

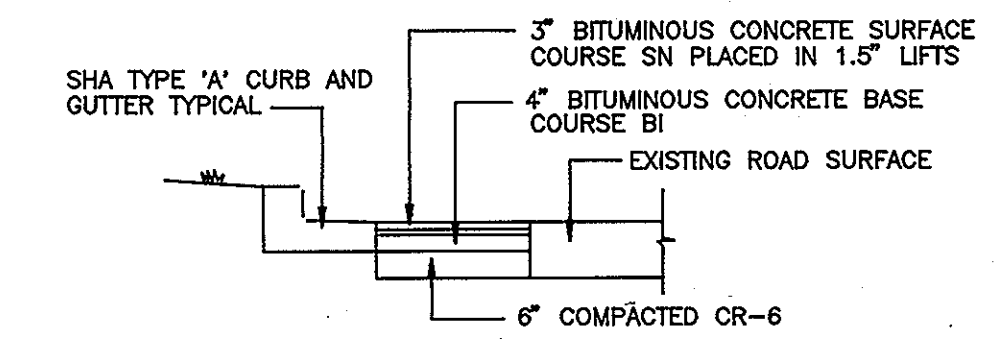
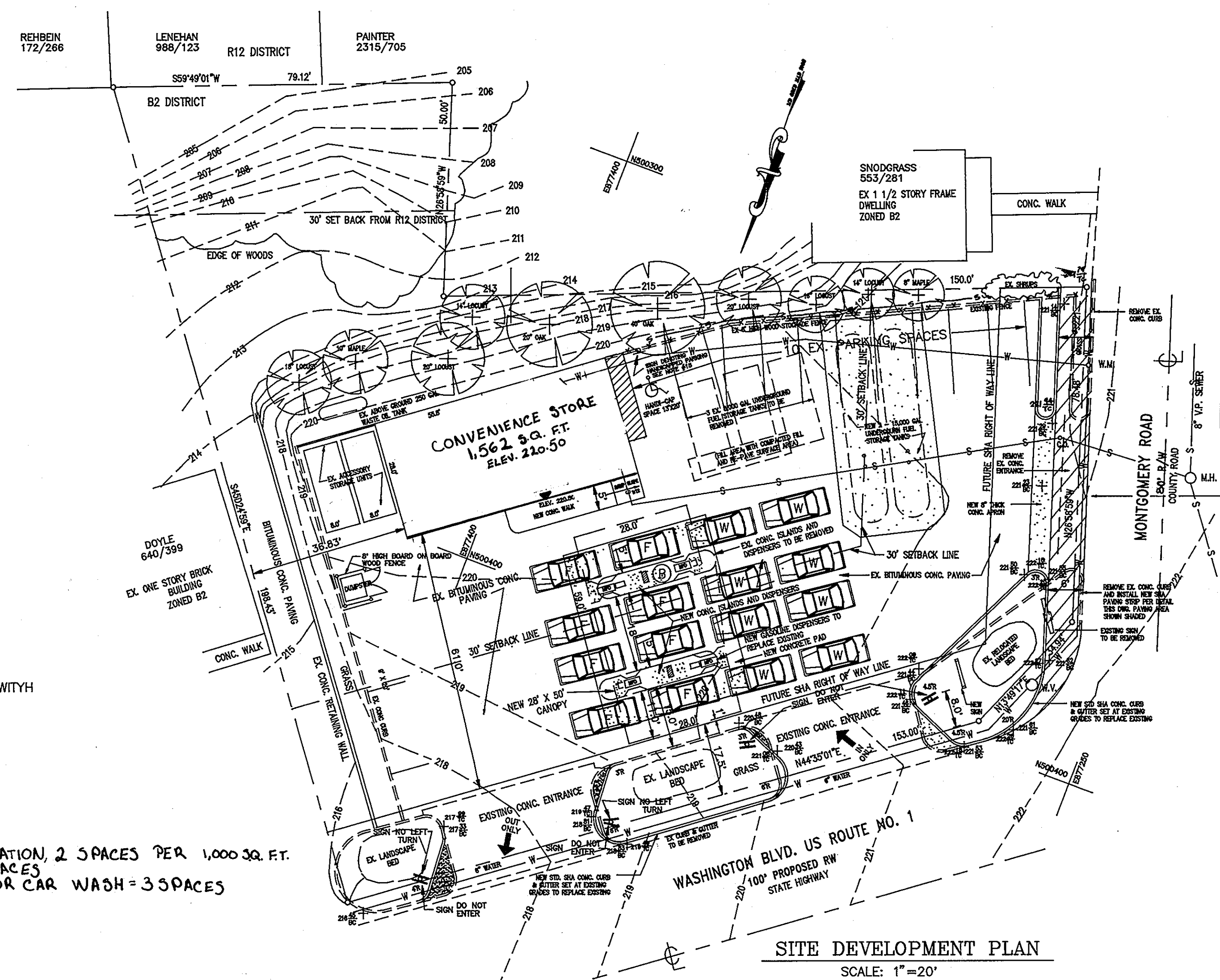
SITE ANALYSIS

