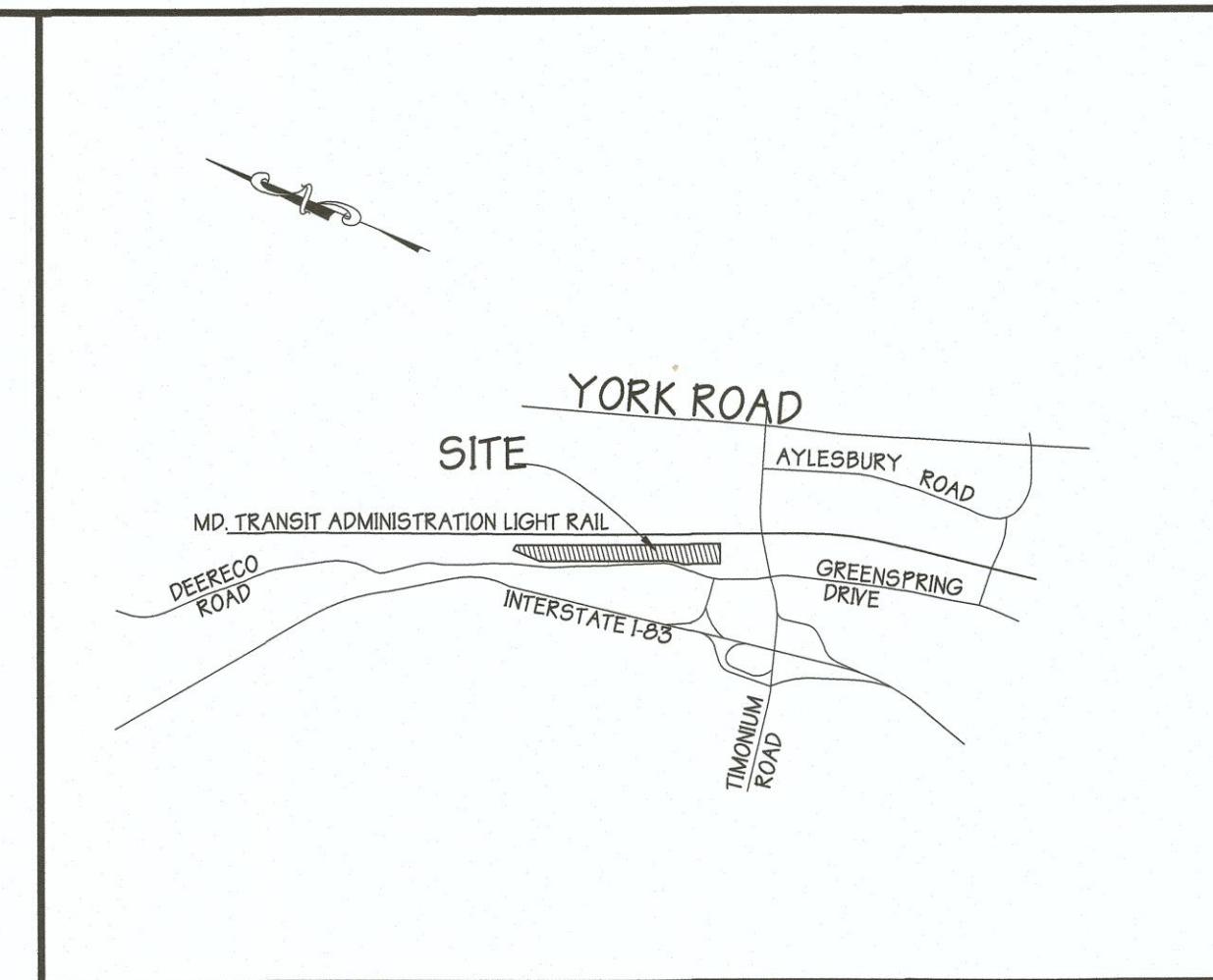
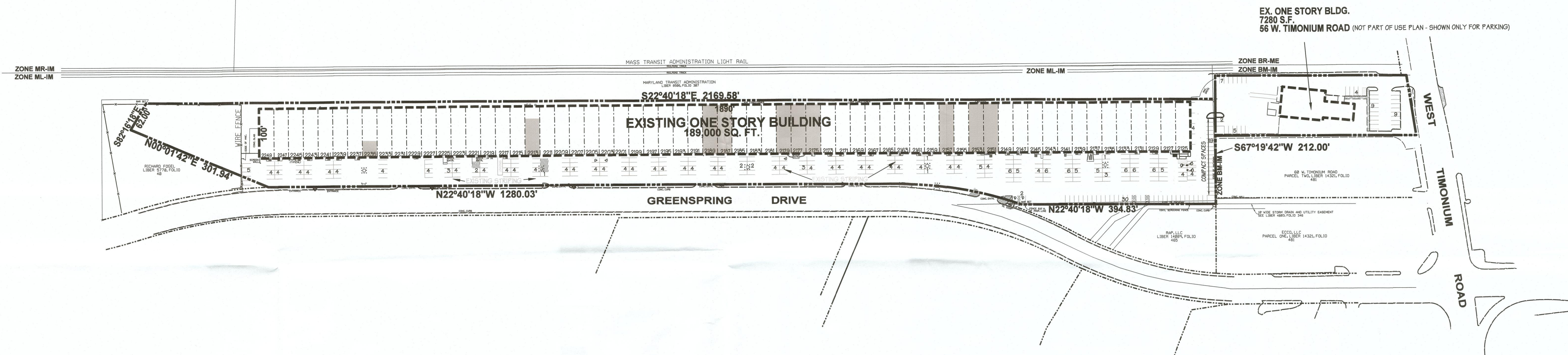




VICINITY MAP  
SCALE: 1"=2000'



RETAIL USE TRANSFERRED (4/11/2022):  
FROM 2133 (3,000 s.f.) TO 2235 (1,000 S.F.)  
TO FUTURE ALLOCATION (1,992 S.F.)  
TOTAL RETAIL USES: 45,000 S.F.  
27,440 S.F. CURRENTLY ALLOCATED  
17,560 S.F. RETAIL ALLOCATION AVAILABLE  
FOR FUTURE USE.

RETAIL USE TRANSFERRED (7/18/2019):  
FROM "FUTURE ALLOCATION" TO 2187 (3,000 S.F.)  
TOTAL RETAIL USES: 45,000 S.F.  
29,440 S.F. CURRENTLY ALLOCATED  
15,560 S.F. RETAIL ALLOCATION AVAILABLE  
FOR FUTURE USE.

RETAIL USE TRANSFERRED (4/8/2019):  
FROM 2143 TO 2153  
FROM 2145 TO 2213 (2,440 S.F.)  
FROM 2145 TO "FUTURE ALLOCATION" (560 S.F.)  
FROM 2195 TO "FUTURE ALLOCATION"

TOTAL RETAIL USES: 45,000 S.F.  
26,440 S.F. CURRENTLY ALLOCATED  
18,560 S.F. RETAIL ALLOCATION AVAILABLE  
FOR FUTURE USE.

RETAIL USE TRANSFERRED (6/13/2017):  
FROM 2125 - 2129 TO 2143 - 2147  
FROM 2151 TO 2147  
FROM 2167 TO "FUTURE ALLOCATION"  
FROM 2173 TO "FUTURE ALLOCATION"  
FROM 2213 TO "FUTURE ALLOCATION"

TOTAL RETAIL USES: 45,000 S.F.  
36,000 S.F. CURRENTLY ALLOCATED  
9,000 S.F. RETAIL ALLOCATION AVAILABLE  
FOR FUTURE USE AT SUCH TIME AS  
PARKING IS AVAILABLE.

RETAIL USE TRANSFERRED (8/10/2010):  
FROM 2139 - 2147 TO 2125 - 2133  
FROM 2157 & 2183 TO 2149 - 2151  
FROM 2187 TO 2167  
FROM 2209 TO 2173

RETAIL USE REMOVED:  
FROM 2239 - 2241  
TOTAL RETAIL USES : 45,000 S.F.

## PLAN APPROVED

Department of Permits and Development Management

By: C. Peter Gutwald  
C. Peter Gutwald, Director

Date: 5/11/22

\* See adjacent notes on retail use area transfers.  
(LAST SIGNED 7/23/19 BY MICHAEL MALINOFF)

RETAIL USES DENOTED :

UPDATED PARKING PARKING  
TABULATION PER PROPOSED  
TENANT MIX 4/11/2022

| PARKING REQUIREMENTS                 |              |               |          |                                      |  |
|--------------------------------------|--------------|---------------|----------|--------------------------------------|--|
| Use                                  | Area         | Requirement   | # Spaces | Adj #                                |  |
| Office                               | 22900 s.f.   | 3.3/1000 s.f. | 76       | 73 (Less 5% mass transit adjustment) |  |
| Warehouse                            | 121,150 s.f. | 1/employee    | 100      | 95 (Less 5% mass transit adjustment) |  |
| Restaurant (carry out)               | 3000 s.f.    | 5/1000 s.f.   | 15       |                                      |  |
| Personal Service                     | 9000 s.f.    | 3.3/1000 s.f. | 30       |                                      |  |
| Furniture/Carpet                     | 15000 s.f.   | 2.5/1000 s.f. | 38       |                                      |  |
| Tennis, Handball, etc. (Pickle Ball) | 12000 s.f.   | 3/court       | 18       | 6 courts                             |  |
| Retail                               | 13,230 s.f.  | 5/1000 s.f.   | 67       |                                      |  |
| Total Building                       | 196280 s.f.  |               |          |                                      |  |

Includes 7280 s.f. from 56 W. Timonium Road (1198 s.f. office, 5300 s.f. warehouse & 782 s.f. retail); this site included with parking but not part of grandfathering plan in the ML zone plan.

