LIMITED EXEMPTION DEVELOPMENT PLAN
COTTON DUCK BREWING

County Approval

DRC Item #: 031924A PAI #: 09-0884
LIM - 2025-00018 LIM#:

PURPOSE: TO ALLOW THE REDEVELOPMENT OF THE SITE WITH A BREWERY

DSThaler & ASSOC., LLC
7115 AMBASSADOR ROAD
P.O. BOX 47428
BALTIMORE, MARYLAND 21244-7428
410-944-3647 www.dsthaler.com

JOHN A. MOTSCO No. 44112

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS AS NOTED WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 44112
EXPIRATION DATE: 06-09-2027

GENERAL NOTES:

1. Development Name: Cotton Duck Brewing

2. Owner/Developer:
   Cotton Duck Brewing LLC
   11920 Meylston Drive
   Lutherville, MD 21093
   Attn: Mr. Christopher Paternotte
   410-978-2223

3. Plan Prepared by:
   D.S. Thaler & Assoc., LLC
   7115 Ambassador Road
   P.O. Box 47428
   Baltimore, MD 21244-7428
   Attn: John Motsco, PE
   410-944-3647

4. Property Reference:

PARCEL	TAX ACCOUNT #	NAME/COMPANY	TAX MAP GRID	ADDRESS	HELD INTACT SINCE	DEED	PLAT
33	0909300010 0909300020 0909300021	Cotton Duck Brewing LLC 1014 WEST 36TH STREET BALTIMORE MD 21211	79 / 3	6092 FALLS RD 6100 FALLS RD FALLS RD	1893	47827 / 0440	
16	1900008180	Cotton Duck Brewing LLC 1014 WEST 36TH STREET BALTIMORE MD 21211	79 / 3	FALLS RD		47827 / 0440	

5. General Data:

Election District:	9th	Watershed:	Jones Falls
Census Tract:	490500	Regional Planning District:	Ruxton
Councilmanic District:	2nd	Land Management:	Community Conservation Area
Growth Tier: 1			

6. Site Information:

EXISTING ZONING AND MAXIMUM DENSITY PERMITTED AND PROPOSED DENSITY

ZONE	Ac.± (net)	Ac.± (gross)	DENSITY – FLOOR AREA RATIO – ALLOWED	DENSITY – FLOOR AREA RATIO – PROPOSED
BM	1.272	1.272 or 55,410 SF±	3.0 FAR or $\left(\frac{166{,}230\ SF\pm}{55{,}410\ SF}\right)$	0.08 FAR or $\left(\frac{4{,}500\ SF\pm}{55{,}410\ SF}\right)$
ML	0.112	0.122 or 4,868 SF±	N/A	N/A
DR-2	0.904	0.904 or 39,393 SF±	N/A	N/A

SITE DEVELOPMENT PROPOSAL

EXISTING BLDG			PROPOSED BLDG				AVERAGE DAILY TRIPS	PHASE
EXISTING USE	GROSS FLOOR	PARKING	PROPOSED USE	GROSS FLOOR AREA SF±	PARKING – REQUIRED	PARKING – PROPOSED		
STORAGE	1,466 SF±	N/A	BREWERY (CLASS 7) & TAPROOM	4,500 SF±	16 SPACES PER 1,000 SF (RESTAURANT) = 72 SPACES	66 SPACES (VARIANCE GRANTED)	90 ADT / 1,000 SF OR 405 ADT	1

7. Amenity Open Space: N/A

8. UTILITIES: Connected to public water and sewer. On-site utilities are private.

9. USE: The existing use is contractor's equipment storage yard. Proposed use is class 7 brewery and taproom.

10. AVERAGE DAILY TRIPS (ADTS): Average daily trips as calculated from the Baltimore County Comprehensive Manual of Development Policy
    See Note #6.

11. STORMWATER MANAGEMENT:
    a. Stormwater Management for the site disturbed area is being provided in accordance with the development criteria of the 2000 Maryland Stormwater Management design manual (Rev. 2007) through the the use of sheetflow to conservation area.

    b. Stormwater Management is provided through non-structural practices.

    c. Owner of stormwater management easements or drainage and utility easements shall grant to authorized Baltimore County personnel a right of entry for the purpose of Inspection and/or monitoring site visits. Said inspection and/or monitoring visits shall only *be conducted during normal Baltimore County working hours (8:00 am to 4:00 PM Monday through Friday).*

12. GRADING: Grading shown is schematic only.

13. STORAGE TANKS: There are no known underground tanks on site.

14. WELL & SEPTIC: There are no existing well(s) or septic on site.

15. LIGHTING: Approximate location of existing lighting is shown as ▲ ; Proposed lighting is shown as ▲.

16. ENVIRONMENTAL: There are no known archaeological sites,* endangered species, or hazardous materials** on the site.

    *As known to the applicant.
    **As known to the applicant; location and description of hazardous materials as defined by Section 7-101 of the Environmental Article of the annotated Code of Maryland, as from time to time amended.

    This site is not within the limits of the Chesapeake Bay Critical Area. No additional information will be provided to the Department of Environmental Protection and Sustainability to determine compliance with the Critical Area Local Protection Program pursuant to Section 33-2-202(a).

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

    "Any Forest Buffer Easement, shown hereon is subject to protective covenants which may be found in the Land Records of Baltimore County and which restrict disturbance and use of these areas."

    Per U.S.D.A. Web Soil Survey (Accessed, October, 2024): Site is Compromised of Urban Land Soils

17. This property has been held intact since *(see Note #4).*
    "The developer's engineer has confirmed that no known part of the gross area of the proposed development area of this tract as shown on the plan has ever been utilized, recorded, known, or represented as *density* or area to support any off-site dwellings or properties".

18. Soil and Slope Mitigation Measures: The developer shall do the following in those areas where severe or moderate soil limitations are indicated and/or steep slopes occur:
    a. Insure that grading plans consider protection of these areas from increase in run-off. This may include draining roof down spouts and drives into storm drains.
    b. Stabilization of disturbed areas in accordance with approved sediment control practices.
    c. Consider geotechnical assistance with on-site inspectors as appropriate.

19. According to the Maryland Transit Administration Regional Transportation System map (www.mtamaryland.com), the nearest MTA service to this site is Local Link 37.

20. There are no known limitations established by the Courts, County Board of Appeals, Planning Board or Zoning Commissioner which would limit proposed development on site. See site history (this sheet) for Zoning History pertaining to the property per My Neighborhood Website.

21. There are no buildings, properties or sites within the proposed development included on the Baltimore County Preliminary or Final Landmarks List, the National Register of Historic Places, or any Baltimore County Historic District or National Register Historic District, per My Neighborhood Web Site. The owner is not aware of any building, property, or site within or contiguous to the proposed development that is included in the Maryland Archeological Survey.

22. Unless noted otherwise, all drainage and utility easements shall be 20 ft. wide. Easement to be 10 ft. wide for bordering property lines as required.

