

IN RE: PETITION FOR ZONING VARIANCE * EXPOSE THE
20/2 Transway Road, S of Harbor Tunnel Approach * ZONING COMMISSIONER
13th Election District * OF BALTIMORE COUNTY
1st Councilmanic District * Case No. 92-232-A
Local Owner: Estate of Joseph I. Smuck
Contract Purchaser: Transway Recycling, Inc.
Petitioner *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance from Section 256.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a wood-recycling facility as close as 480 ft. from a residential zone boundary (c/l of Baltimore Beltway) in lieu of the required 1,000 ft., as more particularly described on Petitioner's Exhibit No. 1.

The Petitioner, Transway Recycling, Inc., by Gerald M. Ruth, President, appeared and was represented by Robert A. Hoffman, Esquire. Also appearing on behalf of the Petition was William Kirwin, Engineer/Land Planner, Mickey Cornelius, Traffic Expert and Joseph DiCaro, Baltimore County Economic Development Commission. Appearing as interested parties was Catherine Page and Theresa Lowry, representing the closest residential community associations.

In that there were no Protestants present, Mr. Hoffman proffered the testimony of the Petitioner and its expert witnesses. He described the site as consisting of 5.11 acres (+/-) zoned M.H. The property is located adjacent to the Baltimore Beltway (Interstate 695) near the Carling Brewery landmark in Halethorpe. The Petitioner is in the business of recycling wood products. In essence, discarded tree limbs and similar wooden

debris are brought to the site. There, by the use of sophisticated machinery, these products are ground into wood chips for conversion into wood by-products. The Petitioner proposes to operate its business on site and has entered into a contract with the Estate of Joseph I. Smuck, the current title holder to the property, for the purchase of the property.

Mr. Hoffman testified that all of the machinery necessary for the business operation is movable and that the only fixture to the property will be a small office building. The layout of the machinery to be employed is clearly shown on Petitioner's Exhibit No. 1.

A review of Section 256.3 of the B.C.Z.R. indicates that any industrial manufacturing use, except those shown in Section 256.4, must be located at least 1,000 ft. from any residential zone. Further, a recycling business, such as the Petitioner's business, is not among the enumerated uses in Section 256.4. As Mr. Hoffman noted, there is no residential community within 1,000 ft. of the subject property. Indeed, the closest residential dwelling is over 2,500 ft. from the site. However, located across from the Baltimore Beltway, which is immediately adjacent to the property, is the Patuxent Valley State Park. This parcel is zoned R.C.20, thereby constituting a residential zone, which is located within 1,000 ft. of the subject property. Thus, the need for the variance.

Further testimony was proffered that the Petitioner would suffer practical difficulty if the variance was not granted. The most compelling argument in support of that proffer is that the entire site is within 1,000 ft. of the centerline of I-695. Thus, unless, the variance was granted, there could be no industrial manufacturing use at this locale.

As to any potential detrimental effect on the surrounding locale, the proffered testimony of Mr. Kirwin and Mr. Cornelius was significant. Both

witnesses opined that the site sits within the heavy industrial/manufacturing core along the Baltimore Beltway. The proposed use at this site is entirely consistent with the surrounding businesses. Additionally, the representatives from the local community associations do not object to the proposal. They favor the present use which would generate employment and job opportunities in this area. Particularly, since it is located a significant distance from the closest residential use, they believe that there will be no detrimental effect on the surrounding locale.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 12th day of January, 1992 that a variance from Section 256.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a wood-recycling facility as close as 480 ft. from a residential zone boundary (c/l of Baltimore Beltway) in lieu of the required 1,000 ft., in accordance with Petitioner's Exhibit No. 1, be and is hereby GRANTED, subject,

however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day 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.

LES/ann
cc: Peoples Counsel

Lawrence E. Schmidt
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 1/13/92
By [Signature]

ORDER RECEIVED FOR FILING
Date 1/13/92
By [Signature]

-2-

-3-

-4-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning
Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4366

January 13, 1992

Robert Hoffman, Esquire
Venable, Baetjer and Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: Petition for Zoning Variance
Case No. 92-232-A
Estate of Joseph I. Smuck, Legal Owner
Transway Recycling, Inc., Contract Purchaser

Dear Mr. Hoffman:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, 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 807-3391.

