IN RE: **PETITION FOR SPECIAL HEARING**	*	BEFORE THE
W/S of Halethorpe Road, 30′ S of Hollins Ferry Road	*	ZONING COMMISSIONER
(4800, 4801, 4805 & 4815 Hollins Ferry Road)	*	OF
	*	BALTIMORE COUNTY
13th Election District 1st Council District	*	
Preston Jakarta-HFR, LLC, *Legal Owner*	*	**Case No. 07-473-SPH**

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by Preston Jakarta-HFR, LLC (Preston), legal owner of the subject property, through its attorney Robert A. Hoffman, Esquire. The Petitioner requests a Petition for special hearing for a waiver pursuant to Section 500.6 of the Baltimore County Zoning Regulations (B.C.Z.R.), Section 3112.2 of the Baltimore County Building Code, and Sections 32-4-107(a)(2), 32-4-404, 32-4-414, and 32-8-301 of the Baltimore County Code (B.C.C.), to permit the redevelopment of a site located in a riverine floodplain and to allow grading, paving, landscaping, utilities, and other site work and the construction of buildings, related parking, truck loading courts, and road improvements within the floodplain. The subject property and the requested relief are more particularly described on the site plan submitted, which was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the requests were Randall MacCuaig and Karen Watsic with Preston Waters, LLC, on behalf of the owner Preston; Robert Hurwitz, registered professional engineer, and Thomas Rice, both with Century Engineering, the consulting firm who prepared the site plan; and Patricia A. Malone, Esquire, attorney for the

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Date 5-23-07
By

Petitioner. Also present was Kathleen A. Lewis, representing the Baltimore County Department of Economic Development, who supports the petition. There were no Protestants or other interested persons present.

Testimony and evidence offered by Petitioner disclosed that the subject property, 4800, 4801, 4085 and 4815 Hollins Ferry Road, consists of approximately 51 acres located on both sides of Hollins Ferry Road at its terminus, directly west of Halethorpe Farm Road in the Halethorpe area of Baltimore County. The area is made up of predominantly industrial and commercial uses. The property, which is zoned M.H.-I.M., consists of two parcels. As shown on the colorized site plan (Petitioner's Exhibit 2), Parcel B contains some small structures and is currently being leased to Baltimore County's Board of Education for school bus parking. Parcel A is currently improved with existing office/warehouse buildings with a total square footage of approximately 740,000 square feet. These buildings, which date back to the 1950's, are outdated and obsolete and need to be either renovated or replaced. The property is located within Southwest Enterprise Zone, a program which encourages investment in Baltimore County's older industrial areas through the use of tax credits.

Preston purchased the property in September 2006, and it now seeks to make a substantial investment in the area through the redevelopment of Parcel A to be known as "Hollins End." Preston's specific proposal includes the renovation and/or replacement of the three existing buildings within an area of Parcel A impacted by the 100-year riverine floodplain, the renovation of a fourth existing building outside of floodplain, and the construction of a fifth building outside of floodplain. The construction in the area of the three buildings currently impacted by floodplain will result in an actual reduction in the total building square footage from approximately 483,000 square feet to 417,000 square feet. The total proposed square footage on

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By EC

Parcel A following construction would be approximately 820,000 square feet. The new buildings will be solid masonry construction and floodproof with dock heights of four feet above grade with no basements.

Petitioner proposes additional site work on Parcel A, including grading and the installation of utilities, parking, truck courts, road improvements, landscaping, and other related site work. Because a portion of the property is impacted by a 100-year riverine floodplain to do the proposed work, Preston is required to obtain a waiver before proceeding.

Typically, a floodplain area is associated with an existing natural resource, such as a stream, and would be established to limit or prevent development and to protect the resource from erosion and other problems. This situation is different. As Mr. Hurwitz explained, the impact of the floodplain here is theoretical; no actual flooding is taking place. The floodplain is not associated with any stream or natural resource, nor is the property on a FEMA floodplain map. Rather, the floodplain is delineated over an existing, paved industrial area.

Baltimore County considers a 100-year riverine floodplain to result from any drainage area that is in excess of 30 acres. As Mr. Hurwitz explained, the drainage zone in this sector of the Hollins End project is approximately 299 acres, draining to an undersized box culvert, and, consequently, results in overland flow, which creates a 100 year floodplain. *See* the map submitted as Petitioner's Exhibit 5 for a delineation of this area. At the request of Baltimore County, Century Engineering prepared a floodplain study in accordance with Baltimore County guidelines. The study was subsequently reviewed and approved by David L. Thomas, a professional engineer with the Department of Public Works.

The results of Century's study and the impacts of the floodplain on the property are shown on Petitioner's Exhibit 2. In a 100 year storm event, Hollins Ferry Road would convey

CIRCUIT COURT RECEIVED FOR FILING
Date 5-23-07
By

flood waters down toward the site and impact the site from both Hollins Ferry Road and Halethorpe Farm Road when the water would overtop the entrance points and spill over into Parcel A creating ponding on a portion of the site. As a result, a waiver is required to do the proposed redevelopment work within the area of the floodplain. As noted, the Director of the Department of Public Works recommended the waiver. A copy of this recommendation was submitted as Petitioner's Exhibit 6 and made a part of the record in this case.

Having considered all of the evidence and testimony on this issue, I am persuaded to grant the Petition for Special Hearing. I find that Preston has demonstrated that its request meets the standards for granting a waiver under B.C.C. Section 32-4-107 and 32-8-303. Preston has articulated good and sufficient reasons for the waiver and that a denial of the waiver would result in exceptional hardship. If the proposed work is allowed, Preston will be making a considerable investment in the property and in the area in furtherance of the goals of the Southwest Enterprise Zone. Obsolete, outdated buildings will be replaced with modern buildings built to current standards. Further, the proposed site and road work will improve the situation on the property and contain the floodplain within the right-of-way of Hollins Ferry Road and Halethorpe Farm Road. The proposed work will not incur public expense or create a nuisance.

Based on the evidence presented at the hearing, I also find that the proposed work will not adversely impact any downstream properties or public safety. Because this property is the end of Hollins Ferry Road, there are no downstream properties to be impacted. Hollins Ferry Road would still convey the 100-year storm directly to Herbert Run and into the tidal waters of the Patapsco River. Further, the proposed work will not result in any significant change to the floodplain elevation and will not impact any other property owner. For all these reasons, I find that Petitioner is, thus, entitled to the relief requested by way of the Petition for Special Hearing.

ORDER RECEIVED FOR FILING
Date 5-23-07
By DEC

ER RECEIVED FOR FILING
5-23-07
DEC

Pursuant to the adverstisement, 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 of Baltimore County this 23rd day of May 2007, that the Petition for Special Hearing seeking approval of a waiver pursuant to Section 500.6 of the Baltimore County Zoning Regulations (B.C.Z.R.), Section 3112.2 of the Baltimore County Building Code, and Sections 32-4-107(a)(2), 32-4-404, 32-4-414 and 32-8-301 of the Baltimore County Code (B.C.C.) for a redevelopment site partially located in a riverine floodplain to allow grading, paving, landscaping, utilities, and other site work and the construction of buildings, related parking, truck loading courts, and road improvements within the floodplain, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1. Petitioner may apply for building permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 5-23-07
By

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

May 23, 2007

Robert A. Hoffman, Esquire
Patsy Malone, Esquire
Venable, LLP
210 Allegheny Avenue
Towson, MD 21204

RE: **PETITION FOR SPECIAL HEARING**
W/S of Halethorpe Road, 30' S of Hollins Ferry Road
(4800, 4801, 4805 & 4815 Hollins Ferry Road)
13th Election District - 1st Council District
Preston Jakarta-HFR, LLC, *Legal Owner*
Case No. 07-473-SPH

Dear Counsel:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted with a restriction, 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,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

c: Randall MacCuaig and Karen Watsic, Preston Waters, LLC
2330 West Joppa Road, Lutherville, Md. 21093
Robert Hurwitz and Thomas Rice, Century Engineering, LLC
10710 Gilroy Road, Hunt Valley, Md. 21031
Kathleen A. Lewis, Department of Economic Development
People's Counsel; Dennis Kennedy, Development Plan Review, DPDM; Case File

Food

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 4800, 4801, 4805, 4815 Hollins Ferry Road
which is presently zoned MH-IM

*(This petition **must** be filed in person, in the zoning office, in triplicate, with original signatures.)*

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

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 Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal *owner(s) of the property which is the subject of* this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

See Attached

Name - Type or Print

Signature

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Attorney For Petitioner:

Robert A. Hoffman, Esquire
Name - Type or Print

Signature

Venable, LLP
Company

210 Allegheny Avenue — 410-494-6200
Address — Telephone No.

Towson — MD — 21204
City — State — Zip Code

Representative to be Contacted:

Robert A. Hoffman, Esquire
Name

210 Allegheny Avenue — 410-494-6200
Address — Telephone No.

Towson — MD — 21204
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JNP for TK Date 4/16/07

Case No. 07-473-SPH
REV 9/15/98

ORDER RECEIVED FOR FILING
Date 5-23-07
By DW

PETITION FOR SPECIAL HEARING

4800/4801/4805/4815 Hollins Ferry Road

Special Hearing for a waiver pursuant to B.C.Z.R. 500.6; Section 3112.2, Building Code; and B.C.C. Sections 32-4-404, 32-4-414, 32-8-301 et seq., and 32-4-107 for a redevelopment site located in a riverine floodplain to allow grading, paving, landscaping, utilities, and other site work and the construction of buildings, related parking, truck loading courts, and road improvements within the floodplain.

