

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DEVELOPMENT PLAN CONFERENCE

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

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

DATE: April 15, 2009

PROJECT NAME: Restoring Life International Church

PROJECT NUMBER: II-745

PROJECT PLANNER: Curtis Murray

GENERAL INFORMATION:

Applicant Name: Restoring Life International Church
Attn: Lamont Jackson
401 Reisterstown Road
Baltimore, MD 21208

Location: Restoring Life International Church

Councilmanic District: 4th

Growth Management Area: Resource Preservation Area

Zoning: RC 6, DR 3.5

Acres: 30.81± acres

Surrounding Zoning and Land Use:

North:	DR 3.5	Single Family Residential
South:	RC 6	Rural Residential
East:	RC 6, DR 3.5	Rural Residential / Single Family Detached
West:	RC 6, DR 3.5	Rural Residential / Single Family Detached

Project Proposal:

The applicant proposes a 2,500 seat church building and 641 parking spaces on approximately 30.81± acres of land zoned RC 6 and DR 3.5. The site is wooded and there are steep slopes toward the rear of the subject property.

History:

The project is the subject of a CZMP issue (04-041) and Cycle 26 of the water and sewer review process, petition 08-04. This project is proposing well and septic.

PROJECT NAME:

PROJECT NUMBER:

Other Anticipated Actions and Additional Review Items:

- Special Exception
- Variance
- Waiver
- RTA Modification
- Special Hearing
- Compatibility
- Scenic Route
- Referral to Planning Board
- PUD
- Design Review Panel
- Other

MEETINGS:

Concept Plan Conference	<u>07/21/08</u>	1 st Community Input Meeting	<u>08/27/08</u>
2 nd Community Input Meeting	<u>10/02/08</u>	Development Plan Conference	<u>04/15/09</u>
Hearing Officer's Hearing	<u> </u>	Planning Board	<u> </u>

SPECIAL EXCEPTION:

(Case M/10/08)

Case: 09-234SPX

The subject plan as proposed creates more than 10% impervious surface. The provisions of the RC 6 zone prohibit such except as a special exception for churches and other buildings for religious worship and their associated buildings and parking (Section 1A07.3.B.5).

A request for special exception has been filed and the case number is noted above. A recommendation of the Office of Planning position will be available at the Hearing Officer's Hearing or before.

COMMENTS:

1. As discussed at a meeting with the development team on 3/23/2009, the architect agreed to provide samples of the building materials that are slated for application to the subject structure. This should include samples of exterior finish materials, signage and lighting... Additionally revise and resubmit the project pattern book to include building elevations that actually depict what is to be built. Label building materials on such elevations(this labeling should describe or delineate where the building materials are to be used and also show where material changes will take place). Lastly, provide and include in the pattern book an enlarged detail that shows the building materials (this enlargement was shown in the 3/23/09 meeting).
2. Provide additional information on the proposed roofing material, photos of existing projects that used this application should be added to the pattern book.
3. Correct the following note on the plan to add which is in bold: "A lighting plan that conforms with IESNA standards will be submitted in conjunction with the final landscape plan." **Lighting should not compromise the adjacent residential community.**
4. Revise note 6 under "Development Plans Review" to include the height of the proposed lighting.
5. Provide sign elevations to this office for review and approval at least 10 days prior to the scheduled Hearing Officer's Hearing.
6. The notes on the plan reference a letter signed by the Deputy Director of the Office of Planning. Place a copy of the letter on the site plan.

PROJECT NAME:

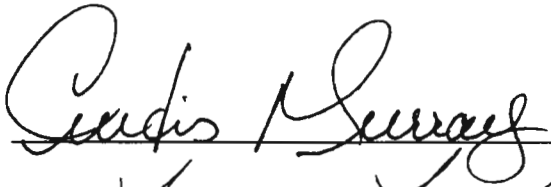
PROJECT NUMBER:

7. The Director must submit a finding on Section 1A07.4.A before the approval of any concept plan etc...
8. Submit documentation to demonstrate that the project meets the performance standards of Section 1A07.8.C.

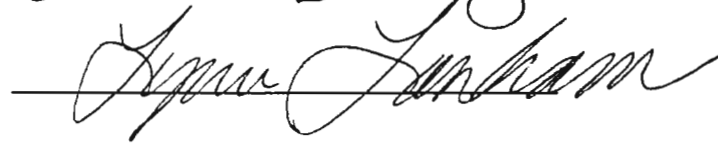
RECOMMENDATION

The Office of Planning has reviewed the Development Plan for conformance with Concept Plan comments of July 21, 2008 and recommends the applicant address the listing above.

Prepared By:



Division Chief:



CM:kma

BALTIMORE COUNTY, MARYLAND

SUBJECT: Development Plan Review Comments
For *April 15, 2009*

DATE: April 6, 2009

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review
Dept. of Permits and Development Mgmt.

