

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
SE corner of Offutt Road and Edrich Way	*	DEPUTY ZONING
2 nd Election District	*	COMMISSIONER
4 th Councilmanic District	*	FOR BALTIMORE COUNTY
(Edrich Manor East – Parcel A)	*	Case No. 2009-0058-SPH
Edrich Farms, Inc.		
<i>Petitioner</i>		

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Special Hearing filed by Edrich Farms, Inc., the legal property owner. Special Hearing relief is requested pursuant to Sections 500.7 and 1A04.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to confirm Parcel A also known as Lot 17 satisfied the R.C.5 acreage requirement when the subdivision known as “Edrich Manor East” was originally approved, or in the alternative, to confirm Parcel A also known as Lot 17 satisfies the current R.C.5 acreage requirement. Special Hearing relief is also requested pursuant to Sections 1A00.4 and 1B01.3A7 of the B.C.Z.R. to amend the Final Development Plan for “Edrich Manor East” to include Parcel A also known as Lot 17. 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 was Petitioner Edward F. Stanfield on behalf of Edrich Farms, Inc. Arnold Jablon, Esquire appeared as attorney for Petitioner. Also appearing in support of the requested relief was Thomas Church with Development Engineering Consultants, Inc., the professional engineer who prepared the site plan. A number of interested citizens living in the Edrich Manor East subdivision also attended the hearing, including Woodrow Greenwood of 3016 Edrich Way, Christopher Kwegan of 3001

~~APPROVED FOR FILING~~
 11-26-08
 [Signature]

Edrich Way, Mike Myles of 3012 Edrich Way, Damon Hughes of 3010 Edrich Way, and Michael Latimore of 3005 Edrich Way.

Testimony and evidence proceeded by way of a proffer from Petitioner's attorney, Mr. Jablon, and revealed that the subject property is an irregular-shaped property consisting of approximately 1.638 gross acres, more or less, zoned R.C.5. The property is situated at the southeast corner of Offutt Road and Edrich Way, west of Old Court Road and south of Liberty Road in the Randallstown area of Baltimore County. The subject property is presently unimproved and is part of the "Edrich Manor East" subdivision that was proposed by the Developer, Edrich Enterprises, in 2001.

As shown on the Concept Plan for "Edrich Manor East" dated March 22, 2001, which was marked and accepted into evidence as Petitioner's Exhibit 2, the subject property was originally designated as a storm water management facility, as part of the planned 16 lot subdivision for the larger tract. Following the introduction of the Concept Plan, in a letter dated September 25, 2001 to the Baltimore County Department of Environmental Protection and Resource Management ("DEPRM"), the Developer's engineer, Mr. Church, requested a waiver of storm water management for the proposed development. As indicated in the letter from DEPRM dated December 19, 2001 that was marked and accepted into evidence as Petitioner's Exhibit 3, the waiver of storm water management was granted. Because the area comprising the subject property was no longer needed for storm water management, the Developer made a preliminary proposal to create "Lot 17." In pursuing this potential 17th lot in the subdivision, Petitioner submitted a "Perc Test Plan," with a proposed dwelling and septic reserve area for Lot 17, which was marked and accepted into evidence as Petitioner's Exhibit 4.

11-26-08
[Signature]

Thereafter, the Development Plan dated June 18, 2002 (and revised November 4, 2002) was prepared and submitted to the County and a Hearing Officer's Hearing was scheduled. A copy of the plan was marked and accepted into evidence as Petitioner's Exhibit 5. As shown on the Development Plan, the subject property was now designated as "Parcel A" with no lot and no dwelling thereon and no reference to a successful perc test. According to Mr. Jablon, the reason for this was because the County at that time refused to allow a perc test for proposed Lot 17 due to the fact that there was a swale running through the property that might negatively affect storm water runoff from the property. Subsequently, a Hearing Officer's Hearing was held on August 29, 2002. Following the hearing, then-Zoning Commissioner Lawrence E. Schmidt issued an Order dated September 11, 2002 approving the Development Plan for 16 single-family lots. A copy of the Order was marked and accepted into evidence as Petitioner's Exhibit 6. The record plat was recorded on January 9, 2004 and shows the subject property as "Parcel A" consisting then of 1.49 acres (outlined in yellow), with an adjacent storm water management reservation area of 0.196 acre (shaded in purple). A copy of the record plat was marked and accepted into evidence as Petitioner's Exhibit 7. The Final Development Plan ("FDP") for Edrich Manor East approved by the Office of Planning on June 30, 2003 also shows the subject property as "Parcel A" and shows a total area of 1.73 acres, and includes the area reserved for storm water management. A copy of the FDP was marked and accepted into evidence as Petitioner's Exhibit 8.

Following approval of the Development Plan and recordation of the record plat, site work improvements were made to the area along Offutt Road, including installation of curb and gutter and storm drains. As a result of these storm water improvements, the Developer's engineer, Mr. Church, sent a letter to DEPRM dated November 27, 2006 and a revised site plan, renewing the request to perform soil percolation tests on Parcel A to determine its viability as a buildable lot. In

STATION PREPARED FOR PLUM
11.26.08
[Signature]

a letter dated December 13, 2006, a copy of which was marked and accepted into evidence as Petitioner's Exhibit 9, DEPRM granted the request. According to Mr. Jablon and Mr. Church, the perc test was performed and the property passed the test. At approximately the same time, Mr. Church also requested that DEPRM permit a reduction in the size of the storm water management reservation area so the subject property would have enough area to meet the minimum lot size requirement at that time of 1.5 acres. According to Mr. Church, this request was also granted and the subject property known as "Parcel A" now consists of 1.501 net acres and 1.638 gross acres.

In their Special Hearing request, Petitioner seeks confirmation that Parcel A -- also known as proposed Lot 17 -- met the R.C.5 minimum acreage requirement that was in place when the Edrich Manor East subdivision was originally approved, or in the alternative, that it meets the current R.C.5 minimum acreage requirement. Petitioner also seeks approval of the First Amended FDP for Edrich Manor East that was marked and accepted into evidence as Petitioner's Exhibit 10, and which includes proposed Lot 17. Mr. Jablon explained that when the original development was proposed in 2001 and 2002, the minimum acreage requirement was 1 acre and the maximum gross residential density was 0.667 dwelling per acre. On the 37 acre tract that comprised the original development, this would have allowed 24 lots on the property. Currently, the minimum acreage requirement is 1.5 acres and the maximum gross residential density is 0.5 dwelling per acre. These regulations would permit 18 lots on the property. Mr. Jablon emphasized that Petitioner is not requesting any increase in density, nor any building lots that increase what was shown in the original record plat or FDP. He also indicated that the intent to have Parcel A as a buildable lot was always present during the planning of the Edrich Manor East subdivision, and that Petitioner has continuously complied with all codes and regulations in order to do so. This

STUDY PERMITTED FOR PLAT
11-26-08
[Signature]

was also verified by Mr. Church, who was involved as the engineer on the planned development back in 2001 when the Concept Plan was submitted.

In support of the requested relief, Mr. Church also testified at the hearing. He is a licensed professional engineer who prepared the site plan and other drawings that were accepted into evidence in this case. He was offered and accepted as an expert in planning, zoning, and development, including interpretation of the B.C.Z.R. and the development policies and provisions in Baltimore County, and specifically including Section 1B01.3.A.7 of the B.C.Z.R. concerning amendments to FDP's and Section 502.1 of the B.C.Z.R. setting forth the relevant special exception criteria.

Mr. Church indicated that DEPRM has approved their requests concerning Parcel A and has agreed to allow Lot 17. In addition, the property has undergone soil percolation tests and passed. The proposed First Amended FDP for Edrich Manor East accepted into evidence as Petitioner's Exhibit 10 shows the configuration of Lot 17, which is virtually unchanged from Parcel A. It also shows the location of the proposed home with a three car garage facing Offutt Road. Mr. Church indicated the home proposed for Lot 17 would be very similar and compatible with the home on Lot 2, just on the other side of Edrich Way. Access to Lot 17 would be via Edrich Way, again similar to the access driveway across the street for Lot 2. Moreover, the building envelope would be similar to those of the other homes in the neighborhood. Mr. Church also described the configuration and acreage of the other 16 existing lots. The smallest lot is Lot 14 with 1.08 acres and the largest is Lot 16 with 1.81 acres. The average size of the 16 lots is approximately 1.36 acres. In Mr. Church's view, proposed Lot 17 fits within the size and scope of the other homes and lots in the subdivision.

COPIES RECEIVED FOR FILING
11-26-08
[Signature]

Mr. Church then discussed the criteria set forth in Section 502.1 of the B.C.Z.R., which are to be considered in a request for amendment of an FDP under Section 1B01.3.A.7.b of the B.C.Z.R. Mr. Church indicated that an amendment of the FDP to include proposed Lot 17 and the dwelling thereon would not be detrimental to the health, safety, or general welfare of the locale, nor would it generate any additional impacts to the area than were contemplated in the original development of Edrich Manor East. In particular, the inclusion of Lot 17 would not tend to create congestion in roads, streets or alleys therein; would not create a potential hazard from fire, panic or other danger; would not tend to overcrowd land and cause undue concentration of population; would not interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences or improvements; and would not interfere with adequate light and air. Further, it would not be inconsistent with the purposes of the property's zoning classification nor in any other way inconsistent with the spirit and intent of the Zoning Regulations; nor would it be inconsistent with the impermeable surface and vegetative retention provisions of the Zoning Regulations, nor would it be detrimental to the environmental and natural resources of the site and vicinity including forests, streams, wetlands, aquifers and floodplains. Mr. Church also offered his opinion that the amendment to the FDP would be consistent with the spirit and intent of the original plan and of this Article.

As indicated at the outset, several interested neighbors also attended the hearing and offered testimony concerning the requested relief. These gentlemen, identified earlier in this Order, expressed concerns over the addition of another lot. In particular, Damon Hughes, President of Edrich Manor South, Inc., the community association for the properties, acted as the primary spokesperson for the group. He indicated that they were not informed of the possibility of the addition of Lot 17 by Harvard Homes when they were first sold their lots, and that this

RECEIVED FOR FILING
11-26-08
m

information would have been important to them in their purchasing decision. In addition, he expressed concern that with the downturn in the housing market, the value of an additional home on Lot 17 at this time might be less than the value of their homes at their peak several years ago, which would in turn negatively affect their property values. He also expressed concern about the elevations of Lot 17, vis-à-vis the other lots in the neighborhood (which are higher than Lot 17) and questioned Lot 17's compatibility. In addition, Mr. Greenwood, who resides on Lot 2, directly across Edrich Manor Way from proposed Lot 17, expressed opposition to the layout and configuration of the proposed home on Lot 17. As shown on Petitioner's Exhibit 10, the home is configured in such a manner as to face Offutt Road rather than Edrich Way. In short, Mr. Greenwood disagrees with this configuration because his view will be of the side of the house on Lot 17.

The Zoning Advisory Committee (ZAC) comments were received from the relevant County and State agencies and are made part of the record of this case within the case file. Specifically, the comment dated September 11, 2008 from the Baltimore County Fire Marshal's Office indicates that the site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation. In addition, the comment dated September 29, 2008 from the Office of Planning indicates that after reviewing the petition, site plan, original FDP, and visiting the site for "Edrich Manor East," the Office of Planning supports Petitioner's request to amend the FDP to include Parcel A also known as Lot 17, and that Parcel A satisfied the R.C.5 acreage requirements when "Edrich Manor East" was originally approved per Section 1A04.3.B of the B.C.Z.R.

Based on the aforementioned testimony and evidence presented, I am persuaded to grant the special hearing relief. It is clear that proposed Lot 17 met the R.C.5 acreage requirement when

~~STAMPED~~ 11-26-08
PM

Edrich Manor East was originally approved, and that -- as a result of DEPRM allowing a reduction in the size of the storm water management reservation area adjacent to Lot 17 -- it also meets the current acreage requirement. Hence, I shall grant that relief.

As to the amendment of the FDP, in my judgment, Petitioner has satisfied its burden under Section 1B01.3.A.7 of the B.C.Z.R., and that Petitioner's plans are appropriate and will not be detrimental to the health, safety, or general welfare of the surrounding locale. Although I can appreciate the concerns articulated by the interested neighbors, I do not believe the addition of Lot 17 to this subdivision will have any negative effects on the other homes or the neighborhood as a whole. To that end, I also find that an amendment to the FDP as depicted in Petitioner's Exhibit 10 would be consistent with the spirit and intent of the original plan and of this Article.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County, this 25th day of November, 2008 that Petitioner's request for Special Hearing relief filed pursuant to Sections 500.7 and 1A04.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to confirm Parcel A also known as Lot 17 satisfies the current R.C.5 acreage requirement be and is hereby GRANTED; and

IT IS FURTHER ORDERED that Petitioner's request for Special Hearing relief filed pursuant to Sections 500.7 and 1A04.3.B of the B.C.Z.R. to confirm Parcel A also known as Lot 17 satisfied the R.C.5 acreage requirement when the subdivision known as "Edrich Manor East" was originally approved be and is hereby DISMISSED as MOOT; and

ORDER PREPARED FOR FILING
11.26.08
[Signature]

IT IS FURTHER ORDERED that Petitioner's request for Special Hearing relief filed pursuant to Sections 1A00.4 and 1B01.3A7 of the B.C.Z.R. to amend the Final Development Plan for "Edrich Manor East" to include Parcel A also known as Lot 17, be and is hereby GRANTED, and the First Amended Final Development Plan for Edrich Manor East accepted into evidence as Petitioner's Exhibit 10, be and is hereby APPROVED, subject to the following restrictions which are conditions precedent to the relief granted herein:

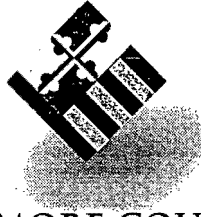
1. Petitioner may apply for permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

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


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING
11.26.08
[Signature]



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

November 26, 2008

ARNOLD JABLON, ESQUIRE
VENABLE LLP
210 ALLEGHENY AVENUE
TOWSON, MD 21204

Re: Petition for Special Hearing
Case No. 2009-0058-SPH
Property: Edrich Manor East – Parcel A

Dear Mr. Jablon:

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,

A handwritten signature in black ink, appearing to read "John H. Bostwick", written over the typed name.

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Thomas A. Church, Development Engineering Consultants, Inc., 6603 York Road, Baltimore, MD 21212
Woodrow Greenwood, 3016 Edrich Way, Randallstown MD 21133
Christopher Kwegan, 3001 Edrich Way, Randallstown MD 21133
Mike Myles, 3012 Edrich Way, Randallstown MD 21133
Damon Hughes, 3010 Edrich Way, Randallstown MD 21133
Michael Latimore, 3005 Edrich Way, Randallstown MD 21133



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at SE corner of Offutt Rd and Edrich Way

which is presently zoned RC 5

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

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

(This box to be completed by planner)

- (1) to confirm Parcel A also known as lot 17 satisfied the RC 5 acreage requirement when the subdivision known as "Edrich Manor East" was originally approved (section 1A04.3 B. (BCZR), or, in the alternative
- (2) to confirm Parcel A also known as lot 17 satisfies the current RC 5 acreage requirement (section 1A04.3.B); and
- (3) to amend the Final Development Plan for "Edrich Manor East" to include Parcel A also known as Lot 17, pursuant to section 1A00.4 and section 1B01.3A7, BCZR.

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 bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Arnold Jablon
Name - Type or Print _____
Signature _____
Venable, LLP
Company _____
210 Allegheny Ave. 410 494 6298
Address _____ Telephone No. _____
Towson, Maryland 21204
City _____ State _____ Zip Code _____

Legal Owner(s):

Edrich Farms, Inc

Name - Type or Print _____
Signature _____
by **Edward F. Stanfield, President**
Name - Type or Print _____

Signature _____
9700 Old Court Road
Address _____ Telephone No. _____
Baltimore, Maryland 21244
City _____ State _____ Zip Code _____

Representative to be Contacted:

Arnold Jablon
Name _____
210 Allegheny Ave., 410 494 6298
Address _____ Telephone No. _____
Towson, Maryland 21204
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

Case No. **2009-0058-SPH**

REV 9/15/98

RECEIVED FOR FILE

UNAVAILABLE FOR HEARING

Reviewed By

D.T.

Date

8/27/08

DROP-OFF

11-26-08

CD

DEVELOPMENT ENGINEERING CONSULTANTS, INC.

