

VICINITY MAP
SCALE: 1" = 2000'

DEVELOPMENT PLAN NOTES

1. DEVELOPER: WV URBAN DEVELOPMENTS LLC
ATTN: R. RICHARD WALKER
300 EAST LONG ISLAND DRIVE, SUITE 200
BLOOMFIELD, MI 48304
(313) 910-9370
(PROPOSED OWNER AND MANAGER)

2. SITE INFORMATION

ADDRESS	WARD	SECTION	BLOCK	LOT	AREA (ACRES)	AREA (SQ. FT.)
101 W 25TH STREET	12	6	3625	001	3.419 AC	148,044.352
204 W WARE STREET	12	5	3626A	011	0.601 AC	26,156.307
2438 N HOWARD STREET	12	5	3626A	013	0.019 AC	844.996
2500 HUNTINGDON AVENUE	12	5	3626C	001	4.024 AC	175,270.013
300 W 24TH STREET	12	5	3626C	002	0.496 AC	21,597.028
330 W 24TH STREET	12	5	3626C	003	2.252 AC	98,002.458
400 W 24TH STREET	12	5	3626C	004	0.349 AC	15,216.218
PROPOSED CSX SUBDIVISION PARCEL	12	5	3626C	005	0.218 AC	9,475.761
PROPOSED HAMPTON AVENUE CLOSING	N/A	N/A	N/A	N/A	0.057 AC	2,500.000
PROPOSED WARE STREET CLOSING	N/A	N/A	N/A	N/A	0.003 AC	3,599.434
TOTAL					11.518 AC	501,724.00

THE AREA OF THE PUD, WHICH INCLUDES RIGHT-OF-WAY, IS 14.2 AC.

3. ZONING: EXISTING: B-2-3, B-3-3 AND M-2-2
PROPOSED: PROPERTIES ARE PROPOSED TO BE THE 25TH STREET INDUSTRIAL AND BUSINESS PLANNED UNIT DEVELOPMENT (CITY COUNCIL ORDINANCE 10-397)

4. URBAN RENEWAL: THE SITE IS NOT LOCATED WITHIN A DESIGNATED URBAN RENEWAL AREA.

5. HISTORIC DISTRICT: THE SITE IS NOT LOCATED WITHIN A DESIGNATED HISTORIC DISTRICT.

6. CRITICAL AREA: THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

7. FLOOD PLAIN: THE SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN, PER FIRM MAP 240087 0007 D.

8. THE PROJECT IS LOCATED WITHIN THE JONES FALL WATERSHED. STORMWATER RUNOFF FOR THE SITE IS PROPOSED TO BE CONVEYED BY A SERIES OF INLETS AND PIPING TO EVENTUALLY DISCHARGE TO AN EXISTING MANHOLE WHICH WILL CONNECT TO AN EXISTING PUBLIC 10" X 11" ARCH CULVERT THAT TRAVERSES SITE-I. THE DISCHARGE FROM SITE-II WILL GO TO THE PUBLIC STORM DRAIN SYSTEM ON N. HOWARD STREET.

9. PROPOSED STREET CLOSING: THE PORTION OF HAMPTON AVENUE NORTH OF WEST 24TH STREET IS PROPOSED TO BE CLOSED. WARE STREET WEST OF HOWARD STREET IS PROPOSED TO BE CLOSED.

10. ZONING SUMMARY

ZONE	LOT SIZE	EXISTING ZONING		LOT SIZE REGULATION	UNIT CALCULATION
		FAR REGULATION	FAR		
B-2-3	97,026.902 SF	5.0	485,134.510	500 PER DU	176.413
B-3-3	76,752.486 SF	5.0	383,762.425	500 PER DU	139.55
M-2-2	325,421.339 SF	5.0	1,627,106.695	N/A	0
TOTAL					315.963

11. PROPOSED DEVELOPMENT PROGRAM:

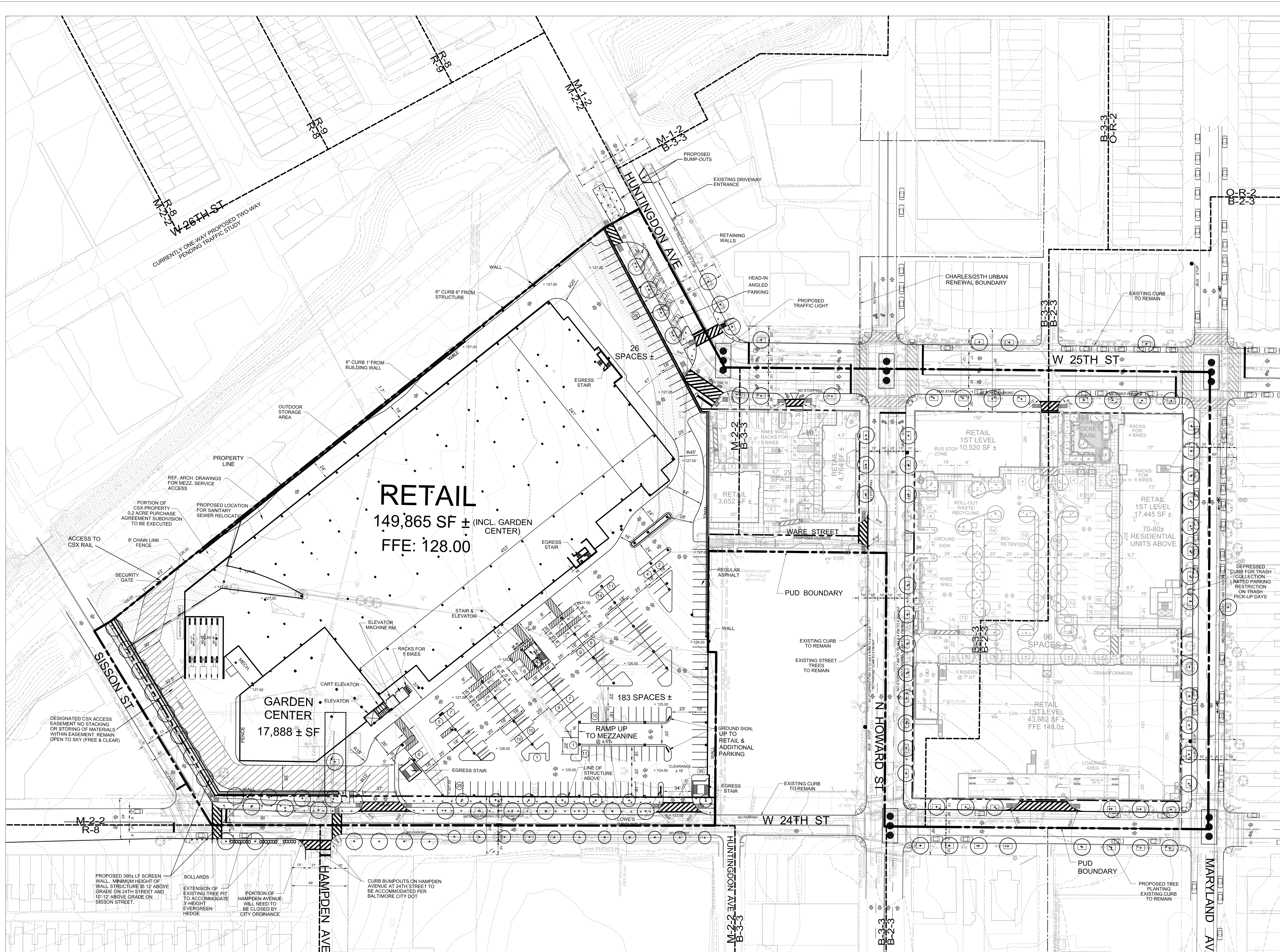
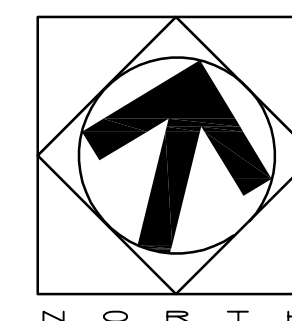
PROPOSED USES:
APARTMENTS: 70-80
RETAIL: 338,099 SF
OFFICE: 2,000 SF

PROPOSED DEVELOPMENT PROGRAM BREAKDOWN

SITE I	RETAIL	AREA (SQ.FT.)
LOWER LEVEL	LOWE'S	131,977 ±
	GARDEN CENTER	17,888 ±
UPPER LEVEL	WAL-MART	96,777 ±
	HUNTINGDON AVE	11,214 ±
	SW CORNER 25TH AND HOWARD	8,416 ±
SITE II	RETAIL	25TH STREET
	MARYLAND AVENUE	10,520 ±
	SOUTHERN BLDG	17,445 ±
	25TH STREET	43,862 ±
	OFFICE	2,000 ±
	RESIDENTIAL	70-80 APARTMENTS

* NOTE THAT RETAIL SQUARE FOOTAGE IS APPROXIMATE GROSS SQ. FT. INCLUDING LOWE'S GARDEN CENTER, INTERIOR SERVICE SQ. FT. OF LOWE'S, AND ENCLOSED WALMART LOADING AREA.

** THE ABOVE SQUARE FOOTAGE AND RESIDENTIAL DENSITIES ARE SUBJECT TO AMENDMENT BY THE PLANNING COMMISSION AS A MINOR AMENDMENT TO THE PUD, SO LONG AS THE TOTAL SQUARE FOOTAGE (EXCLUDING STRUCTURED PARKING) DOES NOT EXCEED 460,000 SQUARE FEET AND THERE IS NO MATERIAL CHANGE IN THE OVERALL DEVELOPMENT PROGRAM.



LEGEND

- LIMIT OF PROPOSED (PUD) PLANNED UNIT DEVELOPMENT
- PROPERTY LINE
- ZONING
- URBAN RENEWAL PLAN BOUNDARY

NOTE: PARKING LAYOUT (PARKING SPACE STRIPING, STAIR ORIENTATION, PEDESTRIAN CIRCULATION, INGRESS/EGRESS, ETC.) MAY BE MODIFIED PRIOR TO PERMITTING BUT WILL BE SUBJECT TO SITE PLAN REVIEW COMMITTEE APPROVAL.

MINOR AMENDMENTS INCLUDE RECONFIGURATION OF BUILDINGS AT THE SOUTHWEST CORNER OF HOWARD & 25TH STREET & INCLUSION OF OFFICE SF IN SECOND STORY OF EXISTING GM BUILDING (SOUTHEAST CORNER OF HOWARD & 25TH STREET).

15. BASE INFORMATION: BASE INFORMATION IS COMPILED FROM AN ALTA SURVEY PREPARED BY STV INCORPORATED, DATED JANUARY 18, 2010. SURROUNDING CONTEXTUAL INFORMATION IS TAKEN FROM BALTIMORE CITY GIS.

16. SCHEDULE

PROJECT SCHEDULE	DATE
GROUND BREAKING	5/1/2011 ±
SITE 1 DEMO WORK	5/1/2011 ±
SITE 2 DEMO WORK	5/1/2011 ±
VERTICAL CONSTRUCTION	7/1/11 ±
COMPLETION	11/1/2012 ±

* DATES ARE APPROXIMATE & ARE SUBJECT TO CHANGE.

17. THE CENTER MAY OPERATE TWENTY FOUR HOURS A DAY.

18. CONTACT INFORMATION: STV INCORPORATED
ATTN: ADDISON PALMER, RLA, LEED AP
PROJECT MANAGER
7125 AMBASSADOR ROAD
SUITE 200
BALTIMORE, MD 21244
(410) 281-2893

12. PARKING

USE	QUANTITY	REQUIREMENT	PROPOSED PROGRAM	
			TOTAL REQUIRED	TOTAL PROVIDED
RESIDENTIAL (B-2-3)	80 UNITS	1 PER 2 UNITS	40	80 ±
RETAIL (B-2-3 & B-3-3)	78,083 SF	--	123	249 ±
RETAIL (M-2-2)	280,016 SF	--	863	694 ±
OFFICE (B-3-3)	2,000 SF	---	0	5 ±
TOTAL			1,026	1,027 ±

*B-2-3 AND B-3-3 REQUIRE 1 SPACE PER 600 SF IN EXCESS OF 4,000 SF
**M-2-2 REQUIRES 1 SPACE PER 300 SF IN EXCESS OF 1,000 SF
***B-3-3 REQUIRES 1 SPACE PER 800 SF IN EXCESS OF 2,000 SF

13. STORM WATER MANAGEMENT: THIS PROJECT WILL MEET THE APPLICABLE MARYLAND STORM WATER REGULATIONS. THE CONCEPT STORMWATER MANAGEMENT PLAN INCLUDES ENVIRONMENTAL SITE DESIGN, WHICH MAY INCLUDE GREEN ROOFS AND MICRO-BIO-RETENTION, AND STRUCTURES. THE FINAL STORMWATER MANAGEMENT PLAN IS SUBJECT TO THE APPROVAL OF DPW.

14. OPEN SPACES: THERE ARE TWO PROPOSED PLAZA AREAS THAT WILL BE PART OF THE OVERALL PROJECT AND PRIVATELY OWNED. NO PUBLICLY OWNED OPEN SPACE IS PROPOSED

**25TH STREET STATION
BUSINESS AND INDUSTRIAL PLANNED UNIT DEVELOPMENT**

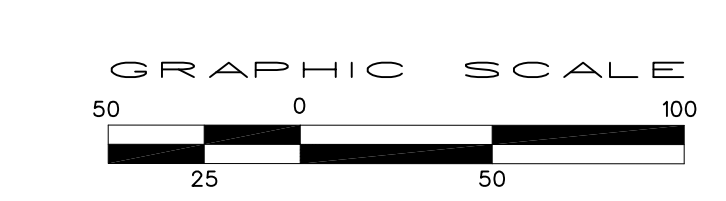
DEVELOPMENT PLAN A (24TH STREET LEVEL) SHEET 1 OF 9