Very truly yours,
Lawrence E. Schmidt
Zoning Commissioner

LES:ann
encl.
cc: Mr. Bill Kirwin
Mr. M. Cornelius
Joseph DiCaro

Petition for Variance #245 92-232-A

to the Zoning Commissioner of Baltimore County

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the Declaration and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 256.3 to permit a wood-recycling facility as close as 480 feet from a residential zone boundary (centerline of Baltimore Beltway) in lieu of the 1,000 foot required.

The undersigned hereby certifies that the proposed use is in accordance with the intent of the Zoning Regulations of Baltimore County, in the Zoning Law of Baltimore County, and the following reasons: (Indicate hereby or proffered difficulty)

to be determined at hearing.

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 pay to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for

Use of subject property and affirm, under the penalty of perjury, that we, the undersigned, are the legal owner(s) of the property and we are the subject of this petition.

Legal Owner(s):

Estate of Joseph I. Smuck
Contract Purchaser: Transway Recycling, Inc.
Gerald M. Ruth, President
4018 North Point Blvd.
Baltimore, MD 21222 789-7602

City and State

Attorney for Petitioner: Robert A. Hoffman, Esquire
Venable, Baetjer and Howard
Lawrence E. Schmidt
210 Allegheny Ave.
Towson, MD 21204

Telephone No. 823-4131

Attorney's Telephone No. 823-4131

Contract Purchaser: Transway Recycling, Inc.
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4018 North Point Blvd.
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Attorney for Petitioner: Robert A. Hoffman, Esquire
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210 Allegheny Ave.
Towson, MD 21204

Telephone No. 823-4131

Attorney's Telephone No. 823-4131

ESTIMATED LAUNDRY OR WASHING
AVAILABLE FOR WASHING
FOR CREDIT ONLY
RECEIVED BY: [Signature] DATE 12/6/91

BEFORE THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, P.C.
600 SOUTH EIGHTH STREET, SUITE 100, TOWSON, MARYLAND 21204

Description to accompany request
for Zoning Variance
Transway Wood Recycling Center

November 15, 1991

Beginning for the same at a point on the southeast side of an Electrical Transmission Right of Way (variable width) of the Baltimore Gas and Electric Company at the intersection of the 4th or North 28 degree 39 minutes 00 second West 532.87 foot line of that parcel of land described in an Exhibit attached to a Deed dated June 4, 1987 between Anita R. Marocco, et al and Joseph I. Smuck, recorded among the Land Records of Baltimore County, Maryland in Liber B.M. 7554 folio 117 and the 8th or South 81 degree 00 minutes 30 second West 2242.04 foot line of that parcel of land described in a Deed dated July 28, 1980 between Guarantee Title Holding Corporation and Rensselaer Trust Company, and recorded among the Land Records of Baltimore County, Maryland in Liber T.B.S. 1880 folio 284, said point of beginning being measured South 44 degree 24 minutes 50 seconds East 389.11 feet more or less from the intersection formed by the baseline intersection of Transway Road and the Harbor Tunnel Thruway at station 161+00.000 shown on State House Commission of Maryland Plat No. 12489, running thence leaving said point of beginning, binding on the southeast side of said Electrical Transmission Right of Way and binding reversely on part of said 5th line, as now surveyed:
1) North 61 degree 01 minutes 09 seconds East 270.78 feet, to intersect the North 64 degree 11 minutes 56 seconds West 710.40 foot line designate Right of Way Line and Right of Way Line of Through Highway, shown on State House Commission of Maryland Plat No. 15740, running thence binding on part of said last mentioned Right of Way Line and binding on the 2nd line of said herein first mentioned Deed, as now surveyed.
2) South 83 degree 07 minutes 21 seconds East 569.44 feet, running thence leaving said last mentioned Right of Way Line, binding on the 3rd and part of said 4th line of the herein first mentioned Deed, as now surveyed.
3) South 58 degree 01 minutes 25 seconds West 605.78 feet and
4) North 28 degree 24 minutes 25 seconds West 529.90 feet to the point of beginning.

