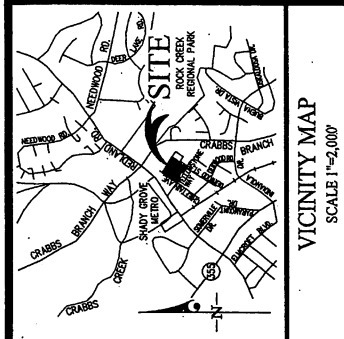


Plat Name: BALDWIN LANDING
Plat #: 220081380 - 220081390

Location: Located on the northeast quadrant of the intersection of Yellowstone Way and Chieftain Avenue
Master Plan: Shady Grove Sector Plan
Plat Details: R-90/TDR zone; 42 lots, 2 parcels
Community Water, Community Sewer
Applicant: Derwood Bible Church Inc.

The record plats have been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plats comply with Preliminary Plan No. 120070290 (MCPB Resolution 07-135) and Site Plan No. 820070160 (MCPB Resolution 07-189), as approved by the Board, and that any minor modifications reflected on the plats do not alter the intent of the Board's previous approval of the aforesaid plans.



GENERAL NOTES

THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE AND EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPEND ON THE RECORDS OF THE MONTGOMERY COUNTY RECORDS. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPEND ON THE RECORDS OF THE MONTGOMERY COUNTY RECORDS.

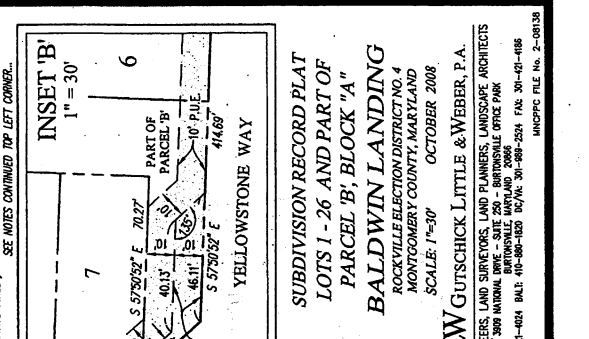
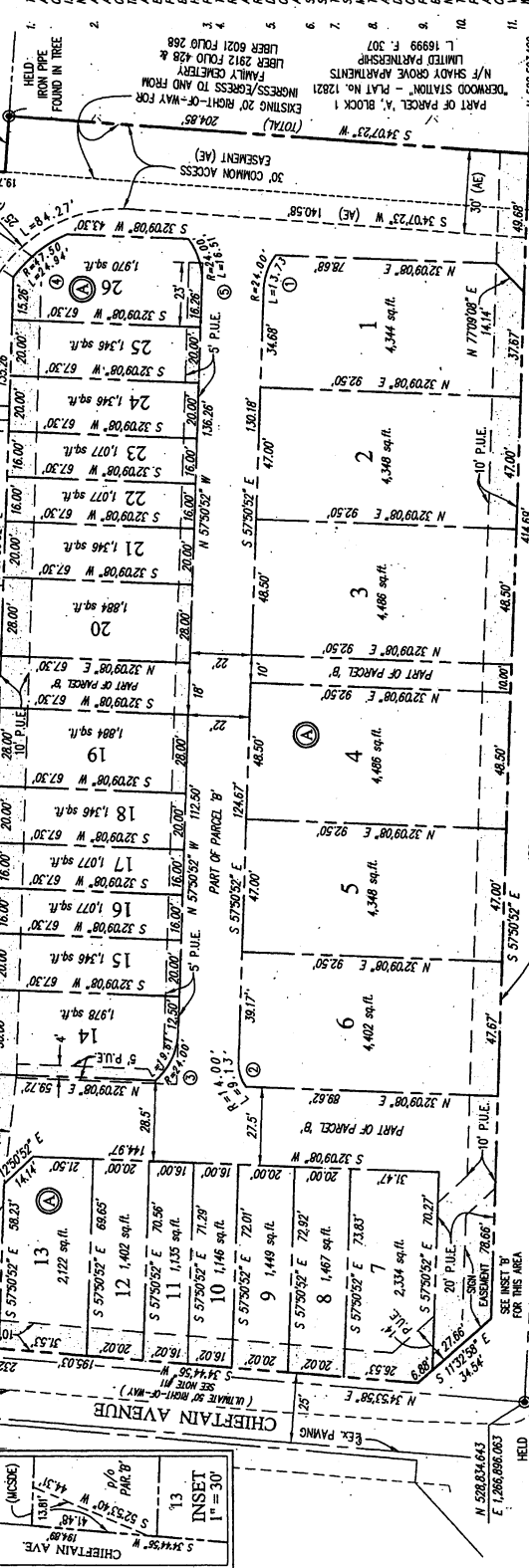
ALL EASEMENTS, ENCUMBRANCES, LIENS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAT, SITE PLAN, PROJECT PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE THE RECORDING OF THIS PLAT. THE REQUIREMENTS OF THE PLAT ARE EXPRESSLY CONSIDERED BY THE PLANNING BOARD AND APPROVED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW UNDER NORMAL BUSINESS HOURS.

