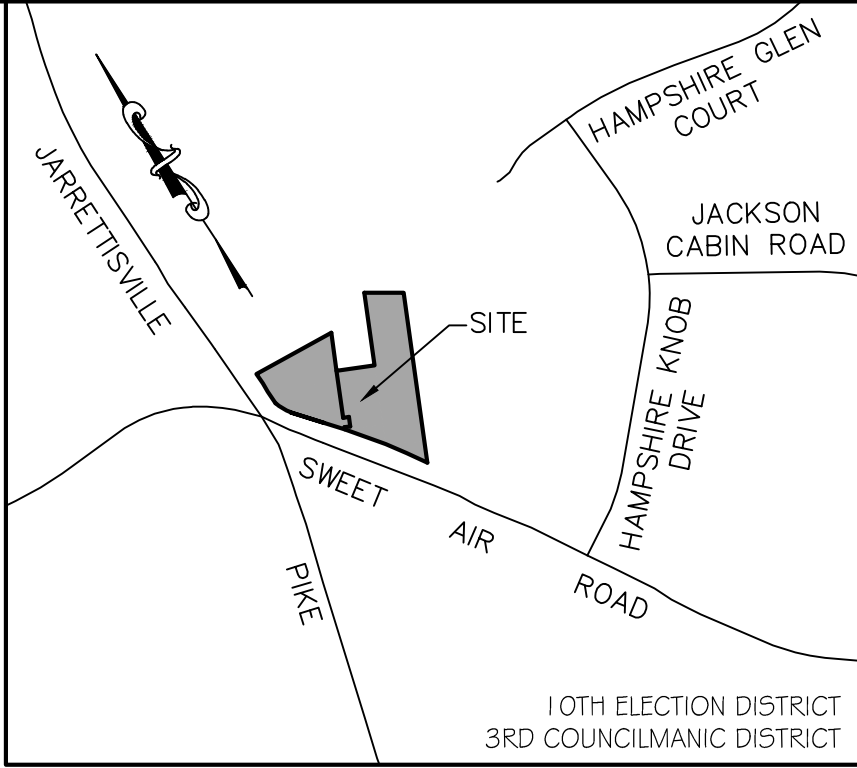
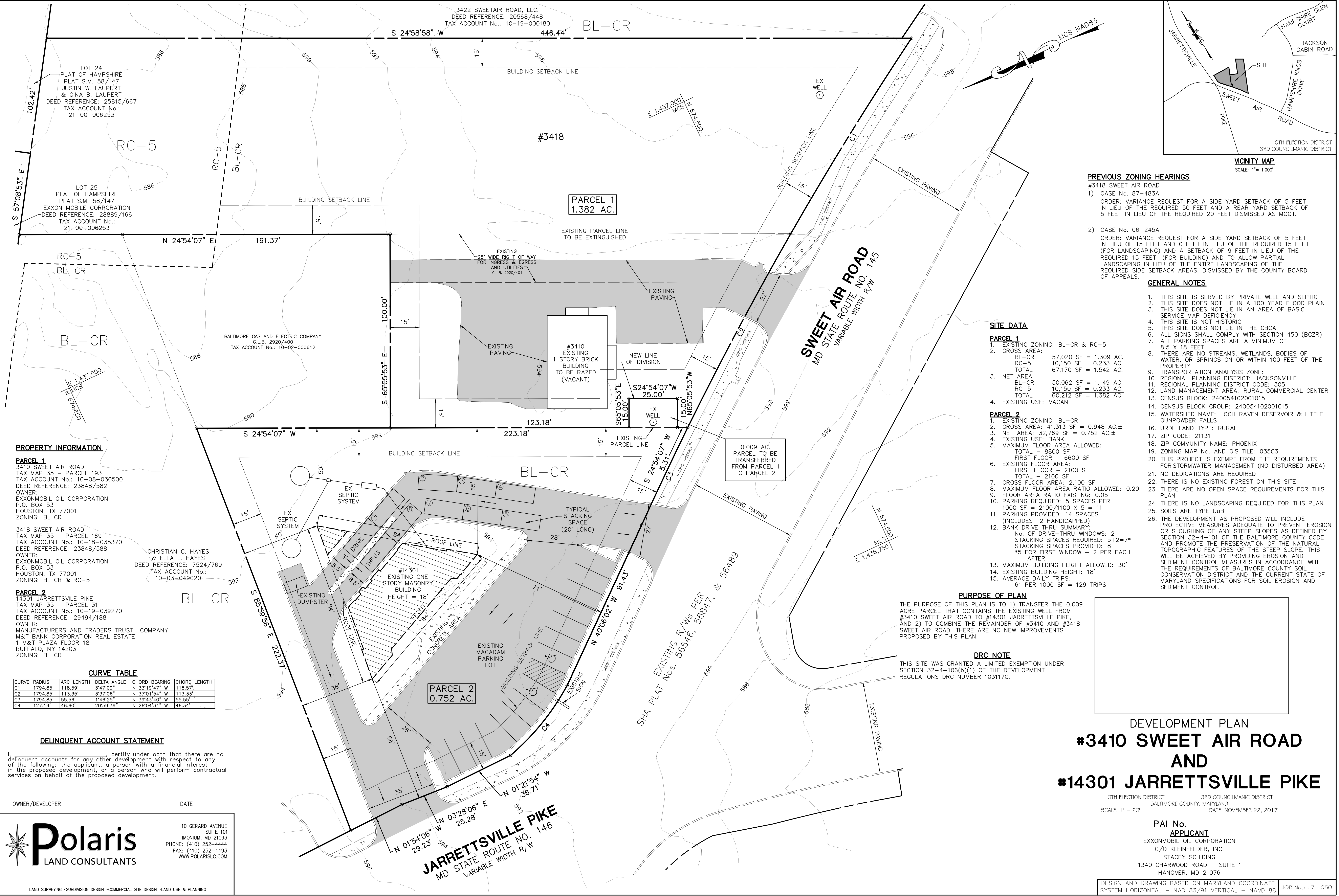




