HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING 3430 Courthouse Drive • Ellicott City, Maryland 21043 • 410-313-2350



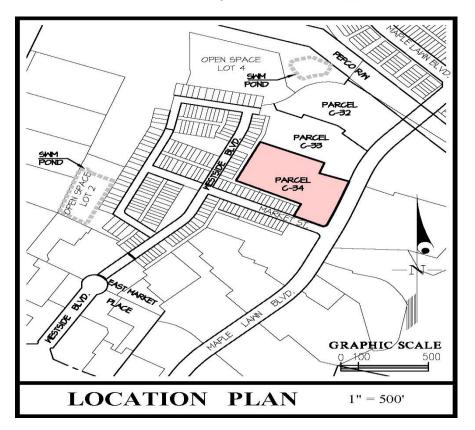
Valdis Lazdins, Director

www.co.ho.md.us FAX 410-313-3467 TDD 410-313-2323

## **TECHNICAL STAFF REPORT**

### Planning Board Meeting of August 16, 2018 Derrick Jones, Staff Planner phone: 410-313-4330 e-mail: djones@howardcountymd.gov

- Plan Type/File Number : Site Development Plan SDP-18-051
- Project Name: Maple Lawn Farms, Business District, Area 2, Parcel C-34 Office Building No. 7
- Owner/Developer: Maple Lawn C.C. Statutory Trust / St. John Properties
- **<u>Request:</u>** Planning Board approval of a site development plan (SDP) to construct a 4-story office building (115,420 square feet) and other related site improvements in accordance with Section 127.0.F.1 of the Zoning Regulations. The approximately 4.68 acre site is zoned "MXD-3" (Mixed Use Development) and is part of the 605.3 acre Maple Lawn Farms in Fulton.
- Location: The proposed office building is in the Maple Lawn Business District, Area 2, on the west side of Maple Lawn Boulevard, north of Route 216. It is identified as Parcel No. C-34 on Tax Map 46, Grid Nos. 3 and 4, in the Fifth Election District of Howard County, Maryland.
- **DPZ Recommendation**: **Approval**, subject to compliance with Planning Board and SDP review comments. All review agencies issued an approval of the SDP.



Vicinal Properties: Properties near the proposed office building include:

**North Side** - Parcel C-33 is located to the north and includes a 4-story office building that's under construction.

East Side - Maple Lawn Boulevard is located to the east.

**South Side** – Existing townhomes are located to the south and are part of the Maple Lawn Westside District, Area 5.

**West Side** - Existing townhomes are located to the west and are part of the Maple Lawn Westside District, Area 2.

**Site History: ZB Case No. 995M** established the Maple Lawn Farms MXD Preliminary Development Plan (PDP) and the Development Criteria, approved December 29, 2000, and the PDP documents were signed by the Zoning Board on February 8, 2001.

**PB Case No. 353** for Comprehensive Sketch Plan and Development Criteria; approved by the Planning Board July 11, 2001.

**S-01-017** Sketch Plan for 507.9 acres of the Maple Lawn Farms MXD project; received signature approval on August 1, 2001.

**ZB Case No. 1039M** to establish an MXD District for the former Wessel and Oliver Properties and to amend the previously approved PDP for Maple Lawn Farms; approved March 20, 2006.

**PB Case No. 378** to amend the Comprehensive Sketch Plan and Development Criteria; approved by the Planning Board January 25, 2007.

**S-06-016** Amended Sketch Plan for the entire 605.3 acre Maple Lawn Farms MXD project; signature approval February 20, 2007.

**P-02-012** Preliminary Plan to establish the Workplace District, Area 1 and subdivision of Parcel 124 into Parcels C-1 and C-2, Lots 1 and 2; signature approval July 11, 2002.

**F-05-112** Final Plan to establish a 100-foot wide public right of way in Business District Area 2 through Parcel 124; extended Maple Lawn Boulevard from where it intersects at Market Street to the PEPCO right-of-way.

**F-12-015** Final Plan to establish Business District, Area 2. Resubdivided Parcel B-1, Westside District, Area 1 and a subdivided of part of residual parcel 124 into Non-Buildable Bulk Parcel C-27.

**F-16-032** Final Plan for Business District, Area 2; resubdivided Parcel C-27 into new parcels C-30 and C-31.

**F-16-094** Final Plan for Business District, Area 2; resubdivided Parcels C-30 and C-31 into new parcels C-32, C-33 and C-34.

- **Regulatory Compliance:** The project must comply with the Howard County Subdivision and Land Development Regulations, the Howard County Zoning Regulations, the Maple Lawn Farms Development Criteria (S-06-016), the DPW Design Manual, the Landscape Manual, and the requirements of the Soil Conservation District and the County Health Department. Forest conservation and stormwater management requirements were satisfied under previous plan approvals.
- **Development Criteria**: This SDP is subject to the Development Criteria approved by the Planning Board under the amended Comprehensive Sketch Plan (PB Case 378, S-06-016). It complies with all Development Criteria requirements approved under S-06-016 and PB Case No. 378 for the employment land use category.
  - A. Parcel Size: No minimum or maximum parcel sizes apply.
  - B. *Height*. Complies with the 120' maximum building height and does not exceed the maximum 8 stories for buildings in the Business District that are more than 500 feet from MD Route 216.
  - C. *Permitted Uses*: All permitted uses in the B-1 Zoning District are permitted for the employment land uses; including office, retail, restaurant, and personal service uses.
  - D. Coverage: No coverage requirement is imposed for employment land use areas.
  - E. *Floor Area Ratio* (FAR): Maximum FAR 0.35 for all employment land uses. This SDP (FAR 0.34) is below the overall FAR maximum.
  - F. Setbacks: This office building complies with the 10' setback requirement from the Maple Lawn Boulevard right-of-way and 10' from any other property line. The parking area complies with the 10-foot parking setback from adjacent properties.
  - G. Parking Spaces: Parking spaces required 388; 392 provided.
- **Site Analysis: Existing Site Conditions -** The site is undeveloped and with public road frontage and public water/sewer connections available in the Maple Lawn Blvd. right-of-way, as highlighted by the yellow property boundary lines on the following page:



Site Aerial View

**Plan Proposal and Site Improvements** – A 252' x 115', 4-story office building (115,420 square feet gross floor area) and other related site improvements, planned as a "Traditional Neighborhood Design" (TND). The mid-rise office building fronts closely to the public street and defines an urban streetscape to promote pedestrian traffic within the Business District. The office building can contain other uses, such as retail, restaurant, and/or services on the first floor. The project includes landscaped features, including paved sidewalks, planters, and ornamental landscaping, shrubs, and grasses. Required off-street parking is 388 parking spaces (5.0 spaces per 1,000 square feet of net leasable area commercial retail uses and 3.3 spaces per 1,000 square feet of net leasable area for office use) and 392 surface parking spaces are provided. In addition, there are 12 on-street parking spaces provided for overflow and visitor parking within the Maple Lawn Boulevard right-of-way.

**Storm Water Management (SWM)** - Stormwater management is provided by existing facilities that were constructed under Final Plans, F-05-055 and F-05-112.

**Environmental Considerations** - There are no on-site forested areas, 100-year flood plain, wetlands, streams or stream buffers.

