

USE PERMIT



UP-2022-0001-MT

IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 8TH day of MARCH, 2022, that ICE BREAKER located at 9812 LIBERTY ROAD should be and the

(Individual or business name)

(Street address)

same is hereby granted permission to operate a: TEMPORARY
SNOWBALL STAND FROM MAY 7, 2022
TO SEPTEMBER 30, 2022.

212904
Permit (or Receipt) Number

C PER
Director, Permits, Approvals and Inspections

Planner's Initials RS

REAL ESTATE LICENSE AGREEMENT

This REAL ESTATE LICENSE AGREEMENT (this "**License Agreement**"), made as of March 8th, 2022 is between 9804-16 Liberty Road, LLC, having its principal office at 9804-16 Liberty Rd, Randallstown, MD 21133 ("**Licensor**"), and Nancy Griffin & Ice Breaker Snowballs having an address at 4 Stonehedge Circle Unit 12, Pikesville, MD 21208 ([together, jointly and severally,] "**Licensee**").

WHEREAS, Licensor is the fee owner of the property located at the exterior corner of the lot of 9804-16 Liberty Rd, Randallstown, MD 21133 (the "**Property**"); and

WHEREAS, the parties desire by this License Agreement to provide for the licensing by Licensor to Licensee of the right to use and occupy exterior portion of lot of the Property located in the front left portion of the Property, space size no larger than 3 parking spots (the "**Licensed Area**").

NOW, THEREFORE, in consideration of the mutual covenants, terms, and conditions set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. License. Licensor hereby grants to Licensee, and Licensee hereby accepts, a license (the "**License**") to use and occupy the Licensed Area for the purposes hereafter provided for the License Period (as defined in Section 2). Licensee and its employees, agents and invitees are, except as otherwise specifically provided in this License Agreement, authorized to use (for their intended purpose) all other areas in and about the Property which are used in common with others, such as lobbies, hallways, elevators, stairways, restrooms, delivery areas, and parking areas (collectively, the "**Common Areas**"), subject to the Property's rules and regulations. The parties do not intend to create a lease or any other interest in real property for Licensee through this License Agreement, and the parties only intend to create a license that is revocable at will by either Licensor or Licensee as provided herein.

Licensee has inspected the Licensed Area and agrees to accept the Licensed Area and Licensor's Personal Property "AS-IS", "WHERE-IS" and "WITH ALL FAULTS" on the date hereof. THE PARTIES DO NOT MAKE ANY WARRANTIES, EXPRESS OR IMPLIED, WITH RESPECT TO THIS LICENSE AGREEMENT, THE LICENSED AREA, THE LICENSOR'S PERSONAL PROPERTY, OR THE PROPERTY OR THE REAL PROPERTY OR PROPERTY INTERESTS, INCLUDING THE WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

2. License Period. The "**License Period**" for the Licensed Area shall commence on the date hereof (the "05/01/2022"), and subject to sooner termination as hereafter provided, shall expire on (09/30/2022) (the "**Expiration Date**"). Notwithstanding the foregoing, this License Agreement shall be revocable by either party at any time during the License Period under the following guidelines, If Licensor, is terminating party, it must deliver to the non-terminating party thirty (30) days' prior written notice of its election to terminate. If Licensee, is the terminating party, it must deliver to the non-terminating party thirty (90) days' prior written notice of its election to terminate. The termination notice shall state the date of termination and shall be sent in accordance with the notice requirements of this License Agreement. Either party's termination

right is subject to no default by the terminating party existing under this License Agreement at the time the termination notice is sent and on the actual termination date.

3. License Fee. Licensee shall pay a license fee (the "**License Fee**") for the Licensed Area in the monthly amount of \$550.00. The License Fee shall be payable by Licensee to Licensor in advance each calendar month during the License Period, by no later than the first (1st) day of each month, and shall be made payable to Licensor in United States dollars and delivered to Licensor at the address specified herein or such other address as Licensor may designate by written notice from time to time. On the Commencement Date, Licensee shall pay an amount equal to one (1) month's License Fee.