PROJECT NAME: RESTORING LIFE INTERNATIONAL CHURCH

P.D.M. NO.: II-745

LOCATION: SW/S WINDSOR MILL ROAD; W OF ROLLING ROAD

DISTRICT: 2C4

We have reviewed the subject plan dated February 26, 2009 and have the following comments.

GENERAL COMMENTS:

The proposed private utilities and roads shall be drawn on County standard lines and shall follow County standards for size, materials and construction details, and shall be submitted to the *Department of Permits and Development Management* for review and approval.

The construction of private utilities shall be inspected by a private inspection firm under the supervision of the *Baltimore County Construction Contracts Administration Division, Department of Public Works*. The construction shall be certified by a Professional Engineer prior to approval for occupancy by the *Department of Permits and Development Management*.

All construction will be accomplished in accordance with Baltimore County Standard Specifications and Details for Construction (*February, 2000, as amended*) and Baltimore City Standard Details.

Security shall be posted prior to the issuance of building permits unless the posting of said security is deferred. The security shall be posted prior to the recording of the plat.

In accordance with *Baltimore County Code, Section 32-4-414*, dredging, filling or construction in any wetland is prohibited.

The Developer shall be responsible for damages to the County's facilities, such as water meters, manholes, curbs and gutters and inlets within his subdivision and for any damages caused by his construction equipment outside of his subdivision. Occupancy permits will be withheld until such damages have been corrected.

The Developer and his engineer shall be responsible for investigating the need for and obtaining the necessary permits for the facilities serving this site that may require a "*Corps of Engineer's Permit*", a "*Water Resources Permit*", a "*Water Quality Certification*", and any other federal or state permits.

The Developer shall not allow any cable television cables to be installed in this subdivision without the required County permits being obtained. Baltimore County will not assume any rights-of-way, easements, or maintenance of any public improvements, where such cables have been installed without a permit until the cables are satisfactorily located.

When an *Irrevocable Letter of Credit* is posted as security and the County's ability to draw on or otherwise call the *Letter of Credit* is negatively impacted for any reason (*bank default, receivership, etc.*), it shall be the sole responsibility of the Developer to obtain a replacement *Letter of Credit* under the same terms and conditions.

Test pits within County roads require a utility cut permit obtained from the *Bureau of Highways and Equipment Maintenance*.

All drawings must be based on the Maryland Coordinate System (MCS) and North American Vertical Datum of 1988 (NAVD88).

All drainage and utility easements containing a sewer or storm drain shall be a minimum of twenty (20) feet wide.

HIGHWAY COMMENTS:

Windsor Mill Road is an existing road, which shall ultimately be improved as a 44-foot street cross section on a 70-foot right-of-way.

The Developer's responsibilities along the existing road frontage of the subdivision shall be as follows:

- a) *The submission of detailed construction drawings to extend a minimum distance of 200 feet beyond the limits of the subdivision or as may be required to establish line and grade.*
- b) *The submission of full cross sections is deemed necessary for design and/or construction purposes. The sections are to be taken at 25-foot intervals and*

are to be shown on standard cross-section paper at 1"=5' horizontal to 1"=5' vertical scale.

- c) The preparation of the right-of-way plat for, and the dedication of, any widening and slope easements at no cost to the County.*
- d) The preparation of the right-of-way plats for any offsite road right-of-way required to make the necessary improvements.*
- e) The grading of the widening and the existing road to the established grade. Where adjacent properties are adversely affected by the improvements, the Developer shall be financially responsible for the necessary repairs to these properties.*
- f) The relocation of any utilities or poles as required by the road improvements.*
- g) The construction of combination curb and gutter in its ultimate location and a maximum of 28.5 feet of paving adjacent thereto along the frontage of the property. The paving thickness shall conform to Baltimore County standards.*

Salem Road is an existing road, which shall be ultimately be improved on a 60-foot right-of-way.

The preparation of the right-of-way plat for, and the dedication of, any widening and slope easements at no cost to the County.

The paving thickness shall conform to Baltimore County standards and requirements.

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

The Developer shall not convey to any railroad or utility company, a right-of-way or easement which enjoys superior rights to those entitled to or to be entitled to Baltimore County by inference of the record plat within a public road right-of-way.

The Developer is responsible for the grading of the widening to the proposed cross section based on the grade of the existing road. Where adjacent properties are adversely affected by the improvements, the Developer shall be financially responsible for the necessary repairs to these properties.

The Developer shall provide an in-fee right-of-way at no cost to Baltimore County to permit County maintenance forces to perform any necessary work in the storm drain

reservation. This right-of-way shall be a minimum of 20 feet wide and shall have a grade less than 10% from the roadway to the reservation.

The entrance locations are subject to approval by the Bureau.

