

IN RE: PETITION FOR ZONING VARIANCE
N/S Beachwood Road, 170' W of
the c/l of Lynhurst Road
(8246 Beachwood Road)
15th Election District
7th Councilmanic District
American Asphalt Paving Co., Inc.
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 88-501-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit a setback of 100 feet from a residential zone boundary in lieu of the required 150 feet; a front yard setback of 50 feet, a side yard setback of 15 feet, and a rear yard setback of 27 feet, in lieu of the required 75, 50 and 50 feet respectively; and a distance between buildings of 60 feet in lieu of the required 100 feet, all as more particularly described in Petitioner's Exhibit 1.

The Petitioner, by Vincent G. Rossi, President, appeared, testified and was represented by Counsel, James D. O'Connor, Esquire. There were no Protestants.

Testimony indicated that the subject property, zoned M.H.-I.M., is known as 8246 Beachwood Road and is currently improved with an existing two-story dwelling and detached three-car garage. The Petitioner intends to use the property, which it purchased in 1986, for general office space and storage of equipment. The Petitioner proposes using the existing buildings on the site and as such, requires the requested variances.

Mr. Lee testified as to each of the requested variances and the necessity for each. He indicated that the property is located within the Chesapeake Bay Critical Areas and thus, prior to filing the instant Petitions, he met with representatives from the Baltimore County Department of

American Asphalt Paving Co., Inc.
88-501-A
N/S Beachwood Road, 170' W of
the c/l of Lynhurst Road
(8246 Beachwood Rd)
15th E.D. - 7th C.D.

Environmental Protection and Resource Management (DEPREM) and the Department of Public Works to verify that the property can be used as proposed. Mr. Lee introduced a Storm Water Management and Sediment Control Site Plan prepared and approved by the various departments as Petitioner's Exhibit 2, and a letter dated March 16, 1988 from Robert W. Shoesley, Director of DEPREM to Gene L. Neff, Director of Public Works, as Petitioner's Exhibit 3. Mr. Lee indicated that the Petitioner would comply with all conditions as set forth by DEPREM in said letter.

Both Mr. Rossi and Mr. Lee testified as to the practical difficulty that would be suffered by Petitioner if the variances were not granted and that the variance would not result in any adverse impact on the health, safety and general welfare of the public. Mr. Rossi testified that the property is enclosed by a chain link fence. He further indicated that the Petitioner would be willing to screen its property line which adjoins the residential area in a manner deemed appropriate by the Office of Current Planning even if the suggestions are more stringent than required by the Baltimore County Landscaping Manual.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

ORDER RECEIVED FOR FILING
Date 6/15/88
By [Signature]

-2-

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 88-501-A

The undersigned, legal owner(s) 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 243.1, 243.2 & 243.3 of the Zoning Law of Baltimore County, to allow a 100 ft. residential zone boundary in lieu of the required 150 ft.; a front yard setback of 50 ft., a side yard setback of 15 ft., and a rear yard setback of 27 ft. in lieu of the required 75 ft., 50 ft., and 50 ft. respectively and to allow a distance between buildings of 60 ft. in lieu of the required 100 ft.

of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)
Without variance, use of property for equipment storage will be impractical constitute hardship to business; variance compatible to use of M.H. zone; the variance will not adversely affect health, safety, and general welfare of community.

MAP SE 24
the 4A
E.D. 15th
DATE 6/15/88
200 0F
1000 0F
DP

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.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Legal Owner(s):
American Asphalt Paving Company, Inc.
(Type or Print Name)
Signature _____
Vincent G. Rossi, President
(Type or Print Name)
Signature _____
Address 8246 Beachwood Road
City and State Baltimore, Maryland 21221

Attorney for Petitioner:
O'Connor & Graham, James D. O'Connor
(Type or Print Name)
Address 2222 Rosley Avenue, Suite C-3
City and State Towson, MD 21204
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Vincent G. Rossi, President
8246 Beachwood Road
MD 21221
477-4406
Phone No. 477-4406

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 50314

DATE 6-9-88 ACCOUNT R-01-615-000
AMOUNT \$ 100.00

RECEIVED FROM: [Signature]
FOR: Zoning Commercial Variance Filing Fee

VALIDATION OR SIGNATURE OF CASHIER
145*****1000034 6104F

Paul Lee P.E.
Paul Lee Engineering Inc.
304 W. Pennsylvania Ave.
Towson, Maryland 21204
301-821-5341

DESCRIPTION

8246 BEACHWOOD ROAD
15TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the north side of Beachwood Road, said point also being located 170 feet ± westerly from the center of Beachwood Road - Lynhurst Road; thence binding on the north side of Beachwood Road (1) South 79°25'00" West 230.00 feet thence leaving said north side of Beachwood Road, (2) North 10°35'00" West 208.71 feet, (3) North 79°25'00" East 109.99 feet and (4) South 40°09'00" East 240.75 feet to the point of beginning. Containing 0.81 acre of land, more or less.



Engineers - Surveyors - Site Planners 2/25/88

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances were granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the variances were not granted. It has been established that the requirement from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variances requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 20th day of June, 1988 that the Petition for Zoning Variance to permit a setback of 100 feet from a residential zone boundary in lieu of the required 150 feet; a front yard setback of 50 feet, a side yard setback of 15 feet, and a rear yard setback of 27 feet, in lieu of the required 75, 50 and 50 feet respectively; and a distance between buildings of 60 feet in lieu of the required 100 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

ORDER RECEIVED FOR FILING
Date 6/15/88
By [Signature]

-3-

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 15th Date of Posting 6/15/88
Posted for: Variance
Petitioner: American Asphalt Paving Co., Inc.
Location of property: N/S Beachwood Rd., 170' W of Lynhurst Rd.
8246 Beachwood Rd.
Location of Sign: Beachwood Rd., same as above
Remarks: [Signature]
Posted by: [Signature]
Number of Signs: 1

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property advertised herein in Room 111 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland on:

Petition for Zoning Variance
Case number 88-501-A
N/S Beachwood Road, 170' W of c/l of Lynhurst Road
(8246 Beachwood Road)
15th Election District
7th Councilmanic District
Hearing Date: Monday, June 20, 1988 at 10:30 a.m.
Variance to allow a 100 ft. residential zone boundary in lieu of the required 150 ft.; a front yard setback of 50 ft., a side yard setback of 15 ft., and a rear yard setback of 27 ft. in lieu of the required 75 ft., 50 ft., and 50 ft. respectively and to allow a distance between buildings of 60 ft. in lieu of the required 100 ft.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission will, however, entertain any request for a stay of the issuance and permit during the period for good cause shown. Such request must be in writing and received in the office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of Baltimore County
June 2

"DUPLICATE" CERTIFICATE OF PUBLICATION

TOWSON, MD, June 2, 1988
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on June 2, 1988.

THE JEFFERSONIAN,

S. Zake Orlem
Publisher

+37.50

1) The Petitioner may apply for his permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2) Compliance with the terms and conditions as set forth by DEPREM in the letter identified herein as Petitioner's Exhibit 3.

The Petitioner shall submit to the Office of Zoning within thirty (30) days of the date of this Order a revised site plan incorporating said conditions, including, but not limited to, the designation of a forest or developed woodland area, porous pavement, and maintenance requirements. Said plan shall be submitted to DEPREM for approval prior to filing same with the Office of Zoning.

