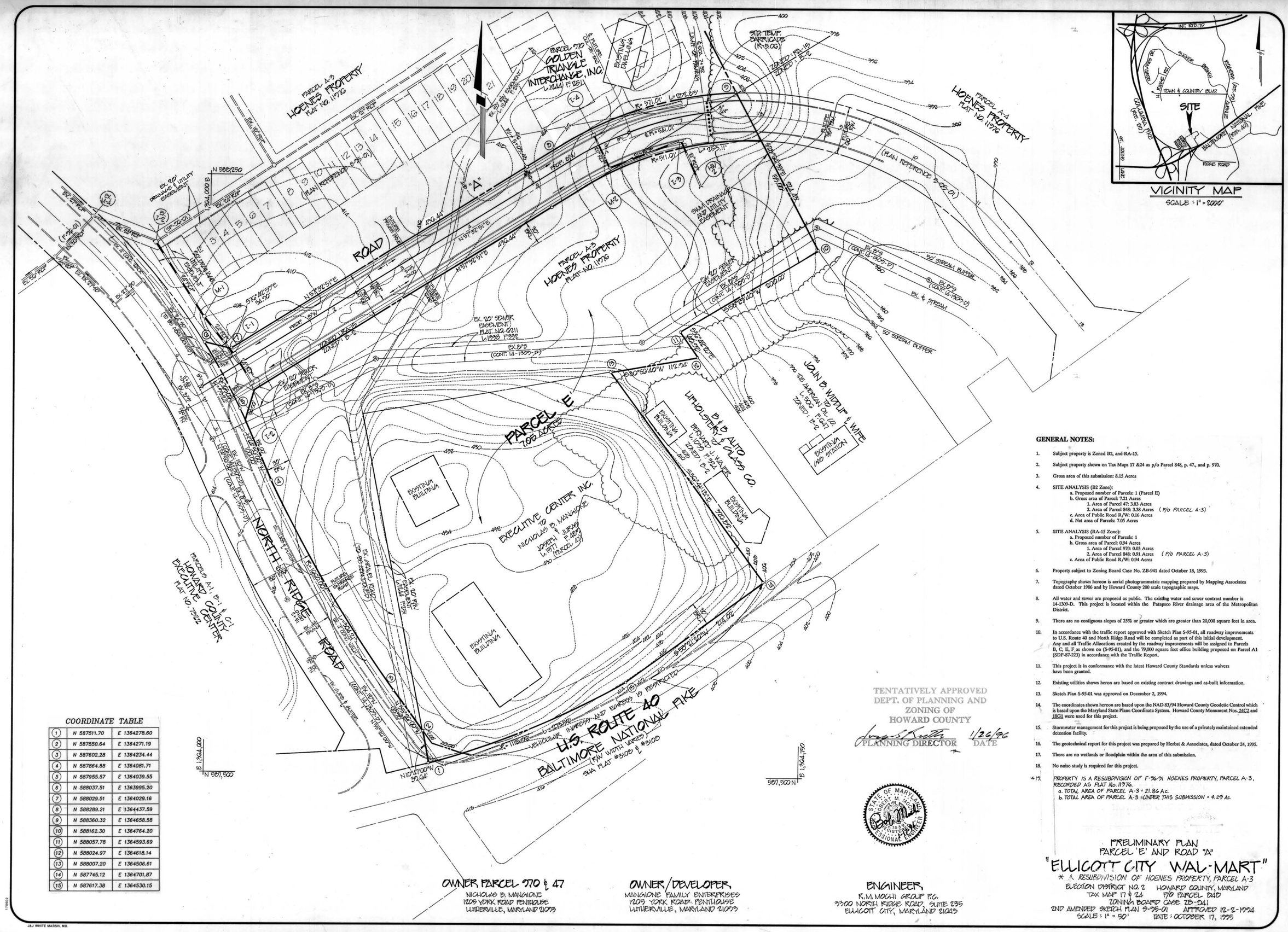

VICINITY MAP

SCALE : 1" = 2000'