1. SITE AREA: 26,360.96 SQ. FT. OR 0.605 ACRES
2. ZONING: B-2 PRIOR ZONING CASES: 1978 #BA 123S, BA 93-04S, BA 93-48E&V
3. EXISTING USE OF STRUCTURES: GASOLINE SERVICE STATION
PROPOSED USE OF STRUCTURES: GASOLINE SERVICE STATION IN COMBINATION WITH FOOD STORE, NEW GASOLINE PUMP ISLAND CANOPY.
4. EXISTING BUILDING AREA: 1,562 SQ. FT. EXISTING BUILDING HEIGHT: 23'-0"
PROPOSED FLOOR AREA PER USE: CONVENIENCE STORE: 1,562 S.Q. FT.
5. PROPOSED CANOPY HEIGHT: 17'-0"
6. MAXIMUM NUMBER OF EMPLOYEES: 3
7. PARKING REQUIRED: CONVENIENCE STORE ANCILLARY TO GAS STATION, 2 SPACES PER 1,000 SQ. FT. (1,562 S.Q. FT.) (2 SPACES/1,000 S.Q. FT.) = 4 SPACES
GAS STATION WITHOUT SERVICE BAYS OR CAR WASH = 3 SPACES
TOTAL PARKING REQUIRED = 7 SPACES
PARKING PROVIDED: 12 SPACES (NO REVISION REQUIRED)
8. BUILDING COVERAGE OF SITE: 1562 SQ. FT., 6% OF THE GROSS AREA.
PAVED AREA COVERAGE OF SITE: 16,694 SQ. FT., 63% OF THE GROSS AREA.

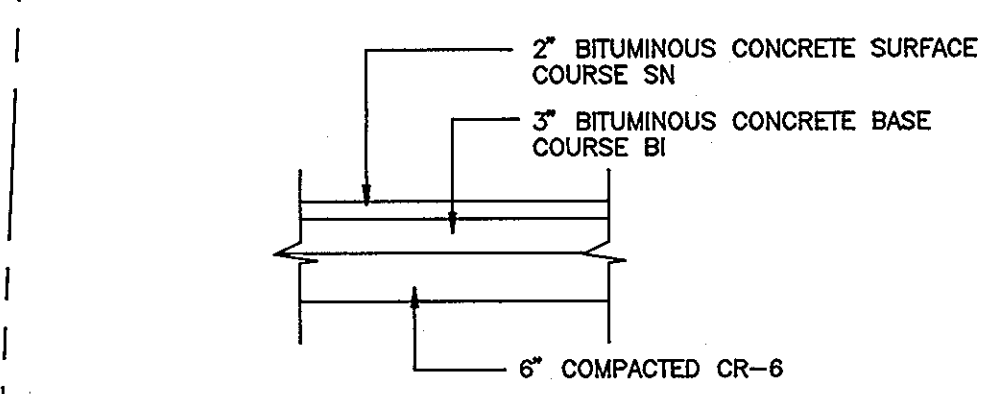
9. THE ZONING ADMINISTRATION HAS REVIEWED THE CONDITIONAL USE APPROVED UNDER BA 93-16 AND ON 09/06/13 DETERMINED NO FURTHER HEARING WAS NECESSARY TO CONVERT THE GAS STATION INTO A FULL CONVENIENCE STORE.

