

CONTRACTOR SHALL MEET ALL EXISTING IMPROVEMENTS SMOOTHLY FOR LINE, GRADE AND FINISH.

2. ALL WORK SHOWN ON THESE PLANS SHALL BE COMPLETED IN ACCORDANCE WITH ALL CITY ORDINANCES, STANDARDS AND SPECIFICATIONS OF THE BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS AND OF THE MARYLAND STATE HIGHWAY ADMINISTRATION AND THE BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS. THE CONTRACTOR SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO MENTION SPECIFICALLY ANY WORK WHICH WOULD NORMALLY BE REQUIRED TO COMPLETE THIS PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF COMPLETING THE PROJECT. THE COST OF SUCH WORK SHALL BE INCLUDED IN THE BASE BID.

4. CONTRACTOR SHALL MAINTAIN TRAFFIC IN REISTERSTOWN ROAD, INVIOLAGE, SLACK CREEK, AND MILFORD MILL ROAD AT ALL TIMES DURING CONSTRUCTION.

5. THE CONTRACTOR SHALL NOTE THAT IN CASE OF DISCREPANCY BETWEEN ANY SCALED DIMENSIONS AND THE FIGURED DIMENSIONS SHOWN ON THESE PLANS, THE FIGURED DIMENSIONS SHALL GOVERN. ALL QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY AND MUST BE VERIFIED BEFORE FINALIZING BIDS.

6. THE LOCATIONS OF EXISTING AND PROPOSED UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DEPTHS AND DO NOT REPRESENT FIELD-VERIFIED LOCATIONS. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 A MINIMUM OF 5 BUSINESS DAYS PRIOR TO ANY UTILITY LOCATIONS. CONTRACTOR SHALL CONFIRM TO HIS OWN SATISFACTION THE LOCATION OF ALL UTILITIES PRIOR TO PLACEMENT OF ANY MATERIALS. IF ANY CONFLICT IS FOUND BETWEEN UNDERGROUND UTILITIES AND THE PROPOSED CONSTRUCTION, THE CONTRACTOR SHALL CONTACT COLBERT MATZ ROSENFIELD, INC., THE OWNER/DEVELOPER AND THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY SUCH DISCOVERED EXISTING UTILITIES, IF NECESSARY, SHALL BE AT THE EXPENSE OF THE OWNER. THE CONTRACTOR SHALL COORDINATE THE RELOCATION OF THESE FACILITIES, IF NECESSARY.

7. CONTRACTOR SHALL PROTECT ALL EXISTING TREES OUTSIDE THE LIMIT OF DISTURBANCE AT ALL TIMES DURING CONSTRUCTION. TREES NOTED, AND PROTECTED, AND NOTED FOR PROTECTION ARE SHOWN AROUND EACH TREE DESIGNATED FOR PROTECTION PRIOR TO BEGINNING ANY CONSTRUCTION.

8. THE CONTRACTOR SHALL DETERMINE IF ANY TREES, PAVING, ETC. ARE TO BE REMOVED AS PART OF THIS PROJECT. SAIL REMOVAL SHALL BE INCLUDED IN THE BASE BID.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF REPAIR SCHEDULED FOR REMOVAL OR DEMOLITION. COST OF REPAIR TO ANY DAMAGED EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE BASE BID. THE CONTRACTOR SHALL CLEAR THE PROJECT SITE OF ALL EXISTING MATERIALS, INCLUDING EXISTING DRIVEWAYS, DRIVEWAYS, SIDEWALKS, AND AS NOTED HEREON.

10. ALL DEMOLITION/REMOVED MATERIALS SHALL BE DISPOSED OF AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY ADJACENT PROPERTY SHALL BE REPAIRED IMMEDIATELY AT THE EXPENSE OF THE CONTRACTOR.

11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEVIATION FROM THIS PLAN PRIOR TO ANY CHARGE BEING MADE. ANY DEVIATION FROM THIS PLAN WITHOUT WRITTEN AUTHORIZATION FROM COLBERT MATZ ROSENFIELD, INC. SHALL BE AT THE CONTRACTOR'S RISK. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THE COMPLETION OF THIS PROJECT, UNLESS DIRECTED OTHERWISE.

12. LIGHTING SHALL BE IN ACCORDANCE WITH THE LATEST LIGHTING STANDARDS.

13. PREFORMED ELASTOMERIC COMPRESSION JOINT MATERIAL SHALL BE INSTALLED AT ALL MEETINGS OF EXISTING AND/OR PROPOSED DRIVEWAYS, SIDEWALKS, AND AS NOTED HEREON.

