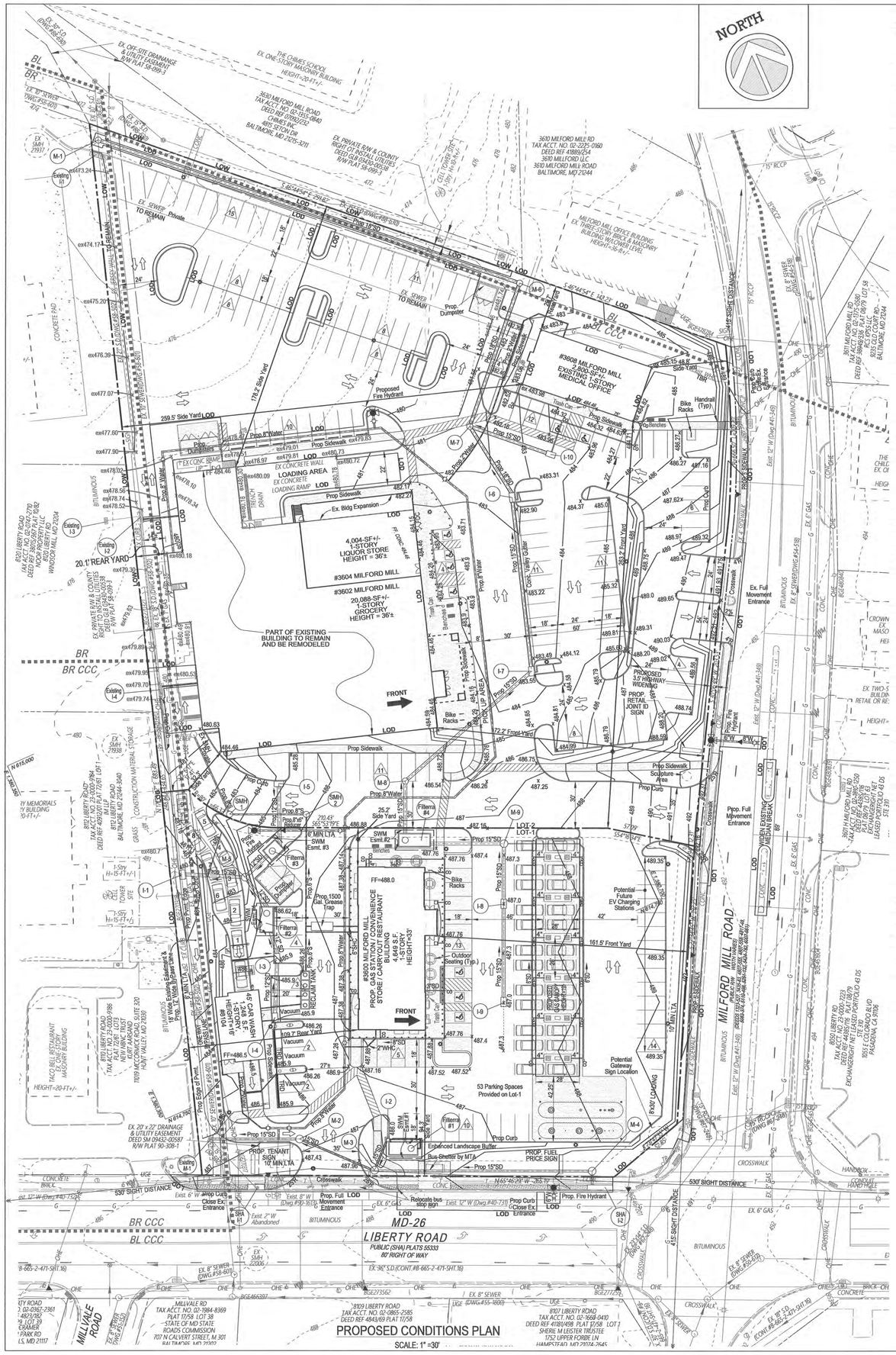
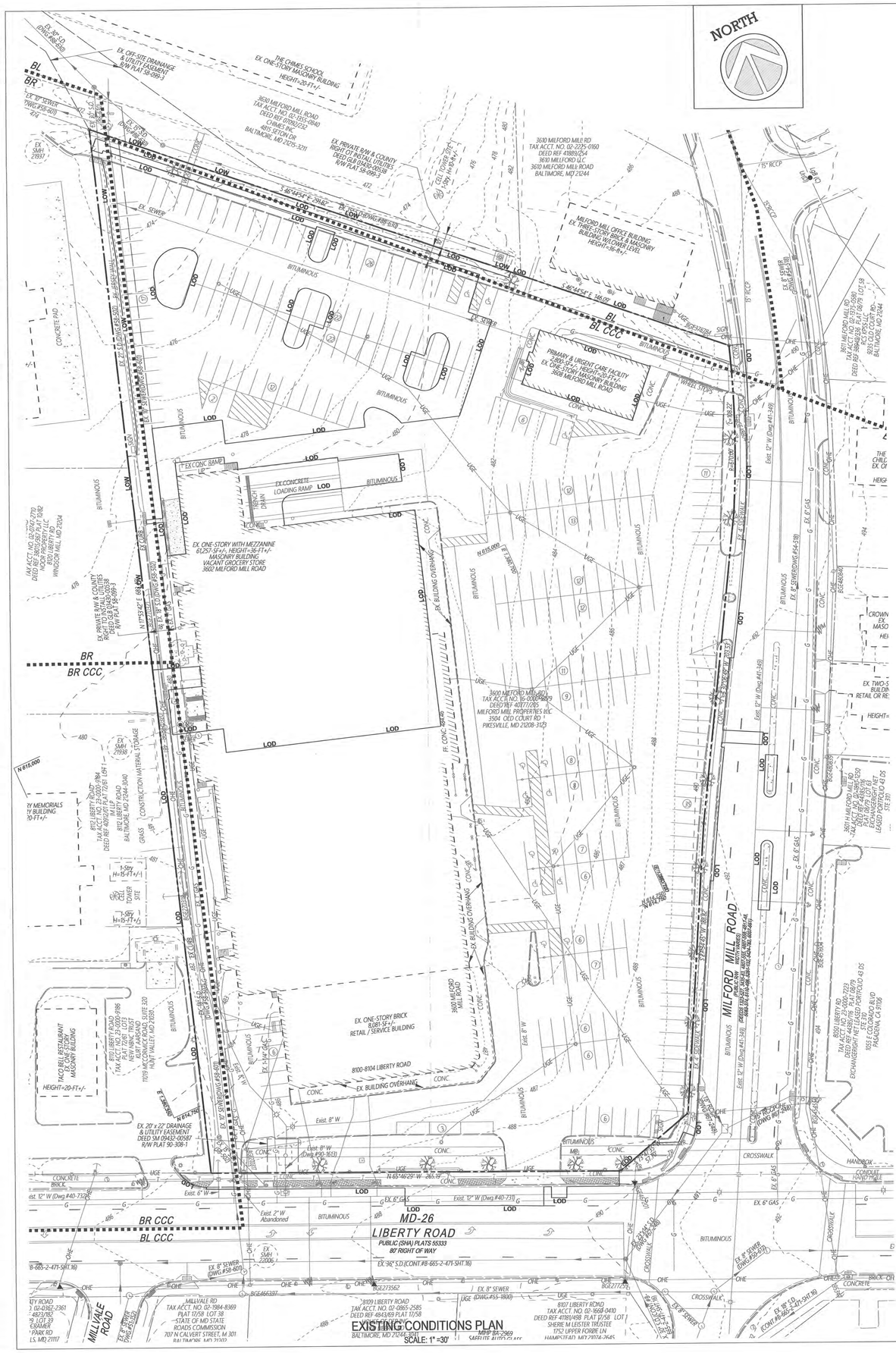
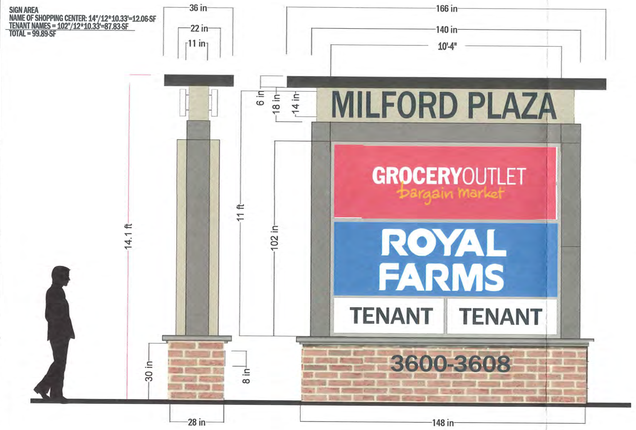
Development Plan Approved

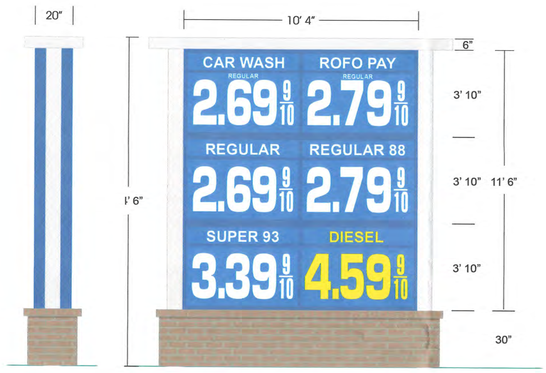
MP23005


NORTH
PROPOSED CONDITIONS PLAN
SCALE: 1" =30'
MILFORD MILL ROAD
LIBERTY ROAD
MD-26
PUBLIC (SHA) PLATS 55333
80' RIGHT OF WAY
#3604 MILFORD MILL
#3602 MILFORD MILL
20,088-SF+/- 1-STORY GROCERY HEIGHT = 36'±
4,004-SF+/- 1-STORY LIQUOR STORE HEIGHT = 36'±
#3600 MILFORD MILL PROP. GAS STATION / CONVENIENCE STORE / CARRY-OUT RESTAURANT 4,649 S.F. 1-STORY HEIGHT=35'
#3608 MILFORD MILL 2,800-SF± EXISTING 1-STORY MEDICAL OFFICE
LOADING AREA
48' CAR WASH 2,249 S.F. 1-STORY HEIGHT=18'
PART OF EXISTING BUILDING TO REMAIN AND BE REMODELED
53 Parking Spaces Provided on Lot-1
LOT-1
LOT-2
20.1' REAR YARD
259.5' Side Yard
25.2' Side Yard
178.2' Rear Yard
72.2' Front Yard
161.5' Front Yard
TOTAL LOD = 3.71-Acres (161,570-SF)
THE CHIMES SCHOOL 1-STORY MASONRY BUILDING HEIGHT=20-FT+/-
3630 MILFORD MILL ROAD TAX ACCT. NO. 02-2225-0160 DEED REF. 4889/254
3610 MILFORD MILL ROAD BALTIMORE, MD 21244
3611 MILFORD MILL RD TAX ACCT. NO. 02-0865-2585 DEED REF 4843/69 PLAT 17/58 LOT 58
9109 LIBERTY ROAD TAX ACCT. NO. 02-0865-2585 DEED REF 4843/69 PLAT 17/58
9107 LIBERTY ROAD TAX ACCT. NO. 02-1668-0410 DEED REF 4118/1498 PLAT 17/58 LOT 1
SHERIE M LESTER TRUSTEE 7752 UPPER FORGE LN HAMPSTEAD, MD 21074-2645
8112 LIBERTY ROAD TAX ACCT. NO. 23-1000-3191 DEED REF 4603/0236 PLAT 17/61 LOTS 1 & 2
8102 LIBERTY ROAD TAX ACCT. NO. 02-1668-0410 DEED REF 4118/1498 PLAT 17/58 LOT 1
MILLVALE RD TAX ACCT. NO. 02-1984-8369 PLAT 17/58 LOT 38 -STATE OF MD STATE ROADS COMMISSION 707 N CALVERT STREET, M 301 BALTIMORE, MD 21202
TACO BELL RESTAURANT 1-STORY MASONRY BUILDING HEIGHT=20-FT+/-
1009 MCCORMICK ROAD, SUITE 320 HUNT VALLEY, MD 21030
8101 LIBERTY ROAD TAX ACCT. NO. 02-0865-2585 PLAT 17/61 LOTS 1 & 2 KEY MEMORIAL MEMORIAL BUILDING 10'+FT+/-
8102 LIBERTY ROAD TAX ACCT. NO. 23-1000-3191 DEED REF 4603/0236 PLAT 17/61 LOTS 1 & 2
8112 LIBERTY ROAD TAX ACCT. NO. 23-1000-3191 DEED REF 4603/0236 PLAT 17/61 LOTS 1 & 2
BALTIMORE, MD 21244-3940
EX. PRIVATE R/W & COUNTY RIGHT TO INSTALL UTILITIES DEED LIBER 4603/0236 PLAT 17/61 LOTS 1 & 2 R/W PLAN 58-099-3
EX. PRIVATE R/W & COUNTY RIGHT TO INSTALL UTILITIES DEED LIBER 4603/0236 PLAT 17/61 LOTS 1 & 2 R/W PLAN 58-099-3
EX. 20' x 22' DRAINAGE & UTILITY EASEMENT DEED SM 09432-00587 R/W PLAT 90-308-1
EX. OFF-SITE DRAINAGE & UTILITY EASEMENT R/W PLAT 58-095-3
EX. 10" SEWER DWG #58-0078
EX. 15" RCP
EX. 8" WATER
EX. 8" SEWER
EX. 12" W (Dwg #41-349)
EX. 8" SEWER (DWG #58-0078)
EX. 6" GAS
EX. 8" WATER (DWG #30-1619)
EX. 12" W (Dwg #40-719)
EX. 2" W Abandoned
EX. 8" SEWER (DWG #58-0078)
EX. 8" SEWER (DWG #55-1609)
EX. 36" S.D. (CONT. #8-665-2-471-5/41.16)
EX. 8" SEWER (DWG #58-0078)
EX. 8" SEWER (DWG #55-1609)
EX. 8" SEWER (CONT. #8-665-2-471-5/41.16)
EX. 8" SEWER (DWG #55-1609

