

PARKING TABULATION

Net Floor Space:	
a. Giant Food and Drug (70%)	27,120 sq. ft. retail
b. Shops (70%)	8,437 sq. ft. retail
c. Bank (92%)	735 sq. ft. retail
1. Office	2,500 sq. ft. office
2. Offices (75%)	2,265 sq. ft. office
Net Leaseable Area Total	36,292 sq. ft. retail
	4,765 sq. ft. office
Parking Required:	
a. Giant Food and Drug	135 spaces
b. Shops	42 spaces
c. Bank	12 spaces
d. Offices	7 spaces
e. Tennis Courts	27 spaces
Total	223 spaces
Parking Provided:	
a. Standard	289 spaces
b. Handicapped	9 spaces
Total	298 spaces
Surplus	75 spaces

SCALE: 1" = 40'

PLAN APPROVAL STAMP

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE **5-14-86**
[Signature]

NOTES

1. Property zoned: NEWTOWN COMMERCIAL
2. Proposed addition consists of expanding the loading/receiving area and adding a produce cooler box. No additional retail sales area is included in this proposal.
3. Parking required as shown on approved site plan (Feb. 1978) = 223 spaces, existing parking as shown hereon = 298 spaces
4. There is no addition or deletion to the parking by this proposal.
5. There is no utility work proposed by this plan.

SITE ANALYSIS

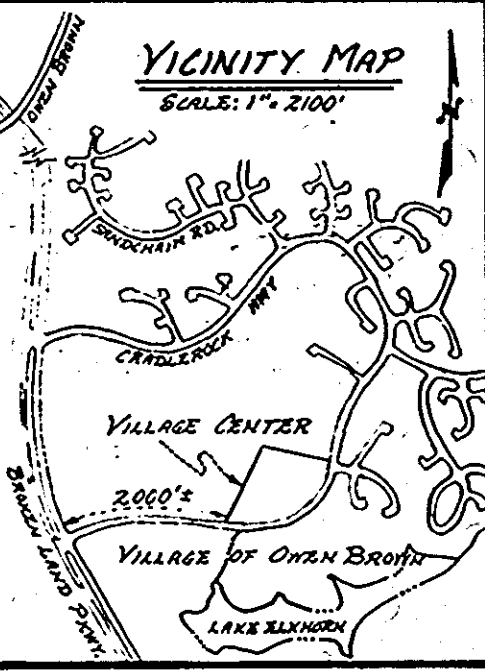
1. Area of Parcel B-1: 8.1 acres (352,385 sq. ft.)
2. Present Zoning: New Town (NT Employment center commercial) "FDP-150-A"
3. Area of Proposed Building Addition = 3,375 sq. ft.
4. Area of Building Coverage: Existing Coverage = 59,075 sq. ft. = 16.8% Proposed Coverage = 62,450 sq. ft. = 17.7%
5. Area of Open Space (Green Area) Existing Green Area = 293,310 sq. ft. = 83.2% Proposed Green Area = 289,935 sq. ft. = 82.3%
6. Area Converted to Impervious by this Plan: 3,375 sq. ft.
7. No Additional Parking Required.
8. No Utility Work Proposed.

GENERAL NOTES

1. Utility information shown on this plan was taken from available records. The exact location of the underground utilities shall be field verified by the contractor prior to construction.
2. The contractor shall hand dig test pits at all utility crossings to determine the exact location and depth well in advance of construction.
3. For marking locations of existing utilities, notify "Miss Utility" at (301) 559-0100, 48 hours prior to any excavation or construction.
4. Omissions and/or additions of utilities found during construction is the sole responsibility of any contractor engaged in excavation at this site. Giant Food, Inc. and A. Morton Thomas and Associates, Inc. shall be notified immediately of any and all utility information omissions and additions found by said contractor(s).
5. We are not responsible for any construction on site, persons, trucks, trailers, merchandise and/or equipment used or adjacent to this site due to the proximity of live underground utilities.

OWNER & DEVELOPER
G.F.S. REALTY, INC.
P.O. Box 1804
WASHINGTON, D.C. 20013
PHONE: 341-4878

PLAT REFERENCE: No. 3718
AREA OF PARCEL
8.08964 ACRES
OR
352,385 Sq. Ft.



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT
[Signature] 6-10-86
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
[Signature] 6-11-86
DIRECTOR DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE,
STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
[Signature] 6-5-86
DIRECTOR DATE

CHIEF BUREAU OF ENGINEERING *[Signature]* 6-5-86
DATE

CRADLEROCK WAY
80' R/W (PUBLIC)



SUBDIVISION NAME	SECT./AREA	LOT/PARCEL #
Village of Owen Brown	1/3	B-1
PLAT # OR L/P BLOCK #	TAX/ZONE MAP	ELEC. DIST. CENSUS TR.
3718	36	6th 6061.03
WATER CODE	SEWER CODE	
E11	530800	

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
B-1	7200 CRADLEROCK WAY

A. MORTON THOMAS AND ASSOCIATES, INC.
CIVIL ENGINEERS - LAND PLANNERS - LAND SURVEYORS
12750 TWINBROOK PARKWAY - ROCKVILLE, MARYLAND 20852 - (301) 881-2545
ATTN: PEGGY CASS DESIGN ENGINEER

