

December 11, 2020

Jeffrey Perlow, Acting Supervisor
Office of Zoning Review
Baltimore County Department of
Permits, Approvals and Inspections
County Office Building
111 W. Chesapeake Avenue, Room 124
Towson, Maryland 21204

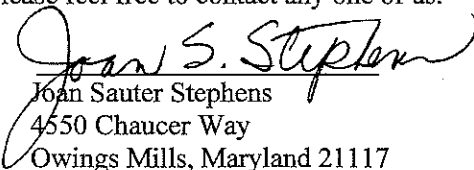
Re: Zoning Case No. 2018-0077-X
2316 Ridge Road

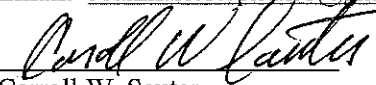
Dear Mr. Perlow:

We are the owners of property located at 2316 Ridge Road in Baltimore County. In September of 2017, Forefront Power, LLC, contract lessee, filed (with our consent) a Petition for Special Exception for a solar facility on our property. That case was postponed at the request of Forefront Power, and it did not proceed to decision by the Administrative Law Judge.

Forefront Power terminated its Ground Lease on the property in 2019. Please consider this letter as an official request to withdraw the pending petition. We have entered into a lease with another solar company, and a new Petition for Special Exception will be filed shortly.

If you have any questions about this request, please feel free to contact any one of us.


Joan Sauter Stephens
4550 Chaucer Way
Owings Mills, Maryland 21117
Phone: 443-676-0694
Email: Joanmariestephens1@gmail.com


Carroll W. Sauter
2316 Ridge Road
Baltimore, Maryland 21244
Phone: 443-746-0929
Email: cwsauter@yahoo.com


Dawn Sauter Marzsal
8600 Sweet Autumn Drive
Windsor Mill, Maryland 21244
Phone: 410-298-9792
Email: dmarszal@comcast.net

2018-0077-X

Sherry Nuffer

From: John E. Beverungen
Sent: Monday, December 04, 2017 11:19 AM
To: Lawrence Schmidt
Cc: Debra Wiley; Sherry Nuffer; Kristen L Lewis; Jeff Mayhew; Cathy
Subject: Case No. 2018-0077-X Solar facility--Ridge Rd.

Mr. Schmidt,

I am in receipt of your request for postponement of the hearing in the above case, currently scheduled for 1:30 this afternoon, December 4, 2017. You indicated the property is zoned RC 6, which will require your client to address several environmental issues and restrictions. The request will be granted and the case will be removed from the OAH calendar.

You will need to contact Ms. Lewis in PAI when you are ready to reschedule the case. Please also notify Ms. Wolfson (copied on this e-mail) of the new hearing date when that is selected.

John Beverungen
ALJ

SMITH, GILDEA & SCHMIDT LLC

MICHAEL PAUL SMITH
DAVID K. GILDEA
LAWRENCE E. SCHMIDT
MICHAEL G. DEHAVEN
JASON T. VETTORI

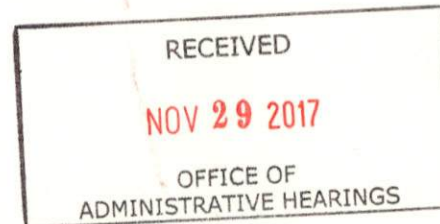
MICHAEL H. BOWMAN
CHRISTOPHER W. COREY
MARIELA C. D'ALESSIO*
MELISSA L. ENGLISH
WILLIAM L. RODOWSKY
SARAH A. ZADROZNY

of counsel:

EUGENE A. ARBAUGH, JR.
DAVID T. LAMPTON
MARY G. LOKER

*Admitted in MD, FL, PA

November 29, 2017



Sent Via Hand Delivery

John E. Beverungen, Esquire
Office of Administrative Hearings
Administrative Law Judge
105 W. Chesapeake Avenue, Suite 103
Towson, MD 21204

**Re: Petition for Special Exception
2316 Ridge Road
2nd Election District, 4th Councilmanic District
Case No. 2018-0077-X**

Dear Mr. Beverungen,

My office has recently been retained to represent the owner and lessee in connection with the above referenced matter and I am enclosing herewith an Entry of Appearance evidencing the same.

I understand that this matter has been scheduled for a hearing on Monday, December 4 2017 beginning at 1:30 p.m. The subject property is zoned R.C. 6, a zoning classification which generates significant environmentally related restrictions. These include, for example, the establishment of conservancy areas designed to protect environmentally sensitive areas of the property. The property is still being evaluated to identify and protect these areas.

I have been working with several County agencies to address comments noted in the issued Zoning Advisory Committee comments and we continue to work through and come to an agreement relating to some of the issues raised. As such I would appreciate this matter being postponed to a later date at the convenience of your calendar.

Thank you for your courtesy. I look forward to hearing from you.

Very truly yours,

Lawrence E. Schmidt

Enclosure

LES/amf

cc: Peter Max Zimmerman, Esquire, People's Counsel for Baltimore County
Kristen Lewis, PAI

RE: Petition for Special Exception
2316 Ridge Road
SW/s Ridge Road,
233 ft. NW of Clubhouse Rd.
2nd Election District
4th Councilmanic District
Legal Owners: Carroll Sauter,
Joan Stephens, Dawn Marszal
Contract Purchaser/Lessee:
Forefront Power, LLC

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* Case No. 2018-0077-X

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of Smith, Gildea & Schmidt LLC on behalf of the Legal Owner, Carroll Sauter, Joan Stephens, Dawn Marszal, and Contract Purchaser/Lessee, Forefront Power, LLC, in the above captioned case.

Respectfully submitted,



Lawrence E. Schmidt
Smith, Gildea & Schmidt, LLC
600 Washington Ave., Suite 200
Towson, MD 21204
410-821-0070

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29th day of November, 2017 a copy of the foregoing document was mailed via first class mail, postage prepaid to:

Peter Max Zimmerman, Esquire
Carole S. Demilio, Esquire
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204

Lawrence E. Schmidt

TO: PATUXENT PUBLISHING COMPANY
Tuesday, November 14, 2017 Issue - Jeffersonian

Please forward billing to:

Jonathan Jordan
717 Constitution Drive, Ste. 201
Exton, PA 19341

610-458-4400

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2018-0077-X

2316 Ridge Road

SW/s Ridge Road, 233 ft. NW of Clubhouse Road

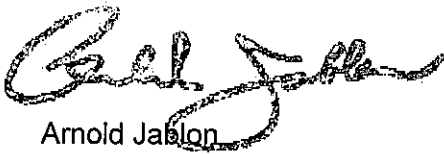
2nd Election District – 4th Councilmanic District

Legal Owners: Carroll Sauter, Joan Stephens, Dawn Marszal

Contract Purchaser/Lessee: Forefront Power, LLC

Special Exception for partial development of a 1,980 kw A/C ground mounted solar facility. In accordance with 4E-102 of County Bill 37-17.

Hearing: Monday, December 4, 2017 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 11/14/2017

Case Number: 2018-0077-X

Petitioner / Developer: JOHNATHAN JORDAN ~
BRIAN MALISZEWSKI ~ SAUTER, STEPHENS, MARSZAL

Date of Hearing (Closing): DECEMBER 4, 2017

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:
2316 RIDGE ROAD

The sign(s) were posted on: NOVEMBER 13, 2017



Linda O'Keefe
(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)



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

October 20, 2017

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2018-0077-X

2316 Ridge Road

SW/s Ridge Road, 233 ft. NW of Clubhouse Road

2nd Election District – 4th Councilmanic District

Legal Owners: Carroll Sauter, Joan Stephens, Dawn Marszal

Contract Purchaser/Lessee: Forefront Power, LLC

Special Exception for partial development of a 1,980 kw A/C ground mounted solar facility. In accordance with 4E-102 of County Bill 37-17.

Hearing: Monday, December 4, 2017 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Jonathan Jordan, 717 Constitution Drive, Ste. 201, Exton PA 19341
Brian Maliszewski, 100 Montgomery Street, Ste. 1400, San Francisco CA 94101
Sauter, Stephens, Marszal, 2316 Ridge Road, Windsor Mill 21244

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, NOVEMBER 14, 2017.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE OFFICE
2316 Ridge Road; SW/S of Ridge Road *
2nd Election & 4th Councilmanic Districts * OF ADMINSTRATIVE
Legal Owner(s): Carroll Sauter, Joan *
Stephens & Dawn Marszi * HEARINGS FOR
Contract Purchaser(s): Forefront Power, LLC *
Petitioner(s) * BALTIMORE COUNTY
* 2018-077-X

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party 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.

RECEIVED
SEP 21 2017

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 21st day of September, 2017, a copy of the foregoing Entry of Appearance was mailed to Jonathan A. Jordan, Esquire, 717 Constitution Drive, Suite 201, Exton PA 19341, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 2316 Ridge Rd. Windsor Mill, MD 21244 which is presently zoned RCC6
 Deed References: Book 34158 pg 00104 10 Digit Tax Account # 02 19 000 240
 Property Owner(s) Printed Name(s) Carroll Sauter, Joan Stephens, Dawn Marszal

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. **X** a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for Partial development of a 1,980 kw A/C ground mounted Solar facility.
In accordance with 4E-102 of County Bill 37-17

3. a Variance from Section(s)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

development of a 1,980 kw A/C Solar facility in accordance with the landowner lease agreement as part of the state of Maryland's CS&GS program

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee: FiveFront Power LLC

Legal Owners (Petitioners):

Brian Maliszewski

Name - Type or Print

Signature

Suite 1400

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Jonathan A. Jordan, Esq

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

CARROLL SAUTER, JOAN STEPHENS, DAWN MARSHAL

Name #1 - Type or Print

Name #2 - Type or Print

Name #3

Signature #1

Signature #2

Signature #3

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Jonathan A. Jordan, Esq

Name - Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

CASE NUMBER 2018-0077-X

Filing Date 9/11/2017

Do Not Schedule Dates:

Reviewer W. peepas

REV. 10/4/11

Drop off No Review

LEGAL DESCRIPTION OF
2306 RIDGE ROAD
BALTIMORE MD 21244
TAX ACCT. NO. 02-0219000240

Being all of that tract or parcel of land lying and being located in the Second Tax District of Baltimore County, Maryland and being more particularly described as follows:

Beginning for the same at a point located in the centerline of Ridge Road, a public right of way; said point being located in the North 45°03'57" East 2314.00 foot boundary line of the property described in a conveyance from Dawn Sauter Marszal, personal representative of the Estate of Janet L. Sauter to Dawn Sauter Marszal by a deed dated November 3, 2011 and recorded among the Land Records of Baltimore County, Maryland in Deed Book 31452, at Page 104; said place of beginning being located 2237.77 feet from the beginning of said boundary line; thence leaving said place of beginning and running with the centerline of said Ridge Road, the following courses and distances, with bearings referred to Maryland Grid North NAD83/2011,

1. South 36°19'05" East, 177.59 feet to a point; thence
2. South 35°49'49" East, 216.78 feet to a point; thence
3. South 33°22'48" East, 105.99 feet to a point; thence
4. South 29°00'34" East, 157.61 feet to a point; thence
5. South 30°50'57" East, 175.25 feet to a point; thence
6. South 30°26'22" East, 281.83 feet to a point; thence leaving said centerline and running with the bounds of Lot 3 as shown on a plat entitled, Lot 3, Carroll W. Sauter Property, and recorded among the Plat Records of Baltimore County, Maryland in Plat Book 77, Page 76, the following courses and distances,
7. South 67°46'31" West, 344.36 feet to an iron pipe found; thence
8. North 39°28'14" West, 265.15 feet to an iron pipe found; thence
9. South 64°18'54" West, 327.96 feet to a point; thence
10. South 39°28'14" East, 320.58 feet to an iron pipe found; thence
11. North 64°18'54" East, 264.72 feet to a point; thence running with the western and southern boundary line of Lot 1 and Parcel A as shown on a plat entitled, Carroll W. Sauter Property, and recorded among the Plat Records of Baltimore County, Maryland in Plat Book 54, Page 28,
12. South 36°59'38" East, 477.48 feet to an iron bar found; thence
13. South 36°20'00" East, 190.34 feet to an iron bar found; thence
14. North 53°19'59" East, 373.43 feet to a point located in the aforesaid centerline of Ridge Road, thence running with said centerline,
15. South 03°45'27" West, 25.30 feet to a point; thence
16. South 01°00'04" West, 1146.60 feet to a point; thence leaving said centerline and running with the southern and western boundary line of the aforesaid conveyance to Dawn Sauter Marszal, the following courses and distances,
17. South 63°27'13" West, 1011.53 feet to a point; thence
18. North 50°10'26" West, 2007.83 feet to an iron pipe found; thence
19. North 50°02'14" East, 88.00 feet to an iron pipe found; thence
20. North 42°57'46" West, 198.00 feet to a stone found; thence
21. North 44°49'31" East, 2237.77 feet to the place of beginning.

