











SOUTHWEST CORNER



Charles Street,

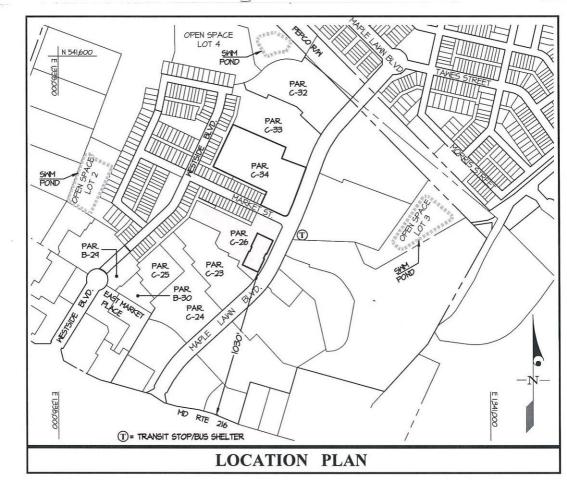
ore, MD 21201

27777

MAPLE LAWN - BUILDING 5







- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MISHA STANDARDS AND SPECIFICATIONS IN APPLICABLE.
- . THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS, BUREAU OF BIGINEERING, CONSTRUCTION INGRECTION DIVISION AT (410) 313-1660 AT LEAST FIVE (5) WORKING DAY'S PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT I-800-25T-TTTI AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.

LOCATION: ZONING; ELECTION DISTRICT:

- 5. THE CONTRACTOR SHALL NOTIFY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, BUREAU OF UTILITIES AT (410) 515-4900 AT LEAST FIVE (5) WORKING DAYS PRIOR TO STARTING
- 6. PROPOSED USE: OFFICE BUILDING WITH POSSIBLE FIRST FLOOR RETAIL/RESTAURANT.
- ALL PLAN DIMENSIONS ARE TO FACE OF BUILDING UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIALLY BETWEEN ITEMS UNLESS OTHERWISE NOTED.
- COORDINATES AND BEARINGS ARE BASED UPON THE '85 MD STATE COORDINATE SYSTEM (NAD 83) AS PROLECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 4IEA, 4IEB, 4IGA AND NO. 4662.
- IO. PROPERTY IS ZONED MXD-3 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN. COMP LITE DATED 07/20/06 AND PER ZB-498M MAS APPROVED 12/29/00 AND ZB-10/94M MAS APPROVED ON 03/20/06 GRANTING APPROVAL TO PROVED 12/29/00 AND ZB-10/94M MAS APPROVED.
- PREVIOUS DEPARTMENT OF PLANNING & ZONING FILE NUMBERS 1, 5-01-17, ZB-495M, PB-353, 5-06-16, ZB-1039M, MP-01-111(f), MP-02-054(\*\*), MP-12-100, P-02-12, F-03-001, F-12-021, SPP-03-056, SPP-04-061, SPP-12-040 AND SPP-14-070
- 12. WATER AND SEWER SERVICE IS PUBLIC. THE WATER METER SETTING WILL BE INSIDE THE BUILDING.
- 13. ALL EXISTING WATER AND SEWER IS PER CONTRACT #24-4062-D AND 24-4243-D.
- 14. ALL EXISTING PUBLIC STORM DRAIN IS PER F-03-01 AND SDP 06-061.
- . STORMMATER MANAGEMENT FOR QUALITY AND QUANTITY CONTROL IS BEING PROVIDED IN AN EXISTING FACILITY. THE FACILITY IS A P-3 TYPE FACILITY LOCATED ON BUSINESS DISTRICT OPEN SPACE LOT 2 AND WAS AS-BUILT AS PART OF F-C9-OT IN APRIL, 2007.
- EXISTING UTILITIES ARE BASED ON APPROVED DESIGN PLANS FOR CONSTRUCTION AND FIELD LOCATION BY GUTSCHICK, LITTLE & WEBER, P.A.
- 17. THERE ARE NO KNOWN CEMETERIES, GRAVE SITES OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