3) Compliance with the Baltimore County Landscaping Manual. Further the Petitioner shall be required to screen the property which abuts the residential zone area in a manner deemed appropriate by the Office of Current Planning to adequately buffer the residences. A landscaping plan approved by Current Planning shall be filed with the Office of Zoning within forty-five (45) days of the date of this Order.

4) Compliance with the Storm Water Management and Sediment Control Plan identified herein as Petitioner's Exhibit 2.

5) When applying for a building permit, the site plan filed must reference this case and set forth the restrictions of this Order.

ANN W. NASTAIKOWICZ
Deputy Zoning Commissioner
for Baltimore County

ANN:bjs

ORDER RECEIVED FOR FILING
Date 6/15/88
By [Signature]

-4-

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

Date: _____

Mr. Vincent G. Rossi
8246 Beachwood Road
Baltimore, Maryland 21221

Re: Petition for Zoning Variance
CASE NUMBER 88-501-A
N/S Beachwood Road, 170' W of c/l of Lynhurst Road
(8246 Beachwood Road)
15th Election District - 7th Councilmanic
HEARING SCHEDULED: MONDAY, JUNE 20, 1988 at 10:30 a.m.

Dear Mr. Rossi:

Please be advised that _____ is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 52697

DATE 6-9-88 ACCOUNT [Signature]
AMOUNT \$ 116.40

RECEIVED FROM: [Signature]
FOR: [Signature]

VALIDATION OR SIGNATURE OF CASHIER

RE: PETITION FOR VARIANCE
N/S Beachwood Rd., 170' W of C/L
Lynhurst Rd. (8246 Beachwood Rd.)
15th Election District
AMERICAN ASPHALT PAVING CO.,
INC., Petitioner
Case No. 88-501-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 31st day of May, 1988, a copy of the foregoing Entry of Appearance was mailed to James D. O'Connor, Esquire, O'Connor & Graham, 222 Bosley Ave., Suite C-3, Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman
MICROFILMED

CERTIFICATE OF PUBLICATION

THE AVENUE NEWS

442 Eastern Blvd.
Baltimore, Md. 21221

THIS IS TO CERTIFY, that the aforesaid advertisement of

PDF 0032 REF M16241 TO ADVERTISE PETITION FOR ZONING VARIANCE, CASE NO. 88-501-A, N/S BEACHWOOD RD., 170' W OF C/L LYNHURST RD. (8246 BEACHWOOD RD.) 15th E.D., 7th COUNCILMANIC DISTRICT, HEARING SCHEDULED MONDAY JUNE 20, 1988 at 10:30 am

88 lines at \$33.90

was inserted in The Avenue News a weekly newspaper

published in Baltimore County, Maryland once a week for

successive weeks) before the 10th day of June 19 88.

That is to say, the same was inserted in the issues of 6/9/ 19 88.

The Avenue Inc.

per publisher

Daniel S. Flanagan

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

J. Robert Haines
TO: Zoning Commissioner
P. David Fields, Director
FROM: Office of Planning & Zoning
SUBJECT: Zoning Petition # 88-501-A

Date: May 23, 1988

Assuming compliance with the comments of the Department of Environmental Protection and Resource Management, this office is not opposed to the granting of the subject request.

P. David Fields per J. Flanagan
P. David Fields, Director
Office of Planning and Zoning

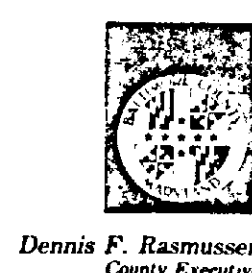
PDF:bjs

CC: Shirley Hess, People's Counsel
J. G. Hoswell
Zoning File

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

June 30, 1988



James D. O'Connor, Esquire
O'Connor and Graham
222 Bosley Avenue
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
N/S Beachwood Road, 170' W of the c/l of Lynhurst Road
(8246 Beachwood Road)
15th Election District; 7th Councilmanic District
American Asphalt Paving Co., Inc. - Petitioner
Case No. 88-501-A

Dear Mr. O'Connor:

Enclosed please find the decision rendered on the above-referenced case. The Petition for Zoning Variance has been granted with restrictions in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 494-3391.

Very truly yours,

Ann M. Nastarowicz

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs
Enclosure
cc: Mr. Paul Lee
304 W. Pennsylvania Avenue, Towson, Md. 21204

People's Counsel

File

James D. O'Connor, Esq.
5/30/88

RECEIVED
MAY 24 1988
ZONING OFFICE

CPS-008

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

April 22, 1988

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
CASE NUMBER 88-501-A
N/S Beachwood Road, 170' W of c/l of Lynhurst Road
(8246 Beachwood Road)
15th Election District - 7th Councilmanic
HEARING SCHEDULED: MONDAY, JUNE 20, 1988 at 10:30 a.m.

Variance to allow a 100 ft. residential gross boundary in lieu of the required 150 ft.; a front yard setback of 50 ft., a side yard setback of 15 ft., and a rear yard setback of 27 ft. in lieu of the required 75 ft., 50 ft., and 50 ft. respectively and to allow a distance between buildings of 80 ft. in lieu of the required 100 ft.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
494-3554

April 12, 1988

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 320, 324, 325, 326, 327, 328, 331, 333, 334 and 335.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF/pml-b

88-501-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
22nd day of March, 1988.

Petitioner American Asphalt
Paving Company, Inc.
Petitioner's Attorney James D. O'Connor

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER
Received by: James E. Dear
Chairman, Zoning Plans
Advisory Committee

Baltimore County
Fire Department
Towson, Maryland 21204-2506
494-4500

Paul H. Reineke
Chief

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

April 5, 1988

Re: Property Owner: American Asphalt Paving Co., Inc.
Location: N/S Beachwood Rd., 170' W. of c/l Lynhurst Rd.
Item No.: 327

Comments:

Zoning Agenda: Meeting of 3/22/88

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

REVIEWER: *John F. O'Neill*
Planning Group
Special Inspection Division

Noted and
Approved:

John F. O'Neill
Fire Prevention Bureau

7/1

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 1, 1988

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

James D. O'Connor, Esquire
O'Connor & Graham
222 Bosley Avenue, Suite C-3
Towson, Maryland 21204

RE: Item No. 327 - Case No. 88-501-A
Petitioner: American Asphalt Paving Company, Inc.
Petition for Zoning Variance

Dear Mr. O'Connor:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dear
JAMES E. DEAR
Chairman
Zoning Plans Advisory Committee

