

MEMORANDUM

DATE: April 6, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0123-SPHX – Appeal Period Expired

The appeal period for the above-referenced case expired on April 5, 2018. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

**IN RE: PETITIONS FOR SPECIAL HEARING *
AND SPECIAL EXCEPTION**

(9203 Dogwood Road)

2nd Election District

4th Council District

Margaret E. Neubauer, et al

Legal Owners

Solar Smart, LLC

Lessee

Petitioners

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2018-0123-SPHX

* * * * *

OPINION AND ORDER ON MOTION FOR RECONSIDERATION

Now pending is a Motion for Reconsideration in the above matter. By Order dated January 26, 2018 a solar facility was permitted by special exception at the subject property.

At the hearing, Petitioner's engineer testified the solar panels themselves (which would generate 0,9 MW of electricity) would occupy only 5 acres of the 25 acre site. Based on that testimony the undersigned included a condition in the order restricting the special exception area to 5 acres, which was erroneous. As explained in the motion, there will also be perimeter fencing (as required by the B.C.Z.R.) and an access road, both of which are arguably part of the solar facility. To eliminate any doubt on the point Petitioners request condition number 5 be modified to provide for a six (6) acre special exception area for the solar facility. Having received the motion and the original order I believe this is a reasonable request, and the motion will therefore be granted.

THEREFORE, IT IS ORDERED this 6th day of **March 2018**, by this Administrative Law Judge, that the Motion for Reconsideration be and is hereby GRANTED.

IT IS FURTHER ORDERED that Restriction Number 5, on page 4 of the January 26, 2018 Order in the captioned matter, be and is hereby Amended to read as follows:

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Date 3-6-18

By Ben

5. "No more than six (6) acres of the subject property may be devoted to the solar facility special exception use."

IT IS FURTHER ORDERED that all other terms and conditions in the original Order shall continue in full force and effect.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/sln

ORDER RECEIVED FOR FILING

Date 3-16-18

By sln

**IN RE: PETITIONS FOR SPECIAL HEARING *
AND SPECIAL EXCEPTION**

(9203 Dogwood Road) *

2nd Election District *

4th Council District *

Margaret E. Neubauer, et al *

Legal Owners *

Solar Smart, LLC *

Lessee *

Petitioners *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2018-0123-SPHX

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Special Exception filed on behalf of Margaret E. Neubauer, *et al*, legal owners and Solar Smart, LLC, lessee ("Petitioners"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R") to approve an amendment to the Minor Subdivision No. 06072M, Lot 2, to allow the development of a Solar Facility. A Petition for Special Exception was filed to allow a Solar Facility on property zoned RC 2.

Nicholas Linehan, Donald Zimmerman, Elizabeth Neubauer, Jane Culver and Ann Albrecht attended the public hearing in support of the requests. Timothy Kotroco, Esq. represented the Petitioners. Three citizens attended the hearing to obtain additional information regarding the requests. The Petition was advertised as required by the Baltimore County Zoning Regulations. Substantive Zoning Advisory Committee (ZAC) comments were received from the Bureau of Development Plans Review (DPR), Department of Planning (DOP) and the Department of Environmental Protection and Sustainability (DEPS). None of the reviewing agencies opposed the requests.

The subject property is approximately 25,268 square feet in size and is zoned RC 2. The

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Date

11/26/18

By

SEN

proposed solar facility would occupy approximately five (5) acres of land and would generate 0.9 MW of electricity. The lessee explained it would install approximately 3,000 fixed solar panels at the site, and would conduct routine maintenance twice yearly. The lessee has entered into a 20 year lease for the site, with an option to renew.

SPECIAL EXCEPTION

Under Maryland law, a special exception use enjoys a presumption that it is in the interest of the general welfare, and therefore, valid. *Schultz v. Pritts*, 291 Md. 1 (1981). The *Schultz* standard was revisited in *Attar v. DMS Tollgate, LLC*, 451 Md. 272, (2017), where the court of appeals discussed the nature of the evidentiary presumption in special exception cases. The court again emphasized a special exception is properly denied only when there are facts and circumstances showing that the adverse impacts of the use at the particular location in question would be above and beyond those inherently associated with the special exception use.

Mr. Linehan, a landscape architect accepted as an expert, testified Petitioners satisfied the requirements of B.C.Z.R. §502.1 governing special exceptions. He noted the site was well-screened by existing, mature trees and vegetation, and he also described the landscaping proposed which would provide additional screening. In light of this testimony, and in the absence of any evidence to the contrary, the petition for special exception will be granted.

Concerning the ZAC comment submitted by DPR, the undersigned respectfully disagrees that “solar panels are considered a utility.” Indeed, in a 2016 zoning case (No. 2016-0335-SPHX) the undersigned made just such a determination, which was ultimately reversed by the circuit court. Bill 37-17 was enacted at least in part in response to this precedent. The landscaping requirements

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Date 11/26/18
By SEN

for a solar facility are not specified in the Landscape Manual, which is understandable given the legislation permitting the use was enacted less than a year ago.

In fact, Bill 37-17 itself specifies that a “landscaping buffer shall be provided around the perimeter” of a solar facility that is visible from a dwelling or public street. Petitioners are aware of this requirement and the schematic landscape plan submitted at the hearing (Pet. Ex. No. 6) shows plantings in that area. There was a reference in the DOP ZAC comment to “interior contour screening” at the site. Mr. Zimmerman, an engineer employed by the Lessee, indicated that vegetation and shrubs cannot be planted among the solar panel arrays, since it would require frequent maintenance and could also interfere with or shade the solar panels. This would be antithetical to the goal of such a facility, and Petitioners shall not be required to provide landscaping inside the chain link fencing which will enclose the solar panels.

THEREFORE, IT IS ORDERED this 26th day of **January 2018**, by this Administrative Law Judge, that the Petition for Special Hearing to approve an amendment to Minor Subdivision No.06072M, Lot 2, to allow the development of a Solar Facility thereon, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Special Exception to allow a Solar Facility on property zoned RC 2 be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. For so long as the solar facility is operational and/or solar panels remain on the subject property, no dwelling(s) or improvements of any kind other than those shown on the site plan submitted as Exhibit 1 shall be

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Date 1/26/18
By SEN

permitted on Lot 2 of the Minor Subdivision Plan No. 06072M.

3. Petitioners must comply with the ZAC comment submitted by DEPS, a copy of which is attached hereto and incorporated herein.
4. Prior to issuance of permits Petitioners must submit for approval by Baltimore County a landscape plan for the site providing for a buffer around the perimeter of any portion of the solar facility that is visible from a dwelling or public street.
5. No more than five (5) acres of the subject property may be devoted to the solar facility special exception use.
6. The chain link fence proposed for the site shall have black vinyl coating on all portions which are visible from a dwelling or public roadway.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/sln

ORDER RECEIVED FOR FILING

Date 11/26/18

By sln



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 9203 Dogwood Road, Baltimore 21244 which is presently zoned

DR-2

Deed References: _____

0034199/398

10 Digit Tax Account # 1600010239

Property Owner (s) Printed Name (s) Margaret Elizabeth Neubauer Ann T. Albrecht, Jane Ellen Culver

(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. X 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

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)

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:

Solar Smart LLC PETER RUNDLE

Name- Type or Print

Signature

1605 Central Ave., Ste 6, #255 Summerville, SC

Mailing Address City State

29483 / 843.743.9180 / peterr@solarsmartllc.com

Zip Code Telephone # Email Address

Attorney for Petitioner:

Timothy Kotroco

Name- Type or Print

Signature

305 Wash Ave Ste 502 Towson

Mailing Address City State

Zip Code Telephone # Email Address

CASE NUMBER 2018-0123-SPHX Filing Date 11/1/17

Legal Owners (Petitioners):

Margaret E Neubauer / Ann T. Albrecht / Jane E. Culver

Name #1 - Type or Print Name #2 - Type or Print Name #3 - Type or Print

Signature #1

Signature #2

Signature #3

3814 Spring Meadow Drive, Ellicott City, MD

Mailing Address City State

21042 / 410-461-2711 / JaneCulver4@gmail.com

Zip Code Telephone # Email Address

Representative to be contacted:

Richard Matz PE

Name - Type or Print

Signature

2835 Smith Ave., Suite G Baltimore MD

Mailing Address City State

21209 / 410-653-3838 / dmatz@cmrengineers.com

Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING

Do Not Schedule Dates: 11/20/18 Reviewer AT

Date

By sen

REV. 10/4/11

**ATTACHMENT TO SPECIAL EXCEPTION PETITION
AND SPECIAL HEARING RELIEF**

9203 Dogwood Road, Baltimore County

The Petitioner, requests the following zoning relief:

SPECIAL EXCEPTION RELIEF, pursuant to section 4E-102.A of the BCZR to allow a Solar Facility on property zoned R.C.2;

AND For such other and further relief as the nature of this cause may require.

The Petitioner, requests a **SPECIAL HEARING** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve an amendment to the Minor Subdivision No. 06072 M, Lot 2 to allow the development of a Solar Facility Pursuant to section 4E-102.A of the BCZR.

2018-0123-SPHX



ZONING DESCRIPTION

9203 Dogwood Road Baltimore County, MD

BEGINNING at a point on the west side of Dogwood Road, variable width public right-of-way, at a distance of 2,400 feet south of Old Court Road, the following courses and distances:

1. South 12 degrees 08 minutes 03 seconds West a distance of 205.57 feet
2. North 77 degrees 51 minutes 57 seconds West a distance of 293.01 feet
3. South 75 degrees 09 minutes 14 seconds West a distance of 484.09 feet
4. South 28 degrees 31 minutes 33 seconds West a distance of 571.03 feet
5. South 61 degrees 28 minutes 26 seconds East a distance of 175.00 feet; thence continuing to run with and bind on said Lot No. 2 as shown on said Minor Subdivision Plan
6. South 28 degrees 31 minutes 34 seconds West a distance of 354.75 feet
7. South 87 degrees 04 minutes 46 seconds West a distance of 471.90 feet
8. North 87 degrees 26 minutes 16 seconds West a distance of 189.75 feet
9. North 77 degrees 18 minutes 37 seconds West a distance of 224.98 feet
10. North 57 degrees 40 minutes 14 seconds West a distance of 214.50 feet
11. North 27 degrees 55 minutes 32 seconds West a distance of 193.05 feet
12. North 60 degrees 58 minutes 41 seconds West a distance of 429.62 feet
13. North 69 degrees 44 minutes 57 seconds West a distance of 286.95 feet
14. North 20 degrees 15 minutes 03 seconds East a distance of 193.61 feet
15. South 65 degrees 26 minutes 15 seconds East a distance of 601.22 feet
16. North 75 degrees 09 minutes 14 seconds East at a distance of 2,321 feet to the place of beginning.

CONTAINING 1,100,671 square feet or 25.268 acres of land, more or less.

Located in the 2nd Election District and 4th Councilmanic District. Known as 9203 Dogwood Road.



Professional Certification

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

License No. 13203

Expiration Date: 11/02/2017

2018-0123-SPHX



501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 5372079

Sold To:

Alder Energy Systems LLC - CU00633364
495 Jessen Ln
Charleston, SC 29492-7906

Bill To:

Alder Energy Systems LLC - CU00633364
495 Jessen Ln
Charleston, SC 29492-7906

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Jan 02, 2018

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: # 2018-0123-SPHX
9203 Dogwood Road
W/s Dogwood Road, 2400 ft. s/of the centerline of Old Court Road
2nd Election District - 4th Councilmanic District
Legal Owner(s) Margaret Neubauer, Ann Albrecht, Jane Culver
Contract Purchaser/Lessee: Solar Smart, LLC

Special Hearing to allow a Solar Facility on property zoned RC-2. Special Exception to determine whether or not the Administrative Law Judge should approve an amendment to the Minor Subdivision No. 06072M, Lot 2 to allow the development of a Solar Facility.

Hearing: Monday, January 22, 2018 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 accommodations 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.

JT 1/6/10 January 2 5372079

The Baltimore Sun Media Group

By *S. Wilkinson*
Legal Advertising

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 1/2/2018

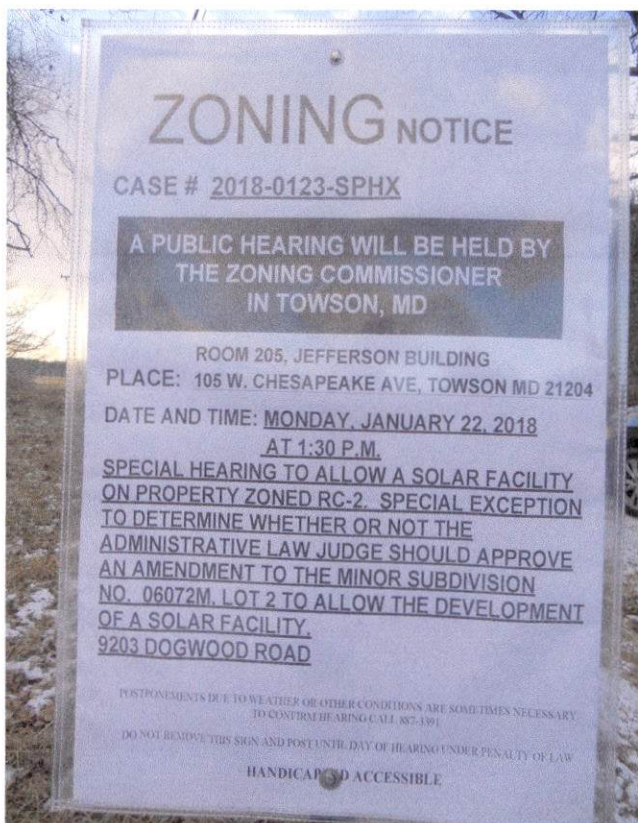
Case Number: 2018-0123-SPHX

Petitioner / Developer: TIMOTHY KOTROCO, ESQ. ~ PETER RUNDLE~
NEUBAUER, ALBRECHT, CULVER ~ RICHARD MATZ

Date of Hearing: JANUARY 22, 2018

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:
9203 DOGWOOD ROAD

The sign(s) were posted on: JANUARY 1, 2018



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

December 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: 2018-0123-SPHX

9203 Dogwood Road

W/s Dogwood Road, 2400 ft. s/of the centerline of Old Court Road

2nd Election District – 4th Councilmanic District

Legal Owners: Margaret Neubauer, Ann Albrecht, Jane Culver

Contract Purchaser/Lessee: Solar Smart, LLC

Special Hearing to allow a Solar Facility on property zoned RC-2. Special Exception to determine whether or not the Administrative Law Judge should approve an amendment to the Minor Subdivision No. 06072M, Lot 2 to allow the development of a Solar Facility.

