

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, George W. Helfrich, legal owner, of the property, situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 255-1 (Bill 85) & 238-1 To Permit a Front Yard Setback of 12', instead of the required 25' from the property line.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

Practical difficulty due to the existing topography of site. Existing slopes of 45' leave very little of the site developable unless a front yard setback can be obtained to develop that portion of the site which has compatible grades to Cromwell Bridge Road.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser: George W. Helfrich
Address: 2516 Maryland Avenue

Protestant's Attorney: George W. Helfrich
Address: 2516 Maryland Avenue

ORDERED By The Zoning Commissioner of Baltimore County, this 8th day

of April, 1969, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 14th day of May, 1969, at 1:00 o'clock

Zoning Commissioner of Baltimore County

(over)



MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 30-82-0000

DESCRIPTION

3.0 ACRE PARCEL, SOUTH SIDE OF CROMWELL BRIDGE ROAD, WEST OF GLENEAGLES COURT, NINTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR FRONT YARD VARIANCE.

Beginning for the same at a point on the south side of Cromwell Bridge Road, seventy feet wide, at the distance of 872.00 feet, as measured westerly along said south side of Cromwell Bridge Road from its intersection with the southerly prolongation of the center line of Gleneagles Court (formerly Mine Court), sixty feet wide, running thence binding on the south side of said Cromwell Bridge Road, two courses: (1) westerly, by a curve to the right with the radius of 1235.00 feet, the distance of 640.55 feet, and (2) N 80° 43' 00" W - 24.51 feet, thence along the northwest line of the ten foot right-of-way and easement referred to in the deed of easement from Crown Cork & Seal Company, Inc. to Henry A. Mylander, Trustee, and others, dated February 6, 1959 and recorded among the Land Records of Baltimore County in Liber W. J. R. 3519, page 269, and along a part of the fourth line of Baltimore County zoning description 9-M-R-1, (3) S 28° 34' 52" W - 205 feet, more or less, thence (4) S 71° 05' 24" E - 84 feet, more or less, thence along the center line of

Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Developments ■ Planning ■ Reports

Leader: Matz, P. E.
John C. Childs, P. E.
Associate:
George W. Helfrich, P. E.
Robert W. Carlson, P. E.
Edward M. Glavin, P. E.
Norman F. Harman, P. E.
Paul Lee, P. E.
Paul S. Sorenson



MATZ, CHILDS & ASSOCIATES, INC.

the abandoned right-of-way of the Maryland and Pennsylvania Railroad Company three courses: (5) S 82° 00' 14" E - 2.34 feet, more or less, (6) easterly, by a curve to the left with the radius of 955.37 feet, the distance of 369.61 feet, and (7) easterly, by a curve to the left with the radius of 5729.65 feet, the distance of 335.17 feet, and thence (8) S 08° 06' 16" W - 153.13 feet to the place of beginning.

Containing 3.0 acres of land, more or less.

HGW:bkg J.O. #69002 March 11, 1969



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 2, 1969

FROM: George E. Gervilly, Director of Planning

SUBJECT: Petition 69-248-A, Variance to permit a front yard of 12 feet instead of the required 25 feet from the property line. South side of Cromwell Bridge Road 872 feet west of Gleneagles Court. George W. Helfrich, Petitioners.

9th District

HEARING: Wednesday, May 14, 1969 (1:00 P.M.)

The Planning staff voices no adverse comment regarding the variances being requested noting that topographic and dimensional features of the subject tract do cause problems in developing it within its industrial zoning context. If granted, the granting should be conditioned upon approval of site plans by the appropriate County agencies.

GEG:ms

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

April 22, 1969

COUNTY OFFICE BUILDING
111 W. CHATELAIN AVE.
TOWSON, MD. 21204
44-3000

GEORGE E. GERVILLY
DIRECTOR
JOHN G. ROSE
ZONING COMMISSIONER

Mr. George W. Helfrich
2516 Maryland Avenue
Baltimore, Maryland 21218

Re: Type of Hearing: Variance for Front Yard Setback
Location: S/S Cromwell Br. Rd.
150' ± E. of Beaverbank Cir.
9th District
Petitioner: George W. Helfrich
Committee Meeting of April 8, 1969
Item 239

Dear Sirs:

The enclosed departmental comments have been compiled at the direction of the County Administrative Officer. Their purpose is to make the Zoning Commissioner aware of any development problems or conflicts resulting from the petitioner's proposed development plan.