23. All parking aisles and maneuvering areas are to be paved with macadam and permanently striped.

24. Existing easements are to be dedicated to Baltimore County as noted on the plan.

25. Refuse collection is provided by a Private Contractor.

26. Building envelope and/or footprint as indicated is for illustrative purposes and may not represent the exact final location for any particular structure.

27. Future signs shall conform with BCZR Section 450 and all zoning policies. See Signage Elevation.

28. Property is not located within a Critical State of Concern Area.

29. Per the Baltimore County 2025 Basic Service Maps (per Bill 24-25, adopted: 05-05-25):
    -The site is not located within an 'Area of Special Concern' per the Sewerage Area Map.
    -The site is not with in a 'Deficient Zone' per the Water Supply Area Map.
    -The site is not located in a 'Deficient Level of Service Area' per the Transportation Map.

30. The site is located within the Urban Rural Demarcation Line (URDL).

31. The Development as proposed will include protective measures adequate to prevent erosion or 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.

32. Handicap/ADA sidewalk ramps are to be provided.

33. Site is located within the Ruxton Riderwood Lake Roland Area Community Plan.

34. The proposed Development does not exceed the maximum permitted floor area ratio of 3.0.

35. 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.

36. The Blatimore County Fire Prevention Code, County Bill No. 14-24, Section 1:10.11.1.2, requires that the address numbers for commercial properties shall be a minimum of 6 inches in size.

37. Per the clients architect and fire protection engineer, a sprinkler system is not required nor provided.

38. The fire alarm system installation *and maintenance shall be in compliance with the requirements of the Baltimore County Fire Prevention Code,* County Bill No: 14-21 and the Baltimore County Building Code, County Bill No: 40-15 and shall be installed and maintained in accordance with these regulations by an Underwriter's Laboratory, Inc. (UL) listed fire alarm contractor or Factory Mutual (FM Global) approved fire alarm contractor, listed by UL or FM for installation and maintenance of "protective signaling systems" or other nationally recognized testing laboratories.

39. Existing sewer house connection is to be abandoned.

THE FOLLOWING RIGHTS-OF-WAY ARE TO BE CONVEYED TO BALTIMORE COUNTY BY THE DEVELOPER/OWNER OF THIS PROPERTY AS A CONDITION OF APPROVAL OF THESE PLANS.

DEDICATION TABLE - FOR AREA OF DEVELOPMENT

	TYPE OF CONVEYANCE	QUANTITY	TOTAL AREA	
	FOREST BUFFER EASEMENT	1	1.21 Ac.±	52,495 SF±
	GREENWAY EASEMENT	1	1.21 Ac.±	52,495 SF±
	DRAINAGE & UTILITY EASEMENT	1	0.17 Ac.±	7,421 SF±

NOTE: TOTAL AREAS SHOWN IN THIS TABLE MAY BE APPROXIMATE. SEE FINAL DEVELOPMENT PLAN (FDP), RECORD PLAT OR CONSTRUCTION DRAWINGS FOR FINAL AREAS.

SITE HISTORY

- CASE #2024-0235-SPHAFPM: VARIANCE FOR BUILDING SETBACKS AND NUMBER OF PARKING SPACES. FLOODPLAIN VARIANCE FOR IMPROVEMENTS WITHIN FLOODWAY AND A FLOOD PROTECTION SETBACK.
- DRC 031924A: PURSUANT TO BCC SECTION 32-4-106 (a)(1)(vi) TO CONSTRUCT A MINOR COMMERCIAL STRUCTURE.

17'-7"

5'-2" Cotton Duck
Brewing

SIGN AREA:
91 SQFT PROPOSED
100 SQ FT PERMITTED

NOTE: TO BE PLACED ON EAST FACADE OF BUILDING FACING FALLS ROAD

32'-7"

