



BALTIMORE COUNTY
DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS
111 WEST CHESAPEAKE AVENUE
TOWSON, MD 21204
410-887-3391

08-2017-0027-51

B 939107
A 758971

The applicant is authorized to affirm that there are no current violations at this site pursuant to Section 112.7 BCC
Initials KP

500.

SIGN USE PERMIT

Permit Fees are Non-Refundable; Make Check Payable to "Baltimore County, Maryland"

PROPERTY ADDRESS 11235 York Rd. Cockeysville, MD ZIP CODE 21030
BUSINESS NAME Exxon ZONING BL-AS
OWNER'S NAME Southside Oil LLC PHONE NO. 610-883-2233 HISTORIC DISTRICT ☐ Yes ☒ No
MAILING ADDRESS 1900 Delcove Rd. Rowlett TX 75088
APPLICANT/OWNER'S AGENT Ken Redgett PHONE NO. 301-370-2126
SIGN COMPANY NAME JFM Services, Inc PHONE NO. 301-622-4290
TYPE OF SIGN: ☐ Window Sign TAX ACCOUNT NO. 080 / 808 / 1263

☐ Temporary- Including Real Estate/Construction/Event Temporary Signs in the Last Year: ☐ Yes ☐ No
☒ Permanent ☒ Changeable Copy ☐ Wall ☒ Face Change Only ☐ Non-Illuminated
☒ Freestanding ☒ Pylon ☐ Monument ☐ Illuminated (separate electrical permit required)
Size: _____ feet x _____ feet = 67.07 square feet Height: _____ feet (freestanding signs)

Property Line/Street Right-of-Way Setbacks: front 5, sides 115 and 100, and rear 100' r.

NOTE: A construction plan, drawn to scale and clearly showing that all requirements have been met, must be attached; a site plan also must be attached for freestanding signs.

Table of Sign Regulations: 450.4. Attachment 1, 1.- An Electronic Changeable Copy Sign may only have a maximum Frequency of one instantaneous message change per 15 second cycle.

450.6.B.3 Changeable copy signs must operate at a constant intensity and not give the appearance of movement by flashing, blinking, strobing, scrolling, oscillating, or alternating lights.

PROHIBITIONS: including roof signs (Sections 450.5.B.7 and 450.6.A, Baltimore County Zoning Regulations):

1. Signs cannot impair motorist's clear view of traffic or government signs. All signs are subject to Section 102.5, BCZR.
2. Signs cannot imitate or resemble government signs, except for private traffic control and notice signs.
3. Signs cannot be placed in or project into or above street right of way or governmental property.
4. Sign or framework cannot obstruct window or opening for light and air or access to building, fire hydrant, or stand pipe.
5. Vehicle cannot be parked for the purpose of displaying an attached sign.
6. Except for flags exempted, flags, pennants, ribbons, streamers, tethered balloons, laser projections, and similar objects are prohibited.
7. Portable signs are prohibited, except for A-frame and sandwich board signs issued a use permit in B.M. - C.T. zones.
8. There can be no display or simulation of moving parts or message, except for an outdoor advertising sign with tri-vision, a changeable copy sign, or a thermometer, barometer, weather vane, barber pole, or clock.
9. No sign may emit sound

Work Description (including number of signs, special conditions, materials, locations and size):

Re-free gasoline price sign. 67.07 sq ft Sign area.
LED Price Sign

CORNER LOT ☐

OWNER/AGENT CERTIFICATION

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the above are true and further agree to locate the proposed sign such that it will not violate Baltimore County laws and regulations.

