

IN THE MATTER OF THE APPLICATION OF
RITTERS SQUARE LIMITED PARTNERSHIP
FOR A ZONING RECLASSIFICATION OF
PROPERTY LOCATED ON THE NORTHWEST
SIDE OF RITTERS LANE, 227' SOUTHWEST
OF THE CENTERLINE OF REISTERSTOWN
ROAD (10902 REISTERSTOWN ROAD) FROM
D.R. 3.5 TO R.O.
4TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
CASE NO. R-89-454

OPINION

This case comes before this Board on Petition for a reclassification of a portion of Petitioner's property from D.R. 3.5 to R.O. The record will indicate that this matter was not a specific issue in the 1988 Comprehensive Map Process. Gurmeet S. Dhillon, the Petitioner and General Partner in this enterprise, testified as to his reasons for the requested reclassification. He testified that the Class "B" office building on this site was erected in 1987 and 1988 and contains 13,100 sq. ft., and is a two-story office building containing eight units. Five of these units are still vacant and Mr. Dhillon attributes these vacancies to lack of parking. On the west abutting property line there exists a strip of D.R. 3.5 zoning 19' x 11' x 206' containing some .07 acres. It is this narrow strip that is the subject of this hearing. It is Mr. Dhillon's testimony that if he could obtain R.O. zoning on this strip, which could place his entire property within the R.O. classification, he could then increase his parking and improve his chances of rental on the remaining vacant units. It was his testimony that to sever this narrow strip from the R.O. zoning was an error and that the County Council should have corrected this error.

Arnold Pat Keller, Deputy Director of Planning, testified that there was no error in the present zoning. He further testified that when the property was developed the only requirement for a buffer strip between R.O. and residential zoning was 8', but Bill No. 151-88, which took effect on November 27, 1988, would now require a 20' buffer strip. After consideration of the testimony he

Case No. R-89-454
Ritters Square Limited Partnership

had heard, it was Mr. Keller's opinion that there was no error in the present zoning.

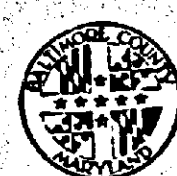
In order for the Board to grant the rezoning of a parcel of property, the Petitioner must evidence error on behalf of the County Council. In this case, the Board can find no error. The approved County Review Group (CRG) plat shows a requirement of 36 parking spaces and 36 parking spaces are provided. The mere fact that Mr. Dhillon feels that he needs more parking spaces does not constitute error by the County Council. In addition, with the new R.O. regulations now in effect, even if the R.O. was granted the relief Mr. Dhillon seeks would be very questionable. The narrow strip containing the .07 acres that exists between his R.O. zoning and the neighboring residential zoning in effect creates an ideal transitional buffer. For all of these reasons, the Board is of the opinion that the reclassification should be denied and will so order.

ORDER

It is this 29th day of November, 1989 by the County Board of Appeals of Baltimore County ORDERED that the Petition for Zoning Reclassification from D.R. 3.5 to R.O. for property located on the northwest side of Ritters Lane, 227' southwest of the centerline of Reisterstown Road (10902 Reisterstown Road) be and the same is hereby DENIED.

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY
William T. Hackett
William T. Hackett, Chairman
Harry E. Buchheiser, Jr.
Lynn B. Moreland



County Board of Appeals of Baltimore County
COUNTY OFFICE BUILDING, ROOM 315
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3180

November 29, 1989

Edward Covahey, Esquire
Covahey & Booser
614 Bosley Avenue
Towson, Maryland 21204

Re: Case No. R-89-454
Ritters Square Limited Partnership

Dear Mr. Covahey:

Enclosed please find a copy of the final Opinion and Order issued this date by the County Board of Appeals in the subject case.

Sincerely,

Linda Lee M. Kuzmaul
Linda Lee M. Kuzmaul
Legal Secretary

Enclosure

cc: Ritters Square Ltd. Partnership
Mr. James Earl Kraft
Phyllis Cole Friedman, Esquire
P. David Fields
Pat Keller
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, County Attorney

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: William T. Hackett, Chairman DATE: October 5, 1989
Baltimore County Board of Appeals

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Ritters Square Ltd. Partnership Property

Regarding my testimony in the above-referenced case, I wish to clarify a point I made regarding off-street parking. A use permit is required to provide parking in a residential zone in connection with a business, industrial or office use. However, in this instance, the petitioner cannot meet the R.T.A. requirement since a single family dwelling is located within 300 feet of the subject property. As stated at the hearing, a 20 foot buffer is required in the R.O. zone. The Zoning Commissioner and Office of Planning and Zoning allow the buffer to be provided in the D.R. zoned portion of a split zoned property for R.O. projects.

If I can provide any further information regarding this case, please contact me.

Pat Keller
Pat Keller, Deputy Director

PK:JL:pat

cc: Mr. Gurmeet S. Dhillon
Mr. Ed Covahey
Mr. Peter M. Zimmerman

RITTERS.SQ/ZAC1

51-6 MW 6-13069
RECEIVED
COUNTY BOARD OF APPEALS

APR 25 1989

NOTICE OF HEARING

Petition for Zoning Reclassification
Case Number: R-89-454
NW/8 Ritters Lane, 227' SW c/L Reisterstown Road
10902 Reisterstown Road
Petitioner(s): Ritters Square Limited Partnership

Petition to reclassify the property from an D.R. 3.5 to an R.O. zone.

