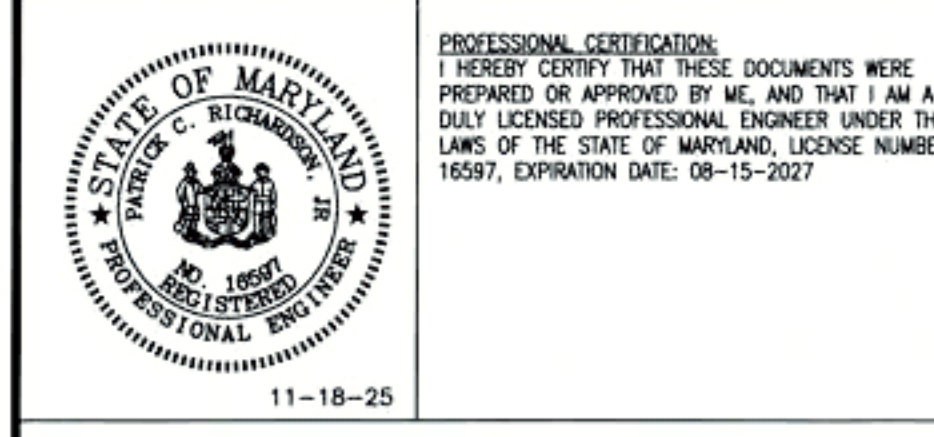


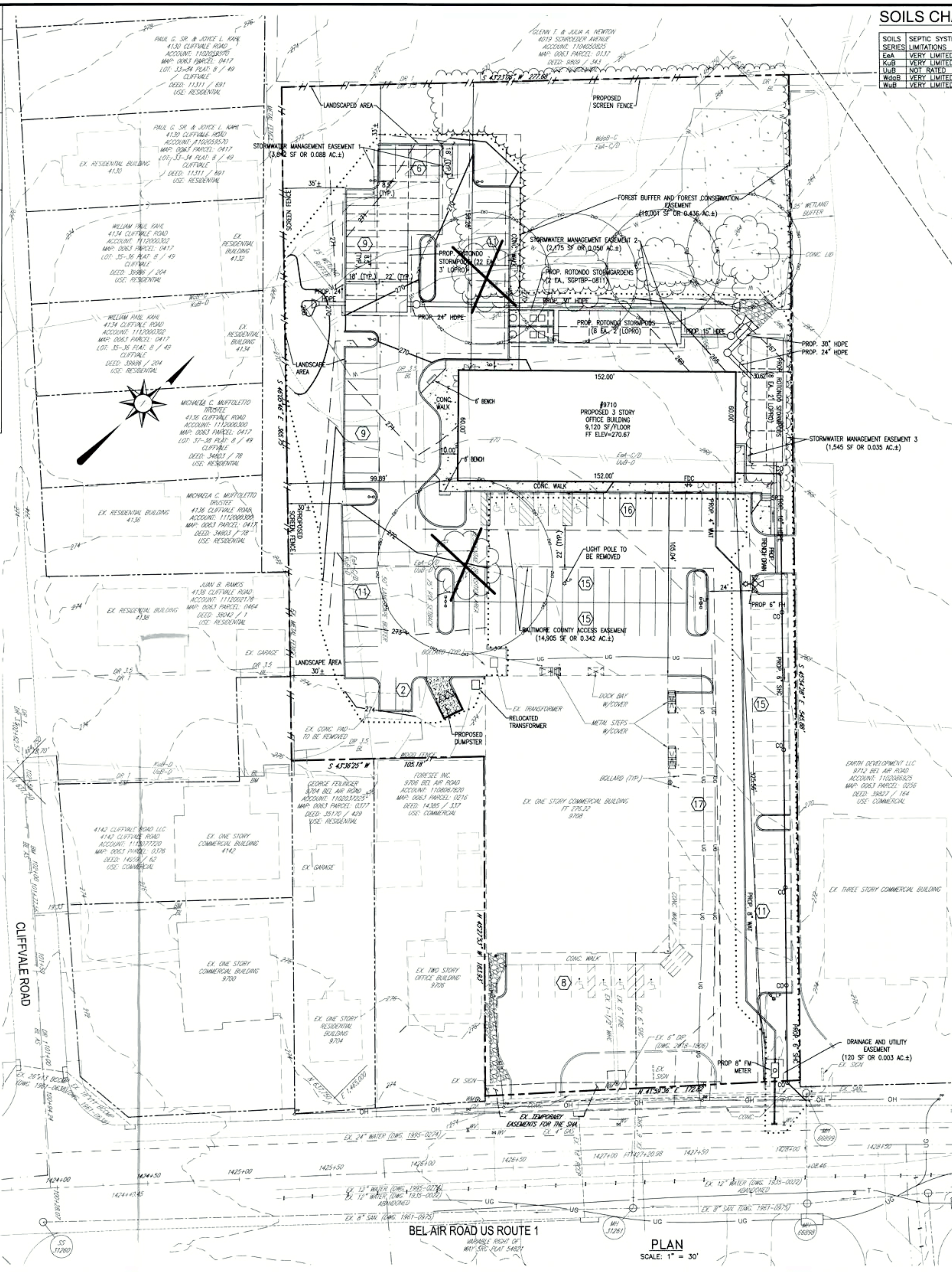
County Approval

DRC ITEM #: 120721A PAI #: 11-1196
 LIM-2023-00018 LIM #: 23026LN

Company Name: **RICHARDSON ENGINEERING, LLC**
 Engineer Name: **PATRICK C. RICHARDSON JR.**
 Address: 7 DENEISON ST. TIMONIUM, MD 21093
 Phone Number: 410-560-1502
 E-Mail: RICK@RICHARDSONENGINEERING.NET



