11/98

IN THE MATTER OF MARYLAND GOLF ACADEMY & EAGLES NEST ESTATES II	* BEFORE THE * COUNTY BOARD OF APPEALS
	* OF
DEVELOPMENT PLAN HEARING PETITION FOR SPECIAL EXCEPTION	* BALTIMORE COUNTY
	* CBA-97-119 CASE NOS. 97-251-X & X-345

* * * * * * * * * * *

OPINION

The above-captioned matter is before the County Board of Appeals of Baltimore County ("Board") for review and consideration of the appeals, filed by both the Petitioner and the Protestants, from the *Hearing Officer's Opinion and Development Plan Order*, dated May 16, 1997 ("Order") and entered in the above-referenced, combined Development Plan Case and Zoning Case; Case Nos. 97-251-X & X-345. In the Order, the Hearing Officer/Deputy Zoning Commissioner for Baltimore County ("H.O./Z.C.") granted Developer/Owner MacKenzie Investment Corporation's ("MacKenzie"), Petition for Special Exception for a golf course, country club, outdoor recreation club, and community building, granted MacKenzie's waiver request to allow a stormwater management/irrigation pond to be located within a floodplain, and approved, subject to conditions and restrictions, MacKenzie's Development Plan/Final Development Plan for the project known as "The Maryland Golf Academy and Eagles Nest Estates II.[1]"

---

[1] The Development Plan/Final Development Plan approved by the H.O./Z.C. in his May 16, 1997 Order is formally titled "Development Plan/Final Development Plan & Plat to Accompany Petition Special Exception Maryland Golf Academy & Eagles Nest Estates II," and shall be referred to, hereinafter, as "D-Plan/FDP." The D-Plan/FDP was originally submitted on February 7, 1997, and subsequently revised by MacKenzie on April 9, 1997. Thereafter, in accordance with the Order, MacKenzie revised the D-Plan/FDP and, on May 23, 1997, filed it with the County, for review and comment. On October 6, 1997, the County signed the D-Plan/FDP. Accordingly, the D-Plan/FDP which will need to be modified pursuant to this Order bears the date: October 6, 1997.

The appeals filed by the Office of People's Counsel, the various community associations, and the individually-named community members challenge the H.O./Z.C.'s approval of MacKenzie's Petition for Special Exception, and conditional approval of MacKenzie's D-Plan/FDP. The appeal filed by MacKenzie challenges the first condition imposed by the H.O./Z.C. on the D-Plan/FDP approval, namely the condition prohibiting "lighting of the Tee-box area and/or the driving range area of this project, except such lighting as [sic] necessary for security and/or safety purposes." All of the appeals filed in the above-captioned matter were timely.

G. Scott Barhight, Esq., and Whiteford, Taylor & Preston, L.L.P., represented the Petitioner, MacKenzie. Regarding the representation of the various Protestants, Peter M. Zimmerman, Esq., and Carole S. Demilio, Esq., represented the Office of People's Counsel ("People's Counsel"), G. Macy Nelson, Esq., was counsel for the Ravenhurst Community Association, Windemere Association, Inc., Suzanne Kunhardt, Royal A. Johnson, Sharon Fair, Deborah R. Culotta, Barton S. Nagle, and Clare Carr, Leslie M. Pittler, Esq., was counsel for Long Green Valley Association, Michael G. Raimondi, Esq., appeared on behalf of the Mayor and City Council of Baltimore, and Dale Springer, appeared *pro se.* No other persons appeared or were represented as parties to the above-captioned appeal.

The subject property consists of approximately 145 R.C.4-zoned acres located on the north side of Dulaney Valley Road, adjacent to the Loch Raven Reservoir. As shown on the D-Plan/FDP, the H.O./Z.C. approved, subject to conditions and restrictions, MacKenzie's proposed 7-lot rural cluster development, known as "Eagles Nest Estates II," as well as its proposed nine-hole golf course, practice range, practice facilities, and associated buildings, known as "The Maryland Golf Academy." Additionally, the H.O./Z.C. granted MacKenzie's Petition for

Special Exception for a golf course, country club, outdoor recreation club and community buildings. The 7-lot residential subdivision and the requisite conservancy area, are situated on approximately 59 acres located in the northeast quadrant of the subject site. The remaining approximately 86 acres are designated for the development of the approved special exception use; *i.e.*, "The Maryland Golf Academy."

On October 8, 1997, this Board convened for the first of eight hearings originally scheduled in this matter. At the initial October 8, 1997 hearing, the parties presented oral argument concerning the appeals filed from the H.O./Z.C.'s conditional approval of the D-Plan/FDP. On October 14, 1997, this Board convened for the second hearing scheduled in this matter; however, rather than proceeding with the *de novo* appeal of the H.O./Z.C.'s approval of MacKenzie's Petition for Special Exception, the parties informed this Board that negotiations were underway based upon a proposal from Baltimore County, Maryland ("the County") to purchase the acreage of the subject site designated for the development of the Maryland Golf Academy, and labeled on the D-Plan/FDP as "Special Exception area" ("the Special Exception Property"). Accordingly, pursuant to the parties' unanimous agreement, this Board postponed Case No. CBA 97-119, and, mindful of the possibility of failed negotiations, rescheduled the October, 1997 Board Hearings for February, 1998.

Prior to February 4, 1998, the date of the first rescheduled Board Hearing, MacKenzie and the County entered into an Agreement, whereby the County agreed to purchase the Special Exception Property from MacKenzie. The Baltimore County Council unanimously approved the Agreement, and, pursuant to settlement which occurred on February 2, 1998, the County took title to the Special Exception Property.

At the February 4, 1998 Board hearing, G. Scott Barhight, Esq., G. Macy Nelson, Esq., and Peter M. Zimmerman, Esq., appeared to note on the record before the Board, that the parties has resolved the above-

captioned matter. Additionally, Mr. Barhight filed with this Board seven (7) executed Stipulations of Dismissal, whereby all parties dismissed, with prejudice, the appeals filed in Case No. CBA 97-119. Mr. Barhight also filed, on MacKenzie's behalf, a Motion to Strike Order, asking this Board to strike that portion of the Order approving MacKenzie's Petition for Special Exception for golf course country club, and outdoor recreation and community buildings. This Board understands that, by moving to strike from the Order the H.O./Z.C.'s approval of MacKenzie's Petition for Special Exception, MacKenzie is asking us to void the approved special exception for "The Maryland Golf Academy," without adversely affecting the D-Plan/FDP approval for its 7-lot rural cluster development known as "Eagles Nest Estates II."

In its Motion to Strike Order, MacKenzie only requests that this Board strike the Special Exception approval from the Order, and render void the approved special exception use. In order to effectuate the intent of the parties, however, this Board finds, based upon the representations of counsel at the February 4, 1998 Board Hearing, that the H.O./Z.C.'s development plan/final development plan approval for "The Maryland Golf Academy," must also be stricken from the Order. Furthermore, we emphasize that striking the development plan/final development plan approval for "The Maryland Golf Academy" from the Order shall in no way affect the development plan/final development plan approval for the 7-lot residential subdivision known as "Eagles Nest Estates II."

In light of MacKenzie's sale of the Property to the County, the parties' stipulations to dismiss, with prejudice, the appeals filed in Case No: CBA 97-119, MacKenzie's Motion to Strike Order, which we shall grant, and our conclusion that we must also strike the development plan/final development plan approval for "The Maryland Golf Academy" from the Order, we recognize that MacKenzie must amend the D-Plan/FDP to reflect the aforementioned changes, and must file that amended D-

Plan/FDP with the Development Review Committee for its review and approval. The changes which MacKenzie must make to the D-Plan/FDP shall include the deletion of all references to the Maryland Golf Academy, the deletion of all references to MacKenzie's approved Petition for Special Exception, and the deletion of the subject site's "Special Exception area" designations.

In addition to amending its D-Plan/FDP, MacKenzie must record a plat of the property shown on the revised D-Plan/FDP for the Eagles Nest Estate II. Said plat shall comply with all of the requirements of the Baltimore County Subdivision/Development Rules and Regulations, including, but not limited to, forest buffer, floodplain, and wetland delineation requirements. MacKenzie shall also file, pursuant to the requirements of the Department of Environmental Protection and Resource Management, a Final Forest Conservation Plan.

Furthermore, based upon the representations of counsel, this Board understands and concludes that the parties to the above-captioned matter:

(1) will not oppose any DRC or County Administrative Agency approval of the amendments to the D-Plan/FDP, made pursuant to the requirements of this Order and the administrative procedures of Baltimore County;

(2) will not oppose the recordation of the Subdivision Plat for the 7-lot rural cluster development known as "Eagles Nest Estates II;" and

(3) will not oppose the approval of the Final Forest Conservation Plan for the 7-lot rural cluster development known as "Eagles Nest Estates II."

Pursuant to the aforementioned findings and conclusions, this Board enters its Order, set forth below, embodying the agreement of all parties in the above-captioned matter.

O R D E R

THEREFORE, IT IS THIS 19th day of March, 1998 by the County Board of Appeals of Baltimore County

ORDERED that any and all appeals filed in Case No. CBA-97-119; or, *more specifically*, any and all appeals filed from the *Hearing Officer's Opinion and Development Plan Order*, entered in Case Nos. 97-251-X and X-345, and dated May 16, 1997, are hereby dismissed with prejudice; and

IT IS FURTHER ORDERED that the Motion to Strike Order, filed in the above-captioned case by MacKenzie Investment Corporation, is hereby granted, so that the approval of the Petition for Special Exception for a golf course, country club, outdoor recreation club and community buildings is hereby stricken from the *Hearing Officer's Opinion and Development Plan Order*, entered in Case Nos. 97-251-X and X-345, and dated May 16, 1997, and the approved Special Exception is hereby rendered void; and

IT IS FURTHER ORDERED that the development plan/final development plan approval for the "The Maryland Golf Academy," is hereby stricken from the *Hearing Officer's Opinion and Development Plan Order*, entered in Case Nos. 97-251-X and X-345, and dated May 16, 1997, and is hereby rendered void; and

IT IS FURTHER ORDERED that the *Hearing Officer's Opinion and Development Plan Order*, entered in Case Nos. 97-251-X and X-345, and dated May 16, 1997, is hereby amended to delete any and all references to the approved Special Exception, the Development Plan/Final Development Plan approval for the "The Maryland Golf Academy," and the storm-water management/irrigation pond floodplain waiver granted therein; and

IT IS FURTHER ORDERED that the Petitioner, MacKenzie Investment Corporation, shall file with the appropriate Baltimore County administrative agencies, for review and approval, an amended Development Plan/Final Development Plan, which represents the deletion of any and all references to the voided Special Exception approval and the voided development plan/final development plan approval for "The Maryland Golf Academy." Additionally, the subdivision plat for the 7-lot rural cluster development known as "Eagles Nest Estates II" shall correspond with and conform to the approved amended Development Plan/Final Development Plan.

This being the agreement of all parties, there are no further matters before this Board.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Charles L. Marks, Acting
Chairman

Harry Buchheister

Thomas P. Melvin

127994

County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180

March 19, 1998

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G. Scott Barhight, Esquire
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Michael G. Raimondi, Esquire
Sandra R. Gutman, Esquire
City of Baltimore Law Dept.
Room 143, City Hall
100 N. Holliday Street
Baltimore, MD 21202

Re: Cases No. CBA-97-119 and No. 97-251-X
Maryland Golf Academy /PDM X-345

Dear Counsel:

Enclosed please find a copy of the final Order issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Very truly yours,

Charlotte E. Radcliffe for
Kathleen C. Bianco
Administrator

encl

cc: Ravenhurst Comm. Assn. c/o Suzanne Kunhardt
Windemere Comm. Assn. c/o Sharon Fair
Leslie Pittler, Esquire
Long Green Valley Assn. c/o Charlotte Pine
Clare Carr
Deborah R. Culotta
Barton S. Nagle
Clark MacKenzie /MacKenzie Inv. Corp.
G.W. Stephens, Jr., and Assoc., Inc. /Frederick Chadsey
Pat Keller
Lawrence E. Schmidt
Dennis Maloney /PDM
Timothy Fitts, Project Manager /PDM
Arnold Jablon, Director /PDM
Virginia W. Barnhart, County Attorney

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1/27/98

IN THE MATTER OF MARYLAND GOLF ACADEMY AND EAGLES NEST ESTATES II	*	BEFORE THE
Plaintiff	*	COUNTY BOARD OF APPEALS
v.	*	OF
DEVELOPMENT PLAN HEARING PETITION FOR SPECIAL EXCEPTION	*	BALTIMORE COUNTY
Defendant	*	Case No: 97-251-X

* * * * * * * * * * * *

MOTION TO STRIKE ORDER

MacKenzie Investment Corporation, by and through its attorneys, hereby requests that the Zoning Commissioner's Order entered in the above referenced matter be stricken and the Special Exception Approval for the above referenced matter be rendered void.

G. Scott Barhight
Whiteford, Taylor & Preston L.L.P.
210 West Pennsylvania Avenue
Towson, Maryland 21204-4515
(410) 832-2000
Attorney for Defendant,
MacKenzie Investment Corporation

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of January, 1998, a copy of the foregoing Motion to Strike Order was mailed first class, postage prepaid to:

Michael G. Raimondi, Esquire
Sandra R. Gutman, Esquire
Baltimore City Department of Law
City Hall, 100 N. Holliday Street
Baltimore, Maryland 21202

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Towson, Maryland 21204

Leslie M. Pittler, Esquire
Apt. 605, 8415 Bellona Lane
Towson, Maryland 21204

Peter M. Zimmerman, Esquire
People's Counsel for Baltimore County
Old Courthouse, Room 47
400 Washington Avenue
Towson, Maryland 21204

Dale Springer
12844 Stone Eagle Road
Phoenix, Maryland 21131

G. Scott Barhight

126776

6/18/97

RE: DEVELOPMENT PLAN HEARING PETITION FOR SPECIAL EXCEPTION NE/S Dulaney Valley Road, 577' NW of corner Loch Raven Drive (MARYLAND GOLF ACADEMY), 10th Election Dist., 6th Councilmanic Legal Owners: Lynda L. Nugent/ MGA Land Holding, Inc. Contract Purchaser & Developer: MacKenzie Investment Corp. Petitioners	*	BEFORE THE COUNTY BOARD OF APPEALS FOR BALTIMORE COUNTY Case Nos. X-345 and 97-251-X

****

PETITION ON APPEAL

I. Introduction

Ravenhurst Community Association, Suzanne Kunhardt, The Windemere Association, Inc., Royal A. Johnson, and Long Green Valley Association, Petitioners, in support of their appeal of the combined special exception and development plan Order dated May 16, 1997, state:

1. Petitioners appeal the "golf academy" special exception for a country club in an RC-4 zone, *de novo*, except paragraph 1 of the Order denying the lighting.

2. Petitioners also appeal the development plan *de novo*. This part of the appeal is *de novo* because:

a. The development plan is integrally connected to the special exception, so that separate review is impractical.

b. In any event, the Maryland Express Powers Act enabling provision which frames County Board of Appeals

proceedings requires a *de novo* hearing under Md. Ann. Code Art. 25A, Section 5(U)(4):

> "for the decision by the board on petition by any interested person and after notice and opportunity for hearing and on the basis of the record before the board, of such of the following matters arising (either originally or on review of the action of an administrative officer or agency) under any law, ordinance, or regulation of, or subject to amendment or repeal by, the county council, as shall be specified from time to time by such local laws enacted under this subsection. . ."

3. Under any standard of review, the special exception and development plan should be denied.

II. The Special Exception Generally

4. The special exception fails to satisfy BCZR Section 502.1 because:

a. It poses an excessive hazard, risk, and adverse effect to the Loch Raven Reservoir and watershed.

b. It involves inappropriate commercialization of a rural watershed area.

c. It fails to satisfy the definition of "country club" under BCZR Section 101.

d. It is contrary to the public safety, health, and welfare of the locality.

e. It is contrary to the spirit and intent of the law and the purpose of the RC-4 zoning classification.

f. It is contrary to the impermeable surface and vegetative retention provisions of the law, both generally and particularly in that it involves a deliberate waiver of floodplain code provisions.

g. Petitioner failed to satisfy the requirements of BCZR Section 502.1.

III. The Special Exception and Amendment of the Final Development Plan

5. The special exception also fails to satisfy BCZR Section 1B01.3A.7 because:

a. There was no request or review for a special hearing before the Zoning Commissioner to amend the final development plan (FDP) of the Cloverland Farms subdivision (Project No. X-274), according to special exception standards.

b. There was no requisite FDP review by the Planning Director, according to special exception standards, of the detachment of Lot 24, about 48 acres, from the neighboring Cloverland Farms subdivision (so as to facilities more intense use of the Maryland Golf Academy site).

c. The FEP amendment does not satisfy BCZR Section 502.1 or Code Section 26-211.

d. The consent of present purchasers of lots in the Cloverland Farms subdivision is not a legally sufficient basis for approval, or to avoid a hearing, under this subsection.

IV. Special Exception, Development Plan, and Floodplain Waiver

6. The special exception and development are based on a legally insufficient waiver to floodplain restrictions under Code Section 26-670.

V. The Master Plan, Generally

7. The entire proposal is now subject to new master plan consistency requirements in Md. Ann. Code Art. 66B, Sections 3.05, 3.06, and 4.09, which protect sensitive and other areas, described under amendments adopted by the County Council June 2, 1997 in Resolution 47-97. Both the special exception and development plan are inconsistent with the purpose of this law, inconsistent with the master plan generally, and inconsistent with its master water and sewer plan component.

VI. The Reservoir Watershed Management Agreement

The entire proposal also is inconsistent with the existing Reservoir Watershed Management Agreement, the Action Report for the Reservoir Watersheds, and the Baltimore County Master Plan 1989-2000.

VIII. Miscellaneous

9. Petitioner reserves the right to advance such other legal rights as are appropriate upon the hearing of this case.

G. Macy Nelson
201 N. Charles Street
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(410) 752-1630
Counsel for Ravenhurst Community Association, Suzanne Kunhardt, The Windemere Association, Inc., and Royal A. Johnson

Leslie M. Pittler
29 W. Susquehanna Avenue
Suite 610
Towson, Maryland 21204
(410) 296-4461
Counsel for Long Green Valley Association

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on the 18th day of June, 1997, a copy of the foregoing Petition on Appeal was mailed to:

G. Scott Barhight, Esquire
Whiteford, Taylor & Preston
210 W. Pennsylvania
Suite 400
Towson, Maryland 21204

Attorney for Petitioner/Developer

Peter Max Zimmerman, Esquire
Carole S. Demilio
People's Counsel for Baltimore County
Room 47, Old Courthouse
400 Washington Avenue
Towson, Maryland 21204

G. Macy Nelson

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WRITER'S FAX: 410-752-_____

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(1898-1985)
WARD B. COE, JR.
(1913-1996)

COUNSEL
FRANK J. VECELLA
JOHN F. KING

97 JUN 19 PM 12:30

June 18, 1997

County Board of Appeals
of Baltimore County
400 Washington Avenue
Room 49, Old Courthouse
Towson, Maryland 21204

Attention: Kathleen Bianco

Re: Development Plan Hearing Petition for Special Exception NE/S Dulaney Valley Road, 577' NW of corner of Loch Raven Drive (Maryland Golf Academy), 10th Election Dist., 6th Councilmanic
Legal Owners: Lynda L. Nugent/MGA Land Holding, Inc. - Contract Purchaser & Developer: MacKenzie Investment Corp.
Case Nos. X-345 and 97-251-X

Dear Ms. Bianco:

Enclosed for filing in the above matter please find a Petition on Appeal with regard to the above matter on behalf of Ravenhurst Community Association, Suzanne Kunhardt, The Windemere Association, Inc., Royal A. Johnson and Long Green Valley Association. A courtesy copy of this Petition on Appeal has been forwarded to Arnold Jablon at the Zoning Administration and Development Management Office.

Thank you.

Very truly yours,

G. Macy Nelson

GMN/slt
Enclosure
cc: G. Scott Barhight, Esquire
Peter Max Zimmerman, Esquire
Leslie M. Pittler, Esquire
Mr. Arnold Jablon

6/11/97

RE: DEVELOPMENT PLAN HEARING PETITION FOR SPECIAL EXCEPTION NE/S Dulaney Valley Road, 577' NW of corner Loch Raven Drive (MARYLAND GOLF ACADEMY), 10th Election Dist., 6th Councilmanic Legal Owners: Lynda L. Nugent/ MGA Land Holding, Inc. Contract Purchaser & Developer: MacKenzie Investment Corp. Petitioners	*	BEFORE THE COUNTY BOARD OF APPEALS FOR BALTIMORE COUNTY Case Nos. X-345 and 97-251-X

* * * * * * * * * * *

PETITION ON APPEAL

I. Introduction

PEOPLE'S COUNSEL FOR BALTIMORE COUNTY, Petitioner, in support of its appeal of the combined special exception and development plan Order dated May 16, 1997, states:

1. Petitioner appeals the "golf academy" special exception for a country club in an RC-4 zone, de novo, except Paragraph 1 of the Order denying the lighting.

2. Petitioner also appeals the development plan de novo. This part of the appeal is de novo because:

a. The development plan is integrally connected to the special exception, so that separate review is impractical.

b. In any event, the Maryland Express Powers Act enabling provision which frames County Board of Appeals proceedings requires a de novo hearing under Md. Ann. Code Art. 25A, Sec. 5(U)(4):

> "for the decision by the board on petition by any interested person and after notice and opportunity for hearing and on the basis of the record before the board, of such of the following matters arising (either originally or on review of the action of an administrative officer or agency) under any law,

ordinance, or regulation of, or subject to amendment or repeal by, the county council, as shall be specified from time to time by such local laws enacted under this subsection..."

3. Under any standard of review, the special exception and development plan should be denied.

II. The Special Exception Generally

4. The special exception fails to satisfy BCZR Section 502.1 because:

a. It poses an excessive hazard, risk, and adverse effect to the Loch Raven Reservoir and watershed.

b. It involves inappropriate commercialization of a rural watershed area.

c. It fails to satisfy the definition of "country club" under BCZR Sec. 101.

d. It is contrary to the public safety, health, and welfare of the locality.

e. It is contrary to the spirit and intent of the law and the purpose of the RC-4 zoning classification.

f. It is contrary to the impermeable surface and vegetative retention provisions of the law, both generally and particularly in the it involves a deliberate waiver of floodplain code provisions.

g. Petitioner failed to satisfy the requirements of BCZR Section 502.1.

III. The Special Exception and Amendment of the Final Development Plan

5. The special exception also fails to satisfy BCZR Sec. 1B01.3A.7 because:

a. There was no request or review for a special hearing before the Zoning Commissioner to amend the final development plan (FDP) of the Cloverland Farms subdivision (Project No. X-274), according to special exception standards.

b. There was no requisite FDP review by the Planning Director, according to special exception standards, of the detachment of Lot 24, about 48 acres, from the neighboring Cloverland Farms subdivision (so as to facilitate more intense use of the Maryland Golf Academy site).

c. The FDP amendment does not satisfy BCZR Sec. 502.1 or Code Sec. 26-211.

d. The consent of present purchasers of lots in the Cloverland Farms subdivision is not a legally sufficient basis for approval, or to avoid a hearing, under this subsection.

IV. Special Exception, Development Plan, and Floodplain Waiver

6. The special exception and development are based on a legally insufficient waiver to floodplain restrictions under Code Sec. 26-670.

V. The Master Plan, Generally

7. The entire proposal is now subject to new master plan consistency requirements in Md. Ann. Code Art. 66B, Sec. 3.05, 3.06, and 4.09, which protect sensitive and other areas, described under amendments adopted by the County Council June 2, 1997 in Resolution 47-97. Both the special exception and development plan appear to be inconsistent with the purpose of this law, inconsistent with the master plan generally, and inconsistent with its master water and sewer plan component.

VI. The Reservoir Watershed Management Agreement

8. The entire proposal also appears to be inconsistent with the existing Reservoir Watershed Management Agreement, the Action Report for the Reservoir Watersheds, and the Baltimore County Master Plan 1989-2000.

VII. Miscellaneous

9. Petitioner reserves the right to advance such other legal rights as are appropriate upon the hearing of this case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for
Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
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(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 11th day of June, 1997, a copy of the foregoing Petition on Appeal was mailed to G. Scott Barhight, Esquire, Whiteford, Taylor & Preston, 210 W. Pennsylvania Avenue, Suite 400, Towson, MD 21204, attorney for Petitioner/Developer, to G. Macy Nelson, Esquire, 201 N. Charles Street, Suite 2000, Baltimore, MD 21201, attorney for Protestants, and to Leslie M. Pittler, Esquire, 29 W. Susquehanna Avenue, Suite 610, Towson, MD 21204, attorney for Protestants.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

5/16/97

IN RE: DEVELOPMENT PLAN HEARING and PETITION FOR SPECIAL EXCEPTION - Approx. 600' NW of the Intersec. Dulaney Valley Rd. & Loch Raven Dr.
10th Election District
6th Councilmanic District
Lynda Nugent and MGA Land Holding, LLC.
c/o Mackenzie Investment Corporation - Owners/Developers

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case Nos. X-345 & 97-251-X

* * * * * * * * * * *

HEARING OFFICER'S OPINION AND DEVELOPMENT PLAN ORDER

This matter comes before this Hearing Officer/Deputy Zoning Commissioner for consideration of a development plan prepared by George W. Stephens, Jr. and Associates, Inc., for the proposed development of the subject property by Lynda Nugent and MGA Land Holding, LLC., c/o Mackenzie Investment Corporation, Owners/Developers, with seven (7) single family dwellings, and a Golf Academy, with accessory uses, in accordance with the development plan submitted into evidence as Developer's Exhibit 4. The Owners/Developers also request a special exception for a golf course, country club, outdoor recreation club, and community buildings, as more particularly described on the site plan submitted into evidence as Petitioner's Exhibit 1. The subject property is located on the north side of Dulaney Valley Road, just west of Peerces Plantation, adjacent to the Loch Raven Reservoir. The property consists of a gross area of 145.52 acres, zoned R.C.4.

As noted above, the Developer proposes a 7-lot residential subdivision at the terminus of Stone Eagle Road in the northwest corner of the subject site as shown on Developer's Exhibit 4. The residential portion of this development will be known as Eagle's Nest Estates II. In addition, the requisite conservancy area is shown on the development plan as being located in the northeast quadrant of the subject property. A

portion of the overall tract of land, specifically, 86.49 acres, is the subject of the special exception request wherein the Developer proposes a nine-hole golf course, driving range, practice facilities, and associated buildings and structures relative thereto. The 7-lot residential subdivision and conservancy area are excluded from the special exception request.

It should be noted that two development plans were submitted. One plan, which was colorized to highlight different aspects of the project, was accepted into evidence and marked as Developer's Exhibit 5. The uncolored version of this development plan was accepted into evidence and marked as Developer's Exhibit 4.

Appearing at the public hearing required for this project were Clark F. MacKenzie, President of the Mackenzie Investment Corporation, and representing MGA Land Holding, LLC., and Lynda Nugent, co-owners of the subject property. Numerous expert witnesses who assisted in the preparation of the development plan/site plan appeared on behalf of the Owners/Developers, as well as others offering general support of this project. The Owners/Developers were represented by G. Scott Barhight, Esquire. Numerous representatives of the various Baltimore County reviewing agencies attended the hearing. Appearing in strong opposition to the proposed development were many residents and representatives from the communities surrounding this project, which are too numerous to mention by name, all of whom signed the Protestants Sign-In Sheet. These Protestants were represented by Leslie Pittler, Esquire, and G. Macy Nelson Esquire, attorneys at law.

This matter proceeded before me by way of a public hearing scheduled over a period of three days, commencing on April 9, 1997 and ending April 11, 1997. At the conclusion of the hearing, Counsel for both the

Owners/Developers and the Protestants submitted memoranda relative to their respective positions as to the proposed development. Said Memoranda were submitted on May 2, 1997.

As to the history of this project, the concept plan conference for this development was conducted on August 5, 1996. As required, a community input meeting was held on September 12, 1996 at Warren Elementary School. A second community input meeting was held on October 10, 1996 at the Long Green Volunteer Fire Department headquarters. Subsequently, a development plan was submitted and a conference held thereon on January 15, 1997. Following the submission of that plan, development plan comments were submitted by the appropriate reviewing agencies of Baltimore County and a revised development plan incorporating these comments was submitted at the hearing held before me commencing on April 9, 1997.

Testimony regarding the proposed project was voluminous. Portions of the testimony presented will be summarized in the body of this Order. However, in order to obtain a more complete and accurate accounting of the testimony and evidence, one should refer to the transcript of the hearings which was taken by way of a Court Reporter who attended all three days of the hearing. In addition, the Owners/Developers submitted into evidence 45 Exhibits, all of which have been made a part of the record and incorporated into the case file. The Protestants submitted 5 Exhibits, also contained within the case file.

The first witness called to testify on behalf of the Developer was Mr. Clark Mackenzie, who introduced the development plan. By way of background, Mr. Mackenzie began his career as a Real Estate Appraiser in 1963. In the mid-1960s, he began developing properties, primarily in Baltimore County. He has concentrated mainly on commercial projects, but has also

developed some residential properties as well. He is an avid golfer and began playing the game at the age of 10. He played golf through his high school and college years, and has won several club championships in the Baltimore area. He continues to compete in various golf tournaments and recently qualified for the U.S. Senior Amateur Championship.

Mr. Mackenzie testified that in 1994, he began to implement the concept of the Maryland Golf Academy. He incorporated in 1994 and reserved the name, Maryland Golf Academy, and also the Maryland Golf Hall of Fame. He began to pursue locations for the Maryland Golf Academy and has since entered into a contract to purchase a portion of the subject property from Ms. Lynda Nugent. He has also acquired from the Developer of the Cloverland Farms subdivision, their former Lot No. 24, which has been incorporated into this project that has now come to be known as the Maryland Golf Academy and Eagle's Nest Estates II.

Mr. Mackenzie has visited many other golf academies around the country and has taken what he believes to be the best features of those operations and incorporated them into his project. He visited the Tennessee Golf Hall of Fame, the Meadowlinks Golf facility in Cincinnati, the Man-O-War Golf Academy in Kentucky, and has incorporated ideas and features from those facilities into the Maryland Golf Academy project. In addition to what he has learned from these golf facilities, he has also drawn upon his vast personal experiences in golf and incorporated all of those aspects into the Maryland Golf Academy project.

Mr. Mackenzie is excited about the location for this proposed facility in that the topography of the land is well-suited for a 9-hole golf course and associated practice facilities; the soils are superb for natural turf vegetation, there is ample water supply for irrigation, and

the land itself is already cleared of vegetation. Little or no clearing will be necessary since there is virtually no forested area on this property. Furthermore, the property itself is very accessible to the Baltimore Beltway (I-695) and the Towson area. In addition, Mr. Mackenzie testified that the Golf Academy would be a natural extension of an already existing 18-hole country club known as the Towson Golf and Country Club. That facility has existed on the north side of Dulaney Valley Road adjacent to the subject site for many years and has become a natural addition to the landscape in this area. Furthermore, Mr. Mackenzie believes the subject property to be an appropriate candidate for a golf academy, given the fact that this area of the Loch Raven Watershed has become very recreational in nature, particularly on weekends when Loch Raven Drive is closed to thru vehicular traffic. Many citizens of Baltimore County use the watershed facility for fishing, boating, hiking, biking, walking, jogging, and picnicking. Mr. Mackenzie believes that the proposed project will be a natural extension of the existing recreational activities in the area.

After finding the Nugent property and believing that property to be an excellent candidate for the Golf Academy, Mr. Mackenzie deemed it necessary to acquire additional land to act not only as a conservancy area for the 7-lot residential development, but also as a buffer to surrounding properties. He approached the Developer of Cloverland Farms in an attempt to purchase Lot 24 therefrom. Lot 24, which consists of 47.896 acres, has been added to this project and is currently titled in the name of MGA Land Holding, LLC. This additional acreage has been utilized by the Developer as a conservancy area and also an area where an irrigation/storm water management pond is proposed to be located to provide water for irrigation

and to manage any surface water runoff which might be generated by this development.

Mr. Mackenzie estimates that it will cost $4.5 to $5 million dollars to develop this project. Notwithstanding these development costs, he strongly believes that this project will be successful and will meet the needs and requirements of the ever-growing golf population.

Mr. Mackenzie further testified concerning the specifics of the operation that will take place on the subject property. The residential portion of the development basically speaks for itself. As noted above, it is a 7-lot residential subdivision, each lot containing in excess of 2 acres of land. The residential portion of the project will be an extension of the Stone Eagle Road community and will terminate by way of a T-turn-around, with driveways extending therefrom. That 7-lot residential subdivision will not be accessible through the Golf Academy operation. This portion of the development will be known as Eagle's Nest Estates II.

Aside from the conservancy area, the remainder of the property is proposed to be developed as the Maryland Golf Academy, a total of 86.49 acres in all. Mr. Mackenzie testified in detail relative to the various aspects he has planned for the Academy. Primarily, the Developer proposes to construct a 9-hole golf course which can be played as an 18-hole course, utilizing different T-boxes during the second nine holes of play. The 9-hole layout is depicted on Developer's Exhibit 4. Mr. Mackenzie proposes to utilize the 9-hole golf course facet of the Academy as a teaching facility, allowing the teacher or pro to play golf along with his/her students, under actual playing conditions in order to assist them in improving their game. Alternatively, the 9-hole course can also be played without a teaching pro assisting golfers.

In addition to the 9-hole golf course, the Developer is proposing a short game practice program. This allows golfers and patrons to work on what is known as their "short game". This aspect of the Maryland Golf Academy consists of a large green split into two areas, one-fourth of which would consist of a putting green upon which to warm up prior to play or to work on putting, as well as an 18-hole putting course on a natural putting surface. In addition to the natural turf putting green area, the short game practice program also contains a Par 2 artificial turf putting course. This artificial turf would be used by beginners who might tend to scuff or damage a natural turf putting surface. The artificial surface area would be used by beginners where they would learn the putting portion of the game, and thereafter, move up to the natural turf area once they have the basic understanding of putting. In addition, the Maryland Golf Academy offers a pitching and chipping area where this particular aspect of the golfer's short game would be taught and practiced. In addition, a sand recovery learning center would also be provided allowing golfers to learn and practice the proper shots from sand traps and fairway bunkers. These facilities are depicted on the development plan which was submitted as Developer's Exhibit 5.

Another aspect of the Maryland Golf Academy involves a "long game" practice area. This practice area consists of a number of Tee-boxes that are laid out in a semi-circular fashion, basically in the center of the property. Some of the Tee-boxes in this area are natural turf surfaces while others are constructed of artificial turf. In addition, the Developer proposes a small area of 30 Tee-boxes that will be heated and covered to protect the golfer from cold and rainy weather. The covered Tee-box area is depicted as Area A on the site plan. The Developer pro-

poses 152 Tee-boxes in all; however, given the semi-circular layout of these Tee-boxes, only 80 Tees can be used at any one time. These areas will be rotated to allow natural turf tees to regenerate after use.

As stated previously, the Developer proposes to have 30 Tees which will be heated and covered. These 30 Tees will also be lit during the night time hours. The Developer proposes a bunkered lighting system for the area, as depicted on Page 2 of Developer's Exhibit 4, the development plan of the subject site. The area proposed to be lit by this bunkered lighting system runs adjacent to and parallel with the BGE power lines which transect this property. In addition to the bunkered lighting proposed in the fairway of the driving range itself, the Developer proposes to light the covered tee area by way of lights mounted under the roof of the Tee-box itself. In addition, the Developer proposes to mount lights on the facade of the covered Tee-box area to illuminate a natural turf Tee area directly in front of the covered Tee-boxes. These lights will be mounted on the roof of the covered Tee-boxes and will be situated approximately 20 feet in the air. The Developer proposes hours of limitation on the use of the lighted facility and has agreed to extinguish all lighting on the practice range by 9:00 PM during the months of December, January, and February, and by 10:00 PM during the remaining nine months of the year.

In addition to the 9-hole golf course and various practice facilities previously mentioned, the Developer proposes to construct several accessory buildings and structures. The Developer proposes a maintenance building for storing pesticides; that building is shown on Developer's Exhibit 4 adjacent to the Tee box areas for Hole No. 8. In addition, a small 5' x 5' starter shed will be located on the property, as well as a small shed for golf cart storage. The Developer also proposes to

construct a caretaker's cottage within which an individual, probably a golf course superintendent, or assistant golf pro, would live full-time in order to manage and oversee the golf course and practice range facilities, both during operating hours and after closing time.

The Developer also proposes to construct a club house facility on the subject property. Initially, a 12,000 sq.ft., two-story clubhouse facility was proposed, which was not well-received by the surrounding residents. After hearing the concerns of those residents, Mr. Mackenzie redesigned the clubhouse operation into four separate buildings. One of the buildings would be 1500 sq.ft. in size and would contain the pro-shop and a small snack area. The second building, also 1500 sq.ft. in size, would be a teaching building, with offices and rest rooms. This building will be located adjacent to the covered and heated Tee-box area. A third building, approximately 1200 sq.ft. in area, would be a members cottage where lockers, rest rooms and a lounge facility would be available for members who choose to join the Maryland Golf Academy. The fourth building would be an administrative building, containing a conference room. Finally at some point in the future, the Developer proposes to construct a building which would house a golf museum.

As noted above, the Developer initially proposed a 12,000 sq.ft., two-story building which has now been reduced to an 8,000 sq.ft. complex, built out over five separate buildings, all of which will be one-story in height. Mr. James R. Grieves, an architect who was hired by the Developer, testified as to the design and layout of the four buildings proposed to be constructed at this facility. Mr. Grieves testified that he designed these buildings specifically to fit into the landscape, with shingles and

wood siding which would be in character and keeping with the rural aspect of this area.

Mr. Mackenzie further testified that the Maryland Golf Academy would be a golf course, teaching and educational facility where golfers of all ages and skill levels would be able to play and learn the many different aspects of the game of golf. In addition, individuals could learn the history and evolution of golf, by way of the proposed museum, which is slated to open some time in the future. Furthermore, the Maryland Golf Academy will employ various teaching professionals who will assist golfers in improving their game. The golf academy will be open to the public and offer private memberships for sale which will extend additional privileges to those individuals who choose to join.

In addition to the testimony and evidence offered by Mr. Mackenzie as to the operation of the Maryland Golf Academy, and Mr. Grieves as to the architectural design of the buildings to be constructed, testimony and evidence was offered by several other expert witnesses, all of whom worked on the design of this project. Mr. Frederick Chadsey, a licensed civil engineer with George W. Stephens, Jr. and Associates, Inc., testified concerning the preparation of the development plan and the special exception request. Mr. Chadsey testified concerning the rural cluster requirements of the R.C.4 regulations, whereupon a 70% conservancy area is to be set aside in perpetuity with the remaining 30% of land developed with houses. Mr. Chadsey also testified as to the minor changes that were made, pursuant to the red-lined markings contained on the development plan. Furthermore, Mr. Chadsey testified concerning the method utilized by Mr. Mackenzie, and specifically, MGA Land Holding, LLC, to remove Lot 24 from the Final Development Plan of Cloverland Farms, and incorporate

should be noted that neither Leslie Pittler, Esquire, nor G. Macy Nelson, Esquire, attorneys representing the Protestants called any witnesses to testify in opposition to the Developer's case. Furthermore, there was no expert testimony offered in opposition to the testimony provided by the Developer.

There were, however, hundreds of signatures submitted on Petitions against the development of the Maryland Golf Academy. Those Petitions were submitted cumulatively as Protestant's Exhibit 5. In addition to the Petitions which were submitted into evidence as Protestant's Exhibit 5, many residents from the surrounding community attended the 3-day hearing, thereby noting their opposition to the Developer's request. It should also be noted that this office has received many letters of support for the project. Those letters of support were also contained within the development plan file and were afforded the same weight as the letters and Petitions in opposition which were submitted.

PRELIMINARY ISSUES

1) Storm water management pond improperly located within the Conservancy area:

Prior to the taking of testimony in this case, Counsel for the Protestants raised some preliminary issues. The first issue raised concerned the location of the irrigation/storm water management pond. Mr. Nelson asserted preliminarily that the pond was located within a conservancy area, thereby violating Section 1A03.5.G of the B.C.Z.R. However, upon closer examination of the development plan, it was learned that the Developer modified the plan so as not to include the storm water management/irrigation pond within the conservancy area. Therefore, that issue was resolved, given that the pond is not located within the conservancy area.

2) The Developer failed to follow proper procedures when amending the FDP of Cloverland Farms:

In addition, Mr. Nelson raised a preliminary objection to the manner in which the Developer acquired the conservancy area in the first place. Mr. Nelson asserted that it was improper for the Developer to acquire Lot 24 from the Cloverland Farms subdivision and incorporate that lot into the Maryland Golf Academy and Eagle's Nest Estates II project. Mr. Nelson further asserted that the proper procedures were not followed when the Developer amended the Final Development Plan (FDP) of Cloverland Farms. In addition to raising this issue at the preliminary stage of the development plan hearing, Mr. Nelson, along with Mr. Pittler, asserted in their Memorandum of Opposition to this request, on Page 7 thereof, that the conservancy area was improperly created. Messrs. Nelson and Pittler assert in their Memorandum that the Developer should have requested a special hearing before the Zoning Commissioner to amend the FDP of Cloverland Farms. This should have been a public hearing so that the public could attend and participate in this process. The Developer, as stated in the Memorandum, as well as through the testimony of Mr. Chadsey, chose instead to follow a refinement procedure whereby all necessary signatures of those residents living within 300 feet of Lot 24 of the Cloverland Farms subdivision, were obtained indicating their approval of the removal of Lot 24 from that subdivision.

The method utilized by the Developer in this case to amend the FDP of Cloverland Farms calls into question the need to interpret Section 1B01.3.A.7 of the B.C.Z.R. That particular Section deals with the procedure for amending approved development plans. The Cloverland Farms subdivision is an approved development plan and in order to alter that develop-

ment plan, the Developer must follow the dictates of Section 1B01.3.A.7 of the B.C.Z.R.

As is the case with many provisions of the B.C.Z.R., this particular provision is poorly drafted and difficult to interpret. Given the fact that one of the lots in the Cloverland Farms subdivision that is within 300 feet of Lot 24 and has been sold, then Section 1B01.3.A.7.B applies. That particular Section deals with amending FDP's after a lot has been sold. Given this scenario, the FDP of Cloverland Farms may be amended by the Director of the Office of Planning and Zoning. The proposed amendment is submitted to that Director who applies the standards of review as specified in Section 502 of the B.C.Z.R. Furthermore, the requested amendment must be in accord with the provisions of the Comprehensive Manual of Development Policies (C.M.D.P.). This process may be accomplished without the need of a public hearing, so long as any owner of a lot abutting, or lying directly across the street, or other right-of-way, from the property in question, or an owner of a structure on such a lot, or a Homeowner's Association, having members who own or reside on property lying wholly or partially within 300 feet of the subject Lot 24, does not, in fact, request a hearing on the matter. The Developer in this case, as testified to by Mr. Chadsey, approached all property owners within 300 feet of Lot 24 and obtained their signatures indicating they have no objection to the amendment of the FDP for Cloverland Farms, and that no hearing was requested. Given this lack of opposition, or failure to request a public hearing on the matter, the development plan was therefore properly considered for a requested amendment. Therefore, it was appropriate for the Director to consider the requested amendment to that development plan, and the plan itself was amended properly.

After reviewing the language contained within Section 1B01.3.A. 7.b of the B.C.Z.R., and applying same to the testimony and evidence offered in this case, I find that the amendment to the FDP for Cloverland Farms, thereby extracting Lot 24 therefrom, was appropriately accomplished in accordance with the dictates and requirements of the B.C.Z.R. Therefore, this development plan should not be denied based on the arguments raised by Messrs. Pittler and Nelson, by way of this Motion contained within their Memorandum. The FDP was appropriately amended, no hearing was necessary, and the land formerly known as Lot 24 of Cloverland Farms has been properly incorporated into this project.

3) <u>The Developer improperly added the acreage from Lot 24 to the Maryland Golf Academy project</u>:

In addition to the arguments raised regarding the procedures used by the Developer to amend the FDP for Cloverland Farms, Messrs. Nelson and Pittler objected to the Developer's ability to "tack" Lot 24 and its acreage onto the Maryland Golf Academy and Eagle's Nest Estates project. They argue that the Owners/Developers, by way of this "tacking" have, in fact, increased the density and thus, have allowed the creation of the 7-lot residential subdivision at the end of Stone Eagle Road. They therefore object and assert that the development plan should be denied by virtue of this "tacking" strategy utilized by the Developer.

Nothing contained within the development regulations or the B.C.Z.R. prohibit the Developer from assembling several different parcels of land in order to achieve the purpose of their development. Apparently, the Developer in this case has acquired two separate parcels upon which the proposed development exists. The first parcel is owned by Ms. Lynda Nugent, and contains the bulk of the acreage of the overall site. In addition, the Developer has acquired Lot 24 from the Cloverland Farms

subdivision and has added that acreage to the overall tract for development. Utilizing Lot 24 in no way bolstered or increased the amount of density for the Eagle's Nest Estates II portion of this development. The Developer has proposed a 7-lot residential subdivision on the northwest quadrant of the overall tract. The Developer has a sufficient amount of density, given the acreage of the site, to support the 7 residential lots, even when the acreage of Lot 24 of Cloverland Farms is not counted towards the density calculations. Therefore, acquiring Lot 24 from Cloverland Farms has not permitted the Developer to create a 7-lot subdivision on their property. The Developer has chosen in this instance to utilize much of the acreage from former Lot 24 as the conservancy area for the Maryland Golf Academy and Eagle's Nest Estates II project. Again, nothing prohibits the Developer from utilizing the land associated with the former Lot 24 in that fashion. Therefore, this issue raised by Messrs. Nelson and Pittler as to the utilization of former Lot 24 as a conservancy area for this project, is not sufficient to warrant a denial of the development plan and therefore, the Motion shall be denied.

4) Master Plan Conflict:

Mr. Nelson raised one final preliminary issue concerning the proposed project. Mr. Nelson asserted that the Maryland Golf Academy and Eagle's Nest Estates II project conflicts with the Master Plan and thus, the Hearing Officer must refer this matter to the Planning Board for review and consideration. It should be noted that no testimony or evidence was offered by any opposing witnesses specifically identifying the conflict in question with the Master Plan. Counsel simply made the assertion that there is a conflict.

Based upon the testimony and evidence offered concerning this project, I find that no conflict exists with the Master Plan. Testimony offered by Mr. Chadsey on behalf of the Developer was that this project was reviewed by the Office of Planning, the Department of Public Works, and the Department of Environmental Protection and Resource Management, all of whom specifically reviewed the project to determine whether there was a potential conflict of same with the Master Plan. As indicated earlier in this Opinion, the Director of Planning, Arnold "Pat" Keller, submitted inter-office comments, dated August 5, 1996, which indicated that all of these agencies had review this project and determined that no Master Plan conflict existed by virtue of the proposed golf academy. These comments were entered into evidence as Developer's Exhibit 22. On Page 3 of that correspondence, Mr. Keller specifically states that the proposed development is, in fact, consistent with the land use recommended by the Baltimore County Master Plan. I agree with Mr. Keller's interpretation, based on the testimony and evidence offered at the hearing, and therefore, find that it is not necessary to refer the matter to the Planning Board. Furthermore, I do not believe this issue is sufficient to warrant a denial of the development plan.

There were no other preliminary motions raised by Counsel for the Protestants. As is customary at the preliminary stage of development plan hearings, I attempt as Hearing Officer, to determine what, if any, issues or comments remain unresolved at the hearing before me.

UNRESOLVED ISSUES

Several issues were raised by various residents from the surrounding community. Furthermore, Messrs. Nelson and Pittler have raised additional issues by way of their Memorandum which was submitted to this

Office on May 2, 1997. No issues were raised by the representatives of the Baltimore County reviewing agencies that attended the hearing.

As to the citizens who attended the hearing, Mr. Royal Johnson raised an issue that the project proposed for this property is not a true "golf course" and therefore, should be disallowed. Ms. Sally Millemann raised an issue concerning the environmental impact on the surrounding properties as well as the development itself, as a result of a golf course facility being constructed thereon. Ms. Claire Carr raised an issue over the possible impact on existing traffic patterns by virtue of the additional traffic that will be generated by the Maryland Golf Academy. Ms. Catherine Gabriel raised an issue concerning the fact that the project is too commercial in nature and therefore, not consistent with the rural conservation zoning of the subject property. Mr. Joe Lannon raised an issue in opposition against the use of night time lighting for the driving range portion of this project, and Mr. Dale Springer, a resident of Eagle's Nest, raised an issue regarding the security of existing homes in Eagle's Nest during the development of the residential portion of this project, as well as the potential damage done by construction vehicles utilizing Stone Eagle Road during the development of the seven residential homes which will make up the Eagle's Nest Estates II portion of this project.

The issues raised by the citizens in attendance as well as the issues contained within the Memorandum In Opposition to the development prepared by Messrs. Pittler and Nelson apply both to the special exception request as well as the requested approval of the development plan.

ISSUE 1: The proposed development is not a golf course, country club, outdoor recreation club, and community buildings.

Perhaps the issue which generated the most testimony and evidence was whether the proposed project fits within the special exception category of golf course, country club, outdoor recreation club, and community buildings. Not only did Mr. Johnson assert that the project was not a true golf course or country club, but Messers. Nelson and Pittler also asserted in their Memorandum In Opposition that this project does not fit into the category defined by the B.C.Z.R.

The term "country club" is defined on Page 1-12 of the B.C.Z.R. as follows: "Country Club: A 9- or 18-hole golf course with a club house and other appropriate facilities, which may include other recreational facilities."

It is clear from the testimony and evidence offered at the hearing, as well as the lack of opposing testimony, that the Developer is proposing a 9-hole golf course with a club house for the subject site. Therefore, it is apparent and obvious on the face of this development plan that the requested approval does, in fact, fall within the appropriate categories contained within the B.C.Z.R. It cannot be contested that the Developer is not proposing a 9-hole golf course with a club house. The issue regarding the definition of country club centers around the interpretation of "other appropriate facilities". It is that portion of the definition of "country club" that calls into question whether the other facilities that are being proposed by the Developer, that is, the driving range, the short and long game practice tee areas, putting facilities, as well as the museum, snack bar, and other teaching aspects of this project, fall within the catch-all provisions of "other appropriate facilities". Messrs. Pittler and Nelson, as well as several citizens, argue that the project does not meet the definition of "country club" in that the golf

course in conjunction with these other aspects of the project do not fall within the definition of "country club".

As stated previously, it is clear that the 9-hole golf course portion of this project, as well as the club house, are appropriate candidates for the requested special exception relief. Those items are specifically mentioned in the definition itself. In addition, based on the testimony and evidence offered at the hearing, as well as this Hearing Officer's personal understanding and comprehension of the game of golf, the short and long game practice facilities, including the practice tees specifically identified as "A through E" on Developer's Exhibit 4, are also appropriate facilities to be encompassed within the definition of a country club. These "appropriate facilities" would include the sand bunker practice area, the chipping and pitching areas, the covered and heated Tee-box area, the various putting surfaces that are proposed (both artificial and natural turf), as well as the club house facility, the pro shop and small snack bar, the teaching building with offices and rest rooms, as well as the members' cottage and administration building, and caretaker's cottage, all of which are proposed to be constructed on this site. In addition, it is also appropriate for a museum/hall of fame to be constructed on the property. All of these facilities, in my opinion, are appropriate aspects associated with a "country club" and fall within the definition of same.

In addition to those aspects of the proposed project identified above, it is also appropriate for the Developer to build the various outbuildings necessary to operate a country club. Those outbuildings would be the cart shed, starter shed, maintenance and pesticide facility, all of which are shown on the development plan. These facilities are

commonly found at country clubs. It should also be noted that while the definition of "country club" as contained within the B.C.Z.R. has remained constant for many years, the actual game of golf is constantly evolving. The interpretation of this definition must evolve as the game of golf progresses. New technology, new innovations, the tremendous increase in popularity of the game, as well as the fact that the sport has now become available to all sectors of our population, all reflect upon the manner in which the definition found within the B.C.Z.R. must be interpreted. Therefore, I believe this Developer is keeping pace with the latest evolutions in the game by way of proposing to develop a project of this nature. As stated previously, all of the many different aspects of the Maryland Golf Academy as shown on Developer's Exhibit 4, and attested to by the many witnesses who testified, fall within the definition of country club, either as a 9-hole golf course with a club house, or under the category of "other appropriate facilities". Therefore, the Motion filed by Messrs. Nelson and Pittler that the project does not fit within the definition of a "country club" fails, and as such, their request to deny the plan on this basis is denied. I hereby find that the project to be known as the Maryland Golf Academy does, in fact, meet the definition of "country club" as contained within the B.C.Z.R. Notwithstanding this interpretation, I have yet to rule whether the proposed project satisfies the special exception requirements set forth in Section 502.1 of the B.C.Z.R. I merely have ruled that the definition of "country club" includes all of the facilities proposed within the subject project.

ISSUE 2: Does the Developer's request satisfy the special exception requirements?

Having so determined that the project meets the definition of "country club", it is necessary to next deal with the issue as to whether

the Developer has proven that this project satisfies the special exception requirements contained within Section 502.1 of the B.C.Z.R. That Section sets forth the following:

"Before any special exception may be granted, it must appear that the use for which the special exception is requested will not:

a) Be detrimental to the health, safety, or general welfare of the locality involved;

b) tend to create congestion in roads, streets, or alleys therein;

c) create a potential hazard from fire, panic or other dangers;

d) tend to overcrowd land and cause undue concentration of population;

e) interfere with adequate provisions for schools, parks, water, sewerage, transportation, or other public requirements, conveniences, or improvements;

f) interfere with adequate light and air;

g) be inconsistent with the purposes of the property's zoning classification, nor in any other way, inconsistent with the spirit and intent of these zoning regulations;

h) be inconsistent with the impermeable surface, and vegetative retention provisions of these zoning regulations."

I shall apply the facts and evidence presented in this case to the standards as set forth above.

a) Be detrimental to the health, safety, or general welfare of the locality involved:

This particular provision of the special exception requirements is the catch-all provision, requiring me to generally consider the potential adverse effects this project might have on the health, safety or general welfare of the surrounding locale. Perhaps the greatest amount of testimony offered at the hearing relative to the special exception use involved what, if any, adverse effects the proposed 9-hole golf course with accessory facilities would have on the Loch Raven Watershed, which is

the body of water from which Baltimore City and Baltimore County draw their drinking water. Many of the citizens in attendance, as well as Messrs. Pittler and Nelson, made the bald assertion that the very nature of the operation of a golf course and practice area facilities will have a detrimental effect upon the Loch Raven Watershed as well as other adverse environmental effects. The testimony of the Protestants was very limited and very general. No substantive evidence or any scientific evidence was offered by the Protestants to show that this use will, in fact, have adverse harmful effects on the surrounding environment. In fact, the only testimony so offered was just general statements that this type of use should not be situated in close proximity to the Loch Raven Reservoir.

In contrast to the Protestants' position, the Developer presented extensive and thorough testimony that the proposed project will not only satisfy all of the special exception requirements imposed by the B.C.Z.R., but will also satisfy DEPRM's regulations and guidelines for the design and maintenance of golf courses. Not only did the testimony indicate that the Developer will meet all of the standards set forth by DEPRM, but that the Developer will, in fact, greatly exceed the requirements imposed upon them by virtue of the operation of this golf course. The testimony was overwhelming that this project will operate safely, and in compliance with all applicable environmental regulations. There was no testimony to the contrary, either by the County reviewing agencies or the Protestants themselves.

In addition, this is not a new use being introduced to this particular area of Dulaney Valley Road. Immediately adjacent to the Maryland Golf Academy site is the Towson Golf and Country Club, or Eagle's Nest. That Club has existed adjacent to the subject site for many years.

In fact, two of the holes of that golf course border the proposed Maryland Golf Academy. No specific testimony was offered that the Towson Golf and Country Club has had any adverse environmental effects on the Loch Raven Watershed or surrounding properties. That golf course operation is a working prototype and has existed for many years immediately adjacent to the subject site. Therefore, should the very nature of a golf course operation, i.e., the application of pesticides and fertilizers, have an adverse effect on surrounding properties, it would have been demonstrated by the Towson Golf and Country Club and documented. No such testimony or evidence to support same was offered at the hearing before me. Therefore, I find, based on the extensive testimony and evidence offered by the Developer and the lack of evidence offered by the Protestants that the proposed special exception request for the Maryland Golf Academy will not be detrimental to the health, safety or general welfare of the locality involved.

b) Tend to create congestion in roads, streets, or alleys therein:

As to this particular issue, testimony was presented by an expert in traffic engineering, Mr. Wes Guckert. Mr. Guckert prepared a traffic study which was submitted into evidence and marked as Developer's Exhibit 39. While the Protestants argued and aserted that there will be a negative and potential traffic impact by virtue of the proposed development, I believe that the Protestant's position was unsupported by the evidence.

It is clear that some additional traffic will be generated by the proposed project. However, the appropriate standard to be applied is not whether there will be additional traffic generated by virtue of this development, but whether the inherent effects of such traffic impact will create a unique and adverse effect at the subject location as opposed to

another location in the R.C.4 zone. The road network servicing the Maryland Golf Academy is sufficient to sustain the additional traffic that may be generated by this project. The property is easily accessible to the Baltimore Beltway by way of Dulaney Valley Road. There is only one point of ingress and egress to this property, and that access point has sufficient sight distances in both the east and west directions.

The testimony of Mr. Guckert was that the project will not adversely affect the congestion of roads, streets, or alleys, any more at this location than it would if this project were located elsewhere in the R.C.4 zone. Given this, I find that the Petitioner has satisfied the burden imposed upon them and that the Maryland Golf Academy will not create congestion in roads, streets, or alleys at this location.

c) Create a potential hazard from fire, panic or other dangers:

It is hereby found that there will be no adverse impact above and beyond that inherently associated with the country club use under this standard. This country club will not generate any potential from fire, panic or other dangers. Any and all buildings to be constructed on the subject site will be built in accordance with the Baltimore County Code and Fire Code. Furthermore, by virtue of the very nature of this use, there will be adequate and available sources of water by way of the ponds on the site to provide a ready source of water in the event of a fire. Therefore, I find that there is truly no potential hazard from fire, panic or other dangers by virtue of the proposed use.

d) Tend to overcrowd land and cause undue concentration of population:

While this particular standard of the special exception requirements may be applicable to other types of land uses, it is difficult to envision how a country club use could overcrowd land or cause an undue

concentration of population. The very nature of a country club use consisting of a 9-hole golf course and an open driving range is diametrically opposed to the concept of overcrowding land and unduly concentrating population on a parcel of land. The very nature of a country club use is an open air facility, thereby not violating this provision of the special exception requirements. In my opinion, the proposed project will not tend to overcrowd land or cause an undue concentration of population.

e) Interfere with adequate provisions for schools, parks, water, sewerage, transportation, or other public requirements, conveniences, or improvements:

The testimony and evidence indicated that there were no public facilities for water or sewer proposed for this site. Therefore, in this regard there will be no adverse impact. Furthermore, inasmuch as the country club use proposed for this facility does not have a housing component associated with it on the special exception portion of this case, no additional students will be generated and therefore, there will be no impact on schools. Furthermore, as noted previously in Mr. Guckert's testimony, there will be no congestion in roads, streets, or alleys. Therefore, transportation will not be adversely affected. The testimony was extensive and thorough as to the provisions for water and sewer for the subject site. I hereby find that there will be no adverse effects generated by virtue of the water or sewerage proposals for the subject property. Given the testimony and evidence offered by the Developer as well as the lack of testimony to the contrary, the Developer has, in fact, satisfied this particular provision of Section 502.1 of the B.C.Z.R. and no interference with the aforementioned requirements will be generated.

f) Interfere with adequate light and air:

same into the Maryland Golf Academy project. Mr. Chadsey testified that the Final Development Plan for Cloverland Farms was, in fact, amended by virtue of securing the signatures of all owners of lots located within 300 feet of Lot 24. Those signatures were obtained by the Developer, thereby eliminating the need for a special hearing to amend the Final Development Plan of Cloverland Farms. Mr. Chadsey testified that all proper procedures were followed and all regulations complied with when amending the Final Development Plan of Cloverland Farms.

In addition, Mr. Chadsey testified as to the possibility of the Maryland Golf Academy project conflicting with the Master Plan. Mr. Chadsey testified that the Office of Planning, Department of Public Works, and the Department of Environmental Protection and Resource Management, all reviewed this project in order to determine whether a Master Plan conflict existed. The Director of the Office of Planning, Arnold "Pat" Keller, submitted comments relative to this issue and indicated that all of these agencies determined that no Master Plan conflict existed by virtue of the proposed golf academy.

Additionally, Mr. Chadsey testified regarding a flood plain waiver request made by the Developer in order to construct the irrigation pond within an area which has been determined to be a flood plain. Testimony revealed that the Developer has requested a waiver from the Department of Public Works. Mr. Chadsey testified that by letter dated December 26, 1996 to Mr. Thomas Hamer, Ms. Shirley Murphy, and Mr. Bob Bowling, he requested a waiver to allow the irrigation pond to be located in the flood plain. This letter was accepted into evidence as Developer's Exhibit 35. In addition, Mr. Chadsey submitted as Developer's Exhibit 36, the formal request form submitted to the Development Review Committee, specifically

requesting a waiver of public works standards to construct a pond within a flood plain. That request was submitted December 31, 1996. In response to those written requests, the Developer received a letter dated January 14, 1997 from Thomas Hamer, indicating that they had no objection to the granting of a waiver to allow the irrigation pond to be constructed within the flood plain. In addition, a letter was received by the Developer, dated February 13, 1997 signed by Mr. Arnold Jablon. That letter specifically stated that a waiver from public works standards would be within the scope, purpose and intent of the development regulations of Baltimore County. Therefore, Mr. Chadsey asserts in his testimony that the issue of a waiver from the flood plain regulations to allow an irrigation pond to be constructed therein as shown on Developer's Exhibit 4, is properly before this Hearing Officer.

Mr. Chadsey went on further to testify that the irrigation pond located within the flood plain will perform a dual purpose. It will provide water to irrigate the golf course and practice area facilities as well as collect storm water runoff from the surrounding property. Mr. Chadsey believes that this will provide a double benefit in that storm water management will be provided while at the same time, storm water will be utilized for irrigation purposes. Mr. Chadsey also testified that the discharge for this irrigation pond will be routed into the Dulaney Valley Branch, which is a small feeder stream, into the Loch Raven Reservoir. Mr. Chadsey admitted on cross-examination that the Dulaney Valley Branch has a Class 3-P rating which is the highest classification that can be placed upon a stream.

At the close of Mr. Chadsey's testimony, the Developer rested its case in chief, regarding the development plan portion of this project.

Counsel for the Protestants protected the standing issue of several clients that they represented, however, no oppostion testimony was offered at this time to the development plan. The Developer then proceeded with the special exception portion of this project whereby a special exception for a golf course, country club, outdoor recreation club, and community buildings is being requested.

On behalf of the Developer, Mr. Barhight moved that all evidence, testimony and exhibits that were entered as evidence on the development plan portion of this case be accepted as evidence and entered as exhibits in the special exception portion. The motion was granted and all documents, testimony and evidence offered in the development plan portion of this case, identified as Developer's Exhibits 1 through 38, were accepted and entered as exhibits in the special exception portion of this case.

Testimony offered in support of the special exception request consisted of testimony offered by Mr. Wes Guckert, a traffic and transportation consultant. Mr. Guckert was accepted as an expert in traffic engineering and transportation planning. He was familiar with the subject property and performed a traffic study as well as a speed study for the subject site. Mr. Guckert prepared and submitted a written Traffic Impact Analysis for the Maryland Golf Academy, which was accepted into evidence as Developer's Exhibit 39. It was Mr. Guckert's opinion that the site distances for the entrance to the Maryland Golf Academy from Dulaney Valley Road are sufficient, both in an easterly and westerly direction. Furthermore, he feels that there will be no adverse impact on traffic patterns or conditions by virtue of the development of the Academy, and that from a traffic standpoint, the Maryland Golf Academy will not pose any adverse traffic effects on the surrounding community.

In addition to Mr. Guckert's testimony, the Developer also offered testimony from Mr. Lee Goodwin. Mr. Goodwin is an environmental consultant who is employed with Williamsburg Environmental Consultants. He was accepted as an expert environmental planner, with a concentration in golf course feasibility, planning and design. He personally has worked on over 100 different golf courses, including Diamond Ridge which is located in Baltimore County. Mr. Goodwin was in charge of providing services relative to the surface water monitoring program proposed for this facility. This would include the large irrigation pond, located in the northwest quadrant of the property, as well as the three small water quality and irrigation ponds situated along Holes 4 and 5. Mr. Goodwin testified that he has worked closely with representatives from DEPRM and has provided data to that department. His testimony was that the proposed operation of the Maryland Golf Academy will have no impact on surface water, will not dry up any streams and will have a neglible effect on any adjacent bodies of water located off-site. He also believes that the water management practices proposed for this site will be a benefit, not only to this property, but to surrounding properties in the area. Mr. Goodwin also testified that the golf course operation will have a less adverse effect on the land and surrounding properties then the existing farming operation which takes place today. He believes that covering the golf course area with grass as opposed to tilling the surface of the ground for farming operations will be an environmental benefit.

While Mr. Goodwin testified regarding the surface water management of the Maryland Golf Academy, Mr. James Emory, a hydrogeologist, testified concerning the proposed useage of ground water on the subject property. Mr. Emory was accepted as an expert in hydrogeology and testi-

fied concerning the studies and tests that he performed on the subject property. He testified that his company performed 20 soil borings on the subject site, 16 of which were performed under the golf course site itself. He testified that the irrigation pond will be supplemented in addition to collecting surface water, by a 13-gallon per minute well. He testified that the wells utilized on this property will have no adverse effect upon existing wells in the surrounding area. The only well which is down-gradient from the Maryland Golf Academy site is the well that serves Peerce's Plantation restaurant. He testified that the well at Peerce's restaurant generates a yield in excess of 100 gpm (gallons per minute) and therefore, Mr. Emory opined that there will be no adverse effects upon that well.

Mr. Emory further testified that the purpose of performing the 20 test borings was to determine, among other things, the depth of bedrock and ground water. The average depth to bedrock was determined to be 16.4 feet and the average depth to ground water was determined to be 22.2 feet. He further testified that the bedrock levels and ground water levels are three times greater than that which is recommended by DEPRM as a minimum requirement for golf course construction. Mr. Emory shared the results of his tests with DEPRM and has received no opposition from that agency. Based on his studies of this property, Mr. Emory believes that the subject site is an excellent candidate for a golf course, given the amount of aggregate and material located above the bedrock and ground water on this property. In addition, Mr. Emory stated that of the 14 wells within 1500 feet of the Maryland Golf Academy site, 13 wells are upgradient and will not be affected at all by the water useage at the Maryland Golf Academy. The remaining well at Peerce's Restaurant yields over 100 gpm and will not be affected. Therefore, based on his expert

opinion, the proposed project will have no adverse effect on the ground water supply, not only for the subject property, but any surrounding properties as well.

Next called to testify on behalf of the Developer was Mr. Martin Mielbrecht. Mr. Mielbrecht is a certified golf professional with the Professional Golf Association. Mr. Mielbrecht offered limited testimony concerning the operation of the proposed Maryland Golf Academy and recent trends in the sport of golf.

Also testifying concerning the special exception request was Ms. Suzanne Pierce. Ms. Pierce is the President of Light Systems, Inc. Her company provided the lighting proposal not only for the lighted driving range, but also for the entrance, parking lot and various buildings. Ms. Pierce provided a lighting survey for various lights in and around the Loch Raven area. She submitted into evidence as Developer's Exhibit 45, the results of the foot candle levels of the actual lighting provided on some of the landmarks in and around this area. For example, she measured the light levels at the parking lot light located at St. John's Lutheran Church, the Baldwin Post Office, the identification sign for Towson Golf and Country Club, and other lighted areas in and around the Loch Raven area. Again, the specifics of her findings were contained on Developer's Exhibit 45. Ms. Pierce also consulted with the Developer as to the method of illuminating the driving range aspect of the Maryland Golf Academy. She testified concerning the bunkered lighting proposed for the driving range landing area, the purpose of which is to illuminate golf balls in their flight so that the golfer can see the travel path and distance of his particular shot. Ms. Pierce testified that these bunkered lighits are designed so that the source of light is not visible to surrounding areas.

In addition to the bunkered lighting, Ms. Pierce testified concerning the mounted lights proposed to be located on the roof of the covered and heated Tee-box area, as well as the interior lights for the covered Tee-box area itself. While Ms. Pierce was involved in designing the lighting for this facility, she was not accepted as an expert.

Mr. Kip Schrach, a representative of LDR International, was next called to testify on behalf of the Developer. Mr. Schrach is a registered landscape architect and was accepted as an expert in land use planning and zoning. Mr. Schrach testified that in his opinion, the Maryland Golf Academy fits the definition of a country club and community buildings as those terms are defined within th B.C.Z.R. In addition, Mr. Schrach testified that the proposed project meets and satisfies the requirements of Section 502.1 of the B.C.Z.R. and therefore, the special exception request should be granted.

At the conclusion of Mr. Schrach's testimony, the Developer rested its case relative to the special exception request.

As stated previously, many residents from the surrounding community appeared in opposition to the proposed project. Several residents chose to testify regarding their particular position concerning the Maryland Golf Academy. Ms. Jo Owen testified that in 1993 she was involved in forming the Watershed Protection Coalition (WPC) which was an organization designed to prevent inappropriate development and to fight the expansion of the Pine Ridge Golf Course. She is very much concerned over the protection of the Loch Raven Watershed and the fact that the watershed provides drinking water to the City of Baltimore and surrounding Baltimore County. Ms. Owen believes that the proposed Maryland Golf Academy is an inappropriate project to be located in close proximity to the watershed itself and

therefore, asked that the special exception and development plan be denied.

At the conclusion of her testimony, Ms. Owen submitted as Protestant's Exhibit 3, a written letter she prepared basically asserting her position and opposition to the proposed project. In addition, several attachments were included with her letter and were accepted as part of Protestant's Exhibit 3.

In addition, Mr. Bill Stack, a representative of the Department of Public Works for Baltimore City, appeared and offered a position letter authored by Mr. George Balog, the Director of Public Works for Baltimore City. That letter, which was dated April 9, 1997, was accepted into evidence as Protestant's Exhibit 2. Mr. Balog opined in this letter that he believes there is not enough information made available to them to make a determination as to whether the golf academy project will result in a greater impact to water quality than the development that would be allowed under existing zoning. Therefore, they do not support the project at this time. Mr. Stack did not offer any testimony himself, but merely offered the letter written by Mr. Balog.

Testimony was also taken from Mr. Royal Johnson. Mr. Johnson is a 16-year resident of the Loch Raven area and participated throughout the course of the 3-day hearing before me. Mr. Johnson is opposed to the golf academy project and believes that development of the site as proposed is an over-commercialization of an otherwise rural area. Mr. Johnson testified that the only commercial entity at this time is Peerce's Plantation which is a restaurant use. He believes the proposed project is too commercial and will have an adverse effect upon the rural character of his community. Furthermore, he does not believe this area to be a recreation-

al area. He testfied that signs are posted throughout the area for no parking or stopping, that there is a limited number of street lights in the area, and that Loch Raven Drive itself is closed off on weekends. Therefore, he is opposed to the granting of any relief for the proposed Maryland Golf Academy.

Mr. Dale Springer, a nearby resident on Stone Eagle Road, also testified concerning the proposed project. Mr. Springer stated that he as well as members of his community have met several times with Mr. Mackenzie and have received cooperation from the Developer. Several of their concerns have been resolved, however Mr. Springer identified two outstanding issues that they were unable to resolve with the Developer. Those issues concerned the level of security for the residential portion of this development and the manner in which construction traffic will access the 7-lot subdivision to be constructed at the end of his street. He is concerned over damage which might occur to Stone Eagle Road when clearing of the woods and construction of the homes takes place on the 7 lots, and also whether a security issue will evolve by virtue of construction workers and additional traffic coming and going to these new 7 residential lots. Mr. Springer also testified that the level of lighting proposed for the driving range is acceptable to him and his community, given that the hours of operation will be limited. Furthermore, he indicated that his community currently deals with the noise and lighting generated by Peerce's Restaurant, and believes that the noise and lighting associated with the Maryland Golf Academy will not be any more excessive than that which they already experience by way of Peerce's Restaurant.

No other citizens testified in opposition to the Developer's request other than those identified within this Order. Furthermore, it

Obviously, there will be no measurable adverse impact concerning this particular provision. As stated previously, this golf course is an open air facility and all structures designed to be located in connection with this country club are of limited height and size so as not to interfere with light and air. Therefore, the Developer has met this burden.

g) Be inconsistent with the purposes of the property's zoning classification, nor in any other way, inconsistent with the spirit and intent of these zoning regulations:

This particular provision of the special exception requirements generated a great deal of testimony, both from the Developers as well as the Protestants. Naturally, the Developer asserts that the country club proposal is an appropriate use for the subject property. The Developer asserts that there already exists an 18-hole golf course and country club immediately west of the subject site.

As stated previously, the Protestants as well as Messrs. Nelson and Pittler, disagree with the position of the Developer. The testimony offered by the Protestants demonstrated that the Developer is attempting to over-commercialize an otherwise rural area of the Loch Raven Watershed. The Protestants believe that the farming operation which existed on the property for many years should continue and that the agricultural use of the property is more appropriate in the R.C.4 zone.

It has been established that the entire property which is the subject of the special exception request is zoned R.C.4. The findings and legislative policy provisions contained in Section 1A03.1 of the B.C.Z.R. state that the R.C.4 zoning classification and its regulations were established to provide for the protection of the water supply of Metropolitan Baltimore and neighboring jurisdictions by preventing contamination through unsuitable types or levels of development in their watershed.

Contained within the R.C.4 regulations, specifically, Section 1A03.3.B.7 is the provision wherein the County Council provided that golf courses, country clubs, or other outdoor recreation clubs and game preserves, are permissible uses to be located within the R.C.4 zone, provided that the Developer satisfies the special exception requirements contained within Section 502.1 of the zoning regulations. It has already been determined that the proposal satisfies the definition of a country club and I have already found, based on the expert testimony offered by the Developer and the lack of any substantive testimony offered by the Protestants that the Maryland Golf Academy project does, in fact, protect the Loch Raven Watershed by virtue of the environmental safeguards which have been incorporated into this project by this Developer. Therefore, based on the testimony and evidence presented, I find that the Maryland Golf Academy is not contrary to the spirit and intent of these zoning regulations, and furthermore, that it is not inconsistent with the purposes of the R.C.4 zoning classification and is not inconsistent with the spirit and intent of the zoning regulations. Therefore, the Developer has, in fact, satisfied this provision of Section 502.1 of the B.C.Z.R.

h) Be inconsistent with the impermeable surface, and vegetative retention provisions of these zoning regulations:

The amount of impermeable surface proposed for the subject site is minimal. By virtue of the nature of a golf course operation, the facility itself is mostly turf grass. From the standpoint of sediment runoff, turf grass is much more preferable than a farming operation, particularly when the surface of the ground is tilled and planted and left exposed to storm water and erosion. Turf grass and its root system will prevent soil erosion and the storm water management ponds proposed for this project will assist in any surface water runoff that may be generated

by this facility. Therefore, the proposed project is, in fact, consistent with the impermeable surface and vegetative retention provisions of the zoning regulations and will provide more preferable sediment and erosion conditions than the farming operation which was its predecessor. Therefore, this particular provision of the special exception requirements of Section 502.1 has been satisfied.

In conclusion, and based on the testimony and evidence offered, I find that the Developer has satisfied all of the requirements of Section 502.1 of the B.C.Z.R., and thus, the special exception request for a golf course, country club, outdoor recreational club and community buildings, should be approved, and therefore, granted.

ISSUE 3: Is the lighting proposed for the driving range appropriate?:

Mr. Joe Lannon raised an issue concerning the proposed lighting for the driving range facet of the Maryland Golf Academy. Mr. Lannon believed that the lighting was not appropriate, given the rural character of the Loch Raven area. Other citizens were also of the same opinion.

As stated previously, the definition of country club provides for "other appropriate facilities". I have already enumerated what I believe to be appropriate facilities, all of which are being provided in the Maryland Golf Academy project. However, I specifically left out the issue of lighting which is now to be dealt with at this particular point of my Order. I believe that a lighting component of a country club use, specifically located at a driving range, is, in fact, an "other appropriate facility". The Developer in this case has proposed to construct a "bunkered" type of lighting for the driving range area. The bunker concept of lighting emanates from the ground and therefore, the lighting

source itself is not visible to individuals standing on adjacent properties. This concept of bunkered lighting is a new approach to lighting driving ranges. It has not been employed at any other driving ranges in the Maryland area. This Developer is apparently the first to choose this non-invasive type of lighting.

This method of lighting a driving range is basically an opposite approach from the stadium lighting that one normally sees at driving ranges and other recreational facilities. Stadium lights are basically lights that are mounted atop large poles, situated some 20 or 30 feet (or even higher) in the air. This is in contrast to bunkered lights which are actually mounted in the ground itself. Stadium lights are very visible from adjacent properties given their elevation above ground. Stadium lighting would <u>not</u> be an appropriate lighting source for this driving range. Therefore, I find that stadium lights are in no way acceptable.

However, this Developer proposes a different method of lighting, one which I have not yet seen in my own personal experiences. In addition, there are no examples nearby to inspect. Therefore, the concept is difficult to visualize.

It then becomes necessary to rely upon the testimony offered by the Developer relative to this "bunkered lighting." The only lighting testimony came from Ms. Pierce, who was <u>not</u> an expert in lighting. Ms. Pierce did a fine job designing the lighting for this project; however, her testimony fell short in persuading me that this method of lighting would not have an adverse effect on surrounding properties. She simply lacked the expertise necessary to offer an opinion in that area.

While I believe that "bunkered lighting" would fall within the definition of a "country club", specifically, under the provision of

"other appropriate facilities", the evidence offered was not sufficient to satisfy me that this method of lighting would not adversely affect the surrounding community, and as such, this aspect of the Maryland Golf Academy project shall be denied. While I am aware that the Office of Planning has recommended approval of this lighting, I must disagree with their position and rule that lights are not acceptable. There shall be no lighting allowed anywhere on the Tee-box or driving range area of this project, other than what is necessary for security or safety purposes.

ISSUE 4) Traffic impact:

The next issue raised by several of the residents in attendance, as well as in the Memorandum In Opposition filed by Messrs. Pittler and Nelson involved traffic. The Protestants assert that the traffic generated by the Maryland Golf Academy project will have an adverse impact upon the surrounding community. The issue of traffic has already been addressed at Page 32 of this Opinion. It is not necessary to restate my findings at this point. As previously determined, I find that this project will not have an adverse effect on traffic and therefore, this issue is not sufficient to warrant a denial of this development plan.

ISSUE 5) Adverse environmental effects:

As is the case with the issue of traffic, environmental concerns are a matter which have already been dealt with in the body of this Order, specifically, Pages 30 and 31, and Pages 35 and 36. It would only be duplicitous to restate the testimony and my findings relative to the environmental effects at this point in the Order. I simply shall incorporate herein my rulings and findings contained earlier in this Opinion. Therefore, the environmental issues raised by the Protestants are not sufficient to warrant a denial of the development plan.

ISSUE 6) Possible damage to Stone Eagle Road and Security:

The next issue raised by the citizens in attendance, namely Mr. Dale Springer who resides on Stone Eagle Road, related to the possible damage to Stone Eagle Road during the construction phase of the 7-lot residential subdivision. In addition, Mr. Springer was also concerned over whether the residents will experience security problems by virtue of the increased construction traffic caused by the residential development. I can appreciate Mr. Springer's concerns over the damage that may be done to Stone Eagle Road by the Developer when clearing and grading for Lots 1 through 7 of this project. Therefore, any noticeable damage done to Stone Eagle Road by any construction vehicles or equipment during the development of Lots 1 through 7, shall be corrected by the Developer. In addition, the Developer shall be required to keep existing Stone Eagle Road free and clear of all dirt and debris during the grading and clearing of the 7-lot subdivision.

As to the security issue raised by Mr. Springer, I do not believe it is the responsibility of the Developer to provide for the security of the existing residents in the neighborhood. Mr. Springer as well as the other residents in this community will have to simply rely upon the Baltimore County Police Department should any security issues arise pertaining to their respective properties as a result of the construction phase of this project.

While these issues raised by Mr. Springer do not warrant a denial of the development plan, I find it appropriate to impose a restriction at the end of this Order to insure that Stone Eagle Road is kept free and clear of all dirt and debris, and that any damage done to Stone Eagle Road will be corrected by the Developer.

ISSUE 7: Flood Plain Waiver:

In addition to the development plan and special exception requests, the Developer has also requested that a waiver from the flood plain regulations be granted in order to allow the Developer to install a storm water management/irrigation pond in an area identified as a flood plain. Messrs. Pittler and Nelson objected to the requested flood plain waiver, arguing that the Developer has failed to follow proper procedures in requesting and obtaining the waiver. However, after reviewing all of the testimony and evidence presented to me, specifically, Mr. Chadsey's letter dated December 26, 1996, marked as Developer's Exhibit 35, and his Development Review Committee Request Form, dated December 31, 1996, marked as Developer's Exhibit 36, as well as the responses provided by Mr. Thomas H. Hamer, dated January 14, 1997, marked as Developer's Exhibit 31, and the response provided by Mr. Arnold Jablon, Director of the Department of Permits and Development Management (DPDM), dated February 13, 1997, marked as Developer's Exhibit 32, it is clear that the proper procedures have, in fact, been followed by the Developer in requesting a waiver to allow the storm water management/irrigation pond to be located within the flood plain. This particular issue has been reviewed by the appropriate Baltimore County reviewing agencies and a recommendation has been made to this Hearing Officer to approve the location of the storm water management/irrigation pond within the flood plain. Upon the recommendation of Mr. Jablon, as Director of DPDM, I find that a waiver from the flood plain regulations is appropriate and should be approved. The waiver that has been recommended to me has been properly requested in accordance with Sections 26-670 and 26-172 of the Baltimore County Code. Furthermore, I specifically find, pursuant to Section 26-670, that there is good and

sufficient cause for the granting of this waiver, and that failure to grant a waiver to the Developer in this instance would result in exceptional hardship to this Applicant. In addition, the granting of this waiver does not increase flood heights, impact public safety, incur extraordinary public expense, create nuisances, cause fraud or victimization of the public, or conflict with the existing local and State laws and ordinances. This waiver request is, in fact, the minimum necessary, considering the flood hazard, to afford the Developer his relief. While granting this waiver, comments from the State Coordinating Office of the Water Resources Administration and the County Department of Public Works were taken into account. Were the Developer made to comply with these development regulations, he certainly would suffer an unnecessary hardship. Therefore, the waiver shall be granted.

There were no other issues raised by either Messrs. Pittler or Nelson in their Memorandum In Opposition to the development plan, or the residents who attended the hearing which have not yet been resolved by virtue of this Order. None of the issues raised warranted the outright denial of the development plan. Therefore, the development plan submitted into evidence as Developer's Exhibit 4, shall be approved, subject to the conditions and restrictions imposed at the end of this Order.

As stated previously, I find that the Developer has, in fact, satisfied all of the requirements imposed upon him by Section 502.1 of the B.C.Z.R., and as such, the special exception request for a golf course, country club, outdoor recreation club, and community buildings, shall be approved, and therefore, granted.

Pursuant to the zoning and development plan regulations of Baltimore County as contained within the B.C.Z.R. and Subtitle 26 of the

Baltimore County Code, the advertising of the property and public hearing held thereon, the development plan shall be approved consistent with the comments contained herein and the special exception to permit the operation of a golf course, country club, outdoor recreation club, and community buildings, shall be granted, subject to the restrictions set forth below.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner and Hearing Officer for Baltimore County this 16th day of May, 1997 that the development plan for Maryland Golf Academy and Eagle's Nest Estates II, identified herein as Developer's Exhibit 4, be and is hereby APPROVED; and

IT IS FURTHER ORDERED that the Petition for Special Exception to permit the operation of a golf course, country club, outdoor recreation club, and community buildings, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the waiver to allow the storm water management/irrigation pond to be located within the flood plain shall also be APPROVED.

IT IS FURTHER ORDERDED that all approvals are subject to the following conditions and restrictions:

1) There shall be no lighting of the Tee-box area and/or the driving range area of this project, except such lighting as necessary for security and/or safety purposes.

2) Existing Stone Eagle Road shall be kept free and clear of all dirt and debris during the construction phase of the 7-lot residential portion of this project. Furthermore, any damage done to Stone Eagle Road by this Developer or the builders of the homes on Lots 1 through 7 shall be corrected by this Developer.

3) The Owner/Developer (and its successor) shall be required to adhere to the DEPRM guidelines for the design and maintenance of golf courses..

4) The Owner/Developer shall be required to provide for ground water monitoring at the golf course consis-

tent with DEPRM guidelines for so long as pesticides and fertilizers are used at the site, subject to the ability of DEPRM to alter, suspend or terminate such monitoring in its discretion as future circumstances may suggest.

Any appeal of this decision must be taken in accordance with Section 26-209 of the Baltimore County Code.

TIMOTHY M. KOTROCO
Hearing Officer
for Baltimore County

TMK:bjs

Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

May 16, 1997

C. Scott Barhight, Esquire
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue, 4th Floor
Towson, Maryland 21204

RE: DEVELOPMENT PLAN HEARING and PETITION FOR SPECIAL EXCEPTION
Approx. 600' NW of the Intersec. Dulaney Valley Rd. & Loch Raven Dr.
10th Election District - 6th Councilmanic District
Lynda Nugent and MGA Land Holding, LLC., c/o Mackenzie Investment Corporation - Owners/Developers
Case Nos. X-345 & 97-251-X

Dear Mr. Barhight:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Development Plan has been approved and the Petition for Special Exception granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

Timothy Kotroco

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: G. Macy Nelson, Esquire, Anderson, Coe & King, LLP
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Leslie Pittler, Esquire, 8415 Bellona Lane, #605, Towson, Md. 21204
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Mr. Clark MacKenzie, MacKenzie Investment Corporation
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Mr. Royal Johnson, 23 Glen Alpine Road, Phoenix, Md. 21131
Ms. Clare Carr, 4301 Crab Orchard, Glen Arm, Md. 21057
Mr. Dale Springer, Jr., 12844 Stone Eagle Road, Glen Arm, Md. 21057
Mr. Frederick Chadsey, George W. Stephens, Jr. & Assoc., Inc.
658 Kenilworth Drive, Suite 100, Towson, Md. 21204

Tim Fitts, PDM; DEPRM; DPW; OP; People's Counsel; Case Files

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Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at approximately 600 ft. northwest of intersection of Dulaney Valley Rd and Loch Raven drive

which is presently zoned R.C.4

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

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

golf course, country club, outdoor recreation club and community buildings

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/Lessee:

MacKenzie Investment Corporation
(Type or Print Name)

By: Clark F. MacKenzie
Signature CLARK F. MACKENZIE, PRES

2328 W. Joppa Rd, Suite 200
Address

Lutherville, MD 21093
City State Zipcode

Legal Owner(s):

Lynda L. Nugent
(Type or Print Name)

Lynda L. Nugent
Signature

(Type or Print Name)

Signature

11552 Holly Briar Lane
Address Phone No.

Great Falls, VA 22066
City State Zipcode

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

G. Scott Barhight 832-2050
Name

4th Floor
210 W. Pennsylvania Ave, Towson MD 21204
Address Phone No.

Attorney for Petitioner:

G. Scott Barhight
(Type or Print Name)

Signature

210 W. Pennsylvania Ave, 4th Flr
Address Phone No.

Towson, MD 21204 832-2050
City State Zipcode

ORDER RECEIVED FOR FILING
Date 11/19/96
By DROP-OFF
NO REVIEW
12-10-96
UCR

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

unavailable for Hearing

the following dates _____ **Next Two Months**

ALL _____ **OTHER** _____

REVIEWED BY: _____ **DATE** _____

251

REV 2/10/97

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
658 KENILWORTH DRIVE, SUITE 100, TOWSON, MARYLAND 21204

Description to Accompany Petition for Special Exception — January 30, 1997
Maryland Golf Academy —

Beginning at a point (POB #1) on the northerly right-of-way of Dulaney Valley Road, said point being North 51 degrees 57 minutes 27 seconds West 577.50 feet more or less, from a point formed by the intersection of the centerlines of Dulaney Valley Road and Loch Raven Drive running thence leaving said point of beginning, along the following 8 courses.

1. Continuing along the northerly right-of-way of Dulaney Valley Road, North 58 degrees 56 minutes 19 seconds West 624.31 feet,
2. North 58 degrees 37 minutes 42 seconds West 1336.36 feet,
3. Leaving said northerly right-of-way of Dulaney Valley Road, North 43 degrees 19 minutes 41 seconds East 1058.50 feet,
4. North 30 degrees 28 minutes 39 seconds West 990.00 feet,
5. North 50 degrees 06 minutes 46 seconds East 57.84 feet to a point on the southerly BGE right-of-way,
6. Continuing along the southerly BGE right-of-way, South 60 degrees 44 minutes 15 seconds East 2351.06 feet,
7. South 37 degrees 23 minutes 21 seconds East 41.15 feet,
8. South 19 degrees 48 minutes 52 seconds West 1743.42 feet, to the point of beginning.

Containing 71.82 Acres of land more or less.

AND

Beginning at a point (POB #2) formed by the intersection of the northerly property line and the north line of the BGE right-of-way, said point being North 05 degrees 13 minutes 32 seconds East 2044.89 feet more or less, from a point formed by the intersection of the centerlines of Dulaney Valley Road and Loch Raven Drive running thence leaving said point of beginning, along the following 8 courses.

1. Continuing along the north line of the BGE right-of-way, North 60 degrees 44 minutes 15 seconds West 1430.73 feet,
2. Leaving said north line of the BGE right-of-way, North 37 degrees 47 minutes 58 seconds East 353.25 feet
3. South 35 degrees 56 minutes 48 seconds East 175.82 feet,
4. South 79 degrees 00 minutes 59 seconds East 157.65 feet,
5. South 37 degrees 22 minutes 52 seconds East 230.77 feet,
6. South 40 degrees 41 minutes 40 seconds East 314.58 feet,
7. North 47 degrees 33 minutes 32 seconds East 98.69 feet,
8. South 37 degrees 43 minutes 25 seconds East 243.90 feet,
9. North 52 degrees 16 minutes 35 seconds East 222.86 feet,
10. South 86 degrees 49 minutes 31 seconds East 362.85 feet,
11. South 66 degrees 10 minutes 59 seconds East 291.29 feet,
12. South 21 degrees 36 minutes 54 seconds West 255.75 feet,

(410) 825-8120 • FAX (410) 583-0288

13. South 54 degrees 41 minutes 52 seconds West 416.31 feet, to a point on the north line of the BGE right-of-way.
14. Continuing along said north line of the BGE right-of-way, North 37 degrees 43 minutes 25 seconds West 100.48 feet, to the point of beginning.

Containing 14.67 Acres of land more or less.

The total area of the Special Exception is 86.49 Acres of land more or less.

Note: The above description is for zoning purposes only and is not to be used for contracts, conveyances or agreements.



251

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR., & ASSOCIATES, INC.
ENGINEERS
658 KENILWORTH DRIVE, SUITE 100, TOWSON, MARYLAND 21204

Description to Accompany Petition for Special Exception — December 5, 1996
Maryland Golf Academy —

Beginning at a point (POB #1) on the northerly right-of-way of Dulaney Valley Road, said point being North 51 degrees 57 minutes 27 seconds West 577.50 feet more or less, from a point formed by the intersection of the centerlines of Dulaney Valley Road and Loch Raven Drive running thence leaving said point of beginning, along the following 8 courses.

1. Continuing along the northerly right-of-way of Dulaney Valley Road, North 58 degrees 56 minutes 19 seconds West 624.31 feet,
2. North 58 degrees 37 minutes 42 seconds West 1336.36 feet,
3. Leaving said northerly right-of-way of Dulaney Valley Road, North 43 degrees 19 minutes 41 seconds East 1058.50 feet,
4. North 30 degrees 28 minutes 39 seconds West 990.00 feet,
5. North 50 degrees 06 minutes 46 seconds East 57.84 feet to a point on the southerly BGE right-of-way,
6. Continuing along the southerly BGE right-of-way, South 60 degrees 44 minutes 15 seconds East 2351.06 feet,
7. South 37 degrees 23 minutes 21 seconds East 41.15 feet,
8. South 19 degrees 48 minutes 52 seconds West 1743.42 feet, to the point of beginning.

Containing 71.74 Acres of land more or less.

AND

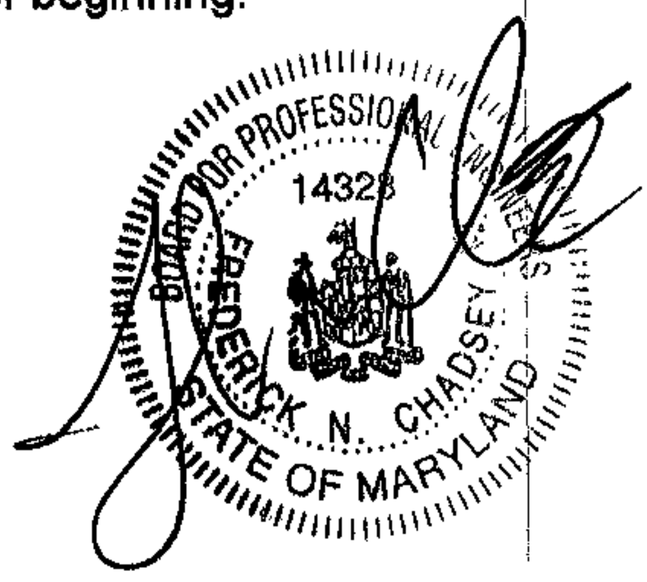
Beginning at a point (POB #2) formed by the intersection of the northerly property line and the north line of the BGE right-of-way, said point being North 05 degrees 13 minutes 32 seconds East 2044.89 feet more or less, from a point formed by the intersection of the centerlines of Dulaney Valley Road and Loch Raven Drive running thence leaving said point of beginning, along the following 8 courses.

1. Continuing along the north line of the BGE right-of-way, North 60 degrees 44 minutes 15 seconds West 1430.73 feet,
2. Leaving said north line of the BGE right-of-way, North 37 degrees 47 minutes 58 seconds East 353.25 feet
3. South 35 degrees 56 minutes 48 seconds East 175.82 feet,
4. South 79 degrees 00 minutes 59 seconds East 157.65 feet,
5. South 37 degrees 22 minutes 52 seconds East 230.77 feet,
6. South 40 degrees 41 minutes 40 seconds East 314.58 feet,
7. North 47 degrees 33 minutes 32 seconds East 98.69 feet
8. South 37 degrees 43 minutes 25 seconds East 749.91 feet, to the point of beginning.

Containing 7.43 Acres of land more or less.

The total area of the Special Exception is 79.17 Acres of land more or less.

Note: The above description is for zoning purposes only and is not to be used for contracts, conveyances or agreements.



NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #97-251-X
(Item 251)
NE/S Dulaney Valley Road, 577' NW of corner Loch Raven Drive
10th Election District
6th Councilmanic
Legal Owner(s):
Lynda L. Nugent
Contract Purchaser:
MacKenzie Investment Corporation

Special Exception: for golf course, country club, outdoor recreation club, and community buildings.
Hearing: Friday, January 24, 1997 at 9:00 a.m. in Rm. 106, County Office Building.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.
(2) For information concerning the File and/or Hearing, Please Call 887-3391.

12/258 Dec. 26 C108696

CERTIFICATE OF PUBLICATION

TOWSON, MD., 12/26, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12/26, 1996.

THE JEFFERSONIAN,

A. Henrickson

LEGAL AD. - TOWSON

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

No. 028526

DROP-OFF REVISIONS
ITEM #251

DATE 2/18/97 ACCOUNT 001-6150

AMOUNT $ 100.00 (WCR)

RECEIVED FROM: Whiteford, Taylor & Preston

FOR: #110 - REVISIONS
Maryland Golf Academy
Case #97-251-X

01A00802101NICHRC $100.00
BA C009:34AM02-20-97

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 039409

DATE 6/19/97 ACCOUNT R-001-6150

AMOUNT $ 285.00

RECEIVED FROM: WHITEFORD, TAYLOR & PRESTON

FOR: APPEAL FEE - MD GOLF ACADEMY 97-251-X

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PROCESS ACTUAL TIME
6/20/1997 6/19/1997 14:31:47
REG W305 CASHIER BTRY BXT DRAWER 5
5 MISCELLANOUS CASH RECEIPT
Receipt # 011872 OFLN
CR NO. 039409
$285.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

ANDERSON, COE & KING, LLP
SUITE 2000
201 N. CHARLES STREET
BALTIMORE, MARYLAND 21201

FIRST NATIONAL BANK OF MARYLAND
Baltimore, Maryland
7-11/520 041

No. 56556

PAY TWO HUNDRED EIGHTY-FIVE DOLLARS AND NO/100

DATE	AMOUNT
6/13/97	$285.00

PAY TO THE ORDER OF

Baltimore County, Maryland

Susan B. Dowell

⑈052000113⑈ 173⑈9562 7⑈

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

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

Format for Sign Printing, Black Letters on White Background:

ITEM 251

ZONING NOTICE

Case No.: 97-251-X

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

PLACE: _____

DATE AND TIME: _____

REQUEST: SPECIAL EXCEPTION FOR GOLF COURSE, COUNTRY CLUB, OUTDOOR RECREATION CLUB AND COMMUNITY BUILDINGS.

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

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

HANDICAPPED ACCESSIBLE

9/96
post.4.doc

RE: Case No.: 97-351-X

Petitioner/Developer: McKENZIE INVEST CORP., ETAL c/o JULIE WRIGHT, ESQ.

Date of Hearing/Closing: 1/24/97

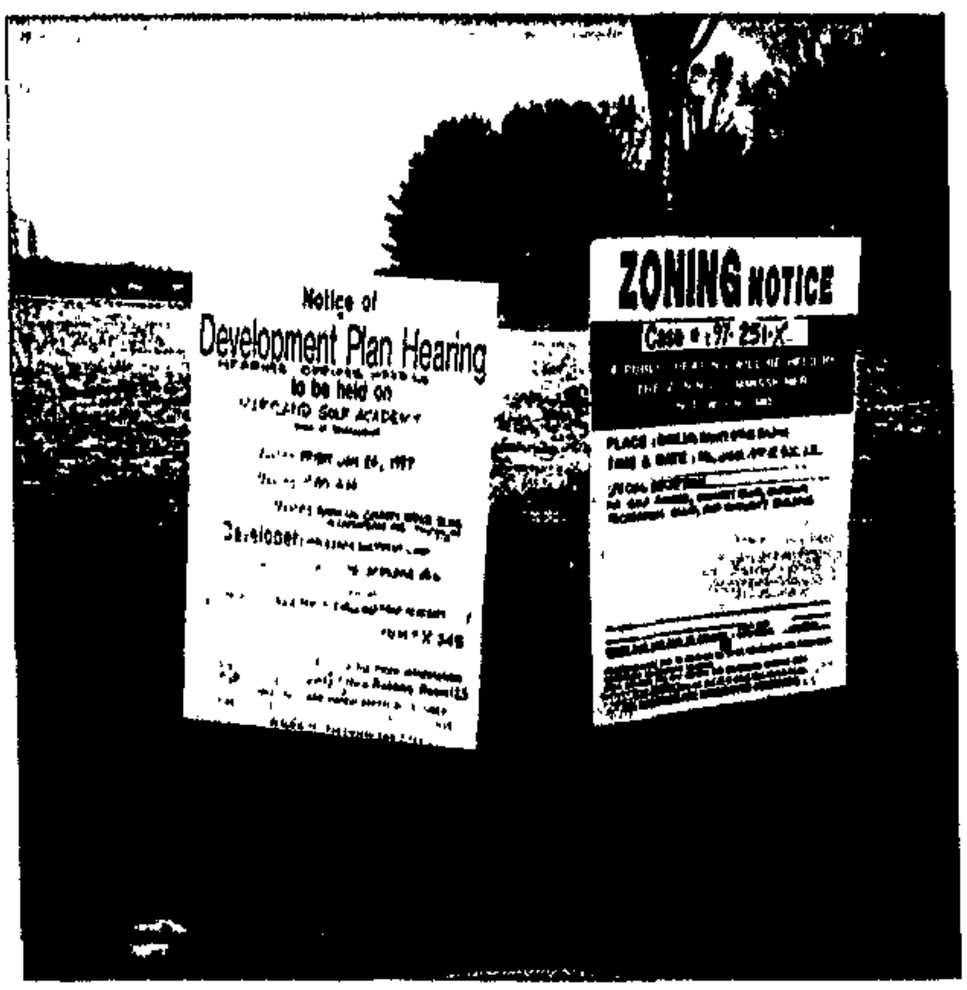
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at DUMANEY VALLEY RD. @ 577' NW LOCH RAVEN DR.

The sign(s) were posted on 12/24/96
(Month, Day, Year)



Sincerely,

Patrick M O'Keefe 1/4/97
(Signature of Sign Poster and Date)

Patrick M. O'Keefe
(Printed Name)

523 Penny Lane
(Address)

Hunt Valley, MD 21030
(City, State, Zip Code)

(410) 666-5366 Pager (410) 646-8354
(Telephone Number)

MD. GOLF ACADEMY

RE: Case No.: 97-251-X

Petitioner/Developer: MacKENZIE INVEST CORP., ETAL C/O JULIE WRIGHT, ESQ

Date of Hearing/Closing: 1/24/97

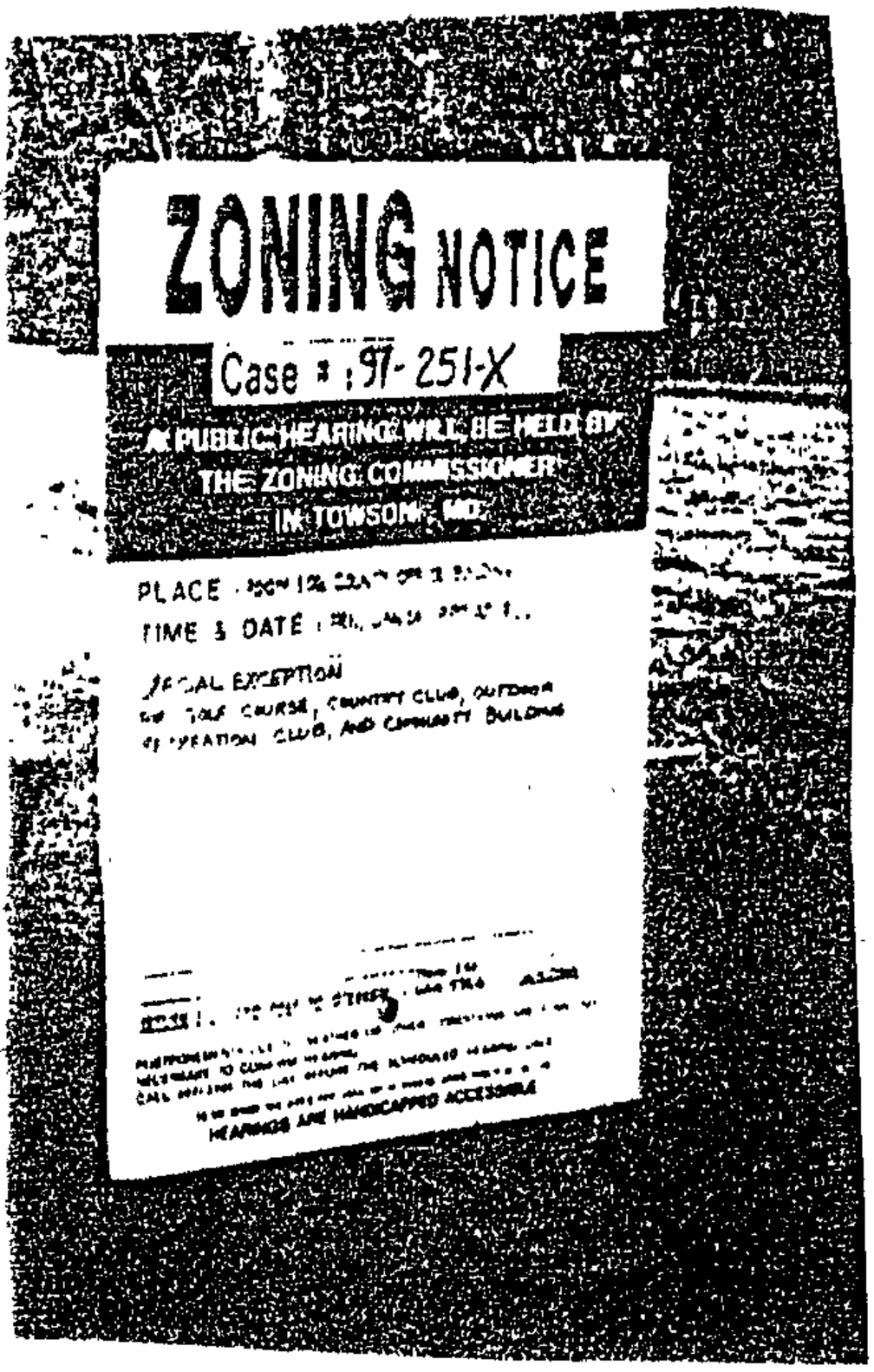
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at NE/S DULANEY VALLEY RD. @ 577' NW LOCH RAVEN DRIVE.

The sign(s) were posted on 12/24/96
(Month, Day, Year)



Sincerely,

Patrick M O'Keefe 1/14/97
(Signature of Sign Poster and Date)

Patrick M. O'Keefe
(Printed Name)

523 Penny Lane
(Address)

Hunt Valley, MD 21030
(City, State, Zip Code)

(410) 666-5366 Pager (410) 646-8354
(Telephone Number)

CERTIFICATE OF POSTING

DEVELOPMENT PLAN

RE: Case No.: X-345

Petitioner/Developer: MACKENBIE INVEST. CORP, ET.

LYNDA NUGENT C/O JULIE WRIGHT, ESQ

Date of Hearing/Closing: FEB. 4, 1997
FEB. 5, 1997
REVISED

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at N/S DULANEY VALLEY RD. 500'± W. OF LOCH RAVEN DR.

The sign(s) were posted on 1/9/97 - REVISED
(Month, Day, Year) CONTINUOUS POSTING SINCE 12/24/96

Sincerely,

Patrick M. O'Keefe 1/9/97

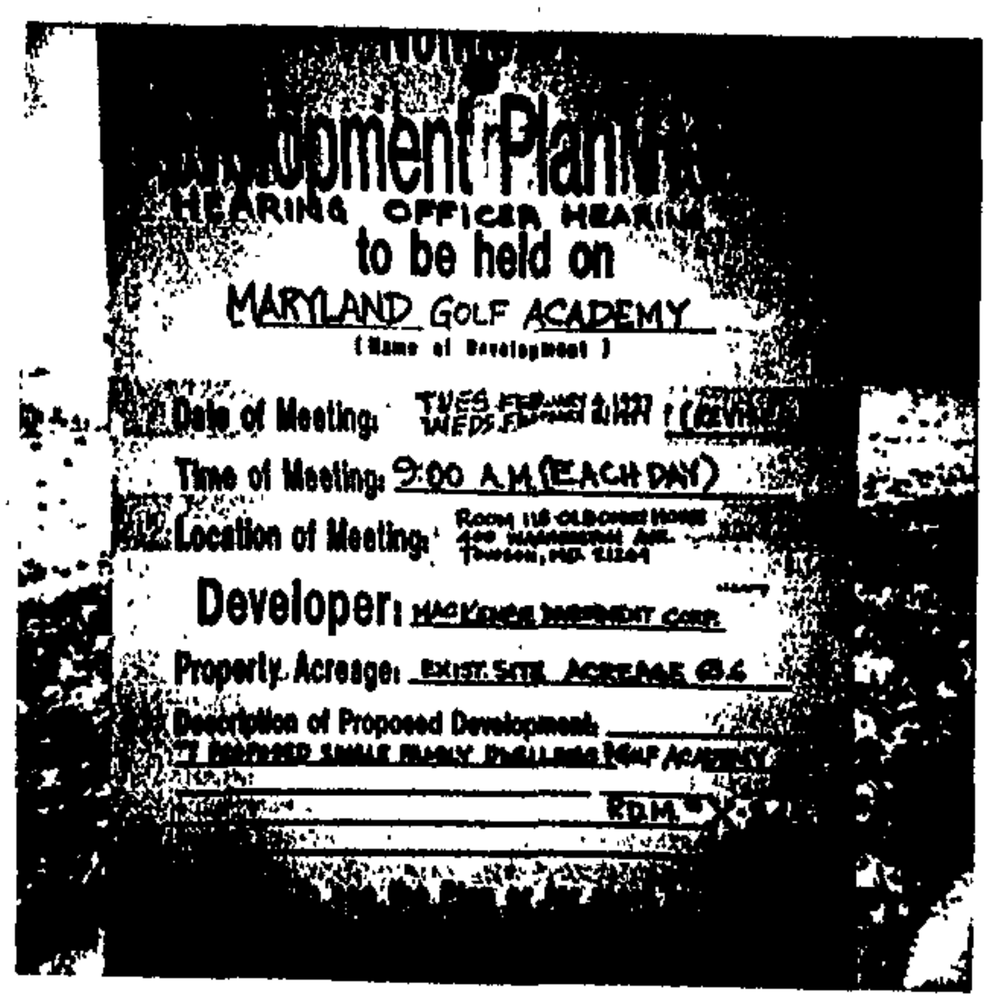
PatrickMO'Keefe 1/9/97
(Signature of Sign Poster and Date)

Patrick M. O'Keefe
(Printed Name)

523 Penny Lane
(Address)

Hunt Valley, MD 21030
(City, State, Zip Code)

(410) 666-5366 Pager (410) 646-8354
(Telephone Number)



RE: Case No.: 97-251-X

Petitioner/Developer: MacKENZIE INVEST CORP.,
LYNDA NUGENT c/o JULIE WRIGHT, ESQ

Date of Hearing/Closing: FEB. 4, 1997
FEB. 5, 1997
REVISED

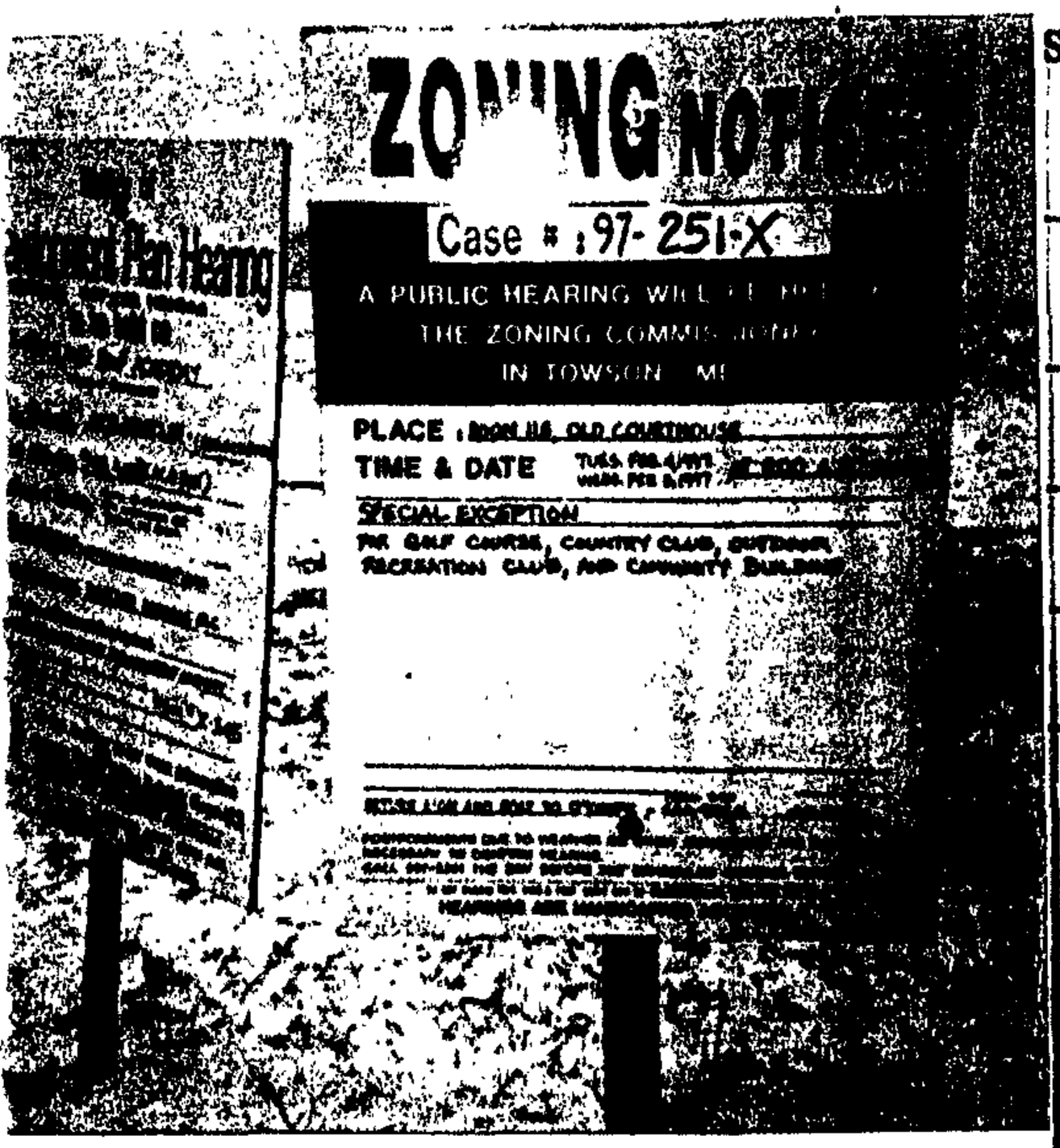
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at N/S DULANEY VALLEY RD. 500' ± W LOCH RAVEN DRIVE

The sign(s) were posted on 1/9/97 - REVISED
(Month, Day, Year) CONTINUOUS POSTING SINCE 12/24/96



Sincerely,

Patrick M. O'Keefe 1/9/97
Patrick M. O'Keefe, SL 1/9/97
(Signature of Sign Poster and Date)

Patrick M. O'Keefe
(Printed Name)

523 Penny Lane
(Address)

Hunt Valley, MD 21030
(City, State, Zip Code)

(410) 666-5366 Pager (410) 646-8354
(Telephone Number)

CERTIFICATE OF POSTING

RE: Case No.: 97-251-X

Petitioner/Developer: MACKENZIE INVESTM'T CORP., ETAL
C/O JULIE WRIGHT

Date of Hearing/Closing: 2/26 & 2/27/97

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at N/S DULANEY VALLEY RD. W/LOCH RAVEN DRIVE
REPLACED & REVISED.

The sign(s) were posted on 1/24/97 AS REVISED
(Month, Day, Year)

Sincerely,

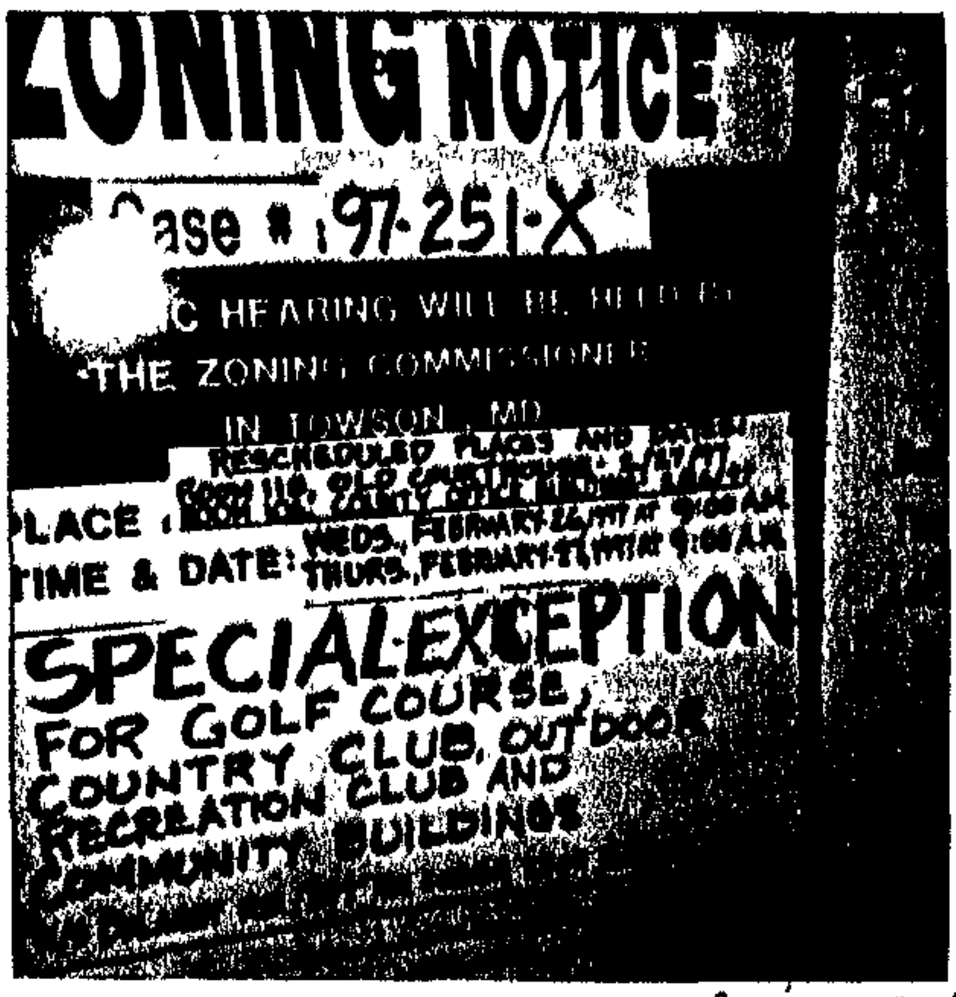
Patrick M O'Keefe 1/27/97
(Signature of Sign Poster and Date)

Patrick M. O'Keefe
(Printed Name)

523 Penny Lane
(Address)

Hunt Valley, MD 21030
(City, State, Zip Code)

(410) 666-5366 Pager (410) 646-8354
(Telephone Number)



ADDITIONAL SIGNS-(1-24-97)
MD. GOLF ACADEMY
DULANEY VALLEY RD.
97-251-X. O'KEEFE

CERTIFICATE OF POSTING

RE: Case No.: P.D.M. : 10-345

Petitioner/Developer: MACKENZIE INVEST CO, ET AL C/O JULIE WRIGHT

Date of Hearing/Closing: 1/26/97 & 1/27/97

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at N/S DULANEY VALLEY RD W of LOCH RAVEN DR.

The sign(s) were posted on 1/27/97 REVISED
(Month, Day, Year)

Sincerely,

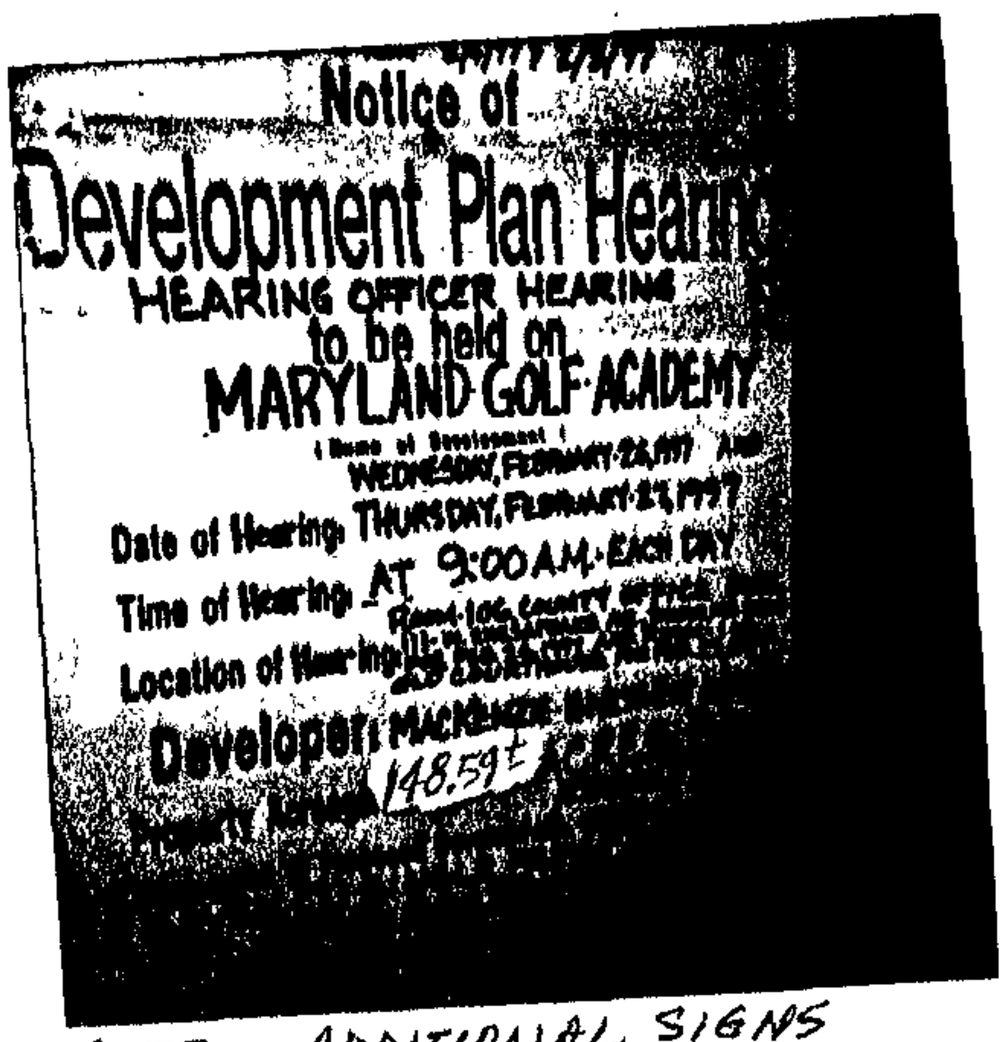
Patrick M O'Keefe 1/30/97
(Signature of Sign Poster and Date)

Patrick M. O'Keefe
(Printed Name)

523 Penny Lane
(Address)

Hunt Valley, MD 21030
(City, State, Zip Code)

(410) 666-5366 Pager (410) 646-835
(Telephone Number)



O'KEEFE - ADDITIONAL SIGNS
MD. GOLF ACADEMY
DULANEY VALLEY RD.
P.D.M. 10-345 (1-24-97)

CERTIFICATE OF POSTING

RE: Case No.: 97-251-X

Petitioner/Developer: MARYLAND GOLF AC. & EAGLES NEST ESTATES II

Date of Hearing/Closing: _____

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at DULANEY VALLEY RD 1000'± WEST OF LOCH RAVEN DR.

The sign(s) were posted on 6/19/97 ✓
(Month, Day, Year)

Sincerely,

Gary Freund 6/19
(Signature of Sign Poster and Date)

GARY FREUND
(Printed Name)

(Address)

(City, State, Zip Code)

(Telephone Number)

9/96
cert.doc

Baltimore County
Department of Permits and
Development Management

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

December 19, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

PROJECT NUMBER: X-345
PROJECT NAME: Maryland Golf Academy
LOCATION: N/S Dulaney Valley Road, W of Loch Raven Drive
ACRES: 65.6
DEVELOPER: MacKenzie Investment Corporation
PROPOSAL: 7 single family dwellings and Golf Academy

and

CASE NUMBER: 97-251-X (Item 251)
NE/S Dulaney Valley Road, 577' NW of corner Loch Raven Drive
10th Election District - 6th Councilmanic
Legal Owner(s): Lynda L. Nugent
Contract Purchaser: MacKenzie Investment Corporation

Special Exception for golf course, country club, outdoor recreation club, and community buildings.

HEARING: FRIDAY, JANUARY 24, 1997 at 9:00 a.m. in Room 106, County Office Building.

Arnold Jablon
Director

cc: Lynda L. Nugent
MacKenzie Investment Corporation
G. Scott Barhight, Esq.

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY DECEMBER 26, 1996.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Soybean Ink
on Recycled Paper

TO: PUTUXENT PUBLISHING COMPANY
December 26, 1996 Issue - Jeffersonian

Please foward billing to:

G. Scott Barhight, Esq.
210 W. Pennsylvania Avenue
4th Floor
Towson, MD 21204
832-2050

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-251-X (Item 251)
NE/S Dulaney Valley Road, 577' NW of corner Loch Raven Drive
10th Election District - 6th Councilmanic
Legal Owner(s): Lynda L. Nugent
Contract Purchaser: MacKenzie Investment Corporation

Special Exception for golf course, country club, outdoor recreation club, and community buildings.

HEARING: FRIDAY, JANUARY 24, 1997 at 9:00 a.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

Baltimore County
Department of Permits and
Development Management

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

January 15, 1997

NOTICE OF REASSIGNMENT

Rescheduled from 1/24/97, 2/4/97, and 2/5/97
DEVELOPMENT PLAN HEARING
PROJECT NUMBER: X-345
PROJECT NAME: Maryland Golf Academy
LOCATION: N/S Dulaney Valley Road, W of Loch Raven Drive
ACRES: 65.6
DEVELOPER: MacKenzie Investment Corporation
PROPOSAL: 7 single family dwellings and Golf Academy

and

CASE NUMBER: 97-251-X (Item 251)
NE/S Dulaney Valley Road, 577' NW of corner Loch Raven Drive
10th Election District - 6th Councilmanic
Legal Owner(s): Lynda L. Nugent
Contract Purchaser: MacKenzie Investment Corporation

Special Exception for golf course, country club, outdoor recreation club, and community buildings.

HEARING:
DAY 1 - WEDNESDAY, FEBRUARY 26, 1997 at 9:00 a.m. in Rm. 106 C.O.B.
DAY 2 - THURSDAY, FEBRUARY 27, 1997 at 9:00 a.m. in Rm. 118 Courthouse.

ARNOLD JABLON
DIRECTOR

cc: G. Scott Barhight, Esq.
Zoning Commissioner's Office
Joyce Watson

Printed with Soybean Ink
on Recycled Paper

County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

Hearing Room - Room 48
Old Courthouse, 400 Washington Avenue

June 13, 1997

NOTICE OF ASSIGNMENT

CASE #: CBA-97-119

CASE #: 97-251-X

IN THE MATTER OF: MARYLAND GOLF ACADEMY /PDM X-345
N/s of Dulaney Valley Road, W of Loch Raven Road 10th Election District; 6th Councilmanic **AND**

IN THE MATTER OF: LYNDA NUGENT AND MGA LAND HOLDING, LLC - Petitioner /Petition for Special Exception /golf course, country club, outdoor recreation club and community building.

(Development Plan APPROVED; SWM waiver APPROVED; special exception GRANTED with restrictions)

ASSIGNED FOR: **THURSDAY, JULY 3, 1997 at 10:00 a.m.**
(Also Thursday, July 24, 1997 and Friday, July 25, 1997, as needed)

NOTICE: **This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.**

No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c). For further information, see Board's Rules of Practice & Procedure, Appendix C, Baltimore County Code.