Entrances shall be a minimum of 24 feet and a maximum of 35 feet wide, shall have 10-foot minimum radii curb returns, shall be located a minimum of 15 feet from any property line, and shall be constructed in accordance with Baltimore County standards as the Developer's total responsibility.

Monumental entrances shall consist of two 24-foot lanes divided by a 9-foot median with minimum 25-foot radii curb returns and shall be constructed in accordance with Baltimore County standards for concrete entrances.

Driveways shall be constructed in accordance with Baltimore County standards with depressed curb and 7-inch concrete aprons within the right-of-way.

Ramps shall be provided for physically handicapped persons at all street intersections. The ramps shall have detectable warning areas and shall be constructed in accordance with Standard Details R-36A or R-36B.

Sidewalks are required on both sides of the streets within this subdivision and/or along the frontage of all existing streets including state roads. The walks shall be 5 feet wide and shall be installed to conform to Baltimore County standards.

Screening shall be placed so as to prevent headlights within the parking areas from interfering with the traffic on the adjacent road.

The private roads shall be designed and constructed to the *Department of Public Works'* standards and specifications. The roads shall be inspected and certified to the *Baltimore County Bureau of Engineering and Construction* by the Developer's engineer.

Security must be posted prior to the issuance of a building permit to insure completion of any private improvement. Upon satisfactory completion of the private improvements and certification by a Professional Engineer that said improvements have been constructed in accordance with County standards and specifications, the security will be refunded.

The radii at all intersections shall be a minimum of 25 feet.

STORM DRAINS AND SEDIMENT CONTROL COMMENTS:

Onsite drainage facilities serving only areas within the site are considered private. Therefore, construction and maintenance shall be the Developer's responsibility. However, a drainage area map, scale 1"=200', including all facilities and drainage areas involved, shall be shown on a plan and submitted to Baltimore County for review.

The Developer must provide necessary drainage facilities (*temporary or permanent*) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem that may result due to improper grading or improper installation of drainage facilities will be the full responsibility of the Developer.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of topsoil.

In accordance with *Baltimore County Code, Section 33-5*, a grading plan shall be approved and a *Performance Bond* posted prior to issuance of a grading permit. A sediment control plan is required. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

The Developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road right-of-way following completion of the initial grading of the boxed-out subgrade. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the *Baltimore County Sediment Control Manual*. Minimum acceptable stabilization measures will be as specified in the *Baltimore County Sediment Control Manual* under "*Critical Area Stabilization (With Semi-Permanent Seedings)*". Failure by the Developer to accomplish the stabilization as aforementioned will result in the termination of all processing phases of this development.

In accordance with *Baltimore County Code, Section 32-4-414*, filling within a floodplain is prohibited.

Sediment control provisions will be required for the building permit application and for any grading involved.

WATER AND SANITARY SEWER COMMENTS:

Public water is not available to serve this property. Therefore, private well systems must be provided in conformance with the *Department of Environmental Protection and Resource Management* requirements. A water appropriation permit must be approved prior to signature on the record plat.

Public sewers are not available to serve this property. Therefore, private sewage systems must be provided. Soil tests must be conducted on each lot prior to approval of a record plat in accordance with the *Department of Environmental Protection and Resource Management* requirements.

SITE-SPECIFIC COMMENTS:

Show the 400-foot sight lines.

Developer shall investigate the adequacy of fire protection at the site.

All site runoff must be conveyed to a suitable outfall without imposing an adverse impact on the receiving body of water, water course, wetland, storm drain, channels, and other facilities.

A traffic impact study must be prepared and submitted for review at least two weeks before the Hearing Officer Hearing.

On the street frontage exhibit, show existing and proposed contours and drainage facilities.

This proposal is subject to condition 'B' of the landscape manual requiring 7% of the parking lot area for landscaping and the parking lot must be re-designed to provide sufficient space for tree pits.

Regarding the offsite property along Windsor Mill Road, the developer is responsible for plat preparation, title and appraisal work and for contacting the property owner with a fair-market value offer to buy the right-of-way. If the right-of-way is acquired, the developer is responsible for extending the curb and gutter and sidewalk across that frontage as well as his own frontage. If the property owner refuses a fair-market-value offer, the County will attempt to acquire the property.

A suitable outfall for the gutter flow along Windsor Mill Road must be provided at every end of the curb.

Move the proposed SWM outfall away from the Espy property..

Show existing and proposed street lights.

Show how the southern corner of the parking lot will drain.

Add the Engineer's Certification on Sheet 1 of 5 for the "Suitable Outfall Statement".