Ken Redgett
Signature

7/17/17
Date

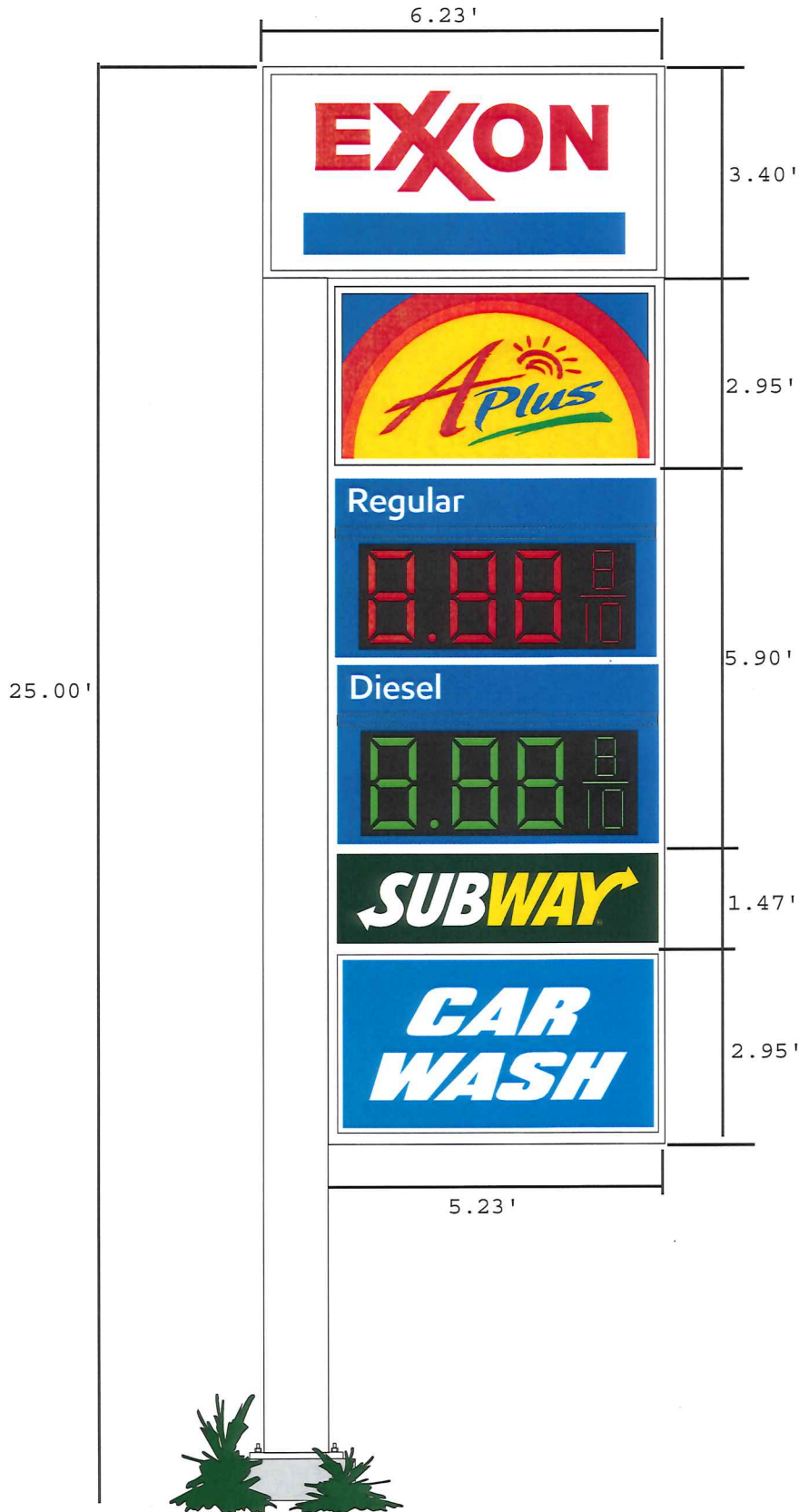
Ken Redgett
Print/Type Name

☐ Require Planning Signature _____ Date _____

Copies: White-Office; Yellow- Applicant (keep this Copy for your permanent records)

REV 10/14

Authority under Section 500.4, BCZR **PAI Approval (SIGN ONLY)**
[Signature] JCM 7/21/17
Signature Initials Date



EXXON = 21.18 SF
 A-PLUS = 18.38 SF
 PRICE SIGN = 36.75 SF
 SUBWAY = 9.15 SF
 CARWASH = 18.38 SF
 SIGN AREA = 67.07 SF
 PRICE SIGN AREA = 36.75 SF



DISCLAIMER: Renderings are for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions, and mounting detail, please refer to engineering specifications and install drawings. These drawings and designs are the exclusive property of Everbrite LLC. Use of, or duplication in any manner without express written permission of Everbrite LLC, is prohibited.

