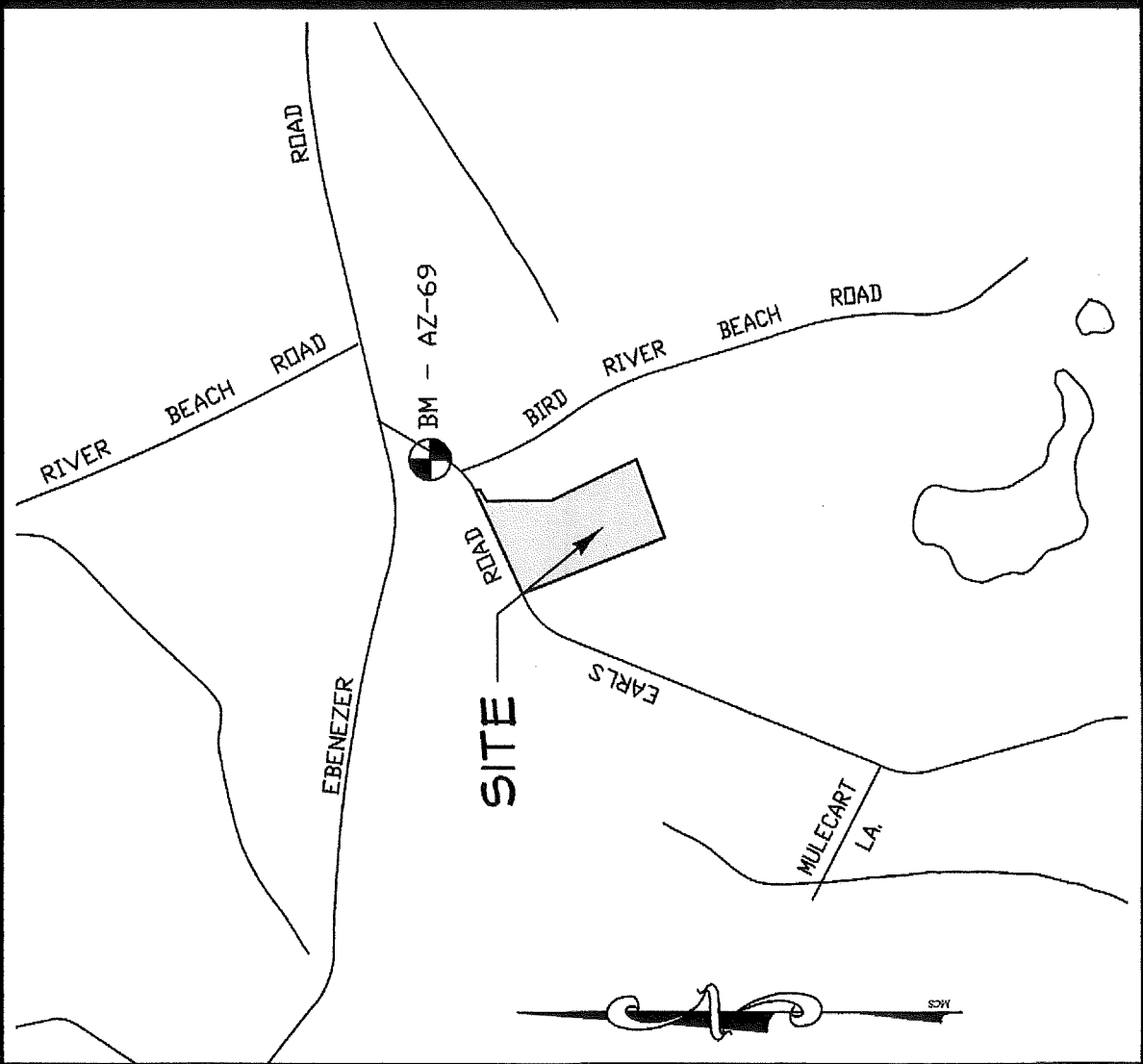
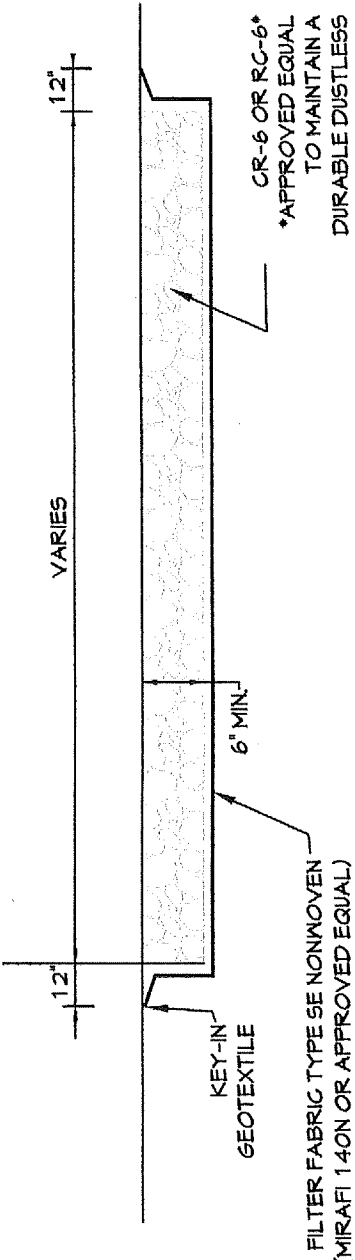




VICINITY MAP

SCALE: 1"=1000'

BENCHMARK - AZ-69 (NAP83/2011) (NAVD 83)
N 61°02'02.76"
E 149°51'19.30"
BRASS CAP 200' SOUTHWEST ON NORTH SIDE OF EARLS ROAD FROM
INTERSECTION OF EBENEZER ROAD.



