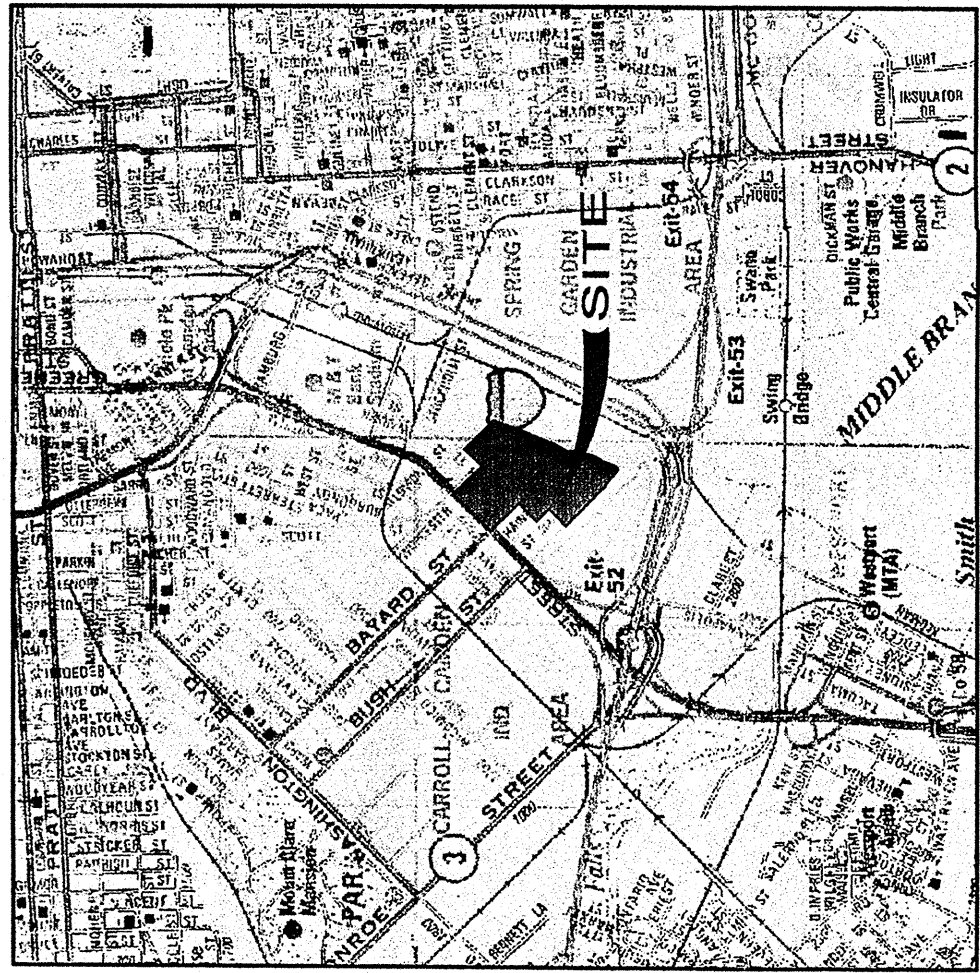
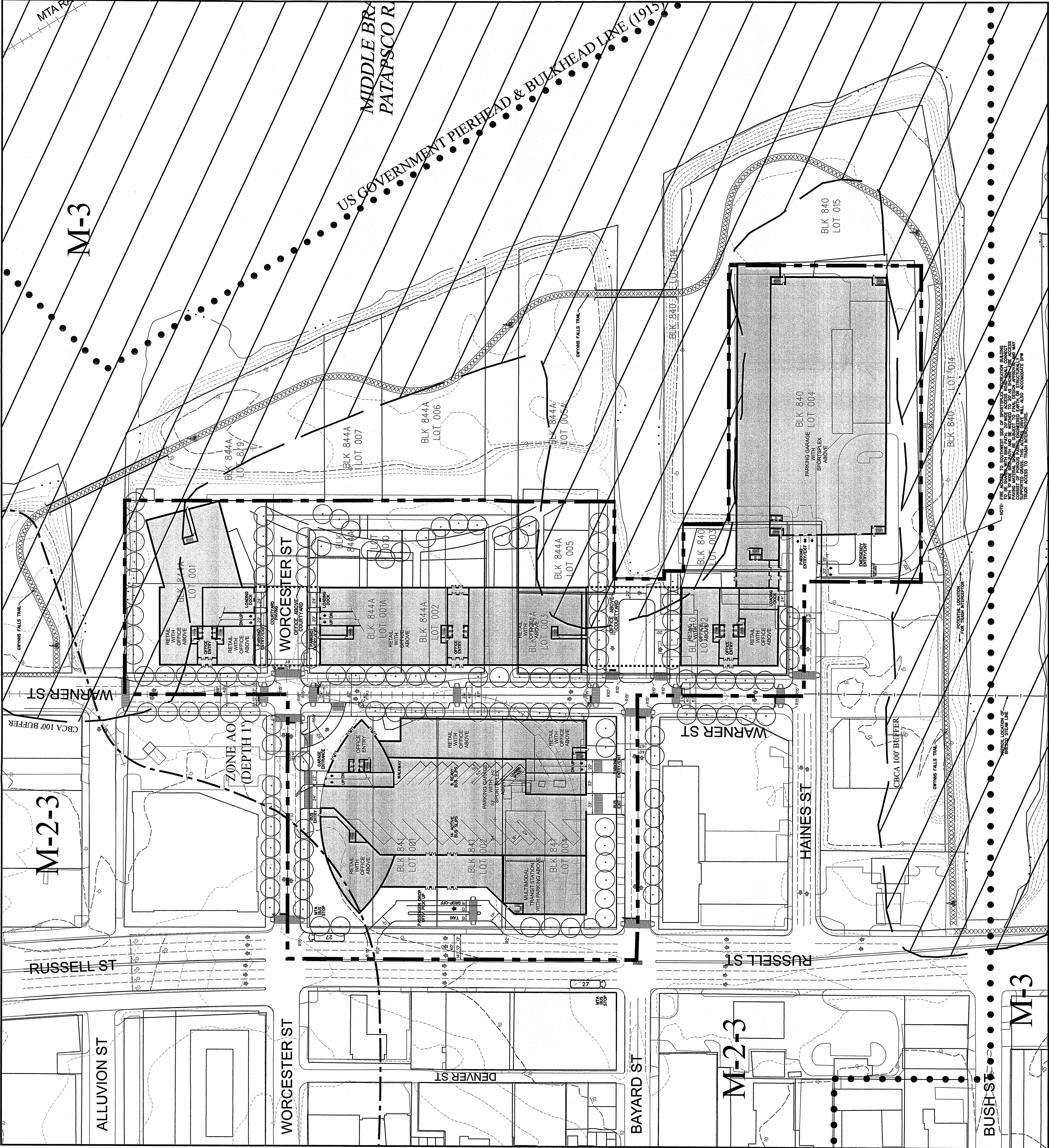