**25TH STREET STATION
PLANNED UNIT DEVELOPMENT**

**FINAL DESIGN APPROVAL
& MINOR AMENDMENTS**

DATE: DEC. 10, 2010

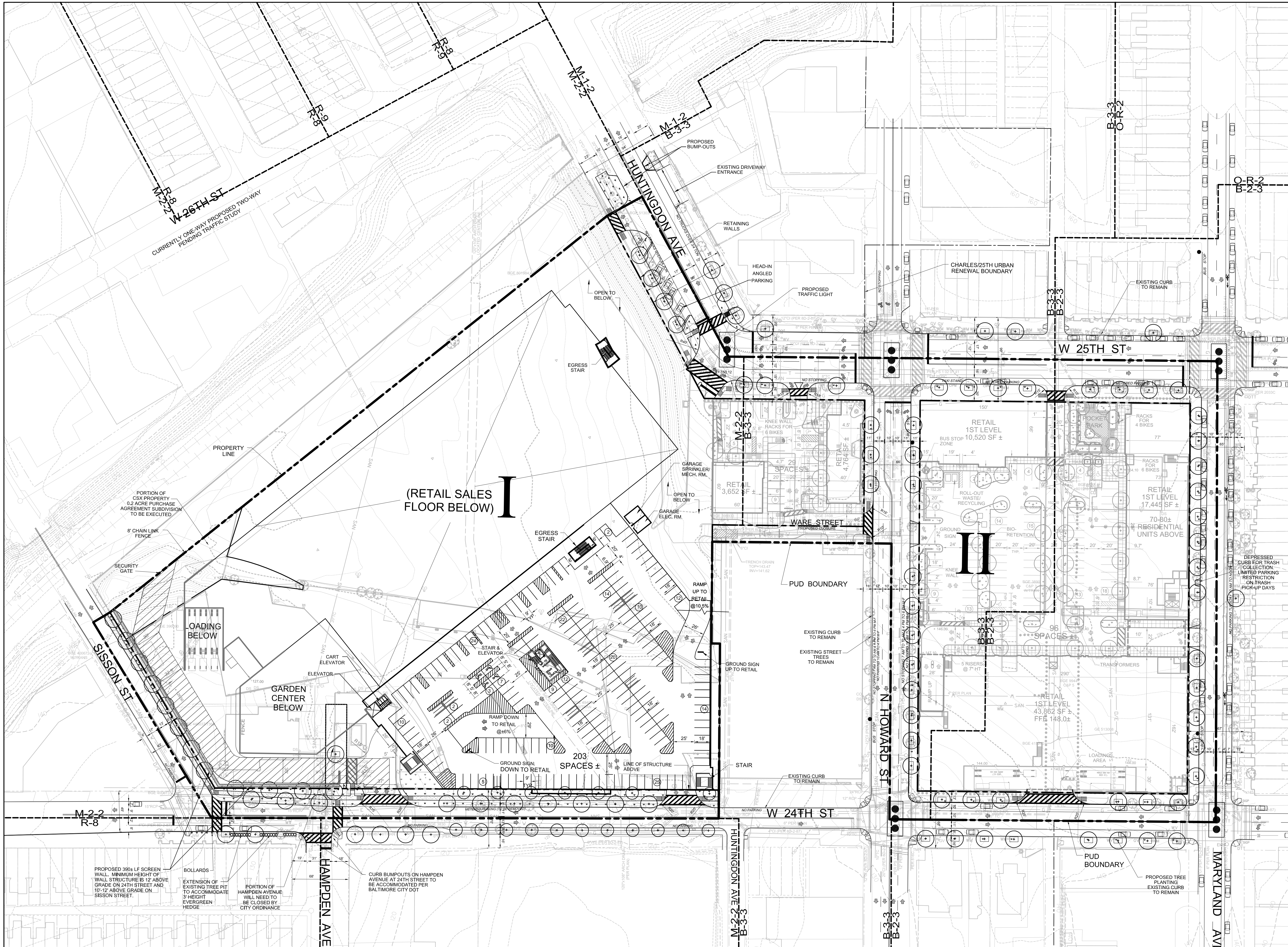
DATE	REVISION DESCRIPTION



STV Incorporated
7125 Ambassador Road
Baltimore, Maryland 21244
www.stv.com

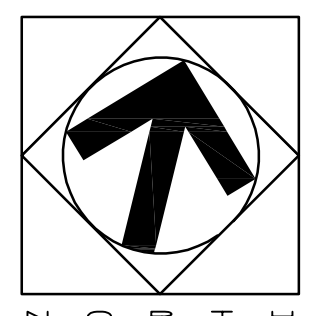
attached | designer
BROWN GRAD TURNER
one charles center
100 north charles street | 18th floor
Baltimore, MD 21201
410.537.2727
410.537.7447
www.bctarchitects.com

bct



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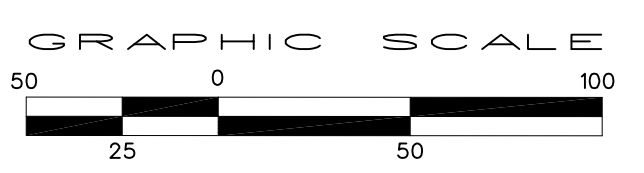


DEVELOPMENT PLAN C (MEZZANINE LEVEL) SHEET 3 OF 9

25TH STREET STATION
PLANNED UNIT DEVELOPMENT
 FINAL DESIGN APPROVAL
 & MINOR AMENDMENTS

DATE: DEC. 10, 2010

DATE	DESCRIPTION

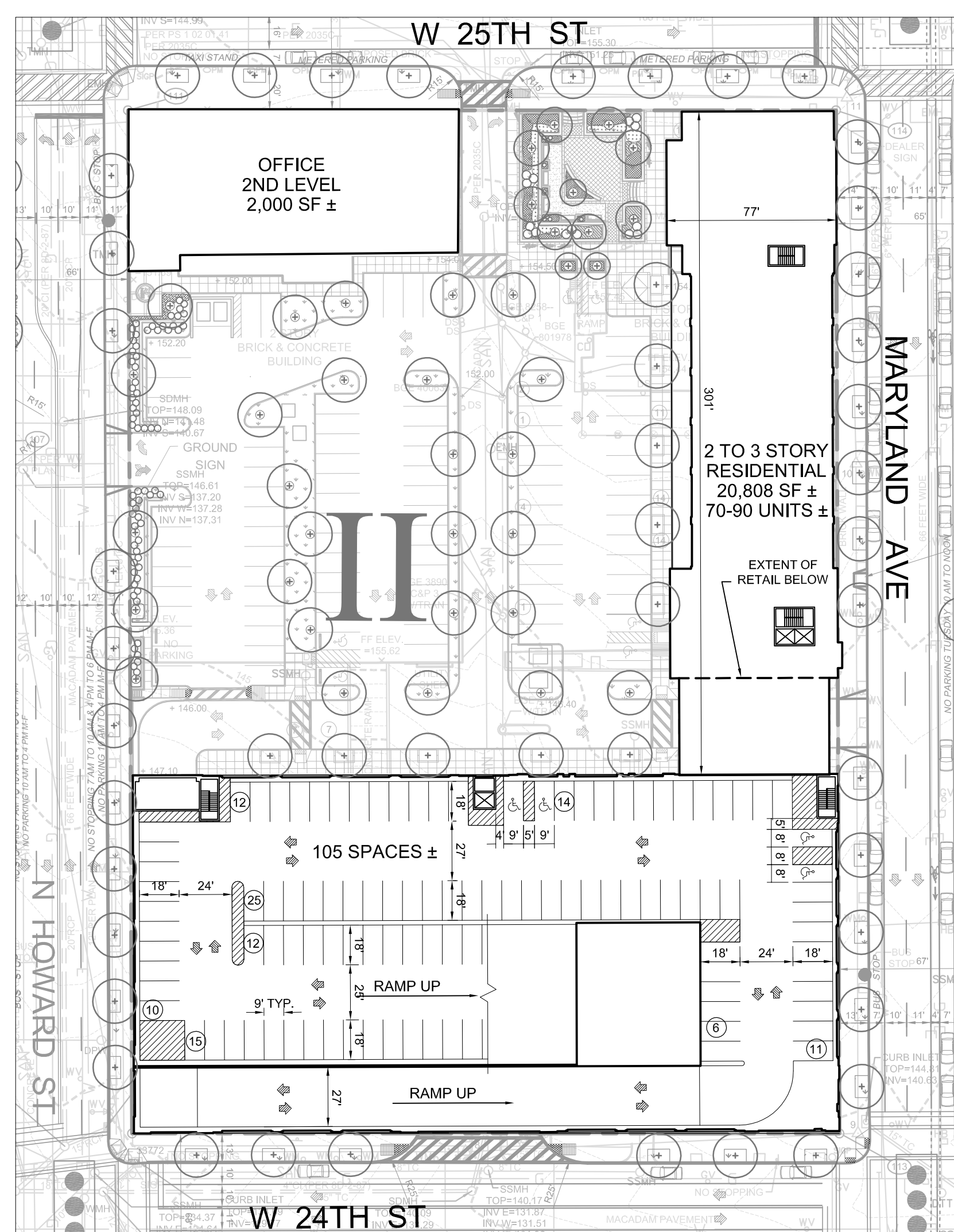


25TH STREET STATION
BUSINESS AND INDUSTRIAL PLANNED UNIT DEVELOPMENT

STV Incorporated
 7125 Ambassador Road
 Baltimore, Maryland 21244
 www.stv.com

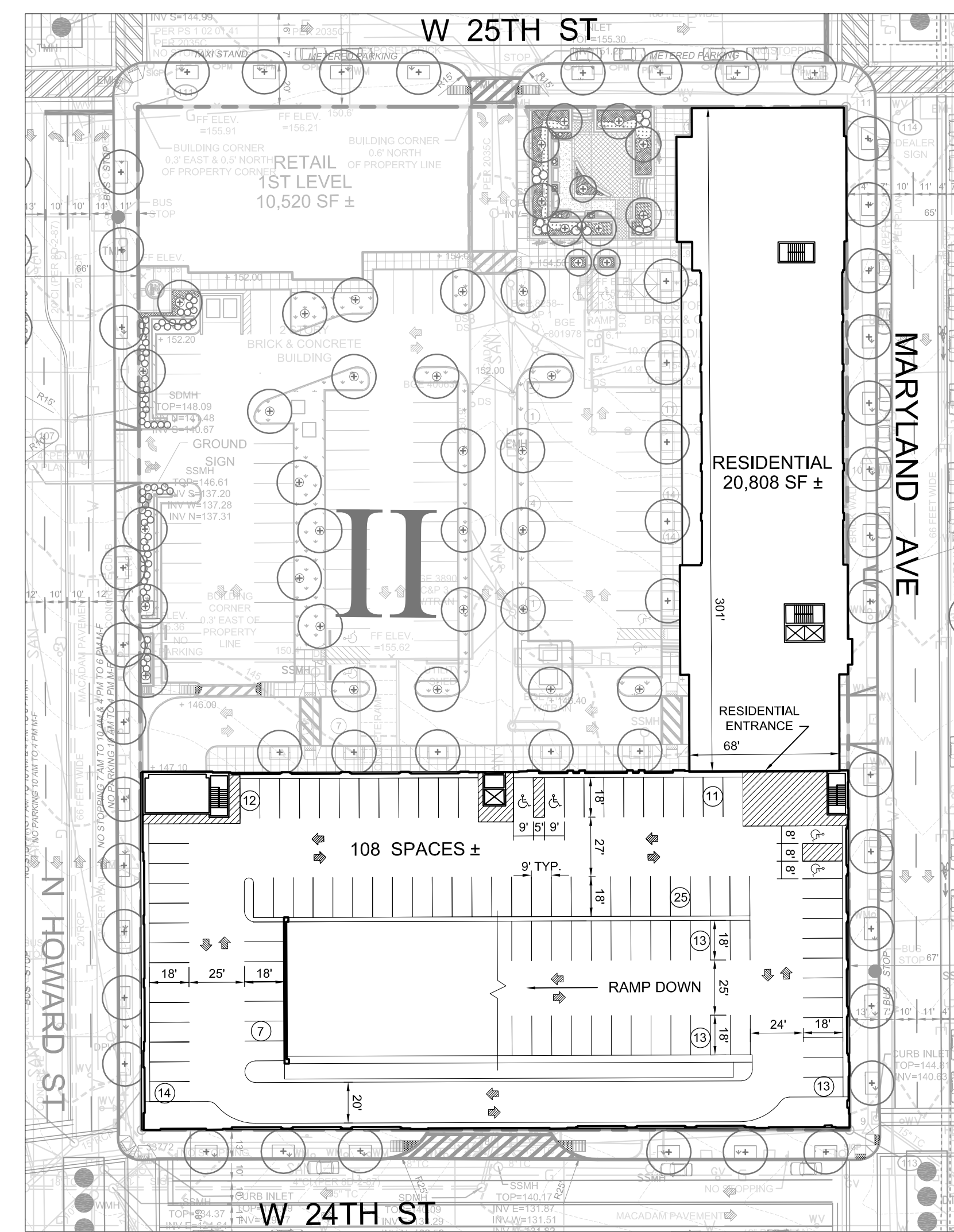
attached | designer
 BROWN GRANT TURNER
 one charles center
 100 north charles street | 18th floor
 Baltimore, MD 21201
 410.837.2727
 410.837.7447
 www.bctarchitects.com

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SITE II - SECOND LEVEL
 1"=50' 50' 0 50'

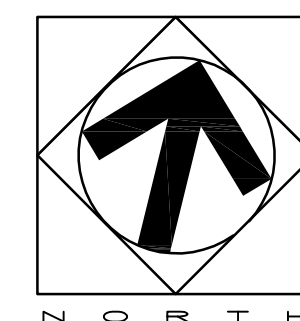
SITE II PARKING TABULATION		
AREA	TOTAL SPACES	ADA SPACES
AT GRADE	96 ±	6 ±
GARAGE LEVEL ONE	105 ±	4 ±
GARAGE LEVEL TWO	108 ±	4 ±
TOTAL	309 ±	14 ±



SITE II - THIRD LEVEL
 1"=50' 50' 0 50'

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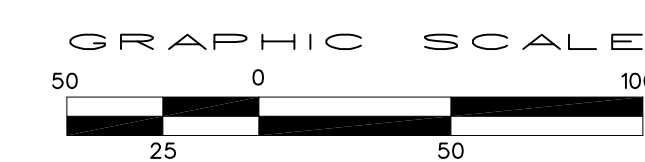


DEVELOPMENT PLAN D (SITE II UPPER LEVELS) SHEET 4 OF 9

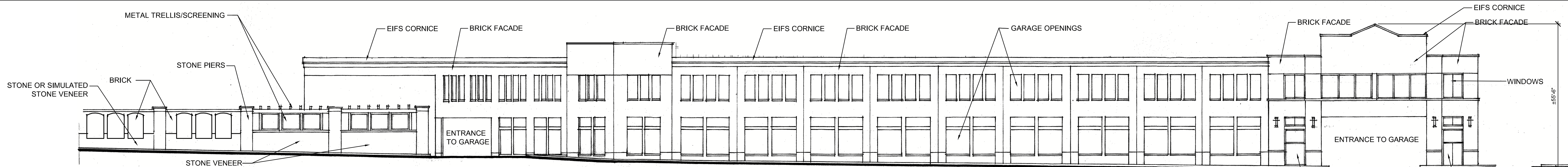
25TH STREET STATION
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 FINAL DESIGN APPROVAL
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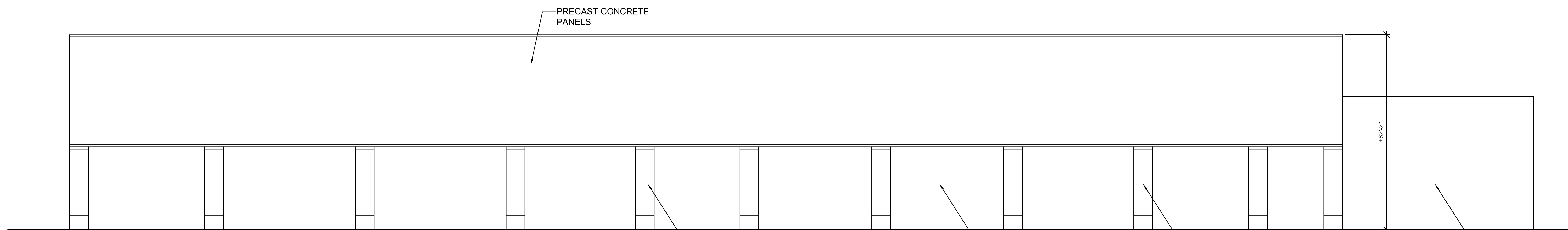
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DATE	DESCRIPTION