Hearing: Monday, January 22, 2018 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: Timothy Kotroco, 305 Washington Avenue, Ste. 502, Towson 21204
Peter Rundle, 1605 Central Avenue, Ste. 6, #255, Summerville SC 29483
Neubauer, Albrecht, Culver, 3814 Spring Meadow Drive, Ellicott City 2142
Richard Matz, 2835 Smith Avenue, Ste. G, Baltimore 21209

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JANUARY 2, 2018.**
- (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.**

TO: PATUXENT PUBLISHING COMPANY
Tuesday, January 2, 2018 Issue - Jeffersonian

Please forward billing to:

Don Zimmerman
Alder Energy Systems, LLC
495 Jessen Lane
Charleston, SC 29492

843-353-0066

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: 2018-0123-SPHX

9203 Dogwood Road

W/s Dogwood Road, 2400 ft. s/of the centerline of Old Court Road

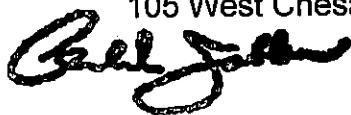
2nd Election District – 4th Councilmanic District

Legal Owners: Margaret Neubauer, Ann Albrecht, Jane Culver

Contract Purchaser/Lessee: Solar Smart, LLC

Special Hearing to allow a Solar Facility on property zoned RC-2. Special Exception to determine whether or not the Administrative Law Judge should approve an amendment to the Minor Subdivision No. 06072M, Lot 2 to allow the development of a Solar Facility.

Hearing: Monday, January 22, 2018 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.

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
AND SPECIAL EXCEPTION		
9203 Dogwood Road, W/S Dogwood Road,	*	OF ADMINISTRATIVE
2,400' S of c/line of Old Court Road		
Legal Owner(s): Margaret E. Neubauer,	*	HEARINGS FOR
Ann T. Albrecht & Jane Culver		
Contract Purchaser(s): Solar Smart, LLC	*	BALTIMORE COUNTY
By Peter Rundle		
Petitioner(s)	*	2018-123-SPHX

* * * * *

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
NOV 07 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 7th day of November, 2017, a copy of the foregoing Entry of Appearance was mailed to Richard Matz, 2835 Smith Avenue, Suite G, Baltimore, Maryland 21209 and Timothy Kotroco, Esquire, 305 Washington Avenue, Suite 502, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**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: 2018-0123-SPHX

Property Address: **9230 Dogwood Road, Baltimore County, MD 21244**

Property Description: **25.26 Acres on the West side of Dogwood Road, 2,400 Feet
South of the Old Court Rd. & Dogwood Road Intersection**

Legal Owners (Petitioners): **Margaret Neubauer, Ann T. Albrecht, Jane Ellen Culver**

Contract Purchaser/Lessee: **Peter Rundle / Solar Smart LLC**

PLEASE FORWARD ADVERTISING BILL TO:

Name: **Don Zimmerman**

Company/Firm (if applicable): **Alder Energy Systems, LLC**

Address: **495 Jessen Lane, Charleston, SC 29492**

Telephone Number: **: 843.353.0066**

Revised 7/9/2015

160519

Date:

PAID RECEIPT

BUSINESS	ACTUAL	TIME	END
1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
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53	54	55	56
57	58	59	60
61	62	63	64
65	66	67	68
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89	90	91	92
93	94	95	96
97	98	99	100

11/01/2017 11/01/2017 11:10:27

REG NS03 WALKIN CAM

RECEIPT # 751503 11/01/2017 OFLN

Dept 5 528 ZONING VERIFICATION

CR NO. 140519

Receipt Tot \$1,000.00

\$1,000.00 - CK \$.00 CA

Baltimore County, Maryland

Total:

Rec

From:

For:

DISTRIBUTION

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

**CASHIER'S
VALIDATION**



KEVIN KAMENETZ
County Executive

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

January 18, 2018

Margaret E Neubauer
Ann T Albrecht
Jane E Culver
3814 Spring Meadow Drive
Ellicott City, MD 21042

RE: Case Number: 2018-0123 SPHX, Address: 9203 Dogwood 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 November 1, 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 dark ink, appearing to read "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Solar Smart LLC, Peter Rundle, 1605 Central Avenue, Suite 6, #255, Summerville SC 29483
Timothy M Kotroco, Esquire, 305 Washington Avenue, Suite 502, Towson MD 21204
Richard Matz, PE, 2835 Smith Avenue, Suite G, Baltimore MD 21209



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

STATE HIGHWAY
ADMINISTRATION

Date: 11/6/17

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. 2018-0123-SPHX.

*Special Exception Special Hearing
Margaret E. Neubauer, Annt. Albrecht
Jane E. Gular
9203 Dogwood 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

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-123

DATE: 12/5/2017



INFORMATION:

Property Address: 9203 Dogwood Road
Petitioner: Margaret E. Neubauer, Ann T. Albrecht, Jane E. Culver
Zoning: RC 2
Requested Action: Special Hearing, Special Exception

The Department of Planning has reviewed the petition for special hearing to determine whether or not the Administrative Law Judge should approve an amendment to the minor subdivision (PAI) No.06072 M, Lot 2. The Department also reviewed the petition for special exception to use the property for a solar facility.

A site visit was conducted on November 13, 2017. The property was the subject of Comprehensive Zoning Map Process (CZMP) Issue # 4-025 in which the property retained its R.C. 2 zoning classification. This property is located within the Patapsco/Granite Area Community Plan.

The Department does not oppose granting the petitioned zoning relief conditioned upon the following.

Dogwood Road is a Baltimore County Scenic Route. When developing on a scenic route, the Comprehensive Manual of Development Policies (CMDP) development guidelines instructs one to "*maintain a buffer between the road and the new development*" (CMDP pg. 180).

- The proposal shall minimize grading, tree and vegetation removal along Dogwood Road.
- The Department supports the Baltimore County Landscape Architect in planting requirements deemed necessary to include interior contour screening and other planting schemes that will mitigate the visual impact of the special exception proposal upon the scenic route.

Additional conditions are as follows:

- Pursuant to BCZR §502.1.A, petitioners shall demonstrate to the satisfaction of the Administrative Law Judge that the facility will not be detrimental to the adjacent residential properties as a result of glare emanating from the facility.
- Petitioners shall note on the plan that the proposed solar facility will be subject to BCZR §4E-107.
- Petitioners shall certify by note on the plan that the proposed solar facility will not exceed the maximum permitted number of facilities allowed in its respective councilmanic district. If approved, Petitioners shall submit to this Department at the time of building permit application

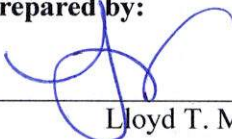
the final fixed location and area of the facility by coordinate data so that an inventory may be kept.

- Lighting shall be limited to what is required for security purposes only and will be sited in such a way as to have minimal spillage onto neighboring properties.
- Signage shall be limited to that which is necessary for safety and security purposes.
- No deliveries or outdoor maintenance which may generate excessive noise may occur on-site between the hours of 6 P.M. through 6 A.M.
- Indicate on the plan the means and location by which the solar facility connects to the power grid and whether grading or clearing will be involved.

Be advised that the site is within an Agricultural Priority Preservation Area as designated in the Baltimore County Master Plan 2020 (MP2020). Said plan warns that "*incremental development continues to threaten the protection of resources and the viability of the agricultural industry.*" (MP2020 pg.92). The Department recommends that the future viability of commercial agricultural in Baltimore County be weighed when considering this special exception proposal within the context of 502.1.G.

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

Prepared by:



Lloyd T. Moxley

Deputy Director:



Jeff Mayhew

AVA/KS/LTM/ka

c: Keeve Brine

James Hermann, R.L.A., Department of Permits, Approvals and Inspections

Richard E. Matz, PE

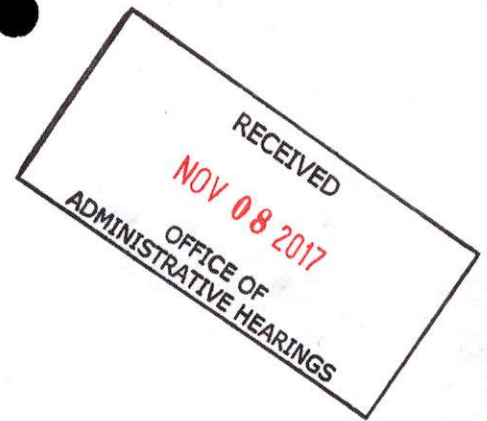
Timothy Kotroco

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: November 8, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0123-SPHX
Address 9203 Dogwood Road
(Neubauer, Albrecht, Culver
Property)

Zoning Advisory Committee Meeting of **November 13, 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:

1. 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, the proposed limit of disturbance for the solar facility shall not encroach into any existing Forest Buffer Easement and Forest Conservation Easement. Moreover, the Declaration of Protective Covenants for the existing Forest Buffer Easement must be recorded in Land Records prior to permit issuance. The protective covenants for the Forest Conservation Easement were recorded on 2/15/08.

Reviewer: Glenn Shaffer, Environmental Impact Review

RECEIVED
JUN 11 1964
OFFICE OF
ADMINISTRATIVE SERVICES

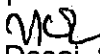
2. In order to meet State – mandated stormwater management requirements and minimize water quality impacts, the project must be designed and constructed in accordance with the attached Maryland Department of the Environment solar panel installation guidance document as part of the permit approval process.

Reviewer: Stephen Ford, Development Coordination

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 November 13, 2017
Item No. 2018-0123-SPHX

DATE: November 17, 2017

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no 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. Dogwood 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 # 8, 9 & 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,
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. Proposed landscape buffer on north side along/between the existing private road/driveway and the proposed 16 foot access road needs to be widened to a minimum of 40 feet to allow for more room for screen planting and variation and diversity of the plant material species.
9. Proposed 16 foot access road needs to have a chicane or bends to assure screening of the solar array field from Dogwood Road views.
10. Proposed landscape buffer on southeast side of the solar array field needs to be widened to a minimum of 40 feet to allow for more room for screen planting and variation and diversity of the plant material species.
11. Additional landscape and screening may be needed to address adjacent properties views when it relates to the proposed solar facility.

VKD: efc
cc: file

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 12/5/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-123

INFORMATION:

Property Address: 9203 Dogwood Road
Petitioner: Margaret E. Neubauer, Ann T. Albrecht, Jane E. Culver
Zoning: RC 2
Requested Action: Special Hearing, Special Exception

The Department of Planning has reviewed the petition for special hearing to determine whether or not the Administrative Law Judge should approve an amendment to the minor subdivision (PAI) No.06072 M, Lot 2. The Department also reviewed the petition for special exception to use the property for a solar facility.

A site visit was conducted on November 13, 2017. The property was the subject of Comprehensive Zoning Map Process (CZMP) Issue # 4-025 in which the property retained its R.C. 2 zoning classification. This property is located within the Patapsco/Granite Area Community Plan.

The Department does not oppose granting the petitioned zoning relief conditioned upon the following.

Dogwood Road is a Baltimore County Scenic Route. When developing on a scenic route, the Comprehensive Manual of Development Policies (CMDP) development guidelines instructs one to *"maintain a buffer between the road and the new development"* (CMDP pg. 180).

- The proposal shall minimize grading, tree and vegetation removal along Dogwood Road.
- The Department supports the Baltimore County Landscape Architect in planting requirements deemed necessary to include interior contour screening and other planting schemes that will mitigate the visual impact of the special exception proposal upon the scenic route.

Additional conditions are as follows:

- Pursuant to BCZR §502.1.A, petitioners shall demonstrate to the satisfaction of the Administrative Law Judge that the facility will not be detrimental to the adjacent residential properties as a result of glare emanating from the facility.
- Petitioners shall note on the plan that the proposed solar facility will be subject to BCZR §4E-107.
- Petitioners shall certify by note on the plan that the proposed solar facility will not exceed the maximum permitted number of facilities allowed in its respective councilmanic district. If approved, Petitioners shall submit to this Department at the time of building permit application

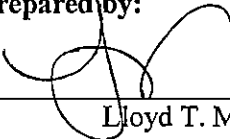
the final fixed location and area of the facility by coordinate data so that an inventory may be kept.

- Lighting shall be limited to what is required for security purposes only and will be sited in such a way as to have minimal spillage onto neighboring properties.
- Signage shall be limited to that which is necessary for safety and security purposes.
- No deliveries or outdoor maintenance which may generate excessive noise may occur on-site between the hours of 6 P.M. through 6 A.M.
- Indicate on the plan the means and location by which the solar facility connects to the power grid and whether grading or clearing will be involved.

Be advised that the site is within an Agricultural Priority Preservation Area as designated in the Baltimore County Master Plan 2020 (MP2020). Said plan warns that *"incremental development continues to threaten the protection of resources and the viability of the agricultural industry."* (MP2020 pg.92). The Department recommends that the future viability of commercial agricultural in Baltimore County be weighed when considering this special exception proposal within the context of 502.1.G.

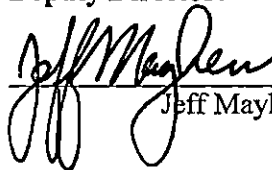
For further information concerning the matters stated herein, please contact Keeve Brine at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Deputy Director:



Jeff Mayhew

AVA/KS/LTM/ka

c: Keeve Brine

James Hermann, R.L.A., Department of Permits, Approvals and Inspections

Richard E. Matz, PE

Timothy Kotroco

Office of the Administrative Hearings

People's Counsel for Baltimore County

MDE

Maryland Department of the Environment

Stormwater Design Guidance – Solar Panel Installations

Revisions to Maryland's stormwater management regulations in 2010 require that environmental site design (ESD) be used to the maximum extent practicable (MEP) to mimic natural hydrology, reduce runoff to reflect forested wooded conditions, and minimize the impact of land development on water resources. This applies to any residential, commercial, industrial, or institutional development where more than 5,000 square feet of land area is disturbed. Consequently, stormwater management must be addressed even when permeable features like solar panel installations exceed 5,000 square feet of land disturbance.

Depending on local soil conditions and proposed imperviousness, the amount of rainfall that stormwater requirements are based on varies from 1.0 to 2.6 inches. However, addressing stormwater management does not mean that structural or micro-scale practices must be constructed to capture and treat large volumes of runoff. Using nonstructural techniques like disconnecting impervious cover reduces runoff by promoting overland filtering and infiltration. Commonly used with smaller or narrower impervious areas like driveways or open roads, the Disconnection of Non-Rooftop Runoff technique (see pp. 5.61 to 5.65 of the 2000 Maryland Stormwater Design Manual¹) is a low cost alternative for treating runoff in situations like rows of solar panels.

When non-rooftop disconnection is used to treat runoff, the following factors should be considered:

- The vegetated area receiving runoff must be equal to or greater in length than the disconnected surface (e.g., width of the row of solar panels)
- Runoff must sheet flow onto and across vegetated areas to maintain the disconnection
- Disconnections should be located on gradual slopes ($\leq 5\%$) to maintain sheetflow. Level spreaders, terraces, or berms may be used to maintain sheetflow conditions if the average slope is steeper than 5%. However, installations on slopes greater than 10% will require an engineered plan that ensures adequate treatment and the safe and non-erosive conveyance of runoff to the property line or downstream stormwater management practice.
- Disconnecting impervious surfaces works best in undisturbed soils. To minimize disturbance and compaction, construction vehicles and equipment should avoid areas used for disconnection during installation of the solar panels.
- Groundcover vegetation must be maintained in good condition in those areas receiving disconnected runoff. Typically this maintenance is no different than other lawn or landscaped areas. However, areas receiving runoff should be protected (e.g., planting shrubs or trees along the perimeter) from future compaction.

