

CHECKLIST FOR INFORMATION TO BE SHOWN ON SITE DEVELOPMENT
PLANS FOR EXISTING AND PROPOSED TRUCKING FACILITIES
(CLASS I & II)

This checklist shall serve as a guide in preparing site plans for trucking facilities. Plans must be certified by a professional engineer or by a professional who is not an engineer, but who is registered under law as competent to certify the accuracy of these plans.

If the owner or authorized agent for a Class I or Class II trucking facility believes that approved plans of that trucking facility are on file within the Office of Planning and Zoning or the Department of Permits and Licenses, he must notify the Zoning Commissioner in writing within six months of the effective date of Bill 18-76 (April 19, 1976). Within 30 days after he receives the written notice, the Zoning Commissioner shall inform the owner or agent whether the plans are in fact on file, and if so, whether they meet the requirements of the checklist set forth below. If the plans do not meet these requirements, the owner or agent shall file plans that do meet the requirements within one year after said effective date.

- A. North arrow. _____
- B. Scale of drawing: 1" = 10', 1" = 20', 1" = 30', 1" = 40', 1" = 50'. _____
- C. Election District. _____
- D. Dimensions of property (including bearings and distances) . _____
- E. Relation of tract in question to additional property owned. _____
- F. Area of property in question (acres or square feet).
Minimum for Class I = 3 acres.
Minimum for Class II = 5 acres. _____
- G. Location plan drawn at a scale of 1" = 1000'. Said plan to show all streets labeled as to their class (i.e., arterial, major collector, industrial service road, expressway, freeway, etc.), and proposed route of trucks. The site location and points of access shall be clearly plotted on said plan with the distances to intersecting streets dimensioned. _____
- H. The site plan must include a complete interior functional layout of the trucking operation. The layout of improvements must be such as to provide convenient forward movement of vehicles leaving or entering the site, and such as to preclude any likelihood that trucks will be unable to gain immediate access onto the site at anytime, as determined by the Zoning Commissioner after recommendation by the County Trucking Facilities Development Officials. _____

I. Width and location of vehicular ingress and egress to the site. (All such access must be on a public industrial service road, on an arterial street, or a major collector street, except that--

1. No access point on a public industrial service road is permitted unless the service road has direct access to an arterial street, an expressway, or a freeway, and unless the place of that access is closer to the use in question than any point of access the service road may have to a motorway other than arterial street, an expressway, or a freeway; and
2. No access point on a major collector street is permitted unless the access point is within a travel distance of 1/4 mile from the major collector street's access to an arterial street, an expressway, or a freeway.
3. The curb tangent length between access points must be at least 100 feet.

J. Location, dimension, use and height of existing and proposed buildings on site. FAR must be noted on plan and cannot exceed 0.1 for Class I facilities.

K. Location and dimension of all wetlands, streams or drainage courses on site or within 200 feet thereof.

L. Location and dimension of all dwellings and residential zones within 300 feet of site.

M. Distance from present property line to center line of street.

N. Distance from edge of paving or curbing to center line of street.

O. Distance from center line of street to any building(s) located within one hundred (100') feet of side property lines to establish front setback line.

P. Dimension of existing and proposed right-of-way and location of public utilities in right-of-way or on site.

Q. Location of proposed slope(s) (not to exceed 2:1) and type of stabilization to prevent erosion.

R. Indicate existing and proposed grading of site.

- S. Proper drainage of entire site, as determined by Department of Public Works, must be provided
- T. Note on plan where automotive parts are stored, if any, and indicate that no junked vehicles will be stored on site. _____
- U. Adequate rest room facilities for both sexes, a drivers' room and telephone service for the truck drivers and other personnel must be provided on site. _____
- V. Hours of operation and maximum number of vehicles to be on site. _____
- W. Location, dimension and content of any existing or proposed sign. _____
- X. A schedule indicating when compliance with the above provisions will be achieved must be noted on the site plan. _____

PARKING, MANEUVERING AND LOADING AREAS

1. Off street parking shall be provided as follows:

Trucking Facilities, Class I -

Auto Parking:	5 spaces, plus one for each two employees in the largest shift.
Trailer & Truck Storage, Parking:	Minimum area of the surface that must be provided for parking of truck tractors and trailers on site, not including maneuvering area, is 1,320 square feet per loading berth.

Trucking Facilities, Class II -

Auto Parking:	One space for each two employees on largest shift, or one for each 3000 square feet of total area devoted to parking of truck tractors, truck trailers, or tractor-trailers, not including maneuvering areas or loading area, but in no case less than 10.
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2. No passenger-automobile parking area or part thereof accessory to the facility may be located within 25 feet of dwelling or residential zone.
3. Screening and security fencing. Except in an M.H. zone, that part of the site devoted to trucking operations (not including the automobile-parking area) must be surrounded by security fencing at least six feet high. In any zone, except for approved access points, the site as a whole must be enclosed or partially enclosed by opaque fencing, walls, or living screen planting to visually screen the use and its accessory uses from residential zones, from residential premises, or from churches, schools, hospitals, or other similar institutional uses, and to prevent possible extension of uses beyond the site boundaries. The height of the visual screening must be at least six feet, except that screen planting may be as low as three feet from the ground at the time of planting if it is of such a variety that it can reasonably be expected to be at least six feet high no more than two years after it is planted. In any case, planting must be such as to provide full screening effect within two years after it is planted and must be maintained in good condition. Further, all fencing and screening must be in accordance with adopted design provisions (as defined in Section 101).
4. Wheel stops or other means of containment must be provided along the outer perimeters of all paved areas to protect walls, fencing, or screened planting, and to contain the vehicles within the paved area.

