

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
John D. ... 11-26-80 Date

APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING
Thomas J. ... 11-28-80 Date
Planning Director

APPROVED FOR PUBLIC WATER PUBLIC SEWERAGE & STORM DRAINAGE SYSTEMS & PRIVATE ACCESS EASEMENT - DEPT. OF PUBLIC WORKS
John J. ... 11-28-80 Date
Chief, Bureau of Engineering

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
Robert W. ... 5-21-80 DATE

REVIEWED FOR HOWARD SOIL CONSERVATION AND MEETS TECHNICAL REQUIREMENTS
James M. ... 5-21-80 DATE
S.S. SOIL CONSERVATION SERVICE

LIGHTING NOTE:
○ INDICATES LOCATION OF 400 W LAMP ON 30' POLE (8 TOTAL). LIGHTS SHALL BE HOLOPHANE - MAYPAIR OR APPROVED EQUAL.

CURB NOTE:
BITUMINOUS CONC. MOUNTABLE CURB MAY BE CONSTRUCTED BEYOND 50' ACCESS EASEMENT IN LIEU OF CONC. C&G.

PARKING SPACES:
REQUIRED: 1 PER 500 SF OF BUILDING + 1 PER 200 SF RETAIL = 68 + 5 = 73 SPACES
PROVIDED: 77 CUSTOMER PLUS 22 OVER-NIGHT PARKING (INCLUDING 3 SPACES FOR "HANDICAPPED & AGED")
SIZE: NORMAL 10' X 20'
PARALLEL 8' X 25'
HANDICAPPED & AGED 12' X 20' (SEE SYMBOL &)
PARKING SIGN (SEE SYMBOL ▲)

OWNER & DEVELOPER
PATIENT INVESTMENT CORP.
% MR. MANUEL LAZEROV
5411 STORM DRIFT
COLUMBIA, MD. 21045



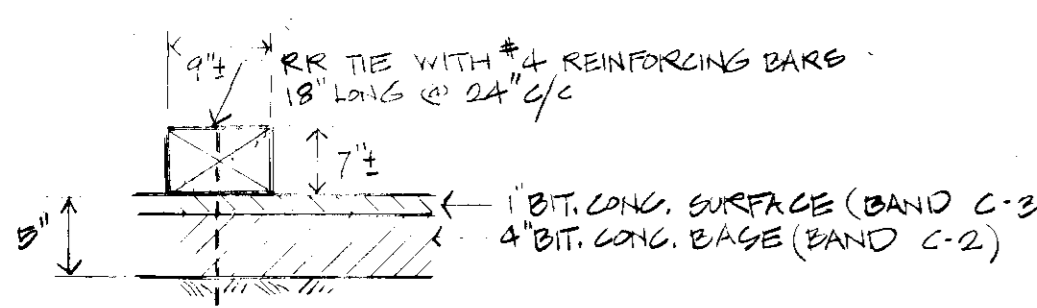
Robert Malmud 6/26/79

PREPARED BY
H. MALMUD & ASSOC. INC.
8815 MEADOW HEIGHTS RD.
RANDALLSTOWN, MD. 21133
TELEPHONE (301) 655-6465

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: 10-10-79

DATE	NO.	REMOVED WALL AND MISC. OTHER CHANGES	REVISION DESCRIPTION

SITE PLAN
PARCEL "I-11"
COLUMBIA AUTO PARK
SECTION 1 AREA 1
HOWARD COUNTY MARYLAND
ELECTION DISTRICT NO. 6
DATE: 9/5/79 SCALE: AS SHOWN SHEET 1 OF 4

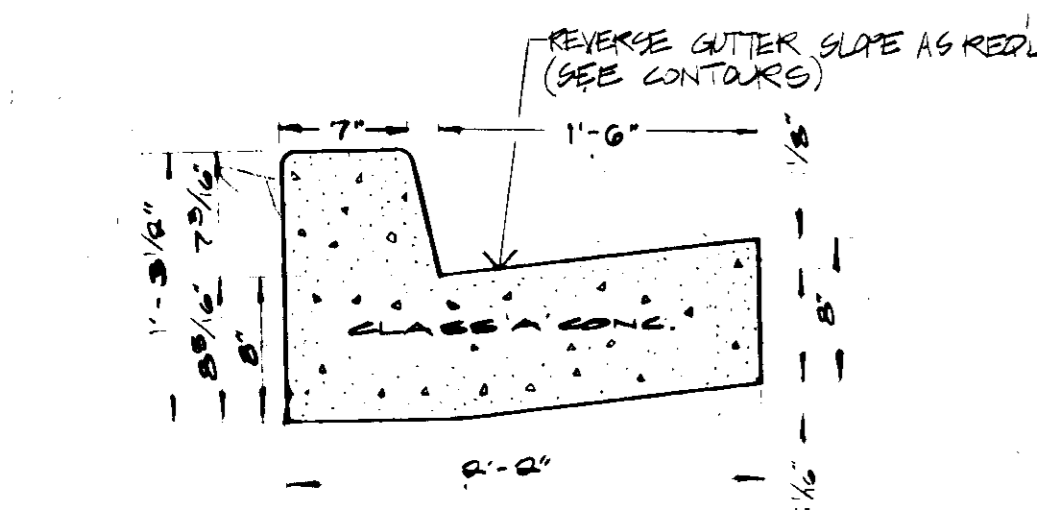


PAVING NOTES:

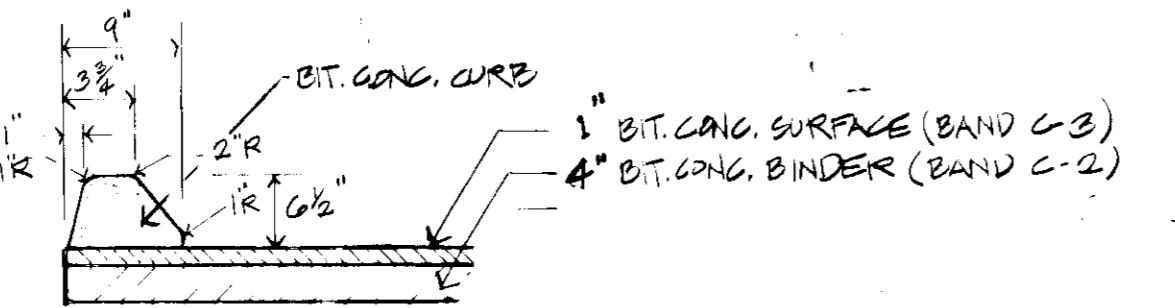
- 1) BASE WILL BE PAVED IN ACCORDANCE WITH SECTION C-20-3 AS PROVIDED IN THE HOWARD COUNTY ROAD CONSTRUCTION CODE & STANDARD SPECIFICATIONS.
- 2) TACK COAT IS REQUIRED IN ACCORDANCE WITH SECTION C-31-4 OF THE HOWARD COUNTY ROAD CONSTRUCTION CODE AND STD. SPECIFICATION # 1.
- 3) ALL MATERIALS & CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY ROAD CONSTRUCTION CODE & STANDARD SPECIFICATIONS.