| SHARED PARKING ADJUSTMENT TABLE (BCZR. 409.6.B.3)                                                |         |          |         |         |           |
|--------------------------------------------------------------------------------------------------|---------|----------|---------|---------|-----------|
|                                                                                                  | Weekday |          | Weekend |         | Nighttime |
|                                                                                                  | Daytime | Evening  | Daytime | Evening |           |
| Office or industrial                                                                             | 168     | 17       | 17      | 9       | 9         |
| Theater, commercial rec., tavern                                                                 | 8       | 18       | 15      | 18      | 2         |
| Retail (include furn./carpet)                                                                    | 63      | 95       | 105     | 74      | 6         |
| Restaurant                                                                                       | 8       | 15       | 15      | 15      | 2         |
| Other uses                                                                                       | 30      | 30       | 30      | 30      | 30        |
| Parking Required                                                                                 | 277     | 175      | 182     | 146     | 49        |
| Case 2012-0177-A granted a variance from 99 spaces to 74 spaces or 25 fewer spaces than required |         |          |         |         |           |
| Total Parking Required                                                                           | 252     | (277-25) |         |         |           |
| Total Parking Provided                                                                           | 339     |          |         |         |           |



**NJB Engineering, Inc.**  
Civil Engineering Consulting

810 Gleneagles Court  
Towson, Maryland 21286

Suite 311  
410-832-7691



**ST. JOHN  
PROPERTIES**

2560 Lord Baltimore Drive  
Baltimore, Maryland 21244  
(410) 788-0100

REV. JUNE 13, 2017  
REV. APRIL 8, 2019  
REV. JULY 8, 2019  
REV. APRIL 11, 2022

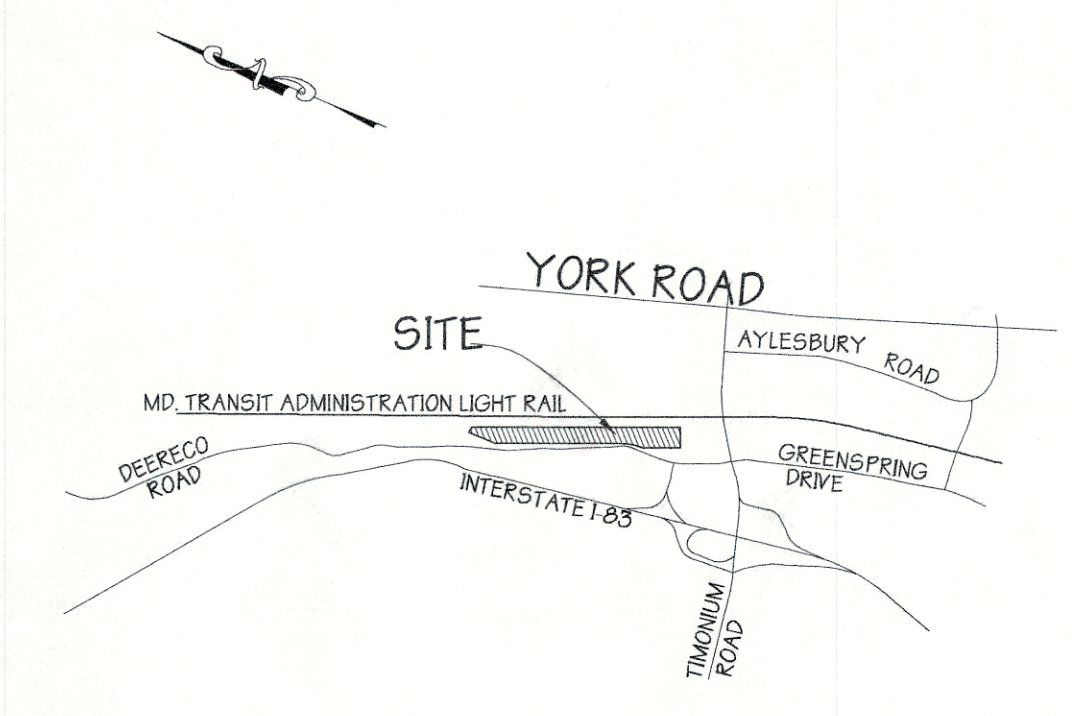
## UPDATED USE AND PARKING PLAN TIMONIUM INDUSTRIAL CENTER

BALTO. CO., MD ELECT. DISTRICT 8  
SCALE: 1"=100' AUG. 20, 2010

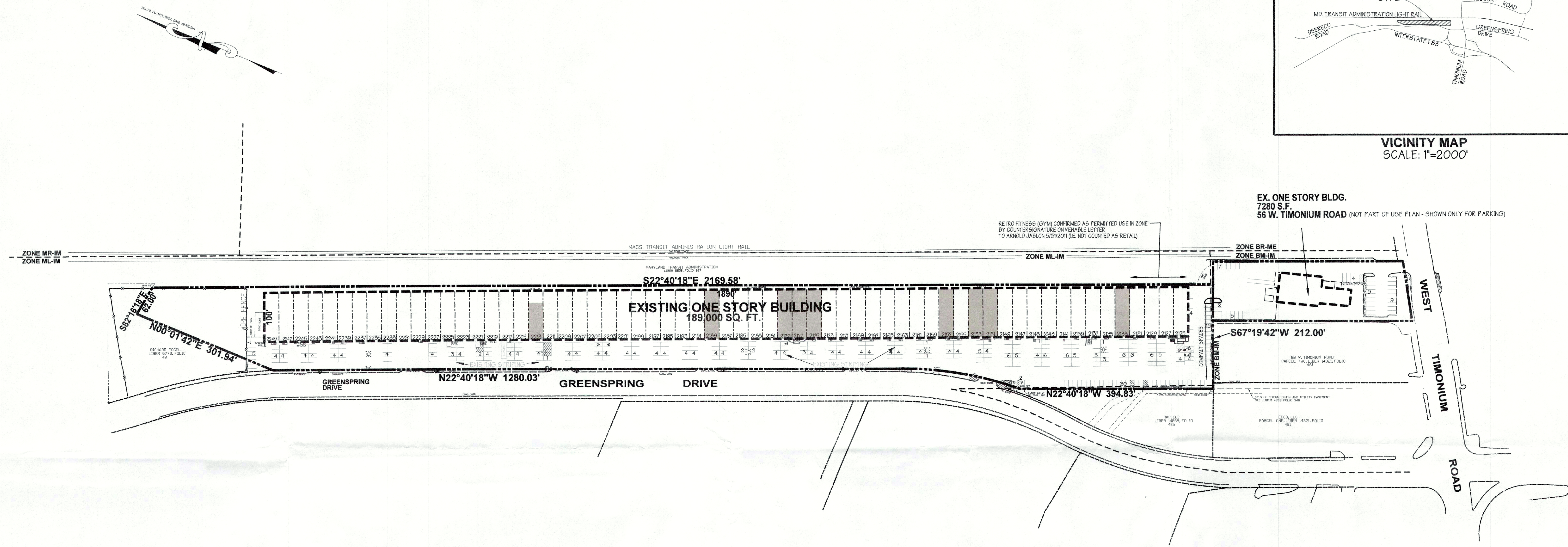
SHEET 2 OF 2

SHEET 1 OF 2 IS THE ORIGINAL RETAIL USE PLAN - LAST SIGNED 6-11-2008





VICINITY MAP  
SCALE: 1"=2000'



EX. ONE STORY BLDG.  
7280 S.F.  
56 W. TIMONIUM ROAD (NOT PART OF USE PLAN - SHOWN ONLY FOR PARKING)

RETAIL USE TRANSFERRED (4/8/2019):  
FROM 2143 TO 2153  
FROM 2145 TO 2213 (2,440 S.F.)  
FROM 2145 TO "FUTURE ALLOCATION" (560 S.F.)  
FROM 2195 TO "FUTURE ALLOCATION"

TOTAL RETAIL USES: 45,000 S.F.  
26,440 S.F. CURRENTLY ALLOCATED  
18,560 S.F. RETAIL ALLOCATION AVAILABLE  
FOR FUTURE USE.

RETAIL USE TRANSFERRED (6/13/2017):  
FROM 2125 - 2129 TO 2143 - 2147  
FROM 2131 TO 2147  
FROM 2167 TO "FUTURE ALLOCATION"  
FROM 2173 TO "FUTURE ALLOCATION"  
FROM 2213 TO "FUTURE ALLOCATION"

TOTAL RETAIL USES: 45,000 S.F.  
36,000 S.F. CURRENTLY ALLOCATED  
9,000 S.F. RETAIL ALLOCATION AVAILABLE  
FOR FUTURE USE AT SUCH TIME AS  
PARKING IS AVAILABLE.

RETAIL USE TRANSFERRED (8/10/2010):  
FROM 2139 - 2147 TO 2125 - 2133  
FROM 2157 & 2183 TO 2149 - 2151  
FROM 2187 TO 2167  
FROM 2209 TO 2173  
RETAIL USE REMOVED:  
FROM 2239 - 2241  
TOTAL RETAIL USES: 45,000 S.F.

