

APR 18 1980

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 302.1 of the Baltimore County Zoning Regulations having been met, the Special Exception for a bank should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of August, 1979, that the herein Petition for Special Exception for a bank should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with the comments submitted by the Office of Planning and Zoning, dated April 11, 1979.
2. A revised site plan be submitted in accordance with the above restriction and approved by the Department of Public Works and the Office of Planning and Zoning.

[Signature]
Zoning Commissioner of
Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of _____

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of _____, 1979, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a _____ zone, and/or the Special Exception for _____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Item No. 171
Page 2
June 13, 1979

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

[Signature]
NICHOLAS E. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:mr

Enclosures

cc: Kilde Consultants, Inc.
1020 Cromwell Bridge Road
Baltimore, Maryland 21204

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THOMSON M. MOURING, P.E.
DIRECTOR

March 21, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #171 (1978-1979)
Property Owner: Secroll Joint Venture
W/S Lord Baltimore Dr. 195' N. Security Blvd.
Existing Zoning: D.R. 5.5 & M.L.R.
Proposed Zoning: Special Exception for a bank (See Case No. 78-273-SPH; Item No. 225, 1977-1978)
Acres: 0.45 District: 1st

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

The comments which were supplied in connection with the Zoning Advisory Committee review of the overall property, of which this site is a part, for Item #225 (1977-1978), are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #171 (1978-1979).

Very truly yours,

[Signature]
ELLENWORTH H. DIVER, P.E.
Chief, Bureau of Engineering

END: EAM: PWR: ss

cc: R. Morton
H. Shalowitz (Security Plaza)

L-SE Key Sheet
6 x 7 NW 26 & 27 Pos. Sheets
NW 2 G Topo
94 Tax Map

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 486-3211

LESLIE H. GRAEF
DIRECTOR

April 11, 1979

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 171, Zoning Advisory Committee Meeting, March 6, 1979, are as follows:

Property Owner: Secroll Joint Venture
Location: W/S Lord Baltimore Drive 195' N. Security Blvd.
Existing Zoning: D.R. 5.5 and M.L.R.
Proposed Zoning: Special Exception for a bank (See Case No. 78-273-SPH; Item No. 225, 1977-1978)
Acres: 0.45
District: 1st

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The site plan must be revised to indicate a total of 21 waiting spaces plus the 3 service spaces for the drive-in bank.

Very truly yours,

[Signature]
John L. Wimbley, Jr.
Planner III
Current Planning and Development

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 486-2800

STEPHEN E. COLLINS
DIRECTOR

April 4, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 171 - SAC - March 6, 1979
Property Owner: Secroll Joint Venture
Location: W/S Lord Baltimore Dr. 195' N Security Blvd.
Existing Zoning: D.R. 5.5 & M.L.R.
Proposed Zoning: Special Exception for a bank (See Case No. 78-273-SPH; Item No. 225, 1977-1978)

Acres: 0.45
District: 1st

Dear Mr. DiNenna:

The requested special exception for a bank is not expected to be a major traffic generator.

Very truly yours,

[Signature]
Michael S. Flanigan
Engineer Associate II

MSF/hmd

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

March 29, 1979

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #171, Zoning Advisory Committee Meeting of March 6, 1979, are as follows:

Property Owner: Secroll Joint Venture
Location: W/S Lord Baltimore Dr. 195' N Security Blvd.
Existing Zoning: D.R. 5.5 & M.L.R.
Proposed Zoning: Special Exception for a bank (See Case No. 78-273-SPH; Item No. 225, 1977-1978)
Acres: 0.45
District: 1st

Metropolitan water and sewer is available.

Very truly yours,

[Signature]
Ian J. Forrest, Acting Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/JRE/fuh

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nicholas B. Commodari, Zoning Advisory Committee
FROM: Sharon Caplan, Industrial Development Commission
SUBJECT: Item No. 171 - Property Owner: Secroll Joint Venture
Location: W/S Lord Baltimore Dr. 195' N. Security Blvd.
Existing Zoning: D.R. 5.5 & M.L.R.
Proposed Zoning: Special Exception for a bank

In recognition of Baltimore County's desire to foster a healthy economic growth, we request the Zoning Officer to evaluate the above request in the best interest of industrial expansion.

SC:ph

[Signature]
SHARON CAPLAN

Baltimore County
Fire Department
TOWSON, MARYLAND 21204
(301) 486-7310

Paul H. Reincke
CHIEF

February 27, 1979

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Secroll Joint Venture
Location: W/S Lord Baltimore Dr. 195' N Security Blvd.
Item No. 171 Zoning Agency Meeting of 3/6/79

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ exceeds the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: *[Signature]* Noted and Approved: *[Signature]*
Planning Group Special Inspection Division Fire Prevention Bureau

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 5, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: March 6, 1979

RE: Item No: 170, 171, 172, 173, 174, 175, 176
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

WNP/bp

ROBERT M. MCCORMACK, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BOTSARIS
THOMAS H. BOYER
MRS. LORRAINE F. CHURCH
ROGER S. HAYDEN
ALVIN LORECK
MRS. HILTON B. SMITH, JR.
RICHARD W. TRACEY, DVM.
ROBERT T. DUDEL, SUPERINTENDENT

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Conrad Date: March 23, 1979
FROM: Ted Burman
SUBJECT: Planning Advisory Committee Meeting
Item No. 171

ITEM #170 Standard Comment - Permits required etc.
ITEM #171 Standard Comment - Permits required etc.
ITEM #172 See attached comments
ITEM #173 See attached comments
ITEM #174 Standard comments - permits required etc.
ITEM #175 Standard comment - permits required etc.
ITEM #176 Standard comment - permits required etc.

Ted Burman
Ted Burman, Chief
Plans Review

ED:rrj

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
Zoning Commissioner Date: June 14, 1979
Norman E. Gerber, Acting Director
FROM: Office of Planning and Zoning
SUBJECT: Petition #79-261-X Item #171

Petition for Special Exception for a bank
West side of Lord Baltimore Drive, 195 feet North of Security
Boulevard

Petitioner - Secroll Joint Venture

1st District

HEARING: Monday, June 25, 1979 (10:45 A.M.)

The proposed use would not be inappropriate here; however,
this office questions the applicability of Section 248.4 b. of
the Baltimore County Zoning Regulations to the subject site.

Norman E. Gerber
Norman E. Gerber
Acting Director
Office of Planning and Zoning

NEGJGH:rw

November 1, 1979

John W. Hamlin, III, Esquire
County Office Building
Towson, Md. 21204

Re: Case No. 79-261-X
Secroll Joint Venture

Dear Mr. Hamlin:

Enclosed herewith is a copy of the Order of Denial
passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Edith T. Hamlin
Edith T. Hamlin, Adm. Secretary

End.

cc: Richard A. Reid, Esquire
Secroll Joint Venture
Mr. J. E. Dyer
Mr. W. E. Hammond
Mr. J. G. Hamwell

KIDDE CONSULTANTS, INC.

Subsidiary of Walter Kidde & Company Inc.