Kathleen C. Bianco
Legal Administrator

---

cc: People's Counsel for Baltimore County — Appellant

Counsel for Protestants/Appellants : G. Macy Nelson, Esquire
Protestants/Appellants : Ravenhurst Comm. Assn. c/o Suzanne Kunhardt
: Windemere Comm. Assn. c/o Royal Johnson
Counsel for Protestants/Appellants : Leslie Pittler, Esquire
Protestants/Appellants : Long Green Valley Assn. c/o Charlotte Pine

Dale Springer, Jr.
Clare Carr

Counsel for Developer /Petitioners : G. Scott Barhight, Esquire
Developer /Petitioners : Clark MacKenzie, President
MacKenzie Investment Corp.
Lynda L. Nugent /MGA
Land Holding, LLC
G.W. Stephens, Jr., and Assoc., Inc. : Frederick Chadsey

Pat Keller
Lawrence E. Schmidt
Timothy Fitts, Project Manager /PDM

Arnold Jablon, Director /PDM
Virginia W. Barnhart, Co Atty

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on Recycled Paper

County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180

Hearing Room - Room 48
Old Courthouse, 400 Washington Avenue

October 8, 1997

AMENDED NOTICE OF ASSIGNMENT
(Dates /times as agreed to by Counsel)

CASE #: CBA-97-119

IN THE MATTER OF: MARYLAND GOLF ACADEMY /PDM X-345
N/s of Dulaney Valley Road, W of Loch Raven Road 10th Election District; 6th Councilmanic **AND**

CASE #: 97-251-X

IN THE MATTER OF: LYNDA NUGENT AND MGA LAND HOLDING, LLC - Petitioner /Petition for Special Exception /golf course, country club, outdoor recreation club and community building.

(Development Plan APPROVED; SWM waiver APPROVED; special exception GRANTED with restrictions)

At the conclusion of Hearing Day #1, the following schedule of hearing dates and times was agreed to by all counsel for this matter, said dates to be held and calendared:

ASSIGNED FOR:

Tuesday	October 14	@	9 a.m.	Day #2
Thursday	October 16	@	10 a.m.	Day #3
Tuesday	October 21	@	9 a.m.	Day #4
Friday	October 24	@	9 a.m.	Day #5
Tuesday	October 28	@	9 a.m.	Day #6
Wednesday	October 29	@	9 a.m.	Day #7
Friday	October 31	@	9 a.m.	Day #8
Friday	November 14	@	9 a.m.	Day #9

P'p'd on the req 10/14/97 to 2/98 dates, per file.

NOTICE: Please refer to the Board's Rules of Practice & Procedure, Appendix C, Baltimore County Code.

No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

Kathleen C. Bianco
Administrator

---

cc: People's Counsel for Baltimore County : Appellant

Counsel for Protestants/Appellants : G. Macy Nelson, Esquire
Protestants/Appellants : Ravenhurst Comm. Assn. c/o Suzanne Kunhardt
: Windemere Comm. Assn. c/o Royal Johnson

Counsel for Protestants/Appellants : Leslie Pittler, Esquire
Protestants/Appellants : Long Green Valley Assn. c/o Charlotte Pine

Principal Counsel, City of Baltimore : Michael G. Radmondi
Assistant Solicitor, Baltimore City : Sandra Gutman
Assistant Solicitor, Baltimore City : George Philippou

Clare Carr

Counsel for Developer /Petitioner : G. Scott Barhight, Esquire
(and Appellant as to SE only)
Developer /Petitioner : Clark MacKenzie /MacKenzie Inv. Corp.
(and Appellant as to SE only)
G.W. Stephens, Jr., and Assoc., Inc. : Frederick Chadsey

Pat Keller
Lawrence E. Schmidt
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Arnold Jablon, Director /PDM
Virginia W. Barnhart, Co Atty

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October 8, 1997

AMENDED NOTICE OF ASSIGNMENT
(Dates /times as agreed to by Counsel)

CASE #: CBA-97-119

IN THE MATTER OF: MARYLAND GOLF ACADEMY /PDM X-345
N/s of Dulaney Valley Road, W of Loch Raven Road 10th Election District; 6th Councilmanic **AND**

CASE #: 97-251-X

IN THE MATTER OF: LYNDA NUGENT AND MGA LAND HOLDING, LLC - Petitioner /Petition for Special Exception /golf course, country club, outdoor recreation club and community building.
(Development Plan APPROVED; SWM waiver APPROVED; special exception GRANTED with restrictions)

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Friday	October 31 @	9 a.m.	Day #8
Friday	November 14 @	9 a.m.	Day #9

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Kathleen C. Bianco
Administrator

---

cc: People's Counsel for Baltimore County : Appellant

Counsel for Protestants/Appellants : G. Macy Nelson, Esquire
Protestants/Appellants : Ravenhurst Comm. Assn. c/o Suzanne Kunhardt
: Windemere Comm. Assn. c/o Royal Johnson

Counsel for Protestants/Appellants : Leslie Pittler, Esquire
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Clare Carr

Counsel for Developer /Petitioner : G. Scott Barhight, Esquire
(and Appellant as to SE only)
Developer /Petitioner : Clark MacKenzie /MacKenzie Inv. Corp.
(and Appellant as to SE only)
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Arnold Jablon, Director /PDM
Virginia W. Barnhart, Co Atty

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County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180

October 14, 1997

Sandra R. Gutman, Associate Solicitor
Department of Law, City of Baltimore
Room 143, City Hall
100 N. Holliday Street
Baltimore, MD 21202

RE: Case No. CBA-97-119 /97-251-X
Maryland Golf Academy /PDM X-345

Dear Ms. Gutman:

It was nice speaking with you over the telephone prior to our afternoon hearing in which Counsel to the referenced proceedings have mutually agreed to a postponement of this case, without prejudice, until the following dates:

Wednesday, February 4, 1998	Friday, February 20, 1998
Thursday, February 5, 1998	Tuesday, February 24, 1998
Friday, February 6, 1998	Thursday, February 26, 1998
Thursday, February 19, 1998	Friday, February 27, 1998

In my telephone conversation with you, the Board amended its originally scheduled dates to accommodate your absence from the City, which we were pleased to do, and we will keep you informed as to the progress of negotiations between various counsel.

As you know, the Board was constrained to conclude this case 30 days from October 8, 1997; Counsel representing all parties have agreed to waive this requirement, although the Board will still be required to both deliberate the case and render a formal written opinion within 15 days after the conclusion of the hearing.

I'd like to thank you and your associates for your cooperation in this matter, and should you have any questions, please do not hesitate to call the Board offices.

Very truly yours,

Charles L. Marks
County Board of Appeals

cc: G. Scott Barhight, Esquire
G. Macy Nelson
Peter Max Zimmerman, People's Counsel for Baltimore County
Carole S. Demilio, Deputy People's Counsel

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County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180

Hearing Room - Room 48
Old Courthouse, 400 Washington Avenue October 14, 1997

NOTICE OF POSTPONEMENT & REASSIGNMENT
(Dates /times as agreed to by Counsel)

CASE #: CBA-97-119 **IN THE MATTER OF:** MARYLAND GOLF ACADEMY /PDM X-345
N/s of Dulaney Valley Road, W of Loch Raven Road 10th Election District; 6th Councilmanic **AND**

CASE #: 97-251-X **IN THE MATTER OF:** LYNDA NUGENT AND MGA LAND HOLDING, LLC - Petitioner /Petition for Special Exception /golf course, country club, outdoor recreation club and community building.
(Development Plan APPROVED; SWM waiver APPROVED; special exception GRANTED with restrictions)

On the record this date, by request of Counsel, this case was postponed, and the following schedule of hearing dates was agreed to by all counsel for this matter, which has been:

REASSIGNED FOR:

Wednesday	February	4,	1998 @ 10 a.m.	Day #2
Thursday	February	5,	1998 @ 10 a.m.	Day #3
Friday	February	6,	1998 @ 10 a.m.	Day #4
Thursday	February	19,	1998 @ 10 a.m.	Day #5
Friday	February	20,	1998 @ 10 a.m.	Day #6
Tuesday	February	24,	1998 @ 10 a.m.	Day #7
Thursday	February	26,	1998 @ 10 a.m.	Day #8
Friday	February	27,	1998 @ 10 a.m.	Day #9

NOTICE: Please refer to the Board's Rules of Practice & Procedure, Appendix C, Baltimore County Code.

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Kathleen C. Bianco
Administrator

---

cc: People's Counsel for Baltimore County : Appellant
Counsel for Protestants/Appellants : G. Macy Nelson, Esquire
Protestants/Appellants : Ravenhurst Comm. Assn. c/o Suzanne Kunhardt
: Windemere Comm. Assn. ~~c/o Royal Johnson~~
Counsel for Protestants/Appellants : Leslie Pittler, Esquire
Protestants/Appellants : Long Green Valley Assn. c/o Charlotte Pine

Principal Counsel, City of Baltimore : Michael G. Radmondi
Assistant Solicitor, Baltimore City : Sandra Gutman
Assistant Solicitor, Baltimore City : George Philippou

Clare Carr Sharon Fair, Pres., Windemere Comm Assn
Deborah Culotta Barton S. Nagle

Counsel for Developer /Petitioner : G. Scott Barhight, Esquire
(and Appellant as to SE only)
Developer /Petitioner : Clark MacKenzie /MacKenzie Inv. Corp.
(and Appellant as to SE only)
G.W. Stephens, Jr., and Assoc., Inc. : Frederick Chadsey

Pat Keller Arnold Jablon, Director /PDM
Lawrence E. Schmidt Virginia W. Barnhart, Co Atty
Timothy Fitts, Project Manager /PDM

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Baltimore County
Department of Permits and
Development Management

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

January 21, 1997

G. Scott Barhight
210 W. Pennsylvania Avenue
4th Floor
Towson, MD 21204

RE: Item No.: 251
Case No.: 97-251-X
Petitioner: Lynda L. Nugent

Dear Mr. Barhight:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on December 10, 1996.

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

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

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

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on Recycled Paper

Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

Parker F. Williams
Administrator

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

RE: Baltimore County 12.23.91
Item No. 251 (WCR)

Dear Ms. Eubanks:

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

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

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

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

Baltimore County Government
Fire Department

700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

RECEIVED
DEC 23 1996
PDM

DATE: 12/19/96

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

RE: Property Owner: LINDA L. NUGENT

Location: NE/S DULANEY VALLEYRED. 577' NW OF CORNER LOCH RAVEN DR. (MARYLAND GOLF ACADEMY)
Item No.: 251 Zoning Agenda: SPECIAL EXCEPTION

Gentlemen:

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

1. Fire hydrants for the referenced property are required and shall be located at proper intervals, along an approved road in accordance with Baltimore County Standard Design Manual Sec. 2.4.4 Fire Hydrants, as published by the Department of Public Works.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. 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", 1991 edition prior to occupancy.

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

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

INTEROFFICE CORRESPONDENCE

RECEIVED
DEC 30 1996
PDM

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

Date: December 26, 1996

FROM: Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for December 30, 1996
Item No. 251

The Development Plans Review Division has reviewed the subject zoning item. Due to the speculative nature of the submitted Development and Schematic Landscape Plans, review and comment of the Schematic Landscape Plan is deferred. The submitted Schematic Landscape Plan is acceptable for this stage of the process.

RWB:HJO:jrb

cc: File

ZONE43F

Petty Exhibit 30

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

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

January 10, 1997

FROM: R. Bruce Seeley RBS/gp
DEPRM

SUBJECT: Zoning Item #251 - Maryland Golf Academy
Northwest of intersection of Dulaney Valley Rd. & Loch Raven Blvd.
Zoning Advisory Committee Meeting of December 23, 1996

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

Environmental Impact Review

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).

Development of the golf course must be in accordance with DEPRM's Environmental Guidelines for the Design and Maintenance of Golf Courses.

The proposed irrigation pond must be designed to capture and hold the 2-year storm with no discharge.

Agriculture Preservation Review

1. Plan proposes a pond to be located in the Conservancy Area. Conservancy Area uses include open space and passive recreation. In order to meet these uses, it is recommended that the pond design be subject to DEPRM and OP approval to insure that the pond provides other functions including wetlands, wildlife nesting and wildlife habitat.

2. Location of pond should take into consideration plans for reforestation and the priority protection of the Stream Valley Protection Area immediately offsite.

   For specific pond regulatory requirements see EIR comments.

3. RC-4 regulations do not permit stormwater management facilities in Conservancy Areas on prime and productive soils (BCZR 1A03.5.I). The proposal indicates the use of the pond for stormwater management for parking areas.

4. Conservancy Area Easement is required prior to record plat approval.

5. Concern for locating of pond in Conservancy Area.

6. Concern regarding the specific location of the pond.

7. Stormwater management not permitted on prime and productive soils in Conservancy Area.

Ground Water Management

Must comply with DEPRM's Design and Maintenance of Golf Courses.

RBS:VK:WL:sp

MARGOLF/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director **DATE:** June 26, 1998
Permits & Development Management

FROM: Charlotte E. Radcliffe
County Board of Appeals

SUBJECT: Closed Files:
97-251-X /Lynda Nugent and MGA Land Holding, LLC
PDM X-345 (CBA-97-119) /Maryland Golf Academy and
Eagles Nest Estates II

As no further appeals have been taken in the above captioned cases, we are hereby closing the files and returning same to you herewith.

Attachment (Case File Nos. 97-251-X and PDM X-345)

IN BOX

RE: DEVELOPMENT PLAN HEARING PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE
NE/S Dulaney Valley Road, 577' NW of cor Loch Raven Drive (MARYLAND GOLF ACADEMY) 10th Election District, 6th Councilmanic	*	ZONING COMMISSIONER OF
Legal Owner(s): Lynda L. Nugent Contract Purchaser/Developer: MacKenzie Investment Corp.	*	BALTIMORE COUNTY PROJECT NO.: X-345 CASE NO.: 97-251-X
Petitioners	*	

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 8th day of January, 1997, a copy of the foregoing Entry of Appearance was mailed to G. Scott Barhight, Esq., Whiteford, Taylor & Preston, 210 W. Pennsylvania Avenue, Suite 400, Towson, MD 21204, attorney for Petitioners/Developer.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

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

Inter-Office Correspondence

TO: MEMO TO FILE DATE: February 4, 1998

FROM: Charles L. Marks
Acting Chairman /Maryland Golf Academy

SUBJECT: Case No. CBA-97-119 and 97-251-X

Day 2 of the scheduled hearings was held on Wednesday, February 4, 1998 at 10:00 a.m.

In attendance were G. Scott Barhight, Esquire, representing the Developer /Appellant; G. Macy Nelson, Esquire, representing the Protestants /Appellants; and Peter Zimmerman, People's Counsel for Baltimore County.

Day 1 held on October 8, 1997 concluded oral argument relative to the development plan.

Subsequent hearing dates scheduled from October 14, 1997 - November 14, 1997 (8 sessions) were postponed by mutual agreement among the parties, pending an offer made by Baltimore County to purchase the land proposed for the Golf Academy.

On Monday, February 2, 1998, negotiations were completed by Baltimore County to purchase the 86.49 acres which were the subject of the special exception request.

At today's hearing, due notice of which was given to all parties concerned, Mr. Barhight related the details of the purchase; and offered "Stipulation of Dismissal" executed by all parties to the hearing. With no objections raised by counsel, they were approved by the Board dismissing the appeals filed in the referenced cases with prejudice.

Mr. Barhight also submitted a "Motion to Strike Order" requesting that the Zoning Commissioner's order entered in Case No. 97-251-X be stricken and the special exception approval for the referenced matter be rendered void. Counsel present expressed no objections; and the Board so ordered.

Mr. Barhight will prepare a proposed Order relative to the seven (7) lot residential subdivision and requisite conservancy area shown on the development plan as being located in the northeast quadrant of the subject property. The development plan for the proposed subdivision will remain the same with clerical reference being removed referencing the Golf Academy. The form and content of that Order shall be approved by all counsel to the proceeding and filed with the records of the Board.

A final Order will be issued by the Board subsequent to the above submittal.

Charles L. Marks

County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180

2/04/98

To: Dennis Maloney /PDM FAX 410-887-3270

From: Kathi Bianco /County Board of Appeals

Re: Maryland Golf Academy - Requested status sheet

Attached is a copy of the MEMO TO FILE which summarizes yesterday's events in the dismissal of Maryland Golf Academy.

As indicated in this memo, as soon as we receive the proposed Order from Scott Barhight, which has been signed off on by all counsel, the Board will issue its final Order dismissing this matter.

I've noted the file so you will receive a copy of that final Order when it's issued.

Call me if you have any questions.

Kathi

Kathi
Ext. 3180

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Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL
Room 47, Old Courthouse
400 Washington Ave.
Towson, MD 21204

(410) 887-2188

ER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

June 3, 1997

Arnold Jablon, Director
Department of Permits and
Development Management
111 W. Chesapeake Avenue
Towson, MD 21204

Hand-delivered

Re: DEVELOPMENT PLAN HEARING AND
PETITION FOR SPECIAL EXCEPTION
Maryland Golf Academy / Eagle's Nest
Estates II - NE/S Dulaney Valley Road,
577' NW of corner Loch Raven Drive, 10th
Election District, 6th Councilmanic
Legal Owners: Lynda Nugent/MGA Land
Holding, LLC
Contract Purchaser: MacKenzie Investment
Corporation
Case Nos. X-345 & 97-251-X

Dear Mr. Jablon:

Please enter an appeal of the People's Counsel for Baltimore County to the County Board of Appeals from the Order dated May 16, 1997 of the Baltimore County Deputy Zoning Commissioner in the above-entitled cases.

Please forward copies of any papers pertinent to the appeal as necessary and appropriate.

Very truly yours,

Peter Max Zimmerman
People's Counsel for Baltimore County

Carole S. Demilio
Deputy People's Counsel

PMZ/CSD/caf

RECEIVED
JUN - 3 1997

cc: G. Scott Barhight, Esq., Whiteford, Taylor & Preston,
210 W. Pennsylvania Avenue, 4th Fllor, Towson, MD 21204,
Attorney for Petitioners/Developers

G. Macy Nelson, Esq., Anderson, Coe & King, 201 N. Charles St.,
Suite 2000, Baltimore, MD 21201, attorney for Protestants

Leslie M. Pittler, Esq., 29 W. Susquehanna Avenue, Suite 610,
Towson, MD 21204, attorney for Protestants

Baltimore County Government
Department of Permits and
Development Management

111 West Chesapeake Ave.
Towson, Md. 21204

(410) 887-3321

June 18, 1997

G. Macy Nelson, Esq.
Anderson, Coe & King, LLP
201 N Charles Street Suite 2000
Baltimore MD 21201-4135

Leslie M. Pittler, Esq.
8415 Bellona Lane Suite 605
Towson MD 21204 21204

Peter Max Zimmerman, Esq.
Peoples Counsel for Baltimore County
400 Washington Avenue
Towson MD 21204

RE: Appeal of Special Exception
N/S of Dulaney Valley Rd, W of Loch Raven Road
Maryland Golf Academy
District: 10 c 6
Lynda Nugent and MGA Land Holding , LLC - Applicant
File No.: 97-251-X

Dear Mr. Barhight:

Please be advised that an appeal of the above-referenced case was filed in this office on June 13, 1997 by G. Scott Barhight, Esq. on behalf of the MacKenzie Investment Corporation c/o Clark F. MacKenzie. Please note that the appeal is to the Special Exception only. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals (Board).

If you have any questions concerning this matter, please do not hesitate to contact the Board at (410) 887-3180.

Sincerely,

Arnold Jablon
Director

AJ:ckr

c: G. Scott Barhight, Esq.
Mr. Royal Johnson
Ms. Clare Carr
Ms. Lynda Nugent
Mr. Dale Springer, Jr.
Ms. Suzanne Kunhardt
Charlotte W. Pine, Esq.
Mr. Clark Mackenzie
Mr. Frederick Chadsey, G. W. Stephens, Jr., and Assoc., Inc.
Sophia Jennings, Zoning Office
People's Counsel

Case No. CBA-97-119
and
Case No. 97-251-X

Development Plan -Maryland Golf Academy /PDM X-345

SE -To permit golf course, country club, outdoor recreation club and community buildings

5/16/97 -Hearing Officer (DZC) APPROVED the Development Plan; APPROVED the SWM Waiver; and GRANTED the special exception with restrictions.

6/11/97 -Petition on Appeal filed by the Office of People's Counsel /Appellant.

6/13/97 -Added to file additional Appellants per S. Lowrey: M. Nelson representing Ravenhurst Comm. Assn and Windemere Comm. Assn; and L. Pittler representing Long Green Valley Assn. Added addressed to file. (This information and all copies will be forwarded to CBA with balance of file prior to hearing.)

-Notice of Assignment for hearing scheduled for Thursday, July 3, 1997 at 10:00 a.m. (also holding Thursday, July 24 and Friday, July 25, 1997 as additional dates for completion of this matter as needed) sent to the following:

People's Counsel for Baltimore County
G. Macy Nelson, Esquire
Ravenhurst Comm. Assn. c/o Suzanne Kunhardt
Windemere Comm. Assn. c/o Royal Johnson
Leslie Pittler, Esquire
Long Green Valley Assn. c/o Charlotte W. Pine
Dale Springer, Jr.
Clare Carr
G. Scott Barhight, Esquire
Clark MacKenzie, President
MacKenzie Investment Corp.
Lynda L. Nugent /MGA
Land Holding, LLC
G.W. Stephens, Jr., and Assoc., Inc.
/Frederick Chadsey
Pat Keller
Arnold Jablon, Director /PDM
Lawrence E. Schmidt
Virginia W. Barnhart, Co Atty
Timothy Fitts, Project Manager /PDM

6/19/97 -Petition on appeal filed by G. Macy Nelson, Esq. for Ravenhurst, et al

6/23/97 -Numerous telephone conversations with M. Nelson regarding schedule (previously scheduled vacation) conflict for 7/24 and 7/25/97. Will be requesting postponement in writing. Advised him that next open dates on schedule would be in the Fall.

- Telephone conversations with S. Barhight regarding Mr. Nelson's pending request and scheduling situation. Mr. Barhight to get back to me regarding possibility of September 1997 dates, and also October dates. Advised Mr. Nelson of dates available.

- September dates would not work; confirmed availability of all parties for October dates. Upon receipt of written request for postponement from Mr. Nelson re: 7/24 and 7/25, and letter from Barhight regarding start of hearing in this FDP approval, will then postpone and reschedule to October dates. (Mr. Nelson has Federal case which may or may not impact on October 28 and 29 dates; will also hold 11/04 and 11/06 in the event 10/28 and 10/29 cannot be used.)

- FAX letter from Mr. Nelson regarding 7/24 and 7/25/97; awaiting correspondence from S. Barhight.

6/26/97 -Letter from Mr. Barhight regarding Mr. Nelson's request; also requesting postponement from 7/03/97 date if Mr. Nelson's request is granted; to be scheduled completely in October for hearing. Petitioner waived hearing deadlines cited in development regulations regarding appeal before this Board.

- Notice of PP and Reassignment sent to parties; scheduled to begin Wednesday, October 8, 1997; also holding a total of five additional days for hearing (10/14; 10/16; 10/21; 10/28; and 10/29); also holding 11/04 and 11/06, in the event Mr. Nelson is in Federal court on 10/28 and 10/29.

6/30/97 -Letter from S. Barhight; Lynda L. Nugent no longer has interest in the property or the case; may be removed from the file for copies.

7/01/97 -Received from S. Barhight the original transcript of the Development Plan hearing held before the Hearing Officer April 9, 10 and 11, 1997.

7/02/97 -Letter from G. Macy Nelson, Esquire confirming the possibility of his unavailability on 10/28 and 10/29, which is the reason why 11/04 and 11/06 are also being reserved in this matter.

7/28/97 - Letter from Sandra R. Gutman, Assoc. Solicitor, City of Baltimore, entering appearance of Mayor and City Council of Baltimore.

8/06/97 -Letter from S. Gutman requesting rescheduling of hearing dates, namely, Oct 10, 28 and 29 as she will be away for that two week period.

8/11/97 -Letter of opposition to postponement of dates requested by S. Gutman received from S. Barhight. Will attempt to work out conflicting dates with Ms. Gutman and other counsel in this case upon his return from vacation 8/19/97. Requests that scheduled dates remain unchanged until he has that opportunity.

10/01/97 -Letter from P. Zimmerman regarding de novo vs appellate review and combined trial with courtesy copies to Barhight, Pittler and Nelson.

10/07/97 -Response from S. Barhight to Zimmerman letter.

10/08/97 -Concluded Hearing Day #1. Bd met with all counsel at conclusion of Day #1 regarding hearing dates and schedule. Final agreement resulted in following dates and an Amended Notice of Assignment which was sent to all parties, including counsel for Baltimore City (Messrs. Philippou and Radmondi and Ms. Gutman).

Dates: Tuesday October 14 @ 9 a.m.
Thursday October 16 @ 10 a.m.
Tuesday October 21 @ 9 a.m.
Friday October 24 @ 9 a.m.
Tuesday October 28 @ 9 a.m.
Wednesday October 29 @ 9 a.m.
Friday October 31 @ 9 a.m.
Friday November 14 @ 9 a.m.

Summary: Earlier time (9 a.m.) on 10/14, 10/21, 10/28 and 10/29;
Added 10/24, 10/31 and 11/14 @ early start time (9 a.m.)
Deleted 11/04 and 11/06 from schedule
October 16th stays at 10:00 start

10/14/97 -Board assembled for hearing. Counsel for all parties requested postponement of start of hearing day #2 until later this afternoon to allow for further negotiation in this matter.
- Board convened for hearing at 2:00 p.m. By joint request of Counsel, postponement granted to allow for negotiations; dates assigned in February 1998 upon confirmation of availability of all parties. Notice of PP and Reassignment sent for following dates:

Wednesday February 4, 1998 @ 10 a.m. Day #2
Thursday February 5, 1998 @ 10 a.m. Day #3
Friday February 6, 1998 @ 10 a.m. Day #4
Thursday February 19, 1998 @ 10 a.m. Day #5
Friday February 20, 1998 @ 10 a.m. Day #6
Tuesday February 24, 1998 @ 10 a.m. Day #7
Thursday February 26, 1998 @ 10 a.m. Day #8
Friday February 27, 1998 @ 10 a.m. Day #9

NOTE: M. Nelson indicated possible conflict with 2/04 and 2/05 hearing dates (possibly 2/06 also?) when above dates were set aside and scheduled. This will be worked out with any and all available dates during that period if (1) the case moves forward at that time and (2) his schedule does indeed conflict with those dates.

11/03/97 - T/C from Royal Johnson -- he has moved from area and asks that his name be removed from the file in this matter; add to file the following:

Sharon Fair, President of Windemere Comm Assn
19 Glen Alpine Road Phoenix 21131 410-592-3453
Deborah R. Culotta 4013 Cloverland Drive 21131 410-817-9257
Barton S. Nagle 12897 Eagle's View Rd 21131 410-252-7311

Above added to file and Notice.

2/04/98 -Hearing convened as scheduled; inasmuch as Baltimore County had concluded negotiation for purchase of the property on Monday, February 2, 1998, parties appeared to submit dismissals and Motions relative thereto (**see "Memo to File" attached**). Final Order to be issued by the Board as indicated. (C.B.M.)

IN THE MATTER OF MARYLAND GOLF ACADEMY & EAGLES NEST ESTATES II	* BEFORE THE * COUNTY BOARD OF APPEALS * OF
DEVELOPMENT PLAN HEARING PETITION FOR SPECIAL EXCEPTION	* BALTIMORE COUNTY * CBA-97-119 CASE NOS. 97-251-X & X-345

* * * * * * * * * * *

STIPULATION OF DISMISSAL

The parties to the above-referenced matter hereby stipulate that the appeals filed in the above-captioned matter be and are hereby dismissed with prejudice.

G. Scott Barhight
Whiteford, Taylor & Preston L.L.P.
210 West Pennsylvania Avenue
Towson, Maryland 21204-4515
(410) 832-2000
Counsel for MacKenzie Investment Corporation

Michael G. Raimondi, Esquire
Sandra R. Gutman, Esquire
Baltimore City Department of Law
City Hall
100 N. Holliday Street
Baltimore, Maryland 21202
Counsel for the Mayor and City Council of Baltimore

G. Macy Nelson, Esquire
Suite 803
401 Washington Avenue
Towson, Maryland 21204
Counsel for Ravenhurst Community Association, Windemere Association, Inc., Suzanne Kunhardt, Royal A. Johnson, Sharon Fair, Deborah R. Culotta, Barton S. Nagle, Clare Carr

Leslie M. Pittler, Esquire
Apt 605
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Counsel for Long Green Valley Association

Peter M. Zimmerman, Esquire
People's Counsel for Baltimore County
Old Courthouse, Room 47
400 Washington Avenue
Towson, Maryland 21204

Dale Springer
12844 Stone Eagle Road
Phoenix, Maryland 21131

125234

IN THE MATTER OF MARYLAND GOLF ACADEMY & EAGLES NEST ESTATES II	* BEFORE THE * COUNTY BOARD OF APPEALS * OF
DEVELOPMENT PLAN HEARING PETITION FOR SPECIAL EXCEPTION	* BALTIMORE COUNTY * CBA-97-119 CASE NOS. 97-251-X & X-345

* * * * * * * * * * * *

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123234

IN THE MATTER OF MARYLAND GOLF ACADEMY & EAGLES NEST ESTATES II	* BEFORE THE * COUNTY BOARD OF APPEALS * OF
DEVELOPMENT PLAN HEARING PETITION FOR SPECIAL EXCEPTION	* BALTIMORE COUNTY * CBA-97-119 CASE NOS. 97-251-X & X-345

* * * * * * * * * * *

STIPULATION OF DISMISSAL

The parties to the above-referenced matter hereby stipulate that the appeals filed in the above-captioned matter be and are hereby dismissed with prejudice Contingent upon Plaintiff filing a Motion to Strike Order for Special Exception for Golf Academy and contingent upon filing said Motion this Stipulation at a hearing before the County Board of Appeals on February 4, 1998.

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125231

IN THE MATTER OF MARYLAND GOLF ACADEMY & EAGLES NEST ESTATES II	* BEFORE THE * COUNTY BOARD OF APPEALS * OF
DEVELOPMENT PLAN HEARING PETITION FOR SPECIAL EXCEPTION	* BALTIMORE COUNTY * CBA-97-119 CASE NOS. 97-251-X & X-345

* * * * * * * * * * *

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IN THE MATTER OF MARYLAND GOLF ACADEMY & EAGLES NEST ESTATES II	* BEFORE THE * COUNTY BOARD OF APPEALS
DEVELOPMENT PLAN HEARING PETITION FOR SPECIAL EXCEPTION	* OF * BALTIMORE COUNTY * CBA-97-119 CASE NOS. 97-251-X & X-345

* * * * * * * * * * *

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IN THE MATTER OF MARYLAND GOLF ACADEMY & EAGLES NEST ESTATES II	* BEFORE THE * COUNTY BOARD OF APPEALS
DEVELOPMENT PLAN HEARING PETITION FOR SPECIAL EXCEPTION	* OF * BALTIMORE COUNTY
	* CBA-97-119 CASE NOS. 97-251-X & X-345

* * * * * * * * * * *

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125234

Baltimore County
Department of Permits and
Development Management

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

December 10, 1996

G. Scott Barhight, Esquire
210 West Pennsylvania Avenue
4th Floor
Towson, MD 21204

RE: Drop-Off Petition (Item #251)
Maryland Golf Academy
10th Election District

Dear Mr. Barhight:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. Once a detailed review has been completed by the staff, those comments will be forwarded to you (hopefully before the hearing).

As Baltimore County is no longer responsible for posting properties, I have enclosed the proper forms pertaining to this. There is a form indicating the posting standards required by Baltimore County, as well as a list of vendors serving the Baltimore County area. The sign must contain the wording indicated on the "Zoning Notice" form and the certificate of posting must be completed by the poster and returned to Gwendolyn Stephens.

If you have any questions regarding the sign posting, please do not hesitate to contact Gwendolyn Stephens at 887-3391.

Very truly yours,

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:scj

Enclosures

Printed with Soybean Ink
on Recycled Paper

SCOTT BARHIGHT

251

THIS DROP-OFF PETITION IS BEING RETURNED AS TWO QUESTIONS MUST BE ANSWERED BEFORE ANY PETITION CAN BE DROPPED-OFF. THE QUESTIONS THAT NEED TO BE ANSWERED ARE: (1) ARE THERE ANY VIOLATIONS ON THIS PROPERTY AND (2) HAS ANYONE IN THIS OFFICE REVIEWED THIS BEFORE.

ALSO, PLANS MUST BE FOLDED TO 8 1/2" x 11".

IF YOU HAVE ANY QUESTIONS REGARDING THIS POLICY, CONTACT CARL RICHARDS IN THE ZONING OFFICE AT 887-3391.

12/10/96 →

(1) There are no zoning violations on this property.
(2) No one in this office has reviewed this before.

251

TOWSON
658 KENILWORTH DRIVE
SUITE 100
TOWSON, MARYLAND 21204
410/825-8120
FAX 410/583-0288

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CONSULTING ENGINEERS

BEL AIR
203 EAST BROADWAY
BEL AIR, MARYLAND 21014
410/879-1500
410/838-3800
FAX 410/893-0425

TO: PDM
Towson, Maryland

DATE: December 6, 1996

REFERENCE: Maryland Golf Academy

ATTENTION: Mr. Timothy Fitts

We are:
☐ Submitting ☒ Herewith ☐ Under Separate Cover
☒ Forwarding
☐ Returning

COPIES	DESCRIPTION
12	Special Exception Plat
3	Legal Description
1	Zoning Map Highlighting Site
1	Aerial Photograph Highlighting Site
3	Petitions for Special Exception
1	Filing Fee

RECEIVED
DEC 10 1996
BALTIMORE COUNTY
ZONING

☐ In accordance with your request
☐ For your review
☒ For processing
☐ Plans reviewed and accepted
☐ Plans reviewed and accepted as noted

☐ For your use
☐ Please call when ready
☐ Please return to this office
☐ Approval requested
☐ Meeting requested

Remarks:

RC:elo

For further information, please contact the writer at this office.

Sincerely yours,

Rick Chadsey, P.E.

cc: Sibby Gibbs

Baltimore County
Department of Permits and
Development Management

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

February 28, 1997

G. Scott Barhight, Esquire
Whiteford, Taylor, & Preston
210 West Pennsylvania Avenue
Towson, MD 21204-4515

RE: Drop-Off Revision Review (Item #251)
Zoning Case #97-251-X
Maryland Golf Academy

Dear Mr. Barhight:

At the request of the attorney/petitioner, the above referenced revisions were accepted for filing without a final filing review by the staff. The revisions were accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed no unaddressed zoning issues and/or incomplete information. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the $100.00 revision fee.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,

Mitchell J. Kellman
Planner II
Zoning Review

MJK:scj

Enclosure (receipt)

c: Zoning Commissioner

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on Recycled Paper

Baltimore County
Department of Permits and
Development Management

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

January 21, 1997

G. Scott Barhight, Esquire
210 West Pennsylvania Avenue
4th Floor
Towson, MD 21204

RE: Drop-Off Petition Review (Item #251)
Maryland Golf Academy
Location: Approximately 600' NW of intersection Dulaney Valley Road and Loch Raven Drive
5th Election District

Dear Mr. Barhight:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the $100.00 revision fee.

1. The special exception request should make reference to the accessory museum.

2. Be aware that all buildings must meet principal building setbacks within the R.C.-4 zone.

3. The FDP for Cloverland Farms must be amended. This may be completed via a special hearing with this special exception request.

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on Recycled Paper

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,

Mitchell J. Kellman
Planner II
Zoning Review

MJK:scj

Enclosure (receipt)

c: Zoning Commissioner

File

Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

June 3, 1997

G. Scott Barhight, Esquire
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: DEVELOPMENT PLAN HEARING and PETITION FOR SPECIAL EXCEPTION
Maryland Golf Academy
Case Nos. X-345 and 97-251-X

Dear Mr. Barhight:

I am in receipt of your letter dated June 2, 1997 concerning Condition No. 2 of the Order issued by me in the above-captioned matter on May 16, 1997. I have reviewed the language contained within Condition No. 2 and offer the following comments.

The purpose of Condition No. 2 was to impose upon the Developer the obligation to repair any damage to Stone Eagle Road which might occur during the "construction phase" of the 7-lot residential subdivision. This would pertain only to the installation of the extension of Stone Eagle Road, the drilling of any wells for Lots 1 through 7, and the grading of the 7 lots in question. Any damage done to Stone Eagle Road during this "construction phase" should be paid for by the Developer, who, in essence, would have caused such damage.

The Developer's obligation in this respect would cease and terminate upon completion of Stone Eagle Road, the installation of the wells for Lots 1 through 7, and any clearing necessary in order to prepare those lots for sale. You correctly indicated in your letter that the Developer is already required to post certain bonds with Baltimore County to cover any potential damage done to Stone Eagle Road. Thus, funds should be reserved to pay for any damage which might occur to the existing road.

SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21202-1626
TELEPHONE 410 347-8700
FAX 410 752-7092

30 COLUMBIA CORPORATE CENTER
10440 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
TELEPHONE 410 884-0700
FAX 410 884-0719

G. SCOTT BARHIGHT
DIRECT NUMBER
410 832-2050
gbarhight@wtplaw.com

WHITEFORD, TAYLOR & PRESTON
L.L.P.

210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4515
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FAX 410 832-2015
www.wtplaw.com

1025 CONNECTICUT AVENUE, NW
WASHINGTON, D.C 20036-5405
TELEPHONE 202 659-6800
FAX 202 331-0573

1317 KING STREET
ALEXANDRIA, VIRGINIA 22314-2928
TELEPHONE 703 836-5742
FAX 703 836-0265

February 24, 1998

Via Hand Delivery

Charles L. Marks, Acting Chairman
County Board of Appeals of Baltimore County
Room 49, Old Courthouse
400 Washington Avenue
Towson, Maryland 21204

Re: CBA--97-119
Case Nos. 97-251-X & X-345
Petitioner: MacKenzie Investment Corporation
Agreed Opinion and Order

Dear Mr. Chairman:

Consistent with the instructions of the Board at the hearing which occurred on February 4, 1998, enclosed is a proposed Opinion and Order which has been circulated for comment to each of the parties to this case. Please review this proposed Opinion and Order, and if acceptable, have it executed as the final Opinion and Order of the Board of Appeals in this matter.

Should you have any questions or comments regarding this matter, please feel free to contact me. Thank you for your kind attention to this matter.

Sincerely,

G. Scott Barhight

GSB:sll

RECEIVED
COUNTY BOARD OF APPEALS
BALTIMORE COUNTY
98 FEB 25 AM 10:43

Enclosure
cc: G. Macy Nelson, Esquire
Peter M. Zimmerman, Esquire
Michael G. Raimondi, Esquire
Leslie M. Pittler, Esquire
Mr. Dale Springer
Mr. Clark F. MacKenzie
Richard E. Levine, Esquire
Frederick N. Chadsey, IV, P.E.

127544

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1317 KING STREET
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RECEIVED
JUN - 2 1997
ZONING COMMISSIONER

June 2, 1997

Via Hand Delivery

The Honorable Timothy M. Kotroco
Deputy Zoning Commissioner
Zoning Commissioner's Office
400 Washington Avenue
Towson, Maryland 21204

Re: Development Plan Hearing and
Petition for Special Exception
Maryland Golf Academy
Case No. X-345 and 97-251-X

Dear Mr. Kotroco:

Thank you for your Order dated May 16, 1997 regarding the above-referenced matter. Please accept this letter as a request for clarification of Condition No. 2 on page 43 of the Order.

My reading of Condition No. 2 indicates that the developer will be responsible for damage done to Stone Eagle Road as a result of the work required to create the subdivision, i.e., the extension of Stone Eagle Road, the drilling of wells and any other work performed by the developer. It is my understanding that the developer will not be responsible for damage done to Stone Eagle Road after a lot is sold. Individual builders or homeowners who utilize Stone Eagle Road for construction purposes will be responsible after a lot is sold. Further, it is my anticipation that the bonds required by Baltimore County for the issuance of the permits to the developer to extend Stone Eagle Road should cover the costs to repair any damage to the extended Stone Eagle Road. In any event, the developer is not responsible for pre-existing conditions. Additionally, the obligations of the developer pursuant to Condition

No. 2 do not relieve the County from any obligations the County may otherwise be required to meet.

Please confirm my understanding of Condition No. 2 at your earliest convenience. Hopefully, I have not misunderstood your intent.

Thank you for your kind attention to this matter.

Sincerely,

G. Scott Barhight

GSB:sll
cc: G. Macy Nelson, Esquire (via fax)
Leslie M. Pittler, Esquire (via fax)
Mr. Royal Johnson
Ms. Clare Carr
Mr. Dale Springer, Jr.
Mr. Timothy Fitts
Mr. Clark F. MacKenzie (via fax)
Ms. Sibyl B. Gibbs (via fax)

108349

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ALEXANDRIA, VIRGINIA 22314-2928
TELEPHONE 703 836-5742
FAX 703 836-0265

June 16, 1997

Via Hand Delivery

Arnold Jablon, Director
Zoning Administration and Development Management Office
111 W. Chesapeake Avenue
Towson, Maryland 21204

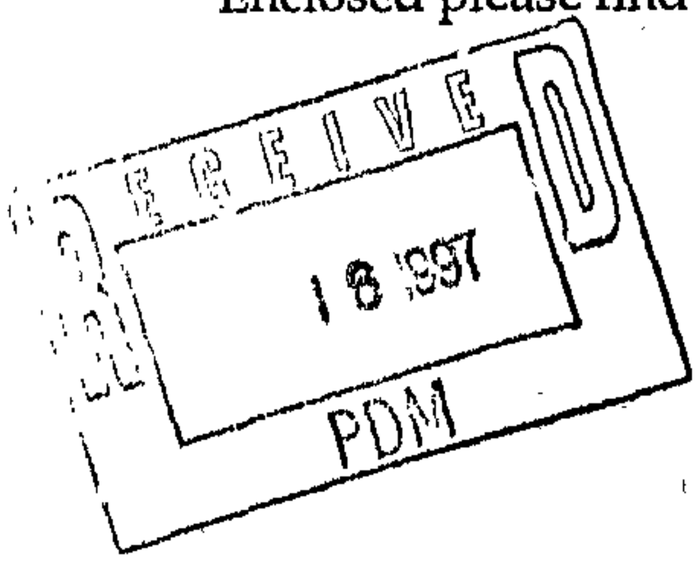
Re: Notice of Appeal in *Case No: 97-251-X*;
Petition for Special Exception
In the Matter of: Maryland Golf Academy

Dear Mr. Jablon:

Please enter an appeal on behalf of the Petitioner, the MacKenzie Investment Corporation, c/o Mr. Clark F. MacKenzie, 2328 West Joppa Road, Suite 200, Lutherville, Maryland 21093, to the County Board of Appeals from the Order dated May 16, 1997, of the Baltimore County Deputy Zoning Commissioner in Case No: 97-251-X. This office is counsel for the Petitioner.

Please be advised that the Petitioner is only noting an appeal from the Deputy Zoning Commissioner's decision regarding the Petition for Special Exception. The Petitioner does not wish to appeal the Deputy Zoning Commissioner's decision in Case No: X-345 approving the Development Plan.

Enclosed please find a check for $285.00 for the filing fee.



ROBERT H. BOUSE, JR.
E. DALE ADKINS, III
JAMES A. ROTHSCHILD
M. BRADLEY HALLWIG
J. MICHAEL SLONEKER
G. MACY NELSON
E. PHILIP FRANKE, III
PHILIP C. JACOBSON*
LYNNE B. MALONE
GREGORY L. VANGELSON
BARBARA McC. STANLEY
MATTHEW T. ANGOTTI
HUGH CROPPER, IV

*ALSO ADMITTED IN
DISTRICT OF COLUMBIA

WRITER'S FAX: 410-752-_____

LAW OFFICES

ANDERSON, COE & KING, LLP

SUITE 2000
201 N. CHARLES STREET
BALTIMORE, MARYLAND 21201-4135
TELEPHONE: 410-752-1630
FAX DIRECT DIAL: 410-752-0085

OCEAN CITY OFFICE
P.O. BOX 535
7904 COASTAL HIGHWAY, #5
OCEAN CITY, MD 21842
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JAMES S. AIST
RUSSELL S. WOODWARD
H. JOY SHARP*
CHARLES I. JOSEPH
MATTHEW McD. REED

G. C. A. ANDERSON
(1898-1985)
WARD B. COE, JR.
(1913-1998)

COUNSEL
FRANK J. VECELLA
JOHN F. KING

4/13/97
GY

June 13, 1997

HAND DELIVERED

Arnold Jablon, Director
Zoning Administration and Development
Management Office
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Development Plan Hearing and Petition
For Special Exception
Maryland Golf Academy/Eagle's Nest Estates II
NE/S Dulaney Valley Road, 577' NW of corner
of Loch Raven Drive, 10th Election District,
6th Councilmanic
Legal Owners: Lynda Nugent/MGA Land Holding, LLC
Contract Purchaser: MacKenzie Investment Corporation
Case Nos. X-345 and 97-251-X

Dear Mr. Jablon:

Please enter an appeal on behalf of the Ravenhurst Community Association, c/o Suzanne Kunhardt, 4212 Ravenhurst Circle, Glen Arm, Maryland 21057, Suzanne Kunhardt, 4212 Ravenhurst Circle, Glen Arm, Maryland 21057, The Windemere Association, Inc., c/o Royal A. Johnson, 23 Glen Alpine Road, Phoenix, Maryland 21131-2407, and Royal A. Johnson, 23 Glen Alpine Road, Phoenix, Maryland 21131-2407 to the County Board of Appeals from the Order dated May 16, 1997 of the Baltimore County Deputy Zoning Commissioner in the above-entitled case. I am counsel for the parties identified in this paragraph.

In addition, please enter an appeal of the Long Green Valley Association, c/o Charlotte W. Pine, Esquire, P. O. Box 91, Baldwin, Maryland 21013 to the County Board of Appeals from the Order dated May 16, 1997 of the Baltimore County Deputy Zoning

RECEIVED
JUN 13 1997

97-2986

LAW OFFICES

ANDERSON, COE & KING, LLP

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BALTIMORE, MARYLAND 21201-4135
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LYNNE B. MALONE
GREGORY L. VANGEISON
BARBARA McC. STANLEY
MATTHEW T. ANGOTTI
HUGH CROPPER, IV

*ALSO ADMITTED IN
DISTRICT OF COLUMBIA

WRITER'S FAX: 410-752-_____

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(1898-1985)
WARD B. COE, JR.
(1913-1996)

COUNSEL
FRANK J. VECELLA*
JOHN F. KING

6/20/97

June 18, 1997

County Board of Appeals
of Baltimore County
400 Washington Avenue
Room 49, Old Courthouse
Towson, Maryland 21204

Attention: Kathleen Bianco

Re: Development Plan Hearing Petition for Special Exception NE/S Dulaney Valley Road, 577' NW of corner of Loch Raven Drive (Maryland Golf Academy), 10th Election Dist., 6th Councilmanic
Legal Owners: Lynda L. Nugent/MGA Land Holding, Inc. - Contract Purchaser & Developer: MacKenzie Investment Corp.
Case Nos. X-345 and 97-251-X

Dear Ms. Bianco:

Enclosed for filing in the above matter please find a Petition on Appeal with regard to the above matter on behalf of Ravenhurst Community Association, Suzanne Kunhardt, The Windemere Association, Inc., Royal A. Johnson and Long Green Valley Association. A courtesy copy of this Petition on Appeal has been forwarded to Arnold Jablon at the Zoning Administration and Development Management Office.

Thank you.

Very truly yours,

G. Macy Nelson

GMN/slt
Enclosure
cc: G. Scott Barhight, Esquire
Peter Max Zimmerman, Esquire
Leslie M. Pittler, Esquire
Mr. Arnold Jablon

RECEIVED
JUN 19 1997
PDM

ROBERT H. BOUSE, JR.
E. DALE ADKINS, III
JAMES A. ROTHSCHILD
M. BRADLEY HALLWIG
J. MICHAEL GLONEKER
G. MACY NELSON
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LYNNE B. MALONE
GREGORY L. VANGELSON
BARBARA McC. STANLEY
MATTHEW T. ANGOTTI
HUGH CROPPER, IV

*ALSO ADMITTED IN
DISTRICT OF COLUMBIA

WRITER'S FAX: 410-752-_____

LAW OFFICES
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BALTIMORE, MARYLAND 21201-4135
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(1898-1985)
WARD B. COE, JR.
(1913-1996)

COUNSEL
FRANK J. VECELLA
JOHN F. KING

June 23, 1997

VIA FACSIMILE - 410-887-3182

County Board of Appeals
of Baltimore County
400 Washington Avenue
Room 49, Old Courthouse
Towson, Maryland 21204

Attention: Kathleen Bianco

Re: Development Plan Hearing Petition for Special Exception NE/S Dulaney Valley Road, 577' NW of corner of Loch Raven Drive (Maryland Golf Academy), 10th Election Dist., 6th Councilmanic
Legal Owners: Lynda L. Nugent/MGA Land Holding, Inc. - Contract Purchaser & Developer: MacKenzie Investment Corp.
Case Nos. X-345 and 97-251-X

Dear Ms. Bianco:

This letter confirms our telephone conversation on June 23, 1997 concerning the schedule in the above-captioned case. I am writing to request that a hearing not be scheduled on either July 24 or July 25, 1997 because I am scheduled to be on vacation at that time. I recognize that it is a difficult task to schedule these hearings but would appreciate it if you could avoid those dates.

Very truly yours,

G. Macy Nelson

GMN/slt
cc: G. Scott Barhight, Esquire

LAW OFFICES

ANDERSON, COE & KING, LLP

SUITE 2000
201 N. CHARLES STREET
BALTIMORE, MARYLAND 21201-4135
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MATTHEW T. ANGOTTI
HUGH CROPPER, IV

*ALSO ADMITTED IN DISTRICT OF COLUMBIA

WRITER'S FAX: 410-752-0085

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(1898-1985)
WARD B. COE, JR.
(1913-1996)

COUNSEL
FRANK J. VECELLA
JOHN F. KING

FACSIMILE COVER SHEET

DATE: 6/23/97

FAX #: 887-3182

TO: Ms. Bianco

FROM: Macy Nelson

Re: Maryland Golf Academy

No. of pages, including this cover sheet: 7

Should you have any questions regarding this transmittal, please contact: Dandy

Original will be mailed: Yes X No ____

CONFIDENTIALITY NOTICE: This facsimile contains confidential information which may also be legally privileged and which is intended only for the use of the Addressee(s) named above. If you are not the intended recipient, or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that any dissemination or copying of this facsimile, or the taking of any action in reliance on the contents of this telecopied information, may be strictly prohibited. If you have received this facsimile in error, please notify us immediately by telephone and return the entire facsimile to us at the above address via the U.S. Postal Service. Thank you.

83(5)

ROBERT H. BOUSE, JR.
E. DALE ADKINS, III
JAMES A. ROTHSCHILD
M. BRADLEY HALLWIG
J. MICHAEL SLONEKER
G. MACY NELSON
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BARBARA McC. STANLEY
MATTHEW T. ANGOTTI
HUGH CROPPER, IV

*ALSO ADMITTED IN
DISTRICT OF COLUMBIA

WRITER'S FAX: 410-752-_____

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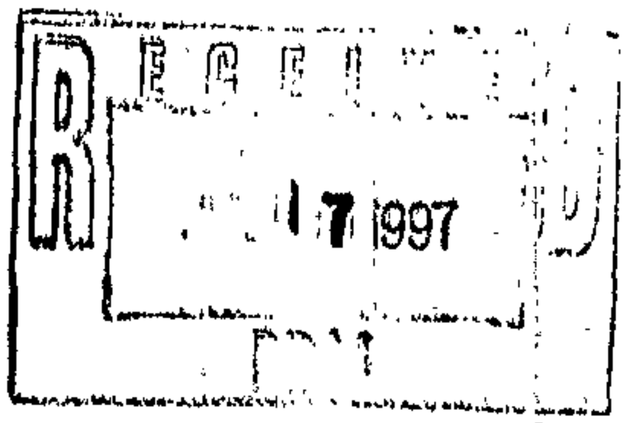
OCEAN CITY OFFICE
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(1898-1985)
WARD B. COE, JR.
(1913-1996)

COUNSEL
FRANK J. VECELLA
JOHN F. KING

July 16, 1997



Arnold Jablon, Director
Zoning Administration and Development
Management Office
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Notices of Appeal in Case Nos. X-345 and 97-251-X
Petition for Special Exception in the
Matter of: Maryland Golf Academy

Dear Mr. Jablon:

On June 13, 1997 an appeal was entered in the above cases and a check in the amount of $285 was forwarded for the filing fee. Apparently, a filing fee for the development plan appeal in the amount of $250 was also required. Enclosed please find our check in the amount of $250 for the remaining filing fee due in this matter on behalf of the Ravenhurst Community Association, Suzanne Kunhardt, The Windemere Association, Inc., Royal A. Johnson, and Long Green Valley Association.

Thank you.

Very truly yours,

G. Macy Nelson

G. Macy Nelson

GMN/slt
Enclosure
cc: Leslie M. Pittler, Esquire
Peter Max Zimmerman, Esquire
G. Scott Barhight, Esquire

ANDERSON, COE & KING, LLP
SUITE 2000
201 N. CHARLES STREET
BALTIMORE, MARYLAND 21201

FIRST NATIONAL BANK OF MARYLAND
Baltimore, Maryland
7-11/520 041

No. 56863

PAY TWO HUNDRED FIFTY DOLLARS AND NO/100

DATE
7/16/97

AMOUNT
$250.00

PAY TO THE ORDER OF Baltimore County MD

Nancy J Kelly

⑈052000113⑈ 173⑈9562 7⑈

97-4999

9/29/97
g
to CB file

9/29/97

To: Honorable C. A. Ruppersberger 410-887-4049

All County Council Members 410-887-5781

Zoning Commissioner, L. Schmidt 410-887-3468

Department of Permits and Development 410-887-5708
A. Jablon

These communications are to express our strong opposition to zoning request of the MacKenzie Company to build a Golf Academy on RC-4 land on Dulaney Valley Road, near the Peerce's Plantation Restaurant. This is an extensive commercial development project, totally inappropriate for this residential and RC-4 land area. It is as objectionable as the request to expand golf facilities at the Pine Ridge Golf Course several years ago. Let not the County make a mistake on this issue.

To have even granted an exception to the proposed developers strikes us as a flagrant disregard for the objectives of RC-4 land protection. The potential for abuse of the land and nearby properties should this proposal be approved cannot be argued.

We urge that the exception be denied and that the proposal be defeated.

Alberta Eidman

Henry H. Eidman

2114 Starmount Lane
Timonium, Md. 21093
410-252-2335

97-4500

9/29/97
to file
GS

WESTON L. DEAN

28 Windemere Parkway • Phoenix, MD 21131 • Telephone 401-592-2046

September 23,1997

97-251

Dear Arnold,

I haven't written a letter to you since our halcyon days with the Board of Education.

Life goes on.

I join with many others in opposition to the proposed zoning change to permit the construction of the Mackenzie Golf Academy.

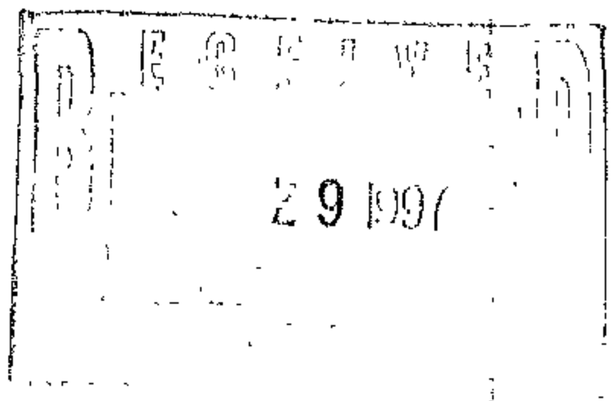
As you know, even the construction of houses on very large lots has not been permitted because the ground will not pass percolation tests. The proposed "Academy" projects 8500 gallons per day wells. If the water will not "perc' down then it must run off into the Loch Raven Reservoir only 500 ft. away.

I am sure that you have heard the many arguments, both pro and con, relative to this project. The traffic (my car was totaled in front of Pierces,) the opposition of Baltimore City, etc...This is a bad zoning change for Baltimore County and needs the opposition of all concerned.

Sincerely,

Wes.

Weston L. Dean



97-4969

9/26/97
c-8
To be file

Mr. & Mrs. Eric Hogan
2105 Starmount Lane
Lutherville, MD 21093
September 25, 1997

Permit & Development Management
Mr. Arnold Jablon
111Chesapeake Ave
Towson, MD 21204

Dear Mr. Jablon:

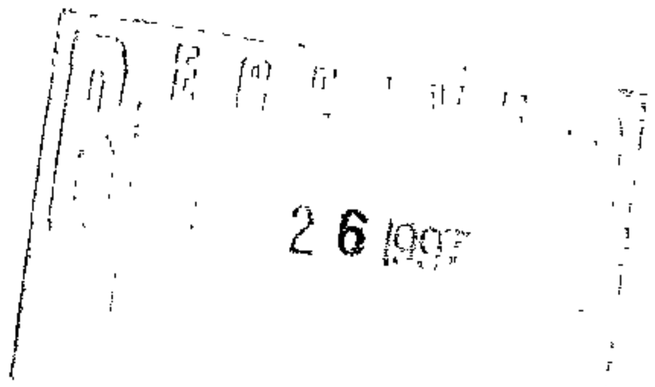
We greatly oppose the MacKenzie Golf Academy Proposal. This is an inappropriate commercial use of RC-4 zoned land. We have too much traffic out here now. Please stop all this greedy commercialism, and leave the area alone. We moved out here to be in the country, and we feel like we live in the city now. So much building is causing more congestion than the area can take. Let's use some common sense, and stop making exceptions for those seeking the almighty dollar, instead of protecting the rights of the citizens who live here. How would you like this going up in your back yard?

We'll be watching carefully to see what moves you make concerning this matter.

Sincerely,

Eric & Debbie Hogan

Eric & Debbie Hogan



97-4938a

2.5 mi

9/25/97
cf
to GS
file

926 Dunellen Drive
Towson, Maryland 21286
September 23, 1997

Dear Mr. Jablon:

This is a letter of protest against the MacKenzie Golf Academy Proposal. Commercial expansion in a rural area this close to Loch Raven is inappropriate. The watershed needs protection. The residents of quiet rural neighborhoods have the right to continue to live in the kind of setting they purchased. There are plenty of other places for a Golf Academy that would be less objectionable.

Thank you for your thoughtful consideration and your vote against this proposal.

Sincerely,

R A Bollman
Jane H Bollman

Roger Ay Bollman
Jane H. Bollman

97-4830

9/17/97
BJ
TO GS
file

4013 Cloverland Drive
Phoenix, MD 21131

Debi Culotta

Office 410-817-9257
FAX 410-592-7924

September 15, 1997

TO: THE HONORABLE C.A. "DUTCH" RUPPERSBERGER

___Mr. Samuel Moxley ___ Mr. Kevin Kaminetz

___Mr. Brian McIntire ___ Mr. Douglas Riley

___Mr. Vincent Gardina ___ Mr. Louis DePazzo

THE HONORABLE JOSEPH BARTENFELDER

___ Mr. L. Schmidt
Zoning Commissioner

_X_Mr. Arnold Jablon
Permit and Development Man.

Dear Sirs and Honorable Gentlemen,

I am writing to voice my strongest sentiment regarding the Maryland Golf Academy. It has recently come to my attention that this academy will carry with it many driving tees. Is this a golf course as it has been portrayed to the public? I think not.

My husband and I strongly oppose the commercialization of this zoned RC-4 property. I believe Baltimore County Zoning must be held accountable for the quick proceedings and the drastic change from residential to a heavy use commercial project of this nature. It is an inappropriate use of this land under any circumstance.

Most appropriately yours,

Deborah Culotta

Frank and Deborah Culotta
410-817-9257

97-4832

9/17/97
gs file

SEP 16 1997

September 15, 1997

Dear Mr. Arnold Jablon

I have lived in Baltimore County since November, 1940, obviously I have seen many changes, but none more disturbing than the proposed Golf Academy bordering Peerce's Plantation. For the Baltimore County Zoning Commission to even consider approving this idea is ridiculous. The proposal is not only detrimental to the environment, but its "packaging" is an outright sham, which insults the community's intelligence. For example, the lights for the driving range are to be in the ground to minimize the illumnination of the sky at night. This may decrease it somewhat, but it certainly will still be visible for some distance. Who do these guys think they're kidding? This is only one of many problems associated with this enterprise.

My family, children and other relatives reside in the immediate area and the adults are conscientious voters. Suffice it to say, any elected or appointed official who favors this proposal or encourages it by commission or omission will not only lose our support, but we will actively work in opposition to them in every way possible in the future.

In closing, we as a family will attend the appeal hearing in October at the Towson Old Court House. This is the first time we have ever done anything like this, but the approval of this proposal by the Zoning Commission is simply outrageous.

Sincerely,

Stuart N. Carlisle

Stuart N. Carlisle
4309 Manorwood Dr.
Glen Arm, MD 21057
(410) 665-0779

97-497C

9/24/97
CS
TO OS
file

Gary Steckler
3 Nantucket Garth
Phoenix, Maryland 21131
(410) 592-5939

RECEIVED
SEP 23 1997

September 20, 1997

Permit and Development Management
Mr. Arnold Jablon
401 Bosley Avenue, County Courts Building
Towson, Maryland 21204

97-251

Dear Mr. Jablon:

Enclosed is a copy of one of the many letters that our community and other communities in the area have been receiving from irate residents.

We all elected you as County Executive and would like very much your support and help in this very important matter.

About five years ago they built a small convenience store at the old Cloverland dairy site which was opened for about six months. The Baltimore County Zoning Board reviewed the situation and made them close it down and tear the building down because it was too much of a commercial project. The Golf Academy is a much larger commercial project than a small convenience store.

There is something wrong with the entire situation if the land near the watershed has always been zoned restricted residential for many years.

You were appointed permit and development manager and we hope that we can count on your support in this very important matter. Thank you for your cooperation.

Very truly yours,

Gary Steckler

12 September 1997

Neighbors:

I attended the meeting last evening which discussed the consequences of the Maryland Golf Academy Project which is moving forward at an alarming rate, considering the consequences it will have on our community. My daily work involves environmental impacts. I could not begin to describe these to you, there are so many. However, as a resident here in Windemere, you need to know that the increased traffic flow that will be created by this golf course is incredible, on a rural road which has very little chance of being widened. Conservative predicitions are that on weekends and holidays, there will be an additional 2000 cars, or 4000 (round trip) a day. What is of particular interest, is the fact that no traffic study has even been performed by Baltimore County. However, one has been done by the developer, and its accuracy is questionable.

Other facts which were of particular interest to me are that a liquor license has already been applied for by the developer as he plans to turn this into a golf club, membership etc. - however, its operation will remain public so that all may come and it will be highly profitable. This land has been zoned restricted residential on watershed for years and years. Suddenly zoning has changed drastically to multi-use, commercial. Baltimore City is beginning to address the issue of contamination to the Baltimore City water supply, but we all know how much help our community can expect from Baltimore City. It has been unusually difficult to get articles in the Sunpaper to inform people about what is happening here.

From my understanding, **final** approval has not yet been given for this project. The county appeals hearings will begin on October 8. Windemere, Ravenhurst, Outposts, and several other groups are trying very hard to help, but it is apparent that many people are either not aware, or haven't taken the time to really see what is happening here, and how it will impact them directly. I gave my check to the Windemere Association last evening for $200.00 for legal expenses. I know everyone may not be able to do this. However, consider the fact that they expect our property values to drop at least $25,000 / house in light of the location and commercial nature of the public course proposed.

I am attempting to help inform my neighbors to be aware of what is taking place. Write letters to your elected representatives, or call them on the phone and talk to your friends and neighbors about this issue. The legal advisors stress that community uproar is probably the only thing that will stop or alter the path of this project which is well underway and has "big bucks" behind it. Money to lawyers is limited in its effects, community uproar is limitless if people respond to something that is truly wrong for this area. Your association president will welcome offers of help in any way. I enclose the addresses and phone numbers of two county officials which we can all bombard with our objections. I understand that we have been getting support through Bartenfelder's office, but interestingly enough, none from our Baltimore County Executive, Dutch Ruppersberger.

Baltimore County Executive
C.A. Dutch Ruppersberger
400 Washington Ave.
Towson, MD 21204
410-887-2450

6th District Councilman
Joseph Bartenfelder (same address as Ruppersberger)
410-887-3388

COMMUNITY ALERT

STOP THE MARYLAND GOLF ACADEMY!!!
WE NEED YOUR HELP!!!

THE DEPUTY ZONING COMMISSIONER FOR BALTIMORE APPROVED THE DEVELOPERS PROPOSAL FOR THIS PROJECT ON MAY 16, 1997.

THE COALITION OF NEIGHBORHOOD ASSOCIATIONS APPEALED THE DECISION. THE APPEAL WILL BE HEARD BY THE COUNTY BOARD OF APPEALS BEGINNING ON WEDNESDAY, OCTOBER 8, 1997, AT 10:00 a.m.

* * * * * * *

THE MARYLAND GOLF ACADEMY PROPOSAL

- **137 PRACTICE GOLF TEES**
- **30 LIGHTED, COVERED AND HEATED PRACTICE GOLF TEES**
- **A SHORT 9 HOLE GOLF COURSE**
- **6 BUILDINGS FOR THE DRIVING RANGE AND GOLF COURSE**
- **NO PUBLIC SEWERAGE--ONLY SEPTIC SERVICE**
- **NO PUBLIC WATER--UNLIMITED WELL UNDER MULTI-USE STATUS**
- **UNLIMITED PUBLIC ACCESS**
- **A STORM WATER POND & HOLDING PONDS IN FLOOD PLAIN**

* * * * * * *

IMPACT ON OUR NEIGHBORHOOD AND LOCH RAVEN

- **THE COMMERCIALIZATION OF A RESIDENTIAL/RURAL AREA**
- **THE DETERIORATION OF PROPERTY VALUES**
- **ADDITIONAL TRAFFIC OF 1,000 TO 3,000 CARS PER DAY**
- **THE THREAT TO THE LOCH RAVEN RESERVOIR**
- **THE THREAT OF UNLIMITED WATER USAGE TO THE AQUIFER**
- **FUTURE EXPANSION OR COMMERCIALIZATION OF THE PROPERTY INTO AN AMUSEMENT PARK TYPE FACILITY**

* * * * * * *

THIS PROJECT IS NOTHING MORE THAN A PUBLIC DRIVING RANGE TO BE OPERATED AS A COMMERCIAL ENTERPRISE

* * * * * * * *

THE PROPERTY IS CURRENTLY ZONED RC-4 WATERSHED. IT LIES WITHIN 500 FEET OF LOCH RAVEN RESERVOIR IN A RURAL/RESIDENTIAL AREA.

BALTIMORE CITY AND THE PEOPLE'S COUNCIL ARE JOINING THE APPEAL.

THE MGA DEVELOPMENT IS AN OUTRAGEOUS DISTORTION OR OUR ZONING LAWS AND THE ZONING PROCESS.

97-4975

9/24/97
9

134 Hollow Brook Road
Timonium, Maryland 21093
September 21, 1997

Mr. Arnold Jablon
Permit & Development Mgt
111 W. Chesapeake
Towson, Maryland 21204

Dear Mr. Jablon:

I have been a resident of Baltimore County since 1963 and have been pleased to see recent efforts to save land parcels in the County from commercial development. Two efforts that readily come to mind are Oregon Ridge Park and Cromwell Bridge Park.

I am writing to ask that you **oppose the Maryland Golf Academy at the Loch Raven Watershed**. This area has already lost much open space with the sale and future development of the Cloverland Dairy site. If we allow the area to be further developed we will lose the atmosphere that is Loch Raven: open country, quiet and peaceful.

I would appreciate any help that you would be able to give to save this area of Loch Raven.

Sincerely,

Marjorie Doyle

Marjorie Doyle

97-4913

9/24/97
8
TO 63
file

September 1997
David Krus
2839 Ontario Ave.
Balto. Md. 21234

97-251

Dear Sir,

I am writing to voice my opposition to the Machenzie Golf Academy Proposal. This Golf Academy is an inappropriate commercial use of RC-4 zoned land. We want our drinking water protected ! We want our neighborhood protected from overdevelopment.

Thank You,

David E. Krus

RECEIVED
2 4 1997

97-4694

10/8/97
8
TV file
WSG

Theresa A. Kollman
12852 Stone Eagle Road
Phoenix, Maryland 21131

October 6, 1997

Mr. Arnold Jablon
Permit & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Maryland Golf Academy

Dear Mr. Jablon:

I am writing to express my opposition to the Maryland Golf Academy. I live off of Dulaney Valley Road in Eagles Nest and have a young family. The Golf Academy appears to be a fancy name for a public driving range that will have 107 practice golf tees, 50 lighted tees, six buildings and a liquor license. Pine Ridge Golf Course only has 44 tees.

The neighboring community associations are objecting to the Golf Academy because of the following reasons:

1. Traffic
   a. Congestion - increase of 2,000 trips per day
   b. Safety - dangerous corner
2. Environmental Pollution from run-off contaminating Loch Raven Reservoir
3. Lower water table
4. Impermissible commercial use, a public driving range and liquor license in a rural RC-4 zone
5. Lower property values in our neighborhoods of 10% or more (loss of $25,000 - $50,000) for McKenzie's driving range

I appreciate your consideration in supporting the community's opposition to the Golf Academy when the County Board of Appeals holds a new evidentary hearing this month.

Very truly yours,

Theresa A. Kollman

8

97-469F

Nicholas J. Kollman
63 Blenheim Farms Lane
Phoenix, Maryland 21131

October 6, 1997

Mr. Arnold Jablon
Permit & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Maryland Golf Academy

Dear Mr. Jablon:

I am writing to express my opposition to the Maryland Golf Academy. I live off of Blenheim Farm Road. The Golf Academy appears to be a fancy name for a public driving range that will have 107 practice golf tees, 50 lighted tees, six buildings and a liquor license. Pine Ridge Golf Course only has 44 tees.

The neighboring community associations are objecting to the Golf Academy because of the following reasons:

1. Traffic
   a. Congestion - increase of 2,000 trips per day
   b. Safety - dangerous corner
2. Environmental Pollution from run-off contaminating Loch Raven Reservoir
3. Lower water table
4. Impermissible commercial use, a public driving range and liquor license in a rural RC-4 zone
5. Lower property values in our neighborhoods of 10% or more (loss of $25,000 - $50,000) for McKenzie's driving range

I appreciate your consideration in supporting the community's opposition to the Golf Academy when the County Board of Appeals holds a new evidentary hearing this month.

Sincerely,

Nicholas J. Kollman

8 1997

97-4726

10/10/97
8
TO GS
for file

Richard A. Smith
11 Holly Branch Court
Glen Arm, Maryland 21057

October 7, 1997

Mr. Arnold Jablon,
Permit & Development Mgr.
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Jablon:

I am writing to you as a concerned constituent living in the Glen Arm area of Baltimore County. As you are aware, the MacKenzie Investment Corporation is attempting to gain approval for the development of the Maryland Golf Academy on approximately 145 acres adjacent to Peerce's Plantation Restaurant on Dulaney Valley Road. My Community Association, along with others, have joined together to oppose the granting of the special exception to the RC-4 zoning that is necessary for this project. While proceeding before the Board of Appeals, we have become aware of a critical water issue.

The MacKenzie Investment Corporation has petitioned for a "multi-use facility designation" on the Baltimore County Master Water and Sewer Plan. This designation is necessary in light of the 8,700 gallons of water needed daily to support the commercial venture. We believe that this water use in conjunction with the significant septic system that will be needed, will of necessity have a profound impact on the resources of the watershed. Serious consideration should be given to the future of the communities and the watershed surrounding the proposed Maryland Golf Academy before a multi-use designation should be granted.

I am hopeful that you will investigate this critical water issue and take whatever measures that are available to protect the interests of your constituents in this area. Thank you for your immediate attention to this problem.

Sincerely,

Richard A. Smith

RS/klo

9 1997

97-4896

9/18/97
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JO 63
file

97-251

UNIVERSITYCARE
University of Maryland Medicine

250 West Pratt Street, Suite 880
Baltimore, Maryland 21201
410 328-0978
Fax: 410 328-2088
Internet: aziskind@cardiacnetwork.ab.umd.edu

ANDREW A. ZISKIND, M.D.
Associate Professor of Medicine
Vice-President for Clinical Services
Medical Director, University of Maryland
Cardiac Network

September 15, 1997

Mr. Arnold Jablon
Permit and Development Mgt.
111 W. Chesapeake
Towson, Maryland 21204

Re: MacKenzie Golf Academy Proposal

Dear Mr. Jablon,

I am writing to voice my strong opposition to Baltimore County's plans to approve an exception on RC-4 designated land near Peerce's Plantation for the MacKenzie Investment Corporation to build the Maryland Golf Academy.

I moved to that area of Baltimore County specifically because of the rural atmosphere. This proposed development not only jeopardizes the water shed and reservoir, it threatens our safety due to the increased traffic volume on Dulaney Valley Road. I cannot emphasize strongly enough the effect that this project will have on the surrounding communities. My family and I have already discussed moving out of the neighborhood if the Golf Academy moves forward.

I urge you to put a halt to the inappropriate commercial of RC-4 zone land. I consider this the single most important issue facing our neighborhood.

Sincerely,

Andrew A. Ziskind, M.D.
Associate Professor of Medicine
Vice-President for Clinical Services
Medical Director, University of Maryland Cardiac Network

AZ:jac

97-1892

10/22/97
8
to BS
file

October 19, 1997

The Honorable C.A. Dutch Ruppersberger
Executive, Baltimore County
Mezzanine, Old Court House
Towson, MD 21204

97-251-X

Dear Mr. Ruppersberger

As City residents concerned about drinking water quality, we thank you for your recent mediation efforts regarding the proposed MacKenzie Maryland Golf Academy. We hope that funding and an alternative use more appropriate to the location in question can be found and that implementation of an alternate plan will result in a use beneficial both to Baltimore County citizens and reservoir protection.

At a time when citizens often lack confidence in their leadership and agencies, at all levels, it is reassuring when common sense and good will prevail. Process is important and your efforts to include all parties concerned are appreciated. We wish you success in bringing this land use controversy to a conclusion which meets both the needs of the people locally and all those who depend on drinking water from our reservoirs.

With best regards

Dan Lane Pat Lane

M. Daniel and Patricia S. Lane
5607 Roxbury Place
Baltimore, MD 21209
410-664-8316

cc: Mr. George Perdikakis, Director, DEPRM
Mr. Bob Olsen, Director, DPW
Mr. Arnold F. Pat Keller, Director, Planning
Mr. Arnold Jablon, Director, Permits + Development Management

FIRE RETARDANT TREATED PLYWOOD

CODE MEMORANDUM

The present building code requires FRT plywood roof sheathing for four feet on each side of a firewall separation in wood frame construction.

FRT will not be required if:

1. The building is fully sprinklered.

   or

2. The underside of the sheathing is protected for four feet on each side of the firewall by a minimum of one-inch thickness of approved high-temperature insulation, such as those listed below, or approved equal.

   or

3. One layer of 5/8" Type X gypsum board is attached to the underside of the roof sheathing for four feet on each side of the firewall.

Fiberfrax Durablanket
The Carborundum Company (Niagara Falls, New York)

Kaowool Fire Master
Thermal Ceramics (Augusta, Georgia)

Promat
Isolatek, International (Netcong, New Jersey)

Super Fibertemp
Pabco (Houston, Texas)

Thermafiber
USC Interiors, Inc. (Chicago, Illinois)

John R. Reisinger /s/
John R. Reisinger, P.E.
Building Engineer

JRR/nmg

APPROVED 1/91 REVISED AND APPROVED 6/6/97

97-251

97-4531

Mrs. Vernon F. Ottenritter, Sr.
541 Wyngate Road, Timonium, Maryland 21093

10/1/97
To file
BS

Mr. Arnold Jabbon
111 W. Chesapeake Ave
Towson, MD

Dear Mr. Jabbon -

Please know that we are totally opposed to Mackenzie's money making Golf Academy - it is a glorified driving range. We have been fighting golf groups for years to protect our watershed - Please give this proposal your deepest thoughts.

Thank you -

Sincerely Ottenritter

✓- Denotes Copies contained in 97-251-X File

APPEAL

Development Plan and Special Exception Approval
N/S of Dulaney Valley Road, W of Loch Raven Drive
Maryland Golf Academy
Lynda Nugent and MGA Land Holding, LLC, c/o Mackenzie Investment Corporation - Developer
10th Election District - 6th Councilmanic District
File No. X-345 and 97-251-X

Concept Plan
- ✓ Site Constraints and Site Proposal plans (found as Developer's Exhibit 21) - SEE EXHIBIT PACKAGE
- ✓ County agency comments (found as Developer's Exhibit 22) - see exhibit package
- ✓ Tax Clearance (4)

✓ Community Input Meeting (CIM)
- ✓ CIM Minutes from meeting of September 12, 1996
- ✓ CIM Minutes from meeting of October 10, 1996
- ✓ CIM Attendance Record (5)

✓ Waiver request / Development Review Committee (DRC) request
- ✓ DRC No. 09036C request to refine the CRG plan for Cloverland Farm
- ✓ (DRC No. 01137O request and response found as Developer's Exhibits 36 and 32)

Development Plan
- ✓ Development Plan checklist (2)
- ✓ Development plan (found as Developer's Exhibits 4, 24, and 26 A and B)
- ✓ County agency comments (found as Developer's Exhibits 25, 27 A and B, and 29)
- ✓ Preliminary Hydrogeologic Study (revised March 24, 1997)

Petition for Special Exception
- ✓ Petition for Special Exception for
- ✓ Description to accompany Petition for Special Exception
- ✓ (Zoning Plans Advisory Committee comments found as Developer's Exhibit 30)
- ✓ 1" = 200' scale zoning map panels NE 17 C and NE 17 D
- ✓ 1" = 200' scale aerial photograph

✓ Certificate of posting (6)

✓ Entry of Appearance - Peter Max Zimmerman, People's Counsel for Baltimore County

✓ Entry of Appearance - G. Macy Nelson, Esq. for Suzanne Kunhardt, et al

✓ Hearing Officer's Hearing Sign-In sheets (10)

Developer's Exhibits
- ✓ 1 - Business Resume, Clark Fownes MacKenzie
- ✓ 2 - Golf Resume, Clark Fownes MacKenzie
- ✓ 3 -
- ✓ 4 - Development Plan/ Final Development Plan & Plat to accompany Petition Special Exception (2 sheets)
- ✓ 5 - Development Plan/ Final Development Plan & Plat to accompany Petition Special Exception (color enhanced)

RECEIVED
COUNTY BOARD OF APPEALS
97 SEP 18 PM 2:03

✓ 6

6 - Aerial Photograph
7A - Color aerial view of proposal
7B - Black/white aerial view of proposal
8A - Entrance Treatment - Elevation
8B - Entrance Treatment - Plan View
8C - Site Photograph
8D - Site Photograph
9 - Scorecard, Loch Raven Golf Club
10 - The Maryland Golf Academy Short Game Practice Program
11A - Site Lighting specifications
11B - Plan for lighting specifications
11C - Hours of lighting graph
11D - Hours of lighting table
11E - Cross section diagram, lighting detail
11F - Cross section diagram, lighting detail
12 - Building floor plan
13 - Items with golf theme design
14 - Logos for Maryland Golf Academy and Loch Raven Golf Club
15 - Brochure of facilities
16 - Proposed Rates and Fees
17 - Schedule of programs and events
18 - Resume, James R. Grieves, FAIA
19A to F - Perspective elevation, building plans, structure details
20 - Resume, Frederick N. Chadsey, IV, P. E.
21 - Site Constraints map and site proposal map
22 - Concept plan conference comments
23A and B - Letter from G. Scott Barhight, Esq. to Charles R. Olson dated August 19, 1996 and response dated August 29, 1996
24 - Development Plan/ Final Development Plan & Plat to Accompany Petition Special Exception dated 12/9/96
25 - Development plan conference comments
26A and B - Development Plan/ Final Development Plan & Plat to Accompany Petition Special Exception dated February 7, 1997
27A and B - Revised comments from Office of Planning and DEPRM
28A - Speed Study
28B - Letter to Arnold F. Keller, III, with information booklet attached
28C - Letter to R. Bruce Seeley with request for water appropriation permit attached
29 - Second Amended Development Comments from Office of Planninf
30 - Baltimore County Zoning Plans Advisory Committee comments
31 - Letter from Thomas H. Hamer to Rick Chadsey dated January 14, 1997
32 - Letter in response to Development Review Committee request no. 01137O.
33 - Letter from Patricia M. Farr to G. Scott Barhight dated February 21, 1997
34 - Letter from Thomas L. Vidmar to Rick Chadsey dated February 24, 1997
35 - Memeorandum from Rick Chadsey to Tom Hamer, Shirley Murphy, Bob Bowling dated December 26, 1996
36 - Development Review Committee Request form dated 12/31/96
37 - Letters from G. Scott Barhight to Timothy L. Fitts and Arnold Jablon dated February 7, 1997 and accompanying plans
38 - Distribution list
39 - Traffic Impact Analysis for Maryland Golf Academy dated March 3, 1997
40 - Memorandum from Lee Goodwin to Bill Ensore dated December 4, 1996
41 - Revised Surface Watr Monitoring Program report dated December 10, 1996
42 - Outline of Integrated Pest Management Plan report dated January 10, 1997
43 - Irrigation Supply Impacts Analysis report dated January, 1997

44 - Baseline Surface Water and Biological Monitoring Summary
45 - Existing Footcandle Levels
Unlabeled - Posters w/ photographs (2)

Protestants' Exhibits

1A - Letter of opposition from Long Green Valley Association dated April 10, 1997
1B - Resolution from Long Green Valley Association
1C - Resolution from Long Green Valley Association
2 - Letter from George G. Balog to Timothy M. Kotroco dated April 9, 1997
3 - Statement of testimony Jo Owens dated April 11, 1997
4 - Statement of opposition - League of Women Voters
5 - Petitions of opposition, 617 signatures
unlabeled - Fax letter from Steve Boyan to George G. Balog dated April 2, 1997
unlabeled - Article - Integrated Pest Management
unlabeled - Brochure - EES Integrated Pest Management Series: Turf
unlabeled - Article - Pretty Poisons

Miscellaneous correspondence and documents

Developer / Petitioner's Memorandum

Protestant's Memorandum in Opposition to Petition for Special Exception

Zoning Commissioner's Order dated May 16, 1997 (Approved with restrictions) (previously submitted)

Letter from G. Scott Barhight, Esq. to Timothy M. Kotroco dated June 2, 1997 and response dated June 3, 1997

Notice of Appeal received June 3, 1997 from Peter Max Zimmerman, Esq.,People's Counsel for Baltimore County

Petition on Appeal dated June 11, 1997 from Peter Max Zimmerman, Esq.

Notice of Appeal received June 13, 1997 from G. Macy Nelson, Esq., on behalf of the Ravenhurst Community Association, Suzanne Kunhardt, The Windemere Association, Inc., Royal A. Johnson, The Long Green Valley Association, Charlotte W. Pine, Esq. (Note that Leslie M. Pittler, Esq. is counsel for the Long Green Valley Association)

Notice of Appeal of the decision regarding the Petition for Special Exception only received June 16, 1997 from G. Scott Bsrhight, Esq. on behalf of the MacKenzie Investment Corporation

Developer's Exhibits

- 1 - Business Resume, Clark Fownes MacKenzie
- 2 - Golf Resume, Clark Fownes MacKenzie
- 3 -
- 4 - Development Plan/ Final Development Plan & Plat to accompany Petition Special Exception (2 sheets)
- 5 - Development Plan/ Final Development Plan & Plat to accompany Petition Special Exception (color enhanced)
- 6 - Aerial Photograph (LARGE - IN CLOSET)
- 7A - Color aerial view of proposal
- 7B - Black/white aerial view of proposal
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- 8B - Entrance Treatment - Plan View
- 8C - Site Photograph
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- 9 - Scorecard, Loch Raven Golf Club
- 10 - The Maryland Golf Academy Short Game Practice Program
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✓37 - Letters from G. Scott Barhight to Timothy L. Fitts and Arnold Jablon dated February 7, 1997 and accompanying plans
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✓40 - Memorandum from Lee Goodwin to Bill Ensore dated December 4, 1996
✓41 - Revised Surface Watr Monitoring Program report dated December 10, 1996
✓42 - Outline of Integrated Pest Management Plan report dated January 10, 1997
✓43 - Irrigation Supply Impacts Analysis report dated January, 1997
✓44 - Baseline Surface Water and Biological Monitoring Summary
✓45 - Existing Footcandle Levels
✓Unlabeled - Posters w/ photographs (2)

P.C. 24 #4 for E.D.

IN THE MATTER OF TREES PROPERTY /PDM III-369 S/S OF OLD COURT ROAD, E OF BRANCHWOOD ROAD 3RD ELECTION DISTRICT 2ND COUNCILMANIC DISTRICT RE: FINAL APPROVAL OF DEVELOPMENT PLAN	*	BEFORE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY CASE NO.: CBA-95-180

* * * * * * * * * * * * * *

O P I N I O N

This case comes on appeal of the Deputy Zoning Commissioner's August 24, 1995 decision in which the instant development plan was approved with restrictions. Pursuant to Baltimore County Code (BCC) Section 26-209, the matter was set for hearing and was heard on October 10, 1995. Appearing for the developer was Benjamin Bronstein, Esquire; appearing for the Old Court /Greenspring Improvement Association and Elaine O'Mansky, Appellants, was Stephen J. Nolan, Esquire, NOLAN, PLUMHOFF AND WILLIAMS; appearing for the Arundel Corporation, Appellants was Nancy E. Paige, Esquire, and, also appearing as interested party and member of the BAR was Phyllis Friedman, formerly People's Counsel for Baltimore County.

As in other appeals on the final action of the development plan, the case before the Board was limited to argument only; however, due to developer's Motion, in his rebuttal, to striking of Old Court /Greenspring Improvement Association as an aggrieved party the Board allowed Ms. O'Mansky to testify on the narrow issue of her and her civic association's position as an aggrieved party pursuant to Section 26-209 and, subsequently pursuant to Section 26-209(b), and to Rule 8 of the Board's Rules of Procedure.

Old Court /Greenspring Improvement Association, et al, alleged that they, in fact, have standing pursuant to BCC Section 26-209;

that the Deputy Zoning Commissioner exceeded his authority and made his decision which was not supported by substantial evidence for his decision; that the Deputy Zoning Commissioner's granting of two density units on what has come to be known as Parcel A in the instant case was unlawful and that the waiver of storm water management efforts was inappropriate for the subject property. Further, Old Court /Greenspring Improvement Association, et al alleges that despite the fact that the minor subdivision, which includes this property, was approved in 1991, that there exists no reservation of density and is precluded from allowing two lots on Parcel A in addition to problems on Lots 5 and 7 on the proposed development plan as no density plat, record plat nor final development plan has been filed and recorded to date. Finally, they allege that due to the sale of a portion of that property under the minor subdivision approved in 1991, that the Petitioner improperly obtained approval of this final development plan where Baltimore County Zoning Regulations (BCZR) Section 1B02.3A.7.b requires amendment of that subdivision using special exception procedures.

The Arundel Corporation, as Protestants, allege that the requirements for the approval of the panhandle drive pursuant to BCC Section 26-262 were not met; that the minimum width of the panhandle for 4 lots as being 40-feet are the same width requirements as a public road ordinarily contemplated in this type of situation; that permitting the panhandle driveway results in a 5.3-acre area of the Arundel Corporation property to be undevelopable due to access difficulty along Greenspring Avenue;

and, finally, the Arundel Corporation alleges that the 500-foot maximum length of a panhandle driveway was exceeded on Lots 5 and 7 in the proposed development plan and that the Deputy Zoning Commissioner did not adequately address this issue as it pertains to Lot 5.

Old Court /Greenspring Improvement Association, et al alleges that the Deputy Zoning Commissioner did, in fact, adequately address the panhandle driveway issue.

The developer points out that this case included substantial evidence before the Deputy Zoning Commissioner. They allege that the 5.3-acre parcel referenced by Arundel Corporation is not land-locked; however, the developer recognizes that the Arundel Corporation parcel is undesirable due to slopes, streams and other features but that it is, in fact, not land-locked. Further, the developer alleges that requirement of a public road would render the development of the "Trees" property as unviable and therefore, undevelopable to the benefit of the Arundel Corporation. Additionally, the developer points out that the subject property was the subject of a minor subdivision and that the issue of storm water management efforts and reservation of density were addressed at that time. The developer further contends that the subject case is not a small lot subdivision, that minimum lot size is not among requirements for a large subdivision and that the panhandle drive and public road issue were adequately considered below.

In the file below, the Board finds that the Old Court /Greenspring Improvement Association indeed has standing before this Board in the subject case, pursuant to Section 26-

209(a)(2)a.2, where the issues of density on Parcel A may have an impact on other properties within the area of the association, including Ms. O'Mansky.

Regarding this Board's possible actions in the instant case, BCC Section 26-209(d) reads in pertinent part, "...the Board may:

1) Remand the case to the hearing officer;

2) Affirm the decision of the hearing officer; or

3) Reverse or modify the decision if a finding, conclusion, or decision of the hearing officer:

   a. Exceeds the statutory authority or jurisdiction of the hearing officer;
   b. Results from an unlawful procedure;
   c. Is affected by any other error of law;
   d. Is unsupported by competent, material, and substantial evidence in light of the entire record as submitted; or
   e. Is arbitrary or capricious.

4) Notwithstanding any provisions to the contrary, if the hearing officer fails to comply with the requirements of section 26-206(i) and an appeal is filed pursuant to section 26-206(j), the board may impose original conditions as is otherwise set out in section 26-206(o) of these regulations."

Where adequate information exists to support the findings of the Deputy Zoning Commissioner, the Board, on appellate review of this case, cannot substitute its judgment for that of the Deputy Zoning Commissioner. The Board finds as a fact that adequate information exists in the record to support the Deputy Zoning Commissioner's decision regarding the issues of the panhandle drive. The record clearly reflects substantial evidence for which the Deputy Zoning Commissioner accounted in his findings; therefore, the Board shall affirm the decision of the Deputy Zoning Commissioner on this issue. The Board also finds that the Deputy

Zoning Commissioner had similar ample evidence and testimony below to support his decision on the storm water management waiver, where he seems to rely heavily on the authority having jurisdiction in their capacity of analysis of storm water management efforts.

The Board finds as a fact that the sale of the parcel, known as Lot 1 on the minor subdivision plan, to a party known as the Schons, occurred prior to final approval of the instant development plan. The record reflects nothing to support the instant plan approval where assignment of density on Parcel A was accomplished through lawful recordation following the sale of Lot 1 to the Schons. BCZR Section 1B01.3A.7.b. requires that amendment of a development plan, in this case the minor subdivision plan approved in 1991, must be amended through special exception procedures provided under BCZR Section 502. The Board does find that adequate information exists to support a finding that 2 density units may be assigned to Parcel A in the instant case but that such finding would have had to have been accomplished via the special exception procedures. In the alternative, if the assignment of 2 density units to Parcel A was accomplished through lawful recordation of a record plat or other means, then the density issue is moot; the record does not reflect any evidence of such a recordation where the intent to accomplish the same is evident on the information provided on the minor subdivision plan.

Therefore, the Board will remand to the Deputy Zoning Commissioner this case to make findings of fact that 2 density units were, in fact, reserved on Parcel A through lawful recordation of same. If no such record exists for Parcel A, and

therefore Tract B, then the Board finds that this development plan should be remanded to the Deputy Zoning Commissioner to make findings of fact in pursuit of the requisite approval of the final development plan under special exception procedures required by BCZR 1B01.3A.7.b.

O R D E R

IT IS THEREFORE THIS 25th day of October , 1995 by the County Board of Appeals of Baltimore County

ORDERED that this matter be **REMANDED** to the Hearing Officer pursuant to Section 26-209(d)(1) for further proceedings consistent with this opinion and order.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Robert O. Schuetz, Chairman

Charles L. Marks

Harry E. Buchheister, Jr.

SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21202-1626
TELEPHONE 410 347-8700
FAX 410 752-7092

30 COLUMBIA CORPORATE CENTER
10440 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
TELEPHONE 410 884-0700
FAX 410 884-0719

G. SCOTT BARHIGHT
DIRECT NUMBER
410 832-2050
gbarhight@wtplaw.com

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L.L.P.

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1317 KING STREET
ALEXANDRIA, VIRGINIA 22314-2928
TELEPHONE 703 836-5742
FAX 703 836-0265

RECEIVED POST-HEARING
DAY ONE
97 OCT 14 AM 9:14
RECEIVED
COUNTY BOARD OF APPEALS

October 13, 1997

Via Facsimile

Peter M. Zimmerman, Esquire
Carole S. DeMilio, Esquire
People's Counsel for Baltimore County
Old Courthouse, Room 47
400 Washington Avenue
Towson, Maryland 21204

Michael G. Raimondi, Esquire
Sandra R. Gutman, Esquire
City of Baltimore
Department of Law
City Hall, Room 159
100 Holliday Street
Baltimore, Maryland 21202

G. Macy Nelson, Esquire
Suite 803
401 Washington Avenue
Towson, Maryland 21204

Leslie M. Pittler, Esquire
Apt 605
8415 Bellona Lane
Towson, Maryland 21204

Re: Loch Raven Golf Club and Maryland Golf Academy
Special Exception Protocol for Expert Witnesses

Dear Counsel:

During the chamber conference after the conclusion of the Development Plan hearing, we agreed to a protocol of notifying opposing counsel of the subject matter/profession of expert witnesses to be called. Our basic concept was to give one or two days prior notice of the subject matter of the witness prior to the date they were to be called as a witness. We were concerned about how to handle weekends and I indicated that I would make a proposal in writing to address that issue.

Below is a simple chart which identifies the Board hearing date and the date by which opposing counsel must identify the subject matter expertise of

their expert witness for that Board hearing date. Counsel needs to notify opposing counsel by no later than 4:30 p.m. on the notice date indicated.

Board Hearing Date	**Notice Date**
October 14	October 10
October 16	October 14
October 21	October 17
October 24	October 22
October 28	October 24
October 29	October 27
October 31	October 29
November 14	November 12

Each of you will need to comply by contacting me directly. I propose that I comply with this by contacting Macy Nelson directly, then Macy can communicate with each of you.

In anticipation of finalizing our agreement, I notified Macy Nelson by telephone message prior to 4:30 p.m. on October 14 that the following three witnesses are proposed by the Petitioner for October 14: Clark MacKenzie, civil engineer, traffic engineer.

Should you have any questions or comments, please feel free to contact me. Since my deadline of notice for the October 16th hearing date is October 14th, please confirm your agreement with this proposed protocol by no later than October 13, 1997.

Sincerely,

G. Scott Barhight

GSB:sll
cc: Mr. Charles L. Marks, Panel Chair (delivery by hand)
Mr. Clark F. MacKenzie

118711

11/03/97 - T/C from Royal Johnson -- he has moved from area and asks that his name be removed from the [illegible] matter; add to file the following:

Sharon Fair, President of Windemere Comm Assn
19 Glen Alpine Road Phoenix 21131 410-592-3453
Deborah R. Culotta 4013 Cloverland Drive 21131 410-817-9257
Barton S. Nagle 12897 Eagle's View Rd 21131 410-252-7311

NOTIFICATION LIST

G. Scott Barhight, Esq, Whiteford Taylor & Preston, 210 W. Pennsylvania Ave. 4th Floor, Towson MD 21204
G. Macy Nelson, Esq., Anderson, Coe & King, LLP, 201 N Charles Street, Suite 2000, Baltimore MD 21201-4135
Leslie Pittler, Esq., 8415 Bellona Lane, Suite 605, Towson MD 21204
Mr. Frederick Chadsey, G. W. Stephens, Jr., and Assoc., Inc., 658 Kenilworth Drive, Suite 100, Towson MD 21204
Ms Lynda Nugent, 11552 Holly Briar Lane, Great Falls, VA 22066
Mr. Clark Mackenzie, Mackenzie Investment Corporation, 2328 W Joppa Road, Suite 200, Lutherville, MD 21093
~~Mr. Royal Johnson,~~ The Windemere Association Inc, ~~23 Glen Alpine Road, Phoenix, MD 21131-2407~~ See above
Ms Clare Carr, 4301 Crab Orchard Road, Glen Arm, MD 21057
Mr. Dale Springer, Jr., 12844 Stone Eagle Road, Glen Arm, MD 21057
Ms Suzanne Kunhardt, Ravenhurst Community Association, 4212 Ravenhurst Circle, Glen Arm MD 21057
Charlotte W Pine Esq, Long Green Valley Association, P O Box 91, Baldwin MD 21013

Arnold F. Keller, III, Director, Office of Planning
Lawrence E. Schmidt, Zoning Commissioner
Arnold Jablon, Director, Department of Permits and Development Management
Timothy Fitts, Project Manager

Sandra R. Gutman, Associate Solicitor
Department of Law, Room 143, CITY HALL
100 N. Holliday Street, Balto., MD 21202
(appearance of Mayor and City Council)

Revised address 9/03/97
G. Macy Nelson, Esquire
Suite 803 401 Washington Avenue
Towson, MD 21204
410-296-8166

CLARK FOWNES MACKENZIE

GOLF RESUME

DATE OF BIRTH - MARCH 11, 1941

Clark began playing golf in 1951 at the age of 10 and won his first tournament the following year. He has a strong golfing heritage as he is the son of Roland Redus MacKenzie who was a member of the 1926, 1928 and 1930 U.S. Walker Cup teams. Roland won many local and national tournaments, was Medalist in the 1925 U.S. Amateur at Oakmont where he shot 71-74-145, two shots better than Bobby Jones. Clark is also the grandson of William Clark Fownes, Jr. whose family is credited with the founding of Oakmont Country Club. "W.C." won the National Amateur at The Country Club in Brookline in 1910, was credited with starting the Walker Cup matches in 1921-22, and was President of the United States Golf Association in 1926 and 1927.

Clark played for The Lawrenceville School and the University of Virginia and has placed high in a number of state and regional tournaments. His love of the game is demonstrated not only by his one handicap but as one of the founding members of a Baltimore golfing group known as the Niblick Golfing Society. This group of 40 men was started 26 years ago and takes golfing trips each year. Clark has arranged five overseas golf trips to Scotland, Ireland and England in the past eight years.

Clark lives just north of Baltimore on a 36 acre farm. He has three sons and one daughter ages 35, 33, 26, and 30 respectively. His wife is also an avid golfer (20 handicap) and they travel often.

Clark is a member of the following golf clubs:

The Elkridge Club
Baltimore, Maryland

Green Spring Valley Hunt Club
(Member, Board of Governors)
Owings Mills, Maryland

Gulf Stream Golf Club
Delray Beach, Florida

Pinehurst Golf and Country Club
(Life Member)
Pinehurst, North Carolina

Pine Valley Golf Club
Pine Valley, New Jersey

Rolling Rock Club
Ligonier, Pennsylvania

Royal and Ancient Golf Club of St. Andrews
(Overseas Member)
Fife, Scotland

Royal Cinque Ports Golf Club
(Overseas Member)
Deal, England

Royal Dornoch Golf Club
(Overseas Member)
Sutherland, Scotland

Seminole Golf Club
North Palm Beach, Florida

St. Andrews Club
Delray Beach, Florida

Tralee Golf Club
(Overseas Life Member)
Tralee, Ireland

February 1997

GOLFING ACCOMPLISHMENTS

CLUBS

Baltimore Country Club:

Club Championship

Winner - 1963 & 1964
Runner-Up - 1956, 1957, & 1959

The Elkridge Club

Club Championship

Winner - 1958, 1959, 1964, 1965, 1966, & 1975
Runner-Up - 1986

Green Spring Valley Hunt Club

Club Championship

Winner - 1962, 1968, 1975, & 1996
Runner-Up - 1963 & 1986

Senior Club Championship

Winner - 1994
Runner-Up - 1995

Annual Elkridge-Green Spring Invitational

Winner - 1968, 1976, 1977, & 1979

Gulf Stream Golf Club

Club Championship

Winner - 1992, 1993, 1994, 1995, & 1996

Member-Guest

Low Gross
Winner - 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1994, 1995, & 1996

Byers Cup

Winner - 1991

February 1997

Seminole Golf Club

Club Championship

Winner - 1993

Pine Valley Golf Club

Senior Club Championship

Winner - 1996

U.S.G.A. TOURNAMENTS

42nd U.S. Senior Amateur Championship (1996)

- Sectional Qualifying, Co-Medalist
- Qualifying 70-73 = 143 (2nd low score)
- Quarterfinalist

MIDDLE ATLANTIC TOURNAMENTS

Middle Atlantic Father-Son

Winner (with father, Roland) - 1964
Winner (with son, Roland II) - 1984

Middle Atlantic Championship

Fifth Place - 1966

STATE TOURNAMENTS

Maryland State Father-Son

Winner (with father, Roland) - 1956, 1961, & 1963
Runner-Up (with son, Roland II) - 1994

Maryland State Amateur Championship

Winner - 1966
Semi-Finalist - 1973
Quarter-Finalist - 1969 & 1986
Medalist (Course Record 67) - 1986

Baltimore City Amateur Championship

Runner-Up - 1969

February 1997

UNIVERSITY OF VIRGINIA

No. 1 Position & Captain, 1st Year Team - 1960
No. 2 Position, Varsity - 1961
No. 1 Position & Captain, Varsity - 1962 & 1963
Selected on East/West NCAA All-Star Team - 1961, 1962, & 1963
Qualified NCAA Championship, 75-73-148 - 1963
ACC Championship, Fourth Place - 1963

Virginia State Collegiate Team Championship

Winning Team Captain, Runner-Up Medalist - 1963

THE LAWRENCEVILLE SCHOOL

No. 1 Position & Captain - 1958 & 1959

New Jersey State Interscholastic Championship

Medalist - 1958
Medalist (Course Record 66) - 1959

Eastern Interscholastics

Greenwich, Connecticut

No. 1 Position & Captain, Winning Team - 1959

JUNIOR TOURNAMENTS

Junior Club Champion:

Green Spring Valley Hunt Club, Winner - 1954
The Elkridge Club, Winner - 1955, 1957, & 1958

Jimmy Flattery Tournament:

Winner, 10-12 Year Olds - 1952

February 1997

COURSE RECORDS SET

1959 **THE LAWRENCEVILLE SCHOOL GOLF COURSE** **(66)**
Lawrenceville, New Jersey
(Also set New Jersey State Interscholastics tournament record.)

1986 **THE ELKRIDGE CLUB** **(67)**
Baltimore, Maryland
(Medalist in qualifying in Maryland State Amateur Championship Tournament. Course record for new layout.)

1992 **ROBERT TRENT JONES GOLF COURSE** **(69)**
Manassas, Virginia
(Opening Day Tournament course record.)

1996 **GULF STREAM GOLF CLUB** **(63)**
Gulf Stream, Florida
(Men's amateur course record.)

SPECIAL AWARDS

The Lawrenceville School Golf Award - 1958 & 1959
(John Stout Award)

The University of Virginia Golf Award - 1962 & 1963
(Dixon Brooke Award)

The University of Virginia:

President of Varsity Club - 1963
President of Student Athletic Council - 1963
(Captains of all Teams)

SPECIAL TOURNAMENTS

"The Grand Match" - September 1995, Royal Cinque Ports Golf Club

Selected to play on team with ex-Walker Cup players of Great Britain (captained by Bruce Critchley) in a match against ex-Ryder Cup players of Great Britain (captained by Peter Alliss). MacKenzie/Critchley defeated Alliss/Bembridge 2&1.

February 1997

CLARK FOWNES MACKENZIE

BUSINESS RESUME

MACKENZIE/O'CONOR, PIPER & FLYNN, LLC
COMMERCIAL REAL ESTATE SERVICES
Chairman of the Board

MACKENZIE PROPERTIES, INC.
President

THE MACKENZIE INVESTMENT CORPORATION
President

MACKENZIE RETIREMENT SERVICES
President

BRIGHTWOOD CLUB ASSOCIATION, INC.
Director

PINNACLE INVESTMENT CORPORATION
Principal

BUSINESS ADDRESS

2328 West Joppa Road, Suite 200
Lutherville, Maryland 21093
Telephone: (410) 821-8585
Fax: (410) 821-5327

GRADUATE

Gilman School (attended 1946-1956)
Baltimore, Maryland

The Lawrenceville School (1957-1959)
Lawrenceville, New Jersey

University of Virginia (1960-1963)
(McIntire School of Commerce, Bachelor of Science in Finance)
Charlottesville, Virginia

BUSINESS EDUCATION

American Institute of Real Estate Appraisers

Course I, Theories and Principles (June 1964, University of Virginia)

Course II, Real Estate Appraisal Problems (July 1964, University of Virginia)

Course IV, Condemnation (March 1966, University of Georgia)

January 1, 1997

INDUSTRIAL

SHAMROCK BUILDING	29,471 s.f. warehouse building with 6 tenants

OFFICE

ANNAPOLIS CITY MARINA	87 slips with 74,000 s.f. office/retail complex with 345 parking spaces
WEST ROAD CORPORATE CENTER	110,000 s.f. 4 story suburban office building
608 BALTIMORE AVENUE*	2,600 s.f. 2 story office building
BERKSHIRE BUILDING*	4,330 s.f. 2 story office building
BOSLEY BUILDING*	25,198 s.f. 5 story office building
609 BOSLEY AVENUE*	3,454 s.f. 2 1/2 story office building
CENTRAL SAVINGS BANK BUILDING*	8,415 s.f. 2 story bank and office building
CHARLESWOOD PROFESSIONAL BUILDING	23,485 s.f. 2 and 1/2 story office building
232 COCKEYSVILLE ROAD*	6,262 s.f. 1 story office building
COMMERCENTRE	158,582 s.f. 5 building office/retail complex on 10 acres including Jasper's Restaurant
CORPORATE CENTER AT HUNT VALLEY*	45,000 s.f. 4 story office building
CREIGHTON ANNEX*	4,700 s.f. 2 story office building
CREIGHTON MANSION*	6,500 s.f. 2 story historic mansion renovated for office use
1001 CROMWELL BRIDGE ROAD	29,931 s.f. multi-tenant suburban 3 story professional office building
GREENSPRING VILLAGE PROFESSIONAL BUILDING*	18,970 s.f. professional building
HUNT VALLEY PROFESSIONAL BUILDING*	3 story building with 33,315 s.f. of commercial office space and 4,500 s.f. restaurant
JOPPA GREEN I	30,495 s.f. in 6 Williamsburg office buildings
JOPPA GREEN II	30,126 s.f. 3 story Colonial office building
658 KENILWORTH DRIVE	23,063 s.f. 2 story elevator office building

January 1, 1997

MCDONOGH CROSSROADS OFFICE PARK

O'Conor, Piper & Flynn Building	16,972 s.f. 2 story office building
Green Spring Valley Medical and Sports Rehabilitation Center	27,074 s.f 3 story medical office/fitness center facility
25 Crossroads Drive	100,919 s.f. 3 story office building
McDonogh Condominiums*	44,683 s.f. 2 story professional office building
McDonogh Surgi-Center	64,311 s.f. building including a surgical center and medical offices with 3 story parking garage with approximately 250 spaces
McDonogh "B" Building*	57,800 s.f. 4 story office building
McDonogh "E-3" Building	28,000 s.f 2 story office building
POT SPRING PROFESSIONAL CENTER*	33,235 s.f. 2 story office complex
50 SCOTT ADAM ROAD	20,037 s.f. suburban 1 story professional office building
SUSQUEHANNA	68,700 s.f. 8 story office building
TIMONIUM DAYS HOTEL	146 room hotel located adjacent to Interstate 83 with attached 6,410 s.f. restaurant
WHITE MARSH HEALTH CENTER	50,010 s.f. 2 story medical building
WHITE MARSH PROFESSIONAL CENTER I	27,835 s.f. 2 story professional building
WHITE MARSH PROFESSIONAL CENTER II	24,638 s.f. 2 story professional building
WHITE MARSH PROFESSIONAL CENTER III	27,765 s.f. 2 story office building
WINDSOR COURT	26,500 s.f. in 3 Williamsburg office buildings
LF&M PROFESSIONAL BUILDING	39,717 s.f. 3 story Colonial office building
1823 YORK ROAD*	5,000 s.f. office building in converted house and new addition
7402 YORK ROAD	22,152 s.f. 2 1/2 story office building

January 1, 1997

YORK AT TERRACEDALE	70,835 s.f. office complex consisting of three, 3 story structures, a renovated stone residence and parking for 280 vehicles
YORK GREEN	52,919 s.f. office complex consisting of a 3 story Colonial office building with three attached Williamsburg office buildings
600 WYNDHURST	31,617 s.f. 2 story mixed use building

MISCELLANEOUS

BRIGHTWOOD RETIREMENT COMMUNITY*	190,000 s.f., 80 unit service enriched retirement community on 88 acre site
1524 YORK ROAD*	Nichi Bei Kai Restaurant
PADONIA FITNESS CENTER	8-court fitness and racquetball center

PAST ACHIEVEMENTS

Baltimore County Chamber of Commerce
Past President 1969 and 1970

Cockeysville Chamber of Commerce
Past President 1966 and 1967

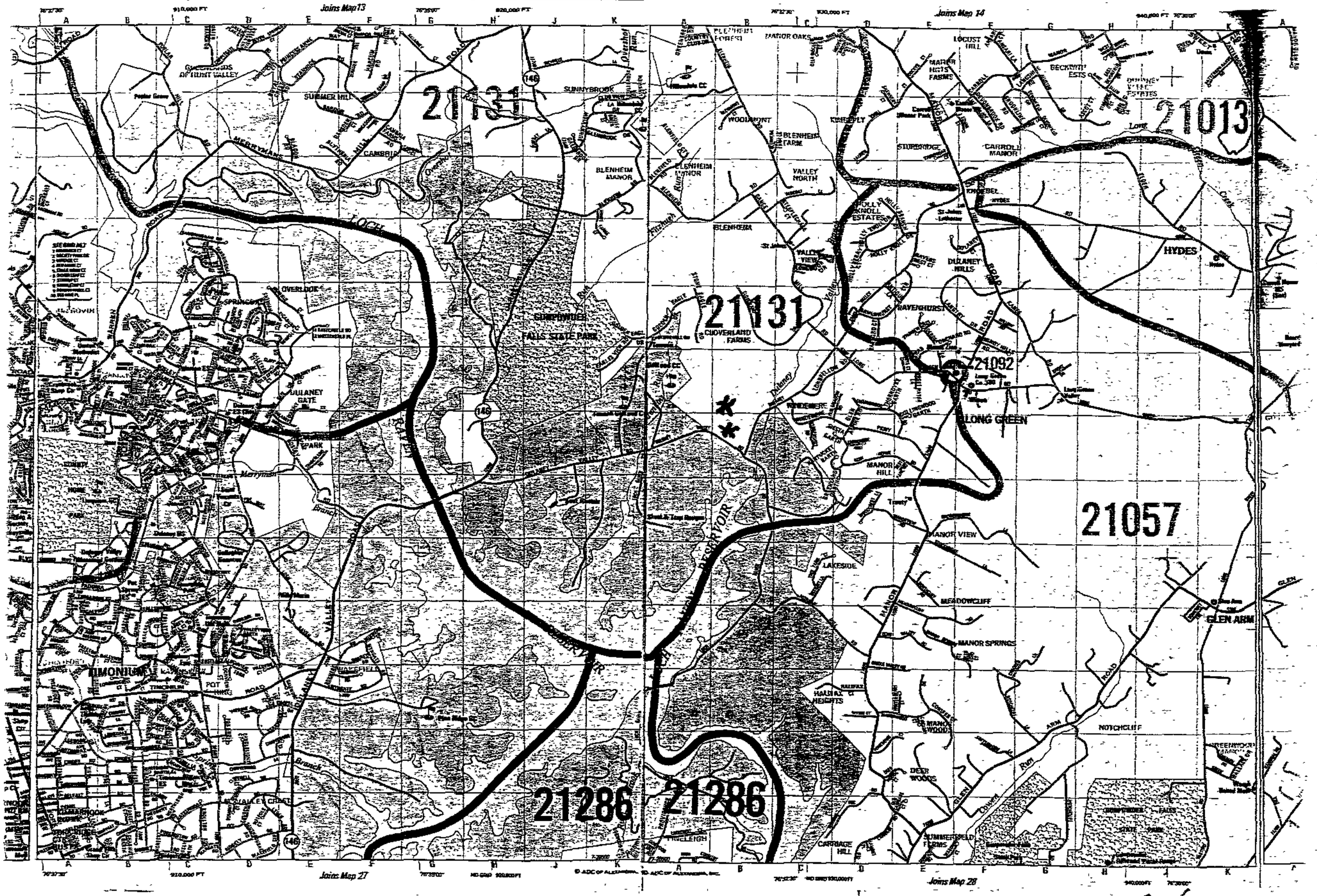
Baltimore Area Boy Scouts
Past Chairman of Sustaining Committee, Baltimore County

American Cancer Society
Past Chairman of Sustaining Committee, Baltimore County

As an appraiser and consultant, Clark F. MacKenzie has completed over 750 appraisals in the past 30 years with combined appraisal value exceeding $350 million. Major clients were:

Baltimore County Board of Education
Baltimore County Revenue Authority
Baltimore County Bureau of Land Acquisition
Baltimore County Solicitor's Office
Baltimore Gas & Electric Company
Baltimore Life Insurance Company
Bendix Corporation
Circuit Court of Baltimore County
Department of Law - State of Maryland
Department of Public Improvements - State of Maryland
Getty Oil Company
Martin-Marietta Company
Maryland State Highway Administration
Mobil Oil Corporation
Office of Law - Anne Arundel County
Real Estate Department of Baltimore City
Reisterstown Fed. Savings & Loan Assoc.
Shell Oil Company
Toll Facilities Division, Maryland State Highway Administration
Attorneys, Landowners and Businessmen

January 1, 1997


Joins Map13
Joins Map 14
Joins Map 27
Joins Map 28
21131
21131
21013
21092
21057
21286
21286
HUNT VALLEY
SUMMER HILL
SUNNYBROOK
CAMBRIA
BLENHEIM MANOR
LOCH RAVEN
GUNPOWDER FALLS STATE PARK
OVERLOOK
SPRINGFIELD
JULIANEY GATE
PARK
TIMONIUM
POT SPRING ROAD
WOODMONT
BLENHEIM FARM
VALLEY NORTH
BLENHEIM
CLOVERLAND FARMS
MANOR OAKS
MARLER HGTS FARMS
LOCUST HILL
BECKWITH ESTS
CARROLL MANOR
HYDES
DULANEY HILLS
RAVENHURST
LONG GREEN
WINDEMERE
MANOR HILL
MANOR VIEW
LAKESIDE
MEADOWCLIFF
MANOR SPRINGS
GLEN ARM
NOTCHCLIFF
HALLRAE HEIGHTS
DEER WOODS
CARRIAGE HILL
SUMMERFIELD FARMS
PINEHURST
Merryman
Branch
Glen
Dulaney
Prospect Mill Rd
Loch Raven Reservoir
Overlook Rd
Valley Rd
Manor Rd
Glen Arm Rd
Long Green Pike
146
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P.C. Exh #1

BALTIMORE CITY & COUNTY, MD

INDEX TO MAPS

Pages 2, 3 and 4 provide you a complete Step-by-Step guide to using your Street Map Book, Map Legend, Table of Contents and Key to Abbreviations. Take a few minutes to familiarize yourself with this time saving information.



ISSUE: Sewage Sludge

Baltimore County needs to take positive action in the management and use of sewage sludge, a by-product of water reclamation in the wastewater treatment plants. Though historically regarded as a nuisance to move, store and dump, sewage sludge can provide tangible benefits as a soil amendment. This is especially true in the Baltimore region, where sludge is protected from heavy metal contaminations.

ACTION:

To conserve natural and fiscal resources, the County will take action to foster the reasonable, controlled use of sewage sludge. Such action will not include deletion of amendments to the existing Baltimore County Zoning Regulations concerning sludge disposal (added by Bill No. 46-82). The County will investigate the use and siting criteria of innovative sewage treatment facilities that do not require a discharge into surface waters.

ISSUE: Failure of Individual Sewage Disposal Systems

Several older established communities have documented problems with failing individual sewage disposal systems. The majority of these failures are located on the eastern side of the County in the Back River Neck and Middle River Neck areas. These homes were originally shore properties which were used seasonally for recreational purposes and were converted to permanent residences as the population grew to support the increased manufacturing production for World War II and the continued expansion of heavy industry in the 1950s. These areas have approximately 1,435 failing systems and represent both a public health and water quality degradation concern. The majority of the remaining failing systems, about 568, are scattered primarily throughout the Perry Hall - White Marsh areas. Exceptions to this geographic criteria are the old town clusters such as Phoenix, Monkton, Hereford, and Parkton. Phoenix, for example, has approximately 40 homes with inadequate systems which discharge into tributaries in the Loch Raven Reservoir. The exact locations and numbers of failing systems are documented in the WATER SUPPLY AND SEWERAGE PLAN. A requirement of the document, which must be reviewed and approved by the County Council and Maryland Department of the Environment, is a planned course of corrective actions.

ACTIONS:

1. Continue the facility planning and design work currently being prepared by the Department of Public Works to extend the metropolitan sewer system to portions of the Back River Neck and Middle River Neck areas. The installation of small diameter pressure sewers has been proposed in order to correct existing problems without expanding growth in these environmentally sensitive Chesapeake Bay Critical Area locations.
2. The Departments of Environmental Protection and Resource Management and Public Works, in conjunction with the Office of Planning and Zoning, will examine innovative and nonconventional technologies to correct the failures of other problem areas such as Phoenix. These are unique situations where individual on-site corrections are impossible due to small lot sizes, poor soil conditions, and high groundwater or bedrock. Community mound systems, pump-haul holding tank scenarios, and low pressure dosing systems that do not involve extension of Metropolitan District facilities will be considered as possible solutions. Unless there is growth programmed into this Master Plan for a given area, or a community plan adopted as an addendum to this Master Plan, when Metropolitan District facilities must be extended pipes will be sized to limit capacity to that needed to correct existing problems.

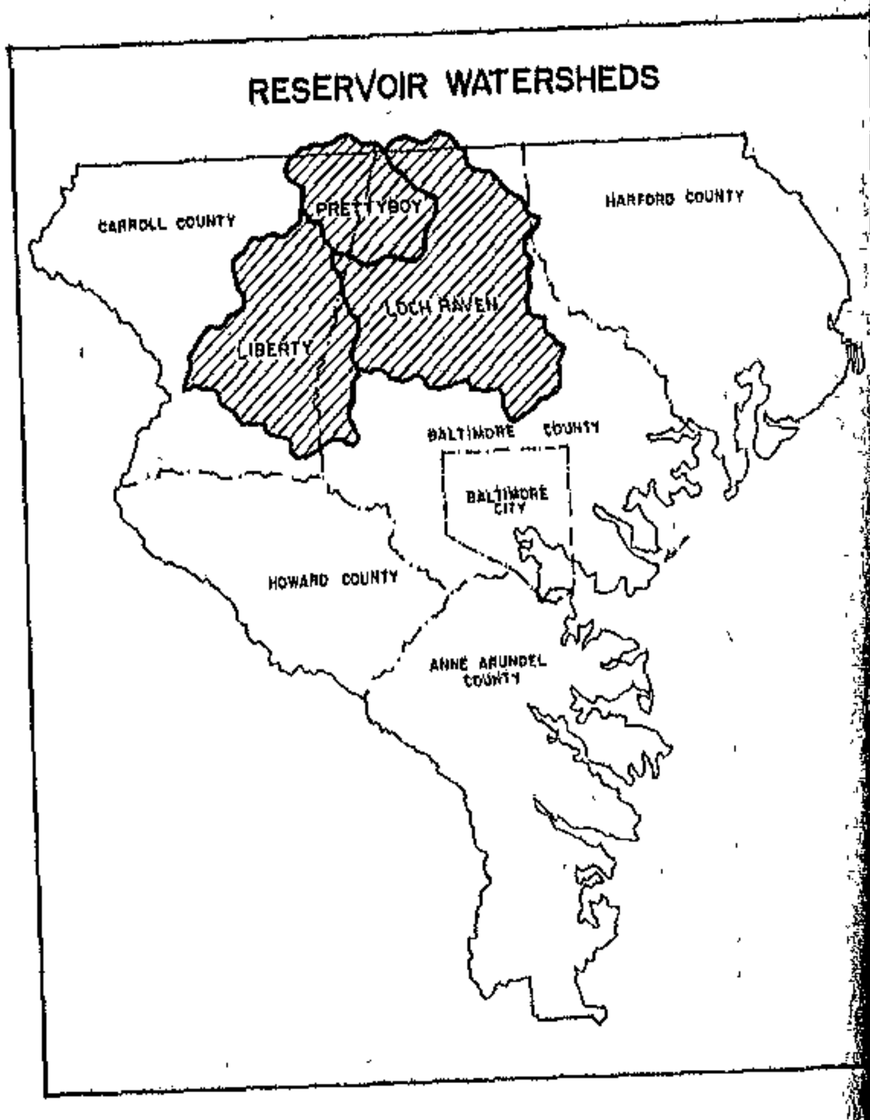
WATER

Currently, the metropolitan water system delivers approximately 265 mgd to 1.5 million people or about 90% of the County's total population. The raw water supply for the system is the Gunpowder Falls, the Patapsco River, and as a reserve, the Susquehanna River. Water from the Gunpowder Falls is impounded in the Pretty Boy and Loch Raven Reservoirs, with water from Pretty Boy serving as a backup for Loch Raven. Water from the Patapsco River is impounded in the Liberty Reservoir. All three reservoirs are owned and operated by Baltimore City and, under State law, the City must supply water to the Metropolitan District of Baltimore County. Additionally, there is an allocation of water from Liberty Reservoir to Carroll and Howard Counties and from the Susquehanna River to Harford County. All of the raw water supply is treated in the City's Montebello and Ashburton treatment facilities.

Water for the remaining 10% of the County's residents is primarily from individual wells and a few multi-use systems.

In the 1979 Master Plan, the protection of the reservoirs was one of five major natural resource protection goals. The Plan recommended that only very low density development be permitted on lands that drain into the reservoirs and further proposed that this development be subject to stringent controls to minimize forest cover loss and grading.

Baltimore County has RC 4 (Watershed Protection) zoning on lands that are within 300 feet of any stream that flows directly or indirectly into the public reservoirs. This zone requires a minimum lot size of three acres, restricts impervious surfaces to 10% of the lot, and requires that no more than 25% of the natural vegetation be removed.



In 1984, the later renamed Regional Planning Council, Baltimore City, and Baltimore, Carroll, and Howard Counties joined with State and local agencies in the signing of the Reservoir Watershed Management Agreement. This agreement established an action plan to reduce phosphorous and sediment loads from agriculture, point sources such as discharge pipes, and urban runoff.

POLICY:

The WATER AND SEWERAGE PLAN should serve as the water facilities planning component of the Master Plan to ensure an adequate supply of efficiently distributed water for consumption, fire protection, and commercial and industrial purposes. The extension of water or sewer metropolitan facilities must be done in a comprehensive manner to ensure efficient and coordinated land use planning and fiscal expenditures.

ISSUE: Adequacy of the Metropolitan Water System

The concern is one of quality rather than quantity. The existing reservoir system holds more than enough water to meet the current and projected waters needs of the metropolitan water service areas. However, excessive amounts of phosphorus and other pollutants from point (e.g., Carroll County treatment plants) and nonpoint (agriculture and urban runoff) sources will cause increasingly severe algae blooms in the reservoirs, if uncontrolled.

ACTIONS:

1. Reaffirm the 1984 Reservoir Watershed Management Agreement as part of a regional commitment to water quality improvement.
2. The Department of Environmental Protection and Resource Management and Office of Planning and Zoning will reexamine the permitted density and minimum lot size requirements of RC 4 to determine if they promote water quality protection and compatible rural development.
3. Establish an aggressive water conservation program to preserve a natural resource, and reduce wastewater flows to treatment plants.

SOLID WASTE

Over one million tons of solid waste is generated within Baltimore County each year. Industrial, commercial and residential sources each contribute about one third. Industrial generators are responsible for disposing of their own waste, and commercial and residential wastes (commonly called the municipal waste stream) are disposed of by incineration, recycling or landfilling.

The Northeast Waste Authority coordinates regional solid waste management efforts in Baltimore City and Baltimore, Harford, Anne Arundel, and Howard Counties. Baltimore County has long-term leases (until the year 2004) with two privately owned and operated incinerators in Baltimore City, joint public ownership of a privately operated Resource Recovery Facility in Cockeysville that recycles about 12% of the municipal waste stream, and use of two landfills--the Eastern Sanitary Landfill in the County and the Quarantine Road Landfill in Baltimore City.

POLICY:

It is the policy of Baltimore County to effectively manage its solid waste in order to protect public health and environmental resources, and to reduce the volume of waste through recycling thereby extending the life of existing landfill space and maximizing the capabilities of existing solid waste disposal facilities and strategies.

ISSUE: Waste Reduction Through Recycling

The disposal of municipal solid waste is a major problem due to the lack of available landfill space, the difficulties and costs of siting and constructing new landfills and incinerators, and the associated public health and environmental concerns, such as air and groundwater contamination.

Projected lifetime for the two existing landfills which handle the County's solid waste are eight years for the City's Quarantine Road site and fifteen years for the County's Eastern Landfill.

The State Legislature has recently enacted the Maryland Recycling Law, which will require the County to achieve a 20% reduction in the solid waste stream by recycling. Under this law, a final plan must be developed by 1990 and fully implemented by 1994. Jurisdictions that fail to have a plan prepared for review by mid-1992 will be subject to a State imposed moratorium on the issuance of building permits.

