

VICINITY MAP
SCALE: 1" = 1000'

BENCHMARKS:
19-20 EX. 11.40 19-21 EX. 60.80
19-22 EX. 10.00 19-23 EX. 60.80
NOTE: 19-20 IS ON THE CORNER OF PHILADELPHIA ROAD & CAMPBELL BLVD. ON THE EAST SIDE OF MD. RTE. 7. 19-21 IS ON THE CORNER OF PHILADELPHIA ROAD & CAMPBELL BLVD. ON THE WEST SIDE OF MD. RTE. 7.

LEGEND

- PROP. PROPERTY LINE
- EX. PROPERTY LINE
- EX. R/W
- 2' CONTOUR
- 10' CONTOUR
- 20' CONTOUR
- 10' CONTOUR
- EX. CURB & GUTTER
- PROP. CURB & GUTTER
- EX. SANITARY
- PROP. SANITARY
- EX. STORM DRAIN
- PROP. STORM DRAIN
- EX. WATER
- PROP. WATER
- EX. FENCE LINE
- PROP. FENCE LINE
- EX. WOODS LINE / VEGETATION
- FOREST BUFFER AND STORMWATER MANAGEMENT EASEMENT
- 200' WETLAND BUFFER
- 100' YEAR FLOODPLAIN
- HEAVY DUTY PAVING
- LIGHT DUTY PAVING
- CONCRETE AREAS
- HEAVY DUTY PAVING WITH SEALCOAT
- EX. ZONING LINES
- EX. NON-TIDAL WETLAND LIMIT
- HIGHS/EGRESS DIRECTIONS

TRUCKING FACILITIES OFFICIALS
DEPARTMENTAL CHECK-OFF

ADMINISTRATIVE OFFICER / CHAIRMAN: 8/13/00
DATE: 9/16/00

DIRECTOR, TRAFFIC ENGINEERING: 8/15/00
DATE: 7/17/00

CHIEF, BUREAU OF ENGINEERING: 8/15/00
DATE: 8/15/00

STATE HIGHWAY ADMINISTRATION: 8/16/00
DATE: 8/16/00

ZONING SUPERVISOR/DIRECTOR, PERMITS & DEVELOPMENT MGT.

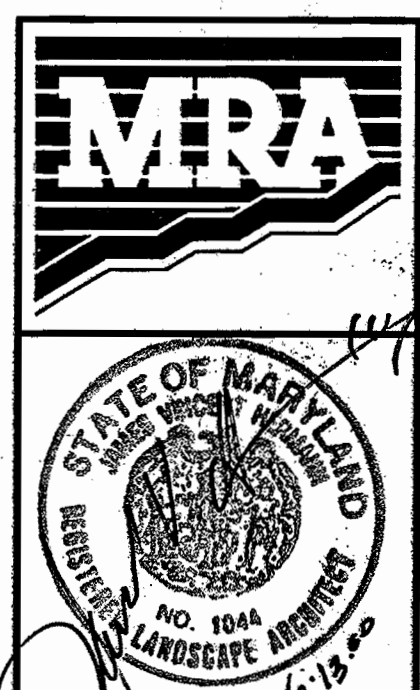
SITE PLAN APPROVED BY:

Zoning Commission: [Signature] Date: [Blank]

Chairman, County Trucking Facilities Management Office: [Signature] Date: [Blank]

County Office / County Attorney: [Signature] Date: [Blank]

LIMITED EXEMPTION
DRC NUMBER 08309H, DIST. 15C5
PETITION FOR SPECIAL EXCEPTION
CASE NO. 00-239-XA



SEE SHEET 2 FOR COMPLETE DESCRIPTION

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

110 WEST ROAD SUITE 245
TOWSON, MARYLAND 21284
(410) 821-1890
FAX (410) 821-1748

TRUCKING FACILITIES PLAN
CLASS I
**FEDEX GROUND
WHITEMARSH**
(COMMERCIAL PACKAGE DELIVERY & TRUCKING FACILITY)
CAMPBELL BOULEVARD & PHILADELPHIA ROAD - MD. RTE. 7
ELECTION DISTRICT #15 - COUNCILMANIC DISTRICT #6
PDM#

DATE	REVISIONS	JOB NO.:
8-8-00	REVISED PASSENGER PARKING; SHIFTED BLDG. TO NORTHEAST; STORM DRAIN OUTFALLS	11533
		DATE: MARCH 6, 2000
		DRAWN BY: DRS
		DESIGN BY: DRS
		REVIEW BY: TES
		SHEET 1 OF 2

DEVELOPMENT PLAN GENERAL NOTES

A. DEVELOPERS:
 WPA FACILITIES DEPT.
 380 STEVENS AVENUE, SUITE 313
 PITTSBURGH, PA 15230
 ATTN: AN MARVEL
 PHONE: (412) 282-6736

B. PLAN PREPARED BY:
 MORRIS & RITCHE ASSOCIATES, INC.
 110 WEST ROAD, SUITE 245
 TOWSON, MARYLAND 21286
 ATTN: MR. JAMES V. HERNANDEZ, P.E.
 PHONE: (410) 821-1899

C. SITE LOCATION:
 1. STREET ADDRESS: CAMPBELL BOULEVARD & PHILADELPHIA ROAD (MD RTE. 7)
 2. ELECTION DISTRICT: 15
 3. COUNCILMANIC DISTRICT: 6
 4. CENSUS TRACT: 4517.01
 5. A.C. MAP: MAP #29, 11-11
 6. ZONING AND TOPOGRAPHY: NE 7-H & NE 7-I
 7. TAX MAP: MAP #29, BLOCK 11, PARCEL 26
 8. SOILS MAP: MAP #34
 9. SOIL TYPES: MA - MADE LAND - SOIL GROUP B
 10. WATERSHEDS: WHITE MARSH RUN
 11. WATER & SEWER MASTER PLANS: W-178 and S-178
 12. TAX ACCOUNT # 1514851440
 13. DEED REFERENCE: 13489/22

D. EXISTING SITE DATA AND ZONING:
 1. GROSS SITE AREA: 32.85 AC.
 2. NET AREA: 28.95 AC.
 3. EXISTING ZONING: M-L-M
 4. EXISTING LAND USE: SURFACE MINE RECLAMATION

E. EXISTING SITE INFORMATION:
 1. EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN IS FROM FIELD SURVEYS BY MORRIS & RITCHE ASSOCIATES, INC. (MRA), AERIAL PHOTOGRAMMETRY PROVIDED BY REIDMAN GUNTER, INC. AND AS TAKEN FROM THE APPROVED MINE RECLAMATION GRADING PLANS.
 2. SOILS INFORMATION WAS TAKEN FROM THE USDA SOIL SURVEY OF BALTIMORE COUNTY, MARYLAND.
 3. EXISTING WOODS ARE DESIGNATED TO REMAIN WIE SHOWN ON THE PLAN. THE FOREST STAND DENSIFICATION (FSD) FOR THIS SITE WAS APPROVED IN MAY 1995.
 4. THERE ARE NO EXISTING RESIDENTIAL STRUCTURES ON SITE. THERE ARE NO KNOWN WATER WELL LOCATIONS OR SEPTIC AREAS ON SITE OR WITHIN 200 FEET.
 5. THE 100 YEAR FLOODPLAIN SHOWN ON THE PLAN IS FROM AN APPROVED FLOODPLAIN STUDY DATED 9-30-86 BY MORRIS & RITCHE ASSOCIATES, INC.
 6. THERE ARE NON-TIDAL WETLANDS ON THIS SITE AS FIELD LOCATED BY GEO-TECHNOLOGY ASSOCIATES (GTA) AND APPROVED BY DEP.
 7. THERE ARE NO KNOWN HISTORIC STRUCTURES OR ARCHAEOLOGICAL SITES ON THE PROPOSED PROJECT.
 8. THERE ARE NO KNOWN HAZARDOUS MATERIALS SITE TO THE BEST OF OUR KNOWLEDGE.
 9. THERE ARE NO KNOWN ENDANGERED SPECIES HABITATS ON THE PROPOSED PROJECT.
 10. SITE IS CURRENTLY UNDER A MINE SURFACE MINE RECLAMATION PERMIT.
 11. AN A-7 LIMITED EXEMPTION HAS BEEN GRANTED BY THE BALTIMORE COUNTY DEVELOPMENT REVIEW COMMITTEE (DRC) ON FEBRUARY 14, 2000 (08309H).

F. PROPOSED DEVELOPMENT INFORMATION:
 1. PROPOSED TRUCKING DISTRIBUTION FACILITY CLASS 1 TRUCKING FACILITY
 2. PROPOSED LOT AREA = 32.85 +/- ACRES
 3. PROPOSED BUILDING AREA = 2.58 AC. (112,518 S.F.) 7.85
 4. ULTIMATE BUILDING AREA = 3.04 AC. (132,249 S.F.) 9.25
 5. TOTAL CRACKING AREA = 15.18 AC. (660,000 S.F.) 48.05
 6. TOTAL PROPOSED PAVING AREA = 5.58 AC. (242,110 S.F.) 16.95
 7. TOTAL ULTIMATE PAVING AREA = 6.34 AC. (276,010 S.F.) 19.35

G. AREA AND HEIGHT REGULATIONS:
 1. FRONT YARD = 25' FROM FRONT PROPERTY LINE OR 50' FROM CENTERLINE OF ROAD
 2. SIDE YARD = NOT LESS THAN 30'
 3. REAR YARD = NOT LESS THAN 30'
 4. F.A.R. = MAXIMUM F.A.R. IS 0.1
 5. 132,249 S.F. BLOCK / 1,430,948 S.F. = 0.09 F.A.R.
 6. HEIGHT = 35' MAXIMUM
 7. THE PROPOSED BUILDING IS ONE STORY.
 8. THE PROPOSED DEVELOPMENT WILL NOT CREATE A RESIDENTIAL TRANSITION AREA (RTA) AND ZONING VARIANCES ARE REQUIRED FOR DEVELOPMENT OF THIS PROJECT.
 9. NO ADDITIONAL RIGHT OF WAY DEDICATION WILL BE GRANTED TO THE STATE OF MARYLAND ALONG PHILADELPHIA ROAD (MD 7) AS PART OF THE DEVELOPMENT OF THIS PROJECT.
 10. AVERAGE DAILY TRIPS (ADT'S) PER PROPOSED SITE DEVELOPMENT: 500 ADT'S TO FUTURE CAMPBELL BOULEVARD (D) CARMAK SITE 833 ADT'S TO FUTURE CAMPBELL BOULEVARD 143 ADT'S TO THE SITE 7 PER 1,000 SF = 7 X 132,250 = 925.75 ADT'S
 11. THIS SITE IS NOT CURRENTLY SERVED BY THE MASS TRANSIT ADMINISTRATION (MTA) BUS ROUTE. NO ADDITIONAL BUS STOPS OR NEW TRANSIT AMENITIES (BUS SHELTER) ARE PROPOSED AS PART OF THIS PROJECT.
 12. MALE AND FEMALE RESTROOMS SHALL BE PROVIDED IN THE PROPOSED BUILDING. DRIVER'S ROOM AND TELEPHONE SERVICE FOR THE TRUCK DRIVERS SHALL BE PROVIDED IN THE PROPOSED BUILDING.
 13. NO UNKID VEHICLES SHALL BE STORED ON-SITE. THERE SHALL BE NO BODY REPAIR OF VEHICLES ON-SITE. AUTOMOBILE WRECKS SHALL BE STORED IN THE MAINTENANCE GARAGE.
 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY FOR COMPLETION OF ALL WORK SHOWN HEREON OR REQUIRED AS A RESULT OF THE WORK INDICATED ON THESE PLANS.
 15. ALL WORK SHOWN HEREON IS INTENDED TO BE COMPLETED NO LATER THAN DEC. 2000.
 16. ALL PROPOSED GRADING, ELEVATIONS, AND STORM DRAIN / UTILITY LOCATIONS ARE SUBJECT TO FINAL DESIGN RETIREMENT.
 17. PAVING DESIGN SHALL BE DETERMINED IN THE FINAL DESIGN PROCESS BY A GEOTECHNICAL ENGINEER LICENSED AS A PROFESSIONAL ENGINEER IN MARYLAND. THE PAVING DESIGN, INCLUDING THE SUBBASE AND THE SOIL COMPOSITIONS RELATIVE TO THIS SITE SHALL BE CERTIFIED TO WITHSTAND LOADS IMPOSED BY FULLY LOADED TRUCKS OF MAXIMUM GROSS WEIGHT OF 72,000 LBS.
 18. CONCRETE CURB AND GUTTER SHALL BE PROVIDED AS NECESSARY FOR TRAFFIC CONTROL, PARKING, AND SITE DRAINAGE. CURBING SHOWN ON PLAN IS SUBJECT TO FINAL DESIGN RETIREMENT.
 19. ALL SLOPES SHALL NOT EXCEED 2:1 AND SHALL BE STABILIZED WITH SEED AND MULCH OR STABILIZATION MATTING IN ACCORDANCE WITH SOIL CONSERVATION DISTRICT REQUIREMENTS.
 20. THE FACILITY WILL OPERATE 24 HOURS A DAY AND SEVEN DAYS A WEEK.
 21. FENCE SHOWN ON PLAN SHALL BE 6' HIGH CHAIN LINK FENCE WITH GRADE FABRIC AND THREE (3) STRANDS OF BARBED WIRE.