Containing 5.1106 acres of land more or less.

(NOTE: THE ABOVE DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT INTENDED TO BE USED FOR CONVEYANCES OR AGREEMENTS)



CERTIFICATE OF POSTING 92-232-A

SEEDS DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

Noted: 12/13/91
Filed for: Variance
Petitioner: Transway Recycling, Inc.
Location of property: 5612 Transway Road, S of Harbor Tunnel Approach
Location of Sign: 5612 Transway Road, in front of subject property
Remarks:
Posted by: L.J. Smith
Date of return: December 23, 1991
Number of Signs: 1

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the attached advertisement was published in the ARBITRUS TIMES, a weekly newspaper published in Baltimore County, Md., once in each of 12/19 complete weeks, the first publication appearing on 12/19/91.

ARBITRUS TIMES

S. Zeke Olson
Publisher

96632

#245

[illegible]

- [illegible]

44 A VARIANCE / SPECIAL PERMITTING WILL BE REQUESTED TO PERMIT THIS SPACE TO BE LOCATED WITHIN 1000 FEET OF A RESIDENTIAL PROPERTY FOR SUCH USE.

45 OFF STREET PARKING, TRUCK PARKING / STANDING LOCATED WITHIN 1000 FEET OF THE PROPERTY OF THE PROPERTY OWNER / AN AGREEMENT STATING SUCH WILL BE PROVIDED TO THE ZONING OFFICE PRIOR TO FINAL ZONING APPROVAL OF THE PROJECT.

50 A STORM WATER MANAGEMENT WAIVER HAS BEEN SUBMITTED TO THE CITY OF KIRKPATRICK AND IT IS APPROVED WE WILL PROVIDE WATER QUALITY ONLY.

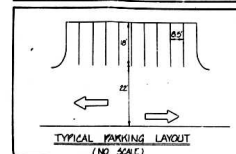
51 WATER QUALITY RESTRICTIONS:
TO CLAY: 0.5" (45000/21) - 7260 OF VOLUME REQUIRED
TO CLAY: 0.5" = 11600 OF VOLUME PROVIDED

52 TO GRASS: 0.5" (45000/21) - 7260 OF VOLUME REQUIRED
OUTFALL / PAVING WITHIN THE FOREST BROWN HAS BEEN PROVIDED.

53 THE SITE LIGHTING SHALL BE SO ADJUSTED AND SHIELDED AS TO CONTINUE ALL PERFECT LIGHT PAVES EXISTING NEIGHBORHOOD LIGHTING AND TO PREVENT EXCESSIVE LIGHT GLARE FROM SHINING OR GLARING INTO ANY PORTION OF ANY ADJACENT PROPERTY.

54 THE SITE SHALL BE MAINTAINED TO THE STANDARD OF A SOIL ENGINEER WILL PROVIDE A RECOMMENDED PAVING PLAN FOR THE PROJECT.