KEY	QUANTITY	SIZE	BOTANICAL NAME	COMMON NAME	NOTES
#1		3'-4"	PINUS STROBUS	WHITE PINE	Space 15'x6' B & C.
#2		1 1/2'-2"	RANUNCULUS	EASTERN REDBUD	8'x8 STAKE S. 3' GUY S.
#3		1'-1/2"	ELAENAGNIS ANGUSTIFOLIA	RUSSIAN OLIVE	Space 20'x6'

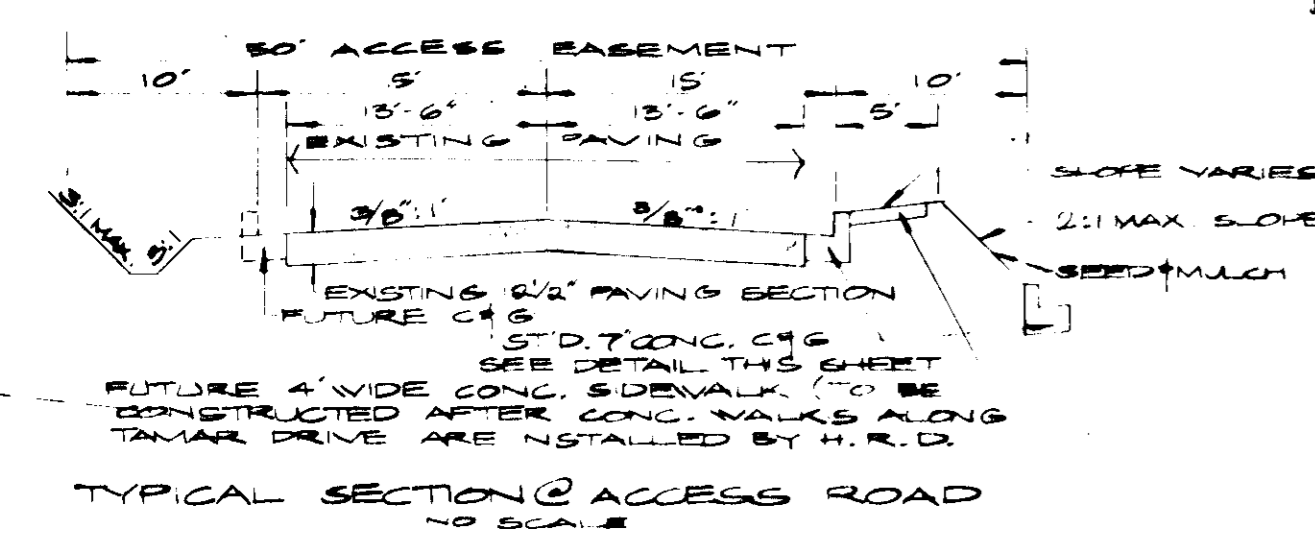
SEE LANDSCAPE PLAN FOR PLANT LIST



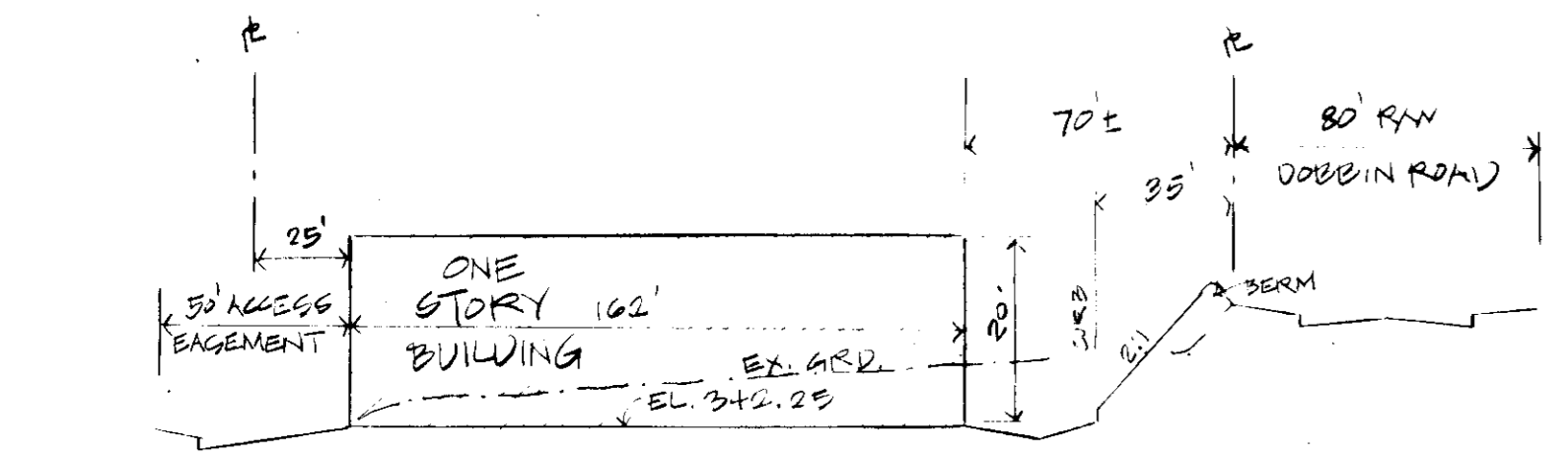
NOTE: BITUMINOUS CONG. MOUNTABLE CURB MAY BE CONSTRUCTED BEYOND 50' ACCESS EASEMENT IN LIEU OF CONG. C & G



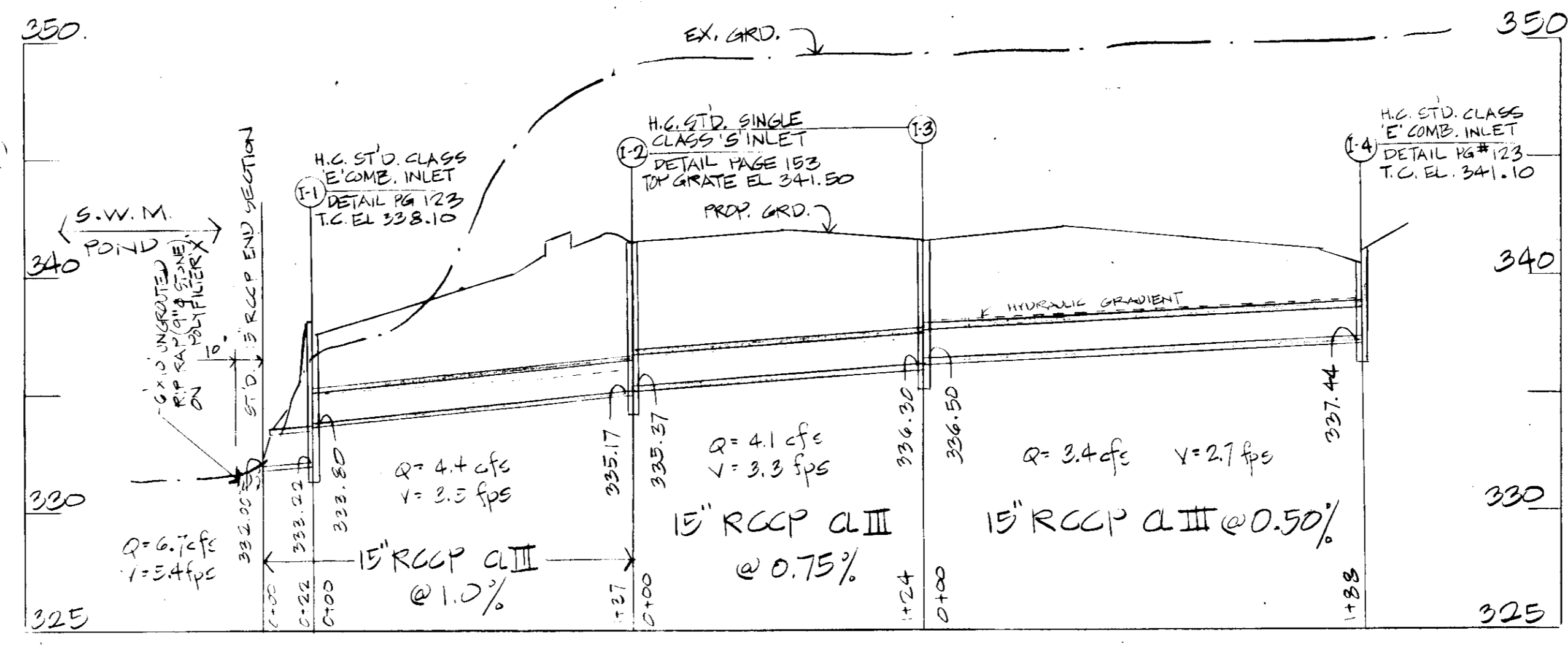
DRIVEWAY PAVING & MOUNTABLE CURB DETAIL (NO SCALE)



TYPICAL SECTION @ ACCESS ROAD (NO SCALE)



SCHEMATIC PROFILE ALONG SOUTH SIDE OF BLDG. (FACING NORTH)
SCALE HOR: 1" = 50'
VERT: 1" = 20'



STORM DRAIN PROFILE
SCALE HOR: 1" = 30'
VERT: 1" = 5'

