



VICINITY MAP
SCALE: 1" = 200'

PETITIONER: CROWN CENTRAL PETROLEUM CORP.
ONE NORTH CHARLES STREET
P.O. BOX 1168
BALTIMORE, MARYLAND 21203
(410) 659-4710

OWNER: GLUCK & ROSEN
40 EAST 69TH STREET
NEW YORK, NY 10021

ATTORNEY: MR. ANDREW LAPAYOKWER
BALTIMORE, MARYLAND 21203
(410) 659-4834

- SITE ANALYSIS**
- AREA OF PARCEL: 39,866 SQ. FT. OR 0.915 AC.
 - ZONING: B-2
 - PROPOSED USE: GAS STATION/CAR WASH
 - FLOOR AREA: EXISTING BUILDING A - ATTENDANT KIOSK
A. RETAIL 48 SQ. FT.
B. STORAGE 112 SQ. FT.
C. TOTAL 160 SQ. FT.
PROPOSED BUILDING B - CAR WASH
A. CAR WASH 724 SQ. FT.
B. STORAGE 781 SQ. FT.
C. TOTAL 1505 SQ. FT.
 - NO. OF EMPLOYEES: 2
 - PARKING REQUIRED: A. EMPLOYEES: 2
B. KIOSK: 48 SQ. FT. = .24 OR 1 SPACE
200 SP./S.F.
C. TOTAL: 3 SPACES
D. HANDICAP PARKING SPACE: 1 SPACE
 - PARKING PROVIDED (INCLUDING 1 HANDICAP SPACE): 3 SPACES
 - LANDSCAPING REQUIRED (20%) 7973 SQ. FT.
LANDSCAPING PROVIDED = 11,050 SQ. FT. OR 27%
 - BUILDING COVERAGE (INC. CANOPY) 4,289MSQ. FT. OR 10.7%
 - PREVIOUS SUBMISSION REFERENCES:
CASE NO. SDP 71-51
CASE NO. SDP 74-68
CASE NO. BA 659C
CASE NO. BA 89-36E (2-28-92) GRANTED SPECIAL EXCEPTION TO EXPAND AN EXISTING GASOLINE SERVICE STATION BY CONSTRUCTING AN AUTOMATIC CAR WASH

NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS M.S.H.A. STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF CONSTRUCTION INSPECTION AT (301)792-7272 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.
- TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
- THE RESTROOM FACILITIES FOR THE SITE ARE LOCATED INSIDE EXISTING BUILDING "A".
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- WATER AND SEWER SHOWN IS PUBLIC.
- ALL CURB RADI ARE 5' UNLESS NOTED OTHERWISE.
- RECORDING REFERENCE: PLATBOOK 10 PAGE 94
- ALL PROPOSED ON-SITE UTILITIES ARE TO BE EXTENDED TO WITHIN 5' OF PROPOSED BUILDING A AND WITHIN 5' OF THE PROPOSED OIL INTERCEPTOR FOR BUILDING B. OIL INTERCEPTOR TO BE PROVIDED BY THE PLUMBER.
- ELEVATIONS AS SHOWN HEREON ARE BASED ON HOWARD COUNTY CONTROL STATIONS: #3242003 NS25912.29 E846807.88 ELEV.=385.295
- ALL CAR WASH EQUIPMENT (I.E. CONTROLS, COIN BOX, ETC.) SHALL BE ACCESSIBLE TO ALL HANDICAPPED INDIVIDUALS WHILE SEATED IN A VEHICLE.
- AIR METER, VACUUM HOSES AND COIN BOXES SHALL BE ACCESSIBLE TO ALL HANDICAPPED INDIVIDUALS AND SHALL BE WITHIN THE MAXIMUM SIDE REACH REQUIREMENTS ESTABLISHED BY THE AMERICANS WITH DISABILITIES ACT.
- STORM WATER MANAGEMENT WAIVED DUE TO LIMITED DISTURBED AREA.
- HOWARD COUNTY STACKING REQUIREMENTS REDUCED PER DESIGN MANUAL WAIVER DATED 7/7/93.
- THE IMPROVEMENTS SHOWN ON THIS PLAN ARE FROM A SURVEY BY R.T.F. INC. DATED 1/20/86.
- GRID MARKS SHOWN ARE TAKEN FROM HOWARD COUNTY SEWER PLAN #130-S.

SHEET INDEX

SHEET NO.	SHEET TITLE
1)	SITE DEVELOPMENT PLAN
2)	GRADING/SEDIMENT CONTROL PLAN
3)	SITE DETAILS
4)	SITE DETAILS
5)	LANDSCAPE PLAN

LEGEND

EXISTING CONTOUR	---	385
PROPOSED CONTOUR	----	385
EXISTING SPOT ELEVATION	---	x383.50 OR 383.50
PROPOSED SPOT ELEVATION	----	383.50
EXISTING CURB OR CURB & GUTTER	----	
STANDARD COMBINATION CURB & GUTTER	----	
REVERSE COMBINATION CURB & GUTTER	----	
LIGHT POLE	---	PROPOSED EXISTING
NUMBER OF PARKING SPACES	---	3
PATRON ACCESS TO BUILDING	---	
LANDSCAPE AREA	---	LAND AREA
TRAFFIC DIRECTION	---	OR
LIMIT OF PROPOSED WORK	---	

ADDRESS CHART

PARCEL NUMBER	STREET ADDRESS
996	9320 BALTIMORE NATIONAL PIKE (U.S. RTE. 40)