5. All parking, loading, and maneuvering areas must be paved in accordance with adopted design provisions formulated after consultation and recommendation by the County Trucking Facilities Development Officials, as defined in Section 101. Curbing at the edges of paved areas must be provided if required by the Zoning Commissioner, on recommendation of the County Trucking Facilities Development Officials.
6. No parking space shall be closer than 10 feet to a street right-of-way line.
7. Any fixture used to illuminate any off street parking area shall be so arranged as to reflect the light away from adjacent residential, or institutional sites and public roads.
8. No entrances on County roads shall be located closer than 7-1/2 feet to a side property line
9. Details concerning entrances on State roads are subject to the approval of the State Highway Administration (383-4321).

PAVING CERTIFICATION

I hereby certify that the specifications for the paving section, including the subbase, and the soil conditions relative to this site, are capable of withstanding loads imposed by fully loaded trucks of maximum gross weight of 73,280 lbs.

SEAL

Signature (P. E.)

**SAMPLE
PLAN
DETAIL
FROM
APPROVED
PLANS**

TRUCKING FACILITIES OFFICIALS
DEPARTMENTAL CHECK-OFF

ADMINISTRATIVE OFFICER/DIRECTOR PDM/CHAIRMAN _____ DATE _____

CHIEF, BUREAU OF TRAFFIC ENGINEERING _____ DATE _____

DIRECTOR, ECONOMIC DEVELOPMENT _____ DATE _____

CHIEF, BUREAU OF ENGINEERING, PDM _____ DATE _____

STATE HIGHWAY ADMINISTRATION _____ DATE _____

ZONING SUPERVISOR/DIRECTOR, PERMITS & DEVELOPMENT MGT. _____ DATE _____

TRUCKING FACILITY AREA TABULATION

TOTAL AREA FACILITY 6.95 AC
 AREA DEVOTED TO TRUCKING (6.35 - 0.61) 5.74 AC
 MANEUVERING AREA (0.80) 1.16 AC
 AREA DEVOTED STORAGE/CONTAINERS 4.58 AC
 (80% OF AREA DEVOTED TO TRUCKING OPERATIONS)

SITE PLAN APPROVED BY:

[Signature]
 Zoning Commissioner
 Date 3/29/84

[Signature]
 Chairman, County Trucking
 Facilities Development Officials
 Administrative Officer/County Attorney
 Date 4/13/84

2-28 3 REV PER SCS

NO.	DATE	REVISION DESCRIPTION
1	1-16-84	REVISED PER DRAWING COMMENTS
1	12-14-83	REVISED PER BUD. COMMENTS

OWNER: LOTS NO. 7 & 8
 LOCUST INDUSTRIES, INC.
 1900 FORT AVENUE
 BALTIMORE, MD. 21290

B & Q LOT
 CHESSIE SYSTEMS
 100 N CHARLES ST.
 BALTIMORE, MD. 21201

DEVELOPER: LOCUST INDUSTRIES, INC.
 1900 FORT AVENUE
 BALTIMORE, MD. 21290

PROJECT: SHIP CARGO CONTAINER AND
 WAREHOUSE STORAGE FACILITY
 TRUCKING FACILITY - CLASS II

AREA: HALTHORPE ELECTION DISTRICT 19
 BALTIMORE CO. POSITION: SHT. 65SW1/2 & 65SW1/8
 KEY SHT. C-NW

TITLE: SITE DEVELOPMENT PLANS
 LAYOUT & PAVING
 (LAND UTILITIES)

CHARLES R. CROCKEN
 AND ASSOCIATES INC.
 CIVIL ENGINEERING AND LAND PLANNING
 3697 PARK AVENUE ELLICOTT CITY MD 21043 465-3535

DATE Nov 3 1983



TAX MAP - 102 PARCELS

DESIGNED BY: CRC

DRAWN BY: CRC

PROJECT NO:

DATE: Nov. 3, 1983

SCALE: AS SHOWN

DRAWING NO 1 OF 5

PROFESSIONAL ENGR. NO. 7883

GENERAL NOTES

1. Area of Tract = _____ 2.2419 Ac.
2. Existing Zoning of Property _____ 'MH-IM'
3. Existing use of Property _____ 'Vacant Land'
4. Proposed Zoning of Property 'MH-IM' with variances
5. Proposed use of Property 'Trucking Facility, class II; use will be for storage and servicing of trucks
6. Site is located within Canton Center which is a planned Industrial Park.
7. Site lighting is as shown on the Site Plan.
8. Public Telephone Booth will be placed On Site
9. Male & Female restrooms area provided in the proposed Building.
10. Off-Street Parking Data:
 - A. Shop Area = 2,179 Sqft. Employing 3 on largest shift req. 2 Spaces (1/2 ft)
 - B. Office Area = 4270 Sq ft. requiring 15 Spaces (1/3000*)
 - C. Area of truck parking = 20000* requiring 3 spaces (1/3000*)
 - D. Total spaces required = _____ 18 Space
 - E. Total spaces proposed = _____ 82 space
11. Petitioner is requesting a variance to section 410A.2 (location) of the Zoning Regulations to permit a trucking facility, class II within 30's of a residential zone boundary (DR-10.5 Zone, E of Baltimore Street) instead of the required 300. A variance of 270'. Baltimore Street lies south from the subject site.
12. Petitioner is requesting a variance to section 410A.3; Paragraph A(1) a To allow the access point on Canton Center Drive (Publ. Industrial Service Road) to be located closer to the intersection of Canton Center Drive & Rolling Mill Road (Major Collector) than to the intersection of Canton Center Drive & North Point Blvd. (Arterial Street).
13. Hours of operation will be from 7 A.M. to 9:00 P.M. Daily
14. Maximum number of vehicles expected to be on site at any one time will be 45 to 50 vehicles
15. No junked vehicles will be stored on the site. There will be no body repair of vehicles on the Site.
16. Topography shown "Field Run" Nov. 16, 1976.

PARKING DATA

1. Total Spaces available for Truck Parking = 36
2. Employee Parking = 35
3. Customer Parking = 11
- Total = 82

SCHEDULE OF COMPLIANCE

1. Approval of Zoning Commissioner _____ 7-15-77
2. Application for Building Permit _____ 7-30-77
3. Begin Construction _____ 8-15-77
4. Occupancy _____ 12-31-77

PK 10

TES:

urvey data shown hereon is based on Baltimore County
notes and all elevations are based on Baltimore
Bench Mark.
k and materials shall be in accordance with Baltimore
standard specifications and details for construction
1976.

ation of existing utilities shown hereon is not
eed. The contractor shall take all necessary pre-
is to protect the existing utilities & maintain
rupted service. The existence of utilities other
ose shown hereon is not know. The contractor shall
tely notify the appropriate utility company if
ilities are encountered. Any damages will be
d at the contractor's expense and under the direction
utility company.

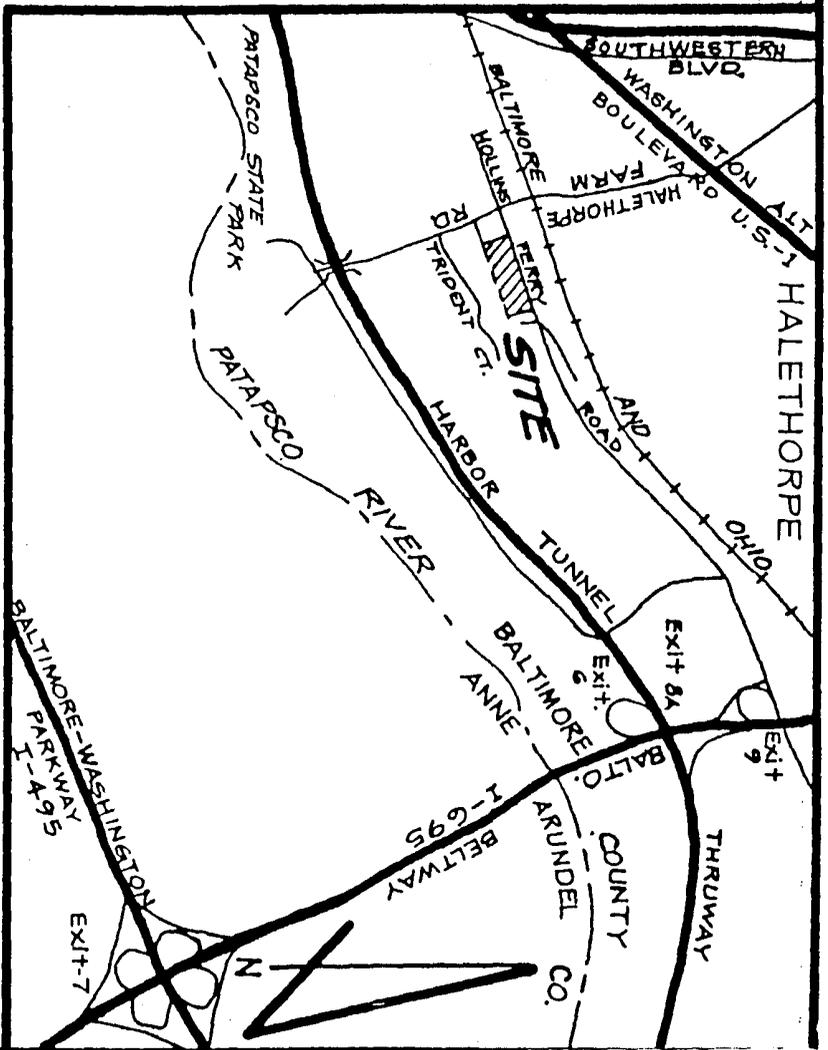
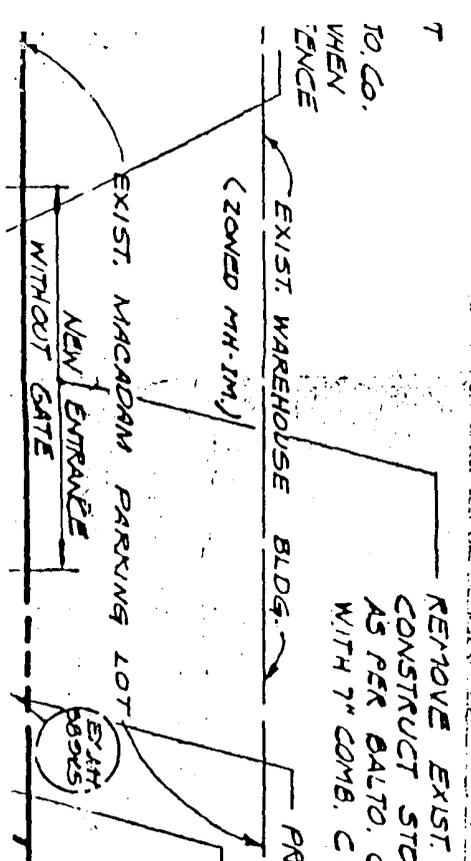
tractor shall notify Miss Utilities at least 72 hours
starting work shown hereon.