**Landscaping** - The Landscape Plan complies with the Howard County Landscape Manual and the Maple Lawn Farms Landscape Design Criteria. Required shrubs are being provided at a rate of 1 shrub per 4 feet of building length at the sides and rear for a total of 121 shrubs. Thirteen shade trees are required within the parking lot based on a rate of 1 tree per 20 spaces and 36 shade trees are provided. **Forest Conservation** – Forest conservation requirements of Section 16.1200 of the Howard County Code were previously addressed under Final Plans, F-13-007 and F-13-008.

Adequate Public Facilities - This project passed the tests for road adequacy under the Comprehensive Sketch Plan, S-01-017 and the Amended Comprehensive Sketch Plan, S-06-016.

## Planning Board Criteria:

This SDP is in compliance with the five criteria requirements of Section 127.0.F.2 of the Howard County Zoning Regulations for Planning Board approval of a site development plan as follows:

## 1. Is consistent with the approved Preliminary Development Plan (PDP), Comprehensive Sketch Plan (CSP) and Development Criteria.

Site design is consistent with the approved Preliminary Development Plan, Comprehensive Sketch Plan, and Development Criteria approved for this project. The SDP is consistent with the purpose and design concept for a "Traditional Neighborhood Design" (TND) development since the front of the building will be aligned and close to Maple Lawn Boulevard, with opportunities for retail, restaurant, and/or personal service uses at the ground floor.

# 2. Satisfies the applicable requirements of Section 127.0.E.3. (Decision by the Planning Board for the CSP and Development Criteria).

This SDP satisfies the requirements of Section 127.0.E.3 of the Zoning Regulations which describes the Planning Board's approval decision of the Comprehensive Sketch Plan and the Development Criteria. The Planning Board approved the amended Comprehensive Sketch Plan and Development Criteria under PB Case No. 378 by a Decision and Order dated January 25, 2007.

# **3.** Makes effective use of landscaping to provide buffers where needed and to enhance the site design.

The developer proposes to meet or exceed the landscaping requirements of the approved Preliminary Development Plan, Comprehensive Sketch Plan, the Howard County Landscape Manual and the Maple Lawn Landscape Design Criteria. Therefore, the design of the site will be enhanced.

# 4. Provides squares, plazas or other useable landscaped areas within apartment developments, office developments or focal points.

The SDP provides a mix of landscape plantings and other site amenities; including on-site parking, lighting, street trees, open air paved patios (on each side of the building), lawn area, planters, and a bicycle rack will be provided.

# 5. Implements the pedestrian circulation system for the MXD Use Development.

This SDP, in conjunction with other approved and future SDPs, enhances pedestrian circulation by including sidewalks, pathways and crosswalks. Sidewalks are provided on both sides of all public streets adjacent to the proposed office building in accordance with approved Final Plan, F-05-112.

**SRC Comments:** By letter dated July 19, 2018, the SRC determined SDP-18-051 to be approvable, subject to SRC comments.

Please note that this file is available for public review by appointment at the Department of Planning and Zoning's public service counter, Monday through Thursday, 8:00 a.m. to 5:00 p.m. and Friday, 8:00 a.m. to 3 p.m.

**<u>Recommendation</u>**: The Department of Planning and Zoning recommends that the Planning Board **approve** this SDP, subject to compliance with the SRC agency comments.

Valdis Lazdins, Director Department of Planning and Zoning

8/2/18 Date



Illustrative Site Plan Office Building No. 7

## Architectural Rendering





### GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- 2. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS, BUREAU OF Engineering, construction inspection division at (40) 313-1880. At least five (5) working days prior to the start of work.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT I-800-257-TTTT AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.

4. PROJECT BACKGROUND: 
 RO\_ECT BACKGROND:
 TAX MAP #46, GRIDS 3 #4

 LOCATION:
 TAX MAP #46, GRIDS 3 #4

 ZONING;
 MXD-5

 ELECTION DISTRICT:
 5114

 PARCEL AREA:
 4.66 AC

 RECORDING REFERENCE:
 PLATS 23680 THRU 23682

- The contractor shall notify the howard county department of Fuellc works, bureau of utilities at (40) 313-4400 at least five (5) working days prior to starting any excavation work.
- 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.
- 8. EXISTING TOPOGRAPHY IS SHOWN PER FIELD RIN SURVEY PERFORMED BY GUTSCHICK, LITTLE 4 WEER, P.A. IN APRIL 2018 AND UPDATED IN JULY 2015 AS WELL AS GRADES TAKEN FROM DEISIGN FLANS FOR CONSTRUCTION.
- COORDINATES AND BEARINGS ARE BASED UPON THE '83 MD STATE COORDINATE SYSTEM (NAD '83) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 41EA, 41EB, 41GA AND NO. 48EA.
- IO. PROPERTY IS ZONED MND-3 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN. COMP LITE DATED 07/26/06 AND THE ZE-4990 NAS APPROVED (2/24/00 NHD ZE-1039M MAS APPROVED 04 03/2016 GRANTING APPROVAL TO PDP.
- II. <u>PREVIOUS DEPARTMENT OF PLANNING & ZONING FILE NUMBERS :</u> 5-01-17, ZB-445M, PB-355, 5-06-46, ZB-1034M, MP-OL-III(\*), MP-02-054(\*\*), MP-12-460, P-02-12, P-03-001, F-05-112, F-12-05, F-12-021, F-12-026, F-12-046, F-14-06, F-16-045, SDP-03-006, SDP-12-054, SDP-13-010, SDP-14-007, SDP 14-076, SDP 16-011, AND SDP 16-048,
- 12. WATER AND SEVER SERVICE IS PUBLIC. THE WATER METER SETTING WILL BE INSIDE THE FUIL DING
- 15. ALL EXISTING WATER AND SEWER IS PER CONTRACT #24-4279-D, 24-4701-D AND 44-4950-D .
- 14. ALL EXISTING PUBLIC STORM DRAIN IS PER F-05-112, F-12-021 AND SDP 16-048
- 15. STORYWATER MANAGEMENT FOR QUALITY AND QUANTITY CONTROL IS BEING PROVIDED IN EXISTING FAULTIES. THE FIRST FACILITY IS LOCATED ON BUSINESS DISTRICT OPEN SPACE LOT 3 AND WAS CONSTRUCTED WADER C-0212. THE OTHER IS LOCATED ON BUSINESS DISTRICT OPEN SPACE LOT 2 AND WAS CONSTRUCTED UNDER F-03-07.
- 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
- 18. 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.

