IN RE: **PETITION FOR SPECIAL HEARING**	*	BEFORE THE
S/S Hollins Ferry Road, 50′ E Halethorpe Farms Road	*	ZONING COMMISSIONER
(4747 Hollins Ferry Road)	*	OF
13th Election District	*	BALTIMORE COUNTY
1st Council District		
	*	
Locust Industries, LLC		
Petitioner	*	**Case No. 07-484-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 the owner of the subject property, Locust Industries, LLC, through its attorney David H. Karceski, Esquire. The Petitioner requests a special hearing to approve 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, 32-4-404, 32-4-414 and 32-8-301 et seq. of the Baltimore County Code (B.C.C.) to permit the redevelopment of a site located in a riverine floodplain - to allow grading, paving, landscaping, utilities, and other site work and the construction of a building, related parking, and road improvements within the floodplain and to allow a zero-foot freeboard line building setback (DPW Plate No. D-19). The subject property and the 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 David Karceski, Esquire, attorney for Petitioner, Daniel F. Pallace, P.E., with Merritt Properties, LLC and John E, Baum, on behalf of the owner and Bakery Express Management Group, LLC. Also appearing were Ernest Sheppe, Professional Engineer, and David Locke, Landscape Architect, both with

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Date 6-8-07
By

Morris & Ritchie Associates, Inc., the consultants who prepared the site plan and hydraulic study for this property. Kathleen A. Lewis, Business Development Representative for the Baltimore County Department of Economic Development, and David L. Thomas, P.E., Assistant to the Director of the Department of Public Works, appeared and provided testimony in support of the petition. There were no Protestants or other interested persons present.

Testimony and evidence offered disclosed that the subject property is a rectangular shaped parcel with frontage on Hollins Ferry Road, east of Halethorpe Farms Road in the Southwest Enterprise Zone area of Halethorpe. This area is made up of predominantly industrial and commercial uses. The subject property contains a gross area of 13.7 acres, more or less, zoned M.H.-I.M. and is improved with an existing warehouse/distribution facility with a total square footage of approximately 150,000 square feet. This building, which dates back to the 1950's, is outdated and obsolete and needs to be replaced. *See* photographs submitted as Petitioner's Exhibit 4. As noted above, the Southwest Enterprise Zone is a program that encourages investment in Baltimore County's older industrial areas through the use of tax credits. The Petitioner seeks to improve the property and, in doing so, make an investment in the Halethorpe area of Baltimore County through the redevelopment of it. Locust Industries' proposal includes the replacement of the existing building, partially impacted by the 100-year riverine floodplain, and the construction of a new building outside of the floodplain to be reconfigured slightly by way of this project. The new building, approximately 210,000 square feet in size as shown on Petitioner's Exhibits 1 and 5, will be of solid masonry construction and will have a floor elevated at least 2 feet above the 100-year flood elevation with no basement area. Petitioner also proposes additional site work on the property, including grading and the installation of utilities, parking, road improvements, landscaping, and other related site work.

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Date 6-8-07
By

Because a portion of the property is impacted by a 100-year riverine floodplain, to do the proposed work, Petitioner is required to obtain the waiver filed in this case 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. Sheppe testified, 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 a FEMA-mapped floodplain shown on the property. 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. Sheppe testified, there is a drainage area in the area north of this project encompassing approximately 230 acres, as shown on the map submitted as Petitioner's Exhibit 10. An existing urban drainage condition located north of the site causes surplus floodwater to overflow via an underpass at Halethorpe Farms Road onto Hollins Ferry Road, which creates the 100-year floodplain along Hollins Ferry Road. At the request of Baltimore County, Morris & Ritchie Associates prepared a floodplain study in accordance with Baltimore County guidelines. The study was subsequently reviewed and approved by the Department of Public Works. Mr. Thomas, the County's engineer, who reviewed the study, attended the hearing and listened to the evidence presented, and confirmed his Department's recommendation of approval of the requested waiver in this instance.

The results of Morris & Ritchie's study and the impacts of the floodplain on the property are highlighted on Petitioner's Exhibit 1. Mr. Sheppe provided background information on the creation of the floodplain. He explained that a railroad embankment lies to the north of the subject site, parallel to Hollins Ferry Road, and that a watershed lies beyond the railroad

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By

embankment. Certain storm drains to the north of the railroad do not have adequate capacity to handle stormwater runoff from that area resulting in what Mr. Sheppe referred to as an urban drainage condition that creates floodwaters. Specifically, surplus floodwater emanating from the north side of the man-made fill for the railroad tracks flows toward the site during a 100-year storm event via the Halethorpe Farms Road underpass, and subsequently impacts the site as a portion of this surplus floodwater backs up and enters Hollins Ferry Road and then flows to the subject property further east before subsiding. This causes water to pond on a portion of the property, as shown on Petitioner's Exhibit 1. As a result, a waiver is required to do the proposed redevelopment work within the area of ponding (i.e., the floodplain). As noted, the Director of the Department of Public Works has recommended approval of the waiver. A copy of the Director's recommendation was submitted as Petitioner's Exhibit 7.

Having considered the cumulative evidence and testimony presented, I am persuaded to grant the requested waiver. In my judgment, the Petitioner has satisfied the requirements for relief to be granted pursuant to B.C.C. Sections 32-4-107 and 32-8-303. The Petitioner 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, Locust Industries will be making a considerable investment in the property in furtherance of the goals of the Southwest Enterprise Zone. An obsolete, outdated building will be replaced with a modern building built to current standards. Further, the proposed site and road work will only improve the situation on the property and not incur public expense or create a nuisance.

Moreover, the proposed work will not adversely impact any downstream properties or impair public safety. Hollins Ferry Road will continue to convey the 100-year storm waters to the Herbert Run and into the tidal waters of the Patapsco River. Further, the proposed work will

ORDER RECEIVED FOR FILING
Date 6-8-07
By GE

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 this Petition.

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 of Baltimore County this 8th day of June 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, 32-4-404, 32-4-414, and 32-8-301 et seq. of the Baltimore County Zoning Regulations (B.C.Z.R.), for a redevelopment site located in a riverine floodplain to allow grading, paving, landscaping, utilities, and other site work and the construction of a building, related parking, and road improvements within the floodplain and to allow a zero-foot freeboard line building setback (DPW Plate No. D-19), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

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 of
Baltimore County

ORDER RECEIVED FOR FILING
Date 6-8-07
By

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

June 8, 2007

David H. Karceski, Esquire
Venable, LLP
210 Allegheny Avenue
Towson, Maryland 21204

RE: **PETITION FOR SPECIAL HEARING**
S/S Hollins Ferry Road, 50' E Halethorpe Farms Road
(4747 Hollins Ferry Road)
13th Election District - 1st Council District
Locust Industries, LLC - Petitioner
Case No. 07-484-SPH

Dear Mr. Karceski:

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

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

c: Daniel F. Pallace,, P.E., Merritt Properties, LLC, 2066 Lord Baltimore Drive, Baltimore, Md. 21244
John E. Baum, Bakery Express Management Group, LLC, 2275 Rolling Run Drive, Baltimore, Md. 21244
Ernest Sheppe, P.E., Morris & Ritchie Associates, Inc., 3445-A Box Hill Corp. Ctr. Dr., Abingdon, Md. 21009
David Locke, Morris & Ritchie Associates, Inc., 1220-C East Joppa Road, Suite 505, Towson, Md. 21286
People's Counsel; Case File; DEPRM

Chesapeake Bay Critical Area Commission,
1804 West Street, Suite 100, Annapolis, Md. 21401

CBCA

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 4747 Hollins Ferry Road

which is presently zoned MH-IM

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

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:

David H. Karceski, 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:

David H. Karceski, 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 JLM Date 4.20.07

Case No. 07-484-SPH

REV 9/15/98

ORDER RECEIVED FOR FILING
Date 6-8-07
By DW

PETITION FOR SPECIAL HEARING

4747 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 to allow grading, paving, landscaping, utilities, and other site work and the construction of related parking and road improvements within a riverine floodplain. and to allow a 0' freeboard bldg set back in bldg

Mr. Thomas - a minor refinement

PETITION FOR SPECIAL HEARING

4747 Hollins Ferry Road

Legal Owner:

LOCUST INDUSTRIES, LLC,
a Maryland limited liability company

by: 4711 Hollins Ferry, LLC,
a Maryland limited liability company,
Member

by: _____(SEAL)
John E. Baum,
Vice President
2275 Rolling Run Drive
Baltimore, Maryland 21244
(410)281-2000

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS

April 13, 2007

13.038 acres of land, more or less, located on the south side of Hollins Ferry Road, 13th Election District, Baltimore County, Maryland

Beginning for the same at an iron pipe heretofore set on the southerly right of way line of Hollins Ferry Road, sixty feet wide, at the beginning of the first or North 69°48'13" East 1069.84 foot line of that parcel of land designated as Exhibit A-2 of Parcel Two of that parcel of land conveyed by and described in a Deed of Dissolution from Locust Industries Limited Partnership to Locust Industries, LLC dated February 3, 2003 and recorded among the Land Records of Baltimore County in Liber S.M. 17501 folio 608, running thence and binding on the aforesaid first line and binding also reversely on the first or South 69°48'13" West 214.59 foot line of that parcel of land designated as Exhibit A-2 of Parcel One of the aforesaid deed and binding also on the first or North 69°48'13" East 169.46 foot line of Exhibit A-1 of the aforesaid deed, one course in all with the bearings herein being referred to the Maryland Coordinate System, NAD 83/91;

1. North 69°33'21" East 1448.57 feet, thence leaving the aforesaid right of way line and binding on the second, third and fourth lines of the aforesaid Exhibit A-1 the three following courses and distances;

2. South 11°22'17" West 193.39 feet;

3. South 77°32'48" East 28.94 feet, and;

4. Southwesterly by a line curving to the right having a radius of 370.00 feet for an arc distance of 140.31 feet, said curve being subtended by a chord bearing South 21°19'48" West 139.47 feet to intersect the fifth line of the aforesaid Exhibit A-2, Parcel Two, running thence and binding on the remainder of the fifth through the ninth lines of said parcel the four following courses and distances;

5. South 20°13'12" East 39.00 feet;

6. Southwesterly by a line curving to the right having a radius of 400.28 feet for an arc distance of 300.99 feet, said curve being subtended by a chord bearing South 48°00'51" West 293.95 feet to a point of tangent;

7. South 69°33'21" West 659.52 feet to an iron pipe heretofore set, and continuing this same direction;

8. South 69°33'21" West 344.91 feet to an iron pipe heretofore set, and

9. North 20°26'39" West 431.00 feet to the point of beginning.

Containing 13.038 acres of land, more or less, as surveyed by Morris & Ritchie Associates, Inc. in February 2007.

Being the same and all as that parcel of land conveyed by and described in a Deed of Dissolution from Locust Industries Limited Partnership to Locust Industries, LLC dated February 3, 2003 and recorded among the Land Records of Baltimore County in Liber S.M. 17501 folio 608.

STATE OF MARYLAND
JAMES E. CATRON
No. 171
PROPERTY LINE SURVEYOR

P:\15104\Survey\Description\15104 Description.Doc

1220-C East Joppa Road, Suite 505, Towson, MD 21286 (410) 821-1690 Fax: (410) 821-1748 www.mragta.com

Abingdon, MD (410) 515-9000 + Laurel, MD (410) 792-9792 + Towson, MD (410) 821-1690 + Georgetown, DE (302) 855-5734 + Wilmington, DE (302) 326-2200 + York, PA (717) 751-6073

CERTIFICATE OF POSTING

RE: Case No.: 07-484-SPH

Petitioner/Developer: LOCUST INDUSTRIES

Date of Hearing/Closing: 5-30-07

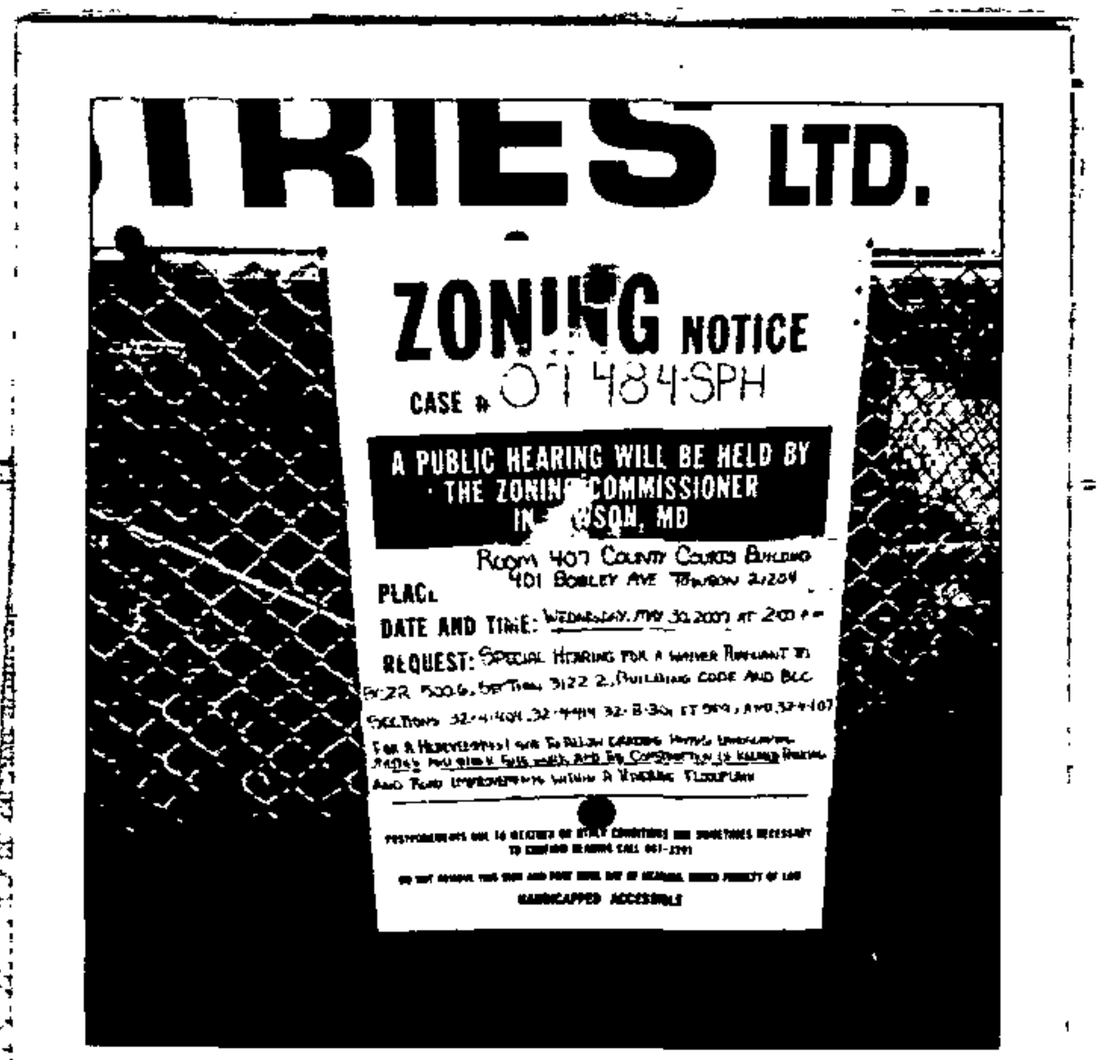
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

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: 4747 HOLLINS FERRY RD

The sign(s) were posted on 5-14-07
(Month, Day, Year)



Sincerely,

Robert Black 5-15-07
(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 484 **No.** 25020
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

DATE 4/20/07 ACCOUNT Fan/4-006-6150

AMOUNT $ 325.00

RECEIVED FROM: Locust Inn 4997 Hollins Ferry Rd

FOR: SPH

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS DATE	ACTUAL	TIME	DRW
4/23/2007	4/20/2007	15:47:39	2

REC FROM: HALL JEW JUE
RECEIPT # 51-315 4/20/2007 OFLN
Dept 6 Rec 2000 VERIFICATION
CR NO. 025024
Recpt Tot CK $325.00
$325.00 CH $.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: # 07-484-SPH
4747 Hollins Ferry Road
S/side of Hollins Ferry Road, 50 ft. +/- east of Halethorpe Farms Road
13th Election District - 1st Councilmanic District
Legal Owner(s): Locust Industries, LLC by 4711 Hollins Ferry, LLC

Special Hearing: for a waiver pursuant to BCZR 500.6; Section 3122.2, Building Code and BCC Sections 32-4-404, 32-4-414, 32-8-301 et seq; and 32-4-107 for a redevelopment site to allow grading, paving, landscaping, utilities and other site work and the construction of related parking and road improvements within a riverine floodplain.

Hearing: Wednesday, May 30, 2007 at 2:00 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 5/738 May 15 135579

CERTIFICATE OF PUBLICATION

5/17/, 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 5/15/, 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

JAMES T. SMITH, JR.
County Executive

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

May 3, 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:

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4747 Hollins Ferry Road
S/side of Hollins Ferry Road, 50 ft. +/- east of Halethorpe Farms Road
13th Election District – 1st Councilmanic District
Legal Owners: Locust Industries, LLC by 4711 Hollins Ferry, LLC

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Hearing: Wednesday, May 30, 2007 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: David Karceski, 210 Allegheny Avenue, Towson 21204
John Baum, Locust Industries, LLC, 2275 Rolling Run Drive, Baltimore 21244

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MAY 15, 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 15, 2007 Issue - Jeffersonian

Please forward billing to:
David Karceski
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: 07-484-SPH
4747 Hollins Ferry Road
S/side of Hollins Ferry Road, 50 ft. +/- east of Halethorpe Farms Road
13th Election District – 1st Councilmanic District
Legal Owners: Locust Industries, LLC by 4711 Hollins Ferry, LLC

Special Hearing for a waiver pursuant to BCZR 500.6; Section 3122.2, Building Code and BCC Sections 32-4-404, 32-4-414, 32-8-301 et seq; and 32-4-107 for a redevelopment site to allow grading, paving, landscaping, utilities and other site work and the construction of related parking and road improvements within a riverine floodplain.

Hearing: Wednesday, May 30, 2007 at 2:00 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 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.

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 484

Petitioner LOCUST IND., INC.

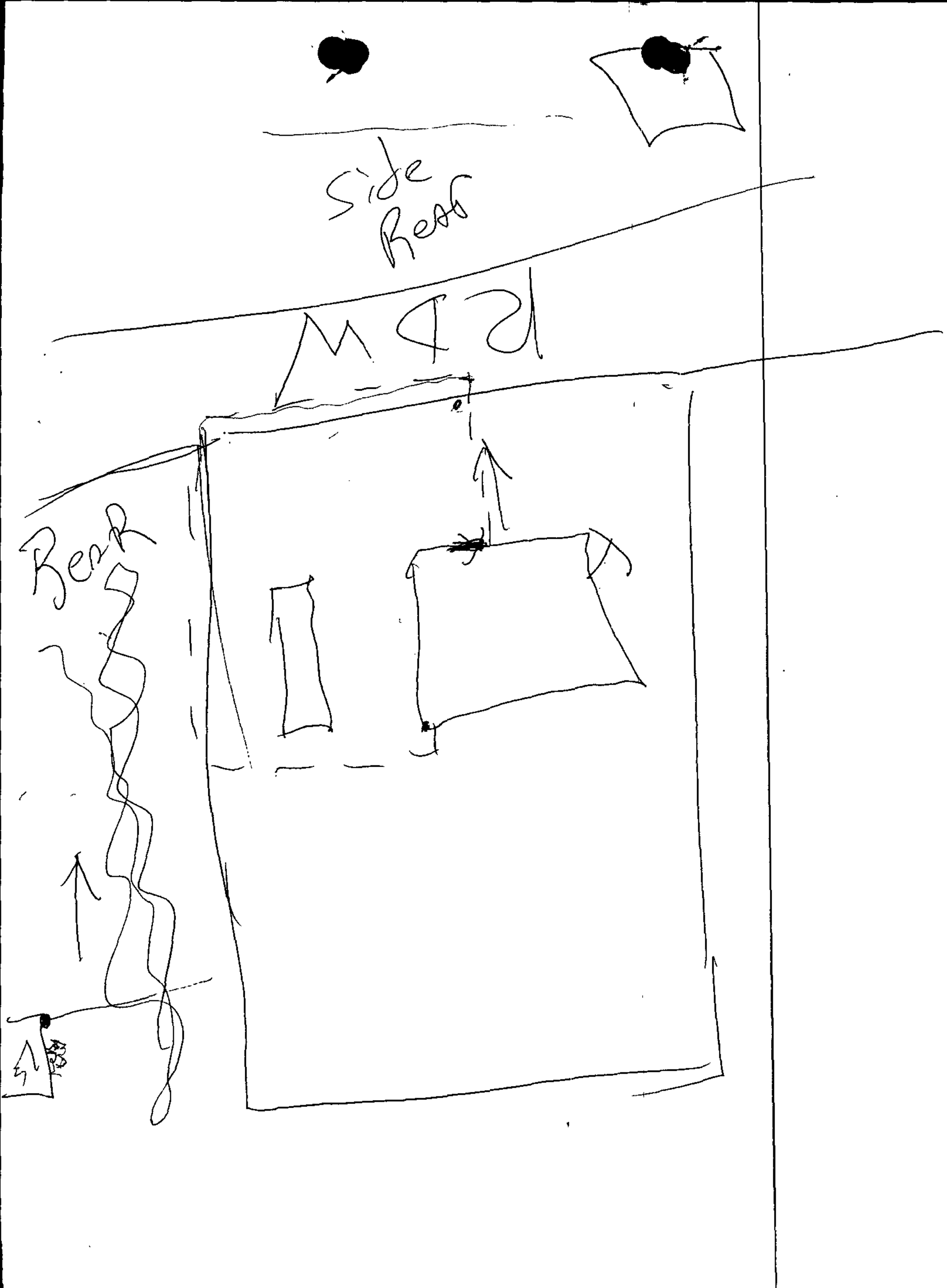
Address or Location ~~4781 Rd~~ 4747 Hollins Ferry Rd.

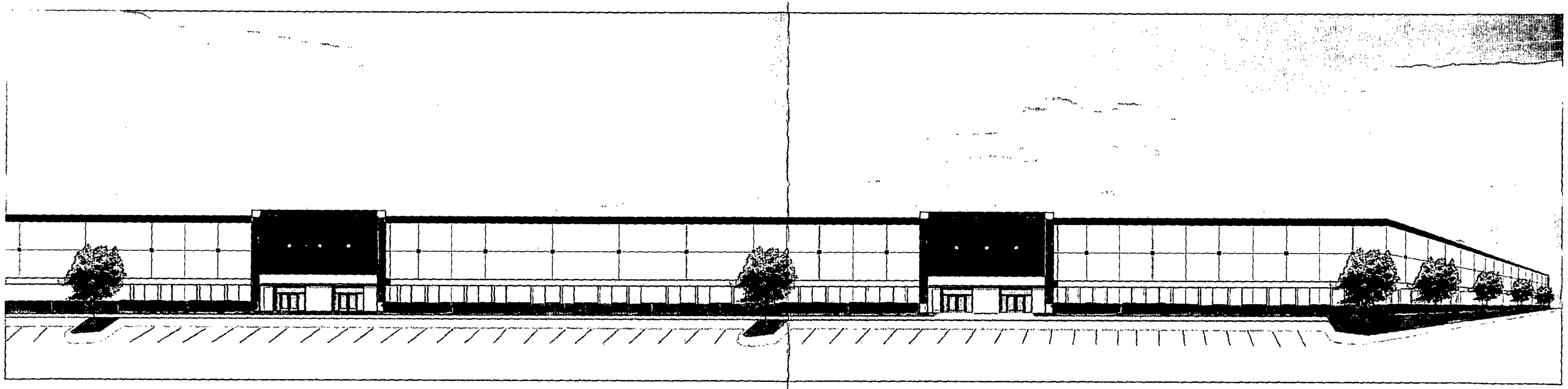
PLEASE FORWARD ADVERTISING BILL TO

Name DAVID KARCESKI, ESQ.