PAL-DEVELOPMENT MANAGEMENT
 DRC #: 120721A
 BALTIMORE COUNTY CODE
 Section 32-4-106B
 Certification of Management Plan Approval
 BY: *[Signature]* DATE: 12/18/25
 This plan is subject to BCC 32-4-201



SOILS CHART

SOILS SERIES	SEPTIC SYSTEM LIMITATIONS	HOMESITE LIMITATIONS	SMALL COMMERCIAL BUILDING LIMITATIONS	STREET AND PARKING LOT LIMITATIONS	HYDRIC SOILS	ERODIBILITY GROUP	SLOPE >15%
EaA	VERY LIMITED	VERY LIMITED	VERY LIMITED	VERY LIMITED	95%	C/D	0.43
KUB	VERY LIMITED	SOMEWHAT LIMITED	SOMEWHAT LIMITED	SOMEWHAT LIMITED	5%	D	0.49
LUB	NOT RATED	NOT RATED	NOT RATED	NOT RATED	0%	D	NA
WdR	VERY LIMITED	VERY LIMITED	SOMEWHAT LIMITED	SOMEWHAT LIMITED	7%	C	0.24
WbR	VERY LIMITED	VERY LIMITED	SOMEWHAT LIMITED	SOMEWHAT LIMITED	5%	C	0.28

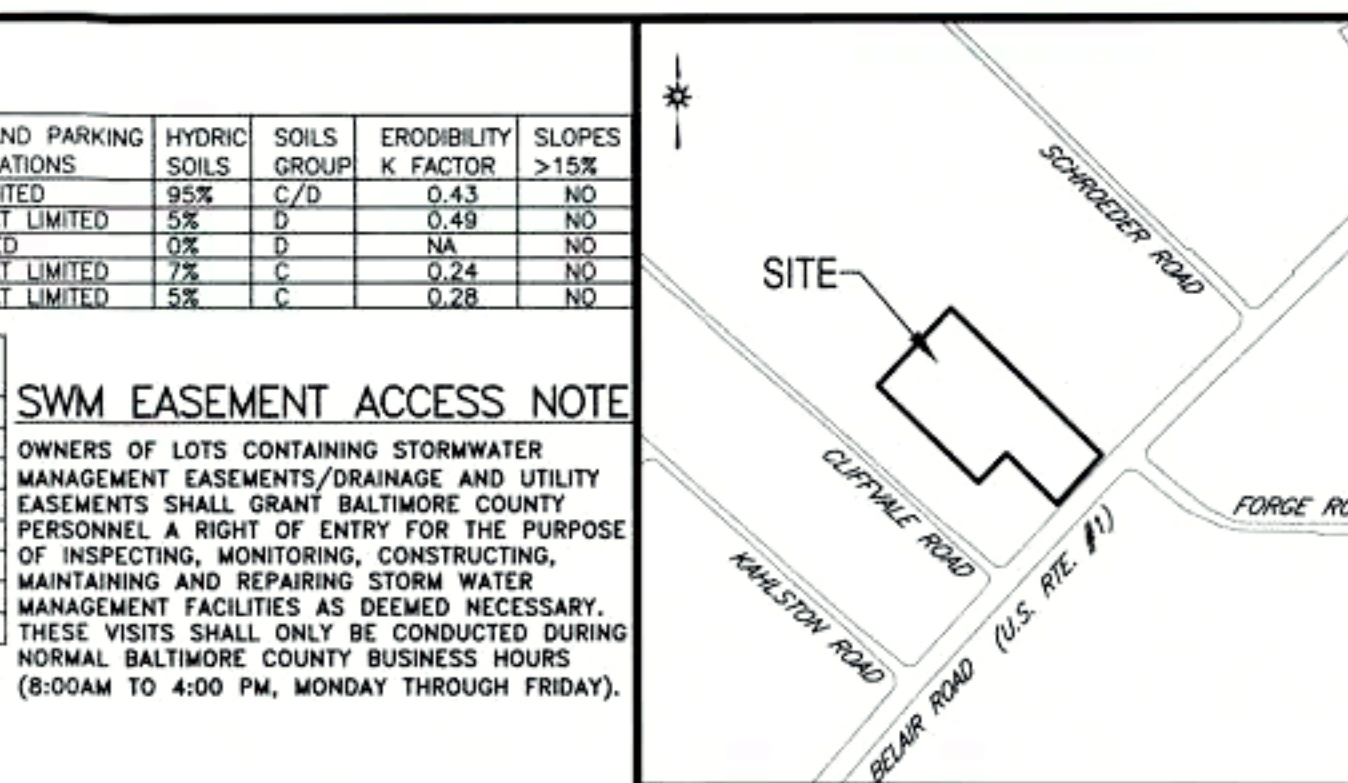
DEDICATION TABLE

TYPE OF CONVEYANCE	NO.	TOTAL AREA*
STORM WATER MANAGEMENT EASEMENT	3	7,562 SF OR 0.174 AC.±
DRAINAGE AND UTILITY EASEMENT	1	120 SF OR 0.003 AC.±
FOREST BUFFER AND FOREST CONSERVATION EASEMENT	1	19,001 SF OR 0.436 AC.±
BALTIMORE COUNTY ACCESS EASEMENT	1	14,905 SF OR 0.342 AC.±