Site Engineers & Surveyors

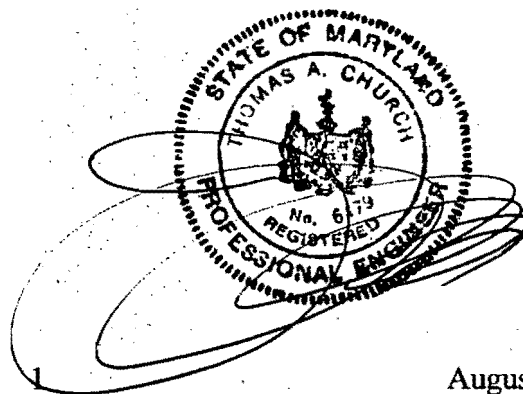
6603 York Road
Baltimore, Maryland 21212
(410) 377-2600
(410) 377-2625 Fax

ZONING DESCRIPTION FOR A PARCEL OF LAND ON THE SOUTHEAST CORNER OF OFFUTT ROAD AND EDRICH WAY

Beginning at a point on the south side of Offutt Road, subject to a right-of-way of 70 feet more or less, said point being 35 feet more or less from the centerline of Edrich Way, 40 feet more or less wide. Thence the following courses and distances: 1) Along the south side of Offutt Road South 65 degrees 07 minutes 25 seconds East, 158.04 feet. Thence leaving the south side of Offutt Road 2) South 09 degrees 03 minutes 18 second West, 472.00 feet, 3) North 58 degrees 59 minutes 57 second West, 97.54 feet, 4) North 25 degrees 36 minutes 58 seconds West, 146.27 feet to the east side of Edrich Way. Thence along the east side of Edrich Way 5) along a curve to the left with a radius of 658.61 feet, length of 121.34 feet, 6) North 24 degrees 52 minutes 35 seconds East, 40.08 feet, 7) along a curve to the left with a radius of 120.00 feet, length of 127.76 feet, 8) along a curve to the right with a radius of 80.00 feet, length of 85.17 feet, 9) North 69 degrees 53 minutes 35 seconds East, 21.21 feet to the point of beginning,

Containing 65,384 square feet or 1.501 acres of land, more or less.

Also known as Parcel "A", Edrich Manor East, located in the 2nd Election District, Baltimore County, Maryland.



Our Contract No. 01-111A

August 14, 2008

2009-0058-SPH

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **22867**

Date: _____

Fund	Dept	Unit	Sub Unit	Rev	Sub	Obj	Sub Obj	Dept Obj	BS Acct	Amount
				Source/	Rev/					
001	806	0000		6150						325.00

Total: **325.00**

Rec From: **VENADIE LLP**

For: **2009-0058-SPH**
EDRICH FARMS INC

D. THOMPSON

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ACTUAL DATE
 8/28/2009 8/28/2009 10:20:46
 REC 0001 WALTON RICH KCH
 RECEIPT # 453700 8/28/2009
 15 528 ZONING VERIFICATION
 NO. 022667

Recpt Tot 325.00
 325.00 Ck 1.00 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: #2009-0058-SPH

SE corner of Offutt Road and Edrich Way
2nd Election District - 4th Councilmanic District

Legal Owner(s): Edrich Farms, Inc., Edward Stanfield, President

Special Hearing: to confirm Parcel A also known as lot 17 satisfied the RC 5 acreage requirement when the subdivision known as "Edrich Manor - East" was originally approved (section 1A04.3.b, BCZR), or in the alternative. To confirm Parcel A also known as lot 17 satisfies the current RC 5 acreage requirement (section 1A04.3.B) and to amend the Final Development Plan for "Edrich Manor East" to include Parcel A also known as Lot 17, pursuant to Section 1A00.4 and Section 1B01.3A7, BCZR.

Hearing: Tuesday, October 14, 2008 at 11:00 a.m. in Room 104, Jefferson Building, 105 West Chesapeake 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) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT/9/738 Sept. 30

184988

CERTIFICATE OF PUBLICATION

10/21, 2008

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 9/30, 2008.

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

S. Wilkins

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 2009-0058-SPH

Petitioner/Developer: _____

Edrich Farms, Inc. Edward Stanfield, President

Date of Hearing/Closing: Oct. 14, 08

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

ATTN: Kristen Matthews

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: _____

SE corner of Offutt Road and Edrich Way

The sign(s) were posted on _____ Sept. 29, 08
(Month, Day, Year)

Sincerely,

Robert Black Oct 2, 08
(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)

ZONING NOTICE

CASE # 2009-0058-SPH

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

Room 104, JEFFERSON BUILDING
PLACE: 105 W. CHESAPEAKE AVE. TOWSON 21204

DATE AND TIME: TUESDAY, OCTOBER 14, 2008 AT 11:00 A.M.

REQUEST: SPECIAL HEARING TO CONFIRM PARCEL A ALSO
KNOWN AS LOT 17 SATISFIED THE RC 5 ACREAGE REQUIREMENT WHEN
THE SUBDIVISION KNOWN AS 'EDRICH MANOR EAST' WAS ORIGINALLY
APPROVED (SECTION 1A04.3.6, BCZR), OR IN THE ALTERNATIVE, TO
CONFIRM PARCEL A ALSO KNOWN AS LOT 17 SATISFIES THE CURRENT
RC 5 ACREAGE REQUIREMENT (SECTION 1A04.3.B) AND TO AMEND THE
FINAL DEVELOPMENT PLAN FOR 'EDRICH MANOR EAST' TO INCLUDE PARCEL
A ALSO KNOWN AS LOT 17, PURSUANT TO SECTION 1A00.4 AND SECTION
1B01.3A7, BCZR.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 30, 2008 Issue - Jeffersonian

Please forward billing to:

Development Engineering Consultants
6603 York Road
Baltimore, MD 21212

410-377-2600

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: 2009-0058-SPH

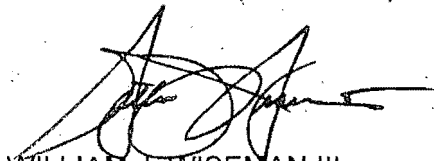
SE corner of Offutt Road and Edrich Way

2nd Election District – 4th Councilmanic District

Legal Owners: Edrich Farms, Inc., Edward Stanfield, President

Special Hearing to confirm Parcel A also known as lot 17 satisfied the RC 5 acreage requirement when the subdivision known as "Edrich Manor East" was originally approved (section 1A04.3.b, BCZR), or in the alternative. To confirm Parcel A also known as lot 17 satisfies the current RC 5 acreage requirement (section 1A04.3.B) and to amend the Final Development Plan for "Edrich Manor East" to include Parcel A also known as Lot 17, pursuant to Section 1A00.4 and Section 1B01.3A7, BCZR.

Hearing: Tuesday, October 14, 2008 at 11:00 a.m. Room 104, Jefferson Building,
105 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.



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY KOTROCO, Director
September 15, 2008
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: 2009-0058-SPH

SE corner of Offutt Road and Edrich Way

2nd Election District – 4th Councilmanic District

Legal Owners: Edrich Farms, Inc., Edward Stanfield, President

Special Hearing to confirm Parcel A also known as lot 17 satisfied the RC 5 acreage requirement when the subdivision known as "Edrich Manor East" was originally approved (section 1A04.3.b, BCZR), or in the alternative. To confirm Parcel A also known as lot 17 satisfies the current RC 5 acreage requirement (section 1A04.3.B) and to amend the Final Development Plan for "Edrich Manor East" to include Parcel A also known as Lot 17, pursuant to Section 1A00.4 and Section 1B01.3A7, BCZR.

Hearing: Tuesday, October 14, 2008 at 11:00 a.m. Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Arnold Jablon, 210 Allegheny Avenue, Towson 21204
Edward Stanfield, Edrich Farms, Inc., 9700 Old Court Road, Baltimore 21244

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, SEPTEMBER 29, 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.

**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: 2009-0058-SPH

Petitioner: EDRICH FARMS, INC

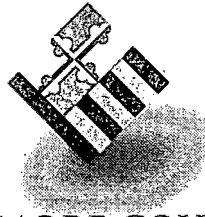
Address or Location: SE CORNER OF OFFUT RD & EDRICH WAY

PLEASE FORWARD ADVERTISING BILL TO:

Name: DEVELOPMENT ENGINEERING CONSULTANTS, INC

Address: 6603 YORK RD, BALD 21212

Telephone Number: 410 377-2607



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management
October 8, 2008

Arnold Jablon
Venable, LLP
210 Allegheny Ave.
Towson, MD 21204

Dear: Arnold Jablon

RE: Case Number 2009-0058-SPH, SE corner of Offutt Rd. and Edrich Way

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 27, 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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel

Edward F. Stanfield: Edrich Farms, INC, 9700 Old Court Rd., Baltimore, MD 21244



BALTIMORE COUNTY
M A R Y L A N D

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

September 11, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: September 8, 2008

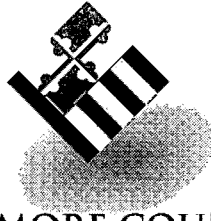
Item Number: **0058**, 0061

3. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

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

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

cc: File



BALTIMORE COUNTY
M A R Y L A N D

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

September 11, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: September 8, 2008

Item Number:  0061

3. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

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

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

cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: September 9, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For September 15, 2008
Item Nos. ~~09-0058~~, 0059, 0060, 0061,
0062, 0063, and 0064

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

DAK:CEN:lrk
cc: File
ZAC-09092008-NO COMMENTS



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

State Highway
Administration

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

Maryland Department of Transportation

Date: 9/12/2008

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

RE: Baltimore County
Item No 2009-0098-SPH
EDRICH FARMS, INC
OFFUTT ROAD
SPECIAL HENING

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. 2009-0098-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,

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • www.marylandroads.com



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 29, 2008

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

SUBJECT: SE corner of Offutt Road and Edrich Way

INFORMATION:

Item Number: 9-058

Petitioner: Edrich Farms, Inc.

Zoning: RC 5

Requested Action: Special Hearing

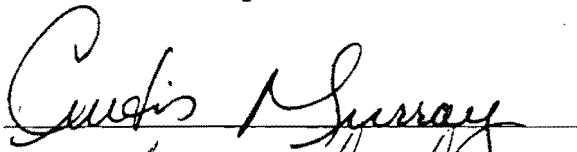
1. Confirm Parcel A also know as Parcel lot 17 satisfied the RC 5 acreage requirement when the subdivision known as "Edrich Manor East" was originally approved (section 1A04.3.B. (BCZR). Or in the alternative
2. Confirm Parcel A also know as Parcel lot 17 satisfied the current RC 5 acreage requirement of (section 1A04.3.B. (BCZR). And
3. To amend the FDP for "Erich Manor East" to include a Parcel also known as Lot 17, pursuant to section 1A00.4 and section 1B01.3A7,BCZR.

SUMMARY OF RECOMMENDATIONS:

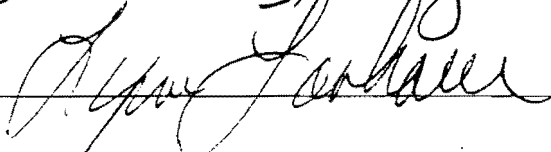
After reviewing the petition, site plan, original FDP and visiting the site for "Edrich Manor East", the Office of Planning supports the petitioner's request to amend the FDP for "Edrich Manor East" to include Parcel A, also known as Lot 17 and that Parcel A satisfies the RC 5 acreage requirements when "Edrich Manor East" was originally approved per Section 1A04.3.B of the BCZR.

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

Reviewed by:



Division Chief:
AFK/LL: CM



TB 10/14
11AM

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: October 20, 2008
SUBJECT: Zoning Item # 09-058-A
Address Offutt Road and Edrich Way
(Edrich Farm East)

RECEIVED
OCT 20 2008
BY:.....

Zoning Advisory Committee Meeting of September 8, 2008

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

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

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

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

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

Additional Comments:

Reviewer: J. Livingston

Date: 10/17/08

From: Debra Wiley
To: Murray, Curtis
Date: 10/10/08 11:05:51 AM
Subject: Comment Needed - 10/14

*Missing - OP
Comment*

Hi Curtis,

Tom has a hearing scheduled for next Tuesday, 10/14 @ 11:00 AM and we're missing a comment from your office. I have provided a case description for your convenience as follows:

Case No. 2009-0058-SPH

SE corner of Offutt Road and Edrich Way
 2nd Election District - 4th Council District

Legal Owners: Edrich Farms, Inc., Edward Stanfield, President

Special Hearing to confirm Parcel A also known as Lot 17 satisfied the R.C.5 acreage requirement when the subdivision known as "Edrich Manor East" was originally approved (Section 1A04.3.B, B.C.Z.R.), or in the alternative, to confirm Parcel A also known as Lot 17 satisfies the current R.C.5 acreage requirement (Section 1A04.3.B) and to amend the Final Development Plan for "Edrich Manor East" to include Parcel A also known as Lot 17, pursuant to Section 1A00.4 and Section 1B01.3A7, B.C.Z.R.

Hearing: Tuesday, October 14, 2008 at 11:00 a.m., Room 104, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Thanks again !

Debbie Wiley
 Legal Administrative Secretary
 Office of the Zoning Commissioner
 105 West Chesapeake Avenue, Suite 103
 Towson, Md. 21204
 410-887-3868
 410-887-3468 (fax)
 dwiley@baltimorecountymd.gov

CC: Are, Kathy

<u>2009-0058-SPH</u>		
FD	9-11	Final Present Code
OPR	9-9	No comments
SHA	9-12	No objection
OP Missing (as of 10/10)		
Notice	Posting	PC Appearance

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
SE corner of Offutt Road & Edrich Way *
2nd Election & 4th Councilmanic Districts * ZONING COMMISSIONER
Legal Owner(s): Edrich Farms, Inc *
Petitioner(s) * FOR
* BALTIMORE COUNTY
* 09-058-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
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED

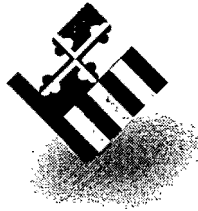
SEP 09 2008

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 9th day of September, 2008, a copy of the foregoing Entry of Appearance was mailed to Arnold Jablon, 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

M A R Y L A N D



To: Ed Stanfield
Fax No: 410 521. 2778
From: Tom Church
Date: 12/18/06 Pages: 1

JAMES T. SMITH, JR.
County Executive

DAVID A.C. CARROLL, Director
Department of Environmental Protection
and Resource Management

December 13, 2006

Thomas A. Church, P.E.
Development Engineering Consultants, Inc.
6603 York Road
Baltimore, Maryland 21212

RE: Edrich Manor East, Parcel A, Located at Corner of Edrich Way and Offutt Road,
Election District 2

Dear Mr. Church,

I have reviewed your request to conduct soil percolation tests on the above referenced property as outlined in your letter and revised site plan, both dated November 27, 2006. The information presented, including the curb and gutter along Offutt Road and the proposed storm drain along the eastern property line will divert off site surface drainage away from the proposed 10,000 sq. ft. sewage disposal area and preclude offsite drainage from impacting the designated septic area. Based on this proposal, this office will permit soil percolation tests to be conducted on the property subject to the following conditions:

1. Soil percolation tests must be conducted during the wet weather testing season (February 1st – April 30th).
2. The design and discharge structure of the storm drain pipe along the eastern property line must be reviewed and approved by the Stormwater Management Section of this Department.
3. Measures must be taken to divert offsite drainage from the property to the east from impacting the sewage disposal reserve area for the subject lot.

If you have any questions regarding this matter, please contact this office at 410-887-2762.

Sincerely,

Robert Powell, Supervisor
Soil Evaluation Section

J./ R. Powell, Plan Rev. Com., Edrich Manor East, Pcl. A, 12-13-06



1997 Gold Award Recipient

t 410.494.6244
f 410.821.0147
admatte@venable.com

August 21, 2008

HAND DELIVERED

Mr. W. Carl Richards, Jr., Supervisor
Zoning Review Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Special Hearing
Petitioner: Edrich Farms, Inc.
Location: SE corner of Offutt Road and Edrich Way

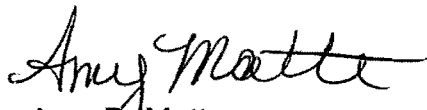
Dear Mr. Richards:

I am drop filing the enclosed Petition for Special Hearing for the above-referenced property. This property is not in violation of any zoning laws. With this letter, I have enclosed the following documents:

1. Petition for Special Hearing (3)
2. Zoning Descriptions (3)
3. Site Plans (12)
4. Newspaper advertising form (1)
5. Signature Authorization form (1)
6. Check in the amount of \$325.00

If you have any questions or concerns regarding this filing, please give me a call.

Very truly yours,


Amy D. Matte
Paralegal

cc: Arnold Jablon, Esquire
Enclosures

TO1DOCS1/#262462v1

Zoning Office
Department of Permits and Development Management
111 West Chesapeake Ave
Towson, Maryland 21204

Zoning Office:

Please be advised that we, the undersigned, have authorized Arnold Jablon, Esq., Venable, LLP, 210 Allegheny Ave., Towson, Maryland 21204, to be our attorney-in-fact and attorney-at-law and on our behalf file the attached petitions for zoning relief. We hereby understand that the relief requested is for property we own and we hereby and herewith acknowledge our express permission for said petitions to be filed on our behalf. The petition(s) filed are for property located at SE corner of Offutt Road and Edrich Way, property we own.

