



DEVELOPMENT NOTES

1. ALL UTILITIES SHOWN ON THIS PLAN HAVE BEEN OBTAINED FROM AVAILABLE COUNTY DATA SHOULD BE FIELD VERIFIED.
2. A BOUNDARY AND TOPOGRAPHIC SURVEY SHOULD BE PERFORMED PRIOR TO FINAL DESIGN.
3. THE SWM FACILITIES SHOWN REPRESENT AN APPROXIMATE SIZE AND LOCATION AND COULD CHANGE DURING THE DESIGN PHASE. SWM WILL BE REQUIRED FOR THIS PROJECT.
4. 31' PARKING SPACES HAVE BEEN SHOWN ON THIS CONCEPT. 31 SPACES WILL SUPPORT A 9,300 OFFICE BUILDING. 31 SPACES WILL SUPPORT A 6,800 MEDICAL OFFICE. THERE IS ROOM TO INCREASE THE SIZE OF THE BUILDING SHOWN PROVIDED THE REQUIRED SETBACKS ARE MET.
5. WATER, SEWER AND STORM DRAINS ARE LOCATED ADJACENT TO THE PROPERTY AND CAN BE UTILIZED BY THE PROPOSED DEVELOPMENT.
6. THE SUBJECT PROPERTY IS ZONED RO (RESIDENTIAL OFFICE). SINCE THE EXISTING DWELLINGS HAVE BEEN DEMOLISHED ONLY A CLASS "B" OFFICE BUILDING WILL BE PERMITTED TO BE CONSTRUCTED ON THE SITE WITHOUT ZONING RELIEF. A CLASS "B" OFFICE BUILDING CAN ONLY CONTAIN A MAXIMUM OF 25% MEDICAL OFFICES. ZONING ACTION WILL BE REQUIRED TO UTILIZE THE BUILDING EITHER PARTIALLY OR WHOLLY AS A MEDICAL OFFICE BUILDING.



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

CONCEPT LAYOUT "B"

FOR

8328 & 8400 BELONA AVENUE

BALTIMORE COUNTY MARYLAND
 8TH ELECTION DISTRICT 2ND COUNCILMANIC DISTRICT

REVISIONS	DRAWN BY:	CHECKED BY:	SCALE:
	DNM	DNM	1" = 20'
	DATE:	JOB NO.:	SHEET NO.:
	08-16-21	21141	1 OF 1