H. STORMWATER MANAGEMENT:
 1. A VARIANCE HAS BEEN GRANTED FOR QUANTITY STORMWATER MANAGEMENT. THE PROPOSED DEVELOPMENT WILL REQUIRE WATER QUALITY FOR FIRST HALF INCH OF THE IMPERVIOUS AREA RUN OFF TO EACH PROPOSED FACILITY. THE AREAS ARE AS SHOWN ON THE PLAN. SUBJECT TO FINAL DESIGN, SUITABLE OUTFALL WILL BE PROVIDED TO WHITE MARSH RUN AND THE SOUTH FORK OF WHITE MARSH RUN.

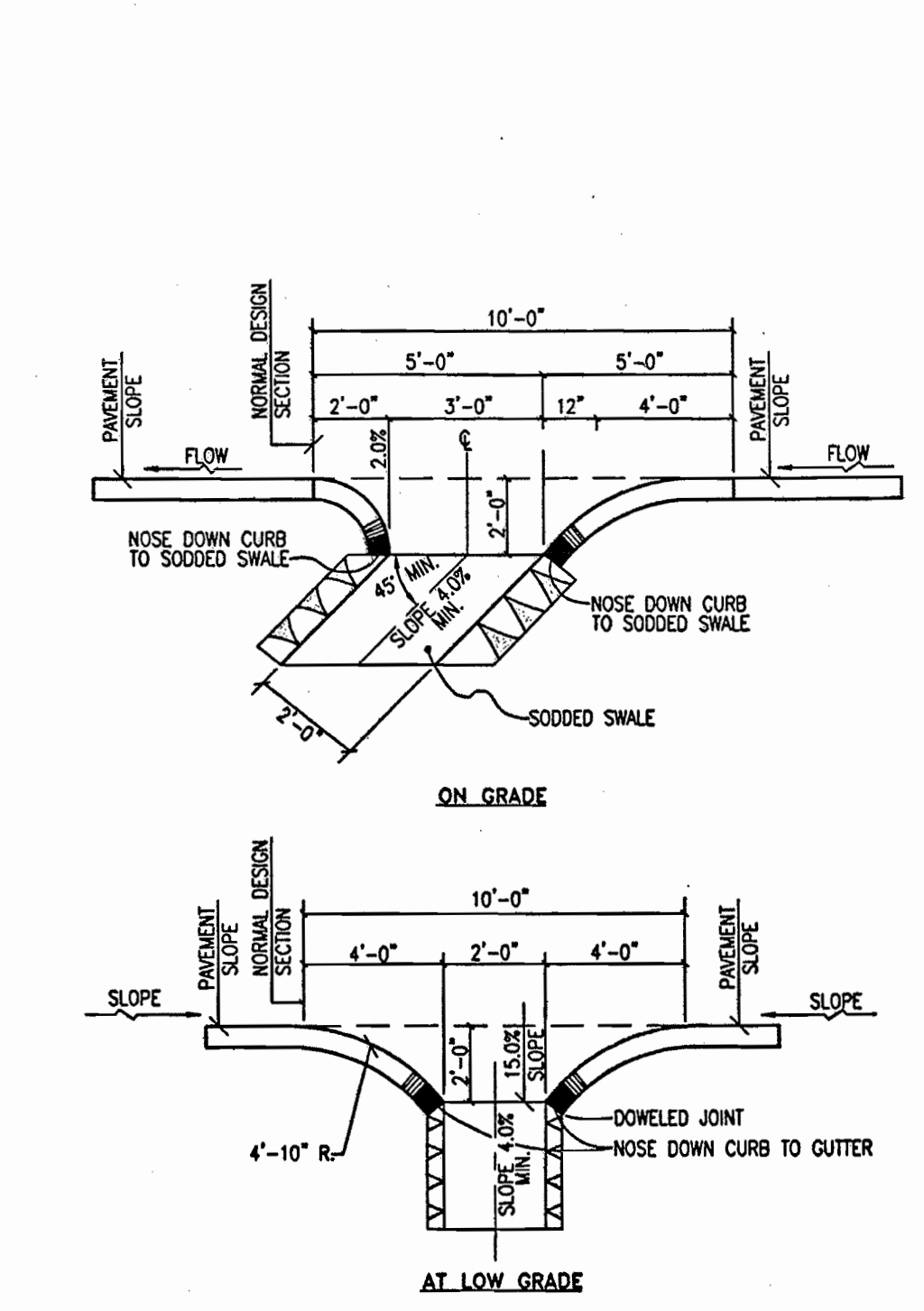
I. FOREST CONSERVATION:
 1. NET TRACT AREA: 17.74 AC.
 2. FOREST CONSERVATION THRESHOLD: 15%
 3. OFFSITE AFForestation REQUIRED: 2.66 AC.
 4. OFFSITE AFForestation WILL BE PERFORMED ON WHITE MARSH ASSOCIATES, INC. PROPERTY IN LOCATIONS SHOWN ON THE BERMUDA DOCUMENTS AND THE APPROVED PRELIMINARY FOREST CONSERVATION PLAN.

J. LANDSCAPE CALCULATIONS:
 1. 100 LF INTERIOR ROAD / 20 = 5 P.U.'S
 2. 38 FUTURE PARKING SPACES / 12 = 3.2 P.U.'S
 3. 211 EXISTING / FUTURE PARKING SPACES / 12 = 17.6 P.U.'S
 4. TOTAL PLANTING UNITS REQUIRED = 25.3 P.U.'S
 5. *38 PARKING SPACES WILL BE CONSTRUCTED IN THE FUTURE. PLANTING UNITS WILL BE INSTALLED IN CONJUNCTION WITH THE CONSTRUCTION OF THESE PARKING SPACES.
 PROPOSED PLANTING MIX:
 59 MAJOR SHADE TREES / 1 = 56.0 P.U.'S
 6 FUTURE MAJOR SHADE TREES / 1 = 3.0 P.U.'S
 24 FLOWERING TREES / 2 = 12.0 P.U.'S
 33 BIENFOLIA TREES / 2 = 16.5 P.U.'S
 42 SHRUBS / 3 = 14.0 P.U.'S
 TOTAL PLANT UNITS PROPOSED = 103.1 P.U.'S

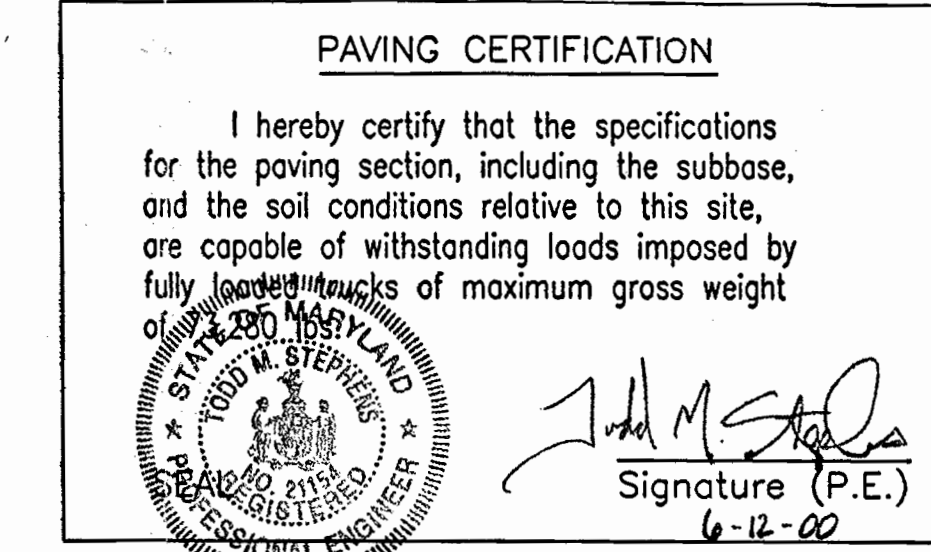
K. LANDSCAPE CALCULATIONS:
 1. A FINAL LANDSCAPE PLAN, IN ACCORDANCE WITH THE CURRENT BALTIMORE COUNTY LANDSCAPE MANUAL, SHALL BE SUBMITTED AND APPROVED BY THE COUNTY PRIOR TO THE ISSUANCE OF GRADING AND/OR BUILDING PERMITS.
 2. A MINIMUM OF 7% OF THE INTERIOR AREAS OF ALL REQUIRED AUTOMOBILE PARKING AREAS SHALL BE GREEN PLANTING AREAS.
 3. NO LOCAL OPEN SPACE IS REQUIRED FOR THIS PROJECT. NO ADJACENT OPEN SPACE IS REQUIRED FOR THIS PROJECT.
 4. PARKING CALCULATIONS:
 1. REQUIRED: 5 PLUS 1 PER 2 EMPLOYEES IN THE LARGEST SHIFT.
 PHASE 1 - 147 EMPLOYEES @ .5 = 74 PS
 PHASE 2 - 103 EMPLOYEES @ .5 = 52 PS
 PHASE 1 TOTAL = 79 PS
 PHASE 2 TOTAL = 52 PS
 TOTAL REQUIRED = 131 PS
 2. PROVIDED CUSTOMER & EMPLOYEE:
 PHASE 1: 22 PS (INCLUDES 8 HANDICAP SPACES)
 PHASE 2: 22 PS
 TOTAL PROVIDED: 44 PS
 3. TRUCKER AND TRUCK STORAGE/PARKING:
 REQUIRED 38 BERTHS @ 1320 FT. EA. = 47,520 S.F.
 AREA PROVIDED = 51,765 S.F.
 4. SURFACE STORAGE FOR TRAILER VEHICLES:
 PROPOSED PHASE 1: 61 PS
 PHASE 1 LOADING: 25 PS
 PHASE 2 LOADING: 25 PS
 TOTAL: 111 PS

L. PROTECTED VEHICLES ON THE SITE:
 1. 230 AUTOMOBILES
 2. 117 TRUCK/TRAILER TRAILER

M. A SETBACK OF 10 FEET FROM PARKING SPACE TO R/W IS REQUIRED.
 6. ANY FUTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITES OR PUBLIC STREETS.
 7. VEHICLE ACCESS AND EGRESS SHALL HAVE DIRECT ACCESS TO MD RTE. 7 WHICH IS A MAJOR ARTERIAL ROADWAY.
 8. THE CURB TANGENT LENGTH BETWEEN ADJACENT POINTS IS AT LEAST (100) ONE-HUNDRED FEET.
 9. ALL ACCESS AND MAIN DRIVES SHALL BE POSTED WITH FIRE SONS ALONG ITS ENTIRE LENGTH PER BALTIMORE COUNTY FIRE DEPT. LANE SURVEY SURVEY PRIOR TO THE USE AND OCCUPANCY PERMIT.



STANDARD CURB OPENING DETAIL



PAVING CERTIFICATION

LIMITED EXEMPTION
 DRC NUMBER 08309H; DIST. 15C5

Baltimore County Government
 Department of Permits and
 Development Management

111 West Chesapeake Ave.
 Towson, Md. 21204 410-887-3335

February 24, 2000

Westmoreland Company, Inc.
 200 Randolph Avenue
 Huntville, AL 35801

RE: Westmoreland Package Facility
 Philadelphia Rd./Campbell Blvd.
 DRC Number 08309H, Dist. 15C5

Dear Sir:

Pursuant to Article 25A, Section 5 (f) 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 ensure 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 February 14, 2000, and made the following recommendations:

The DRC has determined that your project meets the requirements of a limited exemption under Section 26-171 (A) (7).