TIME: 10:00 a.m.
DATE: WEDNESDAY, OCTOBER 4, 1989
LOCATION: Room 301, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204

WILLIAM T. HACKETT, CHAIRMAN
County Board of Appeals

cc: Covahey & Booser, P.A.
People's Counsel
Board of Appeals

THIS IS TO ADVISE YOU THAT YOU WILL BE BILLED BY THE ZONING OFFICE FOR ADVERTISING AND POSTING COSTS WHEN REFUSED TO THIS CASE APPROXIMATELY A WEEK BEFORE THE HEARING. THIS FEE MUST BE PAID AND THE SIGN AND POST RETURNED TO THE ZONING OFFICE ON THE DAY OF THE HEARING OR THE ORDER WILL NOT BE ISSUED.

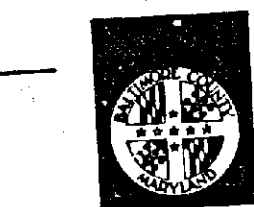
M.T.R.

69 APR 25 PM 2-00
RECEIVED

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

Date: _____



Dennis F. Rasmussen
County Executive

Ritters Square Limited Partnership
1522 Bowdoin Hall Road
Catoonsville, Maryland 21228

Re: Petition for Zoning Re-classification
CASE NUMBER: R-89-454
NW/8 Ritters Lane, 227' SW c/L Reisterstown Road
10902 Reisterstown Road
4th Election District - 3rd Councilmanic
Hearing Scheduled: October 4, 1989

Dear Petitioner(s):

This is to advise you that \$ 421.57 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE RECLASSIFICATION SIGN AND POST RETURNED TO THE BALTIMORE COUNTY ZONING OFFICE ON THE DAY OF THE BOARD OF APPEALS' HEARING OR THE ORDER WILL NOT BE ISSUED.

It is to Mr. G. Stephens,
Towson, Maryland 21204,

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: 9/29/89 ACCOUNT: 601-015-800
AMOUNT: \$ 421.57
RECEIVED BY: [Signature]
FOR: P.A. for 10/4/89 hearing R-89-454
B 084*****42137-a 5256F

RE: PETITION FOR RECLASSIFICATION : BEFORE THE COUNTY BOARD OF APPEALS
FROM D.R. 3.5 TO R.O. ZONE : OF BALTIMORE COUNTY
NW/8 Ritters Lane, 227' SW :
of C/L Reisterstown Rd. :
4th Election District :
3rd Councilmanic District :
RITTERS SQUARE LTD. : Zoning Case No. R-89-454
PARTNERSHIP, Petitioner :

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 304, County Office Building
Towson, Maryland 21204
(301) 887-2188

I HEREBY CERTIFY that on this 13th day of July, 1989, a copy of the foregoing Entry of Appearance was mailed to Covahey & Booser, P.A., 614 Bosley Ave., Towson, MD 21204, Attorneys for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

69 JUL 13 AM 8-32
RECEIVED
COUNTY BOARD OF APPEALS

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building
Towson, Maryland 21204
(301) 887-3354

May 9, 1989



Dennis F. Rasmussen
County Executive

Mr. William Hackett
Chairman, Board of Appeals
County Office Building
Towson, Maryland 21204

Zoning Reclassification Cycle 1
Item No. 4
Property Owner:
Case No./Hearing Date:
Location:
Existing Zoning:
Election District:
Councilmanic District:
Acres:
Proposed Zoning:

April - October 1989

Ritters Sq. Ltd. Partnership
R-89-454; October 4, 1989
N.W./S. Ritters Lane, 227' S.W.
of centerline Reisterstown Road
D.R. - 3.5
4th
3rd
0.07
R.O.

Dear Mr. Hackett:

The site is too small to project traffic generation.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF/lw

Baltimore County
Fire Department
Towson, Maryland 21204-2586
434-4500

Paul H. Reincke
Chief

William Hackett
Chairman, Board of Appeals
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Re: Property Owner: Ritters, Sq. Ltd. Partnership

Location: NW/4 Ritters Lane, 227' SW of
(10902 Reisterstown Road)
Item No.: Four(4) Zoning Agenda: 4/89-10/89

Gentlemen:

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 or _____ 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.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1988 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John J. Kelly* V-14-11 Noted and Approved: *Paul H. Reincke*
Planning Group Fire Prevention Bureau
Special Inspection Division

/s/

PETITION FOR ZONING RE-CLASSIFICATION SPECIAL EXCEPTION AND/OR VARIANCE

TO THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY:

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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an DR-3.5 zone to an R-O zone for the reasons given in the attached statement; and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for N/A AS NO SPECIAL EXCEPTION IS REQUESTED.

and (3) for the reasons given in the attached statement, a variance from the following sections of the Zoning Law and Zoning Regulations of Baltimore County: N/A

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

DATE: 2/25/89 ACCOUNT: _____
RECEIVED FROM: R. H. S. S. AMOUNT: _____
FOR: Reclass - N/A
109-2-200
8 145-444

VALIDATION OR SIGNATURE: _____
DATE: _____

Prescribed by The Baltimore County Code.

Reclassification, Special Exception and/or Variance, further agree to and are to be bound by the Zoning Law and Zoning Regulations of Baltimore County.