APPROVED: FOR PUBLIC WATER AND SEWERAGE SYSTEMS,

APPROVED PLANNING BOARD OF HOWARD COUNTY

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZON

GLWGUTSCHICK LITTLE & WEBER, PA

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3909 NATIONAL DRVE - SUITE 250 - BURTONSVILLE OFFICE PARK BURTONSVILLE, MARTLAND 20866 TEL: 301-421-4024 BALT: 410-480-1820 0C/VI: 301-989-2524 FAX: 301-421-4186

L:\cx00\prammes\96079\17106\PLANS BY GLN\50P\17106 SHET 01\_C5.dwg DES. LAG DRN. LAG CHK. DEV DATE

County Health Officer

Director

DATE

Chief Division of Land Development

Chief, Development Engineering Division

- 21. THIS PROPERTY WAS BROUGHT INTO THE METROPOLITAN DISTRICT ON AUGUST & 2001.
- BUILDING SETBACKS AND BUILDING RESTRICTIONS ARE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT CRITERIA PER PB CASE NO. 353, S-01-11, PB-316 AND S-06-16.
- 23. AS A CONSEQUENCE OF THE SKETCH PLAN, S-01-11 APPROVAL PRIOR TO NOVEMBER (5, 200), 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 5-06-016
- 25. THE TRAFFIC STUDY WAS APPROVED AS PART OF SKETCH PLAN S-06-016 . WATER AND SEVER HOUSE CONNECTION LIMITS SHOWN ON THESE PLANS IS FROM THE ROAD R/W OR LIMIT OF PUBLIC EASEMENT TO WITHIN S' OF THE BUILDING. REFER TO ARCHITECTURALS FOR REVANIDER OF CONSTRUCTON.
- 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 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL WITH 25 SHADE TREES, AND 121 SHRUBS, A LANDSCAPE SKRETY IN THE ANOUNT OF SIUDIOD ON UNIT THE CRADUNG PERMIT.
- THE SHARED ACCESS AND PARKING REQUIREMENT FOR PARCEL 'C-34' AND THE ADJACENT (FUTURE) PARCELS IS CONFERED BY SECTION IO.11. ACCESS AND PARKING EACEMENT IN 'AMENDED AND RESTATED DECLARATION OF CONVENTS, CONDITION AND RESTATED DECLARING COMMERCIAL ASSOCIATION, INC' AND RECORDED AMONG THE LAND RECORDS OF HOMARD COUNTY, MARTLAND IN LIBER THAT AT FOLLO 230.

Date

Date

Date

Date

GENERAL NOTES (cont.)

- THE FOREST CONSERVATION REQUIREMENTS PER SECTION I6.1202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL. FOR THIS PROJECT HAS BEEN SATISFIED BY P 12-002, F 13-01, AND
- THE BUILDING IS REQUIRED TO MEET THE GREEN BUILDING STANDARDS AND WILL COMPLY WITH THE GREEN BUILDING REQUIREMENTS PER SECTION 3.1005(A) OF THE HOWARD COUNTY CODE.
- 35. THE INFORMATION SHOWN ON THIS PLAN SET SUPERCEDES INFORMATION SHOWN ON F-05-112, THE F-05-112 PLAN SET ACKNOWLEDGED THAT THE IMPROVEMENTS ALONG MARLE LAWN BOLIEVARD FROM THE BACK OF CARB TO THE RIGHT-0F-WAY LINE KOLD BE CONSTRUCTED UNDER THE SITE DEVELOPMENT PLAN ALONG THAT SECTION OF THE ROADWAY.
- LEVELOPTENT FLAN ALLAGE THAT SECTION OF THE ROADMANT. TRAFFIC CONTROL DEVICES MARKINGS, AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANAL OF UNFORM TRAFFIC CONTROL DEVICES (MITCO). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE FROM TO THE FLACEDENT OF ANY ASPHALT.
- HEALTH DEPARTMENT APPROVAL OF THIS SITE DEVELOPMENT FLAN DOES NOT ENSIRE APPROVAL OF BULDING FERRIT APPLICATION ASSOCIATED WITH THIS FLAN. FLANS FOR CERTIAN FACILITIES TO BE CONSTRUCTED WITH THE LINIE DESCRIPTED BY THIS FLAN WILL REQUIRE REVEN AND APPROVAL DF THE HEALTH DEPARTMENT. SUCH FACILITIES MAY INCLUDE, BJT ARE NOT LIMITED TO, THOSE WHICH HAVE SIMMING POLS, OR THAT SILL PREPARED OR PACKAGED FOODS, OR THAT MAY HAVE EQUIPMENT THAT EMITS RADIATION.
- STORMWATER MANAGEMENT IS FROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER MANAGEMENT DESIGN HANDL, VOLMESI AND II. IT WAS DETERMINED THAT THIS FROLECT MET THE CRITERIA OUTLINED IN THE DRES STORMWATER MANAGEMENT REGLATIONS, GUIDANCE FOR IMPLIPENTATION FOR ACCEPTANCE OF THE 2000 DESIGN (RITERIA AND THROUGH THE ADMINISTRATIVE ANAVER PROCESS MAS GRAVITADE ANAVER. THE PLAN RECEIVED COMPREHENSIVE SKETCH FLAN APPROVAL (5 06-16) ON JANJARY 25, 2001. THIS PLAN ESCUED COMPREHENSIVE SKETCH FLAN APPROVAL (5 06-16) ON JANJARY 25, 2001. THIS PLAN ESCUED COMPREHENSIVE SKETCH FLAN APPROVAL (5 06-16) ON JANJARY 25, 2001. THIS PLAN ESCUED COMPREHENSIVE SKETCH FLAN APPROVAL (5 06-16) ON JANJARY 25, 2001. THIS PLAN ESCUED COMPREHENSIVE SKETCH FLAN APPROVAL (5 06-16) ON JANJARY 25, 2001. THIS PLAN ESCUED COMPREHENSIVE SKETCH FLAN APPROVAL (5 06-16) ON JANJARY 25, 2001. THIS PLAN ESCUED COMPREHENSIVE SKETCH FLAN APPROVAL (5 06-16) ON JANJARY 25, 2001. THIS PLAN ESCUED COMPREHENSIVE SKETCH FLAN APPROVAL (5 06-16) ON JANJARY 25, 2001. THIS PLAN ESCUED COMPREHENSIVE SKETCH FLAN APPROVAL (5 06-16) ON JANJARY 25, 2001. THIS PLAN ESCUED COMPREHENSIVE SKETCH FLAN APPROVAL (5 06-16) ON JANJARY 25, 2001. THIS PLAN ESCUED COMPREHENSIVE SKETCH FLAN APPROVAL (5 06-16) ON JANJARY 25, 2001. THIS PLAN ESCUED COMPREHENSIVE SKETCH FLAN APPROVAL (5 06-16) ON JANJARY 25, 2001. THIS PLAN ESCUED COMPREHENSIVE SKETCH FLAN APPROVAL (5 06-16) ON JANJARY 25, 2001. THIS PLAN ESCUED TO THE SKETCH FLAN APPROVAL (5 06-16) ON JANJARY 25, 2001. THIS PLAN ESCUED TO THE SKETCH FLAN APPROVAL (5 06-16) ON JANJARY 25, 2001. THIS PLAN ESCUED TO THE SKETCH FLAN APPROVAL (5 06-16) ON JANJARY 25, 2001. THIS PLAN ESCUED TO THE SKETCH FLAN APPROVAL (5 06-16) ON JANJARY 25, 2001. THIS PLAN ESCUED TO THE SKETCH FLAN APPROVAL (5 06-16) ON JANJARY 25, 2001. THIS PLAN ESCUED THE SKETCH FLAN APPROVAL (5 06-16) ON JANJARY 25, 2001. THIS PLAN ESCUED TO THE SKETCH FLAN APPROVAL (5 06-16) ON JANJARY 55, 2001. THIS PLAN APPROVAL (5 06-16) ON JANJARY 55, 2001. THIS PLAN APPR 1AY 4, 2017
- 54. THE FOLLOWING ARE LEED REQUIRED ITEMS: () REGISTRATION WITH THE GREEN BUILDING COUNCIL AND THAT THE APPLICABLE REGISTRATION FEE HAS BEEN PAID, AND () THE APPROPRIATE DATE OF THE RECEIPT AND CHECKLIST THAT IS PREPARED, SIGNED AND DATED BY THE LEED ACCREDITED RECORDINGL.
- THE PLANNING BOARD APPROVED THIS SITE DEVELOPMENT PLAN ON XXXXX XX, 2018 WITH NO CONDITIONS
- 4I. THE ROOF TONER IS TO BE UTILIZED FOR STORAGE AND MECHANICAL EQUIPMENT ONLY. THE ROOF TONER DOES NOT COUNT TONARDS THE F.A.R. OR PARKING REGUREMENTS. HOWEVER, IF ANY PORTIGU OF THE ROOF TONER IS CONVERTED TO OFFICE, THEN THE F.A.R. AND PARKING TABULATIONS SHALL BE REVISED ON A FUTURE REDLINE ACCORDINGLY.