ACTIONS:

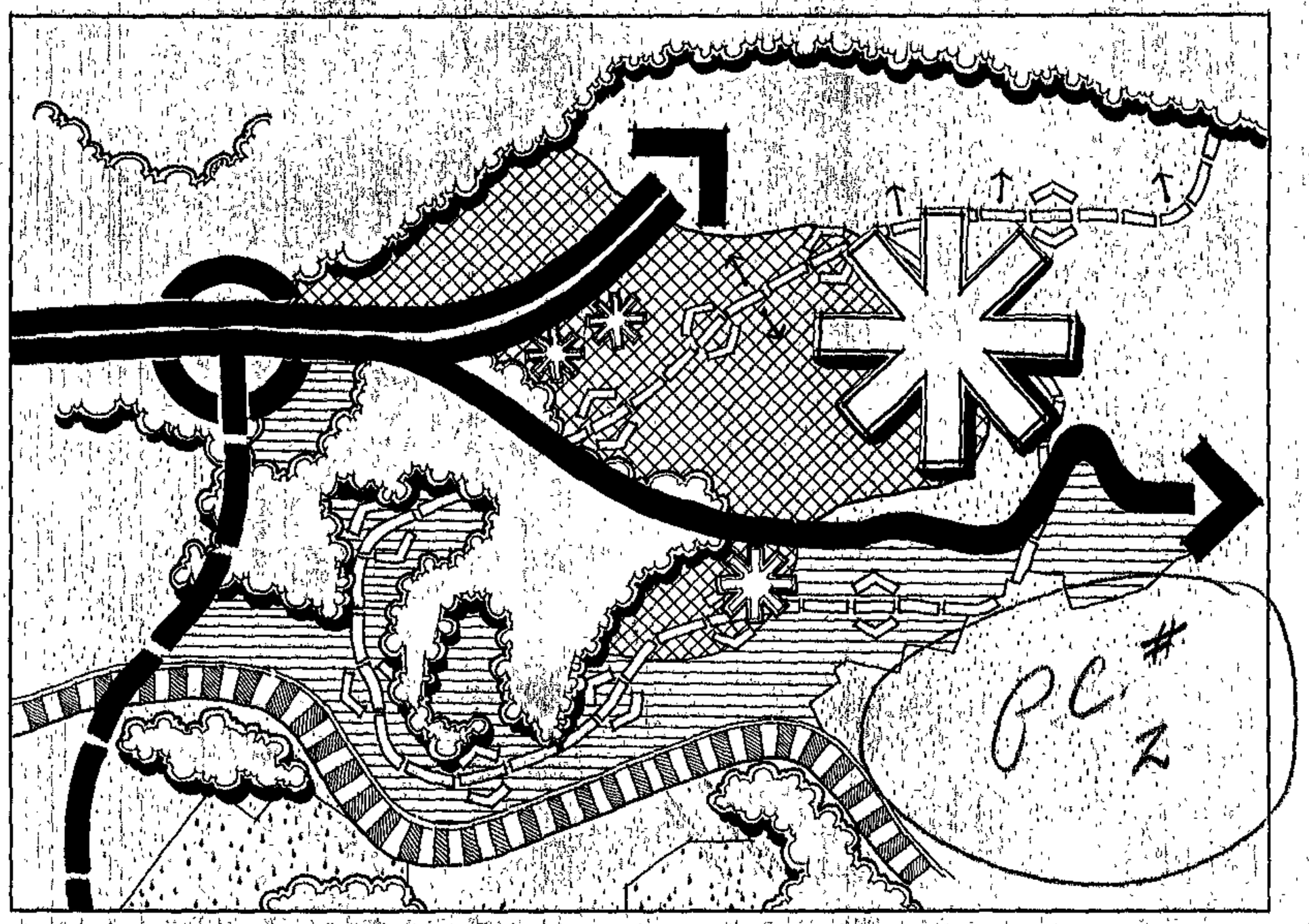
1. The Departments of Public Works and Environmental Protection and Resource Management will prepare a recycling plan by mid-1990 for State review and approval. The components of the Plan may include:
   - renegotiation of the contracts with the regional incinerators taking Baltimore County solid waste to stop incineration of recyclable waste.
   - permit authority over commercial waste handlers, and a system of incentives to establish control over the distribution of the commercial waste stream to facilitate recycling.
   - a comprehensive study of the markets for recyclable materials. Based on the results of this study, the County Resource Recovery Facility should be expanded or modernized to serve as the principle County recycling facility. Currently, the plant operates at less than 10% of its potential due to a lack of markets for the recyclable material it separates.
   - evaluation of a curbside separation program, especially in densely populated areas, to collect materials that are difficult to separate at the Resource Recovery Facility.
   - encouragement of participation by private companies through the use of incentives.
   - initiation of a homeowners hazardous waste program.

Pete Zimmerman

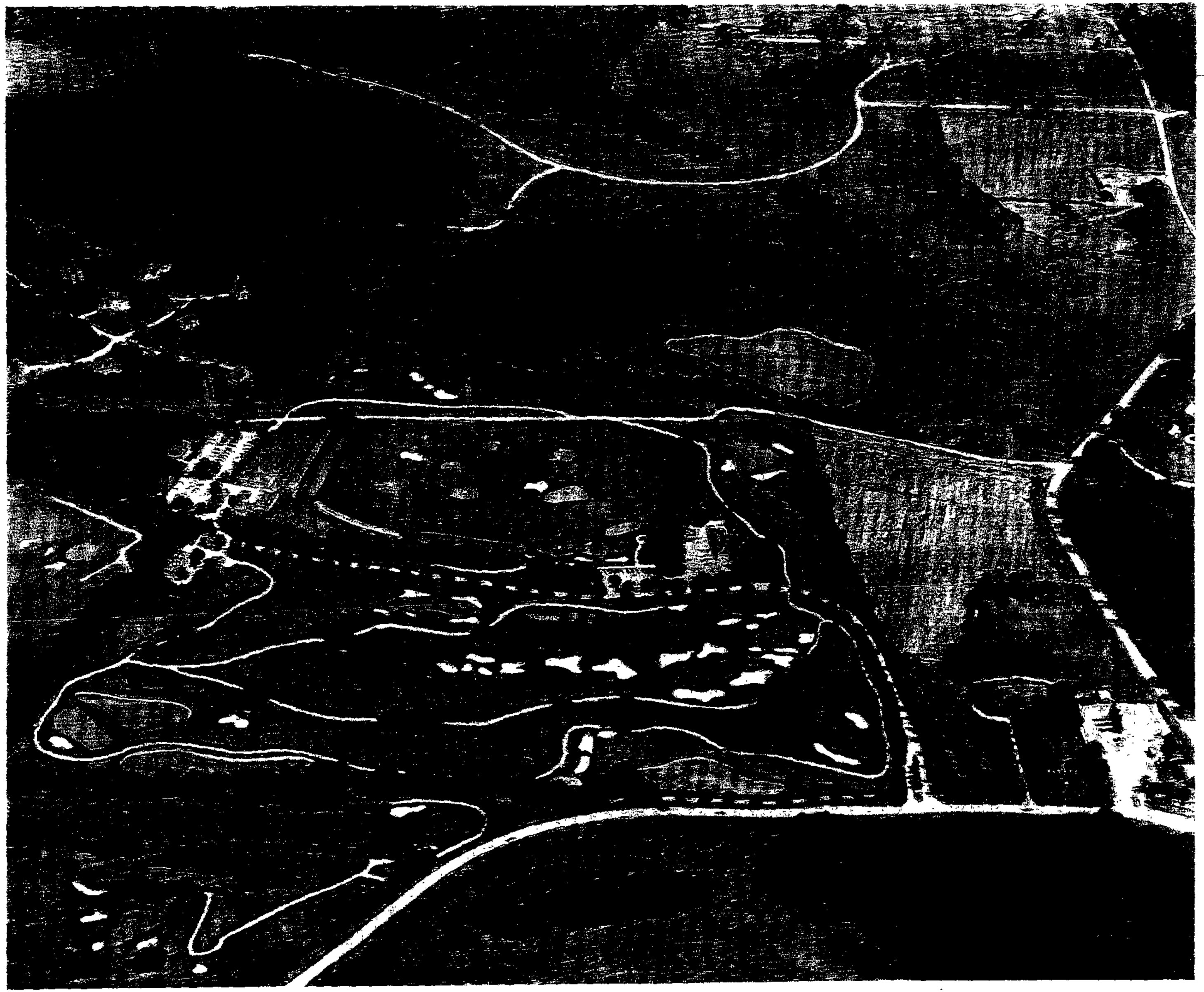
Master Plan

Baltimore County 1989–2000

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JUN 12 1990
COUNSEL



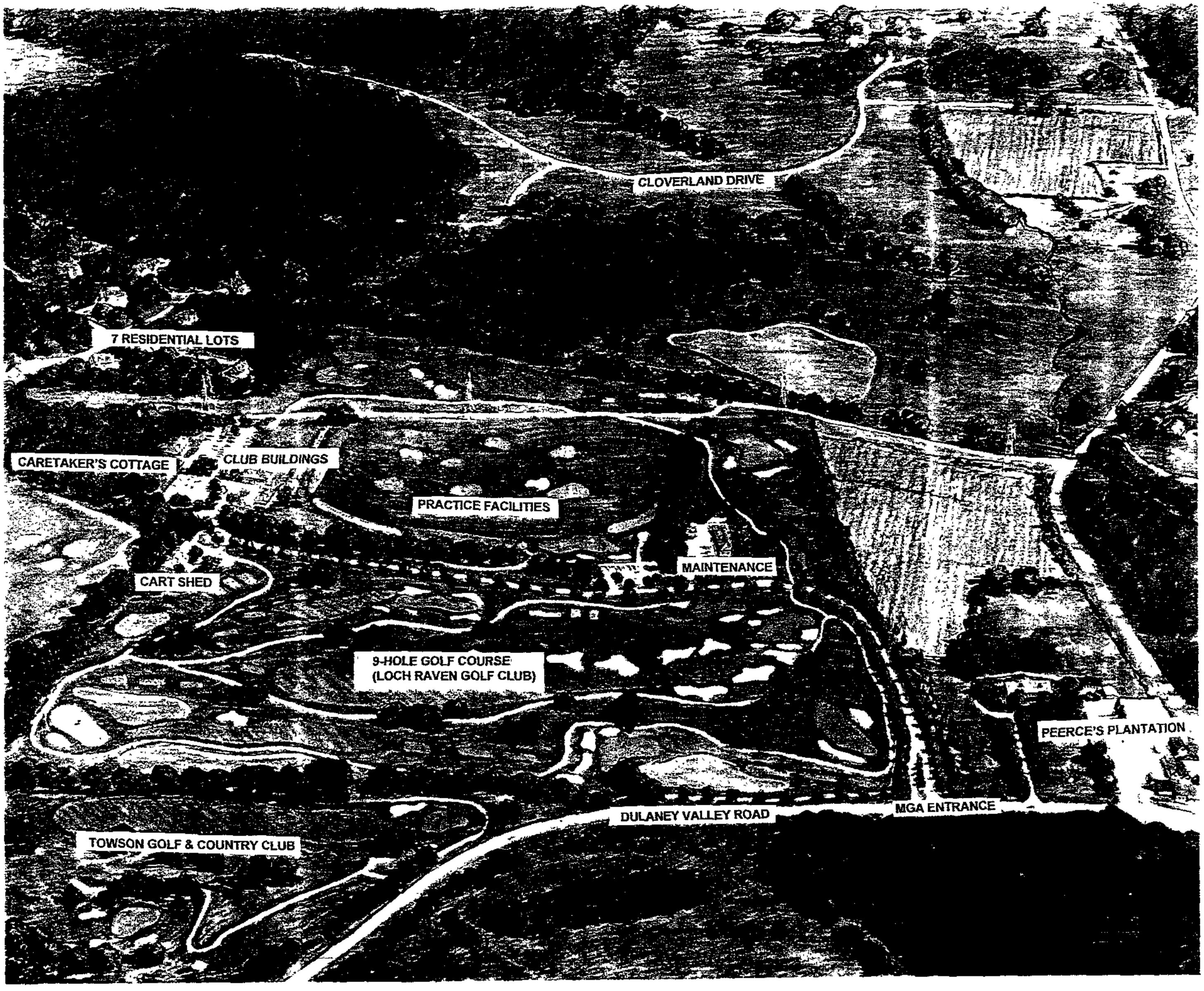
As adopted February 5, 1990



Developer's Ex 7A

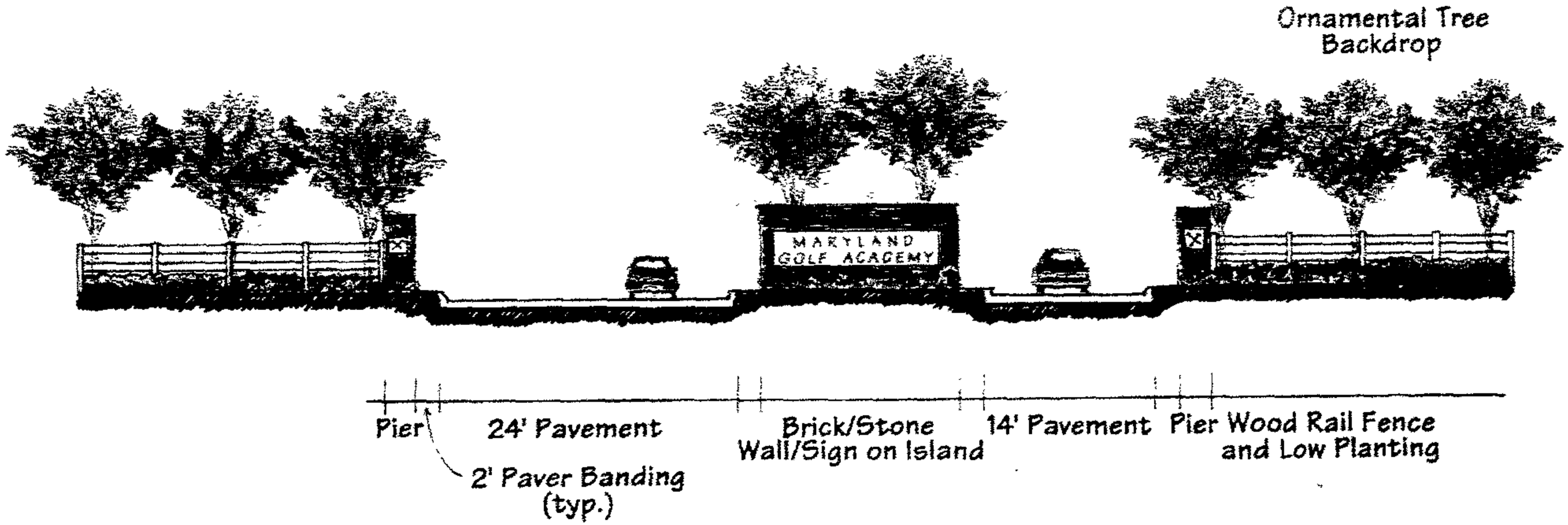
LOCH RAVEN GOLF CLUB & MARYLAND GOLF ACADEMY

Developer's Ex 78

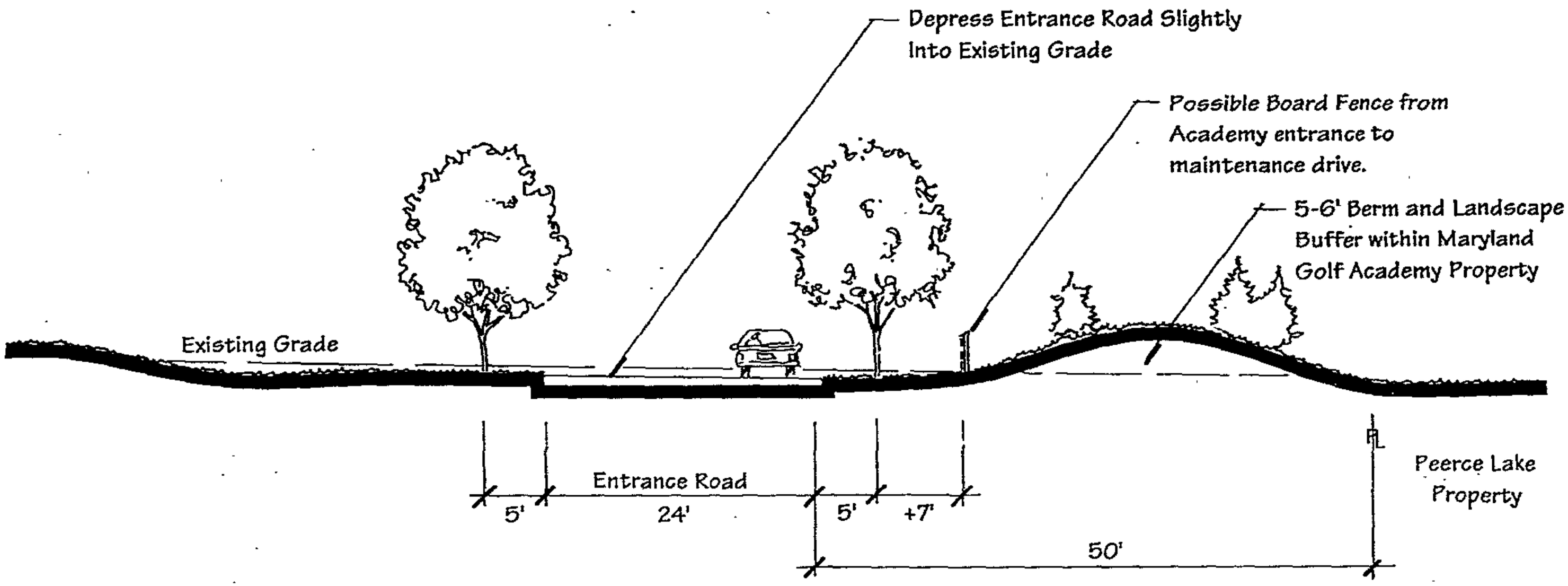


LOCH RAVEN GOLF CLUB & MARYLAND GOLF ACADEMY

EXHIBIT NO. 3A



Entrance Treatment - Elevation
Maryland Golf Academy



Entrance Road Landscape Treatment

Maryland Golf Academy

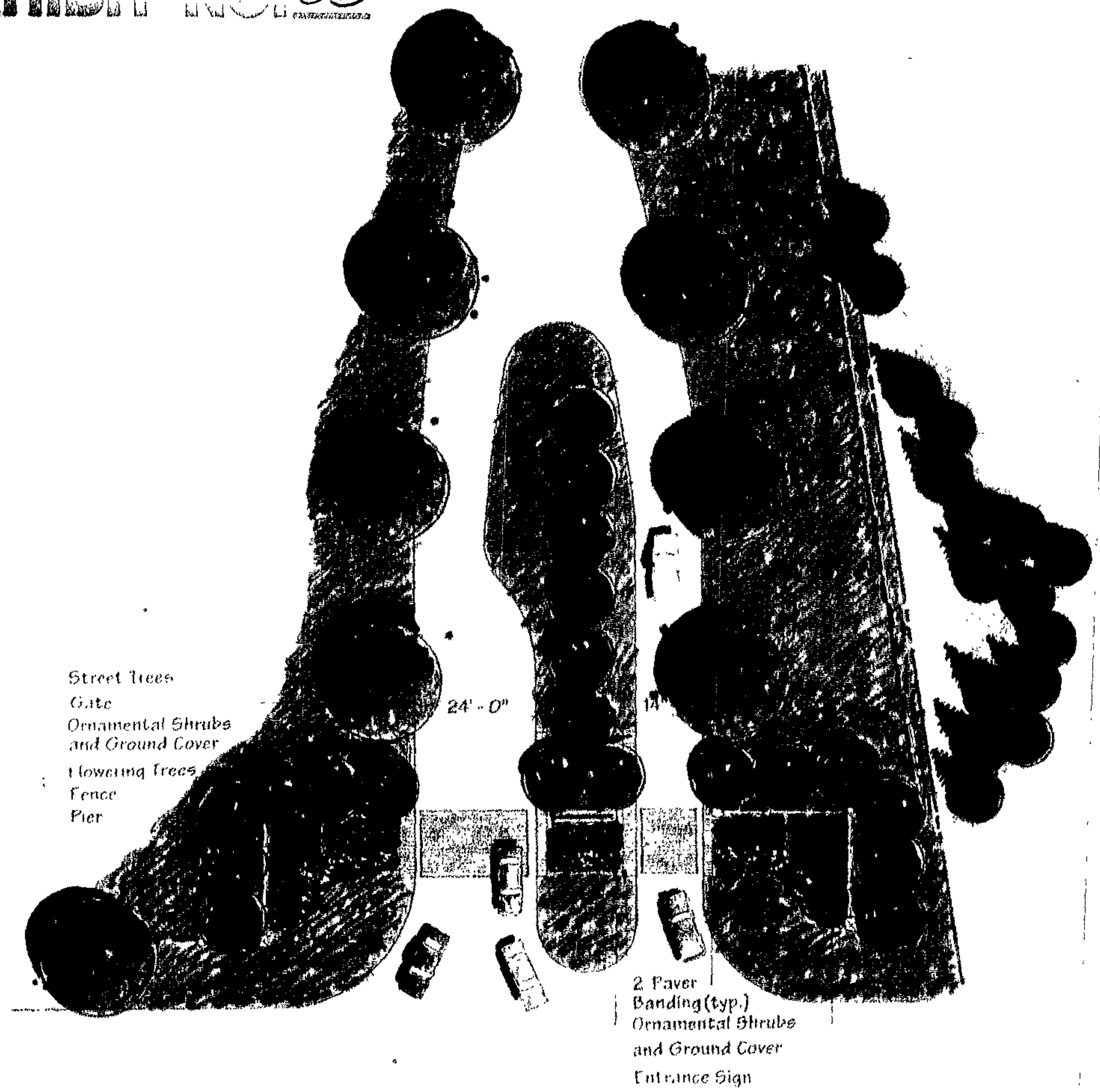
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LDR International

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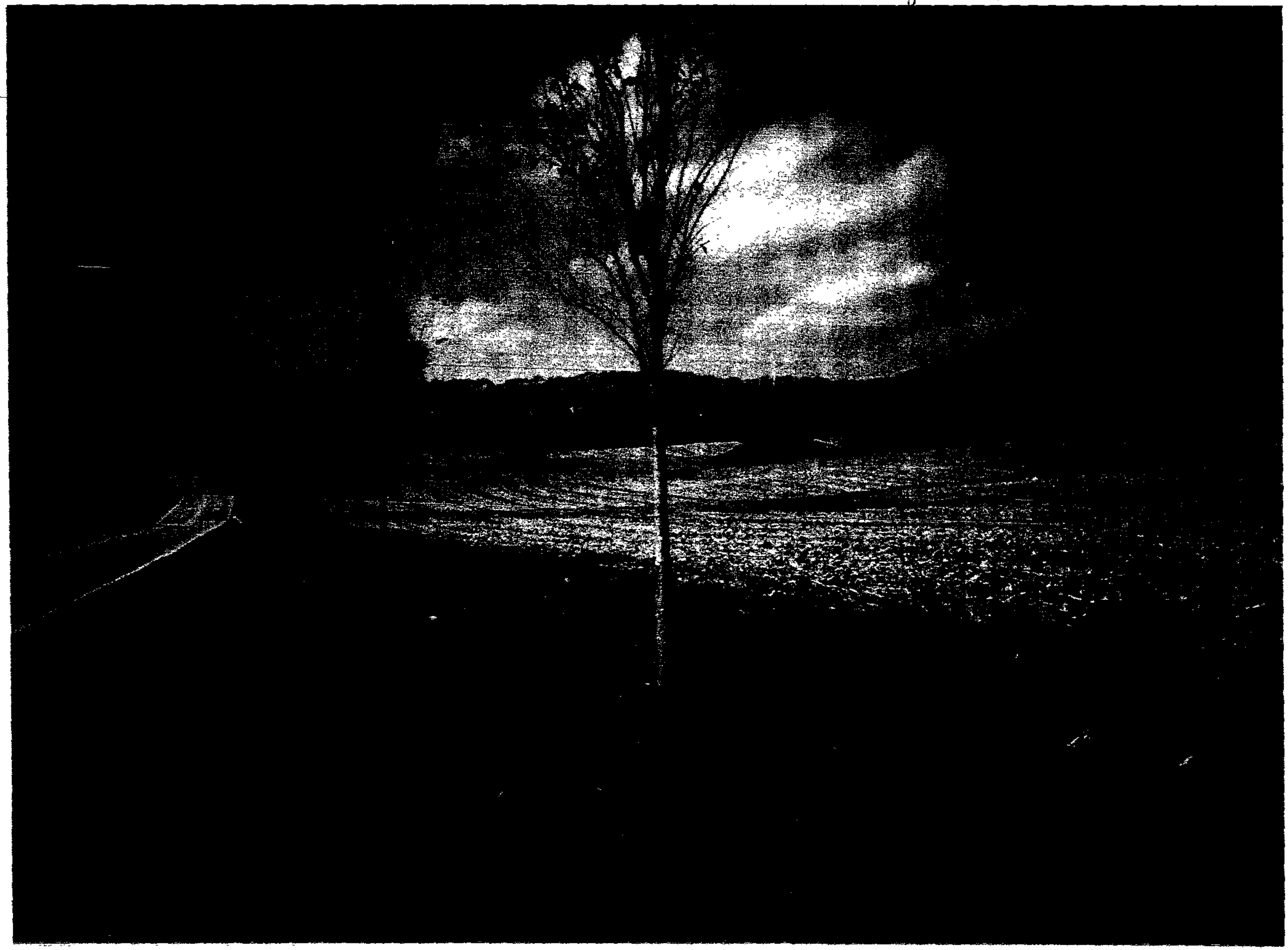
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EXHIBIT 8B



Entrance Treatment - Plan View
Maryland Golf Academy

Developer's Ex # 8C



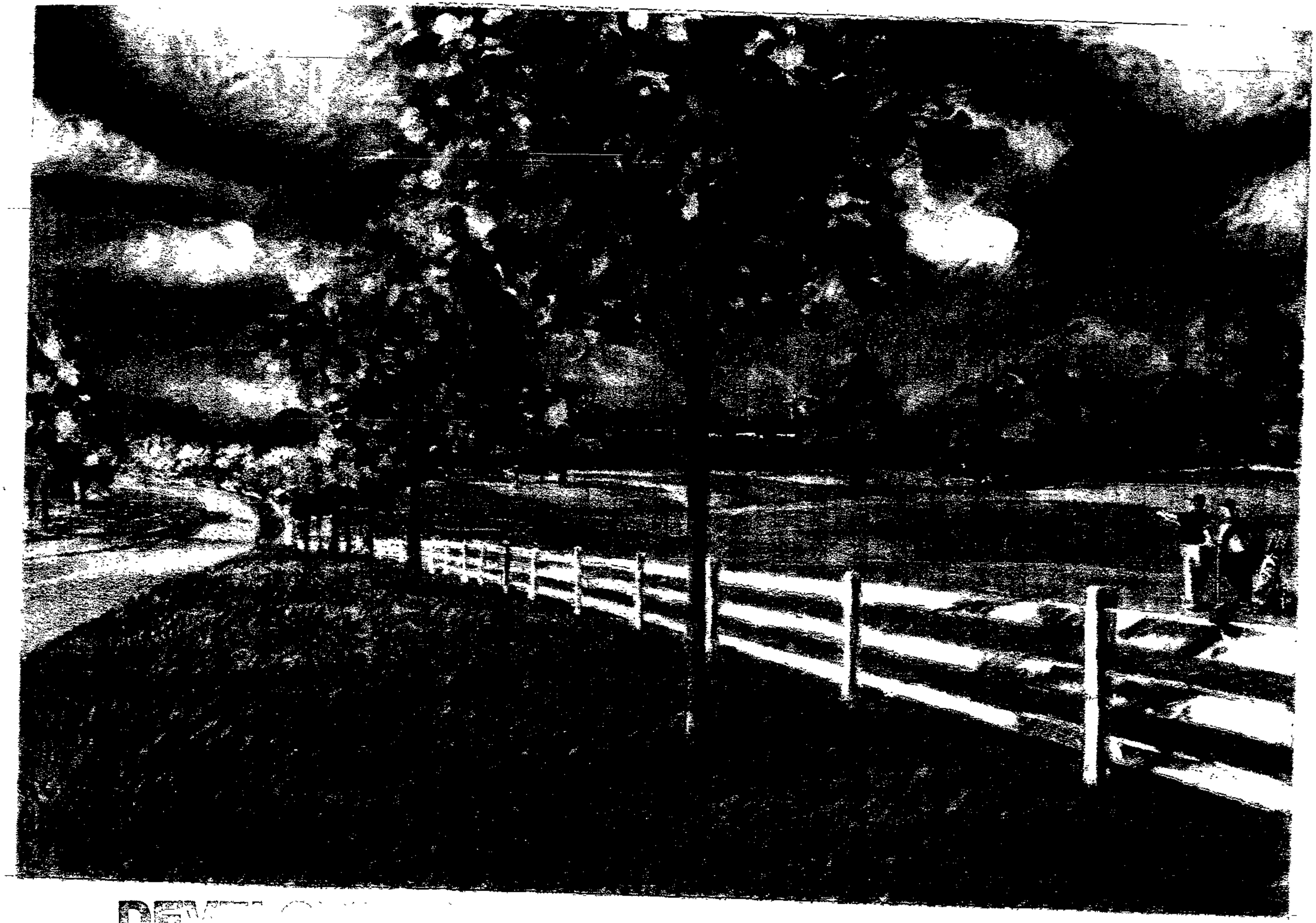


EXHIBIT 8D

DEVELOPING
EXHIBIT 10

RULES OF PLAY
USGA RULES GOVERN ALL PLAY

- All players must register in pro shop and check in with "starter" prior to play.
- Players late for a starting time lose their position on the tee.
- Two riders only per cart.
- Children under 16 years of age may not operate golf carts.
- The faster group MUST be allowed to pass the slower group if the hole ahead is open.
- Proper golf attire is required at all times.
- Shoes other than soft spiked golf shoes must be approved by the professional staff prior to play.
- Hazards are defined by stakes: red/yellow--water hazards; white--out of bounds.
- Please replace divots and repair ball marks on greens.
- Participants in scheduled 9-hole or 18-hole events shall enjoy preferred rights of play.

George Hooker
Head Golf Professional

Joe Greenway
Course Superintendent

9

Loch Raven Golf Club
Dulaney Valley Road
Phoenix, Maryland 21131
(410)252-GOLF

Featuring The Maryland Golf Academy

"The perfect environment for learning every aspect of the game"

March, 1997

SHORT GAME PRACTICE AREA
DESCRIPTION AND EXHIBITS

A. NATURAL TURF PRACTICE AND LEARNING CENTER - The natural turf practice area consists of two elements: See Exhibit "A"

1. THE WARM UP PRACTICE GREEN - Located conveniently between the Pro Shop and the first tee, the warm up practice putting green will be available at no charge to those golfers preparing to play on the Loch Raven Golf Club. The natural turf green will have five practice holes and the putting surface will be similar to those greens on the course.

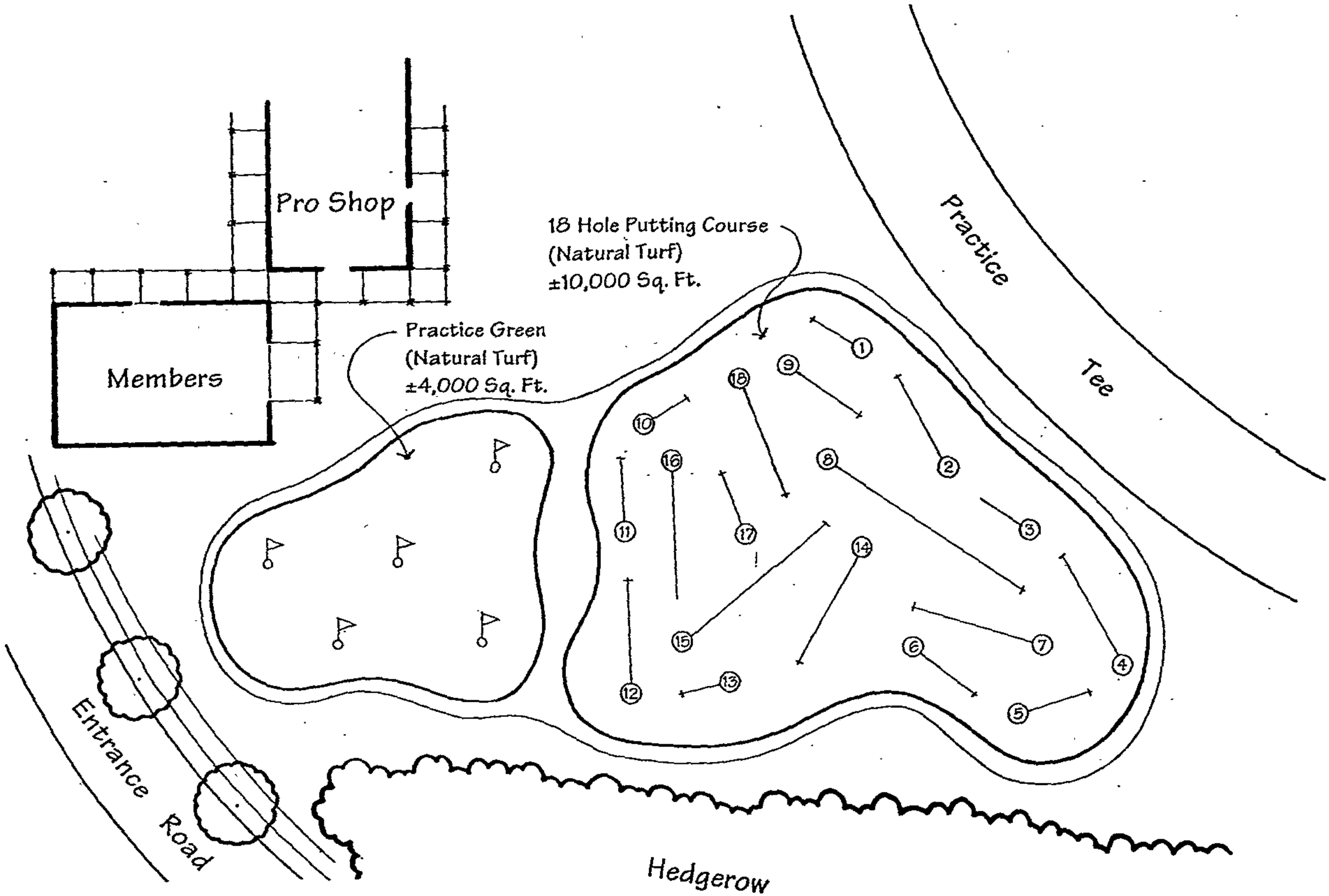
2. THE 18-HOLE PUTTING COURSE - This green will have an 18 hole layout and will be available for a small fee to intermediate and advanced golfers. The green will be planted with different typos of grasses, so that the golfer will experience different surfaces commonly found in other locations. Pin placement will vary from time to time; however, the distances will be consistent with the scorecard designed specifically for this putting course.

B. "PAR 2" ARTIFICIAL TURF PUTTING COURSE - See Exhibit "B" - This 18-hole course is designed primarily to appeal to the junior or beginner golfer interested in learning the basics: the rules, the etiquette, the vocabulary, and the general concept of the game of golf. Before a player is ready to play on a 'real' golf course it is important for the golfer to know the rules and etiquette. Learning not to talk when someone is swinging and knowing when it is time to hit the ball are just two examples. Being aware of the traditions of golf is as important as mastering the skills.

Staff professionals will utilize this course to teach the novice about hazards that may be encountered on a 'real' course and to explain the differences between fairway, rough, greens, and bunkers. The beginner will learn to keep score accurately and to play by the rules. Exhibit "B-1" identifies many of the hazards which will be included within the 18-hole layout. The artificial turf has many advantages in that it is playable year round and can withstand wear and tear from repeated play and lessons.

C. PITCHING, CHIPPING, AND TROUBLE SHOT LEARNING CENTER - See Exhibit "C" - This natural area is designed to give the golfer an opportunity to practice any type of short shot around the green. There are many difficult lies that surround a green and often these shots are the hardest to master. It is often difficult to find an area to practice these shots in a natural environment; the Academy not only offers this opportunity, but will offer a variety of challenges that may be found on the course (i.e. sidehill lies, fringe shots, high rough, 'bump and run', and more).

D. SAND RECOVERY LEARNING CENTER - See Exhibit "D" - While playing a game of golf, one of the most difficult and most often experienced hazards is the sand bunker. As with all facets of the game, the best way to learn the skills and techniques of bunker play is in a natural setting. The Academy offers a comprehensive sand recovery learning center where the golfer can be instructed and/or practice the many lies and challenges that are associated with sand bunkers.



Natural Turf Practice and Learning Center

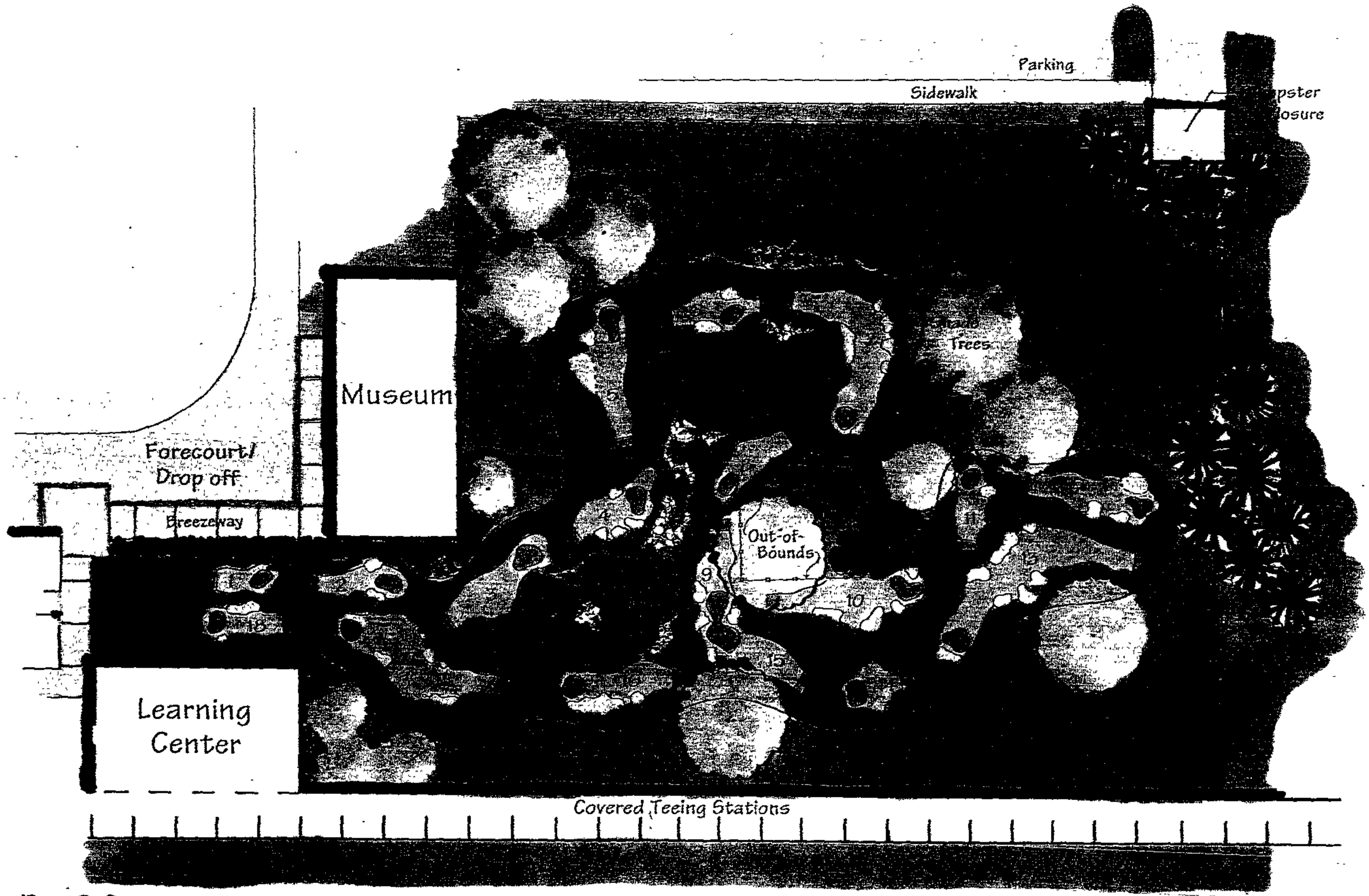
Maryland Golf Academy

March 1997 LDR International, Inc.

Scale: 1"=20'

10 20 40 60

Exhibit A



Par 2 Course

Maryland Golf Academy

March 1997 LDR International, Inc.

THE MARYLAND GOLF ACADEMY

PAR 2 COURSE

SCORECARD - PAR 39

Hole	Length	Par	Hole	Length	Par
1	11	2	10	32	2
2	18	2	11	15	2
3	25	2	12	28	2
4	17	2	13	50	3
5	30	2	14	12	2
6	15	2	15	21	2
7	41	3	16	24	2
8	20	2	17	39	3
9	18	2	18	16	2

Challenge/Teaching Tools

	Hole Numbers
Sand	2-7, 9-13, 15-18
Water	3-7,16
Sidehill - left to right	3, 6, 7, 12
Sidehill - right to left	8, 13, 15
Downhill	7, 9, 13
Uphill	4, 5, 11, 15
Double Breaking	17
Mounds	14, 17
Dogleg	7, 13, 17
Double Green	9, 15
Plateau Green	5, 11
Out-of-Bounds	8, 9, 10
Ground Under Repair	5, 12
Rough	All holes
Drop Area	Symbol - D

Rules:

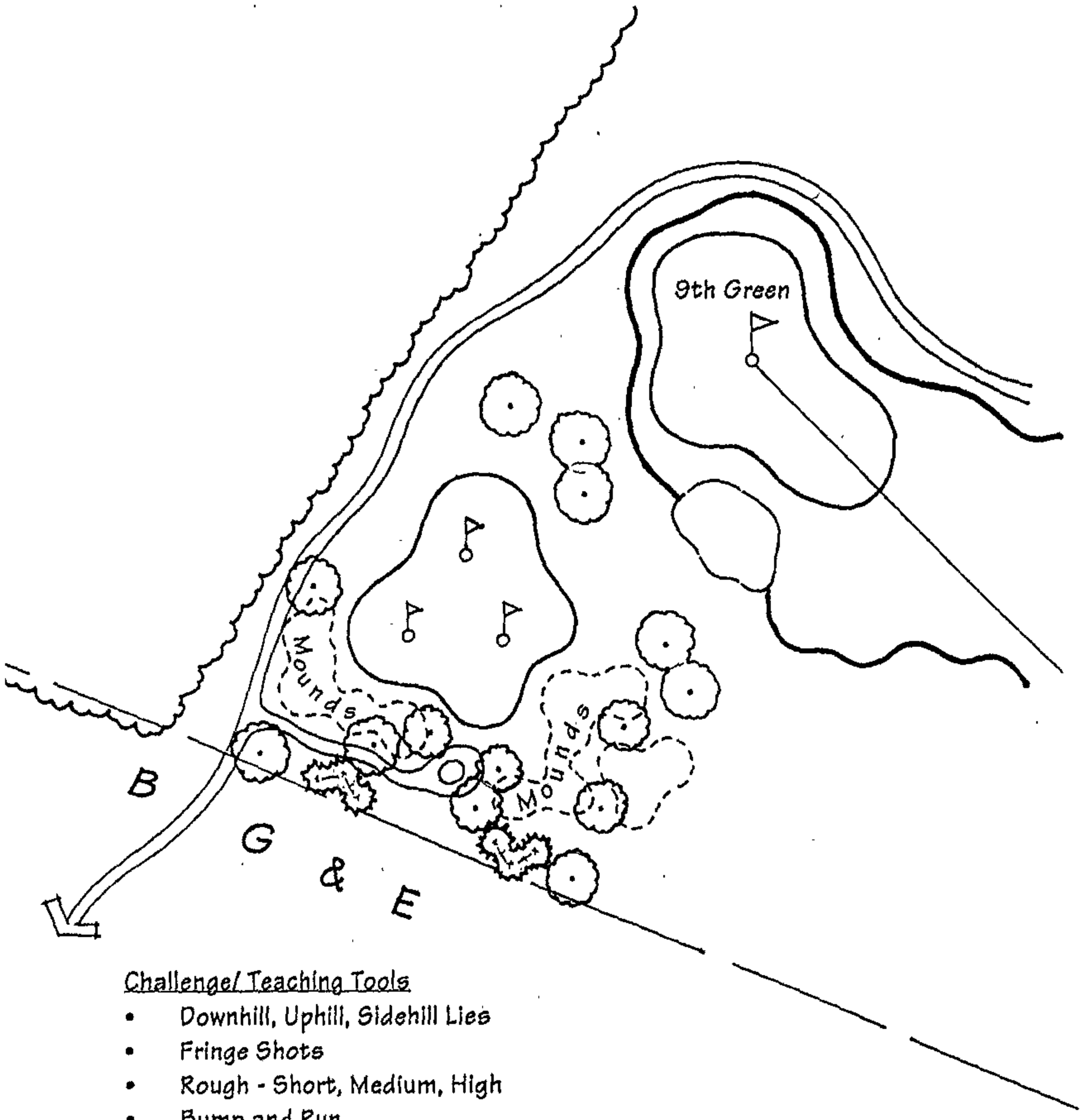
Ground Under Repair - free drop within one club length no nearer the hole (Holes 5 & 12 - defined by white painted line)

Out-of-Bounds - penalty stroke and distance - rehit from tee. (Holes 8, 9 & 10 - defined by fence line or white stakes)

Water Hazard - penalty 1 stroke - place ball in drop area marked with white paint (Holes 4 & 6 - defined by yellow stakes)

Lateral Water Hazard - penalty 1 stroke - ball may be placed within 2 club lengths no nearer the hole (3, 4, 5, 7 & 16 - defined by red stakes)

Unplayable Lie - penalty 1 stroke - ball may be moved 2 club lengths no nearer to hole



Challenge/ Teaching Tools

- Downhill, Uphill, Sidehill Lies
- Fringe Shots
- Rough - Short, Medium, High
- Bump and Run
- Lob/ Flop Shots
- Playing Around Trees
- Punch Shots

Pitching, Chipping, and Trouble Shot Learning Center

Maryland Golf Academy

March 1997 LDR International, Inc.

Scale: 1"=50'

0 25 50 100 150

Challenge/ Teaching Tools

- Various Stance/ Lie Shotmaking
- Deep/ Shallow Face Bunker
- Pot Bunker
- Fairway Bunker
- Long/ Short Shots

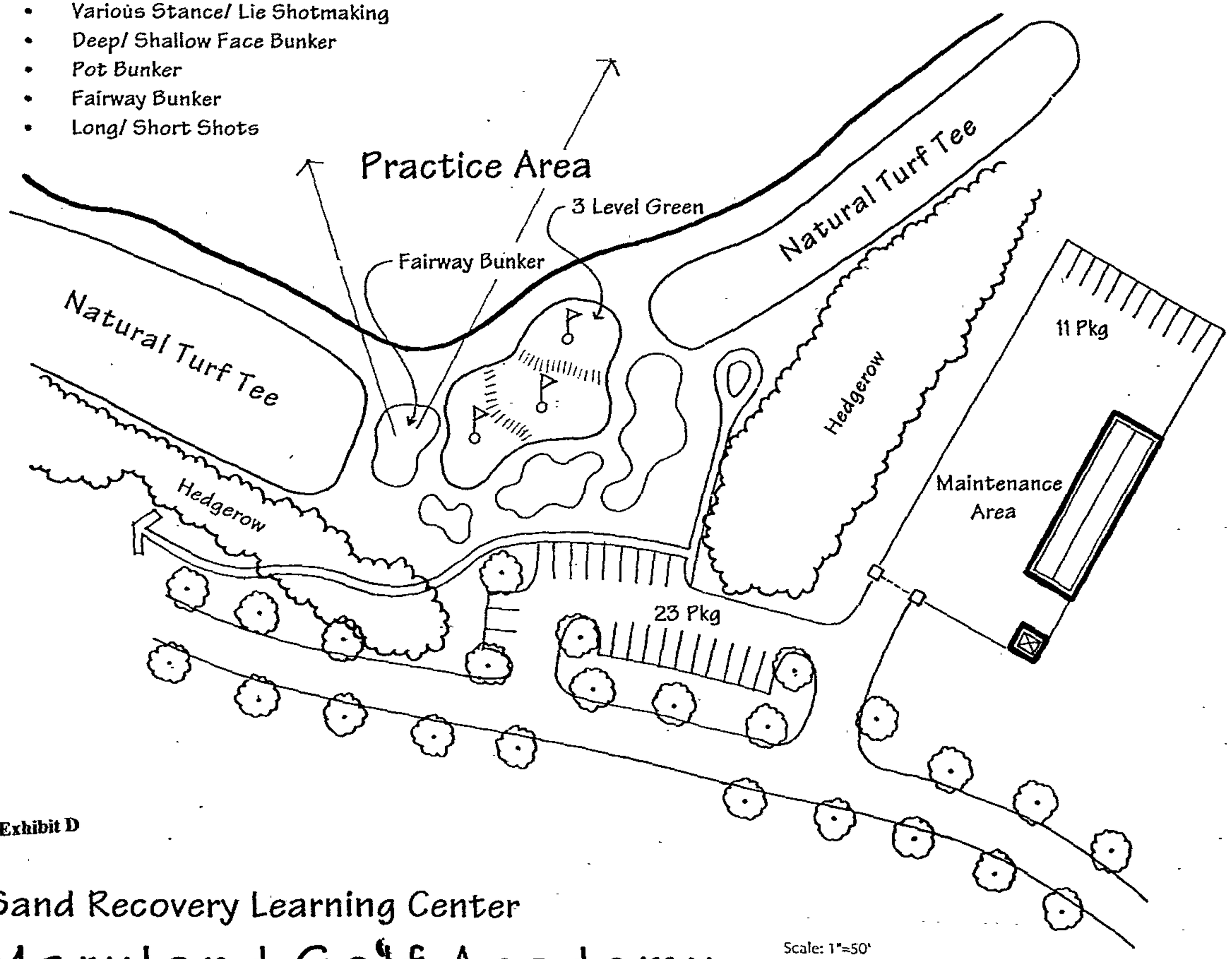


Exhibit D

Sand Recovery Learning Center

Maryland Golf Academy

March 1997 LDR International, Inc.

Scale: 1"=50'

0 25 50 100 150

Light Systems, Inc.

SPECIALISTS IN ENERGY SAVING LIGHTING SYSTEMS

Maryland Golf Academy

Background Information

Light Systems, Inc. was asked to provide specifications on the exterior lighting for the Maryland Golf Academy that would: (1) offer low level lighting acceptable to the surrounding community as well as (2) provide acceptable light levels that meet golfing requirements.

My research began by contacting the US Golf Association and the Illuminating Engineering Society of North America specifically addressing driving range and turf tee lighting. I was given the name of Michael Owens as a sports lighting expert. Mike Owens worked with me on a weekly basis. He is a golf lighting applications design engineer with General Electric Lighting Systems. Using the dimensions and criteria we provided, Mike laid out the turf tee lights mounted off the tee box building to eliminate the use of poles. He also designed the driving range lighting using the ground mounted method which mounts floodlights in the ground aimed approximately 5% above the ground, angled toward the end of the practice area.

I also talked with GE Supply, GE Light, The National Golf Foundation, Golf Range and Rec. Areas of America, The PGA, and The Yellow Pages of Golf. I later called Total Golf Instruction of Phoenix, Arizona, and they referred me to The Scottsdale Golf Center of Phoenix. I spoke with the manager, Tony Burnetti, about their practice range lighting which uses the ground mounted method. Their setting is a rural area having a residential community 140 yards from the far end of the range. The homes in this community are in the $200,000 price range. This range uses groupings of 3 - 1000 watt metal halide ground mounted fixtures having the top visor attachment which Tony said eliminated skyglow by more than 90%. This golf academy features public and private instruction.

The following specifications are based on my extensive golf lighting research and the knowledge I've gained over the ten years that I have specialized in energy efficient lighting systems. I am convinced these plans will meet the two goals we have established above.

Sincerely,

Suzanne Pearce

P.O. Box 294, Kingsville, Maryland 21087 410/592-2403 Fax 410/592-3105

Maryland Golf Academy

Lighting Areas Specified

A. Light fixture attached to pole on Dulaney Valley Road.
B. Identification Sign
C. Driveway from Dulaney Valley Road to Parking Lot
D. Maintenance Building Exterior
E. Starter Shed Exterior
F. Cart Shed Exterior
G. Putting Greens - Includes artificial turf practice putting green, and natural turf practice putting green
H. Caretaker House Exterior
I. Parking Lot
J. Clubhouse Exterior
K. Tee Boxes
L. Turf Tees at Top of Practice Range
M. Practice Range

Information for each area includes:
1. Footcandle levels
2. Number of fixtures
3. Type of fixture and type of lamp/wattage
4. Cut sheets on fixtures

All poles and fixtures will be bronze to blend with the environment with the exception of the powerspot floodlights(ground mounted) which are gray, according to specs.

Maryland Golf Academy

Lighting Specifications

A. Light fixture attached to pole on Dulaney Valley Road - Same as pole fixture across from the entrance to Towson Golf & Country Club, provided by BGE or Baltimore County.

B. Identification Sign - Install 2-4 ground mounted 90 watt halogen capsylite flood lights equivalent to the light output of 150 watts. Same as Towson Golf & Country Club.

C. Driveway from Dulaney Valley Rd to parking lot - Space at 80' intervals- low level bronze bollard type fixtures housing 1 - 70 watt metal halide lamp with louver assembly.
Approximately 2600' = 32 fixtures.

D. Maintenance Building Exterior - Install 1 - deep shielded downlight for front brightness over entrance using 70 watt metal halide. 9' - 15' mounting height.
Install 1 - 12' bronze pole housing 1 - 175 watt metal halide parking lot fixture.

E. Starter Shed Exterior - Install 1 - 70 watt metal halide perimeter cutoff fixture over the check -in window for downward light below and to the sides.

F. Cart Shed Exterior - Install 1 - 70 watt metal halide perimeter cutoff fixture.

G. Putting Greens - (1) Artificial turf practice green- Install 8 - 20' bronze steel poles housing 3 - 400 watt metal halide vertical forward throw fixtures on each pole.
(2) Natural turf putting green - Install 13 - 20' bronze steel poles housing 2 - 400 watt metal halide vertical forward throw fixtures on each pole.

H. Caretaker House Exterior - Install 1 - 70 watt metal halide deep shielded downlight fixture and 1 - 12' bronze steel pole housing 1 - 175 watt metal halide parking lot fixture.

I. Parking Lot - 131 cars - Install 10 - 20' bronze steel poles housing 1 - 400 watt metal halide 16" cutoff floodlight fixture.

J. Clubhouse - Mounted over the entrance 1 - 70 watt metal halide deep shielded downlight fixture. The 70 watt metal halide perimeter cutoff can be used around the perimeter of each cluster spaced 30' apart.

K. Tee boxes - The tee box shed will house 30 tee boxes. each approximately 10' wide. Each box will house 1 canopy ceiling(30 total) mounted 400 watt metal halide fixture installed 12' - 15' above the golfer. This fixture will house a symetrical lens(with a protective guard) that provides maximum light levels of 23-26 footcandles at the tee.

L. Turf Tees at Top of Practice Range - On the roof of the tee box shed will be mounted, aimed at the 30' wide turf tee, 8 - 1000 watt metal halide forward throw cutoff fixtures installed 20' high, approximately 31.25' between the centers of 8 fixtures. This fixture will provide 22 - 29 maintained horizontal footcandles at the turf tee.

M. Practice Range - Based upon the 30 tee box shed dimensions, the practice range will use 20(2 per mounting location) 1000 watt metal halide ground mounted power spot fixtures each housing a top visor. The ground mounted method for lighting practice ranges is used to minimize spill light near the ground level. A bunker mound behind the fixtures and a thin, low "eyebrow" mound approximately 20' in front of the fixture pairs is used to block out objectionable light to the neighboring area. The top visor will inhibit skyglow by 50% or more on this specific fixture. The first row of these fixtures will consist of 3 pairs 18.75' in front of the turf tee, spaced 112.5' apart. At the 50 yard line the second row will be staggered with 2 fixture pairs mounted between the fixtures of row 1. At the 100 yard line, 3 fixture pairs will be mounted as in row 1. At the 150 yard line, 2 fixture pairs will be mounted staggered as in row 2. At the 200 yard line, 15' above the ground, the maintained vertical footcandles average 11.5.

MARYLAND GOLF ACADEMY

FOOTCANDLE LEVELS

LOCATION	AVERAGE MAINTAINED LIGHT LEVELS
A. Light fixture attached to pole on Dulaney Valley Rd	1 - 2 fc
B. Identification Sign	2 - 4 fc
C. Driveway from Dulaney Valley Road to Parking Lot	0 - 2.9 fc
D. Maintenance Building Exterior	.8 - 1 fc
E. Starter Shed Exterior	.3 - 1 fc 20' from window 3.35 fc under window 2.14 fc side of window
F. Cart Shed Exterior	3.35 fc
G. Putting Greens	9.5 fc artificial turf green 7.91 fc natural turf green
H. Caretaker House Exterior	1 - 2 fc
I. Parking Lot	2.05 - 2.9 fc
J. Clubhouse Exterior	2.42 fc - door entrance .8 fc - 10' from perimeter 1.32 fc - between fxtrs. 30'apart
K. Inside Tee Boxes	23.86 - 26 fc at tee
L. Turf Tee Area	22.4 - 29.2 horizontal
M. Practice Range	11.5 vertical @ 200 yards on range 15' above ground

CONSERVANCY AREA

AREA OF SPECIAL EXCEPTION

AREA OF SPECIAL EXCEPTION

PRACTICE AREA WITH TARGET GREENS AND BUNKERS

R.C. 4

R.C. 4

R.C. 4

DENVER
EXHIBIT

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EXH 11C

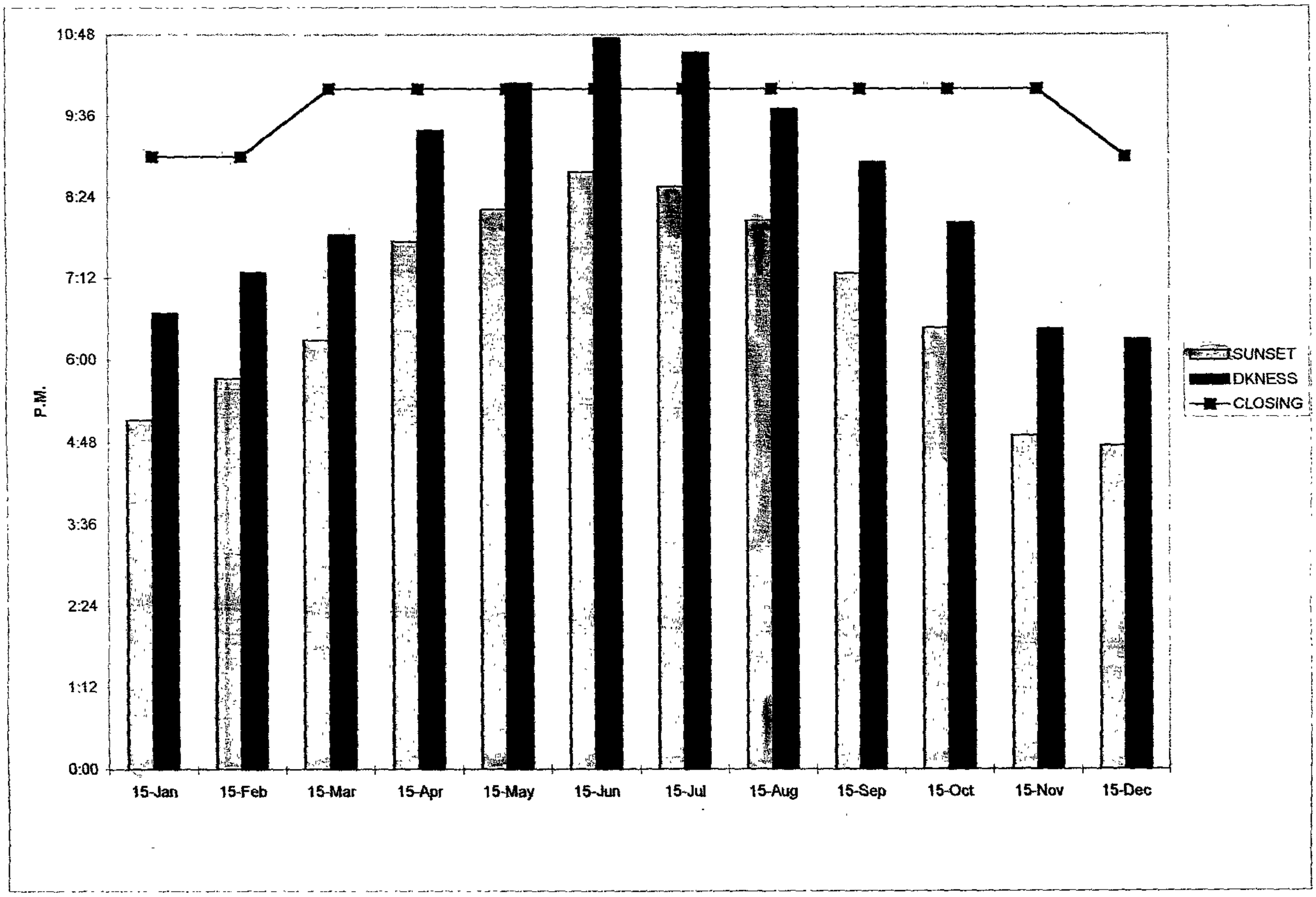

10:48
9:36
8:24
7:12
6:00
4:48
3:36
2:24
1:12
0:00
P.M.
15-Jan
15-Feb
15-Mar
15-Apr
15-May
15-Jun
15-Jul
15-Aug
15-Sep
15-Oct
15-Nov
15-Dec
SUNSET
DKNESS
CLOSING

EXHIBIT 11D

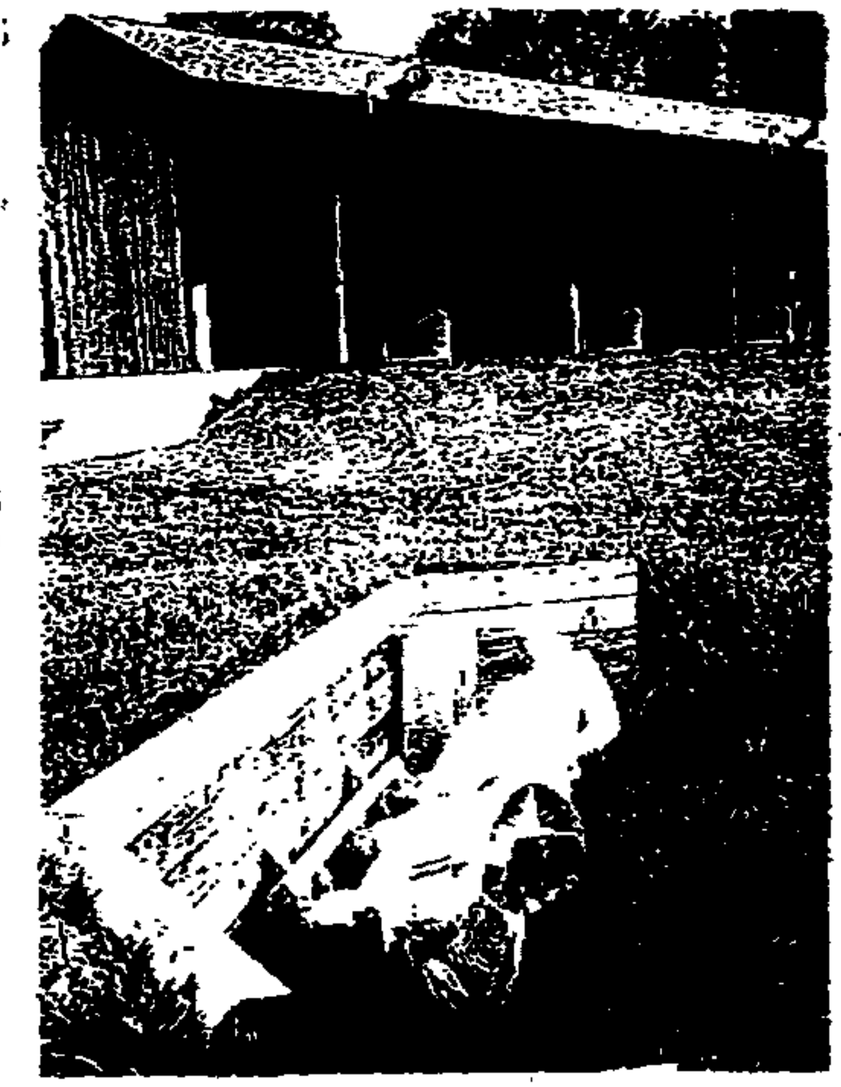
MARYLAND GOLF ACADEMY
HOURS OF DARKNESS COMPARED TO CLOSING HOURS

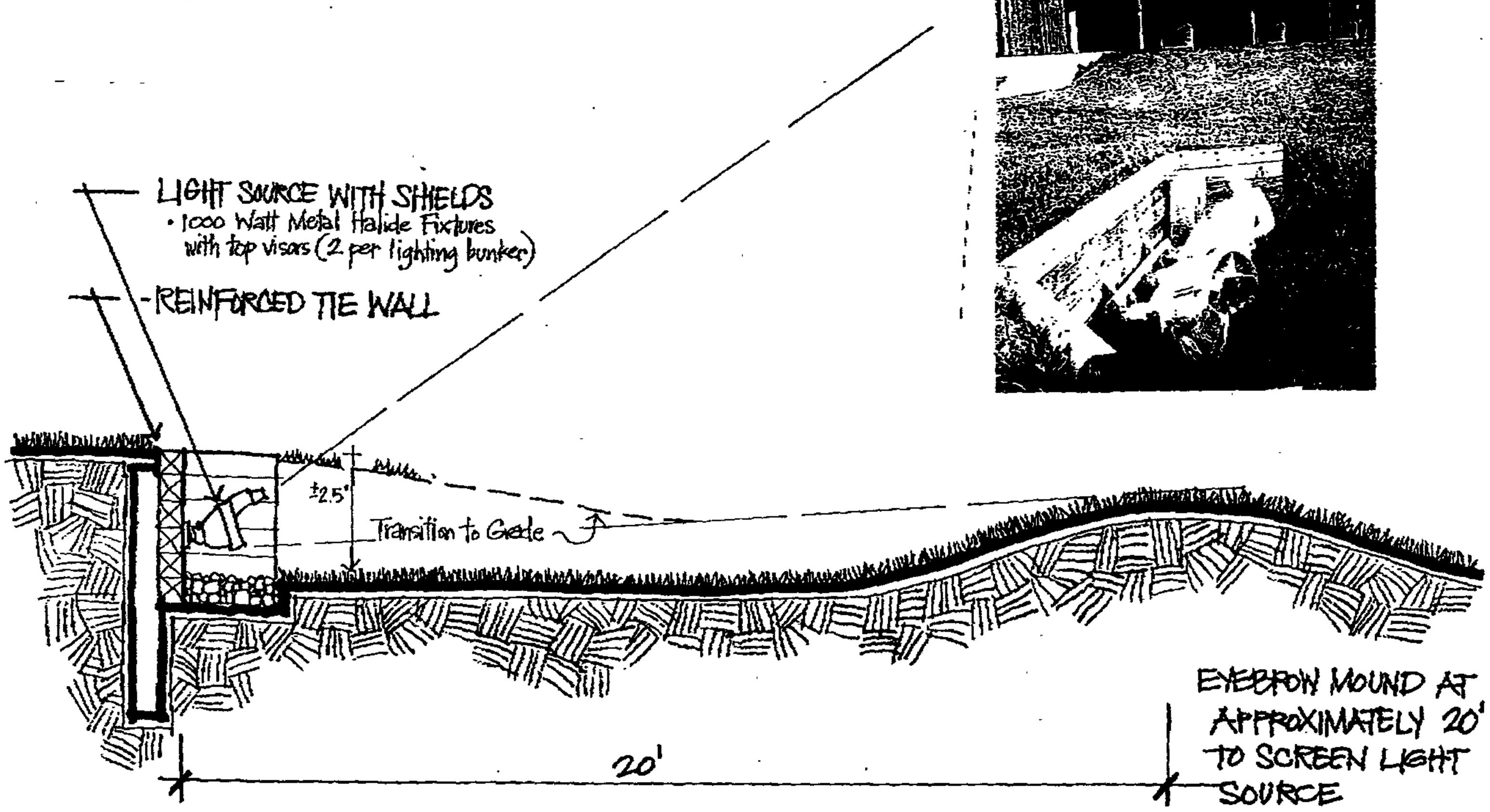
MONTH	SUNSET	TWILIGHT*	DARKNESS	CLOSING	HRS OF LIGHT AFTER SUNSET	HRS OF LIGHT AFTER DARKNESS
JANUARY 15	5:08 pm	1:33	6:41 pm	9:00 pm	3:52	2:19
FEBRUARY 15	5:44 pm	1:33	7:17 pm	9:00 pm	3:16	1:43
MARCH 15	6:17 pm	1:33	7:50 pm	10:00 pm	3:43	2:10
APRIL 15	7.44 pm**	1:39	9:23 pm	10:00 pm	2:16	:37
MAY 15	8:13 pm**	1:52	10:05 pm	10:00 pm	1:47	-:05
JUNE 15	8:46 pm**	1:59	10:45 pm	10:00 pm	1:14	-:45
JULY 15	8:33 pm**	1:59	10:32 pm	10:00 pm	1:27	-:32
AUGUST 15	8:03 pm**	1:39	9:42 pm	10:00 pm	1:57	:18
SEPTEMBER 15	7:16 pm**	1:39	8:55 pm	10:00 pm	2:44	1:05
OCTOBER 15	6:28 pm**	1:33	8:01 pm	10:00 pm	3:32	1:59
NOVEMBER 15	4:54 pm	1:33	6:27 pm	10:00 pm	5:06	3:33
DECEMBER 15	4:45 pm	1:33	6:18 pm	9:00 pm	4:15	2:42

* Twilight begins when the sun is about 18 degrees below the horizon, and the latitude of a place, together with the time of year determines the length of the twilight.

** Indicates day-light saving times - 1997 day-light saving effective April 6 - October 26

REF.. THE OLD FARMER'S 1997 ALMANAC by Robert B. Thomas

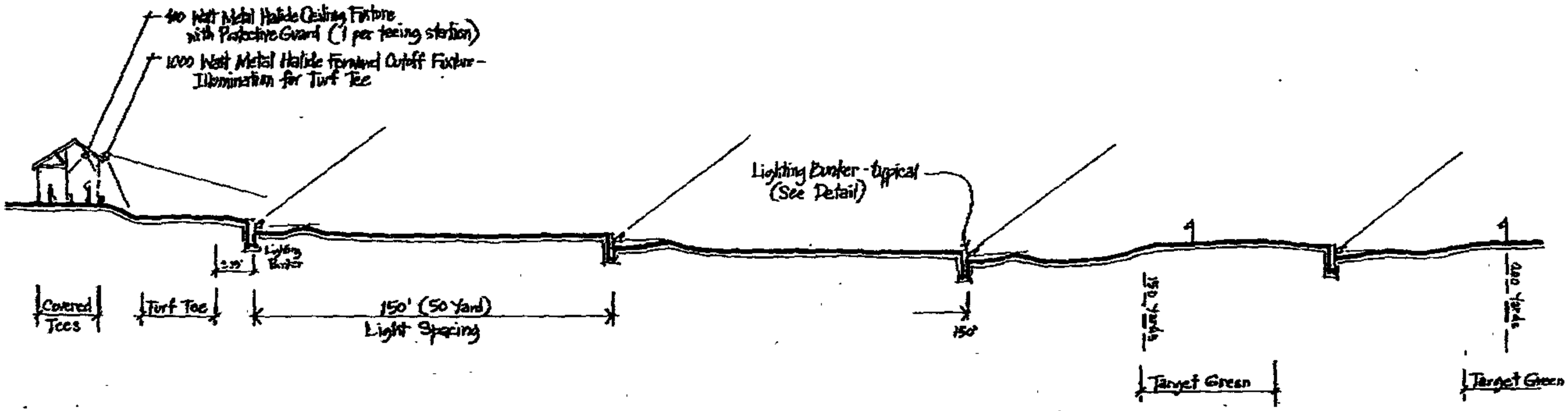




Lighting Bunker Detail Section

DEVE
EXHI

11 E



Practice Area Lighting Location and Spacing Section

DEVELOPMENT
EXHIBIT 11F

PLAN OF PHASED CONSTRUCTION

SCALE OF FEET
1/8"=1'-0"

PHASE ONE 3000 SQFT GARAGE 1500 SQFT
PHASE TWO 1000 SQFT
PHASE THREE A 6000 SQFT
PHASE THREE B 600 SQFT
TOTAL 10600 SQFT

PHASE I
PHASE II
PHASE III
PHASE IV
PHASE IVA
PHASE IVB
LOUNGE / LOCKER ROOM
CLUBHOUSE FACILITY MANAGEMENT
MEN
WOMEN
KITCHEN
STORAGE
PRO SHOP
PRO SHOP PATIO (BELOW)
RANGE CONTROL
STOR.
OFFICE
DRIVING RANGE
PRACTICE TEE STATIONS
OFFICE
MEN
WOMEN
LESSON AREA (MATS, ETC)
INSTRUCTOR ROOM
STOR.
GROUP LESSONS (PUTTING, ETC)
CONFERENCE ROOM
STOR.
PUTTING GREEN
OFFICE
RECEPTION
CONF.
FILE ROOM
OFFICE
OFFICE
OFFICE
OFFICE
BOARD ROOM
OFFICE
OFFICE
MAJOR EXPANSION PHASE IV

DEVELOPMENT REVIEW
EXHIBIT 12

NEW CONSTRUCTION FOR THE MARYLAND GOLF ACADEMY

REVISION

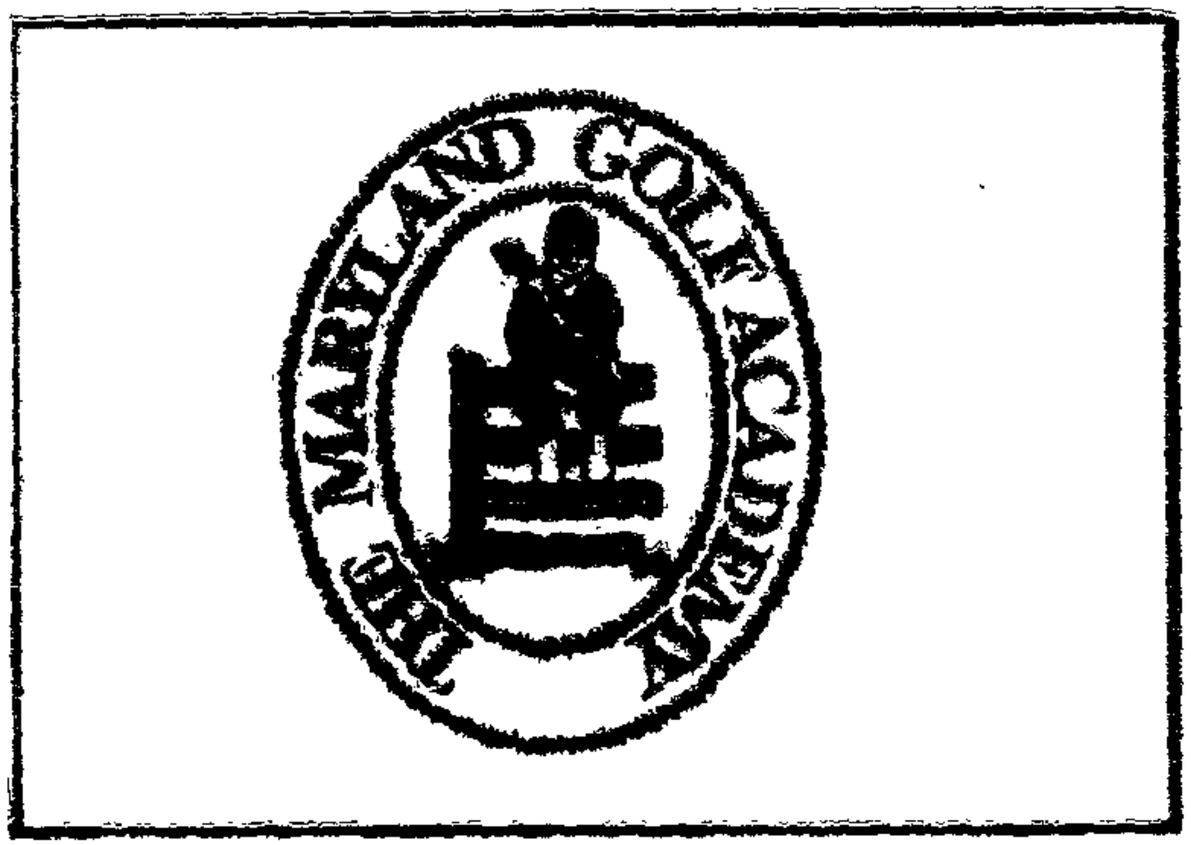
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MARYLAND GOLF ACADEMY

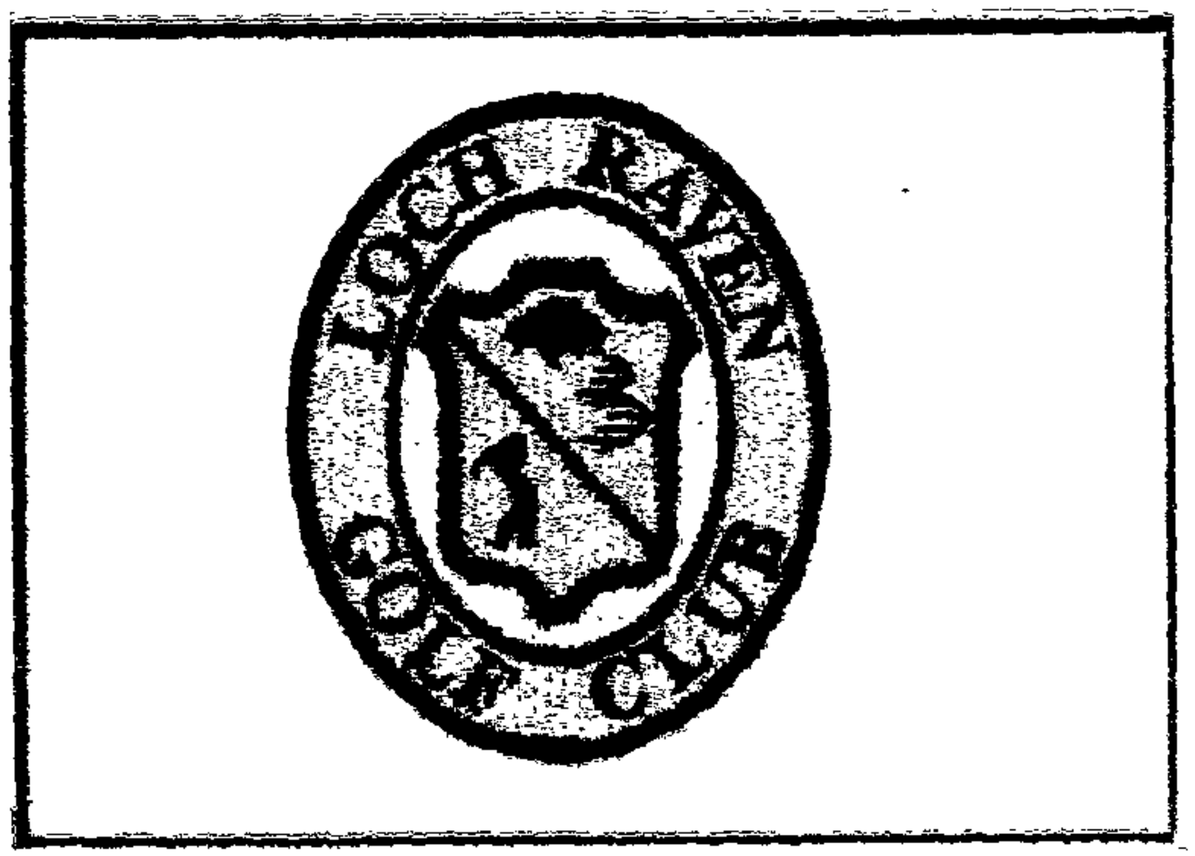
PRELIMINARY BUILDING PLANS

Developer's 13





Maryland Golf Academy



Loch Raven Golf Club

RULES AND REGULATIONS

- Jogging, bicycling, and other forms of trespassing are prohibited.
- Fishing and swimming are not allowed in streams or ponds on the premises.
- Children are not permitted on the golf course unless they are playing golf. The professional staff will be the sole judge as to whether children are qualified to play on the course, the putting green or the practice area.
- No pets are allowed on the premises.
- Smoking will not be permitted inside any of the buildings on the premises.
- It is a violation of state and local liquor laws to bring alcoholic beverages onto the premises. Violators will be asked to leave the premises at once.
- The Ownership will not be responsible for personal property or valuables left on the premises.
- Rental equipment should not be taken from the premises.
- All players must report to the starter before going to the first tee.
- Players may not start in the middle of the course without permission from the starter or member of the professional staff.
- Starting times are recommended.
- Players late for a starting time lose their position on the tee.
- Children under 16 years of age may not operate golf carts.
- Shoes other than soft-spiked golf shoes must be approved by the professional staff prior to play.
- Proper golf attire is required of men, women and children. Blue jeans, short shorts (i.e., tennis shorts), tee shirts are not permitted. Men and boys are requested to wear collared shirts.
- Participants in scheduled 9-hole or 18-hole events shall enjoy preferred rights of play.
- Rangers or Staff Assistants will be on duty and have the authority to enforce the rules and regulations.

Loch Raven Golf Club

The Maryland Golf Academy

Dulaney Valley Road
Phoenix, Maryland 21131
(410)252-GOLF

Loch Raven Golf Club

GOLF COURSE

- Mid-length, 9-Hole, Par 31
- Multiple Tee Settings
- Enjoyable for Beginning Golfers
- Challenging for Proficient Players
- Fun for the Entire Family
- Golf Carts Available for Rent
- Scheduled Tournaments and Events

CLUBHOUSE

- Full-Service Golf Pro Shop
- Wide Selection of Competitively Priced Golf Merchandise
- Professional Clubfitting
- Practice and Learning Aids
- Video and Computer Interaction
- Club Repair and Alteration
- Multi-Purpose Rooms for Indoor Instruction
- Snack Bar and Lounge
- Members' Lounge and Locker Room
- Golf Museum and Gift Shop
- Golf Library and Reference Center

INDIVIDUAL LESSONS

BEGINNING OR INEXPERIENCED PLAYER

A personalized way to learn to play the game of golf. The one-to-one setting creates a relaxed yet instructional atmosphere. Topics such as shot techniques, rules and etiquette will be covered.

EXPERIENCED PLAYER

Designed for individuals who want to improve their game, this series focuses intently on swing technique and course strategy.

PLAYING LESSON

Occurring on the golf course, the Playing Lesson offers the instructor and student the opportunity to cover all aspects of the game, including overall strategy, club selection, and course management. Forty-minute lesson.

VIDEO LESSON

This is an innovative, high-tech way to thoroughly analyze your swing. In a format similar to the Private Lesson, the instructor utilizes state-of-the-art equipment to dissect the student's swing, emphasizing strengths and correcting weaknesses.

SEMI-PRIVATE LESSONS

Take a lesson with up to four of your friends, save money, and have fun. Recommended for students of similar playing ability who share similar goals.

SPECIAL PR

JUNIC

(BOYS AND GIRLS AGES

INTRODUCTIO

A must for any child desiring to learn the game of go including swing techniques for a variety of shots, cours

INTERMEDIATE JUNIOR (

After completing the Introduction Classes, Juniors wh will find the Intermediate Lessons provide time for individual problems. Lesson package includes video t

INTERMEDIATE JUNIO

The series includes playing on the 9-hole mid-length c a PGA Golf Professional. Aspects of the game that safety, course management, club selection, strategy, a

SENIC

(INDIVIDUALS OVER 6(

INTERMEDIATE G

Lessons will include various aspects of the game – pu and bunker shots will be presented by our PGA Profes

EXECUTIVE

BEGINNI

Classes will be held at hours convenient for the worki the golfing crowd at work. Learn the fundamentals of t

INTERMEDIATE G

An opportunity to polish your short game skills. You w your score and handicap with this instruction from our h

The MARYLAND GOLF ACADEMY

NATURAL TURF PRACTICE AREA

- 78 Natural Turf Tees
- Practice Any Shot Possible on a Golf Course
- Bent Grass, Rye Grass and Bermuda Grass Tees
- Mounded Area for Up, Down and Sidehill Lies
- Greenside Practice Bunker
- Practice Chipping Green
- Spacious Instructional Area
- Reserved Area for Group Lessons
- Fairway Practice Bunker
- Practice Area Out of "Rough"
- Individual/Group/Junior/Senior Lessons and Programs

PRACTICE RANGE

- 44 Tee Stations
- 30 Enclosed, Heated Tees for All-Weather Practice
- Top Quality Range Balls
- Laser Measured Target Greens
- Mini-Golf Green for Junior Golfers
- Covered Instructional Tees
- Realistic Artificial turf Mats

The Maryland Golf Academy

PROPOSED RATES AND FEES

PRIVATE LESSONS:*

1/2 hour	$30
1 hour	$50
1 hour with video	$75

PLAYING LESSON: $75 per 9 holes, plus cart & greens fee

SEMI-PRIVATE LESSONS:*
(minimum of two/maximum of 3 students)

1 hour	$25/student

GROUP LESSONS:*
(minimum of 4/maximum of 6 students)

1 hour	$20/student

SCHEDULED CLINICS: $15 per student

PRACTICE BALLS:

Small basket	$4
Large basket	$6
Jumbo basket	$9

PUTTING COURSE:

	Artificial Turf	Natural Turf
Adults	$3.00 per round	$2.00 per hour
Juniors	$1.50 per round	$1.00 per hour
Seniors	$2.00 per round	$1.50 per hour
Members	Free	Free

PRACTICE AREA: $12 per hour/$5 each additional hour
(Natural turf tees, bunkers, chipping area, uneven lies, etc.) Members Free

* Discounts available for Series of 3,5,8 and 10 lessons

(Rates subject to change without notice)

Lock Raven Golf Club

PROPOSED RATES AND FEES

The Maryland Golf Academy

Loch Raven Golf Club
and
The Maryland Golf Academy

ANNUAL MEMBERSHIP RATES
As of March 1, 1997

ADULTS: (age 23-59)

Individual		$900
Couple		$1,200
Family	(with one child under 21)	$1,500
	(each additional child)	$250

JUNIORS:

Age 10-14	$450
Age 15-18	$600

COLLEGIATE: (Age 19-22) $750

SENIORS: (Age 60+)

Individual	$750
Couple	$1,000

MEMBERSHIP INCLUDES

- 10% Discount (Golf Shop Merchandise)
- Preferred Starting Times (Seasonal starting times or 14 days in advance)
- Privileges to Members' Cottage
- Discount on Lessons
- Reduced Greens Fees
- Member Tournaments, Clinics, and Special Events
- Free Practice Balls and Practice Facilities
- 3 Free Group Lessons/Clinics per year
- Free Admission to Museum

Loch Raven Golf Club

PROPOSED FEE SCHEDULE

GREENS FEES:		9-Hole	18-Hole
Guests:	Adults	$15	$25
	Seniors	$12	$20
	Juniors	$10	$15
Members:	Adults	$8	$15
	Seniors	$6	$10
	Juniors	$5	$8

CART FEES:		
Pull/Carry	$3	$4
Electric	$7.50	$12

MUSEUM ENTRANCE:	
Adults	$3
Seniors	$2
Juniors	$1
Members*	Free
Children under 6 yeras old	Free

* Members of Loch Raven Golf Club only

JULY 1997
SPECIALLY SCHEDULED PROGRAMS AND EVENTS

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
LOCH RAVEN GOLF CLUB EVENTS Participants in Scheduled Events shall have preference		1 [9:30a] LADIES-9-Hole Group [5:00p] EXEC WOMEN'S GOLF	2 [1:00p] SENIORS-9-Hole Scramble	3 [5:00P] EXEC. WOMEN'S GOLF	4 INDEPENDENCE DAY [1:00P] FOURTH OF JULY FLAG TOURNAMENT [2:00P] PUTTING CONTEST	5 [1:00p] MEMBER 18-Hole Men's Tournament
MARYLAND GOLF ACADEMY EVENTS Individual and Group Lessons may be scheduled on a daily basis		[8:30A] SENIORS-Skills Clinic	[9:00a] JUNIORS-Intermediate Skills [5:00p] MENS-Putting Clinic	[9:00a] LADIES-Intermediate Skills Clinic	[9:00a] FREE CLINICS FOR BEGINNERS	[9:00a] INTER-MEDIATES-Bunker Clinic
6 [1:00p] MIXED Two-Ball Tournament	7 [1:00p] MEMBER Tournament--2nd National Bank	8 [5:00p] EXEC. WOMEN'S GOLF	9 [9:00p] JUNIOR'S-Playing Lesson	10 [5:00p] EXEC. WOMEN'S GOLF	11 [1:00p] JUNIORS-Odd Ball Tournament	12 [1:00p] MEMBER-18-Hole Women's Tournament
	[9:00a] JUNIORS-Introduction to Golf	[10:30a]SENIORS-Putting Clinic	[5:00a] MEN'S-Bunker Clinic	[9:00a] LADIES-Beginner's Clinic	[10:00a]SENIORS-Skills Clinic	
13 [1:00p]PARENT/CHILD-9-Hole Tournament	14	15 [9:30a] LADIES-9-Hole Group [5:00p] EXEC. WOMEN'S GOLF	16	17 [5:00p] EXEC. WOMEN'S GOLF	18 [1:00p] JUNIORS-9-Hole Competition	19 [1:00p] MEMBER-18-Hole Men's Tournament
	[9:00a] JUNIORS-Intermediate Clinic	[8:30a] SENIORS-Trap Shots Clinic	[9:00a] JUNIORS-Beginner's Clinic [5:00p] MEN'S-Skills Clinic	[9:00a] LADIES-Putting Clinic	[10:00a]SENIORS-Pitch and Chip Clinic	
20 [1:00p] GRAND-PARENT/GRAND-CHILD 9-Hole Tournament	21 [9:00a] JUNIORS-Playing Lesson	22 [10:30a]SENIORS-Mixed Two Ball Tournament [5:00p] EXEC. WOMEN'S GOLF	23	24 [5:00p] EXEC. WOMEN'S GOLF	25 [1:00p] JUNIORS-9-Hole Competition	26 [1:00p]MEMBERS 18-Hole Women's Tournament
			[9:00a] JUNIORS-Pitch and Chipping Clinic [5:00p] MEN'S-Fairway Woods Clinic	[9:00a] LADIES-Rules of Golf	[10:00a]SENIORS-Bunker Clinic	
27 [1:00] CAPTAIN'S CHOICE- Mixed Tournament	28	29 [9:30a] LADIES-9-Hole Group [5:00p] EXEC. WOMEN'S GOLF	30 [5:00p] MEN'S-Playing Lesson	31 [5:00p] EXEC. WOMEN'S GOLF		
	[9:00a] JUNIORS-Rules of Golf	[8:30a]SENIORS-Putting Clinic	[9:00a] JUNIORS-Intermediate Skills	[9:00a] LADIES-Fairway Woods Clinic		

DEVELOPMENT EXTENSION

18

JAMES R. GRIEVES, FAIA

FIRM ASSOCIATION:	Grieves Worrall Wright & O'Hatnick, Inc. President
YEARS OF EXPERIENCE:	A total of 32 years experience, with RTKL, and as President of Grieves Associates for 22 years, prior to the formation of the current expanded firm in 1990.
EDUCATION:	Bachelor of Science/Architecture 1956 University of Virginia Master of Fine Arts/Architecture 1958 Princeton University
REGISTRATION:	Registered Architect, Maryland plus six other states & NCARB Certification

Mr. Grieves has a national design reputation, having won the National AIA Honor Award for his design of the **Center Stage Theatre** in Baltimore City, as well as numerous other regional and local design awards.

Mr. Grieves' 35 years of experience have included numerous places of public assembly, including several in the downtown Baltimore area. A list of his experience in these areas follows.

- **MARINE MAMMAL PAVILION**, Baltimore, MD, $24.5 million, 1990. Principal-in-Charge and Design Principal for this project which required sensitive integration with important adjacent natural and man-made environments. The project contains orientation, information, ticketing and gathering areas as well as exhibition areas. The design result has been regionally acclaimed for its successful expression.

- **HACKERMAN HOUSE/WALTERS ART GALLERY MUSEUM OF ASIAN ART**, Baltimore, MD. $6 million, 1991. Principal-in-Charge of preservation and adaptive reuse of the Thomas-Jenks-Gladding Mansion in Baltimore's Mt. Vernon Square into museum exhibition space for the Walter's Asian art collection. The project received the Maryland Historical Trust's highest award for excellence in preservation and adaptive reuse for 1992.

- **WALTERS ART GALLERY 1904 BUILDING RENOVATION**, Baltimore, MD, $6 million, 1988. Principal-in-Charge of five-year effort to refurbish all public galleries, upgrade the storage areas, workshops, and maintenance aspects of the "behind-the-scenes" areas, and provide completely new environmental controls, fire protection and security systems.

- **BRANDYWINE RIVER MUSEUM ADDITIONS AND RENOVATIONS**, Chadds Ford, PA, $4.8 million, 1984. Principal-in-Charge and Design Principal for renovations to historic mill and additions providing new, naturally lighted gallery spaces, expanded and improved back scenes areas, and a restaurant overlooking the Brandywine River. New utilities, and security system and fire protection were also provided.

- **NEW VISITOR CENTER AND ENTRANCE STATION AT EVERGLADES NATIONAL PARK, FL**, $3 million, 1995. Project Director for new center which will serve to orient and educate park visitors to the sensitive park environment. The project includes both exterior and interior interpretive exhibits as well as a theater, presentation room and bookstore.

- **VISUAL THEMES GUIDELINE, EVERGLADES NATIONAL PARK, FL:** Principal-in-Charge of the development of a set of guidelines for the built environment of the park which are sensitive to the rich natural environment, the indigenous architecture and the extreme weather conditions of South Florida.

- **CHRISTOPHER COLUMBUS CENTER**, Baltimore, MD, $59 million, 1996. Principal-in-Charge of Grieves Worrall Wright & O'Hatnick's efforts in joint venture with Amos & Bailey Ltd. as the local architectural resource for Zeidler Roberts Partnership for this $60 million center for marine biotechnology research, marine archeological research and conservation, with public exhibition and observation areas.

- **LACROSSE HALL OF FAME**, Baltimore, MD, $1 million, 1990. Principal-in-Charge and Design Principal for this project which provided exhibition and display area for lacrosse history, information/visitor reception center, A-V and lecture auditorium and a gift shop.

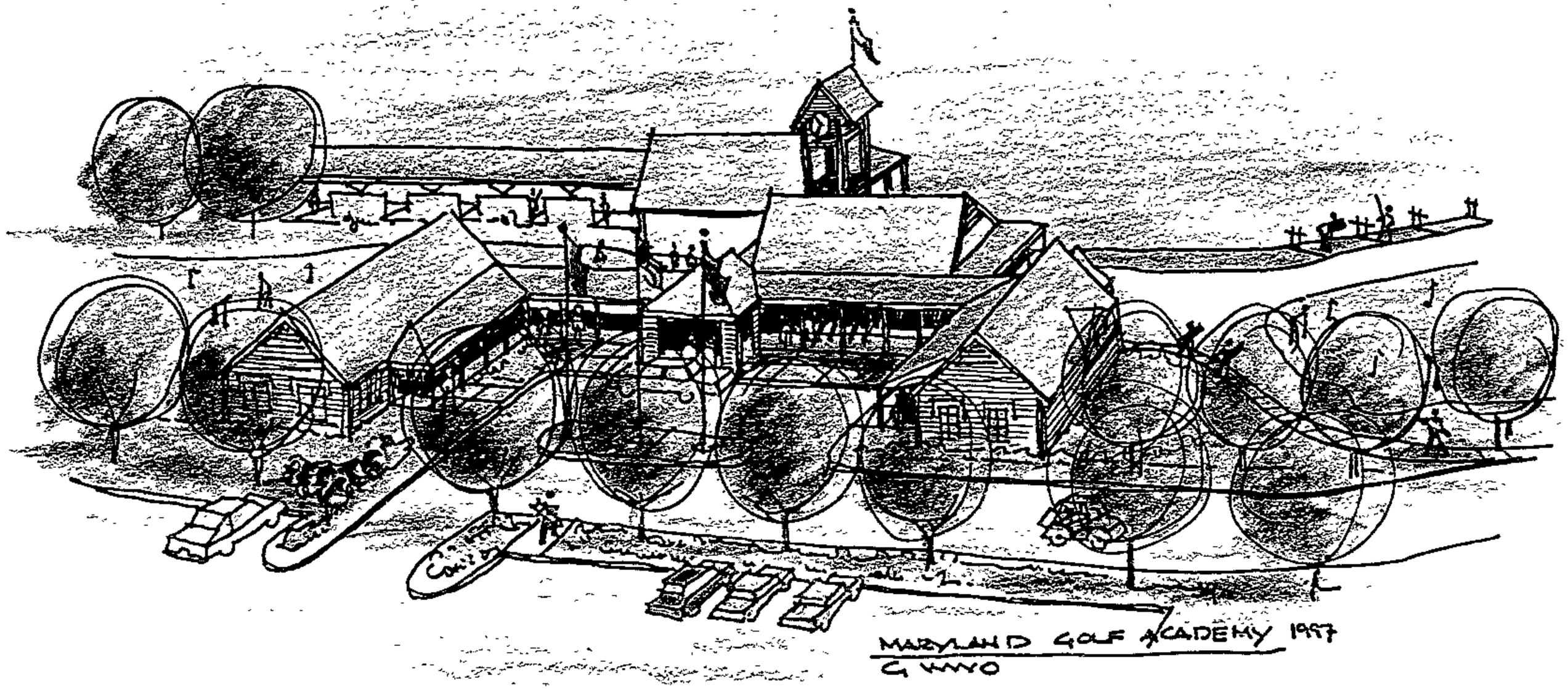
- **ALEXANDER HALL (RICHARDSON AUDITORIUM) AND MCCARTER THEATRE, PRINCETON UNIVERSITY**, Princeton, NJ. Alexander Hall: $3.2 million, 1985; McCarter Theater: $7 million, 1986. Principal-in-Charge and Design Principal for both projects, which involved renovations with new interior and exterior additions and technical upgrades to two theaters within existing historic buildings.

- **CENTER STAGE THEATRE**, Phase I, Baltimore, MD, $1.8 million, 1976. Principal-in-Charge and Design Principal for conversion of a historic Jesuit school building to a theater with fully trapped stage and scene shop.

Mr. Grieves was elected to the position of **Fellow in the American Institute of Architects** in 1982 for his design and preservation abilities. He serves on the design advisory panel of The Johns Hopkins University campus.

MARYLAND GOLF ACADEMY

PRELIMINARY BUILDING PLANS



DEVELOPMENT
EXHIBIT NO. 19A

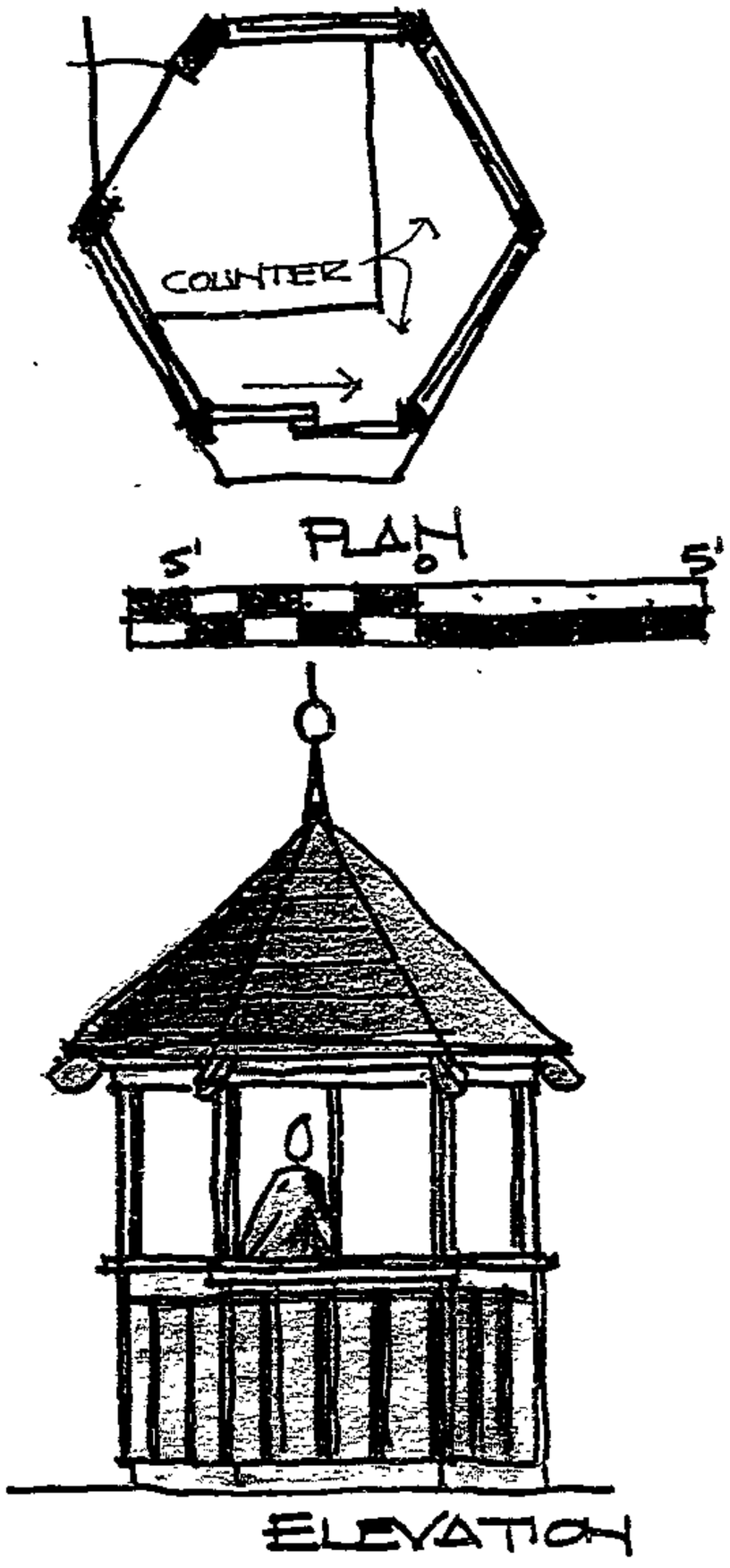
BUILDING PLANS

- STARTERS PAVILION
- CLUB HOUSE
- CARE TAKER'S RESIDENCE
- MAINTENANCE BUILDING
- CART STORAGE BUILDING

GWWO

REVISIONS

19 B



STARTERS PAVILION

BUILDING MATERIALS

The design concept for buildings located on the Maryland Golf Academy property is to reflect their rural location. All buildings are designed to a residential scale reflecting their farm-like environment. Utilitarian buildings such as the cart shed and maintenance building will have at least one facade bermed to reduce its presence on the landscape. These buildings will also be heavily landscaped to screen them from their neighbors as well as those participating in golf activities.

Materials will be kept simple and natural. It is anticipated the following exterior materials will be used.

1. **ROOFS** - Dark grey shingles.
2. **WALLS** - Board & battened stained weathered grey.
3. **WINDOWS** - Prefinished to match and compliment the grey siding and trim.
4. **CUPOLAS, CLOCK TOWER & WEATHER VANES** - Stained wood and painted wrought iron.
5. **WALK WAYS** - Colored concrete paving blocks at entry areas - brushed and textured concrete walks in other areas.

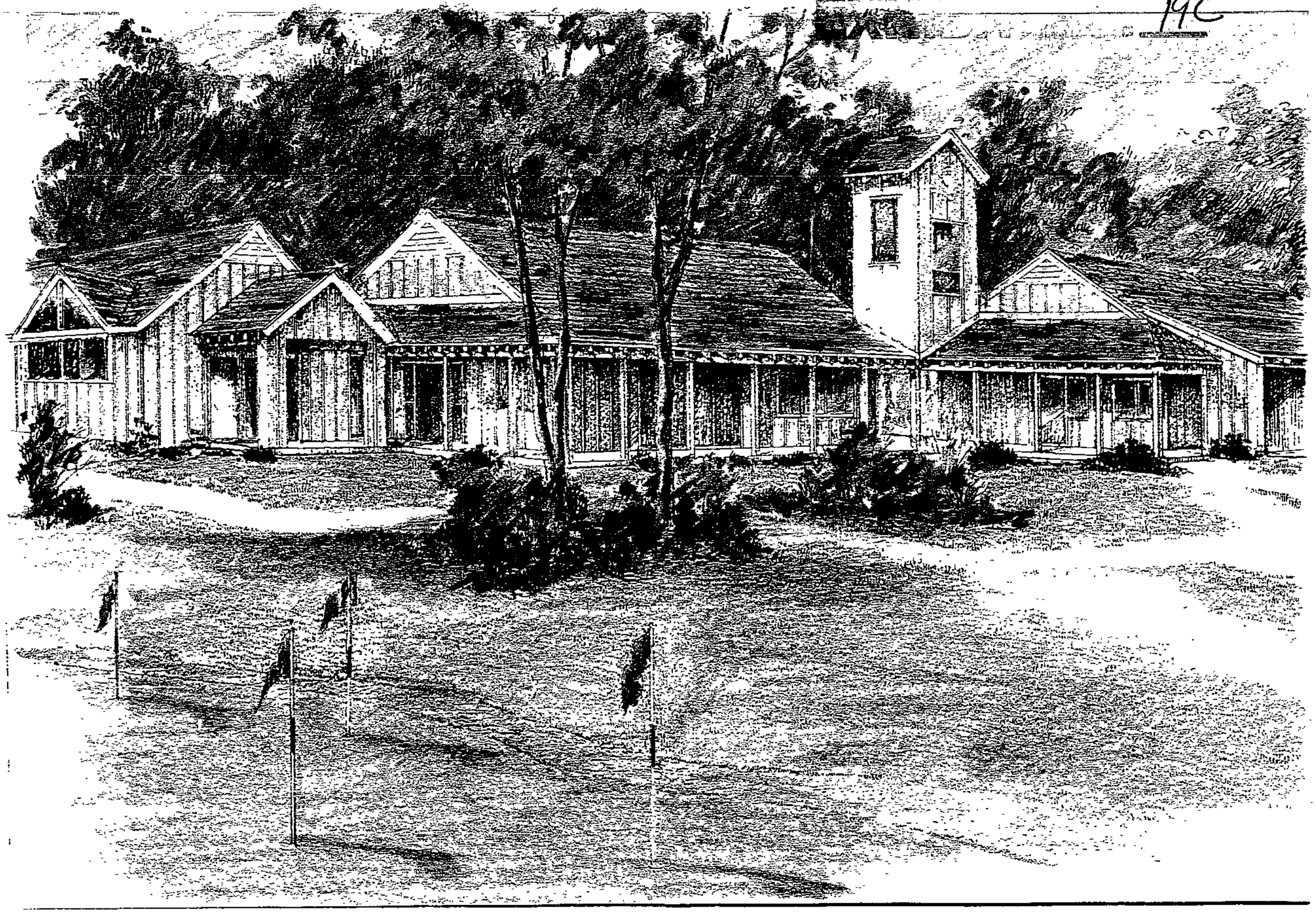
MARYLAND GOLF ACADEMY

PRELIMINARY BUILDING PLANS

REVISIONS

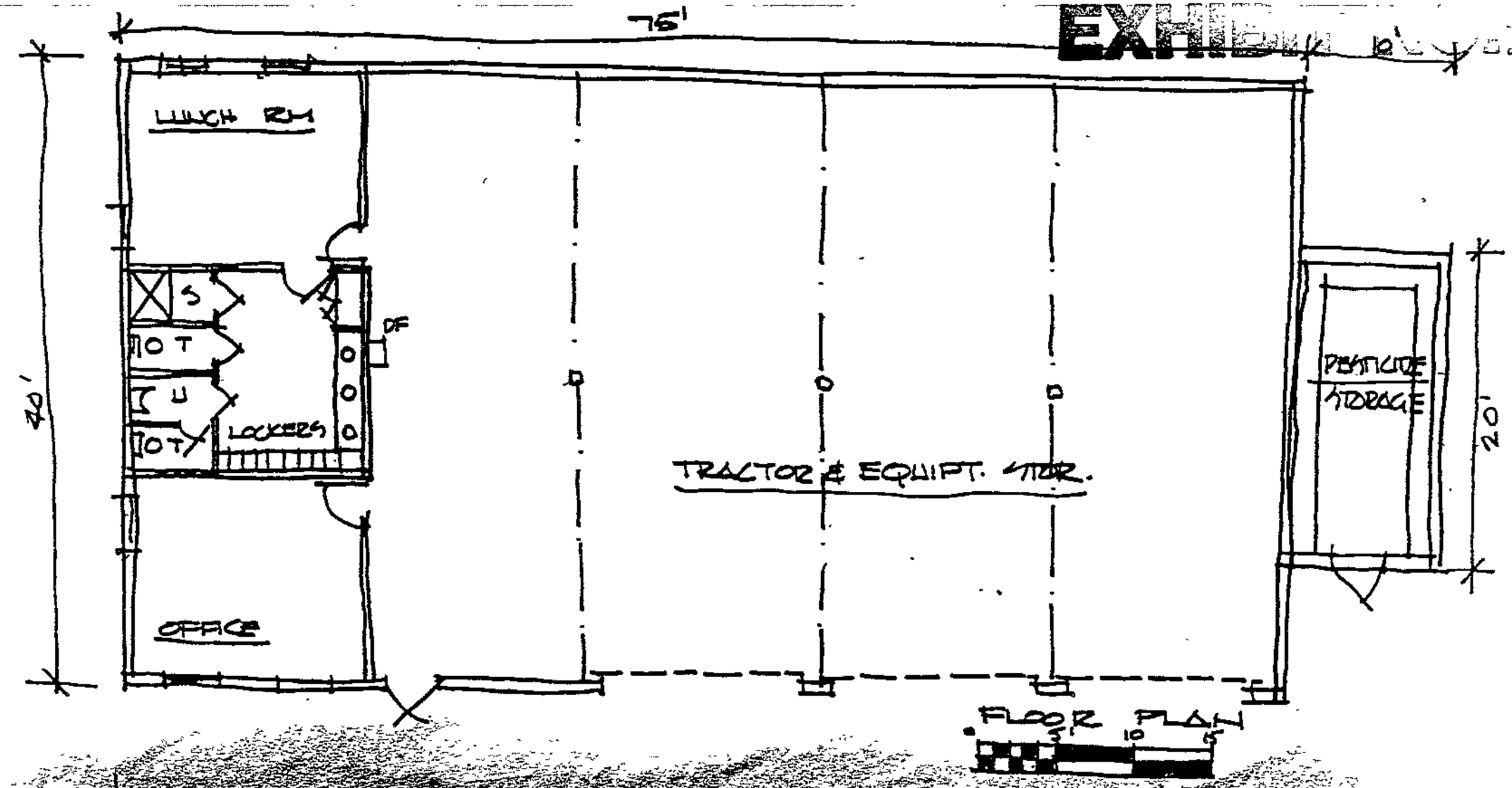
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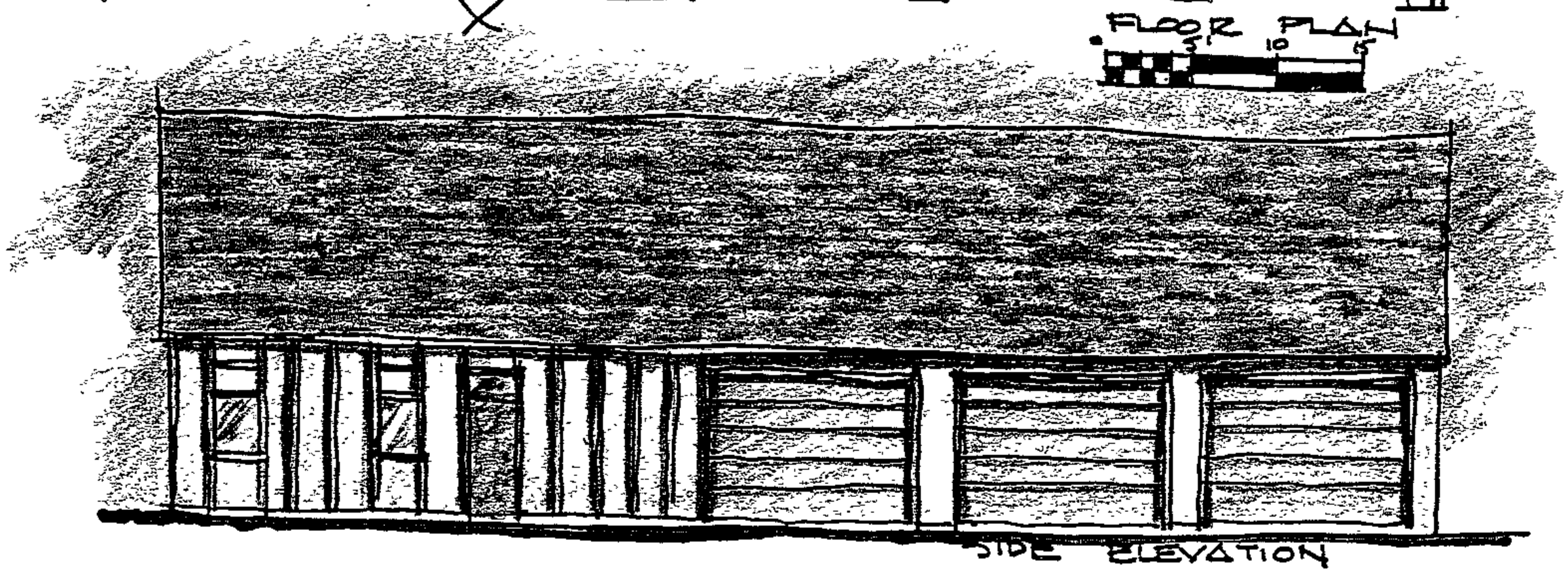
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DEV

EXHIBIT 19D





MAINTENANCE BUILDING

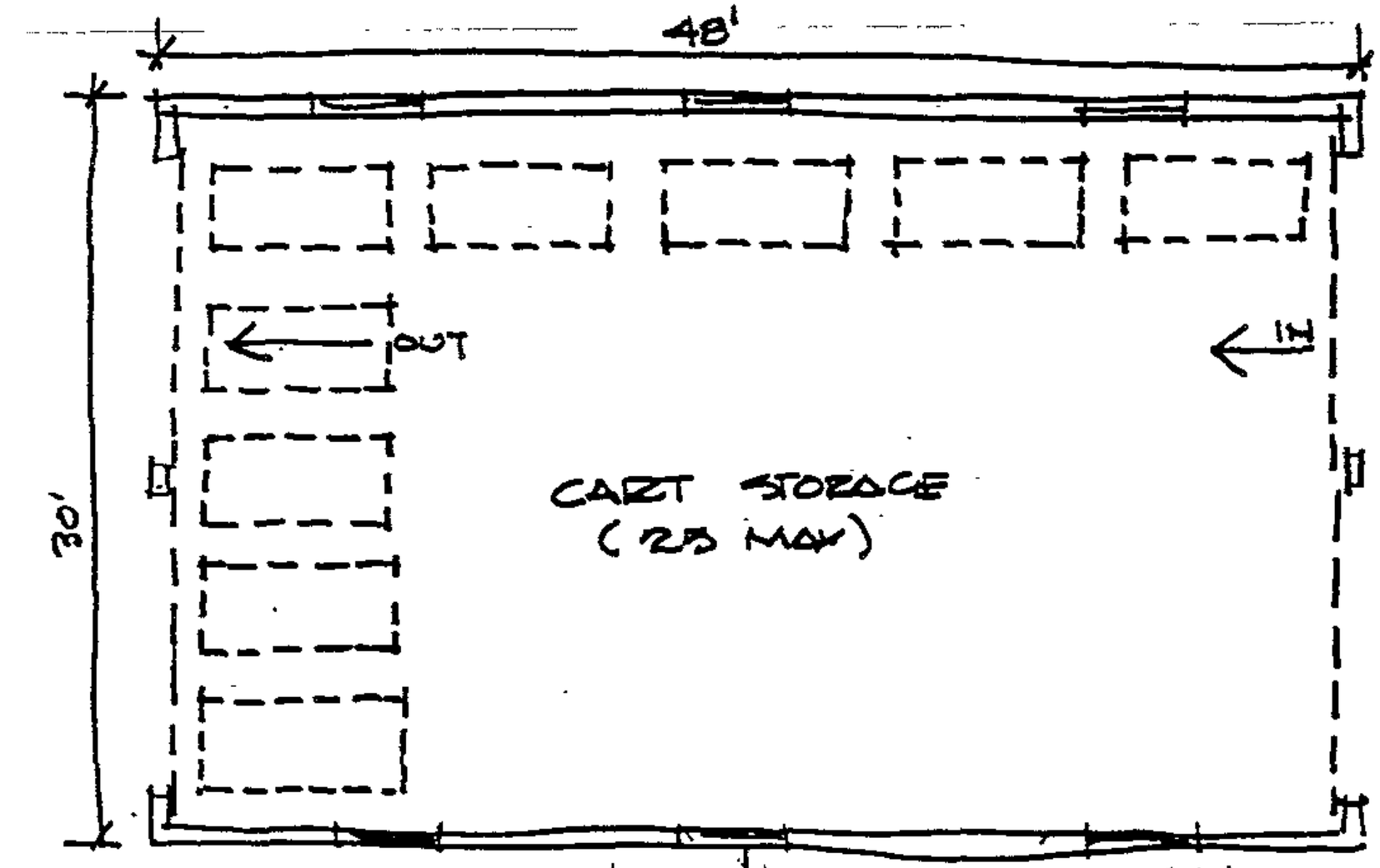
MARYLAND GOLF ACADEMY

PRELIMINARY BUILDING PLANS

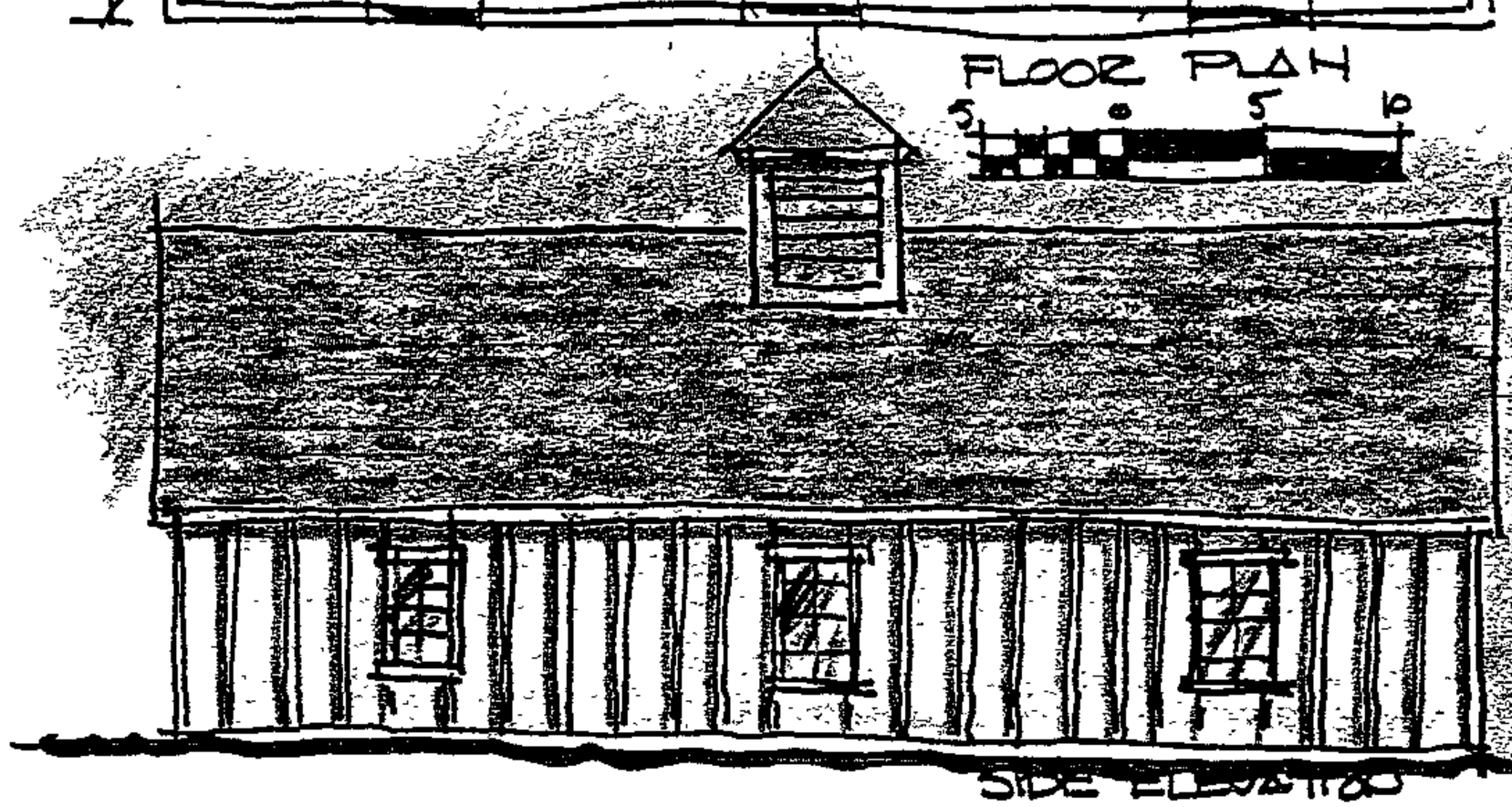
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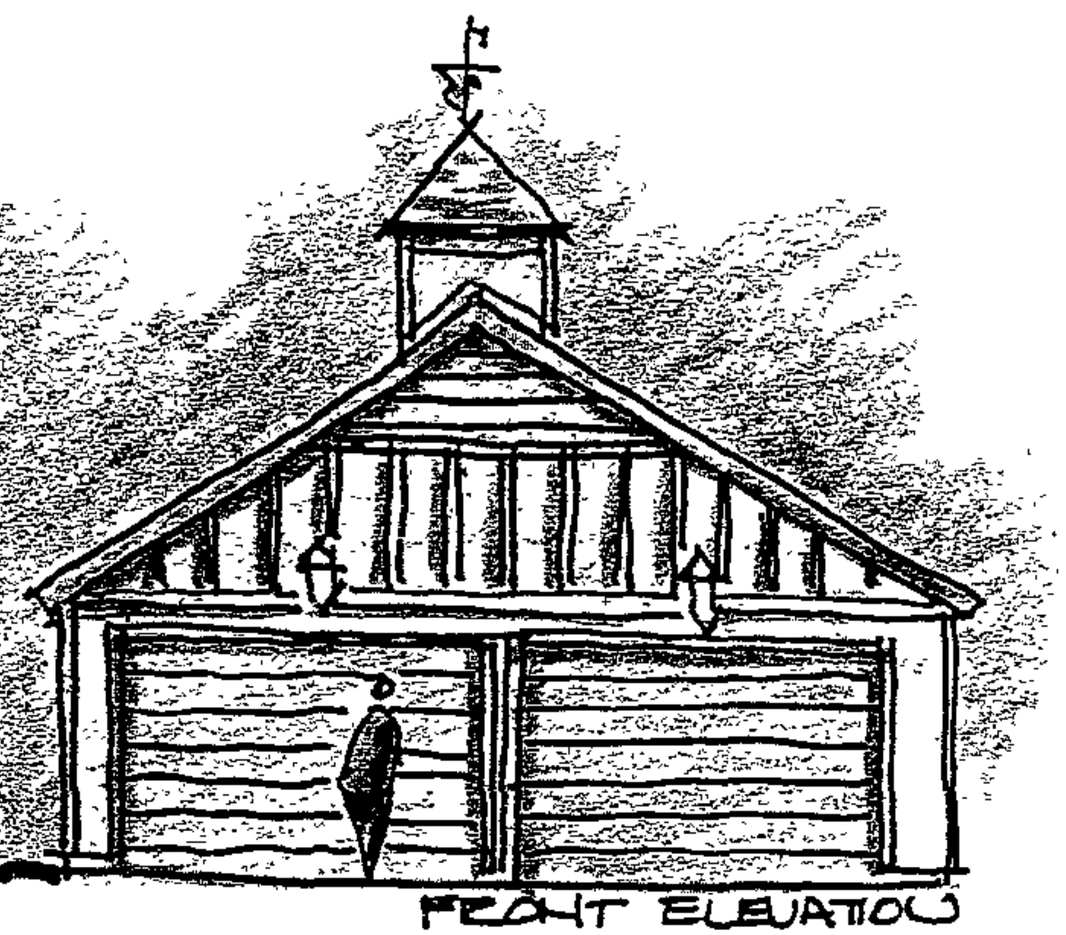
REVISIONS

DEPT
EXHIBIT NO. 19E



FLOOR PLAN
5 0 5 10

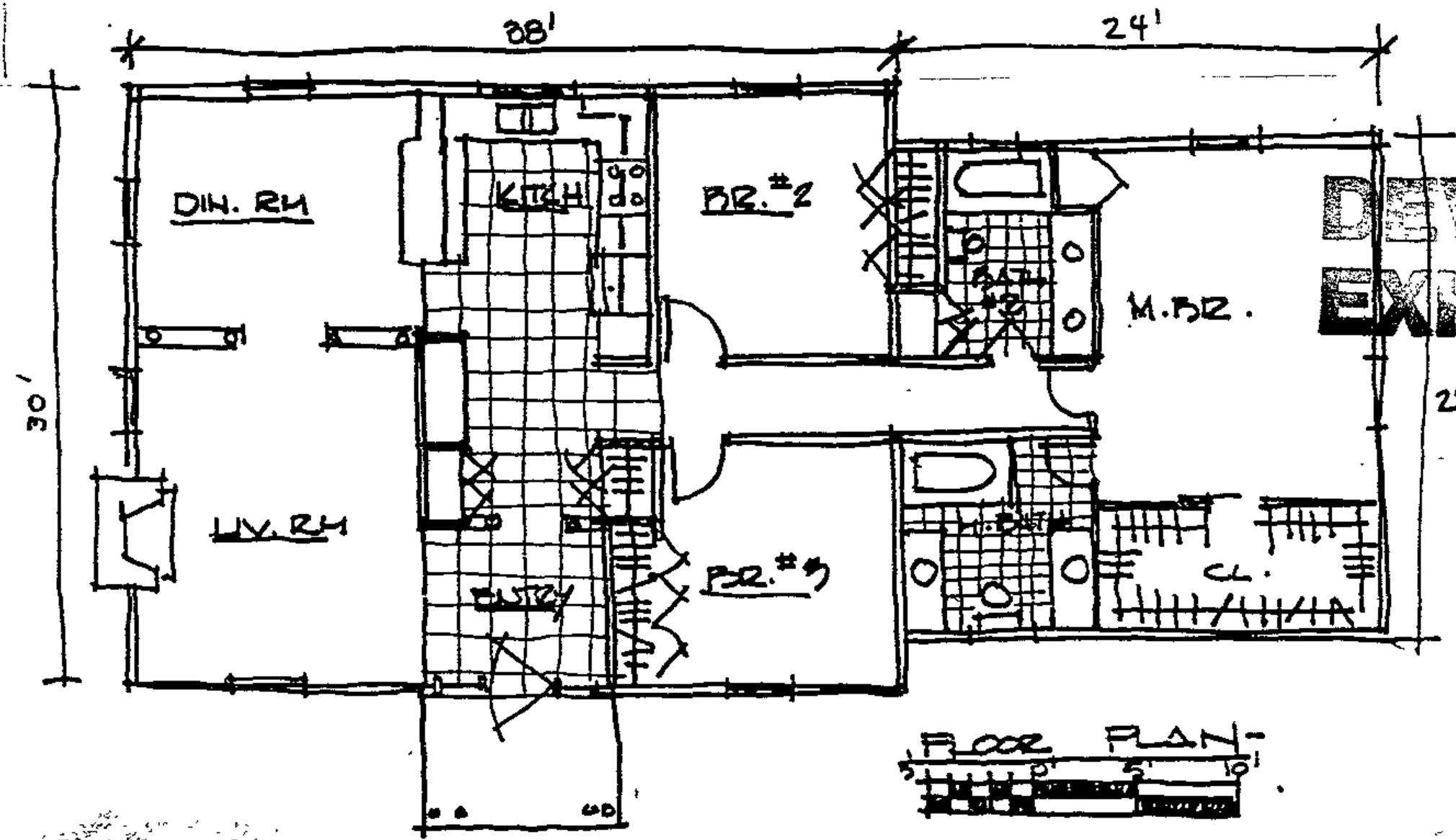


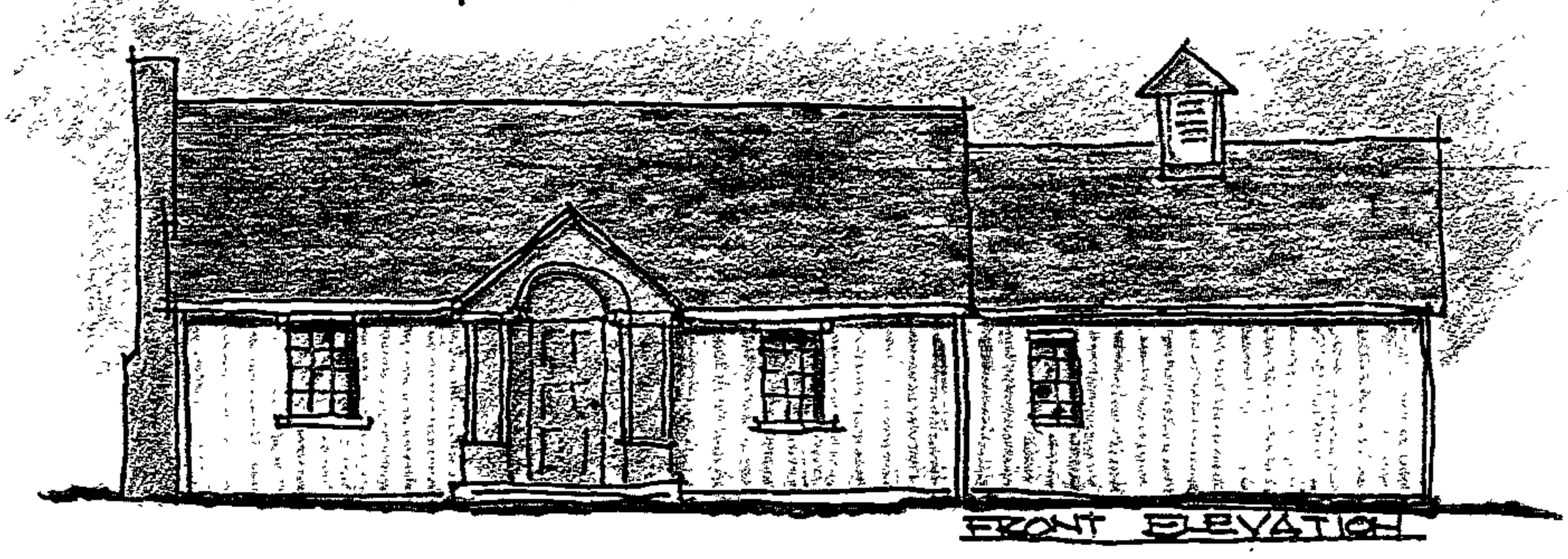


CART STORAGE BUILDING

MARYLAND GOLF ACADEMY
PRELIMINARY BUILDING PLANS

REVISIONS





CARE TAKER'S RESIDENCE

MARYLAND GOLF ACADEMY

PRELIMINARY BUILDING PLANS

GWO

REVISIONS

20

Frederick N. Chadsey, IV, P.E.