Customer: **SUNOCO**

Project No: 349733.fs

Date: 8/11/2016

Location & Site No.:
SUN04810388

Scale:

Drawn By: JG

Description:

Revised:

Revised:

Customer Approval: Graphics and colors on file will be used unless otherwise specified by customer. Please review drawing carefully. By signing below, you agree to graphics as shown above, and to location of sign as shown. Please return signed copy back to Everbrite.

CUSTOMER SIGNATURE

DATE

LANDLORD SIGNATURE

DATE

GENERAL NOTES

1. The bearing base for this survey originated from Liber 4513 folio 391.
2. This property has an area of 97,621 square feet or 2.241 acres of land.
3. This property is designated by Baltimore County, as Tax Map 42 Parcel 199.
4. There was no observable evidence of cemeteries found at the time of this survey.
5. This site has access via York Road.

SCHEDULE B - TITLE EXCEPTION NOTES

This survey is based on a title report prepared by Stewart Title Guaranty Company, Commitment No. 09002838, dated October 5, 2009.

Items not listed below are standard title exceptions and/or are not matters or issues that pertain to this survey.

- (B) Subject to the terms and provisions of a Deed recorded October 11, 1955 in Liber G.L.B. No. 2795 at Folio 21 to State Roads Commission of Maryland. — DOES NOT AFFECT PROPERTY, SLOPE EASEMENT EXPIRED BY TERMS OF THE AGREEMENT.
- (9) Subject to the terms and provisions for Right-of-Way in Deed recorded October 19, 1956 in Liber G.L.B. No. 3037 at Folio 81. — AFFECTS PROPERTY AS SHOWN ON SURVEY, LOCATED ON ADJACENT PROPERTY.
- (10) Subject to the terms and provisions for Right-of-Way in Deed dated October 29, 1956 in Liber G.L.B. No. 3043 at Folio 246. — AFFECTS PROPERTY AS SHOWN ON SURVEY, LOCATED ON ADJACENT PROPERTY.
- (14) Deed of Easement and Agreement to Baltimore County recorded in Liber 5617, at Folio 748. — AFFECTS PROPERTY AS SHOWN ON SURVEY

POTENTIAL ENCROACHMENT NOTES

- [A] ASPHALT DRIVEWAY CROSSES EASTERLY PROPERTY LINE BY UP TO 9.7 FT.

ZONING NOTES

Zoned: BL-AS — Business, Local — Automotive Services

Permitted Use Classification: Automotive — service station

Observed Use(s): Gas Station, Convenience Store & Car Wash

Existing site conditions appear (from outside observations) to fall within permitted uses as listed above in the County of Baltimore Zoning Regulations Section 232.

Zoning Regulations are subject to change and interpretation, for further information contact: County of Baltimore (phone: 410-887-3868)

Contacts name: William J. Wiseman, III

Site Restrictions:

1. Minimum building setbacks:
Front:
Building: 35 feet (min. provided: 143.4 ft.)
Pump: 25 feet (min. provided: 46.1 ft.)
Canopy: 15 feet (min. provided: 38.8 ft.)
Side: 6 ft. (min. provided: 37.7 ft.)
Rear: 6 ft. (min. provided: 123.8 ft.)
2. Minimum lot size: 15,000 Square Feet (min. provided: 97,621 s.f.)
3. Minimum lot frontage: n/a (min. provided: 310.00 ft.)
4. Maximum building height: Height unlimited, except that no building hereafter erected on a lot which abuts a residence or business zone shall exceed a height of 40 feet or three stories if any part of said building is within 100 feet (max. provided: 16.3 ft.)
5. Maximum density: n/a
6. Maximum floor area ratio: 2.0

Parking Tabulation:

- Regular parking space calculations are based on exterior footprint of building at ground level and are further calculated using the formula of:
- (1) One space per employee on the largest shift.
 - (2) Three spaces per 1,000 square feet of gross floor area for a convenience store up to 1,500 square feet. (Convenience stores larger than 1,500 square feet shall be subject to the parking requirements for retail uses in accordance with Section 409, including the first 1,500 square feet).
 - (3) Three spaces per service bay, not counting service spaces in the bays.
 - (4) One space per self-service air or vacuum cleaner unit.
 - (5) One space per automatic teller machine.