\*WP-01-11 <u>SMP-OILI</u> VEHICLLAR INGRESS AND EGRESS TO MARYLAND ROJTE 216 AND ALONG PROPOSED MARLE LANN BOLEVARD EXTENSION THROUGH THE SERDIVISION IS RESTRUCTED EXCEPT AT THE VARIOS POINTS OF ACCESS TO BE APPROVED BY THE DEPARTMENT OF PLANNIG AND ZONING INDER THE CONDITIONS OF MP-OILIN(\*), WHICH WAS GRANTED ON MAY 2, 2001, ALLONING THE TOLLONNIG.

A. ADDITIONAL POINTS ALONG MAPLE LAWN BOULEVARD OTHER

HAN THOSE PERMITTED BY SECTION 16.119(F)(1), SUBJECT TO FURTHER NALYSIS AND APPROVALS AT LATER PLAN STAGES, AND

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

### \*\*WP-02-54

STREET LIGHT NOTES

STREET LIGHT NOTES I. TE DEVLORISCONTUCTION MANAGER SHALL CONTACT HOMADO COMMT TRATIFIC (AIX-035-572) TO COORDINATE THE INSTALLATION OF STREET LIGHT HAND BOXESCOUTS FOR THE EXISTING STREET LIGHTS. I. A FIELD PETRO HALL BE RECOUNTY TRATIFIC TO AND THE INSTALLATION OF THE PAVERS/CONCRETE SIDENALL AROUND THE DISTINGT STREET LIGHTS. I. A BOX "C-ONDER" HILL BE REQUIRED TO THE DISTINGT STREET LIGHTS. I. A DEG CO-ONDER" HILL BE REQUIRED TO THE DISTINGT CONSTRUCTION CONTACT HOMAED CONSTRUCTION CONTACT HOMAED CONSTRUCTION CONTACT HOMAED CONSTRUCTION CONTACT HOMAED CONSTRUCTION

NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN LIMITS OF WETLANDS, STREAMS OR THEIR REGUIRED BUFFERS, AND IOO YEAR FLOOD PLAIN AREAS EXCEPT AS PERMITTED UNDER WP-02-54, WP 02-54 WAS GRANTED ON APRIL 2, 2002, ALLOWING THE FOLLOWING:

- DEVELOPMENT WITHIN A 100 YEAR FLOODPLAIN, AND

- DETEMPTIAN INTERVAL OF VECETATIVE COVER WITHIN A 25' KETLAND BAFTER AND A 30' STREAM BAFTER.
   THE APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS.
   THE APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS.
   THE MAYER RETITION APPROVAL PERTAINS TO THE LIMITS OF DISTURBANCE TO THE RETLANDES, STREAM CHANNEL, AND FLOOPFLAIN AREAS DENTIFIED TO THE RETLANDES, STREAM CHANNEL, AND FLOOPFLAIN AREAS DENTIFIED TO THE RETLANDES, STREAM CHANNEL, AND FLOOPFLAIN AREAS DENTIFIED TO THE RETLANDES.
- ORTION OF PARCEL C-2. 2. MDE WATERWAY CONSTRUCTION APPROVAL IS REQUIRED PRIOR TO ROAD PLAN APPROVAL
- 3 ALL GRADING CLEARING AND FILLING DISTURBANCES WITHIN THE IOO YEAR ALL BROUND, CLEARING AND FILLING DISTURBANCES WITHIN THE LOO TEAM FLOODPLAIN, VETLANDS, STREAM CHANNEL AND THEIR REQUIRED BUFFERS AND PERMITS FROM THE MARYLAND DEPARTMENTS OF THE ENVIRONMENT NATURAL RESOURCES AND THE U.S. ARMY CORPS OF ENGINEERS, AND PRIOR
- TO COMPENSION AND THE US. AND TO CAR'S OF ENGLISH, AND FRANCES. TO COMPENSION OF ANY GRADING DISTURBANCES, REFERENCE THE APPROVED PERMITS, CERTIFICATES OR TRACKING NUMBERS ON ALL FUTURE PLAN AND PERMIT SUBMITTALS. 4. THE PHASE I STREAM CHANNEL MITIGATION AND RESTORATION PLAN SHALL BE IMPLORENTED FOR THIS PROJECT AS PROPOSED AND SHOWN ON THE PETITIONER'S MAIVER PETITION PLAN EXHBIT "E".

<u>NP-071-22</u> NAS APPROVED ON JARE 14, 2007 TO WAIVE SECTION 16.146 AND TO ALLOW FOR THE RECONFIGURATION OF EXISITNG COMMERCIAL PARCELS (ONE OF NIICH 15 THIS FARCEL C-18) EXPANDING INTO A PORTION OF THE RESTSIDE DISTRICT (FORMERLY HESEL RECOVERLY) ON A RESUBIDIVISION PLAT PRIOR TO PRELIMINARY PLAN APPROVAL.

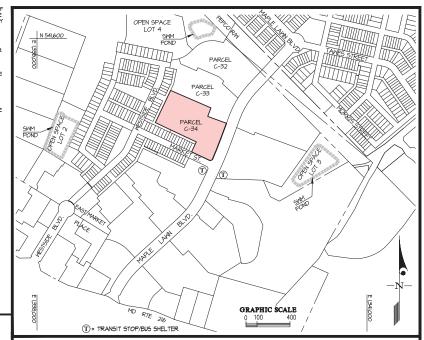
 $\underline{k}\underline{P}\underline{P}\underline{2}\underline{2}\underline{0}\underline{2}$  was approved on JJLY 3, 2012 to waive sections (6.144(a) 4.16.144(b), which recoined a scetch PLAN and preliminary PLAN APPROVAL AS PART OF THE SUBDIVISION PROCESS. THE APPROVAL MAS GRANTED BASED ON THE FOLLOWING.

NO PUBLIC INFRASTRUCTURE IS REQUIRED AS PART OF THE DEVELOPMENT 2. STORMATER MANAGEMENT FOR THIS DEVELOPMENT IS PRIVATE AND HAS ALREADY BEEN CONSTRUCTED.

## SITE DEVELOPMENT PLAN MAPLE LAWN FARMS 32. ALL EXTERIOR LIGHT FIXTURES SHALL BE FULLY OR PARTIALLY SHIELDED TO DIRECT LIGHT INWARDS AND DOMNARDS ANAY FROM ALL ADJOINING RESIDENTIAL USE AREAS AND PUBLIC ROADS IN ACCORDANCE WITH SECTION 184 OF THE HOWARD COMMY ZONING REGULATORS.

