#### IN RE: PETITION FOR SPECIAL HEARING

N side of German Hill Road, 620 feet +/-E of c/l of Beverly Road 12<sup>th</sup> Election District 7<sup>th</sup> Councilmanic District (7330 and 7332 German Hill Road)

Pastor Cameron Giovanelli, The Calvary Baptist Church of Dundalk, Maryland Petitioner

- \* BEFORE THE
- \* DEPUTY ZONING
- \* COMMISSIONER
- \* FOR BALTIMORE COUNTY

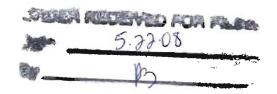
\*

\* Case No. 08-386-SPH

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

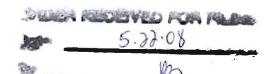
This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Special Hearing for the property located at 7330 and 7332 German Hill Road. The Petition was filed by Pastor Cameron Giovanelli on behalf of The Calvary Baptist Church of Dundalk Maryland, the legal property owner. Special Hearing relief is requested in accordance with Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) for a waiver pursuant to Section 500.6 of the B.C.Z.R.; Section 3112.0 of the Baltimore County Building Code; and Sections 32-4-414, 32-4-107(a)(2), and 32-8-301 of the Baltimore County Code (B.C.C.), to permit grading in a riverine floodplain. The subject property and requested relief are more fully described on the site plan which was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the requested special hearing were Pastor Cameron Giovanelli on behalf of Petitioner The Calvary Baptist Church of Dundalk Maryland, and Richard E. Matz, of Colbert Matz Rosenfelt, Inc., the professional engineer who prepared the site plan. There were no Protestants or other interested persons in attendance at the hearing.



Testimony and evidence offered revealed that the subject property is an irregular-shaped property consisting of approximately 2.7353 acres and zoned D.R.5.5. As shown on the site plan, the property is made up of two lots -- Lots 35 and 36 -- located on the north side of German Hill Road and west of Merritt Boulevard in the Dundalk area of Baltimore County. The property is largely flat and open, but does have some improvements. An existing 1½-story garage is located on southwest side of the property (left front on the site plan) and an existing one-story brick single-family dwelling is located on the south side of the property (middle front on the site plan).

Situated to the east of the subject property is a neighborhood of row homes and some single-family homes. To the west of the property are several parcels, the closest of which to German Hill Road appears to be improved with a single-family dwelling. Behind the subject property directly to the north is an unimproved parcel owned by Petitioner. Next to that parcel to the west is another property owned by Petitioner where the main church -- The Calvary Baptist Church of Dundalk -- is located. The Church purchased the subject property approximately one year ago. Because it is largely vacant and relatively spacious and flat, as well as immediately adjacent to the Church's building and parking areas, the Church acquired the property when it became available with a plan to utilize it as a ball field. In order to do so, the Church has already undertaken some landscaping and removal of debris that had been left on the property over the years. During the course of the landscaping, it came to the attention of the Church that there is a stream running along the west side of the property and that most of the property is within the 100 year floodplain. Marked and accepted into evidence as Petitioner's Exhibit 3 is a copy of the zoning map which also shows the extent of the 100 year floodplain on the property. In order to continue and complete further landscaping of the property, the Church contacted Mr. Matz for his

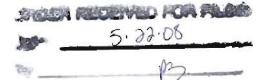


engineering and floodplain expertise and is now requesting a waiver of the floodplain regulations to permit grading in a riverine floodplain.

Testimony from Pastor Giovanelli indicated that when the Church purchased the property, it contained thick vegetation as well as all kinds of debris. Over the years, various individuals used the mostly vacant and unimproved property as their personal dumping ground. Pastor Giovanelli indicated that during the clearing of the vegetation, they also removed literally thousands of pounds of trash and rubble, including bricks, concrete blocks, glass, wheels and tires, and other discarded household items. In particular, the stream was filled with concrete blocks and bricks and appeared polluted with other trash. The Church essentially cleaned up the site and was in the process of grading and landscaping when the floodplain issue arose.

In support of the special hearing request for a waiver to permit the grading, Mr. Matz, Petitioner's consulting engineer, indicated that prior to the clearing the property, it was already primarily flat. As shown on the photographs which were marked and accepted into evidence as Petitioner's Exhibits 4A and 4B and 5A through 5C, respectively, the property is now mostly cleared and still flat. He indicated that the Church has not changed or altered the current grade of the property. Mr. Matz also submitted photographs of the stream with some of the debris still remaining, though most of it has been removed. These photographs were marked and accepted into evidence as Petitioner's Exhibits 6A and 6B.

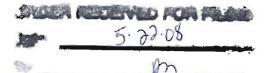
Shortly after the hearing and in further support of the requested waiver, Mr. Matz submitted a Grading and Sediment Control Plan dated April 21, 2008 to the County's Department of Public Works. Among other things, the plan indicates that the proposed grading would be similar to the existing landscape, and no more than one foot of additional grading, with possibly some fill dirt. It also indicates that the impervious surface areas will actually decrease; in



particular, the grading and seeding for grass will result in more absorption and less flooding, and also with less of an impact to the west side of the property where the stream is located. In short, the plan will make the effect of the riverine floodplain better, not worse.

Thereafter, the Director of Public Works Edward C. Adams reviewed Petitioner's waiver request and the Grading and Sediment Control Plan and forwarded his recommendation to Permits and Development Management Director Timothy M. Kotroco. In his Inter-Office Correspondence dated April 22, 2008, Mr. Adams indicated that the instant matter involves a waiver of floodplain regulations to grade and finish a playing field for the church school. The subject project was found to be upstream from and adjacent to the riverine floodplain. The applicant's engineer provided a floodplain study that indicated the entire site is subject to shallow flooding resulting from overflow from an existing artificial drainage channel. Director Adams then concluded by indicating his Department recommends approval of the waiver.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments received from the Office of Planning dated March 27, 2008 requested that Petitioner address certain information, including the following: explaining why the property is to be graded as the entire site appears to have been recently disturbed; if the site is to be used for parking, providing parking and landscape plans as required; and submitting lighting and landscape plan to the Planning Office and Avery Harden, Baltimore Landscape Architect, for review and approval. Comments received from the Department of Environmental Protection and Resource Management dated March 25, 2008 indicate that the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains, and must comply with the Forest Conservation Regulations, as well as address forest buffer impacts associated with the floodplain. Comments received from the Bureau of Development Plans



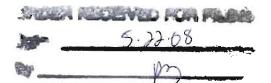
Review dated March 5, 2008 indicate that Petitioner must submit a flood plain study showing both existing and proposed flood plain lines.

Based on the testimony and evidence presented, I am persuaded to grant the special hearing relief and approve the waiver as requested. In my judgment, Petitioner's plans will improve an area that had fallen into decay, and will do so in a manner that mitigates the effect of the 100 year floodplain. In addition, it appears from the evidence adduced at the hearing that Petitioner has addressed the comments from the various ZAC agencies, and has also submitted a Grading and Sediment Control Plan and received the recommendation from Director of the Department of Public Works that the waiver should be granted based on that Plan. Moreover, I believe Petitioner's plans are appropriate and will not be detrimental to the health, safety, or general welfare of the surrounding locale.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by Petitioner, I find that Petitioner's request for special hearing should be granted with conditions.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County, this 22rd day of May, 2008 that Petitioner's request for Special Hearing relief filed in accordance with Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) for a waiver pursuant to Section 500.6 of the B.C.Z.R.; Section 3112.0 of the Baltimore County Building Code; and Sections 32-4-414, 32-4-107(a)(2), and 32-8-301 of the Baltimore County Code (B.C.C.), to permit grading in a riverine floodplain is herby GRANTED subject to the following restrictions which are conditions precedent to the relief granted herein:

1. Petitioner may apply for 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



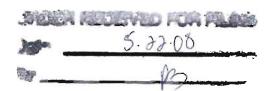
whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.

