

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

David H. Granat, Et. Al., and Samuel Funk, Et. Al., legal owners 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 (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an MLR to a BR zone; for the following reasons:

See attached description

Error in the maps (See brief filed herewith)

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for:

Property is to be posted and advertised as prescribed by Zoning Regulations. We agree to pay expenses of above reclassification and/or Special Exception 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
Address: 9 Garrison Farm Court
Pikesville, Maryland 21208

Pr-testant's Attorney
Address: One East Redwood Street
Baltimore, Maryland 21202

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of August, 1971, 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 20th day of September, 1971, at 10:00 o'clock.

Zoning Commissioner of Baltimore County

(OVER)

WILLIAM I. WEINSTEIN
ATTORNEY AT LAW
ONE EAST REDWOOD STREET
BALTIMORE, MARYLAND 21202

April 13, 1971

TO:
Edward D. Hardesty, Zoning Commissioner
Baltimore County Office of Planning
and Zoning
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Petition of David H. Granat and Ruth Granat, his wife, and Samuel Funk and Ranny Funk, his wife
Property located southwest side of Reisterstown Road, 2,950 feet more or less, southeast of Painters Mill Road

Dear Mr. Hardesty:

Please be advised that I represent the above Petitioners and wish to assign the following reasons as a basis for reclassification of the subject property:

The property owners wish to develop the subject property for the use of a bowling alley thereby requiring BR classification. The old and new zoning maps failed to make provisions for integrated zones which would allow bowling alleys and other recreational activities in the subject area. The closest failed to take into consideration this need. The closest bowling alleys to the area are approximately three miles in a southerly direction of the subject property and five miles in a northerly direction of the subject property.

The subject site fronts on a major artery, U.S. Route 140, Reisterstown Road, which good planning would dictate the variety of zones which would permit different uses. The maps provided too much industrial zoning which is not needed and is not good planning.

The BR zone south of the subject property should have been extended to include the subject property.

JOSEPH D. THOMPSON, P.E., S.E.
CIVIL ENGINEERS & LAND SURVEYORS

101 SHELL BUILDING • 200 EAST JOPPA ROAD
TOWSON, MARYLAND 21204 • Valley 3-8820

DESCRIPTION OF A PART OF THE GRANAT PROPERTY TO BE REZONED FROM MLR TO BR, REISTERSTOWN ROAD, 3RD DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point in the centerline of Reisterstown Road, 66 feet wide, at the distance of 2,950 feet, more or less, measured Southeastly along the centerline of Reisterstown Road from the centerline of Painters Mill Road and running thence and binding on the centerline of Reisterstown Road South 48 Degrees 35 Minutes 15 Seconds East 496.66 feet thence leaving the centerline of Reisterstown Road and running South 47 Degrees 08 Minutes 45 Seconds West 334.68 feet to the dividing line between that land zoned MLR and that land zoned ML and running thence and binding on said dividing line Northwesterly 213 feet, more or less, and running thence North 4 Degrees 16 Minutes 45 Seconds East 417.69 feet to the place of beginning.

CONTAINING 2.69 acres of land, more or less.



4.13.71

JOSEPH D. THOMPSON, P.E., S.E.
CIVIL ENGINEERS & LAND SURVEYORS

101 SHELL BUILDING • 200 EAST JOPPA ROAD
TOWSON, MARYLAND 21204 • Valley 3-8820

DESCRIPTION OF A PART OF THE GRANAT PROPERTY TO BE REZONED FROM ML TO BR, REISTERSTOWN ROAD, 3RD DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point on the zoning line between that land zoned ML and that land zoned ML, said point being the two following courses and distances from the centerline of Painters Mill Road: Southeastly measured along the centerline of Reisterstown Road 2,950 feet, more or less, and South 4 Degrees 16 Minutes 45 Seconds West 417.69 feet and running thence and binding on said dividing line Southeastly 213 feet, more or less, and running thence South 47 Degrees 08 Minutes 45 Seconds West 247.36 feet and North 4 Degrees 16 Minutes 45 Seconds East 508.73 feet to the place of beginning.

CONTAINING 0.61 acres of land, more or less.



4.13.71

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

D.T. Dec. 13, 1971 ACCOUNT 91-662

AMOUNT \$124.50

WHITE - CASHIER
DAVID GRANAT
9 Garrison Farm Court
Pikesville, Md. 21208
Advertising and posting of property - #72-67-R

YELLOW - CUSTOMER

1441

1245 CH

STATE OF MARYLAND
STATE ROADS COMMISSION
200 WEST FAYSTON STREET
BALTIMORE, MD. 21201

May 13, 1971

Mr. Edward D. Hardesty
Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204

Dear Mr. Hardesty:

In reviewing the subject petitions it was noted that quite a few new developments that would create a considerable increase in traffic generation are proposed in the Reisterstown Road area: Items 24, 25, 26, 29, 30, 32, 33, 35, 36 and 44.