Cable: KIDDEENG
Telex: 87769
1100 Cromwell Bridge Road
Baltimore, Maryland 21204
(301) 321-5500

DESCRIPTION

Direct Dial Number

0.45 ACRE PARCEL, WEST SIDE OF LORD BALTIMORE DRIVE, 195 FEET NORTH OF
SECURITY BOULEVARD, BALTIMORE COUNTY, MARYLAND.

This Description is for Special Exception

Beginning on the west side of Lord Baltimore Drive at a point
distant N 02° 21' 39" W 195 feet, more or less, as measured along the west side
of said Lord Baltimore Drive, from the north right of way line of Security Boulevard,
running thence binding on the west side of said Lord Baltimore Drive,
(1) N 02° 21' 39" W 174 feet, more or less, thence five courses:
(2) S 88° 55' 55" W 116 feet, more or less, (3) S 02° 21' 39" E 164 feet, more or less,
(4) N 88° 55' 55" E 70 feet, more or less, (5) S 02° 21' 39" E 12 feet, and
(6) N 88° 55' 55" E 45 feet, more or less, to the place of beginning.
Containing 0.45 of an acre of land.

RWB:mps

J.O. 1-73062-B
W.O. 24013-C

January 24, 1979



ENGINEERS • ARCHITECTS • PLANNERS

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
493-3333

WILLIAM E. HAMMOND
ZONING COMMISSIONER

August 9, 1979

Richard A. Reid, Esquire
102 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
W/S of Lord Baltimore Drive, 195'
N of Security Boulevard - 1st Election
District
Secroll Joint Venture - Petitioner
NO. 79-261-X (Item No. 171)

Dear Mr. Reid:

I have this date passed my Order in the above referenced matter in accor-
dance with the attached.

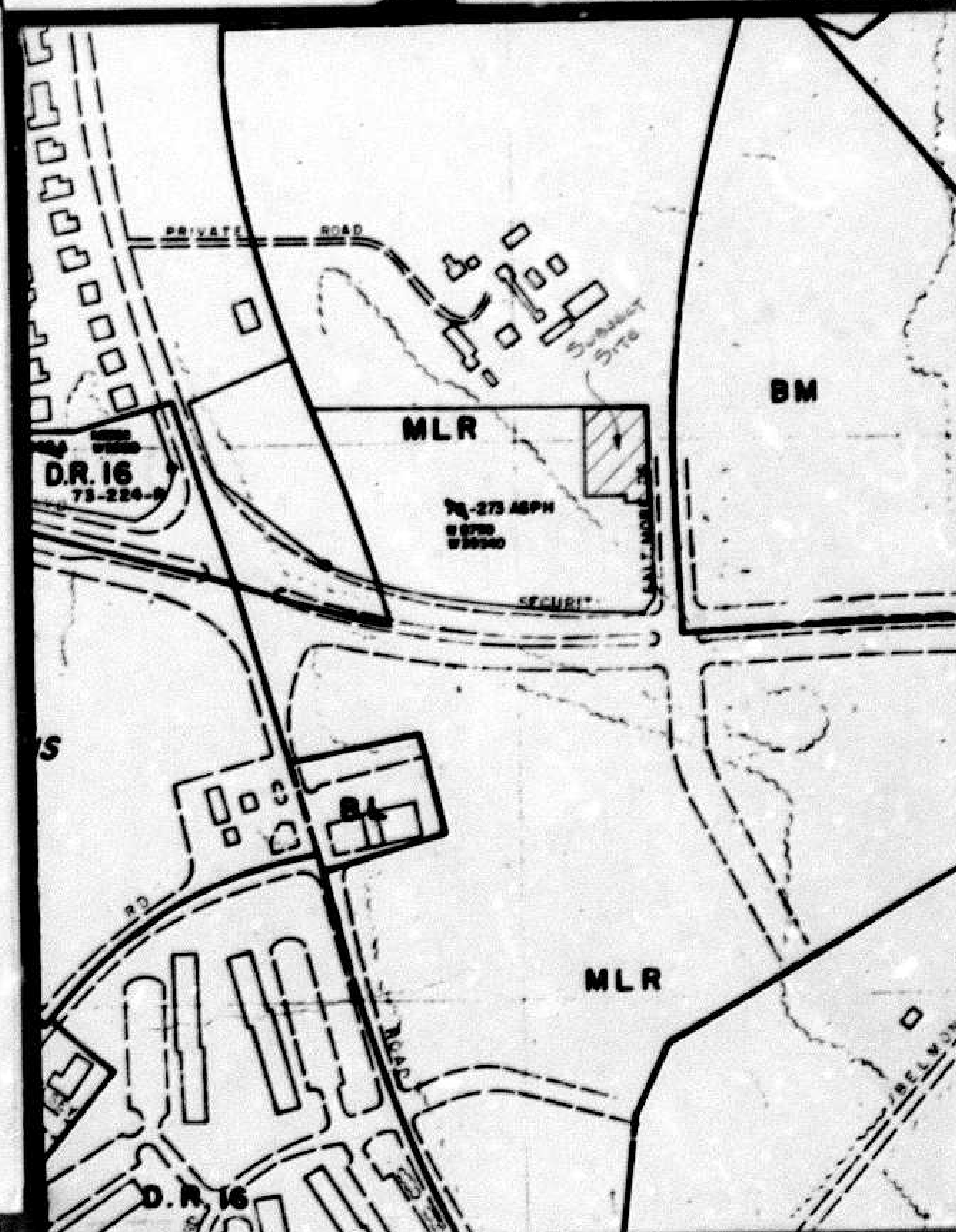
Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:eri

Attachments

cc: John W. Hession, III, Esquire
People's Counsel



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 78697

DATE: May 31, 1979 ACCOUNT: 01-662
AMOUNT: \$50.00

RECEIVED: Royston, Mueller, McLean
FROM: Filing Fee for Case No. 79-261-X

8470238 1 500.00
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 78738

DATE: June 21, 1979 ACCOUNT: 01-662
AMOUNT: \$47.96

RECEIVED: Richard A. Reid, Esquire
FROM: Cost of Advertising and Posting Case No. 79-261-X

8920238 21 479.40
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 83163

DATE: September 6, 1979 ACCOUNT: 01-662
AMOUNT: \$60.00

RECEIVED: Baltimore County, Maryland
FROM: Filing Fee for Appeal of Case No. 79-261-X

8920238 7 800.00
VALIDATION OR SIGNATURE OF CASHIER

2-SIGNS

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

2 - SIGNS

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										

Reviewed by: SAB Revised Plans:
 Change in outline or description Yes

 _____ No
 Previous case: 76 272 SAB Map # _____

Revised Plans:
Change in outline or description _____ Yes
_____ No
Map # _____

[illegible]