- 2. 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).
- 3. Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).
- 4. As indicated in the April 22, 2008 Inter-Office Correspondence from the Director of Public Works recommending approval of the waiver, the sealed Grading and Sediment Control Plan shall incorporate the following assurances:
  - a) That there is no offsite impact due to flooding as a result of the development activity being performed in the floodplain area.
  - b) That the 100 year floodplain covers the entire site (to a depth not to exceed 6 inches).
  - c) That the development consists of grading to support a playing filed that will not be in use in a major flood event.
  - d) That there will be no concentration of runoff leading to increased erosion of adjacent properties.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

PHOMAS H. BOSTWICK Deputy Zoning Commissioner for Baltimore County

THB:pz





JAMES T. SMITH, JR. County Executive

THOMAS H. BOSTWICK Deputy Zoning Commissioner

May 22, 2008

PASTOR CAMERON GIOVANELLI THE CALVARY BAPTIST CHURCH OF DUNDALK, MARYLAND 7321 MANCHESTER ROAD DUNDALK MD 21222

Re: Petition for Special Hearing
Case No. 08-386-SPH
Property: 7330 and 7332 German Hill Road

Dear Pastor Giovanelli:

Enclosed please find the decision rendered in the above-captioned case.

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

Very truly yours,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

for Baltimore County

THB:pz

Enclosure

c: Richard E. Matz, Colbert, Matz & Rosenfelt, 2835 Smith Avenue, Suite G, Baltimore, MD 21209



# Petition for Special Hearing

## to the Zoning Commissioner of Baltimore County

•				
for the pro	perty located	at:_ 7330 & 7332 German Hill Road		<u> </u>
		is presently zoned <u>DR-5.5</u>		
Deed Reference _	<b>25841</b> / _	200 Tax Account # 1207061930	<u>, 12070</u>	<u>61931</u>
This Petition shall be filed with the Departme owner(s) of the property situate in Baltimore Counade a part of thereof, hereby petition for a Special determine whether or not the Zoning Commission	nty and which cial Hearing un	is described in the description and plat atta der 500.7 of the Zoning Regulations of Balt	ched he	ereto and
A waiver pursuant to Section 500.6, BCZF and 32-8-301 BCC, to permit grading in a		2.0, Building Code; and Sections 32-4-414, 3 ain.	2-4-107	7 (a)(2),
Property is to be posted and advertised as prescribed by or we, agree to pay expenses of above Special Hearing oning regulations and restrictions of Baltimore County a	ng, advertising, p	osting, etc and further agree to and are to be bou at to the zoning law for Baltimore County.		
		I/We do solemnly declare and affirm, under the perjury, that I/we are the legal owner(s) of the puls the subject of this Petition.		
Contract Purchaser/Lessee:		Legal Owner(s):		
				la comple
ame – Type or Print		Pastor Cameron Gievanelli, The Calvary Ba	<u> </u>	
<b>JP2</b> 2		Name	ant mai	ylalla
ignature		Signature		
ddress. Telephone	No.	Name – Type or Print		
•	ip Code	Signature		05.4400
Attorney For Petitioner:		7321 Manchester Road  Address.		85-4129 one No.
ame – Type or Print		Dundalk City	MD State	Zip Code
		Representative to be Contacted:		-,-
ignature	<del></del>	Representative to be contacted.		
		Richard E. Matz, P.E.		
отрапу		COLBERT MATZ ROSENFELT, INC		
•		2835 Smith Avenue, Suite G	410-6	53-3838
ddress Telephone	No.	Address		one No.
		Baltimore	MD	21209
ity State Zi	p Code	City	State	Zip Code
		OFFICE USE ONLY		
Case No. 08 - 386 - 5PH		ESTIMATED LENGTH OF HEARING		
ase No. 1/1 300-311		UNAVAILABLE FOR HEARING		
And the second		Reviewed By Date	2-2	1.08
JUST HELDEVEL POR MA	Anno.	Date.		-

5.2208

## Colbert Matz Rosenfelt, Inc.

Civil Engineers . Surveyors . Planners



#### ZONING DESCRIPTION - 7330 & 7332 GERMAN HILL ROAD

Beginning at a point on the north side of German Hill Road, which is 50 feet wide, at a distance of 620 feet, more or less, east of the centerline of Beverly Road, which is of varying width. Thence the following courses and distances:

N 03°46'49" E, 378.39 ft S 85°42'11" E, 300.01 ft.; S 03°46'49" W, 340.78 ft.; N 57°08'35" W, 43.54 ft.; S 20°56'46" W, 175.70 ft., thence; N 58°11'47" W, 238.00 ft. to the Point of Beginning.

As recorded in Deed Liber 25841, folio 200 and containing 2.7353 acres. Also known as 7330 and 7332 German Hill Road and located in the 12<sup>th</sup> Election District, 7th Council District.



08-386-SPH

#### 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: #08-386-SPH

7330 & 7332 German Hill Road

N/side of German Hill Road, 620 feet +/- east of centerline of Beverly Road

12th Election District - 7th Councilmanic District Legal Owner(s): Calvary Baptist Church of Dundalk, Pastor Cameron Giovanelli

Special Hearing: for a waiver pursuant to Section 5003.6, of the BCZR, Section 3112.0, Building Code and Sections 32-4-414, 32-4-107(a)(2) and 32-8-301 BCC, to permit grading in a riverine floodplain.

Hearing: Thursday, April 17, 2008 at 11:00 a.m. in Room 106, County Office Building, 111 W. Cheapenke 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/4/625 Apr. 1

#### CERTIFICATE OF PUBLICATION

4/3, 2008
THIS IS TO CERTIFY, that the annexed advertisement was published
n the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
on 4/1,2008.
The Jeffersonian
☐ Arbutus Times
☐ Catonsville Times
☐ Towson Times
Owings Mills Times
☐ NE Booster/Reporter
☐ North County News

LEGAL ADVERTISING

Wilkings

OFFICE	OF BUI	DUNTY, DGET AI US REC	ND FINA		i i			2.2/,08 2/2/2008 2	007000 TONE 000 /21/2000 15:00:00 2
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## **CERTIFICATE OF POSTING**

**ATTENTION: KRISTEN MATTHEWS** 

**DATE:** 04/02/08

Case Number: 08-386-SPH

Petitioner / Developer: COLBERT, MATZ & ROSENFELT INC.~

PASTOR CAMERON GIOVANELLI

Date of Hearing (Closing): APRIL 17, 2008

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: 7330 & 7332 GERMAN HILL ROAD

The sign(s) were posted on: 03/30/08



Linda O'Kufe (Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030 (City, State, Zip of Sign Poster)

410 - 666 - 5366

(Telephone Number of Sign Poster)



JAMES T. SMITH, JR. County Executive

TIMU BHOPM K,020080, Director
Department of Permits and
Development Management

#### **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: 08-386-SPH

7330 & 7332 German Hill Road

N/side of German Hill Road, 620 feet +/- east of centerline of Beverly Road 12<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District

Legal Owners: Calvary Baptist Church of Dundalk, Pastor Cameron Giovanelli

<u>Special Hearing</u> for a waiver pursuant to Section 5003.6, of the BCZR, Secion 3112.0, Building Code and Sections 32-4-414, 32-4-107(a)(2) and 32-8-301 BCC, to permit grading in a riverine floodplain.

Hearing: Thursday, April 17, 2008 at 11:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204

Timothy Kotroco

Director

TK:klm

C: Pastor Cameron Giovanelli, 7321 Manchester Road, Dundalk 21222 Richard Matz, 2835 Smith Avenue, Ste. G., Baltimore 21209

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, APRIL 2, 2008.