4. Utilities, Cleaning and Operational Costs. Licensee shall be responsible for all utilities and cleaning costs, along with all operational costs, including but not limited to the use of electric (BGE) which shall be capped and budgeted monthly at \$100.00, and other associated costs. Licensee shall take precautions to limit expense to under this amount, if found to be greater, Licensor will notify Licensee and adjust accordingly.

5. Use. The Licensed Area shall be used for a Snowball Stand and for no other purpose except as may be agreed upon by Licensor in writing in its sole and absolute discretion.

6. Compliance with Laws and Regulations. Licensee shall promptly comply with all present and future:

(a) rules and regulations published by the Licensor (if any) including, without limitation, regulations applicable to use, storage and disposal of hazardous substances and waste and other environmental matters, security policies and procedures, which have been published from time to time with respect to the use of and access to the Licensed Area, provided Licensee has received a copy of them; and

(b) applicable laws and regulations of all state, federal, municipal and local governments, departments, commissions and boards and any direction of any public officer pursuant to law, including but not limited to liquor license and consumption laws (collectively, "**Laws**") having jurisdiction which shall impose any obligation or duty upon Licensor or Licensee with respect to the Licensed Area; except that such compliance by Licensee shall relate only to Licensee's use and manner of use of the Licensed Area. In addition, Licensee agrees to cooperate with Licensor and do all things reasonably necessary for Licensor to comply with Laws.

7. Access. Licensee, its employees, contractors and agents shall have the right of access to the Licensed Area and Common Areas 7 days a week. Provided, however, Licensor, its employees, contractors and agents shall also at all times have access to the Licensed Area, no consent of the Licensee being required for any such access at any time.

8. Repairs. Throughout the License Period, Licensee shall take good care of the Licensed Area and the furniture, furnishings, fixtures, and appurtenances therein. Licensee shall also be responsible for the cost to repair any damage to the Licensed Area other than damage from the elements, fire, or other casualty to the Property, or from the negligence or intentional

misconduct of Licensor, or its agents or employees. The repair obligations outlined herein shall survive any cancellation, expiration, or termination, for any reason, of this License Agreement.

9. Damage and Destruction.

(a) Licensee shall be responsible on behalf of its respective agents, contractors, tenants, or other invitees in the event of any damage to or theft or loss of any equipment or property of Licensor.

(b) If all, or a portion, of the Licensed Area is destroyed or damaged by fire or other casualty, Licensor shall, subject to the following provisions of this Section, promptly proceed after adjustment of the insurance loss (if any) to repair such damage and restore the Licensed Area (but not Licensee's installed property and equipment therein) to the condition existing prior to such damage. The License Fee applicable to such damaged Licensed Area shall abate (entirely if all of the Licensed Area is damaged and rendered unusable and proportionately if only a portion of the Licensed Area is damaged and rendered unusable) from the date of the casualty to the date when Licensor shall have so repaired and restored the Licensed Area (or damaged portion thereof). If the time required to complete the repairs is estimated by a contractor, retained by Licensor, to exceed the lesser fifty percent (50%) of the remainder of the License Period, either Licensor or Licensee may terminate this License Agreement by notice to the other within ten (10) business days after receipt of the estimate.

10. Indemnification. Licensee (an or the "**Indemnifying Party**") shall indemnify, defend, save and hold harmless Licensor, and its officers, directors, members, partners, employees, agents, affiliates, successors, and permitted assigns (collectively, the "**Indemnified Parties**") against all claims made or judicial or administrative actions filed which allege that any of the Indemnified Parties is liable to the claimant by reason of:

(a) any injury to or death of any person, or damage to or loss of property, or any other thing occurring on or about any part of the Property, or in any manner growing out of, resulting from or connected with the use, condition or occupancy of the Licensed Area if caused by any grossly negligent or wrongful act or omission of the Indemnifying Party or its agents, partners, contractors, employees, permitted assigns, licensees, sublessees, invitees, or any other person or entity for whose conduct the Indemnifying Party is legally responsible;

(b) violation by the Indemnifying Party of any contract or agreement to which the Indemnifying Party is a party in each case affecting any part of the Licensed Area or the occupancy or use thereof by the Indemnifying Party; and

(c) violation of or failure to observe or perform any condition, provision, or obligation of or under this License Agreement on the Indemnifying Party's part to be observed or performed hereunder. The indemnity obligations outlined herein shall survive any cancellation, expiration, or termination, for any reason, of this License Agreement.

