

- LEGEND**
- EXISTING CONTOUR
  - - - PROPOSED CONTOUR
  - - - TRACT BOUNDARY
  - - - SOILS
  - - - ZONING
  - - - FENCE LINE
  - - - OVERHEAD WIRE
  - - - UNDERGROUND WIRE
  - EX SPOT ELEVATION
  - PROP SPOT ELEVATION
  - SANITARY MANHOLE
  - STORM DRAIN MANHOLE
  - WATER METER
  - FIRE HYDRANT
  - WATER VALVE
  - CLEANOUT
  - UTILITY POLE TO BE REMOVED
  - UTILITY POLE TO REMAIN
  - SPECIMEN TREE (TO BE REMOVED)

**BENCHMARK**  
 GS #30, ELEV. 179.05  
 CONCRETE MONUMENT WITH BRASS DISK LOCATED ON THE NORTHEAST SIDE OF EBENEZER ROAD, ADJACENT TO SOUTHEAST CORNER OF PERRY HALL MIDDLE SCHOOL PARKING LOT. N 86°18.0' E 140.133.72'  
 AZ #30, ELEV. 156.47  
 BRASS CAP LOCATED ON THE SOUTHWEST SIDE OF THE INTERSECTION BETWEEN EBENEZER ROAD AND BARBARA AVENUE. N 83°29.83' E 148.1742.52'

- GENERAL NOTES**
1. APPLICANT AND ELAINE S. MAZZETTA 8758 MAGNOLIA AVENUE DEED: 111077900 TAX MAP: 72 PARCEL: 377 TAX ACCT #: 111077900 COMMERCIAL
  2. SITE ELECTION DISTRICT: 11
  3. SURVEYED GENERAL OFFICE AND RETAIL BUILDING PER HOUSE RUN CENSUS TRACT: 4113.03 DEED REFERENCES: 10400/179 & 16348/176 TAX MAP: 72 PARCEL: 377 TAX ACCT #: 111077900 COMMERCIAL
  4. TOPOGRAPHY SHOWN HEREON IS BASED ON BALTIMORE COUNTY 200 SCALE GIS (LECS) 72A2 & 72A3 AND FIELD RUN TOPOGRAPHY.
  5. SOIL LINES AND TYPES SHOWN ARE BASED ON THE USDA-NRCS SOILS SURVEY GEOGRAPHIC DATABASE FOR BALTIMORE COUNTY PUBLISHED 02/17/2010.
  6. PROPERTY OUTLINE IS TAKEN FROM A BOUNDARY SURVEY PREPARED BY LITTLE & ASSOCIATES, INC. DATED OCTOBER, 2010.
  7. SITE DESIGN AND DRAWINGS ARE BASED ON THE MARYLAND COORDINATE SYSTEM (MCS) AND THE NORTH AMERICAN VERTICAL DATUM (NAVD83).
  8. OWNERS OF LOTS CONTAINING STORMWATER MANAGEMENT EASEMENTS OR DRAINAGE & UTILITY EASEMENTS SHALL GRANT TO AUTHORIZED BALTIMORE COUNTY PERSONNEL A RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTION AND/OR MONITORING SITE VISITS. SAID INSPECTION AND/OR MONITORING VISITS SHALL ONLY BE CONDUCTED DURING NORMAL BALTIMORE COUNTY WORKING HOURS (8:00 A.M. TO 4:00 P.M., MONDAY THROUGH FRIDAY).

**SITE DATA**

1. NET/GROSS TRACT AREA: 0.316 AC. CURRENTLY ZONED RUR  
 2. EXISTING USE: VACANT  
 3. PROPOSED USE: GENERAL OFFICE AND RETAIL BUILDING  
 4. MAXIMUM FLOOR AREA (F.A.): 123,972 SF ±  
 5. PROPOSED (F.A.): 123,972 SF ±