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE. (VERBATIM)
2. THE CONTRACTOR SHALL NOTIFY THE DIVISION OF PUBLIC WORKS, CONSTRUCTION INSPECTION AT LEAST FIVE DAYS PRIOR TO THE START OF WORK.
3. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
4. TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST 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.
5. ALL PLAN DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
6. SURVEY AND TOPOGRAPHIC INFORMATION BY KEN DIXON SURVEYS PERFORMED 8-1-94.
7. HORIZONTAL AND VERTICLE DATUMS ARE SHOWN ON PLAN AT BENCH MARK.
8. PUBLIC WATER SEWER EXISTS TO THE SITE, NO CHANGE OR ALTERATIONS ARE PROPOSED.
9. NO FLOOD PLAIN STUDY WAS REQUIRED OR PERFORMED FOR THIS PROJECT.
10. NO STORMWATER MANAGEMENT CONTROL WAS REQUIRED FOR THIS SITE.
11. NO WETLANDS DELINEATION STUDY WAS REQUIRED FOR THIS SITE.
12. NO TRAFFIC STUDY WAS REQUIRED FOR THIS SITE.
13. NO STORMWATER MANAGEMENT FACILITY WAS REQUIRED FOR THIS SITE.
14. EXISTING UTILITIES WERE LOCATED FROM HOWARD COUNTY OPERATING MAPS.
15. THE BOTTOM EDGE OF THE FREESTANDING HANDICAPPED SIGNS IDENTIFYING PARKING SPACES AS REQUIRED BY MARYLAND LAW SHALL BE MOUNTED SO THAT ITS BOTTOM IS A MINIMUM OF 7'-6" ABOVE GRADE. AN ADDITIONAL SIGN DISPLAYING THE AMOUNT OF THE FINE REQUIRED BY LAW MUST BE MOUNTED A MINIMUM OF 7'-0" ABOVE GRADE.



**NEW CURB & SURFACE WIDENING
DETAIL STATE HIGHWAY**
NO SCALE



ON SITE PAVING DETAIL
NO SCALE

NOTE: ALL EXTERIOR LIGHTING SHALL BE DIRECTED DOWNWARD AND INWARD SO AS NOT TO SHINE OR REFLECT ONTO ADJACENT PROPERTIES AND WILL NOT PRODUCE A HAZARDOUS GLARE FOR MOTOR VEHICLE OPERATORS IN THE VICINITY OF THE SITE, AS REQUIRED BY SECTION 131.125.4(b) OF THE ZONING REGULATIONS. ALSO THE CANOPY MOUNTED LIGHTING SHALL BE DIRECTED AND SHIELDED SO AS NOT TO SHINE AND REFLECT ONTO ADJACENT PROPERTIES OR ROADS - ESPECIALLY FOR THE PROPOSED CANOPY.

DENOTES WAITING SPACE FOR FUELING
 DENOTES FUELING SPACE

OWNER/DEVELOPER
SHELL OIL COMPANY
TWO FOUNTAIN SQUARE
11921 FREEDOM DRIVE, SUITE 900
RESTON, VIRGINIA 22090
703-707-5600

BY THE ENGINEER:
I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.



ENGINEER: MELVIN C. BEALL JR. DATE: 10/3/94

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

Patricia Engler, Esq. DATE: 10/10/94
U.S. SOIL CONSERVATION SERVICE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

Shuff, Esq. DATE: 10/10/94
HOWARD SOIL CONSERVATION DISTRICT

APPROVED: FOR PUBLIC WATER AND SEWERAGE SYSTEMS, HOWARD CO. HEALTH DEPT.

Joyce M. Knudsen, Esq. DATE: 10/2/94
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Juanita Smith DATE: 10/26/94
DIRECTOR

Jim Swinnarji DATE: 10/27/94
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.