These comments represent facts and data assembled by qualified County employees and subsequently approved by their department heads. These are materials for consideration by the Zoning Commissioner and can be expected to have a great bearing on his decisions.

Sincerely yours,

James S. Allen
JAMES S. ALLEN
Zoning Supervisor

JED:JD
Enc.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 22, 1969

COUNTY OFFICE BUILDING
111 W. CHATELAIN AVE.
TOWSON, MARYLAND 21204

Mr. George W. Helfrich
2516 Maryland Avenue
Baltimore, Maryland 21218

MEMBERS
BUREAU OF ENGINEERING
BUREAU OF TRAFFIC ENGINEERING
STATE BOARD COMMISSIONER
BUREAU OF FIRE PREVENTION
HEALTH DEPARTMENT
PLANNING DEPARTMENT
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

Re: Type of Hearing: Variance for Front Yard Setback
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150' ± E. of Beaverbank Cir.
9th District
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Dear Sirs:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property at the present time is unimproved with the property to the east being improved with a research center. To the west is additional property owned by the petitioner which is vacant. To the north it is improved with several office buildings and dwellings, 10 to 15 years in age, in good repair. Along the rear portion of the property, or to the south, a Gas & Electric transmission line is constructed in the old bed of the "Pa and Pa" Railroad. Cromwell Bridge Road at the present time is not improved as far as curb and gutter are concerned.

BUREAU OF ENGINEERING:

Highways:

Access to this site shall be from Cromwell Bridge Road, an existing road which shall ultimately be improved with a 42 ft. combination curb and gutter and macadam paving cross-section on a 20 ft. right-of-way.

Storm Drains:

The Applicant must provide necessary drainage facilities.

Mr. George W. Helfrich
2516 Maryland Avenue
Baltimore, Maryland 21218
Item 239

April 22, 1969

Storm Drains (Continued)

(temporary or otherwise) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or other drainage facilities, would be the full responsibility of the Applicant.

Sediment Control:

Development of this property through striping, 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 top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Sanitary:

Public sanitary sewer will be available to serve this property when the proposed 8" public sanitary sewer, shown on Baltimore County Bureau of Engineering Drawing 604-447, A-10 is constructed. However, it shall be necessary for the Applicant to extend the proposed 8" public sanitary sewer along the frontage of the subject site.

The Applicant is responsible for any deficit to be incurred by the construction, under County contract and inspection, of the public sanitary sewerage required to serve this property. He is responsible for the preparation and cost of construction drawings and right-of-way plats required.

The Applicant is cautioned as to the disposal of industrial wastes. Wastes detrimental to the public sewer system, or to the functioning of the sewage pumping stations and/or treatment plants, shall be treated or disposed of as found necessary and directed by the Administrative Authority or other authority having jurisdiction.

Water:

Public water supply is available to serve this property.

PROJECT PLANNING DIVISION:

Prior to the granting of any building permits for this property, a plat must be recorded.

- Page 3 -

Mr. George W. Helfrich
2516 Maryland Avenue
Baltimore, Maryland 21218
Item 239

April 22, 1969

BUREAU OF TRAFFIC ENGINEERING:

Review of the subject petition indicates no major traffic problems due to these variances.

HEALTH DEPARTMENT:

Public water is available and public sewer is proposed.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

BUILDING ENGINEERS OFFICE:

Must meet all requirements of the Baltimore County Building Code.

FIRE DEPARTMENT:

Owner must comply to all Fire Department requirements when plans are submitted for approval.

BOARD OF EDUCATION:

No bearing on student population.