Principal

Vice-President

Mr. Chadsey has been with the firm since March, 1990. His fields of expertise include:

Project Management

Residential, Commercial, Institutional & Industrial Project Planning & Design

Computer Aided Design & Drafting (CADD)

Storm Water Management

Flood Plain Studies & Hydraulics

Construction Specifications

Cost Estimating

Expert Witness - Zoning

Prior to joining Stephens & Associates. Mr. Chadsey was an Associate, Project Manager and CADD Production Coordinator for a local landscape architecture, land planning, engineering and surveying firm. Earlier, he was a Project Manager and Project Engineer for an engineering firm in Oklahoma. In Oklahoma he was involved in the design of several residential, commercial and industrial projects as well as serving as a consulting engineer for several municipalities.

Registration

Professional Engineer, Maryland
Professional Engineer, Oklahoma

Education

M.S. Water Resource Engineering - Oklahoma State University
B.S. Civil Engineering - Oklahoma State University

Professional Memberships

Member - American Society of Civil Engineers
Member - National Society of Professional Engineers (P.E.P.P.)
Member - Engineer's Society of Baltimore

PDM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

CONCEPT PLAN CONFERENCE

TO: Arnold Jablon, Director - Department of Permits & Development Management

FROM: Arnold F. (Pat) Keller, III, Director - Office of Planning

DATE: August 5, 1996

DEVELOPER'S EXHIBIT NO. 22

PROJECT NAME: Maryland Golf Academy

PROJECT NUMBER: X-345

PROJECT PLANNER: Ervin McDaniel

GENERAL INFORMATION:

Applicant Name: MacKenzie Investment Corporation
2328 West Joppa Road, Suite 200
Lutherville MD 21093

Location: N/S Dulaney Valley Rd; W of Loch Raven Dr

Councilmanic District: 6th

Growth Management Area: Resource Conservation Area

Zoning: RC 4

Acres: 145.56± acres

Surrounding Zoning and Land Use:

North:	RC 4	Residential; Agricultural & Vacant Land
South:	RC 4	Loch Raven Reservoir
East:	RC 4, BL-CR	Baltimore Co. Greenway; Commercial & Vacant Land
West:	RC 4	Towson Golf & Country Club

Project Proposal:

The applicant proposes 7 single family dwellings and a ten hole executive golf course on 145.56± acres of land zoned RC 4. As part of the golf course a clubhouse, museum, pro-shop, future golf camp, caretaker residence, maintenance and storage building are proposed. Part of this site contains lot 24 of Cloverland Farms subdivision 64/84). A conservancy area of 51.2± acres will be set aside. The land is mostly in meadow with a stream, some trees and hegerow. There are some steep slopes greater than 25%. There are significant views toward Loch Raven Reservoir.

PROJECT NAME: Maryland Golf Academy **PROJECT NUMBER:** X-345

Other Anticipated Actions and Additional Review Items:

__X__	Special Exception	_____	Referral to Planning Board	_____	PUD
_____	Variance	_____	Compatibility	_____	Other
_____	Waiver	__X__	Scenic Route		
_____	RTA Modification	_____	Design Review Panel		

PARTIES TO BE NOTIFIED BY APPLICANT:
(Certified Mail Return Receipt Requested)

ALL ADJACENT PROPERTY OWNERS

Glen Arm Community Association
Mike Reier, President
11909 Long Green Pike
Glen Arm MD 21057

Grtr Jacksonville Association Inc
Mitchell Daly, President
PO Box 126
Phoenix MD 21131

Outpost Community Association
Clare Carr, President
4301 Crab Orchard Road
Glen Arm MD 21057

Ravenhurst Community Association
Gwen Kelley, President
4119 Ravenhurst Circle
Glen Arm MD 21057

Summerfield Farms Association
Stan Pollack, President
4604 Copperwood Lane
Glen Arm MD 21057

Windemere Association Inc
Mike Parrish, President
PO Box 113
Long Green MD 21092

MEETINGS:

Concept Plan Conference	08/ 05 /96	**Community Input Meeting**	/ /
Development Plan Conference	/ /	**Hearing Officer's Hearing**	/ /
Planning Board	/ /		

COMMENTS

The receipt of additional information from the Community Input Meeting or other sources may generate further comments at the Development Plan Conference.

GENERAL

The plan does not provide sufficient detail to enable the County, other reviewing agencies, and the general public to make reasonably informed judgements regarding the proposed development and the potential impact on adjacent property. For example, it is not certain whether the residential area will be seven or eight lots, and the information provided on the Golf Academy area is minimal.

PROJECT NAME: Maryland Golf Academy **PROJECT NUMBER:** X-345

MASTER PLAN

The proposed golf academy use and the proposed residential use with retention of agriculture in the conservancy area are consistent with the predominant land use recommended by the Baltimore County Master Plan 1989-2000, Agriculture/Open Space.

SCENIC ROUTE

The Concept Plan and Development Plan should indicate that Dulaney Valley Road (south property boundary) is a Master Plan Scenic Route. The development guidelines and approval process for scenic routes in the CMDP will apply. Submissions required by the Director of Planning per Section 26-203.d.21 of the Baltimore County Code are as follows:

1. Photos of the site as viewed from Dulaney Valley Road;
2. Typical cross section from the edge of road back 200' to illustrate edge treatment along the road and golf course; and
3. Plan and detail showing the entry treatment at Dulaney Valley Road.

COMMUNITY IMPACT

The golf course, instructional areas, and practice facilities should not be lighted for nighttime use as this would be incompatible with the character of the area.

DESIGN

Distribution Guidelines for Conservancy Area and Building Area

The applicant should refer to the RC 4 regulations in Section 1A03 of the BCZR and the guidelines entitled Rural Cluster Development.

The rural cluster development distribution objectives and guidelines address the spatial arrangement of the Conservancy and Building Areas. The five objectives are prioritized with the highest priority given to Objective I. After satisfying objective I, every reasonable effort should then be made to satisfy the other four objectives. The location of the conservancy and building areas and their distribution are reviewed by Planning in accordance with Objectives 4 & 5 as stated in the Draft RC 4 CMDP Guidelines. DEPRM reviews for Objectives 1, 2, and 3.

Objective 4: " The Conservancy area should be linked to other open spaces."

The Concept Plan achieves this objective in that the Conservancy Area is adjacent to Dulaney Valley Branch and includes its associates stream buffer. Dulaney Valley Branch is a Master Plan Designated Greenway. The Conservancy area provides an open space connection

Objective 5: "The Conservancy and Building Areas should be distributed to safeguard the roadside character of rural areas and places of special significance. "

The housing cluster location is appropriately located adjacent to an existing subdivision in a wooded area. Maximum retention of existing forest should minimize views of these proposed homes.

Retention of Conservancy Area in agricultural use will retain the rural character adjacent to the road.

Cluster Design

1. Show the houses on lots with front orientation, and location of driveways, wells, and septic.

2. The road system should terminate in a cul-de-sac with an interior landscaped island.

3. Common driveways should be used wherever possible to reduce site disturbance.

4. Panhandles should only be used to implement rural clustering or environmental objectives.

5. Clarify use of access road to Cloverland Drive. Roads are not permitted in the Conservancy area unless to access a Conservancy lot.

Golf Academy

1. The following information showing specific site layout is required to evaluate this concept: (minimum scale 1" = 100')
   a. parking lots;
   b. vehicular and pedestrian circulation;
   c. building architecture detail plans and elevations;
   d. septic and well location; and
   e. landscape plan to address screening of parking lots, edges along scenic routes, entrance treatment, roadway design.

2. The retention of existing vegetation should be maximized. Show existing trees and hedge rows to remain.

3. Locate the primary access road further to the west to provide a physical and landscaped buffer to the adjacent property.

Division Chief: Erwin McDaniel

CMcE:rdn

SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21202-1626
TELEPHONE 410 347-8700
FAX 410 752-7092

30 COLUMBIA CORPORATE CENTER
10440 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
TELEPHONE 410 884-0700
FAX 410 884-0719

G. SCOTT BARHIGHT
DIRECT NUMBER
410 832-2050
2029522@mcimail.com

COPY

8/21/96

96-4610

WHITEFORD, TAYLOR & PRESTON
L.L.P.

210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4515
410 832-2000
FAX 410 832-2015

1025 CONNECTICUT AVENUE, NW
WASHINGTON, D.C. 20036-5405
TELEPHONE 202 659-6800
FAX 202 331-0573

1317 KING STREET
ALEXANDRIA, VIRGINIA 22314-2928
TELEPHONE 703 836-5742
FAX 703 836-0265

August 19, 1996

DEVELOPERS
EXHIBIT NO. 23A

Via Hand Delivery

Charles R. Olsen, Director
Department of Public Works
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Maryland Golf Academy - Dulaney Valley Road

Dear Mr. Olsen:

Please be advised that this office represents MacKenzie, O'Conor, Piper & Flynn regarding the Maryland Golf Academy. As you are aware, we recently received a Concept Plan review comment regarding a possible realignment of Dulaney Valley Road.

Based upon various communications with Baltimore County agencies, it is my understanding that the Department of Public Works is not seeking the realignment of Dulaney Valley Road and that there will be no impact on the proposed Maryland Golf Academy of any road realignments.

Please confirm the position of the Department of Public Works regarding this issue at your earliest convenience. We are scheduling a community input meeting in September. It would be very helpful to have this issue resolved prior to the community input meeting.

Thank you for your kind attention to this matter.

Sincerely,

G. Scott Barhight

GSB:sll
cc: Mr. Timothy L. Fitts
Mr. Robert J. Barrett
Mr. Clark F. MacKenzie

85328

RECEIVED
AUG 20 1996

Baltimore County
Department of Public Works

Office of the Director
111 W. Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3300
Fax: (410) 887-3406

August 29, 1996

DEFENDANT'S EXHIBIT 23B

Mr. G. Scott Barhight
Whiteford, Taylor and Preston
210 West Pennsylvania Avenue
Towson, Maryland 21204-4515

Reference: Maryland Golf Academy
Dulaney Valley Road

Dear Mr. Barhight:

I am in receipt of your letter dated August 19, 1996 requesting this Department's position on realigning Dulaney Valley Road in the vicinity of the Maryland Golf Academy's proposed site.

In your letter you indicated that it was your understanding that the Department of Public Works is not seeking the realignment of Dulaney Valley Road, and that there will be no impact on the proposed Maryland Golf Academy by any road realignment.

This Department's position is just as you have stated it above in that Baltimore County is not pursuing any road realignment for Dulaney Valley Road in the vicinity of the Maryland Golf Academy. Based on this position, the County will not require any reservation of right-of-way by the developer since this project is not included in the current Master Plan.

If you have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,

Charles R. Olsen
Director of Public Works

CRO:RCB:plf

cc: R. W. Bowling
R. C. Berner
File

RECEIVED
SEP 3 1996
WHITEFORD, TAYLOR & PRESTON

Printed with Soybean Ink
on Recycled Paper

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

INTER-OFFICE CORRESPONDENCE

DEVELOPMENT PLAN CONFERENCE

TO: Arnold Jablon, Director - Department of Permits & Development Management

FROM: Arnold F. (Pat) Keller, III, Director - Office of Planning

DATE: January 15, 1997

DEVELOPMENT
EXHIBIT NO. 25

PROJECT NAME: Maryland Golf Academy

PROJECT NUMBER: X-345

PROJECT PLANNER: Ervin McDaniel

GENERAL INFORMATION:

Applicant Name: MacKenzie Investment Corporation
2328 West Joppa Road, Suite 200
Lutherville MD 21093

Location: N/S Dulaney Valley Rd; W of Loch Raven Dr

Councilmanic District: 6th

Growth Management Area: Resource Conservation Area

Zoning: RC 4

Acres: 148.59± acres

Surrounding Zoning and Land Use:

North:	RC 4	Residential; Agricultural & Vacant Land
South:	RC 4	Loch Raven Reservoir
East:	RC 4, BL-CR	Baltimore Co. Greenway; Commercial & Vacant Land
West:	RC 4	Towson Golf & Country Club

Project Proposal:

The site consists of 148.59± acres of land zoned RC 4. Part of this site contains Lot 24 of Cloverland Farms subdivision (64/84). The Applicant proposes a nine hole executive golf course with a clubhouse, museum, pro-shop, caretaker residence, and maintenance and storage building. A Special Exception will be required. Seven (7) single-family dwellings and a conservancy area of 53.52± acres are also proposed. The land is mostly in meadow with a stream, some trees and hedgerows. There are some steep slopes greater than 25%. There are significant views toward Loch Raven Reservoir.

PROJECT NAME: *Maryland Golf Academy* **PROJECT NUMBER:** X-345

Other Anticipated Actions and Additional Review Items:

__X__	Special Exception	_____	Referral to Planning Board	_____	PUD
_____	Variance	_____	Compatibility	_____	Other
_____	Waiver	__X__	Scenic Route		
_____	RTA Modification	_____	Design Review Panel		

MEETINGS:

Concept Plan Conference	08/ 05/ 96	Community Input Meeting	10/ 10/ 96
Development Plan Conference	01/ 15/ 97	Hearing Officer's Hearing	02/ 04/ 97
Planning Board	/ /		

RECOMMENDATIONS

DEVELOPMENT PLAN

The Office of Planning has reviewed the Development Plan for conformance with the Concept Plan comments of August 5, 1996 and recommends the Development Plan be **APPROVED** subject to the listings below and subject to the conditions listed for the Special Exception.

1. Scenic route submittals requested at Concept Plan review have not been received. The following information is required in order to evaluate the landscape plan:
   a. Photos of the site as viewed from Dulaney Valley Road;
   b. Typical cross section from the edge of road back 200' to illustrate edge treatment along the road and golf course; and
   c. Plan and detail showing the entry treatment at Dulaney Valley Road.

2. The Development Plan should identify and label existing trees, hedgerows, and or woods to remain.

3. The Final Landscape Plan should be submitted to the Office of Planning prior to building permit application.

SPECIAL EXCEPTION

A Special exception is requested for a golf course, country club, outdoor recreation and community buildings. Staff analysis has been provided with the understanding that the Golf Academy is a training facility for those individuals or groups that are interested in learning to play golf or improving their current skills. The facility would be operated by golf professionals trained in the art of teaching golf. Staff analysis of the proposed facility was based upon the understanding that the Golf Academy would operate in a manner different from that of a commercial sports complex with recreational facilities such as: golf driving range, miniature golf course, baseball batting cages, and eating facilities.

The philosophy of these two types of operations is markedly different and therefore, staff's understanding of the land use impacts would also be different.

Based upon this understanding, the Director of Planning recommends the special exception be **GRANTED SUBJECT TO THE FOLLOWING CONDITIONS.**

1. The Golf Academy, although open to the general public, should control the volume of use in a manner similar to the management practices of area golf courses. The golf course, practice range, and putting greens are appropriate for a facility of this nature. The terms of the special exception should be clearly drawn to limit the amenities to those which promote the teaching mission of the facility and eliminate purely entertainment oriented services. Ancillary services such as a putting course for general entertainment and recreation, miniature golf, eating services for the general public, and other recreational amenities such as baseball or softball batting practice facilities should not be permitted.

2. The Development Plan does not propose a golf camp as listed on the Concept Plan. Nevertheless, the special exception should restrict or curtail overnight accommodations. Affordable lodging exists well within the service area of the facility.

3. The parking area of 216 for golf is more than required. The Applicant should explain the operational need for this amount of parking.

4. Provide building plans and elevations for the golf academy complex and all other proposed accessory structures. Buildings should be consistent in design and material. The design and materials should reflect the small scale structure of the surrounding rural area.

5. Note 21 indicates that a detailed lighting plan and program for the golf course will be presented at the Hearing Officer Hearing. The Planning Office recommends that no lighting be installed or used in conjunction with the practice range to allow or facilitate the use of the range after sunset. Lighting for nighttime use would be incompatible with the rural character of the area.

6. The maintenance building(s) should be located, at least 50 feet from the property line in order to provide a reasonable setback from the adjacent residential property and to provide sufficient area for screening.

7. The 20' area between the proposed access road and the adjacent residential property to the east should be widened to 50' to allow a more generous separation between uses and adequate space for evergreen screen planting. This edge should contain both deciduous trees along the street and evergreen trees to buffer the residential property.

8. Provide an elevation of the proposed perimeter fencing.

9. Provide elevations of proposed identification signage. Signage should be designed and integrated with the entrance/gatehouse feature. It should be small scale and of natural materials such as stone.

10. Note 26 states that the plan reflects alternate designs for the golf academy irrigation system. Alternate 2 with a pond located in the conservancy area is shown on the plan. If the pond is used to support or is necessary to the function of the golf course, it should be included as part of the special exception request area and should not be part of the conservancy area.

All information must be submitted in time for review 10 working days prior to the Hearing Officer Hearing.

Division Chief: Connie McDaniel
CMcE:rdn

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

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: Timothy Fitts, PDM

DATE: February 14, 1997

FROM: Bruce Seeley, DEPRM BMS

SUBJECT: Maryland Golf Academy
Hearing Officer's Hearing

DEVELOPER'S
EXHIBIT NO. 27A

The Department of Environmental Protection and Resource Management requests a continuance of the referenced Hearing Officer's Hearing. The following comments must be addressed before Development Plan approval:

I. Ground Water Management

1. The detailed hydrogeological study was not received until February 13, 1997. Additional time is required for adequate review of this study.

2. Additional borings and monitoring wells are required to better characterize groundwater elevations in the vicinity of the largest proposed pond. These must be conducted under the guidance of this Department. The concern of intercepting groundwater in this pond must be adequately investigated.

3. The pesticide storage facility must be clearly shown on the Development Plan. The storage area must be located in the interior of the property, upgradient from the required perimeter monitoring wells.

4. Water Appropriations Permit applications for the irrigation system must be submitted to this office.

II. Forest Conservation Regulations

The design of the residential building lots provides for minimal clearing. Future owners of these lots may desire certain amenities (i.e., pools, decks, gazebos) which may require additional clearing of Forest Conservation Retention area. The lots should be redesigned so as to provide reasonable use and avoid future variance requests.

BS:sp

FITTS/DEPRM/TXTSBP

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

INTER-OFFICE CORRESPONDENCE

AMENDED DEVELOPMENT PLAN COMMENTS

TO: Arnold Jablon, Director - Department of Permits & Development Management

FROM: Arnold F. (Pat) Keller, III, Director - Office of Planning

DATE: February 18, 1997

PROJECT NAME: Maryland Golf Academy

PROJECT NUMBER: X-345

PROJECT PLANNER: Ervin McDaniel

DEVELOPMENT
EXHIBIT NO. 27B

RECOMMENDATIONS

DEVELOPMENT PLAN
The Office of Planning has reviewed the red-lined Development Plan for conformance with the Development Plan Comments of January 15, 1997 and recommends the Development Plan be **APPROVED** subject to the conditions listed for the Special Exception.

SPECIAL EXCEPTION
Based upon the understanding that the Golf Academy is a training facility for those individuals or groups that are interested in learning to play golf or improving their current skills, the Director of Planning recommends the special exception be **GRANTED SUBJECT TO THE FOLLOWING CONDITIONS.**

1. The Golf Academy, although open to the general public, should control the volume of use in a manner similar to the management practices of area golf courses. The applicant should explain the typical operation and anticipated scheduling of golf course, practice range, and putting green areas.

2. The terms of the special exception should be clearly drawn to limit the amenities to those which promote the teaching mission of the facility and eliminate purely entertainment oriented services. Ancillary services such as a putting course for general entertainment and recreation, miniature golf, eating services for the general public, and other recreational amenities such as baseball or softball batting practice facilities should be prohibited.

3. Provide building plans and elevations for the golf academy complex and all other proposed accessory structures. Buildings should be consistent in design and material. The design and materials should reflect the small scale structure of the surrounding rural area.

4. The Planning Office recommended in the Development Plan Comments that "...no lighting be installed or used in conjunction with the practice range to allow or facilitate the use of the range after sunset. Lighting for night-time use would be incompatible with the rural character of the area."

   Note 21 indicates that a detailed lighting plan and program for the golf course will be presented at the Hearing Officer Hearing. Although the provision of ground level illumination for a restricted area of the practice range and illumination within the 30± enclosed tee boxes was discussed with the applicant's representative, the Office of Planning has not received a lighting plan or sufficient information to evaluate the effect on the community. The applicant must demonstrate that the level of lighting proposed and the hours of operation will not impact the rural character of the area.

5. Agreements reached with the adjacent property owner regarding screening and buffering should be made a part of the plan or previous comments # 6 and 7 should be followed: "6. The maintenance building(s) should be located, at least 50 feet from the property line in order to provide a reasonable set-back from the adjacent residential property and to provide sufficient area for screening." and "7. The 20' area between the proposed access road and the adjacent residential property to the east should be widened to 50' to allow a more generous separation between uses and adequate space for ever-green screen planting. This edge should contain both deciduous trees along the street and evergreen trees to buffer the residential property."

6. Details of signage, fencing, entry elevation and plan, and lighting, should be appended to the Development Plan.

Division Chief: Erwin McDaniel
CMcE:rdn

SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21202-1626
TELEPHONE 410 347-8700
FAX 410 752-7092

30 COLUMBIA CORPORATE CENTER
10440 LITTLE PATUXENT PARKWAY
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L.L.P.

210 WEST PENNSYLVANIA AVENUE
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1317 KING STREET
ALEXANDRIA, VIRGINIA 22314-2928
TELEPHONE 703 836-5742
FAX 703 836-0265

March 25, 1997

DEVELOPMENT
EXHIBIT NO. 28A

Via Hand Delivery

Mr. Rahee Famili
Department of Permits & Development Management
Room 111, MS 1005
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Maryland Golf Academy
Speed Study

Dear Mr. Famili:

Subsequent to the receipt of the development plan comments for the Maryland Golf Academy, we commissioned a speed study along Dulaney Valley Road in the vicinity of the proposed Maryland Golf Academy. The purpose of the study was to determine the speeds of vehicles traveling along this portion of Dulaney Valley Road in order to assess the safety of the proposed site access in terms of available site distance. The enclosed speed study indicates that these site distances are adequate.

Should you have any questions or comments please feel free to contact me. It is my understanding that should you desire to submit any supplemental comments that you will do so by no later than five days prior to the hearing officer's hearing.

Thank you for your kind attention to this matter.

Sincerely,

G. Scott Barhight

GSB:bhb
Enclosure
CC: Mr. Timothy Fitts (w/enclosures)
G. Macy Nelson, Esquire
Leslie M. Pittler, Esquire
Interested Parties
Mr. Clark F. MacKenzie
Ms. Sibyl B. Gibbs

102942

The Traffic Group

February 24, 1997

Mackenzie O'Connor Piper Flynn
Ms. Sibby Gibbs
2328 West Joppa Road, Suite 200
Lutherville, Maryland 21093

RE: Maryland Golf Academy
Baltimore County, Maryland
Our Job No.: 961021

Dear Ms. Gibbs:

As requested, The Traffic Group, Inc. has conducted a speed study along Dulaney Valley Road in the vicinity of the proposed Maryland Golf Academy. The primary purpose of this study was to determine the speeds of vehicles traveling along this portion of Dulaney Valley Road in order to assess the safety of the proposed site access in terms of available sight distance. As a result of this speed study and field measurements of the available sight distance, the proposed access does provide the safe ingress and egress along Dulaney Valley Road. Details of our study and evaluation are provided in this letter.

As you are aware, the desired sight distance at an access is dependent upon the speeds of vehicles traveling along the roadway. The posted speed limit along Dulaney Valley Road adjacent to the subject property is 40 MPH. Baltimore County typically assumes that most drivers are traveling no more than 10 miles above the posted speed limit. Therefore, in evaluating desired sight distance, the typical Baltimore County methodology would add 10 miles to the 40 MPH posted speed limit and assume that majority of vehicles are traveling at or below 50 MPH. Based upon this assumption, approximately 500 ft. of sight distance would be desired in order to allow vehicles to exit the subject property and accelerate while having minimal effects on other motorists along the roadway.

Due to the horizontal curvature along Dulaney Valley Road near the intersection with Loch Raven Drive, it is not practical to assume in this case, that many motorists are traveling above the posted speed limit. Therefore, we have

The Traffic Group, Inc.
Suite 600
40 W. Chesapeake Avenue
Towson, Maryland 21204
410-583-8405
Fax 410-321-8458

conducted a speed study along Dulaney Valley Road in order to determine the actual speeds of motorists approaching the proposed site access location.

The Traffic Group, Inc. conducted speed studies along both eastbound and westbound Dulaney Valley Road for a three (3) day period from Wednesday, February 5, 1997 to Friday, February 7, 1997. The results of the speed study are attached to this letter.

The speed study shows that the average speed of vehicles traveling westbound on Dulaney Valley Road in the vicinity of the proposed access is approximately 32 MPH. For eastbound Dulaney Valley Road, the average speed of motorists was approximately 42 MPH. For traffic engineering design purposes, the 85th percentile speed (the speed at which 85% of the vehicles are traveling at or below) is typically used for a basis. The speed study shows that the 85th percentile speed for westbound Dulaney Valley Road is approximately 36 MPH and the 85th percentile speed for eastbound Dulaney Valley Road is approximately 46 MPH.

Based upon the speed study, the desired intersection sight distance from the proposed site access looking to the east is 360 ft.. The desired intersection sight distance looking to the west is 460 ft.. The available sight distance from the proposed access as measured is 370 ft. to the east and 760 ft. to the west. Therefore, this evaluation shows that there is sufficient sight distance available from the proposed access location to allow safe ingress and egress while having only minor effects on passing motorists.

In addition to intersection sight distance, stopping sight distance was also evaluated. The stopping sight distance provides a distance motorists would need to stop based upon their travel speed on wet pavement surfaces. This is the minimal sight distance that would be necessary in order to allow vehicles to enter or exit a roadway at a specific location. Based upon the 85th percentile speed of motorists along this section of Dulaney Valley Road, approximately 250 ft. of stopping sight distance would be necessary for westbound motorists while 400 ft. of stopping sight distance would be necessary for eastbound motorists. Once again, the available sight distance at the proposed access shows sufficient sight distance is available.

Taking the stopping sight distance analysis one step further, based upon the available sight distance, safe stopping sight distance is available for westbound motorists traveling up to 43 MPH, while sufficient stopping sight distance is available for eastbound motorists traveling up to 65 MPH.

Based upon the sight distance and speed study, the proposed access location for the Maryland Golf Academy satisfies safe sight distance criteria and will provide for safe ingress and egress for the proposed site.

The Traffic Group, Inc.

If you have any questions or need additional information, please do not hesitate to call.

Sincerely,

John W. Guckert
President

JWG/sms

cc: Scott Barhight
Rick Chadsey

(f:\961021\wp\gibbs)

This is Report Line Number One
This is Report Line Number Two

Sta: 100000000001 Id: 000000000001 CId: 01 Fmt: 300 - Imperial Int: 60 Min.
Start: Wed - Feb 05, 1997 at 12:00 End: Fri - Feb 07, 1997 at 12:00
City/Town: County: Baltimore
Location: Dul.Valley Rd.: 200' W.of L.Raven Dr. File: D0205003.PRN
Ln1-West

Wed - Feb 5, 1997

Speed(mph)	->5	->10	->15	->20	->25	->30	->35	->40	->45	->50	->55	->60	->65	->70	>70	Total
13:00																
Lane 1	0	0	1	4	3	39	91	24	2	1	0	0	0	0	0	165
14:00																
Lane 1	0	0	0	7	10	43	78	25	0	0	0	0	0	0	0	163
15:00																
Lane 1	0	0	1	6	9	48	72	33	1	0	0	0	0	0	0	170
16:00																
Lane 1	0	0	1	4	7	53	81	26	1	0	0	0	0	0	0	173
17:00																
Lane 1	0	0	1	2	3	30	100	18	1	0	0	0	0	0	0	155
18:00																
Lane 1	0	0	0	1	4	39	93	25	4	0	0	0	0	0	0	166
19:00																
Lane 1	0	0	0	1	3	30	70	22	0	0	0	0	0	0	0	126
20:00																
Lane 1	0	0	0	0	2	26	54	15	0	0	0	0	0	0	0	97
21:00																
Lane 1	0	0	0	1	4	12	28	12	2	1	0	0	0	0	0	60
22:00																
Lane 1	0	0	0	6	5	13	28	10	1	1	0	0	0	0	0	64
23:00																
Lane 1	0	0	0	3	5	8	12	5	1	0	0	0	0	0	0	34
24:00																
Lane 1	0	0	0	0	2	4	7	7	2	0	0	0	0	0	0	22
Daily Totals	0	0	4	35	57	345	714	222	15	3	0	0	0	0	0	1395
Percentages	0.00	0.00	0.29	2.51	4.09	24.73	51.18	15.91	1.08	0.22	0.00	0.00	0.00	0.00	0.00	

Thu - Feb 6, 1997

01:00																
Lane 1	0	0	0	0	1	2	3	4	1	1	0	1	0	0	0	13
02:00																
Lane 1	0	0	0	0	0	1	2	2	0	0	0	0	0	0	0	5
03:00																
Lane 1	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	4
04:00																
Lane 1	0	0	1	0	0	3	1	0	0	0	0	0	0	0	0	5
05:00																
Lane 1	0	0	0	1	4	4	9	2	0	0	0	0	0	0	0	20
06:00																
Lane 1	0	0	0	1	3	15	31	10	0	0	0	0	0	0	0	60
07:00																
Lane 1	0	0	0	2	5	56	158	35	2	0	0	0	0	0	0	258
08:00																
Lane 1	0	0	0	1	5	132	472	112	4	0	1	0	0	0	0	727

Thu - Feb 6, 1997

Speed(mph)		->5	->10	->15	->20	->25	->30	->35	->40	->45	->50	->55	->60	->65	->70	>70	Total
09:00																	
Lane	1	0	0	0	1	7	88	338	100	2	0	0	0	0	0	0	536
10:00																	
Lane	1	0	0	0	1	10	69	152	41	1	0	0	0	0	0	0	274
11:00																	
Lane	1	0	0	0	5	10	46	92	33	1	0	0	0	0	0	0	187
12:00																	
Lane	1	0	0	1	6	4	32	87	37	2	0	0	0	1	0	0	170
13:00																	
Lane	1	0	0	0	2	6	36	91	22	3	1	0	0	0	0	0	161
14:00																	
Lane	1	0	0	0	4	10	52	69	19	6	0	0	0	0	0	0	160
15:00																	
Lane	1	0	0	0	3	12	35	71	27	5	2	0	0	0	0	0	155
16:00																	
Lane	1	0	0	0	5	6	39	94	28	0	0	0	0	0	0	0	172
17:00																	
Lane	1	0	0	1	2	6	29	96	31	4	2	0	0	0	0	0	171
18:00																	
Lane	1	0	0	0	1	8	31	96	29	5	0	0	0	0	0	0	170
19:00																	
Lane	1	0	0	0	2	8	61	84	13	2	0	0	0	0	0	0	170
20:00																	
Lane	1	0	0	0	2	2	31	54	11	1	1	0	0	0	0	0	102
21:00																	
Lane	1	0	0	0	2	3	18	28	10	3	0	0	0	0	0	0	64
22:00																	
Lane	1	0	0	0	7	8	7	33	8	0	1	0	0	0	0	0	64
23:00																	
Lane	1	0	0	0	3	5	9	29	8	1	0	0	0	0	0	0	55
24:00																	
Lane	1	0	0	1	2	1	8	16	2	1	0	0	0	0	0	0	31
Daily Totals		0	0	4	53	124	808	2106	584	44	8	1	1	1	0	0	3734
Percentages		0.00	0.00	0.11	1.42	3.32	21.64	56.40	15.64	1.18	0.21	0.03	0.03	0.03	0.00	0.00	

Fri - Feb 7, 1997

01:00																	
Lane	1	0	0	0	0	1	2	3	5	1	0	0	0	0	0	0	12
02:00																	
Lane	1	0	0	0	0	0	2	4	1	0	0	0	0	0	0	0	7
03:00																	
Lane	1	0	0	0	0	0	1	5	1	0	0	0	0	0	0	0	7
04:00																	
Lane	1	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	2
05:00																	
Lane	1	0	0	0	1	2	4	6	2	1	0	0	0	0	0	0	16
06:00																	
Lane	1	0	0	0	0	1	18	32	10	1	0	0	0	0	0	0	62
07:00																	
Lane	1	0	0	1	0	7	55	167	27	4	0	0	0	0	0	0	261

Fri - Feb 7, 1997

Speed(mph)	->5	->10	->15	->20	->25	->30	->35	->40	->45	->50	->55	->60	->65	->70	>70	Total
08:00																
Lane 1	0	0	1	2	9	144	439	101	4	2	0	0	0	0	0	702
09:00																
Lane 1	0	0	0	1	12	73	339	118	3	0	0	0	0	0	0	546
10:00																
Lane 1	0	0	2	3	4	55	146	49	2	0	0	0	0	0	0	261
11:00																
Lane 1	0	0	0	6	5	44	96	31	2	1	0	0	0	0	0	185
12:00																
Lane 1	0	0	1	8	14	49	88	23	4	0	0	0	0	0	0	187
Daily Totals	0	0	6	21	55	447	1326	368	22	3	0	0	0	0	0	2248
Percentages	0.00	0.00	0.27	0.93	2.45	19.88	58.99	16.37	0.98	0.13	0.00	0.00	0.00	0.00	0.00	

Sta: 100000000001 Id: 000000000001 Cid: 01 Fmt: 300 - Imperial Int: 60 Min.
Start: Wed - Feb 05, 1997 at 12:00 End: Fri - Feb 07, 1997 at 12:00
City/Town: County: Baltimore
Location: Dul.Valley Rd.: 200' W.of L.Raven Dr. File: D0205003.PRN
Lnl-West

Station Data Summary

Speed(mph)	1-5	6-10	11-15	16-20	21-25	26-30	31-35	36-40	41-45	46-50	51-55	56-60	61-65	66-70	71-147	Total
Grand Totals	0	0	14	109	236	1600	4146	1174	81	14	1	1	1	0	0	7377
Percentages	0.00	0.00	0.19	1.48	3.20	21.69	56.20	15.91	1.10	0.19	0.01	0.01	0.01	0.00	0.00	

Lane	1	Total
Grand Totals	7377	7377
Percentages	100.00	

Speed Summary

Total	AvgSpd	15%ile	50%ile	85%ile	>55	%>55	>60	%>60	>65	%>65
7377	32.28	27.87	32.67	36.56	2	0.0	1	0.0	0	0.0

Am/Pm Peak Hour Totals

Speed(mph)	->5	->10	->15	->20	->25	->30	->35	->40	->45	->50	->55	->60	->65	->70	>70	Total
Am Hour 7-8	0	0	0	1	5	132	472	112	4	0	1	0	0	0	0	727
Percentages	0.00	0.00	0.00	0.92	2.12	8.25	11.38	9.54	4.94	0.00	100.00	0.00	0.00	0.00	0.00	9.85
Pm Hour 15-16	0	0	1	4	7	53	81	26	1	0	0	0	0	0	0	173
Percentages	0.00	0.00	7.14	3.67	2.97	3.31	1.95	2.21	1.23	0.00	0.00	0.00	0.00	0.00	0.00	2.35

This is Report Line Number One
This is Report Line Number Two

02-11-1997 Volume by Speed Report - D0205002.PRN 16:38 Pg 1

Sta: 100000000000 Id: 000000000000 CId: 01 Fmt: 300 - Imperial Int: 60 Min.
Start: Wed - Feb 05, 1997 at 12:00 End: Wed - Feb 05, 1997 at 24:00
City/Town: County: BALTIMORE
Location: Dul.Valley Rd.: 1400' W.of L.Raven Dr. File: D0205002.PRN
Ln1-East

Wed - Feb 5, 1997

Speed(mph)	->5	->10	->15	->20	->25	->30	->35	->40	->45	->50	->55	->60	->65	->70	>70	Total
13:00	0	0	0	0	0	0	12	44	80	21	5	0	0	0	0	162
14:00	0	0	0	0	1	2	3	52	80	18	2	0	0	0	0	158
15:00	0	0	0	0	0	1	6	61	143	28	4	0	0	0	0	243
16:00	0	0	0	0	1	2	6	82	186	50	6	0	0	0	0	333
17:00	0	0	0	0	0	4	7	72	308	102	1	1	1	0	0	496
18:00	0	0	0	0	0	16	10	193	361	76	4	2	2	0	3	667
19:00	1	0	0	0	0	4	24	134	184	37	4	0	0	0	0	388
20:00	0	0	0	0	0	1	16	76	96	32	4	0	0	0	0	225
21:00	0	1	0	0	0	2	12	67	76	27	6	1	0	0	1	193
22:00	0	0	0	0	0	4	12	71	70	16	6	0	0	0	0	179
23:00	0	0	0	0	0	0	7	33	43	19	3	1	0	0	0	106
24:00	0	0	0	0	0	0	8	15	30	16	3	2	0	0	0	74
Daily Totals	1	1	0	0	2	36	123	900	1657	442	48	7	3	0	4	3224
Percentages	0.03	0.03	0.00	0.00	0.06	1.12	3.82	27.92	51.40	13.71	1.49	0.22	0.09	0.00	0.12	

Sta: 100000000000 Id: 000000000000 CId: 01 Fmt: 300 - Imperial Int: 60 Min.
Start: Wed - Feb 05, 1997 at 12:00 End: Wed - Feb 05, 1997 at 24:00
City/Town: County: BALTIMORE
Location: Dul.Valley Rd.: 1400' W.of L.Raven Dr. File: D0205002.PRN
Ln1-East

Station Data Summary

Speed(mph)	1-5	6-10	11-15	16-20	21-25	26-30	31-35	36-40	41-45	46-50	51-55	56-60	61-65	66-70	71-147	Total
Grand Totals	1	1	0	0	2	36	123	900	1657	442	48	7	3	0	4	3224
Percentages	0.03	0.03	0.00	0.00	0.06	1.12	3.82	27.92	51.40	13.71	1.49	0.22	0.09	0.00	0.12	

Speed Summary

Total	AvgSpd	15%ile	50%ile	85%ile	>55	%>55	>60	%>60	>65	%>65
3224	41.99	37.42	42.33	46.18	14	0.4	7	0.2	4	0.1

Am/Pm Peak Hour Totals

Speed(mph)	->5	->10	->15	->20	->25	->30	->35	->40	->45	->50	->55	->60	->65	->70	>70	Total
Am Hour None																
Pm Hour 17-18	0	0	0	0	0	16	10	193	361	76	4	2	2	0	3	667
Percentages	0.00	0.00	0.00	0.00	0.00	44.44	8.13	21.44	21.79	17.19	8.33	28.57	66.67	0.00	75.00	20.69

This is Report Line Number One
This is Report Line Number Two

Sta: 100000000000 Id: 000000000000 Cid: 01 Fmt: 300 - Imperial Int: 60 Min.
Start: Thu - Feb 06, 1997 at 00:00 End: Thu - Feb 06, 1997 at 24:00
City/Town: County: BALTIMORE
Location: Dul.Valley Rd.: 1400' W.of L.Raven Dr. File: D0206001.PRN
Ln1-East

Thu - Feb 6, 1997

Speed(mph)	->5	->10	->15	->20	->25	->30	->35	->40	->45	->50	->55	->60	->65	->70	>70	Total
01:00	0	0	0	0	1	1	2	2	14	7	2	1	0	1	0	31
02:00	0	0	0	0	0	0	1	6	7	3	0	0	0	0	0	17
03:00	0	0	0	0	0	0	1	0	3	0	0	0	0	0	0	4
04:00	0	0	0	0	0	1	0	4	3	1	0	0	0	0	0	9
05:00	0	1	0	0	0	1	5	2	1	1	0	0	0	0	0	11
06:00	0	0	0	0	0	1	0	8	9	0	0	0	0	0	0	18
07:00	0	0	0	0	0	2	2	13	17	4	4	0	0	0	0	42
08:00	0	0	0	0	0	0	0	22	58	18	5	1	0	0	0	104
09:00	0	0	0	0	0	1	4	32	56	23	4	0	0	0	0	120
10:00	0	0	0	0	0	2	7	37	35	20	3	0	0	0	0	104
11:00	0	0	0	0	0	0	8	40	54	16	1	0	0	0	0	119
12:00	0	0	0	1	0	0	2	46	84	17	1	0	0	0	0	151
13:00	0	1	0	0	0	1	8	58	82	15	1	0	1	0	1	168
14:00	0	0	0	0	0	1	9	49	93	20	1	0	0	0	0	173
15:00	0	0	0	0	0	0	13	80	133	30	2	0	0	0	0	258
16:00	0	0	0	0	3	8	4	77	235	45	2	3	0	0	3	380
17:00	0	1	0	0	1	11	0	98	328	69	7	1	0	4	4	524
18:00	0	0	0	0	0	15	15	188	405	61	4	0	0	3	1	692
19:00	0	0	0	0	0	2	24	133	167	38	3	0	0	0	0	367
20:00	0	0	0	0	0	0	20	97	103	29	8	0	0	0	0	257
21:00	0	1	0	0	0	1	12	83	86	15	4	0	0	0	0	202
22:00	0	0	0	0	1	1	14	62	69	20	2	0	0	0	0	169
23:00	0	0	0	1	1	2	15	37	37	18	4	1	0	0	0	116
24:00	0	0	1	0	0	2	3	20	33	12	4	0	0	0	0	75
Daily Totals	0	4	1	2	7	53	169	1194	2112	482	62	7	1	8	9	4111
Percentages	0.00	0.10	0.02	0.05	0.17	1.29	4.11	29.04	51.37	11.72	1.51	0.17	0.02	0.19	0.22	

Sta: 100000000000 Id: 000000000000 CId: 01 Fmt: 300 - Imperial Int: 60 Min.
Start: Thu - Feb 06, 1997 at 00:00 End: Thu - Feb 06, 1997 at 24:00
City/Town: County: BALTIMORE
Location: Dul.Valley Rd.: 1400' W.of L.Raven Dr. File: D0206001.PRN
Lnl-East

Station Data Summary

Speed(mph)	1-5	6-10	11-15	16-20	21-25	26-30	31-35	36-40	41-45	46-50	51-55	56-60	61-65	66-70	71-147	Total
Grand Totals	0	4	1	2	7	53	169	1194	2112	482	62	7	1	8	9	4111
Percentages	0.00	0.10	0.02	0.05	0.17	1.29	4.11	29.04	51.37	11.72	1.51	0.17	0.02	0.19	0.22	

Speed Summary

Total	AvgSpd	15%ile	50%ile	85%ile	>55	%>55	>60	%>60	>65	%>65
4111	41.82	37.28	42.18	44.91	25	0.6	18	0.4	17	0.4

Am/Pm Peak Hour Totals

Speed(mph)	->5	->10	->15	->20	->25	->30	->35	->40	->45	->50	->55	->60	->65	->70	>70	Total
Am Hour 11-12	0	0	0	1	0	0	2	46	84	17	1	0	0	0	0	151
Percentages	0.00	0.00	0.00	50.00	0.00	0.00	1.18	3.85	3.98	3.53	1.61	0.00	0.00	0.00	0.00	3.67
Pm Hour 17-18	0	0	0	0	0	15	15	188	405	61	4	0	0	3	1	692
Percentages	0.00	0.00	0.00	0.00	0.00	28.30	8.88	15.75	19.18	12.66	6.45	0.00	0.00	37.50	11.11	16.83

This is Report Line Number One
This is Report Line Number Two

02-11-1997 Volume by Speed Report - D0207001.PRN 16:43 Pg 1

Sta: 100000000000 Id: 000000000000 Cid: 01 Fmt: 300 - Imperial Int: 60 Min.
Start: Fri - Feb 07, 1997 at 00:00 End: Fri - Feb 07, 1997 at 14:00
City/Town: County: BALTIMORE
Location: Dul.Valley Rd.: 1400' W.of L.Raven Dr. File: D0207001.PRN
Lnl-East

Fri - Feb 7, 1997

Speed(mph)	->5	->10	->15	->20	->25	->30	->35	->40	->45	->50	->55	->60	->65	->70	>70	Total
01:00	0	0	0	0	0	1	1	4	17	9	5	1	0	0	0	38
02:00	0	0	0	0	0	0	6	6	10	1	1	0	0	0	0	24
03:00	0	0	0	0	0	0	2	3	3	2	1	0	0	0	0	11
04:00	0	0	0	0	0	0	2	2	1	0	0	0	0	0	0	5
05:00	0	0	0	0	0	0	2	3	1	1	0	0	0	0	0	7
06:00	0	0	0	0	0	1	0	2	7	7	0	0	0	0	0	17
07:00	0	0	0	0	0	0	3	14	27	9	3	0	0	0	0	56
08:00	0	0	1	0	0	0	2	16	34	29	4	0	0	0	0	86
09:00	0	0	0	0	0	1	3	46	53	14	7	0	0	0	0	124
10:00	0	0	0	0	0	0	7	36	37	20	2	1	0	0	0	103
11:00	0	0	0	0	0	3	4	43	61	21	2	0	0	0	0	134
12:00	0	0	0	0	0	2	11	51	59	9	4	1	0	0	1	138
13:00	0	0	0	0	0	1	6	48	99	26	4	0	0	0	0	184
14:00	0	0	1	2	0	3	2	6	9	1	0	0	1	0	13	38
Daily Totals	0	0	2	2	0	12	51	280	418	149	33	3	1	0	14	965
Percentages	0.00	0.00	0.21	0.21	0.00	1.24	5.28	29.02	43.32	15.44	3.42	0.31	0.10	0.00	1.45	

Sta: 100000000000 Id: 000000000000 Cid: 01 Fmt: 300 - Imperial Int: 60 Min.
Start: Fri - Feb 07, 1997 at 00:00 End: Fri - Feb 07, 1997 at 14:00
City/Town: County: BALTIMORE
Location: Dul.Valley Rd.: 1400' W.of L.Raven Dr. File: D0207001.PRN
Lnl-East

Station Data Summary

Speed(mph)	1-5	6-10	11-15	16-20	21-25	26-30	31-35	36-40	41-45	46-50	51-55	56-60	61-65	66-70	71-147	Total
Grand Totals	0	0	2	2	0	12	51	280	418	149	33	3	1	0	14	965
Percentages	0.00	0.00	0.21	0.21	0.00	1.24	5.28	29.02	43.32	15.44	3.42	0.31	0.10	0.00	1.45	

Speed Summary

Total	AvgSpd	15%ile	50%ile	85%ile	>55	%>55	>60	%>60	>65	%>65
965	42.86	37.11	42.30	47.48	18	1.9	15	1.6	14	1.5

Am/Pm Peak Hour Totals

Speed(mph)	->5	->10	->15	->20	->25	->30	->35	->40	->45	->50	->55	->60	->65	->70	>70	Total
Am Hour 11-12	0	0	0	0	0	2	11	51	59	9	4	1	0	0	1	138
Percentages	0.00	0.00	0.00	0.00	0.00	16.67	21.57	18.21	14.11	6.04	12.12	33.33	0.00	0.00	7.14	14.30
Pm Hour 12-13	0	0	0	0	0	1	6	48	99	26	4	0	0	0	0	184
Percentages	0.00	0.00	0.00	0.00	0.00	8.33	11.76	17.14	23.68	17.45	12.12	0.00	0.00	0.00	0.00	19.07

SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21202-1626
TELEPHONE 410 347-8700
FAX 410 752-7092

30 COLUMBIA CORPORATE CENTER
10440 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
TELEPHONE 410 884-0700
FAX 410 884-0719

G. SCOTT BARHIGHT
DIRECT NUMBER
410 832-2050
2029522@mcimail.com

WHITEFORD, TAYLOR & PRESTON
L.L.P.

210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4515
410 832-2000
FAX 410 832-2015

1025 CONNECTICUT AVENUE, NW
WASHINGTON, D.C. 20036-5405
TELEPHONE 202 659-6800
FAX 202 331-0573

1317 KING STREET
ALEXANDRIA, VIRGINIA 22314-2928
TELEPHONE 703 836-3742
FAX 703 836-0265

March 25, 1997

Via Hand Delivery

DEVELOPMENT
EXHIBIT NO. 28 B

Arnold F. Keller, III, Director
Office of Planning and Zoning
County Courts Building, Room 406
401 Bosley Avenue
Towson, Maryland 21204

Re: Maryland Golf Academy
Response to February 18, 1997 Office of Planning Supplemental Comment

Dear Mr. Keller:

On February 18, 1997 the Office of Planning filed its "Amended Development Plan Comments." Please accept this cover letter and attachment as the response of the Maryland Golf Academy to the recommendations contained in your Amended Comment.

Enclosed is a bound booklet which contains information regarding the operation and program of the Maryland Golf Academy and a number of exhibits including building plans and elevations.

In addition to the attached submittal, the Maryland Golf Academy also agrees to add the following note to the development plan:

"The following uses are prohibited: Miniature golf, principle restaurant, and baseball or softball batting practice facilities."

Should you have any questions or comments, please feel free to contact me. It is my understanding that you will provide any written comment in response to

this submission to the hearing officer's file no later than 5 days prior to the hearing officer's hearing.

Thank you for your kind attention to this matter.

Sincerely,

G. Scott Barhight

GSB:bhb
Enclosure
CC: Mr. Timothy Fitts
Mr. Ervin McDaniel
Ms. Carol McEvoy
Ms. Lynn Lanham
G. Macy Nelson, Esquire
Interested Parties
Mr. Clark F. MacKenzie
Ms. Sibyl B. Gibbs
Leslie M. Pittler, Esquire

102937

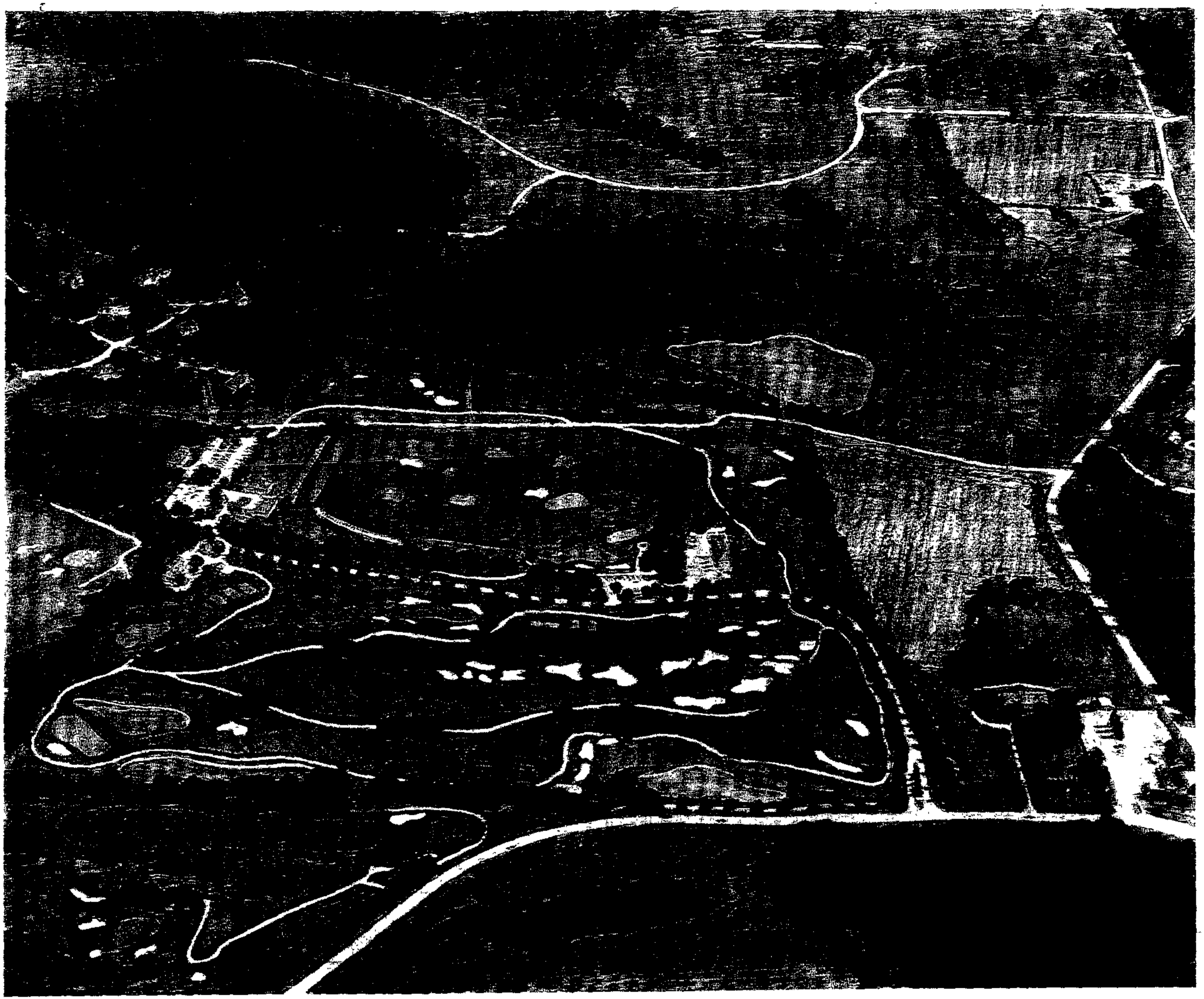
LOCH RAVEN GOLF CLUB

and

The MARYLAND GOLF ACADEMY

A MacKenzie Project

February 1, 1997



LOCH RAVEN GOLF CLUB & MARYLAND GOLF ACADEMY

INDEX

I. PHILOSOPHY OF THE DEVELOPMENT

Attachments: Pamphlet Of Programs, Lessons, Rules And Regulations
Sample Calendar Of Event
Sample Scorecard
Proposed Rates And Fees

II. SHORT GAME PRACTICE PROGRAM

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B. "Par 2" Artificial Turf Putting Course
C. Pitching, Chipping, and Trouble Shot Learning Center
D. Sand Recovery Learning Center

III. BUILDING PLANS AND ELEVATIONS

IV. LIGHTING PLAN (Partial)

V. ENTRANCE ROAD, SCREENING, AND MAINTENANCE BUILDING

VI. SIGNAGE & ENTRANCE ELEVATION

"THE PERFECT ENVIRONMENT FOR LEARNING
EVERY ASPECT OF THE GAME OF GOLF"

The primary goal of the Maryland Golf Academy is to provide a public learning center for everyone wishing to enjoy the time-honored tradition of golf. The facility will include a 9-hole, par 31 course known as Loch Raven Golf Club along with a practice area which will offer the player an opportunity to work on the same shots that will be encountered on the course. The concept is to create in a single location the ability for beginners, seniors, executives, any level golfer, school or college teams, and children to learn, practice and play the game of golf. And as important as learning the skills to play the game of golf is learning the vocabulary, the rules, the etiquette, and the traditions. An individual will have the opportunity to be exposed to every aspect of the game.

The Maryland Golf Academy will provide programs to focus on every golfing technique in a natural environment. Being able to hit real shots to real greens will allow players to learn golf under actual playing conditions and situations. And since the short game encompasses almost 65% of the golf game, emphasis will be placed on areas for practicing putting, sidehill and downhill lies, chipping, "bump and run" shots, bunker shots and more. The practice range has been designed to include greens , bunkers, and fairways as targets from natural turf tees, artificial turf tees, and 30 covered tees to be used in inclement weather. Due to site constraints and the fragility of natural turf, all tees cannot be used simultaneously; and therefore, it is anticipated that only about 80 tees will be in use concurrently. A variety of lessons and clinics taught by qualified professionals will be offered to meet the diverse levels of skills, whether a beginner or experienced player. Several of the lessons and clinics will include videotape analysis provided with the latest state-of-the-art equipment. The attached fold-out pamphlet along with the sample calendar of events offers typical examples of the many programs to be offered at the Golf Club and the Academy.

Loch Raven Golf Club is readily accessible to golfers wishing to put into play the skills and techniques learned at the Academy. The design of the course incorporates six par 3 holes, two par 4's, and one par 5 which will allow a player to use each club in the bag. And for those with interest, tee placement enables a player to play 18-holes (see the Scorecard attachment). Designed by the well known golf course architect, Lindsey Ervin, the layout incorporates the many challenges and experiences found in championship courses around the world. Annual memberships to Loch Raven Golf Club are available offering the golfing enthusiast many benefits as well as the opportunity to participate in special member tournaments and programs. The attached Proposed Rates and Fees pamphlet outlines some of the membership privileges along with the costs associated with the Loch Raven Golf Club and The Maryland Golf Academy.

Attachments:
*Pamphlet describing general information, special programs, lessons, and rules and regulations for the Loch Raven Golf Club and The Maryland Golf Academy
*July 1997 Sample Calendar of Events
*Scorecard for the Loch Raven Golf Club
*Proposed Rates and Fees for the Loch Raven Golf Club and The Maryland Golf Academy

RULES OF PLAY

USGA RULES GOVERN ALL PLAY

- All players must register in pro shop and check in with "starter" prior to play.
- Players late for a starting time lose their position on the tee.
- Two riders only per cart.
- Children under 16 years of age may not operate golf carts.
- The faster group MUST be allowed to pass the slower group if the hole ahead is open.
- Proper golf attire is required at all times.
- Shoes other than soft spiked golf shoes must be approved by the professional staff prior to play.
- Hazards are defined by stakes: red/yellow--water hazards; white--out of bounds.
- Please replace divots and repair ball marks on greens.
- Participants in scheduled 9-hole or 18-hole events shall enjoy preferred rights of play.

George Hooker
Head Golf Professional

Joe Greenway
Course Superintendent

Loch Raven Golf Club

Dulaney Valley Road
Phoenix, Maryland 21131
(410)252-GOLF

Featuring The Maryland Golf Academy

"The perfect environment for learning every aspect of the game"

MEN								LADIES		
HOLE	[redacted]	PAR						PAR	[redacted]	HOLE
1		3						3		1
2		5						5		2
3		3						3		3
4		3						3		4
5		4						4		5
6		3						3		6
7		3						3		7
8		3						3		8
9		4						4		9
OUT		31						31		OUT
	WHITE								YELLOW	
10	120	3						3	80	10
11	475	5						5	385	11
12	125	3						3	80	12
13	150	3						3	90	13
14	320	4						4	240	14
15	160	3						3	90	15
16	135	3						3	90	16
17	170	3						3	100	17
18	340	4						4	260	18
IN	1995	31						31	1415	IN
OUT	2255	31						31	1745	OUT
TOT	4250	62						62	3160	TOT
HANDICAP										
NET SCORE										
DATE			SCORER					ATTEST		

The MARYLAND GOLF ACADEMY

NATURAL TURF PRACTICE AREA

- 78 Natural Turf Tees
- Practice Any Shot Possible on a Golf Course
- Bent Grass, Rye Grass and Bermuda Grass Tees
- Mounded Area for Up, Down and Sidehill Lies
- Greenside Practice Bunker
- Practice Chipping Green
- Spacious Instructional Area
- Reserved Area for Group Lessons
- Fairway Practice Bunker
- Practice Area Out of "Rough"
- Individual/Group/Junior/Senior Lessons and Programs

PRACTICE RANGE

- 44 Tee Stations
- 30 Enclosed, Heated Tees for All-Weather Practice
- Top Quality Range Balls
- Laser Measured Target Greens
- Mini-Golf Green for Junior Golfers
- Covered Instructional Tees
- Realistic Artificial turf Mats

RULES AND REGULATIONS

- Jogging, bicycling, and other forms of trespassing are prohibited.
- Fishing and swimming are not allowed in streams or ponds on the premises.
- Children are not permitted on the golf course unless they are playing golf. The professional staff will be the sole judge as to whether children are qualified to play on the course, the putting green or the practice area.
- No pets are allowed on the premises.
- Smoking will not be permitted inside any of the buildings on the premises.
- It is a violation of state and local liquor laws to bring alcoholic beverages onto the premises. Violators will be asked to leave the premises at once.
- The Ownership will not be responsible for personal property or valuables left on the premises.
- Rental equipment should not be taken from the premises.
- All players must report to the starter before going to the first tee.
- Players may not start in the middle of the course without permission from the starter or member of the professional staff.
- Starting times are recommended.
- Players late for a starting time lose their position on the tee.
- Children under 16 years of age may not operate golf carts.
- Shoes other than soft-spiked golf shoes must be approved by the professional staff prior to play.
- Proper golf attire is required of men, women and children. Blue jeans, short shorts (i.e., tennis shorts), tee shirts are not permitted. Men and boys are requested to wear collared shirts.
- Participants in scheduled 9-hole or 18-hole events shall enjoy preferred rights of play.
- Rangers or Staff Assistants will be on duty and have the authority to enforce the rules and regulations.

Loch Raven Golf Club

The Maryland Golf Academy

Dulaney Valley Road
Phoenix, Maryland 21131
(410)252-GOLF

Loch Raven Golf Club

GOLF COURSE

- Mid-length, 9-Hole, Par 31
- Multiple Tee Settings
- Enjoyable for Beginning Golfers
- Challenging for Proficient Players
- Fun for the Entire Family
- Golf Carts Available for Rent
- Scheduled Tournaments and Events

CLUBHOUSE

- Full-Service Golf Pro Shop
- Wide Selection of Competitively Priced Golf Merchandise
- Professional Clubfitting
- Practice and Learning Aids
- Video and Computer Interaction
- Club Repair and Alteration
- Multi-Purpose Rooms for Indoor Instruction
- Snack Bar and Lounge
- Members' Lounge and Locker Room
- Golf Museum and Gift Shop
- Golf Library and Reference Center

INDIVIDUAL LESSONS

BEGINNING OR INEXPERIENCED PLAYER

A personalized way to learn to play the game of golf. The one-to-one setting creates a relaxed yet instructional atmosphere. Topics such as shot techniques, rules and etiquette will be covered.

EXPERIENCED PLAYER

Designed for individuals who want to improve their game, this series focuses intently on swing technique and course strategy.

PLAYING LESSON

Occurring on the golf course, the Playing Lesson offers the instructor and student the opportunity to cover all aspects of the game, including overall strategy, club selection, and course management. Forty-minute lesson.

VIDEO LESSON

This is an innovative, high-tech way to thoroughly analyze your swing. In a format similar to the Private Lesson, the instructor utilizes state-of-the-art equipment to dissect the student's swing, emphasizing strengths and correcting weaknesses.

SEMI-PRIVATE LESSONS

Take a lesson with up to four of your friends, save money, and have fun. Recommended for students of similar playing ability who share similar goals.

SPECIAL PROGRAMS

JUNIORS

(BOYS AND GIRLS AGES 6 - 18 YEARS OLD)

INTRODUCTION TO GOLF

A must for any child desiring to learn the game of golf! Students will learn the fundamentals of golf, including swing techniques for a variety of shots, course management, rules and etiquette.

INTERMEDIATE JUNIOR GROUP GOLF SKILLS

After completing the Introduction Classes, Juniors who want to improve specific aspects of their game will find the Intermediate Lessons provide time for in-depth, personal attention to concentrate on individual problems. Lesson package includes video taping and course play.

INTERMEDIATE JUNIOR PLAYING SERIES

The series includes playing on the 9-hole mid-length course. Play will be organized and monitored by a PGA Golf Professional. Aspects of the game that will be covered include rules of golf, etiquette, safety, course management, club selection, strategy, and care of the golf course.

SENIORS

(INDIVIDUALS OVER 60 YEARS OF AGE)

INTERMEDIATE GOLF SKILLS

Lessons will include various aspects of the game -- putting techniques, short and long approach shots and bunker shots will be presented by our PGA Professionals.

EXECUTIVE WOMEN

BEGINNERS

Classes will be held at hours convenient for the working woman. Join others who want to be part of the golfing crowd at work. Learn the fundamentals of the game, including the rules and etiquette.

INTERMEDIATE GOLF SKILLS

An opportunity to polish your short game skills. You will see how your improved short game will lower your score and handicap with this instruction from our highly qualified professionals.

GROUP LESSONS

BEGINNING OR INEXPERIENCED GOLFERS

A fun way to learn the wonderful game of golf. Become familiar with a variety of shots encountered on the golf course, including wood shots, iron shots, chipping, pitching, and putting. Classes will cover fundamentals, rules and etiquette. Specialized classes for ladies only and seniors only are available on weekday mornings.

INTERMEDIATE - FAIRWAY SHOTS

Learn to use every club in your bag during this series of lessons. Fairway woods and long irons will become your best friends.

INTERMEDIATE - SHORT GAME SKILLS

Improve your skills as well as your scores. Topics to be covered include sand shots, trouble shots, hitting from uneven lies, approach shots, and shots from the rough. Full swing will be video taped.

INTERMEDIATE - PLAYING SERIES

A PGA Professional will organize and monitor four rounds of golf on the 9-hole mid-length course. The Professional will instruct you on course strategy, proper etiquette, course management, club selection, rules and care of the course. A fun way to meet future golf partners as well!

The Maryland Golf Academy

PROPOSED RATES AND FEES

PRIVATE LESSONS:*	
1/2 hour	$30
1 hour	$50
1 hour with video	$75
PLAYING LESSON:	$75 per 9 holes, plus cart & greens fee
SEMI-PRIVATE LESSONS:* (minimum of two/maximum of 3 students)	
1 hour	$25/student
GROUP LESSONS:* (minimum of 4/maximum of 6 students)	
1 hour	$20/student
SCHEDULED CLINICS:	$15 per student
PRACTICE BALLS:	
Small basket	$4
Large basket	$6
Jumbo basket	$9

PUTTING COURSE:	**Artificial Turf**	**Natural Turf**
Adults	$3.00 per round	$2.00 per hour
Juniors	$1.50 per round	$1.00 per hour
Seniors	$2.00 per round	$1.50 per hour
Members	Free	Free

PRACTICE AREA: (Natural turf tees, bunkers, chipping area, uneven lies, etc.)	$12 per hour/$5 each additional hour Members Free

* Discounts available for Series of 3,5,8 and 10 lessons

(Rates subject to change without notice)

Loch Raven Golf Club

PROPOSED RATES AND FEES

The Maryland Golf Academy

Loch Raven Golf Club
and
The Maryland Golf Academy

ANNUAL MEMBERSHIP RATES
As of March 1, 1997

ADULTS: (age 23-59)		
Individual		$900
Couple		$1,200
Family	(with one child under 21)	$1,500
	(each additional child)	$250
JUNIORS:		
Age 10-14		$450
Age 15-18		$600
COLLEGIATE: (Age 19-22)		$750
SENIORS: (Age 60+)		
Individual		$750
Couple		$1,000

MEMBERSHIP INCLUDES

- 10% Discount (Golf Shop Merchandise)
- Preferred Starting Times (Seasonal starting times or 14 days in advance)
- Privileges to Members' Cottage
- Discount on Lessons
- Reduced Greens Fees
- Member Tournaments, Clinics, and Special Events
- Free Practice Balls and Practice Facilities
- 3 Free Group Lessons/Clinics per year
- Free Admission to Museum

Loch Raven Golf Club

PROPOSED FEE SCHEDULE

		9-Hole	18-Hole
GREENS FEES:			
Guests:	Adults	$15	$25
	Seniors	$12	$20
	Juniors	$10	$15
Members:	Adults	$8	$15
	Seniors	$6	$10
	Juniors	$5	$8

CART FEES:		
Pull/Carry	$3	$4
Electric	$7.50	$12

MUSEUM ENTRANCE:	
Adults	$3
Seniors	$2
Juniors	$1
Members*	Free
Children under 6 yeras old	Free

* Members of Loch Raven Golf Club only

JULY 1997
SPECIALLY SCHEDULED PROGRAMS AND EVENTS

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
LOCH RAVEN GOLF CLUB EVENTS Participants in Scheduled Events shall have preference		1 [9:30a] LADIES-9-Hole Group [5:00p] EXEC WOMEN'S GOLF	2 [1:00p] SENIORS-9-Hole Scramble	3 [5:00P] EXEC. WOMEN'S GOLF	4 INDEPENDENCE DAY [1:00P] FOURTH OF JULY FLAG TOURNAMENT [2:00P] PUTTING CONTEST	5 [1:00p] MEMBER 18-Hole Men's Tournament
MARYLAND GOLF ACADEMY EVENTS Individual and Group Lessons may be scheduled on a daily basis		[8:30A] SENIORS-Skills Clinic	[9:00a] JUNIORS-Intermediate Skills [5:00p] MENS-Putting Clinic	[9:00a] LADIES-Intermediate Skills Clinic	[9:00a] FREE CLINICS FOR BEGINNERS	[9:00a] INTER-MEDIATES-Bunker Clinic
6 [1:00p] MIXED Two-Ball Tournament	7 [1:00p] MEMBER Tournament--2nd National Bank	8 [5:00p] EXEC. WOMEN'S GOLF	9 [9:00p] JUNIOR'S-Playing Lesson	10 [5:00p] EXEC. WOMEN'S GOLF	11 [1:00p] JUNIORS-Odd Ball Tournament	12 [1:00p] MEMBER-18-Hole Women's Tournament
	[9:00a] JUNIORS-Introduction to Golf	[10:30a]SENIORS-Putting Clinic	[5:00a] MEN'S-Bunker Clinic	[9:00a] LADIES-Beginner's Clinic	[10:00a]SENIORS-Skills Clinic	
13 [1:00p]PARENT/CHILD-9-Hole Tournament	14	15 [9:30a] LADIES-9-Hole Group [5:00p] EXEC. WOMEN'S GOLF	16	17 [5:00p] EXEC. WOMEN'S GOLF	18 [1:00p] JUNIORS-9-Hole Competition	19 [1:00p] MEMBER-18-Hole Men's Tournament
	[9:00a] JUNIORS-Intermediate Clinic	[8:30a] SENIORS-Trap Shots Clinic	[9:00a] JUNIORS-Beginner's Clinic [5:00p] MEN'S-Skills Clinic	[9:00a] LADIES-Putting Clinic	[10:00a]SENIORS-Pitch and Chip Clinic	
20 [1:00p] GRAND-PARENT/GRAND-CHILD 9-Hole Tournament	21 [9:00a] JUNIORS-Playing Lesson	22 [10:30a]SENIORS-Mixed Two Ball Tournament [5:00p] EXEC. WOMEN'S GOLF	23	24 [5:00p] EXEC. WOMEN'S GOLF	25 [1:00p] JUNIORS-9-Hole Competition	26 [1:00p]MEMBERS 18-Hole Women's Tournament
			[9:00a] JUNIORS-Pitch and Chipping Clinic [5:00p] MEN'S-Fairway Woods Clinic	[9:00a] LADIES-Rules of Golf	[10:00a]SENIORS-Bunker Clinic	
27 [1.00] CAPTAIN'S CHOICE- Mixed Tournament	28	29 [9:30a] LADIES-9-Hole Group [5:00p] EXEC. WOMEN'S GOLF	30 [5:00p] MEN'S-Playing Lesson	31 [5:00p] EXEC. WOMEN'S GOLF		
	[9:00a] JUNIORS-Rules of Golf	[8:30a]SENIORS-Putting Clinic	[9:00a] JUNIORS-Intermediate Skills	[9:00a] LADIES-Fairway Woods Clinic		

THE MARYLAND GOLF ACADEMY

SHORT GAME PRACTICE PROGRAM

FEATURING:

NATURAL TURF PRACTICE AND LEARNING CENTER

"PAR 2" ARTIFICIAL TURF PUTTING COURSE

PITCHING, CHIPPING, AND TROUBLE SHOT LEARNING CENTER

SAND RECOVERY LEARNING CENTER

March, 1997

SHORT GAME PRACTICE AREA
DESCRIPTION AND EXHIBITS

A. NATURAL TURF PRACTICE AND LEARNING CENTER - The natural turf practice area consists of two elements: See Exhibit "A"

1. THE WARM UP PRACTICE GREEN - Located conveniently between the Pro Shop and the first tee, the warm up practice putting green will be available at no charge to those golfers preparing to play on the Loch Raven Golf Club. The natural turf green will have five practice holes and the putting surface will be similar to those greens on the course.

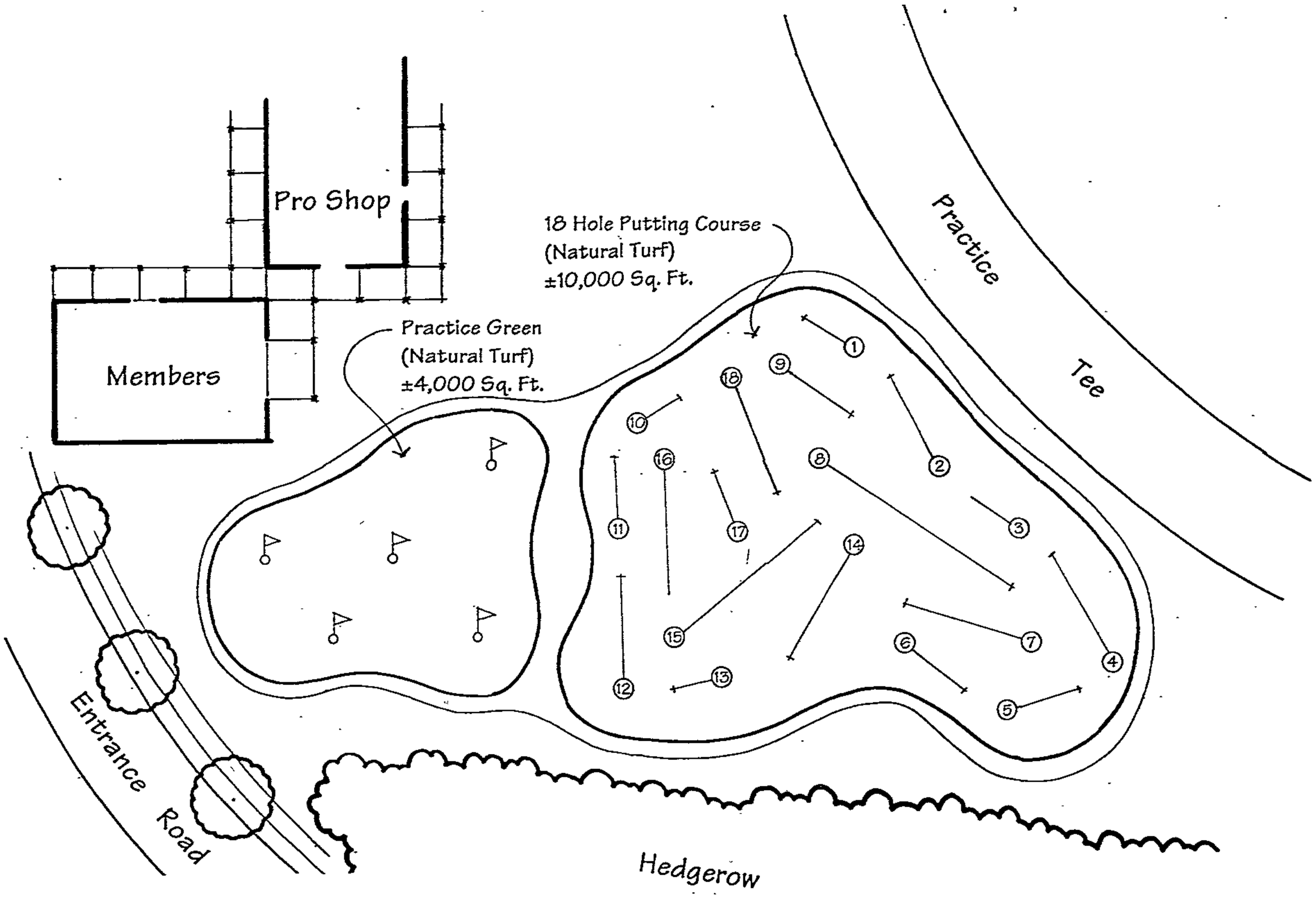
2. THE 18-HOLE PUTTING COURSE - This green will have an 18 hole layout and will be available for a small fee to intermediate and advanced golfers. The green will be planted with different types of grasses, so that the golfer will experience different surfaces commonly found in other locations. Pin placement will vary from time to time; however, the distances will be consistent with the scorecard designed specifically for this putting course.

B. "PAR 2" ARTIFICIAL TURF PUTTING COURSE - See Exhibit "B" - This 18-hole course is designed primarily to appeal to the junior or beginner golfer interested in learning the basics: the rules, the etiquette, the vocabulary, and the general concept of the game of golf. Before a player is ready to play on a 'real' golf course it is important for them to know the rules. From understanding that you do not talk when someone is swinging to learning the order of play, it is extremely important for a beginner to appreciate the importance of course etiquette. Being aware of the traditions of golf is as important as mastering the skills.

Staff professionals will utilize this course to teach the novice about hazards that may be encountered on a 'real' course and to explain the differences between fairway, rough, greens, and bunkers. The beginner will learn to keep score accurately and to play by the rules. Exhibit "B-1" identifies many of the hazards which will be included within the 18-hole layout. The artificial turf has many advantages in that it is playable year round and can withstand wear and tear from repeated play and lessons.

C. PITCHING, CHIPPING, AND TROUBLE SHOT LEARNING CENTER - See Exhibit "C" - This natural area is designed to give the golfer an opportunity to practice any type of short shot around the green. There are many difficult lies that surround a green and often these shots are the hardest to master. It is often difficult to find an area to practice these shots in a natural environment; the Academy not only offers this opportunity, but will offer a variety of challenges that may be found on the course (i.e. sidehill lies, fringe shots, high rough, 'bump and run', and more).

D. SAND RECOVERY LEARNING CENTER - See Exhibit "D" - While playing a game of golf, one of the most difficult and most often experienced hazards is the sand bunker. As with all facets of the game, the best way to learn the skills and techniques of bunker play is in a natural setting. The Academy offers a comprehensive sand recovery learning center where the golfer can be instructed and/or practice the many lies and challenges that are associated with sand bunkers.



Natural Turf Practice and Learning Center

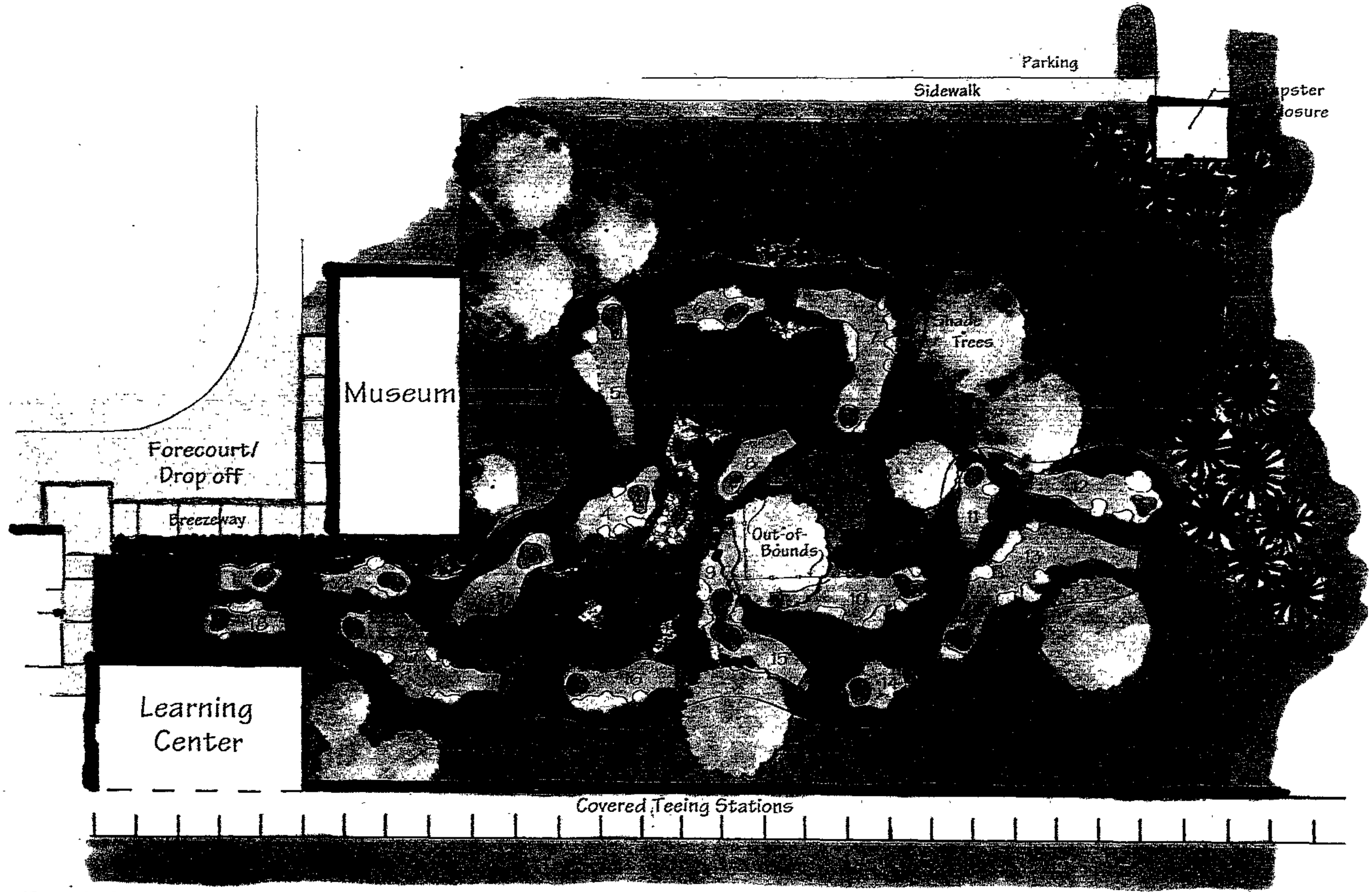
Maryland Golf Academy

March 1997 LDR International, Inc.

Scale: 1"=20'

10 20 40 60

Exhibit A



Par 2 Course

Maryland Golf Academy

March 1997 LDR International, Inc.

Exhibit B

EXHIBIT "B-1"

THE MARYLAND GOLF ACADEMY

PAR 2 COURSE

SCORECARD - PAR 39

Hole	Length	Par	Hole	Length	Par
1	11	2	10	32	2
2	18	2	11	15	2
3	25	2	12	28	2
4	17	2	13	50	3
5	30	2	14	12	2
6	15	2	15	21	2
7	41	3	16	24	2
8	20	2	17	39	3
9	18	2	18	16	2

Challenge/Teaching Tools

	Hole Numbers
Sand	2-7, 9-13, 15-18
Water	3-7,16
Sidehill - left to right	3, 6, 7, 12
Sidehill - right to left	8, 13, 15
Downhill	7, 9, 13
Uphill	4, 5, 11, 15
Double Breaking	17
Mounds	14, 17
Dogleg	7, 13, 17
Double Green	9, 15
Plateau Green	5, 11
Out-of-Bounds	8, 9, 10
Ground Under Repair	5, 12
Rough	All holes
Drop Area	Symbol - D

Rules:

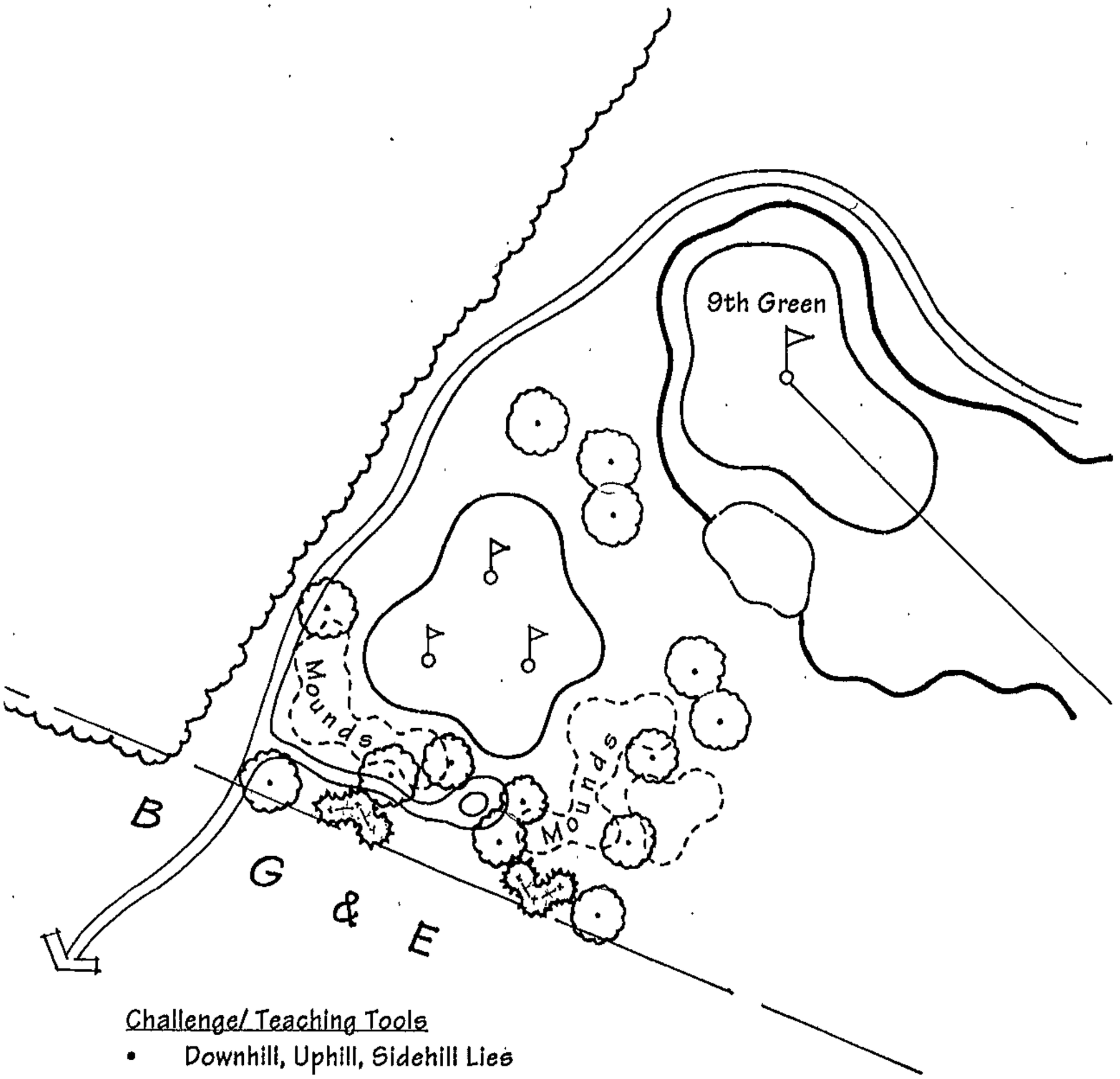
Ground Under Repair - free drop within one club length no nearer the hole (Holes 5 & 12 - defined by white painted line)

Out-of-Bounds - penalty stroke and distance - rehit from tee. (Holes 8, 9 & 10 - defined by fence line or white stakes)

Water Hazard - penalty 1 stroke - place ball in drop area marked with white paint (Holes 4 & 6 - defined by yellow stakes)

Lateral Water Hazard - penalty 1 stroke - ball may be placed within 2 club lengths no nearer the hole (3, 4, 5, 7 & 16 - defined by red stakes)

Unplayable Lie - penalty 1 stroke - ball may be moved 2 club lengths no nearer to hole



Challenge/ Teaching Tools

- Downhill, Uphill, Sidehill Lies
- Fringe Shots
- Rough - Short, Medium, High
- Bump and Run
- Lob/ Flop Shots
- Playing Around Trees
- Punch Shots

Pitching, Chipping, and Trouble Shot Learning Center

Maryland Golf Academy

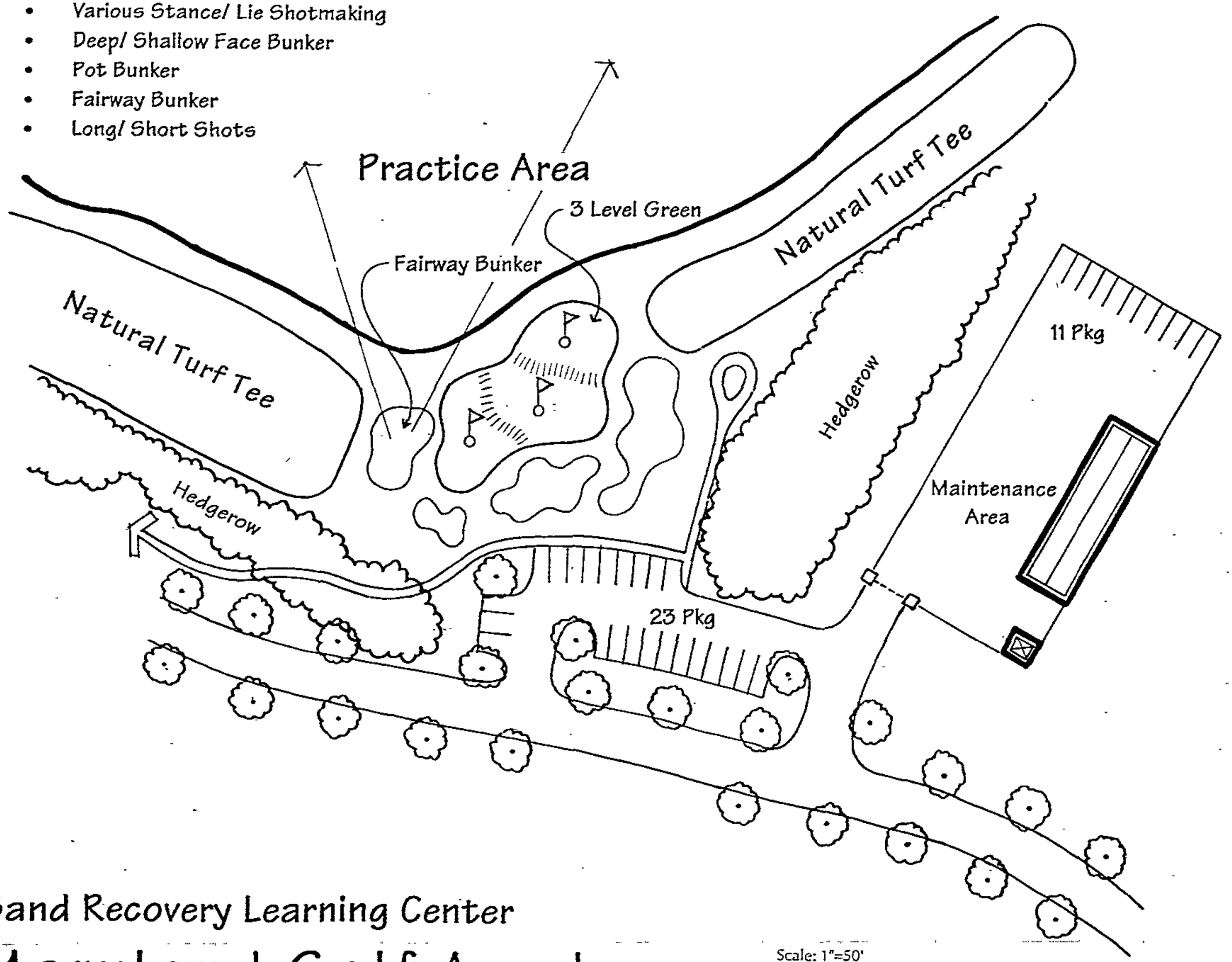
March 1997 LDR International, Inc.

Scale: 1"=50'

0 25 50 100 150

Challenge/ Teaching Tools

- Various Stance/ Lie Shotmaking
- Deep/ Shallow Face Bunker
- Pot Bunker
- Fairway Bunker
- Long/ Short Shots



Sand Recovery Learning Center

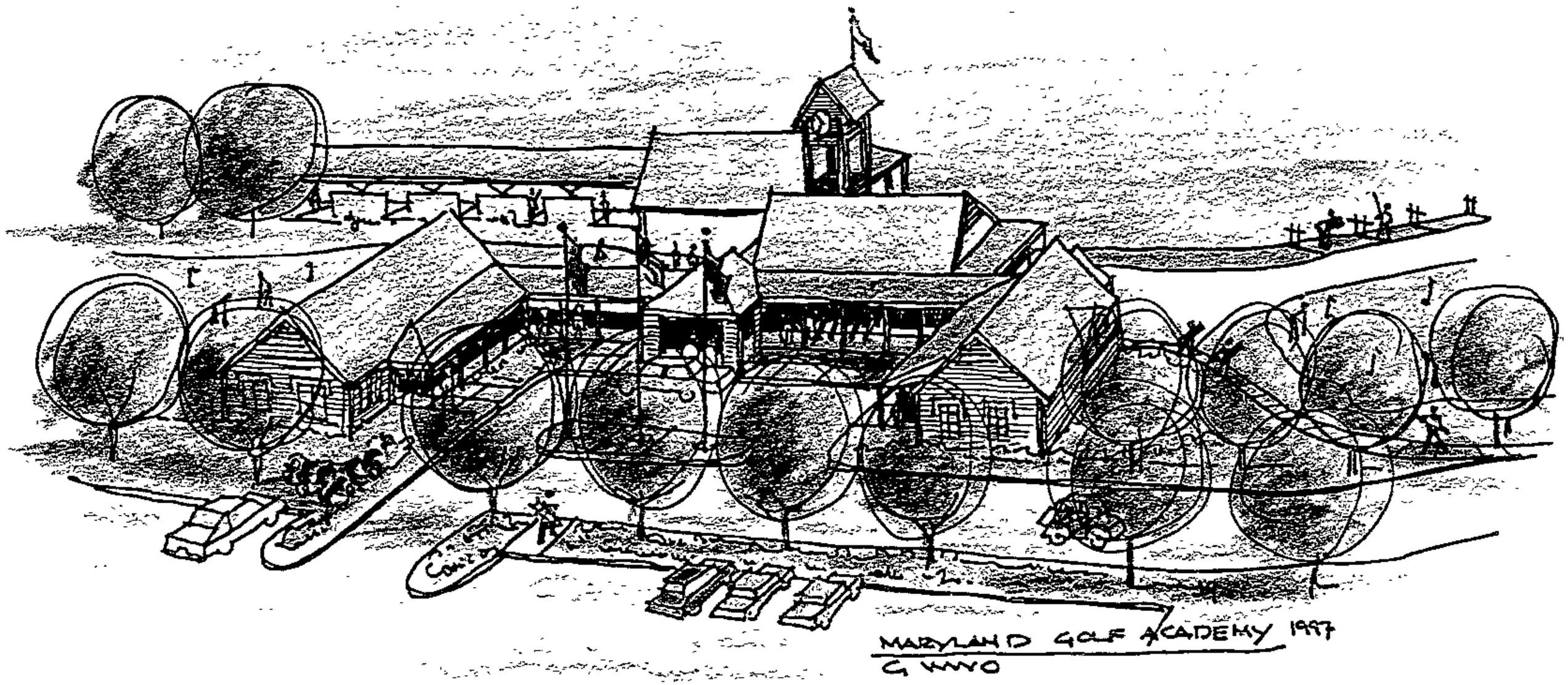
Maryland Golf Academy

March 1997 LDR International, Inc.

Scale: 1"=50'

0 25 50 100 150

Exhibit D



MARYLAND GOLF ACADEMY

PRELIMINARY BUILDING PLANS

BUILDING PLANS

- STARTERS PAVILION
- CLUB HOUSE
- CARE TAKER'S RESIDENCE
- MAINTENANCE BUILDING
- CART STORAGE BUILDING

GWWO

REVISIONS

MARYLAND GOLF ACADEMY

PRELIMINARY BUILDING PLANS

PLAN OF PHASED CONSTRUCTION

PHASE ONE: 7000 SQFT (GARDENER, 1000 SQFT)
PHASE TWO: 1000 SQFT
PHASE THREE A: 1000 SQFT
PHASE THREE B: 600 SQFT
TOTAL: 9600 SQFT

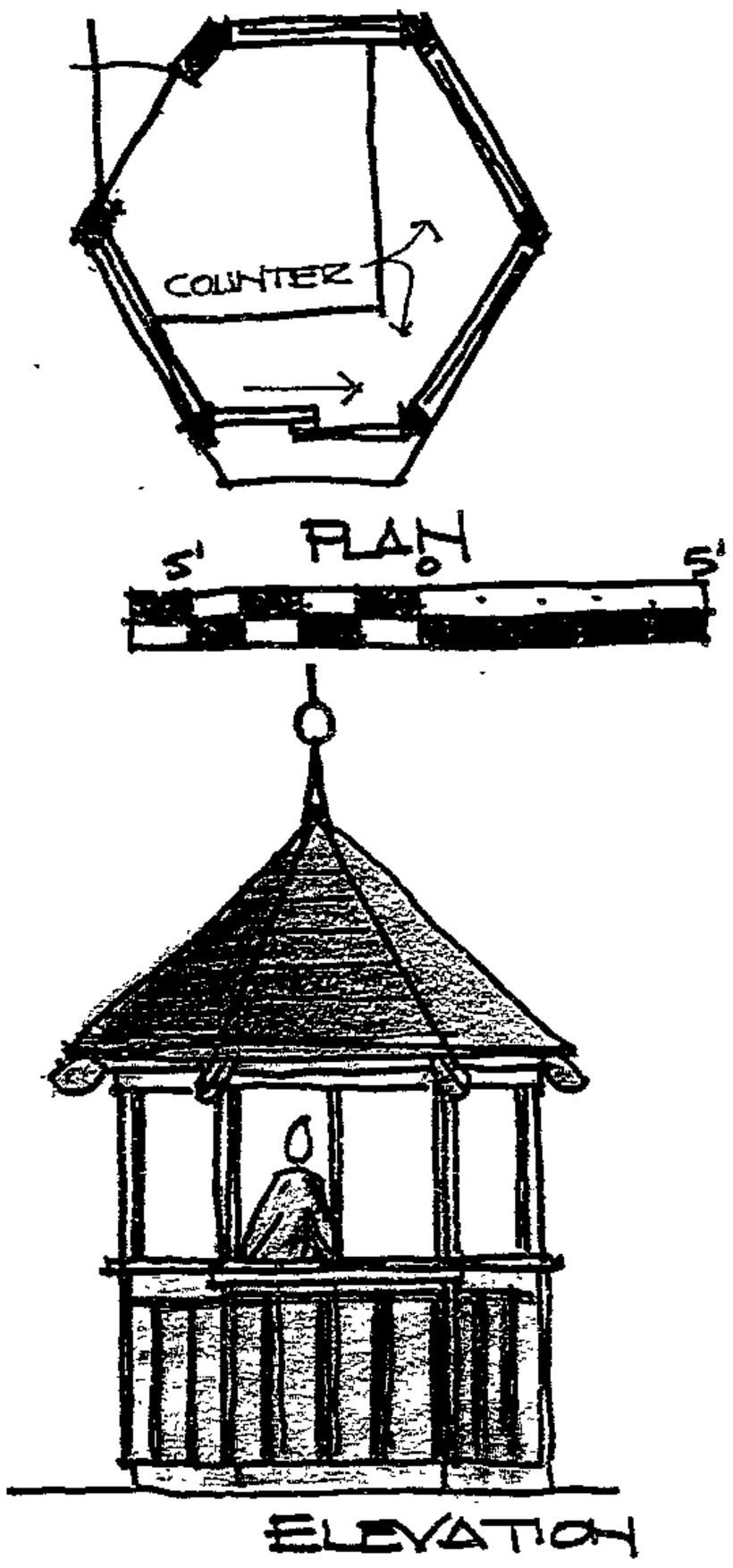
SCALE OF FEET
1/8"=1'-0"

LOUNGE/ LOCKER ROOM
CLUBHOUSE
SHOWER
TOILET
DRY
WET
PHASE II
PHASE I
GOLF SHOP (PULL BACKWARD)
SNACK BAR SERVICE
PARK CONTROL
STOR
MAC SHOP
OFFICE
OPENED DURING PHASE I
OFFICE
LESSON AREA (VIDEO, ETC.)
DEBRIEF ROOM
GROUP LESSONS (PUTTING, ETC.)
CONSULTING ROOM
STOR
STOR
PRACTICE TEE STATIONS
PUTTING GREEN
OFFICE
RECEPTION
SEC
FILE ROOM
OFFICE
OFFICE
OFFICE
BOARD ROOM
OFFICE
OFFICE
PHASE IIA
PHASE IIB

NEW CONSTRUCTION FOR THE MARYLAND GOLF ACADEMY

REVISION

GWO



STARTERS PAVILION

BUILDING MATERIALS

The design concept for buildings located on the Maryland Golf Academy property is to reflect their rural location. All buildings are designed to a residential scale reflecting their farm-like environment. Utilitarian buildings such as the cart shed and maintenance building will have at least one facade bermed to reduce its presence on the landscape. These buildings will also be heavily landscaped to screen them from their neighbors as well as those participating in golf activities.

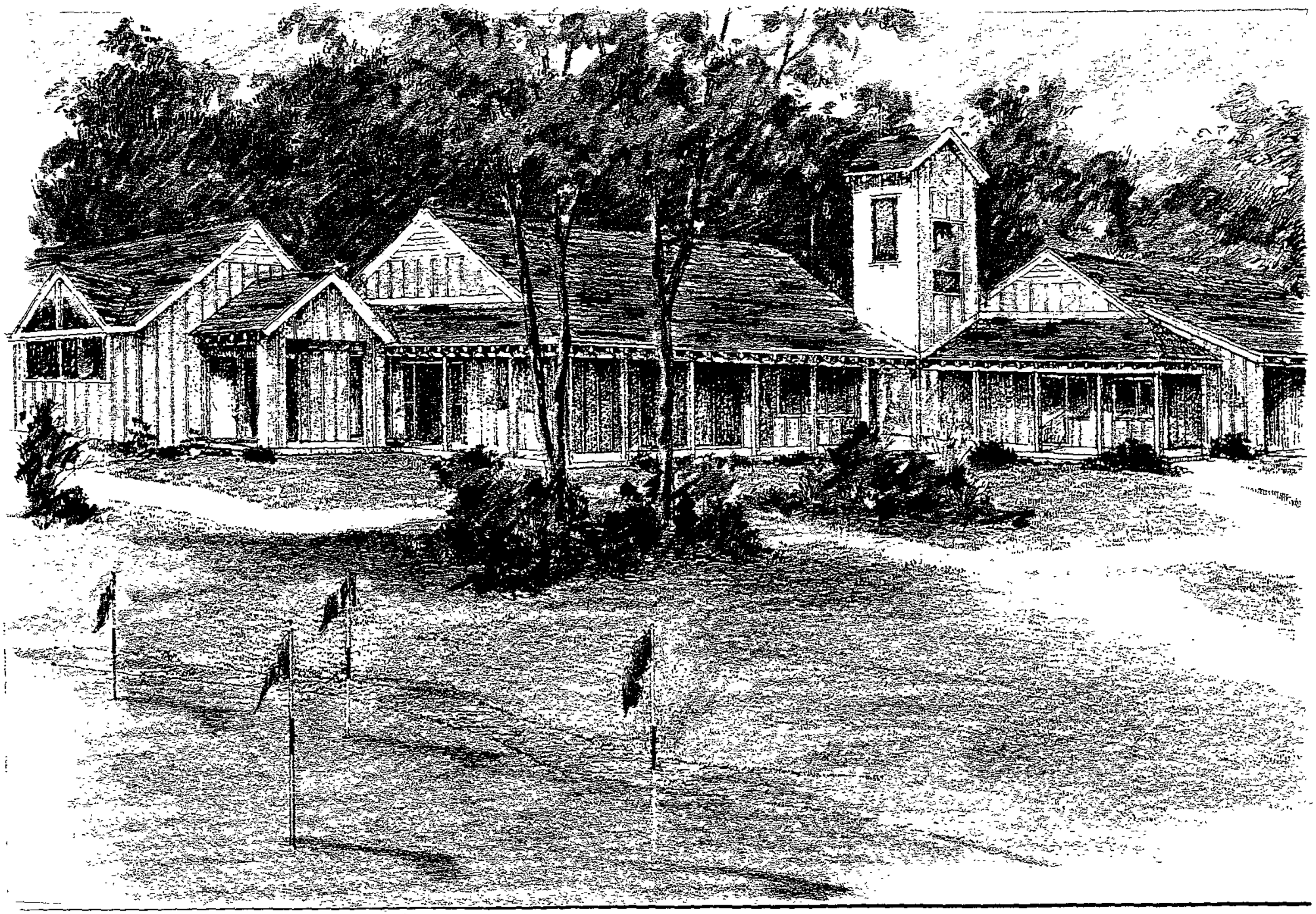
Materials will be kept simple and natural. It is anticipated the following exterior materials will be used.

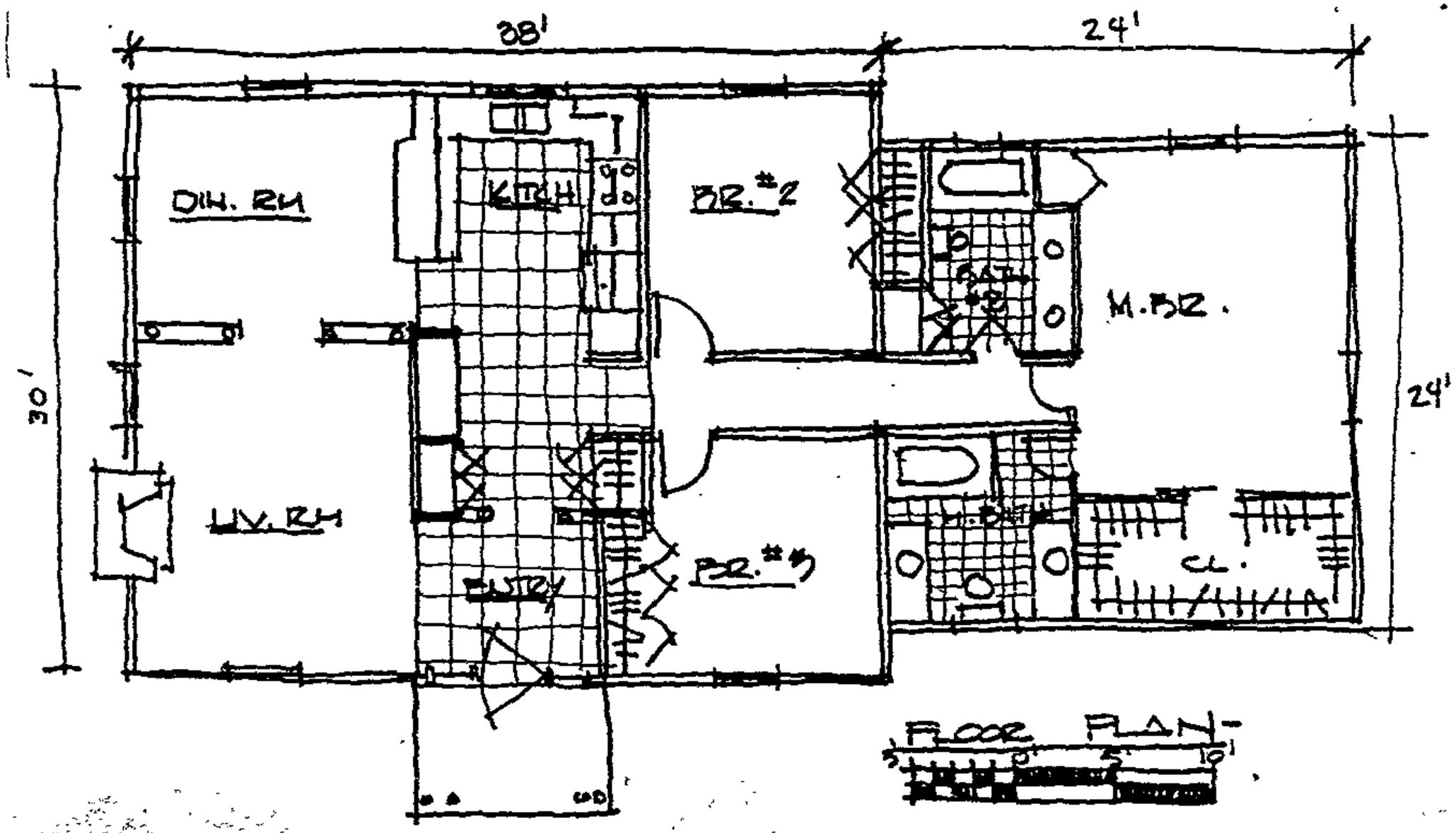
1. **ROOFS** - Dark grey shingles.
2. **WALLS** - Board & battened stained weathered grey.
3. **WINDOWS** - Prefinished to match and compliment the grey siding and trim.
4. **CUPOLAS, CLOCK TOWER & WEATHER VANES** - Stained wood and painted wrought iron.
5. **WALK WAYS** - Colored concrete paving blocks at entry areas - brushed and textured concrete walks in other areas.

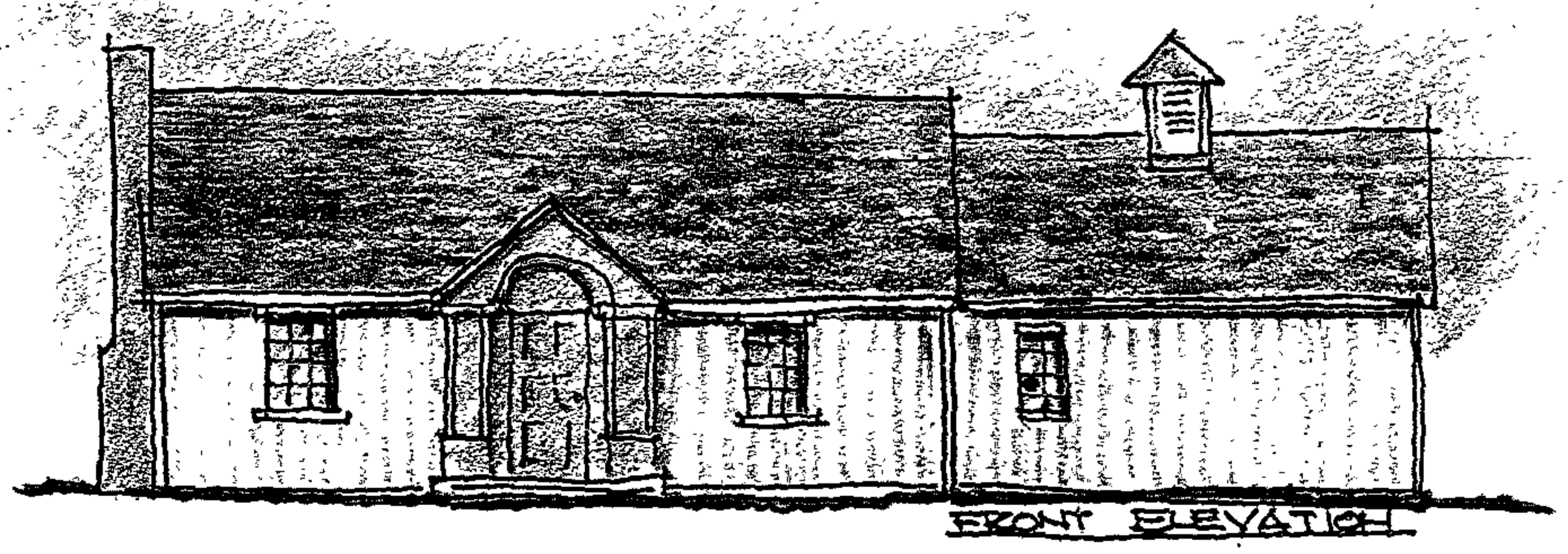
MARYLAND GOLF ACADEMY

PRELIMINARY BUILDING PLANS

REVISIONS





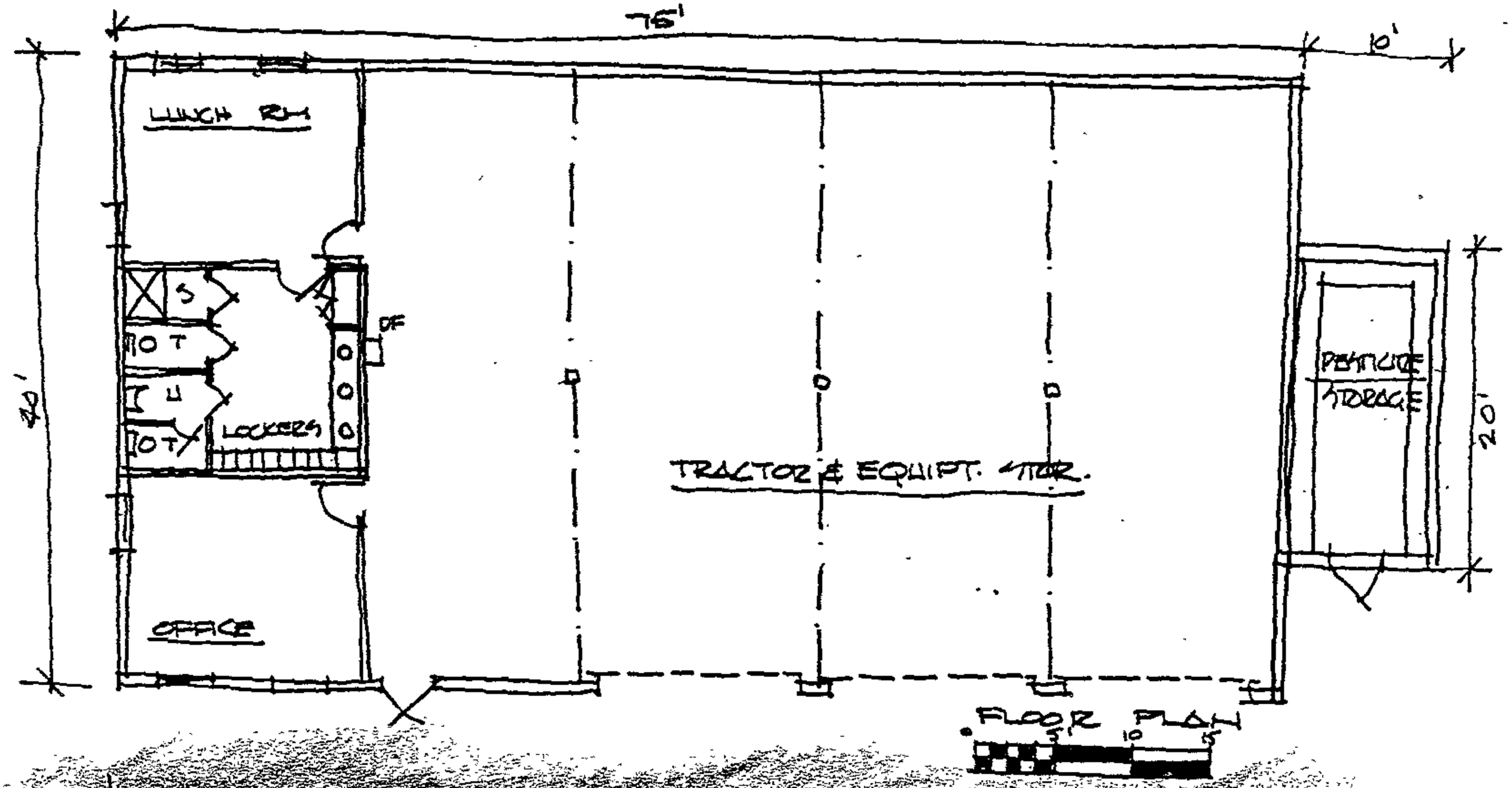


CARE TAKER'S RESIDENCE

MARYLAND GOLF ACADEMY

PRELIMINARY BUILDING PLANS

REVISIONS



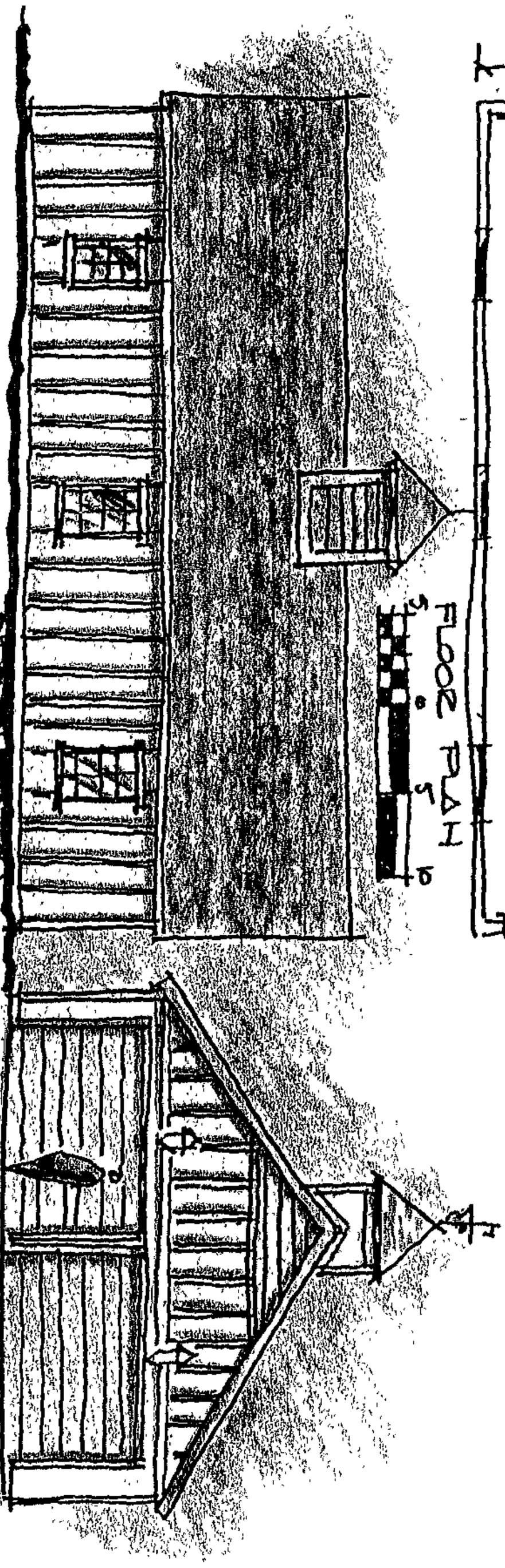
MAINTENANCE BUILDING

MARYLAND GOLF ACADEMY

PRELIMINARY BUILDING PLANS

GWWO

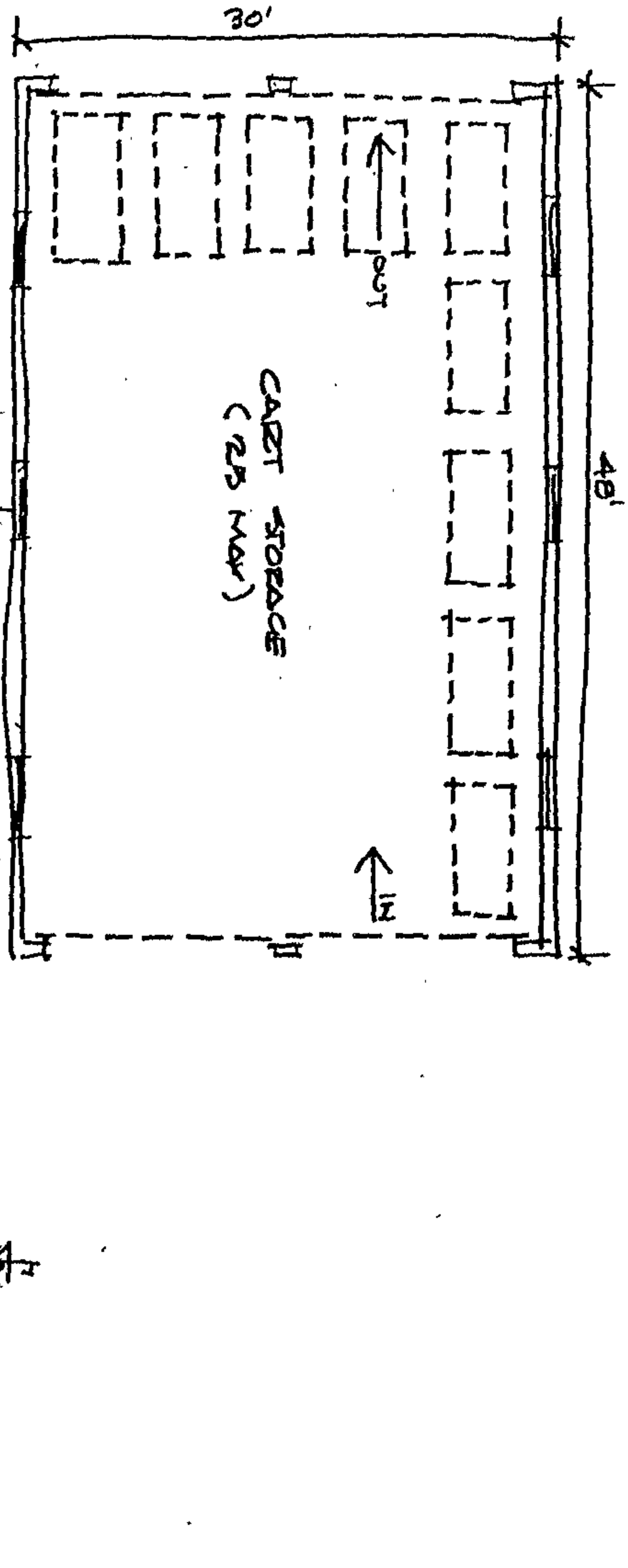
REVISIONS



FRONT ELEVATION

SIDE ELEVATION

FLOOR PLAN



CART STORAGE BUILDING

DRAWN BY:	GW
CHECKED BY:	WO
REVISIONS	

MARYLAND GOLF ACADEMY

PRELIMINARY BUILDING PLANS

Light Systems, Inc.

SPECIALISTS IN ENERGY SAVING LIGHTING SYSTEMS

Maryland Golf Academy

Background Information

Light Systems, Inc. was asked to provide specifications on the exterior lighting for the Maryland Golf Academy that would: (1) offer low level lighting acceptable to the surrounding community as well as (2) provide acceptable light levels that meet golfing requirements.

My research began by contacting the US Golf Association and the Illuminating Engineering Society of North America specifically addressing driving range and turf tee lighting. I was given the name of Michael Owens as a sports lighting expert. Mike Owens worked with me on a weekly basis. He is a golf lighting applications design engineer with General Electric Lighting Systems. Using the dimensions and criteria we provided, Mike laid out the turf tee lights mounted off the tee box building to eliminate the use of poles. He also designed the driving range lighting using the ground mounted method which mounts floodlights in the ground aimed approximately 5% above the ground, angled toward the end of the practice area.

I also talked with GE Supply, GE Light, The National Golf Foundation, Golf Range and Rec. Areas of America, The PGA, and The Yellow Pages of Golf. I later called Total Golf Instruction of Phoenix, Arizona, and they referred me to The Scottsdale Golf Center of Phoenix. I spoke with the manager, Tony Burnetti, about their practice range lighting which uses the ground mounted method. Their setting is a rural area having a residential community 140 yards from the far end of the range. The homes in this community are in the $200,000 price range. This range uses groupings of 3 - 1000 watt metal halide ground mounted fixtures having the top visor attachment which Tony said eliminated skyglow by more than 90%. This golf academy features public and private instruction.

The following specifications are based on my extensive golf lighting research and the knowledge I've gained over the ten years that I have specialized in energy efficient lighting systems. I am convinced these plans will meet the two goals we have established above.