- (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, April 1, 2008 Issue - Jeffersonian

Please forward billing to:

Pastor Cameron Giovanelli Calvary Baptist Church of Dundalk 7321 Manchester Road Dundalk, MD 21222 40-285-4129

#### 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: 08-386-SPH

7330 & 7332 German Hill Road

N/side of German Hill Road, 620 feet +/- east of centerline of Beverly Road 12<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District

Legal Owners: Calvary Baptist Church of Dundalk, Pastor Cameron Giovanelli

Special Hearing for a waiver pursuant to Section 5003.6, of the BCZR, Secion 3112.0, Building Code and Sections 32-4-414, 32-4-107(a)(2) and 32-8-301 BCC, to permit grading in a riverine floodplain.

Hearing: Thursday, April 17, 2008 at 11:00 a.m. in Room 106, County Office Building,

1,11 West Chesapeake 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 <u>Baltimore County Zoning Regulations</u> (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: 08-386  Petitioner: CAWARY BAPTIST CHARCH OF DUNDALK MARYLAND  Address or Location: 7330 \$ 7332 GERMAN HILL ROAD
PLEASE FORWARD ADVERTISING BILL TO:  Name: PASTOR. CAMERON GIOVANELLI.  Address: 7321 Manchester ROAD  DUNDAW, MD. 21222
Telephone Number: 460-285- 4(29.



JAMES T. SMITH, JR. County Executive

TIMOTHY M. KOTROCO, Director

Department of Permits and

Development Management

April 8, 2008

Pastor Cameron Giovanelli The Calvary Baptist Church of Dundalk Maryland 7321 Manchester Road Dundalk, Maryland 21222

Dear Pastor Giovanelli:

RE: Case Number: 08-386-SPH, 7330 & 7332 German Hill Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 21, 2008. This letter is not an approval, but only a **NOTIFICATION**.

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

Richard E. Matz, P.E. Colbert Matz Rosenfelt, Inc. 2835 Smith Avenue, Suite G Baltimore 21209

#### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

**DATE:** March 27, 2008

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, Ill

Director, Office of Planning

**SUBJECT:** 

7330 and 7332 German Hill Road

**INFORMATION:** 

Item Number:

8-386

Petitioner:

The Calvary Baptist Church of Dundalk Maryland

Zoning:

DR 5.5

Requested Action:

Special Hearing

The petitioner is seeking to grade previously disturbed land for unknown purposes. Only a small portion of the site is in the 100-year floodplain.

#### SUMMARY OF RECOMMENDATIONS:

The Petitioner should address the following prior to the conclusion of the subject special hearing:

- 1. Explain why the property is to be graded. The entire site appears to have been recently disturbed.
- 2. If the site is to be used for parking, provide parking and landscape plan as required.
- 3. Additionally submit lighting and landscaping plan to this office for review and approval. Avery Harden, Baltimore County Landscape Architect, should also give approval of such plan.

For further information concerning the matters stated here in, please contact John Alexander at 410-887-3480.

Reviewed by

Division Chief:

AFK/LL: CM

#### BALTIMORE COUNTY, MARYLAND

#### INTER OFFICE CORRESPONDENCE

TO:

Timothy Kotroco, Director,

Permits & Development Management

ATTN:

Kristen Matthews

MS 1105

FROM:

Edward Adams, Director,

Public Works

DATE:

April 22, 2008

SUBJECT: Case No. 08-386-SPH

7330 German Hill Road

Calvary Baptist Church of Dundalk

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.

Case No. 08-321-SPH involves a waiver to floodplain regulations (specifically Section 32-4-414 BCC concerning development in the riverine floodplain) to grade and finish a playing field for the church school. The subject project was found to be upstream from and adjacent to the riverine floodplain as mapped on the Federal Flood Insurance Rate Map (FIRM), Panel 240010-0420B dated March 2, 1981. The applicant's engineer provided a floodplain study that indicated the entire site is subject to shallow flooding resulting from overflow from an existing artifical drainage channel.

The grading and sediment control plan prepared and sealed by the applicant's engineer bears the following notes:

- 1. There is no offsite impact due to flooding as a result of the development activity being performed in the floodplain area.
- 2. The 100-year floodplain covers the entire site (to a depth not to exceed 6").
- 3. The development consists of grading to support a playing field that will not be in use in a major flood event.
- 4. Further, there will be no concentration of runoff leading to increased erosion of adjacent properties.

Page 2 April 22, 2008

This department recommends approval of the waiver as requested based on the assurances noted above.

#### ECA/DLT/s

CC: Kevin Wagner, State Coordinating Office, Maryland Department of Natural Resources; Tom Bostwick, Deputy Zoning Commissioner; Peter Zimmerman, Peoples Counsel; Dennis Kennedy, Chief, Development Plan Review Bureau; Dick Matz (attn.: Kevin Larrowe) Colbert Matz Rosenfelt, Inc.

#### BALTIMORE COUNTY, MARYLAND

#### **Inter-Office Correspondence**





TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: March 25, 2008

SUBJECT: Zoning Item # 08-386-SPH

Address 7330 & 7332 German Hill Road

(The Calvary Baptist Church of Dundalk, MD)

Zoning Advisory Committee Meeting of March 3, 2008.

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:

Previous plans submitted did not indicate the site had a floodplain, therefore revisions must address forest buffer impacts associated with the floodplain, and comply with regulations mentioned above.

Reviewer: TAK Date: 3/18/08

#### **BALTIMORE COUNTY, MARYLAND**

#### INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

**DATE:** March 5, 2008

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For March 10, 2008 Item No. 08-386

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

Submit flood plain study showing both existing and proposed flood plain lines.

DAK:CEN:clw

cc: File

ZAC-ITEM NO 08-386-03052008.doc



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

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

Maryland Department of Transportation

Date: MARCH 4,2008

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

RE:

**Baltimore County** 

Item No. 8-386-5PH
733087332 GEZMANTULAD
GI DVANELLI CAWAIZY BAPTIST
CHURCH OF DUNDALK

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. 8-386-9RH

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,

A Steven D. Foster, Chief For Engineering Access Permits

Division

SDF/MB



JAMES T. SMITH, JR. County Executive

JOHN J. HOHMAN, Chief Fire Department

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204 March 10, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: March 3, 2008

Item Number: 377,384,385,386,387,388,389,390,391,392,393,395,396,397,398,399

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.

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

Lieutenant Roland P Bosley Jr. Fire Marshal's Office 410-887-4880 (C) 443-829-2946 MS-1102F

cc: File

#### BALTIMORE COUNTY, MARYLAND

#### INTER OFFICE CORRESPONDENCE

TO:

Timothy Kotroco, Director,

Permits & Development Management

ATTN:

Kristen Matthews

MS 1105

FROM:

Edward Adams, Director,

Public Works

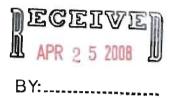
DATE:

April 22, 2008

SUBJECT: Case No. 08-386-SPH

7330 German Hill Road

Calvary Baptist Church of Dundalk



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.

Case No. 08-321-SPH involves a waiver to floodplain regulations (specifically Section 32-4-414 BCC concerning development in the riverine floodplain) to grade and finish a playing field for the church school. The subject project was found to be upstream from and adjacent to the riverine floodplain as mapped on the Federal Flood Insurance Rate Map (FIRM), Panel 240010-0420B dated March 2, 1981. The applicant's engineer provided a floodplain study that indicated the entire site is subject to shallow flooding resulting from overflow from an existing artifical drainage channel.

The grading and sediment control plan prepared and sealed by the applicant's engineer bears the following notes:

- 1. There is no offsite impact due to flooding as a result of the development activity being performed in the floodplain area.
- 2. The 100-year floodplain covers the entire site (to a depth not to exceed 6").
- 3. The development consists of grading to support a playing field that will not be in use in a major flood event.
- 4. Further, there will be no concentration of runoff leading to increased erosion of adjacent properties.

Page 2 April 22, 2008

This department recommends approval of the waiver as requested based on the assurances noted above.

#### ECA/DLT/s

CC: Kevin Wagner, State Coordinating Office, Maryland Department of Natural Resources; Tom Bostwick, Deputy Zoning Commissioner; Peter Zimmerman, Peoples Counsel; Dennis Kennedy, Chief, Development Plan Review Bureau; Dick Matz (attn.: Kevin Larrowe) Colbert Matz Rosenfelt, Inc.