JED:dt

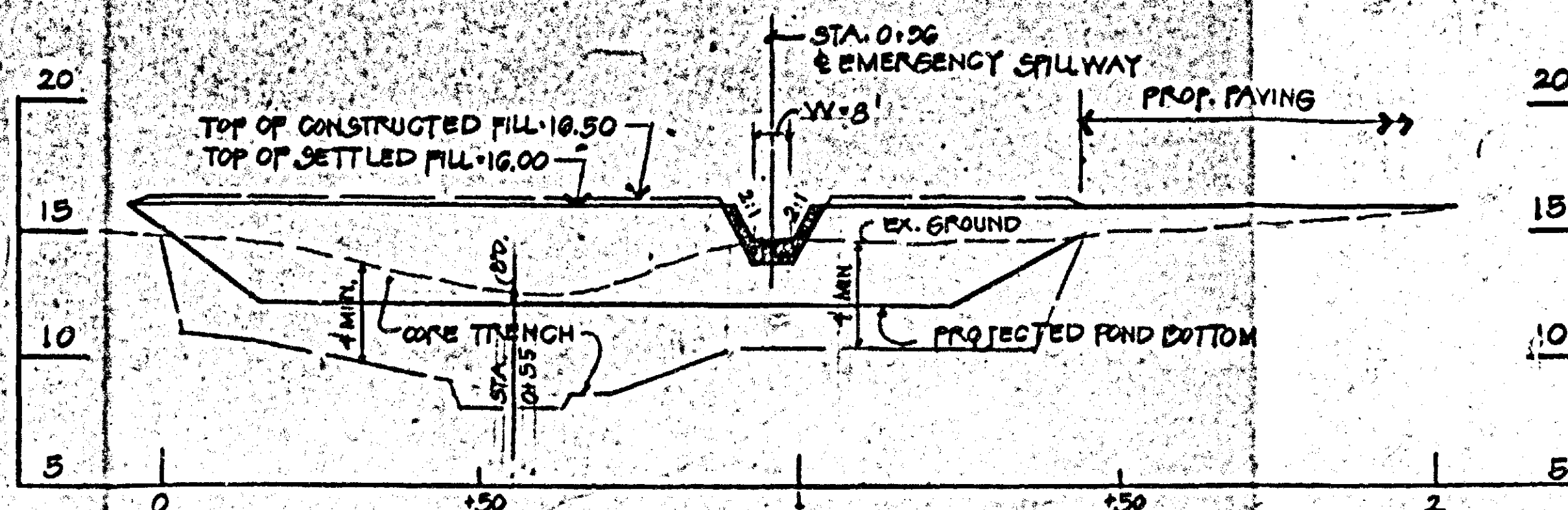
Enclosures

cc: Paul Lee Engineering, Inc.
304 West Pennsylvania Avenue
Towson, Maryland 21204

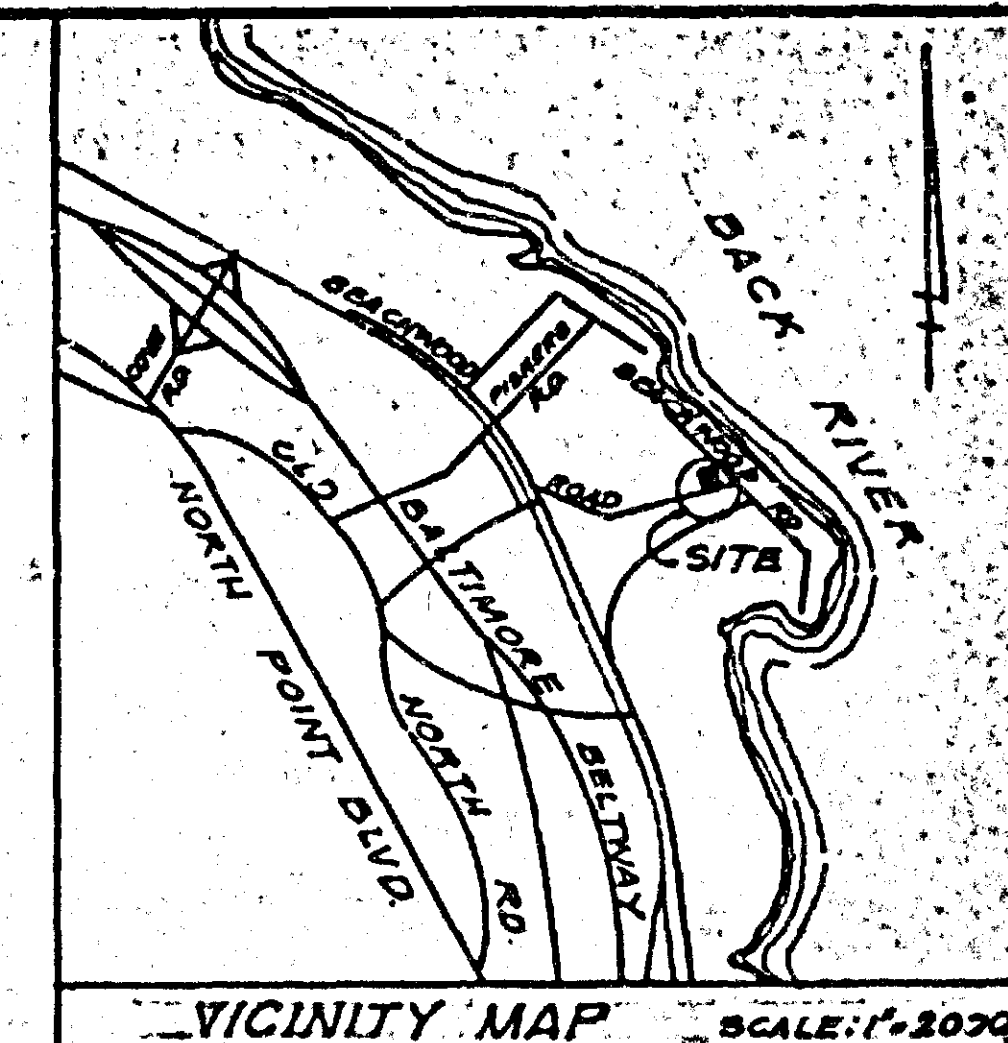
* NOTE:
COTTON ELEVATION TO BE
DECREASED TO ELEV. 12.0
UPON CONVERSION TO SWM
FACILITY

