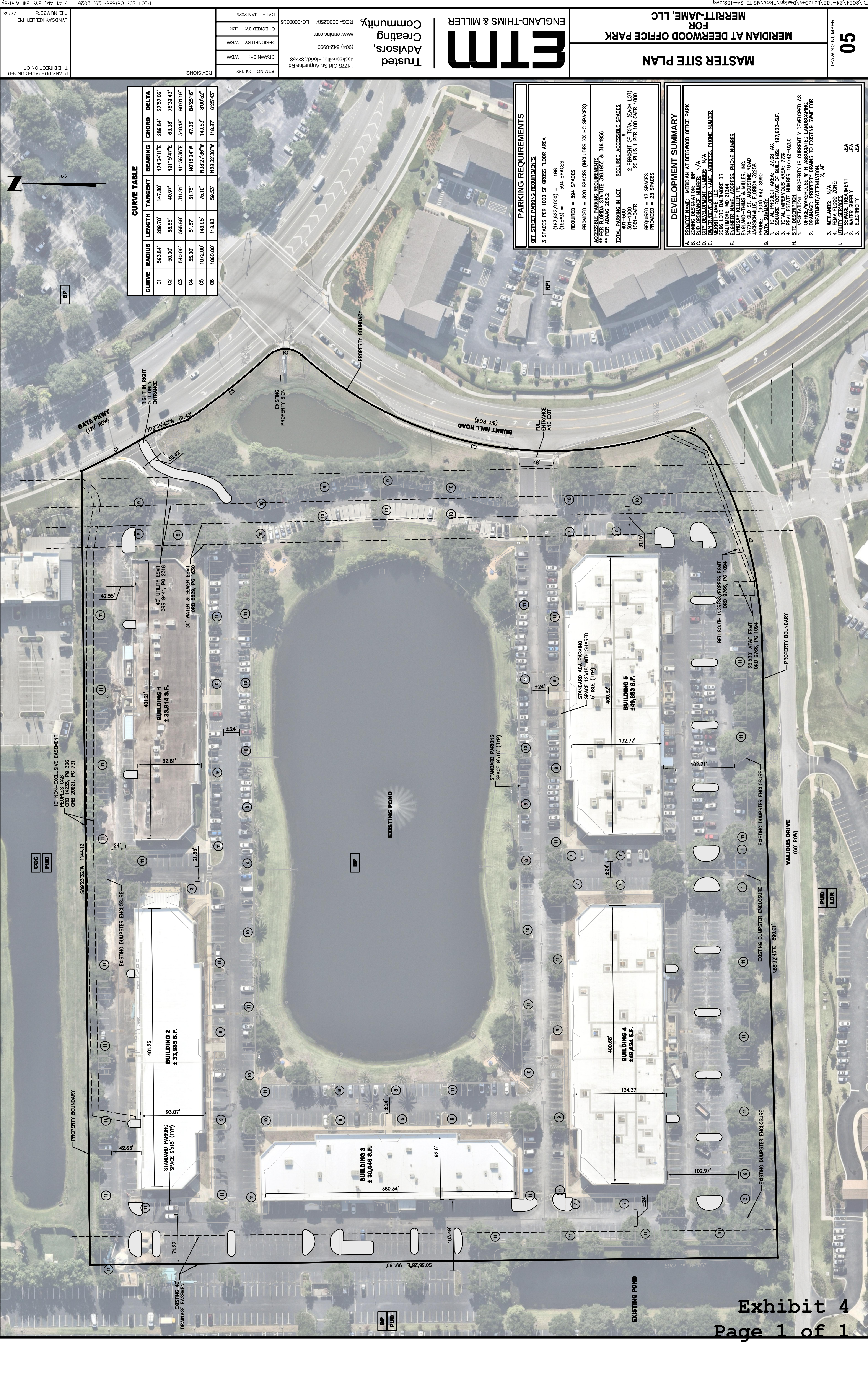




CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT BEARING	CHORD	DELTA
C1	553.84'	289.70'	N74°34'11"E	286.84'	27°57'06"
C2	50.00'	40.97'	N21°15'47"E	63.38'	76°39'43"
C3	540.00'	565.69'	N11°56'35"E	540.18'	60°01'19"
C4	35.00'	51.57'	N0°15'24"W	47.03'	84°25'16"
C5	1072.00'	149.95'	N82°27'36"W	149.83'	8°00'52"
C6	1060.00'	118.93'	N28°32'36"W	118.87'	6°25'43"

PARKING REQUIREMENTS	
DET STREET PARKING REQUIREMENTS	
3 SPACES PER 1000 SF GROSS FLOOR AREA	
(197,622/1000) = 198	
(188*3) = 564 SPACES	
REQUIRED = 564 SPACES	
PROVIDED = 820 SPACES (INCLUDES XX HC SPACES)	
ACCESSIBLE PARKING REQUIREMENTS	
PER ADA MINIMUM 316.1955 & 316.1956	
** PER ADA AG 2062	
TOTAL PARKING IN LOT	2 PERCENT OF TOTAL (EACH LOT)
501-1000	20 PLUS 1 PER 100 OVER 1000
1001-OVER	20 PLUS 1 PER 100 OVER 1000
REQUIRED = 17 SPACES	
PROVIDED = 23 SPACES	

DEVELOPMENT SUMMARY	
A. PROJECT NAME:	MERRITT-JAME, LLC
B. ZONING DESIGNATION:	BP
C. PUD OR MINIMUM NUMBER:	N/A
D. OWNER/DEVELOPER NAME:	MERRITT-JAME, LLC
E. ADDRESS:	2086 LORD BALTIMORE DR BALTIMORE, MD 21244
F. PHONE:	(410) 642-8800
G. DATA SUMMARY:	
1. TOTAL PROJECT AREA:	27.08-AC.
2. SQUARE FOOTAGE OF BUILDINGS:	197,622-SF.
3. SQUARE FOOTAGE OF PARKING:	197,622-SF.
4. REAL ESTATE NUMBER:	167742-0230
H. SITE DESCRIPTION:	PROPERTY IS CURRENTLY DEVELOPED AS AN OFFICE PARK. THE PROPERTY IS A 27.08-AC. PARCEL. THE PROPERTY IS A 27.08-AC. PARCEL. THE PROPERTY IS A 27.08-AC. PARCEL.
I. TREATMENT/ATTENUATION:	X, AE
J. WETLANDS:	N/A
K. UTILITY SERVICES:	JE A
L. SEWAGE TREATMENT:	JE A
M. WATER SUPPLY:	JE A
N. ELECTRICITY:	JE A

ETM

ENGLAND-THIMS & MILLER

Trusted Advisors, Community

Creating

14775 Old St. Augustine Rd.
Jacksonville, Florida 32258
REG-00002584
www.etmnc.com
(904) 642-8990

DATE: JAN 2025
CHECKED BY: LDK
DESIGNED BY: WBW
DRAWN BY: WBW

ETM NO. 24-182

REVISIONS:

PLANS PREPARED UNDER THE DIRECTION OF:
LINDSAY KELLER, PE
77763

MASTER SITE PLAN

FOR
MERRITT-JAME, LLC

MERIDIAN AT DEERWOOD OFFICE PARK

DRAWING NUMBER

05