

EXISTING BUILT CONDITIONS

Not Existing	Existing	Description
	X	Locations of existing buildings within 200 ft. of site boundaries
	X	Location of existing roads within 200 ft. of site boundaries
	X	Designated historic sites as per Landmarks Preservation Commission or the MD Historic Trust Inventory
	X	Designated sites as per the Maryland Archeological Survey
	X	Significant views
	X	Significant features (specimen trees, buildings, streetscapes, etc.)
	X	Land uses on and within 200 ft. of site
	X	Roads right-of-way and easements

ENVIRONMENTAL INFORMATION

Existing	Not Existing	Field Delineated	Field Verified	Description
X			X	Topography and street grades (min. 5 ft. contour appropriately labeled)
	X			Slopes greater than 25%
	X			100 year floodplain
X				Soils mapped according to Soil Survey, Baltimore County, Maryland
	X			Streams, seeps, ponds or other water bodies shown on site and within 200 ft. of the site
X		X	X	Wetlands
	X			Forest buffer limits including adjustments for steep slopes and/or erodible soils
X				Land cover on or within 200 ft. of site.
	X			Significant regulated plant or wildlife communities
	X			Wells on site or within 100 ft. of site
	X			Septic on site or within 100 ft. of site
	X			Soil evaluation tests (perc tests)

COUNTY ADOPTED PLANS

Existing	Not Existing	In Conformance	Description
X		X	Balto. Co. Master Plan 2020
	X		Community or Revitalization Plans
	X		Recreation and Parks Plan
	X		Streetscape Plan
	X		Greenways Plan
			Other

LANDMARKS PRESERVATION COMMISSION

THERE ARE NO KNOWN BUILDINGS, PROPERTIES, OR SITES WITHIN OR ADJOINING THE PROPOSED DEVELOPMENT INCLUDED ON THE MARYLAND HISTORICAL TRUST INVENTORY (MHT), BALTIMORE COUNTY LANDMARKS LIST, THE NATIONAL REGISTER OF HISTORIC PLACES, OR THE MARYLAND ARCHEOLOGICAL SURVEY, OR IN ANY BALTIMORE COUNTY OR NATIONAL HISTORIC DISTRICT.

LAND ACQUISITION

- NO OFF-SITE RIGHTS-OF-WAY ARE ANTICIPATED FOR THIS DEVELOPMENT.
- THE PROPOSED SWM FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.
- ALL STORMWATER MANAGEMENT EASEMENTS SHALL BE DEDICATED TO BALTIMORE COUNTY.

ZONING:

- THE EXISTING ZONING IS BL, BM AND DR 5.5.
- THIS DEVELOPMENT IS SUBJECT TO THE COMPREHENSIVE MANUAL OF DEVELOPMENT POLICIES (SECTION 504.2), AND THE COUNTY LANDSCAPE MANUAL (SECTION 409.8.A.1). THIS DEVELOPMENT WILL COMPLY AND BE CONSISTENT WITH ALL THE AFOREMENTIONED REGULATIONS, STANDARDS, GUIDELINES, AND POLICIES OR PROPER RELIEF WILL BE REQUESTED.
- ALL SIGNS WILL CONFORM TO THE BALTIMORE COUNTY ZONING CODE, SECTION 450. A REQUEST WILL BE MADE FOR ANY DEVIATIONS FROM THIS SECTION IF REQUIRED.
- REQUIRED NONRESIDENTIAL PRINCIPAL BUILDING SETBACKS
FRONT YARD 10"
SIDE YARD 0"
REAR YARD 20"
- THE SITE IS NOT LOCATED WITHIN A TRAFFIC DEFICIENT AREA OR ANY OTHER DEFICIENT AREAS AS SHOWN ON THE BASIC SERVICES MAPS PURSUANT TO SECTION 4002.
- ALL PARKING WILL HAVE A MACADAM SURFACE AND SHALL COMPLY WITH SECTION 409 OF THE BCZR. ALL PARKING AREAS WILL BE PERMANENTLY STRIPED.

