

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
E/S Rolling Road, 1100' N of the c/l *
Tudsbury Road * ZONING COMMISSIONER
(2701 Rolling Road) *
2nd Election District * OF BALTIMORE COUNTY
2nd Council District *
Case No. 02-016-X
Rolling Road, LLC *
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Exception filed by the owners of the subject property, Rolling Road, LLC, and the Contract Lessee, Eastern Petroleum Corporation, through their attorney, Stuart D. Kaplow, Esquire. The Petition, as filed, requests a special exception for a fuel service station use in combination with a convenience store, greater than 1500 sq.ft., pursuant to Section 405.4.E.1 of the Baltimore County Zoning Regulations (B.C.Z.R.); however, as will be discussed hereinafter, the Petition was amended in open hearing to also request relief, pursuant to Section 405.4.E.10 of the B.C.Z.R. to allow a carryout restaurant as a use in combination with the fuel service station use. The subject property and requested relief 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 in support of the request were Teresa Rosier on behalf of Rolling Road, LLC, Owners; Kent McNew, President, John Hollender, and Diane Taylor, representatives of Eastern Petroleum Corporation, Lessees; William P. Monk with Morris & Ritchie Associates, the consultants who prepared the site plan for this property; and Stuart D. Kaplow, Esquire, attorney for the Petitioners. Also appearing in support of the request were Sajid Lhaudhry and Riaz Ahmad, potential proprietors of the proposed business, and, Michael Brown, a lighting expert. There were no Protestants or other interested persons present.

ORDER RECEIVED FOR FILING
Date 9/21/11
By [Signature]

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located on the east side of Rolling Road, just north of its intersection with Tudsbury Road in Randallstown. The property contains a gross area of 1.744 acres, more or less, zoned M.L.-I.M. and is presently unimproved. The property is located in an area of commercial/ industrial uses. Across the street, there is a condominium/apartment complex.

Reflecting the current trend in the oil industry, the Petitioners propose development of the site as a fuel service station with an accessory convenience store use. As shown on the plan, there will be six multi-fuel dispensers, located perpendicular to Rolling Road in the front of the site. Additionally, a 4,750 sq.ft. building containing a convenience store and carryout restaurant are proposed. Approximately 1,000 sq.ft. of that building will be devoted to the carryout use. Other site improvements proposed include a 44' x 22' car wash facility.

As is typical in the current industry, the store will offer a variety of convenience items for sale to patrons of the uses on the subject site. Additionally, there will be a small carryout restaurant use. Based on the testimony and evidence offered, as well as other recent findings by the undersigned Zoning Commissioner in similar cases, it appears that the proposed restaurant use falls within the definition of a carryout restaurant.

The Petitioners' attorney offered an extended proffer regarding the development of the subject site. Apparently, the proposal has been considered by Baltimore County's Design Review Committee and the layout and proposed construction of same have been approved. It is to be particularly noted that no zoning variances are requested. That is, the property is sufficiently sized to accommodate the buildings and there are no setback or signage variances being requested. Additionally, the car wash contains sufficient area for stacking and parking. Mr. Kaplow also indicated that Michael Brown, a lighting expert, had examined the site plan and determined that the property would comply with the County's lighting standards and will not inappropriately cause light to be cast onto adjacent properties.

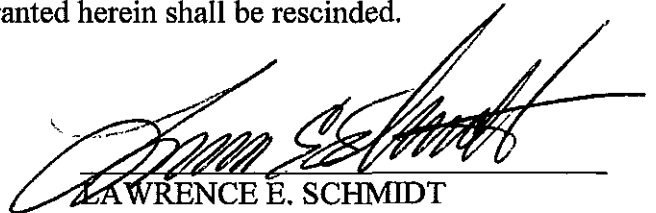
Based upon the testimony and evidence offered, I am easily persuaded that the Petition for Special Exception should be granted. It is clear that the proposed use meets the

requirements set out in Section 502.1 of the B.C.Z.R. In sum, the use will not cause any detrimental impact on the surrounding locale. In fact, it appears that the proposed location is an appropriate location for the uses proposed. Thus, the Petition for Special Exception, as amended to include the carryout restaurant within the convenience store structure, shall be approved.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 21st day of September, 2001 that the Petition for Special Exception, as amended, seeking approval of a fuel service station use in combination with a convenience store and carryout restaurant, greater than 1500 sq.ft. in area, pursuant to Sections 405.4.E.1 and 405.4.E.10 of the Baltimore County Zoning Regulations (B.C.Z.R.), 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.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 9/21/01
By [Signature]



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 2701 Rolling Road
which is presently zoned MT-1M

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 Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

(See attached)

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 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:

Eastern Petroleum Corporation
Name - Type or Print
By: [Signature]
Signature Kent McNew, President
1915 Lincoln Drive 410-296-0287
Address Telephone No.
Annapolis MD 21401
City State Zip Code

Attorney For Petitioner:

Stuart D. Kaplow
Name - Type or Print
Signature [Signature]
Stuart D. Kaplow, P.A.
Company
15 East Chesapeake Ave. 410-339-3910
Address Telephone No.
Towson MD 21286
City State Zip Code

Legal Owner(s):

Rolling Road, LLC
Name - Type or Print
By: [Signature]
Signature Anthony Julio, Manager
Name - Type or Print
Signature
9640 Deerco Road 410-666-1000
Address Telephone No.
Timonium MD 21093
City State Zip Code

Representative to be Contacted:

Stuart D. Kaplow
Name
15 E. Chesapeake Ave. 410-339-3910
Address Telephone No.
Towson MD 21286
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2 1/2 hrs
UNAVAILABLE FOR HEARING

Reviewed By [Signature] Date 6-6-01 7-10-0

Ret.
No [Signature] 7/10/01

ORDER RECEIVED FOR FILING
Date 6/21/01
By [Signature]

Case No. 02-016-X

REV 09/15/98

ATTACHMENT TO PETITION FOR SPECIAL EXCEPTION
FOR THE PROPERTY LOCATED AT 2701 ROLLING ROAD

To permit a fuel service station in combination with a convenience store, greater than 1,500 square feet, pursuant to BCZR §405.4.E.1.

216



Baltimore County
Zoning Commissioner

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

September 21, 2001

Stuart D. Kaplow, Esquire
15 E. Chesapeake Avenue
Towson, Maryland 21286

RE: PETITION FOR SPECIAL EXCEPTION
E/S Rolling Road, 1100' N of the c/l Tudsbury Road
(2701 Rolling Road)
2nd Election District – 2nd Council District
Rolling Road, LLC - Petitioners
Case No. 02-016-X

Dear Mr. Kaplow:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has 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 Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Anthony Julio, Manager, and Ms. Teresa Rosier
Rolling Road, LLC, 9640 Deerco Road, Timonium, Md. 21093
Messrs. Kent McNew and John Hollender, and Ms. Diane Taylor
Eastern Petroleum Corp., 1915 Lincoln Drive, Annapolis, Md. 21401
Mr. Michael Brown, 13 Galetree Court, Cockeysville, Md. 21030
Mr. William P. Monk, Morris & Ritchie, 110 West Road, Suite 245, Towson, Md. 21204
Mr. Sajid Lhaudhry, 2311 Halls Grove Road, Gambrills, Md. 21054
Mr. Riaz Ahmad, 790 Spring Bloom Drive, Millersville, Md. 21108
People's Counsel; Case File

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



MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS

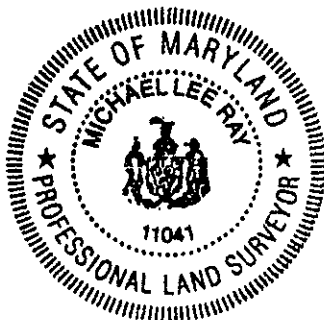


ZONING DESCRIPTION

BEGINNING at a point located on the easterly right-of-way line of Rolling Road (70 feet wide), said point being distant 1100 feet measured northeasterly from the intersection of said easterly right-of-way line of Rolling Road with the centerline of Tudsbury Road, said point being also located at the southwesterly most corner of Lob B-7 laid out and shown on a plat entitled "A Resubdivision of Lot B-3 and Lot B-4 R.B.C. South" dated September 15, 1999 and recorded among the Land Records of Baltimore County, Maryland in Plat Book S.M 72, Page 22. Thence the following courses and distances as noted on the aforementioned plat:

Northerly by a non-tangent curve to the left having a radius of 820.00, an arc length of 43.26 feet, the chord of said arc bearing North 01 degrees 22 minutes 18 seconds East, 43.26 feet; Northerly by a non-tangent curve to the left having a radius of 1180.92 feet, an arc length of 233.51 feet, the chord of said arc bearing North 04 degrees 33 minutes 38 seconds West, 233.13 feet; North 76 degrees 52 minutes 42 seconds East, 219.40 feet; South 13 degrees 07 minutes 18 seconds East, 55.37 feet; South 04 degrees 46 minutes 37 seconds East, 299.20 feet; South 24 degrees 02 minutes 55 seconds West, 60.89 feet; North 65 degrees 57 minutes 05 seconds West, 228.18 feet to the point and place of beginning. Containing an area, as noted on the aforementioned plat, of 1.744 acres of land, more or less.

Being located in the Second Election District of Baltimore County, Maryland, also being known as #2701 Rolling Road and being further known as Lot B-7 as shown on the aforementioned plat.



Michael L. Ray 5/23/01
Michael L. Ray, Professional Land Surveyor
Maryland License No. 11041

216
[Signature]

MR sdm\12077\zoningdescrip1.744acres.doc\052201

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

- 410-515-9000 ■ FAX 410-515-9002
- 410-821-1690 ■ FAX 410-821-1748
- 410-792-9792 ■ FAX 410-792-7395

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Case No.

1794

02 - X

DATE

7-10-01

ACCOUNT

R-001-06-6150

AMOUNT

\$ 300.00

RECEIVED
FROM:

Stuart D. Kaplan PA

FOR:

Commercial Special Exception Filing fee
for 2701 Rolling Rd.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
7/11/2001 7/11/2001 14:42:40

REL WS04 CASHIER DDOL DND DRAWER 2
S RECEIPT # 147103 OFLH

Dept 5 520 ZONING VERIFICATION
CR NO. 001794

Recpt Tot 300.00
300.00 CK .00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

**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: #02-016-X
2701 Rolling Road
E/S Rolling Road, 1100' N
centerline Tudsbury Road
2nd Election District
2nd Councilmanic District
Legal Owner(s): Eastern Petroleum
Corp., Kent McNew, President
Contract Owner: Rolling Road, LLC,
Anthony Julio, Manager
Special Exception: to per-
mit a fuel service station in
combination with a con-
venience store, greater than
1500 square feet.
Hearing: Monday, Sep-
tember 10, 2001 at 2:00
p.m. in Room 407, County
Courts Building, 401 Bos-
ley 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 con-
cerning the file, and/or
hearing, Contact the Zoning
Review Office at (410) 887-
3391.

8/238 Aug. 23 0489022

CERTIFICATE OF PUBLICATION

8/23/2001

THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of 1 successive weeks, the first publication appearing
on 8/23/2001.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 02-016-X

Petitioner/Developer: _____

EASTERN PETROLEUM CORP.

Date of Hearing/Closing: SEPT. 10, 2001

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

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____

2701 ROLLING ROAD

The sign(s) were posted on AUG. 23, 2001
(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

(Address)

BALTIMORE, MD. 21227

(City, State, Zip Code)

(410) 242-4263

(Telephone Number)

RECEIVED

AUG 24 2001

DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

ZONING NOTICE

CASE # 02-016-X

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

ROOM 407 COUNTY COURTS

PLACE: BLDG. 401 BOSLEY AVENUE

MONDAY, SEPTEMBER 10, 2001

DATE AND TIME: AT 2:00 P.M.

REQUEST: SPECIAL EXCEPTION

TO PERMIT A FUEL SERVICE STATION

IN COMBINATION WITH A CONVENIENCE

STORE, GREATER THAN 1500 SQUARE

FEET

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO POSTPONE HEARING CALL: 410-331-1311

DO NOT THUMP THE WALL AND POST WITH ANY NOISES, WHICH COULD BE A
HARASSMENT, UNLAWFUL.

CERTIFICATE OF POSTING

RE: Case No.: 02-016-X

Petitioner/Developer: _____

EASTERN PETROLEUM CORP.

Date of Hearing/Closing: 9-10-01

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

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____

2701 ROLLING ROAD

The sign(s) were posted on _____

SEPT. 5, 2001
(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

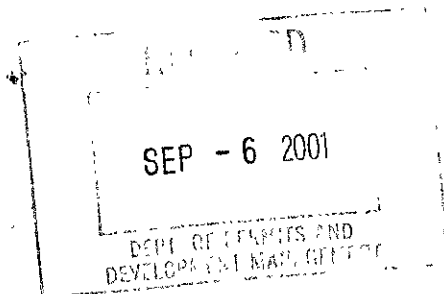
GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)

Your
copy



ZONING NOTICE

CASE #02-016-X

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

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**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: ~~02-216-X~~ 02-216-X
Petitioner: Rolling Road LLC-owner / Eastern Petroleum Corp - Lessee
Address or Location: 2701 Rolling Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. JOHN HOLLANDER
Address: EASTERN PETROLEUM CORPORATION
1915 LINCOLN DRIVE
ANNAPOLIS, MD 21401
Telephone Number: 1-410-295-1245

TO: PATUXENT PUBLISHING COMPANY
Thursday, August 23, 2001 Issue – Jeffersonian

Please forward billing to:
John Hollender
Eastern Petroleum Corp.
1915 Lincoln Drive
Annapolis MD 21401

410 295-1245

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: 02-016-X

2701 Rolling Road

E/S Rolling Road, 1100' N centerline Tudsbury Road

2nd Election District – 2nd Councilmanic District

Legal Owner: Eastern Petroleum Corp, Kent McNew, President

Contract Owner: Rolling Road, LLC, Anthony Julio, Manager

Special Exception to permit a fuel service station in combination with a convenience store, greater than 1500 square feet.