Address VENABLE
210 ALLEGHENY AVE.
TOWSON, MD. 21204

Telephone Number 410-494-6200


Side Read
MAIN
Rear



PETITIONER'S

EXHIBIT NO. 5

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

May 23, 2007

David H. Karceski, Esquire
Venable LLP
210 Allegheny Avenue
Towson, MD 21204

Dear Mr. Karceski:

RE: Case Number: 07-484-SPH, 4747 Hollins Ferry Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 20, 2007.

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.
Supervisor, Zoning Review

WCR:amf

Enclosures
c: People's Counsel
John Baum, Vice President Locust Industries, LLC 2275 Rolling Run Drive Baltimore 21244

BW
5/30

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 16, 2007

RECEIVED
MAY 17 2007
BY:

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 07-484- 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:

Division Chief:

CM/LL

W:\DEVREV\ZAC\7-484.doc

BW 5/30

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED
MAY 29 2007
BY:

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: May 29, 2007

SUBJECT: Zoning Item # 07-484-SPH
Address 4747 Hollins Ferry Road
(Bakery Express)

Zoning Advisory Committee Meeting of 4/30/07

____ 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: John Russo Date: 5/11/07

S:\Devcoord\1 ZAC-Zoning Petitions\ZAC 2007\07-484-SPH.doc

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

SHA
State Highway Administration
Maryland Department of Transportation

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

Date: APRIL 30, 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. 7-484-SPH
4747 HOLLINS FERRY RD
LOCUST INDUSTRIES, 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. 7-484-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

Fire Department

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

Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

May 4,2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: April 30, 2007

Item Number: 474,475,477 and 479 484 through 487

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C)443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: May 3, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For May 7, 2007
Item Nos. 07-474, 475, 477, 478, 479, 480, 481, 482, 483, 484, 486, and 487

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-05032007.doc

RE:	PETITION FOR SPECIAL HEARING 4747 Hollins Ferry Road; S/S Hollins Ferry Road, 50' E Halethorpe Farms Road 13th Election & 1st Councilmanic Districts Legal Owner(s): Locust Industries, LLC Petitioner(s)	*	BEFORE THE
		*	ZONING COMMISSIONER
		*	FOR
		*	BALTIMORE COUNTY
		*	07-484-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

RECEIVED
MAY - 4 2007
Per.....

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 4th day of May, 2007, a copy of the foregoing Entry of Appearance was mailed to, David Karceski, 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

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 23, 2007

SUBJECT: Case No. 07-484-SPH
Waiver to Permit Commercial Redevelopment in Riverine Floodplain
4747 Hollins Ferry Road (Bakery Express)

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 commercial/industrial site. Floodplain study dated 5/17/2007 by MRA, Inc. explaining the complicated hydraulics existing at the site and establishing a maximum water surface elevation is accepted based on the engineer's seal.

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

From: Debra Wiley
To: Livingston, Jeffrey
Date: 05/23/07 2:08:04 PM
Subject: DEPRM Comment Needed - 07-484-SPH (Hearing Wed., 5/30 @ 2PM)

Hi Jeff,

In reviewing the above-referenced file, it seems we are missing a comment from your department. Can you supply one before the hearing scheduled next Wednesday, 5/30 @ 2 PM? It is for 4747 Hollins Ferry Rd., presented zoned MH-IM, CBCA..

Thanking you in advance for your usual cooperation and have a great day!

Comments Rec'd:

CP
SHA
Fire Marshal
DPR.

Posting ✓
Advertisement ✓
PC Appearance ✓

Awaiting

DEPRM

Email forwarded to Jeff 5/23 - 2pm.

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS

TRANSMITTAL

Date:	4.20.07
To:	David Karceski
Fax #:	
From:	David Locke
Project #:	15104
Project:	4747 Hollins Ferry Road
Copies To:	File

Sent Via:
- ☐ Mail
- ☐ Pick-up
- ☒ Messenger
- ☐ Fed Ex
- ☐ Fax - # Pages _____ (including cover)

☐ Approval ☐ Record ☐ Per your request

☐ Review & Comment ☐ Use & Information ☐ Distribution

COPIES	PAGES	DATE	DESCRIPTION
12	1	4.13.07	Plan to Accompany Special Hearing
1	1	4.16.07	Official 200 scale Zoning Map
3	1	4.13.07	Zoning Description

COMMENTS:

1220-C East Joppa Road, Suite 505, Towson, Maryland 21286 Tel: (410) 821-1690 Fax: (410) 821-1748

Abingdon, MD (410) 515-9000 • Laurel, MD (410) 792-9792 • Towson, MD (410) 821-1690 • Georgetown, DE (302) 855- 5734 • Wilmington, DE (302) 326-2600 • York, PA (717) 751-6073

Visit us on the web at www.mragta.com

MORRIS & RITCHIE ASSOCIATES, INC.
Engineers, Architects, Planners, Surveyors and Landscape Architects

3445-A Box Hill Corporate Center Drive, Abingdon, MD 21009
410-515-9000/FAX 410-515-9002

LETTER OF TRANSMITTAL

DATE:	4/20/2007	JOB NO.:	15104
ATTN:	Carl Richards		
RE:	**4747 Hollins Ferry Road**		
	Hydraulic Study		

TO: Office of Planning
County Courts Bldg. Room # 406
401 Bosley Avenue
Towson, Maryland 21204

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

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

COPIES	DATE	NO.	DESCRIPTION
2	Apr-07		Hydraulic Study

THESE ARE TRANSMITTED as checked below:

☑ **For approval** ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ 20 _____

REMARKS _____

COPY TO: Dave Thomas, Baltimore County DPW

SIGNED: Heather Fox
for Ernest I. Sheppe, III, P.E.

If enclosures are not as noted, kindly notify us at once.

RECEIVED
APR 23 2007
07-657
DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

PLEASE PRINT CLEARLY

CASE NAME 4747 Hollins Ferry Rd
CASE NUMBER 07-487-SPH
DATE 5/30/07

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
DAVID LOCKE	1220 E. JOPPA RD STE 405 21286	TOWSON 21286	dlocke@mrwgta.com
DAN PALLACE	MERRITT 2066 LORD BALTO. DR. 21244	BALTO. 21244	DPALLACE@MERRITTPROPERTIES.COM
E. SHEPPE	3445-A BOX HILL CORP. CTR. DR.	ABINGDON 21009	
DAVID KARCESKI	210 Allegheny Ave	Towson 21204	dkarceski@ve[illegible]ble.com
JOHN BAUM	2275 ROLLING RUN DR.	BALT., MD. 21244	JBAUM@MSDESSERTS.COM

Creating Homes for Businesses Since 1967

MERRITT PROPERTIES, LLC

DANIEL F. PALLACE, P.E.
LAND DEVELOPMENT/
CONSTRUCTION

2066 Lord Baltimore Drive
Baltimore, MD 21244

Direct Dial: 410.594.7434
Office: 410.298.2600
Fax: 410.298.9644
Mobile: 443.250.1570

dpallace@merrittproperties.com
www.merrittproperties.com

Bakery Express Management Group, LLC

JOHN BAUM
President and General Counsel

2275 Rolling Run Drive
Baltimore, MD 21244
Toll Free: 800-350-CAKE

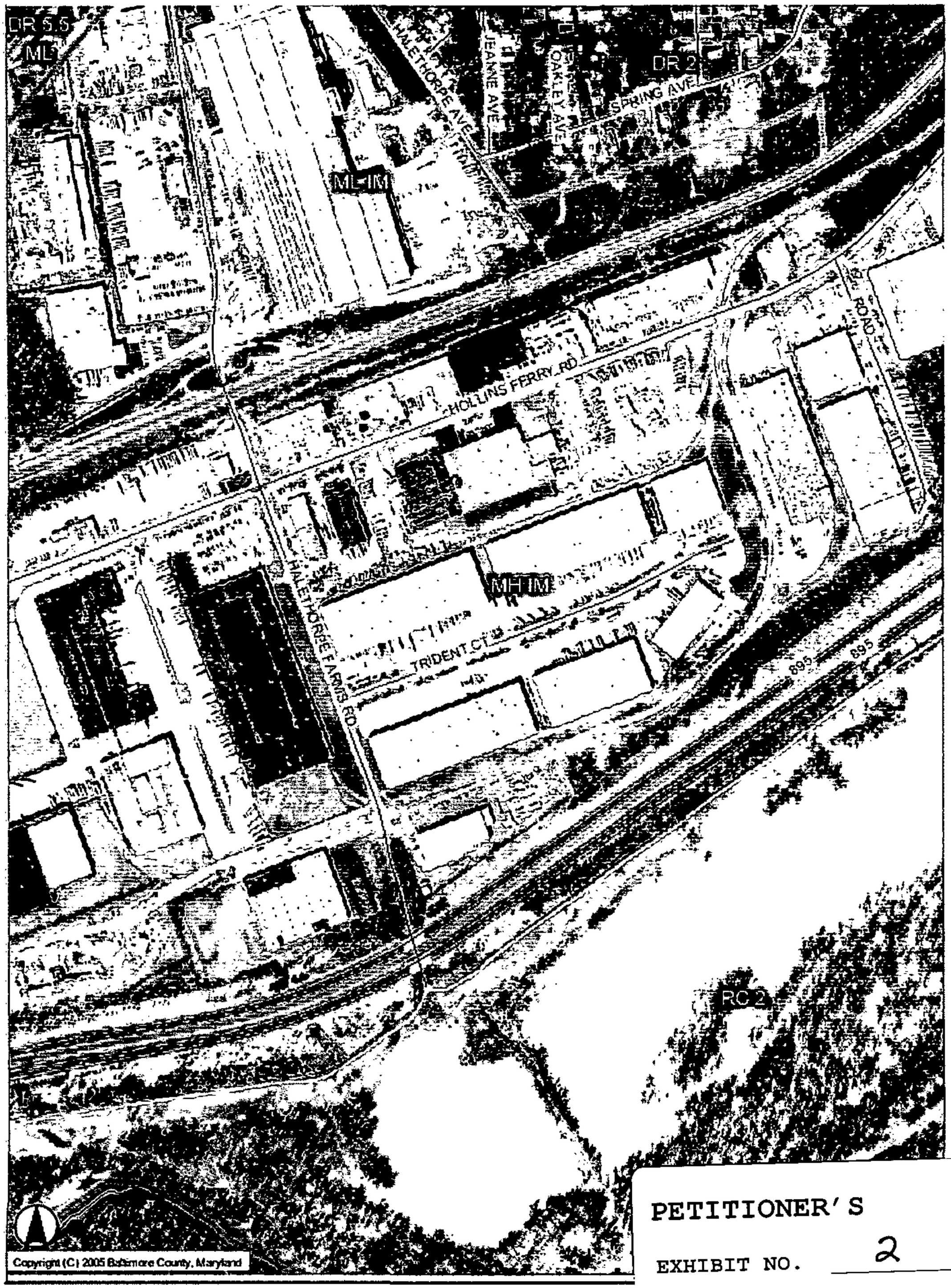
Phone: 410-281-2000 ext 220
Fax: 410-944-5427
E-Mail: JBaum@msdesserts.com

Virginia Tabar - Jeffers
Miss Lewis - Econom. Dev.

Case No.: 07-484 SPH 4747 Hollins Ferry Road

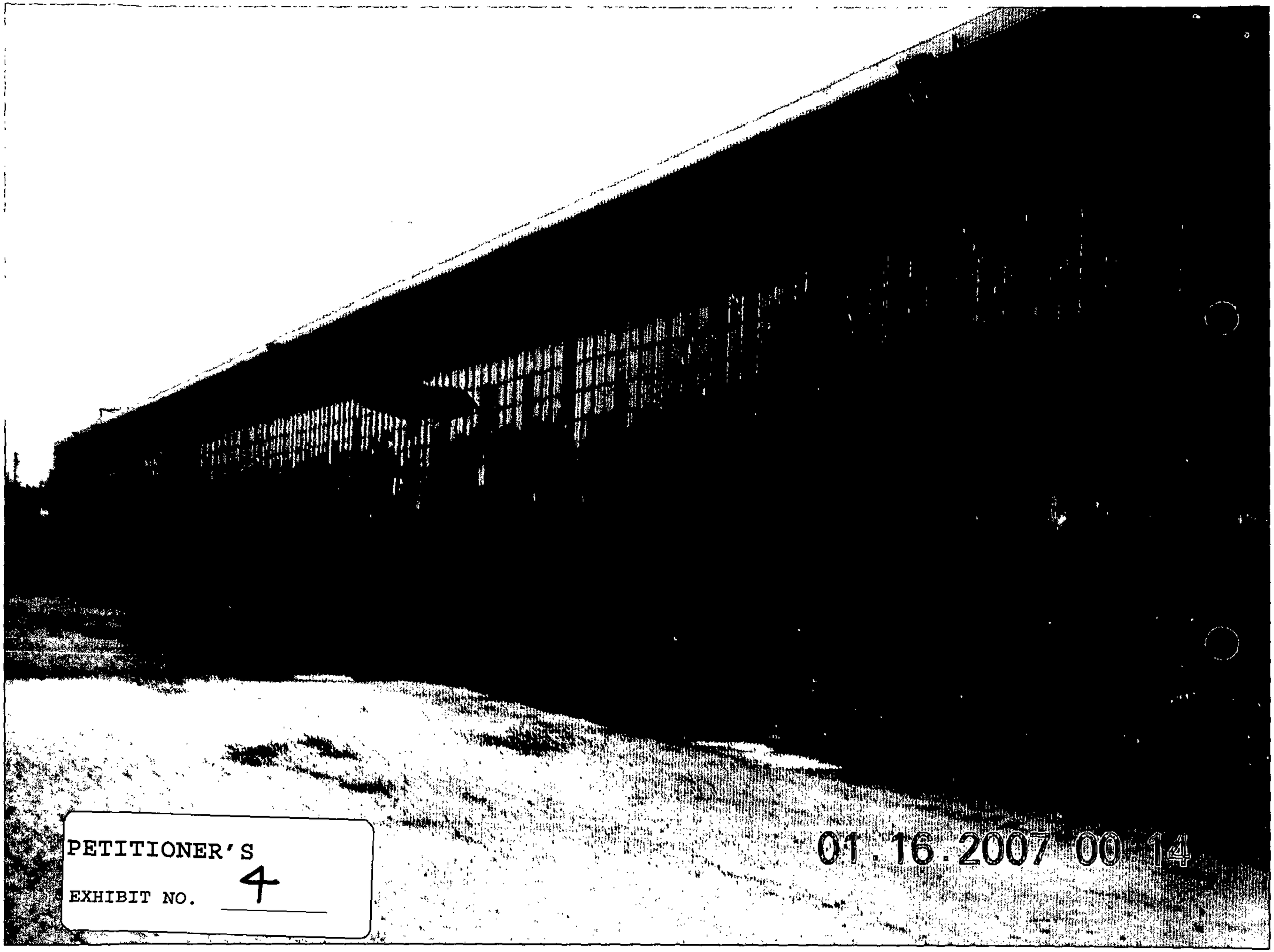
Exhibit Sheet

	Petitioner/Developer	Protestant
No. 1	Site Plan	
No. 2	Aerial - Similar Uses	
No. 3	Zoning Map	
No. 4	Photographs Existing Conditions	
No. 5	Proposed Improvements	
No. 6	South West Enterprise Zone	
No. 7	ZAC Comment Dept. of Public Works	
No. 8	Resume Ernest Sheppe PE	
No. 9	Resume David Locke FASLA	
No. 10	Drainage Map Delinates Area	
No. 11		
No. 12		



PETITIONER'S

EXHIBIT NO. 2



PETITIONER'S
EXHIBIT NO. 4

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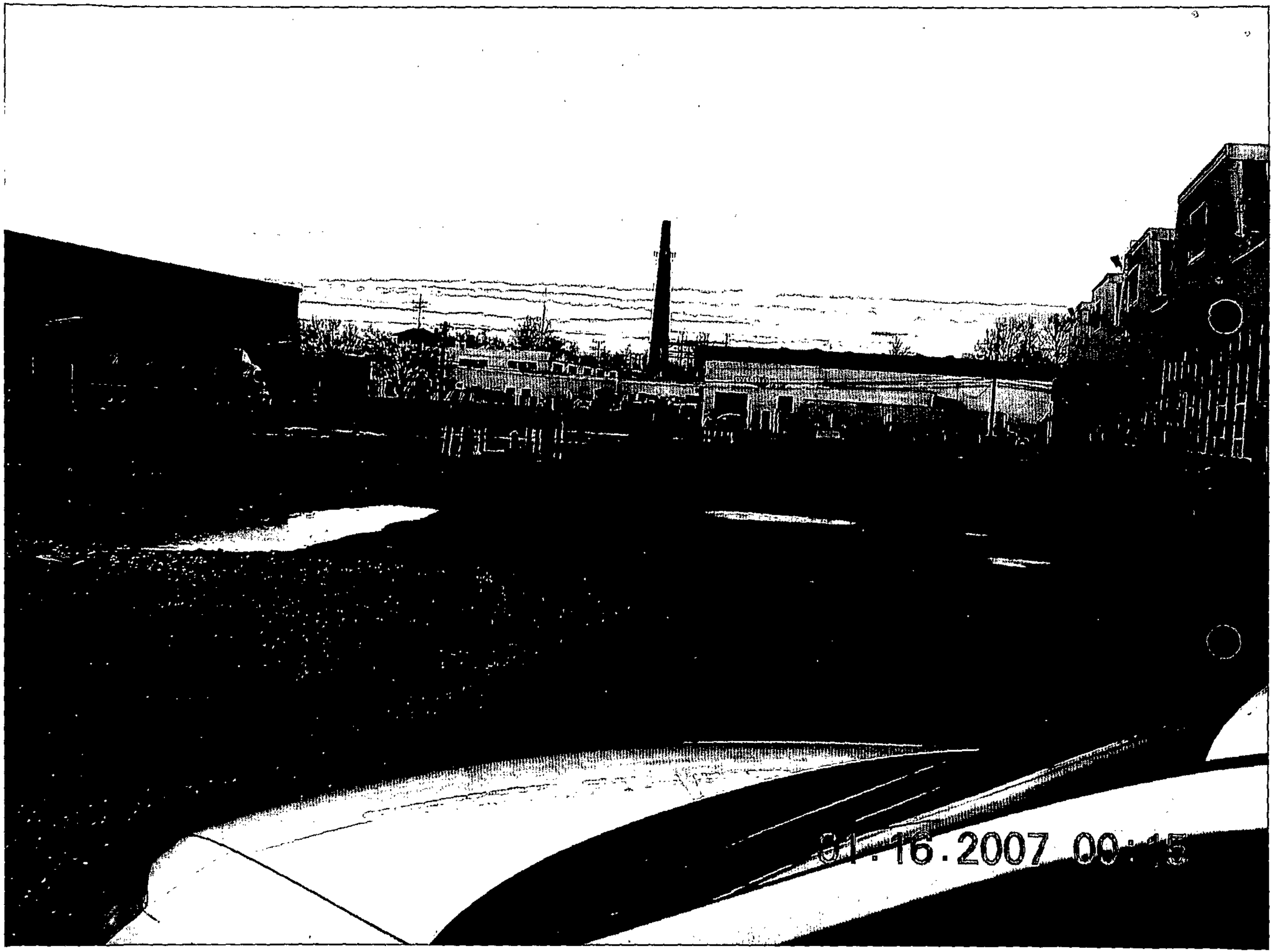

