

Health

DEPT OF INSPECTIONS, LICENSES AND PERMITS
1430 COURT HOUSE DRIVE
FALLS COTT CITY, MD 21043
PERMITS (410) 313-2453
INSPECTIONS (410) 313-1810
AUTOMATED INFORMATION (410) 311-3800

HOWARD COUNTY
PERMIT APPLICATION

PERMIT NUMBER
D09003080

Building Address 11711 East Market Place
Fulton, MD 20759

Suite/Apt. #: _____ SDP/WP/Petition #: SDP-10-02

Census Tract 6051.02 Subdivision Maple Lawn Farms

Section Bus. Dist Area 1 Lot N/A
8 Westside Dist. Area #1

Tax Map 46 Parcel C-25 Grid 3 84
(W. 540150 E 1338700)

Zoning MXP-3 Map Coordinates _____ Lot Size _____

Existing Use Parking Lot

Proposed Use Temp Construction Office Trailer

Estimated Construction Cost \$ 1000.00

Description of Work
Temporary Construction office Trailer
12 x 56

Occupant or Tenant Turner Construction Company

Contact Name Greg Kraning

Address 250 West Pratt St. Suite 620

City Baltimore State MD Zip Code 21201

Phone (410) 715-7240 Fax _____

Property Owner's Name BALT/WASH CONF of UNITED METHODIST CHURCH

Address 7168 Columbia Gateway Drive

City Columbia State MD Zip Code 21046

Home Phone _____ Work Phone _____

Applicant's Name & Mailing Address, (if other than stated herein):
Turner Construction Company
250 West Pratt St. Suite 620
Baltimore, MD 21201

Phone (410) 715-7240 Fax (410) 715-7296

Contractor Company Turner Construction Company

Contact Person Greg Kraning

Address 250 West Pratt St Suite 620

City Baltimore State MD Zip Code 21201

License No. 13347181

Phone (410) 715-7240 Fax _____

Engineer or Architect Company _____

Contact Person _____

Address _____

City _____ State _____ Zip Code _____

Phone _____ Fax _____

BUILDING DESCRIPTION - COMMERCIAL		BUILDING DESCRIPTION - RESIDENTIAL	
Building Characteristics	Utilities	Building Characteristics	Utilities
Height: <u>8'</u>	Water Supply: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	SF Dwelling <input type="checkbox"/> SF Townhouse <input type="checkbox"/>	Water Supply: <input type="checkbox"/> Public <input type="checkbox"/> Private
No. of stories: <u>1</u>	Sewage Disposal: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	Depth <u>Width</u>	Sewage Disposal: <input type="checkbox"/> Public <input type="checkbox"/> Private
Gross area, sq. ft. per floor: <u>672</u>	Electric Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Gas Yes <input type="checkbox"/> No <input type="checkbox"/>	1 st floor: _____ 2 nd floor: _____ Basement: _____	Electric Yes <input type="checkbox"/> No <input type="checkbox"/> Gas Yes <input type="checkbox"/> No <input type="checkbox"/>
Use group: _____	Heating System: <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Oil <input type="checkbox"/> <input type="checkbox"/> Natural Gas <input type="checkbox"/> <input type="checkbox"/> Propane Gas <input type="checkbox"/>	Finished Basement <input type="checkbox"/> Unfinished Basement <input type="checkbox"/> Crew space <input type="checkbox"/> Slab on Grade <input type="checkbox"/>	Heating System: <input type="checkbox"/> Electric <input type="checkbox"/> Oil <input type="checkbox"/> <input type="checkbox"/> Natural Gas <input type="checkbox"/> <input type="checkbox"/> Propane Gas <input type="checkbox"/>
Construction type: <input type="checkbox"/> Reinforced Concrete <input type="checkbox"/> Structural Steel <input type="checkbox"/> Masonry <input type="checkbox"/> Wood Frame <input type="checkbox"/> State Certified Modular	Sprinkler system: <u>N/A</u> <input checked="" type="checkbox"/> <input type="checkbox"/> Full <input type="checkbox"/> Partial <input type="checkbox"/> Other Suppression <input type="checkbox"/> # of Heads _____	No. of Bedrooms: _____	Sprinkler system: <u>N/A</u> <input type="checkbox"/> <input type="checkbox"/> NFPA #13D <input type="checkbox"/> NFPA #13R <input type="checkbox"/> Other: _____
		Multi-family dwellings: No. of efficiency units: _____ No. of 1 BR units: _____ No. of 2 BR units: _____ No. of 3 BR units: _____	Other Structure: _____ Dimensions: _____ Footings: _____ Roof: _____ <input type="checkbox"/> State Certified Modular <input type="checkbox"/> Manufactured Home

THE UNDERSIGNED HEREBY CERTIFIES AND AGREES AS FOLLOWS: (1) THAT HE/SHE IS AUTHORIZED TO MAKE THIS APPLICATION; (2) THAT THE INFORMATION IS CORRECT; (3) THAT HE/SHE WILL COMPLY WITH ALL REGULATIONS OF HOWARD COUNTY WHICH ARE APPLICABLE THERETO; (4) THAT HE/SHE WILL PERFORM NO WORK ON THE ABOVE REFERENCED PROPERTY NOT SPECIFICALLY DESCRIBED IN THIS APPLICATION; (5) THAT HE/SHE GRANTS COUNTY OFFICIALS THE RIGHT TO ENTER ONTO THIS PROPERTY FOR THE PURPOSE OF INSPECTING THE WORK PERMITTED AND POSTING NOTICES.

