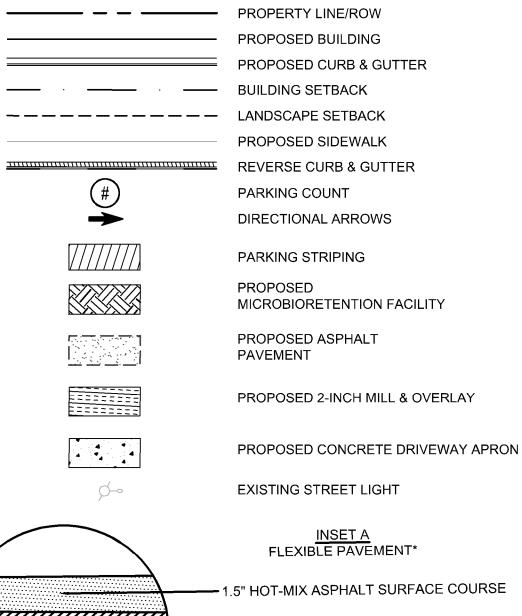


SITE LEGEND



--- 1.5" HOT-MIX ASPHALT SURFACE COURSE 2.5" HOT-MIX ASPHALT BASE COURSE 8" AGGREGATE BASE (CR-6). REF. GEOTECH REPORT <u>INSET B</u> SIDEWALK PAVEMENT*

- 6" COMPACTED AGGREGATE BASE (CR-6). - COMPACT TOP 1' OF SUBGRADE TO A MINIMUM OF 95% OF STANDARD PROCTOR WITH MOISTURE CONTENT WITHIN 3% OF OPTIMUM MOISTURE CONTENT.

*PAVEMENT SECTIONS ARE BASED ON RECOMMENDATIONS FROM A GEOTECHNICAL INVESTIGATION PERFORMED BY GTA DATED APRIL 23RD. 2018.

CITE DATA CHMMADV

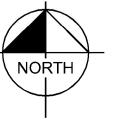
EXISTING ZONING	BM IM (BUSINESS MAJOR ZONE-INDUSTRIAL MAJOR DISTRICT)
PROPOSED ZONING	NO REZONING IS REQUIRED
TOTAL SITE AREA	1.9996 ±ACRES
PROPOSED BUILDING AREA	51,332 ±SF FOOTPRINT, 3 STORIES (151,490 ±SF TOTAL)
PROPOSED BUILDING COVERAGE	60% OF SITE
EXISTING PERVIOUS AREA	21,824 SF (0.501 ± ACRES)
EXISTING IMPERVIOUS AREA	76,404 SF (1.754 ± ACRES)
PROPOSED PERVIOUS AREA	24,239 SF (0.556 ± ACRES)
PROPOSED IMPERVIOUS AREA	73,965 SF (1.698 ± ACRES)
REQUIRED BUILDING SE	TBACKS
FRONT SETBACK	15' FROM PROPERTY LINE, 40' FROM STREET CENTERLINE
SIDE SETBACK	0'
REAR SETBACK	0'
LANDSCAPE BUFFER	1 PLANTING UNIT/40' OF PROPERTY LINE ADJ. PUBLIC ROW (ASSUMED 10' WIDTH TO ACCOMMODATE)
ALLOWABLE FAR (FLOOR SPACE)	4.0
PROPOSED FAR (FLOOR SPACE)	1.8
ALLOWABLE HEIGHT (ABOVE GRADE PLANE)	40', 3 STORIES; 75', 3 STORIES (INCLUDING TENTING REGULATIONS)
PROPOSED HEIGHT (ABOVE GRADE PLANE)	39'-0", 3 STORIES

PAVING AND STRIPING NOTES:

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTION'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR MARYLAND DOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS. 2. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO MANUAL ON UNIFORM

TRAFFIC CONTROL DEVICES (M.U.T.C.D) AND CITY STANDARDS.