**PARKING CALCULATIONS**

1. PARKING REQUIRED: (25,000 SF NET) 50 PS  
 2. PARKING PROVIDED: 103 PS (INCLUDING 8 HANDICAP SPACES) 103 PS  
 3. GENERAL OFFICE: 15,000 SF x (1.3 PS/1,000 SF) 19.5 PS  
 4. RETAIL: 10,000 SF x (5 PS/1,000 SF) 50 PS  
 5. MASS TRANSIT REDUCTION (50 PS x 25%): -12.5 PS  
 6. TOTAL PARKING PROVIDED: 56.5 PS

- PLANNING AND ZONING NOTES**
1. EXISTING ZONING IS CB AND DR 5.5, 200 SCALE MAPS 72A2 & 72A3.
  2. A LIMITED EXEMPTION UNDER SECTION 22-106(b) WAS APPROVED BY THE DRC ON JUNE 2, 2008 (DRC #080208), ADOPTED ON JUNE 12, 2008.
  3. BALTIMORE COUNTY ZONING 2007 OF THE SITE IS SINGLE FAMILY RESIDENTIAL AND COMMERCIAL.
  4. THERE ARE NO KNOWN ENHANCED HABITAT AREAS OR HISTORICAL OR PREHISTORICAL SITES WITHIN ANY CRITICAL AREAS OR 100 YEAR FLOODPLAINS.
  5. THIS SITE IS NOT LOCATED WITHIN ANY CRITICAL AREAS OR 100 YEAR FLOODPLAINS.
  6. SCHOOL DISTRICT: PERRY HALL ELEMENTARY SCHOOL.
  7. MAXIMUM HEIGHT OF BUILDINGS SHALL BE RESTRICTED TO TWO STORES AND SHALL NOT EXCEED 35' IN HEIGHT, PER SECTION 22-8.4.A, BCZR.
  8. NO PARKING AREAS ARE ALLOWED WITHIN 20' OF A RESIDENTIAL ZONE.
  9. LANDSCAPING IS TO BE PROVIDED BASED ON THE BALTIMORE COUNTY LANDSCAPE MANUAL. SEE THE FINAL LANDSCAPE PLAN FOR PROPOSED LANDSCAPING.
  10. THIS SITE IS SUBJECT TO CONSTRUCTION B.I.S. OF THE BALTIMORE COUNTY LANDSCAPE.
  11. A VEGETATIVE BUFFER WITH DECIDUOUS TREES SHALL BE PLACED ALONG THE REAR AND HEADLIGHTS, AND WILL BE SHOWN ON THE FINAL LANDSCAPE PLAN.
  12. SIGNAGE AREAS SHALL BE ENCLOSED UTILIZING MATERIALS TO COMPLIMENT THE PROPOSED BUILDING.
  13. SIGNAGE SHALL BE SUBMITTED TO THE OFFICE FOR REVIEW AND APPROVAL PRIOR TO APPLICATION FOR BUILDING PERMIT.
  14. ALL ARCHITECTURAL PLANS AND ELEVATIONS, SIGNAGE PLANS AND ELEVATIONS AND SIGNAGE SHALL BE SUBMITTED TO THE OFFICE FOR REVIEW AND APPROVAL PRIOR TO APPLICATION FOR BUILDING PERMIT.
  15. LIGHTING POLE HEIGHTS WITHIN 50 FEET OF A RESIDENTIAL ZONE OR USE SHALL BE NO MORE THAN 20 FEET.
  16. THE REAR AND SIDES OF BUILDINGS THAT ADJUT RESIDENTIAL PROPERTIES SHALL BE FINISHED WITH MATERIALS THAT RESEMBLE THE FRONT OF THE BUILDING IN COLOR AND TEXTURE. ALL ROOFTOP EQUIPMENT SHALL BE SCREENED SO THAT IT IS NOT VISIBLE FROM ADJACENT FLOOR WINDOW LINE OF ADJACENT RESIDENTIAL PROPERTIES.
  17. THE PUBLIC OPEN SPACE AS SHOWN ON THE PLAN SHALL INCLUDE FEATURES SUCH AS SHADE TREES, LANDSCAPING, AND WATER TABLES IN ACCORDANCE WITH SECTION 22-8.8, BCZR. SEE THE FINAL LANDSCAPE PLAN FOR DETAILS OF THE PUBLIC OPEN SPACE PLANTING AND ASSOCIATED FEATURES.