Sincerely,

Suzanne Pearce

Suzanne Pearce

P.O. BOX 294, KINGSVILLE, MARYLAND 21087 410/592-2403 FAX 410/592-3105

Maryland Golf Academy

Lighting Areas Specified

A. Light fixture attached to pole on Dulaney Valley Road.
B. Identification Sign
C. Driveway from Dulaney Valley Road to Parking Lot
D. Maintenance Building Exterior
E. Starter Shed Exterior
F. Cart Shed Exterior
G. Putting Greens - Includes artificial turf practice putting green, and natural turf practice putting green
H. Caretaker House Exterior
I. Parking Lot
J. Clubhouse Exterior
K. Tee Boxes
L. Turf Tees at Top of Practice Range
M. Practice Range

Information for each area includes:
1. Footcandle levels
2. Number of fixtures
3. Type of fixture and type of lamp/wattage
4. Cut sheets on fixtures

All poles and fixtures will be bronze to blend with the environment with the exception of the powerspot floodlights(ground mounted) which are gray, according to specs.

Maryland Golf Academy

Lighting Specifications

A. Light fixture attached to pole on Dulaney Valley Road - Same as pole fixture across from the entrance to Towson Golf & Country Club, provided by BGE or Baltimore County.

B. Identification Sign - Install 2-4 ground mounted 90 watt halogen capsylite flood lights equivalent to the light output of 150 watts. Same as Towson Golf & Country Club.

C. Driveway from Dulaney Valley Rd to parking lot - Space at 80' intervals- low level bronze bollard type fixtures housing 1 - 70 watt metal halide lamp with louver assembly.
Approximately 2600' = 32 fixtures.

D. Maintenance Building Exterior - Install 1 - deep shielded downlight for front brightness over entrance using 70 watt metal halide. 9' - 15' mounting height.
Install 1 - 12' bronze pole housing 1 - 175 watt metal halide parking lot fixture.

E. Starter Shed Exterior - Install 1 - 70 watt metal halide perimeter cutoff fixture over the check -in window for downward light below and to the sides.

F. Cart Shed Exterior - Install 1 - 70 watt metal halide perimeter cutoff fixture.

G. Putting Greens - (1) Artificial turf practice green- Install 8 - 20' bronze steel poles housing 3 - 400 watt metal halide vertical forward throw fixtures on each pole.
(2) Natural turf putting green - Install 13 - 20' bronze steel poles housing 2 - 400 watt metal halide vertical forward throw fixtures on each pole.

H. Caretaker House Exterior - Install 1 - 70 watt metal halide deep shielded downlight fixture and 1 - 12' bronze steel pole housing 1 - 175 watt metal halide parking lot fixture.

I. Parking Lot - 131 cars - Install 10 - 20' bronze steel poles housing 1 - 400 watt metal halide 16" cutoff floodlight fixture.

J. Clubhouse - Mounted over the entrance 1 - 70 watt metal halide deep shielded downlight fixture. The 70 watt metal halide perimeter cutoff can be used around the perimeter of each cluster spaced 30' apart.

K. Tee boxes - The tee box shed will house 30 tee boxes. each approximately 10' wide. Each box will house 1 canopy ceiling(30 total) mounted 400 watt metal halide fixture installed 12' - 15' above the golfer. This fixture will house a symetrical lens(with a protective guard) that provides maximum light levels of 23-26 footcandles at the tee.

L. Turf Tees at Top of Practice Range - On the roof of the tee box shed will be mounted, aimed at the 30' wide turf tee, 8 - 1000 watt metal halide forward throw cutoff fixtures installed 20' high, approximately 31.25' between the centers of 8 fixtures. This fixture will provide 22 - 29 maintained horizontal footcandles at the turf tee.

M. Practice Range - Based upon the 30 tee box shed dimensions, the practice range will use 20(2 per mounting location) 1000 watt metal halide ground mounted power spot fixtures each housing a top visor. The ground mounted method for lighting practice ranges is used to minimize spill light near the ground level. A bunker mound behind the fixtures and a thin, low "eyebrow" mound approximately 20' in front of the fixture pairs is used to block out objectionable light to the neighboring area. The top visor will inhibit skyglow by 50% or more on this specific fixture. The first row of these fixtures will consist of 3 pairs 18.75' in front of the turf tee, spaced 112.5' apart. At the 50 yard line the second row will be staggered with 2 fixture pairs mounted between the fixtures of row 1. At the 100 yard line, 3 fixture pairs will be mounted as in row 1. At the 150 yard line, 2 fixture pairs will be mounted staggered as in row 2. At the 200 yard line, 15' above the ground, the maintained vertical footcandles average 11.5.

MARYLAND GOLF ACADEMY

FOOTCANDLE LEVELS

LOCATION	AVERAGE MAINTAINED LIGHT LEVELS
A. Light fixture attached to pole on Dulaney Valley Rd	1 - 2 fc
B. Identification Sign	2 - 4 fc
C. Driveway from Dulaney Valley Road to Parking Lot	0 - 2.9 fc
D. Maintenance Building Exterior	.8 - 1 fc
E. Starter Shed Exterior	.3 - 1 fc 20' from window 3.35 fc under window 2.14 fc side of window
F. Cart Shed Exterior	3.35 fc
G. Putting Greens	9.5 fc artificial turf green 7.91 fc natural turf green
H. Caretaker House Exterior	1 - 2 fc
I. Parking Lot	2.05 - 2.9 fc
J. Clubhouse Exterior	2.42 fc - door entrance .8 fc - 10' from perimeter 1.32 fc - between fxtrs. 30'apart
K. Inside Tee Boxes	23.86 - 26 fc at tee
L. Turf Tee Area	22.4 - 29.2 horizontal
M. Practice Range	11.5 vertical @ 200 yards on range 15' above ground

CONSERVANCY AREA

LOT 24 OF CLOVERLAND FARMS (TO BE REMOVED FROM THAT SUBDIVISION)

AREA OF SPECIAL EXCEPTION

AREA OF SPECIAL EXCEPTION

R.C. 4

R.C. 4

R.C. 4

R.C. 4

GOLF ACADEMY BUILDING ENVELOPE

NATURAL TURF TEE (32±)

ARTIFICIAL TURF PRACTICE PUTTING GREEN

COVERED TEES WITHIN BUILDING ENVELOPE (36±)

NATURAL TURF PRACTICE AREA

NATURAL TURF PRACTICE PUTTING GREEN

COVERED TEES

ARTIFICIAL TURF TEE (44±)

PRACTICE AREA WITH TARGET GREEN AND BUNKERS

NATURAL TURF TEE (14±)

NATURAL TURF PRACTICE GREEN

NATURAL TURF TEE (32±)

PARKING AREA 25 SPACES

MAINTENANCE BUILDING ENVELOPE 11 PARKING SPACES

CARETAKERS RESIDENCE

PARKING 131 CARS

WELL AREA

CART SHED

STARTER SHED

PRIVATE ROAD

DULANEY VALLEY ROAD

PEERCE LANE

HIGHLIGHTED AREA INDICATES AREA OF LIGHTING FOR PRACTICE RANGE

GENERAL NOTES:

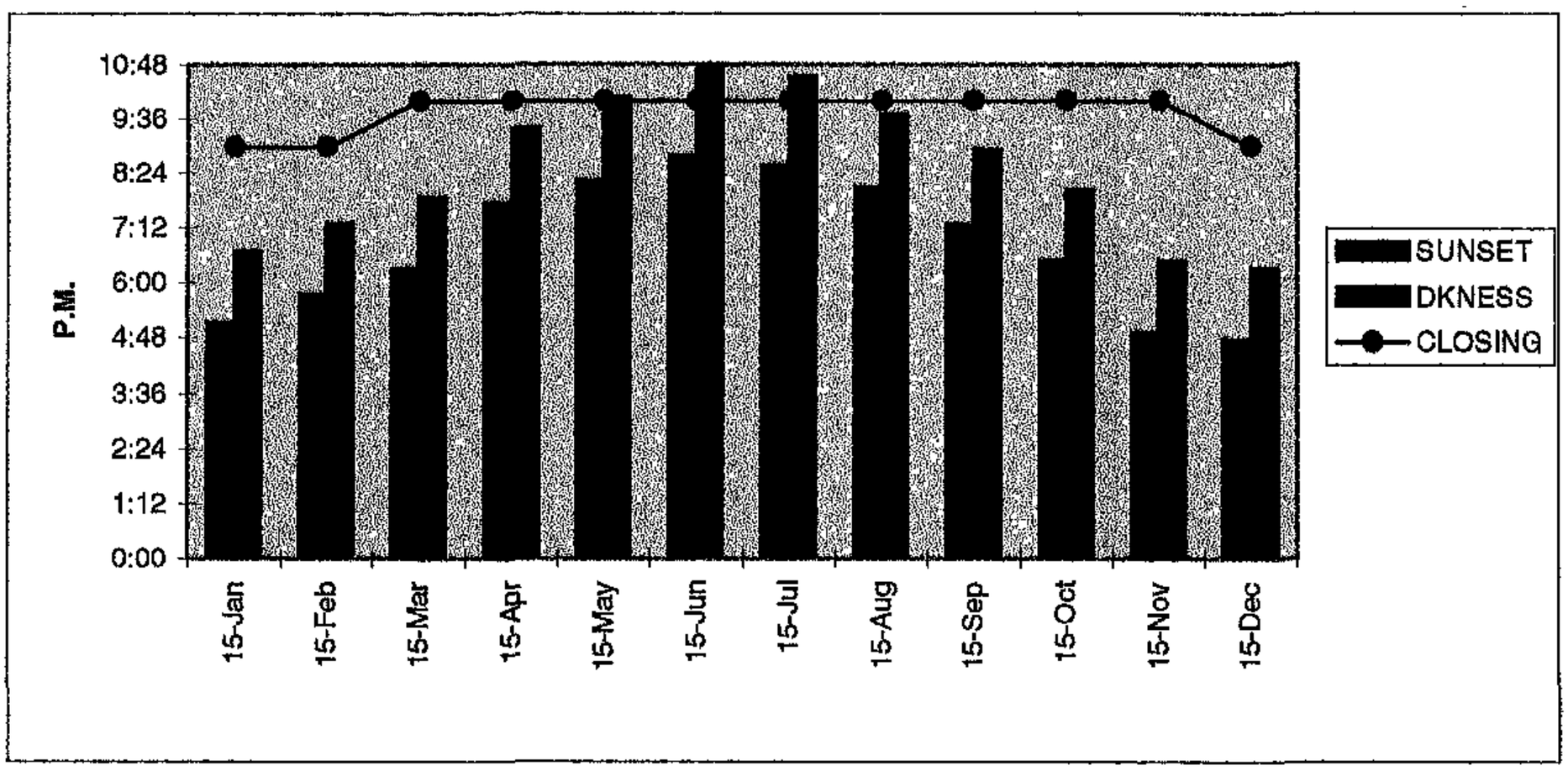
e: \towson\8221\cad\micro\develpmn. Mar 21, 1997 14:02:03

MARYLAND GOLF ACADEMY
HOURS OF DARKNESS COMPARED TO CLOSING HOURS

MONTH	SUNSET	TWILIGHT*	DARKNESS	CLOSING
JANUARY 15	5:08 pm	1:33	6:41 pm	9:00 pm
FEBRUARY 15	5:44 pm	1:33	7:17 pm	9:00 pm
MARCH 15	6:17 pm	1:33	7:50 pm	10:00 pm
APRIL 15	7.44 pm**	1:39	9:23 pm	10:00 pm
MAY 15	8:13 pm**	1:52	10:05 pm	10:00 pm
JUNE 15	8:46 pm**	1:59	10:45 pm	10:00 pm
JULY 15	8:33 pm**	1:59	10:32 pm	10:00 pm
AUGUST 15	8:03 pm**	1:39	9:42 pm	10:00 pm
SEPTEMBER 15	7:16 pm**	1:39	8:55 pm	10:00 pm
OCTOBER 15	6:28 pm**	1:33	8:01 pm	10:00 pm
NOVEMBER 15	4:54 pm	1:33	6:27 pm	10:00 pm
DECEMBER 15	4:45 pm	1:33	6:18 pm	9:00 pm

* Twilight begins when the sun is about 18 degrees below the horizon, and the latitude of a place, together with the time of year determines the length of the twilight.

** Indicates day-light saving times - 1997 day-light saving effective April 6 - October 26

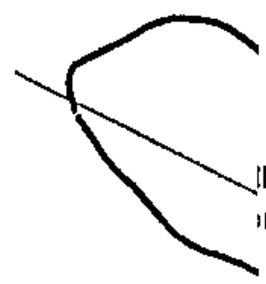


REF.: THE OLD FARMER'S 1997 ALMANAC by Robert B. Thomas

l Norway Spruce paralleling property

d building envelope shall be located no
from Property Line.

d shall be landscaped with trees and
: a ±4-5' berm on the east/back side of
ed.



ll be placed along the Property Line
unds", "No Trespassing" and/or

Plant Lis

Key	Quantity	Botanical Name
Ps1	6	Pinus strobus
Ps2	4	Pinus strobus
Pm1	10	Pseudotsuga menziesii
Pm2	10	Pseudotsuga menziesii
Pa1	11	Picea abies
Pa2	10	Picea abies
Io1	2	Ilex opaca
Io2	3	Ilex opaca
In	3	Ilex x 'Nellie R. Stevens
* Ps	40	Pinus strobus
* Pa	20	Picea abies

* Plantings paralleling property line and hole #6

tructa 5'-6' berm along the Property Line
rth side of The Maryland Golf
d continuing to the BGE property.

from Academy entrance to

e

o be installed by the developer as
Landscape Plan.

Maryland Golf Academy entrance
d at a distance no less than 50 feet
, starting approximately 200 feet
of Dulaney Valley Road and the MGA

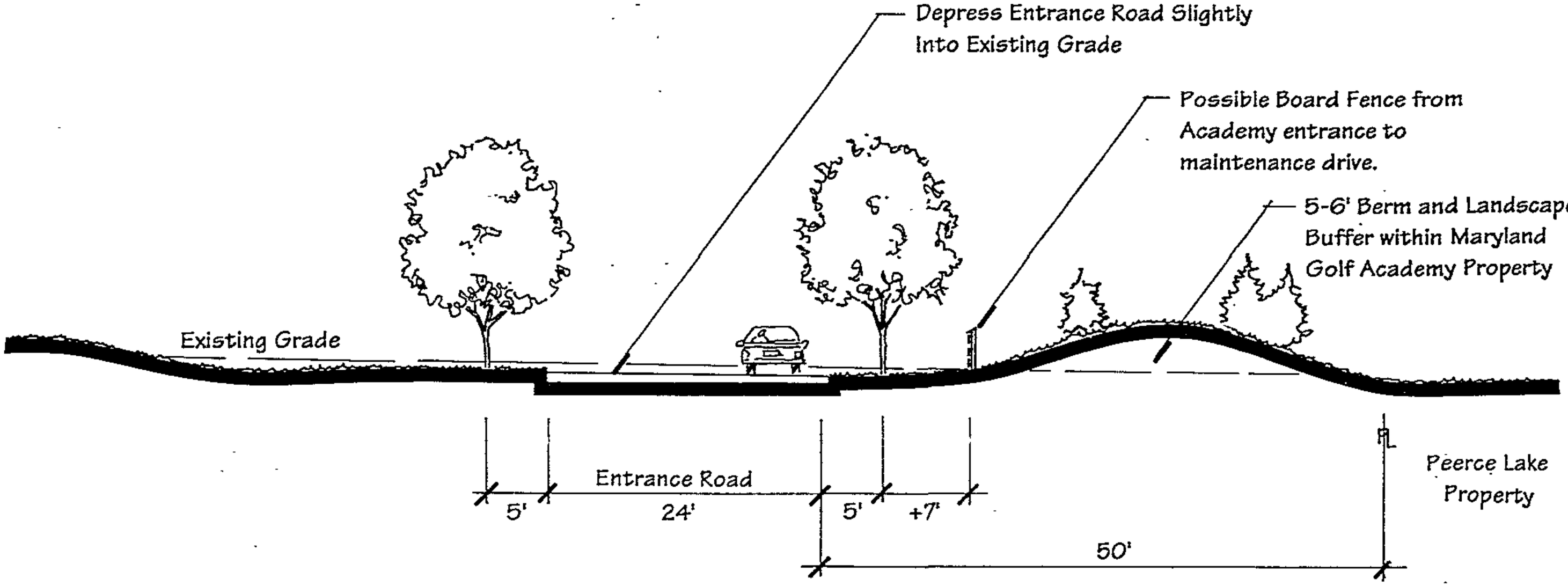
Landscape Treatment

M a r y l a n d (

le lane inbound and double lane out

LDR International

March 1997



Entrance Road Landscape Treatment

Maryland Golf Academy

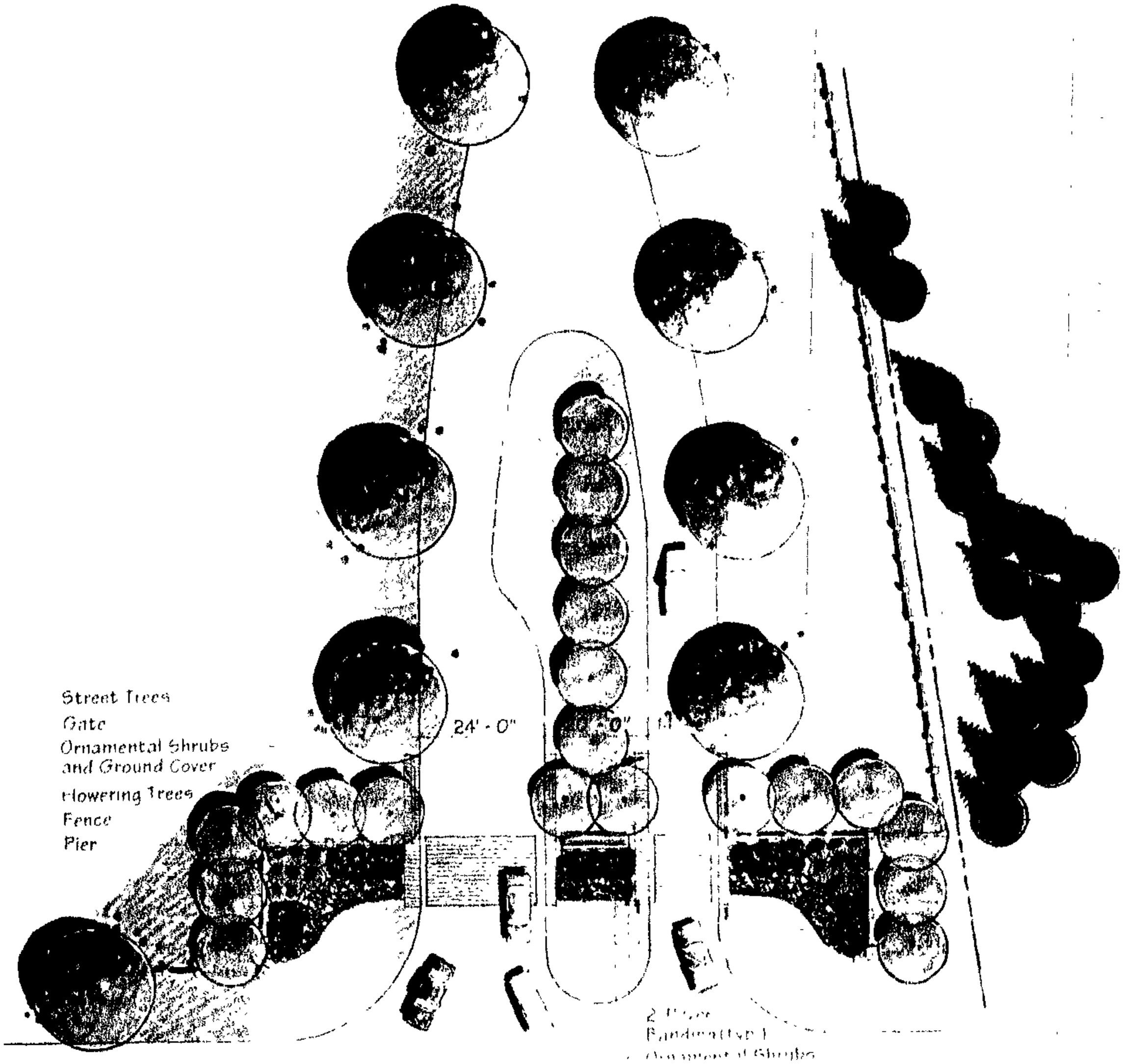
LDR International

Scale: 1"=10

0 50 100 200 300



Entrance Treatment - Elevation
Maryland Golf Academy



Entrance Treatment

Plan View

Entrance Treatment - Plan View
Maryland Golf Academy

SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21202-1626
TELEPHONE 410 347-8700
FAX 410 752-7092

30 COLUMBIA CORPORATE CENTER
10440 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
TELEPHONE 410 884-0700
FAX 410 884-0719

G. SCOTT BARHIGHT
DIRECT NUMBER
410 832-2050
2029522@mcimail.com

WHITEFORD, TAYLOR & PRESTON
L.L.P.

210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4515
410 832-2000
FAX 410 832-2015

1025 CONNECTICUT AVENUE, NW
WASHINGTON, D.C. 20036-5405
TELEPHONE 202 659-6800
FAX 202 331-0573

1317 KING STREET
ALEXANDRIA, VIRGINIA 22314-2928
TELEPHONE 703 836-5742
FAX 703 836-0265

March 25, 1997

Via Hand Delivery

DEPRM
EXHIBIT 28C

Mr. Bruce Seeley
Department of Environmental Protection
and Resource Management
401 Bosley Avenue
Towson, Maryland 21204

Re: Maryland Golf Academy
Response to February 14 DEPRM comment

Dear Mr. Seeley:

On February 14, 1997, DEPRM provided a Supplemental Development Plan Comment regarding the revised Development Plan. Please accept this cover letter as the response of Maryland Golf Academy to that supplemental comment.

A detailed Preliminary Hydrogeological Study was performed for the Maryland Golf Academy by Emery and Garrett Groundwater, Inc. (EGGI) and submitted to DEPRM in February, 1997. In response to the February 14 supplemental memorandum, EGGI has completed an addendum to the original study. This addendum includes additional field work to better define depths to bedrock/water table in certain locations. This addendum is being submitted directly to DEPRM by EGGI.

From the findings of this additional hydrogeological work, the proposed pond (located adjacent to the conservancy area) as graded on the revised development plan, will encroach into the groundwater. To avoid this condition, the pond will be designed and constructed with adequate separation between the pond bottom and the ground water evaluations. In keeping with DEPRM guidelines, a proposed four-foot separation distance will be maintained unless an adequate liner is used to provide an

impermeable layer between the pond and shallow groundwater (i.e., suitable clay or synthetic liner). The final design will be coordinated with DEPRM.

The water appropriations permit applications were previously submitted to DEPRM. Attached is a copy of the application amended consistent with your earlier comments.

Should you have any questions or comments please feel free to contact me. It is my understanding that you will provide any written comment in response to this submission by no later than five days prior to the hearing officer's hearing.

Thank you for your kind attention to this matter.

Sincerely,

G. Scott Barhight

GSB:bhb

CC: Mr. Timothy Fitts
G. Macy Nelson, Esquire
Interested Parties
Mr. Clark F. MacKenzie
Ms. Sibyl B. Gibbs
Mr. Kevin Koepenick
Leslie M. Pittler, Esquire

102940

APPLICATION FOR A PERMIT TO APPROPRIATE AND USE WATERS OF THE STATE

Water Resources Administration
Water Supply Division
Tawes State Office Building
Annapolis, Maryland 21401

☐ Surface Water ☒ Ground Water ☐ New Application ☐ Change in Existing Permit

Application Number _____

APPLICATION

MacKenzie Investment Corporation
(Owner's Name)

2328 West Joppa Road Suite 200 Lutherville, MD 21093 (Telephone Number)
(Owners' Address) (Street) (City) (State) (Zip Code)

WITHDRAWAL

GROUND WATER

Appropriate and use a yearly average of 3,200 (total annual use divided by 365 days) gallons per day, and 4,000 (highest total monthly use divided by days in month) gallons for the average day of the maximum month, from 1 (number) well(s) having an diameter of 6 (inches) inches, and a depth of 400 (feet) feet.

WITHDRAWAL

SURFACE WATER

Appropriate and use a yearly average of _____ (total annual use divided by 365 days) gallons per day and a maximum use of _____ gallons in any one day, from

_____ (name of stream)

_____ (exact location of withdrawal)

PROJECT LOCATION

In Baltimore County at intersection of Dulaney Valley Road and Loch Raven Roads (Location -- be specific)

County _____ Subdivision or Town _____ Phone Number _____

Name and type of business Golf Course Clubhouse

ALL APPLICATIONS MUST INCLUDE A COPY OF LOCATION MAP SHOWING THE PROJECT SITE.

PURPOSE

The water will be used for:
- ☐ Community Water Supply
- ☐ Non-Potable supply (sanitary uses, not for drinking water)
- ☒ Potable Supply (drinking water, etc.)
- ☐ Cooling Water
- ☐ Irrigation
- ☐ Process Water
- ☐ Other, explain _____

WASTEWATER TREATMENT AND DISPOSAL

- ☐ Public Sewer _____ (Name of system)
- ☒ Ground Water
  - ☒ Subsurface (tilefield, seepage pit, etc.)
  - ☐ Spray Irrigation
  - ☐ Other, explain _____
- ☐ Surface Water _____ (Name of system)

Discharge Permit No. _____
or applied for _____

SIGNATURE

Please sign here _____

_____ (please print name, title and date here)

THIS APPLICATION WILL NOT BE PROCESSED WITHOUT A SIGNATURE AND A LOCATION MAP

REVIEW BY COUNTY HEALTH DEPARTMENT OR DESIGNATED AGENCY

THIS SECTION NOT TO BE COMPLETED BY APPLICANT

Is this Project consistent with the County Water and Sewerage Plan and local planning and zoning?

☐ YES ☐ NO, explain _____

Signature of county representative _____ (Signature) (Title) (Date)

Received: 2/17/97; 4:04PM; => WLMSBG ENV GRP, INC.; #3
TEL:
Feb 17'97 16:52 No.008 P.03

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

INTER-OFFICE CORRESPONDENCE

SECOND AMENDED DEVELOPMENT COMMENTS

TO: Arnold Jablon, Director - Department of Permits & Development Management

FROM: Arnold F. (Pat) Keller, III, Director - Office of Planning

DATE: April 1, 1997

PROJECT NAME: Maryland Golf Academy

PROJECT NUMBER: X-345

PROJECT PLANNER: Ervin McDaniel

RECEIVED
APR - 1 1997
ZONING COMMISSIONER

DEVELOPER'S
EXHIBIT NO. 29

RECOMMENDATIONS

On March 25, 1997, the Applicant submitted a letter to the Director of Planning and a bound booklet in response to the Planning Office's amended comments dated February 18, 1997 (See attached appendix). The report establishes that the Golf Academy is a training facility for those individuals or groups that are interested in learning to play golf or improving their current skills. The Office of Planning recommends the Development Plan be **APPROVED** and the Special Exception be **GRANTED SUBJECT TO THE FOLLOWING CONDITIONS.**

1. The Plan should note that the operating lights for any outdoor facility (practice range, putting greens or putting course) be turned off during weather events or ground conditions that force the closing of the facility.

2. Supplemental landscape screening should be provided if needed to address visibility of light sources from adjacent residential areas.

3. Details of signage, fencing, entry elevation and plan, and lighting, should be appended to the Development Plan.

Division Chief: Ervin McDaniel

CMcE:rdn

APPENDIX

PROJECT NAME: Maryland Golf Academy **PROJECT NUMBER:** X-345

On March 25, 1997, the Applicant submitted a letter to the Director of Planning and a bound booklet in response to the Planning Office's amended comments dated February 18, 1997. Comments are addressed as follows:

1. The Golf Academy, although open to the general public, should control the volume of use in a manner similar to the management practices of area golf courses. The applicant should explain the typical operation and anticipated scheduling of golf course, practice range, and putting green areas.

   Under tab 1 of the booklet, the Applicant submitted a sample schedule, a rate and fee brochure, a brochure describing available services which lists rules and regulations, and a sample score card which also lists rules. The strict adherence to golf dress and etiquette is stressed. Events are scheduled in the manner typical of a golf and country club.

2. The terms of the special exception should be clearly drawn to limit the amenities to those which promote the teaching mission of the facility and eliminate purely entertainment oriented services. Ancillary services such as a putting course for general entertainment and recreation, miniature golf, eating services for the general public, and other recreational amenities such as baseball or softball batting practice facilities should be prohibited.

   The letter dated March 25, 1997 states that a note will be placed on the Development Plan to prohibit the following uses: "Miniature golf; a principle restaurant; and baseball or softball batting practice facilities."

   The natural turf and artificial turf putting courses, described under tab 2 of the booklet, are designed to teach various course conditions and the rules of the game.

3. Provide building plans and elevations for the golf academy complex and all other proposed accessory structures. Buildings should be consistent in design and material. The design and materials should reflect the small scale structure of the surrounding rural area.

   The elevations shown under tab 3 of the booklet satisfy this comment.

4. The Planning Office recommended in the Development Plan Comments that "...no lighting be installed or used in conjunction with the practice range to allow or facilitate the use of the range after sunset. Lighting for nighttime use would be incompatible with the rural character of the area."

   Note 21 indicates that a detailed lighting plan and program for the golf course will be presented at the Hearing Officer Hearing. Although the provision of ground level illumination for a restricted area of the practice range and illumination within the 30± enclosed tee boxes was discussed with the applicant's representative, the Office of Planning has not received a lighting plan or sufficient information to evaluate the effect on the community. The applicant must demonstrate that the level of lighting proposed and the hours of operation will not impact the rural character of the area.

The lighting plan for the golf academy is described under tab 4. The lighting plan for the practice range shows that evening and night use is planned for only the 30 tees in the heated enclosed tee boxes, or when weather and turf conditions permit, the 32 natural turf tees in front of the tee boxes. Tower lighting is not proposed. Ground level illumination of 200 yards of the practice range and cut off fixtures on the tee boxes are proposed.

Evaluation of the ground lighting proposal is made difficult because of lack of examples in the area. It is clear that this is not lighting typical of recreational facilities with which we are familiar, with light sources emanating from 30 feet or higher. The proposal represents a serious effort to respect the rural residential neighborhood.

Factors to consider are: 1.) the visibility of light sources from adjoining residential neighborhoods considering the topography and vegetation, 2.) contribution to night sky glow, and 3.) the reasonableness of proposed operating hours.

The internal location of the practice areas, grade elevations shown and existing and proposed vegetation minimizes the visibility of light sources. Supplemental landscape screening should be provided if needed to address factor #1.

Factors #2 and 3 are directly related. The Office of Planning has no lighting experts to quantitatively measure contribution to night sky glow from the Golf Academy. The Golf Academy's location between a restaurant and a country club (with golf, tennis, restaurant, and catering facilities), which are not restricted in hours of lighting, must be considered when evaluating the change of rural character due to sky glow. Operating hours are described in tab 4 in relation to hours of darkness throughout the year. Further limiting operating hours in relation to the month imposes an unreasonable burden in an area where golf courses have no certainty of operating during any particular month in the late fall, winter and early spring seasons because of snow or ice and must take advantage of unseasonably warm periods. The vagaries of climate are certain to produce both limitations and opportunities for use of the facility. It is reasonable to request that the operating lights for any outdoor facility (practice range, putting greens or putting course) be turned off during weather events or ground conditions that force the closing of the facility.

5. Agreements reached with the adjacent property owner regarding screening and buffering should be made a part of the plan or previous comments # 6 and 7 should be followed: "6. The maintenance building(s) should be located, at least 50 feet from the property line in order to provide a reasonable setback from the adjacent residential property and to provide sufficient area for screening." and "7. The 20' area between the proposed access road and the adjacent residential property to the east should be widened to 50' to allow a more generous separation between uses and adequate space for evergreen screen planting. This edge should contain both deciduous trees along the street and evergreen trees to buffer the residential property."

The Applicant has addressed this comment by moving the maintenance building and entrance road as described in tab 6.

6. Details of signage, fencing, entry elevation and plan, and lighting, should be appended to the Development Plan.

This is still a condition of approval.

R51-X

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



DEVELOPMENT
EXHIBIT NO. 30

PETITION AND SITE PLAN

EVALUATION COMMENTS

Baltimore County
Department of Public Works

Office of the Director
111 W. Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3300
Fax: (410) 887-3406

January 14, 1997

RECEIVED

Mr. Rick Chadsey
George W. Stephens, Jr. & Associates, Inc.
658 Kenilworth Drive, Suite 100
Towson, MD 21204

Dear Mr. Chadsey:

The proposal which accompanied your December 26, 1996 letter and which we discussed on January 2, 1997 to construct a pond in the flood plain on Lot 24 of Cloverland Farms has been reviewed by appropriate representatives of Public Works and Environmental Protection. Neither agency has any objections to the concept of utilizing the pond for storm water management and water storage for golf course irrigation. In the present circumstances for this project, we would be willing to have the pond built on the flood plain.

Issues involving the various easements should be coordinated through Shirley Murphy's office.

Sincerely,

Thomas H. Hamer
Deputy Director

THH:mah

cc: Robert Bowling
John Maple
Shirley Murphy

A:\W2CHADSE 003

DEVELOPMENT
EXHIBIT No. 31

Printed with Soybean Ink
on Recycled Paper

RECEIVED
FEB 19 1997
GEORGE WILLIAM STEPHENS JR.
& ASSOC., INC.

Baltimore County Government
Department of Permits and
Development Management

111 West Chesapeake Ave.
Towson, Md. 21204

(410) 887-3335

February 13, 1997

DEVELOPMENT
EXHIBIT NO. 32

G. W. Stephens, Jr. & Assoc., Inc.
658 Kenilworth Drive., Suite 100
Towson, MD 21204

RE: Maryland Golf Academy
Dulaney Valley Rd.-PDM#X-345
DRC Number 011370, Dist.10C6

Dear Sir:

Pursuant to Article 25A, Section 5 (U) of the Annotated Code of Maryland and as provided in Section 602 (d) of the Baltimore County Charter and Section 26-132 of the Baltimore County Code, this letter constitutes an administrative order and decision on the request for issuance, renewal or modification of a license, permit, approval, exemption, waiver or other form of permission you filed with this department.

Your request has been submitted for careful review and consideration to the Development Review Committee (DRC), which is composed of representatives from each of those departments involved in land use decisions. These representatives are designees of the directors of these departments. The purpose of the DRC is to insure compliance with Section 26-171 and Section 26-211 of the Baltimore County Code and to make recommendations to the Director, Department of Permits and Development Management.

The DRC has in fact met in an open meeting on January 13, 1997, and made the following recommendations:

The Development Review Committee (DRC) reviewed the plan submitted on the above referenced project and determined that a waiver for Public Works Standards as requested would be within the scope, purpose and intent of the development regulations of Baltimore County. The development shall comply with all other applicable laws, rules and regulations of Baltimore County Development Regulations (Section 26-180).

I have reviewed the recommendations carefully and I have determined to adopt the recommendations set forth above. It is this 13th day of February, 1997, ordered and decided that the recommendations of the DRC are hereby adopted.

Should you submit an application for any permits that may be required for this project, your application will be processed subject to the conditions set forth above and any plans, securities, or non-county permits that may be required in accordance with County, State, or Federal regulations.

Sincerely,

Arnold Jablon

Arnold Jablon
Director

AJ:DTR:jw

c: Bruce Seeley
C. Odiase
Bob Bowling
File

Baltimore County
Department of Environmental Protection
and Resource Management

BUREAU OF RESOURCE MANAGEMENT
AND ENGINEERING SERVICES
401 Bosley Avenue, Suite 416
Towson, Maryland 21204
(410) 887-3768
Fax: (410) 887-4804

February 21, 1997

Mr. G. Scott Barhight
Whiteford, Taylor, and Preston
500 Court Towers
210 West Pennsylvania Avenue
Towson, MD 21204

DRAFT

EXHIBIT 33

Re: Maryland Golf Academy
Forest Buffer Variance Request

Dear Mr. Barhight:

Environmental Impact Review staff have reviewed the subject submission. We believe that a variance to Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains is not required for this project. Based upon the current site constraints, the Forest Buffer Easement shown on the Development Plan for Maryland Golf Academy is correct. The discrepancy between the correct Forest Buffer Easement and the one shown on the Cloverland Farms record plat must be corrected when the record plat for Maryland Golf Academy is prepared.

If you have any questions regarding this correspondence, please contact Ms. Valarie Klein at 887-3980.

Very truly yours,

Patricia M. Farr, Supervisor
Environmental Impact Review

PMF:vmk/mdgolf5.doc

RECEIVED
FEB 27 1997
Whiteford, Taylor & Preston

Printed with Soybean Ink
on Recycled Paper

Baltimore County
Department of Environmental Protection
and Resource Management

Bureau of Engineering Services
401 Bosley Avenue, Suite 416
Towson, Maryland 21204
(410) 887-3768
Fax: (410) 887-4804

February 24, 1997

Mr. Rick Chadsey, P.E.
G. W. Stephens, Jr. & Associates, Inc.
658 Kenilworth Drive, Suite 100
Towson, Maryland 21204

RECEIVED
FEB 28 1997
GEORGE WILLIAM STEPHENS JR
& ASSOC., INC.

RE: MARYLAND GOLF ACADEMY
Storm Water Management Waiver

Dear Mr. Chadsey:

This office has reviewed the information submitted and finds that a waiver of storm water management quantity control can be granted for this project under Section 14-155 (c) (1) of the Baltimore County Code of Law. Section 14-155 (c) (1) allows a waiver to be granted if the proposed development will not generate more than a 10% increase in the 2 year pre-development peak discharge rate and will not cause an adverse impact on the receiving wetland, watercourse or water body. There will be a decrease in runoff in drainage areas 3 and 4 due to this development. Drainage area 2 will also show a slight decrease in runoff. Drainage area 1 shows an increase in runoff due to development. Drainage area 1 and 2 will be combined and discharged under Dulaney Valley Road to an existing 2' x 4' concrete box culvert. The increase in discharge to this point is less than 10%. The capacity of this culvert needs to be verified and if it is found to be inadequate, a suitable culvert will need to be provided. Therefore, this project qualifies for a waiver of storm water management quantity control. The computations do not reflect the effects of the water quality and irrigation ponds will have on the discharge but they should reduce the 2 year peak discharge. It is the intent of this Department to approve this waiver subject to the condition that all subsequent site plans conform to the hydrologic conditions represented in the request of February 5, 1997. Changes in site layout may require submittal of revised plans and computations for approval.

If there are any questions, please contact Ed Schmaus at 887-3768.

Very truly yours,

Thomas L. Vidmar

Thomas L. Vidmar, P.E., Chief
Resource Management and Engineering Services

TLV:pms

c: Sheldon Epstein, Storm Drain Design
Environmental Impact Review

mdgolf2.ltr

Printed with Soybean Ink on Recycled Paper

DEVELOPER'S
EXHIBIT NO. 34

FROM THE OFFICE OF

GEORGE WILLIAM STEPHENS, JR., & ASSOCIATES, INC.

ENGINEERS

658 KENILWORTH DRIVE, SUITE 100, TOWSON, MARYLAND 21204

ppf
FILE

MEMORANDUM

TO: Mr. Tom Hamer, Ms. Shirley Murphy and Mr. Bob Bowling
FROM: Rick Chadsey
SUBJECT: Maryland Golf Academy
DATE: December 26, 1996

Thank you for agreeing to meeting with Scott Barhight and myself regarding the above captioned project. The basis of this meeting is the fact that the proposed Development Plan for the Maryland Golf Academy reflects the construction of a pond in the flood plain on a parcel formerly known as Lot 24 Cloverland Farms. The purpose of the meeting is to discuss the issues regarding the construction of the pond in the flood plain prior to the formal waiver of standard submission through the DRC, to discuss the issues surrounding the release of the recorded forest buffer easement and if required the drainage and utility easement associated with flood plain.

Attached is a copy of the Maryland Golf Academy Development Plan and the recorded plat for Cloverland Farms. Scott and I will be seeing you at Mr. Hamer's office at 9:30 AM Thursday January 2, 1997.

RECEIVED
DEC 27 1996
BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

Respectfully submitted,

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

Rick Chadsey, P.E.
Senior Associate

cc: Scott Barhight
Sibby Gibbs

DEPRM
Exhibit

35

Development Review Committee Request Form

3 Copies of the Plan are Required **FEE: $ 40.00** (payable to Baltimore County and is non-refundable)

Applicant & Engineer Name: G.W. STEPHENS, Jr. & ASSOC., INC. Filing Date: 12/31/96

Address: 658 KENILWORTH DR., SUITE 100 Phone #: (410) 825-8120

TOWSON, MD 21204 Acreage: 148.59Ac

Project Name: MARYLAND GOLF ACADEMY PDM File #: X-345

Project Address: DULANEY VALLEY RD 300' WEST LOCH RAVEN DR ADC Map #: 20 A6, B6&7

Councilmanic District: 6 Election District: 10 Building Permit #: _____

Request:

☐ Refinement ☐ Limited Exemption ☒ Waiver (see yellow form for requirements)

(Attach letter if necessary)

WE ARE REQUESTING A WANER OF PUBUC WORKS STANDARDS TO CONSTRUCT A POND WITHIN A FLOOD PLAIN. THERE IS NO STREAM RESOURCE ASSOCIATED WITH THE DRAINAGE WAY AND FLOOD PLAIN & WILL NOT BE REGULATED BY DEPRM PER DEPRM STAFF.

DO NOT WRITE BELOW THIS LINE! TO BE FILLED OUT BY COUNTY

Committee Action:

DRC #: _____

( ) Denied
( ) Limited Exemption under Section 26-171( )( )
( ) Material Amendment to the plan *(new CRG or HOH must be scheduled)*
( ) Plan Refinement *(submit enough plans for the agencies checked off below)*
( ) Waiver recommendation forwarded to Planning Board for determination
( ) Waiver of Standards referred to _____ (Department)
( ) Requires a zoning ( ) Special Hearing; ( ) Special Exception; ( ) Variance
( ) Other _____

COMMITTEE COMMENTS:

DEPRM COMMENTS

EXHIBIT 36

Agencies to Review and Return Comments to Committee:

( ) DPR ( ) OPCC ( ) Zoning ( ) DEPRM ( ) EIR ( ) SWM ( ) Rec & Parks ( ) Fire ( ) SHA

Signature of Coordinator _____ Meeting Date: _____

SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21202-1626
TELEPHONE 410 347-8700
FAX 410 752-7092

30 COLUMBIA CORPORATE CENTER
10440 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
TELEPHONE 410 884-0700
FAX 410 884-0719

G. SCOTT BARHIGHT
DIRECT NUMBER
410 832-2050
2029522@mcimail.com

WHITEFORD, TAYLOR & PRESTON
L.L.P.

210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4515
410 832-2000
FAX 410 832-2015

1025 CONNECTICUT AVENUE, NW
WASHINGTON, D.C 20036-5405
TELEPHONE 202 659-6800
FAX 202 331-0573

1317 KING STREET
ALEXANDRIA, VIRGINIA 22314-2928
TELEPHONE 703 836-5742
FAX 703 836-0265

February 7, 1997

DELIVERY BY HAND

Mr. Timothy L. Fitts
Department of Permits &
Development Management
Room 111
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Maryland Golf Academy and Eagles Nest Estate's II
PDM File No. X-345

Dear Mr. Fitts:

As the file should reflect, this office represents the Developer of the above-referenced project, MacKenzie Investment Corporation. As a result of comments from the community and Baltimore County agencies, the Developer hereby files the enclosed revised Development Plan dated February 7, 1997. Please note that the revision block describes each of the changes. This copy of the revised Development Plan has been highlighted to help identify the changes. Highlighted copies of this revised Development Plan are being hand-delivered in accordance with the transmittals listed below:

1. The February 6, 1997 transmittal from Mr. Chadsey to the Baltimore County Zoning Commissioner.

2. The February 6, 1997 transmittal from Mr. Chadsey to Permits & Development Management, Bureau of Land Acquisition, Attn: Stephany Wright.

3. The February 6, 1997 transmittal from Mr. Chadsey to Permits & Development Management - Zoning Review, Attn: Mitch Kellman.

4. The February 6, 1997 transmittal from Mr. Chadsey to Permits & Development Management - Development Plans Review Division, Attn: Bob Bowling/Rahee Famili.

5. The February 6, 1997 transmittal from Mr. Chadsey to Office of Planning, Attn: Ervin McDaniel/Carol McEvoy.

6. The February 6, 1997 transmittal from Mr. Chadsey to DEPRM, Attn: Bruce Seeley.

Copies of these transmittals are enclosed for the PDM file. It is my understanding that Baltimore County must file any comments in response to this revised Development Plan by Tuesday, February 18, 1997.

Additionally, a revised forest stand delineation worksheet and a revised preliminary forest conservation plan have been filed with DEPRM, to the attention of Valerie Klein. A copy of the transmittal dated February 7, 1997 from Mr. Chadsey to DEPRM, Attn: Valerie Klein and the revised worksheet and the revised plan are enclosed for the PDM file.

Copies of the revised Development Plan, without the highlighting, are being mailed to interested persons and community associations identified by the Office of Planning and the minutes of the community input meeting. If anyone would like to view the transmittals or documents attached to this letter, they should visit your office and request to see your file in this matter.

Should you have any questions or comments, please feel free to contact me.

Sincerely,

G. Scott Barhight

GSB:sll
Enclosure
cc: Arnold Jablon, Director
Timothy M. Kotroco, Deputy Zoning Commissioner
Mr. Clark F. MacKenzie
Ms. Sibby Gibbs
Frederick N. Chadsey, IV, P.E.
G. Macy Nelson, Esquire
Interested Persons

92535

SEVEN SAINT PAUL STREET
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TELEPHONE 410 347-8700
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30 COLUMBIA CORPORATE CENTER
10440 LITTLE PATUXENT PARKWAY
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February 7, 1997

Via Hand Delivery

Arnold Jablon, Director
Department of Permits &
Development Management
111 W. Chesapeake Avenue, Room 111
Towson, Maryland 21204

Re: Maryland Golf Academy
Item No. 251
Case No. 97-251-X
Petitioner: MacKenzie Investment Corporation

Dear Mr. Jablon:

As the record should reflect, this office represents the MacKenzie Investment Corporation, the Petitioner in the above-referenced case. As you are aware this matter has been consolidated with the Development Plan for the Maryland Golf Academy and Eagles Nest Estates II (PDM No. X-345) pursuant to Baltimore County Code Sections 26-203(f) and 26-206.1.

As a result of community and County Agency comments, the Petitioner hereby amends the Petition for Special Exception and files the following documents:

1. 12 copies of the revised Special Exception Plan;

2. 3 copies of the revised legal descriptions;

3. 1 copy of the revised zoning map; and

4. A check made payable to Baltimore County, Maryland in the amount of $100.00 as the revised filing fee.

It is my understanding that this matter will be heard before the Deputy Zoning Commissioner on February 26 and 27, 1997. Should you have any questions or comments, please feel free to contact me. Thank you for your kind attention to this matter.

Sincerely,

G. Scott Barhight

GSB:sll
cc: Timothy M. Kotroco, Deputy Zoning Commissioner
Mr. Clark F. MacKenzie
Ms. Sybil B. Gibbs
Frederick N. Chadsey, IV, P.E.
G. Macy Nelson, Esquire
Mr. Timothy L. Fitts (by hand delivery)
Interested Persons

94604

Eco-Science Professionals, Inc.

CONSULTING ECOLOGISTS

February 7, 1997

Ms. Valarie Klein
Baltimore County Department of Environmental
Protection and Resource Management
401 Bosley Avenue
Towson, Maryland 21204

RE: Maryland Golf Academy
Preliminary Forest Conservation Plan - Revised

Dear Valarie,

Enclosed please find a Revised Preliminary Forest Conservation Worksheet and plan for the referenced project. The worksheet and plan have been revised to reflect the inclusion of Lot 24 as part of the net tract area of the site and the reduced forest clearing proposed in the residential portion of the development. As per our previous conversations, because Lot 24 is being recombined with the Nugent property it can no longer be viewed as an existing lot of record and; therefore, is subject to the Forest Conservation Act requirements. It should be noted that approximately 10 acres of floodplain and 1.5 acres of net tract area forest are present on the former Lot 24 acreage. The revised plan actually results in a reduced reforestation obligation.

The current forest clearing results in a reforestation obligation of 23.4 acres. This forestation is proposed within the Resource Conservancy Area. Approximately 38 acres are available for forestation in this area. A preliminary Reforestation Area has been identified on the enclosed plan; the actual limits of this area are flexible. We will propose to plant the area with a combination of seedlings, whips, and 1 inch caliper trees. Species to be used in the forestation may include tulip poplar, red maple, red cedar, red oak, white oak, flowering dogwood, black locust, black gum, spicebush, arrowwood, blackhaw, and maple-leaved viburnum. Since the forestation site is currently farmed, a native grass seeding will also be specified. In addition, the Final Forest Conservation Plan will address the maintenance and monitoring requirements for the forest retention and reforestation areas.

Please do not hesitate to contact me if you have any questions regarding this information. Thank you for your time and effort in this matter.

Sincerely yours,

John Canoles

Enc.

cc: Mr. Rick Chadsey; G.W. Stephens Jr. & Associates, Inc.

P.O. BOX 5006 GLEN ARM, MD 21057 (410) 592-6752

FOREST CONSERVATION WORKSHEET FOR BALTIMORE COUNTY

PROJECT NAME/PROPERTY OWNER: MD Golf Academy DATE: 2/7/97

LOCATION: _____ REVISION: _____

REVIEWED BY: _____ APPROVAL DATE: _____

I. BASIC SITE DATA

	ACRES (0.1 acre)
GROSS SITE AREA	145.5
AREA WITHIN 100 YEAR FLOODPLAIN	11.7
AREA WITHIN AGRICULTURAL USE OR PRESERVATION PARCEL (if applicable)	—
AREA IN OVERHEAD TRANSMISSION LINE EASEMENTS (if applicable)	8.0
NET TRACT AREA	125.8
LAND USE CATEGORY (see p.31 of Manual or Baltimore County Code, Section 14-410B)	RC-4

II. INFORMATION FOR CALCULATIONS

A. NET TRACT AREA	125.8
B. FOREST CONSERVATION THRESHOLD (50 % x A)	62.9
C. AFFORESTATION THRESHOLD (20 % x A)	25.2
D. EXISTING FOREST ON NET TRACT AREA	25.4
E. EXISTING FOREST ABOVE FOREST CONSERVATION THRESHOLD	.2
F. BREAK-EVEN POINT (the amount of forest to be retained for no mitigation) {(E x 0.2) + B}	NA
G. FOREST TO BE CLEARED	11.7
H. FOREST TO BE RETAINED	13.7

III. APPLICABILITY OF AFFORESTATION AND REFORESTATION TO SITE

1. Afforestation Only

If existing forest areas are below the Afforestation Threshold (if D is less than C), and no forest clearing is proposed, afforestation requirements apply.

GO TO SECTION IV

2. Combined Afforestation and Reforestation

If existing forest areas are below the Afforestation Threshold (if D is less than C) AND clearing of forest is proposed, both afforestation and reforestation are required.

GO TO SECTION IV

V. REFORESTATION CALCULATIONS

		ACRES (0.1 acre)
A.	NET TRACT AREA	125.8
B.	FOREST CONSERVATION THRESHOLD (50 % X A)	62.9
D.	EXISTING FOREST ON NET TRACT AREA	25.4
E.	EXISTING FOREST ABOVE FOREST CONSERVATION THRESHOLD	NA
G.	FOREST AREAS TO BE CLEARED	11.7
H.	FOREST AREAS TO BE RETAINED	13.7
I.	FOREST AREAS CLEARED ABOVE FOREST CONSERVATION THRESHOLD (If H equals or is greater than B, Alternate 1. If H is less than B, Alternate 2.)	—
J.	FOREST AREAS CLEARED BELOW FOREST CONSERVATION THRESHOLD (B-H, if applicable)	11.7
K.	FOREST AREAS RETAINED ABOVE FOREST CONSERVATION THRESHOLD (H-B, Retention Credit, if applicable)	—

Select the alternative that applies:

1. Clearing Above the Forest Conservation Threshold Only

   If forest areas to be retained are at or above the Forest Conservation Threshold (if H is equal to or greater than B), the following calculations apply:

REFORESTATION FOR CLEARING ABOVE THRESHOLD I x ¼	
CREDIT FOR FOREST AREAS RETAINED ABOVE THRESHOLD K = Retention Credit	
TOTAL REFORESTATION REQUIRED (I x ¼) - K	

   If the total reforestation requirement is equal to or less than 0, no reforestation is required.

2. Clearing Below the Forest Conservation Threshold

   If forest areas to be retained are below the Forest Conservation Threshold (if H is less than B), the following calculations apply:

REFORESTATION FOR CLEARING ABOVE THRESHOLD I x ¼	—
REFORESTATION FOR CLEARING BELOW THRESHOLD J x 2	23.4
TOTAL REFORESTATION REQUIRED (I x ¼) + (J x 2)	23.4

STOP

WORKSHT/DEPRM/TXTPHC/REV. 2-11-94

Edward C. Cohavey, Jr.
614 Bosley Avenue
Towson, MD 21204

Luis F. and Diane Gimenez
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27 Snowberry Court
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Steve Smith
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Sybill Gibbs
2200 Wiltonwood Road
Stevenson, Maryland 21153 } did not receive notice

DEMED
EXHIBIT 38

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Glen Arm, MD 21057

Greater Jacksonville Association
Mitchell Daly
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Outpost Community Association
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Ravenhurst County Association
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Summerfield Farms Association
Stan Pollack
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Glen Arm, MD 21057

Windemere Association, Inc.
James Russell
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Phoenix, MD 21131

MARYLAND GOLF ACADEMY

Ruben Ballesteros
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Phoenix, MD 21131

Eileen Cline
12837 Stone Eagle Road
Phoenix, MD 21131

Nick and Myoung Pappas
12846 Stone Eagle Road
Phoenix, MD 21131

William Mann
12838 Stone Eagle Road
Phoenix, MD 21131

Cloverland Farms Dairy, Inc.
1910 Windsor Avenue
Baltimore, MD 21217

City of Baltimore
Department of Real Estate
Room 304 City Hall
100 North Holiday Street
Baltimore MD 21202

Artistides Harduvel
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Nicholas Tsakalds
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Phoenix, MD 21131

Baltimore Gas & Electric
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Baltimore, MD 21201

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Phoenix, MD 21131

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Peerce Lake
Dulaney Valley Road
Phoenix, MD 21131

Towson Golf & County Club
12801 Stone Hill Road
Phoenix, MD 21131

Peter Diakidis
12841 Stone Eagle Road
Phoenix, MD 21131

Frank and Dehie Culotta
1 Summer Run Court
Timonium, MD 21093

96525

The Traffic Group

Traffic Impact Analysis

for

Maryland Golf Academy

Baltimore County, Maryland

DEPRECATED
EXHIBIT NO. 39

Prepared for

Clark F. MacKenzie

March 3, 1997

WILLIAMSBURG ENVIRONMENTAL GROUP, INC.

Environmental Consultants

DEWFP EXHIBIT 40

MEMORANDUM

Date: December 4, 1996

To: Bill Ensore

VIA FAX: 410-887-4804

From: Lee Goodwin

Copy: Sibby Gibbs 410-821-5327
Scott Barhight 410-832-2015
James Emery 603-279-8717

RE: Maryland Golf Academy

This memorandum is based on our meeting on November 27, 1996, with Mr. Scott Barhight. As we discussed, the intent is to provide adequate information at each stage of the development process to facilitate the approval process for the proposed Maryland Golf Academy (MGA). Also, the comparison with Hayfields Golf Course may be helpful in providing technical support for the project, however, significant differences in the approval processes require dramatically different levels of detail in the planning stages of MGA.

It is our understanding that for MGA we will provide background information with a detailed site characterization, and a protocol addressing the groundwater issues (i.e., items in #1 below). From this, the development plan and special exception may be approved with conditions (i.e., a shopping list to complete through the remaining development process). The conditions to meet County requirements are generally described in stages #2-4 below, assuming the primary irrigation source is groundwater. If groundwater is not proposed as the primary irrigation source, the remaining tasks will be reduced substantially to address quality issues only. This method of conditional approval should provide the necessary site specific information to address the hearing issues while the final irrigation source is established. Also, an appropriate level of effort is expended rather than potential redundancy or unnecessary work occurring.

The following outline identifies our understanding of the specific information required for evaluation by DEPRM pertaining to the proposed Maryland Golf Academy. This memorandum does not include all of the details required for each item, rather industry standards and typical requirements for the identified studies will dictate the specifics of each item. Four categories of information are provided to identify tasks and information related to the project development schedule: 1) Pre-hearing, required for the development plan and special exception hearing, 2) Pre-grading Permit, required for issuance of a grading permit, 3) Pre-occupancy Permit, required for issuance of an occupancy permit, and 4) Post-occupancy Permit, required after an occupancy permit is issued.

1) Pre-hearing:

- Map existing and proposed production wells; existing adjacent wells; proposed golf course layout; geologic outcrops, contacts and faults; and proposed septic test pits for the golf facilities.
- Conduct a geologic assessment of the site including two inch observation wells to characterize soils, depth to bedrock, depth to water, and other geologic features.
- Finalize the surface water monitoring protocol including bio-monitoring. These efforts are being coordinated through Mr. Rocky Powell.
- Finalize the site water balance to evaluate the proposed irrigation regarding gains and losses to groundwater and surface water resources.
- Develop a baseline groundwater monitoring protocol following the County guidelines.
- Develop an Integrated Pest Management (IPM) plan outline, to convey proposed components for the final IPM plan.

2) Pre-grading Permit:

- Survey and map the tops of monitoring well casings (0.01 ft. tolerance).
- Map potentiometric contours for static and maximum drawdown in aquifer test
- Provide geologic logs for all installed wells, include lithology and static water levels.
- Conduct an aquifer test for production wells with appropriate documentation to meet impact analysis requirements.
- Provide stream depletion analysis for groundwater withdrawals.
- Provide preliminary pond designs, primarily related to Stormwater Management issues.
- Develop an IPM plan incorporating site specific design considerations.

3) Pre-occupancy Permit:

- Provide a preliminary design of the pesticide storage facility.
- Provide verification of minimum green and tee construction parameters.
- Develop operational monitoring protocol for soil and groundwater quality and quantity.
- Tie specific monitoring efforts to the IPM plan and include in the IPM plan.

4) Post-occupancy Permit:

- Submit quarterly reports to DEPRM. The specific findings related to the IPM plan and monitoring efforts should be included.
- Copy DEPRM on all correspondence to the State regarding groundwater quantity.

If there are items, lack of items, or placement of items in this outline that you do not agree with, please contact me as soon as possible. Thank you for your continued assistance in these matters, particularly for taking the time to meet with us last week, and we look forward to working with you as this project progresses.

Revised
Surface Water Monitoring Program
for the
Maryland Golf Academy Development
Baltimore County, Maryland

prepared for:

MacKenzie Investment Corporation
2328 West Joppa Road
Suite 200
Lutherville, Maryland 21093

prepared by:

Williamsburg Environmental Group, Inc.
14160 Newbrook Drive, Suite 200
Chantilly, Virginia 22021
(703) 222-5815

December 10, 1996

Outline of the Integrated Pest Management Plan for the Proposed Maryland Golf Academy Project in Baltimore County, Maryland

prepared for:

MacKenzie Investment Corporation
2328 West Joppa Road
Suite 200
Lutherville, Maryland

prepared by:

Williamsburg Environmental Group, Inc.
14160 Newbrook Drive, Suite 200
Chantilly, Virginia 22021
(703) 222-5815

January 10, 1997

Irrigation Supply Impacts Analysis
for the
Maryland Golf Academy
Baltimore County, Maryland

prepared for:

MacKenzie Investment Corporation
2328 West Joppa Road
Suite 200
Lutherville, Maryland 21093

prepared by:

Williamsburg Environmental Group, Inc.
14160 Newbrook Drive, Suite 200
Chantilly, Virginia 22021
(703) 222-5815

January 1997

Baseline Surface Water
and
Biological Monitoring Summary

DEMEC
EXHIBIT No. 44

INTRODUCTION

On behalf of the MacKenzie Investment Corporation, Williamsburg Environmental Group, Inc. (WEG) has initiated the baseline surface water monitoring program for the proposed Maryland Golf Academy development located in Baltimore County, Maryland. As part of the surface water monitoring program, summer water quality baseline samples were taken on August 29, 1996. In addition, a benthic macroinvertebrates survey, a fisheries survey and a stream morphology study were completed for the fall of 1996 (October 22, 1996). The following summary outlines the procedures and data which have been collected for the various tasks listed above.

The Maryland Golf Academy site is located several miles northeast of the City of Towson, Maryland near the Loch Raven Reservoir. The existing project site consists of a mixture of agricultural and forested land with approximately 80% of the site currently being used for agricultural purposes. Dulaney Valley Branch Creek runs almost entirely along the eastern property boundary before crossing under Dulaney Valley Road and flowing to the Loch Raven Reservoir. The watershed to the proposed lake is an approximately 93 acre watershed comprised of forested and agricultural land uses.

WATER QUALITY SAMPLING

Based on the requirements set forth by the Maryland Department of Environmental Protection and Resource Management, baseline sampling for Dulaney Valley Branch Creek was performed in August, 1996. The collected samples were tested for nitrites, nitrates, total kjeldahl nitrogen, ammonia, total phosphorus, total suspended solids, turbidity and pH. In addition, field measurements were taken for temperature, conductivity, and dissolved oxygen. Samples were collected at summer survey stations #1, #2 and #3 as shown on the attached figure. Because no surface water was present at station #4, sampling was not performed at this location. Samples were processed by a contracted laboratory in order to comply with EPA standards, the results of which are shown in Table 1 of the Appendix.

In addition to the quarterly baseline sample, one storm event was sampled on December 19,1996. The results from this event are currently being processed by a certified EPA laboratory.

BENTHIC MACROINVERTEBRATE SURVEY

A benthic macroinvertebrate survey was performed at two of the four sampling locations (station BMI-1 and BMI-2) as shown in the attached figure. Samples were collected on the downstream side of station BMI-1 and on the upstream side of station BMI-2. Sampling procedures included using a kicknet, hand selecting organisms from rocks, and sifting through silt/sand material. Organisms were placed in jars and preserved for identification. The results are shown in Table 2 of the Appendix. The survey could not be performed at stations SW-1 and SW-2 due to the fact that no tributary stream exists within these swales. As a result, no stream channel or water was present at either of these locations and therefore no impacts should be associated with the project development .

FISHERIES SURVEY

A fisheries survey was performed at the highlighted fisheries monitoring locations shown on the attached figure. Samples were collected within a pooled area approximately 50 feet on the downstream side near station BMI-1 and approximately 75 feet on the upstream side near station BMI-2. Sampling procedures included using a seine net from left bank edge to right bank edge to gather fish through the entire length of the pool. This procedure was performed three times at each station location with samples being placed in jars for immediate measurement, identification and release. The results are shown in Table 3 of the Appendix. Sampling procedures could not be performed at stations SW-1 or SW-2 due to the fact that no tributary stream was present. As a result, there should be no impacts to fisheries associated with development of the project site.

Fisheries monitoring location #1 contained 2 crayfish (*Procambarus sp.*) and 5 fish which and included such species as Spottail Shiners (*Notropis hudsonius*) and a Swallowtail Shiner (*Notropis procne*). Fisheries monitoring location #2 contained 2 crayfish and 18 fish which included species of Spottail Shiners, Swallowtail Shiners, Comely Shiners (*Notropis amoenus*), and a Tessellated Darter (*Etheostoma olmstedi*).

STREAM MORPHOLOGY STUDY

A stream morphology study was performed in order to classify Dulaney Valley Branch Creek based on the Rosgen Classification of Natural Rivers. A representative reach of the creek was chosen near stations BMI-1 and BMI-2 in order to perform the study. Data collected included bankful width, bankful depth, floodprone width, channel slope, valley slope, and a pebble count. In addition, vegetation was identified and organic debris was taken into account. The results of the study are shown in the Appendix as Routine River Morphology Determination sheets and a preliminary classification of C-4 has been determined for Dulaney Valley Branch Stream. Since no tributary stream or defined channel was present at stations SW-1 or SW-2, a stream morphology study could not be performed at these locations.

Appendix

Biological Monitoring Data

TABLE 1

BASELINE WATER QUALITY MONITORING DATA
FOR THE
MARYLAND GOLF ACADEMY

Parameter	Station #1	Station #2	Station #3
Date	8/29/96	8/29/96	8/29/96
Time	10:03	11:15	12:03
Nitrite (mg/l)	< 0.02	< 0.02	0.03
Nitrate (mg/l)	4.2	4.4	3.7
Ammonia (mg/l)	0.6	0.7	0.8
Total Phosphorus (mg/l)	< 0.05	< 0.05	< 0.05
TKN (mg/l)	1.0	2.1	1.1
TSS (mg/l)	3.0	2.0	2.0
pH	7.5	8.0	8.1
Turbidity	1.3	0.94	1.3
Temperature (C)	17.0	17.5	17.5
Dissolved Oxygen (mg/l)	4.2	4.2	4.0
Conductivity (umhos)	155	150	175

TABLE 2

BENTHIC MACROINVERTEBRATE ANALYSIS
FOR THE
MARYLAND GOLF ACADEMY PROJECT

	Station Location			
Scientific Name	**BMI-1 Riffle**	**BMI-1 Pool**	**BMI-2 Riffle**	**BMI-2 Pool**
ANNELIDA				
OLIGOCHAETA		1	1	
NEMATODA			1	
ARTHROPODA				
INSECTA				
DIPTERA				
Tipulidae	1	2	4	1
Chironomidae		1		4
EPHEMEROPTERA				
Baetidae			3	4
Ephemerellidae		1	3	
Heptageniidae	1	1	1	
HETERROPTERA				
Veliidae			1	
MEGALOPTERA				
Corydalidae	1			2
PLECOPTERA				
Perlidae	2			
TRICHOPTERA				
Hydropsychidae	12	6	33	15
Glossosoatidae	31	13		
Philopotamidae		2	4	1
Rhyacophilidae	1	1		
TOTALS	49	28	51	27

TABLE 3

FISHERIES COLLECTION
FOR THE
MARYLAND GOLF ACADEMY

Fisheries Station	Scientific Name	Commone Name	Number of Indiv.	Length (mm)
1	*Notropus hudsonius*	Spottail Shiner	4	33 - 61
	Notropus procne	Swallowtail Shiner	1	68
	Procambarus sp.	Crayfish	2	25 - 76
2	*Notropus hudsonius*	Spottail Shiner	11	25 - 76
	Notropus procne	Swallowtail Shiner	5	18 - 46
	Notropus amoenus	Comely Shiner	2	70 - 71
	Etheostoma olmstedi	Tesselated Darter	1	61
	Procambarus sp.	Crayfish	2	76 - 77

WEG DATA FORM
ROUTINE RIVER MORPHOLOGY DETERMINATION

Project/Site: MARYLAND GOLF ACADEMY
Applicant/Owner:
Date: 10/23/96
Stream Name: DULANEY VALLEY BRANCH
County: BALTIMORE
Investigation: R. WHEELER, M. WOOLSON
State: MARYLAND

STREAM CHANNEL CLASSIFICATION

Channel Measurements	Plot ID: STATION 1	Plot ID: STATION 2
Bankful Width	12.30 Ft.	9.80 Ft.
Bankful Mean Depth	1.17 Ft.	0.83 Ft.
Width / Depth Ratio	**10.54**	**11.76**
Bankful Max. Depth	1.72 Ft.	1.50 Ft.
Flood Prone Area Width	35.00 Ft.	47.40 Ft.
Entrenchment Ratio	**2.85**	**4.84**
Channel Slope	1.57%	0.99%
Valley Slope	2.04%	1.40%
Sinuosity	**1.30**	**1.41**
Channel Materials (from Pebble Count)	D-15 0.007 in. / 0.187 mm D-34 0.03 in. / 0.75 mm D-50 0.28 in. / 7 mm D-84 3.15 in. / 80 mm D-95 6.3 in. / 160 mm	D-15 0.01 in. / 0.375 mm D-34 0.12 in. / 3 mm D-50 0.28 in. / 7 mm D-84 2.20 in. / 56 mm D-95 6.3 in. / 160 mm
Stream Type:	**C4**	**C4**
Remarks:		

Adapted from Rosgen, Dave. 1996. *Applied River Morphology*. Minneapolis, Minnesota: Printed Media Companies.

WEG DATA FORM
ROUTINE RIVER MORPHOLOGY DETERMINATION

Project/Site: MARYLAND GOLF ACADEMY
Applicant/Owner:
Date: 10/23/96
Stream Name: DULANEY VALLEY BRANCH
County: BALTIMORE
Investigation: R. WHEELER, M. WOOLSON
State: MARYLAND

PEBBLE COUNTS

Inches	Particle	Millimeter		Particle Counts	Plot ID: STATION 1 Total #	Item %	% Cumm.	Plot ID: STATION 2 Total #	Item %	% Cumm.
	Silt/Clay	< .062		IIIIIIIIII	8	7.6%	7.6%	3	3.3%	3.3%
	Very Fine	.062 - .125	S	IIII	1	1.0%	8.6%	3	3.3%	6.6%
	Fine	.125 - .25	A	IIIIIIIIIIIIIIII	16	15.2%	23.8%	2	2.2%	8.8%
	Medium	.25 - .50	N	IIIIIIIIIIIII	9	8.6%	32.4%	6	6.6%	15.4%
	Coarse	.50 - 1.0	D	IIIIIIIIIIIIII	8	7.6%	40.0%	8	8.8%	24.2%
.04 - .08	Very Coarse	1 - 2	S	III	0	0.0%	40.0%	3	3.3%	27.5%
.08 - .16	Very Fine	2 - 4		IIIIIIIIIIIIII	8	7.6%	47.6%	9	9.9%	37.4%
.16 - .24	Fine	4 - 6	G	I	0	0.0%	47.6%	1	1.1%	38.5%
.24 - .31	Fine	6 - 8	R	IIIIIIIIIIIIIIIIIIIIIIIIII	10	9.5%	57.1%	19	20.9%	59.3%
.31 - .47	Medium	8 - 12	A		0	0.0%	57.1%	0	0.0%	59.3%
.47 - .63	Medium	12 - 16	V	IIIIIIIIIIII	6	5.7%	62.9%	8	8.8%	68.1%
.63 - .94	Coarse	16 - 24	E	IIIIII	1	1.0%	63.8%	5	5.5%	73.6%
.94 - 1.26	Coarse	24 - 32	L	IIIIIIIIII	7	6.7%	70.5%	5	5.5%	79.1%
1.26 - 1.9	Very Coarse	32 - 48	S	IIIIIII	5	4.8%	75.2%	3	3.3%	82.4%
1.9 - 2.5	Very Coarse	48 - 64		IIIIIIIIII	8	7.6%	82.9%	3	3.3%	85.7%
2.5 - 3.8	Small	64 - 96	C	IIIIIIIII	4	3.8%	86.7%	6	6.6%	92.3%
3.8 - 5.0	Small	96- 128	O	IIIIIII	5	4.8%	91.4%	2	2.2%	94.5%
5.0 - 7.6	Large	128 - 192	B	IIIIIIII	5	4.8%	96.2%	4	4.4%	98.9%
7.6 - 10	Large	192 - 256	L	II	1	1.0%	97.1%	1	1.1%	100.0%
10 - 15	Small	256 - 384	B	II	2	1.9%	99.0%	0	0.0%	100.0%
15 - 20	Small	384 - 512	L	I	1	1.0%	100.0%	0	0.0%	100.0%
20 - 40	Medium	512 - 1024	D		0	0.0%	100.0%	0	0.0%	100.0%
40 - 160	Lg-Very Lg	1024 - 4096	R		0	0.0%	100.0%	0	0.0%	100.0%
	Bedrock				0	0.0%	100.0%	0	0.0%	100.0%
				Totals	105	100%	100%	91	100%	100%

Remarks: Channel Materials

D-15	0.007 in. / 0.187 mm	D-15	0.01 in. / 0.375 mm
D-34	0.03 in. / 0.75 mm	D-34	0.12 in. / 3 mm
D-50	0.28 in. / 7 mm	D-50	0.28 in. / 7 mm
D-84	3.15 in. / 80 mm	D-84	2.20 in. / 56 mm
D-95	6.30 in. / 160 mm	D-84	6.30 in. / 160 mm

Other:

Adapted from Rosgen, Dave. 1996. *Applied River Morphology*. Minneapolis, Minnesota: Printed Media Companies.

WEG DATA FORM
ROUTINE RIVER MORPHOLOGY DETERMINATION

Project/Site: MARYLAND GOLF ACADEMY
Applicant/Owner:
Date: 10/23/96
Stream Name: DULANEY VALLEY BRANCH
County: BALTIMORE
Investigation: R. WHEELER, M. WOOLSON
State: MARYLAND

RIPARIAN VEGETATION

Existing Vegetation	Plot ID: STATION 1	Plot ID: STATION 2
Composition:	*Rosa spp., Rubus spp., Acer saccharinum, Salix nigra, Liriodendron tulipifera, Sassafras albidum, Prunus serotina, Lonicera japonica, Vitis rotundifolia, Impatiens spp., Potentilla spp.*	*Prunus serotina, Salix nigra, Festuca spp.*
Vigor, Density:	Vigorous growth with a moderately dense deciduous canopy (9b)	Vigorous grass growth of high density (4c) with occassional scrub species (7a)
Category:	**9b**	**7a**

FLOW REGIME

	Plot ID: STATION 1	Plot ID: STATION 2
General:	Perennial stream channel. Surface water persists year long (P)	Perennial stream channel. Surface water persists year long (P)
Specific:	Seasonal variation in streamflow dominated primarily by stormflow runoff (2)	Altered due to vegetation conversion, changes flow response to precipitation events (8)

Stream Size

	Plot ID: STATION 1	Plot ID: STATION 2
General:	Bankfull width is between 5 and 15 feet. (S-3)	Bankfull width is between 5 and 15 feet (S-3).
Stream Order:	First order (from Towson Quadrangle)	First order (from Towson Quadrangle).

Depositional Features

	Plot ID: STATION 1	Plot ID: STATION 2
General:	Point Bars (B-1)	Point bars with few mid-channel bars (B--2)

Meander Patterns

	Plot ID: STATION 1	Plot ID: STATION 2
General Category:	Irregular meanders (M-3)	Irregular meanders (M-3)

Stream Channel Debris/Blockages

	Plot ID: STATION 1	Plot ID: STATION 2
General Category:	Large limbs, branches, and small logs effect less than 10% of channel cross sectional area (D-3)	Small, easily moved, floatable material consisting of leaves, twigs and small limbs (D-2).

Adapted from Rosgen, Dave. 1996. *Applied River Morphology*. Minneapolis, Minnesota: Printed Media Companies.

WEG DATA FORM
ROUTINE RIVER MORPHOLOGY DETERMINATION

Project/Site: MARYLAND GOLF ACADEMY
Applicant/Owner: _____ Date: 10/23/96
Stream Name: DULANEY VALLEY BRANCH County: BALTIMORE
Investigation: R. WHEELER, M. WOOLSON State: MARYLAND

STREAM CHANNEL STABILITY EVALUATION **Station 1**

Area	Category	Rating		Value
Upper Banks	1. Landform Slope	Excellent	Bank slope gradient <30%	2
	2. Mass Wasting	Excellent	No evidence of past or future mass wasting	3
	3. Debris Jam Potential	Fair	Moderate to heavy amounts.	6
	4. Vegetative Bank Protection	Good	70%-90% density	6
Lower Banks	5. Channel Capacity	Good	Adequate. Width/Depth ratio 8-15	2
	6. Bank Rock Content	Good	40%-65%. Mostly small boulders to cobbles.	4
	7. Obstructions to Flow	Good	Some present causing erosive cross currents.	4
	8. Cutting	Good	Some, intermittently at outcurves and constrictions	6
	9. Deposition	Good	Some new bar increase.	8
Bottom	10. Rock Angularity	Good	Rounded corners and edges, surfaces smooth	2
	11. Brightness	Good	Mostly dull with <35% bright surfaces	2
	12. Consolidation of Particles	Excellent	Assorted sizes tightly packed or overlapping	4
	13. Bottom Size Distribution	Good	Distribution shift light, stable material 50-80%	8
	14. Scourings and Deposition	Good	5-30% affected. Scour at constrictions.	12
	15. Aquatic Vegetation	Fair	Present but spotty, mostly in backwater.	3
			Total	**72**

Remarks: The stream reach for station 1 has an overall stability rating evaluation of good.

STREAM CHANNEL STABILITY EVALUATION **Station 2**

Area	Category	Rating		Value
Upper Banks	1. Landform Slope	Excellent	Bank slope gradient <30%	2
	2. Mass Wasting	Poor	Frequent or large causing sediment year long.	12
	3. Debris Jam Potential	Excellent	Essentially absent from channel area	2
	4. Vegetative Bank Protection	Excellent	90% + plant density	3
Lower Banks	5. Channel Capacity	Good	Adequate. Width/Depth ration 8-15	2
	6. Bank Rock Content	Poor	<20% rock fragments of gravel size.	8
	7. Obstructions to Flow	Good	Some present causing erosive cross currents.	4
	8. Cutting	Poor	Almost continuous cuts, some over 24" high.	16
	9. Deposition	Poor	Extensive deposits of predominately fine particles.	16
Bottom	10. Rock Angularity	Fair	Corners and edges well rounded in two dimensions	3
	11. Brightness	Fair	Mixture dull and bright, 35-65% mixture range.	3
	12. Consolidation of Particles	Poor	No packing evident. Loose assortment easily moved.	8
	13. Bottom Size Distribution	Fair	Moderate changes in size, stable materials 20-50%	12
	14. Scourings and Deposition	Fair	30-50% affected. Deposits and acour at obstructions.	18
	15. Aquatic Vegetation	Poor	Perennial types scarce or absent.	4
			Total	**113**

Remarks: The stream reach for station 2 has an overall stability rating evaluation of poor.

Adapted from Rosgen, Dave. 1996. *Applied River Morphology*. Minneapolis, Minnesota: Printed Media Companies.

Light Systems, Inc.

SPECIALISTS IN ENERGY SAVING LIGHTING SYSTEMS

MARYLAND GOLF ACADEMY

EXISTING FOOTCANDLE LEVELS

45

LOCATION	LIGHT LEVELS
Recorded on 3/15/97 at 10-11PM	
Dance Mill Rd - 1st house lamp post	5 fc
Entrance poles to Holly Knoll off Dulaney Valley	5 fc
12916 Dulaney Valley Rd- private light to entrance	28 fc at front of # sign
St. Johns Lutheran Church - parking lot light	7 - 23 fc
St. Johns Lutheran Church - Manor Rd and Dulaney Valley under front pole	12 fc
St. Johns Lutheran Church - front walkway fixture near ground	47 fc
Baldwin Post Office front	14 - 19 fc
Meadowcroft Community - Dulaney Valley Road near Seminary lamp posts and driveways	3 - 9 fc
Towson Golf and Country Club - Identification sign	16-20 fc
Recorded on 1/16/97 at 6 - 7pm	
Towson Golf and Country Club - parking lot fixture on tennis court side of lot.	4 - 7 fc
Towson Golf and Country Club - middle of parking lot	1 - 2 fc
122897 Eagles View Rd - lamp post	2 fc
Street light at 12888 Eagles View	2 fc
Trap Club Entrance	0 - 1 fc
Entrance to sidewalk near lamp post at Peerce's	2 fc
St. John's Catholic Church - parking lot - Hydes	4 fc
Street pole lamp on Dulaney Valley Rd around corner of Peerce's	2 fc
Peerce's - Back parking lot	1 - 3 fc
Recorded on April 7, 1997 at 9:30PM	
Long Green Volunteer Fire Dept parking lot under one pole having two fixtures	20 fc

Weather - clear

P.O. Box 294, Knoxville, Maryland 21087 410/592-2403 Fax 410/592-3105

PDM

Baltimore County
Department of Environmental Protection
and Resource Management

Environmental Impact Review

Concept Plan Comments

Project Name: Maryland Golf Academy

Project Location: Dulaney Valley Road

Date of Meeting: August 5, 1996

Reviewer(s): V. Klein, D. Lykens, W. Lippincott, S. Mogilnicki
P. Farr, D. Outen, B. Seeley /DMS

__X__ This project must conform to the requirements of Article IX, Section 14-331 through Section 14-350 of the Baltimore County Code: Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains. The following must be approved by this Department prior to submitting the Development Plan:

_____ A wetland delineation report.

__X__ A steep slopes and erodible soils analysis to determine the extent of the Forest Buffer on this site.

__X__ Add the standard Forest Buffer and/or Forest Conservation area Easement/Reservation notes to the plan.

__X__ A Forest Buffer and/or Forest Conservation area Access Easement approved by EIR staff must be provided. The access should be labeled "Baltimore County Access Easement".

__X__ A building setback of 35 feet must be applied from the Forest Buffer and/or Forest Conservation area.

__X__ Storm Water Management pond embankments must be at least 15 feet from Forest Buffer and Forest Conservation Easements.

_____ In accordance with Article IX, Section 14-334 of the Baltimore County Code, a variance is required for this proposal.

_____ In accordance with Article IX, Section 14-342(b)(1) of the Baltimore County Code, an alternatives analysis must be provided for any stormwater management facilities, roads, utilities and/or grading proposed in the Forest Buffer.

Concept Plan Comments

Project Name: Maryland Golf Academy

Date of Meeting: August 5, 1996

__X__ This site is subject to Baltimore County Forest Conservation Regulations. The following must be submitted to and be approved by EIR prior to Development Plan submittal. The requirements of these Regulations supersede the requirements of the golf course guidelines with respect to forest clearing limitations.

__X__ A Forest Stand Delineation report. Approved

__X__ A Forest Conservation Worksheet.

__X__ A Preliminary Forest Conservation Plan.

_____ A Forest Retention/Afforestation Investigation Report.

_____ A special Variance.

_____ This site is subject to the Chesapeake Bay Critical Area regulations. A Findings Plan must be submitted and approved prior to Development Plan submittal.

__X__ The Forest Buffer and/or Forest Conservation area must be recorded as an Easement or a Reservation.

__X__ An Environmental Effects Report and a Hydrogeological Study must be submitted with the Development Plan.

__X__ Any existing wells, septic systems, and underground storage tanks on-site must be shown on the Development Plan; if there are none, a note must be added to the plan.

__X__ Additional Comments:

1. The golf course must comply with DEPRM's "Guidelines for the Design and Maintenance of Golf Courses." Requirements of these Guidelines (~~attached~~) include but are not limited to:

   - surface water monitoring
   - groundwater monitoring
   - water quality management for all tees and greens
   - integrated pest management program
   - stream depletion analysis
   - adherence to design standards for cart paths and playovers of streams and wetlands

Concept Plan Comments

Project Name: Maryland Golf Academy

Date of Meeting: August 5, 1996

__X__ Additional Comments (cont'd)

2. Stream must be field located and surveyed prior to the completion of the steep slopes and erodible soils analysis.

Agricultural Land Preservation

1. Future Golf Course Area or portions which are determined to be within Forest Buffer should be placed within any ultimate Conservancy Area (C.A.).

2. The combination of parcels and movement of density raises concerns regarding the requirements for amount of Conservancy Area.

3. Change notes on plan to show clearly the amount of Conservancy Area required and provided. The table provided is either confusing or not accurate. See typical table required for RC-4 plans.

4. Property in agricultural use and although the property has soils suitable for agricultural use, the highest priority for protection in this location is water quality of surface and ground water. The property is not located on an Agricultural Preservation Area.

Ground Water Management

Please see attached.

BS:sp

MDGOLFAC/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND
DEPT. OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

Inter-Office Correspondence

DATE: 8/2/96

TO: Bruce Seeley

FROM: Stephen L. Mogilnicki, P.G.
Supervisor, Ground Water Management Section

SUBJECT: Maryland Golf Course Academy - Concept Plan Comments

CC: T. Vidmar
W. W. Ensor, Jr.

These comments are provided for their inclusion in the DEPRM comments for the Concept Plan. In general the proposal must follow the DEPRM golf course development guidelines as they pertain to ground water.

The site is in close proximity to Loch Raven Reservoir. A review of the mapped topography indicates that ground water beneath the site discharges from the site to the reservoir. A review of the mapped subsurface geology indicates that site geologic formations include Cockeysville Marble, Loch Raven Schist, and Undivided Potomac Group sediments overlying bedrock. The County's Ground Water Management and Protection Strategy, which was approved in 1993 as an Amendment to the Master Plan, has defined the Cockeysville marble aquifers as the most sensitive of all Baltimore County aquifers, based on an analysis of the various hydrogeologic settings in the County.

Given the close proximity of the site to the metropolitan drinking water supply, and the sensitive nature of the local aquifer, the developer should submit a pollution prevention plan which must include a technical hydrogeologic work plan satisfying the DEPRM golf course guidelines, and a golf course management plan which ties pesticide and nutrient detections in wells and lysimeters to adjustments in pesticide and nutrient applications. Monitoring of local wells, for example the Pierce's Plantation water supply system, would be required. It is suggested that the developer obtain the services of a professional hydrogeologist who would meet with DEPRM staff, as far in advance of the Development Plan stage as possible, to agree on a scope for the required hydrogeologic site investigations and pollution prevention measures.

PDM

Baltimore County
Department of Environmental Protection
and Resource Management

Environmental Impact Review

Development Plan Comments

Project Name: Maryland Golf Academy

Project Location: Dulaney Valley Road

Date of Meeting: January 15, 1997

Reviewer(s): V. Klein, R. Powell, W. Lippincott, B. Seeley RMS

__X__ The following corrections must be made to the Development Plan prior to approval:

__X__ The Forest Conservation area must be labeled as an Easement or a Reservation.

__X__ A Forest Buffer and/or Forest Conservation Access Easement must be provided. The access should be labeled "Baltimore County Access Easement".

_____ Add the standard Forest Buffer and/or Forest Conservation Easement/Reservation notes.

__X__ Show a building setback of 35 feet from the Forest Buffer and/or Forest Conservation area.

_____ Storm Water Management pond embankments must be at least 15 feet from Forest Buffer and Forest Conservation Easement.

__X__ Show existing wells, septic systems and storage tanks; if there are none, add a note indicating that there are none.

_____ The Forest Buffer/building setback must be adjusted.

_____ The Development Plan is approved as submitted.

__X__ The Forest Buffer and/or Forest Conservation area must be recorded as an Easement or a Reservation.

__X__ EIR needs to review the following plans during Phase II:

Development Plan Comments

Project Name: Maryland Golf Academy

Date of Meeting: January 15, 1997

__X__ Grading and Sediment Control Plans.

__X__ Storm Water Management and Water Quality Plans for:

__X__ Suitable outfall.

_____ Planting Plans.

_____ Culvert plans to ensure maintenance of fish passage and minimization of disturbance.

_____ Mitigation plans (must be reviewed and approved prior to Grading Plan approval and included in the Grading Plan).

_____ Restoration plans.

__X__ Final Forest Conservation Plan.

__X__ Additional Comments:

1. As stated at the time of Concept Plan, the golf course design must comply with DEPRM's Environmental Guidelines for the Design and Maintenance of Golf Courses.

2. The pond must be designed to capture and hold the 2-year storm event with no discharge. The pond design must be approved by DEPRM and SCD.

3. Water quality management and a suitable outfall must be provided for the extension of Stone Eagle Road.

4. The steep slopes and erodible soils analysis that was done to determine the extent of the Forest Buffer Easement was conditionally approved. The vegetation within 100 feet of the stream and wetlands must be well-established meadow prior to the release of any grading permits for the site.

5. Label the plan as "Preliminary Forest Conservation Plan". Show the areas to be afforested.

Development Plan Comments

Project Name: Maryland Golf Academy

Date of Meeting: January 15, 1997

Ground Water Management

1. This office has received a preliminary usage letter. Based on this letter, it has been determined that sufficient sewage disposal reserve area exists to accommodate the intended usage. A more detailed specific usage letter will be required prior to building permit approval in order to accurately design the septic system.

2. Revise the septic area for Lot 6 and center it over the existing perc tests.

3. The perc tests conducted for the golf course buildings should be labeled.

   Note: the location of test pit E was moved in the field and needs to be accurately located.

4. Well areas should be labeled.

5. Note on Plan that the maintenance building will use an ejector pump system to connect to the proposed septic system to serve the offices.

6. Change the well areas for Lots 2 & 3 as shown.

7. All comments stated in the memo dated 8/2/96 from Steve Mogilnicki to Bruce Seeley must be addressed prior to Record Plat.

Permits and Development Review

1. A Water Appropriations Permit application must be submitted to this office with a copy of the Development Plan.

2. A Water Appropriations Permit must be issued by the Maryland Department of the Environment (MDE) before the Record Plat will be signed. The application will not be mailed to MDE until the Development Plan is approved and signed. In order to ensure no unnecessary delay of the Record Plat, please immediately notify Bruce Seeley at 887-3980 when the Development Plan is approved and signed.

Development Plan Comments

Project Name: Maryland Golf Academy

Date of Meeting: January 15, 1997

RC-4 Conservancy Review

1. The plan proposes a pond to be located in the Conservancy Area. Please provide additional information on the proposed use of this pond, its design and its appropriateness within the Conservancy Area.

2. RC-4 regulations do not permit stormwater management facilities in Conservancy Areas on prime and productive soils (BCZR 1A03.5.I). The proposal indicates the use of the pond for stormwater management for parking areas. Please provide additional information on this issue or eliminate the SWM use.

3. A Conservancy Area Easement agreement is required prior to record plat approval.

VK:RP:WL:BS:sp

MARGOLF2/DEPRM/TXTSBP

PDM

DEVELOPMENT PLAN CONFERENCE

MARYLAND GOLF ACADEMY
N/S DULANEY VALLEY ROAD; W OF LOCH RAVEN DRIVE

JANUARY 15, 1997 @ 9:00 AM

STORM WATER MANAGEMENT COMMENTS:

Note: Comments are advisory in nature and may or may not be applicable to this project. More specific comments will be provided with review of the Development Plan.

1. The Storm Water Management Act:

   A. The Developer is responsible to address the requirements of the Baltimore County Code, Title 14, Article V.

   B. Provisions for exemptions, waivers and variances for Storm Water Management (SWM) are described in this document. Exemptions, waivers and variances should be applied for and granted (or denied) by the County before Development Plan approval is given.

   C. Conditions for recording plats and granting grading and building permits as related to SWM are also described in this document. The developer is advised to be aware of these conditions and include them in planning the project to avoid unnecessary delays to construction.

2. General Engineering Requirements:

   A. Peak management of the 2 and 10 year storm events is normally required. If the development is in certain designated inter-jurisdictional watersheds or, if deemed necessary by Baltimore County, 100 year peak management may also be required.

   B. Please refer to the Storm Water Management Section of the Baltimore County Design Manual for general design criteria. Hydrology shall be in accordance with the June 1986 version of TR-55.

   C. Water quality measures are required to some degree on all projects not exempt from SWM. The developer is responsible for addressing all applicable requirements of agencies whether within or outside of Baltimore County having jurisdiction over water quality, streams or wetlands.

D. Storm water management facilities are also subject to review and approval by the Baltimore County Soil Conservation District.

E. Storm water management facilities which either outfall to a Baltimore County storm drain system or for which a public road will serves as a pond embankment will be reviewed and approved concurrently by the Department of Public Works and the Department of Environmental Protection and Resource Management.

F. Site design must maintain, to the extent possible, predevelopment drainage patterns and characteristics. Diversion of drainage is discouraged and DEPRM reserves the right to prohibit drainage diversions it finds detrimental.

3. Maintenance Requirements:

A. Storm water management facilities may be maintained by Baltimore County if the following conditions are met, subject to approval of the Department of Environmental Protection and Resource Management:

(1) Residential subdivision in which all lots are for sale in fee.

(2) Requirements for public ponds given in the Baltimore County Department of Public Works Design Manual are all met.

(3) Storm water management facility is enclosed in a reservation shown on the record plat to allow the facility to be deeded in-fee to Baltimore County.

B. Private maintenance of SWM facilities is acceptable. A Deed of Declaration must be executed by the developer guaranteeing maintenance of and County access to SWM facilities before plats may be recorded and before grading or building permits may be granted. Storm water management facilities in residential subdivisions to be maintained privately by a Homeowners Association shall be designed according to the requirements for public ponds.

4. Guidelines for Development Plan Approval:

A. Show type, size and location of all SWM facilities on the Development Plan, including qualitative management facilities. Preliminary computations (hydrology) should be provided to verify that the SWM area(s) on the plan are adequate.

B. Show that all outfalls from SWM facilities and bypass areas are "suitable" as defined by the Baltimore County Department of Public Works and the Department of Environmental Protection and Resource Management.

C. Show that the SWM facilities do not create a hazard. An example of a hazard would be an embankment dam located so that in the event of a breach failure, down stream life or property is endangered.

D. List on development Plan any waiver or variance and give date of approval by Baltimore County.

5. Site - Specific Comments:

In addition to the above, each project will be given a brief review by the DEPRM's Division of Design and Review, and a set of specific comments will be provided. The developer is responsible for addressing these site specific comments, which are enumerated as follows:

A. 2 and 10 year peak quantity management is required for this area.

B. Water quality measures consistent with the policy of DEPRM must be provided. Minimum water quality must be provided for the first 0.5 inch of runoff from all impervious areas. Infiltration practices must be investigated and are preferred where practical.

C. All site runoff must be conveyed to a suitable outfall without adversely affecting the receiving wetland, watercourse, waterbody, storm drain or adjacent property.

Tony Okechukwu
Tuesday, January 14, 1997

mdgolf.swm

PDM

DEVELOPMENT PLAN CONFERENCE

MARYLAND GOLF ACADEMY
N/S DULANEY VALLEY ROAD; W OF LOCH RAVEN DRIVE

JANUARY 15, 1997 @ 9:00 A.M.

GRADING, EROSION & SEDIMENT CONTROL COMMENTS:

Note: Comments are advisory in nature and may or may not be applicable to this project. More specific comments will be provided with review of the Development Plan.

1. Grading Requirements & Sediment Control Guidelines

   A. The developer is responsible to address the grading requirements of Baltimore County Code 14, Article VI and Baltimore County Department of Environmental Protection and Resource Management.

   B. A grading permit and security is required for any site having greater than 20,000 square feet of disturbed area. A security is not required for sites having less than 20,000 square feet of disturbed area.

   C. An erosion and sediment control plan must be approved by the Soil Conservation District and a separate approved final grading plan is required for any site having greater than 20,000 square feet of disturbed area. These plans must be approved by DEPRM prior to obtaining a grading permit.

   D. Sites having less than 20,000 square feet of disturbed area may be exempt from the approved erosion and sediment control plan requirement and may qualify to use standard sediment control plan measures. Contact the Bureau of Engineering Services, Division of Inspection and Enforcement at (410) 887-3226 for additional information

2. General Engineering Requirements

   A. Erosion and sediment control plans for sites having greater than 20,000 square feet of disturbed area must be reviewed and approved by the Baltimore County Soil Conservation District (SCD). Upon such approval, plans are then returned to the Department of Environmental Protection and Resource Management for microfilming. Grading plans will be approved prior SCD signature on erosion and sediment control plans.

B. Final grading plans for sites having greater than 20,000 square feet of disturbed area must be submitted for approval to the Bureau of Engineering Services along with the site erosion and sediment control plans. Final grading plans must show all proposed grading, storm drainінlets and their connections to main storm drain system up to outfall, building locations, first floor elevations, septic reserve areas, sidewalks and driveways. Proposed sanitary and water lines and their connections to existing systems must be shown on final grading plan. Sediment control devices should not be shown on the final grading plan. Mass grading plans are not acceptable unless a waiver to this standard is granted by the Bureau of Engineering Services. Final grading must reflect the proposed condition of storm water management hydrology. Refer to Baltimore County Code Title 14, Article VI.

C. Erosion and sediment control devices must be perimeter type devices and must be located sufficiently outside of proposed grading, therefore, proposed grading should not be shown to the limits of property lines, wetlands, floodplains or buffers. Erosion and sediment control plans must be designed for all work shown on the final grading plan.

D. Proposed storm water management ponds must be used as temporary sediment basins unless prohibited as such by the Bureau of Engineering Services' project engineer.

E. Grading plan must be in compliance with Development Plan.

F. Erosion and sediment control devices may not outfall onto adjacent improved properties without the property owner's written permission.

G. All floodplains, wetlands, and buffers must be shown on final grading plans and should be shown on the sediment control plans. Erosion and sediment control devices may not be located within such areas except as allowed by DEPRM. Sediment traps outfalling into such areas must provide two times the normally required storage.

H. Sediment trapping device must be located outside the septic reserve areas. Show location of septic reserve area on grading plan in absence of sanitary sewer line.

MARYLAND GOLF ACADEMY
N/S DULANEY VALLEY ROAD; W OF LOCH RAVEN DRIVE

3. Outlines for Development Plan Approval:

A. Proposed grading, especially filling, should not be shown up to limits of property lines, floodplains, wetlands, or buffers. There should be adequate room for perimeter sediment and erosion control devices and for movement of construction equipment.

B. Proposed grading must not exceed slope requirements of 2:1 maximum on commercial properties and 3:1 maximum on residential lot areas and 4:1 within 25 feet of septic reserve areas.

C. Proposed grading must not adversely impact the adjacent properties. Runoff must be discharged at locations of suitable outfalls. Diversion of natural runoff pattern from ultimate outfall for more than 1,000 feet by proposed grading is not acceptable.

4. Site Specific Comments:

A. Offsite runoff to be conveyed to suitable outfall without diversion.

B. Slopes 4:1 or steeper not permitted within 25' of septic reserve area. Maintain 25' setback from septic reserve area to traps/sediment basin.

Tony Okechukwu
Thursday, January 2, 1997

mdgolf.grd

BALTIMORE COUNTY, MARYLAND
DEPT. OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

Inter-Office Correspondence

DATE: 8/2/96

TO: Bruce Seeley

FROM: Stephen L. Mogilnicki, P.G.
Supervisor, Ground Water Management Section

SUBJECT: Maryland Golf Course Academy - Concept Plan Comments

CC: T. Vidmar
W. W. Ensor, Jr.

These comments are provided for their inclusion in the DEPRM comments for the Concept Plan. In general the proposal must follow the DEPRM golf course development guidelines as they pertain to ground water.

The site is in close proximity to Loch Raven Reservoir. A review of the mapped topography indicates that ground water beneath the site discharges from the site to the reservoir. A review of the mapped subsurface geology indicates that site geologic formations include Cockeysville Marble, Loch Raven Schist, and Undivided Potomac Group sediments overlying bedrock. The County's Ground Water Management and Protection Strategy, which was approved in 1993 as an Amendment to the Master Plan, has defined the Cockeysville marble aquifers as the most sensitive of all Baltimore County aquifers, based on an analysis of the various hydrogeologic settings in the County.

Given the close proximity of the site to the metropolitan drinking water supply, and the sensitive nature of the local aquifer, the developer should submit a pollution prevention plan which must include a technical hydrogeologic work plan satisfying the DEPRM golf course guidelines, and a golf course management plan which ties pesticide and nutrient detections in wells and lysimeters to adjustments in pesticide and nutrient applications. Monitoring of local wells, for example the Pierce's Plantation water supply system, would be required. It is suggested that the developer obtain the services of a professional hydrogeologist who would meet with DEPRM staff, as far in advance of the Development Plan stage as possible, to agree on a scope for the required hydrogeologic site investigations and pollution prevention measures.

PDM

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

Inter-Office Correspondence

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

DATE: January 15, 1997

ATTN: Timothy Fitts

FROM: Stephany Wright SW
PDM, Bureau of Land Acquisition

SUBJECT: Maryland Golf Academy
PDM # 10-345

A review of the development plan for the above referenced project results in the following comments. These comments are advisory in nature and should be utilized in the preparation of a "package" for the acquisition of rights of way required for this project.

1. Developer will be required to submit a title certificate for the development, suggested format attached, early in the Phase II process.

2. Offsite rights of way must be acquired prior to record plat approval. Developer must submit title certificates and right of way plats for offsites.

3. Access easements, approved by DEPRM, should be shown for any stormwater management facilities, forest buffers, etc.

4. If offsite sight line easements are necessary per Development Plan Review's comments, the developer will be required to obtain these easements prior to record plat approval. Title certificates and right of way plats will be necessary.

5. Please identify and label all existing and proposed drainage and utility easements, highway widenings and slope easements, stormwater management facilities, forest buffers, flood plains, greenways and open space areas. Please clearly indicate whether or not the above are to be dedicated to Baltimore County.

6. The attached guidelines should be utilized in conjunction with Record Plat preparation.

7. Additional site specific comments:

   a. Please label the required widening on Dulaney Valley Road, "Highway Widening" not "60' Ultimate R.O.W."

A. E. Jablon/T. Fitts
January 15, 1997
Re: Maryland Golf Acadamy
PDM # 10-345

b. Please delineate and label a Baltimore County Access Easement for the Forest Buffer and Conservancy Area.

c. If the storm drain crossing the B.G.E. property is to be public, please be advised the developer must acquire a drainage and utility easement prior to record plat. A right of way plat and title certificate will be necessary for the offsite.

8. Comments generated by meeting:

SW:an

Attachment

PDM

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

INTER-OFFICE CORRESPONDENCE

DATE: 8/5/96

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

ATTN: Timothy Fitts

FROM: Stephany Wright SW
Bureau of Land Acquisition

SUBJECT: Maryland Golf Academy
PDM # 10-345

A review of the concept plan for the above referenced project results in the following comments. These comments are advisory in nature and should be utilized in the preparation of a "package" for the acquisition of rights of way required for this project.

1. Developer will be required to submit a title certificate for the development and any off-site right of ways, suggested format attached, early in the Phase II process.

2. Offsite rights of way must be acquired prior to record plat approval. Developer must submit title certificates and right of way plats for offsites.

3. Access easements, approved by DEPRM, should be shown for any stormwater management facilities, forest buffers, etc.

4. If offsite sight line easements are necessary per Development Plan Review's comments, the developer will be required to obtain these easements prior to record plat approval. Title certificates and right of way plats will be necessary.

5. On the development plan, please identify and label all existing and proposed drainage and utility easements, highway widenings and slope easements, stormwater management facilities, forest buffers, flood plains, greenways and open space areas. Please clearly indicate whether or not the above are to be dedicated to Baltimore County.

6. The attached guidelines should be utilized in conjunction with Record Plat preparation.

10345/PWLAND/LTE6TXT

7. Additional site specific comments:

   a. Please delineate and label the existing right of way of Dulaney Valley Road and label any widening required as Highway Widening.

   b. Please be advised the BG&E Transmission Line easement may conflict with conservancy requirements.

8. Comments generated by meeting:

CMK
Attachment

10345/PWLAND/LTE6TXT

Baltimore County Government
Fire Department

700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 08/07/96

TO DARRYL PUTTY, ZADM, MAIL STOP-1301

FROM: LT. ROBERT P. SAUERWALD
BALTIMORE COUNTY FIRE MARSHAL OFFICE
MAIL STOP-1102F, PHONE 887-4881

AUG - 3 1996

SUBJECT: SUBDIVISION REVIEW COMMENTS

PROJECT NAME: MARYLAND GOLF ACADEMY

PROJECT NUMBER: 10-345

LOCATION: N/S DULANEY VALLEY RD. W OF LOCH RAVEN DR.

DISTRICT: 10C6

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,1991 EDITION.
2. FIRE FLOW TEST IS REQUIRED TO BE CONDUCTED BY THE BALTIMORE CITY WATER DEPARTMENT AS CLOSE TO THE SITE AS POSSIBLE, SPECIFICALLY:
   _____THE HYDRANT NEAREST THE SITE_____
   THESE RESULTS SHALL BE CERTIFIED BY A MARYLAND REGISTERED, FIRE PROTECTION ENGINEER ,OR OTHER PRE-QUAILIFIED ENGINEER. STATING AVAILABLE FIRE FLOW AT THE SITE MEETS THE MINIMUM REQUIREMENTS FOR THE FIRE FLOW, AS SET FORTH IN APPENDIX IV "ESTIMATING FIRE FLOW REQUIREMENTS" OF THE "URBAN GUIDE FOR FIRE PREVENTION AND CONTROL MASTER PLANNING". THIS CERTIFICATION SHALL BE SENT TO: LT. ROBERT P. SAUERWALD, BALTIMORE COUNTY FIRE MARSHAL OFFICE, SUITE 200, 700 E. JOPPA RD., TOWSON MARYLAND 21286-5500.
9. ALL FIRE HYDRANT SPACING SHALL BE IN ACCORDANC WITH THE BALTIMORE COUNTY STANDARD DESIGN MANUAL, SEC 2.4.4, FIRE HYDRANTS. HYDRANTS ARE REQUIRED NEAR THE MAINT. BLDG. AND THE CLUB HOUSE.
14. IF THE PROPOSED BUILDING(S) REQUIRES THE INSTALLATION OF A "FIRE ALARM SYSTEM", THE DESIGN PACKAGE AS PRESENTED WITH THE BUILDING PLANS AT THE TIME OF BUILDING PERMIT APPLICATION, SHALL BE CERTIFIED BY A MARYLAND REGISTERED: LEVEL 3 OR 4 NICET ENGINEER, OR FIRE PROTECTION ENGINEER. STATING THE FIRE ALARM SYSTEM COMPLIES WITH ALL APPLICABLE CODE. ie NFPA 70, NFPA 72, NFPA 101, BOCA BUILDING CODE 1993 EDITION;BALTIMORE COUNTY BILL 167-93, AND THE BALTIMORE COUNTY FIRE PREVENTION CODE;BALTIMORE COUNTY BILL 017-91.
15. PROPOSED ACCESS ROAD MUST BE A HARD SURFACE CAPABLE OF SUPPORTING EMERGENCY APPARATUS, WEIGHING 50,000 LBS ON TWO AXLES.

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on Recycled Paper

Baltimore County Government
Fire Department

700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

RECEIVED
DEC 23 1996
PDM

DATE: December 19, 1996

TO DARRYL PUTTY, ZADM, MAIL STOP-1301

FROM: LT. ROBERT P. SAUERWALD
BALTIMORE COUNTY FIRE MARSHAL OFFICE
MAIL STOP-1102F, PHONE 887-4881

SUBJECT: SUBDIVISION REVIEW COMMENTS

PROJECT NAME: MARYLAND GOLF ACADEMY

PROJECT NUMBER: 10-345

LOCATION: N/S DULANEY VALLEY RD. W OF LOCH RAVEN DR.

DISTRICT: 6TH

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,1991 EDITION. COMMERCIAL BUILDINGS.

8. MAXIMUM ANGLE OF DEPARTURE (GRADE PERCENTAGE) SHALL NOT EXCEED 8% PER NFPA STANDARD 1901. ANGLE OF DEPARTURE IN EXCESS WOULD PROHIBIT EMERGENCY FIRE APPARATUS FROM GAINING ACCESS TO THE SITE.

9. ALL FIRE HYDRANT SPACING SHALL BE IN ACCORDANC WITH THE BALTIMORE COUNTY STANDARD DESIGN MANUAL, SEC 2.4.4, FIRE HYDRANTS.

14. IF THE PROPOSED BUILDING(S) REQUIRES THE INSTALLATION OF A "FIRE ALARM SYSTEM", THE DESIGN PACKAGE AS PRESENTED WITH THE BUILDING PLANS AT THE TIME OF BUILDING PERMIT APPLICATION, SHALL BE CERTIFIED BY A MARYLAND REGISTERED: LEVEL 3 OR 4 NICET ENGINEER, OR FIRE PROTECTION ENGINEER. STATING THE FIRE ALARM SYSTEM COMPLIES WITH ALL APPLICABLE CODES. ie NFPA 70, NFPA 72, NFPA 101, BOCA BUILDING CODE 1993 EDITION;BALTIMORE COUNTY BILL 167-93, AND THE BALTIMORE COUNTY FIRE PREVENTION CODE;BALTIMORE COUNTY BILL 017-91.

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Baltimore County Government
Fire Department

700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: December 19, 1996

TO DARRYL PUTTY, ZADM, MAIL STOP-1301

FROM: LT. ROBERT P. SAUERWALD
BALTIMORE COUNTY FIRE MARSHAL OFFICE
MAIL STOP-1102F, PHONE 887-4881

SUBJECT: SUBDIVISION REVIEW COMMENTS

PROJECT NAME: MARYLAND GOLF ACADEMY

PROJECT NUMBER: 10-345

LOCATION: N/S DULANEY VALLEY RD. W OF LOCH RAVEN DR.

DISTRICT: 6TH

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,1991 EDITION.** COMMERCIAL BUILDINGS.

8. **MAXIMUM ANGLE OF DEPARTURE (GRADE PERCENTAGE) SHALL NOT EXCEED 8% PER NFPA STANDARD 1901. ANGLE OF DEPARTURE IN EXCESS WOULD PROHIBIT EMERGENCY FIRE APPARATUS FROM GAINING ACCESS TO THE SITE.**

9. **ALL FIRE HYDRANT SPACING SHALL BE IN ACCORDANC WITH THE BALTIMORE COUNTY STANDARD DESIGN MANUAL, SEC 2.4.4, FIRE HYDRANTS.**

14. **IF THE PROPOSED BUILDING(S) REQUIRES THE INSTALLATION OF A "FIRE ALARM SYSTEM", THE DESIGN PACKAGE AS PRESENTED WITH THE BUILDING PLANS AT THE TIME OF BUILDING PERMIT APPLICATION, SHALL BE CERTIFIED BY A MARYLAND REGISTERED: LEVEL 3 OR 4 NICET ENGINEER, OR FIRE PROTECTION ENGINEER. STATING THE FIRE ALARM SYSTEM COMPLIES WITH ALL APPLICABLE CODES. ie NFPA 70, NFPA 72, NFPA 101, BOCA BUILDING CODE 1993 EDITION;BALTIMORE COUNTY BILL 187-93, AND THE BALTIMORE COUNTY FIRE PREVENTION CODE;BALTIMORE COUNTY BILL 017-91.**

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on Recycled Paper

PDM

David L. Winstead
Secretary
Hal Kassoff
Administrator

Maryland Department of Transportation
State Highway Administration

7-30-96

Mr. Donald T. Rascoe
Development Manager
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204
Attn: Ms. Susan Wimbley

RE: Baltimore County
MARYLAND GOLF ACADEMY
N/S OELANEY VALLEY RD,
W. OF LOCH RAVEN DR.
CONCEPT PLAN
PDM# 10-345

Dear Mr. Rascoe:

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

Please contact Bob Small at 410-333-1350 if you have any questions. Thank you for the opportunity to review this plan.

Very truly yours,

Bob Small

for Ronald Burns, Chief
Engineering Access Permits
Division

BS

My telephone number is _____

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

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

Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

Mr. Donald T. Rascoe
Development Manager
Baltimore County Office of
Permits and Development Management
County Office Building
Room 109
Towson, Maryland 21204
Attn: Ms. Carol Brown

RE: Baltimore County 12.23.96
Maryland Group Academy
10-345
N/S Dulaney Valley Rd.

Dear Mr. Rascoe:

We have reviewed the referenced plan and we have no objection to approval as the development does not access a State roadway and is not effected by any State Highway Administration (SHA) projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions. Thank you for the opportunity to review this plan.

Very truly yours,

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

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

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

PDM

BALTIMORE COUNTY, MARYLAND

SUBJECT: DEVELOPMENT PLAN REVIEW COMMENTS
FOR JANUARY 2, 1997

DATE: December 31, 1996

FROM: Robert W. Bowling, P.E., Chief
Development Plans Review Division
Department of Permits & Development Management

PROJECT NAME: Maryland Golf Academy

PROJECT NO:

LOCATION: Dulaney Valley Road

DISTRICT: 10C6

The Development Plans Review Division has reviewed the subject plan dated December 9, 1996 and has the following comments to make:

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 Department of the Environment Construction Permits for each private utility (water and sanitary sewer) having a projected flow greater than 5,000 gallons per day average daily flow will be obtained through the Baltimore County Department of Public Works. A processing fee of $100.00 per each utility will be required at the time of application.

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 #18-90, Section 26-239, 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 3 times payroll for Metropolitan District Projects and 2 times payroll for the Capital Improvement Fund.

The Developer is responsible for the full cost of all highway and storm drain construction.

A Public Works Agreement must be executed by the owner and Baltimore County for the required public improvements, prior to the recording of a record plat.

In accordance with Bill No. 18-90, Section 26-276 dredging, filling or construction in any wetland is prohibited.

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 subdivision. Occupancy Permits will be withheld until such damages have been corrected.

Offsite rights-of-way are necessary for storm drains. The Developer is hereby advised that the final plat and/or building permits will not be approved until the offsite right-of way is acquired. The County reserves the right to make the necessary contacts for acquisition of rights-of-way.

The Developer's Engineer shall investigate the need and obtain the necessary permits for the facilities serving this site that may require a "Corps of Engineer's Permit", a "Water Resources Permit", a "Water Quality Certification", and any other Federal or State Permits. These facilities cannot be sent to contract until such permits have been received.

When an Irrevocable Letter of Credit is posted as security and, if the County's ability to draw on or otherwise call a Letter of Credit is negatively impacted for any reason (bank default, receivership, etc.), it shall be the sole responsibility of the developer to obtain a replacement Letter of Credit under the same terms and conditions.

<u>HIGHWAY COMMENTS:</u>

Dulaney Valley 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 subdivision shall be as follows:

> The preparation of the right-of-way plat for, and the dedication of any widening and slope easements at no cost to the County.

Stone Eagle Road is an existing road which shall ultimately be improved as a 24-foot street cross section on a 50-foot right-of-way. The developer's responsibility is to extend the road into the site and to provide a County standard turnaround at its terminus.

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 Bureau.

The 500-foot sight lines along Dulaney Valley Road shall be shown.

The proposed access (outbound) off of Dulaney Valley Road shall be approximately 40 feet west of BGE pole #538012.

Panhandles shall be a minimum of 20 feet in width to serve one lot and a minimum of 10 feet in width per lot where two or more lots are involved. The Developer shall be required to provide a paved panhandle drive where more than one lot is to be served prior to occupancy.

Covenants must be recorded prior to, or along with the recording of the plat, establishing a cross easement over the panhandles for access over and maintenance of the common panhandle driveway, and for installation and maintenance of the private water and/or sewer connections where applicable.

In accordance with Bill No. 32-72, street lights are required in all subdivisions. 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 when the streets have been accepted for County maintenance.

"No Parking" signs shall be posted prohibiting parallel parking on 24-foot width streets and within the turnaround 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.

The tee-turnarounds shall conform with Baltimore County Standard R-16B or R.16C.

STORM DRAINS AND SEDIMENT CONTROL 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-ways - 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 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, Sediment Control and Forest Management Ordinance (Bill No. 33-88), a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. A sediment control plan is required. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

The Developer must furnish the Bureau of Engineering and Construction with a floodplain study containing the following information:

A map of scale 1"=200', for the entire drainage area which contributes to the open stream, including a tabulation of flow quantities. Hydrology computations shall be in accordance with the June, 1986 version of TR55.

Field run cross-sections of the stream with the flood plain of a 100-year design storm indicated on them. These sections are to be taken at 50-foot intervals and are to be shown on standard cross-section paper at 1"-5' horizontal to 1"=5' vertical scale.

A profile of the stream.

A plan with the location of the field run cross-sections indicated.

Hydraulic computations which were used to establish the elevation of the flood plain for each cross-section based on "The Standard Step Method" or "The U.S. Corps of Engineers Computer Program HEC-2".

Hydraulic computations, including inlet and outlet control analysis, which determine the size of any proposed structure within the flood plain. The Developer's engineer shall submit economically comparable designs (type, size and location), with estimated construction costs included, to verify his selection.

The stream is to be cleared of all fallen trees, stumps and debris.

In accordance with Bill No. 18-90, Section 26-276 filling within a flood plain is prohibited.

The rear of buildings may not be constructed within 20 feet of the limits of the flood plain as established for a 100-year flood level with a 1 foot freeboard. See Plate D19 in the Baltimore County Design Manual, adopted 1983 and revised February, 1985.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot over the flood plain elevation in all construction.

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

The Developer shall provide a minimum 10-foot drainage and utility easement along all bordering property lines which are not adjacent to County rights-of-way or storm drain reservations, (*unless a similar easement has previously been provided along the property lines of the adjacent subdivision).

Sediment control provisions will be required for the building permit application and for any grading involved.

WATER AND SANITARY SEWER COMMENTS:

Public water is not available to serve this property. Therefore, private well systems must be provided in conformance with the Department of Environmental Protection and Resource Management requirements. A water appropriation permit must be approved prior to signature on the record plat.

Public sewers are not available to serve this property; therefore, private sewage systems must be provided. Soil tests must be conducted on each lot prior to approval of a record plat in accordance with Department of Environmental Protection and Resource Management requirements.

LANDSCAPE COMMENTS:

Due to the speculative nature of the submitted development and schematic plans, review and comment on the Schematic Landscape Plan is deferred. The submitted Schematic Landscape Plan is acceptable for this stage of the process.

RWB:RJF:jrb

cc: File

MDGOLF.DPC

PDM

BALTIMORE COUNTY, MARYLAND

SUBJECT: CONCEPT PLAN REVIEW COMMENTS
FOR AUGUST 5, 1996

DATE: August 2, 1996

FROM: Robert W. Bowling, P.E., Chief
Development Plans Review Division
Department of Permits & Development Management

SIGNED: ROBERT W. BOWLING

PROJECT NAME: Maryland Golf Academy

PROJECT NO:

LOCATION: Dulaney Valley Road

DISTRICT: 10C6

The Development Plans Review Division has reviewed the subject plan dated July 10, 1996 and has the following comments to make:

Dulaney Valley Road will ultimately be realigned as a 50-foot paving section on a 70-foot right-of-way (see the attached sketch). The right-of-way and slope easements shall be dedicated to Baltimore County at no cost to the County.

Existing Dulaney Valley Road shall ultimately be improved as a 40-foot paving section on a 60-foot right-of-way. The existing road shall intersect the future realigned road at a right angle.

Stone Eagle Road shall be extended as a 24-foot paving section on a 50-foot right-of-way.

The proposed access (outbound) shall intersect Dulaney Valley Road approximately 10 feet west of BGE pole #538012. This pole shall clearly be identified on the plan.

The storm water runoff from the proposed site shall be conveyed to a suitable outfall.

Since the site drains into Loch Raven Reservoir, Baltimore City shall be contacted.

A 100-year floodplain study will be required.

No public water or sewer is available in this area; private wells and septic systems shall be provided.

LANDSCAPE COMMENTS:

The RC-4 guidelines for residential development in the C.M.D.P. are applicable to the proposed residential area. This proposed residential area is exempt from the Landscape Manual.

A Schematic Landscape Plan must be submitted for the proposed Golf Academy camp and community buildings and approved as a condition of Development Plan approval.

RWB:RJF:jrb

Attachment

cc: File

MDGOLF.CPC

BmB2

Meadow

BmB2

Hedgerow

Field

Meadow

Road

Valley

Field

Valley

Road

CwC2

BmC2

Dulaney

Loch Raven Reservoir
Mayor & City Council
of Baltimore

House

Meadow

Forest

Loch Raven Reservoir
Mayor & City Council
of Baltimore

Peerce's Plantation
(Restaurant)

PDM

BALTIMORE COUNTY, MARYLAND

SUBJECT: DEVELOPMENT PLAN COMMENTS

DPC DATE: 1/15/97
9:00 a.m., Room 123

FROM: PDM - ZONING REVIEW

HOH DATE: 2/4 & 2/5/97
9:00 a.m., Room 106

PROJECT NAME: **Maryland Golf Academy**

PLAN DATE: 12/9/96

LOCATION: NW/S Dulaney Valley Road
opposite Loch Raven Drive

DISTRICT: 10

PROPOSAL: Combination Golf Academy with Accessory Uses
and a 7-Lot Residential Development

The plan has been reviewed by the staff at this level of detail and has been found to be in general compliance with the Baltimore County Zoning Regulations (BCZR) for concept plan approval. To avoid any possible delays in the development review and zoning approval process, when additional details are available or changed, this office should be contacted and it should be the responsibility of the owner, developer or developer's engineer to rectify any zoning conflicts well in advance of any expected final approvals. Only if necessary, will this office up-date or supplement this comment during the review of the zoning final development plan. Please be advised that final approval is also contingent upon approval of the special exception and/or other zoning petitions.

1. As information become available, please show the proposed layout of the golf course, number of holes, etc. All uses must meet minimum setbacks per Section 102.2 of the zoning regulations in addition to the R.C.-4 requirements in addition to the R.C.-4 requirements.

2. Indicate the procedure in which the FDP of Cloverland Farms is to be amended for conveyance of Lot 24 and provide density information which indicates that the Cloverland subdivision density will not be exceeded.

3. List in the general notes that "development at this site for the proposed use does not create a Residential Transition Area (RTA)" and "all buildings and uses will comply with all R.C.-4 regulations".

Add that final zoning approval is contingent upon approval of the amended FDP of Cloverland Farms (deleting the lot to be conveyed to Maryland Golf Academy).

MITCHELL J. KELLMAN
Planner II, Zoning Review

MJK:scj

PDM

BALTIMORE COUNTY, MARYLAND

SUBJECT: CONCEPT PLAN COMMENTS

CPC DATE: 8/5/96
9:00 a.m., Room 123

FROM: PDM - ZONING REVIEW

PROJECT NAME: **Maryland Golf Academy**

PLAN DATE:

LOCATION:

DISTRICT:

PROPOSAL:

The plan has been reviewed by the staff at this level of detail and has been found to be in general compliance with the Baltimore County Zoning Regulations (BCZR) for concept plan approval. To avoid any possible delays in the development review and zoning approval process, when additional details are available or changed, this office should be contacted and it should be the responsibility of the owner, developer or developer's engineer to rectify any zoning conflicts well in advance of any expected final approvals. Only if necessary, will this office up-date or supplement this comment during the review of the zoning final development plan. Please be advised that final approval is also contingent upon approval of the special exception and/or other zoning petitions.

1. As information becomes available, please show the proposed layout of the golf course, number of holes, etc. All uses must meet minimum setbacks per Section 102.2 of the zoning regulations in addition to the RC4 requirements

2. Indicate the procedure in which the FDP of Cloverland Farms is to be amended for conveyance of Lot 24 and provide density information which indicates that the Cloverland subdivision density will not be exceeded.

MITCHELL J. KELLMAN
Planner II
Zoning Review

MJK:scj

Baltimore County Government
Department of Community Development
Livability Code Enforcement Office

One Investment Place Suite 800
Towson, MD 21204

887-4032
Fax 887-5696

CITY OF BALTIMORE

KURT L. SCHMOKE, Mayor

DEPARTMENT OF PUBLIC WORKS
GEORGE G. BALOG, Director
600 Abel Wolman Municipal Building
Baltimore, Maryland 21202

2

April 9, 1997

Mr. Timothy M. Kotroco
Hearing Officer
Baltimore County Department of Permits
and Development Management
Room 112 Old Court House
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Kotroco:

This is in regard to the Notice of Public Hearing concerning the Development Plan for the Maryland Golf Academy to be located off of Dulaney Valley Road west of Loch Raven Drive.

As the adjoining downstream property owner, we would like to comment regarding the request for a special exception for a golf course in the R.C. 4 Zone. We have discussed the proposal with the Consultants for the Developer, Baltimore County Department of Environmental Protection and Resource Management, the Reservoir Watershed Technical Subcommittee of the Baltimore Metropolitan Council and the Friends of the Watersheds Committee.

It is our conclusion that not enough information is available to determine if granting the special exemption exception will result in a greater impact to water quality than the development that would be allowed under existing zoning. Therefore, we cannot support this project at this time.

Recently, Baltimore City disapproved the expansion of the Pine Ridge Golf Course within the Buffer Lands of the Loch Raven Reservoir. This proposed project is very close in proximity to the Pine Ridge Project and presents many of the same issues. Until such time as data is presented that clearly indicates the proposed project would contribute equal or less impact to water quality than the development that would be allowed under existing zoning, this Office must oppose the exception.

If you have any questions concerning this matter, please contact Mr. Ralph O. Cullison, III, Chief of the Environmental Services Division, at 396-0539.

Very truly yours,

GEORGE G. BALOG
DIRECTOR

GGB/ROC:lat

cc: Mr. Peter Zimmerman
Mr. Scott Barhight
Mr. George Perdikakis
Mr. Macy Nelson
Mr. Jack Anderson
Mr. Dave L. Montgomery
Mr. Ralph O. Cullison, III
Mr. William P. Stack

3

APRIL 11, 1997

TESTIMONY CASE #345
SPECIAL EXCEPTION FOR GOLF ACADEMY

FROM: Jo Owen (Mrs. John K. Owen)
308 Merrie Hunt Drive
Lutherville, Maryland
410-252-5515

I speak as an individual who has been involved since 1986 with environmental issues related to the protection of drinking water, watershed protection and the Pine Ridge Golf Course proposed expansion. I am a community activist, a member of the steering committee of The Watershed Protection Coalition, a member of Baltimore City's Friends of the Watershed, and a member of the Governor's Upper Western Shore Tributary Strategy Implementation Team.

The Watershed Protection Coalition was formed in 1993 for the purpose of supporting responsible public policy for the stewardship of all municipal reservoirs / watersheds in the Baltimore Metropolitan Area, to protect the city-owned watersheds in Baltimore County, to prevent the inappropriate land use by development in the Loch Raven Municipal Watershed and to oppose any expansion of the Pine Ridge Golf Course. Four members of its board are from Baltimore City and four from Baltimore County.

The Friends of the Watershed is a group of individuals representing recreational and environmental interests from Baltimore City, Baltimore and Carroll Counties. The members are selected by the City and serve a term of two years. The mission of this group is to help protect drinking water quality and biodiversity by assisting the Watershed Management in enforcement, education and gathering of information. One purpose of this group is to make recommendations about watershed issues to watershed management. We have done so regarding the proposed Golf Academy and I submit a copy of our letter to Mr. Balog advising him of the position we have taken.

The Governor's Tributary Strategy Teams, of which there are ten covering the State of Maryland, were established in response to the 1993 Chesapeake Bay Partnership Agreement. The agreement commits state, municipal, and county governments to work cooperatively towards accomplishing the goals set forth in the 1992 amended Chesapeake Bay Agreement. The mission of the Upper Western Shore Team is to coordinate participation among citizens, government agencies, and other interested parties and will promote an understanding of Tributary Strategy goals and will strive to develop consensus and find solutions that are feasible, realistic, and persuasive to all citizens of the watershed including those who set policy and implement the activities.
The goal of our team is to achieve a minimum of a 40% nutrient reduction and to restore a healthy aquatic ecosystem in rivers, streams which will ultimately improve the bay. Watersheds of Pretty Boy and Loch Raven Reservoirs account for approximately 1/3 of the land in the Upper Western Shore Watershed. 90% of the water in this watershed area goes through treatment plants and is used for drinking water

Our drinking water supply is limited, but the demand for it increases daily. Unprecedented growth surrounding the reservoirs not only increases the demand for water, but also contributes to its degradation. Green lawns of homeowners and golf courses require chemicals which filter into the soil or run off into streams and waterbodies contributing to the degradation of water quality. Over 70,000 chemicals are in use. Less than 2% have been adequately tested for their impact on human health and the environment. The vast majority of the chemicals are discharged into the environment without any state or federal limits. Thousands of toxic substances have been detected in the Chesapeake Bay. They arrived there from upstream.