STORMWATER MANAGEMENT:

- STORMWATER MANAGEMENT HAS BEEN PROVIDED IN A SUBMERGED GRAVEL WETLAND (M-2) AND BY A FEE IN LIEU PAYMENT.
- ALL FACILITIES WILL BE LOCATED WITHIN STORM WATER MANAGEMENT EASEMENTS.
- STORM WATER MANAGEMENT FACILITIES WITHIN EASEMENTS WILL BE MAINTAINED BY THE OWNER.
- THE CONCEPT STORM WATER MANAGEMENT PLAN IS BEING SUBMITTED CONCURRENTLY WITH THE DEVELOPMENT PLAN SUBMISSION.
- BALTIMORE COUNTY RESERVES THE RIGHT TO ACCESS THE PROPERTY FOR THE PURPOSE OF INSPECTING, CONSTRUCTING, MAINTAINING AND REPAIRING STORM WATER MANAGEMENT FACILITIES AS DEEMED NECESSARY.

DEVELOPMENT MANAGEMENT HISTORY

- THE DRC GRANTED THE CURRENT PROJECT A LIMITED EXEMPTION UNDER SECTION 32-4-106(b)(8) OF THE BALTIMORE COUNTY CODE. THE TRACKING NUMBER FOR THE LIMITED EXEMPTION IS DRC-2021-00161 AND THE DRC NUMBER IS 020721A Dist. 11CS.

DEVELOPMENT PLAN REVIEW

- THIS PROJECT LIES WITHIN THE URBAN RURAL DEMARCATION LINE.
- THE SITE WILL BE SERVED BY PUBLIC WATER AND SEWER.
- WHERE APPLICABLE RAMP SHALL BE PROVIDED FOR PHYSICALLY HANDICAPPED PERSONS AT ALL STREET INTERSECTIONS WITH DETECTABLE WARNING AREAS, PER STANDARD DETAILS R-36A AND R-36B AND SHA STD. DETAIL 655.12 AND 655.40.
- EXISTING UTILITIES SHOWN ON THIS PLAN ARE FROM BALTIMORE COUNTY ENGINEERING DRAWINGS AND STATE HIGHWAY DRAWINGS AS SHOWN ON THE PLANS.
- A FINAL LANDSCAPE PLAN SHALL BE PREPARED AND APPROVED BY BALTIMORE COUNTY PRIOR TO BUILDING PERMIT APPLICATION IN ACCORDANCE WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL.
- FIRE HYDRANT SPACING SHALL BE IN ACCORDANCE WITH THE BALTIMORE COUNTY DESIGN MANUAL, SEE SECTION 2.2.4, FIRE HYDRANTS.
- ANY PROPOSED RETAINING WALLS SHALL BE CONSTRUCTED OUTSIDE OF THE PUBLIC RIGHT OF WAY AT A DISTANCE AT LEAST EQUAL TO THE HEIGHT OF THE WALL. ALL PROPOSED RETAINING WALLS SHALL BE PRIVATELY OWNED AND MAINTAINED BY OWNERS.
- LIGHTING WILL BE PROVIDED THROUGHOUT THE SITE.
- PRESSURE REDUCING VALVES (PRV) SHALL BE PROVIDED WHEN THE STATIC PRESSURE EXCEEDS 80 PSI.
- THE BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING HAS CONFIRMED THAT THE SUBJECT SITE DOES NOT LIE WITHIN A TRAFFIC DEFICIENT AREA. (SEE CASE # 2021-0258-XA-SPECIAL VARIANCE TO ALLOW A CAR WASH WITHIN A TRAFFIC SHED FOR AN INTERSECTION WITH A "F" LEVEL SERVICE RATING.GRANTED DECEMBER 13, 2021.)
- IF REQUIRED, A FIRE FLOW TEST WILL BE CONDUCTED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- THE AREA BETWEEN THE SIGHT LINE AND THE CURB LINE MUST BE CLEARED, GRADED AND KEPT FREE OF ANY OBSTRUCTIONS.
- POSTED SPEED LIMIT ON BELAIR ROAD IS 40 MPH.