AT HIS EXPENSE TO THE SATISFACTION OF THE ENGINEER AND OWNER. . BEFORE PLACING PAVEMENT. CONTRACTOR SHALL VERIFY SUITABLE ACCESSIBLE ROUTES (PER A.D.A). IN NO CASE



GRAPHIC SCALE IN FEET 30 15

MCS NAD 83(2011)/NAVD 88



CORDANCE WITH THE DRC APPROVA ARED OR APPROVED BY ME AND TH INEER UNDER THE LAWS OF THE STA

1. THIS SITE PLAN IS BASED ON SURVEY PROVIDED BY MARYLAND. CHESAPEAKE ENVIRONMENTAL MANAGEMENT ON MARCH 26,

FACE OF CURB

BACK OF CURB

GUTTER PAN

FACE OF CURB

BACK OF CURE

2. PROPERTY KNOWN AS TAX PARCEL 0471 ON MAP 0088.

SITE PLAN NOTES:

INDUSTRIAL MAJOR DISTRICT)

3. PROPERTY AREA=1.9994 AC OR 87094 S.F. ACCOUNT #0107000763 TOTAL PROJECT AREA=1.9994 AC OR 87094 S.F. 4. PROPERTY IS ZONED BM-IM BUSINESS MAJOR ZONE,

5. PROPERTY HAS RECEIVED A TYPE A-1-VI EXEMPTION (DRC NUMBER 042418A; DIST. 1C1).

SCALE 1" = 1000'

6. EXISTING USE: INDUSTRIAL

PROPOSED USE: MINI-WAREHOUSE (PERMITTED IN ZONE) 7. SITE PROPERTY OWNER'S NAME AND ADDRESS. UBP REALTY HOLDING BUSINESS TRUST

1807 WHITEHEAD ROAD, BALTIMORE, MD 21207 8. APPLICANTS NAME AND ADDRESS NORTHPOINT DEVELOPMENT

4825 NW 41ST ST, SUITE 500

RIVERSIDE, MO 64150

9. PREVIOUS ZONING RELIEF HAS OCCURRED FOR THIS SITE 9.1. PARKING REQUIREMENT RELIEF (CASE NO. 1996-0477-A) 9.2. PETITION FOR ZONING RE-CLASSIFICATION, UTILITY CAPACITY (CASE NO. R-1956-3690)

10. THE SITE IS LOCATED OUTSIDE THE 100 YEAR FLOODPLAIN PER FEMA MAP NUMBER 2400100378F, AND OUTSIDE THE CRITICAL

11. THERE ARE NO KNOWN WETLANDS WITHIN THE SITE BOUNDARY.

12. WATERSHED: GWYNNS FALLS

13. COUNCILMANIC DISTRICT:

14. ELECTION DISTRICT: 1

15. THIS SITE IS NOT A HISTORICAL PROPERTY, ACCORDING TO THE BALTIMORE COUNTY GIS DATABASE.

16. THERE ARE NO KNOWN WELLS OR SEPTIC SYSTEMS ON-SITE.

17. APPROXIMATE LIMITS OF DISTURBANCE: 86,249 SF, 1.980 AC

SELF-STORAGE

TAX MAP: 0088 RID NO: 0019 PARCEL: 0471

ELECTION DISTRICT: 1st

COUNCILMANIC DISTRICT: 1st

NORTHPOINT

beyon

S

PAI # 01-0110

PHASE II PLANS

1807 WHITEHEAD ROAD WOODLAWN, MD 21207

SHEET NUMBER C-200

NO. 96-477-A) REQUIRED 26 PS (10 PARKING SPACES ON 1815 PROPERTY, PARKING 16 PARKING SPACES LOCATED ON 1807

WHITEHEAD ROAD PROPERTY)