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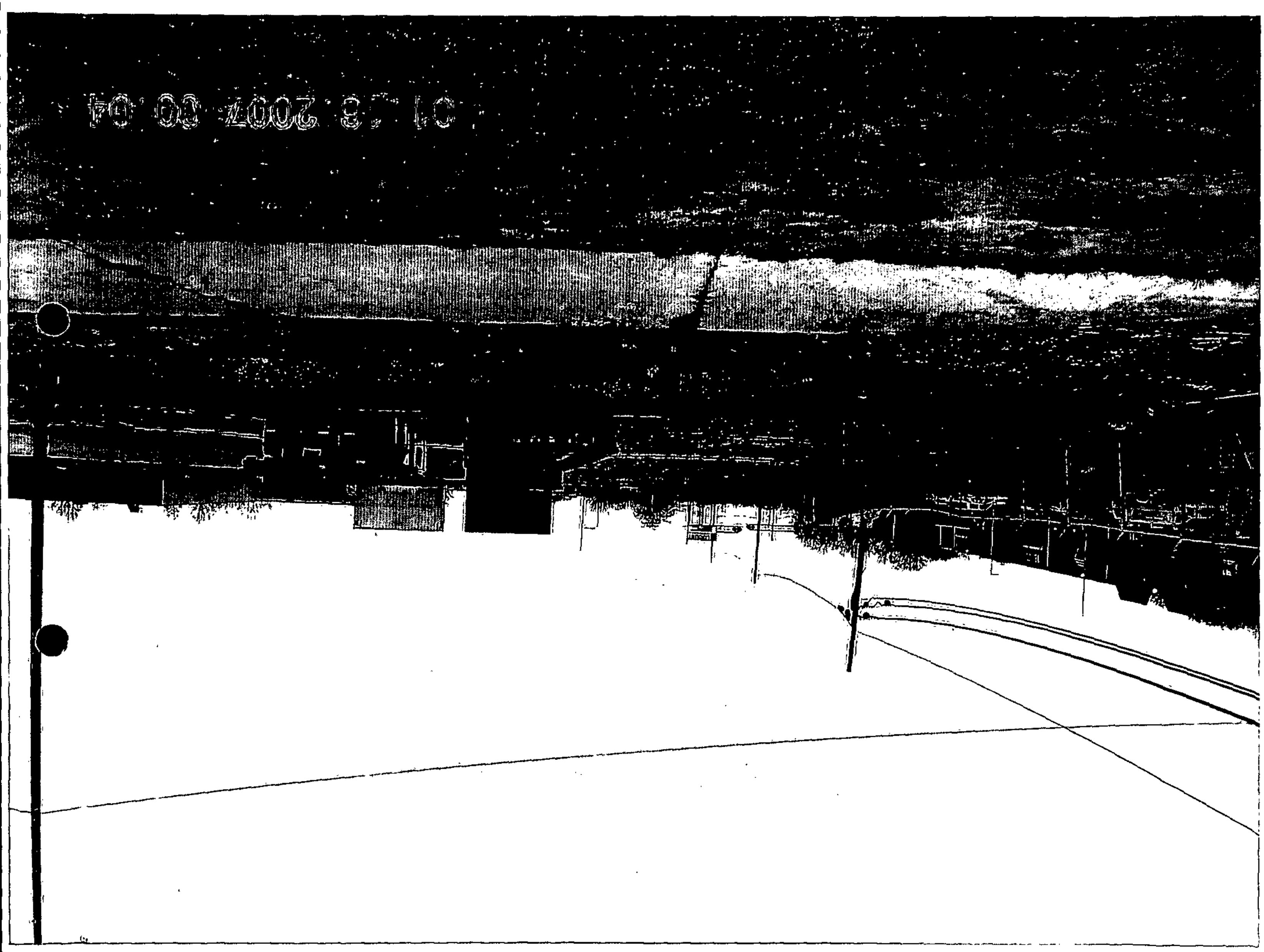
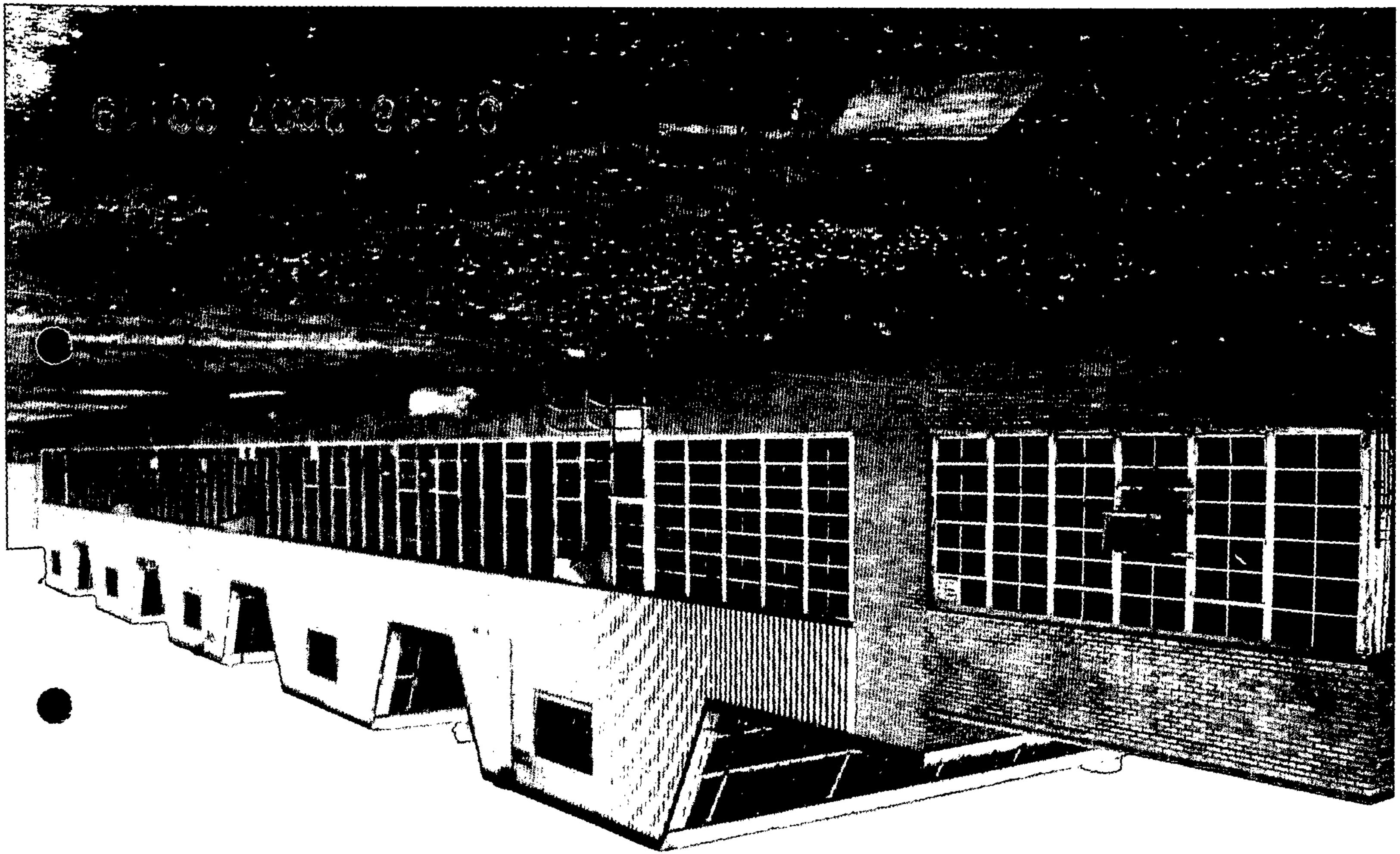

JUL 18 2007 09:04



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 23, 2007

SUBJECT: Case No. 07-484-SPH
Waiver to Permit Commercial Redevelopment in Riverine Floodplain
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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 commercial/industrial site. Floodplain study dated 5/17/2007 by MRA, Inc. explaining the complicated hydraulics existing at the site and establishing a maximum water surface elevation is accepted based on the engineer's seal.

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. 7

ERNEST I. SHEPPE, III, P.E.
Associate

Project Assignment:

Water Resources Project Manager

Years of Experience:

MRA:	5
Other Firms:	28

Education:

B.S., Civil Engineering, The Johns Hopkins University, 1983

Active Registration:

Maryland, Professional Engineer, 1988, (MD Reg. #16580)

MORRIS & RITCHIE ASSOCIATES, INC.

Qualifications:

Mr. Sheppe has extensive experience in water resources engineering and natural resources preservation, including pollutant loading estimates, Chesapeake Bay Critical Areas studies, floodplain studies, stormwater management design, erosion and sediment control, stormwater retrofit designs, dam remediation and repair, wetland restoration design, stream impact analysis, and storm drain and culvert design. He is experienced in computer applications such as TR-20, HEC-2, HEC-RAS, and HY-8.

As part of his undergraduate studies at Johns Hopkins, Mr. Sheppe successfully completed post-graduate courses in hydrology and hydraulics. Following approximately nine years of work in land surveying and construction, Mr. Sheppe has spent more than two decades working in the field of water resources engineering. This mix of education and experience gives Mr. Sheppe a unique ability to combine the application of theoretical principles with his knowledge of the realities of the work site to develop innovative solutions that are both technologically sound and practical.

Mr. Sheppe has several years of experience in the management of a variety of projects, particularly in dam design and construction. His management experience includes leading multi-disciplinary teams of professionals in the preparation of design solutions that meet projects' goals, successfully negotiating and obtaining all necessary permits, promptly addressing problems as they may arise during construction, and ensuring that the finished project meets all regulatory requirements and accomplishes its intended purpose.

Mr. Sheppe's experience encompasses hundreds of projects. A small sample of those relevant to this project include:

PETITIONER'S
EXHIBIT NO. 8

STREAM ENGINEERING / HYDROLOGY & HYDRAULIC ENGINEERING / FLOODPLAIN STUDIES

"Wetland Hydrology: A Water Balance Approach to Wetland Preservation and Impact Assessment," Owings Mills, Maryland - Project Engineer responsible for developing simplified wetland hydrology model and method, and applying it to residential development.

Tabasco Cove Wetland Restoration, Baltimore County, Maryland - As Project Engineer, prepared hydrology study and detailed designs for wetland restoration project in a severely degraded small wetland in an industrial area of southeast Baltimore County. Client: Baltimore County DEPRM.

Gwynns Falls Watershed, Baltimore County, Maryland - As Project Engineer, updated 100-year Flood Analysis for 20+ square mile watershed.

Monocacy River Floodplain Study, City of Frederick, Maryland - As Project Engineer, developed hydraulic model for designated scenic river for City of Frederick Municipal Golf Course.

Becker Property Floodplain Study, Baltimore County, Maryland - Beaverdam Run and Tributaries; Project Engineer for 7,000 linear feet of channel studied.

STORMWATER MANAGEMENT / STORMWATER RETROFIT / DAM DESIGN AND REMEDIATION

Greater Baltimore Medical Center, Stormwater Management Pond (Category II Dam), Baltimore County, Maryland - Project Manager / Engineer-In-Charge; DNR Dam #346. Acted as Engineer-In-Charge for Significant Hazard Dam and off-line SWM retrofit pond in Baltimore County. Pond and adjacent stream valley certified as Urban Wildlife Sanctuary.

Foxridge Stormwater Management Pond #3, Owings Mills, Maryland - Project Engineer for the design of modified homogenous dam.

Velvet Hills South Dam Remediation and Repair, Baltimore County, Maryland - Engineer-In-Charge

Lake Marian Dam Remediation, Frederick County, Maryland - Project Engineer for upgrade of existing 50-foot high earth-fill embankment (Category III Dam) MDE Dam #75.

Lake Merle Dam Hazard Classification Study, Frederick County, Maryland - Project Engineer for existing 50-foot high earth dam (Category II Dam) MDE Dam #72.

Queen Anne Village Stormwater Management Pond #1, Dam Remediation, Baltimore County, Maryland - Project Manager / Engineer responsible for upgrading existing embankment to meet MDE Category II requirements.

Silver Spring Station Stormwater Management Pond #2 Dam Remediation, Baltimore County, Maryland - Project Manager / Engineer responsible for upgrading existing dam to meet MDE Category II requirements.

Carrollwood Manor Retrofit Project, Baltimore County, Maryland - Engineer-In-Charge/Project Manager for an innovative stormwater management retention basin/tidal marsh retrofit project in an older residential community, in southeast Baltimore County. Client: Baltimore County DEPRM.

Woodlawn High School Stormwater Retrofit, Baltimore County, Maryland – Project Engineer/Project Manager for bio-retention facility to treat uncontrolled stormwater runoff from an older school site. Client: Baltimore County DEPRM.

Tall Trees Pond and Park, Baltimore County, Maryland – Project Engineer/Project Manager for regional stormwater retrofit pond and park to treat uncontrolled runoff from an estimated 115 acres of older urban areas in southeast Baltimore County. Client: Baltimore County DEPRM.

Martin Plaza/Aero Acres Park, Baltimore County, Maryland – Project Engineer/Project Manager for regional stormwater retrofit pond and park to treat uncontrolled runoff from an estimated 90-acre older urban watershed in southeast Baltimore County.

UTILITIES AND INFRASTRUCTURE

Frederick Municipal Golf Course, Groundwater Discharge Permit, City of Frederick, Maryland - Project Manager/Project Engineer responsible for obtaining a groundwater discharge permit for use of treated sanitary sewer effluent from municipal treatment plant to spray irrigate the golf course.

The Villages of Winterset, Runnymeade Road Culvert Designs, Owings Mills, Maryland - Project Engineer responsible for culvert design for Use III (Natural Trout) Waters.

CRITICAL AREA AND POLLUTANT LOADING STUDIES

Pollutant Loading Evaluation for Marshfield Business Park, Baltimore County, Maryland (May, 1988) – Project engineer.

Critical Area Stormwater Pollutant Study for Hopkins Landing, Baltimore County, Maryland (February, 1988) – Project engineer.

Glyndon I and II Stormwater Pollutant Load Analysis, Baltimore County, Maryland (April, 1990) – Project engineer.

City of Havre de Grace, Maryland - Critical Area Program (May 2006) – Testified as expert witness before Critical Area panel regarding proposed update to the Havre de Grace critical area program.

COMMITTEES AND PEER REVIEWS

Baltimore County Builders for the Bay Roundtable (2005-2006) – Chair, Stormwater Subcommittee. A year-long effort by a very diverse group of citizens, County agencies, homebuilders, environmentalists and consultants tasked with reviewing the County's codes and ordinances and recommending changes that would make the County's rules more environmentally sensitive.

Delaware's Inland Bays Pollution Control Strategy (2005-2006) – Member of a diverse coalition of consultants and other interested parties assisting the State of Delaware develop regulations to reduce nutrient concentrations in Delaware's Inland Bays.

Broadkill River Tributary Action Team Steering Committee (2006) – Member of the Steering Committee assisting the State of Delaware in developing regulations to reduce nutrient and bacteria loads in the Broadkill River.

Stormwater Management Act of 2007 (March 2007) – Testimony before the Maryland Senate and House Environmental Committees (SB 784 and HB 786).

AGGREGATE PRODUCERS - MINING AND RECLAMATION

York Building Products, Belvedere Plant, Wash Pond No. 12, Cecil County, Maryland - Project Engineer responsible for design of a Category II (significant hazard) dam for processing of sand and gravel.

York Building Products, Cecil Plant, Wash Pond No. 6, Cecil County, Maryland - Project Engineer responsible for design of a Category II (significant hazard) dam for processing of sand and gravel.

DAVID LOCKE, FASLA
Associate

Project Assignment:
Project Manager/Sr. Landscape Architect

Years of Experience:

MRA:	1
Other Firms:	32

Morris and Ritchie Associates, Inc. 2007 to present

Daft McCune Walker, Inc. 1988 to 2006

Synterra Ltd, 1974 -1980

Zion and Breen, 1973 to 1974

Education:
B.S. Landscape Architecture with Honors, Rutgers College of Agriculture and Environmental Science, 1973

Continuing Education Courses, Harvard GSD summer sessions:
Golf Course Design
Mixed Use Development
Construction Management

Baltimore County Leadership Program, Class of 1993

Active Registration:
Maryland, Landscape Architect, 1986 #RLA 654
Pennsylvania, Landscape Architect, 1979, #649 E
New Jersey, Landscape Architect, 1986, #A500431
Virginia, Landscape Architect, 1986, #262

Professional Affiliations:
American Society of Landscape Architecture (ASLA), Maryland Chapter, National Trustee – 2001 to present. Past president.

Council of ASLA Fellow 2005.

Lamda Alpha

International Council of Shopping Centers, member

National Associate of Industrial and Office Properties, NAIOP, member

MORRIS & RITCHIE ASSOCIATES,INC
Qualifications:

Mr. Locke is an Associate with MRA and has over 32 years experience providing landscape architecture, land planning, and land development consulting. Mr. Locke's responsibilities include planning, project management, and construction implementation. Over the past 18 years, Mr. Locke has

PETITIONER'S
EXHIBIT NO. 9

worked in the mid-Atlantic region providing planning, design, and project management services to his clients for residential, commercial, and institutional projects.

Sample projects managed by Mr. Locke include the following:

Avion Business Park, the Trammel Crow Company, Chantilly, Virginia - Won national planning competition for commission to master plan a business park adjacent to Washington Dulles Airport. Project included development of two artificial lakes and storm water management systems and several miles of treescape systems. 1988 **SLA**

USF&G Renovation, Baltimore, Maryland - Renovation of a college campus for a large insurance company. This landscape won an award for environmental preservation from Maryland Department of Natural Resources. 1996 – 1999 **DMW**

Goucher College, Towson, Maryland - Site planning and design of amenity areas for the Alumnae House, a Residence Hall, a new Power Plant, and parking lots. 1999 – 2004 **DMW**

Howard University, Washington, DC 1977 **Synterra**

Johns Hopkins at Green Spring Station, Baltimore County, Maryland - Created a suburban oasis which included an artificial pond and sitting garden for the office complex. **DMW**

Greater Baltimore Medical Center, Towson, Maryland - Campus Master Plan. Construction documents for 3 Medical Office Center. Medical Campus Amenities. **DMW**

Greater Baltimore Medical Center, Towson, Maryland - Botanical Setting for a Metropolitan Hospital. 1989 - 2004

Good Samaritan Hospital, Baltimore City, Maryland - Master plan for campus improvements. Full construction and permit documents for 2 senior living apartment units. **DMW**

Gilchrest Center for Hospice Care, Towson, Maryland - Full site construction documents for GBMC Hospice Care Facility. Amenities and walking gardens. **DMW**

Ben Franklin Residence Site Restoration, National Park Service, Philadelphia, Pennsylvania - Provided specifications and construction period services. 1977 **Synterra**

Johnson Development Corporation Corporate Retreat, Houston, Texas - Designed and supervised the construction of a Corporate Retreat on the Brazos River to serve as an advance market center for a proposed new community. Project included development of a stand-alone utilities system, which included well and septic development as well as a commercial generator for vital services. Developed irrigation system for retreat site. Received project recognition from Texas ASLA Awards Program. 1988 **Synterra**

Mercy Ridge, Baltimore County, Maryland - Mr. Locke was instrumental in creating a special emphasis on outdoor amenities for this multi-phase project at the continuing care retirement community. 1997-2004 **DMW**

The Parkway, Houston, Texas - Master Plan Development for suburban office park on western edge of Houston. 1983 **Synterra**

Caves Valley Golf Club, Owings Mills, Maryland - Planner and project manager for exclusive corporate golf course. Worked with renowned golf architect, Tom Fazio. Lot and road layout for residential estate lots. Responsible for Zoning approval for special exception and change of zoning designation required for phase 1 approval. Led support DMW Staff for procuring environmental regulatory, stormwater management and erosion and sediment control permits. **DMW**

Caves Valley Golf Club, Owings Mills, Maryland – Design, permitting and construction observation of $2,000 site upgrade and new campus entry2006 – 2007 **MRA**

Hayfields Golf Club, Hunt Valley, Maryland Original feasibility planning, permitting and construction observation 1995 – 1999, **DMW**

Bethesda Country Club, Bethesda, Maryland - Site plans and landscape amenities for clubhouse reconstruction. **DMW**

Bethesda Country Club, Bethesda, Maryland - Complete $11 million dollar re-design of Clubhouse/Pro Shop. 1998 – 2002 **DMW**

Pimlico Race Track Master Plan for the Maryland Jockey Club and Magna Entertainment, Baltimore City, Maryland - Prepared Planned Unit Development for reconstruction of 125-acre Horse Racing Track and host for Triple Crown Preakness. Professional Testimony to City Council Land Use Committee and various City Planning Department Commissions. Presentations to several community associations. 2003 -2005 **DMW**

Pimlico Race Track, Baltimore City, Maryland - Master Plan and Planned Unit Development for renovations of the historic track that is the home of the Preakness, 2002 – 2004 **DMW**

Moody Gardens Master Plan, Galveston, Texas - Mr. Locke located and transported by barge three million cubic yards of sand and topsoil to create, literally, engineered soil from which the gardens grew. 1984 – 1988 **SLA**

Moody Gardens, Galveston, Texas - Worked with world acclaimed author and planner Sir Jeffery Jellicoe on development of master plan for conversion of Galveston Airport to an international theme park which included tropical Biome and Theme Gardens from around the world. Project included Animal Contact Facility and Equestrian Therapy for head trauma patients. First Phase development. Developed several thousand feet of custom designed cypress trellises for shaded pedestrian access from parking areas. Stabilization of Galveston Bay Shoreline. Importation of several million cubic yards of soil by barge. Importation of white sand from Southern Florida. Construction of sand beach swimming pool complex. Project won State Chapter and National ASLA Design Awards. 1988 **SLA**

Mt. Pisgah State Park, Bradford County, Pennsylvania - Project Manager and lead designer. Developed Master Plan and Development Guidelines for the new state park. A natural resource inventory was performed and developed building prototypes (architectural styling) for major builders and shelter design. Project included creation of a 50-acre lake, new access points and roadway and parking. 1977 **Synterra**

Park Rehabilitation, Newark, New Jersey - Prepared renovation construction documents for rehabilitation of parks within the Central Ward section of the City of Newark.

City of Compton Park Rehabilitation, California - Construction of new gymnasium – construction period services, irrigation design, specifications and bid documents, public testimony. 1981 **Synterra**

Gwynns Falls Greenway, Baltimore City, Maryland - Construction documents for 8 miles of forested trails for first link of planned 30 mile trail systems. **DMW**

The Parkway, Houston, Texas - Five miles of streetscape and intersection suburban parks. 1981 - 1986, with SWA and SLA.

The Parkway, Houston, Texas - Prepared construction documents for several miles of streetscape and intersection park. Due to plant material scarcity, David Locke prepared program for contract growing of over 6,000 trees. Program started with selection and shipping plant units from Oregon to Boething Tree

Land in Cupertino, California where they were grown for two years in containers designed to maximize shipping to Houston where they were acclimatized for two years prior to installation. Park design at intersections included custom designed lighting system. 1988 SLA

National Wildlife Foundation, Houston Texas - Worked with National Wildflower Foundation, Lady Bird Johnson, and Texas State Highway Department for program to establish self-perpetuating wildflower stands on local Houston Highway Right of Ways. 1988

Noteworthy Projects:
*Mt. Pisgah State Park – Bradford County, PA
*Moody Gardens – Galveston, Texas
*The Parkway – Houston Texas
*Mercy Ridge Continuous Care Retirement Community – Timonium, MD
*Greater Baltimore Medical Center – Towson, MD
*Caves Valley Golf Club – Owings Mills, MD
Mondawmin Mall Renovation – Baltimore, MD
*Pimlico Racetrack Master Plan and Planned Unit Development – Baltimore, MD
Avion Business Park, the Trammel Crow Company, Chantilly, Virginia
Gwynns Falls Greenway – Baltimore City, Maryland
Gilchrest Center for Hospice Care – Towson, Maryland

Friendswood Development Projects (Exxon) - Greenspring, Texas - Development of Streetscape Vocabulary, Construction Documents and Construction Observation 1983 SLA

Honors, Awards and Recognition:
- Baltimore County Golf Course Master Plan, Merit Award MD/ASLA, 1990, Principal in Charge
- Johnson Corporation Retreat Center, Merit Award Texas/ASLA, 1987, Project Manager
- Moody Gardens, Merit Award, National & Texas ASLA, 1987, Principal in Charge of Construction
- Inducted into Council of Fellows in fall of 2005

Public Service:
- Elected to the Neighborhood Design Center's Volunteer Hall of Fame for volunteer work providing landscape architectural services for neighborhood redevelopment in Baltimore, MD, 1989 to present. Also encourages younger LA's to volunteer at NDC.
- Professional Testimony at Baltimore County Development Hearings & City of Baltimore Planning Commission, Design Advisory Panel, ongoing.
- Adjunct Professor of Landscape Architecture at University of Maryland, Professional Practice, 1997 to 2000
- Served on Towson Development Corporation/Greater Towson Committee 1998 to Present. Leading a group of business executives and a team of DMW staff LA's, prepared an Opportunities Plan for continuing re-development of Towson core, 1999 to 2001. Currently on GTC's Board of Directors.
- Presentation to National Society of Professional Engineers Society Annual Meeting, Norfolk, VA, The Role of Landscape Architects in Multi-Disciplinary Firms, 2000
- Presented Short Course on Professional Practice for CLARB exam – 1997 to 2000
- Speaker at Golf Course Superintendent's Assoc. - Golf Course Development in Heavily Regulated Municipalities, 1993
- Member of the Maryland State Architectural Review Board - 1994
- Worked with Lady Bird Johnson, the National Wildlife Foundation and the Texas State Highway Department in 1987 on the development of a program establishing self-perpetuating wildflower stands along miles of Texas State Highway rights-of-way within the Houston, Texas metropolitan area.
- Roland Park Roads and Maintenance Committee (Architectural Review Board for Roland Park) current

Membership in Allied Societies:

- Urban Land Institute, 1999 to present, Affiliate
- American Institute of Architects – Professional Affiliate, Current
- Lamda Alpha – Professional Fraternity of Land Developers, Current
- Neighborhood Design Center, Baltimore MD, 1989 to present
- Maryland Golf Course Superintendent's Organization – Professional Affiliate, Current
- Greater Towson Committee, Board of Directors – An organization of local business leaders devoted to the redevelopment of downtown Towson, Current
- Baltimore County Leadership Council, 1993 to present – An organization of community leaders with the goal of strengthening community through the development of civic leadership.
- Construction Specifications Institute, 1990 to 1991

Major Accomplishments and Outstanding Professional Activities:

Starting with his early career in 1974, David's leadership of Synterra Ltd's commission for a new Pennsylvania State Park Master Plan was significant in convincing the Pennsylvania Bureau of Resources Programming/Department of Environmental Resources to change their policy on Prime Consultants. As a result of his master planning and project leadership in the community, Synterra Ltd., a Landscape Architecture/Planning Firm was selected as prime consultant on a multi-million dollar construction project at a time when this was not the norm. Through his project leadership, his firm was responsible for project oversight with architecture and engineering as sub-consultants. His efforts enabled future landscape architectural firms in the state to be considered as prime consultants on equal terms with other professions.