It is the opinion of the State Roads Commission that if many of these sites are developed as planned, sections of Reisterstown Road could become virtually impassable.

Very truly yours,
Charles Lee, Chief
Development Engineering Section
John E. Mayers, Asst. Development Engineer

CL:JEN:bkb

STATE OF MARYLAND
STATE ROADS COMMISSION
200 WEST FAYSTON STREET
BALTIMORE, MD. 21201

May 3, 1971

Mr. Edward D. Hardesty
Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204

Dear Mr. Hardesty:

The proposed entrance at the subject site is in an area of poor stopping sight distance due to the vertical alignment of Reisterstown Road to the northwest, therefore, the entrance should be located as far as possible to the southeast.

The remainder of the property should be developed so that it can be served by the proposed entrance.

The entrance will be subject to State Roads Commission approval and permit.

Very truly yours,
Charles Lee, Chief
Development Engineering Section
John E. Mayers, Asst. Development Engineer

CL:JEN:bkb

PETITION MAPPING PROGRESS SHEET

FUNCTION	Map		Original		Tracing		20 Sheet	
	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map								
Petition number added to outline								
Denied								
Granted by ZC, PA, CC, CA								
Reviewed by: <i>JEB</i>			Revised Plans: Change in outline or description	Yes	No			
Previous case:			Map #					

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 371
Posted for: RECLASSIFICATION
Petitioner: DAVID H. GRANAT
Location of property: SW/4 OF REISTERSTOWN RD. 2950 FT. S. OF PAINTERS MILL RD.
Location of Signs: W/4 OF REISTERSTOWN RD. 3000 FT. S. OF PAINTERS MILL RD. (W/4 OF REISTERSTOWN RD. 3150 FT. S. OF PAINTERS MILL RD.)
Posted by: *Charles H. Lee*
Date of return: SEPT. 7, 1971

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 18, 1971

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Mr. George E. Gavrelis
Director
Office of Planning and Zoning
301 Jefferson Building
Towson, Maryland 21204RE: Item 24 (April - October Cycle 1971)
Property Owner: David Grant, et ux
Location: S/W Reisterstown Road,
2950' S/W of Painters Mill
Present Zoning: M.B.R. and M.L.
District: 3rd Sector: Northwestern
No. Acres: 3.3

Dear Mr. Gavrelis:

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 is presently improved with a dwelling with the property to the west improved the Schoenman Clothing Outlet and Factory. The property to the east improved with an industrial type operation. The property to the south all industrial, all commercial in character. The property to the north is improved with the Garrison Forest School. Reisterstown Road in this area is particularly improved as far as concrete curb and gutter are concerned. However, for the purpose of the proposed site no curb and gutter are concerned.

BUREAU OF ENGINEERING

Highways:

This site has frontage on Reisterstown Road.

Reisterstown Road is a State Road; therefore, all improvements, intersections and entrances on this road will be subject to State Roads Commission requirements.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damage to adjacent properties, especially by the concentration of surface waters. Corrections:

Item 24

of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Provisions for accommodating storm drainage have not been indicated on the submitted plan.

Public drainage facilities are required for any off site drainage facilities and any on site facilities serving off site areas, in accordance with the standards of the Baltimore County Department of Public Works.

On site drainage facilities serving off site areas within the site do not require construction under a County contract. Such facilities are considered private and therefore must conform to the County Plumbing and Building Codes.

Reisterstown Road is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings below this property, and sediment control is required by State law. 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 and building permits.

Water:

Public water facilities are available to benefit this property.

Supplementary fire hydrants and improvements to the public system may be required for adequate protection.

Service within the site from the public system must be in accordance with the Baltimore County Building, Plumbing and Fire Prevention Codes. The service connection to the meter shall be in accordance with the standards of the Baltimore County Department of Public Works.

Sanitary Sewers:

Public sanitary sewer facilities are available to benefit this property.

The Petitioner is entirely responsible for the construction of his on site private sanitary sewerage, which must conform with the Baltimore County Plumbing Code.

STATE ROADS COMMISSION:

The proposed entrance at the subject site is in an area of poor stopping sight distance due to the vertical alignment of Reisterstown Road to the northeast, therefore, the entrance should be located as far as possible to the southeast.

- 3 -

Item 24

The remainder of the property should be developed so that it can be served by the proposed entrance.

The entrance will be subject to State Roads Commission approval and permit.

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject petition is requesting a change from M.L. to P.M. of 3.3 acres. This should increase the trip rate from 300 to 1600 trips per day.

The present volume on Reisterstown Road is 27,700. At the present volume, capacity problems exist at several points which are not expected to be alleviated until the construction of the Northwest Expressway. The completion of the Northwest Expressway is not expected before 1975.

PROJECT PLANNING DIVISION:

The entrance must be relocated and the plan revised as per the comments of the State Roads Commission.

