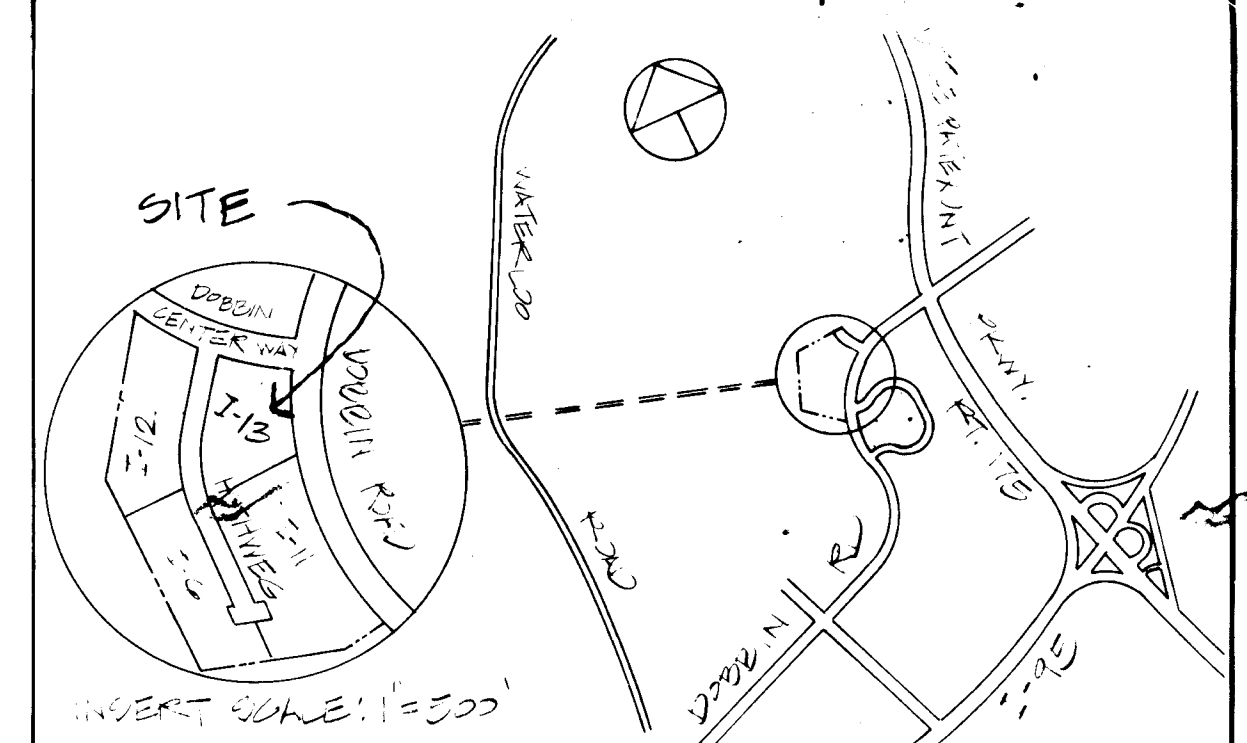


LEGEND

⑤	DETAIL NUMBER
EX. D.	EX. STORM DRAIN
EX. S.	EX. SANITARY SEWER
EX. W.	EX. WATER MAIN
EX. C&G	EX. CONC. CURB & GUTTER
335	EX. CONTOURS
③③②	PROP. CONTOURS
PROP. D.	PROP. STORM DRAIN
PROP. S.	PROP. SANITARY SEWER
PROP. W.	PROP. WATER MAIN
C&G	PROP. CONC. CURB & GUTTER
T.C. 327	TOP OF CURB ELEVATION
B.C. 327	BOTTOM OF CURB ELEVATION
H.C.	HANDICAP PARKING SPACE
[Pattern]	PROP. DECORATIVE PAVING (SEE ARCHITECT DRAWING)
[Pattern]	PROP. DECORATIVE WALK (SEE ARCHITECT DRAWING)
[Symbol]	PROP. 25' LIGHT POLE AND FIXTURE
[Symbol]	PROP. SCREEN WALL (SEE ARCH. DRAWING)
[Symbol]	PROP. RETAINING WALL (SEE ARCH. DRAWING)



SITE DEVELOPMENT NOTES

- PROPERTY
 - Tax map 36 parcel
 - Deed ref.: F 756-L 662 and F 693-L 481
 - Record plat: 5511
- SITE ANALYSIS
 - Parcel area: 1.79 acres
 - Present zoning: New town, employment center commercial FDP-12-A-II uses permitted in B-1 and B-2 districts
 - Proposed use: Auto service and convenience store
 - Building area and parking requirements:

Convenience Store	1843 sf	200	=	7.7	spaces
Jiffy Lube	2442 sf	500	=	4.5	
Spark's Tune-Up	2085 sf	800	=	4.2	
	6,070			16.7	
 - Required parking: 17 spaces
 - Parking provided: 17 spaces (including 2 handicap spaces)
 - Proposed site coverage:

Bldg. area:	6,070 sf	(7%)
Paving area:	41,180 sf	(53%)
Green area:	30,788 sf	(40%)
Total:	78,038 sf	(100%)
- Public water and sewer to be utilized.
- All roads and parking to be privately owned and maintained.
- Topographical survey
 - Survey date: May 11, 1982
 - Bench mark: see site plan
- Construction
 - Call "Miss Utility" 24 hours prior to starting any construction.
 - All damages to public R/W area, paving, curb and gutter shall be repaired at the developer's expense.
 - All work shall be in accordance with the latest Howard County Standard Details and Specifications.
- Storm water management: Pond and S.W.M. Storage for this site included with parcel "I-6".
- Site Plan Layout Designed by: Beese Design Group (Drawing A I D)
- See Variance Petition "VP-83-34" for Dobbin Rd. Access. (Approved Dec. 30, 1982)

GENERAL CONSTRUCTION NOTES

- All construction adjacent to proposed buildings and related site work shall be in accordance with the STD SPECIFICATION & DETAILS of the TENANTS. (EXXON CO. U.S.A., JIFFY LUBE INTERNATIONAL INC., SPARK'S TUNE-UP)
- Contractor shall coordinate the site work shown on the drawings with the ARCHITECTURAL DRAWINGS for each building. IMMEDIATELY ADVISE THE ARCHITECT of ANY DISCREPANCY.
- FOR BIDDING AND GRADING & CONSTRUCTION REQUIREMENTS, SEE SOIL REPORT PREPARED BY AT&C CONSULTING INC. AND DATED 2/21/1982
- ALL WATER SERVICE LINES SHALL BE 1/2" RATHER THAN 3/4" OVER
- CONTRACTOR SHALL COORDINATE DEPTH & LOCATION OF PROP. CURB EDGES WITH POSTING AND PARKING REQUIREMENTS FOR EACH BUILDING. SEE HOWARD CO. STD. DETAIL S-2.2.1 FOR CLEAN CUTS IN PAVING.
- ALL BUILDING AND CANOPY DOWNSPOUTS SHALL BE CONNECTED INTO THE STORM DRAIN SYSTEM.
- PROPOSED LIGHT POLES AND FIXTURES SHALL BE APPROVED BY THE ARCHITECT.
- CONSTRUCT 1/2" THICK CONC. EDGES BAND (3" THICK) BETWEEN BITUM. PAVING & DECORATIVE PAVING
- ASSET GRADES TO BE SHOWN ON DRAWING TO INCLUDE CUT AND FILL AS DIST. BY THE ARCHITECT.

ADDRESS CHART

PARCEL NUMBER	STREET ADDRESS
"I-13"	6403 DOBBIN CENTER WAY
"I-12"	6415 DOBBIN CENTER WAY
"I-13"	6425 DOBBIN CENTER WAY

SUBDIVISION NAME		DOBBIN ROAD COMMERCIAL CENTER	SECT./AREA	1/1	PARCEL #	I-13					
PLAT #	5511	BLOCK #	17	ZONE	NT	PAR./BLK. PIP	36	ELAC. DIST.	6	CONDS. YR.	6065.02
WATER CODE		SEWER CODE									
DATE	NO.	REVISION	DESCRIPTION								
1-21-84	1	REMOVED CAR WASH AND WAITING RM. JIFFY LUBE	+ Foot addition to Convenience Store + 1 parking sp.								

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: 2-22-84

SITE PLAN
SCALE 1"=20'

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND PUBLIC ROADS - HOWARD COUNTY DEPT. OF PUBLIC WORKS

[Signature]
DIRECTOR, DEPT. OF PUBLIC WORKS DATE

HOWARD COUNTY APPROVAL SIGNATURES

APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING DATE 3-23-84

[Signature]
PLANNING DIRECTOR

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

[Signature]
CHIEF DIVISION OF LAND DEVELOPMENT DATE 3-23-84

[Signature]
COUNTY HEALTH OFFICER DATE

Reviewed for Howard S.C.D. and meets Technical Requirements

[Signature]
U.S. Soil Conservation Service Date 3-14-84

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

[Signature]
Howard S.C.D. Date 3-14-84

OWNER'S CERTIFICATION

"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 Natural Resources Approved Training Program for the Control of Sediment and Erosion before beginning the project."

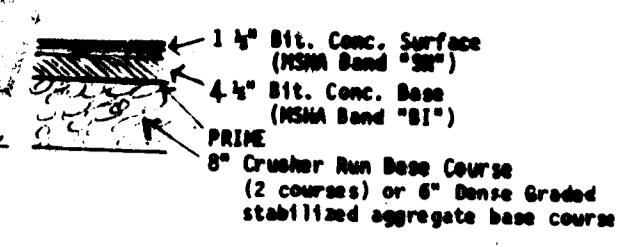
[Signature]
Michael Smith
Vice President Date 2/1/84

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."

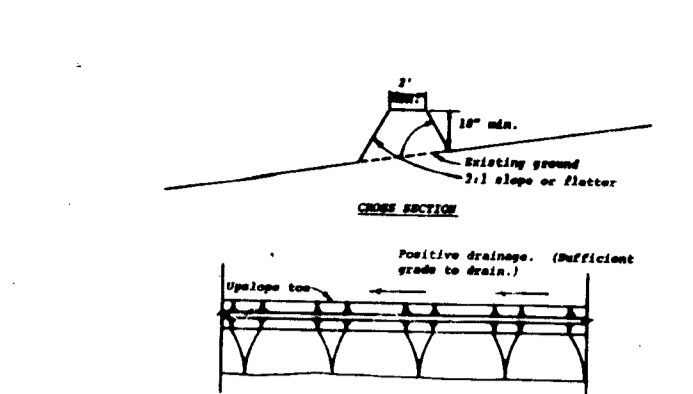
[Signature]
R. Allyn Chelms Date 1/27/84

SITE PLAN & SEDIMENT CONTROL PLAN
PARCEL "I-13"
DOBBIN ROAD COMMERCIAL CENTER
(FORMERLY COLUMBIA AUTO PARK)
SECTION 1 AREA 1
HOWARD COUNTY, MD.
ELECTION DISTRICT NO. 6
DATE: 1/27/84 SCALE: AS SHOWN SHEET 1 OF 3
FINAL



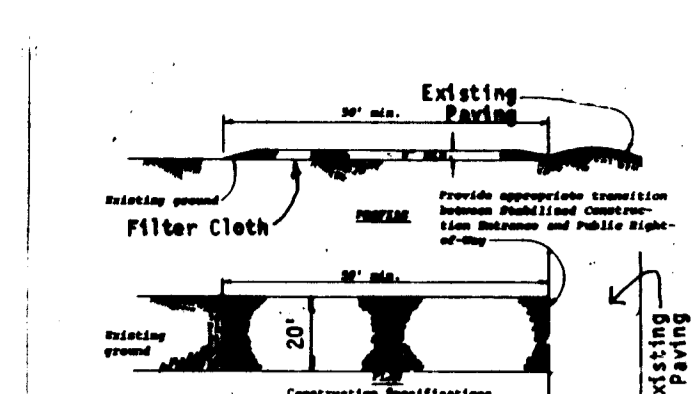
NOTE:
 1. Base will be primed in accordance with section C-30-3 of Howard County Road Construction Code & S.D. Specifications.
 2. Tack coat is required in accordance with section C-31-4 of Howard County Road Construction Code & S.D. Specifications.
 3. All materials & construction shall be in accordance with the Howard County Road Construction Code & S.D. Specifications.

1 PAVING SECTION
(DRIVEWAY & PARKING AREAS)



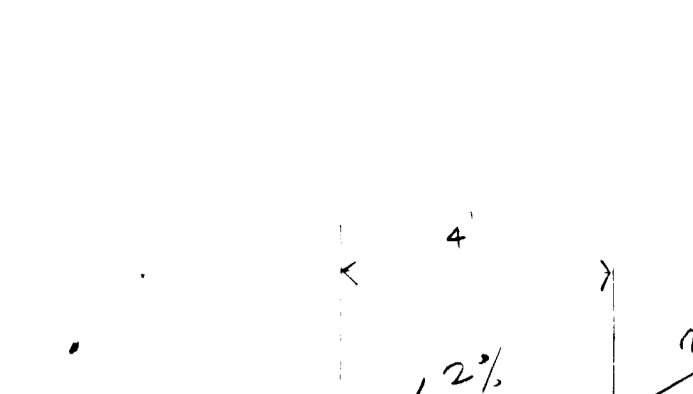
CONSTRUCTION SPECIFICATIONS
 1. All dikes shall be concrete construction.
 2. All perimeter dikes shall have positive drainage to an outlet.
 3. All dikes shall be constructed on a prepared or stabilized soil area which shall be compacted to a minimum of 95% relative compaction.
 4. All dikes shall be constructed to a minimum height of 18" above finished grade.
 5. All dikes shall be constructed to a minimum width of 12" at the top.
 6. All dikes shall be constructed to a minimum width of 18" at the base.
 7. All dikes shall be constructed to a minimum slope of 2:1.
 8. All dikes shall be constructed to a minimum length of 10'.

4 PERIMETER DIKE



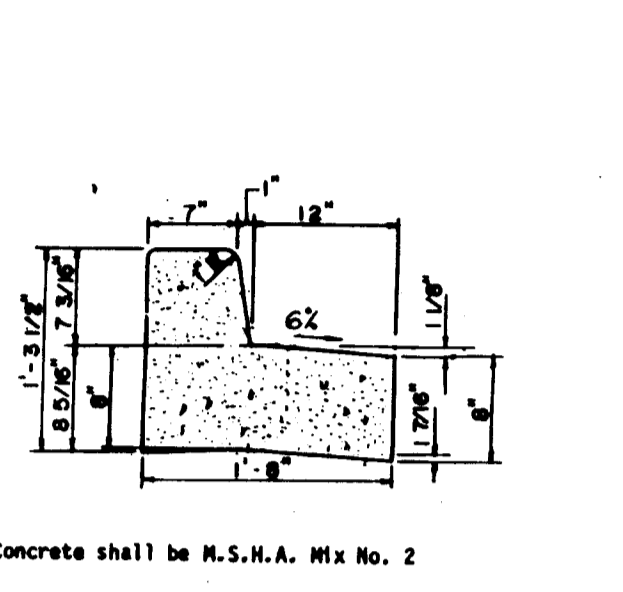
CONSTRUCTION SPECIFICATIONS
 1. The entrance shall be constructed to a minimum width of 10' and a minimum height of 18" above finished grade.
 2. The entrance shall be constructed to a minimum slope of 2:1.
 3. The entrance shall be constructed to a minimum length of 10'.

7 STABILIZED CONSTR. ENTRANCE

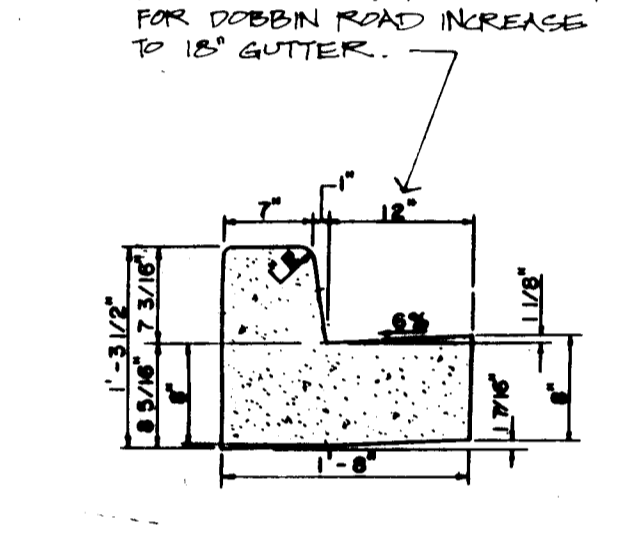


CONSTRUCTION SPECIFICATIONS
 1. The sidewalk shall be constructed to a minimum width of 4' and a minimum height of 18" above finished grade.
 2. The sidewalk shall be constructed to a minimum slope of 2:1.

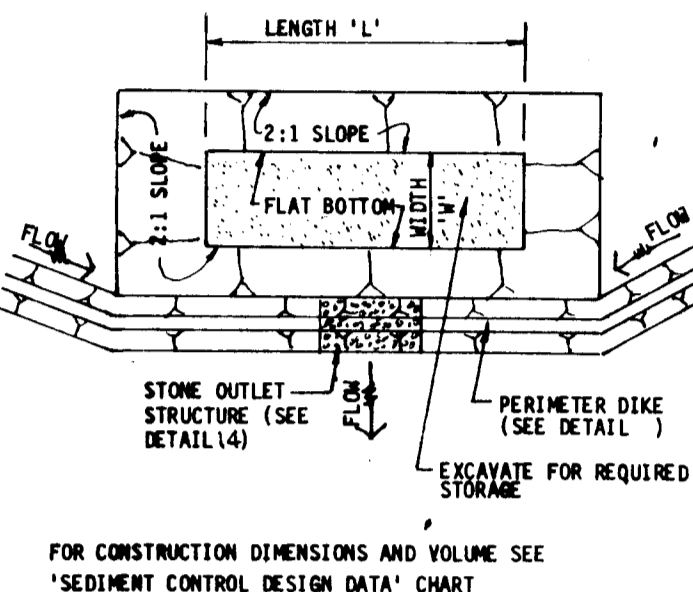
10 SIDEWALK



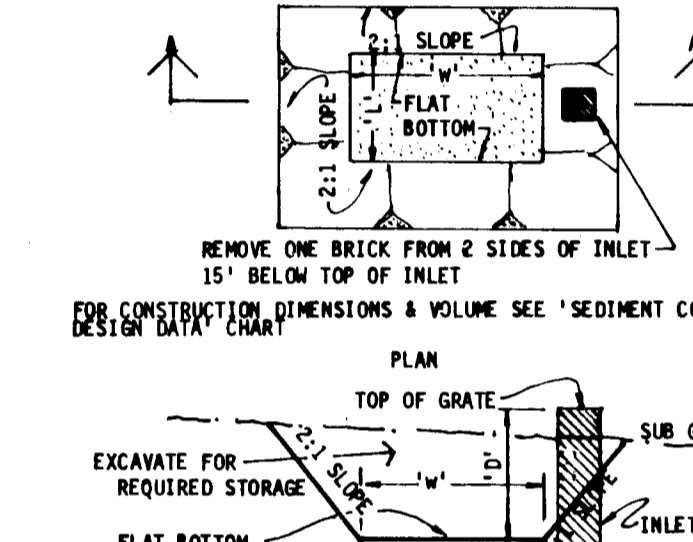
2 CONCRETE CURB & GUTTER
(REVERSE CUTTER SLOPE)



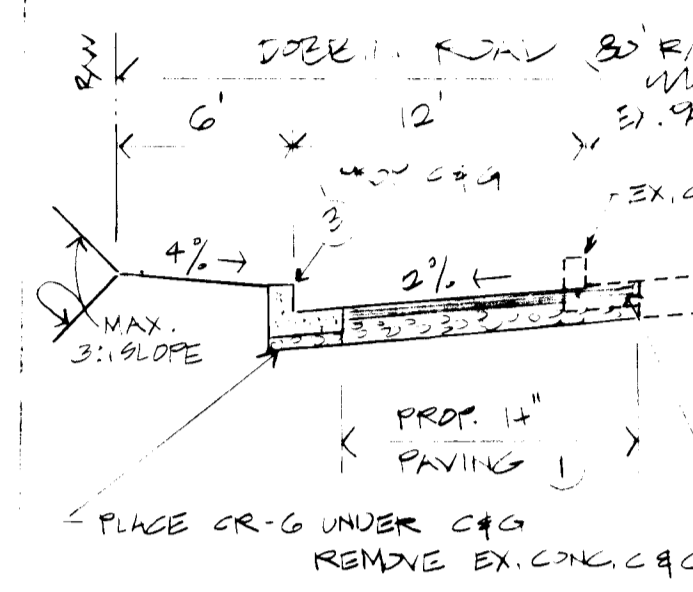
3 CONCRETE CURB & GUTTER
(STANDARD CUTTER SLOPE)