HEARING: Monday, September 10, 2001 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G.D.Z.
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

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

August 9, 2001

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: 02-016-X

2701 Rolling Road

E/S Rolling Road, 1100' N centerline Tudsbury Road

2nd Election District – 2nd Councilmanic District

Legal Owner: Eastern Petroleum Corp, Kent McNew, President

Contract Owner: Rolling Road, LLC, Anthony Julio, Manager

Special Exception to permit a fuel service station in combination with a convenience store, greater than 1500 square feet.

HEARING: Monday, September 10, 2001 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 G.D.Z.
Director

C: Stuart D Kaplow PA, 15 E Chesapeake Ave, Towson 21286
Rolling Road, LLC, Anthony Julio, Manager, 9640 Deerco Road, Timonium 21083
Eastern Petroleum Corp, Kent McNew, President, 1915 Lincoln Drive,
Annapolis 21401

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, AUGUST 25, 2001**
- (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.



Baltimore County
Department of Permits and
Development Management

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

September 7, 2001

Stuart D Kaplow
15 E Chesapeake Avenue
Towson MD 21204

Dear Mr. Kaplow:

RE: Case Number: 02-016-X, 2701 Rolling Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 10, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several 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.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Anthony Julio, Rolling Road LLC, 9640 Deerco Road, Timonium 21093
Kent McNew, President, Eastern Petroleum Corp, 1915 Lincoln Drive,
Annapolis 21401
People's Counsel

As
9/10

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 10, 2001

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-016 and 02-058

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by: Mark A. Cunningham

Section Chief: Gary Kerns

AFK/JL:MAC

SEP 10

Ho
9/10

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: September 6, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For August 13, 2001
Item No. 016

The Bureau of Development Plans Review has reviewed the subject zoning item.

The proposed northern use-in-common access shall be relocated to the south. (*See the attached revised copy.*)

RWB:HJO:jrb

cc: File

SEP 13



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

~~August~~ 14, 2001

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: 016- Rolling Rd, LLC, Anthony Julio

Location: DISTRIBUTION MEETING OF August 6, 2001

Item No.: 016

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.

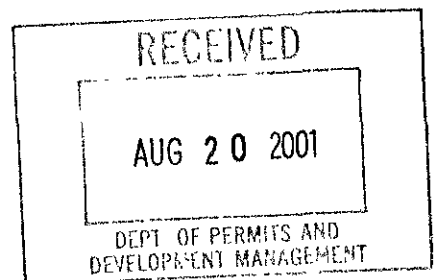
1. Fire hydrants for the referenced property are required and shall be located at proper intervals, along an approved road in accordance with Baltimore County Standard Design Manual Sec. 2.4.4 Fire Hydrants, as published by the Department of Public Works.
4. The site shall be made to comply with all 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 JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

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



Printed with Soybean Ink
on Recycled Paper





**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: *8.10.01*

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

RE: Baltimore County
Item No. *016*

JJS

Dear Ms. Jackson:

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

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

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

RE: PETITION FOR SPECIAL EXCEPTION
2701 Rolling Road, E/S Rolling Rd,
1100' N of c/I Tudsbury Rd
2nd Election District, 2nd Councilmanic

Legal Owner: Rolling Road LLC
Contract Purchaser: Eastern Petroleum Corp.
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-16-X

* * * * *

ENTRY OF APPEARANCE

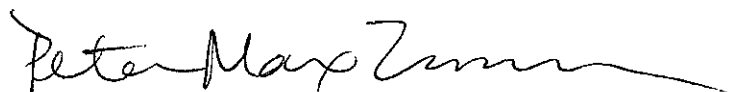
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. **All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.**


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 17th day of August, 2001 a copy of the foregoing Entry of Appearance was mailed to Stuart D. Kaplow, Esq., 15 E. Chesapeake Avenue, Towson, MD 21286, attorney for Petitioner(s).


PETER MAX ZIMMERMAN

JJS

Intake Planner

5/30/01

Date Assigned

DROP-OFF PETITIONS PROCESSING CHECK-OFF

*Revised Plans
Submitted to me
by Stuart Karpow
in person Tuesday,
7-10-01 3:05 PM.*

- ☒ **Two Questions Answered on Cover Sheet:**
Any previous reviews in the zoning office?
Any current building or zoning violations on site?

- ☒ **Petition Form Matches Plat in these areas:**

Address
Zoning
Legal Owner(s)
Contract Purchaser(s)
Request (if listed on plat)

- ☒ **Petition Form (must be current PDM form) is Complete:**

Request:

Section Numbers

Correct Wording (must relate to the code, especially floodplain and historical standard wording. Variances must include the request in lieu of the required code quantities.

Hardship/Practical Difficulty Reasons

Legal Owner/Contract Purchaser:

Signatures (originals)

Printed/Typed Name and Title (if company)

Attorney (if incorporated)

Signature/Address/Telephone Number of Attorney

- ☒ **Correct Number of Petition Forms, Descriptions and Plats**

- ☒ **200 Scale Zoning Map**

- ☒ **Check: Amount Correct? Signed?** *7/10 NOW correct! New chk. submitted 7-10-01 for correct AMT!*

- ☒ **ZAC Plat Information:**

Location (by Carl) E/S Rolling Rd. 1100 ft. N. Centerline of
Tudsbury Rd. (2701 Rolling Rd.)

Zoning: ML-IN Acreage: 1.244 AC ± Previous Hearing Listed With Decision

Election District 2nd Councilmanic District 2nd Case # ---

Check to See if the Subject Site or Request is:

CBCA

Floodplain

Elderly

Historical

Pawn Shop

Helicopter

*If Yes, Print Special Handling Category Here

*If No, Print No

NO

02-016-X

Item Number Assigned

Date Accepted for Filing

MON 6/18 (PM) I called S.G. he's coming in this wk. if Plan so that a vote is NOT necessary! 7-10-01
WED 6/6/01 I advised Stuart. He's going for chk. with Bill Moore 6/18 NO RESPONSE

Zoning Commissioner's Office
William J. Wiseman III
County Courts Building
401 Bosley Avenue, Suite 401/405
Towson, MD 21204

13 APR 07

William E. Long
1619 Alston Rd.
Towson, MD 21204

RECEIVED
APR 17 2007
BY:

Re: Appeal of Case No. 07-205-SPH

Dear Mr. Wiseman,

I cannot agree with your Findings of Fact because of the errors and false statements in it. Baltimore County insists and continues to state the property is zoned R.C.5 and the business has been operating under non-conforming use. This is incorrect.

As to the zoning of the property, the answer can be found in the records at the Zoning Office in the Baltimore County Office Building, the Baltimore County Office of Planning in the County Courts Building, and at the Towson Branch of the Baltimore County Public Library who maintain the past issues of The Jeffersonian, Baltimore County's paper of record.

There is one thing I cannot find however, any documents that changed the zoning of the property from "E" Commercial later renamed "BL" to RC-5 or any other residential zoning. I have requested on numerous occasions for these documents and have had no response. Under the "Freedom of Information Act" I was permitted to review all files in regards to this property and it was not there. Mr. Winsom said "The Long's contend the property is BL zone and that a zoning mistake is the cause of the residential zone that now exists on the property". After reviewing all the available documents, they indicate no change from the BL zoning so residential zone does not exist on the property.

I went to the Office of the County Executive where I was introduced his Constituent Service Representative, Hanna Sacks. Zoning says it is the use of the property, not the user. Hanna Sacks told me all the problems would end if I remove my tenant, meaning that it is the user not the use. This is in conflict with the zoning codes.

Since the original zoning change from "A" Residence to "E" Commercial was signed by the zoning commissioner, I went to the zoning commissioner's office and was informed that he no longer has the authority to enforce this or have it applied to the current map. I was also informed that that power now rests with the Baltimore County Council. In the 2004 CZMP I applied for what ever zoning is required to allow the business to continue. At this point in time they told me the property was currently zoned R.C.5 and I believed them. Since they were not sure if BL or BM zoning was required, they applied for BM. I attended the County Council's vote on the 2004 CZMP.

The property in question was not mentioned for change since the committee recommended that the zoning not be changed. At the end of the session I asked Councilman Kevin Kamenetz, where this leaves the property. His response was "Since the use pre-dates zoning, the use may continue."

You stated at the hearing, if I disagree with the zoning map, there is a process to verify the claim. I did this.

If you look at the current zoning maps, there is a new message in the margin, a disclaimer saying the information may not be considered accurate. Previous maps did not say this and were considered gospel. If a records check had been performed, it would have shown that Petition 0793 made this property commercial and that no documents exist to change the property from that use. For reasons unknown, the property was never outlined on the zoning maps to indicate the zoning. Only the petition number was placed on the maps. As this would be considered a drafting error, under the Baltimore County Code, Article 32, Part IV § 32-3-231, we requested a zoning map correction. This was filed with Jeff Mayhew at the Office of Planning. After about 2 months, he contacted me by telephone to say that he was not permitted to cross the street to go to the county office building, so he could not investigate this matter. This sounded strange, however he insisted this was their policy. I believe this action, or inaction, violates the Baltimore County Code, Article 32, Part IV § 32-3-232.

It should be noted that Baltimore County issued a new building permit on 13 DEC 46 for a building for the purpose of commercial body building and repairs. A second new building permit was issued on 8 JUL 57 for a building for the purpose of carpenter, repair and paint shop addition. If the property did not have a commercial zoning, why would Baltimore County approve the construction of commercial buildings.

The result of all this has been devastating to my family's wellbeing both in health and finances. I feel the whole situation can be simplified if you stick to the basic issue, the zoning of the property.

1. Petition 0793 filed to change zoning from "A" Residence to "E" Commercial.
2. Notice of zoning reclassification published in the Jeffersonian, January 3, 1947.
3. Petition 0793 was approved and zoning was changed from "A" Residence to "E" Commercial.
4. In 1955 the coding system changed "E" Commercial to "BL".
5. Since no documentation has been found to change the property from "BL", "BL" is still in force.

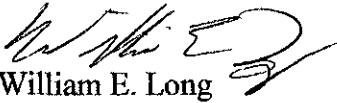
If Baltimore County contends the zoning is other than "BL", I require the following:

1. The date of the zoning change.
2. Documents ordering the change, including those from the County Council.
3. The edition of the Jeffersonian, Baltimore County's paper of record, where the change would have been posted.

If Baltimore County can not produce these documents, I request the following:

1. Baltimore County acknowledge that the property is still "BL".
2. The zoning map be amended to correct the oversight.
3. Baltimore County to do all it can to try to rectify the damage to the affected families.

Respectfully submitted,


William E. Long

Case Number _____

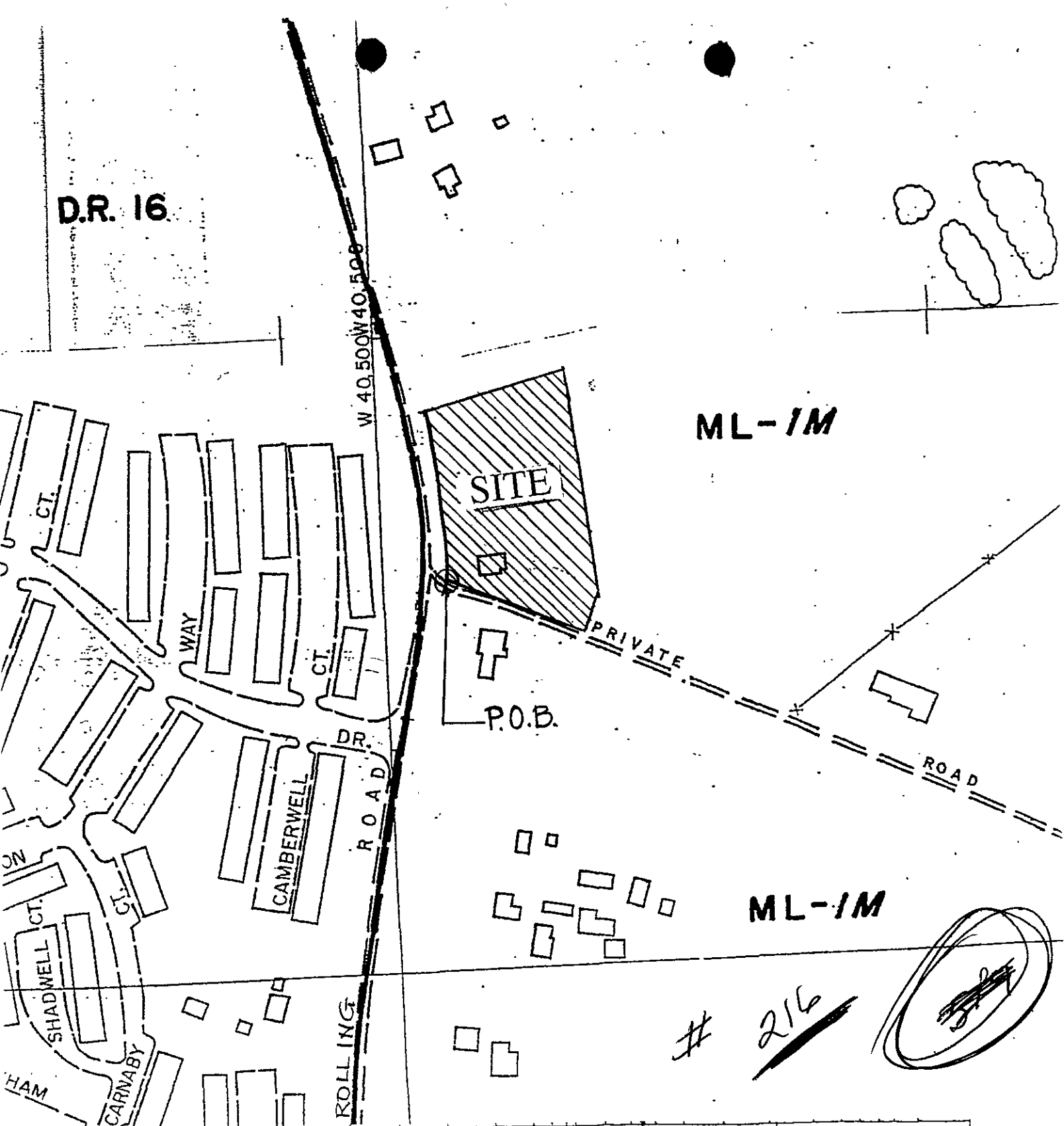
PLEASE PRINT LEGIBLY

PETITIONER'S SIGN-IN SHEET

[illegible]