Cost of Advertisement, \$-----

TOWSON, MD 21204 June 7 1979

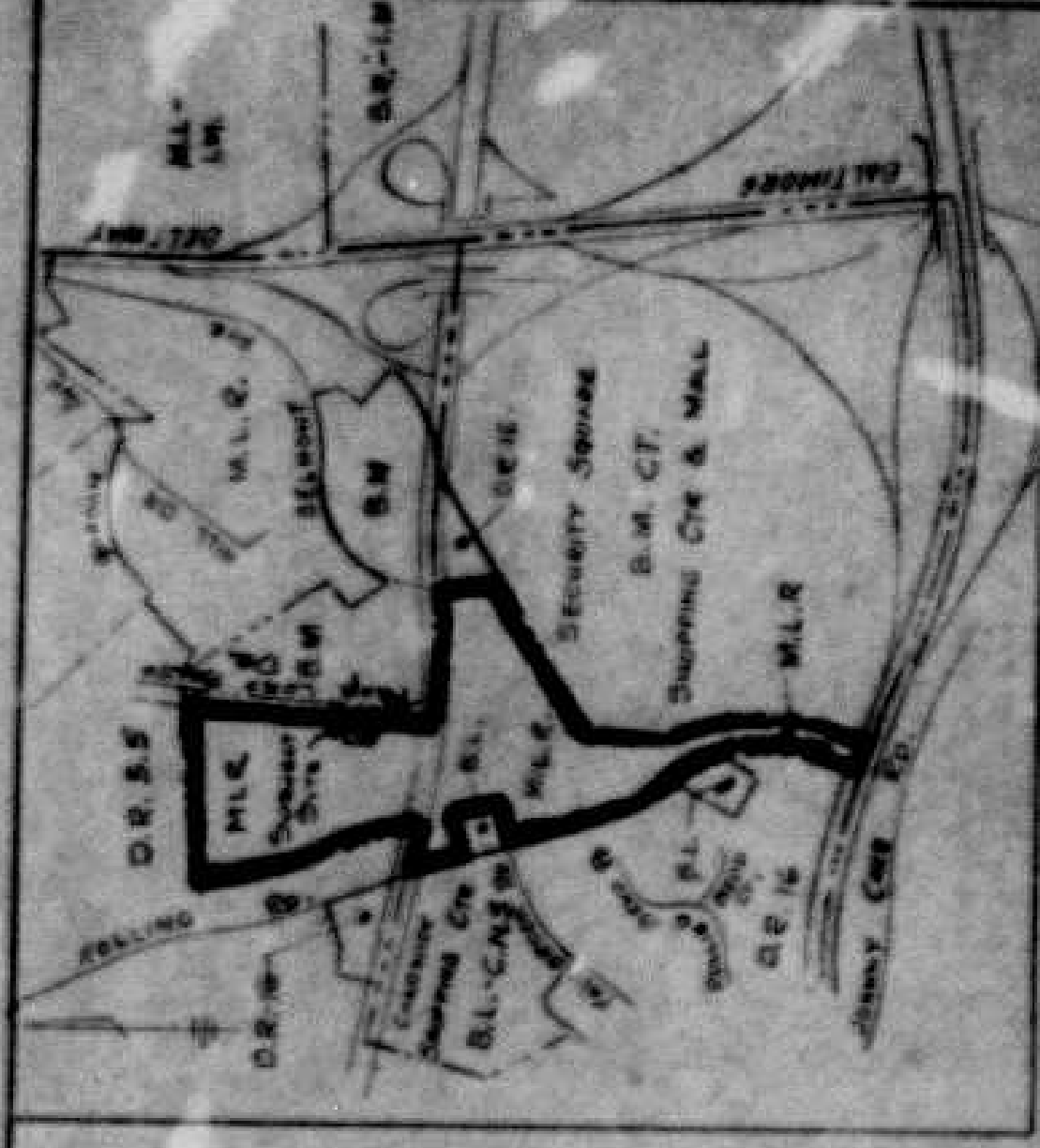
THIS IS TO CERTIFY, that the annexed advertisement of
PETITION FOR SPECIAL EXCEPTION - Secroll Joint
Venture
was inserted in the following

- ☐ Catonsville Times
☐ Dundalk Times
☐ Essex Times
☐ Suburban Times East
☐ Towson Times
☐ Arbutus Times
☐ Community Times
☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 8th day of June 1979, that is to say, the same was inserted in the issues of June 7, 1979.

STROMBERG PUBLICATIONS, INC.

BY Esther Berger



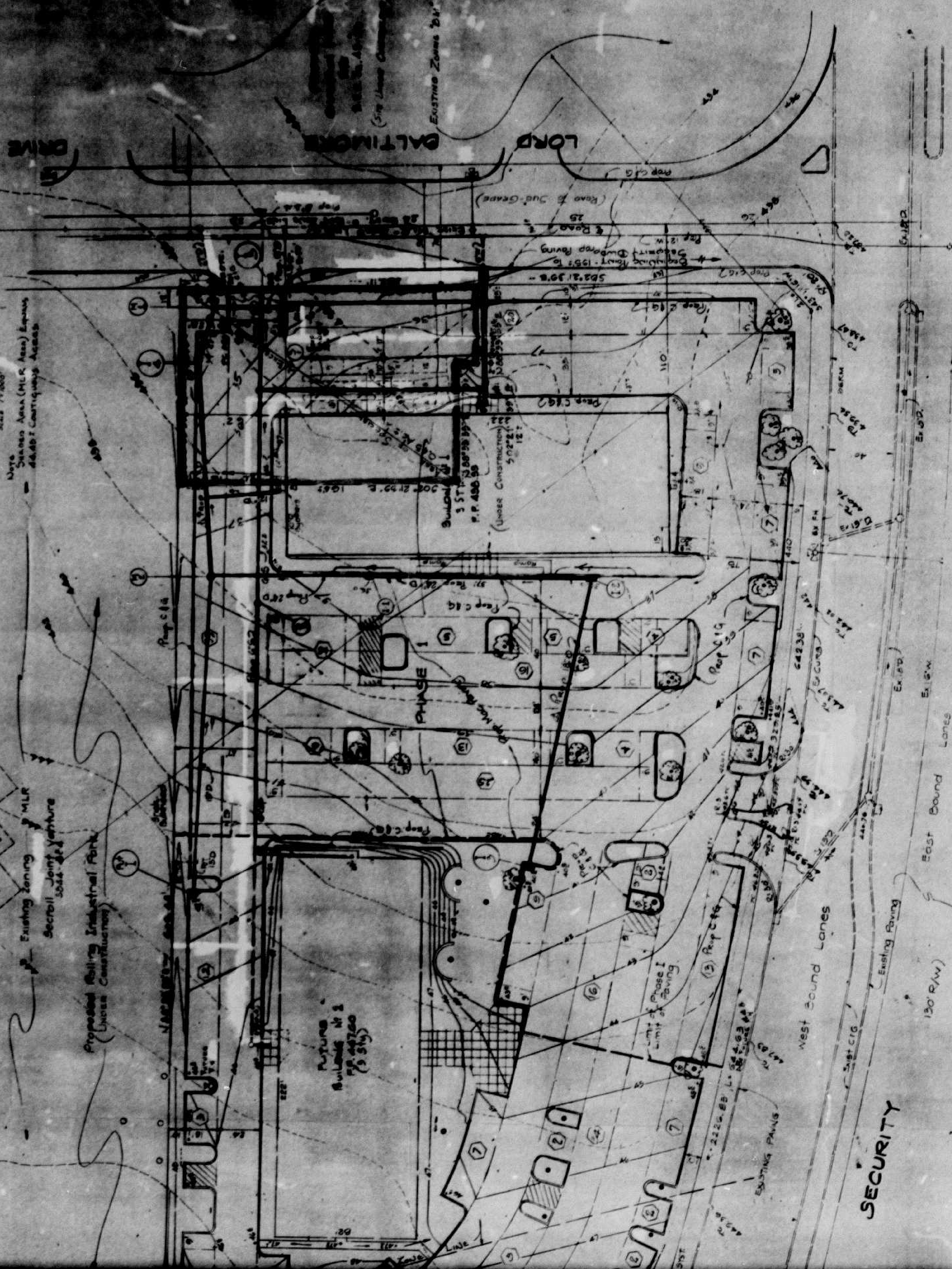
LOCATION MAP
Scale 1/2"

Note:
Shaded Area (MLR Area) Excludes
Adjacent Contiguous Access

Existing Zoning - MLR
Secrill Joint Venture

Proposed Rolling Industrial Park
(Under Construction)