PLAN APPROVED  
Department of Permits and Development Management

By: Michael Mohler  
Michael Mohler, Acting Director

Date: 4/17/19

\* See notes on retail use area transfers below.  
(LAST SIGNED 8/21/17 BY ARNOLD JABLON)

RETAIL USES DENOTED: [Redacted]

| PARKING REQUIREMENTS            |                    |               |          |                                      |
|---------------------------------|--------------------|---------------|----------|--------------------------------------|
| Use                             | Area               | Requirement   | # Spaces | Adj #                                |
| Office                          | 17842 s.f.         | 3.3/1000 s.f. | 59       | 57 (Less 5% mass transit adjustment) |
| Warehouse                       | 130216 s.f.        | 1/employee    | 101      | 96 (Less 5% mass transit adjustment) |
| Restaurant (carry out)          | 3000 s.f.          | 5/1000 s.f.   | 15       |                                      |
| Personal Service                | 6000 s.f.          | 3.3/1000 s.f. | 20       |                                      |
| Furniture/Carpet                | 12000 s.f.         | 2.5/1000 s.f. | 30       |                                      |
| Commercial Rec. (Athletic Club) | 12000 s.f.         | 10/1000 s.f.  | 120      |                                      |
| Retail                          | 15222 s.f.         | 5/1000 s.f.   | 77       |                                      |
| <b>Total Building</b>           | <b>196280 s.f.</b> |               |          |                                      |

Includes 7280 s.f. from 56 W. Timonium Road (1198 s.f. office, 5300 s.f. warehouse & 782 s.f. retail) this site included with parking but not part of grandfathering plan in the ML zone plan.

| SHARED PARKING ADJUSTMENT TABLE (BCZR. 409.6.B.3)                                                |                     |                 |                 |                 |           |
|--------------------------------------------------------------------------------------------------|---------------------|-----------------|-----------------|-----------------|-----------|
|                                                                                                  | Weekday Daytime     | Weekday Evening | Weekend Daytime | Weekend Evening | Nighttime |
| Office or industrial                                                                             | 153                 | 16              | 16              | 8               | 8         |
| Theater, commercial rec., tavern                                                                 | 48                  | 120             | 96              | 120             | 12        |
| Retail (include furn/carpet)                                                                     | 65                  | 97              | 107             | 75              | 6         |
| Restaurant                                                                                       | 8                   | 15              | 15              | 15              | 2         |
| Other uses                                                                                       | 20                  | 20              | 20              | 20              | 20        |
| <b>Parking Required</b>                                                                          | <b>294</b>          | <b>268</b>      | <b>254</b>      | <b>238</b>      | <b>48</b> |
| Case 2012-0177-A granted a variance from 99 spaces to 74 spaces or 25 fewer spaces than required |                     |                 |                 |                 |           |
| <b>Total Parking Required</b>                                                                    | <b>269 (294-25)</b> |                 |                 |                 |           |
| <b>Total Parking Provided</b>                                                                    | <b>339</b>          |                 |                 |                 |           |

UPDATED PARKING PARKING TABULATION PER PROPOSED TENANT MIX 4/8/2019

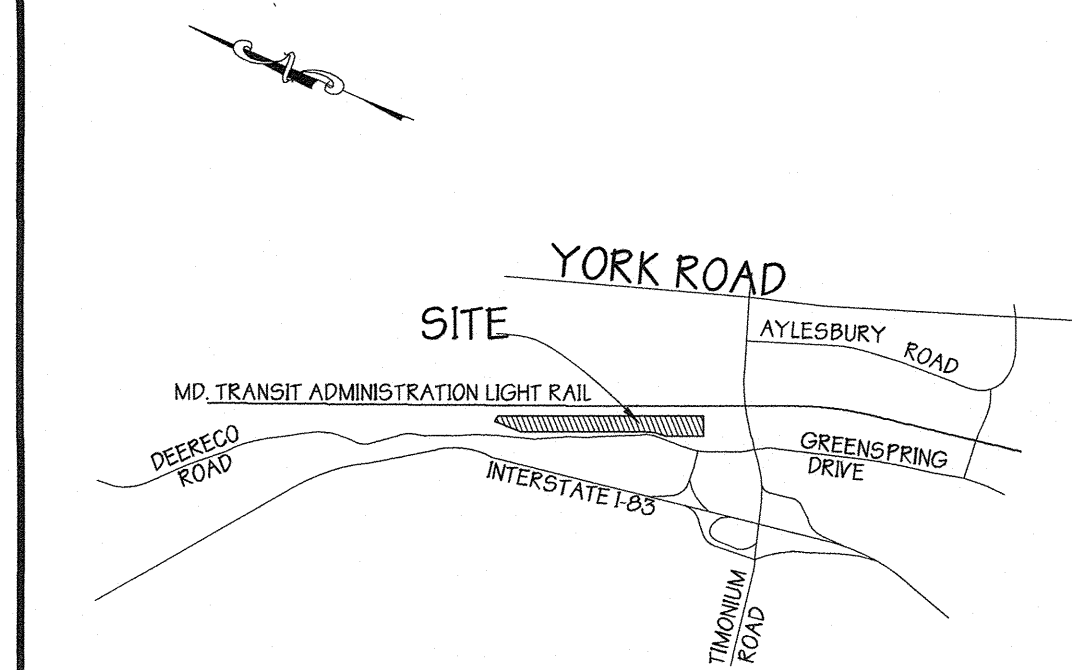
**NJB Engineering, Inc.**  
Civil Engineering Consulting  
810 Gleneagles Court  
Towson, Maryland 21286  
Suite 311  
410-832-7691

**ST. JOHN PROPERTIES**  
2560 Lord Baltimore Drive  
Baltimore, Maryland 21244  
(410) 788-0100

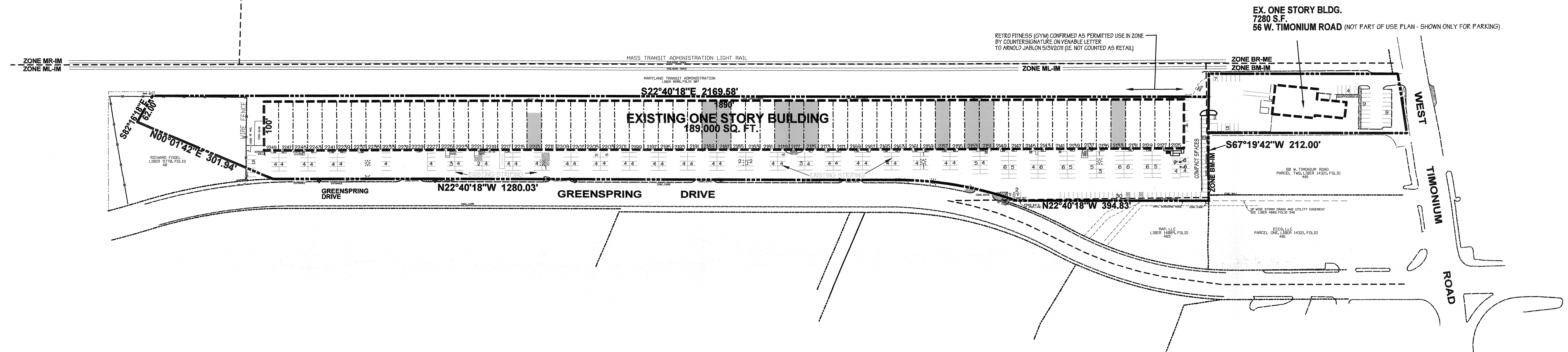
UPDATED USE AND PARKING PLAN  
**TIMONIUM INDUSTRIAL CENTER**  
BALTO. CO., MD ELECT. DISTRICT 8  
SCALE: 1"=100' AUG. 20, 2010  
SHEET 2 OF 2

REV. JUNE 13, 2017  
REV. APRIL 8, 2019





**VICINITY MAP**  
SCALE: 1"=2000'



RETAIL USE TRANSFERRED (7/18/2019):  
FROM "FUTURE ALLOCATION" TO 2187 (3,000 S.F.)

TOTAL RETAIL USES: 45,000 S.F.  
29,440 S.F. CURRENTLY ALLOCATED  
15,560 S.F. RETAIL ALLOCATION AVAILABLE  
FOR FUTURE USE.

RETAIL USE TRANSFERRED (4/18/2019):  
FROM 2143 TO 2153  
FROM 2145 TO 2213 (2,440 S.F.)  
FROM 2145 TO "FUTURE ALLOCATION" (560 S.F.)  
FROM 2195 TO "FUTURE ALLOCATION"

TOTAL RETAIL USES: 45,000 S.F.  
26,440 S.F. CURRENTLY ALLOCATED  
18,560 S.F. RETAIL ALLOCATION AVAILABLE  
FOR FUTURE USE.

RETAIL USE TRANSFERRED (6/13/2017):  
FROM 2125 - 2129 TO 2143 - 2147  
FROM 2131 TO 2147  
FROM 2167 TO "FUTURE ALLOCATION"  
FROM 2173 TO "FUTURE ALLOCATION"  
FROM 2213 TO "FUTURE ALLOCATION"

TOTAL RETAIL USES: 45,000 S.F.  
36,000 S.F. CURRENTLY ALLOCATED  
9,000 S.F. RETAIL ALLOCATION AVAILABLE  
FOR FUTURE USE AT SUCH TIME AS  
PARKING IS AVAILABLE.

RETAIL USE TRANSFERRED (8/10/2010):  
FROM 2139 - 2147 TO 2125 - 2135  
FROM 2157 & 2183 TO 2149 - 2151  
FROM 2187 TO 2167  
FROM 2209 TO 2173

RETAIL USE REMOVED:  
FROM 2239 - 2241  
TOTAL RETAIL USES: 45,000 S.F.

REV. JUNE 13, 2017  
REV. APRIL 8, 2019  
REV. JULY 8, 2019

**PLAN APPROVED**

Department of Permits and Development Management

By: *Michael Mallinoff*  
Michael Mallinoff, Director

Date: 7-23-19

\* See adjacent notes on retail use area transfers.