Now that you have received an A-7 limited exemption, please proceed with building permit application.

A copy of this letter must be presented when submitting engineering/construction plans to this office, and/or when applying for a building permit.

Please note that compliance with divisions 3, 4, and 5 of the Development Regulations are required, as is compliance with all applicable zoning regulations. Phase 2 review fees may apply, depending on the amount of site disturbance, and/or the requirement of a Public Works Agreement. Also, sidewalks are required whenever the site is within the Metropolitan District.

Herein, find a commercial site plan checklist that will serve as a guide when preparing plans for building permit applications. Please be advised, plans not meeting minimum checklist requirements will not be accepted for filing. This is a consequential delay building permit approval. Please note, the "conceptual" plan required for DRC review does not necessarily meet the checklist guidelines. Therefore, it should not be assumed that the DRC plan is acceptable for building permit applications.

Should you have any questions regarding the above, please contact the Zoning Review Section at 410-887-3391.

I have reviewed the recommendations carefully, and I have determined to adopt the recommendations set forth above. It is this 24th day of February 2000, ordered and decided that the recommendations of the DRC are hereby adopted.

Should you submit an application for a permit 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.

Additionally, this project is located on a state road; therefore, the State Highway Administration requires the plan to be reviewed prior to the permit approval. For further information, contact Larry Gredlein at 410-945-5500.

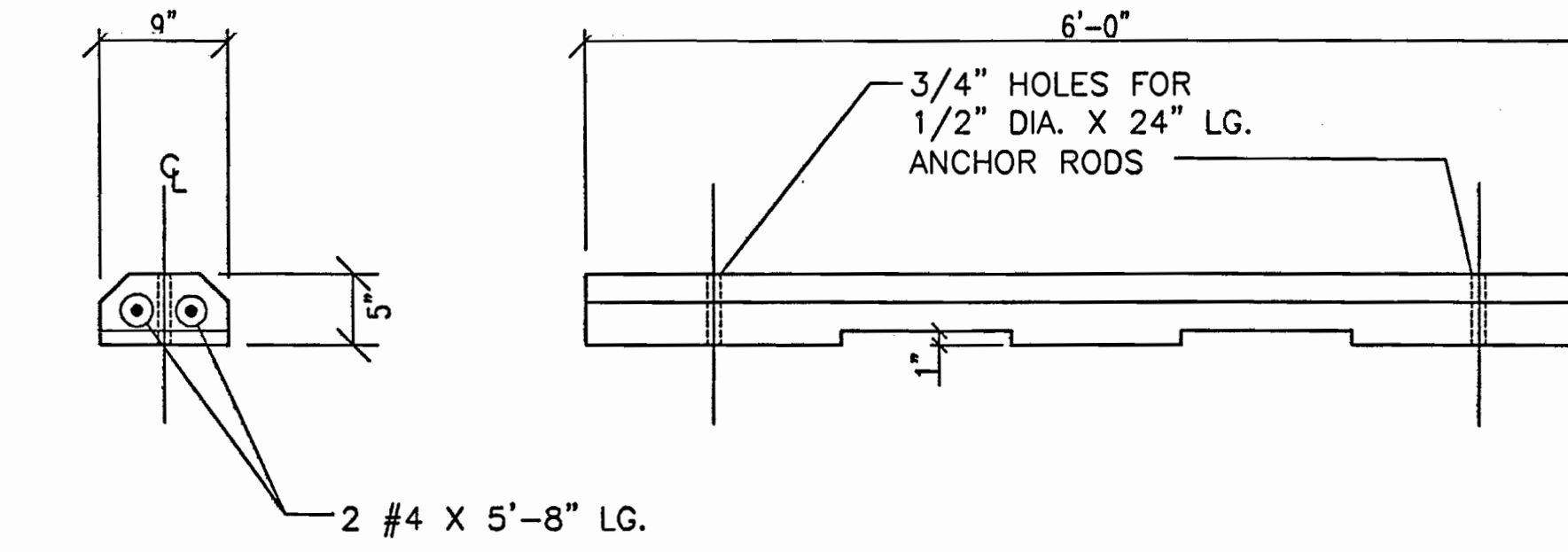
Sincerely,
 Arnold Jablon
 Director

AJ/DTR:dak
 c: Larry Gredlein
 File

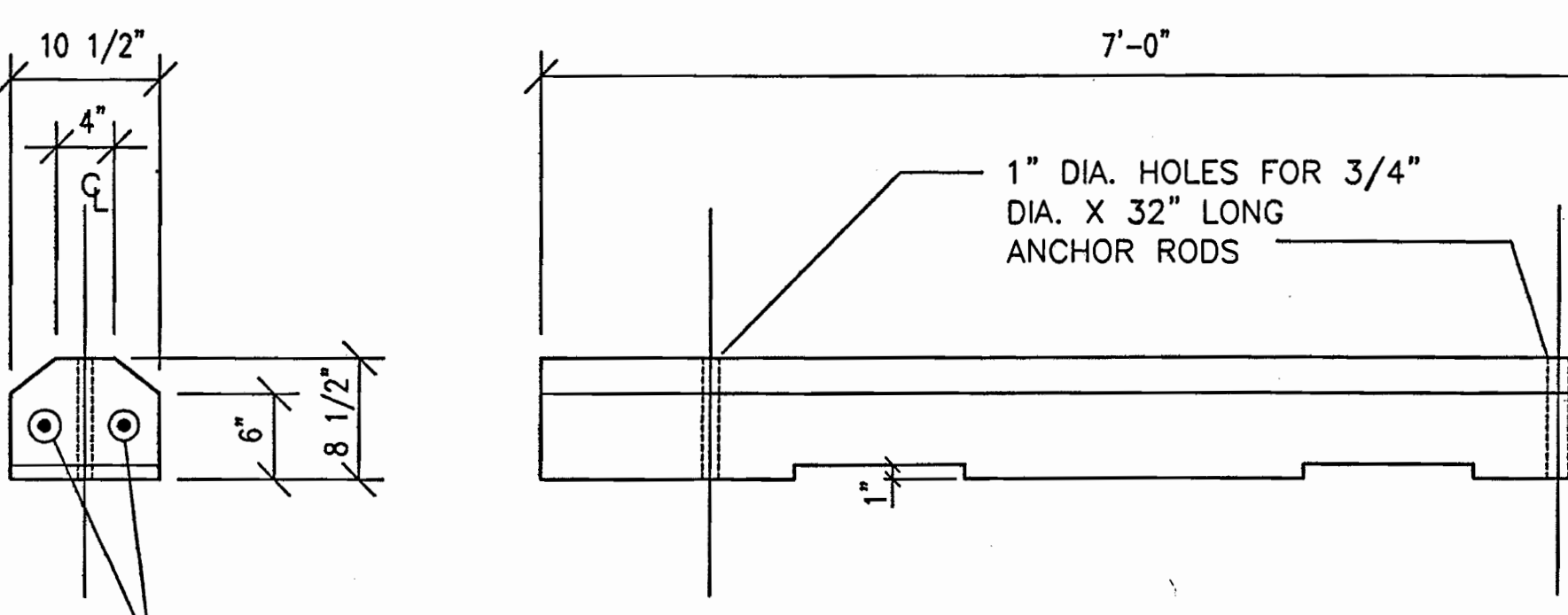
PLEASE VISIT THE COUNTY'S WEBSITE AT WWW.CO.BA.MD.US