Legal Owner(s):

RITTERS SQUARE LTD. PARTNERSHIP
(Type or Print Name)

GURNEET S. DHILLON
Signature

GURNEET S. DHILLON - G.P.
(Type or Print Name)

Signature

Attorney for Petitioner:

COVANEY, A. BOOZER, P.A.
(Type or Print Name)

614 ROSLEY AVENUE
Address

TOWSON, MARYLAND 21204
City and State

Attorney's Telephone No.: (301) 828-9441

1522 RAWLINGS WELL RD. 363-4675
Address

CATONSVILLE, MD. 21228
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

GURNEET S. DHILLON
Name

1522 RAWLINGS WELL RD. 363-4675
Address

CATONSVILLE, MD. 21228
City and State

HARC-Form 1

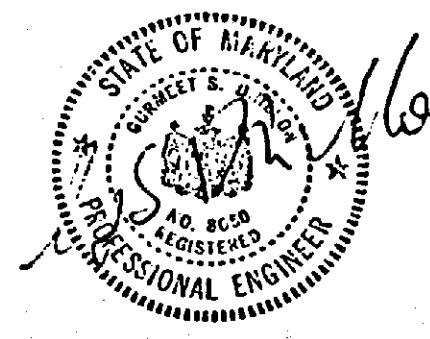
RITTERS SQUARE LIMITED PARTNERSHIP

2 RITTERS LANE

OWINGS MILLS, MD 21117

TAX ACCOUNT NUMBER 04-04-035820
MEETS AND BOUNDS OF PROPERTY
FOR ZONING PETITION

Beginning at North-West side of Ritters Lane 227.0' South of Center line of Reisterstown Road, point #12 on property line, running thence South 46 degrees 35 minutes 31 seconds West, to 19.00' rebar (point #1), running thence North 37 degrees 41 minutes 51 seconds West, 206.25' to a rebar (point #2), running thence North 66 degrees 41 minutes 55 seconds East, 11.00' to point #11, and running thence South 40 degrees 02 minutes 27.3 seconds East 201.79' to the point of beginning.
Area enclosed is 3,012 S.F. or 0.07 Acre.



CERTIFICATE OF PUBLICATION

TOWSON, MD., Sept. 14, 1989

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 September 14, 1989

THE JEFFERSONIAN,

S. Zebe Orlean

Publisher

PO 17144
reg #28951
price \$ 35.46

- BRIEF -

RESPONSE TO ITEM 3 OF THE GUIDANCE
FOR
RECLASSIFICATION PETITION OF
RITTERS SQUARE LTD. PARTNERSHIP PROPERTY
AT 10902 REISTERSTOWN ROAD

Explanation for the reasons why Reclassification is sought.

1. Refer to the site plan attached herewith which shows following:

1.1 That the property, joining points 1,2,11,3,4,5,6,7,8, 9,10,12 and 1, is owned by the petitioner Ritters Square Ltd. Partnership, coming to a total of 0.81 Acres and has currently mixed zoning (R-O and DR 3.5), as indicated below in items 1.2 and 1.3.

1.2 Area, defined by joining points 3,4,5,6,7,8,9,10,11,12, and 11, forms part of the entire 0.81 Acre property, and comes to 0.74 Acres having present R-O zoning. Thus 91.36 percent of the total property area has current R-O zoning.

1.3 Area defined by joining points 1,2,11,12, and 1 forms part of the entire 0.81 Acre property, and comes to 0.07 Acre having present DR 3.5 zoning. Thus 8.64 percent of the total property area has current DR 3.5 zoning.

TO SUMMARIZE:

Total property Area, 0.81 Acre, having current mixed zoning
Large parcel Area 0.74 Acre, having current R-O zoning
Small parcel Area 0.07 Acre, having current DR 3.5 zoning

2. The petitioner requests that current mixed zoning (R-O and DR 3.5) be granted single zoning R-O to the entire property due to the following facts:

2.1 By granting the request of the petitioner, a small parcel (8.64% of total area) area will be re-zoned from DR 3.5 to R-O and

2.2 The small parcel area dimensions are 19 Ft. in front and 11 Ft. in rear, and thus has no potential for any future building construction, and as such can only be used as open space or vegetation screen. Therefore, if the petitioner's request is granted it has no influence on the neighborhood and will make uniform zoning for the entire property

Item #4
Cycle I

3. The Petitioner submits that the County Council was in error in not extending the R-O zoning to encompass the subject site during the comprehensive zoning process.

4. Granting the requested reclassification will not be detrimental to the surrounding neighborhood, and will enhance the development of Petitioners entire tract.

NOTICE OF HEARING PETITION FOR ZONING RECLASSIFICATION

Petition for Zoning Reclassification

Case Subject: R-0-04
NW/4 Ritters Lane, 227' SW of Reisterstown Road
10902 Reisterstown Road
Petitioner(s): Ritters Square Limited Partnership

MEETS AND BOUNDS OF PROPERTY
FOR ZONING PETITION

Beginning at North-West side of Ritters Lane 227.0' South of Center line of Reisterstown Road, point #12 on property line, running thence South 46 degrees 35 minutes 31 seconds West, to 19.00' rebar (point #1), running thence North 37 degrees 41 minutes 51 seconds West, 206.25' to a rebar (point #2), running thence North 66 degrees 41 minutes 55 seconds East, 11.00' to point #11, and running thence South 40 degrees 02 minutes 27.3 seconds East 201.79' to the point of beginning.
Area enclosed is 3,012 S.F. or 0.07 Acre.

Petition to reclassify the property from an R-0-04 to an R-O zone.

TIME: 10:00 a.m.