07-473-SPH
JNP for TK

PETITION FOR SPECIAL HEARING

4805/ 4800/4801/ /4815 Hollins Ferry Road

Legal Owner:

PRESTON JAKARTA-HFR, LLC,
A Delaware limited liability company

by: Mezzanine Borrower-HFR, LLC,
a Delaware limited liability company,
Sole Member

by: Mezzanine Pledgor-HFR, LLC
a Delaware limited liability company,
Sole Member

by: Batavia Holdings-HFR, LLC,
a Maryland limited liability company,
Managing Member

by: _____ (SEAL)
David P. Scheffenacker, Jr.,
Manager
2330 Joppa Road, Suite 190
Timonium, Maryland 21093
(410) 296-3800

07-473-SPH
JNP for TK

April 6, 2007

METES AND BOUNDS DESCRIPTION
PROPERTY OF PRESTON CAPITAL MANAGEMENT, LLC
4801 HOLLINS FERRY ROAD
BALTIMORE COUNTY, MD

PARCEL 'A' – SOUTH SIDE OF HOLLINS FERRY ROAD

Beginning for the same on the west side of Halethorpe Farms Road which is 60 feet wide at the distance of 30 feet south of the centerline of Hollins Ferry Road which is 60 feet wide. Thence the following courses:

1) South 20° 24' 12" East, 1210.25 feet

2) South 69° 35' 48" West 1772.86 feet

3) North 81° 39' 46" West, 126.83 feet

4) North 69° 40' 51" West, 251.25 feet

5) North 13° 35' 20" West, 338.25 feet

6) North 19° 34' 55" East, 124.38 feet

7) North 61° 49' 25" East, 342.55 feet

8) North 37° 45' 25" East, 405.80 feet

9) North 09° 45' 10" East, 339.76 feet

10) North 69° 35' 48" East, 33.35 feet

11) 126.22 feet along a curve to the left having a radius of 75.00 feet subtended by a chord bearing North 87° 48' 27" East, 111.84 feet

12) 26.45 feet along a curve to the left having a radius of 75.00 feet subtended by a chord bearing North 29° 29' 33" East, 26.32 feet

13) 43.81 feet along a curve to the right having a radius of 50.00 feet subtended by a chord bearing North 44° 29' 33" East 42.43 feet

14) North 69° 35' 48" East, 901.45 feet to the point of beginning as recorded in liber 15000, Folio 263.

Containing 47.0862 acres of land more or less.

07-473-SPH

PARCEL B – NORTH SIDE OF HOLLINS FERRY ROAD

Beginning for the same at a point on the west side Halethorpe Farms Road, which is 60 feet wide , at the distance of 30 feet north of the centerline of Hollins Ferry Road which is 60 feet wide. Thence the following courses and distances:

1) South 20° 18' East 192.00 feet

2) South 69° 42' West 901.45 feet

3) 43.82 feet along a curve to the right having a radius of 50.00 feet subtended by a chord bearing North 85° 11' 45", West 42.43 feet to a point

4) 26.45 feet along a curve to the left having a radius of 75.00 feet subtended by a chord bearing North 70° 12' 13" West, 26.32 feet

5) North 20° 18' West 157.05 feet

6) North 69° 42' East 960.00 feet to the point of beginning as recorded in Liber 24655, Folio 473.

Containing 4.2113 acres of land more or less.

4-10-07

W/file/login2/ld/ld07/descriptions/4801 Hollins Ferry Road-1-04-06-07

07-473-SPH

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: 07-473-SPH

Petitioner: Preston Jakarta - HFR, LLC

Address or Location: 4800/4801/4805/4815 Hollins Ferry Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Amy Dontell, Venable LLP

Address: 210 Allegheny Avenue
Towson MD 21204

Telephone Number: (410) 494-6200

Revised 2/20/98 - SCJ

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: # 07-473-SPH
4800, 4801, 4805 & 4815 Hollins Ferry Road
W/side of Halethorpe Rd., 30 feet south and 30 feet north of Hollins Ferry Rd.
13th Election District - 1st Councilmanic District
Legal Owner(s): Preston Jakarta-HFR, LLC

Special Hearing: for a waiver pursuant to BCZR 500.6; Section 3112.2, Building Code and BCC Sections 32-4-404, 32-414, 32-8-301 et seq. 32-4-107 for a redevelopment site located in a riverine floodplain to allow grading, paving, landscaping, utilities and other site work and the construction of buildings, related parking, truck loading, courts, and road improvements within the floodplain.

Hearing: Tuesday, May 15, 2007 at 3:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

WILLIAM J. WISEMAN, III
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 5/633 May 1 133905

CERTIFICATE OF PUBLICATION

5/3/, 2007

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 5/1/, 2007.

- [x] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 28187

DATE 4/16/07 ACCOUNT R-001-006-6150

AMOUNT $ 325.00

RECEIVED FROM: Preston Jakarta-HFR, LLC

FOR: Special-Hearing-4800,4801,4805,4815 Hollins Ferry Road
07-473-SPH (Preston Jakarta-HFR, LLC)

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	LOC
4/17/2007	4/16/2007	15:04:57	4

[illegible]
[illegible] 4/16/2007 [illegible]
Rept: 3 [illegible] ZONING VERIFICATION
Ref: 028187
Remit Tot $325.00
$325.00 CK 0.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 07-473-SPH

Petitioner/Developer: PRESTON JAKARTA-HER, LLC

Date of Hearing/Closing: MAY 15, 2007

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

ATTN: Kristen Matthews {(410) 887-3394}

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: 4800, 4801, 4805 & 4815 HOLLINS FERRY RD

The sign(s) were posted on 4-30-07
(Month, Day, Year)

Sincerely,

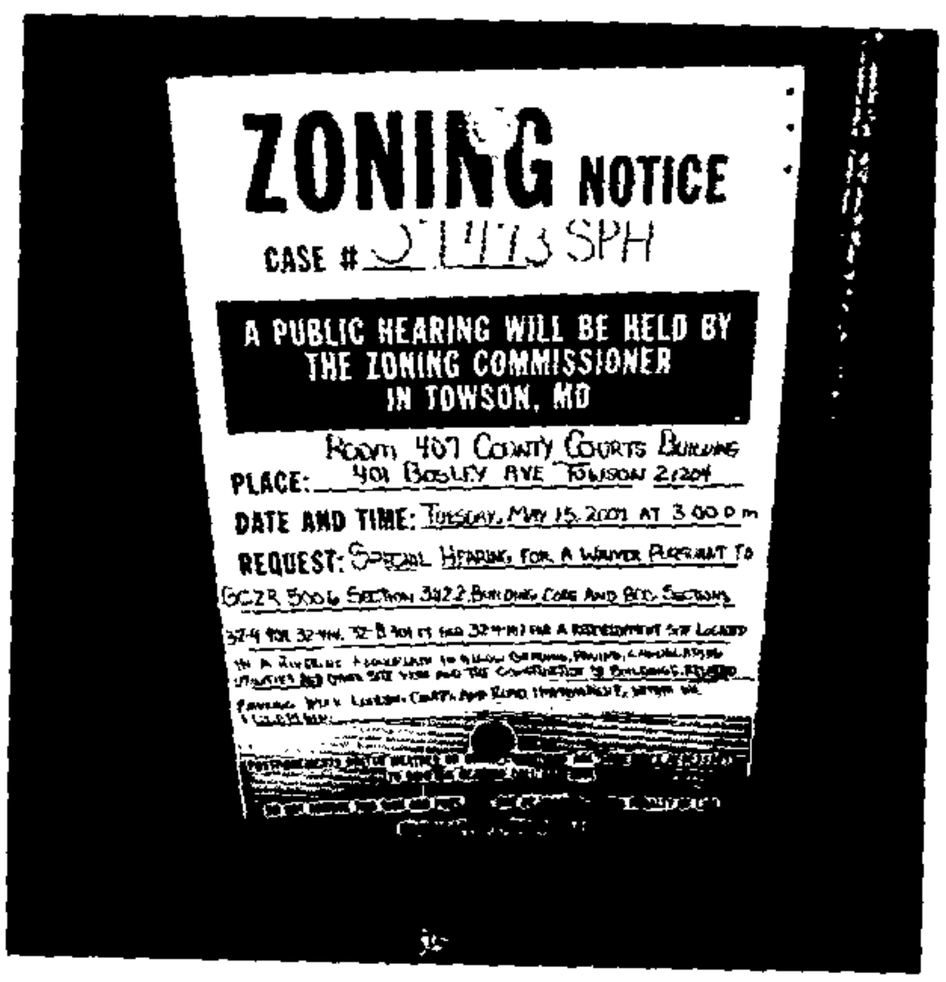
Robert Black 5-1-07
(Signature of Sign Poster) (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)



BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and Development Management

April 26, 2007

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: 07-473-SPH
4800, 4801, 4805 & 4815 Hollins Ferry Road
W/side of Halethorpe Rd., 30 feet south and 30 feet north of Hollins Ferry Rd
13th Election District – 1st Councilmanic District
Legal Owners: Preston Jakarta-HFR, LLC

Special Hearing for a waiver pursuant to BCZR 500.6; Section 3112.2, Building Code and BCC Sections 32-4-404, 32-414, 32-8-301 et seq 32-4-107 for a redevelopment site located in a riverine floodplain to allow grading, paving, landscaping, utilities and other site work and the construction of buildings, related parking, truck loading courts, and road improvements within the floodplain.

Hearing: Tuesday, May 15, 2007 at 3:00 p.m. at Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: Robert Hoffman, 210 Allegheny Avenue, Towson 21204
David Scheffenacker, Jr., 2330 Joppa Road, Ste. 190, Timonium 21093

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, APRIL 30, 2007.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 1, 2007 Issue - Jeffersonian

Please forward billing to:
Amy Dontell
Venable
210 Allegheny Avenue
Towson, MD 21204

410-494-6200

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: 07-473-SPH
4800, 4801, 4805 & 4815 Hollins Ferry Road
W/side of Halethorpe Rd., 30 feet south and 30 feet north of Hollins Ferry Rd.
13th Election District – 1st Councilmanic District
Legal Owners: Preston Jakarta-HFR, LLC

Special Hearing for a waiver pursuant to BCZR 500.6; Section 3112.2, Building Code and BCC Sections 32-4-404, 32-414, 32-8-301 et seq. 32-4-107 for a redevelopment site located in a riverine floodplain to allow grading, paving, landscaping, utilities and other site work and the construction of buildings, related parking, truck loading courts, and road improvements within the floodplain.

Hearing: Tuesday, May 15, 2007 at 3:00 p.m. at Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

WILLIAM J. WISEMAN III
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.

Martin O'Malley, *Governor*
Anthony G. Brown, *Lt. Governor*

State Highway Administration
Maryland Department of Transportation

John D. Porcari, *Secretary*
Neil J. Pedersen, *Administrator*

Date: 4/24/2007

Ms. Kristen Matthews
Baltimore County Office Of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 7-473-SPH
4800, 4801, 4805, 4815 Hollins Ferry Rd.
Preston Jakarta-HFR, LLC
Special Hearing

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 7-473-SPH

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

Michael P. Bailey
For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

BALTIMORE COUNTY, MARYLAND

INTER OFFICE CORRESPONDENCE

TO: Timothy Kotroco, Director,
Department of Permits & Development Management

ATTN: Kristen Matthews
MS 1105

FROM: Edward Adams, Director,
Public Works

DATE: May 7, 2007

SUBJECT: Case No. 07-473-SPH
Waiver to Permit Commercial Redevelopment in Riverine Floodplain
4800, 4801, 4805 & 4815 Hollins Ferry Road

Section 32-8-303 (c) of the Baltimore County Code concerning waivers to the floodplain regulations says, " In considering a waiver action, comments from the state coordinating office and the County Department of Public Works shall be taken into account and maintained with the permit file." This memo is the comment from the Department of Public Works for the subject waiver.

This waiver involves the redevelopment of an existing office/warehouse site. Floodplain results from runoff entering the site at the Hollins Ferry Road entrance at Halethorpe Farms Road and crossing the site to the west towards Herbert Run. Runoff that is not contained within the existing storm drain system and curb & gutter of Hollins Ferry Road spills onto the portion of the site occupied by the buildings, resulting in relatively shallow flooding with minimal flow velocity. Large truck access to loading docks should not be affected by the shallow flooding indicated; however, passenger vehicles and light trucks should be confined to areas subject to less than 6" flooding depth in the 100-year flood event.

This department recommends approval of the waiver.

ECA/DLT/s

CC: John Joyce, State Coordinating Office, Maryland Department of Natural Resources;
Dennis Kennedy, Chief, Development Plan Review Bureau

PETITIONER'S
EXHIBIT NO. 6

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits & Development Management

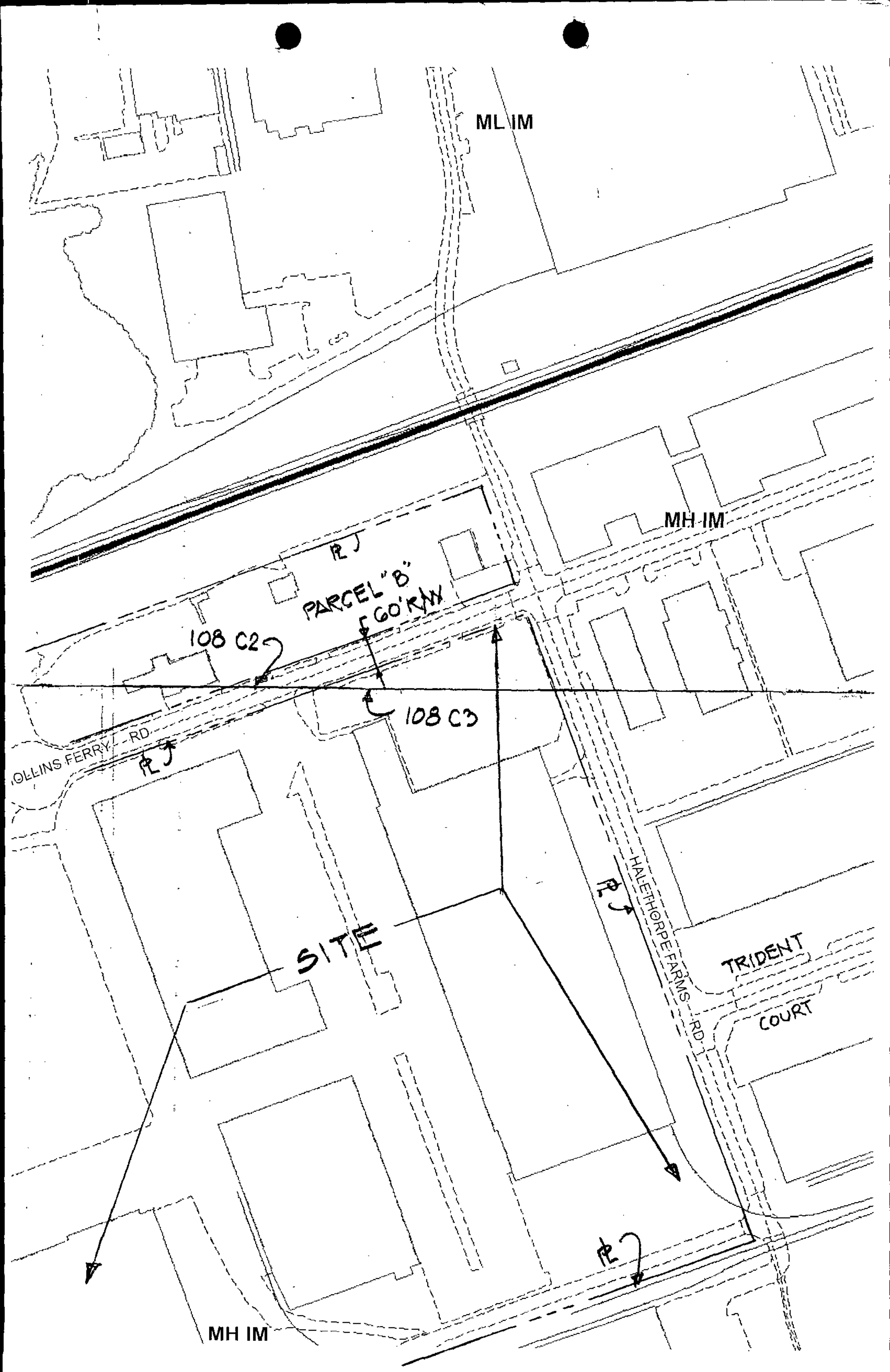
DATE: April 24, 2007

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 30, 2007
Item Nos. 07-454, 455, 456, 457, 458, 459, 461, 464, 465, 467, 468, 471, 472, and 473