* * * * *

DAK:PAM:cab

Attachment

cc: file

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

DEVELOPMENT PLAN COMMENTS

Project Name: Restoring Life International Church
(f.k.a. Kurt L. Miller Property)

Project Location: Windsor Mill Road

Date of Meeting: April 15, 2009

Reviewer(s): John Russo

ENVIRONMENTAL IMPACT REVIEW

- X The following requirements have not been provided and/or approved:
- A Wetlands Delineation Report.
 - A steep slopes and soils analysis.
 - A variance in accordance with Section 33-3-106.
 - An alternatives analysis in accordance with Section 33-3-112.
 - A Forest Stand Delineation.
 - X A Forest Conservation Worksheet (see additional comments).
 - X A Preliminary Forest Conservation Plan (see additional comments).
 - X A Forest Retention Investigation Report (see additional comments).
 - A findings Plan.
- X The Development Plan cannot be approved by EIR until such time as the requirements indicated above have been met.
- X The following corrections must be made to the Development Plan prior to approval:
- X The Forest Buffer and/or Forest Conservation area must be labeled as an Easement or Reservation.

DEVELOPMENT PLAN COMMENTS

Project Name: Restoring Life International Church

Date of Meeting: April 15, 2009

X A Forest Buffer and/or Forest Conservation Access Easement must be provided. The access should be labeled "Baltimore County Access Easement".

X Add the standard Forest Buffer and/or Forest Conservation Easement or Reservation notes.

_____ Show a building setback of 35 feet from the Forest Buffer and/or Forest Conservation area.

X Storm Water Management pond embankments must be at least 15 feet from Forest Buffer and Forest Conservation areas.

_____ Show existing wells, septic systems and underground storage tanks; if there are none, add a note indicating that there are none.

_____ The Forest Buffer/Conservation building setback must be adjusted.

_____ The Development Plan is approved as submitted.

_____ Channels exist onsite that may be regulated by the U.S. Army Corps of Engineers (COE) as Waters of the U.S. in accordance with the recent guidance found in the 2000 Nationwide Permit. These same areas may or may not be regulated by Baltimore County Code. You are advised that COE permits may be required to impact these channels. Based on these refined criteria, the COE can take jurisdiction on projects, including those under construction, and issue stop work orders and/or violation notices.

X The Forest Buffer and/or Forest Conservation area must be recorded as an Easement.

X An Environmental Agreement (EA) must be submitted prior to building or grading permits.

DEVELOPMENT PLAN COMMENTS

Project Name: Restoring Life International Church

Date of Meeting: April 15, 2009

X EIR needs to review the following plans during Phase II:

X Grading and Sediment Control Plans.

X Storm Water Management and Water Quality Plans for:

X Suitable outfall.

_____ Planting Plans.

_____ Final mitigation plans (must be reviewed and approved prior to Grading Plan approval and be included in the Grading Plan.).

_____ Restoration plans.

X Final Forest Conservation Plan.

X Additional Comments:

1. Sections 33-6-108 and 33-6-111 of the Baltimore County Code have not been met by the Forest Retention Investigation Report (FRIR) and associated forest conservation plan (FCP). Furthermore, the FRIR has not demonstrated to the satisfaction of the Department that priority forest has been adequately retained and protected. Specifically, there are no alternate designs that minimize fragmentation and clearing of the priority forest and reduce the footprint of this intense development. A revised Preliminary Forest Conservation Plan (FCP), Forest Conservation Worksheet (FCW), and complete Forest Retention Investigation Report (FRIR) must be submitted to and approved by DEPRM prior to Development Plan approval. The revised FRIR must provide and objectively evaluate alternate layouts that retain additional priority forest in a contiguous fashion.

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

DATE: Memo Date

TO: Dave Lykens, Project Manager, Development Coordination
Department of Environmental Protection & Resource Management

FROM: Clare M. Brunner, R.S., Ground Water Management
Department of Environmental Protection & Resource Management

SUBJECT: Project Name: Restoring Life International Church
Plan Type: Development Plan
Plan Date: 2/26/2009

Ground Water Management has the following comments on the above referenced plan:

Comments	Date Resolved	Reviewer
1. Initial tests have been conducted. Additional tests may be required dependent upon the usage and design of the system		
2. As per the letter sent to Mr. Patrick Dunnigan on 3/17/2009, a revised plan showing all approved tests and revised setbacks and the three layouts for this system is required for our review. To date we have not received this information.(copy of letter attached)		
3. After the revised plan is received, this office will proceed with a meeting with the Maryland Department of the Environment, to jointly review and approve the plan.		
4. A Ground Water Discharge Permit may be required by the Maryland Department of the Environment		

The Ground Water Management Section does not recommend that this project be approved at this time

Note: Please include a revision date on all revised plans submitted.

Restoring Life International Church, Windsor Mill Rd, DPC,GWM,4-13-2009

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

DEVELOPMENT PLAN COMMENTS

Project Name: Restoring Life International Church
Project Location: SW/S Windsor Mill Rd W Rolling Rd
Date of Meeting: 4/15/2009
Reviewer(s): W.S. Lippincott III

AGRICULTURAL PRESERVATION

This project proposes to utilize more than 10% impervious surfaces in an RC 6 zone. The comment for this variance was to oppose the request. The reason is that the limit on impervious is to best protect the water quality and land resources of the rural lands of the county.