DATE: WEDNESDAY, OCTOBER 4, 1989

LOCATION: Room 301, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204

WILLIAM T. HACKETT, CHAIRMAN
County Board of Appeals

Reduced Photograph of Map

THE JEFFERSONIAN

BALTIMORE COUNTY, MARYLAND

PUBLIC NOTICE

RECLASSIFICATION AND REDISTRICTING PETITIONS ACCEPTED FOR FILING BY BALTIMORE COUNTY BOARD OF APPEALS FOR THE APRIL, 1989 - OCTOBER, 1989 ZONING RECLASSIFICATION CYCLE I

WESTERN SECTION

NORTHERN SECTION

CENTRAL SECTION

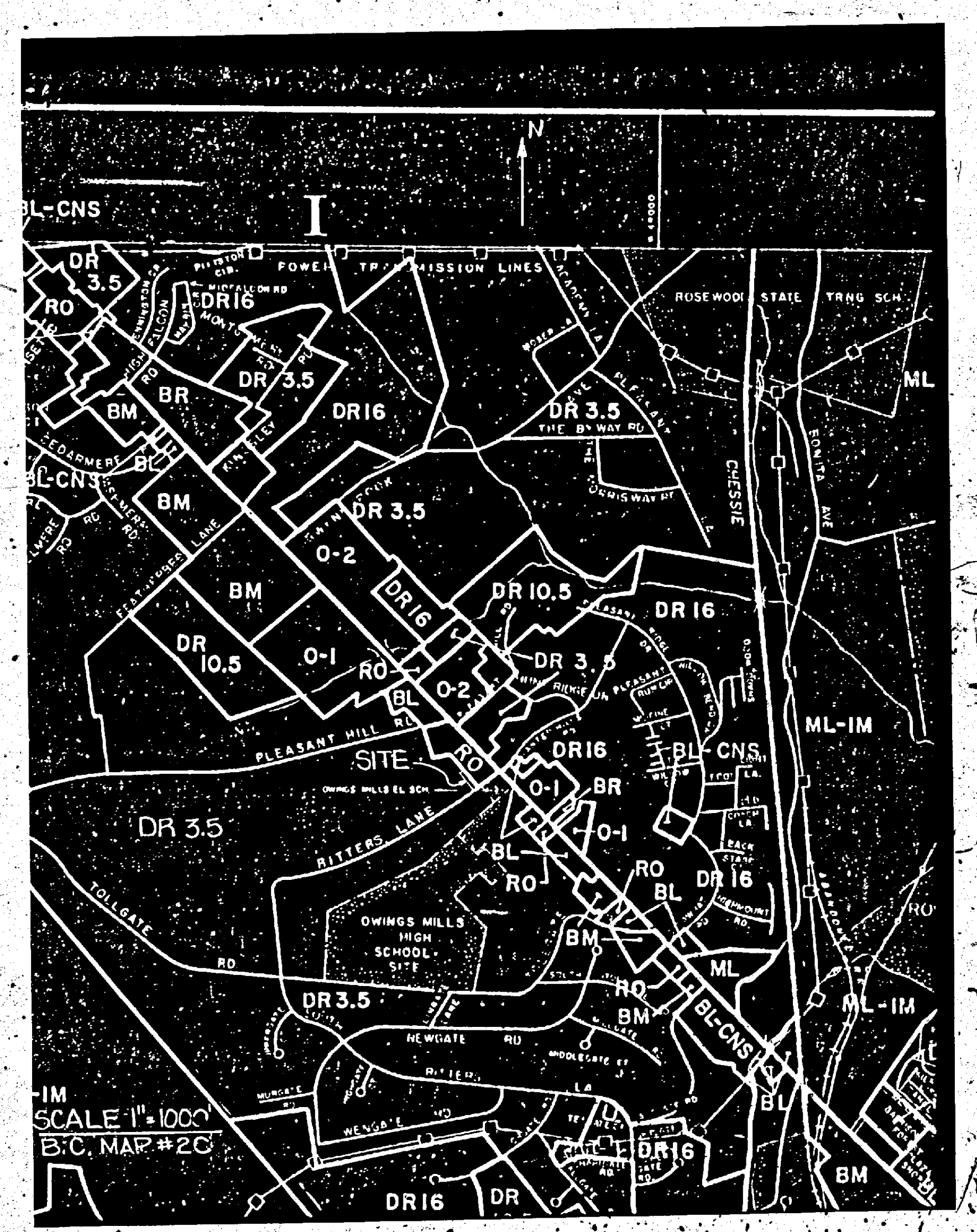
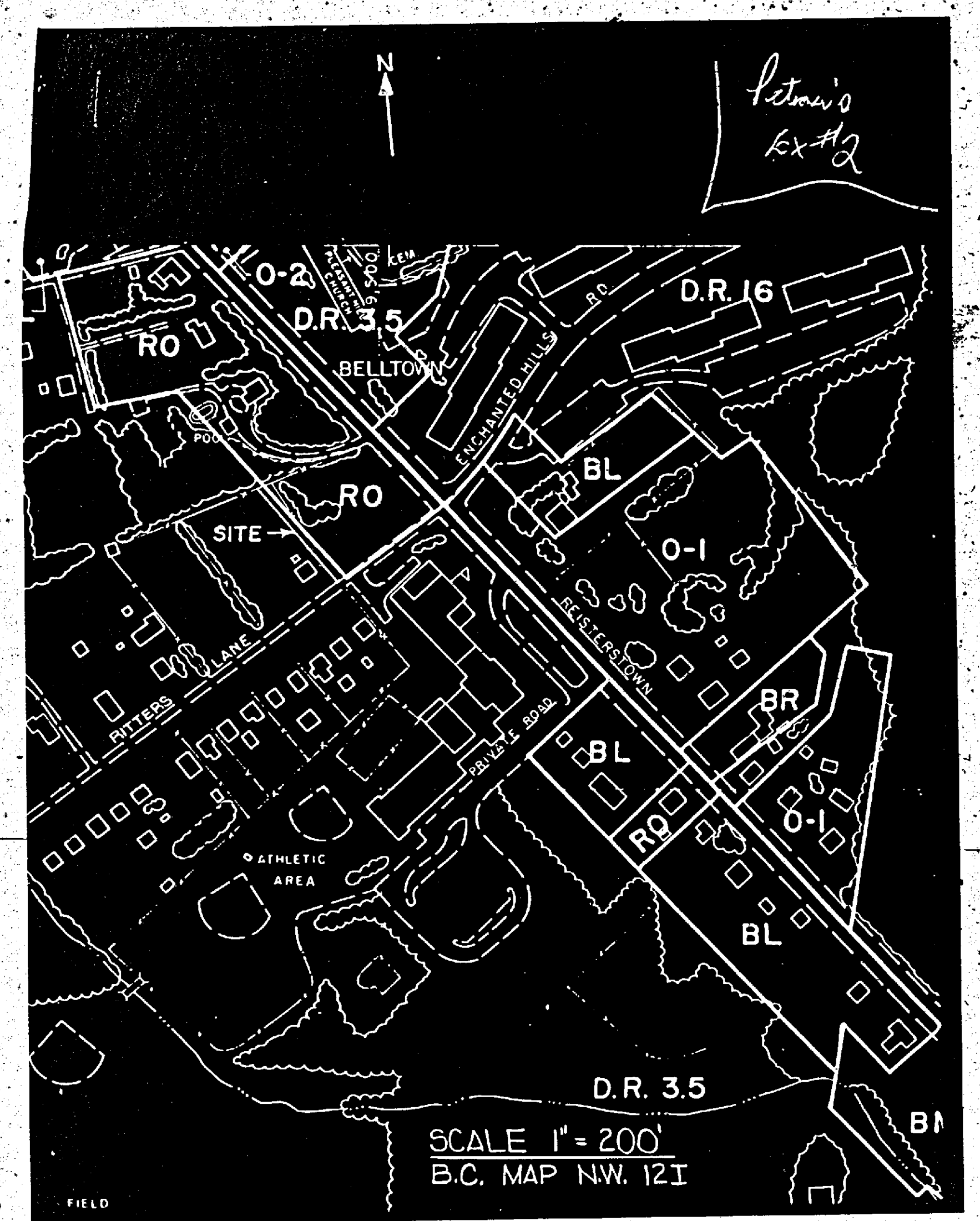
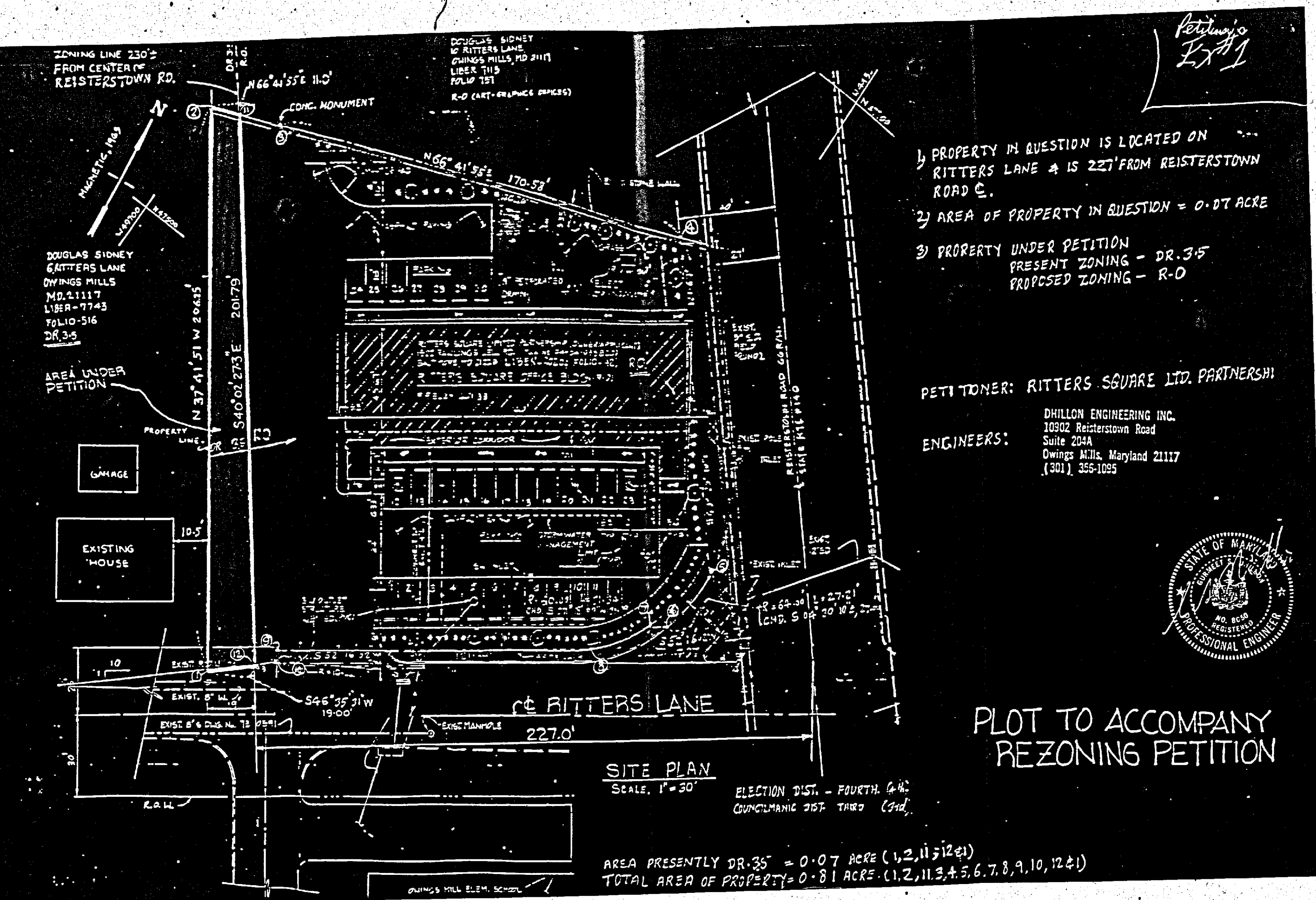
EASTERN SECTION