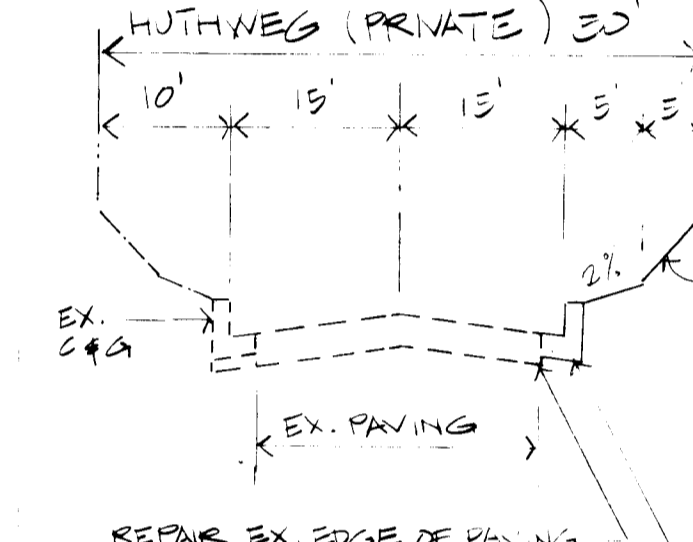
5 SEDIMENT TRAP



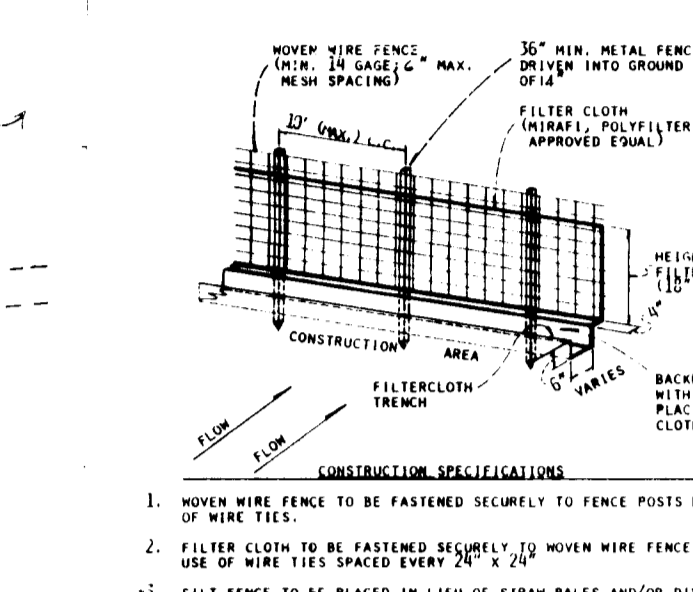
6 INLET SEDIMENT TRAP



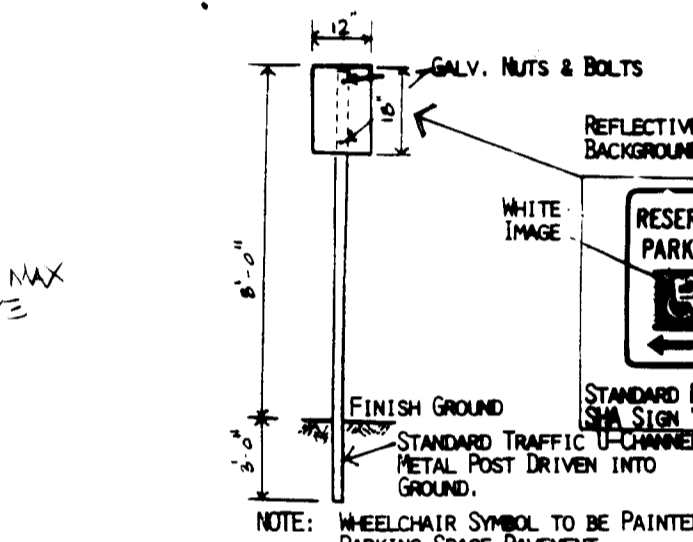
8 DOBBIN RD. WIDENING



9 HUTHWEG WIDENING

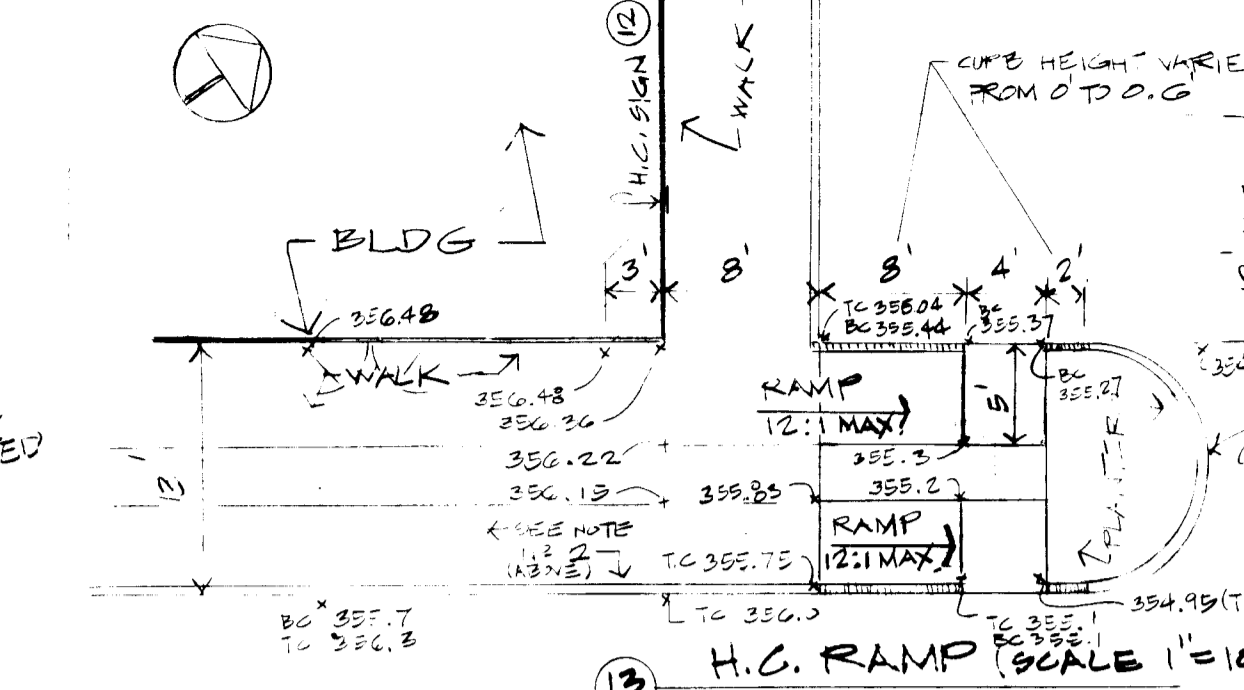


11 SILT FENCE

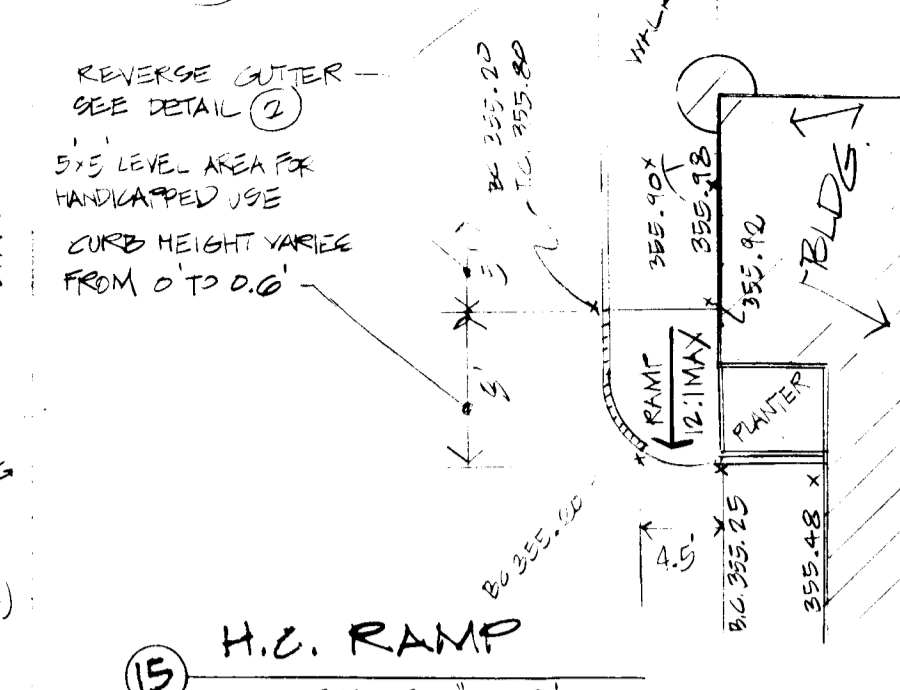


12 H.C. PARKING SIGN

NOTE:
 1. SURFACE TEXTURE OF CONCRETE SHALL BE COMPACTED BROOMING OR OTHER 1/4" FINISH TYPE SURFACE.
 2. PROVIDE 5'-0" LEVEL AREA AT TOP OF RAMP FOR HANDICAPPED USE.

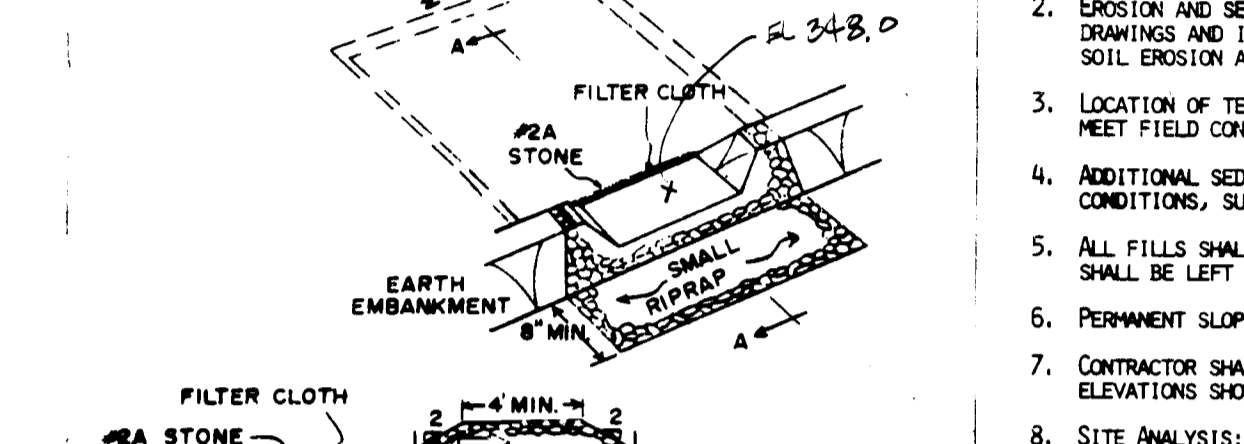


13 H.C. RAMP
SCALE 1"=10'



15 H.C. RAMP
SCALE 1"=10'

14 RIPRAP OUTLET SEDIMENT TRAP WITH FILTER CLOTH



CONSTRUCTION SPECIFICATIONS

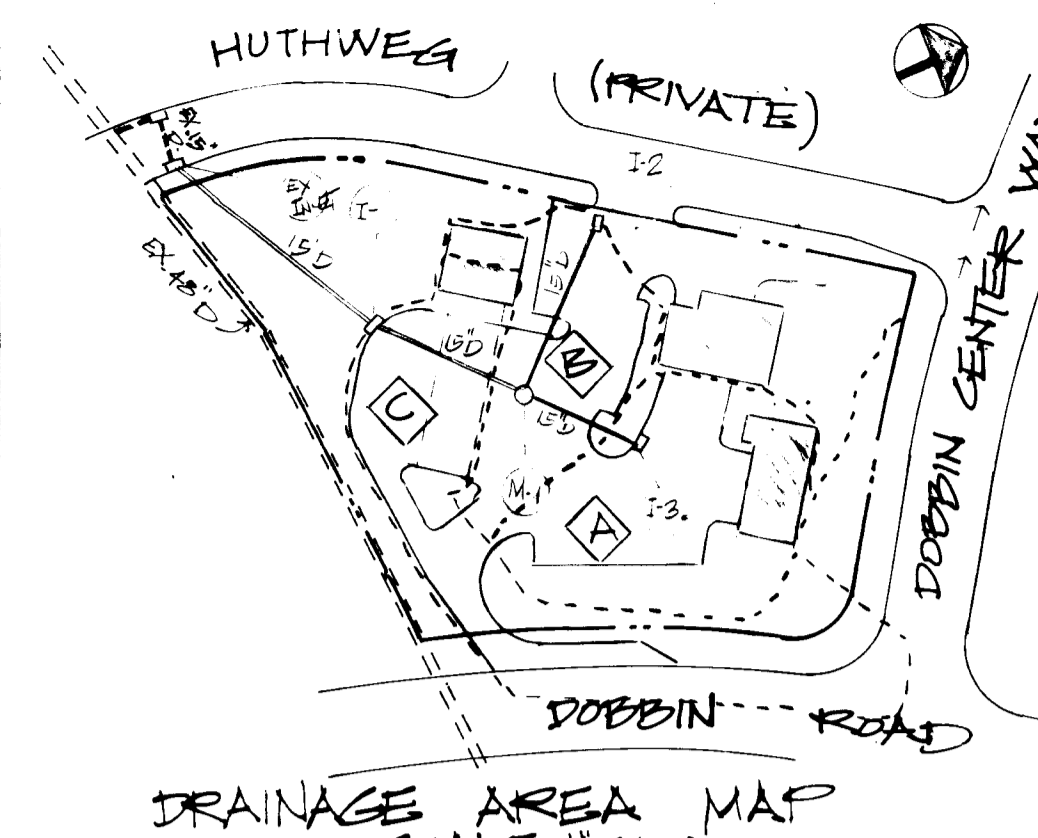
1. Area under sediment trap shall be cleared, graded and stripped of any vegetation and rock soil. The soil area shall be compacted.
 2. The fill material for the sediment trap shall be riprap or other heavy aggregate material. The sediment trap shall be constructed by layering with riprap until it is being constructed.
 3. All soil on fill slopes shall be 2:1 or flatter.
 4. The stone used in the outlet shall be small riprap 3" - 15", with a 1" thickness of flat rounded stone placed on the up-grade side of the small riprap.
 5. Filter cloth will be placed between riprap and flat stone along inlet face of trap. It shall be secured a minimum of 1' into existing ground on top of riprap and extended one foot of each channel.
 6. Sediment shall be removed and kept returned to its original destination when the sediment has accumulated to 1/2 the design depth of the trap. Removed sediment shall be deposited in a suitable area and in such a manner that it will not return.
 7. The structure shall be inspected after each rain and repairs made as needed.
 8. Construction operations shall be carried out in such a manner that erosion and other pollution is minimized.
 9. The structure shall be removed and the area stabilized when the drainage area has been properly stabilized.
 10. Setbacks area for this structure is limited to 3' up or less.

SEDIMENT CONTROL GENERAL NOTES

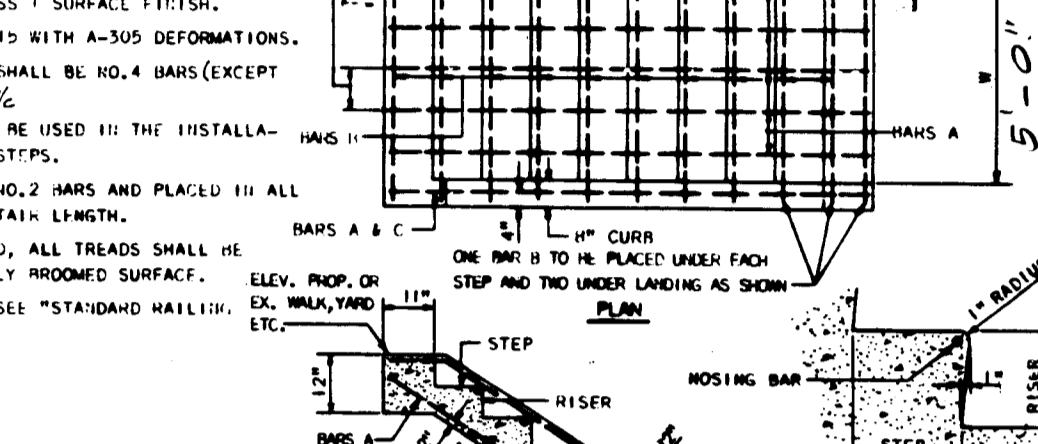
1. OBTAIN GRADING PERMIT FROM HOWARD COUNTY.
 2. EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED AS SHOWN ON THESE DRAWINGS AND IN ACCORDANCE WITH THE "STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL IN DEVELOPING AREAS" DATED JULY, 1975.
 3. LOCATION OF TEMPORARY SEDIMENT CONTROL DEVICES ARE APPROXIMATE AND SHALL MEET FIELD CONDITIONS.
 4. ADDITIONAL SEDIMENT CONTROL MEASURES MAY BE REQUIRED BY CHANGING FIELD CONDITIONS, SUBJECT TO APPROVAL OF SEDIMENT CONTROL INSPECTOR.
 5. ALL FILLS SHALL BE BERMED AT TOP AFTER EACH WORKING DAY. ALL SLOPES SHALL BE LEFT ROUGH TO PREVENT UNCLE EROSION UNTIL READY TO STABILIZE.
 6. PERMANENT SLOPES SHALL NOT EXCEED 2:1 SLOPE.
 7. CONTRACTOR SHALL CLEAN OUT TRAPS WHEN SEDIMENT REACHES CLEANOUT ELEVATIONS SHOWN ON THESE PLANS.
 8. SITE ANALYSIS: TOTAL AREA OF SITE 1.8 ± ACRES
 AREA DISTURBED 1.7 ± ACRES
 AREA OF RAMP & PAVING 1.1 ± ACRES
 AREA STABILIZED 0.8 ± ACRES
 9. TEMPORARY SEEDING - ANY DISTURBED AREA LEFT IDLE FOR MORE THAN 30 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS: FOR PERIOD MARCH 1 THRU APRIL 30, AND FROM AUGUST 15 THRU NOVEMBER 15, SEED WITH 2 1/2 BUSHELS PER ACRE (3.2 LBS./1,000 SQ. FT.) OF ANNUAL RYE FOR THE PERIOD MAY 1 THRU AUGUST 24, SEED WITH 2 LBS./ACRE (0.07 LBS./1,000 SQ. FT.) OF KEEPING LOVEGRASS.
 10. PERMANENT SEEDING:
 A) SPREAD 4" OF TOPSOIL
 B) APPLY 100 LBS. OF 20-10-10 FERTILIZER PER ACRE
 C) SEED WITH 60 LBS./ACRE OF "KENTUCKY 31" TALL FESCUE
 D) ALL SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED WITH 20 LBS./ACRE OF CROWNTHATCH AND 40 LBS./ACRE OF "KENTUCKY 31" FESCUE
 11. SOOD, IF USED, SHALL BE "MARYLAND OR VIRGINIA STATE "CERTIFIED" OR "APPROVED" SOO.

