

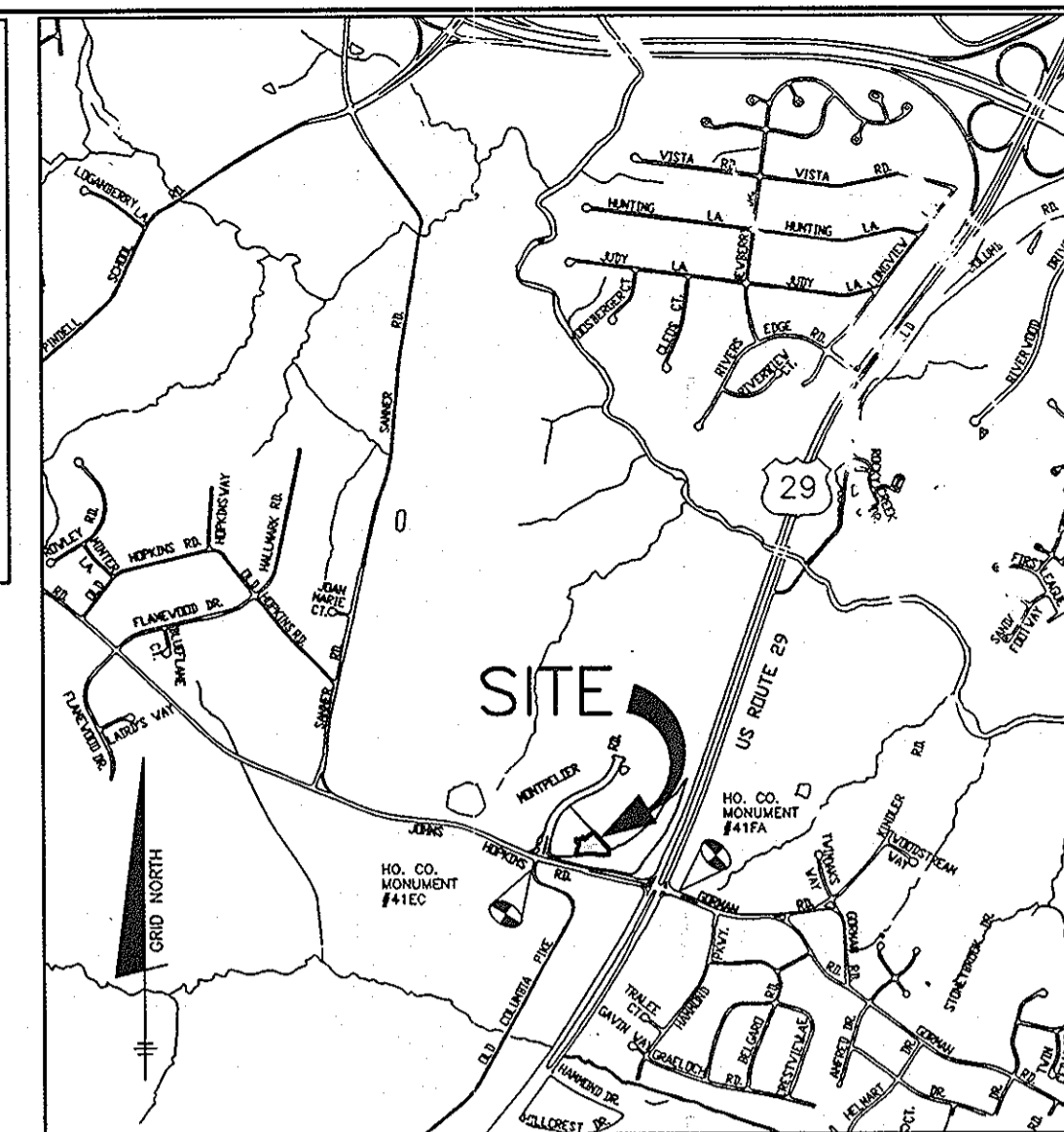
MONTPELIER SHOPPING CENTER

MONTPELIER RESEARCH PARK, PARCEL C-8 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND SITE DEVELOPMENT PLAN

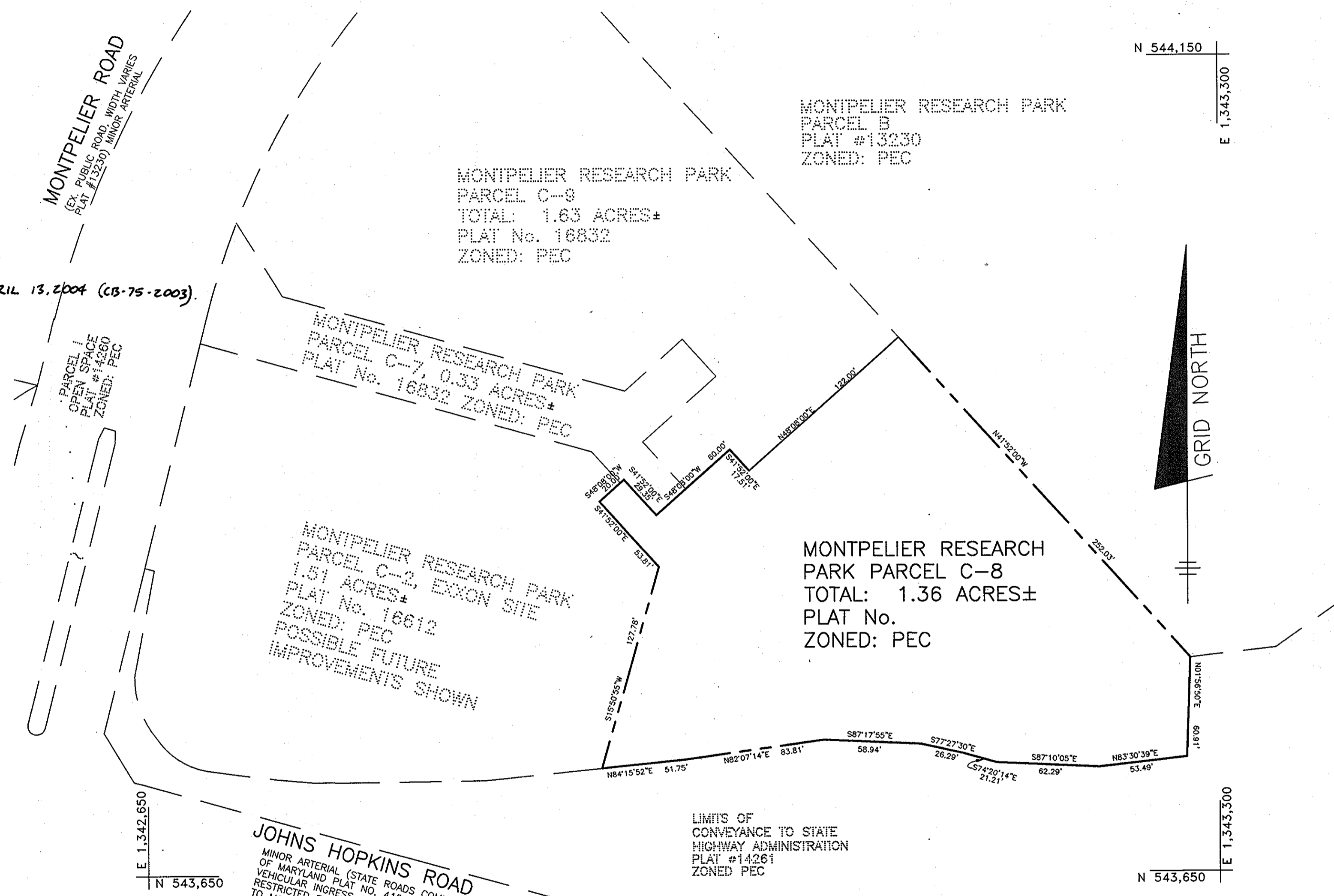
GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED PEC PER THE 2/02/2004 COMPREHENSIVE ZONING PLAN.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY, PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS CONSTRUCTION INSPECTION DIVISION AT 410-313-1890 AT LEAST (FIVE) 5 WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK AND RECEIVE CONFORMANCE THAT ALL UTILITIES HAVE BEEN MARKED BEFORE PROCEEDING WITH SITE WORK.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- THE CONTOURS SHOWN HEREON HAVE BEEN TAKEN FROM FIELD RUN TOPOGRAPHIC SURVEYS AT 2' INTERVAL. THE TOPOGRAPHY WAS PREPARED BY BENCHMARK ENGINEERING, INC. DATED APRIL, 2003, AND SUPPLEMENTED WITH THE TOPOGRAPHY AS SHOWN ON F-98-45, SDP-98-011.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NOS. 4150 AND 4174 WERE USED FOR THIS PROJECT.
- BOUNDARY SURVEY WAS PERFORMED BY DMW (DAFT, McCUNE, WALKER, INC.) ON OR ABOUT JUNE 25, 1996.