— Handicap spaces are calculated based on ADA requirements (Total spaces: 1–25, Required ADA spaces = 1)

Total regular spaces provided: 32
Total handicap spaces provided: 2
Total combined spaces provided: 34

FLOOD ZONE NOTE

By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 2400100235F, which bears an effective date of September 26, 2008, and is NOT in a Special Flood Hazard Area. By telephone call to the National Flood Insurance Program (800-638-6620) we have learned this community DOES currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Survey Prepared By:

First Order, LLC

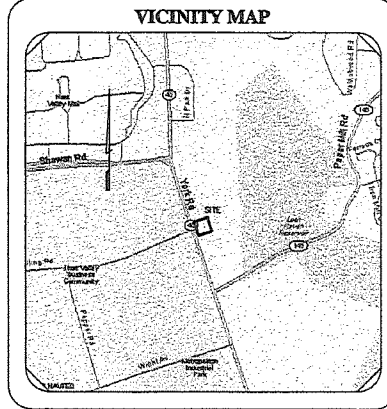
1700 Sullivan Trail, Suite 3
Easton, PA 18040
Phone: (610) 438-5840
Fax: (610) 438-0004

Surveyor's Drawing No.	1594.dwg
Surveyor's Site Ref:	1594
Checked by:	JWS
Drawn by:	KNY
GRAPHIC SCALE: 1" = 40'	

LEGEND OF SYMBOLS & ABBREVIATIONS

● MONUMENT FOUND	— POWERPOLE	— SS— SANSEWER LINE
○ MONUMENT SET	— GUY WIRE	— S— SEWER MANHOLE
⊗ P.K. NAIL FOUND	— LIGHT POLE	— C— CLEAN OUT
⊗ P.K. NAIL SET	— STREET LIGHT POLE	— SD— STORM DRAIN LINE
⊗ SET X MARK	— ELEC. TRANSFORMER	— SM— STORM MANHOLE
⊗ SET X MARK	— AIR CONDITIONER	— SI— STORM INLET
⊗ SET X MARK	— BURIED ELECTRIC	— CI— CURB INLET
⊗ SET X MARK	— OVERHEAD ELECTRIC	— PI— PAY PHONE
⊗ SET X MARK	— ELEC. MANHOLE	— TB— TELEPHONE BOX
⊗ SET X MARK	— ELECTRIC METER	— TM— TELEPHONE MANHOLE
⊗ SET X MARK	— WATER LINE	— TP— TELEPHONE POLE
⊗ SET X MARK	— WATER MANHOLE	— O/H— OVERHEAD TELEPHONE
⊗ SET X MARK	— WATER VALVE	— U— UNDERGROUND TELEPHONE MARKER
⊗ SET X MARK	— HYDRANT	— C— CABLE TELEVISION
⊗ SET X MARK	— BACK FLOW PREVENTOR	— O/H— OVERHEAD CABLE
⊗ SET X MARK	— GAS VALVE	— CB— CABLE BOX
⊗ SET X MARK	— GAS METER	— U— UNDERGROUND CURB MARKER
⊗ SET X MARK	— UNDERGROUND GAS MARKER	— TP— TRAFFIC POLES
⊗ SET X MARK	— GAS MANHOLE	— TS— TRAFFIC SIGNAL
⊗ SET X MARK	— GAS LINE	— TMH— TRAFFIC MANHOLE
⊗ SET X MARK	— BOLLARD	— TSB— TRAFFIC SIGNAL BOX
⊗ SET X MARK	— BORE HOLE	— S— STOP SIGN
⊗ SET X MARK	— MONITORING WELL	— S— SIGN
⊗ SET X MARK	— MAIL BOX	
⊗ SET X MARK	— UNKNOWN MANHOLE	
⊗ SET X MARK	— SQUARE METAL LID	
⊗ SET X MARK	— FUEL TANK LID	

