



Baltimore County
Department of Permits and
Development Management

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

January 11, 2000

Bank of America, N.A.
Bank of America Corporate Center, 15th Floor
100 N. Tryon Street
Charlotte, North Carolina 28255
Attn: Jodie O. Noble - NCI-007-15-07

Ladies and Gentlemen:

RE: Towson Marketplace, Talisman Towosn Limited Partnership, 1238 Putty Hill
Avenue, Baltimore County Maryland

This is to advise you that the zoning and the use of the above captioned Premises have been zoned for retail and office use as allowed in the Business Local-Commercial Core and granted by Zoning Case No. 00-213-SPH, 98-245-SPH, 97-89-SPHX, 93-360-SPHA, 88-136-SPH, etc. and Development Hearing file #1X-386.

As of the date hereof, the Premises and the improvements thereon are not in violation of the aforesaid building and zoning laws, rules and regulations.

The number of parking spaces serving the Premises is adequate and is in conformance with the aforesaid building and zoning laws, rules, and regulations and hearings for the premises.

All required Certificates of Occupancy for the Premises have been issued - OR - Certificates of Occupancy have not been issued for the Premises as none are required.

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

Sincerely,

John J. Sullivan, Jr.
Planner II
Zoning Review

JJS:kew



Census 2000



For You, For Baltimore County



Census 2000



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on Recycled Paper

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Baltimore County
Department of Permits and
Development Management

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

September 11, 1998

NationsBank, N.A., a national banking association
c/o NationsBanc Montgomery Securities, LLC
NationsBank Corporate Center - 11th Floor
100 North Tryon Street
Charlotte, NC 28255

Attention: Conduit Program Manager

Ladies and Gentlemen:

RE: Towson Place (AKA Towson Marketplace), 1238 Putty Hill Avenue, Towson, MD
21286, 9th Election District

The zoning of this 43.12-acre site, per the 1" = 200' scale zoning map numbers NE 9 & 10-B is B.L.-C.C.C. (Business, Local - Commercial, community core), M.L.-I.M. (Manufacturing, Light - Industrial, major), and D.R.-10.5 (Density Residential). Enclosed are copies of zoning case number 98-245-SPH, in which the deputy zoning commissioner granted a special hearing which sought clarification and revisions, if necessary, of restrictions in prior approved zoning case numbers IX-386 and 96-95-XA and an amendment to the site plan approved in case numbers IX-386 and 97-89-SPHX.

Also see attached sheet summarizing all prior zoning hearings held on this site. In accordance with the zoning classification and granted zoning hearings, the use of a retail shopping center, including an automotive service garage ancillary to the Montgomery Ward Department Store, complies with the Baltimore County Zoning Regulations (BCZR). Also enclosed are copies of the appropriate sections of the BCZR. A review of files in the Code Enforcement office found no current violations.

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

Very truly yours,

A handwritten signature in black ink, appearing to read "John J. Sullivan, Jr.".

John J. Sullivan, Jr.
Planner II, Zoning Review

c: zoning case numbers 98-245-SPH, 97-89-SPHX, 96-95-XA, 93-360-SPHA, 88-136-SPH, 79-125-X, 77-230-XA, 74-143-R, 68-83-R, and 5900

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IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
NEC Putty Hill Avenue and *
Goucher Boulevard; also S/S Joppa Road * DEPUTY ZONING COMMISSIONER
9th Election District *
4th Councilmanic District * OF BALTIMORE COUNTY
(Towson Market Place) *
 * CASE NO. 00-213-SPH
Talisman -- Towson Partnership L.L.C. *
Petitioner *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing filed by the legal owner of the subject property, Talisman -- Towson Partnership, L.L.C., by and through James Schlesinger, its partner. The special hearing is for property known as the Towson Market Place, located north of Putty Hill Avenue, south of Joppa Road. The special hearing request is to amend the conditions and/or restrictions in previous zoning orders and site plans, specifically Case No. 97-89-SPHX, Case No. IX-386, Case No. 98-245-SPH, and Case No. 96-95-XA.

Appearing at the hearing on behalf of the special hearing request were John Gontrum, attorney at law, representing the Petitioner. Several citizens and community representatives also attended the hearing; namely, Mike Sarkin, Donna Spicer, Meg Davis and Leon Rozankowski. These citizens were represented by John Murphy, attorney at law.

The property which is the subject of this special hearing request has been before this Deputy Zoning Commissioner on numerous occasions. There are several issues still remaining regarding the development of the Towson Market Place shopping complex. The main issue brought to the attention of this Deputy Zoning Commissioner, pursuant to this special hearing request, involved the Toys R Us Store and the façade of that store itself. The design and appearance of the Toys R Us Store has been the subject of longstanding negotiations between the

ORDER RECEIVED FOR FILING

Date

1/5/2000

By

[Signature]

parties who appeared at the hearing before me. The matter was also the subject of a zoning violation hearing before Hearing Officer Stanley Schapiro.

At the hearing before me, the parties presented this Deputy Zoning Commissioner with an Agreement dated the 17th day of December, 1999, wherein the respective parties resolved the main issue involving the façade and appearance of the Toys R Us Store. Also resolved, by way of that Agreement, was an issue involving a brick wall which was to be constructed along Putty Hill Avenue. All throughout these proceedings, the parties continued to meet and negotiate a final resolution of the aforementioned issue. The Agreement entered into between the parties has been read and reviewed by this Deputy Zoning Commissioner and shall be approved and incorporated into this Order as if more fully set out herein. As stated in their Agreement, the parties have agreed that the appearance of the Toys R Us façade as it exists today is acceptable and is in need of no further modifications. Additionally, the parties agree, that in lieu of a brick wall being installed along Putty Hill Avenue, the developer would perform certain landscaping and plantings, which, once planted, would effectively achieve the same purpose originally intended by the brick wall. Due to the existence of underground utilities in that area along Putty Hill Avenue, a permanent structure, such as a brick wall, was not practical. As stated previously, the parties resolved that issue by way of their Agreement dated the 17th day of December, 1999, which shall be approved by way of this Order.

There continues to exist two remaining issues at this time concerning the final development of the Towson Market Place. One ongoing issue that has yet to be resolved involves the lighting of the parking areas around the shopping complex. The parties were unable to resolve this issue and have deferred to this Deputy Zoning Commissioner for an ultimate resolution. The parties submitted at the hearing before me, certain statistics and recommendations for me to consider when rendering my decision on this lighting issue.

ORDER RECEIVED FOR FILING

Date

1/5/2000

By

R. J. G. [Signature]

The last remaining issue involved the sign package to be installed at the Towson Market Place. This would involve the interior directional signs, as well as the identification signs for the Towson Market Place. The parties wish to continue their negotiations regarding the signs to be installed on the property. Therefore, this issue shall be held in abeyance until such time as the matter is ripe for a decision.

Both issues regarding the lighting of the Towson Market Place and the signage to be installed shall be reserved and ruled upon by way of a future written decision by this Deputy Zoning Commissioner. However, the issue regarding the appearance of the Toys R Us façade and the installation of a hedgerow in lieu of a brick wall along Putty Hill Avenue can be resolved by way of this decision. Those matters were resolved by the parties in their Agreement dated December 17th, 1999, which I shall affirm and incorporate into this decision.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 5th day of January, 2000, that the Special Hearing Request to amend the conditions and restrictions imposed pursuant to previous zoning plans and orders, specifically Case No. 97-89-SPHX, Case No. IX-386, Case No. 98-245-SPH, and Case No. 96-95-XA, be and it is hereby GRANTED to specifically approve the appearance of the Toys R Us façade as it exists on this date and to allow the installation of a hedgerow in lieu of a brick wall along Putty Hill Avenue, all in accordance with the Agreement entered into between the parties dated December 17th, 1999.

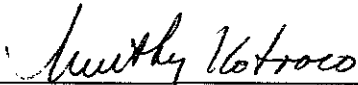
IT IS FURTHER ORDERED, that all other terms, conditions and restrictions, not amended by virtue of this Order, shall remain in full force and effect.

IT IS FURTHER ORDERED, that the ongoing issues relating to the lighting of the parking areas of the Towson Market Place and the signage to be installed on the property shall remain under the continuing jurisdiction of this Deputy Zoning Commissioner and resolved by way of a written decision in the future.

ORDER RECORDED FOR FILING
DATE 1/15/2000
BY SP. JAMESON

IT IS FURTHER ORDERED, that the Agreement entered into between the Talisman Limited Partnership and CAMM, Inc. dated December 17th, 1999 shall be incorporated into this Order and enforceable as if part of my decision.

IT IS FURTHER ORDERED, that any appeal of this decision must be filed within thirty (30) days from the date of this Order.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORIGINAL FILED FOR FILING
DATE 1/5/2000
BY R. G. Gannon



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

January 5, 2000

John B. Gontrum, Esquire
Romadka, Gontrum & McLaughlin
814 Eastern Boulevard
Baltimore, Maryland 21221

Re: Petition for Special Hearing
Case No 00-213-SPH
Property: NEC Putty Hill Avenue
and Goucher Boulevard; also S/S Joppa Road
(Towson Market Place)

Dear Mr. Gontrum:

Enclosed please find the decision rendered in the above-captioned case. The Request for Special Hearing has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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on Recycled Paper

Copies to:

John V. Murphy, Esquire
14 N. Rolling Road
Catonsville, Maryland 21228-4848

Mr. Mike Sarkin
1308 Putty Hill Avenue
Towson, Maryland 21286

Ms. Donna Spicer
8719 Eddington Road
Baltimore, Maryland 21234

Ms. Meg Davis
824 E. Joppa Road
Baltimore, Maryland 21286

Mr. Leon Rozankowski
1606 Thetford Road
Towson, Maryland 21286



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at TOWSON MARKET PLACE

which is presently zoned B.L.C.C.C.

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

special hearing to amend to the conditions and/or restrictions in previous zoning case and plans: Case No. 's 97-89SPHX, IX-386, Case No. 98-245SPH, 96-95XA.

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

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

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:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

John B. Gontrum & Robert J. Romadka

Name - Type or Print

Signature

Romadka, Gontrum & McLaughlin

Company

814 Eastern Blvd 410-686-8274

Address

Telephone No.

Baltimore, Maryland 21221

City

State

Zip Code

Legal Owner(s):

Talisman - Towson Market

Towson Partnership LLC

Name - Type or Print

Signature

By: James Schlesinger, Partner

Name - Type or Print

Signature

Suite 185-A

1500 San Remo Avenue (305) 662-9559

Address

Telephone No.

Coral Cables, Florida 33146

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

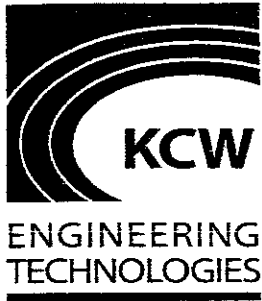
Case No. 00-213-SPH

Reviewed By UCI Date 11-17-99

REV 9/15/98

DROP OFF

NO REVIEW



KCW Engineering Technologies, Inc.
3104 Timanus Lane, Suite 101
Baltimore, MD 21244

(410) 281-0030
Fax (410) 298-0604
www.KCW-ET.com

William K. Woody
President and CEO

Douglas L. Kennedy
Senior Vice President

J. Peter McDonnell
Vice President

Ronald J. Lind
Associate Vice President

Martin J. Lipinski
Associate Vice President

Edwin S. Howe, III
Associate Vice President

Edward M. Shine
Associate

Joseph P. Wood
Associate

William C. Usher
Associate

Reginald C. Roberts
Associate

DESCRIPTION OF "TOWSON MARKETPLACE"

BEGINNING FOR THE SAME at the a point on east side of Goucher Boulevard, 110 feet wide, at the distance of 75 feet northerly from the intersection formed by the prolongation westerly of the north side of Putty Hill Avenue, 94 feet wide, with the prolongation southerly of the east side of Goucher Boulevard, and running thence binding on the east side of Goucher Boulevard, referring all courses of this description to the Baltimore County Metropolitan District Meridian

1. North 4 degrees 19 minutes 10 seconds West 279.68 feet and
2. by a curve to the left having a radius of 1965.00 feet, an arc length of 132.50 feet and a chord bearing North 06 degrees 15 minutes 04 seconds West 132.47 feet; thence leaving Goucher Boulevard, on a chamfer to the original alignment of Prince Road,
3. North 07 degrees 22 minutes 07 seconds East 95.98 feet; thence
4. North 23 degrees 38 minutes 33 seconds East 497.69 feet to intersect the east side of Prince Road, 70 feet wide, as now constructed; thence binding on said Prince Road,
5. North 23 degrees 38 minutes 33 seconds East 655.64 feet to a chamfer or cut-off leading to Joppa Road; thence binding on said chamfer,
6. North 68 degrees 36 minutes 24 seconds East 33.18 feet to south side of Joppa Road, varying in width; thence binding on said Joppa Road,
7. South 64 degrees 56 minutes 08 seconds East 148.69 feet; thence
8. South 50 degrees 41 minutes 08 seconds East 36.53 feet; thence
9. South 64 degrees 56 minutes 3 seconds East 338.58 feet; thence
10. North 25 degrees 03 minutes 52 seconds East 9.00 feet; thence
11. South 64 degrees 56 minutes 08 seconds East 301.19 feet; thence
12. by a curve to the right having a radius of 4062.49 feet, an arc length of 19.99 feet and a chord bearing South 65 degrees 04 minutes 36 seconds East 19.99 feet; thence
13. South 51 degrees 41 minutes 51 seconds East 37.79 feet; and
14. by a curve to the left having a radius of 4071.49 feet, an arc length of 344.34 feet and a chord bearing South 68 degrees 09 minutes 27 seconds East 344.24 feet to intersect the west outline of Parcel A of the Plat of Maryland Business Park as recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr. No. 38, Folio 12; thence binding on said western outline and to and along the west side of a 16 foot alley shown as on Block D, Section 2A of the Plat of Loch Raven Manor, recorded among said Land Records in Plat Book G.L.B. No. 23, Folio 139, in all,
15. South 13 degrees 56 minutes 50 seconds West 1132.47 feet to the north right-of-way line of Putty Hill Avenue; thence binding thereon,
16. by a curve to the left having a radius of 1637.00 feet, an arc length of 434.40 feet and a chord bearing North 86 degrees 43 minutes 02 seconds West 433.13 feet; thence
17. South 85 degrees 40 minutes 50 seconds West 93.96 feet; thence
18. North 04 degrees 19 minutes 10 seconds West 10.00 feet; thence
19. South 85 degrees 40 minutes 50 seconds West 294.00 feet; thence
20. North 56 degrees 28 minutes 50 seconds West 14.00 feet; thence
21. South 66 degrees 59 minutes 10 seconds West 58.00 feet to an iron pipe found near the west side of Towson Marketplace entrance; thence
22. South 85 degrees 40 minutes 50 seconds West 346.35 feet to an iron pipe found measured North 85 degrees 40 minutes 50 seconds East 75.00 feet from the intersection referencing the place of beginning; thence binding on the chamfer at the northeast corner of Goucher Boulevard and Putty Hill Avenue,
23. North 49 degrees 19 minutes 10 seconds West 106.07 feet to the place of beginning.

Containing 1,878,295 square feet or 43.120 acres of land, more or less.

BEING all of a 43.120 acre parcel of land as described in a Confirmatory Deed dated March 1, 1995 and recorded among the Land Records of Baltimore County, Maryland in Liber 10961, Folio 001, was conveyed by Towson Marketplace Limited Partnership to Talisman Towson Limited Partnership.