Telephone 559-0100

Under pavement and structures shall be compacted
in 95% optimum compaction per A.A.S.H.T.O. T-99.

Excavation to be placed on site. All disturbed
fill receive 2" topsoil seed and mulch.

Proposed Grading as shown hereon is balanced, cut = fill)



VICINITY MAP

SCALE: 1" = 2,000'

REMOVE EXIST. CONC. C&G AND SIDEWALK
CONSTRUCT STD. 35"W. CONCR. ENTRANCE
AS PER BALTO. CO STD R-92 (R-30)
WITH 7" COMB. C&G BCG STD R-21

PROPOSED SIGN TO BE CONSTR. BY OTHERS

CONSTRUCT 6' HIGH CHAIN LINK FENCE
SEE DETAIL SHEETS OF 5.

NOTES

SITE USE: 7.855 Acres Warehouse Facility
6.24 Acres Trucking Facility

Site Analysis

Area of Site	13.095 acres
Area of Building	3.5322 acres
Floor Area Ratio	0.26973
Limit of Grading	6.8 acres (52% of Site)
Limit of Pavm't. (Existing and Proposed)	12.25 acres (93% of Site)

There are no wetlands, streams or drainage courses located within 200 feet of the site.

There are no dwellings or residential zones located within 300 feet of the site.

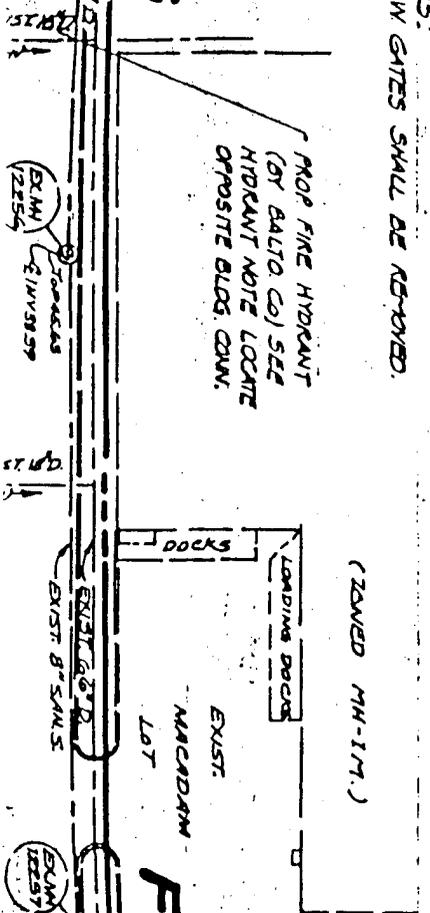
Remotive parts, if any, shall be stored within the warehouse portion of the existing building.

Unkned vehicles will be stored on site.

Warehouse rest room facilities for both sexes, a driver's rest room and telephone service shall be provided in the existing building.

5' W GATES SHALL BE REMOVED.

MAP FIRE HYDRANT
(BY BALTO. CO) SEE
HYDRANT NOTE LOCATE
OPPOSITE BLDG. CORN.



- Hours of Operation: 8:00 AM to 5:00 PM (Mon. thru Sat.)
- Maximum number of vehicles on site 8.
- Average number of vehicles per day 12. (Ingress/Egress)
- 10 lb hazardous material shall be stored on site.

PERMITS: The Contractor shall be responsible for obtaining all permits necessary for completion of all work shown hereon or required as a result of the work indicated on these plans.