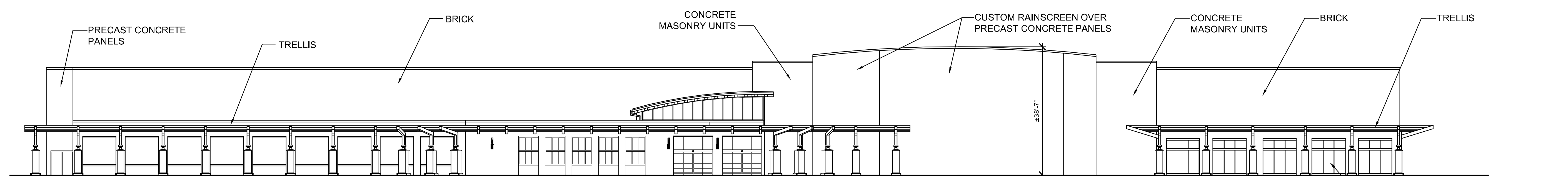
25TH STREET STATION
BUSINESS AND INDUSTRIAL PLANNED UNIT DEVELOPMENT



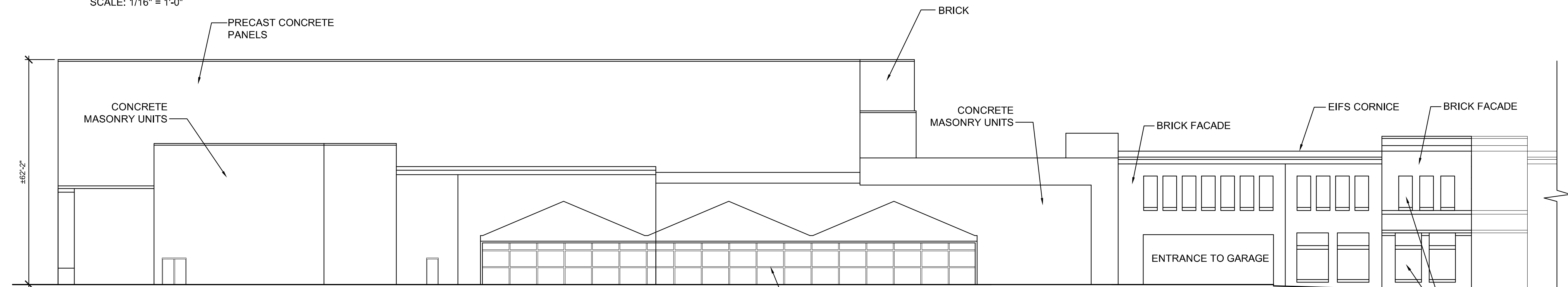
BUILDING A - PARTIAL SOUTH ELEVATION - 24th STREET LOOKING NORTH
SCALE: 1/16" = 1'-0"



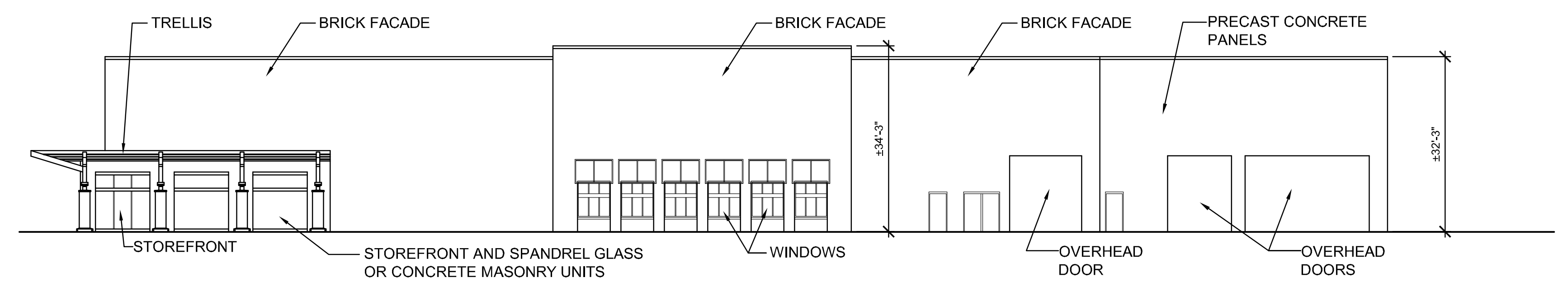
BUILDING A - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



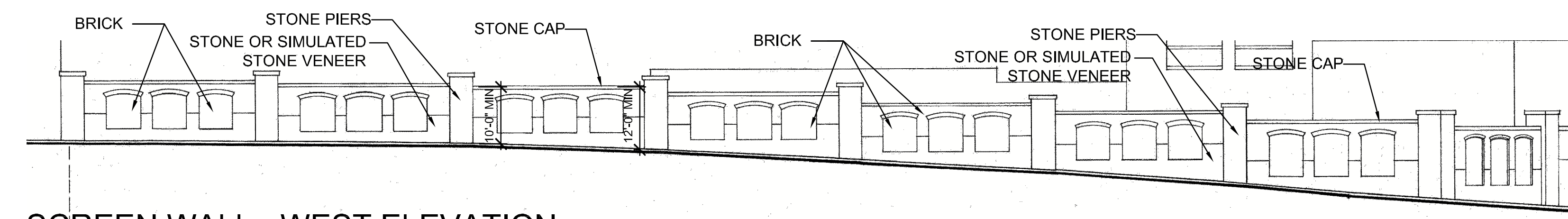
BUILDING A - PARTIAL SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



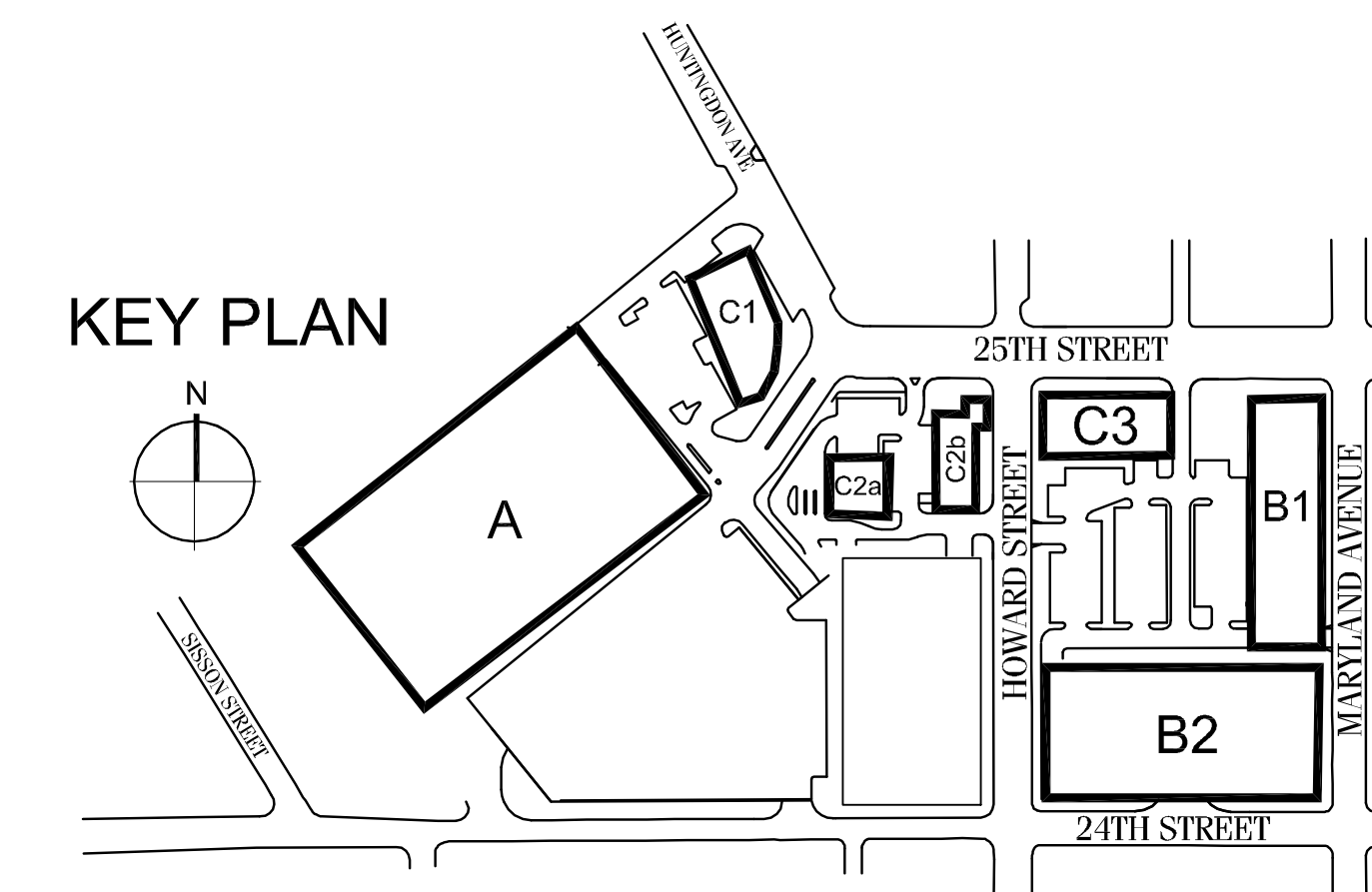
BUILDING A - WEST ELEVATION
SCALE: 1/16" = 1'-0"



BUILDING A - EAST ELEVATION
SCALE: 1/16" = 1'-0"



SCREEN WALL - WEST ELEVATION
SCALE: 1/16" = 1'-0"

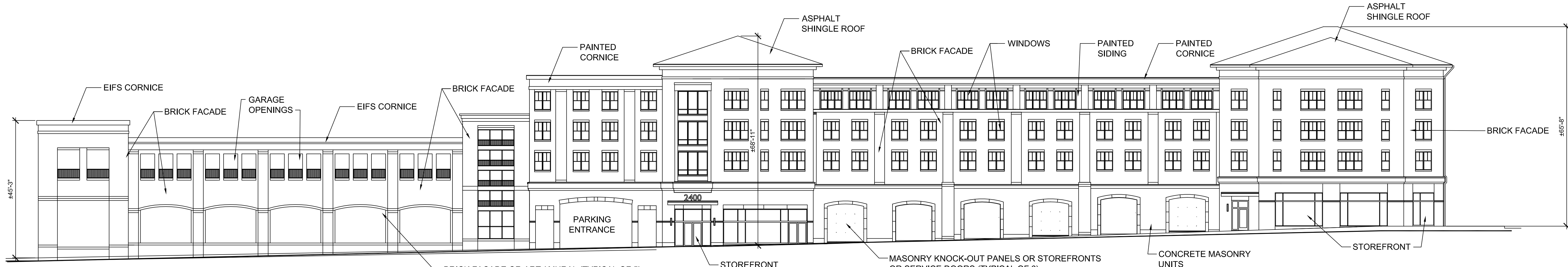


25TH STREET STATION
PLANNED UNIT DEVELOPMENT
FINAL DESIGN APPROVAL
& MINOR AMENDMENTS

DATE: DEC. 10, 2010

REVISIONS	DATE BY DESCRIPTION

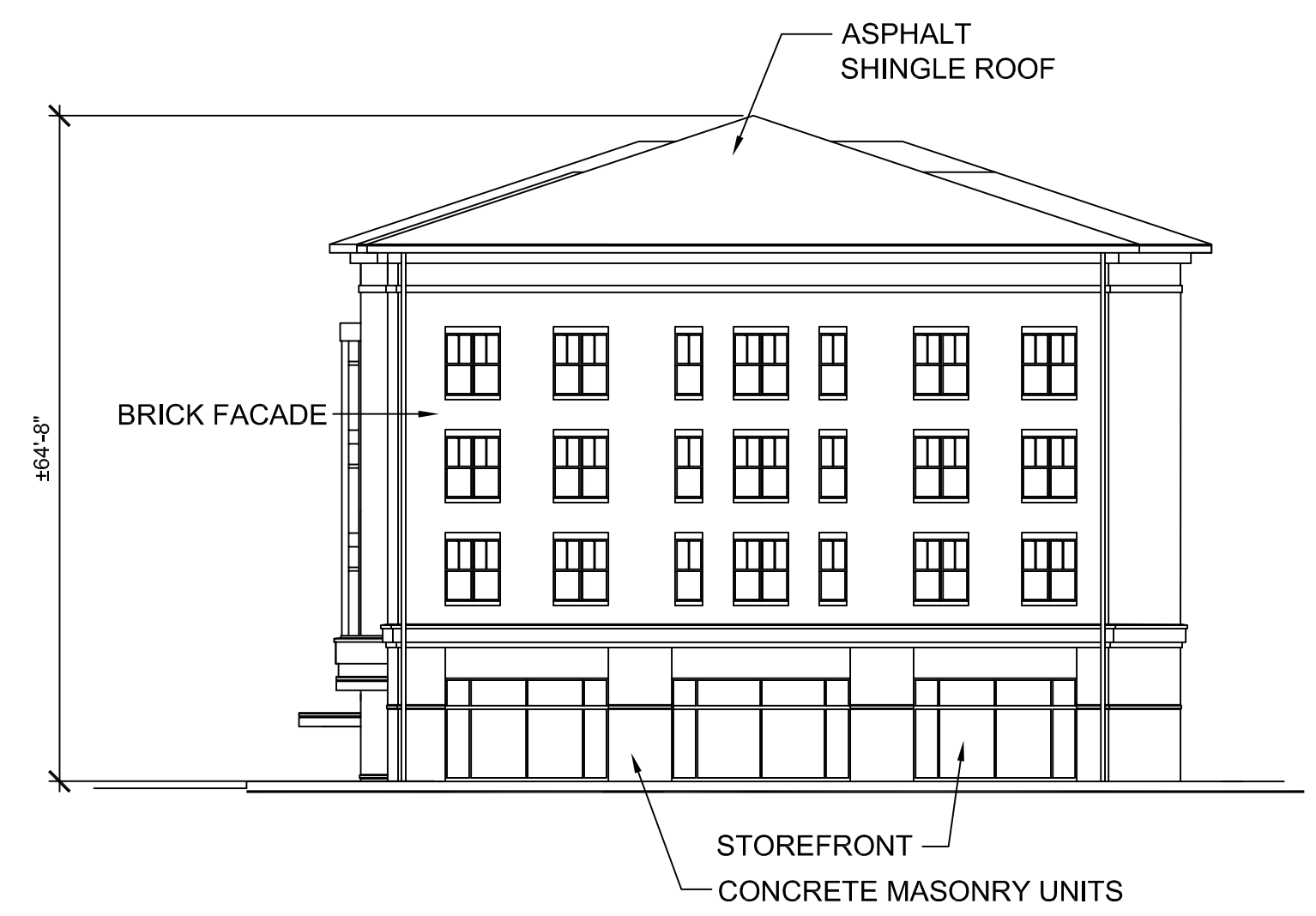
25TH STREET STATION
BUSINESS AND INDUSTRIAL PLANNED UNIT DEVELOPMENT



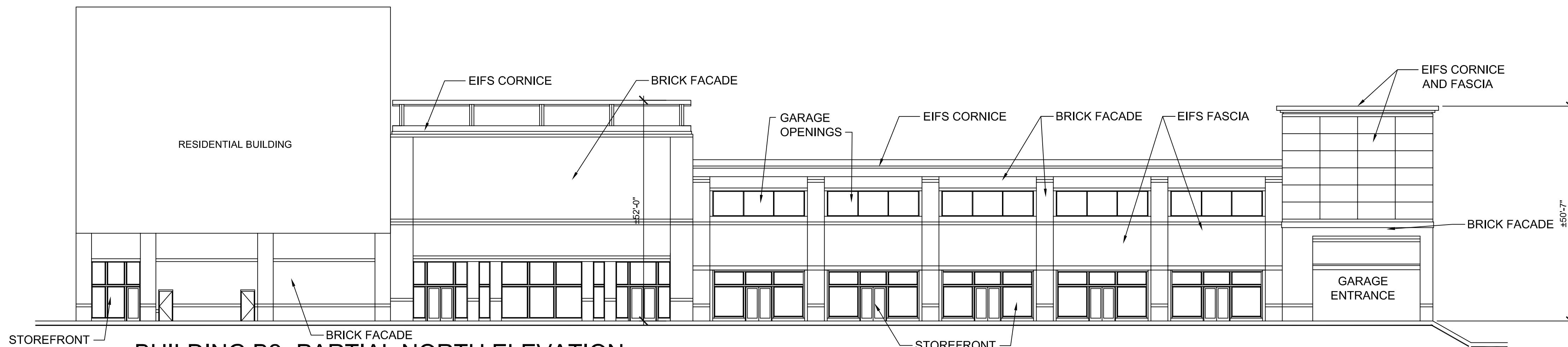
BUILDING B2 - EAST ELEVATION
SCALE: 1/16" = 1'-0"