James M. Schum DATE: 10/10/94
DIRECTOR

Paul S. Johnson DATE: 10/18/94
CHIEF, BUREAU OF ENGINEERING

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
114	6295 WASHINGTON BLVD. US RTE. 1

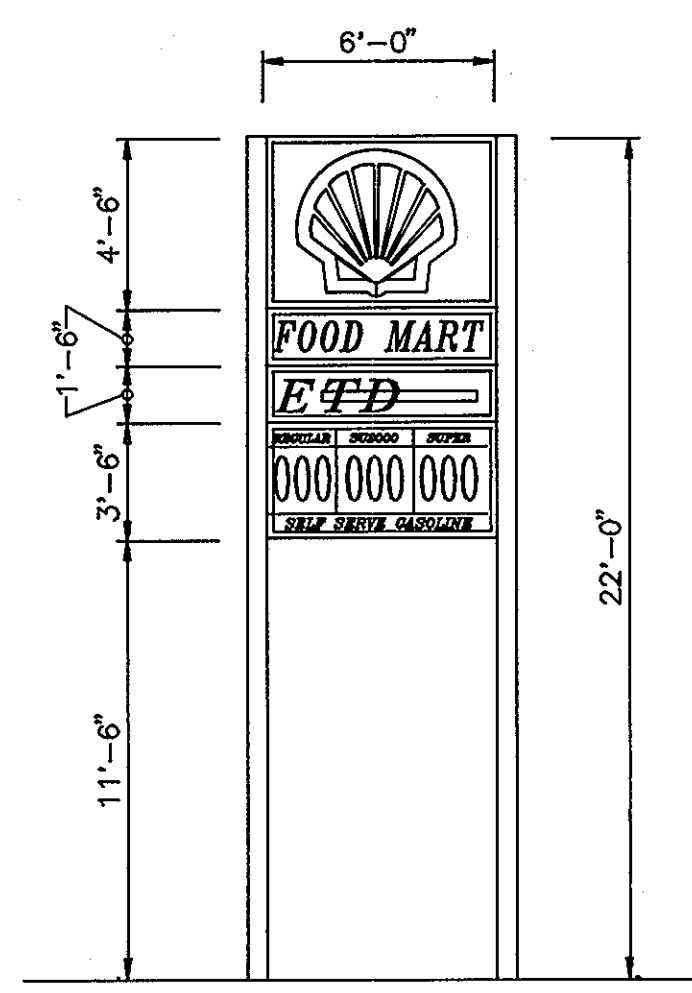
PERMIT INFORMATION CHART					
SUBDIVISION NAME		SECTION/AREA	LOT/PARCEL#		
L1409 F675		8	38	1ST.	6012
WATER CODE		SEWER CODE			
D09		2024500			

AS-BUILT CERTIFICATE

MELVIN C. BEALL JR. P.E. #16928 DATE:

BY THE DEVELOPER:
I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE 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 INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

DATE: 10/3/94
DEVELOPER ANDY CREAL SHELL OIL COMPANY



PROPOSED SIGN ELEVATION

NO SCALE
APPROVED PER ZONING CASE BA 93-04S



FOR REVISION 1 ONLY
PROFESSIONAL CERTIFICATION
I, MELVIN C. BEALL, JR. HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16928, EXPIRATION DATE: 6/16/2004