FIRE DEPT. NOTES

- THE PROPOSED BUILDINGS SHALL BE DESIGNED AND CONSTRUCTED SO AS TO MEET THE APPLICABLE PROVISIONS OF THE BALTIMORE COUNTY FIRE PREVENTION CODE. (BALTIMORE COUNTY BILL NO. 14-21.)
- WHERE FIRE PROTECTION WATER SUPPLIES ARE REQUIRED TO BE PROVIDED, THEY SHALL BE INSTALLED AND MADE AVAILABLE FOR USE NOT LATER THAN THE TIME WHEN CONSTRUCTION OF ANY INDIVIDUAL BUILDING IS UNDER ROOF, IN ACCORDANCE WITH THE BALTIMORE COUNTY FIRE PREVENTION CODE, BALTIMORE COUNTY BILL NO. 14-21.
- A CRUSHER RUN ROAD FOR ACCESS TO BUILDINGS AND REQUIRED WATER SUPPLIES SHALL BE AVAILABLE FOR THE USE BY EMERGENCY FIRE APPARATUS AND CAPABLE OF HANDLING EMERGENCY APPARATUS WEIGHING 80,000 LBS. WHEN CONSTRUCTION OF ANY BUILDING IS UNDER ROOF, IN ACCORDANCE WITH THE BALTIMORE COUNTY FIRE PREVENTION CODE, BALTIMORE COUNTY BILL NO. 14-21, SECTION 1:16.4.3.1.3.
- ALL FIRE HYDRANTS SPACING SHALL BE IN ACCORDANCE WITH THE BALTIMORE COUNTY STANDARD DESIGN MANUAL.
- A SEPARATE BUILDING PERMIT IS NEEDED FOR THE INSTALLATION OF AN UNDERGROUND FIRE LINE AND SHALL BE REVIEWED BY THE PLANS REVIEW SECTION OF BALTIMORE COUNTY.
- A PLUMBING PERMIT SHALL NOT BE USED FOR THE INSTALLATION OF ANY UNDERGROUND FIRE LINE PER THE BALTIMORE COUNTY FIRE MARSHAL'S OFFICE.
- A SEPARATE BUILDING PERMIT IS REQUIRED FOR THE INSTALLATION OF ANY AUTOMATIC SPRINKLER SYSTEM WHEN REQUIRED BY THE CODE.
- ADDRESS NUMBERS SHALL BE A MINIMUM OF 6 INCHES FOR COMMERCIAL PROPERTIES.(REFER TO THE PROVISIONS OF THE BALTIMORE COUNTY FIRE PREVENTION CODE, BALTIMORE COUNTY BILL NO. 14-21 SECTION 1:10.11.1.2.
- THE BALTIMORE COUNTY FIRE DEPARTMENT MAY REQUEST FIRE LANE SIGNS TO BE POSTED AT A LATER DATE.
- THE PROPERTY OWNER'S WILL ASSUME THE FINANCIAL COST FOR ANY DESIGNATED FIRE LANE SIGNS REQUIRED BY THE BALTIMORE COUNTY FIRE PREVENTION CODE, BALTIMORE COUNTY BILL NO. 14-21 SECTION 1:18.2.3.5.3.
- WASTE AND REFUSE CONTAINERS SHALL NOT BE PLACED CLOSER THAN 15 FEET TO ANY STRUCTURAL WALLS OR PARTITIONS CONSTRUCTED OF COMBUSTIBLE MATERIALS; NOR BENEATH A COMBUSTIBLE OVERHANG IN ACCORDANCE WITH THE BALTIMORE COUNTY FIRE PREVENTION CODE, BALTIMORE COUNTY BILL NO. 14-21 SECTION 1:19.2.1.4(4).
- FIRE HYDRANTS ARE REQUIRED TO BE WITHIN 100 FEET OF A FIRE DEPARTMENT CONNECTION. A FIRE HYDRANT WITH A DISTANCE OF 150' IS PERMISSIBLE, IF THE TOTAL DISTANCE IS DRIVEABLE BY EMERGENCY APPARATUS.
- ALL PRIVATE HYDRANTS ON THE PROPERTY SHALL BE PAINTED RED TO DISTINGUISH THEM FROM ORANGE PUBLIC HYDRANTS IN ACCORDANCE WITH THE BALTIMORE COUNTY FIRE PREVENTION CODE, BALTIMORE COUNTY BILL NO. 14-21, SECTION 1:18.5.10.5.

ENVIRONMENTAL NOTES:

- FOREST CONSERVATION REQUIREMENTS FOR THIS SITE WILL BE MET BY THE PURCHASE OF CREDITS IN AN OFFSITE BANK OR BY PAYMENT OF A FEE-IN-LIEU.