14. CONTRACTOR SHALL PROVIDE ALL PAVEMENT MARKINGS AND PAINT FOR THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE CODES AND THE DETAILS SHOWN ON THESE PLANS. PAVEMENT MARKINGS TO MEET SHA STANDARD FOR TRAFFIC PAINT. ALL PAINTED HANDCAPIED MARKINGS TO MEET SHA STANDARD FOR TRAFFIC PAINT. ALL TRAFFIC WHITE AND SHALL BE APPLIED IN TWO COATS. PAVEMENT MARKINGS TO MEET SHA STANDARD FOR TRAFFIC PAINT.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL LANDSCAPE AREAS. TOPSOIL SHALL MEET MDSHA STD. 92.001 AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLACEMENT.

16. THE CONTRACTOR SHALL BE AS DIRECTED BY GEOTECHNICAL ENGINEER OR AS OUTLINED IN THE GEOTECHNICAL REPORT. IF NO GEOTECHNICAL REPORT IS PROVIDED, THE CONTRACTOR SHALL ENGAGE AN ENGINEER IS ENGAGED FOR THIS PROJECT, ALL EXCAVATED AREAS SHALL BE BACKFILLED AND COMPACTED TO 90 PERCENT DENSITY AS DETERMINED BY ASTM D 1557. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PAVING WHICH EXHIBIT UNSTABLE SUBGRADE CONDITIONS SHALL BE EXCAVATED TO BEARING SOIL, REFINED AND COMPACTED. OR SUITABLE. ALL MATERIAL SHALL BE IN 8 IN THICK LOOSE COURSES AND COMPACTED. COMPACTION UNDER PARKING SURFACE SHALL BE TO A MINIMUM OF 95 PERCENT DENSITY AS DETERMINED BY ASTM D 1557. COMPACTION UNDER ALL UTILITY STRUCTURES SHALL BE TO A MINIMUM OF 95 PERCENT DENSITY AS DETERMINED BY ASTM D 1557.

17. CONTRACTOR SHALL PLACE SURFACE COURSE OVERLAY 5 FEET BEYOND LIMITS OF REPLACEMENT PAVING, UNLESS DIRECTED OTHERWISE BY THE ENGINEER IN THE FIELD. ALL OVERLAYS SHALL BE SMOOTH, AND SHALL BE 1/2 INCH THICK. THE CONTRACTOR SHALL RESURFACE EXISTING PAVING AS NEEDED TO PROVIDE SMOOTH TRANSITION.

18. THE CONTRACTOR SHALL PROVIDE ALL VALVE BOXES, VAULTS, INLETS, MANHOLES AND OTHER PROPOSED UTILITY STRUCTURES SHALL BE SET TO FINISH GRADE.

19. CONTRACTOR SHALL PROVIDE A MINIMUM OF 1 FOOT OF PROTECTIVE FILTER OVER ALL STORM DRAIN PIPES DURING CONSTRUCTION.

20. THE CONTRACTOR SHALL GRADE ALL AREAS WITHIN THE LIMITS OF CONSTRUCTION AND SHALL WARP ALL PAVING AS NECESSARY TO MAINTAIN POSITIVE DRAINAGE TO THE DRAINAGE DITCHES OF THE PLAN. CONTRACTOR SHALL PROVIDE SMOOTH TRANSITIONS BETWEEN CONVENTIONAL AND REVERSE SLOPE CURB SO AS TO CREATE POSITIVE DRAINAGE AT ALL TIMES.

21. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY ADJUSTMENT AND/OR RELOCATION OF SIGNAL, UTILITY AND/OR LIGHT POLES AND/OR STRUCTURES WITH PROPER UTILITY COMPANY. BRACING OF POLES SHALL BE PROVIDED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION AND/OR POLE BRACING TO BE COORDINATED WITH OWNER OF UTILITY, OWNER'S ENGINEER AND COLBERT MATZ ROSENFIELD, INC. ALL POLE BRACING SHALL BE INCLUDED IN BASE BID.

22. CONTRACTOR SHALL PROVIDE FULL TRENCH COMPACTION FOR ALL SITE UTILITIES, UNLESS OTHERWISE NOTED.

23. THE CONTRACTOR SHALL PROVIDE ALL EXISTING METER BOXES, VALVES, FIRE HYDRANTS, HANDBOXES, MANHOLES AND OTHER UTILITIES WITHIN THE WORK AREA WHICH ARE INTENDED TO REMAIN SHALL BE ADJUSTED AS NECESSARY TO MAINTAIN POSITIVE DRAINAGE SMOOTHLY HAZARD OR OTHER IMPEDIMENT TO PEDESTRIAN PASSAGE. CONTRACTOR SHALL COORDINATE ADJUSTMENTS WITH THE OWNER PRIOR TO EXISTING UTILITY PRIOR TO MAKING ANY ADJUSTMENTS TO THE UTILITY.