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

DAK:CEN:clw
cc: File
ZAC-NO COMMENTS 04242007.doc



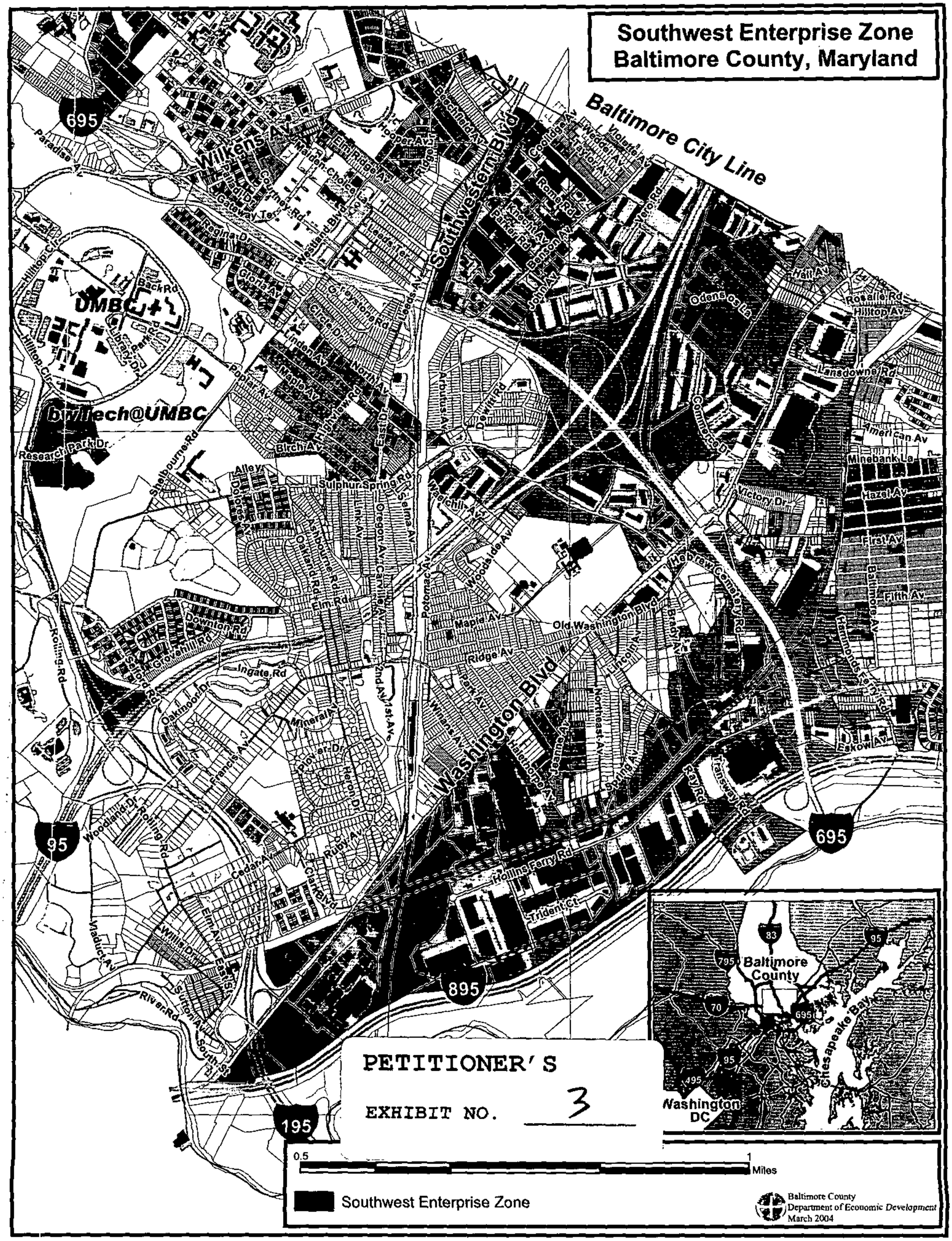
ZONING MAP
108 C2, 108 C3
SCALE 1" = 200'

07-473-SPH

Case No.: 07-473 SPH

Exhibit Sheet

	Petitioner/Developer	Protestant
No. 1	SITE PLAN	
No. 2	Colorized Site Plan	
No. 3	Southwest Enterprise Zone	
No. 4	PROPOSED IMPROVEMENTS	
No. 5	SITE PLAN DELINATING DRAINAGE AREA	
No. 6	Recommendation from Director Adams.	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



PETITIONER'S

EXHIBIT NO. 3

RE: PETITION FOR SPECIAL HEARING 4800, 4801, 4805 & 4815 Hollisn Ferry Road; W/S Halethorpe Rd, 30' S Hollins Ferry Rd 13th Election & 1st Councilmanic Districts Legal Owner(s): Preston Jakarta-HFR, LLC Petitioner(s)	* * * * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 07-473-SPH

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

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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 27th day of April, 2007, a copy of the foregoing Entry of Appearance was mailed to, Robert A Hoffman, Esquire, Venable, LLP, 210 Allegheny Avenue, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED
APR 27 2007
Per .....

PLEASE PRINT CLEARLY

CASE NAME_____
CASE NUMBER_____
DATE_____

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Patricia A. Malone	210 Allegheny Avenue	Towson MD 21204	
TOM RICE	10710 GILROY RD	HUNT VALLEY MD 21031	
Robert Hurwitz	10710 Gilroy Rd	Hunt Valley MD 21031	
RANDY MACCLAIG	2330 W. JOPPA RD	LUTHERVILLE MD	
KAREN WATSIC	" "	" "	

PLEASE PRINT CLEARLY

CASE NAME_____
CASE NUMBER_____
DATE_____

COUNTY REPRESENTATIVE'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Kassie Lewis	400 Wash. Ave	Towson 21204	Kalewis@baltimorecountymd.gov
Dept. Eco. Dev.			

BALTIMORE COUNTY, MARYLAND

INTER OFFICE CORRESPONDENCE

TO: Timothy Kotroco, Director,
Department of Permits & Development Management

ATTN: Kristen Matthews
MS 1105

FROM: Edward Adams, Director,
Public Works

DATE: May 7, 2007

SUBJECT: Case No. 07-473-SPH
Waiver to Permit Commercial Redevelopment in Riverine Floodplain
4800, 4801, 4805 & 4815 Hollins Ferry Road

Section 32-8-303 (c) of the Baltimore County Code concerning waivers to the floodplain regulations says, " In considering a waiver action, comments from the state coordinating office and the County Department of Public Works shall be taken into account and maintained with the permit file." This memo is the comment from the Department of Public Works for the subject waiver.

This waiver involves the redevelopment of an existing office/warehouse site. Floodplain results from runoff entering the site at the Hollins Ferry Road entrance at Halethorpe Farms Road and crossing the site to the west towards Herbert Run. Runoff that is not contained within the existing storm drain system and curb & gutter of Hollins Ferry Road spills onto the portion of the site occupied by the buildings, resulting in relatively shallow flooding with minimal flow velocity. Large truck access to loading docks should not be affected by the shallow flooding indicated; however, passenger vehicles and light trucks should be confined to areas subject to less than 6" flooding depth in the 100-year flood event.

This department recommends approval of the waiver.

ECA/DLT/s

CC: John Joyce, State Coordinating Office, Maryland Department of Natural Resources;
Dennis Kennedy, Chief, Development Plan Review Bureau

OP comments missing

From: Debra Wiley
To: Murray, Curtis
Date: 05/10/07 1:50:45 PM
Subject: Case No. 07-473-SPH - Bill

Hi Curtis,

The above case has been added to our schedule for Tuesday, May 15th at 3:00 p.m. and we've just received the file. Can we get an Office of Planning comment from you on this one?

Thanks and have a great day!!