Containing 4,170,440 square feet or 95.7401 acres of land, more or less.

2018-0077-X
Drop off No Review

Being part of the property described in a conveyance from Dawn Sauter Marszal, personal representative of the Estate of Janet L. Sauter to Dawn Sauter Marszal by a deed dated November 3, 2011 and recorded among the Land Records of Baltimore County, Maryland in Deed Book 31452, at Page 104. This description is based on title records and limited field work. A complete boundary survey has not been performed.



0077-X

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

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 legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/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:

Case Number: 2018-0077-X

Property Address: 2316 Ridge Road 21244

Property Description: _____

Legal Owners (Petitioners): Carol Souter, Joan Stevens & Dawn Marszal

Contract Purchaser/Lessee: Forefront Power LLC

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jonathan A. Jordan, Esq

Company/Firm (if applicable): _____

Address: 717 Constitution Drive

Suite 201

Exton PA 19341

Telephone Number: 610-458-4400

Jonathan@RRHC.COM

Revised 7/9/2015

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

NO 157153

Date: 9/7/17

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					500.00

Total: 500.00

Rec From: 2316 Ridge Rd

2018-0077-X

701412

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
9/08/2017 9/07/2017 11:46:44 2

REG #502 WALKIN JEE
>>RECEIPT # 027201 9/07/2017 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 157153

Recpt Tot \$500.00
\$500.00 CK \$0.00 CA
Baltimore County, Maryland

CASHIER'S
VALIDATION



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

November 30, 2017

Carroll Sauter
Joan Stephens
Dawn Marszal
2316 Ridge Road
Windsor Mill MD 21244

RE: Case Number: 2018-0077 X, Address: 2316 Ridge Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 11, 2017. 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.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Forefront Power LLC, Brian Maliszewski, 100 Montgomery Street, Suite 1400
San Francisco CA 94104
Jonathan A Jordan, Esquire, 717 Constitution Drive, Suite 201, Exton PA 19341

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

Date: 9/21/17

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

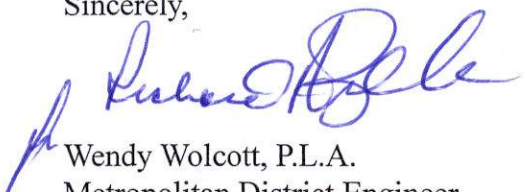
Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2018-0077-X

*Special Exception
Delores White
9155 Old Court Road.*

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,


Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: 11/27/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-077



INFORMATION:

Property Address: 2316 Ridge Road
Petitioner: Carroll Sauter, Joan Stephens, Dawn Marszal
Zoning: RC 6
Requested Action: Special Exception

The Department of Planning has reviewed the petition for a special exception to use the property for a 1,980 kW (AC) ground mounted solar facility.

A site visit was conducted on September 25, 2017. Ridge Road is a Baltimore County scenic route at this location.

The Department cannot recommend granting the petitioned zoning relief.

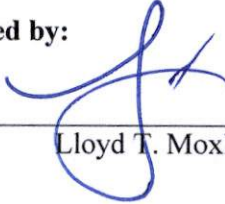
The subject site is zoned R.C.6. Pursuant to BCZR § 1A07.4, "*The design of the tract, including the designation of conservancy areas and all development, must be in accordance with this section...*" and further, "*Before the approval of any concept plan, development plan, limited exemption, special exception or variance, the Director of Planning or the Directors' designee must certify in a written finding that the plan, exemption or variance is consistent with the spirit and intent of these regulations.*"

As of the date of these comments, this Department has not received the necessary determination from the Department of Environmental Protection and Sustainability (EPS) regarding the "Primary Conservancy Area". The Department is unable to determine the "Secondary Conservancy Area" or the "Building Area" so therefore cannot make a finding as required by regulation. The Department has confirmed with EPS that they have not as yet received from the petitioners required information necessary to fulfill their regulatory obligation. The Sector Planner listed below has apprised the petitioner of the Department of Planning requirements for review of this special exception proposal.

Date: 11/27/2017
Subject: ZAC #18-077
Page 2

For further information concerning the matters stated herein, please contact Keeve Brine at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Keeve Brine
Jonathan A. Jordan, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: October 27, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0077-X
Address 2316 Ridge Road
(Sauter Property)

Zoning Advisory Committee Meeting of **October 30, 2017**.

- X The Department of Environmental Protection and Sustainability 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).

Additional Comments:

Construction and operation of this solar facility must comply with Article 4E, Sections 104, 106, and 107 of County Code, in that all onsite streams, wetlands, associated buffers, and forest shall be adequately protected. To that end:

A Forest Buffer Easement must be delineated in accordance with Section 33-3-111 and recorded along with its Declaration of Protective Covenants prior to permit issuance.

A forest stand delineation and a full forest conservation plan will be required. Any resultant planting requirement must be met prior to permit issuance. Any Forest Conservation Easement must be recorded along with its Declaration of Protective Covenants prior to permit issuance.

Reviewer: Glenn Shaffer Date: October 27, 2017

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: October 12, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0077-X
Address 2316 Ridge Road
(Sauter Property)

Zoning Advisory Committee Meeting of **September 25, 2017**.

X The Department of Environmental Protection and Sustainability 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).

Additional Comments:

A Forest Buffer Easement must be delineated in accordance with Section 33-3-111 and recorded along with its Declaration of Protective Covenants prior to permit issuance.

A forest stand delineation and a full forest conservation plan will be required. Any resultant planting requirement must be met prior to permit issuance. Any Forest Conservation Easement must be recorded along with its Declaration of Protective Covenants prior to permit issuance.

Reviewer: Glenn Shaffer Date: Sept. 19, 2017

12-4

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: September 26, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0078-X
Address 9155 Old Court Road
(White - Rose Property)

Zoning Advisory Committee Meeting of **September 25, 2017**.

X The Department of Environmental Protection and Sustainability 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).

Additional Comments:

A Forest Buffer Easement must be delineated in accordance with Section 33-3-111 and recorded along with its Declaration of Protective Covenants prior to permit issuance.

A simplified forest stand delineation and a full forest conservation plan will be required. Any resultant afforestation requirement must be met prior to permit issuance. Any Forest Conservation Easement must be recorded along with its Declaration of Protective Covenants prior to permit issuance.

Reviewer: Glenn Shaffer

Date: Sept. 19, 2017

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: October 12, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0077-X
Address 2316 Ridge Road
(Sauter Property)

Zoning Advisory Committee Meeting of **September 25, 2017**.

X The Department of Environmental Protection and Sustainability 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).

Additional Comments:

A Forest Buffer Easement must be delineated in accordance with Section 33-3-111 and recorded along with its Declaration of Protective Covenants prior to permit issuance.

A forest stand delineation and a full forest conservation plan will be required. Any resultant planting requirement must be met prior to permit issuance. Any Forest Conservation Easement must be recorded along with its Declaration of Protective Covenants prior to permit issuance.

Reviewer: Glenn Shaffer

Date: Sept. 19, 2017

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections
MLP

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

DATE: November 1, 2017

SUBJECT: Zoning Advisory Committee Meeting
For October 30, 2017
Item No. 2018-0077-X (Corrected Comment Sheet)

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

If Special Exception is granted a landscape plan is required per the requirements of the Landscape Manual, Bill No. 37-17 and the CMDP. Specific landscape comments:

1. Ridge Road is a Baltimore County Scenic Route,
2. Perimeter landscape buffers are required,
3. Must minimize tree and vegetation removal,
4. Solar panels are considered a utility and should be designed and located to harmonize with the surroundings and to create the least visual impact. (See Comment #10 below)
5. Additional landscape buffers (including contour strip buffers) may be required to address existing topography changes, Scenic Views, Scenic Routes, etc. depending on a number of items including the subject properties topography. The plans that were circulated and dated 7-21-17 were insufficient with respect to showing a number of the existing site conditions including existing adjacent property information i.e. topo, homes, out buildings, garages, driveways etc.
6. More comments may be rendered during review of the landscape plan.
7. Proposed perimeter fence shall be black vinyl-coated chain-link fence.
8. Landscape plan does not take into consideration that Ridge Road is a designated scenic road and therefore does not meet requirements.
9. Additional landscape and screening may be needed to address adjacent properties views when it relates to the proposed solar facility.
10. Consideration should be given to locate the solar facility in a less visual location on the existing property giving consideration that Ridge Road is a Baltimore County Scenic Route.
11. Additional site plan information is needed and may include a number of site cross-sections with no exaggeration.

* * * * *

VKD: efc
cc: file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For September 25, 2017
Item No. 2018-0077-X

DATE: October 4, 2017

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

If Special Exception is granted a landscape plan is required per the requirements of the Landscape Manual, Bill No. 37-17 and the CMDP. Specific landscape comments:

1. Ridge Road is a Baltimore County Scenic Route,
2. Perimeter landscape buffers are required,
3. Must minimize tree and vegetation removal,
4. Solar panels are considered a utility and should be designed and located to harmonize with the surroundings and to create the least visual impact. (See Comment #10 below),
5. Additional landscape buffers (including contour strip buffers) may be required to address existing topography changes, Scenic Views, Scenic Routes, etc. depending on a number of items including the subject properties topography. The plans that were circulated and dated 7-21-17 were insufficient with respect to showing a number of the existing site conditions including existing adjacent property information i.e. topo, homes, out buildings, garages, driveways etc.,
6. More comments may be rendered during review of the landscape plan,
7. Proposed perimeter fence shall be black vinyl-coated chain-link fence,
8. Landscape plan does not take into consideration that Ridge Road is a designated scenic road. Therefore, does not meet the requirements,
9. Additional landscape and screening may be needed to address adjacent properties views when it relates to the proposed solar facility,
10. Consideration should be given to locate the solar facility in a less visual location on the existing property giving consideration that Ridge Road is a Baltimore County Scenic Route,
11. Additional site plan information is needed and may include a number of site cross-sections with no exaggeration.

*

*

*

*

*

VKD: CEN
cc: file

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: October 27, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0077-X
Address 2316 Ridge Road
(Sauter Property)

Zoning Advisory Committee Meeting of October 30, 2017.

- X The Department of Environmental Protection and Sustainability 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).

Additional Comments:

Construction and operation of this solar facility must comply with Article 4E, Sections 104, 106, and 107 of County Code, in that all onsite streams, wetlands, associated buffers, and forest shall be adequately protected. To that end:

A Forest Buffer Easement must be delineated in accordance with Section 33-3-111 and recorded along with its Declaration of Protective Covenants prior to permit issuance.

A forest stand delineation and a full forest conservation plan will be required. Any resultant planting requirement must be met prior to permit issuance. Any Forest Conservation Easement must be recorded along with its Declaration of Protective Covenants prior to permit issuance.

Reviewer: Glenn Shaffer Date: October 27, 2017

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: 11/27/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-077

INFORMATION:

Property Address: 2316 Ridge Road
Petitioner: Carroll Sauter, Joan Stephens, Dawn Marszal
Zoning: RC 6
Requested Action: Special Exception

The Department of Planning has reviewed the petition for a special exception to use the property for a 1,980 kW (AC) ground mounted solar facility.

A site visit was conducted on September 25, 2017. Ridge Road is a Baltimore County scenic route at this location.

The Department cannot recommend granting the petitioned zoning relief.

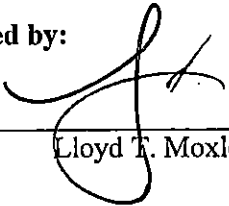
The subject site is zoned R.C.6. Pursuant to BCZR § 1A07.4, "*The design of the tract, including the designation of conservancy areas and all development, must be in accordance with this section...*" and further, "*Before the approval of any concept plan, development plan, limited exemption, special exception or variance, the Director of Planning or the Directors' designee must certify in a written finding that the plan, exemption or variance is consistent with the spirit and intent of these regulations.*"

As of the date of these comments, this Department has not received the necessary determination from the Department of Environmental Protection and Sustainability (EPS) regarding the "Primary Conservancy Area". The Department is unable to determine the "Secondary Conservancy Area" or the "Building Area" so therefore cannot make a finding as required by regulation. The Department has confirmed with EPS that they have not as yet received from the petitioners required information necessary to fulfill their regulatory obligation. The Sector Planner listed below has apprised the petitioner of the Department of Planning requirements for review of this special exception proposal.