Po-Chun Huang Applicant's Signature
phuang@tcco.com Email Address
Superintendent / Turner Const. Co Title/Company
Po-Chun Huang Print Name
11/6/09 Date

Checks payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY
PLEASE WRITE NEATLY AND LEGIBLY
FOR OFFICE USE ONLY

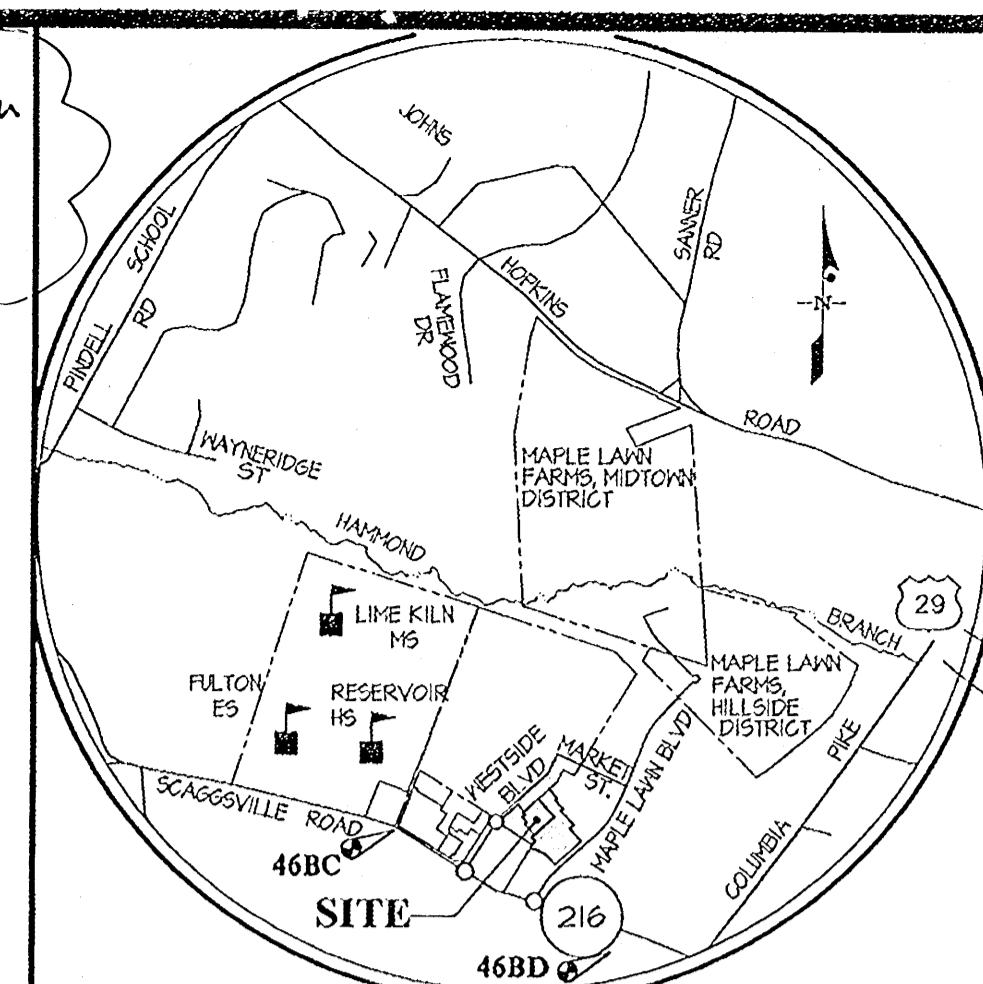
AGENCY	DATE	SIGNATURE	APPROVAL	DFZ SETBACK INFORMATION	PROPERTY ID.#
Land Development DPZ				Front: _____	Filing fee \$ _____
State Highways				Rear: _____	Permit fee \$ <u>100.00</u>
Building Officials				Side: _____	Excise tax \$ <u>10.00</u>
Dep. Engineering DPZ				Side St: _____	Add'l per fee \$ _____
Health <u>11-19-09</u> <u>DBernard</u>				All minimum setbacks met?	TOTAL FEES \$ <u>110.00</u>
Fire Protection				YES <input type="checkbox"/> NO <input type="checkbox"/>	Sub-total paid \$ _____
Is Sediment Control approval required prior to issuance? YES <input type="checkbox"/> NO <input type="checkbox"/>				Is Entrance Permit Required? YES <input type="checkbox"/> NO <input type="checkbox"/>	Balance due \$ _____
				Historic District? YES <input type="checkbox"/> NO <input type="checkbox"/>	Check # <u>1063</u>
				Lot Coverage for New Town Zone _____	Validation # _____
				SDP/Red-line approval date _____	Accepted by _____

SITE DEVELOPMENT PLAN MAPLE LAWN FARMS

Business District - Area 1

Parcel 'C-25' (Office Building No.2A) and Parcel 'C-24' (Dumpster Enclosure) and Westside District - Area 1, Parcel 'B-2' (Parking Lot Improvements)

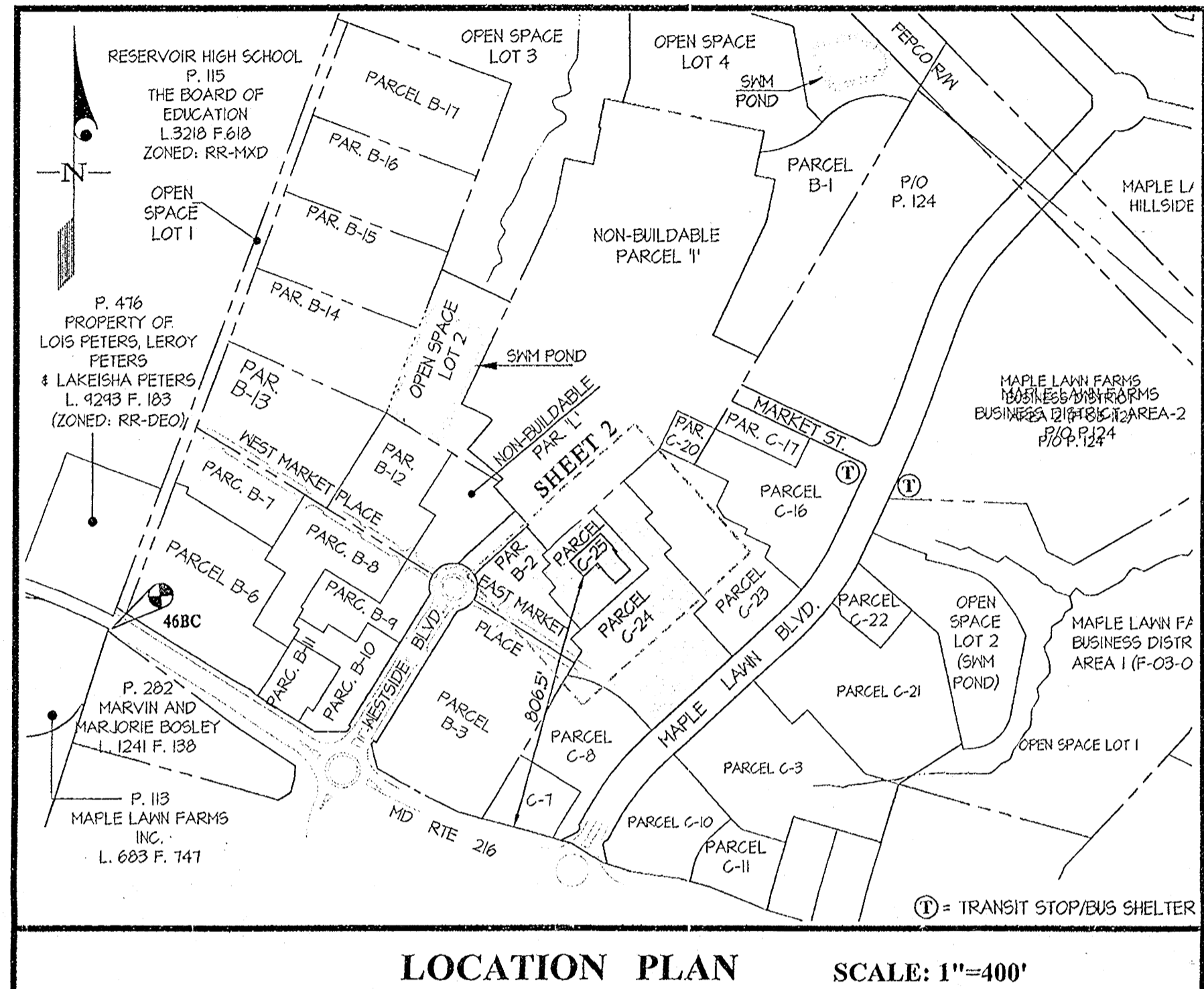
Used for Turner Construction
temp office trailer
permit
see page 2