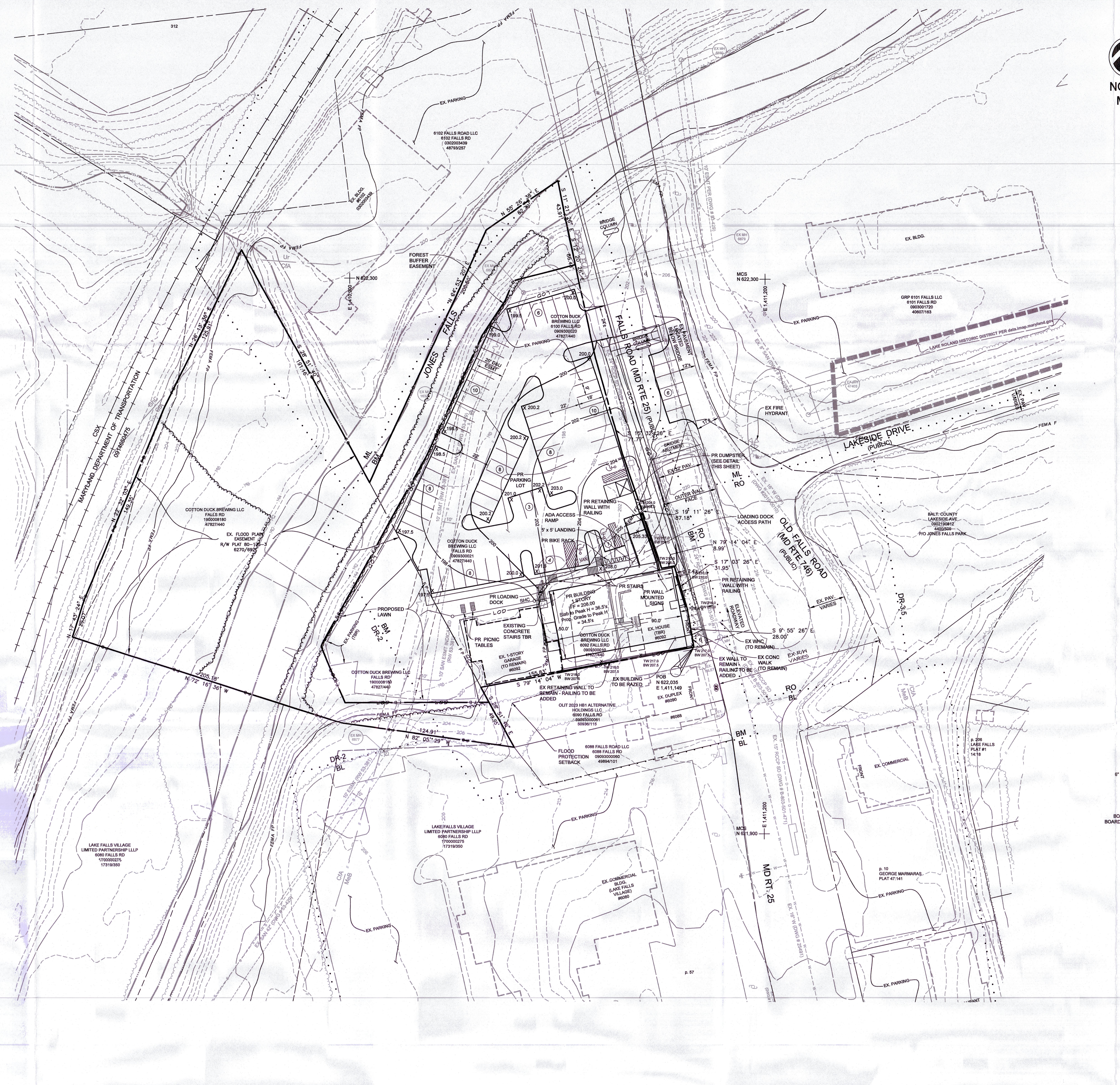
2'-2" Cotton Duck Brewing Co

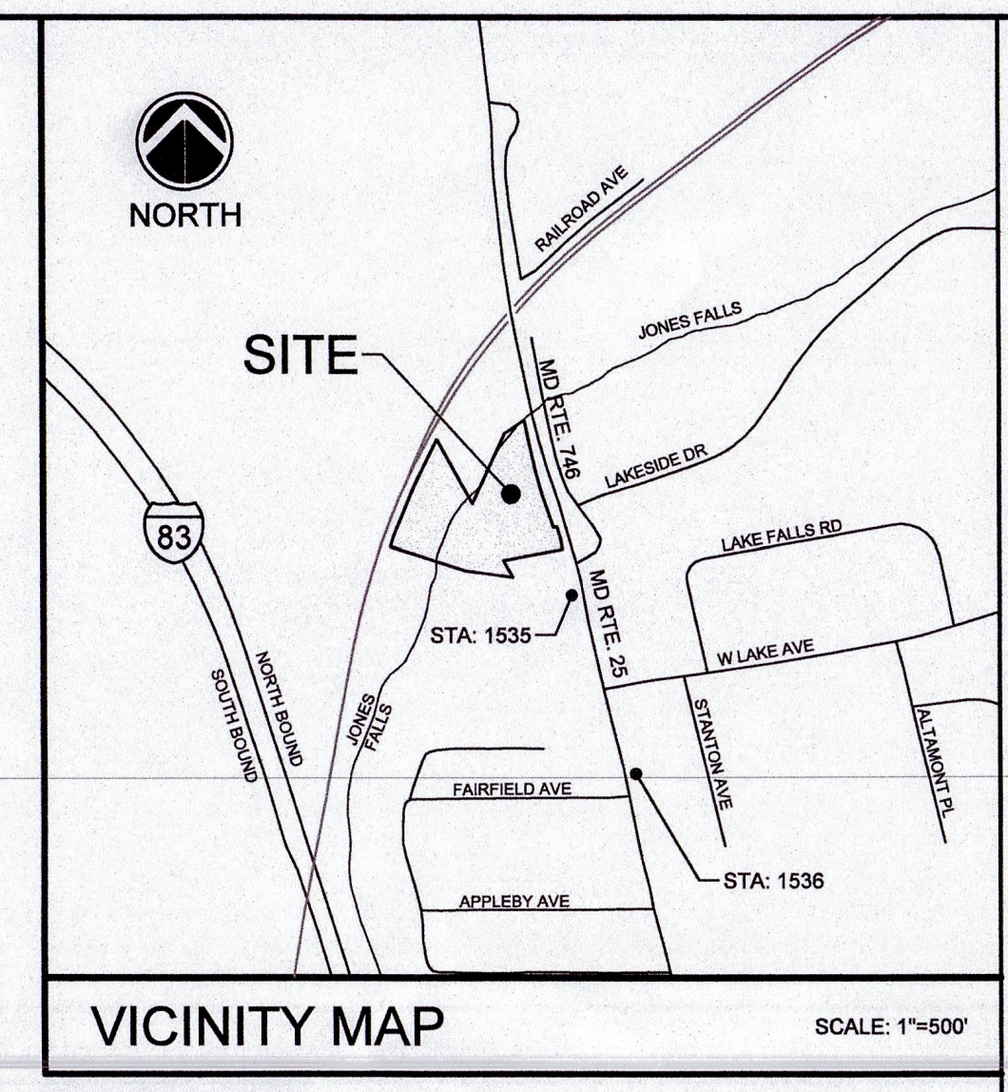
NOTE: TO BE PLACED ON NORTH FACADE OF BUILDING FACING PARKING LOT

SIGN AREA:
71 SQFT PROPOSED
180 SQ FT PERMITTED

SIGNAGE DETAIL
NOT TO SCALE

NOTE: SIGN DETAILS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE. FINAL SIGNAGE WILL MEET COUNT CODE SECTION 450 REQUIREMENTS.