SEDIMENT CONTROL CONSTRUCTION SEQUENCE

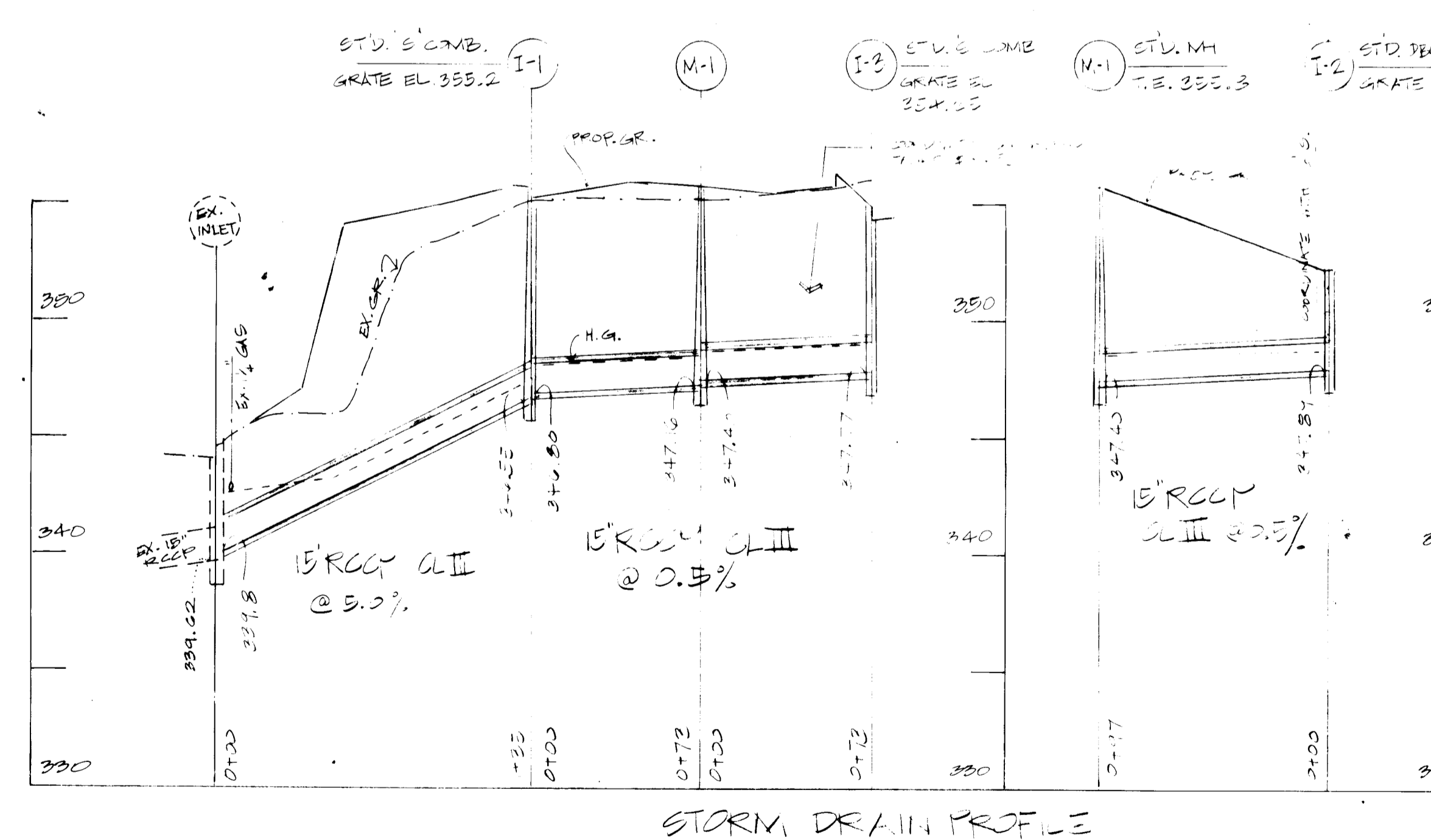
1. Contractor shall contact Howard County Inspection (992-2417 or 792-7272) prior to starting construction and Howard County Sediment Control Division (992-2436) a minimum of 48 hours before starting any grading or construction.
 2. Install stabilized construction entrance, perimeter dike, silt fence, sediment traps #1 and stone outlet structures as shown on this drawing. (Inhibit Temp. 12" x 48")
 3. Grade site.
 4. Install storm drain system and inlet sediment traps at 1-1, 1-2 and 1-3.
 5. Stabilize with temporary seeding.
 6. Construct building and install utilities.
 7. Remove sediment traps #1, inlet sediment traps 1-1, 1-2 and 1-3 and pave driveways and parking area.
 8. Remove all sediment control devices and stabilize grass area with permanent seeding.



DRAINAGE AREA MAP
SCALE 1"=100'



16 CONC. STAIRS



STORM DRAIN PROFILE
SCALE VERT. 1"=3'

APPROVED PLANNING BOARD OF HOWARD COUNTY
 DATE 2-22-84
 H.M. MALMUD

H. MALMUD & ASSOCIATES, INC.
 LAND PLANNING - SURVEYING - ENGINEERS
 8811 MEADOW HEIGHTS ROAD
 BANGOR, MARYLAND 21153
 TELEPHONE: 410-352-4466
 AREA CODE 301 488-4466

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND PUBLIC ROADS - HOWARD COUNTY DEP. OF PUBLIC WORKS
 DATE 3-26-84
 DIRECTOR, DEPT. OF PUBLIC WORKS

HOWARD COUNTY APPROVAL SIGNATURES
 APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING
 DATE 3-23-84
 PLANNING DIRECTOR
 APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 DATE 3-23-84
 COUNTY HEALTH OFFICER

Reviewed for Howard S.C.D. and meets Technical Requirements
 U.S. Soil Conservation Service
 THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
 DATE 3-14-84
 HOWARD S.C.D.

OWNER'S CERTIFICATION
 "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 Natural Resources Approved Training Program for the Control of Sediment and Erosion before beginning the project."
 DATE 4/18/84
 PRESIDENT

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."
 DATE 4/27/84
 ENGINEER

SITE PLAN & SEDIMENT CONTROL PLAN
 PARCEL "I-13"
 DOBBIN ROAD COMMERCIAL CENTER
 (FORMERLY COLUMBIA AUTO PARK)
 SECTION 1 AREA 1
 HOWARD COUNTY, MD.
 ELECTION DISTRICT NO. 6
 DATE 4/27/84 SCALE: AS SHOWN SHEET 2 OF 3
 FINAL

Dobbin Road Auto Service Center
 Columbia, Maryland

DOBBIN ROAD AUTO SERVICE CENTER - Columbia, Maryland (83-79)

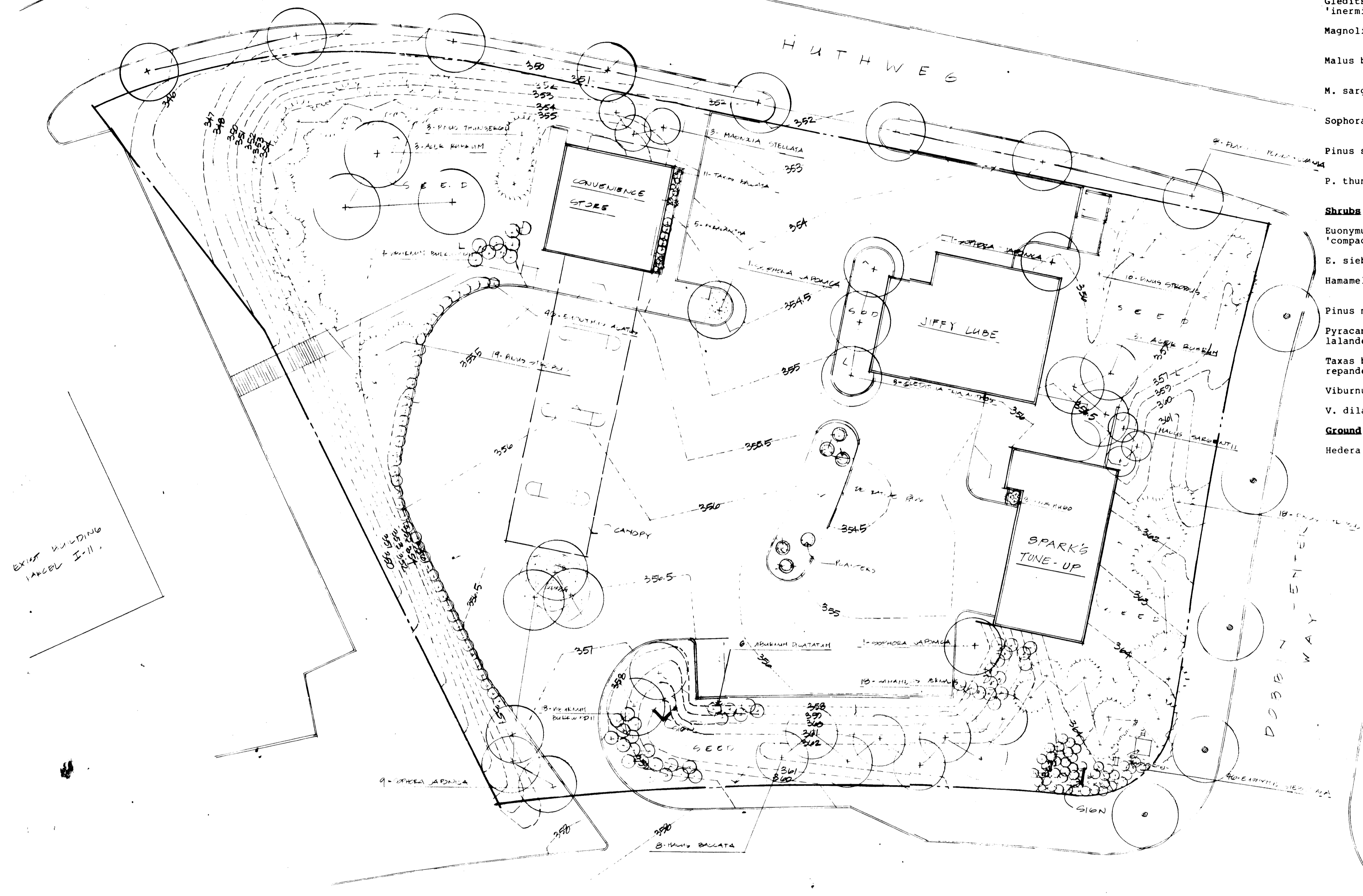
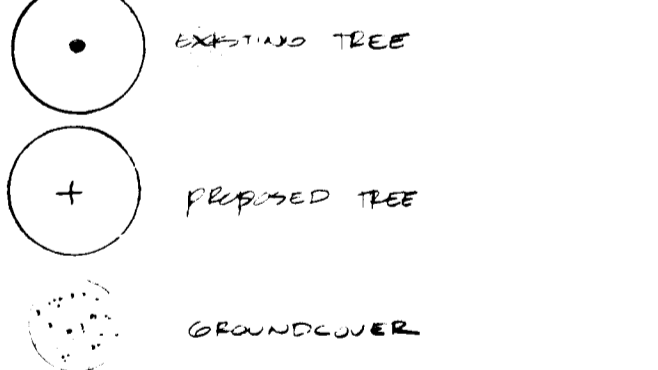
Plant List - November 9, 1983

Botanical Name	Common Name	Quantity	Size	Remarks
Trees				
Acer rubrum	Red Maple	6	2 1/2"-3" Cal. 12'-14' Ht.	Low, branching specimen
Fraxinus pennsylvanica lanceolata 'Marshall's Seedless'	Green Ash	8	2 1/2"-3" Cal. 12'-14' Ht.	Low, branching Specimen
Gleditsia triacanthos 'inermis' (Moraine)	Moraine Honey Locust	3	2 1/2"-3" Cal. 12'-14' Ht.	Specimen, well-matched
Magnolia stellata	Star Magnolia	3	2"-2 1/2" Cal. 6'-8' Ht.	Full, specimen
Malus baccata	Siberian Crab Apple	8	2"-2 1/2" Cal. 8'-10' Ht.	Full, specimen
M. sargentii	Sargent Crab Apple	3	2"-2 1/2" Cal. 4'-5' Ht.	Dense, specimen
Sophora japonica	Japanese Pagoda Tree	12	2 1/2"-3" Cal. 12'-14' Ht.	Full, specimen, low-branching
Pinus strobus	White Pine	47	2"-2 1/2" Cal. 6'-8' Ht.	Unsheared
P. thunbergii	Japanese Black Pine	3	2"-2 1/2" Cal. 6'-8' Ht.	Unsheared
Shrubs				
Euonymus alatus 'compactus'	Compact Winged Euonymus	46	2'-2 1/2'	
E. sieboldiana	Siebold Euonymus	46	18"-24"	
Hamamelis vernalis	Vernal Witch Hazel	18	3'-3 1/2'	
Pinus mugo mugo	Mugho Pine	3	2'-2 1/2'	
Pyracantha coccinea lalandei	Firethorn	5	2 1/2'-3'	For espalier
Taxus baccata repandens	Weeping English Yew	11	18"-24"	
Viburnum burkwoodii	Burkwood Viburnum	27	2 1/2'-3'	
V. dilatatum	Linden Viburnum	14	3'-3 1/2'	
Ground Cover				
Hedera helix	English Ivy	1000	2 year plants	

TREE SUMMARY

1.14 ACRES REQUIRED: 21 STATE 26 FEDERAL / ENGLISH
 24 MALE TREES
 8 MALE EUONYMUS (HALLS VERNALIS)
 6 FEMALE TREES
 50 PINES

KEY



LANDSCAPE PLAN

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE: 2-22-84

LANDSCAPE PLAN
 PARCEL "I-13"
 DOBBIN ROAD COMMERCIAL CENTER
 (FORMERLY COLUMBIA AUTO PARK)
 SECTION 1 AREA 1
 HOWARD COUNTY, MD.
 ELECTION DISTRICT NO. 6
 DATE: 1/27/84 SCALE: 1" = 20' SHEET 3 OF 3

OWNER'S CERTIFICATION
 "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 Natural Resources Approved Training Program for the Control of Sediment and Erosion before beginning the project."
 Michael Smith, Vice President, 2/1/84 Date

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 County Conservation District."
 Robert Maland, 3-14-84 Date

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND PUBLIC ROADS - HOWARD COUNTY DEPT. OF PUBLIC WORKS
 Director, DEPT. OF PUBLIC WORKS DATE: 3-20-84

HOWARD COUNTY APPROVAL SIGNATURES
 APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING
 PLANNING DIRECTOR DATE: 3-23-84

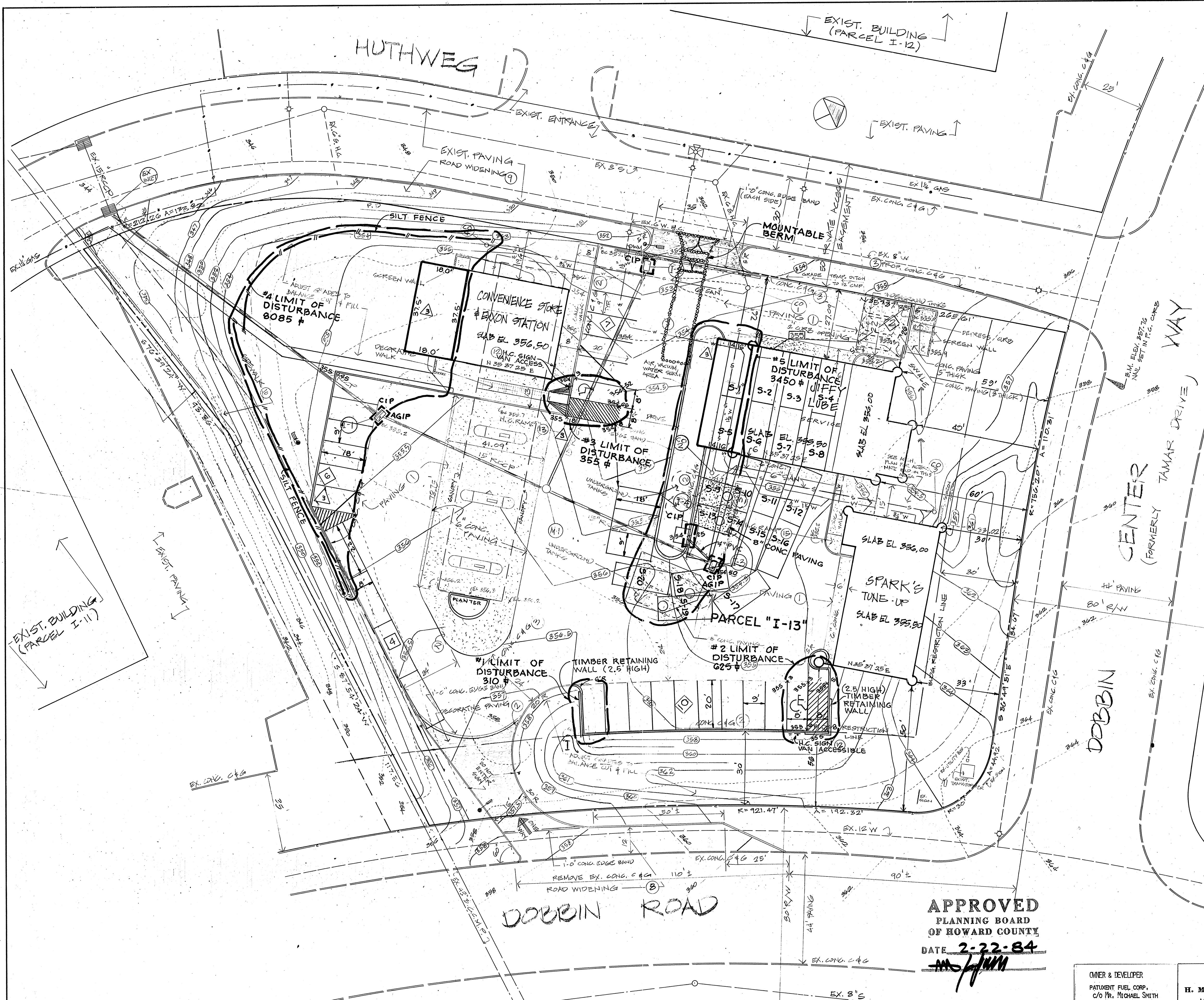
APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 HEALTH DEPT. DATE: 3-23-84

Reviewed for Howard S.C.D. and meets Technical Requirements
 U.S. Soil Conservation Service DATE: 3-14-84

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY CONSERVATION DISTRICT
 HOWARD S.C.D. DATE: 3-14-84

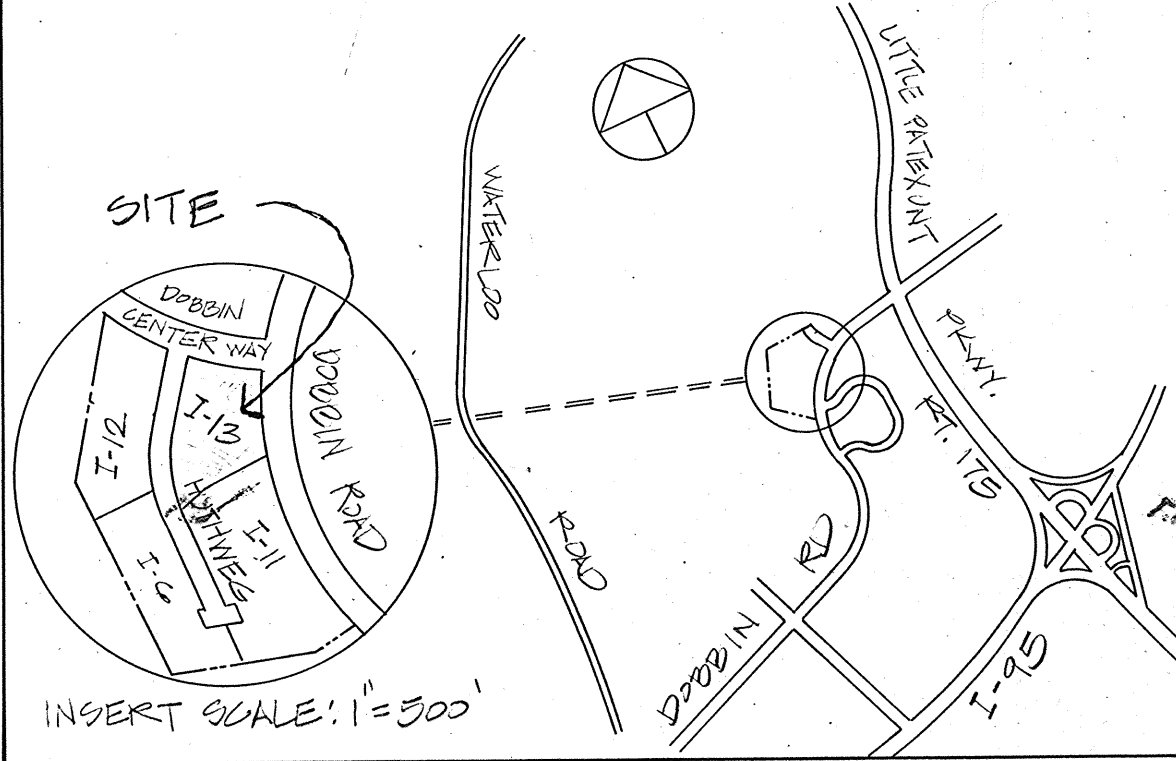


DATE	NO.	REVISION	DESCRIPTION



LEGEND

(5)	DETAIL NUMBER
-EX. D.	EX. STORM DRAIN
-EX. S.	EX. SANITARY SEWER
-EX. W.	EX. WATER MAIN
-EX. C&G	EX. CONC. CURB & GUTTER
-35	EX. CONTOURS
(332)	PROP. CONTOURS
-PROP. D.	PROP. STORM DRAIN
-PROP. S.	PROP. SANITARY SEWER
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-C&G	PROP. CONC. CURB & GUTTER
T.C. 327	TOP OF CURB ELEVATION
B.C. 327	BOTTOM OF CURB ELEVATION
H.C.	HANDICAP PARKING SPACE
[Pattern]	PROP. DECORATIVE PAVING (8" THICK CONC. WITH SPECIAL FINISHED TEXTURE AS DIRECTED BY THE ARCHITECT)
[Pattern]	PROP. DECORATIVE WALK (SEE ARCHITECT DRAWING)
[Symbol]	PROP. 25' LIGHT POLE AND FIXTURE
[Symbol]	PROP. SCREEN WALL (SEE ARCH. DRAWING)
[Symbol]	PROP. RETAINING WALL (SEE ARCH. DRAWING)