The Pine Ridge Golf Course has been referred to frequently in testimony related to this case. To the average citizen, the fact that a golf course already exists within the watershed, and that another is adjacent to the site proposed for the golf academy might appear to indicate this proposal should receive carte blanche. It is for that very reason that it should not.

Both of these courses were built before we had any understanding of the environmental impact land use had on water bodies. When they were built, the Chesapeake Bay was producing and exporting enormous amounts of seafood. Today, we import the majority of our seafood.

What caused this demise? Misuse of chemicals - fertilizers, pesticides, toxics, loss of forest to development and growth, and poor land use decisions - all upstream.

Is Loch Raven Reservoir as healthy and productive as it was when these courses were built? No. Sediment has accumulated lowering its volume. Algal blooms coat the waters each summer - an indication of excess nutrients. This increases the cost of water treatment. Increased recreational use of the Loch Raven Watershed has also contributed to its degradation. Baltimore County residents constitute the vast majority of these users.

It is the City's responsibility to provide as pure and copious a supply of drinking water as possible from this reservoir in Baltimore County to the metropolitan area. How is Baltimore County contributing to this effort? Do its actions and decisions improve water quality or harm it? Mistakes have been made in the past, but there is no reason to compound those mistakes and further degrade Loch Raven's waters.

The Maryland Golf Academy proposal offers no guarantees that water qualtiy will benefit by this development. Too many details are vague, unspecified, or incorrect.

After hearing testimony yesterday, I called the mentioned Brambleton Golf Course in Louden County, Virginia, and spoke to ~~Mr. Hollins who indicated that the course built three years ago was, conservatively, approximately one or two miles from the reservoir.~~

I submit, also, for Your Honor's use, information explaining IPM in detail. Integrated Pest Management is an improvement over the old mass spraying of everything on site killing off the good bugs as well as the bad. It reduces pesticides, it doesn't eliminate them. It should be noted that Americans used 1.25 billion pounds of herbicides, insecticides and fungicides in 1995 - a record high - according to the Natural Resources Defense Council and the U. S. Public Interest Research Group. Is it any wonder our water bodies are in trouble?

Baltimore County is a signator to the Watershed Management Agreement of the Baltimore Metropolitan Council, and, as such, should make every effort to lessen any further impact to the Loch Raven Watershed by abiding by the intent of RC4 zoning designated to protect natural resources.

I urge you to reject this request for special exception.

Jo Clun

League of Women Voters

Baltimore City / Baltimore County

(410) 825-5355 (410) 828-8869

7800 York Road
Towson, Maryland
21204

Baltimore County Office Building
April 9, 10, 11 at 9:00 a.m. Case 345
Re: Maryland Golf Academy
MacKenzie Investment Corporation
Request for RC-4 special exception
Position: OPPOSED TO CHANGE OF RC-4 ZONING DESIGNATION

The League of Women Voters has strong positions of support for measures protecting drinking water quality, reached by consensus at national, state and local levels.

Resource Conservation-4 zoning is a well-considered zoning designation, to protect a resource such as drinking water, or other vital, sensitive areas. Recreational use cannot be considered a priority worthy of the requested special exception. We oppose the request.

Twice our local Leagues have joined with others to defeat expansion of the Pine Ridge golf course on the Loch Raven reservoir. Baltimore City, under great pressure, twice refused expansion, giving priority to the protection of drinking water quality for the entire metropolitan area. Baltimore County is now asked to provide zoning protection.

The MacKenzie proposal for construction of a golf academy, golf course, clubhouse, museum, seven residences and a nature conservancy on this site, with the accompanying traffic and surface needs for parking, is inconsistent with what we perceive to be the purpose of RC-4 zoning.

Reforestation would be the best use of this land draining into the reservoir. Could the newly passed Rural Legacy legislation be used to prevent development in this sensitive area? Thank you.

Mimi Cooper, President, City Ann Lee, President, County
Kerri Weil, Natural Resources, City Ralph Rigger, Land Use, County
Pat Lane, City Persons listed approved by telephone

Pat Lane

Baltimore County Hearing
April 9, l0, ll, 9:00 a.m.
Opposition to Special request for RC-4 zoning change
MacKenzie Investment Corp.
Opposition to Golf Academy plus housing on land which drains into the Loch Raven drinking water reservoir

We drink water. Maintaining the quality of drinking water in our area is very important to us. We must rely on our City and County officials to protect the sources of our water through judicious decisions. We oppose any special exception to the RC-4 zoning designation for the property in question which lies above and almost adjacent to the Loch Raven reservoir.

The April l997 Smithsonian magazine carries an article about how golf courses can be environmentally benign, but that they just don't belong in certain sensitive areas. We share a quotation:

"There are already more than l5,000 golf courses in the United States, which together take up more area than Delaware and Rhode Island combined. Snce l990, an average of more than 350 new or expanded courses have opened annually, each l8-hole course covering about l50 acres. Another l,600 courses are planned or are under construction." Do we really need another one right by a reservoir? What about the MD. Country Club course in Towson which should be retained rather than used for housing?

Perhaps we need stronger state laws to protect areas such as the one in question from the eternal request for special exceptions which take time and put intense pressure on local agencies. Each case is complex and they frequently become politically and emotionally driven. We thought that the state already had laws which protected vital public resources and sensitive areas? Why don't they function in this case?

Baltimore County has some of the best protective legislation in the state. Why does a Resource Conservation (aptly named) designation not protect the property in question outright? The City has in recent years held the line on drinking water protection. We hope that the County will hold firm as well, protecting our water resources for over a million and a half people over recreation for a few.

Thank you.

M. Daniel and Patricia S. Lane
5607 Roxbury Place
Baltimore, MD 2l209
4l0-664-83l6

M. Daniel Lane
Patricia S. Lane

LONG GREEN VALLEY ASSOCIATION

RESOLVED: That the position of the Long Green Valley Association as adopted by the (Board of Directors) on the zoning matter known as:

CASE #X-345

is that::

The Board voted to oppose the Maryland Golf Academy.

AS WITNESS OUR HANDS AND SEAL THIS 9th day of April, 1997.

ATTEST: LONG GREEN VALLEY ASSOCIATION

Secretary President

4/97

1A

LONG GREEN VALLEY ASSOCIATION

P.O. Box 91 Baldwin, Maryland 21013

April 10, 1997

Honorable Deputy Zoning Commissioner
Tim Kotrocco
Room 106
County Office Building
301 West Chesapeake Avenue
Towson, Maryland 21204

RE: Maryland Golf Academy
Project X-345

Dear Commissioner Kotrocco:

This is to advise that the Board of Directors of the Long Green Valley Association voted unanimously at its meeting in August, 1996, to oppose the development of the Maryland Golf Academy and also to engage Leslie M. Pittler as counsel to represent the Association in this matter.

Very truly yours,

Charlotte W. Pine
President

CWP/cmh

KB

LONG GREEN VALLEY ASSOCIATION

RESOLVED: That at the annual meeting of the Long Green Valley Association held on April 18, 1996, it was decided by the Association that responsibility for review and action on all zoning matters for the period one year be placed in the (Board of Directors) consisting of the following members:

SEE ATTACHED LIST

AS WITNESS OUR HANDS AND SEAL THIS 9th day of April, 1997.

ATTEST: LONG GREEN VALLEY ASSOCIATION

Carol L. Grelo — Secretary

Charlotte W. Pace — President

Long Green Valley Association Board of Directors 1996-1997

NAME	OFFICE	STREET	CITY	STATE	ZIP	HOME PHONE	WORK PHONE	TERM EXPIRES
Edward D. Blanton, Jr.	Ex Officio	5025 Long Green Road	Glen Arm	MD	21057	592-6284	296-8160	
Nancy Boyce		5912 Glen Arm Road	Glen Arm	MD	21057	592-2831		1999
Sally Buck		12722 Long Green Pike	Hydes	MD	21082	592-9570	633-8110	1999
Michael Cordes		5530 Glen Arm Road	Glen Arm	MD	21057	592-3792		1998
Robert Deford	Ex Officio	12820 Long Green Pike	Hydes	MD	21082	472-4960	592-5015	
Catherine Ebert		12815 Kanes Road	Glen Arm	MD	21057	592-2381		1997
Susanne Emory		5525 Glen Arm Road	Glen Arm	MD	21057	592-9288		1997
Katherine Gabriel	Vice President	12601 Long Green Pike	Glen Arm	MD	21057	592-8087		1997
Elizabeth Hartline		5430 Patterson Road	Hydes	MD	21082	592-8162		1998
Denise McCloskey		5300 Hydes Road	Hydes	MD	21082	592-2996		1997
Sally Millemann		13009 Bottom Road	Hydes	MD	21082	592-3588		1998
Helen Mitchell		4523 Long Green Road	Long Green	MD	21092	592-6508		1999
Charlotte Pine	President	607 Baltimore Avenue	Towson	MD	21204		823-5200	1998
Bartlett Regan		6037 Church Lane	Hydes	MD	21082	592-5867		1999
Michael Reier		11909 Long Green Pike	Glen Arm	MD	21057	592-9045	581-1101	1998 683-1101
Carol Trela	Secretary	5433 Patterson Road	Baldwin	MD	21013	592-3956		1999
John T. Vance III	Treasurer	13333 Long Green Pike	Baldwin	MD	21013	592-2970		1997

ebruary 20, 1997

Baltimore County Government
Department of Permits and
Development Management

12/96

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3335

December 30, 1996

MacKenzie Investment Corporation
2328 W. Joppa Road, Suite 200
Lutherville, MD 21093

RE: Maryland Golf Academy PDM No. X-345

Dear Sir:

The Development Plan Conference and the Hearing Officer's Hearing have been scheduled on the above referenced project. Please arrange to attend this meeting with appropriate representation.

DEVELOPMENT PLAN CONFERENCE:

Date: Wednesday, January 15, 1997
Time: 9:00 AM
Location: Development Management Conference Room
County Office Building, Room 123, 111 W. Chesapeake Avenue, Towson

HEARING OFFICER'S HEARING:

Date: Tuesday, February 4, 1996 Time: 9:00 AM
Location: Old Courthouse Rm. 118, 401 Washington Avenue, Towson

Date: Wednesday, February 5, 1996 Time: 9:00 AM
Location: County Office Bldg. Rm. 106, 111 W. Chesapeake Avenue, Towson

A copy of a public notification letter of the Development Plan Conference and Hearing Officer's Hearing is attached for your convenience. Please note that it is the developer's responsibility to send a copy of the development plan and notify all interested parties of the conference and hearing.

Sincerely,

Timothy L. Fitts
Project Manager

TLF:cab
c: G. W. Stephens, Jr. and Associates, Inc.
File

Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3353
Fax: (410) 887-5708

February 3, 1997

G. Macy Nelson, Esquire
Anderson, Coe & King LLP
201 North Charles Street, Suite 2000
Baltimore, MD 21201

RE: Maryland Golf Academy
PDM No. X-345

Dear Mr. Nelson:

A copy of your letter to Timothy M. Kotroco, dated January 20, 1997, has been referred to me for response.

As you know, this matter had been postponed previously at the request of the community. The Baltimore County Code mandates that the hearing must be held in so many days after the development plan is accepted for filing. The scheduled hearings are based on the availability of the hearing room and hearing officers. Oftentimes, we face problems scheduling all the cases that are required to be heard. When requests for postponements are received, we try to seek an agreement between the parties. If no agreement can be reached, most often, I will agree to a postponement for a maximum of approximately two weeks. Inasmuch as timeliness is mandated by the code, scheduling is very tight by necessity.

After I received G. Scott Barhight's response to your letter, I contacted him and requested that his client consider another two weeks. Mr. Barhight has advised by letter that his client is not agreeable. As a result, I cannot agree to further postpone this matter. Of course, you may raise this request to the hearing officer at the beginning of the hearing itself.

Sincerely,

Arnold Jablon
Director

c: G. Scott Barhight, Esquire
Lawrence E. Schmidt, Esquire
Timothy M. Kotroco, Esquire

97-3/7 T. Fitts

COPY

WHITEFORD, TAYLOR & PRESTON
L.L.P.

210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4515
410 832-2000
FAX 410 832-2015

SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21202-1626
TELEPHONE 410 347-8700
FAX 410 752-7092

30 COLUMBIA CORPORATE CENTER
10440 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
TELEPHONE 410 884-0700
FAX 410 884-0719

1025 CONNECTICUT AVENUE, NW
WASHINGTON, D.C. 20036-5405
TELEPHONE 202 659-6800
FAX 202 331-0573

1317 KING STREET
ALEXANDRIA, VIRGINIA 22314-2928
TELEPHONE 703 836-5742
FAX 703 836-0265

G. SCOTT BARHIGHT
DIRECT NUMBER
410 832-2050
2029522@mcimail.com

RECEIVED
JAN 23 1997
PDM

January 23, 1997

Via Hand Delivery

Arnold Jablon, Director
Department of Permits &
Development Management
111 W. Chesapeake Avenue, Room 111
Towson, Maryland 21204

Re: Maryland Golf Academy
PDM #1-345

Dear Mr. Jablon:

As you are aware this office represents MacKenzie Investment Corporation, the developer of the Maryland Golf Academy. Please accept this letter as the developer's opposition to the recent request for postponement.

By letter dated January 20, 1997 to Mr. Kotroco, G. Macy Nelson, Esquire, on behalf of Suzanne Kunhardt and other citizens in opposition to the Maryland Golf Academy, requested a postponement of the hearings currently scheduled for February 26 and 27, 1997. Mr. Nelson's client, Ms. Kunhardt, previously requested a postponement of the second set of hearing dates, February 4 and 5, 1997. Ms. Kunhardt's postponement request was granted by your office in order to permit Ms. Kunhardt to engage counsel. Now that Ms. Kunhardt has engaged counsel, yet another request for delay is being submitted.

The only reason stated by Mr. Nelson for the postponement is to become acquainted with the file. Since the hearing dates are more than a month away from the date of his engagement, Mr. Nelson has more than adequate time to prepare for the hearing. Please note that the normal notice period is 20 working days. In this case, Mr. Nelson has more time than required by the Development Regulations.

I have not discussed this opposition with Mr. Nelson. I am sending him a copy of this letter to alert him to my client's opposition to his request for further delay. Since we are opposed to the postponement, I see no reason to schedule a conference call to pick a mutually agreeable date.

Thank you for your kind attention to this matter. Should you have any questions or comments, please feel free to contact me.

Sincerely,

G. Scott Barhight

GSB:sll
cc: G. Macy Nelson, Esquire (by fax)
Mr. Clark F. MacKenzie (by fax)
Mr. Timothy L. Fitts (by hand delivery)

94604

COPY

WHITEFORD, TAYLOR & PRESTON
L.L.P.

210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4515
410 832-2000
FAX 410 832-2015

SEVEN SAINT PAUL STREET
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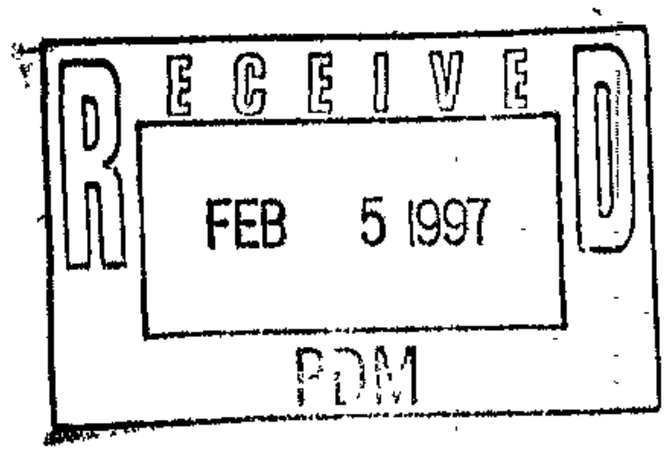
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TELEPHONE 703 836-5742
FAX 703 836-0265

G. SCOTT BARHIGHT
DIRECT NUMBER
410 832-2050
2029522@mcimail.com

February 5, 1997



Via Hand Delivery

Arnold Jablon, Director
Department of Permits &
Development Management
111 W. Chesapeake Avenue, Room 111
Towson, Maryland 21204

Re: Maryland Golf Academy
PDM #10-345

Dear Mr. Jablon:

As you requested, I have communicated the recently renewed request for postponement by a group of protestants in the above-referenced matter to my client. On behalf of MacKenzie Investment Corporation, we respectfully suggest that a postponement would be inappropriate. We cannot consent to further delays.

From the inception of this project, Mr. MacKenzie has gone to great lengths to make every effort to communicate with the owners of neighboring parcels and interested community groups. In addition to the two Community Input Meetings, numerous meetings have occurred (including site visits) in an attempt to familiarize interested persons with the proposed golf academy. Notwithstanding the wide ranging nature of the invitations, many of the informal community meetings have not been well attended, other than by the immediate neighbors.

As you might imagine, it has been frustrating to not have the strong effort to communicate fully reciprocated by all interested groups. We are certain that many of the myths that are being circulated regarding the proposal could be dispelled if there was a higher level of communication. As always, Mr. MacKenzie stands ready, willing and able to communicate with the community at large.

We appreciate your renewed request that we consider a postponement. However, in light of all of the efforts to date, and given the significant time that all

parties have had to prepare for the hearing, we respectfully oppose any request for postponement.

Thank you for your continued cooperation in this matter. Should you have any questions or comments, please feel free to contact me.

Sincerely,

G. Scott Barhight

GSB:sll
cc: The Honorable C.A. Dutch Ruppersberger (by hand delivery)
G. Macy Nelson, Esquire (by fax)
Mr. Clark F. MacKenzie (by fax 407-272-8703)
Mr. Timothy L. Fitts (by hand delivery)

94604

SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21202-1626
TELEPHONE 410 347-8700
FAX 410 752-7092

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FAX 410 884-0719

G. SCOTT BARHIGHT
DIRECT NUMBER
410 832-2050
2029522@mcimail.com

WHITEFORD, TAYLOR & PRESTON
L.L.P.

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FAX 202 331-0573

1317 KING STREET
ALEXANDRIA, VIRGINIA 22314-2928
TELEPHONE 703 836-5742
FAX 703 836-0265

February 7, 1997

DELIVERY BY HAND

Mr. Timothy L. Fitts
Department of Permits &
Development Management
Room 111
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Maryland Golf Academy and Eagles Nest Estate's II
PDM File No. X-345

Dear Mr. Fitts:

As the file should reflect, this office represents the Developer of the above-referenced project, MacKenzie Investment Corporation. As a result of comments from the community and Baltimore County agencies, the Developer hereby files the enclosed revised Development Plan dated February 7, 1997. Please note that the revision block describes each of the changes. This copy of the revised Development Plan has been highlighted to help identify the changes. Highlighted copies of this revised Development Plan are being hand-delivered in accordance with the transmittals listed below:

1. The February 6, 1997 transmittal from Mr. Chadsey to the Baltimore County Zoning Commissioner.

2. The February 6, 1997 transmittal from Mr. Chadsey to Permits & Development Management, Bureau of Land Acquisition, Attn: Stephany Wright.

3. The February 6, 1997 transmittal from Mr. Chadsey to Permits & Development Management - Zoning Review, Attn: Mitch Kellman.

4. The February 6, 1997 transmittal from Mr. Chadsey to Permits & Development Management - Development Plans Review Division, Attn: Bob Bowling/Rahee Famili.

5. The February 6, 1997 transmittal from Mr. Chadsey to Office of Planning, Attn: Ervin McDaniel/Carol McEvoy.

6. The February 6, 1997 transmittal from Mr. Chadsey to DEPRM, Attn: Bruce Seeley.

Copies of these transmittals are enclosed for the PDM file. It is my understanding that Baltimore County must file any comments in response to this revised Development Plan by Tuesday, February 18, 1997.

Additionally, a revised forest stand delineation worksheet and a revised preliminary forest conservation plan have been filed with DEPRM, to the attention of Valerie Klein. A copy of the transmittal dated February 7, 1997 from Mr. Chadsey to DEPRM, Attn: Valerie Klein and the revised worksheet and the revised plan are enclosed for the PDM file.

Copies of the revised Development Plan, without the highlighting, are being mailed to interested persons and community associations identified by the Office of Planning and the minutes of the community input meeting. If anyone would like to view the transmittals or documents attached to this letter, they should visit your office and request to see your file in this matter.

Should you have any questions or comments, please feel free to contact me.

Sincerely,

G. Scott Barhight

GSB:sll
Enclosure
cc: Arnold Jablon, Director
Timothy M. Kotroco, Deputy Zoning Commissioner
Mr. Clark F. MacKenzie
Ms. Sibby Gibbs
Frederick N. Chadsey, IV, P.E.
G. Macy Nelson, Esquire
Interested Persons

92535

WHITEFORD, TAYLOR & PRESTON
L.L.P.

210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4515
410 832-2000
FAX 410 832-2015

SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21202-1626
TELEPHONE 410 347-8700
FAX 410 752-7092

30 COLUMBIA CORPORATE CENTER
10440 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
TELEPHONE 410 884-0700
FAX 410 884-0719

1025 CONNECTICUT AVENUE, NW
WASHINGTON, D.C. 20036-5405
TELEPHONE 202 659-6800
FAX 202 331-0573

1317 KING STREET
ALEXANDRIA, VIRGINIA 22314-2928
TELEPHONE 703 836-5742
FAX 703 836-0265

G. SCOTT BARHIGHT
DIRECT NUMBER
410 832-2050
2029522@mcimail.com

February 7, 1997

Via Hand Delivery

Arnold Jablon, Director
Department of Permits &
Development Management
111 W. Chesapeake Avenue, Room 111
Towson, Maryland 21204

Re: Maryland Golf Academy
Item No. 251
Case No. 97-251-X
Petitioner: MacKenzie Investment Corporation

Dear Mr. Jablon:

As the record should reflect, this office represents the MacKenzie Investment Corporation, the Petitioner in the above-referenced case. As you are aware this matter has been consolidated with the Development Plan for the Maryland Golf Academy and Eagles Nest Estates II (PDM No. X-345) pursuant to Baltimore County Code Sections 26-203(f) and 26-206.1.

As a result of community and County Agency comments, the Petitioner hereby amends the Petition for Special Exception and files the following documents:

1. 12 copies of the revised Special Exception Plan;

2. 3 copies of the revised legal descriptions;

3. 1 copy of the revised zoning map; and

4. A check made payable to Baltimore County, Maryland in the amount of $100.00 as the revised filing fee.

It is my understanding that this matter will be heard before the Deputy Zoning Commissioner on February 26 and 27, 1997. Should you have any questions or comments, please feel free to contact me. Thank you for your kind attention to this matter.

Sincerely,

G. Scott Barhight

GSB:sll
cc: Timothy M. Kotroco, Deputy Zoning Commissioner
Mr. Clark F. MacKenzie
Ms. Sybil B. Gibbs
Frederick N. Chadsey, IV, P.E.
G. Macy Nelson, Esquire
Mr. Timothy L. Fitts (by hand delivery)
Interested Persons

94604

AMERICOM

R. Michael Gill
President

February 26, 1997

Mr. Timothy M. Kotroco
Deputy Zoning Commissioner
Baltimore County Zoning Commissioner's Office
Court House
400 Washington Avenue
Towson, Maryland 21204

Re: Maryland Golf Academy
PDM File No. X-345
Case No. 97-251-X

Dear Commissioner Kotroco:

I am writing this letter to indicate my support for the proposed golfing project sponsored by Clark MacKenzie, President of MacKenzie Investment Corporation. Not only is there a definite need for this type of facility in Baltimore County, but also I believe the location is ideal for its use. It is easily accessible from the surrounding community and is compatible with the boating, fishing, shooting and biking in the area. Pine Ridge, the closest public golf facility, is overcrowded and does not offer the scope of education of the game that is planned for this project.

I hope you will pass favorably on this petition.

Best regards,

R. Michael Gill

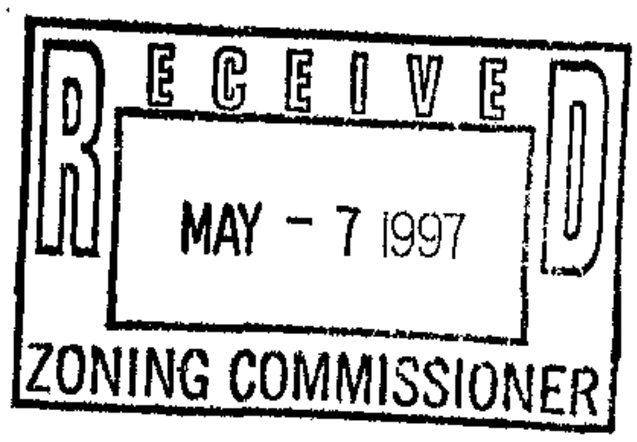
RMG:gsg

1300 Bellona Avenue at Bellona Commons / Lutherville, Maryland 21093
Phone: (410) 823-1300 / Fax: (410) 823-1030

12837 Stone Eagle Road
Phoenix, Maryland 21131
(410) 252-2887 TEL
(410) 252-8454 FAX

May 5, 1997

Mr. Timothy M. Kotroco
Department of the Zoning Commissioner
Baltimore County Zoning Commission Office
Court House
400 Washington Avenue
Towson, MD 21204



RE: Maryland Golf Academy
PDM file X-345
Special Exception Case 97-251-X

Although I realize from the notice on my desk that this letter should have reached your office by May 2, I am hoping it still can be of some use in this consideration. Like many people who are in favor of something, I have let myself be "too busy" to make a formal response, leaving the oversight to our neighbor Dale Springer. However, I had not realized there is some chance the project will be thwarted.

Thus, I register my strong support for this project. The developers have been extremely considerate in communicating with our neighborhood and negotiating issues in what seems sincere good faith. They have gone out of their way to be above-board, provide copious and detailed information. My concern is that the people who are against this thoughtful development merely leave the door open for future development that may not be nearly so environmentally sound nor as good for the property values in the area. As time goes on, there will be increasing pressure for parceling the land to accommodate many more residences and possibly other less desirable uses - as witness some of the development in the Cockeysville/Cranbrook area.

We, and several others to whom we have spoken, would be delighted to see this project move forward.

Yours truly,

Eileen T. Cline

Eileen T. Cline

RECEIVED
MAY 12 1997
PDM

Community Alert:

145 acre Golf Academy planned adjacent to Peerce's Plantation

Attached is a complete description of the planned golf academy. Please read the information carefully. Below are highlights of the plans as well as ACTION needed immediately to oppose this unnecessary and detrimental development in our community.

Plans for the Golf Academy include:
120 tee driving range
lighted practice areas for evening use
9 hole golf course
7 homes
clubhouse (potentially will include liquor license)
museum
pro-shop
maintenance and storage buildings
caretaker residence
216 paved parking spaces

RESULTS: approximately 840 daily trips in and out of this facility
amusement park appearance

ACTION NEEDED NOW:

OPPOSITION TO THIS GOLF ACADEMY IS BEING COORDINATED BY THE FOLLOWING COMMUNITY GROUPS: Ravenhurst, Windemere, Outpost, GlenArm, The Valleys Planning Council, Long Green Valley, North East Coaltion, Summerhill, Summerfield Farms, Manor Oaks, Kingsville.

In the enclosed envelope, PLEASE:

1. SEND $25.00 (minimum/household) to help fund this opposition
2. SIGN and return the enclosed petition opposing this development
3. ATTEND the hearings to be held April 9,10,11 9 A.M. Room 106 County Office Building (111 W. Chesapeake Ave. Towson) Special Exception Case#97-251X Item 251

GOLF ACADEMY PLANNED:

In August 1996, we were advised that the MacKenzie Investment Corporation was planning to develop approximately 145 acres on Dulaney Valley Road, adjacent to Peerce's Plantation Restaurant, as the Maryland Golf Academy.

We have attended community meetings, have met with county officials and have gone on a property tour by the MacKenzie Investment Corporation. The information we have gathered is very troubling.

SPECIFICS:

The MacKenzie Investment Corporation is planning a 120-tee driving range and multiple practice areas lit for night time use, proposed hours of operation which extend late into the evening, a 9-hole golf course, seven new homes, a clubhouse potentially with a liquor license, a museum, a pro-shop, a future golf camp, a caretaker residence, and various maintenance and storage buildings. To accomodate this project and it's anticipated 840 "average daily trips", which translates into a significant increase in traffic on Dulaney Valley Road, 216 paved parking spaces are planned.

BACKGROUND:

There is no need for the proposed Golf Academy. Every golf course has a professional golf instructor and his assistants to give golf instruction with driving ranges and putting greens for practice. The Towson Country Club is adjacent to this property on the west side. There are two public golf courses nearby, one less than a mile away and the other nine miles away. In a ten mile circle, there are five more golf courses; one is public and the others are club courses that admit the public.

This proposed golf academy is approximately one mile by road and six tenths (0.6) of a mile straight line distance from the existing eighteen hole Pine Ridge Golf Course which has only 45-tee driving range, all of which are almost never fully occupied. Two years ago, Pine Ridge Golf Course intented to add nine holes to their present course, but objections by Baltimore County's own Department of Environmental Protection and Resource Management and public outcry over potential harm to the environment caused the plan to be withdrawn.

ENVIRONMENTAL IMPACT:

Any golf course jeopardizes groundwater, streams and ponds or lakes with the run-off from the accompanying use of pesticides and herbicides. The Pine Ridge Golf Course should never have been placed in the Loch Raven reservoir watershed. Since it is already there, nothing can be done about it; but adding additional golf facilities should not be permitted. All golf courses must make liberal use of fertilizers and herbicides to maintain clear fairways and good greens. These substances are not "soil treatments" like those used in agriculture, but rather they are "surface treatments" which wash away and run off in rain and snowstorms to pollute our groundwater, streams, ponds and lakes.

HEARING SET FOR APRIL 9, 10 & 11

In order to proceed with this project, the developer needs to have the development plans approved by the county and needs to receive a zoning "exception". At this time, the hearing is scheduled for April 9th, 10th and 11th. All hearing dates are scheduled to begin at 9:00 a.m. in room 106 of the the County Office Building, 111 West Chesapeake Avenue, Towson, Maryland. The Project Number for the Development Approval is X-345. The Case Number for the Special Exception is 97-251X (Item 251).

COMMUNITY RESPONSE:

Directors of the Long Green Valley Asssociation have met with leaders of other community associations, including the Windemere Association, the Ravenhurst Association, the Valleys Planning Council, the Outpost Community Association, the Glen Arm Association, the North East Coalition, the Kingsville Association, Summerfield Farms, Summerhill, Manor Oaks and others to join together to fight the development of the Maryland Golf Academy. We believe the commercial nature of this development plan is entirely unacceptable. This project would have a very significant impact on the rural character of the Dulaney Valley corridor, the traffic on and future pattern of Dulaney Valley Road, the water supply, safety in the surrounding neighborhoods and property values. We do not believe that this commercial venture is appropriate for this part of Baltimore County, nor do we believe that the County Council intended such a profound commercialization of it's Rural Conservation Zones.

COUNSEL HIRED TO OPPOSE GOLF ACADEMY:

WE NEED YOUR SUPPORT! We have hired counsel to represent the communities affected by this proposed project at the administrative hearing on the zoning exception and the appeals that almost surely will follow. We ask the residents of this community to give their support in the following ways:

We are asking that each household contribute towards the cost of retaining counsel for the opposition of the Maryland Golf Academy. We, along with the Community Associations noted above, are asking for a minimum contribution of $25. Please consider that the value of your home and the character of the Dulaney Valley corridor are probably worth an investment far greater than $25 to you and your family. These contributions may be mailed in the enclosed, addressed envelope.

We have also attached a petition. Please sign the petition indicating your opposition to this project and return in the same envelope. If possible, please obtain other signatures of friends and associates in Baltimore County who are opposed to such development.

A letter stating your opposition can be placed in the project file by writing to Timothy L. Fitts, Project Manager, Baltimore County Government, Department of Permits and Development Management, 111 West Chesapeake Avenue, Towson, Maryland 21204.

Lastly, we will need a strong showing by the community at the administrative hearing on April 9th, 10th and 11th. Attending just for a half hour the first day would make a significant statement.

If you have any questions concerning the Maryland Golf Academy, please call Katherine Gabriel at 592-8087. Thanks for your support.

The Long Green Valley Association

Mothers & Others

The Green Guide

March 21, 1997 — ENVIRONMENTAL CHANGE BEGINS AT HOME — NUMBER 37

MAKING NEWS

"No Child Labor" Soccer Balls

After negative news reports and pressure from a letter writing campaign, over 50 sporting goods manufacturers (Adidas, Reebok, Nike, to name a few) formed a coalition with child-advocacy groups to combat child labor. Eighty percent of the soccer balls imported by the U.S. are hand-stitched by children; in Pakistan alone, 10,000 children between the ages of 5 and 14 work up to 10 hours a day for $1.20. The one million dollar plan will fund work site inspections and educational opportunities, and will partially offset loss of income for families whose children stop working. The AFL-CIO is demanding that manufacturers with the FIFA (International Federation of Football Associations) stamp of approval have a "No Child Labor" clause in their contract. Call 888-NO-1-CHILD to find out which companies have pledged not to sell balls stitched by children. (*New York Times*, 2/14/97; AFL-CIO statement, 8/7/96)

Better Air Standards, Better Air

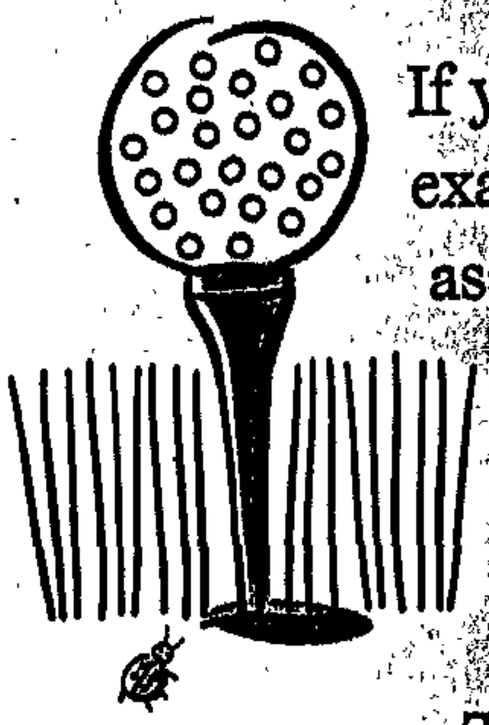
The EPA recently announced its intent to tighten standards for ozone and particulates, also known as smog and soot, in the air, in large part to protect children and the elderly from lung damage and respiratory problems such as asthma. Affected industries (e.g., automobile, energy, utility), worried about the costs of implementing the new standards, are fighting this change. Richard Klimisch of the American Automobile Manufacturers Association is reported as saying, "What we're talking about is a temporary loss in lung function of 20 to 30 percent. That's not really a threat."

The EPA estimates that health care costs will drop and respiratory problems in children will be reduced by 250,000 cases a year. However, environmental groups are concerned that air quality monitors will not be located in highly polluted, low income areas where they are needed most. For instance, Manhattan's Harlem, with its 300,000 mostly African-American and Latino residents, has six of the city's seven bus depots and one of the highest asthma rates in the nation. To comment on the standards, call 888-TELL-EPA. (*The Nation*, 3/3/97; *Uptown Eye*, Jan/Feb 1997)

—*LM*

Golf's Green Handicap

BY SANDRA MARQUARDT



If you thought "Caddy Shack" gave an exaggerated version of pest control, with assistant greenskeeper Bill Murray using plastic explosives on pesky gophers, consider the fact that as much as nine million pounds of pesticides are used every year on the nation's 15,700 golf courses. This overkill can translate into health problems for human beings and wildlife in surrounding areas. Nevertheless, in 1996, 442 new golf courses were built, and one-third incorporated housing, according to the National Golf Federation. "It's ironic," says Jay Feldman, executive director of the National Coalition Against the Misuse of Pesticides (NCAMP). "People move to these communities to be near the outdoors, but end up prone to off-target drift and runoff of pesticides from some of the most intensively treated land areas in the United States."

Pesticides: The Unplayable Lie

All that pretty, manicured green comes with a lot of effort and ecological cost. On average, about 6.5 pounds of pesticides are applied per acre to U.S. golf courses each year (compared to 1.5 pounds per acre to agricultural lands). In general, pesticides ar applied most intensively to the tees and greens, and less to fairways and the rough. These 6.5 pounds include the herbicide 2,4-D, a possible carcinogen according to the International Agency for Research on Cancer; the fungicide chlorothalonil, which th Environmental Protection Agency (EPA) considers a probable human carcinogen; ar the insecticide chlorpyrifos (Dursban™), which the agency recently banned for certain home uses, saying it is "one of the leading causes of acute insecticidal poisoning incidents in the U.S."

—Continued on next page

native flora and fauna. However, the initiative is voluntary, and use of pesticides, including those hazardous to the very native species of wildlife the courses are trying to attract, is not prohibited. Nor does the Audubon program require participating golf courses to notify players or neighbors when pesticides will be applied.

Farms, Not Fairways

Nancy Gatewood, an organic macadamia nut and coffee grower in South Kona, Hawaii is fighting a 27-hole golf course with luxury homes planned by Japan Air Lines (JAL). She says developers plan to bulldoze as much as 60 percent of the known Native Hawaiian archaeological sites on the property. There are no other golf course developments in this community of small family farms, and Gatewood wants stronger agricultural zoning laws. "Otherwise, golf course developers can just buy up the cheap farmland, inflating its value to the point that farmers can no longer purchase or pay taxes on the land." The average lot for this JAL development will be priced at $500,000 *before* the house is added. Environmentalists fear that runoff from the project will pollute groundwater and a federally-protected whale and dolphin refuge offshore.

Linda Krop, senior staff attorney with the Environmental Defense Center in Santa Barbara, California, filed a case to try and stop coastal agricultural land there from being converted to a golf course. Although California law says a developer must "preserve [coastal] agricultural soils," the developer was permitted to build the course over farmland on the theory that it is "stockpiled" beneath. "Using that logic, you could build a mall on it and it would be the same thing," Krop says.



Golf tourism is of increasing concern internationally. On April 10, 1996, high water consumption for a proposed course in an arid part of Mexico prompted a citizen protest that led to the shooting death of a demonstrator. The Global Anti-Golf Movement (GAG'M), based in Malaysia, is trying to stop the purchase and development of ecologically sensitive and historically or culturally important land. On April 29, GAG'M is hosting the fifth annual "World No Golf Day."

Other problems with golf courses include the cutting down of trees to build the courses, and the use of water and fossil fuels to maintain them. Dr. Michael Hurdzan, of Hurdzan-Fry Golf Course Design in Columbus, Ohio, decries the waste of water used to produce the wall-to-wall carpet greens shown on television. "This look will fall out of favor as soon as the public says lush green is not healthy green," he predicts. Before our nation is completely covered by manicured greens, we'd do well to pause and remember the words of the great Mark Twain: "Golf—a good walk spoiled."

You Can Make A Difference

1. If you're concerned about a proposed course near you, consult your local zoning ordinances to learn of land-use restrictions which may help in opposing the development.

2. If you live near a golf course, inform management about the efforts of the courses mentioned in this article to reduce or eliminate their use of pesticides. Encourage them to learn about Audubon's Cooperative Sanctuary Program, 518/767-9051.

3. If pesticides are used on a local course, request advance notification of at least 48 hours to enable you close windows, leave home if necessary, or at least bring in or cover outside toys, tables, etc. For notification ordinance information, call NCAMP, 202/543-5450.

4. Entry mats and frequent wet dusting have been found to reduce pesticide exposures indoors. One study found that doormats reduce pesticide residues in carpet dust by 33% and on carpet surfaces by 25%.

5. Work towards getting a pesticide-free ordinance adopted by your county. For a copy of the San Francisco ordinance and amendments, contact Pesticide Watch, 415/543-2091 ($2).

6. The Environmental Defense Center is developing a community activist training program to be launched this spring, 805/963-1622.

The Green Guide

ENVIRONMENTAL CHANGE BEGINS AT HOME

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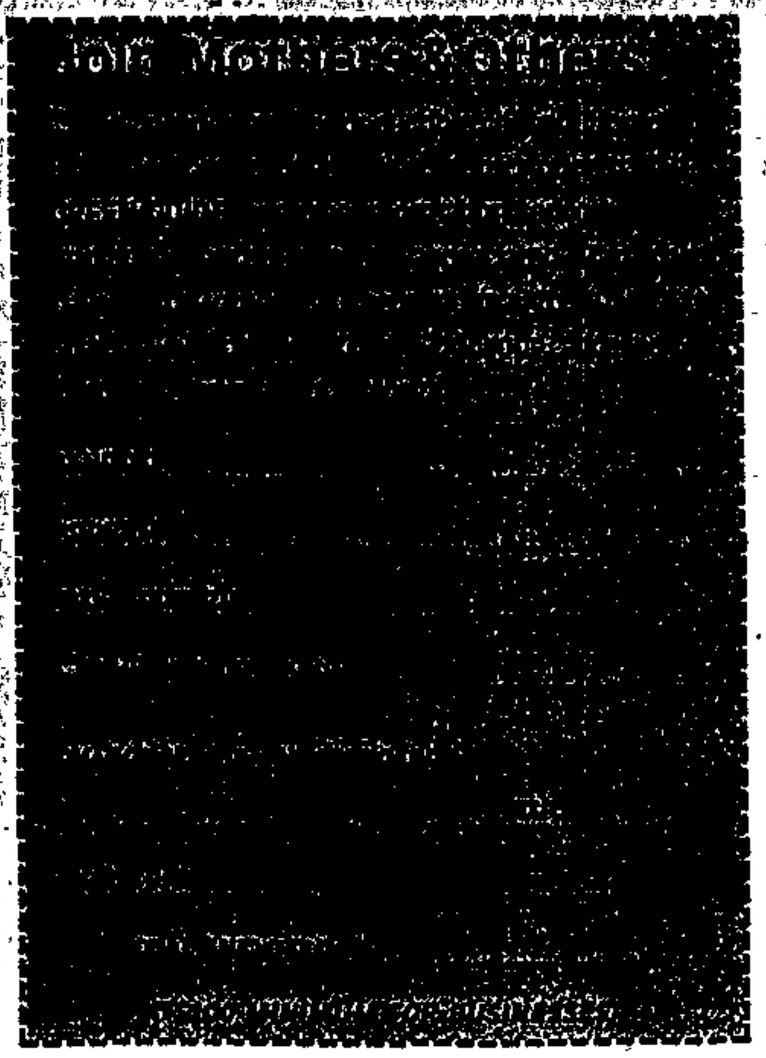
ADDRESS EDITORIAL AND SUBSCRIPTION CORRESPONDENCE TO: Mothers & Others, 40 West 20th Street, New York, NY 10011-4211. Toll-free: 888/ECO-INFO

WEST COAST REGIONAL OFFICE: Lane Graves, Regional Director, c/o Foundation for Deep Ecology, 1555 Pacific Street, San Francisco, CA 94109. Tel: 415/775-4015.

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PETITION AGAINST THE DEVELOPMENT OF THE MARYLAND GOLF ACADEMY

The Undersigned are opposed to the development of the Maryland Golf Academy on the 145 plus acres on Dulaney Valley Road, adjacent to Peerce's Plantation Restaurant as a commercial venture consisting of a 120-tee driving range with night lighting. The plans for the Maryland Golf Academy also include a nine-hole golf course, a clubhouse potentially with a liquor license, a museum, pro-shop and various other buildings. This commercial venture will have a very significant impact on the rural character of the Dulaney Valley corridor, the traffic on Dulaney Valley Road, the water supply, neighborhood safety and property values. As presented in the development plan of the MacKenzie Investment Corporation, the Maryland Golf Academy is inappropriate for the planned location and entirely unacceptable.

Name	Address
Name	Address
Name	Address
Name	Address
Name	Adress
Name	Address
Name	Adress
Name	Address

File
Md Golf Academy

05/97

Springfield
12605 Dulaney Valley Road
Phoenix, Maryland 21131

"Honorable Timothy M. Kotroco
Room 113
Old Court House
400 Washington Avenue
Towson, Maryland 21204

Dear Mr. Kotroco,

Thank you for the copy of your opinion and the courtesy that you extended to me when we met.

I found your opinion interesting, illogical and illegal.

I expect the Court of Appeals to agree with me.

Cordially,

Bernard M. Willemain

RECEIVED
MAY 22 97
ZONING COMMISSIONER

RECEIVED
NOV 4 1996
PDM

MARYLAND GOLF ACADEMY

11/14/96
OG
TO DF

November 12, 1996

Mr. Dennis M. Doyle, President
Towson Golf & Country Club
12801 Stone Hill Road
Phoenix, Maryland 21131

Re: Maryland Golf Academy

Dear Denny:

Thank you for providing me with a copy of your October 13, 1996 letter to Arnold Jablon regarding the Maryland Golf Academy. We appreciate having your concerns and wish to take this opportunity to provide a response. As you are aware, I have hired Sibby Gibbs to be the project manager for the Maryland Golf Academy. Sibby and I look forward to working with you and others as this project works its way through the process.

Please accept the following comments as our response to the five issues raised in your October 13, 1996 letter:

- In accordance with your concerns, we have changed the layout of the golf course to address each of the hazardous conditions which you identified. Sibby recently met with Jim Daughtry and he seemed pleased with the revisions. As soon as the plans have been put properly on paper, we will provide you with a copy of the new layout. I am sure that you will find it more than acceptable.

- As a result of numerous concerns which we have heard from immediate neighbors, as well as the Towson Golf & Country Club, I have decided to remove the camp from the current plans for the Maryland Golf Academy. If and when we might revisit the idea of a "camp" for overnight accommodations, we will certainly communicate again with the interested parties and, at that time, go through the appropriate County approval process for this use.

c/o Clark F. MacKenzie • 2328 West Joppa Road, Suite 200 • Lutherville, Maryland 21093
Tel: (410)821-8585 • Fax: (410)821-5327

- As the future operator of the Maryland Golf Academy, we are obviously very interested in the ability of Dulaney Valley Road to handle the traffic from this project and potential residential projects in the area. In order to be assured of the adequacy of the road system, we have hired The Traffic Group to perform the necessary traffic studies. Additionally, because we are very concerned about insuring that the access point for the Maryland Golf Academy is the most appropriate, we have met with County personnel in the field to select the actual access point. Upon receipt of the traffic study, we will provide you with a copy for your review.

- The proposed lighting of the practice facilities is an issue which generated significant concern from all of the affected neighbors. We have listened carefully to those concerns and are reviewing the plans for the lighting to create specifications and hours of operation which should address each of the issues raised. As the project moves forward towards the hearing, we will have further conversations with you to present our lighting proposals in detail.

- We share the concerns of the Towson Golf & Country Club and the neighbors who use Stone Hill Road that Baltimore County may need to attend to the maintenance needs of Stone Hill Road immediately. We plan to look into this issue further and support the interests of the neighbors and the Towson Golf & Country Club to require that Baltimore County meet its maintenance obligations now and in the future.

Denny, it has been a pleasure working with you, Pat Monoghan and Jim Daughtry regarding the Maryland Golf Academy. Our conversations to date have been positive and meaningful. I wish to express my sincere appreciation for the way in which Towson Golf & Country Club has handled the expression of their valid concerns.

I look forward to working with you further as this plan is completed. Please do not hesitate to contact me at any time regarding any issue which may be of concern. Thanks again for your support.

Sincerely,

Clark F. MacKenzie

CFM:las
cc: Arnold Jablon, Director

There were several other minor differences between my recollection of the CIMs and the minutes which were insubstantial. I have tried to set forth those items which were the most material so that there is no confusion at the Hearing Officer's hearing. Please note these changes for your files

Should you have any questions or comments, please feel free to contact me. Thank you for your continued efforts.

Sincerely,

G. Scott Barhight

GSB:sll
Enclosure
cc: Mr. Clark F. MacKenzie

92535

Department of Permits and
Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3335

December 17, 1996

MacKenzie Investment Corporation
2328 W. Joppa Road, Suite 200
Lutherville, MD 21093

RE: Maryland Golf Academy-PDM#X-345

Dear Sir:

The Development Plan Conference and the Hearing Officer's Hearing have been scheduled on the above referenced project. Please arrange to attend this meeting with appropriate representation.

DEVELOPMENT PLAN CONFERENCE:

Date: Thursday, January 2, 1997
Time: 9:00 AM
Location: Development Management Conference Room
County Office Building, Room 123
111 West Chesapeake Avenue, Towson, MD 21204

HEARING OFFICER'S HEARING:
Date: January 24, 1997
Time: 9:00 AM
Location: County Office Bldg., RM 106, 111 W. Chesapeake Ave., Towson

A copy of a public notification letter of the Development Plan Conference and Hearing Officer's Hearing is attached for your convenience. Please note that it is the developer's responsibility to send a copy of the development plan and notify all interested parties of the conference and hearing.

Sincerely,
Timothy L. Fitts
Project Manager

TLF:jw
cc: LDR International, Inc., MUST BE POSTED BY: December 26, 1996

12/18/96

MARYLAND GOLF & #97-251, SET 1/24/96 HAS BEEN POSTPONED AND RESET TO BE HEARD AS FOLLOWS:

TUES 2-4-97 AT 9 AM IN RM 118 AND WED 2-5-97 AT 9 AM IN RM 106 C.O.B.

2/97

THE MARYLAND GOLF ACADEMY

LETTERS OF SUPPORT

1930 Robinwood Road
Baltimore, Maryland 21222
February 21, 1997

Mr. Timothy M. Kotroco
Deputy Zoning Commissioner
Baltimore County Zoning Commissioner's Office
Court House
400 Washington Avenue
Towson, Maryland 21204

Dear Mr. Kotroco:

RE: The Maryland Golf Academy, Case No. 97-251-X, PDM File No. X-345

This letter is being written in support of the need for additional golf opportunities for the citizens of Baltimore County.

The Baltimore County Revenue Authority is currently operating three public golf courses and will be opening two additional courses during 1997.

The 1990 Baltimore County Golf Course Master Plan cited a potential demand for annual golf rounds to be played in Baltimore County at 1,508,000 rounds during 1990. It was also estimated that 175,000 rounds were being played outside Baltimore County by County residents and that 653,000 rounds were not being played because of lack of courses. Play outside of Baltimore County also takes with it potential millions of dollars spent in neighboring subdivisions and Pennsylvania.

The same study estimated 118,000 Baltimore County golfers playing 2,685,000 rounds in the year 2000. Despite the tremendous need for golf opportunities for our County citizens, only two courses have been developed in the last ten years not including the two to be opened by the BCRA this year.

In order to adequately satisfy the potential demand for golf rounds in Baltimore County by the year 2000, the report estimates 22 additional public courses and 12 private courses would need to be developed. This amount of golf course development is obviously unrealistic given the time constraints and potential County sites suitable for golf course development. Each potential site that could be developed as a golf course that is suitable, therefore, becomes essential in the overall picture of need to provide golf course opportunities for our citizens.

The report referenced in this letter is the "Baltimore County Golf Course Master Plan" prepared for the Baltimore County Department of Recreation and Parks by Daft-McCune-Walker Inc., Legg Mason Realty Group Inc. and The McLoughlin Group.

Please let me know if I may be of any additional assistance. I may be reached at 410-887-8216.

Very truly yours,

Robert R. Staab

RRS:mab
c: Mr. Clark F. MacKenzie

Thomas F.X. Grover
4040 Holly Knoll Drive
Glen Arm, MD 21057

February 21, 1997

Timothy M. Kotroco
Deputy Zoning Commissioner
Baltimore County zoning Commissioner's Officer
Court House
400 Washington Avenue
Towson, MD 21204

Re: Maryland Golf Academy
PDM file No. X-345
Case No. 97-251-X

Dear Commissioner Kotroco:

As a resident living in the immediate area of the proposed golf project sponsored by Clark MacKenzie, President of MacKenzie Investment Corporation. I am writing to indicate my strong support for this project. Not only is there a definite need for this type of facility in Baltimore County, but I also believe the location is ideal for its use. It is easily accessible from the surrounding community and is compatible with the boating, fishing, shooting and biking in the area. Pine Ridge, the closest public golf facility, is overcrowded and does not offer the scope of education of the game that is planned for this project.

I hope you will pass favorably on this project.

Sincerely,

Thomas F.X. Grover

Baltimore County
Department of Economic Development

400 Washington Avenue
Towson, Maryland 21204
(410) 887-8000
Fax: (410) 887-8017

February 21, 1997

RECEIVED
FEB - 1997

Mr. Timothy M. Kotroco
Deputy Zoning Commissioner
Baltimore County Zoning Commissioner's Office
Court House
400 Washington Avenue
Towson, MD 21204

Dear Commissioner:

This letter is written in support of the proposed Maryland Golf Academy slated for development along Dulaney Valley Road adjacent to the Loch Raven Reservoir. The Academy is being planned by Clark F. MacKenzie, one of the County's most experienced and respected developers. From the information presented to me and from my knowledge of the "learning center" concept, I enthusiastically support and endorse the project and request your favorable consideration.

As you know, Baltimore County has many favorable assets which this Department promotes to businesses which have potential for expansion or location in our jurisdiction. Recently, the County has enjoyed success in attracting high profile corporate facilities with national reputations. This success, no doubt, is attributable to the County's strategic view toward land development as well as to its astute management and efficiency in the delivery of public services.

Clark F. MacKenzie's development record reflects sensitivity to community, environment, quality design and material selection. I believe the subject training Academy is complementary to the County's long term master plan and will provide benefits to our business and residential communities.

The Maryland Golf Academy has the promise of being a highly marketable public amenity that would be valuable to the County's business recruitment efforts.

Regards,

Robert L. Hannon
Executive Director

ed with Soybean Ink
Recycled Paper

SCC Sterling CHEMICAL COMPANY INC.

56 W. TIMONIUM ROAD • TIMONIUM, MARYLAND 21093

W. TIMONIUM RD. AT P.I
252-3800

TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
BALTIMORE COUNTY ZONING COMMISSIONER'S OFFICE
COURT HOUSE
400 WASHINGTON AVE.
TOWSON,MD. 21204

RE:MARYLAND GOLF ACADEMY
PDM FILE NO. X-345
CASE NO.97-251-X

DEAR COMMISSIONER KOTROCO

I AM WRITING THIS LETTER TO INDICATE OUR COMPANY SUPPORT FOR THE PROPOSED GOLFING PROJECT SPONSORED BY CLARK MACKENZIE,PRESIDENT OF MACKENZIE INVESTMENT CORPORATION.AS A TAX PAYING COMPANY IN BALTIMORE COUNTY, WE WOULD LIKE TO SEE MORE FOR PROFIT AND SELF SUSTAINING SPORT ACTIVITIES IN THE COUNTY.THERE IS DEFINITELY A NEED FOR SUCH A FACILITY, AND I FEEL THAT THE LOCATION IS IDEAL.THE LOCATION IS CERTAINLY COMPATIBLE WITH THE OTHER ACTIVITIES IN THE AREA:BOATING,FISHING,SHOOTING, BIKING,AND HIKING.PINE RIDGE IS CLOSE BUT DOES NOT OFFER THE SCOPE OF EDUCATION THAT IS PLANNED FOR IN MR.MACKENZIE'S PROJECT.AS A PERSONAL NOTE,MY WIFE AND I HAD TO TRAVEL TO PINEHURST N.C. LAST YEAR TO GET THE TYPE OF TRAINING THAT IS ANTICIPATED AT THIS PROJECT.WE WOULD RATHER HAVE STAYED IN MARYLAND AND SPENT THE MONEY IN OUR OWN COUNTY.

I HOPE YOU WILL PASS FAVORABLY ON THIS PETITION.

SINCERELY,

EDWARD WIGHT
PRESIDENT
2/18/97

Donald P. Hutchinson
327-J Warren Avenue
Baltimore, MD 21230

February 21, 1997

Mr. Timothy M. Kotroco
Deputy Zoning Commissioner
Baltimore County Zoning Commissioner's Office
Court House
400 Washington Avenue
Towson, Maryland 21204

RE: The Maryland Golf Academy
Case No. 97-251-X
PDM File No. X-345

Dear Mr. Kotroco:

I am writing in support of the proposed golf project, **The Maryland Golf Academy**, to be located on the northwest side of Dulaney Valley Road. After reviewing the plans for the project, I found them to be well thought out and was pleased to see that the concerns of the surrounding community are being taken into consideration.

As a former Baltimore County Executive, and an avid golfer, I am well aware of the lack of golfing facilities in Baltimore County available to the public. I am sure that a project such as this would be an asset to the County and hope you will give it your full consideration.

Sincerely,

Donald P. Hutchinson

Joseph F. Cavagna
3902 Dance Mill Road
Phoenix, MD. 21131

Timothy M. Kotroco
Deputy Zoning Commissioner
Baltimore County Zoning Commissioner's Office
Court House
400 Washington Avenue
Towson, MD 21204

February 21, 1997

Re: Maryland Golf Academy
PDM File No. X-345
Case No. 97-251-X

Dear Commissioner Kotroco:

We are writing this letter to indicate our support for the proposed golfing project sponsored by Clark MacKenzie, President of MacKenzie Investment Corporation. Not only is there a definite need for this type of facility in Baltimore County, but we also believe the location is ideal for its use. It is easily accessible from the surrounding community and is compatible with the boating, fishing, shooting and biking in the area. Pine Ridge, the closest public golf facility, is overcrowded and does not offer the scope of education of the game that is planned for this project.

Our residence on Dance Mill Road is within a half mile of this proposed facility and we look forward to seeing this facility completed. We hope you will pass favorably on this petition.

Sincerely,

Joseph F. Cavagna

Janice A. Cavagna

Thomas P. & Virginia O'Neill
513 Surrey Road
Timonium, MD 21093

Timothy M. Kotroco
Deputy Zoning Commissioner
Baltimore County Zoning Commissioner's Officer
Court House
400 Washington Avenue
Towson, MD 21204

Re: Maryland Golf Academy
PDM File No. X-345
Case No. 97-251-X

Dear Commissioner Kotroco:

I am writing this letter to indicate my support for the proposed golfing project sponsored by Clark MacKenzie, President of MacKenzie Investment Corporation. Not only is there a definite need for this type of facility in Baltimore County, but I also believe the location is ideal for its use. It is easily accessible from the surrounding community and is compatible with the boating, fishing, shooting and biking in the area. Pine Ridge, the closest public golf facility, is overcrowded and does not offer the scope of education of the game that is planned for this project.

I hope you will pass favorably on this petition.

Sincerely,

James S. & Margaret A. Matheny
13712 Manda Mill Lane
Phoenix, MD 21131

Timothy M. Kotroco
Deputy Zoning Commissioner
Baltimore County Zoning Commissioner's Officer
Court House
400 Washington Avenue
Towson, MD 21204

Re: Maryland Golf Academy
PDM File No. X-345
Case No. 97-251-X

Dear Commissioner Kotroco:

I am writing this letter to indicate my support for the proposed golfing project sponsored by Clark MacKenzie, President of MacKenzie Investment Corporation. Not only is there a definite need for this type of facility in Baltimore County, but I also believe the location is ideal for its use. It is easily accessible from the surrounding community and is compatible with the boating, fishing, shooting and biking in the area. Pine Ridge, the closest public golf facility, is overcrowded and does not offer the scope of education of the game that is planned for this project.

I am especially impressed with the facility's emphasis on family golf and teaching. I can imagine a young child learning to play the game at the Maryland Golf Academy and soon joining his/her parents and grandparents for a round of golf at the Loch Raven Golf Club.

I view this facility as an enhancement to the community and the lives of its residents.

I would also like to add that on the past Sunday afternoon, February 16, 1997, I waited (along with many other people) for approximately 45 minutes for an available tee station to hit balls at Pine Ridge. I strongly believe that there is a tremendous shortage of quality golf facilities in Baltimore County and the surrounding areas.

I hope you will pass favorably on this petition.

Sincerely,

William & Cathleen Kinnear, Jr.
22 Sunnyview Drive
Phoenix, MD 21131

Timothy M. Kotroco
Deputy Zoning Commissioner
Baltimore County Zoning Commissioner's Officer
Court House
400 Washington Avenue
Towson, MD 21204

Re: Maryland Golf Academy
PDM File No. X-345
Case No. 97-251-X

Dear Commissioner Kotroco:

I am writing this letter to indicate my support for the proposed golfing project sponsored by Clark MacKenzie, President of MacKenzie Investment Corporation. Not only is there a definite need for this type of facility in Baltimore County, but I also believe the location is ideal for its use. It is easily accessible from the surrounding community and is compatible with the boating, fishing, shooting and biking in the area. Pine Ridge, the closest public golf facility, is overcrowded and does not offer the scope of education of the game that is planned for this project.

I hope you will pass favorably on this petition.

Sincerely,

William H. Kinnear Jr.

February 25, 1997

Timothy M. Kotroco, Deputy Zoning Commissioner
Baltimore County Zoning Commissioner's Office
Court House - 400 Washington Avenue
Towson, Maryland 21204

RE: Maryland Golf Academy
PDM File No. X-345
Case No. 97-251-X

To Whom It May Concern:

As a long-time resident of the Glen Arm/Baldwin area of Baltimore County and a non-golfer, I would like to commit my support for the MacKenzie proposed golf school and museum.

I feel that the integrity Clark MacKenzie has will ensure an operation that will enhance the area and will comply with the demands and concerns for our serene area.

The only concern I have is the lighting at night and again, I feel that will also be tastefully planned.

It is, after all, not the first commercial endeavor on Dulaney Valley Road in the Loch Raven Reservoir area.

I therefore am happy to declare my **support** for this endeavor.

Sincerely,

Beverly G. Snyder

Extended F

Susan M. Jones
Richard R. Jones
12805 Ponderosa Lane
Glen Arm, Maryland 21057
410/592-5060

Mr Timothy M Kotroco
Deputy Zoning Commissioner
BALTIMORE COUNTY ZONING COMMISSIONER'S OFFICE
Baltimore County Court House
400 Washington Avenue
Towson, Maryland 21204

07 March 1997

REGARDING: Case Nº 97-251-X
Maryland Golf Academy
PDM File Nº X-345

Dear Deputy Commissioner:

This letter is **in support of the Maryland Golf Academy** proposed on Dulaney Valley Road in Phoenix.

We recommend approval of this development for this property, from several perspectives. We are residents in the nearby OutPost Community. We are frequent guests of Peerce's Plantation. We think this is a complementary addition to the opportunities which our area already provides for walking, fishing and boating. And as admirers of Clark MacKenzie's devotion to the sport of golf, we are confident that this project will be developed and operated in a manner that will be beneficial to our locale. [Even though *we are not golfers*!]

Our only further recommendation is that there be assurances to the effect that management practices remain consistent with original development and operational plans. There should be **a lasting commitment that the level of lighting and hours of use not disrupt** our area.

You are invited to call us with any request for additional perspective.

Very truly yours,

Susan M Jones

Feburary 22,1997

Timothy M. Kotroco
Deputy Zoning Commissioner
Baltimore County Zoning Commissioner's Office
400 Washington Avenue
Towson, Maryland, 21204

Re: Maryland Golf Academy
PDM File No. 345
Case No. 97-251-X

Dear Mr. Kotroco,

I am writing this letter to indicate my support for the proposed golfing project sponsored by Clark MacKenzie, President of MacKenzie Investment Corp. The proposed location would compliment the recreational character of the Loch Raven area. The Pine Ridge Golf Course which is the closest public golf facility is overcrowed and does not offer the instruction and education that the new facility would offer.

Sincerely,

Tom Frech
16 Deer Woods Ct.
Glen Arm, Maryland, 21057

March 10, 1997

Timothy M. Kotroco
Deputy Zoning Commissioner
Baltimore County Zoning Commissioner's Office
Court House
400 Washington Avenue
Towson , Maryland 21204

Re: Maryland Golf Academy
PDM File No. X-345
Case No. 97-251-X

Dear Commissioner Kotroco:

I am writing this letter to indicate my support for the proposed golfing project by Clark MacKenzie, President of MacKenzie Investment Corporation. Not only is there a definite need for this type of facility in Baltimore County, but I also believe the location is ideal for its use. It is easily accessible from the surrounding community and is compatible with the boating, shooting and biking in the area. Pine Ridge, the closest public golf facility, is overcrowded and does not offer the scope of education of the game that is planned for this project.

I hope you will pass favorably on this petition.

Sincerly,

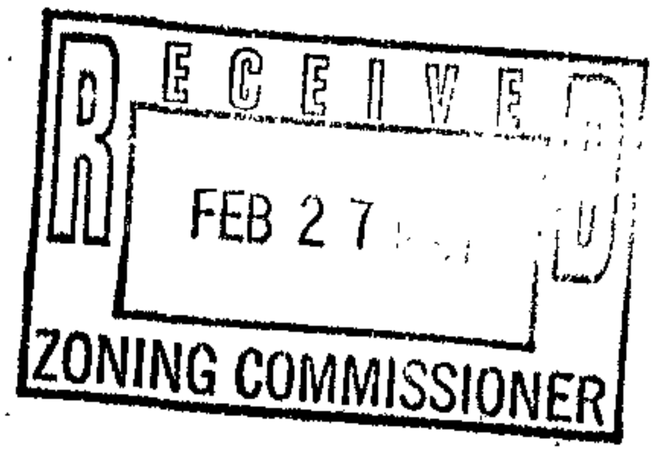
C. W. (Jim) Mann, Jr.
12838 Stone Eagle Road
Phoenix, Md. 21131
(410) 252-8646

2/97

8124 Kirkwall Court
Baltimore, MD 21286
(410)296-5162

February 19, 1997

Mr. Timothy M. Kotroco
Deputy Zoning Commissioner
Baltimore County Zoning Commissioner's Office
Court House
400 Washington Avenue
Towson, MD 21204



Re: Maryland Golf Academy
PDM File No. X-345
Case No. 97-251-X

Dear Commissioner Kotroco:

I am writing this letter to express my support for the proposed golfing project sponsored by Clark MacKenzie, President of MacKenzie Investment Corporation. The location seems ideal for this type of facility which I believe would be a great addition for Baltimore County. It is easily accessible from the surrounding community and is compatible with the boating, fishing, shooting and biking that is already being enjoyed in this area. Pine Ridge, the closest public golf facility, is overcrowded and does not offer the scope of education that is planned for this facility.

I hope that you will pass favorably on this petition.

Sincerely,

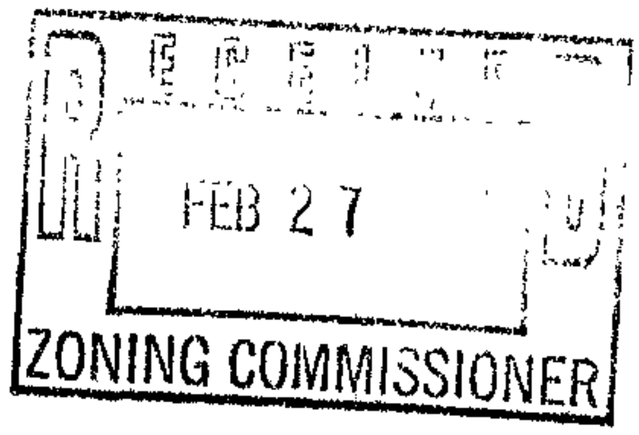
Scott McGee

Cloverland Farms Dairy

Maryland's Leading Independent Dairy

February 18, 1997

Timothy M. Kotroco
Deputy Zoning Commissioner
Baltimore County Zoning Commissioner's Office
Court House - 400 Washington Avenue
Towson, MD 21204



Dear Commissioner Kotroco:

RE: **Maryland Golf Academy**
PDM File No. X-345
Case No. 97-251-X

I am writing this letter to indicate my support for the proposed golfing project located on Dulaney Valley Road next to the Towson Golf and Country Club and known as the Maryland Golf Academy. Having been an adjacent property owner for years, I am extremely interested in the development of the subject property.

The Loch Raven area, already well known for its recreational activity, will be enhanced by this development. While I believe this use to be compatible with the community, I also believe that it will retain the rural and peaceful atmosphere which exists there today. I cannot think of a better use for this property, a far better use than the rumored Boumi Temple headquarters.

In addition, I feel very comfortable that the facility will be developed in a tasteful manner. I am very familiar with the properties that Mr. MacKenzie's organization has developed over the years, they are quality construction and well designed. Combining Mr. MacKenzie's enthusiasm for the game of golf with this excellent reputation as a developer, I am confident that the Maryland Golf Academy will be an asset to the community.

Therefore, I ask that you pass favorably on the subject petition.

Sincerely,

John M. Kemp
Vice President

JMK:je

2200 NORTH MONROE STREET • BALTIMORE, MARYLAND 21217-1395 • (410) 669-2222 • FAX (410) 669-7399

AMERICOM

R. Michael Gill
President

February 26, 1997

Mr. Timothy M. Kotroco
Deputy Zoning Commissioner
Baltimore County Zoning Commissioner's Office
Court House
400 Washington Avenue
Towson, Maryland 21204

Re: Maryland Golf Academy
PDM File No. X-345
Case No. 97-251-X

Dear Commissioner Kotroco:

I am writing this letter to indicate my support for the proposed golfing project sponsored by Clark MacKenzie, President of MacKenzie Investment Corporation. Not only is there a definite need for this type of facility in Baltimore County, but also I believe the location is ideal for its use. It is easily accessible from the surrounding community and is compatible with the boating, fishing, shooting and biking in the area. Pine Ridge, the closest public golf facility, is overcrowded and does not offer the scope of education of the game that is planned for this project.

I hope you will pass favorably on this petition.

Best regards,

R. Michael Gill

RMG:gsg

1300 Bellona Avenue at Bellona Commons / Lutherville, Maryland 21093
Phone. (410) 823-1300 / Fax (410) 823-1030

GREEN SPRING VALLEY HUNT CLUB

February 18, 1997

RECEIVED
FEB 26 1997
ZONING COMMISSIONER

Mr. Timothy M. Kotroco
Deputy Zoning Commissioner
Baltimore County Zoning Commissioner's Office
Court House - 400 Washington Avenue
Towson, Maryland 21204

RE: Maryland Golf Academy
PDM File No. X-345
Case No. 97-251-X

Dear Commissioner Kotroco:

I am writing this letter to indicate my support for the proposed golfing project located on Dulaney Valley Road next to the Towson Golf and Country Club and known as the Maryland Golf Academy. Having been a PGA professional for the past 29 years, a resident of Baltimore County since 1955, and a longtime proponent for Junior golf, I think that this project would be a wonderful addition to the community.

My professional career with a private country club has provided me the opportunity to work with many golfers and to focus on the junior golfer. I believe there are certain essentials to learning the game of golf which include learning the etiquette and understanding the history and traditions of the sport. Only then is the novice ready to learn the shots. Sarah LeBrun Ingram, one of my best pupils, is an example of this approach; however, she has had the privileges of a private club which most juniors do not. I am very excited that the Maryland Golf Academy will allow for these opportunities and more.

I have reviewed the plans for this facility, and believe them to be well thought out. The ample area for the golfer to practice real shots in a natural environment is extremely important. Golf is not played on artificial turf (good for bad weather); the opportunity to practice bunker shots, side hill lies, rough lies, and then have a course to play is ideal. Having worked with Lindsay Ervin, the golf course architect, I am confident that the layout of the course will be considerate of the beginner and yet challenging for the more advanced player. He is a well respected and talented designer.

I ask that you act favorably on these petitions so that the Academy can become a reality. Thank you for your consideration.

Sincerely,

Curtis Mabry

30 Green Spring Valley Road • P.O. Box 563 • Owings Mills, Maryland 21117
Phone: 410-363-0433 • Fax: 410-363-9499

Martha Howell Sanger
5001 ELDER ROAD, HYDES, MARYLAND 21082

Timothy M. Kotroco
Deputy Zoning Commissioner -
Baltimore County Zoning Commissioners Office
Court House.
400 Washington Ave.
Towson, MD 21204

February 15, 1997

Re: Maryland Golf Academy
PDM File No. X-345
Case # 97-251-X

RECEIVED
FEB 21
ZONING COMMISSIONER

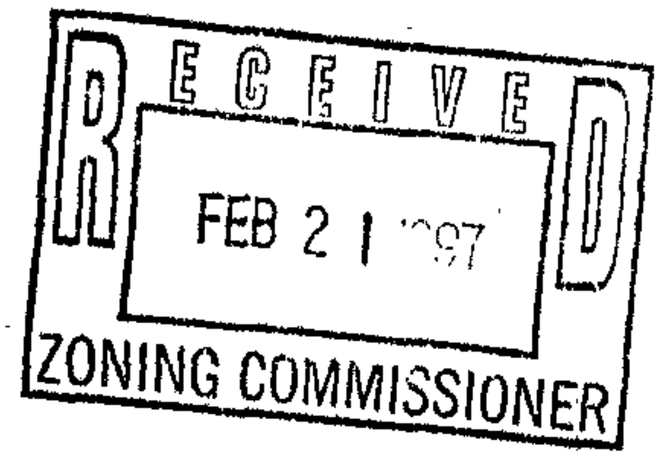
Dear Commissioner Kotroco,

I am writing this letter in support of the proposed golf project sponsored by Clark Mac President of MacKenzie Investment Corporation believe that the location is ideal for what an obvious need in the county. Furthermore a resident of the area, I am in full suppo this kind of use for the land

I hope you will pass favorably on this petition.

Sincerely,
Martha H. Sang

Timothy M. Kotroco
Deputy Zoning Commissioner
Baltimore County Zoning Commissioner's Office
Court House
400 WashingtonAvenue
Towson, Maryland 21204



Re: Maryland Golf Academy
PDM File No. X-345
Case No. 97-251-X

Dear Commissioner Kotroco:

I am writing this letter to indicate my support for the proposed golfing project sponsored by Clark MacKenzie, President of MacKenzie Investment Corporation. Not only is there a definite need for this type of facility in Baltimore County, but also I believe the location is ideal for its use. It is easily accessible from the surrounding community and is compatible with the boating, fishing, shooting and biking in the area. Pine Ridge, the closest public golf facility, is overcrowded and does not offer the scope of education of the game that is planned for this project.

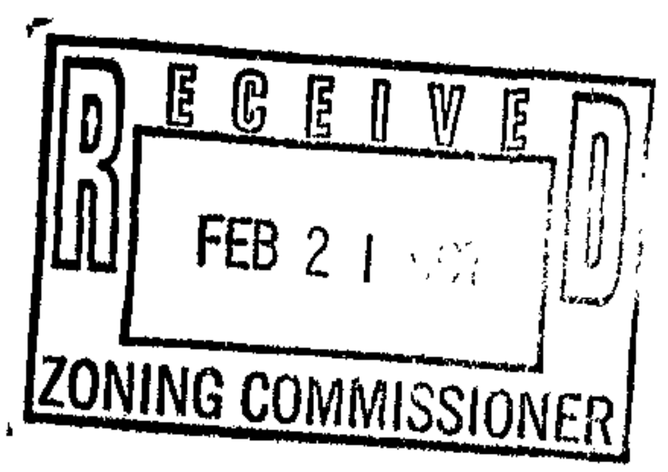
I hope you will pass favorably on this petition.

Sincerely,

February 19, 1997

Michael S. Gardner
9414 Orbitan Court
Baltimore, MD 21234
(H) 665-6657

Timothy M. Kotroco
Deputy Zoning Commissioner
Baltimore County Zoning Commissioner's Office
Court House
400 Washington Avenue
Towson, MD 21204



RE: Maryland Golf Academy
PDM File No. X-345
Case No. 97-251-X

Dear Commissioner Kotroco:

I am writing this letter to indicate my support for the proposed golfing project sponsored by Clark MacKenzie, President of MacKenzie Investment Corporation. Not only is there a definite need for this type of facility in Baltimore County, but also I believe the location is ideal for its use. It is easily accessible from the surrounding community and is compatible with the boating, fishing, shooting and biking in the area. Pine Ridge, the closest public golf facility, is overcrowded and does not offer the scope of education of the game that is planned for this project.

I hope you will pass favorably on this petition.

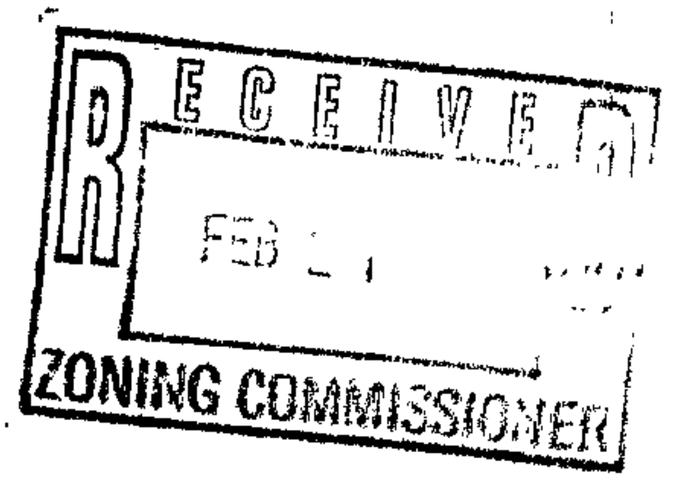
Sincerely,

Michael S. Gardner

Mr. Jan C. Miller
3 Seaberry Court
Timonium, Maryland 21093

February 19, 1997

Timothy M. Kotroco
Deputy Zoning Commissioner
Baltimore County Zoning Commissioner's Office
Court House
400 Washington Avenue
Towson, Maryland 21204



Re: Maryland Golf Academy
PDM File No. X-345
Case No. 97-251-X

Dear Commissioner Kotroco:

I am writing to indicate my support for the proposed Maryland Golf Academy. This type of facility is very needed for the recreational needs of our community. The popularity of golf continues to grow but the places to play and learn the game do not. The closest public facility, Pine Ridge, is very crowded and has no place for people, of any age group, to learn the fundamentals of golf, juniors especially.

The proposed location is ideal for this use as it is easily accessible by the surrounding community and is compatible with the existing recreational activities in the area. As a golf facility, the area will remain a "green" area which will enhance the local environment. Additionally, I am confident that The MacKenzie Investment Corporation will create a facility that will be a benefit to everyone including non golfers.

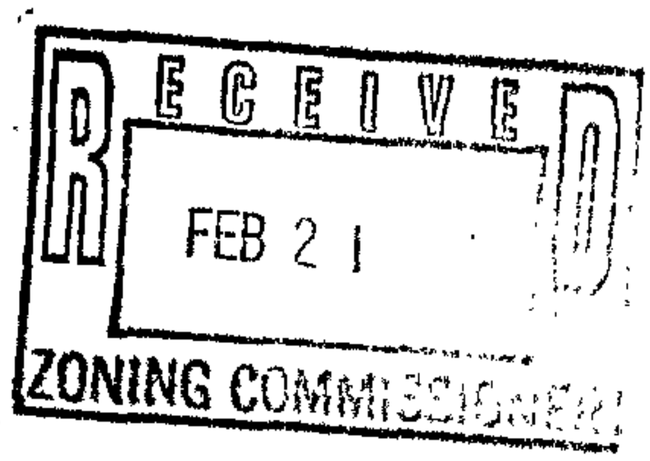
I hope that you will pass favorably on this petition.

Very truly yours,

Jan C. Miller

12888 Eagles View Road
Phoenix, MD 21131
(h) 561-8036
(w) 667-0800

Mr. Timothy M. Kotroco
Deputy Zoning Commissioner
Baltimore County Commissioner's Office
Court House
400 Washington Avenue
Towson, MD 21204



Re: Maryland Golf Academy
PDM File No. X-345
Case No. 97-251-X

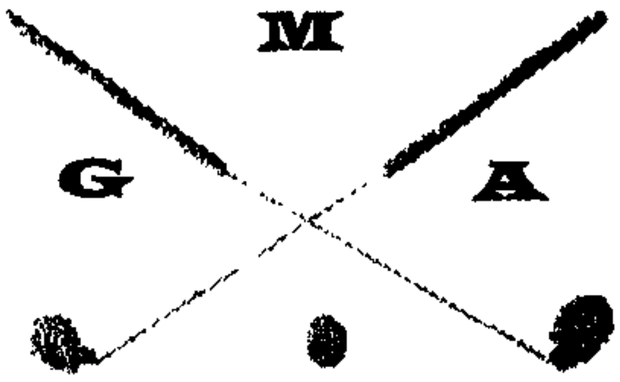
Dear Mr. Kotroco:

I would like to take this opportunity to indicate my support of the Maryland Golf Academy project. I believe that the development, as long as it is properly completed in the fashion which Clark MacKenzie has indicated, will be an asset to the community. The project provides a limited number of quality lots and an upscale golf teaching facility (which personally can only help me and my golf game).

I look forward to this development becoming a part of our community and urge your judicious review and approval.

Very truly yours,

Stephen R. Smith



MARYLAND GOLF ACADEMY

A MacKenzie Project

• August 30, 1996 •

~ ANNOUNCEMENT ~

CLARK F. MacKENZIE ANNOUNCES PLANS TO DEVELOP THE MARYLAND GOLF ACADEMY

Clark F. MacKenzie, President of MacKenzie Investment Corporation, has announced his plans to develop the Maryland Golf Academy in Baltimore County. The property, which is currently under contract, contains a total of 144 acres and is located on Dulaney Valley Road adjacent to Peerce's Plantation and Eagle's Nest Golf Course.

Mr. MacKenzie's primary goal in developing the Maryland Golf Academy is to provide a public learning center so that everyone may enjoy the time-honored tradition of golf. The facility will encourage men and women of all ages to learn the rules, etiquette, traditions and instructions of the sport, in a non-intimidating atmosphere. While this facility will be open to the public, a limited number of memberships will be available for the enthusiasts who wish to be active members of the training facilities and golf course.

The project, which will be open all-year-round, will include a 12,000 square foot, two-level Clubhouse that will be comprised of a pro shop with state-of-the-art equipment and clothing for junior, lady and men golfers. There will also be rooms for administration, teaching and video viewing. In addition, Mr. MacKenzie proposes to include a Museum in the Clubhouse showcasing the history of golf with emphasis on Maryland.

Instructional facilities, which will be managed by fully registered golf professionals will include a ten-hole executive golf course (par 3), practice tees, a sandtrap practice area, practice putting greens, a teaching area and facilities for instructional use during the winter. Although there will be an emphasis on teaching beginners, more experienced players will

also find the Maryland Golf Academy an excellent resource for improving their game. The Academy will welcome high school, college and university golf teams and will encourage senior citizens to use the executive golf course. It is anticipated that the Academy will employ approximately 20 people.

August 1, 1996

MARYLAND GOLF ACADEMY, LLC
2328 WEST JOPPA ROAD, SUITE 200
LUTHERVILLE, MARYLAND 21093
TELEPHONE: (410)821-8585

ROBERT E. MEYERHOFF
5237/538
249.67A.
R81

R300

MAP 53 - P.386

P.192

P.223

P.177

P.117

P.337

P.60

P.28

R359

R377

R84

M.43 - P.81

P. 368

P.431

P.80

P.386

P.47

CLOVERLAND FARMS

PLAT 2

BRANCH RESERVATION

COUNTY

BALTIMORE VALLEY

DULANEY

E.D.10
E.D.11

TOWSON GOLF AND COUNTRY CLUB, INC.
5189/854
289.77A.
R121

LINDA L. NUGENT
8370/283
97.66 A.
P. 413

SITE

P.300

P 403 P 327

LOCH RAVEN RESERVOIR

RAVEN

MARYLAND GOLF ACADEMY
"OPPORTUNITIES FOR GOLFERS OF ALL ABILITIES"
~ A MacKenzie Development ~

GOLF COURSE:

- Mid-Length, 10 hole, par 32
- Multiple Tee Settings
- Enjoyable for Beginning Golfers
- Challenging for Proficient Players
- Fun for the Entire Family
- Golf Carts Available for Rent

NATURAL TURF PRACTICE AREA

- Practice any shot possible on a golf course
- Bent grass, rye grass and Bermuda grass tees (approximately 30 tees)
- Practice area out of "rough"
- Mounded area for up, down, sidehill lies
- Greenside Practice Bunker
- Practice Chipping Green
- Spacious Instructional Area
- 30 Tee Reserve Area for Group Lessons
- Fairway Practice Bunker

ARTIFICIAL PRACTICE AREA

- 52 Tee Stations
- 24 Enclosed and Heated Tees for All-Weather Practice
- Top Quality Range Balls
- Laser Measured Target Greens
- Mini Golf Green for Junior Golfers
- 4 Covered Instructional Tees
- Realistic Artificial Turf Mats

CLUB HOUSE

- Full Service Golf Pro Shop
- Wide Selection of Competitively Priced Golf Merchandise
- Professional Clubfitting
- Practice and Learning Aids
- Video and Computer Interaction
- Individual/Group/Junior/Senior Lessons and Programs
- Club Repair and Alteration
- Multi-purpose Rooms for Indoor Instruction
- Snack Bar and Lounge
- Members' Lounge and Locker Room
- Golf Museum and Gift Shop
- Golf Library and Reference Center
- Association Headquarters and Administrative Offices

August 22, 1996

PDM

Mailed
10/21/96

COMMUNITY INPUT MEETING MINUTES

Development Name: Maryland Golf Academy *Date: September 12, 1996*
Location: N S Dulaney Valley RD W of Loch Raven DR. *PDM File No: X-345*
District: 10C6

Timothy L. Fitts, representing the Department of Permits and Development Management, called the meeting to order. Brief introductory comments were given about Baltimore County's development approval process and the purpose of the meeting.

G. Scott Barhight and J. Kipp Shrack, representing the developer, presented the development proposal.

The meeting was then opened for general discussion and questions as follows:

What is the zoning and does it have to be changed?
There will be no change in zoning, the property is zoned R.C.4. The development project will consist of 30% cluster housing, 70% conservancy area and golfing activities. There will be a petition filed for a special exception for the golfing activities. The special exception hearing will be consolidated with the hearing officer's hearing.

What is R.C.4?
It is a zoning classification designed primarily for agricultural preservation.

A citizen voiced a concern as to the layout of the proposed two story building. They would like to see a layout that will not be quite as visible from off-site view.

What uses are permitted in R.C. zones?
Agricultural uses, schools, transmission lines and residences are permitted as of right. Churches, camps, golf clubs are permitted by special exception. Shopping centers are not permitted.

How does the conservancy area work, could you disturb it at a later date?
The conservancy area will be an easement that will be recorded among the land records of Baltimore County in perpetuity.

Will there be any access roads though the conservancy area?
No.

Would you be able to change this concept at a later stage of the process?
We would be bound by the development plan and there cannot be any drastic deviation from the concept plan after it has been presented at the Community Input Meeting(CIM). If there are changes we would have to start from the beginning of the development process.

Once the project is completed, could the project later be enlarged or expanded?
No, because the existing layout is maximizing the uses that are permitted.

Will there be any nighttime uses proposed for the golf academy?
Yes, for overnight camps. The proposed hours of operation during the summer months would be from 6:30 am to 7:00 PM or 10:00 PM. We are proposing the use of "up lighting", this type of lighting will illuminate upward from the ground.

A citizen mentioned that any lighting whether it is "up lighting" or not would substantially effect the aesthetics of the night sky.

Dale Springer, representing the Eagle Nest Estates community made several requests and asked several questions, they are as follows:
During construction we would like for the construction traffic to not have access through Eagle Nest Estates.
The developer's representative, Mr. Barhight, mentioned that they could work something out with BGE to access their right-of-way. We may be able to temporarily close access to Eagle Nest Estates, that possibility will be further explored.

We would like a provision added to the effect that there be no vehicular access through Stone Eagle RD.
Yes.

We are concerned about the wear and tear on the roads from construction traffic. If the traffic must come through, we would like a commitment that the roads be repaired if they are impacted.
The developer's representative stated that this issue relates to the current condition of the paving on the adjacent roads. We will check with the Baltimore County Department of Public Works as to future plans regarding the resurfacing of these roads. Also, we would like the county to look into this matter as well.

We are concerned about the added traffic from the development, will there be a traffic study? What are the intentions for the improvement of Dulaney Valley RD?
We have not performed a traffic study at the present time. However, we will have a studied executed within the immediate future. We wanted to wait until the conclusion of the summer or vacation months so as to get a more accurate study. The average daily trips(ADT) is an estimation, the traffic study will give more specifics. The traffic study will set a base line, then it will look at the traffic shed as to future development. This study will be presented at the hearing officer's hearing. Dulaney Valley Road will not extend through the development, nor will it be widen at this time. The initial decision for road widening was withdrawn by the Department of Public Works.

A citizen requested that bicycle traffic be taken into consideration in performing the study.

Was the curve along the southeast corner taken into consideration in planning the access entrance leading from the development?
Yes, our engineer along with an official from the county made a field inspection to determine the site distance of the entrance and it was approved by the county.

Could security patrols be provided during the construction period?
We would have to look into the economic feasibility of security patrols.

Will there be a gate and will it be closed to public access?
Yes, there will be gates.

We would prefer that there be no lights on the sites. If there are going to be lights, we would prefer that they point away from Eagle Nest Estates.

Will there be alcohol consumption on the premises?
We will not be serving alcohol to the public. We may consider obtaining a club liquor license.

What will be the extent of the camp?
This portion of the development will be further discussed during the development plan stage to resolve issues such supervision of the youth, food preparation and hours of activities, etc.

We would like to have assurances that the water use of the communities will not be impacted.
The developer's representative stated that the county has requirements for surface and ground water. The state and county have regulations relative to wells and septic. Ground water quality and quantity for the golf course will be half the amount of a traditional golf course. We are exploring possibilities such as a pond or surface water run-off for alternative water supplies. We must demonstrate that we are meeting the county requirements for water quantity and quality. We must also demonstrate that there will be no adverse impact on neighboring water supplies. The county also has an ongoing monitoring program. The lower portion of the site is agricultural fields. The golfing uses will be better than the existing agricultural uses because of the problems associated with pesticides and tilled soil.

What are your specific plans for storm water management? Will there be management of the runoff of soil nutrients, pesticides and herbicides?
You will have to picture storm water management in two parts: residential and golfing activities. The residential lots will be exempt because they will be two acre lots. There is an intermittent stream on the area proposed for the golf academy. The corn field will be examined because it generates more runoff. We will have to address water quality management relative to Loch Raven Reservoir. We may place plants in an above ground pond to protect against the nutrient out-take and runoff.

What about water quality?
Prior to the wells being drilled, 72 hours tests must be performed. The standards have to be met before drilling commences.

How does the denial of another project which was similar to yours effect you, where the project was considered to be too close to a reservoir?
We have met with the Department of Environmental Protection and Resource Management as to our proximity to the reservoir and have received a favorable response up to this point.

Have you been in touch with Baltimore City as it relates to the water supply?
We sent the city a CIM package.

The citizens want assurances that the project design will be compatible with the existing community and that their architect be given an opportunity to review the plans for the proposed residential lots. Also, they would like tighter restrictions as to covenants.
The developer's representative stated that they would like to talk further about covenants as to make them coincide with those of neighboring communities and that would be left as an open ended issue.

The citizens requested that the forested area be maintained in it's existing state.

If there are future runoff problems from existing properties at higher elevations, specifically from Eagle Nest Estates unto the new development who would be liable?
The builder will probably be liable, because the builder would be responsible for implementing safeguard to protect against such runoff. As to water rights, you are not permitted to change the natural flow of the water.

Are the number of proposed houses cast in stone?
Yes, we are really limited as to the number of houses.

What will the landscaping entail? What are your plans for screening the golf course and the buildings?
We have not explored our options as of yet. We may use hedges to screen the golf course. There may possibly be fence to protect against vandalism. We are talking about a rural style fence. We may consider a cluster of buildings instead of a two story building. We want to maintain a country design. There is a scenic route requirement from the Baltimore County Planning Office that must be satisfied. Some citizens stated that they would prefer a view of the development. However, they want the noise associated with the golfing activities to be screened.

What about parking spaces?
When we do the development plan we will state the actual amount of parking spaces. There are two hundred parking spaces required for the Golf Academy.

There was an announcement made as to a second CIM, to be held at the Long Green Volunteer Fire Station on October 10, 1996 at 7:00 PM.

Following closing comments about the next steps in the development process, the meeting was officially adjourned at approximately 9:40 PM.

Respectfully submitted,

Timothy L. Fitts,
Project Manager

c: Hon. Joseph Bartenfelder, County Council, M.S. 2201
Dev.: MacKenzie Investment Corp., 2328 W. Joppa Road, Ste. 200, Lutherville, MD 21093
Eng.: G.W. Stephens, Jr. & Assocs, Inc., 658 Kenilworth DR, Ste. 100, Towson, MD 21204
Planner: LDR International, Inc., 9175 Guilford RD, Ste.100, Columbia, MD 21046
Attorney: G. Scott Barhight , 210 W. Pennsylvania Ave., Towson, MD 21204-4515
Reviewing Agencies: PO, PDM, R&P, DEPRM, EDC, CDC, Bd. of Ed., Fire, SHA-

Please distribute as necessary within your agency.

Will you seek a liquor license?
We would like to leave that open for further discussion. We would be seeking a liquor license for the lounge area for the participants only, this will not be open to the public.

How large of an area will be set aside for conservancy?
There will be 47 acres allocated for conservancy. We are looking into options such as a pond, forested areas or farms.

How will the buildings be placed in relation to the scenic view?
Dulaney Valley Road is on the Master Plan and is designated as a scenic route which will trigger more requirements. There will be a scenic route review performed by the county. The conservancy area will preserve a portion of the view. Also, there will be a county required green-way easement. There is also a requirement for a forest buffer. Further, we will be proposing various types of screening and other precautions to preserve the scenic view.

It would appear that the only trees that will be removed will be those where the driving range is proposed, is that correct?
Yes.

From whom did you purchase the property?
The parcels are under contract to sale. The sellers are Linden Nugent and Cloverland Farms Dairy, Inc.

What is the difference between this project and the Hayfields project?
I would not like to get into that because I am the attorney for the Hayfields project as well.

Has anyone addressed the transmission lines running through the golf course?
As far as golfing is concerned we will take all necessary safety precautions.

Following closing comments about the next steps in the development process, the meeting was officially adjourned at approximately 9:15 PM.

Respectfully submitted,

Timothy L. Fitts
Project Manager

c: Hon. Joseph Bartenfelder, County Council, M.S. 2201
Dev.: MacKenzie Investment Corp., 2328 W. Joppa Road, Ste. 200, Lutherville, MD 21093
Eng.:G.W. Stephens, Jr. & Assocs, Inc., 658 Kenilworth DR, Ste. 100, Towson, MD 21204
Planner: LDR International, Inc., 9175 Guilford RD, Ste. 100, Columbia, MD 21046
Attorney: G. Scott Barhight, 210 W. Pennsylvania Ave., Towson, MD 21204-4515
Reviewing Agencies: OPZ, PDM, R&P, DPW, DEPRM, EDC, CDC, Bd. of Ed., Fire, SHA-
Please distribute as necessary within your agency.

If this academy is going to be open to the public, how will you control the number of individuals on the site?
If it gets to the point where the number of people become too great, we will set up appointments for teeing times and training.

What benefit will the community receive in lieu of the lighting and potential vandalism?
You mentioned vandalism, we feel that there will be a strong degree of control over the potential problems of dirt bikes trespassing and vandalizing this site. Also, we plan to have a caretaker/superintendent residence on site for security purposes.

What about the traffic impact along Dulaney Valley Road from this proposed project?
We do not feel that this project will significantly impact Dulaney Valley Road.

There was a concern expressed as to the impact of night traffic and the lights from vehicular traffic interfering with the non-illuminated nature of this rural environment.

There were concerns expressed as to cutting through Windemere Parkway for vehicular access and of the potential traffic impact that will be created.

Is this project final?; and has it been approved?
No, this is a concept at this juncture, this allows us the opportunity to talk with the community first and get an idea as to how to proceed with this project. The development process was explained again.

Will there be any deviations from what is shown on the concept plan?
No, if that would happen we would have to start this entire process from the beginning.

Will you have another informational meeting prior to the special exception hearing and the hearing officer's hearing?
We will make provisions to come back at a later date prior to the hearing officer's hearing, to discuss unresolved issues in more specificity with community associations and other interested residents. We will contact the community associations and adjoining neighbors by mail and telephone as to the date of the meeting.

Will there be an opportunity for some of us within the immediate community to walk the site with you and your representatives and to make a site survey and to express additional concerns that may arise?
I do not foresee that being a problem, and some arrangements can be made to perform such a site visit.

What restrictions will be placed on this site?
With the exception of the restrictions that the hearing officer may impose, we have been reviewing restrictive covenants of neighboring communities to get some ideas on how to draft our covenants in a way that will be compatible with this area.

What about water quality?
Baltimore County has requirements that must be met. We will be investigating and studying any long term impact on water quality and quantity through the use of quantitative analyses. There are specific protocols that must be monitored to determine whether there will be any impacts. Water appropriations permits will have to be obtained. There are two bodies of water on site that are not wetlands. These bodies of water will serve the purpose of facilitating water quality.

How will storm water run-off be handled?
We will be investigating any possible long impacts on storm water management. Essentially, you can handle the potential impacts by following regulations and performing quantitative analyses. We will look at the net loss of soil nutrients and other impacts, since there are existing agricultural uses on this site. We are required to submit a sediment and soil erosion plan. This will have to be reviewed by Baltimore County's Department of Environmental Protection and Resource Management and Soil Conservation, a quasi-state agency. The wetlands on the site will have to be addressed at the federal, state and local levels.

What are the intended hours of operation of this academy?; and what will be the scheme for lighting?
The hours that are proposed are 9:30 AM to 10:00 PM. The type of lighting will be underground lights which will shine upward.

Could you operate the facility without lights?
Preferably we would like to accommodate those individuals that like playing golf after working hours.

Where will the lights be placed on the site?
They will be placed approximately at the center of the driving range.

There were concerns expressed by some of the citizens as to the potential glow of underground lighting and their interference with the view of the night sky.

What about the deer and their continued ability to utilize this area as a crossing?; this is a widely used area by the deer.
We will not hurt or disturb the deer population that wander upon the site. Further, we do not feel that we will be able to curtail the deer crossing because of their ability to leap over natural and artificial barriers.

What will be the population capacity of the Academy at any given time?
We are not sure at this point. However, we are showing 205 parking spaces.

How will this project be funded, since this will be open to the public?
This project will be privately funded and maintained with the exception of a road that will be dedicated to Baltimore County.

COMMUNITY INPUT MEETING MINUTES

Development Name: Maryland Golf Academy *Date: October 10, 1996*
Location: N S Dulaney Valley RD W of Loch Raven DR *PDM File No: X-345*
District: 10C6

Timothy L. Fitts, representing the Department of Permits and Development Management, called the meeting to order. Brief introductory comments were given about Baltimore County's development approval process and the purpose of the meeting.

G. Scott Barhight and J. Kipp Shrack, representing the developer, presented the development proposal.

The meeting was then opened for general discussion and questions as follows:

It is rumored that you are trying to acquire land east of the proposed site, is there any truth to that?
No, that is not the case, I am very satisfied with the proposed 10 hole golf course.

Where is Dance Mill Road shown on the plan?
The road was located on the concept plan by Mr. Shrack, developer's representative.

Why is a special exception required?
The Baltimore County Zoning Regulations permit golf courses only by special exception, which must be filed with the county.

What will you be asking for as a special exception?
We will be petitioning for all golfing uses, community building components and possibly a camp.

Why are you not putting a shopping mall on this site?
That is not a permitted use as of right or by special exception.

Why the need for overnight lodging?; and how will this be compatible with the golf course?
The overnight lodging will be for the camp purposes. However, we are not sure as to whether we will follow through with the concept of a camp at this point. because of the concerns expressed by the community.

What about the existing golf courses in the area?
This golf academy will be quite different from the Pine Ridge Golf course. The Eagle Nest Golf course is a private course. This academy will be open to the public.

BALTIMORE COUNTY PUBLIC SCHOOLS

Dr. Anthony O. Marchione

Towson, Maryland

Office of Student Data

Concept Plan Conference

Aug. 5, 1996

Development Maryland Golf Academy

Location W/S Dulaney Valley Rd. W. of Loch Raven, Dist

Election District 10 Councilmanic District 6

School Districts		Cap.	Enrollments 1993	1994	1995	Projections 1996	1997	1998	Over/Under Capacity
Prettyboy	Elem.	452	558	370	347	357	354	344	-105
Ridgely	Middle	948	967	1031	1035	1027	1038	1070	+87
Dulaney	High	1204	1567	1612	1669	1712	1718	1787	+465

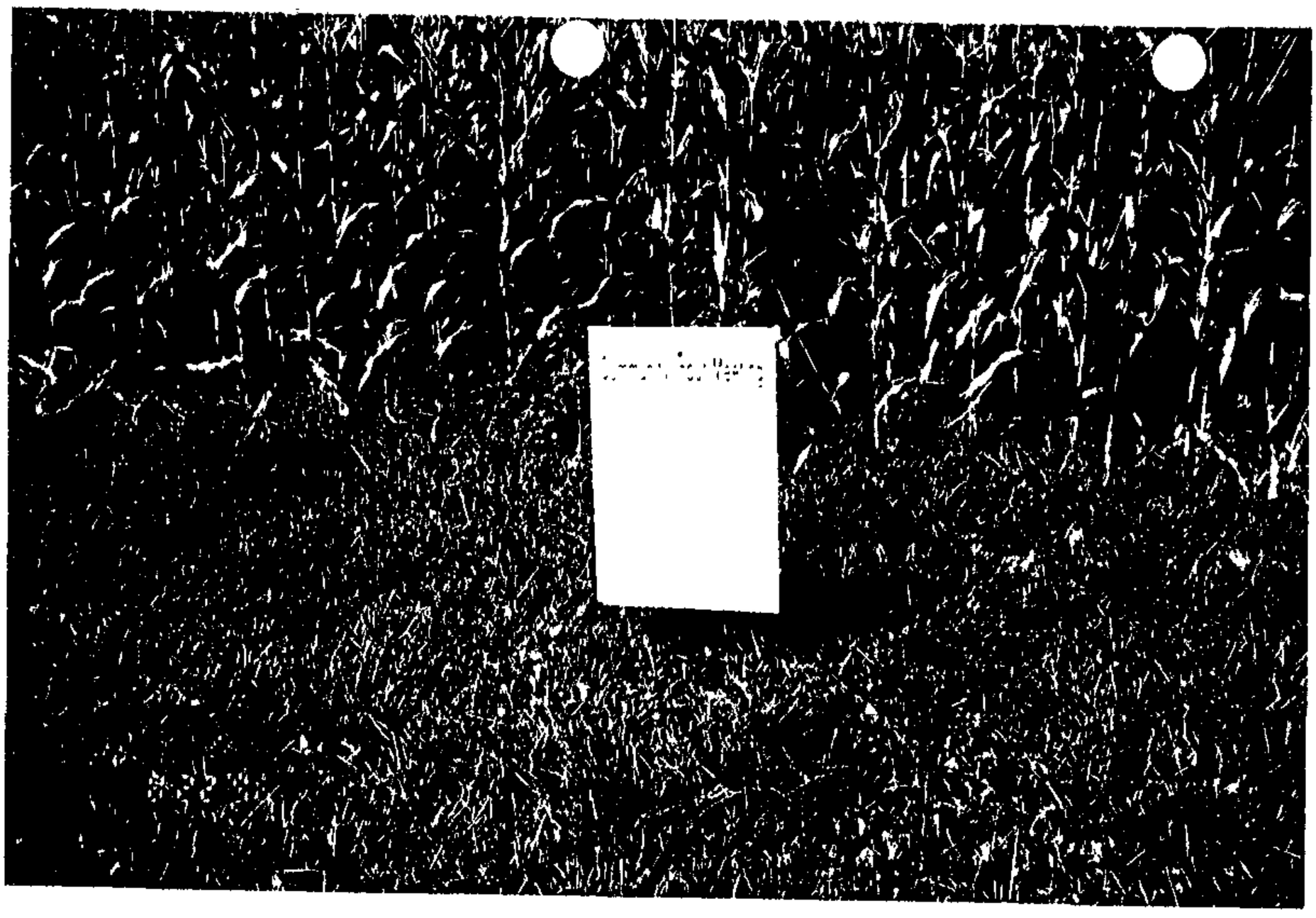
School Projects in the Six-Year Capital Improvement Program:

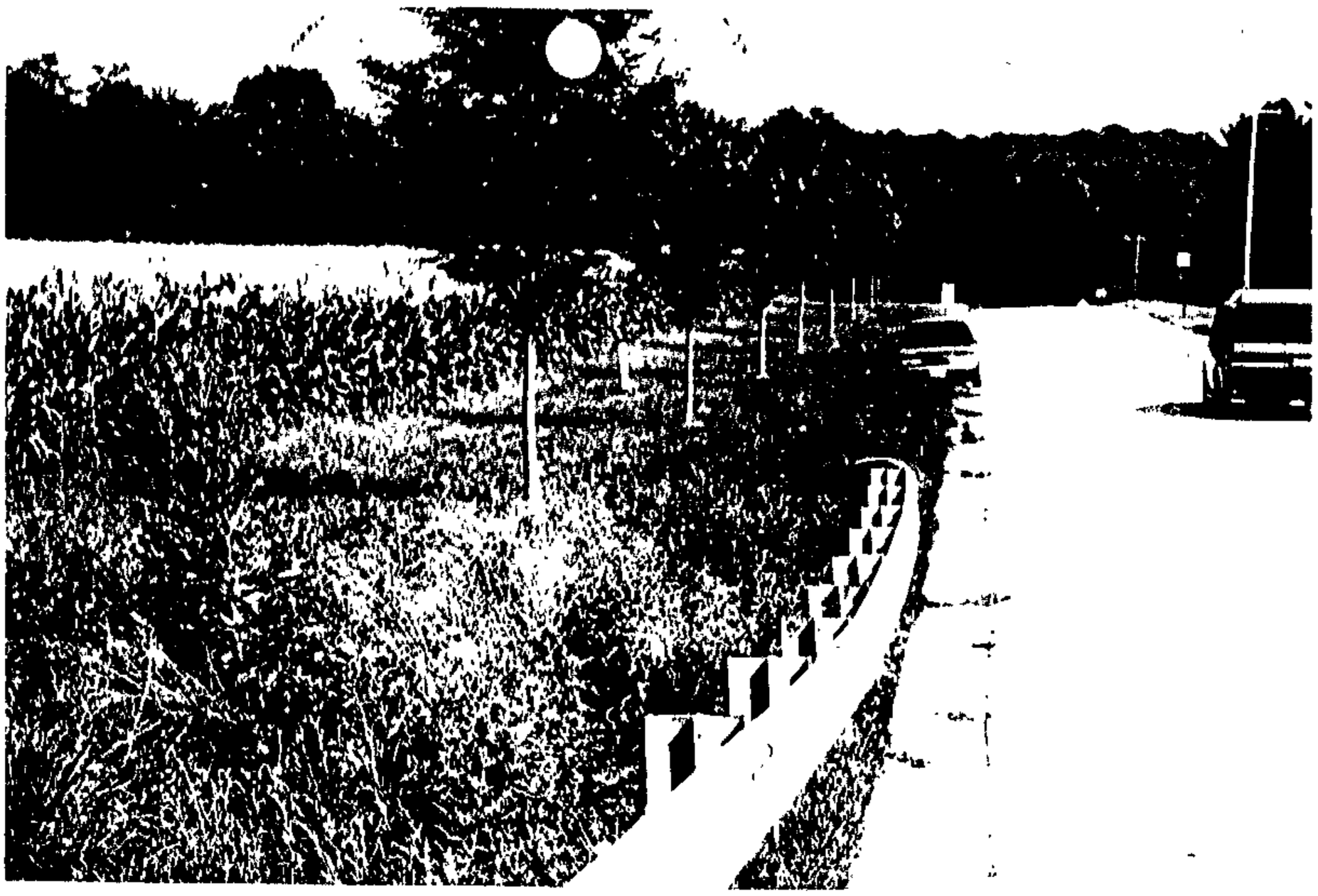
Proposed School	Status	Capacity	Estimated to Open
Dulaney High Addn.	FY97 Planning	+600 Cap.	Sept 99

Number	Type of Housing
1	Single Family

Estimated Pipil Yields

Elem.	Middle	High
2	1	1





CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 6TH

Date of Posting 8/22/96

Posted for: MARYLAND GOLF ACADEMY

Petitioner: MACKENZIE & ASSOC.

Location of property: DULANEY VALLEY ROAD NEXT TO TOWSON GOLF & COUNTY CLUB

Location of Signs: ON DULANEY VALLEY ROAD

Remarks:

Posted by [signature] Date of return:

Signature

Number of Signs: 1

LESLIE M. PITTLER
ATTORNEY AT LAW
SUITE 610
29 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204

OFFICE 410-823-4455
FAX 410-583-2437
HOME 410-296-4461

9/9/96
ok to PP

September 6, 1996

Mr. Arnold Jablon
Director
Baltimore County Department of Permits
and Development Management
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Proposed Maryland Golf Academy
Dulaney Valley Road

Dear Mr. Jablon:

I am writing on behalf of the Long Green Valley Association which has concerns in regard to the above-captioned development.

It has come to the association's attention that a community input meeting has been scheduled for the evening of September 12, 1996. This CIM is in direct conflict with the scheduled public hearing of the Baltimore County Council, 6th Councilmatic District, Comprehensive Zoning map hearing to be held at Loch Raven Sr. High School that same evening at the same time.

Many residents who wish to attend the CIM also need to attend the public hearing of the Baltimore County Council. The Long Green Valley Association would like to request either a postponement of the scheduled CIM or the assurance of a second CIM at which they and others could be present.

Your consideration of this matter is appreciated.

Very truly yours,

Leslie M. Pittler

LMP/pgb
cc: Charlotte Pine, Esquire,
President, Long Green Valley Association

BALTIMORE COUNTY GOVERNMENT
Department of Permits and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3335

July 23, 1996

MacKENZIE INVESTMENT CORPORATION
2328 W. JOPPA ROAD, STE 200
LUTHERVILLE, MD 21093

Re: MARYLAND GOLF ACADEMY
PDM No. 10-345

Gentlemen:

The Concept Conference for the above referenced project has been scheduled for 8/5/96; at 9:00:00 AM, in **Room 123 of the County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204**.

Please attend this meeting with appropriate representation.

CCM

Sincerely,

David C. Flowers/cab

David C. Flowers
Development Manager

DCF:cab

c: LDR INTERNATIONAL, INC., 9175 GUILFORD RD, STE 100, COLUMBIA, MD 21046

RECEIVED
JUL 18 1996
BALTIMORE COUNTY
ZADM/DM

Transmittal

LDR International, Inc.
Quarry Park Place
9175 Guilford Road
Columbia, Maryland 21046
410.792.4360
Fax 301.498.5070

Urban Design
Planning
Landscape Architecture
Graphic Design
Tourism Development

LDR International

Project Maryland Golf Academy
Project # 52130.00
Date 7/18/96

Items
- [x] Prints
- [ ] Originals
- [x] Text
- [ ] Letter
- [ ] Artwork
- [ ] Reproducibles
- [ ] Shop drawings
- [ ] Specifications
- [ ] Samples
- [ ] Slides/photos

To Mr. Tim Fitz
Baltimore County Permits & Development Mgmt.
111 West Chesapeake Room 123
Towson, MD 21204

Via
- [ ] U S Mail
- [ ] Federal Express AM/PM Overnight Letter Tube/Box/Pak/Own Pack
- [ ] Amer Overnight AM/PM
- [x] Courier

Ready by 1:30
Deliver by

- [ ] Herewith
- [ ] Under Separate Cover

Copies	Description	For your information	For your action	Review and comment	As requested
	36 copies Concept Plan				
	1 $500 fee				
	2 Attached Checklist				
	GW Stephens Jr. & Assoc. Inc.				
	Mr. Rick Chadsey				
	658 Kenilworth Drive, Suite 100				
	Towson, MD 21204				

Remarks Go to George William Stephens, Jr. & Assoc, Inc. and pick up copies of Forest Stand Delineation from a Mr. Rick Chadsey. Put the forest stand delin. in with package and deliver to above address.

call if problems

Thanks

From Mark Wendland

Copies To

12/91

Transmittal

LDR International, Inc.
Quarry Place
9175 Guilford Road
Columbia, Maryland 21046
410.792.4360
Fax 301.498.5070

Urban Design
Planning
Landscape Architecture
Graphic Design
Tourism Development

OK TF 7/22/96

LDR International

Project Maryland Golf Academy

Project # 52130.00

Date 7/12/96

Items
- [x] Prints
- [ ] Originals
- [ ] Text
- [ ] Letter
- [ ] Artwork
- [ ] Reproducibles
- [ ] Shop drawings
- [ ] Specifications
- [ ] Samples
- [ ] Slides/photos

To ATTN: MR. DON RASCO / Tim Fitz
Baltimore County Permits & Development Management
111 West Chesapeake Room 123
Towson, MD 21204

Via
- [ ] U S Mail
- [ ] Federal Express AM/PM Overnight Letter Tube/Box/Pak/Own Pack
- [ ] Amer Overnight AM/PM
- [x] Courier

Ready by ~~12:15~~ 2:00

Deliver by 3:30

- [ ] Herewith
- [ ] Under Separate Cover

RUSH IF NEC.

Copies	Description	For your information	For your action	Review and comment	As requested
1	Concept Plan Checklist				

Remarks Please add to Concept Plan Submittal for Maryland Golf Academy.

RECEIVED
JUL 12 1996
BALTIMORE COUNTY
ZONING

From Mark Wendland

Copies To

12/91

Maryland Golf Academy
Concept Plan Requirements - Checklist

Site Constraints Map

General

✓ name and address of the developer
✓ name and address of the preparer of the plan
✓ tax account numbers
✓ location or vicinity map, preferably at 1"=1000' scale
✓ property boundaries from deed or tax map information
N/A zone lines

Natural Environment Assessment*
Approximate location of the following

✓ existing topography as shown on the County photogrammetric maps, highlighting slopes greater than 25%
✓ 100-year floodplain limits as shown on FEMA maps, county studies, or computed using approximate methods
✓ soils mapped and labeled in accordance with the Soil Survey, Baltimore County, Maryland
✓ streams, seeps, ponds, or other water bodies on and within 200 feet of the development site
* wetlands
✓ forest buffer limits, including adjustments for steep slopes and/or erodible soils in accordance with DEPRM's Policies, Rules, and Regulations Manual. It is not necessary to prepare the formal evaluation as set forth in Section III and IV of the Manual, unless DEPRM field verification is requested.
✓ existing land cover (e.g., forest, meadow, agriculture, etc.) on and within 200 feet of the development site
* significant regulated plant or wildlife communities using DEPRM or Maryland Department of Natural Resource data
✓ existing well and sewage disposal systems on and within 100 feet of the development site
✓ soil evaluation tests (pere tests)
* existing underground fuel and chemical storage tanks on and within 100 feet of the development site

* No known at this time.

Built Environment Assessment

Approximate location of the following:

- ✓ existing building and roads on and within 200 feet of the development site
- * designated historic structures or sites as per the Landmarks Preservation Commission or the Maryland Historical Trust Inventory
- * designated sites as per the Maryland Archeological Survey
- ✓ significant views that may affect the development proposal
- ✓ significant features (e.g., specimen trees, buildings, streetscaping, etc.) that may affect the development proposal
- ✓ existing land uses (e.g., commercial, single-family residential, townhouse residential, etc.) on and within 200 feet of the development site
- ✓ road rights-of-way and easements

Consistency with Council Adopted Plans

- ✓ Baltimore County Master Plan 1989-2000
- ✓ Community or Revitalization Plans
- ✓ Recreation and Parks Plan
- ✓ Streetscape Plan
- ✓ Greenways Plan

* Although not required, it is strongly recommended that the location of these features be field delineated by the applicant for the concepts plan. Field delineations will be required for the development plan, and if the delineations are significantly different from those on the concept plan, the development plan will not be accepted for filing and another Community Input Meeting may be required.

Site Proposal Map

- ✓ zoning, with maximum permitted dwelling units or square footage
- ✓ proposed number, type, and locations of dwelling units
- ✓ proposed square footage and location and use of nonresidential structures
- ✓ proposed road network and sidewalks or pathways
- ✓ proposed open spaces network and calculations
- ✓ proposed parking area and calculations

✓ proposed stormwater management facilities
✓ proposed landscape concept and planting unit calculations
✓ average daily trips
✓ identification of significant changes to topography
✓ location of permanent project identification signs

Additional Information

✓ Other anticipated actions needed by the Zoning Commissioner or Hearing Officer such as variances, waivers as part of the development plan, or special exceptions or hearings
✓ consistency with design manuals such as the Comprehensive Manual of Development Policies
✓ preliminary phasing and development schedule

Checklist to be added to Concept Plan Submittal for the Maryland Golf Academy.

Submitted by:
LDR International, Inc.
July 12, 1996

BOARD OF EXAMINERS OF LANDSCAPE ARCHITECTS
778
CHARLES EUGENE BAILEY, JR.
STATE OF MARYLAND

TO: **LDR INTERNATIONAL, INC.** DATE: July 21, 1996

FROM: BALTIMORE COUNTY
DEPARTMENT OF PERMITS AND
DEVELOPMENT MANAGEMENT

SUBJECT: **CONCEPT PLAN** CHECKPRINT

PROJECT- MARYLAND GOLF ACADEMY

The check print for the above-mentioned project has been reviewed for conformance with general filing requirements and may be further processed in accordance with the following:

Please make all additions/changes/deletions per the attached red-line drawing; and

Submit the following **marked items** to Room 123 of the County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204:

☒ **Certified or cashier's check in the amount of $500 made payable to Baltimore County for concept plan review**

☒ **36 copies of the plan, folded to 8 1/2 X 11, for agency review (the red-line checkprint must also accompany the submittal)**

☒ **1 copy (each): Forest Stand Delineation**
Forest Conservation Worksheet

☒ **1 copy: Conceptual landscape plan (except R.C.-2 & R.C.-4 zones)**

☒ **Please include the PDM File # X-345 on all subsequent plans**

☒ **Provide space 4"w x 2.5"h in lower right hand corner of drawing for county stamp**

Should you have any questions regarding this matter, please do not hesitate to call our office at 887-3335.

Transmittal

LDR International, Inc.
Quarr[illegible]k Place
9175 Guilford Road
Columbia, Maryland 21046
410.792.4360
Fax 301.498.5070

Urban Design
Planning
Landscape Architecture
Graphic Design
Tourism Development

LDR International

Project Maryland Golf Academy
Project # 52130.00
Date 7/11/96

Items
- [x] Prints
- [ ] Originals
- [ ] Text
- [ ] Letter
- [ ] Artwork
- [ ] Reproducibles
- [ ] Shop drawings
- [ ] Specifications
- [ ] Samples
- [ ] Slides/photos

ATTN TO Mr. Don Rasco
Baltimore County Permits and Development Management
111 West Chesapeake Room 123
Towson, MD 21204

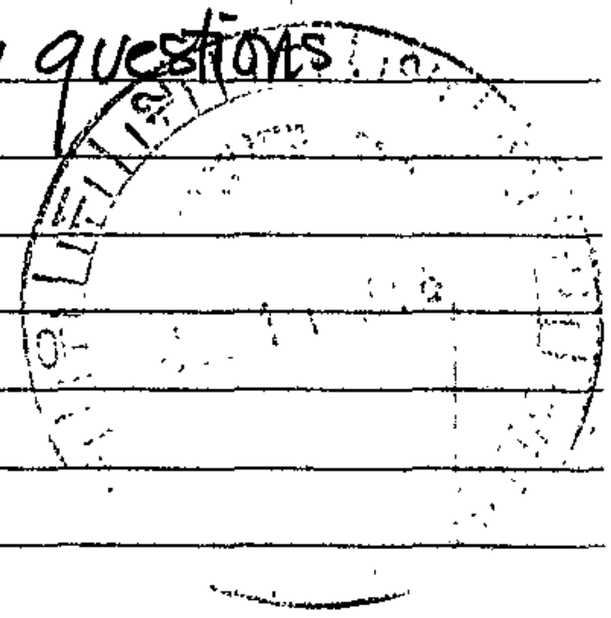
Via
- [x] U S Mail
- [ ] Federal Express AM/PM Overnight Letter Tube/Box/Pak/Own Pack
- [ ] Amer Overnight AM/PM
- [x] Courier Ready by 12:45 Deliver by 3:

- [ ] Herewith
- [ ] Under Separate Cover

Copies	Description	For your information	For your action	Review and comment	As requested
* 2	Check Print Concept Plans				
1	Copy Charts		X		

Remarks Please call if you have any questions

Thanks
Mark



From Mark Wendland

Copies To

Preparer of Plan

LDR International, Inc.
9175 Guilford Road, Suite 100
Columbia, Maryland 21046

Phone: (410) 792-4360
July 10, 1996

Developer/Owner

MacKenzie Investment Corporation
2328 West Joppa Road, Suite 200
Lutherville, Maryland 21093

Phone: (410) 821-8585
Contact: Clark McKenzie

Tax Account Numbers:

Nugent Parcel	10-1600010169
Lot 24 Cloverland	10-2200012565

Owner - Cloverland Lot 24

Cloverland Farm Dairy, Inc.
2200 North Monroe Street
Baltimore, Maryland 21217

Phone: (301) 669-2222

Resource Conservation Zone RC-4:

Site Data
Existing Zoning and Maximum Density Permitted

Zone	Use	Acres	Units Allowed	Units Proposed
RC-4	Residential and Conservancy Areas	65.6	13	7
RC-4	Golf Academy Area	79.96	16	0
RC-4	**Total**	145.56	29	7

Site Development Proposal

Dwelling Type	Proposed Units	Parking Required	Parking Provided	Average Daily Trips	Phase	Development Schedule
Residential Conservancy	7	N/A	N/A	@12.5/unit 88	N/A	Spring 1997

Land Use	Parking Required	Parking Provided	Average Daily Trips	Phase	Development Schedule
Golf Academy	200	205	500	N/A	Spring 1997

Conservancy Area Proposal (RC-4)

Open Space Type	Required	Provided
Conservancy Area	33.6 ac.	51.2 ac.
Building Area*	14.4 ac.	14.4 ac.
Total Provided	48.0 ac.	65.6 ac.

* Building area is inclusive of roads

Existing Built Conditions

Existing	Not Existing		Remarks
✓		Locations of existing buildings within 200 ft. of site boundaries	
✓		Location of existing roads within 200 ft. of site boundaries	
	*	Designated historic sites	
	*	Designated archeological sites	
✓		Significant views	
	*	Significant features (specimen trees, buildings, streetscape, etc.)	
✓		Land uses on and within 200 ft. of site	
✓		Roads rights-of-way and easements	

*No known at this time.

County Adopted Plans

Existing	Not Existing	In Conformance		Remarks
		✓	Baltimore County Master Plan 1989 - 2000	
		✓	Community or Revitalization Plan(s)	
		✓	Recreation and Parks Plan	
		✓	Streetscape Plan	
		✓	Greenways Plan	
			Other:	

Environmental Information

Existing	Not Existing	Field Delineated	Field Verified		Remarks
✓				Topography and street grades (minimum 5' contour appropriately labeled)	
✓				Slopes greater than 25%	
✓				100 year floodplain	
✓				Soils mapped according to Soil Survey, Baltimore County, Maryland	
✓			✓	Streams, seeps, ponds or other water bodies shown on site and within 200 ft. Of site boundaries	
	*		✓	Wetlands	
✓				Forest buffer limits including adjustments for steep slopes and/or erodible soils	
✓				Land cover on and within 200 ft. of site	
	*			Significant regulated plant or wildlife communities	
✓			✓	Wells on site and within 100 ft. of site	
✓			✓	Septic on site and within 100 ft. of site	
	*			Underground fuel tanks on site and within 100 ft. of site	
✓				Soil evaluation tests (perc tests) performed	Yes ✓ No Date: unknown

*No known at this time

Maryland Golf Academy
Concept Plan Requirements - Checklist

Site Constraints Map

General

- ✓ name and address of the developer
- ✓ name and address of the preparer of the plan
- ✓ tax account numbers
- ✓ location or vicinity map, preferably at 1"=1000' scale
- ✓ property boundaries from deed or tax map information
- ✓ zone lines

Natural Environment Assessment*
Approximate location of the following

- ✓ existing topography as shown on the County photogrammetric maps, highlighting slopes greater than 25%
- ✓ 100-year floodplain limits as shown on FEMA maps, county studies, or computed using approximate methods
- ✓ soils mapped and labeled in accordance with the Soil Survey, Baltimore County, Maryland
- ✓ streams, seeps, ponds, or other water bodies on and within 200 feet of the development site
- ✓ wetlands
- ✓ forest buffer limits, including adjustments for steep slopes and/or erodible soils in accordance with DEPRM's Policies, Rules, and Regulations Manual. It is not necessary to prepare the formal evaluation as set forth in Section III and IV of the Manual, unless DEPRM field verification is requested.
- ✓ existing land cover (e.g., forest, meadow, agriculture, etc.) on and within 200 feet of the development site
- * significant regulated plant or wildlife communities using DEPRM or Maryland Department of Natural Resource data
- ✓ existing well and sewage disposal systems on and within 100 feet of the development site
- ✓ soil evaluation tests (pere tests)
- * existing underground fuel and chemical storage tanks on and within 100 feet of the development site

* No known at this time.

Built Environment Assessment
Approximate location of the following:

- ✓ existing building and roads on and within 200 feet of the development site
- * designated historic structures or sites as per the Landmarks Preservation Commission or the Maryland Historical Trust Inventory
- * designated sites as per the Maryland Archeological Survey
- ✓ significant views that may affect the development proposal
- ✓ significant features (e.g., specimen trees, buildings, streetscaping, etc.) that may affect the development proposal
- ✓ existing land uses (e.g., commercial, single-family residential, townhouse residential, etc.) on and within 200 feet of the development site
- ✓ road rights-of-way and easements

Consistency with Council Adopted Plans

- ✓ Baltimore County Master Plan 1989-2000
- ✓ Community or Revitalization Plans
- ✓ Recreation and Parks Plan
- ✓ Streetscape Plan
- ✓ Greenways Plan

* Although not required, it is strongly recommended that the location of these features be field delineated by the applicant for the concepts plan. Field delineations will be required for the development plan, and if the delineations are significantly different from those on the concept plan, the development plan will not be accepted for filing and another Community Input Meeting may be required.

Site Proposal Map

- ✓ zoning, with maximum permitted dwelling units or square footage
- ✓ proposed number, type, and locations of dwelling units
- ✓ proposed square footage and location and use of nonresidential structures
- ✓ proposed road network and sidewalks or pathways
- ✓ proposed open spaces network and calculations
- ✓ proposed parking area and calculations

- ✓ proposed stormwater management facilities
- ✓ proposed landscape concept and planting unit calculations
- ✓ average daily trips
- ✓ identification of significant changes to topography
- ✓ location of permanent project identification signs

Additional Information

- ✓ Other anticipated actions needed by the Zoning Commissioner or Hearing Officer such as variances, waivers as part of the development plan, or special exceptions or hearings
- ✓ consistency with design manuals such as the Comprehensive Manual of Development Policies
- ✓ preliminary phasing and development schedule

Checklist to be included with Concept Plan Submittal for the Maryland Golf Academy.