PREVIOUS ZONING HEARINGS
#3418 SWEET AIR ROAD
1) CASE No. 87-483A
ORDER: VARIANCE REQUEST FOR A SIDE YARD SETBACK OF 5 FEET IN LIEU OF THE REQUIRED 50 FEET AND A REAR YARD SETBACK OF 5 FEET IN LIEU OF THE REQUIRED 20 FEET DISMISSED AS MOOT.
2) CASE No. 06-245A
ORDER: VARIANCE REQUEST FOR A SIDE YARD SETBACK OF 5 FEET IN LIEU OF 15 FEET AND 0 FEET IN LIEU OF THE REQUIRED 15 FEET (FOR LANDSCAPING) AND A SETBACK OF 9 FEET IN LIEU OF THE REQUIRED 15 FEET (FOR BUILDING) AND TO ALLOW PARTIAL LANDSCAPING IN LIEU OF THE ENTIRE LANDSCAPING OF THE REQUIRED SIDE SETBACK AREAS, DISMISSED BY THE COUNTY BOARD OF APPEALS.

GENERAL NOTES

- THIS SITE IS SERVED BY PRIVATE WELL AND SEPTIC
- THIS SITE DOES NOT LIE IN A 100 YEAR FLOOD PLAIN
- THIS SITE DOES NOT LIE IN AN AREA OF BASIC SERVICE MAP DEFICIENCY
- THIS SITE IS NOT HISTORIC
- THIS SITE DOES NOT LIE IN THE CBCA
- ALL SIGNS SHALL COMPLY WITH SECTION 450 (BCZR)
- ALL PARKING SPACES ARE A MINIMUM OF 8.5 X 18 FEET
- THERE ARE NO STREAMS, WETLANDS, BODIES OF WATER, OR SPRINGS ON OR WITHIN 100 FEET OF THE PROPERTY
- TRANSPORTATION ANALYSIS ZONE:
- REGIONAL PLANNING DISTRICT: JACKSONVILLE
- REGIONAL PLANNING DISTRICT CODE: 305
- LAND MANAGEMENT AREA: RURAL COMMERCIAL CENTER
- CENSUS BLOCK: 240054102001015
- CENSUS BLOCK GROUP: 240054102001015
- WATERSHED NAME: LOCH RAVEN RESERVOIR & LITTLE GUNPOWDER FALLS
- URDL LAND TYPE: RURAL
- ZIP CODE: 21131
- ZIP COMMUNITY NAME: PHOENIX
- ZONING MAP No. AND GIS TILE: 035C3
- THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS FOR STORMWATER MANAGEMENT (NO DISTURBED AREA)
- NO DEDICATIONS ARE REQUIRED
- THERE IS NO EXISTING FOREST ON THIS SITE
- THERE ARE NO OPEN SPACE REQUIREMENTS FOR THIS PLAN
- THERE IS NO LANDSCAPING REQUIRED FOR THIS PLAN
- SOILS ARE TYPE UuB
- 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 BALTIMORE COUNTY SOIL CONSERVATION DISTRICT AND THE CURRENT STATE OF MARYLAND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