ZONING ADMINISTRATION DIVISION:

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Oliver L. Myers
OLIVER L. MYERS, Chairman

OLM:JD
Enc.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#59-248-B

District: 9N Date of Posting: April 23-69
Posted for: George M. Halfrich
Petitioner: George M. Halfrich
Location of property: 2.5 ft. of Baltimore Bridge Rd. S. 722' W. of
Chenango Church
Location of Sign: 1. Trunk Road, S. 722' W. of Chenango Church
Remarks: _____
Posted by: Muel H. Kier Date of return: April 30-69

Mr. George M. Halfrich
2846 Maryland Avenue
Baltimore, Md. 21218
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this

____ day of _____ 1969.

Petitioner: George M. Halfrich
Petitioner's Attorney: _____

John S. Meyer
Zoning Commissioner

Reviewed by: John S. Meyer
Advisory Committee

TELEPHONE 823-3000 EXT. 287

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 62209
DATE: May 12, 1969

TO: Reitz, Childs & Associates, Inc.
1820 Cromwell Bridge Road
Baltimore, Md. 21202

Billing Dept. of Baltimore County

RETURN THIS PORTION WITH YOUR REMITTANCE

QUANTITY	AMOUNT TO ACCOUNT FOR	DETAILS ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
1	\$4.52	Advertising and posting of property for George M. Halfrich #59-248-B	\$4.52

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

PETITION FOR VARIANCE
IN DISTRICT 9N
LOCATION: South side of
Cromwell Bridge Road 872 feet
west of Chenango Church.
CITY & TOWSON, MARYLAND
Map No. 100-100-100-100
County Office Building, 111 W.
Chesapeake Avenue
Towson, Maryland

The Zoning Commissioner of
Baltimore County is hereby
issuing this Certificate of
Variance for the use and
location of the property as
shown on the map.

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THE TOWSON TIMES

TOWSON, MD. 21204 April 28, 1969

THIS IS TO CERTIFY, that the annexed advertisement of
John W. Pusey, Zoning Commissioner of
Baltimore County
was inserted in THE TOWSON TIMES, a weekly newspaper published in
Baltimore County, Maryland, once a week for ONE XXXXXX
week before the 28th day of April, 1969, that is to say, the same
was inserted in the issue of April 24, 1969.

STROMBERG PUBLICATIONS, Inc.

By: John Meyer

PETITION FOR VARIANCE
IN DISTRICT 9N
LOCATION: South side of
Cromwell Bridge Road 872 feet
west of Chenango Church.
CITY & TOWSON, MARYLAND
Map No. 100-100-100-100
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Chesapeake Avenue
Towson, Maryland

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CERTIFICATE OF PUBLICATION

TOWSON, MD. APR. 28, 1969 19...

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., once in each
of _____ days before the _____ day of _____, 1969, the said publication
appearing on the _____ day of April
1969.

THE JEFFERSONIAN,
John S. Meyer
Manager.