00-213-SPH

8598



..... 11/19/99

WE HEREBY CERTIFY, that the annexed advertisement of

Romadka Dontrum +
McLaughlin

was published in "THE BALTIMORE SUN" a daily newspaper printed
and published in the City of Baltimore 11/19/99

The Baltimore Sun Company,

By *J. Penator*

7331

NOTICE OF ZONING HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:
CASE NUMBER: 00-213-SPH
1238 Putty Hill Avenue
(Towson Marketplace)
NEC Putty Hill Avenue
and Goucher Boulevard;
also S/S Joppa Road
9th Election District
4th Councilmanic District
Legal Owner: Talisman-Towson Partnership, LLC
Special Hearing to amend the conditions and/or restrictions in previous zoning cases and plans (98-245-SPH, 97-89-SPHX, 96-95-XA, and IX-386).
HEARING: Monday, December 6, 1999 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.
LAWRENCE E. SCHMIDT,
Zoning Commissioner
For Baltimore County.
NOTES:
(1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. **074337**

DATE 11-17-99 ACCOUNT 001-6150

AMOUNT \$ 250.00

RECEIVED
FROM:

Romadka, Gontrom & McLaughlin

FOR: 00-213-SPH TOWSON
MARKETPLACE

Drop-off - No Review

DISTRIBUTION

WHITE - CASHIER

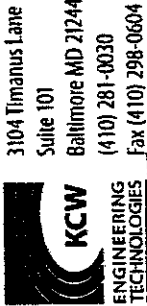
PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS	ACTUAL	TIME
11/18/1999	11/18/1999	11:12:13
REG 4504	CASHIER JKAR JK DRAWER	5
Dept	5	528 ZONING VERIFICATION
Receipt #	105292	09.11
CR NO.	074337	
Receipt Tot.		250.00
250.00 CR		00 04
Baltimore County, Maryland		

CASHIER'S VALIDATION



7-183/620
15225

EXPLANATION	AMOUNT
10# 94430	
20N103	

PAY
AMOUNT
OF

7 only

00/100 DOLLARS

CHECK
AMOUNT

\$ *40.00*

DATE <i>11/13/99</i>	TO THE ORDER OF <i>Baltimore County, MD</i>	CHECK NUMBER <i>6000</i>	DESCRIPTION
-------------------------	--	--------------------------------	-------------

Douglas L. Kennedy

NationsBank
NationsBank, N.A.
Baltimore, Maryland

⑈015225⑈ ⑆052001633⑆ 3918084160⑈

CERTIFICATE OF POSTING

RE: CASE # 00-213-SPH
PETITIONER/DEVELOPER
(Talisman-Towson Partn.)
DATE OF Hearing
{Dec. 6, 1999}

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 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

Posted at Putty Hill Ave. & Goucher Blvd. & S/S of Joppa Road Baltimore,
Maryland 21286__

The sign[s] were posted on _____ 11-19-99 _____
[Month, Day, Year]

Sincerely,

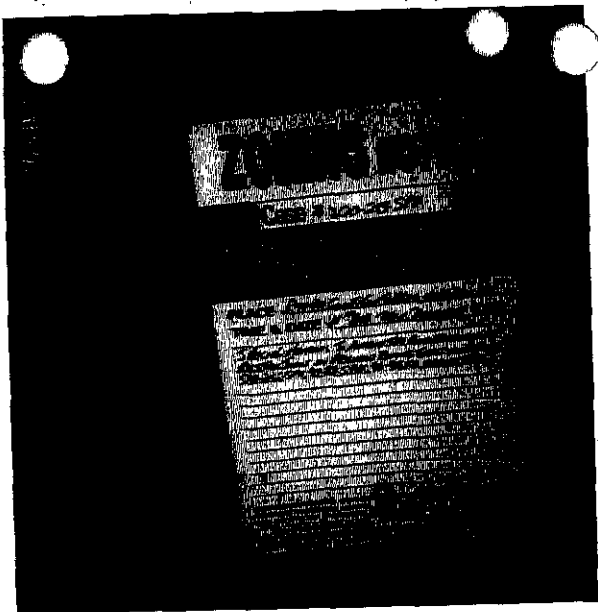

[Signature of Sign Poster & Date]

_____ Thomas P. Ogle, Sr. _____

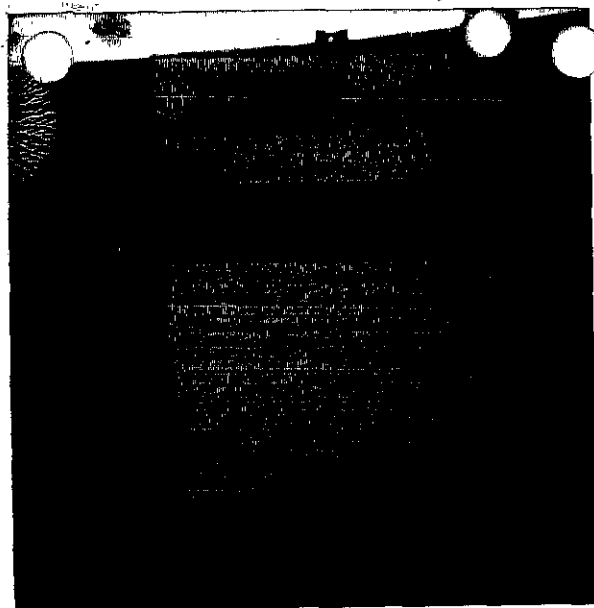
_____ 325 Nicholson Road _____

_____ Baltimore, Maryland 21221 _____

_____ [410]-687-8405 _____
[Telephone Number]



POSTED AT CORNER
POTTY HILL & GOUCHER AVE



POSTED ON JOLLA RD.

RE: PETITION FOR SPECIAL HEARING
1238 Putty Hill Road (Towson Market Place), NEC
Putty Hill Rd and Goucher Blvd; also S/S Joppa Rd
9th Election District, 3rd Councilmanic

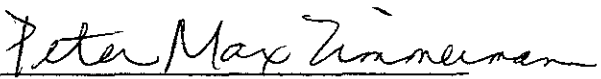
Legal Owner: Talisman-Towson Partnership, LLC
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-213-SPH

* * * * *

ENTRY OF APPEARANCE

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


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


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

CERTIFICATE OF SERVICE

2944

I HEREBY CERTIFY that on this 17th day of December, 1999 a copy of the foregoing Entry of Appearance was mailed to John B. Gontrum, Esq., Romadka, Gontrum & McLaughlin, 814 Eastern Blvd., Baltimore, MD 21221, attorney for Petitioners.


PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

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

Jmk

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CASE NUMBER: 00-213-SPH
1238 Putty Hill Avenue (Towson Marketplace)
NEC Putty Hill Avenue and Goucher Boulevard; also S/S Joppa Road
9th Election District – 4th Councilmanic District
Legal Owner: Talisman-Towson Partnership, LLC

Special Hearing to amend the conditions and/or restrictions in previous zoning cases and plans (98-245-SPH, 97-89-SPHX, 96-95-XA and IX-386).

HEARING: Monday, December 6, 1999 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: Talisman-Towson Partnership, LLC, c/o James Schlesinger, Partner, 1500 San Remo Avenue, Suite 185-A, Coral Gables, FL 33146
John B. Gontrum & Robert J. Romadka, Esquires, Romadka, Gontrum & McLaughlin, 814 Eastern Boulevard, Baltimore, MD 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY NOVEMBER 21, 1999.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



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pdmlandacq@co.ba.md.us

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1238 Putty Hill Avenue (Towson Marketplace)

NEC Putty Hill Avenue and Goucher Boulevard; also S/S Joppa Road

9th Election District – 4th Councilmanic District

Legal Owner: Talisman-Towson Partnership, LLC

Special Hearing to amend the conditions and/or restrictions in previous zoning cases and plans (98-245-SPH, 97-89-SPHX, 96-95-XA and IX-386).

HEARING: Monday, December 6, 1999 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

c: Talisman-Towson Partnership, LLC, c/o James Schlesinger, Partner, 1500 San Remo Avenue, Suite 185-A, Coral Gables, FL 33146
John B. Gontrum & Robert J. Romadka, Esqirés, Romadka, Gontrum & McLaughlin, 814 Eastern Boulevard, Baltimore, MD 21221

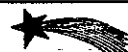
- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY NOVEMBER 21, 1999.**
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- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**



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Census 2000



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Baltimore County
Department of Permits and
Development Management

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

December 3, 1999

John Gontrum
Romadka, Gontrum & McLaughlin
814 Eastern Blvd
Baltimore, Maryland 21221

Dear Mr. Gontrum:

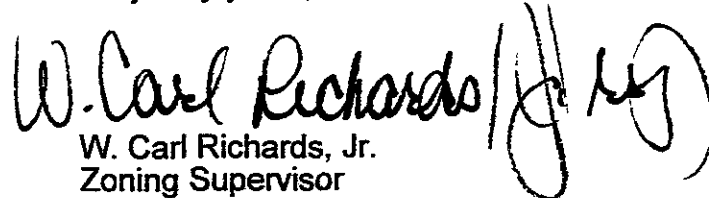
RE: 00-213-SPH: , Towson Market Place

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 11/17/99.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. As of this date, we have not received any comments from any of these agencies.

If you need further information or have any questions, please do not hesitate to contact Zoning Review at 410-887-3391.

Very truly yours,


W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:rsj

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: December 10, 1999

FROM: *RWB* Robert W. Bowling, Supervisor
Bureau of Development Plans Review

RECEIVED JAN 06 2000

SUBJECT: Zoning Advisory Committee Meeting
for December 6, 1999
Item Nos. 206, 207, 209, 210, 211,
212, (213) 217, and 218

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

RWB:HJO:jrb

cc: File

ZAC12699.NOC



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
December 17, 410-887-4880

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

RECEIVED JAN 06 2000

ATTENTION: Gwen Stephens

RE: Property Owner: See Below

Item No.: 206, 208, 209, 210, 212, 214, 215, 218

Dear Ms. Stephens:

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.

The Fire Marshal's Office has no comments at this time.

Cc: file





Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
December 17, 1999 410-887-4880

~~Department of Permits and~~
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

RECEIVED JAN 06 2000

ATTENTION: Gwen Stephens

RE: Property Owner: See Below

Item No.: 206, 208, 209, 210, 212, 214, 215, 218

Dear Ms. Stephens:

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.

The Fire Marshal's Office has no comments at this time.

Cc: file



Jmf
12/16

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: December 15, 1999

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

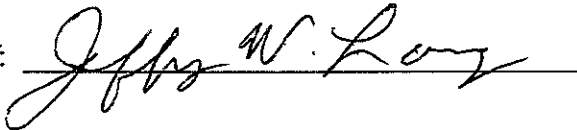
SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):

Item No(s): 213

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

Section Chief:



AFK/JL



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
December 17, 410-887-4880

RECEIVED JAN 06 2000

~~Department of Permits and~~
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: TALISMAN-TOWSON PARTNERSHIP, LLC

Item No.: 213

Dear Ms. Stephens:

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", 1994 edition prior to occupancy.

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File





Baltimore County
Department of Permits and
Development Management

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

January 11, 2000

Bank of America, N.A.
Bank of America Corporate Center, 15th Floor
100 N. Tryon Street
Charlotte, North Carolina 28255
Attn: Jodie O. Noble - NCI-007-15-07

Ladies and Gentlemen:

RE: Towson Marketplace, Talisman Towosn Limited Partnership, 1238 Putty Hill
Avenue, Baltimore County Maryland

This is to advise you that the zoning and the use of the above captioned Premises have been zoned for retail and office use as allowed in the Business Local-Commercial Core and granted by Zoning Case No. 00-213-SPH, 98-245-SPH, 97-89-SPHX, 93-360-SPHA, 88-136-SPH, etc. and Development Hearing file #1X-386.

As of the date hereof, the Premises and the improvements thereon are not in violation of the aforesaid building and zoning laws, rules and regulations.

The number of parking spaces serving the Premises is adequate and is in conformance with the aforesaid building and zoning laws, rules, and regulations and hearings for the premises.

All required Certificates of Occupancy for the Premises have been issued - OR - Certificates of Occupancy have not been issued for the Premises as none are required.

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

Sincerely,

A handwritten signature in black ink, appearing to read "John J. Sullivan, Jr.", written over a horizontal line.

John J. Sullivan, Jr.
Planner II
Zoning Review

JJS:kew



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

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

EXHIBIT D

FORM OF ZONING LETTER
 (LETTERHEAD OF THE BUILDING/ZONING DEPARTMENT)

_____, 1999

Bank of America, N.A.
 Bank of America Corporate Center, 15th Floor
 100 N. Tryon Street
 Charlotte, North Carolina 28255
 Attn: Jodie O. Noble - NC1-007-15-07

Re: [PROPERTY ADDRESS] (the Premises)

TOWSON MARKETPLACE
TALISMAN TOWSON LIMITED PARTNERSHIP
1238 PUTTY HILL AVENUE
BALTIMORE COUNTY, MARYLAND

Ladies and Gentlemen:

This is to advise you that the zoning and the use of the above-captioned Premises is governed by the laws and regulations of the [DESCRIBE POLITICAL SUBDIVISION], and the Premises have been zoned for [DESCRIBE PERMITTED USE] under [DESCRIBE APPLICABLE ZONING RESOLUTION]. Attached hereto are copies of the applicable zoning laws, ordinance, variances, resolutions and regulations reflecting such designation. The aforesaid zoning permits the use of the Premises for [DESCRIBE TYPE OF USE - retail, office, industrial, public storage, warehouse, etc.] use and other uses incidental thereto. ~~OR - the use of the Premises is a permitted legal non-conforming use. [DESCRIBE REBUILDING REQUIREMENTS IN THE EVENT OF CASUALTY OR LIMITATIONS ON OPERATION].~~

As of the date hereof, the Premises and the improvements thereon are not in violation of the aforesaid building and zoning laws, rules and regulations.

The number of parking spaces serving the Premises (is/is-not) adequate and (is/is-not) in conformance with the aforesaid building and zoning laws, rules, and regulations for the Premises.

All required Certificates of Occupancy for the Premises have been issued - OR - Certificates of Occupancy have not been issued for the Premises as none are required.

Sincerely,

City/County of _____

City/County Administrator

CC: TALISMAN TOWSON LIMITED PARTNERSHIP
1500 SAN REMO AVENUE, SUITE 135
CORAL GABLES, FLA. 33146

Hearing set early per TMK.
Tom Ogle will post. Bob Romadka
will do advertising in the
Sun Paper and get a certificate
of publication for us.

Sophia

11-17-99

00-213-SPH



3104 Timanus Lane
Suite 101
Baltimore, MD 212
(410) 281-0033
Fax (410) 281-1065
www.KCW-ET.com

LETTER OF TRANSMITTAL

DATE	NOV. 8, 1999	JOB NO.	94150
ATTENTION	MR. ARNOLD JABLON		
RE:			
TDWSON MARKETPLACE			
1238 PUTTY HILL AVE.			

TO OFFICE OF ZONING
111 W. CHESAPEAKE AVENUE
TOWSON, MD. 21204

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☒ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
			FORM OF ZONING LETTER (BANK OF AMERICA)
			CHECK IN AMOUNT OF \$40.-
			APPROVED DEVELOPMENT PLAN
			BUILDING PERMIT PLAN
			ALTA SURVEY

THESE ARE TRANSMITTED as checked below:

- | | | |
|--|---|---|
| ☐ For approval | ☐ Approved as submitted | ☐ Resubmit _____ copies for approval |
| ☐ For your use | ☐ Approved as noted | ☐ Submit _____ copies for distribution |
| ☒ As requested | ☐ Returned for corrections | ☐ Return _____ corrected prints |
| ☐ For review and comment | ☐ _____ | |
| ☐ FOR BIDS DUE _____ 19 _____ | ☐ PRINTS RETURNED AFTER LOAN TO US | |

REMARKS PLEASE PREPARE A "ZONING LETTER" FOR THE
TOWSON MARKETPLACE PROPERTY PER THE
REQUIREMENTS OF THE LENDER (BANK OF AMERICA).

ATTN: KATHLEEN -

THIS IS A COPY OF WHAT WAS TRANSMITTED
NOV. 8, 1999.

Thank, Doug Kennedy

COPY TO J. 6. 94150

SIGNED:

Douglas J. Kennedy



3104 Timonium Lane
Suite 101
Baltimore, MD 21244
(410) 281-0033
Fax (410) 281-1065
www.KCW-ET.com

LETTER OF TRANSMITTAL

TO OFFICE OF ZONING
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

DATE	NOV. 17, 1999	JOB NO	94150
ATTENTION	CARL RICHARDS		
RE:			
TOWSON MARKETPLACE			
1238 PUTTY HILL AVENUE			
PADM FILE NO. 1X-386			

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via _____ the following items:

- ☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
12	11-17-99	D-1B	PROPOSED CONDITIONS DEVELOPMENT PLAN
3	-	-	- ZONING DESCRIPTIONS.

THESE ARE TRANSMITTED as checked below:

- ☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ 19 _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

FOR SPECIAL HEARING.

COPY TO

J.O. 94156

SIGNED: _____

Douglas Kennedy

Bob Romadka put ad in paper — has ad from paper (he cut out) — will call paper + get certificate of publication — at latest, will bring to hearing

Soph 12/3/99

Note:

Memo - Zoning LTR, 1-14-00, Townson Market place

After checking with Tim K. (Deputy ZC) I informed Carl & Doug K (Engr) that I could not write a favorable letter yet as the 12-6-99 Zon. Hearing was continued. Today Per Tim K. I can, write a favorable ltr. even though Tim hasn't written the order yet.

Latest Case = # 00-213-SPH: (Viol. #218-4495-^{Zon})

JJ [Signature]

218-4495

12/9 4:05 PM
Hold per Doug K.

Find letter

4/6 - 281-0033

Doug Kennedy

12/9
11:18

Call in to Tim
00-213-SPH

Hearing was 12/6/99
Mon

11:30

3

11:15

Call in to Doug K
Plaint = still a Zon Violation

12/23

See My 12/4 Note

Per my call to Doug Kennedy, "Hold" as I cannot write a ltr. approving this yet. (Continued zoning hearing)

JJ [Signature]

ROMADKA, GONTRUM & McLAUGHLIN

814 Eastern Boulevard
Baltimore, MD 21221
(410) 686-8274
(410) 686-0118 FAX

FACSIMILE TRANSMITTAL COVER SHEET

DATE: December 3, 1999

SEND TO: SOPHIA (ZONING DEPT.)
410-887-5708

FROM: JOHN GONTRUM / ROBERT ROMADKA

DOCUMENT(S) BEING SENT: CERT. FROM THE BALTIMORE SUN PAPER

CLIENT/FILE NO.: TALISMAN 97.3032

PAGES, INC. COVER: 2

Hard copy of transmitted document(s) will not follow in the mail.

MESSAGE

PER YOUR REQUEST. JOHN GONTRUM WILL BRING ORIGINAL WITH HIM ON MONDAY. THANK YOU.

CONFIDENTIALITY NOTICE

**WARNING: UNAUTHORIZED USE OR DISSEMINATION OF THIS TRANSMISSION
MAY VIOLATE STATE AND/OR FEDERAL LAW.**

This facsimile transmittal cover sheet, and any documents which may accompany it, contain information from the law firm of Romadka, Gontrum & McLaughlin, and are intended only for the use of the individual or entity to which it is addressed, and which may contain information that is privileged, confidential, and/or otherwise exempt from disclosure under applicable law. If the reader of this message is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, any disclosure, dissemination, distribution, copying, or other use of this communication or its substance is prohibited. If you have received this communication in error, please call us to arrange for the destruction of this communication or its return to us at our expense. Thank you.

12/15/99

11:25

SCHLENGER/PITZ + KANN

NO. 948

081



SCHLENGER/PITZ & ASSOCIATES, INC.
CONSULTING ENGINEERS

December 15, 1999

TO: Donald Kann
COMPANY: Kann and Associates
FROM: Steve Devon
SCHLENGER/PITZ & ASSOCIATES, INC.
RE: Towson Marketplace
Site Lighting Readings - Joppa Road and Goucher Blvd.
95082

On December 9, 1999, a site visit was conducted at approximately 9:30 PM to observe the current lighting conditions and to obtain footcandle readings along Goucher Boulevard and Joppa Road across the street from the Towson Marketplace development. The readings (see attached sketch E101) were obtained along the walkways on the far side, opposite the shopping center. The sketch also indicated the location of several light poles and other commercial lights that already exist in the area of the readings and contribute to the light levels in these locations.