Depending on the layout and number of panels installed, the disconnection of non-rooftop runoff technique may address some or all of the stormwater management requirements for an individual project. Where the imperviousness is high or there is other infrastructure (e.g., access roads, transformers), additional runoff may need to be treated. In these situations, other ESD techniques or micro-scale practices may be needed to provide stormwater management for these features.

Example 1 – Using Non-Rooftop Disconnection Where the Average Slope $\leq 5\%$

Several rows of solar panels will be installed in an existing meadow. The soils within the meadow are hydrologic soil group (HSG) B and the average slope does not exceed 5%. Each row of panels is 10 feet wide and the distance between rows is 20 feet. The rows of solar panels will be installed according to Figure 1 below. In this scenario, the disconnection length is the same as the distance between rows (20 feet) and is greater than the width of each row (10 feet). Therefore, each row of panels is adequately disconnected and the runoff from 1.0 inch of rainfall is treated.

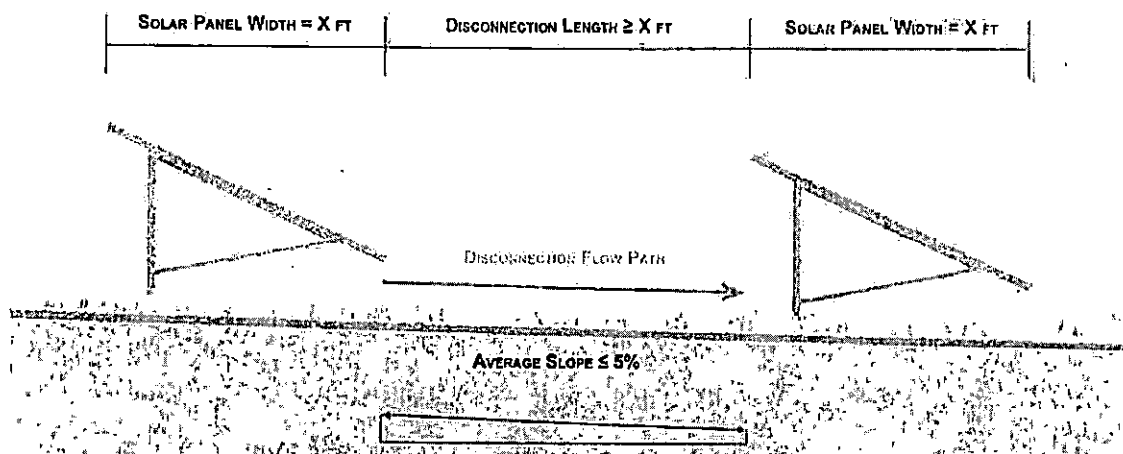


Figure 1. Typical Installation - Slope $\leq 5\%$

Example 2 – Using Non-Rooftop Disconnection Where the Average Slope $\geq 5\%$ but $\leq 10\%$

Several rows of solar panels will be installed in an existing meadow. The soils within the meadow are hydrologic soil group (HSG) B and the average slope is greater than 5% but less than 10%. Each row of panels is 10 feet wide and the distance between rows is 20 feet. The rows of solar panels will be installed as shown in Figure 2 below. The disconnection length is the same as the distance between rows (20 feet) and is greater than the width of each row (10 feet). However, in this example, a level spreader (typically 1 to 2-foot wide and 1 foot deep) has been located at the drip edge of each row of panels to dissipate energy and maintain sheetflow.

Discussion

To meet State and local stormwater management requirements, ESD must be used to the MEP to reduce runoff to reflect forested conditions. While all reasonable options for implementing ESD must be investigated, minimally, the runoff from 1 inch of rainfall must be treated. In each of the examples above, there may be additional opportunities to implement ESD techniques or practices and reduce runoff that should be explored. However, simply disconnecting the runoff from the solar panel arrays captures and treats the runoff from 1.0 inch of rainfall. Where imperviousness is low and soil conditions less optimal (e.g., HSG C or D), this may be sufficient to completely address stormwater management requirements. In more dense applications or in sandy soils, additional stormwater management may be required.

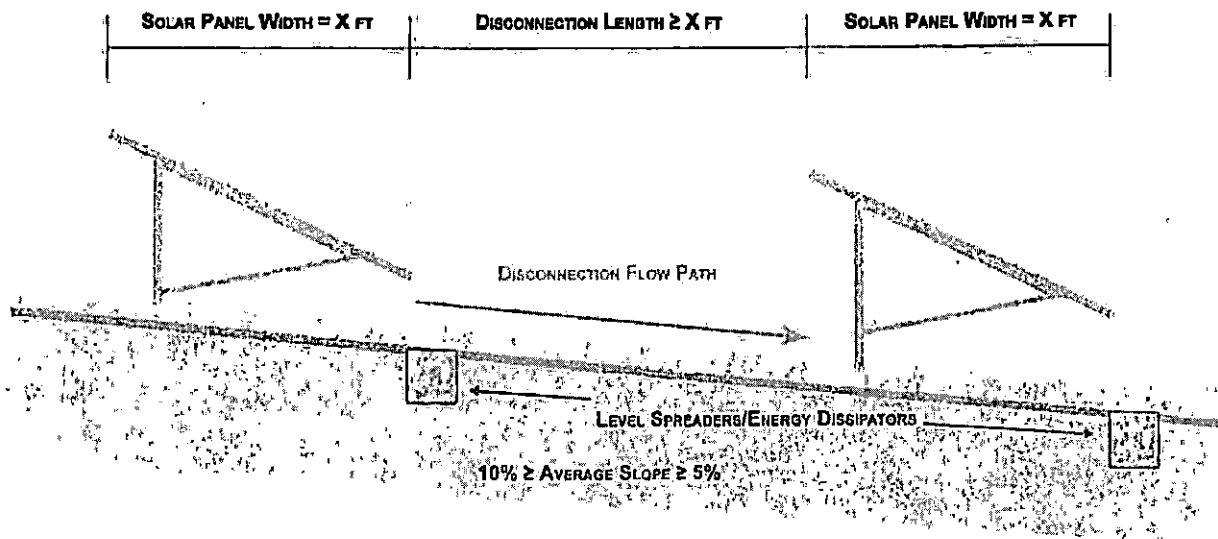


Figure 2. Typical Installation – Slope $\geq 5\%$ but $\leq 10\%$

Conclusion

The primary purpose of Maryland's stormwater management program is to mimic natural hydrologic runoff characteristics and minimize the impact of land development on water resources. Any land development project that exceeds 5,000 square feet of disturbance, including solar panel projects, must address stormwater management. However, for solar panels, stormwater management may be provided in a cost-effective manner by disconnecting each row of panels and directing runoff over the vegetated areas between the individual rows.

Resources

¹ 2000 Maryland Stormwater Design Manual, Volumes I and II, MDE, October 2000
http://www.mde.state.md.us/programs/Water/StormwaterManagementProgram/MarylandStormwaterDesignManual/Pages/Programs/WaterPrograms/SedimentandStormwater/stormwater_design/index.aspx

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: November 8, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0123-SPHX
Address 9203 Dogwood Road
(Neubauer, Albrecht, Culver
Property)

Zoning Advisory Committee Meeting of November 13, 2017.

- X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:
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Additional Comments:

1. 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, the proposed limit of disturbance for the solar facility shall not encroach into any existing Forest Buffer Easement and Forest Conservation Easement. Moreover, the Declaration of Protective Covenants for the existing Forest Buffer Easement must be recorded in Land Records prior to permit issuance. The protective covenants for the Forest Conservation Easement were recorded on 2/15/08.

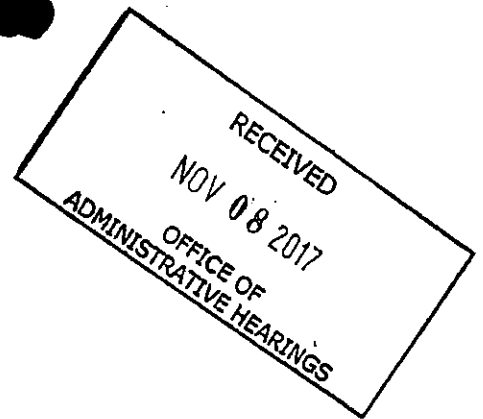
Reviewer: Glenn Shaffer, Environmental Impact Review

2. In order to meet State – mandated stormwater management requirements and minimize water quality impacts, the project must be designed and constructed in accordance with the attached Maryland Department of the Environment solar panel installation guidance document as part of the permit approval process.

Reviewer: Stephen Ford, Development Coordination

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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Reviewer: Glenn Shaffer, Environmental Impact Review

ORDER RECEIVED FOR FILING

Date 1/26/18

By sen

2. In order to meet State – mandated stormwater management requirements and minimize water quality impacts, the project must be designed and constructed in accordance with the attached Maryland Department of the Environment solar panel installation guidance document as part of the permit approval process.

Reviewer: Stephen Ford, Development Coordination

ORDER RECEIVED FOR FILING

Date 1/26/18

By SEN

TIMOTHY M. KOTROCO, Esq.

305 Washington Avenue, Suite 502

Towson, Maryland 21204

410-299-2943

Tketroco@gmail.com

RECEIVED

MAR 01 2018

OFFICE OF
ADMINISTRATIVE HEARINGS

February 26, 2018

The Honorable John E. Beverungen
Administrative Law Judge for Baltimore County
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204

**Re: Case No. 2018-0123-X, Solar Smart, LLC
Request to Modify Restriction #5**

Dear Judge Beverungen:

I write to you regarding your recent order issued the 26th day of January, 2018, in Case No. 2018-0123-X. (Copy attached) Your Order approved our Special Exception request to locate a solar farm on our property located at 9203 Dogwood Road in Granite, Maryland.

Restriction number 5 of your decision states that my client shall be entitled to use no more than 5 Acres of the subject property for the operation of their solar facility. Our petition for Special Exception actually covered the entire 25.268 acres of land as shown on the zoning description filed along with the petition for relief. (Copy Attached) Our plan showed that our solar panels themselves will occupy no more than 5 acres. However, the fencing that goes around the panels and the service road that loops around those panels actually contributes an additional .7 acres to that measurement, for a total area of 5.7 acres.

So as to not have to make this request a second time, we would respectfully request that restriction number 5 of your decision be amended to increase the area for our solar facility to be no more than 6 acres of land, thereby leaving an additional .3 acre of land to make any necessary adjustments to our service road or fencing around our solar facility.

It is important to note that we are not enlarging or changing the area shown on our plan submitted to you at the hearing. That solar panel area and the service road and fencing outlined on that plan will remain the same. It was a simple misunderstanding regarding that area that leads to this request.

Therefore, I am requesting a simple modification to your decision and specifically restriction number 5, that my client shall be permitted to use no more than six (6) acres of the

subject property for their solar facility use. Thank you for your time and consideration of this request.

Very Truly Yours,



Timothy M. Kotroco

TMK/eak
Enclosures

CASE NAME 2018-0123-X
CASE NUMBER _____
DATE 1-22-2018

CASE NAME 2018-0123-X
CASE NUMBER _____
DATE 1-22-2018

[illegible]

DATE _____

2018-0123-SPHX

JAN. 22, 2018

CITIZEN'S SIGN - IN SHEET

[illegible]

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
11/17/17	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>Comment</u>
11/8/17	DEPS (if not received, date e-mail sent _____)	<u>Comment</u>
_____	FIRE DEPARTMENT	_____
12/6/17	PLANNING (if not received, date e-mail sent _____)	<u>not opposed w/ conditions</u>
11/6/17	STATE HIGHWAY ADMINISTRATION	<u>no objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	_____
PRIOR ZONING	(Case No. _____)	_____
NEWSPAPER ADVERTISEMENT	Date: <u>11/2/18</u>	_____
SIGN POSTING	Date: <u>11/1/18</u>	by <u>O'Keefe</u>
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 - 1600010239								
Owner Information										
Owner Name:		NEUBAUER MARGARET ELIZABETH ALBRECHT ANN T CULVER JANE ELLEN				Use: Principal Residence:		AGRICULTURAL NO		
Mailing Address:		3814 SPRING MEADOW DR ELLICOTT CITY MD 21042				Deed Reference:		/34199/ 00398		
Location & Structure Information										
Premises Address:		9203 DOGWOOD RD BALTIMORE 21244-				Legal Description:		25.268 AC MINOR SUBDIVISION 9203 DOGWOOD RD WSR 2400 FT S OLD COURT RD		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:	MS
0086	0010	0467		0000			2	2016		
Special Tax Areas:					Town:			NONE		
					Ad Valorem:					
					Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
						25.2680 AC		05		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
Value Information										
			Base Value	Value	Phase-In Assessments					
				As of	As of		As of			
				01/01/2016	07/01/2017		07/01/2018			
Land:			4,500	4,500						
Improvements			0	0						
Total:			4,500	4,500	4,500		4,500			
Preferential Land:			4,500				4,500			
Transfer Information										
Seller: NEUBAUER MARGARET ELIZABETH				Date: 09/11/2013				Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /34199/ 00398				Deed2:		
Seller: TRAIL MARY E AG USE 83-84				Date: 06/29/1973				Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /34199/ 00398				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:		AGRICULTURAL TRANSFER TAX								
Homestead Application Information										

YME-ESIC-8102

Case No.: 2018-0123-SPHX

Exhibit Sheet

DW 4-6-18
Petitioner/Developer

DW 2-27-18
Protestant

1-26-18
sen

No. 1	site plan	
No. 2	Aerial map - site highlighted	
No. 3	Aerial map - site highlighted	
No. 4	Solar array layout	
No. 5	Schematic Landscape Plan - Site Cross Sections	
No. 6	Schematic Landscape Plan	
No. 7	Plan to amend Lot 2 of Minor Sub. 06072M	
No. 8	Minor Sub. Plan	
No. 9	Addresses of adjoining neighbors	
No. 10	"Bee Culture" article	
No. 11	Photos w/ Key Sheet Dogwood Rd.	
No. 12		