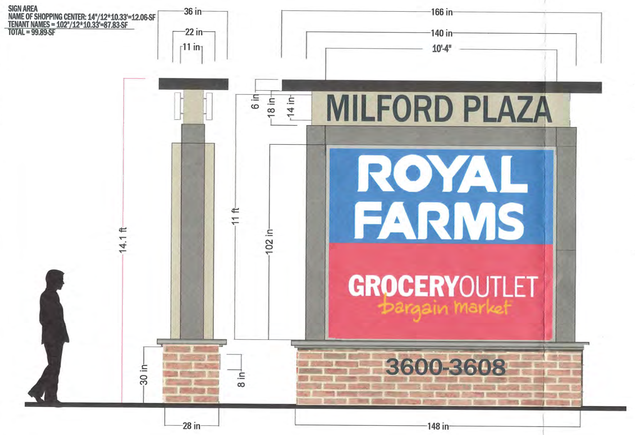

NORTH
EX. 30' I.D. (DEED 4868/ 283)
EX. OFF-SITE DRAINAGE & UTILITY EASEMENT R/W PLAT 58-99/ 3
THE CHIMES SCHOOL EX. ONE-STORY MASONRY BUILDING HEIGHT=20-FT+/-
3630 MILFORD MILL ROAD TAX ACCT. NO. 02-0355-0840 DEED REF: 07092/232 CHIMES, INC. 4915 STOUT DR BALTIMORE, MD 21215-3211
EX. PRIVATE R/W & COUNTY RIGHT OF INSTALL UTILITIES DEED G&B 51460/ 00538 R/W PLAT 58-99/ 3
3610 MILFORD MILL RD TAX ACCT. NO. 02-2225-0150 DEED REF 41889/254 3610 MILFORD LLC 3610 MILFORD MILL ROAD BALTIMORE, MD 21244
MILFORD MILL OFFICE BUILDING EX. THREE-STORY BRICK & MASONRY BUILDING W/ HOMES LEVEL HEIGHT=36-ft+/-
PRIMARY & URGENT CARE FACILITY 2,800 SF+/- HEIGHT=25-FT+/- EX. ONE-STORY MASONRY BUILDING 3606 MILFORD MILL ROAD
EX. ONE-STORY WITH MEZZANINE 61,257-SF+/-, HEIGHT=36-FT+/- MASONRY BUILDING VACANT GROCERY STORE 3602 MILFORD MILL ROAD
EX. CONCRETE LOADING RAMP
EX. CONC. RAMP
EX. 20' I.D. (DEED 4868/ 283)
EX. SEWER
EX. 10" SEWER (DWG #38-601)
EX. SMH 21937
EX. SEWER (DWG #38-601)
EX. 20' & 15' I.D. (DEED 4868/ 283)
EX. 20' & 15' I.D. (DEED 4868/ 283)
EX. 20' & 15' I.D. (DEED 4868/ 283



MILFORD MILL ROAD TENANT SIGN
NOT TO SCALE



LIBERTY ROAD FUEL PRICE SIGN
NOT TO SCALE



LIBERTY ROAD TENANT SIGN
NOT TO SCALE



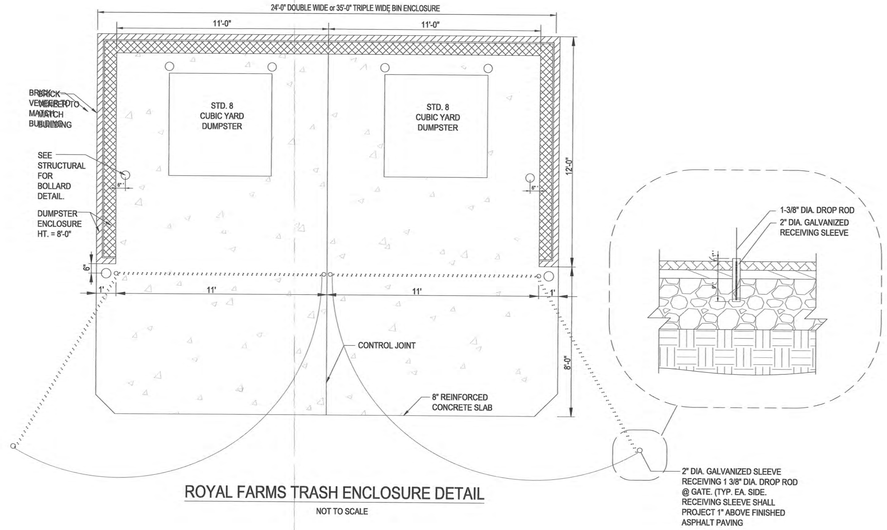
STANDARD TRASH RECEPTACLES
VICTOR STANLEY SD-42



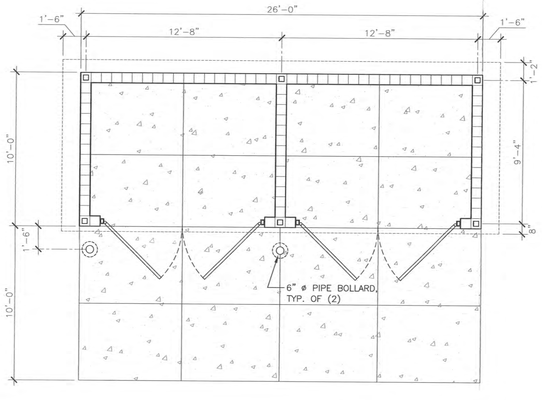
STANDARD BIKE RACK
VICTOR STANLEY BRCS-101



STANDARD BENCH
VICTOR STANLEY RB-28



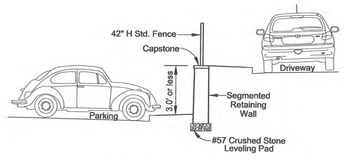
ROYAL FARMS TRASH ENCLOSURE DETAIL
NOT TO SCALE



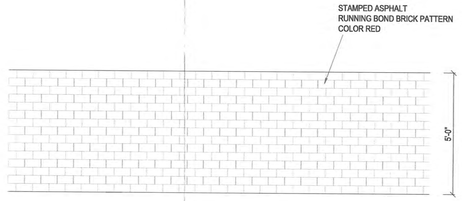
GROCERY TRASH ENCLOSURE DETAIL
NOT TO SCALE

TRASH AND PALLET ENCLOSURE REQUIREMENTS:

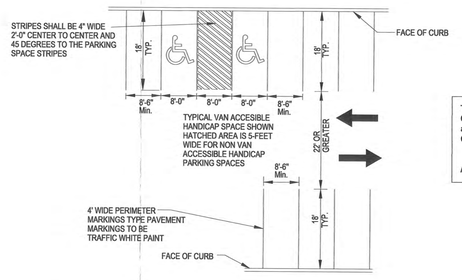
1. 6'-0" MINIMUM HIGH CMU WALLS WITH STEEL GATES AND STEEL FRAME COVER
2. PROVIDE 2x2 TS INTRUSION BARS BETWEEN TOP OF WALL AND COVER FRAME
3. 6" THICK CONCRETE PAD AND APRON
4. 6" Ø PIPE BOLLARDS FOR ENCLOSURE PROTECTION, MINIMUM (2)
5. LOCATE ON SITE FOR BEST ACCESS TO STOCK AREA AND TRASH TRUCK
6. DEVELOPER TO VERIFY WITH LOCAL SANITATION DISTRICT AND BUILDING AGENCIES THE FINAL SIZE AND FINISH ELEMENTS REQUIRED FOR PROJECT CONDITIONS
7. DESIGNER MUST ALLOCATE PALLET AND CARDBOARD ENCLOSURE ON PROJECT SITE PLAN (32' X 12' CLEAR INTERIOR) WITH EITHER 7' HIGH CHAIN LINK OR MASONRY WALL SURROUND
8. SEE ELEVATIONS BELOW FOR FURTHER INFORMATION



TYPICAL WALL SECTION
NTS



CROSSWALK DETAIL
NOT TO SCALE



TYPICAL PARKING SPACES & PAVEMENT MARKING DETAIL
NOT TO SCALE

RECEIVED
DEC 19 2023
DEPARTMENT OF PERMITS APPROVALS AND INSPECTIONS

The Director of Permits, Approvals & Inspections for Baltimore County has determined that the Milford Mill Shopping Center is a PLANNED SHOPPING CENTER per Section 101 of the Baltimore County Zoning Regulations (BCZR).

Approved by: _____ Date: 12/19/23

No.	Revison / Issue	By	Date

Design and Drawing based on
Maryland Coordinate System (MCS):
Horizontal: NAD 83/91 Vertical: NAVD 88

Graphic Scale
0 50 100 150

BALTIMORE COUNTY DEPT. OF PAI
Project No. 02-0339, DRC 011723B
BALTIMORE COUNTY CODE
Section 32-4-108B
Certification Development Plan Approval
By: _____ Date: 12/19/23
This plan approval shall expire four (4) years from this approval date.

PAI# 02-339 DRC# 011723B

Project Name and Address:
MILFORD MILL SHOPPING CENTER
3600 Milford Mill Road
Windsor Mill, Maryland 21244
TRACKING NO. LIM-2023-00003

PROFESSIONAL CERTIFICATION:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed profesional engineer under the laws of the state of Maryland, License No. 21162 Expiration Date: 03-20-2024.

Owner Developer: **MILFORD MILL PROPERTIES, LLC**
3504 Old Court Road
Pikesville, MD 21208
contact: Justin Rosemore (443)801-7151

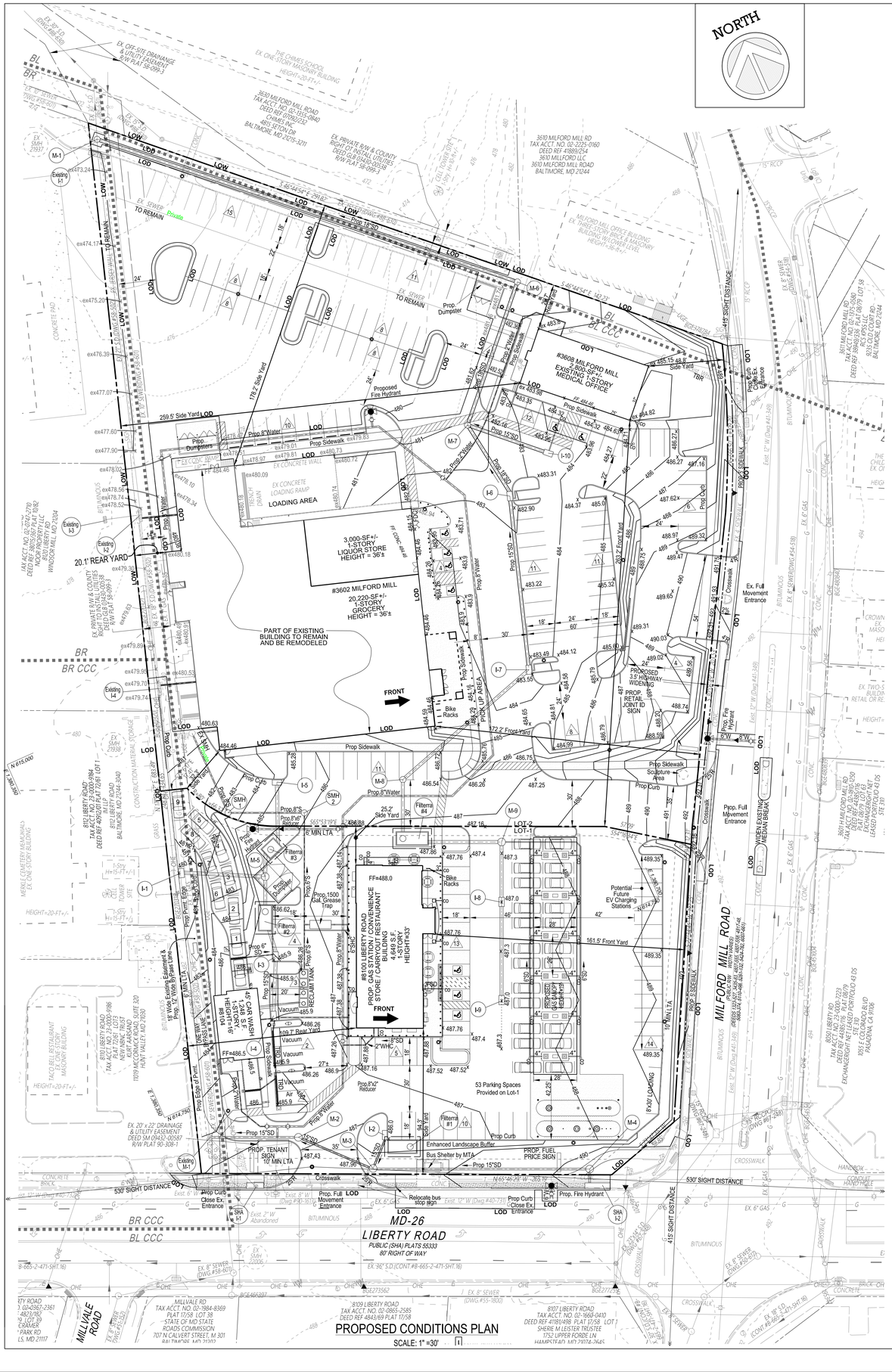
Engineer: MATIS WARFIELD *Consulting Engineers*
909 Ridgebrook Road, Suite 100
Sparks, MD 21152
(410) 472-5415