BUILDING ENGINEER'S OFFICE:

Petitioner to comply with all applicable requirements of the Baltimore County Building Code and Regulations, which plans are submitted. Also, see the Northwest Expressway is not expected before 1975.

DEPARTMENT OF HEALTH:

Public water and sewers are available to the site.

Food Control Comments: Prior to construction, renovation and/or installation of equipment for this food service facility, complete plans and specifications must be submitted to the Division of Food Control, Baltimore County Department of Health, for review and approval.

Air Pollution Comments: No building or buildings on this site may be subject to the 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.

FIRE PREVENTION BUREAU:

The owner shall be required to comply with all applicable requirements of the 101 Life Safety Code, 1967 Edition, and the Fire Prevention Code when construction plans are submitted for approval.

BOARD OF EDUCATION:

No bearing on student population.

William J. Weinstein, Esq.,
One East Redwood Street,
Baltimore, Md. 21202Reclassification
Item 24

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204Your Petition has been received and accepted for filing
this 18th day of August 1971Eric Stenberg,
Zoning CommissionerPetitioners: David M. Grant, et ux and
Robert F. Grant, et ux
Petitioner's Attorney: William J. Weinstein, Esq.,
Reviewed by: Robert F. Grant, et ux
Chairman of
Advisory Committee

Item 24

INDUSTRIAL DEVELOPMENT COMMISSION:

The amount of prime industrial land in this area is constantly being reduced by development and within a short period of time there will be a shortage of such acreage. The need for prime industrial land in this section of the County is vital to the economy of the County. Therefore, the Industrial Development Commission recommends that this site and the site described in Item No. 28 be retained in their present classifications.

ZONING ADMINISTRATION DIVISION:

The Petitioner will be required to revise his site plan if the proposed zoning is granted to conform with the State Roads Commission comments. This petition is one of several petitions in the Reisterstown Road area. If any of these developments is granted, and developed as proposed, could generate so much traffic that it could render Reisterstown Road practically impassable. This will only be alleviated when the proposed Northwest Expressway is completed. This will not be done prior to 1975.

Very truly yours,

Oliver L. Myers
Chairman

OL:mc

cc: Mr. Edward D. Hardesty
Zoning CommissionerWilliam J. Weinstein, Esquire
One East Redwood Street
Baltimore, Maryland 21202

THE COMMUNITY TIMES

RANDALLSTOWN, MD. 21133 Sept. 6, 1971

THIS IS TO CERTIFY, that the annexed advertisement of
The Zoning Commissioner of Baltimore County

was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One week before the 6th day of Sept., 1971, that is to say, the same was inserted in the issue of September 2, 1971.

STROMBERG PUBLICATIONS, INC.

By: Ruth Morgan

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 2, 1971

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 a week for One week before the 6th day of Sept., 1971, that is to say, the same publication appearing on the 2nd day of Sept., 1971.

THE JEFFERSONIAN,
L. Frank Smith,
Manager.

Cost of Advertisement, \$.....

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCERevenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