SITE DEVELOPMENT NOTES

- PROPERTY
 - Parcel area: 1.79 acres
 - Present zoning: New town, employment center commercial
 - Proposed use: Auto service and convenience store
 - Building area and parking requirements:

Convenience Store w/ Gasoline Sales	2,260 SF @ 2 SPACES/1000 SF	5 SPACES
Jiffy Lube	w/ 4 BAYS @ 3 SPACES/BAY	12 SPACES
Spark's Tune-Up	w/ 3 BAYS @ 3 SPACES/BAY	9 SPACES
 - Required parking: 1 space
 - Parking provided: 1 space (including 2 handicap spaces)
 - Proposed site coverage:

Bldg. area:	7,797 sf	(10%)
Paving area:	44,098 sf	(57%)
Green area:	26,143 sf	(83%)
Total	78,038 sf	(100%)
- Public water and sewer to be utilized.
- All roads and parking to be privately owned and maintained.
- Topographical survey
 - Survey date: May 11, 1982
 - Bench mark: see site plan
- Construction
 - Call "Miss Utility" 24 hours prior to starting any construction.
 - All damages to public R/W area, paving, curb and gutter shall be repaired at the developer's expense.
 - All work shall be in accordance with the latest Howard County Standard Details and Specifications.
- Storm water management: Pond and S.W.M. Storage for this site included with parcel "I-6".
- Site Plan Layout Designed by: Beese Design Group (Drawing A I D)
- See Variance Petition "VP-83-34" for Dobbin Rd. Access. (Approved Dec. 20, 1982)

- GENERAL CONSTRUCTION NOTES**
- ALL CONSTRUCTION ADJACENT TO PROPOSED BUILDINGS AND RELATED SITEWORK SHALL BE IN ACCORDANCE WITH THE STD SPECIFICATION & DETAILS OF THE TENANTS. (BYXON CO. V. S.A., JIFFY LUBE INTERNATIONAL INC. AND SPARK'S TUNE-UP.)
 - CONTRACTOR SHALL COORDINATE THE SITEWORK SHOWN ON THIS DRAWING WITH THE ARCHITECTURAL DRAWINGS FOR EACH BUILDING. IMMEDIATELY ADVISE THE ARCHITECT OF ANY DISCREPANCY.
 - FOR BORING LOGS AND GRADING & COMPACTION REQUIREMENTS, SEE SOIL REPORT PREPARED BY AT&C, 16000 G. INC AND DATED OCT. 31, 1983
 - ALL WATER SERVICE LINES SHALL BE TYPE "K" CATER PIPE WITH MIN. 3"-6" COVER
 - CONTRACTOR SHALL COORDINATE DEPTH & LOCATION OF PROP. 6" SAN. SEWER WITH TESTING AND PLUMBING REQUIREMENTS FOR EACH BUILDING. SEE HOWARD CO. STD. DETAIL "G-3.21" FOR CLEAN OUTS IN PAVING.
 - ALL BUILDING AND CANOPY DOWNROUTES SHALL BE CONNECTED INTO THE STORM DRAIN SYSTEM.
 - PROPOSED LIGHT POLES AND FIXTURES SHALL BE APPROVED BY THE ARCHITECT.
 - CONSTRUCT 1'-0" WIDE CONC. EDGE BAND (8" THICK) BETWEEN BIT. CONC. PAVING & DECORATIVE PAVING
 - ADJUST GRADES IN AREAS SHOWN ON DRAWING TO BALANCE CUT AND FILL AS DIRECTED BY THE ARCHITECT.

ADDRESS CHART

PARCEL NUMBER	STREET ADDRESS
"I-13"	6409 DOBBIN CENTER WAY
"I-13"	6415 DOBBIN CENTER WAY
"I-13"	6423 DOBBIN CENTER WAY
"I-13"	6429 DOBBIN CENTER WAY

SUBDIVISION NAME		SECT./AREA	PARCEL #
DOBBIN ROAD COMMERCIAL CENTER		1/1	"I-13"
PLAT #	BLOCK #	ZONE	PAR. ZONE MAP
5511	17	NT	3G
WATER CODE		SEWER CODE	
0-15-03	3	ADDED 15 PARKING SPACES AND EXPANDED JIFFY LUBE AND CONVENIENCE STORE	
2-22-84	2	REMOVED CAR WASH, ADD WAITING RM, JIFFY LUBE	
1-21-84	1	4 Foot addition to Convenience Store + 1 Park. Sp.	
DATE	NO.	REVISION DESCRIPTION	

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
 DATE 2-22-84

OWNER & DEVELOPER
 PATIENT FUEL CORP.
 C/O MR. MICHAEL SMITH
 P.O. BOX 2235
 RESTON, VIRGINIA 22090

H. MALMUD & ASSOCIATES, INC.
 LAND PLANNERS - SURVEYORS - ENGINEERS
 6815 MEADOW HEIGHTS ROAD
 RANDALLSTOWN, MARYLAND 21133
 TELEPHONE: (301) 853-6465
 AREA CODE 301 653-6465



SITE PLAN
 SCALE 1"=20'

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND PUBLIC ROADS - HOWARD COUNTY DEPT. OF PUBLIC WORKS.
 DIRECTOR, DEPT. OF PUBLIC WORKS DATE

HOWARD COUNTY APPROVAL SIGNATURES

APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING
 PLANNING DIRECTOR DATE
 APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER DATE

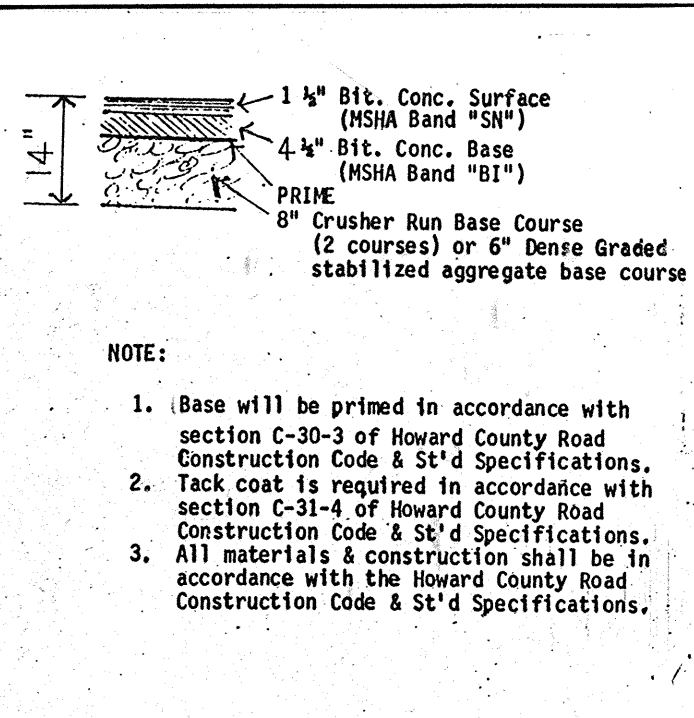
Reviewed for Howard S.C.D. and meets Technical Requirements
 U.S. Soil Conservation Service Date

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

OWNER'S CERTIFICATION
 "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 Natural Resources Approved Training Program for the Control of Sediment and Erosion before beginning the project."
 Michael Smith
 Vice President
 Date

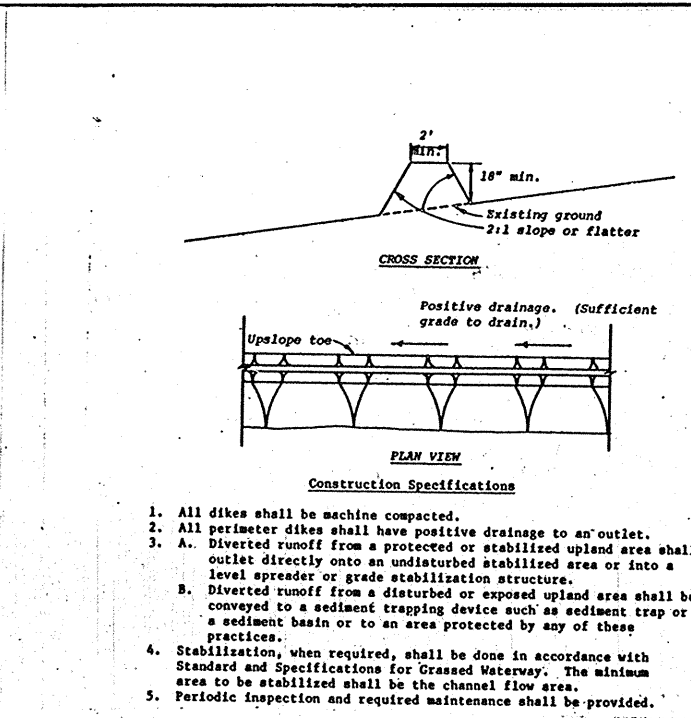
ENGINEER'S CERTIFICATION
 "I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."
 Robert J. Zehner
 Date

SITE PLAN & SEDIMENT CONTROL PLAN
PARCEL "I-13"
DOBBIN ROAD COMMERCIAL CENTER
 (FORMERLY COLUMBIA AUTO PARK)
 SECTION I AREA I
 HOWARD COUNTY, MD.
 ELECTION DISTRICT NO. 6
 DATE: 1/27/84 SCALE: AS SHOWN SHEET I OF 4
 FINAL



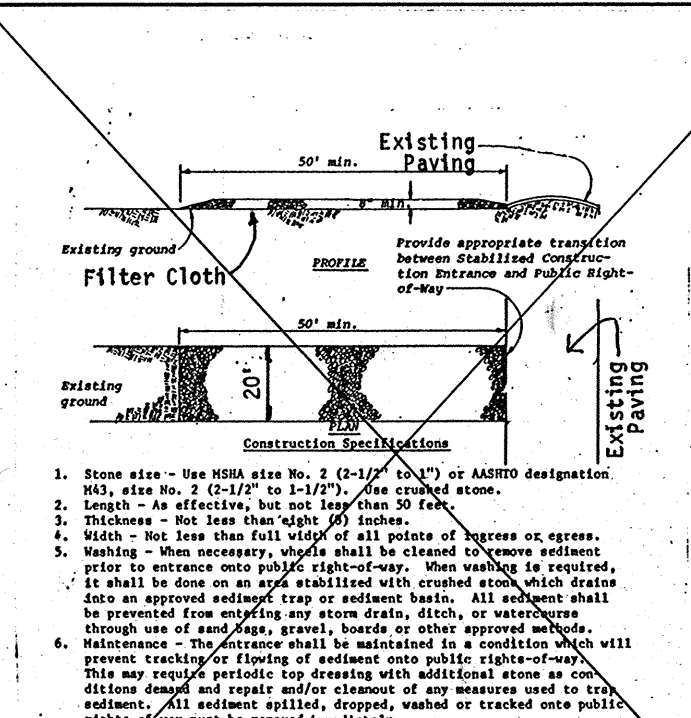
1 PAVING SECTION P3 (DRIVEWAY & PARKING AREAS)

NOTE:
 1. Base will be primed in accordance with section C-30-3 of Howard County Road Construction Code & S.D. Specifications.
 2. Tack coat is required in accordance with section C-31-4 of Howard County Road Construction Code & S.D. Specifications.
 3. All materials & construction shall be in accordance with the Howard County Road Construction Code & S.D. Specifications.



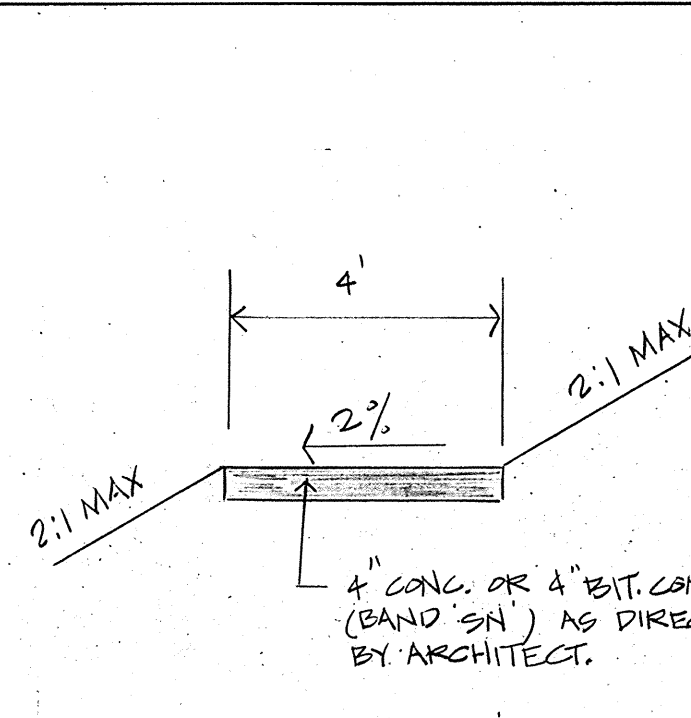
4 PERIMETER DIKE

2. All dikes shall be machine compacted.
 3. A. Dike shall have positive drainage on its outer side.
 4. Stabilization, when required, shall be done in accordance with Standard Specifications for Road Work.