24. FILTER CLOTH SHALL BE MIRAFI 140S OR APPROVED EQUAL.

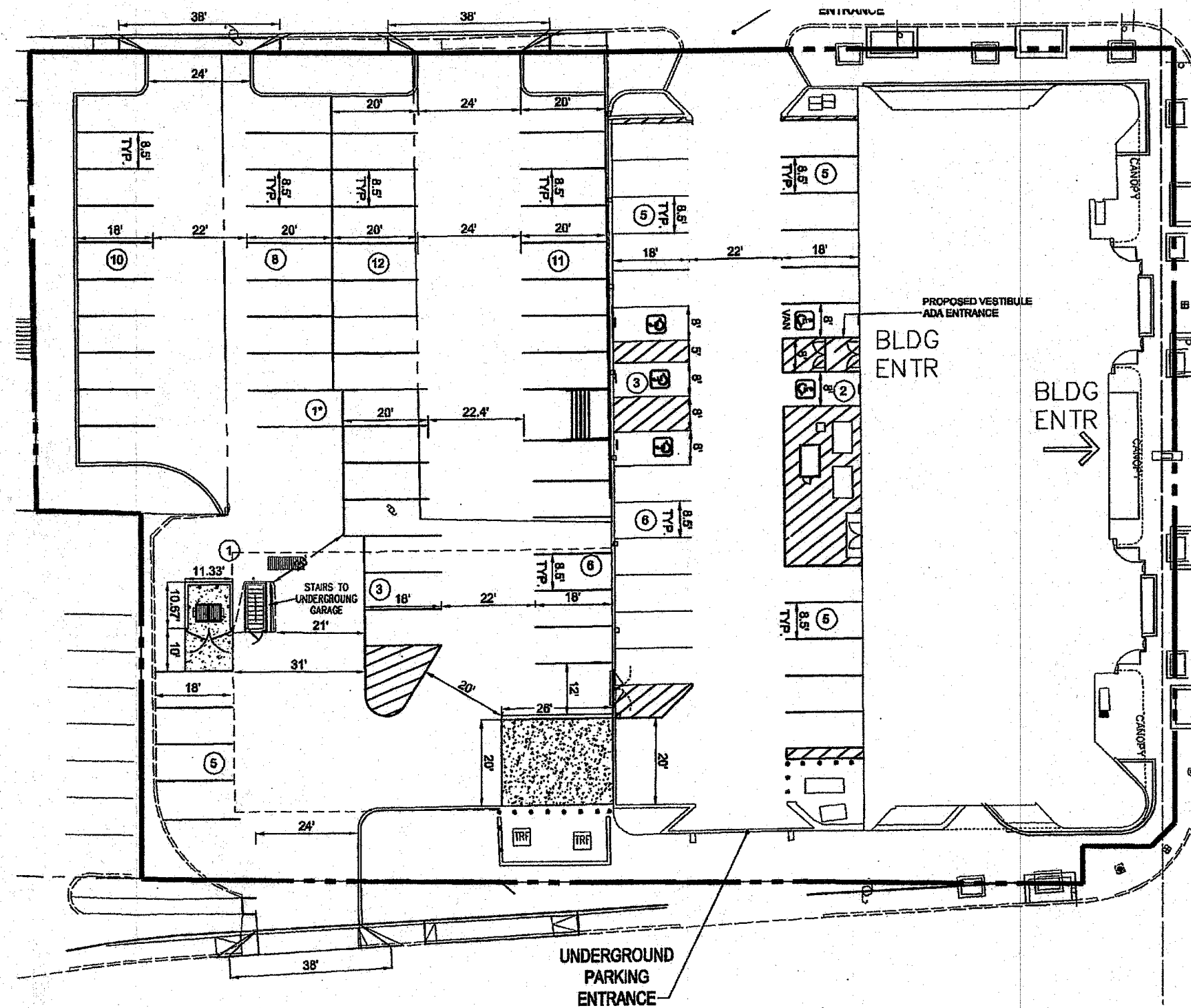
25. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING SOIL AND SOIL CONSERVATION SERVICE AND THE MARYLAND STATE HIGHWAY ADMINISTRATION.