MARKERS LOCATED IN THE FIELD DURING THIS SURVEY SHALL BE MAINTAINED AND PROTECTED BY THE OWNER. THE SURVEYOR'S RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPEND ON THE RECORDS OF THE MONTGOMERY COUNTY RECORDS.

THE LOTS SHOWN HEREON ARE LIMITED TO THE USES AND CONDITIONS AS SET FORTH IN THE PRELIMINARY PLAT, SITE PLAN, PROJECT PLAN OR OTHER PLAN APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD. ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD APPROVAL.

THE LOTS SHOWN HEREON ARE LIMITED TO THE USES AND CONDITIONS AS SET FORTH IN THE PRELIMINARY PLAT, SITE PLAN, PROJECT PLAN OR OTHER PLAN APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD. ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD APPROVAL.

THE LOTS SHOWN HEREON ARE LIMITED TO THE USES AND CONDITIONS AS SET FORTH IN THE PRELIMINARY PLAT, SITE PLAN, PROJECT PLAN OR OTHER PLAN APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD. ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD APPROVAL.



CURVE TABULATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	24.00'	13.73'	7.08'	13.54'	S 42°27'47" E	32°16'10"
2	14.00'	9.13'	4.74'	8.67'	S 76°32'22" E	37°23'10"
3	24.00'	19.61'	10.39'	18.07'	N 34°25'23" W	46°19'07"
4	47.50'	24.94'	12.76'	24.85'	S 09°14'09" E	30°14'49"
5	24.00'	16.51'	8.60'	16.19'	N 77°33'35" W	39°25'25"

COMMON ACCESS Easmt.

LINE	BEARING	LENGTH
A1	R = 71.50'	61.74'
A2	CHORD S 35°01'28" E	60.12'
A3	N 77°46'52" E	13.09'

AREA TABULATION

LOT	AREA (sq. ft.)
26 LOTS	36,223 sq. ft.
1 PARCEL (6/6 PARCEL B)	39,161 sq. ft.
STREET DEDICATION	3,222 sq. ft.
TOTAL AREA OF PLAT	104,611 sq. ft.

OWNER'S CERTIFICATE

DERWOOD BIBLE CHURCH, INC. OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAT OF SUBDIVISION, ESTABLISHES THE MINIMUM BUILDING RESTRICTIONS LINES, DEDICATES THE STREETS TO PUBLIC USE AND GRANTS TEMPORARY SLOPE EASEMENTS, ERECTION-TIME (25) FEET WIDE ROADWAY EASEMENTS, AND TEMPORARY SLOPE EASEMENTS TO THE PUBLIC. THE ROAD HAS BEEN FULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY OR OTHER APPROPRIATE PUBLIC AGENCY.

FURTHER, DERWOOD BIBLE CHURCH, INC. GRANTS A COMMON ACCESS EASEMENT, AS SHOWN HEREON (A2) AND DESCRIBED IN GENERAL NOTE #12. GRANTS PUBLIC UTILITY EASEMENTS (A1), (A3), AS SHOWN HEREON AMONGST CONTIGUOUS PARCELS AND CONSIDERING TO THE RIGHT-OF-WAYS AND PROPERTY LINES. AS SHOWN HEREON TO THE LOTS AND PARCELS OF MONTGOMERY COUNTY, MARYLAND, AND FURTHER GRANTS TO MONTGOMERY COUNTY A PUBLIC STORM DRAIN EASEMENT, ASSIGNED HEREON AS MADE FOR THE INSTALLATION, CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, AND RECONSTRUCTION OF PUBLIC STORM DRAIN SYSTEMS WITHIN SAID EASEMENTS AND THAT HE, AS OWNER OF THE PROPERTY AND HIS SUCCESSORS AND ASSIGNS WILL NEVER ERECT NOR PERMIT TO BE ERECTED ANY BUILDING OR STRUCTURE OF ANY KIND OR TYPE OF CONSTRUCTION SUBJECT TO ALL FEDERAL AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES.

AS OWNER DERWOOD BIBLE CHURCH, INC. OR HIS SUCCESSORS AND ASSIGNS WILL CHASE ALL PROPERTY OWNER INTERESTS AND ANY OTHER RECORDS OR INSTRUMENTS TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR IN ACCORDANCE WITH SECTION 59-34(a) OF THE MONTGOMERY COUNTY CODE. THERE ARE NO SUITS, ACTIONS, TRUSTS, LEASES OR LIENS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

FOR: DERWOOD BIBLE CHURCH, INC.

BY: *[Signature]* DATE: 10/10/08

WILEY SPEAR, CHAIRMAN DERWOOD BIBLE CHURCH BOARD OF ELDERS

FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS ONLY

THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION

APPROVED: *[Signature]* DATE: *[Blank]*

CHAIRMAN: *[Blank]* ASST. SECRETARY: *[Blank]* TREASURER: *[Blank]*

MAN.C.P. & P.C. RECORD FILE NO. 05-101

PLAT No.

GRAPHIC SCALE

1 inch = 80 ft.

