

UA-2022-0001-TF
1995-0395-XA

BELCAMP
4692 MILLENNIUM DRIVE
SUITE 100
BELCAMP, MD 21017
(410) 297-2340
FAX (410) 297-2345

GWS
GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CONSULTING ENGINEERS •
LAND PLANNERS • LAND SURVEYORS
www.gwstephens.com

DELAWARE
104 E. PINE STREET
GEORGETOWN, DELAWARE 19947
(302) 856-4990
FAX (302) 856-4995

TO: Baltimore County PAI
Zoning Review
111 West Chesapeake Avenue
Towson, MD 21014

DATE: June 23, 2022 ✓

REFERENCE: Estes Express Lines
Parking Expansion

ATTENTION: Jeffrey Perlow

PN: 11231-1

We are:

- ☒ Submitting ☒ Herewith ☐ Under Separate Cover
☐ Forwarding
☐ Returning

SCAN
PLAN

COPIES	DESCRIPTION
2	Copies of Approved (Signed) Trucking Facility Site Plan for Estes Express Lines (formerly Red Star Express) dated 6/27/95

- | | |
|---|---|
| ☒ In accordance with your request | ☒ For your use |
| ☐ For your review | ☐ Please call when ready |
| ☐ For processing | ☐ Please return to this office |
| ☐ Plans reviewed and accepted | ☐ Approval requested |
| ☐ Plans reviewed and accepted as noted | ☐ Meeting requested |

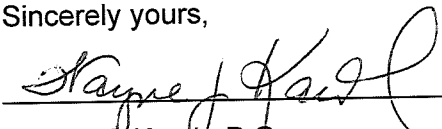
Remarks:

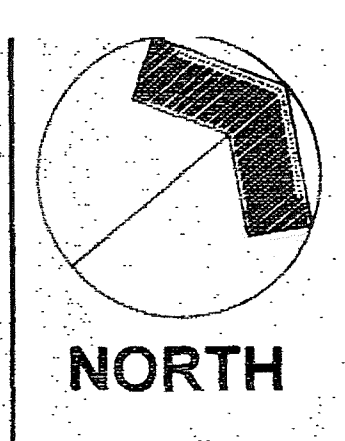
For further information, please contact the writer at this office.

cc:

Peterson
518-606-6814

Sincerely yours,


Wayne J. Karch, P.G.



PROPOSED DECELERATION LANE

PROPOSED SITE ENTRANCE

RAMP TO & FROM NORTHBOUND I-195

PROPOSED EMPLOYEE PARKING

WASHINGTON BOULEVARD

BOULEVARD

EX. TRAFFIC SIGNAL TO BE MODIFIED

P.O.B. FOR DESCRIPTION OF WHOLE SITE

Zoning Order CASE NO. 95-395-XA

THEREFORE, IT IS ORDERED BY THE DEPUTY ZONING COMMISSIONER FOR BALTIMORE COUNTY THIS 12TH DAY OF JUNE, 1995 THAT THE PETITION FOR SPECIAL EXCEPTION TO PERMIT A CLASS 1 TRUCKING FACILITY ON THE SUBJECT PROPERTY, PURSUANT TO SECTION 253.2.6 OF THE BALTIMORE COUNTY ZONING REGULATIONS (B.C.Z.R.), IN ACCORDANCE WITH PETITIONER'S EXHIBIT 1, BE AND IS HEREBY GRANTED, AND, IT IS FURTHER ORDERED THAT THE PETITIONER FOR VARIANCE SEEKING RELIEF FROM THE B.C.Z.R. AS FOLLOWS: FROM SECTIONS 402.2 AND 256.2 TO PERMIT PORTIONS OF A CLASS 1 TRUCKING FACILITY (INCLUDING THE ACCESS POINT) TO BE AS CLOSE AS 100 FEET FROM A RESIDENTIAL IN LIEU OF THE REQUIRED DISTANCE OF 300 FEET, AND FROM SECTION 253.4 TO PERMIT A RIGHT-OF-WAY SETBACK OF 10 FEET IN LIEU OF THE REQUIRED 100 FEET FOR A STREET ABUTTING A RESIDENTIAL BOUNDARY, IN ACCORDANCE WITH PETITIONER'S EXHIBIT 1, BE AND IS HEREBY GRANTED, SUBJECT TO THE FOLLOWING RESTRICTIONS:

1. THE PETITIONERS MAY APPLY FOR THEIR BUILDING PERMIT AND BE GRANTED SAME UPON RECEIPT OF THIS ORDER. HOWEVER, PETITIONERS ARE HEREBY MADE AWARE THAT PROCEEDING AT THIS TIME IS AT THEIR OWN RISK UNTIL SUCH TIME AS THE 30-DAY APPEAL PROCESS FROM THIS ORDER HAS EXPIRED. IF FOR WHATEVER REASON THIS ORDER IS REVERSED, THE RELIEF GRANTED HEREIN SHALL BE RESCINDED.
2. PRIOR TO THE ISSUANCE OF ANY PERMITS, THE PETITIONERS SHALL SUBMIT A LANDSCAPE PLAN FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT FOR BALTIMORE COUNTY.
3. WHEN APPLYING FOR A BUILDING PERMIT, THE SITE PLAN AND LANDSCAPING PLAN FILED MUST REFERENCE THIS CASE AND SET FORTH AND ADDRESS THE RESTRICTIONS OF THIS ORDER.

TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

Site Data

GROSS AREA OF TRACT	20.40 AC±
NET AREA OF TRACT	19.80 AC±
PROPOSED BUILDING AREA	97,860 SF
MAIN BUILDING	MAINTENANCE SHOP
PROPOSED BUILDING HEIGHT	ONE STORY
PROPOSED FLOOR AREA RATIO	4.94
PERMITTED FLOOR AREA RATIO	0.07
EXISTING ZONING	ML-CS-1 (ML-AS)
BALTIMORE CO ZONING MAP	G-1
EXISTING USE OF SITE	VACANT (FORMER DISTILLERY)
PROPOSED USE OF SITE	CLASS 1 TRUCKING FACILITY
HOURS OF PROPOSED OPERATIONS	24 HRS PER DAY, FROM MIDNIGHT SUNDAY TO MIDNIGHT FRIDAY

- NO FREE-STANDING SIGNS PROPOSED FOR THIS SITE.
- WHERE REQUIRED, WHEEL STOPS SHALL BE PRE-CAST CONCRETE.
- NO ABANDONED OR JUNKED VEHICLES WILL BE STORED ON-SITE.
- SITE WILL BE SURROUNDED BY 6' HIGH SECURITY FENCING, WITH 2' GA. 10" SPACING ALONG PERIMETER.
- ADEQUATE REST ROOM FACILITIES FOR BOTH GENDERS, A DRIVERS ROOM AND A TELEPHONE SERVICE FOR TRUCK DRIVERS AND OTHER PERSONNEL WILL BE PROVIDED IN THE OFFICE.
- SITE WILL COMPLY WITH BALTIMORE COUNTY AND STATE OF MARYLAND FOREST CONSERVATION REGULATIONS.

Parking Requirements

AUTO PARKING REQUIRED AT 5 SPACES + 1 SPACE FOR EACH TWO EMPLOYEES ON THE LARGEST SHIFT (27 EMPLOYEES) - 5 + 17 = 22	24 SPACES REQUIRED
• PARKING PROPOSED	100 SPACES
• PARKING SPACE SIZE	9' X 18'

Trucking Vehicles Assigned to This Site

• OVER THE ROAD - TRACTOR/SEMI TRAILER	64
• LOCAL - TRACTOR/SEMI TRAILER	3
• LOCAL - STRAIGHT BODY TRUCKS	2

TOTAL TRUCKS

51	
TRUCK PARKING	
• AT LOADING DOCKS (2500 LBS)	125 VEHICLES
• TRACTOR PARKING AREA	30 VEHICLES
• TRAILER PARKING AREA	242 VEHICLES
• OTHER WAITING AREA (SHOWS, ETC.)	6 VEHICLES

TRUCK PAVED AREA

• REQUIRED AT 1000 SF PER LOADING DOCK	160,000 SF
• PROPOSED	225,000 SF

- THIS SITE IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO EXISTING WETLANDS OR STREAMS WITHIN 200 FEET OF SITE. EXISTING DRAINAGE CONDUITS ADJACENT TO THE SITE ARE SHOWN ON DRAWING C-2.
- ALL AUTO PARTS STORED ON-SITE WILL BE CONCEALED FROM OFF-SITE VIEW.
- ML-CS-1 ZONING WAS RENAMED ML-AS IN 1992.
- THERE ARE NO EXISTING DWELLINGS WITHIN 300 FEET OF THE SITE.