NORTH MCS
312
EX. PARKING
6102 FALLS ROAD LLC 6102 FALLS RD 0302003439 48793/257
EX. BLDG. #6102 0302003439
GRP 6101 FALLS LLC 6101 FALLS RD 0903001720 40607/163
LAKE ROLAND HISTORIC DISTRICT PER data.imap.maryland.gov
EX. BLDG.
EX. PAV. VARIES
FEMA FP
LAKESIDE DRIVE (PUBLIC)
BALT. COUNTY LAKESIDE AVE 0902190812 4400/509 P/O JONES FALLS PARK
DR-3.5
CfA MeB
EX FIRE HYDRANT
EX. 8" SAN (DWG # 70-0350)
EX. 16" W (DIP) (DWG #2019-0010)
OLD FALLS ROAD (MD RTE 746) (PUBLIC)
EX. PAV. VARIES
S 9° 55' 26" E 28.00'
EX R/W VARIES
EX WHC (TO REMAIN)
EX CONC WALK (TO REMAIN)
EX. 15" RCCP SD (DWG # B-803-501-471)
EX. 16" W (DWG # 25491)
MD RT. 25
MCS N 622,300
E 1,411,200
MCS N 621,900
10' ESMT PER (DWG # 53-429)
EX PAVEMENT LOCATED BELOW BRIDGE
BRIDGE COLUMN
BRIDGE ABUTMENT
FALLS ROAD (MD RTE 25) (PUBLIC)
EX. 24" RCCP SD
PR DUMPSTER (SEE DETAIL THIS SHEET)
OUTER WALL FACE
LOADING DOCK ACCESS PATH
ML RO
RO BM
S 19° 11' 26" E 87.18'
N 79° 14' 04" E 8.99'
S 17° 03' 26" E 31.95'
PR RETAINING WALL WITH RAILING
ELEVATED ROADWAY
EX WALL TO REMAIN - RAILING TO BE ADDED
PR WALL MOUNTED SIGNS
EX. HOUSE (TBR) #6092
PR STAIRS
PR BUILDING 1-STORY FF = 208.00 Slab to Peak H = 36.5'± Prop. Grade to Peak H = 34.5'±
COTTON DUCK BREWING LLC 6092 FALLS RD 0909300021 47827/440
EX BUILDING TO BE RAZED
POB N 622,035 E 1,411,149
EX. DUPLEX #6090
FRONT
#6088
EX RETAINING WALL TO REMAIN - RAILING TO BE ADDED
OLT 2023 HB1 ALTERNATIVE HOLDINGS LLC 6090 FALLS RD 0909300081 50936/115
6088 FALLS ROAD LLC 6088 FALLS RD 0909300090 48684/101
FLOOD PROTECTION SETBACK
S 79° 14' 04" W 155.83'
S 28° 51' 40" E 49.95'
N 82° 05' 29" W 124.91'
PR LOADING DOCK
SHC
LOD
EXISTING CONCRETE STAIRS TBR
PR PICNIC TABLES
EX. 1-STORY GARAGE (TO REMAIN) #6092
PR RETAINING WALL WITH RAILING
ADA ACCESS RAMP
5' x 5' LANDING
PR BIKE RACK
PR PARKING LOT
VAN
COTTON DUCK BREWING LLC 6100 FALLS RD 0909300020 47827/440
COTTON DUCK BREWING LLC FALLS RD 0909300021 47827/440
EX. PARKING
20' D&U ESMT
10' ESMT (RW 53-381)
10' SAN ESMT INDICATED (RW 53-381)
EX. SAN 42" (DWG #53-429)
S 11° 21' 26" E 43.91'
S 12° 20' 26" E 86.45'
N 55° 26' 38" E 62.65'
N 24° 53' 20" W 200.60'
JONES FALLS
FOREST BUFFER EASEMENT
ML BM
PROPOSED LAWN
BM DR-2
EX. PARKING (TBR)
COTTON DUCK BREWING LLC FALLS RD 1900008180 47827/440
DR-2 BL
EX. FLOOD PLAIN EASEMENT R/W PLAT 80-153-3 6270/692
S 28° 51' 40" E 191.16'
N 26° 13' 36" E 125.91'
N 72° 16' 36" W 205.18'
N 22° 32' 03" E 149.35'
N 17° 43' 24" E 29.07'
N 622,300
E 1,410,900
CfA Ur
CSX
MARYLAND DEPARTMENT OF TRANSPORTATION 0914660475
LAKE FALLS VILLAGE LIMITED PARTNERSHIP LLLP 6080 FALLS RD 1700000275 17319/350
EX. COMMERCIAL BLDG. (LAKE FALLS VILLAGE) #6080
EX. COMMERCIAL
p. 10 GEORGE MARMARAS PLAT 47:141
p. 206 LAKE FALLS PLAT #1 14:18
p. 57
EX. PARKING
FRONT
EX MH 6879
EX MH 6877
FEMA FP


NORTH
SITE
RAILROAD AVE
JONES FALLS
MD RTE. 746
LAKESIDE DR
LAKE FALLS RD
MD RTE. 25
W LAKE AVE
STA: 1535
STA: 1536
83
NORTH BOUND
SOUTH BOUND
JONES FALLS
FAIRFIELD AVE
APPLEBY AVE
STANTON AVE
ALTAMONT PL

VICINITY MAP SCALE: 1"=500'

BENCHMARK DATA:

STA: 1535	N: 621,915.493	E: 1,411,172.817	ELEV: 217.71
STA: 1536	N: 621,450.535	E: 1,411,338.654	ELEV: 229.93

ORDER CASE #2024-0235-SPHAFPM

THEREFORE, IT IS ORDERED this **11th** day of **December, 2024,** by this Administrative Law Judge, that the Petition for Special Hearing to approve the number of spaces to be provided for the Brewery, Class 7, under Baltimore County Zoning Regulations ("BCZR"), Section 409.6.A, and a modified parking plan pursuant to BCZR, Section 409.12, be and is hereby, **GRANTED**; and

IT IS FURTHER ORDERED that the Variance from BCZR, Section 409.6.A.2, to permit 66 off-street parking spaces in lieu of the minimum required 78 for a restaurant and from BCZR, Section 235.1, to permit a building 1 ft. from the front property line in lieu of 15 ft. and 24.4 ft. from the centerline of the street in lieu of 40 ft., be and is hereby, **GRANTED**; and

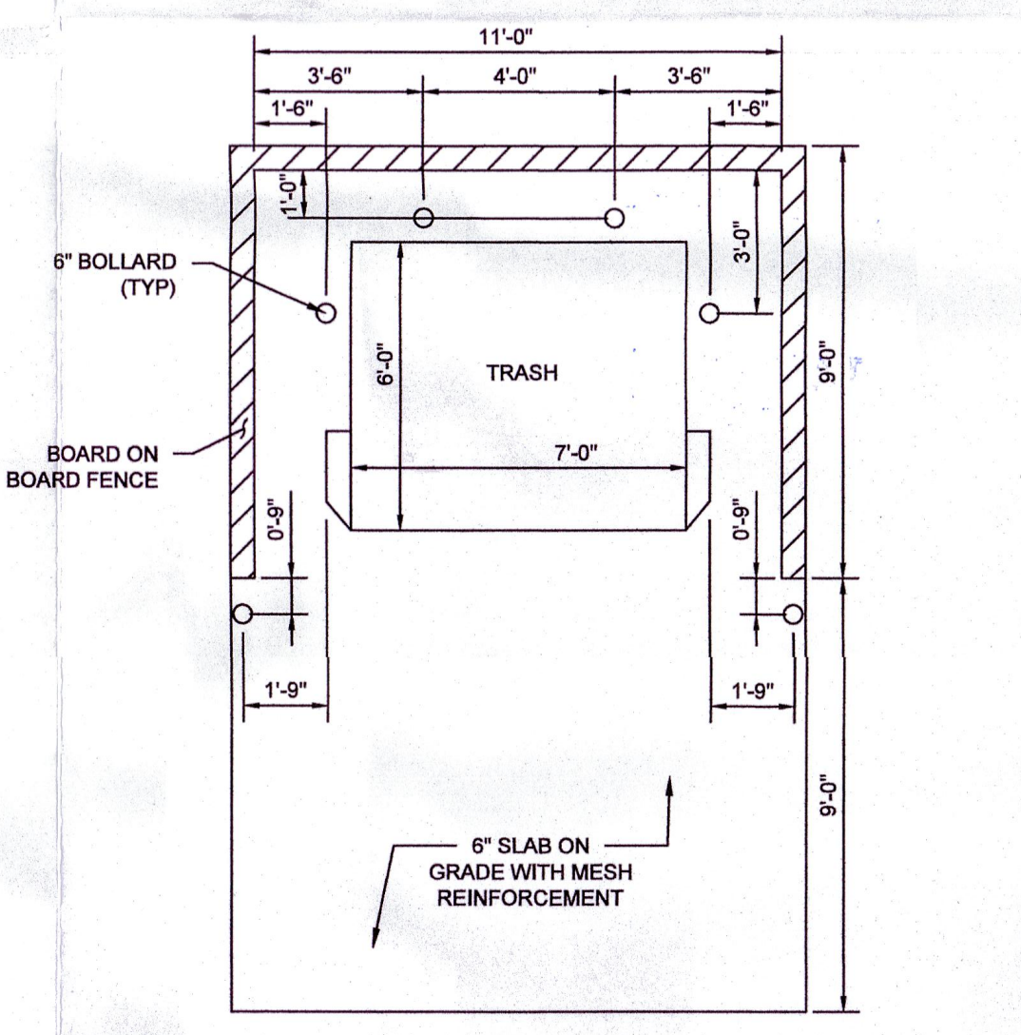
IT IS FURTHER ORDERED, that the Floodplain Management Variance pursuant to Baltimore County Code ("BCC") Sections 32-8-201(ee), 32-8-201(sss), 32-8-502, 38-8-503 & 32-8-701, et. seq., to permit grading and paving within the designated floodway and a flood protection setback of 0 ft. in lieu of 20 ft. from the special flood hazard area for the principal structure, be and is hereby **GRANTED**.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition;
2. Petitioner shall apply best practices for stormwater and floodwater drainage for any improvements to the existing surface parking areas to accommodate and mitigate any high-volume water events. Such best practices may include, but are not limited to, materials, devices, or other means to effectively disperse or treat water to minimize risks to persons or property on site;
3. Petitioner shall comply with development requirements moving forward from county agencies an indicated in the attached ZAC comments from Planning, DPR, DPWT, and DEPS. Further approvals from those agencies are not required as part of this approval as this approval is limited to zoning and floodplain management variance review, but remain subject to county approval prior to final permit; and
4. The Declaration & Agreement with the Ruxton-Riderwood-Lake Roland Community recorded in Baltimore County Land Records at JLE 46988, pp. 485-497, or as amended by the parties or by successors in interest, is hereby incorporated but not merged into this approval.