*NOTE: DURING THE PROCESSING OF THE DEVELOPMENT PLAN THE TOTAL AREAS SHOWN ON THIS TABLE MAY BE APPROXIMATE.

GENERAL NOTES:

- OWNER: GSV ACQUISITION 7, LLC
PO BOX 6544
BALTIMORE, MARYLAND 21209
(410) 458-8975
- SITE AREA GROSS: 138,430 SF or 3.18 AC.±
NET: 133,243 SF or 3.06 AC.±
- BUILDING AREA EXISTING: 14,470 SF
PROPOSED: 28,800 SF
- UTILITIES: PUBLIC WATER, PUBLIC SEWER.
- THE SITE DOES NOT LIE WITHIN A FLOODPLAIN AS SHOWN ON F.I.R.M. 2400100290F, PANEL 290 OF 580 DATED SEPTEMBER 26, 2008.
- DEED REF: 39650/167
- TAX ACCOUNT: 1104035525
- COUNCILMANIC DISTRICT: 5TH
- ELECTION DISTRICT: 11TH
- REGIONAL PLANNING DISTRICT: 317
- CENSUS TRACT: 4114.06
- WATERSHED: LOWER GUNPOWDER AND BIRD RIVER
- TAX MAP: 63
- GRID: 21
- PARCEL: 198
- PREVIOUS PERMITS ON FILE: B960337 TO INSTALL A NEW SPRINKLER SYSTEM B955359 TO CONVERT BUILDING FROM RETAIL TO ADULT DAY CARE CENTER AND BUILDING RENOVATIONS
- THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC.
- LAND USE EXISTING: ADULT DAY CARE
PROPOSED: ADULT DAY CARE AND MEDICAL OFFICES
BL, BM & DR 5.5
- EXISTING ZONING: (PER 200 SCALE GIS TILE 063B3)
- ANY PROPOSED SIGNS SHALL CONFORM TO THE BALTIMORE COUNTY ZONING CODE, SECTION 450.
- SETBACKS FOR BL ZONE:
FRONT YARD: 10' REQUIRED, 70'± PROVIDED
FROM C.L.: 40' REQUIRED, 99'± PROVIDED
SIDE YARD: NONE, 0'± PROVIDED
REAR YARD: 20' REQUIRED, 325'± PROVIDED
- FLOOR AREA RATIO PERMITTED: 3.0
PROPOSED: 43,270/138,430 = 0.31
- BASIC SERVICE MAP (2021) TYPE: DEFICIENT (Y/N)
SEWER: N
WATER: N
TRAFFIC: 'D' LEVEL OF SERVICE
THE SITE IS NOT LOCATED WITHIN A TRAFFIC DEFICIENT AREA OR ANY OTHER DEFICIENT AREAS AS SHOWN ON THE 2021 BASIC SERVICES MAPS PURSUANT TO SECTION 402.
- PREVIOUS ZONING CASES:
R-1952-2386: RECLASSIFICATION FROM "A" RESIDENTIAL TO "E" COMMERCIAL ZONE, GRANTED 11-02-1952.
1924-3195-XA: SPECIAL EXCEPTION TO PERMIT A REAR YARD SETBACK OF 8 FEET IN LIEU OF THE REQUIRED 20 FEET. SPECIAL EXCEPTION GRANTED OCTOBER 15, 1954.
1995-0188-X: SPECIAL EXCEPTION TO ALLOW A SERVICE GARAGE FOR THE RENTAL OF TRUCKS AND TRAILERS ON PARCEL "A" OF THE SUBJECT PROPERTY. SPECIAL EXCEPTION WAS NOT UTILIZED AND THEREFORE, EXPIRED PURSUANT TO THE TERMS OF BALTIMORE COUNTY ZONING REGULATIONS SECTION 502.3.
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.
- PARKING CALCULATIONS REQUIRED:
ADULT DAYCARE: 1 PER EMPLOYEE, 18 EMPLOYEES = 18 SPACES
MEDICAL OFFICE: 27,360 SF @ 4.5/1000 SF = 142 SPACES
PROVIDED: 145 SPACES (6 HANDICAPPED, 139 REGULAR)
- AVERAGE DAILY TRIPS:
ADULT DAYCARE: 47.62 PER 1000 SF, 14,470 SF BUILDING = 689 TRIPS
MEDICAL OFFICE: 34.80 PER 1000 SF, 27,360 SF BUILDING = 953 TRIPS
TOTAL = 1,642 TRIPS