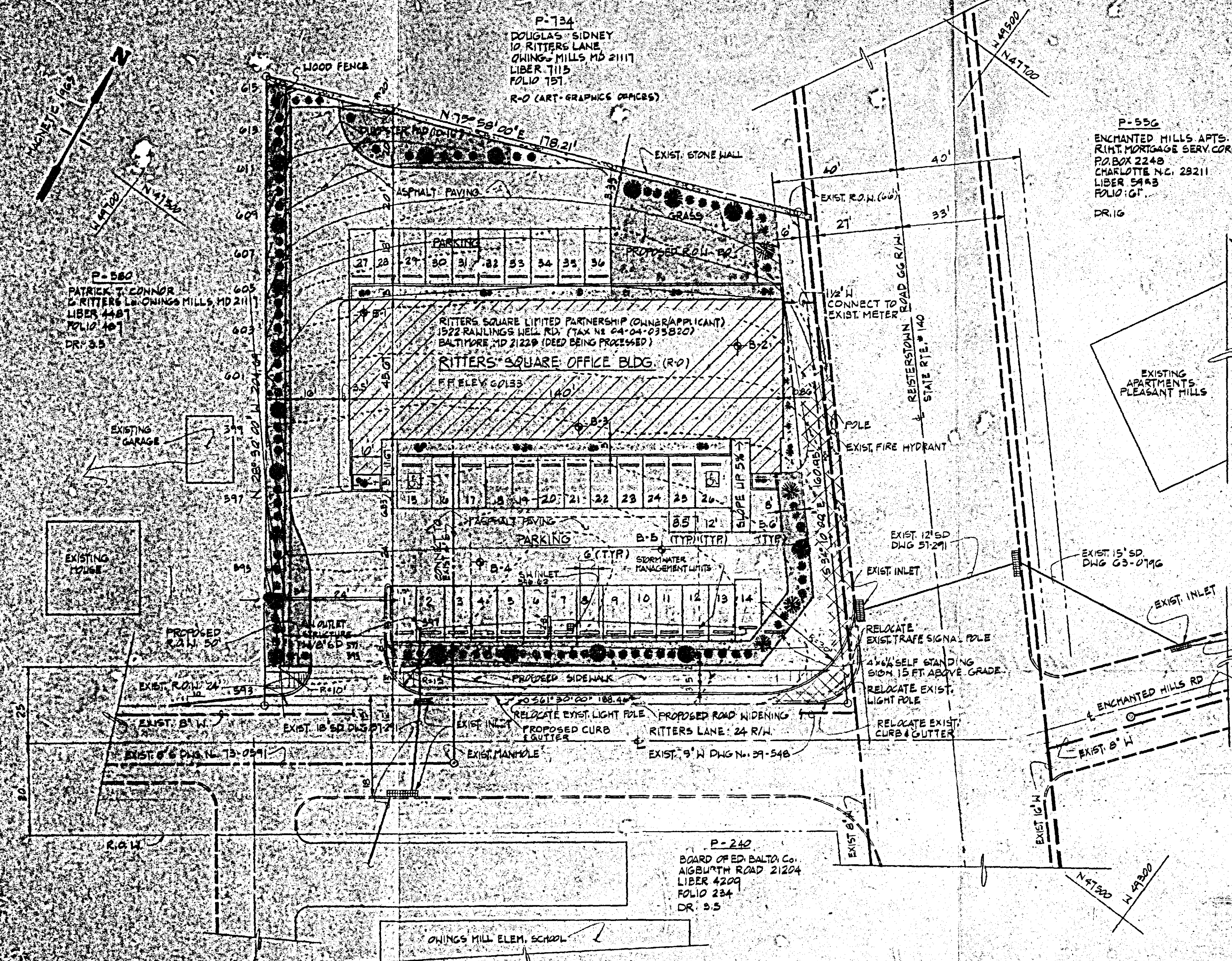
LOCATIONS OF PROPERTIES UNDER PETITION

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

LISTINGS OF PETITIONS: Numbers in the listings are keyed to the map above

BY ORDER OF
WILLIAM HACKETT,
CHAIRMAN, COUNTY BOARD OF APPEALS
FOR BALTIMORE COUNTY AND
D. DAVID FIELDS,
DIRECTOR OF PLANNING AND ZONING