(LAST SIGNED 4/17/19 BY MICHAEL MOHLER)

RETAIL USES DENOTED: [REDACTED]

**UPDATED USE AND PARKING PLAN  
TIMONIUM INDUSTRIAL CENTER**

BALTO. CO., MD ELECT. DISTRICT 8  
SCALE: 1"=100' AUG. 20, 2010

SHEET 2 OF 2

SHEET 1 OF 2 IS THE ORIGINAL RETAIL USE PLAN - LAST SIGNED 6-11-2008

**PARKING REQUIREMENTS**

| Use                             | Area               | Requirement   | # Spaces | Adj #                                |
|---------------------------------|--------------------|---------------|----------|--------------------------------------|
| Office                          | 17842 s.f.         | 3.3/1000 s.f. | 59       | 57 (Less 5% mass transit adjustment) |
| Warehouse                       | 127216 s.f.        | 1/employee    | 101      | 96 (Less 5% mass transit adjustment) |
| Restaurant (carry out)          | 3000 s.f.          | 5/1000 s.f.   | 15       |                                      |
| Personal Service                | 6000 s.f.          | 3.3/1000 s.f. | 20       |                                      |
| Furniture/Carpet                | 12000 s.f.         | 2.5/1000 s.f. | 30       |                                      |
| Commercial Rec. (Athletic Club) | 12000 s.f.         | 10/1000 s.f.  | 120      |                                      |
| Retail                          | 18222 s.f.         | 5/1000 s.f.   | 92       |                                      |
| <b>Total Building</b>           | <b>196280 s.f.</b> |               |          |                                      |

Includes 7280 s.f. from 56 W. Timonium Road (1198 s.f. office, 5300 s.f. warehouse & 782 s.f. retail); this site included with parking but not part of grandfathering plan in the ML zone plan.

**SHARED PARKING ADJUSTMENT TABLE (BCZR. 409.6.B.3)**

| Use                              | Weekday    |            | Weekend    |            |           |
|----------------------------------|------------|------------|------------|------------|-----------|
|                                  | Daytime    | Evening    | Daytime    | Evening    | Nighttime |
| Office or industrial             | 153        | 16         | 16         | 8          | 8         |
| Theater, commercial rec., tavern | 48         | 120        | 96         | 120        | 12        |
| Retail (include furn/carpet)     | 74         | 110        | 122        | 86         | 7         |
| Restaurant                       | 8          | 15         | 15         | 15         | 2         |
| Other uses                       | 20         | 20         | 20         | 20         | 20        |
| <b>Parking Required</b>          | <b>303</b> | <b>281</b> | <b>269</b> | <b>249</b> | <b>49</b> |

Case 2012-0177-A granted a variance from 99 spaces to 74 spaces or 25 fewer spaces than required

**Total Parking Required: 278 (303-25)**  
**Total Parking Provided: 339**

UPDATED PARKING PARKING  
TABULATION PER PROPOSED  
TENANT MIX 7/8/2019

**NJB Engineering, Inc.**  
Civil Engineering Consulting

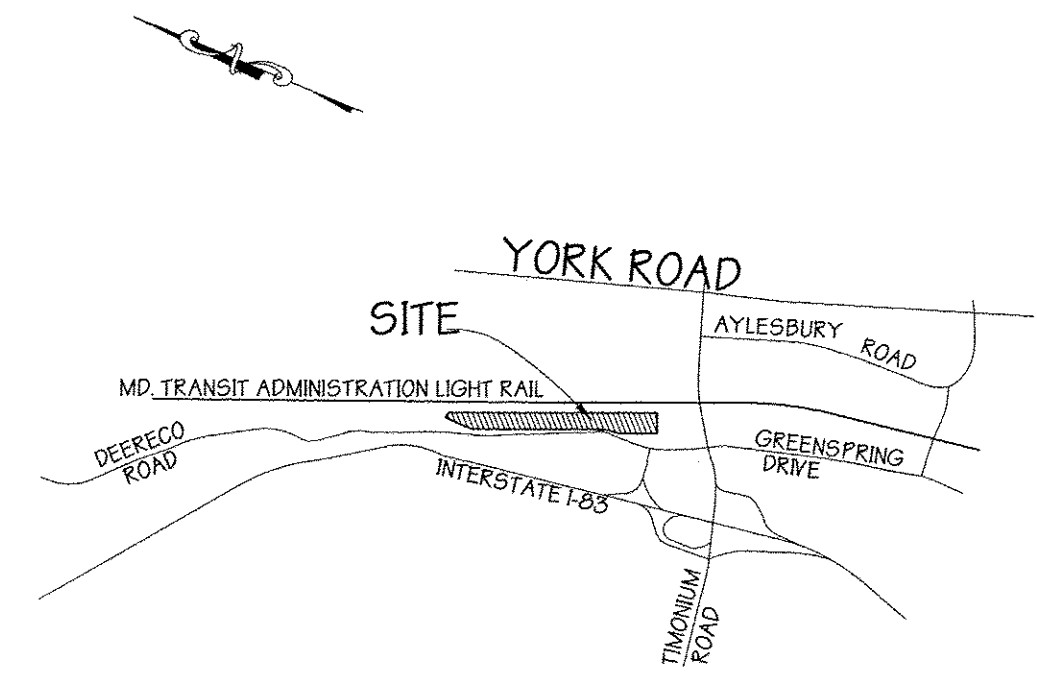
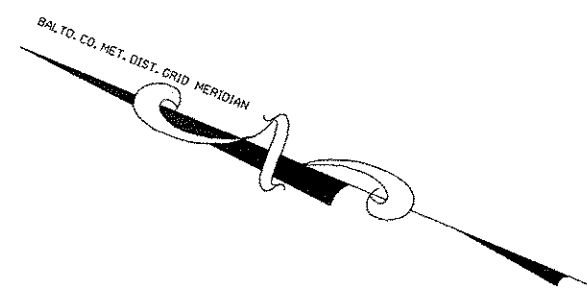
810 Gleneagles Court  
Towson, Maryland 21286

Suite 311  
410-832-7691

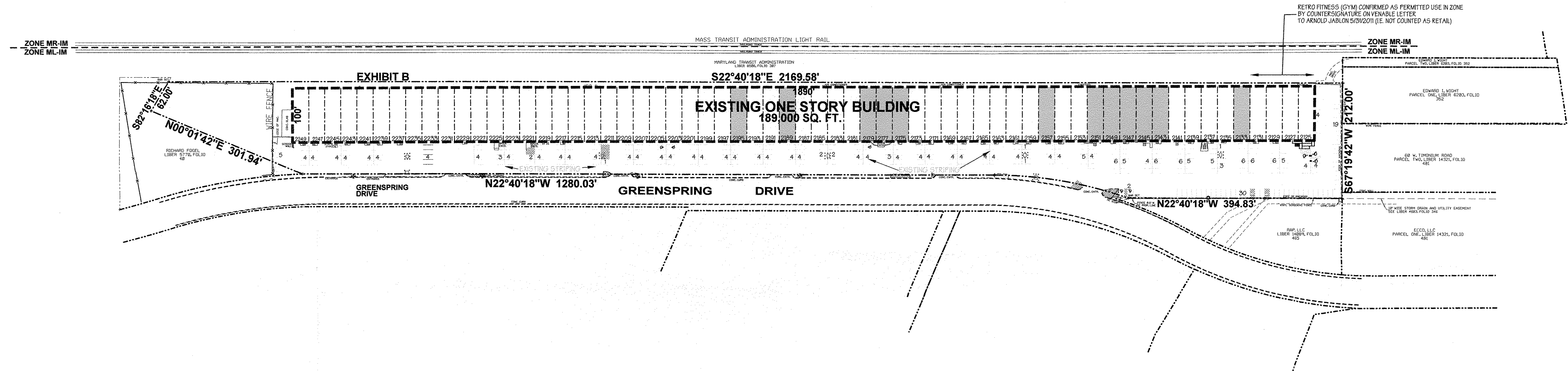
**ST. JOHN PROPERTIES**

2560 Lord Baltimore Drive  
Baltimore, Maryland 21244  
(410) 788-0100





VICINITY MAP  
SCALE: 1"=2000'



PLAN APPROVED  
Department of Permits and Development Management

By:   
Arnold Jablon, Director  
Date: 8/21/17

\* See notes on retail use area transfers below.

| PARKING REQUIREMENTS |             |               |          |                                      |  |
|----------------------|-------------|---------------|----------|--------------------------------------|--|
| Use                  | Area        | Requirement   | # Spaces | Adj #                                |  |
| Office               | 12812 s.f.  | 3.3/1000 s.f. | 43       | 41 (Less 5% mass transit adjustment) |  |
| Warehouse            | 119188 s.f. | 1/employee    | 80       | 76 (Less 5% mass transit adjustment) |  |
| Carryout Restaurant  | 3000 s.f.   | 5/1000 s.f.   | 15       |                                      |  |
| Personal Service     | 6000 s.f.   | 3.3/1000 s.f. | 20       |                                      |  |
| Furniture/Carpet     | 12000 s.f.  | 2.5/1000 s.f. | 30       |                                      |  |
| Athletic Club        | 12000 s.f.  | 10/1000 s.f.  | 120      |                                      |  |
| Retail               | 24000 s.f.  | 5/1000 s.f.   | 120      |                                      |  |
| Total Building       | 189000 s.f. |               |          |                                      |  |

UPDATED PARKING TABULATION PER PROPOSED TENANT MIX 6/13/2017

| SHARED PARKING ADJUSTMENT TABLE (BCZR. 409.6.B.3) |         |         |         |         |    |
|---------------------------------------------------|---------|---------|---------|---------|----|
|                                                   | Weekday |         | Weekend |         |    |
|                                                   | Daytime | Evening | Daytime | Evening |    |
| Office or industrial                              | 117     | 12      | 12      | 6       | 6  |
| Commercial Recreation                             | 48      | 120     | 96      | 120     | 12 |
| Retail (include furn/carpet)                      | 90      | 135     | 150     | 105     | 8  |
| Restaurant                                        | 8       | 15      | 15      | 15      | 2  |
| Other uses                                        | 20      | 20      | 20      | 20      | 20 |
| Total Parking Required                            | 283     | 302     | 293     | 266     | 48 |
| Total Parking Provided                            | 305     |         |         |         |    |

RETAIL USE TRANSFERRED (6/13/2017):  
FROM 2125 - 2129 TO 2143 - 2147  
FROM 2131 TO 2147  
FROM 2167 TO "FUTURE ALLOCATION"  
FROM 2173 TO "FUTURE ALLOCATION"  
FROM 2213 TO "FUTURE ALLOCATION"  
  
TOTAL RETAIL USES: 45,000 S.F.  
36,000 S.F. CURRENTLY ALLOCATED  
9,000 S.F. RETAIL ALLOCATION AVAILABLE  
FOR FUTURE USE AT SUCH TIME AS  
PARKING IS AVAILABLE.