In 1986, as **founding Editor of the Houston Section ASLA Newsletter** for the Texas ASLA Section, David broke new ground in the local design community by featuring critiques of prominent as well as controversial projects in the metropolitan Houston area. Keiji Asakura, a past Houston Section President has said that *"David's tenure as Newsletter Editor elevated the position of Landscape Architects in the Houston design community. His willingness to air controversial design and environmental issues cast Landscape Architects as engaged civic leaders to a community that barely knew the profession existed."*

David Locke was instrumental in the **Maryland ASLA Chapter's defense of its professional registration**. In 1988, David recommended to the Chapter's Registration Committee a local lobbyist working with the Maryland Professional Land Surveyors on a similar issue. The lobbyist worked with David and the Committee to support Landscape Architecture registration through attendance at legislative staff meetings and individual meetings between Maryland landscape architects and legislators. David, along with other Committee members, spearheaded a fund-raising drive with Chapter members to support these efforts. The legislation was upheld. Today the chapter continues to retain a lobbyist supported by contributions from the ASLA membership.

As a member of the **Architectural Review Board of the Maryland Department of General Services**, David incorporated traditional Landscape Architectural elements in the design review of State funded projects. He convinced the Board, primarily comprised of architects, that the approval process should review site design considerations and landscape architecture perspectives on an equal basis with architectural, engineering and financial considerations. This was done through his evaluation of prospective projects' site design and grading, measuring the impact of these issues on the architectural, engineering and financial aspects of a project.

David's **presidency of the Maryland Chapter of ASLA** in 1995 had an immense impact on raising the visibility of Landscape Architecture in the state. As recalled by Jay Graham, the president who succeeded him, " *David Locke assumed the position of Maryland Chapter president at a time when the chapter, for several years, had been showing evidence of declining vitality. Within his tenure Dave managed to significantly turn around the member apathy. Dave had a simple formula. He instituted monthly meetings on a regular and predictable schedule. These meetings were both educational and social and Dave arranged to have all expenses paid by suppliers to the industry. Members responded and attendance*

numbers surprised everyone. The results of his effective leadership are the basis of our healthy, active chapter today, 9 years later. Dave both solved an immediate problem and became a role model for presidents that followed him. The chapter recognized his leadership skills by electing him to be their trustee when that position became vacant."

As an Adjunct Instructor for the **University of Maryland's Landscape Architecture Program**, David brought more than 20 years of practical experience to the design curriculum. David required students to make presentations to local high schools and community groups as well as interview contractors and developers as part of a professional outreach class requirement.

David Locke has been an active **volunteer for the Neighborhood Design Center** (NDC) since 1989. NDC is a non-profit Baltimore City organization established in the late 1960's to mend the civic rift created by the assassination of Dr. Martin Luther King. NDC utilizes civic engagement to revitalize distressed neighborhoods through the implementation of neighborhood master plans and site specific design. David's personal design contributions and community presentations have raised awareness of the importance and civic impact of the Landscape Architecture profession. His enthusiasm, mentoring and civic commitment have brought in many additional Landscape Architecture volunteers. David's personal commitment convinced a nationally prominent Landscape Contractor to donate one day of its entire labor force and a considerable amount of plant material to rehabilitate a neglected city park and street perimeter.

David is an accomplished practicing landscape architect and has been successful as a mentor and role model. David's strength lies in his ability to motivate staff and clients to do more.

BALTIMORE COUNTY
MARYLAND

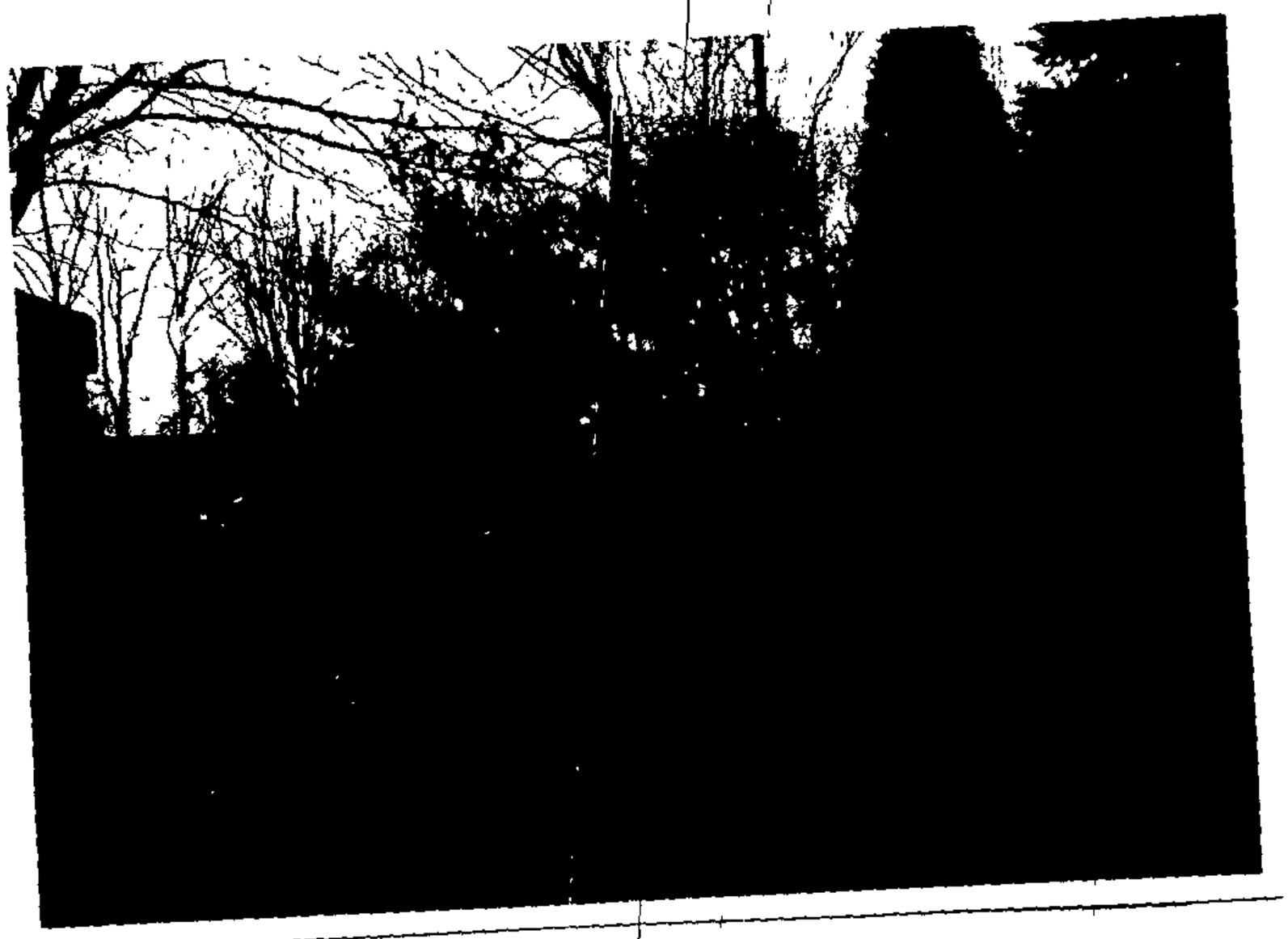
Zoning Commissioner's Office
401 Bosley Avenue, Suite 405
County Courts Building
Towson, Maryland, 21204

Return Service Requested

(photos)

08-244-A

Our neighbor Robb Cohen's house (3605 Michelle Way)



F. Dennis
DPR

Special hearing 07-484

4747 HOLLINS FERRY ROAD
HYDRUALIC STUDY

Baltimore County, Maryland

PREPARED FOR:
LOCUST INDUSTRIES LLC
C/O Merritt Properties LLC
2066 Lord Baltimore Drive
Baltimore Maryland 20601
Attn.: Daniel F. Pallace

STATE OF MARYLAND
PROFESSIONAL ENGINEER

4/19/07

PREPARED BY:
MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS
3445-A Box Hill Corporate Center Drive, Abingdon, Maryland 21009
Phone: (410)515-9000 FAX: (410)515-9002
Contact: Ernest I. Sheppe, III, P.E.
MRA Project No. 15104

April 2007

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Appendix A: HEC-RAS Summary Output, Profile and Section Plots

INTRODUCTION

Bakery Express at 4747 Hollins Ferry Road is a proposed commercial redevelopment located in Baltimore County, Maryland. The site lies west of the intersection of I-695 and I-895 about 350 feet east of the intersection of Halethorpe Farms Road and Hollins Ferry Road. The purpose of this report is to present a hydraulic analysis from just east of the intersection of Halethorpe Farms Road and Hollins Ferry Road to about 1200 feet east of this intersection on Hollins Ferry Road.

All elevations published in this report are on the NAVD '88 datum.

METHODOLOGY

HYDRAULICS

The Army Corps of Engineers' Hydrologic Engineering Center - River Analysis System (HEC-RAS), version 3.1.1 was used to model the water surface profiles along Hollins Ferry Road. Site Dimensions and Manning's roughness coefficients were based on aerial topography, field run topography and a site visit. An approximate discharge of 200 cfs flows down Halethorpe Farms Road at the Railroad underpass. The flow splits at the high point which lies on the intersection of Halethorpe Farms Road and Hollins Ferry Road. 113 cfs flows down Hollins Ferry Road from the intersection. (*Source: Century Engineering's Floodplain Study for Hollins End*). The flow of 113 cfs was bumped up to 130 cfs in this study to be conservative. Two hydraulic models are analyzed, existing and proposed conditions.The proposed conditions model has the proposed grading and proposed layout for 4747 Hollins Ferry Road.

As stated above, the Manning's 'n' values used in the HEC-RAS model were based on a visual examination of the stream channel and overbanks. The following is a list of 'n' values used in the hydraulic model:

- 0.015 paved surface, concrete curb
- 0.04 lawn
- 0.025 gravel

HYDRAULIC ANALYSIS

SUMMARY OF HYDRAULIC COMPUTATION RESULTS

The model tends to exhibit a supercritical to critical flow profile. Therefore, the road was modeled using a supercritical flow regime to determine the water surface elevations along Hollins Ferry Road. The upstream limit of the model was set near the intersection of Halethorpe Farm Road and Hollins Ferry Road. The downstream limit of the study lies at the sump on Hollins Ferry Road, about 1200 feet from the intersection. Normal depth was used was the boundary conditions. Table 1 below presents a summary of the estimated 100-year water surface elevations for Hollins Ferry Road.

The HEC-RAS summary output, profile, and section plots are provided as Appendix A.

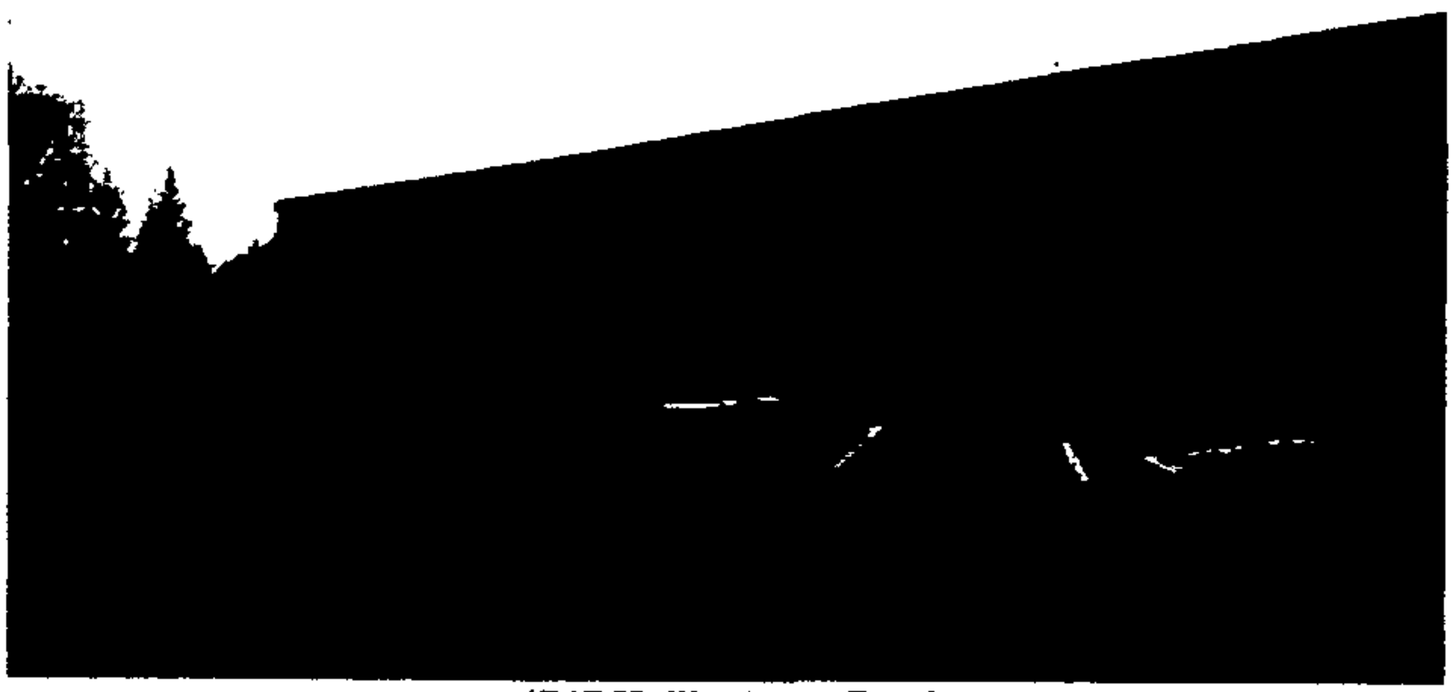
The estimated 100-year water surface elevations for both existing and proposed conditions are plotted on the Hydraulic Study Maps included at the back of this report. The increases and decreases between the existing and proposed conditions are negligible. (See Table 1 below). All the first floor elevations of the buildings in the vicinity of this study are at least three feet above the estimated water surface elevation.

Table 1
Comparisons of Estimated Water Surface Elevations for Hollins Ferry Road

HEC-RAS STATION	DISCHARGE (CFS)	ESTIMATED EXISTING 100-YEAR WATER SURFACE ELEVATION (FT)	ESTIMATED PROPOSED 100-YEAR WATER SURFACE ELEVATION (FT)	δ WSEL (FT)
11 (Offsite)	130	48.50	48.50	--
10(Offsite)	130	48.05	48.05	--
9(Offsite)	130	47.49	47.49	--
8(Offsite)	130	46.90	46.90	--
7	130	46.41	46.38	-0.03
6	130	46.05	46.03	-0.02
5	130	45.68	45.71	+0.03
4	130	45.06	45.10	+0.04
3	130	44.45	44.54	+0.09
2	130	43.99	43.93	-0.06
1	130	43.04	43.07	+0.03

Figure 1
Photographs along Hollins Ferry road

Intersection of Hollins Ferry Road and Halethorpe Farms Road



4747 Hollins Ferry Road

Entrance to 4747 Hollins Ferry Road, approx. location of Cross section 5

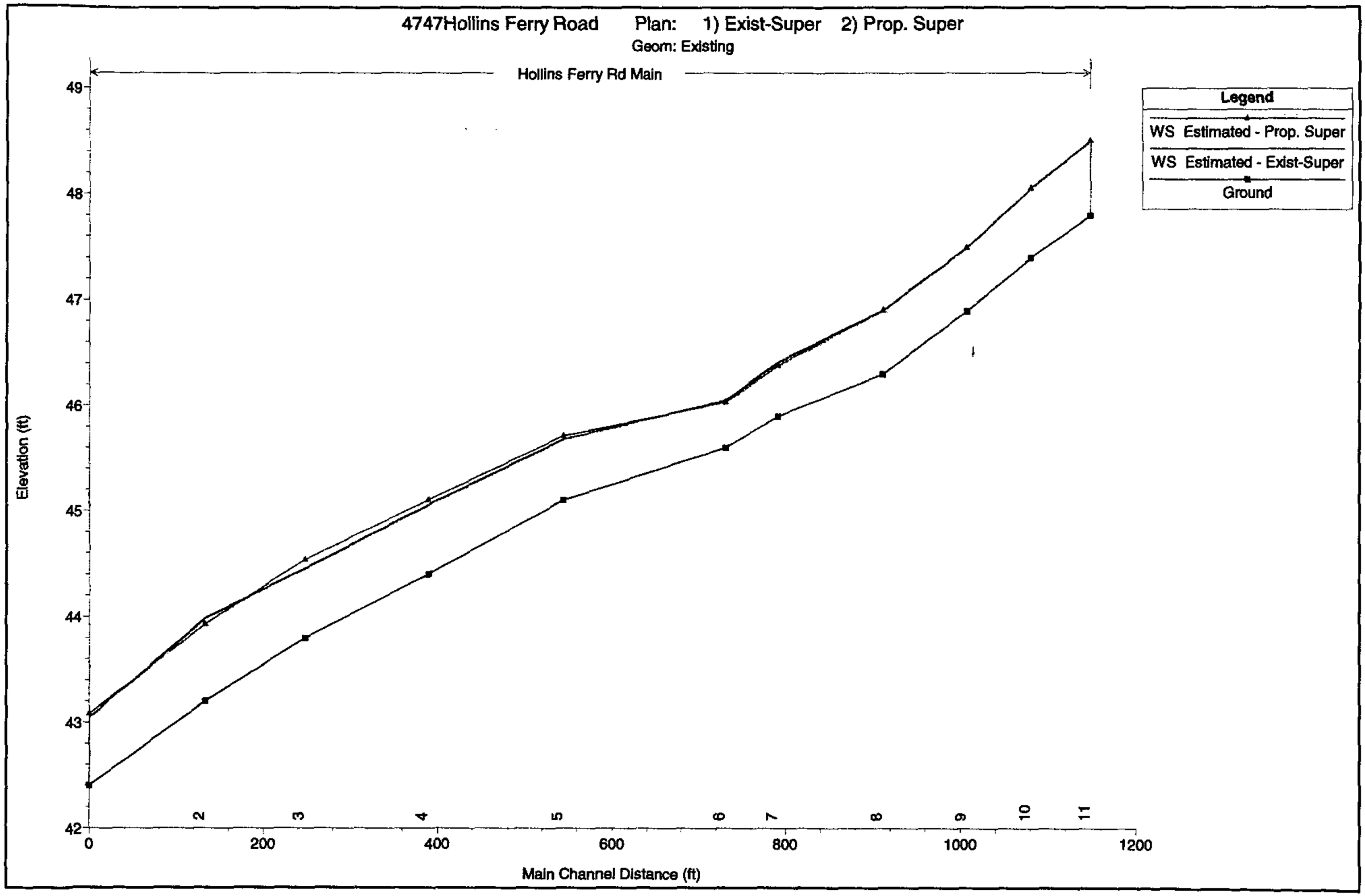
Approximate location of cross section 2

Appendix A

HEC-RAS Summary Output, Profile and Section Plots

HEC-RAS River: Hollins Ferry Rd Reach: Main Profile: Estimated

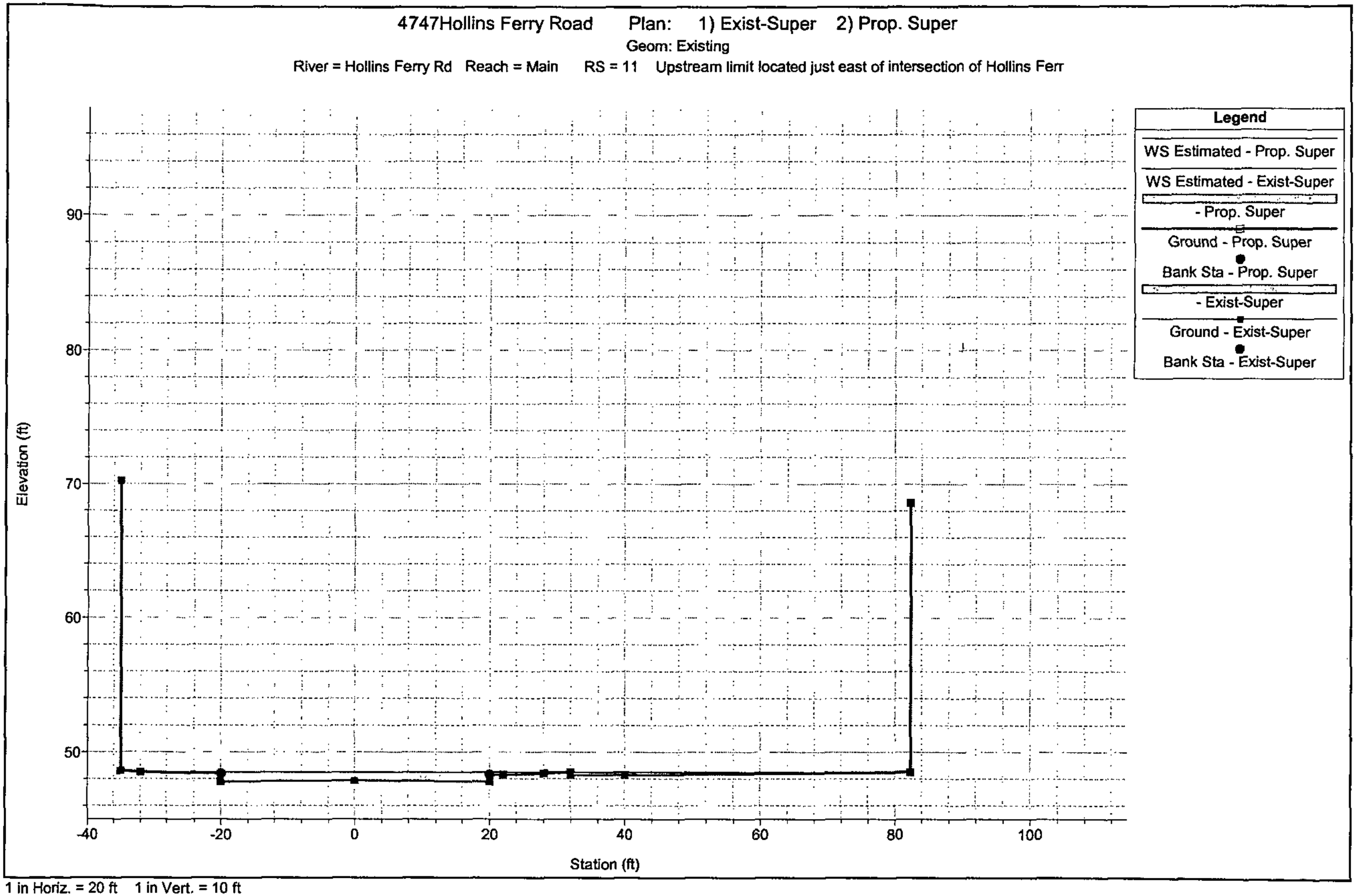
Reach	River Sta	Profile	Plan	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
				(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft/s)	(sq ft)	(ft)	
Main	11	Estimated	Exist-Super	130.00	47.80	48.50	48.59	48.81	0.004005	4.63	34.16	114.36	1.01
Main	11	Estimated	Prop. Super	130.00	47.80	48.50	48.59	48.81	0.004005	4.63	34.16	114.36	1.01
Main	10	Estimated	Exist-Super	130.00	47.40	48.05	48.07	48.26	0.021513	3.85	36.15	106.75	0.88
Main	10	Estimated	Prop. Super	130.00	47.40	48.05	48.07	48.26	0.021513	3.85	36.15	106.75	0.88
Main	9	Estimated	Exist-Super	130.00	46.90	47.49	47.58	47.85	0.005866	5.01	28.35	105.67	1.20
Main	9	Estimated	Prop. Super	130.00	46.90	47.49	47.58	47.85	0.005866	5.01	28.35	105.67	1.20
Main	8	Estimated	Exist-Super	130.00	46.30	46.90	47.00	47.28	0.006009	5.13	27.37	60.42	1.22
Main	8	Estimated	Prop. Super	130.00	46.30	46.90	47.00	47.28	0.006009	5.13	27.37	60.42	1.22
Main	7	Estimated	Exist-Super	130.00	45.90	46.41	46.52	46.80	0.010090	5.30	26.22	75.74	1.50
Main	7	Estimated	Prop. Super	130.00	45.90	46.38	46.39	46.58	0.005000	3.94	36.71	110.98	1.06
Main	6	Estimated	Exist-Super	130.00	45.60	46.05	46.05	46.72	1.099641	5.60	22.19	86.46	1.56
Main	6	Estimated	Prop. Super	130.00	45.60	46.03	46.03	46.68	1.512049	6.38	20.44	81.60	1.82
Main	5	Estimated	Exist-Super	130.00	45.10	45.68	45.68	45.89	0.003829	4.00	41.89	113.76	0.97
Main	5	Estimated	Prop. Super	130.00	45.10	45.71	45.71	45.94	0.003694	4.07	34.96	86.46	0.96
Main	4	Estimated	Exist-Super	130.00	44.40	45.06	45.08	45.30	0.003710	4.26	35.95	90.97	0.96
Main	4	Estimated	Prop. Super	130.00	44.40	45.10	45.16	45.46	0.004422	4.86	28.61	62.68	1.06
Main	3	Estimated	Exist-Super	130.00	43.80	44.45	44.54	44.88	0.005740	5.27	26.38	51.43	1.20
Main	3	Estimated	Prop. Super	130.00	43.80	44.54	44.54	44.87	0.003839	4.69	28.57	47.35	1.00
Main	2	Estimated	Exist-Super	130.00	43.20	43.99	44.02	44.29	0.004060	4.60	31.55	67.75	1.02
Main	2	Estimated	Prop. Super	130.00	43.20	43.93	44.02	44.33	0.005916	5.20	26.78	57.39	1.21
Main	1	Estimated	Exist-Super	130.00	42.40	43.04	43.18	43.54	0.007824	5.76	23.51	50.10	1.38
Main	1	Estimated	Prop. Super	130.00	42.40	43.07	43.18	43.51	0.006274	5.38	25.21	50.44	1.25


