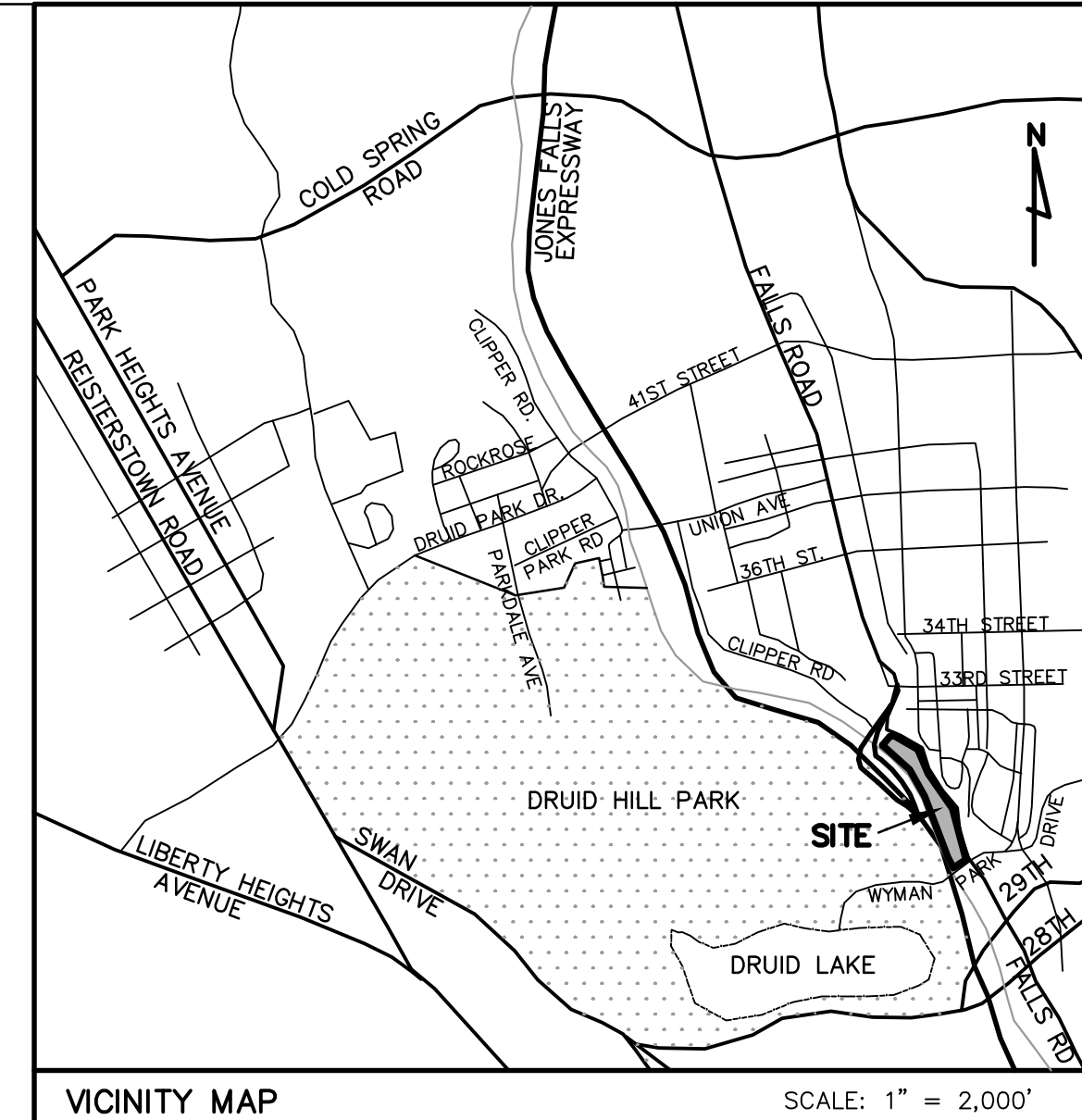


Alexander Design Studio
www.brokenboxes.com

G
GOWER THOMPSON INC.
CIVIL ENGINEERING - SITE PLANNING
P.O. Box 19059
Towson, Maryland 21284
Phone 410-532-0101
Fax 410-532-0104



TERRA NOVA VENTURES LLC
1817 THAMES STREET
BALTIMORE, MARYLAND 21231
(Tel) 410.327.3200
(Fax) 410.327.3262



VICINITY MAP SCALE: 1" = 2,000'

WARD 13 SECTION 12

BLOCK 3500 LOTS 1, 1A, 3, 3A, & 4

LOT #	OWNER	SITE ADDRESS	DEED REFERENCE
1	MT. VERNON MILL LLC	3000 FALLS ROAD	13966/0040
1A	MT. VERNON MILL LLC	2980 FALLS ROAD	13966/0029
3	MT. VERNON MILL LLC	3030 FALLS ROAD	13966/0040
3A	MT. VERNON MILL LLC	2990 FALLS ROAD	13966/0029
4	JONES FALLS OVERLOOK LLC	3100 FALLS ROAD	14073/0096