RETAIL USES DENOTED :

RETAIL USE TRANSFERRED (8/10/2010):  
FROM 2139 - 2147 TO 2125 - 2133  
FROM 2157 & 2183 TO 2149 - 2151  
FROM 2187 TO 2167  
FROM 2209 TO 2173  
RETAIL USE REMOVED :  
FROM 2239 - 2241  
TOTAL RETAIL USES : 45,000 S.F.

UPDATED USE AND PARKING PLAN  
**TIMONIUM INDUSTRIAL CENTER**

BALTO. CO., MD ELECT. DISTRICT 8  
SCALE: 1"=100' AUG. 20, 2010

SHEET 2 OF 2

REV. JUNE 13, 2017

**NJB Engineering, Inc.**  
Civil Engineering Consulting  
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Suite 311  
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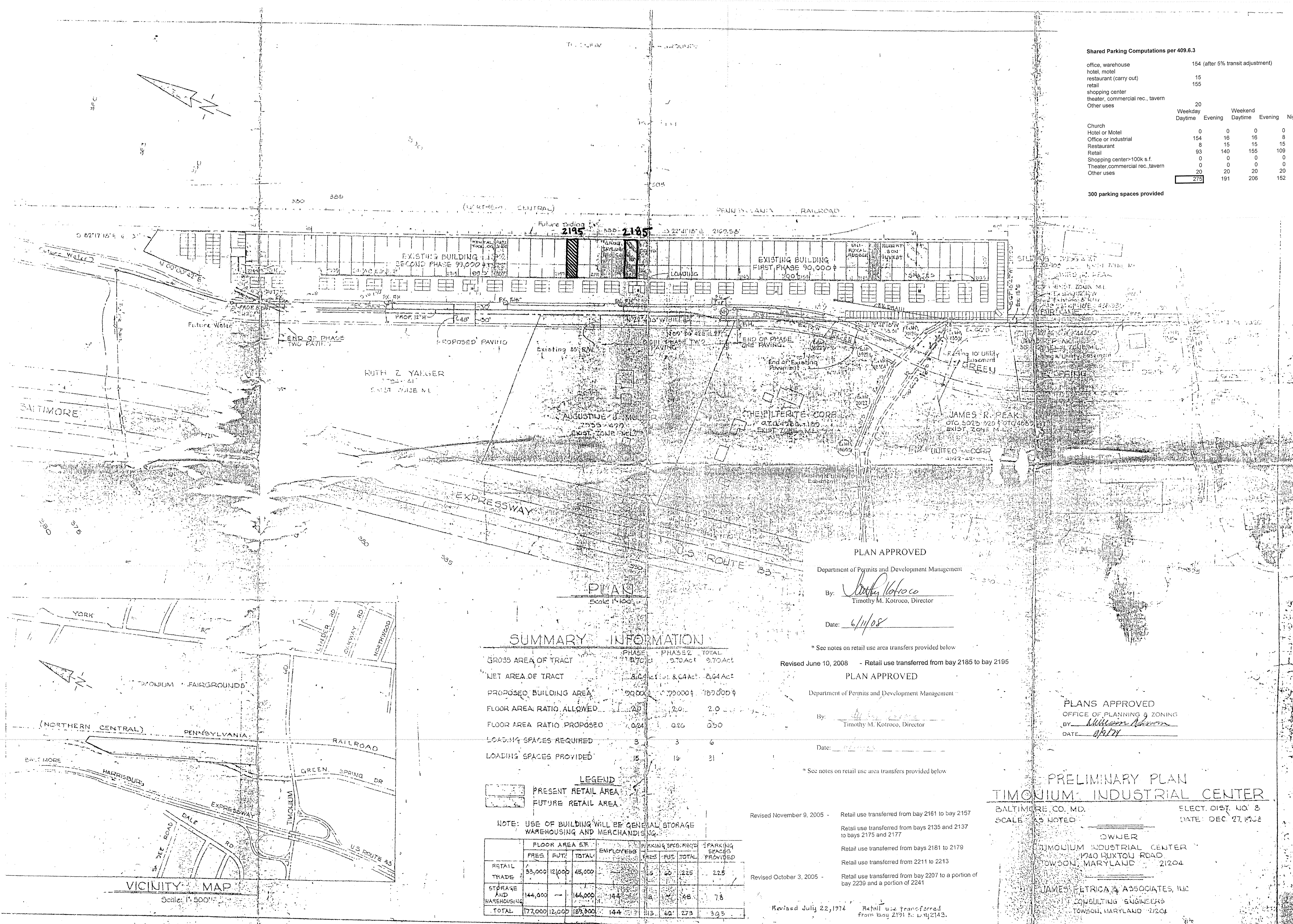
**ST. JOHN PROPERTIES**  
2560 Lord Baltimore Drive  
Baltimore, Maryland 21244  
(410) 788-0100



# Shared Parking Computations per 409.6.3

|                                  |                                   |         |         |         |           |
|----------------------------------|-----------------------------------|---------|---------|---------|-----------|
| office, warehouse                | 154 (after 5% transit adjustment) |         |         |         |           |
| hotel, motel                     |                                   |         |         |         |           |
| restaurant (carry out)           | 15                                |         |         |         |           |
| retail                           | 155                               |         |         |         |           |
| shopping center                  |                                   |         |         |         |           |
| theater, commercial rec., tavern |                                   |         |         |         |           |
| Other uses                       |                                   |         |         |         |           |
|                                  | 20                                |         |         |         |           |
|                                  | Weekday                           | Evening | Weekend | Evening | Nighttime |
|                                  | Daytime                           |         | Daytime |         |           |
| Church                           | 0                                 | 0       | 0       | 0       | 0         |
| Hotel or Motel                   | 0                                 | 0       | 0       | 0       | 0         |
| Office or industrial             | 154                               | 16      | 16      | 8       | 8         |
| Restaurant                       | 8                                 | 15      | 15      | 15      | 2         |
| Retail                           | 93                                | 140     | 155     | 109     | 8         |
| Shopping center-100k s.f.        | 0                                 | 0       | 0       | 0       | 0         |
| Theater, commercial rec., tavern | 0                                 | 0       | 0       | 0       | 0         |
| Other uses                       | 20                                | 20      | 20      | 20      | 20        |
|                                  | 275                               | 191     | 206     | 152     | 38        |

300 parking spaces provided



## PLAN APPROVED

Department of Permits and Development Management

By: Timothy M. Kotroco  
Timothy M. Kotroco, Director

Date: 6/11/08

\* See notes on retail use area transfers provided below

Revised June 10, 2008 - Retail use transferred from bay 2185 to bay 2195

## PLAN APPROVED

Department of Permits and Development Management

By: Timothy M. Kotroco  
Timothy M. Kotroco, Director

Date: 6/11/08

\* See notes on retail use area transfers provided below

## SUMMARY INFORMATION

|                           | PHASE 1     | PHASE 2     | TOTAL        |
|---------------------------|-------------|-------------|--------------|
| GROSS AREA OF TRACT       | 9.70 Ac.    | 9.70 Ac.    | 9.70 Ac.     |
| NET AREA OF TRACT         | 8.04 Ac.    | 8.04 Ac.    | 8.04 Ac.     |
| PROPOSED BUILDING AREA    | 90,000 S.F. | 99,000 S.F. | 189,000 S.F. |
| FLOOR AREA RATIO ALLOWED  | 2.0         | 2.0         | 2.0          |
| FLOOR AREA RATIO PROPOSED | 0.24        | 0.26        | 0.50         |
| LOADING SPACES REQUIRED   | 3           | 3           | 6            |
| LOADING SPACES PROVIDED   | 15          | 16          | 31           |

| LEGEND |                     |
|--------|---------------------|
|        | PRESENT RETAIL AREA |
|        | FUTURE RETAIL AREA  |

NOTE: USE OF BUILDING WILL BE GENERAL STORAGE WAREHOUSING AND MERCHANDISING

|                         | FLOOR AREA S.F. |        |         | EMPLOYEES | PARKING SPACES REQUIRED |      |       | PARKING SPACES PROVIDED |
|-------------------------|-----------------|--------|---------|-----------|-------------------------|------|-------|-------------------------|
|                         | PRE.            | FUT.   | TOTAL   |           | PRE.                    | FUT. | TOTAL |                         |
| RETAIL TRADE            | 33,000          | 12,000 | 45,000  |           | 15                      | 20   | 225   | 225                     |
| STORAGE AND WAREHOUSING | 144,000         | —      | 144,000 | 144       | 9                       | —    | 48    | 78                      |
| TOTAL                   | 177,000         | 12,000 | 189,000 | 144       | 24                      | 20   | 273   | 303                     |

Revised November 9, 2005 - Retail use transferred from bay 2161 to bay 2157

Retail use transferred from bays 2135 and 2137 to bays 2175 and 2177

Retail use transferred from bays 2181 to 2179

Retail use transferred from 2211 to 2213

Revised October 3, 2005 - Retail use transferred from bay 2207 to a portion of bay 2239 and a portion of 2241

Revised July 22, 1974 - Retail use transferred from bay 2191 to bay 2143.