RE: PETITION FOR SPECIAL HEARING BEFORE THE

7330 & 7332 German Hill Road; N/S German

Hill Road, 620' E c/line Beverly Road 12<sup>th</sup> Election & 7<sup>th</sup> Councilmanic Districts

Legal Owner(s): Calvary Baptist Church of \*

Dundalk MD Pastor Cameron Giovanelli

Petitioner(s)

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

08-386-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

People's Counsel for Baltimore County

RECEIVED

1 1 2005

CAROLE S. DEMILIO

Deputy People's Counsel Jefferson Building, Room 204

105 West Chesapeake Avenue Towson, MD 21204

(410) 887-2188

#### **CERTIFICATE OF SERVICE**

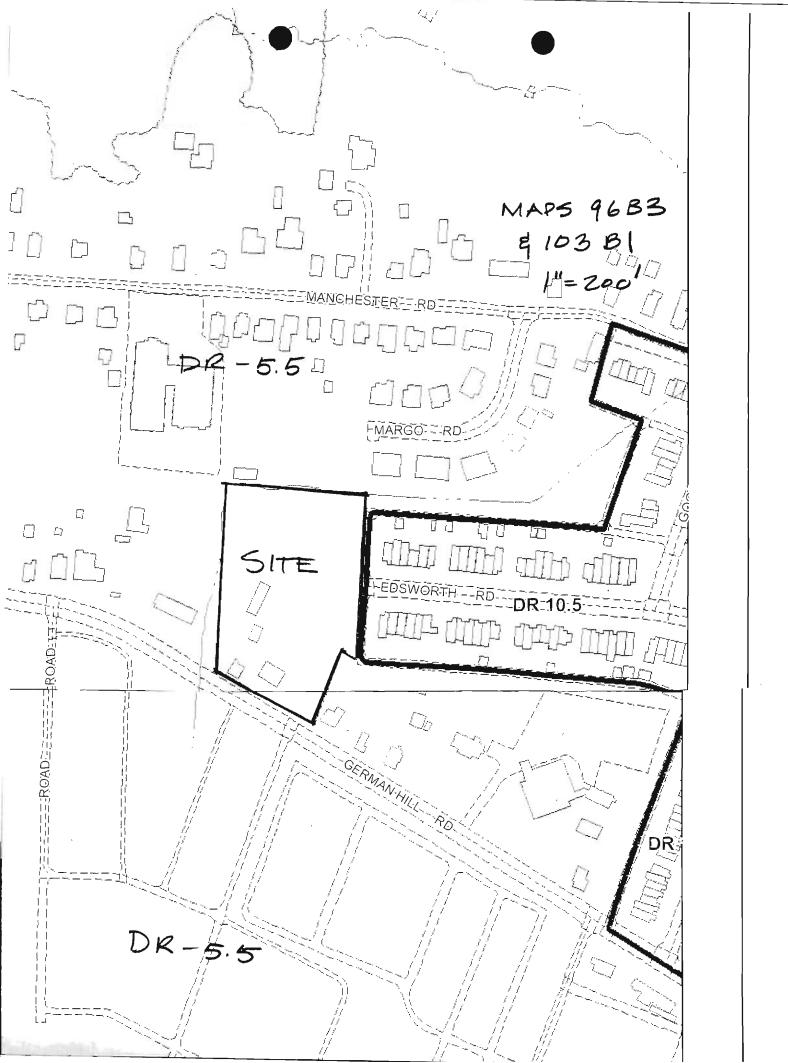
I HEREBY CERTIFY that on this 11<sup>th</sup> day of March, 2008, a copy of the foregoing Entry of Appearance was mailed to Richard E. Matz, PE, Colbert Matz Rosenfelt, Inc, 2835 Smith Avenue, Suite G, Baltimore, MD 21209, Representative for Petitioner(s).

People's Counsel for Baltimore County

CASE NAME 🥙	733067332 GERN	14NHILL
CASE NUMBER	08-386-SPH	ROAD
DATE APRIL 17.	2008	_

## PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
CAMERON GIOVANERY	7821 46TH ST. PARTO, MT	BAITIMORE, MP ZIZZY	egiovanelli @ ebedondalle dmatz@cmrengineers.com.
RICHARD MATE	2835 SMUTH AVE, SUITE G.	BANTIMORE, MD 21209	dmatz@cmrengineers.com.
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Case No.:		100	// /

### Exhibit Sheet

## Petitioner/Developer

#### Protestant

No. 1	site plan (fortifue)	
No. 2	enal from Nove Thomas	
No. 3	Ferra Map (showing)	
No. 4 A+B	platos of front of	
No. 5 A-C	plator of field	
No. 6 A+B	pletos of stream	
No. 7		
No. 8		
No. 9		
No. 10		-
No. 11		
No. 12		

2007-132

#### **Kevin Larrowe**

From:

س 🔭 پر

Kevin Larrowe

Sent:

Monday, April 14, 2008 4:57 PM

To:

Dick Matz

Subject:

RE: 7330 German Hill Road

Does this note remove the FLP analysis requirement?

I've added the note to the special Hearing plan as a redline.

Thank you.

Kevin Larrowe, P.E. Colbert Matz Rosenfelt, Inc. 2835 Smith Avenue, Suite G Baltimore, Maryland 21209 Telephone: (410) 653-3838 Facsimile: (410) 653-7953

e-mail: klarrowe@cmrengineers.com

----Original Message----

From: Dick Matz

Sent: Friday, April 04, 2008 9:36 AM

To: Kevin Larrowe

Subject: RE: 7330 German Hill Road

thanks

----Original Message-----

From: Kevin Larrowe

Sent: Thursday, April 03, 2008 3:42 PM

To: Dick Matz

Subject: RE: 7330 German Hill Road

The 100-year flood will escape the channel as it leaves the storm drain and spread over the entire site. That's what happens now. It will be very shallow so 6" is okay with me.

The grading will not concentrate the flow.

We'll add the notes to the site plan.

Kevin Larrowe, P.E. Colbert Matz Rosenfelt, Inc. 2835 Smith Avenue, Suite G Baltimore, Maryland 21209 Telephone: (410) 653-3838

Facsimile: (410) 653-7953

e-mail: klarrowe@cmrengineers.com

----Original Message----

From: Dick Matz

Sent: Thursday, April 03, 2008 3:12 PM

To: Kevin Larrowe Cc: Judy Floam

Subject: FW: 7330 German Hill Road

Kevin - Take a look at this. Do you think we meet this criteria. If so, we need to add a note (redline) to the Special Hearing Plan stating what is below. If we have a problem then we need to talk to Dave Thomas. Dick

----Original Message----

From: William Ruskin

Sent: Thursday, April 03, 2008 3:07 PM

To: Dick Matz

Subject: FW: 7330 German Hill Road

----Original Message-----

From: David Thomas [mailto:dthomas@baltimorecountymd.gov]

Sent: Thursday, April 03, 2008 2:54 PM

To: William Ruskin

Cc: Dick Matz

Subject: 7330 German Hill Road

Bill,

As we discussed, please include the following notes on the sealed site plan for the Calvary Baptist Church playing field floodplain waiver:

- 1) "There is no increased offsite impact due to flooding as a result of the development activity being performed in floodplain area."
- 2) A note explaining that the 100-year floodplain covers the entire site (to a depth not to exceed 6"), and that the development consists of grading to support a playing field that would not be in use in a major flood event. Further, there will be no concentration of runoff leading to increased erosion of adjacent properties.

The 6" depth limit is a figure consistently used by DPW to limit depth flowing across parking areas. It should not be a problem here.