- PERMITS, APPROVALS AND INSPECTIONS**
1. TOTAL AVERAGE DAILY TRIPS (A.D.T.'S) FOR THIS SITE IS 125 (5.1,000SF).
  2. AREAS BETWEEN THE SIGHT LINE AND THE CURB LINE MUST BE CLEARED, GRADED, AND KEPT FREE OF ANY OBSTRUCTIONS.
  3. THE BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING HAS CONFIRMED THAT THIS SITE IS NOT WITHIN A TRAFFIC DEPENDENT AREA.
  4. THIS SITE IS NOT LOCATED WITHIN ANY DEPENDENT AREAS BASED ON THE 2010 BASIC SERVICES MAPS, PURSUANT TO SECTION 4402, BCZR.
  5. BELAIR ROAD IS A STATE ROAD. ALL IMPROVEMENTS, INTERSECTIONS, ENTRANCES, DRAINAGE REQUIREMENTS AND CONSTRUCTION AFFECTING A STATE ROAD RIGHT-OF-WAY ARE SUBJECT TO THE STANDARDS, SPECIFICATIONS AND APPROVAL OF THE MARYLAND STATE HIGHWAY ADMINISTRATION IN ADDITION TO THOSE REQUIRED BY BALTIMORE COUNTY.
  6. HANDICAP RAMP SHALL BE PROVIDED AT ALL STREET INTERSECTIONS AND CONSTRUCTED IN ACCORDANCE WITH BALTIMORE COUNTY STANDARDS DEED: R-364 OR R-368.
- ENVIRONMENTAL IMPACT REVIEW NOTES**
1. FOREST CONSERVATION REQUIREMENTS WILL BE MET VIA PURCHASING 0.4 AC IN AN APPROVED OFFSITE FOREST RESTORATION BANK.
  2. THIS SITE IS NOT LOCATED WITHIN A 100-YEAR FLOOD PLAIN.
  3. THERE ARE NO KNOWN STREAMS, WELLS, OR FOREST BUFFER LOCATED ON SITE.
  4. A VARIANCE WAS GRANTED BY BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY ON OCTOBER 4, 2011 (TRAFFIC) PERMITS 11-001177 TO ALLOW FOR THE REMOVAL OF THE 3 SPECIMEN TREES THAT ARE LOCATED ON SITE. THE 67% OF MITIGATION REQUIRED FOR REMOVAL 3 SPECIMEN TREES WAS MET BY ADDRESSING BY PAYING A \$2,271.60 (\$0.40 PER SF) FEE IN LIEU OF PLANTING TO THIS DEPARTMENT PRIOR TO ISSUANCE OF ANY COUNTY PERMIT OR BY SUBMITTING A FEE-IN-LIEU OF \$6,969.50 (\$0.40 PER SF) PAYABLE TO BALTIMORE COUNTY, MARYLAND.

**GROUNDWATER MANAGEMENT NOTES**

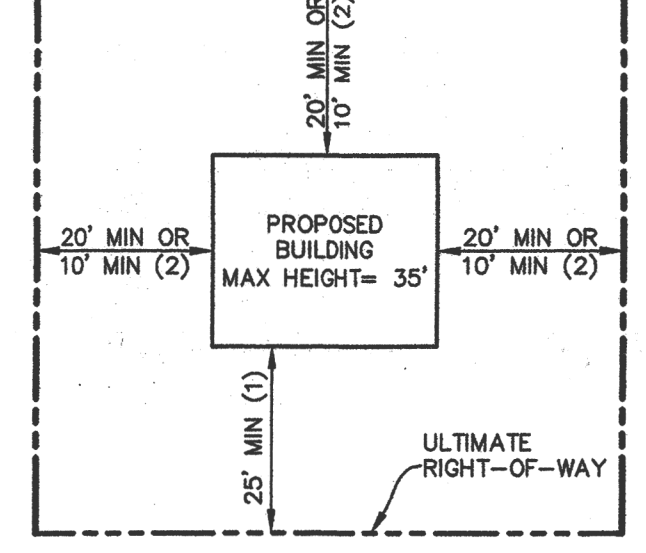
1. THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS LOCATED ON SITE.
2. THERE ARE NO KNOWN WELLS OR SEPTIC SYSTEMS LOCATED ON SITE.