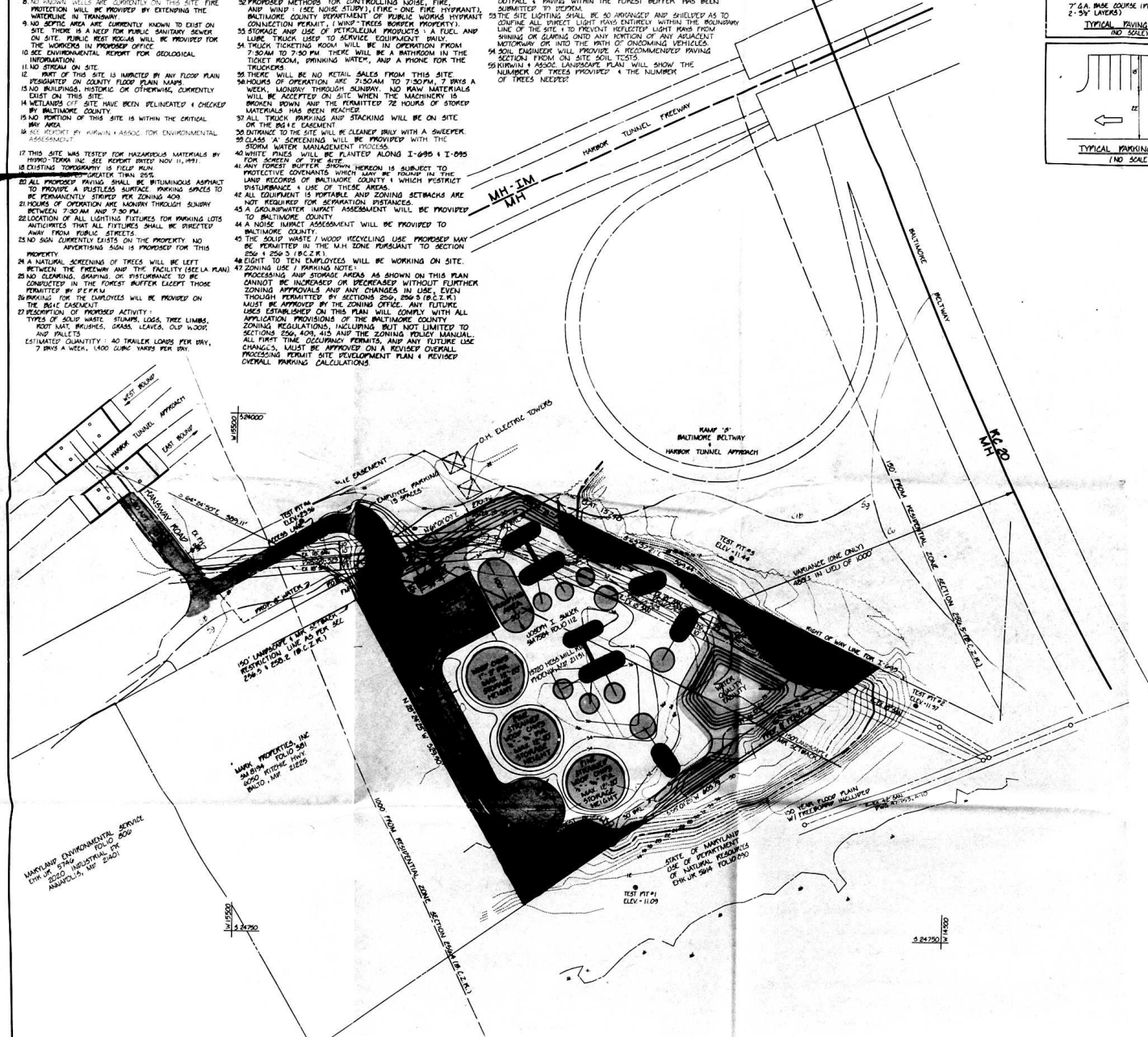
55 KIRKPATRICK / ASSOC LANDSCAPE PLAN WILL SHOW THE NUMBER OF TREES PROVIDED / AND THE NUMBER OF TREES REMOVED.



VICINITY MAP
SCALE: 1"=1000'

LEGEND

- | | |
|---|-------------------------|
|  | EXISTING CONTOURS |
|  | PROPOSED CONTOURS |
|  | PROPOSED FENCE |
|  | EXISTING SANITARY SEWER |
|  | EXISTING WATERLINE |
|  | PROPOSED PAVING |
|  | PROPOSED WATER MAIN |
|  | PROPOSED SANITARY SEWER |
|  | TREE LINE |
|  | 100 YEAR FLOOD PLAIN |
|  | WETLANDS |



WATERLAND ENVIRONMENTAL SERVICE
FOLIO 806
1000 JK 5746
INDUSTRIAL PR
15, MF 21401

C.R.G. APPROVAL STAMP

Definition

C.R.G. PLAN & VARIANCE REQUEST

PLANNING NO. ELECTION DIST. 13. CONBUS TRACK 4303 NOV. 5, 1991

REVISIONS

[illegible]