## PLANS APPROVED

OFFICE OF PLANNING & ZONING

By: William M. Kotroco

DATE: 6/11/08

## PRELIMINARY PLAN TIMONIUM INDUSTRIAL CENTER

BALTIMORE CO. MD.

ELECT. DIST. NO. 8

SCALE AS NOTED

DATE: DEC. 27, 1974

OWNER

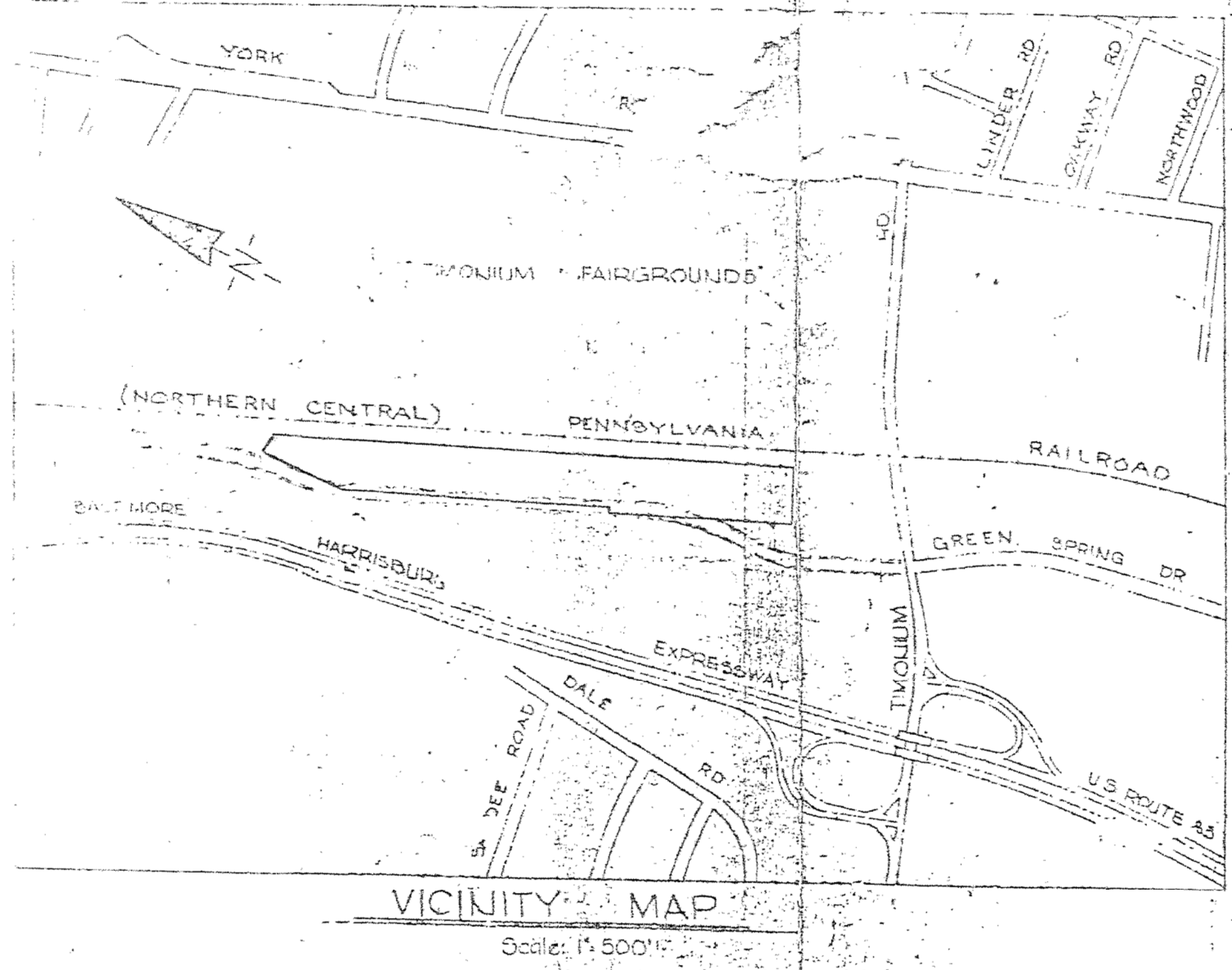
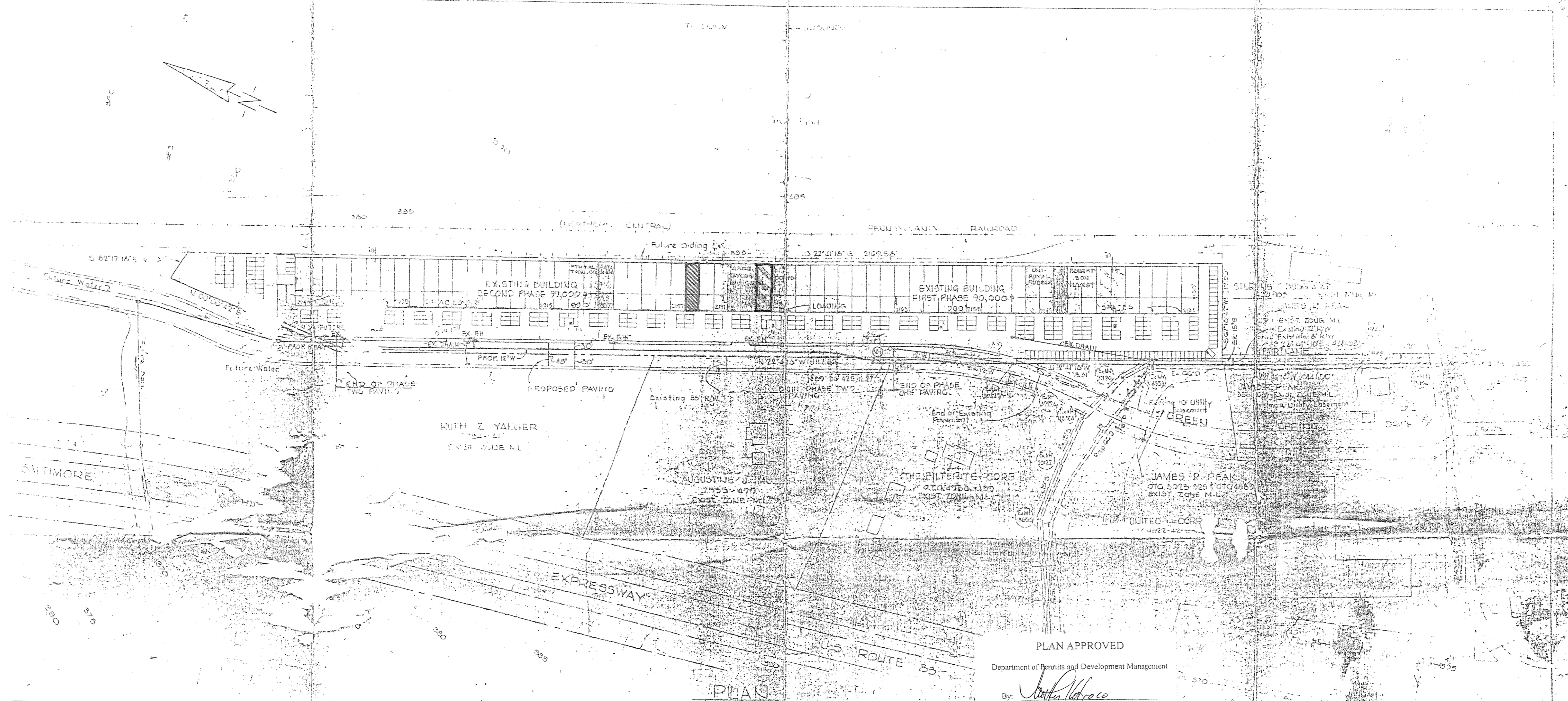
TIMONIUM INDUSTRIAL CENTER  
1940 RUXTON ROAD  
TOWSON, MARYLAND 21204

JAMES PETRICK & ASSOCIATES, INC.  
CONSULTING ENGINEERS  
TOWSON, MARYLAND 21204

## VICINITY MAP

Scale: 1" = 500'





### SUMMARY INFORMATION

|                           | PHASE 1   | PHASE 2   | TOTAL      |
|---------------------------|-----------|-----------|------------|
| GROSS AREA OF TRACT       | 8.70 AC   | 9.70 AC   | 9.70 AC    |
| NET AREA OF TRACT         | 8.64 AC   | 9.64 AC   | 9.64 AC    |
| PROPOSED BUILDING AREA    | 99,000 SF | 90,000 SF | 189,000 SF |
| FLOOR AREA RATIO ALLOWED  | 2.0       | 2.0       | 2.0        |
| FLOOR AREA RATIO PROPOSED | 0.24      | 0.26      | 0.30       |
| LOADING SPACES REQUIRED   | 3         | 3         | 6          |
| LOADING SPACES PROVIDED   | 15        | 16        | 31         |

**LEGEND**  
 PRESENT RETAIL AREA  
 FUTURE RETAIL AREA

NOTE: USE OF BUILDING WILL BE GENERAL STORAGE WAREHOUSING AND MERCHANDISING.

|                         | FLOOR AREA SF | EMPLOYEES | PARKING SPACES REQUIRED | PARKING SPACES PROVIDED |
|-------------------------|---------------|-----------|-------------------------|-------------------------|
|                         | PRES          | FUT       | TOTAL                   |                         |
| RETAIL TRADE            | 33,000        | 12,000    | 45,000                  | 15                      |
| STORAGE AND WAREHOUSING | 144,000       | —         | 144,000                 | 13                      |
| TOTAL                   | 177,000       | 12,000    | 189,000                 | 28                      |

### PLAN APPROVED

Department of Permits and Development Management

By: Timothy M. Kotroco  
 Timothy M. Kotroco, Director

Date: 6/11/08

\* See notes on retail use area transfers provided below

Revised June 10, 2008 - Retail use transferred from bay 2185 to bay 2195

### PLAN APPROVED

Department of Permits and Development Management

By: Timothy M. Kotroco  
 Timothy M. Kotroco, Director

Date: 6/11/08

\* See notes on retail use area transfers provided below

- Revised November 9, 2005 - Retail use transferred from bay 2161 to bay 2157
- Retail use transferred from bays 2135 and 2137 to bays 2175 and 2177
- Retail use transferred from bays 2181 to 2179
- Retail use transferred from 2211 to 2213
- Revised October 3, 2005 - Retail use transferred from bay 2207 to a portion of bay 2239 and a portion of 2241
- Revised July 22, 1974 - Retail use transferred from bay 2191 to bay 2143.