PROVIDED

. CONTRACTORS SHALL FURNISH ALL PAVEMENT MARKINGS FOR FIRE LANES, ROADWAY LANES, PARKING STALLS, ACCESSIBLE PARKING SYMBOLS, ACCESS AISLES, STOP BARS AND SIGNS, AND MISCELLANEOUS STRIPING WITHIN THE PARKING LOT AS SHOWN ON THE PLANS. THE MATERIALS AND PROPERTIES OF ALL CONCRETE SHALL MEET THE APPLICABLE REQUIREMENTS IN THE A.C.I. (AMERICAN CONCRETE INSTITUTE) MANUAL OF CONCRETE PRACTICE. 5. CONTRACTOR SHALL APPLY A SECOND COATING OVER ALL PAVEMENT MARKINGS PRIOR TO ACCEPTANCE BY OWNER. 6. ANY EXISTING PAVEMENT, CURBS, AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR

SHALL ACCESSIBLE RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2%. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5%. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A. COMPLIANCE ISSUES.

THE SITE COMLIES WITH THE FOLLOWING ZONING REQUIREMENT: "THE FRONT YARD DEPTH OF ANY BUILDING HEREAFTER ERECTED SHALL BE THE AVERAGE OF THE FRONT YARD DEPTHS OF THE LOTS IMMEDIATELY ADJOINING ON EACH SIDE, PROVIDED SUCH ADJOINING LOTS ARE IMPROVED WITH PERMANENT COMMERCIAL BUILDINGS CONSTRUCTED OF FIRE-RESISTING MATERIALS SITUATE WITHIN 100 FEET OF THE JOINT SIDE PROPERTY LINE, BUT WHERE SAID IMMEDIATELY ADJOINING LOTS ARE NOT BOTH SO IMPROVED, THEN THE DEPTH OF THE FRONT YARD OF ANY BUILDING HEREAFTER ERECTED SHALL BE NOT LESS THAN THE AVERAGE DEPTH OF THE FRONT YARDS OF ALL LOTS WITHIN 100 FEET ON EACH SIDE THEREOF WHICH ARE IMPROVED AS DESCRIBED ABOVE."

BEFORE YOU DIG

Know what's **below**.

Call before you dig

IT'S THE LAW!

DIAL 811

Heredow - Ander - Source. Extend Human The Gulh Taylor Su. 71 Cally Col. Dr. Marger Commerce Con. N. Olly B. Morth aller Od Our love. Hougher Bottom Mily - Oratoberto to Edward to . 1957. Other on prome for bayed - either 1221 day hom don't 19000 2. Charge Betting - be bu Bedy The pall good there on I stuff may been 0022 phyloned 1500 Hun 53 Even BL, on Meadown 550 from Bloks her humer. 133.65 tom to R.S. 8.6 lune 13h. mr. Duch 333/3 hora Luid 10/10. Mr. Burnhell " Clean hilly - Cit.

MONIO O OFFICE AT COMME

MALCOLM H. DIEL. SINECTON DANIEL J. STANTON, SERVITY SIN STOR **Baltimore County Planning Board**

COUNTY OFFICE BUILDING

January 20, 1956

TEWSON 4. MARYLAND

TO: Mr. Wilsie H. Adams

FROM: Mr. James J. Dembeck, Executive Secretary, Joint Zoning Committee

SUBJECT: Zoning Petition #3690, lst District.

The property which is the subject of this potition is located on the The property which is the subject of this politics is located on the north side of Johnstone Road, see of from Road in the morth Calmoralite area. The trust comprises 231,66 acres and is known as the Doub property. The petitions is requesting that one purced of this trust, consisting of 10,99 acres be reclassified to business Local Louing and months present consisting of Marked Sares be reclassified to Sesionnial Group Conting.

Attached is a copy of a water and sewer report from the Dagineering Department. As implied in this statement, permission for an owner of one very large tract to have dead in the property of the control of the contr to be put in the position of having to duplicate semer laminuse as some future time without any special contributions having been made by property owners in irratances such as the research one. We have already seen an instance of this kind in the Lo. Raven area, where early high-density developments, occupying 60% of the land area, took 80% of the semer capacit

If this soming were granted it is very likely that owners of other trusts like the Howe property to the south, and the Mnott property to the north, which is committed to a plan involving me group house coning, well make similar applications for change to group house soming, which would still further disrupt the sever, water and school planning picture.