GENERAL NOTES CONT.

THE DEED FOR THIS SUBDIVISION PLAT HAVE BEEN TRANSFERRED IN ACCORDANCE WITH THE DEED OF TRANSFER OF DEVELOPMENT RIGHTS WITH

No. OF TD/R'S	RECORDED BY	LIBER	FOLIO
14	RECORDED BY	LIBER 21827	FOLIO 164
	AND TRANSFER OF DEVELOPMENT RIGHT ESMT. RECORDED BY	LIBER 21827	FOLIO 173
	& IDENTIFIED BY	17-8888	
	THRU	17-8911	

DERWOOD METHODIST CHURCH CEMETERY

PARCEL P138

DERWOOD STATION

L 10 16 F. 59

DERWOOD BIBLE CHURCH, INC.

PARCEL P790

L 5513 F. 844

GLW GUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LANDSCAPE ARCHITECTS

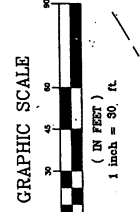
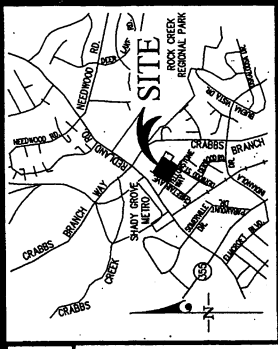
300 MARINE BUILDING SUITE 200 ROCKVILLE PARK

ROCKVILLE, MARYLAND 20850

TEL: 301-401-4041 FAX: 410-860-1820

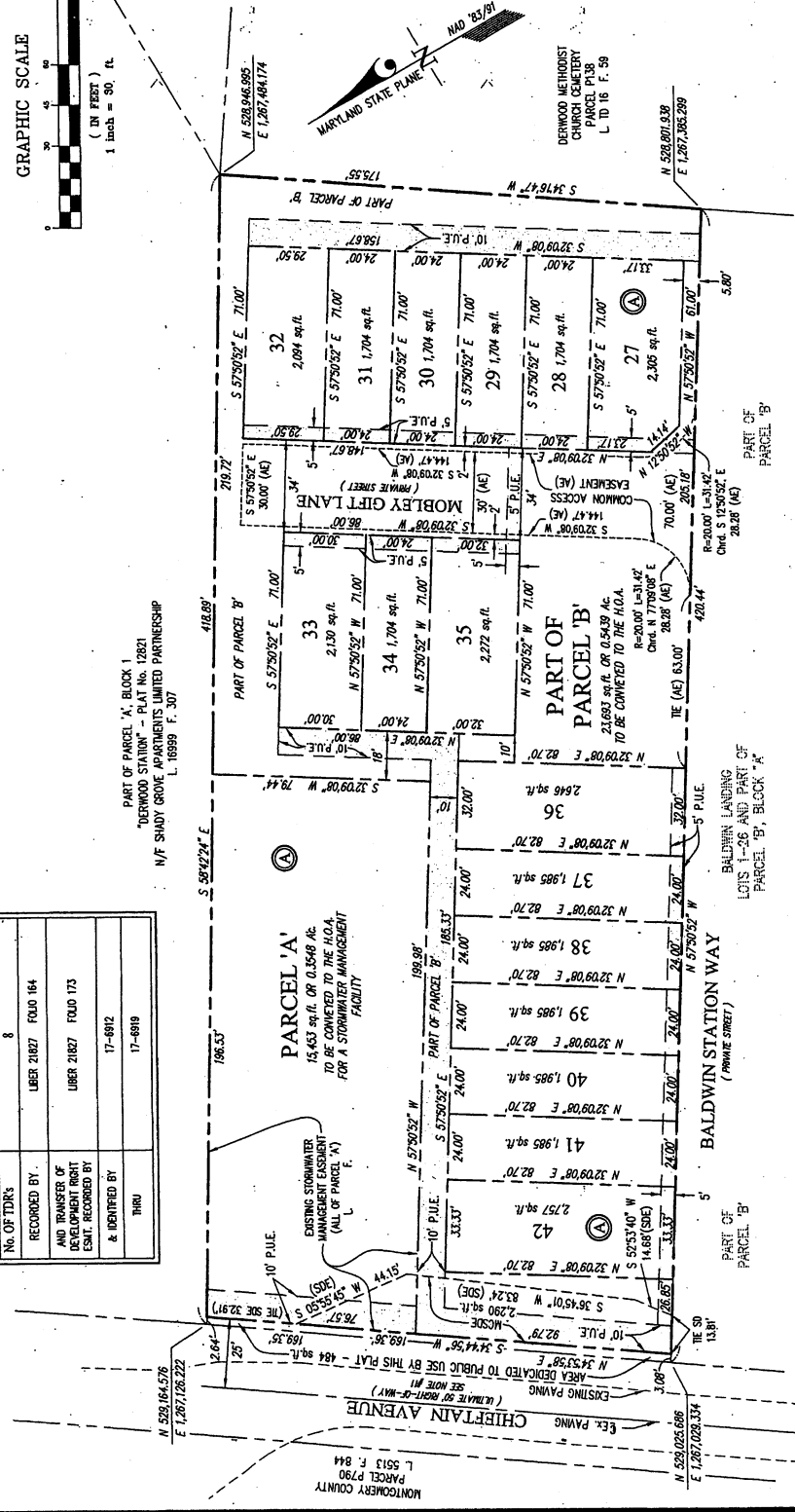
INCPPE FILE NO. 2-08138

PLAT No.