SUBDIVISION NAME	LOT #	PARCEL #
RAMSBURG PROPERTY	1	996

PLAT #	BLOCK	ZONE	TAX/ZONE MAP	ELEC DIST	CENSUS TRACT
Δ-10/94	4	B-2	24	2nd	6022

WATER CODE	SEWER CODE
772-W	130-S

MD-108

CROWN RAMSBURG PROPERTY CROWN GAS STATION CAR WASH ADDITION

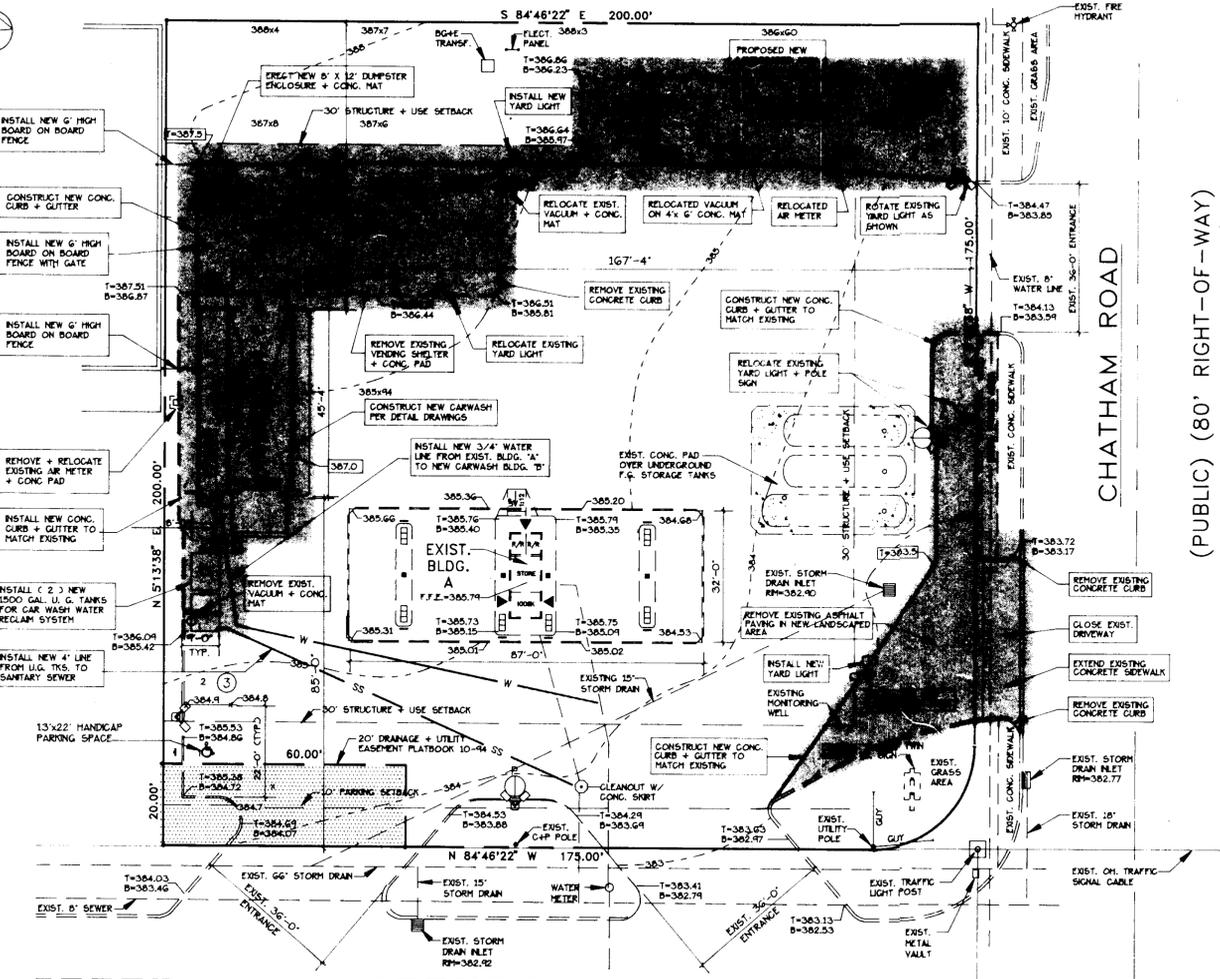
SITE PLAN

9320 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MD 21043
2nd ELECTION DIST., HOWARD CO.

SCALE: 1" = 20'-0"
DATE: 4/19/93
DRAWN BY: H.W.S.
STATION NUMBER: MD-108
DRAWING NUMBER: 1 OF 5

PROPERTY OWNER: GLUCK & ROSEN
40 EAST 69TH STREET
NEW YORK, NY 10021

CIVIL ENGINEER: CROWN CENTRAL PETROLEUM CORP.
ONE NORTH CHARLES STREET
P.O. BOX 1168
BALTIMORE, MARYLAND 21203
(410) 659-4710



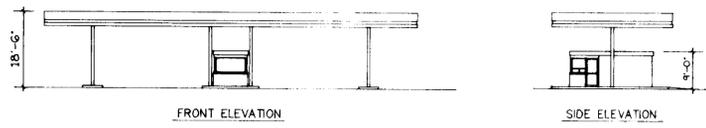
BALTIMORE NATIONAL PIKE (U.S. ROUTE 40)

← WEST BOUND LANES

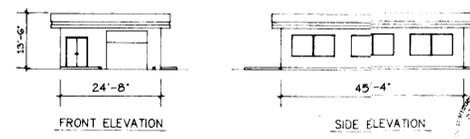
(PUBLIC) (150' RIGHT-OF-WAY)

EASTBOUND LANES →

NOTE: "On 7/7/93, the Department of Public Works approved a waiver to the stacking requirements as specified by the County Design Manual for car washes. No vehicle stacking will be permitted to extend into Chatham Road or U.S. Route 40."



EXISTING BUILDING A

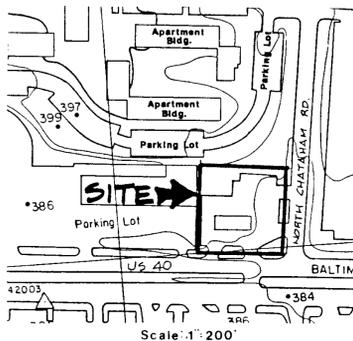


PROPOSED BUILDING B

VILLAGE GREEN SHOPPING CENTER
LOT TWO
RAMSBURG PROPERTY
PLATBOOK 10 PAGE 94
ZONED B-2

SUMMARY OF APPROVAL CONDITIONS - CASE NO. BA 89-36E

- THE PETITIONER SHALL LOCATE THE CAR WASH ALONG THE WESTERN PROPERTY LINE WITH THE STACKING AREA ALONG THE NORTHERN PROPERTY LINE.
- THE PETITIONER SHALL PREPARE A DETAILED LANDSCAPING PLAN, WHICH SHALL INCLUDE EXTENSIVE PLANTING WITHIN THE LANDSCAPED AREA ADJACENT TO THE REAR PROPERTY LINE AND, A LINE OF TALL EVERGREEN PLANTING WITHIN THE LANDSCAPED EDGE BETWEEN THE SUBJECT PROPERTY AND THE ADJACENT RETAIL CENTER TO THE WEST TO SUBSTANTIALLY BUFFER THE GASOLINE STATION SITE FROM THE ADJACENT PROPERTIES. TO BE APPROVED BY THE PLANNING BOARD AT THE SITE DEVELOPMENT PLAN APPROVAL STAGE.
- ALL EXTERIOR LIGHTING SHALL BE DIRECTED INWARD SO AS TO NOT SHINE OR REFLECT ONTO THE ADJACENT RESIDENTIAL PROPERTY, SHINE DIRECTLY ONTO OTHER ADJACENT PROPERTIES, OR BE A HAZARD TO MOTORISTS.
- THE PROPOSED CAR WASH BUILDING SHALL BE FINISHED WITH A BRICK VENEER AND ALUMINUM SHEATHING EXTERIOR TO MATCH THE EXISTING EMPLOYEE OFFICE/RESTROOM KIOSK.
- THE REFUSE DUMPSTER SHALL BE ENCLOSED WITH A 6-FOOT HIGH BOARD-ON-BOARD FENCE.
- THE PETITIONER SHALL COMPLY WITH THE REQUIREMENTS OF THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS REGARDING ISSUANCE OF A BUILDING PERMIT FOR THE PROPOSED CAR WASH BUILDING.
- THE PETITIONER SHALL INSTALL AND UTILIZE A WATER RECLAIM SYSTEM FOR THE CAR WASH.
- THE SOUTHERN DRIVEWAY ON NORTH CHATHAM ROAD SHALL BE CLOSED AND LANDSCAPED; THE PAVING SHALL BE REMOVED AND CURBING AND SIDEWALK APPROPRIATELY CONSTRUCTED.
- THE PETITIONER SHALL COMPLY WITH ALL RULES, REGULATIONS, AND LAWS IN THE CONSTRUCTION AND OPERATION OF THE AUTOMATIC CAR WASH AND GASOLINE SERVICE STATION.