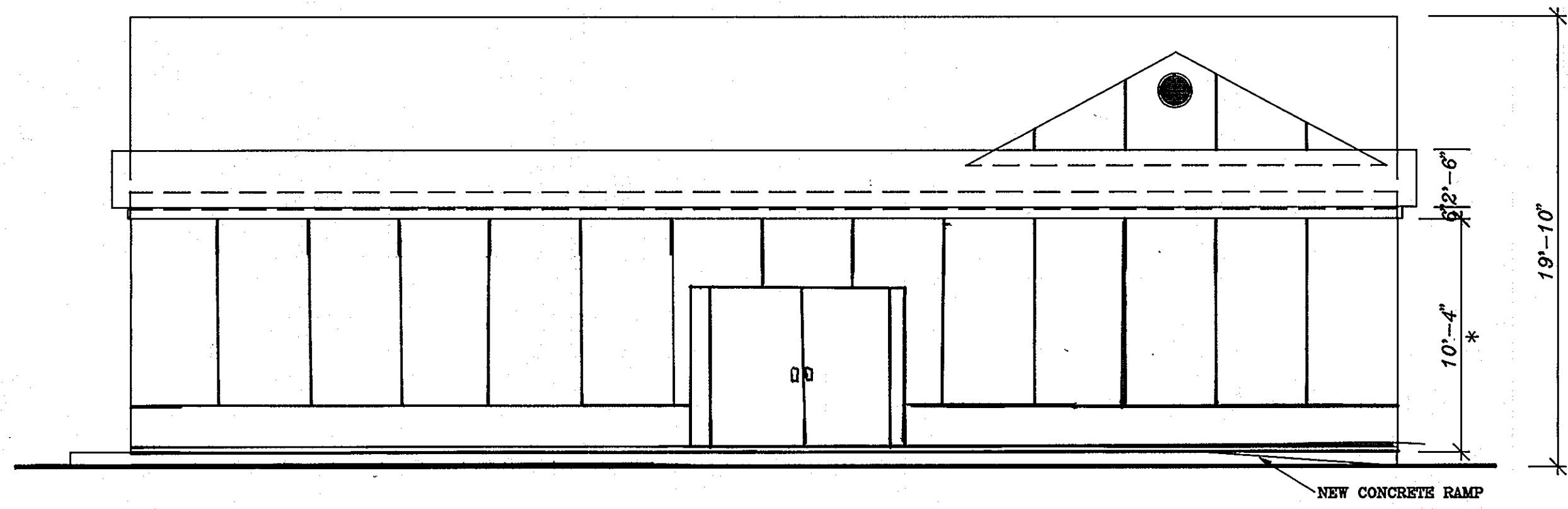
RICHARD L. BEALL, INC., A.I.A.
ARCHITECT AND PLANNER
360 JONES STATION ROAD, ARNOLD, MARYLAND 21012 (301) 544-2010