**Business District - Area 2** 

## Parcel 'C-34' (OFFICE BUILDING No. 7)



## LOCATION PLAN

1'' = 400'

## PARCEL SIZE NO MINIMUM OR MAXIMUM PARCEL SIZES APPLY IN THE EMPLOYMENT LAND USE AREAS.

EGATI HEALT HANNE BOARD, ADDITIONALLY THE FOLLOWING SHALL AFELY. COMPERCIA, BUILDING HARD, ADDITIONALLY THE FOLLOWING SHALL AFELY. COMPERCIAL BUILDING SHAT FOR CONFIDENCE THE CONF. OF LOWER DATE HEALT NOT EXCEED THE STORIES. COMPERCIAL BUILDING SHAT FOR CONFIDENCE THIS WAS ADDITED FOR DISCOVERY OF LOWER DATE. COMPERCIAL BUILDING SHATE LAWED BOLEVARD AT THE FOCAL POINT SHALL NOT EXCEED THE STORIES. COMPERCIAL BUILDING SHATE BUSINESS DISTICUT SHAT NOT EXCEED THE RECHT OF DISCOVERY COMPERCIAL BUILDING SHATE BUSINESS DISTICUT SHATE DATE THE FOCAL POINT SHALL NOT EXCEED THE SHALL NOT EXCEED FOR STORIES. COMPERCIAL BUILDINGS IN THE BUSINESS DISTICUT SET YOUR DOOR THE TAKED HOR ROUTE 26 SHALL NOT EXCEED THE SHALL NOT EXCEED FOR STORIES. COMPERCIAL BUILDINGS IN THE BUSINESS DISTICUT SET YOUR DOOR FEIT FORM HOR ROUTE 26 SHALL NOT EXCEED THAT STORIES ABOVE THE HOREST ADJOINING GRAZE. COMPERCIAL BUILDINGS IN THE BUSINESS DISTICUT BEYOND SOO FEET ROM HOR ROUTE 26 SHALL NOT EXCEED THAT STORIES ABOVE THE HOREST ADJOINING GRAZE. COMPERCIAL BUILDINGS IN THE PRISTIDE DISTICUT BEYOND SOO FEET ROM HOR ROUTE 26 SHALL NOT EXCEED THAT STORIES ABOVE THE HOREST ADJOINING GRAZE. COMPERCIAL BUILDINGS IN THE RESTIDE DISTICT BEYOND SOO FEET ROM HORE 26 SHALL NOT EXCEED THAT STORIES ABOVE THE HOREST ADJOINING GRAZE.

## PERMITTED USES THE FOLLOWING USES ARE PERMITTED IN EMPLOYMENT LAND USE AREAS:

EMPLOYMENT USES PERMITTED ONLY WITHIN M-I ZONING DISTRICT SHALL NOT BE PERMITTED. ALL USES PERMITTED AS A MATTER OF RUGHT IN THE POR, B-I AND M-I DISTRICTS, AS PER PETITIORERS POP EXHIBIT TA, NITAURI REGARD TO AN'L LIMITATIONS OR RESTRICTONS ON RETAIL OR PERSONAL REVICE USES OTHERWISE TERMITTED IN BULL DISTRICTS, HAST FOOD CONVENIEUS ETROPS, CONTRY CLUB ROM OF OL CORRESS, MOVIE THEATERS, LEGITINATE THEATERS AND DIMER THEATERS, RELLC UTILITY USES EXCLUDING STANALORE COMMUNICATION TORERS), GROUP CARE TACLITES, LUBITINATE IN ELEMENT AND ONE HADICLAPPED FRECIS, NAMES HAMES AND SHLTERED HOUSING PARCEL A-21 MY CONTAIN LIVE-WORK, UNITS AS DEFINED IN THE OTHER RESIDENTIAL (OR) SECTION, ACCESSORY STRUCTURES AND ACCESSORY USES ARE AS OF MONTED.

ACCESSANT DES ARE ACCO FERMILIEU. THE FOLLOWIS ADDITIONAL USES NOT RETERRED TO OR INCLUDED IN THE ABOVE USES, WHICH ARE ALLOWED BY SPECIAL EXCEPTION IN THE POR B-I AND M-I DISTRICTS, WILL BE PERMITTED AS A MATTER OF RIGHT IN THE DIPLOYMENT LAND USE ASEAS, AND ARE SPECIFICALLY APPROVED BY THE FLANNIS BOARD ON THIS ANOTED COMPRETINGUES SETCH PLAN, PROVIDED, HOWEVER, THAT GUARRES, TEMPORARY WEEKED VEHICLE STORAGE AND YARD WASTE SHALL NOT BE ALLOWED. • TRALE SCHOOL BUILDINGS THEORORARY COMPRISION TO OTHER USES • THEATERS, LEDITIMATE AND DINNER • THEATERS, LEDITIMATE AND DINNER • THEATERS, LEDITIMATE AND DINNER • THEATERS, USE LINE TO THE FOLLOWIS (UTILITY SESTATIONS, ABOVE GROWD PRELINES, TAMPING STATIONS, TELEPHORE STATIONS, AN TELEPHORE EXCHANGES, BUT NO STAND-ALONE COMPRECIAL COMMINICATIONS TOKERS.

- STATUS, AND TELEFONDE EXCANSES, BUT NO STAND-ALDRE COMPECIAL COMMUNATIONS (NO TELEFONDE EXCANSES), BUT NO STAND-ALDRE COMPECIAL COMMUNATIONS (NORE), NO MORE THAN 15% OF THE TOTAL DIFLOTMENT LIND USE AREA MAY BE DEVOTED TO MAREHOUSE AND LIGHT MANFACTRING USES. COMETTIENS, MANDELINS I, COMMUNICACIÓN STOTTEMITTED. NE GARANT FACILITES, MOYOR COMPRIENDE STORE FOOD. NO SINGLE ETAIL CONTRES MANDE STORE FOOD NO SINGLE ETAIL CONTRES MANDE STORE FOOD NO SINGLE FALL CONTRES MANDE STORE FOOD NO SINGLE FOR THE TOTAL CONTRES MANDE MALL CONTRES MANDE MANDE AND DESCONLE BRANCESCES. DESCANTED RETALL CONTRES MAN INCLURE RETALL STORES, FRECONLE BRANCE RETALL CONTRES MANDE MOST ANDE MONT MARE MANDE MANDE MALLOR RETALL STORES, FRECONLE BRANCE AND THE MAND RETALL CONTRES MANDE MONT ANDE MONT MANDE MONT MANDE MONT MANDE MONT MANDE MANDE MANDE RETALL CONTRES MANDE MONT ANDE MONT MANDE RETALL CONTRES MANDE MONT ANDE MANDE MANDE MANDE MANDE MANDE MANDE MANDE MANDE RETALL CONTRES MANDE MONT ANDE MANDE MANDE MANDE MANDE MANDE MANDE MANDE MANDE RETALL CONTRES MANDE MONT ANDE MANDE MANDE MANDE MANDE MANDE MANDE RETALL CONTRES MANDE MONT ANDE MANDE MANDE MANDE MANDE MANDE MANDE RETALL CONTRES MANDE MONT ANDE MANDE MANDE MANDE MANDE MANDE MANDE MANDE RETALL CONTRES MANDE MONT ANDE MANDE MANDE MANDE MANDE MANDE MANDE MANDE MANDE RETALL CONTRES MANDE MONT ANDE MANDE MANDE MANDE MANDE MANDE MANDE RETALL CONTRES MANDE MANDE MANDE MANDE MANDE MANDE MANDE MANDE MANDE RETALL CONTRES MANDE MANDE MANDE MANDE MANDE MANDE MANDE MANDE MANDE RETALL MANDE RETALL MANDE RETALL MANDE MAND
- SECTION 128.6 SHALL APPLY TO EMPLOYMENT LAND USE AREAS