11. Assignment or Sublicensing. The license granted hereby is personal to Licensee and shall not be assigned, nor shall Licensee sublicense or otherwise permit or suffer the occupancy of the Licensed Area by any third party without the prior written consent of Licensor, which consent may be withheld in Licensor's sole and absolute discretion.

12. Alteration; Restoration. Licensee may not make any alterations, installations, additions, or improvements in or to the Licensed Area without the prior written consent of Licensor, which consent may be withheld or conditioned in Licensor's sole and absolute discretion. Any signage to be used by Licensee with respect to the Licensed Area must be approved in writing by Licensor, which approval may be withheld or conditioned in Licensor's sole and absolute discretion. If Licensor's consent is given, Licensor shall simultaneously notify Licensee if any alteration must be removed and the affected Licensed Area restored, at Licensee's sole cost and expense, before the Expiration Date or sooner termination of the License Period. In the absence of any such notice, any permitted alteration must be removed, and the affected Licensed Area restored, at Licensee's sole cost and expense, when this License Agreement terminates.

13. Default. If either party defaults in the performance of any of its obligations hereunder, and such default continues for more than ten (10) days after receipt of written notice from the non-defaulting party, the non-defaulting party shall have the right to terminate this License Agreement and pursue any other remedies available at law or in equity, except as limited in Section 14 hereof.

14. Limitation of Liability. NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED IN THIS LICENSE AGREEMENT, IN NO EVENT SHALL EITHER PARTY BE LIABLE TO THE OTHER FOR ANY INDIRECT, PUNITIVE, SPECIAL, CONSEQUENTIAL, OR INCIDENTAL DAMAGES WHATSOEVER, INCLUDING LOSS OF GOODWILL OR LOSS OF PROFITS.

None of Licensor's directors, managers, officers, employees, shareholders, members or any of its (or any of those parties') respective agents shall have any personal obligation hereunder and Licensee shall not seek to assert any claim or enforce any of their rights hereunder against any of such parties.

15. Notices.

(a) Any notice, demand, request, or other communication hereunder shall be in writing. Communications may be delivered and shall be deemed to have been given by the delivering party and received by the receiving party: (i) when delivered by hand; (ii) one day after deposit with a nationally recognized overnight courier or delivery service if sent priority overnight delivery; (iii) on the third day after the date mailed by certified or registered mail (in each case, return receipt requested and postage prepaid); or (iv) on the date sent with confirmation of transmission by facsimile or electronic mail, if such contact information has been given to the other party, if sent during normal business hours of the recipient, and if also transmitted by one of the other means permitted hereunder.

(b) Any notice, demand, request, or communication by Licensor to Licensee shall be addressed to Licensee at its address stated in the preamble hereto unless otherwise directed in writing by Licensee by notice similarly given.

(c) Any notice, demand, request, or communication by Licensee to Licensor shall be addressed to Licensor at its address stated in the preamble hereto, unless otherwise directed in writing by Licensor by notice similarly given. A copy of any notices to Licensor shall be sent simultaneously to Licensor: 9804-16 Liberty Road, LLC, 9505 Reisterstown Road, Suite # 3S Owings Mills, MD 21117, until otherwise directed in writing by Licensor by notice similarly given.

(d) Rejection or other refusal to accept, or the inability to deliver because of a changed address of which no notice was given, shall be deemed to be receipt of the notice, demand, request, or communication sent.