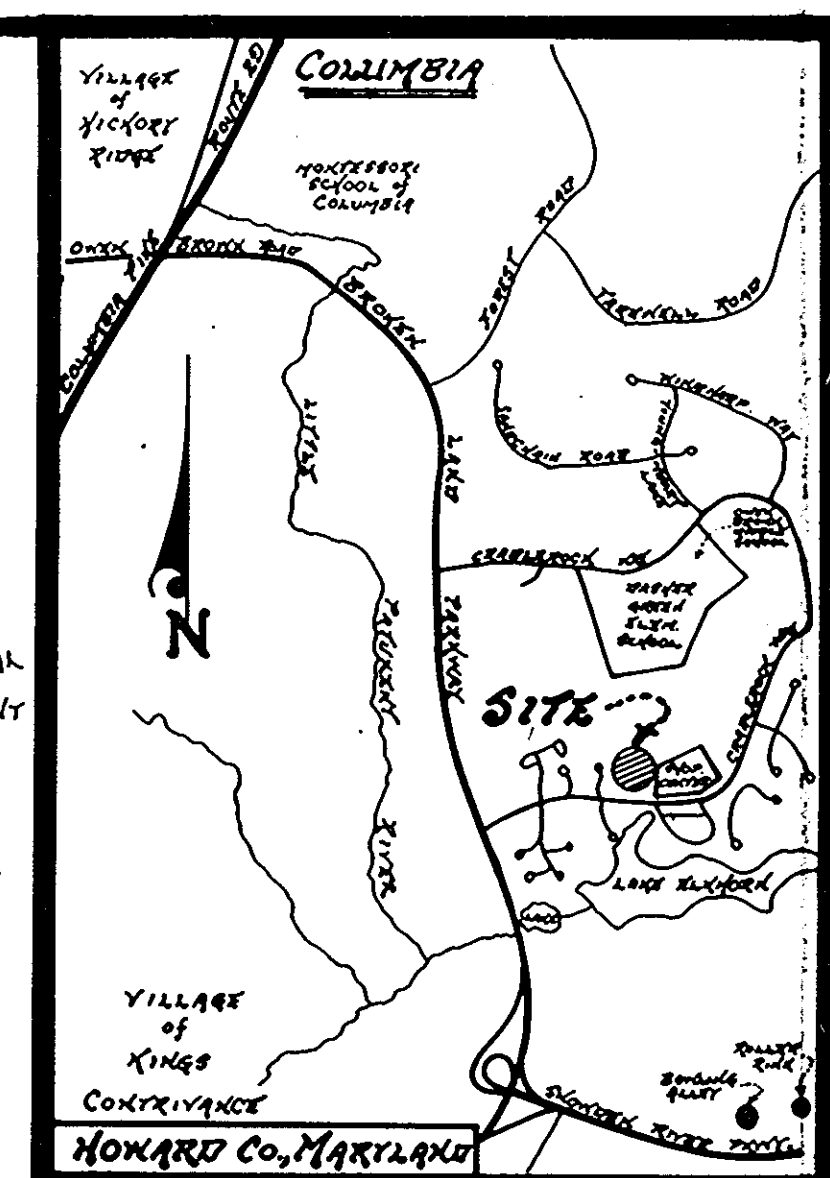
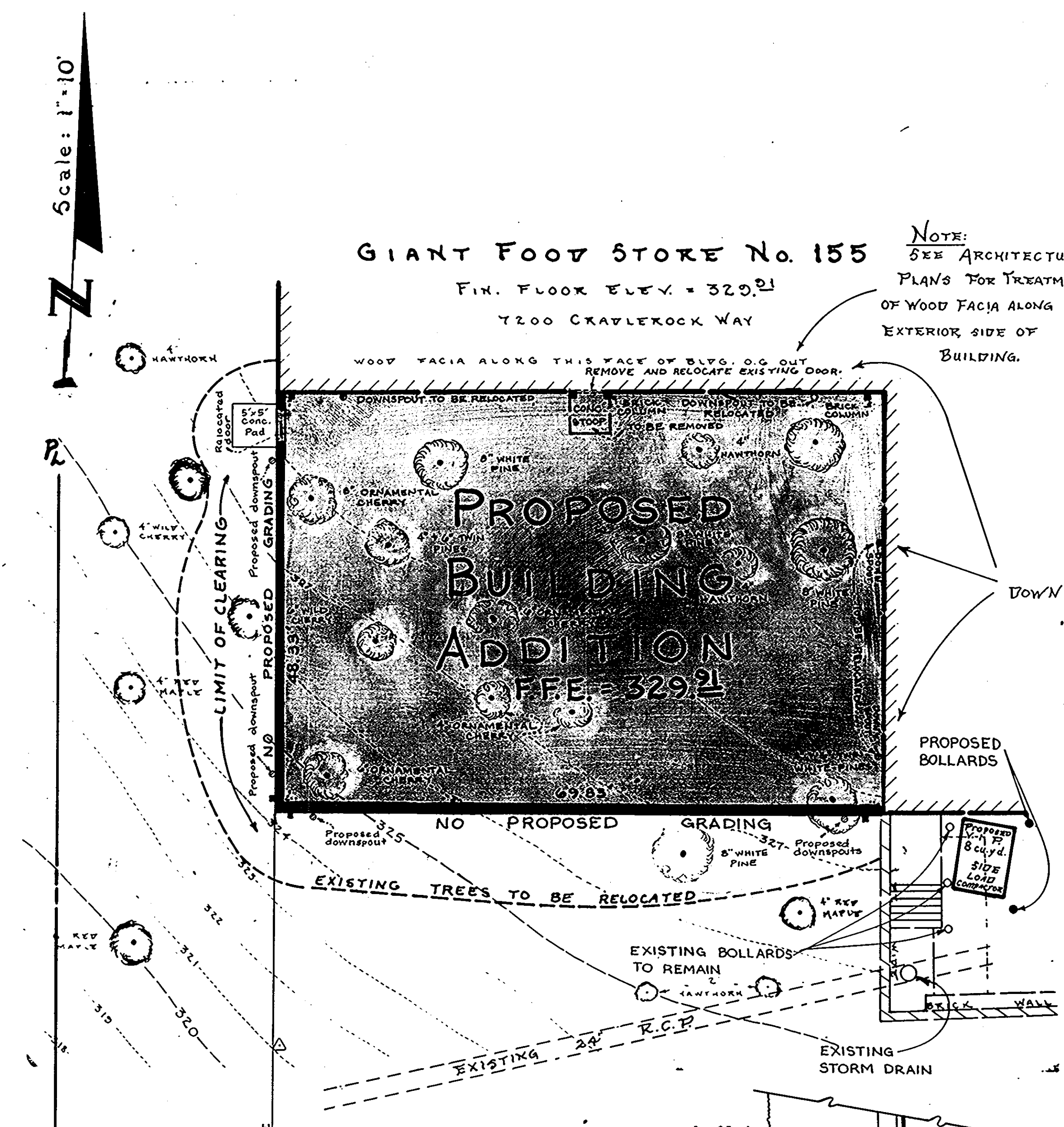
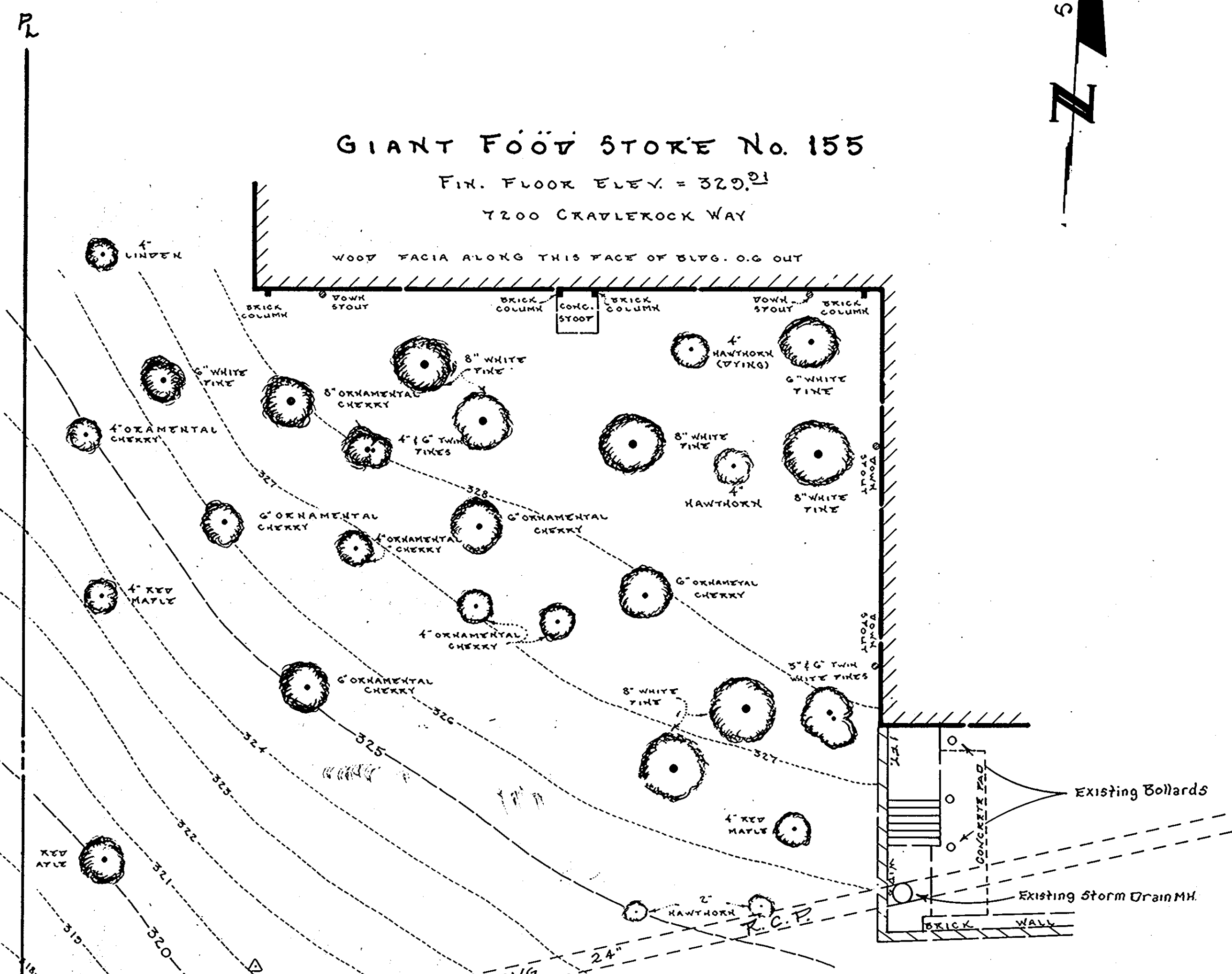
DES.	DRN.	B.K.K.	CHK.	PMC.	DATE	REVISION	BY
					5-19-86	Revisions To Site Analysis: Added Bldg. Location Dimensions	R.A.B.
					1-27-86	Bldg. Appn. Enlarged Per Giant Food Request	E.K.