VICINITY MAP SCALE: 1" = 2000'		ADC MAP 10 K5 & K6 ADC MAP 14 A5 & A6
BENCHMARKS	46BC ELEV. = 472.16 N = 5294251.8 E=4391205.71 STANDARD DISC ON CONCRETE MONUMENT	46BD ELEV. = 431.17 N = 538656.76 E=439461.55 STANDARD DISC ON CONCRETE MONUMENT

- GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
 - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS, BUREAU OF ENGINEERS, CONSTRUCTION INSPECTION DIVISION AT (410) 315-1000 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
 - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-251-1111 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
 - PROJECT BACKGROUND:
LOCATION: TAX MAP #46, GRIDS 3 & 4
ZONING: MXD-3
ELECTION DISTRICT: 5TH
PARCEL AREA: 114 ACRES (for Parcels B-2, C-24 & C-25)
RECORDING REFERENCE: PLATS 1104/05, 1424/44 and 2017/14
 - THE CONTRACTOR SHALL NOTIFY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, BUREAU OF UTILITIES AT (410) 315-1000 AT LEAST FIVE (5) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION WORK.
 - PROPOSED USE: OFFICE BUILDING
 - ALL PLAN DIMENSIONS ARE TO FACE OF BUILDING UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIIALLY BETWEEN ITEMS UNLESS OTHERWISE NOTED.
 - EXISTING TOPOGRAPHY IS SHOWN PER FIELD RUN SURVEY INFORMATION BY GUTSCHICK, LITTLE, WEBER, P.A. & BY DESIGN GRADES FROM DESIGN PLANS FOR CONSTRUCTION.
 - COORDINATES AND BEARINGS ARE BASED UPON THE 183 MD STATE COORDINATE SYSTEM (NAD 83) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 41EA, 41EB, 41EA AND NO. 46B2.
 - PROPERTY IS ZONED MXD-3 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN. COPY LITE DATED 01/28/06 AND PER ZB-415M WAS APPROVED 12/24/00 AND ZB-103M WAS APPROVED ON 03/20/06 GRANTING APPROVAL TO PDP.
 - PREVIOUS DEPARTMENT OF PLANNING & ZONING FILE NUMBERS:
S-01-17, ZB-415M, ZB-353, NP-01-1111, NP-02-54 (**), P-02-12, F-03-07, F-04-55, F-04-113, F-05-07B, SDP-05-036, SDP-06-061, S-06-16, ZB-103M, F-06-140, SDP-07-43, NP-01-122, F-07-183, FB-310, P-07-10, F-08-54, AND F-10-006.
 - WATER AND SEWER SERVICE IS PUBLIC.
 - ALL EXISTING WATER AND SEWER IS PER CONTRACT #24-448-B.
 - ALL EXISTING PUBLIC STORM DRAIN IS PER F-03-07.
 - STORMWATER MANAGEMENT IS BEING PROVIDED BY F-03-07, ALONG WITH A DRYWELL AND STORAGE TANK ON SDP-05-036.
 - RECORDING REFERENCE: PLAT Nos. 1104-1105, 1424-1424 and 2017-2017A.
 - EXISTING UTILITIES ARE BASED ON APPROVED DESIGN PLANS FOR CONSTRUCTION AND FIELD LOCATION BY GUTSCHICK, LITTLE & WEBER, P.A.
 - THERE ARE NO KNOWN CEMETERIES, GRAVE SITES OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
 - THERE ARE NO SCENIC ROADS WITHIN OR ADJACENT TO THE SUBJECT PROPERTY.
 - THERE IS NO FLOODPLAIN ON THIS SITE.
 - THERE ARE NO WETLANDS ON THIS SITE.
 - 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 FC CASE NO. 353, S-01-17, FB-310 AND S-06-16.
 - AS A CONSEQUENCE OF THE SKETCH PLAN S-01-17 APPROVAL PRIOR TO NOVEMBER 15, 2001, THIS PROJECT IS GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION AND DEVELOPER REGULATIONS.
 - OPEN SPACE LOTS CONTAIN ACTIVE RECREATIONAL FACILITIES AS ALLOWED BY THE APPROVED COMPREHENSIVE DEVELOPMENT CRITERIA.
 - PLANNING FOR THIS PROJECT IS IN ACCORDANCE WITH THE DECISION AND ORDER FOR ZB-415M AND THE DECISION AND ORDER FOR FB CASE NO. 353 (S-01-17).
 - THE TRAFFIC STUDY WAS APPROVED AS PART OF SKETCH PLAN S-01-17.
 - WATER AND SEWER HOSE CONNECTION LIMITS SHOWN ON THESE PLANS IS FROM THE ROAD R/W TO WITHIN 5' OF THE BUILDING. REFER TO ARCHITECTURALS FOR REMAINDER ON CONSTRUCTION.
 - FOREST CONSERVATION FOR THIS SITE HAS BEEN PROVIDED UNDER F-08-54 FOR PARCEL B-2 AND UNDER F-03-07 AND F-07-183 FOR PARCELS C-24 AND C-25.
 - ALL EASEMENTS (PUBLIC AND PRIVATE) SHOWN ON THESE PLANS ARE PER RECORDED PLAT Nos. 14624, 14668 and 2017/14.
 - BECAUSE THIS PLAN SUBMISSION IS NON-RESIDENTIAL USE, A NOISE STUDY IS NOT REQUIRED.
 - BUILDINGS WILL HAVE AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM W/ AN INSIDE METER.
 - THIS OFFICE BUILDING IS LOCATED IN AN EMPLOYMENT AREA WHICH IS NOT PART OF A RETAIL CENTER.
 - SEE SHEET 1 FOR LANDSCAPE/SITE REQUIREMENTS.
 - THE SHARED ACCESS AND PARKING REQUIREMENT FOR PARCELS "B-2", "C-24" THRU "C-25" IS COVERED BY SECTION 04L ACCESS AND PARKING EASEMENT IN "ANNEKED AND RESTATED DECLARATION OF COVENANTS, CONDITION AND RESTRICTIONS FOR MAPLE LAWN COMMERCIAL ASSOCIATION, INC." AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 74H AT FOLIO 230.
 - ALL EXTERIOR LIGHT FIXTURES SHALL BE ORIENTED TO DIRECT LIGHT INWARDS AND DOWNWARDS AWAY FROM ALL ADJOINING RESIDENTIAL USE AREAS AND PUBLIC ROADS IN ACCORDANCE WITH SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS.