GENERAL NOTES

1. TOPOGRAPHY SHOWN TAKEN OCT. 1ST. 1976
2. EXISTING CONTOURS = 352
3. PROPOSED CONTOURS = 352
4. TAX MAP NO. 37
5. DEED REFERENCE 756/608, 609, 610/48
6. PARKING FOR PARCEL I-11
 - a) TOTAL AREA = 33,800 S.F.
 - b) ONE PARKING SPACE PER 500 S.F. OF BUILDING
 - c) SPACES REQUIRED = 68 (77 CUSTOMER AND 11 OVER-NIGHT)
 - d) SPACES PROVIDED = 99 (77 CUSTOMER AND 22 OVER-NIGHT)
 - e) PARKING STALL 10'x60' OR 8'x25'
 - f) PARKING IS 15' FROM 8' TIE WITHIN 50' PRIVATE ACCESS EASEMENT UNLESS APPROVED BY HOWARD COUNTY PLANNING BOARD & ZONING, AND THE DEPT. OF PUBLIC WORKS.
7. PARCELS SHOWN ON THIS PLAN ARE SUBJECT TO EXECUTIVE ORDER NO. 72 IN FULLY SUBJECT OF SUPPLEMENTAL GENERAL DEVELOPMENT ORDINANCE.
8. OUTSIDE LIGHTING TO BE PROVIDED IN ACCORDANCE WITH H.R.D. DEVELOPMENT ORDINANCE FOR SOIL EROSION AND SEDIMENT CONTROL. FENCING WILL NOT BE PROVIDED, (UNLESS SHOWN ON PLAN)
9. UNDERGROUND ELECTRIC LINES SHOWN FROM AVAILABLE RECORDS AND MUST BE VERIFIED FOR COMPLETENESS AND DEPTH BEFORE ANY ELEVATION WORK CONSTRUCTION BEGINS. NOTIFY BALTIMORE GAS & ELECTRIC CO., C & P TELEPHONE CO. AND MISS UTILITY FOR STAKEOUT OF UNDERGROUND ELECTRIC AND TELEPHONE LINES.

SEDIMENT CONTROL NOTES

1. EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO EXISTING SITE GRADING. (SEE EROSION CONTROL PLAN)
2. ALL FILLS TO BE DERIVED AT TOP AFTER EACH WORKING DAY. FILL SHOULD BE LEFT HIGH ENOUGH TO PREVENT UNDER EROSION UNTIL READY TO BE GRADED.
3. LOCATION OF TEMPORARY EARTH BERMS ARE APPROXIMATE AND SHALL BE VERIFIED FOR COMPLETENESS AND DEPTH BEFORE ANY ELEVATION WORK CONSTRUCTION BEGINS.
4. ADDITIONAL SEDIMENT CONTROL MEASURES MAY BE REQUIRED BY FIELD CONDITIONS.
5. SITE ANALYSIS RESULTS:
 - a) TOTAL AREA 2.97 ACRES
 - b) AREA DETROILED 2.50 ACRES
 - c) AREA STABILIZED 0.47 ACRES (VEGETATED)
 - d) PAVEMENT 1.95 ACRES
6. TEMPORARY AND PERMANENT SEEDING AND BODDIES SHALL CONFORM WITH THE REQUIREMENTS OF THE HOWARD COUNTY CONSERVATION DISTRICT. SEE PAGES 80, 81, 82, 83, 84 OF THE STANDARD PLANS FOR SOIL EROSION AND SEDIMENT CONTROL IN DEVELOPING AREAS DATED JULY 1975.
7. PERMANENT SLOPES SHALL NOT EXCEED 3:1 SLOPE.
 - a) ALL DISTURBED AREAS BEYOND PROPOSED PAVING, WITH SLOPES LESS THAN 3:1, SHALL BE STABILIZED WITH GRASS/ACRES OF KENTUCKY 31 TALL FESCUE. ALL SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH GRASS/ACRES OF CROWN VETCH AND 40 LBS/ACRE OF KENTUCKY 31 FESCUE.
 - b) ALL GRADED AREAS SHALL BE FERTILIZED WITH 90/10/10 AT A RATE OF 100 LBS/ACRE. SOIL, IF USED, SHALL BE MARYLAND OR VIRGINIA STATE "CERTIFIED" OR "APPROVED".
8. CONSTRUCTION SERVICES:
 - a) CONTRACTOR SHALL CONTACT HOWARD COUNTY DEPARTMENT OF INSPECTIONS (PHONE 444-5000 EXT. 341) AND HOWARD COUNTY CONSERVATION DISTRICT (PHONE 444-5000) A MINIMUM OF 48 HOURS BEFORE STARTING CONSTRUCTION.
 - b) INSTALL STONE CONSTRUCTION ENTRANCE SEDIMENT TRAP. CONSTRUCT DIVERSION DICES AND SEDIMENT TRAPS.
 - c) COMPLETE SITE GRADING.
 - d) INSTALL STONE DRAINAGE MATERIAL UNDER PROPOSED PAVING AND BUILDING GRAB. STABILIZE ALL DISTURBED AREAS BEYOND PROPOSED PAVING (SEE SEDIMENT CONTROL NOTES # 7 & # 11).
 - e) CONSTRUCT BUILDING ON PARCEL I-11.
 - f) FILL IN ALL EXISTING TRENCHES AFTER GRADED AREA IS STABILIZED.
 - g) INSTALL BITUMINOUS CONCRETE PAVING IN PARKING AREAS.
9. TEMPORARY SEED SHALL BE "RYE" APPLIED AT THE RATE OF 3.2 LBS/1,000 S.F.
10. RAUGH GRADING: IF RAUGH GRADING OF SITE OCCURS PRIOR TO THE INSTALLATION OF THE PROPOSED 15" STORM DRAIN SYSTEM, THEN THE CONTRACTOR SHALL GRADE ALL AREAS TO TEMPORARILY FLOW TO THE EXISTING INLET AT SEDIMENT TRAP # 5. THE SIZE OF SEDIMENT TRAP # 5 SHALL BE INCREASED TO 15" BOTTOM WIDTH X 40" BOTTOM LENGTH X 4'-0" DEPTH AND SHALL REMAIN IN SERVICE UNTIL COMPLETION OF THE PROPOSED S.D. SYSTEM & ALL OTHER SEDIMENT TRAPS (TEMP. STORAGE = 165 C.Y.).

SITE ANALYSIS

- a) AREA OF PARCEL 2.97 ACRES
- b) PRESENT ZONING: NEW TOWN, EMPLOYMENT CENTER COMMERCIAL
- c) EDP # 36-A
- d) TOTAL EMPLOYERS: 40
- e) METAL SALES AREA: 1,000 S.F. (ONE PARKING SPACE PER 200 S.F.)
- f) OFFICE AREA: NONE
- g) PROPOSED USE: AUTO SERVICE & REPAIR FACILITY