The light levels and fixtures used at Towson Marketplace are what we see as the norm for design of parking lots in retail areas. The anchor stores want to create a secure environment and using 1000 watt fixtures on forty foot high poles is a cost effective and efficient way to achieve these light levels.

However, based upon our readings, the light levels that we found along the sidewalks are generally less than one footcandle in most locations, unless a specific light source (other than from Towson Marketplace) exists. We believe that our findings indicate that these light levels are not excessive and are generally low. In our opinion the additional light contributed by the shopping center is negligible and it does not represent "light trespassing".

1:1999051-100155082\CORRESP\BENT01areadec15.rpt

ADDENDUM TO AGREEMENT

This addendum to Agreement made this 17 day of Dec 1999 between Talisman Limited Partnership v/a Towson Market Place (hereinafter "Talisman") and C.A.M.M., Inc. (hereinafter "CAMM").

WHEREAS, Talisman had proposed major renovations to its shopping center located at Goucher Boulevard and Putty Hill Avenue in 1996 which changes required zoning variances and site plan approval by Baltimore County which requests were heard by the Deputy Zoning Commissioner in case no 98-245-SPH which in turn referred to case nos. 1X-386, 96-95 XA, and 97-89-SPHX; and

WHEREAS, CAMM, a neighborhood community organization, had opposed said changes and zoning variances; and

Whereas, a settlement was reached between the Parties on or about March 1998 regarding key issues of the Talisman plan and that these agreements were reduced to writing and transmitted to the Deputy Zoning Commissioner of Baltimore County in a letter dated March 19, 1998 by John B. Gontrum, Esquire, attorney for Talisman; and

Whereas, subsequently the Deputy zoning Commissioner of Baltimore County incorporated these agreements into his March 31, 1998 Order regarding said zoning and site plan issuers; and

Whereas, in the course of actually developing the property pursuant to the permits issued by Baltimore County, Talisman found certain difficulties which have given rise to claims under the March 19, 1998 agreement by CAMM against Talisman for specific performance and damages, the basis of which Talisman denies.

Whereas after extensive discussion between the Parties regarding these issues, the Parties have reached further agreement regarding modification of their March 19, 1998 agreement.

Now therefore, in consideration of the sums paid herewith and to be paid, and the mutual promises contained herein receipt of which is hereby acknowledged, the Parties agree to amend their March 19, 1998 Agreement as follows:

A. The facades and architectural details of the Towson Place stores, except as specified below, have been constructed or modified substantially as shown on the revised elevation drawing entitled "Towson Place Elevation Study" and dated February 13, 1998. Any future facade modifications required by changes in the tenant population or for any other reason(s) shall be subject to the approval of a committee of the Loch Raven Community Council (LRCC) or its successors formed for that purpose and hereinafter called "the Committee". The Committee shall consist of the representatives to the LRCC from the community associations of Fellowship Forest, Knottishall, Loch Raven Village and Towson Estates. The Parties agree that the Loch Raven Community Council shall be a third party beneficiary to this agreement between these Parties.

The Parties further agree that Talisman's proposed changes to the Center's facades involving adding, removing or modifying architectural structures, color changes or sign modifications other than name changes will be submitted to the Committee for review. The Committee would then have 30 days from the receipt of drawings or descriptions of the proposed change to request a hearing before the Deputy Zoning commissioner who the Parties further agree shall have continuing jurisdiction to decide whether such changes are in conformance with the spirit and intent of the Commissioner's March 31, 1998 decision in case no 98-245-SPH. If this request for hearing is not made within 30 days the proposed change will be subject only to the Baltimore County development and permit process.

B. The Toys 'R Us facade modifications that have been completed to date constitute an acceptable level of compliance with the previous agreement between the Parties dated 3/19/98. Any future modifications to this facade for any reason(s) shall be subject to the same approval process as in A above by "the Committee" of the Loch Raven Community Council (LRCC) referred to above.

C. The facade modifications of the Ward's main store as completed to date constitute an acceptable level of compliance with the previous agreement between the Parties dated 3/19/98. Any future modifications to this facade for any reason(s) shall be subject to the same approval process as in A above by "the Committee" of the Loch Raven Community Council (LRCC) referred to above.

D. The March 19, 1998 agreement requires Talisman to construct a brick screening wall along the entire Putty Hill Avenue side of the property. The developer's engineers have determined that substantial sections of this wall can not be constructed as specified because of the existence of underground utility lines. In lieu of constructing the wall as originally specified, the Talisman agrees to install and maintain a continuous hedge on the Putty Hill Avenue side of the property in all of the areas where wall construction is prevented by the utility lines. The hedge shall be composed of evergreen shrubs (yew - *Taxus Media Wadli*). The shrubs shall be planted in double, staggered rows with plants in each row 3 (three) feet apart center-to-center (see attachment) where the width of the planting area allows. Where required by the narrowness of the available planting area, the shrubs shall be planted in single rows with plants in each row 2 (two) feet apart center-to-center (see attachment). Three (3) gallon shrubs (initial size) shall be used where new plantings are required to complete the hedge (see note, below). The hedge shall be maintained by regular seasonal horizontal trimming and only trimmed vertically when necessary to maintain a height of no less than four (4) feet after that height has been reached. The hedge shall be installed as soon as possible. NOTE: The existing evergreen shrub plantings of the same kind as specified may be replanted to form part of this hedge.

E. Talisman will turn off all illuminated store signage daily within one-half ($\frac{1}{2}$) hour of the individual store's closing to the public for retail sales. The parking lot lights and all other illuminated signage in each area of the Center will be turned off daily within one (1) hour of the stores in that area closing to the public for retail sales. For the purposes of this provision, the center shall be said to consist of three areas: southeast (with stores adjacent to Loch Raven Village and the office park), north (with

stores adjacent to Joppa Road) and west (with stores adjacent to Goucher Boulevard). This is a modification of the previous agreement's terms necessitated by the wiring characteristics of the installed lighting. The Parties recognize that the lights on the parking lot in the west section will remain on as long as the food store operates 24 hours per day.

F. The Parties have not reached any agreement regarding spillover ambient lighting coming from the Center's lights, but will reserve this matter for determination by the Deputy Zoning Commissioner, Hearing Officer.

G. Talisman will pay to CAMM in escrow the sum of \$30,000 to be held by Escrow Agent, John V. Murphy Esq. who shall release this sum to CAMM upon issuance of a final order by the Deputy Zoning Commissioner of Baltimore County incorporating the terms of this Agreement which escrow agreement is more fully described in the attached Escrow Agreement which is shown as Exhibit A.

H. CAMM, upon receipt of these funds, will reimburse its members for legal fees and expenses paid by them for this case (approximately \$7000) and will hold the remainder (approximately \$3000) for future legal fees and expenses it may incur in this matter or as determined by CAMM. CAMM will contribute \$20,000 to civic improvements in the area such as but not limited to street scape improvements being made or considered for the Goucher Boulevard and Putty Hill Avenue area.

I. The Parties acknowledge that these sums so paid are compensation for and are associated solely with the Parties private contractual rights between them and that this addendum does not prevent any of the Parties or their principals from participating in any zoning hearing regarding these matters; and

1. As good faith gesture toward settling these matters and prior to the execution of this Addendum, a representative from CAMM attended the County's zoning violation hearing on November 17, 1999 regarding the facade of Toys R Us and represented that CAMM and Talisman were attempting to amend their private agreement of March 19, 1998 and notified the Deputy Zoning Commissioner of the possible amendment who then scheduled a hearing in that regard on December 6, 1999. The Parties agree that this

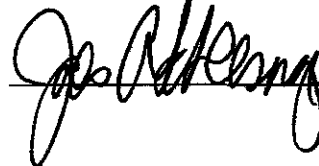
hearing may or may not result in a revised Order from the Commissioner which the Hearing Officer may or may not take into consideration in his findings or disposition of the violation.

K. After this agreement takes effect, representatives of C.A.M.M., Inc. shall testify at any hearing before Baltimore County zoning officials that this agreement was negotiated after consultation with, and with the approval and participation of, the designated representatives of the community associations of Knettishall, Loch Raven Village, Fellowship Forest and Towson Estates. Should the terms of this agreement be incorporated into any zoning order issued on this matter and should such order be appealed by any party, C.A.M.M., Inc.'s representatives shall testify at any appeal hearing that this agreement was negotiated after consultation with, and with the approval and participation of, the designated representatives of the community associations of Knettishall, Loch Raven Village, Fellowship Forest and Towson Estates.

L. The Parties acknowledge that the terms of this agreement supersede those of the agreement between the same parties dated March 19, 1998. All terms of the previous agreement not specifically modified herein remain in full force and effect.

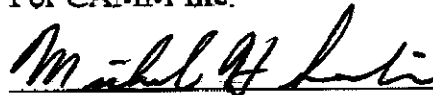
In witness thereof the Parties set their Hands and seals.

For Talisman Limited Partnership



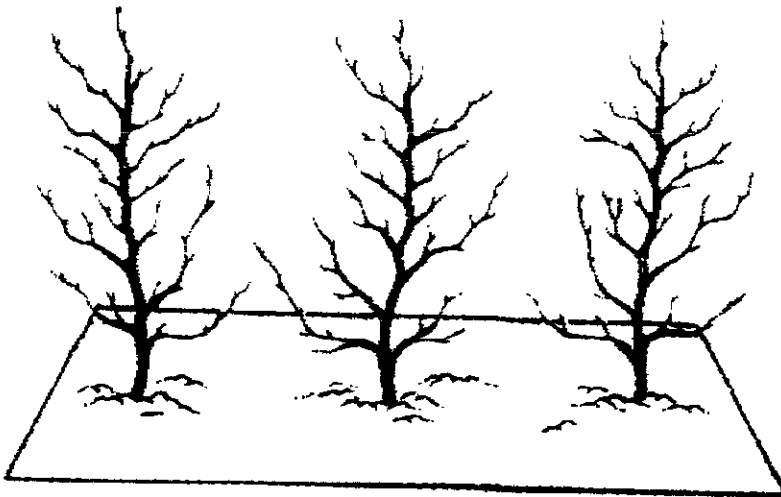
Seal

For CAMM Inc.



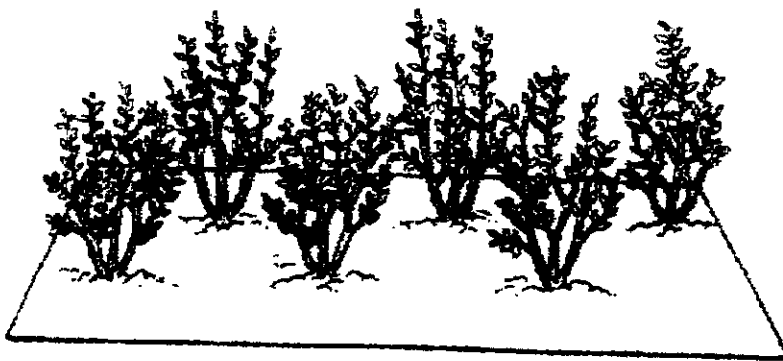
Seal

PLANTING IN SINGLE AND DOUBLE ROWS



SINGLE PLANTING

Hedging plants are usually planted in a single row about 12–24in (30–60cm) apart.



DOUBLE PLANTING

For a denser, wider hedge space the plants 36in (90cm) apart in a double, staggered row.

Comparison of Shopping Center Lighting at Towson Place, Staples/Kids 'R Us, Ravenwood & Loch Raven Plaza

Lighting measurements in Foot-candles

The following measurements were taken at the subject shopping centers on Sunday, December 19, 1999. The measurements were taken with a Digital Illuminometer Model 93-1065F. The rated accuracy for this meter is + or - 4% of the reading, + or - 0.5% of full scale. For the range of readings taken this amounts to a possible error of approximately + or - 0.75 FC (foot-candles).

Note: Since all of the readings were taken using the same meter on the same evening, the readings can be used to accurately compare the lighting levels of the centers, even if the meter were out of calibration and/or the maximum error was introduced in the actual foot-candle measurements (since the level of error would be consistent for all measurements).

Shopping Center	Average			Notes
	Foot-candles	Brightest	Darkest	
Loch Raven Plaza	3.96	8.6	3.4	40' poles
Ravenwood	1.13	10.0	1.1	shorter poles
Staples/Kids 'R Us	0.73	14.8	0.2	shorter poles
Towson Place	8.92	40.3	4.3	40' poles

The average number of foot-candles measured in the adjacent (southernmost) eastbound travel lane on Joppa Road was **2.11**.

The average number of foot-candles measured at the fence on the Calvert Hall property across from the center was **3.5**. The average number of foot-candles measured at the fence on the Calvert hall Property to the East of the site across from the residences was **0.3**.

The average number of foot-candles measured at the perimeter adjacent to Loch Raven Village was **3.2**. No measurement was taken adjacent to the southeasternmost light pole because all of its elements are extinguished.

TOMSON MARKETPLACE ZONING HISTORY		
CASE NO.	DATE	DESCRIPTION
5900		Variance for identification sign
68-83-R		Reclassification from R-6 to B.L.
74-143-R	Approved Jan. 7, 1974	Reclassification of 0.33 acres from B.L. to B.M. for Martin's catering.
77-230-XA	Approved	Variance to permit 3047 off-street parking spaces in lieu of the required 3415 spaces (-368 parking spaces). Use of theaters was denied.
79-125-X	Approved Feb. 5, 1979	Special Exception for automotive service garage in Montgomery Wards.
1984 Compr. Zoning Maps	1984	B.L.CCC and D.R.5.5 (13.9 acres)
88-136-SPH	Denied Jan. 29, 1988	SPH for a use permit to store new automobiles in D.R.5.5 zone.
1988 Compr. Zoning Maps	1988	Zoning Change: D.R.5.5 to B.L.-CCC
Permit 104135 C-1664-88	Approved March 1989	Site plan updated to include "Blockbuster Video" pad site building.
93-360-SPHA	Approved June 24, 1993	Variance for 0' setback for existing parking SPH to amend site plan for Hemphill's Outdoor Garden Center.
96-95-XA and Development Plan #IX-386	Approved Nov. 9, 1995 Amended Order Feb. 22, 1996	Variance for parking granted for continuance of -368 p.s. per #77-230-XA and additional -130 p.s. to allow 2972 p.s. total. Relocation of auto service garage previously approved per #79-125-X granted for new location specified on Development Plan #IX-386.
97-89-SPHX, and Development Plan #IX-386	Approved Oct 8, 1996	SPH to approve Amended Development #IX-386. Special Exception to approve relocation of auto service garage previously approved per Case #79-125-X and Case #96-95-XA.
98-245-SPH	Approved March 31, 1998	SPH to clarify previous restrictions #3 & #4 case #96-95-XA as they relate to exhibits 11(a), 11(b) and 12 in that case and an amendment to the site plan in case #97-89-SPHX (3 restrictions) also the lighting plan and jurisdiction and authority to modify same shall be with the DZC (Deputy Zoning Commissioner). Also the DZC shall have jurisdiction over any changes in the facades. Also all of the terms and conditions and restrictions in prior case #IX-386 and #96-95-XA and #97-89-SPHX shall remain in full force and effect unless changed by this Decision.
00-213-SPH	Approved Jan. 1, 2000	SPH to amend restrictions in prior cases to permit the Toys-R-US façade and installation. To allow a hedgerow in lieu of brick wall along Putty Hill Ave. In accordance with agreement entered into between the parties, Tailsman and CAMM, Inc., dated 12/17/99, which shall be incorporated in this Order.

See # 02-204-SPH
IX-386 02-15-02
Hearing

ROMADKA, GONTRUM & McLAUGHLIN, P.A.

814 Eastern Boulevard
Baltimore, Maryland 21221

(410) 686-8274
(410) 686-0118 FAX

ROBERT J. ROMADKA
JOHN B. GONTRUM
J. MICHAEL McLAUGHLIN, JR.*

JILL McCULLOUGH

* Also Admitted In the District of Columbia

March 19, 1998

Mr. Timothy Kotroco
Baltimore County Zoning Commissioner's Office
400 Washington Avenue
Towson, MD 21204

RE: RG&M File Name:
Talisman Towson Limited Partnership/Towson Market Place
RG&M File No.:
97.3032

Dear Mr. Kotroco:

Enclosed is an Agreement reached between Talisman Limited Partnership/Towson Market Place & C.A.M.M. Inc. along with Schematic Elevation Plan. As you will note, there are a number of issues to be worked out. The parties, however, are confident that they can work out these issues based upon a good working relationship.

Very truly yours,

John B. Gontrum

JBG/jmc

cc: Mike Sarkin
James Schlesinger
John Murphy

Agreement -
From
Developer's
Attorney
EXHIBIT "B"

Agreement on Facades and Exterior Modifications in Towson Place:

I. The facades and architectural details of the Towson Place stores shall be constructed or modified as shown on the revised elevation drawing entitled "Towson Place Elevation Study" and dated February 13, 1998. The major changes incorporated are:

- 1) The revised roof treatment for Marshall's, including dormers,
- 2) the revised roof treatment for Super Fresh,
- 3) the revised roof treatment for Pet Smart.