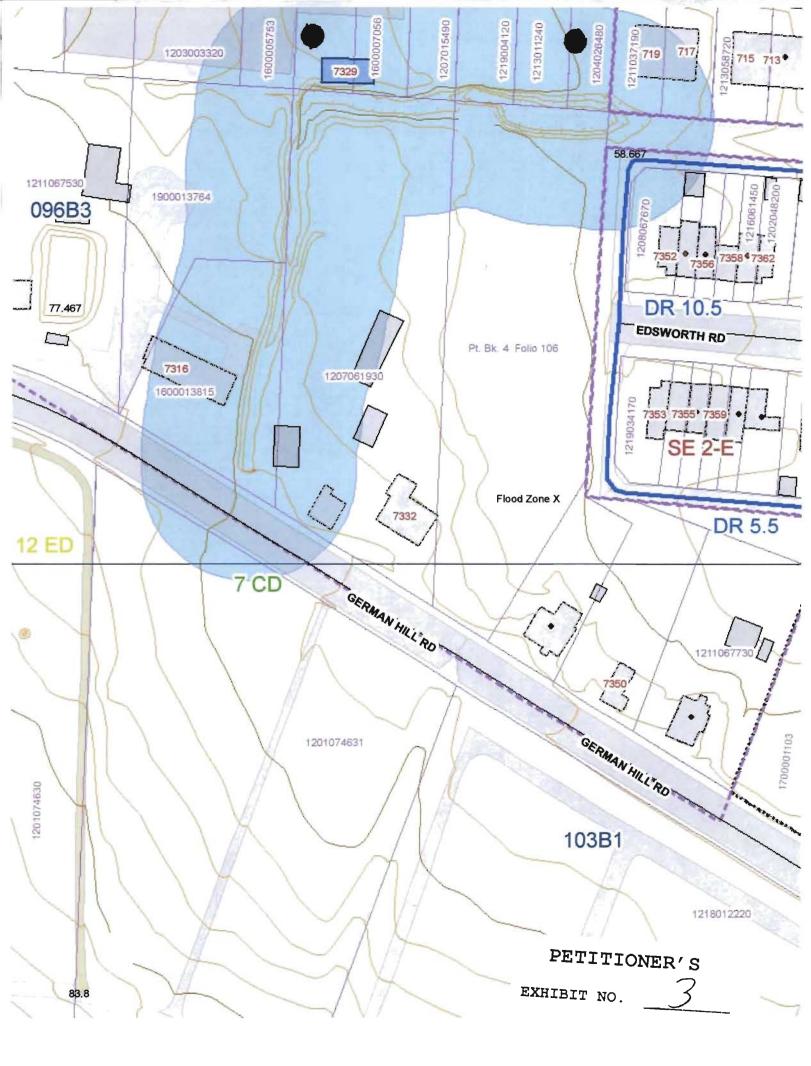
If there are questions, please feel free to contact me.

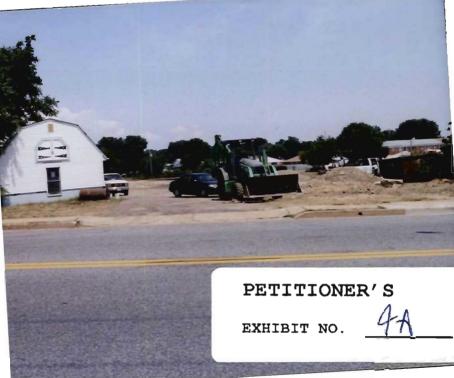
Dave

David L. Thomas Baltimore County DPW (410) 887-3984

PETITIONER'S

EXHIBIT NO.







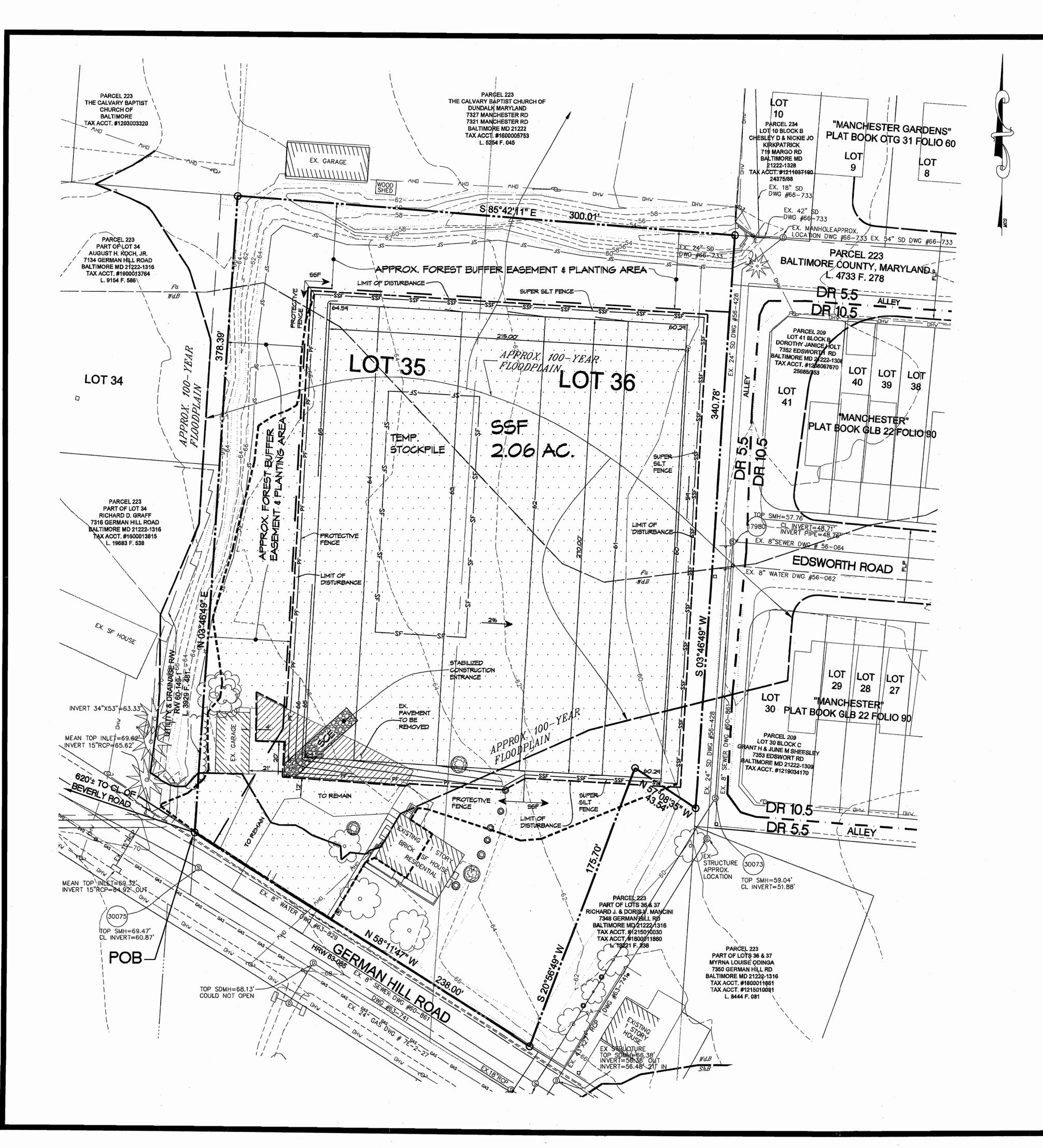












**NOTES** 

#### 1.Owner:

The Calvary Baptist Church of Dundalk Maryland Pastor Cameron Giovaneli 7321 Manchester Road Dundalk, Md. 21222 410-285-4129

2. Site Data:

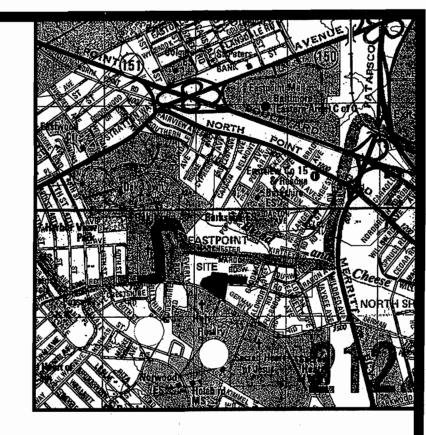
Map 96, Parcel 223, Lots 35, 36 Tax Account Nos. 1207061930, 1207061931 Deed Reference: 25841/200 Total Site Area: 2.7353 acres

- 3. Zoned DR-5.5 Zoning Maps No. 96B3 and 103B1 There is no zoning history for this site.
- 4. A portion of this property is in a 100-Year Riverine floodplain, as shown.
- 5. This site is not in the Chesapeake Bay Critical Area.
- 6. This site has no historic buildings and is not in a historic district.
- 7. Existing Use 1 single-family dwelling and garage Proposed Use - 1 single-family dwelling and garage and athletic field.
- 8. No previous commercial permits on this site.
- 9. Special Hearing Request: A waiver pursuant to Section 500.6, BCZR; Section 3112.0, Building Code; and

Sections 32-4-414, 32-4-107 (a)(2), and 32-8-301 BCC, to permit grading in a riverine floodplain.