Revised 4/17/00

D.R. 16



SCALE	LOCATION	SHEET
1" = 200' ±	BELMONT AREA	N.W.
DATE OF PHOTOGRAPHY JANUARY 1986		3-G 4-G

MICHAEL L. BROWN, P.E.
Associate

Project Assignment:

Electrical Project Manager

Years of Experience:

MRA: 1
Other Firms: 28

Education:

B.S., Electrical Engineering, Johns
Hopkins University, 1992
A.S., Pre-Engineering, Johns Hopkins
University, 1988

Active Registration:

Maryland, Professional Engineer,
1994, #20458
Connecticut, Professional Engineer,
#20781
California, Professional Engineer,
#E15770
Delaware, Professional Engineer,
#11975
New Jersey, Professional Engineer,
#GE41065
Massachusetts, Professional Engineer,
#40311
New York, Professional Engineer,
#076024
North Carolina, Professional
Engineer, #027041, 2001
Pennsylvania, Professional Engineer,
#PE-057202-E, 2000
South Carolina, Professional
Engineer, #21336, 2001
Virginia, Professional Engineer,
#0402 035574, 2001

Professional Affiliations:



National
IEEE, Member
Baltimore
IEEE/IAS,
Board Member

**MORRIS & RITCHIE
ASSOCIATES, INC.
AIRPORTS**

Qualifications:

Throughout the past twenty-nine years, Mr. Brown has produced unique and complex designs for both private entities and public agencies. As head of Morris & Ritchie's electrical department, he is responsible for electrical systems design for a variety of projects, including industrial, commercial, environmental, and governmental applications. His experience includes power systems studies, design of lighting, primary and secondary power distribution, industrial controls, emergency power generation, and life safety systems.

Mr. Brown has had design responsibility for the electrical systems for a variety of project types requiring exterior overhead and underground distribution; high, medium and low voltage substations and switchgear; switchgear and relaying; interior electric power distribution systems; exterior overhead and underground distribution systems; lighting systems (including vandal resistant lighting); wire communications (LAN/fiber optics/CATV); emergency power systems; uninterruptible power systems; 400 HZ low voltage power distribution systems and equipment; and security measures including intrusion detection and access controls.

With respect to water/wastewater analysis and design applications, he has evaluated existing treatment and pumping stations for adequacy and operation of existing systems, design emergency power systems, telemetry, process controls, interior/exterior lighting and inspected systems upon installation.

Mr. Brown is a member of the Institute of Electrical and Electronic Engineers, Inc. (IEEE) and is familiar with national and local building codes and federal design standards.

Below is a sample of Mr. Brown's relevant project experience:

Delaware State University, xxxx, Delaware - Parking lot lighting.

Not No 4

BWI Airport, Canopy Covered Walkways, Long Term Parking to Pier 'A', Maryland - Project Engineer for illumination of walkways with photocell controls.

AUTOMOTIVE

Koon's Volvo / Lincoln Mercury, Service Bays Addition, Owings Mills, Maryland - Project Manager responsible for all electrical system requirements for the 8-bay addition.

CENTERS / CHILD CARE / YOUTH / VISITORS

COMMERCIAL/ RETAIL CENTERS

MD Wholesale Produce Market and MD Wholesale Seafood Market, Facility Evaluation, Jessup, Maryland - Project Engineer for engineering and process analysis of both markets, code analysis, evaluation and recommendation of upgrades.

Safeway, The Market at Optiz Crossing, Prince William County, Virginia - Project Engineer for the design of electrical systems for modern supermarket.

COURTROOMS

District Court Building & Multi-Purpose Center, Essex-Rosedale, Maryland - Project Engineer for electrical design for new courtroom and juvenile services complex with holding cells.

DOMICILIARY FACILITIES

Apartment Buildings / Condo

Hotels/Motels

Retirement Communities

(see Senior Housing & Assisted Living)

EDUCATIONAL FACILITIES

Elementary - High School

Harford County Public School System, Energy Efficient Lighting Retrofit, Harford County, Maryland - Project Manager for design of energy efficient replacement lighting for Harford, Darlington, Dublin, and Deerfield Elementary Schools; Edgewood Middle and Edgewood High Schools.

Arbutus Elementary School Lighting Replacement, Baltimore County, Maryland - Project Manager for replacement of existing lighting with T-8 lamps and electronic ballasts.

Perry Hall Elementary School, Field Lighting Upgrade, Baltimore County, Maryland - Project Manager/Engineer for upgrade design to increase overall light levels for a baseball field two multi-purpose fields and a softball field; work also included batting cage lighting, security lighting and equipment refurbishment.

Perry Hall Elementary School and Loch Raven Center, Baltimore County, Maryland - Project Manager/Engineer for site review and design of recommendations regarding re-use or replacement of the poles, foundations, light fixtures and related wiring and controls.

Stoneleigh Elementary School Systematic Renovation, Baltimore County, Maryland - Electrical Project Manager providing analysis and design for replacement of lighting throughout school, upgrading electrical service and distribution system, replacing branch circuit wiring and upgrading telecommunications/computer systems.

Jacksonville & Kingsville Elementary Schools, Baltimore County, Maryland - Project Manager/Engineer for lighting design at each site for tennis courts and combination fields for softball/baseball/soccer; centralized controls and distribution used at each site; poles, fixtures and controls were arranged to maximize use for any field combination.

Villa Cresta Elementary School, Electrical Service Upgrade, Baltimore County, Maryland - Project Manager for replacement of existing transformers and change of downstream distribution panels.

Randallstown Elementary School, Replace Domestic Water Piping, Upgrade Power Distribution and Replace of Electric Service, Baltimore County, Maryland

Franklin Middle School, Baltimore County, Maryland - Project Manager for 120-volt receptacle power throughout building, coordinate with new data networking system installation; electrical service upgrades.

Middle River Middle School, Replacement of Lighting and Electrical Service Upgrade, Baltimore County, Maryland - Electrical Engineer for replacement/upgrade of electrical service from 800A, 480/277V to 3000A, 480/277V, 4 wire; replacement of lighting with energy efficient T-8 lamps and electronic ballasts.

Hereford Middle School Field Lighting, Baltimore County, Maryland - Project Manager/Engineer for design of lighting to recreational levels for combination softball/soccer fields; used strategically placed poles and special fixture combinations to minimize equipment used for both fields.

Dulaney High School Lighting Replacement, Baltimore County, Maryland - Project Manager for replacement of lighting in gym and activity room; high-bay situation.

Meade Heights and Solley Elementary Schools, Anne Arundel County, Maryland - Project Engineer for two new 74,000 SF school with 7,792 SF gym/cafetorium with food service.

Cecil Elementary School Renovation, Baltimore, Maryland - Principal Electrical Engineer for mechanical systems design for \$4M renovations to existing 75,000 SF elementary school.

Overlea High School, Athletic Field Lighting, Baltimore County, Maryland - Project Manager for lighting design to maintain 50 foot-candle for multi-purpose field.

Pikesville High School, Athletic Field Lighting, Baltimore County, Maryland - Project Manager for lighting design to maintain 50 foot-candle for multi-purpose field.

Perry Hall High School, Athletic Field Lighting, Baltimore County, Maryland - Project Manager for lighting design to maintain 50 foot-candle for multi-purpose field.

Chesapeake High School, Networking System and Electrical Upgrades, Baltimore County, Maryland - Project Manager for 120 volt receptacle power throughout building, coordinate with new data networking system installation; electrical service upgrades.

Eastern Technical High School, Baltimore County, Maryland - Project Manager for 120-volt receptacle power throughout building, coordinated with new data networking system installation; and electrical service upgrades.

Loch Raven High School, Baltimore County, Maryland - Project Manager for 120-volt receptacle power throughout building, coordinate with new data networking system installation; electrical service upgrades.

College / University

Harford Community College, Edgewood Hall, Bel Air, Maryland - Project Manager for electrical systems design for new apprenticeship building.

Harford Community College, Bel Air Hall, Bel Air, Maryland - Project Manager for design of electrical systems for renovation of existing educational building facility.

Essex Community College, Athletic Field Lighting, Baltimore County, Maryland - Project Manager for design of lighting for multi-purpose fields to recreational levels. Poles were strategically placed along with special fixture combinations to minimize equipment.

Essex Community College, Pathway & Field Lighting, Baltimore County, Maryland - Project Manager for 4-pole configuration of field lighting, pathway security lighting, and distribution equipment.

Bowie State University, Thurgood Marshall Library, Bowie, Maryland - Project Engineer for study/design of access control and fire alarm systems upgrade; including delayed egress locking system, card access system, security monitoring (CCTV), and centralized control.

University of Maryland Baltimore County, Access Security System, Catonsville, Maryland - Project Engineer for design of access security system including delayed egress locking system, card access system, security monitoring (CCTV), and centralized control for four residence halls.

University of Maryland, Bressler Building, Baltimore, Maryland - Project Engineer for electrical systems analysis and subsequent design for renovations to 11th floor laboratory.

University of Maryland at College Park, Van Munching Building Parking Lot, College Park, Maryland - Project Manager for lighting, emergency telephone, power to cashier booth, and entry/exit access control equipment.

University of Maryland at College Park, Tydings Hall, College Park, Maryland Project Manager for evaluation of existing emergency systems, subsequent to electrical systems design, for academic and office building. Project included replacement of all corridor lighting, emergency power distribution, fire alarm system, and compliance with ADA requirements.

University of Maryland at College Park, Rossborough Inn, College Park, Maryland - Project Engineer for analysis and design for corrections to existing power distribution system, replacement of main distribution panels, and new electric feeder.

Princeton University, McCarter Theatre, Princeton, New Jersey - Project Engineer for investigation of existing systems and complete design of required electrical systems; primary and secondary power service distribution expansion, new sound systems, refurbishment of theatre, and stage lighting/dimming.

St. Paul's College, Boiler Replacement, Washington, D.C. - Project Engineer for associated electrical design for new 10,000 pounds per hour steam plant.

ELECTRICAL DISTRIBUTION SYSTEMS

Millennium Specialty Chemicals, Power Distribution System Study and One-Line Diagram, Baltimore, Maryland - Project Manager/Engineer for power distribution system study and development of one-line electrical diagram; determined loads; determined existing plant power factor and recommendations for improvements.

Corning Glass Company, Upgrade Electrical Distribution System, Martinsburg, West Virginia - Project Engineer for documentation and study of their plant electrical distribution system; developed a proposed single line diagram to reconfigure the plant distribution system to better meet current/future needs.

Bolling Air Force Base, Document Electrical Distribution System, Officer's Club, Washington, DC - Project Engineer for field survey and documentation of existing electrical distribution system; developed distribution diagram of system components; recommendations for maintaining/replacing components and associated costs.

Andrews Air Force Base, Malcolm Grow Medical Center, Emergency Power & Distribution System Survey & Upgrade, Maryland - Project Engineer for system study with regard to layout, normal operations, code compliance, existing demand & projected growth.

EMERGENCY POWER AND DISTRIBUTION

Abingdon Road Tank and Booster Station, Harford County, Maryland - Served as the Project Manager/Project Engineer for the electrical design which included emergency power, tie-in with the County telemetry system, and complete station control schematics.

FIRE PROTECTION SYSTEMS

Homewood at Plum Creek, Hanover, Maryland - Designed electrical systems featuring a computer-based "multi-plex" system to monitor all fire alarm, emergency call, security and energy management under a single, programmable custom designed network.