SHELL OIL COMPANY
HOUSTON, TX
6295 WASHINGTON BLVD.
ELKRIDGE, MARYLAND
HOWARD COUNTY

NO.	REVISIONS	BY	APP	DATE	JOB NO.	DRAWING NO.
1	CONVERT SERVICE BAYS TO C-STORE			10/5/94		C-1

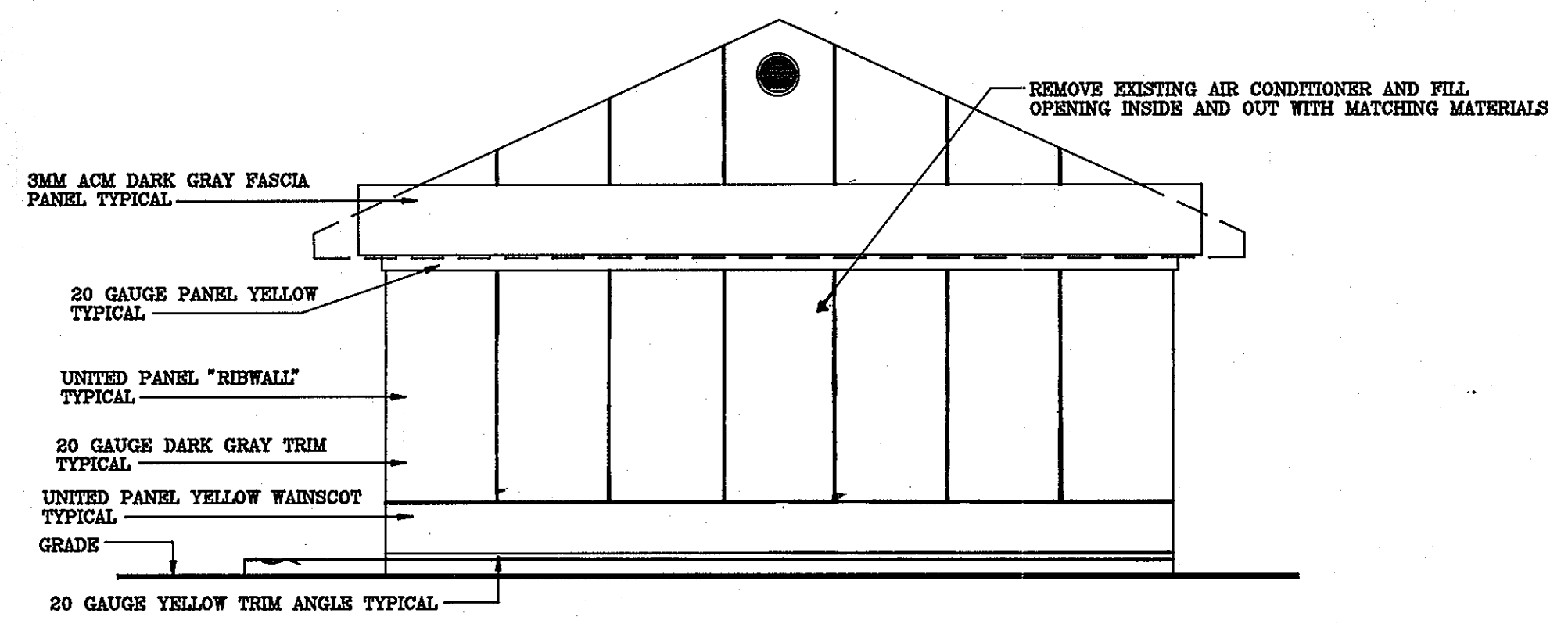
DATE: 10-1-94
SHEET 1 OF 3

OWNER/DEVELOPER
 SHELL OIL COMPANY
 TWO FOUNTAIN SQUARE
 11921 FREEDOM DRIVE, SUITE 900
 RESTON, VIRGINIA 22090
 703-707-5600



NORTH ELEVATION BUILDING 'A'

SCALE: 3/16" = 1'-0"



WEST ELEVATION BUILDING 'A'

SCALE: 3/16" = 1'-0"

* NOTE: INSTALLATION CONTRACTOR SHALL REFER TO PANEL WRAP MANUFACTURERS ERECTION DRAWINGS IN CONJUNCTION WITH THESE DOCUMENTS AND SHALL DIRECT ALL QUESTIONS CONCERNING ATTACHMENT AND ALIGNMENT TO THE SUPPLIER.

APPROVED: FOR PUBLIC WATER AND SEWERAGE SYSTEMS, HOWARD CO. HEALTH DEPT.

George M. Boyd 10/21/94
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

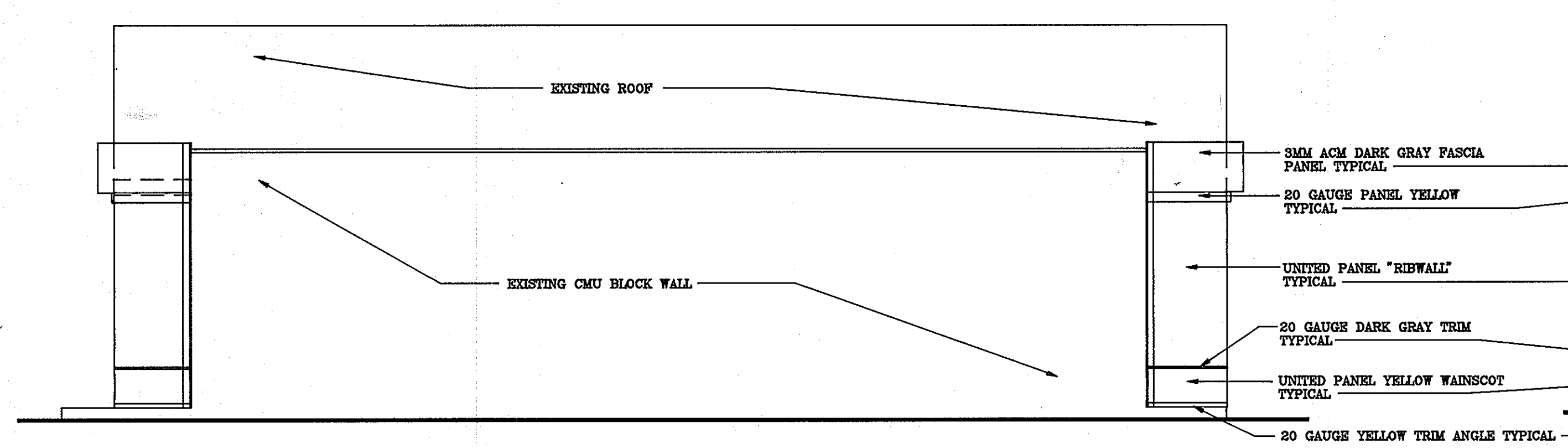
James R. Smith 10/28/94
 DIRECTOR DATE

Qimal Surinranjii 10/27/94
 CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.