Posting ✓
Notice ✓
PC Appearance ✓

Comments:

Public Works (Hubbard)

Zoning: OP

BW 5/15

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIV
MAY 29 2007
BY:

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination JWL

DATE: May 29, 2007

SUBJECT: Zoning Item # 07-473-SPH
Address 4800, 4801, 4805, and 4815 Hollins Ferry Rd
(Hollins End)

Zoning Advisory Committee Meeting of April 23, 2007

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

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

_X_ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

_X_ Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer: J. Russo Date: May 11, 2007

S:\Devcoord\1 ZAC-Zoning Petitions\ZAC 2007\ZAC 07-473-SPH.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: May 15, 2007

RECEIVED
MAY 17 2007
BY:

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 07-473- Special Hearing**

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 Dennis Wertz in the Office of Planning at 410-887-3480.

Prepared By: Cindy Murray

Division Chief: Lynn Lanham

CM/LL

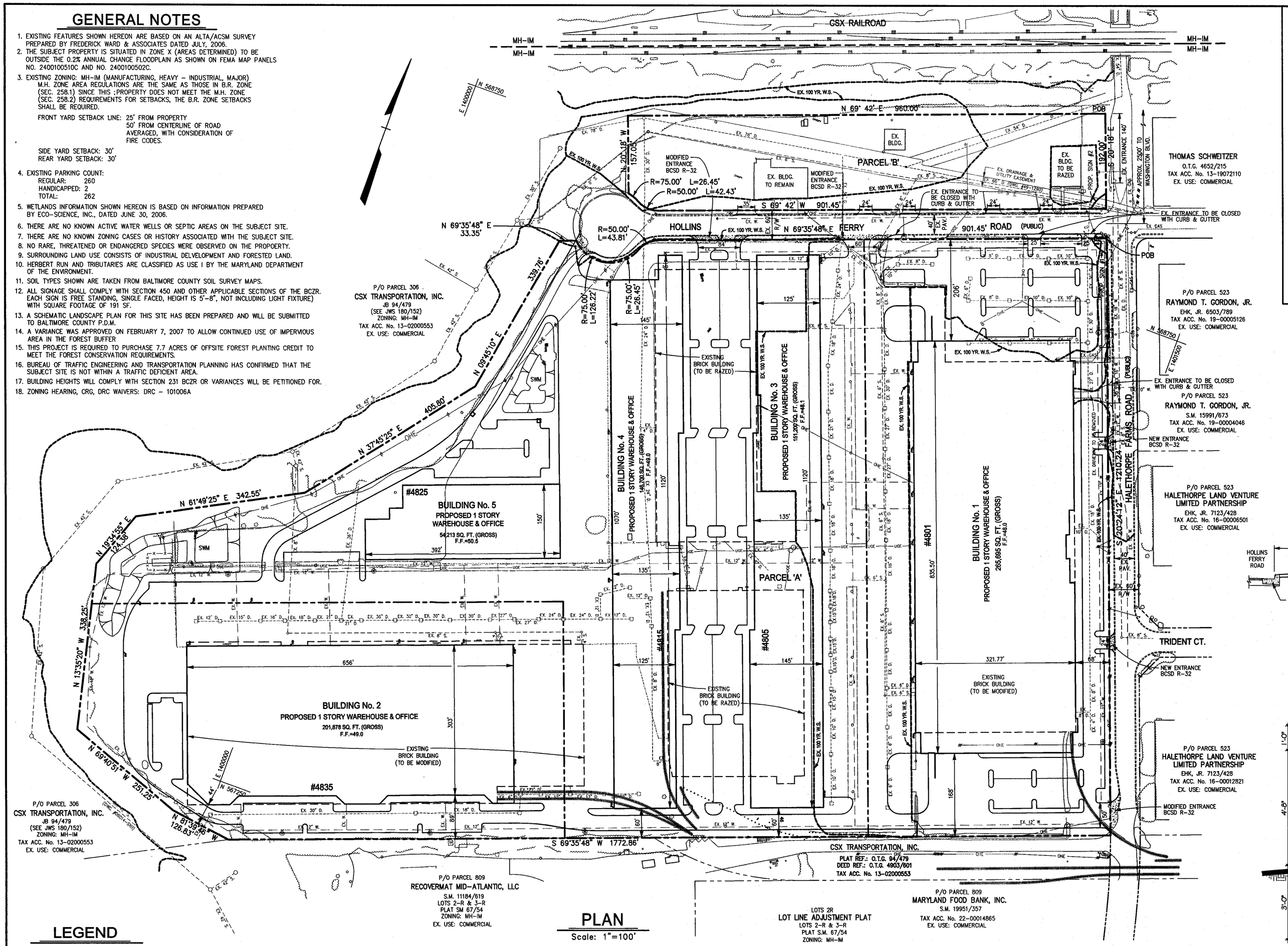
W:\DEVREV\ZAC\7-473.doc

GENERAL NOTES

1. EXISTING FEATURES SHOWN HEREON ARE BASED ON AN ALTA/ACSM SURVEY PREPARED BY FREDERICK WARD & ASSOCIATES DATED JULY, 2006.
2. THE SUBJECT PROPERTY IS SITUATED IN ZONE X (AREAS DETERMINED) TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN AS SHOWN ON FEMA MAP PANELS NO. 2400100510C AND NO. 2400100502C.
3. EXISTING ZONING: MH-IM (MANUFACTURING, HEAVY - INDUSTRIAL, MAJOR) M.H. ZONE AREA REGULATIONS ARE THE SAME AS THOSE IN B.R. ZONE (SEC. 258.1) SINCE THIS PROPERTY DOES NOT MEET THE M.H. ZONE (SEC. 258.2) REQUIREMENTS FOR SETBACKS, THE B.R. ZONE SETBACKS SHALL BE REQUIRED.

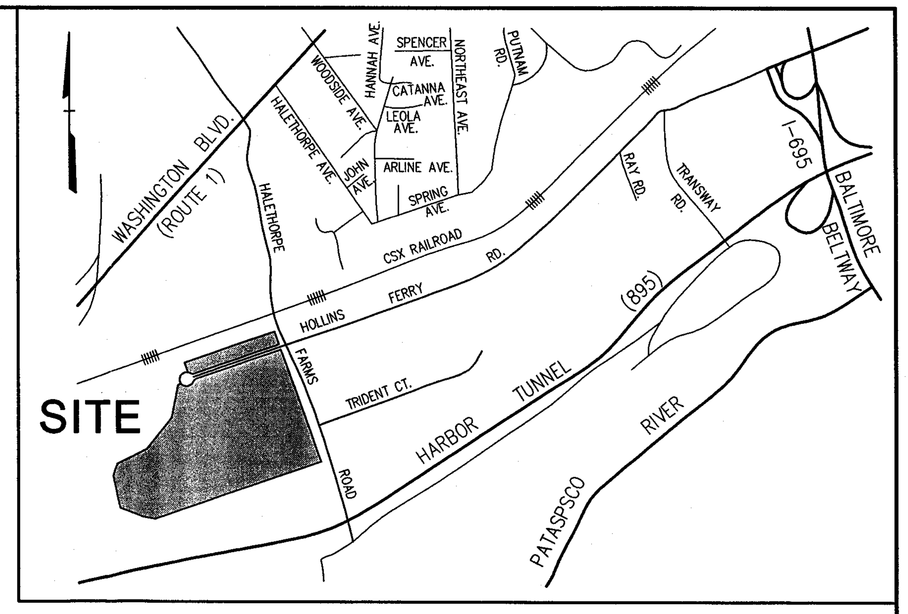
   FRONT YARD SETBACK LINE: 25' FROM PROPERTY
   50' FROM CENTERLINE OF ROAD
   AVERAGED, WITH CONSIDERATION OF
   FIRE CODES.

