

Baltimore County Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204
June 12, 1972

RECEIVED
JUN 16 1972
BUREAU OF ENGINEERING

Mark & Cooke
219 W. Johns Road
Towson, Maryland 21204

Attention: Mr. Gilbert D. Cooke, A.S.C.

Re: Comm. Prel. Plan
The Manor Shopping Center
District 10

Comments:
The preliminary plan for the proposed shopping center has been reviewed and comments are as follows:

STATE HIGHWAY ADMINISTRATION COMMENTS, Cont'd:

1. The center of the adjacent properties, and properties across the street must be shown on the site plan.
2. The line of the adjacent properties must be shown.
3. Parking calculations and breakdown of the building uses must be shown.
4. The enclosed mall area must be included in the parking calculations.
5. The eight-foot parking buffer must be shown.
6. Fencing must be shown.
7. Loading areas must be shown.

SEWER COMMENTS:
The sewer line for the proposed shopping center is shown. All sewer lines must be shown on the site plan. The sewer line for the adjacent properties must be shown. The sewer line for the adjacent properties must be shown. The sewer line for the adjacent properties must be shown.

Mark & Cooke
June 12, 1972

Re: Comm. Prel. Plan
The Manor Shopping Center
District 10

Highway Comments, Cont'd:
As there are no existing County Road's involved, this office has no further highway comments.

Storm Drain Comments:
In accordance with the drainage policy for this type development, the Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run off through the property to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and right-of-way - both inside and outside - including the design in fee to the County of the right-of-way. Preparation of all construction, right-of-way and easement drawings including engineering and surveys, and payment of all actual construction costs including the County's cost both within and outside the development, are also the responsibilities of the Developer.

Comments:
Comments drainage facilities serving only areas within the site do not require construction under a County contract. Such facilities 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 the required construction plans.

Comments:
The Developer must provide necessary drainage facilities (temporary or permanent) to prevent existing any nuisances or changes to adjacent properties, especially by the concentration of surface waters. Deviation of any portion which may result, due to improper grading or improper installation of drainage facilities, shall be the full responsibility of the Developer.

Comments:
As stated before, Sweet Air Road and Jarrettsville Pike are State roads. Therefore, drainage requirements as they affect these roads come under the jurisdiction of the State Highway Administration.

Setback General Comments:
Development of this property through striping, grading and stabilization could result in a sediment pollution problem, causing private and public health's detriment of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

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

Mark & Cooke
June 12, 1972

Re: Comm. Prel. Plan
The Manor Shopping Center
District 10

Water Comments:
Public water is not available to serve this property. Therefore, private well systems must be provided in conformance with Health Department requirements.

Comments:
The Developer is entirely responsible for the construction, and the cost of the construction and maintenance of his own water service system. He is responsible for all accompanying right-of-way construction costs.

Comments:
This property is not a subject to a Water System Connection Charge at this time. However, any Charge in effect at the time of connection to the public water system will apply.

Sanitary Sewer Comments:
Public sewers are not available to serve this property; therefore, private sewer systems must be provided. Soil tests must be conducted prior to a record of any building permit in accordance with Department of Health requirements.

Comments:
The Developer is entirely responsible for the construction, and the cost of the construction and maintenance, of his own private sanitary sewerage, which must conform with the Baltimore County Plumbing Code.

Comments:
No approval is granted to include any food waste grinder among the sanitary fixtures. This is subject to further review, upon application for permission to the Department of Permits and Licenses.

Comments:
This property is not subject to a Sanitary Sewer System Connection Charge at this time. However, any Charge in effect at the time of connection to public sanitary sewerage will apply.

STATE HIGHWAY ADMINISTRATION COMMENTS, Cont'd:
There is a crosswalk on Jarrettsville Pike at the proposed location of the main entrance. A sidewalk inlet must be constructed at this location; therefore, the entrance must be located clear of the inlet.

Comments:
There is no clear stopping sight distance at the location of the southerly entrance due to the over-enclosed Jarrettsville Pike; therefore, the entrance must be located as far south as possible in order to provide the most desirable sight distance, minimum 5-foot tangent from the south property line. If this cannot be accomplished, then there should be no access to the site from the southerly entrance into the property.