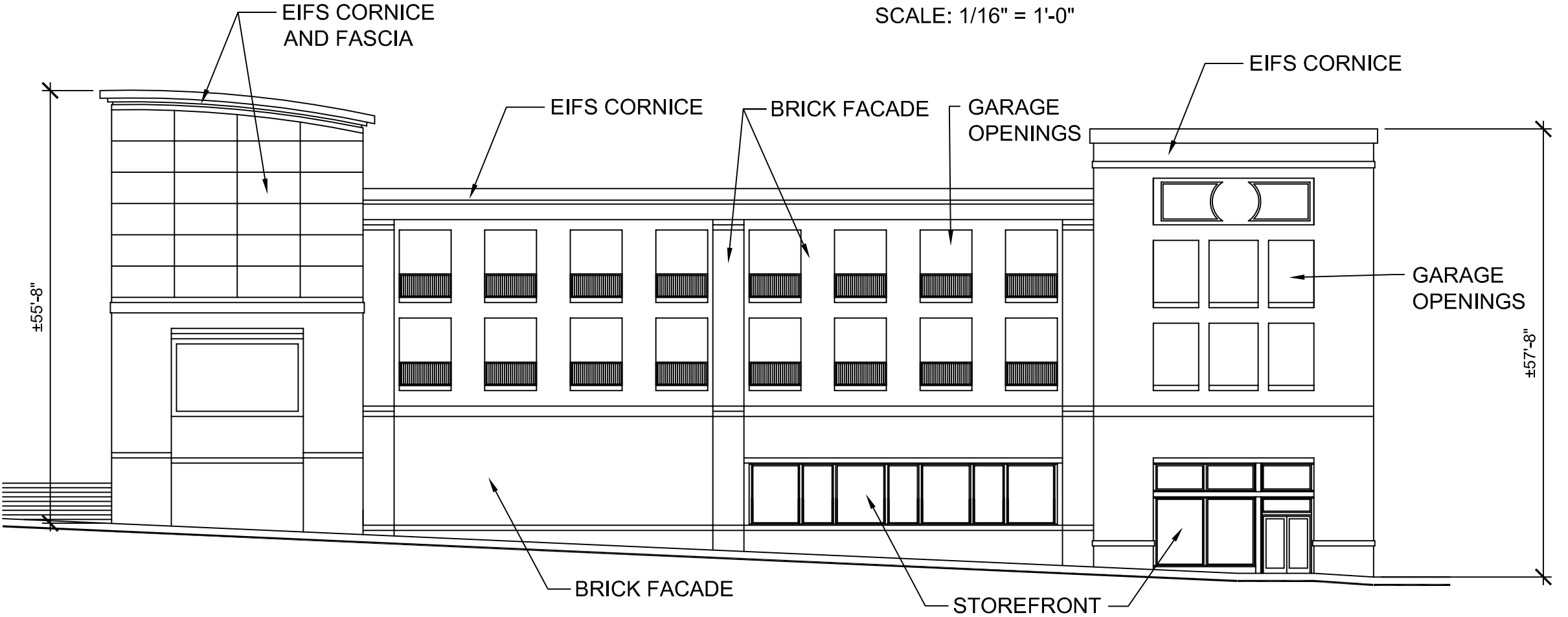
BUILDING B2 - PARTIAL WEST ELEVATION
SCALE: 1/16" = 1'-0"



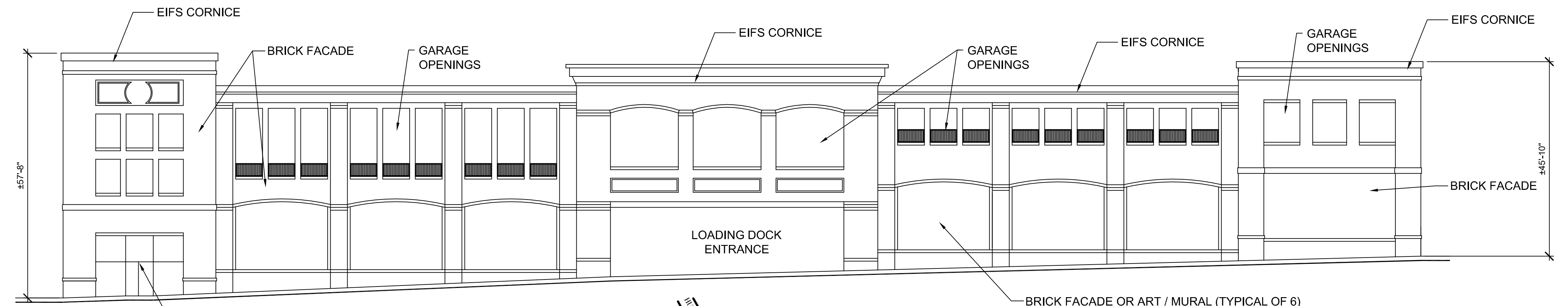
BUILDING B2 - PARTIAL NORTH ELEVATION
SCALE: 1/16" = 1'-0"



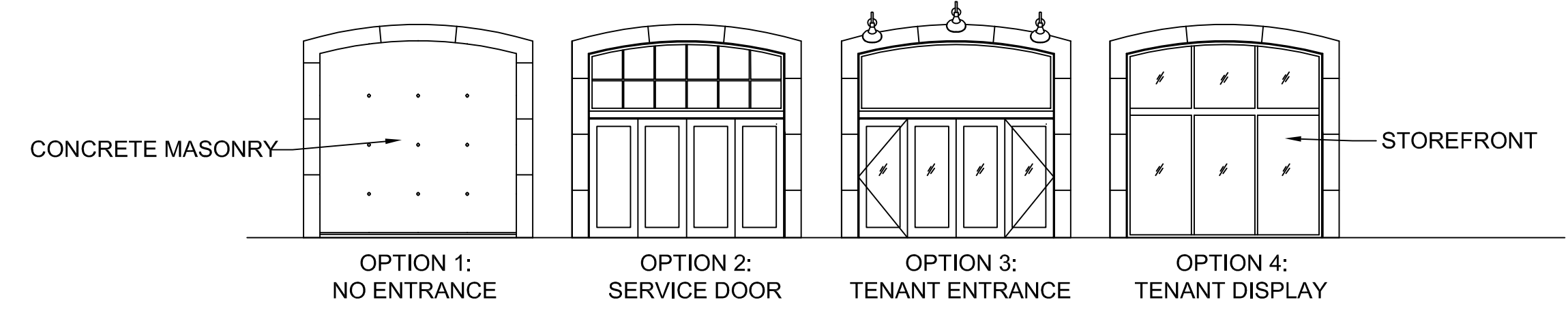
BUILDING B2 - PARTIAL NORTH ELEVATION
SCALE: 1/16" = 1'-0"



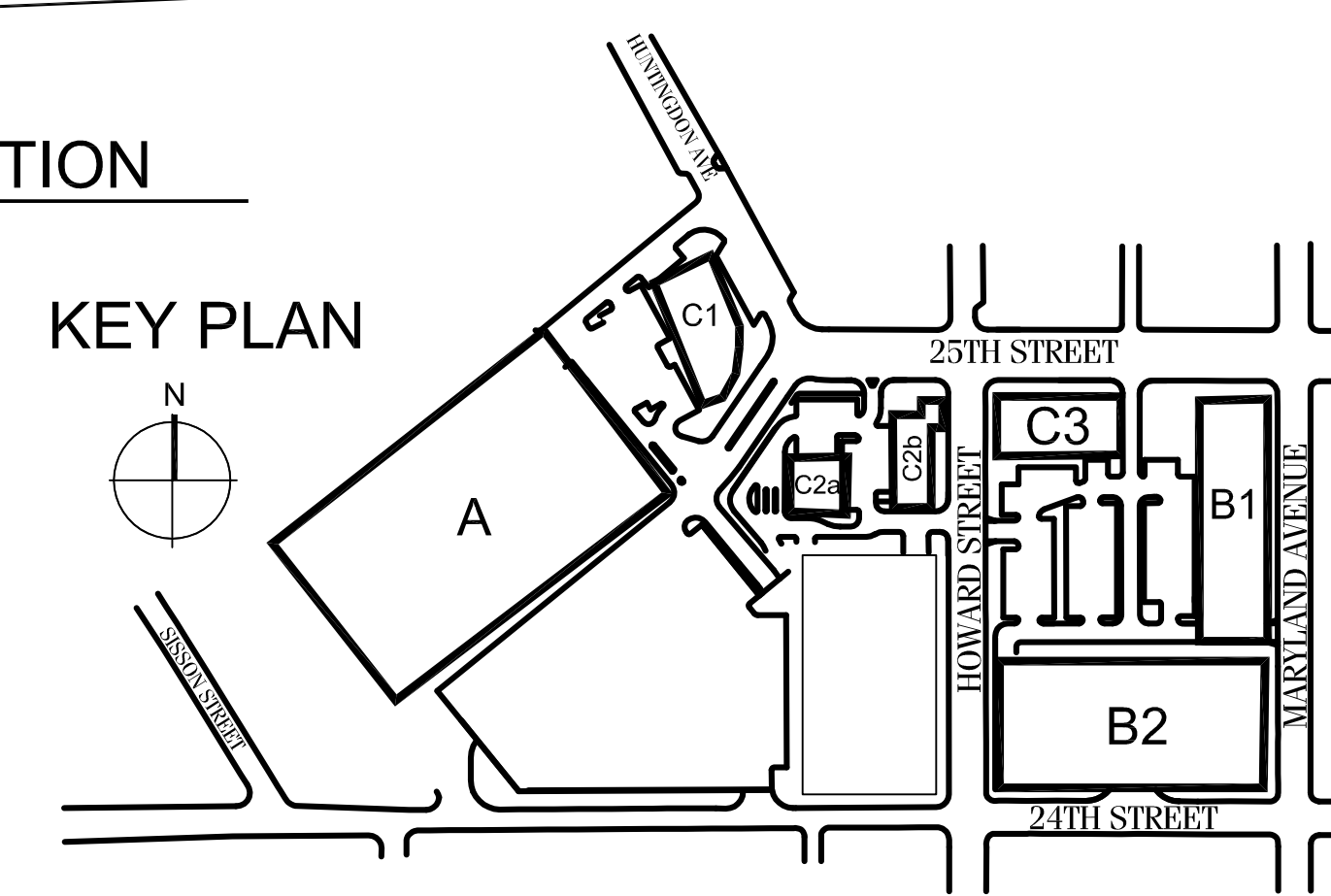
BUILDING B2 - PARTIAL WEST ELEVATION
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BUILDING B2 - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



BUILDING B1 - EAST ELEVATION OPTIONS
SCALE: 1/8" = 1'-0"