Edrich Farms, Inc. (owner)

By:

Edward F. Stanfield pres.
Edward F. Stanfield, President

8-19-08 (Date)

9700 Old Court Rd, Baltimore, Maryland 21244
address

CASE NAME _____
CASE NUMBER 2009-0058-SPB
DATE 10-14-08

[illegible]

CASE NAME _____
CASE NUMBER 2009-0058-SPH
DATE 10-14-08

CASE NAME _____
CASE NUMBER 2009-0058-SPH
DATE 10-14-08

[illegible]

Case No.: 2009-0058-SPH

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site Plan	
No. 2	Concept Plan	
No. 3	Letter granting waiver of SWM facility (12-19-01)	
No. 4	Pere Test Plan	
No. 5	Dev. Plan	
No. 6	HOB Order 9-11-02	
No. 7	Recon Plat recorded on 1-9-04	
No. 8	FDP approved 6/30/03	
No. 9	12-13-06 Letter permitting pere test on Parcel A	
No. 10	1st Amended FDP that has been submitted (3 pages)	
No. 11	Aerial Photo w/ proposed Lot 17	
No. 12		

(Sw Waiver) 01-11



Baltimore County
Department of Environmental Protection
and Resource Management
Storm Water Engineering

401 Bosley Avenue, Suite 416
Towson, Maryland 21204
410 887-3768
FAX 410 887-4804

December 19, 2001

Mr. Thomas A. Church
Development Engineering Consultants, Inc.
6603 York Road
Baltimore, Maryland 21212

RE: EDRICH MANOR EAST
Waiver Request, Patapsco Watershed
Project LD. A011179

Dear Mr. Church:

This is in response to your letter of September 25, 2001 requesting a waiver of storm water management for the above referenced project.

We have reviewed the material submitted with your letter and advise you as follows:

1. There will be a decrease in runoff from the site as a result of the proposed work. However, the drainage pattern will be altered so that runoff from "proposed drainage area D.A. AD 3A" will be discharged onto abutting private property south of the site. Currently, runoff from the area that becomes D.A. AD3 A discharges to the east.
2. If we are furnished a copy of a letter from the owners of the affected property to the south indicating their willingness to accept the increased flows, we will grant a waiver of quantity management under the provisions of Section 14-155 (C) (1) of the County Code.
3. If permission of the adjacent property owners cannot be obtained, the project must be revised to prevent "proposed condition" runoff from discharging onto their property.

If there are any questions, please contact Ed Schmaus at 410 887-3768.

Very truly yours,

Thomas L. Vidmar, PE, Deputy Director
Department of Environmental Protection and Resource
Management

TLV:pms

c: Storm Drain Design, Dept. of Public Works
Environmental Impact Review, Dept. of Environmen
Management

edrich

PETITIONER'S EXHIBIT

3

Come visit the County's Website at w



Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468

**Baltimore County**

James T. Smith, Jr., County Executive
Lawrence E. Schmidt, Zoning Commissioner

May 7, 2004

Mr. & Mrs. Jonathan C. Dorsey
3107 Offutt Road
Randallstown, Md. 21133

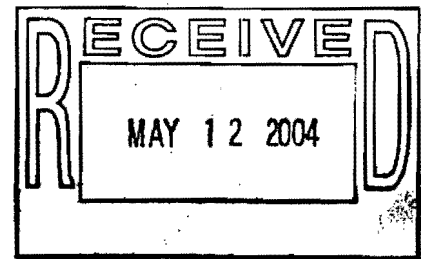
Mr. & Mrs. Robert Vondersmith
3113 Offutt Road
Randallstown, Md. 21133

Mr. John Allan Palmer, Sr.
3109 Offutt Road
Randallstown, Md. 21133

Mr. & Mrs. William A. Lloyd
3115 Offutt Road
Randallstown, Md. 21133

Mr. & Mrs. William J. Gillespie
3111 Offutt Road
Randallstown, Md. 21133

RE: Edrich Manor East Subdivision
Case No. II-618



Dear Ladies & Gentlemen:

Thomas A. Church, a Professional Engineer and principal of Development Engineering Consultants, Inc., has asked that I write to you concerning the above-captioned project. As you may be aware, Mr. Church was retained by Edrich Enterprises, Inc., the Developer of the proposed subdivision known as Edrich Manor East.

By way of background, the development plan for Edrich Manor East was submitted for review by Baltimore County in accordance with the development review process contained in Title 26 of the Baltimore County Code. That process includes a public hearing before the Office of the Zoning Commissioner. In this regard, I considered the development plan for the above-captioned matter on August 29, 2002. At that hearing, I was advised by the County's Department of Environmental Protection and Resource Management (DEPRM) that a waiver of certain storm water management regulations had been granted unto the Developer. Thus, no storm water management was required for this development.

Baltimore County maintains storm water management regulations, which are designed to insure that a development will not cause flooding and/or erosion to downstream properties. Apparently, due to the rather limited nature of the proposed development (16 single-family dwelling lots), as well as the area of the site (36.892 acres), DEPRM determined that a waiver of certain storm water management requirements was appropriate. However, certain residents of Offutt Road immediately adjacent to proposed Lot 3 of the Edrich Manor East development appeared at the hearing. They included Mr. & Mrs. Lloyd and Mr. & Mrs. Gillespie. As I recall, those residents expressed a concern regarding potential storm water runoff from Lot 3. It was indicated that Lot 3 sloped downhill to a rear property line that abutted those lots that face Offutt Road.

Visit the County's Website at www.baltimorecountyonline.info



Residents of Offutt Road

Page 2

May 10, 2004

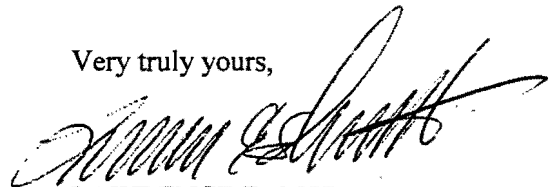
Although DEPRM had determined that a storm water waiver could be granted, I nonetheless required that the Developer design a system to disperse water runoff in that area and submit to Baltimore County for review a written proposal for same. There are many types of storm water management facilities that are permitted in Baltimore County. Often, a storm water management facility will include a pond, which will capture and collect storm water runoff, then release that water at a controlled rate. There are also underground storm water management facilities. In this regard, based on the circumstances present in the instant case, Mr. Church determined that a trench could be dug in a parallel fashion to the rear property line and that trench could then be filled with rock. The intent would be that the trench would capture any storm water flowing down the hill and that the rock would provide a porous area within the ground where the water could infiltrate. This is a very simplistic storm water management design.

In many cases, after a project is built out, Baltimore County will acquire storm water management ponds and facilities designed as part of a development proposal. Baltimore County has no interest in acquiring any rights associated with the storm water management proposed in this case, given that a waiver was granted by DEPRM and none was required. Although there will not be any meaningful maintenance of the trench and rock base necessary, nonetheless, County law requires that some entity have responsibility for maintaining any storm water management facility. Therefore, I directed in my decision that the storm water management system in this case be maintained under an easement by the adjacent neighbors on Offutt Road, who would enjoy the benefit/protection of the system.

I understand that Mr. Church recently submitted details of his proposal and that some of you do not favor the storm water management system and further, are unwilling to agree to maintain same. If such is the case, it seems appropriate that my written decision be amended to delete that requirement and that the property remain in its present configuration.

Therefore, within thirty (30) days of the date hereof, I would appreciate hearing from each of you, in writing, regarding your position in this regard. If the general consensus is that no storm water management system need be provided, then I will issue an amended Order accordingly. Your consideration in this matter is greatly appreciated.

Very truly yours,



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjg

cc: Mr. Thomas A. Church, President, Development Engineering Consultants, Inc.
6603 York Road, Towson, Md. 21212
Mr. Donald Rascoe, Development Management Division, DPDM
Mr. Bryce Savage, DEPRM
People's Counsel; Case File

IN RE: DEVELOPMENT PLAN HEARING
SE/S Offutt Road, S of Elmo Road
(Edrich Manor East)

2nd Election District
2nd Council District

Edrich Enterprises, Inc.
Owner/Developer

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. II-618

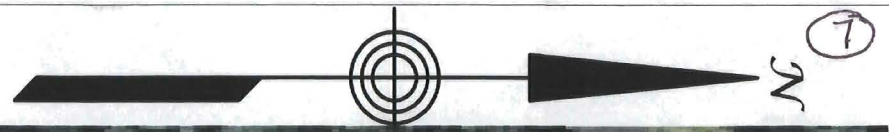
HEARING OFFICER'S OPINION AND DEVELOPMENT PLAN ORDER

This matter comes before this Hearing Officer/Zoning Commissioner for consideration of a development plan prepared by Development Engineering Consultants, Inc. for the proposed development of the subject property by Edrich Enterprises, Inc., Owner/Developer, with 16 single family dwelling lots. The subject property consists of a gross area of 36.892 acres, more or less, zoned R.C.5, and is located on the south and east sides of Offutt Road, across from that road's intersection with Elmo Road in Randallstown. The proposed subdivision is more particularly described on the three-page red-lined development plan submitted and marked into evidence as Developer's Exhibits 1A, 1B and 1C.

As to the history of this project through the development review process codified in Title 26 of the Baltimore County Code, a concept plan of the proposed development was prepared and a conference held thereon on May 21, 2001. As required, a Community Input Meeting (CIM) was held on June 19, 2001 at the Winfield Elementary School. Subsequently, a development plan was submitted and a conference held thereon with reviewing County agency representatives on August 7, 2002. Following the submission of that plan, those reviewing agencies submitted comments and a revised development plan incorporating same was submitted at the hearing held before me on August 29, 2002.

Appearing at the public hearing required for this project were Edward F. Stanfield on behalf of Edrich Enterprises, Inc., Owner/Developer, Thomas Church, the Professional Engineer who prepared the development plan for this project, and Benjamin Bronstein, Esquire, attorney for the Owner/Developer. Numerous representatives of the various Baltimore County agencies who

PETITIONER'S EXHIBIT 6



PETITIONER'S EXHIBIT 11

SITE DATA

Existing Zoning and Maximum Density Permitted

Zone	Acres	Units Allowed	Units Proposed
RC-5	37.0	24	16
Total			

NOTE: BOTH PARCELS USED FOR DENSITY

SITE DEVELOPMENT PROPOSAL

Dwelling Type	Proposed Units	Parking Required	Parking Provided	Average Daily Trips	Phase	Development Schedule
SING. FAM. DETACHED	16	32	32	160	1	
Total						

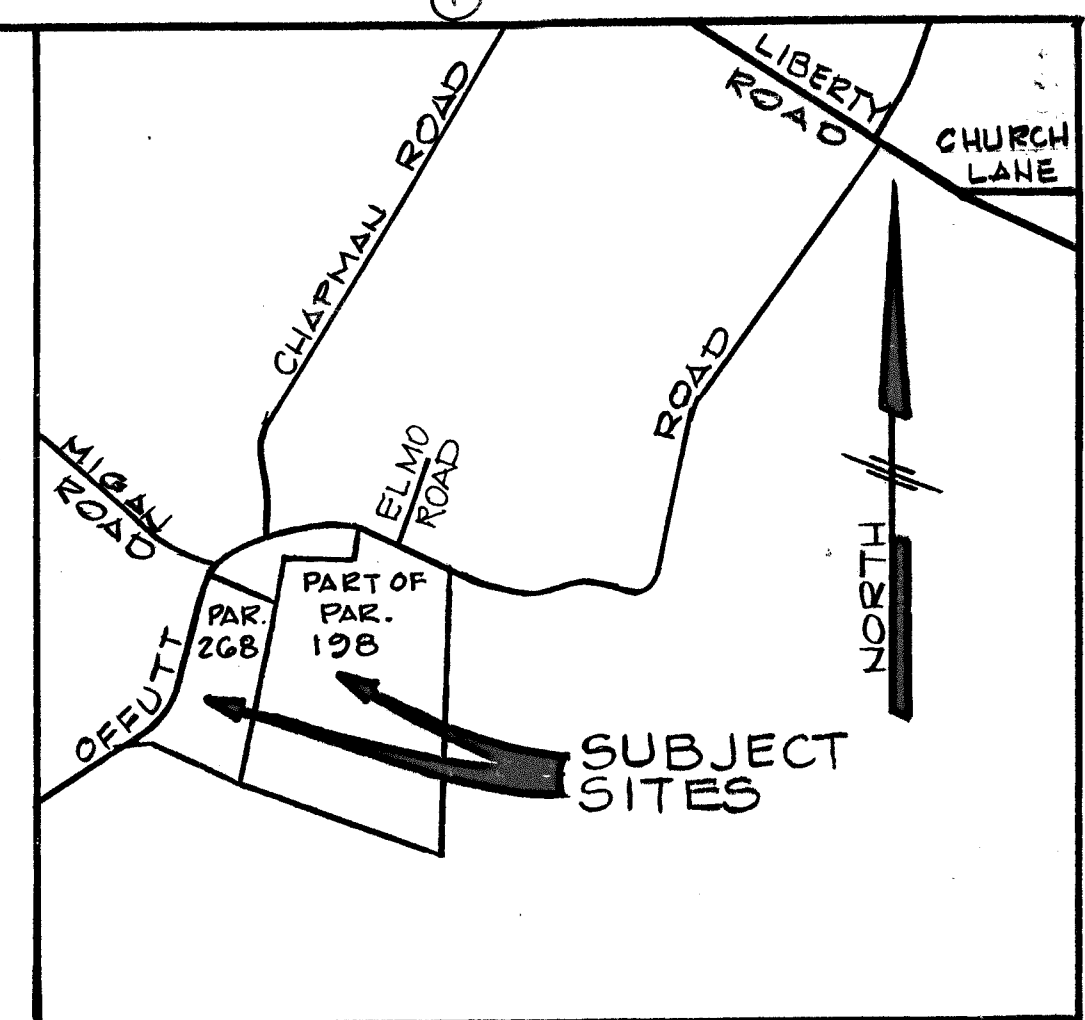
ADDITIONAL INFORMATION

Anticipated Actions:
 Variances: SIDE YARD FROM 50' TO 20' FOR EX. HOUSE (LOT #1)
 Waivers:
 Special Exceptions:
 Other:
 Consistency with design manuals.

NOTE: BALTIMORE CITY RECORDS SHOW THAT #3109, 3111, 3113, 3115 AND 3201 OFFUTT RD. CURRENTLY HAVE METRO. WATER SERVICE

WELL NOTE (LOTS 2-6)
 WELLS SHOWN, THUSLY, OW, ARE SHOWN TO DEMONSTRATE WELLS MEET DESIGN CRITERIA IN CASE LOTS ARE DENIED METRO. WATER SERVICE. (WOODS)

- TRA. BEARING DISTANCES
- (A) S. 34° 37' W. 150.0' (DEED)
 - (B) N. 61° 30' W. 255.0' (DEED)
 - (C) S. 18° 22' W. 15.7' (DEED)



VICINITY MAP
 SCALE: 1"=1000'

EXISTING BUILT CONDITIONS

Existing	Not Existing	REMARKS
☒	☐	Locations of existing buildings within 200 ft. of site boundaries
☒	☐	Location of existing roads within 200 ft. of site boundaries
☒	☐	Designated historic sites
☒	☐	Designated archeological sites
☒	☐	Significant views
☒	☐	Significant features (specimen trees, buildings, streetscape, etc.) - TO BE DETERMINED
☒	☐	Land uses on and within 200 ft. of site
☒	☐	Roads rights-of-way and easements

COUNTY ADOPTED PLANS

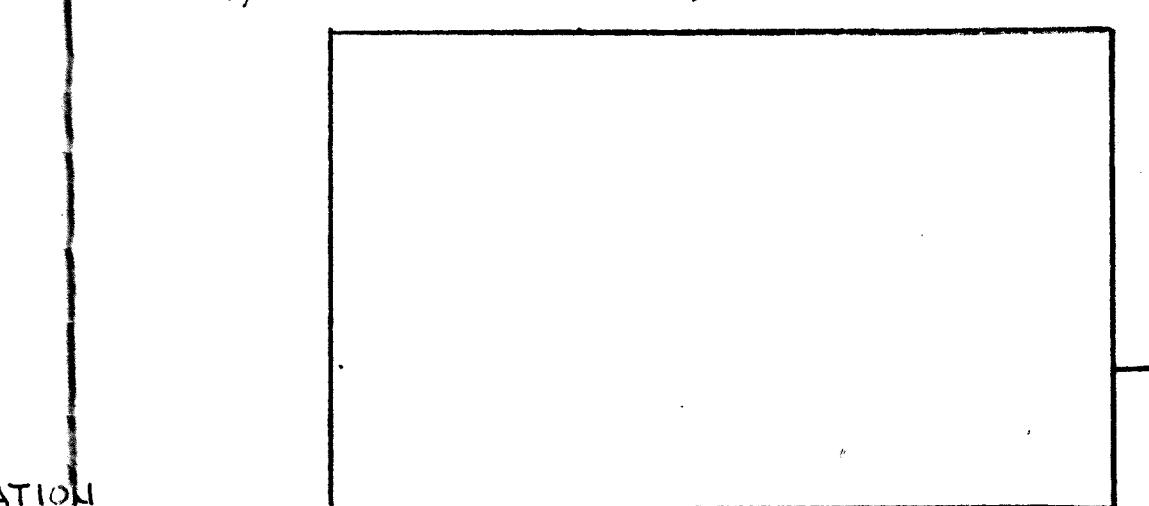
Existing	Not Existing	In Existing Conformance	REMARKS
☒	☐	☒	Balto. Co. Master Plan 1989-2000
☒	☐	☒	Community or Revitalization Plan(s)
☒	☐	☒	Recreation and Parks Plan
☒	☐	☒	Streetscape Plan
☒	☐	☒	Greenways Plan
☒	☐	☒	Other: WATER MASTER PLAN (METRO. DIST. LINE)