GENERAL NOTES:

1. Subject property is Zoned B2, and RA-15.
2. Subject property shown on Tax Maps 17 &24 as p/o Parcel 848, p. 47., and p. 970.
3. Gross area of this submission: 8.15 Acres
4. SITE ANALYSIS (B2 Zone):
   a. Proposed number of Parcels: 1 (Parcel E)
   b. Gross area of Parcel: 7.21 Acres
      1. Area of Parcel 47: 3.83 Acres
      2. Area of Parcel 848: 3.38 Acres (P/O PARCEL A-3)
   c. Area of Public Road R/W: 0.16 Acres
   d. Net area of Parcels: 7.05 Acres
5. SITE ANALYSIS (RA-15 Zone):
   a. Proposed number of Parcels: 1
   b. Gross area of Parcel: 0.94 Acres
      1. Area of Parcel 970: 0.03 Acres
      2. Area of Parcel 848: 0.91 Acres (P/O PARCEL A-3)
   c. Area of Public Road R/W: 0.94 Acres
6. Property subject to Zoning Board Case No. ZB-941 dated October 18, 1993.
7. Topography shown hereon is aerial photogrammetric mapping prepared by Mapping Associates dated October 1986 and by Howard County 200 scale topographic maps.
8. All water and sewer are proposed as public. The existing water and sewer contract number is 14-1309-D. This project is located within the Patapsco River drainage area of the Metropolitan District.
9. There are no contiguous slopes of 25% or greater which are greater than 20,000 square feet in area.
10. In accordance with the traffic report approved with Sketch Plan S-95-01, all roadway improvements to U.S. Route 40 and North Ridge Road will be completed as part of this initial development. Any and all Traffic Allocations created by the roadway improvements will be assigned to Parcels B, C, E, F as shown on (S-95-01), and the 79,000 square feet office building proposed on Parcel A1 (SDP-87-223) in accordance with the Traffic Report.
11. This project is in conformance with the latest Howard County Standards unless waivers have been granted.
12. Existing utilities shown heron are based on existing contract drawings and as-built information.
13. Sketch Plan S-95-01 was approved on December 2, 1994.
14. The coordinates shown hereon are based upon the NAD 83/94 Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System. Howard County Monument Nos. 24C2 and 18G1 were used for this project.
15. Stormwater management for this project is being proposed by the use of a privately maintained extended detention facility.
16. The geotechnical report for this project was prepared by Herbst & Associates, dated October 24, 1995.
17. There are no wetlands or floodplain within the area of this submission.
18. No noise study is required for this project.

*19. PROPERTY IS A RESUBDIVISION OF F-96-91 HOENES PROPERTY, PARCEL A-3, RECORDED AS PLAT No. 11976.
   a. TOTAL AREA OF PARCEL A-3 = 21.86 Ac.
   b. TOTAL AREA OF PARCEL A-3 = UNDER THIS SUBMISSION = 4.29 Ac.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

PLANNING DIRECTOR — DATE 1/26/96

STATE OF MARYLAND — ROBERT M. MOCHI — REGISTERED PROFESSIONAL ENGINEER

PRELIMINARY PLAN
PARCEL 'E' AND ROAD "A"
"ELLICOTT CITY WAL-MART"
* A RESUBDIVISION OF HOENES PROPERTY, PARCEL A-3
ELECTION DISTRICT NO. 2 — HOWARD COUNTY, MARYLAND
TAX MAP 17 & 24 — P/O PARCEL 848
ZONING BOARD CASE ZB-941
2ND AMENDED SKETCH PLAN S-95-01 — APPROVED 12-2-1994
SCALE : 1" = 50' — DATE : OCTOBER 17, 1995