16. Surrender. On or before the Expiration Date or sooner termination of the License Period for the Licensed Area, Licensee shall: (a) vacate and surrender full and complete possession of the Licensed Area to Licensor, vacant and broom clean, in its "as-is" condition and state of repair, subject only to: (i) Section 12 hereof; (ii) reasonable wear and tear; (iii) damage by the elements, fire, or other casualty (unless such damage is caused by the negligence or wrongful act of Licensee, its employees or agents); and (iv) damage caused by the gross negligence or wrongful act of Licensor; (b) remove all furniture, electronic equipment, computers, and other personal property and furnishings from the Licensed Area which are owned or leased by Licensee; and (c) leave in place all of Licensor's Personal Property in its substantially similar condition as on the Commencement Date (reasonable wear and tear excepted). Licensee shall only be required to restore, alter, or improve the Licensed Area as specifically set forth in this License Agreement. The surrender obligations outlined herein shall survive any cancellation, expiration, or termination, for any reason, of this License Agreement

17. Subordination. This License Agreement and the license granted herein are subject and subordinate to all ground and underlying leases affecting the Property or the real property, and to all mortgages which may now or hereafter affect such leases, the Property, or the real property.

18. Warranties. EXCEPT AS SET FORTH IN THIS LICENSE AGREEMENT, THE PARTIES DO NOT MAKE ANY WARRANTIES, EXPRESS OR IMPLIED, WITH RESPECT TO THIS LICENSE AGREEMENT, THE LICENSED AREA, OR THE REAL OR PERSONAL PROPERTY OR PROPERTY INTERESTS, INCLUDING THE WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

19. Force Majeure.

(a) "**Force Majeure Event**" means any of the following events: (i) acts of God; (ii) floods, fires, earthquakes, explosions, or other natural disasters; (iii) war, invasions, hostilities (whether war is declared or not), terrorist threats or acts, riots or other civil unrest; (iv) governmental authority, proclamations, orders, laws, actions, or requests; (v) embargoes or blockades in effect on or after the date of this License Agreement; (vi) epidemics, pandemics, or other national or regional public health emergencies; (vii) strikes,

labor stoppages or slowdowns, or other industrial disturbances; (viii) shortages of supplies, adequate power, or transportation facilities; and (ix) other similar events beyond the reasonable control of the parties.

(b) Neither party shall be liable or responsible to the other party, nor be deemed to have defaulted under or breached this License Agreement, for any failure or delay in fulfilling or performing any obligation under this License Agreement (except for any obligations to make payments to the other party hereunder), when and to the extent such failure or delay is caused by a Force Majeure Event. The failure or inability of either party to perform its obligations in this License Agreement due to a Force Majeure Event shall be excused for the duration of the Force Majeure Event and extended for a period equivalent to the period of such delay, but not in excess of thirty (30) days in the aggregate. Nothing contained in this Section shall excuse either party from paying in a timely fashion any payments due under the terms of this License Agreement or extend the term of this License Agreement.

(c) Either party (the "**Noticing Party**") shall give the other party notice within five (5) days of the commencement of the Force Majeure Event, explaining the nature or cause of the delay and stating the period of time the delay is expected to continue. The Noticing Party shall use reasonable efforts to end the failure or delay and ensure the effects of such Force Majeure Event are minimized. The Noticing Party shall resume the performance of its obligations as soon as reasonably practicable after the removal of the cause.

20. Miscellaneous.

(a) **Counterparts.** This License Agreement may be executed in two or more counterparts, each of which shall be deemed to be an original, but all of which together shall constitute one and the same instrument.

(b) **Governing Law.** This License Agreement shall be governed by and construed in accordance with the laws of the state of Maryland.

(c) **Section Headings.** The section titles herein are for convenience only and do not define, limit, or construe the contents of such sections.

(d) **Attachment and Exhibits.** All attachments and exhibits to this License Agreement are hereby made a part hereof as if fully set out herein.

(e) **Severability.** If any provision or provisions in this License Agreement is/are found to be in violation of any law or otherwise unenforceable, all other provisions remain unaffected in full force and effect.

(f) **Binding Effect.** This License Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns and shall not be modified except by an express written agreement signed by a duly authorized representative of both parties.

(g) **Time of the Essence.** Time shall be of the essence of each provision of this License Agreement in which time is a factor.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties hereto have duly executed this License Agreement to be effective as of the date first above written.