Any appeal of this decision must be filed within thirty (30) days of the date of this Order.

DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

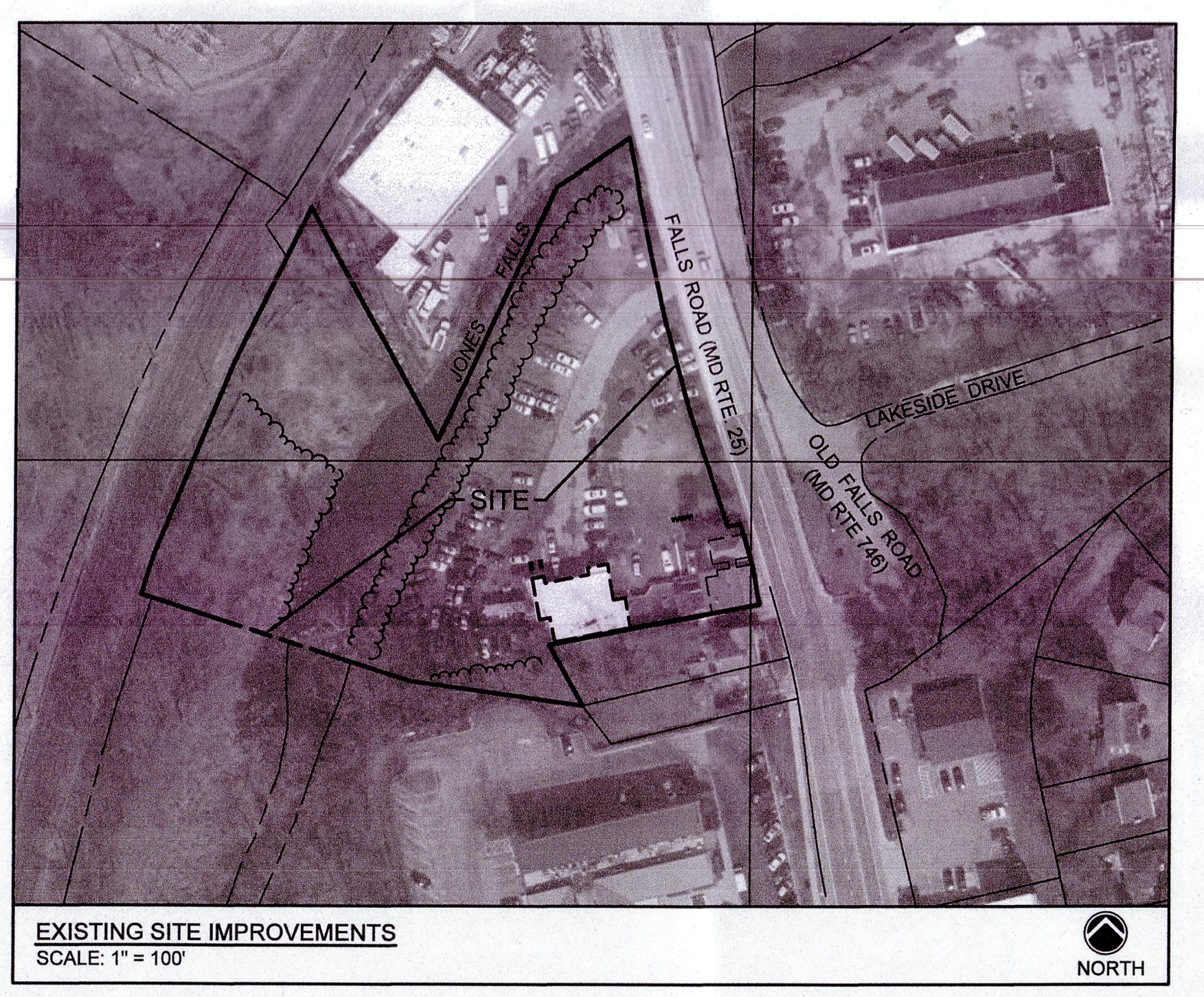

11'-0"
3'-6"
4'-0"
3'-6"
1'-6"
1'-6"
1'-0"
3'-0"
6" BOLLARD (TYP)
TRASH
6'-0"
7'-0"
9'-0"
BOARD ON BOARD FENCE
0'-9"
0'-9"
1'-9"
1'-9"
9'-0"
6" SLAB ON GRADE WITH MESH REINFORCEMENT

DUMPSTER DETAIL
SCALE: ¼" = 1'-0"

CERTIFICATE AS TO DELINQUENT ACCOUNTS

I, Jessie Vann CERTIFY UNDER OATH THAT THERE ARE NO KNOWN DELINQUENT ACCOUNTS FOR ANY OTHER DEVELOPMENTS WITH RESPECT TO ANY OF THE FOLLOWING: THE APPLICANT, A PERSON WITH FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT, OR A PERSON WHO WILL PERFORM CONTRACTUAL SERVICES ON BEHALF OF THE PROPOSED DEVELOPMENT.