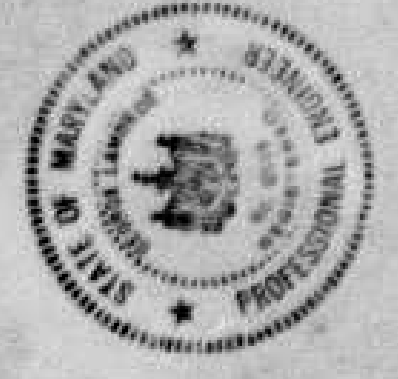
Future
Boulevard No. 2
P.P. 447200
(5.5%)



BOULEVARD

PLAT TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION
AT

SECURITY OFFICE PARK
PART OF ROLLING INDUSTRIAL PARK
LORD BALTIMORE DRIVE AND SECURITY BOULEVARD
ELECTION DISTRICT No. 1
BALTIMORE COUNTY, MD.
JANUARY 25, 1979
SCALE: 1" = 30'



KIDDE CONSULTANTS, INC.
ENGINEERS • ARCHITECTS • PLANNERS
BALTIMORE, MARYLAND

Developer
The Prudential Insurance Co. of America
Suite 400, 1150 17th Street NW
WASHINGTON D.C. 20036



OFF-STREET PARKING NOTES

1. Only Parked Vehicles Will Be Allowed To Park In The Area
2. No Loading, Unloading Or Storing Of Goods Will Be Allowed
3. Lighting Will Be Directed Away From Pedestrian Pathways
Will Be Non Glare & Low Intensity. Lighting Of Parking Area Will Conform To The Hours of The Office Users.
4. Parking Areas Will Be Separated From Resident's Properties With A High Dense Plant Screen
5. Parking Area Will Be Paved, Graded & Properly Drained
6. Parking Area Will Be Used With Stairs or Operation Will Conform To The hours of The Office Users.

3.0627 ACRES
DR 35 W/PARKING DEPT. MNR W/ 14.0 ACRES
OFFICE PARK UNDER CONSTRUCTION
GENERAL OFFICE USE
* See Petition N° 78-275 SPH

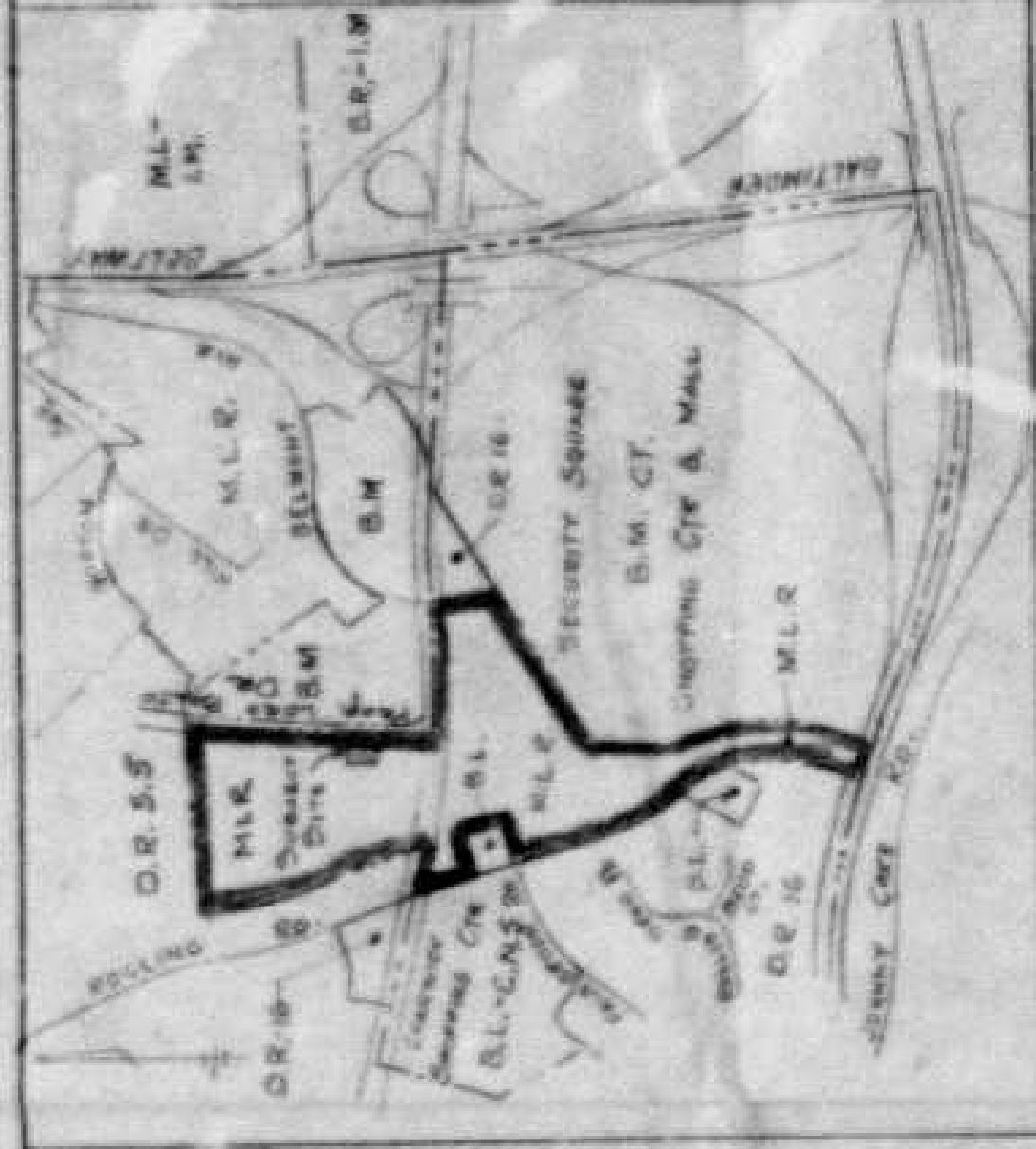
1. TOTAL AREA OF TRACT: 3.0627 ACRES
2. EXISTING ZONING OF TRACT: DR 35 W/PARKING DEPT. MNR W/ 14.0 ACRES
3. EXISTING USE OF TRACT: OFFICE PARK UNDER CONSTRUCTION
4. PROPOSED USE OF TRACT: GENERAL OFFICE USE
5. OFF STREET PARKING DATA:
A. PHASE 1
1. AREA OF GROUND FLOOR = 10,204 @ 1/500 REQUIREMENTS
2. AREA OF UPPER FLOORS = 36,408 @ 1/500
3. TOTAL PARKING SPACES REQUIRED =
4. TOTAL PARKING SPACES PROPOSED =
B. PHASE 2
1. AREA OF GROUND FLOOR =
2. AREA OF UPPER FLOORS =
3. TOTAL PARKING SPACES REQUIRED =
4. TOTAL PARKING SPACES PROVIDED =
C. TOTAL SPACES REQUIRED ON SITE
D. TOTAL SPACES (C) INDICATES AN UNDERCAPPED SPACES
E. SITE IS LOCATED IN DEAD RUN DRAINAGE AREA
F. AREA OF SPECIAL EXCEPTION = 0.40 ACRES