Developer: GFS Realty, Inc.
P.O. Box 1804
Washington, D. C. 20013
Attn: Mr. Bob Unrath
388-0576

PROPOSED BUILDING ADDITION - ADDITION TO SDP-78-45C APPROVED FEB. '78
VILLAGE CENTER
PARCEL B-1, SECTION 1, AREA 3 VILLAGE OF OWEN BROWN, COLUMBIA
6TH ELECTION DISTRICT OF HOWARD COUNTY, MD.

SCALE	CONTOUR INTERVAL	A.M.T. JOB No.
1" = 40'		J-705
DATE	TAX MAP No.	SHEET
OCT. '85	36	1 OF 4
	PARCEL B-1	No. C-1

SDP-86-114c



ADDRESS CHART

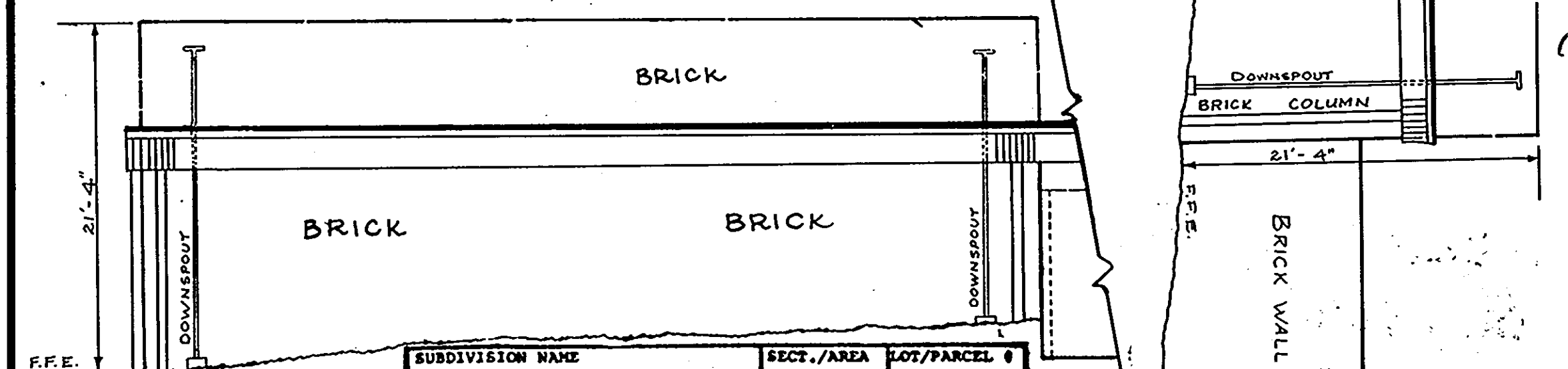
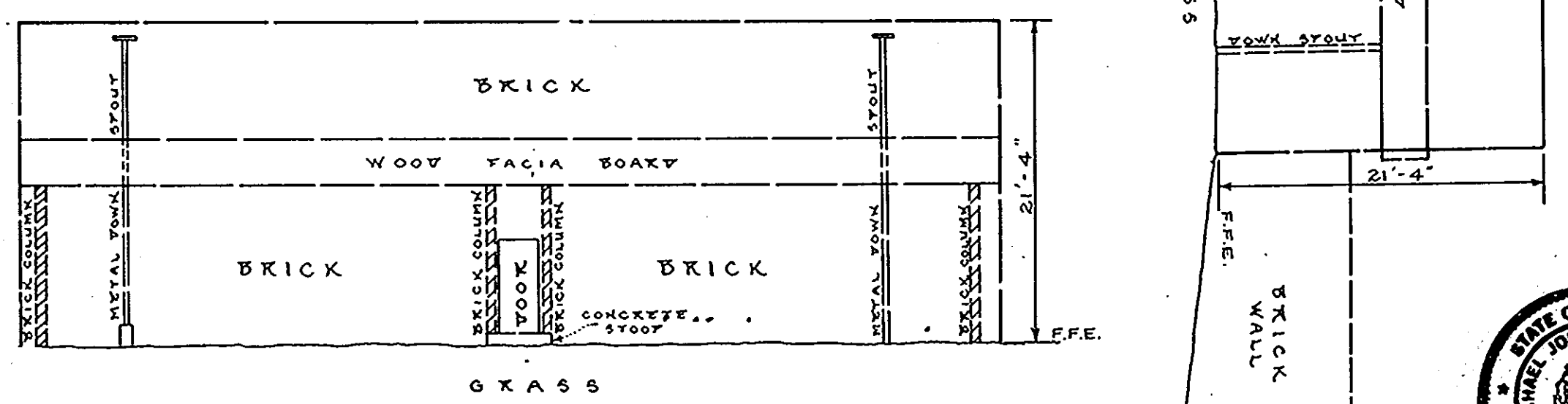
LOT NUMBER	STREET ADDRESS
B-1	7200 CRADLE ROCK WAY

