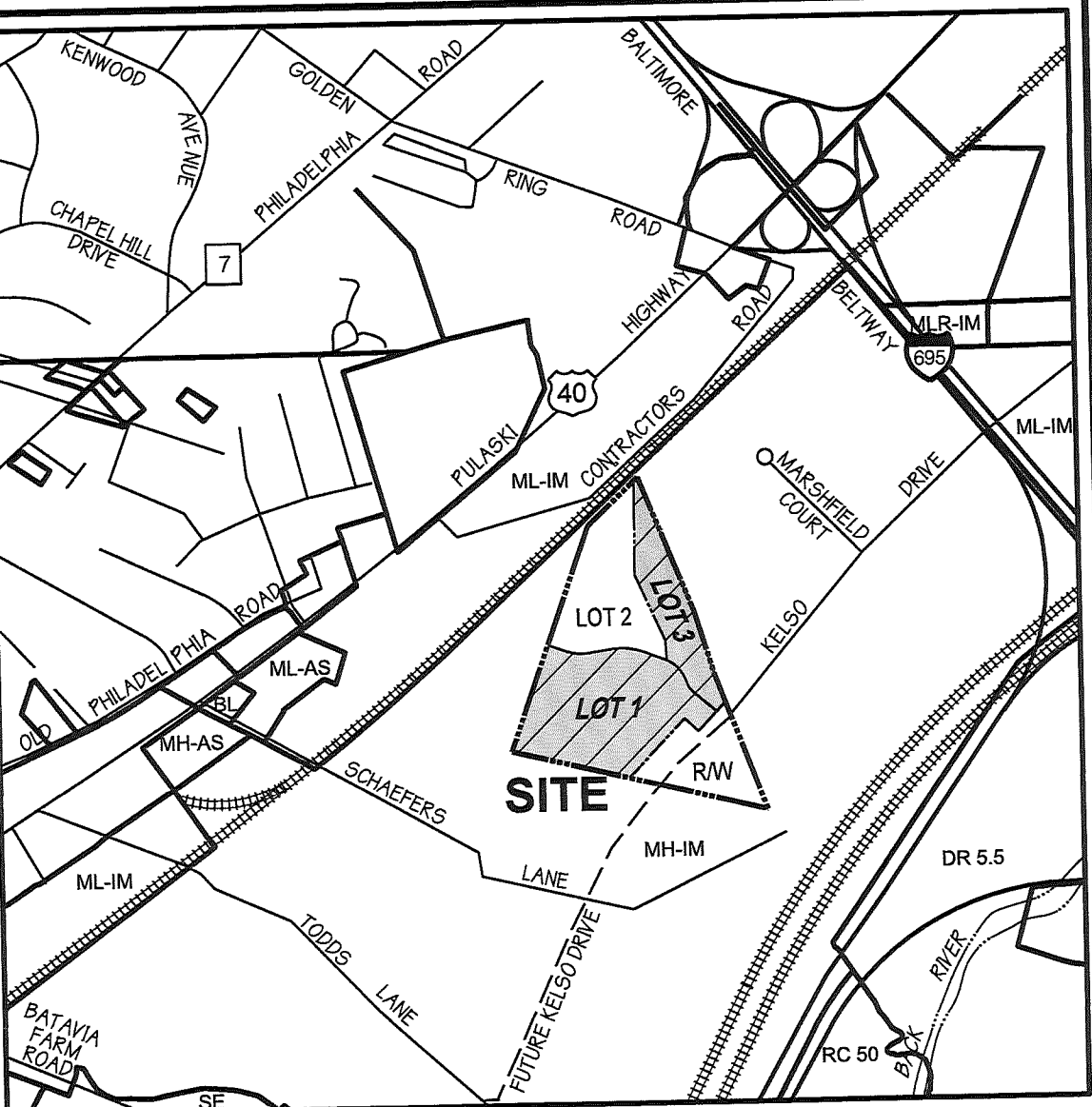