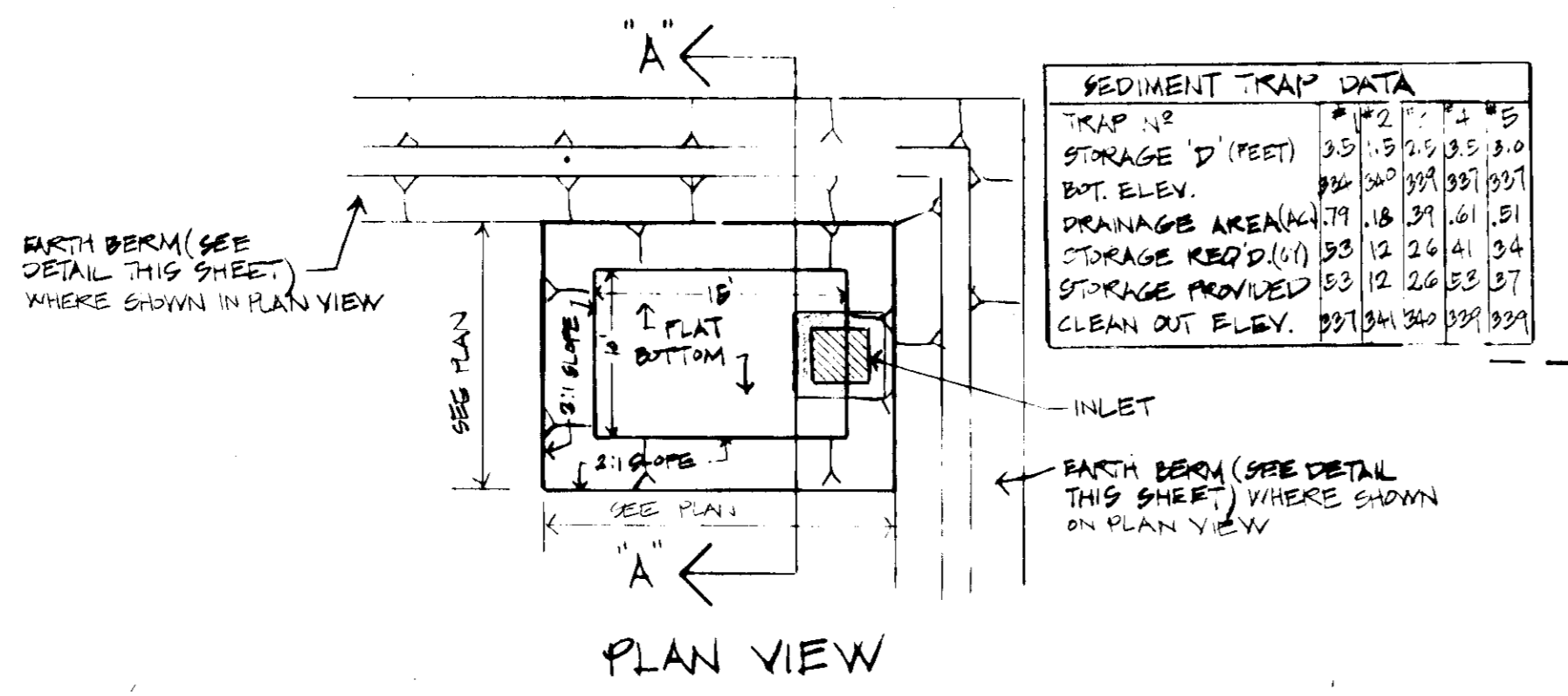
NOTE: FOR APPROVED STORM DRAIN, HIGHWAY, SANITARY SEWER, WATER MAIN AND SUBWATER MANAGEMENT PLANS, SEE DRAWINGS PREVIOUSLY SUBMITTED FOR PARCELS I-11, I-12, I-13, W-4, 5 CONTRACT # 2750-D

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: 10-10-79

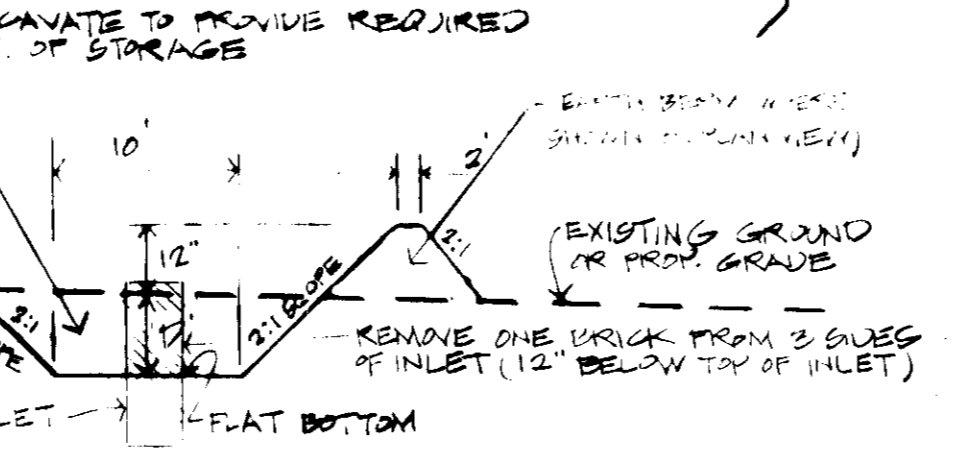
APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
James J. Smith 11-26-80
County Health Officer Date

APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING
Thomas J. Kumpf 11-28-80
Planning Director Date
John J. Jones 11-28-80
Chief Division of Land Development Date

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS, PRIVATE ACCESS EASEMENT - DEPT. OF PUBLIC WORKS
John F. Malmud 11-14-80
Director, Dept. of Public Works Date
William J. Jones 11-14-80
Chief Division of Public Works Date



TRAP NO.	STORAGE 'D' (FEET)	BOT. ELEV.	DRAINAGE AREA (SQ. FT.)	STORAGE REQUIRED (CY)	STORAGE PROVIDED (CY)	CLEAN OUT ELEV.
#1	1.2	332.85	1,811	1.0	1.0	332.85
#2	1.5	332.85	1,811	1.3	1.3	332.85
#3	1.8	332.85	1,811	1.6	1.6	332.85
#4	2.1	332.85	1,811	1.9	1.9	332.85
#5	2.4	332.85	1,811	2.2	2.2	332.85
#6	2.7	332.85	1,811	2.5	2.5	332.85
#7	3.0	332.85	1,811	2.8	2.8	332.85
#8	3.3	332.85	1,811	3.1	3.1	332.85
#9	3.6	332.85	1,811	3.4	3.4	332.85
#10	3.9	332.85	1,811	3.7	3.7	332.85



SEDIMENT TRAP DETAIL (NO SCALE)

REVIEWED FOR HOWARD SOIL CONSERVATION AND MEETS TECHNICAL REQUIREMENTS:
John J. Jones 5-21-80
U.S. SOIL CONSERVATION SERVICE DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
Robert J. Ziehm 5-21-80
APPROVED HOWARD S.C.D. DATE