No. OF TDR's	
RECORDED BY	UBER 2187 FOLD 164
AND TRANSFER OF	UBER 2187 FOLD 173
DEVELOPMENT RIGHT ESMT. RECORDED BY	17-6812
& IDENTIFIED BY	17-6919
THRU	

PART OF PARCEL 'A', BLOCK 1
"DERWOOD STATION" - PLAT No. 12821
M/F SHADY GROVE APARTMENTS UNITED PARTNERSHIP
L. 1999 F. 307



OWNER'S CERTIFICATE

DERWOOD BIBLE CHURCH, INC. HEREBY ADMITS THIS PLAT OF SUBDIVISION, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES, DEDICATES THE STREET WORKING TO PUBLIC USE, AND GRANTS TEMPORARY SLOPE EASEMENTS, WHICH ARE THE BEST AVAILABLE, PARALLEL AND CONTIGUOUS TO THE DEDICATED ACCESS EASEMENTS TO DERWOOD BIBLE CHURCH, INC. FOR THE INSTALLATION OF PUBLIC UTILITY FACILITIES, TO BE MADE BY THE PUBLIC UTILITY COMPANY, AND/OR OTHER APPROPRIATE PUBLIC AGENCY. DERWOOD BIBLE CHURCH, INC. GRANTS A COMMON ACCESS EASEMENT, AS SHOWN HEREON (AE) AND CONVEYING TO THE RIGHT-OF-WAYS AND PROPERTY LINES, AS SHOWN HEREON, TO THE PARTIES NAMED IN THE DOCUMENT ENTITLED "TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" AS RECORDED IN LIBER 3024 AT FOLIO 437 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND FURTHER GRANTS TO MONTGOMERY COUNTY A PUBLIC STORM DRAIN EASEMENT, DESIGNATED HEREON AS "MCE", AS SHOWN ON THE PLAT OF THIS PLAT AND OUR OPERATION, MAINTENANCE AND RECONSTRUCTION TO BE RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AS SHOWN ON THE PLAT OF THIS PLAT AND OUR SAID EASEMENT AND REVOLOUT-OF-WAY WITHOUT THE WRITTEN CONSENT OF THE DEPARTMENT OF PERMITTING SERVICES, SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES. AS OTHER DERWOOD BIBLE CHURCH, INC. OR ITS SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTS TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR IN ACCORDANCE WITH SECTION 50-24(b) OF THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES. THERE ARE NO SLOES, ACTIONS, PROSPECTS, RIGHTS OR LIENS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION. FOR: DERWOOD BIBLE CHURCH, INC.

BY: DATE: 10/17/08 ATTEST: Todd J. Hershman

AREA TABULATION

16 LOTS	32,640 sq.ft.
2 PARCELS (PAR. A' & P/O PAR. B')	38,146 sq.ft.
STREET DEDICATION	494 sq.ft.
TOTAL AREA OF PLAT	72,278 sq.ft.

APPROVED _____

FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS ONLY

THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION

MONTEGOMERY COUNTY PLANNING BOARD

RECORDED: _____

PLAT NO.: _____

DRAWN BY: WEG

GLW FILE NO.: 05-101

APPROVED _____

CHAIRMAN _____ ASST. SECRETARY/TREASURER _____

DATE _____

BY: _____ DIRECTOR _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THAT LAND CONVEYED BY REEL L. STORM TO DERWOOD BIBLE CHURCH BY DEED DATED SEPTEMBER 10, 2002 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AS SHOWN ON THE PLAT OF THIS PLAT AND OUR HEREBY CERTIFY THAT, ONCE ENTERED AND RECORDED IN THE OWNER'S RECORDATION OF THE MONTGOMERY COUNTY RECORDS, THESE PARCELS WILL BE SET IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50-24(c) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 72,278 SQUARE FEET OR 1.6593 ACRES, 864 SQUARE FEET OR 0.0111 OF AN ACRE OF WHICH IS TO BE DEDICATED TO PUBLIC USE.