Hubert H. Humphrey Building (800,000 SF), Washington, DC - Project Engineer for energy efficient lighting and necessary electrical design for mechanical equipment and fire alarm system.

FIRE STATIONS

Emergency Operations Center and 911 Facility, Harford County, Maryland - Feasibility study for expansion and reconfiguration of existing emergency operations center.

Bel Air Fire Station, Bel Air, Maryland - Project Manager for electrical systems for 30,000 SF replacement fire station, designed and constructed in phases for constant service.

GOVERNMENTAL FACILITIES

Federal

Aberdeen Proving Ground, Target Assembly & Storage Facility, Aberdeen, Maryland - Project Engineer for a new 30,000 SF building for Army Research Labs. Electrical design included energy recovery system, lighting, power, telephone, security, and electrical connections for mechanical equipment.

Aberdeen Proving Ground, Building E-5951, Office Addition Annex, Aberdeen, Maryland - Project engineer for design for lighting, power, telephone lines, computer data lines, fire detection and alarm system with radio transmitter and power supplies to mechanical equipment.

Aberdeen Proving Ground, Buildings E-3330 and E-3331, Aberdeen, Maryland - Study to install recording ammeters on three electrical distribution systems services, survey all distribution panels, branch circuit panels and motor control center; evaluated findings, developed an accurate power riser diagram and recommended appropriate modifications; study resulted in a system upgrade to replace the 4.16 KV primary overhead power lines, the pad mounted transformers for the one 480 volt and the two 120/208 volt distribution systems and add sections to the 480 volt motor control center, replace the two 120/208 volt switchboard and to provide adequate spare capacity for future needs.

Aberdeen Proving Ground, Substation 18, Aberdeen, Maryland - Project Manager for replacing existing 12.5 MVA, 115 KV - 4.16 KV transformer with new 25.0 MVA, 115 KV 34.5 KV transformer; transformer differential protection & isolation via primary exterior switchgear & secondary main vacuum breaker; installed new 480 volt for Bldg. 120 via 1000 KVA transformer; installed new aerial 34.5 KV to Switching Station #16; establish new grounding mat.

- * **Aberdeen Proving Ground, Chemical Surety Laboratory, Building E-3510, Maryland** - Project Engineer for demolition of existing mechanical/electrical systems and design of new associated building containing steam absorption chiller, pumps, steam generator and electric with exterior cooling tower, HVAC systems, custom fume hoods, ceiling plenum support system in all labs, drainage piping.

Ft. Ritchie, Sports Facility, Maryland - Project Manager for athletic field, parking and roadway lighting for new athletic facility.

Fort Meade, Piney Orchard Service Center, Maryland - Project Manager for transfer of Baltimore Gas Electric storm trouble operations to Piney Orchard Service Center. The project was designed to accommodate power, data & space requirements for employees. Furniture interfacing was primarily accomplished through wall connectors and linking modular furniture.

Andrews Air Force Base, Building 1782, Central Food Storage Warehouse, Maryland - Project Engineer for electrical systems for central food storage warehouse utilizing walk-in refrigerator/freezers.

Andrews Air Force Base, DC Air National Guard, Motor Pool Addition, Maryland - Project Engineer for new fencing, parking expansion, relocation of fuel service & addition of exterior wash rack adjacent to Building 3217.

Andrews Air Force Base, Composite Administration Building 1535, Maryland - Electrical Project Engineer for electrical design services for 350,000 SF complex; DDC; fully integrated LAN & PBX telecommunications systems; energy efficient lamps & ballasts, specialized lobby lighting, 13.2 KV high voltage feeders.

Andrews Air Force Base, Malcolm Grow Medical Center, Chiller Replacement, Maryland - Project Engineer for electrical systems to replace 3-300 ton chillers.

- * **Andrews Air Force Base, Malcolm Grow Medical Center, Emergency Power & Distribution System Survey & Upgrade, Maryland** - Project Engineer for system study with regard to layout, normal operations, code compliance, existing demand & projected growth.

Andrews Air Force Base, Hangar 12, Replace 400 Hz Generators, Maryland - Project Manager for design for 2 new solid state 400 Hz frequency converters, to replace the old M-G sets, and new double throw switches for feeding existing overhead 400 Hz distribution.

Andrews Air Force Base, Davidsonville Transmitter Site, Maryland - Project Manager/Engineer for design of extensive primary, secondary and emergency power renovations involving parallel 600KW generators with fully

automatic parallel in switchgear, reconfigured 4160-volt outdoor substation, and a new 208/120 volt double ended switchboard to replace a 240 volt distribution system.

Andrews Air Force Base, East & West Runways, Maryland - Project Manager/Engineer for replacement of approach lighting and VASI systems, including various adjustable computer-controlled lighting configurations to suit weather conditions; double backup power and control system.

Andrews Air Force Base, Spill Containment Structures, Maryland; Davidsonville Military Family Housing Complex; Davidsonville/Brandywine Radio Transmitter Sites - Project Engineer for field investigations/documentation of 106 existing tank installations containing diesel fuel and heating oil; designed replacement above-ground, double-wall, concrete-encased tanks, ranging from 250-1,000 gallons for 86 tanks; designed replacement of tanks, new concrete pads, new supply/return piping; provision of new screening devices to conceal the new above-ground tanks.

Andrews Air Force Base, Contracting Building 1419, Maryland - Project Engineer for design of lighting and power for HVAC equipment for existing building requiring phased construction plan.

Andrews Air Force Base, Airfield Lighting Vault - Building 1204, Maryland - Project Manager/Engineer for replacement of generators and switchgear.

Andrews Air Force Base, Building 3629, Maryland - Project Engineer for investigation and design to replace and upgrade electrical systems to comply with Class I, Division I & II Hazardous location requirements for fuel cell clock.

- * **Andrews Air Force Base, Malcolm Grow Medical Center, Emergency Power & Distribution System Survey & Upgrade, Maryland** - Project Engineer for system study with regard to layout, normal operations, code compliance, existing demand & projected growth
- * **Bolling Air Force Base, Document Electrical Distribution System, Officer's Club, Washington, DC** - Project Engineer for field survey and documentation of existing electrical distribution system; developed distribution diagram of system components; recommendations for maintaining/replacing components and associated costs.

U.S. Air Force Communications Command, Scott Air Force Base, Illinois - Project Manager/Engineer for development of generic guide specifications to be used for automating selected manned emergency power plants at bases around the world. Existing power plant distribution arrangements were first defined, then the required hardware and software components necessary for automation were selected, accompanied by written sequence of operations, schematic diagrams and proposed PLC ladder logic.

Willow Grove Naval Air Station, Remediation System, Pennsylvania - Project Manager/Engineer for electrical distribution expansion, design of remediation control panel and service to remediation pumps, blowers and miscellaneous items.

Naval Surface Research Development Center, Building 100, Annapolis, Maryland - Project Engineer for electrical upgrades to support air compressor systems, combustive air system & fuel system & central boiler plant.

Naval Communication Detachment, Building 1, Cheltenham, Maryland - Project Engineer for electrical systems design in concert with the replacement of existing air handling units 1-7.

Naval Surface Research Development Center, Bethesda, Maryland - Project Engineer for design of electrical systems to upgrade facility and support air compressor systems, combustive air system and fuel system and the central boiler plant facility.

- * **David W. Taylor Naval Ship Research & Development Center, Bethesda, Maryland** - Electrical systems to upgrade facility and support air compressor systems, combustive air system and fuel system and the center boiler plant facility.

U.S. Naval Academy, Dewey, Ingram & Farraquut Fields, Annapolis, Maryland - Study to replace lighting with high efficient lighting and distribution systems at a lower operating cost.

Federal Depot, Middle River, Maryland - Project Engineer for design for two million SF facility (bulk storage & materials handling) for replacement of eight double-ended 15 KV substations with a simpler radial feed system, reconfiguration of the 120/240 volt secondary system with 120/208 and replacement or recircuiting of the facilities nearly 400 power & lighting panels.

Post Communications Center, Amman, Jordan for U.S. Dept. of State - Project Manager/Engineer for communications center with the latest security measures and coordinated with on-going construction of the complex.

Martin Marietta Aerospace, Ablative Facility, Baltimore, Maryland - Project Manager/Engineer for design for energy efficient high and low bay lighting and a simple but reliable distribution system; completed in a narrow time frame in order to suit tenant needs.

White House Gates, Washington, DC - Project Manager for access control for two gate houses; tie-in without down time for existing electrical, security and communication systems.

Washington Tidal Basin Lighting, Washington, DC - Design for roadway lighting for East Basin Drive circling the Jefferson Memorial, an architecturally significant area; coordination of fixture and pole standards, wiring and utility requirements between multiple parties.

State

Motor Vehicle Administration, Architectural and Engineering Services, SOL MVA-V-HQ-99112-AE,
Glen Burnie, Maryland - Electrical Project Manager

Task II - Design and Construction Consultant Services for the Roof Renovation of OIR Building at One Orchard Road and the MVA Building at Glen Burnie, Maryland - Renovation involved architectural, structural, mechanical, and electrical services for a roof analysis and re-roofing design for the two-building complex.

Task III - Comprehensive Architectural and Engineering Services for Renovation of the Waldorf MVA Branch Office Located at 11 Industrial Park Drive, Waldorf, Maryland - Project Manager for electrical system renovation for the 30,000 SF office building renovation.

Chesapeake House on I-95 for Maryland Transportation Authority, Cecil County, Maryland - Project Manager for relocation of two generators and replacement of third; including reconfiguration of distribution system.

MD House on I-95 for Maryland Transportation Authority, Cecil County, Maryland - Project Manager for replacing lighting with recessed 2x4 troffer lighting for public information area and necessary branch circuits and lighting control.

State of Maryland Legal Aid Bureau Building, Baltimore, Maryland - Project Engineer for electrical system design for modern office building, which features decorative energy-efficient lighting, fire alarm, closed circuit TV, security, and energy management systems.

Walter P. Carter Center, Baltimore, Maryland - Electrical Project Engineer for electrical systems for special systems for addition of gym (10,200 SF) and support areas for mental health facility, including lighting and security systems.

Maryland Department of Corrections, Plan Review, Baltimore, Maryland - Project Engineer for electrical plan review of numerous projects, as requested under an open-end contract with the Maryland Department of General Services.

Maryland Pre-Release Facility, Sykesville, Maryland - Project Manager for electrical design services for direct electrical supply from BGE to central laundry facility.

Department of Corrections, Pre-Release Facility, Baltimore, Maryland - Project Manager for electrical design for 72-bed facility.

Maryland State Penitentiary, Baltimore, Maryland - Project Manager for replacement of electrical systems for kitchen hood.

Maryland Correctional Institution, Jessup, Maryland - Project Engineer for electrical design to upgrade the perimeter intrusion detection system for 5,000 SF of secured area (microwave intrusion detection and fence protection "shaker" system).

Baltimore City Detention Center, Baltimore, Maryland - Project Engineer for prepared facility program and preliminary electrical design for 12 buildings.

Women's House of Correction, Jessup, Maryland - Project Manager for mechanical and electrical systems for 192-bed medium/maximum security female dormitory.

Renovation of Baltimore Travel Plaza, Baltimore, Maryland - Project Engineer for installation of energy efficient lighting and electrical systems for mechanical equipment.

County

HEALTH CARE FACILITIES/HOSPITAL / NURSING HOME PROJECTS

Greater Baltimore Medical Center, Gilchrist Hospice, Baltimore, Maryland - Project Engineer for design of electrical power, distribution, lighting and nurse call system for the 32,000 SF hospice.

Stella Maris Nursing Home, Cardinal Shehan Center For the Aging, Expansion & Renovation, Timonium, Maryland - Project Engineer for renovation of existing facility and design of electrical systems, lighting, emergency power and nurse call system for new 45,000 SF patient wing consisting of two (2) 40-bed floors.

South Baltimore Family Health Center, Baltimore, Maryland - Project Engineer for electrical systems for new 25,000 SF health care facility.

West Baltimore Family Health Center, Baltimore, Maryland - Project Engineer for electrical systems for new 50,000 SF health center.

- * **Andrews AFB, Malcolm Grow Medical Center, Chiller Replacement, Maryland** - Project Engineer for electrical systems to replace 3-300 ton chillers.
- * **Andrews Air Force Base, Malcolm Grow Medical Center, Emergency Power & Distribution System Survey & Upgrade, Maryland** - Project Engineer for system study with regard to layout, normal operations, code compliance, existing demand & projected growth.
- * **Homewood Retirement Community, Williamsport, Maryland** - Designed electrical systems including an expandable, centralized fire alarm and emergency call system to link all building and tenants to a central monitoring station; facility included individual cottages, apartment buildings, community centers and nursing accommodations.

- * **Henry Ford Village Retirement Community, Dearborn, Michigan** - Prepared site evaluation to determine the ultimate electrical needs for the complex and coordinated the shared primary and secondary power distribution systems with the local utility; designed electrical systems for residential apartment buildings, a community center and assisted living facility; all featured up-to-date lighting and power systems linked together through centralized computer networks; systems are expandable to accommodate future growth.
- * **Charlestown Village, Catonsville, Maryland** - Prepared site evaluation to determine ultimate power needs; electrical demands were calculated using current standards to coordinate with the local utility.
- * **Cross Creek at Charlestown, Community Building, Baltimore, Maryland** - Designed electrical systems featuring energy efficient, computer controlled multi-purpose lighting, computer-based programmable fire alarm and special systems, and solid state, variable frequency drive systems for large HVAC equipment.