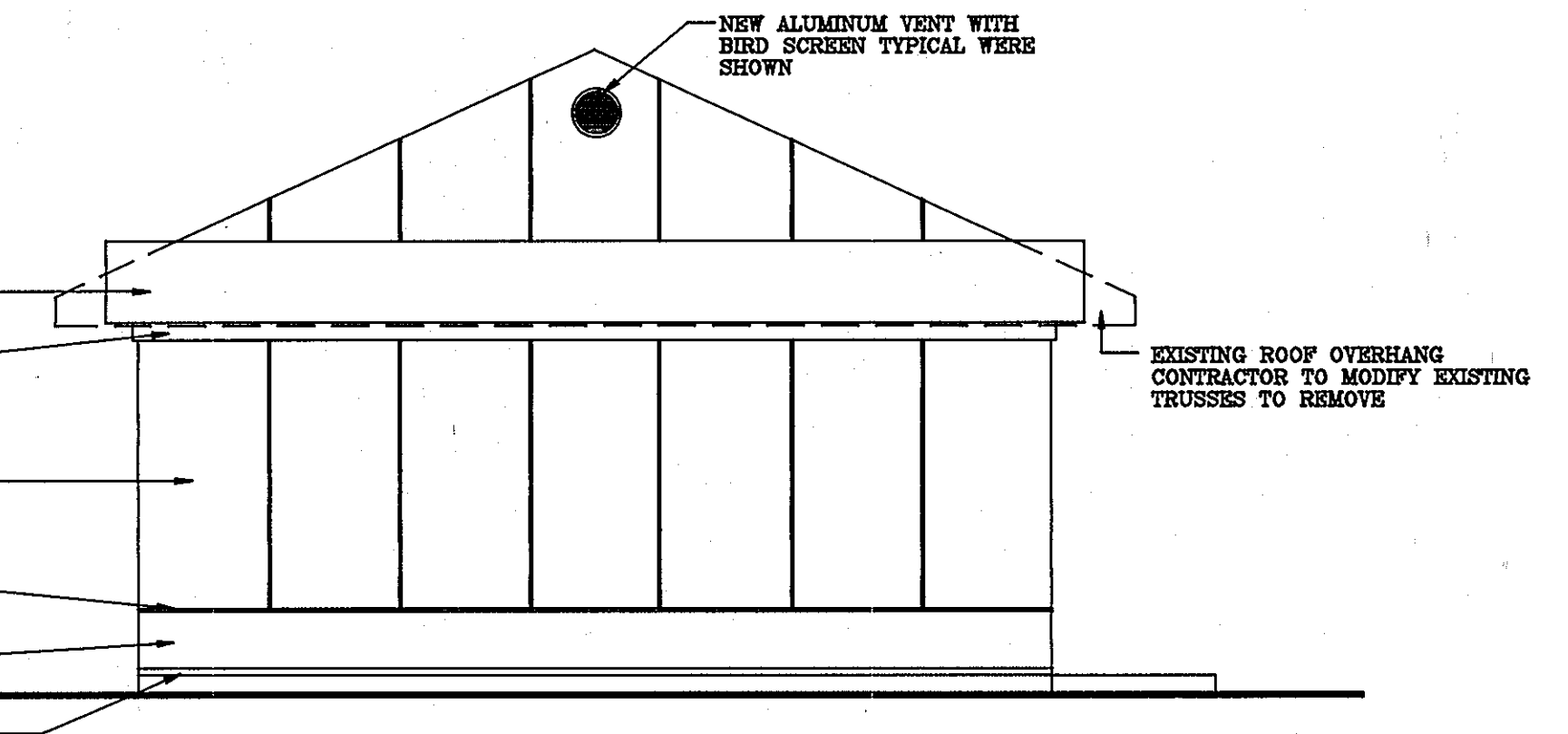
James P. ... 10/28/94
 DIRECTOR DATE

Paul D. ... 10/18/94
 CHIEF, BUREAU OF ENGINEERING DATE



SOUTH ELEVATION BUILDING 'A'