- SITE INDEX**
- COVER SHEET
 - SITE DEVELOPMENT PLAN
 - DEMOLITION PLAN and PARKING ANALYSIS
 - PAVING DELINEATION and SITE DETAILS
 - SEEDMENT CONTROL PLAN and DETAILS
 - DRAINAGE AREA MAP and UTILITY PROFILES
 - LANDSCAPE PLAN and DETAILS



FILE NUMBER	AREA OF RETAIL
SDP 04-16	10,941 SF.
SDP 05-08	4,312 SF.
SDP 05-36	0
SDP 05-41	0
SDP 06-61	0
SDP 06-148	0
SDP 07-02	14,818 SF.
SDP 08-056	44,815 SF.
SDP 08-114	53,002 SF.
SDP 04-060	0
THIS SDP	0
TOTAL	137,880 SF.

A TOTAL OF 183,210 SF. OF RETAIL IS ALLOWED IN ACCORDANCE WITH S-01-17, OR A TOTAL OF 183,910 SF. OF RETAIL UNDER S-06-16.

SITE ANALYSIS DATA

- ZONING: MXD-3.
- GROSS AREA OF PARCELS B-2, C-24 & C-25 = 714 AC.
- LIMIT OF DISTURBED AREA = 2.41 AC. (LIMIT OF PLAN SUBMIS 70)
- PROPOSED USE: OFFICE BUILDING (including retail, restaurant, personal service establishments, and other uses, as allowed by the Comprehensive Zoning Plan) AND ASSOCIATED SURFACE PARKING
- BUILDING COVERAGE (% OF GROSS SITE AREA):
EX. OFFICE BLDG-2 (SDP-05-036): 21,915 sf or 0.12 ac. = 18.0% of Parcel C-24 (344 ac)
EX. OFFICE BLDG-4 (SDP-06-061): 25,428 sf or 0.28 ac. = 16.6% of Parcel C-25 (344 ac)
OFFICE BUILDING-2A (THIS SDP): 3,435 sf or 0.28 ac. = 20.0% of Parcel C-25 (154 ac)
TOTAL: 10,583 sf or 1.61 ac. = 11.8% of Parcels C-23 thru C-25
- FLOOR AREA RATIO (F.A.R.) CALCULATIONS

LOWER LEVEL*	EX. BLDG. #2 (C-24)	BLDG. #4 (C-25)	BLDG. #2A (C-25)	TOTAL
LOWER LEVEL*	10,000 sf	11,451 sf	NONE	
FIRST FLOOR AND ABOVE	43,445 sf **	100,280 sf **	34,375 sf ***	52,481 ac.
TOTAL GROSS FLOOR AREA	43,445 sf (2.16 ac)	100,280 sf (2.30 ac)	34,375 sf (0.74 ac)	52,481 ac.
PARCEL AREA	3,435 ac	3,432 ac	1,511 ac	4,019 ac.
F.A.R.	0.57	0.67	0.51	0.58*

* LOWER LEVEL DOES NOT COUNT TOWARDS F.A.R. SEE SDP 05-036 AND SDP 06-061.
** BLDG. #2 IS PER SDP-05-036, BLDG. #4 IS PER SDP-06-061.
*** THE FIRST FLOOR AREA SHOWN INCLUDES A SMALL RELIGIOUS BOOKSTORE OF APPROXIMATELY 3,435 SF. (AS ALLOWED BY THE COMPREHENSIVE SKETCH PLAN)

PARKING TABULATION

NET FLOOR AREA

	FLOOR RENTABLE AREA ①	BLDG. #2 (SDP-05-036)	BLDG. #4 (SDP-06-061)	BLDG. #2A	TOTAL
LOWER LEVEL ②	10,000 sf.	11,451 sf.	N/A		
GROUND FLOOR	28,556 sf.	23,044 sf.	12,071 sf.		
2nd FLOOR	28,440 sf.	23,044 sf.	11,547 sf.		
3rd FLOOR	28,440 sf.	23,044 sf.	12,120 sf.		
4th FLOOR	N/A	23,044 sf.	N/A		
TOTAL	83,436 sf. ②	42,176 sf. ②	30,838 sf.		177,624 sf.
REQUIRED PARKING AT 3.3 SPACES PER 1000 SF.	282 SPACES	305 SPACES	103 SPACES		690 SPACES
PARKING PROVIDED	808 SPACES (SEE SHEET 3 FOR OVERALL PARKING ANALYSIS & DISTRIBUTION)				