EARL H. JANE C. RODEMEYER
5155-321

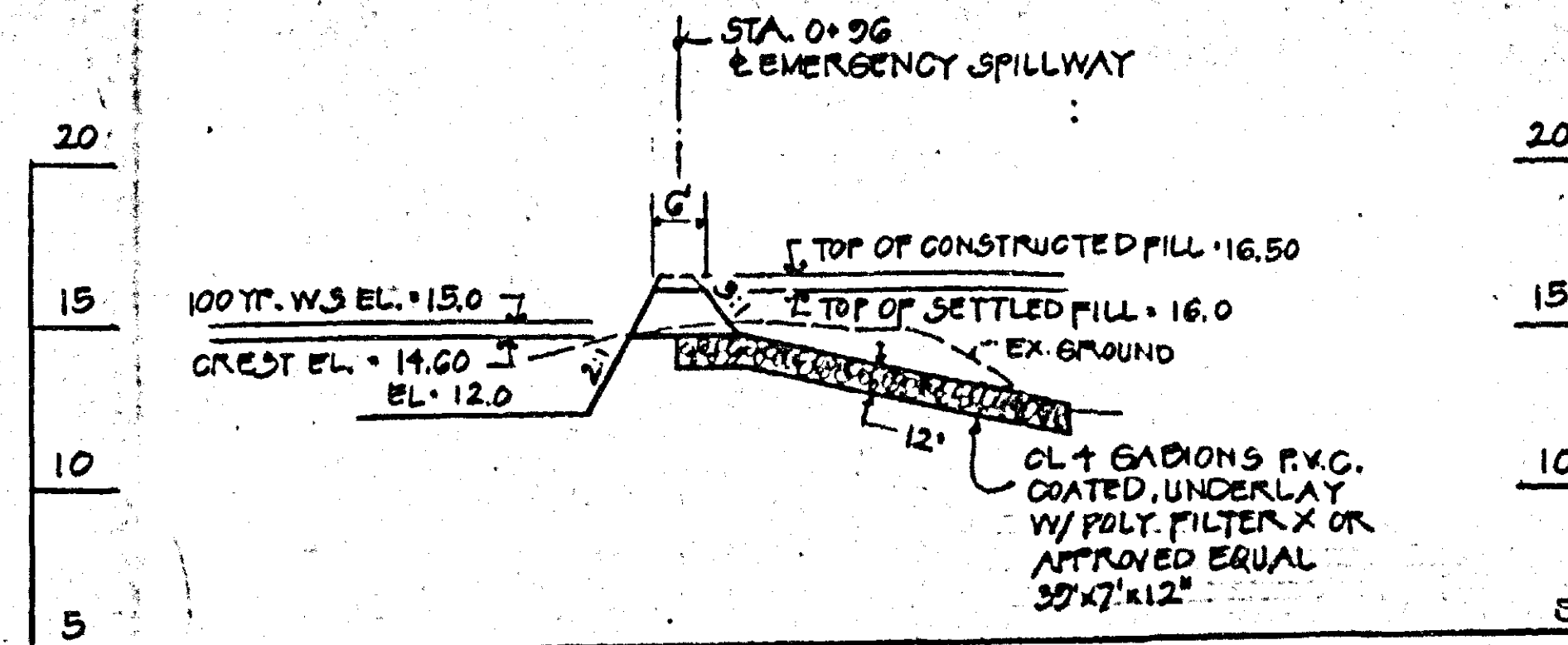
STONE OUTLET SEDIMENT TRAP SEE X-1
DRAINAGE AREA: 0.70 AC.
STORAGE REQ'D: 1260 C.F.
STORAGE SHOWN: 2212 C.F. (65.2' x 21.2' x 1.6)
STONE WEIR CREST ELEV.: 14.6
EXIST. GROUND WEIR: 14.6
* BOTTOM ELEV.: 13.0
BOTTOM DIM.: 6' x 13' 0"
CLEANOUT ELEV.: 13.8
EMBANKMENT ELEV.: 16.0
OUTLET LENGTH: 10.0'
SIDE SLOPES: 2:1



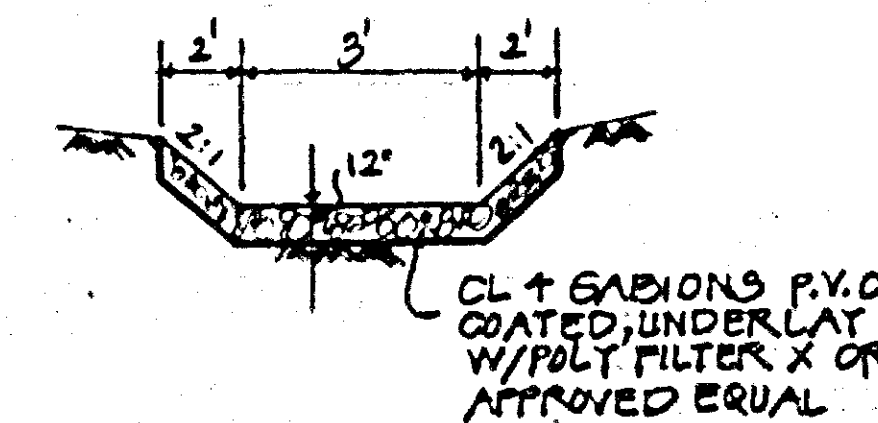
PROFILE ALONG C OF EMBANKMENT
SECTION A-A
SCALE: 1" = 20' HORIZ.
1" = 5' VERT.



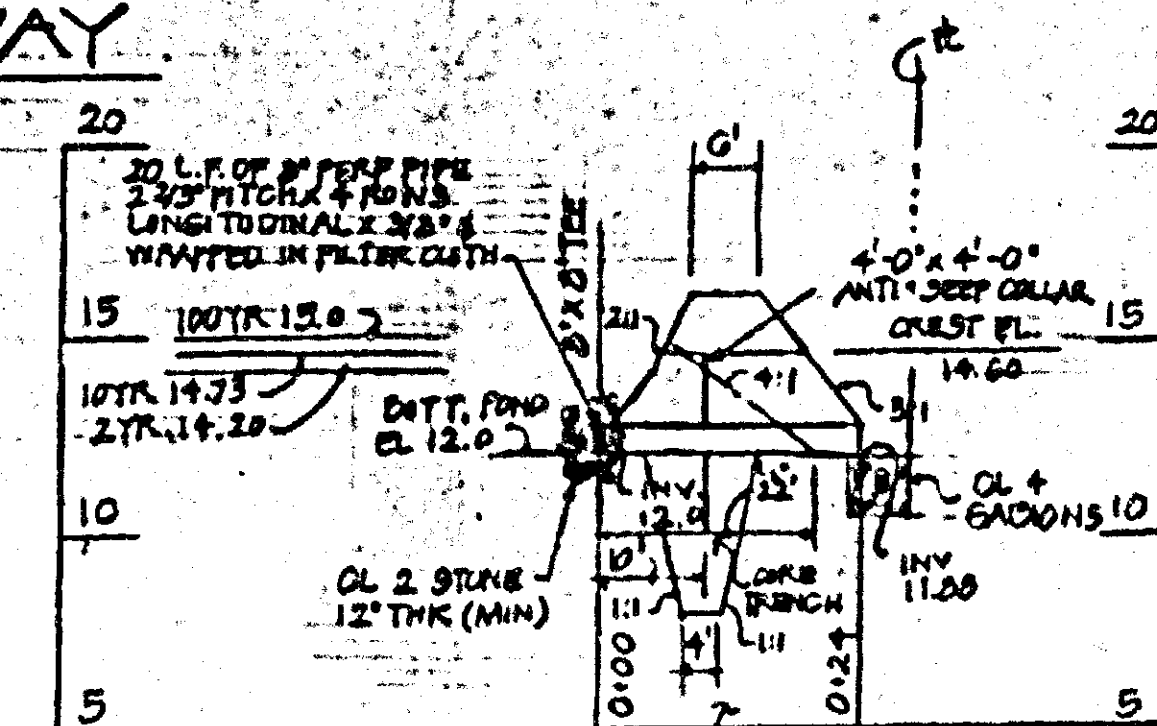
BENCH MARK #4: ELEV. 20.74
TOP MOST POINT OF FIRE HYDRANT, N.W.
CORNER OF BEACHWOOD RD., 300' N.W.
OF INTERSECTION OF BEACHWOOD ROAD
AND LYNHURST ROAD, AS SHOWN ON
O.C.D.E. SANITARY AND FORCE MAIN
DRAWING #73-0042



EMERGENCY SPILLWAY
SECTION B-B
SCALE: 1" = 20' HORIZ.
1" = 5' VERT.



GABION OUTFALL DETAIL
NO SCALE



PROFILE
SCALE: 1" = 20' HORIZ.
1" = 5' VERT.