INVOICE

Nº 78651

DATE: Sep 1, 1971

To: David Grant
5 Services Forest Road
Baltimore, Md. 21202

RETURN THIS COUPON WITH YOUR RECEIPT

FOR THE ACCOUNT OF \$25.00

FOR THE ACCOUNT OF \$25.00

FOR THE ACCOUNT OF \$25.00

FOR THE ACCOUNT OF \$25.00

FOR THE ACCOUNT OF \$25.00

FOR THE ACCOUNT OF \$25.00

FOR THE ACCOUNT OF \$25.00

FOR THE ACCOUNT OF \$25.00

FOR THE ACCOUNT OF \$25.00

FOR THE ACCOUNT OF \$25.00

FOR THE ACCOUNT OF \$25.00

FOR THE ACCOUNT OF \$25.00

FOR THE ACCOUNT OF \$25.00

FOR THE ACCOUNT OF \$25.00

FOR THE ACCOUNT OF \$25.00

FOR THE ACCOUNT OF \$25.00

FOR THE ACCOUNT OF \$25.00

FOR THE ACCOUNT OF \$25.00

FOR THE ACCOUNT OF \$25.00

FOR THE ACCOUNT OF \$25.00

FOR THE ACCOUNT OF \$25.00

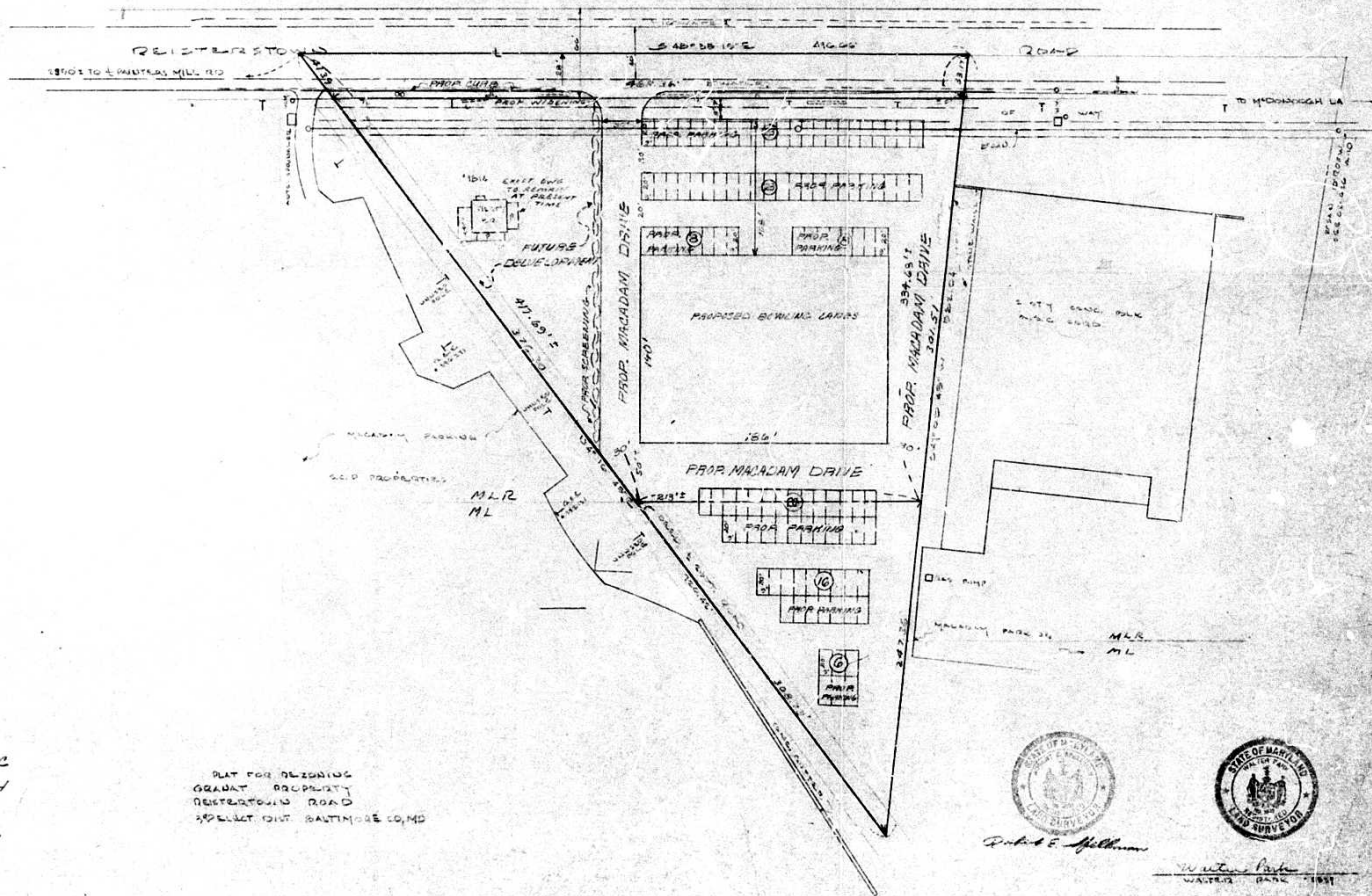
FOR THE ACCOUNT OF \$25.00

FOR THE ACCOUNT OF \$25.00

FOR THE ACCOUNT OF \$25.00

APR 20 1972

GROSS AREA: 2.016 AC.
 NET AREA: 1.944 AC.
 PREVIOUS ZONING: MR + ML
 NEW ZONING: MRL + ML (ADOPTED BY COUNTY COUNCIL MARCH 24, 1971)
 PROPOSED ZONING: BR
 PROPOSED USE: SHOWING LANE
 OFF-STREET PARKING REQUIRED:
 NO. OF SPACES: 36
 3 SPACES / LANE = 36 SPACES REQUIRED
 NO. OF SPACES SHOWN = 126



MAP 2C
 NW 11-H
 #1
 5/28/71
 3/2/72
 JR

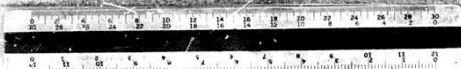
PLAT FOR DESIGNING
 GRADAT PROPERTY
 DISTRICT ROAD
 DISTRICT DIST. BALTIMORE COMD



Robert E. Hoffman

WATER PARK 1971

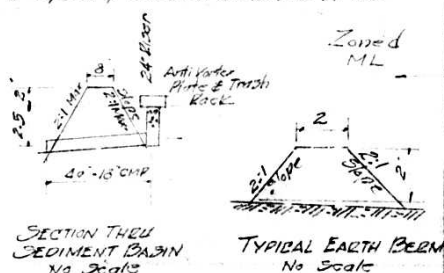
JOSEPH C. THOMAS
 ENGINEER & ARCHITECT
 100 E. JEFFERSON
 BALTIMORE, MD 21201



- ZONING DATA**
1. Existing Zoning of Tract **BR**
 2. Proposed Use **Automotive Repair & Car Rental**
 3. Required Parking
 - Body Shop 8 Bays x 2.5 = 20
 - Service Area 11 Bays x 2.5 = 27.5
 - Office & Retail 100 sq ft / 200 = 20