SCHEDULE OF COMPLETION:

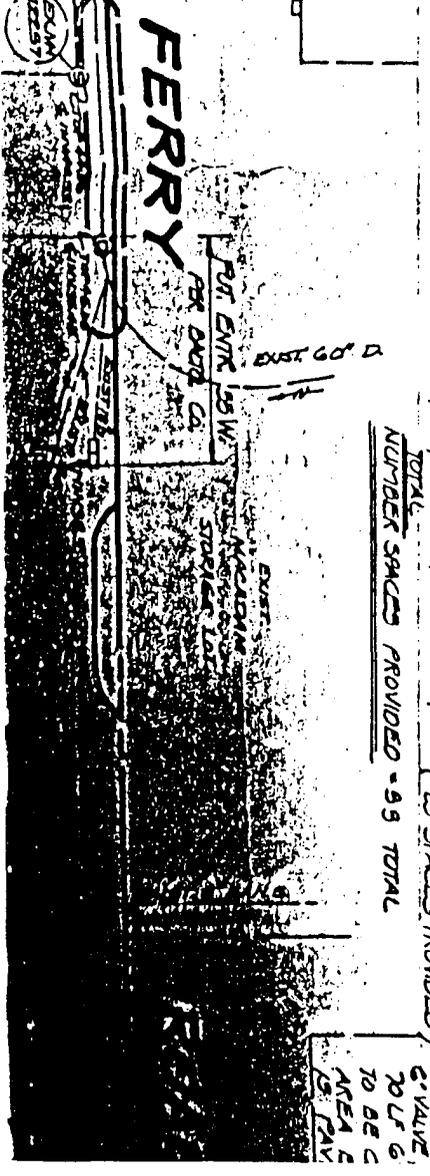
All work shown hereon shall be completed no later than Nov. 1, 1984.

PARKING TABULATION:

TRUCKING FACILITY
6 Employees @ 1 Spac. per 2 Employees = 3 Spac.
Min. Number Spaces Req'd (Class II Facility) = 10 SPACES REQ'D. (10 SPACES PROVIDED)

WAREHOUSE FACILITY
12 Employees @ 1 Spac. per 3 Employees = 4 Spac. } = 13 SPACES REQ'D.
2500 sq ft Office Area @ 1 Spac. per 500 sq ft = 5 Spac. } (25 SPACES PROVIDED)

TOTAL NUMBER SPACES PROVIDED = 23 TOTAL



PROPOSE
6\"/>

LOCATION MAP

1" = 500'-0"

SITE DATA AND NOTES

1. LOCATION: SOUTH SIDE OF ROLLING MILL RD; 170.34 FT. EAST OF INTERSECTION OF CANTON DRIVE AND ROLLING MILL ROAD.
2. OWNER & DEVELOPER ROLLINS LEASING CORP.
P.O. BOX 1791
WILMINGTON, DELAWARE 19899, PH NO. 302-429-2789
3. ELECTION DISTRICT NO. 15.
4. COUNCILMANIC DISTRICT NO. 7.
5. WATERSHEDS 21 & 22.
6. SUB-SEWER SHED 40.
7. CENSUS TRACT 4523.
8. DEED REF. 6099-554
9. ACCOUNT NO. 16-00-013641-15
10. TOTAL SITE AREA IS 4.2117 ACRES. GROSS SITE AREA IS 4.7610 ±
11. EXISTING PROPERTY ZONING IS "M1-DM".
12. EXISTING PROPERTY IS VACANT. +75% OF PROP. WILL BE DEVELOPED W/BLDGS. & PAVING
13. PROPOSED ZONING OF PROPERTY IS "M1-DM".
14. PROPOSED USE OF PROPERTY IS "TRUCKING FACILITY, CLASS II"; USE WILL BE FOR LEASING & RENTAL, STORAGE & PREVENTIVE MAINTENANCE OF TRUCKS. HOURS OF OPERATION WILL BE 24 HRS.
15. SITE IS LOCATED WITHIN CANTON CENTER WHICH IS A PLANNED INDUSTRIAL PARK.
16. SITE LIGHTING IS AS SHOWN ON PLANS.
17. MALE & FEMALE RESTROOMS ARE PROVIDED IN THE PROPOSED BUILDING. MAX. 7 EMPLOYERS/SHIFT.
18. OFF STREET PARKING DATA:
OFFICE: 2,516 S.F.
SHOP: 7,845 S.F.
TOTAL: 10,361 S.F.
PARKING REQUIRED (1/300 SF): 35
PARKING PROVIDED: 35 AUTOS, 57 TRUCK/TRACTOR
30 TRACTOR/TRAILER
19. NO JUNKED VEHICLES WILL BE STORED ON THE SITE. THERE WILL BE NO BODY REPAIR OF VEHICLES ON THE SITE.
20. NO WETLANDS WITHIN 200' OF SUBJECT SITE.
21. AUTOMOTIVE PARTS WILL BE STORED WITHIN THE BUILDING.
22. THE SITE IS NOT A HAZARDOUS MATERIALS SITE TO OUR KNOWLEDGE.
23. SITE IS NOT WOODED.
24. THERE ARE NO HISTORIC BUILDINGS ON THE SITE.
25. THERE ARE NO CRITICAL AREAS WITHIN THE SITE.
26. THERE ARE NO WETLANDS WITHIN THE SITE.
27. THE SITE IS NOT AN ARCHEOLOGICAL SITE TO OUR KNOWLEDGE.
28. THE SITE IS NOT AN ENDANGERED SPECIES HABITAT.
29. TRIPS GENERATED AT PEAK HOURS 5 TRIPS/DRIVE. AVERAGE NO. OF VEHICLES STORED ON SITE=15 - 20 TRUCKS