STORM WATER MANAGEMENT DATA
Drainage Area: 0.70 AC.
RCA (existing): 78
RCA (after development): 96
Allowable Release: Proposed Release
Q 2 YEAR: 0.97 CFS | 0.92 CFS
Q 10 YEAR: 2.46 CFS | 1.78 CFS
Storage Required (10 Year): 4135 C.F.
Storage Provided to Elev.: 15.00 ± 5,012 C.F.
Surface Area: 0.10 AC.
Structure Classification: a
Structure Class: 3
Storage & Height Product: 0.35 AC-ft
D.A. Routed: 0.70 AC-ft
Normal Surface Area: 0.70 AC-ft
Structure Classification: BROWN
HYDROLOGIC CRITERIA
2. 10 Year Management Provided
PROVIDE FOR 15 INCH OF RAINFALL
AFTER SITE IS STABILIZED EXCAVATE FACILITY
1 FOOT TO ELEVATION 12.0'
THESE STORM WATER MANAGEMENT DRAWINGS ARE
APPROVED UNDER BILL NO. 105-84
DRY POND EMBANKMENT POND

Baltimore County Soil Conservation District
APPROVED FOR STORM WATER MANAGEMENT
12-18-87
DISTRICT OFFICIAL: [Signature] DATE: 12-18-87
TECHNICAL REVIEW FOR DISTRICT
BY: [Signature] DATE: 12/10/87
BALTO. CO. DEPT. OF PUBLIC WORKS

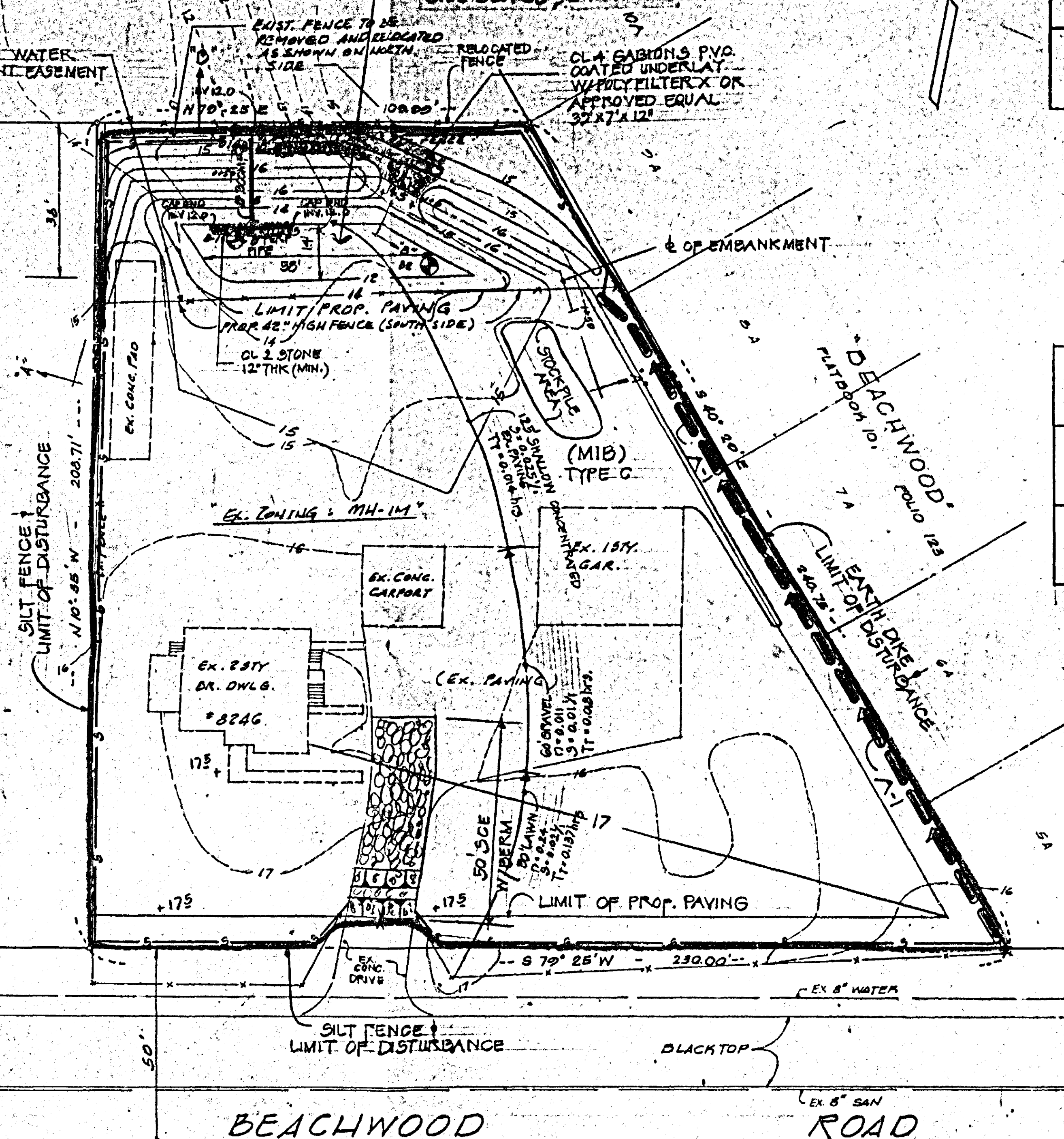
Storm Water Management is Required
Baltimore County Soil Conservation District
APPROVED FOR SEDIMENT CONTROL 10-6-87
DATE: 10-6-87
Technical Reviewer for the District by: [Signature]
USDA SOIL CONSERVATION SERVICE
If permit application has not been filed within one year of this approval, this plan shall be resubmitted to the District.
Storm Water Management
APPROVED: [Signature] Chief
DEVELOPERS DESIGN & APPROVAL SECTION
BUREAU OF ENGINEERING
12/10/87

LEGEND

- 15 --- EXISTING GROUND
- 15 --- PROPOSED GRADE
- STABILIZED CONSTR. ENTRANCE W/ DERM.
- 5 --- 5 --- 5 EARTH DIKE
- 5 --- 5 --- 5 SILT FENCE
- LIMIT OF DISTURBANCE
- GABION OUTFALL
- EMERGENCY SPILLWAY
- NO SCALE

TOTAL DISTURBED AREA = 0.81 AC. ± 35,284 S.F.
PRIVATE FACILITY TO BE MAINTAINED BY OWNER

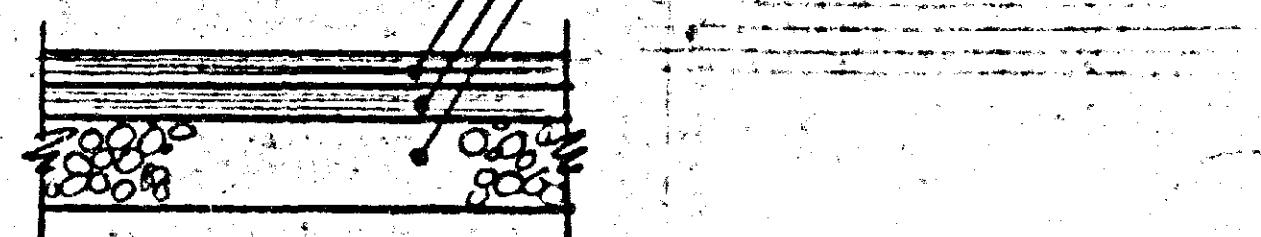
PETITIONER'S
EXHIBIT 2



PLAN

SCALE: 1" = 20'