LEGEND

- EX. BUILDING
- EX. BOUNDARY
- EX. CONTOUR
- EX. CONTOUR
- EX. CURB
- EX. EDGE OF PAVING
- EX. GAS
- EX. GUARDRAIL
- EX. STORM DRAIN
- EX. SEWER
- EX. WATER
- EX. CONCRETE/GRAVEL
- EX. SOIL TYPE
- EX. ZONING
- EX. WETLAND
- EX. EASEMENT
- EX. ELECTRIC
- EX. BUFFER
- PROP. FENCE
- PROP. EASEMENT
- PROP. BUILDING
- PROP. CONTOUR
- PROP. CONTOUR
- PROP. CURB
- PROP. WATER CONNECTION
- PROP. SAN CONNECTION
- LIMIT OF DISTURBANCE
- PROP. RIP RAP
- CONCRETE
- MILL AND OVERLAY
- SPECIMEN TREE TO BE REMOVED

BENCHMARKS

Coordinates and bearings shown herein are based on the NAD-83-2011 Horizontal Datum as established on the following Baltimore County Control points.

BCO 634 N: 637,763.341 E: 1,466,118.786 ELEV. 259.68 DESC. SPIKE
 BCO 636 N: 636,474.752 E: 1,465,946.299 ELEV. 257.03 DESC. SPIKE

Elevations and contours shown herein are based on the NAVD-88 vertical datum as established on the above Baltimore County Control points.

KEYSHEET: OSW
 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.

LIMIT OF DISTURBANCE:
 67,500 SF OR 1.550 AC.

Richardson ENGINEERING

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

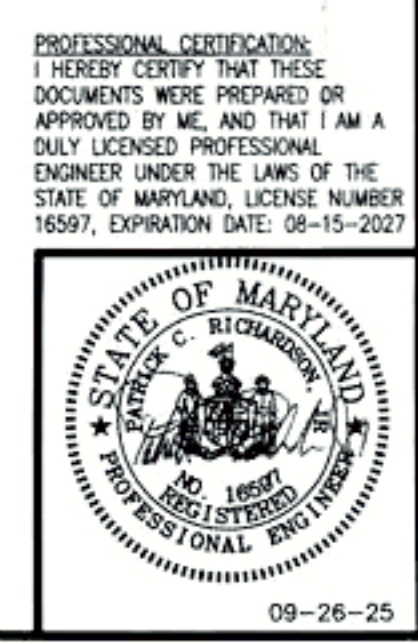
PAI NUMBER 11-1196 LIMITED EXEMPTION NUMBER 23026LN
 DRC NUMBER 120721A TRACKING NUMBER LIM-2023-00018

LIMITED EXEMPTION DEVELOPMENT PLAN FOR
GSV ACQUISITION 7, LLC
 9708 BELAIR ROAD

BALTIMORE COUNTY 11TH ELECTION DISTRICT MARYLAND 5TH COUNCILMANIC DISTRICT

REVISIONS:
 01/02/25 ADDRESSED COUNTY COMMENTS
 07/02/25 ADDRESSED COUNTY COMMENTS
 09/26/25 ADDRESSED EPD-EIR COMMENTS

RENG
 DATE: 12-12-23
 DRAWN BY: DNM
 CHECKED BY: PCR
 JOB NO.: 21166
 SCALE: 1" = 30'
 SHEET NO.: 1 OF 4



County Approval

DRC ITEM #: 120721A PAI #: 11-1196
LIM-2023-00018 LIM #: 23026LN

Company Name: RICHARDSON ENGINEERING, LLC
Engineer Name: PATRICK C. RICHARDSON JR.
Address: 7 DENEISON ST. TIMONIUM, MD 21093
Phone Number: 410-560-1502
E-Mail: RICK@RICHARDSONENGINEERING.NET



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: 08-15-2027

PAL-DEVELOPMENT MANAGEMENT
DRC #: 120721A
BALTIMORE COUNTY CODE
Section 32-4-106B
Certification of Development Plan Approval
DATE: 12/18/25

EXISTING BUILT CONDITIONS

Table with 2 columns: Existing, Not Existing. Rows include Locations of existing buildings within 200 ft. of site boundaries, Designated historic sites, etc.

ENVIRONMENTAL INFORMATION

Table with 4 columns: Existing, Not Existing, Field Delimited, Field Verified. Rows include Topography and street grades, Slopes greater than 25%, 100 year floodplain, etc.

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

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

ZONING:

- 1. THE EXISTING ZONING IS BL, BM AND DR 5.5.
2. THIS DEVELOPMENT IS SUBJECT TO THE COMPREHENSIVE MANUAL OF DEVELOPMENT POLICIES (SECTION 504.2), AND THE COUNTY LANDSCAPE MANUAL (SECTION 409.B.A.1). THIS DEVELOPMENT WILL COMPLY AND BE CONSISTENT WITH ALL THE FOREMENTIONED REGULATIONS, STANDARDS, GUIDELINES, AND POLICIES OR PROPER RELIEF WILL BE REQUESTED.
3. 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.
4. REQUIRED NONRESIDENTIAL PRINCIPAL BUILDING SETBACKS: FRONT YARD 10', SIDE YARD 0', REAR YARD 20'.
5. 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 440.2.
6. ALL PARKING WILL HAVE A MACADAM SURFACE AND SHALL COMPLY WITH SECTION 409 OF THE BCZR. ALL PARKING AREAS WILL BE PERMANENTLY STRIPPED.