6' SPA
75 SPA
24 SPA
227 SPA
61 SPA
75 SPA
134
171
268
358

100CA ± @ 1/500 REQUIREMENTS
36 AC ± @ 1/500

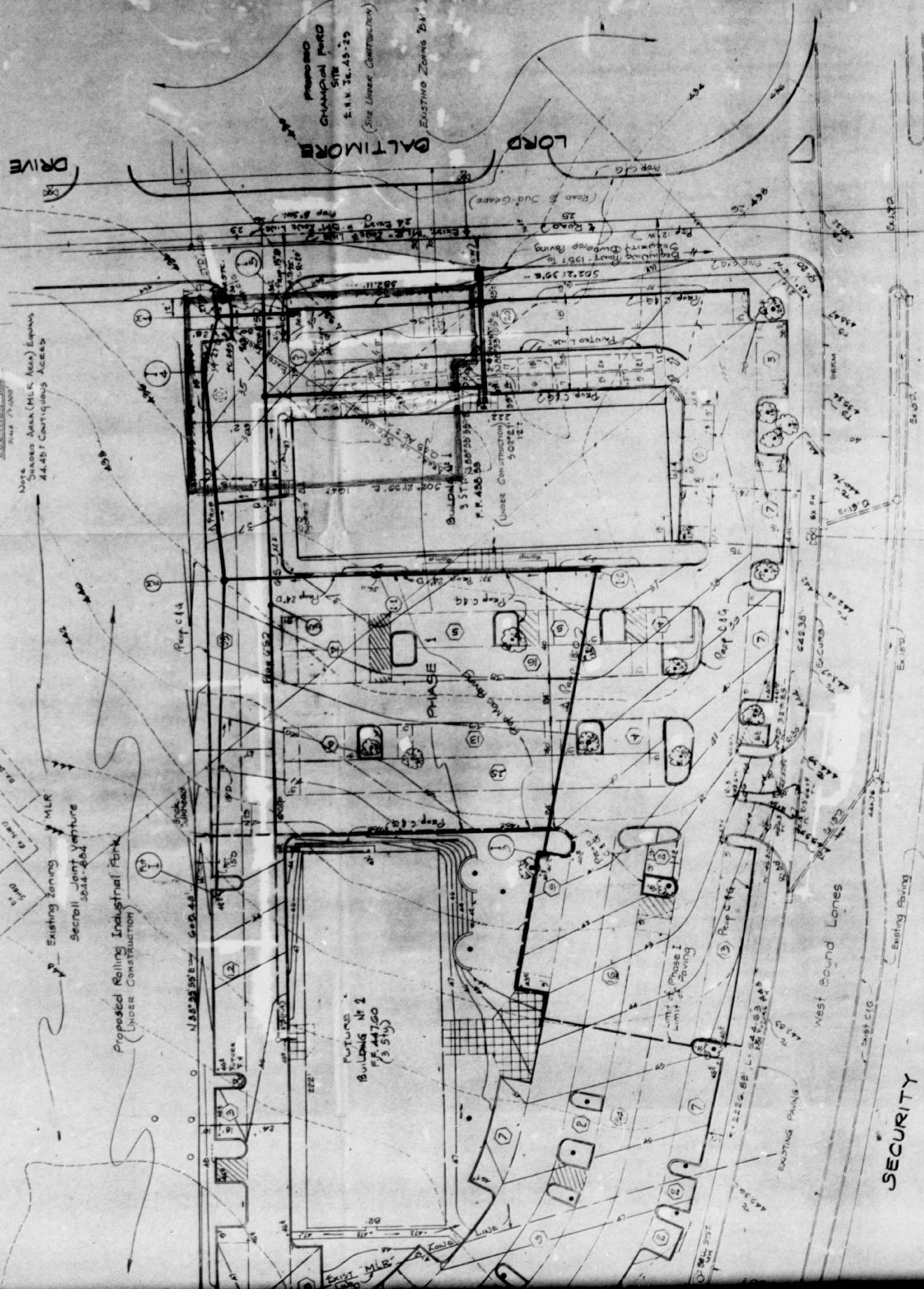
THE PRUDENTIAL
SUITE 400, 115
WASHINGTON





LOCATION MAP
Scale 1" = 100'

Note: Shaded Area (MLR Area) Equals 44.45± Contiguous Acres



BOULEVARD

PLAT TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION AT

SECURITY OFFICE PARK
PART OF ROLLING INDUSTRIAL PARK
LORD BALTIMORE DRIVE AND SECURITY BOULEVARD
BALTIMORE COUNTY, MD
JANUARY 29, 1979
ELECTORAL DISTRICT NO. 1
SCALE: 1" = 30'

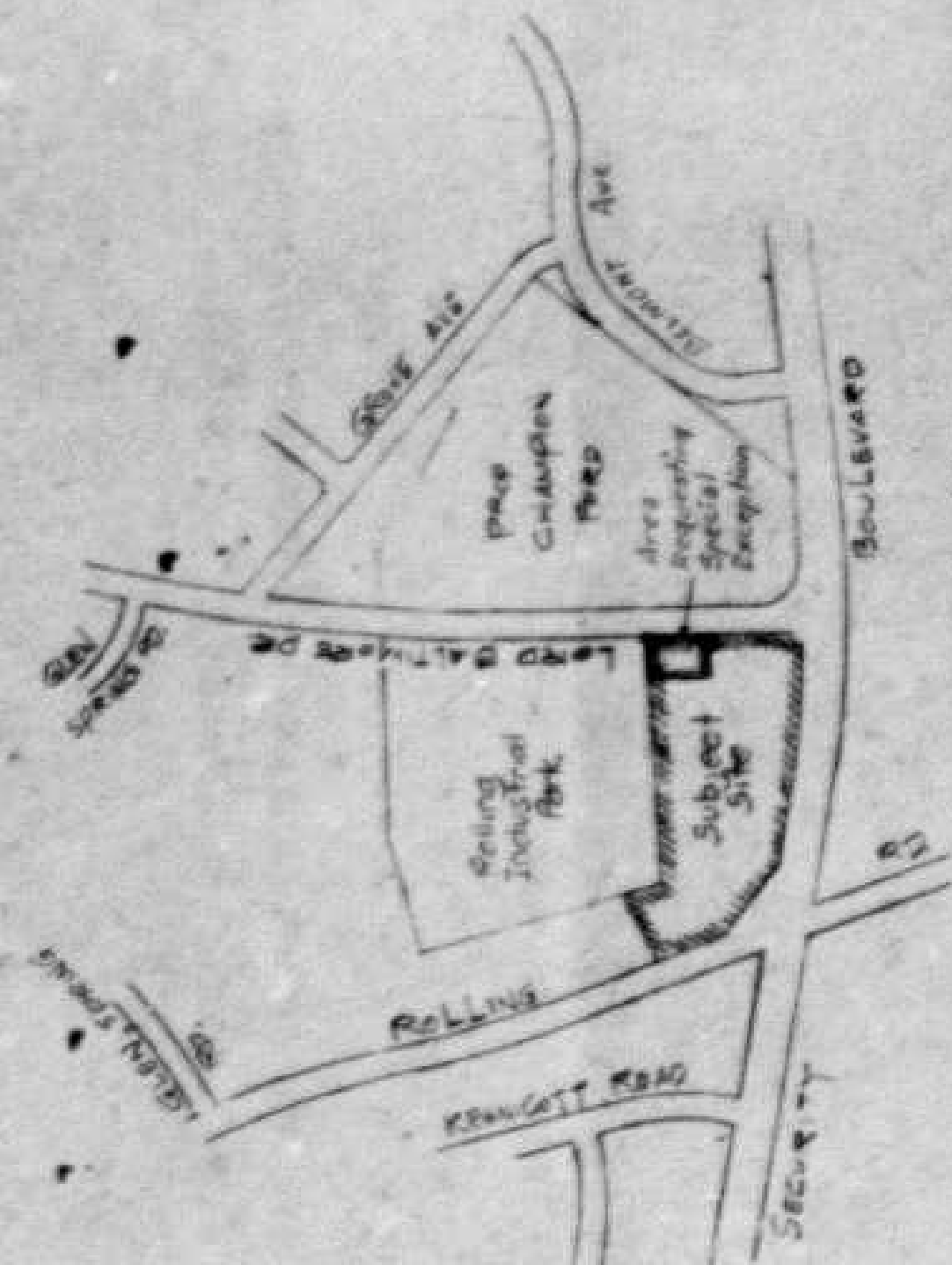
KIDDE CONSULTANTS, INC.
ENGINEERS • ARCHITECTS • PLANNERS
BALTIMORE, MARYLAND



DEVELOPER
THE PRUDENTIAL INSURANCE CO. OF AMERICA
SUITE 400, 1150 17TH STREET, N.W.
WASHINGTON D.C. 20036

Area: 4100 Sq. Ft.
Quoted: 14
This Area Of The
Exception = 14 (Shown)





