



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

Valdis Lazdins, Director

FAX 410-313-3467

July 3, 2018

CI Baltimore/PRU LLC
1412 Main Street, Suite 1500
Dallas, TX 75202

RE: WP-18-118 Guilford East Industrial Center- Parcel A

Dear Sir/Madam:

The Director of the Department of Planning and Zoning considered your request for an alternative compliance from the Howard County Subdivision and Land Development Regulations.

As of the date of this letter, the Planning Director **approved** your request for an alternative compliance of **Section 16.155(a)(1)** requiring a site development plan.

Approval is subject to the following conditions:

1. The alternative compliance plan exhibit shall serve as the substitute for a site development plan for development. No disturbance is permitted beyond the proposed construction of the exterior landing and stairway as shown on the plan exhibit.
2. Revise the plan exhibit in accordance with the attached comments from the Division of Land Development and Development Engineering Division and submit an original signed and sealed mylar to DPZ within 45 days for signature and retention (**on or before August 17, 2018**). Building permit B18001516 will not be released until the mylar receives signature approval. Please schedule an appointment with Carol Stirn at 410-313-2350 to submit the original mylar plan exhibit drawing.
3. The applicant shall obtain all required building and grading permits from the Department of Inspections, Licenses and Permits for the proposed exterior landing and stairway.

Our decision was made based on the following:

Extraordinary Hardships or Practical Difficulties

The building leasing plan and ADA compliance regulations require the applicant to add an exterior door with a landing and stairway access. The applicant tried to initiate the redline revision process through DPZ but the original SDP-73-015 mylar could not be located in County records. The applicant is proposing to submit a mylar of the plan exhibit for County review and signature approval. The plan exhibit depicts existing conditions and the proposed landing and stairway and meets all requirements for a formal Site Development Plan. Requiring the applicant to follow the standard site development plan process would result in additional costs, time and effort to obtain approval for a minor exterior improvement.

Not Detrimental to the Public Interest

The construction of the exterior landing and stairway will not be detrimental to the public interest. All structures and parking shown on the plan exhibit is existing and the location of the proposed improvements are within the interior of the site. The owner submitted a professionally prepared plan exhibit depicting existing conditions and proposed improvements for DPZ to sign and retain as the development plan of record. The plan exhibit will be utilized for future redline revisions if additional site improvements are proposed.

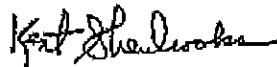
Will Not Nullify the Intent or Purpose of the Regulations

The alternative compliance request will not nullify the intent or purpose of the regulations. The intent is to have an approved development plan in County records. Since the original Site Development Plan cannot be located, the applicant is submitting a plan exhibit for DPZ records. The plan exhibit depicts the prior-approved existing conditions on the site as well as the proposed minor site improvements.

Indicate this alternative compliance petition file number, request, section of the regulations, action, conditions of approval and date on all related building and grading permits. This alternative compliance approval will remain valid for one year from the date of this letter or as long as a building permit is being actively processed in accordance with the processing provisions of the Regulations.

If you have any questions, please contact Eric Buschman at (410) 313-2350 or email at ebuschman@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