SIGNATURE DATE 11/11/25
TITLE: MEMBER


FALLS ROAD (MD RTE. 25)
OLD FALLS ROAD (MD RTE 746)
LAKESIDE DRIVE
JONES FALLS
SITE
NORTH

EXISTING SITE IMPROVEMENTS
SCALE: 1" = 100'

EXISTING BUILT CONDITIONS

EXISTING	NOT EXISTING	
X		Locations of existing buildings within 200 feet of site boundaries
X		Locations of existing roads within 200 feet of site boundaries
	X	Designated historic sites
	X	Designated archeological sites
	X	Significant views
	X	Significant features (specimen trees, buildings, streetscape, etc.)
X		Land uses on and within 200 feet of site boundaries
X		Road right-of-way and easements

COUNTY ADOPTED PLANS

EXISTING	NOT EXISTING	IN CONFORMANCE	
X		X	Baltimore County Master Plan 2030
X		X	Ruxton Riderwood Lake Roland Area Community Plan
	X		Recreation and Parks Plan
	X		Streetscape Plan
X		X	Greenways Plan
	X		Eastern Baltimore County Pedestrian & Bicycle Plan
X		X	Western Baltimore County Pedestrian & Bicycle Plan

PERFORMANCE AREAS

EXISTING	NOT EXISTING	IN CONFORMANCE	
X		X	Design review panel Areas
	X		Downtown District
	X		Commercial Revitalization Plan

SOILS CHART						
SYMBOL	NAME	HOMES W/ BASEMENT	HOMES W/O BASEMENT	AGRICULTURAL CAPABILITY	(K) FACTOR	SEPTIC RESERVE AREA
CfA	Codorus silt loams, 0 to 3 percent slopes	VERY LIMITED	VERY LIMITED	2w	.32	VERY LIMITED
MeB	Manor-Urban land complex, 0 to 8 percent slopes	NOT LIMITED	NOT LIMITED	2e	.28	VERY LIMITED

ENVIRONMENTAL INFORMATION:

SOIL EVALUATION TESTS (PERC TESTS) PERFORMED=NO

EXISTING	NOT EXISTING	FIELD DELINEATED	FIELD VERIFIED	
X				Topography and street grades (minimum 5ft. contour appropriately labeled)
	X			Slopes greater than 25%
X				Floodplain
X				Soils mapped according to Web Soil Survey
X				Streams, seeps, ponds and other water bodies shown on site and within 200 feet of site
	X			Wetlands
X				Forest buffer limits including adjustments for steep slopes and/or erodible soils
X				Land cover on and within 200 feet of site
	X			Significant regulated plant or wildlife communities
	X			Wells on site and within 100 feet of site
	X			Septic on site and within 100 feet of site
	X			Underground fuel tanks on site and within 100 feet of site
	X			Site is within 500 feet of major highway: YES__ / NO X If YES, noise assessment is required n/a: Commercial

ADDITIONAL INFORMATION

ANTICIPATED ACTIONS:	APPLIES	DOES NOT APPLY
ZONING VARIANCES CASE NOS:	X	
ZONING SPECIAL EXCEPTION CASE NOS:		X
CONSISTENCY WITH DESIGN MANUALS:	X	
OTHER:	X	

TOTAL AREA OF DISTURBANCE: 46,000 S.F. / 1.06 AC±

LEGEND

EXISTING

— — — —	BOUNDARY
• • • ML IM DR-1 • • •	ZONING LINE
⌒⌒⌒⌒	TREE LINE
—— OH ——	OVERHEAD ELECTRIC
▬ ••• ▬	STREAM
—— // CfA MeB ——	SOILS
—— FEMA FP ——	FEMA FLOODPLAIN
— — — —	FLOOD PROTECTION SETBACK
—+—+—+—	RAILROAD
—— 200 ——	MAJOR CONTOUR
- - 198 - -	MINOR CONTOUR
⊘	EX POLE
▲	EX STREET LIGHT
—— 200 ——	PR MAJOR CONTOUR
—— 198 ——	PR MINOR CONTOUR

PAI # 09-0884
TRACKING NUMBER: DRC-2024-00010
DRC: NUMBER: 031924A, DIST. 9C2

REVISION:

PROJECT NAME:
COTTON DUCK BREWING
6092 FALLS ROAD

PLAN TITLE:
LIMITED EXEMPTION DEVELOPMENT PLAN

COUNCILMANIC DIST.: 2ND
ELECTION DIST.: 9TH
SITE ADDRESS: 6092 FALLS ROAD

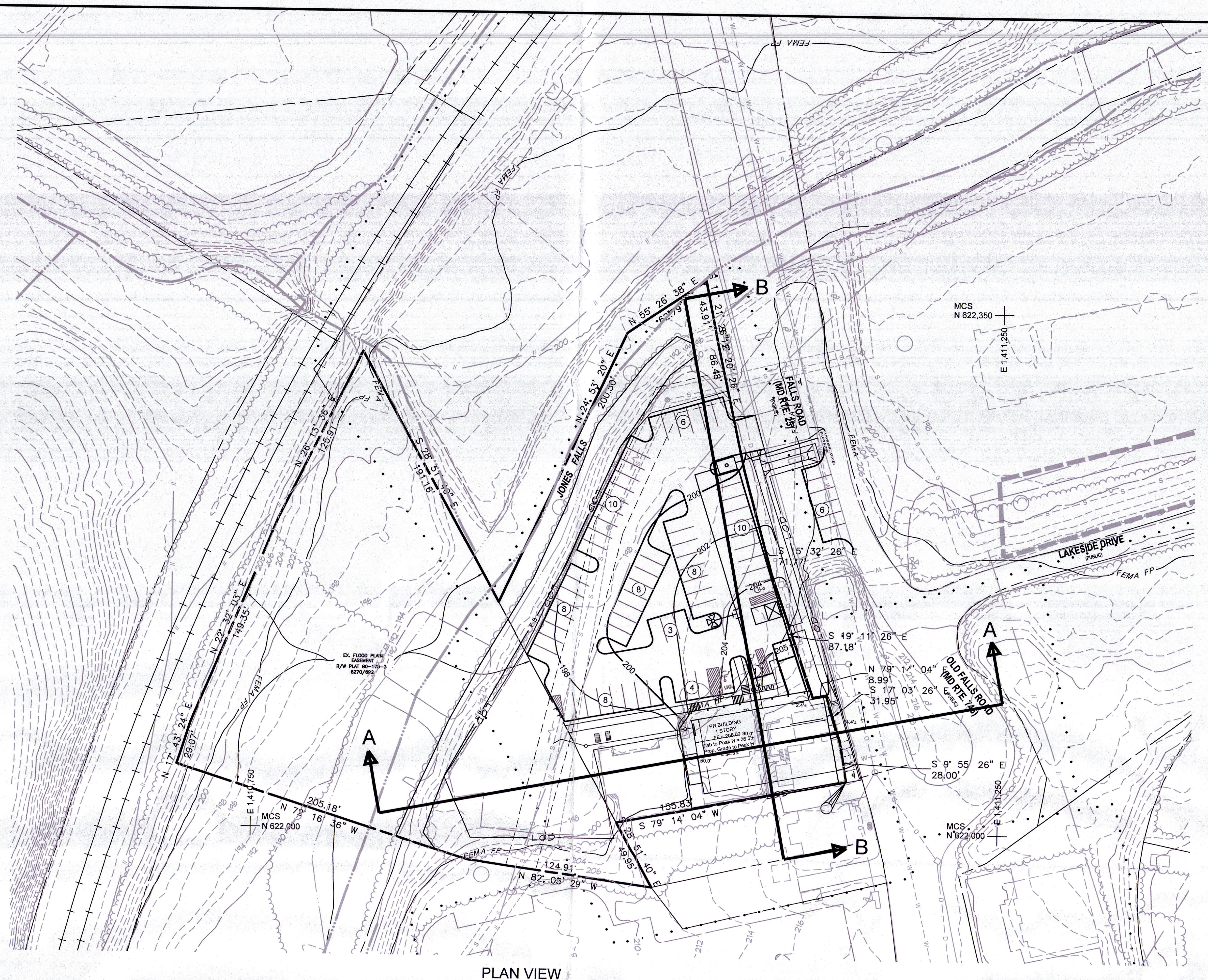
APPLICANT:
COTTON DUCK BREWING LLC
11920 MEYLSTON DRIVE
LUTHERVILLE, MD 21093
ATTN: MR. CHRISTOPHER PATERNOTTE
PHONE: 410-978-2223