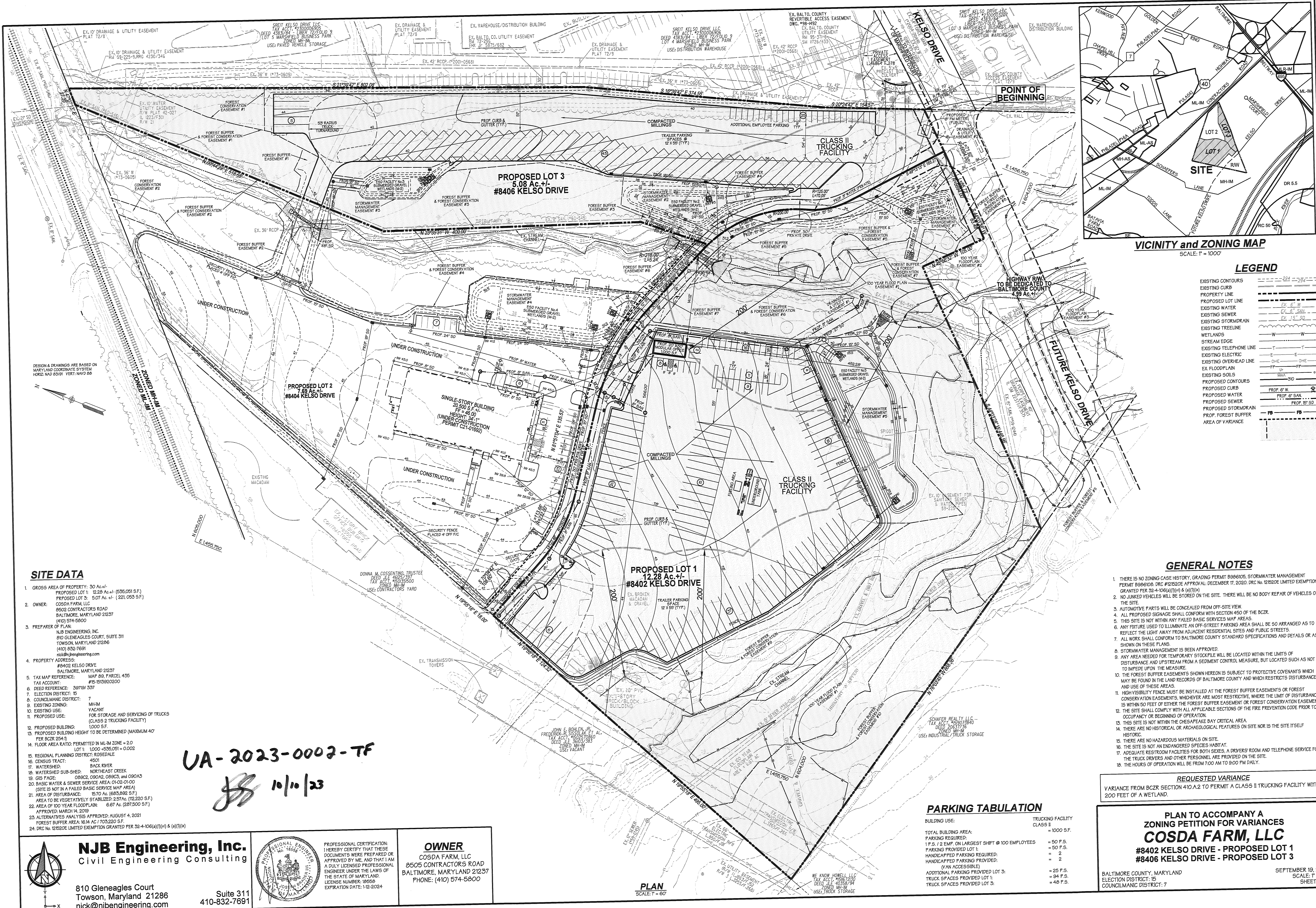