- IB. THERE ARE NO SCENIC ROADS WITHIN OR ADJACENT TO THE SUBJECT PROPERTY.
- 19. THERE IS NO FLOODPLAIN ON THIS SITE.
- 20. THERE ARE NO WETLANDS ON THIS SITE.
- 21. THIS PROPERTY WAS BROUGHT INTO THE METROPOLITAN DISTRICT ON AUGUST 8, 2001.
- BUILDING SETBACKS AND BUILDING RESTRICTIONS ARE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT CRITERIA PER PB CASE NO. 353, S-OI-17, PB-318 AND S-06-16.
- AS A CONSEQUENCE OF THE SKETCH PLAN, S-OI-IT APPROVAL PRIOR TO NOVEMBER 15, 2001, THIS PROJECT IS GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- 24. PHASING FOR THIS PROJECT IS IN ACCORDANCE WITH THE DECISION AND ORDER FOR ZB-1039M AND THE DECISION AND ORDER FOR S-06-016.
- 25. THE TRAFFIC STUDY (APFO) WAS APPROVED AS PART OF SKETCH PLAN S-06-016 FOR AN OVERALL WAXIMAN BEMPLOYMENT FLOOR AREA OF 1860/012 90: FEET. THE RANNING TOTAL OF FLOOR AREA INDER THE APPROVED SOP'S THAT HAVE BEEN CONSTRUCTED or TO BE CONSTRUCTED IS 1/891/000 90. FEET, INCLIDING THE 86/14 90. FEET FOR THIS SOP 22-002
- 26. WATER AND SEVER HOUSE CONNECTION LIMITS SHOWN ON THESE PLANS IS FROM THE ROAD R/M OR LIMIT OF PUBLIC EASEMENT TO WITHIN 5' OF THE BUILDING. REFER TO ARCHITECTURALS FOR REMAINDER OF CONSTRUCTION.
- 27. BECAUSE THIS PLAN SUBMISSION IS NON-RESIDENTIAL USE, A NOISE STUDY IS NOT REQUIRED.
- 28. BUILDING WILL HAVE AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM W/ AN INSIDE METER
- 24 THIS OFFICE BUILDING IS LOCATED IN AN EMPLOYMENT AREA WHICH IS NOT PART OF A RETAIL CENTER
- 30. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION (6)24 OF THE HOMARD COUNT CODE AND THE LANDSCAPE MANUAL WITH 16 SHADE TREES, AND (2) SHRIBS. A LANDSCAPE SURTY IN THE AMOUNT OF 4/05040 OF MILLE PEOPSTED WITH THE GRADING FRENIT.
- THE SHARED ACCESS AND PARKING AGREEMENT (INCLIDES DUMPSTERS FOR PRIVATE REFUSE SERVICE) FOR PARCELS C-23, C-24, AND C-26 IS RECORDED AT LIBER TIPS FOLIO 365. SEE THIS SHEET FOR THE "SHARED PARKING ANALYSIS".
- 32. ANY MODIFICATIONS OR CHANGES TO THE EXISTING PUBLIC STREET LIGHTS DURING CONSTRUCTION SHALL BE COORDINATED WITH THE HOWARD COINTY TRAFFIC DIVISION, PLEASE CALL (HID) 315-3752. ALL COSTS ASSOCIATED WITH STREET LIGHT WORK, SHALL BE PAID FOR BY THE DEVELOPER OF THIS PROJECT. THIS ALSO INCLUDES ANY DAMAGE DONE TO THE EXISTING STREET LIGHT CABLE.