Date: 11/27/2017
Subject: ZAC #18-077
Page 2

For further information concerning the matters stated herein, please contact Keeve Brine at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Keeve Brine
Jonathan A. Jordan, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Interoffice Memorandum

DATE: September 11, 2017

TO: Zoning Commissioner and File

FROM: Leonard Wasilewski, Planner II, Zoning Review

SUBJECT: Petitions for Special Exception
Case No. 2018-0077-X
2316 Ridge Road and
Case No. 2018-0078-X
9155 Old Court Road

- A. For clarification, this office accepted two drop-off petitions for Special Exception from Forefront Power LLC for the development of Solar Farms pursuant to County Code Bill 37-17.
- B. These petitions were rejected on August 27, 2017 by me because they were not following the check list for commercial petitions and they did not have the proper signatures on the applications.
- C. They were rejected on September 1, 2017 by Joe Merrey and Jeff Perlow during their scheduled appointments for similar reasons.
- D. On September 7, 2017 Forefront Power LLC showed up without the engineered site plans and without scheduled appointments. They spoke at length with Carl Richards.
- E. Once the engineer arrived, Mr. Jablon told the Engineer that we would accept the petitions at their risk as drop-offs and process them at our convenience.
- F. These petitions are being processed without a review.

CASE NO. 2018-

0077-X

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

11/1

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

comment

10/30

DEPS
(if not received, date e-mail sent _____)

comment

11/29

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)

Opposed w/ comment

9/21

STATE HIGHWAY ADMINISTRATION

no obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: _____

SIGN POSTING

Date: _____

11/13/17

by

O'Keefe

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



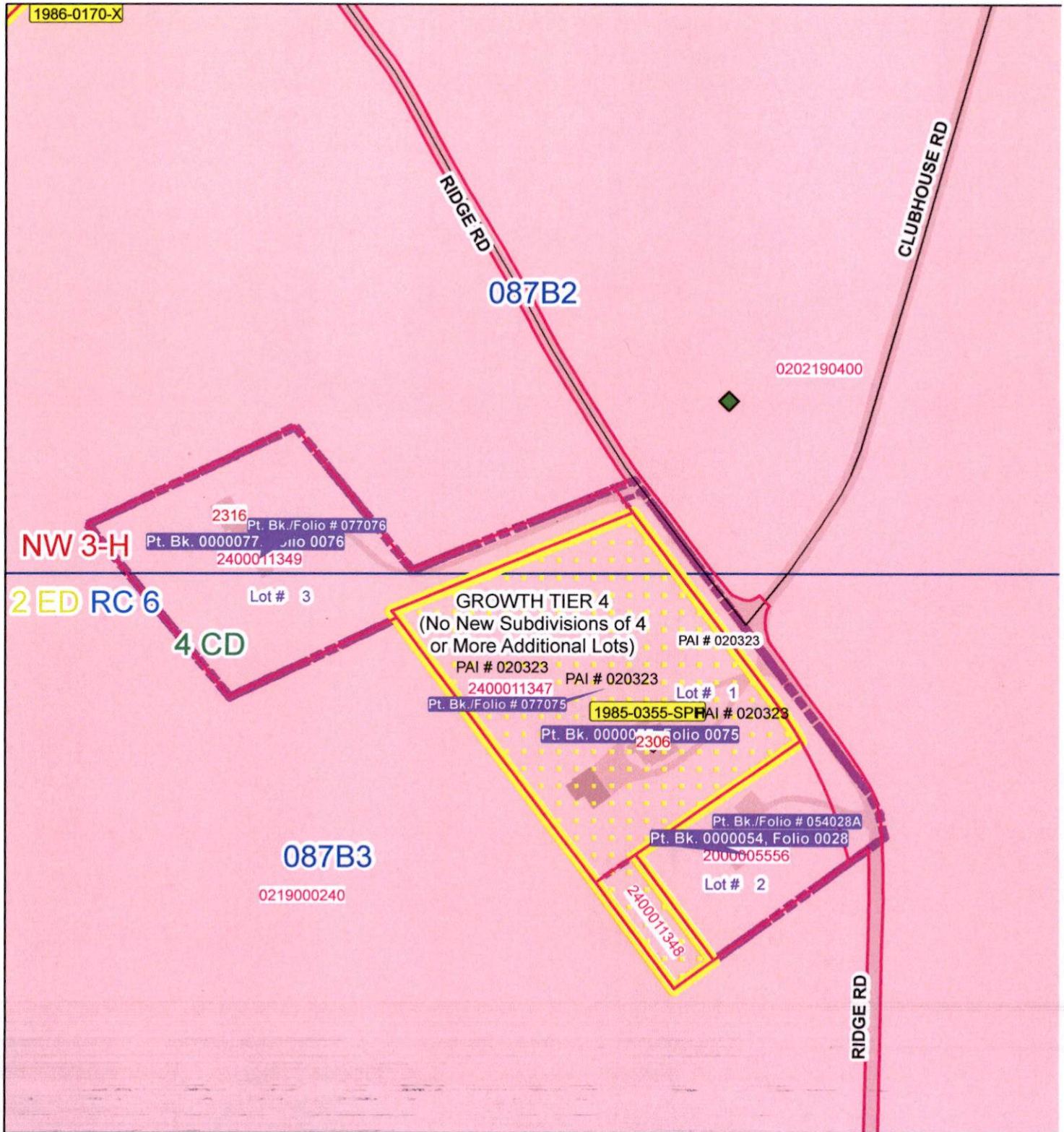
Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 02 Account Number - 2400011349			
Owner Information					
Owner Name:	SAUTER CARROLL W JR SAUTER MARIE		Use:	RESIDENTIAL	
Mailing Address:	2316 RIDGE RD BALTIMORE MD 21244-1034		Principal Residence:	YES	
			Deed Reference:	/21501/ 00108	
Location & Structure Information					
Premises Address:		2316 RIDGE RD 0-0000		Legal Description:	2.65 AC 2316 RIDGE RD SWS CARROLL W SAUTER ET UX
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0087	0015	0230		0000	3 2016 0077/0076
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area		Property Land Area	County Use
1987	2,184 SF			2.6500 AC	04
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	1 Attached
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of 01/01/2016	As of 07/01/2017	As of 07/01/2018
Land:		74,200	74,200		
Improvements		189,300	232,800		
Total:		263,500	307,000	292,500	307,000
Preferential Land:		0			0
Transfer Information					
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2017		07/01/2018	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 02/09/2012					
Homeowners' Tax Credit Application Information					

2316 Ridge Road 2018-J077-X



Publication Date: 9/11/2017



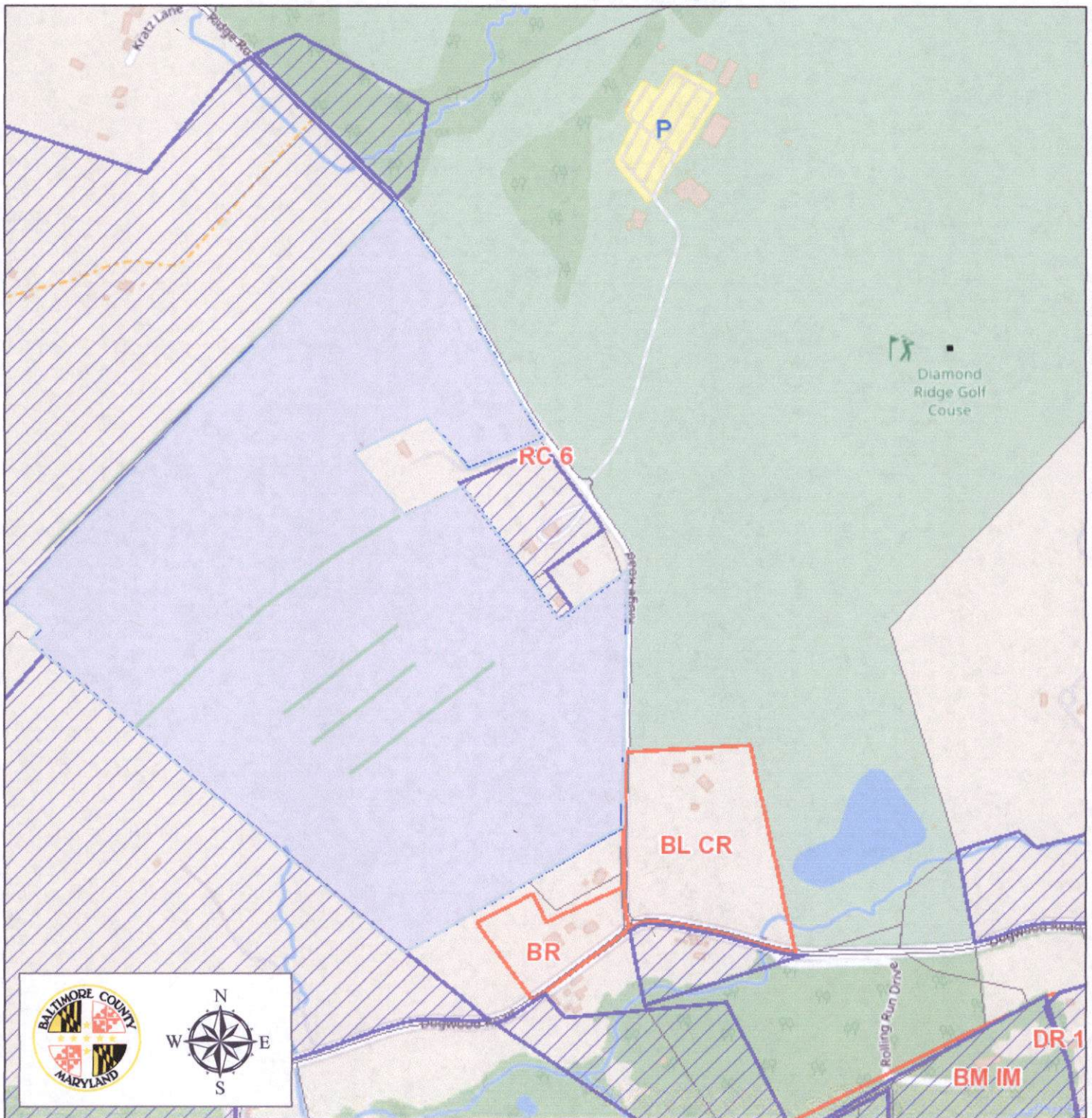
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 55 110 220 330 440 Feet