- WATER AND SEWER FOR THIS SUBDIVISION IS PUBLIC. SEWER & WATER CONTRACT NOS. ARE #34-4285-D AND #44-4179-D. THE DRAINAGE AREA IS THE MIDDLE PATUXENT.
- STORMWATER MANAGEMENT FOR THIS PARCEL WAS PROVIDED UNDER SDP-98-011 IN A REGIONAL FACILITY ON PARCEL F-1.
- THERE ARE NO WETLANDS OR FLOODPLAIN WITHIN THE AREA OF THIS SUBMISSION.
- FOREST CONSERVATION OBLIGATION FOR THIS PROJECT WAS ADDRESSED UNDER F-98-45, PLAT NUMBERS 13229 THROUGH 13234, BY THE REGISTRATION OF 15.3 ACRES OF FOREST CONSERVATION EASEMENT ON PARCELS E, F AND G.
- A TRAFFIC STUDY HAS BEEN PREPARED BY CUNNINGHAM ASSOCIATES AND IS INCLUDED WITH THIS PLAN SUBMISSION.
- GEOTECHNICAL REPORT IS NOT REQUIRED.
- EXISTING UTILITIES WERE LOCATED BY RECORD DRAWINGS AND FIELD LOCATIONS BY BENCHMARK ENGINEERING, INC., DATED APRIL, 2003. UNLESS NOTED AS "PRIVATE" ALL EASEMENTS ARE PUBLIC.
- PREVIOUS DEPARTMENT OF PLANNING AND ZONING REFERENCE NUMBERS INCLUDE: F-98-45, SDP-98-011, F-04-31, SDP-04-012 AND WP-98-12.
- CONTRACTOR SHALL ADJUST ALL UTILITIES, RIM ELEVATIONS AND INVERT ELEVATIONS AS NEEDED TO MATCH THIS PLAN.