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

[Signature] 5-29-93
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

[Signature] 10/22/93
DIRECTOR DATE

[Signature] 10/20/93
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

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

[Signature] 2/24/93
DIRECTOR DATE

[Signature] 2/24/93
CHIEF, BUREAU OF ENGINEERING DATE

APPROVED

4/19/1993



SECTION ONE AREA ONE
CHATHAM GARDENS APARTMENTS
PLATBOOK 26 PAGE 77
ZONED R-A-15

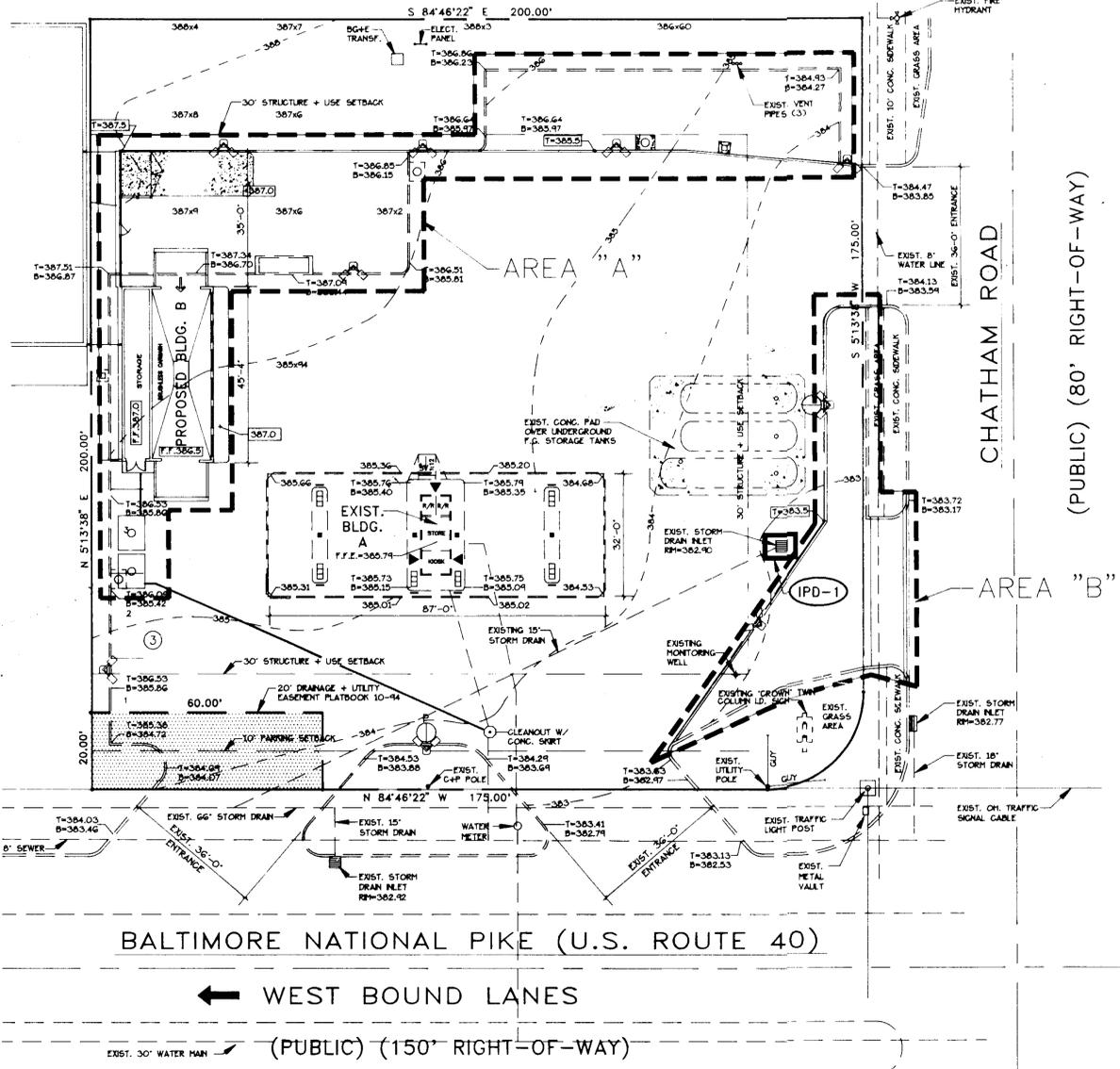
CHATHAM MALL
SHOPPING CENTER
PLATBOOK 24 PAGE 68
ZONED SC



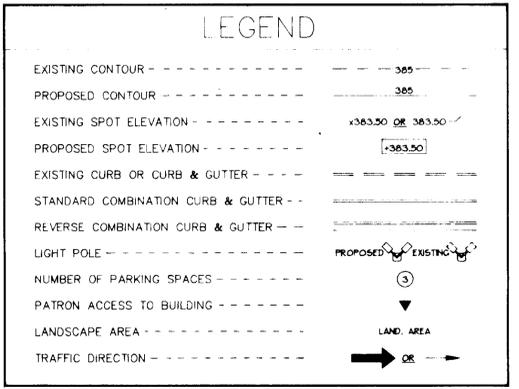
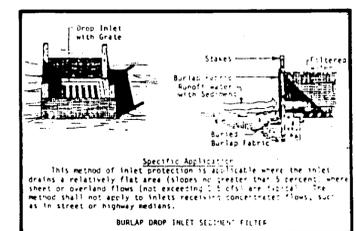
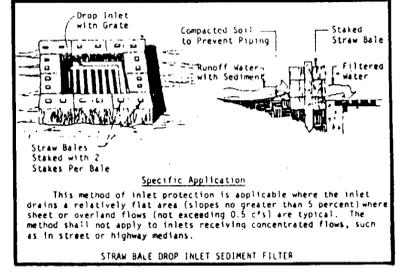
VILLAGE GREEN SHOPPING CENTER
LOT TWO
RAMSBURG PROPERTY
PLATBOOK 10 PAGE 94
ZONED B-2

HOWARD SOIL CONSERVATION DISTRICT
STANDARD SEDIMENT CONTROL NOTES

- A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION. 313-1855
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT "MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" AND REVISIONS THERETO.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMINENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1 B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12 OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING (SEC. 51), SOD (SEC. 54), TEMPORARY SEEDING (SEC. 50) AND MULCHING (SEC. 52). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
- ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- SITE ANALYSIS
TOTAL AREA OF SITE .915 ACRES
AREA DISTURBED (AREA "A" & "B") .279 ACRES
AREA TO BE ROOFED OR PAVED .143 ACRES
AREA TO BE VEGETATIVELY STABILIZED .136 ACRES
TOTAL CUT 130 CY
TOTAL FILL 200 CY
OFFSITE WASTE/BORROW AREA LOCATION TO BE APPROVED BY THE COUNTY SEDIMENT CONTROL INSPECTOR
- ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
- ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF TWO ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN BE BACK FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.



- SEQUENCE OF CONSTRUCTION
- OBTAIN GRADING PERMIT.
 - ARRANGE PRE-CONSTRUCTION MEETING WITH THE SEDIMENT CONTROL INSPECTOR.
 - INSTALL INLET PROTECTION AS INSTRUCTED BY THE SEDIMENT CONTROL INSPECTOR.
 - EXCAVATE AREA FOR CAR WASH BUILDING AND CAR WASH RECLAIM SYSTEM TANKS AND TRENCH DRAINS.
 - CONSTRUCT NEW CAR WASH FOUNDATION, INSTALL UNDERGROUND TANKS AND UNDERGROUND UTILITIES.
 - CLOSE EXISTING DRIVEWAY, REMOVE SIDEWALK, CONCRETE CURB AND ASPHALT PAVING.
 - INSTALL CURB AND GUTTER AND CONCRETE SIDEWALK MAKE SMOOTH TRANSITION TO EXISTING CURB LINE AND AVOID FALSE GUTTERS.
 - THE BASE STONE FOR PAVEMENT SHOULD BE APPLIED WITHIN 5 DAYS OF REACHING FINAL GRADE FOR THE SUB-GRADE.
 - INSTALL BASE PAVING.
 - CONSTRUCT NEW CAR WASH BUILDING.
 - INSTALL FINAL PAVING AND PERMANENTLY STABILIZE SITE WITH PLANTING AND SEEDING.
 - AFTER CONSTRUCTION OPERATIONS HAVE ENDED AND ALL DISTURBED AREAS HAVE BEEN STABILIZED WITH PERMANENT VEGETATION, AND AFTER PERMISSION IS GRANTED FROM THE SEDIMENT CONTROL INSPECTOR MECHANICAL SEDIMENT CONTROLS SHALL BE REMOVED.