OWNER

TRANSWAY RECYCLING, INC
56 JERRY RUTH
4040 NORTH POINT BLVD
BALTIMORE, MD 21222

AMERICAN

APPLICANT
TRANSWAY RECYCLING, INC.
46 JERRY RUTH
4040 NORTH POINT BLVD.
BALTIMORE, MD. 21222

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

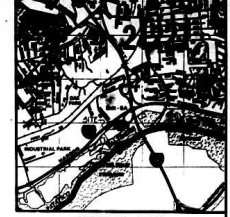
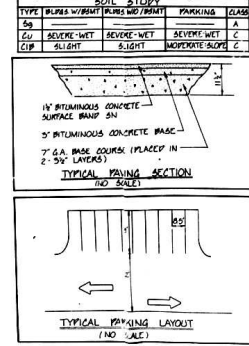
CIVIL ENGINEERS & LAND SURVEYORS
658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(301) 825-8120

GENERAL NOTES

- ELECTION DISTRICT: 13
- COUNCILMANIC DISTRICT: 1
- CENSUS TRACT: 4303
- WATERSHED: 29
- SUB-WATERSHED: 25
- SITE DATA:
 - EXISTING ZONING: M-1
 - NET AREA: 5.11 AC
 - GROSS AREA: 5.11 AC
 - DEEP REFERENCE: 7504/112
 - 7504 ACCOUNT NO.: 00-00-014070
- COMMON OPEN SPACE IS NOT REQUIRED IN M-1 ZONE.
- NO PROPOSED TRAILWAY.
- PROTECTION WILL BE PROVIDED BY EXTENDING THE TRAILWAY.
- NO SEPTIC AREA ARE CURRENTLY KNOWN TO EXIST ON THE SITE. THERE IS A NEED FOR PUBLIC SANITARY SEWER ON SITE. PUBLIC REEF ROOMS WILL BE PROVIDED FOR THE WORKERS IN PROPOSED OFFICE.
- SEE ENVIRONMENTAL REPORT FOR GEOLOGICAL INFORMATION.
- NO STREAM ON SITE.
- PART OF THIS SITE IS IMPACTED BY ANY FLOOD PLAIN DESIGNATED ON COUNTY FLOOD PLAIN MAPS.
- NO BUILDINGS, HISTORIC OR OTHERWISE, CURRENTLY EXIST ON THIS SITE.
- WETLANDS OF THIS SITE HAVE BEEN DELINEATED & CHECKED BY BALTIMORE COUNTY.
- NO PORTION OF THIS SITE IS WITHIN THE CRITICAL BAY AREA.
- NO PORTION OF THIS SITE IS WITHIN THE CRITICAL BAY AREA.
- THIS SITE WAS TESTED FOR HAZARDOUS MATERIALS BY 7190-TOP-142. SEE REPORT DATED NOV 11, 1991.
- EXISTING TOPOGRAPHY IS FIELD RUN.
- EXISTING SLOPES GREATER THAN 25%.
- ALL PROPOSED PAVING SHALL BE BITUMINOUS ASPHALT TO PROVIDE A PISTONLESS SURFACE. PAVING SHALL BE PERMANENTLY STRENGTH FOR ZONING 400.
- HOURS OF OPERATION ARE MONDAY THROUGH SUNDAY BETWEEN 7:30 AM AND 7:30 PM.
- LOCATION OF ALL LIGHTING FIXTURES FOR PARKING LOTS ANTICIPATES THAT ALL FIXTURES SHALL BE DIRECTED AWAY FROM PUBLIC STREETS.
- NO SIGN CURRENTLY EXISTS ON THE PROPERTY. NO ADVERTISING SIGN IS PROMISED FOR THIS PROPERTY.
- A NATURAL SCREENING OF TREES WILL BE LEFT BETWEEN THE FREEWAY AND THE FACILITY (SEE L.P.N.).
- NO CLIMBING, GRAPING OR DISTURBANCE TO BE CONDUCTED IN THE FOREST BUFFER EXCEPT THOSE PERMITTED BY P.E.P.M.
- PROVIDING FOR THE EMPLOYEES WILL BE PROVIDED ON THE BASIC CASEMENT.
- DESCRIPTION OF PROPOSED ACTIVITY:
 - TYPES OF SOLID WASTE: STUMPS, LOGS, TREE LIMBS, ROOT MAT, BRUSHES, GRASS, LEAVES, OLD WOOD, AND PALLETS.
 - ESTIMATED QUANTITY: 40 TRUCK LOADS PER DAY, 7 DAYS A WEEK, 1400 CUBIC YARDS PER DAY.