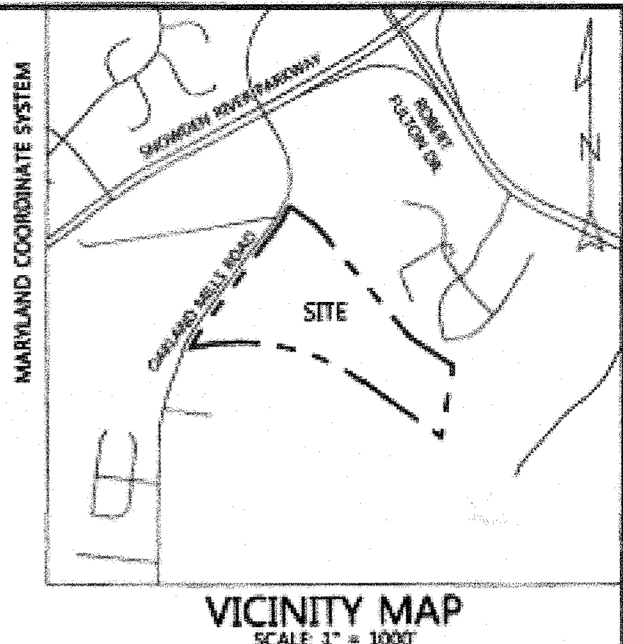
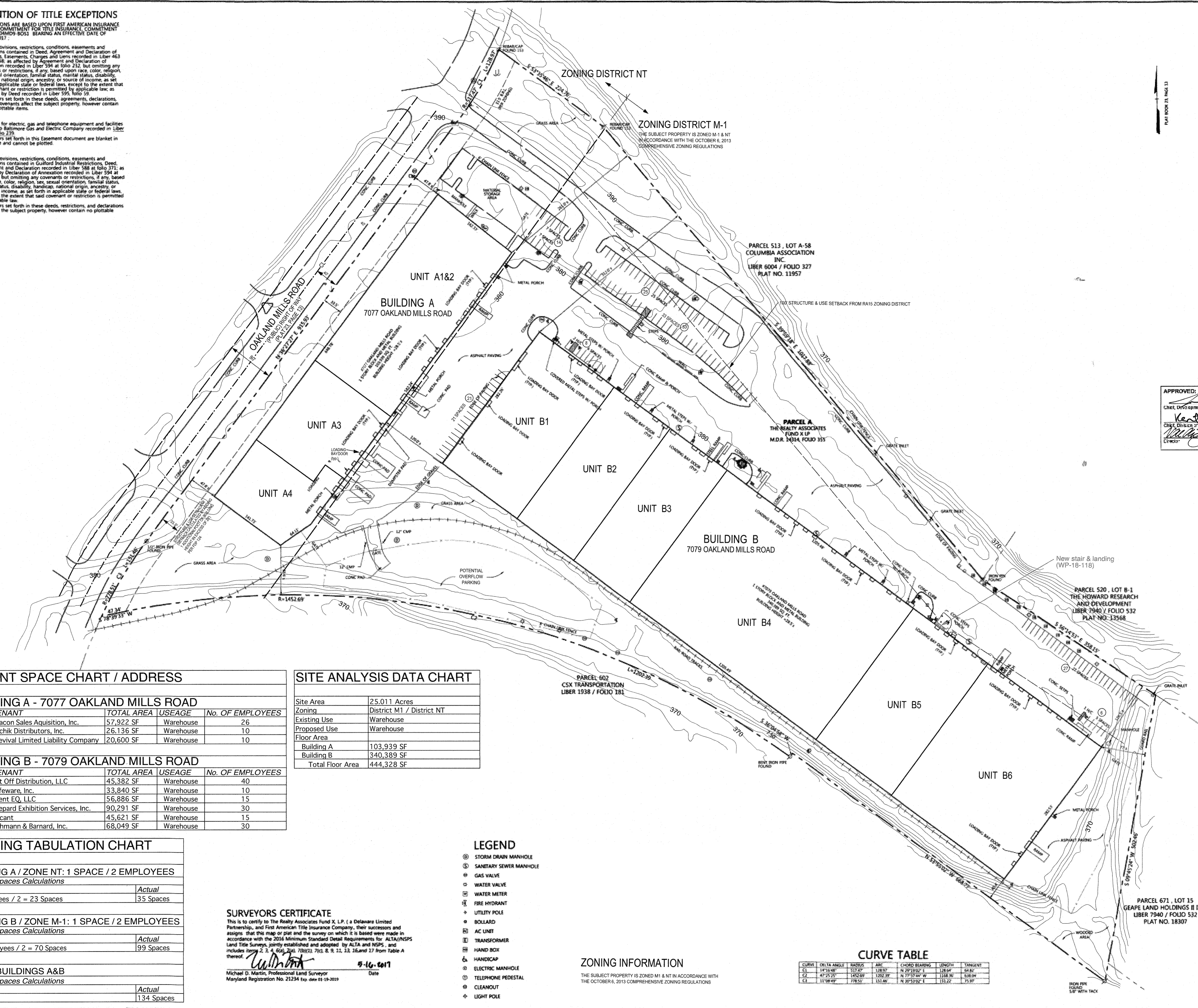
KS/eb