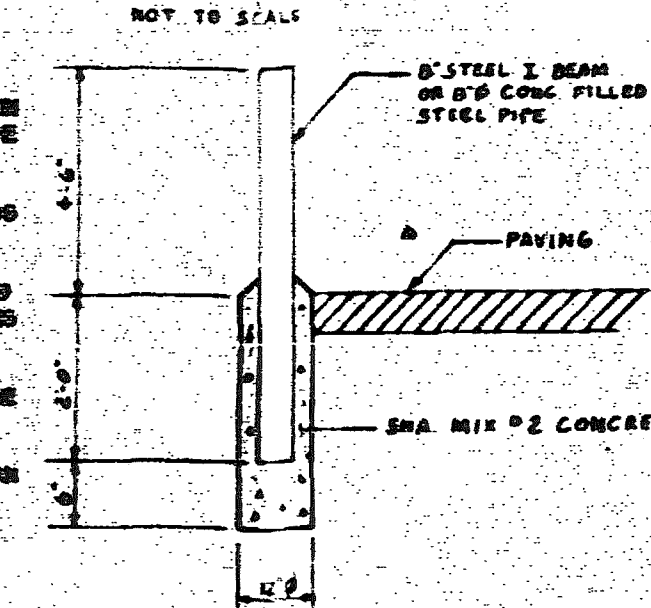
Schedule of Compliance

APPROVED OF ZONING COMMISSIONER	6-08-95
APPLICANT FOR BUILDING PERMIT	7-15-95
BEGIN CONSTRUCTION	8-01-95
OCCUPANCY	2-01-96

State Highway Administration Requirements

- THE MARYLAND STATE HIGHWAY ADMINISTRATION (SHA) WILL ALLOW A BREAK IN ACCESS CONTROLS ALONG MD 1 APPROXIMATELY BETWEEN STATIONS 1+00, SUBJECT TO THE FOLLOWING CONDITIONS:
- THE DEVELOPER WILL MAINTAIN THE SHA 600,000 FOR THE BREAK IN ACCESS CONTROLS.
- CONFORMANCE OF CONDITIONS ALONG THE CHESAPEAKE BAY CRITICAL AREA AND IN THE ADJACENT PROPERTY LINE OF THE SEAGRAMS PROPERTY, SHOWN AS SEAGRAMS PROPERTY ON THE 1995-03-95-XA ZONING MAP.
- THE PROPOSED MODIFICATIONS TO THE MD 1-405 INTERSECTION AS PROPOSED IN THE CONCEPT SITE PLAN.
- DISTANCE CONSTRUCTION SHALL BE SUBJECT TO TERMS AND CONDITIONS OF AN ACCESS PERMIT ISSUED BY SHA HIGHWAY ADMINISTRATION.