   SIDE YARD SETBACK: 30'
   REAR YARD SETBACK: 30'
4. EXISTING PARKING COUNT:
   REGULAR: 260
   HANDICAPPED: 2
   TOTAL: 262
5. WETLANDS INFORMATION SHOWN HEREON IS BASED ON INFORMATION PREPARED BY ECO-SCIENCE, INC., DATED JUNE 30, 2006.
6. THERE ARE NO KNOWN ACTIVE WATER WELLS OR SEPTIC AREAS ON THE SUBJECT SITE.
7. THERE ARE NO KNOWN ZONING CASES OR HISTORY ASSOCIATED WITH THE SUBJECT SITE.
8. NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON THE PROPOERTY.
9. SURROUNDING LAND USE CONSISTS OF INDUSTRIAL DELVELOPMENT AND FORESTED LAND.
10. HERBERT RUN AND TRIBUTARIES ARE CLASSIFIED AS USE I BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
11. SOIL TYPES SHOWN ARE TAKEN FROM BALTIMORE COUNTY SOIL SURVEY MAPS.
12. ALL SIGNAGE SHALL COMPLY WITH SECTION 450 AND OTHER APPLICABLE SECTIONS OF THE BCZR. EACH SIGN IS FREE STANDING, SINGLE FACED, HEIGHT IS 5'-8", NOT INCLUDING LIGHT FIXTURE) WITH SQUARE FOOTAGE OF 191 SF.
13. A SCHEMATIC LANDSCAPE PLAN FOR THIS SITE HAS BEEN PREPARED AND WILL BE SUBMITTED TO BALTIMORE COUNTY P.D.M.
14. A VARIANCE WAS APPROVED ON FEBRUARY 7, 2007 TO ALLOW CONTINUED USE OF IMPERVIOUS AREA IN THE FOREST BUFFER
15. THIS PROJECT IS REQUIRED TO PURCHASE 7.7 ACRES OF OFFSITE FOREST PLANTING CREDIT TO MEET THE FOREST CONSERVATION REQUIREMENTS.
16. BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING HAS CONFIRMED THAT THE SUBJECT SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA.
17. BUILDING HEIGHTS WILL COMPLY WITH SECTION 231 BCZR OR VARIANCES WILL BE PETITIONED FOR.
18. ZONING HEARING, CRG, DRC WAIVERS: DRC - 101006A



PLAN

Scale: 1"=100'

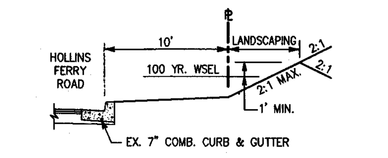


VICINITY MAP

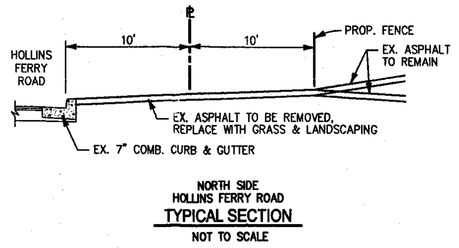
Scale: 1"=1000'

SITE DATA

GROSS AREA: 51.30 Ac.
EXISTING ZONING: MH-IM
EXISTING USE: OFFICE/WAREHOUSE
PROPOSED USE: OFFICE/WAREHOUSE
OPEN SPACE REQUIRED: N/A
OPEN SPACE PROPOSED: N/A
2000 CENSUS TRACT: 430300
2000 CENSUS BLOCK GROUP: 240054303005
WATERSHED: PATAPSCO
WATER SERVICE AREA: WESTERN SECOND ZONE
SEWERSHED: 74
TRANSPORTATION ZONE: 0701
REGIONAL PLANNING DISTRICT: 325
200-SCALE MAP REFERENCE: 108C2 & 108C3
LAND MANAGEMENT AREA: EMPLOYMENT CENTER
OWNERS: PRESTON JAKARTA-KFR, LLC
2330 WEST JOPPA ROAD
SUITE 190
LUTHERVILLE, MARYLAND 21093
PARKING REQUIREMENTS: SEE PARKING TABULATION, THIS SHEET.
HANDICAPPED PARKING SPACES REQUIRED: 20
HANDICAPPED PARKING SPACES PROVIDED: 20 (INCLUDED IN THE 962)
F.A.R. MAXIMUM: 2.0
F.A.R. PROPOSED: 0.40
ADT OFFICE: 11.5/1,000 S.F.
ADT WAREHOUSE: 5/1,000 S.F.
ZONING MAP NUMBER SW 7-D



SOUTH SIDE
HOLLINS FERRY ROAD
TYPICAL SECTION
NOT TO SCALE



NORTH SIDE
HOLLINS FERRY ROAD
TYPICAL SECTION
NOT TO SCALE

OWNER/DEVELOPER

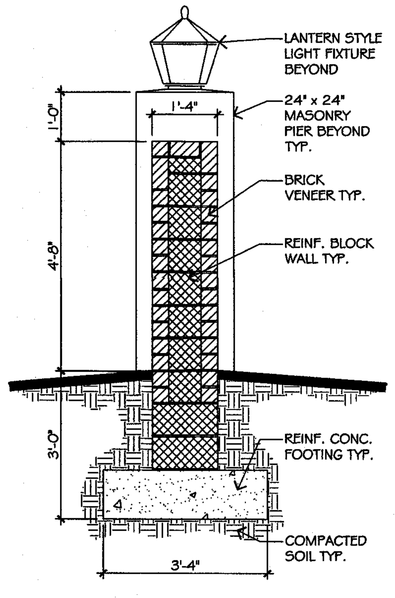
PRESTON JAKARTA-HFR, LLC
2330 WEST JOPPA ROAD
SUITE 190
LUTHERVILLE, MD 21093
TAX ACCOUNT Nos. 1308002430
1308002431
1308002432

REASON FOR SPECIAL HEARING

(4800/4801/4805/4815 HOLLINS FERRY ROAD)

SPECIAL HEARING FOR A WAIVER PURSUANT TO B.C.Z.R. 500.6;SECTION 3112.2, BUILDING CODE; AND B.C.C. SECTIONS 32-4-404, 32-4-414, 32-8-301 ET SEQ., AND 32-4-107 FOR A REDEVELOPMENT SITE LOCATED IN A RIVERINE FLOODPLAIN TO ALLOW GRADING, PAVING, LANDSCAPING, UTILITIES, AND OTHER SITE WORK AND THE CONSTRUCTION OF BUILDINGS, RELATED PARKING, TRUCK LOADING COURTS, AND ROAD IMPROVEMENT WITHIN THE FLOODPLAIN.

CASE NUMBER 07473SPH



SECTION AT WALL
SCALE: 1/2" = 1'-0"

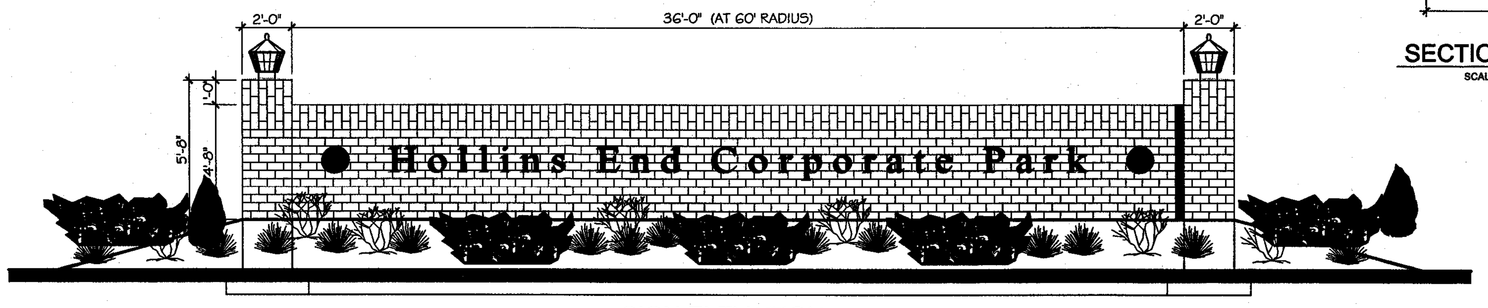
LEGEND

- EXISTING BUILDING
- EXISTING TREES/ TREE LINE
- EXISTING CURB & GUTTER
- EXISTING STORM DRAINS
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER
- EXISTING GAS
- EXISTING UNDERGROUND ELECTIC
- EXISTING OVERHEAD ELECTRIC
- PROPOSED BUILDING
- PROPOSED CURB & GUTTER
- 100 YEAR WSE

PARKING TABULATION

BUILDING	FLOOR AREA (SQUARE FEET)	PARKING SPACES REQUIRED PER BALTIMORE COUNTY CODE 3.3 SP./1000 SF OFFICE 1/EMPLOYEE WAREHOUSE	PARKING SPACES SHOWN ON THE PLAN
1	13,285 OFFICE 252,410 WAREHOUSE/ 25 EMPLOYEES	44 25 > 69	293
2	10,094 OFFICE 191,784 WAREHOUSE/20 EMPLOYEES	34 20 > 54	128
3	37,800 OFFICE 113,400 WAREHOUSE/12 EMPLOYEES	125 12 > 137	235
4	36,675 OFFICE 110,025 WAREHOUSE/11 EMPLOYEES	121 11 > 132	235
5	13,553 OFFICE 40,660 WAREHOUSE/5 EMPLOYEES	45 5 > 50	71
TOTAL	111,407 OFFICE 708,279 WAREHOUSE/73 EMPLOYEES	442	962

A VARIANCE WAS GRANTED ON FEBRUARY 7, 2007 BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT FROM REGULATIONS FOR THE PROTECTION OF WATER QUALITY, STREAMS, WETLANDS AND FLOODPLAINS. CONDITIONS WERE PLACED ON THIS VARIANCE TO REDUCE WATER QUALITY IMPACTS.