HISTORIC STRUCTURES

- * **University of Maryland at College Park, Rossborough Inn, College Park, Maryland** - Project Engineer for analysis and design for corrections to existing power distribution system, replacement of main distribution panels, and new electric feeder.

INDUSTRIAL / MANUFACTURING FACILITIES

National Gypsum Plant Expansion, Baltimore, Maryland - Project Engineer for electrical components include lighting for expansion area, including high bay metal halide lighting and general office and support area lighting; power was provided for the plant, including new switchboard, motor control center and distribution systems to electrical loads (design/build).

- * **Millennium Specialty Chemicals, Power Distribution System Study and One-Line Diagram, Baltimore, Maryland** - Project Manager/Engineer for power distribution system study and development of one-line electrical diagram; determined loads; determined existing plant power factor and recommendations for improvements.
- * **Corning Glass Company, Upgrade Electrical Distribution System, Martinsburg, West Virginia** - Project Engineer for documentation and study of their plant electrical distribution system; developed a proposed single line diagram to reconfigure the plant distribution system to better meet current/future needs.
- * **Aberdeen Proving Ground, Substation 18, Aberdeen, Maryland** - Project Manager for replacing existing 12.5 MVA, 115 KV - 4.16 KV transformer with new 25.0 MVA, 115 KV 34.5 KV transformer; transformer differential protection & isolation via primary exterior switchgear & secondary main vacuum breaker; installed new 480 volt for Bldg. 120 via 1000 KVA transformer; installed new aerial 34.5 KV to Switching Station #16; establish new grounding mat.
- * **Federal Depot, Middle River, Maryland** - Project Engineer for design for two million SF facility (bulk storage & materials handling) for replacement of eight double-ended 15 KV substations with a simpler radial feed system, reconfiguration of the 120/240 volt secondary system with 120/208 and replacement or recircuiting of the facilities nearly 400 power & lighting panels.
- * **Martin Marietta Aerospace, Ablative Facility, Baltimore, Maryland** - Project Manager/Engineer for design for energy efficient high and low bay lighting and a simple but reliable distribution system; completed in a narrow time frame in order to suit tenant needs.

LABORATORIES

Super-Toxic Laboratory, National Institute of Standards & Technology, Gaithersburg, Maryland - Electrical design in support of custom fume hoods, connection to utilities, new exhaust ductwork to series redundant CBR filter exhaust system; system monitoring.

National Institute of Standards & Technology, Building 301, Gaithersburg, Maryland - Renovation of 20,000 SF warehouse into office space including new HVAC, lighting, power and the extension of communications, data and power to new systems furniture.

Industrial Hygiene & Pest Management Assessment Laboratory, Bethesda, Maryland - Electrical systems for two laboratories including lighting and security.

- * **David W. Taylor Naval Ship Research & Development Center, Bethesda, Maryland** - Electrical systems to upgrade facility and support air compressor systems, combustive air system & fuel system and the center boiler plant facility.
- * **Aberdeen ProvingGround, Building E-3510, Chemical Surety Laboratory, Aberdeen, Maryland** - Demolition of existing systems and design of new associated building containing steam absorption chiller, pumps, steam generator and electric with exterior cooling tower, HVAC systems, custom fume hoods, ceiling plenum support system in all labs, drainage piping.

O'Connor Building, Ped +2 Laboratories, Baltimore, Maryland - Project Engineer for new electrical systems inclusive of power, lighting and extension to mechanical equipment for laboratory of fit-out for the State Health Department facility for testing and control of HIV virus.

- * **University of Maryland, Bressler Building, Baltimore, Maryland** - Project Engineer for electrical systems analysis and subsequent design for renovations to 11th floor laboratory.

LIBRARIES

Bel Air Library Expansion/Renovation Study and Design, Harford County, Maryland - Project Engineer for the study of potential expansion and renovation options for the existing central library. Also, provided subsequent design of electrical systems for the 32,000 SF addition and 22,000 SF renovation of existing areas.

Newark Free Library Expansion/Renovation, New Castle, Delaware - Project Manager for design of the electrical systems for the library's 12,000 SF expansion and 15,000 SF renovation.

* **Garrison Forest School Library, Baltimore, Maryland** - Project Manager for design of electrical systems for the private school's new library and computer teaching facility.

- * **Bowie State University, Thurgood Marshall Library, Bowie, Maryland** - Project Manager for study/design of access control and fire alarm systems upgrade, including delayed egress locking system, card access system, security monitoring (CCTV), and centralized control.

Towson Library Expansion, Baltimore County, Maryland - Electrical Engineer for design of electrical systems, inclusive of power and lighting, for expansion and renovating of the existing branch library, for a total area of 35,000 SF.

- * **University of Maryland Eastern Shore, Frederick Douglas Library, Princess Anne, Maryland** - Project Manager for assessment of existing electrical systems and subsequent design support for replacement of three air-handling units.

LIFE SAFETY SYSTEMS

(all of the assisted living & senior housing projects)

- * **Homewood Retirement Community, Williamsport, Maryland** - Designed electrical systems including an expandable, centralized fire alarm and emergency call system to link all building and tenants to a central monitoring station; facility included individual cottages, apartment buildings, community centers and nursing accommodations.
- * **Henry Ford Village Retirement Community, Dearborn, Michigan** - Prepared site evaluation to determine the ultimate electrical needs for the complex and coordinated the shared primary and secondary power distribution systems with the local utility; designed electrical systems for residential apartment buildings, a community center and assisted living facility; all featured up-to-date lighting and power systems linked together through centralized computer networks; systems are expandable to accommodate future growth.
- * **Henry Ford Village, Central Kitchen and Dining Facility, Dearborn, Michigan** - Project Engineer for electrical systems for senior living campus' community center dining and central kitchen facilities with walk-in refrigerator/freezers.
- * **Charlestown Village, Catonsville, Maryland** - Prepared site evaluation to determine ultimate power needs; electrical demands were calculated using current standards to coordinate with the local utility.
- * **Cross Creek at Charlestown, Community Building, Baltimore, Maryland** - Designed electrical systems featuring energy efficient, computer controlled multi-purpose lighting, computer-based programmable fire alarm and special systems, and solid state, variable frequency drive systems for large HVAC equipment.
- * **Cross Creek, Central Kitchen and Dining Facility, Baltimore, Maryland** - Project Engineer for electrical systems for 2-story, 53,000 SF community center housing dining and central kitchen facilities including walk-in refrigerator/freezer units for senior living campus.

LIGHTING SYSTEMS

Walter P. Carter Center, Baltimore, Maryland - Electrical Project Engineer for electrical systems for special systems for addition of gym (10,200 SF) and support areas for mental health facility, including lighting and security systems.

Sample exterior lighting projects for which Mr. Brown was the Electrical Project Manager/Engineer (these projects required coordination of special fixtures and pole standards, wiring and utility requirements):

BG&E On-Call Consulting Services for Roadway, Parking Lot, and NeighborHood Lighting, Statewide, Maryland

Washington Tidal Basin Lighting, Washington, DC

UMCP, Van Munching Building Parking Lot Lighting, College Park, MD

Essex Community College, Pathway & Athletic Field Lighting, Essex, MD

Andrews Air Force Base, Lighting for East & West Runways, MD

Replacement of Athletic Field Lighting at 5 Facilities, Anne Arundel County, MD

Ft. Ritchie, Sports Facility, Parking, and Roadway Lighting, MD

U.S. Naval Academy, Dewey, Ingram & Farraquut Fields Lighting, Annapolis, MD

Broadneck Park Lighting, Anne Arundel County, MD

Crofton Athletic Complex Lighting, Anne Arundel County, MD

Reisterstown Regional Park Lighting, Baltimore County, MD

Overlea, Pikesville, and Perry Hall High, and Hereford Middle School, Athletic Field Lighting, Baltimore County, MD

MAINTENANCE FACILITIES

Piney Orchard Service Center, Baltimore Gas & Electric Co., Ft. Meade, Maryland - Project Manager for transfer of Storm Trouble Operations to Piney Orchard. The project was designed to accommodate power, data & space requirements for employees. Furniture interfacing was primarily accomplished through wall connectors and linking modular furniture.

Rossville Service Center, Baltimore County, Maryland - Electrical Engineer for electrical systems for office & vehicle maintenance building.

MARINAS

MINING

LaFarge, Crusher/Conveyor System, Texas, Maryland - Project Engineer - design of electrical systems, consisting of complete planning, programming and startup services for the system's PLC controls and development of I/O wiring diagrams and process/instrumentation diagrams, for plant expansion; included new primary crusher and 800 foot conveyor, surge bin and second conveyors; two prefabricated switchgear buildings were designed to distribute power at 4160, 480, 208, and 120 volts.

MUSEUMS

OFFICE BUILDINGS

* **State of Maryland Legal Aid Bureau Building, Baltimore, Maryland** - Project Engineer for electrical system design for modern office building, which features decorative energy-efficient lighting, fire alarm, closed circuit TV, security, and energy management systems.

PARKING STRUCTURES

POLICE STATIONS

New Police Station, Cambridge, Maryland - Project Engineer for design of mechanical/electrical systems for new station encompassing detention area.

PRISONS/CORRECTIONAL FACILITIES

- * **Maryland Department of Corrections, Plan Review, Baltimore, Maryland** - Project Engineer for electrical plan review of numerous projects, as requested under an open-end contract with the Maryland Department of General Services.
- * **Maryland Pre-Release Facility, Sykesville, Maryland** - Project Manager for electrical design services for direct electrical supply from BGE to central laundry facility.

- * **Department of Corrections, Pre-Release Facility, Baltimore, Maryland** - Project Manager for electrical design for 72-bed facility.
- * **Maryland State Penitentiary, Baltimore, Maryland** - Project Manager for replacement of electrical systems for kitchen hood.
- * **Maryland Correctional Institution, Jessup, Maryland** - Project Engineer for electrical design to upgrade the perimeter intrusion detection system for 5,000 SF of secured area (microwave intrusion detection and fence protection "shaker" system).
- * **Baltimore City Detention Center, Baltimore, Maryland** - Project Engineer for prepared facility program and preliminary electrical design for 12 buildings.
- * **Women's House of Correction, Jessup, Maryland** - Project Manager for mechanical and electrical systems for 192-bed medium/maximum security female dormitory.

RECREATIONAL & COMMUNITY FACILITIES / PARKS

- * **Perry Hall Elementary School, Field Lighting Upgrade, Baltimore County, Maryland** - Project Manager/Engineer for upgrade design to increase overall light levels for a baseball field two multi-purpose fields and a softball field; work also included batting cage lighting, security lighting and equipment refurbishment.
- * **Perry Hall Elementary School and Loch Raven Center, Baltimore County, Maryland** - Project Manager/Engineer for site review and design of recommendations regarding re-use or replacement of the poles, foundations, light fixtures and related wiring and controls.
- * **Overlea High School, Athletic Field Lighting, Baltimore County, Maryland** - Project Manager for lighting design to maintain 50 foot-candle for multi-purpose field.
- * **Pikesville High School, Athletic Field Lighting, Baltimore County, Maryland** - Project Manager for lighting design to maintain 50 foot-candle for multi-purpose field.
- * **Perry Hall High School, Athletic Field Lighting, Baltimore County, Maryland** - Project Manager for lighting design to maintain 50 foot-candle for multi-purpose field.
- * **Essex Community College, Athletic Field Lighting, Baltimore County, Maryland** - Project Manager for design of lighting for multi-purpose fields to recreational levels. Poles were strategically placed along with special fixture combinations to minimize equipment.
- * **Essex Community College, Pathway & Field Lighting, Baltimore County, Maryland** - Project Manager for 4-pole configuration of field lighting, pathway security lighting, and distribution equipment.
- * **Ft. Ritchie, Sports Facility, Maryland** - Project Manager for athletic field, parking and roadway lighting for new athletic facility.

Broadneck Park, Anne Arundel County, Maryland - Project Manager/Engineer for design of lighting and control systems for football field, parking area and comfort station.

Crofton Athletic Complex, Anne Arundel County, Maryland - Project Manager/Engineer for design of lighting for four athletic fields (2 baseball/2 multi-purpose fields) and roadway/parking areas; included lighting and power for

concession facility, where the centralized lighting controls were housed; field poles were one-piece concrete for durability and low maintenance.

Golden Ring Park Court Lighting, Baltimore County, Maryland - Project Manager/Engineer for design for well-lit, vandal resistant basketball court lighting (2 exterior courts) to improve community spirit; special fixtures were used to concentrate light on the courts and minimize "spill" on the surrounding neighborhoods.

Banneker, Woodholme, Seminary and Hannah More Parks, Baltimore County, Maryland - Project Manager/Engineer for design of multi-schemed lighting and control systems for football, soccer, baseball and softball fields; provided high efficient, flexible lighting systems that blended with and minimized disruption to the parks' surrounding residential neighborhoods.

Tennis Court Lighting, Baltimore County, Maryland - Project Manager/Engineer for design of prototype lighting and control systems for various tennis court configurations and applied the designs to many of the County's numerous facilities.