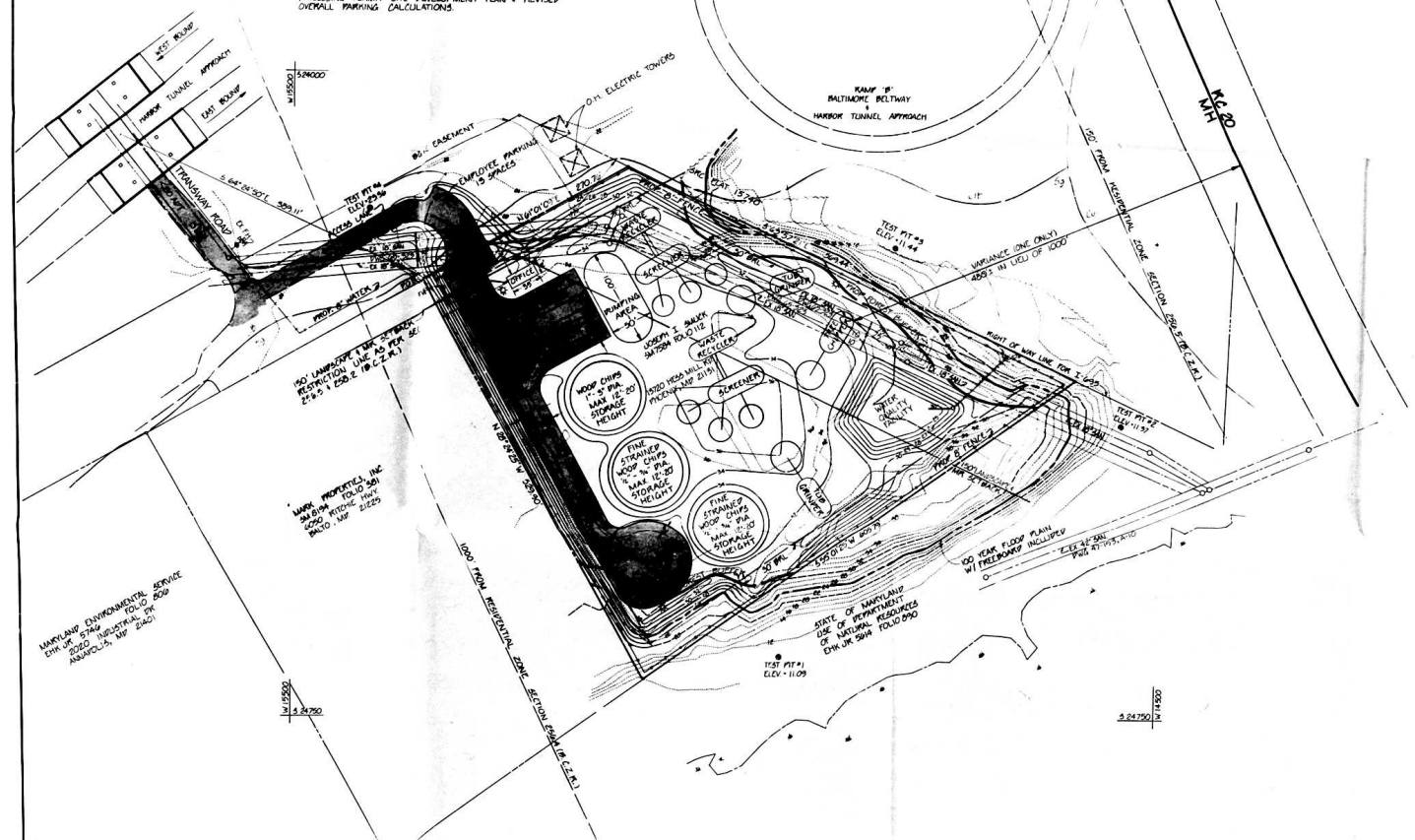
- 28 RECYCLABLE MATERIAL FROM BALTIMORE COUNTY:
 - 1100 CUBIC YARDS PER DAY.
- 29 OUTSIDE BALTIMORE COUNTY: 200 CUBIC YARDS PER DAY.
- RECYCLABLE MATERIAL: 1400 CUBIC YARDS PER DAY (ALL). METHOD OF STORAGE: IN PILE NOT TO EXCEED 12' HIGH; STORAGE TIME: NOT TO EXCEED 72 HOURS.
- 30 PROPOSED METHODS FOR LIQUID WASTE IS USED IN PROCESSING WASTE MATERIAL, BUT IS ABSORBED IN WOOD CHIPS.
- 31 PROPOSED METHODS FOR HANDLING NON-PROCESSABLE MATERIALS:
 - CONTAINER TO BE PLACED ON THE SITE.
 - ALL UNACCEPTABLE WASTE TO BE COLLECTED IN CONTAINERS AND FORWARDED TO EASTERN BALTIMORE COUNTY LANDFILL (INCLUDES HAZARDOUS WASTE, TELEPHONE POLLS, AND ALL OLD LUMBER) AS APPROVED BY BALTO CO.
- 32 PROPOSED METHODS FOR HANDLING NOISE, FIRE, AND WIND:
 - USE NOISE BARRIER, 1' TIRE - ONE FIRE HYDRANT, CONNECTION DEPARTMENT OF PUBLIC WORKS HYDRANT.
- 33 STORAGE AND USE OF PETROLEUM PRODUCTS: A FUEL AND LUBE TRUCK USED TO SERVICE EQUIPMENT ONLY.
- 34 TRUCK TICKETING ROOM WILL BE IN OPERATION FROM 7:30 AM TO 7:30 PM. THERE WILL BE A BATHROOM IN THE TICKET ROOM, DRINKING WATER, AND A PHONE FOR THE TRUCKERS.
- 35 THERE WILL BE NO RETAIL SALES FROM THIS SITE.
- 36 HOURS OF OPERATION ARE 7:30 AM TO 7:30 PM, 7 DAYS A WEEK, MONDAY THROUGH SUNDAY. NO RAW MATERIALS WILL BE ACCEPTED ON SITE WHEN THE MACHINERY IS BROKEN DOWN AND THE PERMITTED 72 HOURS OF STORED MATERIALS HAS BEEN REACHED.
- 37 ALL TRUCK PARKING AND STACKING WILL BE ON SITE OR THE BASIC CASEMENT.
- 38 ENTRANCE TO THE SITE WILL BE CLEARER ONLY WITH A SWEETEN STORM WATER MANAGEMENT SYSTEM.
- 39 GLASS A SCREENING WILL BE PROVIDED WITH THE STORM WATER MANAGEMENT SYSTEM.
- 40 WHITE PINES WILL BE PLANTED ALONG I-695 & I-695 FOR SCREENING OF THE SITE.
- 41 ANY FOREST BUFFER SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY & WHICH RESTRICT DISTURBANCE & USE OF THESE AREAS.
- 42 ALL EQUIPMENT IS PORTABLE AND ZONING SETBACKS ARE NOT REQUIRED FOR SEPARATION DISTANCES.
- 43 A DRAINAGE WATERWAY ASSESSMENT WILL BE PROVIDED TO BALTIMORE COUNTY.
- 44 A NOISE IMPACT ASSESSMENT WILL BE PROVIDED TO BALTIMORE COUNTY.
- 45 THE SOLID WASTE / WOOD RECYCLING USE PROPOSED MAY BE PERMITTED IN THE M-1 ZONE PURSUANT TO SECTION 250-4 & 250-5 (B)(2)(K).
- 46 EIGHT TO TEN EMPLOYEES WILL BE WORKING ON SITE.
- 47 ZONING USE / PARKING NOTE:
 - PROCESSING AND STORAGE AREAS AS SHOWN ON THIS PLAN CANNOT BE INCREASED OR DECREASED WITHOUT FURTHER ZONING APPROVALS AND ANY CHANGES IN USE, EVEN THOUGH PERMITTED BY SECTIONS 250-4 & 250-5 (B)(2)(K), MUST BE APPROVED BY THE ZONING OFFICE. ANY FUTURE USES ESTABLISHED ON THIS PLAN WILL COMPLY WITH ALL APPLICATION PROVISIONS OF THE BALTIMORE COUNTY ZONING REGULATIONS, INCLUDING BUT NOT LIMITED TO SECTIONS 250-400, 401, 413 AND THE ZONING POLICY MANUAL. ALL FIRST TIME OCCUPANCY PERMITS, AND ANY FUTURE USE CHANGES, MUST BE APPROVED ON A REVISED OVERALL PROCESSING PERMIT SITE DEVELOPMENT PLAN & REVISED OVERALL PARKING CALCULATIONS.