cc: Research
DED
Real Estate Services
James Lloyd

DISPOSITION OF TITLE EXCEPTIONS

TITLE EXCEPTIONS ARE BASED UPON FIRST AMERICAN INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. NC-3684809-0051 BEARING AN EFFECTIVE DATE OF MARCH 31, 2017.

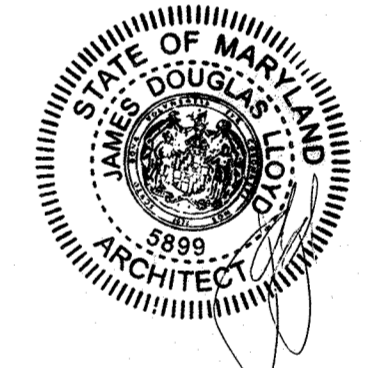
- Terms, provisions, restrictions, conditions, easements and reservations contained in Deed, Agreement and Declaration of Covenants, Easements, Charges and Liens recorded in Liber 463 at folio 138, as affected by Agreement and Declaration of Amendment recorded in Liber 594 at folio 212, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, marital status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as amended by deed recorded in Liber 595, folio 59.
 - Matters set forth in these deeds, agreements, declarations, and covenants affect the subject property, however contain no plottable items.
- Easement for electric, gas and telephone equipment and facilities granted to Baltimore Gas and Electric Company recorded in Liber 468 at folio 239.
 - Matters set forth in this Easement document are blanket in nature and cannot be plotted.
- Terms, provisions, restrictions, conditions, easements and reservations contained in Deed, Agreement and Declaration recorded in Liber 558 at folio 371, as affected by Declaration of Amendment recorded in Liber 594 at folio 229, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, marital status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
 - Matters set forth in these deeds, restrictions, and declarations affect the subject property, however contain no plottable items.



- GENERAL NOTES**
- BOUNDARIES SHOWN ON THIS PLAN ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED ON A RECORD PLAT RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN PLAT BOOK 23, PAGE 13. © BALTIMORE FSD LLC, C/O COLONY NORTHSTAR, INC. 1412 MAIN STREET, SUITE 1500, DALLAS, TEXAS 75202
 - CURRENT OWNERSHIP: 972 823-2820
CURRENT DEED REFERENCE: M.D.R. 14314, FOLIO 355
 - TOTAL AREA: 25.011 ACRES OF LAND
 - THE FIELD WORK FOR THIS SURVEY WAS COMPLETED ON 4-27-2017
 - THE SUBJECT PROPERTY IS SITUATE IN FLOOD ZONE X AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (SRM) COMMUNITY 240027, PANEL 165 D, BEARING AN EFFECTIVE DATE OF 11-06-2013.
 - PARKING SPACE COUNT:
 - 131 REGULAR PARKING SPACES
 - 03 HANDICAP PARKING SPACES
 - 134 TOTAL PARKING SPACES COUNTED
 - SITE DEVELOPMENT PLAN FOR THIS SITE COULD NOT BE FOUND IN HOWARD COUNTY RECORDS.
RED LINE REVISION PROCESS COULD NOT BE COMPLETED BECAUSE OF THIS.
Previous File No.: SDP-73-015F-72-088/FDP-124
This is a replacement for SDP-73-015.
The plan shows existing conditions at the time of submitting.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

7/20/18
7/24/18
7-24-18



SCALE: 1" = 80'