1 inch = 200 feet

Baltimore County - My Neighborhood

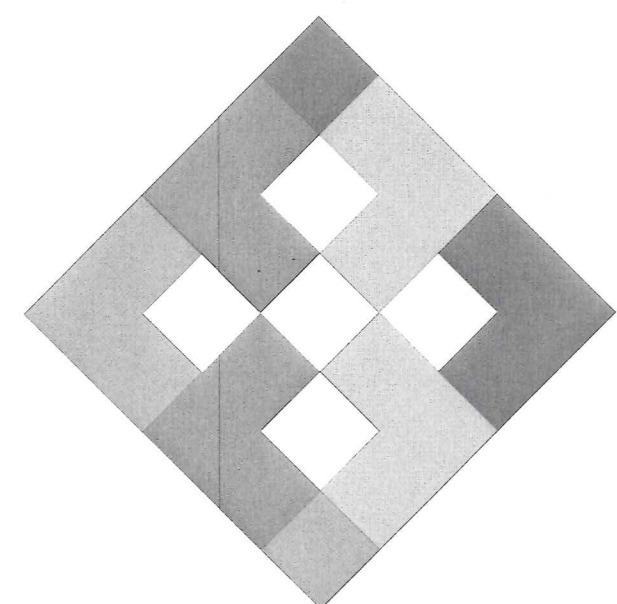


September 6, 2017

Legend

-  Zoning History Cases
-  Zoning
-  Property
-  County Boundary

2018-0077-X



FOREFRONT POWER

SITE NAME: MD-BALTIMORE LAND - SAUTER

SITE ADDRESS:
**2316 RIDGE ROAD
WINDSOR MILL, MARYLAND 21244**

SITE INFORMATION

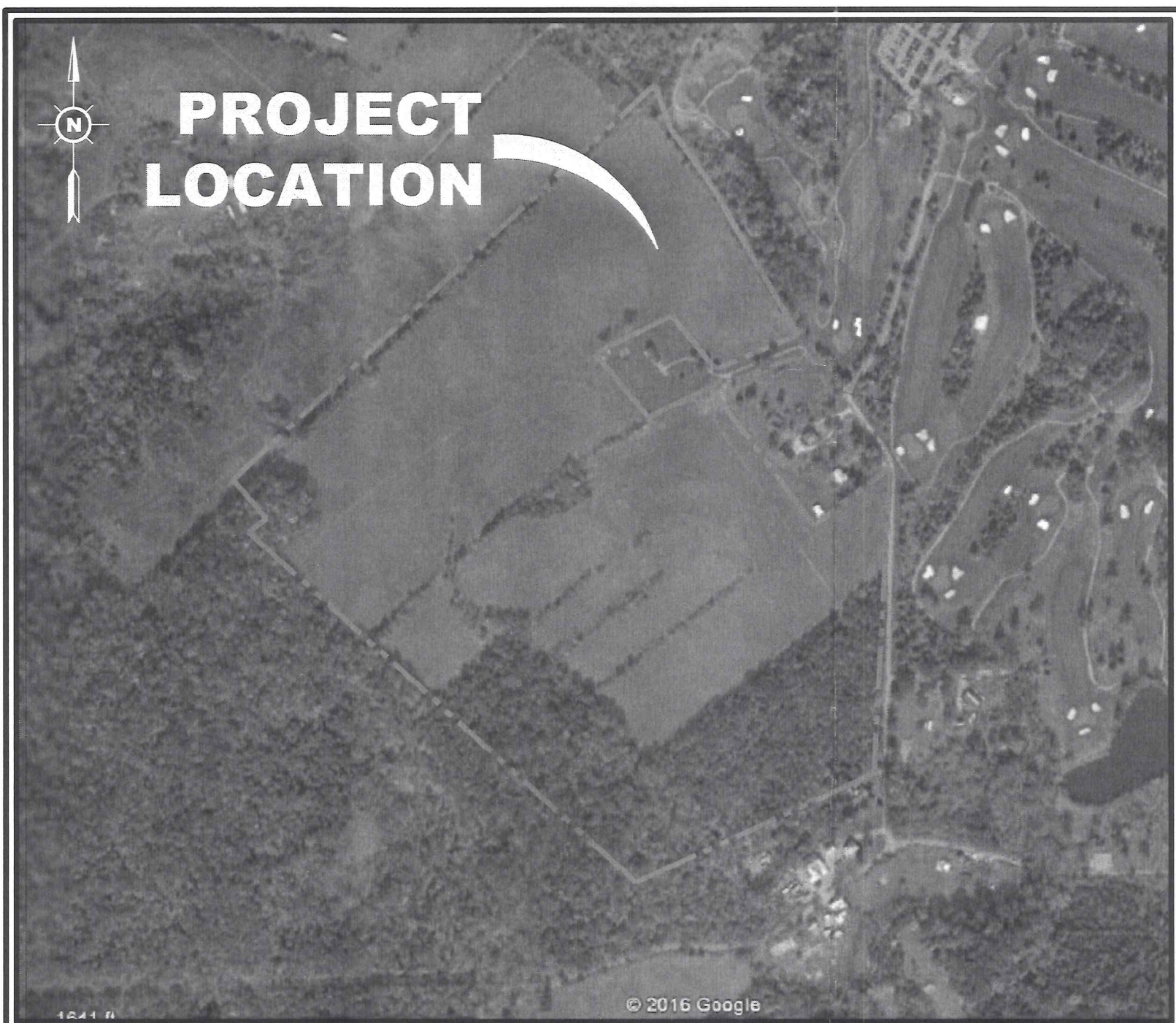
SITE NAME:	MD-BALTIMORE LAND - SAUTER
SITE ADDRESS:	2316 RIDGE ROAD WINDSOR MILL, MARYLAND 21244
JURISDICTION:	BALTIMORE, COUNTY, MARYLAND
ZONING:	RC 6
TAX ACCOUNT ID:	02-0219000240
SITE COORDINATES:	N 39° 19' 29.7" (NAD 83) W 76° 46' 50.4" (NAD 83)
GROUND ELEVATION:	458'± (NAVD 88)
SYSTEM SIZE (DC):	2,643.84 kW
SYSTEM SIZE (AC):	1,980.00 kW
MODULE TYPE:	TRINASOLAR TSM-340 DE 14A (II)
INVERTER 1:	SUNGROW SG60KU-M
AZIMUTH:	180°
TILT:	25°
GROUND LANDLORD NAME:	CARROLL SAUTER
GROUND LANDLORD ADDRESS:	2316 RIDGE ROAD, WINDSOR MILL, MD 21244
APPLICANT:	FOREFRONT POWER, LLC 100 MONTGOMERY ST. #1400 SAN FRANCISCO, CA 94104
ELECTION DISTRICT:	2
CONCILMANIC DISTRICT:	4
CONGRESSIONAL DISTRICT:	7
LEGISLATIVE DISTRICT:	10/44B
VOTING PRECINCT:	02-011
ZONING MAP NUMBER:	087B2

CODE ANALYSIS

BUILDING CODE:	IBC 2015
ELECTRICAL CODE:	NEC 2014
FIRE CODE:	2012 NFPA 101
USE GROUP:	U (UTILITY)
CONSTRUCTION TYPE:	IIB

PROJECT SCOPE OF WORK

THIS DESIGN PACKAGE PROVIDES DRAWINGS FOR THE INSTALLATION OF A 2,643.84 kW DC RATED PHOTOVOLTAIC SYSTEM AT 2316 RIDGE RD, WINDSOR MILL, MARYLAND.



AREA MAP

WINDSOR MILL, MARYLAND
SCALE: 1" = 500'-0"

SYSTEM SUMMARY

NUMBER OF PANELS: 7,776
SYSTEM SIZE (DC): 2,643.84 kW
SYSTEM SIZE (AC): 1,980.00 kW

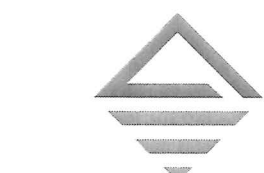
CIVIL SHEET INDEX

DRAWING SHEET	DRAWING TITLE
T-001	TITLE SHEET
C-101	EXISTING CONDITIONS
C-201	PROPOSED SITE PLAN
C-503	FENCE & GATE DETAILS
L-101	LANDSCAPING PLAN

THIS PLAN TO ACCOMPANY ZONING PERMIT
FOR 09/01/2017 ZONING HEARING



2017 FOREFRONT POWER, LLC AND ITS
AFFILIATES, ALL RIGHTS RESERVED
100 MONTGOMERY ST. #1400
SAN FRANCISCO, CA 94104
(415) 798-0240
www.forefrontpower.com



advantage engineers

435 INDEPENDENCE AVENUE, SUITE C
MECHANICSBURG, PENNSYLVANIA 17055
PHONE: (717) 455-5800
www.advantageengineers.com

STAMP:



MD - BALTIMORE
LAND - SAUTER

2316 RIDGE ROAD
WINDSOR MILL, MARYLAND
21244

PROJECT NUMBER:
1700165.001

SHEET TITLE:
**TITLE
SHEET**

SHEET SIZE:
ARCH "D"
24" X 36" (610 x 914)
0 1/2" 1"

THIS DRAWING IS THE PROPERTY OF FOREFRONT POWER, LLC. THIS INFORMATION IS CONFIDENTIAL AND IS TO BE USED ONLY IN CONNECTION WITH WORK DESCRIBED BY FOREFRONT POWER, LLC. NO PART IS TO BE DISCLOSED TO OTHERS WITHOUT WRITTEN PERMISSION FROM FOREFRONT POWER, LLC.

NO.	REVISION	DATE	INIT.
1	ZONING	08/29/17	SPD

DATE: 07/21/17
DRAWN BY: MTG
ENGINEER: AMM
APPROVED BY: PC

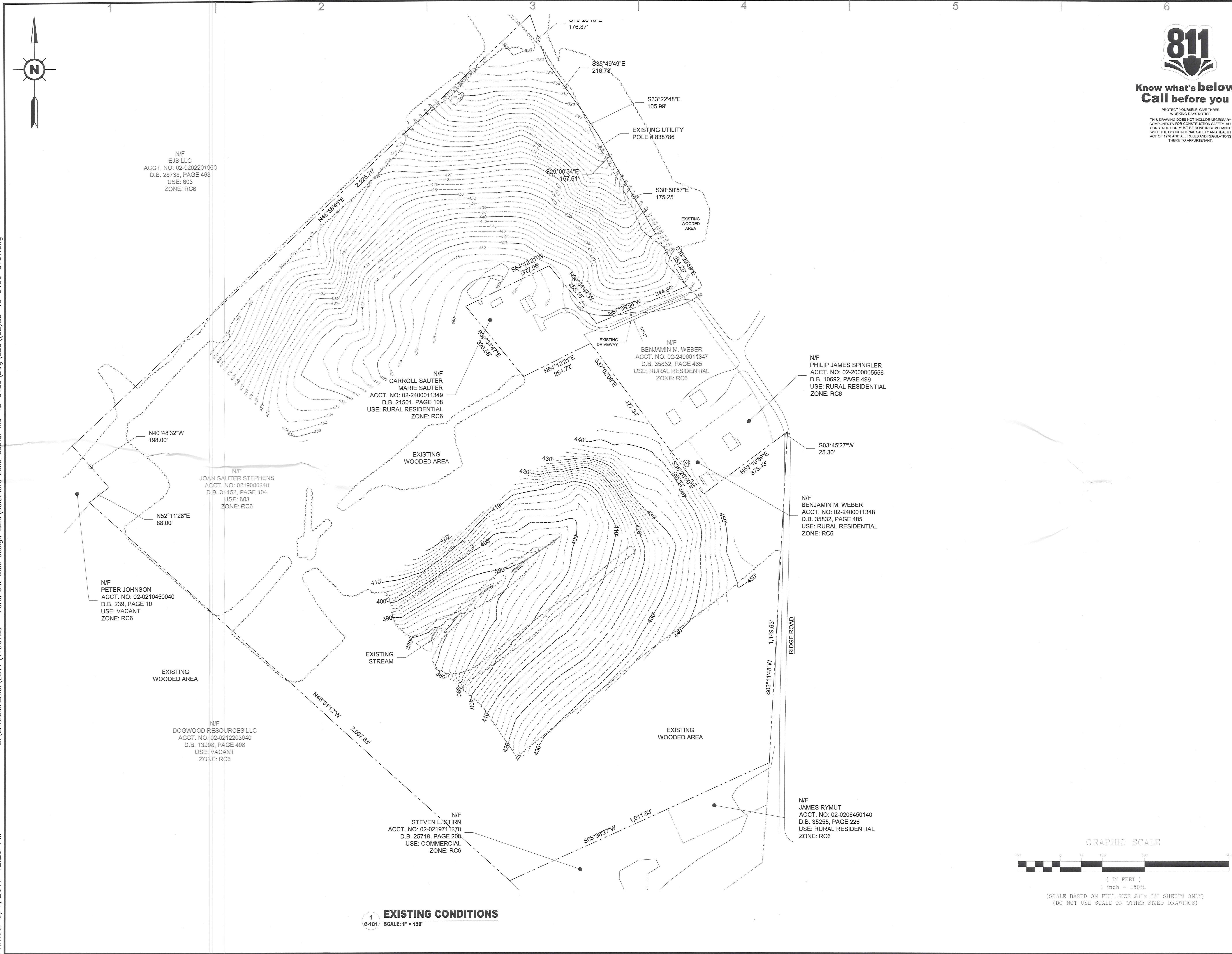
PROJECT PHASE:
30% DESIGN

SCALE:
AS SHOWN

SHEET NO.:

T-001

Drop off No Review 2018-0077-X

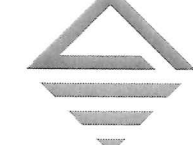


Know what's below.
Call before you dig.

PROTECT YOURSELF, GIVE THREE
WORKING DAYS NOTICE
THIS DRAWING DOES NOT INCLUDE NECESSARY
COMPONENTS FOR CONSTRUCTION SAFETY. ALL
CONSTRUCTION MUST BE DONE IN COMPLIANCE
WITH THE OCCUPATIONAL SAFETY AND HEALTH
ACT OF 1970 AND ALL RULES AND REGULATIONS
THERE TO APPURTENANT.



