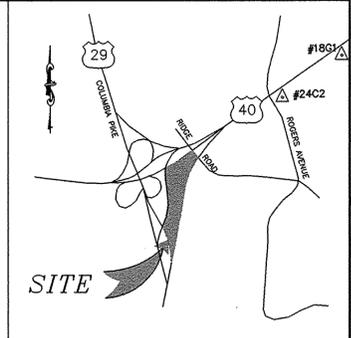
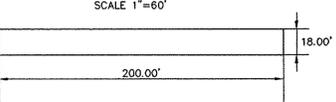


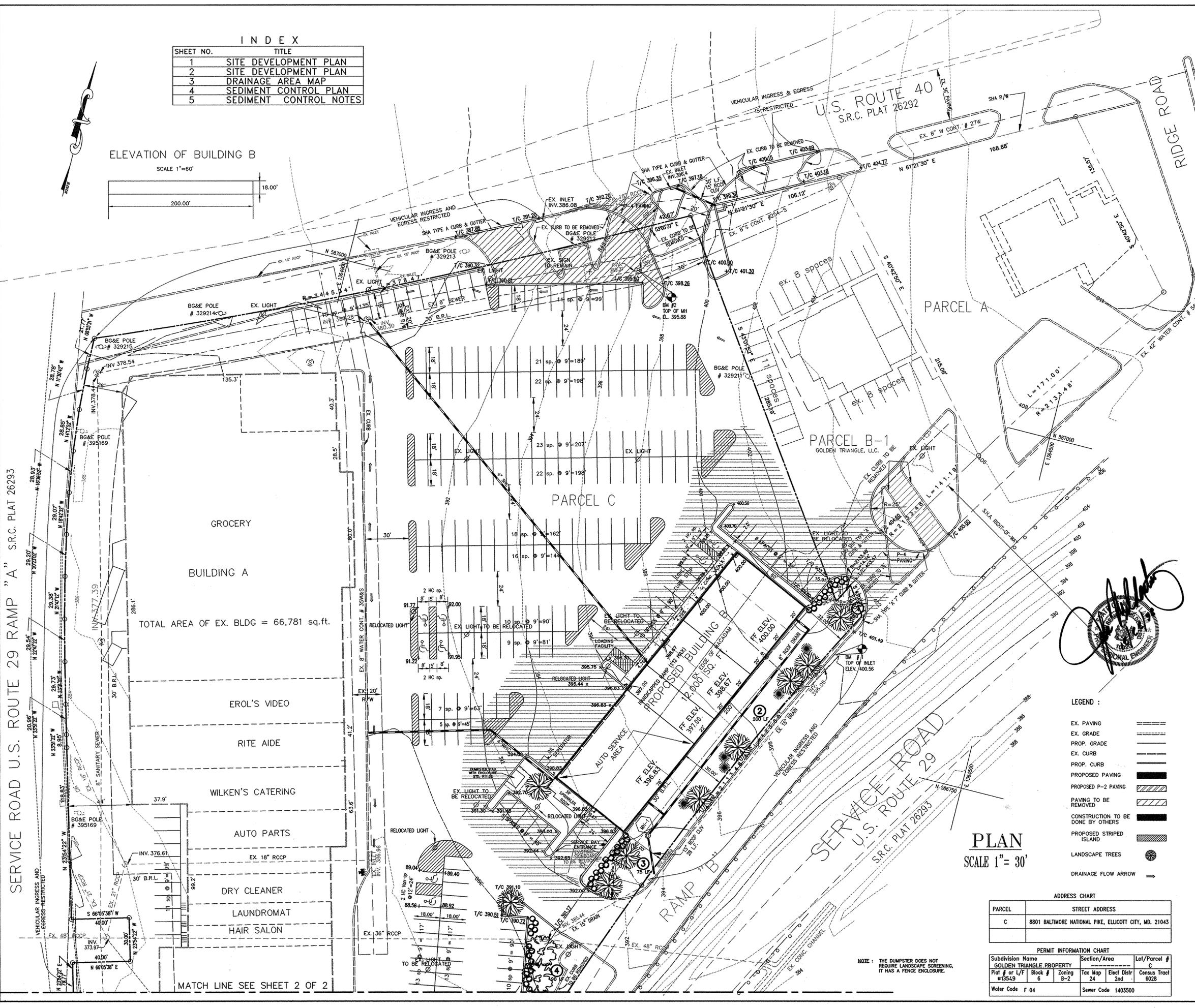
INDEX

SHEET NO.	TITLE
1	SITE DEVELOPMENT PLAN
2	SITE DEVELOPMENT PLAN
3	DRAINAGE AREA MAP
4	SEDIMENT CONTROL PLAN
5	SEDIMENT CONTROL NOTES

ELEVATION OF BUILDING B
SCALE 1"=60'