ENVIRONMENTAL INFORMATION

Existing	Not Existing	Field Existing	Field Delineated-Verified	REMARKS
☒	☐	☐	☐	Topography and street grades (minimum 5 ft. contour appropriately labeled)
☒	☐	☐	☐	Slopes greater than 25%
☒	☐	☐	☐	100 year floodplain (PER F.E.M.A.)
☒	☐	☐	☐	Soils mapped according to Soil Survey, Baltimore County, Maryland
☒	☐	☐	☐	Streams, seeps, ponds or other water bodies shown on site and within 200 ft. of site boundaries
☒	☐	☐	☐	Wetlands
☒	☐	☐	☐	Forest buffer limits including adjustments for steep slopes and/or erodible soils
☒	☐	☐	☐	Land cover on and within 200 ft. of site
☒	☐	☐	☐	Significant regulated plant or wildlife communities
☒	☐	☐	☐	Wells on site and within 100 ft. of site
☒	☐	☐	☐	Septic on site and within 100 ft. of site
☒	☐	☐	☐	Underground fuel tanks on site and within 100 ft. of site
☒	☐	☐	☐	Soil evaluation tests (perc tests) performed
☒	☐	☐	☐	(PLAN SUBMITTED TO GROUND WATER FOR REVIEW)

MISCELLANEOUS NOTES:

- PROPERTY OUTLINE BASED ON DEEDS AND NOT AN ACTUAL SURVEY
- TOPOGRAPHY TAKEN FROM AERIAL PHOTOGRAPHY, DATED JANUARY 19, 1992
- SUBJECT SITES HAVE BEEN HELD INTACT SINCE: OCT. 4, 1946 (PARCEL 198) AND NOV. 20, 1975 (PARCEL 268)



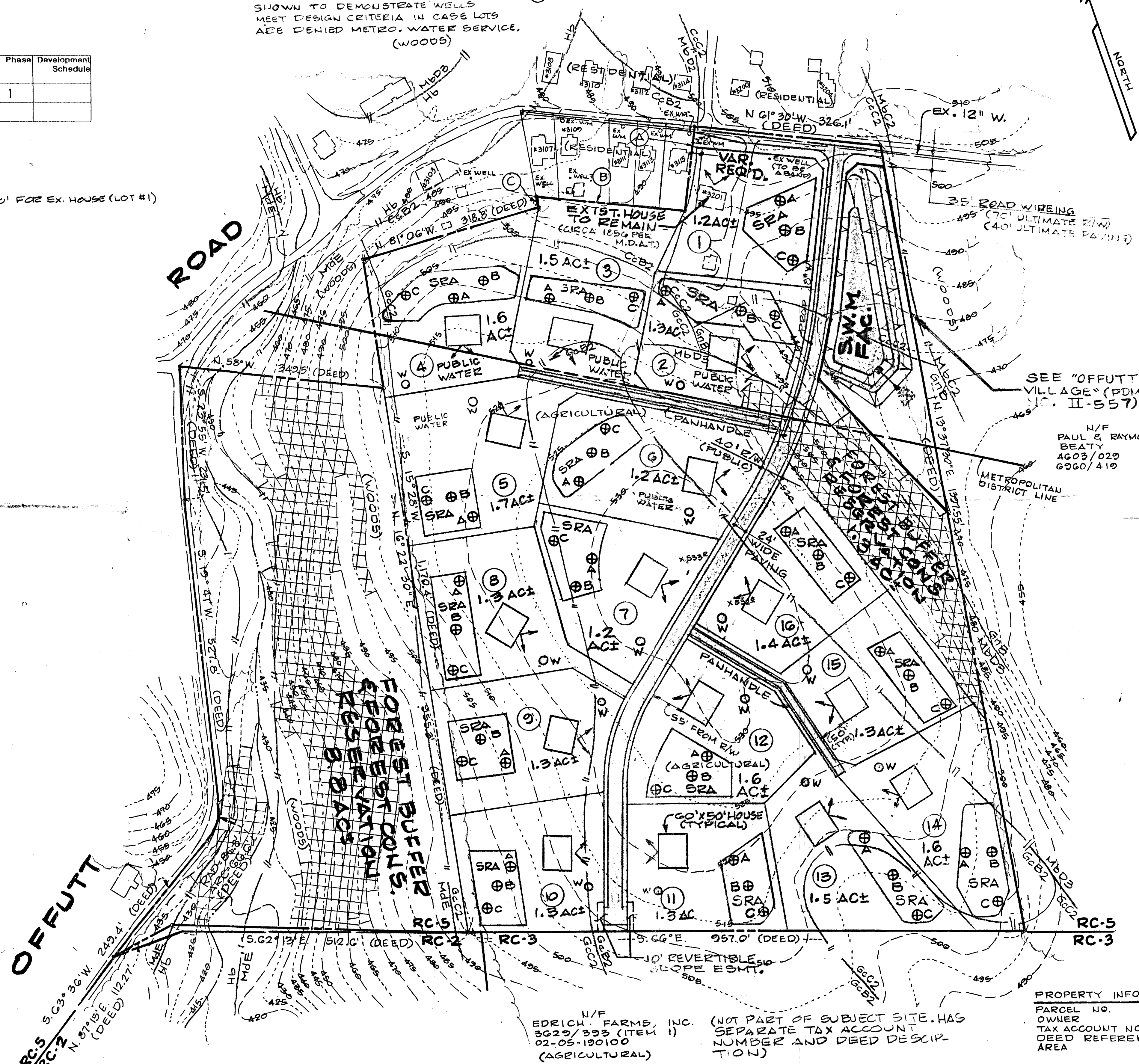
PROPERTY INFORMATION

PARCEL NO.	OWNER	TAX ACCOUNT NO.	DEED REFERENCE	AREA
198 (PART OF)	EDRICH FARMS, INC.	02-05-190101	3629/393 (ITEM 2)	28.20 AC± (M.D.A.T.)
268	EDRICH LIMITED PARTNERSHIP	02-07-001250	11893/347	8.80 AC± (M.D.A.T.)
(TOTAL AREA = 37.01 AC.)				

SITE CONSTRAINTS AND SITE PROPOSALS MAP

CONCEPT PLAN P.D.M. NO. **II-618**
 ELECTION DISTRICT NO. 2 BALTIMORE COUNTY, MD.

- LEGEND:**
- CONTOURS: 500, 495
 - SOILS LINE: Hb, MDE
 - STEEP SLOPES (25% OR MORE): Hatched pattern
 - WELL AREA: OW OR OW (SEE WELL NOTE)
 - SEPTIC RESERVE AREA: SEA, SB, C
 - PROPOSED PERC TEST: A
 - FRONT ORIENTATION OF PROP. DWELLINGS: Arrow
 - LOT NUMBER: 1
 - EXISTING WOODS: Dashed line
 - EXISTING WATER METER: EX.W.M.



N/P EDRICH FARMS, INC. (NOT PART OF SUBJECT SITE. HAS SEPARATE TAX ACCOUNT NUMBER AND DEED DESCRIPTION)
 3629/393 (ITEM 1)
 02-05-190100
 (AGRICULTURAL)

Drafting	Check	Date	Revisions
TLB		4/19/01	
TLB			
STAC			

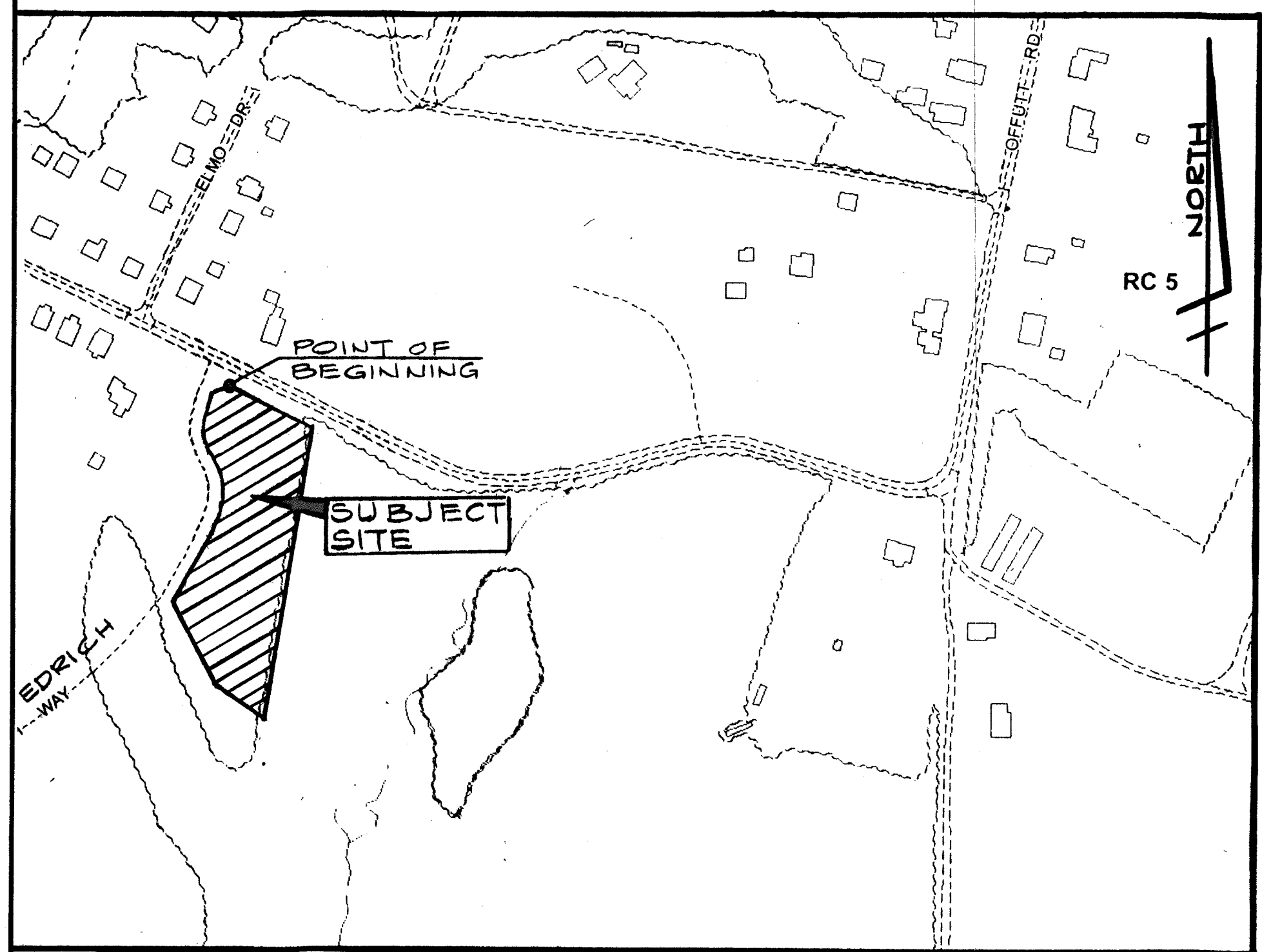
DEVELOPMENT ENGINEERING CONSULTANTS, INC.
 SITE ENGINEERS & SURVEYORS
 6603 YORK ROAD 410-377-2600 BALTIMORE, MARYLAND 21212

DEVELOPER (SEE PROPERTY INFO. FOR OWNER)
 EDRIK ENTERPRISES
 9700 OLD COURT RD.
 BALTIMORE, MD., 21244
 410-322-8959

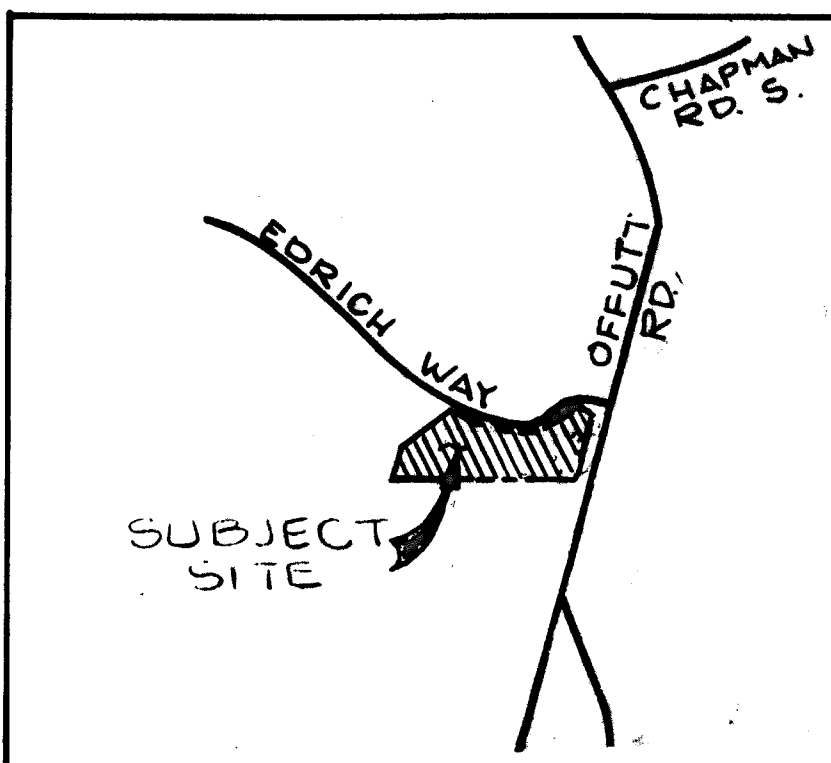
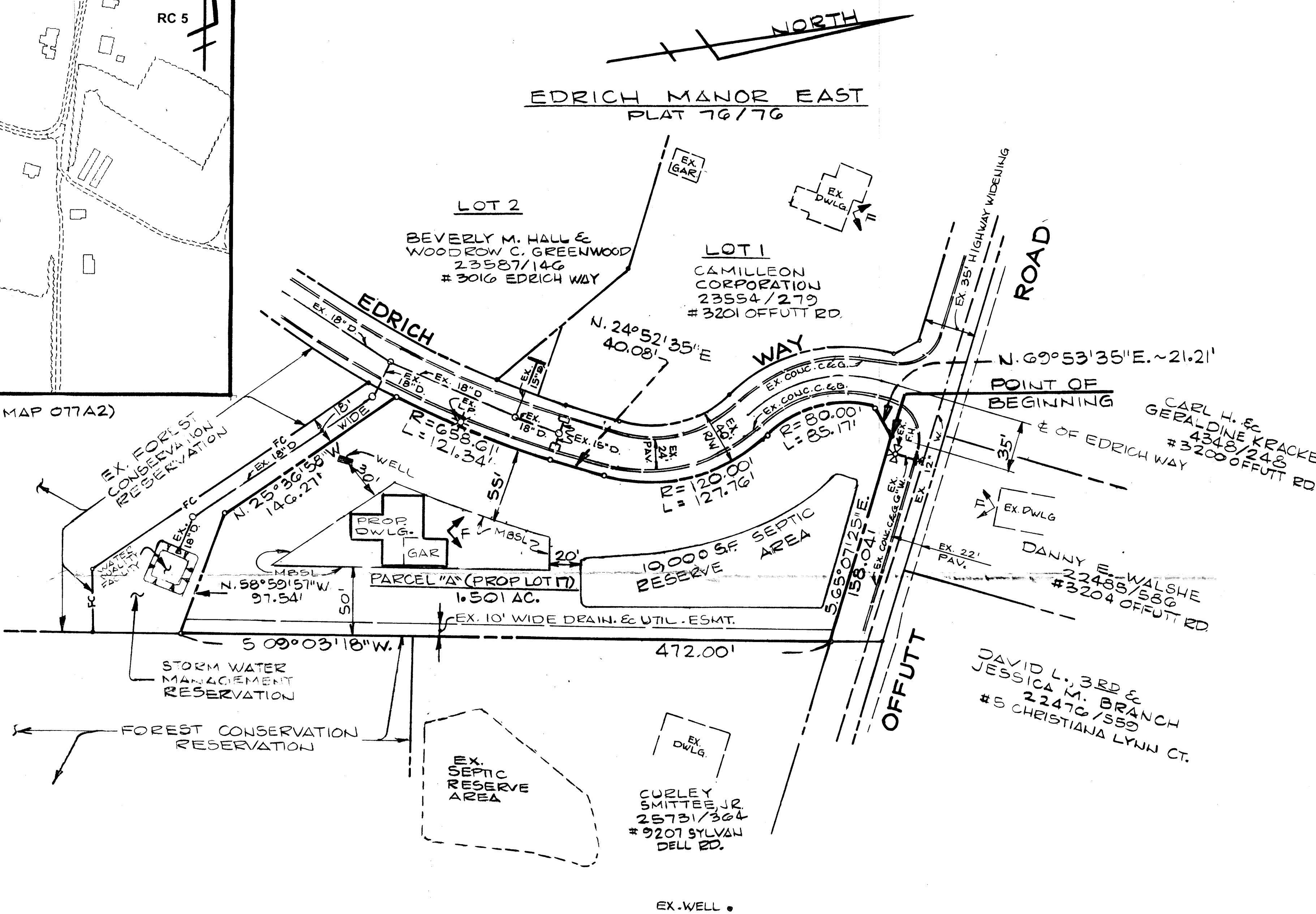
PETITIONER'S EXHIBIT

SHEET	DATE	CONTRACT NUMBER
1 OF 1	MAR. 22, 2001	01-111

PLAT TO ACCOMPANY PETITION FOR ZONING: ☐ VARIANCE, ☒ SPECIAL HEARING



ZONING MAP (REF. MAP 077A2)
SCALE: 1"=200'



VICINITY MAP
SCALE: 1"=500'

LOCATION INFORMATION

ELECTION DISTRICT NO.: 2
COUNCILMANIC DISTRICT NO.: 4
ZONING: RC-5
(REFERENCE MAP(S): 077A2)
AREA OF SITE:
NET= 65,384 S.F. = 1.501 AC. } AFTER CHANGE TO LOT 17
GROSS= 71,353 S.F. = 1.638 AC. }

	PUBLIC	PRIVATE
SEWER	☐	☒
WATER	☐	☒
	YES	NO
CHESAPEAKE AREA CRITICAL AREA	☐	☒
AREA DESIGNATION:		
100 YEAR FLOODPLAIN	☐	☒
HISTORIC PROPERTY / BUILDING	☐	☒
PRIOR ZONING HEARINGS:	NONE FOR SUBJECT SITE	

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #

PROPERTY DATA
OWNER: ED RICH FARMS, INC.