Cost of Advertisement, \$_____

TELEPHONE 823-3000 EXT. 287

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 62168
DATE: April 21, 1969

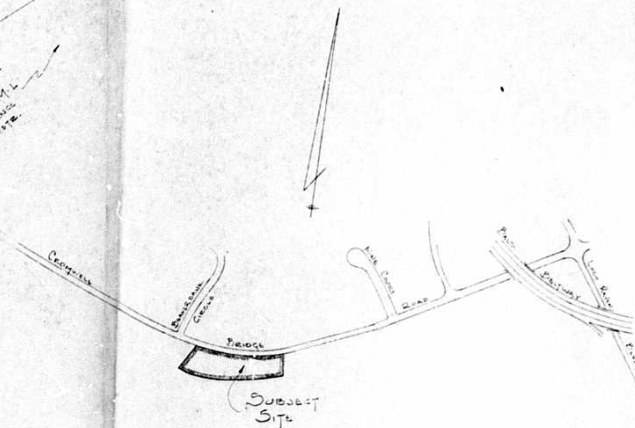
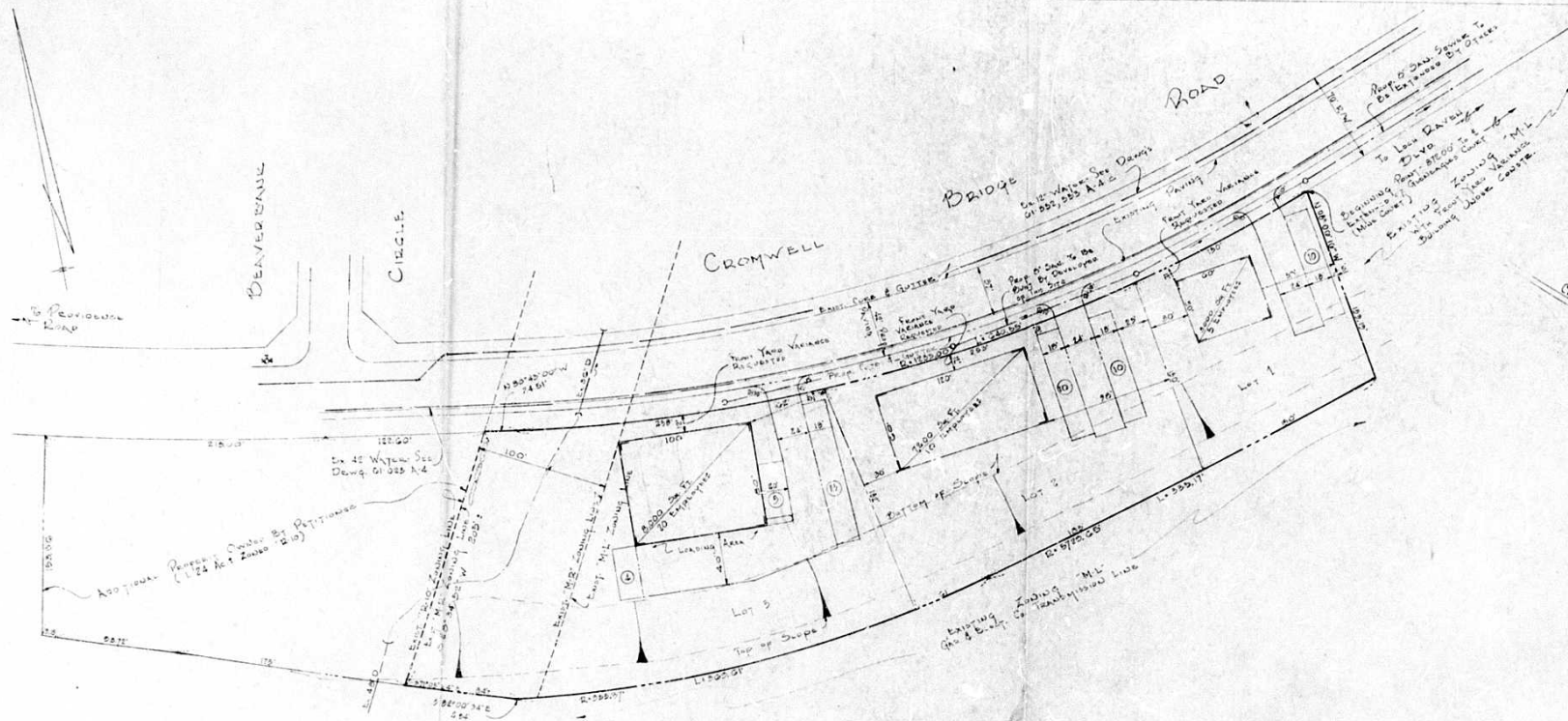
TO: Reitz, Childs & Associates, Inc.
1820 Cromwell Bridge Road
Baltimore, Md. 21202

Billing Dept. of Baltimore County

RETURN THIS PORTION WITH YOUR REMITTANCE

QUANTITY	AMOUNT TO ACCOUNT FOR	DETAILS ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
1	\$4.52	Petition for Variance for George Halfrich #59-248-B	\$4.52

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204



OFF STREET PARKING	IN ST. PARKING	TOTAL
1	2	3
2	10	12
3	20	23

GENERAL NOTES

1. Total Area of Tract Owned By Petitioner Equals 4.24 Acres
2. Area of Property Requesting Variance Equals 3.0 Acres
3. Existing Zoning of Property "R10, M1, & M2"
4. Existing Use of Property "No Use"
5. Proposed Zoning of Property "R10" (Not To Be Developed At This Time)
6. Proposed Use of Property "Warehouse Use"
7. Petitioner is requesting a variance to Section 250.1 (Ch. 25) & 250.1 of the Zoning Regulations (Front Yard) to Permit A 12' Setback Instead of the Required 25'

PLAT TO ACCOMPANY PETITION
FOR
FRONT YARD VARIANCE
VICINITY

CROMWELL BRIDGE RD & BEAVERBANK CIRCLE
Election District 2 Baltimore County, Md.
Scale: 1"=50'

