LEGEND

- RIGHT-OF-WAY LINE
- PROPERTY LINE
- EX. EASEMENT LINE
- ZONING LINE (BLR / CB)
- EX. CONCRETE CURB AND GUTTER (EX.C&G)
- EX. EDGE OF PAVING
- EX. CONCRETE
- EX. BUILDING
- EX. SIGN (EX.ID SIGN)
- EX. STORM DRAIN, MANHOLE & INLET (EX.15"D)
- EX. SANITARY SEWER, MANHOLE & CLEANOUT (EX.8"S)
- EX. WATER MAIN, VALVE & FIRE HYDRANT (EX.8"W)
- EX. GAS LINE
- EX. UTILITY POLE & GUY WIRE
- EX. INDEX CONTOURS (10)
- EX. INTERMEDIATE CONTOURS (12)
- EX. TREE
- EX. WETLAND LINE
- EX. FOREST BUFFER LINE
- CHESAPEAKE BAY CRITICAL AREA LINE AND DESIGNATION (IDA / LDA)
- EX. PARKING COUNT (18)
- "EXISTING" DESIGNATION (EX.)
- PR. PARKING COUNT (1)
- "PROPOSED" DESIGNATION (PR.)

ZONING HISTORY

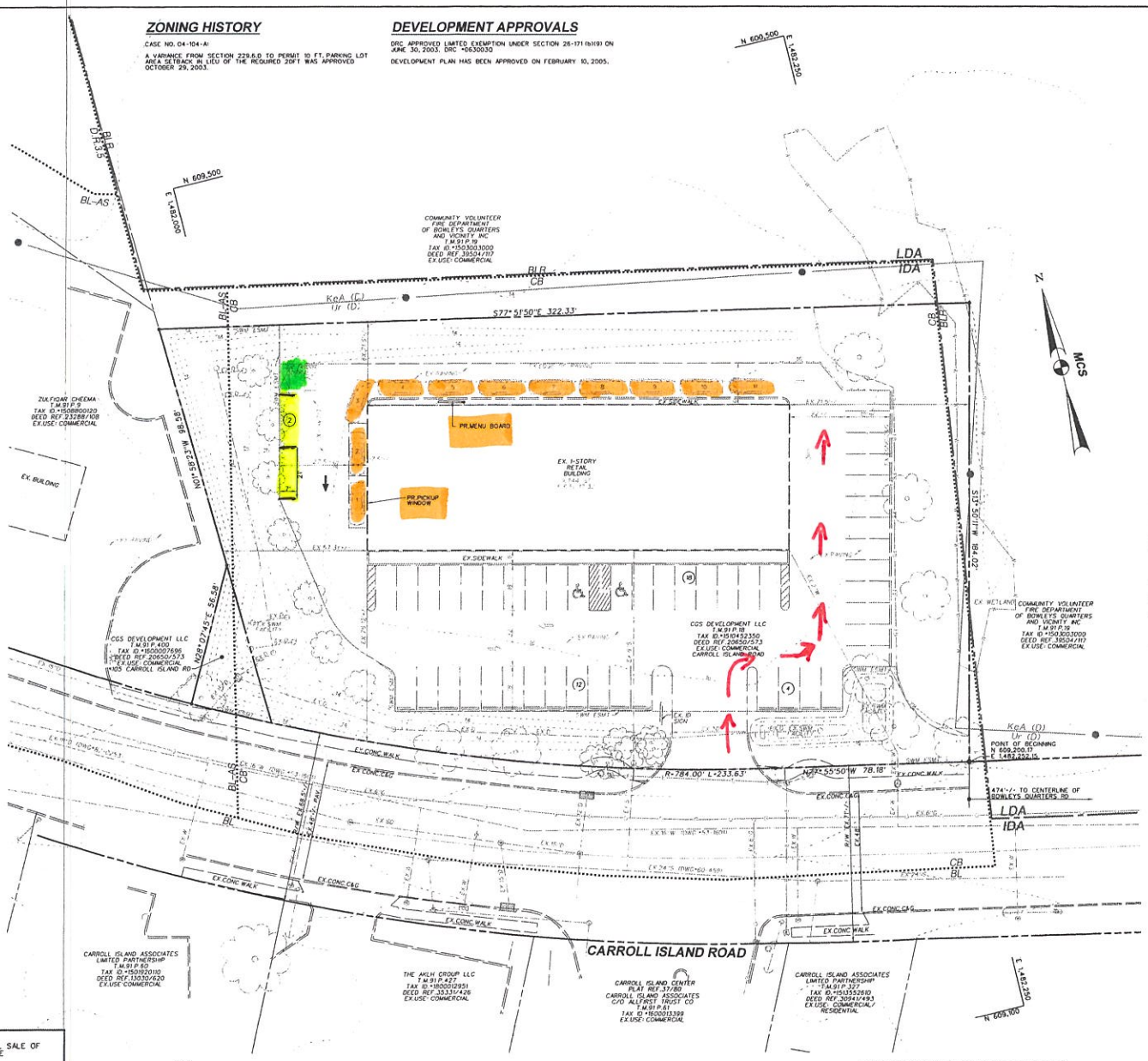
CASE NO. 04-104-A:

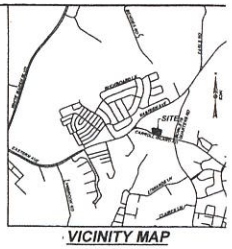
A VARIANCE FROM SECTION 229.6.D TO PERMIT 10 FT. PARKING LOT AREA SETBACK IN LIEU OF THE REQUIRED 20FT WAS APPROVED OCTOBER 29, 2003.