| DEDICATION TABLE                |     |               |
|---------------------------------|-----|---------------|
| TYPE OF CONVEYANCE              | NO. | TOTAL AREA ** |
| DRAINAGE AND UTILITY EASEMENT   | 2   | 0.02 AC.      |
| STORMWATER MANAGEMENT EASEMENTS | 6   | 0.48 AC.      |

\*\* NOTE: TOTAL AREAS SHOWN IN THIS TABLE ARE APPROXIMATE ONLY. REFER TO THE RECORD DRAWING OR RIGHT OF WAY DRAWINGS FOR EXACT AREAS.

**BALTIMORE COUNTY DEPT. OF PDM**  
 Project No. 11-0022-011-000000  
**BALTIMORE COUNTY CODE**  
 SECTION 22-106  
 CERTIFICATION OF EXEMPTION FROM APPROVAL  
 By: [Signature] Date: 7/24/2012  
 This plan approvingly signed for 90 days from the approval date.

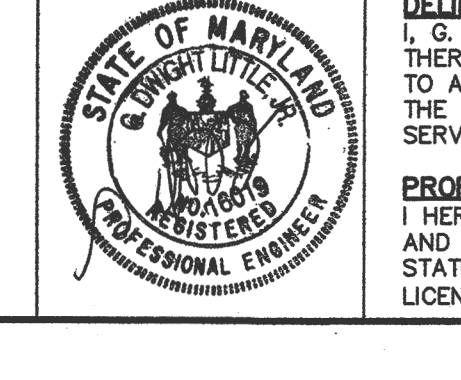
**EXHIBIT (7/24/2020)**  
**LIMITED EXEMPTION DEVELOPMENT PLAN**  
**8713 BELAIR ROAD**  
**ACTION PLAZA PERRY HALL**  
 DISTRICT 11c5 BALTIMORE COUNTY, MD  
 SCALE: 1" = 30' DRC # 080208D  
 PAI#: 11-622 FEBRUARY 16, 2012



1. THE FRONT BUILDING SETBACK SHALL BE NO LESS THAN 25 FEET FROM THE ULTIMATE FRONT STREET RIGHT OF WAY LINE. ON THE AVERAGE OF THE FRONT SETBACKS OF THE ADJACENT BUILDINGS WITHIN 100 FEET OF EITHER SIDE OF THE PROPOSED BUILDING, WHICHEVER IS LESS.
2. THE REAR AND SIDE BUILDING SETBACK SHALL BE NO LESS THAN 20 FEET FROM THE PROPERTY LINE OF A NON-RESIDENTIALLY ZONED PROPERTY EXCEPT AS PROVIDED IN SECTION 22-8.C, BCZR.

FOR MORE CLARIFICATION ON BUILDING REGULATIONS, SEE SECTION 22-8, BCZR

**LITTLE & ASSOCIATES, INC.**  
 ENGINEERS—LAND PLANNERS—SURVEYORS  
 1055 TAYLOR AVENUE, SUITE 307  
 TOWSON, MARYLAND 21286  
 PHONE: (410)296-1636 FAX: (410)296-1639



**DELINQUENT ACCOUNTS NOTE**  
 I, G. DWIGHT LITTLE, JR. CERTIFY UNDER OATH THAT TO THE BEST OF MY KNOWLEDGE, THERE ARE NO DELINQUENT ACCOUNTS FOR ANY OTHER DEVELOPMENT WITH RESPECT TO ANY OF THE FOLLOWING: THE APPLICANT, A PERSON WITH A FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT, OR A PERSON WHO WILL PERFORM CONTRACTUAL SERVICES ON BEHALF OF THE PROPOSED DEVELOPMENT.