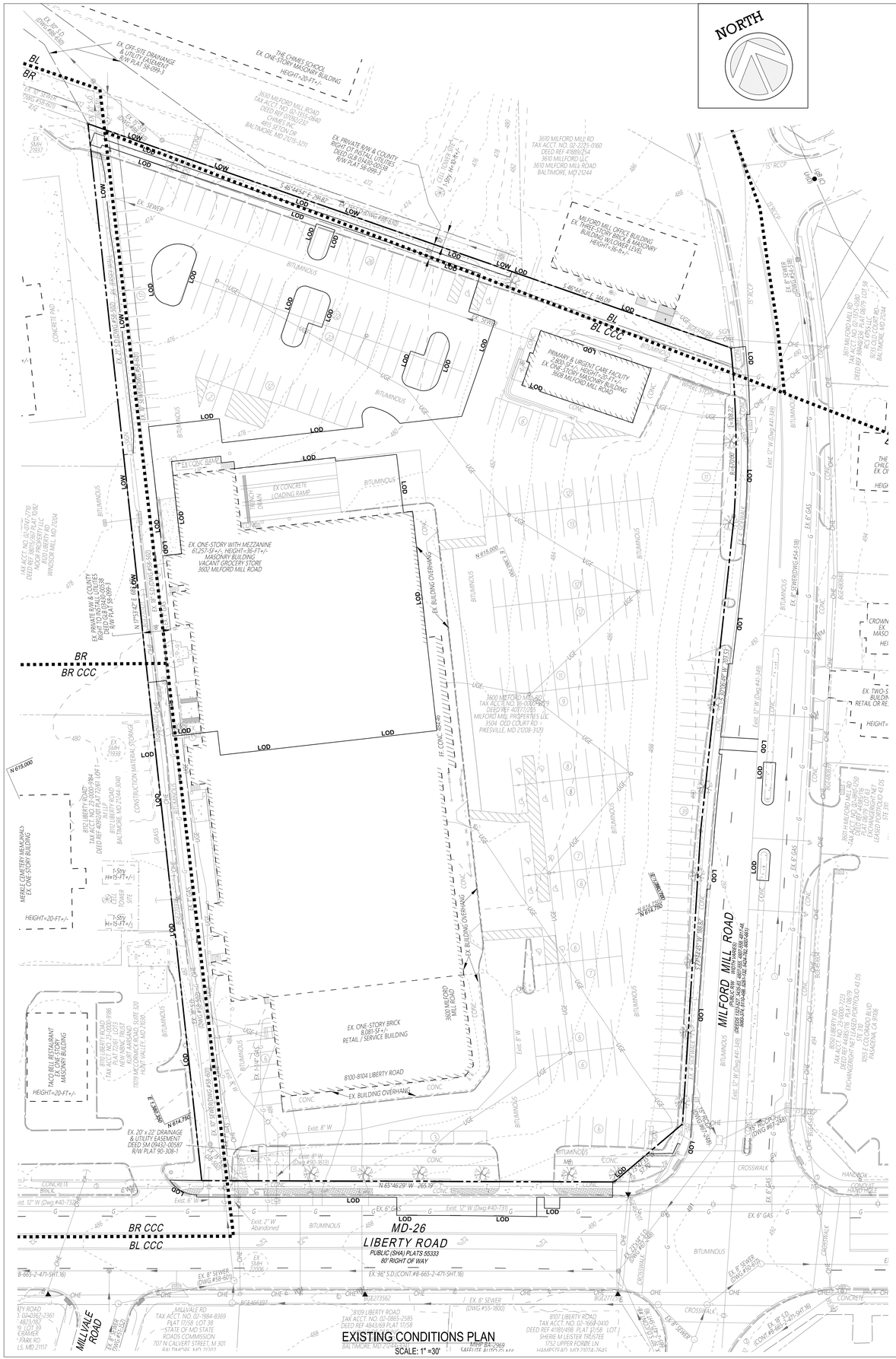
LIMITED EXEMPTION
DETAILS
LIMITED EXEMPTION No. 23005LN

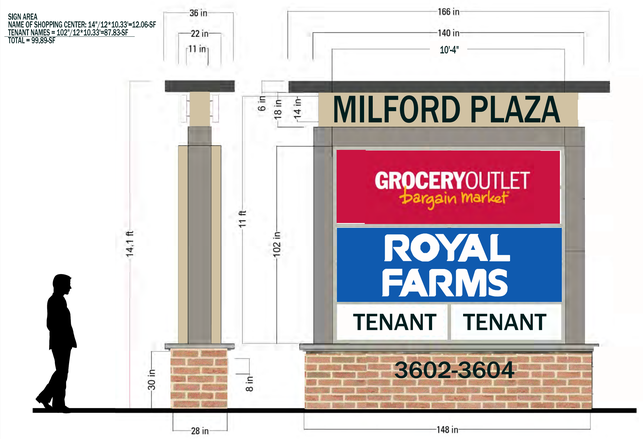
Tax Map: 077		Election District: 02
Parcels: 468		Councilmanic District: 04
Date 12/19/23	Sheet Number 03 OF 03	**DEV-03**

Development Plan Submitted

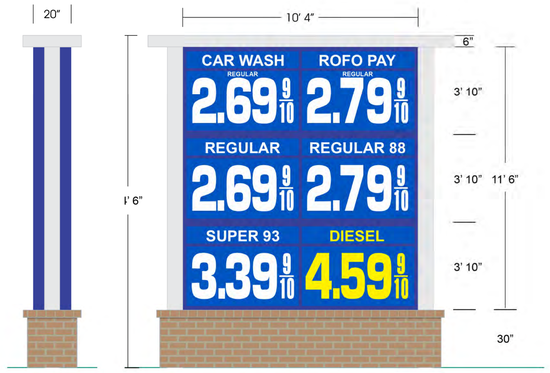
MP23005


NORTH
PROPOSED CONDITIONS PLAN
SCALE: 1" =30'
#3602 MILFORD MILL
20,220-SF+/- 1-STORY GROCERY HEIGHT = 36'±
3,000-SF+/- 1-STORY LIQUOR STORE HEIGHT = 36'±
#3608 MILFORD MILL 2,800-SF+/- EXISTING 1-STORY MEDICAL OFFICE
#8100 LIBERTY ROAD PROP. GAS STATION/ CONVENIENCE STORE/ CARRY-OUT RESTAURANT BUILDING 4,649 S.F. 1-STORY HEIGHT=33'±
MILFORD MILL ROAD
LIBERTY ROAD
PUBLIC (SHA) PLATS 55333
80' RIGHT OF WAY
MD-26
LOADING AREA
PART OF EXISTING BUILDING TO REMAIN AND BE REMODELED
PROP. TENANT SIGN 10' MIN LTA
PROP. FUEL PRICE SIGN
53 Parking Spaces Provided on Lot-1
Proposed Fire Hydrant
Prop. Dumpster
Prop. Grease Trap
Prop. Water Reducer
Prop. Sidewalk
Prop. Curb
Prop. Crosswalk
Prop. Bike Racks
Prop. Sculpture Area
Prop. Potential Future EV Charging Stations
Prop. Full Movement Entrance
Prop. Relocate bus stop sign
Prop. Bus Shelter by MTA
Prop. Enhanced Landscape Buffer
Prop. Filterra #1
Prop. Filterra #2
Prop. Filterra #3
Prop. Filterra #4
Prop. Filterra #5
Prop. 15"SD
Prop. 8"W
Prop. 8"S
Prop. 6"W
Prop. 6"SD
Prop. 1500 Gal. Grease Trap
Prop. 6" Water Service
Prop. 8" Water Service
Prop. 8"S Service
Prop. 6"S Service
Prop. 6" Vacuum
Prop. 6" Air
Prop. 6" RAG
Prop. 6" Reclaim
Prop. 6" Rear Yard
Prop. 8"x6" Reducer
Prop. 8" Tee
Prop. 8" Bend
Prop. 8" Cap
Prop. 8" Plug
Prop. 8" Valve
Prop. 8" Vertical Bend
Prop. 8" Horizontal Bend
Prop. 8" Vertical Tee
Prop. 8" Horizontal Tee
Prop. 8" Cross
Prop. 8" Reducer
Prop. 8" Coupling
Prop. 8" Sleeve
Prop. 8" Valve Box
Prop. 8" Valve Box Cover
Prop. 8" Valve Box Extension
Prop. 8" Valve Box Base
Prop. 8" Valve Box Top
Prop. 8" Valve Box Bottom
Prop. 8" Valve Box Lid

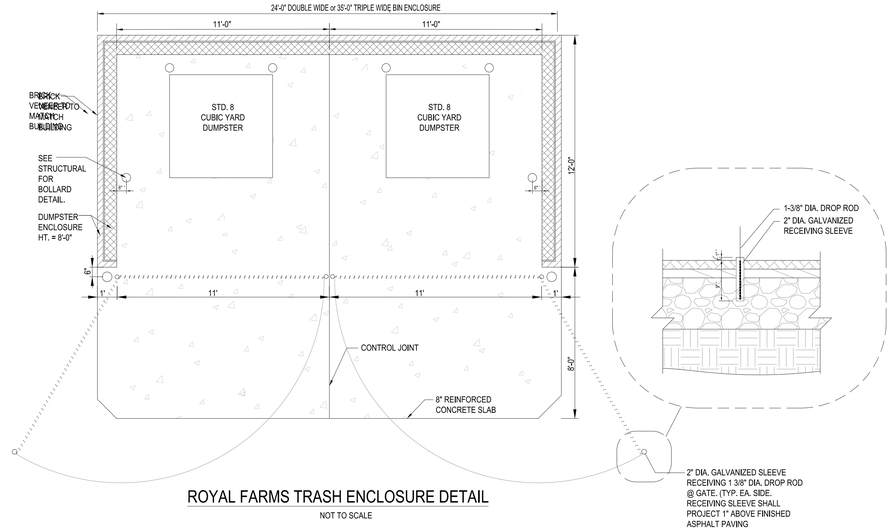

NORTH
EX. WSSC 12" DI (DWG #58-6018)
EX. OFF-SITE DRAINAGE & UTILITY EASEMENT R/W PLAT 90-099-3
THE CHIMES SCHOOL
EX. ONE-STORY MASONRY BUILDING
HEIGHT=20-FT+/-
3630 MILFORD MILL ROAD
TAX ACCT. NO. 02-1325-0840
DEED REF 9799/235
CHIMES INC.
4915 ST PAUL DR
BALTIMORE, MD 21215-3211
EX. PRIVATE R/W & COUNTY RIGHT TO INSTALL UTILITIES DEED REF 9,818/ 305 R/W PLAT 98-099-3
EX. SEWER
BITUMINOUS
CONCRETE PAD
EX. 8" SEWER (DWG #58-6018)
EX. 8" SEWER (DWG #55-1800)
EX. 8" SEWER (DWG #58-6018)
EX. 8" SEWER (DWG #58-6018)
EX. 8" SEWER (DWG #58-6018



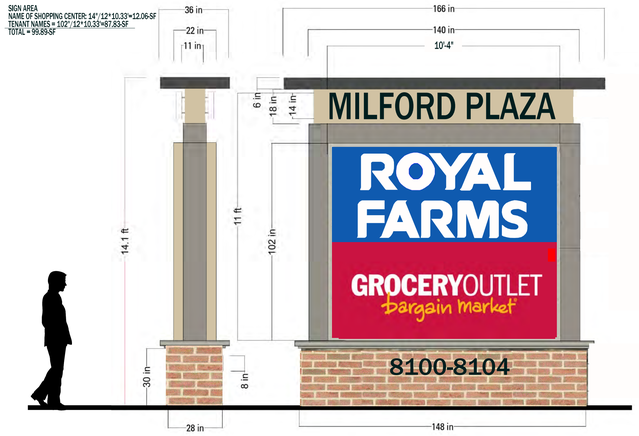
MILFORD MILL ROAD TENANT SIGN
NOT TO SCALE



LIBERTY ROAD FUEL PRICE SIGN
NOT TO SCALE



ROYAL FARMS TRASH ENCLOSURE DETAIL
NOT TO SCALE



LIBERTY ROAD TENANT SIGN
NOT TO SCALE



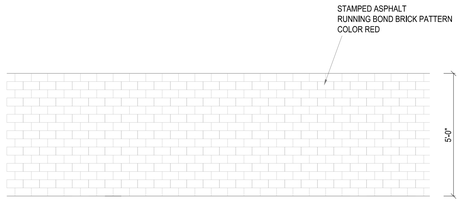
STANDARD TRASH RECEPTACLES
VICTOR STANLEY SD-42



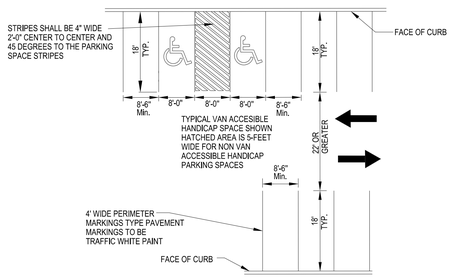
STANDARD BIKE RACK
VICTOR STANLEY BRCS-101



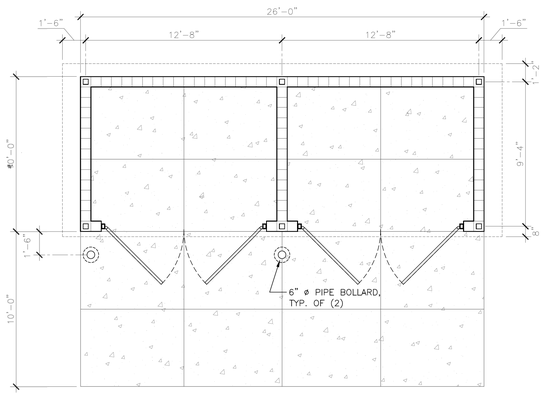
STANDARD BENCH
VICTOR STANLEY RB-28



CROSSWALK DETAIL
NOT TO SCALE



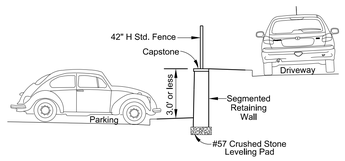
TYPICAL PARKING SPACES & PAVEMENT MARKING DETAIL
NOT TO SCALE



GROCERY TRASH ENCLOSURE DETAIL
NOT TO SCALE

TRASH AND PALLET ENCLOSURE REQUIREMENTS:

1. 6'-0" MINIMUM HIGH CMU WALLS WITH STEEL GATES AND STEEL FRAME COVER
2. PROVIDE 2x2 TS INTRUSION BARS BETWEEN TOP OF WALL AND COVER FRAME
3. 6" THICK CONCRETE PAD AND APRON
4. 6" Ø PIPE BOLLARDS FOR ENCLOSURE PROTECTION, MINIMUM (2)
5. LOCATE ON SITE FOR BEST ACCESS TO STOCK AREA AND TRASH TRUCK
6. DEVELOPER TO VERIFY WITH LOCAL SANITATION DISTRICT AND BUILDING AGENCIES THE FINAL SIZE AND FINISH ELEMENTS REQUIRED FOR PROJECT CONDITIONS
7. DESIGNER MUST ALLOCATE PALLET AND CARDBOARD ENCLOSURE ON PROJECT SITE PLAN (32' X 12' CLEAR INTERIOR) WITH EITHER 7' HIGH CHAIN LINK OR MASONRY WALL SURROUND
8. SEE ELEVATIONS BELOW FOR FURTHER INFORMATION



TYPICAL WALL SECTION
NTS

No.	Revison / Issue	By	Date

Design and Drawing based on
Maryland Coordinate System (MCS):
Horizontal: NAD 83/91 Vertical: NAVD 88

Graphic Scale
0 50 100 150

BALTIMORE COUNTY DEPT. OF PAI
Project No. 02-339, DRC 011723B
BALTIMORE COUNTY CODE
Section 32-4-106B
Certification Development Plan Approval
By: Date:
This plan approval shall expire four (4) years from this approval date.