OWNER/DEVELOPER'S CERTIFICATION
I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSON 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 INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.
Signature of Developer: [Signature] DATE: 10/12/93

ENGINEER'S CERTIFICATION
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.
Signature of Engineer: [Signature] DATE: 10/12/93

SITE ANALYSIS CALCULATIONS	TOTAL SITE	TOTAL OF NEW DISTURBED AREA
AREA TO BE ROOFED OR PAVED	.661 ACRES	.143 ACRES
AREA TO BE VEGETATIVELY STABILIZED	.254 ACRES	.136 ACRES
TOTALS	.915 ACRES	.279 ACRES

BALTIMORE NATIONAL PIKE (U.S. ROUTE 40)
WEST BOUND LANES
(PUBLIC) (150' RIGHT-OF-WAY)
EASTBOUND LANES

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEM, HOWARD COUNTY HEALTH DEPARTMENT.
[Signature] DATE: 9/29/93

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
[Signature] DATE: 10/22/93

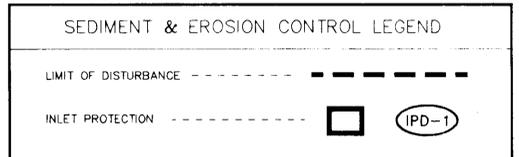
APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
[Signature] DATE: 10/20/93

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
[Signature] DATE: 10/20/93

APPROVED: CHIEF, BUREAU OF ENGINEERING [Signature] DATE: 10/19/93

APPROVED
DATE: Aug. 19, 1993

DISTURBED AREA "A" = 9103 SQ. FT.
DISTURBED AREA "B" = 3072 SQ. FT.
TOTAL DISTURBED AREA = 12,175 SQ. FT.



CALL "MISS UTILITY" TELEPHONE
1-800-257-7777
FOR UTILITY LOCATIONS AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION

PROPERTY OWNER: GLUCK & ROSEN
40 EAST 69th STREET
NEW YORK, NY 10021

CIVIL ENGINEER: CROWN CENTRAL PETROLEUM CORP.
ONE NORTH CHARLES STREET
P.O. BOX 1168
BALTIMORE, MARYLAND 21203
(410) 659-4710

REVIEWED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS.
[Signature] DATE: 10/12/93

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
[Signature] DATE: 10/12/93

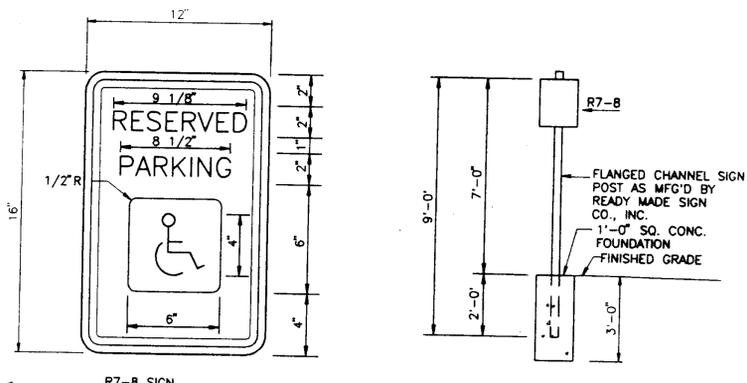
SUBDIVISION NAME	LOT #	PARCEL #		
RAMSBURG PROPERTY	1	996		
PLAT #	ZONE <td>TAX/ZONE MAP <td>ELEC DIST <td>CENSUS TRACT</td> </td></td>	TAX/ZONE MAP <td>ELEC DIST <td>CENSUS TRACT</td> </td>	ELEC DIST <td>CENSUS TRACT</td>	CENSUS TRACT
Δ-10/94	4	B-2	24	2nd 6022

MD-108

GRADING/SEDIMENT CONTROL PLAN
SCALE: 1" = 20'-0" DATE: 4/19/93 DRAWING NUMBER: 2 OF 5

9320 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MD 21043
2nd ELECTION DIST. HOWARD CO.
STATION NUMBER MD-108

SOP-93-111

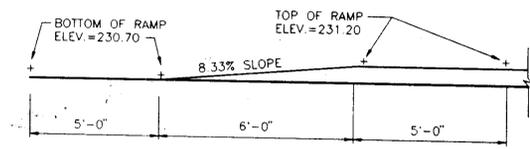


R7-8 SIGN



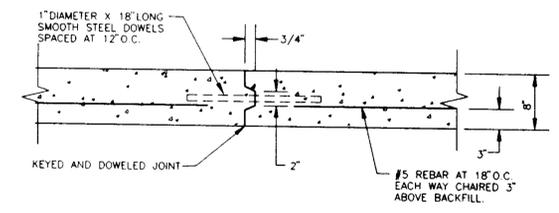
NOTE:
 1.) A \$50.00 FINE SIGN (ALUMINUM BLANK 6"X12"X0.080in. THICK) WITH 2 SINGLE POST MOUNTING HOLES. THE FINE SIGN SHALL BE MOUNTED UNDERNEATH THE BELOW R7-8 RESERVED PARKING SIGN.
 2.) REFER TO THE STANDARD HOWARD CO. HANDICAPPED PARKING SIGN FOR MORE SPECIFICATIONS.

HANDICAPPED PARKING SIGN DETAIL
 NOT TO SCALE



NOTE: THE HANDICAPPED RAMP DETAIL INDICATES BOTH THE NORTH AND WEST SIDE ELEVATIONS OF CROWN SHOP.

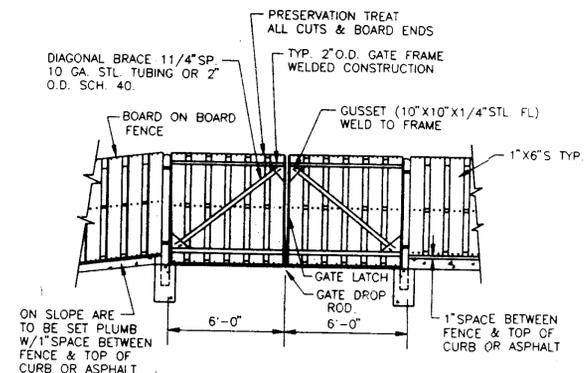
HANDICAPPED RAMP
 NOT TO SCALE



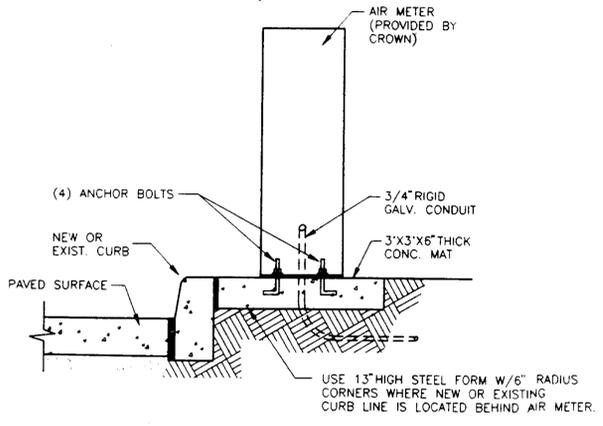
CONSTRUCTION JOINT
 NOT TO SCALE

FENCING NOTES:

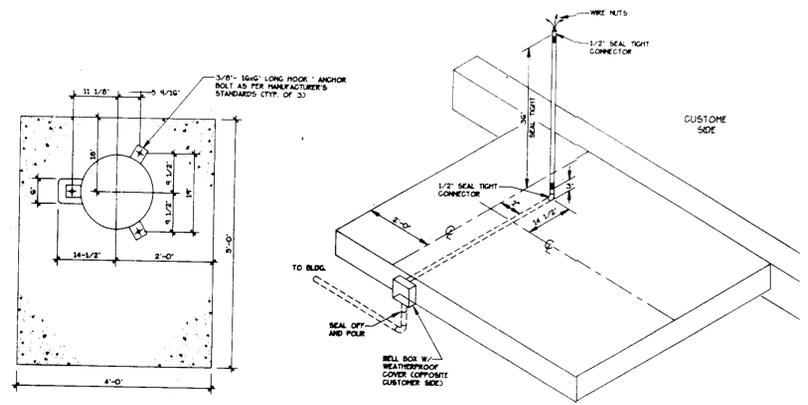
- 1.) FENCING CONTRACTOR SHALL NOT INSTALL ANY TYPE OF COMPANY LOGO OR SIMILAR IDENTIFICATION SIGN ON COMPLETED FENCE INSTALLATION.
- 2.) ALL GRADE MARKINGS/LUMBER STAMPS ETC. TO BE FACED TOWARDS CENTER LINE OF FENCE TO MINIMIZE VISIBILITY.