Steel Bollard Detail

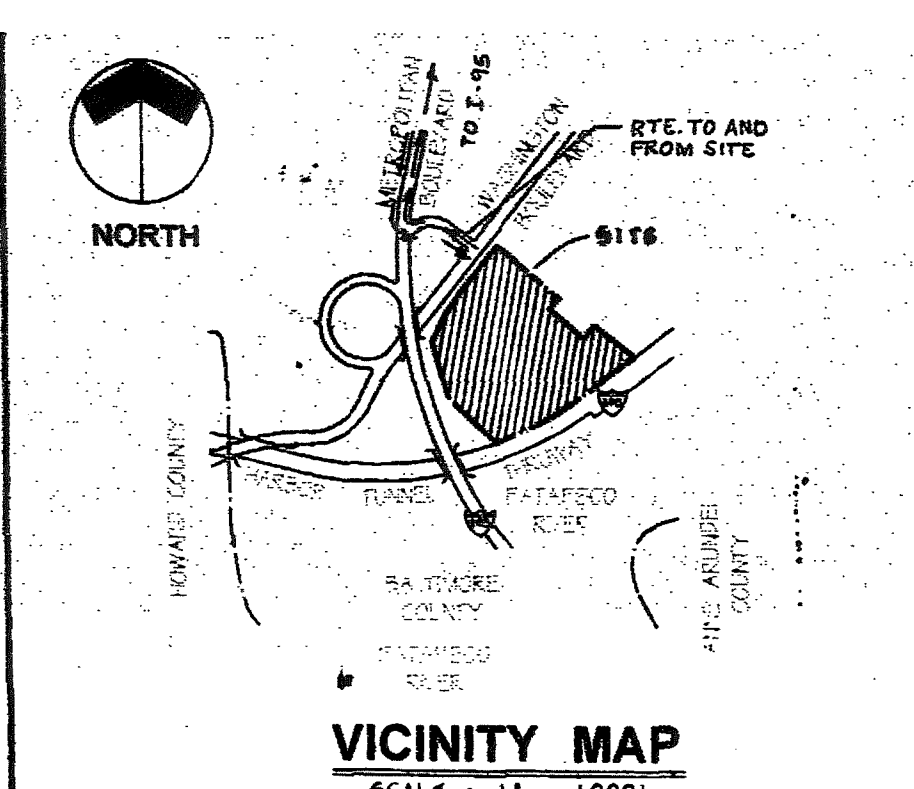


Site Plan Approved By:

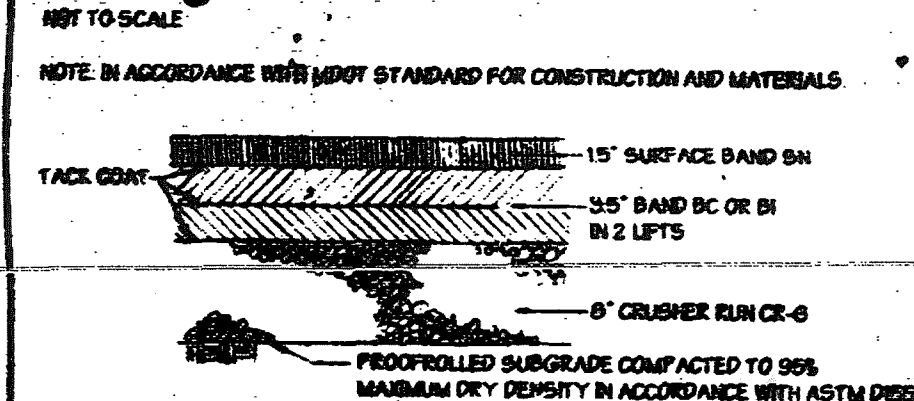
[Signature]
TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

0 25 50 100 200

SCALE: 1" = 50'

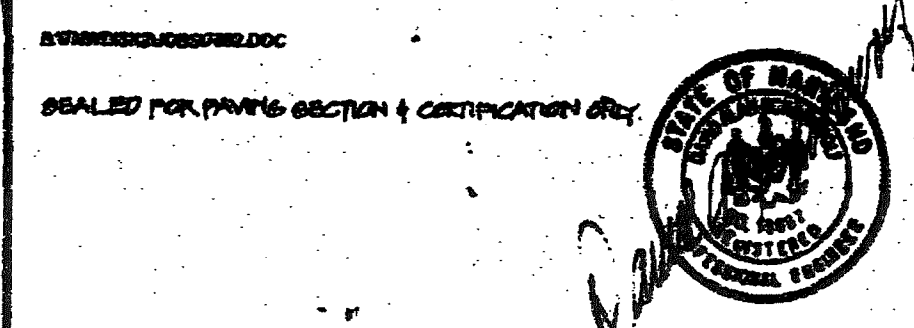


Paving Section



Paving Certification

I HEREBY CERTIFY THAT THE SPECIFICATIONS FOR THE PAVING SECTION, WHICH IS A MINIMUM PAVING SECTION, INCLUDING THE SUBGRADE, AND SOIL CONDITIONS RELATIVE TO THIS SITE ARE CAPABLE OF WITHSTANDING LOADS IMPOSED BY FULLY LOADED TRUCKS OF MAXIMUM GROSS WEIGHT OF 73200 POUNDS.