PAI# 02-339 DRC# 011723B

Project Name and Address:
MILFORD MILL SHOPPING CENTER
3600 Milford Mill Road
Windsor Mill, Maryland 21244
TRACKING NO. LIM-2023-00003

PROFESSIONAL CERTIFICATION:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed profesional engineer under the laws of the state of Maryland, License No. 21162 Expiration Date: 03-20-2024.

Owner/Developer: **MILFORD MILL PROPERTIES, LLC**
3504 Old Court Road
Pikesville, MD 21208
contact: Justin Rosemore (443)801-7151

Engineer: MATIS WARFIELD Consulting Engineers
909 Ridgebrook Road, Suite 100
Sparks, MD 21152
(410) 472-5415

LIMITED EXEMPTION
DETAILS
LIMITED EXEMPTION No. 23005LN

Tax Map: 077	Election District: 02
Parcels: 468	Councilmanic District: 04
Date 2/22/23	Sheet Number 03 OF 03

DEV-03

Plan Void

Development Plan Approved for Limited Exemption plan #21001

Marked as Abandoned in Accela 7/1/24

SOILS CHART

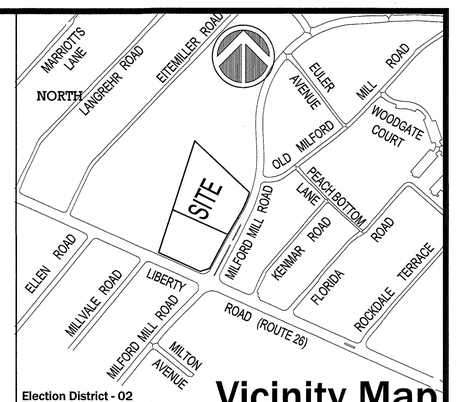
Soil Symbol	Soil Name	Hydrological Soil Group
Ur	Urban Land	D

*** No Prime and Productive Soils On Site**

NORTH

LEGEND

- 10 — Number of Proposed Parking Spaces
- FRONT — Front Building Orientation
- Tract Boundary
- Adjacent Property Lines
- Existing Curb
- W — W — Existing Wetlands
- Existing Edge of Pavement
- Existing Zoning
- FP — Existing 100-Year Floodplain
- Existing Building
- 80 — Existing Contours
- Existing Stream Centerline
- Existing Woods Line
- Existing Brush/Meadow Line
- ML / BL — Existing Zoning
- G — G — EX. GAS
- EX. FENCE
- EX. 10" WATER — EX. WATER LINE
- S — EX. 8" SAN — EX. SANITARY LINE
- OH — OH — EX. OVERHEAD LINE
- D — EX. 18"SD — EX. STORM DRAIN
- EX. FIRE HYDRANT
- W — EX. WATER VALVE
- W — EX. WATER METER
- JaB (D) / LgB (C) — EX. SOILS
- Prop.15"SD — PROP. STORM DRAIN
- Prop.6"W — PROP. WATER
- PROP. CONTOUR
- PROP. CONC. CURB & GUTTER
- PROP. BUILDING
- PROP. EASEMENT
- 95 — EXISTING 25% SLOPE HATCHING
- STREET LIGHT



Election District - 02
Councilmanic District - 04
Census Tract - 4023.07
Watershed - Gwynns Falls

Vicinity Map

SCALE:1" =500'

BENCHMARK INFO:

STATION 391A N615223.574 E1378446.078 EL=518.46 CAPPED REBAR
STATION 392A N614406.036 E1378016.349 EL=522.12 PK-NAIL

STORMWATER MANAGEMENT SUMMARY

Existing Commercial Site
Total area within Limit of Disturbance (LOD) = 5.11 acres
Existing Impervious Area within LOD = 4.74 acres
Existing Percent Impervious 93%
Site is a Redevelopment Site, Existing % Impervious greater than 40%
Required Management: Reduce Impervious Area by at least 50%, or provide ESD to the MEP to provide water quality treatment (1-inch rainfall) for at least 50% of the existing impervious area, or combination of the two approaches.
Required 50% Reduction of Existing Impervious = 2.37 acres
Proposed Impervious Area within LOD = 4.30 acres
Proposed Percent Impervious = 84%
Proposed Decrease in Impervious Area = 0.43 Acres
Impervious Area to be Treated = 1.94 acres [50% of Ex. Imp. (2.37 ac) - Prop Decrease in imp. (0.43 Acres)]

STORMWATER MANAGEMENT SUMMARY CHART THE SITE IS LOCATED IN GWYNNS FALLS WATERSHED RE-DEVELOPMENT SITE	REQ'D	PROV'D
Impervious Area to be Treated (A_T)	1.94 AC.	1.94 AC.
Water Quality Volume (WQv)	6676 C.F.	7492 C.F.
Recharge	NA	NA
Extreme Flood (Qf)	YES	YES
Pe	1.00	1.12

WQv DEVICE SUMMARY CHART (PRIVATE)				
PRACTICE	TREATMENT VOLUME	FACILITY DIMENSIONS	DRAINAGE AREA	IMPERVIOUS AREA
FILTERRA 1	915 C.F.	10' x 8'	0.27-AC	0.27-AC
FILTERRA 2	604 C.F.	8'x 6'	0.22-AC	0.17-AC
FILTERRA 3	983 C.F.	10' x 8'	0.29-AC	0.29-AC
FILTERRA 4	818 C.F.	10' x 8'	0.31-AC	0.23-AC
SAND FILTER	4172 C.F.	15' x 47'	1.39-AC	0.98-AC
	7492 C.F.			1.94 AC.

STUDY POINT SUMMARY CHART	D.A. AC.	RCN	Tc	10-YEAR RUNOFF RATE Q (CFS)	100-YEAR RUNOFF RATE Q (CFS)
SP#1 EX. COND.	5.01	97	0.1 HR.	37.2	52.8
SP#1 DEV. COND.	5.01	95	0.1 HR.	35.4	50.9

NOTES

1. PROPERTY OWNER: Milford Mill Properties, LLC
   3504 Old Court Road
   Pikesville, MD 21208
2. PROPERTY DEVELOPER: Milford Mill Properties, LLC
   3504 Old Court Road
   Pikesville, MD 21208
3. TAX ACCOUNT NUMBERS:
   16-0000-5279 (Tax Map 77 Parcel 468)
   3600 Milford Mill Road
   Deed Ref 40777/205
4. NET SITE AREA = 218,257-SF (5.01-ACRES+/-)
   GROSS SITE AREA = 243,749-SF (5.60-ACRES+/-)
   GROSS AREA INCLUDES UP TO 30-FEET OR TO CENTERLINE OF R/W IF LESS THAN 30-FEET TO CENTERLINE
   PROPOSED ROW DEDICATION = 1760-SF (0.04-ACRES+/-)
   PROPOSED NET SITE AREA = 216,497 -SF (4.97-ACRES+/-)
5. ZONING:

	NET SITE AREA	GROSS SITE AREA
BL-CCC	4.72-ACRES+/-	5.28-ACRES+/-
BR-CCC	0.11-ACRES+/-	0.13-ACRES+/-
BR	0.09-ACRES+/-	0.09-ACRES+/-
BL	0.09-ACRES+/-	0.10-ACRES+/-
TOTAL	5.01-ACRES+/-	5.60-ACRES+/-

   ZONING MAP NUMBER: 077C3
6. ZONING HISTORY:
   - R-1950-1784: ZONING RECLASSIFICATION FOR A PORTION OF THE PROPERTY FROM A RESIDENTIAL TO E COMMERCIAL, GRANTED 08/24/1950
   - R-1954-3109: ZONING RECLASSIFICATION FOR A PORTION OF THE PROPERTY FROM A RESIDENTIAL TO E COMMERCIAL, DENIED 10/20/1954 REVERSED AND GRANTED BY BOARD OF APPEALS 03/17/1955
   - 1959-4574-A: VARIANCE FOR A SIGN AREA OF 320-SF IN LIEU OF THE 100-SF ALLOWED, DENIED 02/17/1959
   - 1962-5589-A: VARIANCE FOR A SIGN AREA OF 171-SF IN LIEU OF THE 150-SF ALLOWED, GRANTED 07/06/1962
   - 2012-0015-XA: CASE POSTPONED/CANCELED, NO ORDER
   - 2014-0082-SPHA: SPECIAL HEARING FOR MODIFIED PARKING PLAN DISMISSED, VARIANCES TO ALLOW 7 WALL MOUNTED SIGNS IN LIEU OF THE 1 ALLOWED; TO ALLOW THE AREA OF A FREESTANDING JOINT ID SIGN OF 188-SF IN LIEU OF THE 150-SF ALLOWED; AND TO ALLOW 284 PARKING SPACES PROVIDED IN LIEU OF THE 296 PARKING SPACES REQUIRED ALL GRANTED 12/17/2013
7. MINIMUM PRINCIPAL BUILDING SETBACKS IN THE BL ZONE:
   NONRESIDENTIAL
   FRONT YARD 25 FT — FRONT YARD 50.8 FT [FRONT YARD AVERAGE TACO BELL]
   SIDE YARD 30 FT
   REAR YARD 30 FT
   FUEL SERVICE STATION
   35 FT FROM MAIN STRUCTURE TO STREET ROW
   25 FT FROM FUEL PUMP TO STREET ROW
   15 FT FROM CANOPY TO STREET ROW
   10 FT FROM PERIMETER OF PAVED AREA TO PUBLIC ROW
8. EXISTING LAND USE: 2,800-SF MEDICAL OFFICE, 61,257-SF VACANT GROCERY, 8,081-SF RETAIL / SERVICE
9. PROPOSED LAND USE: 4,649-SF FUEL STATION CONVENIENCE STORE/CARRY-OUT WITH 540 S.F OUTDOOR SEATING; 1,248-SF ROLL OVER CAR WASH; 24,884-SF RETAIL, RESTAURANT, SERVICE
10. NO 100-YEAR FLOODPLAIN AREA EXISTS ON SITE
11. THE SITE IS CURRENTLY SERVED BY PUBLIC WATER AND SEWER.
12. PROPOSED LANDSCAPING WILL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL REQUIREMENTS.
13. ANY FIXTURE 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.
14. ALL SIGNS TO COMPLY WITH SECTION 450 BCZR AND ALL ZONING SIGN POLICIES, OR VARIANCE GRANTED
15. PROPOSED FLOOR AREA RATIO: 30,781-SF BLDGS / 243,749 -SF GROSS SITE = 0.13 (4.0 ALLOWED)
16. HEIGHT: CONVENIENCE STORE = 33-FT, CANOPY=19-FT, CAR WASH = 16-FT, RETAIL / RESTAURANT / SERVICE BUILDINGS = 30-FT
17. THE SITE IS NOT IN ANY FAILED BASIC SERVICES MAP AREAS, AND/OR TRAFFIC DEFICIENT AREAS.
18. HISTORIC STRUCTURES:
    NONE ON SITE.
    BA-2969 SAFELITE AUTO GLASS, ACROSS LIBERTY ROAD
19. THE SITE IS INSIDE THE URDL
20. PREVIOUS COMMERCIAL PERMITS: B066028, B701547, B739779, B856588 (GROCERY STORE AND RETAIL/ SERVICE BUILDING BUILT 1962)
21. NO PREVIOUS CRG AND OR DEVELOPMENT PLANS - PLANNED SHOPPING CENTER PLAN APPROVED 01/08/2021
22. DRC HISTORY: DRC# 043019C GRANTED LIMITED EXEMPTION PER BCC 32-4-106(A)(1)(VI);
    DRC# 050719E TABLED
    DRC#121520F GRANTED LIMITED EXEMPTION PER BCC 32-4-106(B)(8)
23. THE PROJECT SITE FALLS WITHIN THE AREA COVERED BY THE:
    LIBERTY ROAD REVITALIZATION AREA PLAN ADOPTED OCTOBER 7, 1991.
24. THE SITE FALLS WITHIN THE LIMITS OF THE NORTH WEST GATEWAYS SUSTAINABLE COMMUNITY AREA PER THE 2020 MASTER PLAN.
25. AMENITY OPEN SPACES RATIO: REQUIRED = 0.2; PROVIDED = 1.46 (44,992-SF AOS / 30,781-SF ADJ. GROSS BLDG. AREA)
26. THE SITE FALLS WITHIN A PRIORITY FUNDING AREA
27. THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
28. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN EXISTING SEPTIC SYSTEMS OR WELLS ON SITE.
29. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO RARE, THREATENED, OR ENDANGERED SPECIES HABITAT ON THIS PROPERTY.
30. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO ARCHEOLOGICAL SITES ON THE SUBJECT PROPERTY.
31. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO UNDERGROUND STORAGE TANKS ON THE SUBJECT PROPERTY
32. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS MATERIALS AS DEFINED BY SECT. 7-101.
33. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO KNOWN LIMITATIONS ESTABLISHED BY THE COURTS, COUNTY BOARD OF APPEALS, PLANNING BOARD AND/OR ZONING COMMISSIONER OR RESTRICTIVE COVENANTS.
34. THE AREAS BETWEEN THE SIGHT LINE AND THE CURB LINE MUST BE CLEARED, GRADED AND KEPT FREE OF ANY OBSTRUCTIONS.
35. STORM WATER MANAGEMENT WILL BE PROVIDED ON SITE IN ACCORDANCE WITH THE SWM SUMMARY LISTED ON THIS SHEET.
36. STORM DRAINS, GRADING AND STORM WATER MANAGEMENT LAYOUTS SHOWN HEREON ARE PRELIMINARY AND SUBJECT TO CHANGE UPON FINAL DESIGN AND APPROVAL.
37. RAMPS SHALL BE PROVIDED FOR PHYSICALLY HANDICAPPED PERSONS AT ALL ENTRANCES. THE RAMPS SHALL INCLUDE DETECTABLE WARNING AREAS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH BALTIMORE COUNTY STANDARD DETAILS R-36A OR R-36B OR STATE HIGHWAY ADMINISTRATION DETAILS AS APPLICABLE.
38. ADDRESS NUMBERS FOR COMMERCIAL PROPERTIES SHALL BE A MINIMUM OF 6 INCHES IN SIZE.
39. THE PROPOSED BUILDING SHALL BE DESIGNED AND CONSTRUCTED SO AS TO MEET THE APPLICABLE PROVISIONS OF THE BALTIMORE COUNTY FIRE PREVENTION CODE.
40. WASTE AND REFUSE CONTAINERS SHOULD NOT BE PLACED CLOSER THAN 15-FT TO ANY STRUCTURAL WALLS OR PARTITIONS CONSTRUCTED OF COMBUSTIBLE MATERIALS; NOR FROM OPENINGS IN EXTERIOR WALLS SUCH AS DOORS AND WINDOWS; NOR BENEATH A COMBUSTIBLE OVERHANG IN ACCORDANCE WITH THE BALTIMORE COUNTY FIRE PREVENTION CODE, COUNTY BILL NO. 14-21 SECTION 1:19.2.1.3.1
41. ACCESS TO BUILDING SHALL BE AVAILABLE FOR THE USE BY EMERGENCY FIRE APPARATUS AND CAPABLE OF HANDLING EMERGENCY APPARATUS WEIGHING 80,000 LBS. WHEN CONSTRUCTION OF ANY BUILDING IS UNDER ROOF, IN ACCORDANCE WITH BALTIMORE COUNTY FIRE PREVENTION CODE, COUNTY BILL NO. 14-21; SECTION 1:16.4.3.1.3.
42. A PRESSURE-REDUCING VALVE (PRV) SHALL BE PROVIDED WHEN THE STATIC PRESSURE EXCEEDS 80-PSI.
43. BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING" HAS CONFIRMED THAT THE SUBJECT SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA PER EMAIL DATED 7/20/21.
44. A TRAFFIC IMPACT STUDY WAS PREPARED BY THE TRAFFIC CONCEPTS, INC. DATED JULY 2021. THE RESULTS OF THE STUDY SHOW THAT ALL OF THE KEY INTERSECTIONS ARE PROJECTED TO OPERATE AT ACCEPTABLE LEVELS OF SERVICE. THE SIGNALIZED KEY INTERSECTIONS ARE PROJECTED TO OPERATE AT "C" OR BETTER LEVELS OF SERVICE. THE FUTURE SITE ACCESS INTERSECTIONS SHOW "D" OR BETTER OVERALL MINOR APPROACH LEVELS OF SERVICE AND "B" OR BETTER LEVELS OF SERVICE FOR THE INBOUND LEFT TURN MOVEMENTS.
45. 4,649 SF CONVENIENCE/GAS (LUC 960) x 837.58-SF AVG RATE = 3895 ADT
    1.25 SF CAR WASH (LUC 948) = 90 ADT (NO WEEKDAY ITE DATA; ADT ESTIMATED BASED ON 18 TOTAL PEAK HOUR TRIPS)
    24,884 SF SHOPPING CENTER (LUC 820 EQUATION) LN(T)= 0.68 LN(X) + 5.57 = 2333 ADT (X=24.884)
    ESTIMATED AVERAGE DAILY TRIPS (ADT) = 6,318 TRIPS
46. A RECIPROCAL EASEMENT AGREEMENT FOR ACCESS AND UTILITIES SHALL BE RECORDED BETWEEN LOTS 1 AND 2.
47. THE PROPOSED BUILDING SHALL BE DESIGNED AND CONSTRUCTED SO AS TO MEET THE APPLICABLE PROVISIONS OF THE BALTIMORE COUNTY FIRE PREVENTION CODE NO:14-21.
48. A SEPARATE BUILDING PERMIT IS REQUIRED FOR THE INSTALLATION OF A SPRINKLER SYSTEM FOR EACH INDIVIDUAL BUILDING.
49. THE SPRINKLER SYSTEM MUST BE INSPECTED BY THE BALTIMORE COUNTY FIRE MARSHAL'S OFFICE PRIOR TO TAKING OCCUPANCY. (SPRINKLER HYDRO / SPRINKLER FINAL).
50. THE PRIVATE FIRE HYDRANTS SHALL BE PAINTED "OSHA RED"TO DISTINGUISH THEM FROM THE PUBLIC (ORANGE) FIRE HYDRANTS IN ACCORDANCE WITH BALTIMORE COUNTY FIRE PREVENTION CODE, COUNTY BILL NO. 14-21 SECTION 1:18.5.10.5 PRIVATE HYDRANT COLOR.
51. APPLICANT WILL SEEK INPUT FROM COMBINED COMMUNITIES ADVOCACY COUNCIL OF GREATER RANDALLSTOWN AND SOUTHERN ROCKDALE COMMUNITY ASSOCIATION FOR THE DESIGN OF A PIECE OF PUBLIC ART THAT MAY BE IN THE FORM OF A FREESTANDING SCULPTURE, A FOUNTAIN THAT INCORPORATES LANDSCAPING ELEMENTS, OR PUBLIC SEATING THAT QUOTES RANDALLSTOWN NATIVE/S OR INCORPORATES OTHER COMMUNITY INTERESTS.