Mark & Cooke
June 12, 1972

Re: Comm. Prel. Plan
The Manor Shopping Center
District 10

STATE HIGHWAY ADMINISTRATION COMMENTS, Cont'd:
The curb along this frontage must be 24 feet from the centerline of Jarrettsville Pike, tapering from the main entrance to the existing curb fronting the adjacent site to the north. The nose of the main entrance median must be 5 feet back from the normal curb line.

Comments:
The revine of the shoulder area must taper from the south property line for 125'.

Comments:
The curb along the Sweet Air Road frontage must also be 24 feet from the centerline of the highway, tapering from the existing curb fronting the adjacent property to the west on a 125-foot taper.

Comments:
The proposed right-of-way lines or parking set-back lines must be curbed with concrete.

Comments:
It appears that existing drainage structures under Jarrettsville Pike are inadequate to accommodate anticipated runoff; therefore, a storm drain study must be made by the Developer's engineer and be submitted to the State Highway Administration for review. Material that such study the study is as follows:

1. A photograph of the drainage areas contributing to the proposed drainage facilities and the drainage areas contributing to the existing highway drainage facilities which are affected.
2. Current zoning information, preferably presented in map form, covering the entire drainage area involved.
3. Grading plans.
4. Plans of the proposed drainage construction identifying each pipe and/or other structure involved.
5. A profile of the proposed drainage construction extending sufficiently into the State Highway Corridor right-of-way so that differences in a survey datum between State Highway Administration construction datum and the proposed improvement can be clearly established. There the existing drainage facilities are of considerable size, the profile should be extended to cover all affected facilities within the State Highway Corridor right-of-way. Profiles of proposed storm drain systems should include inlet grate elevations and manhole cover elevations in addition to invert elevations.

Mark & Cooke
June 12, 1972

Re: Comm. Prel. Plan
The Manor Shopping Center
District 10

STATE HIGHWAY ADMINISTRATION COMMENTS, Cont'd:
6. Hydraulic calculations in accordance with the State Highway Administration "Interim Hydraulic Criteria".

Comments:
It will be the Developer's responsibility to make any necessary changes or additions to the storm drain system.

Comments:
It is requested that approval of the subject plan be withheld until such time as the plan is revised.

Comments:
An entrance permit will be required from the State Highway Administration. It is further requested that any application for permits be held in abeyance until such time as entrance permit is applied for and performance bond is posted with the Administration to guarantee construction of curbing, paving and storm drain structures.

Comments:
It was noted that several utility poles will have to be relocated in back of the roadside curb. In order to secure the required entrance permit, written approval from the utility companies, showing that arrangements have been made for the relocation of the poles, must be submitted to the Administration.

DEPARTMENT OF TRAFFIC ENGINEERING COMMENTS:
The plan as shown appears to be satisfactory, provided that all drives along the frontage of the building be at least 24 feet in width. All parking bays 20 feet and drive to parking bays 10 feet. Entrances are subject to permit and approval by the State Highway Administration.

Comments:
The Owner shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101, The Life Safety Code, 1969 edition, and the Fire Protection Code when construction plans are submitted for approval.

Very truly yours,
Edward A. McLaughlin
Chief, Bureau of Public Services

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE A. CLIFFORD, P.E. Director
Wm. T. MILLER, Deputy Traffic Engineer

July 17, 1972

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 12 - ZAC - July 18, 1972
Property Owner: M.W. Goldberg, Abraham Goldberg & Charles Goldberg
Jarrettsville Pike at Sweet Air Road
Special exception for off-street parking in a residential zone - District 10

Dear Mr. DiNenna:
Both Jarrettsville Pike and Sweet Air Road are narrow and are in need of improvements, and any change in the zoning that tends to increase the density will have a detrimental effect on traffic.

Very truly yours,
Michael S. Flanagan
Traffic Engineer Associate

MSF:nc

Maryland Department of Transportation
State Highway Administration
July 19, 1972

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204

ITEM 12
Re: Z.A.C. Meeting July 18, 1972
Property Owner: M.W. Goldberg, et al
Location: Jarrettsville Pike
(Route 146) 1400' S/E of Sweet Air Road -
Present Zoning: R.S.C.
Proposed Zoning: Spec. Except.
For off-street parking in a residential zone
District: 10
No. Acres: 2.07

Dear Sirs:
The southerly most entrance to the subject site from Jarrettsville Pike is in an area of inadequate stopping sight distance; therefore, it must be eliminated.