- NOTES:
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 - Refer to sheet 1 of 3 for landscaping relocation site.
 - There is no utility work proposed by this plan.
 - Utility information shown on this plan was taken from available records. The exact location of the underground utilities shall be field verified by the contractor prior to construction.
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PLAN APPROVAL STAMP

APPROVED
PLANNING BOARD
OF HOWARD COUNTY

DATE: 5-14-86



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE.
STORM DRAINAGE SYSTEMS AND PUBLIC WORKS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

SUBDIVISION NAME	SECT./AREA	LOT/PARCEL #
Village of Owen Brown	1/3	B-1
PLAT # OR L/F BLOCK #	ZONE	TAX/USE MAP
3718	21	36
WATER CODE	SEWER CODE	ELEC. DIST. CONSUL. TR.
E11	530800	6th 6061.03

A. MORTON THOMAS and ASSOCIATES, INC.
CIVIL ENGINEERS - LAND PLANNERS - LAND SURVEYORS.
12750 TWINBROOK PARKWAY - ROCKVILLE, MARYLAND 20852 - (301) 881-2545

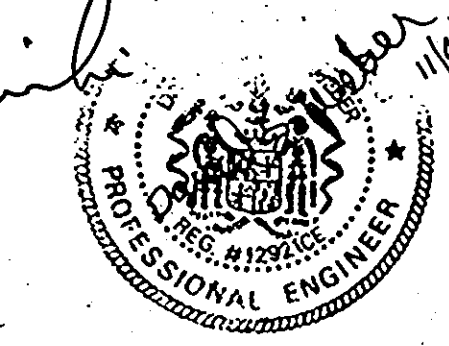
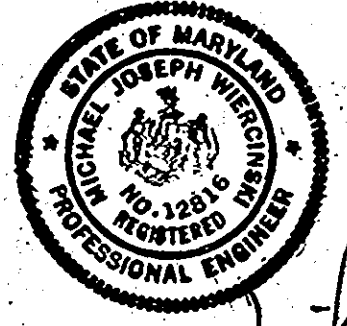
ATTN: PEGGY CASS DESIGN ENGINEER

DATE	REVISION	BY	APPR.
5-19-86	Added Bldg. Heights + Bldg. Location Dimension	RAB	MW
2-5-86	CHANGED TYPE OF PLANTS (NOTED CONC. OF HAWTHORN)	V.S.J.	
1-27-86	BLDG. ADDN. ENLARGED PER GIANT FOOD REQUEST	B.K.	PMC

EXISTING CONDITIONS AND TROP. COOLER COMPACTOR ADD. PLAN
PARCEL B-1, SECTION 1, AREA 3
VILLAGE OF OWEN BROWN
GIANT FOOD INC. STORE #155
COLUMBIA