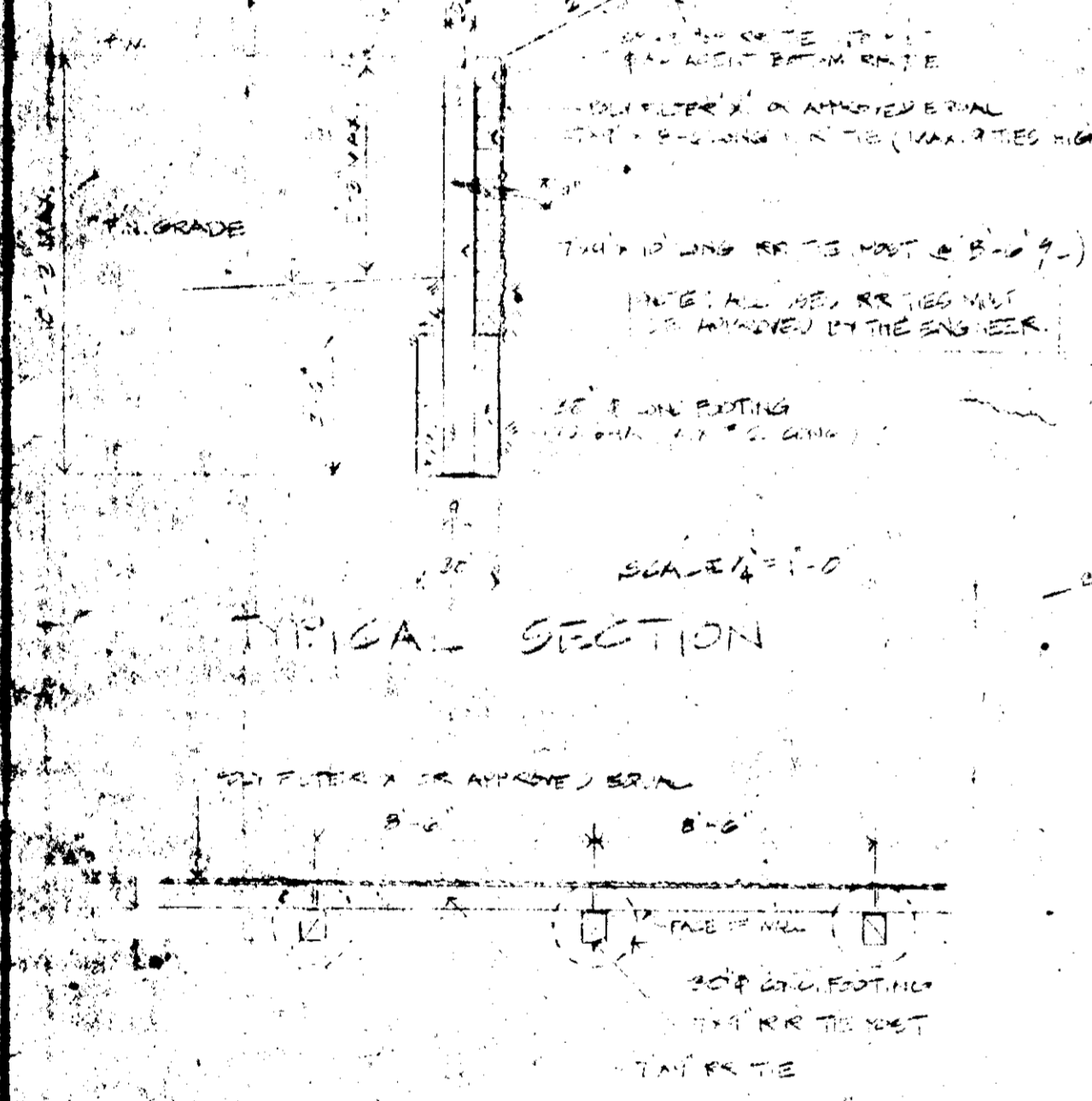
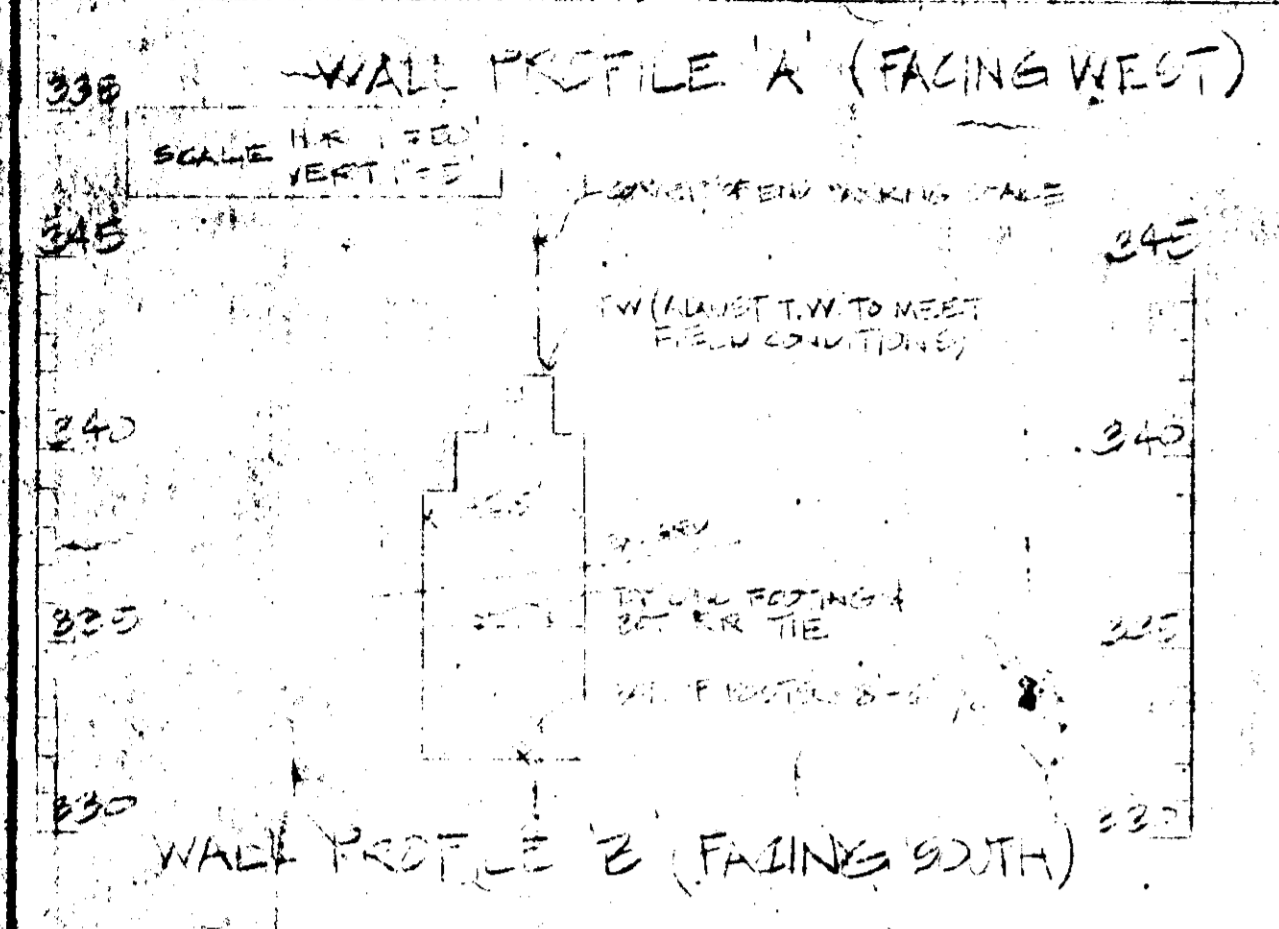
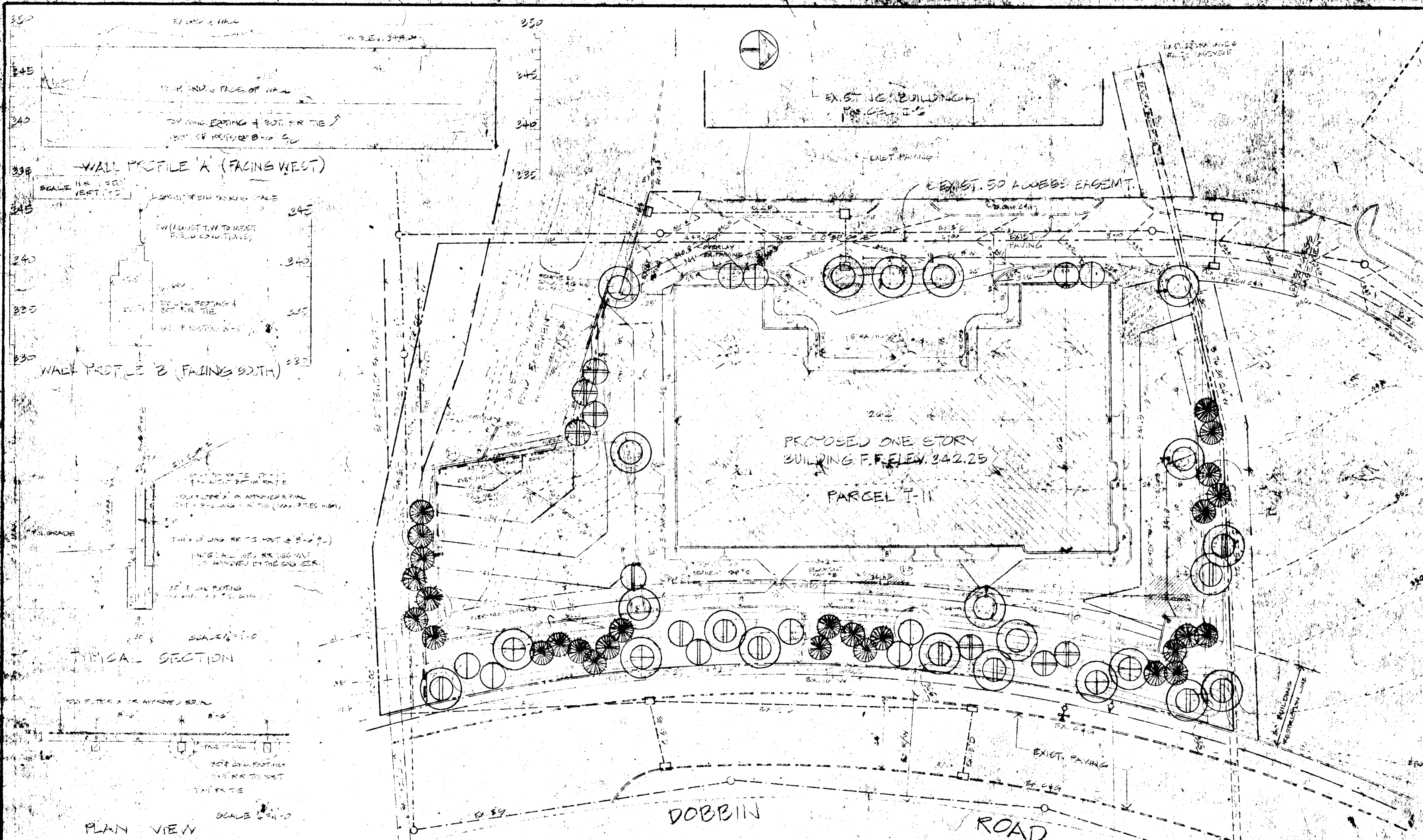
I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION & SEDIMENT CONTROL AND I ALSO AUTHORIZE PERIODIC ON SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS THEY ARE DEEMED NECESSARY
Manuel Hager 6/1/80
DEVELOPER DATE