II. The only exceptions to full compliance with the facade treatments as shown on the "Towson Place Elevation Study" rendering dated February 13, 1998 are listed below:

1) The Toys "R Us facade shall be modified as shown in the drawing provided by that company and submitted by C.A.M.M. at the January 30, 1998 Zoning Hearing. That drawing incorporates the slanted, "Standing Seam Metal Roof" with "Wing Walls", "Dormers w/Spandrel Glass Windows" and the "J" high sign" above the entrance. The existing "S" sign will be placed on the Putty Hill Ave. side of the building. The developer's architect will coordinate with Toys "R Us to insure that:

- a) the four wing walls will be brick colored to match those on the Michael's store as noted in item #4 below,
 - b) the standing seam metal roof will be the same blue color as used for the Michael's roof,
 - c) the existing red columns will be redone in either "Oyster Shell" or "Manor White", whichever is determined to be more appropriate by the architects,
 - d) the surface area of the dormers will be colored as determined to be appropriate by the architects, consistent with other dormers in the project.
- 2) The facade of the Ward's main store shall be as specified in the agreement negotiated by C.A.M.M. and the Ward's Corporate Architect, Mr. Abplanalp. This agreement specifies that the "awnings" over the entrances will be blue, rather than red as shown at the zoning hearing. The facade of the existing Ward's Auto Express will also be modified per the same agreement, which specifies that the "trusses" and auto bay doors (currently colored red) will be redone in neutral colors, and that the center portion will be redone in walnut/brown. Documentation of the agreement will be provided to the Hearing Officer.
- 3) All wing walls yet to be constructed will be brick surfaced.
- 4) The existing wing walls of the Michael's store will be colored to match the brick used on the facades of the stores.

III. A brick screening wall with a minimum height of 3 feet above grade at any point and a surface of Glen Gary Brick Extruded Series 900 Clearburn Matt will be constructed along the Putty Hill Avenue side of the property. This wall will be substantially similar in construction to the wall to be built along the alley adjacent to the Loch Raven Village residences. The construction and location of the alley wall referred to is specified in the KCW Consultants drawing titled "LP-DETAIL-1" as revised February 27, 1998. The Putty Hill screening wall will join the southernmost point of the alley wall shown on "LP-DETAIL-1". The specific placement, length and height of the Putty Hill Avenue screening wall and the wall treatment at the entrance(s) to the property will be subject to the approval of the Associates of Loch Raven Village, Inc.

IV. The parking lot lights and illuminated signage will be turned off daily within ^{1 HR} (one-half) hour of the stores' closing to the public for retail sales. The only exceptions will be that those lights immediately adjacent to the stores may remain illuminated until the employees depart, and a minimum number of lights, sufficient to ensure public safety after retail hours and inhibit unauthorized use of the parking area, will remain illuminated. The Hearing Officer will order such modifications to the lighting plan (wattage, number of fixture elements per pole, element shields, etc.) as are necessary to minimize the impact of the lighting on the surrounding residential areas.

V. A sufficient number of Leyland Cypress, Upright Arborvitae, Serbian Spruce or similar trees with a minimum initial height of 7' (feet) will be planted in areas along the Putty Hill side of the project to screen the view into the Toys "R Us loading dock entrance from the east of the site. Approval of the number and placement of these plantings will be coordinated by the Associates of Loch Raven Village, Inc. and the appropriate Baltimore County official(s).

VI. The modifications to the facades of Toys "R Us, Michael's and Ward's Auto Express; the construction of the alley wall and the Putty Hill Avenue screening wall; and the planting of the screening trees will be completed as soon as is possible.

EXHIBIT
103

Toys R Us
Facade

Lighting

September 26, 1996

RE: Proposed Redevelopment Plan of Towson Marketplace

To Whom It May Concern:

This letter shall serve to confirm that Talisman Towson, L.P. and Talisman Towson, L.L.C., the owners and developers of Towson Marketplace, agree to take the following actions in regard to the proposed redevelopment plan of Towson Marketplace:

- We will resurface the Joppa Rd. screening wall in a manner acceptable to the Towson Estates Community Association and the Towson Marketplace Liaison Committee.
- We will support in writing any and all attempts by any of the community organizations surrounding Towson Marketplace to have Baltimore County prohibit all truck traffic over 3/4 ton on Putty Hill Ave. east of the Towson Marketplace site.
- We will designate and post the existing exit to Putty Hill Ave. adjacent to the Post Office and immediately opposite the proposed loading court as a "Truck Exit Only" and "Right Turn Only".
- We will spend up to the sum of Ten Thousand Dollars (\$10,000.00) on noise abatement construction techniques and materials on the exterior surfaces which will form the perimeter of the proposed loading court on the Putty Hill Ave. side of the property.
- We will construct and appropriately landscape a red brick screening wall at least 5' in height along the entire length of the alley bordering Loch Raven Village. A photograph of a prototype for this wall will be provided by the Associates of Loch Raven Village, Inc. The wall should be terminated at the north edge of the alley behind the residences in the 1300 block of Putty Hill Ave. in such a way as to prohibit pedestrian traffic from Towson Marketplace into the alley.
- We will construct a decorative brick wall along the entire frontage of Putty Hill Ave. to a height sufficient to preclude pedestrian traffic in order to preserve the landscape of the surrounding area. *Mix of Landscaping, small wall at entranceways.*
- *we will construct a 10'-screening wall at entrance to loading dock.*

Respectfully yours,

TALISMAN TOWSON, L.P.
TALISMAN TOWSON, L.L.C.

By *James A. Schlesinger*
James A. Schlesinger, Pres.

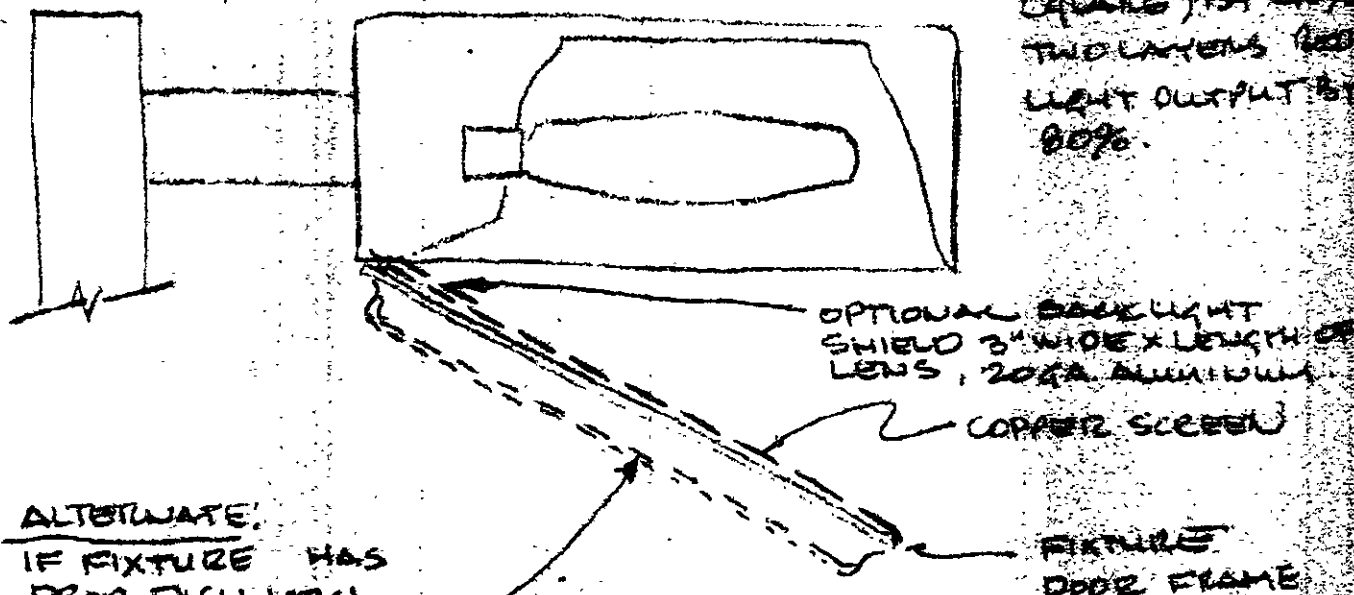
**PROTESTANTS
EXHIBIT NO. 1**

SOOTS CONSULTANTS

19907 York Rd., POB 415
 Parkton, Maryland 21120-0415
 Phone: (410) 343-0256
 Fax: (410) 343-0304

TECHNICAL DATA

ONE LAYER OF
 SCREEN REDUCES
 LIGHT OUTPUT
 (QUANT) BY 40%
 TWO LAYERS REDUCE
 LIGHT OUTPUT BY
 80%.

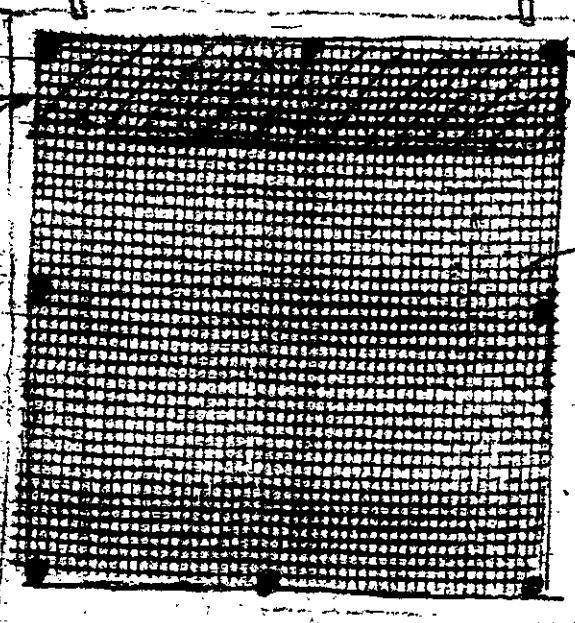


ALTERNATE:

IF FIXTURE HAS
 DEEP DISH LENS
 PLACE SCREEN AT
 BOTTOM OF
 LENS
 (FORM TO
 CONTOUR OF
 LENS)

OPTIONAL
 BACKLIGHT
 SHIELD.
 SEE SECTION
 ABOVE

SECTION FIXTURE



FAST CURE
 HIGH TEMP.
 EPOXY (HYD)
 SUITABLE EDC
 METAL (GLASS)

COPPER
 SCREEN
 INSIDE DOOR
 FRAME
 (SHOW MOUNTING)