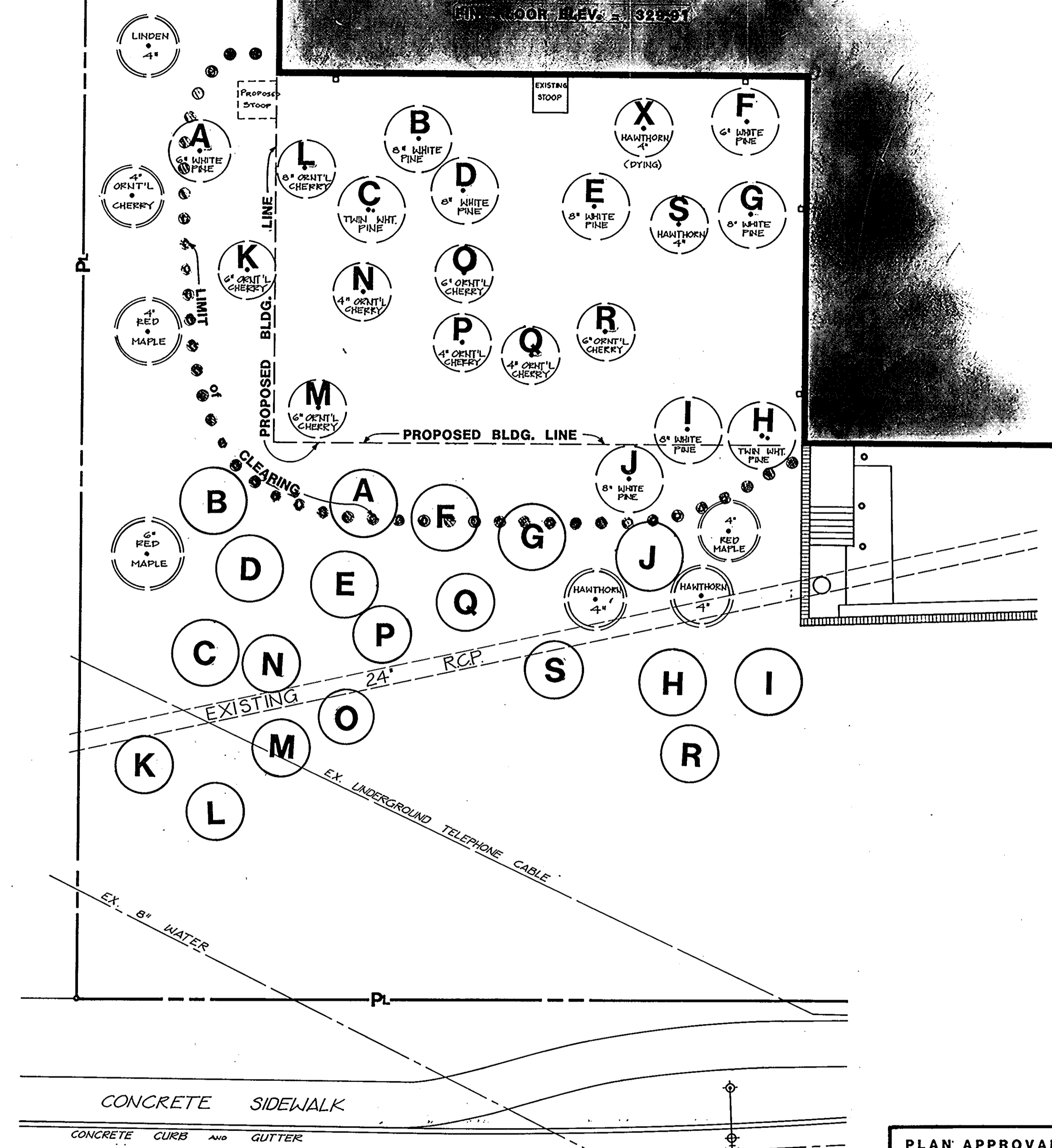
HOWARD COUNTY, MARYLAND

SCALE	CONTOUR INTERVAL	A.M.T. FILE NO.
1/4" = 10 FT.	1 FT.	J-85-705
DATE	TAX MAP NO.	SHEET
SEPTEMBER 1985	36	2 OF 4
DATE	PARCEL #	SHEET
1985	B-1	C-2



SDP-86-114c

GIANT FOOD STORE #155
7200 BRADLEROCK WAY
 FIRST FLOOR BLVD. = 325-31



LEGEND

- (NAME & SIZE) EXISTING TREE TO BE RETAINED
- (A NAME & SIZE) EXISTING TREE TO BE RELOCATED (A-U: WHITE PINES K-S: ORNAMENTAL DEC. TREE)
- (A) NEW LOCATION OF RELOCATED TREE
- (X NAME & SIZE) EXISTING TREE TO BE REMOVED AND DISPOSED OF PROPERLY

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APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
 COUNTY HEALTH OFFICER: *Joseph B. ...* DATE: 6-10-86

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
 DIRECTOR: *Thomas ...* DATE: 6-11-86