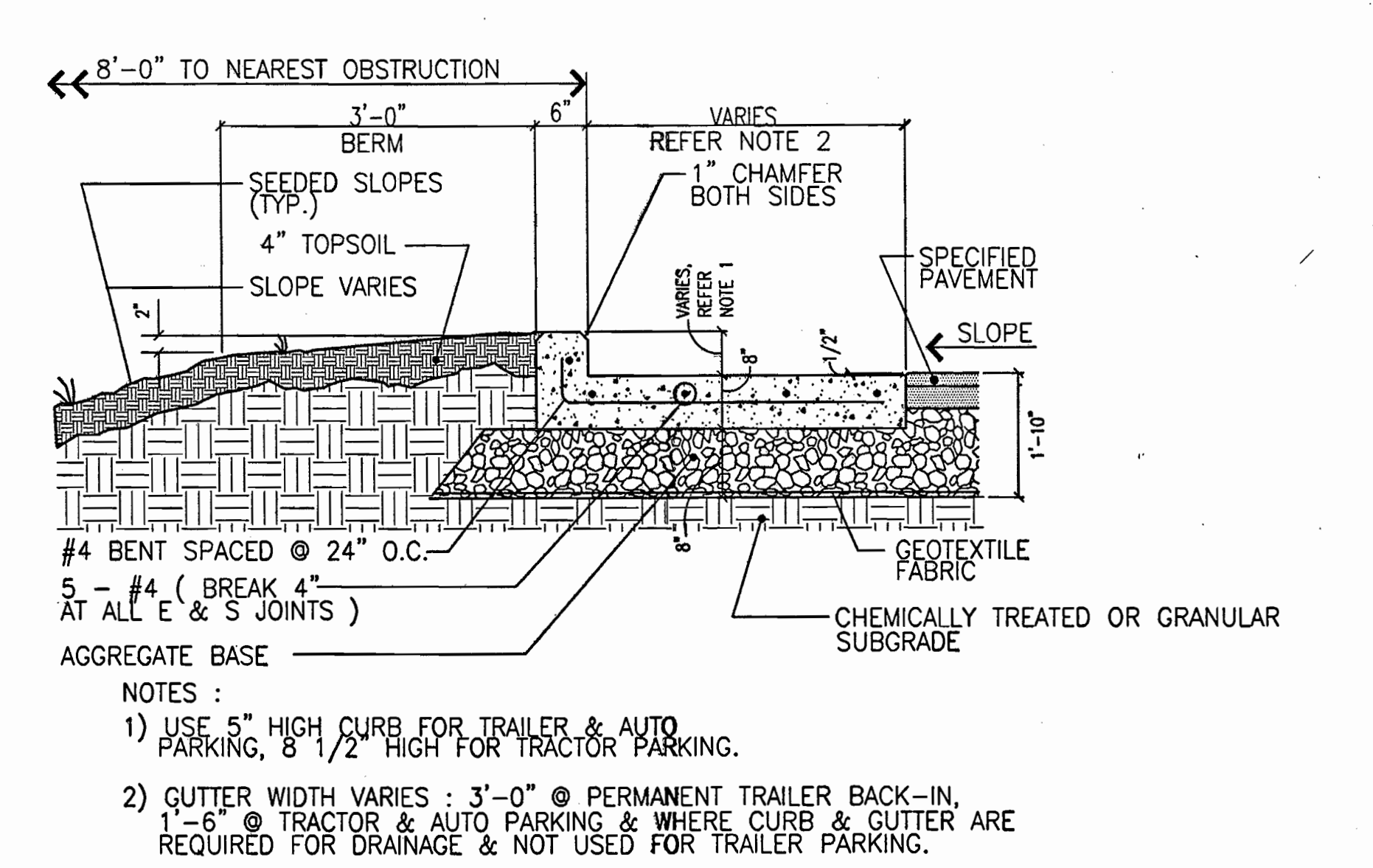
LIGHT DUTY PAVING



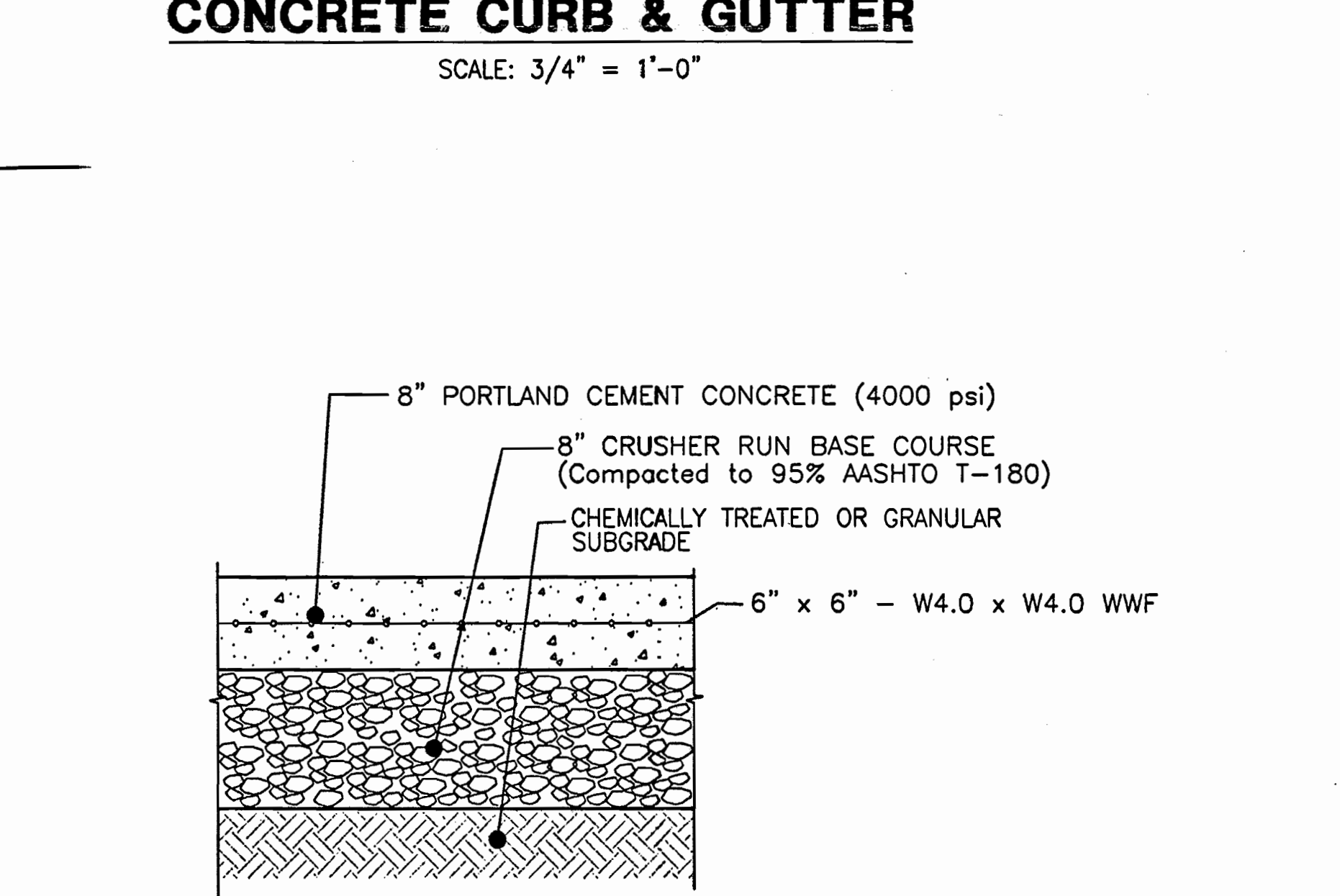
CONCRETE AUTO PARKING BUMPER



CONCRETE TRACTOR PARKING BUMPER



CONCRETE CURB & GUTTER



EXTERIOR RIGID PAVEMENT SECTION



TYPICAL FENCE DETAIL

GEO-TECHNOLOGY ASSOCIATES, INC.
 GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS
 3445-A BOX HILL CORPORATE CENTER DRIVE
 ABINGDON, MARYLAND 21009
 (410) 515-9446 OR (410) 515-4876
 FAX (410) 515-4895

MORRIS & RITCHE ASSOCIATES, INC.
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
 110 WEST ROAD SUITE 245
 TOWSON, MARYLAND 21286
 (410) 821-1899
 FAX (410) 821-1748

TRUCKING FACILITIES PLAN - CLASS I NOTES & DETAILS
FED EX GROUND WHITEMARSH
 (COMMERCIAL PACKAGE DELIVERY & TRUCKING FACILITY)
 CAMPBELL BOULEVARD & PHILADELPHIA ROAD - MD. RTE. 7
 ELECTION DISTRICT #15 - COUNCILMANIC DISTRICT #6
 FORM #

DATE	REVISIONS	JOB NO.:
06/09/00	REVISED PAVING THICKNESSES, NOTES ON PARKING COUNTS	11533
		DATE: MARCH 6, 2000
		DRAWN BY: B.M., DRS
		DESIGN BY: DRS
		REVIEW BY: DRS
		SHEET: 2 OF 2

IN RE: PETITIONS FOR SPECIAL EXCEPTION * BEFORE THE
 AND VARIANCE – SE/S Philadelphia Road, * ZONING COMMISSIONER
 W/S Campbell Boulevard (future extension)*
 (RPS-White Marsh) * OF BALTIMORE COUNTY
 15th Election District *
 6th Councilmanic District * Case No. 00-239-XA
 White Marsh Associates, LLC *
 Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Exception and Variance filed by the owners of the subject property, White Marsh Associates, LLC, by John H. Gease, III, Vice President, through their attorney, Robert A. Hoffman, Esquire. The Petitioners request a special exception to allow a Class I Trucking Facility (passenger parking and access road) on the subject property, located in an M.L.-I.M. zone. In addition, the Petitioners request a variance from Section 256.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a Class I Trucking Facility to be located 2 feet from a business zone in lieu of the required 200 feet, and from Section 410.2 of the B.C.Z.R. to permit the driveway and access point for the proposed facility to be located 75 feet from an existing residential dwelling in lieu of the required 300 feet. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner’s Exhibit 1.

Appearing at the requisite public hearing held in support of these requests were John H. Gease, III on behalf of White Marsh Associates, LLC, property owners, and a number of representatives of RPS, the corporate entity which will operate the proposed Class I Trucking Facility. They included Mike Cline, James M. Maxwell, Eric E. Adamczyk, Scott Rohrman, and Jada R. Leo. Also present were Scott Rouk and Ted Scott, representatives of Morris & Ritchie Associates, the engineers/surveyors who prepared the site plan for this property, Wes Guckert, a traffic engineering expert engaged by the Petitioners to evaluate the traffic impact of the proposed

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 Date 1/15/11
 BY [Signature]

use, and Donald Ellis and Fred Ellis, adjoining property owners. The Petitioners were represented by Robert A. Hoffman, Esquire. There were no Protestants or other interested persons present.

Testimony and evidence presented revealed that the subject property is an unimproved parcel containing approximately 17.74 acres in area, split zoned M.L.-I.M. and M.H.-I.M. As noted above, the property is located in White Marsh, along the southeast side of Philadelphia Road behind the Carmax automobile dealership, and adjacent to the future extension of Campbell Boulevard. Campbell Boulevard generally runs in an east/west direction and presently extends from the west side of Philadelphia Road to Honeygo Boulevard. As shown on the site plan, future improvements to Campbell Boulevard are proposed to extend that road across Philadelphia Road in an easterly direction past the subject site to Pulaski Highway (Maryland Route 40).

The company known as RPS is in the business of delivering packages between business customers and individuals. The business of RPS is not unlike that of the U.S. Post Office, UPS, Federal Express, etc. RPS proposes to construct a package distribution center on the subject site. As shown on the site plan, a large building, approximately 440 feet by 260 feet in dimension, will be built. That building is shown as Phase I of the Petitioners' plans. Ultimately, additional square footage will be added as part of the Phase II construction. In addition to the building, an accessory parking area and a driveway leading from the subject site to Philadelphia Road are proposed. Ultimately, that driveway will become part of Campbell Boulevard when same is constructed.

RPS' major hub facility in this geographic vicinity is in Harrisburg, PA. Packages are delivered to the main hub facility from throughout the U.S. and internationally. The subject property will essentially serve the Baltimore-Metropolitan area. The limits of the geographic area to be served by the proposed facility are the Pennsylvania border to the north, Westminster and Carroll County to the west, Annapolis to the south, and Cecil County to the east. Packages intended to be distributed from the subject center will be delivered to the facility by way of tractor trailers. These deliveries will occur in the early morning hours. During Phase I, it is anticipated that approximately 10 tractor trailers will be delivering packages to the site each day. Ultimately, through Phase II, this number may be increased to 23 tractor trailer deliveries. Once the packages

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By: [Signature]

are received in the early morning hours, they are sorted by employees and loaded onto smaller step van vehicles. The drivers of these step vans will arrive at the site at approximately 7:00 AM and will leave to make their particular delivery runs between 7:30 AM and 9:00 AM. While making deliveries during the day, these step vans will also pick up packages for delivery. The step vans will return to the site at approximately 4:00 PM where they will be unloaded and their packages reloaded onto the tractor trailers between 4:00 PM and 10:00 PM. When fully loaded, the tractor trailers will make the return trip to Harrisburg, PA and shortly thereafter, the cycle will begin anew.

The B.C.Z.R. do not specifically enumerate that land use known as a parcel/package distribution center. However, case law which has developed construing the B.C.Z.R. (see UPS v. People's Counsel, 93 Md. App. 59 (1992)) has determined that the subject operation most closely fits the definition of a Class I Trucking Facility, as set out in Section 101 of the B.C.Z.R. Clearly, that definition applies to the use here in that trucks will come to and from the site, loading and unloading packages contained therein.

The subject property is split zoned M.H.-I.M. and M.L.-I.M. Under the regulation, a Class I Trucking Facility is permitted by right in the M.H. zone and by special exception, only, in the M.L. zone. Although the building will be contained entirely within that portion of the property zoned M.H., a portion of the lot is zoned M.L. and will be used in connection with the RPS business. Thus, out of an abundance of caution, the Petitioners filed the special exception request to permit that portion of the operation in the M.L. zone.

Based upon the testimony and evidence presented, I am persuaded that the Petition for Special Exception should be approved. Clearly, the proposed use is appropriate here and will not be detrimental to the health, safety and welfare of the surrounding locale. The testimony offered by Mr. Cline, an employee of RPS, was particularly enlightening as to the operation. Moreover, the testimony offered by Mr. Scott, who prepared the site plan, and Mr. Guckert, the traffic engineering expert, was persuasive. Mr. Guckert, in particular, described the road network in the area. Obviously, the nature of the RPS operation dictates that any distribution center must enjoy excellent access to arterial roads in the area. The property is located immediately adjacent to Philadelphia

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By [Signature]

Road (Maryland Route 7), a major arterial road. Moreover, the interstate systems of both I-95 and I-695 are located within close proximity of the property. I-695 serves as the Baltimore Beltway and provides access to communities throughout the Baltimore-Metropolitan area, whereas I-95 is a major roadway, running north and south along the east coast. Based upon the property's location, the nature of the site, and community, I am easily persuaded that the Petition for Special Exception should be granted.

Turning to the variance relief requested, the first variance seeks approval to locate the proposed facility within 2 feet of the business zone in lieu of the required distance of 200 feet. In this regard, the property immediately abuts a parcel zoned B.R. Testimony indicated that the vicinity at large was formerly a quarry and the area was mined for many years. When the quarry operations were completed, the property was reclaimed and redeveloped. The adjacent property was recently developed with a Carmax automobile dealership. Originally, the entire area was zoned M.L. or M.H. (manufacturing classifications); however, the adjacent parcel was rezoned to permit the Carmax operation. Variance relief is necessary due to the location of this adjacent business and the zoning classification of the property on which that business is situated.

The second variance requests approval to permit the driveway access point for the proposed facility to be located within 75 feet of an existing residential dwelling. The dwelling at issue is located immediately north of the subject site, adjacent to the intersection of Campbell Boulevard (extended) and Philadelphia Road. Although still used residentially, this dwelling is nestled within a manufacturing/business community. The request for this particular variance is somewhat misleading, due to the location of the dwelling and the fact that the property on which the dwelling is located is zoned M.H. Apparently, the property is used for both residential and commercial purposes.

The dwelling property is roughly a block-shaped parcel with a small tail running along Philadelphia Road towards Campbell Boulevard (extended). The building and uses thereon are actually located within the larger, block area of the property, a sufficient distance away from the access point for the proposed facility. In view of the fact that Campbell Boulevard has not yet been

ORDER RECEIVED FOR FILING
Date: 1/13/10
By: [Signature]

extended to the east side of Philadelphia Road, the driveway access for the proposed facility extends to Philadelphia Road, approximately 75 feet from the side property line of the tail portion of the parcel containing the dwelling. Moreover, a portion of the Carmax parking/storage area separates the proposed building from the dwelling.