Cardinal Field and Edgewater Park, Anne Arundel County, Maryland - Project Manager/Engineer for initial review of parks as to feasibility of lighting them; subsequently developed unique layouts to satisfy field lighting requirements for 3 soccer fields and a softball field (Cardinal) and 2 baseball diamonds with a multi-purpose field (Edgewater), while solving the layout problems posed at each site.

Reisterstown Regional Park, Baltimore County, Maryland - Design of athletic field lighting and control systems for seven fields; also parking/roadway lighting.

On-Call Contract for Baltimore County Recreation & Parks- Project Manager/Engineer to study existing lighted facilities and make recommendations; misc. designs as requested; troubleshooting as requested.

RELIGIOUS FACILITIES

New Antioch Baptist Church, Randallstown, Maryland - Project Engineer for electrical design for new 100,000 SF facility.

Landover Memorial Church, Landover, Maryland -Project Engineer for electrical design for a new 90,000 SF facility.

Mikvah of Baltimore, Baltimore, Maryland - Project Engineer for electrical systems for renovations to cleansing facility.

Church of Resurrection, Ellicott City, Maryland - Project Engineer for electrical systems for renovations and additions.

Beth Tfiloh, Pikesville, Maryland - Project Engineer for electrical systems for additions to synagogue.

St. Peter's R.C. Church, Olney, Maryland - Project Manager/Project Engineer for electrical systems for church.

St. John's, Connecticut - Project Engineer for electrical design for renovation of existing church.

RESEARCH & DEVELOPMENT FACILITIES

JCAHO Statement of Conditions, Warrent Grant Magnuson Clinical Research Center Complex, National Institutes of Health, Bethesda, Maryland - Electrical Engineer for emergency power evaluation; statement of conditions; life safety training and maintenance plan; identified/prioritized deficiencies.

RESTAURANTS

Lenny's Chop House Restaurant at Pier 5, Baltimore, Maryland - Project Engineer for design of electrical service and lighting for renovation of existing structure into new restaurant; connections for kitchen equipment including walk-in refrigerator/freezer units.

McCormick & Shmick Restaurant at Pier 5, Baltimore, Maryland - Project Engineer for design of electrical service and lighting for renovation of existing structure into new restaurant; connections for kitchen equipment including walk-in refrigerator/freezer units.

- * **Henry Ford Village, Central Kitchen and Dining Facility, Dearborn, Michigan** - Project Engineer for electrical systems for senior living campus' community center dining and central kitchen facilities with walk-in refrigerator/freezers.

SECURITY SYSTEMS

- * **University of Maryland Baltimore County, Access Security System, Catonsville, Maryland** - Project Engineer for design of access security system including delayed egress locking system, card access system, security monitoring (CCTV), and centralized control for four residence halls.
- * **Bowie State University, Thurgood Marshall Library, Bowie, Maryland** - Project Engineer for study/design of access control and fire alarm systems upgrade; including delayed egress locking system, card access system, security monitoring (CCTV) and centralized control.

SENIOR HOUSING/ASSISTED LIVING FACILITIES

Homewood Retirement Community, Williamsport, Maryland and Plum Creek Community, Hanover, Pennsylvania - Designed electrical systems including an expandable, centralized fire alarm and emergency call system to link all building and tenants to a central monitoring station; facility included individual cottages, apartment buildings, community centers and nursing accommodations.

Henry Ford Village Retirement Community, Dearborn, Michigan - Prepared site evaluation to determine the ultimate electrical needs for the complex and coordinated the shared primary and secondary power distribution systems with the local utility; designed electrical systems for residential apartment buildings, a community center and assisted living facility; all featured up-to-date lighting and power systems linked together through centralized computer networks; systems are expandable to accommodate future growth.

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Cross Creek, Central Kitchen and Dining Facility, Baltimore, Maryland - Project Engineer for electrical systems for 2-story, 53,000 SF community center housing dining and central kitchen facilities including walk-in refrigerator/freezer units for senior living campus.

TELECOMMUNICATION SYSTEMS

WAREHOUSES

- * **National Gypsum Plant Expansion, Baltimore, Maryland** - Project Engineer for electrical components include lighting for expansion area, including high bay metal halide lighting and general office and support area lighting; power was provided for the plant, including new switchboard, motor control center and distribution systems to electrical loads (design/build).
- * **Federal Depot, Middle River, Maryland** - Project Engineer for design for two million SF facility (bulk storage & materials handling) for replacement of eight double-ended 15 KV substations with a simpler radial feed system, reconfiguration of the 120/240 volt secondary system with 120/208 and replacement or recircuiting of the facilities nearly 400 power & lighting panels.

UTILITY FACILITIES

Deer Park Sewage Collection System, Garrett County, Maryland - Served as the Project Manager/Project Engineer for the electrical design which included emergency power, tie-in with the County telemetry system, and complete station control schematics for a small diameter gravity sewer system to correct failing septic systems and serve 166 residences. Project included 2 submersible pump stations.

Whiteford/Cardiff Sewage Collection System, Harford County, Maryland Served as Project Manager/Project Engineer for electrical design of a gravity flow, open channel metering station with telemetry.

Abingdon Road Tank and Booster Station, Harford County, Maryland - Served as the Project Manager/Project Engineer for the electrical design which included emergency power, tie-in with the County telemetry system, and complete station control schematics.

Bush Creek Sewage Pumping Station, Harford County, Maryland - Served as Project Manger/Project Engineer for the evaluation of all aspects of the electrical systems, including service, distribution, computerized variable frequency drive pump control system, standby power, etc. Provided written report of findings and provided preliminary layout, cost estimate, and project report for electrical systems selected for the 28 mgd sewage pumping station.

Plumtree Run Sewage Pumping Station Upgrade, Harford County, Maryland - Served as Project Manger/Project Engineer for the electrical design that involved a complete renovation to the existing station, while keeping it on-line. A

computerized pump control system was incorporated to operate new variable speed pumps. A new motor control center and emergency generator was also included.

Front Street Sewage Pumping Station, Perryville, Maryland - Served as Project Manager/Project Engineer for the design of a computerized pump control system which also included the design of VFD's. Emergency power and remote telemetry was provided. Pump controls included both bubbler and standby backup float control, and redundant high level monitors.

Reisterstown Village Sewage Pumping Station, Baltimore County, Maryland - Project Manager/Engineer for the design of redundant, standardized pump control, emergency power & telemetry for multi-level station.

Seneca Park Sewage Pumping Station, Baltimore County, Maryland - Project Manager/Engineer for electrical design including dry well and operating levels custom controls; primary/secondary pump controls, telemetry, emergency power backup and soil/compost odor control.

Cherry Tree Farm Sewage Pumping Station, Howard County, Maryland - Project Manager/Engineer for a multi-level pump station with emergency power and telemetry.

Cherry Creek Sewage Pumping Station, Howard County, Maryland - Project Manager/Engineer for design of redundant pump controls, emergency power, telemetry, and above-ground enclosed wet well room.

Renovations to Air Park Water Plant, Sussex County, Maryland - Project Manager/Engineer for the electrical design to replace reduced voltage pump starters while keeping the plant on-line.

Kennedyville Water System, Kent County, Maryland - Project Manager/Engineer for the design of lighting, power, controls, and remote telemetry was provided; system expansion included all electrical work associated with a new well, elevated tank and treatment building.

Hebron Water System, Wicomico County, Maryland - Project Manager/Engineer for the design of electrical work which included service to a remote work area, with telemetry back to a new treatment building and excavated storage tank; lighting, power and control was provided for the building, tank, and second well.

Evaluation of 12 Sewage Pump Station, Cecil County, Maryland - Project Manager/Engineer for evaluation of electrical systems for potential failures and obsolete systems.

Park Water Treatment Plant, Salisbury, Maryland - Project Manager/Engineer to replace switchgear, upgrade electrical power.

Woodstock Job Corps Center, Building No. 1, Woodstock, Maryland - As Project Engineer modified/upgraded electrical distribution to serve mechanical loads; new lighting, circuit panel boards, control center, distribution center.

Mill Creek Water Treatment Plant, Cecil County, Maryland - Project Manager/Engineer for 500,000 GPD replacement plant including emergency power, telemetry, site/building lighting, process controls.

Havre de Grace Water Booster Station, Harford County, Maryland

Central Avenue & Waugh Chapel Water Treatment Plants, Anne Arundel County, Maryland

Oyster Cove Water Treatment Plant, Queen Anne County, Maryland

Thurmont Advanced Wastewater Treatment Plant, Frederick County, Maryland

Washington Street Wastewater Pumping Station, Cecil County, Maryland

Sylvan Shores Pumping Station, Anne Arundel County, Maryland

Northeast River Advanced Wastewater Treatment Facility, Cecil County, Maryland

Broadwater Sewage System (22 package stations), Anne Arundel County, Maryland

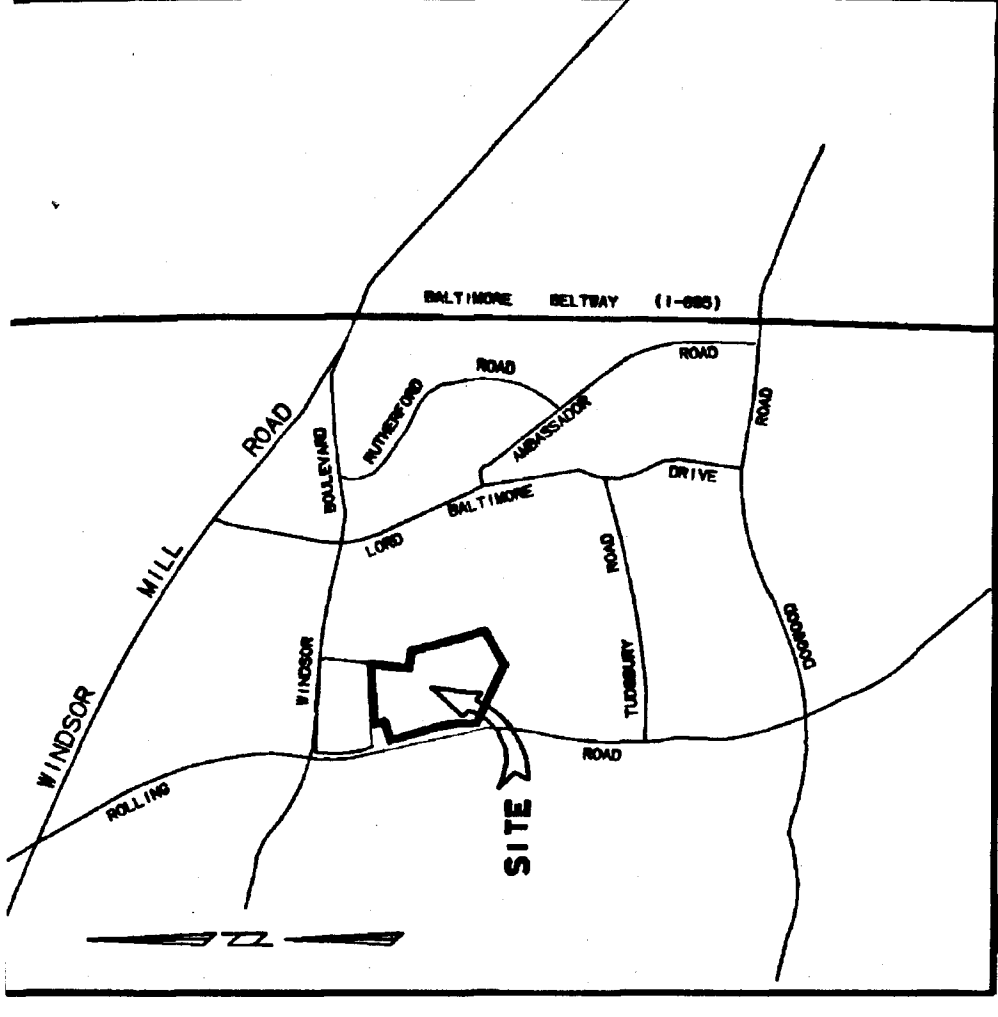
Horn Point Sewage Treatment Plant and Collection System, Cambridge, Maryland

Preston Wastewater Treatment Facility, Preston, Maryland

Princess Anne WWTP expansion

LaPlata WWTP upgrade and expansion

1980-2000	E-B-L Engineers, Inc., Baltimore Maryland	- Vice President
1972 -1980	Luther M. McLeod and Assoc., Inc., Towson, MD 21204	Electrical Designer, Drafter



VICINITY MAP
SCALE: 1"=2000'

REVISIONS EXHIBIT NO. 3

GENERAL NOTES

THIS PLAT MAY BE RECORDED IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 28-218.

THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.

ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT AND THE DEPARTMENT OF PUBLIC WORKS.

THE PLAT FOR THE PROPERTY SHOWN ON THIS PLAT WAS APPROVED ON JULY 23, 1998, AND #2708A.

THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.

THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ANY WARRANTY OR GUARANTEE BY BALTIMORE COUNTY FOR THE OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THE PLAT.

THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.

EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTION LINES SHOWN HEREON HAVE BEEN PLACED AS THE RESULT OF AN INTERPRETATION OF THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT.

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT MAKES NO REPRESENTATION OR WARRANTY AS TO THE ACCURACY OF THE INFORMATION SHOWN HEREON.

EXCEPTIONS TO THESE RESTRICTIONS MAY APPLY.

THIS SITE IS LOCATED IN THE PHANPSO SCENICSHED.