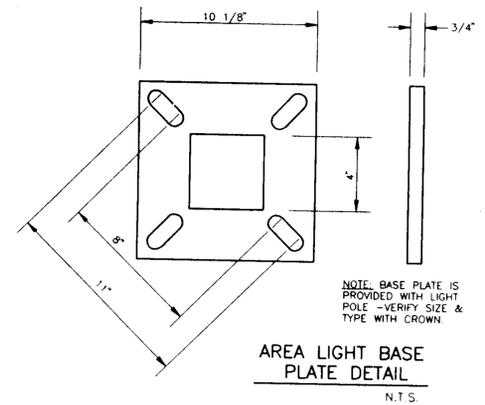
6-FOOT HIGH ELEVATION - DUMPSTER ENCLOSURE
 N.T.S.



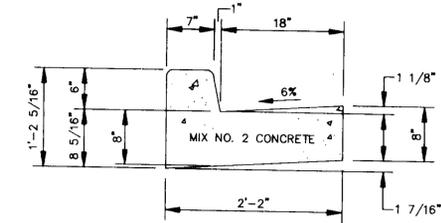
AIR METER DETAIL
 N.T.S.



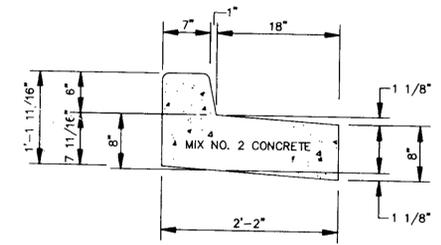
VACUUM AND CONC. PAD DETAIL
 N.T.S.



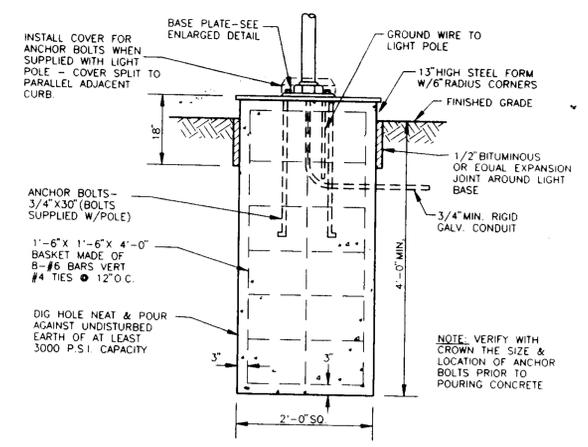
AREA LIGHT BASE PLATE DETAIL
 N.T.S.



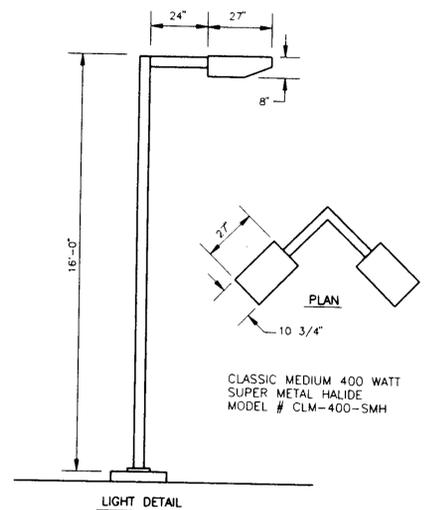
STANDARD 6" COMBINATION CURB & GUTTER
 N.T.S.



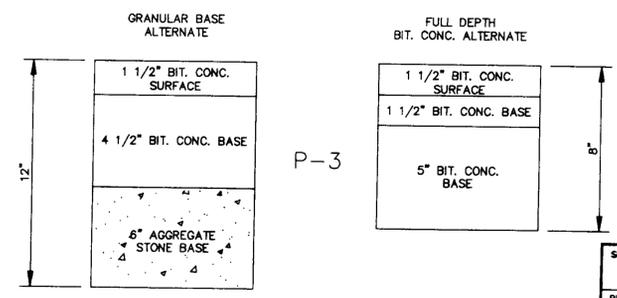
REVERSE 6" COMBINATION CURB & GUTTER
 N.T.S.



AREA LIGHT FOUNDATION DETAIL
 N.T.S.



AREA LIGHT ELEVATION & PLAN
 N.T.S.



PAVING SECTIONS
 N.T.S.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEM, HOWARD COUNTY HEALTH DEPARTMENT.
 COUNTY HEALTH OFFICER: *[Signature]* DATE: 9-29-93
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
 DIRECTOR: *[Signature]* DATE: 10/22/93
 GINA JOURNAY, CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT, DATE: 10/24/93
 APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
 DIRECTOR: *[Signature]* DATE: 2/24/93
 DIRECTOR: *[Signature]* DATE: 9/24/93
 CHIEF, BUREAU OF ENGINEERING & SURVEYING

APPROVED
 DATE: Aug 17, 1993



PROPERTY OWNER: GLUCK & ROSEN
 40 EAST 69th STREET
 NEW YORK, NY 10021
 CIVIL ENGINEER: CROWN CENTRAL PETROLEUM CORP.
 ONE NORTH CHARLES STREET
 P.O. BOX 1188
 BALTIMORE, MARYLAND 21203
 (410) 659-4710

SUBDIVISION NAME RAMSBURG PROPERTY		LOT # 1	PARCEL # 996
PLAT # A-10/94	BLOCK 4	ZONE B-2	TAX/ZONE MAP 24
ELEC DIST 2nd		CENSUS TRACT 8022	
WATER CODE 772-W		SEWER CODE 130-S	

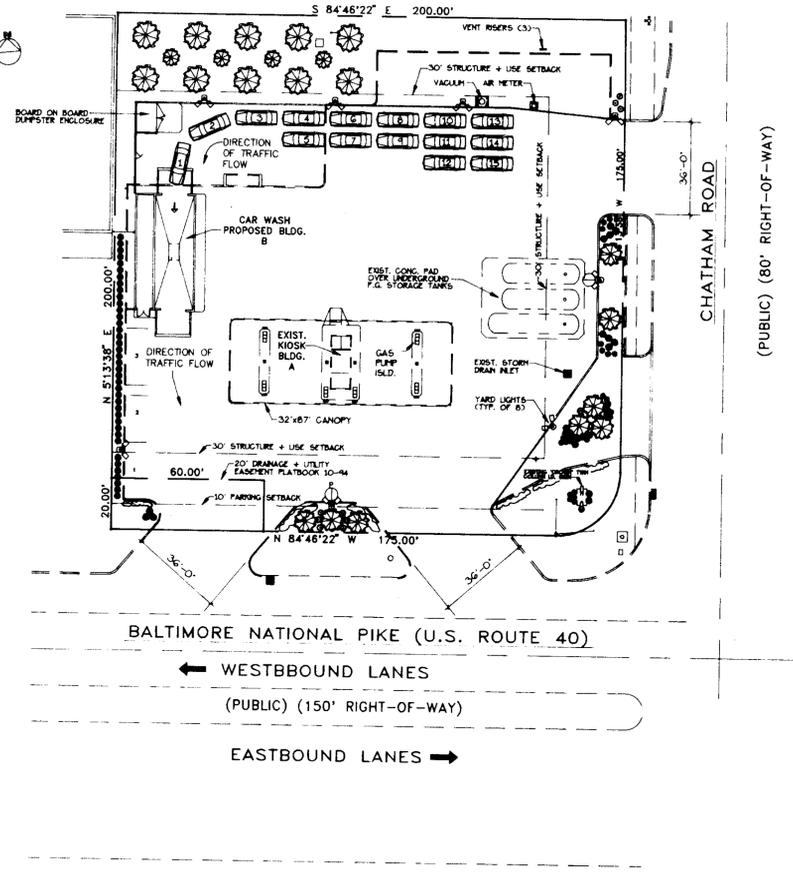
RAMSBURG PROPERTY CROWN GAS STATION CAR WASH ADDITION

SITE DETAILS
 9320 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MD 21043
 2ND ELEC. DIST. HOWARD CO.