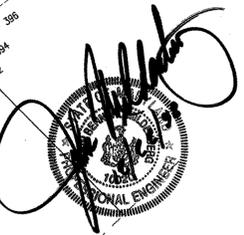


SERVICE ROAD U.S. ROUTE 29 RAMP "A" S.R.C. PLAT 26293



GENERAL NOTES

- 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/ BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410)313-1880 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 BEING DONE.
 - TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES(MUTCD), ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
 - ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - THE EXISTING TOPOGRAPHY IS TAKEN FROM FIELD RUN SURVEY WITH TWO(2) FEET CONTOUR INTERVALS PREPARED BY JOHN C. MELLEMA, SR., INC. DATED JANUARY 26, 1996.
 - THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM.
 - PUBLIC WATER WILL BE UTILIZED AND WILL BE CONNECTED TO CONTRACT NO.35 W&S
 - PUBLIC SEWER WILL BE UTILIZED AND WILL BE CONNECTED TO CONTRACT NO.254-S
 - STORMWATER MANAGEMENT IS NOT REQUIRED FOR THIS CONSTRUCTION.
 - EXISTING UTILITIES ARE BASED ON AS-BUILT PLANS.
 - THERE IS NO FLOODPLAIN ON THIS SITE
 - THERE ARE NO WETLANDS ON THIS SITE.
 - NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.
 - ALL EXTERIOR LIGHTING SHALL BE DIRECTED AWAY FROM THE PUBLIC ROAD, AND ANY NEW OR RELOCATED FIXTURES SHALL COMPLY WITH SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS. ALL FIXTURE RELOCATIONS SHALL BE MADE BY THE OWNER.
16. SITE ANALYSIS PARCEL C
- | | |
|------------------------------|--|
| A. ZONED | B-2 |
| B. AREA OF PARCEL | ±7.20 AC. (BEFORE AND AFTER LAND TRANSFER) |
| C. BUILDING AREA TABULATION: | |
| EXISTING RETAIL SPACE | ±66,785 S.F. |
| PROPOSED BUILDING | ±12,000 S.F. (ONE LEVEL) |
| TOTAL | ±78,785 S.F. |
17. PARKING TABULATION:
- | | |
|---|-----------------------------|
| EXIST. RETAIL SPACE: 66,785 S.F. (5/1000) | REQUIRED |
| PROPOSED RETAIL SPACE: 6,000 S.F. (5/1000) | 334 |
| PROPOSED AUTO REPAIR | 30 |
| 3 + 3 BAY @ 8 BAYS | 27 |
| TOTAL REQUIRED | 391 |
| TOTAL PROVIDED | 394 (INCLUDES 8 Hc. SPACES) |
| RELOCATED P.S. | 366 |
| NEW P.S. | 28 |
18. OTHER COUNTY FILE NUMBERS: SDP 96-136, F 97-149, WP 98-25, PLAT No. 5104 & F-82-54
19. WP-98-25 APPROVED OCTOBER 27, 1998 TO WAIVE SECTIONS 16.156(f)(2) & (k) AND 16.144(d) TO PERMIT REACTIVATION OF F-97-149 & SDP-98-136.
20. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
21. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPE MUST BE POSTED AS A PART OF THE GRADING PERMIT IN THE AMOUNT OF \$5,430.00.



LEGEND :

- EX. PAVING
- EX. GRADE
- PROP. GRADE
- EX. CURB
- PROP. CURB
- PROPOSED PAVING
- PROPOSED P-2 PAVING
- PAVING TO BE REMOVED
- CONSTRUCTION TO BE DONE BY OTHERS
- PROPOSED STRIPED ISLAND
- LANDSCAPE TREES
- DRAINAGE FLOW ARROW

ADDRESS CHART

PARCEL	STREET ADDRESS
C	8801 BALTIMORE NATIONAL PIKE, ELLICOTT CITY, MD. 21043

PERMIT INFORMATION CHART

Subdivision Name	Section/Area	Lot/Parcel #
GOLDEN TRIANGLE PROPERTY		C
Plot # or L/F	Block # Zoning	Tax Map Elect Distr
#13549	6 B-2	24 2nd
Water Code F 04	Sewer Code 1403500	Census Tract 6028

NOTE: THE DUMPSTER DOES NOT REQUIRE LANDSCAPE SCREENING. IT HAS A FENCE ENCLOSURE.