ADDRESS: 9700 OLD COURT RD.
BALTIMORE, MD 21244

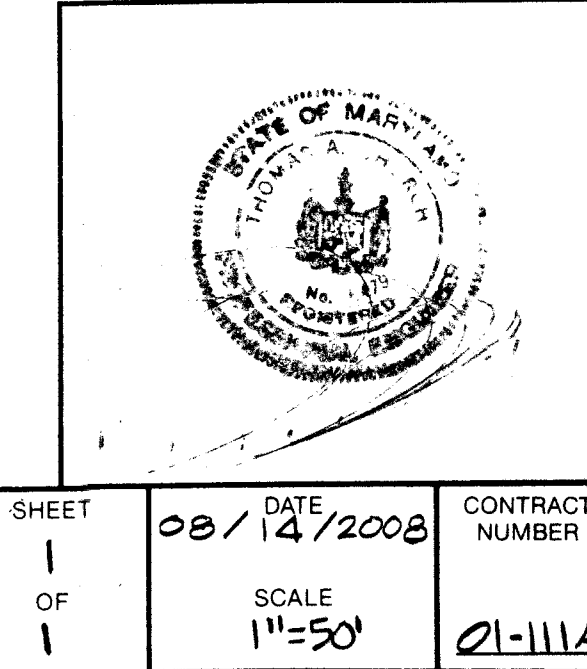
PHONE NUMBER: 410-922-5959
TAX ACCOUNT NUMBER(S): 24-00-004924
PLAT 76/76
DEED N/A

PETITIONER'S EXHIBIT

NO. 1

PURPOSE TO AMEND F.D.P.

PLAT TO ACCOMPANY PETITION FOR ZONING SPECIAL HEARING
ELECTION DISTRICT 2
BALTIMORE COUNTY, MARYLAND
COUNCILMANIC DISTRICT 4

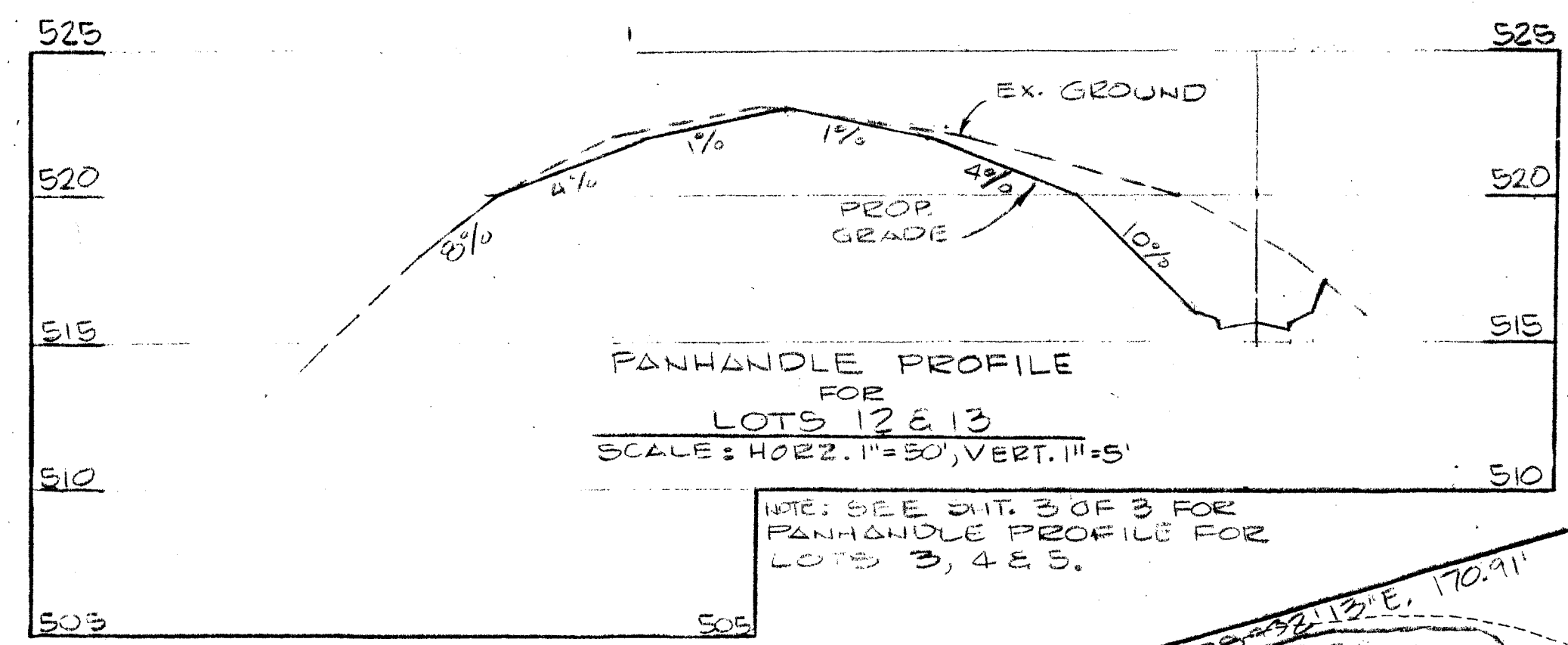


Drafting	TLB
Check	TAC
Design	
Check	
DATE	REVISIONS

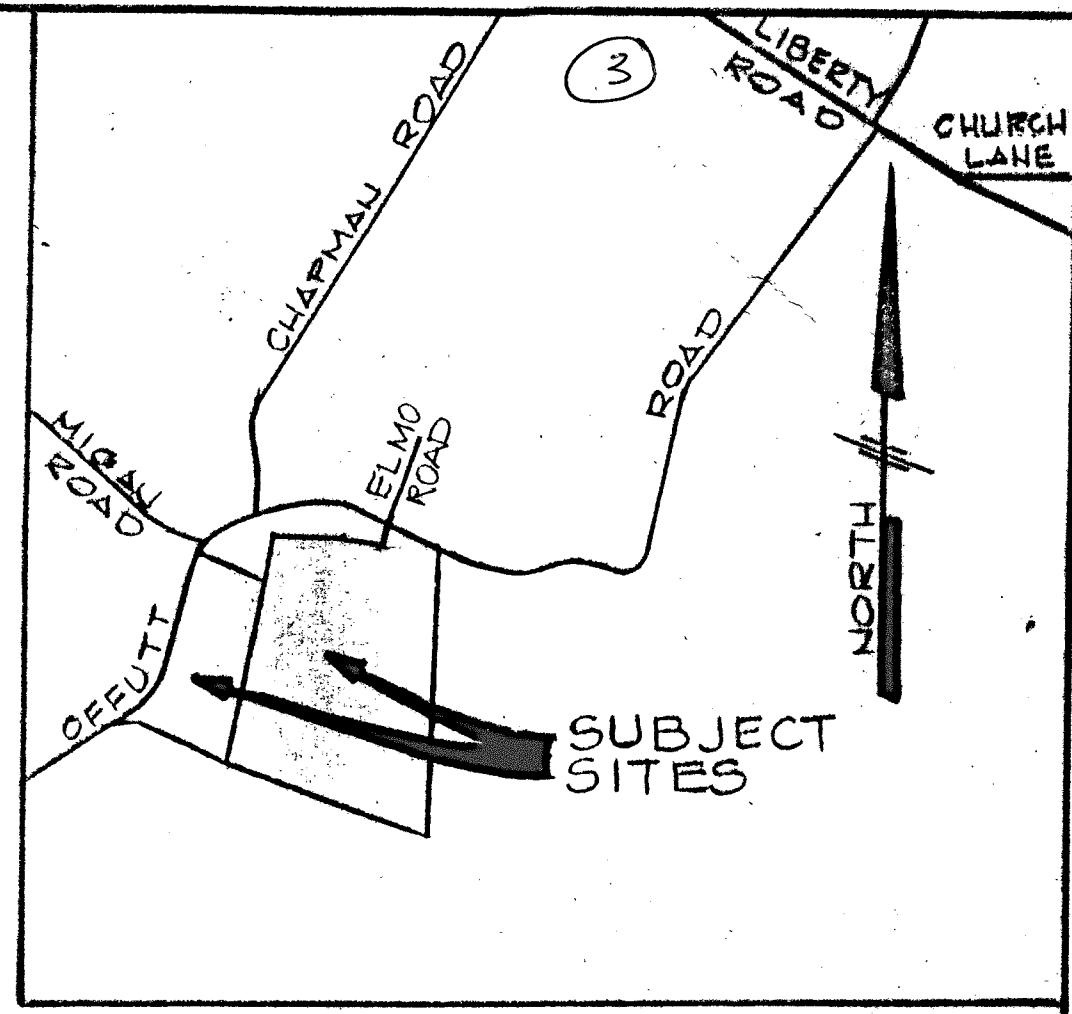
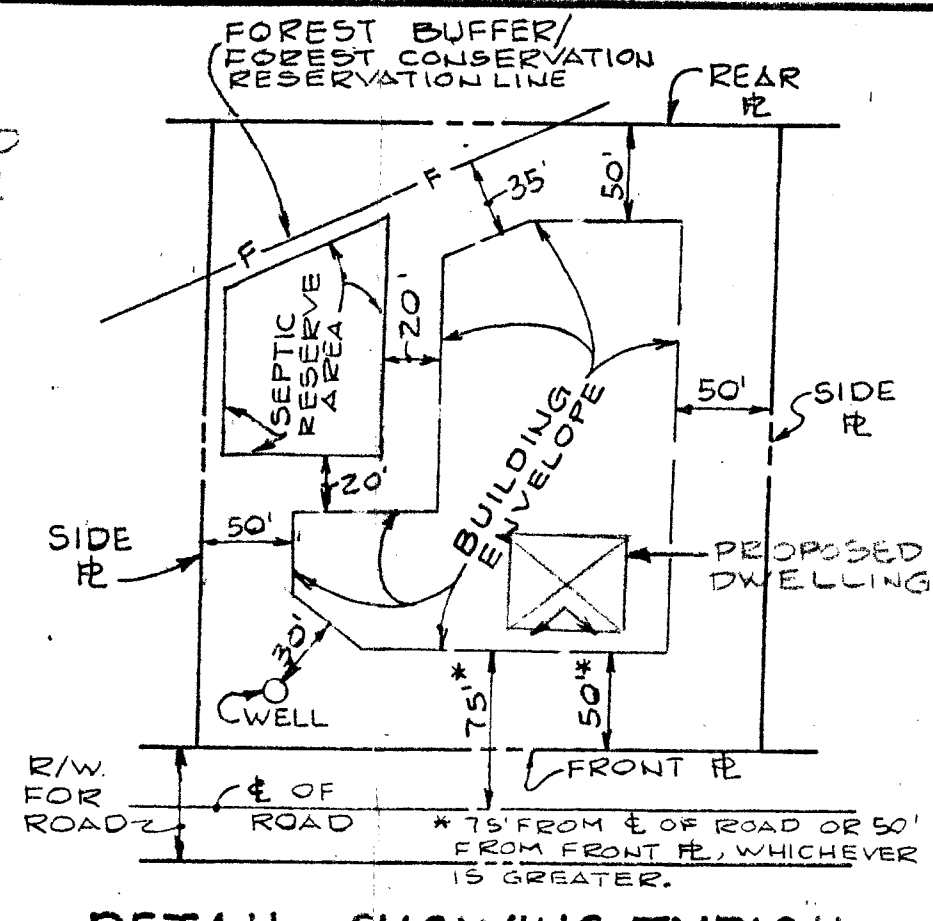
DEVELOPMENT ENGINEERING CONSULTANTS, INC.
SITE ENGINEERS & SURVEYORS
6603 YORK ROAD 410-377-2600 BALTIMORE, MARYLAND 21212

APPLICANT
ED RICH FARMS, INC.
9700 OLD COURT RD.
BALTIMORE, MD 21244
410-922-5959

LEGEND:
CONTOURS
SOILS LINE
STEEP SLOPES (25% OR GREATER)
WELL AREA
SEPTIC RESERVE AREA
PERC TEST LOCATION
FRONT ORIENTATION OF PROP. DWELLINGS
LOT NUMBER
EXISTING WOODS
EXISTING WATER METER
EXISTING FIRE HYDRANT
WETLANDS
FOREST BUFFER AND/OR FOREST CONSERVATION RESERVATION LINE
LIGHT POLE
FOREST CONSERVATION EASEMENT LINE

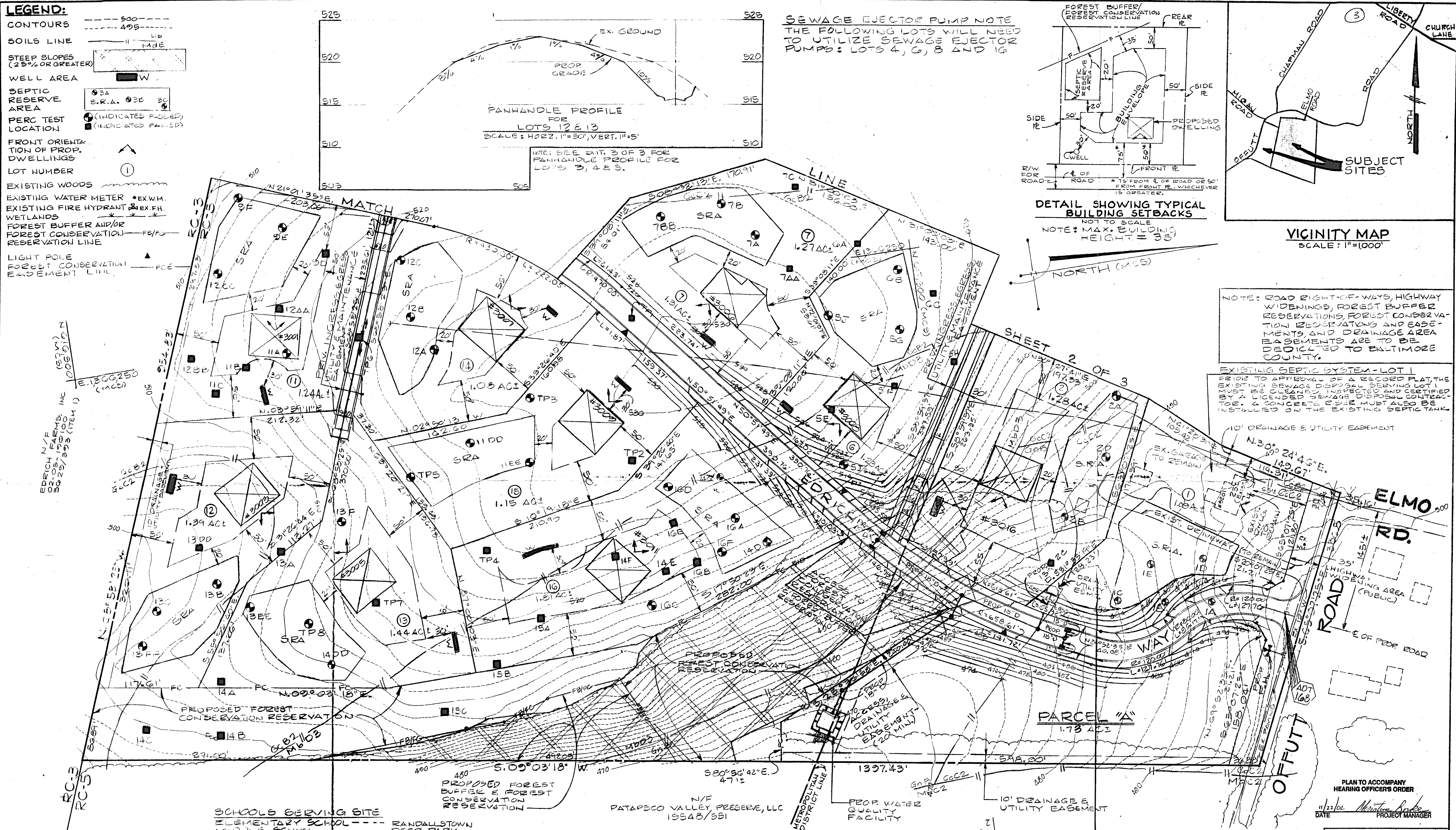


SEWAGE EJECTOR PUMP NOTE
THE FOLLOWING LOTS WILL NEED TO UTILIZE SEWAGE EJECTOR PUMPS: LOTS 4, 6, 8 AND 16



NOTE: ROAD RIGHT-OF-WAYS, HIGHWAY WIDENINGS, FOREST BUFFER RESERVATIONS, FOREST CONSERVATION RESERVATIONS AND EASEMENTS, AND DRAINAGE AREA EASEMENTS ARE TO BE DEDICATED TO BALTIMORE COUNTY.