1



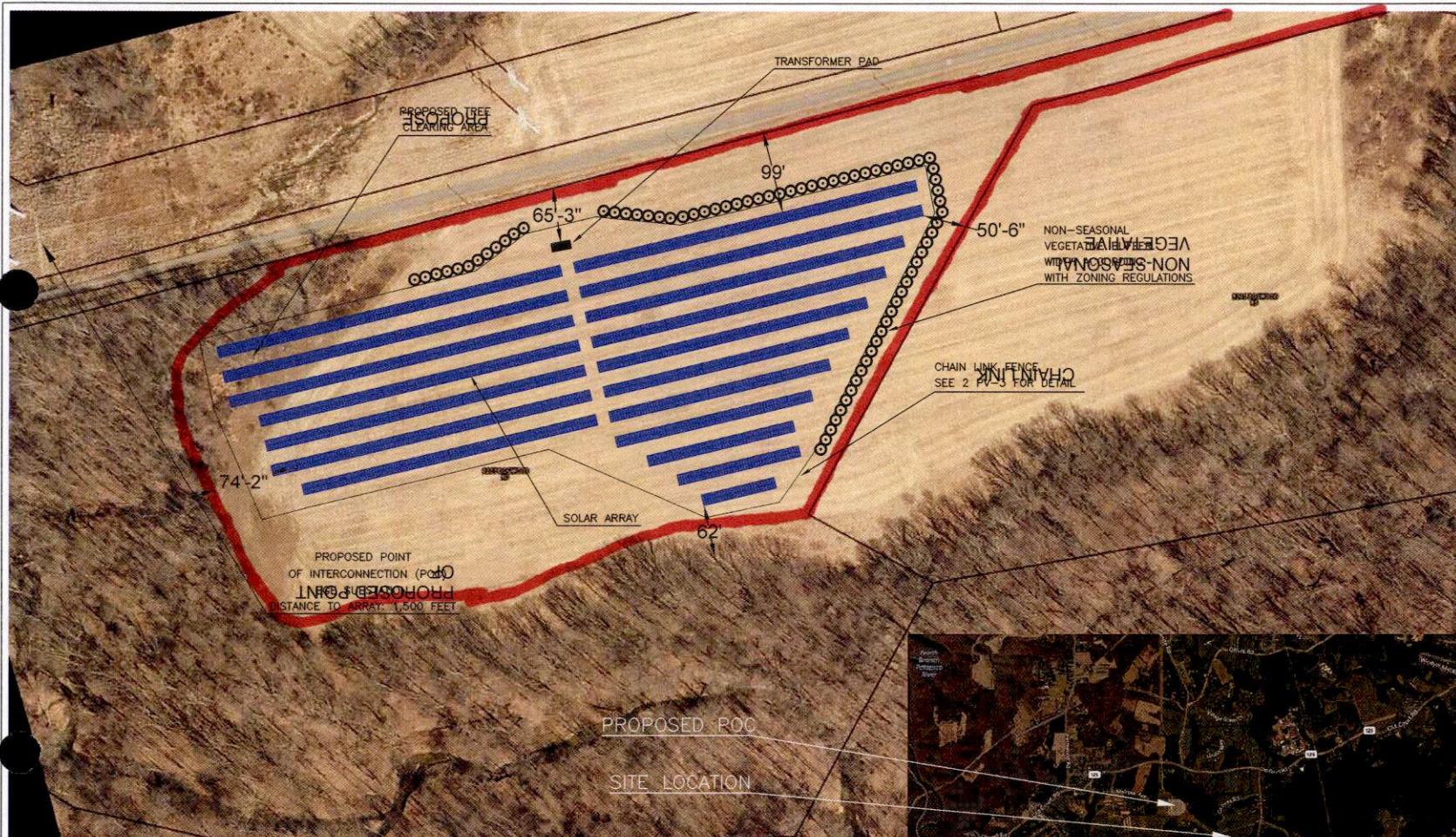
2



3



Dogwood





alderenergy
SOLAR

ALDER ENERGY SYSTEMS
COMMUNITY SOLAR
CHARTERED BY THE VIRGINIA
LEGISLATURE
2015
www.alder-energy.com

DESIGN BY: Jorge de la Hoz
Sr. PV Designer

PROJECT NAME: COMMUNITY SOLAR
DOGWOOD - WINDSOR MILL

PROPERTY OWNER: JANE CHAVEZ
9203 DOGWOOD RD
WINDSOR MILL, VA 22194

DRAWING REVISIONS		
REV	DESCRIPTION	DATE
0	Preliminary array design	06/08/17

SITE DESCRIPTION

System Type: Ground mounted
Array Type: Monocrystalline
Production: 1.625 MWh
Est. Annual Production: 1,625 MWh
Number of Panels: 25
Module model: CS6U-340 Mono
Number of inverters: 1
Inverter model: PVI 60TL

SITE LOCATION

9203 DOGWOOD RD
WINDSOR MILL, VA 22194
Latitude: 38.7361
Longitude: -78.2291

DRAWING TITLE:
SOLAR ARRAY LAYOUT

SHEET: 3 OF 5	DRAWING NO.: PV-1
SCALE: AS NOTED	



1
PV-1 **SOLAR ARRAY LAYOUT**
SCALE: 1" = 125'



Address of lot

10018 Old Court Rd, Woodstock, MD 21163
9940 Old Court Rd, Granite, MD 21163-1118
9937 Old Court Rd, Woodstock, MD 21163
10012 Old Court Rd, Woodstock, MD 21163
10022 Old Court Rd, Woodstock, MD 21163
10 Old Court Rd, Granite, MD 21163-1116
9 Old Court Rd, Woodstock, MD 21163
2807 Lindin Way, Woodstock, MD 21163
2805 Lindin Way, Woodstock, MD 21163-1386
2801 Lindin Way, Woodstock, MD 21163-1386

Mailing address (if different)

3490 Ranch Cir, S. Lake Tahoe, CA 96150

Vicinity of Old Court Rd**Map/Parcel**

86/0007
86/0010
86/0016
86/0188
86/0314
86/0331
86/0344
86/0446, Lot 4
86/0446, Lot 5
86/0446, Lot 16

Lot Owner

U Win Property Solutions LLC
Kristin Vanhouten
John Falvella, Jr. & Maureen Fitzpatrick
George & Donna Sauter
Scott & Rosemary Lishia
Robin Huett
Michael Lehmann
Ainsley & Aprile Crawford
Marcel & Maurette Clark
Charlene Wilson

9303 Dogwood Rd, Baltimore, MD 21244-1015
9311 Dogwood Rd, Baltimore, MD 21244
9307 Dogwood Rd, Baltimore, MD 21244
9315 Dogwood Rd, Baltimore, MD 21244
9301 Dogwood Rd, Baltimore, MD 21244

Hi-G Contractors listed on property record as well
Hi-G Contractors listed on property record as well
Hi-G Contractors listed on property record as well

Vicinity of Dogwood

86/0055
86/0055, Lot 1
86/0055, Lot 2
86/0078
86/0121

Howard & Jacquelyn Cornish
Rachel Resch
Mitchell Anest
William & Tongpun Hansen
Otho & Dorothy Brown



Dear _____,

You may be aware of the Maryland Community Solar Pilot Program, which launched earlier this year. Our company, Alder Energy Systems, is participating in the program to help offer less expensive, clean, renewable energy to Baltimore area residents and businesses. We have been approved by Baltimore Gas and Electric Company to bring this project online in 2018.

Our application is now under review by Baltimore County to develop the solar farms on the land at 10021 Old Court Road and 9203 Dogwood Road. We're contacting you to inform you of this project, and we're happy to meet with you in person or speak with you on the phone to answer any questions you have about the solar farm.

We will be following the guidelines set by the County to landscape the area and keep the land in a natural state, to best of our ability. In addition, we intend to plant a ground cover that will encourage bee pollination on the solar farm.

If you would like to speak with us to discuss the project or address questions, please call us at 843-388-5493.

Sincerely,

Bee Culture

The Magazine of American Beekeeping

(<http://www.beeculture.com/>)



(<http://www.beeculture.com/catch-buzz/>)

JULY 25, 2016

CAN SOLAR SITES HELP SAVE THE BEES?



<http://www.beeculture.com/can-solar-sites-help-save-bees/>



By: Rob Davis

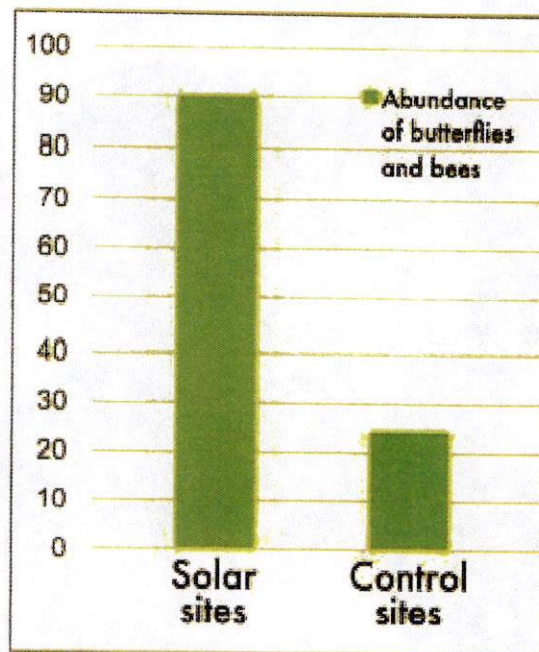
Rapid growth of ground-mounted solar presents opportunity to establish hundreds of millions of native plants.

Across Minnesota workers are preparing dozens of sites in order to seed more than 30 million native, pollinator-friendly plants. These low-growing and shade-tolerant flowers and prairie grasses will be established where you might least expect — under and around ground-mounted solar panels.

Nationwide prices are plummeting for rooftop and ground-mounted solar panels, and large sites are popping up wherever there is low-cost land and access to an electrical substation. And with 25-year land leases frequently paying \$700-\$1,500 per acre, farmers and other land owners are increasingly interested in having solar on a portion of their property.

Recipient of the MacArthur Foundation's "Genius" award, Dr. Marla Spivak of the University of Minnesota Bee Lab, sees a promising opportunity. "It would be great to have pollinator habitat under and around solar panels and arrays."

The timing couldn't be better for commercial bees and wild pollinators, which have suffered massive population losses in our lifetimes in part because of dwindling access to food and habitat. For wild insects and managed bees these sites will be multi-acre buffets of nutritious, native plant pollen and nectar.



(<http://www.beeculture.com/wp-content/uploads/2016/07/2Solar.jpg>)

Bar chart An 11-site observational study found that solar sites with pollinator habitat have a statistically

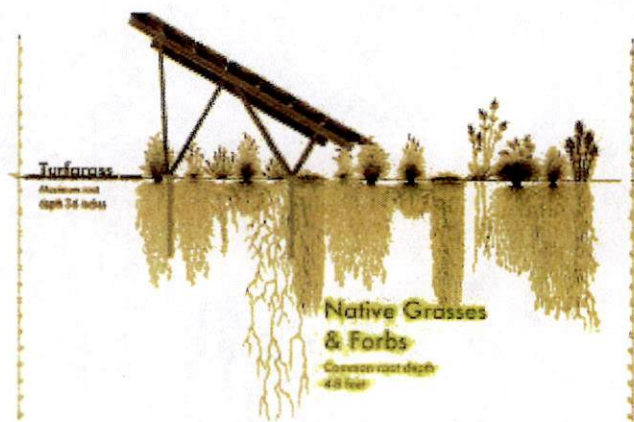
Energy policies vary state by state, but between just a handful of states — Florida, Georgia, Minnesota, Maryland, New York, North Carolina, and Oregon — more than 30,000 acres of solar sites are being built this year, and more than 19,000 acres are in development to be built next year. All together, solar projects could provide a world of good for pollinators — and landscape business including Prairie Restorations, Ernst Conservation Seeds, Prairie Moon, and American Native Plants have noticed.

significant increase in abundance of bees and butterflies (The Effects of Solar Farms on Local Biodiversity, Montag et. al., 2016).

“Within every habitat in North America there is a large variety of pollinator friendly plant species that can be used under solar panels. The panels do create a challenge of some height limitations which will slightly restrict the overall diversity of the plantings, but we can still provide a wide range of forbs and grasses that will be a delight to the pollinators and songbirds native to that area,” said Ron Bowen, founder and CEO of Prairie Restorations, Inc. “The seasonal spectrum that can be planted beneath a solar array, and the fact that once it’s installed, herbicides and pesticides aren’t typically used, makes acreage near solar fields excellent locations for raising healthy bee colonies.”

More Solar, More Privately Financed Pollinator Habitat

Beekeeper Oliver Collins has first-hand experience with colony collapse. “I probably own 20 percent of all the hives in the area — and lost around 65 percent of them this past winter. There’s a strong watermelon industry here, but between the mites and native plants getting mowed or sprayed, my bees can’t keep up.” A roughly 150-acre solar site that includes abundant foraging habitat for pollinators was recently proposed for a county in Eastern Maryland where Mr. Collins lives and keeps



(<http://www.beeeculture.com/wp-content/uploads/2016/07/1Solar.jpg>)

Cross section of solar with native plants. Not to be mistaken with concentrated solar, which uses heat, photovoltaic (PV) solar

his bees. If approved by local and state authorities, the project will provide pollinator habitat

panels get only as hot as a car parked in the sun. Original illustration by Heidi Natura, adapted with permission.

equivalent to every household in a 5-county area having a 6'x12' pollinator garden. The solar project developer, OneEnergy Renewables, a socially conscious B-Corporation, is evaluating use of a pollinator-friendly seed mix for a number of its projects currently under development. "It's a great opportunity for the solar industry as a whole, and we're excited that our projects will provide so many benefits to the communities in which they're located," said Project Manager Gia Clark.

Agriculture, Community Taking Leading Roles

"Pollinators are an irreplaceable public resource. Insect pollinators, such as bees, butterflies, wasps, flies, and beetles, are critical for the pollination and production of crops and the health of native flora and landscapes," wrote Dave Fredrickson, commissioner of the Minnesota Department of Agriculture, in an email announcing the State's pollinator summit this year.

In fact, one of the Midwest's largest solar projects is leading the way. The Aurora solar project, being built in Minnesota by Enel Green Power North America (EGP-NA), will provide pollinator habitat equivalent to more than 500,000 homes having 6'x12' pollinator gardens. EGP-NA worked hand in hand with the Minnesota Department of Natural Resources to create a robust solar site vegetation plan that creates a biodiverse habitat for pollinator species while preserving the soil for future farming, and channeling stormwater down into the aquifer.

Noting this collaborative process, during the 2016 legislative session, Minnesota's agricultural leaders worked closely with conservation, energy policy, and business leaders to establish the nation's first standard for pollinator-friendly solar sites. Authored by Representative Rod Hamilton (R-Mountain Lake) and Senator Dan Sparks (DFL-Austin), the bill establishes robust and flexible vegetation management requirements for any solar project that is promoted as providing benefits to pollinators, songbirds, or game birds. The bill received broad rural, suburban, and metro support, passing the Minnesota House by a vote of 126-0 and the Minnesota Senate by a vote of 62-2. Governor Dayton signed the bill in to law on May 31.

Construction of the Aurora project and many others are underway and it will take time for the native plants to get established and bloom. Over the next several years, just about every state will build several thousand acres of solar sites that—based on collaboration with each community—may meet or exceed this new “pollinator-friendly solar” standard.

As you drive by these sites, don’t just see them for the clean, fuel-free electricity they generate every day, but also notice the benefits provided by the vegetation under and around the panels. The United States has more than 280 million acres of rowcrops and just a tiny fraction will be used for solar sites, but these sites can provide a badly needed, and long-lasting, service in providing healthy food to the hardworking commercial and native bees that pollinate our crops.