COORDINATE TABLE

1	N 587511.70	E 1364278.60
2	N 587550.64	E 1364271.19
3	N 587602.28	E 1364234.44
4	N 587864.88	E 1364081.71
5	N 587955.57	E 1364039.55
6	N 588037.51	E 1363995.20
7	N 588029.51	E 1364029.16
8	N 588289.21	E 1364437.59
9	N 588360.32	E 1364658.58
10	N 588162.30	E 1364764.20
11	N 588057.78	E 1364593.69
12	N 588024.97	E 1364618.14
13	N 588007.20	E 1364506.61
14	N 587745.12	E 1364701.87
15	N 587617.38	E 1364530.15

OWNER PARCEL 970 & 47
NICHOLAS B. MANGIONE
1205 YORK ROAD PENTHOUSE
LUTHERVILLE, MARYLAND 21093

OWNER/DEVELOPER
MANGIONE FAMILY ENTERPRISES
1205 YORK ROAD PENTHOUSE
LUTHERVILLE, MARYLAND 21093

ENGINEER
R.M. MOCHI GROUP P.C.
3300 NORTH RIDGE ROAD, SUITE 235
ELLICOTT CITY, MARYLAND 21043

project	date
96001.11	10/12/95
illustration	engineering
BLP	AAN/
scale	approval
1" = 50'	RMM

no.	description	date
1	SUBMITTED FOR SIGNATURES	1/18/96
0	1ST SUBMITTAL TO HO. CO. DPZ	10/12/95

revisions

PARCEL E & ROAD "A"
ELLICOTT CITY WAL-MART
ELECTION DISTRICT NO. 2 — HOWARD COUNTY, MARYLAND
PRELIMINARY PLAN

R.M. MOCHI GROUP, P.C.
CIVIL ENGINEERS
LAND SURVEYORS
3300 N. Ridge Road, Suite 235
Ellicott City, MD 21043-3305
(410) 461-0079
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P-96-08

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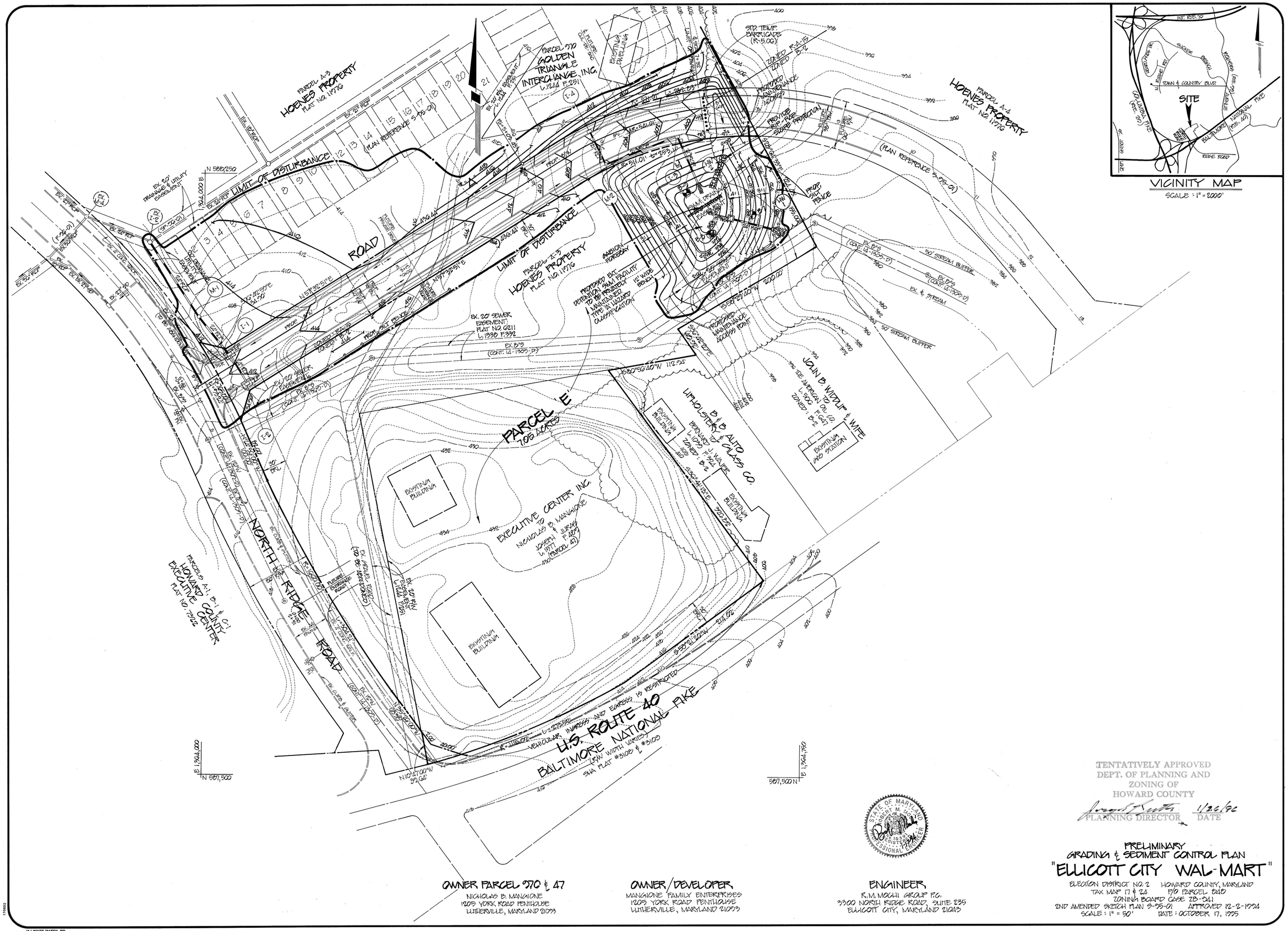
J&J WHITE MARSH, MD.



TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

PLANNING DIRECTOR — DATE 1/26/96

OWNER PARCEL 270 & 47
NICHOLAS B. MANGIONE
1205 YORK ROAD PENTHOUSE
LUTHERVILLE, MARYLAND 21093

OWNER/DEVELOPER
MANGIONE FAMILY ENTERPRISES
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LUTHERVILLE, MARYLAND 21093

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ELLICOTT CITY, MARYLAND 21043

STATE OF MARYLAND
ROBERT M. MOCHI
No. 15153
PROFESSIONAL ENGINEER

PRELIMINARY
GRADING & SEDIMENT CONTROL PLAN
"ELLICOTT CITY WAL-MART"

ELECTION DISTRICT NO. 2 — HOWARD COUNTY, MARYLAND
TAX MAP 17 & 24 — P/O PARCEL D40
ZONING BOARD CASE ZB-941
2ND AMENDED SKETCH PLAN S-95-01 — APPROVED 12-2-1994
SCALE : 1" = 50' — DATE : OCTOBER 17, 1995

project	date
9600.11	10/12/95
illustration	engineering
BLP	AAN
scale	approval
1" = 50'	RMM

no.	description	date
1	SUBMITTED FOR SIGNATURES	1/18/96
0	1ST SUBMITTAL TO HO.CO. PZ	10/19/95