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
Harold Malmud 6/1/80
ENGINEER DATE

PREPARED BY
H. MALMUD & ASSOC. INC.
8815 MEADOW HEIGHTS RD.
RANDALLSTOWN, MD. 21133
TELEPHONE (301) 655-6465

SITE PLAN
PARCEL I-11
COLUMBIA AUTO PARK
SECTION 1 AREA 1
HOWARD COUNTY MARYLAND
ELECTION DISTRICT NO. 6
DATE 7/1/79 SCALE: AS SHOWN SHEET 2 OF 4
SDP-79-175C





LIGHTING NOTE:
 - INDICATED LOCATIONS OF DOWN LIGHTS ON 20' POLE (STIAL)
 - LIGHTS SHALL BE MASONRY MOUNTED OR APPROVED
 EQUIV.

PLAN VIEW
 SCALE 1/4"=1'-0"

KEY	PLANT NAME	SIZE	QTY
⊕	ACER SACCHARUM SUGAR MAPLE	2 1/2" x 14"	4
⊙	FRAXINUS PENNSYLVANICA MARSHAL SWEETWOOD	4"	10
⊖	QUERCUS BOBBAE NORTHERN RED OAK	4"	10
⊗	PINUS STROBUS WHITE PINE	6-8"	28
⊕	MALUS DOUGL DOUGL CRAB	2-2 1/2" x 10"	4
⊕	MALUS RADIANT RADIANT CRAB	4"	10

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
[Signature] 11-26-80
 Health Officer Date

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
[Signature] 11-28-80
 Planning Director Date

[Signature] 11-28-80
 Chief, Division of Land Development Date

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE & STORM DRAINAGE SYSTEMS, PRIVATE ACCESS EASEMENT, DEPT. OF PUBLIC WORKS.
[Signature] 11-19-80
 Director, Dept. of Public Works Date

[Signature] 11-19-80
 Chief, Bureau of Engineering Date

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE 10-10-79
 LAD



Rubal Malmud 10/26/79

LANDSCAPE PLANTING PLAN
 WILSON'S GARDEN CENTER
 LITTLE PATUXENT PARKWAY
 COLUMBIA, MD. 21044 730-9286
 DRAWN BY: DEW 6-11-79 REV. 4-1-79

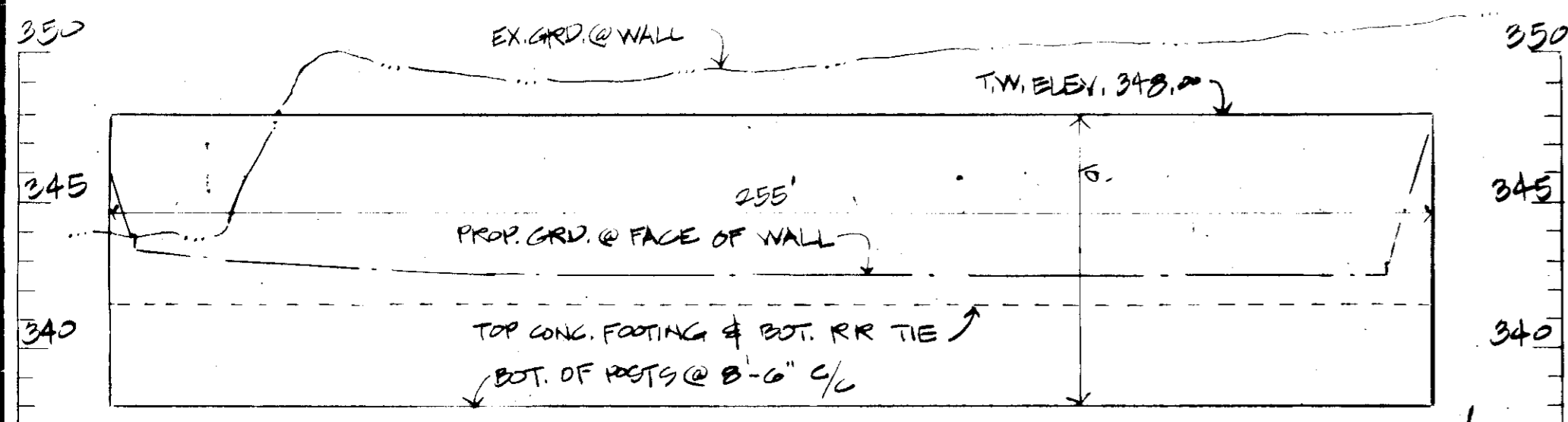
NOTE: THIS PLAN IS SUBJECT TO REVIEW & COMMENTS BY HOWARD COUNTY

OWNER & DEVELOPER
 PATUXENT INVESTMENT CORP.
 % MR. MANUEL LAZAROV
 5411 STORM DRIFT
 COLUMBIA, MD. 21045

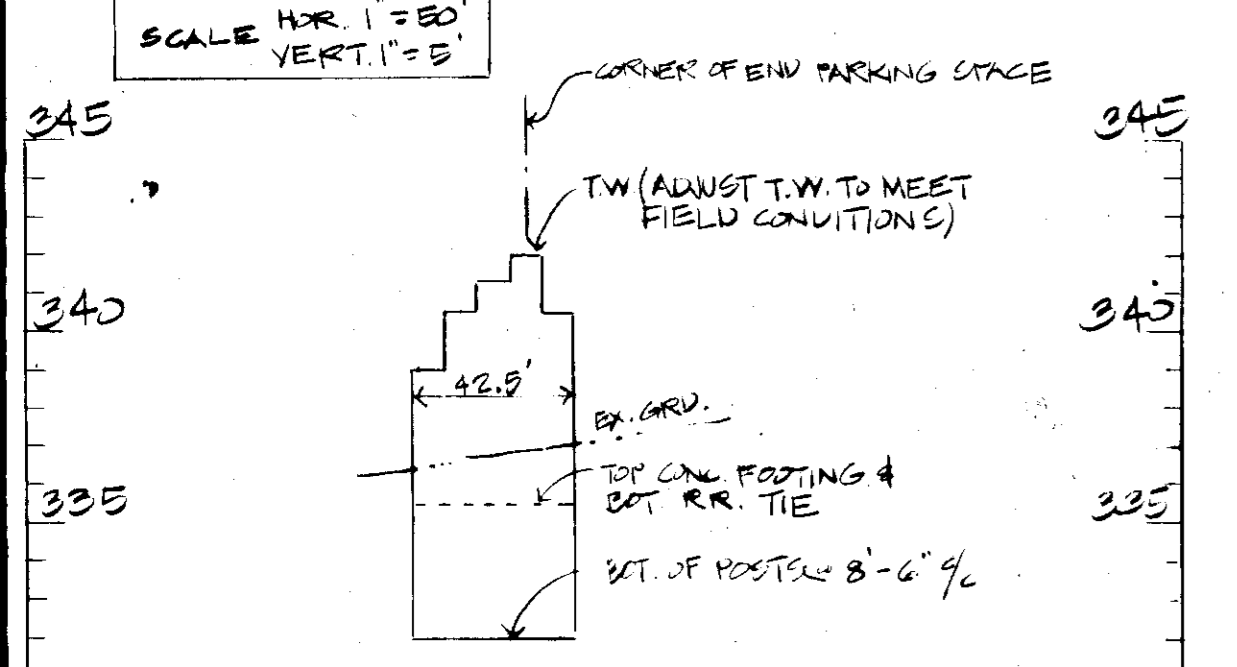
PREPARED BY
 H. MALMUD & ASSOC. INC.
 8815 MEADOW HEIGHTS RD.
 RANDALLSTOWN, MD. 21133
 TELEPHONE (301) 855-6485