4747Hollins Ferry Road Plan: 1) Exist-Super 2) Prop. Super
Geom: Existing
Hollins Ferry Rd Main
Legend
WS Estimated - Prop. Super
WS Estimated - Exist-Super
Ground
Elevation (ft)
49
48
47
46
45
44
43
42
0
200
400
600
800
1000
1200
Main Channel Distance (ft)
2
3
4
5
6
7
8
9
10
11

4747Hollins Ferry Road Plan: 1) Exist-Super 2) Prop. Super

Geom: Existing

River = Hollins Ferry Rd Reach = Main RS = 11 Upstream limit located just east of intersection of Hollins Ferr

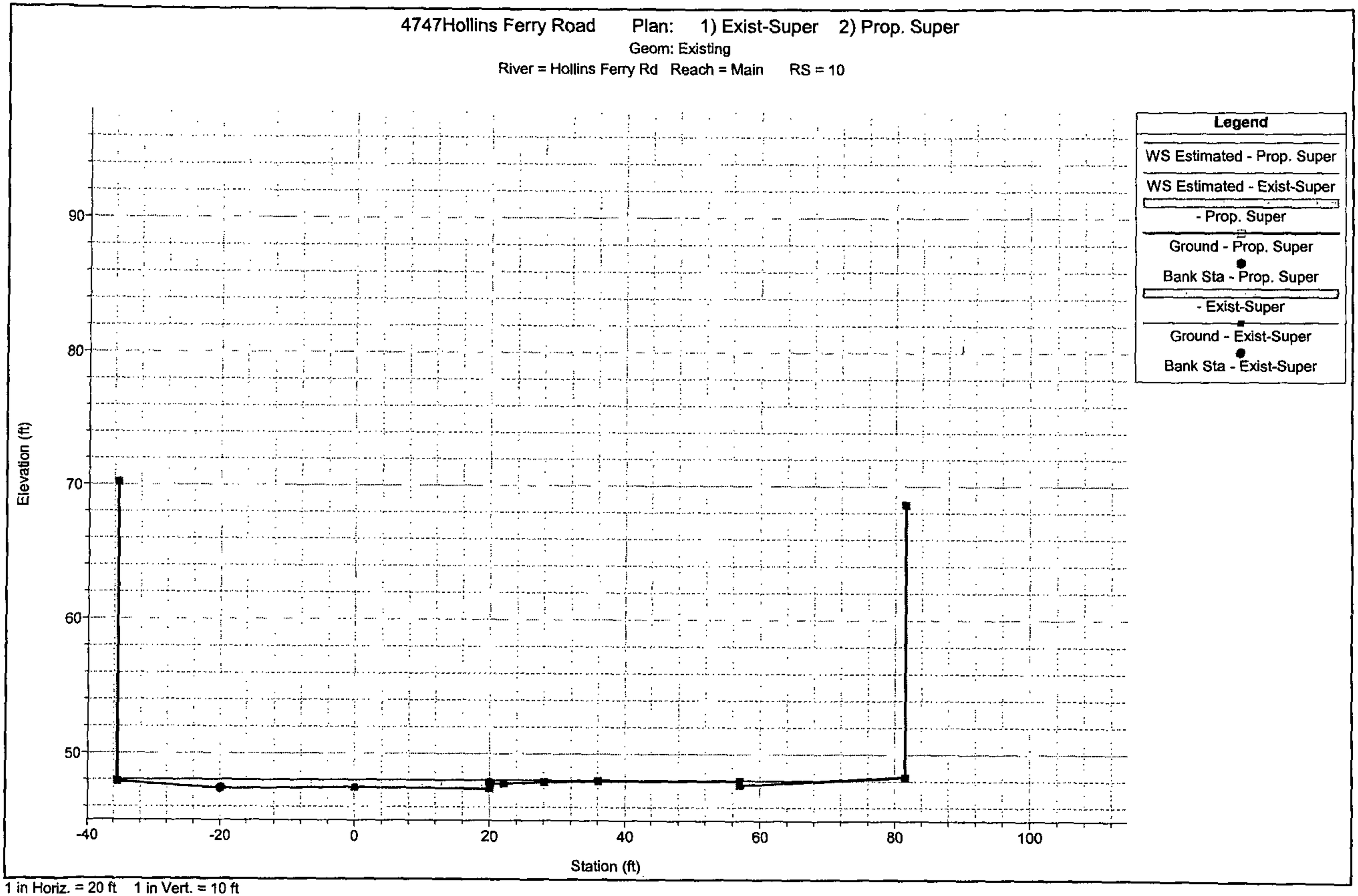


1 in Horiz. = 20 ft 1 in Vert. = 10 ft

4747Hollins Ferry Road Plan: 1) Exist-Super 2) Prop. Super

Geom: Existing

River = Hollins Ferry Rd Reach = Main RS = 10

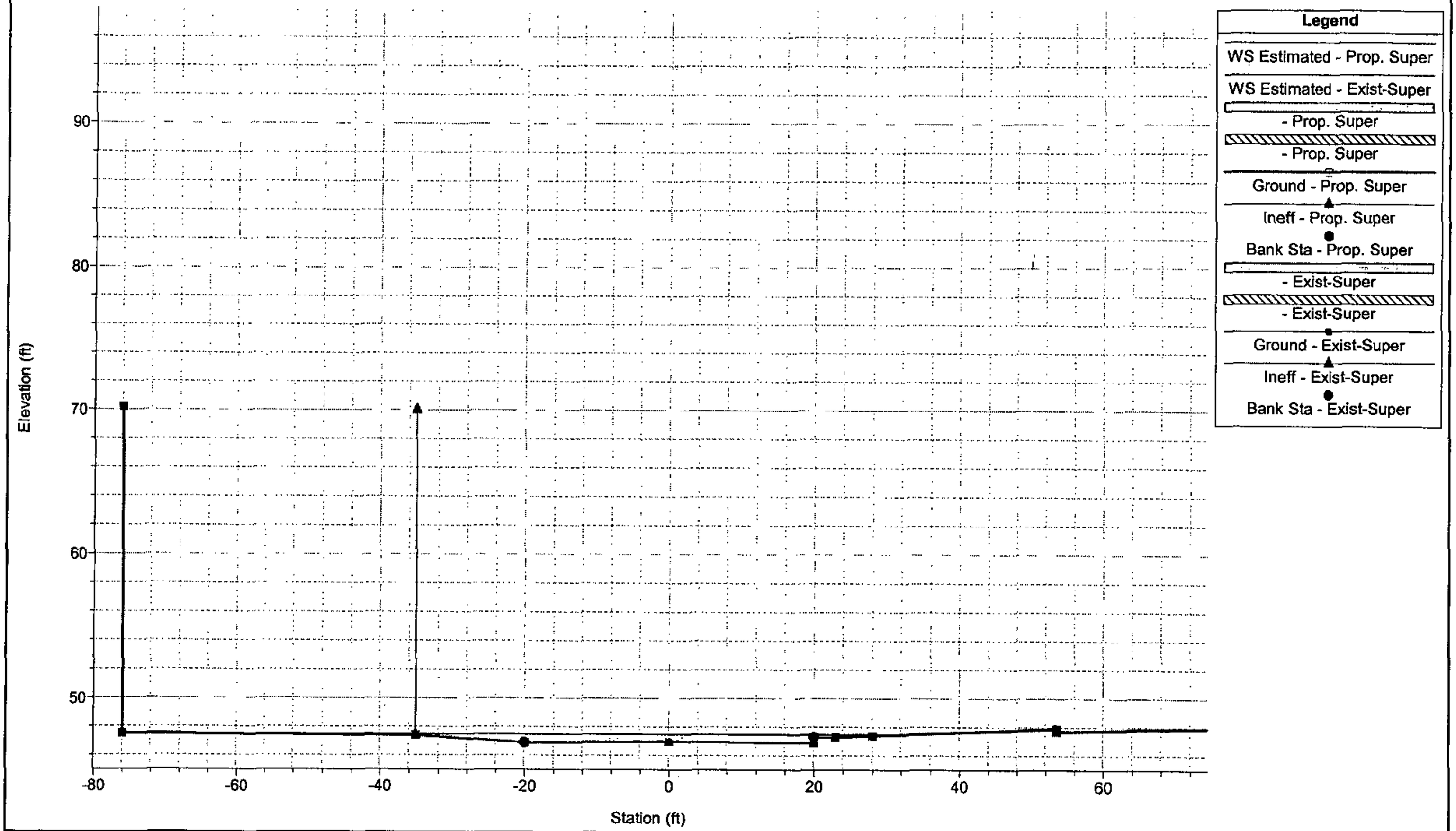


1 in Horiz. = 20 ft 1 in Vert. = 10 ft

4747Hollins Ferry Road Plan: 1) Exist-Super 2) Prop. Super

Geom: Existing

River = Hollins Ferry Rd Reach = Main RS = 9

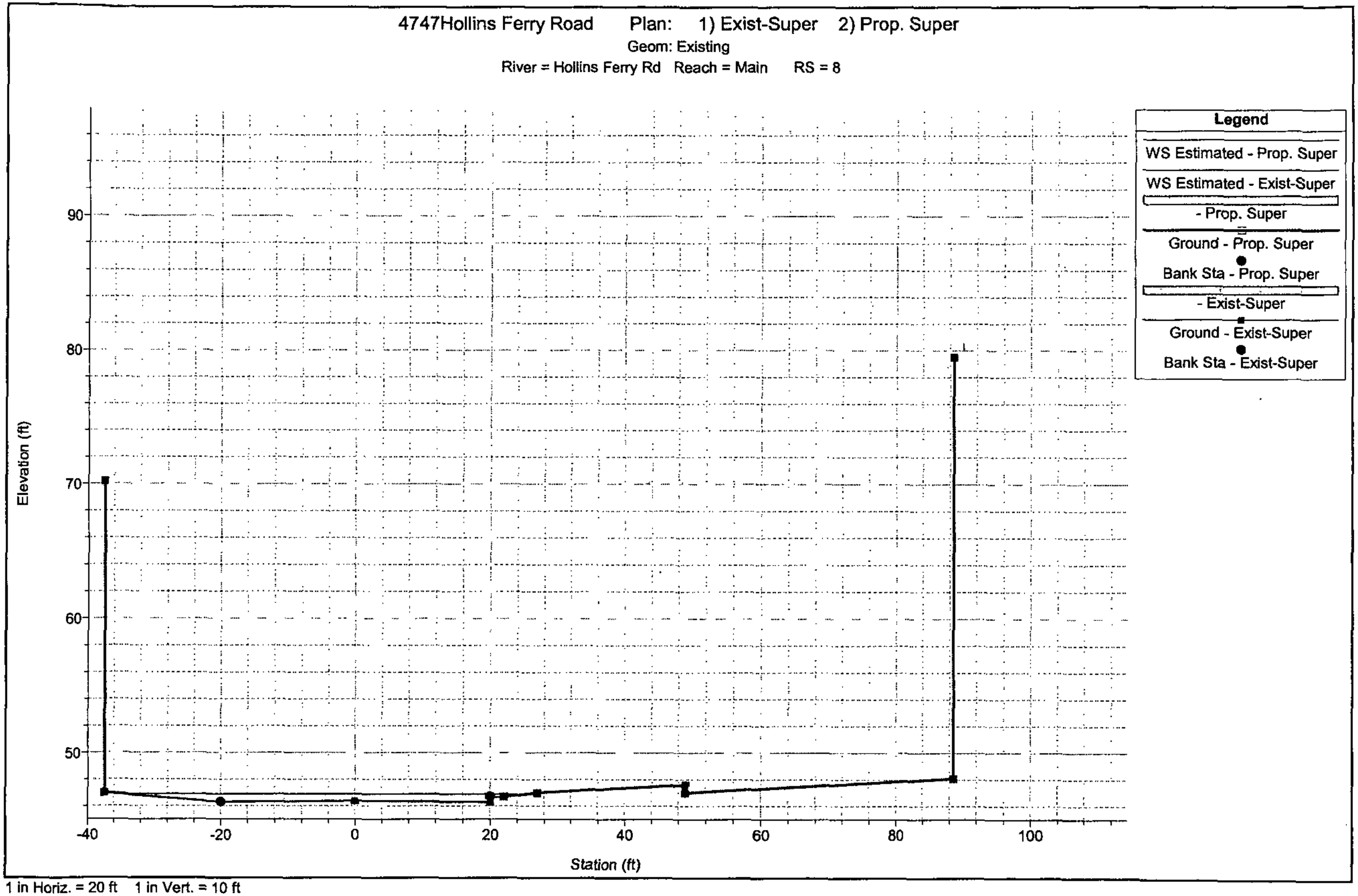


1 in Horiz. = 20 ft 1 in Vert. = 10 ft

4747Hollins Ferry Road Plan: 1) Exist-Super 2) Prop. Super

Geom: Existing

River = Hollins Ferry Rd Reach = Main RS = 8

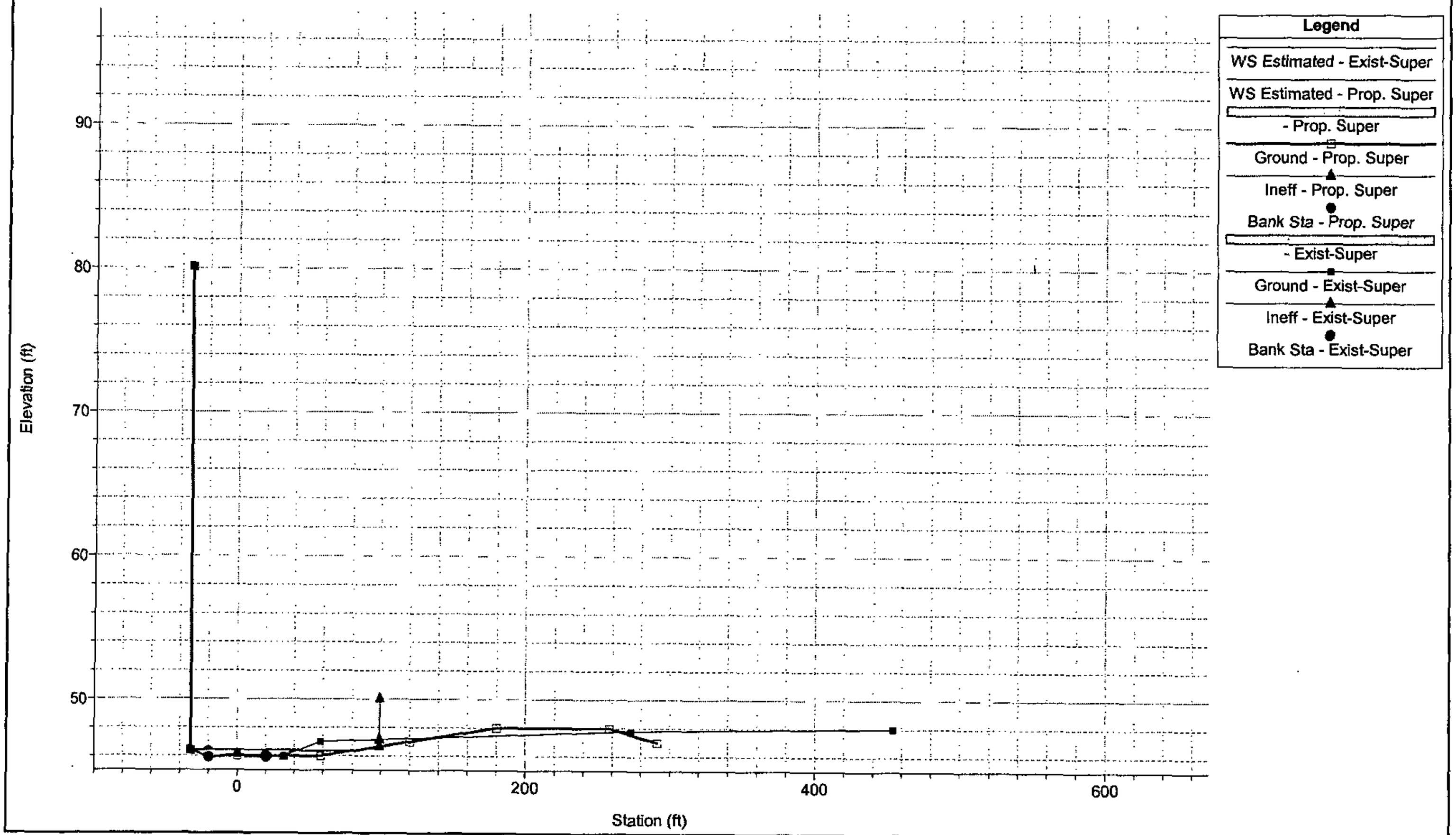


1 in Horiz. = 20 ft 1 in Vert. = 10 ft

4747Hollins Ferry Road Plan: 1) Exist-Super 2) Prop. Super

Geom: Existing