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DEVELOPMENT PLAN CONFERENCE

Project I.D. #D920926

Restoring Life International Church
SW/S Windsor Mill Road. W of Rolling Road
4/15/09; 9AM

STORM WATER MANAGEMENT COMMENTS:

Note: Comments are advisory in nature and may or may not be applicable to this project. More specific comments will be provided with review of the Development Plan.

1. The Storm Water Management Act:

- A. The Developer is responsible for addressing the requirements of the Baltimore County Code, Title 14, Article V.
- B. Provisions for exemptions, waivers and variances for Storm Water Management (SWM) are described in this document. Exemptions, waivers and variances should be applied for and granted (or denied) by the County before Development Plan approval is given.
- C. Conditions for recording plats and granting grading and building permits as related to SWM are also described in this document. The developer is advised to be aware of these conditions and include them in planning the project to avoid unnecessary delays to construction.

2. General Engineering Requirements:

- A. Water quality storage volume (WQ_v), Recharge storage volume (Re_v) and Channel protection volume (Cp_v) are normally required. If the development is in certain designated inter-jurisdictional watersheds or, if deemed necessary by Baltimore County, extreme flood protection (Q_f) or 100 year peak management may also be required.
- B. Please refer to the 2000 Maryland Stormwater Design Manual, Volumes I & II for general design criteria. Hydrology shall be in accordance with the June 1986 version of TR-55.
- C. The developer is responsible for addressing all applicable requirements of agencies whether within or outside of Baltimore County having jurisdiction over water quality, streams or wetlands.
- D. Stormwater management Best Management Practices (BMP's) are also subject to review and approval by the Baltimore County Soil Conservation District.
- E. Stormwater management BMP's which either outfall to a Baltimore County storm drain system or for which a public road will serve as a pond embankment will be reviewed and approved concurrently by the Department of Public Works and the Department of Environmental Protection and Resource Management.

DEVELOPMENT PLAN CONFERENCE
Project I.D. #D920926
Restoring Life International Church

- F. Site design must maintain, to the extent possible, predevelopment drainage patterns and characteristics. Diversion of drainage is discouraged and DEPRM reserves the right to prohibit drainage diversions it finds detrimental.
- G. Refer to Chapter 5.0 Stormwater Credits for environmentally sensitive designs. Use of these credits shall be documented at the initial (concept) design stage, documented with submission of final grading and verified with an As-Built Certification for grading

3. Maintenance Requirements:

- A. Stormwater management facilities may be maintained by Baltimore County if the following conditions are met, subject to approval of the Department of Environmental Protection and Resource Management:
 - (1) Residential subdivision in which all lots are for sale in fee.
 - (2) All requirements for public facilities given in the Baltimore County Department of Public Works Design Manual are met.
 - (3) Stormwater management facilities are enclosed in a reservation shown on the record plat to allow the facility to be deeded in-fee to Baltimore County.
- B. Private maintenance of SWM BMP's is acceptable. Before a SWM permit security may be released, a Deed of Declaration and Easement must be executed by the developer guaranteeing maintenance of and County access to all private SWM BMP's. Stormwater management BMP's in residential subdivisions to be maintained privately by a Homeowners Association shall be designed according to the requirements for public facilities.

4. Guidelines for Development Plan Approval:

- A. Show type, size and location of all Best Management Practices (BMP) on the Development Plan. Preliminary unified stormwater sizing criteria should be provided to verify that the SWM area(s) on the plan are adequate.
- B. Show that all outfalls from BMP facilities and bypass areas are "suitable" as defined by the Baltimore County Department of Public Works and the Department of Environmental Protection and Resource Management.
- C. Show that the BMP facilities do not create a hazard. An example of a hazard would be an embankment dam located so that in the event of a breach failure, downstream life or property is endangered.
- D. List on Development Plan any waiver or variance and give date of approval by Baltimore County.

DEVELOPMENT PLAN CONFERENCE
Project I.D. #D920926
Restoring Life International Church

5. Site - Specific Comments:

In addition to the above, the project has been given a brief review by DEPRM's Stormwater Management Section and a set of specific comments has been generated. The Developer is responsible for addressing the following site-specific comments:

- A. Refer to the preceding pages for general requirements.
- B. Water quality volume (WQ_v), Recharge storage volume (Re_v), and Channel protection volume (Cp_v) are required.
- C. All site runoff must be conveyed to a suitable outfall without adversely affecting the receiving wetland, watercourse, waterbody, storm drain or adjacent property.
- D. Provide BMP volume computations, stormwater credits and drainage area maps (including any by-pass areas) at least four weeks prior to Development Plan Conference date. Include plans showing the areas needed for BMP's, as dictated by the MDE design manual. SWM areas should provide separate sections for pre-treatment, WQ_v and quantity management, as required.
- E. Building and grading permits will not be issued until BMP plans are approved.
- F. This project is subject to the new stormwater management requirements that Baltimore County adopted on July 2, 2001.
- G. BMP sizing and stormwater credit computations must be referenced to the 2000 Maryland Stormwater Design Manual by page and section.
- H. Chain link fence, meeting current County Standards, shall be used on all stormwater management facilities in residential developments that require chain fencing. Fence construction shall be in accordance with State Highway Administration Standard Details 690.01 and 690.02 and Maryland State Highway Administration Standard Specifications for Construction and Material Section 914.
- I. 3:1 Interior slopes are required for all proposed stormwater management facilities.
- J. This project does not meet Baltimore County Code Development Plan requirements at this time.

Chuck Davis


Date 4/15/09

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: April 6, 2009

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

ATTN: Colleen Kelly

FROM: William A. Miner, Review Appraiser 
PDM, Bureau of Land Acquisition

SUBJECT: Restoring Life International Church
PDM # 02-745
SW/S Windsor Mill Rd. W Rolling Road
District: 2c4

A review of the Concept Plan for the above referenced project results in the following comments. These comments are advisory in nature and should be utilized in the preparation of a "package" for the acquisition of rights of way required for this project.

1. Offsite rights of way must be acquired prior to record plat approval.
2. Access easements, approved by DEPRM, should be shown for any storm water management facilities, forest buffers, etc.
3. If offsite sight line easements are necessary per Development Plan Review's comments, the developer will be required to obtain these easements prior to record plat approval.
4. On the development plan, please identify and label all existing and proposed drainage and utility easements, highway widenings and slope easements, greenways and open space areas. Please clearly indicate whether or not the above are to be dedicated to Baltimore County. Please delineate and label required dedications for highway purposes as "Highway Widening Area," and not as "Future" regardless of whether or not highway improvements will actually be required as part of the development.
5. Label and provide dimensions for any private easement and/or right of way that exist on the property. In addition, please provide the Bureau of Land Acquisition with a copy of the deed that created the private right of way or easement. Such information should be provided along with the next revision to the plan.
6. Additional site specific comments
 - a. Clearly delineate the existing right of way of Windsor Mill Road and Salem Road and label them with deed references; plat numbers and/or RW numbers as applicable. Show any required widening's thereof and label as "Highway Widening Area".
7. Comments generated by meeting:

Restoring Life International Church
PDM # 02-745

The following list can be used as a preliminary guide for the instruments that may need to be submitted to Baltimore County along with any other necessary conveyances after the Hearing Officer's and record plat approvals. Examples of the following certification and documents can be found in the 2007 Right-of-Way Manual at the following web address: <http://resources.baltimorecountymd.gov/Documents/Permits/Land%20Acq/rightofway.pdf>