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SAN FRANCISCO, CA 94104
(415) 786-8246
www.forefrontpower.com



advantage engineers

435 INDEPENDENCE AVENUE, SUITE C
MECHANICSBURG, PENNSYLVANIA 17055
PHONE: (717) 455-9800
www.advantageengineers.com

STAMP:



MD - BALTIMORE
LAND - SAUTER
2316 RIDGE ROAD
WINDSOR MILL, MARYLAND
21244

PROJECT NUMBER:
1700165.001

SHEET TITLE:
**EXISTING
CONDITIONS**

SHEET SIZE:
ARCH "D"
24" X 36" (610 x 914)
0 1/2" 1"

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NO.	REVISION	DATE	INIT.
1	ZONING	08/29/17	SPD

DATE: 07/21/17
DRAWN BY: MTG
ENGINEER: AMM
APPROVED BY: PC

PROJECT PHASE:
30% DESIGN

SCALE:
AS SHOWN

SHEET NO.:
C-101

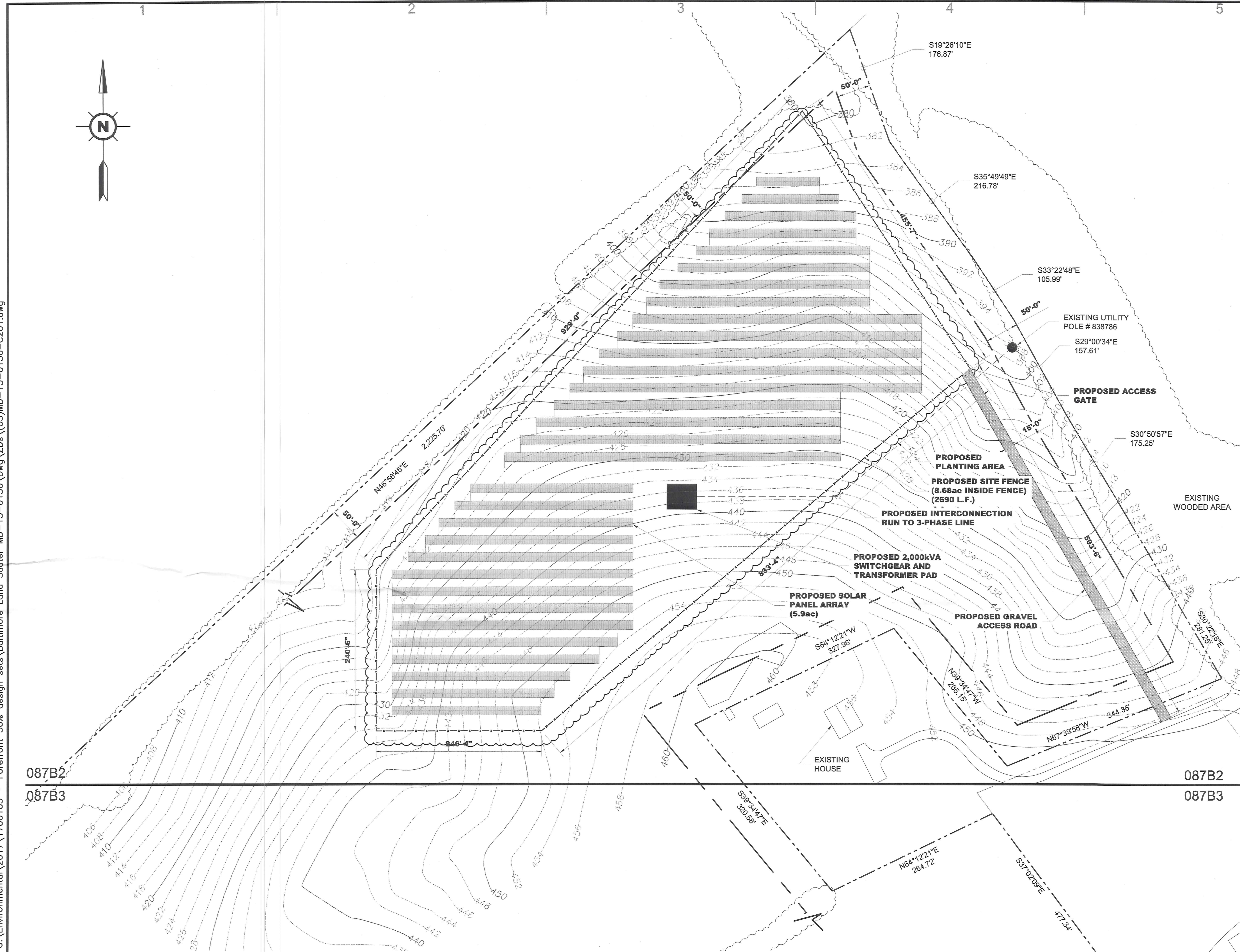
GRAPHIC SCALE



(IN FEET)
1 inch = 150ft.

(SCALE BASED ON FULL SIZE 24" x 36" SHEETS ONLY)
(DO NOT USE SCALE ON OTHER SIZED DRAWINGS)

EXISTING CONDITIONS
C-101 SCALE: 1" = 150'



SYSTEM SUMMARY

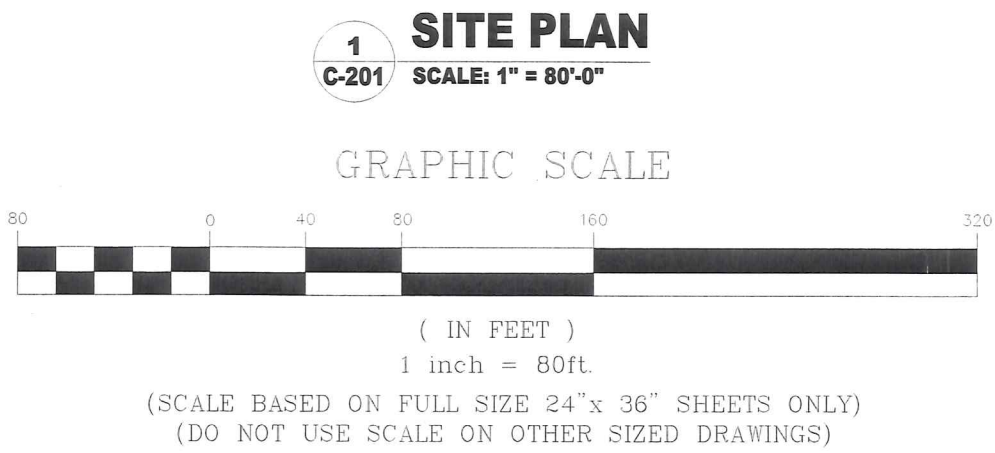
NUMBER OF PANELS: 7,776
SYSTEM SIZE (DC): 2,643.84 kW
SYSTEM SIZE (AC): 1,980.00 kW
COMPOUND AREA: 6.38 AC
COMPOUND PERIMETER: 2690 L.F.

- GENERAL NOTES:**
 - THIS PLAN WAS PREPARED USING AN APPROVED PLAN ENTITLED "TOPOGRAPHIC SURVEY OF ACCOUNT NO. 02-0219000240, DEED BOOK 31452, PAGE 104" BY POINT TO POINT LAND SURVEYORS SURVEYING DATED 12/12/2016.
 - THE PROPOSED FACILITY WILL CAUSE ONLY A "DE MINIMIS" INCREASE IN STORMWATER RUNOFF. THEREFORE, NO DRAINAGE STRUCTURES ARE PROPOSED.
 - NO ADDITIONAL NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY AFTER THE UPGRADE IS COMPLETE.
 - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
 - THE PROPOSED DEVELOPMENT DOES NOT INCLUDE STREET SIGNS OF ANY TYPE.
 - THE PROPOSED DEVELOPMENT DOES NOT INCLUDE OUTDOOR STORAGE OR ANY SOLID WASTE RECEPTACLES.
 - FLOODPLAIN: NO INDICATED FEMA FLOODPLAIN ON SITE
 - SYSTEM DESIGNED IN ACCORDANCE WITH BILL-37-17 SECTION 4E-104
 - FACILITY NOT LOCATED IN EASEMENTS
 - FACILITY NOT LOCATED ON A HISTORICAL SITE
 - FACILITY IS NOT LOCATED IN A CHESAPEAKE BAY CRITICAL AREA
 - FACILITY IS NOT IN A FOREST CONSERVATION OR CONSERVANCY OR DESIGNATED CONSERVANCY
 - GLARE CONTROL PROVIDED BY LANDSCAPE SCREENING (SEE SHEET L-1)
 - NO STATE OR LOCAL SCENIC ROUTES OR SCENIC VIEWS PRESENT ON SITE
 - MINIMUM 50' SETBACK REQUIREMENTS MET
 - SYSTEM HEIGHT DOES NOT EXCEED 20'
 - SECURITY FENCE SURROUNDS PROPOSED FACILITY
 - ZONING MAP PANELS 087B2 AND 087B3
 - 50' SETBACK REQUIREMENT BASED ON MEETING BETWEEN FOREFRONT POWER, LLC/ ADVANTAGE ENGINEERING, LLC AND BALTIMORE COUNTY ON AUGUST 17, 2017
 - AS OF SEPTEMBER 01, 2017 THERE ARE LESS THAN 10 SOLAR FACILITIES APPROVED IN COUNCILMANIC DISTRICT 4.

- SPECIAL VARIANCE RELIEF:**
 - TO GRANT SPECIAL EXCEPTION RELIEF FOR A SOLAR FACILITY PURSUANT TO BCZR SEC. 4E - 102 (AS ESTABLISHED BY BILL 37 - 17)

PROPERTY INFO:

ZONE:	RC-6
TAX MAP:	0087
PARCEL:	0351
COUNCILMANIC DISTRICT:	4
CONGRESSIONAL DISTRICT:	7
LEGISLATIVE DISTRICT:	1044B
ELECTION DISTRICT:	2
VOTING PRECINCT:	02-011



811
Know what's below.
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PROTECT YOURSELF, GIVE THREE WORKING DAYS NOTICE
THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERE TO APPURTENANT.

FOREFRONT POWER

2017 FOREFRONT POWER, LLC AND ITS AFFILIATES. ALL RIGHTS RESERVED
100 MONTGOMERY ST. #1400
SAN FRANCISCO, CA 94104
(415) 766-8246
www.forefrontpower.com

advantage engineers

435 INDEPENDENCE AVENUE, SUITE C
MECHANICSBURG, PENNSYLVANIA 17055
PHONE: (717) 458-0800
www.advantageengineers.com

STAMP:

MD - BALTIMORE LAND - SAUTER
2316 RIDGE ROAD
WINDSOR MILL, MARYLAND 21244

PROJECT NUMBER:
1700165.001

SHEET TITLE:
PROPOSED SITE PLAN

SHEET SIZE:
ARCH "D"
24" X 36" (610 x 914)
0 1/2 1

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NO.	REVISION	DATE	INIT.
1	ZONING	08/29/17	SPD