4. Proposed Parking **Required 67.5 Spaces**
1/2 Spaces
5. Proposed Stormwater Flow
 30 Employees @ 30 gal = 900
 50 Customers @ 10 gal = 500
1400 gpd
6. Gross Acreage **2.01 Acres**

- SEDIMENT BASIN DATA**
1. Drainage Area 3 Acres
 2. Min Basin Size 270' x 30' = 81 cu
 3. Actual Basin Capacity 90 cu Storage
 4. Design Flow 3AC @ 0.5 cfs/hr = 30 cfs
 5. Design Data
 - D = 2.5 L = 40' H = 6.0'
 - Q pipe = 11.7 cfs Q weir = 11.7 cfs
 6. No Emergency Spillway Required
 7. Basin to remain until area is stabilized
- a. 4' topsoil & seed all disturbed Areas



PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY Jane F. [Signature]
 DATE 6-5-84

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY PLANNING
 DATE
 BY ZONING COMMISSIONER
 DATE

Developed from Plots & Docs
 Does not constitute an actual
 field survey

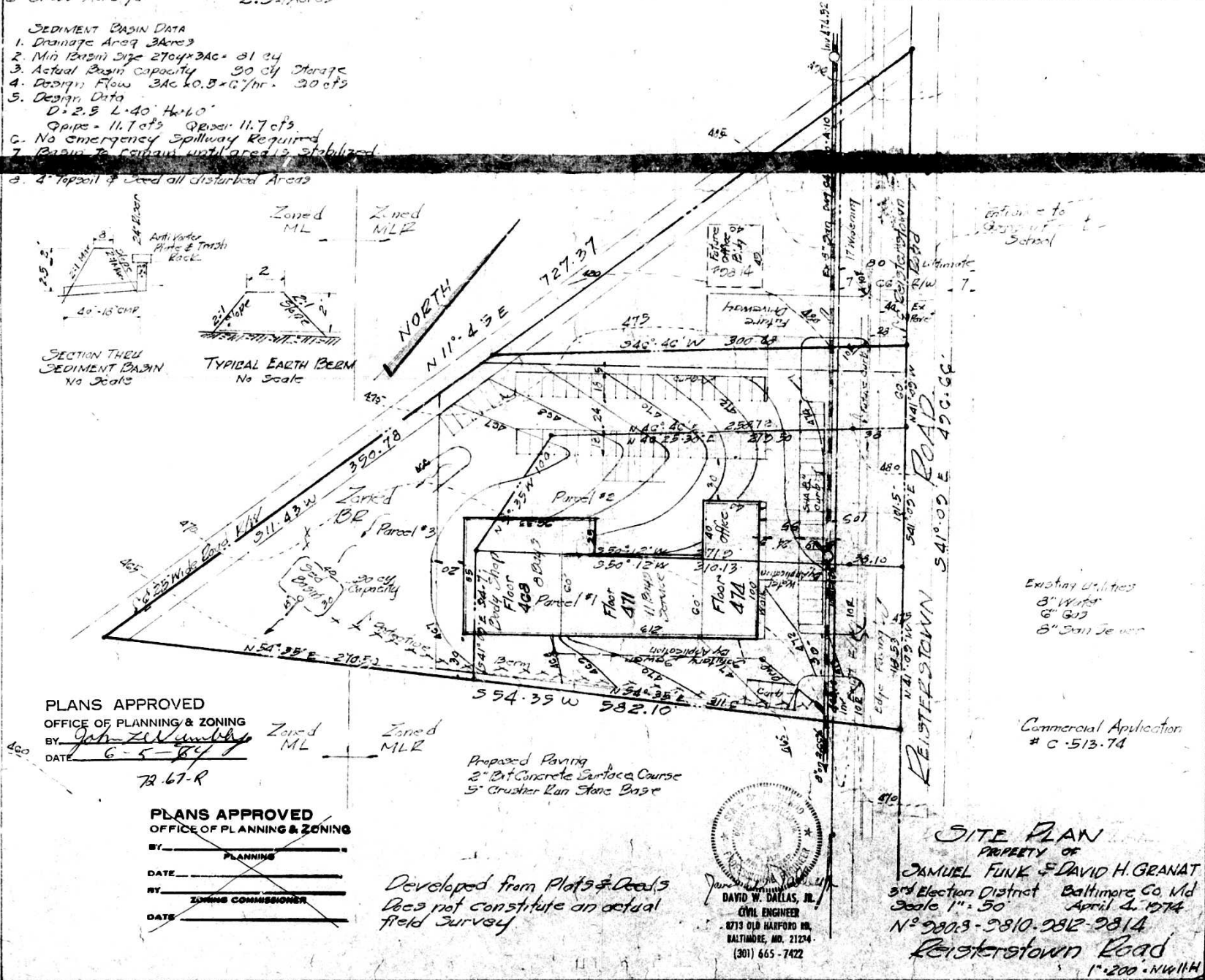
DAVID W. DALLAS, JR.
 CIVIL ENGINEER
 8713 OLD HANFORD RD.
 BALTIMORE, MD. 21224
 (301) 665-7422