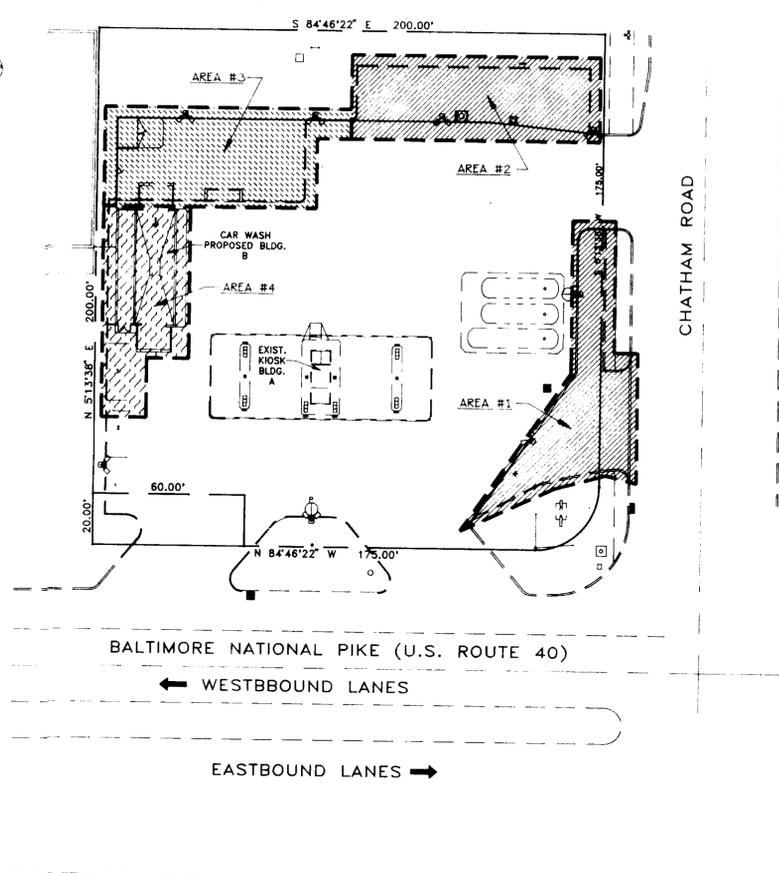
SCALE: 1" = 10'-0"
 DATE: 4/16/93
 DRAWN BY: A.A.B.
 STATION NUMBER: MD-108
 DRAWING NUMBER: 3 OF 5

MD-108

SDP-93-111



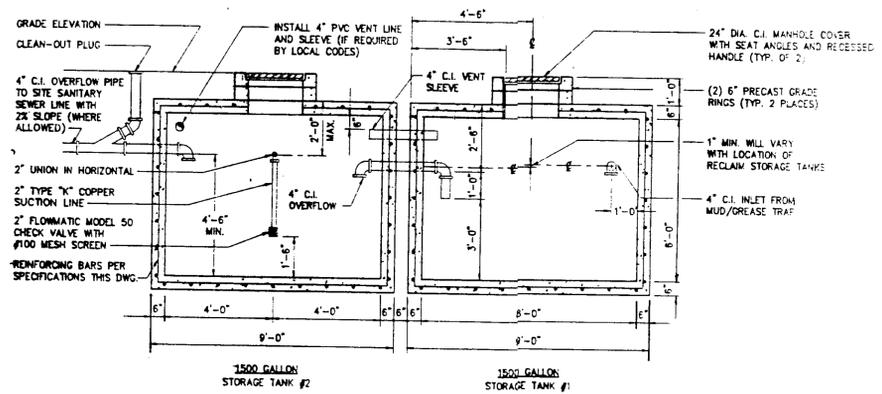
CAR WASH - STACKING SPACES PLAN
NOT TO SCALE



DISTURBED AREA CALCULATIONS
NOT TO SCALE

SITE ANALYSIS

- TOTAL AREA OF SITE : 39,866 SQ. FT. OR .915 ACRES
- LANDSCAPING REQUIRED : (20%) 7973 SQ. FT.
LANDSCAPING PROVIDED : 11,050 SQ. FT. (27%)
- AREA DISTURBED / TYPE OF CHANGE / SQUARE FOOTAGE
 - DISTURBED AREA #1 - IMPERVIOUS TO PERVIOUS = 3072 SQ. FT.
 - DISTURBED AREA #2 - IMPERVIOUS TO PERVIOUS = 3179 SQ. FT.
 - TOTAL IMPERVIOUS TO PERVIOUS = 6251 SQ. FT.
 - DISTURBED AREA #3 - PERVIOUS TO IMPERVIOUS = 3577 SQ. FT.
 - TOTAL PERVIOUS TO IMPERVIOUS = 3577 SQ. FT.
 - DISTURBED AREA #4 - NO CHANGE - IMPERVIOUS = 2347 SQ. FT.
 - TOTAL DISTURBED AREA = 12,175 SQ. FT.
 - NET DECREASE TO IMPERVIOUS AREA = 2674 SQ. FT.



OIL/WATER RECLAIM SYSTEM DETAILS
NOT TO SCALE

- NOTE:**
- INSTALL 12" NATURAL SAND OR SAND MANUFACTURED FROM STONE OR AIR-COOLED SLAG FOR FILL AROUND TANKS
 - FOR PIPE TO TANK CONNECTORS, SEE 3620 & 4020 SPECIFICATION SHEET.
 - PRECAST CONCRETE STORAGE TANKS MUST BE CONSTRUCTED TO MEET H-20 TRAFFIC-BEARING LOADING REQUIREMENTS CONCRETE TO BE THICKNESS AS SHOWN WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI @ 28 DAYS. ALL REINFORCING BARS PLACED TO COMPLY WITH AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES. ALL JOINTS TO BE SEALED WITH A FLEXIBLE BUTYL RESIN SEALANT.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEM, HOWARD COUNTY HEALTH DEPARTMENT.
 COUNTY HEALTH OFFICER: *[Signature]* DATE: 9/29/93
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
 DIRECTOR: *[Signature]* DATE: 10/24/93
 CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT: *[Signature]* DATE: 10/20/93
 APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
 DIRECTOR: *[Signature]* DATE: 9/24/93
 CHIEF, BUREAU OF ENGINEERING: *[Signature]* DATE: 9/24/93

APPROVED
 DATE: Aug. 19, 1993

SUBDIVISION NAME RAMSBURG PROPERTY		LOT # 1	PARCEL # 996
PLAT # Δ-10/94	BLOCK 4	ZONE B-2	TAX/ZONE MAP 24
ELEC DIST 2nd		CENSUS TRACT 6022	
WATER CODE 772-W		SEWER CODE 130-S	

MD-108

PROPERTY OWNER: GLUCK & ROSEN
 40 EAST 69th STREET
 NEW YORK, NY 10021

CIVIL ENGINEER: CROWN CENTRAL PETROLEUM CORP.
 ONE NORTH CHARLES STREET
 P.O. BOX 1188
 BALTIMORE, MARYLAND 21203
 (410) 659-4710

CROWN	RAMSBURG PROPERTY CROWN GAS STATION CAR WASH ADDITION	
	SITE DETAILS	
9320 BALTIMORE NATIONAL PIKE ELLCOTT CITY, MD 21043 2nd ELECTION DIST., HOWARD CO.		STATION NUMBER MD-108
SCALE: 1" = 20'-0"	DATE: 5/5/93	DRAWING NUMBER 4 OF 5
DRAWN BY: A.A.B.		