Based upon the testimony and evidence offered, I am persuaded to grant the Petition for Variance. The uniqueness of the property is its unusual configuration as described above, and its historic use. The reclamation of this property limits redevelopment possibilities. Having determined that the property is unique, I also find that the Petitioner would suffer a practical difficulty if relief were denied. Finally, I believe that variance relief can be granted without detrimental impact to adjacent properties for the reasons set forth herein.

Pursuant to the advertisement, posting of the property and public hearing on these Petitions held, and for the reasons set for herein, the Petitions for Special Exception and Variance shall be granted.

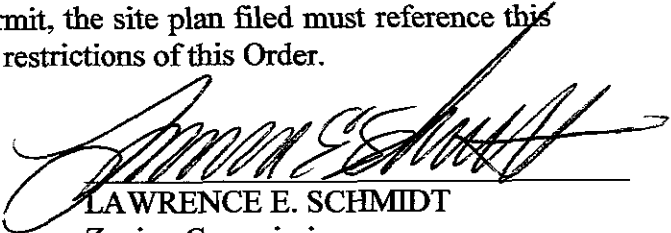
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 15th day of January, 2000 that the Petition for Special Exception to approve a Class I Trucking Facility (passenger parking and access road) on the subject property, located in a M.L.-I.M. zone, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 256.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a Class I Trucking Facility to be located 2 feet from a business zone in lieu of the required 200 feet, and from Section 410.2 of the B.C.Z.R. to permit the driveway and access point for the proposed facility to be located 75 feet from an existing residential dwelling in lieu of the required 300 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

ORDER RECEIVED FOR FILING
DATE 1/15/00
BY [Signature]

- 2) Compliance with the Zoning Advisory Committee (ZAC) comments submitted by the Department of Environmental Protection and Resource Management (DEPRM), dated January 5, 2000, and the Bureau of Development Plans Review Division of DPDM, dated December 28, 1999, copies of which are attached hereto and made a part hereof.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date

By



Baltimore County
Zoning Commissioner

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

January 18, 2000

Robert A. Hoffman, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL EXCEPTION & VARIANCE
SE/S Philadelphia Road, W/S Campbell Boulevard (future extension)
(RPS - White Marsh)
15th Election District - 6th Councilmanic District
White Marsh Associates, LLC - Petitioners
Case No. 00-239-XA

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Exception and Variance have been 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,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Jack Gease, White Marsh Assoc., LLC
2011 Klein Plaza Drive, Suite 3B, Forest Hill, Md. 21050
Messrs. Ted Scott & Scott Rouk, Morris & Ritchie Assoc., Inc.
110 West Road, Towson, Md. 21204
Mr. Wes Guckert, The Traffic Group, 9900 Franklin Square Drive, Baltimore, Md. 21236
Mr. Donald Ellis, 10101 Philadelphia Road, Baltimore, Md. 21237
Mr. Fred Ellis, 10105 Philadelphia Road, Baltimore, Md. 21237
People's Counsel; Case File

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





Petition for Special Exception

to the Zoning Commissioner of Baltimore County

Campbell Boulevard and
for the property located at Philadelphia Road (MD Rt. 7)

which is presently zoned ML-IM, MH-IM

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, the owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto as made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

Special exception for a Class I trucking facility (passenger parking and access road) in a ML-IM zone.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are to be bounded by 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:

Robert A. Hoffman

Name - Type or Print _____

Signature _____

Venable, Baetjer & Howard, LLP

Company _____

210 Allegheny Avenue 410-494-6200

Address _____ Telephone No. _____


Towson MD 21204

City _____ State _____ Zip Code _____

Legal Owner(s):

White Marsh Associates, LLC

Name - Type or Print _____

By: 
Signature _____

John H. Gease, III, Vice-President

Name - Type or Print _____

Signature _____ (410)

100 Abernathy Road, Suite 1800 893-8394

Address _____ Telephone No. _____

Atlanta Georgia 30328

City _____ State _____ Zip Code _____

Representative to be Contacted:

Robert A. Hoffman

Name _____

210 Allegheny Avenue (410) 494-6200

Address _____ Telephone No. _____

Towson MD 21204

City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By UG Date 12-7-99

ORDER RECEIVED FOR FILING

Date 11/19/99
By [Signature]

Case No. 00-239-XA

221 09/15/98

DROP OFF

NO REVIEW



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at Campbell Boulevard and Philadelphia Road (Md. Rt. 7)

which is presently zoned ML-IM, MH-IM

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 Variance from Section(s) a variance from Section 256.2 of the B.C.Z.R. to permit a Class I trucking facility as defined by B.C.Z.R. Section 410.2 to be located 2 feet from a business zone in lieu of the required 200 feet, and a variance from B.C.Z.R. Section 410.2 to allow the driveway and access point for a Class I trucking facility to be located 75 feet from an existing residential dwelling in lieu of the required 300 feet. of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

To be determined at the hearing

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, 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:

Robert A. Hoffman
Name - Type or Print
Signature
Venable, Baetjer & Howard, LLP
Company
210 Allegheny Avenue 410-494-6200
Address Telephone No.
Towson MD 21204
City State Zip Code

Legal Owner(s):

White Marsh Associates, LLC
Name - Type or Print
By:
Signature
John H. Gease, III, Vice-President
Name - Type or Print
Signature
100 Abernathy Road, S-1800 (410) 893-8394
Address Telephone No.
Atlanta Georgia 30328
City State Zip Code

Representative to be Contacted:

Robert A. Hoffman
Name
210 Allegheny Avenue 410-494-6200
Address Telephone No.
Towson MD 21204
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING
Reviewed By UCA Date 12-7-99

Case No. 00-239-XA

Date 12/9/15/98

Drop off

No Review

ORDER RECEIVED FOR FILING

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



ZONING DESCRIPTION

Beginning for the same at a point on the western right of way of the future Campbell Boulevard said point being located South $55^{\circ}53'29''$ East 425.72 feet from the intersection of the center line of Philadelphia Road (MD Rte. 7), 100 foot right of way, and the centerline of Campbell Boulevard, 118 foot right of way, thence with POINT OF BEGINNING so fixed with all bearing referred to the Maryland Coordinate System NAD 83/91 the following courses and distances:

1. North $30^{\circ}10'28''$ East, 290.82 feet;
2. South $59^{\circ}49'32''$ East, 378.50 feet;
3. North $30^{\circ}10'28''$ East, 852.17 feet;
4. South $59^{\circ}49'32''$ East, 120.00 feet;
5. South $30^{\circ}10'28''$ West, 25.00 feet;
6. South $59^{\circ}49'32''$ East, 1029.29 feet;
7. South $40^{\circ}43'40''$ West, 996.67 feet;
8. North $78^{\circ}30'41''$ West, 59.59 feet
9. South $40^{\circ}43'40''$ West, 125.00 feet;
10. North $75^{\circ}15'17''$ West, 952.84 feet;
11. North $14^{\circ}22'58''$ West, 173.55 feet;
12. 137.59 feet along the arc of a tangential curve to the left, having a radius of 445.74 feet and being subtended by a chord North $23^{\circ}13'32''$ West 137.04 feet;
13. 126.84 feet along the arc of a tangential curve to the left, having a radius of 1017.00 feet and being subtended by a chord North $35^{\circ}38'29''$ West 126.75 to the POINT OF BEGINNING.

239

139 N. MAIN STREET, SUITE 200
BEL AIR, MARYLAND 21014
(410) 879-1690 (410) 836-7560
FAX (410) 879-1820

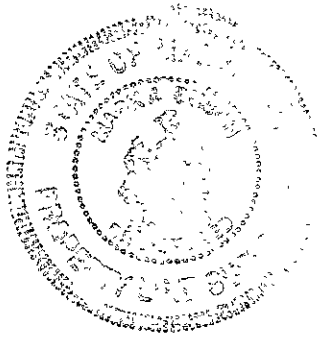
110 WEST ROAD, SUITE 245
TOWSON, MARYLAND 21204
(410) 821-1690
FAX (410) 821-1748

9090 JUNCTION DRIVE, SUITE 9
ANNAPOLIS JUNCTION, MARYLAND 20701
(410) 792-9792 (301) 776-1690
FAX (410) 792-7395

00-239-XA

CONTAINING 32.851 acres of land more or less.

BEING know as a part of Parcel A of a parcel conveyed and described in a deed dated January 29, 1999 from Redland Genstar, Inc. to Whitemarsh Associates, LLC, recorded among the Land Records in Baltimore County, Maryland in Liber 13490, folio 220 and located in the Fifteenth Election District.



Mark A. Busch
Mark A. Busch
Registered Property Line Surveyor #508

GP:mak's\10976\32.851acres\100699

239

Jim
1/12

CERTIFICATE OF PUBLICATION

TOWSON, MD, 12-28, ~~28~~ ¹⁹⁹⁹

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 12-23, ~~20~~ ¹⁹⁹⁹.

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: #00-239-XA

NE/S future Campbell Boulevard, 425' SE of centerline Philadelphia Road; also N/W/S of CSX Railroad, approximately 1850' N of Mohrs Lane

15th Election District - 6th Councilmanic District

Legal Owner(s): White Marsh Associates, LLC

Special Exception: for a Class I trucking facility (passenger parking and access road). **Variance:** to permit a Class I trucking facility 2 feet from a business zone in lieu of the required 200 feet and to allow the driveway and access point for a Class I trucking facility to be located 75 feet from an existing residential dwelling in lieu of the required 300 feet.

Hearing: Friday, January 7, 2000 at 2:00 p.m. in Room 407, County Courts Bldg., 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.

12/200 Dec 23

C359385

THE JEFFERSONIAN,

J. Wilkinson

LEGAL ADVERTISING

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

No. **074375**

DATE 12/7/99 ACCOUNT 001-6150

AMOUNT \$ 550.00 (w/er)

RECEIVED FROM: Vinable Baetjer & Howard

FOR: 00(239)XA Drop Off

RPS: White Marsh No Review

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PROCESS ACTUAL TIME
12/10/1999 12/09/1999 16:18:36
REG #002 CASHIER DICK AND HOWARD 2
Dept - 5 528 ZONING VERIFICATION
Receipt # 118286 OFFICER
CR NO. 074375
Receipt Tot 550.00
550.00 OK 00 OK
Baltimore County, Maryland

CASHIER'S VALIDATION

June 1/12

CERTIFICATE OF POSTING

RE: CASE #00-239-XA
PETITIONER/DEVELOPER
(White Marsh Assoc.)
DATE OF Hearing
(Jan 12, 2000)

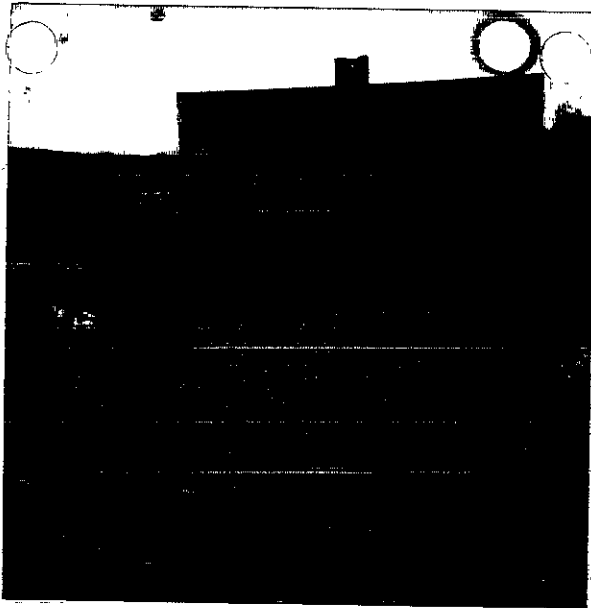
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

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
On Property & NE/S of Philadelphia Road at future Campbell Blvd. Baltimore,
Maryland 21237

The sign(s) were posted on 12-28-99
[Month, Day, Year]



Sincerely,

Thomas P. Ogle, Sr.
[Signature of Sign Poster & Date]

____ Thomas P. Ogle, Sr. ____

____ 325 Nicholson Road ____

____ Baltimore, Maryland 21221 ____

____ (410) 687-8405 ____
[Telephone Number]

*PHILADELPHIA ROAD
& CAMPBELL BLVD*

RE: PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCE
Campbell Boulevard and Philadelphia Rd, NE/S future
Campbell Blvd, 425' SE of c/l Philadelphia Rd;
also NW/S of CSX Railroad, appx. 1850' N
15th Election District, 6th Councilmanic

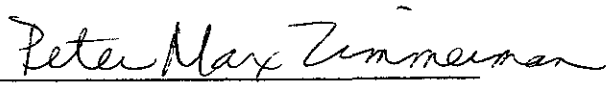
Legal Owner: White Marsh Associates. LLC
Petitioner(s)


* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-239-XA

* * * * *

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

I HEREBY CERTIFY that on this 28th day of December, 1999 a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioners.