- ALL EXTERIOR LIGHTING SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL VOLUME III (1993), ZONING SECTION 134 AND AS SHOWN ON THESE PLANS.
- ALL HANDICAP RAMPS SHALL BE IN ACCORDANCE WITH HOWARD COUNTY STD. DETAIL R4.01 AND ALL CURRENT ADA REQUIREMENTS.
- WAIVER PETITIONS WP-98-12 WAS GRANTED ON 8-22-97, DEFERRING LANDSCAPE REQUIREMENTS TO FINAL AND/OR SITE DEVELOPMENT PLANS AND FOR WAIVING OF SKETCH AND PRELIMINARY PLANS FOR INITIAL STAGE OF SUBDIVISION. LANDSCAPING FOR PART OF PARCEL C-8 IS PROVIDED UNDER THIS SITE DEVELOPMENT PLAN.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING FOR PARCEL C-8 WILL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$6,330.00.
- IMPROVEMENTS ON PARCELS C-2 AND C-9 ARE SHOWN FOR GRAPHICAL PURPOSES ONLY. THESE PARCELS CURRENTLY ARE IMPROVED WITH COMMERCIAL BUILDINGS AND PARKING LOTS, REFER TO THE SITE DEVELOPMENT PLANS FOR THESE PARCELS FOR ANY INFORMATION REGARDING THE IMPROVEMENTS.
- THE ALLOWED USES ON PARCEL C-8 ARE LIMITED TO THOSE LISTED IN SECTION 116.B.(34) OF THE ZONING REGULATIONS **EFFECTIVE APRIL 13, 2004 (CB-75-2003)**. PARCEL C-7 IS USED AS PRIVATE ACCESS TO PARCELS C-2, C-8 AND C-9. THERE ARE NO COMMERCIAL USES ALLOWED ON PARCEL C-7.