NO.	DATE	REVISION
1	5/7/99	SPRINKLER ROOM FOOTPRINT CHANGED, CURB OPENING AT SERVICE BAY, REDUCED SLAB ELEVATION, REDUCED TO 397.00, FRONT WALK RAMP CHANGED, CURB STOPS ADDED AT BUILDING

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Cindy Hamilton 1/28/99
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

John C. Mellemma, Sr. 1/7/99
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

John C. Mellemma, Sr. 2/1/99
DIRECTOR DATE

PROJECT: PROPOSED BUILDING B
GOLDEN TRIANGLE PROPERTY
PARCELS B-1 AND C

LOCATION: TAX MAP 24, PARCEL 52 BLOCK 6
2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

TITLE: SITE DEVELOPMENT PLAN

OWNER/DEVELOPER: GOLDEN TRIANGLE, LLC
c/o RICHARD DEMMITT
P.O. BOX 228
CLARKSVILLE, MARYLAND 21029

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors

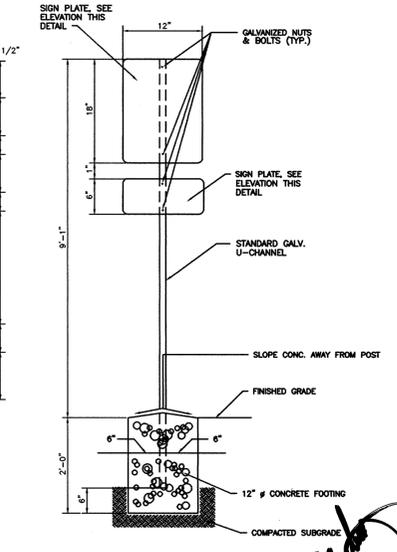
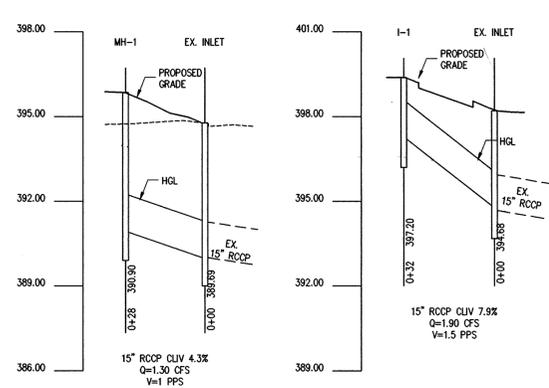
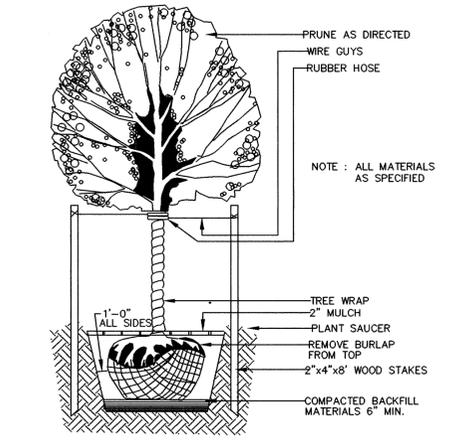
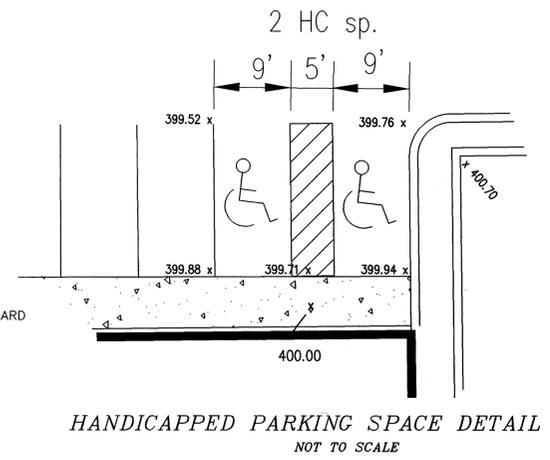
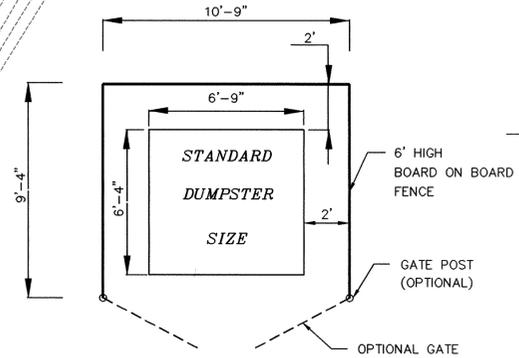
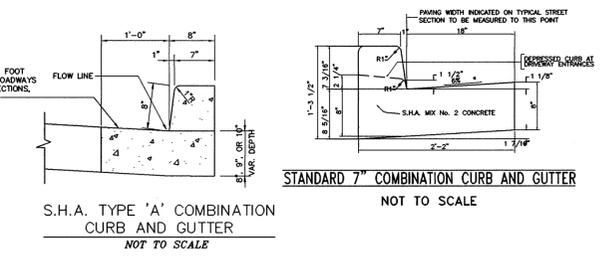
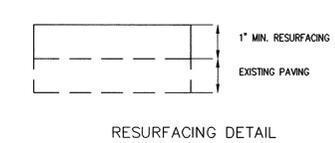
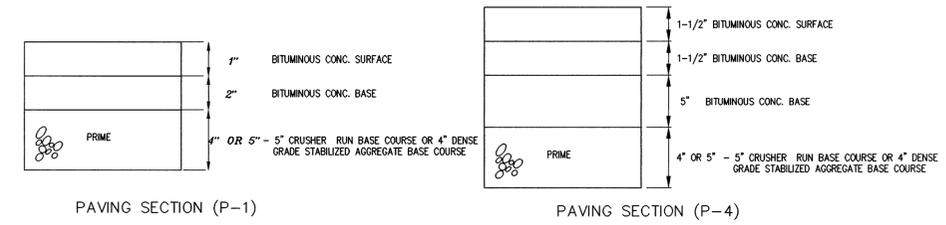
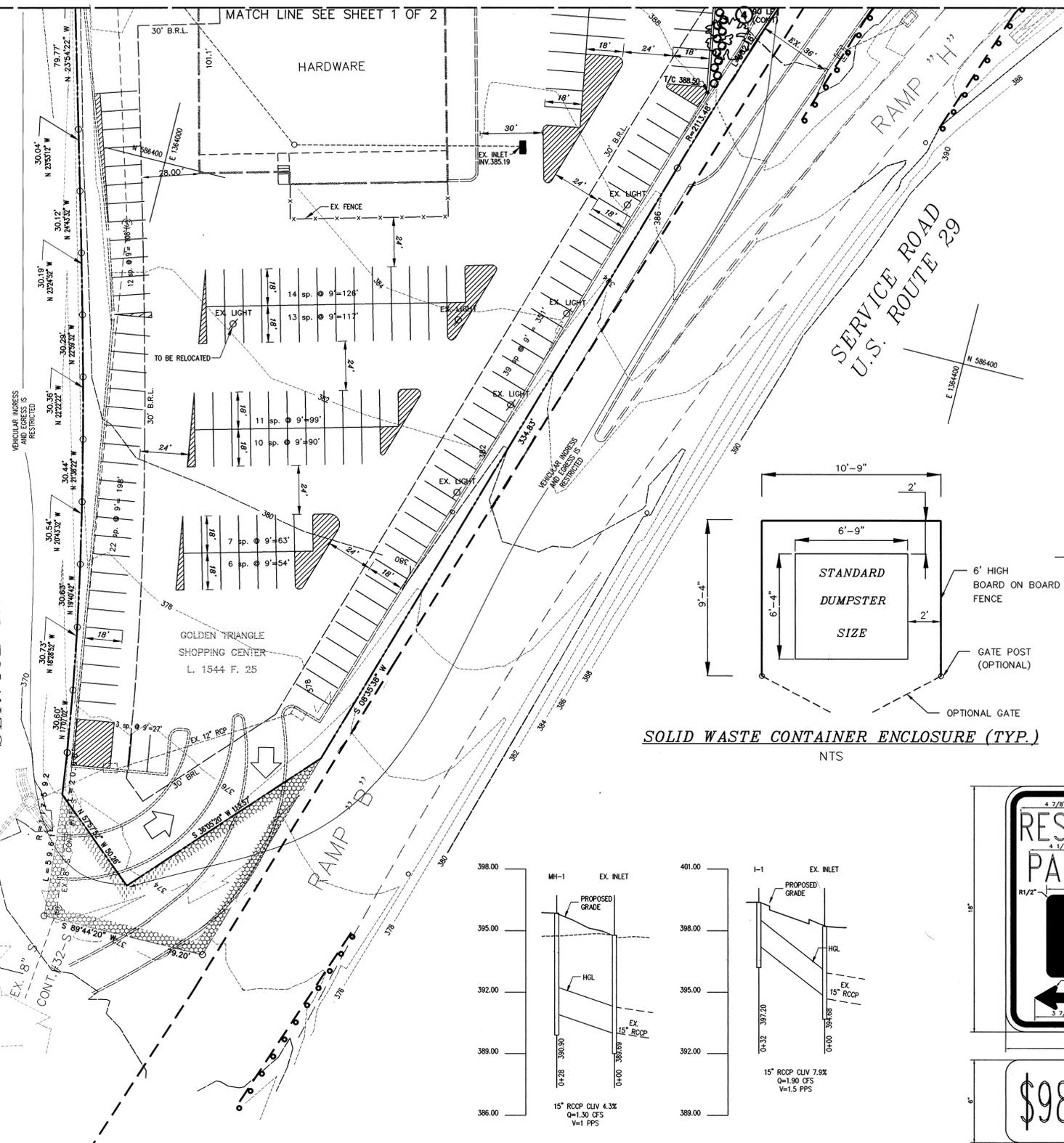
5072 Dersey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Cell. (301) 621-5521 Wash. (410) 997-0299 Fax.