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

- SETBACKS (ALSO SEE "FROLECT BOUNDARY SETBACKS") THE MINIMM SETBACK FOR EMPLOYMENTICOMMERCIAL STRUCTURES SHALL BE AS FOLLOWS. SO FROM THE BOUNDARY LINE ALONG JONE NORMIN GRAP OR ROUTE 216 IO FROM THE RIGHT-OF-WAY OF MARE LAWN BOULEVARD NO SETBACK IS REQUIRED FROM THE RIGHT-OF-WAY OF ANY INTERNAL FUBLIC OR FRIVATE ROADS OTHER THAN FOR MAPLE LAWN BOULEVARD AS NOTTED ABOVE IO FROM THE OTHER REPORT TIME
- PREPARED FOR
- PROFESSIONAL CERTIFICATION 
   CONSER
   DEVELOPTION

   MAPEL LAWN
   ST. JOHN PROPERTIES

   C.C. STATUTORY TRUST
   Z360 LORD BALTINGER, DU 21208

   SUITE 300
   PRA

   BALTINGEE, MD 21208
   PH. 410-788-000

   ATTN: MARK BENNETT
   ATK: KAREN WATSIC
   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: <u>MAY 26, 2020</u>

## PROPOSED USE. OFFICE BUILDING (OTHER USES MAY INCLUDE: FIRST FLOOR RETAIL, RESTAURANTS, PERSONAL SERVICE ESTABLISHMENTS, AND OTHER USES AS ALLOXED BY THE COMPREHENSIVE SKETCH FLAN 5. BUILDING COVERAGE (% OF GROSS SITE AREA): OFFICE BUILDING-T: 28,855 S.F. or 0.65 AC. = 13,9% OF PARCEL C-34 (4.86 AC.) 6. FLOOR AREA RATIO (F.A.R.) CALCULATIONS: BLDG. #T (C-34) FLOOR I, 2, 3 AND 4 28,055 S. F. TOTAL GROSS FLOOR AREA 115,420 S. F. (0.65 ac) PARCEL AREA 468 ac F.A.R. 0.51 PARKING CALCULATIONS RENTABLE FLOOR AREA ASSUM 25,470 S.F. NON-OI 25,470 S.F. GENERA 25,470 S.F. GENERA 25,470 S.F. GENERA 25,470 S.F. GENERA FIRST FLOOR SECOND FLOOR THIRD FLOOR FOURTH FLOOR HANDICAP PARKING CALCULATIONS: HANDICAP PARKING RATE PARKING RATE PARKING REQUIRED & FOR 301-400 REGULAR SPACES 0 A DA ED 8 SPACES HANDICAP PARKING PROVIDED

2. GROSS AREA OF PARCEL C-34 = 204,025 SF = 4.68 AC.

3. LIMIT OF DISTURBED AREA = 3.65 AC. (LIMIT OF PLAN SUBMISSION)

SITE ANALYSIS DATA

I. ZONING: MXD-3.

- () AS DEFINED BY BOMA (BUILDING OWNERS AND MANAGERS
- COMMERCIAL DEVELOPMENT DESIGN CRITERIA PER S-06-16
  - PARKING SETEMANS BT OR PELIC RIGHT-OF-WAY OF MARLE LAWN BOLLEVARD (EXCEPT FOR PARALLEL FACADWAY) O'T OA MY OTHER PROPERTY OR BOURDARY LINE (EXCEPT FOR PARALLEL PARKING WHERE A PARCEL LINE LINE WITHIN A USE-IN-COMMON PARKING AREA SERVING MILTI 20'T OR PROJECT BOUNDARY. LINE LAUNG SUPEN FORKING OR ROTE 126
  - EXCEPTIONS TO SETBACK REQUIREMENTS STRUCTURES MAY BE LOCATED ANYWERE WITHIN SETBACK AREAS IN ACCORDANCE WIT APPROVED BY THE HOMARD COANTY PLANNING BOARD.