OWNER'S CERTIFICATION
 Land Clearing and Construction of Development
 will be completed pursuant to this plan

Signature _____ Date _____

APPROVED
 Approved for the Baltimore County Soil
 Conservation District in accordance with
 Article 23-A, Section 10.5 thru 11.0
 Annotated Code of the State of Maryland,
 as amended

Signature _____ Date _____



Existing Utilities
 8" Water
 6" Gas
 8" San Sewer

Commercial Application
 # C-513-74

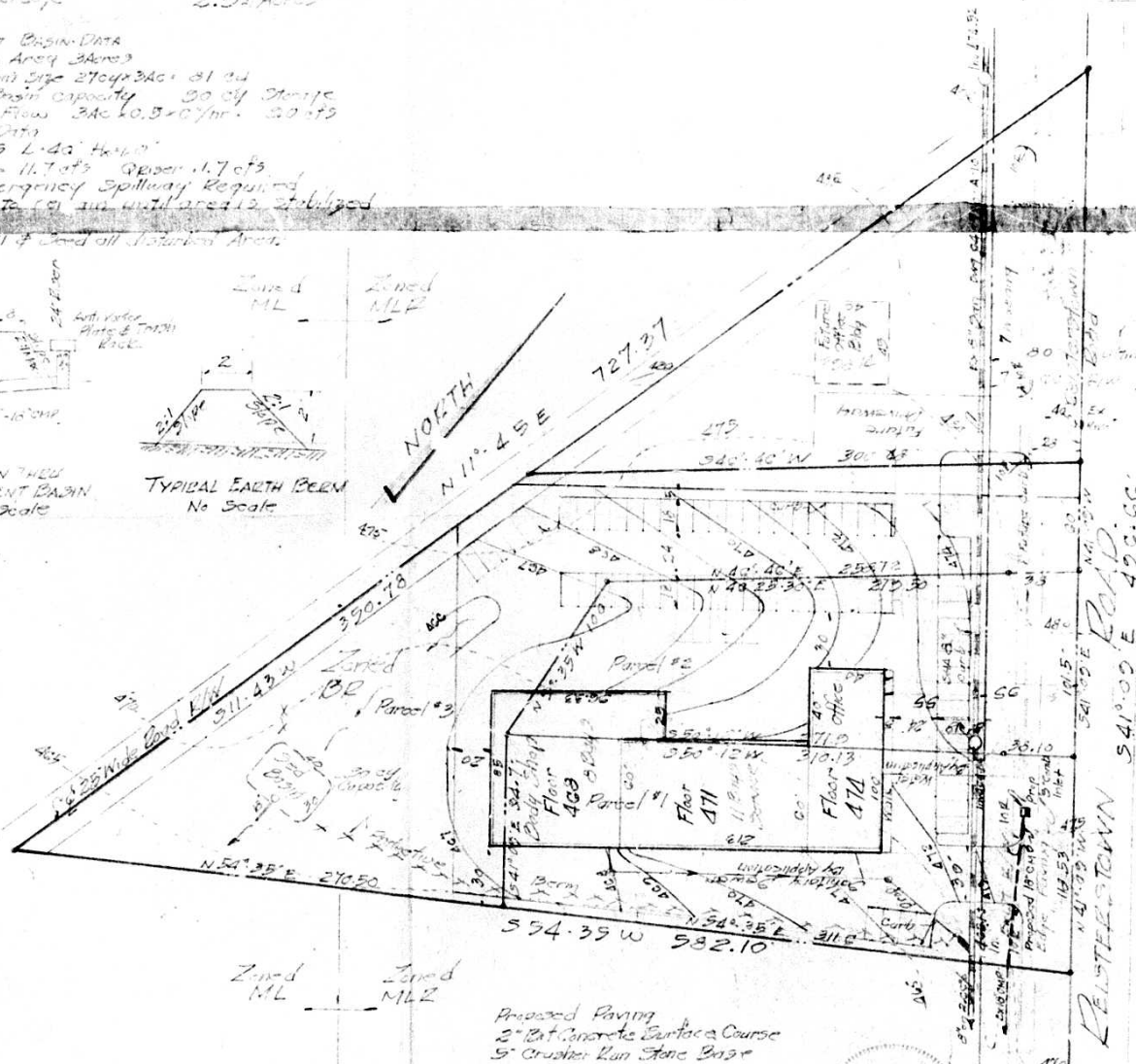
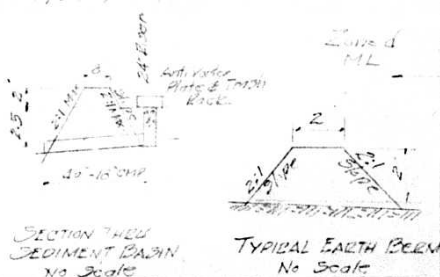
SITE PLAN
 PROPERTY OF
JAMUEL FUNK & DAVID H. GRANAT
 3rd Election District Baltimore Co. Md
 Scale 1" = 50' April 2, 1974
 N° 980.9 - 9810.2812-2814
Reisterstown Road
 1" = 200' N.W. 1/4