LICENSOR:

9804-16 Liberty Road, LLC

By Richard Cohen 3/9/2022

Name: Richard Cohen

Title: Managing Member

LICENSEE:

Ice Breaker Snowballs

By Nancy Griffin 3/9/2022

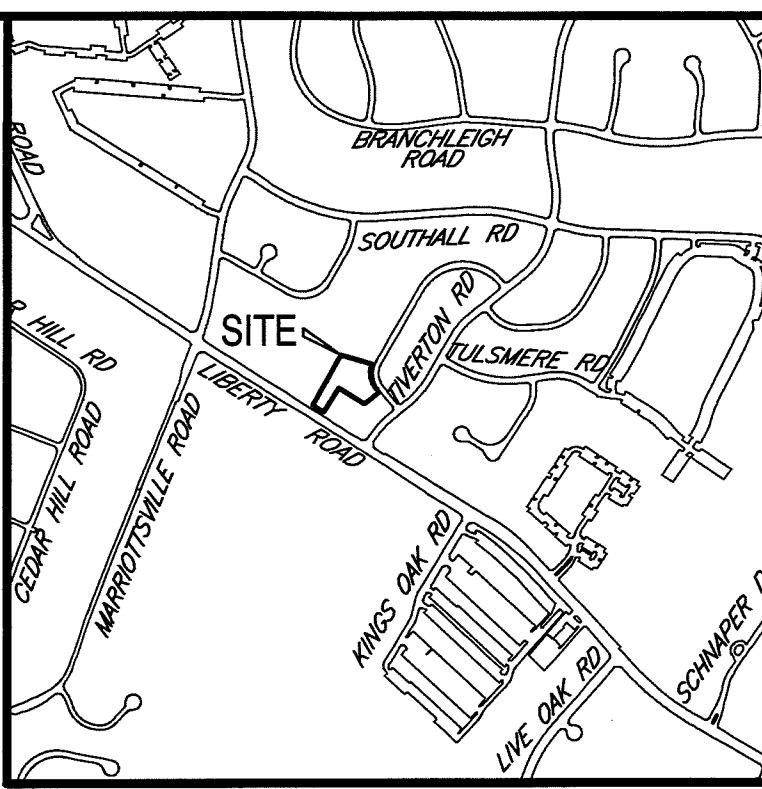
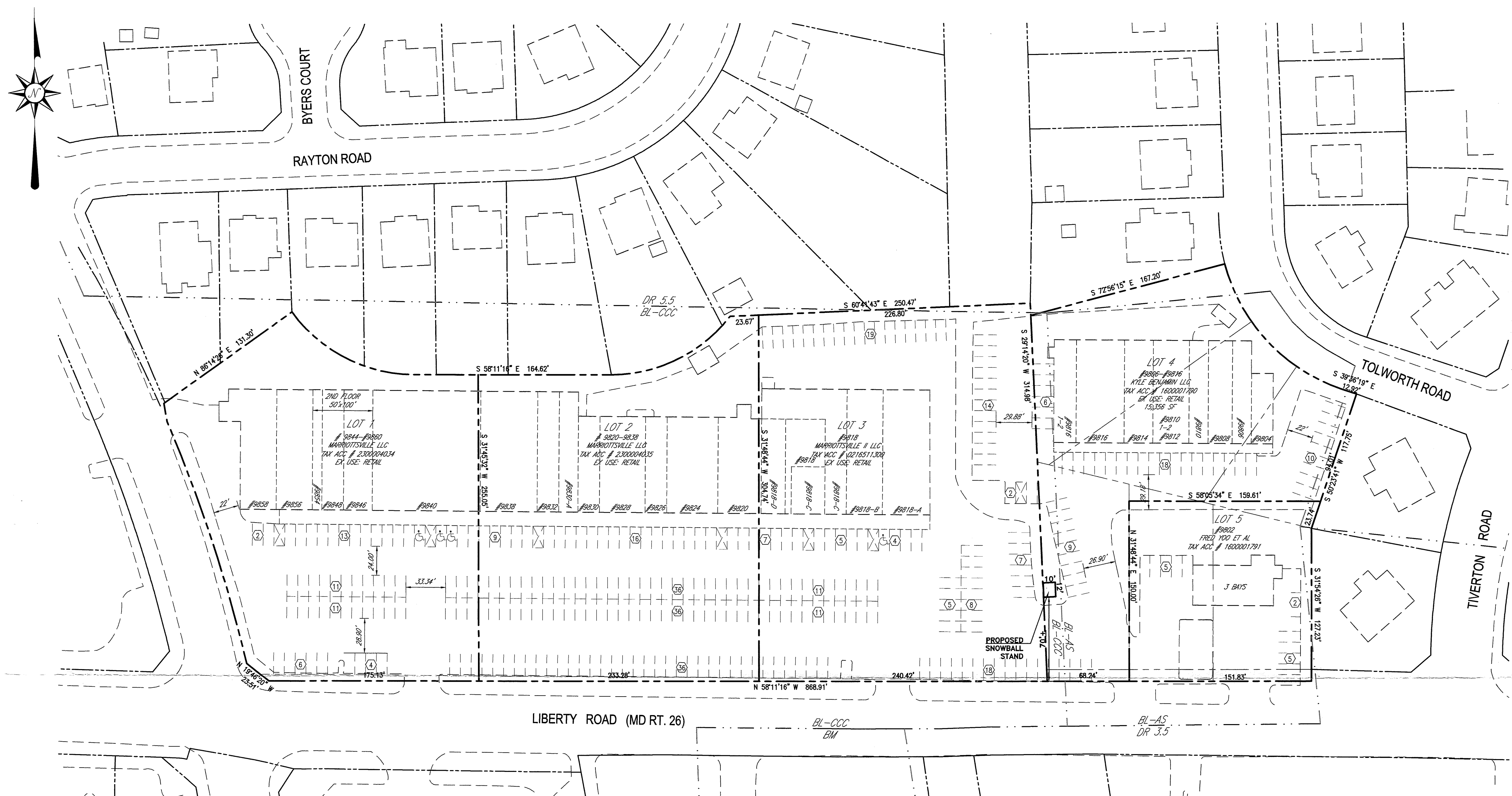
Name: Nancy Griffin