PETER MAX ZIMMERMAN



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

December 8, 1999

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: 00-239-XA

NE/S future Campbell Boulevard, 425' SE of centerline Philadelphia Road; also NW/S of CSX Railroad, approximately 1850' N of Mohrs Lane
15th Election District – 6th Councilmanic District
Legal Owner: White Marsh Associates, LLC

Special Exception for a Class I trucking facility (passenger parking and access road).
Variance to permit a Class I trucking facility 2 feet from a business zone in lieu of the required 200 feet and to allow the driveway and access point for a Class I trucking facility to be located 75 feet from an existing residential dwelling in lieu of the required 300 feet.

HEARING: Friday, January 7, 2000 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

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

Arnold Jablon
Director

c: Robert A. Hoffman, Esquire, 210 Allegheny Avenue, Towson 21204
White Marsh Associates, LLC, John H. Gease, III, Vice-President, 100 Abernathy Road, Suite 1800, Atlanta, GA 30328

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY DECEMBER 23, 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.



TO: PATUXENT PUBLISHING COMPANY
Thursday, December 23, 1999 Issue – Jeffersonian

Please forward billing to:

Barbara W. Ormord, Legal Assistant 410-494-6201
Venable, Baetjer & Howard, LLP
210 Allegheny Avenue
Towson, MD 21204

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: 00-239-XA

NE/S future Campbell Boulevard, 425' SE of centerline Philadelphia Road; also NW/S of CSX Railroad, approximately 1850' N of Mohrs Lane
15th Election District – 6th Councilmanic District
Legal Owner: White Marsh Associates, LLC

Special Exception for a Class I trucking facility (passenger parking and access road).
Variance to permit a Class I trucking facility 2 feet from a business zone in lieu of the required 200 feet and to allow the driveway and access point for a Class I trucking facility to be located 75 feet from an existing residential dwelling in lieu of the required 300 feet.

HEARING: Friday, January 7, 2000 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, 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
Department of Permits and
Development Management

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

December 30, 1999

Robert Hoffman, Esq.
Venable, Baetjer & Howard, LLP
210 Allegheny Avenue
Towson, Maryland 21204

Dear Mr. Hoffman:

RE: Case Number 00-239-XA , Campbell Boulevard and Philadelphia Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 12/7/99.

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. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

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

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:rsj

Enclosures

c: John Gease, III, Vice President

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



Baltimore County
Fire Department

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

January 11, 2000

RECEIVED JAN 13 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:

WHITE MARSH ASSOCAITES, LLC AND JOHN H. GEASE, III, VP - 239
LARRY G. HOOVER AND GERALDINE T. HOOVER - 244

Location: DISTRIBUTION MEETING OF

Item No. 239 AND 244

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.

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



Sign
1/12

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

RECEIVED JAN 10 2000

TO: Arnold Jablon
FROM: R. Bruce Seeley *AMS*
DATE: January 5, 2000
SUBJECT: Zoning Item #239
Campbell Boulevard and Philadelphia Road

Zoning Advisory Committee Meeting of December 27, 1999

The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

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

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 (Section 14-401 through 14-422 of the Baltimore County Code).

Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

A variance to Section 14-341 of the Baltimore County Code for the Protection of Water Quality, Streams, Wetlands, and Floodplains would be necessary to develop this site as proposed in this petition.

*Sept
11/2*

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: December 28, 1999

RECEIVED JAN 06 2000

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

SUBJECT: Zoning Advisory Committee Meeting
for January 3, 2000
Item No. 239

The Bureau of Development Plans Review has reviewed the subject zoning item. The proposed 24-inch public water main in future Campbell Boulevard shall be extended from the 16-inch water main in Philadelphia Road, a minimum of 5 feet beyond the right-of-way of Philadelphia Road.

RWB:HJO:jrb

cc: File

ZAC01030.239

*Sept
1/12*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director **DATE:** December 22, 1999
Department of Permits and
Development Management

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

SUBJECT: White Marsh Associates, LLC

INFORMATION:

Item Number: 239

Petitioner: White Marsh Associates, LLC

Zoning: ML-IM and MH-IM

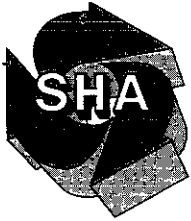
Requested Action: Special Exception

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the use of the subject property as Class I trucking facility. A trucking facility at this particular location is an appropriate land use.

Section Chief: 

AFK/JL



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: December 23, 1999

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

RE: Baltimore County
Item No. 239 (WCR)
White Marsh Associates, LLC
and John H. Gease, III
MD 7 @ Campbell Blvd.
Mile Post 5.71

Dear Ms. Stephens:

This office has reviewed the referenced Item and has no objection to approval..

However we will require the owner to obtain an access permit and as a minimum the following will be required:

- A traffic impact analysis will be required to determine intersection improvements and traffic signal modifications.

Please have their representative contact this office regarding the roadway improvements conditioned to the permit.

Should any additional information be required please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

A handwritten signature in cursive script, appearing to read 'K. A. McDonald Jr.'.

for Kenneth A. McDonald Jr., 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
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

December 15, 1999

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
PO Box 5517
Towson, MD 21285-5517

Dear Mr. Hoffman:

RE: Case Number 00-239-XA, White Marsh Associates (legal owners)

The above matter, previously scheduled for Friday, January 7, 2000 has been postponed at your request. The case has been **rescheduled for Wednesday, January 12, 2000 at 2:00 p.m. in Room 106, County Office Building, 111 West Chesapeake Avenue.** This date was confirmed with you before rescheduling it.

Please be advised that, as the individual requesting and receiving the postponement, the responsibility and costs associated with the appropriate posting of the property now lies with you. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with notice of the original hearing date, as quickly as possible a notice of the new hearing date should be affixed to the sign(s).

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

Very truly yours,

A handwritten signature in cursive script that reads "Arnold Jablon" with the initials "scj" written below it.

Arnold Jablon
Director

AJ:scj

C: White Marsh Associates, LLC, John Gease, III, Vice President, 100 Abernathy Road, Suite 1800, Atlanta, GA 30328



VENABLE, BAETJER AND HOWARD, LLP
Including professional corporations

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517
(410) 494-6200, Fax (410) 821-0147
www.venable.com

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DR
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12/15

OFFICES IN
MARYLAND
WASHINGTON, D.C.
VIRGINIA

Robert A. Hoffman
(410) 494-6262

VENABLE
ATTORNEYS AT LAW

December 13, 1999

via facsimile 410-887-5708

Mr. Arnold Jablon, Director
Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

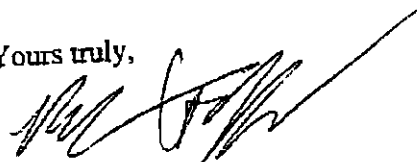
Re: Re: Petitioner: White Marsh Associates, LLC
Proposed RPS Facility at White Marsh
Case No. 00-239-XA

Dear Mr. Jablon:

I understand that a hearing date has been chosen for the referenced case of January 7th. I have a CRG meeting scheduled for 11:30 a.m. on that same date. I would appreciate consideration of a continuance to the following week, either January 10th, 11th, 12th or 14th.

Thank you for your consideration.

Yours truly,



Robert A. Hoffman

RAH/sm

TO:DOCS1/enf01/#92893 v1

Mr. Arnold Jablon
June 8, 2000
Page 2

MRA believes that the proposed layout modifications are within the spirit and intent of the Zoning Commissioner's order in this case and we respectfully request your concurrence. A revised Trucking Facilities Plan is being submitted to the Zoning office for review in concert with this correspondence. If you have any questions or require additional information, please feel free to contact us at our Towson office listed on page one of this correspondence.

Very Truly Yours,

MORRIS & RITCHIE ASSOCIATES, INC.



Carl R. Corse
Project Manager

cc: Robert McClendon (McMahon)
Jack Gease (White Marsh Associates)

QUICK RESPONSE


Dear Mr. Corse:

RE: 00-239-XA, 15th Election District

This response confirms the acceptance of your red lined plans for spirit and intent approval. The change reflects relocation of parking/drives and shifts in building outline, which have been approved by the Zoning Commissioner on June 19, 2000. Please put this response on all future plans. Please be aware that any approved development plan will require a refinement through Development Management (410-887-3335).

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 L. Lewis
Planner II
Zoning Review

JLL:kew

**Speed
Letter**

In the interest of speed and economy, we are replying to your letter with marginal notes. If you need more information, do not hesitate to call or write. Thank you for your interest.



MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS

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*see H.O.
Red line
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site plan
CHECK MATH
001688
MTH 4-11-00*

June 8, 2000

JUN - 8 2000

Mr. Arnold Jablon, Director
Baltimore County Government
Department of Permits and Development Management
County Office Building, Room 109
11 West Chesapeake Avenue
Towson, Maryland 21204

Subject: FedEx Ground Trucking
Facility, White Marsh

Dear Arnold:

On behalf of our client, The McMahon Development Group and White Marsh Associates, LLC, Morris & Ritchie Associates, Inc. (MRA) is submitting this "spirit and intent" letter to accompany redline revisions to the proposed layout of the subject project. The subject project received a special exception to allow a Class I Trucking Facility (passenger parking and access road) on the subject property, located in an M.L.-I.M. zone; as well as variances from Section 256.2 of the Zoning Regulations to permit the Facility to be located two (2) feet from a business zone in lieu of the required 200 feet and from Section 410.2 to permit the driveway and access point to be located 75 feet from an existing residential dwelling in lieu of the required 300 feet. The special exception and variances were approved by Lawrence E. Schmidt (Zoning Commissioner for Baltimore County) on January 18, 2000 in case no. 00-239-XA.

In an effort to create a more efficient layout and reduce construction costs, the layout of the passenger parking is proposed to be modified and the building and associated trailer parking are proposed to be shifted slightly to the northeast. The enclosed redline drawings reveal the extent of modifications and building shift.

The proposed modification to the passenger parking area includes a reduction in total area (while maintaining the required number of spaces) which allows the parking to be solely within the M.H.-I.M. zone. As the access road is proposed to remain essentially as shown on the variance exhibit, the special exception, however the degree improved, remains necessary. The variances from Sections 256.2 and 410.2 remain necessary and their associated dimensions remain the same or are improved.