ZONING DATA

1. Existing Zoning of Tract **BE**
2. Proposed Use
Automotive Repair & Car Rental
3. Required Parking
Body Shop 8 Bays x 2.5 = 20
Service Area 11 Bays x 2.5 = 27.5
Office & Retail 100 sq/200 = 20
Required 67.5 spaces
72 spaces
4. Proposed Parking
5. Proposed Demeter Flow
30 Employees @ 30 min 900
50 Customers @ 10 min 500
1400 gpd
6. Gross Acreage 2.01 Acres

SEDIMENT BASIN DATA

1. Drainage Area 3 Acres
2. Min Basin Size 2700 x 360 = 81 sq
3. Actual Basin Capacity 30 cu Storage
4. Design Flow 3600 cu/hr = 30 cfs
5. Design Data
D = 2.5 L = 40 H = 1.0
Grass = 11.7 cfs Grass = 1.7 cfs
6. No Emergency Spillway Required
7. Basin to be built on area 12' x 12' x 12'
8. 4' depth of sand all disturbed Area



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *John W. Smith*
DATE **6-11-74**
72-67-R

Developed from Plots & Reed's
Does not constitute an actual
field survey.

David W. Dallas, Jr.
CIVIL ENGINEER
8713 OLD HARTFORD RD.
BALTIMORE, MD. 21224
(301) 665-7422

OWNER'S CERTIFICATION
Land Clearing and Construction of development
will be completed pursuant to this plan

Signature _____ Date _____

APPROVED
Approved for the Baltimore County Soil
Conservation District in accordance with
Article 37A, Section 15.5 thru 110
Annotated Code of the State of Maryland,
as amended

Signature _____ Date _____

Existing Utilities
8" Water
6" Gas
8" San Sewer

Commercial Application
C-513-74

Rev June 3, 1974

SITE PLAN
PROPERTY OF
JAMUEL FUNK & DAVID H. GRANAT
3rd Election District Baltimore Co. Md
Scale 1" = 50' April 2, 1974
N² 9803 - 9810 - 9812 - 9814
Reisterstown Road
1" = 200' N.W. 1/4

ZONING DATA

1. Existing Zoning of Tract **DR**
2. Proposed Use **Automotive Repair & Car Rental**
3. Required Parking
 - Auto Shop & Cars x 2.5 = 20
 - Service Area 11 Cars x 2.5 = 27.5
 - Office & Retail 1200/200 = 31
 - Proposed Addition 6 Cars x 2.5 = 15
 - Auto Leasing Office 30/200 = 1.5
4. Proposed Parking 1203 spaces 58.7 spaces reqd
5. Proposed Stormwater Flow
 - 30 Employees @ 30 gal 900
 - 50 Customers @ 10 gal 500
 - 1400 gpd
6. Gross Acreage **2.94 Acres**

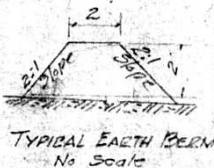
SEDIMENT BASIN DATA

1. Drainage Area 3 Acres
2. Min Basin Size 2704 x 3AC = 81.34
3. Actual Basin Capacity 30.04 Storage
4. Design Flow 3AC x 0.8 x 6"/hr = 30 cfs
5. Design Data
 - D = 25 L = 45 H = 10
 - GF = 11.7 cfs GF = 11.7 cfs
6. No Emergency Spillway Required
7. Basin to remain until area is stabilized