In other words, group house density is approximately twice the average density planned for in this watershed. It would completely upset the school pattern as planned and thus would cause great expense and inconvenience to the County.

In view of the above factors the Planning Board at its regular meeting musry 18, 1956, recommended that this petition be denied.

Petition for Zoning Re-Classification

To The Soning Commissioner of Baltimore County:

1, or we M. Doubt 9 Dec and Doubt legal owner... of the property situation

Description of the area proposed for a Shopping Center, B-L.

Johnycabe Road a distance of approximately 1906 feet to the northexis of the intersection of Kent Road with Johnycabe Road (nearured along Johnycabe Road), said point of beginning also being a distance of approximately 2006 feet to the northexis of the intersection of Kent Road with Johnycabe Road (measured along Johnycabe Road), said point of beginning also being a distance of approximately 2006 feet southeasterly of the center of the Johnycabe Road), proceeding the age of the Dubt tract (present along 4) points are along the Road (particular along 4) proceeding the along the North 47 degrees 48 minutes and its as Addistance of 290 feet; thence along the following two consists and distances, also on the south side of Johnycabe Road; North 50 degrees, 30 minutes were 25,94 feet, and forth 18 degree 31 minutes were 1120 feet thence running for lines of division through the aforementioned tree following free courses and distances; 281 500 feet; North 57 degrees West 310 feet along 40 feet, 50 with 30 degrees 45 minutes East 706, 94 feet; and 500 hr 30 degrees 45 minutes. 40 seconds west 470 feet to the place of beginning, containing 10, 93 acres of land, more or less. BEGINNING for the same at a point on the south side of

linutes East 380 feet; South 49 degrees 39 minutes East 327, 21 feet; and 18 minutes East 180 (etc.) South 49 degrees 39 minutes East 187. 21 feet; and South 16 degrees 25 minutes East 785 feet; thence again running for lines of division through the Doub tract the following eight courses and distances. 255 feet; South 16 degrees no minutes East 255 feet; out 22 degrees no minutes East 257 feet to a point in the "right and a proposed" floor read, theread as 190 feet to a point in the "right and a proposed" floor read, thereof the courses and distances;—South 58 degrees 19 minutes West 250 feet; South 50 degrees 45 minutes worst 250 feet; South 55 degrees 45 minutes west 250 feet; South 56 degrees 51 minutes West 500 feet; and South 72 degrees a 64 minutes west 255 feet; to the casterly end of the North 59 degrees 48 minutes west 176. 356 feet line on the southern boundary of the Doub trart, there binding on all 75. 58 feet; themce side of Johnsyche Road Road Feet 16. 52 feet to the center line of said read; themce sade of Johnnyckae Road North j degrees 34 minutes west 175, 58 feet; themeo. North 72 degree 29 minutes East 16, 52 feft to the center line of said road; themee binding on the said outline of the aforesaid tract and the center line of Johnnyckae Road the following three courses and distances; North 56 degrees 27 minutes West 200 feet; North 66 degrees 32 minutes west 200 feet; and North 75 degrees, It minutes west 2010 feet; and North 75 degrees, It minutes west 2010 feet; and North 75 degrees, It minutes west 2011, 25 feet to the place of beginning. Combining 166, 71 acres of the place of beginning.

Saving and excepting a forty (40) foot right-of-way granted to the Consolidated Gas & Electric Company lying to the south of the 10th, 11th and 12th lines of this description being 1.4 acres of land more or less. Saving and excepting 19, 64 acres of land more or less are requested to be rezoned for group bosses of 44.66 & acres of land more or less. Targen phoses of 44.66 & acres of land more or less.

4-51GNS

AM Notify J. G. TURNBULL

Zoning Commissioner of Baltimore County

DEPARTMENT OF PUBLIC WORKS DIVISION OF ENGINEERING

Inter-Office Correspondence

David H. Fisher January 5, 1956

J. J. Dembeck - Office of Flamning Utility Requirements for Doub Property

Reference is made to your inquiry concerning sanitary and water facilities for the above property.