① AS DEFINED BY BOMA (BUILDING OWNERS AND MANAGERS ASSOCIATION) GUIDELINES.
② SEE GENERAL NOTE #1

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: **SEPTEMBER 17, 2009**
KS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: *David A. Caylor* 11/25/05
Chief, Division of Land Development: *Kate Redwood* 10-23-09
Chief, Development Engineering Division: *Chad Edwards* 10-19-09

COMMERCIAL DEVELOPMENT DESIGN CRITERIA PER S-06-16

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

HEIGHT
MINIMUM BUILDING HEIGHT SHALL BE LIMITED TO 120' UNLESS APPROVED TO BE GREATER ON A SITE DEVELOPMENT PLAN BY THE HOWARD COUNTY PLANNING BOARD. ADDITIONALLY, THE FOLLOWING SHALL APPLY:
• COMMERCIAL BUILDINGS AT THE CORNER OF LONG HOPKINS ROAD AND MAPLE LAWN BOULEVARD SHALL NOT EXCEED THREE STORIES.
• COMMERCIAL BUILDINGS EAST OF MAPLE LAWN BOULEVARD AT THE FOCAL POINT SHALL NOT EXCEED FOUR STORIES.
• COMMERCIAL BUILDINGS IN THE BUSINESS DISTRICT WITHIN 300 FEET OF MD ROUTE 216 SHALL NOT EXCEED ONE STORY.
• COMMERCIAL BUILDINGS IN THE BUSINESS DISTRICT LOCATED BETWEEN 300 FEET AND 500 FEET FROM MD ROUTE 216 SHALL NOT EXCEED FOUR STORIES.
• COMMERCIAL BUILDINGS IN THE BUSINESS DISTRICT BEYOND 500 FEET FROM MD ROUTE 216 SHALL NOT EXCEED EIGHT STORIES ABOVE THE HIGHEST ADJOINING GRADE.
• COMMERCIAL BUILDINGS IN THE WESTSIDE DISTRICT WITHIN 300 FEET OF MD ROUTE 216 SHALL NOT EXCEED TWO STORIES.
• COMMERCIAL BUILDINGS IN THE WESTSIDE DISTRICT BEYOND 300 FEET FROM MD ROUTE 216 SHALL NOT EXCEED FOUR STORIES ABOVE THE HIGHEST ADJOINING GRADE.

PERMITTED USES
THE FOLLOWING USES ARE PERMITTED IN EMPLOYMENT LAND USE AREAS:
EMPLOYMENT USES PERMITTED ONLY WITHIN M-1 ZONING DISTRICT SHALL NOT BE PERMITTED. ALL USES PERMITTED AS A MATTER OF RIGHT IN THE FOR, B-1 AND M-1 DISTRICTS, AS PER PERMITTERS FOR EXHIBIT 18, WITHOUT REGARD TO ANY LIMITATIONS OR RESTRICTIONS ON RETAIL OR PERSONAL SERVICE USES OTHERWISE PERMITTED IN SUCH DISTRICTS; FAST FOOD, CONVENIENCE STORES, COUNTRY CLUBS AND GOLF COURSES, MOVIE THEATERS, LEGITIMATE THEATERS AND DINER THEATERS, PUBLIC UTILITY USES (EXCLUDING STAND-ALONE COMMUNICATION TOWERS), GROUP CARE FACILITIES, HOUSING FOR THE ELDERLY AND/OR HANDICAPPED PERSONS, NURSING HOMES AND SHELTERED HOUSING. PARCEL A-2 MAY CONTAIN LIVE-WORK UNITS AS DEFINED IN THE OTHER RESIDENTIAL (OR) SECTION. ACCESSORY STRUCTURES AND ACCESSORY USES ARE ALSO PERMITTED.
THE FOLLOWING ADDITIONAL USES NOT REFERRED TO OR INCLUDED IN THE ABOVE USES, WHICH ARE ALLOWED BY SPECIAL EXCEPTION IN THE FOR, B-1 AND M-1 DISTRICTS, WILL BE PERMITTED AS A MATTER OF RIGHT IN THE EMPLOYMENT LAND USE AREAS, AND ARE SPECIFICALLY APPROVED BY THE PLANNING BOARD ON THE ABOVE DESCRIBED COMPREHENSIVE SKETCH PLAN, PROVIDED, HOWEVER, THAT QUARRIES, TEMPORARY WRECKED VEHICLE STORAGE AND YARD WASTE SHALL NOT BE ALLOWED:
• PUBLIC SCHOOL BUILDINGS-TEMPORARY CONVERSION TO OTHER USES
• THEATERS, LEGITIMATE AND DINER
• THEATERS, MOVIE
• PUBLIC UTILITY USES LIMITED TO THE FOLLOWING: UTILITY SUBSTATIONS, ABOVE GROUND PIPELINES, PUMPING STATIONS, TELEPHONE STATIONS, AND TELEPHONE EXCHANGES, BUT NO STAND-ALONE COMMERCIAL COMMUNICATION TOWERS.

