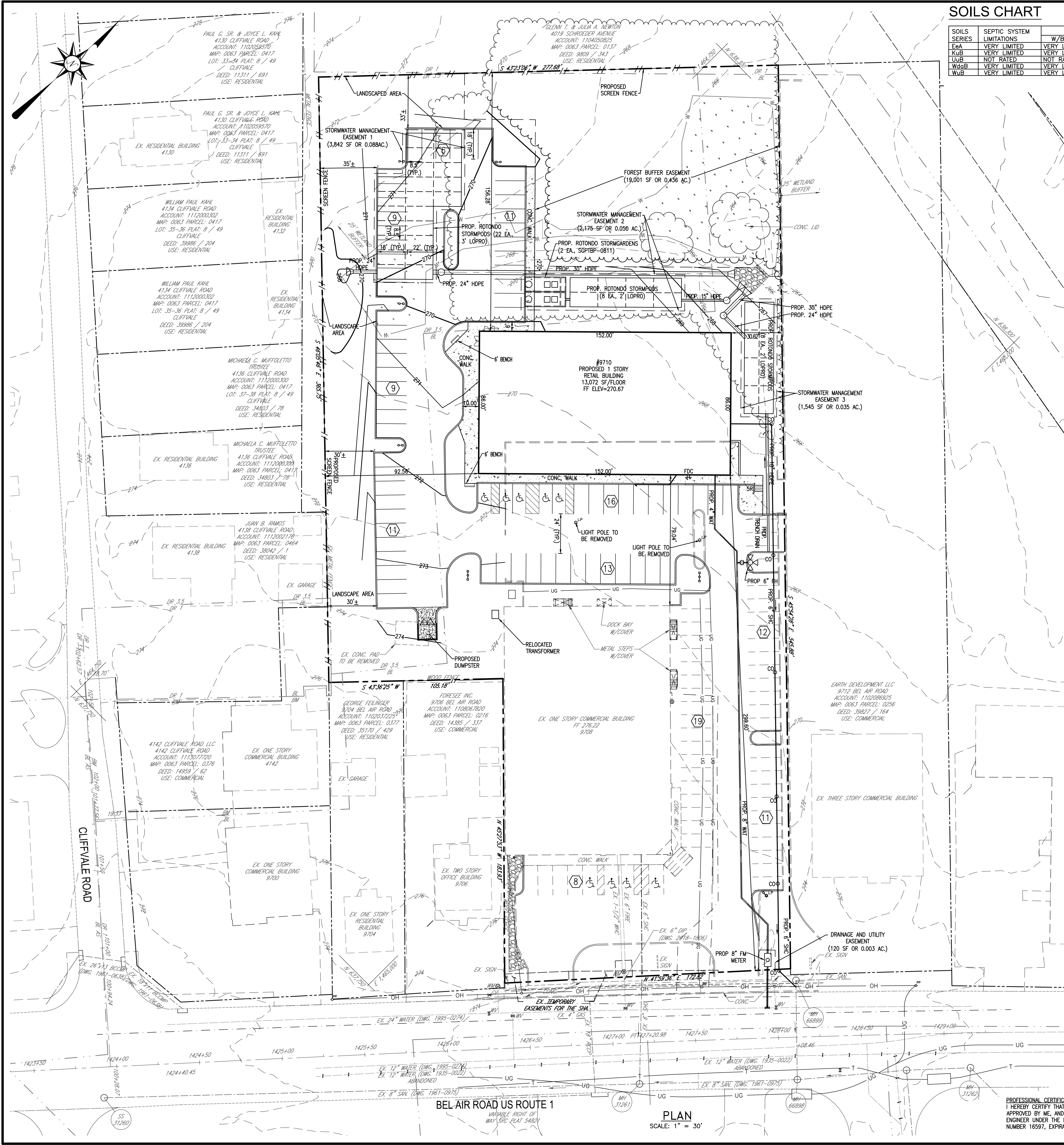




SOILS CHART

SOILS SERIES	SEPTIC SYSTEM LIMITATIONS	HOMESITE LIMITATIONS	SMALL COMMERCIAL BUILDING LIMITATIONS	STREET AND PARKING LOT LIMITATIONS	HYDRIC SOILS	SOILS GROUP	ERODIBILITY K FACTOR	SLOPES >15%
EaA	VERY LIMITED	VERY LIMITED	VERY LIMITED	VERY LIMITED	95%	C/D	0.43	NO
KuB	VERY LIMITED	VERY LIMITED	SOMEWHAT LIMITED	SOMEWHAT LIMITED	5%	D	0.49	NO
WuB	NOT RATED	NOT RATED	NOT RATED	NOT RATED	0%	D	NA	NO
WuB	VERY LIMITED	VERY LIMITED	SOMEWHAT LIMITED	SOMEWHAT LIMITED	7%	C	0.24	NO
WuB	VERY LIMITED	VERY LIMITED	SOMEWHAT LIMITED	SOMEWHAT LIMITED	5%	C	0.28	NO

GENERAL NOTES:

- OWNER: GSV ACQUISITION 7, LLC
PO BOX 65044
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: 27,542 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 RETAIL
- EXISTING ZONING: BL, BM & DR 5.5
(PER 200 SCALE GIS TILE 063B3)
- ANY PROPOSED SIGNS SHALL CONFORM TO THE BALTIMORE COUNTY ZONING CODE, SECTION 450.
- SETBACKS FOR BL ZONE:

TYPE	REQUIRED	PROVIDED
FRONT YARD	10'	70'±
FROM P.L.	40'	99'±
FROM C.L.	NONE	0'±
SIDE YARD	NONE	0'±
REAR YARD	20'	325'±
- 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: 10' 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 4A02.
- PREVIOUS ZONING CASES:
R-1952-2388: RECLASSIFICATION FROM "A" RESIDENTIAL TO "E" COMMERCIAL ZONE, GRANTED 11-02-1952.
1954-3195-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
RETAIL: 13,072 SF @ 5.0/1000 SF = 66 SPACES
PROVIDED: 125 SPACES (5 HANDICAPPED, 120 REGULAR)
- AVERAGE DAILY TRIPS:
ADULT DAYCARE: 47.62 PER 1000 SF, 14,470 SF-BUILDING = 688 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

BENCHMARKS

Coordinates and bearings shown hereon 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: 1,463,946.299	ELEV. 257.03	DESC. SPIKE
BCO 638	N: 635,673.091	E: 1,464,593.975	ELEV. 232.49	DESC. SPIKE

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

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

OWNER: GSV ACQUISITION 7, LLC
7908 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

CONCEPT "B" (RETAIL USE)
FOR
GSV ACQUISITION 7, LLC
9708 BELAIR ROAD

BALTIMORE COUNTY 11TH ELECTION DISTRICT	MARYLAND 5TH COUNCILMANIC DISTRICT
REVISIONS	DATE: 04-07-25
DRAWN BY: DNM	CHECKED BY: PCR
DATE: 04-07-25	JOB NO.: 21166
	SHEET NO.: 1 OF 4



PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 16597, EXPIRATION DATE: 08-15-2025

PLAN
SCALE: 1" = 30'