DATE: 07/21/17

DRAWN BY: MTG

ENGINEER: AMM

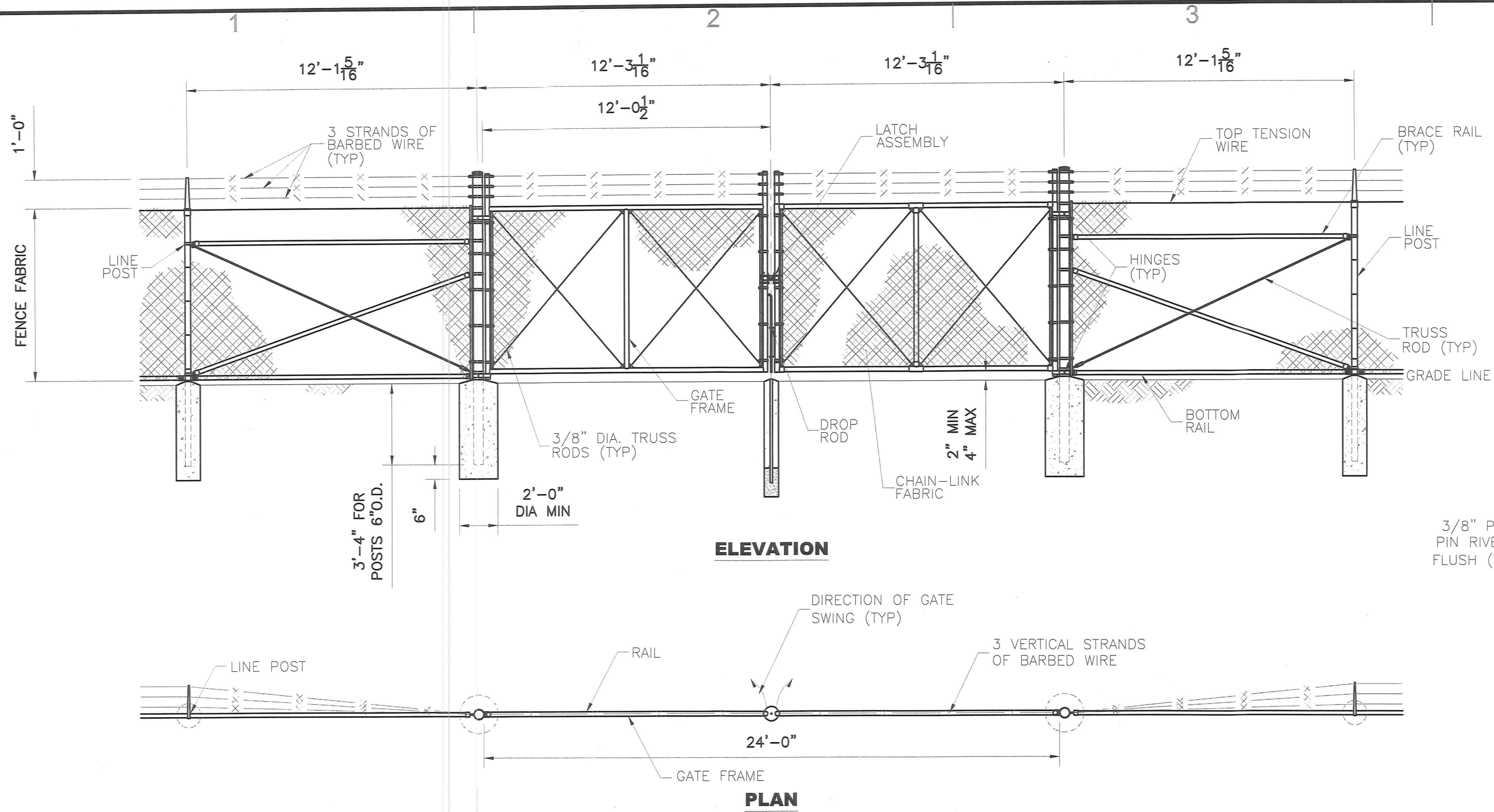
APPROVED BY: PC

PROJECT PHASE:
30% DESIGN

SCALE:
AS SHOWN

SHEET NO.:
C-201

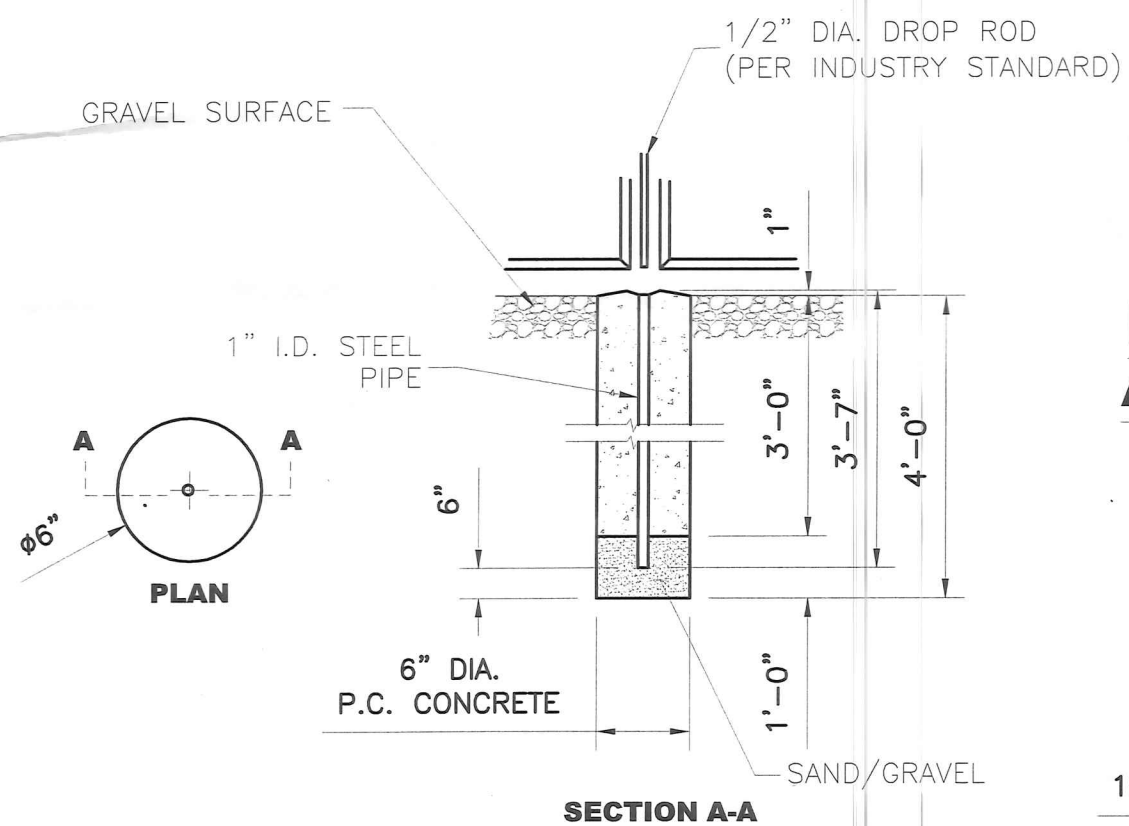
Drop off No Review 2018-0077-X



ELEVATION

PLAN

1 TYPICAL ACCESS GATE
C-503 SCALE: 1/4" = 1'-0"



DROP ROD FOUNDATION

DROP ROD ASSEMBLY

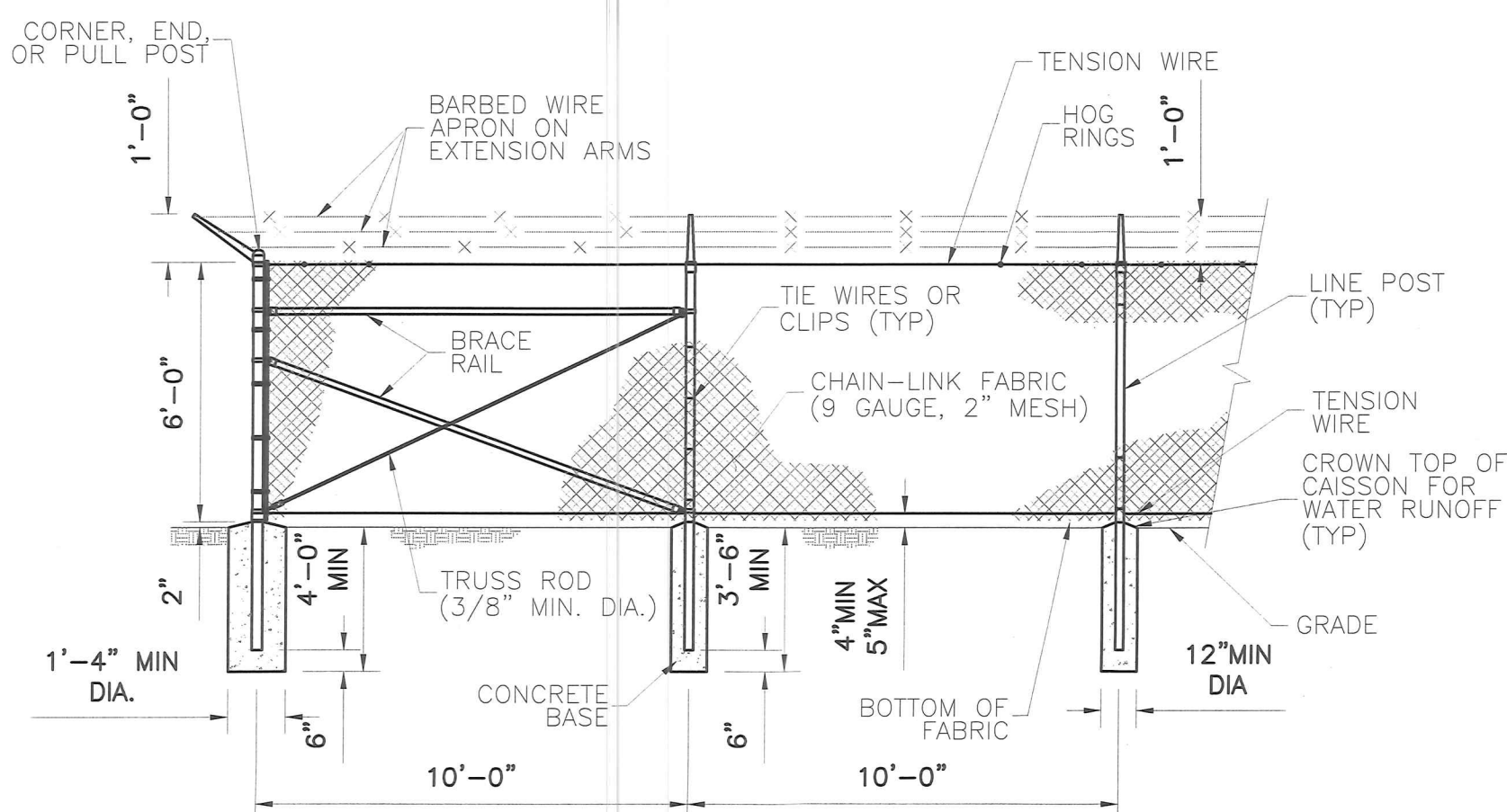
LATCH ASSEMBLY

OFFSET HINGE

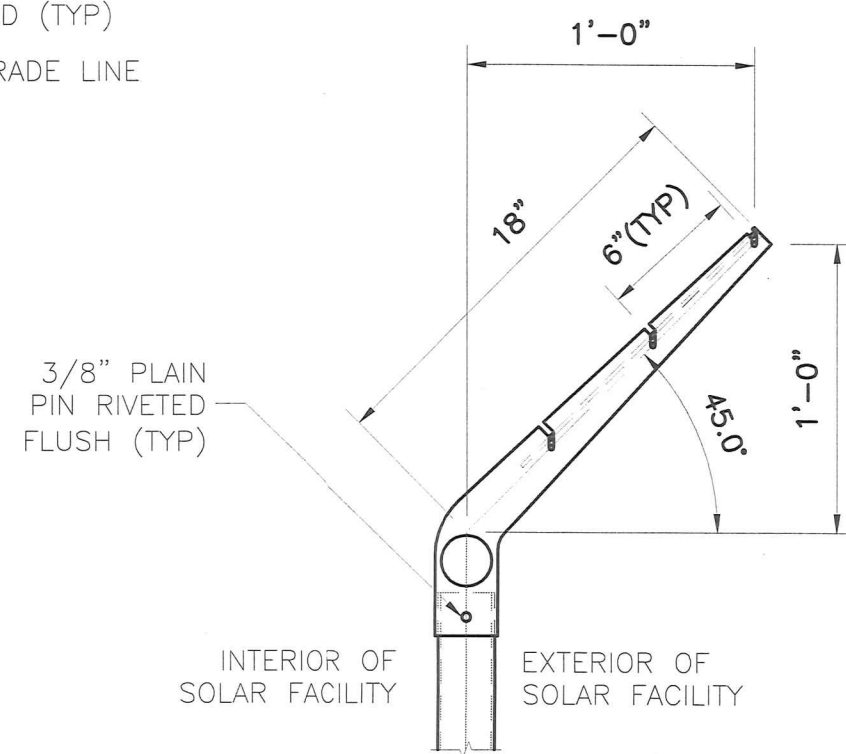
GATE KEEPER
(TO HOLD GATE OPEN)