BENCH MARKS	
HO. CO. #41EC (NAD '83)	ELEV. 430.329'
STAMPED DISC ON CONCRETE MONUMENT BEING 23' NORTH OF A TRAFFIC SIGNAL POLE, 5.6' SOUTHWEST OF THE PC OF THE EDGE OF PAVING OF JOHNS HOPKINS ROAD AND 3.3' SOUTH OF THE EDGE OF PAVING OF JOHNS HOPKINS ROAD.	
N 543,588.822'	E 1,342,628.79'
HO. CO. #41FA (NAD '83)	ELEV. 407.585'
STAMPED DISC ON CONCRETE MONUMENT BEING 8' EAST OF EGE POLE #555386, 13.3' SOUTH OF LEFT REAR CORNER OF AN INLET AND 2.7' NORTH OF THE EDGE OF PAVING OF HAMMOND PARKWAY.	
N 543,109.869'	E 1,344,797.53'



VICINITY MAP
SCALE: 1"=2000'

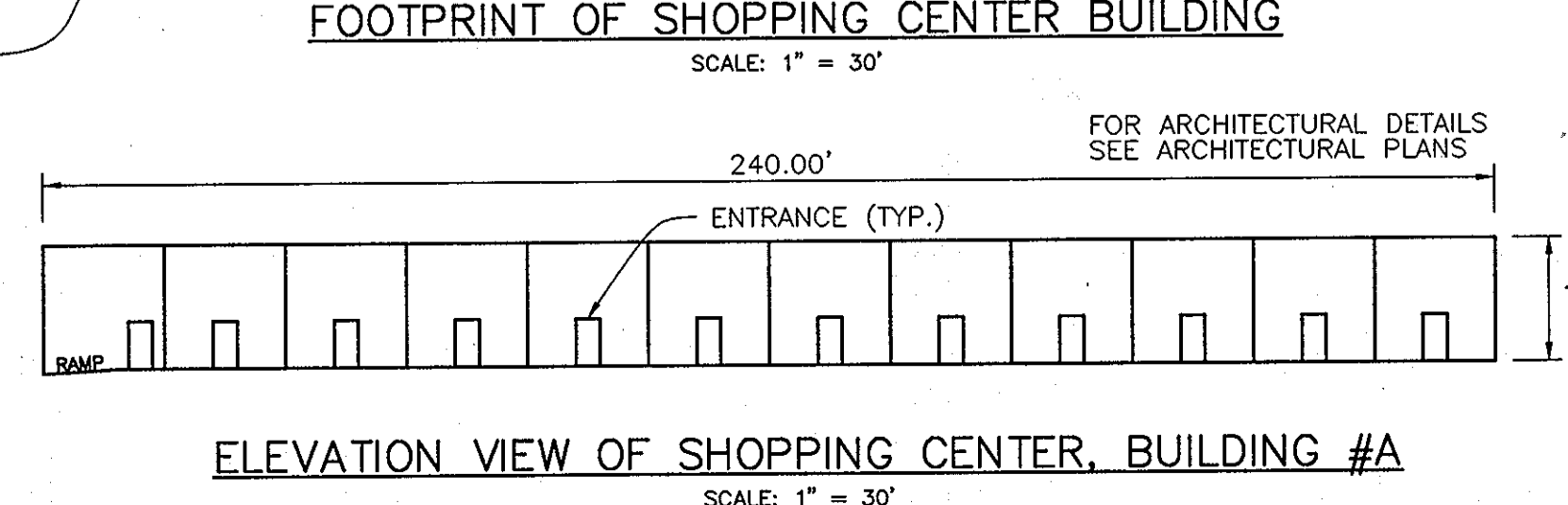