EXISTING SEPTIC SYSTEM - LOT 1
BEFORE TO APPROVAL OF A RECORDED PLAT, THE EXISTING SEWAGE DISPOSAL SERVING LOT 1 MUST BE CLEANED, INSPECTED AND CERTIFIED BY A LICENSED SEWAGE DISPOSAL CONTRACTOR. A CONCRETE COVER MUST ALSO BE INSTALLED ON THE EXISTING SEPTIC TANK.



SCHOOLS SERVING SITE
ELEMENTARY SCHOOL - RANDALLSTOWN
MIDDLE SCHOOL - DEER PARK
HIGH SCHOOL - RANDALLSTOWN

PROPERTY INFORMATION
TAX MAP - 76
GRID - 18
PARCEL NO. - 268 (PART OF)
OWNER - EDRIK FARMS, INC.
TAX ACCOUNT NO. - 02105130101
DEED REFERENCE - 2807/392 (ITEM 2)
AREA - 8.818 AC (NET & GROSS)
76
18
268
EDRIK LIMITED PARTNERSHIP
02107-001250
11893/347
8.818 AC
(NET & GROSS)

NOTE: THIS PROJECT COMPLIES WITH SEC. 7-5.6 OF BILL NO. 70-01 (FIRE PROTECTION CODE OF BALTIMORE COUNTY) IN THAT ALL DEVELOPED LOTS IN THE DEVELOPMENT ARE WITHIN 2000 FEET OF A WATER SOURCE.

WE, EDRIK ENTERPRISES, CERTIFY UNDER OATH THAT THERE ARE NO DELINQUENT ACCOUNTS FOR ANY OTHER DEVELOPMENT WITH RESPECT TO ANY OF THE FOLLOWING: THE APPLICANT, A PERSON WITH A FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT, OR A PERSON WHO WILL PERFORM CONTRACTUAL SERVICE ON BEHALF OF THE PROPOSED DEVELOPMENT.

RECEIVED
NOV 22 2002
DEPT. OF PERMITS AND DEVELOPMENT MANAGEMENT

PLAN TO ACCOMPANY HEARING OFFICER'S ORDER
DATE 11/22/02
PROJECT MANAGER

I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE HEARING OFFICER'S ORDER, DATED 11/16/2002, AND HAVE PREPARED WITH DUE DILIGENCE THIS DEVELOPMENT PLAN PURSUANT TO THAT ORDER.

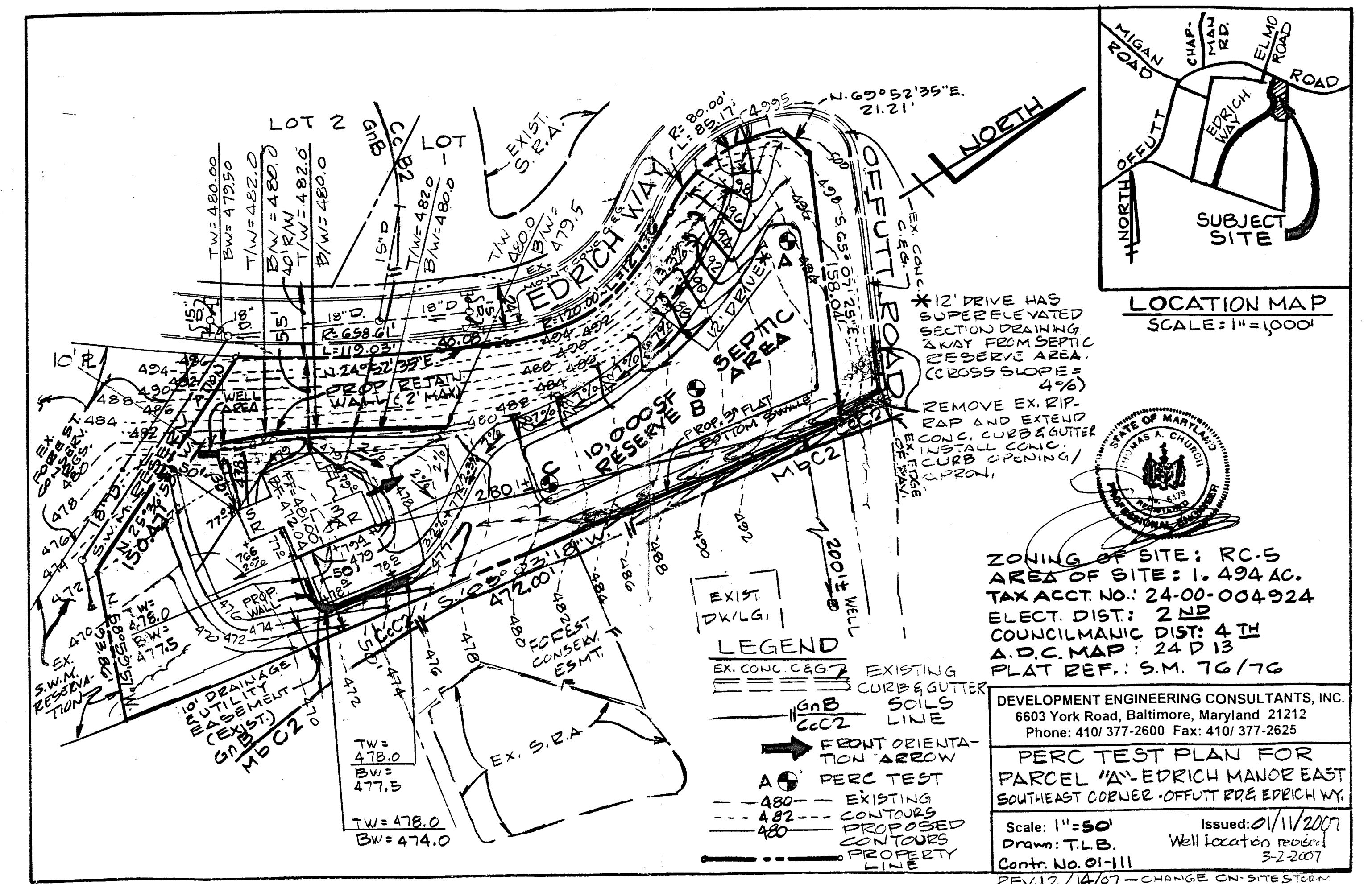
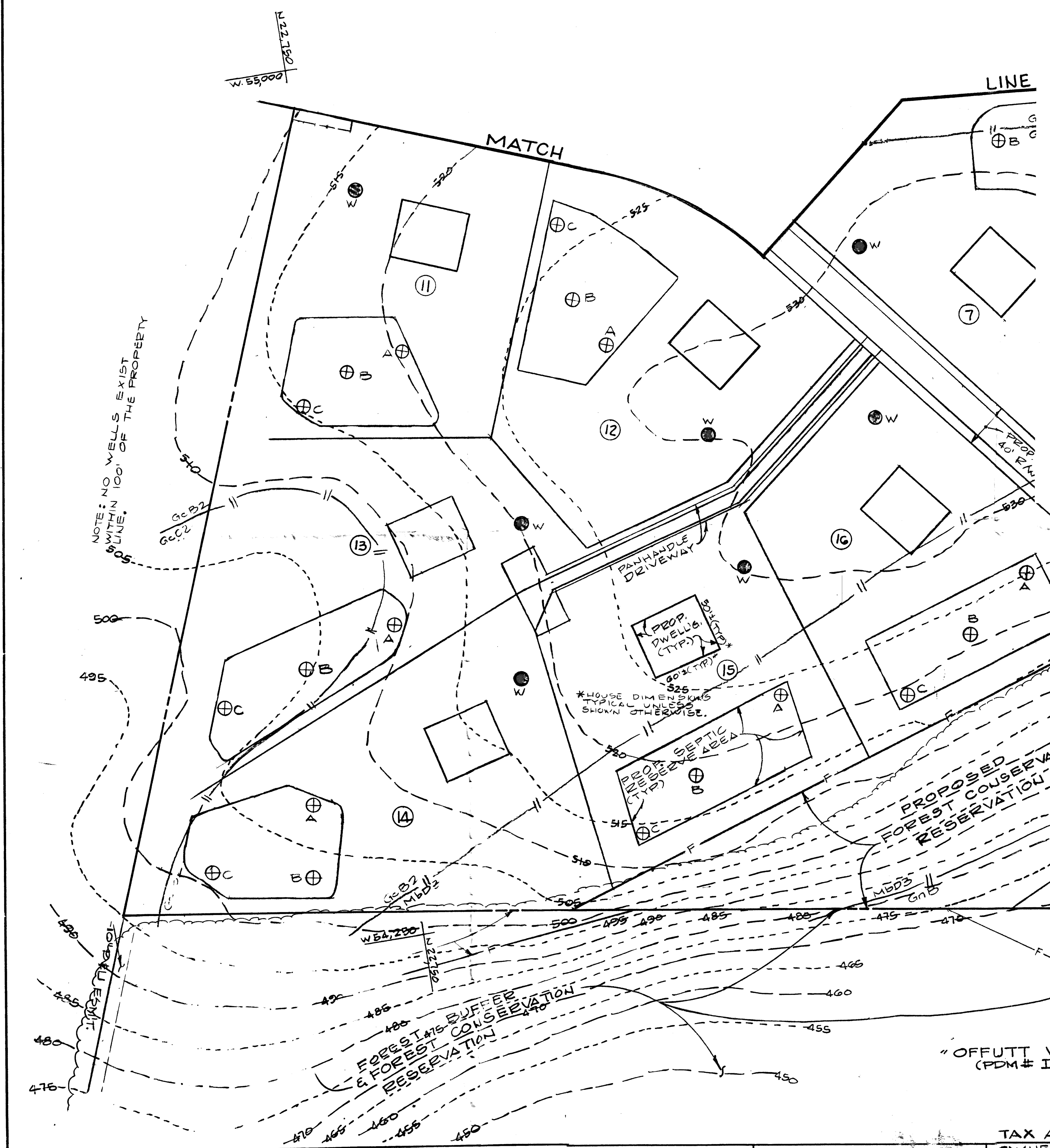
11/4/02 REV. PER GWM COMMENTS DATED 11/4/2002
11/14/02 REV. PER GWM COMMENTS DATED 11/14/2002
11/14/02 REV. PER GWM COMMENTS DATED 11/14/2002
11/14/02 REV. PER GWM COMMENTS DATED 11/14/2002
11/14/02 REV. PER GWM COMMENTS DATED 11/14/2002
11/14/02 REV. PER GWM COMMENTS DATED 11/14/2002
11/14/02 REV. PER GWM COMMENTS DATED 11/14/2002
11/14/02 REV. PER GWM COMMENTS DATED 11/14/2002
11/14/02 REV. PER GWM COMMENTS DATED 11/14/2002
11/14/02 REV. PER GWM COMMENTS DATED 11/14/2002

DEVELOPMENT ENGINEERING CONSULTANTS, INC.
SITE ENGINEERS & SURVEYORS
6603 YORK ROAD 410-377-2600 BALTIMORE, MARYLAND 21212

DEVELOPER/APPLICANT
EDRIK ENTERPRISES
8700 OLD COURT ROAD
BALTIMORE, MD, 21244
410-922-5050

DEVELOPMENT PLAN RD.M.NO. EDRIK MANOR EAST II-618
ELECTION DISTRICT NO.2 BALTIMORE COUNTY, MD.

PETITIONER'S EXHIBIT 5
1 OF 3
11/15/2002 REV. 11/14/2002
SCALE 1"=50'
CONTRACT NUMBER 01-111



ZONING OF SITE: RC-5
AREA OF SITE: 1.494 AC.
TAX ACCT. NO.: 24-00-004924
ELECT. DIST.: 2ND
COUNCILMANIC DIST.: 4TH
A.D.C. MAP: 24 D 13
PLAT REF.: S.M. 16/76

DEVELOPMENT ENGINEERING CONSULTANTS, INC.
6603 YORK ROAD, BALTIMORE, MARYLAND 21212
Phone: 410/377-2600 Fax: 410/377-2625

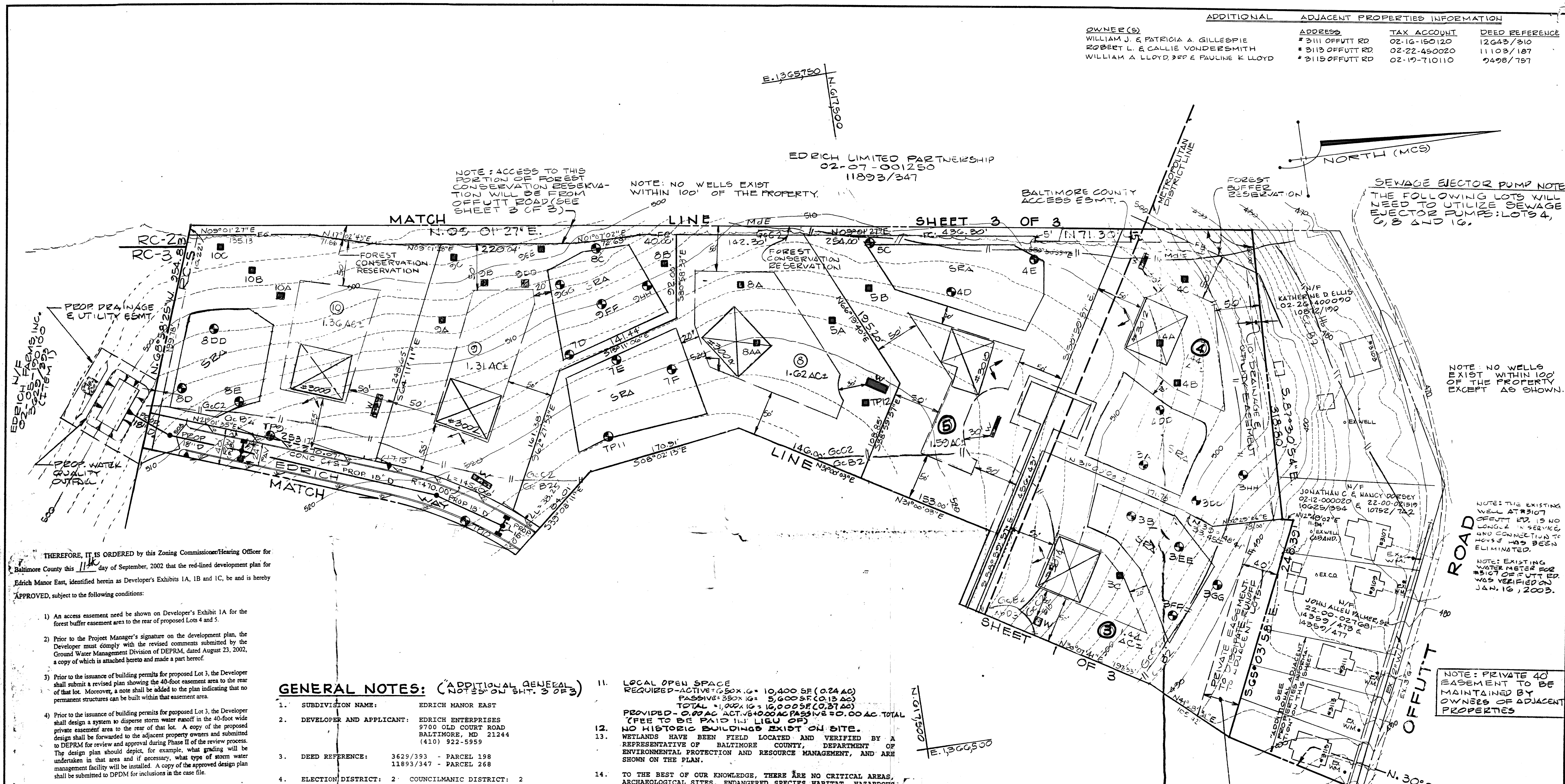
PERC TEST PLAN FOR
PARCEL 'A' - EDRICH MANOR EAST
SOUTHEAST CORNER OFFUTT ROAD EDRICH WY.