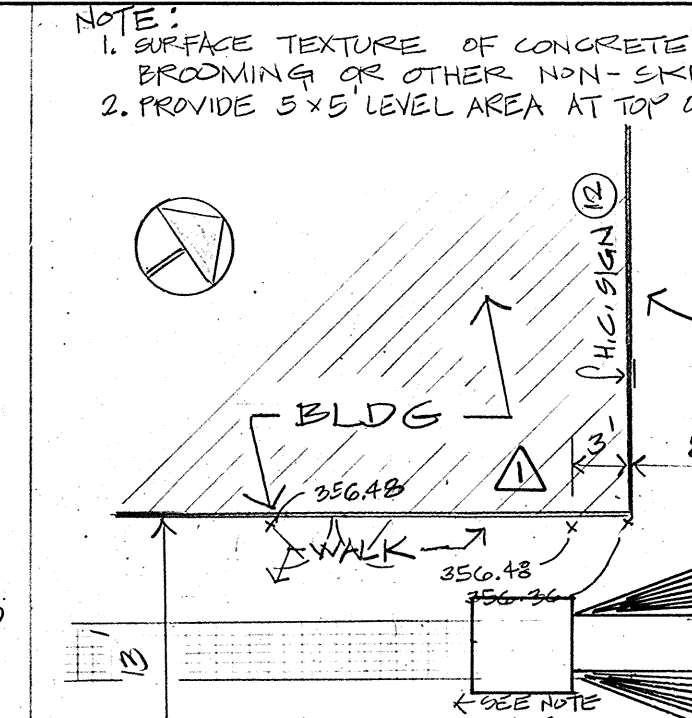
7 STABILIZED CONSTR. ENTRANCE

1. Stone size - use MSHA size No. 2 (2-1/2\"/>



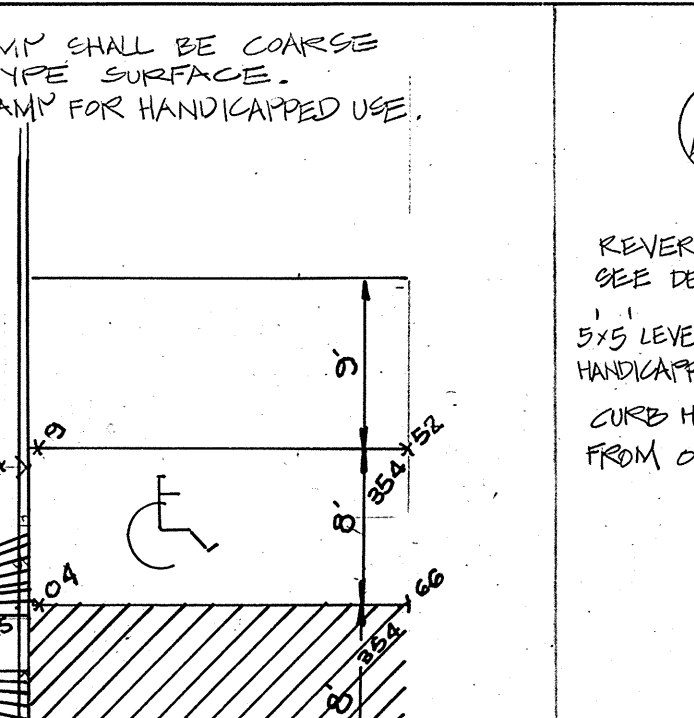
10 SIDEWALK

2:1 MAX
 4\"/>



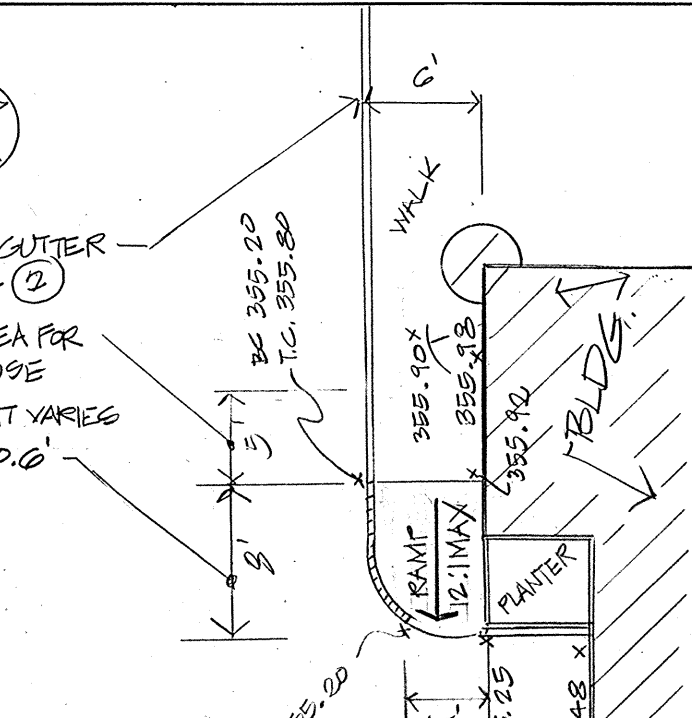
13 H.C. RAMP (SCALE 1\"/>

2:1 MAX
 4\"/>



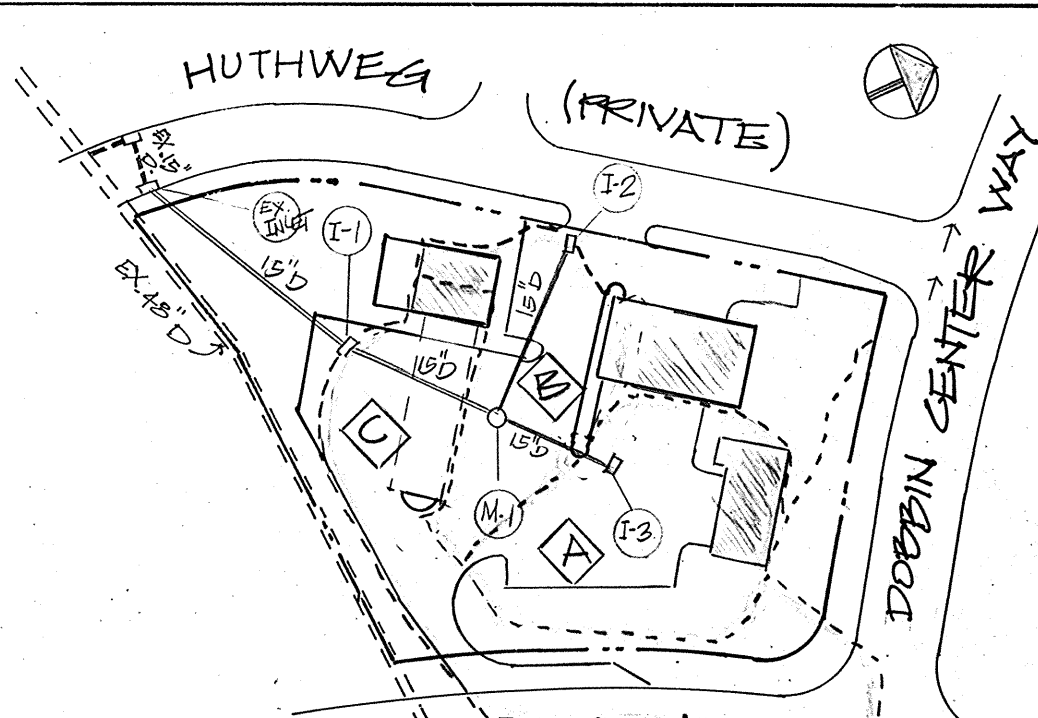
15 H.C. RAMP (SCALE 1\"/>

2:1 MAX
 4\"/>

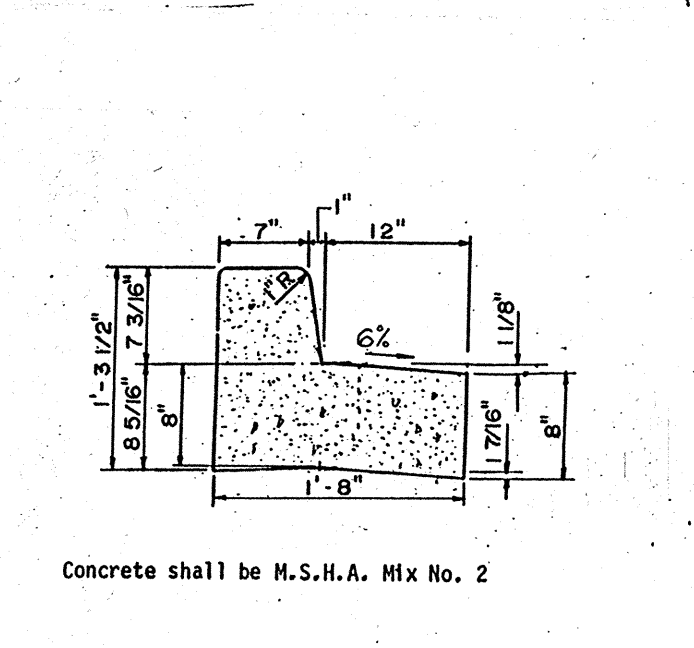


15 H.C. RAMP (SCALE 1\"/>

2:1 MAX
 4\"/>

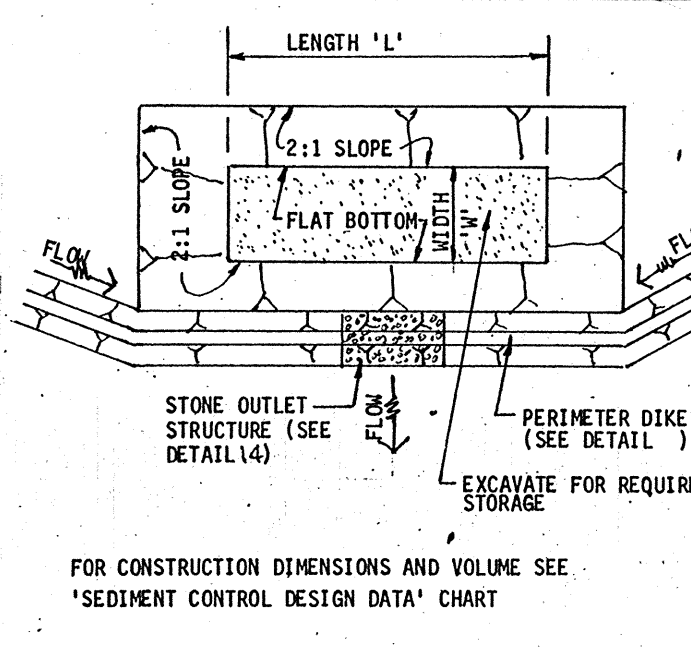


DRAINAGE AREA MAP SCALE 1\"/>



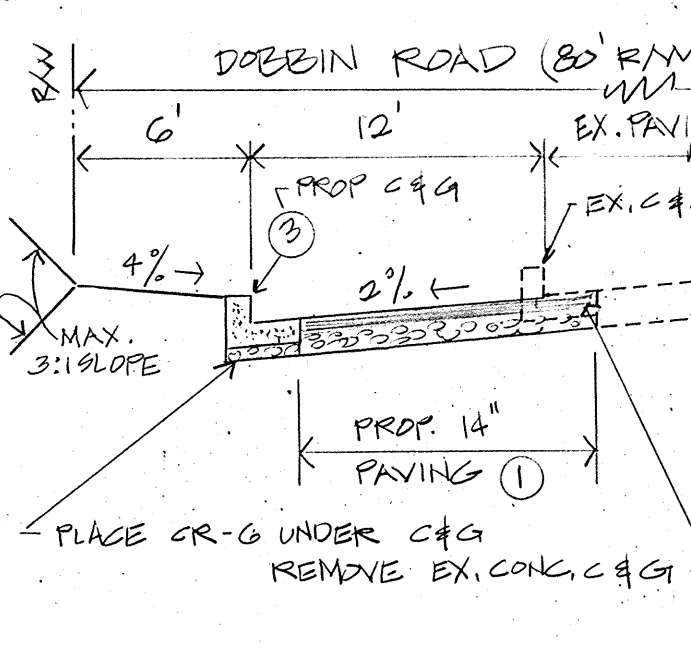
2 CONCRETE CURB & GUTTER (REVERSE GUTTER SLOPE)

FOR HUTHWEG AND FOR DOBBIN ROAD INCREASE TO 18\"/>



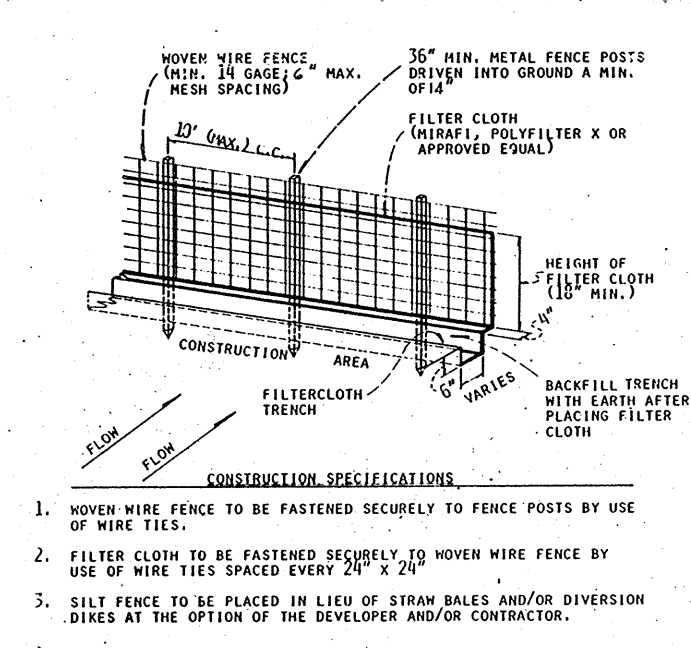
5 SEDIMENT TRAP

FOR CONSTRUCTION DIMENSIONS AND VOLUME SEE 'SEDIMENT CONTROL DESIGN DATA' CHART



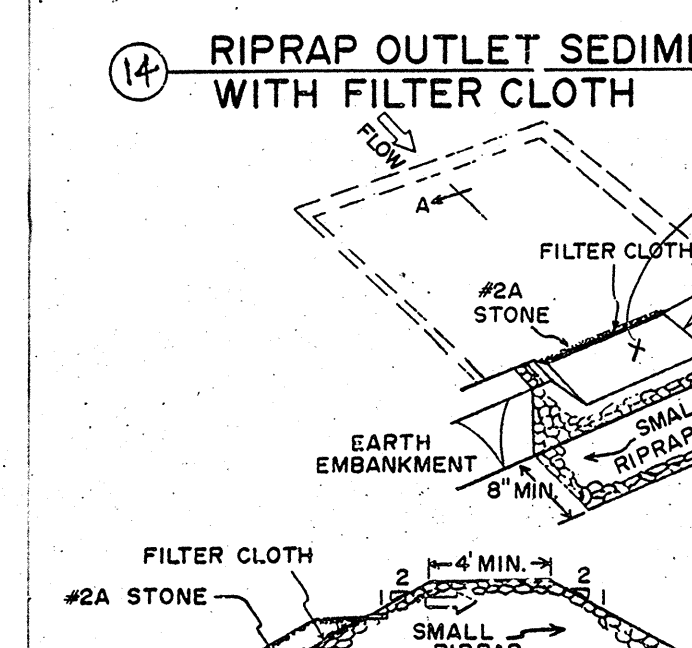
8 DOBBIN RD. WIDENING

2:1 MAX SLOPE



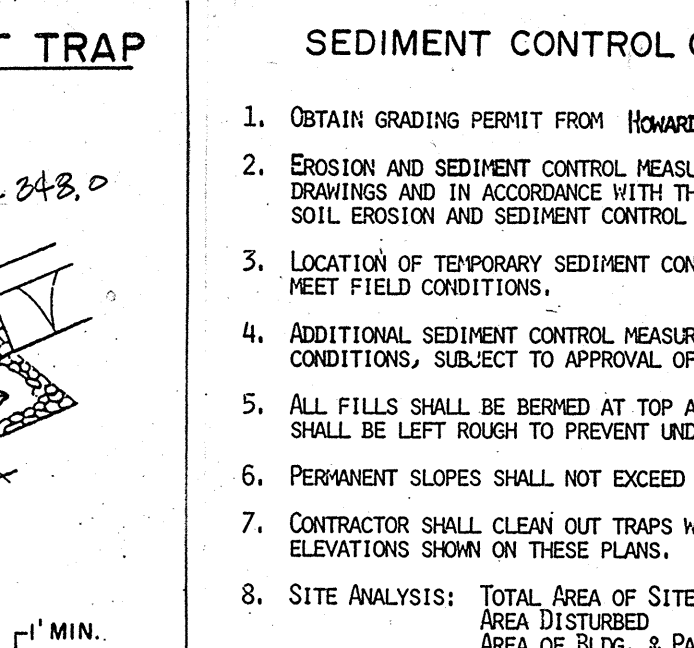
11 SILT FENCE

2:1 SLOPE



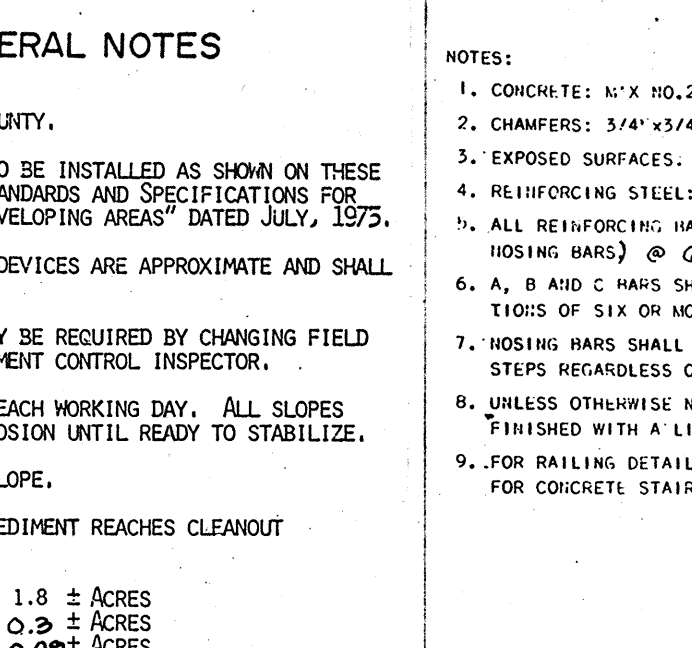
14 RIPRAP OUTLET SEDIMENT TRAP WITH FILTER CLOTH

2:1 SLOPE



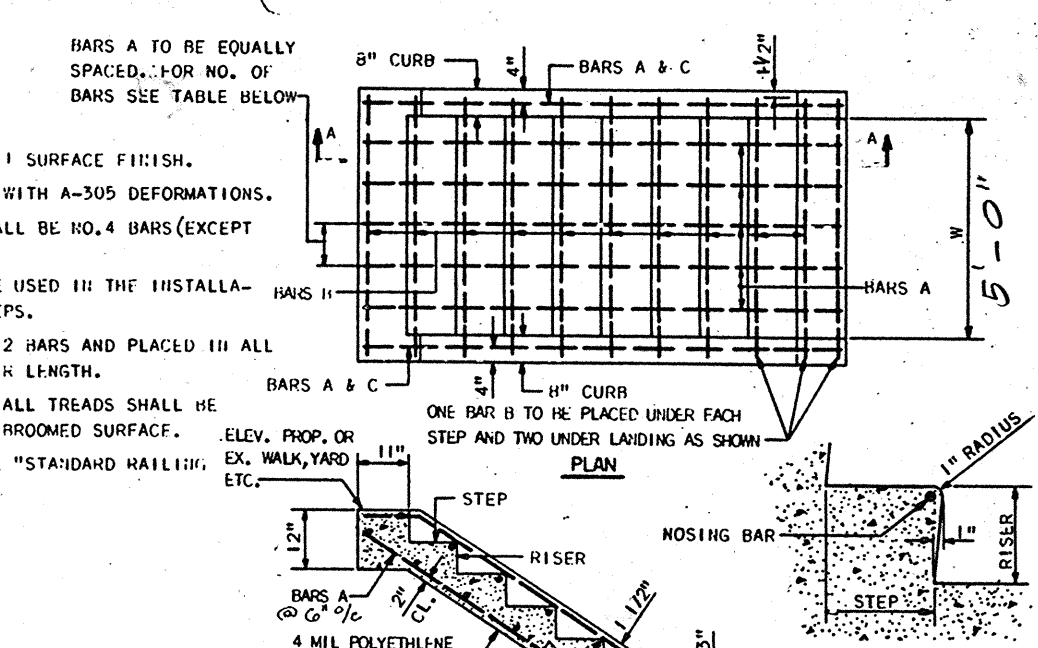
SEDIMENT CONTROL GENERAL NOTES

1. OBTAIN GRADING PERMIT FROM HOWARD COUNTY.
 2. EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED AS SHOWN ON THESE DRAWINGS AND IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL IN DEVELOPING AREAS DATED JULY, 1975.
 3. LOCATION OF TEMPORARY SEDIMENT CONTROL DEVICES ARE APPROXIMATE AND SHALL MEET FIELD CONDITIONS.
 4. ADDITIONAL SEDIMENT CONTROL MEASURES MAY BE REQUIRED BY CHANGING FIELD CONDITIONS, SUBJECT TO APPROVAL OF SEDIMENT CONTROL INSPECTOR.
 5. ALL FILLS SHALL BE BERMED AT TOP AFTER EACH WORKING DAY. ALL SLOPES SHALL BE LEFT ROUGH TO PREVENT UNDESIRABLE EROSION UNTIL READY TO STABILIZE.
 6. PERMANENT SLOPES SHALL NOT EXCEED 2:1 SLOPE.
 7. CONTRACTOR SHALL CLEAN OUT TRAPS WHEN SEDIMENT REACHES CLEANOUT ELEVATIONS SHOWN ON THESE PLANS.
 8. SITE ANALYSIS: TOTAL AREA OF SITE 1.8 ± ACRES
 AREA DISTURBED 0.3 ± ACRES
 AREA OF BLDG. & PAVING 0.09 ± ACRES
 AREA STABILIZED 0.21 ± ACRES
 9. TEMPORARY SEEDING - ANY DISTURBED AREA LEFT IDLE FOR MORE THAN 30 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS: FOR PERIODS MARCH 1 THRU APRIL 30, AND FROM AUGUST 15 THRU NOVEMBER 15, SEED WITH 2 1/2 BUSHELS PER ACRE (3.2 LBS./1,000 SQ. FT.) OF ANNUAL RYE FOR PERIOD MAY 1 THRU AUGUST 31, SEED WITH 3 LBS./ACRE (0.07 LBS./1,000 SQ. FT.) OF KEEPING LOVEGRASS.
 10. PERMANENT SEEDING:
 A) SPREAD 4\"/>



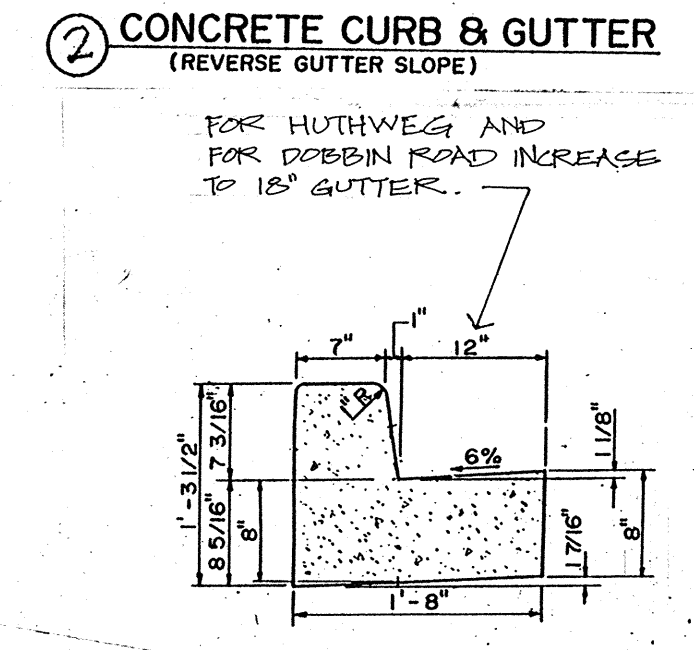
SEDIMENT CONTROL CONSTRUCTION SEQUENCE

1. Contractor shall contact Howard County Inspection (992-2417 or 792-7262) prior to starting construction and Howard County Sediment Control Division (992-2436) a minimum of 48 hours before starting any grading or construction.
 2. Install stabilized construction entrance, perimeter dike, silt fence, sediment traps #1 and stone outlet structures as shown in this drawing, install Traps #1 & CMP.
 3. Grade site.
 4. Install storm drain system and inlet sediment traps at I-1, I-2 and I-3.
 5. Stabilize with temporary seeding.
 6. Construct building and install utilities.
 7. Remove sediment traps #1, inlet sediment traps I-1, I-2 and I-3 and pave driveways and parking area.
 8. Remove all sediment control devices and stabilize grass area with permanent seeding.



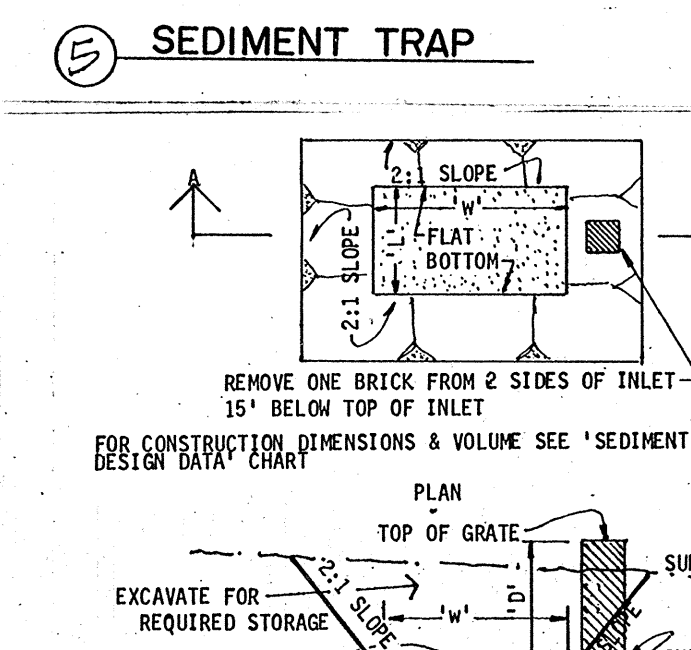
16 CONC. STAIRS

UNLESS OTHERWISE NOTED, PAINTED RAILING SHALL BE FURNISHED.
 2. RAILING AND POSTS TO BE PAINTED SHALL CONFORM TO A.S.T.M. DESIGNATION A-120 STANDARD WEIGHT.
 3. RAILING AND POSTS TO BE GALVANIZED SHALL CONFORM TO A.S.T.M. DESIGNATION A-441 SEE SPECIFICATIONS.
 4. UNLESS OTHERWISE NOTED, RAILINGS SHALL BE FURNISHED FOR BOTH SIDES OF STAIRS AND ON ALL STAIRS HAVING 4 RISERS AND OVER.
 5. RAILING SHALL BE ALL WELDED WITH ITS JOINTS GROUND SMOOTH AND FREE OF BURRS.
 6. RAILING POSTS SHALL BE SET IN METAL SLEEVES, 6\"/>



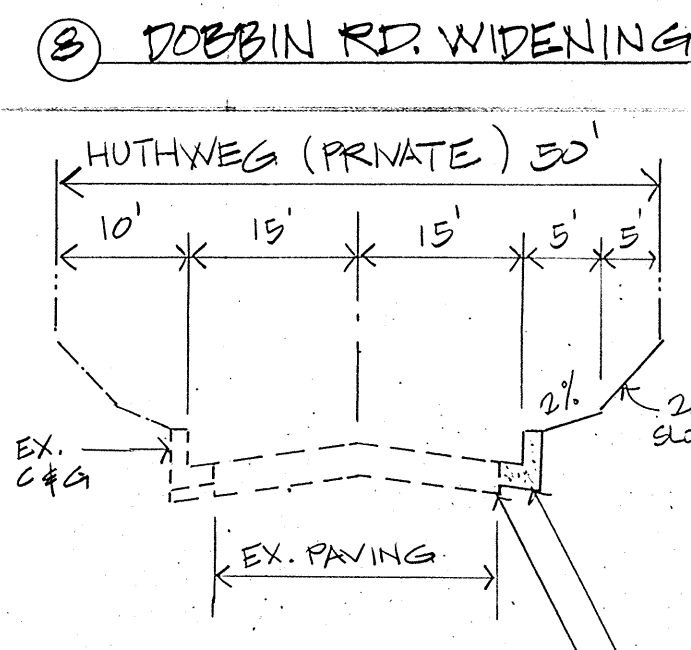
3 CONCRETE CURB & GUTTER (STANDARD GUTTER SLOPE)