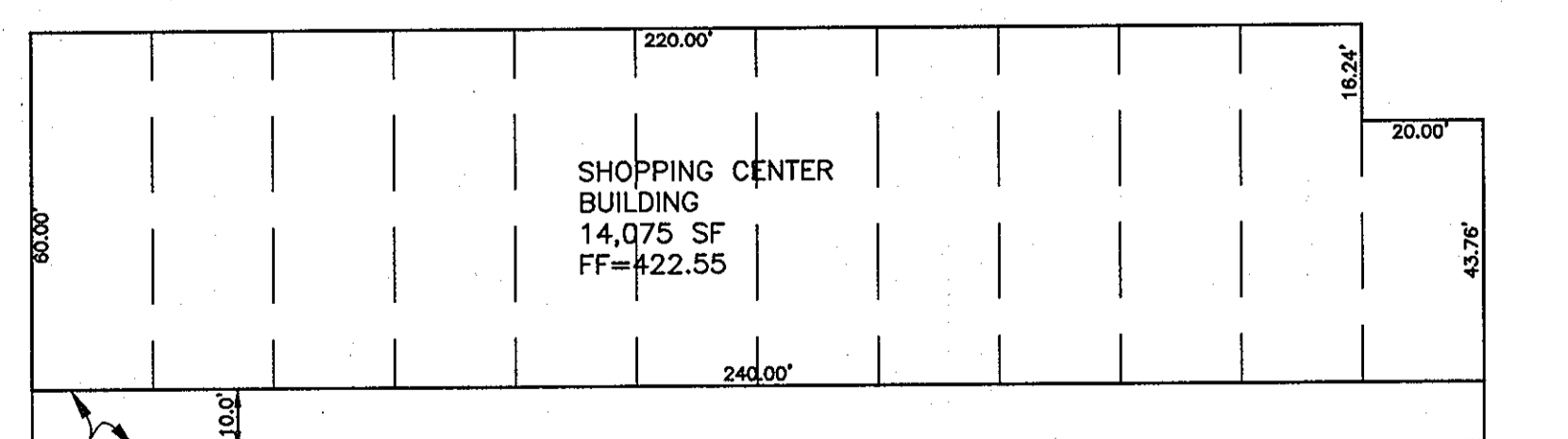


LOCATION MAP
SCALE: 1" = 50'

SHEET INDEX	
NO.	DESCRIPTION
1	COVER SHEET
2	SITE DEVELOPMENT PLAN
3	SEDIMENT AND EROSION CONTROL PLAN
4	SEDIMENT AND EROSION NOTES AND DETAILS
5	STORM DRAIN DRAINAGE AREA MAP
6	LANDSCAPE AND STRIPING PLAN, NOTES AND DETAILS

USE TABULATION			
PARCEL	USE	PARCEL AREA	AREA DEVOTED TO COMMERCIAL USES
MRP	PEC	104.158 ACRES	3.06 ACRES
C-9	RETAIL/COMMERCIAL**	1.69 AC.	1.16 AC. (A)
C-8	RETAIL/COMMERCIAL**	1.36 AC.	0.89 AC. (A)
C-2	RETAIL/COMMERCIAL**	1.51 AC.	1.03 AC. (B)
TOTAL	SITE DEVELOPMENT PLANS	4.56 AC.	3.08 AC.*