DATE: 10/17/08

BY:

DAVID SAMUEL WEBER
MONTGOMERY COUNTY ENGINEER
REG. NO. 0000000000

SUBDIVISION RECORD PLAT
LOTS 27-42, PARCEL 'A' AND PART OF PARCEL 'B', BLOCK 'A', BALDWIN LANDING

ROCKVILLE ELECTION DISTRICT NO. 4
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=30'
OCTOBER 2008

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
300 HUNTERS CREEK DRIVE, SUITE 300
BETHESDA, MARYLAND 20814
TEL: 301-451-4000 FAX: 301-451-4185
MAILING FILE NO. 2-08139

RECORD PLAT REVIEW SHEET

Plat Name: Baldwin Landing Plat Number: 220081380
 Plan Name: Baldwin Landing Plan Number: 120070290
 Plat Submission Date: 2-27-08
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: E. Grayson Checked: EG Date 10/22/08

Initial DRD Review:

Signed Preliminary Plan – Date 1-14-08 Checked: Initial SJS Date 3-26-08
 Planning Board Opinion – Date 9-14-07 Checked: Initial SJS Date 3-26-08
 Site Plan Req'd for Development? Yes X No Verified By: SJS (initial)
 Site Plan Name: Baldwin Landing Site Plan Number: 820080160
 Planning Board Opinion – Date 12-24-07 Checked: Initial SJS Date 3-26-08
 Site Plan Signature Set – Date 9-9-08 Checked: Initial SJS Date 10/10/08
 Site Plan Reviewer Plat Approval: Checked: Initial XS Date 10/24/08

Review Items: Lot # & Layout Lot Area Zoning Bearings & Distances
 Coordinates Plan # Road/Alley Widths Easements OK Open Space
 Non-standard BRLs N/A Adjoining Land OK Vicinity Map Septic Wells N/A
 TDR note Child Lot note N/A Surveyor Cert Owner Cert Tax Map OK

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>M. Fuchs</u>	<u>2/27/08</u>	<u>3-12-08</u>	<u> </u>	<u>No Onsite Easement</u>
Research	Bobby Fleury	<u> </u>	<u> </u>	<u>2-28-08</u>	<u>OK</u>
SHA	Doug Mills	<u> </u>	<u> </u>	<u> </u>	<u> </u>
PEPCO	Steve Baxter	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Parks	Doug Powell	<u> </u>	<u> </u>	<u>3-5-08</u>	<u>Trail Easement/Park Access</u>
DRD	Nellie Carey	<u> </u>	<u> </u>	<u>2-29-08</u>	<u>OK</u>

Final DRD Review:

DRD Review Complete: Initial SJS Date 10/24/08
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up): Initial SJS Date 3-27-08
 Final Mylar w/Mark-up PDF Rec'd: Initial SJS Date 10-14-08

Board Approval of Plat:

Plat Agenda: Initial SJS Date 11/6/08

Planning Board Approval: _____

Chairman's Signature: _____

DPS Approval of Plat:

Engineer Pick-up for DPS Signature: _____

Final Mylar for Reproduction Rec'd: _____

Plat Reproduction:

Addressing: _____

File Card Update: _____

Final Zoning Book Check: _____

Update Address Books with Plat #: _____

Update Green Books for Resubdivision: _____

Notify Engineer to Seal Plats: _____

Engineer Seal Complete: _____

Complete Reproduction: _____

Sent to Courthouse for Recordation: _____

No. _____

RECORD PLAT REVIEW SHEET

Plat Name: Baldwin Landing Plat Number: 220081390
 Plan Name: Baldwin Landing Plan Number: 120070290
 Plat Submission Date: 2-27-08
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: E. Grayson Checked: EG Date 10/22/08

Initial DRD Review:

Signed Preliminary Plan - Date 1-14-08 Checked: Initial SJS Date 3-26-08
 Planning Board Opinion - Date 9-14-07 Checked: Initial SJS Date 3-26-08
 Site Plan Req'd for Development? Yes No Verified By: SJS (initial)
 Site Plan Name: Baldwin Landing Site Plan Number: 820070160
 Planning Board Opinion - Date 12-24-07 Checked: Initial SJS Date 3-26-08
 Site Plan Signature Set - Date 9-9-08 Checked: Initial SJS Date 10/10/08
 Site Plan Reviewer Plat Approval: Checked: Initial JCS Date 10/24/08

Review Items: Lot # & Layout Lot Area Zoning Bearings & Distances
 Coordinates Plan # Road/Alley Widths OK Easements OK Open Space OK
 Non-standard BRLs NA Adjoining Land Vicinity Map Septic/Wells NA
 TDR note Child Lot note NA Surveyor Cert Owner Cert Tax Map

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>M. Evode</u>	<u>2-27-08</u>	<u>3-12-08</u>	<u>---</u>	<u>No Unst Easement</u>
Research	Bobby Fleury			<u>2-28-08</u>	<u>OK</u>
SHA	Doug Mills			<u>---</u>	<u>---</u>
PEPCO	Steve Baxter			<u>---</u>	<u>---</u>
Parks	Doug Powell			<u>3-5-08</u>	<u>Trait Easement</u>
DRD	Nellie Carey			<u>2-29-08</u>	<u>OK</u>

Final DRD Review:

DRD Review Complete: Initial SJS Date 10/24/08
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up): Initial SJS Date 3-27-08
 Final Mylar w/Mark-up & PDF Rec'd: Initial SJS Date 10-14-08

Board Approval of Plat:

Plat Agenda: Initial SJS Date 11-6-08

Planning Board Approval: _____

Chairman's Signature: _____

DPS Approval of Plat:

Engineer Pick-up for DPS Signature: _____

Final Mylar for Reproduction Rec'd: _____

Plat Reproduction:

Addressing: _____

File Card Update: _____

Final Zoning Book Check: _____

Update Address Books with Plat #: _____

Update Green Books for Resubdivision: _____

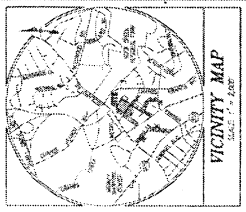
Notify Engineer to Seal Plats: _____

Engineer Seal Complete: _____

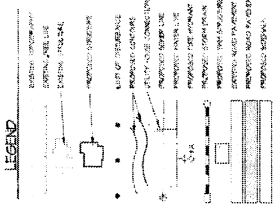
Complete Reproduction: _____

Sent to Courthouse for Recordation: _____

No. _____



VICINITY MAP
SCALE: 1" = 100'



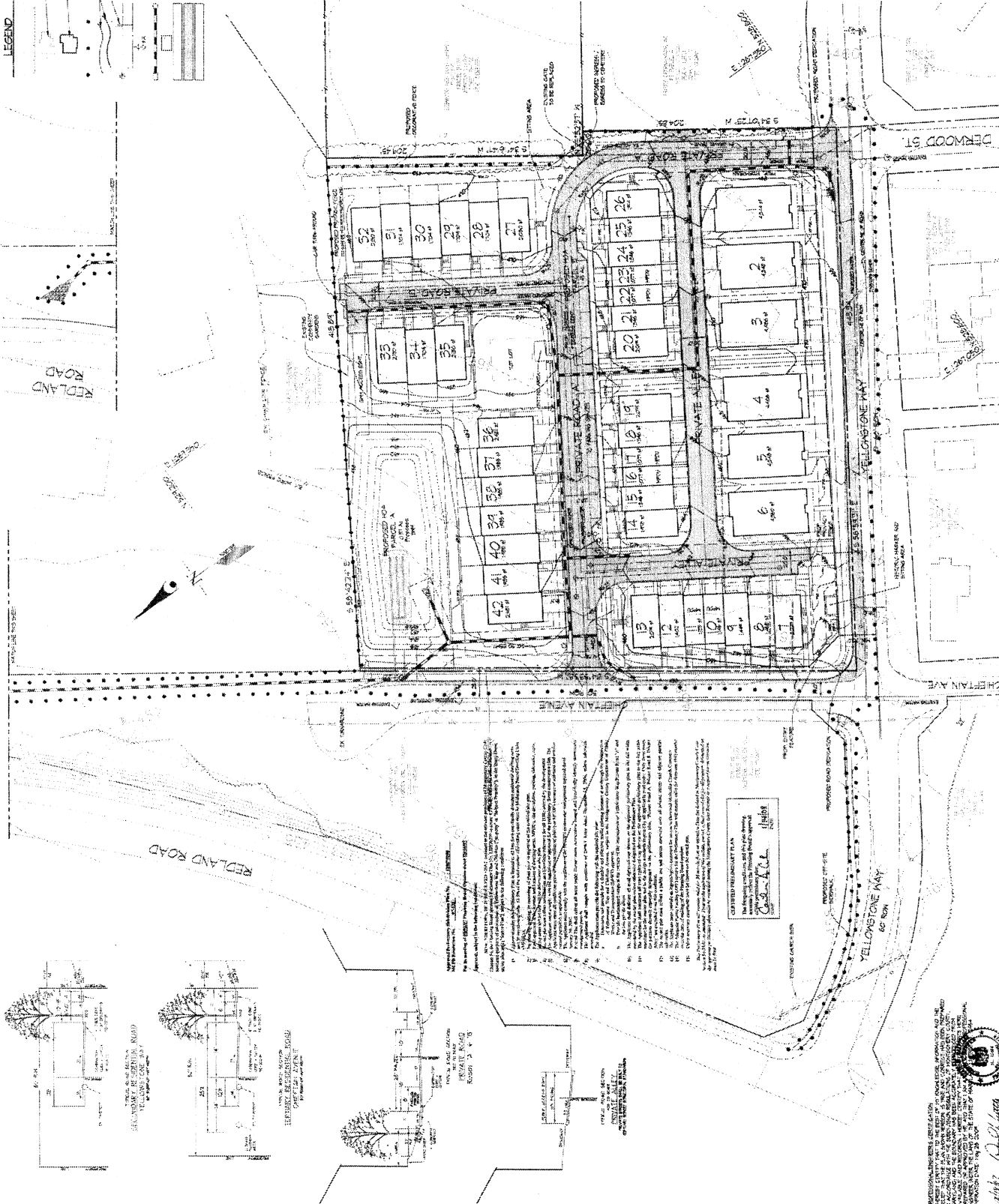
SITE DATA:
 Project Name: BALDWIN LANDING
 Project Address: 1000 N. YELLOWSTONE AVE., SUITE 100
 Project City: PITTSBURGH, PA 15203
 Project State: PENNSYLVANIA
 Project County: ALLEGANY

DEVELOPMENT STANDARDS:

Requirement	Proposed	Maximum
Setback (Front)	10' 0"	10' 0"
Setback (Side)	5' 0"	5' 0"
Setback (Rear)	5' 0"	5' 0"
Height	30' 0"	30' 0"
Area	10,000 sq. ft.	10,000 sq. ft.
Use	Residential	Residential

GENERAL NOTES:

- SEE ALL NOTES ON SHEETS 1001-1002.
- FIELD SURVEY BY GEORGE W. LITTLE & ASSOCIATES, INC., 2000.
- FIELD SURVEY BY GEORGE W. LITTLE & ASSOCIATES, INC., 2000.
- FIELD SURVEY BY GEORGE W. LITTLE & ASSOCIATES, INC., 2000.
- FIELD SURVEY BY GEORGE W. LITTLE & ASSOCIATES, INC., 2000.
- FIELD SURVEY BY GEORGE W. LITTLE & ASSOCIATES, INC., 2000.
- FIELD SURVEY BY GEORGE W. LITTLE & ASSOCIATES, INC., 2000.
- FIELD SURVEY BY GEORGE W. LITTLE & ASSOCIATES, INC., 2000.
- FIELD SURVEY BY GEORGE W. LITTLE & ASSOCIATES, INC., 2000.
- FIELD SURVEY BY GEORGE W. LITTLE & ASSOCIATES, INC., 2000.



PRELIMINARY PLAN
 BALDWIN LANDING
 (OFFICE BUILDING)
 GEORGE W. LITTLE & ASSOCIATES, INC.

PREPARED FOR:
 MR. ROBERT L. BIRCH
 1000 N. YELLOWSTONE AVE., SUITE 100
 PITTSBURGH, PA 15203
 TEL: 724-261-1000

SCALE: 1" = 30'

DATE: 10/15/00

PROJECT NO.: 00-001

PROJECT NO.: 00-001

PROJECT NO.: 00-001

GEORGE W. LITTLE & ASSOCIATES, INC.
 1000 N. YELLOWSTONE AVE., SUITE 100
 PITTSBURGH, PA 15203
 TEL: 724-261-1000

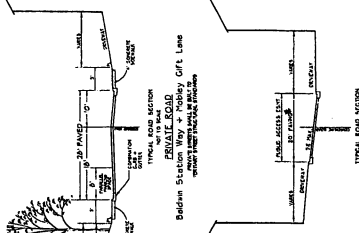
BALDWIN LANDING

820070160

CERTIFIED SITE PLAN, LANDSCAPE & LIGHTING PLAN

Lots 1 Thru 42, & Parcels A, B

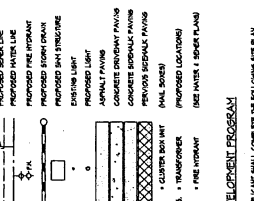
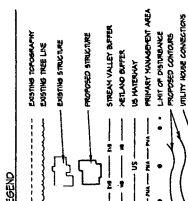
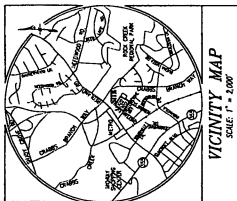
Before You Dig
Call
MISS UTILITY
Service Protection Center
1-800-257-7777



REGISTRATION CALCULATIONS

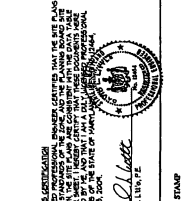
DATE: 08/20/2024

Category	Area (sq ft)	Count	Notes
Asphalt	100	1	
Concrete	100	1	
Grass	100	1	
...



GENERAL NOTES

- OWNER: Mr. & Mrs. John Doe, 123 Main Street, Anytown, MD 21001
- DESIGNER: G.W. Guernsey, Inc., 456 Park Avenue, Baltimore, MD 21201
- DATE: 08/20/2024
- PROJECT: BALDWIN LANDING, LOTS 1-42, PARCELS A & B
- SCALE: 1" = 30'



DEVELOPMENT STANDARDS

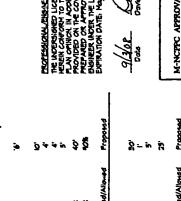
Item	Requirement	Proposed	Remarks
1. Max. Lot Area	10,000 sq. ft.	10,000 sq. ft.	Compliant
2. Max. Building Height	35 feet	35 feet	Compliant
3. Max. Floor Area Ratio	0.5	0.5	Compliant
4. Max. Number of Units	100	100	Compliant

DEVELOPMENT PROGRAM

- Asphalt
- Concrete
- Grass
- ...

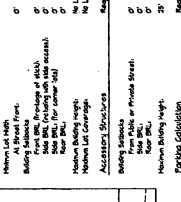
APPROVAL STAMP

City of Baltimore
Department of Planning & Economic Development



DEVELOPMENT SCHEDULE

Item	Start Date	End Date	Notes
Site Preparation	09/01/2024	09/30/2024	
Foundation	10/01/2024	10/31/2024	
...