SITE DATA

- PARCEL 1**
- EXISTING ZONING: BL-CR & RC-5
 - GROSS AREA:
 - BL-CR 57,020 SF = 1.309 AC.
 - RC-5 10,150 SF = 0.233 AC.
 - TOTAL 67,170 SF = 1.542 AC.
 - NET AREA:
 - BL-CR 50,062 SF = 1.149 AC.
 - RC-5 10,150 SF = 0.233 AC.
 - TOTAL 60,212 SF = 1.382 AC.
 - EXISTING USE: VACANT
- PARCEL 2**
- EXISTING ZONING: BL-CR
 - GROSS AREA: 41,313 SF = 0.948 AC.±
 - NET AREA: 32,769 SF = 0.752 AC.±
 - EXISTING USE: BANK
 - MAXIMUM FLOOR AREA ALLOWED:
 - TOTAL - 8800 SF
 - FIRST FLOOR - 6600 SF
 - TOTAL - 2100 SF
 - EXISTING FLOOR AREA:
 - FIRST FLOOR - 2100 SF
 - TOTAL - 2100 SF
 - GROSS FLOOR AREA: 2,100 SF
 - MAXIMUM FLOOR AREA RATIO ALLOWED: 0.20
 - FLOOR AREA RATIO EXISTING: 0.05
 - PARKING REQUIRED: 5 SPACES PER 1000 SF = 2100/1100 X 5 = 11
 - PARKING PROVIDED: 14 SPACES (INCLUDES 2 HANDICAPPED)
 - BANK DRIVE THRU SUMMARY:
 - No. OF DRIVE-THRU WINDOWS: 2
 - STACKING SPACES REQUIRED: 5+2=7*
 - STACKING SPACES PROVIDED: 8
 - *5 FOR FIRST WINDOW + 2 PER EACH AFTER
 - MAXIMUM BUILDING HEIGHT ALLOWED: 30'
 - EXISTING BUILDING HEIGHT: 18'
 - AVERAGE DAILY TRIPS: 61 PER 1000 SF = 129 TRIPS

PURPOSE OF PLAN

THE PURPOSE OF THIS PLAN IS TO 1) TRANSFER THE 0.009 ACRE PARCEL THAT CONTAINS THE EXISTING WELL FROM #3410 SWEET AIR ROAD TO #14301 JARRETTVILLE PIKE, AND 2) TO COMBINE THE REMAINDER OF #3410 AND #3418 SWEET AIR ROAD, THERE ARE NO NEW IMPROVEMENTS PROPOSED BY THIS PLAN.

DRC NOTE

THIS SITE WAS GRANTED A LIMITED EXEMPTION UNDER SECTION 32-4-106(b)(1) OF THE DEVELOPMENT REGULATIONS DRC NUMBER 103117C.

DEVELOPMENT PLAN
**#3410 SWEET AIR ROAD
AND
#14301 JARRETTVILLE PIKE**

10TH ELECTION DISTRICT 3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20' DATE: NOVEMBER 22, 2017

PAI No.
APPLICANT
EXXONMOBIL OIL CORPORATION
C/O KLEINFELDER, INC.
STACEY SCHIDING
1340 CHARWOOD ROAD - SUITE 1
HANOVER, MD 21076

DESIGN AND DRAWING BASED ON MARYLAND COORDINATE SYSTEM HORIZONTAL - NAD 83/91 VERTICAL - NAVD 88 JOB No.: 17 - 050

PROPERTY INFORMATION

PARCEL 1
3410 SWEET AIR ROAD
TAX MAP 35 - PARCEL 193
TAX ACCOUNT No.: 10-08-030500
DEED REFERENCE: 23848/582
OWNER:
EXXONMOBIL OIL CORPORATION
P.O. BOX 53
HOUSTON, TX 77001
ZONING: BL CR

3418 SWEET AIR ROAD
TAX MAP 35 - PARCEL 169
TAX ACCOUNT No.: 10-18-035370
DEED REFERENCE: 23848/588
OWNER:
EXXONMOBIL OIL CORPORATION
P.O. BOX 53
HOUSTON, TX 77001
ZONING: BL CR & RC-5

CHRISTIAN G. HAYES
& ELLA L. HAYES
DEED REFERENCE: 7524/769
TAX ACCOUNT No.:
10-03-049020

PARCEL 2
14301 JARRETTVILLE PIKE
TAX MAP 35 - PARCEL 31
TAX ACCOUNT No.: 10-19-039270
DEED REFERENCE: 29494/188
OWNER:
MANUFACTURERS AND TRADERS TRUST COMPANY
M&T BANK CORPORATION REAL ESTATE
1 M&T PLAZA FLOOR 18
BUFFALO, NY 14203
ZONING: BL CR

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1794.85'	118.59'	3°47'09"	N 3°19'47" W	118.57'
C2	1794.85'	113.35'	3°37'06"	N 3°01'54" W	113.33'
C3	1794.85'	55.56'	1°46'25"	N 39°43'40" W	55.55'
C4	127.19'	46.60'	20°59'39"	N 26°04'34" W	46.34'

DELINQUENT ACCOUNT STATEMENT

I, _____, 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 a financial interest in the proposed development, or a person who will perform contractual services on behalf of the proposed development.

OWNER/DEVELOPER _____ DATE _____



10 GERARD AVENUE
SUITE 101
TIMONIUM, MD 21093
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FAX: (410) 252-4493
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