GENERAL NOTES:

1. 00 OR +00 DENOTES EXISTING ELEVATION.
2. 00.0 DENOTES NEW FINISH ELEVATION.
3. DENOTE ALL PARKING SPACES WITH 4" WIDE PAINTED TRAFFIC STRIPE.
4. —x— DENOTES NEW CHAINLINK FENCE.
5. —S— DENOTES DIRECTION OF DOWNWARD SLOPE.
6. ===== DENOTES CONC. CURB TYPICAL AT ALL PARKING AREAS.
7. ▨ DENOTES SODDED AREAS.
8. (H) DENOTES PARKING SPACE FOR THE HANDICAPPED.
9. SEE SHIT. 1-1 FOR LANDSCAPING.

WARNING

EXISTING UTILITY LINES INDICATED OR NOTED ON THIS DRAWING ARE SHOWN AS

Proposed Maintenance Facilities at:
 Baltimore, Rollins Truck Rental and



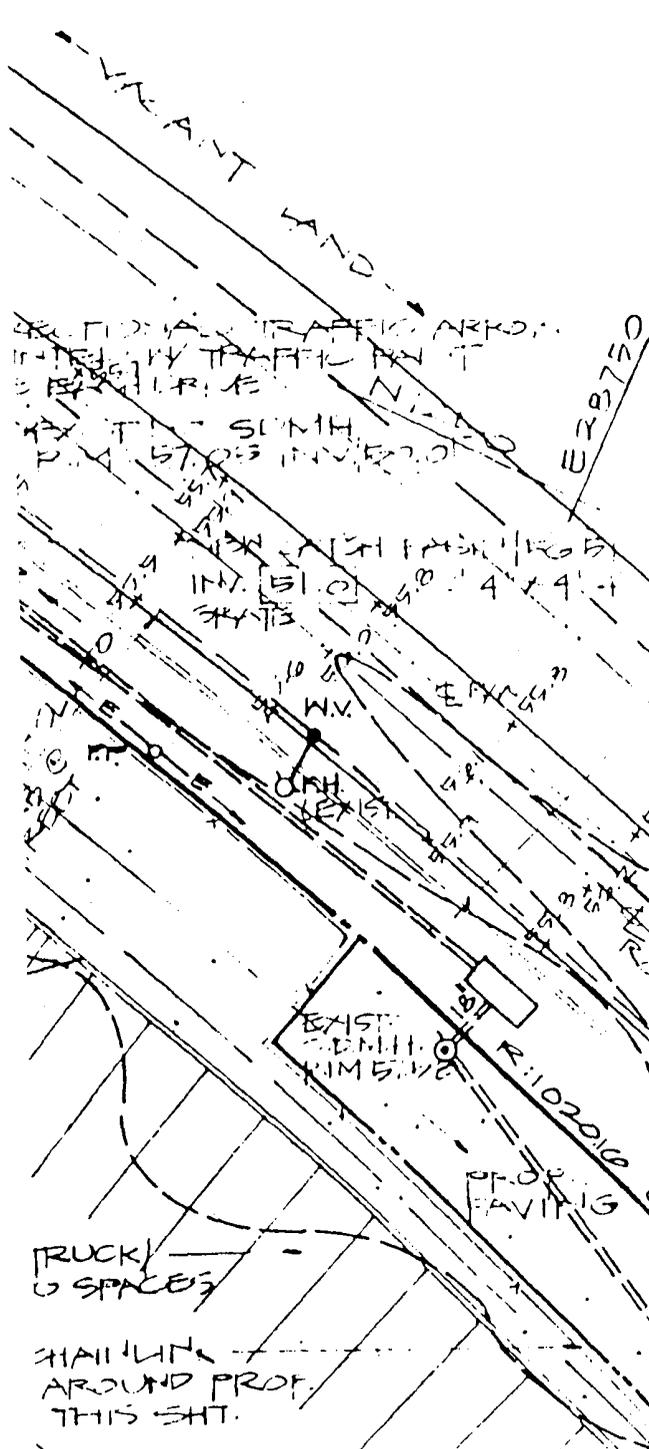
date	A.E. S. 11-34	
	drawn by	checked by

2500 P.S.I. CONC.
BASE

NOTE:
THIS PLAN HAS BEEN REVIEWED
BY THE PORT FACILITIES
COMMITTEE MEETING REFERENCE
NO. TF-4

ALL PROPOSED DEVELOPMENT SHOWN WILL
BE COMPLETED WITHIN 180 CALENDAR DAYS
AFTER ISSUANCE OF BUILDING PERMIT.