VICINITY and ZONING MAP
SCALE: 1" = 100'

LEGEND

- EXISTING CONTOURS
- EXISTING CURB
- PROPERTY LINE
- PROPOSED LOT LINE
- EXISTING WATER
- EXISTING SEWER
- EXISTING STORMDRAIN
- EXISTING TREELINE
- WETLANDS
- STREAM EDGE
- EXISTING TELEPHONE LINE
- EXISTING ELECTRIC
- EXISTING OVERHEAD LINE
- EX FLOODPLAIN
- EXISTING SOILS
- PROPOSED CONTOURS
- PROPOSED CURB
- PROPOSED WATER
- PROPOSED SEWER
- PROPOSED STORMDRAIN
- PROP. FOREST BUFFER
- AREA OF VARIANCE

GENERAL NOTES

1. THERE IS NO ZONING CASE HISTORY. GRADING PERMIT B986105, STORMWATER MANAGEMENT PERMIT B986108, DRC #121520E APPROVAL: DECEMBER 17, 2020, DRC No. 121520E LIMITED EXEMPTION GRANTED PER 32-4-106(a)(1)(i) & (a)(1)(iv)
2. NO JUNKED VEHICLES WILL BE STORED ON THE SITE. THERE WILL BE NO BODY REPAIR OF VEHICLES ON THE SITE.
3. AUTOMOTIVE PARTS WILL BE CONCEALED FROM OFF-SITE VIEW.
4. ALL PROPOSED SIGNAGE SHALL CONFORM WITH SECTION 450 OF THE BCZR.
5. THIS SITE IS NOT WITHIN ANY FAILED BASIC SERVICES MAP AREAS.
6. ANY FUTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITES AND PUBLIC STREETS.
7. ALL WORK SHALL CONFORM TO BALTIMORE COUNTY STANDARD SPECIFICATIONS AND DETAILS OR AS SHOWN ON THESE PLANS.
8. STORMWATER MANAGEMENT IS BEEN APPROVED.
9. ANY AREA NEEDED FOR TEMPORARY STOCKPILE WILL BE LOCATED WITHIN THE LIMITS OF DISTURBANCE AND UPSTREAM FROM A SEDIMENT CONTROL MEASURE, BUT LOCATED SUCH AS NOT TO IMPEDE UPON THE MEASURE.
10. THE FOREST BUFFER EASEMENTS SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICTS DISTURBANCE AND USE OF THESE AREAS.
11. HIGH VISIBILITY FENCE MUST BE INSTALLED AT THE FOREST BUFFER EASEMENTS OR FOREST CONSERVATION EASEMENTS, WHICHEVER ARE MOST RESTRICTIVE WHERE THE LIMIT OF DISTURBANCE IS WITHIN 50 FEET OF EITHER THE FOREST BUFFER EASEMENT OR FOREST CONSERVATION EASEMENT.
12. THE SITE SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF THE FIRE PREVENTION CODE PRIOR TO OCCUPANCY OR BEGINNING OF OPERATION.
13. THIS SITE IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
14. THERE ARE NO HISTORICAL OR ARCHAEOLOGICAL FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC.
15. THERE ARE NO HAZARDOUS MATERIALS ON SITE.
16. THE SITE IS NOT AN ENDANGERED SPECIES HABITAT.
17. ADEQUATE RESTROOM FACILITIES FOR BOTH SEXES, A DRIVERS' ROOM AND TELEPHONE SERVICE FOR THE TRUCK DRIVERS AND OTHER PERSONNEL ARE PROVIDED ON THE SITE.
18. THE HOURS OF OPERATION WILL BE FROM 7:00 AM TO 5:00 PM DAILY.

REQUESTED VARIANCE

VARIANCE FROM BCZR SECTION 410.2.2 TO PERMIT A CLASS II TRUCKING FACILITY WITHIN 200 FEET OF A WETLAND.