March 12, 1968



GENERAL NOTES

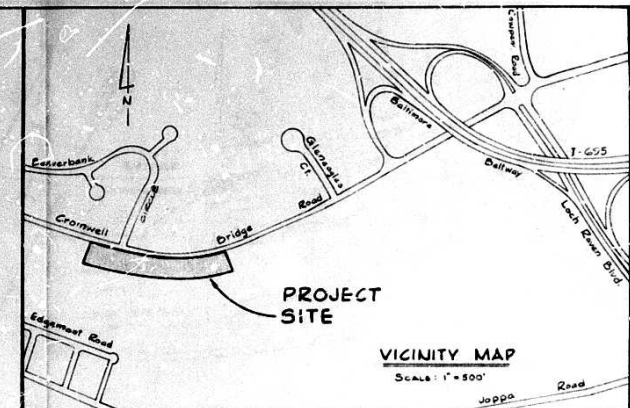
- The Contractor Shall Impact The Project Site To Determine Any Traces, Existing Paving, Structures, etc. That Are To Be Removed Prior To Placing A Fill On Such Items.
- The Contractor Shall Clear The Project Site Of All Trees, Existing Paving Structures, etc. That May Interfere With New Construction, Before Starting Any Construction.
- Available Material Shall Be Used As Fill And All Fill Areas Shall Be Graded To A Minimum Degree Of Compaction Of 95% OF THE Dry Unit Weight As Determined By A.S.T.M. D-698 Standards Or As Specified By The State Engineer.
- The Location Of Existing Utilities, As Shown On This Plan Are Approximate Only And The Contractor Should Locate And Identify All Utilities To His Own Satisfaction Prior To Starting Any Construction.
- Indicates Standard Concrete Curb/Gutter.
- Indicates Retaining Wall.
- All Construction On Site Shall Be In Accordance With Baltimore Standard Specifications & Details For Construction.
- All Disturbed Areas, Not Being Paved Or Enclosed Building C-Storage, Shall Be Stabilized In Accordance With The Approved Erosion Control Plans Or Landscaped As Specified By The Owner Or Architect.
- The Paving Section Shall Be As Specified By The State Engineer.
- Any Changes To Off-Site Right Of Way, Public Roads Or Adjacent Properties Shall Be Reported Immediately At The Contractor's Expense.
- The Contractor Is To Maintain A Two Foot Minimum Bench Behind All Property Curb/Gutter In Fill Areas.
- The Contractor Shall Notify The Gas & Electric Company And The C&P Telephone Company 5 days Prior To Starting Work Shown On These Plans By Calling Collect Area Utility At 1-555-0100.
- All Proposed Paving And Curb/Gutter Shall Meet Existing Paving And Curb/Gutter For Line & Grade.
- Indicates Parking Space Reserved For Handicapped.
- For Details Of Curb And Slopes For Handicapped, See The Maryland Building Code For The Handicapped And Apply To Use Baltimore Code R-30.
- All Concrete Works, Walls And Earth Shall Be As Specified By The Architect.

BLDG. AREA TABULATION

FIRST FLOOR	=	2868 S.F.
SECOND FLOOR	=	10,045 S.F.
THIRD FLOOR	=	10,063 S.F.
TOTAL	=	32,976 S.F.

SITE DATA

TOTAL AREA OF TRACT = 4.153 AC.
 EXISTING ZONING = ML-1M, MR-1M, & OR-3.5
 NOTE: ALL CONSTRUCTION BEING PERFORMED IN ML-1M ZONE
 TOTAL FLOOR AREA = 32,976 S.F.
 PROPOSED USE = OFFICE
 PARKING REQUIRED = 74 P.S. (71 @ 8'x12' MIN. 3 @ 12'x18' HOCP)
 PARKING PROVIDED = 80 P.S. (76 @ 8'x12' MIN. 4 @ 12'x18' HOCP)



VICINITY MAP

Scale: 1" = 500'

BENCH MARK: - BALTO. CO. HUB # 11145 ELEV. 353.50'
 DESCRIPTION: GALV. SAWN IN W.C. ON S.W. SIDE OF CROMWELL BRIDGE ROAD 125' N.E. OF SHENKES COURT 1.3' N. OF S. EDGE OF W.C.