revisions

PARCEL E & ROAD "A"
ELLICOTT CITY WAL-MART
HOWARD COUNTY, MARYLAND
PRELIMINARY GRADING & SEDIMENT CONTROL PLAN

R.M. MOCHI GROUP, P.C.
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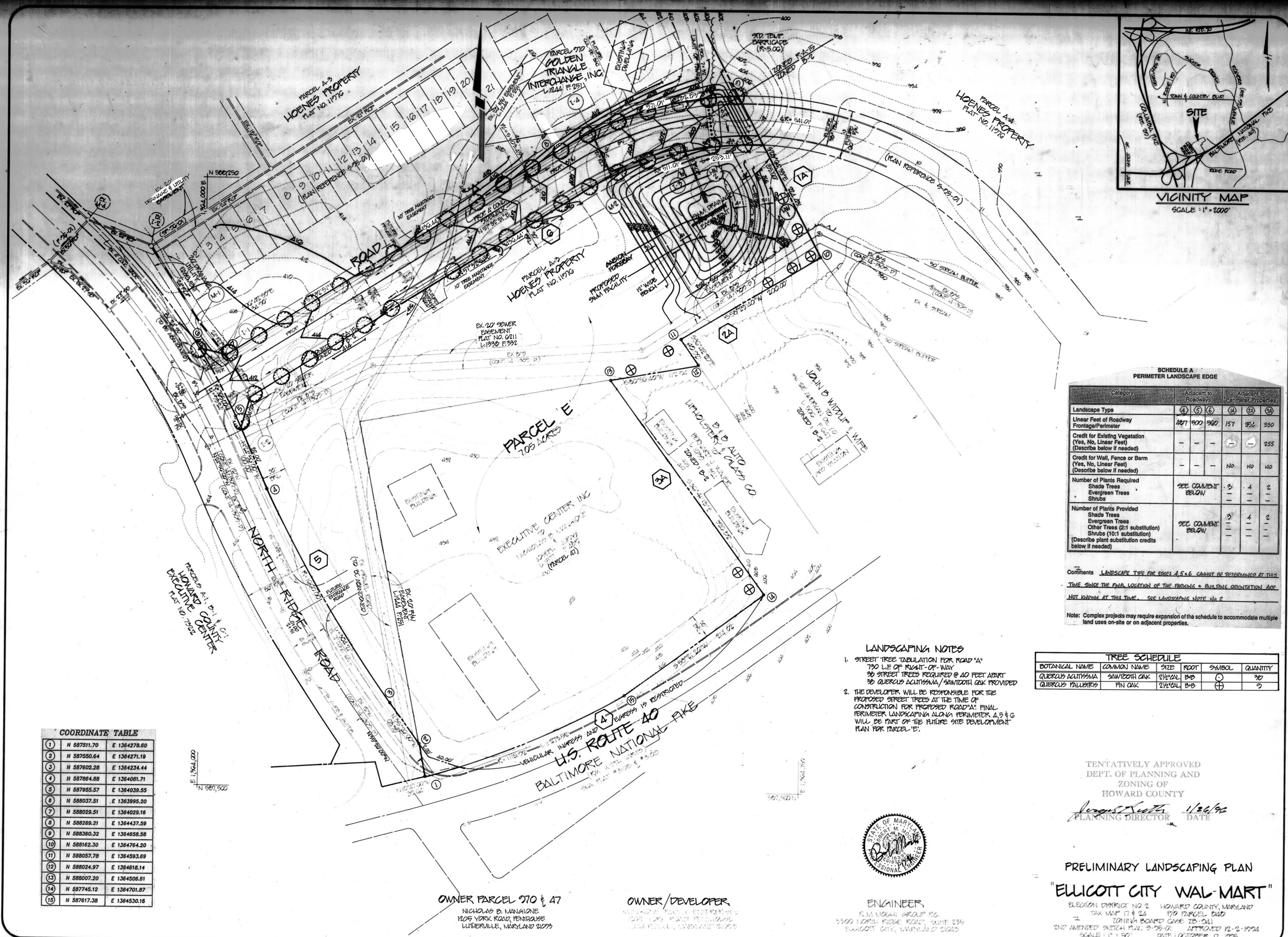

VICINITY MAP

SCALE : 1" = 2000'