# County Health Officer APPROVED PLANNING BOARD OF HOWARD COUNTY APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONIN

APPROVED: FOR PUBLIC WATER AND SEWERAGE SYSTEMS,

## SITE DEVELOPMENT PLAN

### GENERAL NOTES (cont.)

- 93, ALL EXTERIOR LIGHT FIXTURES SHALL BE FULLY OR PARTIALLY SHELDED TO DIRECT LIGHT INVARDS AND DOMENATED ANAY FROM ALL ADJOINING RESIDENTIAL USE AREAS AND FUBLIC ROADS IN ACCORDANCE WITH SECTION 184 OF THE HOWARD COMITY ZONING REGULATIONS.
- 34. THIS SITE COMPLIES WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL, FOREST CONSERVATION FOR THIS PROJECT HAS BEEN SATISFIED BY
- THE INFORMATION SHOWN ON THIS PLAN SET SUPERCEDES INFORMATION SHOWN ON F-05-00T. THE F-05-00T PLAN SET ACKNOWLEDGED THAT THE IMPROVEMENTS ALONG MAPLE LAWN BOLLEVARD FROM THE BACK OF CARS TO THE RIGHT-OF-MAY LINE ROULD BE CONSTRUCTED UNDER THE SITE DEVELOPMENT PLAN ALONG THAT SECTION OF THE ROADWAY.
- TRAFFIC CONTROL DEVICES MARKINGS, AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNFORM TRAFFIC CONTROL DEVICES (MOTOD). ALL STREET AND REGULATORS (SIGNS SHALL BE IN PLACE PRIOR TO THE FLACEMENT OF ANY ASPHALT.
- 59. HEALTH DEPARTMENT APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT ENSURE APPROVAL OF BILLDING PERMIT APPLICATION ASSOCIATED WITH THIS PLAN. IP, ANS FOR CRETAIN FACILITIES TO BE CONSTRUCTED WITHIN THE UNITY DEVELOPED YITHIS PLAN UILL REQUIRE REVIEW AND APPROVAL THE HEALTH DEPARTMENT. SICH FACILITIES MAY INCLIDE BUT ARE NOT LIMITED TO, THOSE INICAL HAVE SHINMING POOLS, OR THAT SELL PREPARED OR PACKAGED FOODS, OR THAT MAY HAVE EQUIPMENT THAT EMIS RADIATION.
- STORMMATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMMATER MANAGEMENT DESIGN MANUAL, VOLUMES I AND II. IT MAS DETERMINED THAT THIS PROJECT MET THE CRITICAL OF THE PROJECT MET THE CRITICAL OF THE PROJECT MET THE CRITICAL OF THE ACCORDANCE FOR INFL. DESIGNATION FOR ACCEPTANCE OF THE 2000 DESIGN CRITERIA AND THROUGH THE ADMINISTRATIVE MAYORE PROCESS. MAS GRANIFED A MANUEL THAT PLAN RECEIVED COMPRESENSE. SKETCH PLAN APPROVAL (5 06-16) ON JANUARY 25, 2007. THIS PLAN IS ALSO SUBJECT TO THE EXPIRATION OF THIS WAIVER UNLESS ALL OF THE STORMWATER MANAGEMENT IS CONSTRUCTED BY
- THE FOLLOWING ARE LEED REQUIRED ITEMS:

  1) REGISTRATION WITH THE GREEN BUILDING COUNCIL AND THAT THE APPLICABLE REGISTRATION FEE
- HAS BEEN PAID, AND

  I) THE APPROPRIATE DATE OF THE RECEIPT AND CHECKLIST THAT IS PREPARED, SIGNED AND

  DATED BY THE LIEED ACCREDITED PROFESSIONAL.
- 4I. THE PLANNING BOARD APPROVED THIS SITE DEVELOPMENT PLAN ON XXXXXX XX, 202I WITH NO
- SINCEL LOHI NO LIBE.

  I. THE DEVELOPER/CONSTRUCTION MANAGER SHALL CONTACT HOWARD COUNTY TRAFFIC (460-958-9782) TO GOODDINATE THE INSTALLATION OF STREET LIGHT HAND BOXES/CONDUITS FOR THE EXISTING STREET LIGHT SHAD BOXES/CONDUITS FOR THE EXISTING STREET LIGHT SHAD BOX INSTALLATION AND THE INSTALLATION OF THE PRIVERS/CONCRETE SIDEWALK ADVANCE THE DEVELOPMENT LIGHTS.

  ADVANCE THE DESTINATION STREET LIGHTS.

  ADVANCE THE DESTINATION OF THE INSTALLATION OF THE PRIVERS/CONCRETE SIDEWALK ADVANCE THE DEVELOPER, MAKING THE CHILDREN OF THE DEVELOPER, MAKING THE CONSTRUCTION. CONTACT HOWARD COUNTY TRAFFIC TO ARRANGE.

- COVER SHET

  SITE DEVELOPMENT PLAN

  BUILDING ELEVATION, FOOTPRINT, AND DETAILS

  BUILDING ELEVATION, FOOTPRINT, AND DETAILS

  HANDICAP ACCESSIBILITY AND BUILDING PERIMETER GRADES

  FAVING DELINATION PLAN AND SITE DETAILS

  PRAINAGE AREA MAP AND HALL ELEVATIONS

  SEPRENT CONTROL AND DEPOLITION PLAN

  SEPRENT CONTROL AND DEPOLITION PLAN

  STATE AND PROPERTY OF THE AND DETAILS

  UTILITY PROPILES

  LANDSCAPE FAX (log others)

  PERIMETER PLANTING, DETAILS, NOTES & TABILATIONS (og others)

TYPE-CHILL

YENCULAR INSRESS AND ESPRESS TO MARYLAND ROUTE 216 AND

ALONG PROPOSED MARIE LAWN BOILEVARD EXTENSION IRROUGH THE

SUBDIVISION IS RESTRICTED, EXCEPT AT THE VARIOUS POINTS OF

ACCESS TO BE APPROVED BY THE DEPARTMENT OF PLANNING AND

ZONING MORE THE CONDITIONS OF IP-01-III(\*), WHICH WAS GRANTED ON

MAY 2, 2001, ALLONING THE FOLLOWING.