VICINITY MAP

NOTES

- 1. DEVELOPER: GATEWAY SOUTH LLC
3401 GREENWAY, SUITE 51
BALTIMORE, MD 21218
ATTN: SAMUEL POLAKOFF
- 2. ZONING: THE SUBJECT PROPERTY IS PROPOSED TO BE REZONED TO B-2-3 AND THIS REZONING IS CONSISTENT WITH THE MIDDLE BRANCH MASTER PLAN.
- 3. AREA WITHIN PROPOSED PLANNED UNIT DEVELOPMENT: 15.15 +/- AC.
- 4. ALL PLANS FOR THE CONSTRUCTION OF PERMANENT IMPROVEMENTS WITHIN THE PLANNED UNIT DEVELOPMENT ARE SUBJECT TO FINAL DESIGN APPROVAL BY THE PLANNING COMMISSION.
- 5. AREA CHART AND PERMITTED FAR (5.01):

OWNER	STREET ADDRESS	BLOCK	LOT	PARCEL AC	FAR PERMITTED
MAYOR/CITY COUNCIL	2110 HAINES ST	840	4	3.078 AC	670,388 SF
MAYOR/CITY COUNCIL	2119 HAINES ST	840	3	0.274 AC	59,677 SF
MAYOR/CITY COUNCIL	1645 WARNER ST	840	2	1.133 AC	246,767 SF
WARNER STREET INC.	1633 WARNER ST	844A	3	0.297 AC	62,608 SF
WARNER STREET INC.	1633 OLER ST	844A	3	0.439 AC	92,862 SF
WARNER STREET INC.	1629 WARNER ST	844A	2	0.668 AC	145,490 SF
WARNER STREET INC.	2104 WORCESTER ST	844A	10	0.148 AC	32,234 SF
WARNER STREET INC.	1601 WARNER ST	844A	1A	0.595 AC	129,591 SF
WARNER STREET INC.	1501 WARNER ST	844A	1	1.354 AC	297,079 SF
MAYOR/CITY COUNCIL	1501 RUSSELL ST	841	1	1.516 AC	330,185 SF
MAYOR/CITY COUNCIL	1525 RUSSELL ST	841	3	0.757 AC	164,875 SF
MAYOR/CITY COUNCIL	1551 RUSSELL ST	841	4	1.354 AC	294,901 SF
MAYOR/CITY COUNCIL	STREETS TO BE CLOSED*	-	-	1.008 AC	219,542 SF
TOTAL				12.691 AC	2,764,100 SF