VICINITY MAP



LEGAL DESCRIPTION

BEGINNING for the same at a pipe set on the East side of York Road, said point being the beginning point in a Deed from Loretta McNicholas to Miriam B. Sherrill, et al, dated June 23, 1949 and recorded among the land records of Baltimore County in Liber 1756, Folio 441; thence leaving the said point of beginning and the East side of York Road and running and binding on a part of the first line in the above mentioned Deed from McNicholas to Sherrill as now surveyed; courses referred to the True Meridian as established by Baltimore County, North 70 degrees 35 minutes 37 seconds East 313.30 feet to a pipe there found, said point being the beginning point in a Deed from Miriam B. Sherrill, et al, to Andrew W. Clatterbuck and wife, dated October 18, 1956 and recorded among the Land Records of Baltimore County in Liber 3037 at Folio 81, thence leaving the first line in the Deed from McNicholas to Sherrill and binding on the first, second and third lines in the Deed from Sherrill to Clatterbuck as now surveyed, South 19 degrees 29 minutes 23 seconds East, 303.50 feet; thence South 25 degrees 50 minutes 54 seconds West 14.05 feet and South 71 degrees 14 minutes 03 seconds West 303.33 feet to a pipe set on the East side of York Road, and the last line in the Deed from McNicholas to Sherrill; thence running and binding on the East side of York Road and a part of the last line in the above mentioned Deed from McNicholas to Sherrill, North 19 degrees 29 minutes 23 seconds West 310.00 feet to the place of beginning, containing 2.241 acres, more or less. The above description is according to survey made by J. Robert Cassell, Professional Engineer and Land Surveyor (No. 1857) on February 23, 1965 and revised on March 8, 1965.

Together with the use in common with others entitled thereto of the two 10 foot rights-of-way more particularly set forth in a Deed dated October 18, 1956 recorded among the Land Records of Baltimore County in Liber G.L.B. 3037 at folio 81, from Miriam B. Sherrill, widow, et al., to Andrew Wade Clatterbuck and Nancy Lee Clatterbuck, his wife, and in a Deed dated October 25, 1956, recorded as aforesaid in Liber G.L.B. 3043 at Folio 246, from Miriam B. Sherrill, widow, et al., to John Towney Holland and Lillian Sherrill Holland, his wife.

AND BEING Deed recorded September 8, 1965 in Liber 4513 at Page 391. (See Certificate of Consolidation or Merger recorded March 19, 1973 in Liber 5389 at Folio 945)

Property Address: 11235 YORK ROAD, COCKEYSVILLE, MD

Being the same tract of land described in a Title Report prepared by Stewart Title Guaranty Company, Commitment No. 09002838, dated October 5, 2009.

ALTA/ACSM LAND TITLE SURVEY

ExxonMobil

SS#24390

11235 York Road

Cockeysville, MD

Surveyor's Certification

TO: Southside Oil, LLC; SunTrust Bank, for itself and in its capacity as Administrative Agent; Exxon Mobil Corporation; ExxonMobil Oil Corporation; Stewart Title Guaranty Company; and MKAssociates, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 1–4, 6, 7(a), 7(b1), 7(c), 8, 9, 10, 11(a), 13 and 14 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Maryland the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Registered Surveyor: Jack W. Shoemaker
Professional Land Surveyor Number: 21043
in the State of Maryland
Date of Last Field Survey: November 2, 2009
Date of Last Revision: June 10, 2010

PROJECT NAME: ExxonMobil MKA PROJECT No.: 1099-09-1814-055
ADDRESS: 11235 York Road CITY: Cockeysville STATE: MD

For Inquiries Concerning This Survey Contact MKA
National Coordinators of Land Survey Services
6593 Commerce Court — Warrenton, Virginia 20187
Phone: (540)428-3550 Fax: (540)428-3560
www.mkassociates.com

Map 42 Parcel 197
lands n/f
John S. Huff, Jr.
L 5885 F 411