SCHEDULE A
PERIMETER LANDSCAPE EDGE

Category	Adjacent to Roadways			Adjacent to Perimeter Properties		
Landscape Type	4	5	6	1A	2A	3A
Linear Feet of Roadway Frontage/Perimeter	1427	900	960	157	954	930
Credit for Existing Vegetation (Yes, No, Linear Feet) (Describe below if needed)	–	–	–	–	–	255
Credit for Wall, Fence or Berm (Yes, No, Linear Feet) (Describe below if needed)	–	–	–	NO	NO	NO
Number of Plants Required Shade Trees Evergreen Trees Shrubs	SEE COMMENT BELOW			3 – –	4 – –	2 – –
Number of Plants Provided Shade Trees Evergreen Trees Other Trees (2:1 substitution) Shrubs (10:1 substitution) (Describe plant substitution credits below if needed)	SEE COMMENT BELOW			3 – – – –	4 – – – –	2 – – – –

Comments: LANDSCAPE TYPE FOR EDGES 4, 5 & 6 CANNOT BE DETERMINED AT THIS TIME SINCE THE FINAL LOCATION OF THE PARKING & BUILDING ORIENTATION ARE NOT KNOWN AT THIS TIME. SEE LANDSCAPING NOTE No. 2

Note: Complex projects may require expansion of the schedule to accommodate multiple land uses on-site or on adjacent properties.

COORDINATE TABLE

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15	N 587617.38	E 1364530.15

TREE SCHEDULE

BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SYMBOL	QUANTITY
QUERCUS ACUTISSIMA	SAWTOOTH OAK	2½"CAL.	B&B	⊙	30
QUERCUS PALUSTRIS	PIN OAK	2½"CAL.	B&B	⊕	9

LANDSCAPING NOTES

1. STREET TREE TABULATION FOR ROAD "A"
   730 L.F. OF RIGHT-OF-WAY
   30 STREET TREES REQUIRED @ 40 FEET APART
   30 QUERCUS ACUTISSIMA/SAWTOOTH OAK PROVIDED
2. THE DEVELOPER WILL BE RESPONSIBLE FOR THE PROPOSED STREET TREES AT THE TIME OF CONSTRUCTION FOR PROPOSED ROAD "A". FINAL PERIMETER LANDSCAPING ALONG PERIMETER 4, 5 & 6 WILL BE PART OF THE FUTURE SITE DEVELOPMENT PLAN FOR PARCEL 'E'.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

PLANNING DIRECTOR — DATE 1/26/96

STATE OF MARYLAND — ROBERT M. MOCHI — No. 15336 — PROFESSIONAL ENGINEER

OWNER PARCEL 970 & 47
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12105 YORK ROAD, PENTHOUSE
LUTHERVILLE, MARYLAND 21093

OWNER/DEVELOPER
WALMART REAL ESTATE ENTERPRISES
2001 S.R. 70 EAST, PENTHOUSE
LAKE WALES, MARYLAND 21053

ENGINEER
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3300 NORTH RIDGE ROAD, SUITE 235
ELLICOTT CITY, MARYLAND 21043

PRELIMINARY LANDSCAPING PLAN
"ELLICOTT CITY WAL-MART"

ELECTION DISTRICT NO. 2 — HOWARD COUNTY, MARYLAND
TAX MAP 17 & 24 — P/O PARCEL 940
ZONING BOARD CASE ZB-941
2ND AMENDED SKETCH PLAN: S-95-01 — APPROVED 12-2-1994
SCALE : 1" = 50' — DATE : OCTOBER 17, 1995

project	95001.11
date	10/4/95
illustration	BLP
engineering	AAN
scale	1" = 50'
approved	RMM

no.	description	date
1	SUBMITTED FOR SIGNATURES	1/18/96
0	INITIAL SUBMITTAL TO HO. CO. DPZ	10/19/95

PARCEL E & ROAD "A"
ELLICOTT CITY WAL-MART
ELECTION DISTRICT NO. 2 — HOWARD COUNTY, MARYLAND
PRELIMINARY LANDSCAPING PLAN

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