### PLANS APPROVED

OFFICE OF PLANNING & ZONING  
 BY: William A. Adams  
 DATE: 8/2/08

SEE SHEET 2 OF 2 FOR REVISION DATED AUGUST 20, 2010

## PRELIMINARY PLAN TIMONIUM INDUSTRIAL CENTER

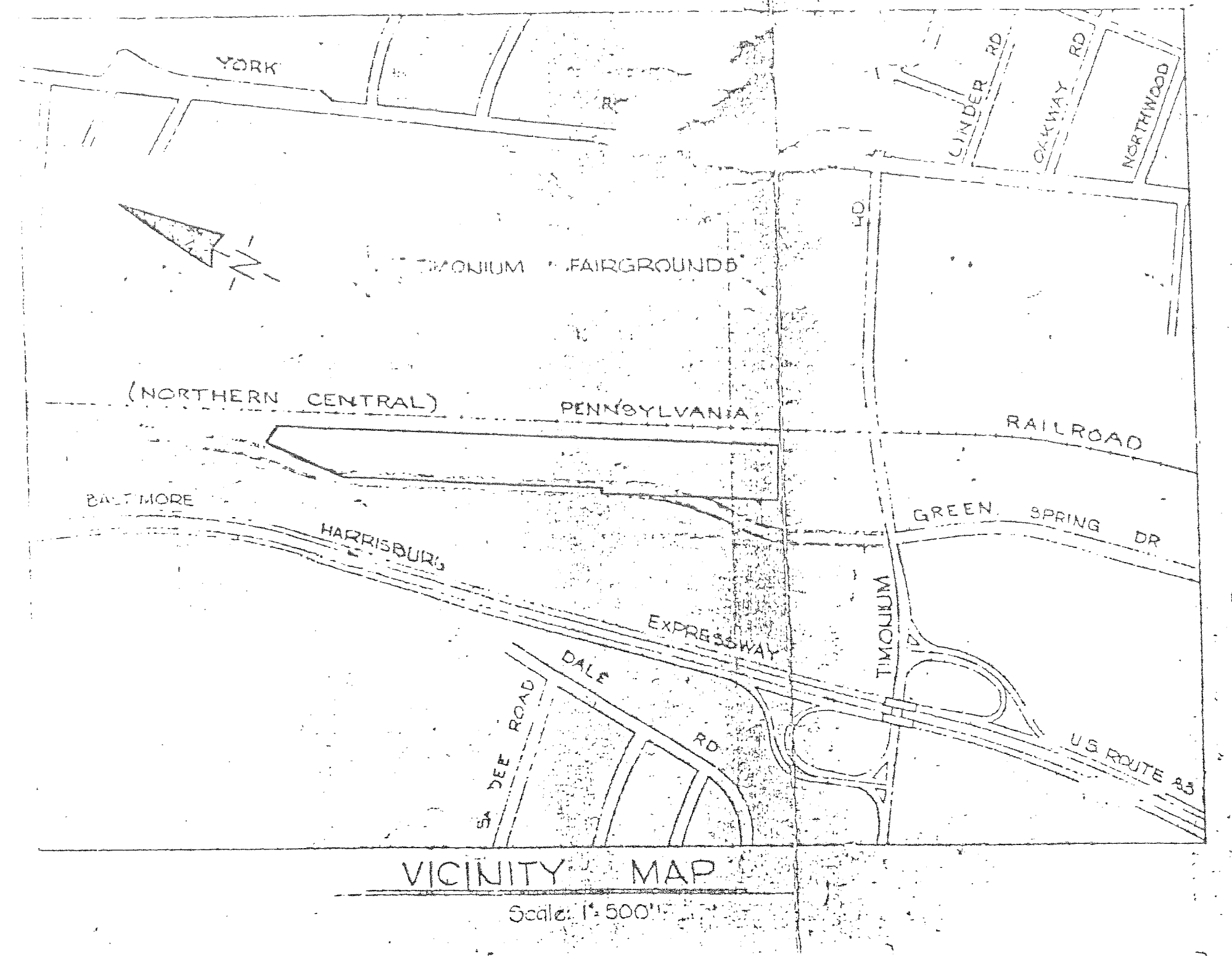
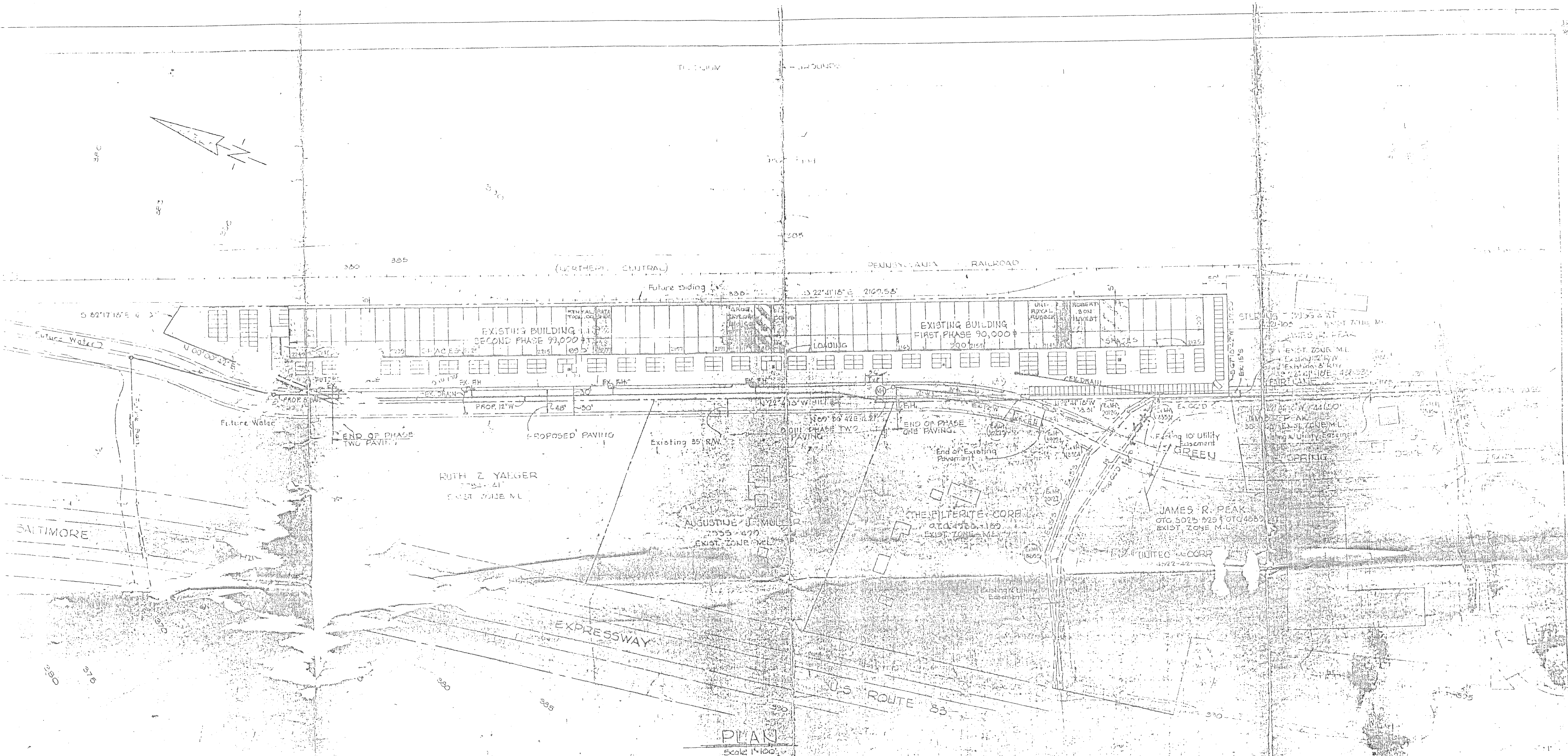
BALTIMORE, CO. MD.  
 SCALE: AS NOTED

ELECT. DIST. NO. 8  
 DATE: DEC 27, 1978

OWNER  
 TIMONIUM INDUSTRIAL CENTER  
 1740 RUXTOW ROAD  
 TOWSON, MARYLAND 21204

ENGINEER  
 JAMES PATRICK & ASSOCIATES, INC.  
 CONSULTING ENGINEERS  
 TOWSON, MARYLAND 21204





### SUMMARY INFORMATION

|                           | PHASE 1   | PHASE 2   | TOTAL      |
|---------------------------|-----------|-----------|------------|
| GROSS AREA OF TRACT       | 8.70 AC   | 8.70 AC   | 17.40 AC   |
| NET AREA OF TRACT         | 8.64 AC   | 8.64 AC   | 17.28 AC   |
| PROPOSED BUILDING AREA    | 90,000 SF | 90,000 SF | 180,000 SF |
| FLOOR AREA RATIO ALLOWED  | 2.0       | 2.0       | 2.0        |
| FLOOR AREA RATIO PROPOSED | 0.84      | 0.84      | 0.84       |
| LOADING SPACES REQUIRED   | 3         | 3         | 6          |
| LOADING SPACES PROVIDED   | 15        | 16        | 31         |