THE FOLLOWING USE RESTRICTIONS ALSO APPLY:
• THE FOLLOWING USE RESTRICTIONS ALSO APPLY:
• WAREHOUSE: FLEX SPACE (INDUSTRIAL/OFFICE) 0.5 SPACES PER 1000 SQUARE FEET OF NET LEASABLE AREA. OTHER INDUSTRIAL 25 SPACES PER 1000 SQUARE FEET OF NET LEASABLE AREA. 20 SPACES PER 1000 SQUARE FEET OF NET LEASABLE AREA.
• RECREATIONAL USES: HEALTH CLUB 100 SPACES PER 1000 SQUARE FEET OF NET LEASABLE AREA. SWIMMING POOL, COMMUNITY 10 SPACES PER SEVEN PERSONS PERMITTED IN THE POOL AT ONE TIME BY THE DEPT. OF HEALTH. TENNIS COURT 20 SPACES PER COURT.
• 'NET LEASABLE AREA' IS DEFINED AS 90% OF THE GROSS FLOOR AREA (AFTER DEDUCTING ANY FLOORS DEVOTED TO STORAGE AND CORRIDORS) UNLESS A MORE PRECISE VALUE IS DETERMINED BY REDUCING THE GROSS FLOOR AREA BY AREAS DEVOTED TO PARKING, VEHICULAR CIRCULATION, OFFICE BUILDING STORAGE AREAS, EQUIPMENT AND MECHANICAL ROOMS/AREAS, LOCKER AND SHOWER FACILITIES, ENTRANCE FOTHERY/ATRIA, AND SIMILAR AREAS.
• REQUIRED MINIMUM PARKING FOR ALL SUCH COMMERCIAL AND EMPLOYMENT USES SHALL BE MET OFF-STREET. ADDITIONAL PARKING MAY BE ACCOMMODATED ON-STREET IN PARALLEL PARKING ADJACENT TO PUBLIC ROAD 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 ZONING REGULATIONS.
• REDUCTIONS IN PARKING REQUIREMENTS ARE PERMITTED PURSUANT TO THE HOWARD COUNTY ZONING REGULATIONS SECTIONS 193.0.B (PARKING STUDIES), 193.1 (SHARED PARKING) AND 193.2 (IMP. REDUCTION PLANS).

SECTION 120.6 SHALL APPLY TO EMPLOYMENT LAND USE AREAS.

COVERAGE
NO COVERAGE REQUIREMENT IS IMPOSED IN EMPLOYMENT LAND USE AREAS.

FLOOR AREA RATIO (F.A.R.)
OVERALL LIMIT IS 0.55 CALCULATED ON THE TOTAL ACREAGE FOR ALL EMPLOYMENT LAND USE AREAS.

SETBACKS (ALSO SEE "PROJECT BOUNDARY SETBACKS")
THE MINIMUM SETBACK FOR EMPLOYMENT/COMMERCIAL STRUCTURES SHALL BE AS FOLLOWS:
• 50' FROM THE BOUNDARY LINE ALONG JOHN HOPKINS ROAD OR ROUTE 216
• 10' FROM THE RIGHT-OF-WAY OF MAPLE LAWN BOULEVARD
• NO SETBACK IS REQUIRED FROM THE RIGHT-OF-WAY OF ANY INTERNAL PUBLIC OR PRIVATE ROADS OTHER THAN FOR MAPLE LAWN BOULEVARD AS NOTED ABOVE.
• 10' FROM ANY OTHER PROPERTY LINE.

COVER SHEET

MAPLE LAWN FARMS
Business District - Area 1
Parcel 'C-25' (Office Building No.2A) and Parcel 'C-24' (Dumpster Enclosure) and Westside District - Area 1, Parcel 'B-2' (Parking Lot Improvements)
PLAT Nos. 19244, 19868 and 20773/74

SCALE: AS SHOWN	ZONING: MXD-3	G. L. W. FILE No.: 08069
DATE: Sept./2009	TAX MAP - GRID: 46: 3&4	SHEET: 1 OF 7

HOWARD COUNTY, MARYLAND

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
BURTNSVILLE, MARYLAND 20868
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4176

PREPARED FOR:
OWNER/DEVELOPER: CAR MAPLE LAWN, LLC
SUITE 300 WOODHOLM CENTER
1629 RESTICUTION RD
BALTIMORE, MD 21208
ATTN: OMBRE ODONOVAN
410-484-8400

CONTRACT PURCHASER: BALTIMORE-WASHINGTON CONFERENCE OF THE UNITED PROFESSIONAL ENGINEERS UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 12975
10-2-09
EXPIRATION DATE: MAY 28, 2010