Concrete shall be M.S.H.A. Mix No. 2



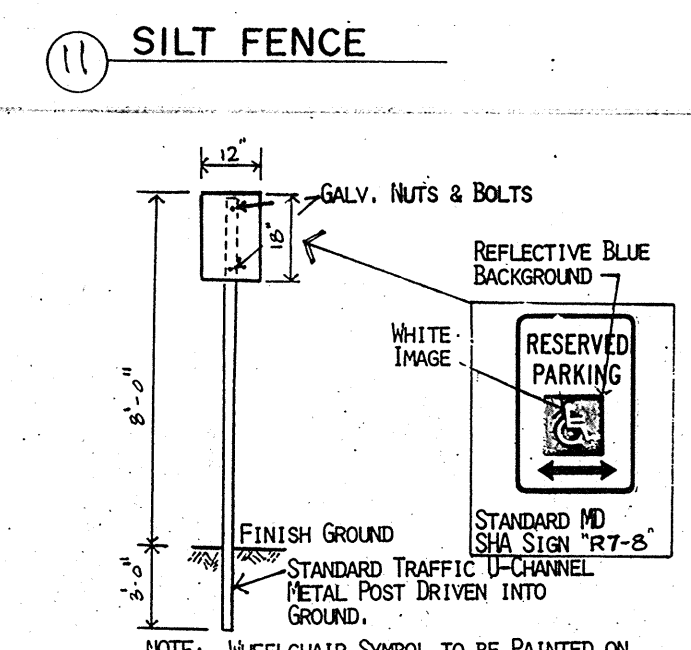
6 INLET SEDIMENT TRAP

FOR CONSTRUCTION DIMENSIONS AND VOLUME SEE 'SEDIMENT CONTROL DESIGN DATA' CHART



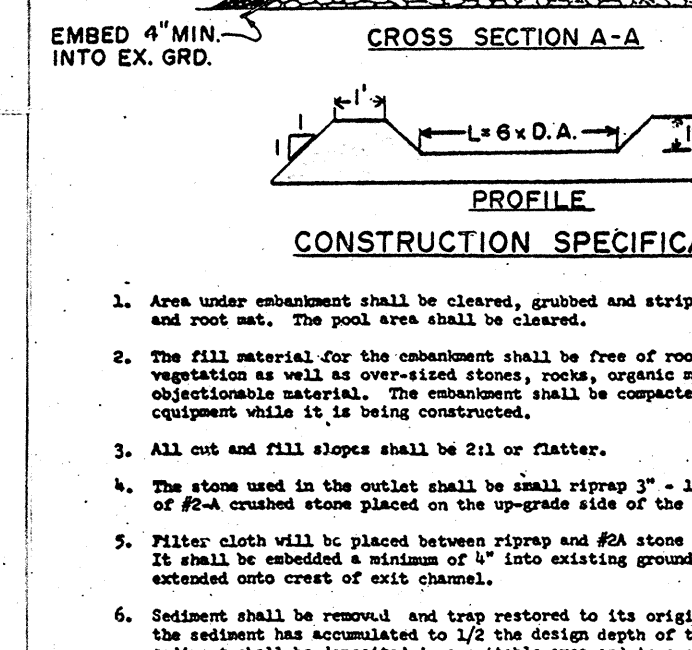
9 HUTHWEG WIDENING

2:1 MAX SLOPE



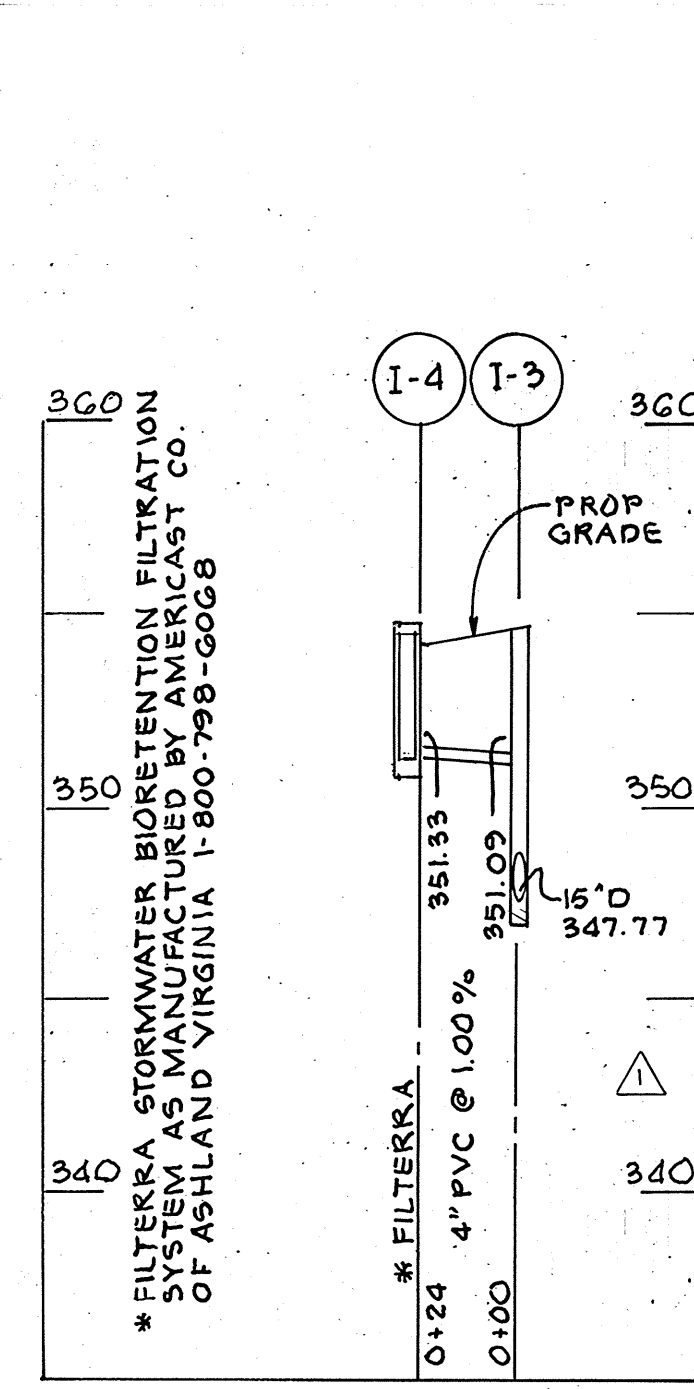
12 H.C. PARKING SIGN

REFLECTIVE BLUE BACKGROUND
 WHITE IMAGE
 STANDARD TRAFFIC SIGN 'R-5'
 METAL POST DRIVEN INTO GROUND
 NOTE: WHEELCHAIR SYMBOL TO BE PAINTED ON PARKING SPACE PAVEMENT.



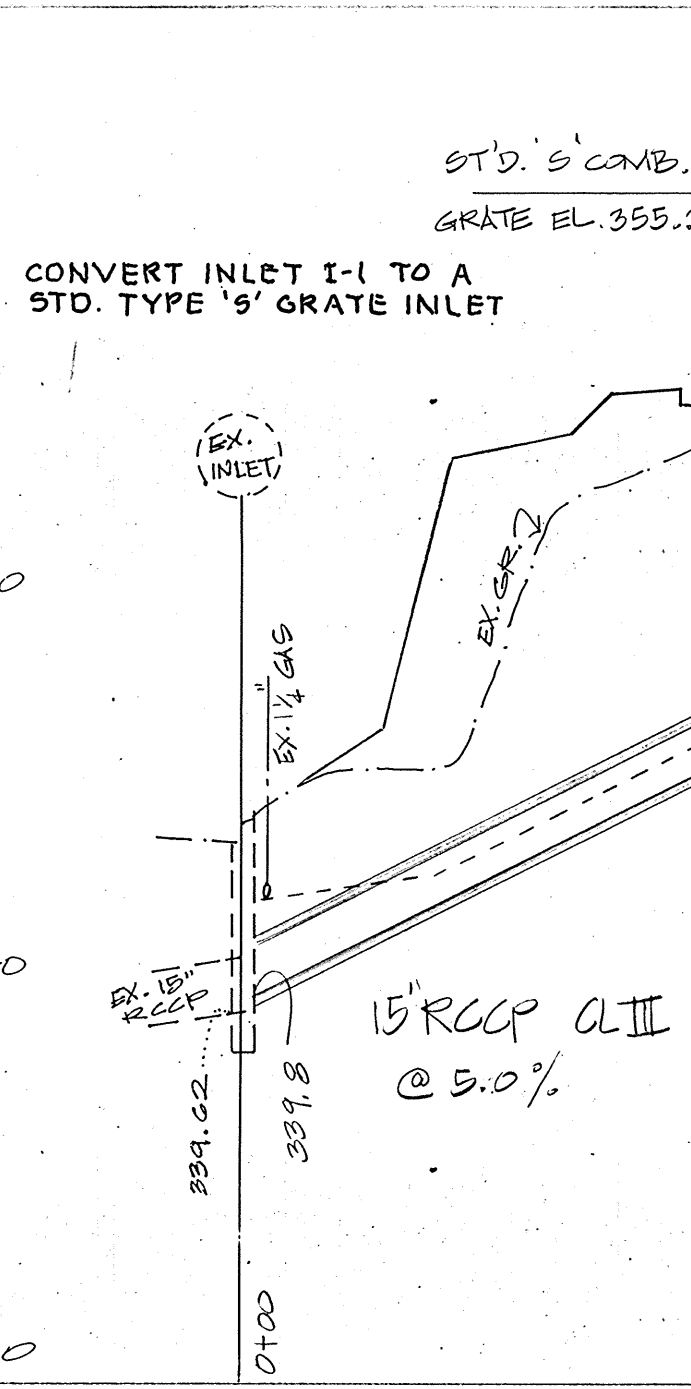
17 TEMP. BLOCKING OF INLETS

SANDBAGS
 ROUGH CUT LUMBER
 FILTER CLOTH
 SUB GRADE



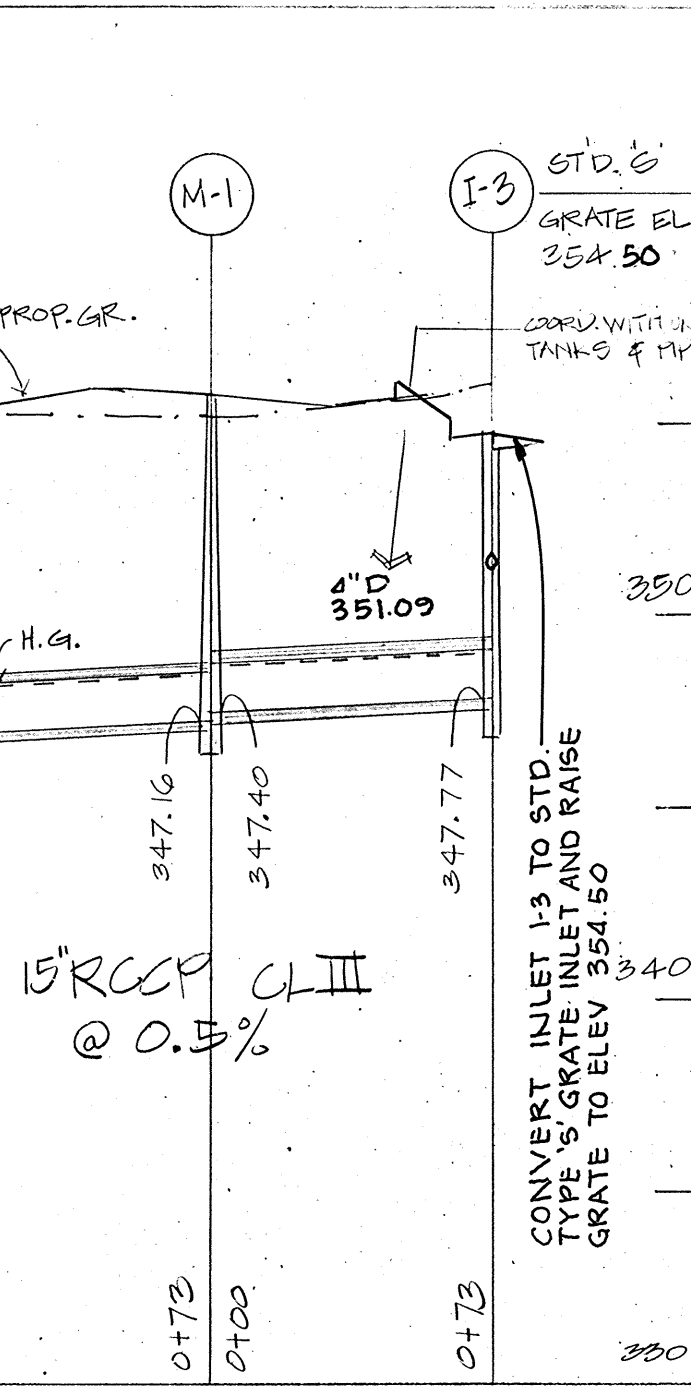
STORM DRAIN PROFILE

SCALE HOR. 1\"/>



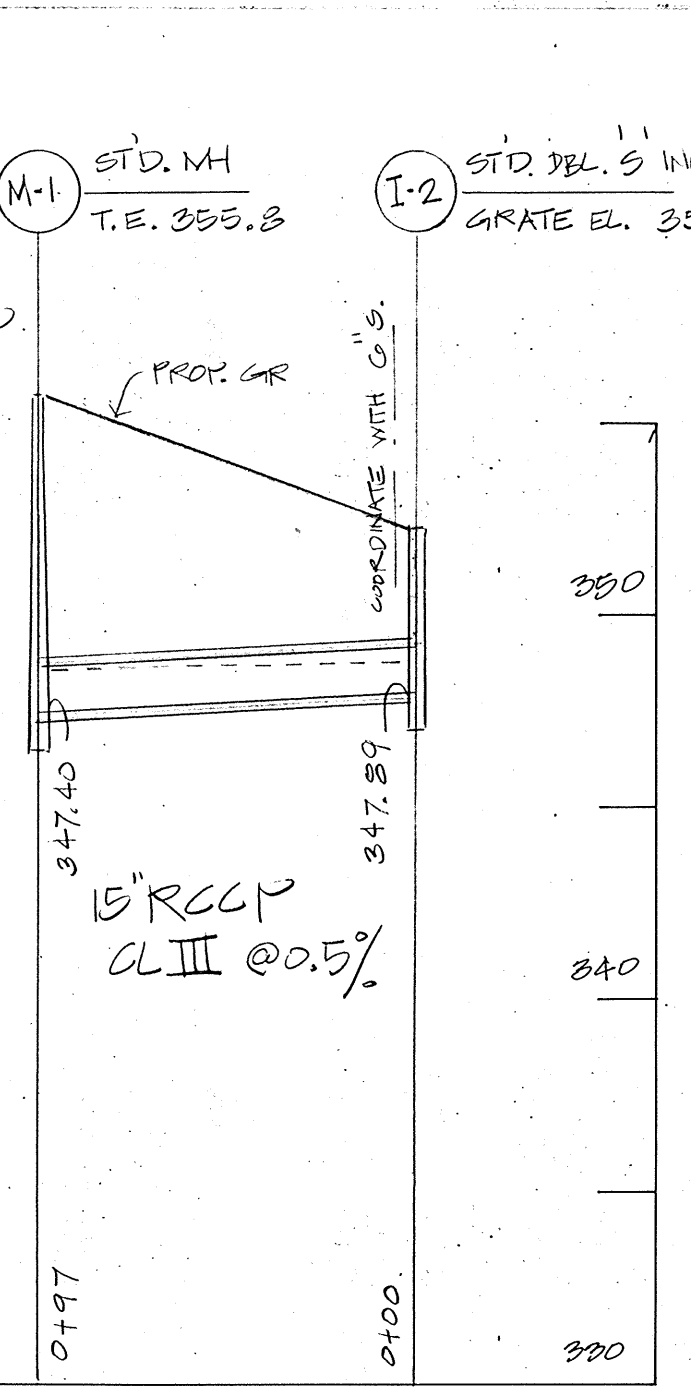
STORM DRAIN PROFILE

SCALE HOR. 1\"/>



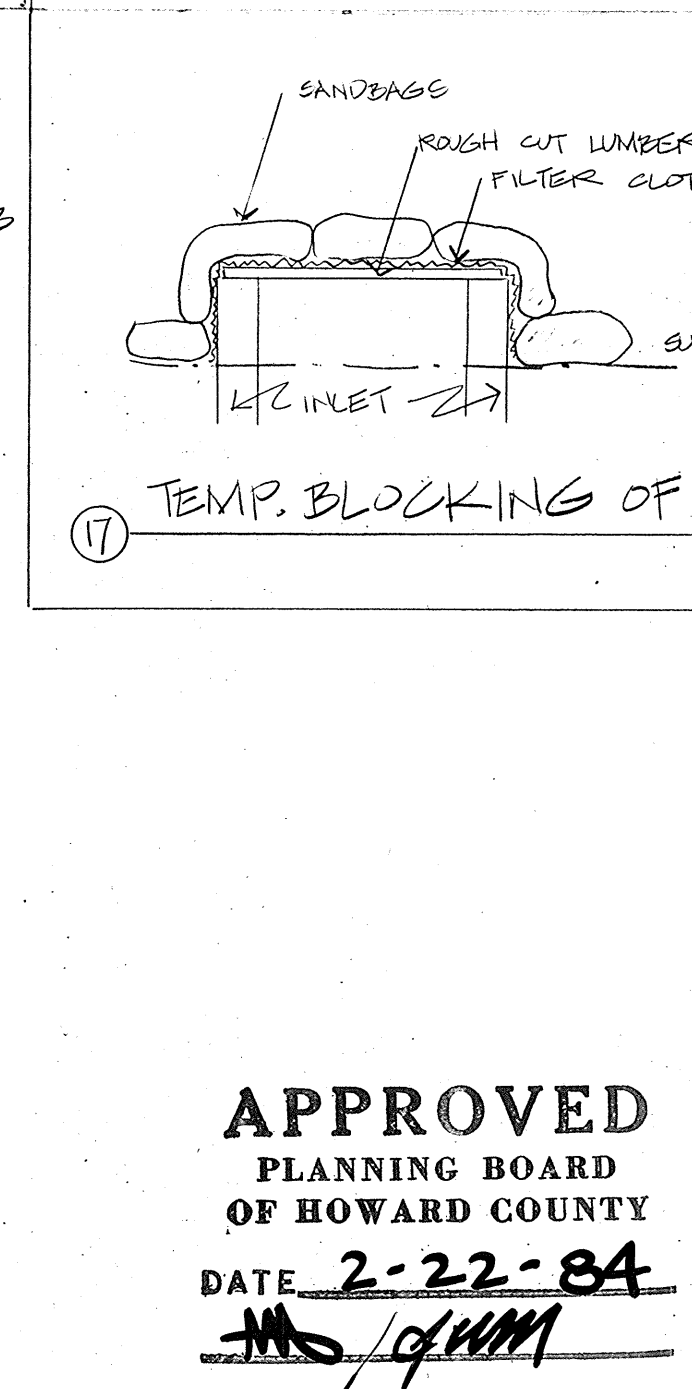
STORM DRAIN PROFILE

SCALE HOR. 1\"/>



STORM DRAIN PROFILE

SCALE HOR. 1\"/>



SEDIMENT TRAP DATA

DESIGN AND CONSTRUCTION

TRAP #	I-1	I-2	I-3	#1
DETAIL# / SHEET#	6/2	6/2	6/2	5/2
DEPTH (FT)	3.0	2.0	2.0	4.0
LENGTH X WIDTH (FT)	10x15	10x8	10x15	10x30
BOTTOM ELEV.	352.0	350.0	352.0	344.0
CLEAN-OUT ELEV.	354.0	351.0	351.0	346.5
DRAINAGE AREA (ACRES)	0.5	0.2	0.3	1.5
STORAGE REQ'D. (C.Y.)	34	13	20	100
STORAGE PROV'D. (C.Y.)	37	13	20	101