SITE PLAN
 PARCEL T-11
 COLUMBIA AUTO WARE
 SECTION 1 AREA
 HOWARD COUNTY MARYLAND
 ELECTION DISTRICT NO. 6
 DATE 10-10-79 SCALE 1/4"=1'-0" SHEET 3 OF 3

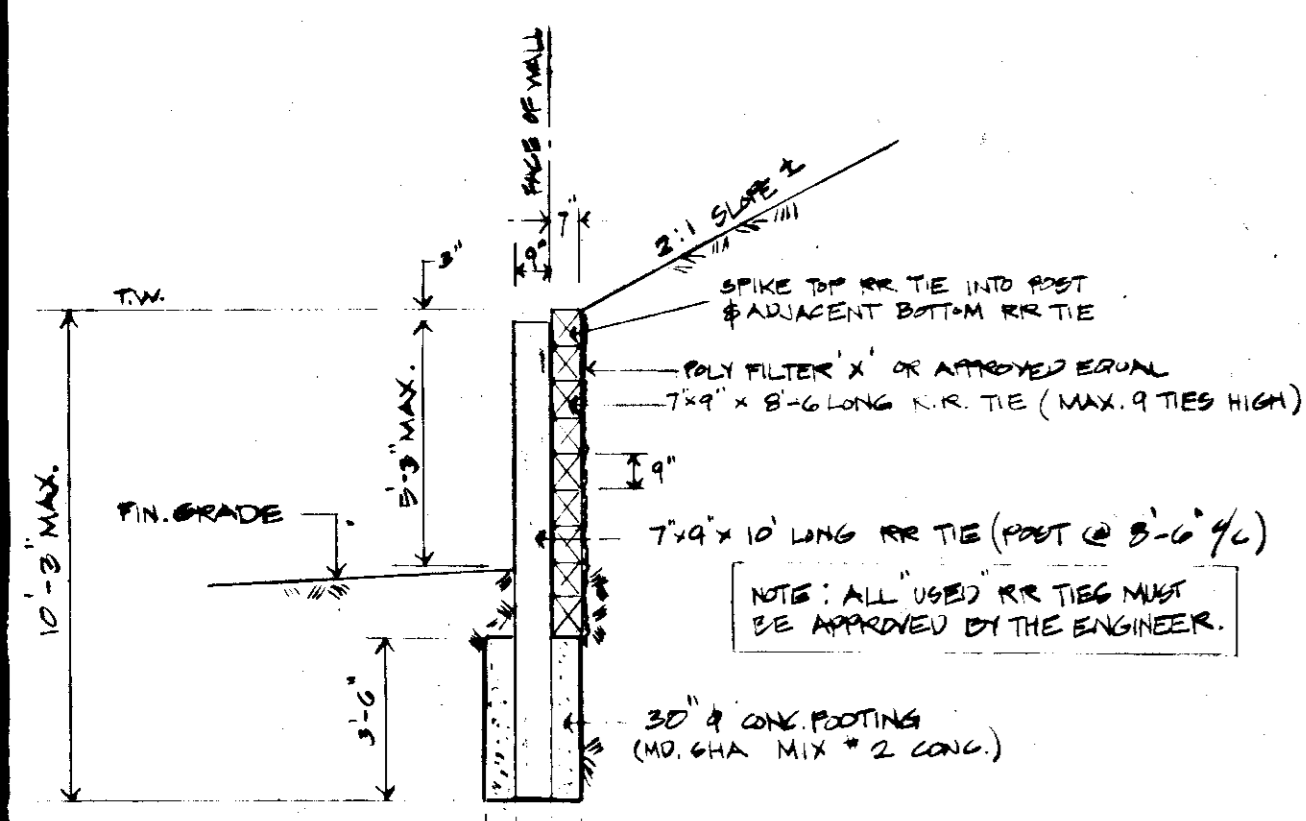
SDP-79-175



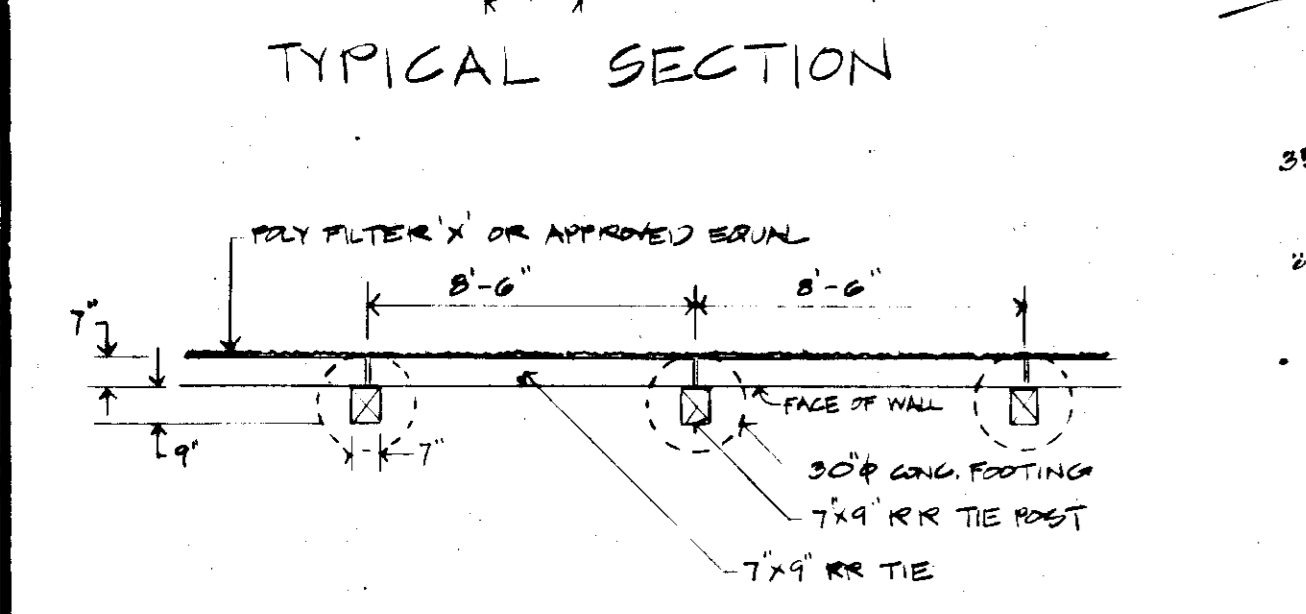
WALL PROFILE 'A' (FACING WEST)



WALL PROFILE 'B' (FACING SOUTH)