DESIGNED: DCF CHECKED: JER DATE: 03-13-97 PROJ. NO.:
DRAWN: DCF APPROVED: MLL SCALE: AS SHOWN SHEET 1 OF 5

SDP-96-136

PLAN
SCALE 1" = 30'

SERVICE ROAD U.S. ROUTE 29 RAMP "A"



SCHEDULE A: PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO ROADWAYS	
	B (PERIMETER 2)	E (PERIMETER 1, 3, & 4)
LANDSCAPE TYPE	B (PERIMETER 2)	E (PERIMETER 1, 3, & 4)
LINEAR FEET OF PERIMETER	200 LF	225 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	NO
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO
NUMBER OF PLANTS REQUIRED		
SHADE TREES	4 SHADE TREES	6 SHADE TREES
EVERGREEN TREES	5 EVERGREEN TREES	0 EVERGREEN TREES
SHRUBS	0 SHRUBS	56 SHRUBS
NUMBER OF PLANTS PROVIDED		
SHADE TREES	4 SHADE TREES	6 SHADE TREES
EVERGREEN TREES	5 EVERGREEN TREES	0 EVERGREEN TREES
OTHER TREES (2:1 SUBSTITUTION)	0 SUBSTITUTION TREES	0 SUBSTITUTION TREES
SHRUBS (10:1 SUBSTITUTION)	0 SHRUBS	56 SHRUBS

SCHEDULE B: PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	28 NEW SPACES
NUMBER OF PLANTING ISLANDS REQUIRED	2
NUMBER OF PLANTING ISLANDS PROVIDED	3
NUMBER OF TREES REQUIRED	
SHADE TREES	2 SHADE TREES
NUMBER OF TREES PROVIDED	
SHADE TREES	2 SHADE TREES
OTHER TREES (2:1 SUBSTITUTION)	0 TREES

STRUCTURE SCHEDULE

NUMBER	TYPE	INVERT IN	INVERT OUT	TOP ELEV.	REMARKS	LOCATION
I-1	S	--	397.20	399.38	HO. COUNTY STD SD 4.32	AS SHOWN
MH-1	STD MH	--	390.90	394.76	HO. COUNTY STD G 5.04	AS SHOWN

LANDSCAPE TREE SCHEDULE					
SYMBOL	LOCATION	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE
●	RAMP B	PYRUS CALLERYANA	BRADFORD PEAR	9	
●	RAMP B	PINUS STRUBUS	WHITE PINE	5	
●	RAMP B	ACER RUBRUM	RED MAPLE	3	
○	RAMP B	EUONYMUS ALATUS	WINGED EUONYMUS	56	

NO. DATE REVISION

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Cindy Handley 1/28/99 DATE
 CHIEF, DIVISION OF LAND DEVELOPMENT

William J. ... 1/7/99 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

Thomas ... 2/1/99 DATE
 DIRECTOR

PROJECT: PROPOSED BUILDING B
 GOLDEN TRIANGLE PROPERTY
 PARCELS B-1 AND C

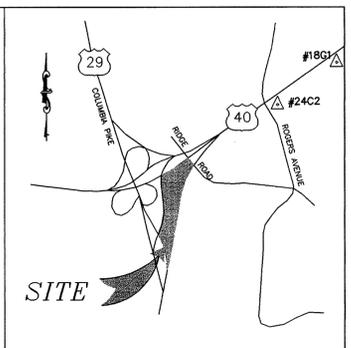
LOCATION: TAX MAP 24, PARCEL 52 BLOCK 6
 2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