A. ADDITIONAL POINTS ALONG MAPLE LAWN BOULEVARD OTHER THAN THOSE PERMITTED BY SECTION 16 (19(FXI), SUBJECT TO FURTHER ANALYSIS AND APPROVALS AT LATER PLAN STAGES, AND

B. RESIDENTIAL LOTS FRONT ON NEIGHBORHOOD PARKS INSTEAD OF BEING LIMITED TO FRONTAGE ON PUBLIC RIGHTS OF WAY AS IN SECTION 16.120(C)(2), SUBJECT TO ADEQUATE PRIVATE ALLEY ACCESS.

- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT NO GRADING, REPOVED. DV PODES INTELLED COVER OR THESE, OR FLACEMENT OR THEIR REGUIRED BUFFERS, AND IGO YEAR FLOOD FLAIN AREAS EXCEPT AS PERMITTED INDER WP-02-54. NP 02-54 WAS GRANTED ON APRIL 2, 2002, ALLOWING THE FOLLOWING.
- . DEVELOPMENT WITHIN A 100 YEAR FLOODPLAIN, AND
- 2. GRADING AND REMOVAL OF VEGETATIVE COVER WITHIN A 25' WETLAND BUFFER AND A 50' STREAM BUFFER.
  THE APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
- THE WAYNER PETITION APPROVAL PERTAINS TO THE LIMITS OF DISTURBANCE TO THE METLANDS, STREAM CHANGEL, AND FLOODPLAIN AREAS IDENTIFIED WITHIN THE PROPOSED EMPLOYMENT DISTRICT LOCATED IN THE SOUTHEAST PORTION OF PARCEL C-2.
- MDE MATERNAY CONSTRUCTION APPROVAL IS REQUIRED PRIOR TO ROAD PLAN APPROVAL.
- PLAN APPLOVAL
  ALL GRADING, CLEARING AND FILLING DISTURBANCES WITHIN THE 100 YEAR
  FLOODPLAIN, NETLANDS, STREAM CHANNEL, AND THEIR REQUIRED BUFFERS
  ARE SUBJECT TO OBTAINING ALL NECESSARY WATER QUALITY CERTIFICATES
  AND PERMITS FROM THE MARKHAD DEPARTMENTS OF THE DINYRON/PONT AND PERMITS FROM THE MARTLAND DEPARTMENTS OF THE ENVIRONMENT NATURAL RESOURCES AND THE US, RAMY CORPS OF ENGINEERS, AND PRIOR TO COMMENCEMENT OF ANY GRADING DISTURBANCES, REFERENCE THE APPROVED PERMITS, CERTIFICATES OR TRACKING NUMBERS ON ALL PUTURE PLAN AND PERMIT SUBMITTALS.

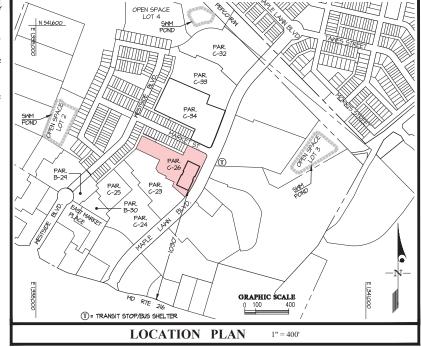
# IRP\_071-122 MAS APPROVED ON JAR 19, 2001 TO WAIVE SECTION 16 146 AND TO ALLOW FOR THE RECORPSURATION OF EXISTING COMMERCIAL PARCELS (ONE OF WHICH 15 THE PARCEL C-IA) EVANOUING INTO A PORTION OF THE MESTIDIC DISTRICT (FORWERLY LESSEL PROPERTY) ON A RESUBIDIVISION PLAT PRIOR TO PRELIMINARY FLAM APPROVA

VET-LE-VEX.

WAS APPROVED ON JULY 3, 2012 TO MAIVE SECTIONS (6.144(a), 8 (6.144(t)), WHICH REQUIRES A SKETCH PLAN AND PRELIMINARY PLAN APPROVAL, AS PART OF THE SUBDIVISION PROCESS. THE APPROVAL, MAS GRANTED BASED ON THE FOLLOWING:

## MAPLE LAWN FARMS

## **Business District - Area 1** Parcel 'C-26' (OFFICE BUILDING No. 5)



COMMERCIAL DEVELOPMENT DESIGN CRITERIA PER S-06-16

- 2. GROSS AREA OF PARCEL C-26 = 153,612 SF = 3.53 AC
- 3. LIMIT OF DISTURBED AREA = 3.65 AG. (LIMIT OF PLAN
- PROPOSED USE. OFFICE BUILDING
  (OTHER USES MAY INCLUDE: FIRST FLOOR
  RETAIL, RESTAURANTS PRESONAL SERVICE
  ESTABLISHENTS, AND OTHER USES AS ALLOWED BY
  THE COMPRESENSIVE SECTION FLAN