**LEGEND**  
 [Hatched Box] PRESENT RETAIL AREA  
 [Solid Box] FUTURE RETAIL AREA

NOTE: USE OF BUILDING WILL BE GENERAL STORAGE, WAREHOUSING AND MERCHANDISING.

|                         | FLOOR AREA SF |        |         | EMPLOYEES | PARKING SPACES REQUIRED |      |       | PARKING SPACES PROVIDED |
|-------------------------|---------------|--------|---------|-----------|-------------------------|------|-------|-------------------------|
|                         | PRES.         | FUT.   | TOTAL   |           | PRES.                   | FUT. | TOTAL |                         |
| RETAIL TRADE            | 33,000        | 12,000 | 45,000  | —         | 65                      | 60   | 125   | 225                     |
| STORAGE AND WAREHOUSING | 144,000       | —      | 144,000 | 144       | 8                       | —    | 48    | 78                      |
| TOTAL                   | 177,000       | 12,000 | 189,000 | 144       | 73                      | 60   | 273   | 303                     |

### PLAN APPROVED

Department of Permits and Development Management

By: *Timothy M. Kotroco*  
 Timothy M. Kotroco, Director

Date: *4/10/05*

\* See notes on retail use area transfers provided below

- Revised November 9, 2005 - Retail use transferred from bay 2161 to bay 2157
- Retail use transferred from bays 2135 and 2137 to bays 2175 and 2177
- Retail use transferred from bays 2181 to 2179
- Retail use transferred from 2211 to 2213
- Revised October 3, 2005 - Retail use transferred from bay 2207 to a portion of bay 2239 and a portion of 2241
- Revised July 22, 1974 - Retail use transferred from bay 2191 to bay 2143.

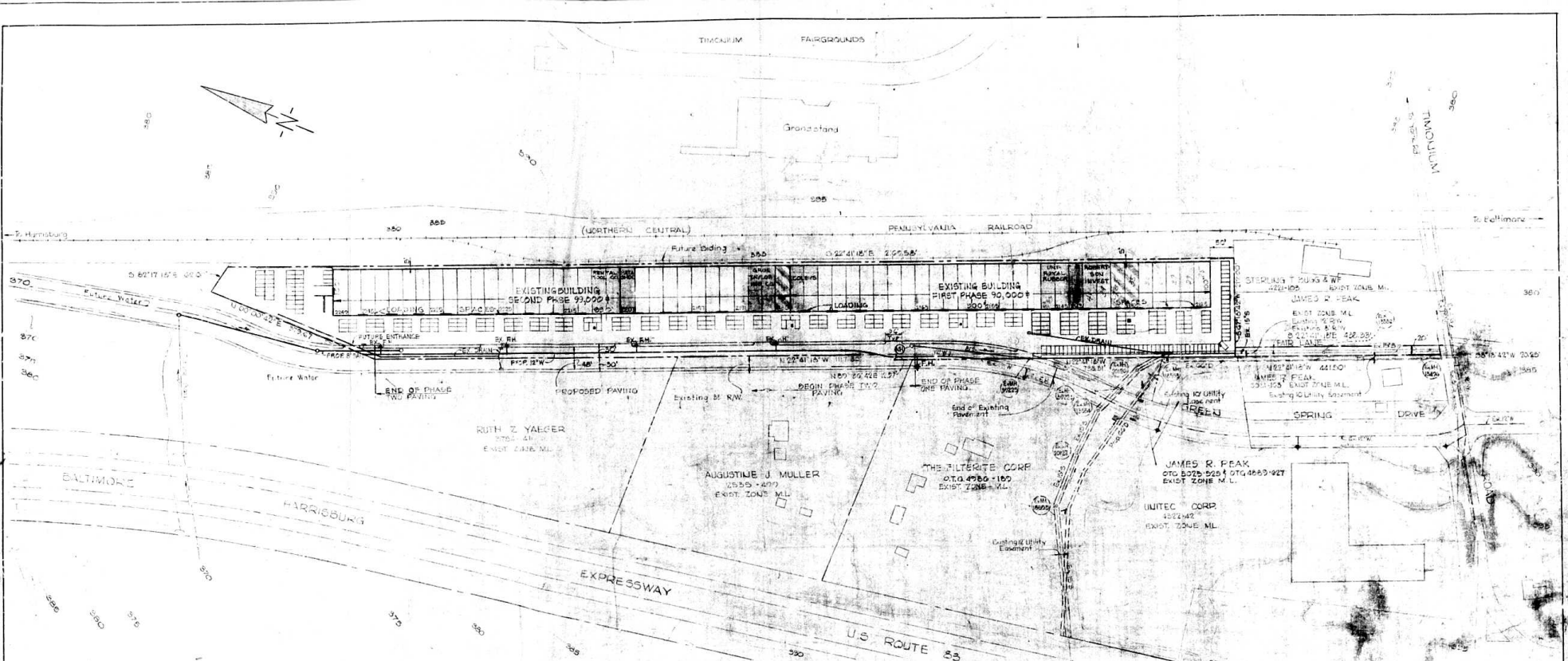
### PLANS APPROVED

OFFICE OF PLANNING & ZONING  
 BY: *William H. Brown*  
 DATE: *8/1/74*

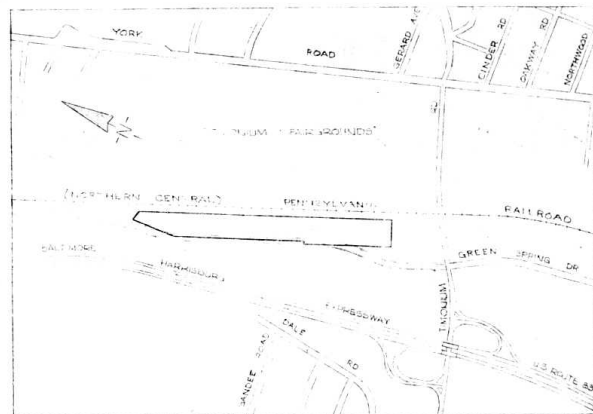
### PRELIMINARY PLAN TIMONIUM INDUSTRIAL CENTER

BALTIMORE, CO. MD. ELECT. DIST. NO. 8  
 SCALE AS NOTED DATE: DEC. 27, 1962  
 OWNER  
 TIMONIUM INDUSTRIAL CENTER  
 1940 RUXTON ROAD  
 TOWSON, MARYLAND 21204  
 JAMES PETRICA & ASSOCIATES, INC.  
 CONSULTING ENGINEERS  
 TOWSON, MARYLAND 21204





PLAN  
Scale 1"=100'



VICINITY MAP  
Scale 1"=300'

### SUMMARY INFORMATION

|                           | PHASE 1<br>8.70 AC | PHASE 2<br>8.24 AC | TOTAL<br>16.94 AC |
|---------------------------|--------------------|--------------------|-------------------|
| GROSS AREA OF TRACT       |                    |                    |                   |
| USE, AREA OF TRACT        | 8.04 AC            | 8.24 AC            | 16.28 AC          |
| PROPOSED BUILDING AREA    | 90,000 sq ft       | 90,000 sq ft       | 180,000 sq ft     |
| FLOOR AREA RATIO ALLOWED  | 2.0                | 2.0                | 2.0               |
| FLOOR AREA RATIO PROPOSED | 0.24               | 0.22               | 0.23              |
| LOADING SPACES REQUIRED   | 8                  | 3                  | 11                |
| LOADING SPACES PROVIDED   | 15                 | 16                 | 31                |

| LEGEND    |                     |
|-----------|---------------------|
| [Pattern] | PRESENT RETAIL AREA |
| [Pattern] | FUTURE RETAIL AREA  |

NOTE: USE OF BUILDING WILL BE GENERAL STORAGE, WAREHOUSING AND MERCHANDISING.

|                         | FLOOR AREA SF |       |         | EMPLOYEES | PARKING SPACES REQUIRED |      |       | PARKING SPACES PROVIDED |
|-------------------------|---------------|-------|---------|-----------|-------------------------|------|-------|-------------------------|
|                         | PRES.         | FUT.  | TOTAL   |           | PRES.                   | FUT. | TOTAL |                         |
| RETAIL TRADE            | 33,000        | 2,000 | 35,000  | —         | 160                     | 40   | 200   | 225                     |
| STORAGE AND WAREHOUSING | 144,000       | —     | 144,000 | 144       | 48                      | —    | 48    | 75                      |
| TOTAL                   | 177,000       | 2,000 | 179,000 | 144       | 208                     | 40   | 248   | 300                     |

Revised July 22, 1974

Retain use transferred from 1991 to 1992/1993

PLANS APPROVED  
OFFICE OF PLANNING & ZONING  
BY: *William H. Hannon*  
DATE: 1-9-74

### PRELIMINARY PLAN TIMONIUM INDUSTRIAL CENTER

BALTIMORE, CO. MD.  
SCALE: AS NOTED

SHEET NO. 1 OF 2  
DATE: DEC 27, 1973

OWNER  
TIMONIUM INDUSTRIAL CENTER  
1940 RUXTON ROAD  
TOWSON, MARYLAND 21204  
  
JAMES PATRICK & ASSOCIATES, INC.  
CONSULTING ENGINEERS  
TOWSON, MARYLAND 21204



JAN 15 1974