PARKING REQUIRED:
LOT-1:
CONVENIENCE STORE/CARRY-OUT USE
4,649 S.F. @ 5/1000 + = 26
540 S.F OUTDOOR SEATING @ 5/1000
MAXIMUM EMPLOYEES PER SHIFT = 6
ATM = 1
SELF SERVICE AIR = 1
ROLL OVER CAR WASH
1 TUNNEL @ 2/TUNNEL (DRYING) = 2
4 VACUUM CLEANER UNITS @ 1/UNIT = 4
2 ADDITIONAL SPACES PER TUNNEL = 2
SUBTOTAL LOT-1 REQUIRED = 42

LOT-2:
(RETAIL, RESTAURANT, ETC.)
24,884 S.F. (Incl. Outdoor Seating @5/1000) =125
WITHIN LIBERTY ROAD (EAST) REVITALIZATION DISTRICT
SUBTOTAL LOT-2 REQUIRED = =167

TOTAL REQUIRED =167

TOTAL PROVIDED (72 on Lot-1 & 154 on Lot-2): =223

TOTAL LOD = 5.13-Acres (223,500-SF)

No.	Revison / Issue	By	Date

Design and Drawing based on
Maryland Coordinate System (MCS):
Horizontal: NAD 83/91 Vertical: NAVD 88

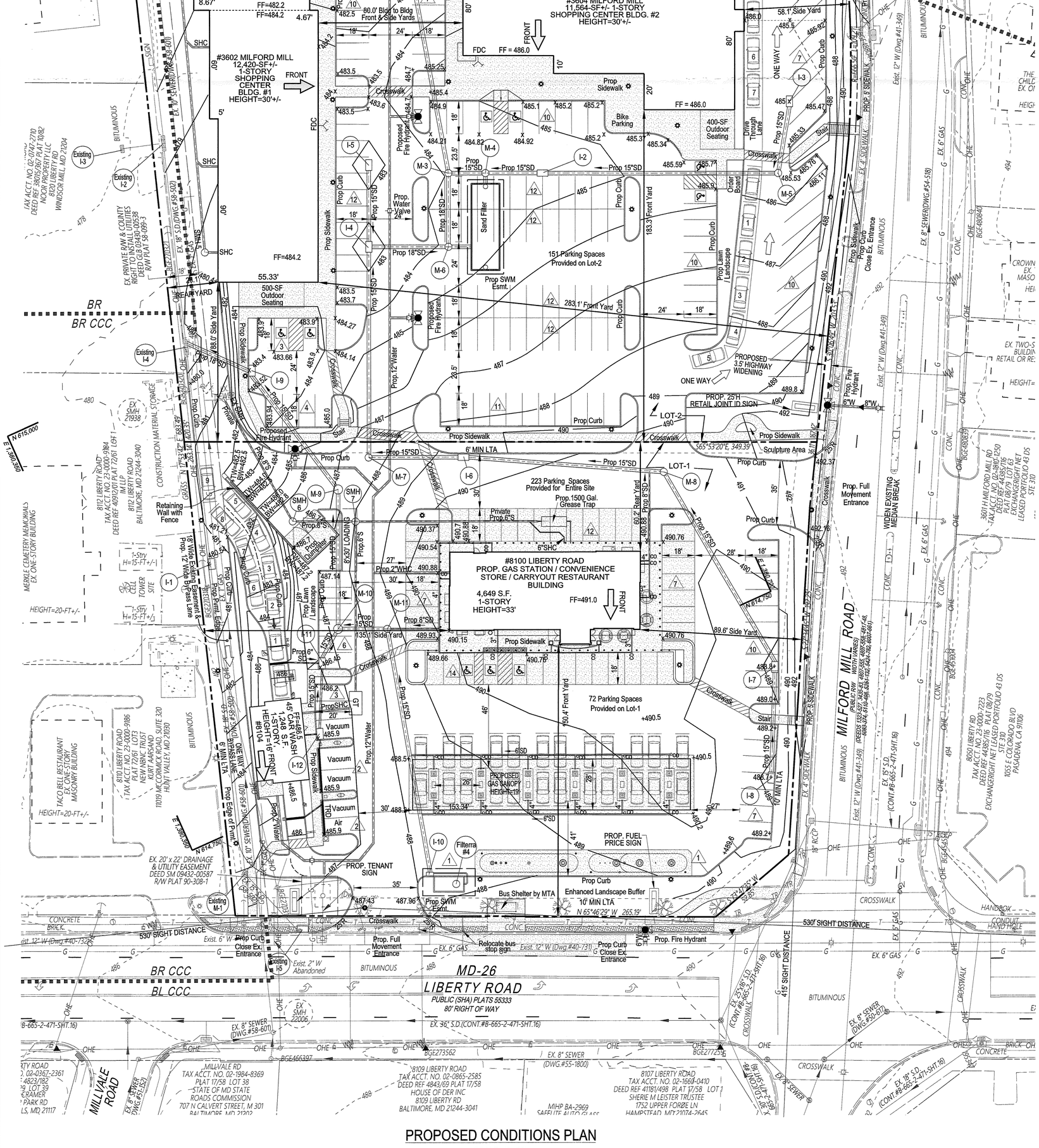
Graphic Scale
0 30 60 90

DRC#121520B
BALTIMORE COUNTY DEPT. OF PAI
Project No. 02-0339
BALTIMORE COUNTY CODE
Section 32-4-106B
Certification Development Plan Approval
By: [illegible] Date: 10/1/21
This plan approval shall expire four (4) years from this approval date.

Project Name and Address: **DRC# 121520B**
PAI# 02-339

MILFORD MILL SHOPPING CENTER

3600 Milford Mill Road
Windsor Mill, Maryland 21244
TRACKING NO. LIM-2021-00006



PROPOSED CONDITIONS PLAN

SCALE: 1" =30'

NUMBER	BEARING	LENGTH
L1	S65°57'36"E	25.00'
L2	S24°02'24"W	13.00'
L3	N65°57'36"W	25.00'
L4	N24°02'24"E	13.00'
L5	S81°51'37"E	13.42'
L6	N46°44'54"W	13.42'
L7	S08°08'23"W	7.67'
L8	N81°51'37"W	21.00'
L9	N08°08'23"E	13.00'
L10	S46°44'54"E	25.00'
L11	S43°15'06"W	13.00'
L12	S46°44'54"E	25.00'
L13	S43°15'06"W	13.00'
L14	S65°57'36"E	29.00'
L15	S24°02'24"W	15.00'
L16	N65°57'36"W	29.00'
L17	N24°02'24"E	15.00'
L18	S65°57'36"E	20.00'
L19	S24°02'24"W	52.00'
L20	N65°57'36"W	20.00'
L21	N24°02'24"E	52.00'
L22	S72°06'16"E	15.00'
L23	S17°53'42"W	20.00'
L24	N72°06'16"W	15.00'
L25	N17°53'42"E	20.00'

POINT	COORDINATE
A	N 615,184.7361, E 1,380,685.4607
B	N 615,162.6793, E 1,380,702.9963
C	N 615,214.5180, E 1,380,693.1754
D	N 615,198.6756, E 1,380,712.1232
E	N 615,237.8168, E 1,380,567.7819
F	N 615,230.1554, E 1,380,594.8984
G	N 614,674.9926, E 1,380,455.9468
H	N 614,676.8372, E 1,380,488.5443
I	N 614,978.0341, E 1,380,618.4244
J	N 615,017.3763, E 1,380,657.8732
K	N 615,261.8583, E 1,380,555.0122
L	N 615,276.2817, E 1,380,575.4319

DEDICATION TABLE

TYPE OF CONVEYANCE	NO.	ACRES
DRAINAGE AND UTILITY EASEMENT	1	0.007
STORMWATER MANAGEMENT EASEMENT	5	0.055
HIGHWAY WIDENING	1	0.040

NOTE: DURING THE PROCESSING OF DEVELOPMENT PLANS TOTAL AREAS SHOWN IN THIS TABLE MAY BE APPROXIMATE.
NOTE: STORMWATER ACCESS EASEMENT TO BE BLANKET EASEMENT ACROSS THE DRIVEWAYS OF THE SITE.

The Director of the Department of Planning has determined that the Milford Mill Shopping Center is a Planned Shopping Center per Section 101 of the Baltimore County Zoning Regulations (BCZR).

Date: 1/8/21

Director, Baltimore County Department of Planning

THE DEVELOPMENT AS PROPOSED WILL INCLUDE PROTECTIVE MEASURES ADEQUATE TO PREVENT EROSION AND SLOUGHING OF ANY STEEP SLOPES AS DEFINED BY SECTION 32-4-101 OF THE BALTIMORE COUNTY CODE AND PROMOTE THE PRESERVATION OF THE NATURAL TOPOGRAPHIC FEATURES OF THE STEEP SLOPE. THIS WILL BE ACHIEVED BY PROVIDING EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT AND THE CURRENT STATE OF MARYLAND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

DELINQUENT ACCOUNT STATEMENT

I, Justin Rosemore, certify under oath that there are no delinquent accounts for any other development with respect to following: the applicant, a person with a financial interest in the proposed development, or a person that will perform contractual services on behalf of the proposed development.

Justin Rosemore, Authorized Person — 9/27/21
Print Name — Date

PROFESSIONAL CERTIFICATION:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed profesional engineer under the laws of the state of Maryland, License No. 21162 Expiration Date: 03-20-2022.