DEVELOPMENT STANDARDS

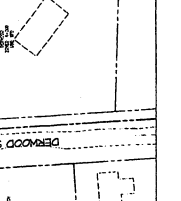
Item	Requirement	Proposed	Remarks
1. Max. Lot Area	10,000 sq. ft.	10,000 sq. ft.	Compliant
2. Max. Building Height	35 feet	35 feet	Compliant
3. Max. Floor Area Ratio	0.5	0.5	Compliant
4. Max. Number of Units	100	100	Compliant

DEVELOPMENT PROGRAM

- Asphalt
- Concrete
- Grass
- ...

APPROVAL STAMP

City of Baltimore
Department of Planning & Economic Development



DEVELOPMENT STANDARDS

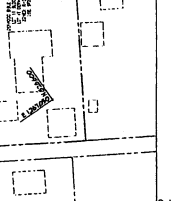
Item	Requirement	Proposed	Remarks
1. Max. Lot Area	10,000 sq. ft.	10,000 sq. ft.	Compliant
2. Max. Building Height	35 feet	35 feet	Compliant
3. Max. Floor Area Ratio	0.5	0.5	Compliant
4. Max. Number of Units	100	100	Compliant

DEVELOPMENT PROGRAM

- Asphalt
- Concrete
- Grass
- ...

APPROVAL STAMP

City of Baltimore
Department of Planning & Economic Development



DEVELOPMENT STANDARDS

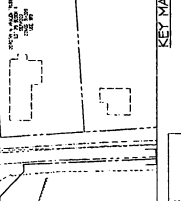
Item	Requirement	Proposed	Remarks
1. Max. Lot Area	10,000 sq. ft.	10,000 sq. ft.	Compliant
2. Max. Building Height	35 feet	35 feet	Compliant
3. Max. Floor Area Ratio	0.5	0.5	Compliant
4. Max. Number of Units	100	100	Compliant

DEVELOPMENT PROGRAM

- Asphalt
- Concrete
- Grass
- ...

APPROVAL STAMP

City of Baltimore
Department of Planning & Economic Development



DEVELOPMENT STANDARDS

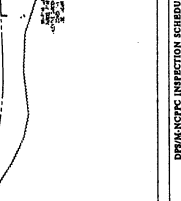
Item	Requirement	Proposed	Remarks
1. Max. Lot Area	10,000 sq. ft.	10,000 sq. ft.	Compliant
2. Max. Building Height	35 feet	35 feet	Compliant
3. Max. Floor Area Ratio	0.5	0.5	Compliant
4. Max. Number of Units	100	100	Compliant

DEVELOPMENT PROGRAM

- Asphalt
- Concrete
- Grass
- ...

APPROVAL STAMP

City of Baltimore
Department of Planning & Economic Development



DEVELOPMENT STANDARDS

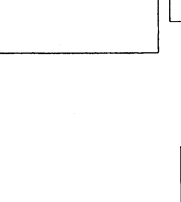
Item	Requirement	Proposed	Remarks
1. Max. Lot Area	10,000 sq. ft.	10,000 sq. ft.	Compliant
2. Max. Building Height	35 feet	35 feet	Compliant
3. Max. Floor Area Ratio	0.5	0.5	Compliant
4. Max. Number of Units	100	100	Compliant

DEVELOPMENT PROGRAM

- Asphalt
- Concrete
- Grass
- ...

APPROVAL STAMP

City of Baltimore
Department of Planning & Economic Development



DEVELOPMENT STANDARDS

Item	Requirement	Proposed	Remarks
1. Max. Lot Area	10,000 sq. ft.	10,000 sq. ft.	Compliant
2. Max. Building Height	35 feet	35 feet	Compliant
3. Max. Floor Area Ratio	0.5	0.5	Compliant
4. Max. Number of Units	100	100	Compliant

DEVELOPMENT PROGRAM

- Asphalt
- Concrete
- Grass
- ...

APPROVAL STAMP

City of Baltimore
Department of Planning & Economic Development



DEVELOPMENT STANDARDS

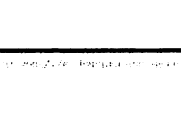
Item	Requirement	Proposed	Remarks
1. Max. Lot Area	10,000 sq. ft.	10,000 sq. ft.	Compliant
2. Max. Building Height	35 feet	35 feet	Compliant
3. Max. Floor Area Ratio	0.5	0.5	Compliant
4. Max. Number of Units	100	100	Compliant

DEVELOPMENT PROGRAM

- Asphalt
- Concrete
- Grass
- ...

APPROVAL STAMP

City of Baltimore
Department of Planning & Economic Development



DEVELOPMENT STANDARDS

Item	Requirement	Proposed	Remarks
1. Max. Lot Area	10,000 sq. ft.	10,000 sq. ft.	Compliant
2. Max. Building Height	35 feet	35 feet	Compliant
3. Max. Floor Area Ratio	0.5	0.5	Compliant
4. Max. Number of Units	100	100	Compliant

DEVELOPMENT PROGRAM

- Asphalt
- Concrete
- Grass
- ...

APPROVAL STAMP

City of Baltimore
Department of Planning & Economic Development