Submitted by:
LDR International, Inc.
July 17, 1996

Preparer of Plan

LDR International, Inc.
9175 Guilford Road, Suite 100
Columbia, Maryland 21046

Phone: (410) 792-4360
July 10, 1996



Developer/Owner*

MacKenzie Investment Corporation
2328 West Joppa Road, Suite 200
Lutherville, Maryland 21093

Phone: (410) 821-8585
Contact: Clark McKenzie

Tax Account Numbers:

Nugent Parcel	10-1600010169
Lot 24 Cloverland	10-2200012565

*has option on both properties involved in submission

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Cloverland Farm Dairy, Inc.
2200 North Monroe Street
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SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21202-1626
TELEPHONE 410 347-8700
FAX 410 752-7092

30 COLUMBIA CORPORATE CENTER
10440 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
TELEPHONE 410 884-0700
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G. SCOTT BARHIGHT
DIRECT NUMBER
410 832-2050
2029522@mcimail.com

WHITEFORD, TAYLOR & PRESTON
L.L.P.

210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4515
410 832-2000
FAX 410 832-2015

1025 CONNECTICUT AVENUE, NW
WASHINGTON, D.C. 20036-5405
TELEPHONE 202 659-6800
FAX 202 331-0573

1317 KING STREET
ALEXANDRIA, VIRGINIA 22314-2928
TELEPHONE 703 836-5742
FAX 703 836-0265

December 6, 1996

Via Hand Delivery

Arnold Jablon, Director
Department of Permits &
Development Management
111 W. Chesapeake Avenue, Room 111
Towson, Maryland 21204

Re: Maryland Golf Academy
Development Plan - Petition for Special Exception

Dear Mr. Jablon:

Please be advised that this office represents MacKenzie Investment Corporation and MGA Land Holdings, LLC, the developer/petitioner for the project known as the Maryland Golf Academy. This project includes a 7 lot rural cluster development and a golf academy.

Pursuant to Baltimore County Code, §26-203(f), the applicant hereby requests combined hearings under §26-206.1. It is my understanding that the Development Plan hearing and the zoning hearing required for this project will be combined in accordance with this request.

Should you have any questions or comments, please feel free to contact me. Thank you for your kind attention to this matter.

Sincerely,

G. Scott Barhight

GSB:sll
cc: Mr. Clark F. MacKenzie
Ms. Sibby Gibbs
Frederick N. Chadsey, IV, P.E.

94604

VIA FAX

April 2, 1997

Mr. George G. Balog
Director
Department of Public Works
City Of Baltimore
699 Abel Wolman Municipal Building
Baltimore, Maryland 21202

Dear Mr. Balog:

This is in regard to the zoning case concerning Maryland Golf Academy's proposal near the Loch Raven reservoir.

The Friends of the Watershed (FOW) recommend that the Department of Public Works go on record opposing any special exceptions to RC 4 zoning in this case.

" The RC 4 zoning classification and its regulations are established to provide for the protection of the water supplies of metropolitan Baltimore and neighboring jurisdictions by preventing contamination through unsuitable types or levels of development in their watersheds. "
Baltimore County Zoning Regulations Section 1A03.1

The Friends of the Watershed feel that special exceptions to RC 4 zoning are not in the best interest of water quality in our reservoirs.

Sincerely yours ,

Steve Boyan

Friends of the Watershed
Steve Boyan, Chairman

cc: Mr. Ralph O. Cullison, III

"FRIENDS OF THE WATERSHEDS"

MISSION STATEMENT

Interested citizens will help protect drinking water quality and biodiversity by assisting the Watershed Management in enforcement, education and gathering of information. This group will help to create a better working relationship among the recreational users of the watershed lands.

The purpose of the group is to: increase and improve rapport with user groups; provide a conduit to the general public for education about watersheds, reservoirs and water quality; help self-regulation by the different user groups; coordinate clean-up and maintenance activities; investigate problems and conflicts between groups of users; make recommendations about watershed issues to watershed management; and provide any other type of support that is appropriate.

STRUCTURE AND OPERATIONS

The committee will be composed of between 15 to 18 individuals representing recreational and environmental interests from Baltimore City, Baltimore and Carroll Counties. The members are selected by the City, and serve for a term of 2 years, with 50% of the body having alternating terms to ensure continuity of the committee. The committee will elect its own officers, will develop a by-law structure consistent with its mission statement, and will meet quarterly. The members are volunteering their time and efforts, and will not receive any compensation from the City. Meeting locations, staffing and support services will be supplied by the Department of Public Works.

NOTE: BOLDED WORDS AND PHRASES REPRESENT COMMITTEE CHANGES VOTED UPON AT THE JANUARY 4, 1995 MEETING OF THE FRIENDS OF THE WATERSHEDS)

year the ...
merous performance
cause of admitted flying
by Cochran.

Pesticide use hit record in 1995, groups say

Pesticide use hit a record high in 1995, according to government data released yesterday by two environmental groups. But higher volumes may not mean a correspondingly higher risk to public safety, industry analysts and regulators said.

Citing yet-to-be-published numbers, the Natural Resources Defense Council and the U.S. Public Interest Research Group said 1.25 billion pounds of herbicides, insecticides and fungicides were used in 1995. In 1994, the groups said, 1.23 billion pounds were used.

$427,000 settlement ... housing

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Toxics, continued from page 1

by CBF to gain enforcement and reduce the use of toxic chemicals. Each paper offers recommendations to the states to help solve the problem of toxic pollution of Chesapeake Bay and provide more protection for the region's citizens, wildlife, and waters.

Scientist Barbara Kooser analyzes Pennsylvania's permit program, which is intended to limit the amount of polluted discharge a company can send into the water. The report contains such information as numbers of expired permits and areas most affected by major dischargers.

Kim Coble, senior scientist, and Jason Dunn, legal intern, investigate Virginia's lack of compliance with sections of the Clean Water Act. Their paper outlines the flaws in Virginia's monitoring and assessment of water quality and explains why this threatens the health of the commonwealth's citizenry, its aquatic life, and its waters.

Former Maryland toxicologist Jackie Savitz explains the federal and state regulatory process regarding chemical pollutants. She then outlines CBF's concerns over the inadequacy of the process and supplies data on the chemical pollution levels of certain areas of the Bay and Maryland tributaries.

CBF and the Baltimore Urban League commissioned University of Maryland scientists to report on levels of toxic chemicals in tissue samples from shellfish and finfish in Baltimore harbor. The study was undertaken in an effort to safeguard the health of Baltimore's subsistence fishers and their children. (Subsistence fishers are those who depend to a large degree on fishing to feed their families.) The report recommends the state limit consumption of certain fish and shellfish taken from Baltimore harbor.

Flannery Davis is a free lance writer living in Annapolis. Until recently she was editor of Save the Bay. For more information about these reports call 1-888-SAVE BAY.

CHEMICALS IN THE BAY: DID YOU KNOW?

- Over 70,000 chemicals are in use. Less than 2% have been adequately researched for their impact on human health and the environment. The vast majority of the chemicals are discharged into the environment without any state or federal limits.
- The National Pollution Discharge Elimination System (NPDES) allows companies to monitor themselves and report their results to regulatory agencies. According to the General Accounting Office (GAO), "The data reported cannot tell regulatory officials with any statistical level of certainty . . . whether an NPDES facility has been in compliance with its pollutant discharge limits."
- According to the GAO survey of 236 industrial facilities, 77% of the toxic substances being discharged were not controlled by the permit process.
- Toxic substances are so toxic that they are dangerous in very small concentrations. For example, Tributyltin (TBT) is acutely toxic to shellfish at a concentration of 0.20 parts per trillion. (One part per trillion is equivalent to one inch in 16,000,000 miles.)
- Studies that show low levels of toxics can contain plankton with concentrations of those same toxics hundreds of times higher, and fish and birds with concentrations of toxics millions of times higher than surrounding waters.
- Many household cleaning products contain chemicals which are categorized by EPA as high priority pollutants, because they are dangerous to human health and the environment.
- Thousands of toxic substances have been detected in the Chesapeake Bay. Some level of toxics can be found almost anywhere in the Bay.

BAYWatcher: Liz Gibbs

Lawyer Defends Bay for Future

An attorney by training and an environmental activist by choice, Elizabeth "Liz" Gibbs knows the stake we have in restoring and protecting our environment. As Advocacy Chairperson of the Richmond Area BayWatchers, Liz devotes much time and energy to Chesapeake Bay issues. She has suspended her legal career to spend more time with her two daughters Alex and Caroline. It is for them she works so tirelessly.

Liz's activism started with a call to CBF's Richmond Office a few years ago about a public hearing in Chesterfield County. Liz has used her legal training and love of her family to compose and deliver countless compelling arguments to otherwise unmoved legislators and regulators. She often receives standing ovations and attracts reporters wishing to get a quote. Liz is frequently heard recruiting other citizens prodding them with the ever present "If I can do this, so can you."

Through Liz's efforts CBF's legislative phone tree has grown in size and effectiveness. Because of her ability to eloquently express the need to protect our environment, she was chosen as one of only five activists nation-wide to testify before Congress against attempts to roll back environmental protections. Liz and husband Dan Gecker served as delegates from their county to a statewide political convention.

In addition to saluting Liz for the countless hours of work on behalf of CBF, thanks are due Dan, Alex, and Caroline for sharing so much of Liz's time and talents with us.

A Better Way continued from page 8

features the 4,000 square mile metropolitan Washington, D.C., region (though its lessons are applicable from Cooperstown to Hampton Roads). Here, CBF used computer modeling to test a region-wide land use and transportation scenario, demonstrating that such patterns can improve community, transportation, and environment.

For free copies of these publications, or for more information about CBF's growth management initiatives, or to volunteer, please contact Renee Snider at 1-888-SAVE BAY.

Bernard Willemain
12605 Sulana Valley Rd
Phoenix 21131
410 592 7872

Copy of Order Md Golf Academy

Integrated Pest Management

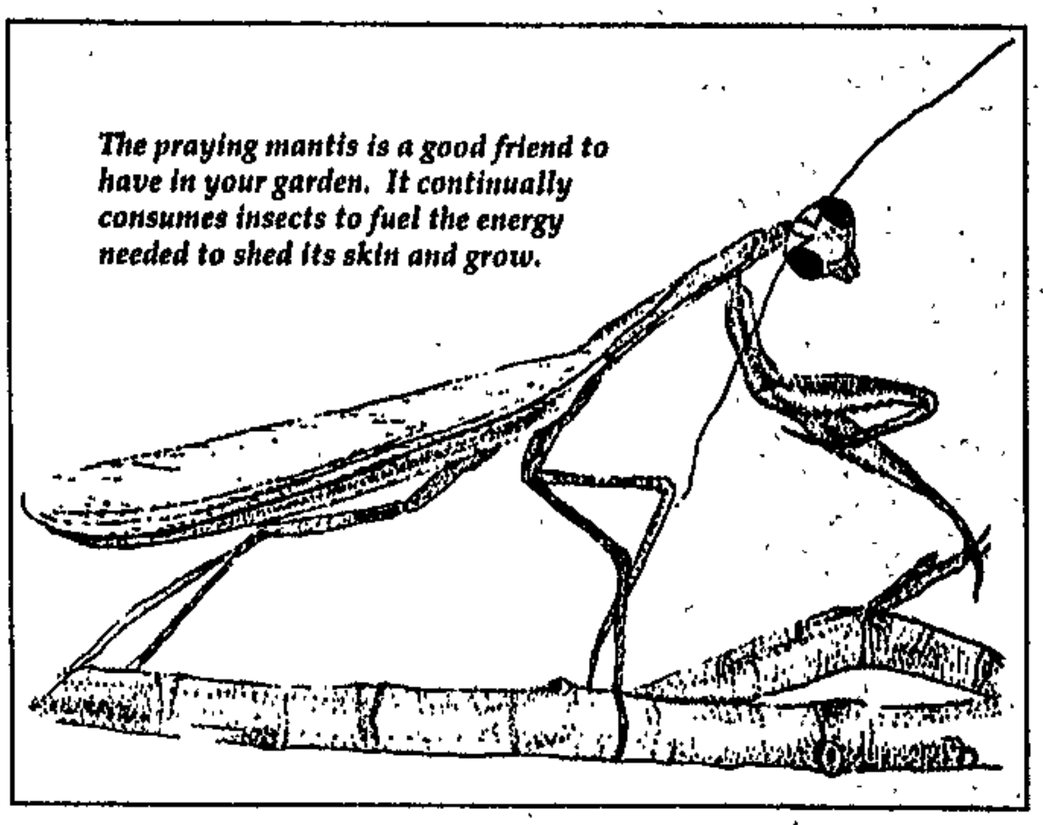
—A Homeowner's Guide—

BayScapes are environmentally sound landscapes benefiting people, wildlife and Chesapeake Bay. BayScaping advocates a "holistic" approach through its principles inspired by the relationships found in the natural world.

What is Integrated Pest Management?

Integrated Pest Management (IPM), as the name implies, is the *integration* of various management strategies–including biological, cultural and chemical methods–into a comprehensive program of pest control for the home landscape. For the weary homeowner who is confronted with a multitude of pests throughout the year, an effective IPM program offers a wide variety of choices to manage pests. IPM encourages you to choose methods that best suit your local landscape. In the Bay region, this approach minimizes impacts on non-targeted species, area wildlife and the waters of Chesapeake Bay.

With IPM comes the opportunity to use alternatives to chemicals as a means of controlling pests. Many natural and biological controls exist in the landscape to ward off insects, disease and other pests. While IPM does not totally eliminate chemical pesticides as a control measure, it can help reduce the volume of pesticides used on the land.



The praying mantis is a good friend to have in your garden. It continually consumes insects to fuel the energy needed to shed its skin and grow.

With more than 13 million people currently living in the Bay watershed and another 3 million expected by the year 2019, nonpoint source pollution from toxic substances has become a problem for living resources in the Bay ecosystem. Nonpoint source pollution is pollution coming from disparate sources. Runoff from urban streets, farms and construction sites are examples. When containing traces of toxic elements, this pollution can affect the entire food chain–from the smallest organisms to the fish and waterfowl inhabiting the waters of the Bay. Reducing chemical use in the home landscape (and thus the risk of associated runoff), reduces the potential risk of toxins reaching non-targeted organisms and local creeks.

The IPM program

Practicing IPM begins by implementing a sound pest management program in your home landscape. By using preventive techniques, certain pests may never become a problem. The first step involves monitoring pest outbreaks to determine if the pests are actually causing a problem, whether they increase or decrease in number and whether control mechanisms are really needed. If you decide to control a pest outbreak, various measures should first be considered. Cost of application, impacts on non-targeted organisms, residues, risks to nearby water supplies and chemical toxicity all have to be evaluated.

Depending on the pest, the control strategies vary, but may include: taking no action, physically removing the pest (i.e., by hand or with tools), using less toxic means such as biological or natural compounds, or as a last resort, using pesticides. In the IPM system, pest elimination is not necessarily the goal or outcome of pest control.

Prevention

Pest prevention is fundamental to IPM. By initially preventing the problem, control mechanisms may not be necessary later on. Pest prevention begins with plant selection. The most suitable varieties and species of plants should be chosen for your site. Proper plant selection involves not only your own personal preferences, but also careful consideration of a plant's ability to live and thrive in your location.

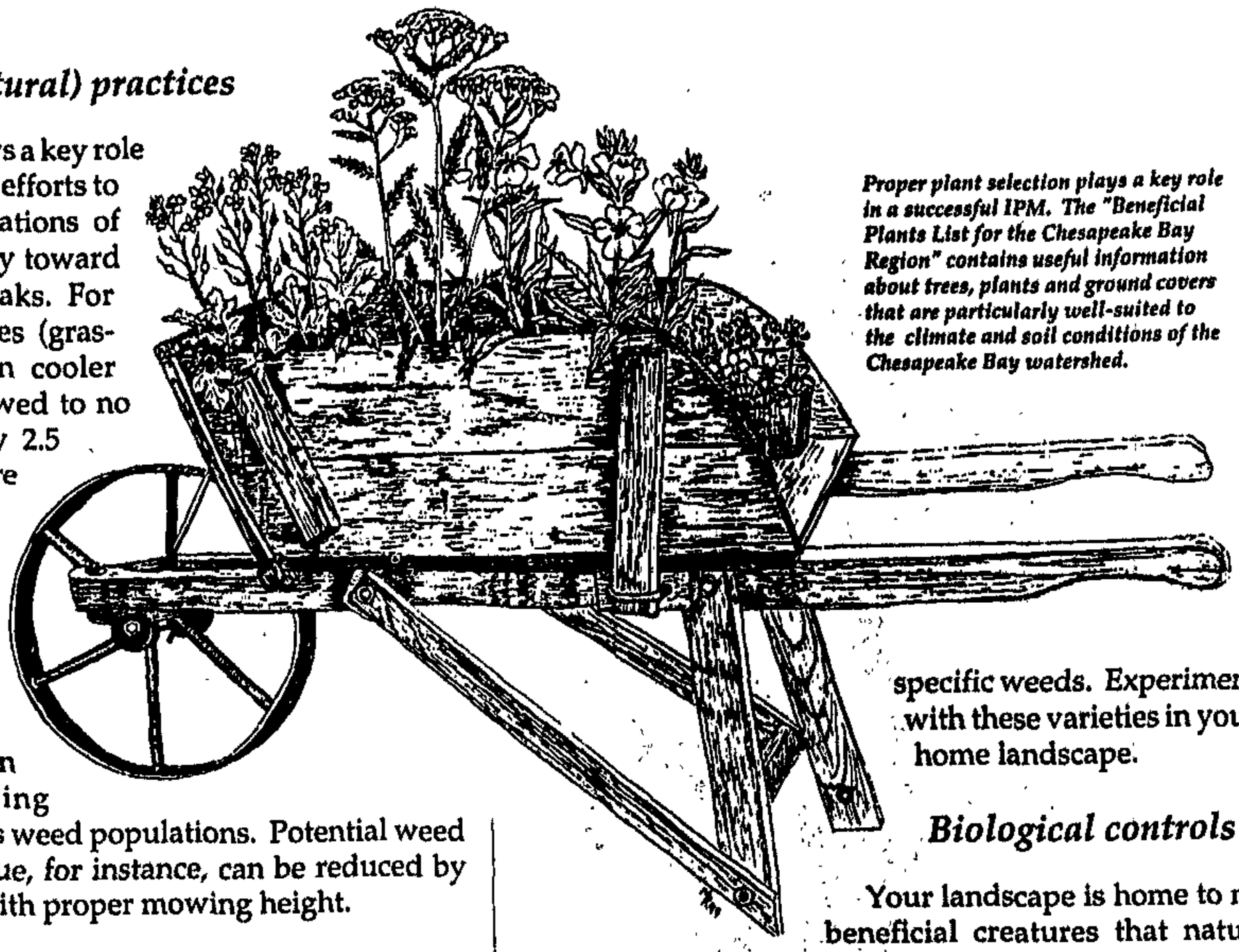
When evaluating the site, consider the degree of sun exposure, slope, drainage, amount of shade, wind, volume of foot traffic, soil type, temperature variations and other environmental factors. Plant species should also be selected for their ability to resist pest infestations. This should be one of the most important considerations when selecting plants for your landscape. For example, in a heavily infested gypsy moth area, a poplar tree may be the tree of choice when compared to a red oak, since gypsy moths prefer oaks to poplars.

Many plant species are well adapted to the Chesapeake Bay region; some are more susceptible to pests than others. A good IPM practitioner will use disease and insect-resistant varieties, species that meet the sun or shade requirements for your site, and species that will out-compete common weeds. Refer to the BayScapes beneficial plants list for recommended species.

An environmental education initiative developed by the Alliance for the Chesapeake Bay and the U.S. Fish & Wildlife Service, Chesapeake Bay Field Office.

Management (or cultural) practices

Proper management plays a key role in pest prevention. Your efforts to maintain healthy populations of plants will go a long way toward preventing pest outbreaks. For lawns, cool-season grasses (grasses that grow better in cooler weather) should be mowed to no less than approximately 2.5 inches in height. Take care not to remove more than one-third of the leaf blade at a cutting. Warm-season grasses (grasses that grow well in warmer weather) should be mowed to no less than 1.5 inches in height. Proper mowing height helps to suppress weed populations. Potential weed populations in tall fescue, for instance, can be reduced by more than 50 percent with proper mowing height.



Proper plant selection plays a key role in a successful IPM. The "Beneficial Plants List for the Chesapeake Bay Region" contains useful information about trees, plants and ground covers that are particularly well-suited to the climate and soil conditions of the Chesapeake Bay watershed.

A balanced fertility program will improve the vigor of all species. Soil testing should be a standard practice, and samples should be taken at least every three years. Fertilize cool-season grasses in the autumn and warm-season grasses in early and mid-summer. As a rule of thumb, no more than 3.5 pounds of nitrogen per 1,000 square feet should be applied to a lawn per year. Do not exceed a pound of nitrogen per 1,000 square feet during a single application.

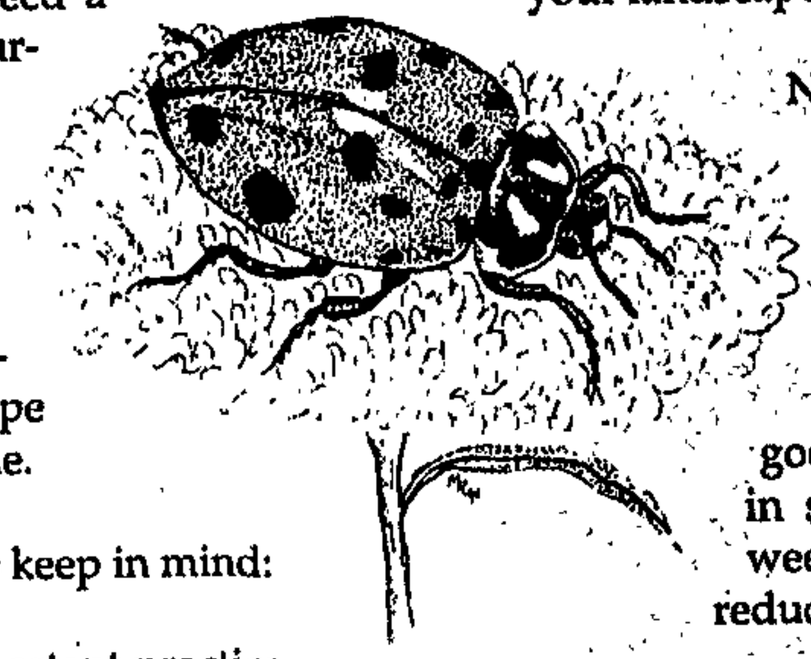
Trees and shrubs need to be periodically pruned, and tools should be sanitized before use. Dead and diseased limbs should be pruned and discarded. Mechanical injury is a major cause of landscape plant decline, so use care when you prune.

Here are some other management tips to keep in mind:

- Aerating compacted soils is an important practice that allows water penetration. Earthworms are nature's way of performing aeration; introduce them to your soil if they are not currently at work.
- Rotating crops in your vegetable garden will reduce pest populations over time.
- Returning clippings to the lawn restores nutrients.
- Removing weeds by hand is not only good exercise, but also good for the environment. Certain plants, such as annual rye, exhibit traits that suppress specific weeds. Experiment with these varieties in your home landscape.

Biological controls

Your landscape is home to many beneficial creatures that naturally prey on pests. Nature controls large insect populations through other insects and through animals that feed on insects. Spiders, lady beetles, wasps, big-eyed bugs and praying mantises are a few that depend on other insects for food. Birds, bats, frogs, lizards, certain snakes and toads also feed on insects. By encouraging these wildlife friends in your landscape, other controls may not be necessary.



Natural agents control diseases as well as insects. Milky spore disease will kill grubs in the lawn, and *Bacillus thuringiensis* (commonly referred to as BT) is a product that controls small moth larvae. For weeds, options include mechanical control, good management practices, mulches, or in some cases, simply accepting a few weeds in the landscape, which will greatly reduce your dependence on chemicals.

Thresholds

An important part of IPM involves decision-making. You must first decide whether or not you actually have a pest that needs controlling. Perhaps with time, the pest will just naturally disappear before significant economic or aesthetic damage occurs. While you may consider the pest a nuisance, is it actually threatening any living thing in your landscape? Sometimes pests can be physically removed. Many pest populations will reach their threshold at a certain point, and control after this peak is usually not necessary. One of the

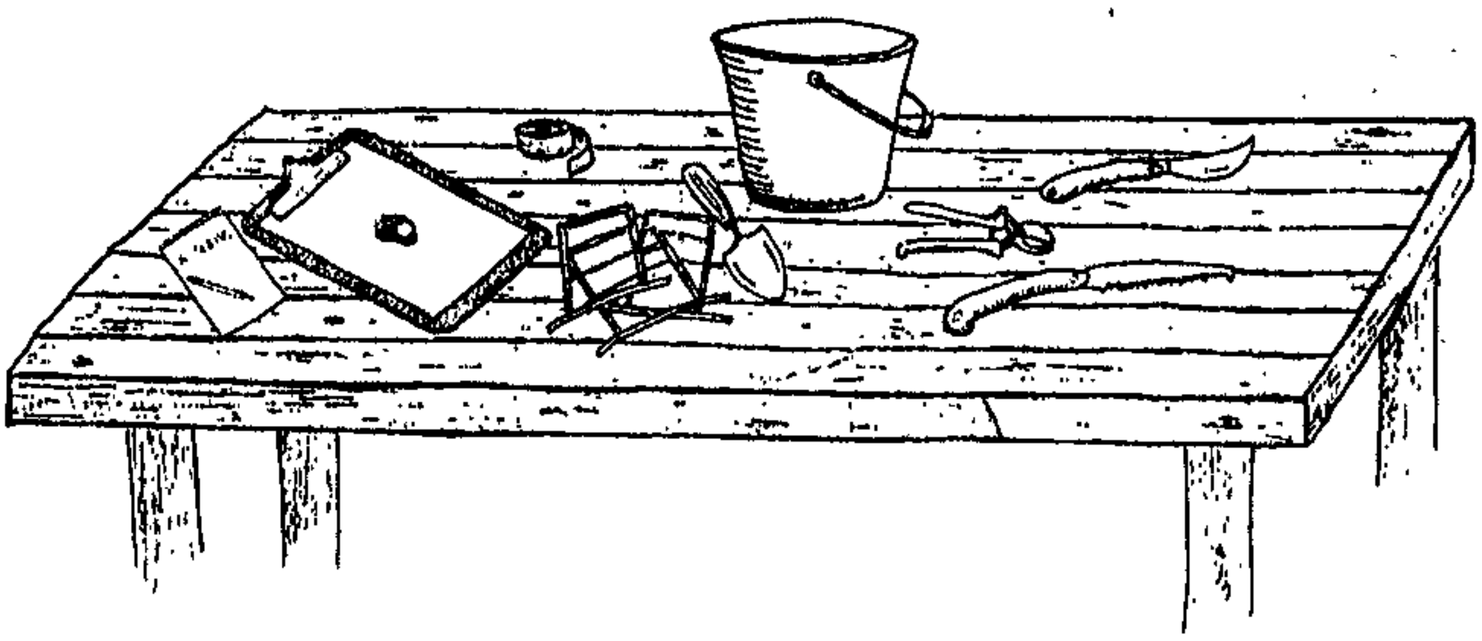
BayScapes Action Guide

— Home Landscape Audit: Integrated Pest Management —

Identify opportunities to practice Integrated Pest Management in your landscape.

PESTS	ALTERNATIVE CONTROLS	NOTES
Miscellaneous		
Mosquitoes	• Remove sources of standing water such as old tires, buckets, etc. • Mow grassy areas.	
Chiggers	• Regularly mow grassy areas.	
Ticks/Fleas	• Treat host animals and their sleeping quarters as opposed to the entire landscape.	
Wasps/Hornets	• Control in the darkness by removing nests. Be careful!	
General	• Encourage birds, such as purple martins, to control insects during the day, and bats to control insects at night. • Consider erecting houses for these beneficial insect predators.	
Turf		
Billbugs	• Use bio-control products.	
Grubs	• Encourage moles, birds and milky spore disease.	
Other Insects	• Encourage birds, toads and beneficials such as spiders, praying mantises and other predators. • Plant grass species other than bluegrass. • Encourage beneficials and naturally occurring fungal and bacterial diseases to kill pests; avoid using insecticides, fungicides.	
Brown Patch Net Blotch	• Wait for favorable weather; the problem may take care of itself. • Re-seed and maintain a balanced fertility program.	
Other Diseases	• Plant recommended species for the site. • Maintain a balanced fertility program. • Maintain proper moisture levels; don't over-water.	
Weeds	• Accept weeds as a natural part of the landscape (depending on location). • Mow cool-season grass no lower than 2 inches. • Mow warm-season grass no lower than 1 inches. • Re-seed and fertilize cool-season grass in the fall. • Plant certified weed-free seed. • Maintain a full stand, reducing bare spots. • Avoid early spring fertilization. • Use tall fescues, bermuda or zoysia grass with endophytes. • Discourage thatch build-up. • Encourage earthworms for aeration.	

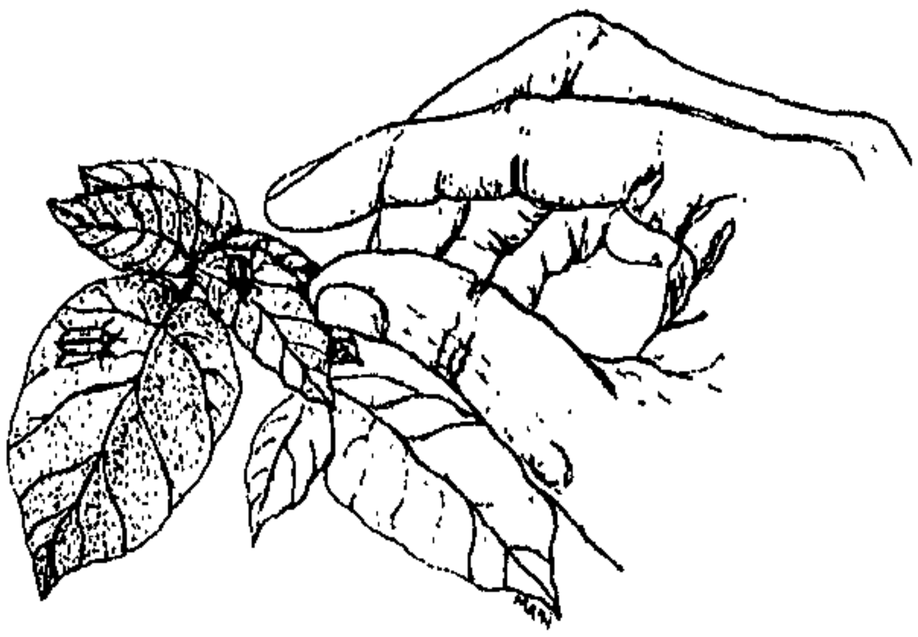
PESTS	ALTERNATIVE CONTROLS	NOTES
Shrubs and Trees		
General Disease	• Hand pick infected leaves and prune affected branches; dispose off-site. • For sanitation purposes, remove fallen leaves from the soil. • Plant resistant species. • Maintain proper drainage. Do not over-water. • Maintain proper fertility and water when needed to avoid stress. • Sanitize all pruning equipment. Dip tools between each cut (1 part bleach and 9 parts water). • In some cases (e.g., cankers) use a wound dressing; prune and remove all diseased or dead branches. • Avoid mechanical damage, winter kill and adverse chemical exposure (spillage, salts, etc.). • Remove dead or dying plants	
Insects	• Encourage predators such as ladybeetles, big-eyed bugs, spiders, praying mantises, birds, bats, lizards, toads, frogs and others. • Remove by hand and dispose of insect pests. • Monitor populations for thresholds. • Remove mechanically (using a vacuum cleaner for boxelder bugs, for example). • Remove dead and dying branches or dead trees. • Wash leaves with teaspooon of detergent and a gallon of water. • Wipe leaves with small amount of alcohol.	
Weeds	• Manually remove weeds. • Mulch. • Provide alternative ground cover.	
Vegetable Gardens		
Insects	• Practice crop rotation, using narrow rows and trap crops. • Employ sanitation practices and plant early for an early harvest. • Use natural controls (predators, parasites and pathogens), resistant varieties, biological products, botanical insecticides, insecticidal soaps.	
Weeds	• Mulch, use a cover crop; practice minimal or no tillage.	
Disease	• Use resistant varieties and rotate crops. Employ sanitation practices.	



Integrated Pest Management combines biological, cultural and chemical methods to control pests in the home landscape. When working outside, you may want a tool kit close by, including paper and pen, bucket, trowel, pruning shears, and a magnifying glass.

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NATURAL PREDATORS & THEIR PREY	
Lacewings *(Chrysopidae family)*	Prey on aphids, scale, whiteflies, mites, mealybugs, other lacewings and the eggs of mites, thrips and other insects.
Spiders *(Arachnida order)*	Feed on anything that gets stuck in their webs.
Bee flies *(Bombyllldae family)*	Feed on locust eggs, parasites of the larvae of flies, wasps, bees, beetles and ants.
Praying mantises *(Manteodea family)*	Eat any insect they catch, including beneficials.
Dragonflies *(Odnata order)*	Eat small flyiing insects, including midges and mosquitoes.
Soldier beetles (Cantharidae family)	Prey on cutworms, gypsymoth larvae, cankerworms, slugs and snails.



most important pest management practices involves monitoring pest populations. Through monitoring, wise control decisions can be made.

Timing

Accurately timing control measures means that you need to be aware of pest population levels, weather conditions and the population dynamics of various pests. As an example, many pests are more susceptible to control measures at particular points in their life cycle. Weeds should be controlled when they are small. As an example, chickweed in the lawn should be controlled in the fall. When chickweed becomes a noticable problem in the spring, it is usually too late for effective control. Insects are better controlled at the point where the population is doing the most economic or aesthetic damage. If a frost or cool weather is near, simply waiting for this change may be the only control you need.

Do not use chemical sprays just before a rainfall. They may not have time to work before washing into nearby waters. Likewise, avoid the use of pesticides on windy days or when honeybees and other beneficial insects might be in the area. Honeybees are most active during daylight hours, so evening insecticide applications pose less danger to them.

Pesticide use



Use of a pesticide should be considered only after alternative controls have been exhausted. First, be sure that you have properly identified the pest, and select a product labeled for use on it. Because pesticides pose a difficulty in terms of storage and disposal, purchase the minimum amount of product needed. Second, choose the least toxic chemical. The signal word on the label indicates the product's toxicity level: Products marked CAUTION are less toxic than those that have a WARNING on the label. By using the less toxic chemical, risks to wildlife and other natural resources are diminished.

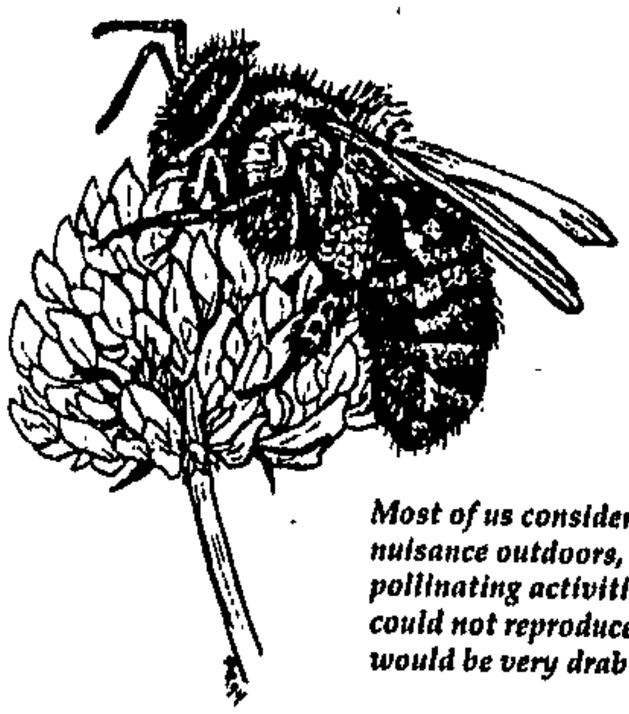
Always store pesticides in a secure area away from children and foodstuffs. Because some products become ineffective when subjected to freezing temperatures, pesticides should be stored in a temperature-controlled location.

The label contains important information about target pests, environmental safeguards, rate of application, poisoning and more. Always read and follow label directions carefully. Remember, a violation of label usage directions is against the law.

Be cautious when using any pesticide. Be careful not to get any pesticide product on your skin or in your eyes. Do not breathe pesticide vapors. Wear protective clothing, including rubber gloves, protective eye glasses, a long-sleeved shirt and long trousers. Do not apply pesticides on a windy day or when rain is expected. Be careful to avoid drift or runoff during application.

When mixing pesticides, more is *not* better. Measure accurately. Prevent spills and back siphoning. Do not apply pesticides near water resources such as wells, streams, ponds and bird baths. Because of the difficulty in disposing of excess pesticides, do not mix any more product than you actually need. These practices are safer for you, more economical and better for the environment.

When IPM is adopted both philosophically and practically in the landscape, it acts as an effective pest control system. IPM minimizes environmental impacts, while enabling you to maintain an attractive landscape at a reasonable cost. Most important, it represents a significant way for you to contribute to the health of local waterways and, ultimately, the Bay without leaving home.



Most of us consider the bumblebee a nuisance outdoors, but without its pollinating activities, many flowers could not reproduce and the landscape would be very drab indeed.

IPM mail order suppliers

- Alternative Garden Supply, Inc.
  297 North Barrington Road
  Streamwood, Illinois 60107
  (800) 444-2837 • *Free catalog*

- Gardens Alive!
  P.O. Box 149
  Sunman, Indiana 47041
  (812) 623-3800 • *Free catalog*

- Nature's Touch
  11150 W. Addison Street
  Franklin Park, Illinois 60131
  (312) 455-6900

- Necessary Trading Company
  8311 Salem Avenue
  New Castle, Virginia 24127
  (703) 864-5103 • *$2 Catalog, refundable with order*

- Pest Management Supply Company
  P.O. Box 938
  Amherst, Massachusetts 01004
  (800) 272-7672

General information/newsletter

- Bio-Integral Resource Center (BIRC)
  P.O. Box 7414
  Berkeley, California 94707
  (415) 524-2567

Suggested reading list

Kowik, Robert. *Designing and Maintaining Your Edible Landscape - Naturally.* Santa Rose, Calif.: Metamorphic Press, 1986.

Olkowski, William et. al. *Common Sense Pest Control: Least toxic solutions for your home, garden, pets and community.* Newtown, Conn.: The Taunton Press, 1991.

The University of Maryland Cooperative Extension Service. *Effective Lawn Care With Reduced Pesticide and Fertilizer Use.* Fact sheet #637.

Virginia Cooperative Extension. *Groundwater Quality and the Use of Lawn and Garden Chemicals by Homeowners.* Publication #426-059, 1992.

Virginia Cooperative Extension. *Ecological Turf Tips to Protect the Chesapeake Bay: Classic Agronomic Principles Can Reduce Pesticide Need.* Publication #430-396, 1991.

Virginia Cooperative Extension. *The Virginia Gardener Year Round Guide to Pest Management.* Publication #426-615, 1990.

Daar, Sheila. *Least-Toxic Pest Management for Lawns, Common Sense Pest Control.* Berkeley, Calif.: Bio-Integral Resource Center, 1986.

Fitzpatrick, Neal. *Have a Healthy Lawn Without Using Toxics.* Chevy Chase, Md.: Audubon Naturalist Society of the Central Atlantic States, 1987.

For detailed specific instructions for the safe use of fertilizers and pesticides in your community, contact your local or area Cooperative Extension office.

COOPERATIVE EXTENSION

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FOR MORE INFORMATION ON BAYSCAPES

U.S. Fish & Wildlife Service
Chesapeake Bay Field Office
177 Admiral Cochrane Drive
Annapolis, MD 21401
(410) 224-2732

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Alliance for the Chesapeake Bay, Inc.
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Richmond, VA 23216
(804) 775-0951 or toll-free
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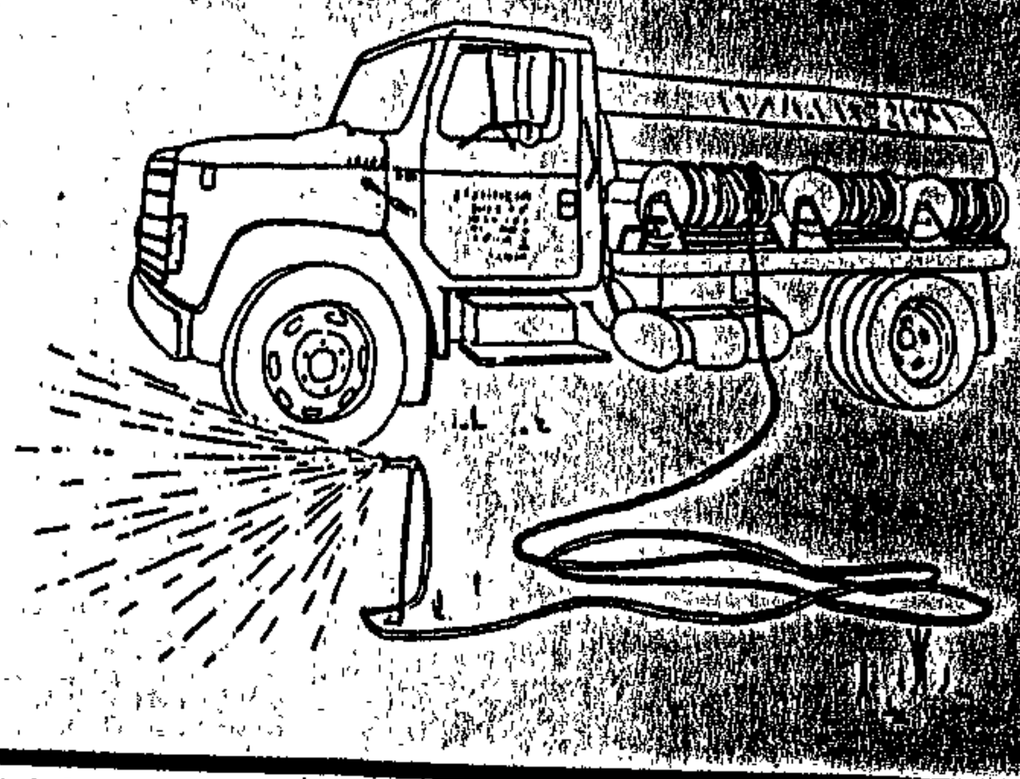
Pretty Poisons

The myth of the healthy, green lawn

The products they spray have obscure names like diazinon and Tupersan. The trucks they drive through the fine suburban neighborhoods are clean and white, with just enough green on the tanks to be attractive. They come in the morning, spray their chemicals and leave, all very unobtrusively. It is a seemingly carefree way to have a beautiful, green, weedless yard. Or so people believe.

Lawn care is big business. Between 150,000 and 175,000 homes and businesses in Massachusetts are currently using lawn care services and these customers spend about $30 million a year. Nationwide, companies service 6 million to 7 million lawns.

But missing from the clean green and white trucks is the Environmental Protection Agency's (EPA) warning for Tupersan—"The area being treated must be vacated by unprotected persons," and "This product is toxic to fish . . . Do not apply where runoff is likely to occur." Never displayed is the diazinon warning to "Keep children and pets off treated areas until the following afternoon."



Does the absence of these warnings mean that hundreds of thousands of children and pets are dying each year due to exposure to toxic lawn chemicals? Probably not, but the fact is nobody knows. While we find out, the spraying continues.

The application of pesticides to lawns is known as repeat business—a lucrative prospect in the profit sector. Time after time, season after season, the trucks show up, yet the crabgrass seems to be always with us. The Committee on Urban Pest Management of the National Academy of Sciences says in a 1980 report that "Chemicals offer the pest control operator higher profits and effective short-term control, which is likely to be more desirable to the operator than long-term control, because it offers the opportunity to develop a large number of repeat customers. Although routine preventative spraying implies substantial use of chemicals, it may be cheaper than developing a monitoring system and spraying only when there is evidence that the pest population has gotten large enough to warrant action." The total elimination of pests requires much more chemical follow-up than their control.

The rise of these companies is one of the reasons the use of pesticides and herbicides in urban environments is increasing rapidly. The use of pesticides has increased in the urban areas of the United States until use in cities and towns now accounts for about 20 percent of the total sold in the nation, and that total, 1.5 billion pounds of pesticides, amounts to nearly seven pounds for every man, woman, and child in the country.

Lawn care companies generally believe that their products are safe when applied in strict accordance with label instructions, and that the pesticides are approved by the EPA. In fact they often use phrases like "safe and effective," or "harmless" in their advertising, a practice the General Accounting Office considers illegal. In reality, the EPA does not approve pesticides. It registers them according to a "Risk/Benefit" formula. Basically, the agency takes information provided by the pesticide manufacturers and decides if increased crop yields are worth the risk of human poisonings and deaths, livestock losses, honeybee poisonings, and reduction of crop pollination, losses of crops and trees, fish and wildlife damage, and long-term damage to the environment.

Actually, though, no one knows how safe or how dangerous pesticides really are. A 1982 U.S. Congressional Staff Report notes that between 79 percent and 84 percent of pesticides on the market have not been adequately tested for their capacity to cause cancer; between 90 percent and 93 percent have not been tested for their ability to cause genetic damage; and between 60 percent and 70 percent have not been fully tested for their ability to cause birth defects. Complete health hazard assessments are only possible for about 10 percent of the registered pesticides, and for the nearly 600 ingredients that had already been registered by

From Sanctuary The Journal of the Mass Audubon Society

1972, less than 100 have been reexamined by the EPA.

A casual reading of the EPA-required warnings for pesticide and herbicide containers (but not tank trucks) shows an awareness of some of the acute hazards. These label warnings represent advice to prevent accidents, injuries or damage as a result of one-time exposure. The label for Daconil 2787 Fungicide notes that it "may produce temporary allergic side effects characterized by redness of the eyes, mild bronchial irritation, and redness or rash on exposed skin areas." Daconate 6 Turf Herbicide warns, "Keep away from children and domestic animals and do not allow them on treated areas until material has been washed into the soil." The warning for Tersan 1991 states, "The area being treated must be vacated by unprotected persons." These warnings are frightening enough, yet the Government Accounting Office criticizes them as offering limited information and having no description of the chronic or long-term multiple exposure health hazards.

The fact that there are demonstrated health hazards associated with pesticides is certain, but the effects vary substantially from person to person. Some of the symptoms that have been shown to occur from chronic, low-dose exposure are allergy, asthma, headache, dizziness, irregular heartbeat, nausea, diarrhea, fatigue, and muscular pains. Long-term problems, even to those who show no immediate symptoms, may include lower male fertility, miscarriage, birth defects, chemical sensitivity, liver and kidney disfunction, heart disturbances and cancer.

One of the most pervasive of herbicide ingredients, 2,4-D, has been linked to cancer by not only the National Cancer Institute of Bethesda, Maryland, but by Hazelton Laboratories of Vienna, Virginia, as well—a facility chosen by a group of chemical manufacturers. In one of the rare studies of the effects of pesticide use on humans, the Cancer Institute study showed that farmers who had been exposed to 2,4-D through field use were six times more likely to develop non-Hodgkin's lymphoma, a tumor of the lymph system, than farmers who had not been exposed to the chemical. Currently, 2,4-D is used in more than 1,500 over-the-counter herbicides. (Note: the Massachusetts Pesticide Board recently voted to review 2,4-D.)

The Hazelton study was the most recent in a series of thirty animal studies and showed that approximately 10 percent of rats that were exposed to the herbicide developed brain tumors..

On the basis of these two studies, ChemLawn, the nation's largest lawn-care company, suspended use of the herbicide last October. But until then, it was one of the chemicals ChemLawn characterized in its Yellow Pages advertising as "Safe, effective weed and insect control." Like DDT, EDB, chlordane, Kepone, chlorodioxin, and Silvex before it, 2,4-D is suddenly hazardous where it had previously been safe.

These chemicals are also hazardous to pets. Dr. Richard F. Cullison, before moving to Silver Spring, Maryland, was one of the veterinarians handling calls at the National Animal Poison Control Center at the University of Illinois. He got a lot of calls from veterinarians whose animal patients had been exposed to the pesticides used in commercial lawn care products. He says, "The majority of these related to exposures of dogs to 2,4-D used as a weed control agent. Dogs are particularly sensitive to 2,4-D; instances have been recorded of severe toxic reactions from dogs simply walking across after it was sprayed." As numerous as his calls were, he believes that ". . . only a fraction of the actual occurrences are ever reported. . . ."



Unfortunately, no one can even guess at the number of those "actual occurrences" because there is no required reporting mechanism in place to gather data on pesticide damage to either pets or humans. The EPA does have a Pesticide Incident Monitoring Unit that depends on voluntary reporting, and from 1966 through October of 1979 it recorded 30,708 incidents that included home and garden use poisonings, but it is impossible to guess how many incidents went unreported. Most states have no means for tracking pesticide exposure problems in either humans, pets, or wildlife.

Individual citizens in many states are beginning to take action requiring lawn care companies to post property to be sprayed with signs that give public notice that the property will be treated and contain a warning statement, the applicator's name and phone number, the address and telephone number of the appropriate government agency that can provide interested persons with information concerning the pesticides applied, health precautions to be taken, and the steps to

PESTICIDE RESISTANCE

The seeming indestructibility of a common pest such as the household cockroach is perhaps the smallest example of a problem that has reached epidemic proportions: 428 species of insects have developed genetic resistance to the chemicals designed to kill them. The National Academy of Sciences reports that almost every major insect pest in farmers' fields now is resistant to more than one category of pesticides. The most recent statistics count twenty-three species that have become resistant to every kind of pesticide available.

The tremendous toxicity of a modern pesticide represents a selective pressure greater than any that insects have yet faced in their 300 million years on earth. The pesticide immediately wipes out every individual that doesn't have a resistance to it, but there are always a few individuals in every population who have the right combination of genes to survive the application of a given chemical. These survivors find themselves in insect heaven: the pesticide, being rather broad in its effects, not only has wiped out all of their competition, but also has decimated the relatively small population of predators that once threatened them.

Insect populations under these circumstances bounce back with astonishing rapidity. When they do, the pesticide-resistant genes are found in a much larger percentage of the population. Repeated applications of stronger doses only serve to perpetuate the cycle. Susceptible insects are weeded out, leaving resistant survivors who again bounce back and pass their traits to their thousands of offspring. It isn't long before the entire population carries the gene and is genetically resistant.

One possible solution to the problem of pesticide resistance is offered by the philosophy known as Integrated Pest Management (IPM). Researchers in Massachusetts have found that by using a variety of non-chemical control measures and reducing both the number of pesticide applications and the amount of pesticide applied, the development of resistance can be slowed. It may be that no single solution to pesticide resistance will ever be found, and that pest control in the future will be accomplished through a number of alternative techniques that take into account factors such as the pest's reproductive biology, soil conditions, and the weather. △

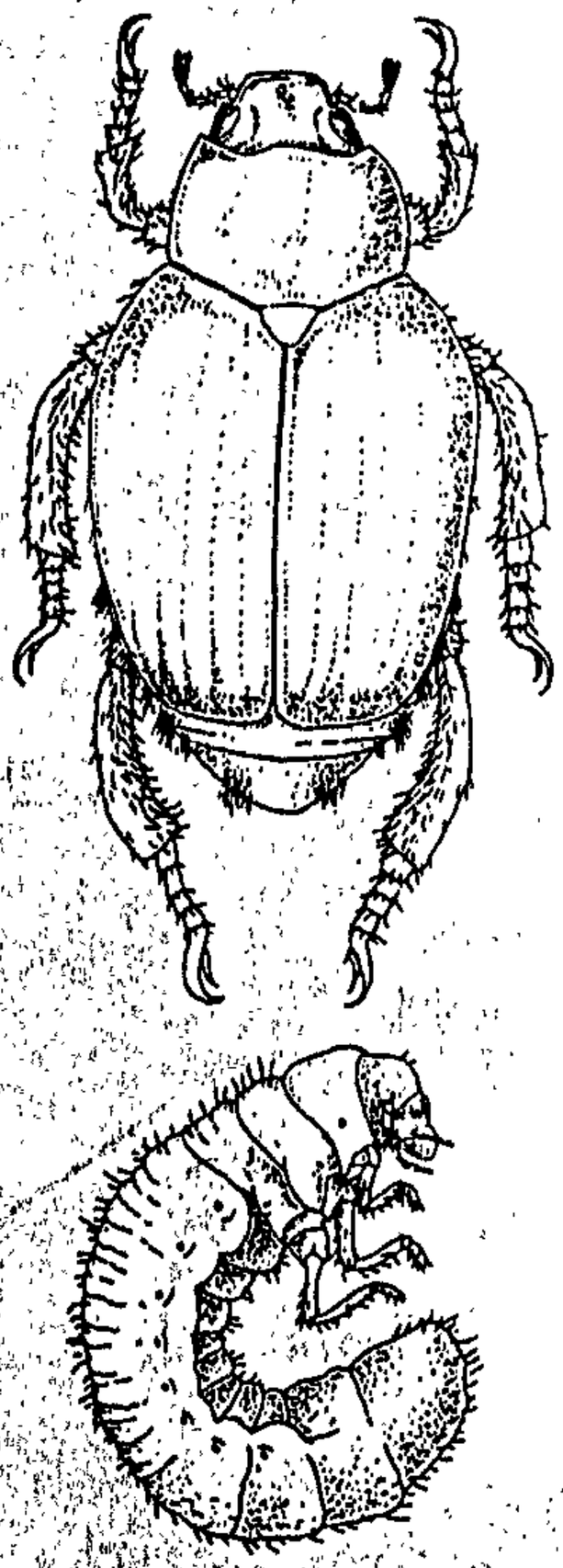
Mark Cherrington



take in the event of a medical emergency involving those pesticides. Basically, the signs tell the public what is being applied and when so that individuals can then decide what health precautions they wish to take. (Massachusetts has recently passed lawn care regulations that require the posting of a sign for seventy-two hours on treated property.)

These regulations are being vigorously opposed by industry lobbyists. The Pesticide Public Policy Foundation, for example, recently sued the village of Wauconda, Illinois, claiming the local regulation resulted in damages due to lower stock prices, registration fees, and the cost of warning flags. Industry pressure groups have succeeded in overturning local ordinances in California through legislative action and have temporarily won a court battle against a Montgomery County, Maryland law. The industry political action committee is trying to force changes in the Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) that gives states the authority to set more stringent standards than the federal government.

In Massachusetts, an act to reform the Commonwealth's Pesticide Control Act (introduced by Mass. Audubon, see page 17) is making its way through the legislature. This law significantly strengthens the state's control over pesticide applicators, commits the Commonwealth to a less chemical-intensive course of pest management, establishes a registry of acute and chronic health incidents relating to pesticides,



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FOR MORE INFORMATION ON PESTICIDES

THE EPA's OFFICE OF EXTERNAL AFFAIRS will provide publications that deal with pesticides in general. Address: Office of External Affairs, US EPA, A-107, 401 M St., S.W., Washington, D.C. 20460.

TO OBTAIN specific pesticide fact sheets write: Office of Pesticide Programs, Registration Division, US EPA, TS-767, 401 M St., S.W., Washington, D.C. 20460.

THE GENERAL ACCOUNTING OFFICE has several good reports on pesticides and will provide up to five copies free of charge. Publications include "Pesticides: EPA's Formidable Task to Assess and Regulate Their Risks" (GAO/RCED-86-125); "Pesticides: Need to Enhance FDA's Ability to Protect the Public From Illegal Residues" (GAO/RCED-87-7); and "Nonagricultural Pesticides: Risks and Regulation" (GAO/RCED-86-97). Address: U.S. General Accounting Office, Post Office Box 6015, Gaithersburg, MD 20877, 202-275-6241.

"PESTICIDES AND GROUNDWATER PROTECTION," Flyer #7 of the Groundwater Information Flyers, is among the many publications on pesticides available from Massachusetts Audubon. For additional information write or call the Public Information Office in Lincoln (617-259-9500, x7250).

and establishes much better controls over large-scale pesticide use, especially in sensitive areas such as water supply zones, wetlands, and near hospitals and schools.

In addition to the new law, regulations specific to lawn care companies are making their way through the state's regulatory mechanism. The Commonwealth's Pesticide Bureau chief, Jeff Carlson, explains: "The new regulations require that, before entering into a contract, lawn care companies have to provide consumers with the right to prior notification. Consumers are also given a Consumer Information Sheet that has been approved by the state's Pesticide Bureau. That sheet provides them with basic information on the chemicals used and precautions that may be necessary. The regulation also requires that during and after application a sign be posted on the lawn to indicate that there was a treatment and to advise interested persons to keep children and pets off the lawn. The companies are also required to leave a notice on the consumer's door indicating that an application has taken place. The whole intent of the regulation is to try to minimize any unnecessary exposure."

Mr. Carlson feels that a successful legal challenge to these regulations is unlikely. "I really don't think there is any question as to the legality of this regulation. More information to consumers is here to stay, and the responsible companies understand that they are just going to have to live with it. Some of the larger companies have shown good faith in working with us. Of course, it's very difficult to lobby a program when you are dealing with regulations. It's easier to deal with the legislature."

Lawn care companies will tell you that they object to the cost of the signs and the labor required to post them, that their products are safe and that notification is not worth the additional cost. But behind that argument may be a fear that the public will realize that there are hazards associated with routine pesticide spraying. Some might decide that the risk isn't worth a little less crabgrass. Spraying only when necessary to control pests would be far less profitable to the industry than routine treatment.

There may be some truth to these fears. Yet pesticides will continue to have a place. Some argue that a healthy lawn adds value to your property, increases your enjoyment of your landscaping, and that esthetics are important. But the real question is what is the price of crabgrass—how much risk to human health is a weedless lawn worth, and who should decide? △

J.W. Edwards

J.W. Edwards is a freelance writer and a former owner of a lawn-care business.

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HOME AND GARDEN INFORMATION

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Home and Garden Mimeo #HG63 (11/96)

IPM Series: Turf

1. Problems with the general appearance of the lawn:

Symptoms	Possible Causes	Controls/Comments
Rings or arcs of dead or green grass, mushrooms may be present	**Fairy rings:** rings or arcs of dead or green grass bordered by zones of darker green grass. More common on droughty sites and poorly nourished turf. Occurs on all turf cultivars year-round.	Aerate turf frequently, maintain adequate nitrogen fertility and adequate water during dry spells.
Circular, straw colored patches	**Summer patch:** circular patches that range from 12 inches in diameter. This disease occurs in bluegrass and fine fescue lawns 2 years or older July through September.	Avoid excessive nitrogen especially in [illegible] low release nitrogen sources. Increase mowing height, avoid light frequent waterings and reduce thatch buildup.
Irregular brown patches with white moths flying over the turf	**Sod webworm:** brown caterpillars may be found at the base of the blades and in the thatch. Active from June through July.	Reseed with grasses with high levels of endophyte such as tall fescue, or spray with B.t. insecticide.
Localized yellow or brown areas	**Chinch bugs:** tiny black insects with shiny white wings found on crowns and stems. Damage usually occurs in sunny, well drained locations.	[illegible] grasses with high levels of [illegible] such as tall fescue. Often [illegible] natural predators such as big- [illegible]
Straw colored patches surrounded by a ring of dark green turf	**Dog urine:** may resemble some diseases. May kill the crown tissue.	Heavy irrigation will promote recovery of spots.
Banded streaks or irregular patterns	**Fertilizer or chemical injury:** grass may be stimulated at the margins. May kill the crown tissue.	[illegible] spreaders and sprayers for uniform and accurate application of [illegible]
Black or dark spots or patches on lawn	**Oil or gasoline damage:** from leaking lawnmower.	Severe oil leak or spill requires removal of affected soil. Small gasoline leaks or spills volatilize quickly. Soil should be replaced if saturated.

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Large yellow area near pool	**Chlorine damage from pool water.**	**Leach chlorine through soil with water. Replant.**
Grass over high spots looks scalped	**Mower injury:** crowns of plants exposed.	Adjust terrain, raise mower blade or change mowing direction.
Shredded blade tips	**Dull mower injury:** tips appear gray and then turn tan.	**Sharpen mower blades.**
Patches of dead or dormant grass	**Buried debris, insect injury or thick thatch:** often follows a dry period.	Check for causes.
Pale green to golden yellow turf	**Chlorosis:** iron or nitrogen deficiency. Yellow streaks may form parallel to leaf veins.	**Maintain adequate fertilizer levels.**
Black or greenish crust on soil	**Algae growth:** on bare soil or in thin turf. Occurs in poorly drained or compacted areas, usually more severe in shade.	Increase drainage and establish a thicker stand of turf. Aerate compacted areas and increase sunlight in shaded areas.
Small green plants growing with turf	**Moss:** on bare soil or in thin turf. Occurs in poorly drained or compacted areas, usually more severe in shade.	**Increase drainage and establish a thicker stand of turf. Aerate compacted areas and increase sunlight in shaded areas.**
Turf appears dry and bluish green in color	**Drought:** foot prints remain after walking on turf. Grass wilts.	Irrigate turf.

2. Problems on individual leaf blades

Leaf Spots	**Helminthosporium leaf spot:** fungal leaf spots with tan centers. Lesions are round or elongate. Turf thins out. Common in wet spring weather and affects primarily bluegrass and ryegrass. **Dollar spot:** leaf lesions with a dark border and hour glass shaped spots. Disease affects all turfgrass species. Common in late spring on turf under low fertility. **Brown patch:** elongated fungal lesions with chocolate brown margins. Entire leaves may turn brown and thinning may occur. Occurs in mid summer especially on tall fescue.	**Avoid drought stress and light or frequent watering. Reduce thatch build-up and avoid spring fertilization with soluble nitrogen sources. Reseed with improved turf cultivars.** **Avoid drought stress. Prevent thatch build-up and soil compaction. Maintain adequate nitrogen fertility and reseed with improved turf cultivars.** **If disease activity is maintained at proper mowing heights and fertility rates will prevent most damage.**
Pink/reddish color on leaf blades	**Red thread:** red, thread-like growths extending beyond leaf blades. Disease appears in patches and occurs in spring and fall on fine fescue and perennial ryegrass species.	Maintain adequate nitrogen fertility levels.
Gray to black streaks in leaf blades	**Striped smut:** leaves split into ribbons and curl. Disease appears in irregular patches and infects primarily bluegrass in spring and fall.	**Avoid drought stress and excessive thatch. Reseed with improved turf cultivars.**

Blades covered with red, orange or yellow powdery material	**Rust diseases:** turf may appear yellow or reddish from a distance. Occurs primarily on bluegrass, ryegrass, and zoysia.	Maintain adequate nitrogen fertility levels and reseed with improved turf cultivars.
Blade covered with a white coating	**Powdery mildew:** white coating, typically occurs in shady areas in the fall on bluegrass.	Reduce shade and improve air movement. Avoid excessive nitrogen and drought stress. Increase mowing height and reseed with improved disease resistant cultivars.
Blades covered with black sooty-like material	**Sooty mold:** not harmful. It is easily wiped off or removed. Blades remain green underneath. Occurs primarily in spring or fall after rain.	Wash off sooty material with a hose or remove material by mowing.
Turf comes up easily, obvious lack of roots	**White grubs:** turf can sometimes be rolled up like a carpet. C-shaped grubs found in soil from June through September. Can be severe on bluegrass, ryegrass and fine fescues.	Reseed the lawn in the fall with a tolerant turf species such as tall fescue or zoysia.
Turf blades can be pulled easily from sod	**Billbugs:** light tan, sawdust-like material (frass) in areas of heavy feeding. Small, legless grubs found near crowns and roots from June through August.	Water and fertilize grass to stimulate regrowth. Reseed with endophyte containing tall fescues. If necessary, use a registered insecticide April through mid May.

3. Other Occurrences:

Small, fuzzy bees, nest in loose soil.	**Ground bees**	Not aggressive. Males have no stinger. They establish a mating territory and only appear threatening. They are only around for a few weeks. No control necessary.
Large, black wasp with yellow markings on abdomen, hover abovere the lawn, non aggressive, nest in loose soil.	**Cicada killers:** feed on cicadas.	Control generally not necessary.
5/8 inch long, blue-black wasp, yellow stripe on each side of abdomen, fly over lawn during the day	**Scoliid wasps:** not aggressive.	Parasites of white grubs. Do not attack people. Control not necessary. Adults often seen visiting goldenrod flowers in late summer.
Trails of raised soil running along surface of the lawn	**Moles:** tunnel below ground, feed on grubs, beetles, other insects. Help aerate soil.	May need to control grub population. Moles may be trapped.
1-2" inch diameter holes in ground. 1-2" runways may be visible on surface.	**Voles** (field mice)	Move mulch away from base of trees. Pile mulch no more than 1" deep. Keep lawn mowed.

Cone shaped holes in ground. Turf may be Pulled up in patches.	**Skunks: feed on grubs in lawns.**	**Control grub population. Use hardware cloth to keep skunks from living under buildings.**

Choosing a Turfgrass

Selecting a lawn grass and buying quality seed are important steps in the IPM process. Much of the seed available at retail stores is not the improved type recommended by turf specialists. However, many hardware stores and nurseries carry at least some of recommended cultivars. The improved cultivars often cost more than twice as much as the lowest priced seed but the quality is much better. When buying seed, compare seed labels and note differences between products such as the amount of weed seed and other seed and the date the seed germination rate was tested. For a list of recommended cultivars, request "AM-77" from the Home and Garden Information Center.

TURF TYPE TALL FESCUE

Turf-type tall fescue is the most highly recommended turfgrass for Maryland. It has few pest and disease problems and tolerates heavy traffic, heat, and drought. It is best for **full sun to moderately shady lawns.** Cultivars can be seeded individually or as a blend of several varieties. Overseeding about every 3 years will help maintain lawn quality.

ZOYSIAGRASS

Zoysiagrass also has few problems, but because it is a warm season grass, it is light brown and dormant from mid-October to mid-May. Zoysia must be planted by plugs or sprigs as seed is not available. Zoysiagrass needs **full sun** and is very low-maintenance once established.

For more details about Zoysiagrass, order publication "AM-69", "Planting and Care of Zoysiagrass" available from the Home and Garden Information Center.

FINE FESCUE

The fine fescues have very narrow blades. They tolerate shade and low fertility.However, they do not tolerate poorly drained soil or heavy traffic, and high heat or humidity can cause the grass to become dormant. Fine fescues prefer low fertilizer rates. There are several varieties of fine fescue. Creeping red fescue, is good for shady low maintenance sites. Chewings fescue and hard fescue will do well in sunny or shady, low maintenance locations

KENTUCKY BLUEGRASS

Popular for its deep color and fine blade, Kentucky Bluegrass is cold tolerant and moderately wear and heat tolerant. However, it will not grow in heavily shaded areas. Kentucky bluegrass requires higher amounts of water and nitrogen fertilizer than other cool season grasses.

PERENNIAL RYEGRASS

Because it germinates rapidly, perennial ryegrass is often selected to quickly establish a lawn or fill in bare spots. It is very tolerant of traffic but often damaged by cold temperatures. Ryegrass recovers slowly from damage, therefore it may require frequent reseeding.

BERMUDAGRASS

Bermudagrass is most often used as a turfgrass in the South since it is very sensitive to freezing temperatures. It tolerates heavy traffic and responds well to management, forming a dense, fine-textured turf. However, it has no shade tolerance. Only a few varieties are recommended for Maryland.

Soil Testing

Poor soil conditions are often the cause of lawn problems. A soil test will provide the pH, nutrient content, and texture of your soil. The pH reading indicates soil acidity or alkalinity. The best pH levels for healthy grass range from 6.0 to 6.5. Most frequently, pH is too low and the soil needs an application of limestone. A recommendation included with soil test results will indicate how to reach the proper pH level.

Have your soil tested every 3 to 5 years. Call the Home & Garden Information Center at 1-800-342-2507 to receive the test materials.

Lawn Fertilizers

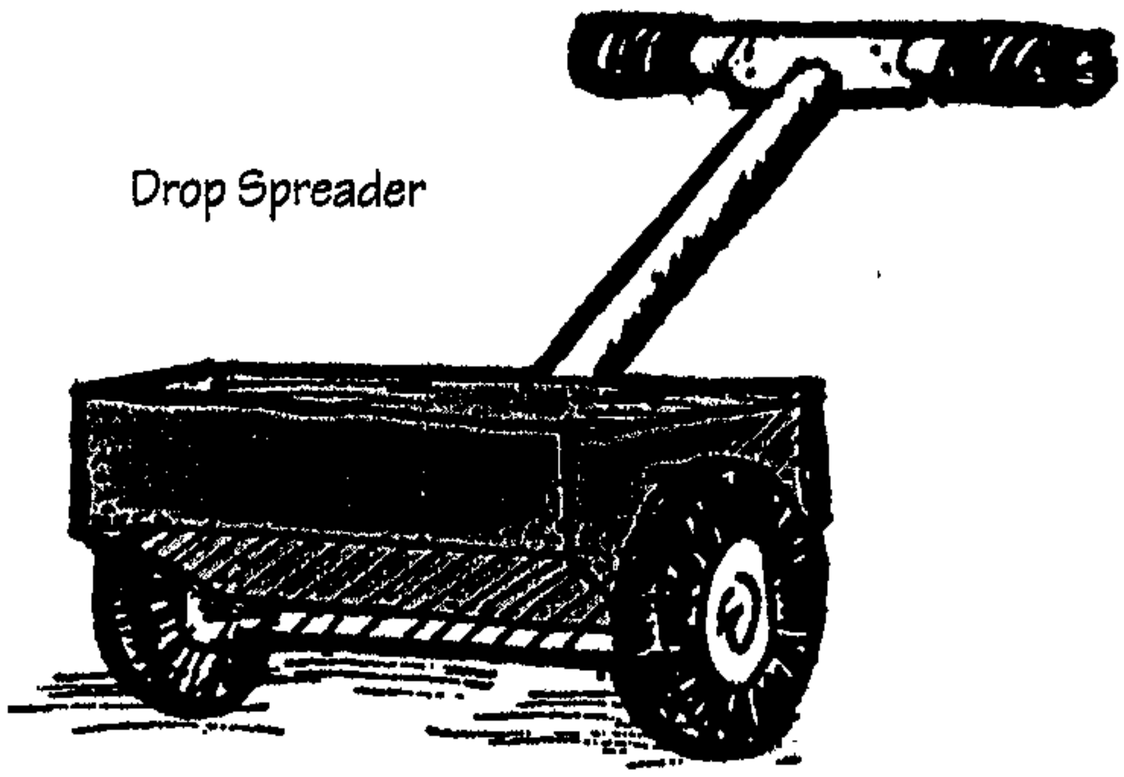
Fertilizer packages are labeled with three numbers that indicate the percentage by weight of the three nutrients most essential to plants. The order is always nitrogen (N), phosphate ($P_2 0_5$), and potash ($K_2 0$). Nitrogen promotes overall grass shoot growth. Phosphate supplies phosphorus, which promotes strong root growth. Potash supplies potassium and helps grass withstand stresses such as drought or disease

Most lawn grasses need to have some nitrogen added annually in order to insure proper growth and resistance to pests. If soil testing indicates adequate levels of phosphorous and potassium, use a fertilizer that has a low percentage of these two nutrients.

Too much fertilizer, and fertilizer applied at the wrong time can harm your lawn. Excess fertilizer causes rapid, lush growth that is more susceptible to diseases and more attractive to pests.

Slow-Release Nitrogen Sources

The nitrogen in fertilizer can be in a water soluble or a water insoluble form. Slow release nitrogen sources are fertilizers that have 40% or more of their nitrogen as water insoluble (WIN). Water insoluble sources provide nitrogen over a longer period than soluble sources. The result is more uniform plant growth, less chance of injury to the grass, and less potential for nitrate leaching.



Drop Spreader

Among your choices of slow release nitrogen sources are:

- Materials made from manure, sewage sludge, or composted plant or animal products. The nitrogen content of these materials ranges from very low to around 10%.

- Sulfur coated urea - 14-38% Nitrogen
- Resin coated urea - 24-35% Nitrogen
- IBDU - 30-31% Nitrogen
- Ureaformaldehyde and Methylene ureas 20-38% Nitrogen

Determining the % of WIN(Water Insoluble Nitrogen)

A fertilizer label may supply the following information:

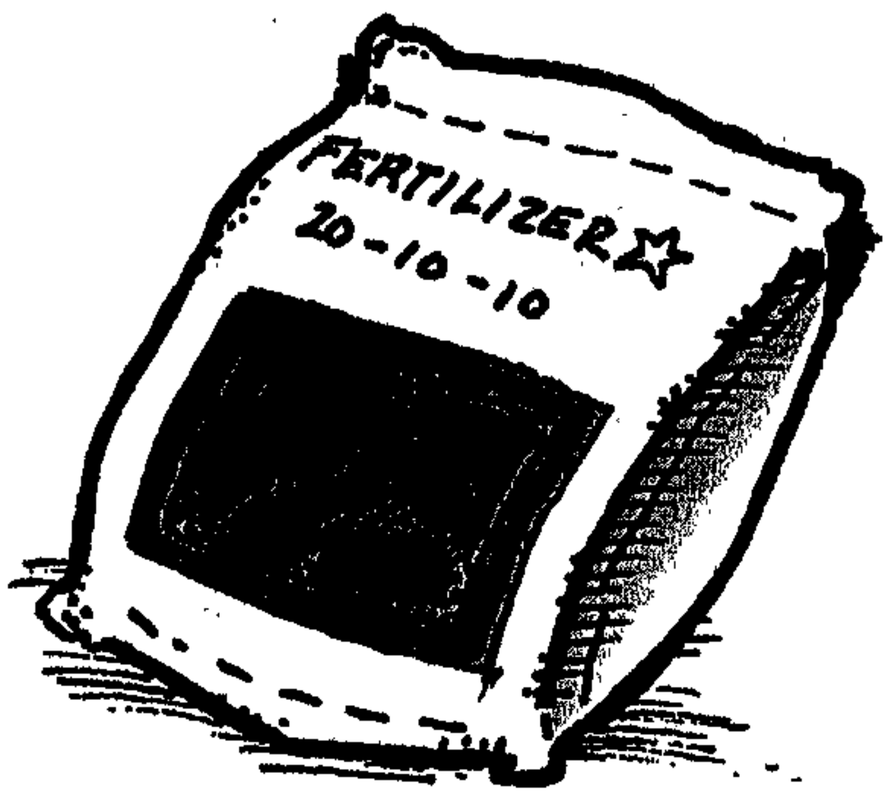
20-10-10
Guaranteed analysis

Total nitrogen	20%
8% Water insoluble nitrogen	
Available phosphates	10%
Water soluble potash	10%

To calculate the % of WIN, divide the percent of water insoluble nitrogen by the percent of total nitrogen and multiply by 100. In this case the result is 8%÷20% x 100 = 40%. This fertilizer contains 40% WIN; therefore, it could be applied following **Schedule 2** below.

Fertilizer Timing

Cool season grasses (fescues, bluegrass, ryegrass) should be fertilized primarily in the late summer or early fall. This growth period is important for recovery from summer stresses. The warm season grasses, Zoysiagrass and Bermudagrass, should be fertilized in the early summer because that is when they are most actively growing.



Low Input Fertilizer Plan

Pounds of nitrogen per 1000 sq. ft.

Tall Fescue, Bluegrass, Ryegrass
Sept/Oct
2 lbs each year- 1 lb. in September and 1 lb. in October

Fine Fescue
October
1 lb. in October

Zoysiagrass, Bermudagrass
June
1 lb. in June, (Bermudagrass gets another 1 lb. in July.

Optional Applications

The fertilizer plans listed above are generally the minimal amounts of fertilizer needed for maintaining lawns in Maryland. Tall fescue and particularly Kentucky bluegrass may need moderate additional applications of fertilizer to maintain density and resist pest problems. The optional applications that follow may help your lawn if:

- clippings are removed (see page 7),
- there is a severe crabgrass problem,
- the lawn is heavily used,
- there has been pest or other damage.

Do not forget that cultural practices that keep lawns healthy, such as proper mowing, can also reduce the need for fertilizer. **If you apply fertilizer in November or late spring, consider using a slow release nitrogen source.**

Pounds of nitrogen per 1000 sq. ft.

Tall Fescue, Fine Fescue
May/June
½ to 1 lb. in late May or early June

Bluegrass, Ryegrass
November
½ to 1 lb. in November and/or ½ to 1 lb in late May or early June

Zoysiagrass, Bermudagrass
July/August
Zoysia: ½ to 1 lb. in July, Bermuda: ½ to 1 lb. in August

Grasscycling

Leave grass clippings on the lawn. It is a way to recycle nutrients. If you leave clippings on the lawn for 2 years or longer you may be able to reduce the amount of nitrogen fertilizer required by 25% more. Grass clippings left on the lawn do not cause excessive thatch buildup, however, if a heavy thatch layer is present, the clippings will decompose more slowly and may increase thatch buildup.

Mowing

Low and infrequent mowing may be the major cause of lawn deterioration. It is best to remove no more than 1/3 of the grass blade each time you mow For example, to maintain a 3 inch height, do not let the grass get much taller than 4 inches. **Mowing to the proper height can reduce weed problems by as much as 50 to 80%.**

Mowing Guide

	Spring & Summer	Fall & Winter
Tall fescue	2½ - 3½ inches	2½ inches
Perennial ryegrass	2½ - 3	2 - 2½
Kentucky bluegrass	2½ - 3	2 - 2½
Fine fescue	2½ - 3½	2½
Bermudagrass	½ - 1	½ - 1½
Zoysiagrass	½ - 1	½ - 1½

Sharpen or replace mower blades at least once a year or more frequently if needed. A dull mower blade can make turf more susceptible to disease and may cause the turf to have a brown cast or look ragged after mowing.

Watering

Once you have an established lawn, water only when needed rather than on a schedule. Water if the grass develops a blue-gray color or if walking on it leaves footprints. Water slowly to allow water penetration and to prevent runoff. Wet the soil to a 4-6 inch depth. You can check the depth with a screwdriver. Early morning watering allows the grass to dry before night and reduces the chance for disease. Shallow and infrequent watering, or watering in the evening, can damage your lawn.

Unless you have bluegrass, it is safe to let an established lawn go dormant during dry periods. Dormancy is a survival mechanism and your lawn will usually recover when rainfall returns

Soil Compaction

Compacted soil may result in poor rooting and reduced vigor. Clay soil, construction, or heavy foot traffic can lead to compaction. Poor drainage is an indication of compaction. Also, some weeds do well in compacted soil and their presence may indicate a problem. They include, annual bluegrass, broadleaf plantain, goosegrass, knotweed and spurge. Core aeration can help. It should be done when the grass is growing vigorously. Choose an aerator that removes small cylinders of soil. Tine or spike devices that merely puncture the soil do not work as effectively.

Thatch

Thatch is the intermingled layers of living and dead stems, leaves and roots that exist between the soil and green vegetation. A thin thatch layer (¼-½ inch) provides some benefits such as surface cushoning, increased wear tolerance, and temperature moderation. Excessive thatch (1 inch or more) can cause a variety of lawn problems. Fescues and perennial ryegrass produce thatch slowly but zoysia, bermuda, and bluegrass tend to be heavy thatch producers.

Excessive thatch may:

- Prevent water and air from reaching the soil and root zone, thus reducing the turf's tolerance to drought and temperature extremes.
- Provide a protective home for insect pests (billbugs, chinch bugs and sod webworm larvae) and disease fungi.
- Prevent certain insecticides and herbicides from penetrating to the soil level, making them ineffective.
- Interfere with overseeding.

Thatch Removal A vertical mower (cuts down through the thatch layer with rows of teeth) or core aerator can mechanically remove thatch. As with aerating, a good time to dethatch is when the grass is growing vigorously and will have time to recover. Another way to decrease

the thatch level is to make the soil more hospitable to microorganisms that decompose organic debris. This can be done by adding lime if soil is too acidic, encouraging earthworm activity, and aerating the soil. Be aware that many insecticides and fungicides are lethal to earthworms. Improper cultural practices such as light, frequent watering and over fertilizing can increase the rate of thatch buildup.

Weeds

A healthy, dense turf competes well against weeds. Therefore, proper mowing, fertilizing, and soil conditioning should be the first line of defense. Presence of certain weeds can indicate cultural problems. For example, crabgrass and chickweed thrive in lawns that are mowed too low. Some weeds will appear in even the most carefully managed lawn. Digging or pulling can solve minor problems. If weeds overwhelm the lawn despite good cultural practices, consult the Home and Garden Information Center for advice regarding chemical control. Several products are available for either spot treatment or as preventative control.

Lawns, fertilizer, and water pollution

The large amount of pavement and stormwater drainage in cities and suburbs provides a direct route for nutrients and other pollutants to enter streams, rivers and the Bay. Careful application of fertilizer is one way you can prevent pollution. Follow these tips to make sure the fertilizer you use remains on the lawn and out of the water.

- ✔ Try to keep fertilizer off paved surfaces. If granular fertilizer gets onto paved surfaces, collect it for use later or sweep it onto the lawn.
- ✔ Use a drop spreader instead of a rotary spreader in restricted spaces, especially when near water, driveways or sidewalks.
- ✔ Calibrate your spreader to make sure you are not over-applying fertilizer.
- ✔ Fill and wash spreaders over grassy areas, not on hard surfaces.
- ✔ Avoid getting fertilizer into natural drainage areas on your property.
- ✔ Never apply fertilizer to frozen ground or dormant lawns.
- ✔ Do not use fertilizer to melt ice and avoid ice melting products that contain nitrogen.
- ✔ Test soil every 3 to 5 years, and then fertilize and lime your lawn accordingly.
- ✔ Leave grass clippings on the lawn. This recycles nutrients and can reduce the amount of fertilizer you need to apply.
- ✔ If you water your lawn, do not let water run off the lawn.
- ✔ If your soil is sandy, or if you live in an area with a high water table, try to use a slow release nitrogen source and do not apply more than 1 lb. of nitrogen per 1000 sq. ft. in any one application.

Authors: Peter Ricciuti, Faculty Extension Assistant, David Clement, and Mary Kay Malinoski Regional Specialists, Home and Garden Information Center, University of Maryland Cooperative Extension Service, Ellicott City, MD.

USE PESTICIDES WITH CARE. READ LABEL DIRECTIONS. FOLLOW ALL SAFETY PRECAUTIONS.

PROTECT THE BAY. USE PESTICIDES AND FERTILIZERS WISELY

Home and Garden Information Center 1-800-342-2507

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Recycled Paper PRINTED WITH SOY INK

PETITION AGAINST THE DEVELOPMENT OF THE MARYLAND GOLF ACADEMY

The Undersigned are opposed to the development of the Maryland Golf Academy on the 145 plus acres on Dulaney Valley Road, adjacent to Peerce's Plantation Restaurant as a commercial venture consisting of a 120-tee driving range with night lighting. The plans for the Maryland Golf Academy also include a nine-hole golf course, a clubhouse potentially with a liquor license, a museum, pro-shop and various other buildings. This commercial venture will have a very significant impact on the rural character of the Dulaney Valley corridor, the traffic on Dulaney Valley Road, the water supply, neighborhood safety and property values. As presented in the development plan of the MacKenzie Investment Corporation, the Maryland Golf Academy is inappropriate for the planned location and entirely unacceptable.

Name	Address
Denise McCarley	5300 Hydes Rd.
Dave Shapiro	5300 Hydes Rd.
Brian Wilkerson	" "
Wm K. Wilk	5300 HYDES RD.
Name	Adress
Name	Address
Name	Adress
Name	Address

Long Green Valley Association
P.O. Box 91
Baldwin, Maryland 21013

Non-Profit Org.
U.S. Postage
PAID
Permit No. 25
Baldwin, MD

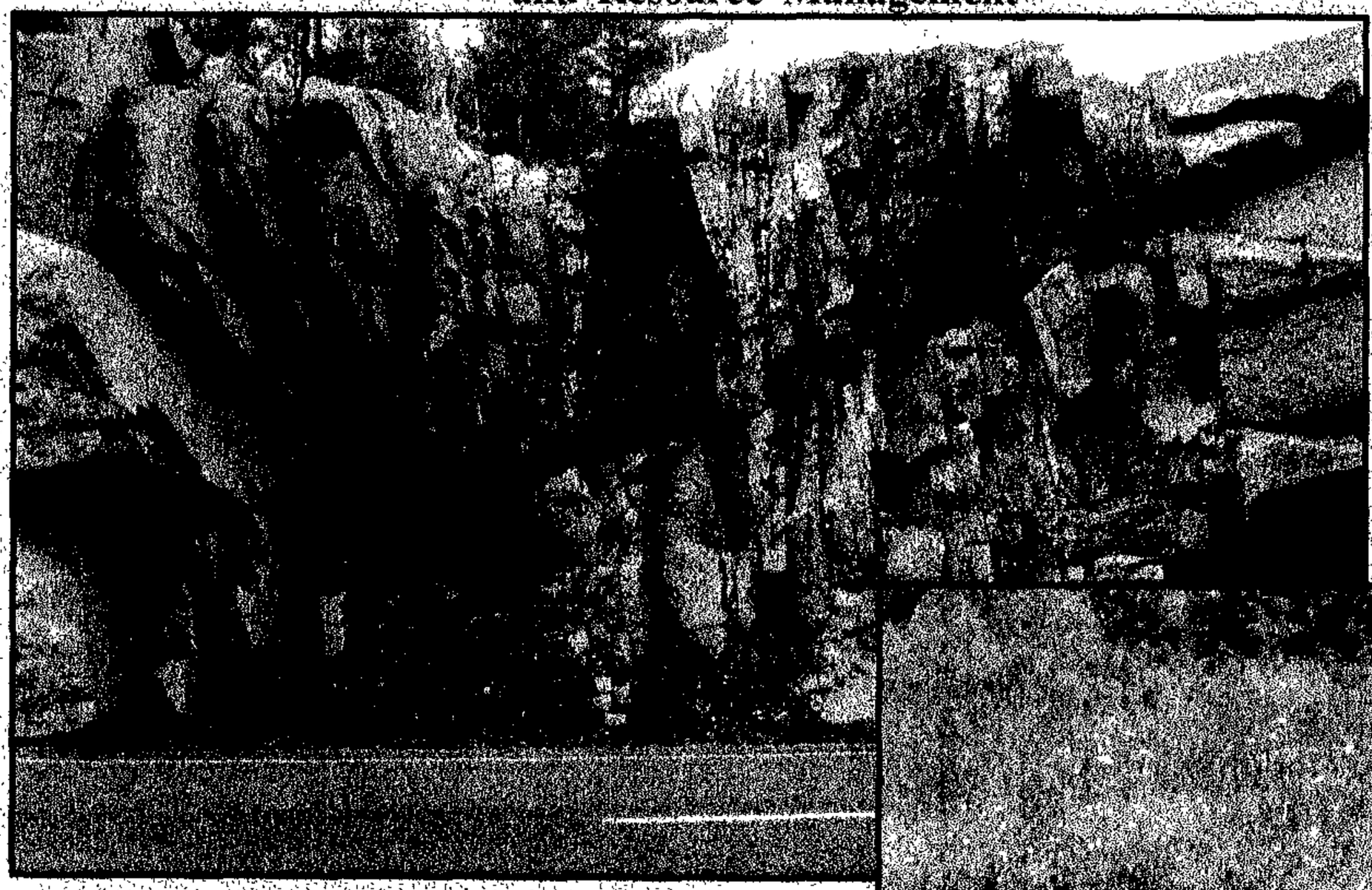
URGENT

COMMUNITY UPDATE

PRELIMINARY HYDROGEOLOGIC STUDY
of the
MARYLAND GOLF ACADEMY
BALTIMORE COUNTY, MARYLAND

Submitted to

Baltimore County, Maryland
Department of Environmental Protection
and Resource Management





February 7, 1997
(Revised March 24, 1997)

Submitted by

EMERY & GARRETT GROUNDWATER, INC.
56 Main Street · P.O. Box 1578
Meredith, New Hampshire 03253

with operation centers in:

Chantilly, Virginia **Alpharetta, Georgia** **Waterville, Maine**

VOLUME 1 OF THREE VOLUMES

IN RE: * BEFORE HEARING OFFICER/
MARYLAND GOLF ACADEMY * DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Project No. X-345
* April 9, 1997

* * * * *

The above-entitled matter came on for hearing before a Hearing Officer of Baltimore County at Baltimore County Office Building, West Chesapeake Avenue, Room 106, Towson, Maryland 21204, at 9:15 a.m., April 9, 1997.

* * * * *

BEFORE:
TIMOTHY KOTROCO, Esquire
Hearing Officer

APPEARANCES:
G. SCOTT BARHIGHT, Esquire
On behalf of Applicant

G. MACY NELSON, Esquire
On behalf of Protestants

LESLIE M. PITTLER, Esquire
On behalf of Protestants

Reported by:
C.E. Peatt

VOLUME II of THREE VOLUMES

IN RE: * BEFORE HEARING OFFICER/
MARYLAND GOLF ACADEMY * ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Project No. X-345
* April 10, 1997

* * * * * * *

The above-entitled matter came on for hearing before a Hearing Officer of Baltimore County at Baltimore County Office Building, West Chesapeake Avenue, Room 106, Towson, Maryland 21204, at 9:15 a.m., April 10, 1997.

* * * * * * *

BEFORE:
TIMOTHY KOTROCO, Esquire
Hearing Officer

APPEARANCES:
G. MACY NELSON, Esquire
On behalf of Protestants

LESLIE M. PITTLER, Esquire
On behalf of Protestants

G. SCOTT BARHIGHT, Esquire
On Behalf of Applicant

Reported By:
Susan E. Smith, CSR

VOLUME III of THREE VOLUMES

IN RE: * BEFORE HEARING OFFICER/
MARYLAND GOLF ACADEMY * ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Project No. X-345
* April 11, 1997

* * * * * * *

The above-entitled matter came on for hearing before a Hearing Officer of Baltimore County at Baltimore County Office Building, West Chesapeake Avenue, Room 106, Towson, Maryland 21204, at 9:15 a.m., April 11, 1997.

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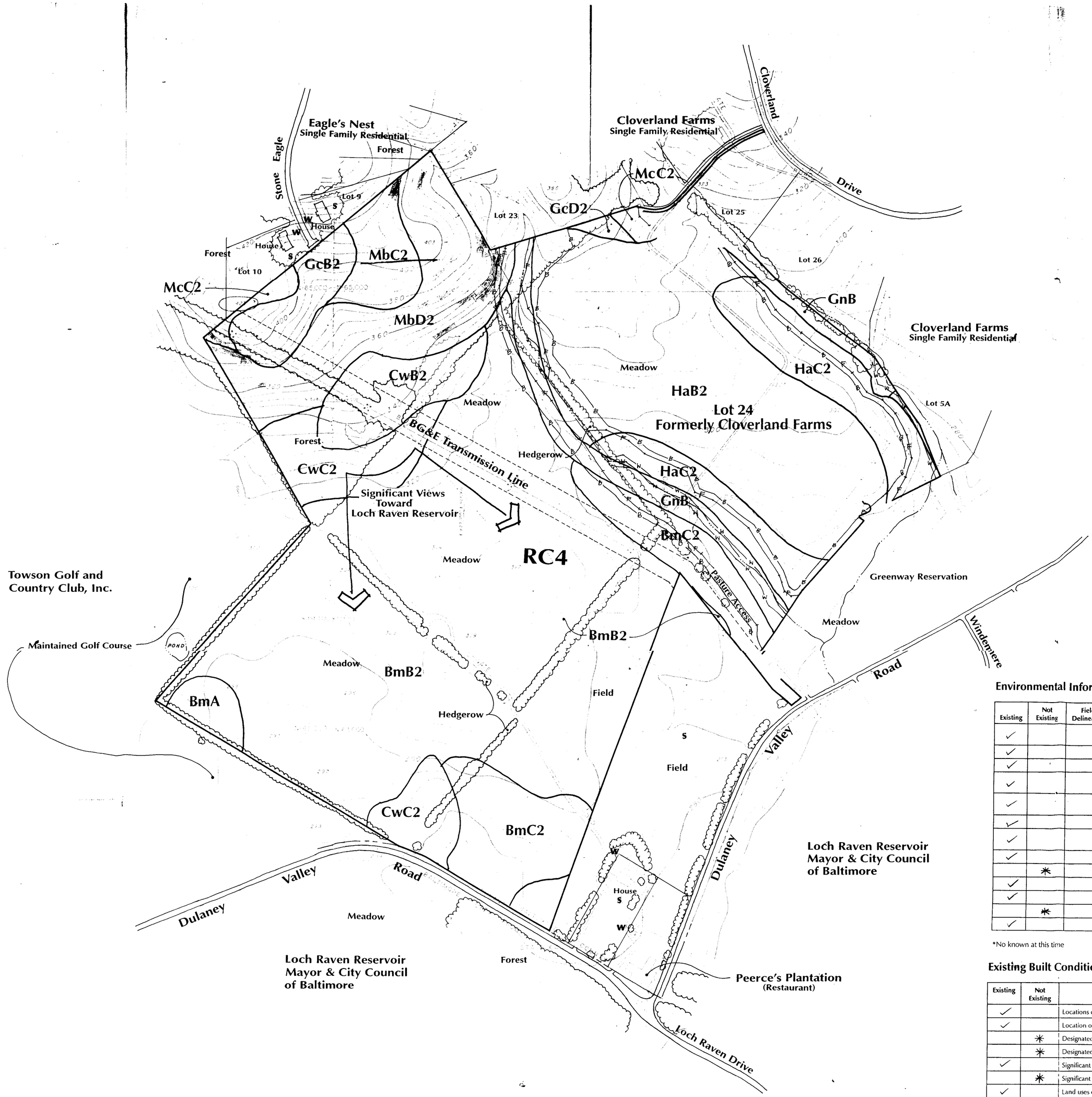
BEFORE:
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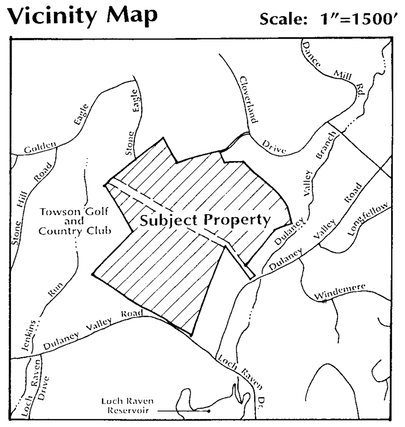


KEY

- 25% and Greater Slopes
- Existing Vegetation
- 100 year FEMA Floodplain
- Stream Channel
- Limits of Forest Buffer Easement
- W — Well Location
- S — Septic Field Location
- Approximate Limits of Wetlands

Vicinity Map

Scale: 1"=1500'



Site Constraints Map

Maryland Golf Academy

10th Election District
Baltimore County, Maryland

Sheet 1 of 2

Scale: 1"=200'

0 100 200 400 600

North

July 10, 1996

21

Preparer of Plan

LDR International, Inc.
9175 Guilford Road, Suite 100
Columbia, Maryland 21046

LDR International
Urban Design
Planning
Landscape Architecture
Graphic Design
Quarry Park Place
9175 Guilford Road
Columbia, Maryland 21046
410-792-4360
Fax 301-483-5013

GEORGE WILLIAM STEPHENS, JR AND ASSOCIATES, INC.

Developer/Owner *

MacKenzie Investment Corporation
2328 West Joppa Road, Suite 200
Lutherville, Maryland 21093

Phone: (410) 821-8585
Contact: Clark McKenzie

Tax Account Numbers:
Nugent Parcel 10-1600010169
Lot 24 Cloverland 10-2200012565

*has option on both properties involved in submission

Owner - Cloverland Lot 24

Cloverland Farm Dairy, Inc.
2200 North Monroe Street
Baltimore, Maryland 21217

Phone: (301) 669-2222

Environmental Information

Existing	Not Existing	Field Delineated	Field Verified		Remarks
✓				Topography and street grades (minimum 5' contour appropriately labeled)	
✓				Slopes greater than 25%	
✓				100 year floodplain	
✓				Soils mapped according to Soil Survey, Baltimore County, Maryland	
✓			✓	Streams, seeps, ponds or other water bodies shown on site and within 200 ft. Of site boundaries	
✓			✓	Wetlands	
✓				Forest buffer limits including adjustments for steep slopes and/or erodible soils	
✓				Land cover on and within 200 ft. of site	
	*			Significant regulated plant or wildlife communities	
✓			✓	Wells on site and within 100 ft. of site	
✓			✓	Septic on site and within 100 ft. of site	
	*			Underground fuel tanks on site and within 100 ft. of site	
✓				Soil evaluation tests (perc tests) performed	Yes ✓ No Date: Unknown

*No known at this time

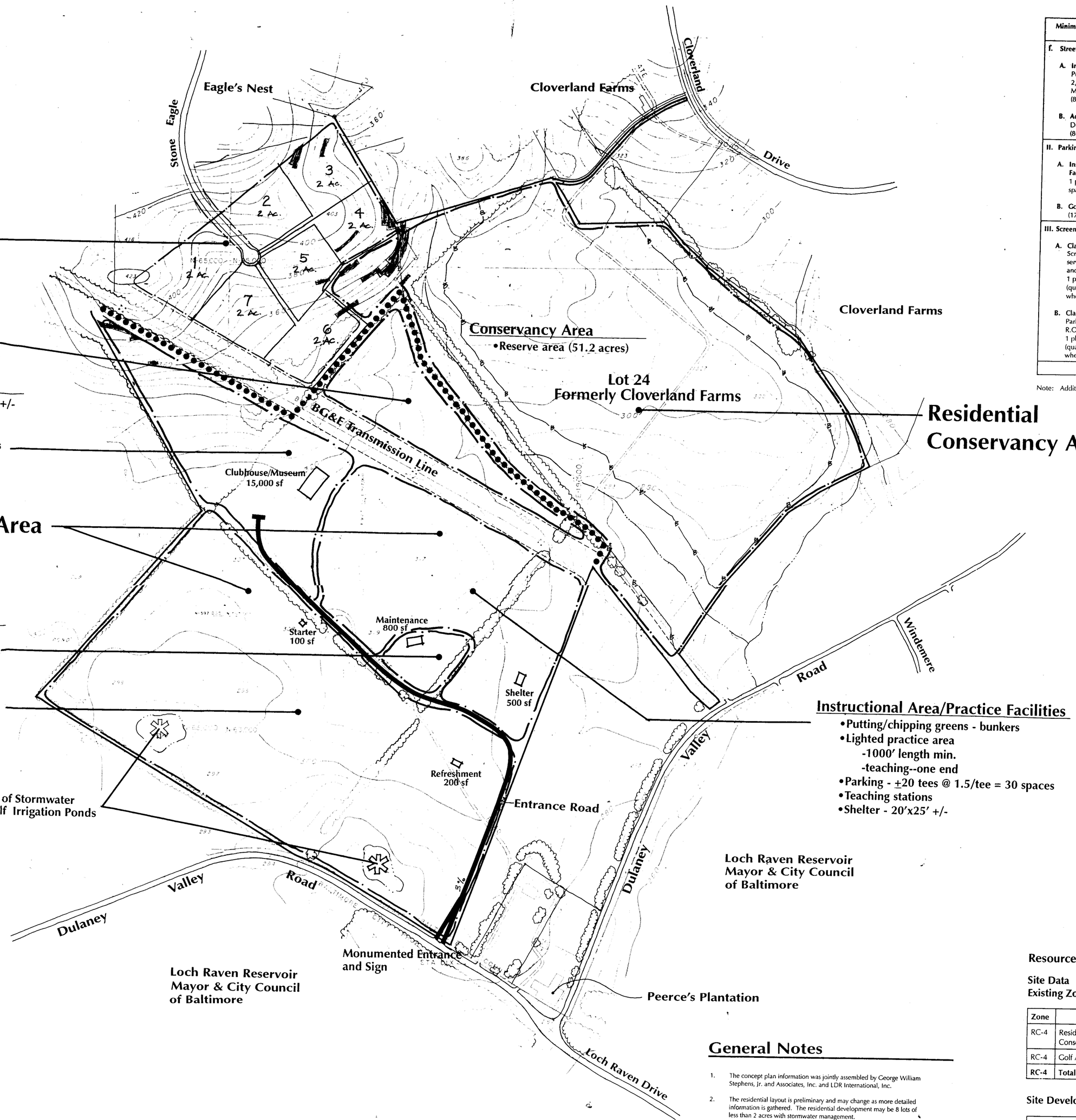
Existing Built Conditions

Existing	Not Existing		Remarks
✓		Locations of existing buildings within 200 ft. of site boundaries	
✓		Location of existing roads within 200 ft. of site boundaries	
	*	Designated historic sites	
	*	Designated archeological sites	
✓		Significant views	
	*	Significant features (specimen trees, buildings, streetscape, etc.)	
✓		Land uses on and within 200 ft. of site	
✓		Roads rights-of-way and easements	

*No known at this time.

County Adopted Plans

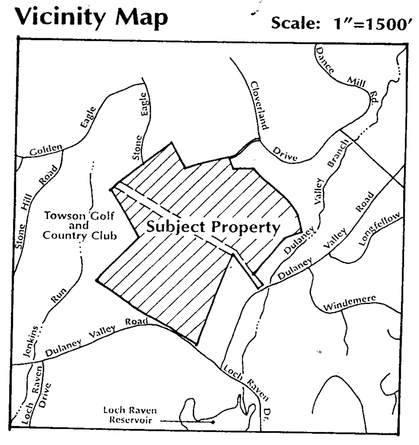
Existing	Not Existing	In Conformance		Remarks
		✓	Baltimore County Master Plan 1989 - 2000	
		✓	Community or Revitalization Plan(s)	
		✓	Recreation and Parks Plan	
		✓	Streetscape Plan	
		✓	Greenways Plan	
			Other:	



Minimum Landscape Requirements	Plantings Units Required	Planting Units Provided	Proposed Planting Unit Type
I. Street Tree Calculations			
A. Interior Roads Public Road 2,400 LF÷20' = 120 Minus 21 for existing tree save (850 LF ÷40)	99	99	One 2-2 1/2" cal. Deciduous Tree
B. Adjacent Roads Dulaney Valley Road (800 LF ÷40')	20	20	One 2-2 1/2" cal. Deciduous Tree
II. Parking Lot Requirements			
A. Institutional Area/Practice Facility 1 planting unit per 12 parking spaces (30 spaces ÷12)	3	3	One 2-2 1/2" cal. Deciduous Tree
B. Golf Academy (170 spaces ÷12)	14	14	One 2-2 1/2" cal. Deciduous Tree
III. Screening Calculations			
A. Class A Screen Screening of dumpsters, loading, service and outside storage areas and storm water management. 1 planting unit per 15 LF (quantities to be determined when layout plans are developed)			Five 30" ht. Evergreen Shrubs or 2 Evergreen Trees
B. Class B Screen Parking adjacent to public R.O.W. 1 planting unit per 15 LF (quantities to be determined when layout plans are developed)			Five 18" ht. – Evergreen Shrubs
TOTAL	136	136	

Note: Additional landscaping and screening shall be provided as site layout develops.

Vicinity Map Scale: 1"=1500'



Concept Plan - Site Proposal Map

Maryland Golf Academy

10th Election District
Baltimore County, Maryland

Sheet 2 of 2

Scale: 1"=200'

0 100 200 400 600

North

July 10, 1996

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2328 West Joppa Road, Suite 200
Lutherville, Maryland 21093

Phone: (410) 821-8585
Contact: Clark McKenzie

Tax Account Numbers:
Nugent Parcel 10-1600010169
Lot 24 Cloverland 10-2200012565

*has option on both properties involved in submission

Owner - Cloverland Lot 24

Cloverland Farm Dairy, Inc.
2200 North Monroe Street
Baltimore, Maryland 21217

Phone: (301) 669-2222

General Notes

1. The concept plan information was jointly assembled by George William Stephens, Jr. and Associates, Inc. and LDR International, Inc.
2. The residential layout is preliminary and may change as more detailed information is gathered. The residential development may be 8 lots of less than 2 acres with stormwater management.
3. A Forest Buffer Boundary of 25' parallels the floodplain unless otherwise shown.
4. The concept plan is in accordance with county adopted plans.
5. Interior directional signs will be provided in accordance with the Baltimore County sign ordinance.
6. Grading for the individual homesites and the golf academy/facilities improvements will require modification to the existing topography.
7. Due to the scope of the project, the golf academy and residential components are expected to be developed concurrently. Construction is anticipated to begin in late Spring, 1997. A more definitive development schedule will be outlined as the project progresses.
8. The applicant is filing for a special exception for the golf academy, camp and community building components of the plan.
9. Residential component exempt from Stormwater Management.
10. The future camp (± 10,000 sf) and superintendent's residence (± 3,000 sf) sites to be determined as more detailed information is gathered.

Resource Conservation Zone RC-4:

Site Data
Existing Zoning and Maximum Density Permitted

Zone	Use	Acres	Units Allowed	Units Proposed
RC-4	Residential and Conservancy Areas	65.6	13	7
RC-4	Golf Academy Area	79.96	16	0
RC-4	Total	145.56	29	7

Site Development Proposal

Dwelling Type	Proposed Units	Parking Required	Parking Provided	Average Daily Trips	Phase	Development Schedule
Residential Conservancy	7	NA	NA	@ 12.5/unit 88	NA	Spring 1997

Land Use	Parking Required	Parking Provided	Average Daily Trips	Phase	Development Schedule
Golf Academy	200	205	500	NA	Spring 1997

Conservancy Area Proposal (RC-4)

Open Space Type	Required	Provided
Conservancy Area	33.6 ac	51.2 ac.
Building Area*	14.4 ac.	4.4 ac.
Total Provided	48.0 ac.	65.6 ac.

* Building area is inclusive of roads.

KEY TO SYMBOLOGY

FOREST BUFFER EASEMENT —FB—FB—
EXISTINGTREE LINES TO REMAIN
EXISTING SOIL CLASSIFICATIONS GnB / HaC2
EXISTING CONTOURS
PROPOSED CONTOURS
STREAMS
EASEMENTS & SETBACKS
PROPERTY LINES
WETLAND LINES —W—W—W—
FLOOD PLAIN LINES —FP—FP—
FOREST CONSERVATION EASEMENT —FCE—FCE—
STREET LIGHT
PROPOSED WELL AREA (WELL)
PROPOSED SEPTIC AREA 3A 3B 3C

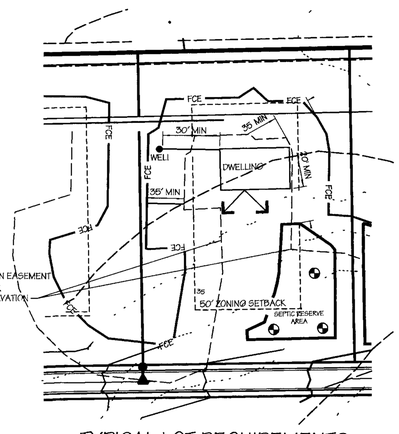
CERTIFICATION AS TO DELINQUENT ACCOUNTS

I HEREBY CERTIFY that on this day of 19 before me the subscriber a Notary Public in and for the County and State aforesaid personally appeared and made oath in due form of law that the matters and facts hereinabove set forth are true

My Commission Expires

NOTE

If applicant is a corporation this certification must be completed by an authorized officer and if applicant is a partnership or joint venture it must be completed by a general partner or venturer or an officer thereof



TYPICAL LOT REQUIREMENTS
FOR FOREST CONSERVATION EASEMENTS
(NOT TO SCALE)

Revision Block 02/07/97

- Amended Legend to reflect "Existing Tree Lines to Remain"
- Revised clearing limits on 7 single family lots to reflect no more than 20 000 square feet of clearing per lot
- Amended Forest Conservation Easement lines on the single family lots and the Conservancy Area
- Added Baltimore County Access Easements to Conservation Area and Forest Conservation Easements
- Relocated wells on Lots 2 and 3
- Added symbol to reflect proposed well areas
- Reconfigured septic areas on Lot 6
- Reconfigured septic area serving Golf Academy Building Envelope and caretakers residence to reflect test relocated in the field and labeled tests
- Added highway widening as Dulaney Valley Road
- Reduced the size of the pond in northeast portion of the site removed it from the Conservancy Area and added it to the Special Exception area
- Amended limits of Special Exception area to include pond in northeast portion of the site
- Reconfigured and reduced parking at the Golf Academy Building Envelope maintenance area and practice area and amended parking tabulation
- Amended Resource Conservation Zone RC-4 Tabulation and density calculations
- Added notes 41 through 51
- Amended notes 7 20 21 26 27 30 33 36 through 40
- Added dimension to Pearce Lake residence
- Added target greens bunkers and fairways in Practice Area
- Amended back tee location Hole #5
- Added subdivision name for the 7 single family lots
- Added detail of building footprint(s) and covered practice tees within Golf Academy Building Envelope
- Added Typical Lot Requirements for Forest Conservation Easements
- Added Forest Conservation Easement setbacks around caretakers residence
- Reconfigured practice putting green and tee configuration in practice area
- Relocated practice green adjacent to Hole #9 to practice area adjacent to practice area parking
- Relocated storm drain from maintenance facility to pond
- Amended lot ownership Lot 25 Cloverland Farms
- Eliminated Public Access Easement between Lots 1 and 7

Revision Block 04/09/97

a Relocated maintenance facility and labeled pesticide facility
b Adjusted access road of Golf Academy approximately 200' into site from intersection with Dulaney Valley Road
c Adjusted holes 2 3 7 & 8 due to revisions listed under items a & b
d Revised practice area parking due to revision listed under items a &b
e Added notes 52 thru 58
f Amended ADTs
g Revised entry Access Lane to 14' width
h Added sheet 2 to append details of signage fencing entry elevation and plan and lighting to the Development Plan
i Added schematic plans for various practice areas on Sheet 2 of 2
j Amended note 39 and Owner- Cloverland Lot 24 to MGA Land Holding Lot 1



VICINITY M
SCALE 1" = 1500

DEVEL
EXIS

PLAT OF CLOVERLAND FAR

PLAT OF CLOVERLAND FARMS R.C. 4 LOT 26 *53-2-366 PLAT CLOVERLAND FARMS DAIRY INC 1910 WINDSOR AVENUE BALTIMORE MARYLAND 21217 6033/507 - 10-2200012567

PLAT CLOVER FARM LOT 5A *53-2-36 CLOVERL 1910 WI BALTIMO 6416/4

PLAT OF CLOVERLAND FARMS R.C. 4 LOT 25 *53-2-366 PLAT LUIS & DIANE GIMENEZ 1902 POT SPRING RD LUTHERVILLE-TIMONIUM, MARYLAND 21093-4429 11846 / 346 - 10-2200012566

*53-2-366 PLAT 4013 CLOVERLAND DR PHOENIX MARYLAND 21131 6033/507 - 10-2200012562

*53-2-366 PLAT CLOVERLAND FARMS DAIRY INC 1910 WINDSOR AVENUE, BALTIMORE MARYLAND 21217 6033/507 -10-2200012563

*53-2-366 PLAT CLOVERLAND FARMS DAIRY INC 1910 WINDSOR AVENUE BALTIMORE MARYLAND 21217 6033/507 -10-2200012564

53-1-P388 LOT 9 ELEEN GLINE 12836 STONE EAGLE ROAD PHOENIX MARYLAND 21131 5290-521- 1600007107

53-1-P388 "C" LOT 9 DR. RUBEN BALLESTEROS 12835 STONE EAGLE ROAD PHOENIX MARYLAND 21131 7006/090 - 10-1600007109

53-1-P388 "C" LOT 10 WILLIAM MANN 12838 STONE EAGLE ROAD PHOENIX MARYLAND 21131 2280/930 1600007099

53-1-370 BALTIMORE GAS & ELECTRIC INC TAX ACCOUNTING UNIT P.O. BOX 1475 BALTIMORE MARYLAND 21203 5683/126 1700008061

52 12 121 TOWSON GOLF & COUNTRY CLUB INC 12501 STONE HILL ROAD PHOENIX MARYLAND 21131 1600000947 5698/214

53-7-403 PEERCE LAKE DULANEY VALLEY ROAD PHOENIX MARYLAND 21131 5624/761 1012000075

53-7-300 PEERCES PLANTATION DULANEY VALLEY ROAD PHOENIX MARYLAND 21131 7787/588 1600010170

LOT 19 · LOT 8 · LOT 7 · LOT 20 · LOT 6 · LOT 21 · LOT 22 #4015 · LOT 23 #4017 · LOT 25 · LOT 26 · LOT 1 · LOT 2 · LOT 3 · LOT 5 · LOT 7 · CLOVERLAND DRIVE

CONSERVANCY AREA

MGA LAND HOLDING LOT 1

AREA OF SPECIAL EXCEPTION

POINT OF BEGINNING 2

TOP OF DAM EL 288.0'

SEE SCHEMATIC DETAIL 3 SHEET 2 OF 2

SEE SCHEMATIC DETAIL 4 SHEET 2 OF 2

SEE SCHEMATIC DETAIL 2 SHEET 2 OF 2

SEE SCHEMATIC DETAIL 1 SHEET 2 OF 2

COVERED TEES WITHIN BLDG. ENVELOPE (30)
NATURAL TURF TEE (32±)
ARTIFICIAL TURF PRACTICE PUTTING GREEN
NATURAL TURF PRACTICE AREA
GOLF ACADEMY BUILDING ENVELOPE
NATURAL TURF PRACTICE PUTTING GREEN
WELL AREA
COVERED TEES
ARTIFICIAL TURF TEE (44±)
PRACTICE AREA WITH TARGET GREENS AND BUNKERS
NATURAL TURF TEE (14±)
NATURAL TURF PRACTICE GREEN
NATURAL TURF TEE (32±)
PARKING AREA 23 SPACES
MAINTENANCE BUILDING(S) ENVELOPE 11 PARKING SPACES
STARTER SHED
PRIVATE ROAD
STORM DRAIN
EX WELL
EX SEPTIC RESERVE AREA
BGE TOWERS
BGE POWER POLES
GOLF ACADEMY ENTRANCE
PEERCE'S PLANTATION RESTAURANT
HIGHWAY WIDENING
EX 2 X 6' CONC BOX CULVERT
MAYOR & CITY COUNCIL OF BALTIMORE MUNICIPAL BUILDING BALTIMORE MARYLAND
STREAM VALLEY PROTECTION
DULANEY VALLEY

10' BALTIMORE COUNTY ACCESS EASEMENT
17' BALTIMORE COUNTY ACCESS EASEMENT
30' PRIVATE EASEMENT FOR INGESS EGRESS MAINTENANCE & UTILITIES
BALTIMORE COUNTY ACCESS EASEMENT

LOT AREAGE CHART

LOT #	ACREAGE
1	2.72 ±
2	2.02 ±
3	2.04 ±
4	2.11 ±
5	2.02 ±
6	2.04 ±
7	2.48 ±
TOTAL LOT AC	19.43 AC

SITE TABLE

ELLICTION DISTRICT	10
COUNCILMATIC DISTRICT	6
CENSUS TRACT	4102
WATERSHED	9 (GUNPOWDER FALLS)
SUB SEWERSHED	91 (NO PLANNED SERVICE)
WATER DESIGNATION	PRIVATE
SEWER DESIGNATION	PRIVATE

DEVELOPMENT SCHEDULE — TO BE DETERMINED

DENSITY CALCULATIONS

ACREAGE IN RC 4	145.92
MAXIMUM UNITS PERMITTED IN RC 4	29
PERMITTED DENSITY IN RC 4	.02 UNITS PER ACRE
PROPOSED UNITS IN RC 4	7 SINGLE FAMILY LOTS
MINIMUM LOT SIZE IN RC 4	2 ACRE
PROPOSED MINIMUM LOT SIZE	2 ACRES
OPEN SPACE REQUIRED	NONE
PARKING REQUIREMENTS	
RESIDENTIAL	2 SPACES PER UNIT
2 PER DWELLING REQUIRED	7 LOTS X 2 = 14 SPACES
PARKING PROVIDED	IN GARAGES

GOLF ACADEMY

GOLF COURSE PRACTICE FACILITIES & CLUBHOUSE PARKING REQUIRED	9 HOLES x 8 PER HOLE = 72 SPACES
MUSEUM PARKING REQUIRED	1000 x 16/1000 = 16 SPACES
	*100 x 16/1000 = 8 SPACES
SHORT TERM PARKING REQUIRED	3 SPACES
CARETAKERS ACCESSORY RESIDENCE	2 SPACES
TOTAL GOLF ACADEMY PARKING REQUIRED	98 SPACES
GOLF ACADEMY PARKING PROVIDED	167 SPACES
TOTAL PARKING REQUIRED	14 SPACES + 98 SPACES = 112 SPACES
TOTAL PARKING PROVIDED	181 SPACES
TRAFFIC GENERATED	
GOLF ACADEMY TOTAL	25 EMPLOYEES PER SHIFT x 3 SHIFTS = 75 ADTS 200 ADTS 875 ADTS + 890 ADTS = 9775 ADTS

RESOURCE CONSERVATION ZONE RC-4
SITE DATA
EXISTING ZONING & MAXIMUM DENSITY PERMITTED

ZONE	USE	ACRES	UNITS ALLOWED	UNITS PROPOSED
RC-4	RESIDENTIAL AND CONSERVANCY AREA	58.03	7	7
RC-4	GOLF ACADEMY	17.29	0	0
RC-4	TOTAL	75.32	29 (7)	7

RC-4 ZONING CLUSTER RESIDENTIAL AREA

REQUIRED	CONSERVANCY	30% AREA FOR DEVELOPMENT	LOT AREA	RIGHT OF WAY	TOTAL
REQUIRED	41.33 AC MIN	17.70 AC MAX			
PROPOSED	43.53 AC	6.80 AC	6.83 AC	4.76 AC	18.00 AC

GENERAL NOTES

1 A COMMUNITY INPUT MEETING (CIM) FOR THIS PROJECT WAS HELD ON SEPTEMBER 12 1996 AND OCTOBER 10 1996 WHICH WERE CHAIRED BY MR TIMOTHY FITTS REPRESENTATIVE OF BALTIMORE COUNTY PERMITS AND DEVELOPMENT MANAGEMENT
ALL COMMENTS RAISED OR CONDITIONS REQUESTED OR PROPOSED TO THE CONCEPT PLAN BY A PARTY ARE AS EVIDENCED IN THE MINUTES OF THE CIM
2 THIS DEVELOPMENT CONFORMS TO THE BALTIMORE COUNTY MASTER PLAN COMMUNITY PLANS RECREATION AND PARKS PLAN STREETSCAPE PLANS AND GREENWAYS PLAN
3 A SITE SLOPE, ANALYSIS AND FOREST BUFFER LINE HAS BEEN SUBMITTED TO BALTIMORE COUNTY DEPRM
4 A FOREST STAND DELINEATION AND PRELIMINARY FOREST CONSERVATION PLAN HAVE BEEN SUBMITTED TO BALTIMORE COUNTY DEPRM
THIS PLAN INDICATES FOREST BUFFER EASEMENT AREAS IDENTIFIED FOR PROTECTION AND A MINIMUM 35' BUILDING SETBACK LINE FROM SAID FOREST BUFFER
5 A 100 YEAR FLOOD PLAIN ANALYSIS HAS BEEN PERFORMED AND IS INDICATED ON THIS PLAN
6 A FINAL SEPTIC PERCOLATION PLAT WAS APPROVED BY BALTIMORE COUNTY DEPRM AND ON-SITE TESTING WAS PERFORMED BY BALTIMORE COUNTY DEPRM REPRESENTATIVES
7 GOLF ACADEMY BUILDING ENVELOPE AND CARETAKER'S HOUSE TO BE PUMPED TO SEPTIC AREA
8 THERE ARE NO KNOWN DESIGNATED ARCHEOLOGICAL SITES ON THE PROPERTY OR ADJACENT SUBDIVISIONS THERE ARE NO STRUCTURES ON THE SITE AND THIS PROPERTY IS NOT LOCATED WITHIN A HISTORIC DISTRICT
9 THERE ARE NO KNOWN HAZARDOUS WASTE MATERIALS AS DEFINED BY SECTION 7 101 OF THE ENVIRONMENTAL ARTICLE OF THE ANNOTATED CODE OF MARYLAND LOCATED ON THE PROPERTY
10 IT IS ANTICIPATED THAT THIS PROJECT MAY BE PHASED
11 STREET LIGHTS ARE NOT REQUIRED ON PRIVATE ROADS BUT MAY BE PROVIDED ON ACCESS ROAD ONE STREET LIGHT IS SHOWN ON THE RESIDENTIAL PORTION OF THE PROJECT
12 THE RESIDENTIAL BUILDING FOOTPRINTS SHOWN ARE CONCEPTUAL AND MAY BE SUBJECT TO CHANGE AND THE FRONT ORIENTATION RANGE WILL REMAIN THE SAME AS SHOWN ON THIS PLAN
13 REFUSE COLLECTION SHALL BE PROVIDED BY BALTIMORE COUNTY WITHIN THE PUBLIC RIGHT-OF-WAY IN THE RESIDENTIAL PORTION OF THE PROJECT PRIVATE REFUSE COLLECTION WILL BE PROVIDED FOR THE GOLF ACADEMY
14 THE AREA BETWEEN THE SIGHT LINES AND CURB LINES MUST BE CLEARED GRADED AND KEPT FREE OF OBSTRUCTIONS
15 THE DEVELOPMENT PLAN PLAT TO ACCOMPANY THE PETITION AND THE FINAL DEVELOPMENT PLAN ARE ALL CONTAINED IN THIS ONE DOCUMENT
16 THE DEVELOPMENT PLAN PLAT TO ACCOMPANY THE PETITION AND THE FINAL DEVELOPMENT PLAN ARE ALL CONTAINED IN THIS ONE DOCUMENT
THIS FINAL DEVELOPMENT PLAN WILL COMPLY WITH THE HEARING OFFICER'S ORDER FOR THE SPECIAL EXCEPTION AND DEVELOPMENT PLAN
16 RESIDENTIAL ACCESSORY STRUCTURE NOTE:
a) I HAVE LOTS SHOWN HEREON ARE THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY ACCESSORY STRUCTURES FENCES AND PROJECTIONS INTO THE YARD MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE BUT MUST COMPLY WITH SECTIONS 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS (SUBJECT TO APPLICABLE COVENANTS AND APPLICABLE BUILDING PERMITS)
b) ACCESSORY STRUCTURES FENCES AND PROJECTIONS INTO YARDS CAN NOT BE LOCATED IN FLOOD PLAIN AREAS OR HYDRIC SOILS
17 DIRECTOR OF P D M NOTE
THIS DEVELOPMENT PLAN IS APPROVED BY THE DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT BASED ON HIS INTERPRETATION OF THE ZONING REGULATIONS THAT IT COMPLIES WITH THE PRESENT POLICY DENSITY AND BULK CONTROLS AS THEY ARE DELINEATED IN THE REGULATIONS
UTILIZATION WILL HAVE OCCURRED WHEN A DWELLING IS CONSTRUCTED AND TRANSFERRED FOR THE PURPOSE OF OCCUPANCY
18 STORM WATER MANAGEMENT WATTR QUALITY AND IRRIGATION FACILITIES SHOWN HEREON ARE PRIVATE AND SHALL BE MAINTAINED BY THE MARYLAND GOLF ACADEMY FACILITIES SHOWN HEREON ARE CONCEPTUAL SCHEMATIC AND SUBJECT TO CHANGE RESOLUTION OF THE SPECIAL EXCEPTION AND DEVELOPMENT PLAN ISSUES AND SITE TOPOGRAPHY WILL RESULT IN A FINAL CONSTRUCTION
19 THE MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 35' OR AS PERMITTED IN SECTION 1A04 OF THE BALTIMORE COUNTY ZONING REGULATIONS
20 THE MAXIMUM FLOOR AREA OF THE GOLF ACADEMY BUILDING ENVELOPE WILL BE 12 000 SQUARE FEET THE GOLF ACADEMY BUILDING ENVELOPE MAY CONSIST OF A SINGLE BUILDING OR MULTIPLE BUILDINGS
21 THE LIGHTING FOR THE GOLF ACADEMY WILL BE APPROPRIATE TO ENSURE THE SECURITY AND SAFETY OF THE FACILITY ITS EMPLOYEES AND PARTICIPANTS THE PLAN WILL
INCLUDE ENTRANCE LIGHTING AND INTERMITTENT RESIDENTIAL FIXTURES ALONG THE ENTRANCE TO THE MD GOLF ACADEMY DOWN LIGHTING WILL BE USED TO PROVIDE THE NECESSARY SECURITY
AND SAFETY FOR THE PRINCIPAL AND ACCESSORY BUILDINGS PARKING LOTS AND TWO PRACTICE PUTTING GREENS A DETAILED LIGHTING PLAN AND PROGRAM FOR THE PRACTICE AREA
WILL BE PRESENTED AT THE HEARING OFFICER'S HEARING
22 NO DEVELOPMENT OR CONSTRUCTION SHALL BE PERMITTED IN THE 100 YEAR FLOOD PLAIN WITHOUT THE APPROVAL OF ALL APPLICABLE REGULATORY FEDERAL STATE AND LOCAL AGENCIES
23 ALL SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 413 1 AND ALL OTHER ZONING POLICIES
24 THIS PROPERTY IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREAS (CBCA)
25 NORMAL HOURS OF OPERATION OF THE MARYLAND GOLF ACADEMY ARE 6 30 AM TO 10 00 P M MARCH 1 THROUGH NOVEMBER 30 AND 7 00 AM TO 9 00 P M DECEMBER 1 THROUGH FEBRUARY 28
26 THIS PLAN REFLECTS ALTERNATIVE DESIGNS FOR THE MARYLAND GOLF ACADEMY IRRIGATION SYSTEM ALTERNATE 1 APPROX WELL LOCATIONS SHOWN ALTERNATE 2 PONDS SUPPLEMENTED WITH WELL(S) BOTH ALTERNATIVES SUPPLEMENTED BY WATER QUALITY IRRIGATION PONDS
27 LANDSCAPING SHOWN ON PRELIMINARY LANDSCAPE PLAN IS CONCEPTUAL SCHEMATIC SHOWN FOR COMPLIANCE WITH MINIMUM STANDARDS AND IS SUBJECT TO CHANGE THE PRELIM LANDSCAPE PLAN PREVIOUSLY FILED IS CONSISTANT WITH THIS REVISED DEVELOPMENT PLAN
ANY CHANGES MADE TO THE PRELIMINARY LANDSCAPE PLAN WILL BE MADE AT THE FINAL LANDSCAPE PLAN REVIEW STAGE
28 GRADING AND UTILITIES SHOWN HEREON ARE CONCEPTUAL SCHEMATIC AND ARE SUBJECT TO CHANGE RESOLUTION OF THE SPECIAL EXCEPTION AND DEVELOPMENT PLAN ISSUES WILL RESULT IN FINAL CONSTRUCTION PLANS WHICH WILL BE IN ACCORDANCE WITH BALTIMORE COUNTY RULES STANDARDS AND POLICIES
29 ALL BUILDINGS WILL MEET APPLICABLE BUILDING AND FIRE CODES
30 GOLF ACADEMY STRUCTURES MAY INCLUDE BUT ARE NOT LIMITED TO STARTER SHED WEATHER SHELTER CARETAKERS RESIDENCE GATEHOUSE MAINTENANCE BUILDING CART SHED SHELTERED TEES PUMP HOUSE AND PEST MANAGEMENT SHED (SEE NOTE 40 FOR LIST OF USES & STRUCTURES ALL STRUCTURES WILL MEET ALL THE REQUIREMENTS OF THE BCZR AND APPLICABLE BUILDING AND FIRE CODES SIZE AND LOCATION SHOWN HEREON ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE RESOLUTION OF THE SPECIAL EXCEPTION AND DEVELOPMENT PLAN ISSUES AND SITE TOPOGRAPHY WILL RESULT IN A FINAL CONSTRUCTION
31 THE LOCATION OF FACILITIES PARKING AND USES OF THE MARYLAND GOLF ACADEMY ARE CONCEPTUAL SCHEMATIC AND ARE SUBJECT TO CHANGE RESOLUTION OF THE SPECIAL EXCEPTION AND DEVELOPMENT PLAN ISSUES AND SITE TOPOGRAPHY WILL RESULT IN A FINAL CONSTRUCTION PLAN FOR THE ACADEMY WHICH WILL BE IN ACCORDANCE WITH BALTIMORE COUNTY RULE STANDARDS AND POLICIES