  THE C
- BUILDING COVERAGE (% OF GROSS SITE AREA): OFFICE BUILDING-5: 29,280 S.F. or 0.61 AC. = 19,0% OF PARCEL C-26 (3:58 AC.)
- 6. FLOOR AREA RATIO (F.A.R.) CALCULATIONS:

	BLDG. #5 (C-26)
FLOOR I	28,851 S. F.
FLOORS 2 AND 3	28,646 S. F. EA.
TOTAL GROSS FLOOR AREA	86,143 S. F. (1.98 ac)
PARCEL AREA	3.53 ac
F.A.R.	0.56

The state of the s									
	RENTABLE FLOOR AREA	ASSUMED USE	PARKING RATE	PARKING REQ.					
FIRST FLOOR	25,966 S.F.	NON-OFFICE (2)	5.0 PER 1000 S.F	150					
SECOND FLOOR	25,781 S.F.	GENERAL OFFICE	5.5 PER 1000 S.F.	85					
THIRD FLOOR	25,781 S.F.	GENERAL OFFICE	5.5 PER 1000 S.F.	85					
			PARKING REQUIRED	300					

8. HANDICAP PARKING CALCULATIONS:

HADICAP
PARKING RATE
PARKING ROUNED
PARKING PROVIDED
PARKING PROVIDED

9. SPACES
PARKING PROVIDED
9. SPACES
9. SPACE

298 280 104 130 1097 ON SITE PARKING 325 528 104 1081 (NOT ON PUB. STREET) ON PUBLIC STREET 10 TOTAL PARKING 74 334 338 1122

SHARED PARKING TIME OF DAY ADJUSTMENT															
TYPE OF USE	MAX, PARKING		MEEKDAY MEEKEND								NIGHT TIME				
	DEMAND FOR	6 AM.	AM-8 AM. 8 AM-3 PM. 3 PM-5 PM. 5 PM-12 AM.				6 AM-6 PM. 6 PM-12 AM.				12 A.M6 A.M.				
	USE TYPE	%	ADJ.	%	ADJ.	%	ADJ.	%	ADJ.	%	ADJ.	%	ADJ.	%	ADJ.
PERSONAL SERVICE	130	20	26	60	78	60	78	90	117	100	150	70	٩I	5	7
OFFICE	967	80	T14	100	967	100	967	10	97	0	97	5	49	5	49
TOTAL ADJUS	STED DEMAND		800		1045*		1045*		214		221		140		56
PARKING REQUIRED BASED ON MAXIMUM DEMAND = IO45 SPACES															

### PARKING SETBACKS • 15' TO PUBLIC RIGHT-OF-WAY OF MAPLE LAWN BOULEVARD (EXCEPT FOR PARALLEL PARKING ADJACENT TO

Ib 10 HOBELD NORTH CHANGE
 ID 10 HOBELD NORTH CHANGE
 ID 10 ANY OTHER PROPERTY OR BOADDARY LINE (EXCEPT FOR PARALLEL PARKING ADJACENT TO ROADWAY, OR WERE A PARCEL LINE LIES WITHIN A USE-IN-COMMON PARKING AREA SERVING MULTIPLE PARCELS)
 20 TO PROJECT BOADDARY LINE ALONG JOING HOPKING OR ROUTE 216

## EXCEPTIONS TO SETBACK REQUIREMENTS. STRUCTURES MAY BE LOCATED ANYWERSE WITHIN SETBACK AREAS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COMITY PLANNING BOARD.

- KING

  A MINIMIM OF FIVE PARKING SPACES SHALL BE PROVIDED FOR EACH 1,000 SOUARE FEET OF NET LEASABLE

  AREA DEVOTED TO COMMERCIAL RETAIL SALES USES.

  A MINIMIM OF 53 PARKING SPACES SHALL BE PROVIDED FOR EACH 1,000 SOUARE FEET OF NET LEASABLE

  AREA THAT IS DEVOTED TO OFFICE OR RESEARCH AND DEVELOPMENT USES.

  AREA THAT IS DEVOTED TO OFFICE OR RESEARCH AND DEVELOPMENT USES.

  OR SHILLAR PACILITY

  CONSTRUCTED WITHIN BUILDINGS PALICIF PRIVABLY SERVES TEXNING THAT DAY DEPLOTEDS OF SUCH BUILDINGS, OR

  NEIGHBORING BUILDINGS ACCESSIBLE BY PEDDESTRIANS.