- 48 A VARIANCE A PUBLIC HEARING WILL BE REQUESTED TO PERMIT THIS USE TO BE LOCATED WITHIN 1000 FEET OF A RESIDENTIAL ZONE LINE AS PER 250-500.9 (B)(2)(K).
- 49 OFF STREET PARKING: TRUCK PARKING & STACKING LOCATED IN THE BASIC CASEMENT WILL BE PERMITTED BY THE PROPERTY OWNER & AN AGREEMENT STATING SUCH WILL BE PROVIDED TO THE ZONING OFFICE PRIOR TO FINAL ZONING APPROVAL OF THE SITE.
- 50 A STORM WATER MANAGEMENT WAIVER HAS BEEN SUBMITTED TO BALTO CO. IF THE WAIVER IS APPROVED HE WILL PROVIDE WATER QUALITY CONVEYANCES:
 - 4.4K x 0.5' (4560/12) = 7260 OF ROLLING REQUIRED TO ELEV. 274 = 11400 OF ROLLING PROVIDED.
- 51 A WAIVER TO GRADING, CONSTRUCTION OF FENCE, STORM DRAIN PAVING WITHIN THE FOREST BUFFER HAS BEEN SUBMITTED TO DEPTM.
- 52 SITE LIGHTING SHALL BE SO ARRANGED AND SHIELDED AS TO CONFINE ALL STREET LIGHT RAYS ENTIRELY WITHIN A PROPERTY LINE OF THE SITE & TO PREVENT REFLECTED LIGHT RAYS FROM SHINING OR GLARING ONTO ANY PORTION OF ANY ADJACENT MOTORWAY OR INTO THE PATH OF ONCOMING VEHICLES.
- 53 SOLI CASEMENT WILL PROVIDE A RECOMMENDED PAVING SECTION FROM ON SITE SOIL TESTS.
- 54 RUMPH & ASSOC LANDSCAPE PLAN WILL SHOW THE NUMBER OF TREES PROVIDED & THE NUMBER OF TREES NEEDED.