## LOOD PLAIN NOTES

There is no increased offsite impact due to flooding as a result of the development activity being performed in floodplain area. The 100-year floodplain covers the entire site (to a depth not to exceed 6") The development consists of grading to support a playing field that will not be in use in a major flood event. Further, there will be no concentration of runoff leading to increased erosis



## VICINITY MAP

LEGEND EX. 5' CONTOUR EX. 1' CONTOUR

## SEDIMENT CONTROL LEGEND:

STABILIZED CONST. ENT.

MOUNTABLE BERM

LIMIT OF DISTURBANCE BAFFLE BOARD

SILT FENCE SUPER FENCE DIVERSION PROTECTIVE FENCE (ORANGE HIGE VISIBILITY FENCE)

EROSION CONTROL MATTING GABION INFLOW PROTECTION

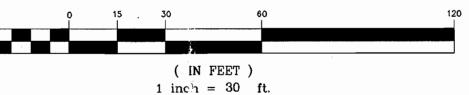
REMOVABLE PUMPING STATION

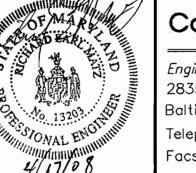
#2 STONE CHECK DAM

PLAN TO ACCOMPANY PETITON FOR SPECIAL HEARING

#7330 & #7332 GERMAN HILL ROAD

TAX MAP 96 - GRID 22 - PARCEL 223 - LOTS 35 & 36 12TH ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND GRAPHIC SCALE

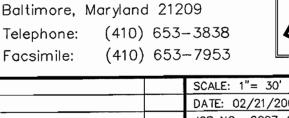




MCS

## Colbert Matz Rosenfelt, Inc.

Engineers \* Surveyors \* Planners 2835 Smith Avenue, Suite G Baltimore, Maryland 21209 Telephone: (410) 653-3838



Professional Certification I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

SHEET 1 OF 1

PLOTTED BY: KEVIN LARRONE EXHIBIT NO.