Owner Developer: **MILFORD MILL PROPERTIES, LLC**
3504 Old Court Road
Pikesville, MD 21208
contact: Justin Rosemore (443)801-7151

Engineer: MATIS WARFIELD Consulting Engineers
954 Ridgebrook Road, Suite 120
Sparks, MD 21152
(410) 472-5415

LIMITED EXEMPTION
DEVELOPMENT PLAN
LIMITED EXEMPTION No. 21011LN

Tax Map: 077	Election District: 02
Parcels: 468	Councilmanic District: 04
Date: 09/27/2021	Sheet Number: 01 OF 03

DEV-01

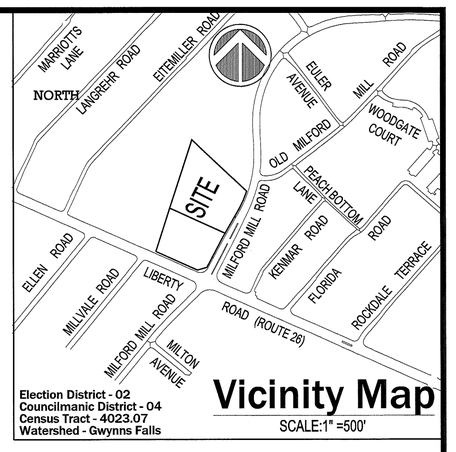
RECEIVED
OCT 01 2021
DEPARTMENT OF PERMITS APPROVALS AND INSPECTIONS

NORTH

SOILS CHART

Soil Symbol	Soil Name	Hydrological Soil Group
Ur	Urban Land	D

*** No Prime and Productive Soils On Site**



Election District - 02
Councilmanic District - 04
Census Tract - 4023.07
Watershed - Gwynns Falls

Vicinity Map

SCALE:1" =500'

EXISTING CONDITIONS PLAN

SCALE: 1" =30'

No.	Revison / Issue	By	Date

Design and Drawing based on
Maryland Coordinate System (MCS):
Horizontal: NAD 83/91 Vertical: NAVD 88

Graphic Scale
0 30 60 90

DRC#121520B
BALTIMORE COUNTY DEPT. OF PAI
Project No. DP-0339
BALTIMORE COUNTY CODE
Section 32-4-106B
Certification Development Plan Approval
By [signature] Date: 10/1/21
This plan approval shall expire four (4) years from this approval date.

Project Name and Address: **DRC# 121520B**
PAI# 02-339
MILFORD MILL SHOPPING CENTER
3600 Milford Mill Road
Windsor Mill, Maryland 21244
TRACKING NO. LIM-2021-00006

THE DEVELOPMENT AS PROPOSED WILL INCLUDE PROTECTIVE MEASURES ADEQUATE TO PREVENT EROSION AND SLOUGHING OF ANY STEEP SLOPES AS DEFINED BY SECTION 32-4-101 OF THE BALTIMORE COUNTY CODE AND PROMOTE THE PRESERVATION OF THE NATURAL TOPOGRAPHIC FEATURES OF THE STEEP SLOPE. THIS WILL BE ACHIEVED BY PROVIDING EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT AND THE CURRENT STATE OF MARYLAND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

PROFESSIONAL CERTIFICATION:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed profesional engineer under the laws of the state of Maryland, License No. 21162 Expiration Date: 03-20-2022.

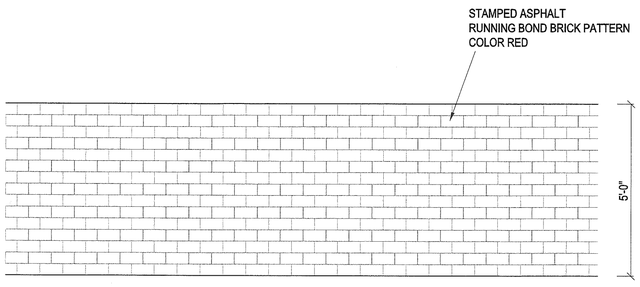
STEPHEN ANTHONY WARFIELD — 21162 — STATE OF MARYLAND — PROFESSIONAL ENGINEER

Owner Developer: **MILFORD MILL PROPERTIES, LLC**
3504 Old Court Road
Pikesville, MD 21208

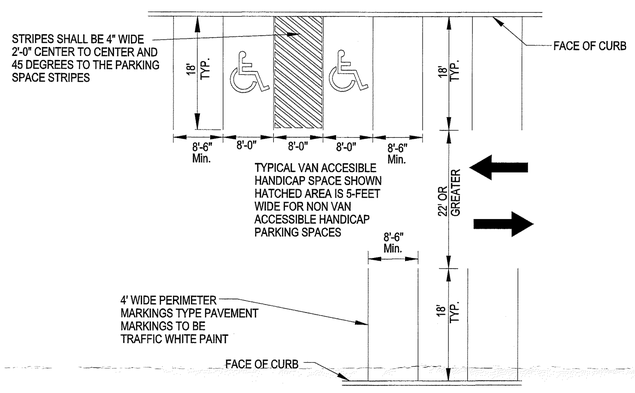
Engineer: MATIS WARFIELD *Consulting Engineers*
954 Ridgebrook Road, Suite 120
Sparks, MD 21152
(410) 472-5415

LIMITED EXEMPTION
DEVELOPMENT PLAN
LIMITED EXEMPTION No. 21011LN

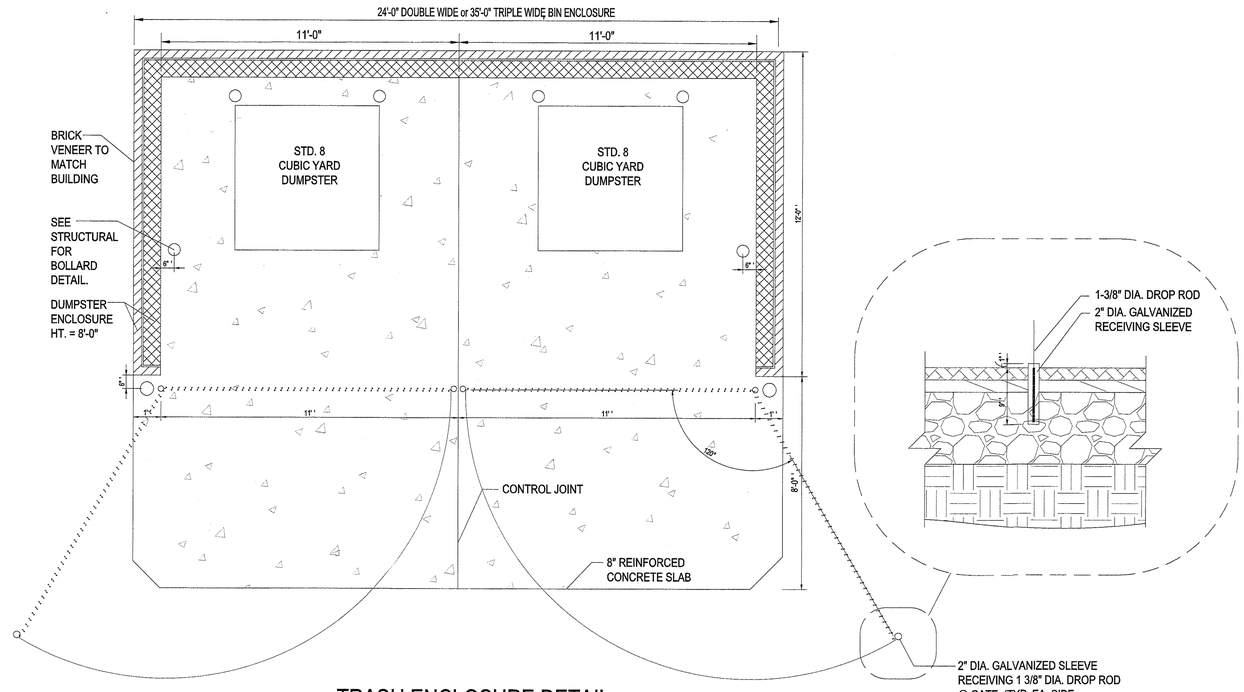
Tax Map: 077 — Election District: 02
Parcels: 468 — Councilmanic District: 04
Date: 09/27/2021 — Sheet Number: 02 OF 03
DEV-02



CROSSWALK DETAIL
NOT TO SCALE



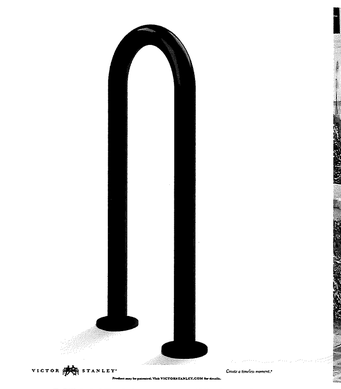
TYPICAL PARKING SPACES & PAVEMENT MARKING DETAIL
NOT TO SCALE



TRASH ENCLOSURE DETAIL
NOT TO SCALE



STANDARD TRASH RECEPTACLES
VICTOR STANLEY SD-42



STANDARD BIKE RACK
VICTOR STANLEY BRCS-101

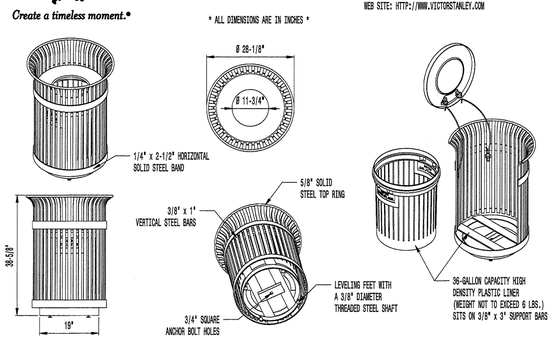


STANDARD BENCH
VICTOR STANLEY RB-28

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WEB SITE: HTTP://WWW.VICTORSTANLEY.COM

* ALL DIMENSIONS ARE IN INCHES *



AVAILABLE OPTIONS:
POWDER COATING
10 STANDARD COLORS, 2 OPTIONAL METALLIC COLORS, CUSTOM COLORS (INCLUDING THE RAL RANGE)
CUSTOM PLAQUES & DECALS
AVAILABLE WITH STEEL PLAQUES IN VARIOUS SIZES AND PRESS SENSITIVE VINYL OUTDOOR DECALS.

LIDS
STANDARD TAPERED FORMED LID (AS SHOWN). AVAILABLE WITH OPTIONAL DOME LID, DOME LID WITH STAINLESS STEEL ASHTRAY, CONVEX LID, CONVEX LID WITH SELF CLOSING DOOR, RAIN BONNET LID, RAIN BONNET LID WITH STAINLESS STEEL ASHTRAY, AND RECYCLE LIDS. ASHTRAYS AVAILABLE WITH OPTIONAL ASHTRAY COVER.
SECURITY
LID IS SECURED WITH VINYL COATED GALVANIZED STEEL AIRCRAFT CABLE. CABLE IS LOOPED AROUND WELDED IN PLACE ATTACHMENT BRACKETS AND CRIMPED IN PLACE. AVAILABLE WITH OPTIONAL MOUNT WITH 3 IN-LINE ANCHOR HOLES AND OPTIONAL BOTTOM PLATE COVER.

NOTES:
1. DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
2. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD FILM COATING. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
3. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
4. VICTOR STANLEY, INC., PLASTIC INNER LINERS ARE MOLDED ON TOOLING DESIGNED FOR AND OWNED BY VICTOR STANLEY, INC. THEY OFFER MAXIMUM CAPACITY AND STRENGTH WITH LIGHTWEIGHT CONSTRUCTION USING CRITICAL MOLDED RIBS, INTEGRAL HANDHOLDS, AND HIGH-STRENGTH MATERIALS. THIS MINIMIZES HANDLING DIFFICULTY AND FACILITATES EASY EMPTYING AND STORAGE WHILE AFFORDING LONG SERVICE LIFE.
5. ANCHOR BOLT(S) NOT PROVIDED BY VICTOR STANLEY, INC.
6. FOR HIGH SALT ABRASIVE CLIMATES, HOT-DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. HOT-DIP GALVANIZING IS PERFORMED FOR VICTOR STANLEY, INC. BY AN EXPERIENCED QUALIFIED FIRM TO WHICH PRODUCTS ARE SHIPPED FOR GALVANIZING. HOT-DIP GALVANIZING INCLUDES AN AGGRESSIVE PRE-TREATMENT AND IMMERSION IN A TANK OF CHARGED LIQUID ZINC AT OR AROUND 860°F (460°C). THE RESULTING SURFACE IS RESISTANT TO RUST BUT HAS SOME UNEVENNESS RESULTING FROM THE BONDING OF THE ZINC TO THE STEEL SURFACE. AS A RESULT, THE POWDER-COATING SURFACE FINISH OVER THAT GALVANIZED SURFACE MAY EXHIBIT BUMPS, UNEVENESS, AND MAY NOT BE AS SMOOTH AS THE STANDARD FINISH; THIS UNEVEN AND INCONSISTENT FINISH IS NORMAL FOR GALVANIZING. CONTACT MANUFACTURER FOR DETAILS.
7. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
8. THIS PRODUCT IS SHIPPED FULLY ASSEMBLED.

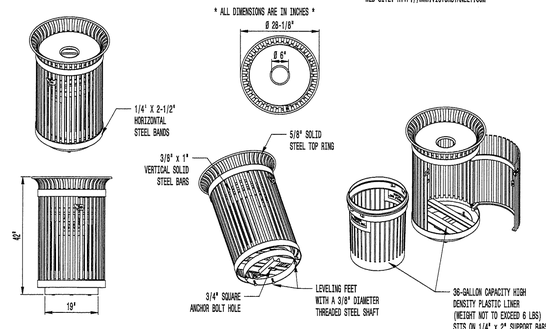
S-42
IRONSITES®
36-GALLON LITTER RECEPTACLE
SHOWN: STANDARD TAPERED FORMED LID

COPYRIGHT 2004 VICTOR STANLEY, INC.® ALL RIGHTS RESERVED
REV. 2/5/19 DRAWN V.F.T. 2018-115

VICTOR STANLEY, INC.®
Manufacturers of Quality Site Furnishings since 1962

P.O. DRAWER 330 - DUNKIRK, MD 20754 USA
TOLL FREE: (800) 368-2573 (USA & CANADA)
TEL (301) 855-6300 - FAX (410) 257-7579
WEB SITE: HTTP://WWW.VICTORSTANLEY.COM

* ALL DIMENSIONS ARE IN INCHES *



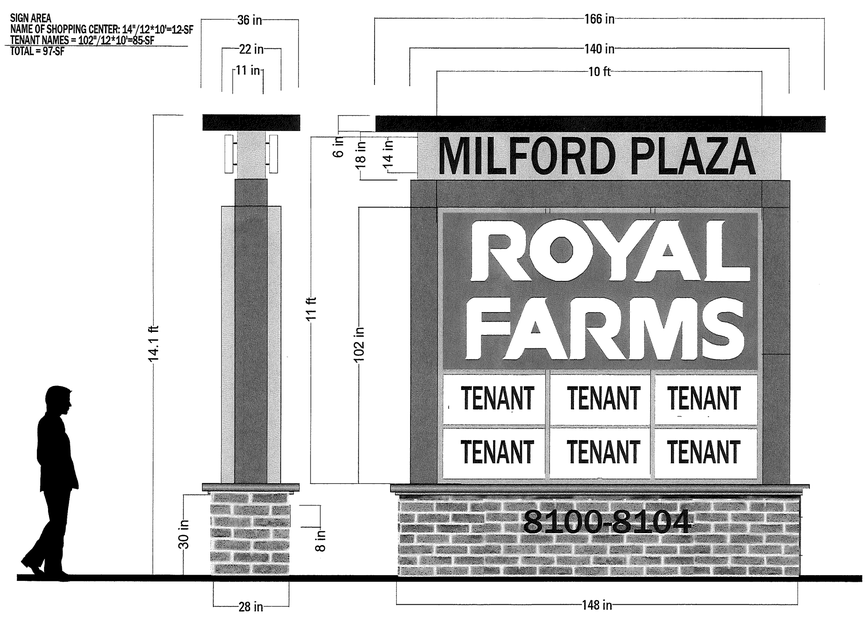
AVAILABLE OPTIONS
POWDER COATING
10 TANDARD COLORS, 2 OPTIONAL METALLIC COLORS, CUSTOM COLORS (INCLUDING THE RAL RANGE).
CUSTOM PLAQUES & DECALS
AVAILABLE WITH STEEL PLAQUES IN VARIOUS SIZES AND PRESSURE SENSITIVE VINYL OUTDOOR DECALS.