ADDITIONAL DEPS NOTES

- THERE ARE NO EXISTING PONDS, STREAMS, BODIES OF WATER, WATER SOURCES, OR FLOODPLAINS LOCATED ON THIS SITE.
- THERE ARE NO KNOWN RARE, THREATENED OR ENDANGERED PLANTS OR ANIMALS EXISTING ON SITE.
- THERE ARE NO KNOWN ARCHAEOLOGICAL SITES, HISTORICAL STRUCTURES, SIGNIFICANT VIEWS OR HAZARDOUS MATERIALS ON THIS PROPERTY.
- STORMWATER MANAGEMENT WILL BE REQUIRED FOR THIS SITE.
- THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS ON THE PROPERTY OR WITHIN 100 FEET OF THE PROPERTY.

2022-0082-SPHA: SPECIAL EXCEPTION TO PERMIT BUSINESS PARKING IN A DR 3.5 ZONE. VARIANCE TO PERMIT BUSINESS PARKING IN A RESIDENTIAL TRANSITION AREA, WITH A SETBACK OF NOT LESS THAN 30 FEET, AND A LANDSCAPED BUFFER OF NOT LESS THAN 30 FEET IN LIEU OF THE 75 FEET AND 50 FEET REQUIRED RESPECTIVELY. SPECIAL EXCEPTION AND VARIANCE GRANTED MAY 23, 2022.

ZONING ORDER 2022-0082-SPHA

THEREFORE, IT IS ORDERED this 23rd day of May, 2022, by this Administrative Law Judge that the Petition for Special Hearing to grant a Use Permit, pursuant to BCZR §409.8B, and BCZR § 409.6 for the proposed improvements shown on the plan to accompany this Petition, BE, and hereby IS, GRANTED.

IT IS FURTHER ORDERED that the Variance from BCZR, § § 1B01.1.B.1.e.(2), (3), & (5) to permit vehicle parking and travel in a residential transition area, with a setback of not less than 30 feet; and a landscaped buffer of not less than 30 feet in lieu of the 75 feet and 50 feet required respectively, BE, and hereby IS, GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
- Petitioner shall comply with the ZAC Comments of DOP, DEPS, DPR, and SHA, attached hereto and incorporated herein.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