* MAXIMUM ALLOWED RETAIL USE FOR ALL MONTPELIER RESEARCH PARK PER SECTION 116.B.(34) OF THE ZONING REGULATIONS 4% OF GROSS AREA (104.158 ACRES) OR 4.16 ACRES.
** SEE GENERAL NOTE 24, CURRENTLY 3.0% OF GROSS AREA.
(A) BASED ON BUILDING AREA PLUS PARKING LOT AREA PLUS ANY AREA FOR STORMWATER MANAGEMENT.
(B) BASED ON SDP-04-11 EXXON MOBIL PROJECT AREA MINUS OPEN SPACE ON SITE. SEE SDP-04-117 SHEET 1.



SITE ANALYSIS DATA CHART	
A.) TOTAL PROJECT AREA:	1.36 AC.±
B.) AREA OF PLAN SUBMISSION:	1.36 AC.±
C.) LIMIT OF DISTURBANCE AREA:	1.3 AC.±
D.) PRESENT ZONING:	PEC
E.) PROPOSED USES FOR SITE AND STRUCTURES:	RETAIL
F.) SQUARE FOOT AREA:	14,075 SF
G.) PARKING IS PROVIDED BASED ON SPECIFIC USES.	
H.) NUMBER OF PARKING SPACES REQUIRED BY HOWARD COUNTY ZONING REGULATIONS (PER SECTION 133.D OF THE ZONING REGULATIONS AT 5 PARKING SPACES PER 1,000 SF OF BUILDING):	75
I.) TOTAL NUMBER OF UNITS PROPOSED ON SITE (INCLUDING 4 HANDICAPPED PARKING SPACES):	76
J.) TOTAL NUMBER OF UNITS PROPOSED ON SUBMISSION:	N/A
K.) MAXIMUM NUMBER OF EMPLOYEES, TENANTS ON SITE PER USE:	N/A
L.) BUILDING COVERAGE OF SITE:	24%
M.) APPLICABLE DPZ FILE REFERENCES:	F-98-45, SDP-98-011, F-00-94, F-04-31, SDP-04-012, WP-98-12, F-04-146, F-05-172
N.) ANY OTHER INFORMATION WHICH MAY BE RELEVANT:	N/A

ADDRESS CHART	
BUILDING	STREET ADDRESS
A	7530 MONTPELIER ROAD

PERMIT INFORMATION CHART					
SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL#			
MONTPELIER RESEARCH PARK		PARCEL C-8			
PLAT No.	GRID No.	ZONE	TAX MAP	ELEC. DIST.	CENSUS
182.13	17	PEC	41	5th	6051.02
WATER CODE	E21	SEWER CODE	6440000		

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING	
<i>Cindy Hamstra</i> CHIEF, DIVISION OF LAND DEVELOPMENT	5/10/06 DATE
<i>David Williams</i> CHIEF, DEVELOPMENT ENGINEERING DIVISION	4/20/06 DATE
<i>David A. Angle</i> DIRECTOR	5/10/06 DATE
3-25-12 Revise General Note 24, Use Tabulation and Site Analysis For Patio.	
NO.	DATE

BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE & SUITE 418
ELICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644
www.bai-civilengineering.com

Donald M. Mason
3/21/06

OWNER/DEVELOPER:	CASCADE MONTPELIER, II, LLC P.O. BOX 417 ELICOTT CITY, MD 21041 410-465-4244
PROJECT:	MONTPELIER SHOPPING CENTER MONTPELIER RESEARCH PARK, PARCEL C-8
LOCATION:	TAX MAP No. 41, GRID No. 17, PARCEL No. 124 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE:	COVER SHEET
DATE:	APRIL, 2005 PROJECT NO. 1791 MARCH, 2006
DESIGN:	JMC DRAFT: EDD
SCALE:	AS SHOWN DRAWING 1 OF 6