TENANT SPACE CHART / ADDRESS				
BUILDING A - 7077 OAKLAND MILLS ROAD				
No.	TENANT	TOTAL AREA	USEAGE	No. OF EMPLOYEES
A1&2	Beacon Sales Aquisition, Inc.	57,922 SF	Warehouse	26
A3	Hachik Distributors, Inc.	26,136 SF	Warehouse	10
A4	eRevival Limited Liability Company	20,600 SF	Warehouse	10
BUILDING B - 7079 OAKLAND MILLS ROAD				
No.	TENANT	TOTAL AREA	USEAGE	No. OF EMPLOYEES
B1	Lift Off Distribution, LLC	45,382 SF	Warehouse	40
B2	Safeware, Inc.	33,840 SF	Warehouse	10
B3	Event EQ, LLC	56,886 SF	Warehouse	15
B4	Shepard Exhibition Services, Inc.	90,291 SF	Warehouse	30
B5	Vacant	45,621 SF	Warehouse	15
B6	Hohmann & Barnard, Inc.	68,049 SF	Warehouse	30

SITE ANALYSIS DATA CHART	
Site Area	25.011 Acres
Zoning	District M1 / District NT
Existing Use	Warehouse
Proposed Use	Warehouse
Floor Area	
Building A	103,939 SF
Building B	340,389 SF
Total Floor Area	444,328 SF

PARKING TABULATION CHART		
BUILDING A / ZONE NT: 1 SPACE / 2 EMPLOYEES		
Parking Spaces Calculations		
Required	Actual	
46 Employees / 2 = 23 Spaces	35 Spaces	
BUILDING B / ZONE M-1: 1 SPACE / 2 EMPLOYEES		
Parking Spaces Calculations		
Required	Actual	
140 Employees / 2 = 70 Spaces	99 Spaces	
TOTAL BUILDINGS A&B		
Parking Spaces Calculations		
Required	Actual	
93 Spaces	134 Spaces	

SURVEYORS CERTIFICATE

This is to certify to The Realty Associates Fund X, L.P. (a Delaware Limited Partnership, and First American Title Insurance Company, their successors and assigns) that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 6, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

Michael D. Martin, Professional Land Surveyor
Maryland Registration No. 21234 Exp. 06/30/2019

- LEGEND**
- ⊙ STORM DRAIN MANHOLE
 - ⊕ SANITARY SEWER MANHOLE
 - ⊕ GAS VALVE
 - ⊕ WATER VALVE
 - ⊕ WATER METER
 - ⊕ FIRE HYDRANT
 - ⊕ UTILITY POLE
 - ⊕ BOLLARD
 - ⊕ AC UNIT
 - ⊕ TRANSFORMER
 - ⊕ HAND BOX
 - ⊕ HANDICAP
 - ⊕ ELECTRIC MANHOLE
 - ⊕ TELEPHONE PEDESTAL
 - ⊕ CLEANOUT
 - ⊕ LIGHT POLE

ZONING INFORMATION

THE SUBJECT PROPERTY IS ZONED M1 & NT IN ACCORDANCE WITH THE OCTOBER 6, 2013 COMPREHENSIVE ZONING REGULATIONS

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC	CHORD BEARING	LENGTH	TANGENT
C1	14°10'48"	217.07'	328.97'	N 20°53'02" E	128.64'	64.87'
C2	41°25'35"	1452.69'	3392.39'	N 17°37'44" W	1148.36'	548.09'
C3	11°08'49"	278.51'	151.46'	N 82°53'02" E	131.22'	75.87'

DW
DAVE MCNEE WALKER INC.

501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286
P: 410 296 1333 F: 410 296 4705 WWW.DW.COM

ALTA/NSPS LAND TITLE SURVEY OF GUILFORD EAST INDUSTRIAL CENTER, PARCEL A

COLUMBIA E.G.U. SECTION 2, AREA 5
PLAT BOOK NO. 23, PAGE 13
#7075 & #7079 OAKLAND MILLS ROAD
TAX MAP 42, GRID 11, PARCEL 391
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

DATE BY REVISIONS

Scale: 1" = 80'
Date: 05-04-2017
Project No: 120225
Field Crew: BH
Processed by: C.S.
Drawn by: C.S.
Project Manager: M.D.M.
Checked by: [Signature]
Date: 5/4/17