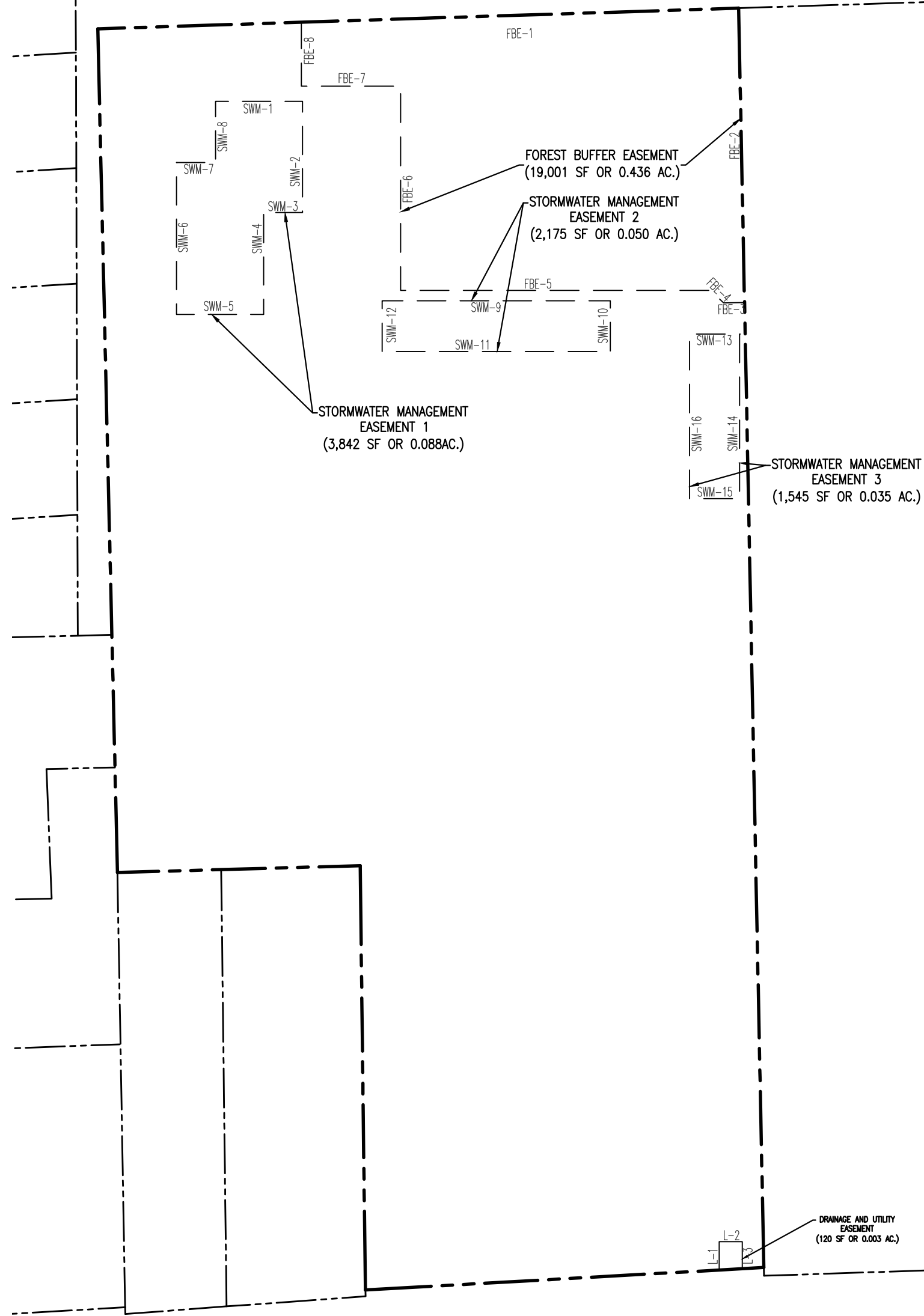
Paul M. Mayhew

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM/dim

PLANNING:

- ARCHITECTURAL PLANS FOR ALL PROPOSED BUILDINGS SHALL BE SUBMITTED TO AND APPROVED BY THE OFFICE OF PLANNING PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
- A LIGHTING PLAN SHALL THAT IS ACCORDANCE WITH IESNA STANDARDS SHALL BE SUBMITTED TO THE COUNTY LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
- DETAILS OF ANY PROPOSED SIGNAGE SHALL BE SUBMITTED TO THE OFFICE OF PLANNING FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS. ALL PROPOSED SIGNAGE SHALL CONFORM TO THE BALTIMORE COUNTY ZONING REGULATIONS.
- THIS SITE DOES NOT INCLUDE NOR IS IT CONTIGUOUS TO ANY BUILDINGS, PROPERTY OR SITES REGISTERED ON THE HISTORICAL INVENTORIES LIST.
- THE DEVELOPMENT AS PROPOSED WILL INCLUDE PROTECTIVE MEASURES ADEQUATE TO PREVENT EROSION OR SLOUGHING OF ANY STEEP SLOPES AS DEFINED BY SECTION 32-4-101 OF THE BALTIMORE COUNTY CODE AND PROMOTE THE PRESERVATION OF THE NATURAL TOPOGRAPHIC FEATURES OF THE STEEP SLOPE. THIS WILL BE ACHIEVED BY PROVIDING EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT AND THE CURRENT STATE OF MARYLAND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.



SUITABLE OUTFALL STATEMENT

RICHARDSON ENGINEERING, LLC HAS EVALUATED THE PROPOSED STORM WATER MANAGEMENT (SWM) OUTFALLS FOR THIS SITE AND FINDS THEM TO BE SUITABLE FOR THE DESIGN FLOWS. OUR EVALUATIONS INCLUDED A FIELD INSPECTION AND PHOTO DOCUMENTATION OF THE AREA. THE OUTFALL IS DESCRIBED IN MORE DETAIL BELOW:

THERE IS ONE POINT OF DISCHARGE FOR THIS SITE UNDER BOTH PRE AND POST CONDITIONS. IN EXISTING CONDITIONS, THE SITE FLOWS OVERLAND NORTHEASTERLY APPROXIMATELY 150 FEET TO AN UNNAMED STREAM. SAID UNNAMED STREAM THEN FLOWS APPROXIMATELY 400 FEET TO A CLOSED STORM DRAIN SYSTEM. THE CLOSED STORM DRAIN SYSTEM FLOWS APPROXIMATELY 100 FEET TO AN UNNAMED STREAM. SAID UNNAMED STREAM FLOWS APPROXIMATELY 5200 FEET TO THE WATER OF THE GUNPOWDER RIVER (02130802). MARYLAND STREAM USE CLASS I.