DSThaler & ASSOC., LLC
CIVIL AND ENVIRONMENTAL ENGINEERS, SURVEYORS
LANDSCAPE ARCHITECTS & LAND PLANNERS
7115 AMBASSADOR ROAD
P.O. BOX 47428
BALTIMORE, MARYLAND 21244-7428
410-944-3647 www.dsthaler.com

RECEIVED
JUL 2 2026
DEPARTMENT OF PERMITS APPROVALS AND INSPECTIONS

DATE: 06-29-2026
SCALE: 1"=30'
C.I.: 2'
PROJ. NO.: 04805
SHEET 01 OF 01

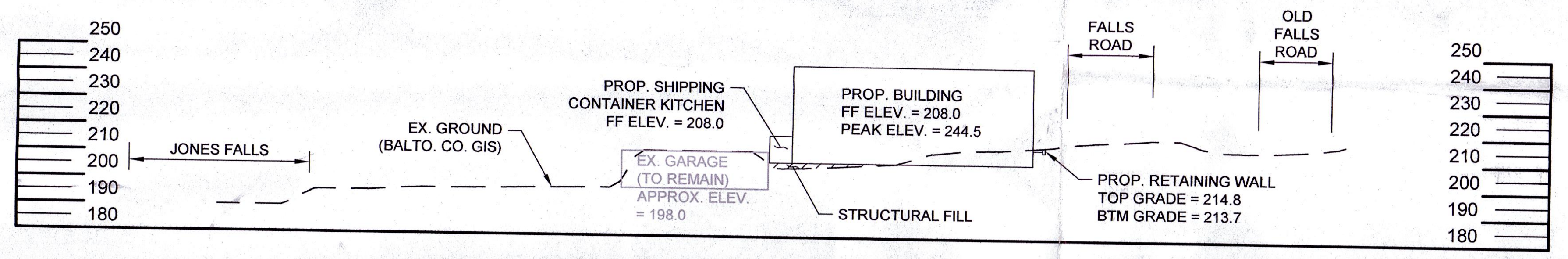
File name: U:\Cotton Duck Brewing\400 CADD\410 Active_Engineer\CDB-C-LEDP01.dwg Layout:Layout1 Jul 01, 2026-3:51pm jm


B
B
A
A
FALLS ROAD
(MD RTE. 25)
(PUBLIC)
OLD FALLS ROAD
(MD RTE. 746)
(PUBLIC)
LAKESIDE DRIVE
(PUBLIC)
JONES FALLS
FEMA FP
LOD
MCS
N 622,350
E 1,411,250
MCS
N 622,000
E 1,411,250
MCS
N 622,000
E 1,410,750
N 55° 26' 38" E
63.79'
N 21° 26' 12"
43.91'
N 12° 20' 26" E
86.48'
S 5° 32' 26" E
71.77'
S 19° 11' 26" E
87.18'
N 79° 11' 04" E
8.99'
S 17° 03' 26" E
31.95'
S 9° 55' 26" E
28.00'
S 79° 14' 04" W
155.83'
S 28° 51' 40" E
49.95'
N 82° 05' 29" W
124.91'
N 7° 16' 36" W
205.18'
N 17° 43' 24" E
29.07'
N 22° 32' 03" E
149.35'
N 26° 13' 36" E
125.91'
S 28° 51' 40" E
191.16'
N 24° 53' 20" E
200.30'
EX. FLOOD PLAIN EASEMENT R/W PLAT 80-173-3 8270/892
PR BUILDING
1 STORY
FF = 208.00 90.0'
Slab to Peak H = 36.5±
Prop. Grade to Peak H
50.0'
EX PAVEMENT LOCATED BELOW BRIDGE
VAN
204
205
200
202
198
212
214
216
6
10
8
3
4

PLAN VIEW

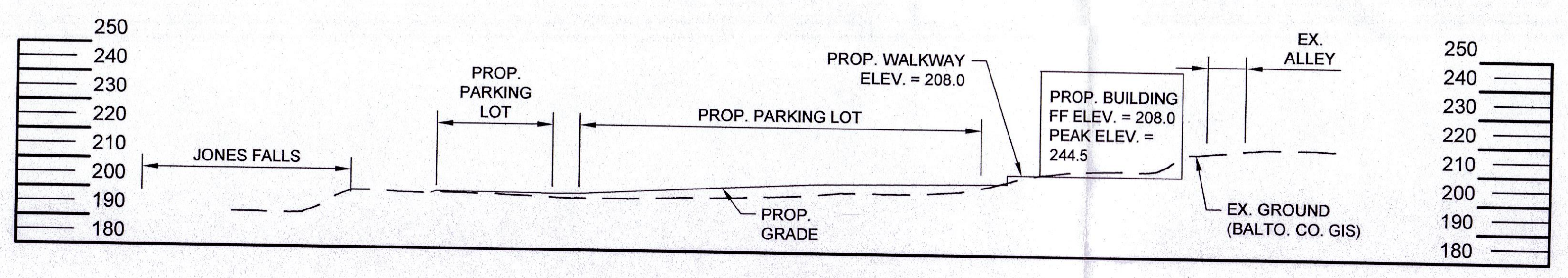
SCALE: 1"=50'