TITLE: SITE DEVELOPMENT PLAN

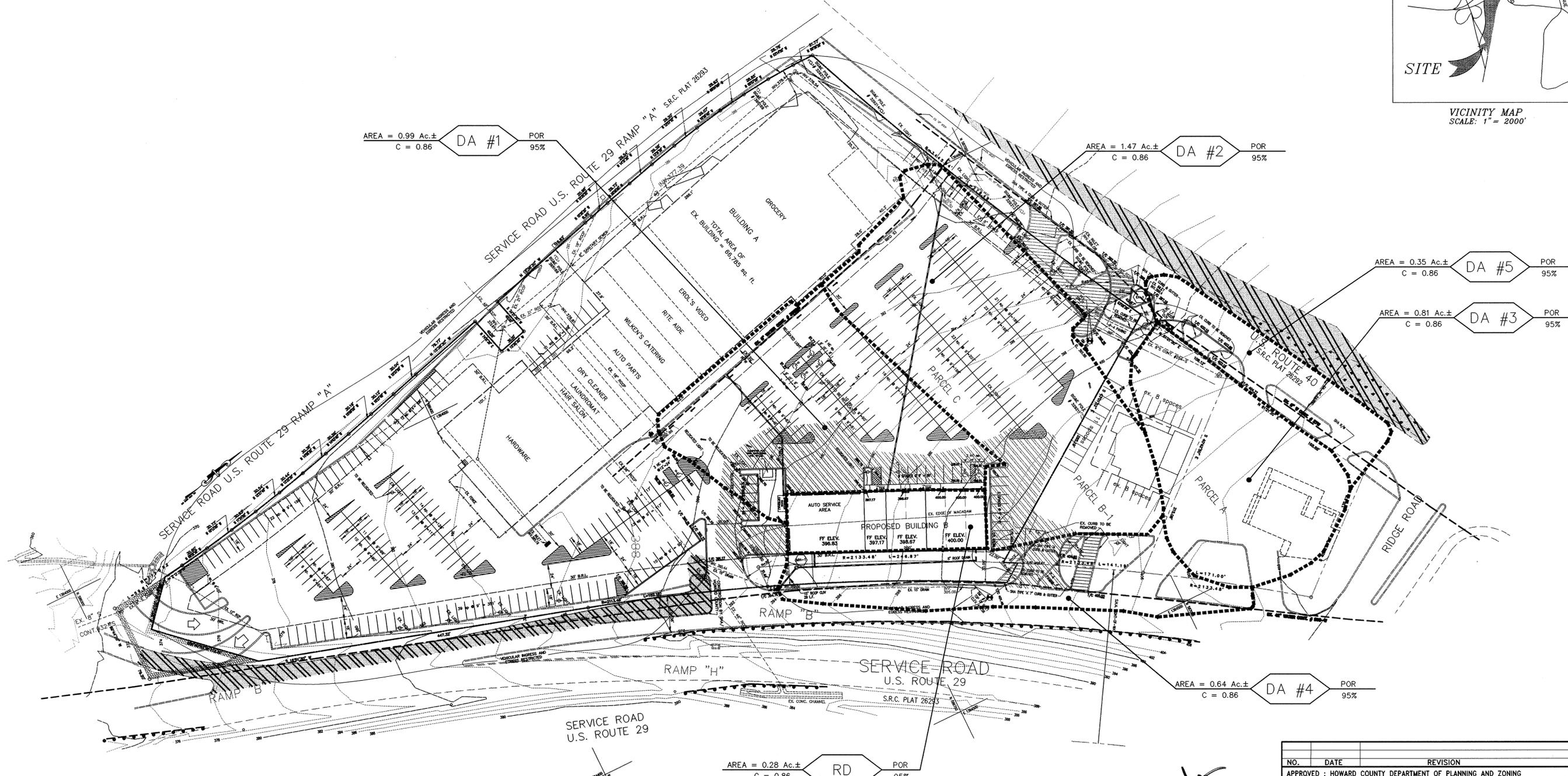
OWNER/DEVELOPER:
 GOLDEN TRIANGLE, LLC
 c/o RICHARD DEMMITT
 P.O. BOX 228
 CLARKSVILLE, MARYLAND 21029

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0286 Ball. (301) 621-5521 Wash. (410) 997-0286 Fax.

DESIGNED: DCF CHECKED: JER DATE: 03-13-97 PROJ. NO.:
 DRAWN: DCF APPROVED: MLL SCALE: AS SHOWN SHEET 2 OF 5



VICINITY MAP
SCALE: 1" = 2000'



AREA = 0.99 Ac.±
C = 0.86 DA #1 POR 95%

AREA = 1.47 Ac.±
C = 0.86 DA #2 POR 95%

AREA = 0.35 Ac.±
C = 0.86 DA #5 POR 95%

AREA = 0.81 Ac.±
C = 0.86 DA #3 POR 95%

AREA = 0.64 Ac.±
C = 0.86 DA #4 POR 95%

AREA = 0.28 Ac.±
C = 0.86 RD POR 95%

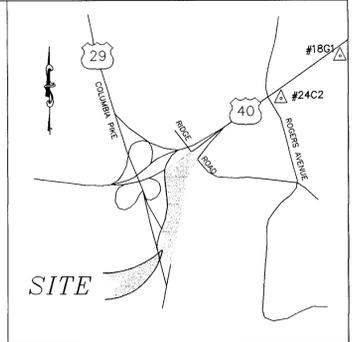
PLAN
SCALE 1" = 50'