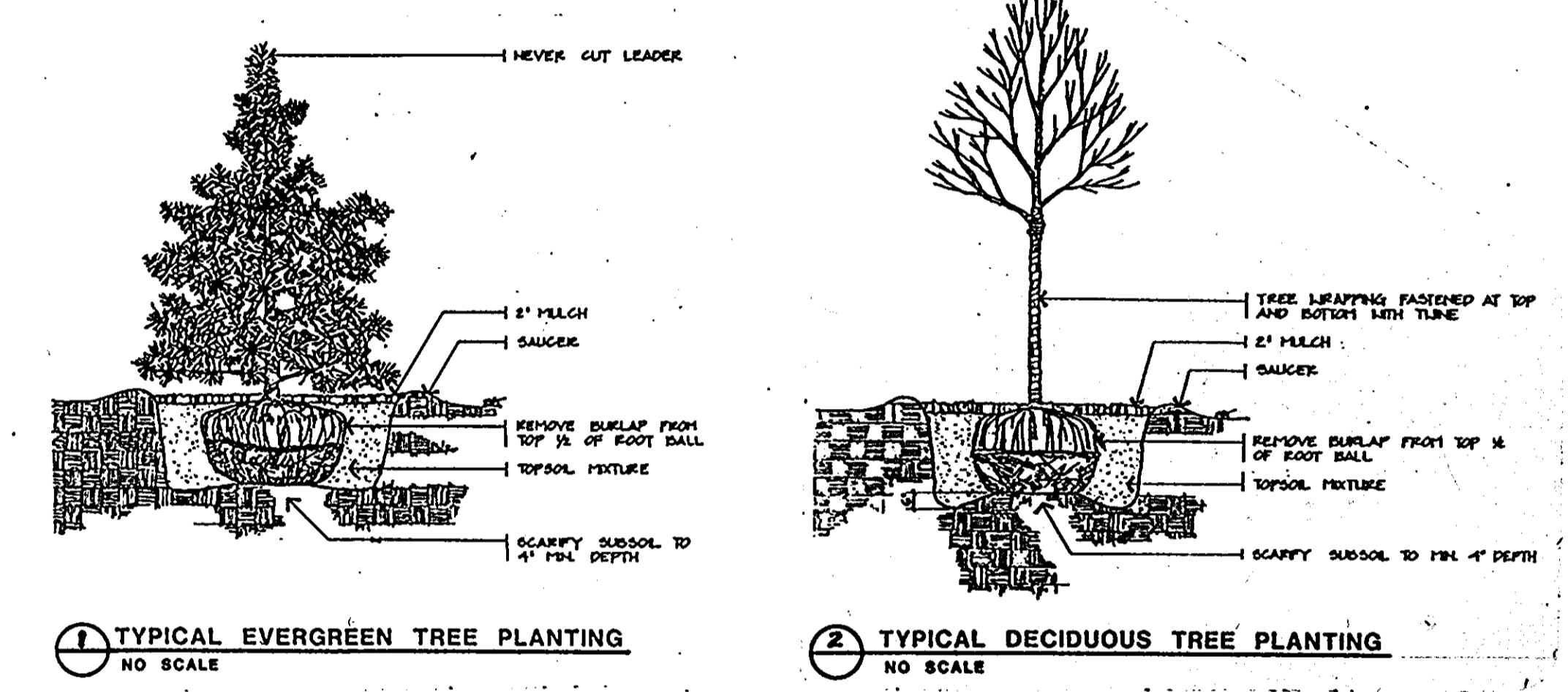
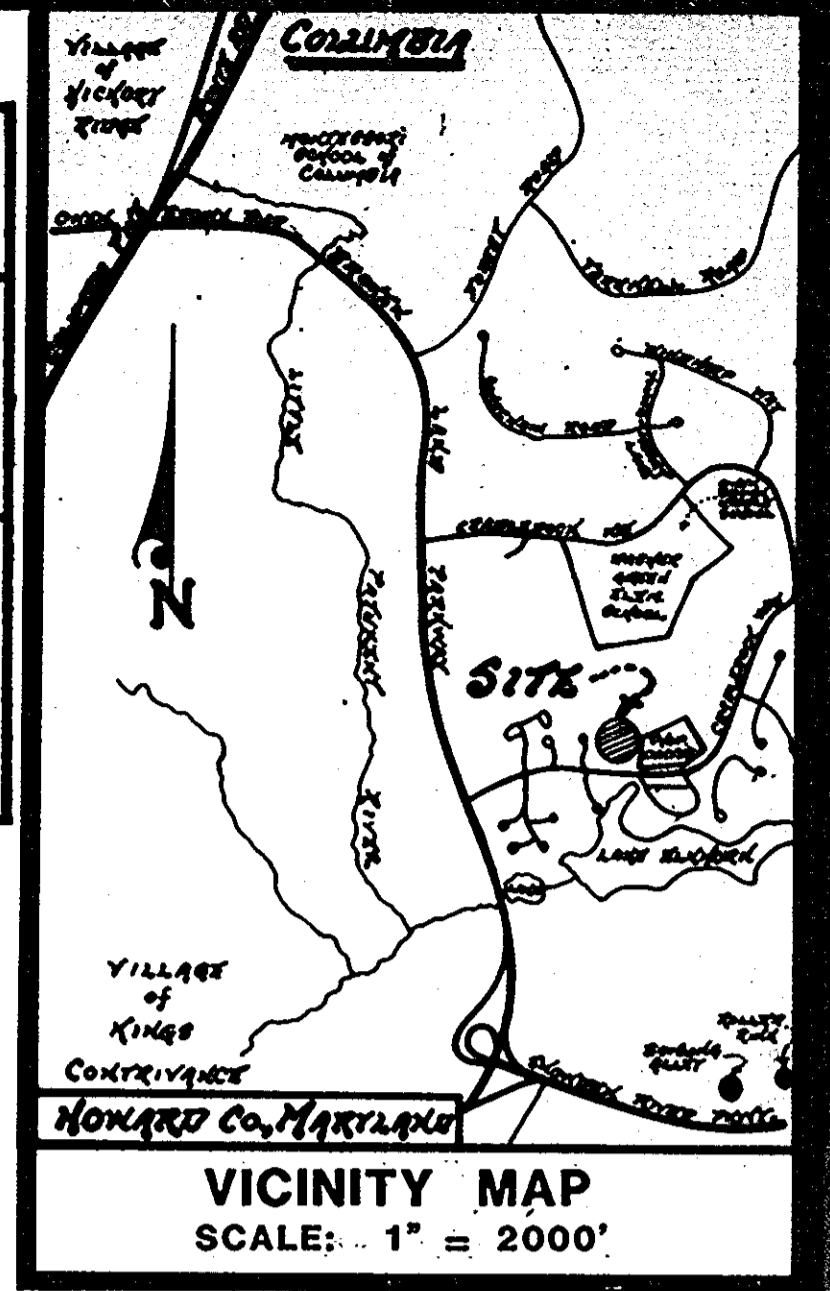
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DIRECTOR: *Joseph ...* DATE: 6-6-86