IN PROPOSED CONDITIONS, RUNOFF FROM THESE OUTFALLS WILL MIMIC THOSE IN EXISTING CONDITIONS.

WITH THE PROVISION DESCRIBED ABOVE AND AS A RESULT OF OUR PRELIMINARY SWM HYDROLOGY COMPUTATIONS, WE CONCLUDE THAT EACH PROPOSED OUTFALL OF THE FACILITIES CONSTITUTES A VERIFIED SUITABLE OUTFALL AS REQUIRED BY SECTION 32-4-224(A)(10) OF THE BALTIMORE COUNTY CODE (2004 EDITION), BASED ON CRITERIA ESTABLISHED BY BALTIMORE COUNTY DPW AND EPS.

Patrick C. Richardson, Jr.
PATRICK C. RICHARDSON, JR., (MD REG. NO. 16597)



02-02-24
DATE

CERTIFICATE AS TO DELINQUENT ACCOUNTS

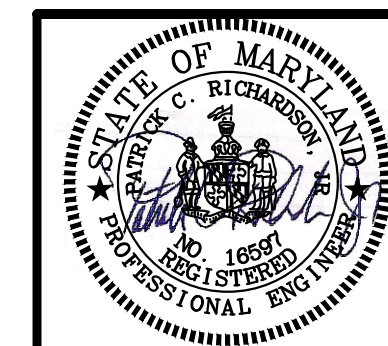
THIS CERTIFICATE IS SUBMITTED IN CONNECTION WITH THE DEVELOPMENT KNOWN AS GSV ACQUISITION 7, LLC LOCATED AT 9708 BELAIR ROAD AND IS GIVEN IN ACCORDANCE WITH THE PROVISIONS OF SECTION 22-56(C) OF THE BALTIMORE COUNTY CODE, 1978 AND AS AMENDED.

I, MYLES LICHTENBERG, CERTIFY UNDER OATH THAT THERE ARE NO DELINQUENT ACCOUNTS FOR ANY OTHER DEVELOPMENT WITH RESPECT TO ANY OF THE FOLLOWING: THE APPLICANT, A PERSON WITH FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT, OR A PERSON WHO WILL PERFORM CONTRACTUAL SERVICES ON BEHALF OF THE PROPOSED DEVELOPMENT. SHOULD YOU HAVE ANY QUESTIONS REGARDING THIS MATTER, PLEASE DO NOT HESITATE TO CALL OUR OFFICE AT 410-887-3333.

Myles Lichtenberg 12-12-23 DATE
Myles Lichtenberg 12-12-23 DATE

EASEMENT DETAIL
SCALE: 1" = 50'

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 NUMBER 16597, EXPIRATION DATE: 08-15-2025



KEYSHEET: QSW
POSITION SHEET: 44 E 30
COUNCILMANIC DISTRICT: 5
ELECTION DISTRICT: 11

OWNER: GSV ACQUISITION 7 LLC
9708 BEL AIR ROAD
PERRY HALL, MARYLAND
PHONE: 410.458.8975

DESIGN AND DRAWINGS ARE BASED ON MARYLAND COORDINATE SYSTEM (MCS).
HORIZONTAL - NAD 83(2011),
VERTICAL - NAVD 88.

Richardson ENGINEERING
7 Deneison Street
Timonium, Maryland 21093
Phone: 410-560-1502, info@richardsonengineering.net
rick@richardsonengineering.net

PAI NUMBER 11-1196 LIMITED EXEMPTION NUMBER 23026LN
DRC NUMBER 120721A TRACKING NUMBER LIM-2023-00018

LIMITED EXEMPTION DEVELOPMENT PLAN
NOTES AND DETAILS
GSV ACQUISITION 7, LLC
9708 BELAIR ROAD

BALTIMORE COUNTY 11TH ELECTION DISTRICT MARYLAND 5TH COUNCILMANIC DISTRICT

REVISIONS	DATE	ADDRESSED COUNTY COMMENTS	RENG	DRAWN BY:	CHECKED BY:	SCALE:
01/02/25				DNM	PCR	1" = 30'
				DATE:	JOB NO.:	SHEET NO.:
				12-12-23	21166	2 OF 4

01-02-25