SIGN ELEVATION
SCALE: 1/4" = 1'-0"

Date	No.	Revision Description

Plan to Accompany
Petition for Special Hearing

"Hollins End"

4801 Hollins Ferry Road
13th Election District 1st Councilmatic District
Baltimore County, Maryland 21227
PDM # 13-205 DRC # 101006A

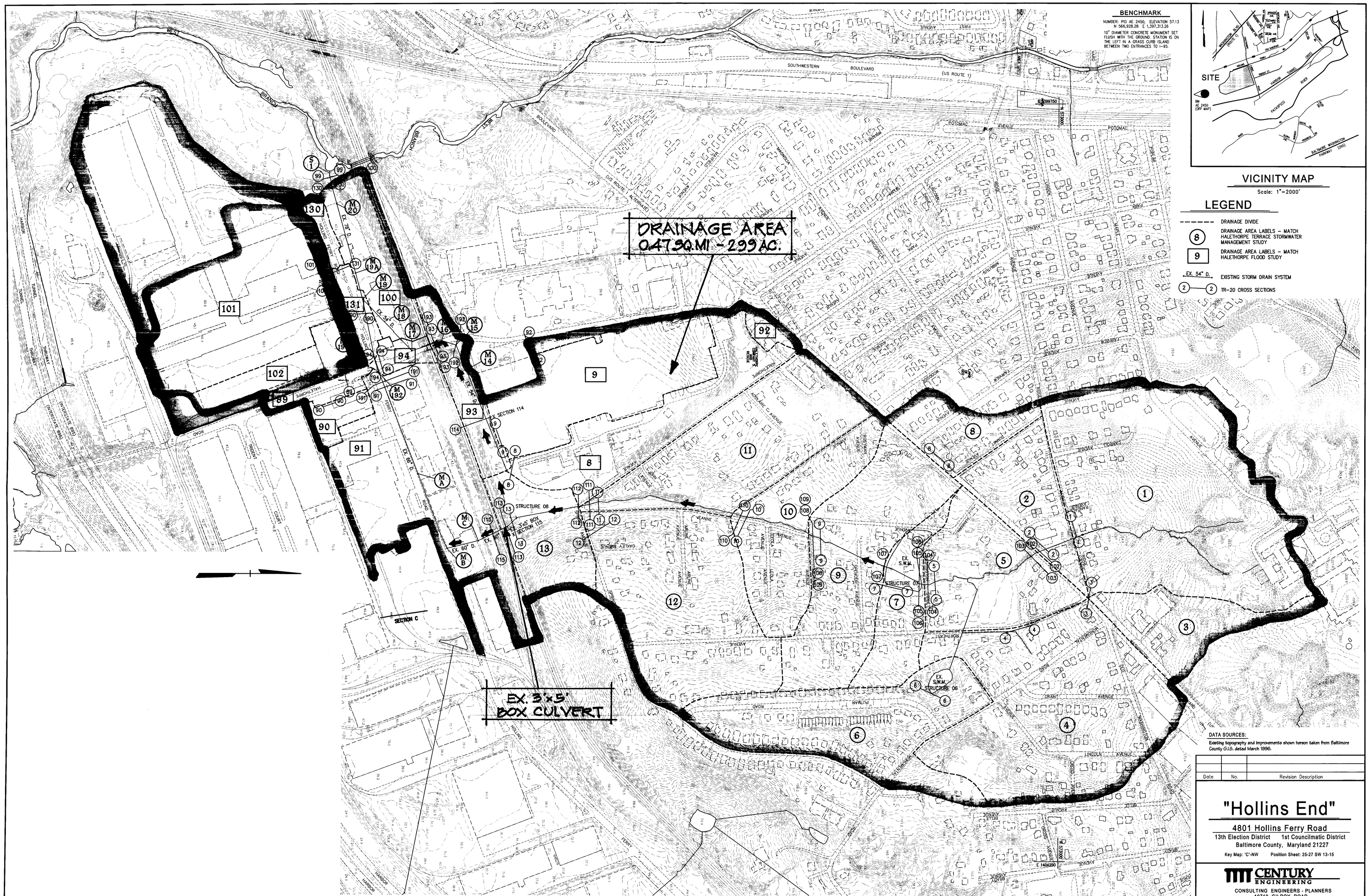
CENTURY ENGINEERING
CONSULTING ENGINEERS - PLANNERS
10710 GILROY ROAD
HUNT VALLEY, MD 21031
Phone: 443.589.2400 Fax: 443.589.2401

STATE OF MARYLAND ROBERT GREEN No. 18873 REGISTERED PROFESSIONAL ENGINEER

Designed By: R.L.H.	Scale: 1"=100'	Project No. 26251.01
Drawn By: M.S.S.	Date: April 17, 2007	
Checked By: TJK	Approved:	1 OF 1

PETITIONER'S EXHIBIT NO. 1

O:\DRAWING\LAND-DEV\2006\26251.00 Hollins Ferry Prop\Cadd\(X1) Flood Plain Variance Plan.dwg, 4/17/2007 11:54:00 AM, rhurwitz



BENCHMARK

NUMBER: PID AE 2450, ELEVATION 57.13
N 565,928.28 E 1,397,313.26

10" DIAMETER CONCRETE MONUMENT SET FLUSH WITH THE GROUND. STATION IS ON THE LEFT IN A GRASS CURB ISLAND BETWEEN TWO ENTRANCES TO I-95.

VICINITY MAP

Scale: 1"=2000'

LEGEND

- DRAINAGE DIVIDE
- (8) DRAINAGE AREA LABELS – MATCH HALETHORPE TERRACE STORMWATER MANAGEMENT STUDY
- [9] DRAINAGE AREA LABELS – MATCH HALETHORPE FLOOD STUDY
- EX. 54" D. EXISTING STORM DRAIN SYSTEM
- (2)—(2) TR-20 CROSS SECTIONS

DATA SOURCES:

Existing topography and improvements shown hereon taken from Baltimore County G.I.S. dated March 1996.

Date	No.	Revision Description

"Hollins End"

4801 Hollins Ferry Road
13th Election District 1st Councilmatic District
Baltimore County, Maryland 21227

Key Map: 'C'-NW Position Sheet: 25-27 SW 13-15

CENTURY ENGINEERING
CONSULTING ENGINEERS - PLANNERS
10710 GILROY ROAD
HUNT VALLEY, MD 21031
Phone: 443.589.2400 Fax: 443.589.2401

Flood Plain Drainage Area Map

Designed By: R.L.H.	Scale: 1"=200'	Project No. 26251.01
Drawn By: M.S.S.	Date: Feb. 26, 2007	
Checked By:	Approved:	1 OF 1

PETITIONER'S EXHIBIT NO. 5

O:\DRAWING\LAND-DEV\2006\26251.00 Hollins Ferry Prop\Cadd\(XX) SWM Exhibit.dwg, 5/10/2007 3:28:57 PM, marrith

LEGEND

- EX. 100YR FLOOD PLAIN
- EX. BUILDINGS
- PROP. 100YR FLOOD PLAIN
- PROPERTY OUTLINE

CSX RAILROAD

HERBERT RUN

WEST BRANCH

HOLLINS FERRY ROAD

HALETHORPE FARMS ROAD

100 YR. WSEL 24.27

100 YR. WSEL 42.00

100 YR. WSEL 21.

100 YR. WSEL 20.28

100 YR. WSEL 19.6

100 YR. WSEL 19.00

100 YR. WSEL 17.67

100 YR. WSEL 16.89

100 YR. WSEL 17.03

100 YR. WSEL 17.04

100 YR. FREEBOARD

EX. & PROP. 100 YR. W.S.

100 YR. WSEL 49.22

100 YR. WSEL 48.26

100 YR. WSEL 47.74

WEIR 1

EX. BLDG. TO BE RAZED

EX. BLDG. TO REMAIN

EX. BLDG.

EXISTING BRICK BUILDING 131,863 Sq/FLR

EXISTING BRICK BUILDING 248,388 Sq/FLR

NEW CONCRETE ENTRANCE

EX. 100 YR. W.S.

PROP. 100 YR. W.S.

EX. & PROP. 100 YR. W.S.