SDP-93-!!!



VICINITY MAP
SCALE: 1" = 2000'

TEMPORARY SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE SHORT-TERM VEGETATIVE COVER IS NEEDED.

SEEDBED PREPARATION: LOOSEN UPPER 3" OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING (UNLESS PREVIOUSLY LOOSENED).

SOIL AMMENDMENTS: APPLY 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS./1000 SQ. FT.)

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND FROM AUGUST 15 THRU NOVEMBER 15, SEED WITH 2-1/2 BUSHEL PER ACRE OF ANNUAL RYE (3.2 LBS./1000 SQ. FT.). FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS. PER ACRE OF WEEPING LOVEGRASS (.07 LBS./1000 SQ. FT.). FOR THE PERIOD NOVEMBER 16 THRU FEBRUARY 28, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOD.

MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS./1000 SQ. FT.) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL./1000 SQ. FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL./1000 SQ. FT.) FOR ANCHORING.

MAINTENANCE: INSPECT ALL SEEDED AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

REFER TO THE 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

LANDSCAPING NOTES

- PROVIDE PLANT MATERIAL TRUE TO BOTANICAL NAME AND LEGIBLY TAGGED.
- COMPLY WITH SIZING AND GRADING STANDARDS OF THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK". A PLANT SHALL BE DIMENSIONED AS IT STANDS IN ITS NATURAL POSITION.
- PLANT DECIDUOUS MATERIALS IN A DORMANT CONDITION, IF PLANTED IN-LEAF, PLANTS SHALL BE SPRAYED WITH AN ANTIDESICCANT PRIOR TO PLANTING.
- COVER PLANTS TRANSPORTED ON OPEN VEHICLES WITH PROTECTIVE COVERING TO PREVENT WIND BURN.
- A COMPLETE LIST OF PLANTS, INCLUDING A SCHEDULE OF SIZES, QUANTITIES, AND OTHER REQUIREMENTS IS SHOWN ON THE DRAWINGS. IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT MATERIALS LIST, THE PLANTING PLANS SHALL GOVERN.
- PROTECT EXISTING UTILITIES, PAVING AND OTHER FACILITIES FROM DAMAGE CAUSED BY LANDSCAPING OPERATIONS.
- LOCATE PLANTS AS INDICATED OR AS APPROVED IN THE FIELD AFTER STAKING BY THE CONTRACTOR. IF OBSTRUCTIONS ARE ENCOUNTERED THAT ARE NOT SHOWN ON THE DRAWINGS, DO NOT PROCEED WITH PLANTING OPERATIONS UNTIL ALTERNATE PLANT LOCATIONS HAVE BEEN SELECTED.
- PERFORM CLEANING DURING INSTALLATION OF THE WORK AND UPON COMPLETION OF THE WORK, REMOVE FROM SITE ALL EXCESS MATERIALS, SOIL, DEBRIS, AND EQUIPMENT. REPAIR DAMAGE RESULTING FROM PLANTING OPERATIONS.
- MULCH SHALL BE APPLIED IMMEDIATELY AFTER COMPLETION OF PLANTING OPERATIONS. MULCH SHALL BE SHREDDED HARDWOOD BARK. LIMITS OF MULCHING SHALL BE THOSE SHOWN ON THE PLANTING PLAN. FOR INDIVIDUAL PLANTS REFER TO THE PLANTING DETAILS.
- ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR FOR A FULL YEAR FROM THE DATE OF FINAL INSPECTION.
- REMOVE ANY EXISTING MULCH AND PLASTIC WEED BARRIER IN PLANTER BEDS.
- ROTTILL PLANTER BEDS AND ADD TOPSOIL AS REQUIRED. CAUTION: PLANTER BEDS MAY CONTAIN ELECTRIC CONDUITS TO LIGHTS, SIGNS, VACS, ETC.
- BLACK FABRIC WEED BARRIER TO BE INSTALLED UNDER MULCH IN ALL PLANTER BEDS. NO FABRIC WEED BARRIER IN BULB/ANNUAL FLOWER BEDS.
- NEW SOD IS TO BE A COMBINATION OF KENTUCKY-BLUE AND KENTUCKY 31.
- SHREDDED MULCH TO BE SPREAD 2" THICK IN ALL AREAS NOT DESIGNATED AS SOD OR EXISTING GRASS.
- INSTALL BLACK DIAMOND EDGING TO DIVIDE PLANTER BEDS FROM GRASS AREAS.
- EXISTING PAVED AREAS TO BE MADE PLANT BEDS SHALL HAVE PAVEMENT AND ONE FOOT DEPTH OF SUBSOIL REMOVED. PLANT BED WILL BE BACKFILLED WITH MINIMUM 18" DEPTH OF PLANTING SOIL (TOPSOIL AND ORGANIC MATERIAL: 3:1 MIX BY VOLUME). ALL BEDS SHALL BE MOUND TO ALLOW FOR POSITIVE DRAINAGE.
- EXISTING GRASS AREAS TO BE MADE PLANT BEDS SHALL HAVE TOP 3" OF SOIL REPLACED WITH PLANTING SOIL (AS SPECIFIED ABOVE). BED SHALL THEN BE TILLED TO A DEPTH OF 8" MINIMUM.

PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREA NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED.

SEEDBED PREPARATION: LOOSEN UPPER 3" OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING (UNLESS PREVIOUSLY LOOSENED).