	PARKING SETEACKS • IS TO RELIC RIGHT-OF-WAY OF MAPLE LAWN BOULEVARD (EXCEPT FOR PARALLEL PARKING ADJACENT TO ROADWAY)	DPZ	File Numbers		MLF District	Parcel A	rea (ac./s.f.)	Gross Floor Area (s.f.)	F.A.R
	<ul> <li>IO' TO ANY OTHER PROPERTY OR BOUNDARY LINE (EXCEPT FOR PARALLEL PARKING AD JACENT TO ROADWAY, OR WHERE A PARCEL LINE LIES WITHIN A USE-IN-COMMON PARKING AREA SERVING MULTIPLE PARCELS.)</li> </ul>	SDP-0	04-44 (Office Bldg-1)		Business	4.40	191,550	93,945	0.49
	· 20' TO PROJECT BOUNDARY LINE ALONG JOHNS HOPKINS OR ROUTE 216	SDP	04-96 (Retail Bldg-1 and Bank	()	Business	3.17	137,933	24,088	0.17
	EXCEPTIONS TO SETBACK REQUIREMENTS STRUCTURES MAY BE LOCATED ANYWHERE WITHIN SETBACK AREAS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN	SDP-0	05-08 (Retail Bldg-2 and Gas S	itation)	Business	3.20	139,520	22,218	0.16
	STRUCTURES MAY BE LOCATED ANYWHERE WITHIN SETBACK AREAS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.	SDP-0	05-36 (Office Bldg-2, Par. C-24	)	Business	3.99	173,818	93,945	0.54
		SDP-0	05-47 (Office Bldg-3, Par. C-21	and Bank, Par. C-22	Business	5.58	243,230	123,740	0.51
	EXCEPT FOR THE FOLLOWING, SECTION 128.A.1 APPLIES: A. BAY WINDOWS, EAVES, FRENCH BALCONIES, PORTICOS, CORNICES, ANNINGS, SIGNS, AND SIMILAR ARCHITECTURAL	SDP-0	06-67 (Office Bldg-4, Par. C-23	.)	Business	3.49	152,117	100,288	0.66
	ELEMENTS MAY ENCROACH FULLY INTO ANY SETBACK. B. ARCADES MAY ENCROACH INTO ANY SETBACK TO WITHIN I' OF THE PROPERTY LINE. WHERE SUCH ARCADES ARE	SDP-0	06-148 (Medical and Office Bu	uildings)	Midtown	8.54	371,950	134,759	0.36
	PROPOSED, THE FRONT FACADE MAY ALIGN, VERTICALLY, WITH THE FRONT OF THE ARCADE, THEREBY REDUCING	SDP-0	07-02 (Bank, School, Retail & F	Restaurant)	Midtown	7.36	320,659	47,133	0.15
	THE REQUIRED FRONT SETBACK ACCORDINGLY. AN ARCADE IS AN ARCHED BUILDING, OR PORTION OF A BUILDING, OR GALLERY OFTEN COVERED WITH A ROOF STRUCTURE OR BUILDING SUPPORTED BY A SERIES OF	SDP-0	08-56 (Harris Teeter Grocery S	tore, Par. 86)	Westside	4.24	184,615	49,815	0.27
N	ARCHES AND/OR COLUMNS ON PIERS.	SDP-0	08-058 (Bank, Parcel 8-11)		Westside	0.80	34,895	4,454	0.13
	PARKING a. A MINIMUM OF FIVE PARKING SPACES SHALL BE PROVIDED FOR EACH LOOD SQUARE FEET OF NET LEASABLE	SDP-0	08-114 (Parcels B-7 thru B-10	and B-22 & B-26)	Westside	6.51	283.685	58,574	0.21
	AREA DEVOTED TO COMMERCIAL RETAIL SALES USES.		09-060 (Parcels B-13 thru B-17		Westside	17.06	743,157	210,100	0.28
	b. A MINIMUM OF 3.3 PARKING SPACES SHALL BE PROVIDED FOR EACH I,000 SOUARE FEET OF NET LEASABLE AREA THAT IS DEVOTED TO OFFICE OR RESEARCH AND DEVELOPMENT USES.		10-002 (Office Bldg-2A, Par. C-		Business	1.54	66.954	34,375	0.51
	c. NO PARKING REQUIREMENT IS IMPOSED UPON ANY RESTAURANT, COTTEE SHOP OR SIMILAR FACILITY CONSTRUCTED WITHIN BUILDINGS WHICH PRIMARILY SERVES TENANTS AND EMPLOYEES OF SUCH BUILDINGS, OR		10-067 (Bldg-7 and Bldg-8)		Westside	2.81	122,406	17,192	0.14
	NEIGHBORING BUILDINGS ACCESSIBLE BY PEDESTRIANS.		12-059 (Office-6, Parcel C-28)		Business	6.00	261,261	139,421	0.53
	d. ONE PARKING SPACE SHALL BE PROVIDED FOR EACH BEDROOM CONTAINED WITHIN ANY HOTEL, INN OR SIMILAR FACILITY AND ONE PARKING SPACE SHALL BE PROVIDED FOR EACH FIVE EMPLOYEES OF SUCH FACILITY.		14-007 (Office-8, Parcel C-29)		Business	5.73	249,400	130,629	0.52
	e. ONE PARKING SPACE SHALL BE PROVIDED FOR EACH THREE SEATS WITHIN ANY RESTAURANT, COFFEE SHOP OR SIMILAR FACILITY CONSTRUCTED WITHIN A HOTEL. INN OR SIMILAR FACILITY OR AS A FREESTANDING STRUCTURE		16-007 (Hotel Bldg-14 and Off	ice Bide 15)	Westside	3.63	158,063	108,675	0.69
	AND ONE PARKING SPACE SHALL BE PROVIDED FOR EACH FIVE EMPLOYEES OF ANY SUCH FACILITY.		16-011 (Office Bidg-10, Parcel		Business	4.35	189,537	104,412	0.55
	f. ONE PARKING SPACE SHALL BE PROVIDED FOR EACH TWO BEDS IN ANY HOSPITAL OR CLINIC; ONE PARKING SPACE SHALL BE PROVIDED FOR EACH EMPLOYEE ON A MAJOR SHIFT; AND EIGHT PARKING SPACES SHALL BE		16-048 (Office Bldg-9, Parcel C		Business	3.97	172,926	102,263	0.59
	PROVIDED FOR EACH DOCTOR TREATING OUTPATIENTS ON A MAJOR SHIFT.		17-011 (Bldg-12a and Bldg-12)		Westside	1.55	67,385	12,026	0.18
	WAREHOUSE 05 SPACES PER LOOO SQUARE FEET OF NET LEASABLE AREA		a second s	6)					
	FLEX' SPACE (INDUSTRIAL/OFFICE) 25 SPACES PER 1,000 SQUARE FEET OF NET LEASABLE AREA OTHER INDUSTRIAL 2,0 SPACES PER 1,000 SQUARE FEET OF NET LEASABLE AREA.		17-026 (Bldg-9 and Bldg-10)	11111111111111111111111111111111111111	Westside	2.59	112,996	20,258	0.18
	RECREATIONAL USES:		18-051 (Building 7, Parcel C-3	4) - THIS SDP	Business	4.68	204,025	115,420	0.57
L	HEALTH CLUB IO.0 SPACES PER I.000 SQUARE FEET OF NET LEASABLE AREA	Road	R/W (Employment)			13.28	578,314	0	0.00
	SWIMMING POOL, COMMUNITY I.O SPACE PER SEVEN PERSONS PERMITTED IN THE POOL AT ONE TIME BY THE DEPT. OF HEALTH			Running Sub-tota	al	118.47	5,160,396	1,747,730	0.34
	TENNIS COURT 2.0 SPACES PER COURT	TOTA	LAREA TO BE RECORDED AS E	MPLOYMENT (acres)		122.00	5,314,320	1,860,012	0.35
1	"NET LEASEARLE AREA" IS DETINED AS 90% OF THE GROSS FLOOR AREA (AFTER DEDUCTING ANF FLOORS DEVOTO TO STORAGE AND COMMON USES) INLESS A WORK REFLOSE VALUE IS DETERMINED BY REDUCING THE GROSS FLOOR AREA SY AREAS DEVOTED TO FARKING, VEHICULAR CIRCULATION, OFFICE BUILDING STORAGE AREAS, SUMMENT AND INCELNATION, ROOM/AREAS, LOCKER AND SHORER FACLITIES, DITIRANCE	TOTA	L REMAINING EMPLOYMENT	AREA (acres)		3.53			
	FOYERS/ATRIA, AND SIMILAR AREAS. REQUIRED MINIMIM PARKING FOR ALL SUCH COMMERCIAL AND EMPLOYMENT USES SHALL BE MET OFF-STREET			ADDRESS and Pl	ERMIT INFO	RMATIO	N CHART		
	ADDITIONAL PARKING MAY BE ACCOMMODATED ON-STREET, IN PARALLEL PARKING WITHIN PULK GAOD RIGHTS-OF-WAY, PARALLEL SPACES LOCATED ON PAVED AREAS ADJACENT TO PUBLICLY MAINTAINED ROADWAYS OR ORIENTED DIAGONALLY OR AT RIGHT ANGLES TO SUCH ROADWAYS, IN AND/OR OUT OF THE PUBLIC RM.		BUILDING ADDRESS:	8130 MAPLE LAV	n Boulevard (	Building No.	7)		
	REDUCTIONS IN PARKING REQUIREMENTS ARE PERMITTED PURSUANT TO THE HOWARD COUNTY ZONING REGULATIONS		SUBDIVISION NAME:	SE	CTION/AREA			PARCELS	
	SECTIONS 133.D.8 (PARKING STUDIES), 133.E.1 (SHARED PARKING) AND 133.E.2 (TRIP REDUCTION PLANS).		MAPLE LAWN FARMS	BUS	INESS DISTRICT	area 2		6-34	
			PLAT Nos.	ZONE TAX	MAP BLOC	< E	LEC. DIST.	CENSUS TRAC	T
			25880 THRU 25882		46 3 8 4		5	6051.02	
			WATER CODE:		WER CODE:				
			E2I	764	15000				
	COVER SHEET				SCALE		ZONING	G. L. W. FI	LE No.
	MAPLE LAWN FARMS Business District - Area 2				AS SHOWN		MXD-3	1710	6
	Parcel 'C-34' (Office Building No. 7 - A LEED Certified ( (Proposed Office Space with possible First Floor Retail, Restaura				DATE	TAX	(MAP - GRID	SHEET	ſ
	ELECTION DISTRICT No. 5		HOWARD COUN	TY, MARYLAND	JUNE, 2018	3 4	6: 3&4	1 OF	12