26. CONCRETE WHEEL STOPS SHALL BE TYPE 1 IN ACCORDANCE WITH MD SHA STD. 634.04.

27. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING TOPOGRAPHY WITHIN LIMITS OF FIELD RUN TOPO AND PROPOSED BOUNDARY SHOWN ON THESE PLANS IS BASED ON SURVEYED DATA PROVIDED BY CONTRACTOR. POSITIVE DRAINAGE (OUTSIDE TOPO LIMITS) IS TAKEN FROM GIS, PUBLIC RECORDS AND SITE PLANS AND DOES NOT REPRESENT A FIELD SURVEY. ALL POSITIVE DRAINAGE BOUNDARY SHOWN ON THESE PLANS IS BASED ON RECORDED DEEDS AND PLATS AND DOES NOT REPRESENT A FIELD SURVEYED BOUNDARY.

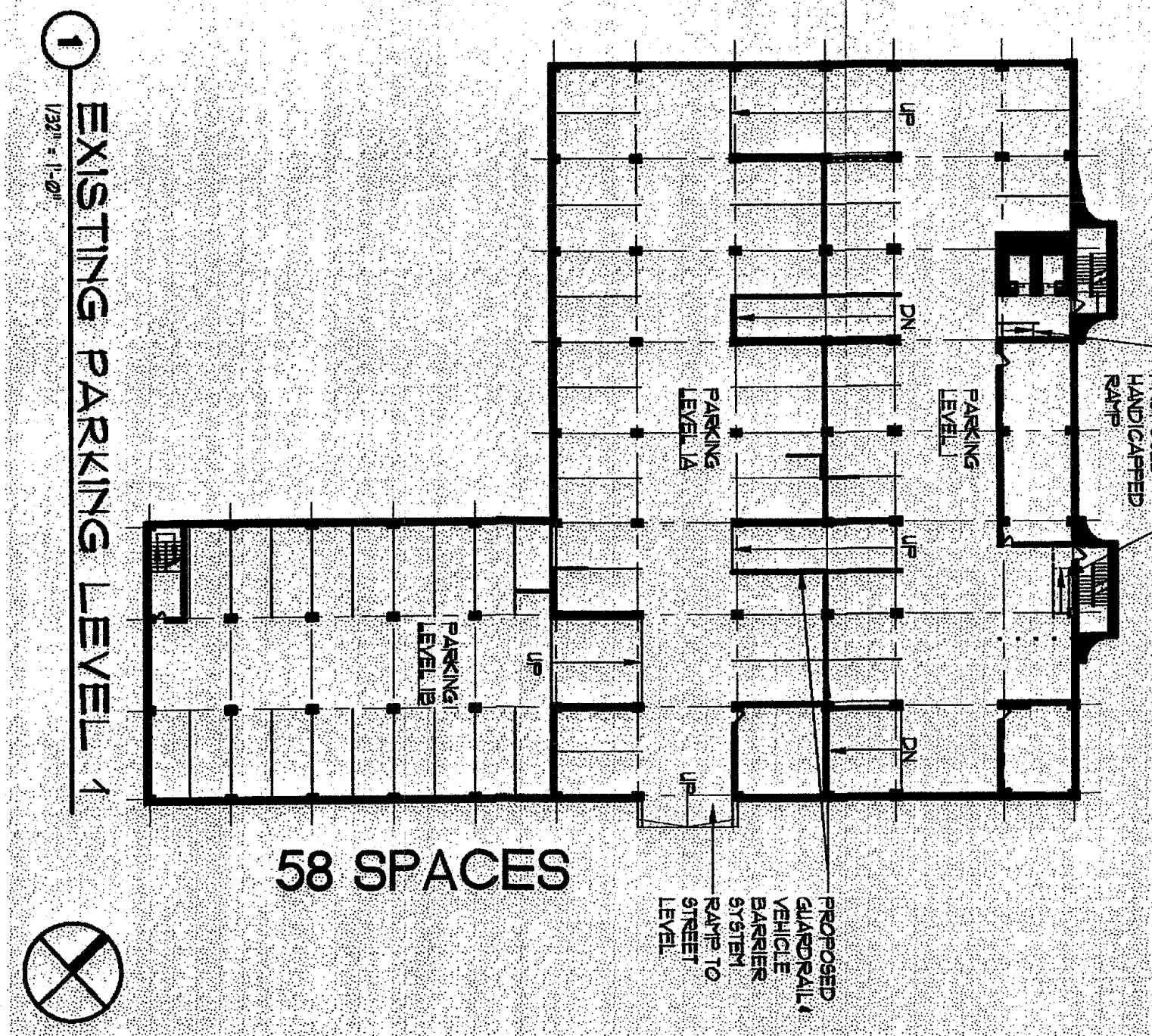
Journal of Management Education 36(8) 907-924

SCAN TO FILE 1974-0232-A, REGIONAL
Application of "Pikesville Overlay
DISTRICT" AND Slope PRO- CAL.
FOR REZONING.