  ORE PARKING SPACE SHALL BE PROVIDED FOR EACH EDROCOM CONTAINED WITHIN ANY HOTEL IN OR SIMILAR

  ORE PARKING SPACE SHALL BE PROVIDED FOR EACH THESE SEATS WITHIN ANY RESTAURANT, COFFICE SHOP OR

  SIMILAR FACILITY CONSTRUCTED WITHIN A HOTEL, IN OR SIMILAR FACILITY OR AS A PRESENTANDING STRUCTURE

  AND ONE PARKING SPACE SHALL BE PROVIDED FOR EACH THIS ENFORCED OF ANY SUCH FACILITY CONSTRUCTED WITHIN A HOTEL ON A HALD SHE WITH A PRESENTANDING STRUCTURE

  AND ONE PARKING SPACE SHALL BE PROVIDED FOR EACH THIS ENFORCED OF ANY SUCH FACILITY PROVIDED FOR EACH SHALL SHALL BE PROVIDED FOR EACH SHALL BE AREA.

JOSTRIAL JESS.

405 SPACES PER 1,000 SQUARE FEET OF NET LEASABLE AREA

FLEX'SPACE (INDUSTRIAL/OFFICE)

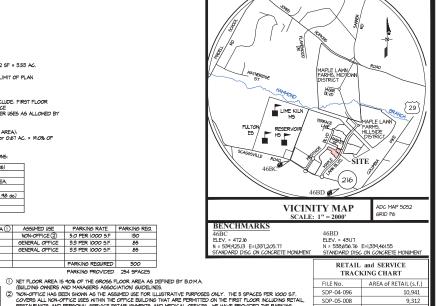
25 SPACES PER 1,000 SQUARE FEET OF NET LEASABLE AREA

26 SPACES PER 1,000 SQUARE FEET OF NET LEASABLE AREA

27 SPACES PER 1,000 SQUARE FEET OF NET LEASABLE AREA

28 SPACES PER 1,000 SQUARE FEET OF NET LEASABLE AREA

ELECTION DISTRICT No. 5



SDP-07-002 14,918 49,815 SDP-08-058 ot built, see SDP-20-0 SDP-09-060 SDP-10-067 13,281 SDP-12-059 SDP-14-007 SDP-16-011 SDP-16-007 Not built, see SDP-20-SDP-17-026 11,099 SDP-18-051 SDP-20-038 SDP-21-053

NOTES:
I. A TOTAL OF 152,570 S.F. OF RETAIL 15 ALLOWED IN ACCORDANCE MITH S-01-17, O TOTAL OF 181540 S.F. OF RETAIL UNDER S-06-16. THE RETAIL TRACKING CHART MUST BE UPDATED IF TENANT SPACE CHANGES US RETAIL FOR THIS SOP.

SDP-05-047

SDP-06-148

	.A.R.) TRACKI			Gross Floor		
DPZ File Numbers		Parcel A	Area (ac./s.f.)	Area (s.f.)	F.A.R	
SDP-04-44 (Office Bldg.1)	Business	4.40	191,550	93,945	0.49	
SDP04-96 (Retail Bldg. 1 and Bank)	Business	3.17	137,933	24,088	0.1	
SDP-05-08 (Retail Bldg.2 and Gas Station)	Business	3.20	139,520	22,218	0.16	
SDP-05-36 (Office Bldg.2, Par. C-24)	Business	3.99	173,818	93,945	0.54	
SDP-05-47 (Office Bldg.3, Par. C-21 and Bank, Par. C-22)	Business	5.58	243,230	123,740	0.5	
SDP-06-67 (Office Bldg.4, Par. C-23)	Business	3.49	152,117	100,288	0.66	
SDP-06-148 (Medical and Office Buildings)	Midtown	8.54	371,950	127,186	0.34	
SDP-07-02 (Bank, School, Retail & Restaurant)	Midtown	7.36	320,659	47,133	0.15	
SDP-08-56 (Harris Teeter Grocery Store, Par. B6)	Westside	4.24	184,615	49,815	0.2	
SDP-08-058 (Bank, Parcel B-11) voided, see SDP-20-038	Westside					
SDP-08-114 (Parcels B-7 thru B-10 and B-22 & B-26)	Westside	6.51	283,685	58,574	0.2	
SDP-09-060 (Parcels B-13 thru B-17)	Westside	17.06	743,157	210,100	0.2	
SDP-10-002 (Office Bldg.2A, Par. C-25)	Business	1.54	66,954	34,375	0.5	
SDP-10-067 (Bidg.7, Parcel B-18 & Bidg-8, Parcel B-19 )	Westside	2.81	122,406	17,192	0.14	
SDP-12-059 (Office Bldg.6, Parcel C-28)	Business	6.00	261,261	139,421	0.5	
SDP-14-007 (Office Bldg.8, Parcel C-29)	Business	5.73	249,400	130,629	0.5	
SDP-16-011 (Office Bldg.10, Parcel C-22)	Business	4.35	189,537	104,412	0.5	
SDP-16-048 (Office Bldg. 9, Parcel C-33)	Business	3.97	172,926	102,263	0.5	
SDP-16-007 (Hotel Bldg.14 & Office Bldg.15)	Westside	3.63	158,063	108,667	0.6	
SDP-17-011 (Bldgs. 12a & 12b) not built, see SDP-21-053	Westside	0.00				
SDP-17-026 (Bldg.9 & Bldg.10)	Westside	2.59	112,996	20,258	0.1	
SDP-18-051 (Office Bldg.7, Parcel C-34)	Business	4.68	204,025	115,420	0.5	
SDP-20-038 (Restaurant, Parcel B-11)	Westside	0.80	34,895	4,021	0.1	
SDP-21-053, (Office Bldg.12, Parcels B-29 & B-30)	Westside	1.55	67,385	38,067	0.5	
SDP-22-002, (Office Bldg.5, Parcels C-26) - this SDP	Business	3.53	153,766	86,143	0.5	
Employment Area Recorded as Road R/W		13.28	578,314	0	0.00	
Running Sub-total		122.00	5,314,162	1,851,900	0.3	
Total Area Allowed to be Recorded as Employment		122.00		1,860,012	0.3	
TOTAL REMAINING EMPLOYMENT AREA (acres)		0.00				