STANDARD HINGE

2 ACCESS GATE DETAILS
C-503 N.T.S.

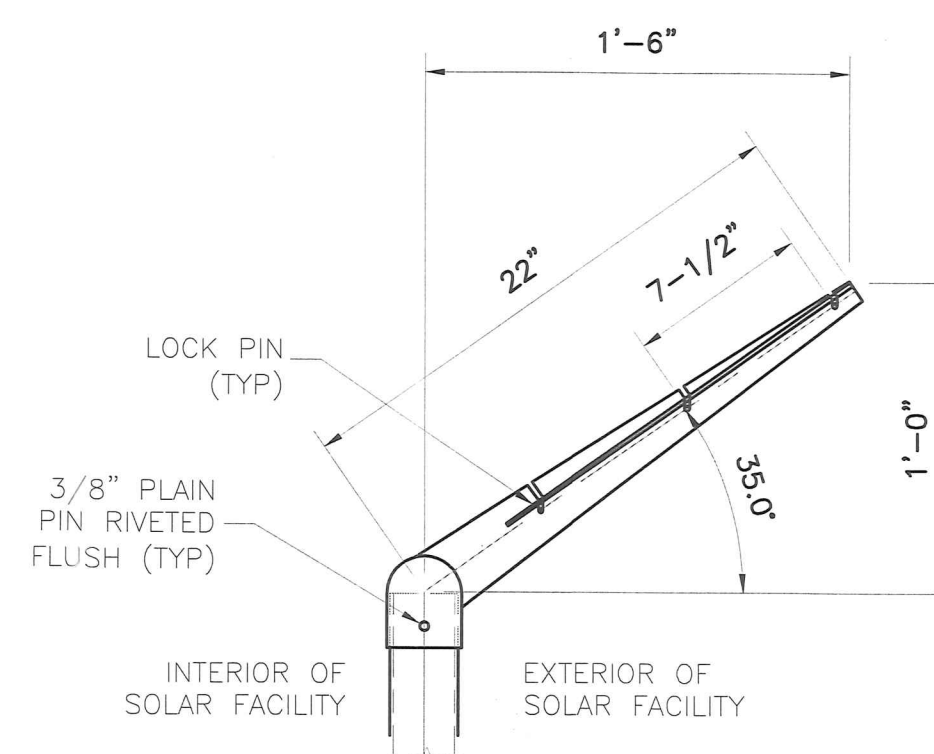


3 PERIMETER FENCE - ELEVATION
C-503 SCALE: 1/4" = 1'-0"



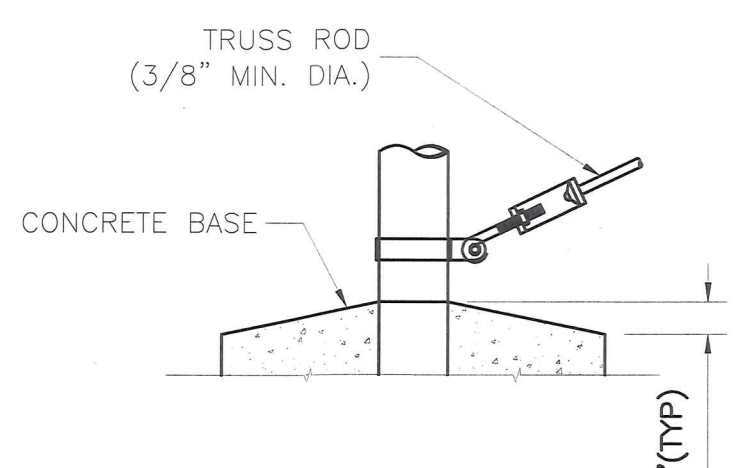
LINE POST

4 EXTENSION ARM DETAILS
C-503 N.T.S.

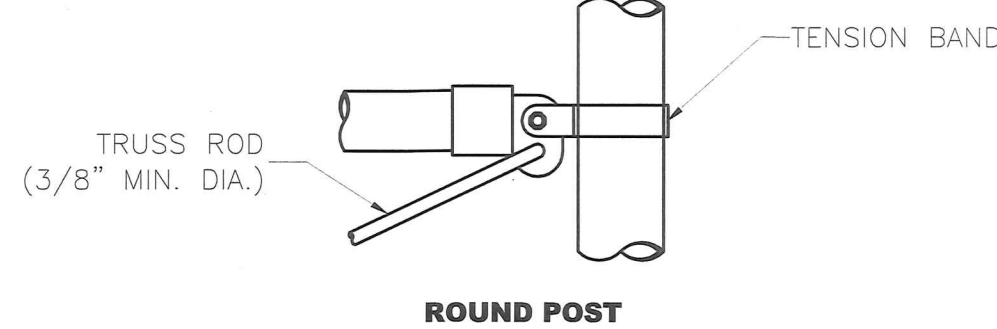


CORNER POST

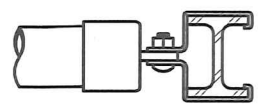
USE AND SECTION	STEEL POST SCHEDULE		
	MINIMUM OUTSIDE DIMENSIONS (NOMINAL)		
	FABRIC LESS THAN 72"	FABRIC 72" TO 96"	FABRIC OVER 96"
CORNER, END & PULL POSTS TUBULAR - ROUND TUBULAR - SQUARE C-SECTION (ROLL-FORMED)	2.375" O.D. 2.00" SQ. 3.50" X 3.50"	2.375" O.D. 2.00" SQ. 3.50" X 3.50"	2.375" O.D. 2.00" SQ. -
LINE POSTS TUBULAR - ROUND H-SECTION C-SECTION (ROLL-FORMED)	1.9" O.D. 2.25" X 1.70" 1.875" X 1.625"	2.375" O.D. 2.25" X 1.70" 2.25" X 1.70"	2.375" O.D. 2.00" SQ. -
TOP, BOTTOM, & BRACE RAILS TUBULAR - ROUND TUBULAR - SQUARE H-SECTION C-SECTION (ROLL-FORMED)		1.66" O.D. 1.50" O.D. 1.625" X 1.50" 1.625" X 1.25"	



TRUSS ROD AND BAND

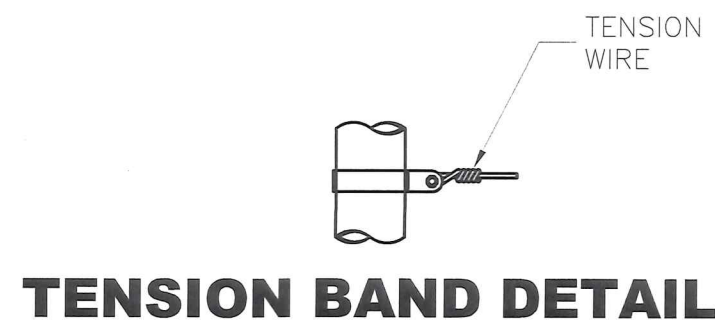


ROUND POST



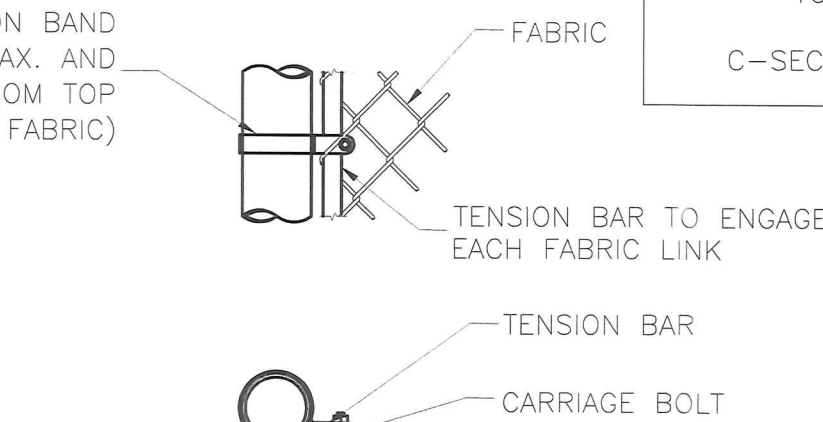
H-BEAM

BRACE RAIL CLAMP DETAILS

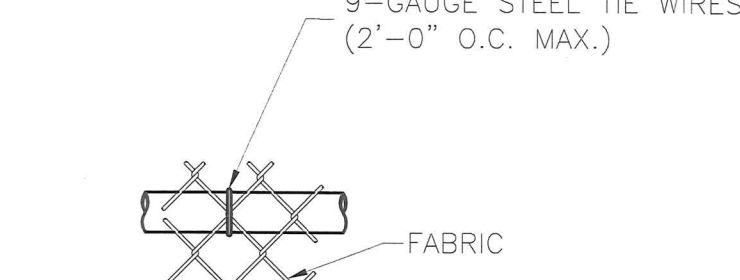


TENSION BAND DETAIL

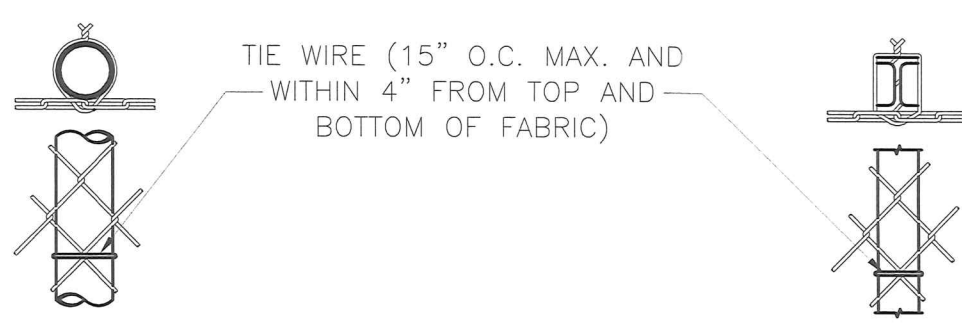
5 CHAIN LINK FENCE FASTENING DETAIL
C-503 N.T.S.



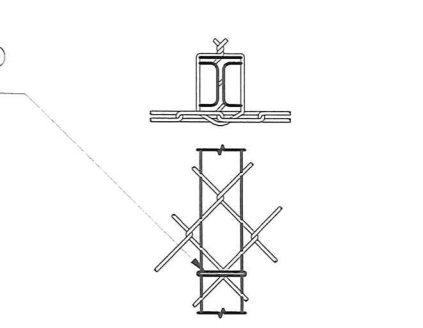
END OR GATE POST
DETAIL



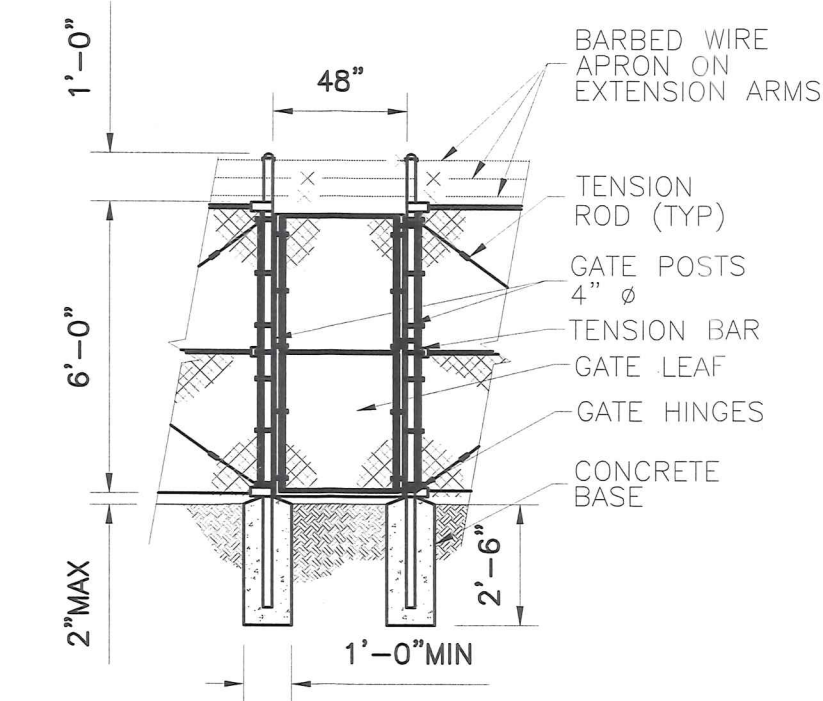
BOTTOM OR BRACE
RAIL ATTACHMENT



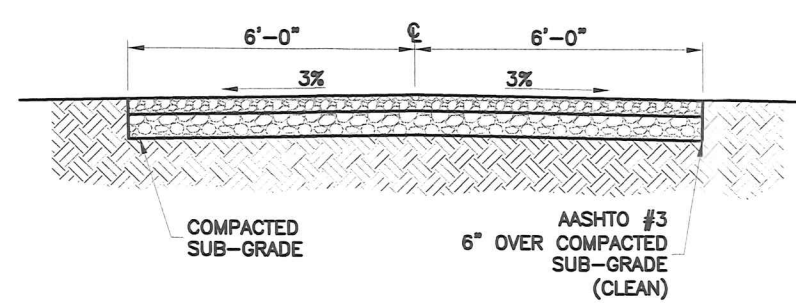
ROUND POST
ATTACHMENT



H-BEAM
ATTACHMENT



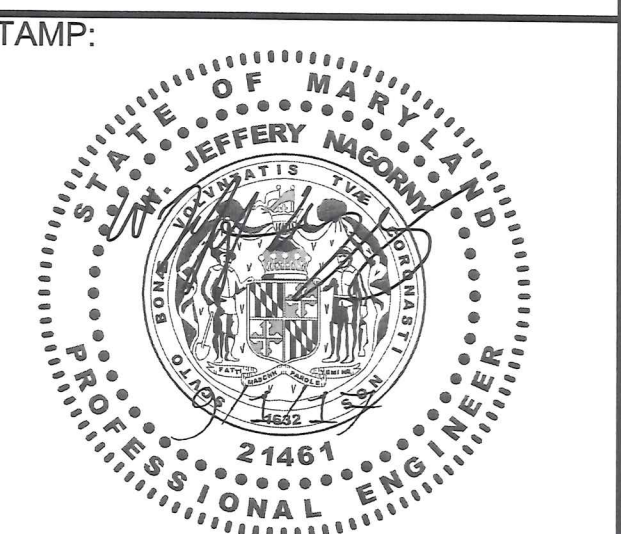
6 EMERGENCY MAN GATE
C-503 SCALE: 1/4" = 1'-0"



7 ACCESS DRIVE
C-503 SCALE: 1/4" = 1'-0"

SHEET NOTES:

- WIRE TIES, RAILS, POSTS, AND BRACES SHALL BE CONSTRUCTED ON THE SECURE SIDE OF THE FENCE ALIGNMENT. CHAIN-LINK FABRIC SHALL BE PLACED ON THE OPPOSITE SIDE OF THE SECURE AREA.
- C-SECTION POSTS SHALL BE INSTALLED SO THAT THE VOID INSIDE THE POST IS COMPLETELY FILLED WITH CONCRETE UP TO THE TOP OF THE FOUNDATION.
- SWING GATES SHALL BE CONSTRUCTED WITH DROP RODS, PADLOCKS, LATCH ASSEMBLY, AND GATE KEEPERS EXCEPT AS NOTED.
- ALL GATE FRAMES SHALL BE A MINIMUM 1-7/8" NOMINAL (ROUND) OR 2" NOMINAL (SQUARE). GATE FRAMES SHALL BE OF WELDED CONSTRUCTION OR SHALL BE ASSEMBLED USING HEAVY FITTINGS. AT THE CONTRACTOR'S OPTION A WELDED HORIZONTAL BRACE MAY BE USED IN LIEU OF TRUSS RODS TO BRACE ALL WELDED GATE FRAMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER RIGID CONSTRUCTION OF ALL GATES SUPPLIED.
- GATES SHALL BE DESIGNATED AS FOLLOWS:
FENCE TYPE - FES, FE6, ETC.
FABRIC WIDTH - INCHES
TYPE OPENING - SO (SINGLE)
DO (DOUBLE)
HINGE - RA (STANDARD)
HO (OFFSET)
OPENING - INCHES (CLEAR OPENING BETWEEN GATE POSTS)
EXAMPLES:
FES-120-DO-RA-144
FES-120-SO-HO-144
- CHAIN-LINK FABRIC SHALL BE 11 GAUGE WITH 2" OPENINGS.
- LINE POSTS SHALL BE 10 FEET LONG 1-7/8" SCHEDULE 40 GRADE 50 PIPE IN CONCRETE FOOTER.
- SLATS NOT PERMITTED WITHOUT EOR APPROVAL AND SIGN-OFF.