River = Hollins Ferry Rd Reach = Main RS = 7

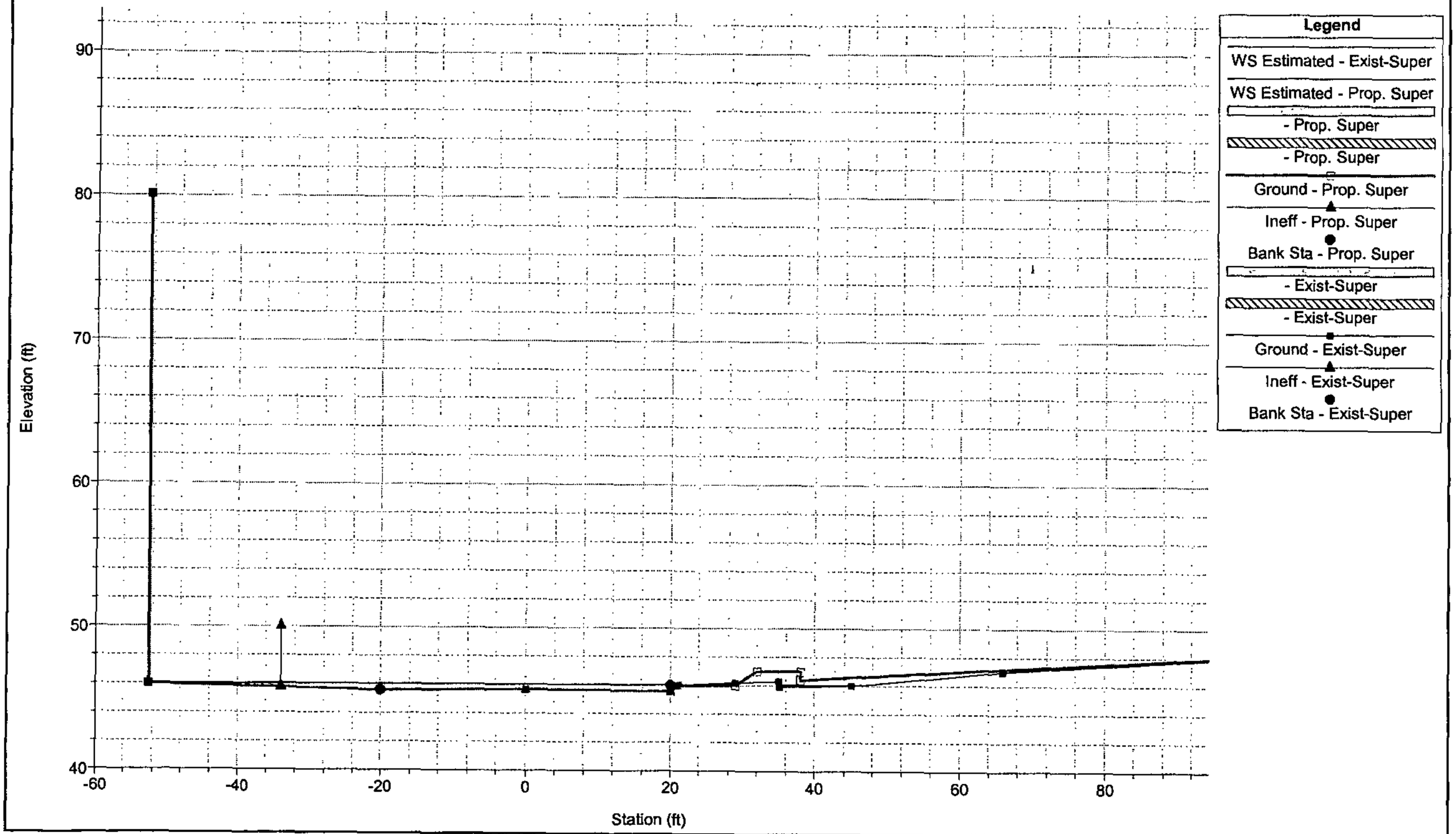


1 in Horiz. = 100 ft 1 in Vert. = 10 ft

4747Hollins Ferry Road Plan: 1) Exist-Super 2) Prop. Super

Geom: Existing

River = Hollins Ferry Rd Reach = Main RS = 6

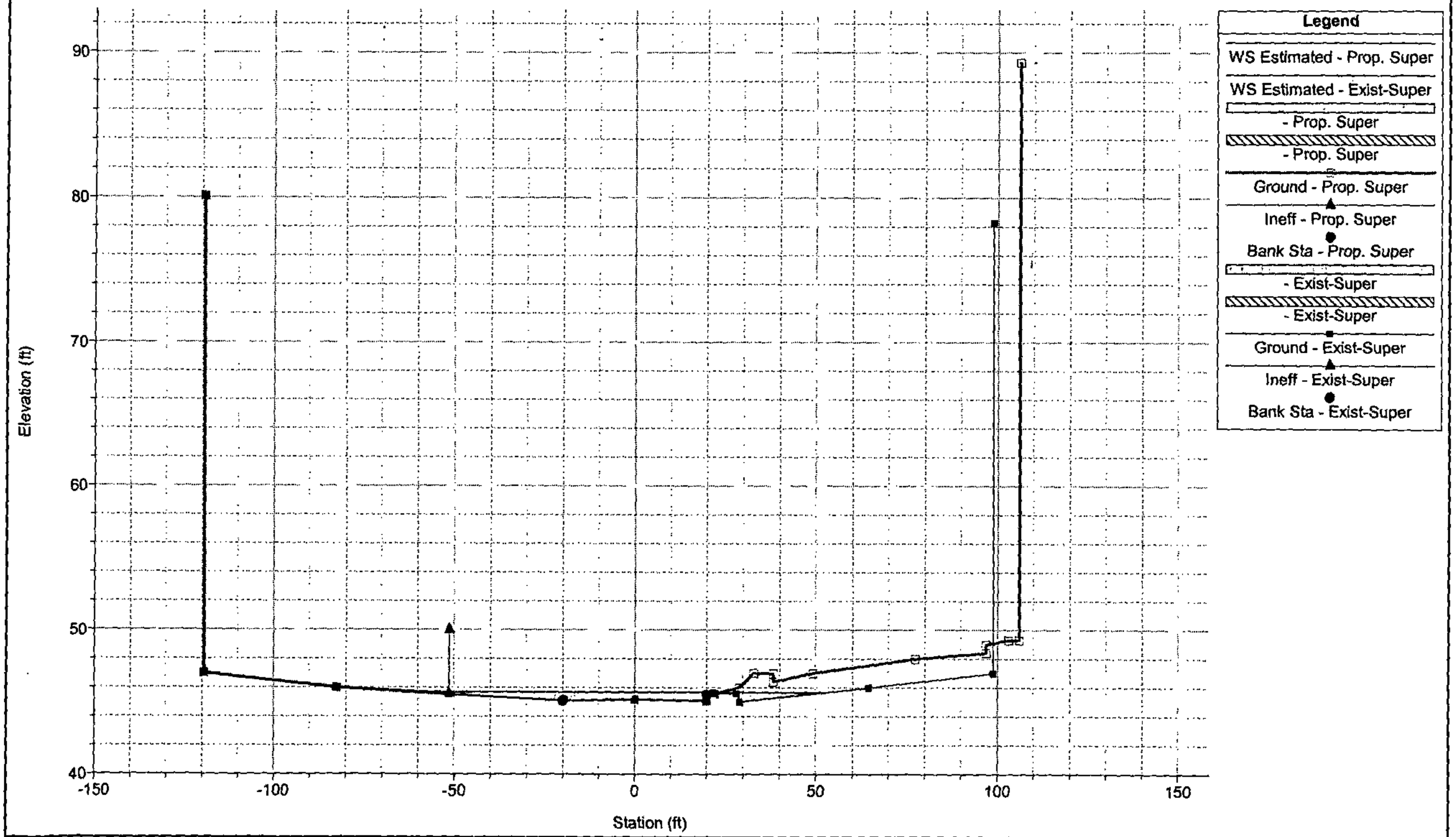


1 in Horiz. = 20 ft 1 in Vert. = 10 ft

4747Hollins Ferry Road Plan: 1) Exist-Super 2) Prop. Super

Geom: Existing

River = Hollins Ferry Rd Reach = Main RS = 5

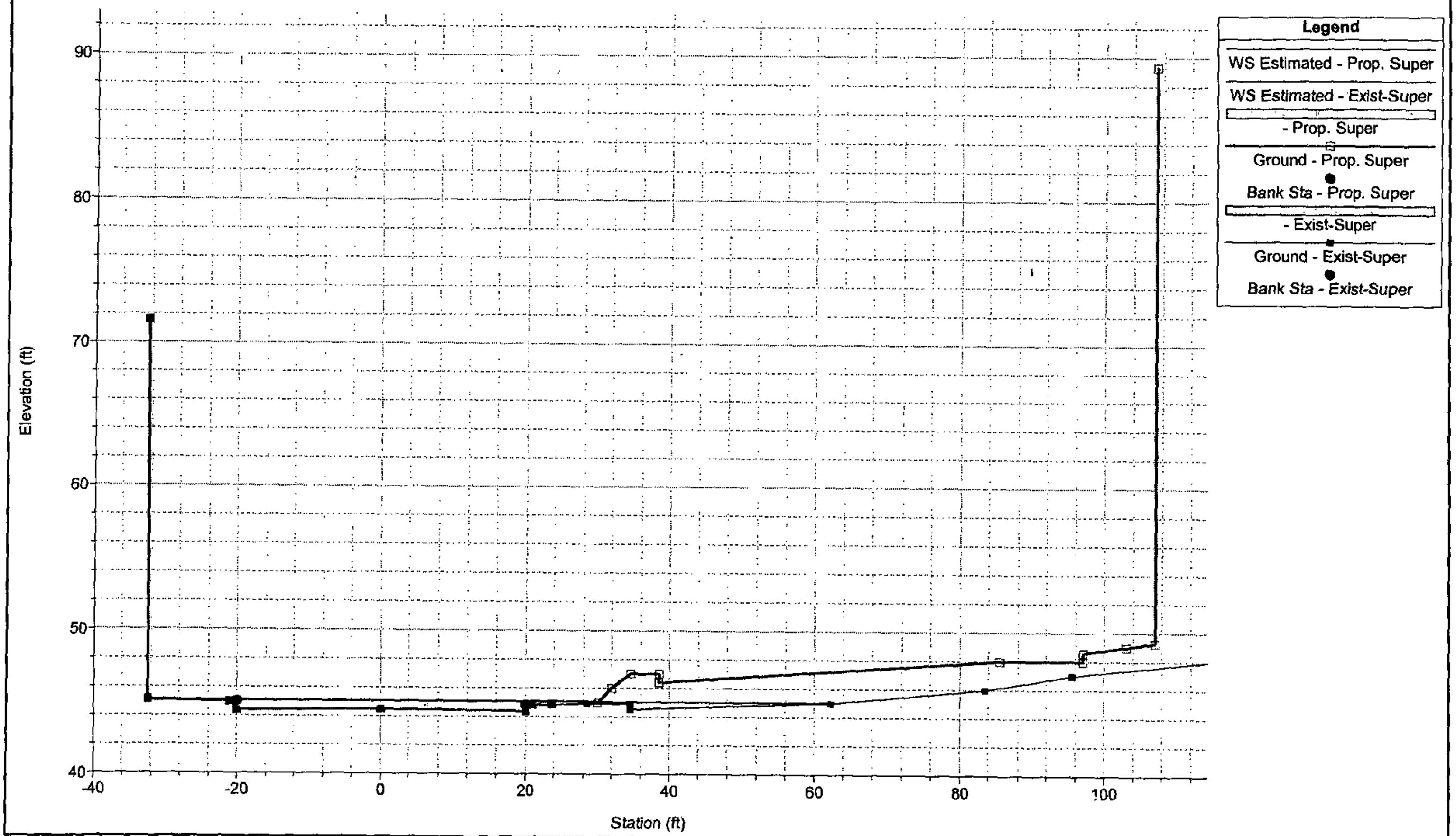


1 in Horiz. = 40 ft 1 in Vert. = 10 ft

4747Hollins Ferry Road Plan: 1) Exist-Super 2) Prop. Super

Geom: Existing

River = Hollins Ferry Rd Reach = Main RS = 4

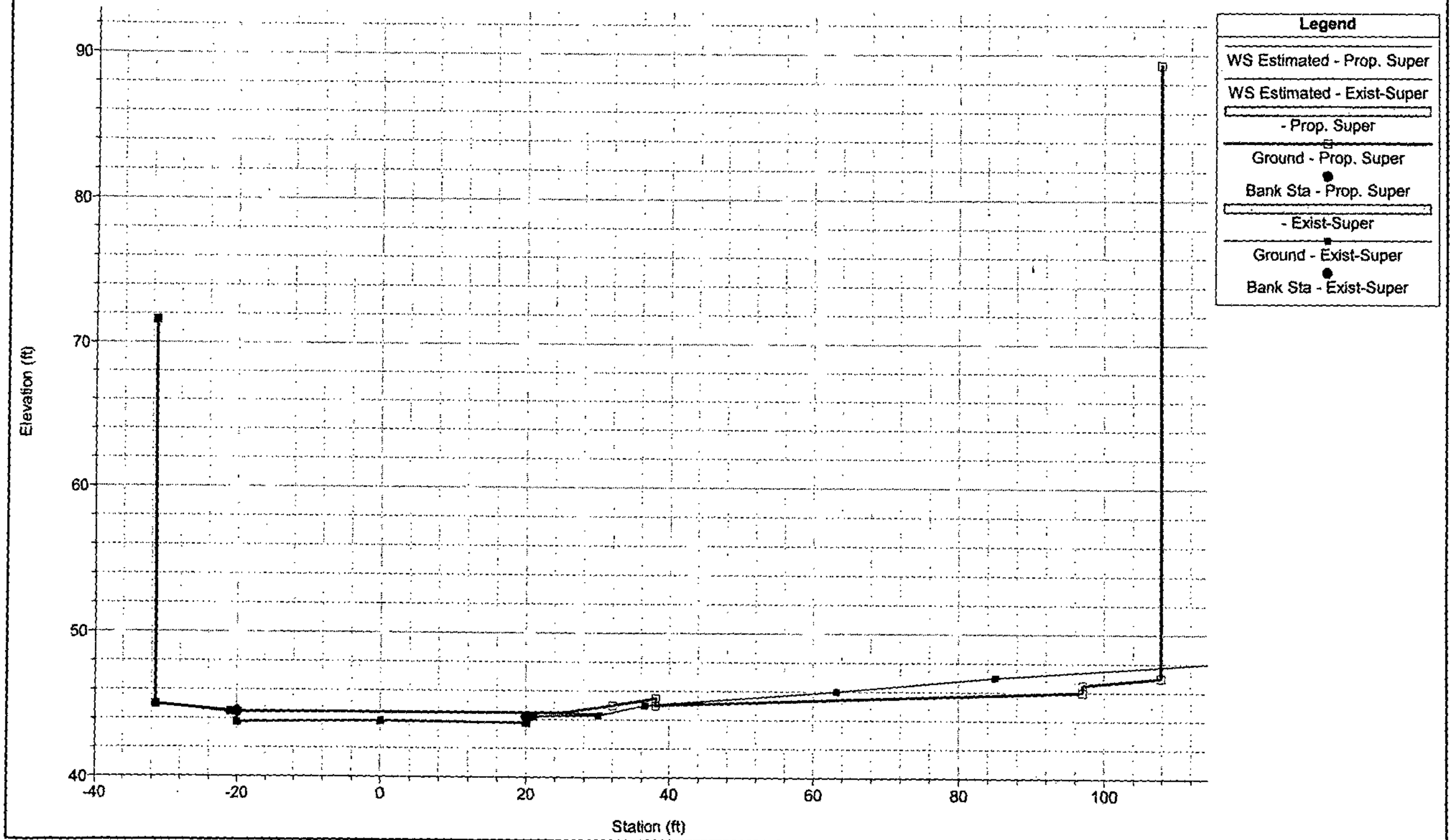


1 in Horiz. = 20 ft 1 in Vert. = 10 ft

4747Hollins Ferry Road Plan: 1) Exist-Super 2) Prop. Super

Geom: Existing

River = Hollins Ferry Rd Reach = Main RS = 3

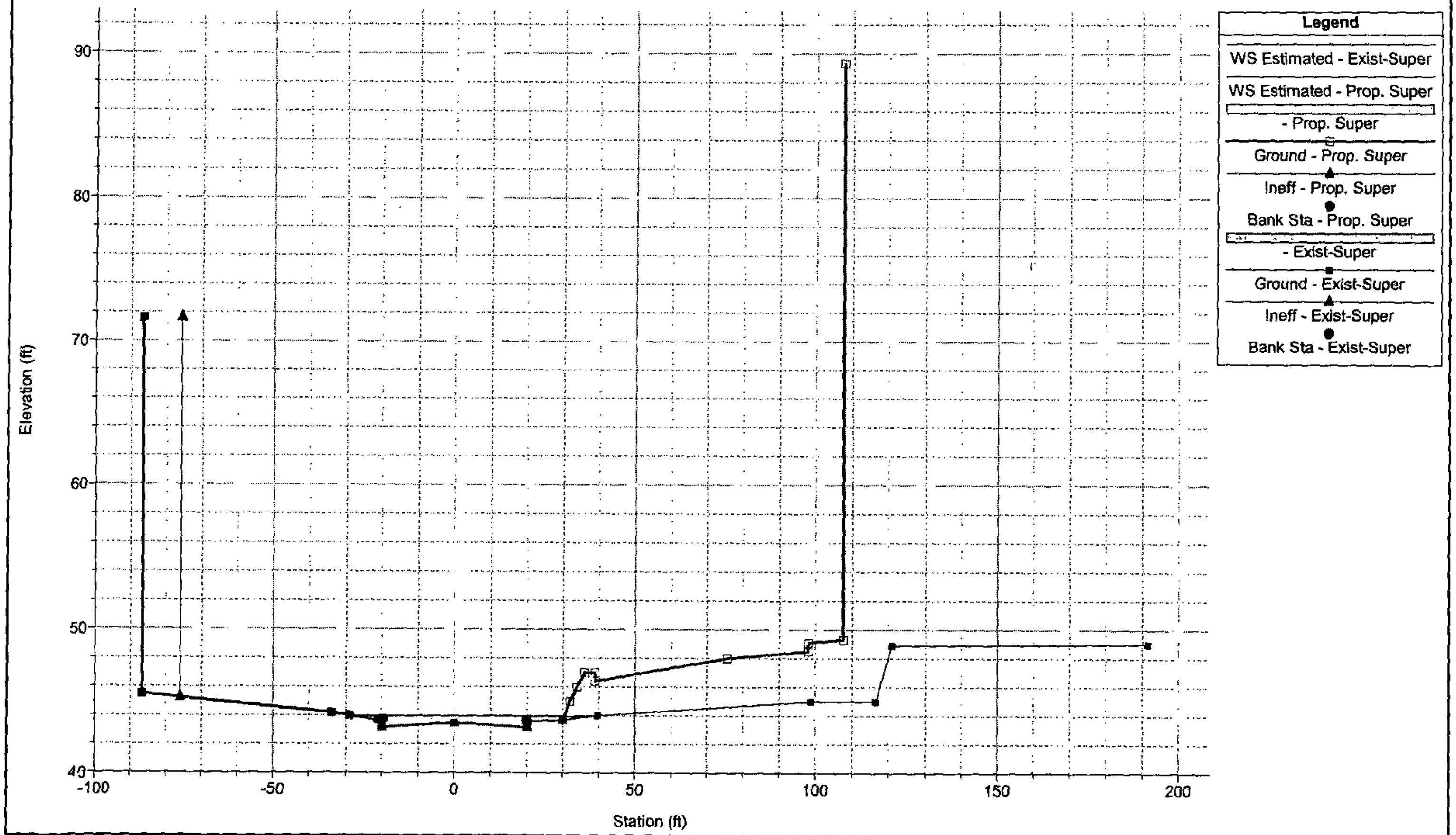


1 in Horiz. = 20 ft 1 in Vert. = 10 ft

4747Hollins Ferry Road Plan: 1) Exist-Super 2) Prop. Super

Geom: Existing

River = Hollins Ferry Rd Reach = Main RS = 2

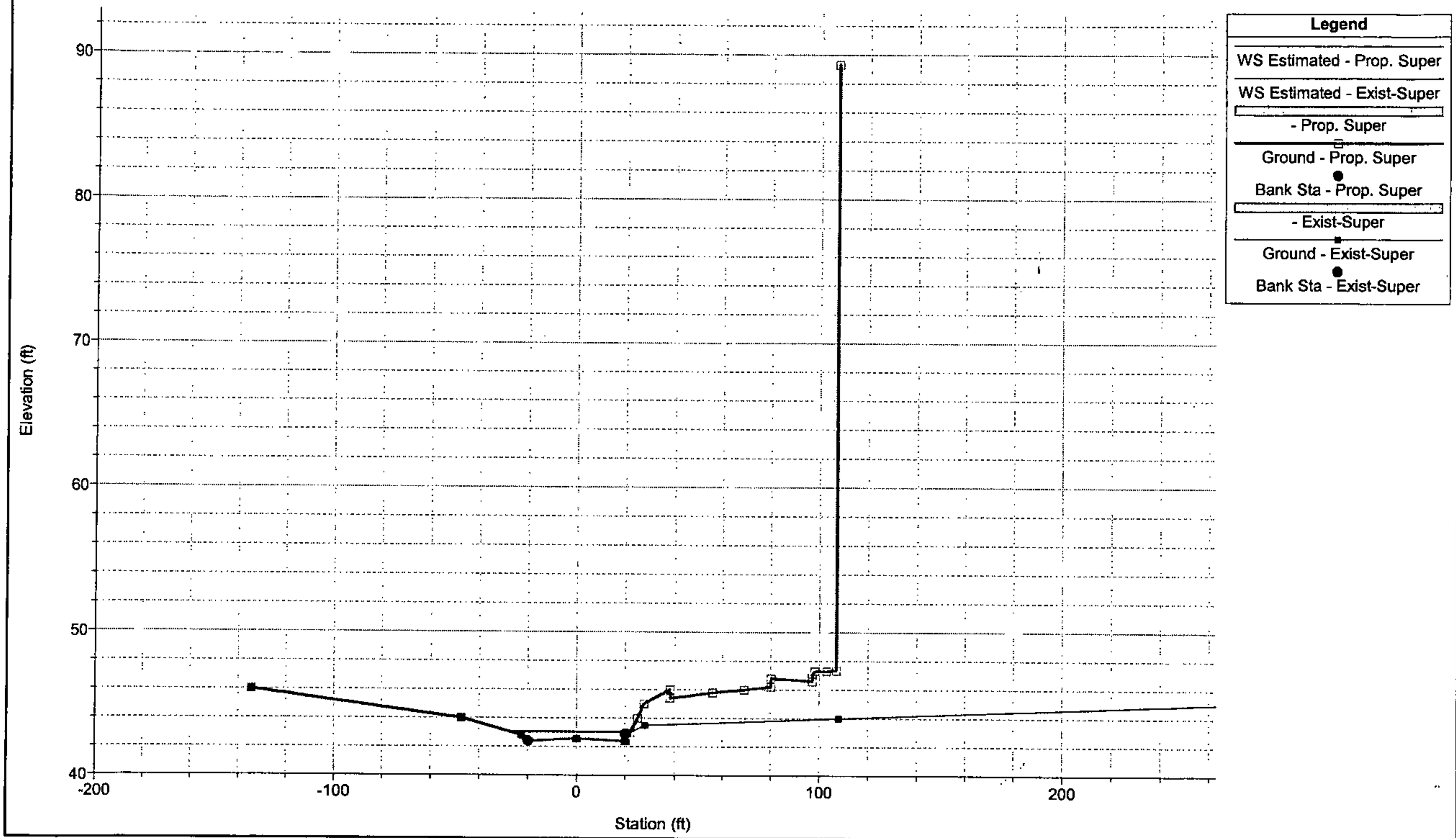


1 in Horiz. = 40 ft 1 in Vert. = 10 ft

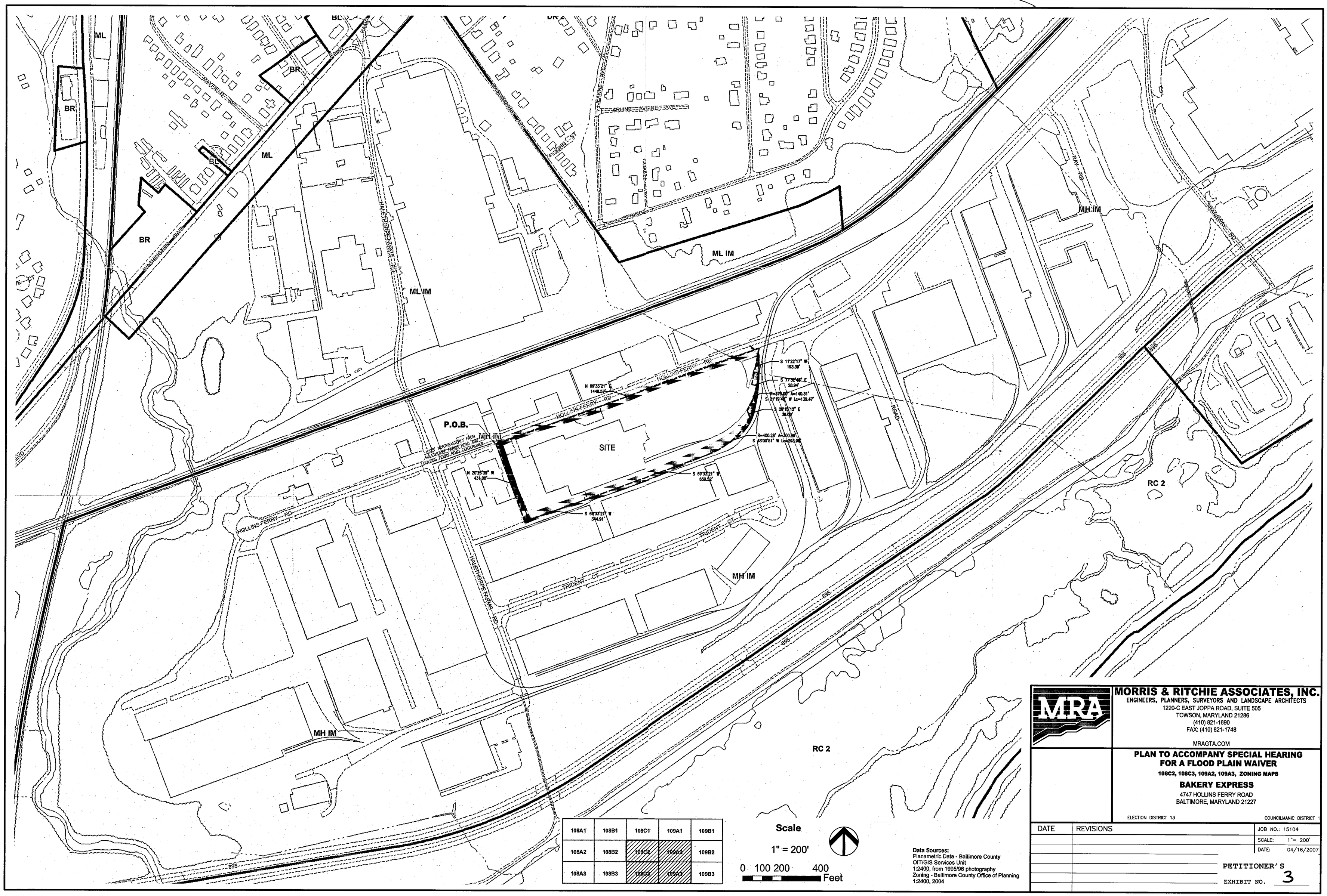
4747Hollins Ferry Road Plan: 1) Exist-Super 2) Prop. Super