DEVELOPMENT APPROVALS

DRC APPROVED LIMITED EXEMPTION UNDER SECTION 26-171 (b)(9) ON JUNE 30, 2003. DRC #0630030

DEVELOPMENT PLAN HAS BEEN APPROVED ON FEBRUARY 10, 2005.





VICINITY MAP

SCALE: 1" = 2,000'

SITE DATA

1. AREA OF TRACT: 53,935 SF OR 1.2382 AC
2. OWNER:
   CGS DEVELOPMENT, LLC
   1008 COCKEYS MILL ROAD
   REISTERSTOWN, MARYLAND 21136
3. DEVELOPER / APPLICANT:
   CARROLL ISLAND REALTY, LLC.
   512 TIMBER SPRING COURT
   REISTERSTOWN, MARYLAND 21136
4. TAX MAP REFERENCES:
   T.M.91: C.9: P.19: TAX ID: #1510452350
   T.M.91: C.9: P.400: TAX ID: #1600007696
5. DEED REFERENCES: L.20650/F.573
6. PLAT REFERENCE: N/A
7. ELECTION DISTRICT: 15: COUNCILMANIC DISTRICT: 6
8. EXISTING ZONING: CB & BL-AS, MAP #091B1
9. EXISTING USE: RETAIL & CARRY OUT
   PROPOSED USE: RETAIL, CARRY OUT & CARRY OUT WITH DRIVE THRU
10. CENSUS TRACT: 4918.02
    TRANSPORTATION ZONE: 848
    ZIP CODE: 21220
    WATERSHED: MIDDLE RIVER WATERSHED
11. MINIMUM SETBACK REQUIREMENT:
    FRONT: 25 FT
    SIDE & REAR: 20 FT
12. BUILDING HEIGHT:
    PERMITTED: 35 FT
    EXISTING: 22 FT
13. F.A.R. EX. 9,744 / 53,935 = 0.18
14. ADT:
    (55 X 9,744 SF) / 1,000 = 536 DAILY TRIPS
15. STORM WATER MANAGEMENT (SWM): EXISTS
16. THERE ARE NO EXISTING OR PROPOSED WELL OR SEPTIC AREAS.
17. PUBLIC WATER (W-1) AND SANITARY SEWER (S-1) FACILITIES EXIST.
18. THERE ARE NO KNOWN STREAMS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, OR HAZARDOUS MATERIALS ON SITE. WETLANDS HAVE BEEN DELINEATED.
19. ANY SIGNS SHALL COMPLY WITH SECTION 450 OF THE B.C.Z.R. AND ALL SIGN POLICIES.
20. THERE ARE NO HISTORIC BUILDINGS ON THIS PROPERTY.
21. FLOOD MAP INFORMATION:
    PROPERTIES AS SHOWN ON MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, BALTIMORE COUNTY, MARYLAND, UNINCORPORATED AREAS, PANEL 425 OF 580, COMMUNITY PANEL NUMBER 24005C0425G, MAP REVISED MAY 3, 2014" AND IS LOCATED IN ZONE X (AREA OF MINIMAL FLOOD HAZARD).
22. THIS SITE IS LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA (IDA ZONE). POLLUTANT REDUCTION CALCULATIONS WERE PREVIOUSLY APPROVED BY DEPS (CG).
23. LIGHTING SHALL BE ERECTED AS NOT TO REFLECT INTO ANY ADJOINING RESIDENTIAL AREAS AND PUBLIC ROADS.
24. EXISTING TOPOGRAPHY SHOWN HEREON IS FIELD RUN BY COLBERT MATZ ROSENFELT, INC. DATED JULY 26, 2003. OFFSITE TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM BALTIMORE COUNTY GIS.

PARKING REQUIREMENTS

PARKING SPACES REQUIRED:
CARRY OUT WITH DRIVE THRU 9,744 / 1,000 SF x 5 = 48.72 PS

PARKING SPACES PROVIDED: 49 PS (INCL. 2 HDCP)

Pet Ex #1

PETITION FOR SPECIAL HEARING TO ALLOW THE RETAIL SALE OF BAKED GOODS, PURSUANT TO SECTION 229.4.A.1 OF THE BCZR WITH A DRIVE-THROUGH LANE.

NOTE:
THIS PLAN IS INTENDED FOR ZONING PURPOSES ONLY AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.

THE COORDINATE SYSTEM OF ALL DRAWINGS IS BASED ON THE NORTH AMERICAN DATUM (NAD) 1983 (HPGN) COORDINATE SYSTEM. THE ELEVATION SYSTEM OF ALL DRAWINGS IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. HORIZ: NAD 83/91 VERT: NAVD 88

BLDG
Baltimore Land Design Group, Inc.
Consulting Engineers
230 SCHILLING CIRCLE, SUITE 364 • HUNT VALLEY, MARYLAND 21031
PHONE: 410.229.9851 • FAX: 410.229.9865 • BLDG@BLDGINC.COM

2/11/2021

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, IRONA ROSTEK-ZARSKA, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21245, EXPIRATION DATE: JUNE 9, 2022.

OWNER
CGS DEVELOPMENT LLC
1008 COCKEYS MILL ROAD
REISTERSTOWN, MARYLAND 21136

DEVELOPER / APPLICANT
CARROLL ISLAND REALTY, LLC
512 TIMBER SPRING COURT
REISTERSTOWN, MARYLAND 21136

REVISIONS

DATE	NO.	DESCRIPTION	BY

PLAN TO ACCOMPANY SPECIAL HEARING REQUEST

EX.RETAIL

105 CARROLL ISLAND ROAD
REISTERSTOWN, MARYLAND 21136

BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20'
ELECTION DISTRICT: 15, CB
DATE: APRIL, 2021
PAI NO. XV-629

DRAWING NO.
V-1
SHEET 1 OF 1