Title: Owner

By Nancy Griffin 3/9/2022

Nancy Griffin

Title: Owner



LOCATION MAP
SCALE: 1" = 1000'

GENERAL NOTES

- APPLICANT: MARRIOTTSTVILLE, LLC
10415 STEVENSON ROAD
BALTIMORE MD 21153
- OWNERS:
LOT 1: MARRIOTTSTVILLE LLC
LOT 2: MARRIOTTSTVILLE LLC
LOT 3: MARRIOTTSTVILLE II LLC
LOT 4: LIBERTY X, LLC
LOT 5: FRED YO O ET AL
- TOTAL AREA OF SHOPPING CENTER SITE
6.17 AC.± OR 263,979 SF (NET)
6.95 AC.± OR 302,207 SF (GROSS)
- CENSUS TRACT: 4022.1
- WATERSHED: 27
- ELECTION DISTRICT: 2ND
- COUNCILMANIC DISTRICT: 4TH
- FLOOR AREA RATIO ALLOWED
BL-CCC = 4.0
BL-AS = 3.0
- FLOOR AREA EXISTING
BL-CCC = (82,002/195,503)=0.32<4.0 THEREFORE OK
BL-AS = (19,293/73,646)=0.26<3.0 THEREFORE OK
- AMENITY OPEN SPACE (BL-CCC ONLY)
REQUIRED 0.2 OR (0.2*59,263)=11,853
PROPOSED 17,100 SF
- THE ENTIRE PARKING LOT IS PAVED WITH BITUMINOUS CONCRETE SURFACE AND ALL SPACES ARE PERMANENTLY STRIPPED.
- NO ADDITIONAL FREE STANDING SIGNAGE IS PROPOSED AT THIS TIME.
- PURPOSE OF THIS PLAN IS TO ADD A NEW SNOWBALL STAND BUILDING. CARRY OUT RESTAURANT.
- PARKING
(SITE APPROVED FOR USE/PARKING BY BALTIMORE COUNTY PRIOR TO 1988, SITE CONSTRUCTED IN 1969±)

PARKING REQUIRED: 324 SPACES
PARKING PROVIDED: 330 SPACES

A PARKING EASEMENT EXISTS FOR THE ENTIRE CENTER AND IS RECORDED IN LIBER 6016/618.