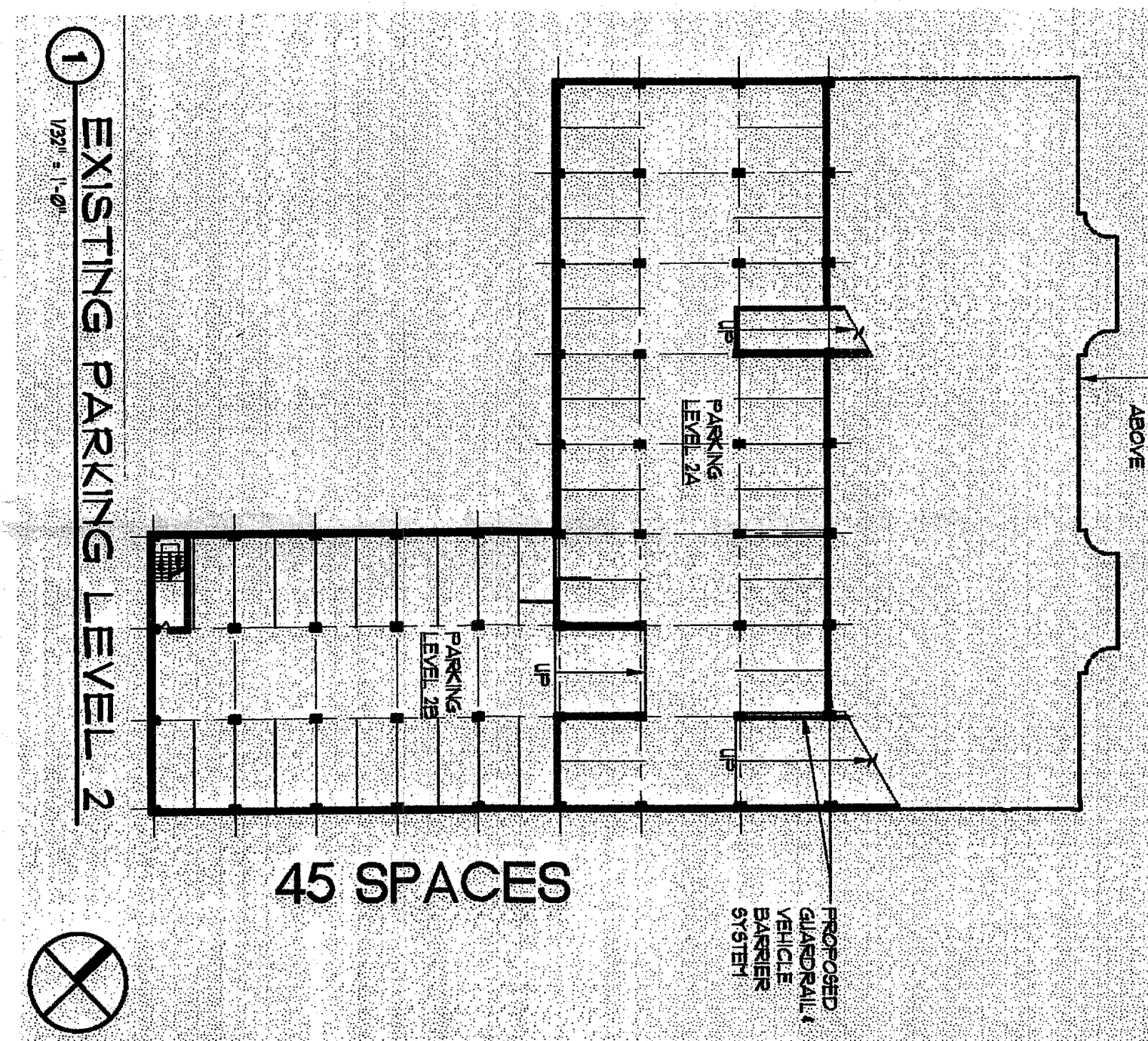


SURFACE PARKING PLAN
83 SPACES

Pikesville Plaza - Parking Tabulation:			
USE	AREA (Sq Ft)	PARKING REQUIREMENT	REQUIREMENT
Office (floors 2-7)	51,160	3.37 / 1,000 sq ft of gross floor area	168.56 parking spaces
Restaurant * (1st floor)	8,000	5 / 1,000 sq ft of gross floor area	40 parking spaces
* for the restaurant use this calculation is based on parking requirement for standard restaurants in the Pikesville Revitalization Area. To apply this requirement, the project must have an investment of \$100,000 and the work must be done within 6 months.			
TOTAL PARKING SPACES REQUIRED (#s are rounded up):			209 parking spaces
NUMBER OF SPACES GRANTED (PER VARIANCE 74-232-A IN LIEU OF 218 REQ'D):			172 parking spaces
TOTAL PROVIDED:			188 SPACES