- ATTORNEY TITLE CERTIFICATION and ATTORNEY DEED CERTIFICATION**
- or if the title work and deed are prepared by the same attorney: an ATTORNEY CERTIFICATION**
- ENGINEER CERTIFICATION**
- Doc. A: Deed of Easement and Agreement, (DRAINAGE and UTILITY EASEMENT)**
- Doc. B: DEED of CONSERVANCY AREA EASEMENT w/ RW drawing**
- Doc. B1: DEED of CONSERVANCY AREA EASEMENT off Record Plat**
- Doc. C: DEED of DECLARATION and EASEMENT (STORMWATER EASEMENT w/ metes and bounds)**
- Doc. D: DEED of DECLARATION and EASEMENT (STORMWATER EASEMENT w/ RW plat)**
- Doc. E: COUNTY DEED, (fee simple GREENWAY DEED w/ RW drawing)**
- Doc. F: CHESAPEAKE BAY CRITICAL AREA DECLARATION of PROTECTIVE COVENANTS, CONDITIONS and RESTRICTIONS off Record plat**
- Doc. G: CHESAPEAKE BAY CRITICAL AREA DECLARATION of PROTECTIVE COVENANTS, CONDITIONS and RESTRICTIONS w/ RW drawing**
- Doc. H: FOREST CONSERVATION DECLARATION of PROTECTIVE COVENANTS, CONDITIONS and RESTRICTIONS (FOREST CONSERVATION EASEMENT w/ RW drawing)**
- Doc. I: FOREST CONSERVATION DECLARATION of PROTECTIVE COVENANTS, CONDITIONS and RESTRICTIONS (FOREST CONSERVATION EASEMENT off Record plat)**
- Doc. J: DECLARATION of PROTECTIVE COVENANTS, CONDITIONS and RESTRICTIONS (FOREST BUFFER EASEMENT w/ RW drawing)**
- Doc. K: DECLARATION of PROTECTIVE COVENANTS, CONDITIONS and RESTRICTIONS (FOREST BUFFER EASEMENT off Record plat)**
- Doc. L: FOREST BUFFER and FOREST CONSERVATION DECLARATION of PROTECTIVE COVENANTS, CONDITIONS and RESTRICTIONS, (FB/FC EASEMENT w/ RW drawing)**
- Doc. M: FOREST BUFFER and FOREST CONSERVATION DECLARATION of PROTECTIVE COVENANTS, CONDITIONS and RESTRICTIONS (FB/FC EASEMENT off Record plat)**
- Doc. N: DEED of EASEMENT (FLOODPLAIN ENCROACHMENT EASEMENT w/ RW drawing)**
- Doc. O: DEED {FEE SIMPLE for Local Open Space, Floodplain Reservation, Stormwater Management Reservation.} Please note: If this instrument is for a SWM Reservation conveyance it cannot be submitted until DEPRM's final inspection and approval after the required one-year maintenance period.**
- Doc. P: DEED (FEE SIMPLE FOREST BUFFER RESERVATION off Record plat)**
- Doc. P2: DEED (FEE SIMPLE FOREST CONSERVATION RESERVATION off Record plat)**
- Doc. Q: COUNTY HIGHWAY DEED (FEE SIMPLE DEED w/ RW drawing)**
- Doc. R: COUNTY HIGHWAY DEED (FEE SIMPLE DEED off Record plat)**
- Doc. S: DEED of EASEMENT (REVERTIBLE SLOPE EASEMENT w/ RW drawing)**
- Doc. T: DEED of EASEMENT (TEMPORARY EASEMENT w/ RW drawing)**
- Doc. U: SIGHT LINE EASEMENT**
- Doc. V: PERPETUAL WETLANDS MITIGATION EASEMENT w/ RW drawing**
- Doc. W: DEED of EASEMENT and AGREEMENT ACCESS EASEMENT**
- JOINDER BY TRUSTEES/MORTGAGEE (for easement conveyances)**

These requirements are subject to change and apply to the plan as it exists on the above-referenced date. The property owner and/or their attorney remain responsible for submittal of the correct instruments and for recording all partial releases.

The instruments and certifications should be submitted as a **complete package along with the "CHECKLIST FOR DEED PACKAGES"** to the following address:

Baltimore County Bureau of Land Acquisition
Attn: LaChelle Imwiko
111 West Chesapeake Avenue, Room 319
Towson, MD 21204
410-887-3253

BALTIMORE COUNTY, MARYLAND

SUBJECT: DEVELOPMENT PLAN COMMENTS
FROM: PDM - ZONING REVIEW

DPC DATE: 4/15/2009
9:00 a.m., Room 123
NUMBER 02-745

PROJECT NAME: **RESTORING LIFE INTERNATIONAL CHURCH**

PLAN DATE: 2/26/2009

LOCATION: SW/S Windsor Mill Rd

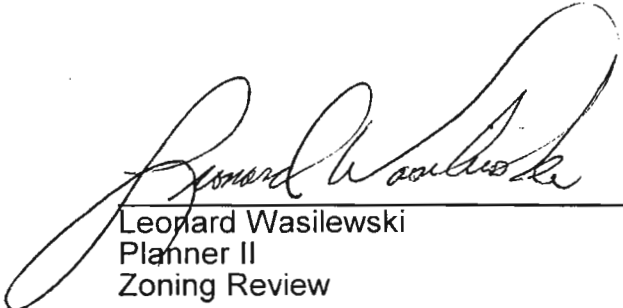
DISTRICT: 2C4

PROPOSAL: 2,500-seat assembly Church Building

ZONING: RC-6/DR3.5

Final zoning approval is contingent first upon all plan comments being addressed on the development plan; secondly upon the final resolution of all comments, and the inclusion of the blue commercial checklist information being included on the building permit site plans.

1. Special Exception is required for having more that 10% impervious area including; structure, paving and parking. Special Exception to be held at the same time as H.O.H.
2. Location: Add street address (when acquired) and name of adjoining street(s) and distance from property corner to the nearest intersecting public street centerline.
3. Dimensions, Setbacks: Dimensions of buildings and all setbacks from all property lines.
5. Show typical parking layout 8.5'x 18'.
6. Provide a note on the plan for Paving (type and extent), and Striping.
7. Show Curbing: Or anchored wheel stops must be provided around every parking lot. The curb or wheel stop must be set back appropriately so as not to allow any portion of a parked vehicle to interfere with the required landscaping and screening.
8. Comply with RTA requirements or apply for a Special Hearing.
9. Add final zoning order as an insert to the Final Development Plan.



Leonard Wasilewski
Planner II
Zoning Review

DPC
LW/02-745



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

To: Linda Blackmon

April 6, 2009

From: Lt. Roland Bosley Jr.