* INCLUDES PORTIONS OF WORCESTER, OLER AND SOUTH EUTAW STREETS WEST OF WARNER STREET.

6. CONCEPTUAL DEVELOPMENT PROGRAM:

PROPOSED USE	PROPOSED SF	PARKING REQUIREMENT	REQUIRED PKG
OFFICE	1,062,000 SF	1/800SF IN EXCESS OF 2,000SF	1,325 SP
RETAIL	134,000 SF	1/600SF IN EXCESS OF 4,000SF	217 SP
MULTI-MODAL STATION	70,000 SF	1/200SF IN EXCESS OF 10,000SF	**
SPORTS-PLEX	90,000 SF	1/200SF IN EXCESS OF 10,000SF	**
TOTAL	1,356,000 SF		1,542** SP

** MULTI-MODAL STATION AND SPORTS-PLEX CAPACITY TO BE DETERMINED BASED ON THE PROGRAM AND THE PROGRAM'S LOCATION IN RELATION TO UNDERLYING ZONING AND CALCULATED ON CUMULATIVE LOT-BY-LOT BASIS. USES ARE AS ALLOWED BY THE UNDERLYING ZONING AND FUD.

7. FAR: PERMITTED - 2,764,100 SF

THE PROPOSED PLANNED UNIT DEVELOPMENT IS PER THE UNDERLYING ZONING INCREASES IN THE FAR FROM THE CONCEPTUAL DEVELOPMENT PROGRAM ARE SUBJECT TO PLANNING COMMISSION APPROVAL.

8. THE CONCEPTUAL DEVELOPMENT PROGRAM WILL CONSIST OF A SERIES OF MULTI-STORY BUILDINGS CONTAINING THE USES SHOWN IN THE FOOTPRINT OF THE DEVELOPMENT. THE DEVELOPMENT WILL BE A MIXED-USE DEVELOPMENT. THE FIRST FLOOR OR GROUND LEVEL OF EACH BUILDING, THIS PLAN IS PRELIMINARY AND CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE PER FINAL DEVELOPMENT AND CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE PER FINAL DEVELOPMENT. THE DEVELOPMENT PROGRAM MASSING, USES, PARKING, HEIGHTS, PLAZA, AND FUD IN THIS PLAN ARE GOVERNED BY THE UNDERLYING ZONING AND PLANNED UNIT DEVELOPMENT PROGRAM. THE DEVELOPMENT PROGRAM MASSING, USES, PARKING, HEIGHTS, PLAZA, AND FUD IN THIS PLAN ARE GOVERNED BY THE UNDERLYING ZONING AND PLANNED UNIT DEVELOPMENT PROGRAM. THE DEVELOPMENT PROGRAM MASSING, USES, PARKING, HEIGHTS, PLAZA, AND FUD IN THIS PLAN ARE GOVERNED BY THE UNDERLYING ZONING AND PLANNED UNIT DEVELOPMENT PROGRAM.

LEGEND

- ZONING LINE
- LIMIT OF PROPOSED PLANNED UNIT DEVELOPMENT
- CHESAPEAKE BAY CRITICAL AREA 100' BUFFER
- FEMA FLOODPLAIN
- HABITAT PROTECTION AREA
- 8.91 BUS ROUTE
- XXX-XXX EXISTING BIKE ROUTE AND TRAIL

DEVELOPMENT PLAN

SHEET 2 OF 4

GATEWAY SOUTH
PLANNED UNIT DEVELOPMENT

DATE: NOVEMBER 28, 2007

REVISIONS
DATE
BY
DESCRIPTION

PRESIDENT OF CITY COUNCIL _____ DATE _____

MAYOR _____ DATE _____

ORDINANCE NUMBER _____