NORTH
MCS


250
240
230
220
210
200
190
180
JONES FALLS
EX. GROUND
(BALTO. CO. GIS)
PROP. SHIPPING
CONTAINER KITCHEN
FF ELEV. = 208.0
EX. GARAGE
(TO REMAIN)
APPROX. ELEV.
= 198.0
PROP. BUILDING
FF ELEV. = 208.0
PEAK ELEV. = 244.5
STRUCTURAL FILL
FALLS
ROAD
PROP. RETAINING WALL
TOP GRADE = 214.8
BTM GRADE = 213.7
OLD
FALLS
ROAD
250
240
230
220
210
200
190
180

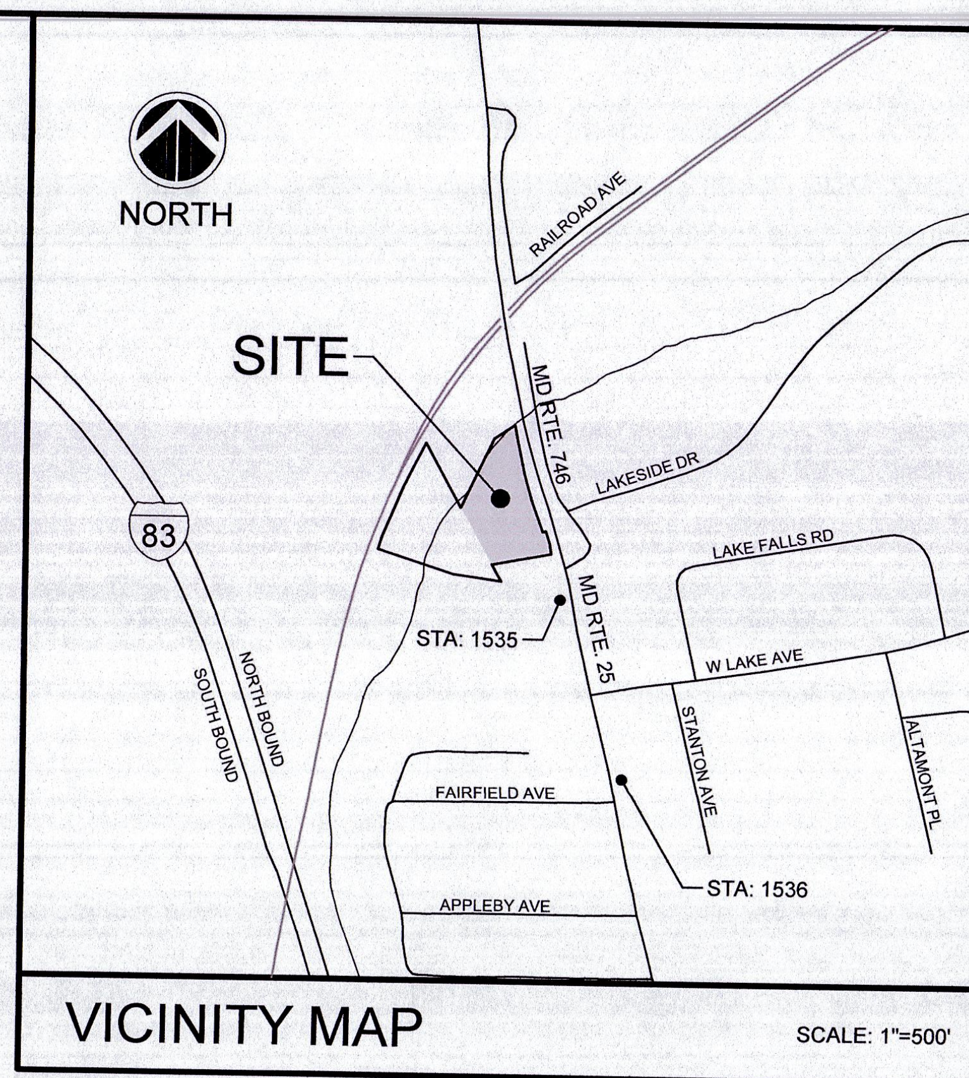
SECTION A-A

PROFILE
HOR: 1"=50'
VERT: 1"=50'


250
240
230
220
210
200
190
180
JONES FALLS
PROP.
PARKING
LOT
PROP. PARKING LOT
PROP.
GRADE
PROP. WALKWAY
ELEV. = 208.0
PROP. BUILDING
FF ELEV. = 208.0
PEAK ELEV. =
244.5
EX.
ALLEY
EX. GROUND
(BALTO. CO. GIS)
250
240
230
220
210
200
190
180

SECTION B-B

PROFILE
HOR: 1"=50'
VERT: 1"=50'


NORTH
SITE
83
NORTH BOUND
SOUTH BOUND
RAILROAD AVE
MD RTE. 746
MD RTE. 25
LAKESIDE DR
LAKE FALLS RD
W LAKE AVE
STANTON AVE
ALTAMONT PL
FAIRFIELD AVE
APPLEBY AVE
STA: 1535
STA: 1536

VICINITY MAP

SCALE: 1"=500'

BENCHMARK DATA:

STA: 1535	N: 621,915.493	E: 1,411,172.817	ELEV: 217.71
STA: 1536	N: 621,450.535	E: 1,411,338.654	ELEV: 229.93

JOB NUMBER: 04805
DRAWN BY: CPG
DESIGNED BY: ERL
CHECKED BY: JAM

DSThaler & ASSOC., LLC
CIVIL AND ENVIRONMENTAL ENGINEERS, SURVEYORS
LANDSCAPE ARCHITECTS & LAND PLANNERS
7115 AMBASSADOR ROAD
P.O. BOX 47428
BALTIMORE, MARYLAND 21244-7428
410-944-3647
www.dsthaler.com

DEVELOPER

COTTON DUCK BREWING LLC
11920 MEYLSTON DRIVE
LUTHERVILLE, MD 21093
ATTN: CHRISTOPHER PATERNOTTE
PHONE: 410-978-2223

REVISIONS	
Date	Description

BUILDING SECTIONS EXHIBIT

COTTON DUCK BREWING

ELECTION DISTRICT: 9th COUNCILMANIC DISTRICT: 2nd
BALTIMORE COUNTY,
MARYLAND

RECEIVED
JUL 2 2026
DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

0' 15' 30' 60'
SCALE: 1"=30'

DESIGN AND DRAWINGS ARE BASED ON MARYLAND COORDINATE SYSTEM (M.C.S.) DATUM.
HORIZ. - NAD - 83/2011
VERT. - NAVD. 88

SCALE: 1"=50'
DATE: JUNE, 2026
SHEET: 01 OF 01

File name: U:\Cotton Duck Brewing\400 CADD\410 Active\Exhibits_Engineer\Building Sections Exhibit.dwg Layout:Layout1 Jun 29, 2026-2:05pm jr