LOCATION MAP
SCALE 1"=50'

LEGEND

- Trees to be saved
- Handicapped parking
- Existing contours
- Proposed grade
- Limit of Phase I

OFF STREET PARKING NOTES

1. Only Passenger Vehicles Will Be Allowed To Park In The Area
2. No Loading/Unloading or Service Uses Will Be Allowed
3. Lighting Will Be Directed Away From Residential Properties. Will Be Non Glare & Low Intensity. Lighting of Parking Area Will Conform To The Hours of The Office Users.
4. Parking Area Will Be Screened From Residential Properties With A High Dense Plant Screen.
5. Parking Area Will Be Paved, Curbed & Properly Drained
6. Parking Area Will Be Used With & Hours of Operation Will Conform To The Hours of The Office Users.

GENERAL NOTES

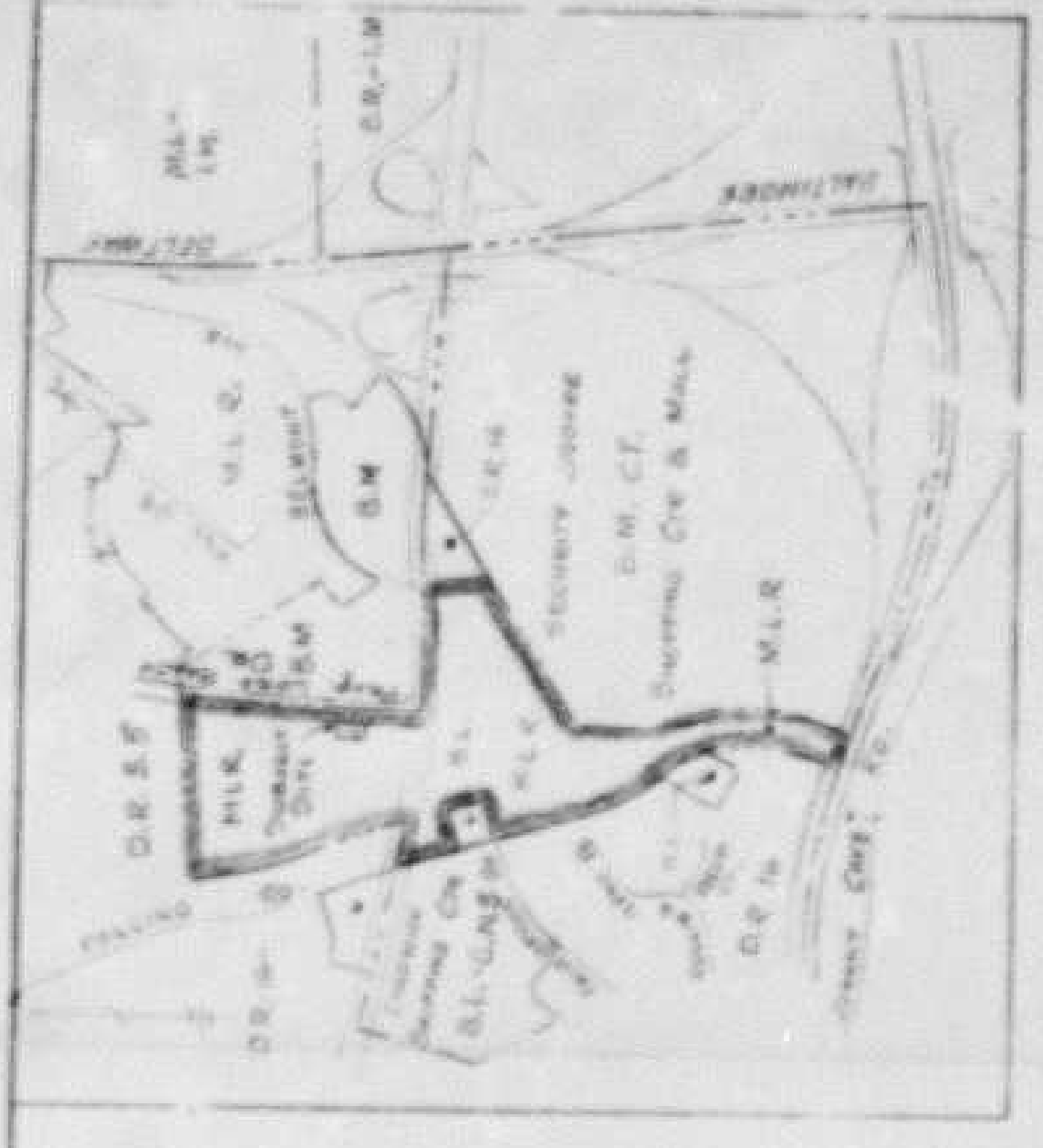
- 1-TOTAL AREA OF TRACT 3.0627 ACRES
- 2-EXISTING ZONING OF TRACT DR 35 W/PARKING DEED-TIMLR N/1/ARCES*
- 3-EXISTING USE OF TRACT OFFICE PARK UNDER CONSTRUCTION
- 4-PROPOSED USE - OFF TRACT GENERAL OFFICE USE
- 5-OFF STREET PARKING DATA * See Section N 79-275 2/4
- A. PHASE 1
 - 1. AREA OF GROUND FLOOR 10,204.4 @ 1/800 REQUIRE
 - 2. AREA OF UPPER FLOORS 16,408.4 @ 1/500
 - 3. TOTAL PARKING SPACES REQUIRED *
 - 4. TOTAL PARKING SPACES PROVIDED *
- B. PHASE 2
 - 1. AREA OF GROUND FLOOR 61,500
 - 2. AREA OF UPPER FLOORS 73,500
 - 3. TOTAL PARKING SPACES REQUIRED 174
 - 4. TOTAL PARKING SPACES PROVIDED 268
- C. TOTAL SPACES REQUIRED ON SITE 268
- D. TOTAL SPACES PROVIDED ON SITE 528
- E. SITE IS LOCATED IN DEAD END DRAINAGE AREA
- F. AREA OF SPECIAL EXCEPTION = 0.45 ACRES

SECURITY

NOTE:

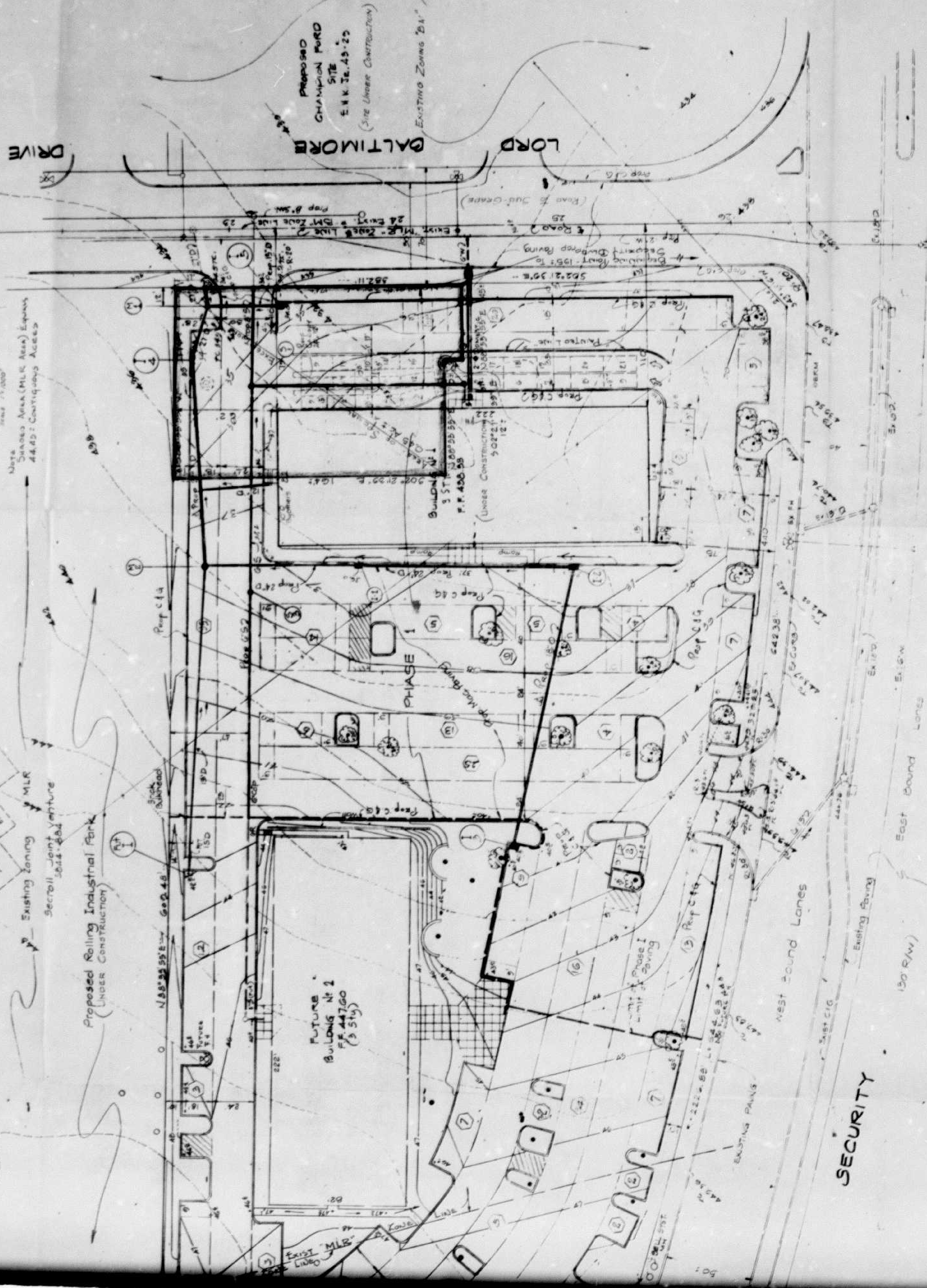
1. Area of 1st Floor for Park - 4100 Sq. Ft.
2. Number of Spaces Required - 14
3. Number of Spaces Within The Area Of The Request for Special Exception - 14 (Shown)

The Prudent
SUITE 400
WASHINGTON



LOCATION MAP
Scale 1/8" = 100'

Notes:
Shaded Area (MLR Area) Equals
44.42 Contiguous Acres



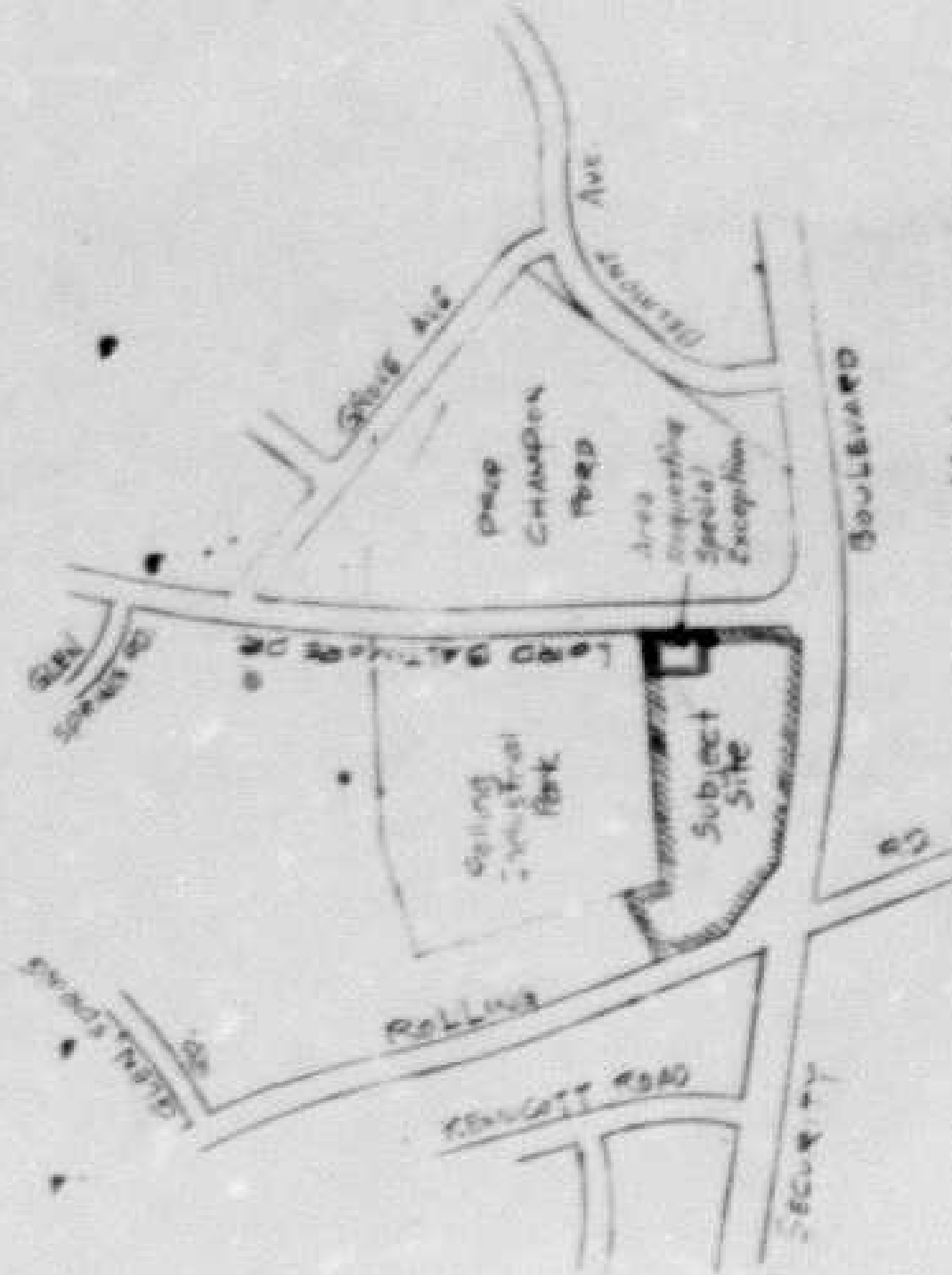
BOULEVARD

PLAT TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION
AT
SECURITY OFFICE PARK
PART OF ROLLING INDUSTRIAL PARK
LORD BALTIMORE DRIVE AND SECURITY BOULEVARD
ELECTRIC DISTRICT #1
BALTIMORE COUNTY, MD
JANUARY 28, 1979
Revised: APRIL 11, 1979