PLAN DOOR FRAME

NO SCALE

NOTE: FOR ADDED
 BRIGHTNESS, CUT
 SCREEN 1/2\"/>

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Leon Rozankowski

1606 Thetford Rd.

MEG DAULS

824 E. Joppa Rd

DONNA SPIER

8719 Eddington Rd 21234

MIKE SARKIN

1308 Patty Hill Ave 21286



PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME

ADDRESS

Mike Sarkin

1308 Putty Hill Ave

TOWSON, 21286-8043

DONNA SPICER

8719 Eddington Rd.

Beth. MD 21234

MEG DAVIS

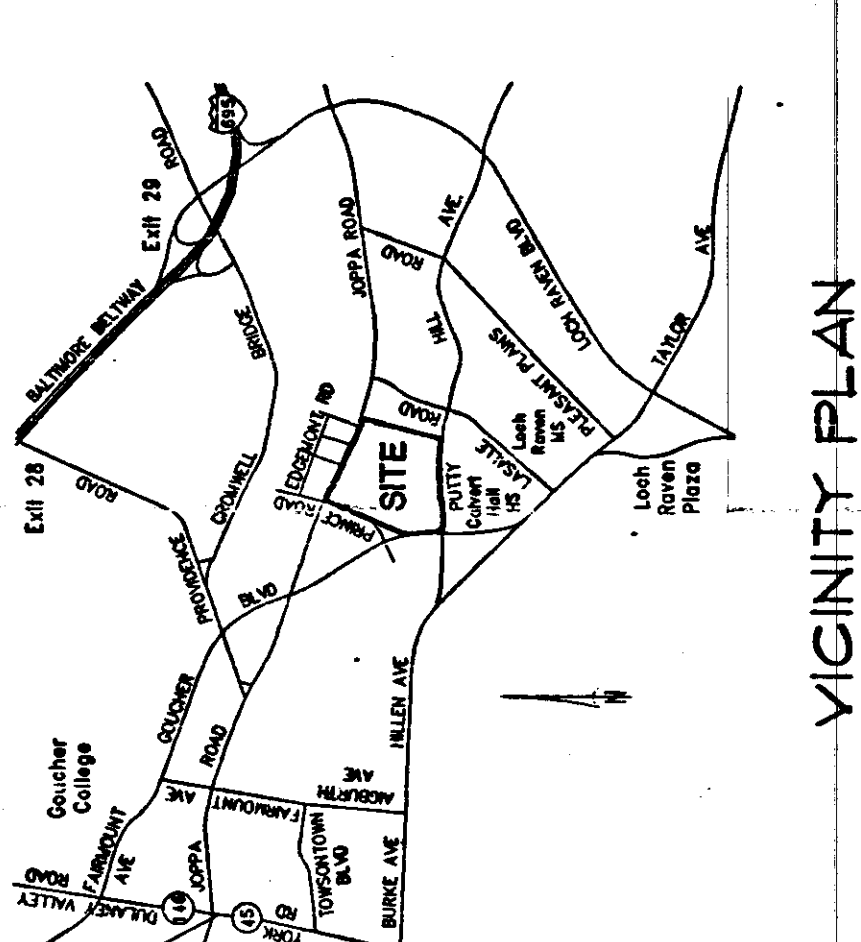
824 E. Joppa Rd

TOWSON 21286

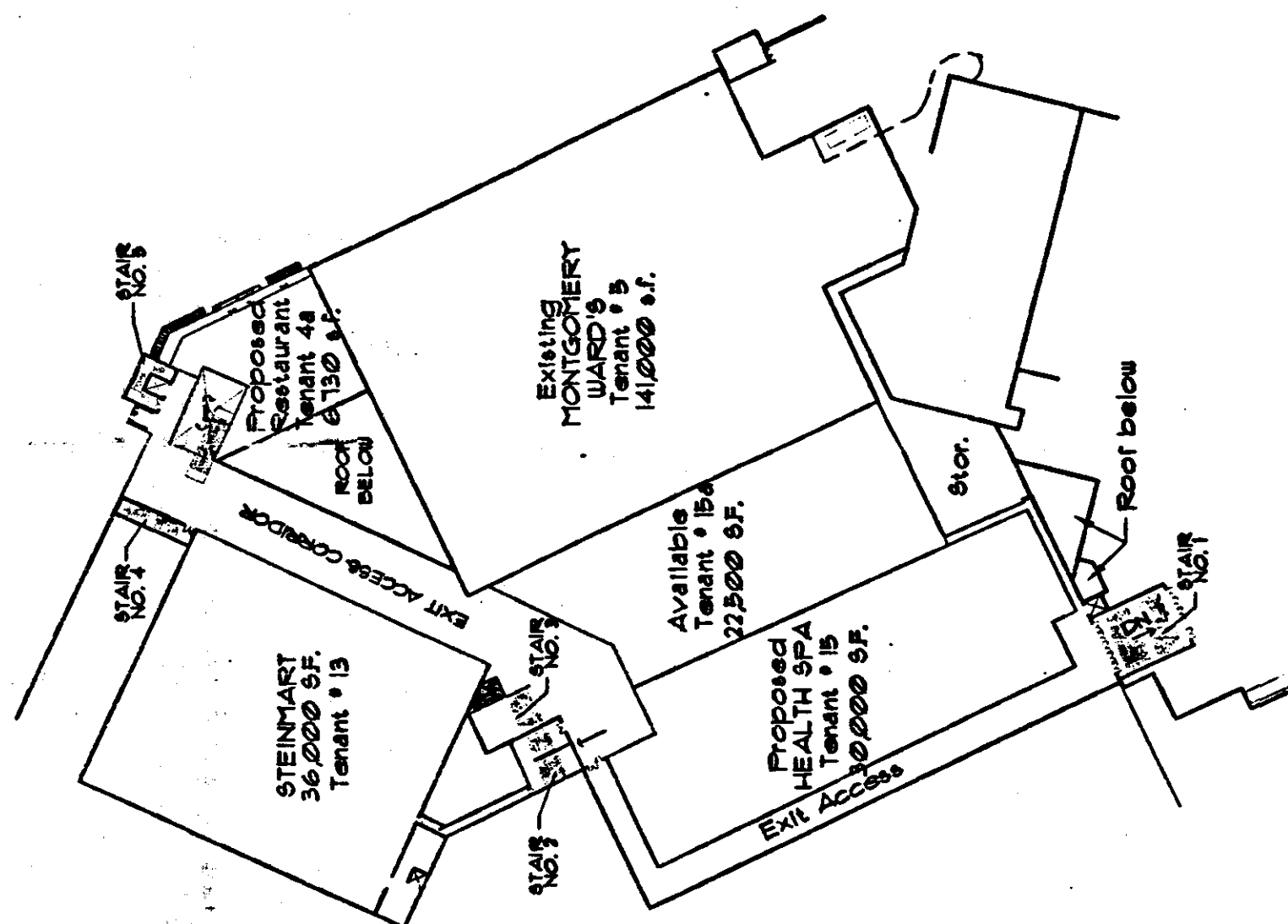
AVERY HARDEN

PDM

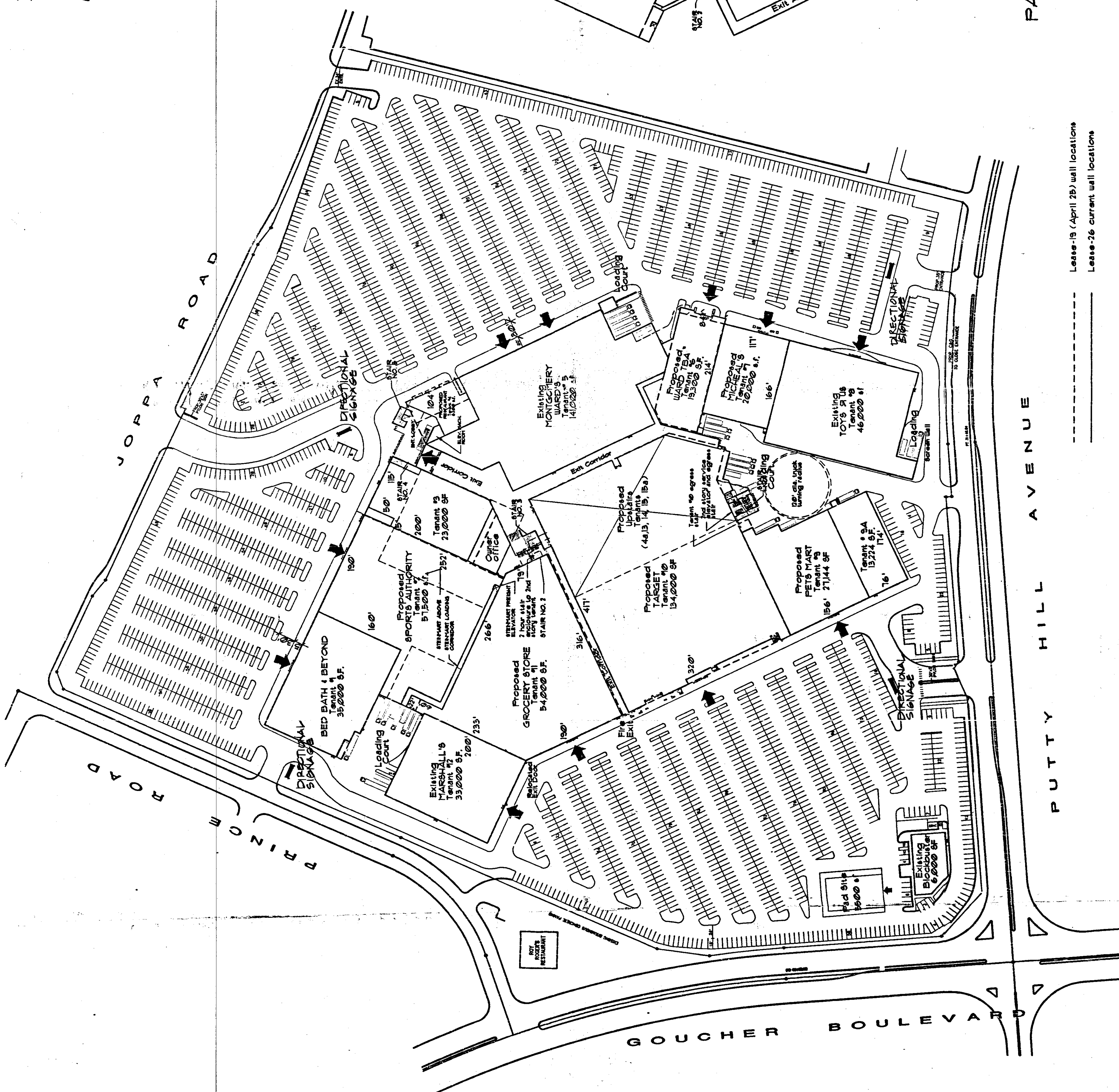
TOWSON PLACE



VICINITY PLAN



PARTIAL UPPER LEVEL PLAN



LEADS-19 (April 25) wall locations

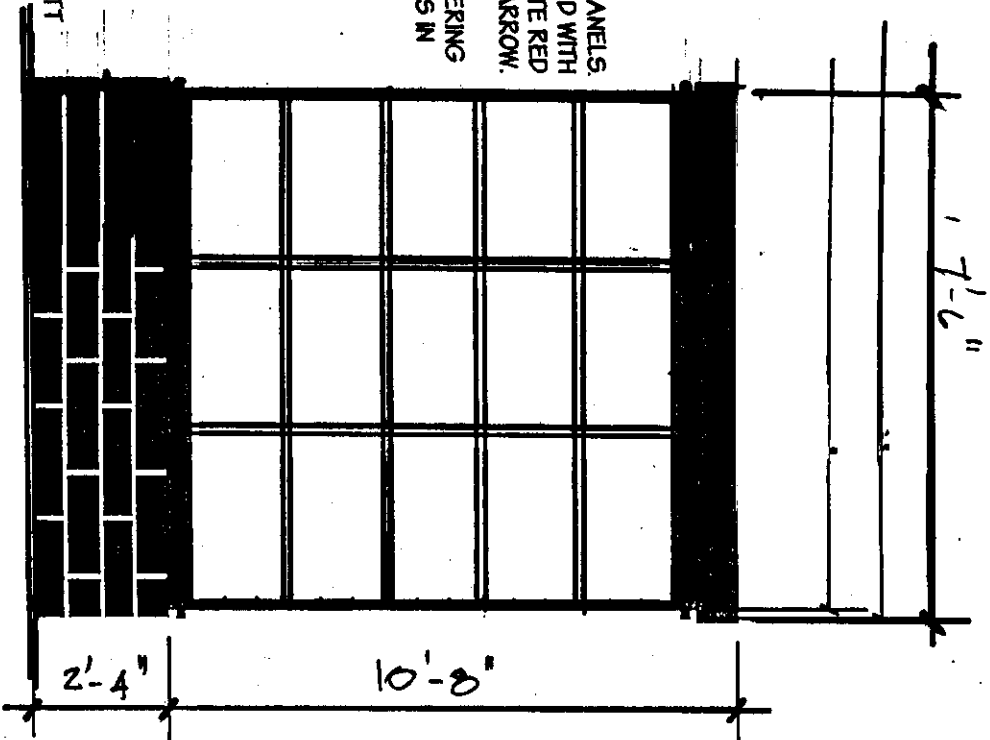
PROPOSED REDEVELOPMENT BY

TALISMAN COMPANIES
COMMERCIAL DEVELOPMENT, LEASING & MANAGEMENT
1500 SAN REMO DRIVE, SUITE 105-A
CORAL GABLES, FLORIDA 33146
(305) 682-9669
(305) 682-9676 (Fax)

207 East Redwood Street
Architecture
Planning
Baltimore, MD 21202
410 234 0800
410 539 4921 Fax
Interior Design
Facilities Management

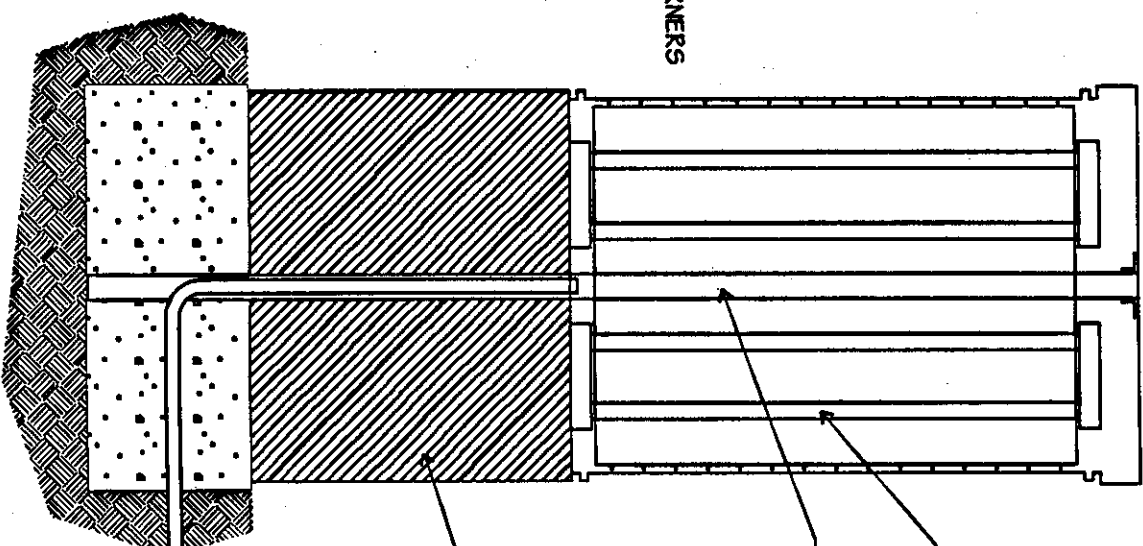
WHITE REMOVABLE ALUMINUM TENANT PANELS
ARE STENCIL CUT AND BACKED WITH
3/16" RED ACRYLIC TO ILLUMINATE RED
CIRCLE TO ILLUMINATE RED WITH WHITE ARROW.
TENANT PANELS SECURED FROM TAMPERING
BY USE OF NON-REMOVABLE FASTENERS IN
RETAINERS.

GLENGARRY BRICK EXTENDED
SERIES. 900 CLEAR BURN MATT



CABINET CONSTRUCTED OF 090 ALUM.
PAINTED REGAL BLUE TO MATCH STORE FRONT

1" ALUM. SQ. TUBE
WITH MITERED CORNERS



DOUBLE SIDED DIRECTIONAL SIGNAGE

SCALE: 1/2" = 1'

THE LOCKWOOD SIGN GROUP

829 Pickens Industrial Drive Marietta, GA 30062 770-424-1554

Job Name

Job Number

Drawing Number

98128

Sales Person

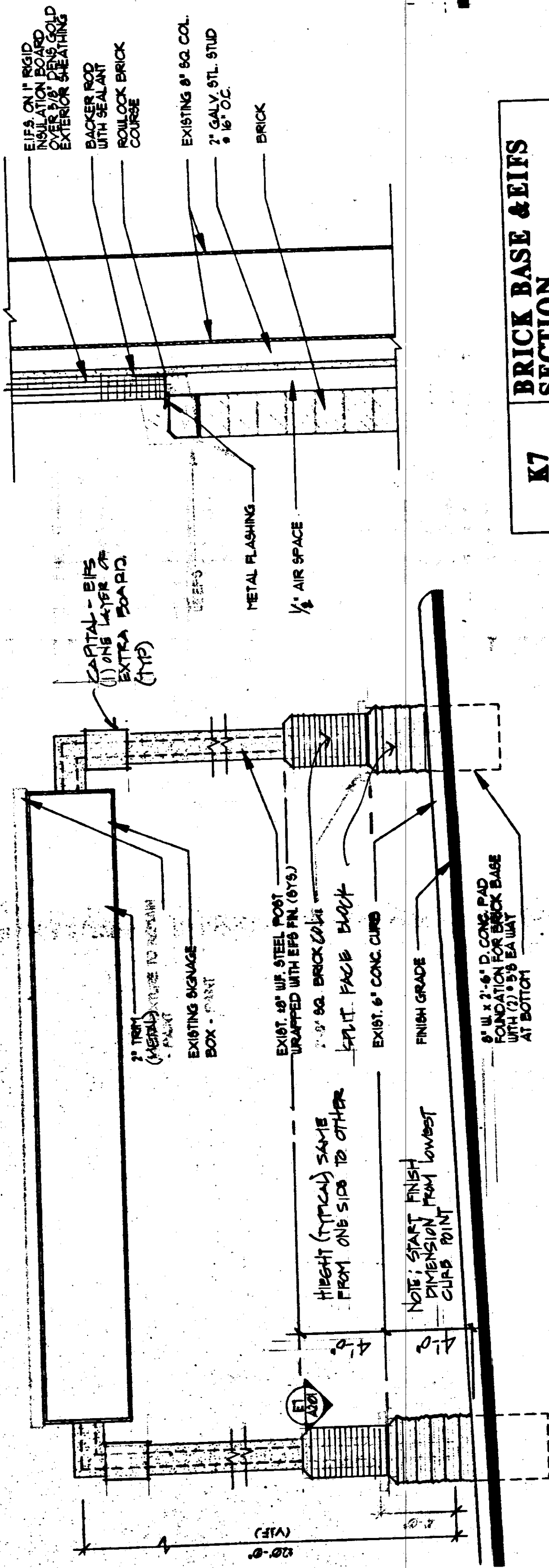
JOE JENKINS

Date

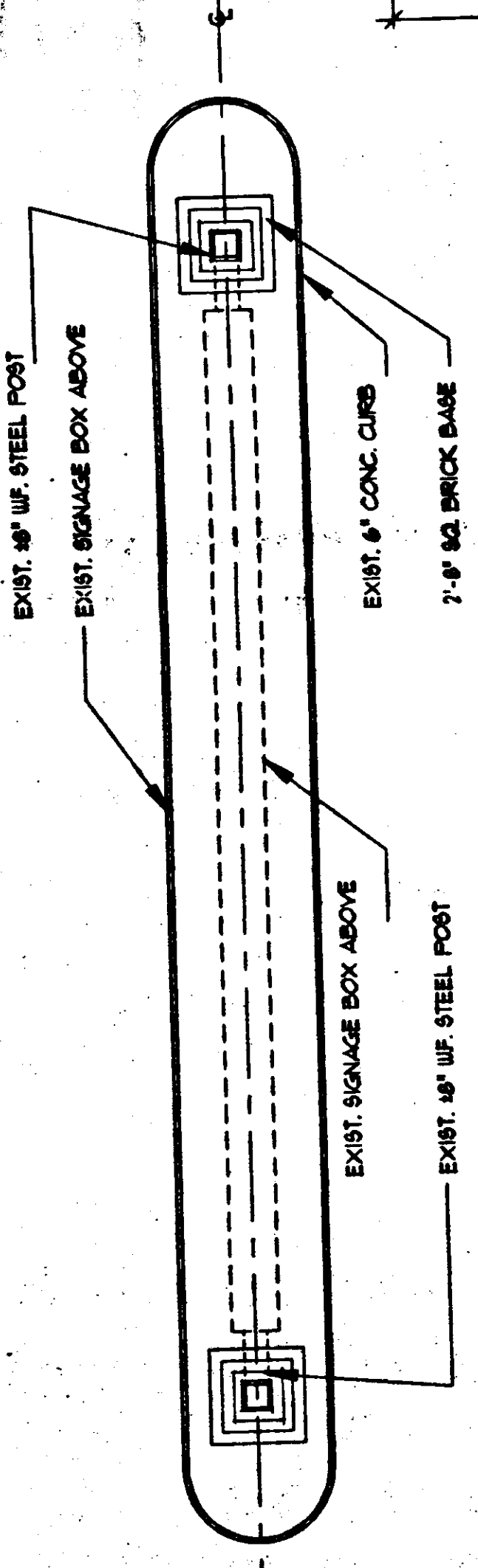
8-18-1998

Customer Approval

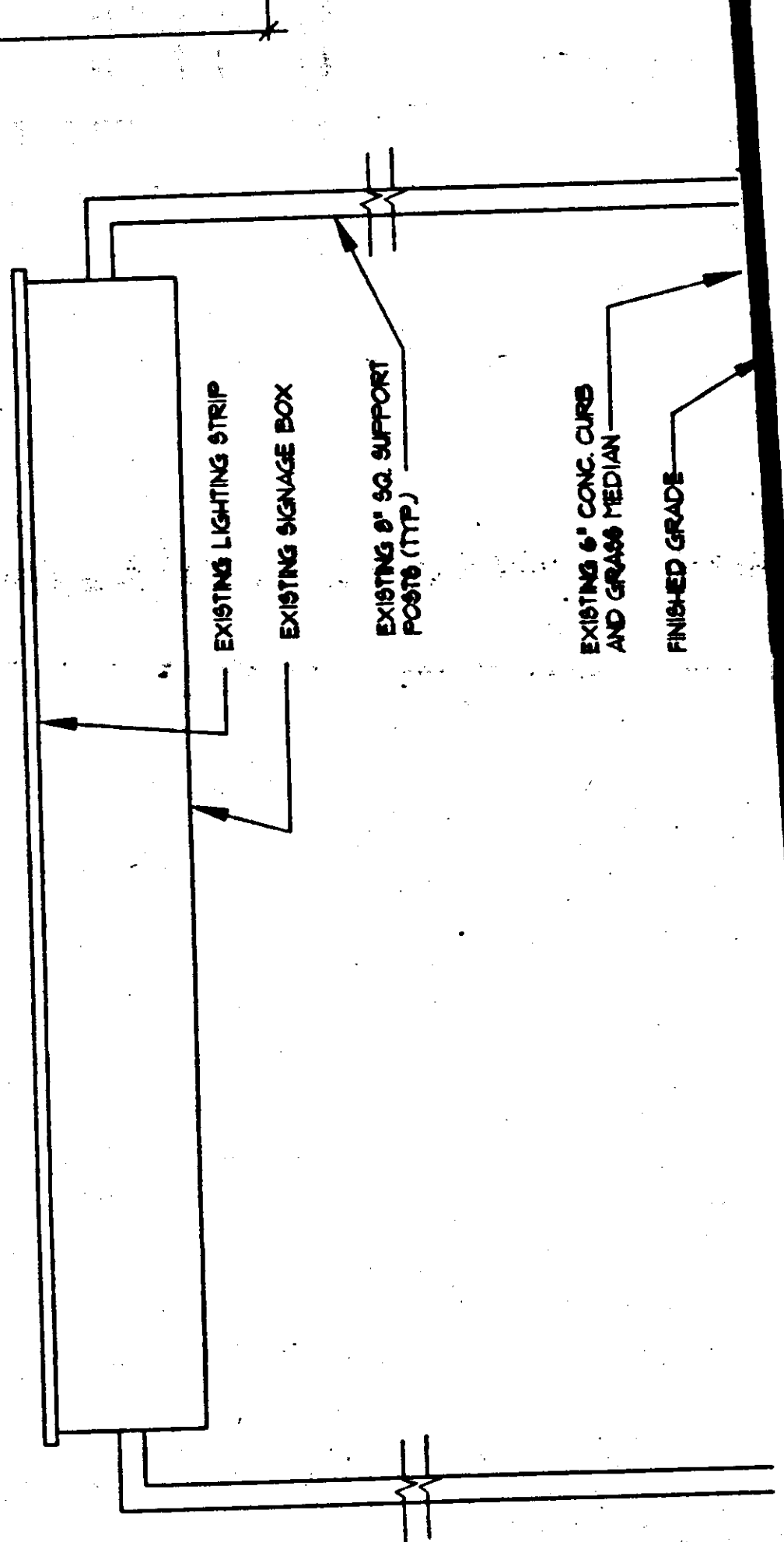
THIS DRAWING IS THE SOLE PROPERTY OF
THE LOCKWOOD SIGN GROUP
AND MAY NOT BE COPIED OR REPRODUCED
WITHOUT CONSENT