*OK for
spirit & intent
Lawrence E. Schmidt
6/19/00*

- 3445-A BOX HILL CORPORATE CENTER DRIVE, ABINGDON, MD 21009
- 110 WEST ROAD, SUITE 245, TOWSON, MARYLAND 21204
- 9090 JUNCTION DRIVE, SUITE 9, ANNAPOLIS JUNCTION, MD 20701

- 410-879-1690 ■ FAX 410-879-1820
- 410-821-1690 ■ FAX 410-821-1748
- 410-792-9792 ■ FAX 410-792-7395

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Rob Hoffman	210 Allegheny
James M Maxwell	PO Box 108 Pittsburgh PA
Ted Scott	110 West Road
Scott Rouk	MRA 110 West Rd Towson
Mike Cline	4600 Gough St. Balt
ERIC E. ADAMCZYK	P.O. Box 108 Pittsburgh Pa.
Jada R. Leo	200 Randolph Ave, HSU, NJ 35801
Jack Gease	2011 Klein Plaza Dr Suite 3B Forest Hill MD 21050
Scott Korman	13355 Noel Road, Ste 2400 Dallas TX 75240
Donald Ellis	10101 PHILA. RD 21237
Fred Ellis	10105 Phila Rd 21227
Wes Buckert	9900 Franklin Sq. Dr 21236



MORRIS & RITCHIE ASSOCIATES

ENGINEERS, PLANNERS SURVEYORS, AND LANDSCAPE ARCHITECTS

110 WEST ROAD, SUITE 245 TOWSON, MARYLAND 21204 (410) 821-1690 FAX (410) 821-1748 MOBILE (410) 458-2651 E-MAIL tscott@mragta.com

THEODORE E SCOTT, CPESC PRINCIPAL



THEODORE E. SCOTT, CPESC
Principal

Years of Experience:

MRA: 13
Other Firms: 2

Active Registration:

Certified Professional in Erosion and
Sediment Control No. 1497

Professional Affiliations:

Association of State Dam
Safety Officials
International Erosion Control Assoc.
Maryland Aggregates Assoc.
Board of Directors

Publications:

Case Study: Erosion and Sediment
Control for Surface Mine Reclamation,
International Erosion Control
Association 1998 Conference



**MORRIS & RITCHIE
ASSOCIATES, INC.**

Qualifications:

Let No 2

In his current position, Mr. Scott assists in the daily management of approximately 45 professional and support personnel in the Towson MRA office, and corporate management of approximately 200 employees. Mr. Scott supervises the planning, design, construction drawing preparation, and permitting for commercial, industrial, residential, surface mining, and water resources projects throughout Central Maryland. Mr. Scott has provided engineering services on land development projects for 13 years. He has provided consulting services on surface mining sites for over 10 years, is active in the Maryland surface mining industry, and is a member of the Board of Directors of the Maryland Aggregates Association, Inc.

Mr. Scott is responsible for all aspects of site design and permitting including utilities, grading, roadway design, land planning, environmental constraints, zoning analysis, landscape design, and water resources engineering. He also provides consultation and expert witness testimony for projects on an as needed basis.

Current and past projects in the Baltimore County area designed or supervised by Mr. Scott include:

- **Koons Chevrolet, Whitmarsh, Maryland** - Comprehensive site design and permitting for an auto dealership on a former mining site.
- **AAI Corporation, Cockeysville, Maryland** - Design / permitting of office / maintenance facility, land planning, regional SWM planning and design.
- **Biscayne Bay, Chase, Maryland** - Design / permitting of a 131 unit mobile home park within the Critical Area.
- **Redland Genstar Whitmarsh Sand and Gravel Mine, Whitmarsh, Maryland** - Mining and Reclamation Plans, Washwater Pond Reclamation, Whitmarsh Run Stream Restoration, Commercial / Industrial Site Planning, utility engineering.
- **Carmax, Whitmarsh, Maryland** - Site design and permitting on a former mining site.
- **Baltimore County Fire Department, Sparrows Point, Maryland** - Redevelopment of existing industrial site.
- **Redland Genstar Texas Quarry, Baltimore County, Maryland** - Mining and Reclamation Plan development, numerous environmental improvement projects, surface and underground mine reclamation, and commercial site planning.
- **Sams Club / Lowes Home Center, Cockeysville, Maryland** - Land planning, site design and permitting, environmental constraints analysis and mitigation.

continued next page ..

- **Maryland Port Administration, Baltimore, Maryland** - NPDES stormwater permitting and Stormwater Pollution Prevention Plan (SWP3) development for nine marine shipping facilities.
- **Allison Transmission Plant, Whitmarsh, Maryland** - Consulting to facilitate land transaction, record plat preparation and recordation, SWM review
- **Genstar Marriottsville Quarry, Baltimore County, Maryland** - Sediment control design and permitting services, overburden stockpile design, reclamation planning.
- **300/303 Clubhouse Lane, Hunt Valley, Maryland** - Land Planning, site design for office / industrial development.
- **UMBC Fieldhouse** - Site engineering, landscape architecture for a college fieldhouse addition.
- **Knecht Ave. Medical Center, Baltimore County, Maryland** - Site and utility engineering for an office building.
- **Lafarge Rosedale Blacktop Plant, Baltimore County, Maryland** - MDE/Corp permitting actions, infrastructure design, water quality design, NPDES SWP3, zoning analysis and issue resolution.
- **Baltimore Clayworks, Mt. Washington, Baltimore City, Maryland** - Civil and water resources engineering, reuse analysis for a campus and building expansion.
- **Vinci Stone Products, Inc. Howard/Baltimore County, Maryland** - Mining reclamation plans, highwall reclamation, property acquisition consulting.
- **Redland Genstar Chase Plant, Baltimore County, Maryland** - Mining and reclamation plans.
- **Redland Genstar Bradshaw Mine, Baltimore County, Maryland** - Reclamation plans.
- **Honeygo Reclamation Center, Baltimore County, Maryland** - Land use analysis, rezoning, surface mining and rubble fill consulting, and commercial master planning.

OTHER PROJECT EXPERIENCE IN MARYLAND INCLUDES:

- **North Park Center, Harford County, Maryland** - Site engineering/approvals for a medical office complex.
- **Bel Air Athletic Club, Harford County, Maryland** - Site planning and engineering for a multi-phase expansion of an athletic club.
- **Francis Court, Harford County, Maryland** - Site planning and engineering for a 100± condominium development.
- **IW Jenkins Sand and Gavel Site, Harford County, Maryland** - Mining and reclamation plans, reclamation planning.
- **Genstar Medford Quarry, Carroll County, Maryland** - Mining and Reclamation Plan development and permitting.

- **Gravel Hill Rubble Fill, Harford County, Maryland** - Mining and Reclamation Plan development and permitting.
- **Genstar Churchville Quarry, Harford County, Maryland** - Mining and Reclamation development and permitting, berm design, line of site studies, expert witness testimony.
- **Harford County Parks and Recreation, Bynum Pond, Bel Air, Maryland** - Rehabilitation of existing recreational pond.
- **Waysons Corner, Maryland** - Mine Planning, Sediment and stormwater management design for a 450 acre surface mine within the critical area, master planning.
- **Hunters Run, Harford County, Maryland** - High hazard embankment breach analysis and permitting.
- **York Building Products, Mason Dixon Sand & Gravel Belvedere Plant, Cecil County, Maryland** - Sand and gravel surface mine planning and permitting, high hazard dam design, emergency action plan, reclamation.
- **Genstar Medford Quarry North Stream, Carroll County, Maryland** - Design, permitting, and construction management of a ½ mile Class IV trout stream relocation, mitigation design.
- **Gap Distribution Center, Edgewood, Maryland** - Regional industrial water quality plan, expert witness testimony, sediment and stormwater management design.
- **Aberdeen Proving Ground, Harford County, Maryland** - Design of grading, sediment control, hydraulic dredge containment, and construction, Underwater Explosion Test Facility (UNDEX) Pond, U.S. Army, CSTA, Live Fire Vulnerability Dictorate.
- **Southern Maryland Sand and Gravel, Inc, Charles County, Maryland** - Water balance analysis for sand and gravel mine.
- **Redland Genstar Frederick Quarry, Frederick County, Maryland** - Mining and reclamation plans, overburden stockpile design.
- **York Building Products Perryville Plant, Cecil County, Maryland** - Mining and reclamation plans, wetland permitting, mine planning, washwater pond design.
- **Cecil Sand and Gravel, Cecil County, Maryland** - Washwater pond design.
- **Redland Genstar Branchville Blacktop Plant, Prince Georges County, Maryland** - Consulting on zoning issues, SWP3.
- **City of Elkton Raceway Stabilization, Cecil County, Maryland** - Design and construction management of water supply canal and embankment.
- **Spencer Construction, Harford County, Maryland** - Consulting on zoning action, expert witness testimony.

CONTINUING EDUCATION

Applied Fluvial Geomorphology (1994), Wildland Hydrology Consultants, Dave Rosgen, Pagosa Springs, Colorado

TR-20 Workshop, United States Department of Agriculture - Soil Conservation Service/Engineering Society of Baltimore, Baltimore, Maryland.

Dam Safety Public Awareness Conference, Association of State Dam Safety Officials, Frederick, Maryland.

Sediment and Stormwater Conference, Department of Natural Resources, Washington College, Chestertown, Maryland.

TR-55 Workshop, United States Department of Agriculture - Soil Conservation Service/ Baltimore County, Towson, Maryland.

Professional Liability Loss Prevention Education Program, American Society of Foundation Engineers, Bel Air, Maryland

Natural Design in Development Conference, Maryland Department of Natural Resources Forest Park & Wildlife Service Baltimore, Maryland

PREVIOUS EXPERT WITNESS TESTIMONY

Case No. 3916 Greater Harford Industrial Park Variance Request - Harford County, Maryland

Case No. 3606 Channel Home Center Distribution Center Variance Request - Harford County, Maryland

Case No. 4653 Spencer Construction Special Exception/Variance Request - Harford County, Maryland

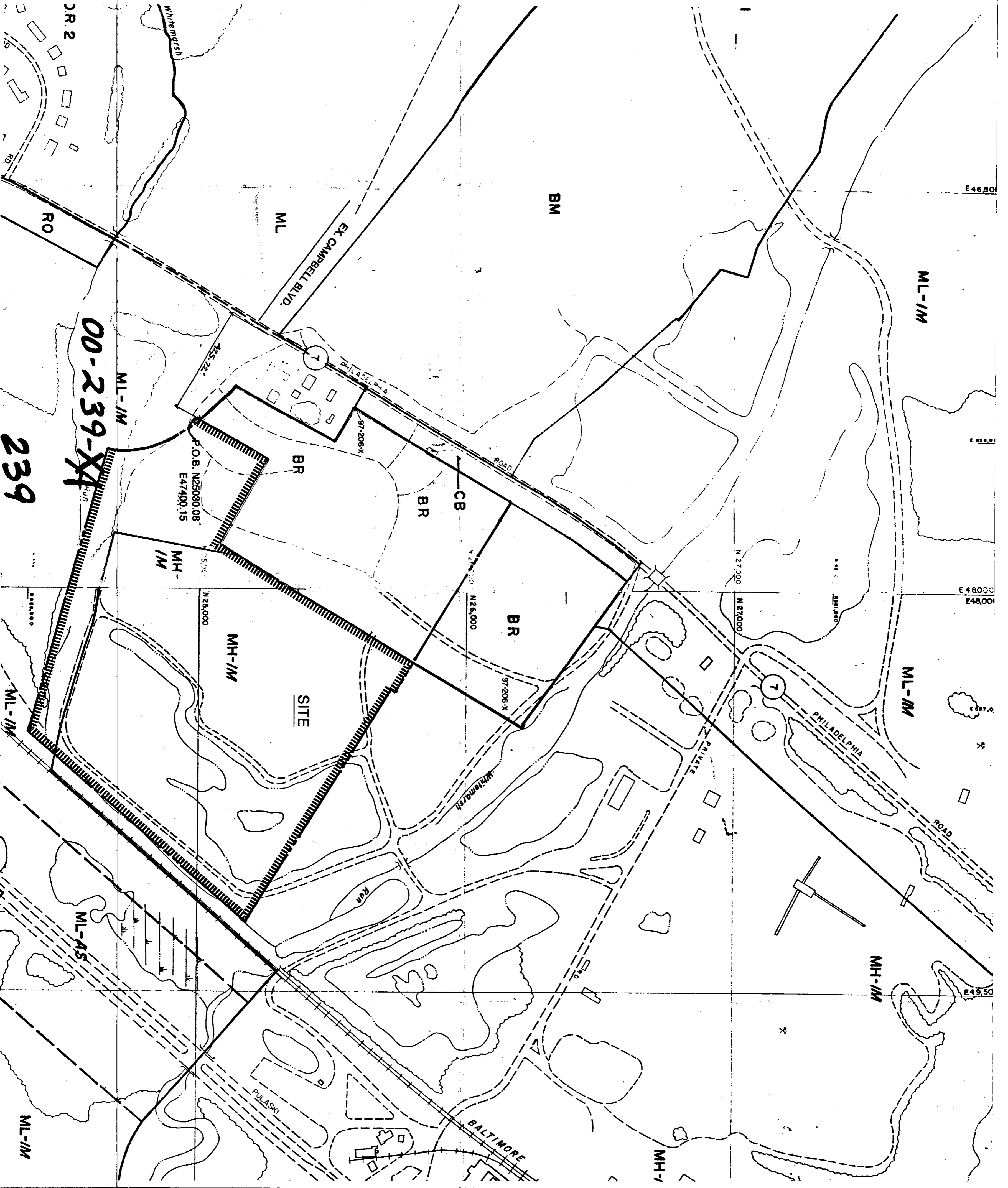
Case No. 4779 Lafarge Churchville Quarry Special Exception/Variance Request - Harford County, Maryland