	ADDRESS and PERMIT INFORMATION CHART								
ſ	BUILDING ADDRESS: 8150 MAPLE LAWN BOULEVARD (Building No. 5)								
	SUBDIVISION NAME: MAPLE LAWN FARMS		SECTION/	PARCELS 6-26					
	PLAT Nos. 21620	ZONE MXD-3	TAX MAP BLOCK ELEC. DIST. 46 3 & 4 5			CENSUS TRACT 6051.02			
	WATER CODE: E21		SEWER CODE: 1645000						

DEV

OWNER: MLFCC PARCEL 5, LLC

FLOOR AREA RATIO (FAR) OVERALL LIMIT IS 0.35 CALCULATED ON THE TOTAL ACREAGE FOR ALL EMPLOYMENT LAND USE AREAS.

SECTION 128.6 SHALL APPLY TO EMPLOYMENT LAND USE AREAS.  $\underline{\textit{COVERAGE}}$  NO COVERAGE REQUIREMENT IS IMPOSED IN EMPLOYMENT LAND USE AREAS.

 $\begin{array}{l} {\it PARCEL~SIZE} \\ {\it NO~MINIMUM~OR~MAXIMUM~PARCEL~SIZES~APPLY~IN~THE~EMPLOYMENT~LAND~USE~AREAS}. \end{array}$ 

HEIGHT
MANNER BUILDING HEIGHT SHALL BE LIMITED TO 120' UNLESS APPROVED TO BE GREATER ON A SITE DEVELOPMENT PLAN BY THE HOWARD
ADDITIONALLY THE FOLLORING SHALL APPLY.

\*\*COMPERCIAL BUILDINGS OF THE CORRER OF CHOSH GROWNS FOACH AND MARE LIANS BOILEVARD SHALL NOT EXCEED THREE STORIES.

\*\*COMPERCIAL BUILDINGS EAST OF MARIE LIANS BOJLEVARD AT THE FOCAL POINT SHALL NOT EXCEED FOR STORIES.

\*\*COMPERCIAL BUILDINGS IN THE BUSINESS DISTRICT HOTHIN 200 FEET OF HO ROLT 26 SHALL NOT EXCEED ONE STORY.

\*\*COMPERCIAL BUILDINGS IN THE BUSINESS DISTRICT HOM TO THE TOP HO ROLT 26 SHALL NOT EXCEED ONE STORY.

\*\*EXCEED FOR STORIES.\*\*

EXCED FOR STORIES.

COMPERCIAL BUILDINGS IN THE BUSINESS DISTRICT BEYOND 500 FEET FROM MD ROJITE 2/6 SHALL NOT EXCEED EIGHT STORIES ABOVE THE HIGHEST ADJOINING GRADE.

COMPERCIAL BUILDINGS IN THE MESTSIDE DISTRICT INTHIN 300 FEET OF MD ROJITE 2/6 SHALL NOT EXCEED TWO STORIES.

COMPERCIAL BUILDINGS IN THE MESTSIDE DISTRICT BEYOND 300 FEET FROM MD ROJITE 2/6 SHALL NOT EXCEED FOUR STORIES ABOVE THE HIGHEST ADJOINING GRADE.