SEE PARKING TABULATION BELOW.
- ZONING HISTORY
A. CASE NO. 94-35-A
VARIANCE TO SECTION 409.6.A.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO PERMIT 310 PARKING SPACES IN LIEU OF THE REQUIRED 431 PARKING SPACES. GRANTED AUGUST 27, 1993.

PLAN
SCALE: 1" = 50'

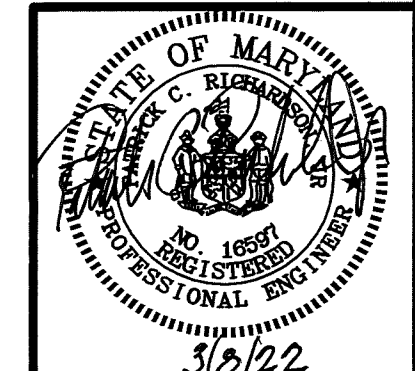
PARKING TABULATION

ADDRESS	USE	AREA	PARKING REQUIREMENT	PARKING REQUIRED	WEEKDAY		WEEKEND		
					DAYTIME	EVENING	DAYTIME	EVENING	NIGHTTIME
9802	GAS STATION/REPAIR FACILITY	3 BAYS	4 SPACES / BAY	12.0 SPACES	6.00AM-6.00PM (100%) 12.0	6.00PM-12.00AM (100%) 12.0	6.00AM-6.00PM (100%) 12.0	6.00PM-12.00AM (100%) 12.0	12.00AM-6.00AM (100%) 12.0
9804	RESTAURANT	1,055	16 SPACES / 1000 SF	16.9 SPACES	(50%) 8.5	(100%) 16.9	(100%) 16.9	(100%) 16.9	(10%) 1.7
9806	OFFICE	1,366	3.3 SPACES / 1000 SF	4.5 SPACES	(100%) 4.5	(100%) 4.5	(10%) 0.5	(5%) 0.2	(5%) 0.2
9808	RETAIL	1,708	5.0 SPACES / 1000 SF	8.5 SPACES	(60%) 5.1	(90%) 7.7	(100%) 8.5	(70%) 6.0	(5%) 0.4
9810	RESTAURANT C/O	1,367	5 SPACES / 1000 SF	6.8 SPACES	(60%) 4.1	(90%) 6.1	(100%) 6.8	(70%) 4.8	(5%) 0.3
9812-9816	CHURCH	72 SEATS	1 SPACE / 4 SEATS	18.0 SPACES	(100%) 1.8	(100%) 1.8	(100%) 18.0	(100%) 18.0	(5%) 0.9
9818-A	DAYCARE (6 EMPLOYEES)		1 SPACE / EMPLOYEE	6.0 SPACES	(100%) 6.0	(50%) 3.0	(0%) 0.0	(0%) 0.0	(0%) 0.0
9818-B	PERSONAL SERVICE	3,117	3.3 SPACES / 1000 SF	10.3 SPACES	(60%) 6.2	(90%) 9.3	(100%) 10.3	(70%) 7.2	(5%) 0.5
9818-C	CHURCH*	50 SEATS	1 SPACE / 4 SEATS	12.5 SPACES	(100%) 12.5	(50%) 6.3	(0%) 0.0	(0%) 0.0	(0%) 0.0
9818-D	PERSONAL SERVICE	1,104	3.3 SPACES / 1000 SF	3.6 SPACES	(60%) 2.2	(90%) 3.2	(100%) 3.6	(70%) 2.5	(5%) 0.2
9818	PERSONAL SERVICE	1,499	3.3 SPACES / 1000 SF	4.9 SPACES	(60%) 2.9	(90%) 4.4	(100%) 4.9	(70%) 3.4	(5%) 0.2
9818-D	SALON	1,578	5 SPACES / 1000 SF	7.9 SPACES	(60%) 4.7	(90%) 7.1	(100%) 7.9	(70%) 5.5	(5%) 0.4
9820	RESTAURANT C/O	2,991	5 SPACES / 1000 SF	47.9 SPACES	(60%) 28.7	(90%) 43.1	(100%) 47.9	(70%) 33.5	(5%) 2.4