DEPRESSED CURB DETAIL

NOT TO SCALE

NOTE: ALL PUBLIC ROAD & PUBLIC UTILITIES IMPROVEMENTS ALONG CROMWELL BRIDGE RD. ADJACENT THIS PROJECT SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH BALTO. CO. CONSTRUCTION DWG'S. FOR THIS SITE

NOTE: MINIMUM BLDG. RESTRICTION LINE = 12' IN ACCORDANCE WITH ZONING VARIANCE CASE NO. 61-248-A DATED MAY 23, 1969

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: *[Signature]*
 DATE: 2/26/81
 BY: *[Signature]*
 DATE: 6-24-81
 69-248-A
 1-165-B)

SEE LOCATION ON MAP FOR COMPLETE OUTLINE BEARINGS, DISTANCES, & ADJOINING PROPERTY OWNERS.

BANKERS TRUST CO
 4126/134

PLAN

Scale: 1" = 30'

NOTE: STORM WATER MANAGEMENT FOR THIS SITE HAS BEEN WAIVED.

GEORGE WILLIAM STEPHENS JR. AND ASSOCIATES INC.
 ENGINEERS
 303 ALLEGHENY AVE. TOWSON, MD. 21204

CHARLES E. FICK REG. NO. DATE

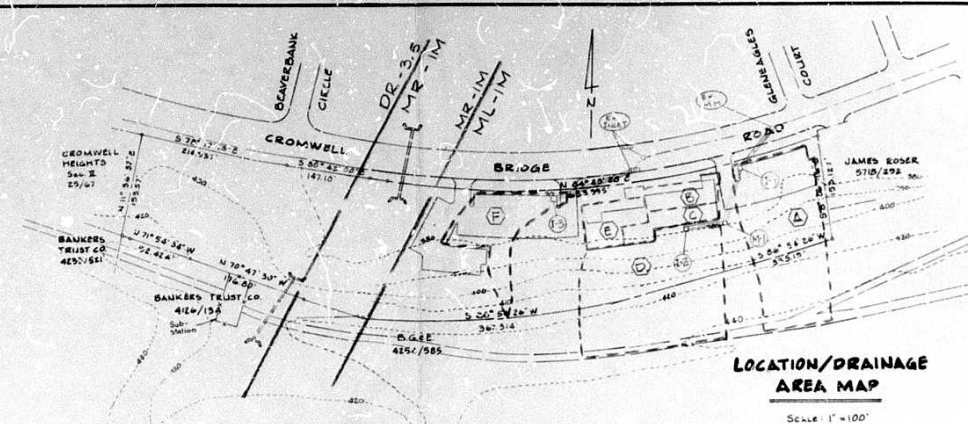
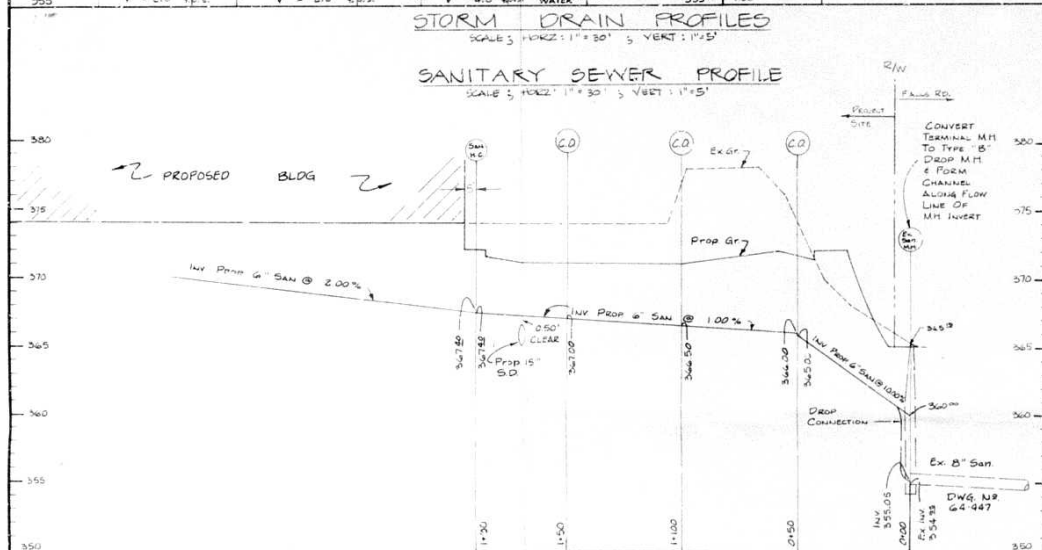
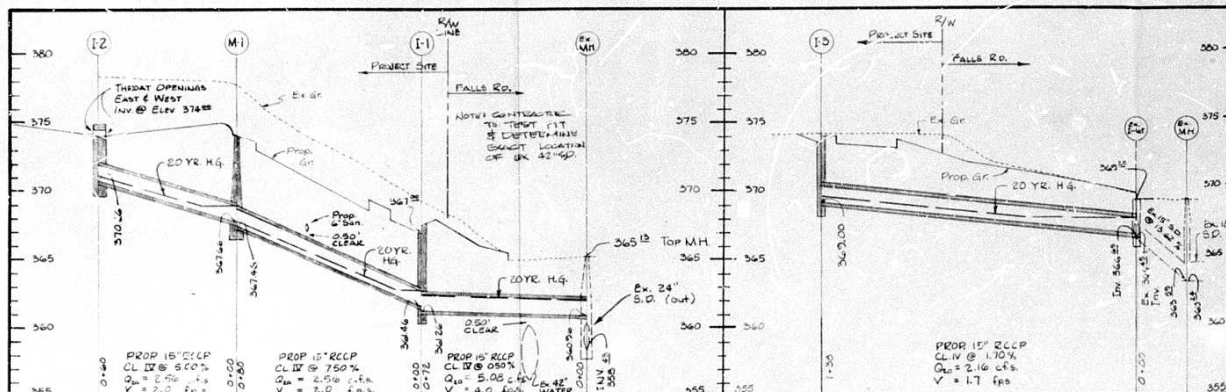
OWNER/DEVELOPER
MACKENZIE & ASSOCIATES, INC.
 GREENSPRING VILLAGE
 PROFESSIONAL BUILDING, SUITE 301
 10807 FALLS ROAD
 LUTHERVILLE, MARYLAND
 21093