Water Pacilities:

We have indirected on the attacked drawing the fact 1 % the property lies actified to service amone, the instruct Third and --wills Faugh Jone. To Furnish water to the northwestern profition to Despoyer, (bestern Third Jone Service) would receive extension of the security Indidice, these seathered into the property by means of a 50-inch and 5-facion min. This latter installation examt be sume for a second to the seathered of the second by the second of the se

It is believed that financing and installation of these mains all require the creation of a special utility district in which the costs of the new mains will be apportioned on the basis of the extent of res-mentive properties to be served.

The a rea is question is located in the Beed Ram Naterahed, but at a rea in question is the control of the state of the st

David H. Fisher, Chief Bureau of Engineering

Description of the area on the north side of Johnnycake Road in the First Election District of Baltimore County, proposed to be rezoned for R-G,

BECINNING for the same at a point in the center line of Johnnyciake Road at the center of the bridge spanning the main stream running through
the Doub property salfopint being approximately 1000 feet northwesterly of the
main stream running through
the Doub property of the stream running through
the Doub property of the stream running through
the Road and Land Same was a stream running through
132, 65 feet line of the property conveyed to the 13 degrees 12 minutes West
132, 65 feet line of the property conveyed to the 13 degrees 12 minutes was
132, 65 feet line of the property conveyed and the Rocard on Baltimore County in
Liber ADS 1164, folio 455, and running thence binding on part of the North
15 degrees 10 minutes was 12.5 feet of accrementation of property.
North 36 degrees 49 minutes was 12.5 feet of the following eight course and distances. North on degrees 15 minutes
170 feet; South 26 degrees 30 minutes East 16 of the Belivary; thence leaving the Belivary.
North 31 degrees 10 minutes East 16 of the Belivary; thence leaving the Belivary
North 32 degrees 30 minutes East 16 of the Belivary; thence leaving the Belivary
North 33 degrees 30 minutes East 16 feet; for the Schotz of th

Saving and excepting a forty (40) foot right-of-way granted to the Consolidated Gas & Ricciric Gompany lying to the south of the 10th, 11th and 12th lines of this description heigh; 154 acres of land more or less. Saving and excepting 19, 64 acres of large own less reserved for an elementry school site, leaving an area requested to be resume for group houses of 164, 62 acres of land more or less.

4-519NS ... 19 70, at ALOVo'clock A.M 1/9/56 " AM Zoning Commissioner of Baltimore County Notifu J. G. TURNBULL

Nobroary 9, 1956

MEGRIVED of Regan M. Doub the sum of Ninety Three (#93.00) Dollars, being cost of petition for reclassification, advertising and posting property. - with side of Johnsycake Road 1080 feet northeast of Kent Hood, lat District of Balti-

Zening Commissioner



Size and height of building; frontfeet: depth. nd side set backs of building from street lines; front Property to be posted as prescribed by Zoning Regulations of this petition, sad further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County. Ragan M. Doub Dorothy a Doul Address Schungenke Rd (1) by the "Zoning Law of Baltimore County." in a newspaper of general circulation throughout Baltimore

County, that property be posted, and that the public hearing hereon be had in the office of the Zoning er of Baltimore County, in the Reckord Building, in Towson, Baltimore County, on the

1956

Notify

J. G. TURNBULL

I AM

___day of _____January _____ 19 56, at 11:00 o'clock _____A:M.

Zoning Commissioner of Baltimore County

Zoning Law of Baltimore County, from an R. C zone to an R.G. & B.L zone

cant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the above re-classification about he had

Zoning Commissioner of Baltimore County

ant to the advertisement, posting of property and public hearing on the above petition and it appearing that boronsond the petition is presenture for the following reasons: 1. That the area in question is being studied by the Flamming Board for their recommendations in their Land Use Plan, and

2. That there will be 16 months waiting period before either water or severs will be available and the present plans do not include plans for grow house develop-

... the above re-classification should NOT be had It Is Ordered by the Zoning Commissioner of Baltimore County, this 25th day of January 19.56 that the above petition be and the same is hereby denied and that the

Olilin N. Column

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

#3690

Date of Posting 12-14-53

an B-6 gone to an B-6 gone

Rend it See The Set Johns whe found and interestion of Gent Location at Similar degel 1680, and by 125, however 133 ft grabby 4. of jan 16305 ft.