PLAN TO ACCOMPANY A
ZONING PETITION FOR VARIANCES
COSDA FARM, LLC
#8402 KELSO DRIVE - PROPOSED LOT 1
#8406 KELSO DRIVE - PROPOSED LOT 3

BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT: 15
COUNCILMANIC DISTRICT: 7
SEPTEMBER 19, 2022
SCALE: 1" = 60'
SHEET 1 of 1

PARKING TABULATION

BUILDING USE:	TRUCKING FACILITY CLASS II
TOTAL BUILDING AREA:	= 1000 S.F.
PARKING REQUIRED:	
1 P.S. / 12 EMP. ON LARGEST SHIFT @ 100 EMPLOYEES	= 50 P.S.
PARKING PROVIDED LOT 1:	= 50 P.S.
HANDICAPPED PARKING REQUIRED:	= 2
HANDICAPPED PARKING PROVIDED:	= 2
(IF AN ACCESSIBLE)	
ADDITIONAL PARKING PROVIDED LOT 3:	= 25 P.S.
TRUCK SPACES PROVIDED LOT 1:	= 94 P.S.
TRUCK SPACES PROVIDED LOT 3:	= 48 P.S.

SITE DATA

1. GROSS AREA OF PROPERTY: 30 AC +/-
2. OWNER: COSDA FARM, LLC
8505 CONTRACTORS ROAD
BALTIMORE, MARYLAND 21237
(410) 574-5800
3. PREPARER OF PLAN: NJB ENGINEERING, INC.
810 GLENEAGLES COURT, SUITE 311
TOWSON, MARYLAND 21286
(410) 832-7691
nick@njbengineering.com
4. PROPERTY ADDRESS: #8402 KELSO DRIVE
BALTIMORE, MARYLAND 21237
5. TAX MAP REFERENCE: MAP 88, PARCEL 435
6. TAX ACCOUNT: #15-1913960200
7. DEED REFERENCE: 39719/337
8. ELECTION DISTRICT: 15
9. COUNCILMANIC DISTRICT: 7
10. EXISTING ZONING: MH-IM
11. EXISTING USE: VACANT
12. PROPOSED USE: FOR STORAGE AND SERVICING OF TRUCKS
(CLASS II TRUCKING FACILITY)
13. PROPOSED BUILDING: 1000 S.F.
14. PROPOSED BUILDING HEIGHT TO BE DETERMINED (MAXIMUM 40' PER BCZR 254.1)
15. FLOOR AREA RATIO: PERMITTED IN MH-IM ZONE = 2.0
LOT 1: 1000 + 355.091 = 0.002
16. REGIONAL PLANNING DISTRICT: ROSEDALE
17. CENSUS TRACT: 4501
18. WATERSHED: BACK RIVER
19. WATERSHED SUB-SHED: NORTHEAST CREEK
20. GIS PAGE: 08902, 08903, 08904, 08905, and 0890A3
21. BASIC WATER & SEWER SERVICE AREA: 01-02-01-00
(SITE IS NOT IN A FAILED BASIC SERVICE MAP AREA)
22. AREA OF DISTURBANCE: 3570 AC (885,862 S.F.)
23. AREA TO BE VEGETATIVELY STABILIZED: 2,577 AC (102,220 S.F.)
24. AREA OF 100 YEAR FLOODPLAIN: 6.67 AC (287,500 S.F.)
25. APPROVED: MARCH 14, 2019
26. ALTERNATIVES ANALYSIS APPROVED: AUGUST 4, 2021
27. FOREST BUFFER AREA: 1614 AC / 705,220 S.F.
28. DRC No. 121520E LIMITED EXEMPTION GRANTED PER 32-4-106(a)(1)(i) & (a)(1)(iv)

NJB Engineering, Inc.
Civil Engineering Consulting

810 Gleneagles Court
Towson, Maryland 21286
nick@njbengineering.com

Suite 311
410-832-7691

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: 198568
EXPIRATION DATE: 1-12-2024

OWNER
COSDA FARM, LLC
8505 CONTRACTORS ROAD
BALTIMORE, MARYLAND 21237
PHONE: (410) 574-5800

PLAN
SCALE: 1" = 60'