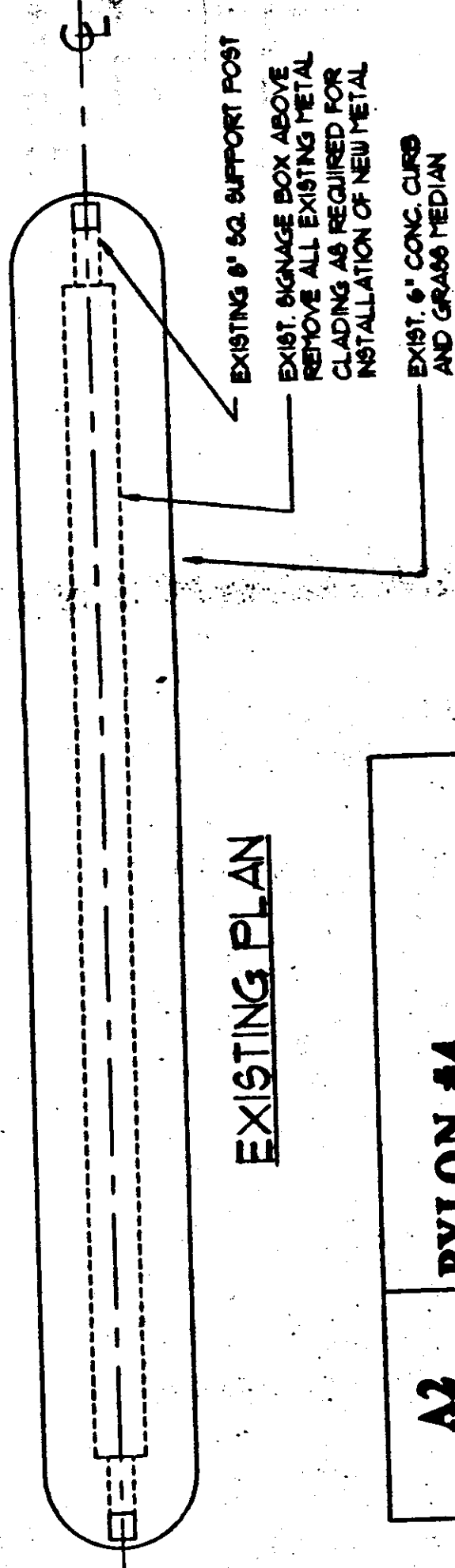
(#4) PROPOSED ELEVATION



PROPOSED PLAN

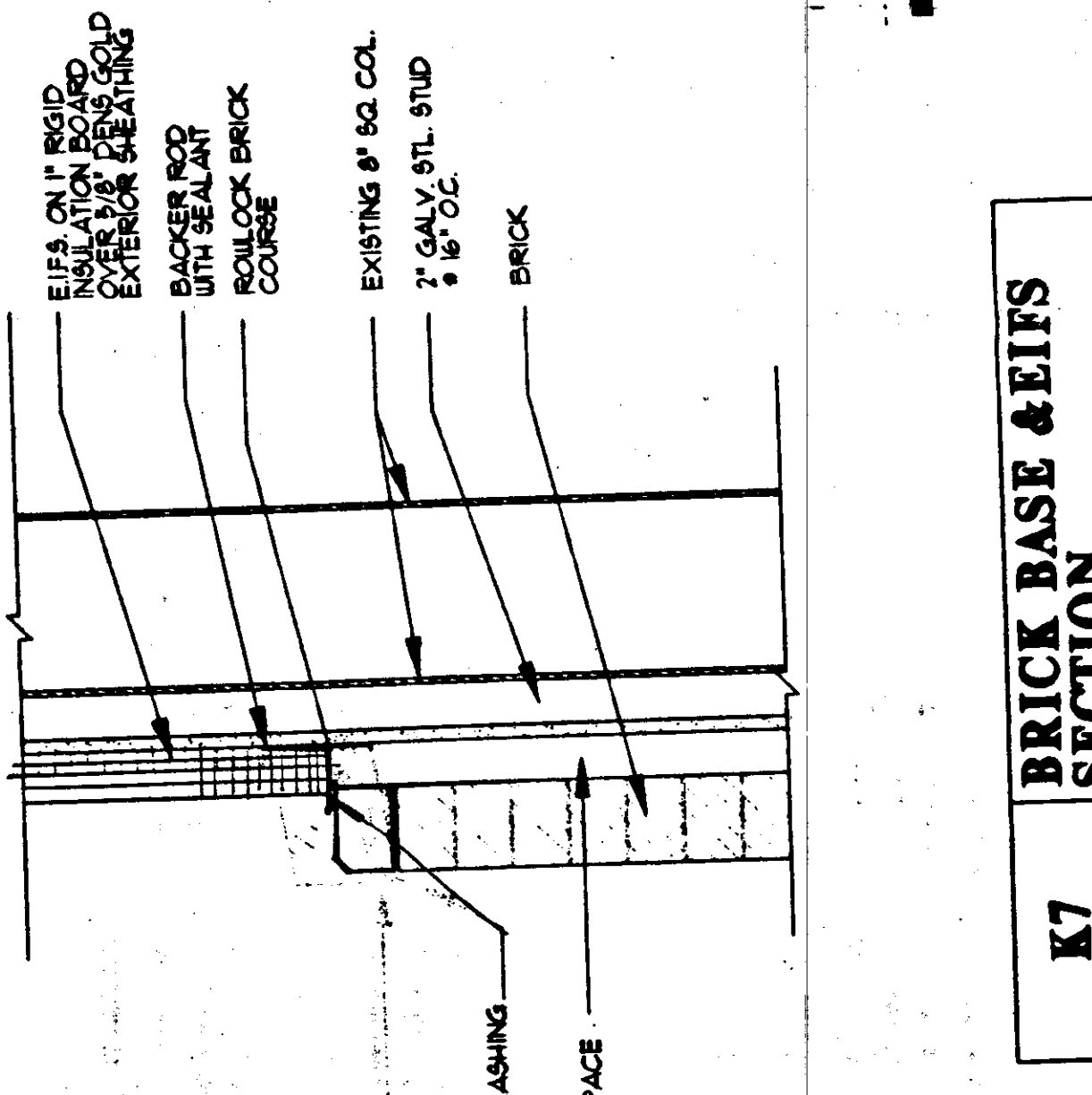


EXISTING ELEVATION



EXISTING PLAN

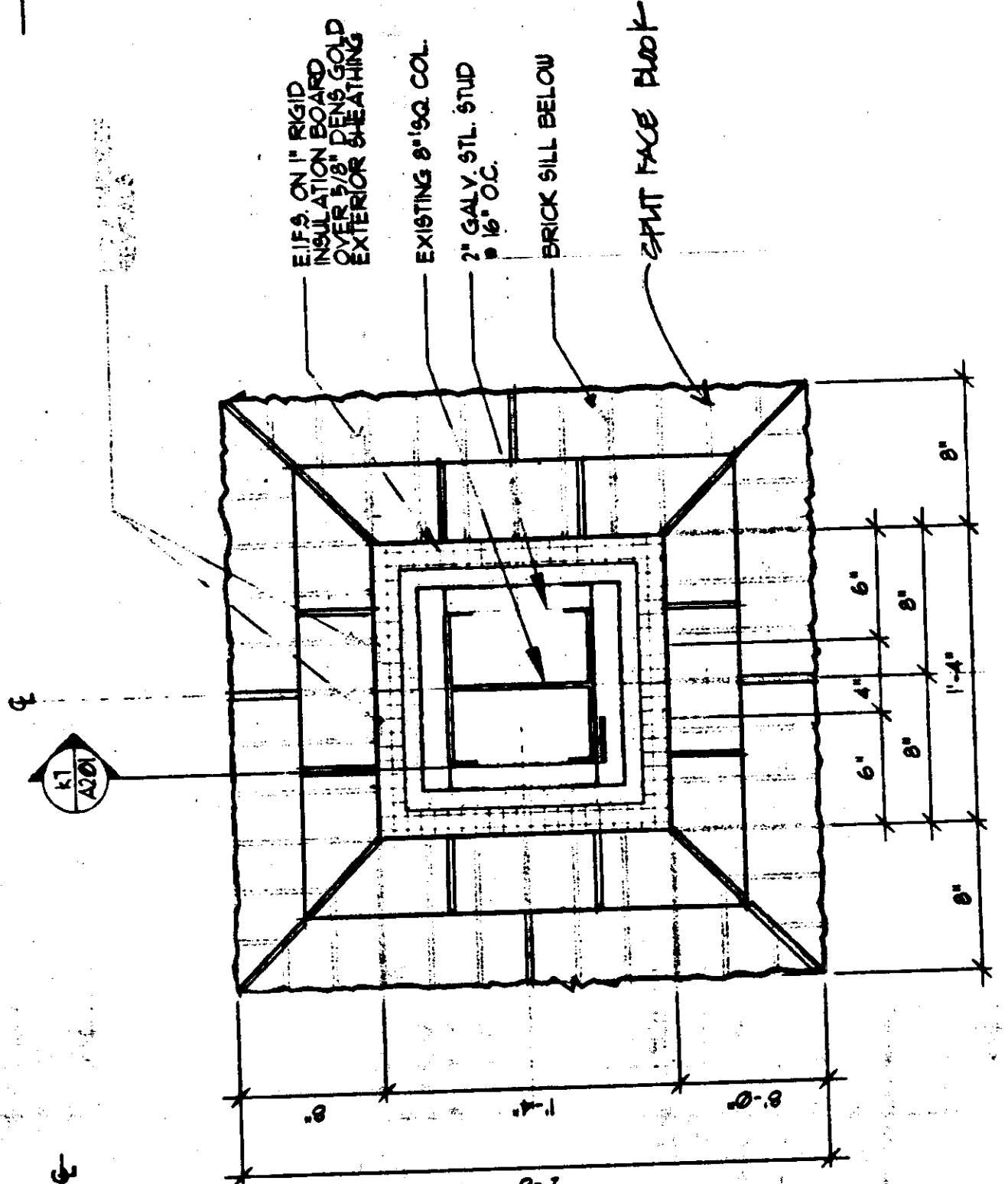
A2	PYLON #4
SCALE: 1/8"=1'-0"	
A201	



K7 BRICK BASE & EIFS SECTION

SCALE: 1/2"=1'-0"

A201



E7 EIFS/BRICK/BLOCK DETAIL

SCALE: 1/2"=1'-0"

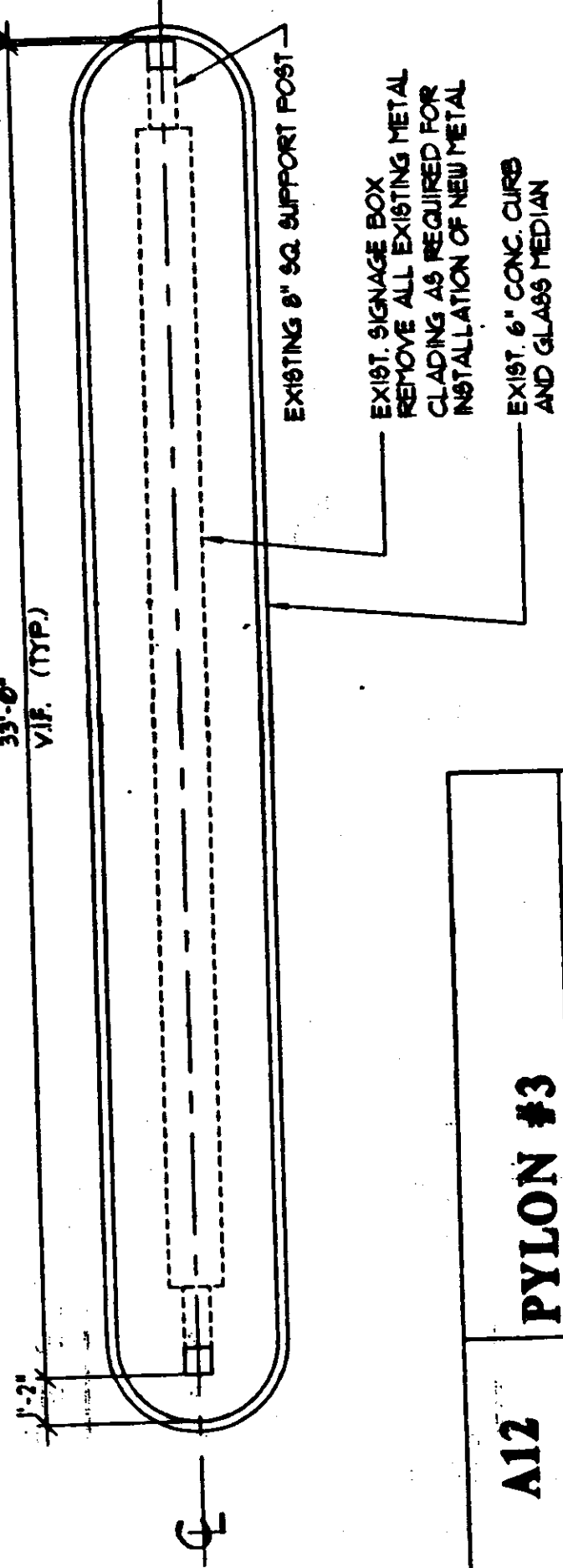
A201

NOTE:
CONTRACTOR TO VERIFY ALL TURNING
RADIUS AND HEIGHTS AS REQUIRED
TO INSURE ALL CLOSURES ARE
NO CLOSER THAN 2'-6" FROM FACE OF CURB

LEGEND

- PYLON 1 ... GOUCHER BOULEVARD
- PYLON 2 ... PUTTY HILL AVENUE
- PYLON 3 ... JOPPA ROAD
- PYLON 4 ... PRINCE ROAD

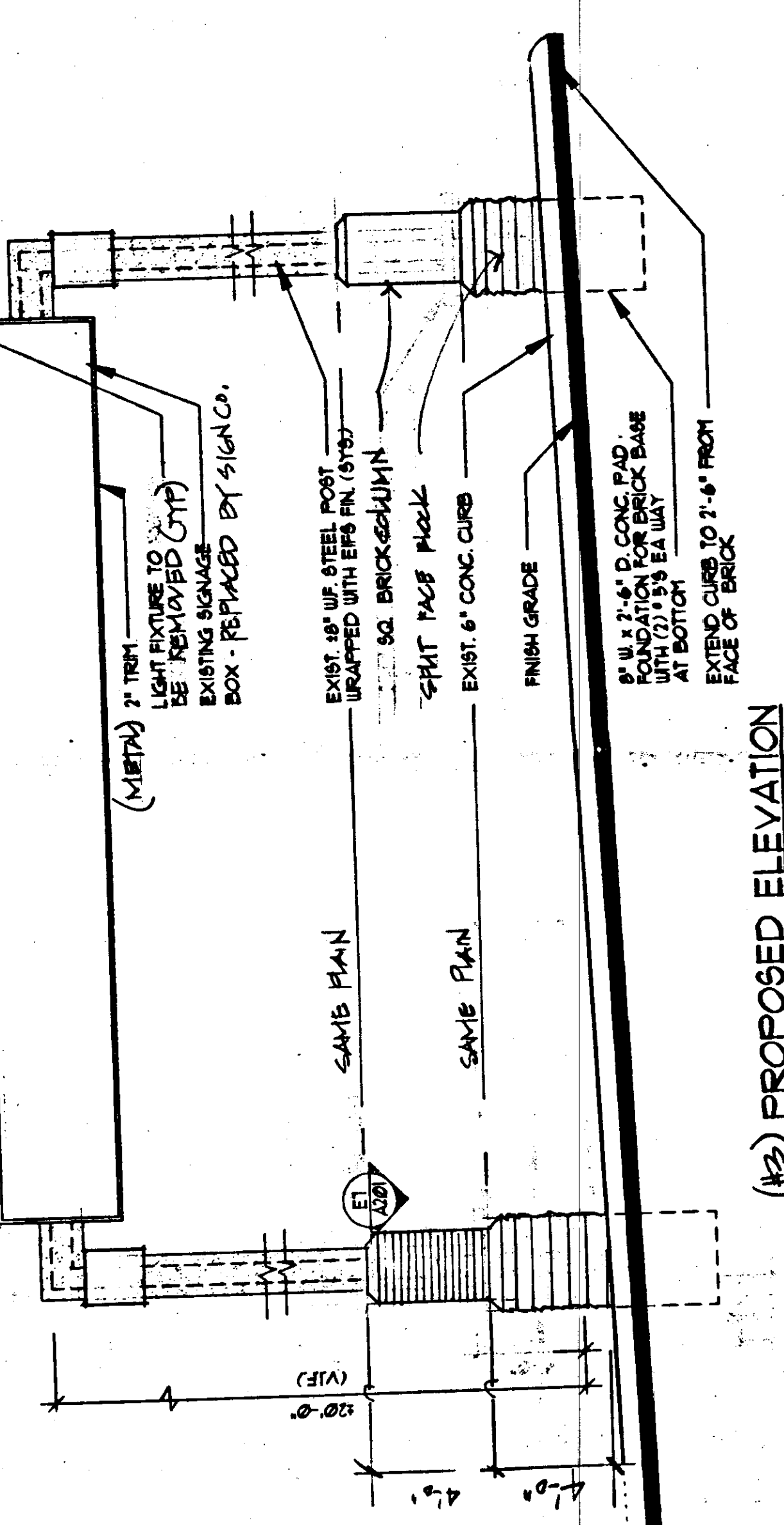
EXISTING ELEVATION



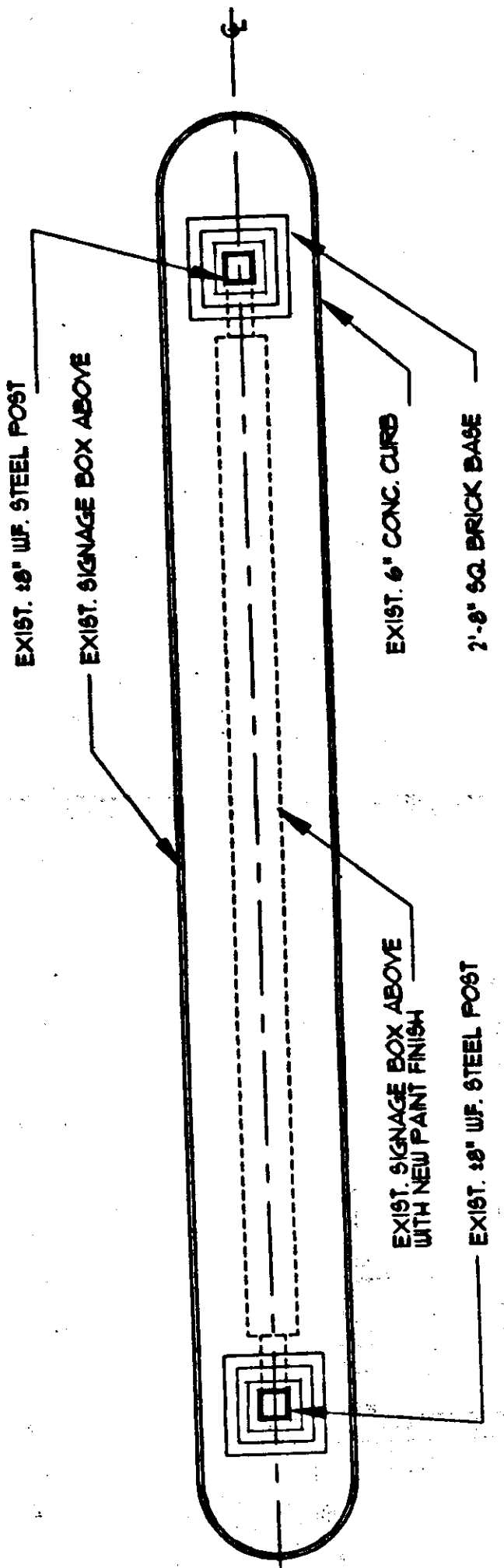
PYLON #3

SCALE: 1/8"=1'-0"