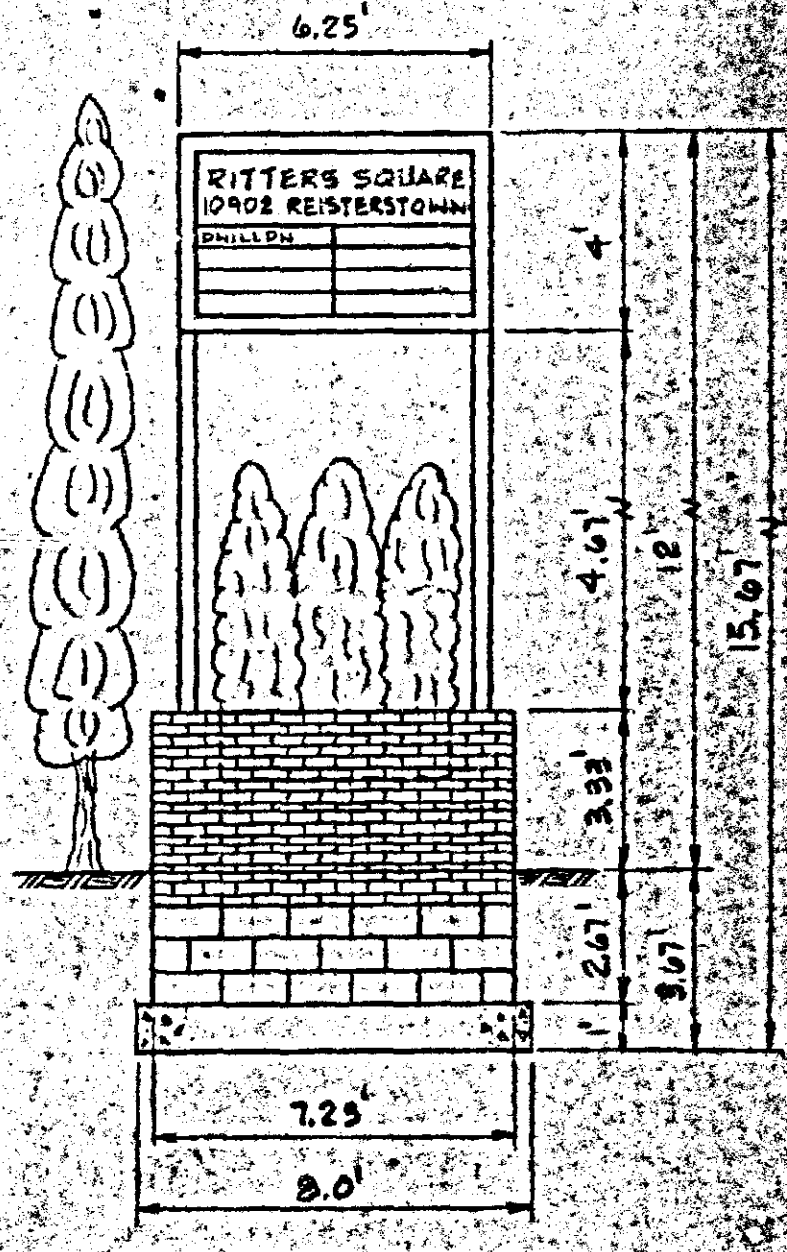


- LEGEND**
- EXIST. CURB
 - NEW CURB
 - WATER MAIN
 - STORM WATER LINE
 - SANITARY SEWER
 - STORM WATER MANAGEMENT LIMIT
 - PROPERTY LINE
 - RIGHT OF WAY (R.O.W.)
 - SOIL BORING LOCATION
 - FIRE HYDRANT
 - UTILITY POLE
 - PROPERTY CORNER
 - MANHOLE
 - MAJOR DECIDUOUS TREE
 - EVERGREEN TREE
 - EVERGREEN SHRUB
 - PROPOSED CONTOUR
 - EXIST. CONTOUR



VICINITY MAP
SCALE 1" = 2,000'