KIDDE CONSULTANTS, INC.
ENGINEERS • ARCHITECTS • PLANNERS
BALTIMORE, MARYLAND

Developer:
The Residential Investment Co. of America
Suite 400, 1150 17th Street NW
WASHINGTON D.C. 20036

Parcel 4100 Sq Ft
Required: 14
Within This Area Of The
Exception = 14 (Shown)



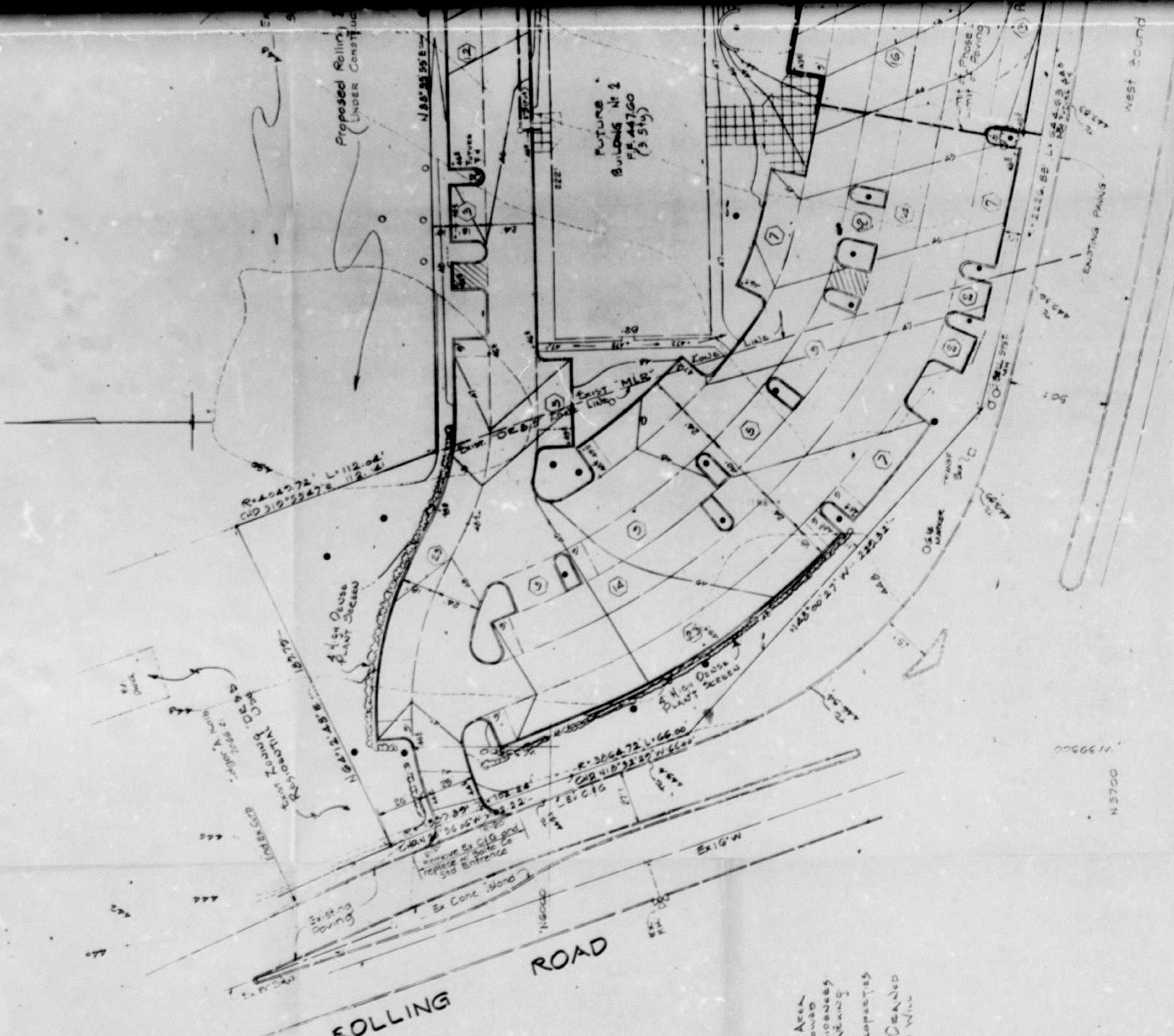
LOCATION MAP
Scale 1"=500'

LEGEND

- Trees to be saved
- Handicapped Parking
- Existing Contours
- Proposed Grade
- 450'
- Limit of Phase I

Off-Street Parking Notes

1. Our Passenger Vehicles will be Allowed to Park in the Area
2. No Loading/Unloading or Service Uses will be Allowed
3. Loading will be Directed Away from Residential Properties
4. Area will be New Glass & Low Intensity Lighting of Parking Area will Conform to the Hours of the Office Users
5. Area will be New Glass & Low Intensity Lighting of Parking Area will Conform to the Hours of the Office Users
6. Area will be New Glass & Low Intensity Lighting of Parking Area will Conform to the Hours of the Office Users
7. Area will be New Glass & Low Intensity Lighting of Parking Area will Conform to the Hours of the Office Users



GENERAL NOTES

1. TOTAL AREA OF TRACT: 3.6627 ACRES
2. EXISTING ZONING OF TRACT: DR-33 MID-RISING DENSE - 1/4 MILE W/IRANCES*
3. EXISTING USE OF TRACT: OFFICE BLDG. CONSTRUCTION
4. PROPOSED USE OF TRACT: GENERAL OFFICE USE
5. OFF-STREET PARKING DATA: X SELECTION NO. 75-575 DPH
6. PHASE 1:
 1. AREA OF GROUND FLOOR: 10,000 ± @ 1/4 MILE REQUIRE
 2. AREA OF UPPER FLOORS: 16,000 ± @ 1/4 MILE REQUIRE
 3. TOTAL PARKING SPACES REQUIRED: 171
 4. TOTAL PARKING SPACES PROVIDED: 287 SPA
7. PHASE 2:
 1. AREA OF GROUND FLOOR: 10,000 ± @ 1/4 MILE REQUIRE
 2. AREA OF UPPER FLOORS: 16,000 ± @ 1/4 MILE REQUIRE
 3. TOTAL PARKING SPACES REQUIRED: 171
 4. TOTAL PARKING SPACES PROVIDED: 287 SPA
8. TOTAL SPACES REQUIRED ON SITE: 206
9. TOTAL SPACES PROVIDED ON SITE: 328
10. SITE IS LOCATED IN DEAD END DRAINAGE AREA
11. AREA OF SPECIAL EXCEPTION = 0.45 ACRES

SECURITY

NOTE:

1. Area of 1st Floor for Parking: 4100 Sq Ft
2. Number of Spaces Required: 14
3. Number of Spaces Within the Area of the Request for Special Exception: 14 (Shown)

THE PROPOSED
SITE 100 115
WASHINGTON