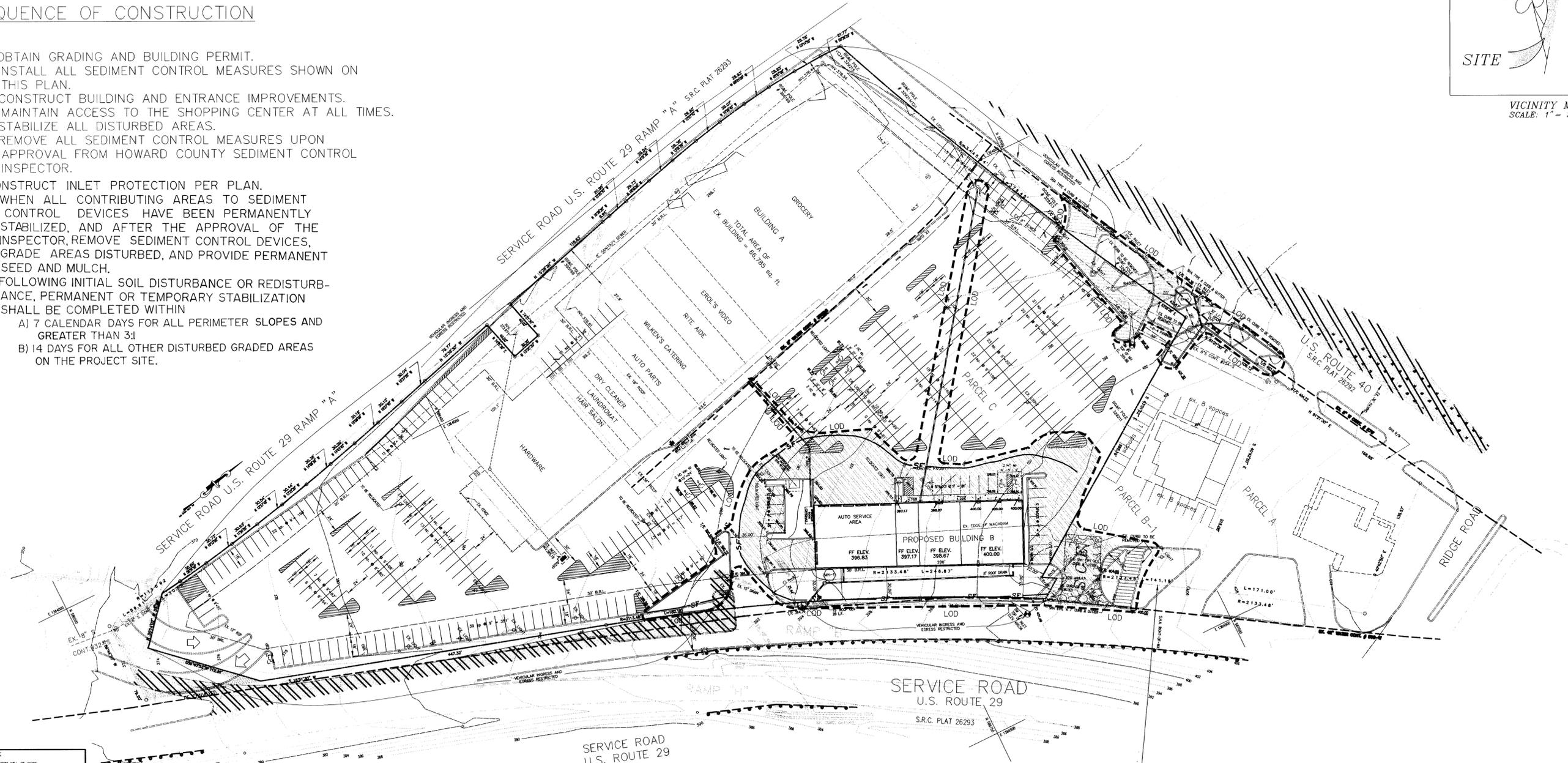
NO.	DATE	REVISION
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING		
		1/28/99
CHIEF, DIVISION OF LAND DEVELOPMENT		
CHIEF, DEVELOPMENT ENGINEERING DIVISION		
DIRECTOR		
PROJECT: PROPOSED BUILDING B GOLDEN TRIANGLE PROPERTY PARCELS B-1 AND C		
LOCATION: TAX MAP 24, PARCEL 52 BLOCK 6 2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND		
TITLE: DRAINAGE AREA MAP		
OWNER/DEVELOPER:		
GOLDEN TRIANGLE, LLC c/o RICHARD DEMMITT P.O. BOX 228 CLARKSVILLE, MARYLAND 21029		
 Engineers Planners Surveyors 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042 (410) 997-0286 Ball (301) 621-5521 Wash. (410) 997-0288 Fax.		
DESIGNED: DCF	CHECKED: JER	DATE: 03-13-97
DRAWN: DCF	APPROVED: MLL	SCALE: AS SHOWN
PROJ. NO.: SHEET 3 OF 5		

SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING AND BUILDING PERMIT.
2. INSTALL ALL SEDIMENT CONTROL MEASURES SHOWN ON THIS PLAN.
3. CONSTRUCT BUILDING AND ENTRANCE IMPROVEMENTS. MAINTAIN ACCESS TO THE SHOPPING CENTER AT ALL TIMES.
4. STABILIZE ALL DISTURBED AREAS.
5. REMOVE ALL SEDIMENT CONTROL MEASURES UPON APPROVAL FROM HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
6. CONSTRUCT INLET PROTECTION PER PLAN.
7. WHEN ALL CONTRIBUTING AREAS TO SEDIMENT CONTROL DEVICES HAVE BEEN PERMANENTLY STABILIZED, AND AFTER THE APPROVAL OF THE INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES, GRADE AREAS DISTURBED, AND PROVIDE PERMANENT SEED AND MULCH.
8. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN
 - A) 7 CALENDAR DAYS FOR ALL PERIMETER SLOPES AND GREATER THAN 3:1
 - B) 14 DAYS FOR ALL OTHER DISTURBED GRADED AREAS ON THE PROJECT SITE.



VICINITY MAP
SCALE: 1" = 2000'



DEVELOPER'S CERTIFICATE

I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THE PLANS AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROGRAM WILL TAKE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE NATURAL RESOURCE CONSERVATION SERVICE.

Richard J. Demmitt 12-4-98
SIGNATURE OF DEVELOPER DATE
GOLDEN TRIANGLE, LLC RICHARD J. DEMMITT
PRINTED NAME OF DEVELOPER

ENGINEER'S CERTIFICATE

I CERTIFY THAT THIS PLAN AND THE SEDIMENT CONTROL REPRESENTS A PRACTICAL AND FEASIBLE DESIGN AND PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. I HAVE DESIGNED THIS PLAN IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING AND THE NATURAL RESOURCE CONSERVATION SERVICE.

John W. Demmitt 1/4/99
SIGNATURE OF ENGINEER DATE
JOHN W. DEMMITT
PRINTED NAME OF ENGINEER

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING AND THE NATURAL RESOURCE CONSERVATION SERVICE.

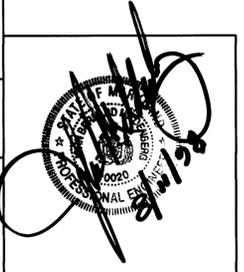
Clayton Simmons 1/4/99
DATE
CLAYTON SIMMONS
NATURAL RESOURCE CONSERVATION SERVICE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

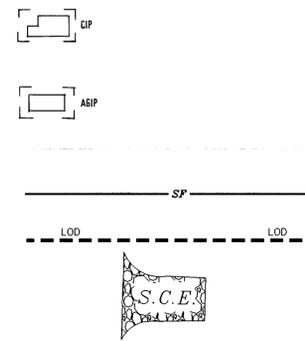
John W. Demmitt 1/4/99
DATE
JOHN W. DEMMITT
DEPARTMENT OF PLANNING AND ZONING

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
CHIEF, DIVISION OF LAND DEVELOPMENT DATE
DIRECTOR DATE



- LEGEND**
- CURB INLET PROTECTION
 - AT GRADE INLET PROTECTION
 - EXISTING GRADE
 - SILT FENCE
 - LIMIT OF DISTURBANCE
 - STABILIZED CONSTRUCTION ENTRANCE



PLAN
SCALE 1" = 50'

1	1/25/99	ADDED SILENT FENCE, INLET PROTECTION	
NO.	DATE	REVISION	
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING			
<i>Clayton Simmons</i>	1/25/99	DATE	
CHIEF, DIVISION OF LAND DEVELOPMENT			
<i>John W. Demmitt</i>	1/17/99	DATE	
CHIEF, DEVELOPMENT ENGINEERING DIVISION			
<i>James L. Z. ...</i>	1/1/99	DATE	
DIRECTOR			
PROJECT: PROPOSED BUILDING B GOLDEN TRIANGLE PROPERTY PARCELS B-1 AND C			
LOCATION: TAX MAP 24, PARCEL 52 BLOCK 6 2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND			
TITLE: SEDIMENT CONTROL PLAN			
OWNER/DEVELOPER:			
GOLDEN TRIANGLE, LLC c/o RICHARD DEMMITT P.O. BOX 228 CLARKSVILLE, MARYLAND 21029			
5072 Derry Hall Drive, Suite 202, Ellicott City, Maryland 21042 (410) 997-0286 Fax (410) 621-5522 Wash. (410) 997-0286 Fax			
DESIGNED: DCF	CHECKED: JER	DATE: 03-13-97	PROJ. NO.:
DRAWN: DCF	APPROVED: MLL	SCALE: AS SHOWN	SHEET 4 OF 5