The proposed 80' right of way for Jarrettsville Pike and Sweet Air Road must be noted on the plan.

It is our opinion that the plan should be revised prior to the hearing.

The entrances will be subject to approval and permit from the State Highway Administration.

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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH
JEFFERSON BUILDING
TOWSON, MARYLAND 21204
July 21, 1972

Donald J. Roof, M.D., M.P.H.
Deputy State and County Health Officer

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:
Comments on Item 12, Zoning Advisory Committee Meeting July 20, 1972, are as follows:

Property Owner: M.W. Goldberg, Abraham Goldberg & Charles Goldberg
Location: Jarrettsville Pike, 1400' S/E of Sweet Air Rd.
Present Zoning: R.S.C.
Proposed Zoning: Special Exception for off-street parking in a residential zone.
District: 10
No. Acres: 2.07

Revised plot plan must be submitted showing location of water well and proposed septic system.

Very truly yours,
Thomas H. Bevin, Director
BUREAU OF ENVIRONMENTAL SERVICES

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Quimby
Acting Director
Baltimore County Office of Planning and Zoning
111 W. Chesapeake Avenue
Towson, Md. 21204
(410) 331-1111

August 7, 1972

S. ERIC DINENNA
Zoning Commissioner
County Office Building
111 W. Chesapeake Avenue
Towson, Md. 21204
(410) 331-1111

Mr. S. Eric Dinenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Dinenna:

Comments on Item 12, Zoning Advisory Committee Meeting, July 18, 1972, are as follows:

Property Owner: M.W. Goldberg, Abraham Goldberg and Charles Goldberg
Location: Jarrettsville Pike, 1400' S/E of Sweet Air Road
Present Zoning: R.S.C.
Proposed Zoning: Special Exception for off-street parking in a residential zone.
District: 10
No. Acres: 2.07 acres

This plan has been reviewed and we have the following comments:

1. Screening must be provided along the frontage of the Board of Education.
2. Detail of the light poles must be shown with a maximum height of 8'.
3. The above comments pertain to the 2.07 acres to be used for parking in a residential zone only, and do not pertain to the remainder of the shopping center since previous comments have been made.

Very truly yours,

Richard B. Williams
Richard B. Williams
Planner II
Project Planning Division
Office of Planning and Zoning

Richard B. Williams
Planner II
Project Planning Division
Office of Planning and Zoning

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

July 20, 1972

Mr. S. Eric Dinenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item 12 - ZAC - July 18, 1972
Re: Property Owner: M.W. Goldberg, Abraham Goldberg and Charles Goldberg
Location: Jarrettsville Pike, 1400' S/E of Sweet Air Road
Present Zoning: R.S.C.
Proposed Zoning: Special Exception for off-street parking in a residential zone.
District: 10
No. Acres: 2.07 acres

Dear Mr. Dinenna:

No bearing on student population.