ELECTION DISTRICT No. 5

SITE DEVELOPMENT PLAN LEGEND

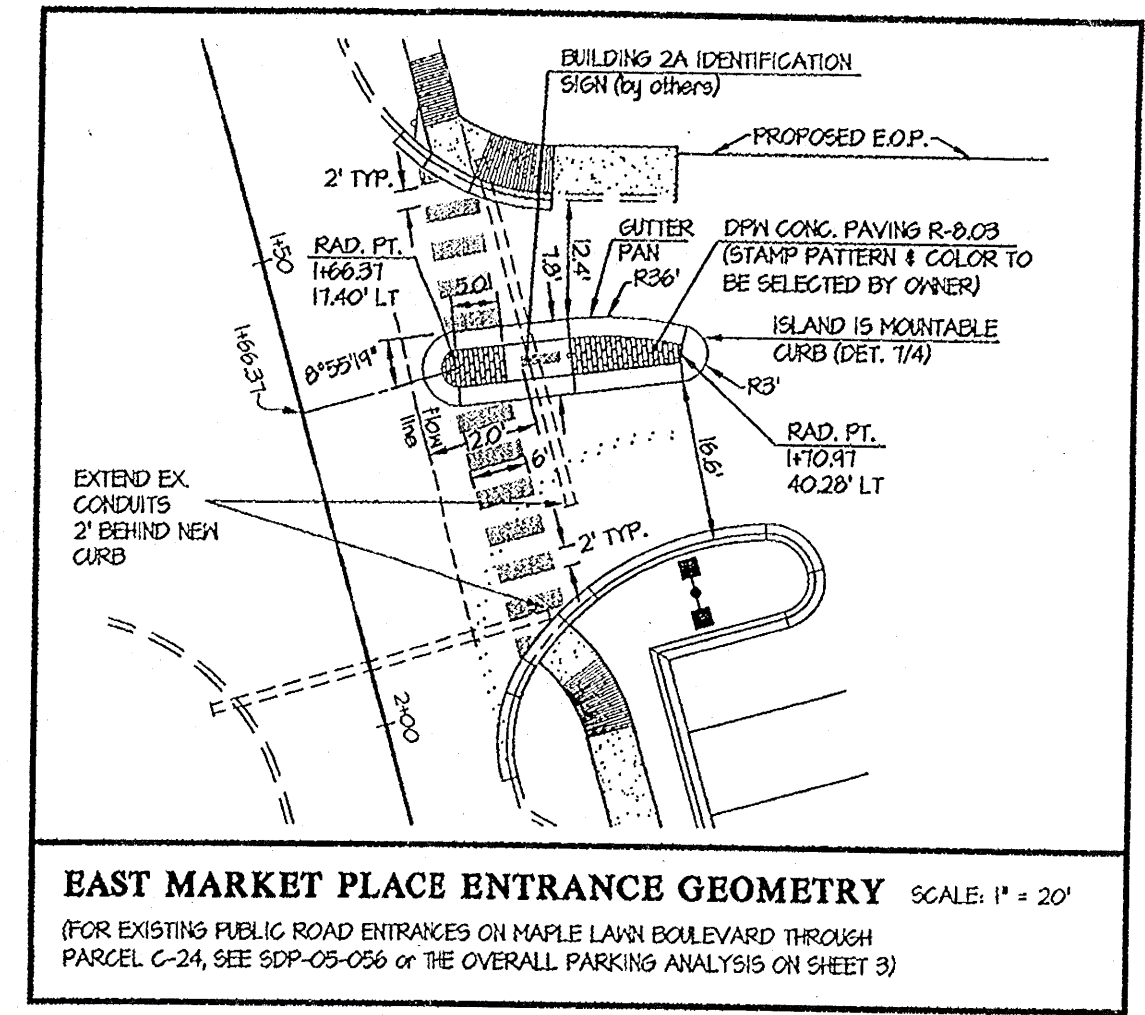
- 366 --- EXISTING CONTOUR
- 300 --- PROPOSED 2 FT. CONTOUR LINE (EVEN)
- --- PROPOSED INTERMEDIATE (CDD) PAVEMENT CONTOUR
- + 63.5L PROPOSED SPOT ELEVATION
- MEX. MATCH EXISTING
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- M - MANHOLE
- I - INLET
- S - STUB
- EX 8" S EXISTING SANITARY SEWER
- 8" (priv) PROPOSED SANITARY SEWER (PRIVATE)
- EX 8" XL WATERLINE (PUBLIC)
- HWG (PRIVATE) NEW FIRE HYDRANT
- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT
- --- EXISTING CURB & GUTTER TO BE REMOVED
- --- EXISTING CURB & GUTTER TO REMAIN
- --- PROPOSED CONCRETE CURB & GUTTER (DET. 6/4)
- --- GUTTER PAN
- --- FACE OF CURB
- --- BACK OF CURB
- --- E.O.P. EDGE OF PAVEMENT
- --- MODIFIED CURB & GUTTER (DET. 7/4)
- --- PROPOSED CONCRETE/PAVER SIDEWALK (DET. 5/4)
- --- EASEMENT AREA (SHADED)
- ○ ○ ○ ○ EXISTING PARKING SPACE STRIPING
- ○ ○ ○ ○ NUMBER OF PARKING SPACES PER ROW
- ○ ○ ○ ○ NEW PARKING SPACE STRIPING
- ○ ○ ○ ○ EXISTING LIGHT FIXTURE & POLE
- ○ ○ ○ ○ NEW or RELOCATED LIGHT & POLE
- ○ ○ ○ ○ LIMIT OF GRADING DISTURBANCE
- EXSE TRANSFORMER
- --- TELEPHONE LINE
- --- ECE ELECTRIC LINE ENCASED
- --- GAS LINE

- NOTES:**
- UNLESS NOTED OTHERWISE, PROPOSED SPOT ELEVATIONS ALONG THE CONCRETE CURB & GUTTER ARE TO THE FLOW LINE (BOTTOM OF CURB) AT THE P.O.S./P.T.S. CORNERS AND TERMINUSES.
 - ALL ON-SITE PAVING AND ROADWAYS ARE PRIVATE.
 - ALL ON-SITE STORM DRAIN ARE PRIVATE AND SHALL BE PRIVATELY MAINTAINED. THE ON-SITE WATER IS PRIVATELY MAINTAINED, EXCEPT THE PORTION OF THE B/W AND FIRE HYDRANTS THAT ARE WITHIN THE PUBLIC WATER & UTILITY EASEMENT. ALL ON-SITE PRIVATE SEWER LINES AND STRUCTURES SHALL BE PRIVATELY MAINTAINED, EXCEPT THE PORTION WITHIN THE PUBLIC SEWER & UTILITY EASEMENT.
 - FOR INFORMATION OF THE PUBLIC PORTION OF THE ON-SITE WATER AND SEWER LINE, SEE DPN CONTRACT NO. 24-448-D.
 - UNLESS NOTED OTHERWISE, ALL PLAN DIMENSIONS ARE TO THE FACE OF STRUCTURE (B/S, CURB, ETC.). DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIAL BETWEEN ITEMS, UNLESS NOTED OTHERWISE.
 - ALL CURB RADII ARE 5' (FACE OF CURB & FLOW LINE) UNLESS NOTED OTHERWISE.
 - THE BUILDING IS EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM AND THE WATER METER IS LOCATED INSIDE THE BUILDING.
 - SEE DEMOLITION PLAN FOR ADDITIONAL INFORMATION OF FEATURES TO BE RAZED OR TO BE RELOCATED.
 - HANDICAP ACCESSIBILITY DETAILS ARE ON SHEET 4.
 - FOR OVERALL PARKING (ON PARCELS C-23, C-24, C-25 AND B-2) AND ANALYSIS, SEE SHEET 3.
 - A KIOSK BOX IS REQUIRED TO BE PLACED ON THE FRONT OF THE BUILDING. IT SHALL BE PLACED TO THE RIGHT OF THE MAIN ENTRANCE AT A RANGE OF 4-5' IN HEIGHT AND NO MORE THAN 6' Laterally FROM THE DOOR. THE BOX SHALL BE ELECTRONICALLY SUPERVISED (INTEGRATED WITH THE FIRE ALARM SYSTEM) TO NOTIFY THE OWNER THAT IT IS BEING ACCESSED.