58 SPACES



45 SPACES

UNDER BUILDING PARKING PLANS



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

February 3, 2000

Column Financial, Inc., its successors and/or assigns
c/o Donaldson, Lufkin & Jenerette
277 Park Avenue, 10th Floor
New York, NY 10172
Attn: Susana Iannicelli

Dear Ms. Iannicelli:

RE: Pikesville Plaza Building Co., Norwest Corner Reisterstown Rd. and Slade Ave.,
600 Reisterstown Rd., 3rd Election District

Your letter to Arnold Jablon, Director of Permits and Development Management has been referred to me for reply. The zoning of this site per the 1"-200' scale zoning map #NW, 7-E (high-lighted copy enclosed) is Business Local-Automotive Service (BL-A) along Reisterstown Road with a depth of approximately 130 feet +/- with the rear portion split Business Local (BL) and Residential Office (RO). The use of this 7 story professional office building is permitted as of right in the business zones.

This site has been the subject of numerous zoning hearings, which are listed as follows:

- #68-50-RXA Special Exception for an automotive service station and a variance from Section 405.2.B, paragraph 5 granted by the Board of Appeals
- #74-113-SPH A Special Hearing to approve a use permit for commercial parking in a residential zone granted by the Zoning Commissioner on December 12, 1973
- #74-232-A A Variance to allow 172 parking spaces in lieu of the required 218 spaces for a professional building granted by the Deputy ZC May 7, 1974.
- #95-296-A A Variance to permit a setback of 95 feet from the RO zone for a roof mounted wireless transmitting and receiving facility in lieu of required 200 feet granted by Zoning Commissioner on March 30, 1995.
- #96-319-SPH A Special Hearing to allow massage services as accessory to an existing beauty salon granted by the Deputy Zoning Commissioner May 20, 1996.
- #96-320-SPH A Special Hearing to approve an amendment to the site plan to allow 161 parking spaces in lieu of me 172 spaces granted in case #74-232-A and to permit 12 of those spaces to be utilized for the storage and parking of ambulances and limousines and a Special Exception to permit a Service Garage use on the subject property granted by the Deputy Zoning Commissioner on April 10, 1996
- #97-59-A A Variance to permit a setback of 71 feet from an RO zone in lieu of the required 200 feet for a roof mounted wireless transmitting and receiving facility and to amend the previously approved site plan in case #95-296-A to reflect this proposed improvements granted by the Deputy Zoning Commissioner on September 17, 1996.

Original occupancy certificates are no longer available. A review of files in the Code Enforcement Office found no current violations.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

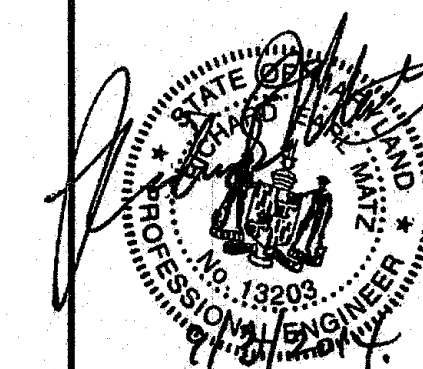
John J. Sullivan, Jr.

John J. Sullivan, Jr.
Planner II
Zoning Review

SITE NOTES

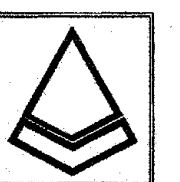
600 REISTERSTOWN ROAD

TAX MAP 78 - GRID 09 - PARCEL 230
3RD ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND



Colbert Matz Rosenfelt, Inc.

Engineers * Surveyors * Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953



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 No. 9202 Expiration Date: Nov 2, 2014

1 9/03/14 ISSUE FOR PERMIT & CONSTRUCTION KML
NO. DATE REVISIONS: BY SHEET 3 OF 4

SCALE: AS NOTED
DATE: 5/18/12
JOB NO.: 2010-285.1
DESIGNED: REM/KL
DRAWN: AKC/KL
CHECKED: FILE: 2010285.1 BASE.dwg
DRAWING NUMBER: GRD-3