Very truly yours,

WYP:ld

W. Nicol Petrovich
Field Representative

T. BAYARD WILLIAMS, JR., PRESIDENT
MRS. JOHN H. CRICKER, VICE-PRESIDENT
MRS. ROBERT L. BENEY

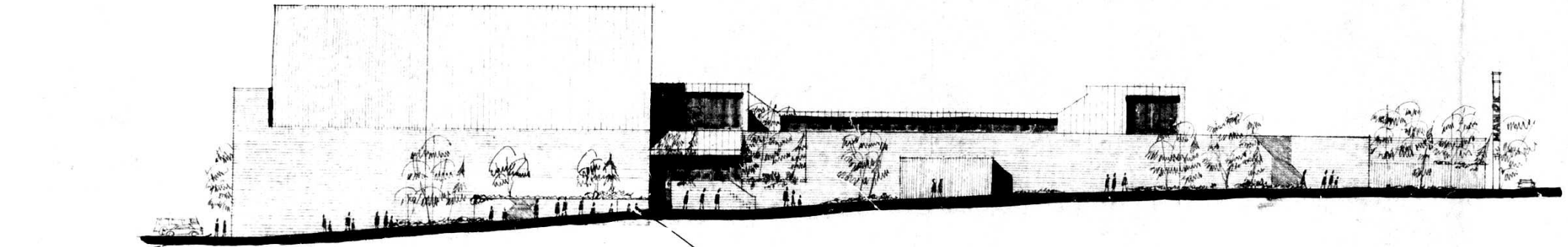
EUGENE C. HESS
H. RUSSELL THURST
ALVIN LORECK
JOSHUA R. WHEELER, SUPERINTENDENT

H. EMBLE PARKS
RICHARD W. TRACY, V.M.D.
MRS. RICHARD K. WURFEL

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

473-37-114

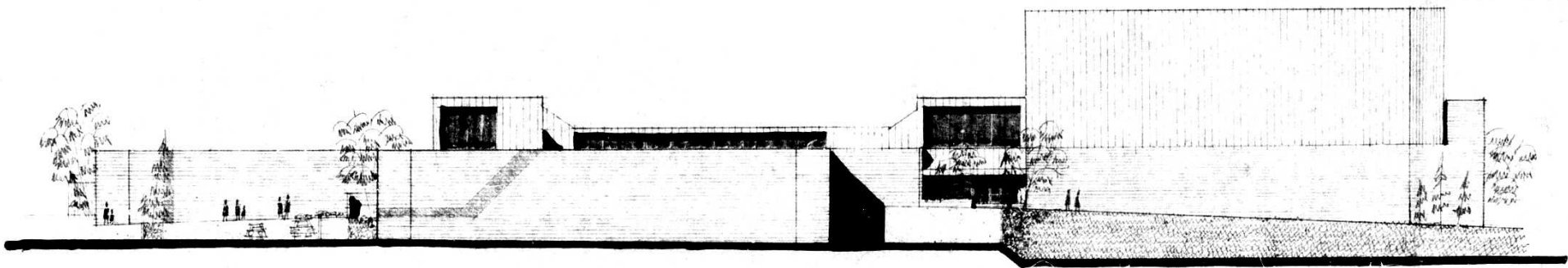
District: 10th Date of Posting: 8-3-72
Posted for: Henry Wild, Jr., 1972, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 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, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 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,



Parking per section (207 acres) in this area with
relation to building mass

gldg

EAST ELEVATION



WEST ELEVATION



EX #26

ZONED BM-CR
USE COMMERCIAL

JARRETTSVILLE

PIKE

513' 82" W 517' 82"

BOARD OF EDUCATION
4 High School
Savannah Planting

ZONED BM-CR
USE COMMERCIAL

VICINITY SKETCH
SCALE: 1"=200'

THE FOLLOWING TERMS AND CONDITIONS ARE AGREED TO AND PROVIDED FOR BY THE PETITIONER:

- 1) THE SUBJECT AREA SO INDICATED ON THIS PLAT ADJOINING THE PROPOSED RETAIL FACILITY;
- 2) ONLY PASSENGER VEHICLES, EXCLUDING BUSES, WILL USE THIS PARKING AREA;
- 3) SUBJECT AREA WILL BE USED EXCLUSIVELY FOR PARKING AND NO LOADING ACTIVITY WILL BE PERMITTED EXCEPT AS SPECIAL CIRCUMSTANCES WARRANT;
- 4) LIGHTING WILL BE REGULATED AS TO PREVENT ILLUMINATION OR GLARE ONTO ADJACENT PROPERTIES;
- 5) SCREENING WILL BE PROVIDED BETWEEN THE PARKING AREA AND ALL ADJACENT ZONES OR USES;
- 6) A PAVED SURFACE, PROPERLY DRAINED, WILL BE PROVIDED;
- 7) THE PARKING PLAN AS INDICATED ON THIS PLAT PROVIDES FOR ADEQUATE, PROPER VEHICULAR MOVEMENT AND STORAGE;
- 8) MAINTENANCE OF PARKING AREAS SHALL BE SECURED BY THE DEVELOPER OR HIS AGENT. HOURS OF PARKING ACTIVITY SHALL GENERALLY BE CONFINED FROM 10 A.M. TO 10 P.M. AND SHALL MEET SUCH ADDITIONAL REQUIREMENTS AS STIPULATED BY PUBLIC ORDINANCE.

