

**Schematic Landscape Plan Certification Form**  
 This Schematic Landscape Plan is sealed by a landscape architect and certified by my signature below as being in accordance with all county agency landscape architectural concerns.

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_ Print Name \_\_\_\_\_  
 Mailing Address (if not already on plan) \_\_\_\_\_

**Final Landscape Plan Landscape Architect Certification Form**  
 It is certified that this landscape plan is in compliance with all plans previously approved by Baltimore County and the Baltimore County comments contained therein.

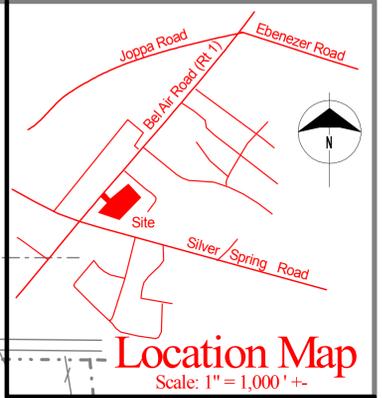
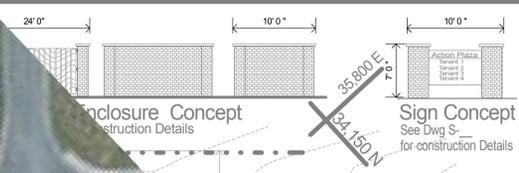
Signature \_\_\_\_\_ Print Name \_\_\_\_\_  
 Date \_\_\_\_\_

**Final Landscape Plan Owner Certification Form**  
 I certify that I have reviewed the Final Landscape Plan, that I am the owner of the property, and that I am providing the information required by this form to the best of my knowledge and belief. I understand that this information is being provided to the County Department of Planning and Zoning for their review and approval of this plan for the Dept. of Permits and Inspections. I understand that this information is being provided to the County Department of Planning and Zoning for their review and approval of this plan for the Dept. of Permits and Inspections.

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_ Print Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Phone # \_\_\_\_\_

1. Existing land use is not a use prohibited by the Baltimore County Zoning Ordinance.
  2. 100% of the site is not a use prohibited by the Baltimore County Zoning Ordinance.
  3. Soil Map shows no wetlands on the site.
  4. No water bodies are on the site.
  5. No Wetlands are on the site.
  6. No forest buffers are on the site.
  7. Existing land is not a use prohibited by the Baltimore County Zoning Ordinance.
  8. No significant regional impacts are expected from the proposed development.
  9. No existing well or septic system is on the site.
  10. Perc test have not been performed on the site.
  11. No known underground utilities are on the site.
- BUILT ENVIRONMENT:**
12. Existing building within 200' of site.
  13. No designated historic structures.
  14. Not a designated Trust Inventory site.
  15. Significant views: Site is below sightline of adjacent residential buildings.
  16. Existing land uses within 200' of site are small residential structures on Silver Spring Road.
- APPLICABLE COUNCIL ADOPTED PLANS:**
17. Consistent with Baltimore County Master Plan 1989-2010.
- PROPOSED LAND USE SHALL CONSIST OF GENERAL OFFICE/RETAIL ACTIVITIES PERMITTED IN THE CB ZONING DISTRICT.**
- Community Business (CB) Zone Performance Standards Notes:**
18. Site access has been limited to one entrance off BelAir Road.
  19. All accessory activities and storage shall be confined within the interior of the building.
  20. All service and loading areas have been screened from the adjacent residential neighborhood.
  21. All proposed lighting fixtures within 50' of residential areas shall be 20' or less in height.
  22. The entire building shall be finished with materials with a color and texture which is compatible with the character of the surrounding residential land use.
  23. There are no historic buildings or structures located on or adjacent to the site.
  24. Neighborhood access to the site has been provided to the project via a sidewalk from BelAir Road.
  25. Landscape screening shall be provided buffering the proposed project from adjacent residential areas.
  26. All signage shall be compatible in design, color, material and location.
  27. A public outdoor space area has been provided on-site.

Condition	Class	Location Note	Element	Units	Quantity	PU Reqm't	Comments	
A-Street Front	A	Belair Road	Adj. Road	1PU/40 lf	50 lf	2		
			Entrance Road	1PU/20 lf	170 lf	18		
			Intersection	1PU/20 lf	27 lf	3		
			Road Up to Lower level	1PU/20 lf	145 lf	15		
			Road Up from Lower level	1PU/20 lf	105 lf	6		
B-Parking Lot	C	Fire Access Road	Int. Roads	1PU/20 lf	42 lf	3		
			Commercial - Left Lot	Perim Screen	1PU/20 lf	51 lf	3	
			Commercial - Center Lot	Perim Screen	1PU/20 lf	230 lf	11	
			Commercial - Right Lot	Perim Screen	1PU/20 lf	144 lf	8	
			Residential - Left Lot	Perim Screen	1PU/15 lf	95 lf	7	Class A @ Resid.
E-Non-Resid.	A	Facing Resid.	Perim Screen	1PU/15 lf	80 lf	4		
			Facing Comm.	1PU/15 lf	360 lf	24	Class A @ Resid.	
F-SWM Facility	A	2:1 slope > 5' < 20'	Perim Screen	1PU/20 lf	220 lf	11	Class A @ Resid.	
			Perim Screen	1PU/15 lf	270 lf	18		
J-Slopes	CB	at Resid. P.L.	Perim Screen	1PU/15 lf	369 lf	25	50% Major trees	
			Perim Screen	1PU/20 lf	892 lf	45	XX Provided	
B-Islands		Left Lot	Int. Landscape		2,769 sf			
			Int. Landscape		13,121 sf			
			Int. Landscape		8,718 sf			
			Int. Landscape		12,428 sf			
H-Dumpster enclosure provided with solid brick walls (matching building facade materials) and solid operable gates				7% sf	37,038 sf	= 1,852 sf	2,013 sf provided	



- Legend:**
- Zoning Line DR 16
  - BL
  - Setback Line
  - Property Line
  - Soil Type Line
  - Soil Type LmB
  - On-Site Pole Lighting (Max 20' high)
  - Exist. OH Wires
  - Fire Hydrant
  - Parking Space Count
  - Proposed spot elevation
  - Proposed Contour
  - Existing Contour
  - Proposed Landscaping

Exit Tree to remain  
 Exit Tree to be removed  
 Exit Tree shrubbery

PDM # 11-622  
 Watershed Bird River  
 Subwatershed Red House Run  
 Census Tract # 4113.03  
 Block Group 1, Block 1008

A limited exemption to the development process was granted under Sections 32-4-106 & 32-4-262 per DRC #060208D

**Landscaping Plan**  
 Scale: 1" = 40'

Election District: 11 Councilmatic District: 5 Tax Map: 72 Grid: 13 Parcel: 526

**Construction Management by:**  
 Rasmussen Construction Services, Inc.  
 614 Klees Mill Road  
 Westminster, MD 21157-8226  
 Phone 410-781-7575, fax 781-6591  
 www.Rasmussen Construction.com

**New Facility:**  
 Action Plaza Perry Hall  
 (fka Silverspring Plaza)  
 Mr. Edward S. Mazzetta  
 8756 Magnolia Avenue  
 Perry Hall, Maryland 21128

Drawing:  
**S-5**  
 Date: 1-15-10