- R-O PLAN NOTES:**
(Numbers correspond to R-O Plan Check List)
- Development name: RITTERS SQUARE
 - Applicant name: Ritters Square Limited Partnership, 1522 Rawlings Mill Road, Baltimore, Maryland 21224, Phone (301) 728-1618
 - Engineer: Dhillon Engineering, Inc., 8641 Loch Raven Blvd., Suite 300, Towson, Maryland 21284, Phone (301) 655-9297
 - Election district: Fourth (4th.)
 - Councilmanic district: Third (3rd.)
 - Census tract: 4841
 - Watered by: subwatershed of Guyons Falls Watershed
 - Site acreage: Gross: 8.925 acres (48,318 SF); Net: 8.75 acres (47,478 SF); Titled: 8.531 acres (46,531 SF); Adjusted gross floor area: 113,188 SF; Plinth area of building: 6,658 SF
 - Amenity open space: Required: 25%; Total amenity open space available: 32,400 SF (67.4% of 48,318 SF); Amenity open space ratio: (67.4% / 13.188) x 100 = 48%
 - Parking data: Building: 13,188 SF; One parking space/each 308 SF first floor/1000 SF; One parking space/each 568 SF second floor/1000 SF; Total parking spaces required: 36; Parking spaces provided: 36
 - Maximum floor area ratio: 4.0; Proposed: 4.188 / 4.0 = 1.047
 - Trees required as follows: Along adjacent roads: one tree/100 SF required = 9 trees; Total major trees: 19 (deciduous: 8, evergreen: 11); Along residential side: evergreen tree 1/512 req'd. = 33 trees; Along Ritters Lane: evergreen tree 1/612 req'd. = 26 trees; Around dumpster: evergreen tree 1/512 req'd. = 6 trees; Total evergreen trees: 65 trees; Shrubs along residential side: one shrub/312 req'd. = 65 shrubs; Shrubs along Ritters Lane: one shrub/312 req'd. = 53 shrubs; Shrubs around dumpster: one shrub/312 req'd. = 12 shrubs; Total shrubs required: 130 shrubs
 - The soil type is G022 Glenelg Loam; Hydraulic soil group: "B"
 - For existing topography: See Grading plan enclosed.
 - For proposed grading: See Grading plan enclosed.
 - Existing vegetation to be removed and replaced by trees, grass and shrubs as shown in this plan.
 - There are no existing buildings on the site.
 - Proposed building is as follows: a. Location: See Plan; b. Height of the building: 27'-0"; c. Coverage: 6,658 / 47,478 = 14.0%; d. Floor (plinth) area: 6,658 SF; e. Character: Proposed building will be two story, with two (2) set of stairs and one elevator to serve second floor; f. Exterior materials: Steel frame construction; all exterior stud walls with brick veneer; bronze-tone window and door frames; g. Principal user: The building is to be used as office condos; normal working hours are from 8 AM to 5:00 PM. Expected number of employees: 38; h. Class of building: Elevating drawing enclosed.
 - There is a proposed 4'-0" (1219 mm) sign at the corner of Ritters Lane and Reisterstown Road. See Plan for details.
 - Outdoor lighting: There will be wall mounted exterior lights for the parking lots. NO PRESTANDING LIGHTING SHALL BE PROVIDED.
 - All existing buildings within 100' of the site are shown on the plan, and adjoining properties are as follows: On North side of the property: the building is used for offices and zoning is R-O; On East side of the property, across Reisterstown Road, is apartment buildings complex; On South side of the property, across Ritters Lane is Onwings Mill Elementary School; On West side of the property, there is an existing garage and a residential building.
 - Estimated of daily average trips for this development.
 - The Mass Transit Administration provides bus service on Reisterstown Road.
 - The parking lot will be used as a loading facility.
 - storm water management area: See plan and attached calculations.



SIGN DETAIL (NON-ILLUMINATED)
N.T.S.

SOIL BORING LOGS

USDA TEXTURAL CLASSIFICATION: LOAM
INFILTRATION RATE: 0.92 INCH/HR.

USDA TEXTURAL CLASSIFICATION: SANDY LOAM
INFILTRATION RATE: 1.02 INCH/HR.

BORING NO.	DEPTH (FT.)	SOIL TYPE	WATER LEVEL (FT.)	REMARKS
1	0-1	Topsoil		
1	1-2	Loam		
1	2-3	Loam		
1	3-4	Loam		
1	4-5	Loam		
1	5-6	Loam		
1	6-7	Loam		
1	7-8	Loam		
1	8-9	Loam		
1	9-10	Loam		
1	10-11	Loam		
1	11-12	Loam		
1	12-13	Loam		
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1	75-76	Loam		
1	76-77	Loam		
1	77-78	Loam		
1	78-79	Loam		
1	79-80	Loam		
1	80-81	Loam		
1	81-82	Loam		
1	82-83	Loam		
1	83-84	Loam		
1	84-85	Loam		
1	85-86	Loam		
1	86-87	Loam		
1	87-88	Loam		
1	88-89	Loam		
1	89-90	Loam		
1	90-91	Loam		
1	91-92	Loam		
1	92-93	Loam		
1	93-94	Loam		
1	94-95	Loam		
1	95-96	Loam		
1	96-97	Loam		
1	97-98	Loam		
1	98-99	Loam		
1	99-100	Loam		

REVISIONS

NO.	DATE	REVISION	BY
1	11/6/84	SHAPED ADS. AREAS, ALL PARKING B'FM. ROW	W.W.
2	11/6/84	REDID PARKING CALC'S & DREW SIGN (SHORTER)	W.W.
3	11/6/84	SIZED DUMPSTER PAD	W.W.
4	11/6/84	SHOWED ROW, BOTH SIDES OF STREET, 33 FT. PAVING	W.W.
5	11/6/84	30' RADIUS INTERSECTION, 15' R. O. DRIVE, 15' O. DRIVE	W.W.
6	11/6/84	FILED TO DRIVE & FILED TO INTERSECTION, MADE	W.W.
7	11/6/84	5' SIDEWALK	W.W.
8	11/6/84	ADDED FENCE & PLANTING STRIP & SUBMITTED SECTION & APPLICATION FOR MODIFICATION	W.W.
9	11/6/84	PUT ENTRANCE 15' FROM PROP. LINE	W.W.

DHILLON ENGINEERING, INC.
ENGINEERS - PLANNERS
BALTIMORE, MARYLAND
(301) 655-9297

RITTERS SQUARE OWINGS MILLS, MD.
SITE PLAN (FOR CRG)

SCALE: AS NOTED
DATE: 11/24/84
APPROVED BY: [Signature]
OWNER: [Signature]
DRAWN BY: J.G.
CHECKED BY: W.W.

RITTERS SQUARE LTD. PARTNERSHIP
DRAWING NUMBER: [Blank]
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