Note:

The necessity for and the location of a pedestrian walkway leading from SWEET AIR ROAD to the Board of Education property shall be determined by the Board of Education and the Department of Recreation and Parks.

MALCOLM S. WALKER

LIGHT STANDARD DETAIL
NO SCALE

SITE DATA

TOTAL ACREAGE	12.705
SUBJECT AREA	2.071
RETAIL	110,685 SQ. FT. - 1 CAR/200 SQ. FT. = 554 CARS
THEATER	252 - 1 CAR/4 SEATS = 63 CARS
OFFICE	5,470 SQ. FT. - 1 CAR/300 SQ. FT. = 18 CARS
ICE MINK	23,378 SQ. FT. - 1 CAR/300 SQ. FT. = 78 CARS
TENNIS EARN	4 COURTS = 3 CARS/COURT = 12 CARS
TOTAL WOOD 788 CARS	
TOTAL PROP 748 CARS	

POLE LOCATION & DIRECTION

marks and cooke
architects planners

219 west joppe road
baltimore, maryland 21204
(301) 823-8744

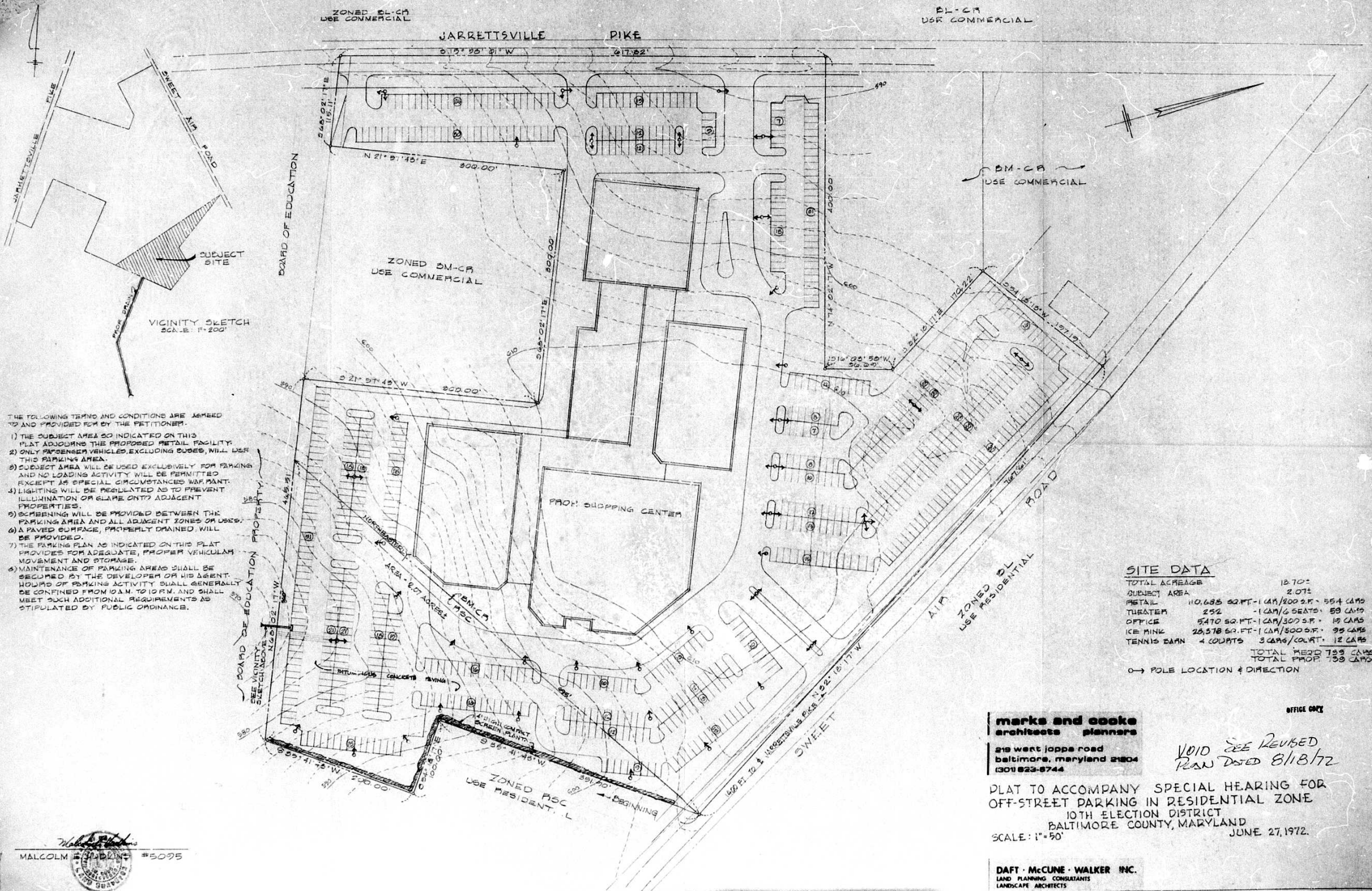
M.W. Golding
Charles Golding



PLAT TO ACCOMPANY SPECIAL HEARING FOR
OFF-STREET PARKING IN RESIDENTIAL ZONE
10TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=50'

DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS

PLANS APPROVED
OFFICE OF PLANNING & ZONING
EX #1
FOR OFF-STREET PARKING IN THE
RESIDENTIAL ZONE AND DRIVEWAY LOCATE



THE FOLLOWING TERMS AND CONDITIONS ARE AGREED TO AND PROVIDED FOR BY THE PETITIONER:

- 1) THE SUBJECT AREA IS INDICATED ON THIS PLAT ADJOINING THE PROPOSED RETAIL FACILITY.
- 2) ONLY PASSENGER VEHICLES, EXCLUDING BUSES, WILL USE THIS PARKING AREA.