Geom: Existing

River = Hollins Ferry Rd Reach = Main RS = 1 Downstream limit



1 in Horiz. = 60 ft 1 in Vert. = 10 ft



108A1	108B1	108C1	109A1	109B1
108A2	108B2	108C2	109A2	109B2
108A3	108B3	108C3	109A3	109B3

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
(410) 821-1690
FAX: (410) 821-1748

MRAGTA.COM

PLAN TO ACCOMPANY SPECIAL HEARING FOR A FLOOD PLAIN WAIVER

108C2, 108C3, 109A2, 109A3, ZONING MAPS

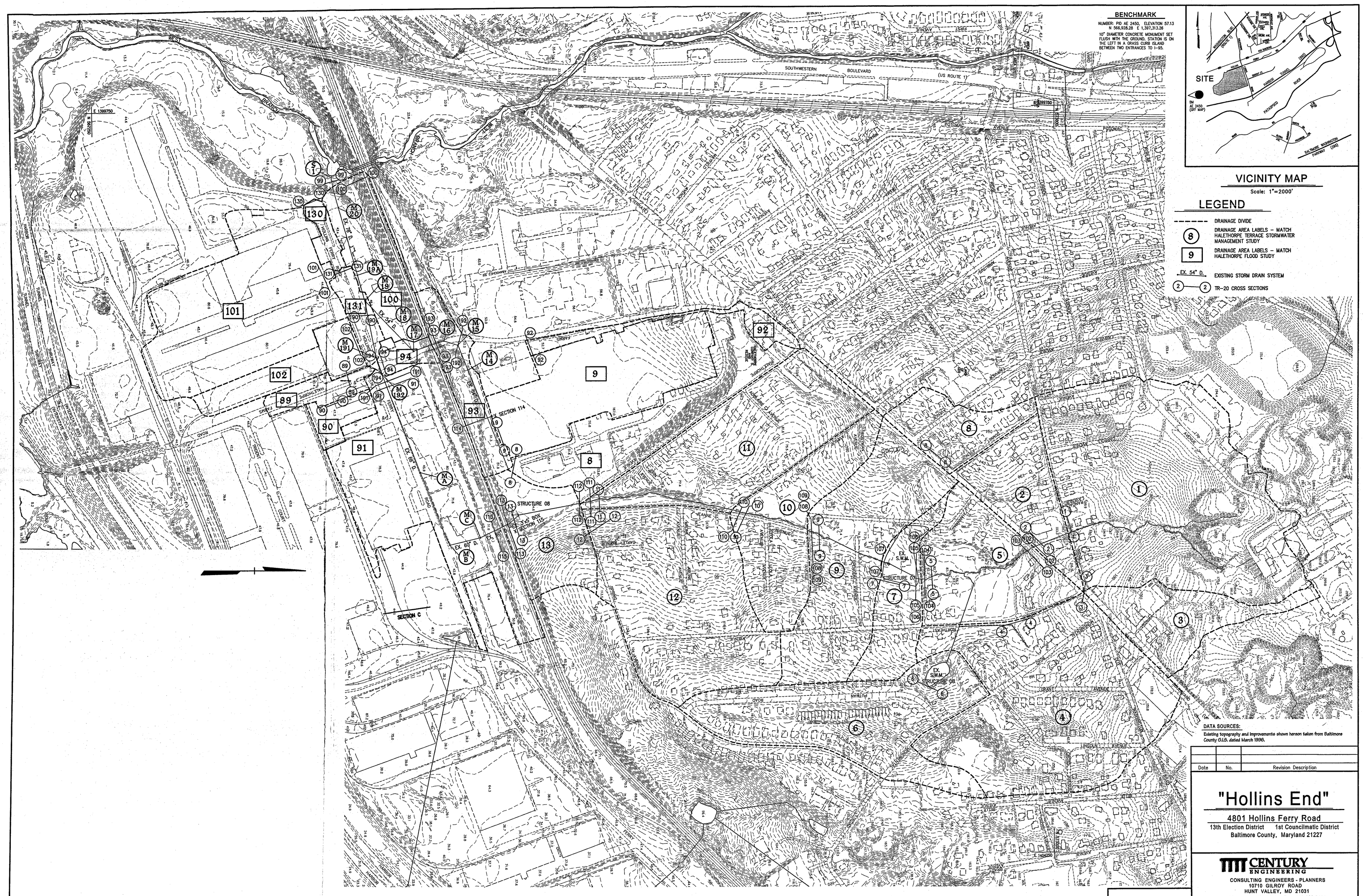
BAKERY EXPRESS

4747 HOLLINS FERRY ROAD
BALTIMORE, MARYLAND 21227

ELECTION DISTRICT 13 — COUNCILMANIC DISTRICT 1

DATE	REVISIONS	
		JOB NO.: 15104
		SCALE: 1"= 200'
		DATE: 04/16/2007

PETITIONER'S EXHIBIT NO. 3



BENCHMARK

NUMBER: PID AE 2450, ELEVATION 57.13
N 566,928.28 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

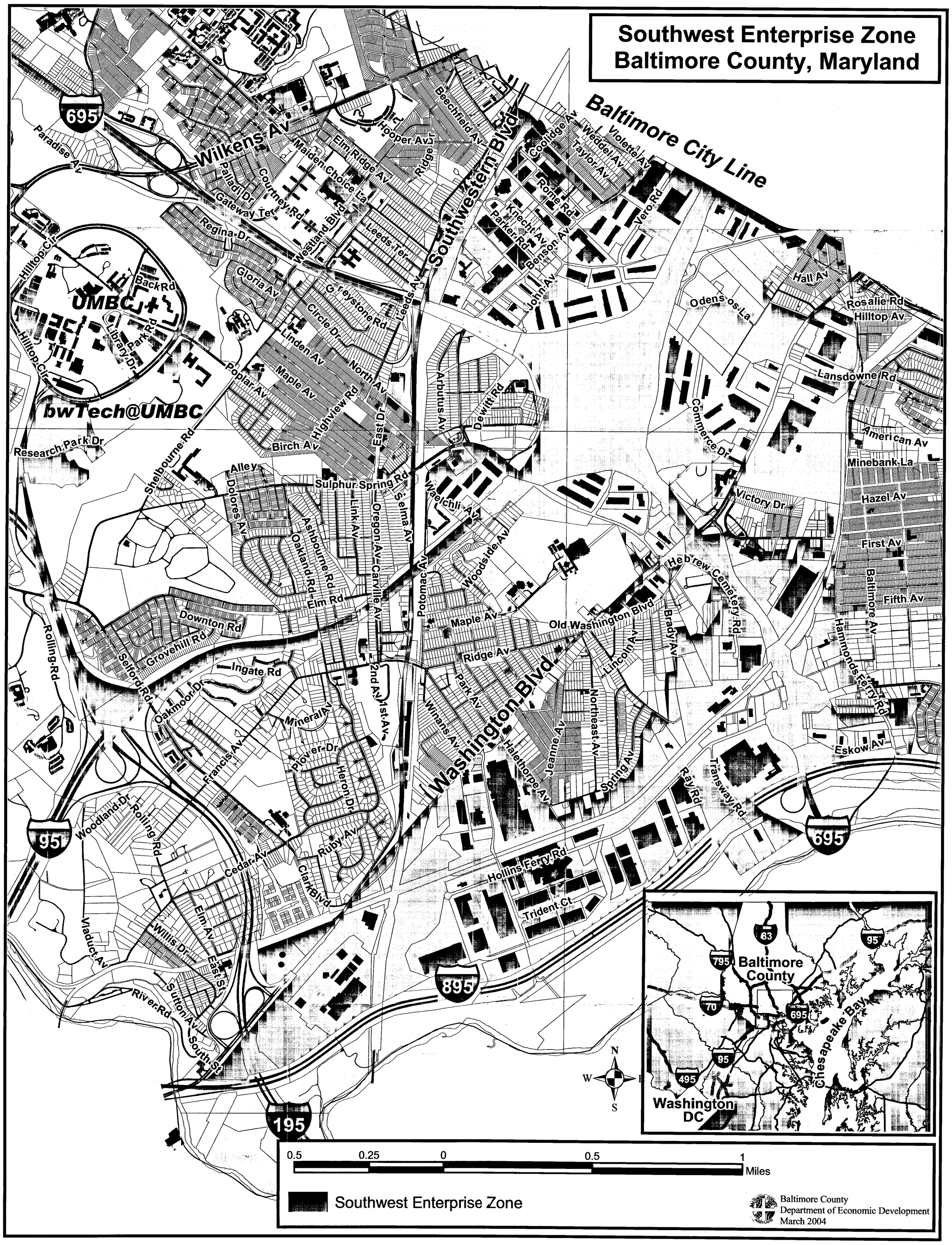
CENTURY ENGINEERING
CONSULTING ENGINEERS - PLANNERS
10710 GILROY ROAD
HUNT VALLEY, MD 21031
Phone: 443.589.2400 Fax: 443.589.2401

Flood Plain Drainage A

PETITIONER'S EXHIBIT NO. 10

Designed By: R.L.H.	Scale: 1"=20	
Drawn By: M.S.S.	Date: Feb. 26,	
Checked By:	Approved:	1 OF 1

PETITIONER'S EXHIBIT NO. 6



NOTES:

SITE:

1) OWNER: LOCUST INDUSTRIES LLC. 2066 LORD BALTIMORE DRIVE BALTIMORE, MARYLAND 21244
2) EXISTING USE: WAREHOUSE
3) PROPOSED USE: 1 STORY BAKERY AND LEASE SPACE
4) PREVIOUS COMMERCIAL PERMIT NONE
5) ZONING HEARINGS, CRG, DRC, WAIVER: DRC NUMBER 020507A SECTION 32-4-106(a)(1)(v) GRANTED FEBRUARY 15, 2007
6) ZONE: MH IM MAP# 108C2, 108C3, 109A2, 109A3
7) ADJACENT ZONES: ALL ADJACENT PROPERTIES ARE ZONED MH IM
8) SITE AREA: 567,834 SF (13.038 ACRES) NET 546,804 SF (13.70 ACRES) GROSS
9) ELECTION DISTRICT: 13
10) COUNCILMATIC DISTRICT: 1
11) PROPERTY TAX ACCOUNT NUMBERS: 1400001411, 1400014263, 1600006587
12) ADDRESS: OWNER IS CURRENTLY APPLYING FOR A CHANGE OF ADDRESS TO 4711 HOLLINS FERRY ROAD
13) ADJACENT STREETS: HALETHORE FARM ROAD 1345' TO CENTER LINE OF INTERSECTION
14) FLOOR AREA RATIO: GROSS FLOOR AREA 204,471 SF / GROSS SITE AREA 546,804 SF = .35
15) REQ. SETBACKS IN MH IM ZONE: FRONT YARD: 25' SIDE YARD: 30' REAR YARD: 30'
16) PROVIDED SETBACKS: FRONT YARD: 75' SIDE YARD: 115' REAR YARD: 75'
17) REQ. OFF STREET PARKING PER SEC. 409 BZCR: (1 PER EMPLOYEE ON THE LARGEST SHIFT) THERE WILL BE AN ANTICIPATED 244 EMPLOYEES ON THE LARGEST SHIFT
18) PROPOSED OFF STREET PARKING: 244 SPACES ARE PROVIDED.
19) DESIGN STANDARDS, SCREENING, AND LANDSCAPING: "MUST BE PROVIDED IN ACCORDANCE WITH THE LANDSCAPE MANUAL AND ALL OTHER MANUALS ADOPTED PURSUANT TO SECTION 26-283 OF THE BALTIMORE COUNTY CODE. LIGHTING
20) CURBING: WILL BE STANDARD 7" COMBINATION CURB AND GUTTER DETAIL PLATE R-21 BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS STANDARDS AND DETAILS FOR CONSTRUCTION.
21) FLOOD INFORMATION: PER FLOOD INSURANCE RATE MAP FOR BALTIMORE COUNTY, MARYLAND PANEL 510 OF 575 DATED JULY 16, 2004 AREA IS DESIGNATED AS A ZONE X "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
22) SITE LIGHTING: "ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS."
23) SIGNAGE: NO SIGNS ARE PROPOSED AT THIS TIME, HOWEVER ANY FUTURE SIGNAGE SHALL COMPLY WITH SECTION 450 OF THE BCZR AND ALL OTHER APPLICABLE ZONING POLICIES, OR A VARIANCE WILL BE REQUESTED.
24) FIRE HYDRANTS: PROPOSED FIRE HYDRANTS ARE SHOWN ON THIS PLAN.
25) BUILDING HEIGHT 40'
26) NUMBER OF STORIES 1
27) CONSTRUCTION TYPE CONCRETE SLAB ON GRADE

- 1,000 H FLOOD
- 400 WATT WALL PACK
- SINGLE POLE
- THIN POLE

GENERAL NOTES:

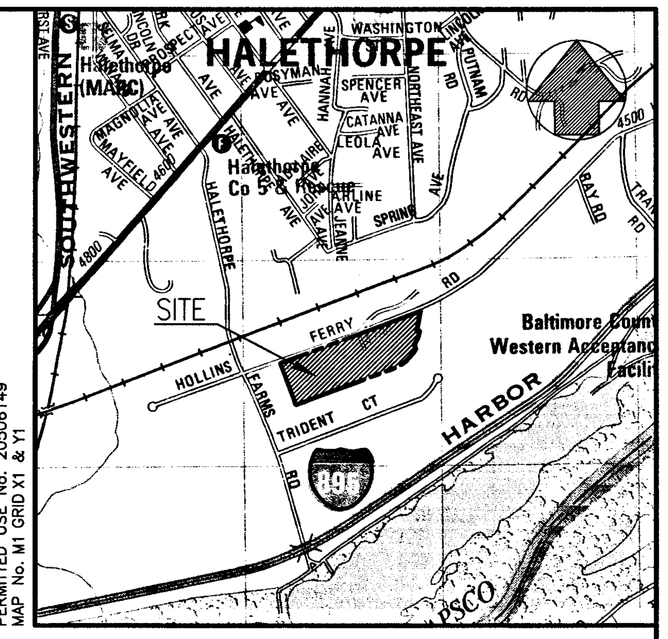
1. VERIFY ALL EXISTING GRADES PRIOR TO BEGINNING WORK.
2. THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE DRAWINGS IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND UNDERGROUND FACILITIES, BY TEST PITS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE, AS REQUIRED TO VERIFY EXACT LOCATIONS AND DEPTHS WITHIN THE LIMIT OF DISTURBANCE. ALL DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING.

DATA SOURCES:

1. COORDINATES SHOWN ON THIS PLAN ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM - NAD 83(1991)
2. ELEVATIONS SHOWN ON THIS PLAN ARE REFERRED TO THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88) WITH LOCAL REFERENCES.
3. UTILITIES SHOWN HEREON ARE BASED SOLELY ON FIELD LOCATIONS. NO COMPARISON TO, OR ENHANCEMENT HAS BEEN MADE FROM ANY UTILITY DRAWINGS. THE LOCATION OF ANY UNDERGROUND UTILITY SHOWN HEREON IS APPROXIMATE AND MUST BE VERIFIED.
4. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A COMPILATION OF INFORMATION TAKEN FROM RECORDED DEEDS, PLATS AND OTHER SOURCES DEEMED RELIABLE, AS WELL AS A FIELD RUN SURVEY PERFORMED BY MORRIS & RITCHIE ASSOCIATES.

LEGEND

- EX. PROPERTY LINE
- EX. BUILDING
- EX. CURB & GUTTER
- PROP. CURB & GUTTER
- EX. 2" SAN. — EX. SANITARY
- EX. 2" S.D. — EX. STORM DRAIN
- EX. 2" W — EX. WATER
- OH — EX. OVERHEAD ELEC.
- EX. GAS LINE
- T — EX. TELE LINE
- (16) PROP. PARKING COUNT
- PROP. HANDI-CAP SPACE
- PROP. DETECTABLE WARNING STRIP
- PROP. HANDI-CAP SIGN
- PROP. FIRE HYDRANT
- EX. 100-YEAR FLOOD PLAIN LINE
- PROP. 100-YEAR FLOOD PLAIN LINE
- PROP. ONE FOOT FREEBOARD LINE



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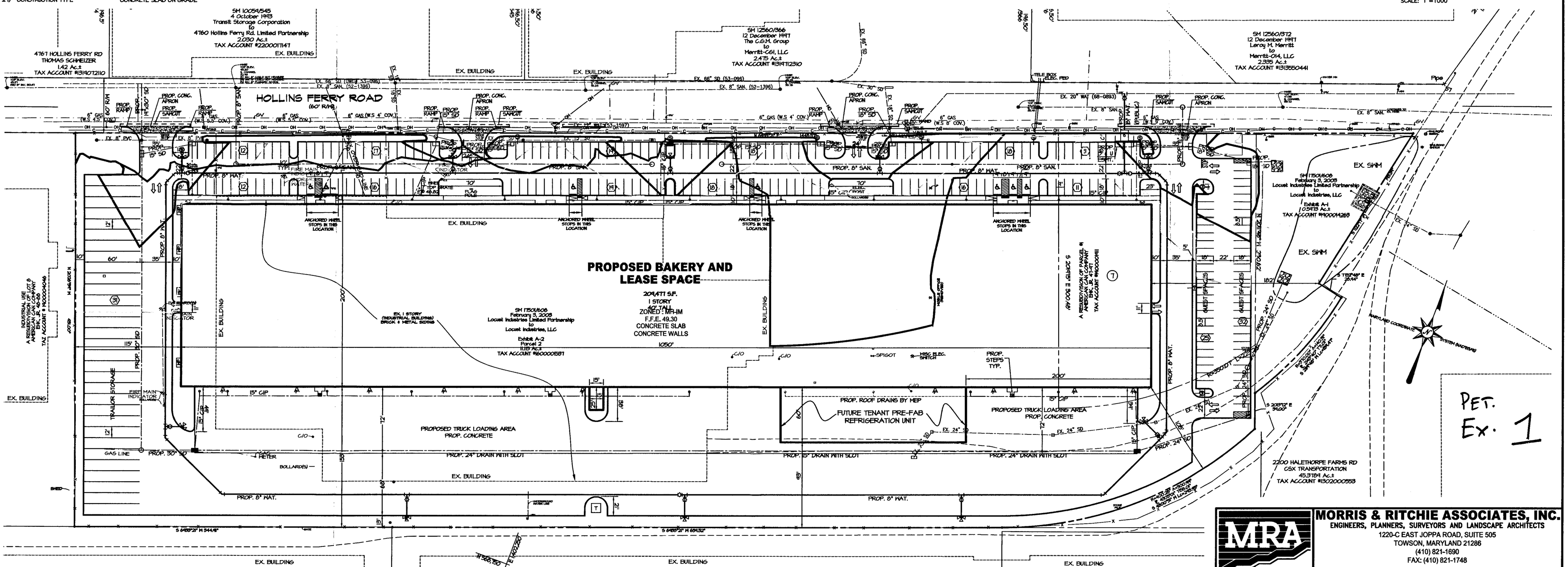
PERMITTED USE No. 20506149
MAP No. MI GRID A1 & T1

VICINITY MAP
SCALE: 1"=1000'



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
(410) 821-1690
FAX: (410) 821-1748
MRAGTA.COM

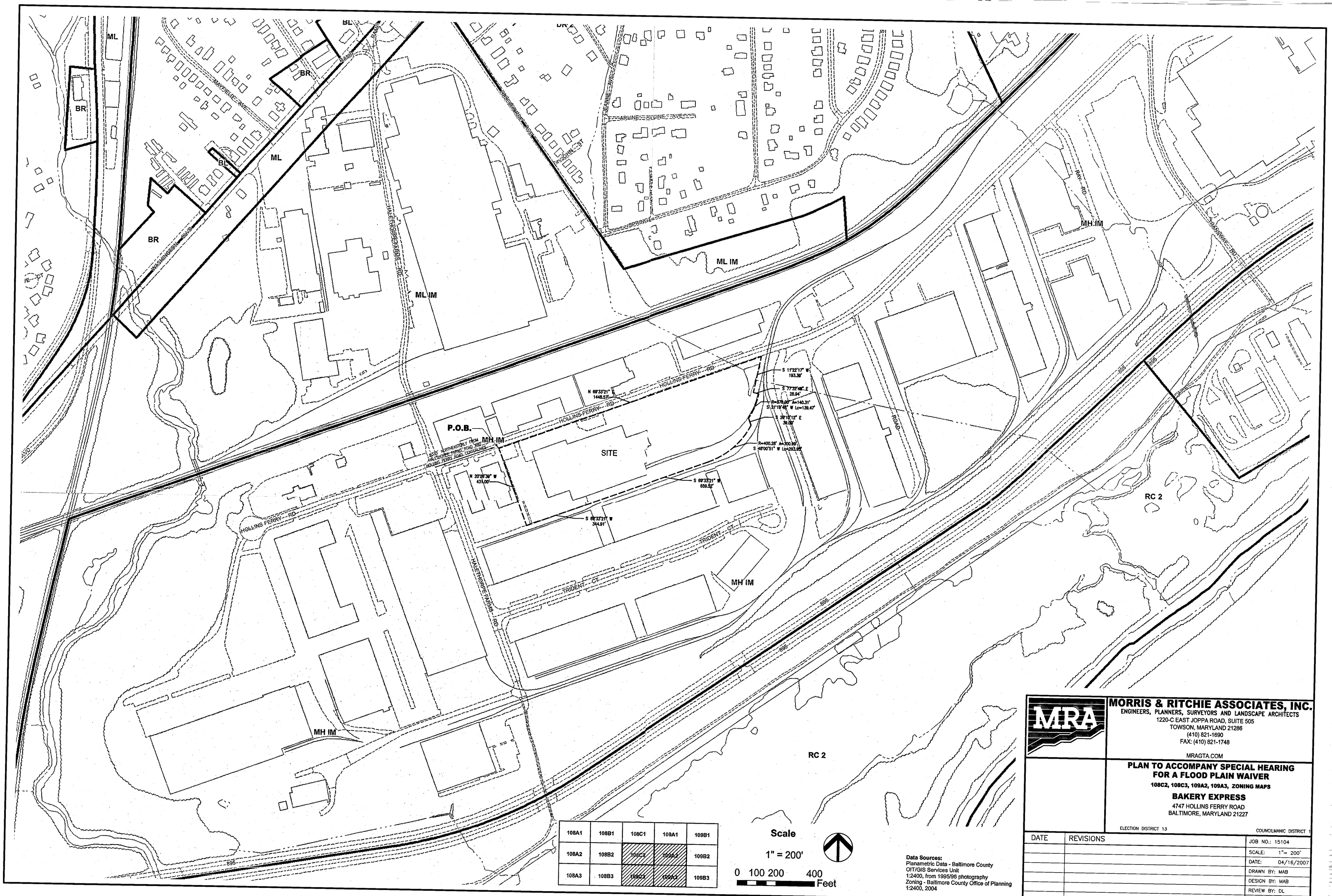
STATE OF MARYLAND PROFESSIONAL ENGINEER — 5/30/07

FLOOD PLAIN EXHIBIT WITH FREEBOARD LINE

BAKERY EXPRESS
4747 HOLLINS FERRY ROAD
BALTIMORE, MARYLAND 21227

ELECTION DISTRICT 13 — COUNCILMATIC DISTRICT 1

DATE	REVISIONS	
		JOB NO.: 15104
		SCALE: 1"= 50'
		DATE: 05/24/07
	PETITIONER'S	DRAWN BY: MAB
		DESIGN BY: ES
	EXHIBIT NO. 1.	REVIEW BY: DL
		SHEET: 1 OF 1



MRA

MORRIS & RITCHIE ASSOCIATES, INC.
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TOWSON, MARYLAND 21286
(410) 821-1690
FAX: (410) 821-1748

MRAGTA.COM

PLAN TO ACCOMPANY SPECIAL HEARING FOR A FLOOD PLAIN WAIVER

108C2, 108C3, 109A2, 109A3, ZONING MAPS

BAKERY EXPRESS

4747 HOLLINS FERRY ROAD
BALTIMORE, MARYLAND 21227

ELECTION DISTRICT 13 — COUNCILMANIC DISTRICT 1

DATE	REVISIONS	
		JOB NO.: 15104
		SCALE: 1"= 200'
		DATE: 04/16/2007
		DRAWN BY: MAB
		DESIGN BY: MAB
		REVIEW BY: DL
		SHEET: 1 OF 1

P:\15104\PLANNING\PLOT\ZONING-PLAN\15104- ZONING PLAN-01.DWG, 4/20/2007 9:52:02 AM, MBishop,

Copyright 2007 Morris & Ritchie Associates, Inc.