VICINITY MAP
SCALE 1" = 100'

- LEGEND
- EXISTING CONTOURS
 - PROPOSED CONTINGUA
 - PROPOSED FENCE
 - EXISTING SANITARY SEWER
 - EXISTING WATERLINE
 - PROPOSED PAVING
 - PROPOSED WATER MAIN
 - PROPOSED SANITARY SEWER
 - TREE LINE
 - 100 YEAR FLOOD PLAIN
 - WETLANDS



CRG APPROVAL STAMP

#245 92-232-A

CRG PLAN & VARIANCE REQUEST

FROM SECTION 250-4

TRANSMAN REC CYCLING, INC. SEE NOTE # 48

ELECTION DIST 13

COUNCILMANIC DIST 1

CENSUS TRACT 4303

BALTIMORE, MD 21222

REVISIONS

NO.	DATE	DESCRIPTION
01	11-1-92	WATER QUALITY REQUEST

OWNER

TRANSMAN REC CYCLING, INC.

4040 NORTH POINT BLVD

BALTIMORE, MD 21222

APPLICANT

TRANSMAN REC CYCLING, INC.

4040 NORTH POINT BLVD

BALTIMORE, MD 21222

GEORGE WILLIAM STEPHENS, JR.

AND ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS

438 KENILWORTH DRIVE, SUITE 100

TOWSON, MARYLAND 21204

(301) 253-8110