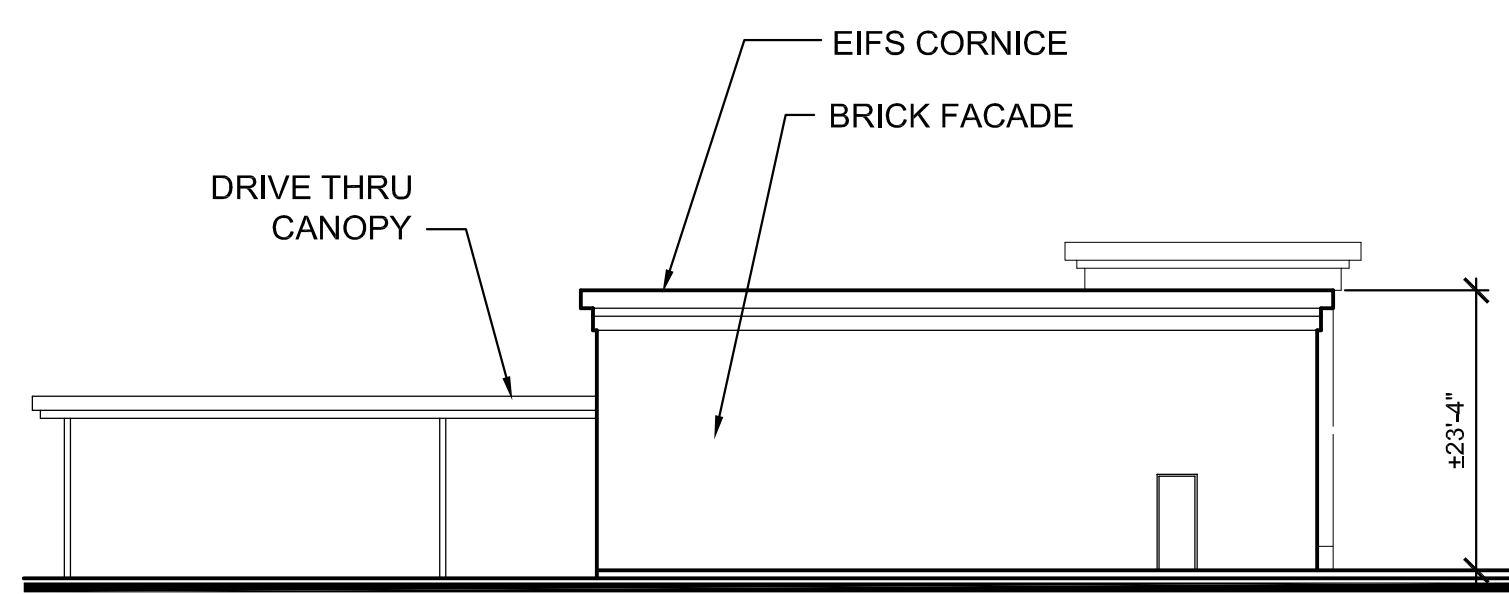
KEY PLAN

**25TH STREET STATION
PLANNED UNIT DEVELOPMENT
FINAL DESIGN APPROVAL
& MINOR AMENDMENTS**

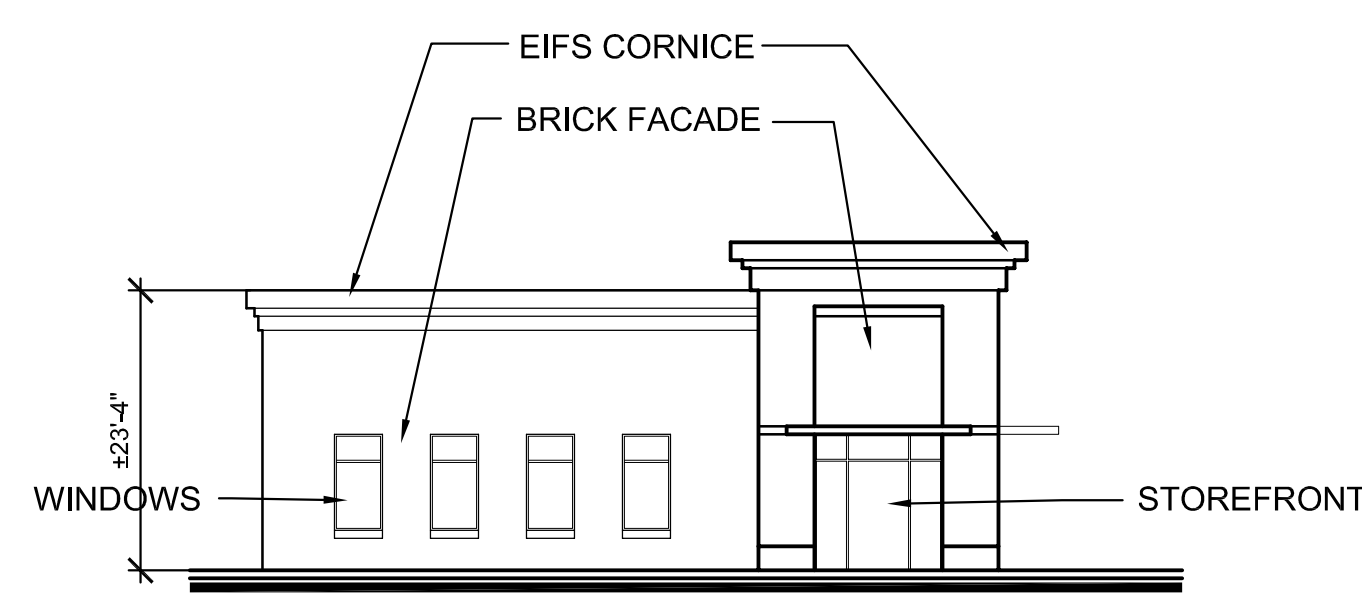
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REVISIONS
DATE BY DESCRIPTION

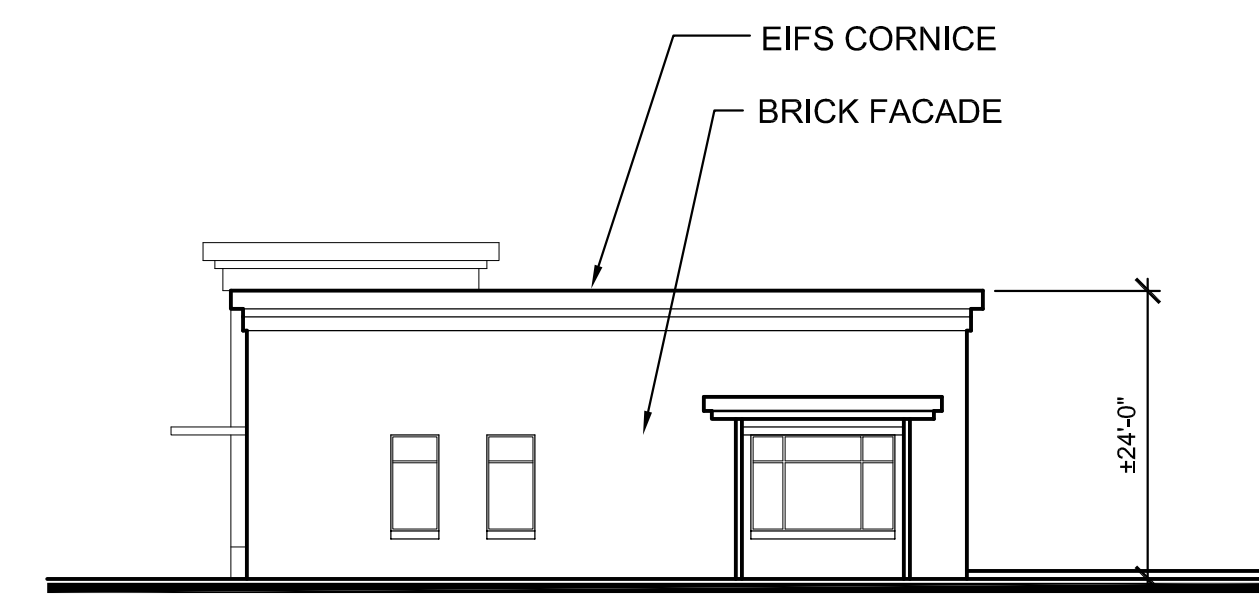
**25TH STREET STATION
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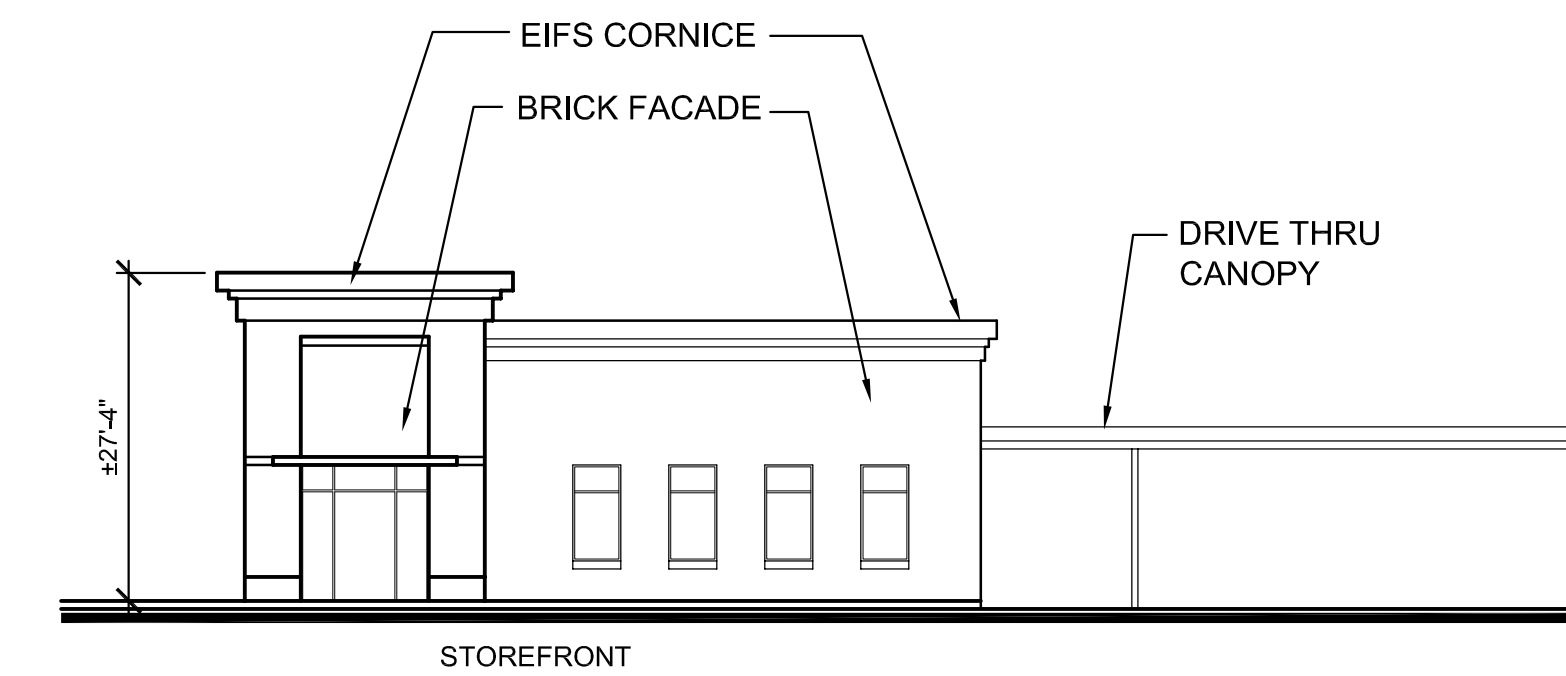
BUILDING C2a - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



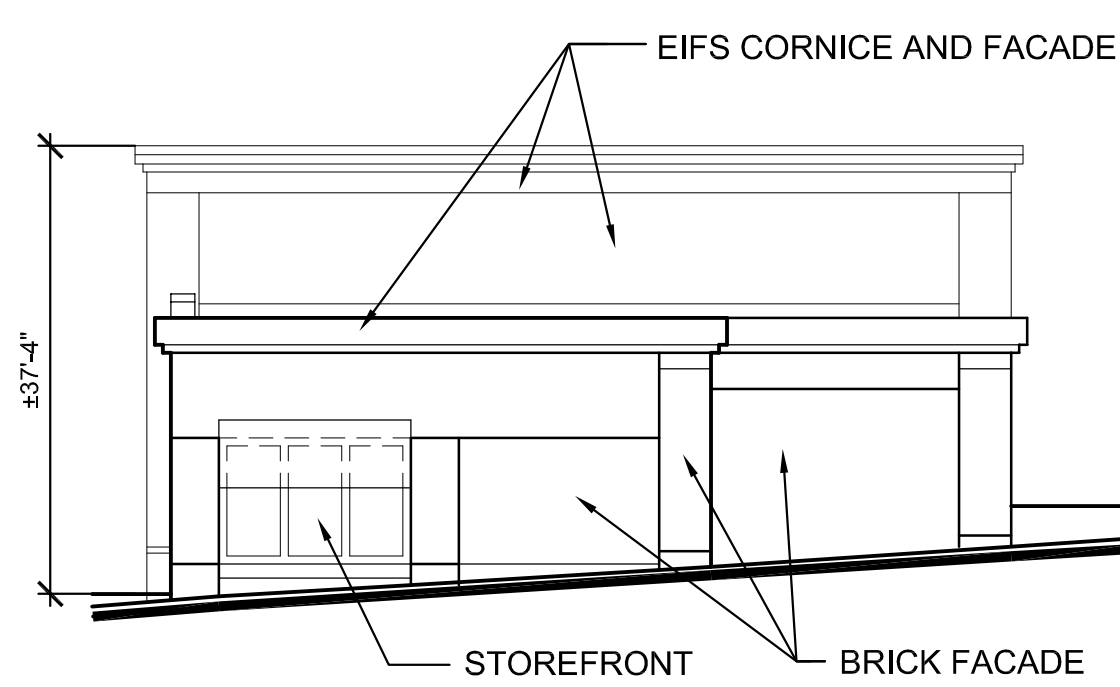
BUILDING C2a - EAST ELEVATION
SCALE: 1/16" = 1'-0"



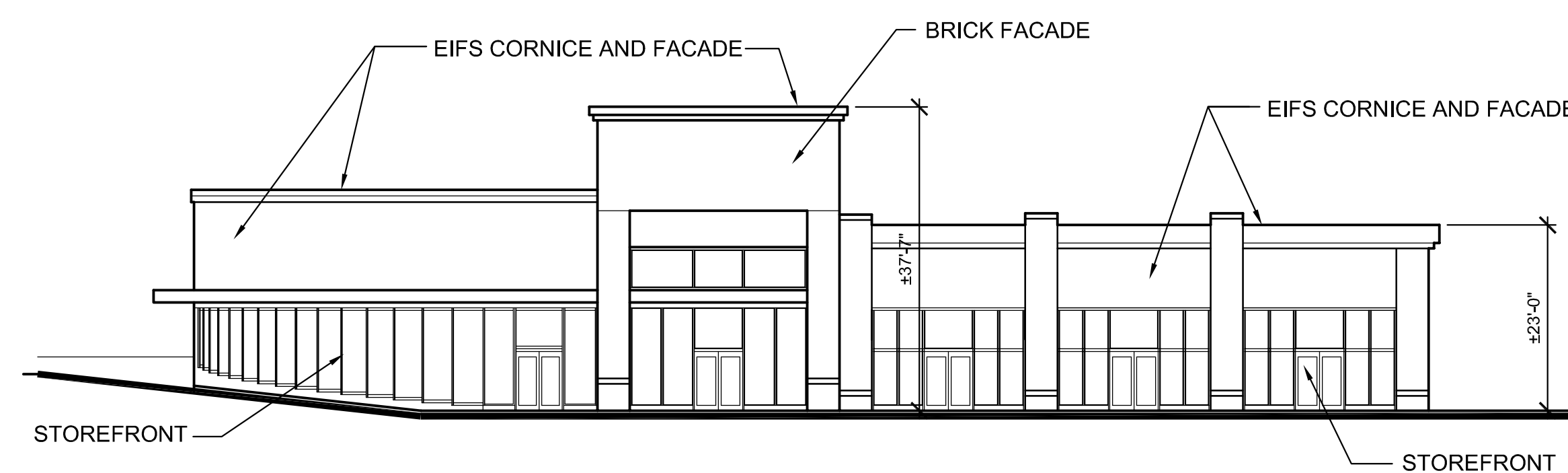
BUILDING C2a - WEST ELEVATION
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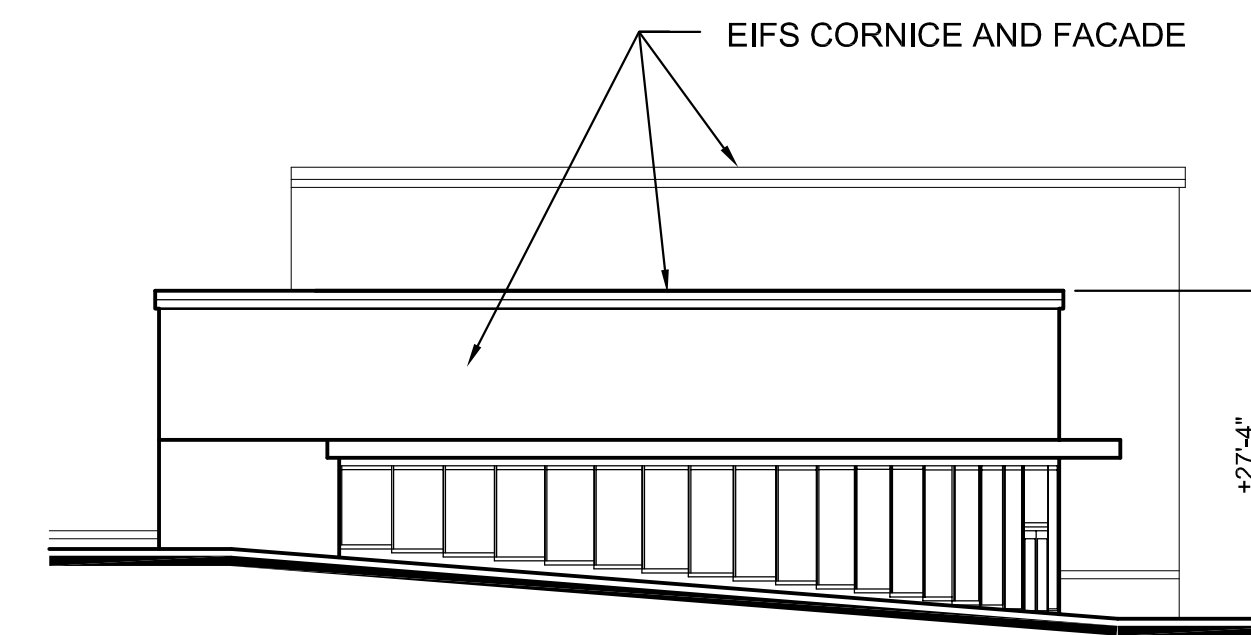
BUILDING C2a - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