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND PUBLIC ROADS - HOWARD COUNTY DEPT. OF PUBLIC WORKS
 Director, DEPT. OF PUBLIC WORKS DATE 3-20-84
 Chief, BUREAU OF ENGINEERING DATE 3/20/84

HOWARD COUNTY APPROVAL SIGNATURES
 APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING
 Director, PLANNING & ZONING DATE 3-23-84
 Chief, DIVISION OF LAND DEVELOPMENT DATE 3/23/84
 COUNTY HEALTH OFFICER DATE 3-22-84

Reviewed for Howard S.C.D. and meets Technical Requirements
 U.S. Soil Conservation Service Date 3/14/84

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
 Director, HOWARD S.C.D. DATE 3-14-84

OWNER'S CERTIFICATION
 "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 Natural Resources Approved Training Program for the Control of Sediment and Erosion before beginning the project."
 Director, PATIENT FUEL CORPORATION DATE 4/1/84

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."
 Director, H. MALMUD & ASSOCIATES, INC. DATE 4/27/84

SITE PLAN & SEDIMENT CONTROL PLAN
 PARCEL "I-13"
 DOBBIN ROAD COMMERCIAL CENTER
 (FORMERLY COLUMBIA AUTO PARK)
 SECTION I AREA I
 HOWARD COUNTY, MD.
 ELECTION DISTRICT NO. 6
 DATE: 1/27/84 SCALE: AS SHOWN SHEET 2 OF 4.
 FINAL

APPROVED PLANNING BOARD OF HOWARD COUNTY
 DATE 2-22-84
 H. MALMUD & ASSOCIATES, INC.
 LAND PLANNERS - SURVEYORS - ENGINEERS
 8815 MEADOW HEIGHTS ROAD
 RANDALLSTOWN, MARYLAND 21133
 TELEPHONE: AREA CODE 301 455-6465

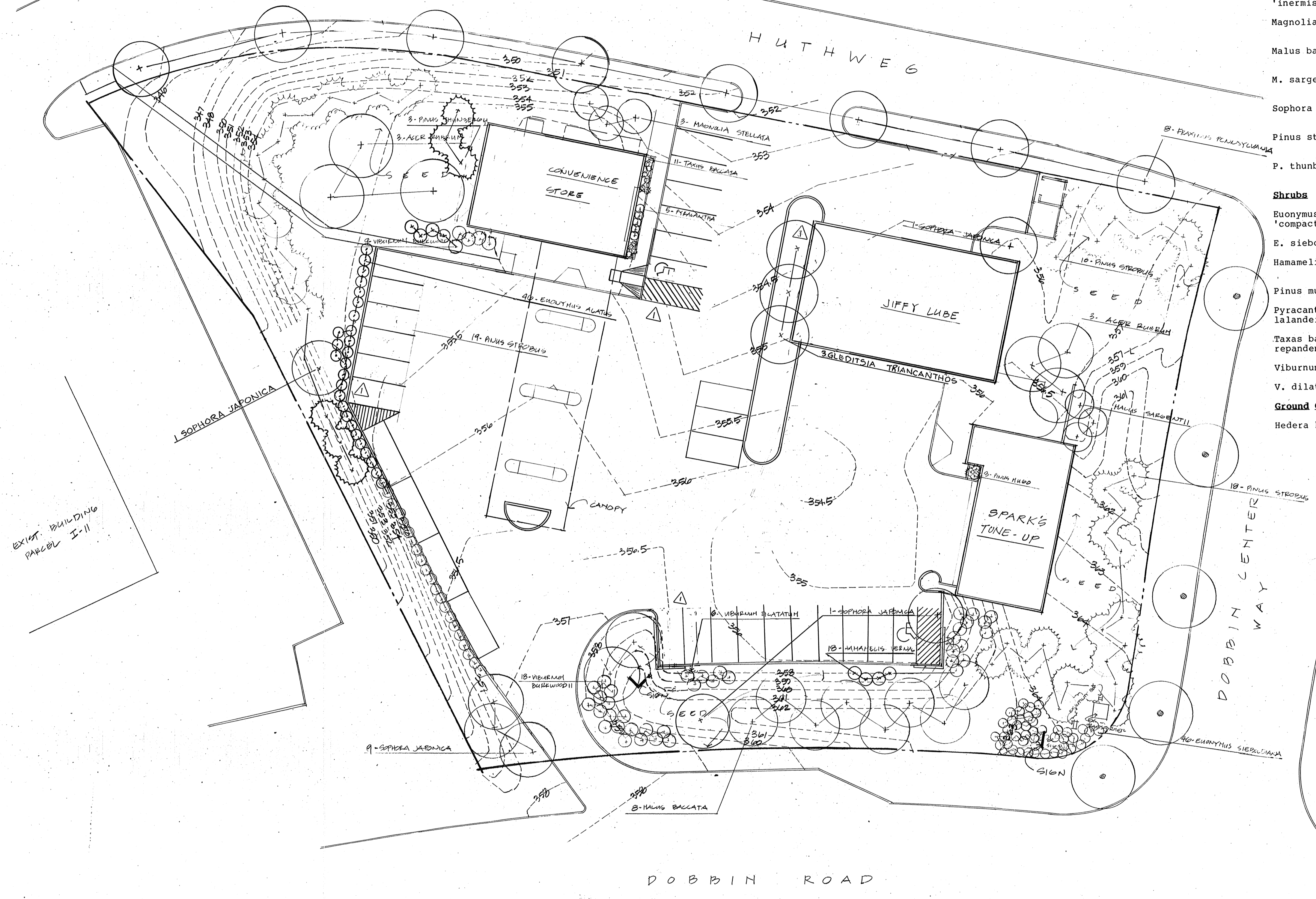
DOBBIN ROAD AUTO SERVICE CENTER - Columbia, Maryland (83-79)

Plant List - November 9, 1983

Botanical Name	Common Name	Quantity	Size	Remarks
Trees				
Acer rubrum	Red Maple	6	2 1/2"-3" Cal. 12'-14' Ht.	Low, branching specimen
Fraxinus pennsylvanica lanceolata 'Marshall's Seedless'	Green Ash	8	2 1/2"-3" Cal. 12'-14' Ht.	Low, branching specimen
Gleditsia triacanthos 'inermis' (Moraine)	Moraine Honey Locust	3	2 1/2"-3" Cal. 12'-14' Ht.	Specimen, well-matched
Magnolia stellata	Star Magnolia	3	2"-2 1/2" Cal. 6'-8' Ht.	Full, specimen
Malus baccata	Siberian Crab Apple	8	2"-2 1/2" Cal. 8'-10' Ht.	Full, specimen
M. sargentii	Sargent Crab Apple	3	2"-2 1/2" Cal. 4'-5' Ht.	Dense, specimen
Sophora japonica	Japanese Pagoda Tree	12	2 1/2"-3" Cal. 12'-14' Ht.	Full, specimen, low-branching
Pinus strobus	White Pine	47	2"-2 1/2" Cal. 6'-8' Ht.	Unsheared
P. thunbergii	Japanese Black Pine	3	2"-2 1/2" Cal. 6'-8' Ht.	Unsheared
Shrubs				
Euonymus alatus 'compactus'	Compact Winged Euonymus	46	2'-2 1/2'	
E. sieboldiana	Siebold Euonymus	46	18"-24"	
Hamamelis vernalis	Vernal Witch Hazel	18	3'-3 1/2'	
Pinus mugo mugo	Mugho Pine	3	2'-2 1/2'	
Pyracantha coccinea lalandei	Firethorn	5	2 1/2"-3'	For espalier
Taxus baccata repandens	Weeping English Yew	11	18"-24"	
Viburnum burkwoodii	Burkwood Viburnum	27	2 1/2"-3'	
V. dilatatum	Linden Viburnum	14	3'-3 1/2'	
Ground Cover				
Hedera helix	English Ivy	1000	2 year plants	

TREE SUMMARY
1.79 ACRES REQUIRED MIN: 31 SHADE
26 FLOWERING/EVERGREEN
SHOWN:
24 SHADE TREES
3 LARGE FLOWERING (MALUS BACCATA)
6 FLOWERING TREES
50 PINES

KEY
● EXISTING TREE
+ PROPOSED TREE
● GROUND COVER

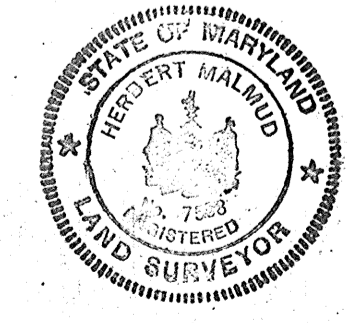


LANDSCAPE PLAN
1"=20'

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 2-22-84

LANDSCAPE PLAN
PARCEL "I-13"
DOBBIN ROAD COMMERCIAL CENTER
(FORMERLY COLUMBIA AUTO PARK)
SECTION 1 AREA 1
HOWARD COUNTY, MD.
ELECTION DISTRICT No. 6
DATE: 1/27/84 SCALE: 1"=20' SHEET 3 OF 3

DATE	No.	REVISION DESCRIPTION
8-15-83	1	ADDED 15 PARKING SPACES AND EXPANDED JIFFY LUBE AND CONVENIENCE STORE



OWNER'S CERTIFICATION
"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 Natural Resources Approved Training Program for the Control of Sediment and Erosion before beginning the project."
Michael Smith
Vice President
Date: 2/1/84

ENGINEER'S CERTIFICATION
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Robert Maland
Date: 3-14-84

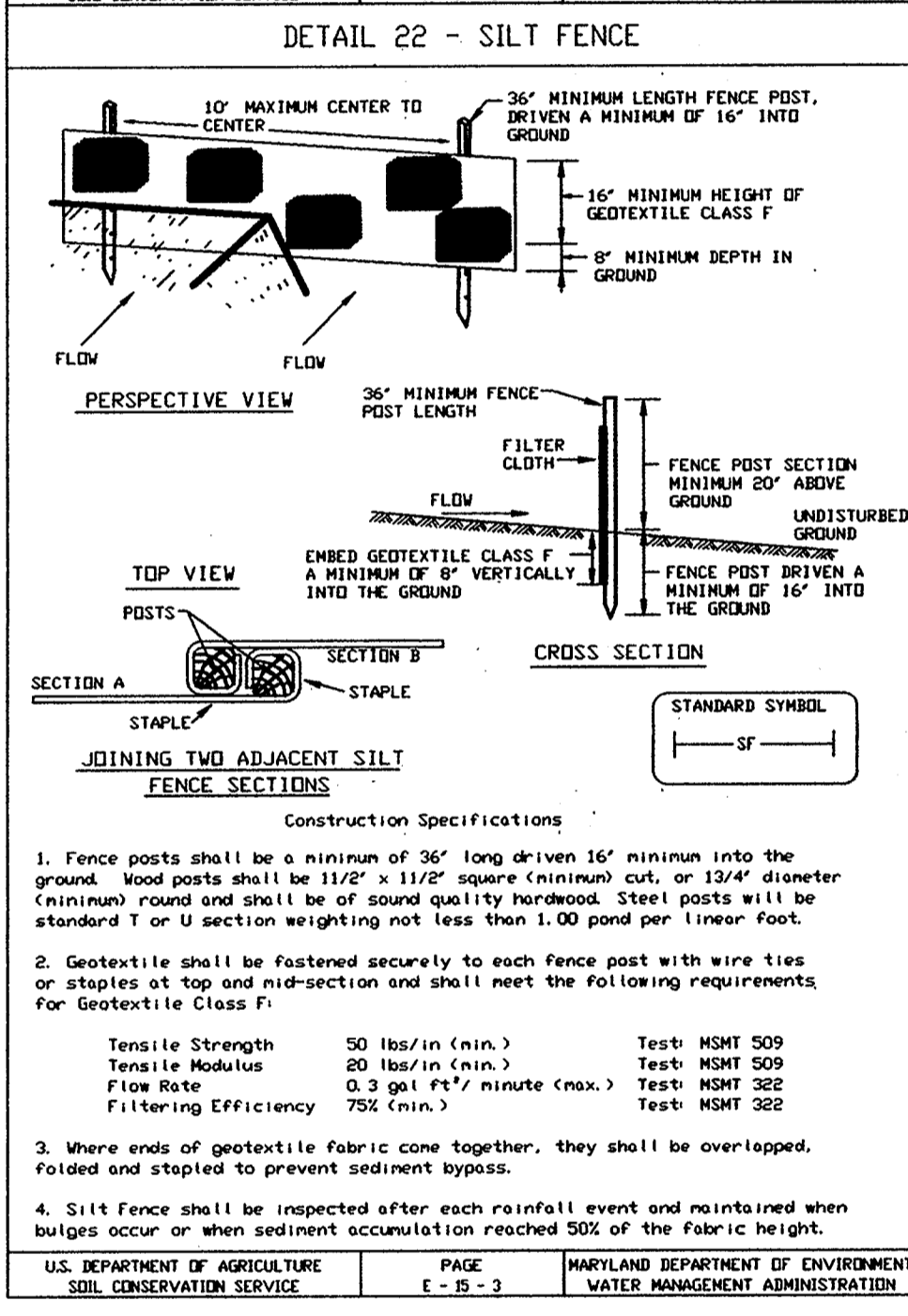
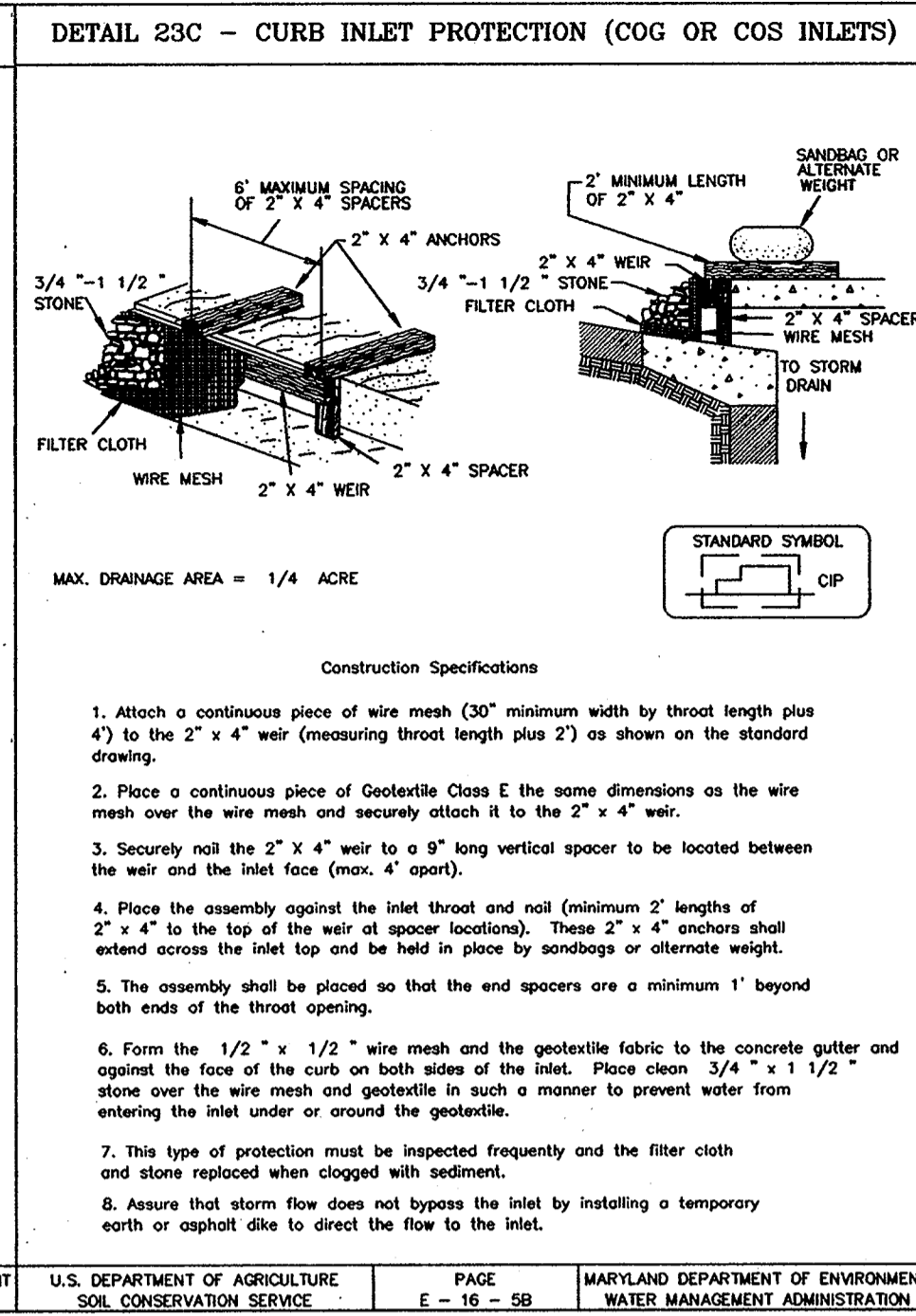
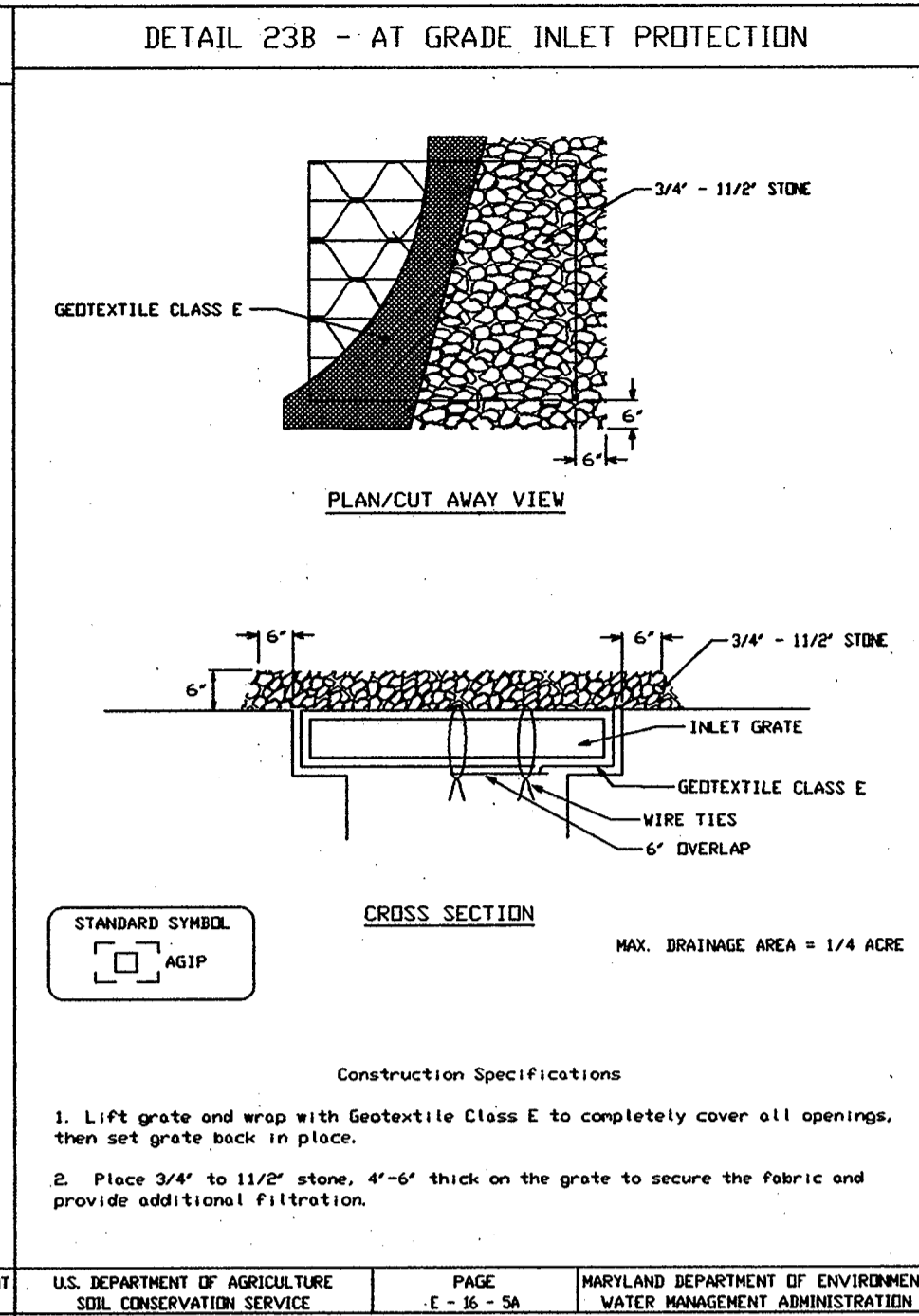
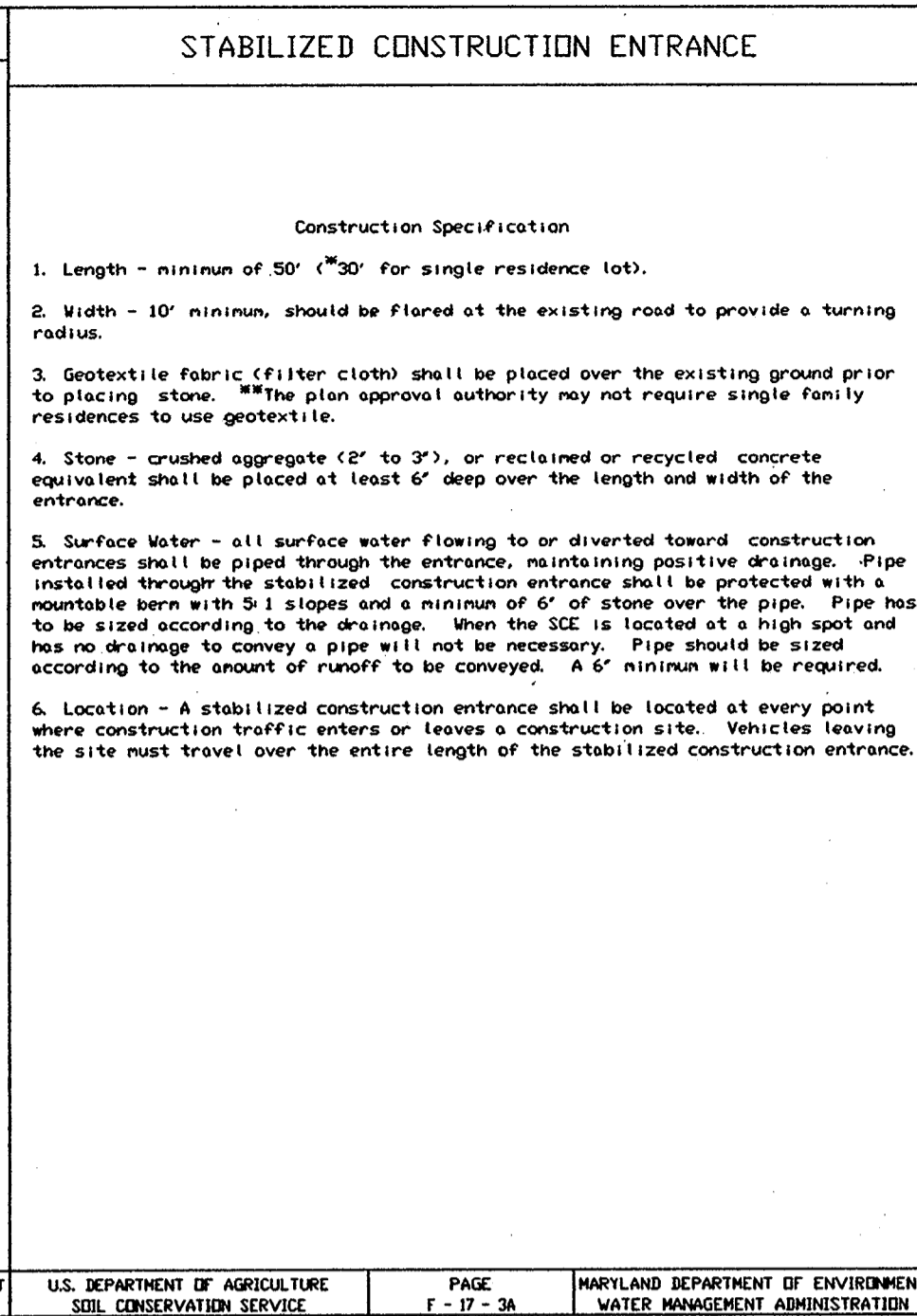
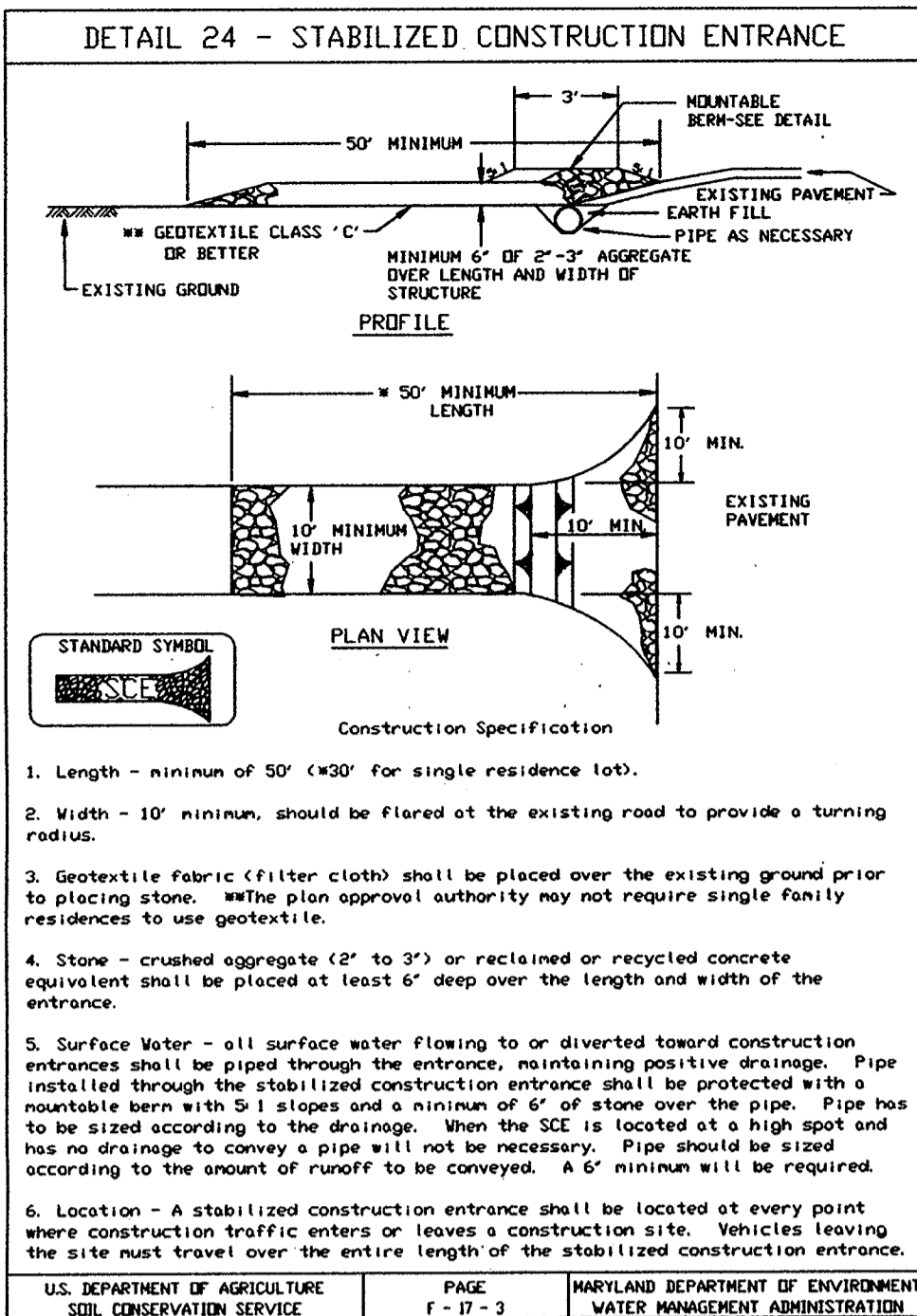
APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND PUBLIC ROADS - HOWARD COUNTY DEPT. OF PUBLIC WORKS
Director, DEPT. OF PUBLIC WORKS DATE: 3-20-84
2/2/84
CHIEF, BUREAU OF ENGINEERING DATE