COUNTY ADOPTED PLANS

Table with 2 columns: Existing, Not Existing. Rows include Balto. Co. Master Plan 2020, Community or Revitalization Plans, Recreation and Parks Plan, Streetscape Plan, Greenways Plan, Other.

FIRE DEPT. NOTES

- 1. THE PROPOSED BUILDINGS SHALL BE DESIGNED AND CONSTRUCTED SO AS TO MEET THE APPLICABLE PROVISIONS OF THE BALTIMORE COUNTY FIRE PREVENTION CODE.
2. 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.
3. A CRUSHER RUN ROAD FOR ACCESS TO BUILDINGS AND REQUIRED WATER SUPPLIES SHALL BE AVAILABLE FOR THE USE OF EMERGENCY FIRE APPARATUS AND CAPABLE OF HANDLING EMERGENCY APPARATUS WEIGHING 80,000 LBS.
4. ALL FIRE HYDRANTS SPACING SHALL BE IN ACCORDANCE WITH THE BALTIMORE COUNTY STANDARD DESIGN MANUAL.
5. A SEPARATE BUILDING PERMIT IS NEEDED FOR THE INSTALLATION OF AN UNDERGROUND FIRE LANE AND SHALL BE REVIEWED BY THE PLANS REVIEW SECTION OF BALTIMORE COUNTY.
6. A PLUMBING PERMIT SHALL NOT BE USED FOR THE INSTALLATION OF ANY UNDERGROUND FIRE LANE PER THE BALTIMORE COUNTY FIRE MARSHAL'S OFFICE.
7. A SEPARATE BUILDING PERMIT IS REQUIRED FOR THE INSTALLATION OF ANY AUTOMATIC SPRINKLER SYSTEM WHEN REQUIRED BY THE CODE.
8. 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.
9. THE BALTIMORE COUNTY FIRE DEPARTMENT MAY REQUEST FIRE LANE SIGNS TO BE POSTED AT A LATER DATE.
10. 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.
11. WASTE AND REFUSE CONTAINERS SHALL NOT BE PLACED CLOSER THAN 15 FEET TO ANY STRUCTURAL WALLS OR PARTITIONS CONSTRUCTED OF COMBUSTIBLE MATERIALS; NOR FROM OPERINGS IN EXTERIOR WALLS SUCH AS DOORS AND WINDOWS; 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).
12. 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.
13. 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.

STORMWATER MANAGEMENT:

- 1. STORMWATER MANAGEMENT HAS BEEN PROVIDED IN A SUBMERGED GRAVEL WETLAND (W-2) AND BY A FEE IN LIEU PAYMENT.
2. ALL FACILITIES WILL BE LOCATED WITHIN STORM WATER MANAGEMENT EASEMENTS.
3. STORM WATER MANAGEMENT FACILITIES WITHIN EASEMENTS WILL BE MAINTAINED BY THE OWNER.
4. THE CONCEPT STORM WATER MANAGEMENT PLAN IS BEING SUBMITTED CONCURRENTLY WITH THE DEVELOPMENT PLAN SUBMISSION.
5. 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

- 1. 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

- 1. THIS PROJECT LIES WITHIN THE URBAN RURAL DEMARCATION LINE.
2. THE SITE WILL BE SERVED BY PUBLIC WATER AND SEWER.
3. WHERE APPLICABLE RAMPS 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.
4. EXISTING UTILITIES SHOWN ON THIS PLAN ARE FROM BALTIMORE COUNTY ENGINEERING DRAWINGS AND STATE HIGHWAY DRAWINGS AS SHOWN ON THE PLANS.
5. 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.
6. FIRE HYDRANT SPACING SHALL BE IN ACCORDANCE WITH THE BALTIMORE COUNTY DESIGN MANUAL, SEE SECTION 2.2.4, FIRE HYDRANTS.
7. 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.
8. LIGHTING WILL BE PROVIDED THROUGHOUT THE SITE.
9. PRESSURE REDUCING VALVES (PRV) SHALL BE PROVIDED WHEN THE STATIC PRESSURE EXCEEDS 80 PSI.
10. 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-NA-SPECIAL VARIANCE TO ALLOW A CAR WASH WITHIN A TRAFFIC SHED FOR AN INTERSECTION WITH A "F" LEVEL SERVICE RATING.GRANTED DECEMBER 13, 2021.)
11. IF REQUIRED, A FIRE FLOW TEST WILL BE CONDUCTED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
12. THE AREA BETWEEN THE SIGHT LINE AND THE CURB LINE MUST BE CLEARED, GRADED AND KEPT FREE OF ANY OBSTRUCTIONS.
13. POSTED SPEED LIMIT ON BELAIR ROAD IS 40 MPH.