NOTES:

SITE:

1) OWNER: LOCUST INDUSTRIES LLC. 2066 LORD BALTIMORE DRIVE BALTIMORE, MARYLAND 21244
2) EXISTING USE: WAREHOUSE
3) PROPOSED USE: 1 STORY BAKERY AND LEASE SPACE
4) PREVIOUS COMMERCIAL PERMIT: NONE
5) ZONING HEARINGS: CRG, DRC, WAIVER — DRC NUMBER 020507A SECTION 32-4-106(a)(1)(vi) GRANTED FEBRUARY 15, 2007
6) ZONE: MH IM MAP# 108C2, 108C3, 101A2, 101A3
7) ADJACENT ZONES: ALL ADJACENT PROPERTIES ARE ZONED MH IM
8) SITE AREA: 567,484 SF (13.038 ACRES) NET 596,404 SF (13.70 ACRES) GROSS
9) ELECTION DISTRICT: 13
10) COUNCILMATIC DISTRICT: 1
11) PROPERTY TAX ACCOUNT NUMBERS: 1900001111, 1900014263, 1600001537
12) ADDRESS: OWNER IS CURRENTLY APPLYING FOR A CHANGE OF ADDRESS TO 4711 HOLLINS FERRY ROAD
13) ADJACENT STREETS: HALETHORE FARM ROAD 1345' TO CENTER LINE OF INTERSECTION
14) FLOOR AREA RATIO: GROSS FLOOR AREA 209,477 SF / GROSS SITE AREA 596,404 SF = .35
15) REQ. SETBACKS IN MH IM ZONE: FRONT YARD: 25' SIDE YARD: 30' REAR YARD: 30'
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19) DESIGN STANDARDS, SCREENING, AND LANDSCAPING: *MUST BE PROVIDED IN ACCORDANCE WITH THE LANDSCAPE MANUAL AND ALL OTHER MANUALS ADOPTED PURSUANT TO SECTION 26-203 OF THE BALTIMORE COUNTY CODE. LIGHTING WILL BE STANDARD "I" COMBINATION CURB AND GUTTER DETAIL PLATE R-21 BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS STANDARDS AND DETAILS FOR CONSTRUCTION.
20) CURBING:
21) FLOOD INFORMATION: PER FLOOD INSURANCE RATE MAP FOR BALTIMORE COUNTY, MARYLAND PANEL 510 OF 575 DATED JULY 16, 2004 AREA IS DESIGNATED AS A ZONE X *AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN*.
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24) FIRE HYDRANTS: PROPOSED FIRE HYDRANTS ARE SHOWN ON THIS PLAN.
25) BUILDING HEIGHT: 40'
26) NUMBER OF STORIES: 1
27) CONSTRUCTION TYPE: CONCRETE SLAB ON GRADE

- 1000 W FLOOD
- HP 400 WATT WALL PACK
- SINGLE POLE
- THIN POLE

GENERAL NOTES:

1. VERIFY ALL EXISTING GRADES PRIOR TO BEGINING WORK
2. THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE DRAWINGS IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND UNDERGROUND FACILITIES, BY TEST PITS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE, AS REQUIRED TO VERIFY EXACT LOCATIONS AND DEPTHS WITHIN THE LIMIT OF DISTURBANCE. ALL DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING.

DATA SOURCES:

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2. ELEVATIONS SHOWN ON THIS PLAN ARE REFERRED TO THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88) WITH LOCAL REFERENCES.
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4. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A COMPILATION OF INFORMATION TAKEN FROM RECORDED DEEDS, PLATS AND OTHER SOURCES DEEMED RELIABLE, AS WELL AS A FIELD RUN SURVEY PERFORMED BY MORRIS & RITCHIE ASSOCIATES.

LEGEND

- PROP. ESTIMATED 100-YEAR WATER SURFACE ELEV.
- EX. PROPERTY LINE
- EX. BUILDING
- EX. CURB & GUTTER
- PROP. CURB & GUTTER
- EX. 4" SAN. — EX. SANITARY
- EX. 4" S.D. — EX. STORM DRAIN
- 1.25 EX. 4" W — EX. WATER
- OH — EX. OVERHEAD ELEC.
- EX. GAS LINE
- T — EX. TELE LINE
- PROP. PARKING COUNT
- PROP. HANDI-CAP SPACE
- PROP. DETECTABLE WARNING STRIP
- PROP. HANDI-CAP SIGN
- PROP. FIRE HYDRANT

METES AND BOUNDS

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS

April 13, 2007

13.038 acres of land, more or less, located on the south side of Hollins Ferry Road, 13th Election District, Baltimore County, Maryland

Beginning for the same at an iron pipe heretofore set on the southerly right of way line of Hollins Ferry Road, sixty feet wide, at the beginning of the first or North 69°48'13" East 1069.84 foot line of that parcel of land designated as Exhibit A-2 of Parcel Two of that parcel of land conveyed by and described in a Deed of Dissolution from Locust Industries Limited Partnership to Locust Industries, LLC dated February 3, 2003 and recorded among the Land Records of Baltimore County in Liber S.M. 17501 folio 608, running thence and binding on the aforesaid first line and binding also reversely on the first or South 69°48'13" West 214.59 foot line of that parcel of land designated as Exhibit A-2 of Parcel One of the aforesaid deed and binding also on the first or North 69°48'13" East 159.46 foot line of Exhibit A-1 of the aforesaid deed, one course in all with the bearings herein being referred to the Maryland Coordinate System, NAD 83/91;

1. North 69°33'21" East 1448.57 feet, thence leaving the aforesaid right of way line and binding on the second, third and fourth lines of the aforesaid Exhibit A-1 the three following courses and distances;
2. South 11°22'17" West 193.39 feet;
3. South 77°32'46" East 28.94 feet, and;
4. Southwesterly by a line curving to the right having a radius of 370.00 feet for an arc distance of 140.31 feet, said curve being subtended by a chord bearing South 21°19'46" West 139.47 feet to intersect the fifth line of the aforesaid Exhibit A-2, Parcel Two, running thence and binding on the remainder of the fifth through the ninth lines of said parcel the four following courses and distances;
5. South 20°13'12" East 39.00 feet;
6. Southwesterly by a line curving to the right having a radius of 400.28 feet for an arc distance of 300.99 feet, said curve being subtended by a chord bearing South 48°00'51" West 293.95 feet to a point of tangent;
7. South 69°33'21" West 659.52 feet to an iron pipe heretofore set, and continuing this same direction;
8. South 69°33'21" West 344.91 feet to an iron pipe heretofore set, and
9. North 20°26'39" West 431.00 feet to the point of beginning.

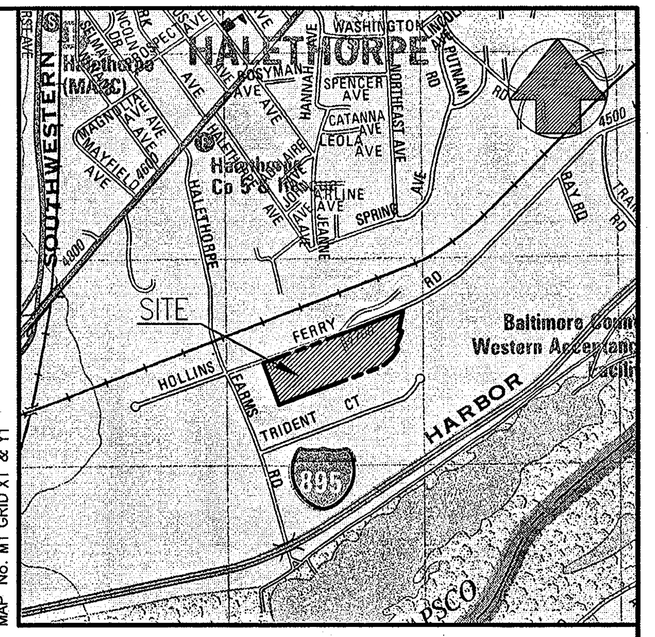
Containing 13.038 acres of land, more or less, as surveyed by Morris & Ritchie Associates, Inc. in February 2007.

Being the same and all as that parcel of land conveyed by and described in a Deed of Dissolution from Locust Industries Limited Partnership to Locust Industries, LLC dated February 3, 2003 and recorded among the Land Records of Baltimore County in Liber S.M. 17501 folio 608.

P:\15104\Survey\Description\15104 Description.Doc

1220-C East Joppa Road, Suite 505, Towson, MD 21286 (410) 821-1690 Fax: (410) 821-1748 www.mragta.com

Annapolis, MD (410) 919-6000 • Laurel, MD (410) 792-9792 • Towson, MD (410) 821-1690 • Georgetown, DE (302) 856-9734 • Wilmington, DE (302) 328-2200 • York, PA (717) 791-6073



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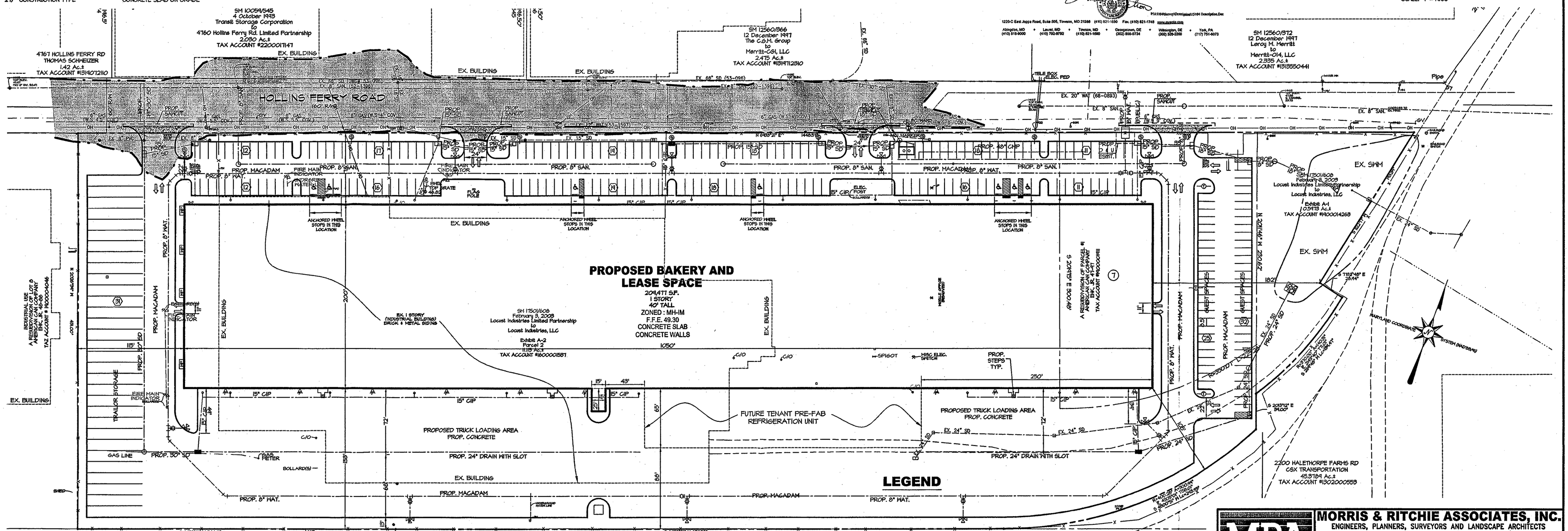
PERMITTED USE No. 20506149
MAP No. M1 GRID X1 & Y1

VICINITY MAP

SCALE: 1"=1000'



INDUSTRIAL USE
1
RESUBDIVISION PLAN OF PARCEL "2"
AMERICAN CAN COMPANY
OTG 35-64
TAX ACCOUNT # 1600006501

INDUSTRIAL USE
2
RESUBDIVISION PLAN OF PARCEL "2"
AMERICAN CAN COMPANY
OTG 35-64
TAX ACCOUNT # 1600006502

INDUSTRIAL USE
3
RESUBDIVISION PLAN OF PARCEL "2"
AMERICAN CAN COMPANY
OTG 35-64
TAX ACCOUNT # 1600006503

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
(410) 821-1690
FAX: (410) 821-1748
MRAGTA.COM

STATE OF MARYLAND — DAVID E. LOCKE — REGISTERED LANDSCAPE ARCHITECT — NO. 654

PLAN TO ACCOMPANY SPECIAL HEARING FOR A FLOOD PLAIN WAIVER

BAKERY EXPRESS
4747 HOLLINS FERRY ROAD
BALTIMORE, MARYLAND 21227

ELECTION DISTRICT 13 — COUNCILMATIC DISTRICT 1

DATE	REVISIONS		
		JOB NO.:	15104
		SCALE:	1"= 50'
		DATE:	04/13/07
		DRAWN BY:	MAB
		DESIGN BY:	DL
		REVIEW BY:	DL
		SHEET:	1 OF 1

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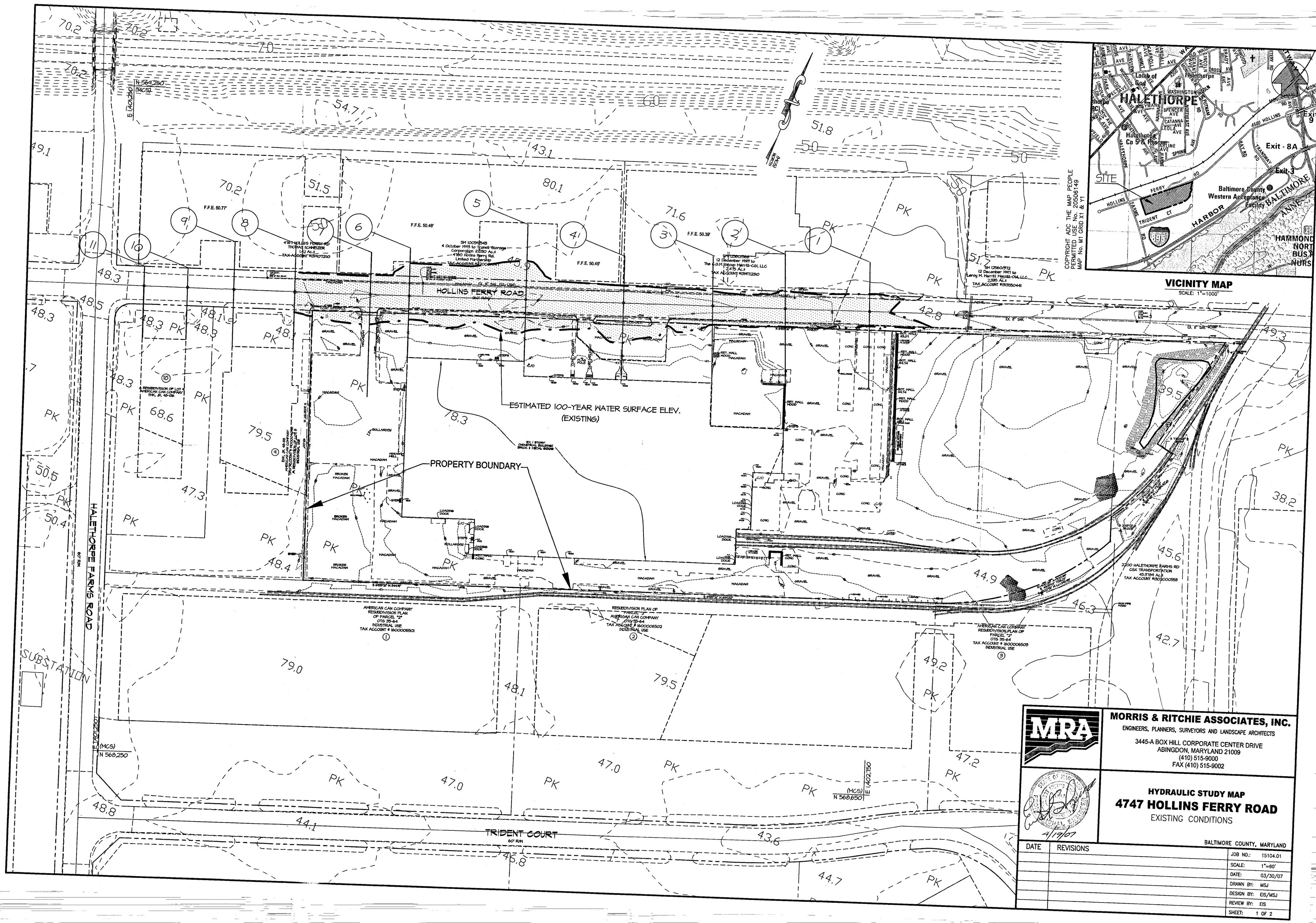

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
3445-A BOX HILL CORPORATE CENTER DRIVE
ABINGDON, MARYLAND 21009
(410) 515-9000
FAX (410) 515-9002

4/19/07

HYDRAULIC STUDY MAP
4747 HOLLINS FERRY ROAD
EXISTING CONDITIONS

BALTIMORE COUNTY, MARYLAND

DATE	REVISIONS		
		JOB NO.:	15104.01
		SCALE:	1"=60'
		DATE:	03/30/07
		DRAWN BY:	MSJ
		DESIGN BY:	EIS/MSJ
		REVIEW BY:	EIS
		SHEET:	1 OF 2

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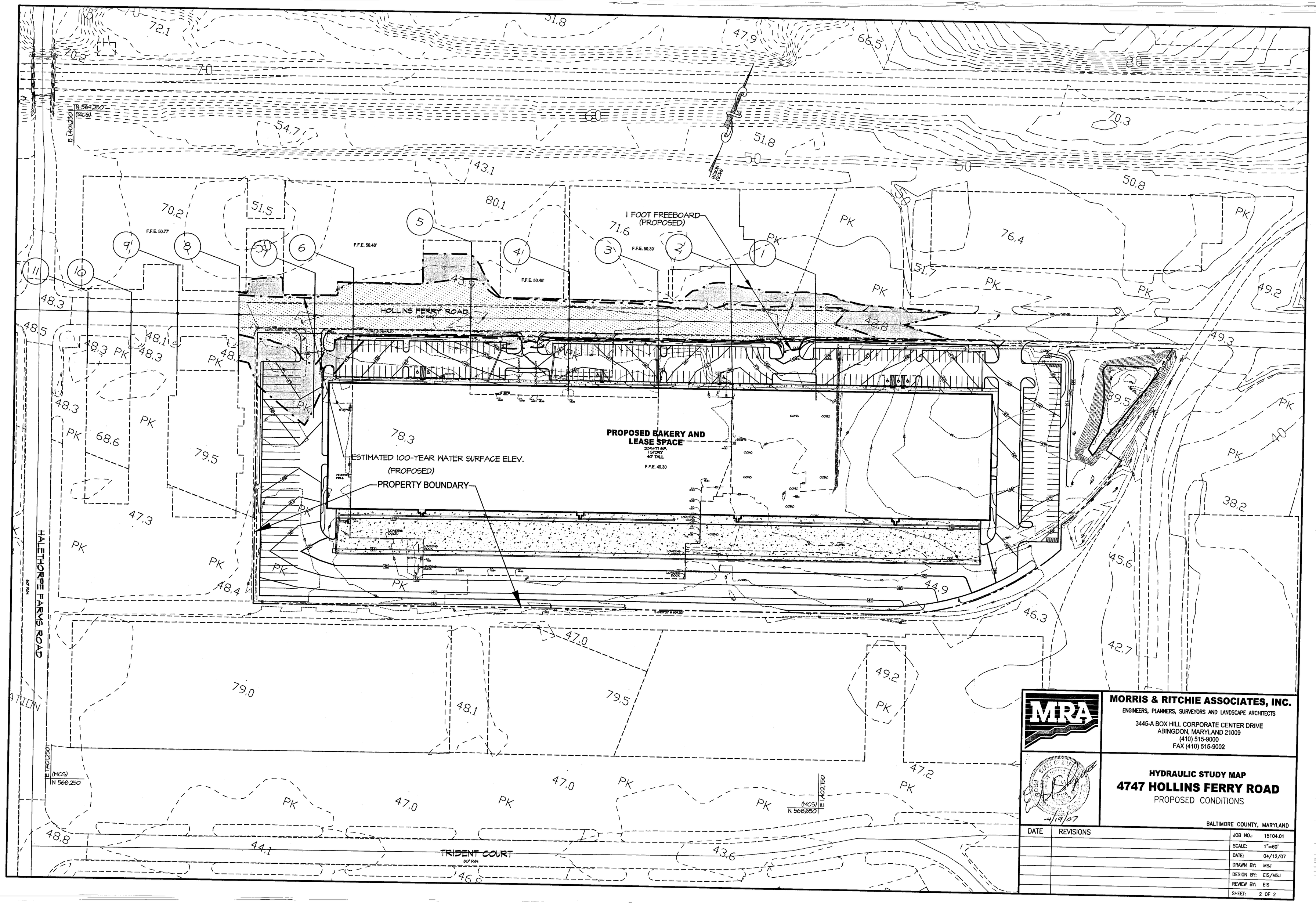
1:1, Copyright 2007 Morris & Ritchie Associates, Inc.



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
3445-A BOX HILL CORPORATE CENTER DRIVE
ABINGDON, MARYLAND 21009
(410) 515-9000
FAX (410) 515-9002

4/19/07

HYDRAULIC STUDY MAP

4747 HOLLINS FERRY ROAD

PROPOSED CONDITIONS

BALTIMORE COUNTY, MARYLAND

DATE	REVISIONS

JOB NO.:	15104.01
SCALE:	1"=60'
DATE:	04/12/07
DRAWN BY:	MSJ
DESIGN BY:	EIS/MSJ
REVIEW BY:	EIS
SHEET:	2 OF 2

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