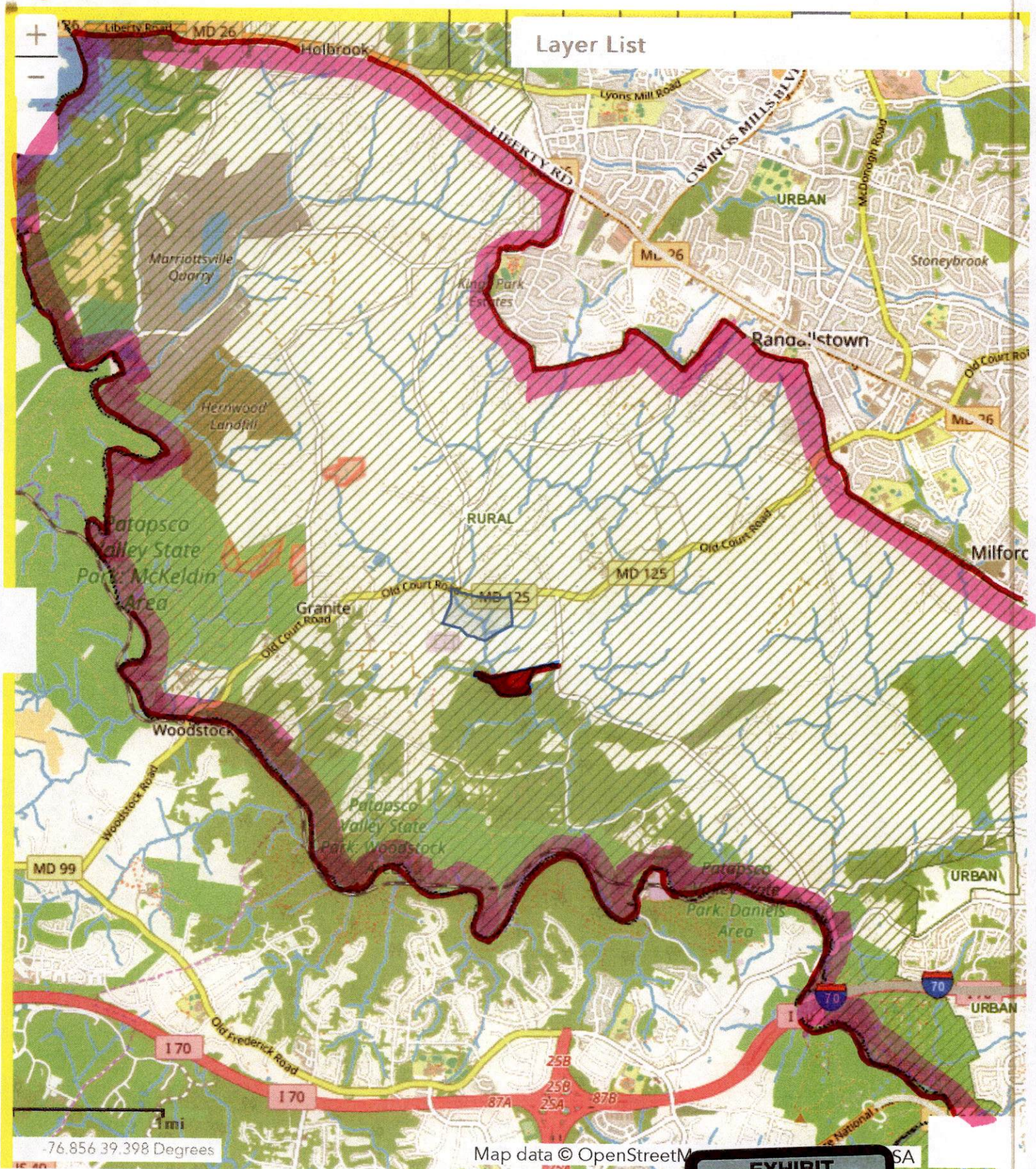
*Rob Davis is a director at Fresh Energy, an independent 501(c)3 energy nonprofit in St. Paul, Minnesota. Follow him **@robdfargo**(<https://twitter.com/robdfargo>) and **www.Fresh-Energy.org/author/rob**(<http://www.Fresh-Energy.org/author/rob>)*

0

SHARES(#)



Baltimore County - My Neighborhood





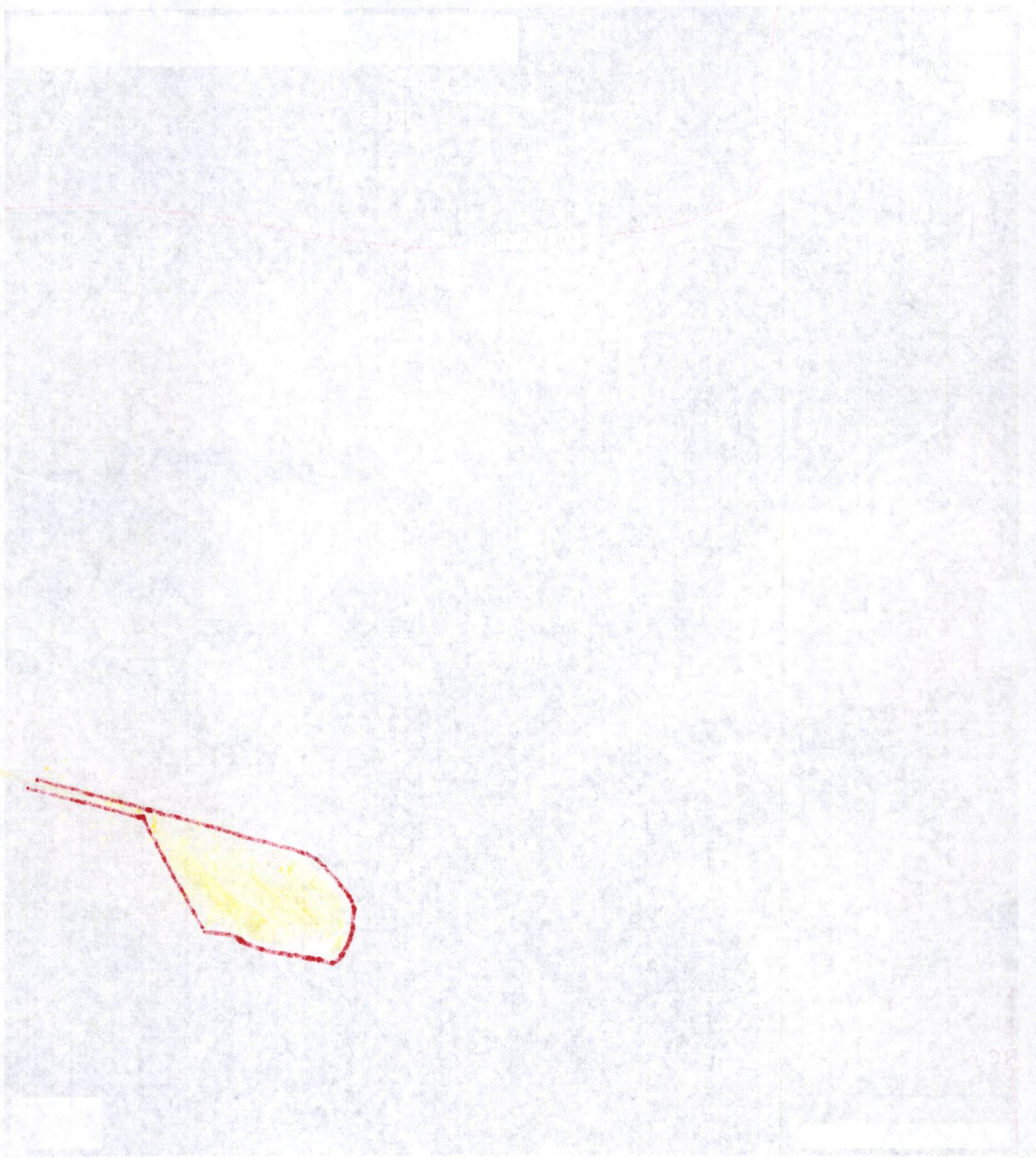
Baltimore County - My Neighborhood



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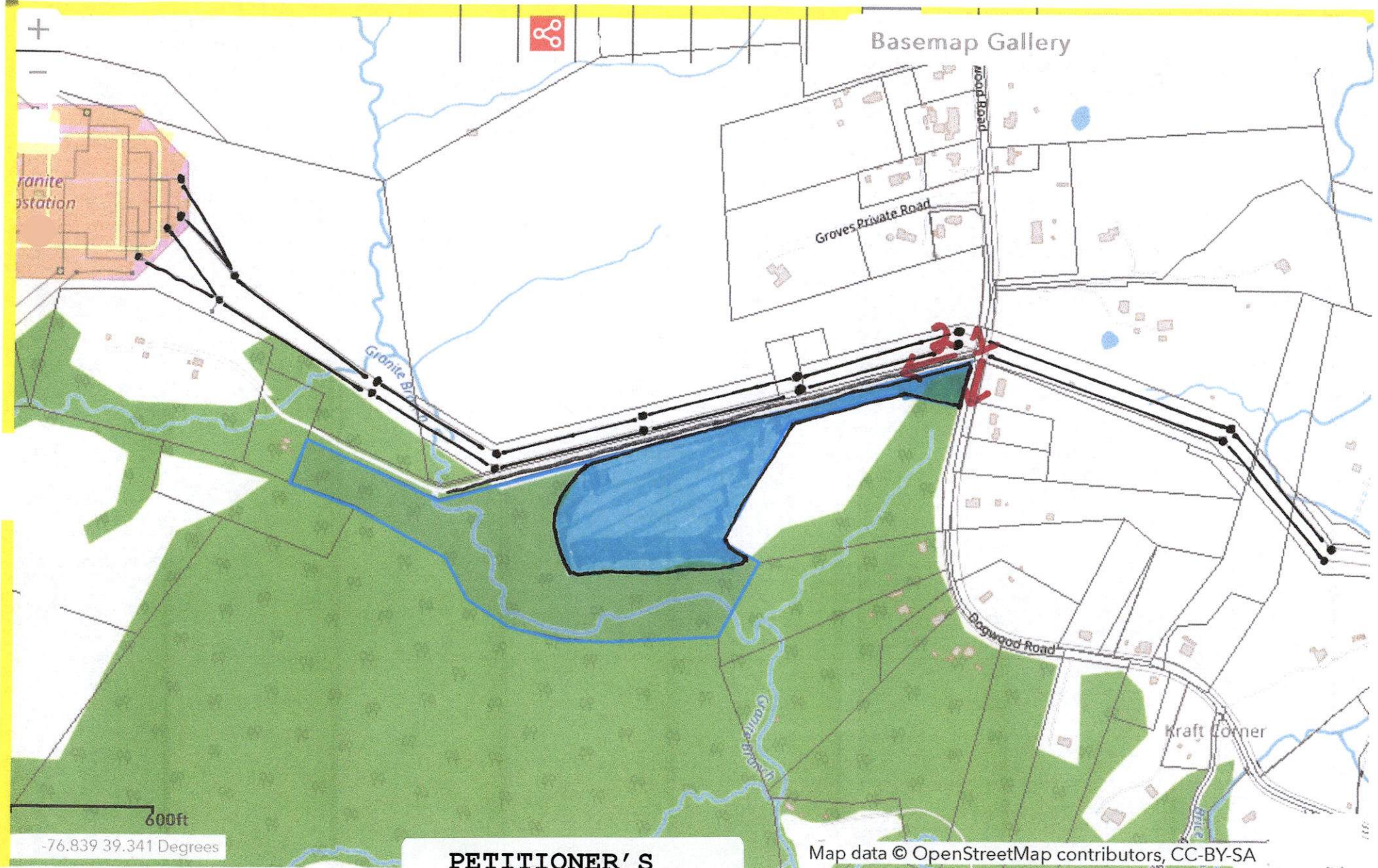
EXHIBIT

3





Baltimore County - My Neighborhood



PETITIONER'S

EXHIBIT NO.

11

Map data © OpenStreetMap contributors, CC-BY-SA

MDE Maryland Department of the Environment

Stormwater Design Guidance – Solar Panel Installations

Revisions to Maryland's stormwater management regulations in 2010 require that environmental site design (ESD) be used to the maximum extent practicable (MEP) to mimic natural hydrology, reduce runoff to reflect forested wooded conditions, and minimize the impact of land development on water resources. This applies to any residential, commercial, industrial, or institutional development where more than 5,000 square feet of land area is disturbed. Consequently, stormwater management must be addressed even when permeable features like solar panel installations exceed 5,000 square feet of land disturbance.

Depending on local soil conditions and proposed imperviousness, the amount of rainfall that stormwater requirements are based on varies from 1.0 to 2.6 inches. However, addressing stormwater management does not mean that structural or micro-scale practices must be constructed to capture and treat large volumes of runoff. Using nonstructural techniques like disconnecting impervious cover reduces runoff by promoting overland filtering and infiltration. Commonly used with smaller or narrower impervious areas like driveways or open roads, the Disconnection of Non-Rooftop Runoff technique (see pp. 5.61 to 5.65 of the 2000 Maryland Stormwater Design Manual¹) is a low cost alternative for treating runoff in situations like rows of solar panels.

When non-rooftop disconnection is used to treat runoff, the following factors should be considered:

- The vegetated area receiving runoff must be equal to or greater in length than the disconnected surface (e.g., width of the row of solar panels)
- Runoff must sheet flow onto and across vegetated areas to maintain the disconnection
- Disconnections should be located on gradual slopes ($\leq 5\%$) to maintain sheetflow. Level spreaders, terraces, or berms may be used to maintain sheetflow conditions if the average slope is steeper than 5%. However, installations on slopes greater than 10% will require an engineered plan that ensures adequate treatment and the safe and non-erosive conveyance of runoff to the property line or downstream stormwater management practice.
- Disconnecting impervious surfaces works best in undisturbed soils. To minimize disturbance and compaction, construction vehicles and equipment should avoid areas used for disconnection during installation of the solar panels.
- Groundcover vegetation must be maintained in good condition in those areas receiving disconnected runoff. Typically this maintenance is no different than other lawn or landscaped areas. However, areas receiving runoff should be protected (e.g., planting shrubs or trees along the perimeter) from future compaction.

Depending on the layout and number of panels installed, the disconnection of non-rooftop runoff technique may address some or all of the stormwater management requirements for an individual project. Where the imperviousness is high or there is other infrastructure (e.g., access roads, transformers), additional runoff may need to be treated. In these situations, other ESD techniques or micro-scale practices may be needed to provide stormwater management for these features.

ORDER RECEIVED FOR FILING

Date 1/26/18
By pen

Example 1 – Using Non-Rooftop Disconnection Where the Average Slope $\leq 5\%$

Several rows of solar panels will be installed in an existing meadow. The soils within the meadow are hydrologic soil group (HSG) B and the average slope does not exceed 5%. Each row of panels is 10 feet wide and the distance between rows is 20 feet. The rows of solar panels will be installed according to Figure 1 below. In this scenario, the disconnection length is the same as the distance between rows (20 feet) and is greater than the width of each row (10 feet). Therefore, each row of panels is adequately disconnected and the runoff from 1.0 inch of rainfall is treated.