CERTIFICATE AS TO DELINQUENT ACCOUNTS

THIS CERTIFICATE IS SUBMITTED IN CONNECTION WITH THE DEVELOPMENT KNOWN AS GOV ACQUISITION 7, LLC LOCATED AT 9708 BELAIR ROAD AND IS GIVEN IN ACCORDANCE WITH THE PROVISIONS OF SECTION 22-55(C) OF THE BALTIMORE COUNTY CODE, 1978 AND AS AMENDED.
I, WYLES 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 410-887-3835.
WYLES LICHTENBERG 11-18-25
WITNESS DATE WYLES LICHTENBERG 11-18-25

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 1.
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., (MD REG. NO. 16597)
11-18-25
DATE



ALTERNATIVES ANALYSIS NOTE:

AN ALTERNATIVES ANALYSIS WAS APPROVED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY ON APRIL 23, 2025 TO ALLOW 2,310 SQUARE FEET OF PERMANENT IMPACT TO THE FOREST BUFFER ON SITE FOR STORMWATER MANAGEMENT DEVICES FOR A PROPOSED MEDICAL BUILDING AND PARKING AREA. CONDITIONS WERE PLACED ON THIS APPROVAL TO REDUCE WATER QUALITY IMPACTS INCLUDING PURCHASING CREDITS FROM AN OFFSITE PLANTING BANK.

KEYSHEET:

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

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

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: 08-15-2027



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, § § 1801.1.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:
1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner are 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.
2. Petitioner shall comply with the ZAC Consents of DOP, DPFS, DPFR, and SHA, attached hereto and incorporated herein.

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PLANNING:

- 1. 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.
2. 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.
3. 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.
4. THIS SITE DOES NOT INCLUDE NOR IS IT CONTIGUOUS TO ANY BUILDINGS, PROPERTY OR SITES REGISTERED ON THE HISTORICAL INVENTORIES LIST.
5. 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.

PROTECTIVE COVENANTS AND STANDARD NON-DISTURBANCE NOTE

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION AND FOREST BUFFER EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY. "ANY FOREST CONSERVATION AND FOREST BUFFER EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THIS AREA."

FOREST CONSERVATION VARIANCE NOTE:

A FOREST CONSERVATION SPECIMEN TREE VARIANCE (TRACKING NUMBER 05-24-4074 WAS GRANTED BY BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY TO ALLOW THE REMOVAL OF TWO (2) SPECIMEN TREES. NO MITIGATION WAS REQUIRED FOR THE REMOVAL OF THESE TREES BECAUSE ONE TREE IS LOCATED WITHIN THE FOREST ON SITE AND FOREST CONSERVATION WILL BE ADDRESSED FOR THE DEVELOPMENT AND THE SECOND TREE IS IN POOR CONDITION. IF ANY SPECIMEN TREE SHOWN ON THE PLAN "TO REMAIN" IS PROPOSED TO BE REMOVED, SPECIAL VARIANCE APPROVAL OR WRITTEN AUTHORIZATION MUST FIRST BE OBTAINED FROM THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY.

FOREST BUFFER VARIANCE NOTE:

A VARIANCE FROM THE LAW FOR THE PROTECTION OF WATER QUALITY, STREAMS, WETLANDS, AND FLOODPLAINS (TRACKING NUMBER 05-24-4073) WAS GRANTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY TO ALLOW THE PERMANENT IMPACT OF 11,287 SQUARE FEET OF FOREST BUFFER, INCLUDING 3,473 SQUARE FEET OF NON-TIDAL WETLANDS FOR A PARKING LOT FOR A PROPOSED MEDICAL BUILDING. CONDITIONS WERE PLACED ON THIS APPROVAL TO REDUCE WATER QUALITY IMPACTS INCLUDING PURCHASING CREDITS AT AN OFF-SITE PLANTING BANK.

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



7 Deneison Street
Timonium, Maryland 21093
Phone: 410-560-1502, info@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 MARYLA. 5TH COUNCILMANIC DISTRICT

Table with columns: REVISIONS, DRAWN BY, CHECKED BY, SCALE, DATE, JOB NO., SHEET NO.