Truck Travel Routes

- 50% OF EXISTING TRUCK TRAFFIC WILL TAKE I-83 NORTH TO I-83 APPROXIMATELY 50% WILL THEN TRAVEL NORTH ON I-83 AND 50% SOUTH ON I-83.
- REMAINDER WILL TRAVEL NORTH AND SOUTH ON US ROUTE 1.
- ACCESS AT SITE, MOVEMENTS WILL BE APPROXIMATELY THE REVERSE OF THE ABOVE.

Zoning History

SITE WAS SUBJECT OF TWO LIMITED EXEMPTIONS:
SIC NO. 188-00-00 TO EXEMPT PROJECT FROM PHASE I OF BALTIMORE COUNTY DEVELOPMENT REGULATIONS, FOR LOT USE ADJUSTMENT.
SIC NO. 000-00-00 TO EXEMPT PROJECT FROM PHASE I OF BALTIMORE COUNTY DEVELOPMENT REGULATIONS, FOR LOT USE ADJUSTMENT.
NOTES:
A VARIANCE TO PERMIT A PORTION OF THE PROPOSED CLASS 1 TRUCKING FACILITY LESS THAN 300 FEET FROM A RESIDENTIAL ZONE BOUNDARY AND A SPECIAL EXCEPTION TO PERMIT THE PROPOSED CLASS 1 TRUCKING FACILITY IN AN ML-ZONE, WAS GRANTED ON 6-18-95.

OWNER

JOSEPH E. SEAGRAM & SONS, INC.
5001 WASHINGTON BOULEVARD
BALTO., MD 21227

DEVELOPER

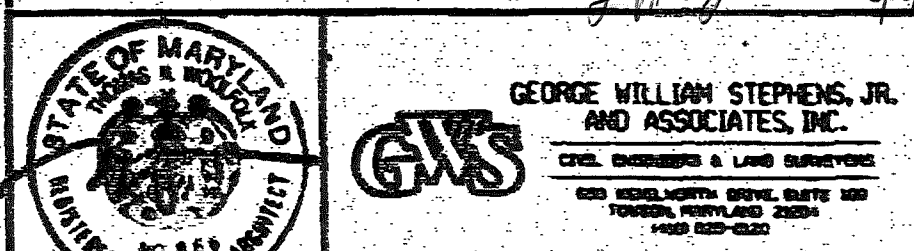
TNT RED STAR EXPRESS
400 DELANCY STREET
NEWARK, NJ 07105

Trucking Facility Site Plan

VA-2022-0001-TF
1995-0395-XA

TNT RED STAR EXPRESS

APPROVED AS BEING IN THE SPIRIT & INTENT OF ZONING CASE # 1995-0395-XA AND PRIOR TRUCKING FACILITY PLANS.



1. 10-10-95	REVISED PER ZONING COMMENTS	1. 10-10-95	REVISED PER ZONING COMMENTS
2. 11-22-95	REVISED ENTRANCE PER SHA	2. 11-22-95	REVISED ENTRANCE PER SHA
3. 12-15-95	REVISED PER SHA	3. 12-15-95	REVISED PER SHA
4. 12-15-95	REVISED PER SHA	4. 12-15-95	REVISED PER SHA
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9. 12-15-95	REVISED PER SHA	9. 12-15-95	REVISED PER SHA
10. 12-15-95	REVISED PER SHA	10. 12-15-95	REVISED PER SHA

Trucking Facilities Officials Departmental Check-Off

HARRIS TEXAS OFFICIALS DEPARTMENTAL CHECK-OFF
DIRECTOR, TRAFFIC ENGINEERING
DIRECTOR, ECONOMIC DEVELOPMENT
CHIEF, BUREAU OF ENGINEERING
STATE HIGHWAY ADMINISTRATION
ZONING & LAND USE DIVISION