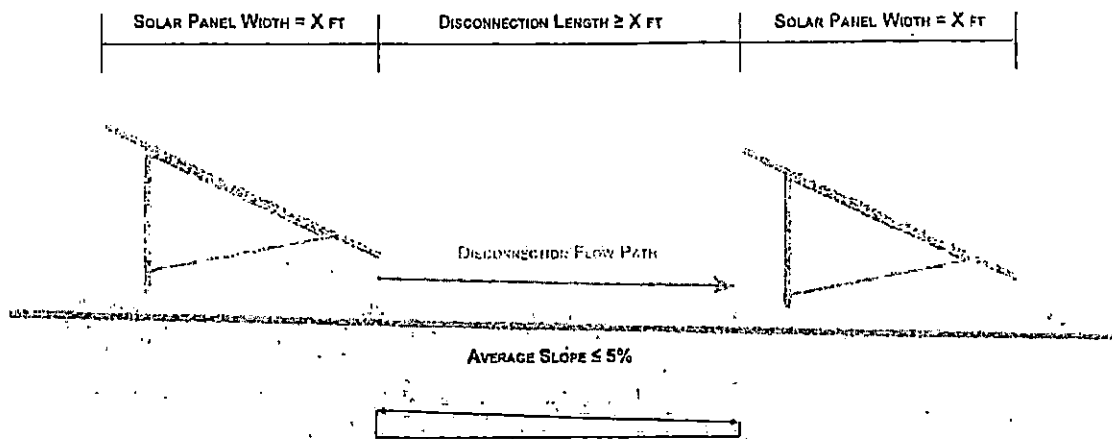


Figure 1. Typical Installation - Slope $\leq 5\%$

Example 2 – Using Non-Rooftop Disconnection Where the Average Slope $\geq 5\%$ but $\leq 10\%$

Several rows of solar panels will be installed in an existing meadow. The soils within the meadow are hydrologic soil group (HSG) B and the average slope is greater than 5% but less than 10%. Each row of panels is 10 feet wide and the distance between rows is 20 feet. The rows of solar panels will be installed as shown in Figure 2 below. The disconnection length is the same as the distance between rows (20 feet) and is greater than the width of each row (10 feet). However, in this example, a level spreader (typically 1 to 2-foot wide and 1 foot deep) has been located at the drip edge of each row of panels to dissipate energy and maintain sheetflow.

Discussion

To meet State and local stormwater management requirements, ESD must be used to the MEP to reduce runoff to reflect forested conditions. While all reasonable options for implementing ESD must be investigated, minimally, the runoff from 1 inch of rainfall must be treated. In each of the examples above, there may be additional opportunities to implement ESD techniques or practices and reduce runoff that should be explored. However, simply disconnecting the runoff from the solar panel arrays captures and treats the runoff from 1.0 inch of rainfall. Where imperviousness is low and soil conditions less optimal (e.g., HSG C or D), this may be sufficient to completely address stormwater management requirements. In more dense applications or in sandy soils, additional stormwater management may be required.

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Date 1/26/18

By SEN

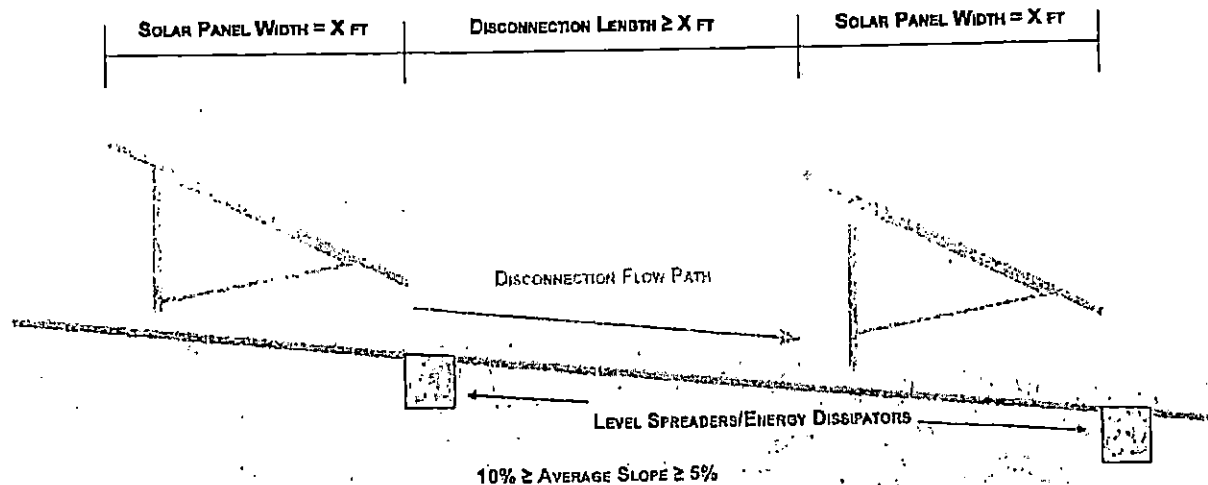


Figure 2. Typical Installation – Slope $\geq 5\%$ but $\leq 10\%$

Conclusion

The primary purpose of Maryland's stormwater management program is to mimic natural hydrologic runoff characteristics and minimize the impact of land development on water resources. Any land development project that exceeds 5,000 square feet of disturbance, including solar panel projects, must address stormwater management. However, for solar panels, stormwater management may be provided in a cost-effective manner by disconnecting each row of panels and directing runoff over the vegetated areas between the individual rows.

Resources

¹ 2000 Maryland Stormwater Design Manual, Volumes I and II, MDE, October 2000
http://www.mde.state.md.us/programs/Water/StormwaterManagementProgram/MarylandStormwaterDesignManual/Pages/Programs/WaterPrograms/SedimentandStormwater/stormwater_design/index.aspx

ORDER RECEIVED FOR FILING

Date 11/26/18

By Sen

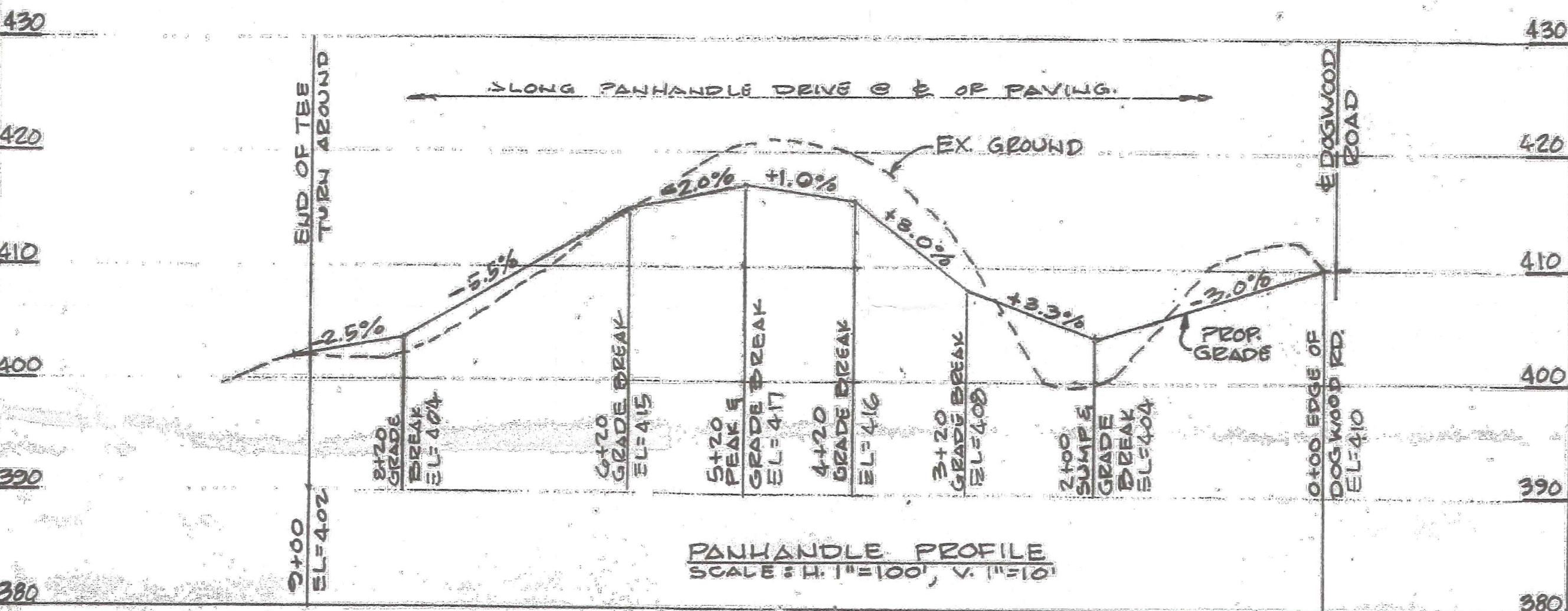
ENVIRONMENTAL NOTES:

1. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITAT OR HAZARDOUS MATERIALS ON SITE.
2. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING OLD WELLS, UNDERGROUND STORAGE TANKS ON SITE.
3. THERE ARE NO EXISTING SEPTIC SYSTEMS ON-SITE.

GROSS LOT AREA TABULATION (PRIOR TO HIGHWAY WIDENING TAKING)		
LOT #1	424,853.5 SF	11.260 AC.
+ LOT #2	1,100,671 SF	25.268 AC.
TOTAL	1,525,524 SF	36.628 AC.

FOREST BUFFER AREAS

AREA #1	115,734 SF = 2.657 AC (LOT #1)
AREA #2	337,667 SF = 7.752 AC (LOT #2)

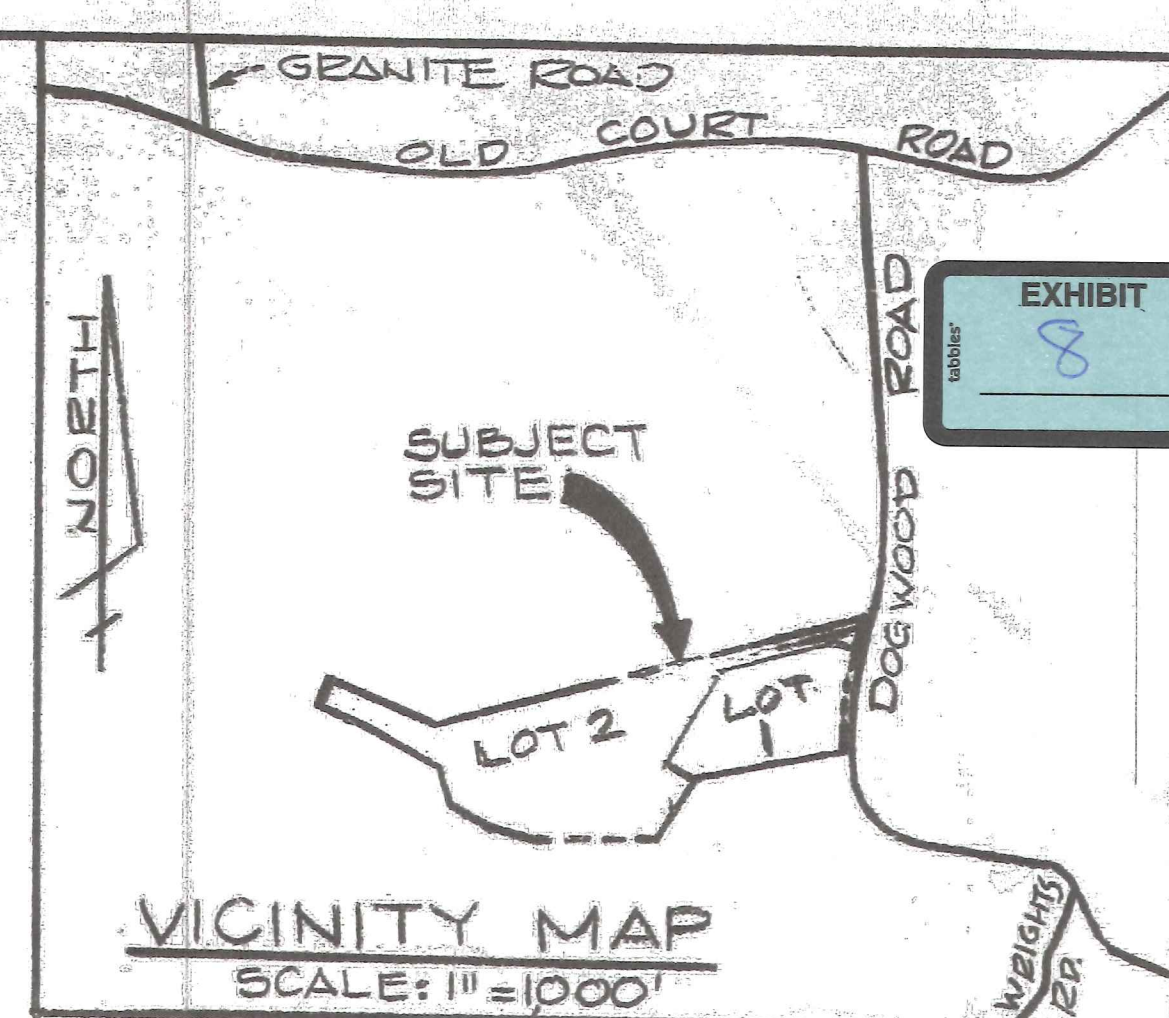


GENERAL NOTES:

1. AREA OF TRACT: NET = 36.628 AC ±
GROSS = 36.628 AC ±
2. ZONING CLASSIFICATION: RC-2
(MAP REFERENCE 086B2, C2)
3. DENSITY CALCULATION: ALLOWED = 2
PROPOSED = 2
4. OWNER: MARGARET E. NEUBAUER,
ANN T. ALBRECHT, &
JANE E. CULVER
3814 SPRING MEADOW DRIVE
ELICOTT CITY, MD 21042
410-461-2711
5. TAX ACCOUNT NUMBER:
(SEE PLAN FOR ADJACENT PROPERTIES)
6. DEED REFERENCE: 5373/181
PLAT REFERENCE: N/A
7. TAX MAP: 86 GRID: 10 PARCEL: 202
8. CENSUS TRACT: 402202
REGIONAL PLANNING DISTRICT: 311
SCHOOL DISTRICT: WINFIELD
WATERSHED: PATAPSCO
9. SUBSEWERSHED: N/A
ELECTION DIST: 2
COUNCILMANIC DISTRICT: 4
10. USES OF SITE: EXISTING: AGRICULTURE
PROPOSED: RESIDENTIAL
11. WATER DESIGNATION: W-7
SEWER DESIGNATION: S-7
12. THIS PROPERTY AS SHOWN ON THIS PLAN HAS BEEN HELD INTACT SINCE 11/24/1979. THE DEVELOPER'S ENGINEER HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, RECORDED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT OFF-SITE DWELLINGS.
13. EXISTING GROUND COVER: WOODS AND FIELD
14. MAXIMUM BUILDING HEIGHT = 35 FEET
15. THIS SITE IS NOT LOCATED IN ANY DEFICIENT AREA ON THE BASIC SERVICES MAP.
16. TO THE BEST OF OUR KNOWLEDGE, THIS IS NOT AN HISTORIC DISTRICT OR SITE.