County Approval

DRC ITEM # : 120721A PAI # : 11-1196
 LIM-2023-00018 LIM # : 23026LN

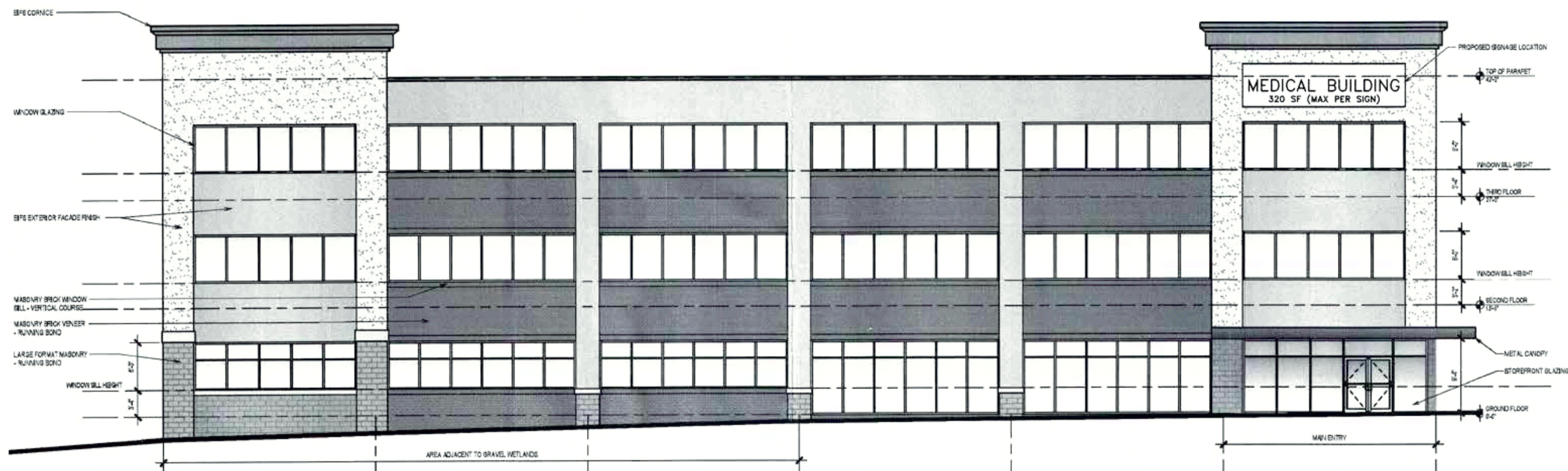
Company Name: **RICHARDSON ENGINEERING, LLC**
 Engineer Name: PATRICK C. RICHARDSON JR.
 Address: 7 DENEISON ST. TIMONIUM, MD 21093
 Phone Number: 410-560-1502
 E-Mail: RICK@RICHARDSONENGINEERING.NET



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: 08-15-2027

PAI - DEVELOPMENT MANAGEMENT

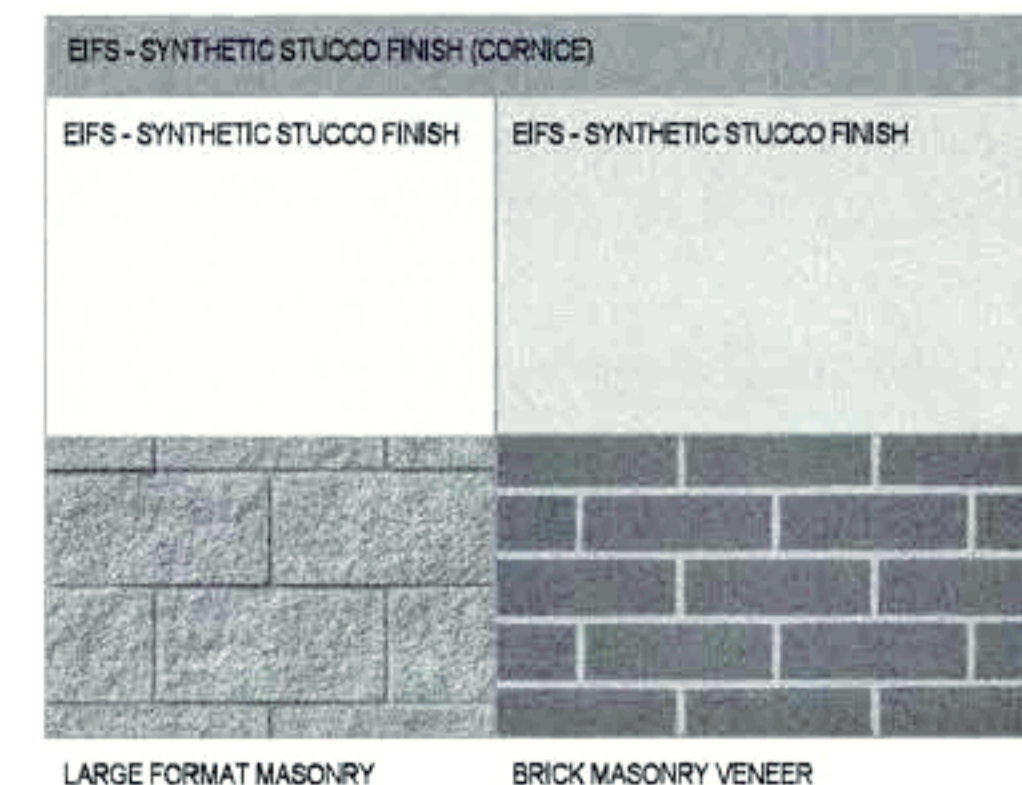
DRC #: 120721A
 BALTIMORE COUNTY CODE
 Section 32-4-106B
 Certification Development Plan Approval
 BY: [Signature] DATE: 12/8/25
 This plan is subject to BOC 32-4-2011



NORTH ELEVATION

- GENERAL NOTES:**
- GROUND FLOOR NOTED AS EL. 0'-0". ACTUAL ELEVATIONS TO BE COORDINATED WITH CIVIL DRAWINGS.
 - MASONRY VENEER SHALL EXTEND BELOW GRADE.