40BC ELEV. = 472.16

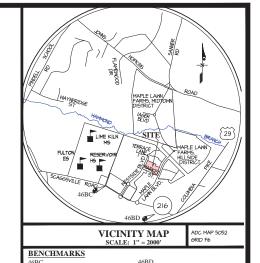
= 534,925.13 E=1,337,205.77

	FANNING NATE	FARKING REGURED
N-OFFICE (2)	5.0 PER 1000 S.F	130
ERAL OFFICE	3.3 PER 1000 S.F.	86
ERAL OFFICE	3.3 PER 1000 S.F.	86
ERAL OFFICE	3.3 PER 1000 S.F.	86
	PARKING REQUIRED	388
	PARKING PROVIDED	342 SPACES*

ASSOCIATION) GUIDELINES.		
LLUSTRATIVE PURPOSES ONLY.	THE 5 SPACES	S.F. COVERS

PARKING REQUIRED	388
PARKING PROVIDED	342 SPACES*
*THERE ARE 12 ON-STREET PARKIN	g spaces along
MAPLE LAWN BOULEVARD THAT AR	E INTENDED TO
BE USED BY THE TENANTS OF OFFIC	CE BUILDING T.

UMED LICE	PARKING PATE	PARKING REQUIRED



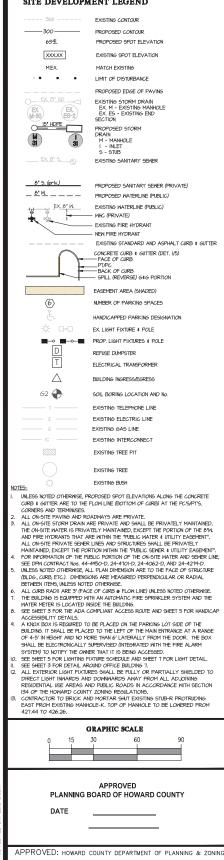
FILE No.	AREA of RETAIL (s.f.)
SDP-04-096	10,941
SDP-05-008	9,312
SDP-05-036	0
SDP-05-047	0
SDP-06-067	0
SDP-06-148	0
SDP-07-002	14,918
*SDP-08-056	49,815
*SDP-08-058	0
*SDP-08-114	37,318
SDP-09-060	0
SDP-10-002	0
SDP-10-067	25,072
SDP-12-059	0
SDP-14-007	0
SDP-16-011	0
SDP-16-007	0
SDP-16-048	0
SDP-18-051	0
TOTAL	147,376

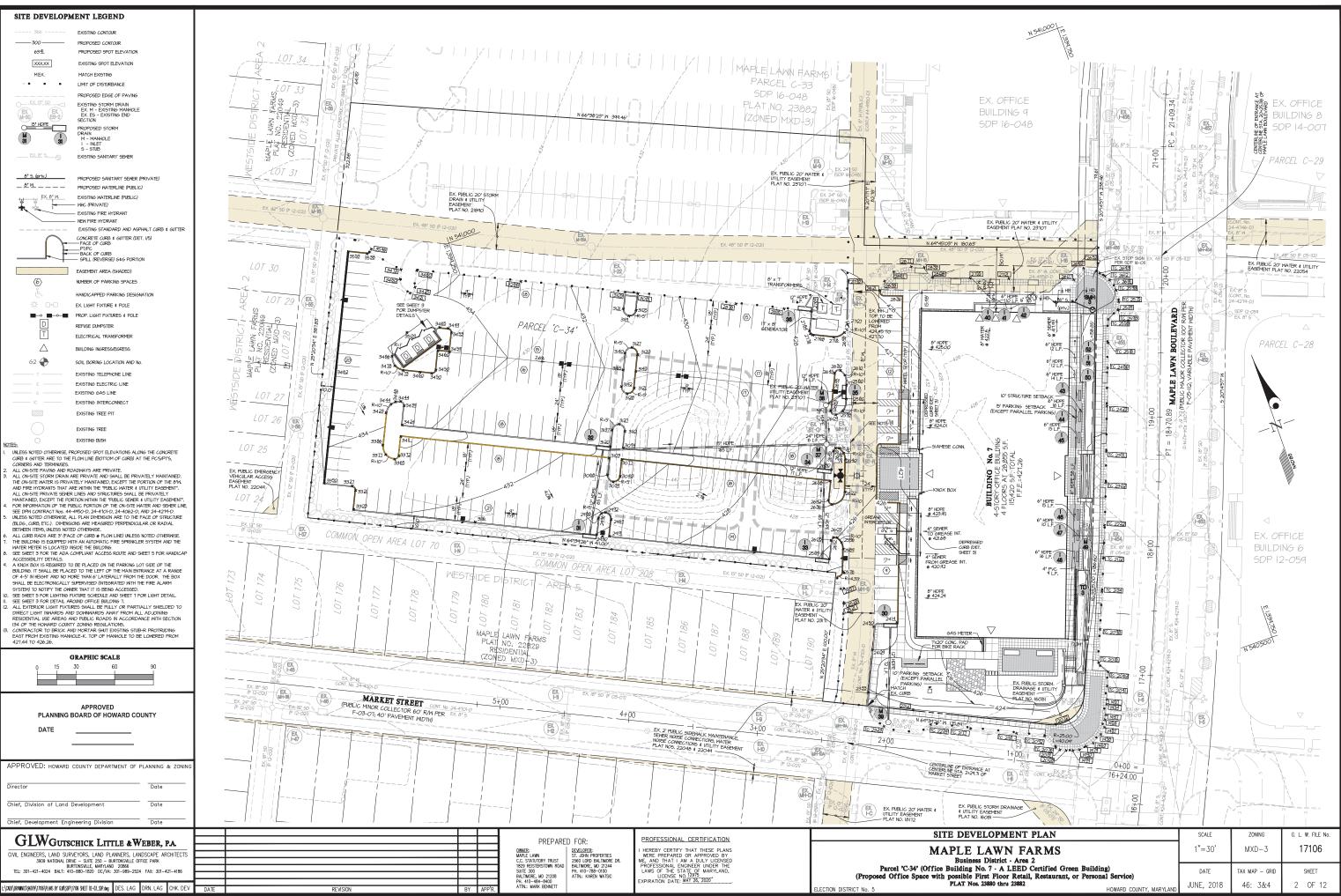
40BD ELEV. = 431,17 N = 538,656.16 E=1,339,461.55 STANDARD DISC ON CONCRETE MONUMENT

A TOTAL OF 152370 S.F. OF RETAIL IS ALLOWED IN ACCORDANCE WITH S-01-17, OR A TOTAL OF 181590 S.F. OF RETAIL UNDER S-06-16.

FLOOR AREA RATIO (F.A.R.) TRACKING CHART

### SITE DEVELOPMENT LEGEND





CGLW 201

Chief Division of Land Development

Chief, Development Engineering Division

Dat

Date







Maple Lawn Office Building # 7

Maple Lawn Farms Howard County, Maryland