1" DIT. CONC. SURFACE COURSE
1 1/2" DIT. CONC. BASE COURSE
6" CRUSHER RUN STONE CR-6



BITUMINOUS DERRICK PAVING SECTION
NOT TO SCALE

Grading approved in accordance with Bill No. 105-84
10/6/87
[Signature]
Developer Engineering Division

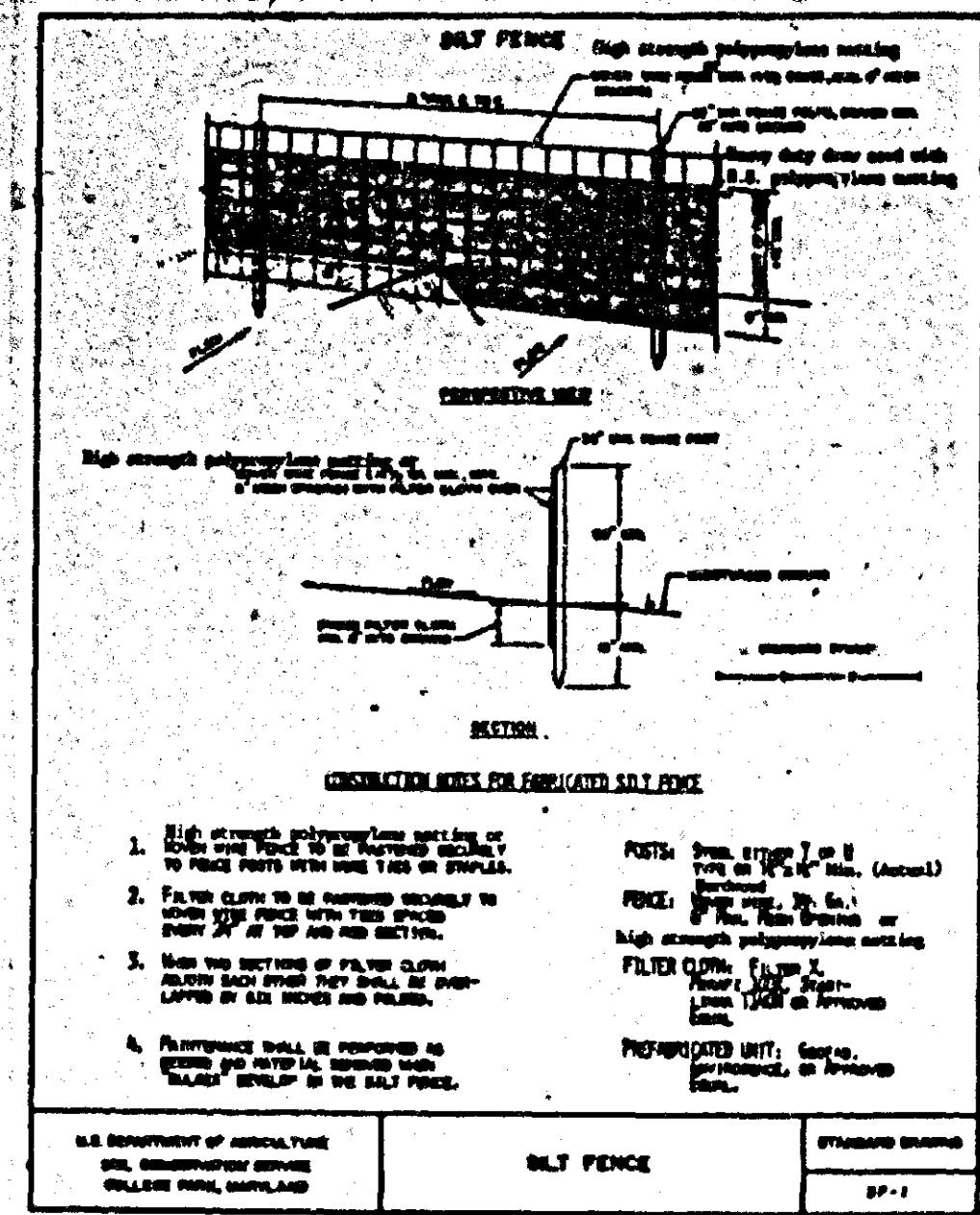
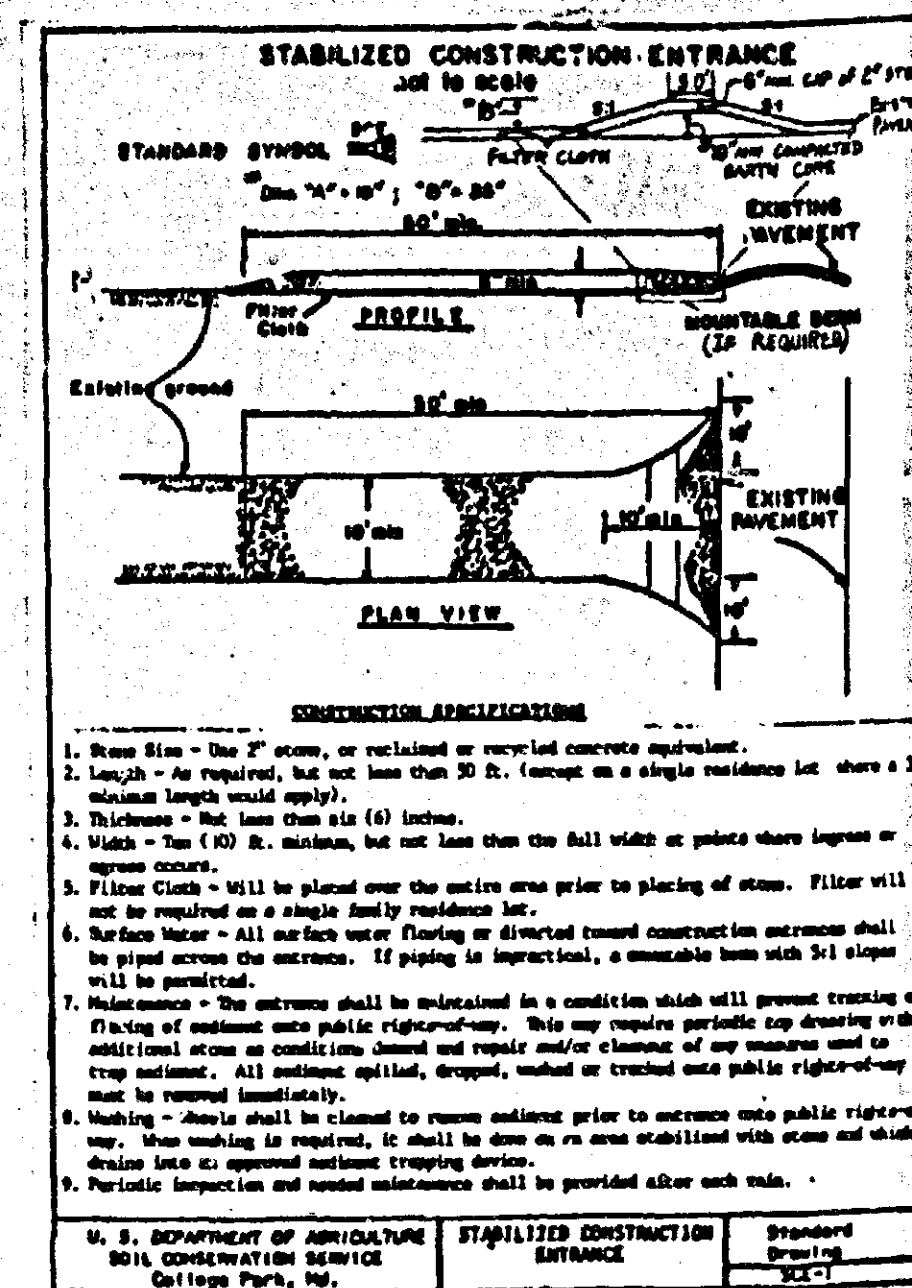
Sediment Control 10/6/87
APPROVED: [Signature]
DEVELOPERS DESIGN & APPROVAL SECTION
BUREAU OF ENGINEERING