TYPICAL SECTION



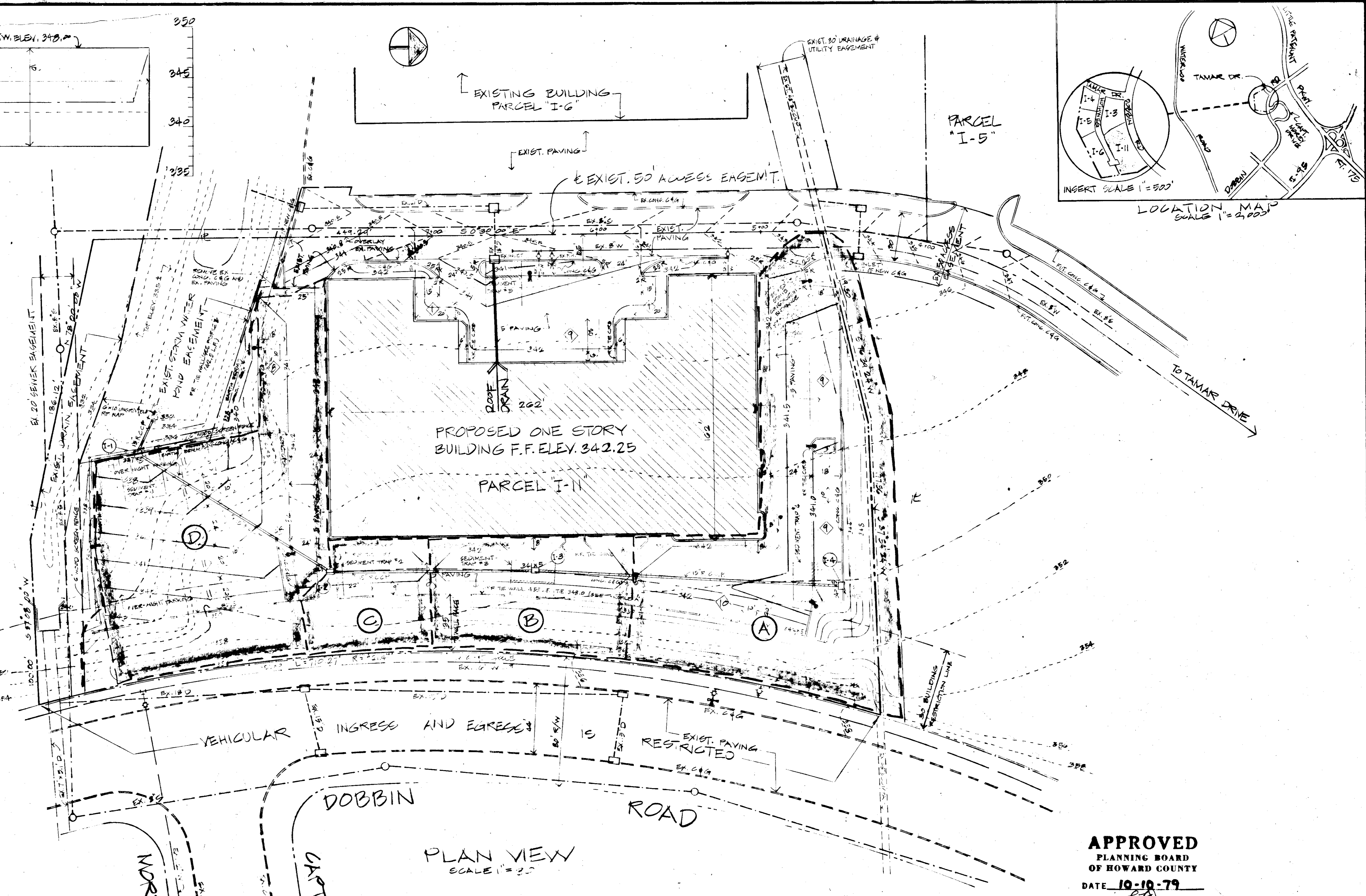
PLAN VIEW

RAILROAD TIE RETAINING WALL

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
James M. Banks 11-26-80
 County Health Officer Date

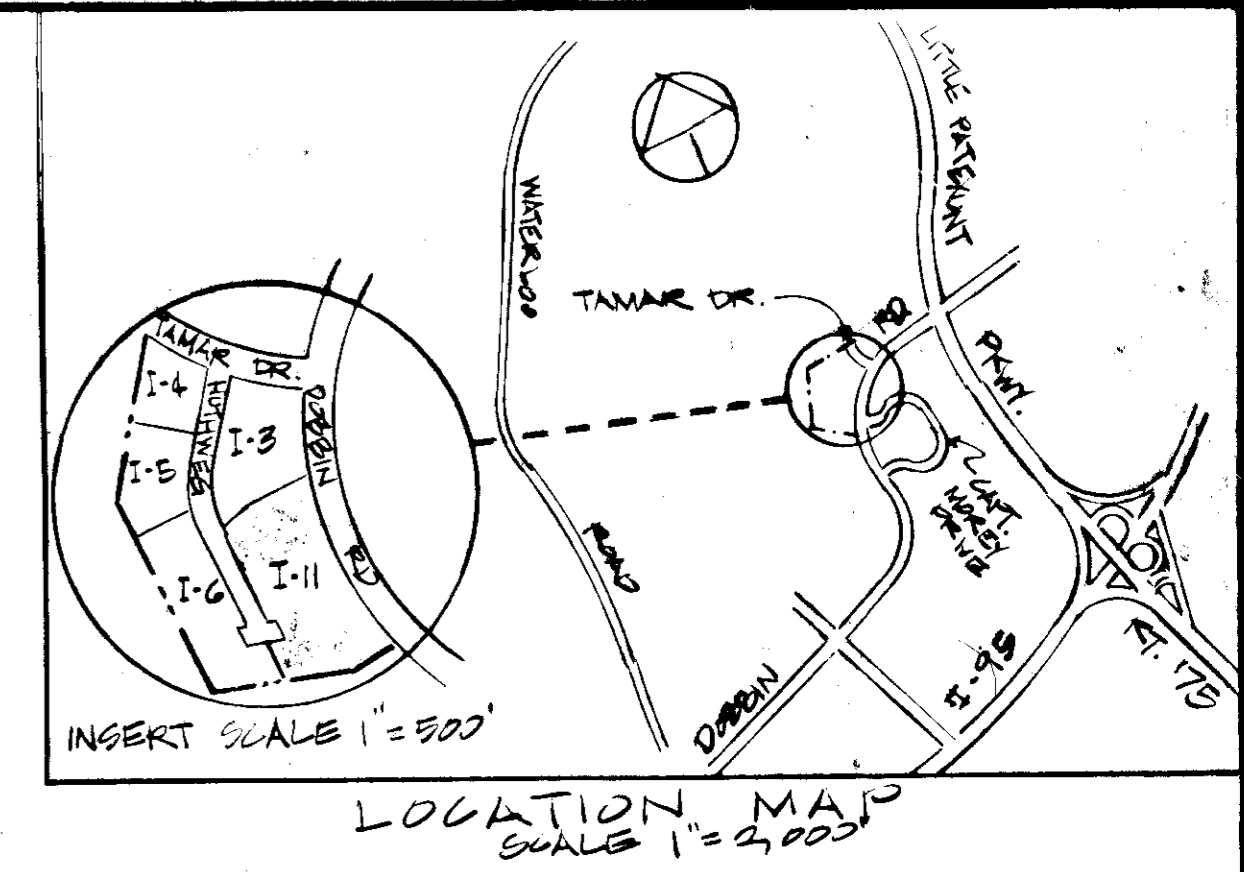
APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
D. J. Smith 11-28-80
 Planning Director Date
Louis Jones 11-28-80
 Chief, Division of Land Development Date

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE & STORM DRAINAGE SYSTEMS & PRIVATE ACCESS EASEMENT-DEPT OF PUBLIC WORKS.
William F. Nunn 11-19-80
 Director, Dept of Public Works Date
William B. Ro 11-19-80
 Chief, Bureau of Engineering Date



PLAN VIEW SCALE 1" = 30'

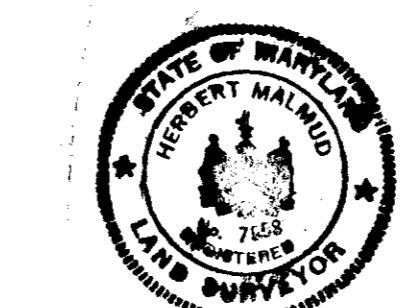
LIGHTING NOTE:
 ○ INDICATES LOCATION OF 400 W LAMP ON 30' P.O.E. (8' TALL)
 LIGHTS SHALL BE HOLOPHANE - MANTLE OR APPROVED EQUIV.



LOCATION MAP SCALE 1" = 2,000'

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE 10-10-79
 JFD.

DRAINAGE AREA MAP FOR PROPOSED 15" S.D. SYSTEM



OWNER & DEVELOPER
 PATIENT INVESTMENT CORP.
 % MR. MANUEL LAZEROY
 5411 STORM DRIFT
 COLUMBIA, MD. 21043

PARCEL I-11
 AUTO SERVICE & REPAIR FACILITY
 TAX MAP NO. 210
 RECORD PLAT: 432B

Robert Malmud 11/26/79

PREPARED BY
 H. MALMUD & ASSOC. INC.
 8815 MEADOW HEIGHTS RD.
 RANDALLSTOWN, MD. 21133
 TELEPHONE (301) 655-6465

DATE	NO.	REVISION	DESCRIPTION

SITE PLAN
 PARCEL 'I-11'
 COLUMBIA AUTO PARK
 SECTION 1 AREA I
 HOWARD COUNTY MARYLAND
 ELECTION DISTRICT NO. 6
 DATE: 9/5/79 SCALE: AS SHOWN SHEET 4 OF 4