LINK FENCE DETAIL



LANDSCAPED
AREA

CONC. CURB
W/ 2-# 4
CONT.

CONC. CURB DETAIL

1/2" = 1'-0"

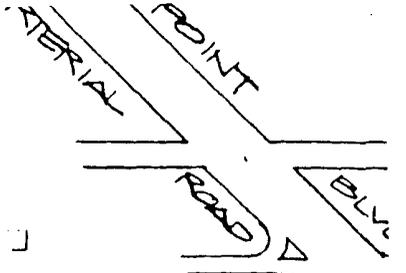
50' FUTURE PAVING

EXISTING 120" Ø RELIEF
SEWER (FOLLOWS CONTROL
OF R. OF W.) SEE PALTI
CITY PLANS

EXISTING 11'x12'-3" OUTPA
SEWER (FOLLOWS CONTROL
OF ROAD) SEE PALTI
CITY PLANS
NORTH RIGHT
OF WAY LINE

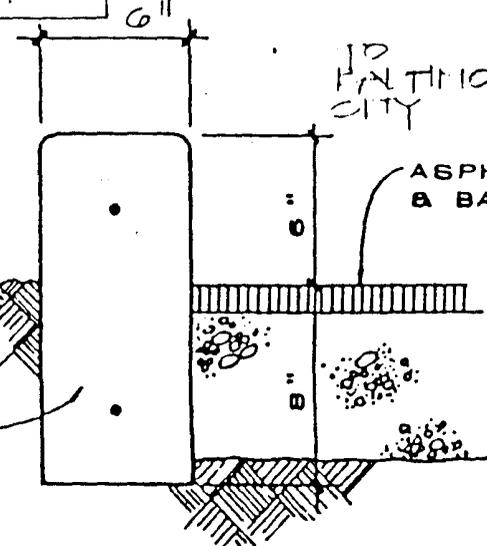
EXISTING
PAVED ROAD
(MACADEM E)

PROPOSED
GUTTER



10
PALTI OF E
CITY

ASPHALT
& BASE



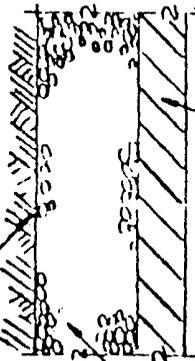
NOTE ALL EMBANKMENTS UNDER PAVING AND STRUCTURES SHALL BE COMPACTED IN 8 INCH LAYERS. EACH LAYER SHALL BE COMPACTED TO NOT LESS THAN 95% MAXIMUM DENSITY AS DETERMINED BY A.A.S.H.T.O. METHOD T-99.

PAVING CERTIFICATION:

I HEREBY CERTIFY THAT THE PAVING, BASE AND SOIL OF ALL PARKING, LOADS MANEUVERING, AISLE AND STORAGE AREAS WILL WITHSTAND LOADS IMPROVED BY EXPECTED TRUCK TRAFFIC AND STORAGE ACTIVITIES.

CHARLES R. CROCKEN, P.E.
No. 7808

DOUBLE BITUMINOUS SURFACE TREATMENT AS PER ART. 22.04 DISTRICT CO. STD SPECIFICATIONS



TRUCKING FACILITY SITE PAVING DETAIL (TYPICAL)

NO SCALE

1 1/2" BITUMINOUS CONC. SURFACE COURSE 5" IN

EXISTING CONCRETE PAVEMENT 8" THICK

BIT TACK COAT

PAVING DETAIL

NO SCALE

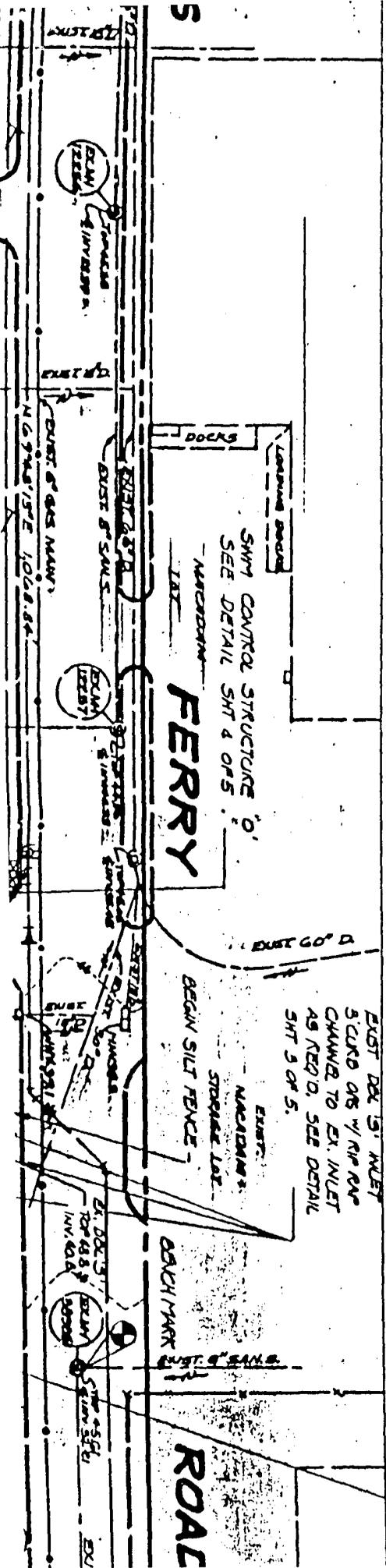
SEDIMENT CONTROL - INLET TRAP
CONSTRUCT TEMP. INLET SEDIMENT TRAP AT EXIST. DOL. S. INLET
SEE DETAIL AND DATA SHT. 50P.5.