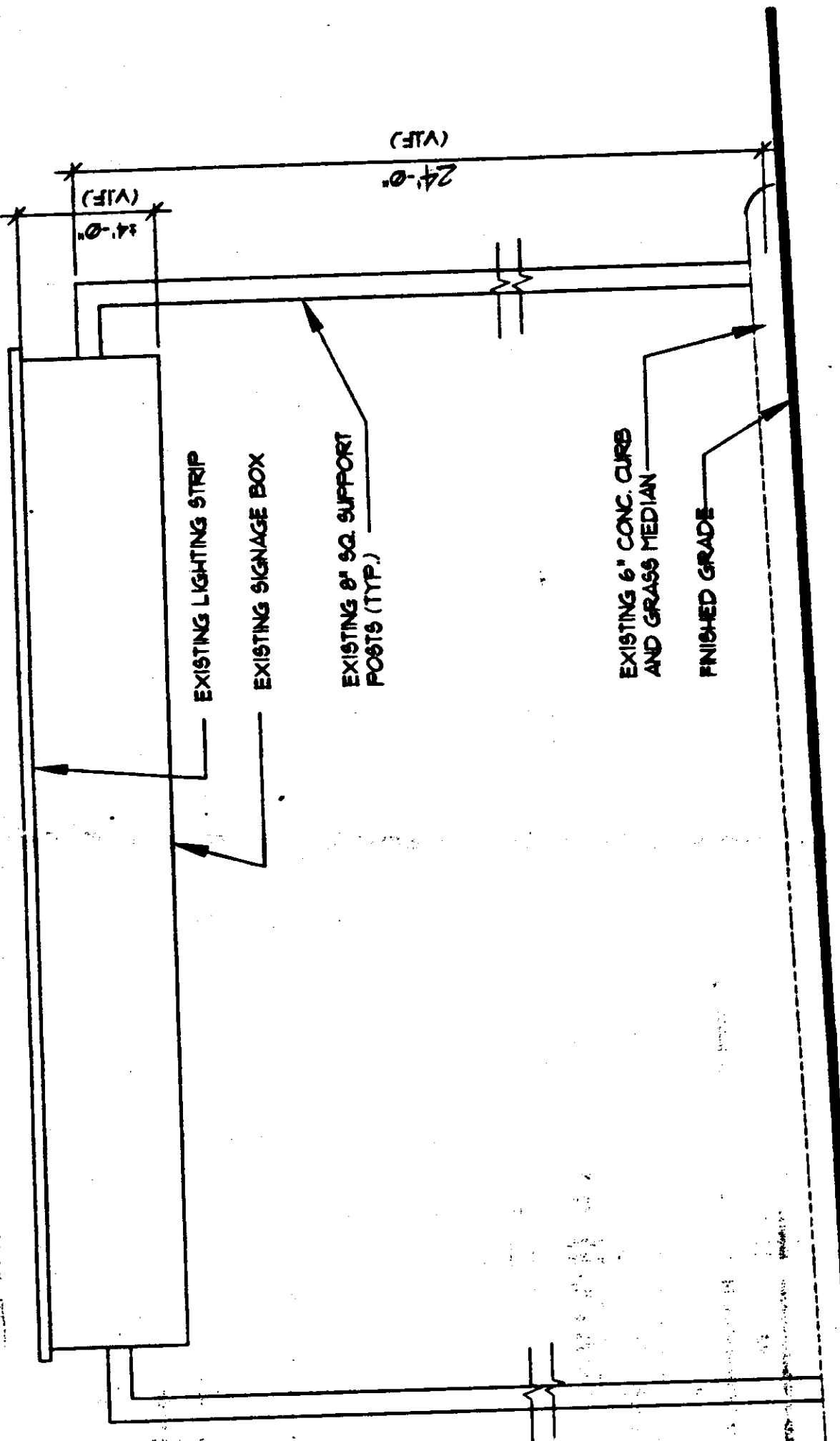
A201



(#3) PROPOSED ELEVATION



EXISTING PLAN



STATE OF MARYLAND
JOSEPH L. BRADY, JR.
ARCHITECT
9083
I-22-99
12-21-98
98-171
LANDSCAPE ARCHITECTS
PLANNERS ARCHITECTS
TOWSON PLACE, BALTIMORE CITY, MD.

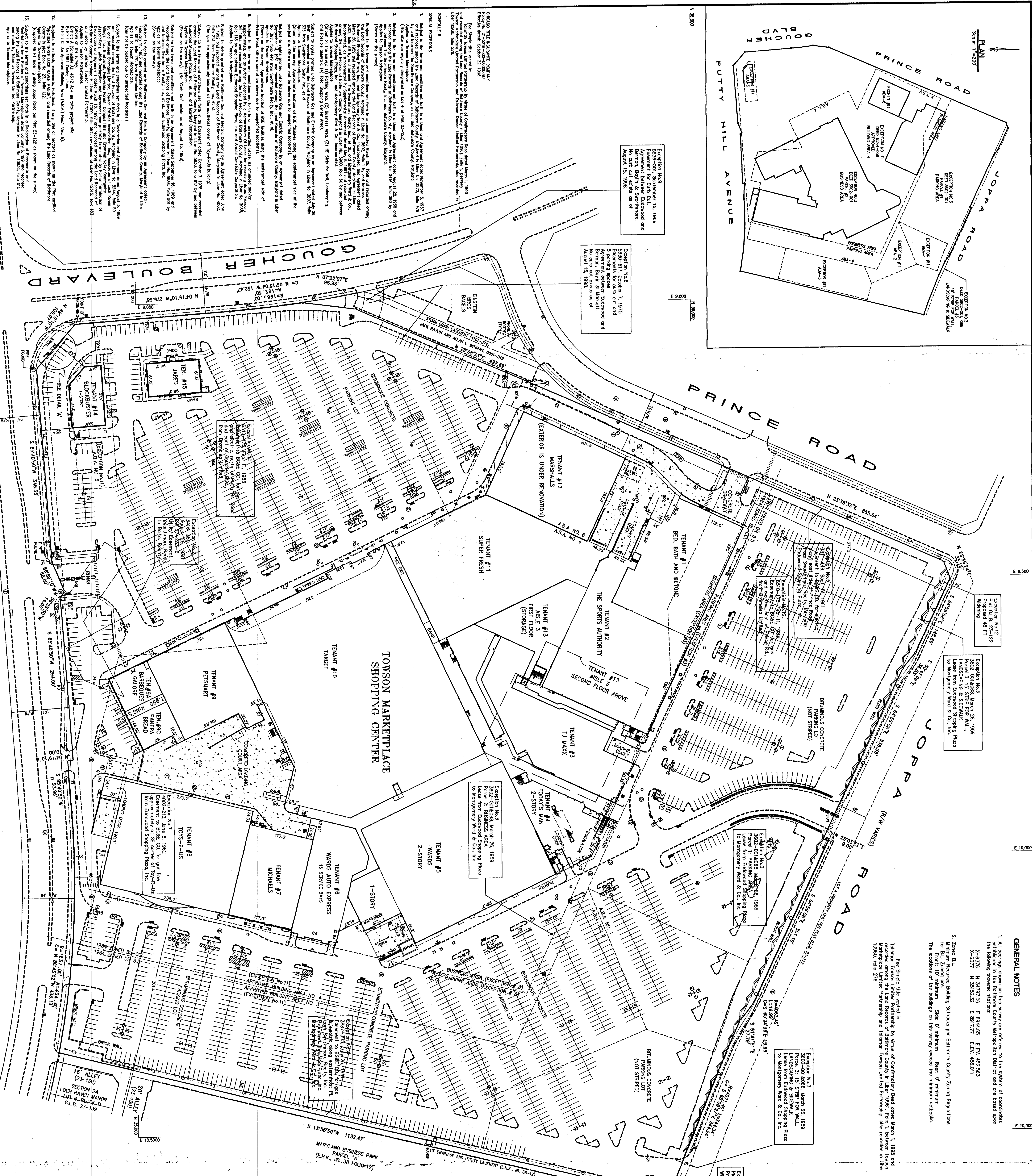
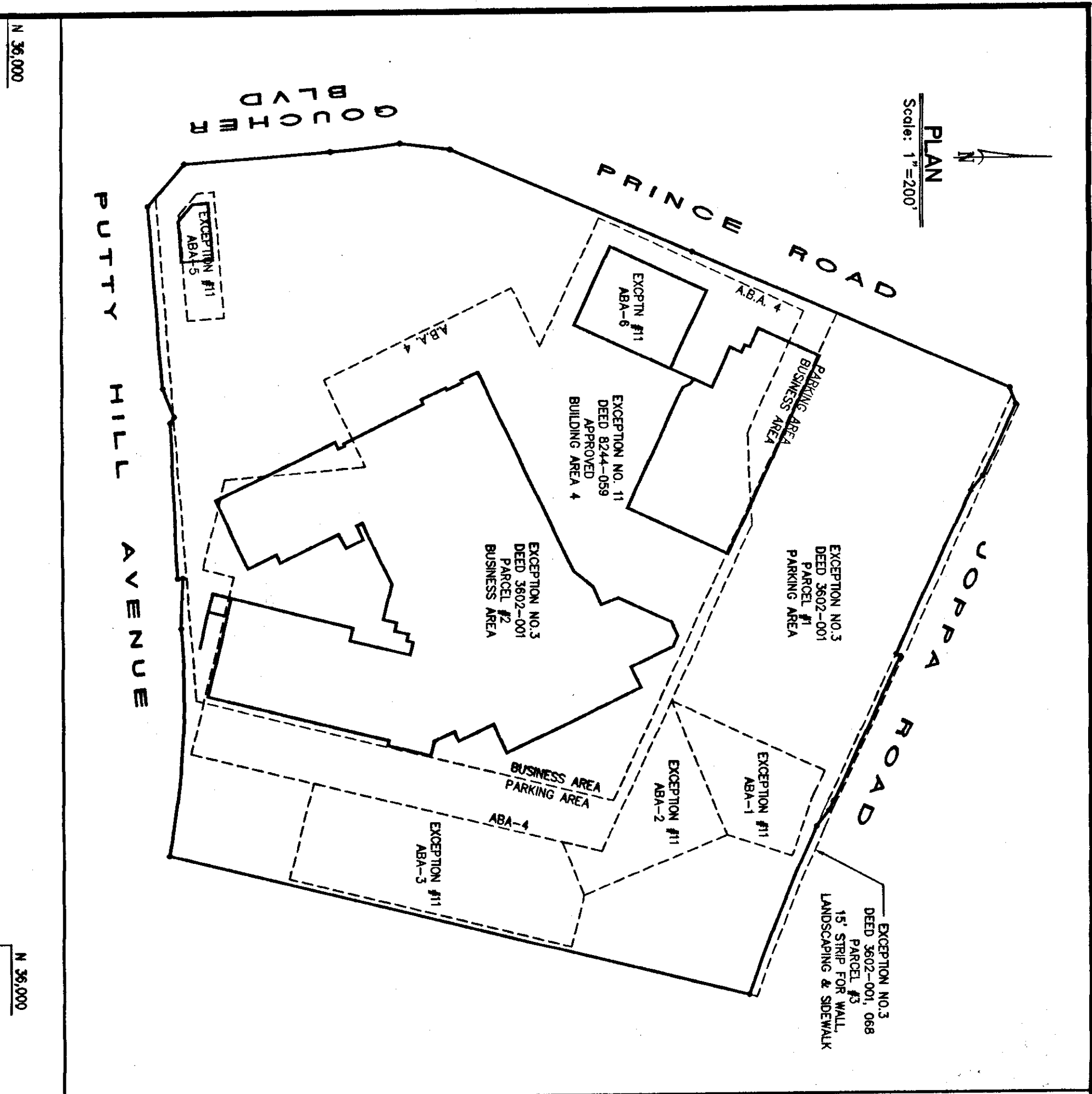
TOWSON PYLONS

DBrasher

5560 STERRETT PLACE, SUITE 300 COLUMBIA, MD 21044
WASH./VA. (301) 621-6020
BALTO. (410) 995-0015

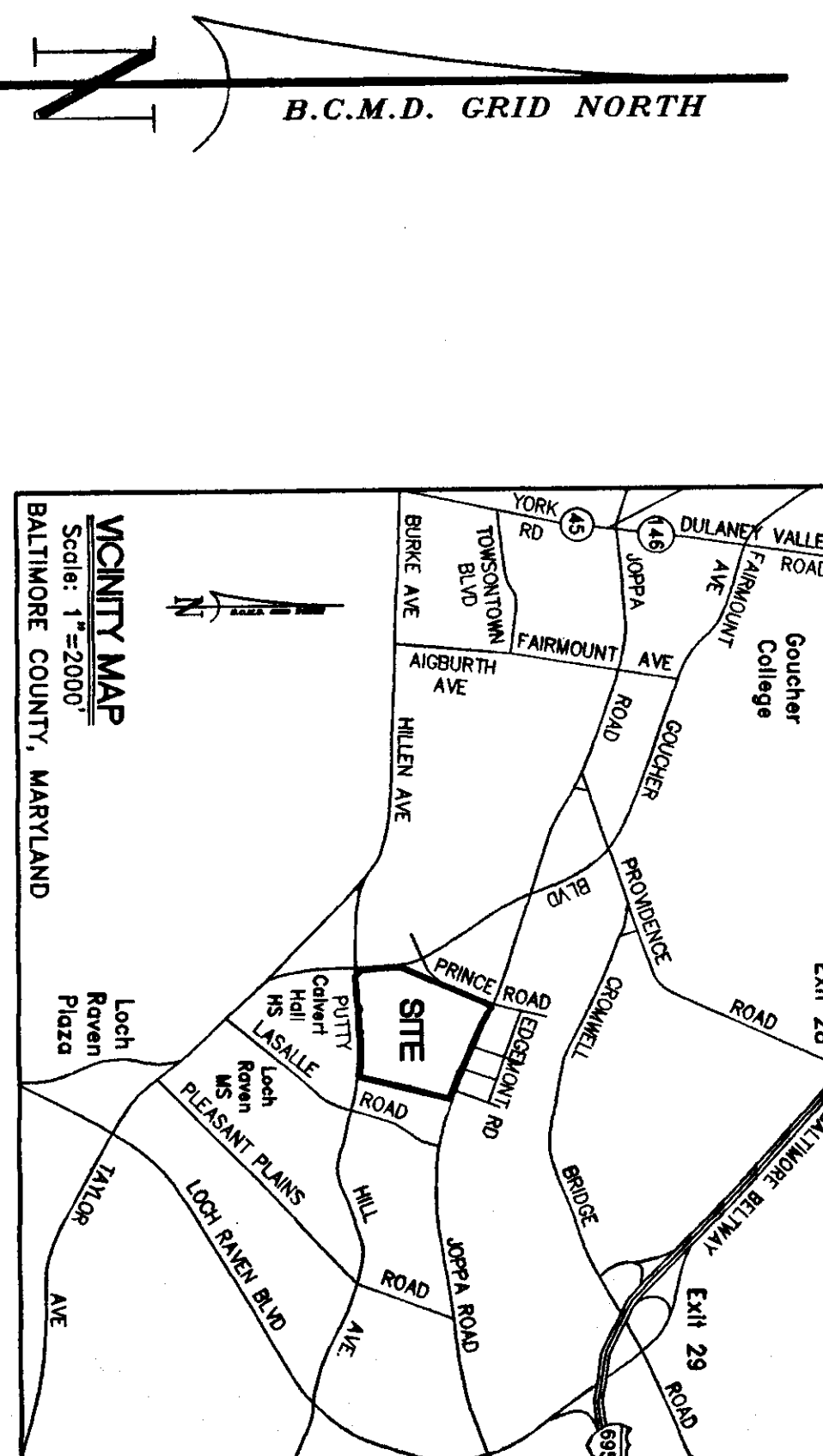
ARCHITECTS PLANNERS ARCHITECTS
LANDSCAPE

A201



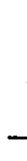
GENERAL NOTES

1. All buildings shown on this survey are referred to the system of coordinates established in the Baltimore County Metropolitan District and are based upon the following Towne's Station:
- X-4316 N 34°59' 00" E 8844.45 ELEV 423.53
X-4317 N 50°52' 32" E 6917.77 ELEV 426.01
2. Zoned BL - Required Building Setbacks per Baltimore County Zoning Regulations for BL Zoning are:
- Front: 10' minimum, Side: 5' minimum, Rear: 5' minimum
The location of the Setbacks on this survey across the minimum setbacks.
- Fee Simple title vested in:*
Tollman Carson Limited Partnership by virtue of Condominium deed dated August 1, 1985 and
Maryland United Partnership and Tolman Towler Partnership, also recorded in Liber 106060, Page 276.