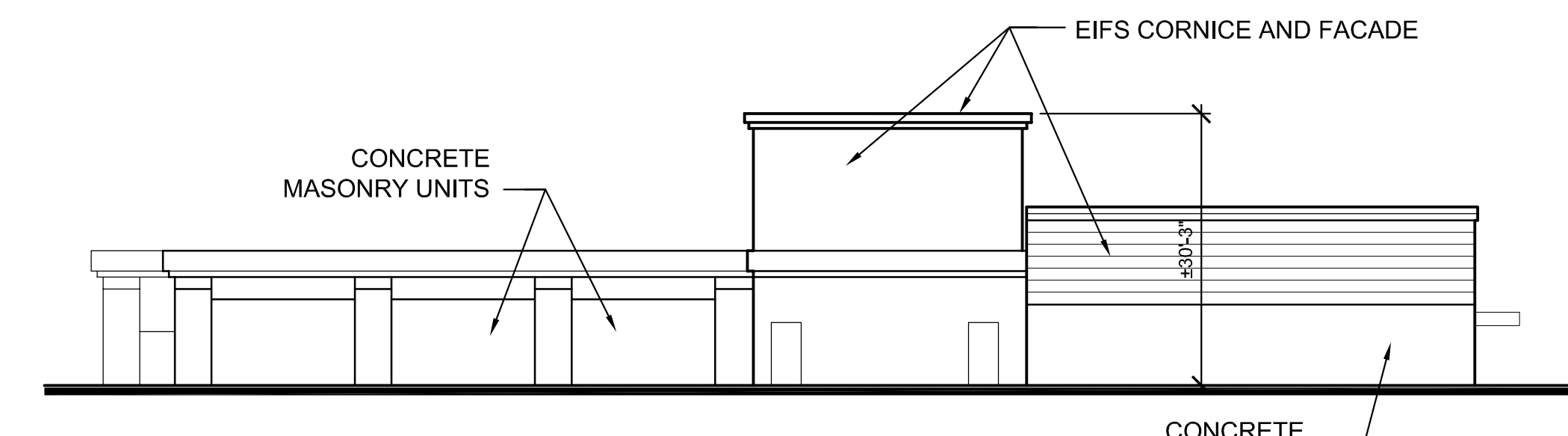
BUILDING C1 - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



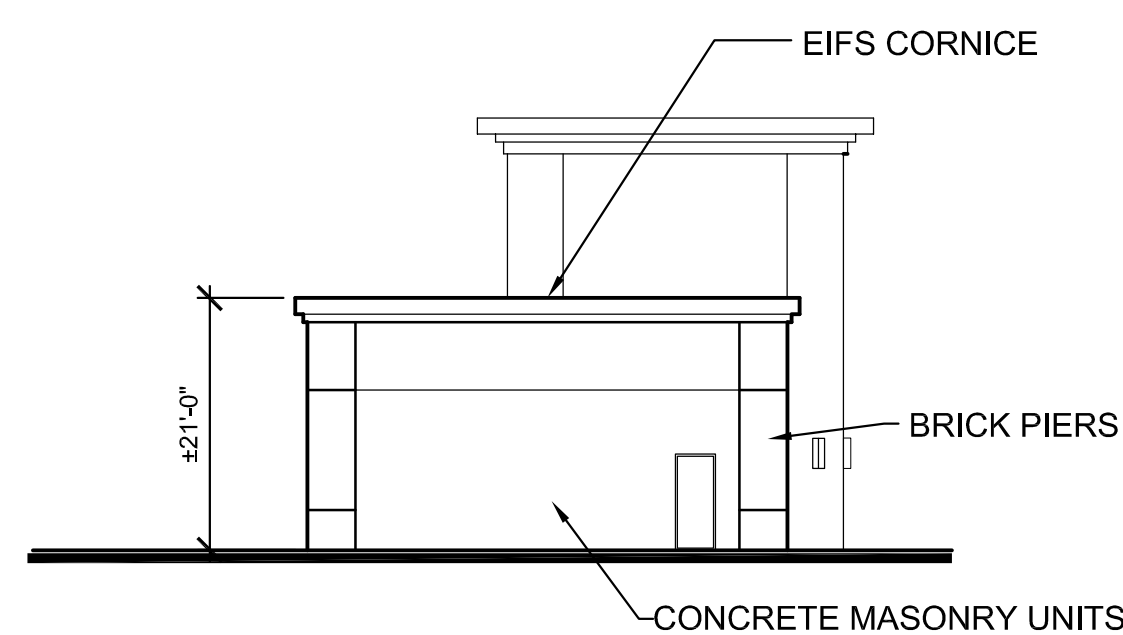
BUILDING C1 - EAST ELEVATION
SCALE: 1/16" = 1'-0"



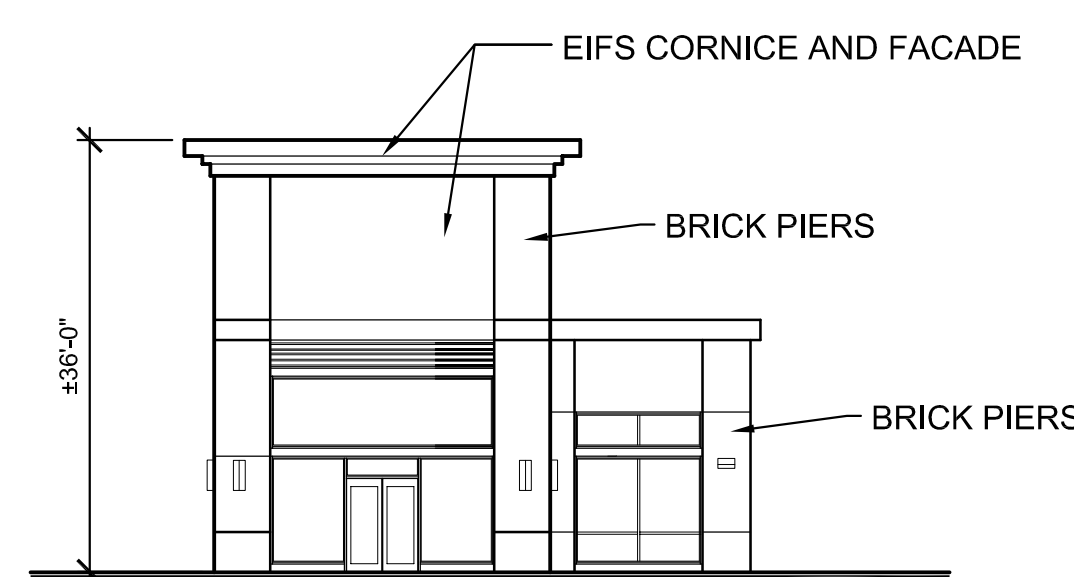
BUILDING C1 - SOUTH ELEVATION
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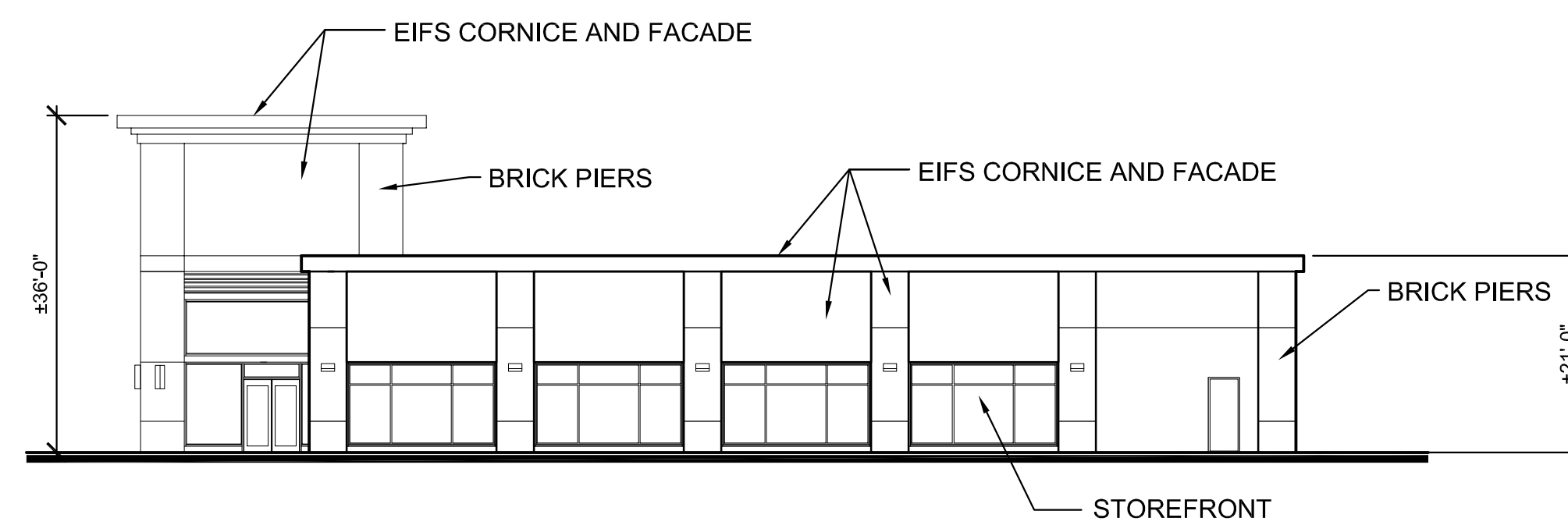
BUILDING C1 - WEST ELEVATION
SCALE: 1/16" = 1'-0"



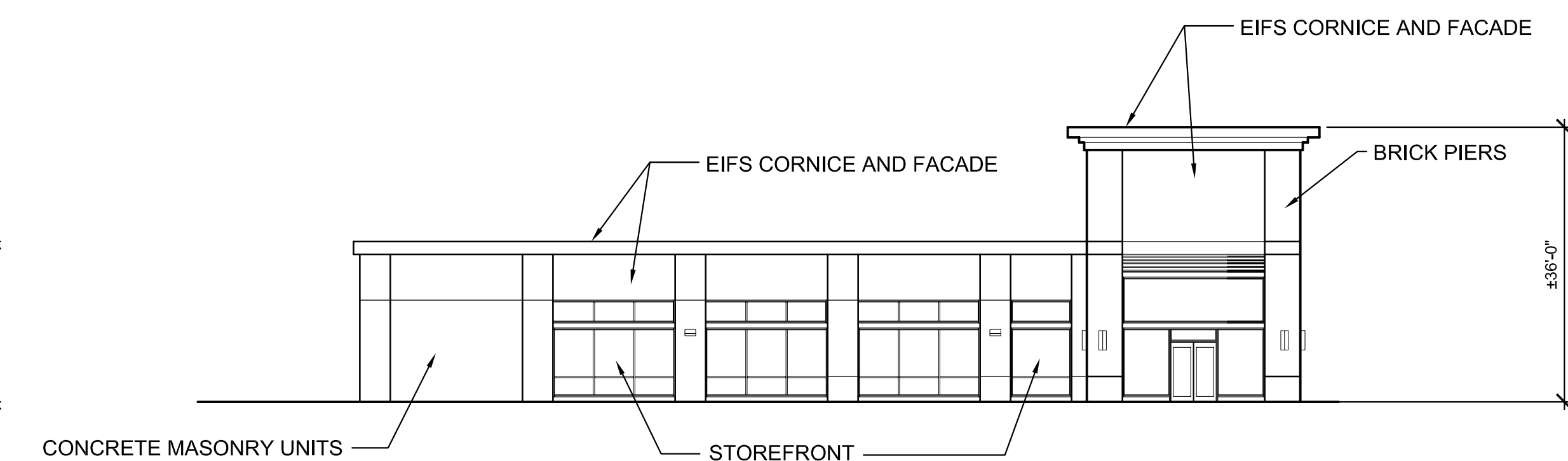
BUILDING C2b - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