Subject: DPC

Project: Restoring Life International Church

PDM: 02-745

Location: Windsor Mill Road

Comments:

5. If the proposed buildings(s) require the installation of a "**fire alarm system**", the design package as presented with the building plans at the time of building permit application, shall be certified by a Maryland registered: Nicet engineer level 3 or 4 / or fire protection engineer, stating that the fire alarm system complies with all applicable codes: i.e.: NFPA 70, NFPA 72, NFPA 101, Building Code; Baltimore County Bill 167-93, and the Baltimore County Fire Prevention Code; Baltimore County Bill 36-07.
23. All **fire hydrant spacing** shall be in accordance with the Baltimore County Standard Design Manual, sec 2.4.4, fire hydrants.
24. **Fire mains** shall be a minimum of 8 inches diameter.



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

30. This **commercial property** may be required to have a **rural water supply** meeting the specifications of NFPA 1142. Be advised the quantity of water must be capable of meeting the demands of fire ground operation and the sprinkler system.

* Needed if no public water is available. Hydrants and water lines not shown on plans.



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

Residential Rural Water Requirements
See Balto. Co. Fire Code 7-5.6

All new developments of ten (10) building lots or more and existing developments that expand by adding ten (10) building lots or more that are not served by a municipal water supply will have provisions for a water source which is capable of supplying fire fighting operations with a four hundred (400) gallons per minute water supply for a time period of thirty (30) minutes. The water source shall be accessible and available for fire fighting operations throughout the entire year.

The water source must be **accessible by road** within two thousand (2,000) feet of all developed lots. If a water source which is located on an adjoining development or property will be utilized to satisfy this requirement, an easement agreement with the owner of that property which states that the planned development may use the water source to comply with this requirement must be obtained and filed with the Fire Marshal prior to approval of the plan.

Fire suppression water supplies and roadways capable of supporting 65,000 lbs. on two axles shall be available for use when the first house is under roof.

A suitable water source available 12 months of the year and meeting all requirements, must be approved by the Chief of the Baltimore County Fire Department or his/her Designee. The source should be HOA owned and maintained and may consist of:

- a pond or stream accessed via drafting hydrant
- a cistern
- an underground fiberglass tank
- a drafting hydrant served by a suitable water source
- a dry standpipe served by a suitable water source

Houses within the development that are protected by a sprinkler system complying with NFPA 13D will be exempt from the above requirement.

03/03



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

State Highway
Administration

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

Maryland Department of Transportation

RECEIVED
Morris & Ritchie Associates, Inc

April 15, 2009

APR 21 2009

Mr. Donald T. Rascoe,
Deputy Director
Department of Permits and
Development Management
County Office Building
Room 105
Towson, Maryland 21204

RE: Baltimore County
Development Plan
Restoring Life International Church
PDM No. 02-745
Windsor Mill Road south west side
west of Rolling Road

Attn.: Ms. Colleen Kelly

Dear Mr. Rascoe:

Thank you for the opportunity to review the development plan for the Restoring Life International Church located in Woodlawn, Maryland, which was received on March 31st. We understand that this plan illustrates a proposal to construct a 2,704 seat building for religious assembly and surface parking for 831 vehicles as well as infra-structure improvements on a 30.81 acre site.

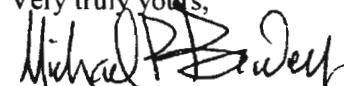
We have completed a review of the development plan. Based on available information the following comments are offered:

- The subject property is located along the south side of Windsor Mill Road. Our State Highway Location Reference indicates that Windsor Mill Road is owned and maintained by the County.
- The number of trips occurring at full build of this development does not appear to have the potential to negatively impact the State road network.
- Access to the property is subject to the rules and regulations of Baltimore County. We recommend coordination with the appropriate County agency authorized to permit work within the public right-of-way.

In conclusion – The State Highway Administration has no objection to Restoring Life International Church PDM No. 02-745 development plan approval

If you have any questions regarding our comments feel free to contact Michael Bailey at 410-545-55593 or call our toll free number in Maryland only 1-800-876-4742 extension 5593. Also, you may E-mail Mr. Bailey at (m Bailey@sha.state.md.us).

Very truly yours,

For 
Steven D. Foster, Chief
Engineering Access Permits
Division



My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

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

Mr. Donald T. Rascoe

April 15, 2009

Page 2

SDF/mb

Cc: Mr. Dennis A. Kennedy, Supervisor, Bureau of Development Plan Review, Baltimore County

Ms. Erin Kuhn, ADE Traffic, SHA

Mr. Lamont Jackson, Owner, Rock International Church

Mr. David Malkowski, District Engineer, SHA

Mr. Tom Wolfe, RLA, Engineer, Morris Ritchie & Associates, Inc.