#### STANDARDS AND SPECIFICATIONS Effects on Water Quality and Quantity Planting vegetation in disturbed areas will have an effect on the water budget, especially on volumes and rates of runoff, infiltration, evaporation, transpiration, percolation, and groundwater recharge. Yegetation, over time will increase organic matter content and improve holding capacity of the soil and subsequent plant growth. SECTION All seed must meet the requirements of the Maryland State Seed Law. All seed shall be subjected to re-testing by a cognized seed laboratory. All seed used shall have been tested within the 6 months immediately preceding the date of sch material on this job. Inoculant - The inoculant for treating legume seed in the seed mixtures shall be a pure culture of nitrogen-fixing bacteria epared specifically for the species, inoculants shall not be used later than the date indicated on the container. Add fresh culant as directed on package. Use four times the recommended rate when hydroseeding. Note: It is very important to keep culant as cool as possible until used. Temperatures above 75-800F, can weaken bacteria and make the inoculant less rective. Fertilizers shall be uniform in composition, free flowing and sultable for accurate application by approved equipment. Manure may be substituted for fertilizer with prior approval from the appropriate approval authority. Fertilizers shall all be delivered to the site fully labeled according to the applicable state fertilizer laws and shall bear the name, trade name or trademark and warrantee of the producer. WCFM shall consist of specially prepared wood cellulose processed into a uniform fibrous physical state. WCFM shall consist of specially prepared wood cellulose processed into a uniform fibrous physical state. WCFM shall be dyed green or contain a green dye in the package that will provide an appropriate color to facilitate visual inspection of the uniformity spread slurry. WCFM, including dye, shall contain no germination or growth inhibiting factors. WCFM materials shall be manufactured and processed in such a manner that the wood cellulose fiber mulch will remain in uniform suspension in water under agitation and will blend with seed, fertilizer and other additives to form a homogenous slurry. The mulch material shall form a blotter-like ground cover, on application, having moisture absorption and percolation properties and shall cover and hold grass seed in contact with the soil without inhibiting the growth of the grass seedlings. WCFM material shall contain no elements or compounds at concentration levels that will be phyto-toxic. WCFM must conform to the following physical requirements: fiber length to approximately of 90% minimum. pH range of 4.0 to 8.5, ash content of 1.6% maximum and water holding capacity of 90% minimum. Dry Seeding: This includes use of conventional drop or broadcast spreaders. Seed spread dry shall be incorporated into the subsoil at the rates prescribed on the Temporary or Permanent Seeding Summaries or Tables 25 or 26. The seeded area shall then be rolled with a weighted roller to provide good seed to so contact. Where practical, seed should be applied in two directions perpendicular to each other. Apply half the seeding rate in each direction. Drill or Cultipacker Seeding: Mechanized seeders that apply and cover seed with soil. Cultipacking seeders are required to bury the seed in such a fashion as to provide at least 1/4 inch Seedbed must be firm after planting. Where practical, seed should be applied in two directions permandirection. ime materials shall be ground limestone (hydrate oxides (calcium oxide plus magnesium oxide). L through a #100 mesh sieve and 48 - 100% will Mulch Specifications (In order of parameters of thoroughly threshed wheat, rye or oat straw, caked, decayed, or excessively dusty and shall be free of noxious Law. etation will help reduce the movement of sediment, nutrients, and other chemicals carried by Aff to receiving waters. Plants will also help protect groundwater supplies by assimilating se substances present within the root zone. ten straw mulch is used, it shall be spread over all seeded areas at the rate of 2 tons/acre. Mulch shall be applied to a uniform loose depth of between 1° and 2°. Mulch applied shall achieve a uniform distribution and depth so that the soil surface is not exposed. If a mulch anchoring tool is to be used, the rate should be increased to 25 tons/acre. Soll Amendments (Fertilizer and Lime Mulching Seeded Areas in shall be applied to all seeded areas immed Seedbed Preparation with water, and the mixture shall be applied at a net dry weight of 1,500 lbs. per acre. The wood cellulose fiber shall be mixture with water, and the mixture shall contain a maximum of 50 lbs. of wood cellulose fiber per 100 gallons of water. Securing Strow Mulch (Mulch Anchoring): n anchoring shall be performed immediately following mulch application to minimize loss by wind or water. This may be done by one of the following methods (listed by preference), depending upon size of area and erosion hazard: mulch anchoring tool is a tractor drawn implement designed to punch and anchor mulch into the soil surface a minimum of two (2) inches. This practice is most effective on large areas, but is limited to flatter slopes where equipment can operate safely. If used on sloping land, this practice should be used on the contour if possible. Ood cellulose fiber may be used for anchoring straw. The fiber binder shall be applied at a net dry weight of 750 pounds/acre. The wood cellulose fiber shall be mixed with water and the mixture shall contain a maximum of 50 pounds of wood cellulose fiber per 100 gallons of water. Polication of liquid binders should be heavier at the edges where wind catches mulch, such as in valleys and on crests of banks. The remainder of area should be appear uniform after binder application. Synthetic binders - such as Acryllic banks. The remainder of area should be appear uniform after binder application. Synthetic binders - such as Acryllic banks. The fiber binder application of the policy binders - such as Acryllic banks. Seed Specifications eas previously graded in conformance with the drawings shall be maintained in a true and even grade, then scarified or otherwise loosened to a depth of 3 - 5" to permitbonding of the topsoil to the surface area and to create horizontal erosion check slots to prevent topsoil from sliding down a slope. N I - VEGETATIVE Preparation Purpose Bilization specifications are used to promote the establishment of vegetation on exposed soil. When soil is vegetation, the soil is less likely to erode and more likely to allow infiltration of rainfall, thereby reducing and runoff to downstream areas, and improving wildlife habitat and visual resources. STABILIZATION METHODS ed or burnt lime may be substituted) which 'contains at least 50% total Limestone shall be 'ground to such fineness that at least 50% will pass 'pass through a \*20 mesh sieve. s and application rates for both lime and fertil performed by the university of Maryland or a purposes may also be used for chemical anal FOR VEGETATIVE ate root penetration. g topsoil is required preference) reasonably bright in color, and shall not be musty, mo weed seeds as specified in the Maryland State Seed n levels that will be phyto-toxic. to approximately 10 mm., diameter a r holding capacity of 90% minimum. Specifications) and STABILIZATION shall be mixed A. Seed Mixtures — Permanent Seeding i. select one or more of the species or mixtures listed in the Permanent seeding s rates and seeding dates. Additional planting specifications for exceptional situ dunes or for special purposes such as wildlife or aesthetic treatment may be office Guide. Section 342 - Critical Area Planting. For special lawn maintenanc Turfgrass. II. For areas receiving low maintenance, apply urgeaform fertilizer (46-0-0) at 3 1/2 it to the above soil amendments shown in the table below, to be performed at the lill Turfgrass varieties should be selected from those listed in the most current univ Mimeo \*77, "Turfgrass cultivar Recommendations for Maryland". SECTION II — TEMPORARY SEEDIN Vegetation - annual grass or grain used to provide cover on vegetative cover. Permanent Seeding is required. A. Seed Mixtures — Temporary Belect one or more of the species or mixtures listed in Temporary Seeding Summary by and enter them in the Temporary Seeding Summary by depths. If this summary is not put on the plans and committees having soil tests performed, the rates shown of testing agency shall be written in. Soil tests are not reconstructed. B. Sod Installation During periods of excessively high temperature or in a immediately prior to laying the sod. The first row of sod shall be laid in a straight line with other. Lateral joints shall be staggered to promote nor overlapped and that all joints are butted tight in a rolled and tamped, pegged or otherwise secured to roots and the underlying soil surface. The sod shall be watered immediately following rolling or tall the sod are thoroughly wet. The operations of laying, eight hours. A. General specifications I. class of turfgrass sod shall be Maryland or Virginia St. Job foreman and inspector. II. Sod shall be machine cut at a uniform soil thickness of thickness shall exclude top growth and thatch. Indiv Maximum allowable deviation from standard widths are will not be acceptable. III. Standard size sections of sod shall be strong enough I suspended vertically with a firm