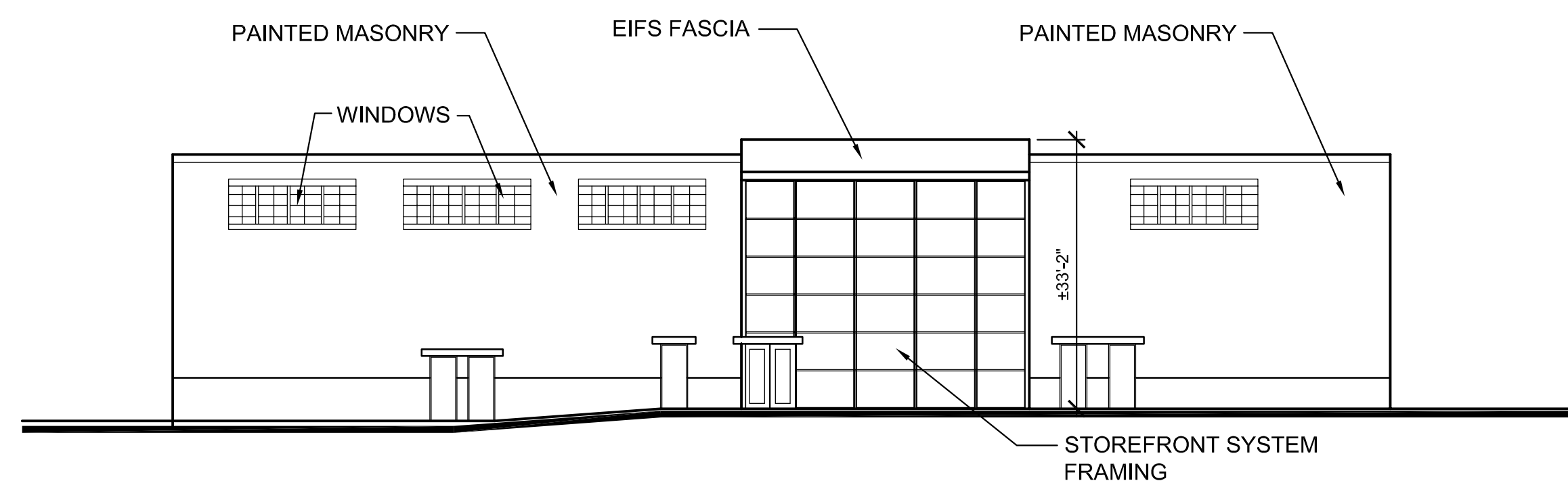
BUILDING C2b - NORTH ELEVATION
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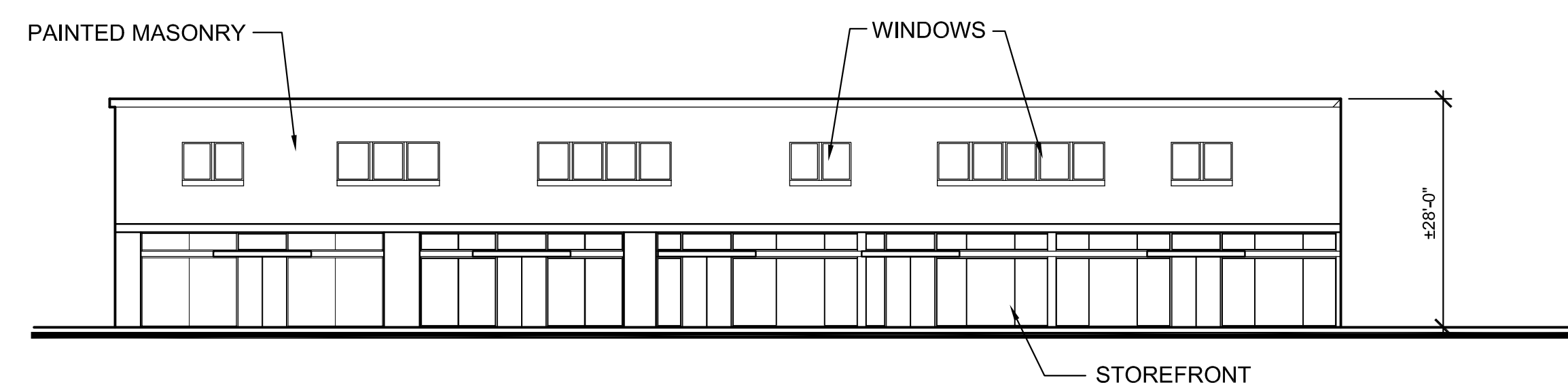
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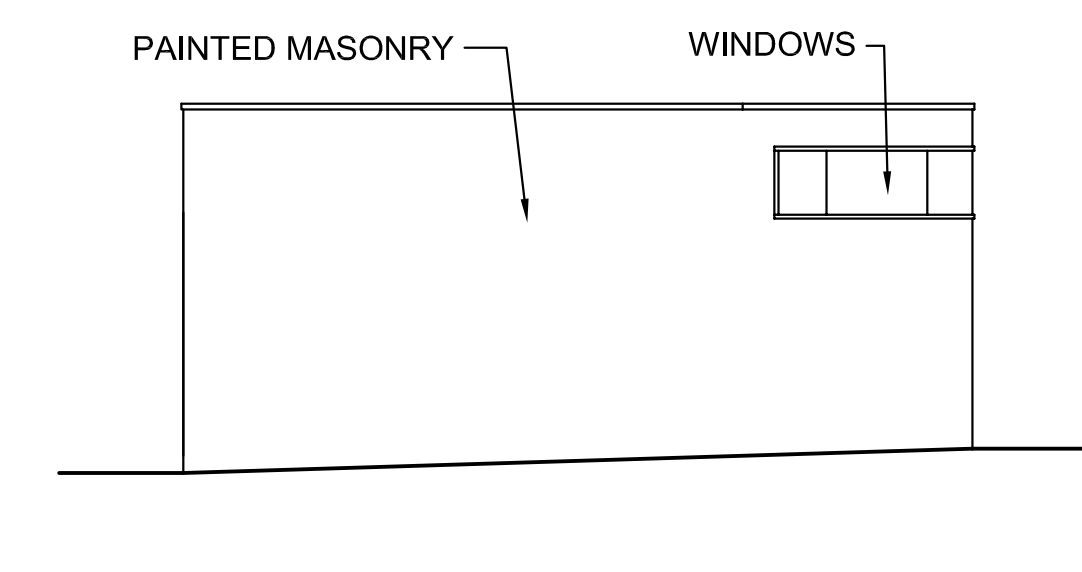
BUILDING C2b - EAST ELEVATION
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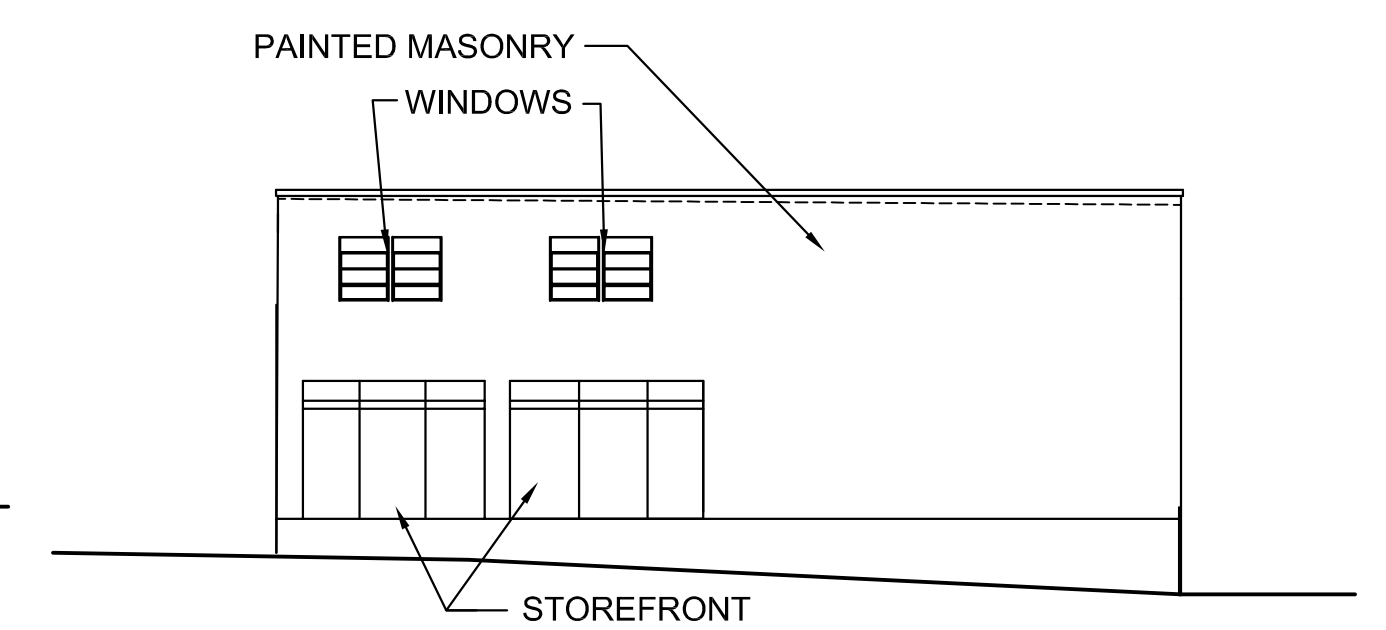
BUILDING C3 - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



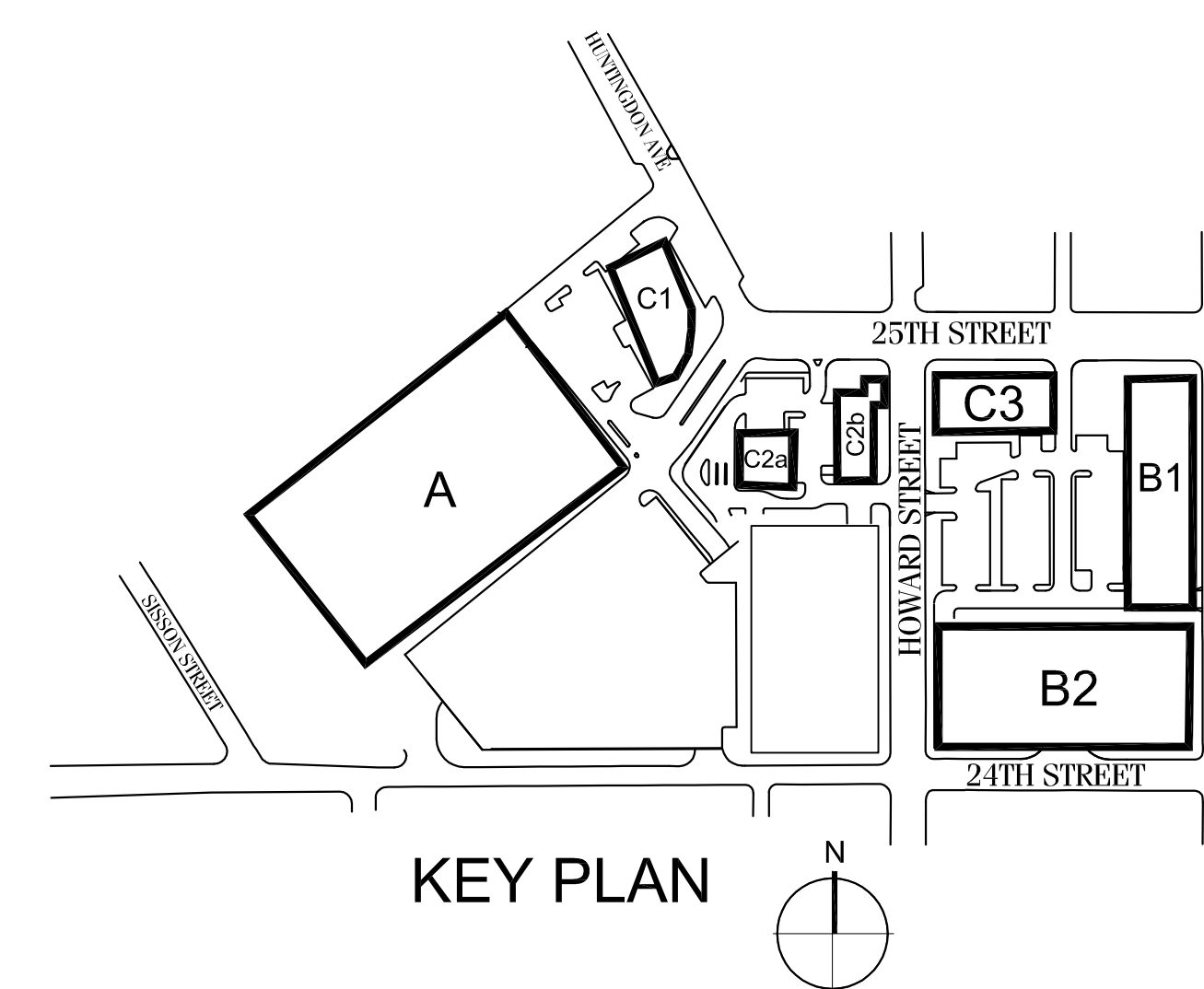
BUILDING C3 - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



BUILDING C3 - EAST ELEVATION
SCALE: 1/16" = 1'-0"



BUILDING C3 - WEST ELEVATION
SCALE: 1/16" = 1'-0"



KEY PLAN

25TH STREET STATION
PLANNED UNIT DEVELOPMENT
FINAL DESIGN APPROVAL
& MINOR AMENDMENTS

DATE: DEC. 10, 2010

REVISIONS	DATE	DESCRIPTION

PLANTING IN RIGHT OF WAY

HUNTINGDON AVENUE					
LATIN NAME	COMMON NAME	QUANTITY	SIZE	SPACING	NOTES
GLEDTISIA TRIACANTHOS VAR. INERMIS 'MORAINÉ'	MORAINÉ HONEYLOCUST	7	2.5" CAL.	PER PLAN	

25TH STREET					
LATIN NAME	COMMON NAME	QUANTITY	SIZE	SPACING	NOTES
GLEDTISIA TRIACANTHOS VAR. INERMIS 'MORAINÉ'	MORAINÉ HONEYLOCUST	4	2.5" CAL.	PER PLAN	
QUERCUS PHELLOS	WILLOW OAK	11	2.5" CAL.	PER PLAN	

24TH STREET					
LATIN NAME	COMMON NAME	QUANTITY	SIZE	SPACING	NOTES
CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD	18	1.5" CAL.	PER PLAN	
ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	20	30"-36"	36" O.C.	
PLATANUS X ACERIFOLIA 'YARWOOD'	YARWOOD PLANETREE	7	2.5" CAL.	PER PLAN	
ULMUS AMERICANA 'NEW HARMONY'	NEW HARMONY DED RESISTANT ELM	14	2.5" CAL.	PER PLAN	
ULMUS AMERICANA 'VALLEY FORGE'	VALLEY FORGE DED RESISTANT ELM	13	2.5" CAL.	PER PLAN	

SISSON STREET					
LATIN NAME	COMMON NAME	QUANTITY	SIZE	SPACING	NOTES
PLATANUS X ACERIFOLIA 'YARWOOD'	YARWOOD PLANETREE	8	2.5" CAL.	PER PLAN	

HOWARD STREET					
LATIN NAME	COMMON NAME	QUANTITY	SIZE	SPACING	NOTES
ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	14	2.5" CAL.	PER PLAN	

MARYLAND AVENUE					
LATIN NAME	COMMON NAME	QUANTITY	SIZE	SPACING	NOTES
TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	14	2.5" CAL.	PER PLAN	

PLANTING ON PRIVATE PROPERTY

SITE I					
LATIN NAME	COMMON NAME	QUANTITY	SIZE	SPACING	NOTES
LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	21	1.5" CAL.	PER PLAN	MULTI-STEM; IRRIGATED
LAGERSTROEMIA 'TUSCARORA'	TUSCARORA CRAPE MYRTLE	27	1.5" CAL.	PER PAN	MULTI-STEM; IRRIGATED
PLATANUS X ACERIFOLIA 'YARWOOD'	YARWOOD PLANETREE	1	2.5" CAL.	PER PLAN	
ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	6	3.0" CAL.	PER PLAN	

SITE II					
LATIN NAME	COMMON NAME	QUANTITY	SIZE	SPACING	NOTES
ACER BUERGERIANUM 'STREETWISE'	STREETWISE TRIDENT MAPLE	2	1.5" CAL.	PER PLAN	SINGLE STEM
ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAPANESE MAPLE	1	1.5" CAL.	PER PAN	SPECIMEN
GLEDTISIA TRIACANTHOS VAR. INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	23	2.5" CAL.	PER PLAN	
ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	67	30"-36"	36" O.C.	
ILEUCOHOE FONTANESIANA 'NANA'	DWARF FETTERBUSH	10	30"-36"	48" O.C.	
PLATANUS X ACERIFOLIA 'LIBERTY'	LIBERTY PLANETREE	8	3.0" CAL.	PER PLAN	
SALVIA GREGGII 'FURMAN'S RED'	FURMAN'S RED AUTUMN SAGE	5	30"-36"	36" O.C.	
ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	14	3.0" CAL.	PER PLAN	