NOTE: COVENANTS REGARDING THE PANHANDLE AND THE INGRESS, EGRESS, MAINTENANCE & UTILITY EASEMENT SHALL BE RECORDED IN LAND RECORDS OF BALTIMORE COUNTY ALONG WITH THE DEEDS FOR LOTS 1 AND 2.

THE PANHANDLE SHALL BE PAVED WITHIN ONE YEAR OF THE ISSUANCE OF THE FIRST OCCUPANCY PERMIT AND PRIOR TO THE ISSUANCE OF THE OCCUPANCY PERMIT OF THE LAST LOT TO BE SERVED WHICH EVER COMES FIRST.



FOREST BUFFER EASEMENT AND FOREST CONSERVATION EASEMENT NOTES:

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

B) ANY FOREST BUFFER EASEMENT AND FOREST CONSERVATION EASEMENT 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.

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 UNTO 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 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.

DATE	REVISIONS
11/19/06	FINALIZE REVISIONS TO 1ST REVIEW
11/10/06	ADD FOREST BUFFER EASEMENT
5/22/06	REVISE LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
5/16/06	REVISE PER TESTS PER FIELD LOCATION
3/28/06	ADD SLOPE PER G.W. MGT. COMMENTS
1/20/06	ADD 2ND LOT FOR MINOR SUBDIVISION

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

DATE	REVISION
11/19/06	FINALIZE REVISIONS TO 1ST REVIEW
11/10/06	ADD FOREST BUFFER EASEMENT
5/22/06	REVISE LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
5/16/06	REVISE PER TESTS PER FIELD LOCATION
3/28/06	ADD SLOPE PER G.W. MGT. COMMENTS
1/20/06	ADD 2ND LOT FOR MINOR SUBDIVISION

STORMWATER MANAGEMENT NOTE: 10/27/2017
STORMWATER MANAGEMENT REQUIREMENTS FOR THIS MINOR SUBDIVISION HAVE BEEN MET BY THE USE OF SHEET FLOW TO BUFFER CREEKS, AS DESCRIBED IN THE M.D.E. 2000 STORMWATER DESIGN MANUAL AND PAYMENT OF FEE IN LIEU TO BALTIMORE COUNTY.

WATER QUALITY LEVEL SPREADER
SCALE: H. 1"=10' V. 1"=2'
(SECTION TYPICAL FOR LS-1 & LS-2)

FIRST AMENDED MINOR SUBDIVISION PLAN

MINOR SUBDIVISION PLAN FOR #9201 DOGWOOD ROAD
2ND ELECTION DISTRICT- 4TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

WATER QUALITY LEVEL SPREADER
SCALE: H. 1"=10' V. 1"=2'
(SECTION TYPICAL FOR LS-1 & LS-2)

FIRST AMENDED MINOR SUBDIVISION PLAN

MINOR SUBDIVISION PLAN FOR #9201 DOGWOOD ROAD
2ND ELECTION DISTRICT- 4TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

JLE 1-368

NOTE: THERE ARE NO EXISTING SEPTIC SYSTEMS, WELLS OR UNDERGROUND STORAGE TANKS WHICH EFFECT OR ARE EFFECTED BY THE PROPOSED SEPTIC RESERVE AREAS OR WELLS.

I HEREBY CERTIFY THAT I HAVE REVIEWED WITH THE PLIGENCE THE MINOR SUBDIVISION COMMENTS DATED JUNE 28, 2006, AND HAVE PREPARED WITH DUE DILIGENCE THIS MINOR SUBDIVISION PLAN PURSUANT TO THOSE COMMENTS.

CERTIFICATION STAMP	
BALTIMORE COUNTY MINOR SUBDIVISION	PROJECT NO: 06072M
DEVELOPMENT REGULATIONS	EXEMPT FROM ARTICLE 32, TITLE 4, SUBTITLE 2
PANHANDLE EXEMPT FROM SECTION 32-A-211, THROUGH 32-A-218 AND SECTION 32-A-226 AND 32-A-227	
PD/CERTIFICATION	Approved: [Signature] Disapproved: [Signature]
APPROVED DEPT	Date: 11/24/08
By: [Signature]	Date: 11/24/08
SHEET 1 OF 1	DATE: 11/24/08
REVISION: 11/24/08	CONTRACT NUMBER: 06-109
SCALE: 1"=100'	

ENVIRONMENTAL NOTES:

- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITAT OR HAZARDOUS MATERIALS ON SITE.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING OLD WELLS, UNDERGROUND STORAGE TANKS ON SITE.
- THERE ARE NO EXISTING SEPTIC SYSTEMS ON-SITE.

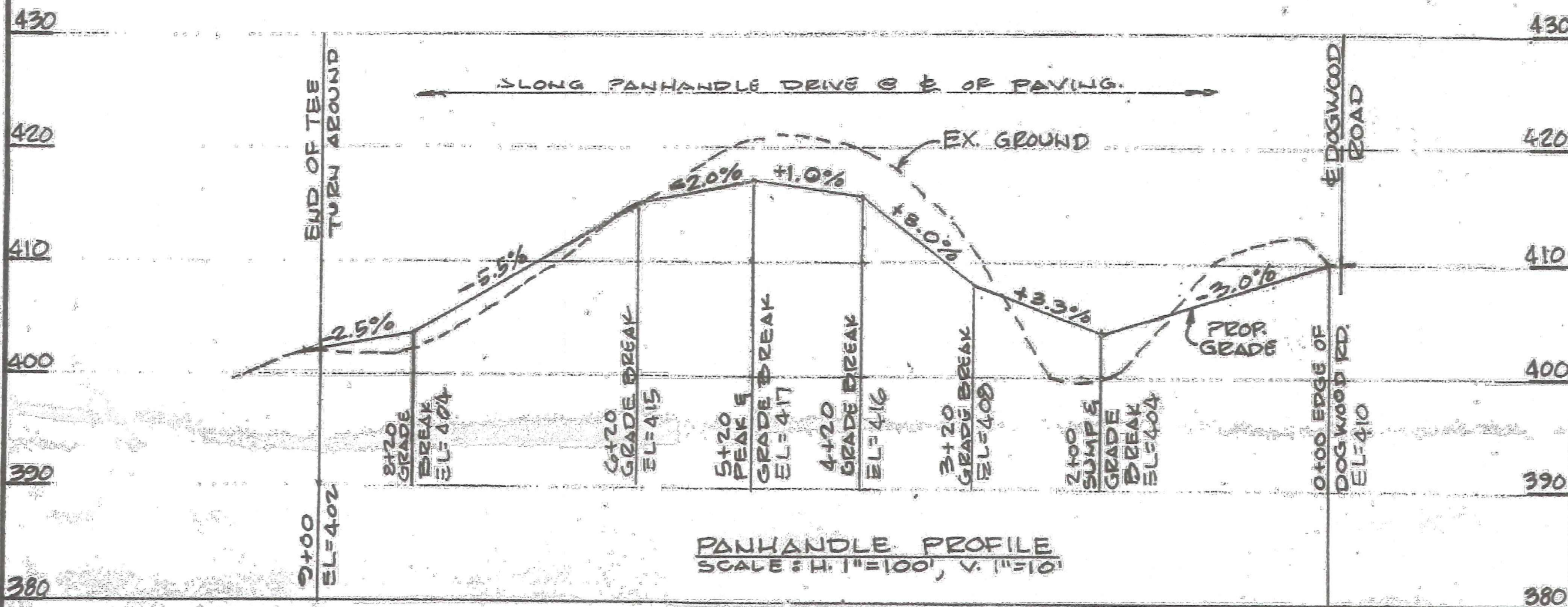
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+ LOT #2	1,100,671 S.F.	25.268 AC.
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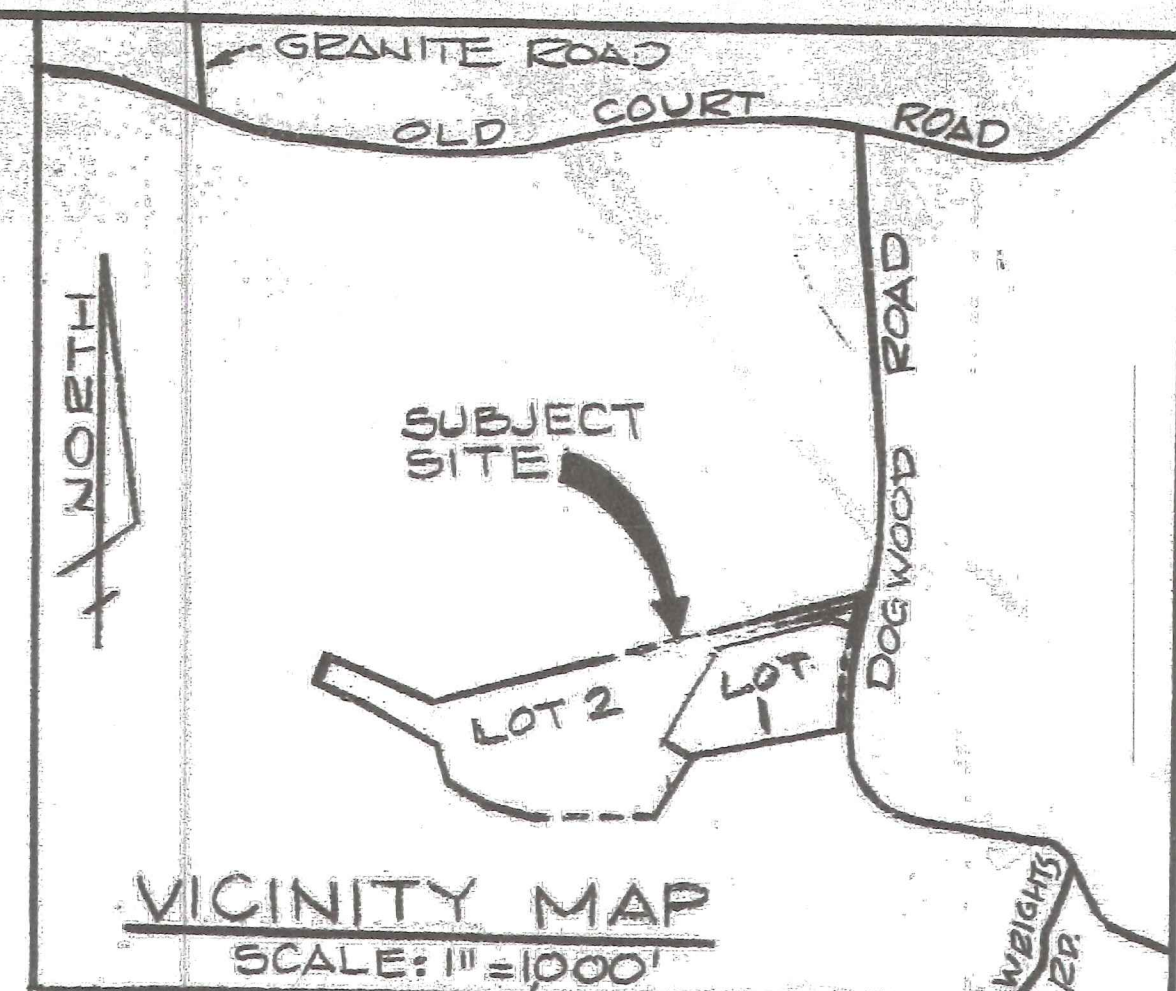
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(SEE PLAN FOR ADJACENT PROPERTIES)
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W-7
S-7
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- EXISTING GROUND COVER: WOODS AND FIELD
- MAXIMUM BUILDING HEIGHT = 35 FEET
- THIS SITE IS NOT LOCATED IN ANY DEFICIENT AREA ON THE BASIC SERVICES MAP.
- TO THE BEST OF OUR KNOWLEDGE, THIS IS NOT AN HISTORIC DISTRICT OR SITE.



NOTE: COVENANTS REGARDING THE PANHANDLE AND THE INGRESS, EGRESS, MAINTENANCE & UTILITY EASEMENT SHALL BE RECORDED IN LAND RECORDS OF BALTIMORE COUNTY ALONG WITH THE DEEDS FOR LOTS 1 AND 2.

THE PANHANDLE SHALL BE PAVED WITHIN ONE YEAR OF THE ISSUANCE OF THE FIRST OCCUPANCY PERMIT AND PRIOR TO THE ISSUANCE OF THE OCCUPANCY PERMIT OF THE LAST LOT TO BE SERVED WHICHEVER COMES FIRST.



LINE OF SITE NOTE:
THE AREAS BETWEEN THE LINE OF SIGHT AND EDGE OF ROAD MUST BE CLEARED, GRADED AND KEPT FREE OF ANY OBSTRUCTIONS.

FOREST BUFFER EASEMENT AND FOREST CONSERVATION EASEMENT NOTES:

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

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 UNTO 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 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.

N/A
FIRST APOSTOLIC FAITH
INSTITUTIONAL CHURCH, INC.
12724/1503
19-00-000020
ADDRESS: DAVIS AVENUE (NO NUMBER)

STORM WATER MANAGEMENT NOTES
STORM WATER MANAGEMENT REQUIREMENTS RE THIS MINOR SUBDIVISION HAVE BEEN MET BY THE USE OF SHEET FLOW TO EXPOSE CREEPS, AS DESCRIBED IN THE M.C.E. 2000 STORM WATER DESIGN MANUAL AND PAYMENT OF FEE IN-LIED TO BALTIMORE COUNTY.

Colbert Matz Rosenfeld, Inc.
Engineers & Surveyors & Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

ELMER S. BEATRICE
STROSNIDER
4184/1075
02-19-711800
ADDRESS: #9113 DOGWOOD ROAD

JLE 1-368

NOTE: THERE ARE NO EXISTING OFF-SITE SEPTIC SYSTEMS, WELLS OR UNDERGROUND STORAGE TANKS WHICH EFFECT OR ARE EFFECTED BY THE PROPOSED SEPTIC RESERVE AREAS OR WELLS.

I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE MINOR SUBDIVISION COMMENTS DATED JUNE 28, 2006, AND HAVE PREPARED WITH DUE DILIGENCE THIS MINOR SUBDIVISION PLAN PURSUANT TO THOSE COMMENTS.