ENGINEER
PAUL LEE ENGINEERING, INC.
804 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

PRIVATE FACILITY

SITE, STORM WATER MANAGEMENT & SEDIMENT CONTROL PLAN
824G BEACHWOOD ROAD
15TH ELECTION DISTRICT
BALTIMORE COUNTY, MD

SHEET
1 OF 2
DATE
APRIL 1987
SCALE
AS SHOWN
JOB NUMBER
26-244



TEMPORARY SEEDING NOTES

ALL DISTURBED AREAS SHALL BE STABILIZED AS FOLLOWS:

SEEDING PREPARATION:
 Loosen Upper 2 inches by Raking, Discing or other acceptable means before seeding.

SOIL AMENDMENTS:
 Apply 2 Tons Per Acre Dolomite Limestone (100 lbs./1,000 sq. ft.) and 400 lbs. Per Acre 10-10-10 Fertilizer (10 lbs./1,000 sq. ft.)

SEEDING:
 For the Periods March 1 thru April 30, and August 1 thru October 15, Seed with 50 lbs. Per Acre (5 lbs./1,000 sq. ft.) of Kentucky 31 Tall Fescue Per Acre and 2 lbs. Per Acre (0.02 lbs./1,000 sq. ft.) of Seeping Lowgrass. During the Period of October 16 thru February 28, Seed with 50 lbs. Per Acre (5 lbs./1,000 sq. ft.) of Seeping Lowgrass. During the Period of February 29 thru April 30, Seed with 50 lbs. Per Acre (5 lbs./1,000 sq. ft.) of Seeping Lowgrass.

MULCHING:
 Apply 15 to 2 Tons Per Acre (75 to 100 lbs./1,000 sq. ft.) of Unrotted Small Grain Straw Immediately After Seeding. Anchor Mulch Immediately After Application Using Mulch Anchoring Tool or 216 Gallons/Acre (5 Gallons/1,000 sq. ft.) of Emulsified Asphalt on Flat Areas. On Slopes 8 feet or Higher, Use 148 Gallons Per Acre (14.8 Gallons/1,000 sq. ft.) for Anchoring.

MAINTENANCE:
 Inspect All Seeded Areas and Make Needed Repairs, Replacements, and Reseedings.