Scale: 1"=50'
Drawn: T.L.B.
Contr. No. 01-111

Issued: 01/11/2007
Well location rechecked: 3-2-2007

REV. 12/14/07 - CHANGE ON SITE SEPTIC DRAIN WY. PLAT, BOTTOM SWISSE AND CELESTATION OF HOUSE.

OWNER(S)	ADDRESS	TAX ACCOUNT	DEED REFERENCE
WILLIAM J. & PATRICIA A. GILLESPIE	#3111 OFFUTT RD	02-16-150120	12643/310
ROBERT L. & CALLIE VONDERSMITH	#3113 OFFUTT RD	02-22-450020	11103/187
WILLIAM A. LLOYD, JR. & PAULINE K. LLOYD	#3115 OFFUTT RD	02-19-710110	9498/797



THEREFORE, IT IS ORDERED by this Zoning Commissioner/Hearing Officer for Baltimore County this 11th day of September, 2002 that the red-lined development plan for Edrich Manor East, identified herein as Developer's Exhibits 1A, 1B and 1C, be and is hereby APPROVED, subject to the following conditions:

- 1) An access easement need be shown on Developer's Exhibit 1A for the forest buffer easement area to the rear of proposed Lots 4 and 5.
- 2) Prior to the Project Manager's signature on the development plan, the Developer must comply with the revised comments submitted by the Ground Water Management Division of DEPRM, dated August 23, 2002, a copy of which is attached hereto and made a part hereof.
- 3) Prior to the issuance of building permits for proposed Lot 3, the Developer shall submit a revised plan showing the 40-foot easement area to the rear of that lot. Moreover, a note shall be added to the plan indicating that no permanent structures can be built within that easement area.
- 4) Prior to the issuance of building permits for proposed Lot 3, the Developer shall design a system to disperse storm water runoff in the 40-foot wide private easement area to the rear of that lot. A copy of the proposed design shall be forwarded to the adjacent property owners and submitted to DEPRM for review and approval during Phase II of the review process. The design plan should depict, for example, what type of storm water management facility will be installed. A copy of the approved design plan shall be submitted to DPDM for inclusions in the case file.

Any appeal of this decision must be taken in accordance with Section 26-209 of the Baltimore County Code.

Lawrence E. Schmidt
 LAWRENCE E. SCHMIDT
 Zoning Commissioner/Hearing Officer
 for Baltimore County

GENERAL NOTES: (ADDITIONAL GENERAL NOTES ON SHT. 3 OF 3)

1. SUBDIVISION NAME: EDRIK MANOR EAST
2. DEVELOPER AND APPLICANT: EDRIK ENTERPRISES
 9700 OLD COURT ROAD
 BALTIMORE, MD 21244
 (410) 922-5959
3. DEED REFERENCE: 3629/393 - PARCEL 198
 11893/347 - PARCEL 268
4. ELECTION DISTRICT: 2 COUNCILMANIC DISTRICT: 2
5. CENSUS TRACT NO.: 4025.03
6. WATERSHED: 31
7. SUBWATERSHED: 80
8. WATER AND SEWER DESIGNATION: W-7 & S-7
9. DENSITY CALCULATION:
 AREA OF SITE: 28.074 AC. ± (NET & GROSS)
 PARCEL 198 = 8.818 AC. ± (NET & GROSS)
 PARCEL 268 = 36.892 AC. ± (NET & GROSS)
 TOTAL = 36.892 AC. ± (NET & GROSS)
 ZONING: RC-5
 AREA: 36.892 AC. ±
 UNITS ALLOWED: 24.61 (24)
 UNITS PROPOSED: 16 LOTS
 DENSITY NOTE: THIS PROPERTY AS SHOWN ON THE PLAN HAS BEEN HELD INTACT SINCE NOVEMBER 24, 1979. THE DEVELOPER'S ENGINEER HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THE PROPERTY AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, RECORDED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLING.
10. PARKING/REQUIRED: 2 PARKING SPACES PER UNIT
 2 x 15 UNITS = 32 PARKING SPACES
 PARKING PROPOSED = 32 PARKING SPACES

11. LOCAL OPEN SPACE REQUIRED-ACTIVE: 650X10,400 SF (0.24 AC)
 PASSIVE: 350X10,400 SF (0.13 AC)
 TOTAL: 1,000X10,400 SF (0.37 AC)
 PROVIDED: 650X10,400 SF (0.24 AC) ACTIVE + 350X10,400 SF (0.13 AC) PASSIVE = 1,000X10,400 SF (0.37 AC) TOTAL
 (FREE TO BE PAID IN LIEU OF)
12. NO HISTORIC BUILDINGS EXIST ON SITE.
13. WETLANDS HAVE BEEN FIELD LOCATED AND VERIFIED BY A REPRESENTATIVE OF BALTIMORE COUNTY, DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT, AND ARE SHOWN ON THE PLAN.
14. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CRITICAL AREAS, ARCHAEOLOGICAL SITES, ENDANGERED SPECIES HABITAT, HAZARDOUS MATERIALS, OR UNDERGROUND FUEL TANKS ON SITE.
15. FOREST BUFFER RESERVATION AND FOREST CONSERVATION RESERVATION NOTES:
 A) THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER RESERVATION, AND FOREST CONSERVATION RESERVATION EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY, DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
 B) ANY FOREST BUFFER RESERVATION AND FOREST CONSERVATION RESERVATION SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY, WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
16. ALL PROPOSED ROADS ARE TO BE PUBLIC.
17. NO ZONING HEARINGS, WAIVERS OR EXEMPTIONS ARE PROPOSED OR REQUIRED.
18. SOIL EVALUATION TESTS WERE CONDUCTED FOR THE SEPTIC RESERVE AREAS SHOWN ON THIS PLAN, AND THE RESULTS ARE ON FILE WITH BALTIMORE COUNTY, DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT, GROUNDWATER MANAGEMENT.
19. THE 100 YEAR FLOOD PLAIN SHOWN HEREON (SHT. 3 OF 3) WAS ACCEPTED BY BALTIMORE COUNTY PERMITS AND DEVELOPMENT MANAGEMENT/DEVELOPERS REVIEW SECTION ON JANUARY 3, 2002.

Dear Mr. Church:

This office has received a letter from the adjacent property owner accepting the runoff from the proposed drainage area D.A. AD3A. Therefore, a waiver can be granted for this project under Section 14-155 (c) (1) of Article V of the Baltimore County Code. Section 14-155 (c) (1) allows a waiver of stormwater management quantity control to be granted if the proposed development will result in less than a 10% increase in the 2-year pre-development peak discharge rate. It is the intent of this Department to grant this waiver subject to the requirements that all subsequent site plans conform to the hydrologic conditions represented in your request dated September 25, 2001. Changes in site layout may require submittal of revised plans and computations for approval.

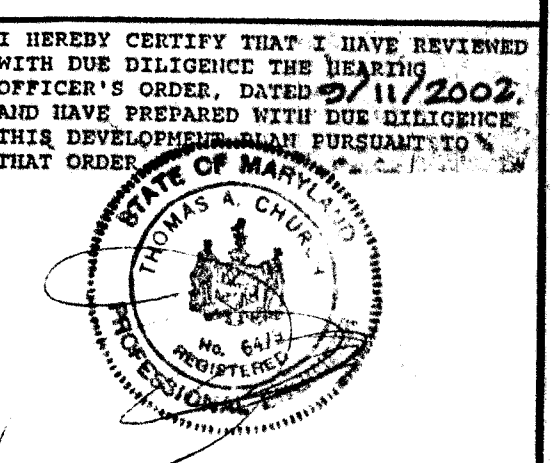
Water quality must be provided for the first half inch of runoff from the new impervious areas. If there are any questions, contact Edward M. Schmaus at 410 887-3768.

Very truly yours,

Thomas L. Vidmar
 Thomas L. Vidmar, PE, Deputy Director
 Department of Environmental Protection and Resource Management

RE: EDRIK MANOR EAST Stormwater Management Waiver, Patapsco Project LD. A011179

OFFICE OF PLANNING AND ZONING
 APPROVED BY:
 DIRECTOR OF PLANNING DATE
 DIRECTOR OF R.D.M. DATE



3/6/03	ADDRESS ADDITIONAL COMMENTS FROM DEPRM
3/16/03	ADDRESS BALTO. CO. ZONING OFFICE E.I.R.D. COMMENTS
12/1/02	CONVERT TO FINAL DEV. PLAN FOR REVIEW BY ZONING
11/6/02	ADD HEARING OFFICER'S ORDER
11/4/02	REV. PER G.W.M. COMMENTS DATED 11/4/2002
10/23/02	REV. PER G.W.M. COMMENTS DATED 10/23/2002
8/26/02	ADDRESS D.P.C. COMMENTS
7/29/02	REV. PER DEPRM COMMENTS
7/15/02	LOTS REUSED PER T.C.L. REVISIONS
DATE	

DEVELOPMENT ENGINEERING CONSULTANTS, INC.
 SITE ENGINEERS & SURVEYORS
 6603 YORK ROAD 410-317-2600 BALTIMORE, MARYLAND 21212

6/4/03	FINALIZE ADDRESSING COUNTY REVIEW
DATE	REVISIONS

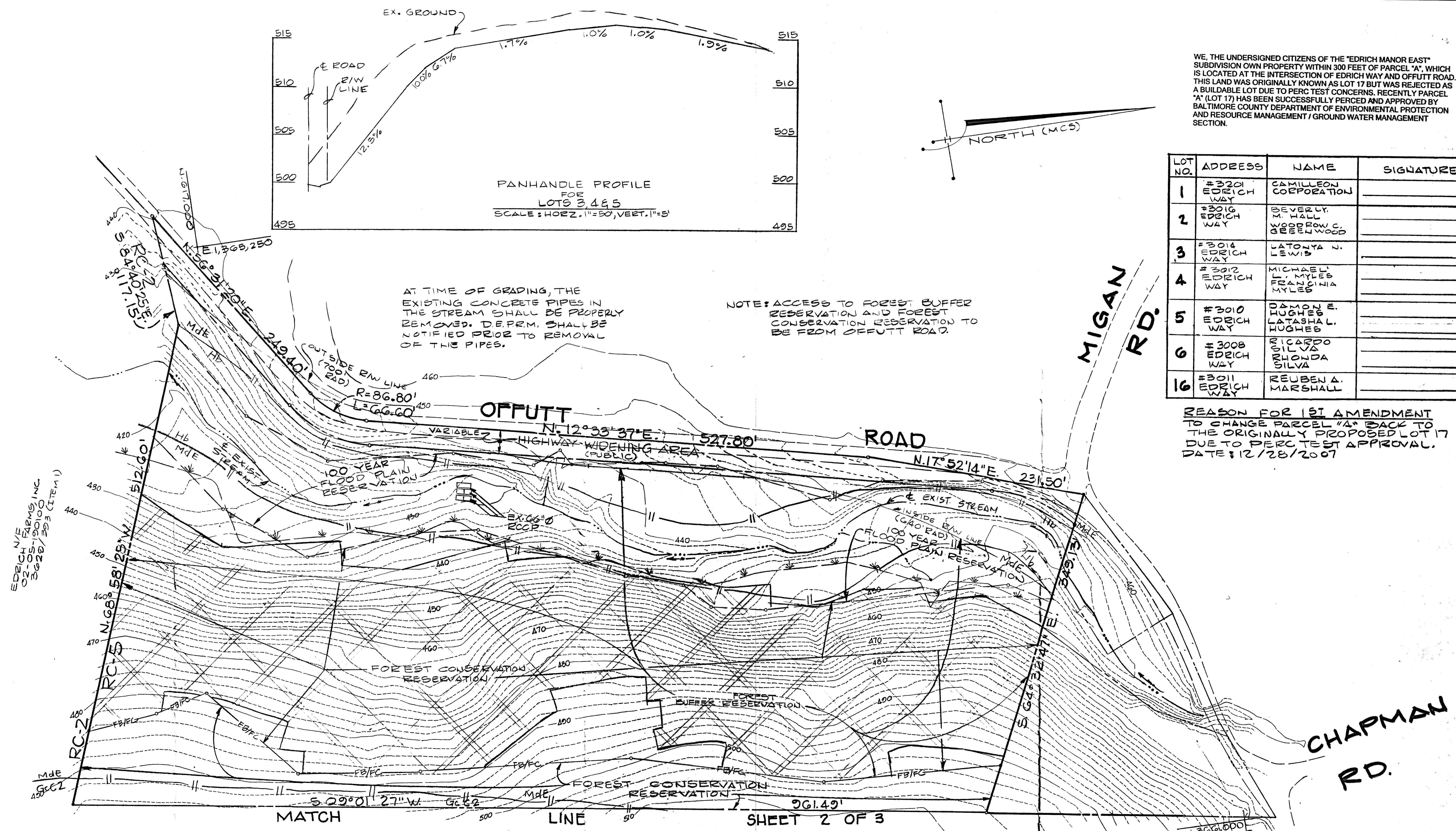
DEVELOPER/APPLICANT
 EDRIK ENTERPRISES
 9700 OLD COURT ROAD
 BALTIMORE, MD., 21244
 410-922-5959

FINAL DEVELOPMENT PLAN P.D.M. NO. **EDRIK MANOR EAST II-618**
 ELECTION DISTRICT NO. 2 BALTIMORE COUNTY, MD.
 SHEET 2 OF 3
 DATE 6/18/2002
 SCALE 1"=50'
 CONTRACT NUMBER 01-111

WE, THE UNDERSIGNED CITIZENS OF THE "EDRICH MANOR EAST" SUBDIVISION OWN PROPERTY WITHIN 300 FEET OF PARCEL "A", WHICH IS LOCATED AT THE INTERSECTION OF EDRICH WAY AND OFFUTT ROAD. THIS LAND WAS ORIGINALLY KNOWN AS LOT 17 BUT WAS REJECTED AS A BUILDABLE LOT DUE TO PERC TEST CONCERNS. RECENTLY PARCEL "A" (LOT 17) HAS BEEN SUCCESSFULLY PERCED AND APPROVED BY BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT / GROUND WATER MANAGEMENT SECTION.

LOT NO.	ADDRESS	NAME	SIGNATURE
1	#3201 EDRICH WAY	CAMILLEON CORPORATION	
2	#3016 EDRICH WAY	BEVERLY M. HALL WOODROW C. GREENWOOD	
3	#3014 EDRICH WAY	LATONYA N. LEWIS	
4	#3012 EDRICH WAY	MICHAEL L. MYLES FRANCINIA MYLES	
5	#3010 EDRICH WAY	DAMON E. HUGHES LATASHA L. HUGHES	
6	#3008 EDRICH WAY	RICARDO SILVA RHONDA SILVA	
16	#3011 EDRICH WAY	REUBEN A. MARSHALL	

REASON FOR 1ST AMENDMENT TO CHANGE PARCEL "A" BACK TO THE ORIGINALLY PROPOSED LOT 17 DUE TO PERC TEST APPROVAL. DATE: 12/28/2007



ADDITIONAL GENERAL NOTES:

- ALL ROADWAYS WILL BE PAVED WITH BITUMINOUS CONCRETE.
- A FINAL LANDSCAPE PLAN MUST BE APPROVED BY THE BALTIMORE COUNTY PLANNING OFFICE PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS CANNOT BE LOCATED IN FLOOD PLAIN AREAS OR HYDRIC SOILS.
- IF DRAINAGE, UTILITY AND WALKWAY EASEMENTS ARE FENCED, THEN AT LEAST 5 FEET MUST REMAIN OPEN FOR PEDESTRIAN ACCESS.
- THIS FINAL DEVELOPMENT PLAN COMPLIES WITH THE DEVELOPMENT PLAN AND ALL DEVELOPMENT PLAN CONFERENCE COMMENTS.
- THE DEVELOPMENT PLAN WAS APPROVED ON 11/22/2002.
- PRIVATE PARKING AREAS, DRIVEWAYS AND PANHANDLE DRIVES SHALL BE PAVED IN ACCORDANCE WITH THE PROVISIONS OF SECTION IX.A.2 OF THE C.M.D.P. OR ZONING POLICY BM-11 (DURABLE DUSTLESS BITUMINOUS CONCRETE, OR PORTLAND CEMENT CONCRETE).
- ALL LOTS ARE FOR SALE.
- MAXIMUM BUILDING COVERAGE ON LOTS = 15%.
- MAXIMUM DWELLING HEIGHT = 35'.