**PROFESSIONAL CERTIFICATION**  
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 18012 - EXPIRATION DATE 5/8/2012.

**DRAINAGE & UTILITY EASEMENT #1**  
 AREA: 300 SF, 0.01 AC.  
 POINT OF BEGINNING: N 82°01'00" E 147.585.9862  
 POINT OF ENDING: N 82°01'00" E 147.585.9862  
 LINE BEARING: DISTANCE  
 S-1 N 82°01'00" E 147.585.9862 0.00  
 S-2 S 73°52'21" W 18.00'  
 S-3 N 82°01'00" E 147.585.9862 0.00  
 S-4 N 73°52'21" W 18.00'

**STORMWATER MANAGEMENT EASEMENT #1**  
 AREA: 2,527 SF, 0.09 AC.  
 POINT OF BEGINNING: N 82°01'00" E 147.585.9862  
 POINT OF ENDING: N 82°01'00" E 147.585.9862  
 LINE BEARING: DISTANCE  
 S-1 N 82°01'00" E 147.585.9862 0.00  
 S-2 S 73°52'21" W 18.00'  
 S-3 N 82°01'00" E 147.585.9862 0.00  
 S-4 N 73°52'21" W 18.00'

**STORMWATER MANAGEMENT EASEMENT #2**  
 AREA: 3,705 SF, 0.09 AC.  
 POINT OF BEGINNING: N 82°01'00" E 147.585.9862  
 POINT OF ENDING: N 82°01'00" E 147.585.9862  
 LINE BEARING: DISTANCE  
 S-1 N 82°01'00" E 147.585.9862 0.00  
 S-2 S 73°52'21" W 18.00'  
 S-3 N 82°01'00" E 147.585.9862 0.00  
 S-4 N 73°52'21" W 18.00'

**STORMWATER MANAGEMENT EASEMENT #3**  
 AREA: 1,298 SF, 0.03 AC.  
 POINT OF BEGINNING: N 82°01'00" E 147.585.9862  
 POINT OF ENDING: N 82°01'00" E 147.585.9862  
 LINE BEARING: DISTANCE  
 S-1 N 82°01'00" E 147.585.9862 0.00  
 S-2 S 73°52'21" W 18.00'  
 S-3 N 82°01'00" E 147.585.9862 0.00  
 S-4 N 73°52'21" W 18.00'

**STORMWATER MANAGEMENT EASEMENT #4**  
 AREA: 1,298 SF, 0.03 AC.  
 POINT OF BEGINNING: N 82°01'00" E 147.585.9862  
 POINT OF ENDING: N 82°01'00" E 147.585.9862  
 LINE BEARING: DISTANCE  
 S-1 N 82°01'00" E 147.585.9862 0.00  
 S-2 S 73°52'21" W 18.00'  
 S-3 N 82°01'00" E 147.585.9862 0.00  
 S-4 N 73°52'21" W 18.00'

**STORMWATER MANAGEMENT EASEMENT #5**  
 AREA: 1,298 SF, 0.03 AC.  
 POINT OF BEGINNING: N 82°01'00" E 147.585.9862  
 POINT OF ENDING: N 82°01'00" E 147.585.9862  
 LINE BEARING: DISTANCE  
 S-1 N 82°01'00" E 147.585.9862 0.00  
 S-2 S 73°52'21" W 18.00'  
 S-3 N 82°01'00" E 147.585.9862 0.00  
 S-4 N 73°52'21" W 18.00'

**STORMWATER MANAGEMENT EASEMENT #6**  
 AREA: 1,298 SF, 0.03 AC.  
 POINT OF BEGINNING: N 82°01'00" E 147.585.9862  
 POINT OF ENDING: N 82°01'00" E 147.585.9862  
 LINE BEARING: DISTANCE  
 S-1 N 82°01'00" E 147.585.9862 0.00  
 S-2 S 73°52'21" W 18.00'  
 S-3 N 82°01'00" E 147.585.9862 0.00  
 S-4 N 73°52'21" W 18.00'