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE 1" = 200'	LOCATION FULLERTON VICINITY	SHEET NE 7-H
DATE PHOTOGRAPHY MAY 1988		

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE 1" = 200'	LOCATION FULLERTON VICINITY	SHEET NE 7-I
DATE PHOTOGRAPHY JANUARY 1988		



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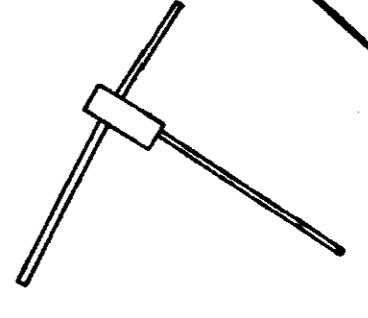
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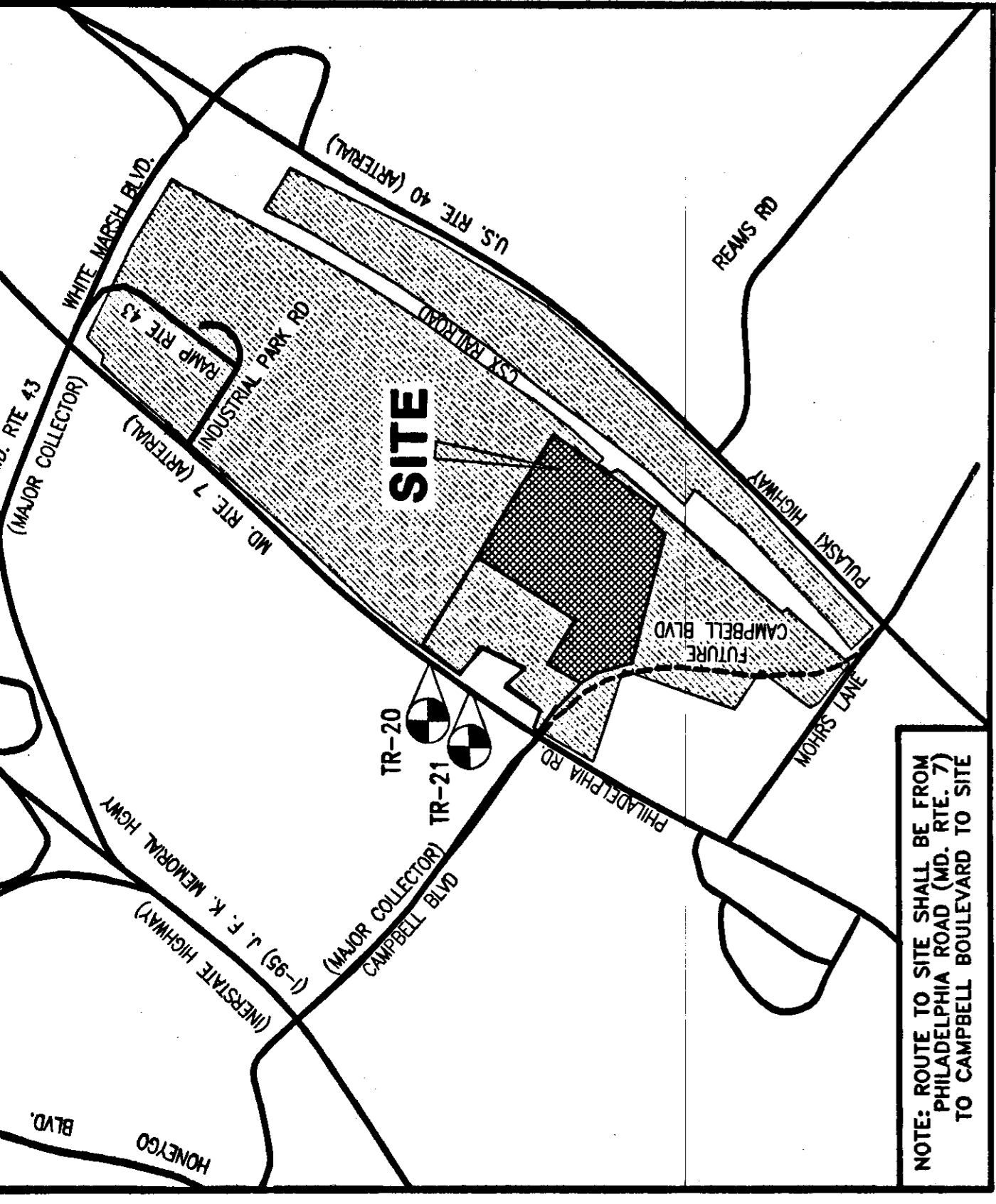
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LANDSCAPE CALCULATIONS

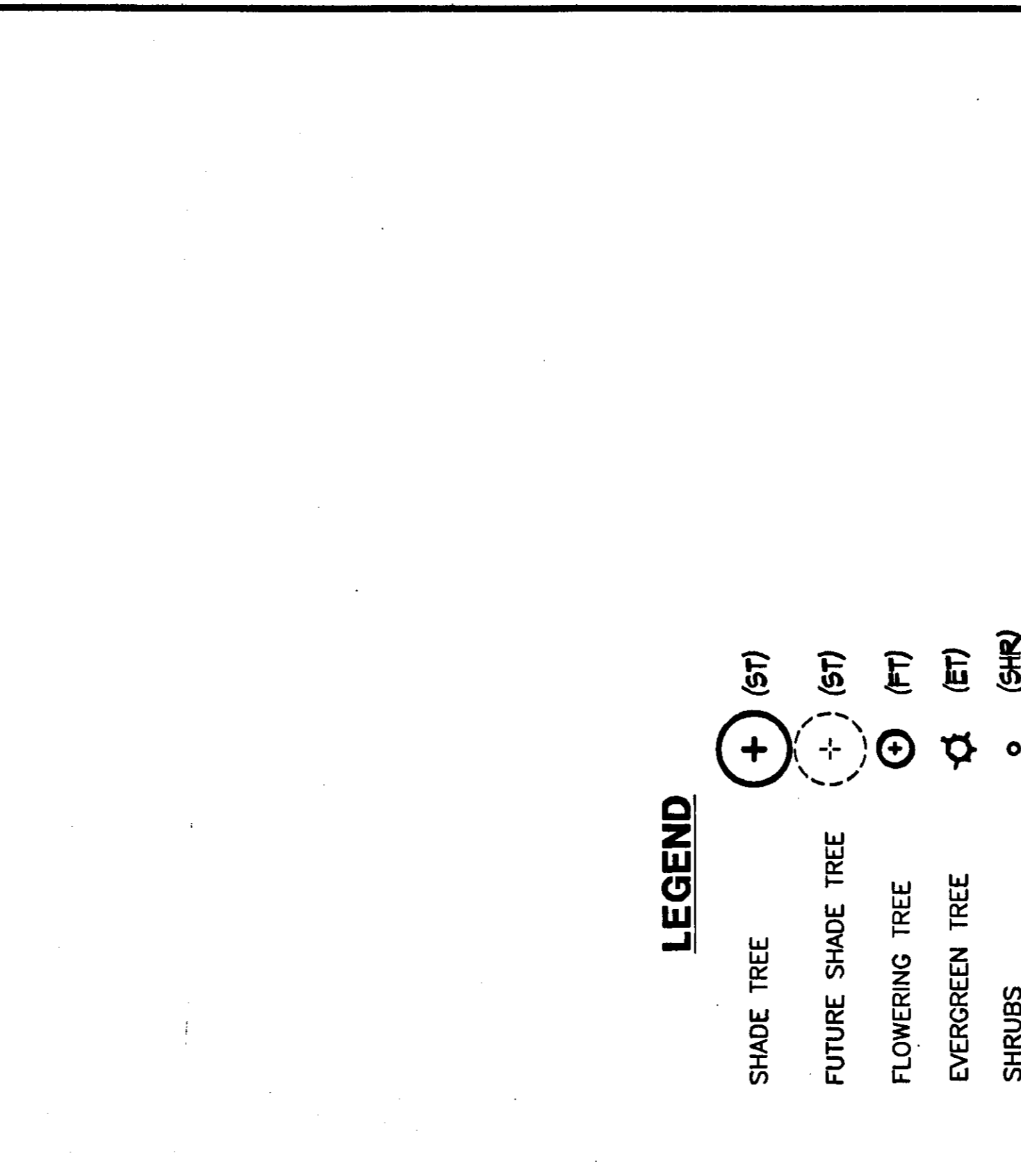
1626 L.F. INTERIOR ROAD / 20 = 81.3 P.U.'S
 181 CUSTOMER / EMPLOYEE PARKING SPACES / 12 = 15.6 P.U.'S
 60 FUTURE PARKING SPACES / 12 = 5.0 P.U.'S
 TOTAL PLANTING UNITS REQUIRED = 101.9 P.U.'S

*60 PARKING SPACES WILL BE CONSTRUCTED IN THE FUTURE. PLANTING UNITS WILL BE INSTALLED IN CONJUNCTION WITH THE COMPLETION OF THESE PARKING SPACES.

PROPOSED PLANTING MIX

59 MAJOR SHADE TREES / 1 = 59.0 P.U.'S
 6 FUTURE MAJOR SHADE TREES / 1 = 6.0 P.U.'S
 24 FLOWERING TREES / 2 = 12.0 P.U.'S
 53 EVERGREEN TREES / 2 = 26.5 P.U.'S
 43 SHRUBS / 5 = 8.6 P.U.'S
 TOTAL PLANTING UNITS PROPOSED = 103.5 P.U.

NOTE: A MINIMUM OF 7% OF THE INTERIOR AREAS OF ALL REQUIRED AREAS SHALL BE GREEN, PLANTING AREAS.

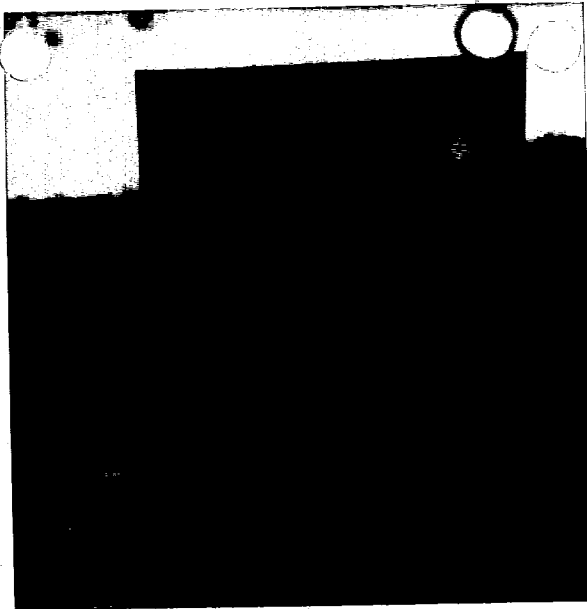


MORRIS & RITCHIE ASSOCIATES, INC.
 ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
 10 WEST ROADS, SUITE 240
 TOWSON, MARYLAND 21284
 (410) 851-8800
 FAX (410) 851-1748

FLAT TO ACCOMPANY VARIANCE REQUEST
CONCEPTUAL LANDSCAPE PLAN
RPS - WHITEMARSH
 (COMMERCIAL PACKAGE DELIVERY & TRUCKING FACILITY)
 CAMPBELL BOULEVARD & PHILADELPHIA ROAD - MD. RTE. 7
 ELECTION DISTRICT #15 - CONGRESSIONAL DISTRICT #6
 2014

DATE REVISIONS

JOB NO. 10976
 SCALE: 1"=40'
 DRAWN BY: TPD
 DESIGN BY: MAA
 REVIEW BY: ER
 APPROVED BY: JAC



ON PROPERTY