grasp on the upper ix. Sod shall not be harvested or transplanted when moist survival. V. Sod shall be harvested, delivered, and installed within a spronoused by an appropriate or soil scientist prior to SECTION V — TURFGRASS ESTABLIS Areas where turfgrass may be desired include lawns, part high level of maintenance. Areas to receive seed shall be inches, leveled and raked to prepare a proper seedbed. The resulting seedbed shall be in such condition that future. Note: Choose certified material. Certified material is the Maryland Department of Agriculture, Turf and Seed Section pure genetic line. Incremental Stabilization ( Embarkments shall be constructed in lifts as prescribed in slopes shall be stabilized immediately when the vertical operation ceases as prescribed in the plans. III. At the end of each day, temporary berms and pipe slope embarkment to intercept surface runoff and convey it device. IV. Construction sequence: Refer to Figure 4 (below). Excavate and stabilize all temporary swales, side ditches construct slope sitt Fence on low side of fill as shown this area. b. Place phase 1 embarkment, dress and stabilize. c. Place phase 2 embarkment, dress and stabilize. d. Place final phase embarkment, dress and stabilize. Over SECTION IV Reed Canary grass shall be a mixture of a minimum of tu seed listed in the latest Agronomy Mimeo #T7 SECTION III: I Seeding grass and legumes receiving low maintenance. C. Irrigation If soll moisture is deficient, supply new seedings with autexture) until they are firmly established. This is especiary or hot seasons, or adverse sites. A. Turfgrass Mixtures i. Tall Fescue/Kentucky Bluegrass - Full sun mixture - Full sun to medium shade. Recommended mixture includes Bluegrass cultivars 0-5%. Seeding rate: 5 to 8 ib/1000 Note: Turfgrass varieties should be selected from those Agronomy Mimeo #11. "Turfgrass cultivar Recommendatic Sod Maintenance in the absence of adequate rainfall, usufficient quantities to maintain mowilting. After the first week, sod watering is The first mowing of sod should not be removed by the hitlal cutting or suspecified. Ideal times of seeding em MD: March 15 - June 1, August 1 - October 1 ( ral MD: March 1 - May 15, August 15 - October 15 hern MD. Eastern Shore: March 1 - May 15, August all Fescue (75%) Anada Bluegrass (10%) Lentucky Blue Grass (10%) Ledtop (5%) ass Seed shall be a mixture of a minimul or another seed listed in the latest Ag SOD: Seed Mixture (Hordiness Zo From Table 26 PERMANENT SEEDING s to establish ground cover for a mini Application Rate (lb/ac) Temporary Permanent , watering shall be noist soil to a de 3/1 8/15 8/14 LISHMENT DING er on dis Seeding Seeding 5/15 11/15 5/15 11/15 Seeding **Embankments** maintain adequate moisture content. is firmly rooted. No more than 1/3 of the grass reight shall be maintained between 2" and 3" unic for plant growth(1/2" - 1" every 3 to 4 seedings are made late in the planting - 55, 6a) - 6b) (Hardin-Su 90 lb/oc (2.0 lb/ 1000 sf) side of the new sod pad and soil ng for any piece of sod shall be c 600 lb/ac (15 lb/ 1000 sf) ropriate Flant Hall Ication rates, see 6 must be put on 1 deleted and the r y seeding. a grubbing through the comple Any application of temporary season will necessitate the 175 lb/qc (4.0 lb/ 1000 sf) e/1000 sq.ft. (150 lbs.) I time of seeding. Preity of Maryland Publ ong the top edge of the manner to a sediment trapp essary during the uring the heat of t (4.0 lb/ (1000 sf) Fill Slopes 1000 1000 1000 will receive a medium to s to a depth of 2 to 4 leter shall be removed. ns/ac 1b/ ) st) 2 tons/ac (100 lb/ 1000 sf) listed in the Lime Rate ess otherwise NOTES: NOTES: NOTES: A USED BY SHA ON SLOPED AREAS, ADD A LEGUME FOR SLOPES > THAN 3:1. A USED BY SHA ON SLOPED AREAS, ADD A LEGUME FOR SLOPES > THAN 3:1. B / USED IN MEDIAN AREAS BY SHA. SHADE TOLERANI. C / POPULAR MIX - PRODUCES PERMANENI GROUNDCOVER QUICKLY. BLUEGRASS THICKENS STAND. C / POPULAR MIX - PRODUCES PERMANENI GROUNDCOVER QUICKLY. BLUEGRASS THICKENS STAND. D / BEST USE ON SHADY SLOPES NOT ON POORLY DRAINED CLAYS. E / USE ON LOW MAINTENANCE, STEEP SLOPES. USE TALL FESCUE IN DRAUGHTY COND. CROWNVETCH BEST FOR 5b, 5a, 6b. E / USE ON LOW MAINTENANCE, STEEP SLOPES. USE TALL FESCUE IN MID-SUMMER. SEREOU LESPEDZA IS BEST FOR ZONES 70 AND 7b H/ USE ON POORLY DRAINED SOILS - DITCHES OR WATERWAYS. BIRDSFOOT TREEFOILS BEST FOR ZONES 5b, 5a, ABOVE 2,000 FT. H/ USE ON POORLY DRAINED SOILS - DITCHES OR WATERWAYS. BIRDSFOOT TREEFOILS BEST FOR ZONES 5b, 6a, ABOVE 2,000 FT. H/ USE IN AREAS OF MOIST SHADE. POA TRIVALIS THRUES IN WET SHADY AREAS. J/ TALL FESCUE MAY BE SEEDED ALONE. THE HARD FESCUE PROVIDES BETTER SHADE TOLERANCE AND PRODUCES A BETTER STAND. K / LOW FERTILITY CRASS. REQUIRES INFREQUENT MOWING. GOOD COMPANION FOR WILDFLOWERS. J \*\* REFER TO FIGURE 5. \*\* REFER TO FIGURE 5. \*\* RECOMMENDED PLANTING DATES ARE DEDICATED BY AN X. FOR SEEDING DURING TIME PENIORDS NOT RECOMENDED USE A NURSE CROP SU WEEDING LOVE GRASS OR MILLET (MID-SUMMER), OR CEREAL RYE (LATE FALL TO EARLY SPRING) REFER TO TABLE 26 TEMPORARY SEEDING Geotextile fabric used in the construction of silt fence shall resist deterioration from ultraviolet exposure. The fabric shall contain sufficient amounts of ultraviolet ray inhibitors and stabilizers to provide a minimum of 12 months of expected usable construction life at a temperature range of 0 to 120 degrees F. RECOMMENDED PLANTING DATES ARE DEDICATED BY AN X. FOR SEEDING DURING TIME PERIORDS NOT RECOMENDED USE A NURSE CROP SUCH WEEPING LOVE GRASS OR MILLET (MID-SUMMER), OR CEREAL RYE (LATE FALL TO EARLY SPRING) REFER TO TABLE 26 TEMPORARY SEEDING. MARYLAND STATE HIGHWAY ADMINISTRATION APPROVED MIXES. Table 25 - Per SEED MIX (USE CERTIFIED 3" MATERIAL IF AVAILABLE) REED CANARYGRASS (75%) REDTOP (6%) PLUS BIRDSFOOT TREEFOIL35 (19%) TALL FESCUE (85%) OR, PERENNIAL RYEGRASS (50%) PLUS CROWNVETCH OR FLATPEA KENTUCKY BLUEGRASS () CREEPING RED FESCUE OR A HARD FESCUR (40%) REDTOP (10%) TALL FESCUE (85%) PERENNIAL RYEGRASS () KENTUCKY BLUEGRASS () TALL FESCUE (75%) CANADA BLUEGRASS (10%) KENTUCKY BLUEGRASS (10%) REDTOP (5%) \*\* TALL FESCUE (86%) POA TRIVIALIS (7%) BRDSFOOT TREEFOIL RED FESCUE OR CHEWING FESCUE (80%) PERCNNIAL RYEGRASS (20%) WEEPING LOVEGRASS (17%) SERECIA LESPEDEZA (83%) PLANTING RAT 8 3 2 5 2220 588 823 4 6 30 ကီယတီ ಕಕಟ tered chemicals and hydrocarbons, and will be rot and mildew resistant. It shall be long chain synthetic polymers, and composed of a minimum of 85% by weight of . The geotextile fabric shall resist deterioration from ultraviolet exposure. O.01 cm/sec. minimum permeability when tested in accordance with MSMT 507, and cent (20%) when tested in accordance with requirements. 1000 SF 2.9 0.23 0.23 0.92 2.5 0.07 0.46 0.09 2.5 0.46 0.46 0.92 0.92 0.34 2.9 0.34 0.23 Seeding SITE CONDITIONS WET TO MODERATELY DRY DRY TO VERY DRY otextile 3/1- 3/15- 5/16-5/15 6/1 8/14 Maintenance and a 20 lb./in. mini nin. flow rate and se 500 320 320 320 145 145 190 8/1-10/1 8/15-10/15 Areas 8/15-11/15 SOLWO K on will be installed as directed by the inspector in for Soil Erosion and Sediment control, Page E-16-16ces will require approval from the inspector. EQUENCE OF OPERATIONS STATED ON THIS PLAN REQUIRES THE APPROVAL OF THE OR AND THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT PRIOR TO THE DETAIL 24 STABILIZED CONSTRUCTION ENTRANCE LINES TO MATERWAY DEPARTMENT OF THE O SPECIFICATIONS OF EACH es a cor ISTALLED TO A DEPTH OF TOTAL HEIGHT OF POST DETAIL . MOUNTABLE BERM - SEE DETAIL NOTE: FENCE POST SPACING SHALL NOT EXCEED 10' CENTER TO CENTER THE POSTS DO NOT NEED TO BE SET IN CONCRETE. CHAIN LINK FENCE SHALL BE FASTENED SECURELY TO THE FENCE POSTS WITH WIRE TIES OR STAPLES. THE LOWER TENSION WIRE, BRACE AND TRUSS RODS, DRIVE ANCHORS AND POST CAPS ARE NOT REQUIRED EXCEPT ON THE ENDS OF THE FENCE. THE CHAIN LINK FENCING SHALL BE SIX (6) GAUGE OR HEAVIER. FENCING SHALL BE 42" IN HEIGHT A STATE HIGHWAY DETAILS FOR CHAIN SHALL BE USED, SUBSTITUTING 42 MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SILT BUILDUPS REMOVED WHEN DEVELOP IN THE SILT FENCE, OR WHEN SILT REACHES 50% OF FENCE HEIGHT LAY FILTER CLOTH IN BOTTOM OF 24" MIN. WIDE TRENCH JOINING TWO ADJACENT SILT ( (6) GAUGE OR HEAVIER CHAIN LINK FENCING CLASS A FILTER CLOTH-TAX MAP 96 - GRID 22 - PARCEL 223 - LOTS 35 & 36 12TH ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND SEDIMENT GERMAN #73 DETAIL CONTROL Colbert of 36" long driven 16" minimum into the x 11/2" square (minimum) cut, or 13/4" diame sound quality hardwood. Steel posts will be not less than 1.00 pound per linear fact. OTEXTILE CLASS F --ON SPECIFICATIONS ONSTRUCTED IN ACCORDANCE WITH THE LATEST MARYLAND FENCING. THE SHA SPECIFICATION FOR A 6 FOOT FENCE FABRIC AND 6 FOOT LENGTH POSTS. IMUM OF 8 INCHES INTO THE GROUN LENGTH LIIS Surveyors \* Planners Avenue, Suite G laryland 21209 NOTES 30 36" MINIMUM LENGTH FENCE POST DRIVEN A MINIMUM OF 16" INTO GROUND - 16" MINIMUM HEIGHT OF GEOTEXTILE CLASS F - 8" MINIMUM DEPTH IN GROUND DIAMETER GALVANIZE Test: MSMT 509 Test: MSMT 509 Test: MSMT 322 Test: MSMT 322 II event and maintained when ed 50% of the fabric height. MARYLAND DEPARTMENT OF ENVIRONMEN WATER MANAGEMENT ADMINISTRATION MARYLAND DEPARTMENT OF ENVIRON WATER MANAGEMENT ADMINISTRATI FENCE ROAD AND Rosenfelt, FENCE POST DRIVEN A MINIMUM OF 16" INTO FENCE POST SECTION MINIMUM 20" ABOVE GROUND E: 11/13/200 NO.: 2007-132 IGNED: SR WM: SR CKED: REM STANDARD SYMBO DETAILS SED ₹

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