- FAÇADE MATERIALS:**
- LARGE FORMAT MASONRY AT WATER TABLE
 - BRICK MASONRY VENEER - RUNNING BOND
 - BRICK MASONRY WINDOW SILL & HEADER - VERTICAL COURSE
 - EIFS (EXTERIOR INSULATION FINISH SYSTEM) - SYNTHETIC STUCCO FINISH
 - STOREFRONT GLAZING
 - CANTILEVERED METAL CANOPY OVERHANG
 - PERFORATED METAL PANEL GUARD RAIL



WEST ELEVATION

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

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

LIMITED EXEMPTION DEVELOPMENT PLAN AND BUILDING ELEVATIONS

GSV ACQUISITION 7, LLC
 9708 BELAIR ROAD

BALTIMORE COUNTY MARYLAND
 11TH ELECTION DISTRICT 5TH COUNCILMANIC DISTRICT

REVISIONS	DATE	BY	DATE	BY	SCALE
01/02/25	12-12-23	DNM	12-12-23	PCR	NOT TO SCALE
ADDRESSED COUNTY COMMENTS		RENG	21166	3 OF 4	

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County Approval

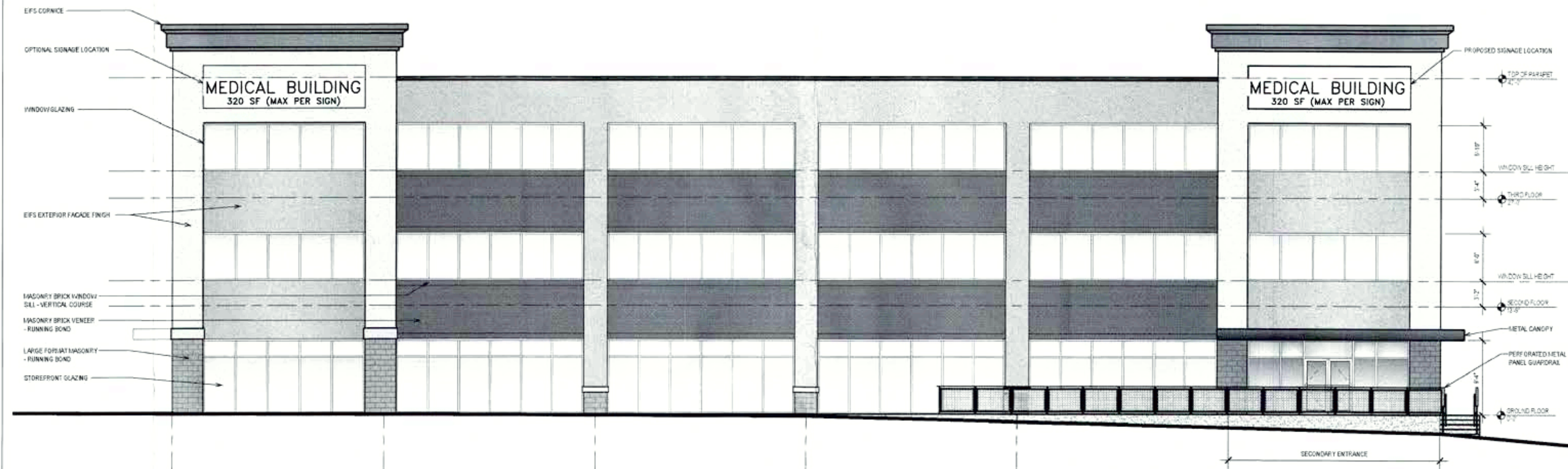
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 LIM- 2023-00018 LIM # : 23026LN

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 LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER
 16597, EXPIRATION DATE: 08-15-2027

PAI - DEVELOPMENT MANAGEMENT
 DRC #: 120721A
 BALTIMORE COUNTY CODE
 Section 32-4-106B
 Certification Development Plan Approval
 BY: *PKR* DATE: 12/8/25
 This plan is subject to BOC 32-40291



SOUTH ELEVATION



EAST ELEVATION

- GENERAL NOTES:**
- GROUND FLOOR NOTED AS EL. 0'-0" ACTUAL ELEVATIONS TO BE COORDINATED WITH WITH CIVIL DRAWINGS
 - MASONRY VENEER SHALL EXTEND BELOW GRADE
- FACADE MATERIALS:**
- LARGE FORMAT MASONRY AT WATER TABLE
 - BRICK MASONRY VENEER - RUNNING BOND
 - EIFS (EXTERIOR INSULATION FINISH SYSTEM) - SYNTHETIC STUCCO FINISH
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 - PERFORATED METAL PANEL GUARD RAIL



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

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

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

Richardson
ENGINEERING

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 Timonium, Maryland 21093
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 rick@richardsonengineering.net

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

LIMITED EXEMPTION DEVELOPMENT PLAN
 BUILDING ELEVATIONS

GSV ACQUISITION 7, LLC
 9708 BELAIR ROAD

BALTIMORE COUNTY MARYLAND
 11TH ELECTION DISTRICT 5TH COUNCILMANIC DISTRICT

REVISIONS	RENG	DRAWN BY:	CHECKED BY:	SCALE:
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DATE:		JOB NO.:		SHEET NO.:
12-12-23		21166		4 OF 4



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