LIDS
STANDARD TAPERED FORMED LID. AVAILABLE WITH OPTIONAL DOME LID, DOME LID WITH STAINLESS STEEL ASHTRAY, CONVEX LID, CONVEX LID WITH SELF-CLOSING DOOR, RAIN BONNET LID, RAIN BONNET LID WITH STAINLESS STEEL ASHTRAY, RECYCLE LIDS (AS SHOWN) AND SPHERICAL DOME LID. ASHTRAYS AVAILABLE WITH OPTIONAL ASHTRAY COVER.
CUSTOM PLAQUES & DECALS
AVAILABLE WITH STEEL PLAQUES IN VARIOUS SIZES AND PRESSURE SENSITIVE VINYL OUTDOOR DECALS.

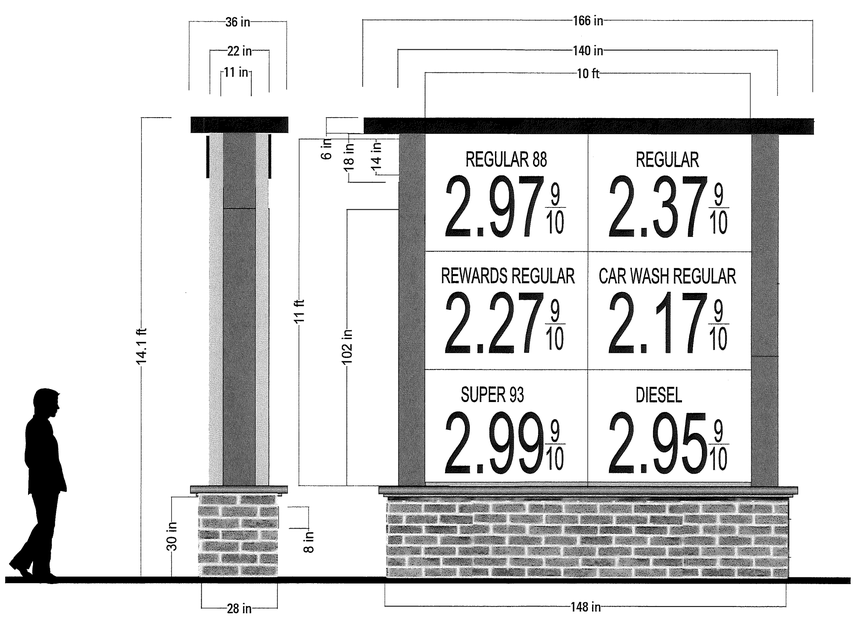
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3. OIL IMPREGNATED BRONZE BUSHINGS AND STAINLESS STEEL PIVOT PINS FOR DOOR MOVEMENT, STANDARD 3/16" SOLID STEEL LATCH ASSEMBLY OR OPTIONAL PATENTED STAINLESS STEEL KEYED LOCK ASSEMBLY.
4. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
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SD-42
IRONSITES® SERIES
36-GALLON SIDE-DOOR-OPENING LITTER RECEPTACLE
SHOWN: OPTIONAL RECYCLE LID

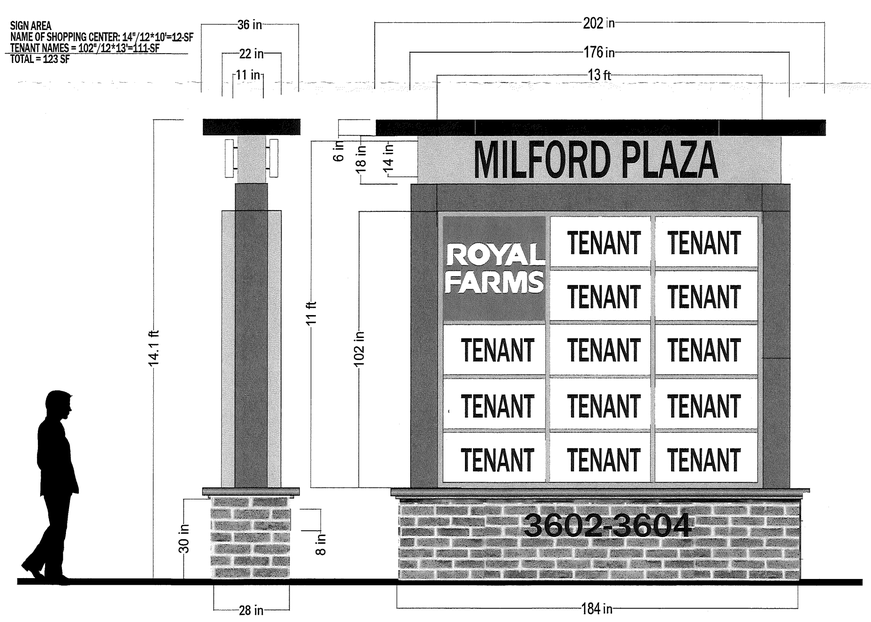
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REV. 9/22/15 DRAWN L.D.L. 2015-1028



LIBERTY ROAD TENANT SIGN



LIBERTY ROAD FUEL PRICE SIGN



MILFORD MILL ROAD TENANT SIGN

No.	Revison / Issue	By	Date

Design and Drawing based on
Maryland Coordinate System (MCS):
Horizontal: NAD 83/91 Vertical: NAVD 88

Graphic Scale
0 30 60 90

DRC #121520B
BALTIMORE COUNTY DEPT. OF PAI
Project No. 02-0339
BALTIMORE COUNTY CODE
Section 32-4-106B
Certification Development Plan Approval
By: [illegible] Date: 10/1/21
This plan approval shall expire four (4) years from this approval date.

Project Name and Address:
DRC# 121520B
PAI# 02-339
MILFORD MILL SHOPPING CENTER
3600 Milford Mill Road
Windsor Mill, Maryland 21244
TRACKING NO. LIM-2021-00006

THE DEVELOPMENT AS PROPOSED WILL INCLUDE PROTECTIVE MEASURES ADEQUATE TO PREVENT EROSION AND SLOUGHING OF ANY STEEP SLOPES AS DEFINED BY SECTION 32-4-101 OF THE BALTIMORE COUNTY CODE AND PROMOTE THE PRESERVATION OF THE NATURAL TOPOGRAPHIC FEATURES OF THE STEEP SLOPE. THIS WILL BE ACHIEVED BY PROVIDING EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT AND THE CURRENT STATE OF MARYLAND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

I, for Justin Rosemore certify under oath that there are no delinquent accounts for any other development with respect to following: the applicant, a person with a financial interest in the proposed development, or a person who will perform contractual services on behalf of the proposed development.

PROFESSIONAL CERTIFICATION:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed profesional engineer under the laws of the state of Maryland, License No. 21162 Expiration Date: 03-20-2022.

Owner Developer: **MILFORD MILL PROPERTIES, LLC**
3504 Old Court Road
Pikesville, MD 21208

Engineer: MATIS WARFIELD *Consulting Engineers*
954 Ridgebrook Road, Suite 120
Sparks, MD 21152
(410) 472-5415

LIMITED EXEMPTION
DEVELOPMENT PLAN
LIMITED EXEMPTION No. 21011LN

Tax Map: 077	Election District: 02
Parcels: 468	Councilmanic District: 04
Date 09/27/2021	Sheet Number 03 OF 03

DEV-03

Plan Void

Development Plan Submitted for MP21001

SOILS CHART

Soil Symbol	Soil Name	Hydrological Soil Group
Ur	Urban Land	D

* No Prime and Productive Soils On Site

NORTH

LEGEND

- Number of Proposed Parking Spaces
- FRONT — Front Building Orientation
- Tract Boundary
- Adjacent Property Lines
- Existing Curb
- Existing Wetlands
- Existing Edge of Pavement
- Existing Zoning
- Existing 100-Year Floodplain
- Existing Building
- Existing Contours
- Existing Stream Centerline
- Existing Woods Line
- Existing Brush/Meadow Line
- Existing Zoning
- EX. GAS
- EX. FENCE
- EX. WATER LINE
- EX. SANITARY LINE
- EX. OVERHEAD LINE
- EX. STORM DRAIN
- EX. FIRE HYDRANT
- EX. WATER VALVE
- EX. WATER METER
- EX. SOILS
- PROP. STORM DRAIN
- PROP. WATER
- PROP. CONTOUR
- PROP. CONC. CURB & GUTTER
- PROP. BUILDING
- PROP. EASEMENT
- EXISTING 25% SLOPE HATCHING



Election District - 02
Councilmanic District - 04
Census Tract - 4023.07
Watershed - Gwynns Falls

Vicinity Map

SCALE:1" =500'

STORMWATER MANAGEMENT SUMMARY

Existing Commercial Site
Total area within Limit of Disturbance (LOD) = 5.11 acres
Existing Impervious Area within LOD = 4.74 acres
Existing Percent Impervious 93%
Site is a Redevelopment Site, Existing % Impervious greater than 40%
Required Management: Reduce Impervious Area by at least 50%, or provide ESD to the MEP to provide water quality treatment (1-inch rainfall) for at least 50% of the existing impervious area, or combination of the two approaches.
Required 50% Reduction of Existing Impervious = 2.37 acres
Proposed Impervious Area within LOD = 4.30 acres
Proposed Percent Impervious = 84%
Proposed Decrease in Impervious Area = 0.43 Acres
Impervious Area to be Treated = 1.94 acres [50% of Ex. Imp. (2.37 ac) - Proposed Decrease in imp. (0.43 Acres)]

STORMWATER MANAGEMENT SUMMARY CHART		
THE SITE IS LOCATED IN GWYNNS FALLS WATERSHED RE-DEVELOPMENT SITE	REQ'D	PROV'D
Impervious Area to be Treated (A_T)	1.94-AC.	2.27-AC.
Water Quality Volume (WQv)	6676 C.F.	7423 C.F.
Recharge	NA	NA
Extreme Flood (Qf)	YES	YES
Pe	1.00	1.11

WQv DEVICE SUMMARY CHART (PRIVATE)				
PRACTICE	TREATMENT VOLUME	FACILITY DIMENSIONS	DRAINAGE AREA	IMPERVIOUS AREA
FILTERRA 1	1218 C.F.	10' x 8'	0.27-AC	0.27-AC
FILTERRA 2	717 C.F.	8'x 6'	0.22-AC	0.17-AC
FILTERRA 3	1218 C.F.	10' x 8'	0.29-AC	0.29-AC
FILTERRA 4	1218 C.F.	10' x 8'	0.38-AC	0.30-AC
SAND FILTER	3052 C.F.	15' x 35'	1.40-AC	1.24-AC
	7423 C.F.			2.27 AC.

STUDY POINT SUMMARY CHART	D.A. AC.	RCN	Tc	10-YEAR RUNOFF RATE Q (CFS)	100-YEAR RUNOFF RATE Q (CFS)
SP#1 EX. COND.	5.01	97	0.1 HR.	37.2	52.8
SP#1 DEV. COND.	5.01	95	0.1 HR.	35.4	50.9

NOTES

1. PROPERTY OWNER: Milford Mill Properties, LLC, 3504 Old Court Road, Pikesville, MD 21208
2. PROPERTY DEVELOPER: Milford Mill Properties, LLC, 3504 Old Court Road, Pikesville, MD 21208
3. TAX ACCOUNT NUMBERS: 16-0000-5279 (Tax Map 77 Parcel 468); 3600 Milford Mill Road; Deed Ref 40777/205
4. NET SITE AREA = 218,257-SF (5.01-ACRES+/-); GROSS SITE AREA = 243,749-SF (5.60-ACRES+/-); Gross Area includes up to 30-feet or to Centerline of R/W if less than 30-feet to Centerline
5. ZONING:

	NET SITE AREA	GROSS SITE AREA
BL-CCC	4.72-ACRES+/-	5.28-ACRES+/-
BR-CCC	0.11-ACRES+/-	0.13-ACRES+/-
BR	0.09-ACRES+/-	0.09-ACRES+/-
BL	0.09-ACRES+/-	0.10-ACRES+/-
TOTAL	5.01-ACRES+/-	5.60-ACRES+/-