9824	RETAIL	3,398	5 SPACES / 1000 SF	17.0 SPACES	(60%) 10.2	(90%) 15.3	(100%) 17.0	(70%) 11.9	(5%) 0.9
9826	RESTAURANT C/O	1,437	5 SPACES / 1000 SF	7.2 SPACES	(60%) 4.3	(90%) 6.5	(100%) 7.2	(70%) 5.0	(5%) 0.4
9828	RESTAURANT C/O	3,034	5 SPACES / 1000 SF	15.2 SPACES	(60%) 9.1	(90%) 13.7	(100%) 15.2	(70%) 10.6	(5%) 0.8
9830	RETAIL	1,437	5 SPACES / 1000 SF	7.2 SPACES	(60%) 4.3	(90%) 6.5	(100%) 7.2	(70%) 5.0	(5%) 0.4
9830-A	SALON	1,599	5 SPACES / 1000 SF	8.0 SPACES	(60%) 4.8	(90%) 7.2	(100%) 8.0	(70%) 5.6	(5%) 0.4
9832	SALON	1,798	5 SPACES / 1000 SF	9.0 SPACES	(60%) 5.4	(90%) 8.1	(100%) 9.0	(70%) 6.3	(5%) 0.5
9838	RETAIL	4,741	5 SPACES / 1000 SF	23.7 SPACES	(60%) 14.2	(90%) 21.3	(100%) 23.7	(70%) 17.3	(5%) 1.2
9840	RETAIL	9,009	5 SPACES / 1000 SF	45.0 SPACES	(60%) 27.0	(90%) 40.5	(100%) 45.0	(70%) 31.5	(5%) 2.3
9846	RETAIL	2,398	5 SPACES / 1000 SF	12.0 SPACES	(60%) 7.2	(90%) 10.8	(100%) 12.0	(70%) 8.4	(5%) 0.6
9848	RESTAURANT C/O	1,798	5 SPACES / 1000 SF	9.0 SPACES	(60%) 5.4	(90%) 8.1	(100%) 9.0	(70%) 6.3	(5%) 0.5
9854	CHURCH*	50 SEATS	1 SPACE / 4 SEATS	12.5 SPACES	(100%) 12.5	(50%) 6.3	(0%) 0.0	(0%) 0.0	(0%) 0.0
9856	RETAIL	2,997	5 SPACES / 1000 SF	15.0 SPACES	(60%) 9.0	(90%) 13.5	(100%) 15.0	(70%) 10.5	(5%) 0.8
9858	RETAIL	3,402	5 SPACES / 1000 SF	17.0 SPACES	(60%) 10.2	(90%) 15.3	(100%) 17.0	(70%) 11.9	(5%) 0.5
SNOWBALL	CARRY OUT RESTAURANT	120	5 SPACES / 1000 SF	0.6 SPACES	(60%) 0.4	(90%) 0.5	(100%) 0.6	(70%) 0.4	(5%) 0.0
				TOTAL	358.2	223.2	294.1	323.2	39.7

REQUIRED SPACES = 324 SPACES

* UNKNOWN NUMBER OF SEATS ESTIMATED 50 SEATS EACH

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: 08-15-2023



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

SITE PLAN FOR
TEMPORARY SNOWBALL STAND
MARRIOTTSTVILLE CENTER

9812
9800-58 LIBERTY ROAD

BALTIMORE COUNTY
2ND ELECTION DISTRICT
MARYLAND
4TH COUNCILMANIC DISTRICT

REVISIONS	DRAWN BY: DNM	CHECKED BY: PCR	SCALE: 1" = 50'
	DATE: 03-08-22	JOB NO.: 220011	SHEET NO.: 1 OF 1