MD - BALTIMORE
LAND - SAUTER
2316 RIDGE ROAD
WINDSOR MILL, MARYLAND
21244

PROJECT NUMBER:
1700165.001

SHEET TITLE:
FENCE & GATE
DETAILS

SHEET SIZE:
ARCH "D"
24" X 36" (610 x 914)

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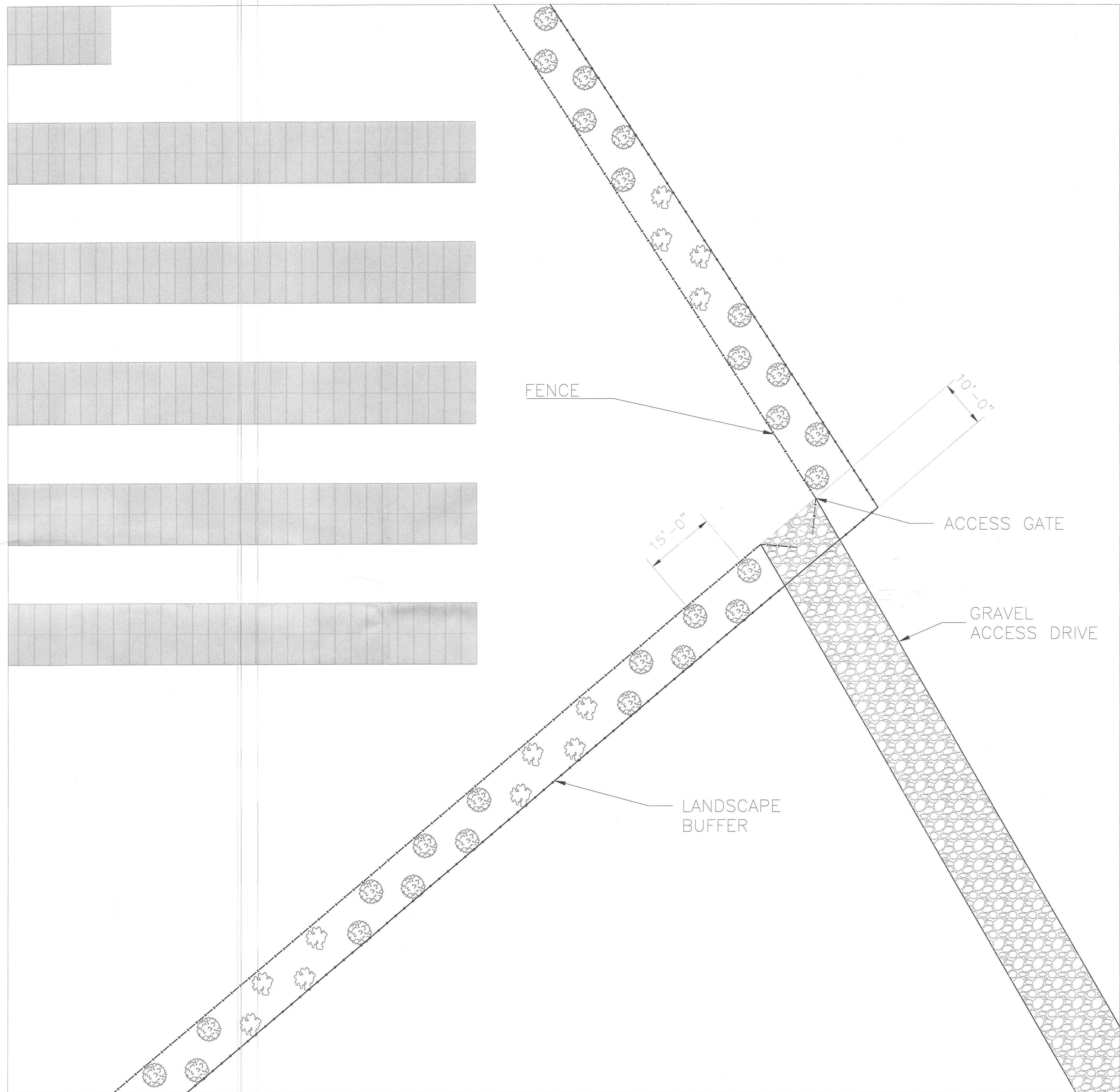
NO.	REVISION	DATE	INIT.
1	ZONING	08/29/17	SPD

DATE: 07/21/17
DRAWN BY: MTG
ENGINEER: AMM
APPROVED BY: PC

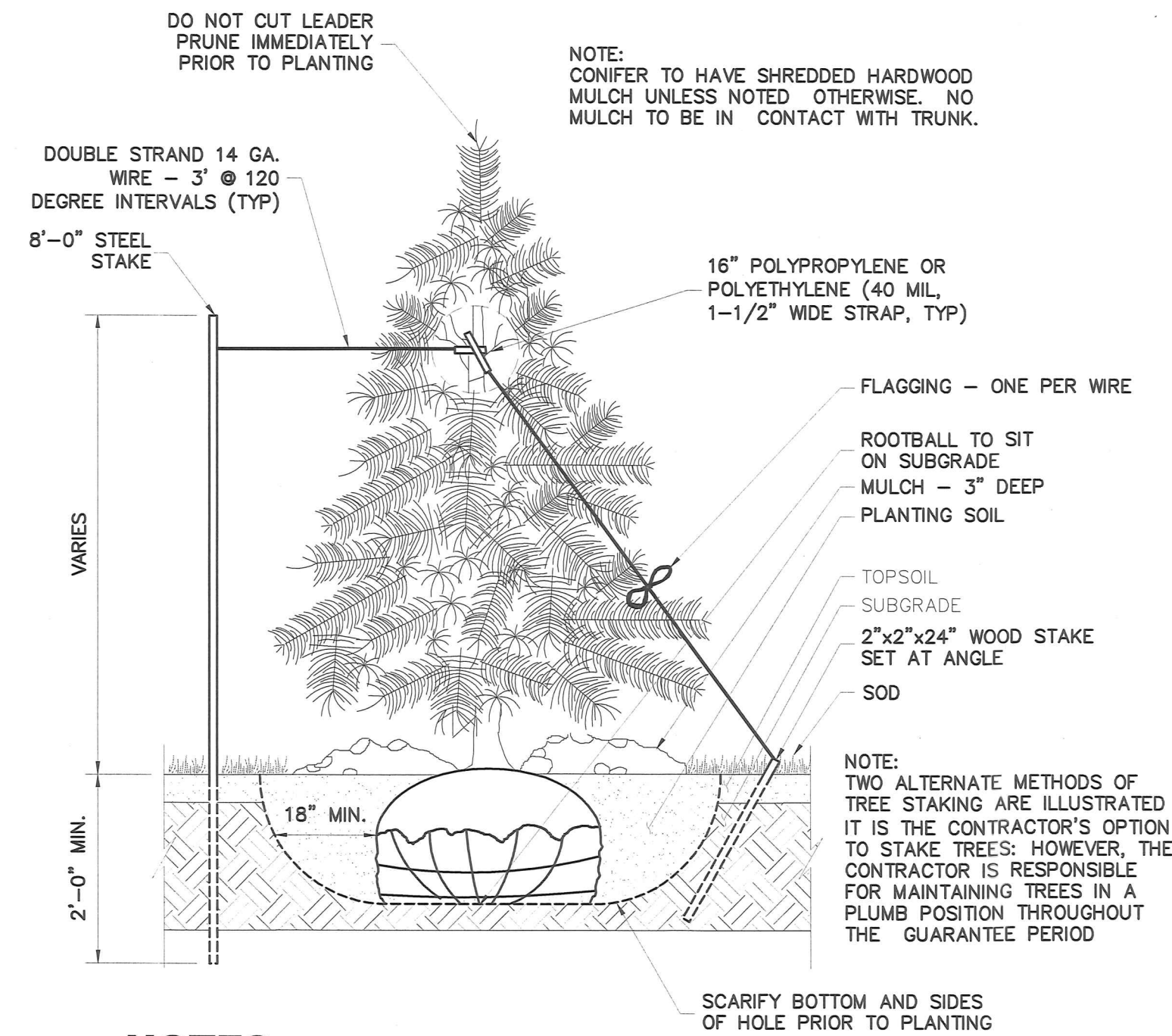
PROJECT PHASE:
30% DESIGN
SCALE: AS SHOWN

SHEET NO.:
C-503

O:\Environmental\2017\1700165 - Forefront 30% design sets\Baltimore Land Sauter MD-15-0136\Drawings\ZDs\04\MD-15-0136-L101.dwg
Printed: 9/1/2017 12:24 PM
GESTAMP FGM SHEET SET R1.1.1



1
L-101 N.T.S.
LANDSCAPING PLAN (TYPICAL)



NOTES:

1. INSTALL WATERING SAUCER IN NATIVE AREAS.
2. CONSTRUCT 6" HEIGHT WATERING RING FOR INITIAL WATERING. REMOVE IN DOS AREAS PRIOR TO MULCHING.
3. AFTER SEPTEMBER 1ST, INSTALL 4" TREE TAPE ON DECIDUOUS TREES FROM 6" OFF THE GROUND TO THE FIRST BRANCH. REMOVE PROMPTLY IN SPRING.
4. COMPLETELY REMOVE WIRE WIRE BASKET, ALL TWINE & PLASTIC. REMOVE BURLAP OFF TOP 2/3 OF BALL.
5. FILL PLANT PIT WITH 1/2 SPECIFIED SOIL MIX AND 1/2 PIT SOIL.

2
L-101 N.T.S.
TREE PLANTING DETAIL

LANDSCAPE PLANT LEGEND

SYMBOL	SPECIES	SPECIFICATION	CALIPER	QUANTITY
	ABIES BALSAMEA	2 PER PU	6 FEET IN HEIGHT	219
	THUJA OCCIDENTALIS	2 PER PU	6 FEET IN HEIGHT	147

PER THE BALTIMORE COUNTY LANDSCAPING MANUAL, THE SCREEN MAY RANGE FROM A SOLID LINEAR SCREEN OF EVERGREEN TREES WHERE MAXIMUM OPACITY IS NEEDED TO A LOOSELY STAGGERED SCREEN WHERE A FILTERED VIEW IS APPROPRIATE. A COMBINATION OF MAJOR DECIDUOUS TREES, MINOR DECIDUOUS TREES, EVERGREEN TREES, AND SHRUBS MAY BE USED.

ONE PLANTING UNIT (PU) PER 15 LINEAR FEET OF THE AREA TO BE SCREENED.

COMPOUND PERIMETER: 2,690 LF
REQ'D PU'S: (2,690)(1 PU/15 LF)= 180 PU'S
REQ'D EVERGREEN TREES: (180 PU)(2 EVERGREEN TREES/PU)=360 TREES (MIN)
PROPOSED EVERGREE TREES: 366



STAMP:



**MD - BALTIMORE
LAND - SAUTER**

**2316 RIDGE ROAD
WINDSOR MILL, MARYLAND
21244**

PROJECT NUMBER:
1700165.001

SHEET TITLE:
**LANDSCAPING
PLAN**

SHEET SIZE:
ARCH "D"
24" X 36" (610 x 914)
0 1/2" 1"

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PROJECT PHASE:
30% DESIGN

SCALE:
AS SHOWN

SHEET NO.:
L-101