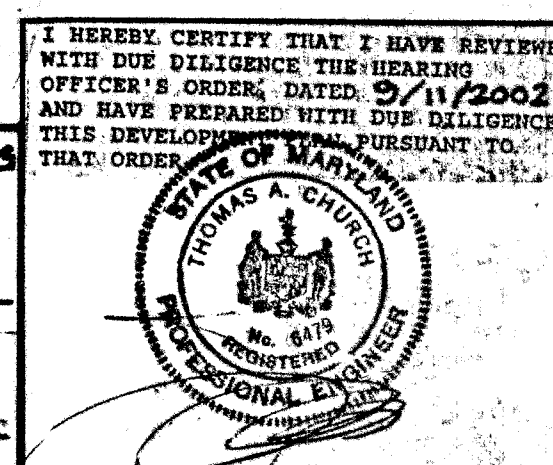
31. DENOTES STREET LIGHTS

32. ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES, AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE, BUT MUST COMPLY WITH SECTIONS 400 & 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS).

OFFICE OF PLANNING AND ZONING
APPROVED BY:

DIRECTOR OF PLANNING DATE:

DIRECTOR OF P.D.M. DATE:



3/4/02	ADDRESS ADDITIONAL COMMENTS FROM DEPRM/ EIR
3/10/03	ADDRESS BALTO CO. ZONING OFFICE & EIR COMMENTS ON E.D.P.
12/10/02	CONVERT TO FINAL DEV. PLAN FOR REVIEW BY ZONING
11/4/02	REV. PER G.W.M. COMMENTS DATED 11/4/2002
10/23/02	REV. PER G.W.M. H.O.H. COMMENTS DATE 8/23/02
5/30/02	ADDRESS D.P.C. COMMENTS
7/3/02	REV. ROAD ALIGNMENT & LOT 1
7/15/02	Lots revised per Perc Tests
DATE	REVISIONS

DEVELOPMENT ENGINEERING CONSULTANTS, INC.
SITE ENGINEERS & SURVEYORS
6603 YORK ROAD 410-377-2600 BALTIMORE, MARYLAND 21212

DEVELOPER/APPLICANT
EDRICH ENTERPRISES
2700 OLD COURT ROAD
BALTIMORE, MD., 21244
410-922-8959

FIRST AMENDED
FINAL DEVELOPMENT PLAN P.D.M. NO.
EDRICH MANOR EAST II-G18
ELECTION DISTRICT NO. 2
BALTIMORE COUNTY, MD.

SHEET 3 OF 3
DATE 6/18/2002
REV 12/28/07
SCALE 1"=50'
CONTRACT NUMBER 01-111

GENERAL NOTES

1) HIGHWAYS AND HIGHWAY WIDENINGS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS, FOREST CONSERVATION AND FOREST BUFFER AREAS IN FEE OR EASEMENT, GREENWAY AREAS IN FEE OR EASEMENT, AND STORM WATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN HEREON, ARE RESERVED TO THE OWNER AND EXCEPT FOR THOSE INDICATED AS PRIVATE, ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE OWNER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS WILL CONVEY SAID AREAS BY DEED, TO BALTIMORE COUNTY, MARYLAND, AT NO COST. UNTIL SUCH TIME AS SAID CONVEYANCES ARE ACCEPTED BY BALTIMORE COUNTY, THE OWNER AUTHORIZES BALTIMORE COUNTY, ITS AGENTS AND ASSIGNS, THE RIGHT TO ENTER UPON THE PROPERTY FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING AND REPAIRING ROADS, UTILITY LINES AND FACILITIES, AND STORM WATER MANAGEMENT PONDS AND FACILITIES.

2) STREETS AND/OR ROADS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR PURPOSE OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE; THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

3) THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 26-216.

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

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

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

7) THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THE PLAT.

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

9) THE PLAN FOR THE PROPERTY SHOWN ON THIS PLAT WAS APPROVED ON 11/22/2002.

10) THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION RESERVATION AND FOREST BUFFER EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.

11) EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTION LINES SHOWN HEREON HAVE BEEN PLACED AS THE RESULT OF AN INTERPRETATION ONLY OF CURRENTLY APPLICABLE REGULATIONS AND POLICIES OF THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT. EXCEPTIONS TO THESE RESTRICTIONS MAY APPLY.

12) TRASH COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE TO BE PROVIDED TO THE JUNCTION OF THE PANHANDLE AND STREET RIGHTS-OF-WAY.

13) THIS SITE IS LOCATED IN GWYNNS FALLS WATERSHED.

14) TOTAL AREA OF THIS PLAT = 36.892 ACRES

15) TOTAL AREA OF LOTS THIS PLAT = 21.708 ACRES

16) ANY FOREST CONSERVATION RESERVATION AND FOREST BUFFER RESERVATION SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.

17) SOIL PERCOLATION TESTS WILL BE VALID FOR A PERIOD OF 5-YEARS FROM THE DATE THE RECORD PLAT IS SIGNED BY THE DIRECTOR, DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT. AT THE EXPIRATION OF THIS PERMIT, NEW TEST MAY BE REQUIRED.

18) ALL REQUIREMENTS OF THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT AND THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT PERTAINING TO PRIVATE WATER AND/OR SEWER SYSTEMS MUST BE COMPLIED WITH PRIOR TO APPROVAL OF BUILDING APPLICATIONS.

19) THE AREA DESIGNATED AS A FLOOD PLAIN INCLUDES THE AREA INUNDATED BY THE 100 YEAR FREQUENCY STORM AND A MINIMUM OF 1 FOOT VERTICAL FREEBOARD. THE ELEVATIONS SHOWN ON THE FLOOD PLAIN SECTIONS ARE THE 100 YEAR DESIGN FREQUENCY SURFACE ELEVATIONS, BASED ON THE MARYLAND COORDINATE SYSTEM.

DENSITY CALCULATIONS

ITEM	VALUE
GROSS AREA (AC.)	36.892
NET AREA (AC.)	36.892
ZONING	RC-5
DWELLING UNITS ALLOWED	24
DWELLING UNITS PROPOSED	16
AREA OF LOTS (AC.)	21.708
AREA OF ROAD WIDENING (AC.)	1.615
OPEN SPACE REQUIRED (AC.)	0.371
OPEN SPACE PROVIDED (AC.)	0.000
PARKING SPACES REQUIRED	32
PARKING SPACES PROPOSED	32

OPEN SPACE TABULATIONS

REQUIRED: ACTIVE = 650'x10'x10,400 SF (0.24 AC)
 PASSIVE = 550'x10'x5,000 SF (0.13 AC)
 TOTAL = 1,000'x10'x15,400 SF (0.37 AC)
 PROVIDED: ACTIVE = 0.00 AC
 PASSIVE = 0.00 AC
 TOTAL = 0.00 AC

DEVELOPER

EDRICH FARMS, INC.
 9700 OLD COURT ROAD
 BALTIMORE, MARYLAND 21244
 410-922-5959

OWNERS

EDRICH LIMITED PARTNERSHIP
 9700 OLD COURT ROAD
 BALTIMORE, MARYLAND 21244
 410-922-5959

FOREST CONSERVATION RESERVATION TABLE

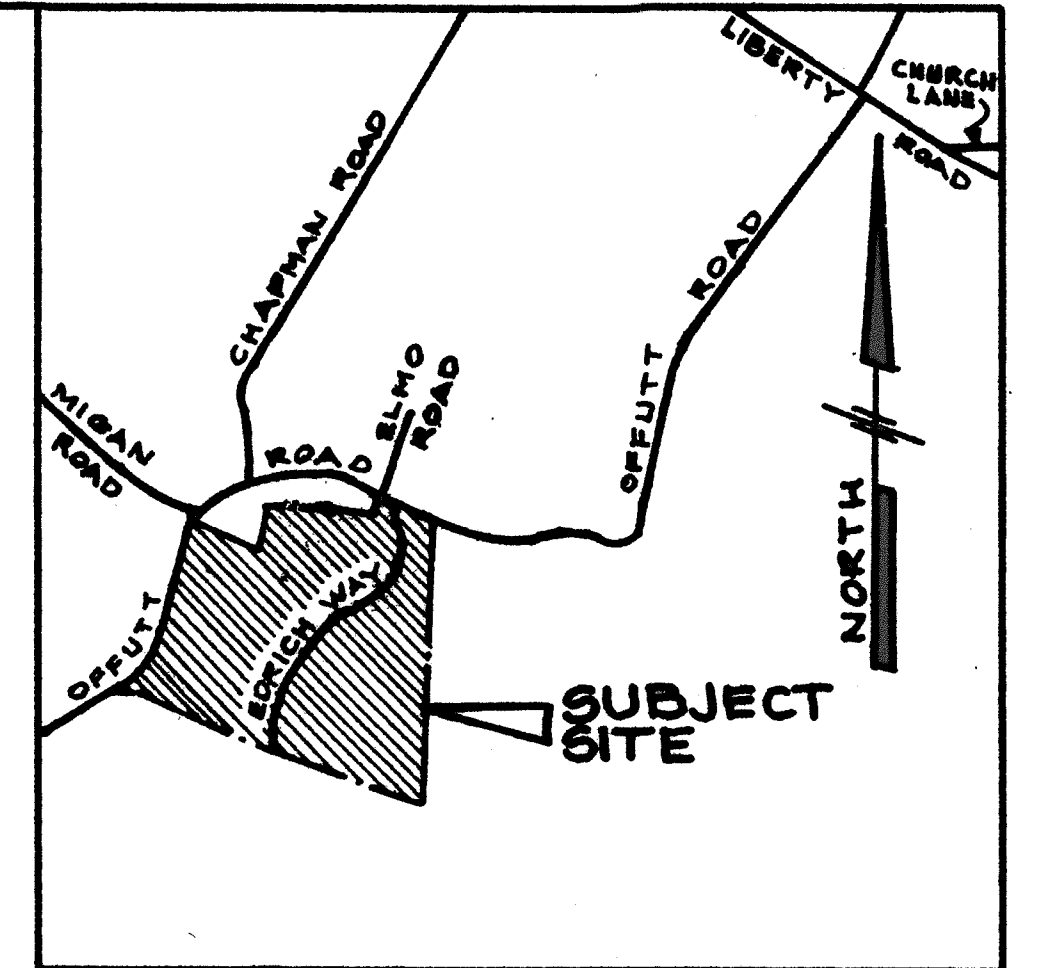
FCR LINE	BEARING	DISTANCE
FCR1	N64°32'47"W	70.64'
FCR2	S02°16'02"W	193.39'
FCR3	S16°08'57"W	201.56'
FCR4	S05°07'26"W	220.51'
FCR5	S06°44'01"W	125.10'
FCR6	S49°26'35"W	127.88'
FCR7	S13°57'56"E	61.03'
FCR8	S03°44'55"E	71.59'
FCR9	S68°58'25"E	90.22'
FCR10	S09°03'16"W	127.43'
FCR11	S46°08'38"W	159.20'
FCR12	S34°46'22"E	34.66'
FCR13	S19°18'39"E	56.82'
FCR14	S01°57'55"E	235.34'
FCR15	S09°03'29"W	272.00'

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	DELTA	TANGENT	DEGREE OF CURVE
C1	120.00'	127.76'	505°37'25"E	121.81'	61°00'00"	70.69'
C2	80.00'	85.17'	505°37'25"E	81.21'	61°00'00"	47.12'
C3	120.00'	127.76'	505°37'25"E	121.81'	61°00'00"	70.69'
C4	80.00'	85.17'	505°37'25"E	81.21'	61°00'00"	47.12'
C5	618.61'	280.58'	S37°52'12"W	278.18'	25°59'13"	142.74'
C6	658.61'	298.72'	S37°52'12"W	296.16'	25°59'13"	151.97'
C7	430.00'	223.92'	N35°56'43"E	221.40'	29°50'10"	114.56'
C8	470.00'	244.75'	S35°56'43"W	241.99'	29°50'10"	125.22'
C9	86.80'	66.60'	N34°32'28"E	64.98'	43°57'43"	35.04'

BOUNDARY COORDINATES

PT #	NORTH	EAST
113	617785.37	1366911.29
114	617785.37	1366911.29
115	617785.37	1366911.29
116	617785.37	1366911.29
117	617785.37	1366911.29
118	617785.37	1366911.29
119	617785.37	1366911.29
120	617785.37	1366911.29
121	617785.37	1366911.29
122	617785.37	1366911.29
123	617785.37	1366911.29
124	617785.37	1366911.29
125	617785.37	1366911.29
126	617785.37	1366911.29
127	617785.37	1366911.29
128	617785.37	1366911.29
129	617785.37	1366911.29
130	617785.37	1366911.29
131	617785.37	1366911.29
132	617785.37	1366911.29
133	617785.37	1366911.29
134	617785.37	1366911.29
135	617785.37	1366911.29
136	617785.37	1366911.29
137	617785.37	1366911.29
138	617785.37	1366911.29
139	617785.37	1366911.29
140	617785.37	1366911.29
141	617785.37	1366911.29
142	617785.37	1366911.29
143	617785.37	1366911.29
144	617785.37	1366911.29
145	617785.37	1366911.29
146	617785.37	1366911.29
147	617785.37	1366911.29
148	617785.37	1366911.29
149	617785.37	1366911.29
150	617785.37	1366911.29
151	617785.37	1366911.29
152	617785.37	1366911.29
153	617785.37	1366911.29
154	617785.37	1366911.29
155	617785.37	1366911.29
156	617785.37	1366911.29
157	617785.37	1366911.29
158	617785.37	1366911.29
159	617785.37	1366911.29
160	617785.37	1366911.29
161	617785.37	1366911.29
162	617785.37	1366911.29
163	617785.37	1366911.29
164	617785.37	1366911.29
165	617785.37	1366911.29
166	617785.37	1366911.29
167	617785.37	1366911.29
168	617785.37	1366911.29
169	617785.37	1366911.29
170	617785.37	1366911.29
171	617785.37	1366911.29
172	617785.37	1366911.29
173	617785.37	1366911.29
174	617785.37	1366911.29
175	617785.37	1366911.29
176	617785.37	1366911.29
177	617785.37	1366911.29
178	617785.37	1366911.29
179	617785.37	1366911.29
180	617785.37	1366911.29
181	617785.37	1366911.29
182	617785.37	1366911.29
183	617785.37	1366911.29
184	617785.37	1366911.29
185	617785.37	1366911.29
186	617785.37	1366911.29
187	617785.37	1366911.29
188	617785.37	1366911.29
189	617785.37	1366911.29
190	617785.37	1366911.29
191	617785.37	1366911.29
192	617785.37	1366911.29
193	617785.37	1366911.29
194	617785.37	1366911.29
195	617785.37	1366911.29
196	617785.37	1366911.29
197	617785.37	1366911.29
198	617785.37	1366911.29
199	617785.37	1366911.29
200	617785.37	1366911.29



VICINITY MAP
 SCALE 1" = 1000'

RIGHT OF WAY TABLE

RIGHT OF WAY	BEARING	DISTANCE
RW1	R=640.00'	343.82'
RW2	CHS 621°51'0"W	259.10'
RW3	R=122°58'57"W	172.79'
RW4	CHS 619°59'11"W	89.66'
RW5	R=111.80'	85.16'
RW6	CHS 634°52'29"W	83.67'
RW7	R=700.00'	151.80'
RW8	CHS 631°21'1"W	49.16'

FLOOD PLAIN TABLE

FLOOD PLAIN	BEARING	DISTANCE
FP1	CHS 621°51'0"E	16.82'
FP2	S68°58'25"E	106.00'
FP3	N57°05'20"E	115.00'
FP4	N38°07'15"E	105.00'
FP5	N04°54'23"W	112.74'
FP6	N07°47'48"E	60.21'
FP7	S27°01'50"W	160.08'
FP8	S16°57'32"W	65.19'
FP9	S51°13'12"W	32.02'
FP10	S12°33'37"W	60.00'
FP11	S02°33'54"W	258.83'
FP12	S28°30'21"W	48.50'
FP13	S64°32'47"E	18.74'
FP14	N33°42'09"E	0.00'
FP15	N57°10'41"E	116.30'

Filed for record
 76
 Date JAN 9 2004
 Noted
 Clerk
 SM
 76-76

PMA COMPLETED
 FINAL PLAT
 12-17-03
 STREETS, NUMBERS, ETC.
 DEV. PLAN REVIEW
 DIV. OF REAL ESTATE
 ASSESSMENTS

SUBDIVISION PLAT
 OF
EDRICH MANOR EAST
 2nd ELECTION DISTRICT, 2nd COUNCILMANIC DISTRICT
 BALTIMORE COUNTY, MARYLAND
 DEED REF.: 3629/393, 11893/347
 TAX ACCOUNT NOS. 02-05-190101, 02-07-001250
 AUGUST 11, 2003
 SCALE 1"=100'



DEVELOPMENT ENGINEERING
 CONSULTANTS, INC.
 SITE ENGINEERS & SURVEYORS
 6603 YORK ROAD (410) 377-2800 BALTIMORE, MD. 21212
 COMPUTED: WMR DRAWN: WMR CHECKED: WMR JOB NO. 01-111

PETITIONER'S EXHIBIT 7