THE FOLLOWING ADDITIONAL USES NOT REFERRED TO OR INCLIDED IN THE ABOVE USES, WHICH ARE ALLOWED BY SPECIAL EXCEPTION IN THE POR, BY AND MY IDSTRICTS, WILL BE PREMITTED AS A NATTER OF RIGHT IN THE EMPLOYMENT LAND USE AREAS, AND ARE SPECIFICALLY APPROVIDED IN THE PLANNIES DOADS ON THIS AREADED COMPREDIENCY SECTED IN PROVIDED, HOWEVER, THAT GUARRIES, TEMPORARY WEEKED VEHICLE STORAGE, AND YARD MASTE SHALL NOT BE ALLOWED.

\*\*PREJIC SCHOOL SILULINISS—THEMPORARY CONVERSION TO OTHER USES

\*\*\*TREATERS, LEGITIMATE AND DINNER

\*\*\*PREJIC SCHOOL SILULINISS—TO THE FOLLOWING, UTILITY SUBSTATIONS, ABOVE GROUND PIPELINES, PLAMPING STATIONS, TELEPHONE STATIONS, TELEPHONE STATIONS, AND TELEPHONE EXCHANGES, BUT NO STAND-ALONE COMMERCIAL COMMUNICATIONS TOWERS.

FOLINIOS, AND TELETRATE ELAMNOSES, BUT NO STANCAGE COMMISSION, CONTRIGUENT (AND TAKEN)

FOLINIOS (BER PESTINCTIONS ALSO APPLY).

NO MORE THAN 198 OF THE TOTAL SHIPCOMENT LAND USE AREA MAY BE DEVOTED TO MAREHOUSE AND LIGHT MANFACTRING USES,
CEMETERIES, MANGOLIDHS & CREWATORIUM PARE NOT PERMITTED.
A MANDAM OF DUE GASCULRE SERVICE STATION IS PERMITTED. THE GASCULRE SERVICE STATION MAY INCLIDE A CAR MASH, CAR
A MANDAM OF DUE GASCULRE SERVICE STATION IS PERMITTED. THE GASCULRE SERVICE STATION MAY INCLIDE REPORTED FOR USE BY RETAIL
AND PERSONAL SERVICE BUSINESSES. DESIGNATED RETAIL CONTERS MAY INCLIDE RETAIL STOKES, PERSONAL SERVICE BUSINESSES AND AS FAST FOOD RESTANDANTS AND A GASCULRE SERVICE STATION, HOWEVER FOR ALL
RETAIL CENTERS THE TOTAL SOURCE FOOT AREA MICH MAY BE USED FOR RETAIL AND PERSONAL SERVICE STATION HOWEVER FOR ALL
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RETAIL CENTERS THE TOTAL SOURCE SERVICE SANGANCE HOUSE AND ASSESSED AS A REPROSPRING THE MAY BE RETAILED.

FOR SERVICE SOURCE SERVICE SERVICE STATION NAME THE DESTANDANT HAS THE MOST DETERMINED. SERVICE SAND THE AREAS OUTSIDE
OF A NETALL CENTER.

DEVELOPER: ST. JOHN PROPERTIES 2560 LORD BALTIMORE DR. BALTIMORE, ML 21244 PH. 410-788-0100 ATTN.: KAREN WATSIC MLFCC PARCEL 5, LLC 1829 REISTERSTOWN ROAD SUITE 300 BALTIMORE, MD 21208 PH. 410-484-8400 ATTN.: MARK BENNETT

SETBACKS (ALSO SEE "PROJECT BOADARY SETBACKS")
THE MINIMUM SETBACK FOR EMPLOYMENT/COMMERCIAL STRUCTURES SHALL BE AS FOLLOWS.

SO FROM THE BOADARY LINE ALONS JOHN FORMS ROAD OR ROUTE 216

10 FROM THE RIGHT-OF-HAY OF MARIE LAWN BOLLEVARD

NO SETBACKS IS REQUIRED FROM THE RIGHT-ON-HAY OF MAY LINE INTERNAL PUBLIC OR PRIVATE ROADS OTHER THAN FOR MAPLE LAWN.

PROFESSIONAL CERTIFICATION I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975 EXPIRATION DATE: MAY 26, 2022

COVER SHEET MAPLE LAWN FARMS

Business District - Area 1 Parcel 'C-26' (Office Building No. 5 - A LEED Certified Green Building) (Proposed Office Space with possible First Floor Retail, Restaurant, or Personal Service)

SCALE G. L. W. FILE No 21067 MXD-3AS SHOWN DATE TAX MAP - GRID SHEET OCT. 2021 OF 11 HOWARD COUNTY, MARYLAN