- 3) SUBJECT AREA WILL BE USED EXCLUSIVELY FOR PARKING AND NO LOADING ACTIVITY WILL BE PERMITTED EXCEPT AS SPECIAL CIRCUMSTANCES MAY WARRANT.
- 4) LIGHTING WILL BE REGULATED AS TO PREVENT ILLUMINATION OR GLARE ONTO ADJACENT PROPERTIES.
- 5) SCREENING WILL BE PROVIDED BETWEEN THE PARKING AREA AND ALL ADJACENT ZONES OR USES.
- 6) A PAVED SURFACE, PROPERLY DRAINED, WILL BE PROVIDED.
- 7) THE PARKING PLAN AS INDICATED ON THIS PLAT PROVIDES FOR ADEQUATE, PROPER VEHICULAR MOVEMENT AND STORAGE.
- 8) MAINTENANCE OF PARKING AREAS SHALL BE SECURED BY THE DEVELOPER OR HIS AGENT. HOURS OF PARKING ACTIVITY SHALL GENERALLY BE CONFINED FROM 10 A.M. TO 10 P.M. AND SHALL MEET SUCH ADDITIONAL REQUIREMENTS AS STIPULATED BY PUBLIC ORDINANCE.

SITE DATA

TOTAL ACREAGE	12.70
SUBJECT AREA	2.07
RETAIL	110,685 SQ. FT. - 1 CAR/200 S.F. - 554 CARS
THEATRE	252 - 1 CAR/6 SEATS - 58 CARS
OFFICE	5,470 SQ. FT. - 1 CAR/300 S.F. - 19 CARS
ICE MINK	25,578 SQ. FT. - 1 CAR/500 S.F. - 35 CARS
TENNIS BARN	4 COURTS 3 CARS/COURT - 12 CARS
TOTAL NEED	799 CARS
TOTAL PROP	799 CARS

→ POLE LOCATION & DIRECTION

marks and cooke
architects planners
215 west joppe road
baltimore, maryland 21204
(301) 823-8744

VOID SEE REVISED
PLAN DATED 8/18/72

PLAT TO ACCOMPANY SPECIAL HEARING FOR
OFF-STREET PARKING IN RESIDENTIAL ZONE
10TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=50' JUNE 27, 1972.

DAFT - McCUNE - WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS

MALCOLM H. HODGINS #5095