ADDITIONAL PLANTING WILL BE PROVIDED IN THE AREAS INDICATED ON THE LANDSCAPE PLAN. SHRUBS, GRASSES AND PERENNIALS WILL BE PROVIDED IN PLANTING BEDS AND BIORETENTION AREAS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING SPECIES:

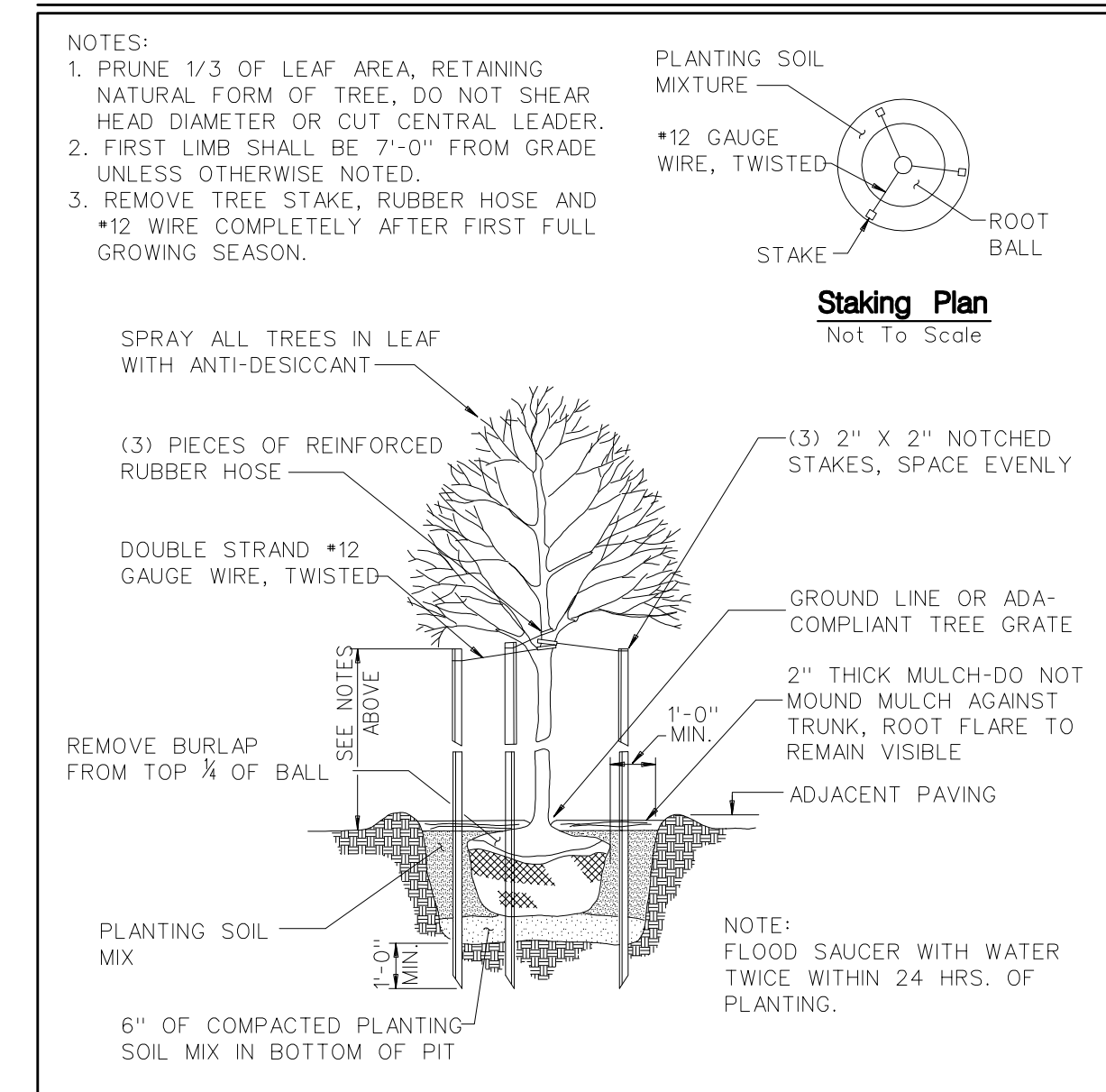
EVERGREEN SHRUBS	
LATIN NAME	COMMON NAME
ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY
ILEX VOMITORIA 'STOKE'S DWARF'	STONE'S DWARF YAUPON HOLLY
ILEUCOHOE FONTANESIANA 'NANA'	DWARF FETTERBUSH
MAHONIA AQUIFOLIUM 'ORANGE FLAME'	ORANGE FLAME OREGON GRAPE HOLLY
NANDINA DOMESTICA	HEAVENLY BAMBOO
SALVIA GREGGII 'FURMAN'S RED'	FURMAN'S RED AUTUMN SAGE

DECIDUOUS SHRUBS	
LATIN NAME	COMMON NAME
CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA
ILEX VERTICILLATA	WINTERBERRY
ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET VIRGINIA SWEETSPIRE
RHUS AROMATICA	FRAGRANT SUMAC

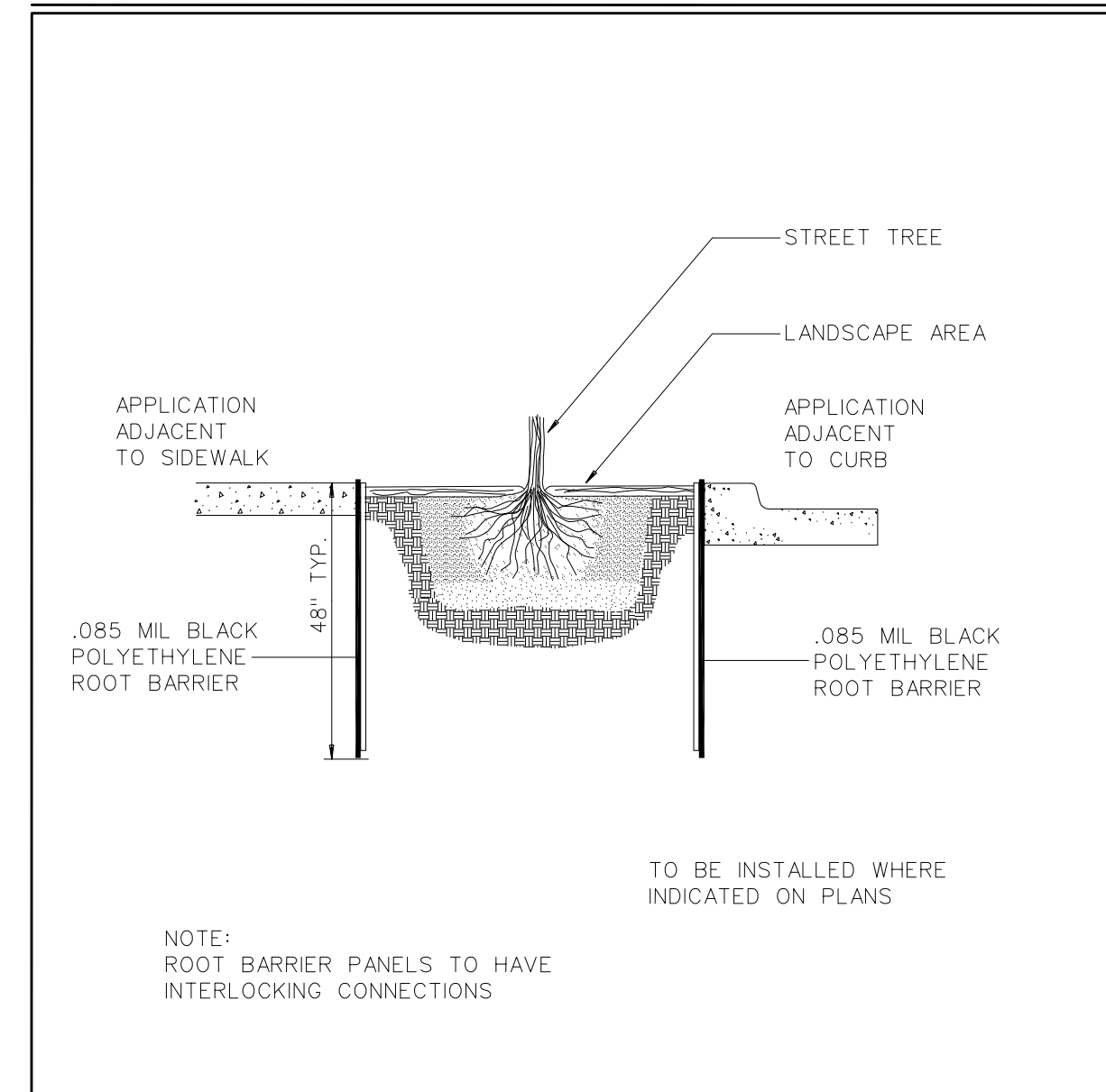
PERENNIALS & GRASSES	
LATIN NAME	COMMON NAME
ANDROPOGON VIRGINICUS	BROOMSEDGE
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER REED GRASS
CHASMANTHIUM LATIFOLIUM	INLAND SEA OATS
COLEUS SPP.	COLEUS
FESTUCA OVINA GLAUCA	BLUE FESCUE
HAMAMELIS VIRGINIANA	WITCH HAZEL
HEUCHERA SPP.	CORAL BELLS
RUDBECKIA HIRTA 'GOLDSTURM'	GOLDSTURM BLACK EYED SUSAN
SCIRPUS CYPERINUS	WOOLGRASS
VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY

VINES	
LATIN NAME	COMMON NAME
EUONYMUS FORTUNEI 'VEGETUS'	VEGETUS WINTERCREEPER
EUONYMUS FORTUNEI 'COLORATUS'	PURPLE WINTERCREEPER
LONICERA SEMPERVIRENS	NATIVE HONEYSUCKLE

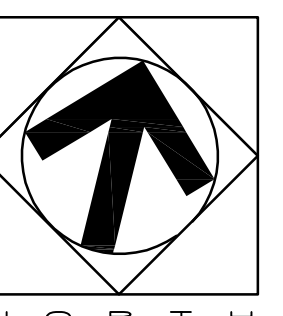
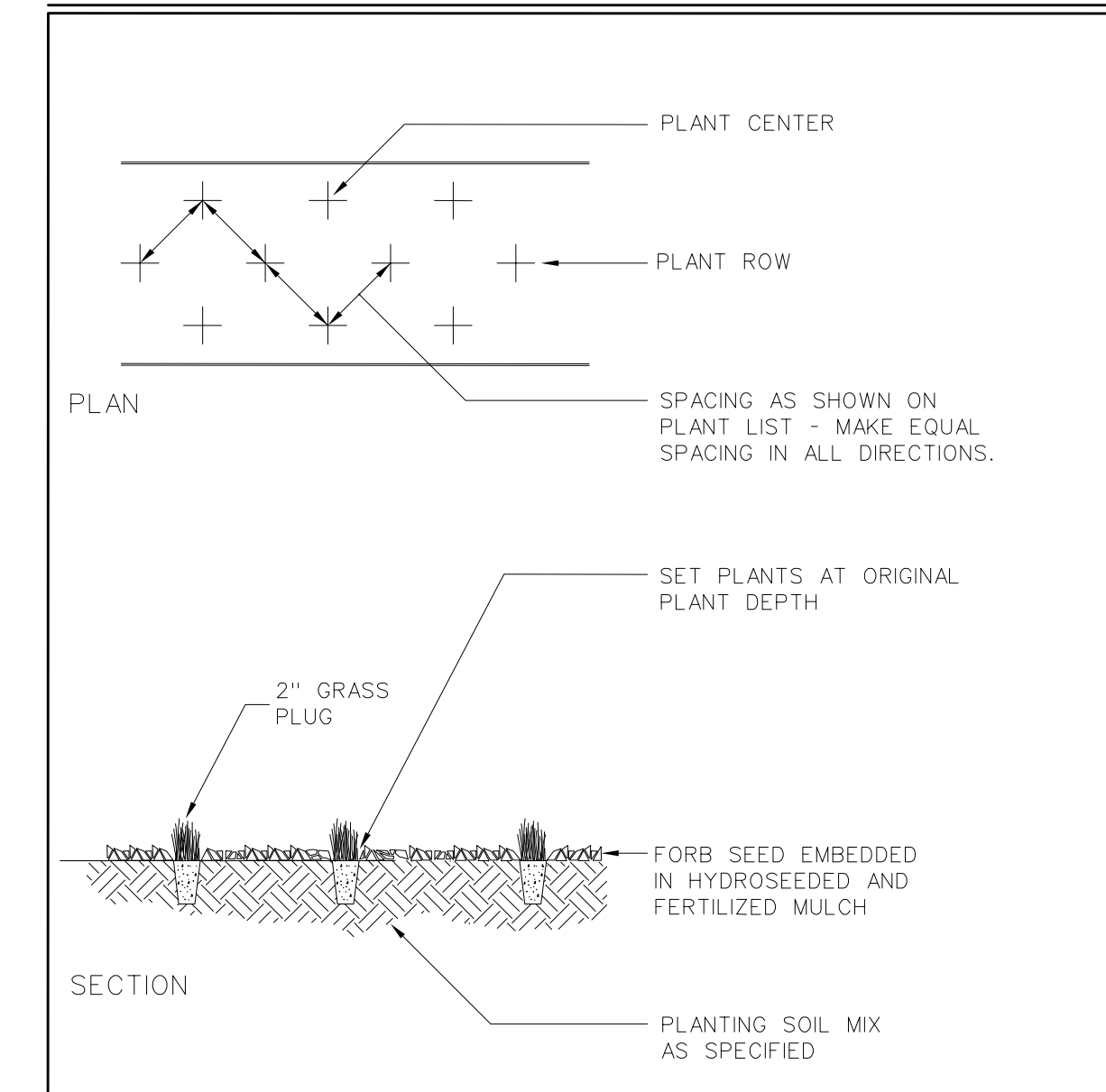
TREE PLANTING DETAIL



ROOT BARRIER DETAIL



GRASS (2" PLUG) PLANTING DETAIL



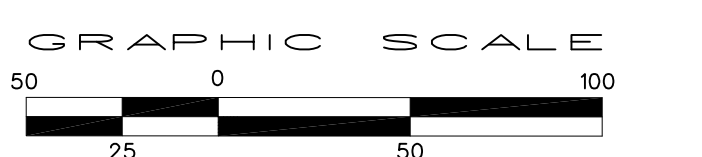
LANDSCAPE DETAILS & PLANT LISTS

SHEET 9 OF 9

25TH STREET STATION
 PLANNED UNIT DEVELOPMENT
 FINAL DESIGN APPROVAL
 & MINOR AMENDMENTS

DATE: DEC. 10, 2010

REVISIONS
DATE BY DESCRIPTION



25TH STREET STATION
 BUSINESS AND INDUSTRIAL PLANNED UNIT DEVELOPMENT