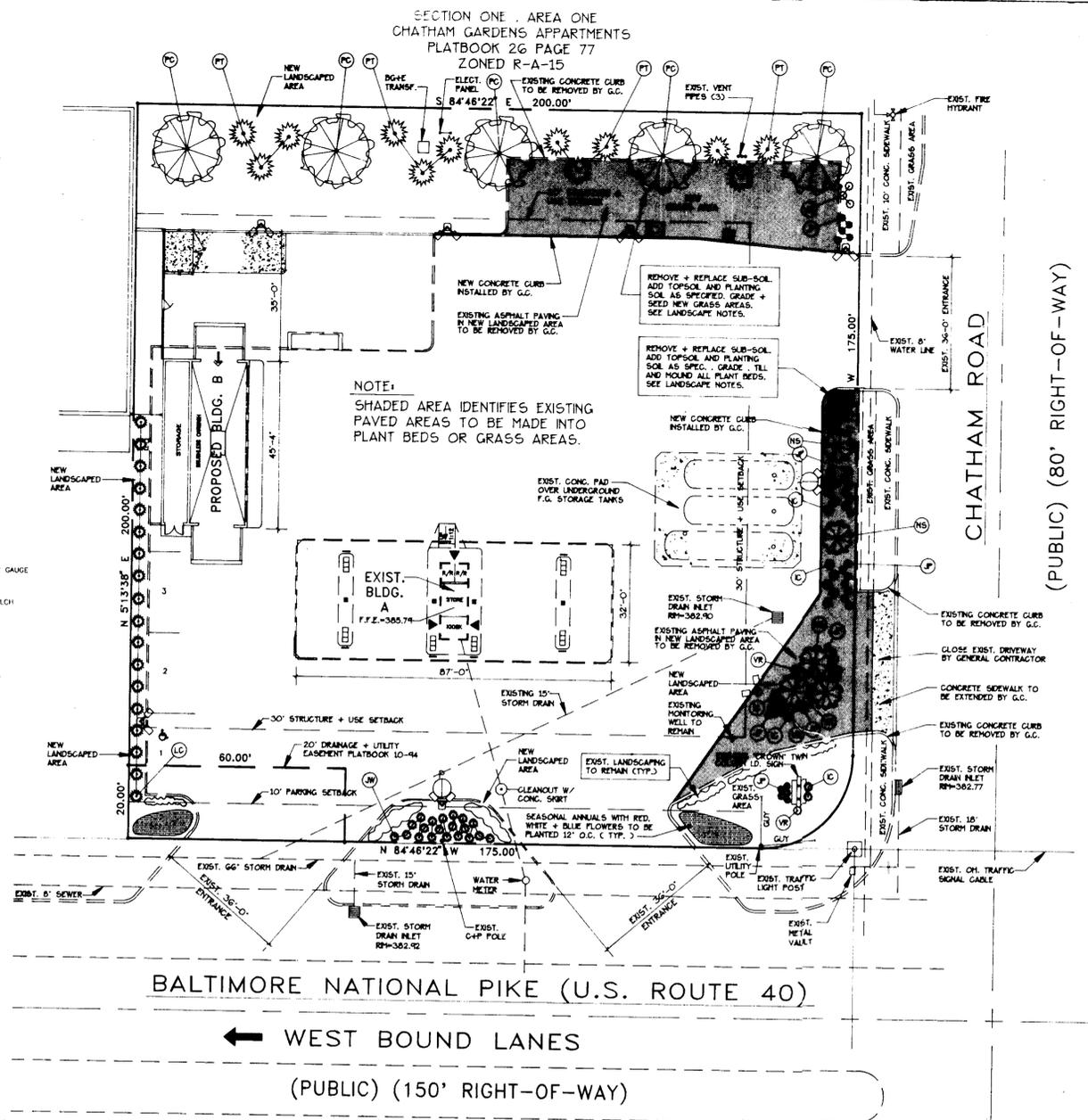
SOIL AMMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES:

- PREFERRED - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS./1000 SQUARE FEET) AND 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS./1000 SQUARE FEET) BEFORE SEEDING. HARROW OR DISC INTO UPPER 3" OF SOIL. AT TIME OF SEEDING, APPLY 400 LBS. PER ACRE 30-0-0 UNREIFORM FERTILIZER (9 LBS./1000 SQUARE FEET)
- ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS./1000 SQUARE FEET) AND 1000 LBS. PER ACRE 10-10-10 FERTILIZER (23 LBS./1000 SQUARE FEET) BEFORE SEEDING. HARROW OR DISC INTO UPPER 3" OF SOIL.

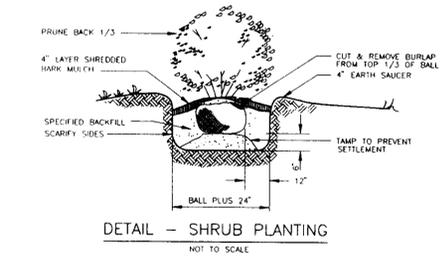
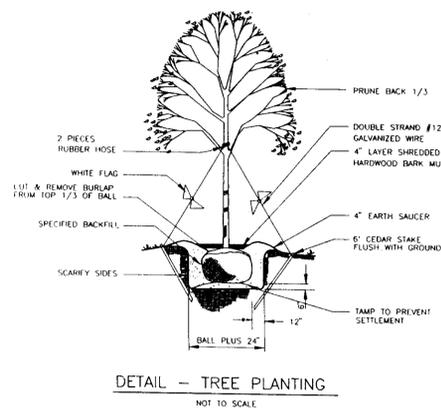
SEEDING: FOR THE PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 1 THRU OCTOBER 15, SEED WITH 60 LBS. PER ACRE (1.4 LBS./1000 SQ. FT.) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THRU JULY 31, SEED WITH 60 LBS. KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS. PER ACRE (0.5 LBS./1000 SQ. FT.) OF WEEPING LOVEGRASS. DURING THE PERIOD OCTOBER 16 THRU FEBRUARY 28, PROTECT SITE BY: OPTION (1) 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) USE SOD OPTION (3) SEED WITH 60 LBS./ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS/ACRE WELL ANCHORED STRAW.

MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS./1000 SQ. FT.) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL./1000 SQ. FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL./1000 SQ. FT.) FOR ANCHORING.

MAINTENANCE: INSPECT ALL SEEDED AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.



VILLAGE GREEN SHOPPING CENTER
LOT TWO
RAMSBURG PROPERTY
PLATBOOK 10 PAGE 94
ZONED B-2



THIS PLAN IS FOR LANDSCAPING PURPOSES ONLY.

PLANT LIST							
QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	HT.	CAL.	ROOT	SPACING
5	NS	ILEX "NELLIE STEVENS"	NELLIE STEVENS HOLLY	5'-6"	1.5"	B & B	10' O.C.
6	VR	VIBURNUM RHYTHIDOPHYLLUM	LEATHERLEAF VIBURNUM	4'-5'		B & B	5' O.C.
41	JP	JUNIPERUS HORIZONTALIS PLUMOSA	ANDORRA JUNIPER	5"		1 GAL.	42" O.C.
14	IC	ILEX CRENATA "HOWARDII"	HOWARDS JAP. HOLLY	2.5'-3'		B & B	5' O.C.
5	PC	PYRUS CALLERYANA BRADFORD	BRADFORD CALLERY PEAR	12'-14' 3"-3.5'		B & B	20' O.C.
18	LC	CUPPRESSOCYPARIS LEYLANDI	LEYLAND CYPRESS	5'-8"		B & B	6' O.C.
12	PT	PINUS THUNBERGIANA	JAPANESE BLACK PINE	6'-8"		B & B	10' O.C.
20	JW	JUNIPERUS HORIZONTALIS WILTONI	BLUE RUG JUNIPER	5"		1 GAL.	42" O.C.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEM. HOWARD COUNTY HEALTH DEPARTMENT.
[Signature] 9/21/93
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
[Signature] 10/22/93
DIRECTOR DATE

APPROVED: DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT.
[Signature] 10/20/93
COM. DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
[Signature] 9/24/03
DIRECTOR Acting DATE

[Signature] 9/24/03
CHIEF, BUREAU OF ENGINEERING DATE

APPROVED
DATE Aug. 19, 1993

SUBDIVISION NAME RAMSBURG PROPERTY		LOT # 1	PARCEL # 996
PLAT # Δ-10/94	BLOCK 4	ZONE B-2	TAX/ZONE MAP 24
ELEC DIST 2nd		CENSUS TRACT 6022	
WATER CODE 772-W		SEWER CODE 130-S	

MD-108

PROPERTY OWNER: GLUCK & ROSEN
40 EAST 89TH STREET
NEW YORK, NY 10021

CIVIL ENGINEER: CROWN CENTRAL PETROLEUM CORP.
ONE NORTH CHARLES STREET
P.O. BOX 1168
BALTIMORE, MARYLAND 21203
(410) 659-4710

CROWN RAMSBURG PROPERTY CROWN GAS STATION
CAR WASH ADDITION

LANDSCAPE PLAN 4320 BALTIMORE NATIONAL PIKE
ELlicOTT CITY, MD 21043
2nd ELECTION DIST., HOWARD CO.

SCALE: 1" = 20'-0" DATE: 5/3/93 NUMBER: MD-108

DRAWN BY: A.A.B. DRAWING NUMBER: 5 OF 5 1

SDP-93-111