CERTIFICATION STAMP	
BALTIMORE COUNTY MINOR SUBDIVISION	
PROJECT NO: 06072M	
DEVELOPMENT REGULATIONS	
EXEMPT FROM ARTICLE 32, TITLE 4, SUBTITLE 2	
PANHANDLE EXEMPT FROM SECTION 32-A-211,	
THROUGH 32-A-211 AND SECTION 32-A-212 AND 32-A-213	
FOR CERTIFICATION	Disapproved
By: <i>Barry Roberts</i>	Date: 3/24/08
APPROVED DEPRM	
By: <i>James C. Volman</i>	Date: 3/24/08

WATER QUALITY
LEVEL SPREADER
SCALE: H. 1\"/>

FIRST AMENDED MINOR SUBDIVISION PLAN
MINOR SUBDIVISION PLAN FOR
#9201 DOGWOOD ROAD
2ND ELECTION DISTRICT- 4TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

MINOR
SUBDIVISION
NUMBER
06072M

SHEET
1
OF
1
DATE
2/7/2008
REVISED 2/24/08
SCALE
1\"/>

2018-0123-SPHX

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

DATE	REVISION
3/22/07	ADDRESS DEPRM 3210/1616/1617/1618/1619/1620/1621/1622/1623/1624/1625/1626/1627/1628/1629/1630/1631/1632/1633/1634/1635/1636/1637/1638/1639/1640/1641/1642/1643/1644/1645/1646/1647/1648/1649/1650/1651/1652/1653/1654/1655/1656/1657/1658/1659/1660/1661/1662/1663/1664/1665/1666/1667/1668/1669/1670/1671/1672/1673/1674/1675/1676/1677/1678/1679/1680/1681/1682/1683/1684/1685/1686/1687/1688/1689/1690/1691/1692/1693/1694/1695/1696/1697/1698/1699/1700/1701/1702/1703/1704/1705/1706/1707/1708/1709/1710/1711/1712/1713/1714/1715/1716/1717/1718/1719/1720/1721/1722/1723/1724/1725/1726/1727/1728/1729/1730/1731/1732/1733/1734/1735/1736/1737/1738/1739/1740/1741/1742/1743/1744/1745/1746/1747/1748/1749/1750/1751/1752/1753/1754/1755/1756/1757/1758/1759/1760/1761/1762/1763/1764/1765/1766/1767/1768/1769/1770/1771/1772/1773/1774/1775/1776/1777/1778/1779/1780/1781/1782/1783/1784/1785/1786/1787/1788/1789/1790/1791/1792/1793/1794/1795/1796/1797/1798/1799/1800/1801/1802/1803/1804/1805/1806/1807/1808/1809/1810/1811/1812/1813/1814/1815/1816/1817/1818/1819/1820/1821/1822/1823/1824/1825/1826/1827/1828/1829/1830/1831/1832/1833/1834/1835/1836/1837/1838/1839/1840/1841/1842/1843/1844/1845/1846/1847/1848/1849/1850/1851/1852/1853/1854/1855/1856/1857/1858/1859/1860/1861/1862/1863/1864/1865/1866/1867/1868/1869/1870/1871/1872/1873/1874/1875/1876/1877/1878/1879/1880/1881/1882/1883/1884/1885/1886/1887/1888/1889/1890/1891/1892/1893/1894/1895/1896/1897/1898/1899/1900/1901/1902/1903/1904/1905/1906/1907/1908/1909/1910/1911/1912/1913/1914/1915/1916/1917/1918/1919/1920/1921/1922/1923/1924/1925/1926/1927/1928/1929/1930/1931/1932/1933/1934/1935/1936/1937/1938/1939/1940/1941/1942/1943/1944/1945/1946/1947/1948/1949/1950/1951/1952/1953/1954/1955/1956/1957/1958/1959/1960/1961/1962/1963/1964/1965/1966/1967/1968/1969/1970/1971/1972/1973/1974/1975/1976/1977/1978/1979/1980/1981/1982/1983/1984/1985/1986/1987/1988/1989/1990/1991/1992/1993/1994/1995/1996/1997/1998/1999/2000/2001/2002/2003/2004/2005/2006/2007/2008/2009/2010/2011/2012/2013/2014/2015/2016/2017/2018/2019/2020/2021/2022/2023/2024/2025/2026/2027/2028/2029/2030/2031/2032/2033/2034/2035/2036/2037/2038/2039/2040/2041/2042/2043/2044/2045/2046/2047/2048/2049/2050/2051/2052/2053/2054/2055/2056/2057/2058/2059/2060/2061/2062/2063/2064/2065/2066/2067/2068/2069/2070/2071/2072/2073/2074/2075/2076/2077/2078/2079/2080/2081/2082/2083/2084/2085/2086/2087/2088/2089/2090/2091/2092/2093/2094/2095/2096/2097/2098/2099/2100/2101/2102/2103/2104/2105/2106/2107/2108/2109/2110/2111/2112/2113/2114/2115/2116/2117/2118/2119/2120/2121/2122/2123/2124/2125/2126/2127/2128/2129/2130/2131/2132/2133/2134/2135/2136/2137/2138/2139/2140/2141/2142/2143/2144/2145/2146/2147/2148/2149/2150/2151/2152/2153/2154/2155/2156/2157/2158/2159/2160/2161/2162/2163/2164/2165/2166/2167/2168/2169/2170/2171/2172/2173/2174/2175/2176/2177/2178/2179/2180/2181/2182/2183/2184/2185/2186/2187/2188/2189/2190/2191/2192/2193/2194/2195/2196/2197/2198/2199/2200/2201/2202/2203/2204/2205/2206/2207/2208/2209/2210/2211/2212/2213/2214/2215/2216/2217/2218/2219/2220/2221/2222/2223/2224/2225/2226/2227/2228/2229/2230/2231/2232/2233/2234/2235/2236/2237/2238/2239/2240/2241/2242/2243/2244/2245/2246/2247/2248/2249/2250/2251/2252/2253/2254/2255/2256/2257/2258/2259/2260/2261/2262/2263/2264/2265/2266/2267/2268/2269/2270/2271/2272/2273/2274/2275/2276/2277/2278/2279/2280/2281/2282/2283/2284/2285/2286/2287/2288/2289/2290/2291/2292/2293/2294/2295/2296/2297/2298/2299/2300/2301/2302/2303/2304/2305/2306/2307/2308/2309/2310/2311/2312/2313/2314/2315/2316/2317/2318/2319/2320/2321/2322/2323/2324/2325/2326/2327/2328/2329/2330/2331/2332/2333/2334/2335/2336/2337/2338/2339/2340/2341/2342/2343/2344/2345/2346/2347/2348/2349/2350/2351/2352/2353/2354/2355/2356/2357/2358/2359/2360/2361/2362/2363/2364/2365/2366/2367/2368/2369/2370/2371/2372/2373/2374/2375/2376/2377/2378/2379/2380/2381/2382/2383/2384/2385/2386/2387/2388/2389/2390/2391/2392/2393/2394/2395/2396/2397/2398/2399/2400/2401/2402/2403/2404/2405/2406/2407/2408/2409/2410/2411/2412/2413/2414/2415/2416/2417/2418/2419/2420/2421/2422/2423/2424/2425/2426/2427/2428/2429/2430/2431/2432/2433/2434/2435/2436/2437/2438/2439/2440/2441/2442/2443/2444/2445/2446/2447/2448/2449/2450/2451/2452/2453/2454/2455/2456/2457/2458/2459/2460/2461/2462/2463/2464/2465/2466/2467/2468/2469/2470/2471/2472/2473/2474/2475/2476/2477/2478/2479/2480/2481/2482/2483/2484/2485/2486/2487/2488/2489/2490/2491/2492/2493/2494/2495/2496/2497/2498/2499/2500/2501/2502/2503/2504/2505/2506/2507/2508/2509/2510/2511/2512/2513/2514/2515/2516/2517/2518/2519/2520/2521/2522/2523/2524/2525/2526/2527/2528/2529/2530/2531/2532/2533/2534/2535/2536/2537/2538/2539/2540/2541/2542/2543/2544/2545/2546/2547/2548/2549/2550/2551/2552/2553/2554/2555/2556/2557/2558/2559/2560/2561/2562/2563/2564/2565/2566/2567/2568/2569/2570/2571/2572/2573/2574/2575/2576/2577/2578/2579/2580/2581/2582/2583/2584/2585/2586/2587/2588/2589/2590/2591/2592/2593/2594/2595/2596/2597/2598/2599/2600/2601/2602/2603/2604/2605/2606/2607/2608/2609/2610/2611/2612/2613/2614/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PROPOSED POINT OF
INTERSECTION BGE SUBSTATION.
DISTANCE TO ARRAY: 1,500'

PARCEL 78
BALTIMORE GAS & ELECTRIC CO.
DOGWOOD ROAD
MAILING ADDRESS:
TAX ID: 0034 1473
BALTIMORE, MD 21203
TAX # 002000020
USE: INDUSTRIAL

PARCEL 386
BALTIMORE GAS & ELECTRIC CO.
DOGWOOD ROAD
MAILING ADDRESS:
TAX ACCOUNTING UNIT
TAX ID: 0034 1473
BALTIMORE, MD 21203
TAX # 002000020
USE: INDUSTRIAL

END PROPOSED BLACK VINYL
CHAINLINK FENCE

PRIVATE INCURRESSORS MAINTENANCE & UTILITY
EASEMENT

PROPOSED TRANSFORMER

BEGINNING PROPOSED BLACK
VINYL CHAINLINK FENCE

R.C. 2

8203 DOGWOOD ROAD
VACANT
LOT 2
25.29 AC.

GhB
GhA

FOREST BUFFER &
FOREST CONSERVATION EASEMENT
(L: 25369 F: 489)

FOREST BUFFER &
100 YR FLOODPLAIN
(L: 26369 F: 509)

PROPOSED SOLAR ARRAY

OVERLAP MEADOW

PROPOSED GALVANIZED
CHAINLINK FENCE

Mac

BRANCH

R.C. 2

SBT 00446 VW 471.50'

R.C. 2

SBT 00446 VW 471.50'

R.C. 2

SBT 00446 VW 471.50'

R.C. 2

SBT 00446 VW 471.50'

R.C. 2

SBT 00446 VW 471.50'

R.C. 2

SBT 00446 VW 471.50'

R.C. 2

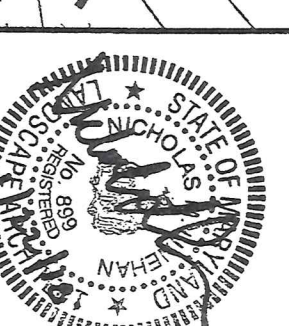
SBT 00446 VW 471.50'

Schematic Landscape Plan
Certification Form

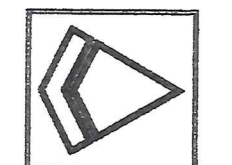
This Schematic Landscape Plan is sealed by a landscape architect and certified by
my signature below as being in accordance with all county agency landscape archi-
tectural comments.

Architect's Signature: *Michael N. Nitzman*
Date: *12/18/2018*
Print Name: *Michael N. Nitzman*

Mailing Address (if not already on plan)



Colbert Matz Rosentfeld, Inc.
Engineers, Surveyors & Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21208
Telephone: (410) 653-3838
Facsimile: (410) 653-7953



CASE#18-123
SCHEMATIC LANDSCAPE PLAN
ENLARGED LANDSCAPE PLAN
SOLAR FACILITY
9203 DOGWOOD ROAD
BALTIMORE COUNTY MARYLAND, 21244
4TH COUNCILMANIC DISTRICT
AND ELECTION DISTRICT



LINE LEGEND

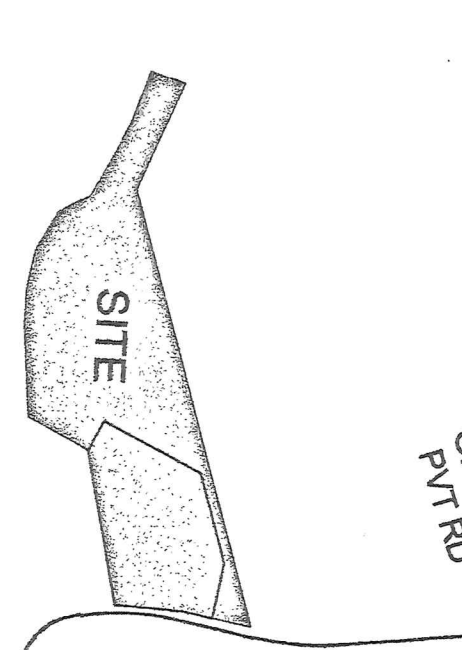
- EXISTING WOODS LIMITS
- EXISTING OVERHEAD WIRE
- PROPOSED DIRT
- PROPOSED CHAINLINK FENCE
- PROPOSED UNDERGROUND
- PROPOSED SOLAR PANEL
- EXISTING EASEMENT
- PROPOSED TRANSFORMER

PLANT LEGEND

- MAJOR DECIDUOUS TREES (LARGE)
- MAJOR DECIDUOUS TREES (MEDIUM)
- CONIFEROUS EVERGREEN TREES
- DECIDUOUS MINOR UNDERSTORY TREES
- EVERGREEN TREES (BROOKLEAF)
- SHRUBS (DECIDUOUS/EVERGREEN)

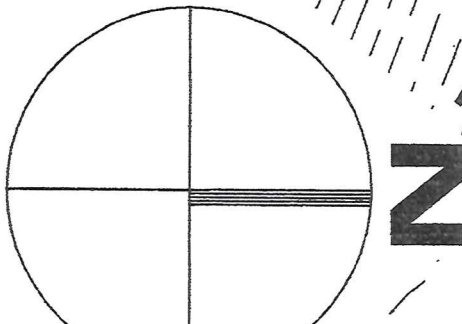
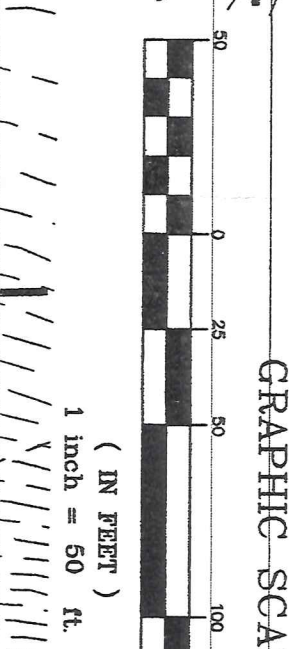
VICINITY MAP

SCALE: 1" = 1,000'



GENERAL NOTES:

- OWNER: LOT 1 & 2, BALTIMORE GAS & ELECTRIC CO., 9203 DOGWOOD ROAD, BALTIMORE, MD 21203. MAILING ADDRESS: TAX ID: 0034 1473, BALTIMORE, MD 21203. TAX # 002000020. USE: INDUSTRIAL.
- OWNER: LOT 3, BALTIMORE GAS & ELECTRIC CO., 9203 DOGWOOD ROAD, BALTIMORE, MD 21203. MAILING ADDRESS: TAX ID: 0034 1473, BALTIMORE, MD 21203. TAX # 002000020. USE: INDUSTRIAL.
- OWNER: LOT 4, BALTIMORE GAS & ELECTRIC CO., 9203 DOGWOOD ROAD, BALTIMORE, MD 21203. MAILING ADDRESS: TAX ID: 0034 1473, BALTIMORE, MD 21203. TAX # 002000020. USE: INDUSTRIAL.
- OWNER: LOT 5, BALTIMORE GAS & ELECTRIC CO., 9203 DOGWOOD ROAD, BALTIMORE, MD 21203. MAILING ADDRESS: TAX ID: 0034 1473, BALTIMORE, MD 21203. TAX # 002000020. USE: INDUSTRIAL.



NO.	DATE	REVISIONS	BY	SHEET
1	12/18/2018			2 OF 3