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

February 3, 2000

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c/o Donaldson, Lufkin & Jenerette
277 Park Avenue, 10th Floor
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Ms. Susana Iannicelli
February 3, 2000
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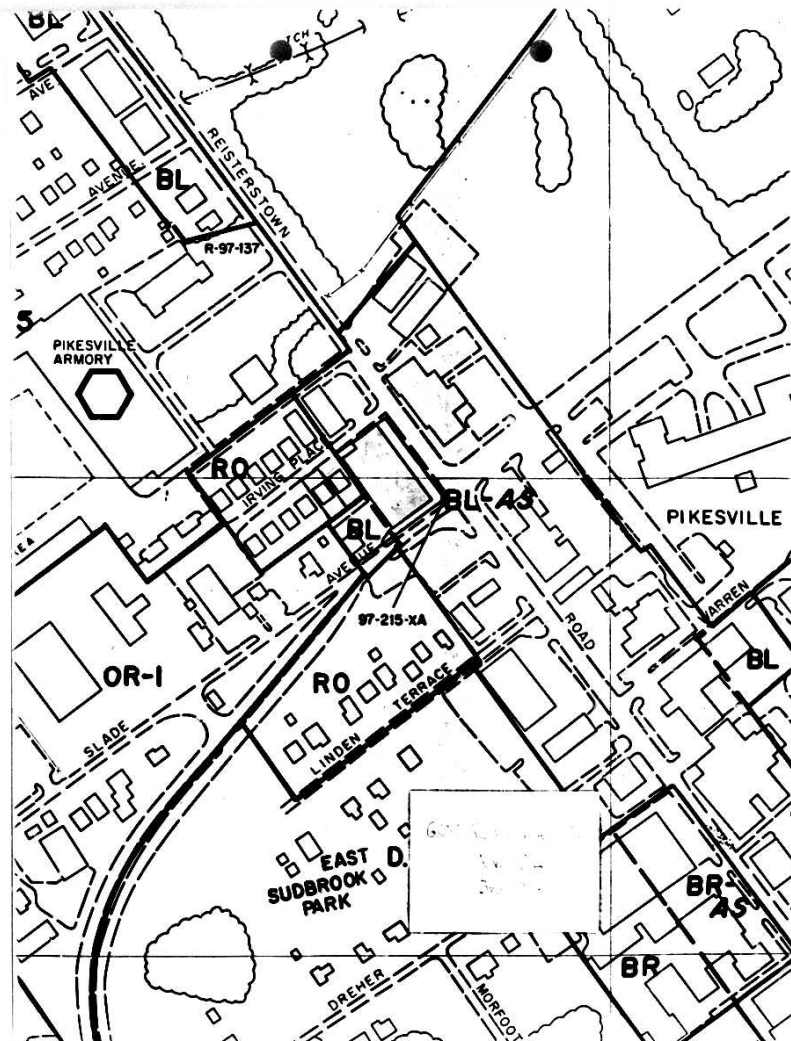
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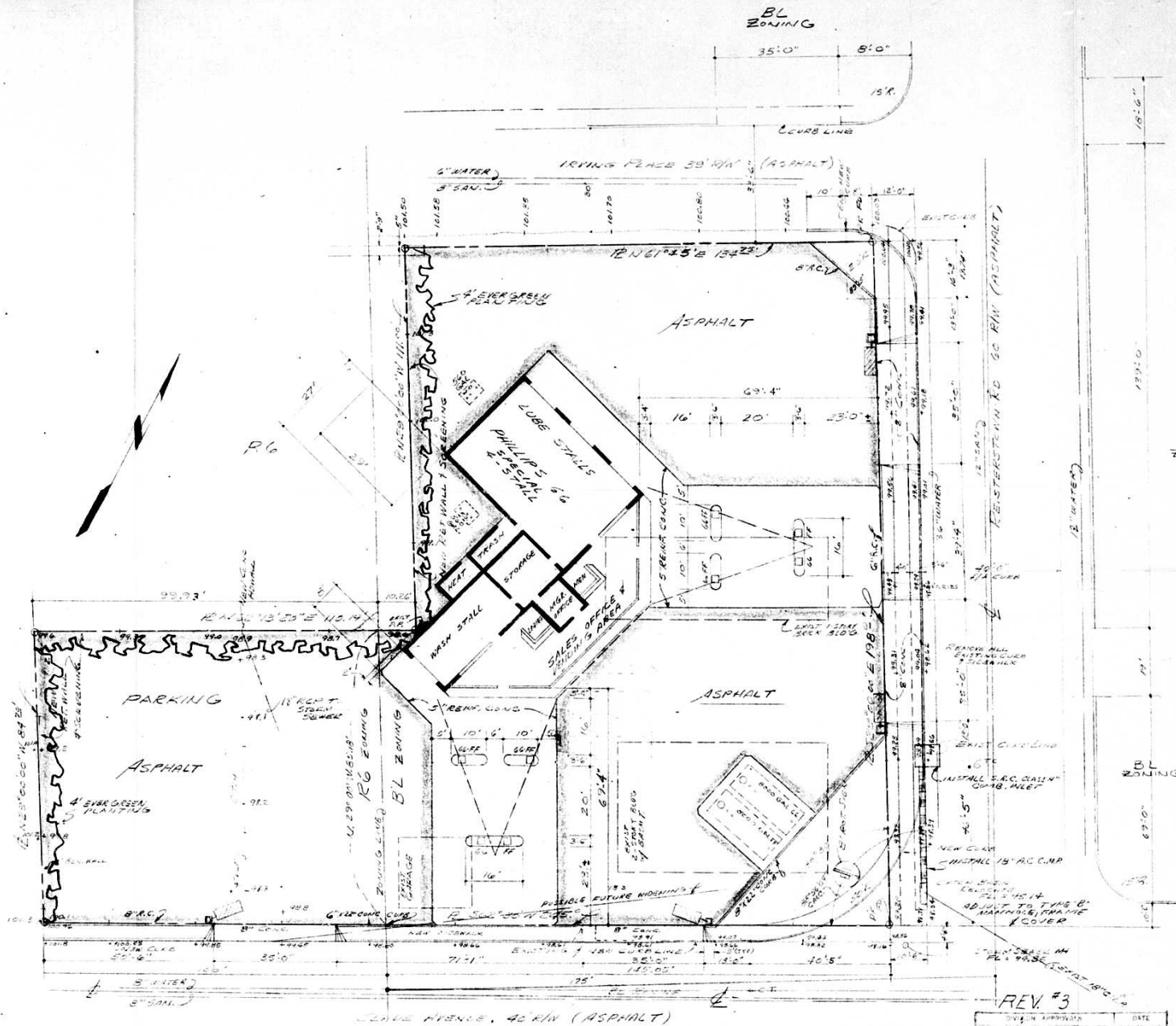
Sincerely,