PRIVATE WATER AND SEWERAGE NOTES
1 PROPOSED HOUSE LOCATIONS DO NOT REFLECT THE FINAL LOT GRADING ALL FIRST FLOOR ELEVATIONS WILL BE ESTABLISHED ABOVE THE SEPTIC RESERVE AREAS HIGHEST ELEVATION EJECTOR PUMP SYSTEMS MAY BE PERMITTED FOR BASEMENTS IF APPROVED BY BALTIMORE COUNTY DEPRM
2 NO GRADING FILLING CUTTING OR VEHICULAR TRAFFIC WILL BE PERMITTED IN THE 10 000 SQUARE FOOT SEPTIC RESERVE AREA ANY VIOLATIONS OF THIS OR INCURSIONS INTO THE DESIGNATED 10 000 SQUARE FOOT RESERVE AREAS MAY CAUSE REVOCATION OF THE SOIL PERCOLATION TESTS APPROVAL AND DENIAL OF ANY BUILDING PERMITS ON THE SUBJECT PROPERTY

FOREST CONSERVATION AND FOREST BUFFER NOTES
1 STANDARD NON DISTURBANCE NOTE
THERE SHALL BE NO CLEARING GRADING CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENT OR FOREST BUFFER EASEMENT EXCEPT AS PERMITTED BY BALTIMORE COUNTY DEPRM"
2 PROTECTIVE COVENANTS NOTE
ANY FOREST CONSERVATION EASEMENT AND FOREST BUFFER EASEMENT SHOWN HEREON ARE SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS"
3 STANDARD NON DISTURBANCE NOTE
"THERE SHALL BE NO CLEARING GRADING CONSTRUCTION SOIL COMPACTION OR EXCAVATION INTRODUCTION OF TOXIC CHEMICALS OR OTHER DISTURBANCES TO SPECIMEN TREES AND CRITICAL ROOT ZONES FOR THESE TREES EXCEPT AS PERMITTED BY BALTIMORE COUNTY DEPRM"

SPECIAL EXCEPTION PETITION
A PETITION FOR SPECIAL EXCEPTION FOR A GOLF COURSE COUNTRY CLUB OUTDOOR RECREATION AND COMMUNITY BUILDINGS HAS BEEN FILED SIMULTANEOUSLY WITH THE DEVELOPMENT PLAN AND FINAL DEVELOPMENT PLAN

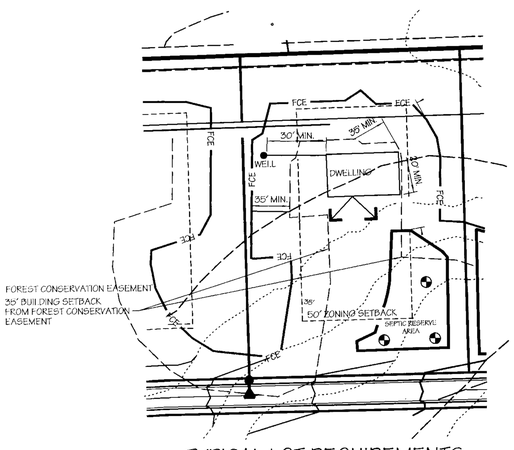
SCALE 1" = 100'

32 THE EXACT LOCATION OF CURB CUTS FOR DRIVEWAY OR PARKING PAD ENTRANCES IS TO BE DETERMINED BY OWNER WHEN EXACT BUILDING MODELS BECOME AVAILABLE
33 A LANDSCAPE PLAN MUST BE APPROVED BY THE BALTIMORE COUNTY P D M & THE OFFICE OF PLANNING PRIOR TO BUILDING PERMITS
34 IF PUBLIC DRAINAGE UTILITY AND WALKWAY EASEMENTS ARE FENCED THEN AT LEAST 5 FEET MUST REMAIN FOR PEDESTRIAN ACCESS
35 A WAIVER OF STORM WATER MANAGEMENT FOR THE GOLF ACADEMY HAS BEEN SUBMITTED TO BALTIMORE COUNTY THE RC-4 RURAL CLUSTER SINGLE FAMILY RESIDENTIAL DEVELOPMENT IS EXEMPT FROM THE COUNTY REQUIREMENTS FOR STORM WATER MANAGEMENT
36 THERE ARE NO REQUESTS FOR WAIVERS OR VARIANCES FROM COUNTY REGULATIONS OR STANDARDS OTHER THAN A STORM WATER MANAGEMENT WAIVER & VARIANCE TO CONSTRUCT A POND WITHIN A FLOOD PLAIN A FOREST BUFFER VARIANCE TO ELIMINATE A PREVIOUSLY RECORDED FOREST BUFFER EASEMENT WILL BE SUBMITTED
37 THERE ARE NO DESIGNATED AREAS OF CRITICAL STATE CONCERN IDENTIFIED AS UNDER THE PROCEDURES OF SECTION 5-611 OF THE STATE FINANCE AND PROCUREMENT ARTICLE OF THE ANNOTATED CODE OF MARYLAND
38 MASTER WATER AND SEWER PLAN/WATER APPROPRIATIONS - A PETITION WILL BE FILED TO AMEND THE MASTER WATER AND SEWER PLAN TO PERMIT AN ON-SITE SEPTIC SYSTEM FOR THE ACADEMY WHICH EXCEEDS 5,000 GALLONS APPLICATIONS WILL BE MADE FOR GROUND WATER AND SURFACE WATER APPROPRIATIONS
39 ZONING HISTORY - SINCE 1976 THE SUBJECT PROPERTY HAS BEEN ZONED R.C. 4 THERE HAVE BEEN NO SPECIAL EXCEPTIONS OR VARIANCES GRANTED THEREON LOT 24 (FORMERLY PART OF CLOVERLAND FARMS), WAS APPROVAL ON 11/2/89 & FINAL DEVELOPMENT PLAN APPROVAL ON 4/16/91 (SEE "FADM FILE X-274). AMENDMENT TO CLOVERLAND FARMS TO REMOVE LOT 24 HAS BEEN APPROVED CLOVERLAND FARMS CRG REFINED ON 9/24/96 FDP AMENDED 9/18/96, SUBDIVISION PLAT WAS RECORDED 5/15/97 SM 69/46
40 PROPOSED PRINCIPAL USES
a) RESIDENCES - 7 LOT RC-4 RURAL CLUSTER SINGLE FAMILY DEVELOPMENT INCLUDING RELATED CONSERVANCY AREA THERE WILL BE NO DWELLING CONSTRUCTED IN THE CONSERVANCY AREA
b) GOLF ACADEMY AND RELATED USES (GOLF COURSE COUNTRY CLUB OUTDOOR RECREATION CLUB, COMMUNITY BUILDINGS) - THE LAYOUT IS SUBJECT TO MODIFICATION IF CHANGES ARE IN ACCORDANCE WITH THE TERMS OF THIS DEVELOPMENT PLAN, SPECIAL EXCEPTION AND FINAL DEVELOPMENT PLAN ARE IN COMPLIANCE WITH ALL APPLICABLE ZONING STANDARDS AND ARE IN COMPLIANCE WITH AGREED STANDARDS OR REQUIREMENTS GOLF ACADEMY AND USES AND STRUCTURES SHALL INCLUDE THE FOLLOWING
(i) NINE HOLES OF GOLF PLAY INCLUDING TEES ROUGHS HAZARDS, FAIRWAYS AND GREENS
(ii) GOLF ACADEMY MAY BE SITUATED IN ONE BUILDING OR MULTIPLE BUILDINGS AS SHOWN WITHIN THE BUILDING ENVELOPE CLUBHOUSE COMPLEX TO INCLUDE CLUBHOUSE, GOLF MUSEUM GOLF PRO SHOP, A AND SNACK FACILITY ADMINISTRATION BUILDINGS AND COVERED TEE BOXES
(iii) STARTER SHED GOLF COURSE RAIN AND SHADE STRUCTURES OR SHEDS RESTROOMS AND REST AREAS AND LIGHT FOOD AND SNACK FACILITIES LOCATED AT APPROPRIATE LOCATIONS ON THE COURSE.
(iv) MAINTENANCE FACILITY MISCELLANEOUS MAINTENANCE SHEDS AND PESTICIDE STORAGE.
(v) GATE HOUSE
(vi) ENTRANCE GATES AND PROPER ENTRY SIGNAGE
(vii) MAILBOX AND NEWSPAPER BOX
(viii) FENCING
(ix) PATHS INCLUDING BRIDGES (FOR GOLF CARTS PEDESTRIANS AND COURSE MAINTENANCE AND EMERGENCY LOCATED AT APPROPRIATE LOCATIONS ON THE COURSE.
(x) PRIVATE INFRASTRUCTURES SERVING THE GOLF ACADEMY INCLUDING BUT NOT LIMITED TO IRRIGATION NECESSARY WATER DISTRIBUTION MAINS LATERALS AND REMOTE CONTROL WIRING PRIVATE THREE PHASE ELECTRICAL DISTRIBUTION STORM DRAINAGE SYSTEMS CONDUITS AND WIRING FOR PRIVATE AND PUBLIC TELEPHONE AND CABLE TV WIRES MISCELLANEOUS APPURTENANCES FUTURE ELECTRICAL UTILITIES AND COMMUNICATION WIRING AND OTHER ACCESSORY INFRASTRUCTURE IMPROVEMENTS
(xi) AESTHETIC AND FUNCTIONAL PONDS AND OTHER WATER HOLDING FACILITIES
(xii) IRRIGATION AND GENERAL USE WELLS AND ALL NECESSARY PUMPS DISTRIBUTION PIPING AND OTHER SYSTEM EQUIPMENT SERVING THE GOLF ACADEMY INCLUDING PUMPHOUSES
(xiii) ACADEMY PRACTICE FACILITIES WHICH INCLUDE ARTIFICIAL AND NATURAL PRACTICE AREAS FOR A VARIETY OF CONDITIONS
(xiv) GOLF PRO SHOP
(xv) STORAGE FOR GOLF CARTS AND ALIKE
(xvi) DWELLING FOR RESIDENCE OF ACADEMY STAFF WITH CUSTOMARY AND USUAL ACCESSORY STRUCTURES APPURTENANCES INCLUDING CARETAKER GENERAL MANAGER AND / OR ACADEMY PROFESSIONAL
(xvii) CUSTOMARY ADMINISTRATIVE STRUCTURE, INCLUDING ADMINISTRATIVE FUNCTIONS FOR APPROPRIATE ACTIVITIES RELATIVE TO GOLF ASSOCIATIONS SUPERINTENDENT ASSOCIATIONS AND OTHER SIMILAR OR RELATED ASSOCIATIONS
(xviii) GOLF MUSEUM
(xix) POLE BARNS AND OTHER COVERED AREAS FOR EQUIPMENT
(xx) BAG DROP AREA
(xxi) TRASH/GARBAGE ENCLOSURES
(xxii) FLAG POLES
(xxiii) 30+ COVERED/HEATED TEE BOXES 44+ ARTIFICIAL TEES 78+ NATURAL TURF TEES NO MORE THAN 80 TEES TO BE UTILIZED SIMULTANEOUSLY
(xxiv) LIGHTING FOR PRACTICE AREAS
41 OFF-SITE RIGHT OF WAYS OR EASEMENTS WILL BE ACQUIRED FROM BGE AS NECESSARY
42 ALL BUILDINGS & USES WILL COMPLY WITH ALL RC-4 REGULATIONS
43 SLOPE EASEMENTS FOR HIGHWAY WIDENING WILL BE DEDICATED AS NEEDED AT TIME OF FINAL DESIGN.
44 OVER-NIGHT ACCOMODATIONS ARE PROHIBITTED EXCEPT AS NOTED (CARETAKER RESIDENCE)
45 THERE ARE NO EXISTING WELLS SEPTIC SYSTEMS &/OR STORAGE TANKS ON THE SUBJECT SITE, EXCEPT AS NOTED ON THE CONSERVANCY PARCEL (FORMERLY LOT 24 OF CLOVERLAND FARMS)
46 THE GOLF COURSE DESIGN MUST COMPLY W/ DEPRMS ENVIRONMENTAL GUIDELINES FOR THE DESIGN & MAINTENANCE
47 A NON-EROSIVE & SUITABLE OUTFALL WILL BE PROVIDED AT THE EXTENSION OF STONE EAGLE ROAD THIS AREA IS STORM WATER MANAGEMENT
48 IF MAINTENANCE BUILDING IS LOCATED AS SHOWN AN EJECTOR PUMP SYSTEM WILL BE UTILIZED TO CONNECT TO SYSTEM AS NECESSARY
49 TREE CLEARING LINES SHOWN HEREON ARE CONCEPTUAL & SCHEMATIC, AND ARE SUBJECT TO CHANGE. RESOLUTION EXCEPTION AND DEVELOPMENT PLAN ISSUES AND SITE TOPOGRAPHY WILL RESULT IN FINAL CONSTRUCTION PLANS ACCORDANCE WITH BALTIMORE COUNTY RULES STANDARDS AND POLICIES TREE CLEARING LIMITS ON THE RESIDENTIAL CONFORM TO RC-4 REQUIREMENTS & WILL BE FINALIZED AT THE TIME OF BUILDING PERMIT APPLICATION(S).
50 THE DEVELOPMENT OF THIS SITE FOR THE PROPOSED USES IS IN COMPLIANCE WITH ANY R.T.A. REQUIREMENTS.
51 THE POND IN THE NORTHEAST PORTION OF THE SITE WILL BE DESIGNED TO CAPTURE & HOLD THE 2 YEAR STORM DISCHARGE. THE POND DESIGN MUST BE APPROVED BY "DEPRM" AND "SCD"
52 THE OPERATING LIGHTS FOR ANY OUTDOOR FACILITY (PRACTICE RANGE, PUTTING GREENS OR PUTTING COURSES) DURING WEATHER EVENTS OR GROUND CONDITIONS THAT FORCE THE CLOSING OF THE FACILITY.
53 THE FOLLOWING USES ARE PROHIBITED MINIATURE GOLF A PRINCIPAL RESTAURANT BASEBALL AND SOFTBALL
54 THE DEVELOPER WILL CONSTRUCT A 5' - 6' BERM BEHIND THE MAINTENANCE BUILDING ENVELOPE.
55 THE CART SHED ADJACENT TO THE 2ND TEE OF THE TOWSON GOLF AND COUNTRY CLUB SHALL BE SCREENED
56 CLEARING BEYOND 20 000 S F AS PERMITTED BY THE BCZR SECTION 1A03.5.F WILL REQUIRE THE APPROPRIATE
57 THE EXISTING WELL SHOWN ON THE CONSERVANCY AREA MAY BE USED TO IRRIGATE THE CONSERVANCY AREA IF NO LONGER NEEDED AT THAT TIME THE EXISTING WELL WILL BE ABANDONED
58 SUPPLEMENTAL LANDSCAPE SCREENING MAY BE PROVIDED AT THE REQUEST OF THE DIRECTOR OF PLANNING IF THE MARYLAND GOLF ACADEMY IS OPERATIONAL TO FURTHER MINIMIZE THE ACADEMY LIGHT S

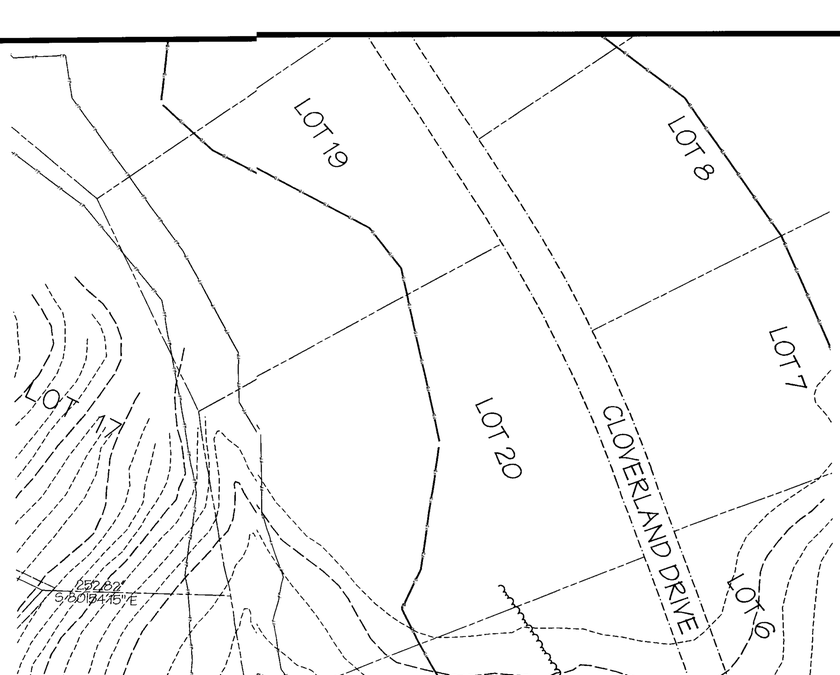
KEY TO SYMBOLOGY

- NORTH 1 BUFFER EASEMENT — FB — FB
- EXISTING TREE LINES TO REMAIN — GMB
- EXISTING SOIL CLASSIFICATIONS — HaC2
- EXISTING CONTOURS
- PROPOSED CONTOURS
- STRUCTURES
- EASEMENTS & SETBACKS
- PROPERTY LINES
- WETLAND LINES — W — W — W
- FLOOD PLAIN LINES — FP — FP
- NORTH 1 CONSERVATION EASEMENT — FCE — FCE
- STREET LIGHT
- PROPOSED WELL AREA — WELL
- PROPOSED SEPTIC AREA

CERTIFICATION AS TO DELINQUENT ACCOUNTS



TYPICAL LOT REQUIREMENTS
FOR FOREST CONSERVATION EASEMENTS
(NOT TO SCALE)

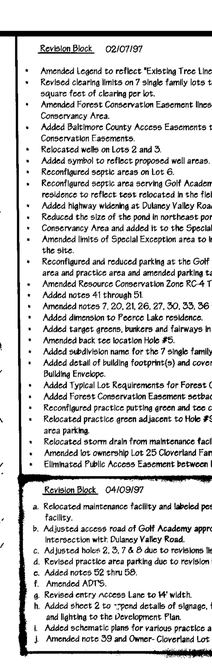


Revision Block 03/07/07

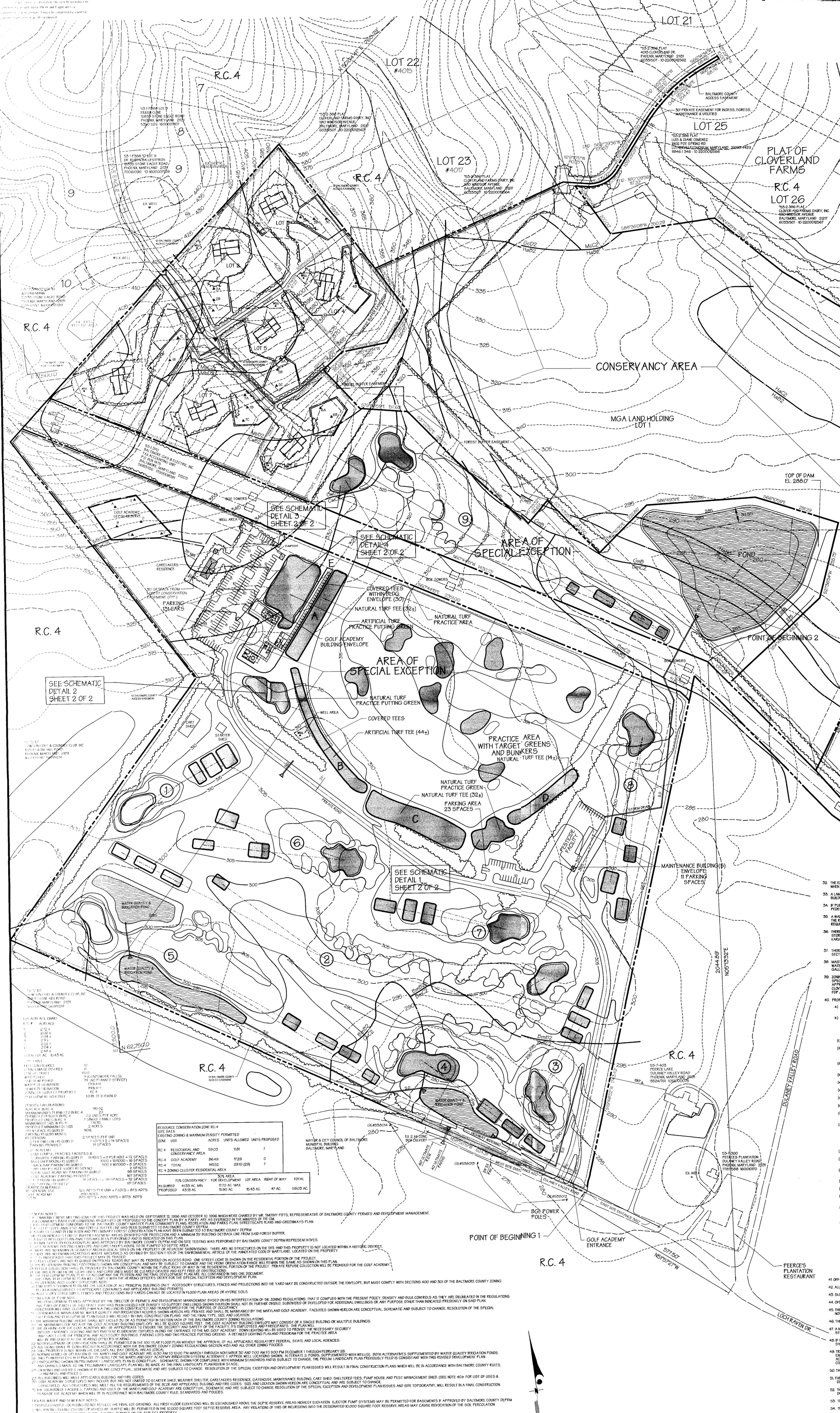
- Annotated Legend to reflect "Existing Tree Lines to Remain"
- Revised clearing limits on 7 single family units to reflect no more than 20,000 square feet of clearing per lot.
- Annotated Forest Conservation Easement lines on the single family lots and the Golf Academy site.
- Added Baltimore County Access Easements to Conservation Area and Forest Conservation Easements.
- Relocated wells on Lots 2 and 3.
- Added symbol to reflect proposed well areas.
- Reconfigured septic areas on Lot 6.
- Reconfigured septic area serving Golf Academy Building Envelope and cartesakers residence to reflect new well location on Lot 1 and labeled tennis
- Added highway widening on Dulaney Valley Road.
- Reduced the size of the pond in northeast portion of the site, removed it from the Conservancy Area and added it to the Special Exception area.
- Amended limits of Special Exception area to include pond in northeast portion of the site.
- Reconfigured and reduced parking at the Golf Academy Building Envelope, maintenance building envelope and practice putting green and practice area.
- Amended Forest Conservation Worksheet for FCA-1 Calculation and density calculations.
- Added notes 17 through 20.
- Annotated notes 7, 20, 21, 26, 27, 30, 33, 36 through 40.
- Added dimension to Fleeces Lake residence.
- Added sunset greens, features and Tartanyon in Practice Area.
- Annotated hash tree location note #5.
- Added proposed well locations to 7 single family lots.
- Added detail of Adding Turfgrass(tm) and overlaid practice tees white Golf Academy Building Envelope.
- Added Typical Lot Requirements for Forest Conservation Easements.
- Added Forest Conservation Easement setbacks around caretakers residence.
- Reconfigured practice putting green and tee configuration in practice area.
- Relocated practice green adjacent to Hole #18 to practice area adjacent to practice putting green.
- Relocated storm drain from maintenance facility to pond.
- Annotated lot ownership Lot 25 Cloverland Farms.
- Eliminated Public Access Easement between Lots 1 and 2.

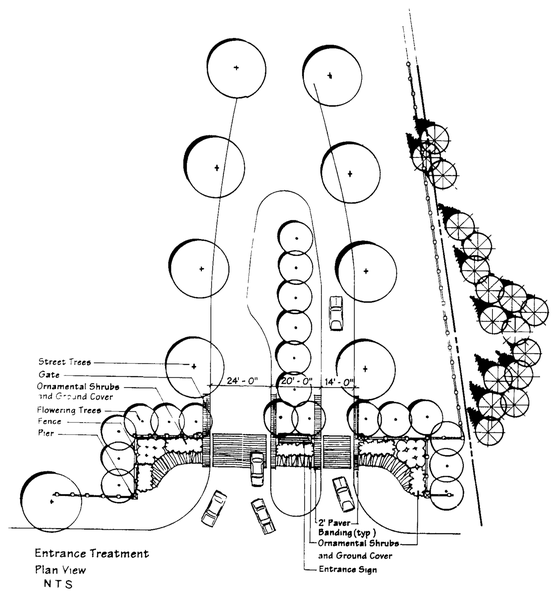
Revision Block 04/30/07

- Relocated maintenance facility and labeled pesticide facility.
- Adjusted access road of Golf Academy approximately 300' into site from intersection with Dulaney Valley Road.
- Adjusted lots 2, 3, 7 & 9 due to revisions listed under items 4 & 6.
- Revised practice area putting day to revision listed under items 4 &.
- Added notes 52 thru 56.
- Added Lot 1.
- Revised entry recitals Lane to 14' width.
- Added sheet 2 to 'detail details of signage, fencing, entry elevation and plan and lighting for this development Plan.
- Added schematic plans for various practice areas on Sheets 2 of 2.
- Annotated note 50 and Owner Cloverland Lot 24 to MGA Land holding Lot 1

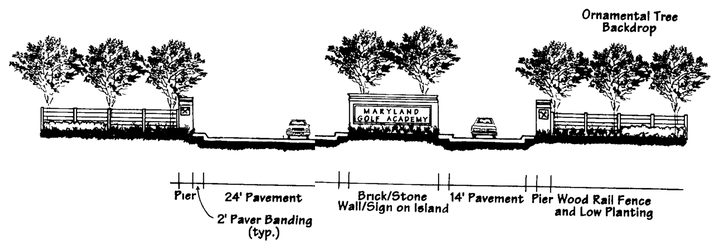


VICINITY MAP
SCALE: 1" = 1500'

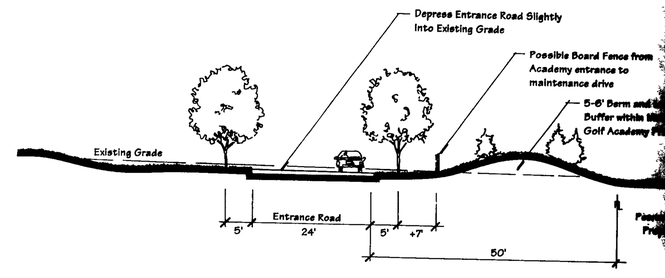

PLAT OF CLOVERLAND FARMS
R.C. 4
LOT 26
LOT 25
LOT 23
#4077
LOT 22
#4075
CONSERVANCY AREA
MGA LAND HOLDING LOT 1
AREA OF SPECIAL EXCEPTION
SEE SCHEMATIC DETAIL 3 SHEET 2 OF 2
SEE SCHEMATIC DETAIL 2 SHEET 2 OF 2
SEE SCHEMATIC DETAIL 1 SHEET 2 OF 2
GOLF ACADEMY BUILDING ENVELOPE
COVERED TEES WITH HOG ENVELOPE (50')
NATURAL TURF TEE (32±)
ARTIFICIAL TURF PRACTICE PUTTING GREEN
NATURAL TURF PRACTICE AREA
NATURAL TURF PRACTICE PUTTING GREEN
COVERED TEES
ARTIFICIAL TURF TEE (44±)
PRACTICE AREA WITH TARGET GREENS AND BUNKERS
NATURAL TURF TEE (14±)
NATURAL TURF PRACTICE GREEN
NATURAL TURF TEE (32±)
PARKING AREA 25 SPACES
MAINTENANCE BUILDING(B) ENVELOPE 11 PARKING SPACES
POND
TOP OF DAM EL. 236.0'
POINT OF BEGINNING 2
POINT OF BEGINNING 1
GOLF ACADEMY ENTRANCE
PEERCE'S PLANTATION RESTAURANT
STREAM VALLEY PROTECTION
DULANEY VALLEY ROAD
PEERCE LANE
DULANEY VALLEY ROAD
PHOENIX, MARYLAND 21131
(410) 666-8000
LOCH RAVEN BLVD
BGE TOWERS
CARETAKERS RESIDENCE
GOLF ACADEMY ENTRANCE
PARKING (15 CARS)
WELL AREA
WATER QUALITY & IRRIGATION POND
WATER QUALITY & IRRIGATION POND
MAYOR & CITY COUNCIL OF BALTIMORE MUNICIPAL BUILDING BALTIMORE, MARYLAND
TAX ID 34 0241 0000 GOLF COURSE
TAX ID 34 0241 0000 GOLF COURSE
SS/S 1500 PLANTATION LTD PARTNERSHIP
SS/S 1500 PLANTATION LTD PARTNERSHIP
PHOENIX, MARYLAND 21131
(410)666-8000(O)
BGE POWER POLES
BGE TOWERS
R.C. 4
R.C. 4
R.C. 4



Entrance Treatment
Plan View
NTS

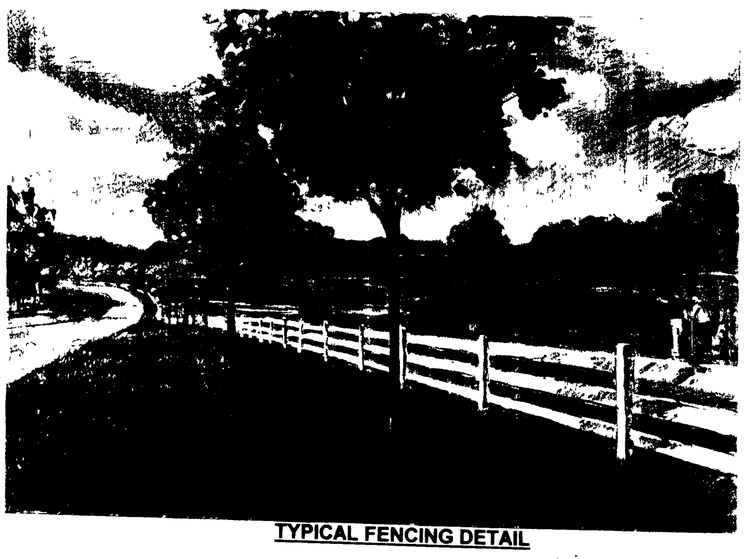


Entrance Treatment
Elevation
NTS



Entrance Road Landscape Treatment
Maryland Golf Academy
NTS

LDR International



TYPICAL FENCING DETAIL

Maryland Golf Academy

Lighting Areas Specified

A Light fixture attached to pole on Dulaney Valley Road.
B Identification Sign
C Driveway from Dulaney Valley Road to Parking Lot
D Maintenance Building Exterior
E Starter Shed Exterior
F Cart Shed Exterior
G Putting Greens - Includes artificial turf practice putting green, and natural turf practice putting green
H Caretaker House Exterior
I Parking Lot
J Clubhouse Exterior
K Tee Boxes
L Turf Tees at Top of Practice Range
M Practice Range

Information for each area includes
1 Footcandle levels
2 Number of fixtures
3 Type of fixture and type of lamp/wattage
4 Cut sheets on fixtures

All poles and fixtures will be bronze to blend with the environment with the exception of the powerspot floodlights(ground mounted) which are gray, according to specs

MARYLAND GOLF ACADEMY

FOOTCANDLE LEVELS

LOCATION	AVERAGE MAINTAINED LIGHT LEVELS
A Light fixture attached to pole on Dulaney Valley Rd	1 - 2 fc
B Identification Sign	2 - 4 fc
C Driveway from Dulaney Valley Road to Parking Lot	0 - 2 9 fc
D Maintenance Building Exterior	8 - 1 fc
E Starter Shed Exterior	3 - 1 fc 20' from window
	3 35 fc under window
	2 14 fc side of window
F Cart Shed Exterior	3.35 fc
G Putting Greens	9 5 fc artificial turf green
	7 91 fc natural turf green
H Caretaker House Exterior	1 - 2 fc
I Parking Lot	2.05 - 2.9 fc
J Clubhouse Exterior	2 42 fc - door entrance
	8 fc - 10' from perimeter
	1 32 fc - between fixtrs 30'apart
K Inside Tee Boxes	23 86 - 26 fc at tee
L Turf Tee Area	22 4 - 29 2 horizontal
M Practice Range	11 5 vertical @ 200 yards on range 15' above ground

Maryland Golf Academy

Lighting Specifications

A Light fixture attached to pole on Dulaney Valley Road - Same as pole fixture across from the entrance to Towson Golf & Country Club provided by BGE or Baltimore County

B Identification Sign - Install 2-4 ground mounted 90 watt halogen capsylite flood lights equivalent to the light output of 150 watts Same as Towson Golf & Country Club

C Driveway from Dulaney Valley Rd to parking lot - Space at 80' intervals- low level bronze bollard type fixtures housing 1 - 70 watt metal halide lamp with louver assembly
Approximately 2600' = 32 fixtures

D Maintenance Building Exterior - Install 1 - deep shielded downlight for front brightness over entrance using 70 watt metal halide 9' - 15' mounting height
Install 1 - 12 bronze pole housing 1 - 175 watt metal halide parking lot fixture

E Starter Shed Exterior - Install 1 - 70 watt metal halide perimeter cutoff fixture over the check -in window for downward light below and to the sides

F Cart Shed Exterior - Install 1 - 70 watt metal halide perimeter cutoff fixture

G Putting Greens - (1) Artificial turf practice green- Install 8 - 20' bronze steel poles housing 3 - 400 watt metal halide vertical forward throw fixtures on each pole
(2) Natural turf putting green - Install 13 - 20' bronze steel poles housing 2 - 400 watt metal halide vertical forward throw fixtures on each pole

H Caretaker House Exterior - Install 1 - 70 watt metal halide deep shielded downlight fixture and 1 - 12 bronze steel pole housing 1 - 175 watt metal halide parking lot fixture

I. Parking Lot - 131 cars - Install 10 - 20' bronze steel poles housing 1 - 400 watt metal halide 16" cutoff floodlight fixture

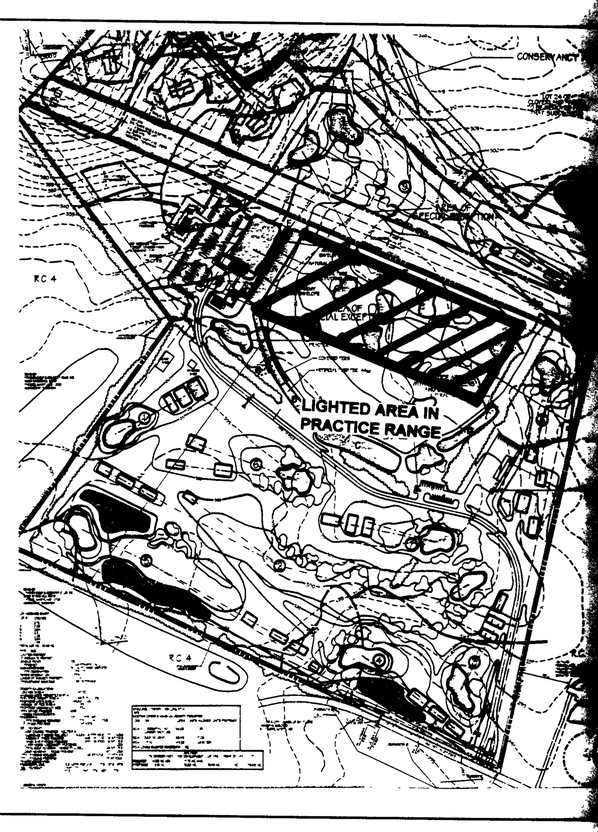
J Clubhouse - Mounted over the entrance 1 - 70 watt metal halide deep shielded downlight fixture The 70 watt metal halide perimeter cutoff can be used around the perimeter of each cluster spaced 30' apart

K. Tee boxes - The tee box shed will house 30 tee boxes each approximately 10' wide Each box will house 1 canopy ceiling(30 total) mounted 400 watt metal halide fixture installed 12' - 15' above the golfer This fixture will house a symetrical lens(with a protective guard) that provides maximum light levels of 23-26 footcandles at the tee

L. Turf Tees at Top of Practice Range - On the roof of the tee box shed will be mounted, aimed at the 30' wide turf tee, 8 - 1000 watt metal halide forward throw cutoff fixtures installed 20' high, approximately 31 25' between the centers of 8 fixtures This fixture will provide 22 - 29 maintained horizontal footcandles at the turf tee

M. Practice Range - Based upon the 30 yard box shed dimensions, the practice range will use 20(2 per mounting location) 1000 watt metal halide ground mounted power spot fixtures each housing a top visor The ground mounted method for lighting practice ranges is used to minimize spill light near the ground level A bunker mound behind the fixtures and a thin, low "eyebrow" mound approximately 20' in front of the fixture pairs is used to block out objectionable light to the neighboring area The top visor will inhibit skyglow by 50% or more on this specific fixture The first row of these fixtures will consist of 3 pairs 18 75' in front of the turf tee, spaced 112 5' apart At the 50 yard line the second row will be staggered with 2 fixture pairs mounted between the fixtures of row 1 At the 100 yard line, 3 fixture pairs will be mounted as in row 1 At the 150 yard line, 2 fixture pairs will be mounted staggered as in row 2

At the 200 yard line, 15' above the ground, the maintained vertical footcandles average 11 5

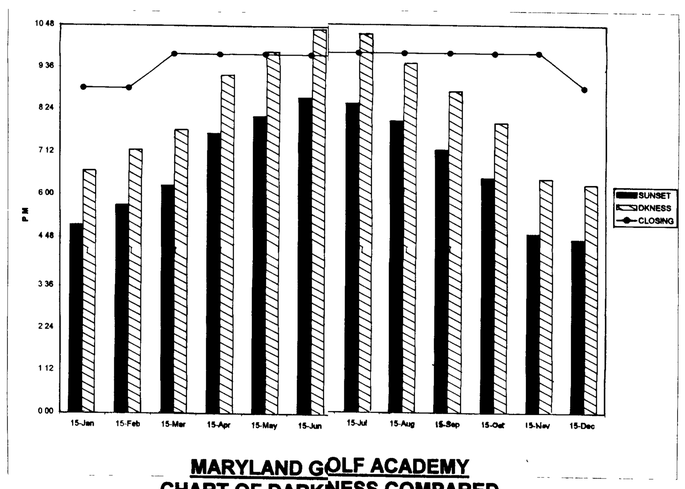


MARYLAND GOLF ACADEMY
HOURS OF DARKNESS COMPARED TO CLOSING HOURS

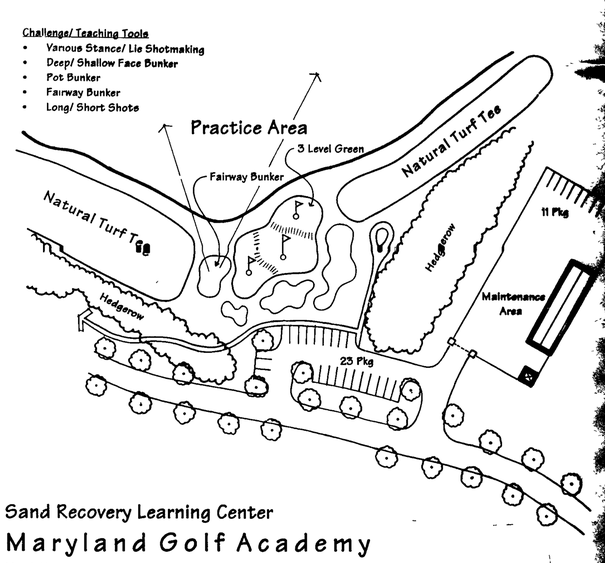
MONTH	SUNSET	TWILIGHT*	DARKNESS	CLOSING	HRS OF LIGHT AFTER SUNSET	HRS OF LIGHT AFTER DARKNESS
JANUARY 15	5 08 pm	1 33	6 41 pm	9 00 pm	3 52	2 19
FEBRUARY 15	5 44 pm	1 33	7 17 pm	9 00 pm	3 16	1 43
MARCH 15	6 17 pm	1 33	7 50 pm	10 00 pm	3 43	2 10
APRIL 15	7 44 pm**	1 39	9 23 pm	10 00 pm	2 16	37
MAY 15	8 13 pm**	1 52	10 05 pm	10 00 pm	1 47	- 05
JUNE 15	8 46 pm**	1 59	10 45 pm	10 00 pm	1 14	- 45
JULY 15	8 33 pm**	1 59	10 32 pm	10 00 pm	1 27	- 32
AUGUST 15	8 03 pm**	1 39	9 42 pm	10 00 pm	1 57	18
SEPTEMBER 15	7 16 pm**	1 39	8 55 pm	10 00 pm	2 44	1 05
OCTOBER 15	6 28 pm**	1 33	8 01 pm	10 00 pm	3 32	1 59
NOVEMBER 15	4 54 pm	1 33	6 27 pm	10 00 pm	5 06	3 33
DECEMBER 15	4 45 pm	1 33	6 18 pm	9 00 pm	4 15	2 42

* Twilight begins when the sun is about 18 degrees below the horizon and the latitude of a place, together with the time of year determines the length of the twilight
** Indicates day-light saving times - 1997 day-light saving effective April 6 - October 26

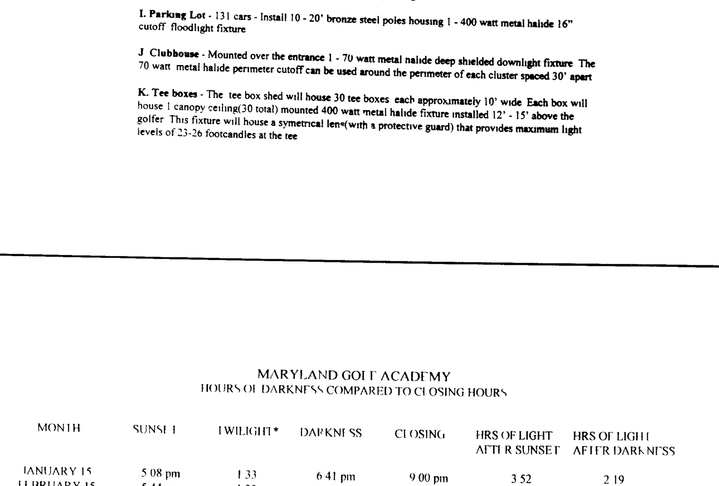
REF THE OLD FARMER'S 1997 ALMANAC by Robert B Thomas



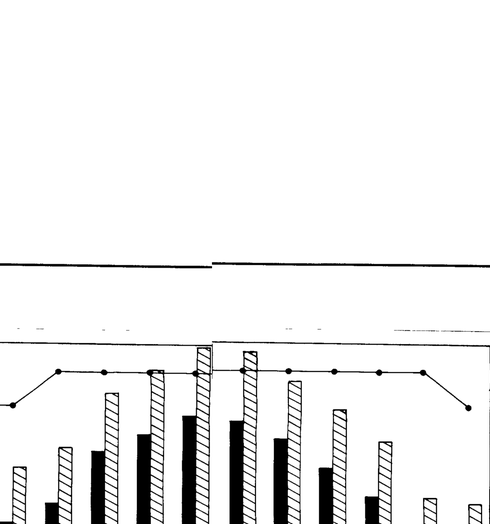
MARYLAND GOLF ACADEMY
CHART OF DARKNESS COMPARED TO CLOSING HOURS



Sand Recovery Learning Center
Maryland Golf Academy
March 1997 LDR International, Inc
SCHEMATIC DETAIL-1
NTS

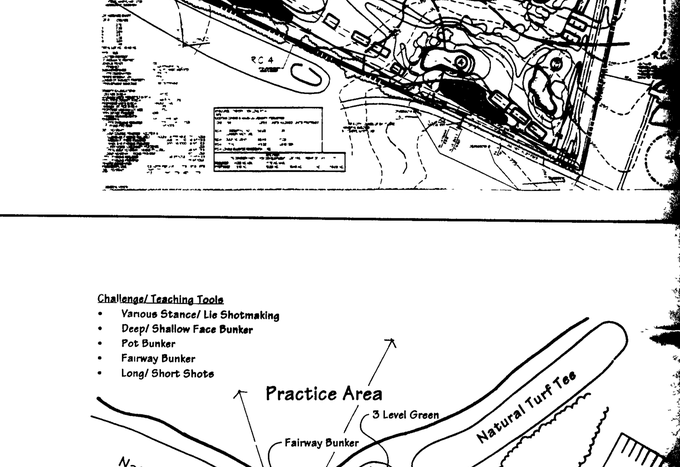


Par 2 Course
Maryland Golf Academy
March 1997 LDR International Inc
SCHEMATIC DETAIL-4
NTS



Challenge/ Teaching Tools
- Downhill, Uphill, Sidehill Lies
- Fringe Shots
- Rough - Short, Medium, High
- Bump and Run
- Lob/ Flop Shots
- Playing Around Trees
- Punch Shots

Pitching, Chipping,
and Trouble Shot Learning Center
Maryland Golf Academy
March 1997 LDR International, Inc
SCHEMATIC DETAIL-3
NTS



Natural Turf Practice and Learning Center
Maryland Golf Academy
March 1997 LDR International, Inc
SCHEMATIC DETAIL-2
NTS

THE MARYLAND GOLF ACADEMY

PAR 2 COURSE

SCORECARD - PAR 39

Hole	Length (ft)	Par	Hole	Length (ft)	Par
1	11	2	10	32	2
2	18	2	11	15	2
3	25	2	12	28	2
4	17	2	13	50	3
5	30	2	14	12	2
6	15	2	15	21	2
7	41	3	16	24	2
8	20	2	17	39	3
9	18	2	18	16	2

Challenge/Teaching Tools

	Hole Numbers
Sand	2-7, 9-13, 15-18
Water	3-7,16
Sidehill - left to right	3, 6, 7, 12
Sidehill - right to left	8 13, 15
Downhill	7, 9, 13
Uphill	4, 5 11, 15
Double Breaking	17
Mounds	14, 17
Dogleg	7 13, 17
Double Green	9, 15
Plateau Green	5, 11
Out-of-Bounds	8 9, 10
Ground Under Repair	5, 12
Rough	All holes
Drop Area	Symbol - D

Rules:
Ground Under Repair - free drop within one club length no nearer the hole (Holes 5 & 12 - defined by white painted line)
Out-of-Bounds - penalty stroke and distance - rehit from tee (Holes 8, 9 & 10 - defined by fence line or white stakes)
Water Hazard - penalty 1 stroke - place ball in drop area marked with white paint (Holes 4 & 6 - defined by yellow stakes)
Lateral Water Hazard - penalty 1 stroke - ball may be placed within 2 club lengths no nearer the hole (3, 4 5 7 & 16 - defined by red stakes)
Unplayable Lie - penalty 1 stroke - ball may be moved 2 club lengths no nearer to hole

SCHEMATIC DETAIL-4 (CONTINUED)
NTS

GEORGE WILLIAM STEPHENS, JR AND ASSOCIATES, INC
CIVIL ENGINEERS & LAND SURVEYORS
658 KENILWORTH DRIVE, SUITE 100
TOWSON MARYLAND 21204
(410) 825-8120

DEVELOPMENT PLAN / FINAL DEVELOPMENT PLAN
&
PLAT TO ACCOMPANY PETITION SPECIAL EXCEPTION
MARYLAND GOLF ACADEMY
&
EAGLES NEST ESTATES II

Developer / Applicant
MACKENZIE INVESTMENT CORPORATION
C/O MR. CLARK F. MacKENZIE
2328 West Joppa Road
Suite 200
Lutherville, Maryland 21093

TAX ACCOUNT #10-1600010169 - NUGENT PARCEL - L 5367 / F 685
TAX ACCOUNT #10-2200012565 - LOT 24 CLOVERLAND - L 11901 / F 363
PDM FILE # X-345
SHEET 2 OF 2

PLAN REVISED FROM ORIGINAL SUBMISSION

KEY TO SYMBOLOGY

- UTILITY EASEMENT —FB———FB—
- PROPOSED CONTOURS
- SOIL CLASSIFICATIONS GnB / HaC2
- PROPERTY LINE
- EXISTING CONTOURS
- BUILDING & SETBACKS
- FOREST BUFFER
- WATER MAINS —W———W———W—
- SEWER LINES —FF———FP—
- FOREST CONSERVATION EASEMENT —FCE———FCE— △
- WELL AREA
- FOREST BUFFER AREA

CERTIFICATION AS TO DELINQUENT ACCOUNTS

The plans must contain the following note I Robert J Aumiller certify under oath that there are no delinquent accounts for any other development with respect to any of the following the applicant a person with a financial interest in the proposed development or a person who will perform contractual services on behalf of the proposed development

Robert J Aumiller Vice-President
MacKenzie Investment Corporation

VICINITY MAP
SCALE 1" =

PLAT OF CLOVERLAND FARMS

R.C. 4

LOT 22

LOT 23

LOT 25

PLAT OF CLOVERLAND FARMS
R.C. 4
LOT 26

LOT 24 OF CLOVERLAND FARMS TO BE REMOVED FROM THAT SUBDIVISION

CONSERVANCY AREA

LOT 3
LOT 2
LOT 4
LOT 5
LOT 1
LOT 7
LOT 6

10' PUBLIC ACCESS EASEMENT

FOREST BUFFER EASEMENT

AREA OF SPECIAL EXCEPTION

GOLF ACADEMY BUILDING ENVELOPE

CARETAKERS RESIDENCE

PARKING 140 CARS

GOLF ACADEMY SEPTIC RESERVE

WELL AREA

CART SHED

STARTER SHED

COVERED TEES WITHIN BLDG ENVELOPE

NATURAL TURF TEE

ARTIFICIAL TURF PRACTICE PUTTING GREEN

NATURAL TURF PRACTICE AREA

NATURAL TURF PRACTICE PUTTING GREEN

COVERED TEES

ARTIFICIAL TURF TEE

PRACTICE AREA WITH TARGET GREENS AND BUNKERS

NATURAL TURF TEE

NATURAL TURF TEE

PARKING AREA 54 SPACES

PRIVATE ROAD

POND

POINT OF BEGINNING 2

MAINTENANCE BUILDING (5) ENVELOPE 20 PARKING SPACES

STREAM VA

WATER QUALITY & IRRIGATION POND

WATER QUALITY & IRRIGATION POND

BGE TOWERS

BGE POWER POLES

POINT OF BEGINNING 1

GOLF ACADEMY ENTRANCE

5771.50'
N51°57'27"W

2044.89'
N05°15'32"E

PEERCES PLANTATION RESTAURANT

DULANEY VALLEY ROAD

LOCH RAVEN DR.

EX SRA

7537-300
PEERCES PLANTATION
DULANEY VALLEY ROAD
PHOENIX MARYLAND 21131
77871586 1600010170

MAYOR & CITY COUNCIL OF BALTIMORE
MUNICIPAL BUILDING
BALTIMORE, MARYLAND

EX 2.X4 CONC BOX CULVERT

60' ULTIMATE R/W

40' ULTIMATE PAVING

24' EX PAVING

GE#538014

GE#538013

GE#538012

RC 4

R.C. 4

RESOURCE CONSERVATION ZONE RC 4				
SITE DATA				
EXISTING ZONING & MAXIMUM DENSITY PERMITTED				
ZONE	USE	ACRES	UNITS ALLOWED	UNITS PROPOSED
RC 1	RESIDENTIAL AND CONSERVANCY AREA	69.42	13.88	7
RC 4	GOLF ACADEMY	79.17	15.83	0
RC 4	TOTAL	148.59	29.71 (29)	7
RC 4 ZONING CLUSTER RESIDENTIAL AREA				

	70% CONSERVANCY	30% AREA FOR DEVELOPMENT	LOT AREA	RIGHT OF WAY	TOTAL
REQUIRED	48.59 AC	20.82 AC			
PROPOSED	53.52 AC	15.90 AC	15.43 AC	4.7 AC	69.42 AC

1. THE SUBJECT PROPERTY WAS THE SUBJECT OF TWO FIELD TRIPS ON SEPTEMBER 12, 1996 AND OCTOBER 10, 1996 WHICH WERE CHAIRED BY MR. TIMOTHY FITTS REPRESENTATIVE OF BALTIMORE COUNTY PERMITS AND DEVELOPMENT MANAGEMENT
2. WAIVERS, PARTIAL CONFORMANCE TO THE CONCEPT PLAN BY A PARTY ARE AS EVIDENCED IN THE MINUTES OF THE CIM
3. THIS PLAN IS IN CONFORMANCE WITH THE BALTIMORE COUNTY MASTER PLAN COMMUNITY PLANS RECREATION AND PARKS PLAN STREETSCAPE PLANS AND GREENWAYS PLAN
4. THE ANALYSIS AND TESTIMONY SUBMITTED TO BALTIMORE COUNTY DEPRM
5. A FOREST CONSERVATION PLAN HAVE BEEN SUBMITTED TO BALTIMORE COUNTY DEPRM
6. A FOREST CONSERVATION PLAN AND ANALYSIS WERE PREPARED BY AND IS SUBMITTED TO BALTIMORE COUNTY DEPRM
7. ALL PERMANENT FOREST BUFFER AND CONSERVATION AREAS AS DEPICTED ON THIS PLAN
8. A PERCOLATION TEST WAS PERFORMED BY BALTIMORE COUNTY DEPRM AND ON SITE TESTING WAS PERFORMED BY BALTIMORE COUNTY DEPRM REPRESENTATIVES
9. SEPTIC AND CAT BED AREAS SHOWN ARE TO BE PERMITTED SEPTIC AREA
10. TO THE BEST OF MY KNOWLEDGE, NO HISTORIC SITES OR HISTORIC STRUCTURES EXIST ON THE PROPERTY OR ADJACENT SUBDIVISIONS. THERE ARE NO STRUCTURES ON THE SITE AND THIS PROPERTY IS NOT LOCATED WITHIN A HISTORIC DISTRICT
11. THERE ARE NO KNOWN HAZARDOUS OR TOXIC WASTE MATERIALS AS DEFINED BY SECTION 7-101 OF THE ENVIRONMENTAL ARTICLE OF THE ANNOTATED CODE OF MARYLAND LOCATED ON THE PROPERTY
12. THE PROJECT MAY BE PHASED
13. ACCESS MAY BE PROVIDED ON ACCESS ROAD ONE STREET LIGHT IS SHOWN ON THE RESIDENTIAL PORTION OF THE PROJECT
14. [illegible] WILL BE PROVIDED ON THE RESIDENTIAL PORTION OF THE PROJECT
15. [illegible] WILL BE PROVIDED ON THE GOLF ACADEMY
16. ALL LOTS WITHIN THE SUBDIVISION SHALL BE GUARANTEED GRADED AND KEPT FREE OF OBSTRUCTIONS
17. THE DEVELOPMENT PLAN TO ACCOMPANY THE PETITION AND THE FINAL DEVELOPMENT PLAN ARE ALL CONTAINED IN THIS ONE DOCUMENT
18. THE DEVELOPMENT PLAN WILL COMPLY WITH THE LANDSCAPING OFFICER'S ORDER FOR THE SPECIAL EXCEPTION AND DEVELOPMENT PLAN
19. [illegible] ARE PROHIBITED
20. [illegible] ARE PERMITTED FOR RESIDENTIAL BUILDINGS ONLY ACCESSORY STRUCTURES FENCES AND PROJECTIONS INTO THE YARD MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE BUT MUST COMPLY WITH SECTIONS 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS (BCZR) AS APPLICABLE BUILDING PERMITS
21. [illegible] YARDS CAN NOT BE LOCATED IN FLOOD PLAIN AREAS OR HYDRIC SOILS
22. [illegible] DEVELOPMENT AND FINAL DEVELOPMENT MANAGEMENT BASED ON HIS INTERPRETATION OF THE ZONING REGULATIONS THAT IT COMPLIES WITH THE PRESENT POLICY DENSITY AND BULK CONTROLS AS THEY ARE DELINEATED IN THE REGULATIONS
23. [illegible] SHALL BE USED FOR DENSITY TO SUPPORT DWELLINGS SHOWN THEREON SHALL NOT BE FURTHER DIVIDED SUBDIVIDED OR DEVELOPED FOR ADDITIONAL DWELLINGS OR ANY PURPOSE OTHER THAN INDICATED PRESENTLY ON SAID PLAN
24. [illegible] SHALL BE CONSTRUCTED AND TRANSFERRED FOR THE PURPOSE OF OCCUPANCY
25. [illegible] FACILITIES SHOWN HEREON ARE PRIVATE AND SHALL BE MAINTAINED BY THE MARYLAND GOLF ACADEMY FACILITIES SHOWN HEREON ARE CONCEPTUAL SCHEMATIC AND SUBJECT TO CHANGE RESOLUTION OF THE SPECIAL
26. [illegible] FINAL CONSTRUCTION PLANS AND THE FINAL TYPE SIZE AND LOCATION
27. [illegible] IS PERMITTED IN SECTION 1A04 OF THE BALTIMORE COUNTY ZONING REGULATIONS
28. [illegible] WITHIN THE CLUBHOUSE COMPLEX WILL BE 12,000 SQUARE FEET THE CLUBHOUSE OR CLUBHOUSE COMPLEX MAY CONSIST OF A SINGLE BUILDING OR MULTIPLE BUILDINGS WITHIN THE BUILDING ENVELOPE SHOWN HEREON
29. [illegible] SHOULD THE SECURITY AND SAFETY OF THE FACILITY ITS EMPLOYEES AND PARTICIPANTS THE PLAN WILL
30. [illegible] FIXTURES ALONG THE ENTRANCE TO THE CLUB AREA DOWN LIGHTING WILL BE USED TO PROVIDE THE NECESSARY SECURITY
31. [illegible] PARKING LOTS AND TWO PRACTICE PUTTING GREENS A DETAILED LIGHTING PLAN AND PROGRAM FOR THE PRACTICE AREA
32. THE EXACT LOCATION OF CURB CUTS FOR DRIVEWAY OR PARKING PAD ENTRANCES [illegible] WHEN EXACT BUILDING MODELS BECOME AVAILABLE
33. A LANDSCAPE PLAN MUST BE APPROVED BY THE BALTIMORE COUNTY P D M PRIOR TO THE ISSUANCE OF BUILDING PERMITS
34. IF PUBLIC DRAINAGE, UTILITY AND WALKWAY EASEMENTS ARE FENCED, THEN AT LEAST 5 FEET MUST REMAIN [illegible] PEDESTRIANS
35. A WAIVER OF STORM WATER MANAGEMENT FOR THE GOLF ACADEMY HAS BEEN SUBMITTED TO BALTIMORE CO. THE RC-4 RURAL CLUSTER SINGLE FAMILY RESIDENTIAL DEVELOPMENT IS EXEMPT FROM THE COUNTY REQUIREMENTS FOR STORM WATER MANAGEMENT
36. THERE ARE NO REQUESTS FOR WAIVERS OR VARIANCES FROM COUNTY REGULATIONS OR STANDARDS, OTHER STORM WATER MANAGEMENT WAIVER
37. THE SITE IS NOT WITHIN ANY RESIDENTIAL TRANSITION AREAS
38. THERE ARE NO DESIGNATED AREAS OF CRITICAL STATE CONCERN IDENTIFIED AS UNDER [illegible] SECTION 5-611 OF THE STATE FINANCE AND PROCUREMENT ARTICLE OF THE ANNOTATED CODE OF
39. MASTER WATER AND SEWER PLAN/WATER APPROPRIATIONS - A PETITION WILL BE FILED TO AMEND THE MASTER WATER AND SEWER PLAN TO PERMIT AN ON SITE SEPTIC SYSTEM FOR THE ACADEMY WHICH EXCEEDS 5,000 GALLONS APPLICATIONS WILL BE MADE FOR GROUND WATER AND SURFACE WATER APPROPRIATIONS
40. ZONING HISTORY - SINCE 1976 THE SUBJECT PROPERTY HAS BEEN ZONED R.C. 4 THERE HAVE BEEN NO SPECIAL EXCEPTIONS OR VARIANCES GRANTED THEREON. LOT 24 (CURRENTLY PART OF CLOVERLAND FARMS) APPROVAL ON 11/2/89 & FINAL DEVELOPMENT PLAN APPROVAL ON 4/16/91 (SEE PADM FILE X 274). AMENDED CLOVERLAND FARMS TO REMOVE LOT 24 ARE PENDING FINAL APPROVAL OF THIS PLAN ORG REFINED ON 6/3/

PROPOSED PRINCIPAL USES

a) RESIDENCES - 7 LOT RC-4 RURAL CLUSTER SINGLE FAMILY DEVELOPMENT INCLUDING RELATED CONSERVANCY AREA THERE WILL BE NO DWELLING CONSTRUCTED IN THE CONSERVANCY AREA.

b) GOLF ACADEMY AND RELATED USES (GOLF COURSE, COUNTRY CLUB, OUTDOOR RECREATION CLUB BUILDINGS) - THE LAYOUT IS SUBJECT TO MODIFICATION IF CHANGES ARE IN ACCORDANCE THIS DEVELOPMENT PLAN, SPECIAL EXCEPTION AND FINAL DEVELOPMENT PLAN ARE IN COMPLIANCE WITH ALL APPLICABLE ZONING REGULATIONS STANDARDS OR REQUIREMENTS RELATED AND ACCESSORY USES SHALL INCLUDE THE

(i) NINE HOLES OF GOLF PLAY INCLUDING TEES ROUGHS HAZARDS FAIRWAYS AND GREENS

(ii) CLUBHOUSE COMPLEX MAY BE SITUATED IN ONE BUILDING OR MULTIPLE BUILDINGS AS SHOWN WITHIN BUILDING ENVELOPE CLUBHOUSE COMPLEX TO INCLUDE CLUBHOUSE, GOLF MUSEUM, GOLF PRO SHOP AND SNACK FACILITY ADMINISTRATION BUILDINGS AND COVERED TEE BOXES

(iii) STARTER SHED GOLF COURSE RAIN AND SHADE STRUCTURES OR SHEDS RESTROOMS AND REST AND LIGHT FOOD AND SNACK FACILITIES LOCATED AT APPROPRIATE LOCATIONS ON THE COURSE.

(iv) MAINTENANCE FACILITY MISCELLANEOUS MAINTENANCE SHEDS AND PESTICIDE STORAGE.

(v) GATE HOUSE

(vi) ENTRANCE GATES AND PROPER ENTRY SIGNAGE

(vii) MAILBOX AND NEWSPAPER BOX

(viii) FENCING

(ix) PATHS INCLUDING BRIDGES (FOR GOLF CARTS PEDESTRIANS AND COURSE MAINTENANCE AND E

(x) PRIVATE INFRASTRUCTURES SERVING THE GOLF ACADEMY INCLUDING BUT NOT LIMITED TO, DESIGN NECESSARY WATER DISTRIBUTION MAINS LATERALS AND REMOTE CONTROL WIRING, PRIVATE TH PHASE ELECTRICAL DISTRIBUTION STORM DRAINAGE SYSTEMS CONDUITS AND WIRING FOR PRIVATE AND PUBLIC TELEPHONE AND CABLE TV LINES MISCELLANEOUS CONDUIT FUTURE ELECTRICAL UTILITIES AND COMMUNICATION WIRING AND OTHER ACCESSORY INFRASTRUCTURE IMPROVEMENTS

(xi) AESTHETIC AND FUNCTIONAL PONDS AND OTHER WATER HOLDING FACILITIES

(xii) IRRIGATION AND GENERAL USE WELLS AND ALL NECESSARY PUMPS, DISTRIBUTION PIPING SYSTEM EQUIPMENT SERVING THE GOLF ACADEMY, INCLUDING FUMIGATION

(xiii) ACADEMY PRACTICE FACILITIES WHICH INCLUDE ARTIFICIAL AND NATURAL CONDITIONS

(xiv) GOLF PRO SHOP

(xv) STORAGE FOR GOLF CARTS AND CLUBS

(xvi) ACCESSORY DWELLING FOR RESIDENTS OF ACADEMY STAFF WITH CUSTOMARY AND USUAL APPURTENANCES INCLUDING CARETAKER GENERAL MANAGER, AND / OR ACADEMY PROFESSIONAL

(xvii) CUSTOMARY ADMINISTRATIVE STRUCTURE, INCLUDING ADMINISTRATIVE FUNCTIONS FOR ACTIVITIES RELATIVE TO GOLF ASSOCIATIONS SUPERINTENDENT ASSOCIATIONS AND RELATED ASSOCIATIONS

(xviii) GOLF MUSEUM

(xix) POLE BARNS AND OTHER COVERED AREAS FOR EQUIPMENT

(xx) BAG DROP AREA

(xxi) TRASH/GARBAGE ENCLOSURES

(xxii) FLAG POLES

(xxiii) COVERED PRACTICE TEE BOXES

(xxiv) LIGHTING FOR PRACTICE AREAS

DEVELOPMENTS
EXTENDED TO 10/24

DEVELOPMENT PLAN / FINAL DEVELOPMENT PLAN
&
PLAT TO ACCOMPANY PETITION SPECIAL EXCEPTION

MARYLAND GOLF ACADEM

Developer / Applicant
MACKENZIE INVESTMENT CORPORATION
C/O MR. CLARK F. MacKENZIE
2328 West Joppa Road
Suite 200
Lutherville, Maryland 21093
TAX ACCOUNT #10-1600010169 - NUGENT PARCEL - L 5367 / F 685
TAX ACCOUNT #10-2200012565 - LOT 24 CLOVERLAND - L 11901 / F 363
PDM FILE # X-345

251

OFFICE OF PLA
Appro
Director of P
Zoning Commis

GEORGE WILLIAM STEPHENS, JR AND ASSOCIATES, INC
CIVIL ENGINEERS & LAND SURVEYORS
658 KENILWORTH DRIVE SUITE 100
TOWSON MARYLAND 21204
(410) 825-8120

OWNER - CLOVERLAND LOT 24
MGA LAND HOLDING LLC
% CLARK MACKENZI
2328 W JOPPA ROAD SUITE 200
LUTHERVILLE MARYLAND 21093
PHONE (410) 821 8686

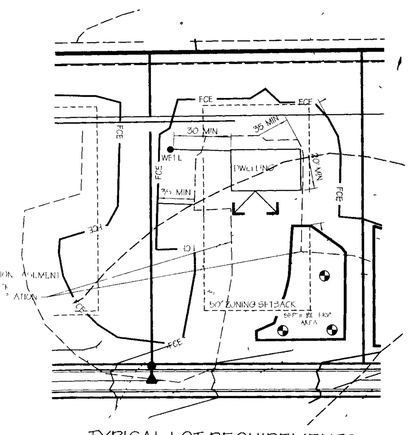
OWNER - NUGENT PARCEL 413
LYNDA NUGENT
11142 HOLLYMEAR LANE
GREAT FALLS VIRGINIA 22066

KEY TO SYMBOLOGY

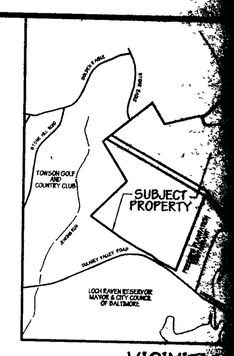
CERTIFICATION AS TO DELINQUENT ACCOUNTS

PFCP Legend

- Forest Retention Limits
- Reforestation Limits



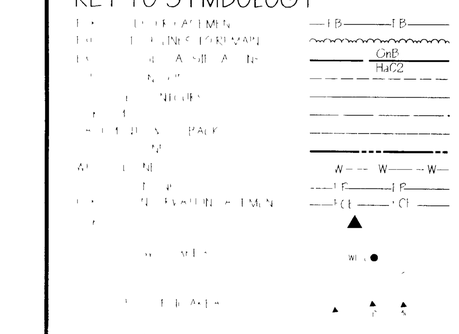
TYPICAL LOT REQUIREMENTS
FOR FOREST CONSERVATION EASEMENTS
(NOT TO SCALE)



VICINITY
SCALE: 1"

LOT 19
LOT 8
LOT 20
LOT 7
CLOVERLAND DRIVE
LOT 17
LOT 21
LOT 6
PLAT OF CLOVERLAND FARMS
LOT 22
#4015
LOT 23
#4017
LOT 25
PLAT OF CLOVERLAND FARMS
R.C. 4
LOT 26
LOT 24
R.C. 4
PLAT OF CLOVERLAND FARMS
LOT 5
R.C. 4
LOT 24 OF CLOVERLAND FARMS (TO BE REMOVED FROM THAT SUBDIVISION)
CONSERVANCY AREA
AREA OF SPECIAL EXCEPTION
AREA OF SPECIAL EXCEPTION
PRACTICE AREA WITH TARGET GREENS AND BUNKERS
POND
POINT OF BEGINNING 2
POINT OF BEGINNING 1
STREAM VALLEY PROTECTED
DULANEY VALLEY ROAD
LOCH RAVEN DR
GOLF ACADEMY ENTRANCE
PEERCES PLANTATION RESTAURANT
MAINTENANCE BUILDING(S) ENVELOPE 14 PARKING SPACES
PARKING 131 CARS
PRACTICE GREEN
NATURAL TURF TEE
PARKING AREA 20 SPACES
NATURAL TURF PRACTICE AREA
ARTIFICIAL TURF PRACTICE PUTTING GREEN
GOLF ACADEMY BUILDING ENVELOPE
NATURAL TURF PRACTICE PUTTING GREEN
COVERED TEES
ARTIFICIAL TURF TEE
COVERED TEES WITHIN BLDG ENVELOPE
NATURAL TURF TEE
WATER QUALITY & IRRIGATION POND
MAYOR & CITY COUNCIL OF BALTIMORE MUNICIPAL BUILDING BALTIMORE MARYLAND
EX 2 X6' CONC BOX CULVERT
60' ULTIMATE R/W
40' ULTIMATE PAVING
24' EX. PAVING
BGE POWER POLES
BGE TOWERS
WELL AREA
CARETAKERS RESIDENCE
MAINTENANCE BUILDING
AR SHED
STARTER SHED
EX WELL
FOREST BUFFER EASEMENT
LOT 1
LOT 2
LOT 4
LOT 5
LOT 7
LOT 11
R.C. 4
RC 4
RC 4
RC 4
RC 4
RC 4
R.C. 4
R.C. 4
R.C.

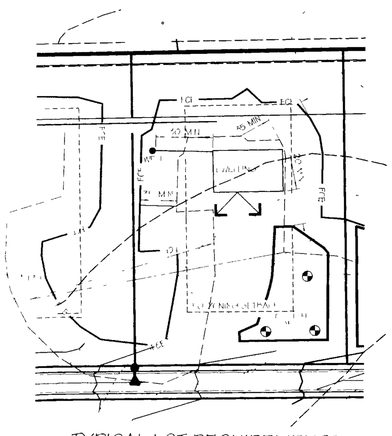
KEY TO SYMBOLOGY



CERTIFICATION AS TO DELINQUENT ACCOUNTS

The plans must contain the following note I Robert J Aumiller certify under oath that there are no delinquent accounts for any other development with respect to any of the following the applicant a person with a financial interest in the proposed development or a person who will perform contractual services on behalf of the proposed development

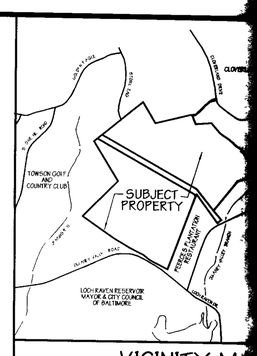
Robert J Aumiller Vice-President
MacKenzie Investment Corporation



TYPICAL LOT REQUIREMENTS
FOR FOREST CONSERVATION EASEMENTS
(NOT TO SCALE)

Revision Block

- Amended Legend to reflect "Existing Tree Lines to Remain
- Revised clearing limits on 7 single family lots to reflect no more than 20 000 square feet of clearing per lot
- Amended Forest Conservation Easement lines on the single family lots and the Conservancy Area
  Added Baltimore County Access Easements to Conservation Area and Forest Conservation Easements
- Relocated wells on Lots 2 and 3
- Added symbol to reflect proposed well areas
- Reconfigured septic areas on Lot 6
- Reconfigured septic area serving Golf Academy Building Envelope and caretakers residence to reflect tests relocated in the field and labeled tests
- Added highway widening at Dulaney Valley Road
- Reduced the size of the pond in northeast portion of the site removed it from the Conservancy Area and added it to the Special Exception area
- Amended limits of Special Exception area to include pond in northeast portion of the site
  Reconfigured and reduced parking at the Golf Academy Building Envelope maintenance area and practice area and amended parking tabulation
- Amended Resource Conservation Zone RC 4 Tabulation and density calculations
- Added notes 41 through 51
- Amended notes 7 20 21 26 27 30 33 36 through 40
- Added dimension to Peerce Lake residence
- Added targets greens bunkers and fairways in Practice Area
- Amended back tee location Hole #5
- Added subdivision name for the 7 single family lots
  Added detail of building footprint(s) and covered practice tees within Golf Academy Building Envelope
- Added Typical Lot Requirements for Forest Conservation Easements
  Added Forest Conservation Easement setbacks around caretakers residence
- Reconfigured practice putting green and tee configuration in practice area
- Relocated practice green adjacent to Hole #9 to practice area adjacent to practice area parking
- Relocated storm drain from maintenance facility to pond
  Amended lot ownership Lot 25 Cloverland Farms
  Eliminated Public Access Easement between Lots 1 and 7



VICINITY MAP
SCALE 1" = 1500'

32 THE EXACT LOCATION OF CURB CUTS FOR DRIVEWAY OR PARKING PAD ENTRANCES IS TO BE DETERMINED BY OWNER WHEN EXACT BUILDING MODELS BECOME AVAILABLE

33 A LANDSCAPE PLAN MUST BE APPROVED BY THE BALTIMORE COUNTY P D M & THE OFFICE OF PLANNING PRIOR TO BUILDING PERMITS

34 IF PUBLIC DRAINAGE UTILITY AND WALKWAY EASEMENTS ARE FENCED THEN AT LEAST 5 FEET MUST REMAIN OPEN FOR PEDESTRIAN ACCESS

35 A WAIVER OF STORM WATER MANAGEMENT FOR THE GOLF ACADEMY HAS BEEN SUBMITTED TO BALTIMORE CO OFFICE OF PLANNING THE RC 4 RURAL CLUSTER SINGLE FAMILY RESIDENTIAL DEVELOPMENT IS EXEMPT FROM THE COUNTY REQUIREMENTS FOR STORM WATER MANAGEMENT

36 THERE ARE NO REQUESTS FOR WAIVERS OR VARIANCES FROM COUNTY REGULATIONS OR STANDARDS OTHER THAN A STORM WATER MANAGEMENT WAIVER & VARIANCE TO CONSTRUCT A POND WITHIN A FLOOD PLAIN A FOREST BUFFER VARIANCE TO ELIMINATE A PREVIOUSLY RECORDED FOREST BUFFER EASEMENT WILL BE SUBMITTED

37 THERE ARE NO DESIGNATED AREAS OF CRITICAL STATE CONCERN IDENTIFIED AS UNDER THE PROCEDURES OF SECTION 5 611 OF THE STATE FINANCE AND PROCURFMENT ARTICLE OF THE ANNOTATED CODE OF MARYLAND

38 MASTER WATER AND SEWER PLAN/WATER APPROPRIATIONS A PETITION WILL BE FILED TO AMEND THE MASTER WATER AND SEWER PLAN TO PERMIT AN ON SITE SEPTIC SYSTEM FOR THE ACADEMY WHICH EXCEEDS 5 000 GALLONS APPLICATIONS WILL BE MADE FOR GROUND WATER AND SURFACE WATER APPROPRIATIONS

39 ZONING HISTORY SINCL 1976 THE SUBJECT PROPERTY HAS BEEN ZONED RC 4 THERE HAVE BEEN NO SPECIAL HEARI SPECIAL EXCEPTIONS OR VARIANCES GRANTED THEREON LOT 24 (CURRENTLY PART OF CLOVERLAND FARMS) WAS G APPROVAL ON 11/2/89 & FINAL DEVELOPMENT PLAN APPROVAL ON 4/16/91 (SEE PADM FILL X-274) AMENDMENT TO CLOVERLAND FARMS TO REMOVE LOT 24 ARE PENDING FINAL APPROVAL OF THIS PLAN CLOVERLAND FARMS CRG REFI FDP AMENDED 9/18/96 SUBDIVISION PLAT PENDING APPROVAL

40 PROPOSED PRINCIPAL USES

a) RESIDENCES 7 LOT RC 4 RURAL CLUSTER SINGLE FAMILY DEVELOPMENT INCLUDING RELATED CONSERVANCY A THERE WILL BE NO DWELLING CONSTRUCTED IN THE CONSERVANCY AREA

b) GOLF ACADEMY AND RELATED USES (GOLF COURSE COUNTRY CLUB OUTDOOR RECREATION CLUB COMMUNITY BUILDINGS) THE LAYOUT IS SUBJECT TO MODIFICATION IF CHANGES ARE IN ACCORDANCE WITH THE TERMS OF THIS DEVELOPMENT PLAN SPECIAL EXCEPTION AND FINAL DEVELOPMENT PLAN ARE IN COMPLIANCE WITH ALL APPLICABLE ZONING STANDARDS AND ARE IN COMPLIANCE WITH AGENCY STANDARDS OR REQUIREMENTS GOLF ACADEMY AND USES AND STRUCTURES SHALL INCLUDE THE FOLLOWING:

(i) NINE HOLES OF GOLF PLAY INCLUDING TEES ROUGHS HAZARDS FAIRWAYS AND GREENS

(ii) GOLF ACADEMY MAY BE SITUATED IN ONE BUILDING OR MULTIPLE BUILDINGS AS SHOWN WITHIN THE BUILDING ENVELOPE CLUBHOUSE COMPLEX TO INCLUDE CLUBHOUSE GOLF MUSEUM GOLF PRO SHOP A LIGHT AND SNACK FACILITY ADMINISTRATION BUILDINGS AND COVERED TEE BOXES

(iii) STARTER SHED GOLF COURSE RAIN AND SHADE STRUCTURES OR SHEDS RESTROOMS AND REST AREAS PU AND LIGHT FOOD AND SNACK FACILITIES LOCATED AT APPROPRIATE LOCATIONS ON THE COURSE

(iv) MAINTENANCE FACILITY MISCELLANEOUS MAINTENANCE SHEDS AND PESTICIDE STORAGE

(v) GATE HOUSE

(vi) ENTRANCE GATES AND PROPER ENTRY SIGNAGE

(vii) MAILBOX AND NEWSPAPER BOX

(viii) FENCING

(ix) PATHS INCLUDING BRIDGES (FOR GOLF CARTS PEDESTRIANS AND COURSE MAINTENANCE AND EMERGENCY LOCATED AT APPROPRIATE LOCATIONS ON THE COURSE

(x) PRIVATE INFRASTRUCTURE SERVING THE GOLF ACADEMY INCLUDING BUT NOT LIMITED TO IRRIGATION AREA NECESSARY WATER DISTRIBUTION MAINS LATERALS AND REMOTE CONTROL WIRING PRIVATE THREE PHASE ELECTRICAL DISTRIBUTION STORM DRAINAGE SYSTEMS CONDUITS AND WIRING FOR PRIVATE AND PUBLIC TELEPHONE AND CABLE TV LINES MISCELLANEOUS CONDUITS FOR FUTURE ELECTRICAL UTILITIES AND COMMUNICATION WIRING AND OTHER ACCESSORY INFRASTRUCTURE IMPROVEMENTS

(xi) AESTHETIC AND FUNCTIONAL PONDS AND OTHER WATER HOLDING FACILITIES

(xii) IRRIGATION AND GENERAL USE WELLS AND ALL NECESSARY PUMPS DISTRIBUTION PIPING AND OTHER IRRIGA SYSTEM EQUIPMENT SERVING THE GOLF ACADEMY INCLUDING PUMPHOUSES

(xiii) ACADEMY PRACTICE FACILITIES WHICH INCLUDE ARTIFICIAL AND NATURAL PRACTICE AREAS FOR A VARIETY OF CONDITIONS

(xiv) GOLF PRO SHOP

(xv) STORAGE FOR GOLF CARTS AND CLUBS

(xvi) DWELLING FOR RESIDENCE OF ACADEMY STAFF WITH CUSTOMARY AND USUAL ACCESSORY STRUCTURES AND APPURTENANCES INCLUDING CARETAKER GENERAL MANAGER AND / OR ACADEMY PROFESSIONAL RESIDENCE

(xvii) CUSTOMARY ADMINISTRATIVE STRUCTURE INCLUDING ADMINISTRATIVE FUNCTIONS FOR APPROPRIATE ASSOC ACTIVITIES RELATIVE TO GOLF ASSOCIATIONS SUPERINTENDENT ASSOCIATIONS AND OTHER SIMILAR GOLF RELATED ASSOCIATIONS

(xviii) GOLF MUSEUM

(xix) POLE BARNS AND OTHER COVERED AREAS FOR EQUIPMENT

(xx) BAG DROP AREA

(xxi) TRASH/GARBAGE ENCLOSURES

(xxii) FLAG POLES

(xxiii) 30+ COVERED/HEATED TEE BOXES 44± ARTIFICIAL TEES 78± NATURAL TURF TEES NO MORE THAN 80 TOTAL TEES TO BE UTILIZED SIMULTANEOUSLY

(xxiv) LIGHTING FOR PRACTICE AREAS

41 OFF SITE RIGHT OF WAYS OR EASEMENTS WILL BE ACQUIRED FROM BGE AS NECESSARY

42 ALL BUILDINGS & USES WILL COMPLY WITH ALL RC 4 REGULATIONS

43 SLOPE EASEMENTS FOR HIGHWAY WIDENING WILL BE DEDICATED AS NEEDED AT TIME OF FINAL DESIGN

44 OVER NIGHT ACCOMODATIONS ARE PROHIBITED EXCEPT AS NOTED (CARETAKER RESIDENCE)

45 THERE ARE NO EXISTING WELLS SEPTIC SYSTEMS &/OR STORAGE TANKS ON THE SUBJECT SITE EXCEPT AS NOTED ON THE CONSERVANCY PARCEL (FORMERLY LOT 24 OF CLOVERLAND FARMS)

46 THE GOLF COURSE DESIGN MUST COMPLY W/ DEPRMS ENVIRONMENTAL GUIDELINES FOR THE DESIGN & MAINTENANCE O

47 A NON EROSIVE & SUITABLE OUTFALL WILL BE PROVIDED AT THE EXTENSION OF STONE EAGLE ROAD THIS AREA IS EXEM STORM WATER MANAGEMENT

48 IF MAINTENANCE BUILDING IS LOCATED AS SHOWN AN EJECTOR PUMP SYSTEM WILL BE UTILIZED TO CONNECT TO THE SYSTEM AS NECESSARY

49 TREE CLEARING LINES SHOWN HEREON ARE CONCEPTUAL & SCHEMATIC AND ARE SUBJECT TO CHANGE RESOLUTIO EXCEPTION AND DEVELOPMENT PLAN ISSUES AND SITE TOPOGRAPHY WILL RESULT IN FINAL CONSTRUCTION PLANS ACCORDANCE WITH BALTIMORE COUNTY RULES STANDARDS AND POLICIES TREE CLEARING LIMITS ON THE RESULTS CONFORM TO RC 4 REQUIREMENTS & WILL BE FINALIZED AT THE TIME OF BUILDING PERMIT APPLICATION(S)

50 THE DEVELOPMENT OF THIS SITE FOR THE PROPOSED USES IS IN COMPLIANCE WITH ANY R T A REQUIREMENTS

51 THE POND IN THE NORTHEAST PORTION OF THE SITE WILL BE DESIGNED TO CAPTURE & HOLD THE 2 YEAR STORM EVENT DISCHARGE THE POND DESIGN MUST BE APPROVED BY "DEPRM AND "SCD"

SCALE 1" = 100'

GEORGE WILLIAM STEPHENS, JR AND ASSOCIATES, INC
ENGINEERS & LAND SURVEYORS
ONE FIDELITY DRIVE SUITE 100
TIMONIUM MARYLAND 21093
(410) [illegible]

OWNER - CLOVERLAND LOT 24
[illegible]

OWNER - NUGENT PARCEL 413
[illegible]

DEVELOPMENT PLAN / FINAL DEVELOPMENT PLAN & PLAT TO ACCOMPANY PETITION SPECIAL EXCEPTION

MARYLAND GOLF ACADEMY & EAGLES NEST ESTATES II

Developer / Applicant

MACKENZIE INVESTMENT CORPORATION
C/O MR CLARK F MacKENZIE
2328 West Joppa Road
Suite 200
Lutherville, Maryland 21093

TAX ACCOUNT #10-1600010169 - NUGENT PARCEL - L 5367 F 685
TAX ACCOUNT #10-2200012565 - LOT 24 CLOVERLAND - L 11901 / F 363
PDM FILE # X-345

OFFICE OF PLANNING A
Approved by:

Director of Planning

Zoning Commissioner

PLAN REVISED FROM ORIGINAL SUBMISSION FE

KEY TO SYMBOLOGY

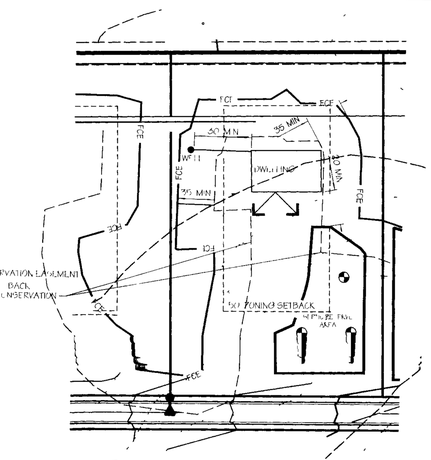
- PROPERTY LINE
- EXISTING TREE LINES TO REMAIN
- EXISTING EASEMENTS
- PROPOSED CONTOURS
- PROPOSED NEW TREE LINE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED SETBACK
- PROPOSED FOREST CONSERVATION EASEMENT
- PROPOSED FOREST BUFFER EASEMENT
- PROPOSED WATER LINE
- PROPOSED SEPTIC AREA

CERTIFICATION AS TO DELINQUENT ACCOUNTS

The plans must contain the following note: I Robert J Aumiller, certify under oath that there are no delinquent accounts for any other development with respect to any of the following the applicant, a person with a financial interest in the proposed development, or a person who will perform contractual services on behalf of the proposed development

Robert J Aumiller

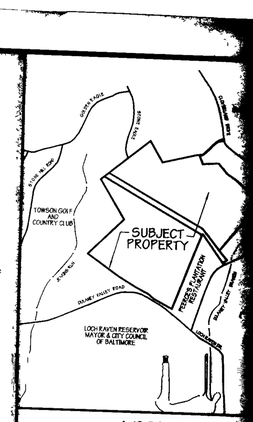
Robert J Aumiller Vice-President
MacKenzie Investment Corporation



TYPICAL LOT REQUIREMENTS
FOR FOREST CONSERVATION EASEMENTS
(NOT TO SCALE)

Revision Block

- Amended Legend to reflect "Existing Tree Lines to Remain"
- Revised clearing limits on 7 single family lots to reflect no more than 20 000 square feet of clearing per lot
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- Added dimension to Pearce Lake residence
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- Relocated practice green adjacent to Hole #9 to practice area adjacent to practice area parking
- Relocated storm drain from maintenance facility to pond
- Amended lot ownership Lot 25 Cloverland Farms
- Eliminated Public Access Easement between Lots 1 and 7



VICINITY M
SCALE 1" = 150

LOT 19
LOT 8
LOT 7
LOT 20
CLOVERLAND DRIVE
LOT 21
LOT 6
PLAT OF CLOVERLAND FARMS
R.C. 4
LOT 22 #4015
LOT 23 #4017
LOT 25
PLAT OF CLOVERLAND FARMS
R.C. 4
LOT 26
R.C. 4
PLAT O CLOVERLA FARMS LOT 5A
LOT 24 OF CLOVERLAND FARMS (TO BE REMOVED FROM THAT SUBDIVISION)
CONSERVANCY AREA
AREA OF SPECIAL EXCEPTION
AREA OF SPECIAL EXCEPTION
POINT OF BEGINNING 1
POINT OF BEGINNING 2
POND
TOP OF DAM EL 288.0'
STREAM VALLEY PROTECTION A
DULANEY VALLEY ROA
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
R.C. 4
RC 4
PARKING 131 CARS
CART/CADDY/MAINTENANCE BUILDING
GOLF ACADEMY BUILDING ENVELOPE
COVERED TEES WITHIN BLDG ENVELOPE (30)
NATURAL TURF TEE (32±)
ARTIFICIAL TURF PRACTICE PUTTING GREEN
NATURAL TURF PRACTICE AREA
NATURAL TURF PRACTICE PUTTING GREEN
COVERED TEES
ARTIFICIAL TURF TEE (44±)
PRACTICE AREA WITH TARGET GREENS AND BUNKERS
NATURAL TURF TEE (14±)
NATURAL TURF PRACTICE GREEN
NATURAL TURF TEE (32±)
PARKING AREA 20 SPACES
MAINTENANCE BUILDING(S) ENVELOPE/ 14 PARKING SPACES
WELL AREA
STARTER SHED
CART SHED
CARETAKERS RESIDENCE
PRIVATE ROAD
BGE TOWERS
BGE POWER POLES
GOLF ACADEMY ENTRANCE
PEERCE'S PLANTATION RESTAURANT
WATER QUALITY & RETENTION POND
ADDITIONAL WIDENING
EX 2.5'x8' CONC BOX CULVERT
MAYOR & CITY COUNCIL OF BALTIMORE MUNICIPAL BUILDING BALTIMORE MARYLAND
DULANEY VALLEY ROAD
LOCH RAVEN DR
FOREST BUFFER EASEMENT
CONSERVATION EASEMENT
BALTIMORE COUNTY ACCESS EASEMENT
30' PRIVATE EASEMENT FOR INGESS EGRESS MAINTENANCE & UTILITIES
BALTIMORE COUNTY ACCESS EASEMENT
53-2 386 PLAT 4013 CLOVERLAND DR PHOENIX MARYLAND 21131 6033/507 10 2209012562
53-2 386 PLAT CLOVERLAND FARMS DAIRY INC 1910 WINDSOR AVENUE BALTIMORE MARYLAND 21217 6033/507 10 2200012563
53-2 386 PLAT CLOVERLAND FARMS DAIRY INC 1910 WINDSOR AVENUE BALTIMORE MARYLAND 21217 6033/507 10 2200012564
53-2 386 PLAT LUIS & DIANE GIMENEZ 3902 POT SPRING RD LUTHERVILLE TIMONIUM MARYLAND 21093-4429 11846 / 346 10 2200012566
53-2 386 PLAT CLOVERLAND FARMS DAIRY INC 1910 WINDSOR AVENUE BALTIMORE MARYLAND 21217 6033/507 - 10 2200012567
53-7 403 PEERCE LAKE DULANEY VALLEY ROAD PHOENIX MARYLAND 21131 5824/761 10 1202000374
53-7 300 PEARCE'S PLANTATION DULANEY VALLEY ROAD PHOENIX MARYLAND 21131 7787/588 160010170
53-2 386 PLAT 4011 CLOVERLAND DR PHOENIX MARYLAND 21131 6033/507 10 2209012561
53-2 386 PLAT 4009 CLOVERLAND DR PHOENIX MARYLAND 21131 6033/507 10 2209012560
53-2 386 PLAT 4007 CLOVERLAND DR PHOENIX MARYLAND 21131 6033/507 10 2209012559
53-2 386 PLAT 4005 CLOVERLAND DR PHOENIX MARYLAND 21131 6033/507 10 2209012558
53-2 386 PLAT 4003 CLOVERLAND DR PHOENIX MARYLAND 21131 6033/507 10 2209012557
53-2 386 PLAT 4001 CLOVERLAND DR PHOENIX MARYLAND 21131 6033/507 10 2209012556
53-2 386 PLAT 3915 CLOVERLAND DR PHOENIX MARYLAND 21131 6033/507 10 2209012555
53-2 386 PLAT 3913 CLOVERLAND DR PHOENIX MARYLAND 21131 6033/507 10 2209012554
53-2 386 PLAT 3911 CLOVERLAND DR PHOENIX MARYLAND 21131 6033/507 10 2209012553
53-2 386 PLAT 3909 CLOVERLAND DR PHOENIX MARYLAND 21131 6033/507 10 2209012552
53-2 386 PLAT 3907 CLOVERLAND DR PHOENIX MARYLAND 21131 6033/507 10 2209012551
53-2 386 PLAT 3905 CLOVERLAND DR PHOENIX MARYLAND 21131 6033/507 10 2209012550
53-2 386 PLAT 3903 CLOVERLAND DR PHOENIX MARYLAND 21131 6033/507 10 2209012549
53-2 386 PLAT 3901 CLOVERLAND DR PHOENIX MARYLAND 21131 6033/507 10 2209012548
53-2 386 PLAT 3900 CLOVERLAND DR PHOENIX MARYLAND 21131 6033/507 10 2209012547
53-2 386 PLAT 3902 CLOVERLAND DR PHOENIX MARYLAND 21131 6033/507 10 2209012546
53-2 386 PLAT 3904 CLOVERLAND DR PHOENIX MARYLAND 21131 6033/507 10

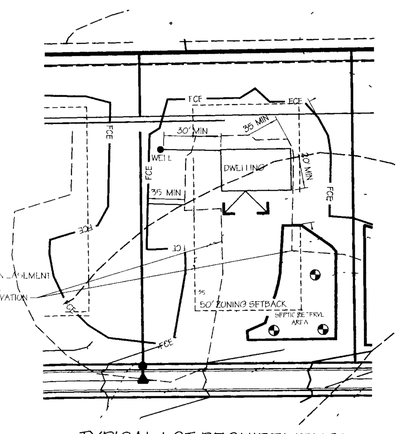
KEY TO SYMBOLOGY

PROPERTY BOUNDARY LINE — LB — FB
EXISTING TREE LINES TO REMAIN
SOIL CLASSIFICATIONS — GnB, HaC2
EXISTING CONTOUR
PROPOSED CONTOURS
100 YEAR FLOOD PLAIN
BUILDING RESTRICTION LINE
WETLANDS LINE — W — W — W
PROPOSED EASEMENTS — FP — FP
FOREST CONSERVATION EASEMENT — FCE — FCL
WELL
WELL AREA
PROPOSED WELL AREA
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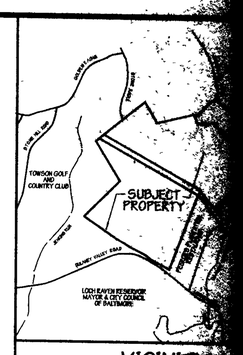
Robert J Aumiller
Robert J Aumiller Vice-President
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TYPICAL LOT REQUIREMENTS
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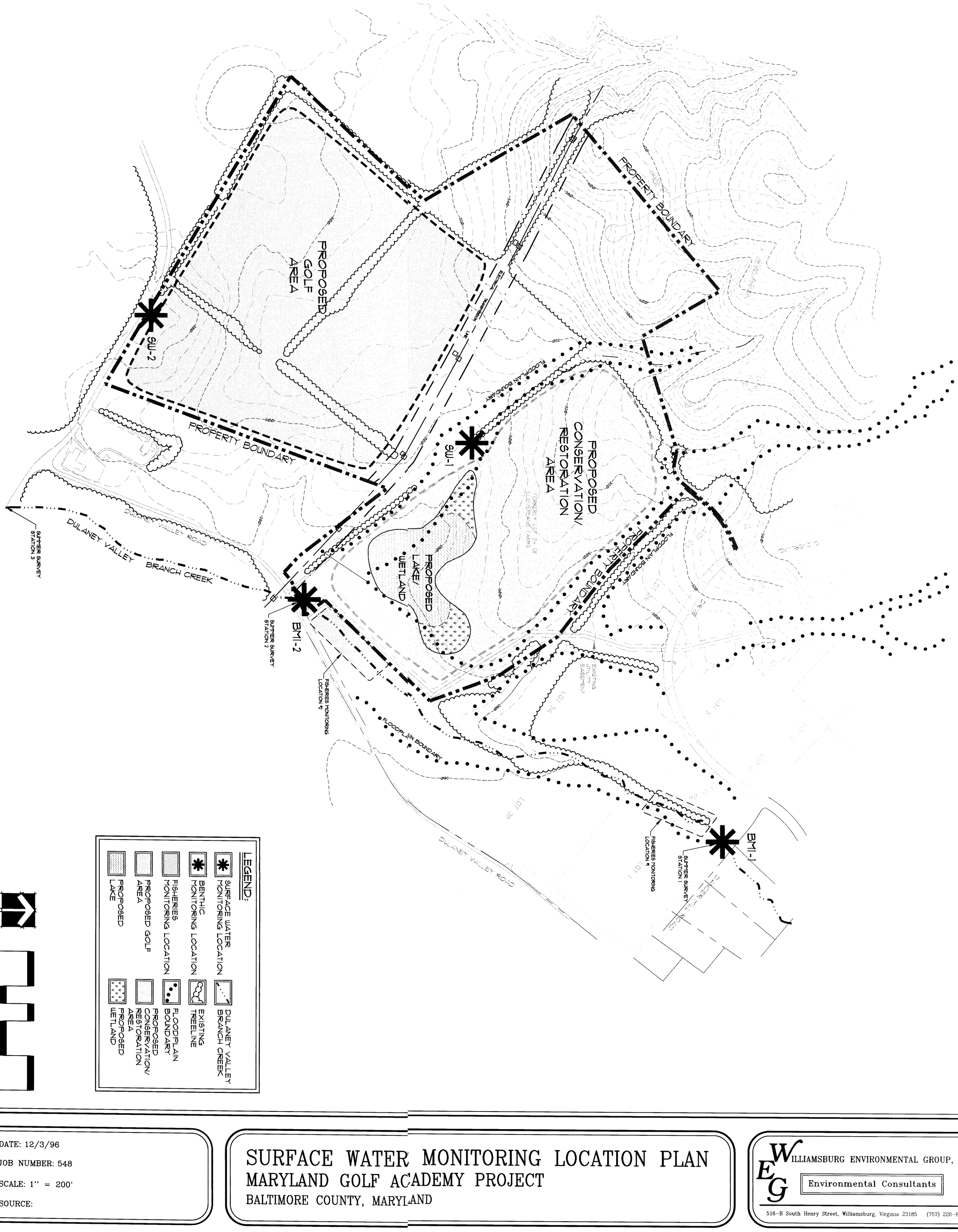
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VICINITY MAP
SCALE: 1" = [illegible]

LOT 19 · LOT 8 · LOT 7 · LOT 20 · CLOVERLAND DRIVE · LOT 21 · LOT 6
S 60°24'15" E 2262'
PLAT OF CLOVERLAND FARMS
R.C. 4
LOT 22 #4015
LOT 23 #4017
LOT 25
PLAT OF CLOVERLAND FARMS R.C. 4 LOT 26
LOT 24 OF CLOVERLAND FARMS (TO BE REMOVED FROM THAT SUBDIVISION)
CONSERVANCY AREA
AREA OF SPECIAL EXCEPTION
POINT OF BEGINNING 2
POND
TOP OF DAM EL. 288.0'
STREAM VALLEY
DULANEY VALLEY ROAD
R.C. 4
RC 4
LOT 1 · LOT 2 · LOT 3 · LOT 4 · LOT 5 · LOT 6 · LOT 7 · LOT 8
EX WELL
EX SEPTIC RESERVE AREA
EX WELL AREA
FOREST BUFFER EASEMENT
BGE TOWERS
WELL AREA
DUMPSTER
CARETAKERS RESIDENCE
PARKING 13 LEARS
COVERED TEES WITHIN BLDG ENVELOPE (30)
NATURAL TURF TEE (32±)
ARTIFICIAL TURE PRACTICE PUTTING GREEN
NATURAL TURF PRACTICE AREA
GOLF ACADEMY BUILDING ENVELOPE
NATURAL TURF PRACTICE PUTTING GREEN
COVERED TEES
ARTIFICIAL TURF TEE (44±)
PRACTICE AREA WITH TARGET GREENS AND BUNKERS
NATURAL TURF TEE (14±)
NATURAL TURF PRACTICE GREEN
NATURAL TURF TEE (32±)
PARKING AREA 20 SPACES
PRIVATE ROAD
MAINTENANCE BUILDING(5) ENVELOPE(14 PARKING SPACES
WATER QUALITY & IRRIGATION POND
CART SHED
STARTER SHED
53-7-403 PEERCE LAKE DULANEY VALLEY ROAD PHOENIX MARYLAND 21131 5524/761 1010000075
53-7-300 PEERCES PLANTATION DULANEY VALLEY ROAD PHOENIX MARYLAND 21131 7787/588 1600010170
PEERCES PLANTATION RESTAURANT
LOCH RAVEN DR
DULANEY VALLEY ROAD
2044.89' N05°13'52"E
S 66°10'59" E 291.29'
S 86°49'31" E 367.86'
N 60°24'15" W 1760.75'
N 60°24'15" W 1760.75'
N 60°24'15" W 1760.75



DATE: 12/3/96

JOB NUMBER: 548

SCALE: 1" = 200'

SOURCE:

SURFACE WATER MONITORING LOCATION PLAN
MARYLAND GOLF ACADEMY PROJECT
BALTIMORE COUNTY, MARYLAND

WILLIAMSBURG ENVIRONMENTAL GROUP, INC.
Environmental Consultants
516-B South Henry Street, Williamsburg, Virginia 23185 (757) 220-6869

R. C. 4

EAGLES NEST

GOLDEN EAGLE

90-194 A

RD.

EAGLES VIEW

STONE HILL RD

TOWSON GOLF AND COUNTRY CLUB

R. C. 4

N-65,000 N-65,000

R. C. 4

STONE RUN

GBE CO PL

SITE

R. C. 4

PIPE LINE

ROAD

DULANEY

R. C. 4

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Bill Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92

William A. Howard IV
Chairman, County Council

SCALE	LOCATION	SHEET
1" = 200' ±	SOUTH OF JARRETTVILLE ROAD	N.E
DATE OF PHOTOGRAPHY JANUARY 1986		17-C

N-64,000 N-64,000

E-16,500 E-18,000 E-19,500

E-21,000

SILO

R. C. 4

R. C. 4

R. C. 4

SITE

R C 4

PRIVATE

N-597,000 N 597,000

R. C. 4

N-63,000 N 63,000

TOWSON GOLF AND COUNTRY CLUB

R. C. 4

R C 4

BALTIMORE BOULEVARD

BALTIMORE CITY COUNTY PROP

STA DIX

POOL

BL-CR

BL

VALLEY

DULANEY VALLEY

GBE CO PL GAS PL

PRIVATE

R C 4

PARKWAY

WINDEMERE

STONEHURST RD

R. C. 4

89 425 SPH

N-62,000 N 62,000

VALLEY BALTIMORE COUNTY

BALTIMORE CITY PROP.

ROAD

R. C. 4

R. C. 4

LOCH

BALTIMORE

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Bill Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92

William A. Howard IV
Chairman, County Council

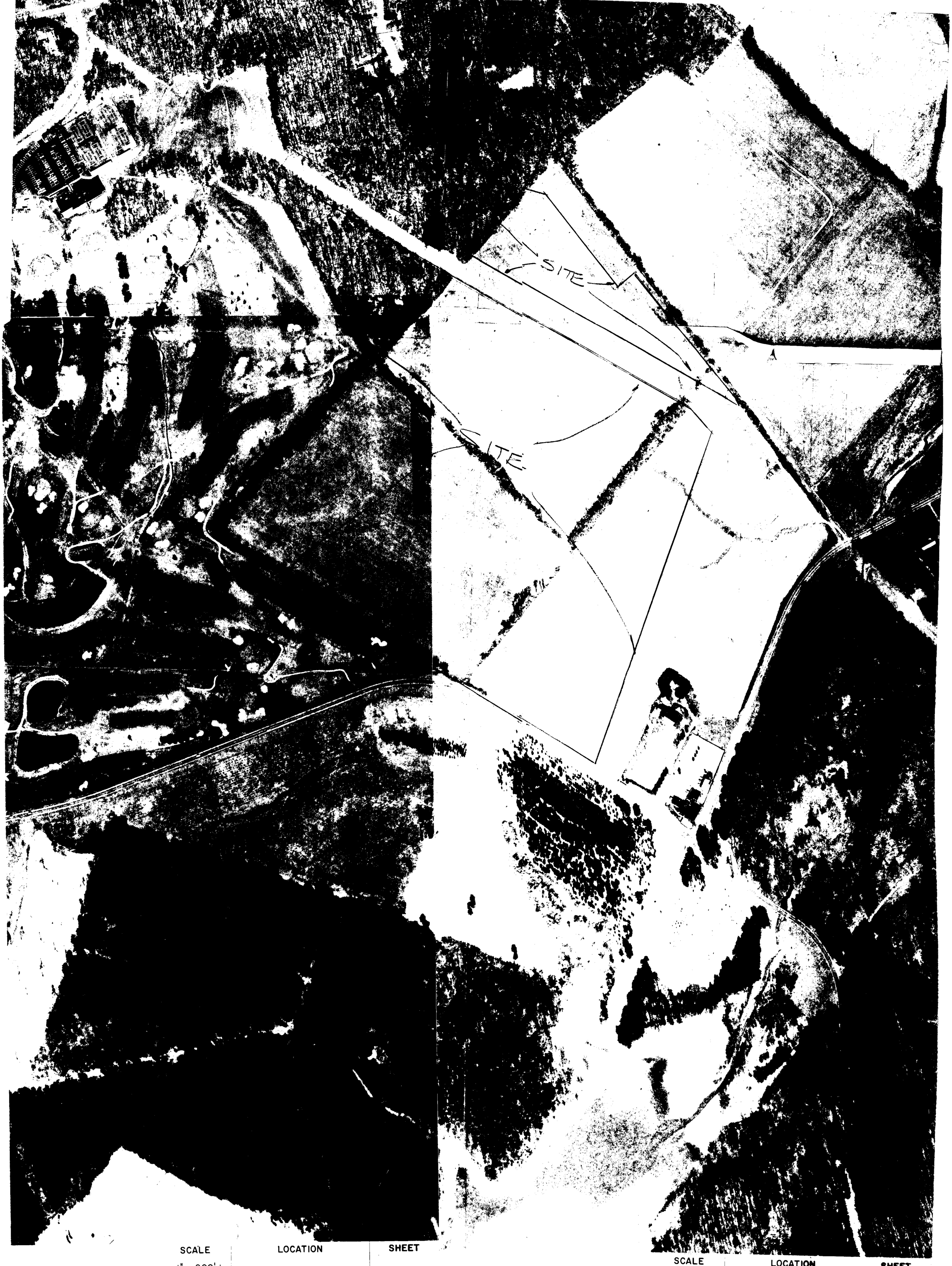
SCALE	LOCATION	SHEET
1" = 200' ±	EAST OF BRIDGE 2	NE 16-C
DATE OF PHOTOGRAPHY JANUARY 1986		

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Bill Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92

William A. Howard IV
Chairman, County Council

SCALE	LOCATION	SHEET
1" = 200' ±	WINDEMERE	NE 16-D
DATE OF PHOTOGRAPHY JANUARY 1986		

N-61,000



SCALE	LOCATION	SHEET
1" = 200'±	EAST OF BRIDGE 2	N.E. 16-C
DATE OF PHOTOGRAPHY JANUARY 1986		

RAPHICS INC

SCALE	LOCATION	SHEET
1" = 200'±	WINDEMERE	N.E. 16-D
DATE OF PHOTOGRAPHY JANUARY 1986		

#251
REV 2/10/97

SCALE	LOCATION	SHEET
1" = 200' ±	SOUTH OF JARRETTVILLE ROAD	N.E. 17-C
DATE OF PHOTOGRAPHY JANUARY 1986		

SCALE	LOCATION	SHEET
1" = 200' ±	DULANEY VALLEY AND DANCE MILL ROADS	N. E. 17-D
DATE OF PHOTOGRAPHY JANUARY 1986		

SCALE	LOCATION	SHEET
1" = 200' ±	WINDEMERE	N.E. 16-D
DATE OF PHOTOGRAPHY JANUARY 1986		

SCALE	LOCATION	SHEET
1" = 200' ±	EAST OF BRIDGE 2	N.E. 16-C
DATE OF PHOTOGRAPHY JANUARY 1986		

1996 COMPREHENSIVE ZONING MAP
ADOPTED by
THE BALTIMORE COUNTY COUNCIL
Bills Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96
Kevin Kamenetz
Chairman, County Council

1996 COMPREHENSIVE ZONING MAP
ADOPTED by
THE BALTIMORE COUNTY COUNCIL
Bills Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96
Kevin Kamenetz
Chairman, County Council

U-SE
R-NE

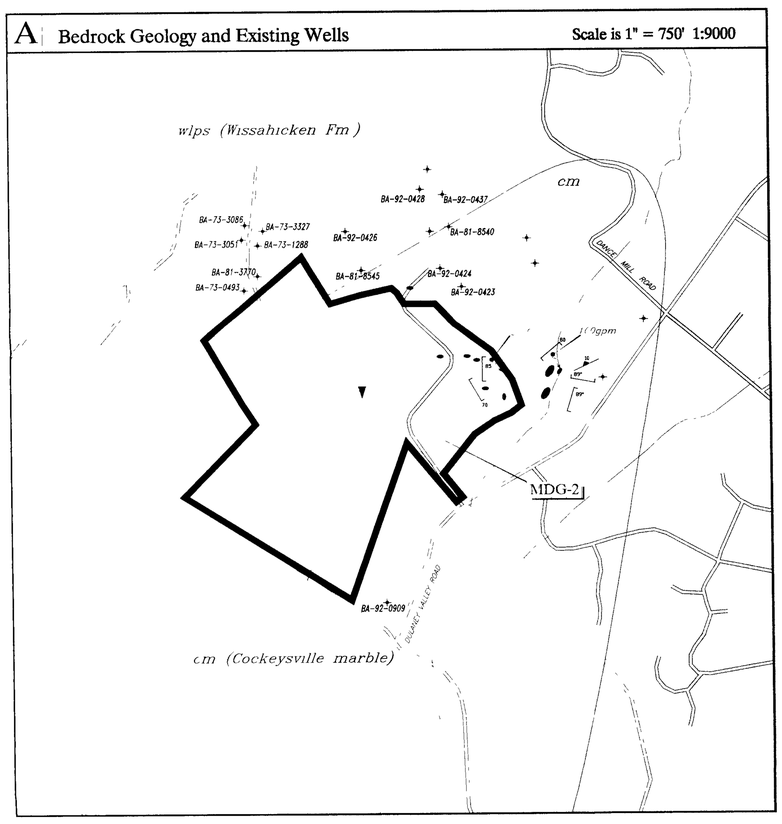
THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMO
OFFICE OF PLA
OFFICIAL

PLATE 1. HYDROGEOLOGY of the MARYLAND GOLF ACADEMY PROJECT SITE

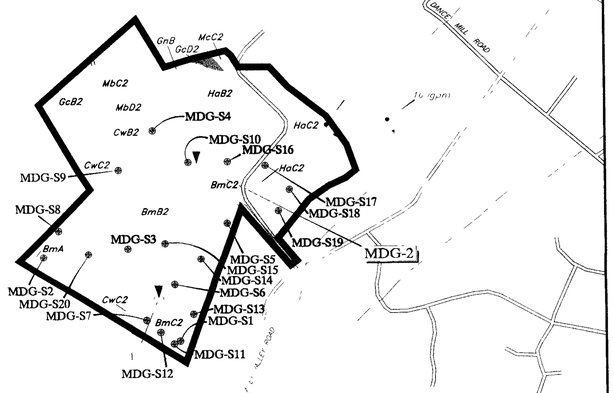
A Bedrock Geology and Existing Wells

Scale is 1" = 750' 1:9000



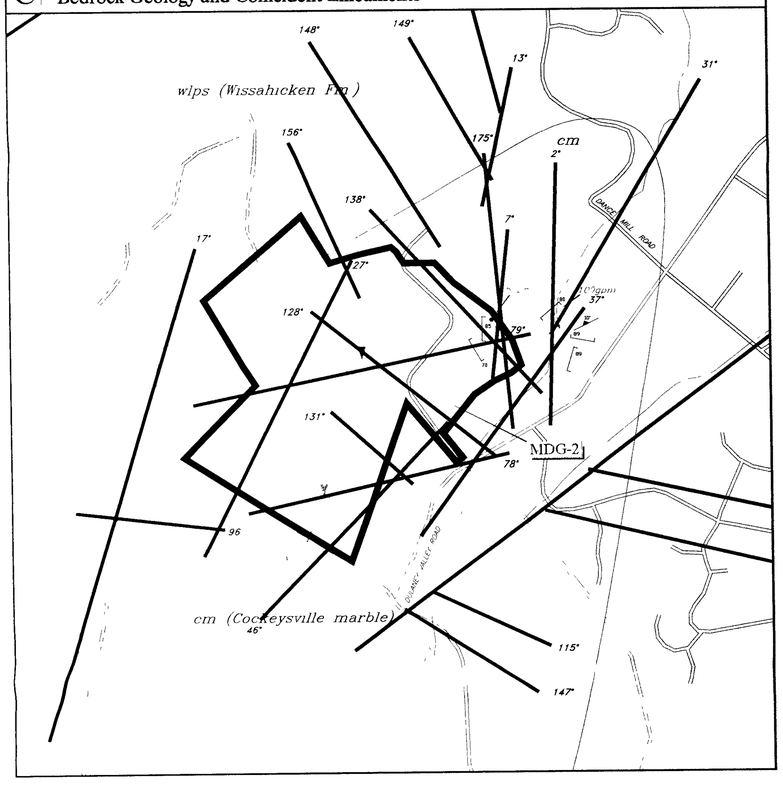
B Soils Map and Soil Boring Locations

Scale is 1" = 750' 1:9000



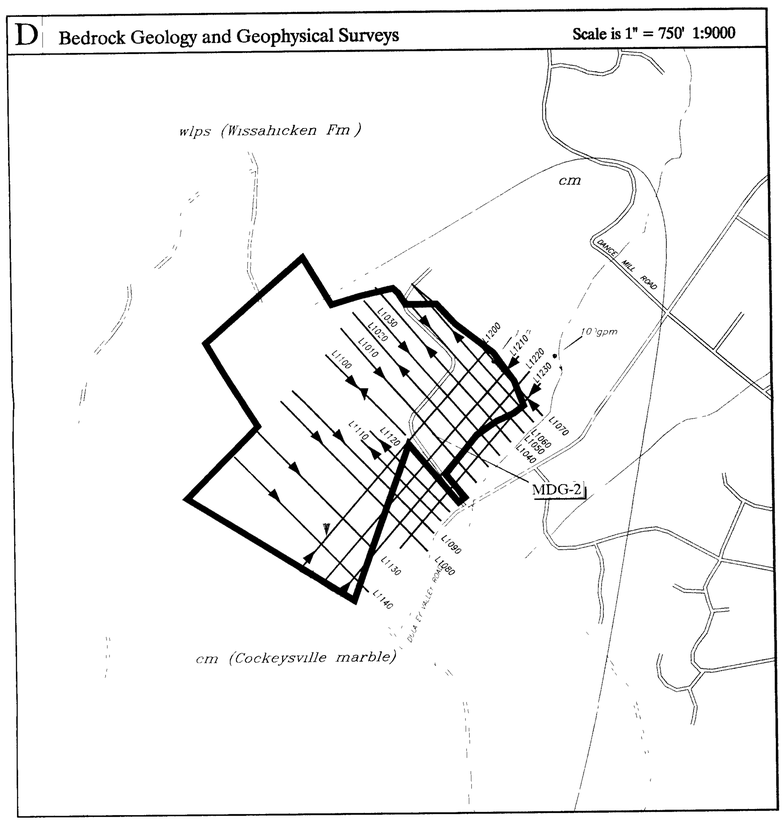
C Bedrock Geology and Coincident Lineaments

Scale is 1" = 750' 1:9000



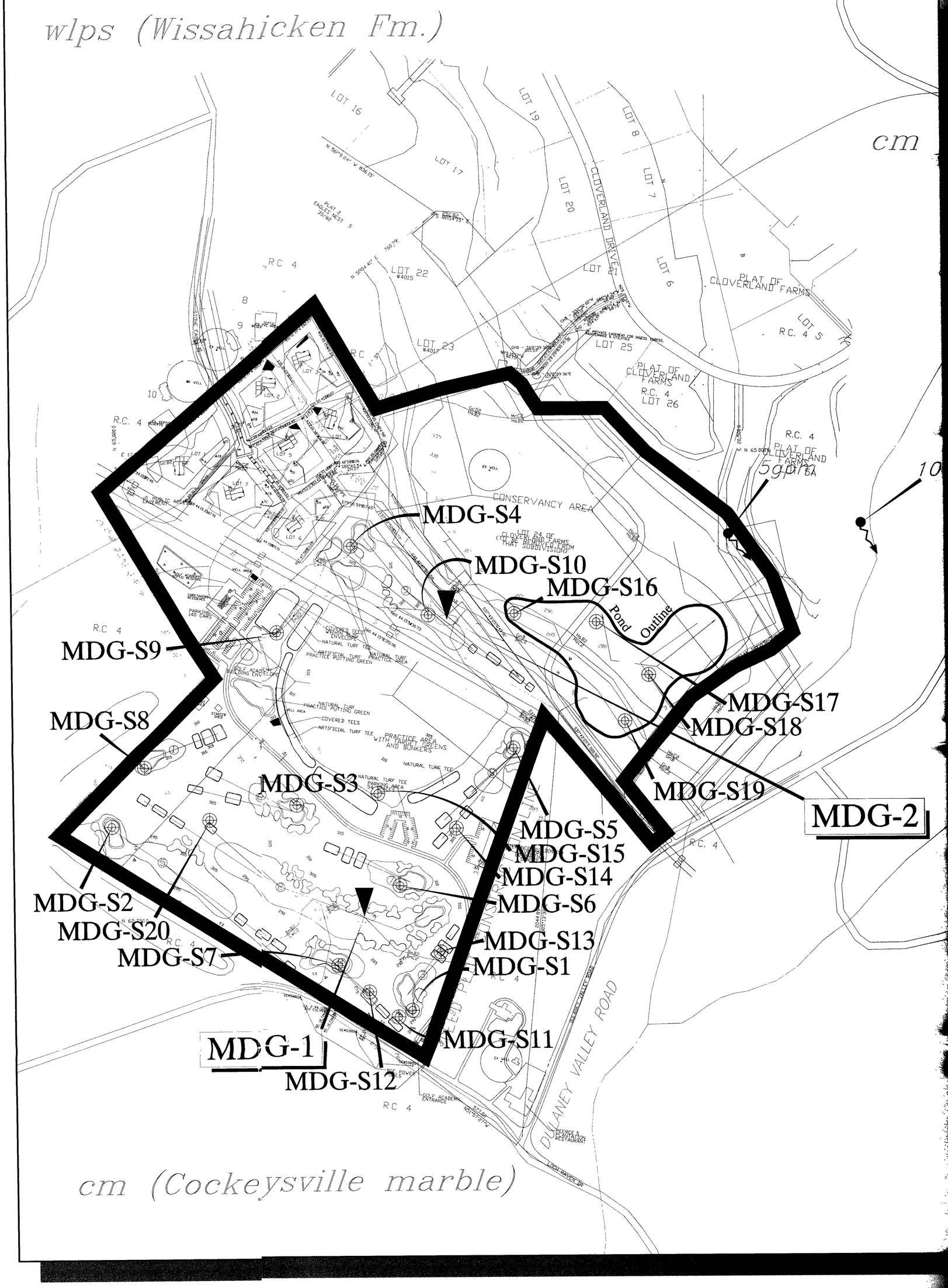
D Bedrock Geology and Geophysical Surveys

Scale is 1" = 750' 1:9000



E Site Plan, Test Well Sites, and Location of Geotechnical Borings

Scale is 1" = 200' 1:2400



LEGEND for MAP VIEW E

KEY TO SYMBOLOGY

- FOREST BUFFER EASEMENT — FB — FB —
- PROPOSED TREE LINES
- EXISTING SOIL CLASSIFICATIONS — GnB / HaC2
- *EXISTING CONTOURS*
- STREAMS
- EASEMENTS & SETBACKS
- PROPERTY LINES
- WETLAND LINES — W — W — W —
- FLOOD PLAIN LINES — FP — FP —
- FOREST CONSERVATION EASEMENT — FCE — FCE —
- STREET LIGHT
- PROPOSED SEPTIC AREA

OWNER – CLOVERLAND LOT 24
MGA LAND HOLDING, LLC
NCLARK MACKENZIE
2328 W JOPPA ROAD SUITE 200
LUTHERVILLE MARYLAND 21093
PHONE (410) 821-8585

OWNER – NUGENT PARCEL 413
LYNDA NUGENT
11552 HOLLY BRIAR LANE
GREAT FALLS VIRGINIA 22066

BASE MAP from:

GEORGE WILLIAM STEPHENS, JR AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
658 KENILWORTH DRIVE, SUITE 100
TOWSON MARYLAND 21204
(410) 825-8120

DEVELOPMENT PLAN / FINAL DEVELOPMENT PLAN
&
PLAT TO ACCOMPANY PETITION SPECIAL EXCEPTION

MARYLAND GOLF ACADEMY

Developer / Applicant
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Lutherville, Maryland 21093

TAX ACCOUNT #10-1600010169 – NUGENT PARCEL – L 5367 / F 685
TAX ACCOUNT #10-2000012565 – LOT 24 CLOVERLAND – L 11965 / F 363
PDM FILE # X-345

LEGEND for MAP VIEWS A, B, C and D

- MDG-S1 — Identification for Soil Boring Installed on January 14, 1997 (see Appendix B for descriptive logs)
- MDG-S15 — Identification for Soil Boring Installed on March 11, 1997 (see Appendix B for descriptive logs)
- MDG-1 — Recommended Water-Supply Test Well Site

LEGEND for BEDROCK GEOLOGY
(based on Geologic Map of Maryland, 1968 – – K N Weaver, director)

- wlps — Lower Peltic Schist of the Wissahicken Formation
- cm — Cockeysville Marble
- 65 — Strike and Dip (65°) of Foliation
- 88 — Strike and Dip (88°) of Fractures
- Location of Bedrock Outcrop
- Geologic Contact

LEGEND for SOILS

- BmA — Baltimore silt loam, 0–3% slopes
- BmB2 — Baltimore silt loam 3–8% slopes
- BmC2 — Baltimore silt loam 8–15% slopes
- CwB2 — Conestoga loam, 3–8% slopes
- CwC2 — Conestoga loam 8–15% slopes
- GcB2 — Glenelg loam, 3–8% slopes
- GcD2 — Glenelg loam 15–25% slopes
- GnB — Glenville silt loam, 3–8% slopes
- HaB2 — Hagerstown silt loam 3–8% slopes
- HaC2 — Hagerstown silt loam 8–15% slopes
- MbC2 — Manor loam, 8–15% slopes
- MbD2 — Manor loam, 15–25% slopes
- McC2 — Manor channery loam 8–15% slopes

L1070 — Location and Direction of Geophysical Survey

7° — Location and Direction of Coincident Lineament

Existing Well

Spring

ROSE DIAGRAM NOTATION
Rose petals represent trends of steeply dipping fractures or lineaments derived by fitting equation curves to azimuth frequency histograms. The trend of each peak is posited in degrees east of north. Petal width is a measure of data scatter and petal length a measure of relative numbers of data in each fracture or lineament family.

ROSE DIAGRAM OF LINEAMENT DA
All Lineaments
Combined
n = 91

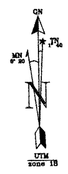
(Based on lineaments collected within a 1.0 kilometer radius circle on the study area at UTMx 366750 UTMy 4370250)

DATA on EXISTING WELLS - VIEW A

Well Identification	Yield (gpm)	Depth (feet)	Depth to Bedrock (feet)	Casing Length (feet)	Water Level (feet)	Rock Type	Description
BA-92-0909	100	150	98	101	30	Limestone	Pierce's
BA-81-8540	14	261	70	104	53	'brown rock'	Cloverland
BA-92-0437	12	300	78	92	50	Limestone	Cloverland
BA-92-0428	12	250	104	110	53	Limestone	Cloverland
BA-92-0426	5	400	68	72	77	'gray rock'	Cloverland
BA-81-8545	17	120	38	40	54	'brown rock'	Cloverland
BA-92-0424	11	300	110	117	40	Limestone	Cloverland
BA-92-0423	12	450	54	60	41	Limestone	Cloverland
BA-73-3086	8	215	60	63	63	red shale over gray rock	Eagle's Nest
BA-73-3051	3	245	40	42	50	brown shale over gray rock	Eagle's Nest
BA-73-0493	9	200	39	41	40	brown shale over gray rock	Eagle's Nest
BA-73-3327	12	200	15	21	40	brown shale over gray rock	Eagle's Nest
BA-73-1288	10	200	61	63	45	brown rock over gray rock	Eagle's Nest
BA-81-3770	10	324	16	22	72		
Average:	17	258	61	68	51		

DATA on SOIL BORINGS - VIEW E

Soil Boring Identification	Depth (feet)	Depth to Bedrock (feet below ground)	Bedrock Surface Elevation (feet above mean sea level)	Water Level (feet below ground)	Water Level Elevation (feet above mean sea level)	Approximate Surface Elevation
MDG-S1	8	8	273			281
MDG-S2	30			23 2	275.8	299
MDG-S3	40			32 7	273.3	306
MDG-S4	21	21	301			322
MDG-S5	27	27	274	26 5	274 5	301
MDG-S6	18 5	18 5	288.5			307
MDG-S7	15	15	263			278
MDG-S8	30			19 1	286.9	306
MDG-S9	15	15	308			323
MDG-S10	30			18 6	282.4	301
MDG-S11	30			21 5	256.5	278
MDG-S12	19	19	257	14 9	261.1	276
MDG-S13	11	11	287			298
MDG-S14	18 5	18 5	286 5			305
MDG-S15	11	11	301			312
MDG-S16	23	23	267	13 3	276.7	290
MDG-S17	19	19	273	12	280	292
MDG-S18	19 5	19.5	262 5	11 4	270.6	282
MDG-S19	15	15	259	5 3	268 7	274
MDG-S20	30			20 8	276.2	297



Polyconic projection. 1927 North American Datum.
Base map information from USGS topographic quadrangle map of Towson Maryland.

MARYLAND GOLF ACADEMY GROUNDWATER INVESTIGATION

BEDROCK GEOLOGY, LINEAMENT, FRACTURE FABRIC, TEST WELL SITES, and LOCATIONS of GEOTECHNICAL BORINGS

Job Number	Date	PLATE
MD09967791	January, 1997	1

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