OWNER:
MT. VERNON MILL LLC
JONES FALLS OVERLOOK LLC
c/o TERRA NOVA VENTURES LLC
1817 THAMES STREET
BALTIMORE, MARYLAND 21231
DAVID F. TUFARO
410-327-3200

FLOODPLAIN:
A PORTION OF THE SITE IS WITHIN A 100 YEAR FLOODPLAIN AS SHOWN ON FIRM MAP 2400870010F

TOTAL AREA OF PUD: 9.7 ACRES

PROJECT IS A PUD WITH I-MU UNDERLYING ZONING

THE FOLLOWING PROGRAM MAY BE REFINED AS THE PROJECT PROGRESSES TO ADJUST MIX OF RESIDENTIAL, OFFICE AND RETAIL, INCLUDING RESTAURANT

2980 FALLS ROAD
FIRST FLOOR - 3,780 SF - RETAIL/RESTAURANT/EVENT SPACE
2nd & 3rd FLOORS - 7,500 SF - OFFICE

3000 FALLS ROAD
RESIDENTIAL - 79 UNITS
(18-2 BEDROOM, 17-1 BEDROOM, 30 STUDIO LOFT, 14 STUDIO)
OFFICE - 16,000SF
RETAIL/RESTAURANT - 3,500 SF
SURFACE PARKING PROVIDED - 13 SPACES
4 LEVELS OF PARKING - 151 SPACES

3030 FALLS ROAD
OFFICE - 30,000 SF

3100 FALLS ROAD
7,700 SF TOTAL OFFICE/RETAIL
PARKING REQUIRED 10 SPACES
PARKING PROVIDED 20 SPACES

GENERAL PARKING FOR 2980, 3000, 3030 FALLS ROAD
RESIDENTIAL UNITS 1 EACH = 79
OFFICE 1/800 SF * 53,500 = 67 SPACES
RESTAURANT: 1/1,000 SF * 7,820 SF = 8

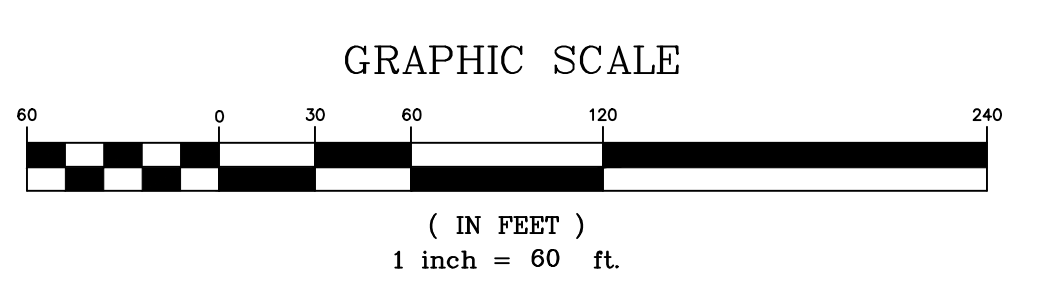
SHARED PARKING FACTORS:

USE	OFFICE	RETAIL	RESTAURANT	RESIDENTIAL
WEEKDAY 7 AM - 6 PM	100%	100%	70%	55%
WEEKDAY 6 PM - MIDNIGHT	5	80	100	85
WEEKEND MIDNIGHT - 7 AM	5	0	50	100
WEEKEND 7 AM - 6 PM	40	100	60	65
WEEKEND 6 PM - MIDNIGHT	10	60	100	75
WEEKEND MIDNIGHT - 7 AM	0	0	45	100

PARKING REQUIRED
WEEKDAY DAYTIME
OFFICE (100%) 67
RESTAURANT (70%) 8
RESIDENTIAL (55%) 43.5
TOTAL REQUIRED 119

PARKING PROVIDED: 164 SPACES

PUBLIC TRANSPORTATION:
BUS SERVICE ON FALLS ROAD (27). LIGHT RAIL STATIONS ARE WITHIN ONE MILE.



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APPROVED:

MAYOR _____ DATE _____

PRESIDENT OF CITY COUNCIL _____ DATE _____

ORDINANCE NO. _____

PROJECT NO. _____ DATE _____

PLANNED UNIT DEVELOPMENT

Terra Nova Ventures LLC

MT. VERNON MILLS

3000 Falls Road
Baltimore, MD

MT. VERNON MILL
3000 FALLS ROAD
BALTIMORE, MD

Job Number 0919

EXISTING AND PROPOSED CONDITIONS PLAN

JULY 30, 2018