John J. Sullivan, Jr.
Planner II
Zoning Review

JJS:kew



3 signs



- NOTES
- 1) SUPERSEDES PREVIOUS PLANS
 - 2) EXEMPTION FROM SETBACK REQUIREMENTS REQUIRED
 - 3) EXEMPTION FROM PARKING REQUIREMENTS REQUIRED
 - 4) 2" MIN. CURB RISE 1' MIN. FROM CURB TO TOP OF DRIVEWAY
 - 5) 2" MIN. CURB RISE 1' MIN. FROM DRIVEWAY TO TOP OF DRIVEWAY
 - 6) 2" MIN. CURB RISE 1' MIN. FROM DRIVEWAY TO TOP OF DRIVEWAY
 - 7) EXEMPTION FROM SETBACK REQUIREMENTS REQUIRED
 - 8) ALL EXIST. PLANTS TO BE MOVED
 - 9) EXEMPTION REQUIRED TO BUILD WITHIN 20' OF RG BOUNDARY CURVE.

THREE UNDEVELOPED LOTS ARE TO BE DEVELOPED FOR INDUSTRIAL USE OR RESIDENTIAL USE. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BARTLESVILLE, OKLAHOMA.

DIVISION APPROVALS	DATE
CITY MGR. <i>[Signature]</i>	2-1-66
ASST. MGR. <i>[Signature]</i>	2-1-66
CITY SUPT. <i>[Signature]</i>	2-1-66

NO.	REVISION	BY	DATE
1	ADD BLDG. DIM. 25'x50'	ELC	2-1-66
2	CHANGED PER STATE R/L	G.M.	2-1-66
3	ADDED NEW BLDG. PER B'VILLE PERM.	G.M.	2-2-66
4	2-3000 GAL. PDS WERE 2-6000 GAL. PDS	G.M.	2-2-66
5	CHANGED REAR DIM. OF BLDG TO 16' IN CORNER PK.	G.M.	2-2-66

REV. #3

FOR BIDS
FOR APPR.
FOR CONST.

DESIGN *[Signature]*
DRAWN *[Signature]*
CHECKED *[Signature]*
APPROVED *[Signature]*

PHILLIPS PETROLEUM CO.
BARTLESVILLE, OKLAHOMA

PLOT PLAN
FEE SERVICE STATION #24407
REISTERSTOWN RD & CLARK AVE
BARTLESVILLE, OKLAHOMA

DATE 2-1-66
SCALE 1/8" = 1'-0"
DWG. NO. MDB-430
SHEET NO. 1-5