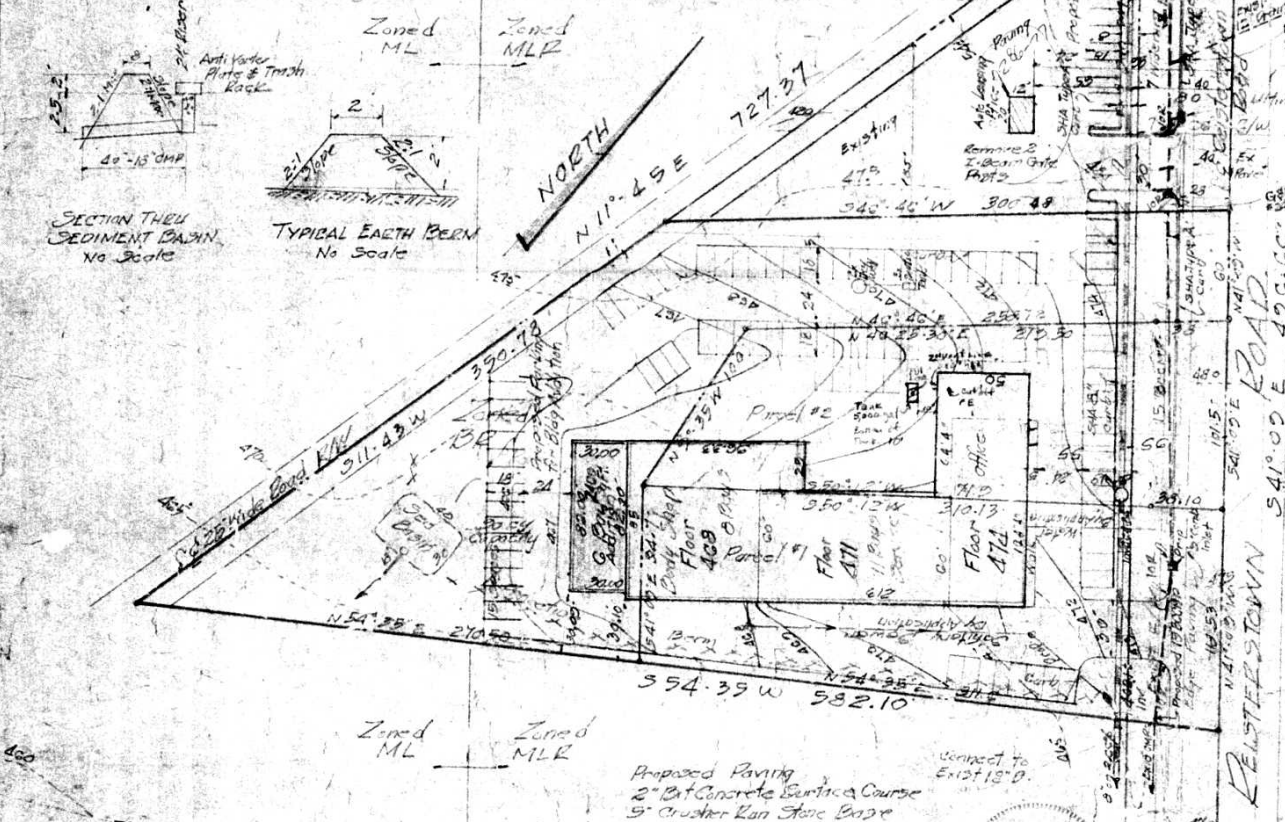
8. 4" Topsoil & Seed all disturbed Areas



SECTION THRU SEDIMENT BASIN. No Scale



TYPICAL EARTH BERM No Scale



PLANS APPROVED

OFFICE OF PLANNING
BY John W. Winkler
DATE 4-1-77
72-67

Developed from Plots & Deeds
Does not constitute an actual
field survey



DAVID W. DALLAS, JR.
CIVIL ENGINEER
8713 OLD HARFORD RD.
BALTIMORE, MD. 21234
(301) 655-7422

OWNER'S CERTIFICATION
Land Clearing and Construction of development
will be completed pursuant to this plan

Signature _____ Date _____

APPROVED
Approved for the Baltimore County Soil
Conservation District in accordance with
Article 56 A, Section 10.5 thru 11.0
Annotated Code of the State of Maryland,
as amended

Signature _____ Date _____

Connect Curb to Existing
Perm Curb

Proposed
Set Pipe to intercept
Existing Ditch Flow

Stormwater
Basin
5' x 15' x 10' deep
15' 00" CMP
15' 00" CMP
15' 00" CMP

STORM DRAIN
DESIGN DATA
Area to Peak 0.50 AC
C = 0.50 L = 6"/hr
Q = 0.50 x 2000 = 2.70 cfs
Pipe Slope 2.70%
15' 00" CMP V = 2.0 TFS
Hyd. Gr. = 0.45%

Existing Utilities
8" Water
6" Gas
8" San Sewer

Rev Mar 15, 77 Add Storm Drain
Rev June 22, 76
Rev May 24, 76
Improvement North
Portion, C&G, Paving
& Grading

Commercial Application
C-513-74

Rev July 10, 75 Add Addition, Area 5
Rev June 5, 74
Rev June 13, 74
Rev June 30, 74
Storm Drain
Extended to 12

SITE PLAN

PROPERTY OF
JAMES FUNK & DAVID H GRANAT
3rd Election District Baltimore Co. Md
Scale 1" = 50'
April 4, 1974
N 39878-39810-2912-2914
Reisterstown Road
R 200 N 11114