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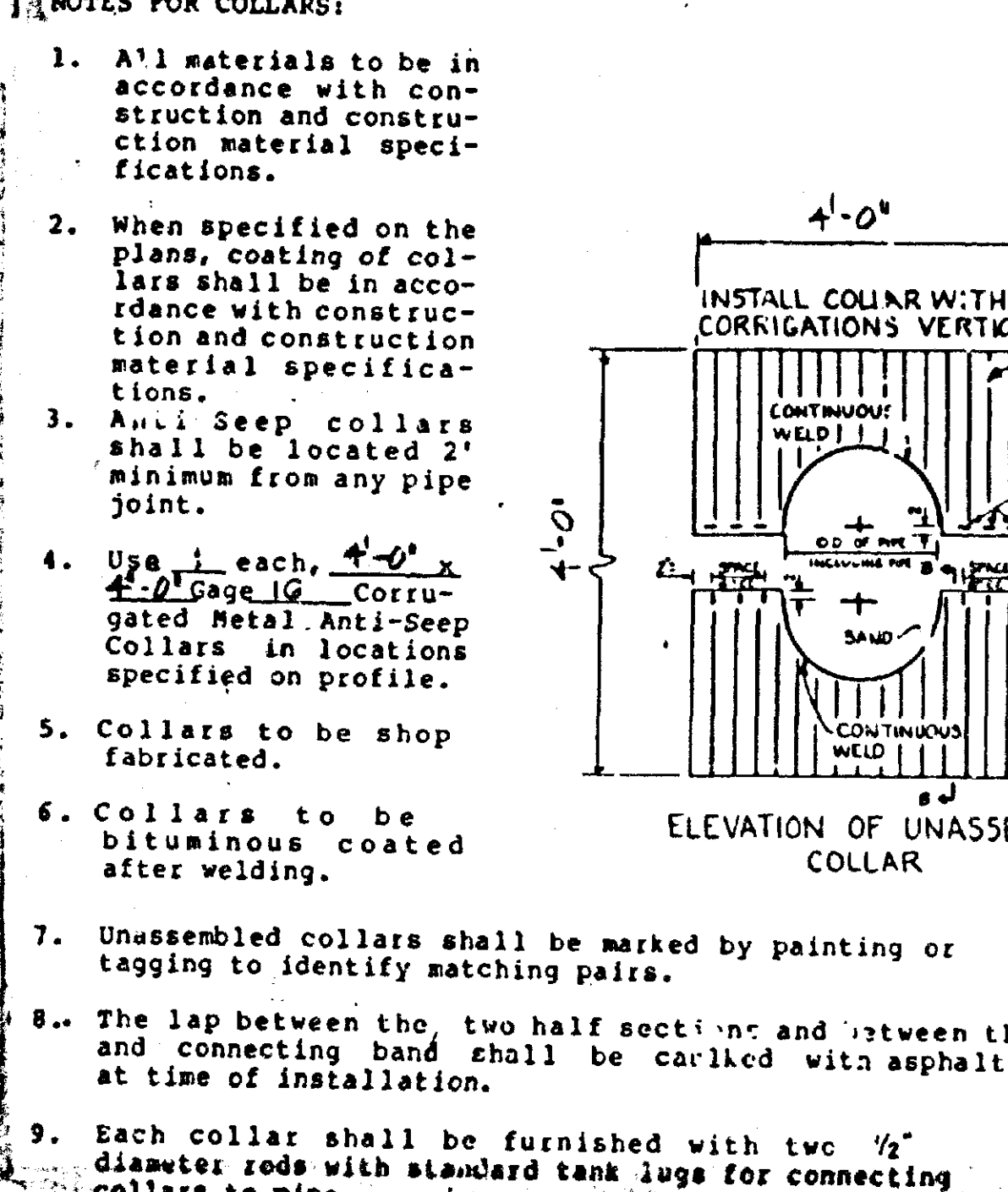
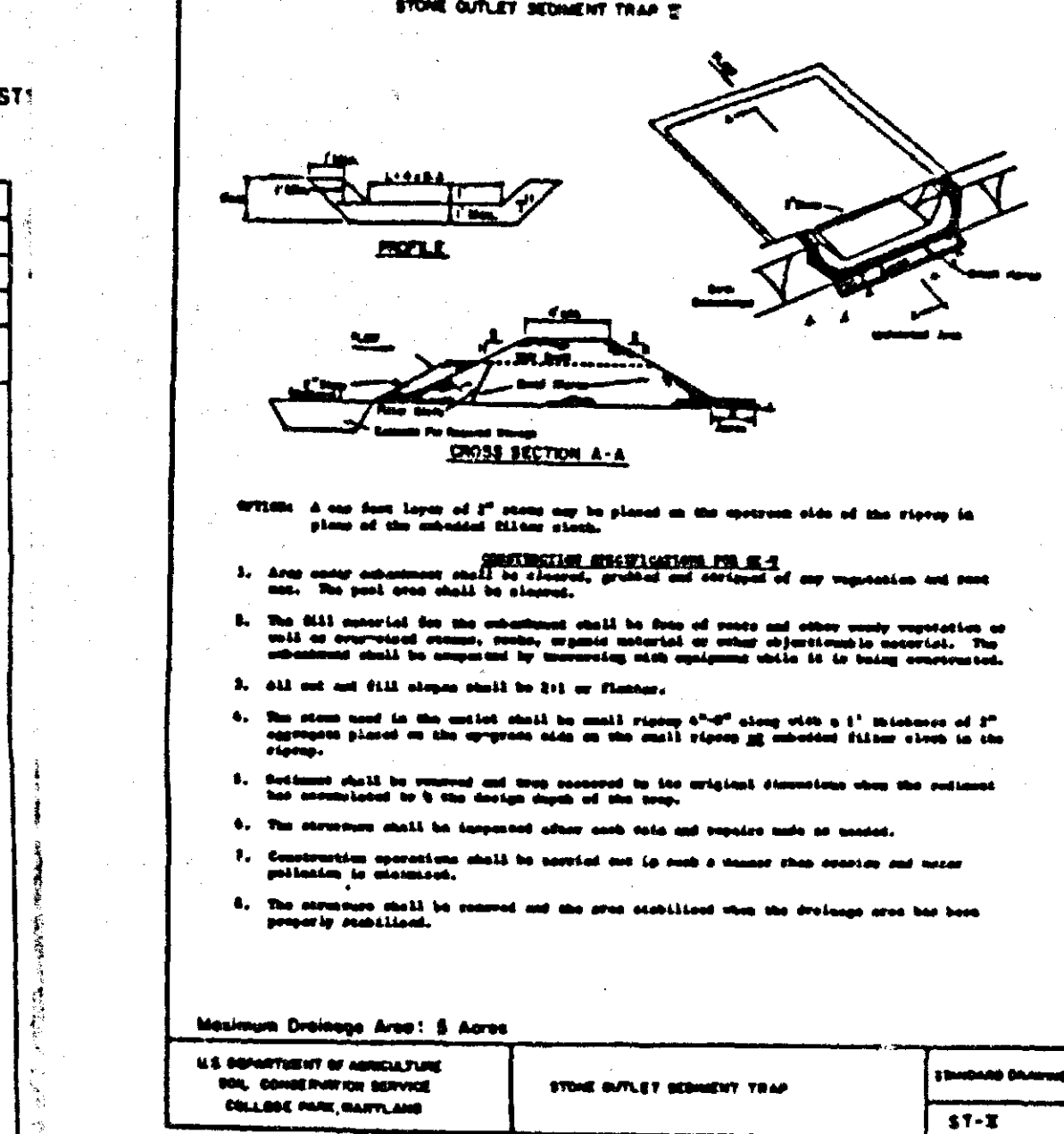
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ORING LOG

Report No.	068032	Date	May 14, 1987
Client	American Asphalt Paving Company, Inc.		
Project	Stormwater Management System, 8246 Beachwood Road, Baltimore County, Maryland		
Boring No.	1	Total Depth	15.0 ft.
Type of Boring	Hollow-stem auger	Started	4-30-87
Operator	Donna G. Jamison, Mobile B-38		
Elevation	Depth	DESCRIPTION OF MATERIALS (Classification)	Remarks
0.6	1.5	Topsoil	GROUNDWATER DATA H/C - 19.0%
7.2	4.5	Light brown to tan, gray and orange mottled SILT LOAM (clayey silt with a little fine sand and thin sand partings, 5.0' - 7.0'), moist medium stiff to stiff (ML-CL)	H/C - 21.0%
15.0	10.0	Gray with tan and dull orange mottling SILTY CLAY LOAM (silty clay with a trace of sand), moist to wet, medium stiff	H/C - 26.7%
	15.0	BORING TERMINATED @ 15.0 FEET	H/C - 31.4%
			Groundwater encountered @ 14.0 feet.

BORING LOG

Report No.	068032	Date	May 14, 1987
Client	American Asphalt Paving Company, Inc.		
Project	Stormwater Management System, 8246 Beachwood Road, Baltimore County, Maryland		
Boring No.	2	Total Depth	15.0 ft.
Type of Boring	Hollow-stem auger	Started	4-30-87
Operator	Donna G. Jamison, Mobile B-38		
Elevation	Depth	DESCRIPTION OF MATERIALS (Classification)	Remarks
0.6	1.5	Topsoil	GROUNDWATER DATA H/C - 20.3%
7.4	4.5	Tan to gray, tan and dull orange mottled SILT LOAM (clayey silt with some to a little fine sand), moist, very soft to very stiff	H/C - 20.7%
15.0	10.0	Gray with tan and dull orange mottling SILTY CLAY LOAM (silty clay with traces of sand and gravel), moist to wet, medium stiff (CL)	H/C - 19.4%
	15.0	BORING TERMINATED @ 15.0 FEET	H/C - 28.2%
			H/C - 33.1%
			Groundwater encountered @ 14.0 feet.



NOTES FOR COLLARS:

1. All materials to be in accordance with construction and construction material specifications.
2. When specified on the plans, coating of collars shall be in accordance with construction material specifications.
3. Anti-seep collars shall be located 2' minimum from any pipe joint.
4. Use 1 each, 4'-0" x 4'-0" Gage 16 Corrugated Metal Anti-Seep Collars in locations specified on profile.
5. Collars to be shop fabricated.
6. Collars to be bituminous coated after welding.
7. Unassembled collars shall be marked by painting or tagging to identify matching pairs.
8. The lap between the two half sections and between the pipe and connecting band shall be caulked with asphalt mastic at time of installation.
9. Each collar shall be furnished with two 1/2" diameter rods with standard tank lugs for connecting collars to pipe.

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Drawing	DATE	REVISIONS
FL	6-30-88	ADDED POROUS PAVING SECTION
FL		
FL		

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STORM WATER MANAGEMENT & SEDIMENT CONTROL DETAILS
 8246 BEACHWOOD ROAD
 BALTIMORE COUNTY, MD.

SHEET	DATE	JOB NUMBER
2	APRIL 1987	
OF	SCALE	
2	AS SHOWN	86-046