DESCRIPTION OF "TOWSON MARKETPLACE"

- [illegible]

 CONCRETE CURB WITH BITUMINOUS COAT	 LIGHT POLES
 CONCRETE DRIVEWAYS	 UTILITY POLE
 MAN ACCESS TO UNDERGROUND SPACE	 STORM DRAIN MANHOLE
 FIRE HYDRANT	 ELECTRICAL TRANSFORMER
 WATER VALVE	 SANITARY SEWER MANHOLE
 RETAIN WALL PARKING SPACE	 SANITARY SEWER CLEANOUT

SURVEYOR'S CERTIFICATE

I wrote early in the book of my professional career, "unstable, dependent and short of money." I was not alone. The 1930s were a time of economic depression and the loss of jobs and income for millions of Americans. The 1940s were a time of war and economic depression, and the 1950s were a time of economic depression and the loss of jobs and income for millions of Americans. The 1960s were a time of economic depression and the loss of jobs and income for millions of Americans. The 1970s were a time of economic depression and the loss of jobs and income for millions of Americans. The 1980s were a time of economic depression and the loss of jobs and income for millions of Americans. The 1990s were a time of economic depression and the loss of jobs and income for millions of Americans. The 2000s were a time of economic depression and the loss of jobs and income for millions of Americans. The 2010s were a time of economic depression and the loss of jobs and income for millions of Americans. The 2020s were a time of economic depression and the loss of jobs and income for millions of Americans.

WILLIAM K. MOODY
Professional Land Surveyor
MD Reg. No. 10724

ALTA/ACSM LAND TITLE SURVEY

Goucher Boulevard & Putty Hill Avenue

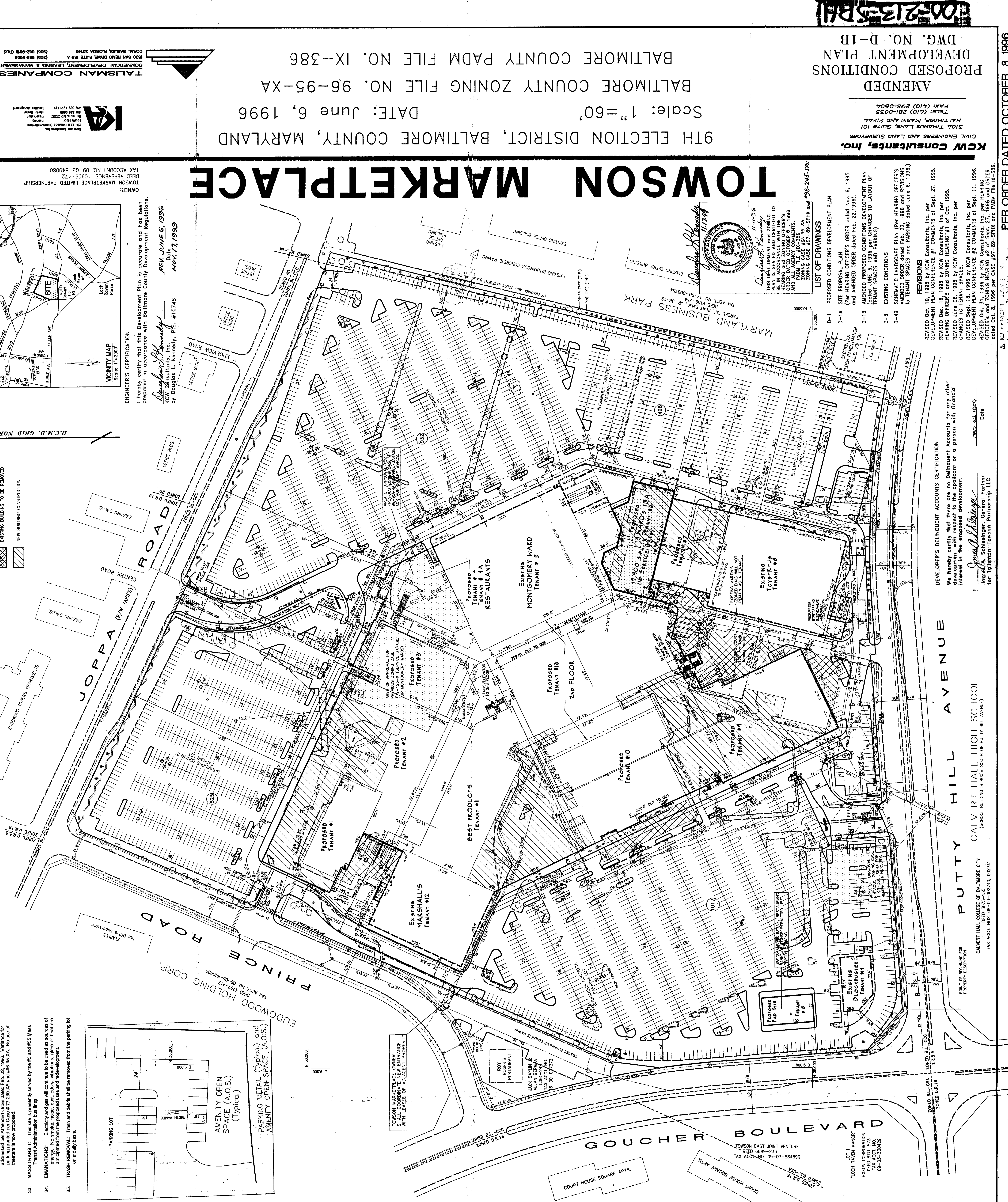
9TH ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND
SCALE: 1"=60' DATE: OCTOBER 21, 1988

'09="

PARKING NOTES

1. Total number of existing parking spaces on no striped is 2440. Among them is 2357 regular parking spaces and 83 handicap parking spaces.

1. OWNER/DEVELOPER: Talisman, Towns Partnership LLC
1500 San Remo Avenue, Suite 100-A
Baltimore, MD 21204
Attn: James Schaeffer
Tel: (301) 862-5559
2. PREPARED BY: KCM Consultants, Inc.
Civil Engineers and Land Surveyors
3102 Talisman Lane, Suite 101
Baltimore, MD 21204
Attn: Douglas L. Kennedy, P.E.
Tel: (410) 255-5555
3. DEED REFERENCE: Liber 1047 folio 579
County of Baltimore, Maryland
Recorded in the Office of the Clerk of the Circuit Court for Baltimore City, Maryland, on the 10th day of May, 1995, at 10:00 A.M.
4. ELECTION DISTRICT: C-4
COUNCILMANIC DISTRICT: C-4
WATERSHED: Herring Run
SUBWATERSHED: 51
WATER DESIGNATION: W-1
5. EXISTING LAND USE: Retail Shopping Center, Auto Service, Gasoline, and Other Retail Uses
PROPOSED LAND USE: Retail Shopping Center, Auto Service, Gasoline, and Other Retail Uses
REDEVELOPMENT: Shopping Center and other uses permitted per B.L. Zoning, auto service garage per Zoning Case Nos. 79-125-X, 96-95-XA, and 97-48-SPHX.
6. PROPOSED BUILDING AREA: 750,000 s.f.
Gross Building Area (G.B.A.) 750,000 s.f.
Common Areas (G.A.) 694,000 s.f.
Gross Leasable Area (G.L.A.) 694,000 s.f.
7. PARKING: Retail Shopping Center: 3470 p.s.
Parking Variance per Case #77-230-XA = 368 p.s.
Parking Variance per Case #96-95-XA = 139 p.s.
Note: Parking spaces comply with BCCR Section 403.8 A.4.
8. AVERAGE DAILY TRIPS: Retail Shopping Center: 32,618 adt
694,000 s.f. G.L.A. x 47 trips per 1000 s.f. = 32,618 adt
9. STORMWATER MANAGEMENT: The existing shopping center was designed to meet the requirements of the City of Baltimore SWM Policy. The redevelopment of this site will not cause an increase in stormwater runoff. Waiver of SWM policy granted by DEPRM.
10. CHANGES TO TOPOGRAPHY: The redevelopment of this site will not result in any significant changes to topography.
11. ZONING VARIANCES: Zoning variances granted for parking per Case #77-230-XA for 368 parking spaces and Case #96-95-XA for 139 parking spaces. Continuation of these variances requested to allow for the proposed redevelopment. BCCR Section 403.8 A.4 as shown hereon and per Case #97-48-SPHX.
12. SPECIAL EXCEPTION: Special Exception to amend location of auto service garage from 200 ft. to 100 ft. from the rear property line per Case #96-95-XA to that area now specified hereon and per Case #97-48-SPHX.
13. SPECIAL HEARING: Special Hearing requested for Case #96-95-XA, approved Development Plan #96-95-XA, per Case No. 96-245-SPH.
14. WAIVERS: No waivers of standards or development regulations are anticipated for this Development Plan.
15. LANDSCAPE PLAN: A Landscape Plan to be approved by Baltimore County is a part of this development proposal.
16. This Development Plan is consistent with:
- Comprehensive Manual of Development Policies
- Baltimore County Development Regulations
17. COUNTY ADOPTED PLANS:
EXISTING: B.L. Zoning, B.L. Zoning, B.L. Zoning
CONFORMANCE: B.L. Zoning, B.L. Zoning, B.L. Zoning
18. COVENANTS: Redevelopment of this property is subject to an agreement recorded in the Land Records of Baltimore County in Liber 2244 folio 050 (between Branford (previous owner) and Ragan Valley, Village, Knattisall, Fellowship Forest, Campus Hills, and Cornwell Valley).
19. LIGHTING: All parking lot lighting shall be pole or building mounted and shall be directed away from public rights-of-way and adjacent residential areas.
20. SIGNAGE: All signs shall comply with BCCR Section 413 and all zoning sign regulations for B.L. Zone.
21. BUILDING SETBACKS: Per B.L. zone:
Front: 10 ft.
Side: 5 ft.
Rear: 5 ft.
22. FLOOR AREA RATIO: 750,000 s.f. / (43.12 ac) (4360 s.f./ac) = 0.4
ENVIRONMENTAL: The site is fully developed with an existing retail shopping center and parking. To the best of our knowledge, there are no 100-year floodplains, wetlands, streams, ponds, or bodies of water on or adjacent to the site. No significant impacts to the environment are anticipated from the proposed redevelopment. No significant impacts to the environment are anticipated from the proposed redevelopment.
23. AMENITY OPEN SPACE: Required: 0.2 x 750,000 s.f. (G.B.A.) = 150,000 s.f. = 3.44 ac
Provided: 150,000 s.f. = 3.44 ac
24. HISTORIC: There are no known historic buildings or sites on or adjacent to this property; there are no areas of critical State concern.
25. SOILS: This site does not include any prime or productive soils. Per Baltimore County Soil Survey on-site soils are GIB and GUB.
26. PREVIOUS ZONING CASES:
5900: Variance for definition sign
68-83-R: Variance for definition sign
74-143-R: Variance for definition sign
77-230-XA: Variance for definition sign
79-125-X: Variance for definition sign
1984: Variance for definition sign
1988: Variance for definition sign
1990: Variance for definition sign
1992: Variance for definition sign
1994: Variance for definition sign
1996: Variance for definition sign
1998: Variance for definition sign
2000: Variance for definition sign
2002: Variance for definition sign
2004: Variance for definition sign
2006: Variance for definition sign
2008: Variance for definition sign
2010: Variance for definition sign
2012: Variance for definition sign
2014: Variance for definition sign
2016: Variance for definition sign
2018: Variance for definition sign
2020: Variance for definition sign
27. PUBLIC SAFETY: Public Safety will be addressed as part of the redevelopment project per amended order dated Feb. 22, 1996 in Case # 96-95-XA.
28. COMBINED HEARING: Per Baltimore County Development Regulations Section 26-205.1, a request has been made for a combined hearing on the proposed redevelopment project and the proposed amendments to the Development Plan.



OWNER: TALISMAN COMPANIES
DEED REFERENCE: 10959-472
TAX ACCOUNT NO. 09-05-940080

ENGINEER'S CERTIFICATION
I hereby certify that this Development Plan is accurate and has been prepared in accordance with Baltimore County Development Regulations.

REK JUNE 6, 1996
KCM Consultants, Inc.
by Douglas L. Kennedy, P.E. #10748
NOV 17 1999

AMENDED
PROPOSED CONDITIONS
DEVELOPMENT PLAN
DWG. NO. D-1B
BALTIMORE COUNTY ZONING FILE NO. 96-95-XA
BALTIMORE COUNTY PADM FILE NO. IX-386
DATE: June 6, 1996
Scale: 1"=60'

9TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND
TOWSON MARKETPLACE

KCM Consultants, Inc.
CIVIL ENGINEERS AND LAND SURVEYORS
3102 TALISMAN LANE, SUITE 101
BALTIMORE, MARYLAND 21204
FAX: (410) 255-5555
TEL: (410) 255-5555

LIST OF DRAWINGS
D-1 PROPOSED CONDITIONS DEVELOPMENT PLAN
D-1A SITE PROPOSAL PLAN
D-1B AMENDED ORDER dated Feb. 22, 1996
D-1C AMENDED ORDER dated Feb. 22, 1996
D-1D AMENDED ORDER dated Feb. 22, 1996
D-1E AMENDED ORDER dated Feb. 22, 1996
D-1F AMENDED ORDER dated Feb. 22, 1996
D-1G AMENDED ORDER dated Feb. 22, 1996
D-1H AMENDED ORDER dated Feb. 22, 1996
D-1I AMENDED ORDER dated Feb. 22, 1996
D-1J AMENDED ORDER dated Feb. 22, 1996
D-1K AMENDED ORDER dated Feb. 22, 1996
D-1L AMENDED ORDER dated Feb. 22, 1996
D-1M AMENDED ORDER dated Feb. 22, 1996
D-1N AMENDED ORDER dated Feb. 22, 1996
D-1O AMENDED ORDER dated Feb. 22, 1996
D-1P AMENDED ORDER dated Feb. 22, 1996
D-1Q AMENDED ORDER dated Feb. 22, 1996
D-1R AMENDED ORDER dated Feb. 22, 1996
D-1S AMENDED ORDER dated Feb. 22, 1996
D-1T AMENDED ORDER dated Feb. 22, 1996
D-1U AMENDED ORDER dated Feb. 22, 1996
D-1V AMENDED ORDER dated Feb. 22, 1996
D-1W AMENDED ORDER dated Feb. 22, 1996
D-1X AMENDED ORDER dated Feb. 22, 1996
D-1Y AMENDED ORDER dated Feb. 22, 1996
D-1Z AMENDED ORDER dated Feb. 22, 1996

REVISIONS
REVISED Oct. 10, 1995 by KCM Consultants, Inc. per DEVELOPMENT PLAN CONFERENCE #1 COMMENTS of Sept. 27, 1995.
REVISED Oct. 10, 1995 by KCM Consultants, Inc. per HEARING OFFICER'S and ZONING BOARD COMMENTS of Sept. 27, 1995.
REVISED Oct. 10, 1995 by KCM Consultants, Inc. per CHANGES TO TENANT SPACES.
REVISED Sept. 18, 1996 by KCM Consultants, Inc. per DEVELOPMENT PLAN CONFERENCE #2 COMMENTS of Sept. 11, 1996.
REVISED Oct. 31, 1996 by KCM Consultants, Inc. per HEARING OFFICER'S and ZONING BOARD COMMENTS of Oct. 11, 1996.
REVISED Oct. 31, 1996 by KCM Consultants, Inc. per DEVELOPMENT PLAN CONFERENCE #3 COMMENTS of Oct. 11, 1996.
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REVISED Oct. 31, 1996 by KCM Consultants, Inc. per DEVELOPMENT PLAN CONFERENCE #98 COMMENTS of Oct. 11, 1996.
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REVISED Oct. 31, 1996 by KCM Consultants, Inc. per DEVELOPMENT PLAN CONFERENCE #100 COMMENTS of Oct. 11, 1996.

DEVELOPER'S DELINQUENT ACCOUNTS CERTIFICATION
We hereby certify that there are no delinquent accounts for any other development with respect to the applicant or a person with financial interest in the proposed development.

JAMES SCHAEFFER
James A. Schaeffer, General Partner
for Talisman-Townes Partnership LLC
Date: DEC 22, 1995
TAX ACT, NOS. 09-03-002740, 002741

CALVERT HALL HIGH SCHOOL
(SCHOOL BUILDING IS 400' SOUTH OF PUTTY HILL AVENUE)

PUTTY HILL AVENUE

GOUCHER BOULEVARD

JOPPA ROAD

PRINCE ROAD

EXISTING BUILDING TO BE REMOVED
NEW BUILDING CONSTRUCTION

EXISTING DITCHES
NEW DITCHES

EXISTING TOWERS/PARTMENTS
NEW TOWERS/PARTMENTS

EXISTING DRIVEWAYS
NEW DRIVEWAYS

EXISTING SIDEWALKS
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