ZONING MAP NUMBER: 077C3

6. ZONING HISTORY:
   - R-1950-1764: Zoning Reclassification for a portion of the property from A Residential to E Commercial, GRANTED 08/24/1950
   - R-1954-3109: Zoning Reclassification for a portion of the property from A Residential to E Commercial, DENIED 10/20/1954 REVERSED AND GRANTED by Board of Appeals 03/17/1955
   - 1959-4574-A: Variance for a sign area of 320-sf in lieu of the 100-sf allowed, DENIED 02/17/1959
   - 1962-5589-A: Variance for a sign area of 171-sf in lieu of the 150-sf allowed, GRANTED 07/06/1962
   - 2012-0015-XA: Case Postponed/Canceled, No Order
   - 2014-0082-SPHA: Special Hearing for Modified Parking Plan DISMISSED, Variances to allow 7 Wall Mounted Signs in lieu of the 1 allowed; to allow the Area of a Freestanding Joint ID sign of 188-sf in lieu of the 150-sf allowed; and to allow 284 parking spaces provided in lieu of the 296 parking spaces required All GRANTED 12/17/2013
7. MINIMUM PRINCIPAL BUILDING SETBACKS IN THE BL ZONE:
   NONRESIDENTIAL
   Front Yard 25 ft; Front Yard 50.8 ft [Front Yard Average Taco Bell]
   Side Yard 30 ft
   Rear Yard 30 ft
   FUEL SERVICE STATION
   35 ft from main structure to street ROW
   25 ft from fuel pump to street ROW
   15 ft from canopy to street ROW
   10 ft from perimeter of paved area to public ROW
8. EXISTING LAND USE: 2,800-SF MEDICAL OFFICE, 61,257-SF VACANT GROCERY, 8,081-SF RETAIL / SERVICE
9. PROPOSED LAND USE: 4,649-SF FUEL STATION CONVENIENCE STORE/CARRY-OUT WITH 540 S.F OUTDOOR SEATING; 1,248-SF ROLL OVER CAR WASH; 24,884-SF RETAIL, RESTAURANT, SERVICE
10. NO 100-YEAR FLOODPLAIN AREA EXISTS ON SITE
11. THE SITE IS CURRENTLY SERVED BY PUBLIC WATER AND SEWER.
12. PROPOSED LANDSCAPING WILL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL REQUIREMENTS.
13. ANY FIXTURE 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.
14. NO SIGNS PROPOSED AT THIS TIME; HOWEVER, ANY FUTURE SIGNS TO COMPLY WITH SECTION 450 BCZR AND ALL ZONING SIGN POLICIES, OR VARIANCE GRANTED
15. PROPOSED FLOOR AREA RATIO: 30,781-sf Bldgs / 243,749 -sf Gross Site = 0.13 (4.0 ALLOWED)
16. HEIGHT: CONVENIENCE STORE = 33-FT, CANOPY=19-FT, CAR WASH = 16-FT, RETAIL / RESTAURANT / SERVICE BUILDINGS = 30-FT
17. THE SITE IS NOT IN ANY FAILED BASIC SERVICES MAP AREAS, AND/OR TRAFFIC DEFICIENT AREAS.
18. HISTORIC STRUCTURES:
    NONE ON SITE.
    BA-2969 SAFELITE AUTO GLASS, ACROSS LIBERTY ROAD
19. THE SITE IS INSIDE THE URDL
20. PREVIOUS COMMERCIAL PERMITS: B066028, B701547, B739779, B856588 (GROCERY STORE AND RETAIL/ SERVICE BUILDING BUILT 1962)
21. NO PREVIOUS CRG AND OR DEVELOPMENT PLANS - PLANNED SHOPPING CENTER PLAN APROVED 01/08/2021
22. DRC HISTORY: DRC# 043019C Granted Limited Exemption per BCC 32-4-106(a)(1)(vi);
    DRC# 050719E Tabled
    DRC#121520F Granted Limited Exemption per BCC 32-4-106(b)(8)
23. THE PROJECT SITE FALLS WITHIN THE AREA COVERED BY THE: LIBERTY ROAD REVITILAZATION AREA PLAN ADOPTED OCTOBER 7, 1991.
24. THE SITE FALLS WITHIN THE LIMITS OF THE NORTH WEST GATEWAYS SUSTAINABLE COMMUNITY AREA PER THE 2020 MASTER PLAN.
25. AMENITY OPEN SPACES RATIO: REQUIRED = 0.2; PROVIDED = 1.46 (44,992-SF AOS / 30,781-SF ADJ. GROSS BLDG. AREA)
26. THE SITE FALLS WITHIN A PRIORITY FUNDING AREA
27. THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
28. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN EXISTING SEPTIC SYSTEMS OR WELLS ON SITE.
29. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO RARE, THREATENED, OR ENDANGERED SPECIES HABITAT ON THIS PROPERTY.
30. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO ARCHEOLOGICAL SITES ON THE SUBJECT PROPERTY.
31. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO UNDERGROUND STORAGE TANKS ON THE SUBJECT PROPERTY
32. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS MATERIALS AS DEFINED BY SECT. 7-101.
33. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO KNOWN LIMITATIONS ESTABLISHED BY THE COURTS, COUNTY BOARD OF APPEALS, PLANNING BOARD AND/OR ZONING COMMISSIONER OR RESTRICTIVE COVENANTS.
34. THE AREAS BETWEEN THE SIGHT LINE AND THE CURB LINE MUST BE CLEARED, GRADED AND KEPT FREE OF ANY OBSTRUCTIONS.
35. STORM WATER MANAGEMENT WILL BE PROVIDED ON SITE IN ACCORDANCE WITH THE SWM SUMMARY LISTED ON THIS SHEET.
36. STORM DRAINS, GRADING AND STORM WATER MANAGEMENT LAYOUTS SHOWN HEREON ARE PRELIMINARY AND SUBJECT TO CHANGE UPON FINAL DESIGN AND APPROVAL.
37. ESTIMATED AVERAGE DAILY TRIPS (ADT) = 5,720 TRIPS
38. RAMPS SHALL BE PROVIDED FOR PHYSICALLY HANDICAPPED PERSONS AT ALL ENTRANCES. THE RAMPS SHALL INCLUDE DETECTABLE WARNING AREAS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH BALTIMORE COUNTY STANDARD DETAILS R-36A OR R-36B OR STATE HIGHWAY ADMINISTRATION DETAILS AS APPLICABLE.
39. ADDRESS NUMBERS FOR COMMERCIAL PROPERTIES SHALL BE A MINIMUM OF 6 INCHES IN SIZE.
40. THE PROPOSED BUILDING SHALL BE DESIGNED AND CONSTRUCTED SO AS TO MEET THE APPLICABLE PROVISIONS OF THE BALTIMORE COUNTY FIRE PREVENTION CODE.
41. WASTE AND REFUSE CONTAINERS SHOULD NOT BE PLACED CLOSER THAN 15-FT TO ANY STRUCTURAL WALLS OR PARTITIONS CONSTRUCTED OF COMBUSTIBLE MATERIALS; NOR FROM OPENINGS IN EXTERIOR WALLS SUCH AS DOORS AND WINDOWS; NOR BENEATH A COMBUSTIBLE OVERHANG IN ACCORDANCE WITH THE BALTIMORE COUNTY FIRE PREVENTION CODE.
42. ACCESS TO BUILDING SHALL BE AVAILABLE FOR THE USE BY EMERGENCY FIRE APPARATUS AND CAPABLE OF HANDLING EMERGENCY APPARATUS WEIGHING 70,000 LBS. WHEN CONSTRUCTION OF THE BUILDING IS UNDER ROOF, IN ACCORDANCE WITH THE BALTIMORE COUNTY FIRE PREVENTION CODE.

PARKING REQUIRED:
LOT-1:
CONVENIENCE STORE/CARRY-OUT USE
4,649 S.F. @ 5/1000 + = 26
540 S.F OUTDOOR SEATING @ 5/1000
MAXIMUM EMPLOYEES PER SHIFT = 6
ATM = 1
SELF SERVICE AIR = 1
ROLL OVER CAR WASH
1 TUNNEL @ 2/TUNNEL (DRYING) = 2
4 VACUUM CLEANER UNITS @ 1/UNIT = 4
2 ADDITIONAL SPACES PER TUNNEL = 2
SUBTOTAL LOT-1 REQUIRED = 42

LOT-2:
(RETAIL, RESTAURANT, ETC.)
24,884 S.F. (Incl. Outdoor Seating @5/1000) =125
WITHIN LIBERTY ROAD (EAST) REVITALIZATION DISTRICT
SUBTOTAL LOT-2 REQUIRED = =167

TOTAL REQUIRED =167

TOTAL PROVIDED (72 on Lot-1 & 154 on Lot-2): =226

PROPOSED CONDITIONS PLAN

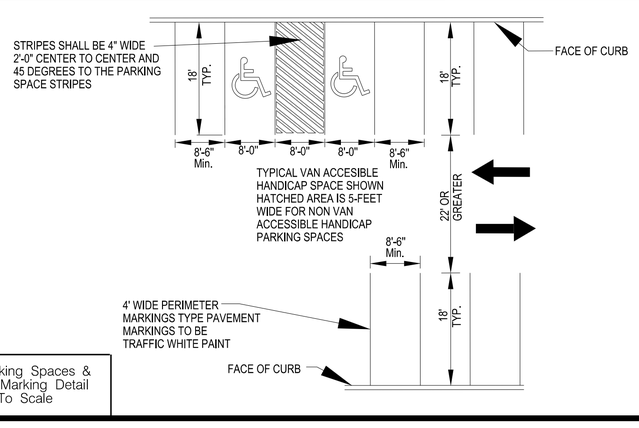
SCALE: 1" =30'

TOTAL LOD = 5.11-Acres (222,700-SF)

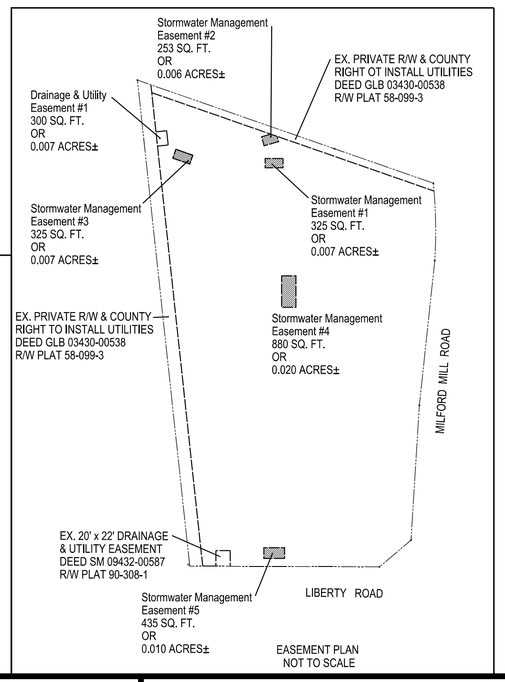
DEDICATION TABLE

TYPE OF CONVEYANCE	NO.	ACRES
DRAINAGE AND UTILITY EASEMENT	1	0.007
STORMWATER MANAGEMENT EASEMENT	5	0.050

NOTE: DURING THE PROCESSING OF DEVELOPMENT PLANS TOTAL AREAS SHOWN IN THIS TABLE MAY BE APPROXIMATE.
NOTE: STORMWATER ACCESS EASEMENT TO BE BLANKET EASEMENT ACROSS THE DRIVEWAYS OF THE SITE.



Typical Parking Spaces & Pavement Marking Detail Not To Scale



EASEMENT PLAN NOT TO SCALE

No.	Revison / Issue	By	Date

Design and Drawing based on Maryland Coordinate System (MCS):
Horizontal: NAD 83/91 Vertical: NAVD 88

Graphic Scale
0 30 60 90

Project Name and Address: DRC# 121520B
PAI# 02-339

MILFORD MILL SHOPPING CENTER

3600 Milford Mill Road
Windsor Mill, Maryland 21244

TRACKING NO. LIM-2020-????

THE DEVELOPMENT AS PROPOSED WILL INCLUDE PROTECTIVE MEASURES ADEQUATE TO PREVENT EROSION AND SLOUGHING OF ANY STEEP SLOPES AS DEFINED BY SECTION 32-4-101 OF THE BALTIMORE COUNTY CODE AND PROMOTE THE PRESERVATION OF THE NATURAL TOPOGRAPHIC FEATURES OF THE STEEP SLOPE. THIS WILL BE ACHIEVED BY PROVIDING EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT AND THE CURRENT STATE OF MARYLAND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

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PROFESSIONAL CERTIFICATION:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed profesional engineer under the laws of the state of Maryland, License No. 21162
Expiration Date: 03-20-2022.

Owner Developer: MILFORD MILL PROPERTIES, LLC
3504 Old Court Road
Pikesville, MD 21208

Engineer: MATIS WARFIELD Consulting Engineers
954 Ridgebrook Road, Suite 120
Sparks, MD 21152
(410) 472-5415

LIMITED EXEMPTION
DEVELOPMENT PLAN
LIMITED EXEMPTION No. ?????LN

Tax Map: 077	Election District: 02
Parcels: 468	Councilmanic District: 04
Date 03/16/2021	Sheet Number 01 OF 02

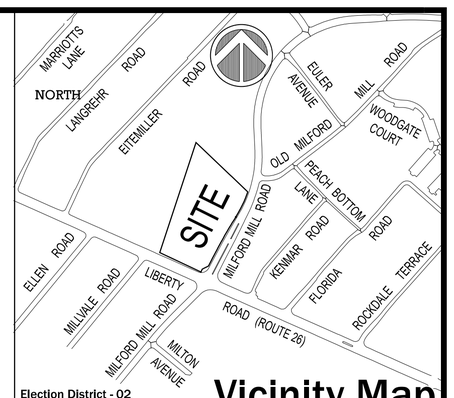
DEV-01

NORTH

SOILS CHART

Soil Symbol	Soil Name	Hydrological Soil Group
Ur	Urban Land	D

* No Prime and Productive Soils On Site



Election District - 02
Councilmanic District - 04
Census Tract - 4023.07
Watershed - Gwynns Falls

Vicinity Map

SCALE:1" =500'

EXISTING CONDITIONS PLAN

SCALE: 1" =30'

THE DEVELOPMENT AS PROPOSED WILL INCLUDE PROTECTIVE MEASURES ADEQUATE TO PREVENT EROSION AND SLOUGHING OF ANY STEEP SLOPES AS DEFINED BY SECTION 32-4-101 OF THE BALTIMORE COUNTY CODE AND PROMOTE THE PRESERVATION OF THE NATURAL TOPOGRAPHIC FEATURES OF THE STEEP SLOPE. THIS WILL BE ACHIEVED BY PROVIDING EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT AND THE CURRENT STATE OF MARYLAND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

PROFESSIONAL CERTIFICATION:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed profesional engineer under the laws of the state of Maryland, License No. 21162 Expiration Date: 03-20-2022.

Owner Developer: MILFORD MILL PROPERTIES, LLC
3504 Old Court Road
Pikesville, MD 21208

Engineer: MATIS WARFIELD Consulting Engineers
954 Ridgebrook Road, Suite 120
Sparks, MD 21152
(410) 472-5415

No.	Revison / Issue	By	Date

Design and Drawing based on Maryland Coordinate System (MCS):
Horizontal: NAD 83/91 Vertical: NAVD 88

Graphic Scale
0 30 60 90

Project Name and Address: DRC# 121520B
PAI# 02-339

MILFORD MILL SHOPPING CENTER

3600 Milford Mill Road
Windsor Mill, Maryland 21244

TRACKING NO. LIM-2020-?????

LIMITED EXEMPTION
DEVELOPMENT PLAN
LIMITED EXEMPTION No. ?????LN

Tax Map: 077 | Election District: 02
Parcels: 468 | Councilmanic District: 04
Date 03/16/2021 | Sheet Number 02 OF 02

DEV-02