STORAGE YARD TYPICAL SECTION

NOT TO SCALE

DATA SOURCES:

EXISTING TOPOGRAPHY SHOWN HEREON IS FROM
FIELD RUN TOPOGRAPHIC SURVEY PERFORMED BY
CENTURY ENGINEERING, INC. DATED MAY, 2021
AND SUPPLEMENTED WITH A COMBINATION OF
BALTIMORE COUNTY GIS AND THE MINING
RECLAMATION PLAN FOR THE ADJACENT SITE.
BOUNDARY IS SHOWN PER BALTIMORE COUNTY
GIS AND CONFIRMED/ADJUSTED BASED ON DEED
INFORMATION. SURVEY WAS COMPLETED
BY CENTURY ENGINEERING, LLC.

REVISIONS

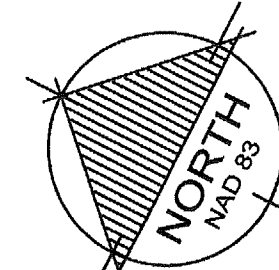
DATE	BY	REVISIONS

CENTURY ENGINEERING

A Kleinfelder Company
10710 Olney Road, Hunt Valley, MD 21081
Phone: 410.586.2400 www.centuryeng.com
kdaavey@kleinfelder.com

Use Permit Plan 611 Earls Road Construction Equipment Storage Yard

611 Earls Road Baltimore, MD 21220
Tax Map: 0083 Grid: 0016 Parcel: 0401
Liber 45257 Folio 0242



MARYLAND COORDINATE SYSTEM

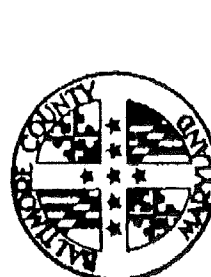
DRAWN BY: RDT REVIEW BY: RLH
DESIGN BY: KAD REVIEW DATE: 4/23/24
SCALE: 1"=50' DRAWING: 1 of 1
PROJECT No.: 21110600

LEGEND

- Tract Boundary
- Utility Easement Line
- Proposed Parking Area
- Proposed Grades
- Proposed Curb & Gutter
- Limit of Disturbance
- Limit of Field-Run Topography
- Approximate 100-year FEMA Floodplain

SITE DATA

- Owner/Developer:
Earls Road Associates, LLC
C/O HJK Vastrom, LLC
16 Green Meadow Dr, Sta. 112
Timonium, MD 21093
611 Earls Rd
Baltimore, Maryland 21220
- Address:
8.16 ACRES (355,444 SF)
45257/00242
151400008345
0039/0016/0401
083B2
15
6
4516
ML M43, MH IM M43, RC-8
Construction Equipment Storage Yard/
Building Materials Storage Yard
- Proposed Use:
The proposed use will be screened with landscape plantings per the latest
Baltimore County Landscape Manual.
- The use of the Property shall be subject to all provisions and restrictions
contained in BCZR Section 253.



USE PERMIT

IT IS ORDERED by the Director of the Department of Permits, Approvals and
Inspections of Baltimore County, this 21st day of June, 2024
that Earls Road Associates, LLC located at
611 Earls Road (street or business name)
(street address)
should be and the
same is hereby granted permission to operate a Construction
Equipment Storage Yard/Building Materials Storage Yard

UA-2024-0001-SP
Director, Permits, Approvals and Inspections
Planner's Initials: mk
Revised: 03/20/23

SWALE NOTE

All permanent swales have been designed by the engineer to convey
runoff according to Baltimore County Department of Public Works
design standards.

MISS UTILITY NOTE

Call "Miss Utility" at 1-800-257-1111, 72 hours prior
to the start of work. The excavator must notify all
public utility companies with underground facilities in the
area of proposed excavation and have those facilities
located by the utility companies prior to commencing
excavation.

GRADING NOTE

The proposed grading shown on this plan meets the requirements set
forth by the Baltimore County Department of Environmental Protection
and Sustainability and complies with Article 93, Title 5 of the Baltimore
County Code. However, due to the building types and layout, some field
adjustments may be required. All changes must comply with the above
mentioned requirements.

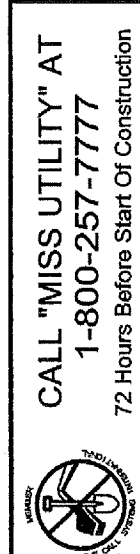
STANDARD NONDISTURBANCE NOTE

There shall be no clearing, grading, construction or disturbance
of vegetation in the Forest Buffer Easement or other
vegetation retention areas as permitted by the
Baltimore County Department of Environmental Protection
and Sustainability.

OWNER'S/DEVELOPER'S CERTIFICATION-GRADING

I/We certify that all grading on this site will be done in accordance with
the current grading requirements as set forth by the Baltimore County
Department of Environmental Protection and Sustainability and with the
requirements specified in Article 93, Title 5 of the Baltimore County
Code.

Henry J. Hoff III President
Signature of Owner/Developer Title DATE: 4/9/24
Print Name:



CALL "MISS UTILITY" AT
1-800-257-7777
72 Hours Before Start of Construction

USE PERMIT PLAN

- THIS USE PERMIT PLAN WAS PREPARED TO
ILLUSTRATE THE LIMITS OF THE PROPOSED USES USING
THE APPROVED GRADING PLAN SIGNED BY BALTIMORE
COUNTY ON 5/15/24.

PLAN

SCALE: 1"=50'

*ZONING NOTE:

- THE MAJORITY OF THE SITE (17.0 AC.) IS ZONED ML M 43.
THE SOUTHERN PORTION OF THE SITE (1.16 AC.) IS ZONED
MH IM M 43. SMALL EDGES OF THE EAST SIDE OF THE SITE
ARE ZONED RC 8.