SCALE: 3/16" = 1'-0"

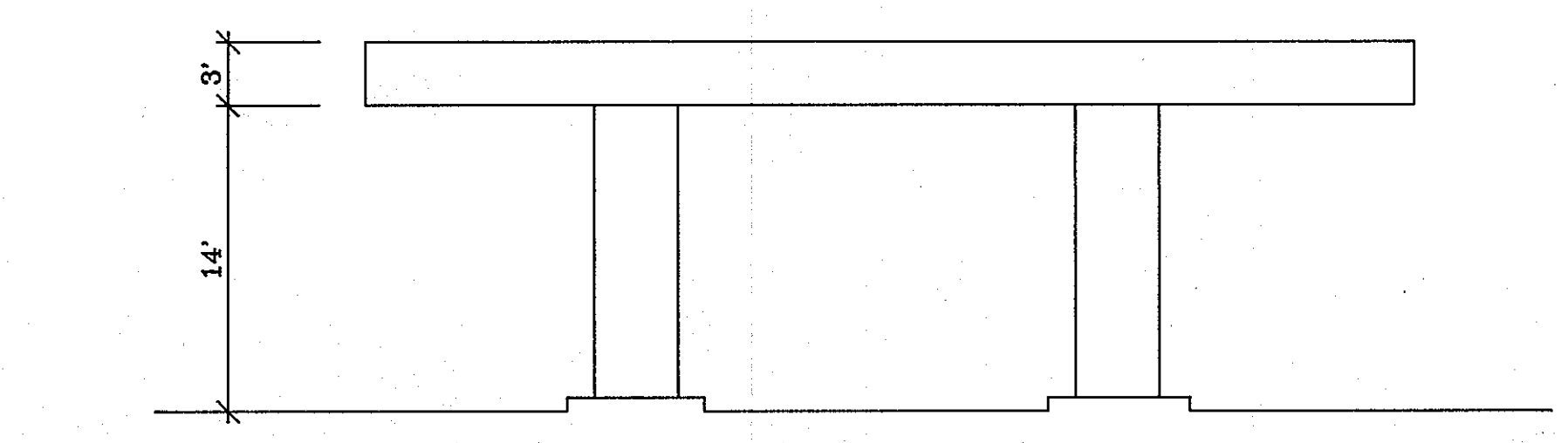


EAST ELEVATION BUILDING 'A'

SCALE: 3/16" = 1'-0"

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
114	6295 WASHINGTON BLVD. US RTE. 1

PERMIT INFORMATION CHART					
SUBDIVISION NAME		SECTION/AREA		LOT/PARCEL#	
PLAT # OR L/F		BLOCK#	ZONE	TAX/ZONE MAP	ELECT. DIST.
L1409 F675		8		38	1ST.
WATER CODE		SEWER CODE		CENSUS TRACT	
D09		2024500		6012	



PROFILE STRUCTURE 'B' PUMP ISLAND CANOPY

SCALE: 1/8" = 1'-0"



FOR REVISION 1 ONLY
 PROFESSIONAL CERTIFICATION
 I, JOSEPH J. OCCIFERRO, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 36064, EXPIRATION DATE: 6/26/2014

AS-BUILT CERTIFICATE
 MELVIN C. BEALL JR. P.E. #16928 . DATE

BY THE DEVELOPER:
 I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE 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 INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.
Andy Cretal 10-3-94
 DEVELOPER ANDY CRETAL SHELL OIL COMPANY DATE

RICHARD L. BEALL, INC., A.I.A.
 ARCHITECT AND PLANNER
 380 JONES STATION ROAD, ARNOLD, MARYLAND 21012 (301) 544-2010

SHELL OIL COMPANY
 HOUSTON, TX
 6295 WASHINGTON BLVD.
 ELKRIDGE, MARYLAND
 HOWARD COUNTY

NO.	REVISIONS	BY	APP	DATE	JOB. NO.	DRAWING NO.
7	CONVERT SERVICE BAYS TO C-STORE			11/05/13		C-3

DATE: 10-1-94
 SHEET 3 OF 3