DESIGN BY: R.W.R.
 DRAWN BY: C.W.R.
 CHECKED BY: E.W.R.

REVISIONS

SITE PLAN
 FOR
PROPOSED OFFICE BUILDING
 1001 CROMWELL BRIDGE ROAD
 BALTIMORE COUNTY, MARYLAND
 SCALE: AS SHOWN
 SHEET 1 OF 4

ELECTION DISTRICT #9
 JANUARY 27, 1981
 PD: 4901



DRAINAGE AREA TABULATION

D.A.	AC.±	"C"
A	0.55	0.47
B	0.05	0.95
C	0.09	0.95
D	0.77	0.30
E	0.11	0.95
F	0.28	0.61



STRUCTURE SCHEDULE				
NO.	TYPE	TOP ELEV.	INV. IN.	INV. OUT.
MANHOLE SCHEDULE				
NO.	TYPE	TOP ELEV.	INV. IN.	INV. OUT.
1-1	TYPE A-1	374.00	367.66	367.46
1-2	TYPE A-1	374.00	367.66	367.46
INLET SCHEDULE				
NO.	TYPE	TOP ELEV.	INV. IN.	INV. OUT.
1-1	TYPE A-1	374.00	367.66	367.46
1-2	TYPE A-1	374.00	367.66	367.46
1-3	TYPE A-1	374.00	367.66	367.46

GEORGE WILLIAM STEPHENS JR. AND ASSOCIATES, INC. ENGINEERS 303 ALLEGHENY AVE. TOWSON, MD. 21204	DEVELOPER MacKENZIE & ASSOCIATES, INC. GREENSPRING VILLAGE PROFESSIONAL BUILDING, SUITE 301 10807 FALLS ROAD LUTHERVILLE, MARYLAND 21093	DESIGNED BY: RWR DRAWN BY: DUK CHECKED BY: RWR REVISIONS	PROFILES & DETAIL FOR PROPOSED OFFICE BUILDING 1001 CROMWELL BRIDGE ROAD BALTIMORE COUNTY, MARYLAND - ELECTION DISTRICT #5 SCALE: AS SHOWN SHEET 2 OF 4