EXIST. DOL. S. INLET
5' CURB ORG. W/ R/R RAMP
CHANNEL TO EX. INLET
49' REQ. D. SEE DETAIL
SHT. 50P.5.

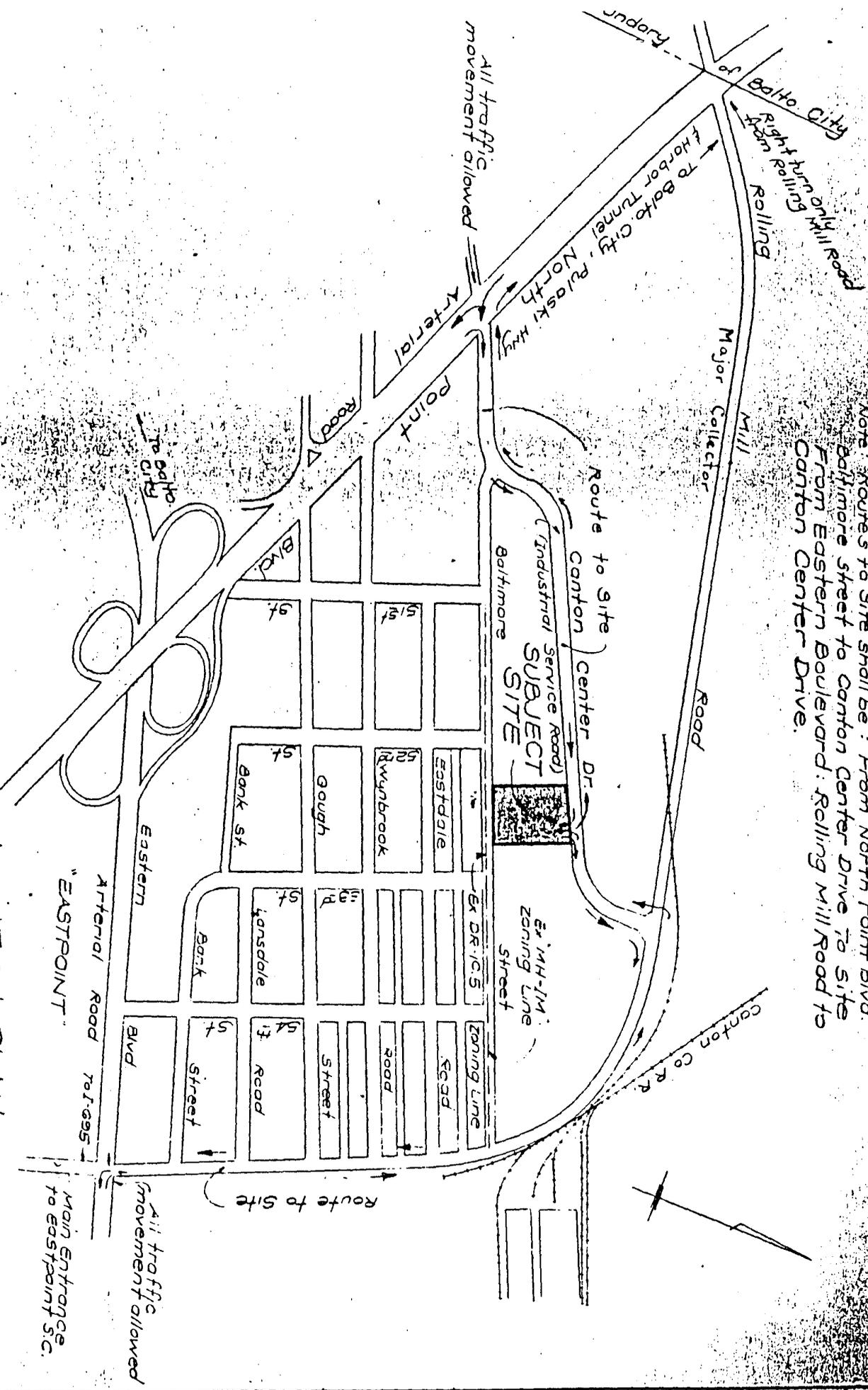
FERRY

SMALL CONTROL STRUCTURE
SEE DETAIL SHT. 4 OF 5.

ROAD



Note: Routes to site shall be: From North Point Blvd. Baltimore street to Canton Center Drive to site. From Eastern Boulevard: Rolling Mill Road to Canton Center Drive.



All traffic movement allowed

Main Entrance to Eastpoint S.C.

LOCATION PLAN

Scale: 1" = 500'

GENERAL NOTES

1. Area of Tract =