CHIEF DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION
 CHIEF BUREAU OF ENGINEERING: *...* DATE: 6-5-86

SUBDIVISION NAME	SECT./AREA	LOT/PARCEL #
Village of Owen Brown	1/3	B-1
PLAT # OR L/F BLOCK #	ZONE	TAX/ZONE MAP
3718	21 COMM.	36
WATER CODE	SEWER CODE	ELEC. DIST. CENSUS TR.
E11	530800	6th 6061.03

ADDRESS CHART

LOT NUMBER	STREET ADDRESS

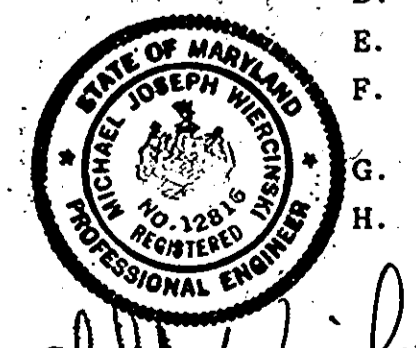


SPECIFICATIONS

1. Planting shall be performed only by qualified individuals experienced with the transplanting procedures.
2. **Warranty:**
 - Contractor shall warrant plant material to remain alive and be in healthy, vigorous condition for a period of one year after the completion and acceptance of the entire project.
 - Contractor shall replace, with same size and species, all plants that die or that are in unhealthy condition. The cost of such replacement(s) is at the contractor's expense. All replacement plants shall be guaranteed by contractor for one year after installation.
 - Warranty shall not include damage or loss of plant materials caused by acts of God, acts of vandalism, or negligence on the part of the owner.
3. **Maintenance:**
 - Contractor shall maintain planting for a period of at least 90 days after completion of planting operations. Plantings installed in the fall after September 15 shall be maintained until May 30 of the following year.
 - Maintenance shall include, but not be limited to:
 - A. Pruning
 - B. Cultivating
 - C. Weeding
 - D. Mulching
 - E. Watering
 - F. Applying appropriate pesticides and fungicides necessary to maintain plants free of insects and disease.
 - G. Re-setting settled plants to proper grade and position.
 - H. Installing, tightening and repairing any required guy wires and stakes.
4. **Protection Of Existing Trees To Be Retained:**
 - Contractor shall place standard 40 in. high snow fence on standard steel posts set 6 ft. apart at the limit of clearing. In no case shall the snow fence be located closer than 6 ft. to the trunk or within the drip line of the existing trees to be retained.
 - Construction equipment, vehicles, or stock piles of any construction materials, including topsoil, shall not be permitted within the drip line of any trees to be retained.
 - Contractor shall take necessary precaution to prevent damage to the trees to be retained. Replace any existing trees damaged by contractor's negligence. The cost of such replacement(s) is at the contractor's expense. Replacement tree(s) shall be the same size and species as the damaged tree(s). The contractor shall include such replacement(s) as part of the plant materials to be guaranteed per No. 2 and maintained per No. 3.
5. **Acceptance:**
 - Inspection to determine acceptance of planting areas will be made by the owner upon the contractor's request. Notify owner at least 10 working days before requested inspection date.
 - Planting will be accepted provided all requirements, including maintenance, have been complied with and plant materials are alive and in a healthy, vigorous condition.
 - Upon acceptance, the owner will assume planting maintenance.

PLAN APPROVAL STAMP

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE: 5-14-86
[Signature]



A. MORTON THOMAS and ASSOCIATES, INC.
 CIVIL ENGINEERS - LAND PLANNERS - LAND SURVEYORS.
 12750 TWINBROOK PARKWAY - ROCKVILLE, MARYLAND 20852 - (301) 881-2545
 ATTN: PEGGY CASS DESIGN ENGINEER

DES.	DRN.	CHK.	DATE	REVISION	BY	APP'R.

Developer: GFS Realty, Inc.
 P.O. Box 1804
 Washington, D. C. 20013
 Attn: Mr. Bob Unrath
 386-0576

PLANTING/RELOCATION PLAN

VILLAGE of OWEN BROWN PARCEL B-1, SECTION 1, AREA 3
GIANT FOOD INC., STORE #155 COLUMBIA
 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: 1" = 10'
 CONTOUR INTERVAL:
 A.M.T. FILE NO.: J-705

DATE: FEB., '86
 TAX MAP No. 36
 PARCEL B-1 SHEET 4 of 4 C-4