APPROVED
PLANNING BOARD OF HOWARD COUNTY
 DATE **SEPTEMBER 17, 2009**

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director *David L. Coyle* Date *10/28/09*
 Chief, Division of Land Development *Neil Shulman* Date *10/23/09*
 Chief, Development Engineering Division *Chad Edwards* Date *10/27/09*

GLWGUTSCHICK LITTLE & WEBER, PA.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3009 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-280-1820 DC/VA: 301-983-2524 FAX: 301-421-4188

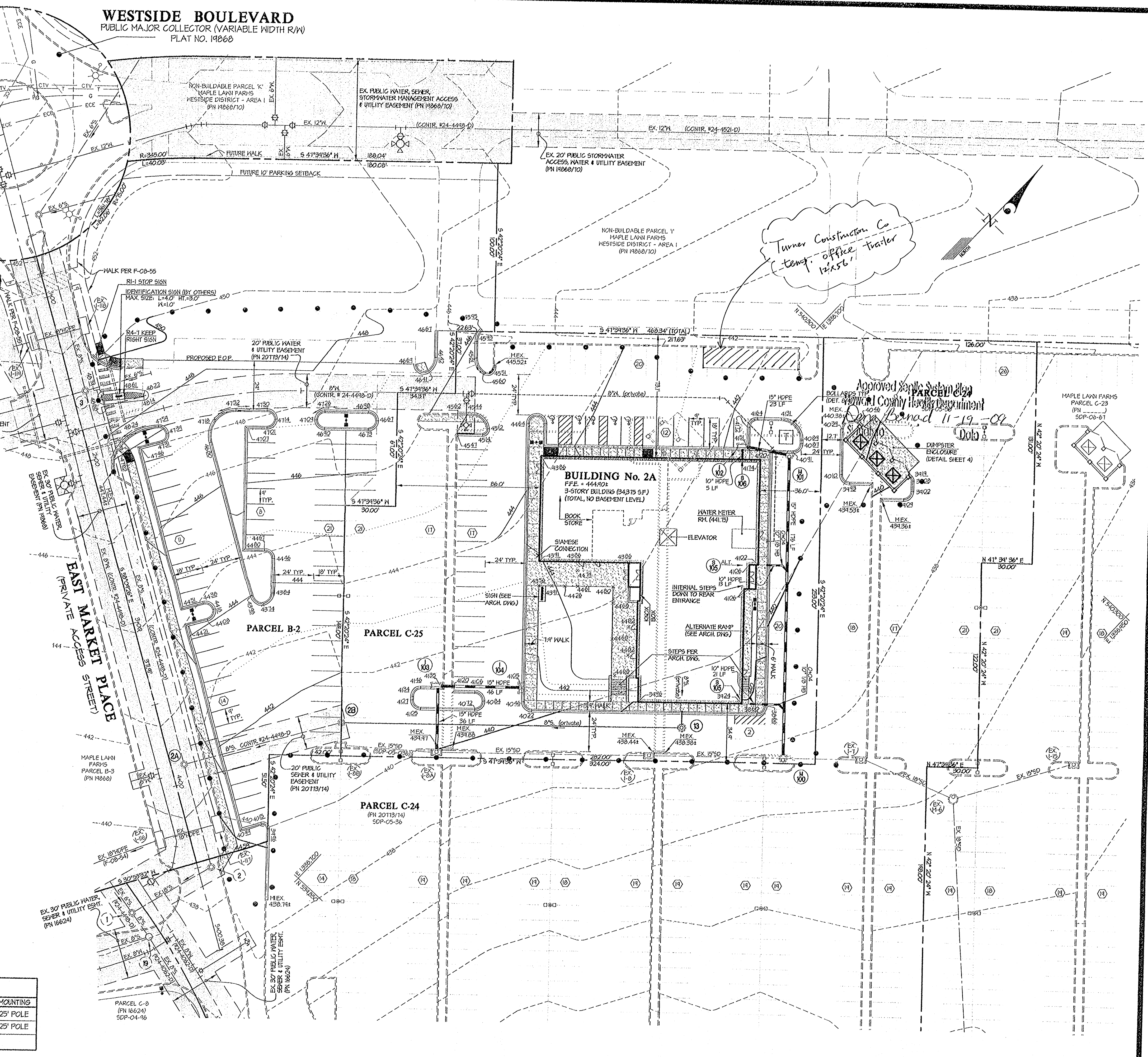


EXTERIOR LIGHTING NOTES:

- A PARTIALLY SHIELDED FIXTURE SHALL BE CONSTRUCTED AND INSTALLED IN SUCH A MANNER THAT LESS THAN 25 PERCENT OF THE LIGHT IS PROJECTED ABOVE THE HORIZONTAL PLANE THROUGH THE LOWEST PART OF THE LAMP, AS CERTIFIED BY THE LIGHTING MANUFACTURER OR A PHOTOVOLTIC TEST REPORT.
- LIGHT TRESPASS ONTO A PROPERTY IN THE "RR" ZONING DISTRICT, OR ONTO A PROPERTY IN THE MD DISTRICT DESIGNATED FOR DEVELOPMENT OF EQUIVALENT LAND USES, SHALL BE LIMITED TO 0.10 FOOT CANDLES.

LIGHTING FIXTURE SCHEDULE

SYMBOL	DESCRIPTION	LUMENS	MOUNTING
■	GARDCO LIGHTING, TYPE 3 SINGLE (1) "4003" 618-3XL-400MH	36000	25' POLE
■	GARDCO LIGHTING, TYPE 3 180 DEG (2) "4003" 618-3XL-400MH	36000	25' POLE



PREPARED FOR:
 OWNER/DEVELOPER: CSR MAPLE LAWN, LLC
 SUITE 300 WOODHOLME CENTER
 1609 RESISTANCE RD
 BALTIMORE, MD 21208
 ATTN: CHARLIE ODONOVAN
 410-481-9400

CONTRACT PURCHASER:
 CONFERENCE OF THE UNITED
 METHODIST CHURCH
 2178 COLUMBIA GATEWAY DR.
 SUITE 0
 COLUMBIA, MD 21046
 ATTN: BISHOP JOHN R. SCHULZ

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 28, 2010

Chad Edwards

SITE DEVELOPMENT PLAN
MAPLE LAWN FARMS
 Business District - Area 1
 Parcel 'C-25' (Office Building No.2A) and Parcel 'C-24' (Dumpster Enclosure) and Westside District - Area 1, Parcel 'B-2' (Parking Lot Improvements)
 PLAT Nos. 19244, 19868 and 20773/74

ELECTION DISTRICT No. 5

SCALE 1" = 30'	ZONING MXD-3	G. L. W. FILE NO. 08069
DATE Sept./2009	TAX MAP - GRID 46: 3&4	SHEET 2 OF 7