EX. DRAINAGE & UTILITY EASEMENT

PARCEL 516
THOMAS SCHWEITZER
D.T.G. 4652/203
TAX ACC. No. 13-19072110

P/O PARCEL 523
RAYMOND T. GORDON, JR.
DIR., JR. 6503/789
TAX ACC. No. 19-00005108

P/O PARCEL 523
RAYMOND T. GORDON, JR.
S.M. 15991/573
TAX ACC. No. 19-00004046

P/O PARCEL 523
HALETHORPE LAND VENTURE
LIMITED PARTNERSHIP
DIR., JR. 7123/425
TAX ACC. No. 19-00006501

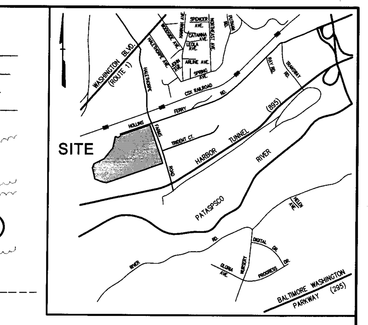
N 568750
E 1400000

E 1400000
N 567250

NOTE: THE 100 YEAR FLOOD PLAIN (100 YR. WSEL) WAS OBTAINED FROM THE HERBERT RUN FLOOD PLAIN STUDY PERPARED BY AND OBTAINED FROM BALTIMORE COUNTY DPW. THE ELEVATION WAS CONVERTED FROM BCMD TO MCS BY SUBTRACTING 1.7' FROM THE WATER SURFACE ELEVATION AT THE CROSS SECTIONS.

PLAN

Scale: 1"=50'



VICINITY MAP

Scale: 1"=2000'

SITE DATA

GROSS AREA: 51.297 Ac.
EXISTING ZONING: M4-IM
EXISTING USE: OFFICE/WAREHOUSE
PROPOSED USE: OFFICE/WAREHOUSE
OPEN SPACE REQUIRED: N/A
OPEN SPACE PROPOSED: N/A
2000 CENSUS TRACT: 430300
2000 CENSUS BLOCK GROUP: 240054303005
WATERSHED: PATAPSCO
WATER SERVICE AREA: WESTERN SECOND ZONE
SEWERSHED: 74
TRANSPORTATION ZONE: 0701
REGIONAL PLANNING DISTRICT: 325
200-SCALE MAP REFERENCE: 108C2 & 108C3
LAND MANAGEMENT AREA: EMPLOYMENT CENTER
OWNERS: PRESTON JAKARTA-KTR, LLC
2330 WEST JOPPA ROAD
SUITE 190
LUTHERVILLE, MARYLAND 21093

LEGEND

- EXISTING BUILDING
- STREAM
- EXISTING CONTOURS
- EXISTING TREES/ TREE LINE
- FOREST BUFFER EASEMENT
- WETLAND
- 100 YEAR FLOOD PLAIN
- EXISTING CURB & GUTTER
- EXISTING STORM DRAINS
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER
- EXISTING GAS
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- PROPOSED BUILDING
- PROPOSED CURB & GUTTER
- 12 CROSS SECTION FROM HERBERT RUN FLOOD STUDY COMPUTED BY BALTIMORE COUNTY DPW
- 10 CROSS SECTION FROM CENTURY ENGINEERING STUDY
- 100 YEAR FREEBOARD
- 100 YEAR WSE

Date	No.	Revision Description

"Hollins End"

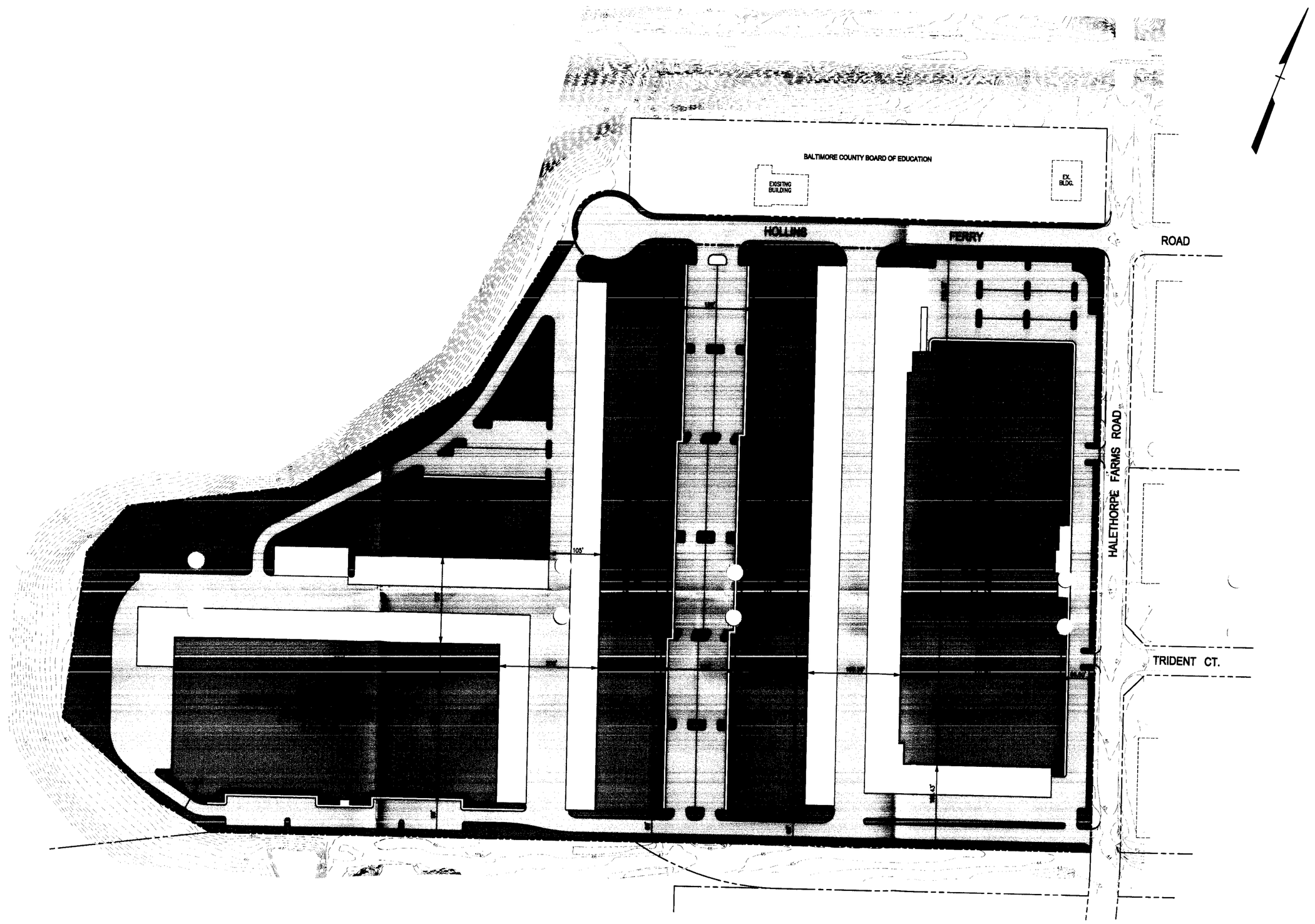
4801 Hollins Ferry Road
13th Election District 1st Councilmatic District
Baltimore County, Maryland 21227

CENTURY ENGINEERING
CONSULTING ENGINEERS - PLANNERS
10710 GILROY ROAD
HUNT VALLEY, MD 21031
Phone: 443.589.2400 Fax: 443.589.2401

Flood Plain Exhibit

Designed By: R.L.H.	Scale: 1"=50'	Project No. 26251.01
Drawn By: M.S.S.	Date: May 9, 2007	1 OF 1
Checked By:	Approved:	

PETITIONER'S EXHIBIT NO. 2



PETITIONER'S EXHIBIT NO. 4

"Hollins End"

SITE: 2,307,927 ± Sq. Ft. = 53 Acres

BUILDING No. 1:	265,695 Sq. Ft.
BUILDING No. 2:	201,878 Sq. Ft.
BUILDING No. 3:	151,200 Sq. Ft.
BUILDING No. 4:	146,700 Sq. Ft.
BUILDING No. 5:	54,213 Sq. Ft.
TOTAL	819,686 Sq. Ft.

CENTURY ENGINEERING
CONSULTING ENGINEERS - PLANNERS
10710 GILROY ROAD
HUNT VALLEY, MD 21031
Phone: 443.589.2400 Fax: 443.589.2401

4801 Hollins Ferry Road
13th Election District 1st Councilmatic District
Baltimore County, Maryland 21227

Designed By: T.J.R.	Scale: 1"=100'	Project No. 26251.00
Drawn By: M.S.S.	Date: March 2007	1 OF 1
Checked By:	Approved:	