Posted by Lough & Hussens Date of return: 12-15-55

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

#3690

Date of Posting 1-11-56

Posted for hard Rob Jank St. A. Santa land B. L. Jorde.
Petitioner: R. M. Maryl A.

Loring a vegenty M. E. Jehny ash for T. intersection of Hent M. Location of size God Logs 10 50 ft (and b) 13 55 ft, and 1/5 50 ft, and b) 3 ft ff, and b) 3 ft ff, and b) 3 ft ff, and b) 3 ft ff ff and b) 3 ft ff and b)

Posted by Blange & Thereman Date of return: 1-12-56

NOTICE OF ZONING PETTION
FOR RECLASSIFICATION
FOR RECLASSIFICATION
Personate to putting filed with
the Zoning Combinations of Bulliclassification from the Zoning
on H.J. Zoning of the parcel of lead
or consideration from an E.Z. Zoning
on the Zoning of the Combination from an E.Z. Zoning
on the Combination from an E.Z. Zoning
to the Combination of Landing
to Combination of Bullioner
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Maryfield and AM.

Its determine whether or and the classified from the control of the control o

tract Jan. 6-13

THE BALTIMORE COUNTIAN

Reisterstown, Md.

THE HFRALD - ARGUS
Catonsville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

THIS IS TO CERTIFY, that the annexed advertisement of Wilsie Id. adams, Zoning

I the property of the property

THE BALTIMORE COUNTIAN THE HERALD - ARGUS No. 1 Newburg Avenue CATONSVILLE, MD.

THIS IS TO CERTIFY, that the annexed advertisement of Whelsie Id. adams, Zoning T Buttimore county was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Mary-

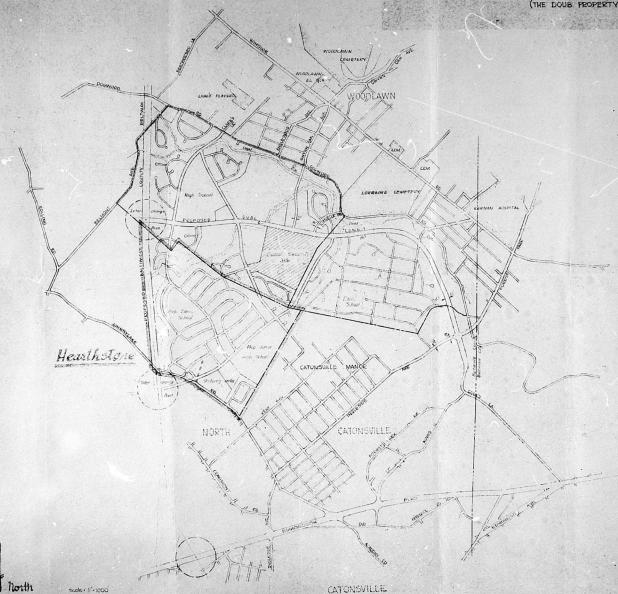
land, once a week for the /4 TL day of the same was inserted in the issues of . January 6 and 13, 1956.

> THE BALTIMORE COUNTIAN By Paul J. Morgan Editor and Manager

DEVELOPMENT PLAN .

HEARTHSTONE

(THE DOUB PROPERTY)



SITE PLANNERS : BERNARD M. WILLEMAIN & ASSOC. 22 W. PENNSYLVANIA AVE. TOWSON , MD.

LOCATION: 15 DISTRICT, BALTO. Co., MD.