THE APPROVAL OF THIS PLAT IS BASED UPON A REASONABLE EXPECTATION THAT THE WATER AND SEWER SERVICE WHICH IS PLANNED FOR THE PROPERTY WILL BE PROVIDED BY BALTIMORE COUNTY.

THE PLAT IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS ISSUED.

STORMWATER MANAGEMENT FOR ALL LOTS IN THIS SUBDIVISION WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.

THE SUBDIVISION WILL BE SUBJECT TO A FEE OR ASSESSMENT TO COVER THE COST OF THE DEVELOPER'S COST OF INSTALLATION OF WATER AND SEWER FACILITIES, PURSUANT TO THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT.

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A RESUBDIVISION OF
LOT B-3 AND LOT B-4

R.B.C. SOUTH

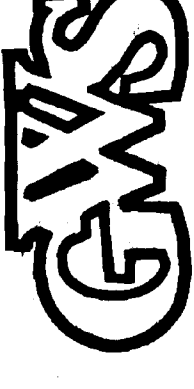
(Previously Recorded as "Resubdivision of a
Portion of R.B.C. SOUTH" in Plat Book S.M. 71/8)

Baltimore County, Maryland
September 15, 1999

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CONSULTING ENGINEERS, LAND PLANNERS & LAND SURVEYORS

1207

DESIGN AND DRAWING BASED ON
MARYLAND COORDINATE SYSTEM
HORIZONTAL - NAD83/81
VERTICAL - NAVD 88



APPROVED BY THE BALTIMORE COUNTY DEPARTMENT OF
ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
DATE: 10/19/99

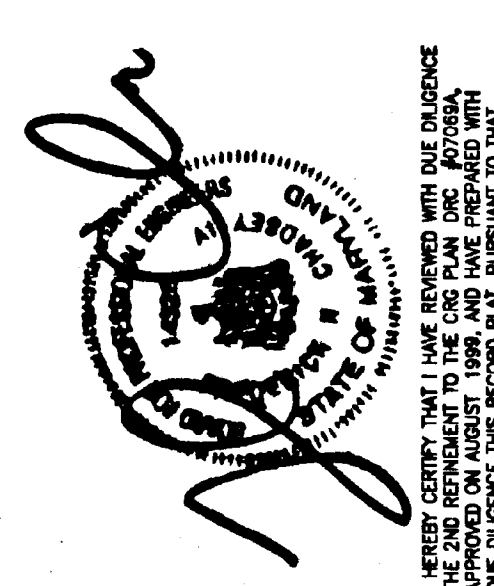


APPROVED BY THE BALTIMORE COUNTY DEPARTMENT OF
ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
DATE: 9/29/99

APPROVED BY THE BALTIMORE COUNTY DEPARTMENT OF
ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
DATE: 11/14/99

NOTE:
THE SUBDIVISION WILL BE SUBJECT TO A FEE OR ASSESSMENT TO COVER THE COST OF THE DEVELOPER'S COST OF INSTALLATION OF WATER AND SEWER FACILITIES, PURSUANT TO THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT.

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DEVELOPER
ROLLING ROAD LLC
C/O HILL MANAGEMENT
9640 DEERCO ROAD
TIMONIUM MD 21093
(410) 561-1300

OWNER
BALTIMORE GAS AND ELECTRIC
FOUNDATION, INC. P.O. BOX 1475
BALTIMORE MD 21203

S.M. 72-22
Filed for Record
S.M. 72 FOLIO 22
DATE OCT 27 1999

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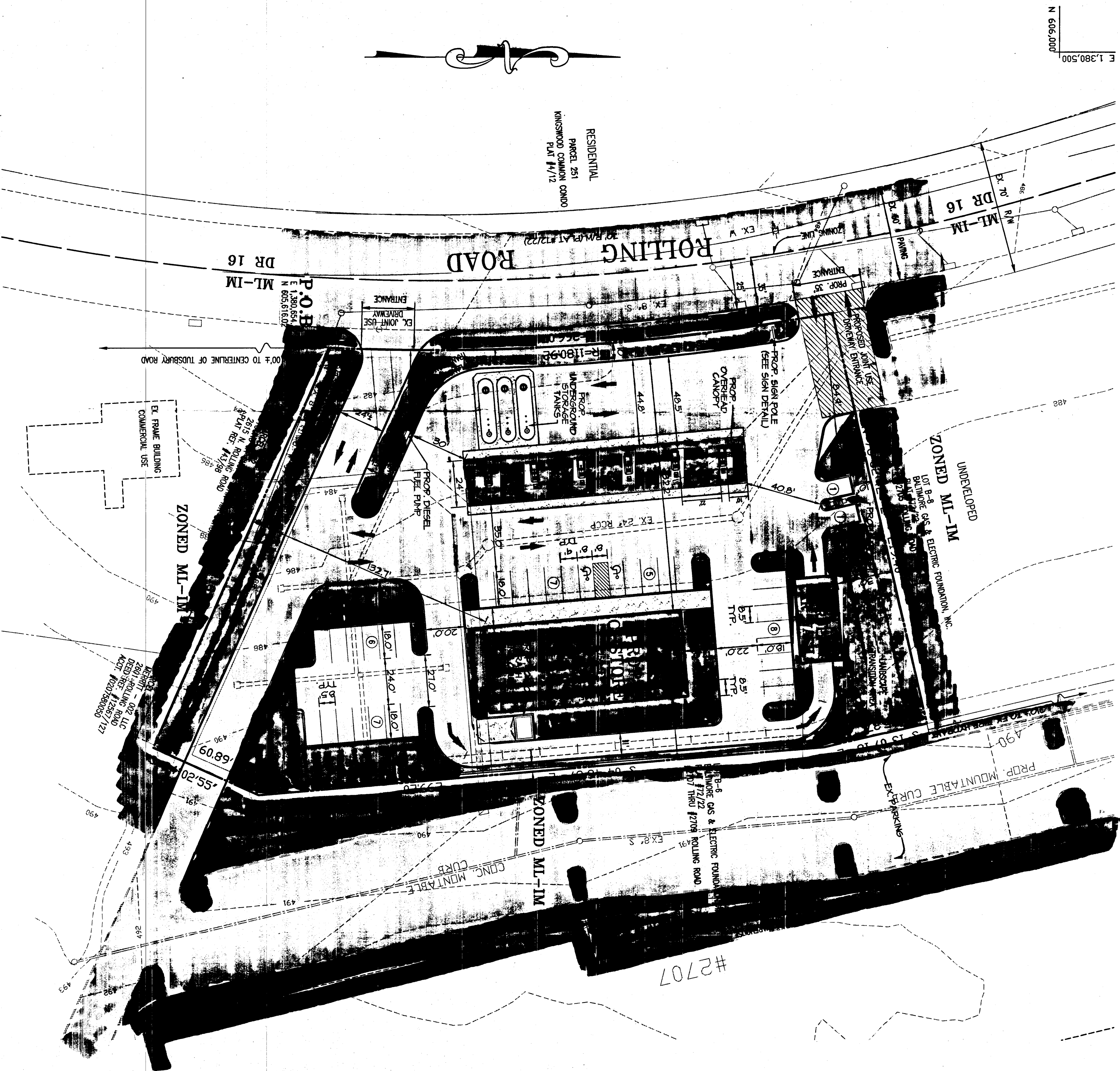
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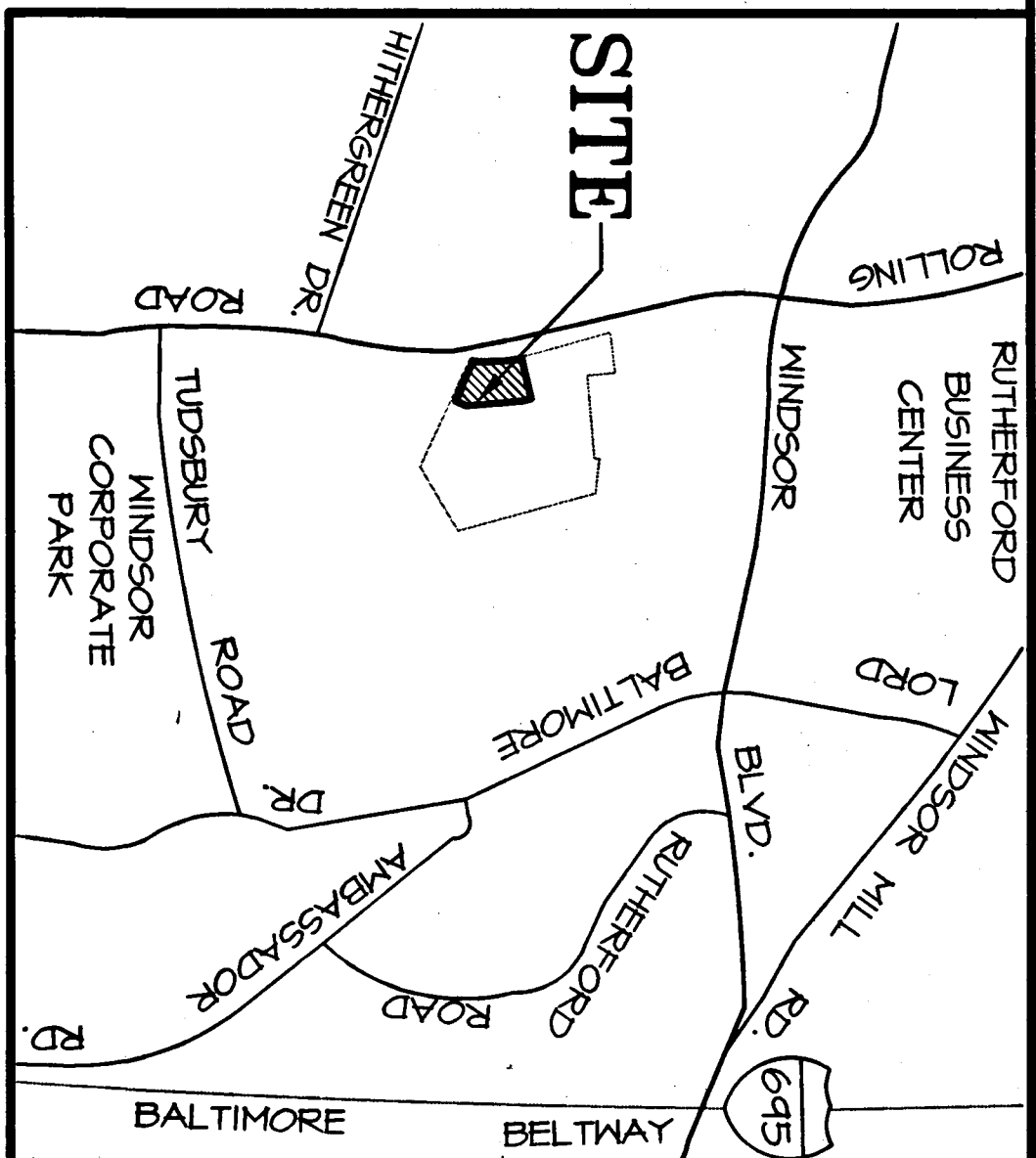
NOTES:

1. OWNER: P&H LOT B-4, P&H #122, RUTHERFORD, LOT B-7, ROLLING ROAD LLC, HILL MANAGEMENT SERVICES, INC., 4640 DIERCK ROAD, THUNDERBOLT, MD 21086, TAX ACCT. #200000042271
2. APPLICANT/CONTRACT REGISTRAR: EASTERN PETROLEUM CORPORATION, 1515 LINCOLN DRIVE, ANNAPOLIS, MD 21401
3. SITE DATA: 15,460 SF ± 1,174 AC.±, BALTIMORE COUNTY AOC MAP #B3, A-6, ELECTION DISTRICT 02, COUNCILMAN DISTRICT 02, TAX MAP #1 GRID 11, PARCELS #794, LOT B-3 & B-4
4. EXISTING ZONING: M-1 (MANUFACTURING, LIGHT - INDUSTRIAL, MAJOR)
5. EXISTING ZONING: M-1 (MANUFACTURING, LIGHT - INDUSTRIAL, MAJOR)
6. PROPOSED USE: FUEL SERVICE STATION WITH CONVENIENCE STORE AND PLANNED DEVELOPMENT AND AN APPROVED INDUSTRIAL PARK GREATER THAN 50 ACRES, PER C&S PLAN II 154 (ACA REC. 500TH)
7. PROPOSED BUILDING AREA: 4,750 SF, 1 STORY COMMERCIAL BUILDING, MAXIMUM BUILDING HEIGHT NOT TO EXCEED 25' CAR WASH
8. F.A.R.: 468 SF
9. FLOOR AREA RATIO: 2.0
10. REQUIRED SITE AREA: 10,000 SF, FUEL SERVICE STATION (2 FUELING POSITIONS x 1,500 SF) + 10,000 SF, FOOD STORE (4 x 4,150) TOTAL AREA REQUIRED = 31,000 SF TOTAL AREA PROVIDED = 15,460 SF ± 1,174 AC.±
11. SETBACKS TO PROPERTY LIMITS:

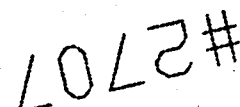
BUILDING		CANOPY		FUEL PUMPS	
FRONT	REAR	FRONT	REAR	FRONT	REAR
30'	30'	30'	30'	30'	30'
100'	100'	100'	100'	100'	100'
12. POINT OF BEGINNING IS ON WEST SIDE OF ROLLING ROAD 100' NORTH OF CENTERLINE OF TUDSBURY ROAD AT ITS INTERSECTION WITH ROLLING ROAD. THE PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA (C&A).
13. THE SITE IS NOT IN A 100 YEAR FLOODPLAIN.
14. THE SITE IS NOT WITHIN A HAZARDOUS AREA OR IN AN AREA WHERE FAILURE OF BASIC SERVICES HAS CURRENTLY EXISTED PER SECTION 405.10 OF THE BALTIMORE COUNTY ZONING REGULATIONS.
15. THERE ARE NO NON-TIDAL WETLANDS ON THIS SITE.
16. THERE ARE NO FOREST BUFFERZ ON THIS SITE.
17. THERE ARE NO KNOWN REGULATED PLANT OR WILDLIFE COMMUNITIES ASSOCIATED WITH THIS SITE.
18. THERE ARE NO KNOWN HISTORICAL STRUCTURE OR ARCHAEOLOGICAL RESOURCES ASSOCIATED WITH THIS SITE.
19. THERE ARE NO KNOWN ENGINEERING WELLS OR SEPTIC FIELDS WITHIN 100' OF THIS PROPERTY.
20. SCENIC AND LANDSCAPE REQUIREMENTS SHALL COMPLY WITH COUNTY LANDSCAPE MANUAL.
21. BUILDING CONSTRUCTION SHALL COMPLY WITH BUILDING AND FIRE CODE REQUIREMENTS.
22. ALL LIGHTING SHALL CONFORM TO IES STANDARDS (ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA).
23. SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS.
24. THIS SITE SHALL BE SERVED BY PUBLIC WATER AND SEWER.
25. A REST ROOM FACILITY, WATER AND COMPRESSED AIR SHALL BE PROVIDED FOR CUSTOMERS.
26. ALL PAVING SHALL BE BITUMINOUS DUST-FREE SURFACE.
27. PREVIOUS ZONING CASE: NONE
28. STAKING FOR ROLL OVER CAR WASH: 11 SPACES (20' IN LENGTH) PROPOSED
29. CAR WASH RATED CAPACITY: 45-50 CARS/HOUR
30. STAKING FOR FUEL TANKS SHALL COMPLY WITH SECTION 405.10 OF THE BALTIMORE COUNTY ZONING REGULATIONS
31. ALL BE REQUESTED
32. SPECIAL EXCEPTION

VICINITY MAP

SCALE: 1" = 1,000'



		MORRIS & RITCHIE ASSOCIATES, INC. ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS 30 WEST ROAD SUITE 345 TOWSON, MARYLAND 21204 (410) 821-6800 FAX (410) 821-7748	
PLAN TO ACCOMPANY SPECIAL EXCEPTION APPLICATION 2701 ROLLING ROAD BALTIMORE COUNTY, MARYLAND			
DATE	REVISIONS	JOB NO.	12077
7/3/01	RELOCATE CAR WASH AND PARKING	SCALE:	1" = 30'
		DATE:	07/05/01
		DRAWN BY:	SL
		DESIGN BY:	WM/SL
		REVIEW BY:	WM
		SHEET:	1 OF 1



1. OWNER:
FLAT #194 LOT B-4
FLAT #1922 (REDUNDANT) LOT B-1,
FLAT #1923 (REDUNDANT) LOT B-1,
HILL MANAGEMENT SERVICES INC.
THOMAS, MD 21068
2. APPLICANT/CONTRACT FRICTIONER,
EASTERN PETROLEUM CORPORATION
MIS LINCOLN DRIVE
ANNAPOLIS, MD 21401
3. SITE DATA:
SITE AREA: 7580 SF ± [174 AC.]
BATHWATER COUNT: 02
ELECTION DISTRICT: 02
CONCESSION DISTRICT: 02
TAX MAP ID: 660117 PARCELS: #194 LOT B-4
#194 LOT B-4
4. EXISTING ZONING: M-CH (MANUFACTURING, LIGHT - INDUSTRIAL, MAJOR)
5. EXISTING USE: VACANT
6. PROPOSED USE: THE SERVICE STATION WITH CONVENIENCE STORE AND
ROLL OVER CAR WASH THIS PROPERTY IS PART OF A INTEGRAL
PLANNED DEVELOPMENT AND AN APPROVED INDUSTRIAL PARK GREATER
THAN 20 ACRES PER LOT AND FLAT II B-4 (A-26 REG. 500M)

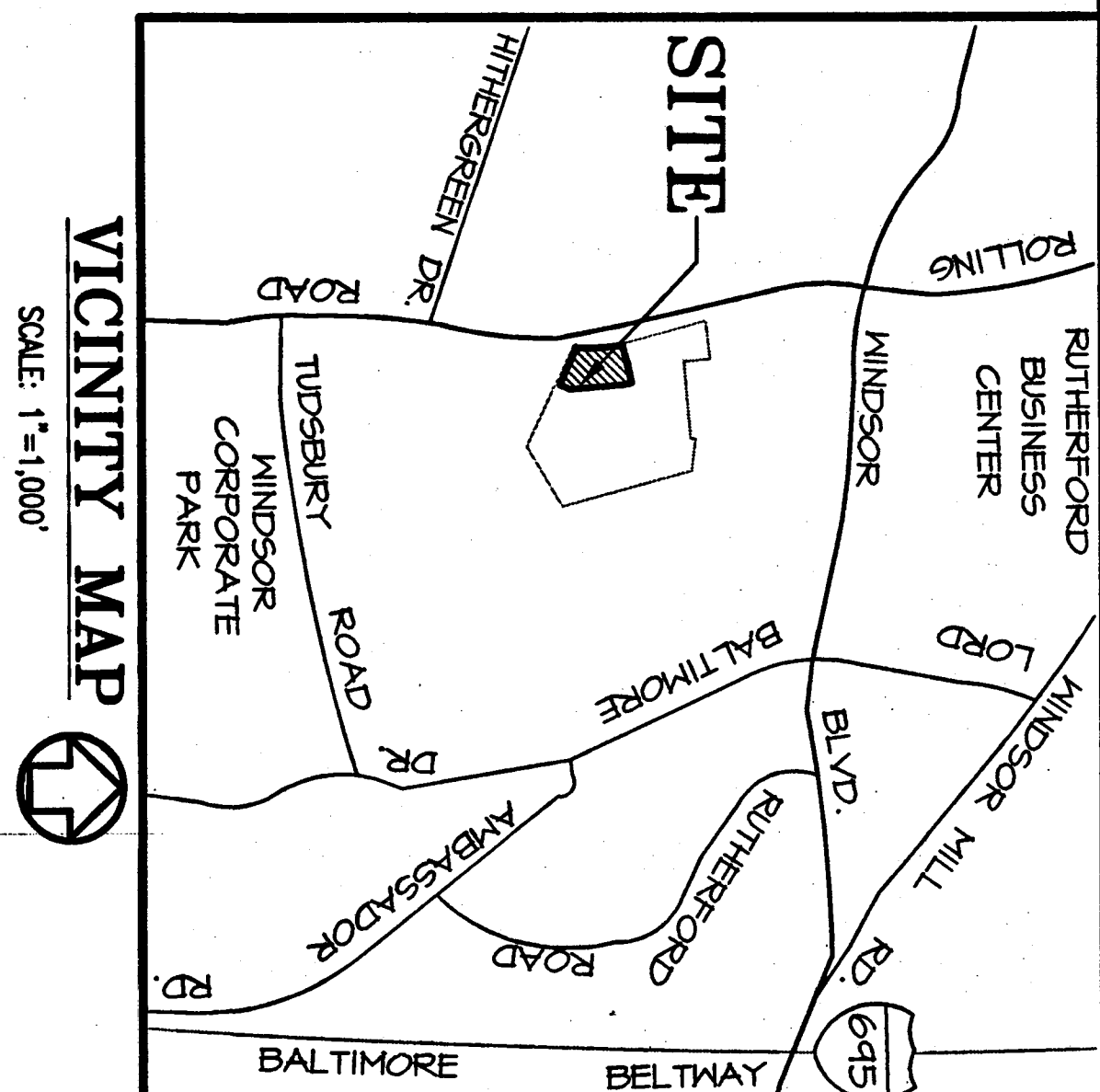
1.	PROPOSED BUILDING AREA: COST: \$1,150 SF. 1 STORY COMMERCIAL BUILDING TO EXCEED 25' MINIMUM BUILDING HEIGHT CAR WASH	4% SF
2.	F.A.R.:	ALLOTTED 2.0
3.	FLOOR AREA RATIO (4,150 SF x .460/75% SF)	PROPOSED 0.08
4.	REQUIRED SITE AREA: FUEL SERVICE STATION (2 FUELING POSITIONS x 1500 SF) FOOD STORE (4 x 4,150) TOTAL AREA REQUIRED	= 18,000 SF = 17,000 SF = 10,000 SF = 7500 SF = 174 AC.
5.	SETBACKS TO PROPERTY LIMITS:	
	BUILDING	CANOPY
	FRONT 35' SIDE 30' REAR 30'	REAR 50' SIDE 30' (CAR WASH BLDG)
	REQUIRED 152.2' 0"	REQUIRED 44.0' 0"
	FUEL PUMPS	
	FRONT 25'	REAR 42'

11. PARKING CALCULATIONS:
 - A. PARKING REQUIRED:

CONVENIENCE FOOD STORE	= 24
(450 SQ. FT. @ 50/CO)	
INTERLOPER ON LARGEST SHIFT	= 4
CAR WASH DURING SPRADES	= 2
CAR WASH DURING SPRADES REQUIRED	= 2
VEHICLE STORAGE	= 2
TOTAL PARKING REQUIRED	= 34
 - B. PARKING PROVIDED:

INCLUDING 2 HANDICAP	= 35
----------------------	------
12. POINT OF BEGINNING IS ON WEST SIDE OF ROLLING ROAD 100% NORTH OF CENTRELINE OF TUDERSBURG ROAD AT ITS INTERSECTION WITH ROLLING ROAD.
13. THE PROPERTY IS NOT LOCATED IN THE CHESTERFIRE BAY CRITICAL AREA (CBPA).
14. THE SITE IS NOT IN A 100 YEAR FLOODPLAIN.
15. THE SITE IS NOT WITHIN A NONFLOODABLE AREA OR IN AN AREA WHERE FLOODING OF BASIC SERVICES WAYS CURRENTLY EXISTS PER SECTION 44.02 (BZCR).
16. THERE ARE NO NONTRAIL WETLANDS ON THIS SITE.
17. THERE ARE NO FOREST BUFFERS ON THIS SITE.
18. THERE ARE NO ADJACENT WETLANDS OR WETLANDS OF SIGNIFICANT VALUE ADJACENT TO THE SITE.
19. THERE ARE NO KNOWN HERPETOLOGICAL, STROBILOR OR ARCHEOLOGICAL AREAS ASSOCIATED WITH THIS SITE.
20. THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS WITHIN 100' OF THE PROPERTY.
21. EXISTING AND PROPOSED REQUIREMENTS SHALL COMPLY WITH THE BATHURST COUNTY LANDSCAPE MANUAL.
22. BUILDING CONSTRUCTION SHALL COMPLY WITH BUILDING AND FIRE CODE REQUIREMENTS.
23. ALL LIGHTING SHALL CONFORM TO IES STANDARDS (ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA).
24. SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 45.0.
25. THIS SITE SHALL BE SERVED BY PUBLIC WATER AND SEWER.
26. FRESH ROOM FOR FILL, WATER AND COMPRESSED AIR SHALL BE PROVIDED.
27. ALL PAVING SHALL BE BITUMINOUS DUST-FREE SURFACE.
28. PREVIOUS ZONING CASE: NONE
29. STACKING (FOR ROLL OVER CAR WASH):

REQUIRED STACKING	14 SPACES
PROPOSED STACKING CAPACITY	9 SPACES @ 20' IN LENGTH
30. STACKING FOR FUEL TANKS SHALL COMPLY WITH SECTION 405.8Z.
31. A WAIVER OF STORM WATER MANAGEMENT QUALITY REQUIREMENTS WILL BE REQUESTED.
32. SPECIAL EXCEPTION
 - TO PERMIT A FUEL SERVICE STATION IN COMBINATION WITH CONVENIENCE STORE GREATER THAN 1500 SF. PRESENT TO SECTION 405.4E1, BZCR.



VICINITY MAP
SCALE: 1"=1,000'

RECEIVED JUL 10 2005

DRC #07089A
PDM #II-154

MORRIS & RITCHIE ASSOCIATES, INC.



TOWSON, MARYLAND 2120
(410) 821-1690
FAX (410) 821-7748

**PLAN TO ACCOMPANY
SPECIAL EXCEPTION APPLICATION
2701 ROLLING ROAD
ROLLING ROAD COMMERCE CENTER LOT B-7
BALTIMORE COUNTY, MARYLAND**

DATE	7/7/3/01	REVISIONS	JOB NO.: 12077
RELOCATE CAR WASH AND PARKING			SPE: 1", 30"
			DATE: 07/06/01
			DRAWN BY: SL
			DESIGN BY: MM/SL
			REVIEW BY: MM -
			SHEET: 1 OF 1