HOWARD COUNTY APPROVAL SIGNATURES
APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING
PLANNING DIRECTOR DATE: 3-23-84
CHIEF DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE: 3-23-84
APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
U.S. Soil Conservation Service DATE: 3-14-84

Reviewed for Howard S.C.D. and meets Technical Requirements
U.S. Soil Conservation Service DATE: 3-14-84

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
DATE: 3-14-84

REVISED SHEET TITLE
LANDSCAPE PLAN
DRAWN CH/RD
SCALE 1"=20'
DATE 11-10-83
DRAWING
SHEET 3 OF 4



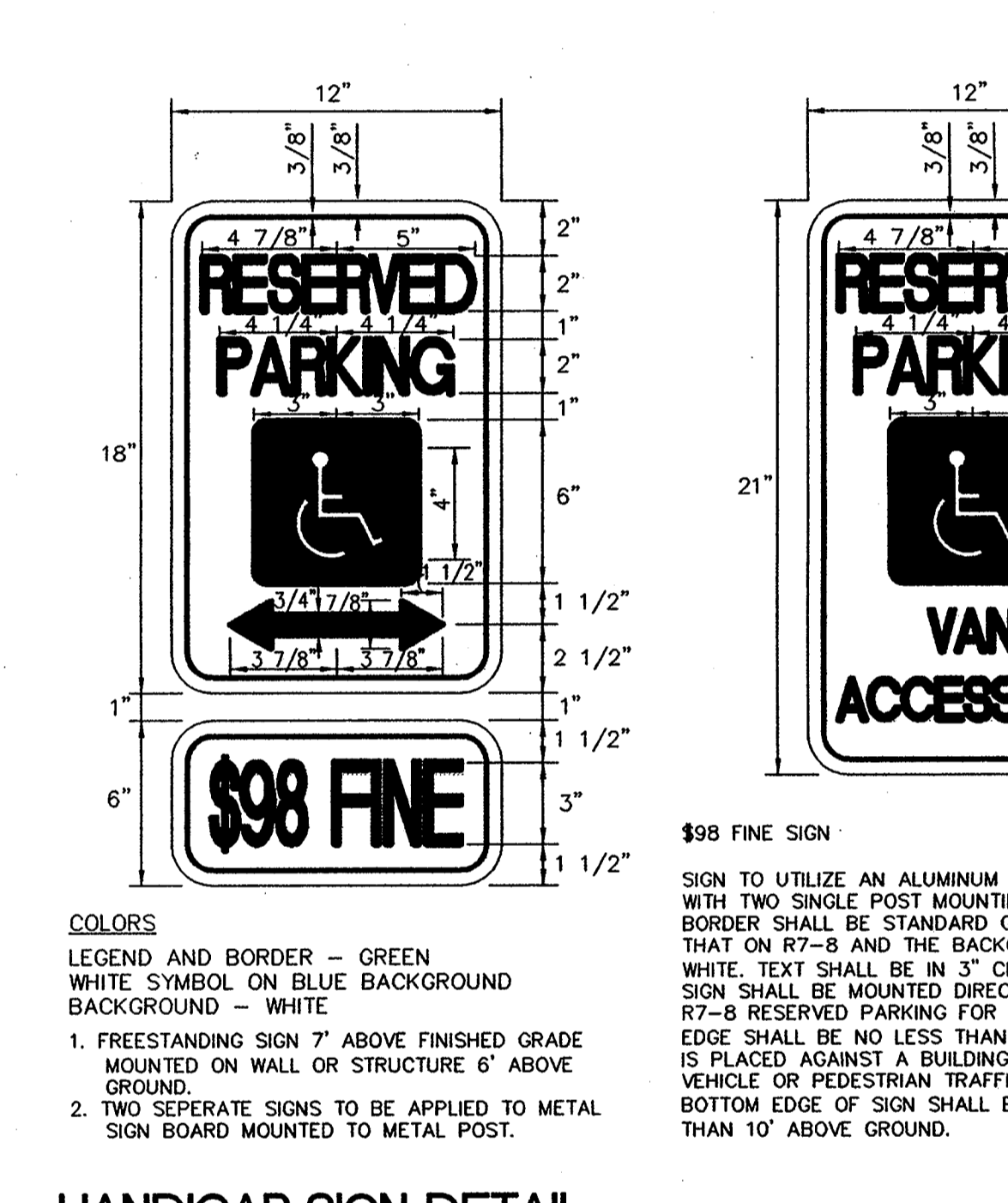
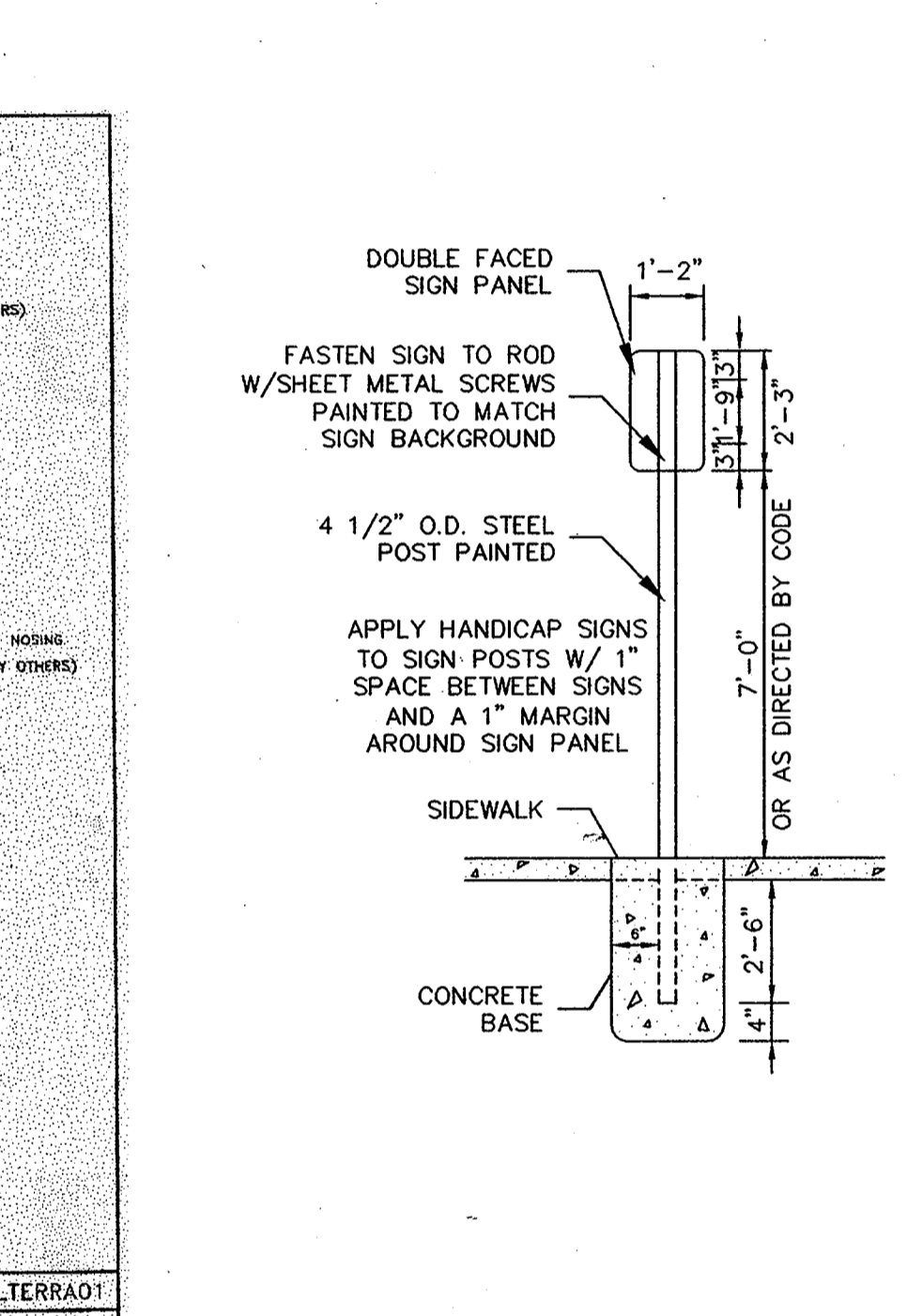
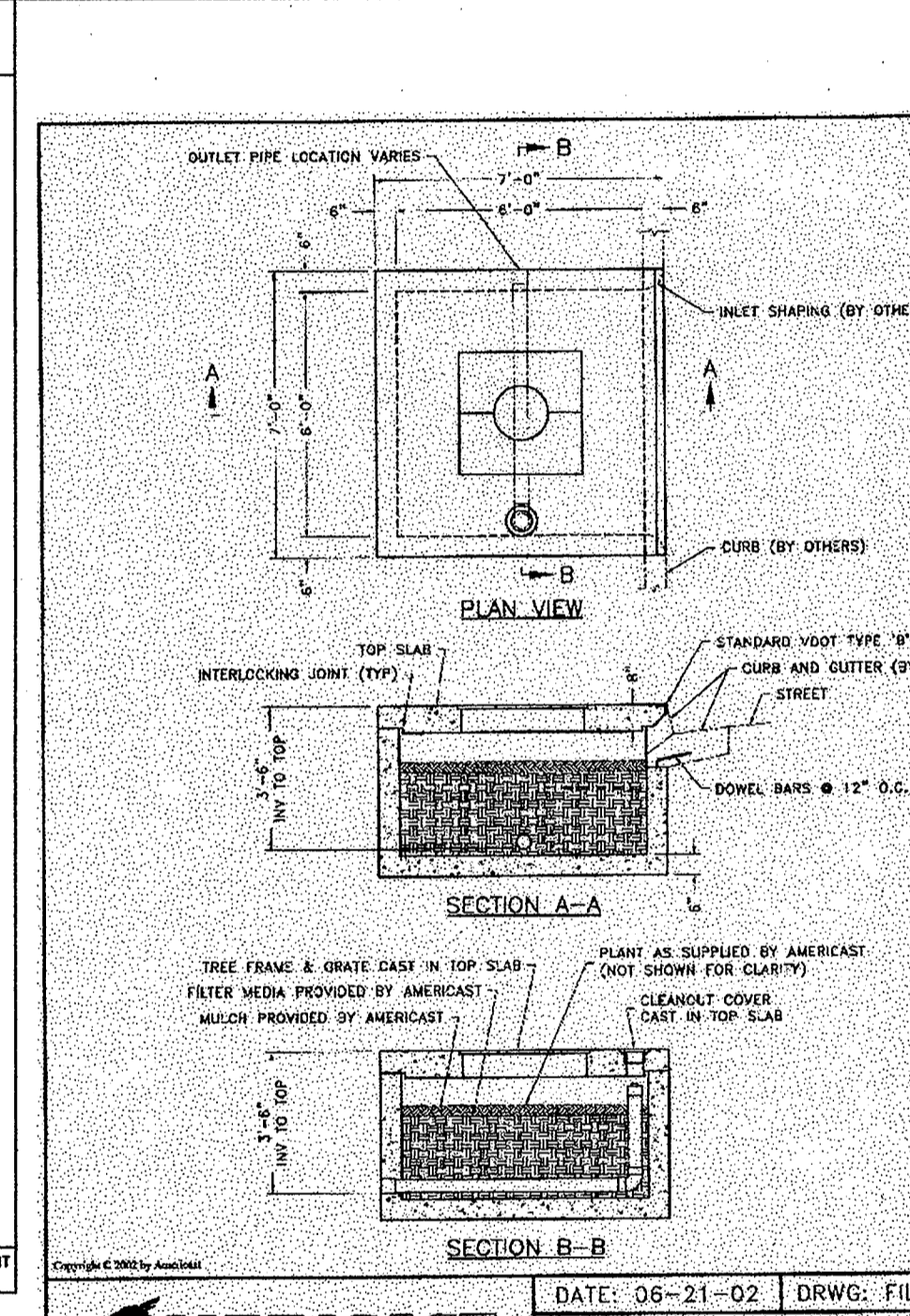
SILT FENCE

Silt Fence Design Criteria

Slope Steepness	(Maximum) Slope Length	(Maximum) Silt Fence Length
Flatter than 50:1	unlimited	unlimited
50:1 to 10:1	125 feet	1,000 feet
10:1 to 5:1	100 feet	750 feet
5:1 to 3:1	40 feet	500 feet
3:1 to 2:1	40 feet	250 feet
2:1 and steeper	20 feet	125 feet

Note: In areas of less than 2% slope and sandy soils (USDA general classification system, soil Class A) maximum slope length and silt fence length will be unlimited. In these areas a silt fence may be the only perimeter control required.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE E - 15 - 3A	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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SEQUENCE OF CONSTRUCTION

1. OBTAIN A GRADING PERMIT.
2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE WITH A MOUNTABLE BERM.
3. CLEAR AND GRUB AREA FOR REMAINING SEDIMENT CONTROL DEVICES AND GET PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR BEFORE PROCEEDING.
4. ROUGH GRADE SITE AND STABILIZE AS PER TEMPORARY SEEDING NOTES.
5. CONSTRUCT FILTERRA INLET, MODIFY EXISTING INLETS AS SHOWN ON PLANS, AND INSTALL INLET PROTECTION IMMEDIATELY UPON COMPLETION.
6. CONSTRUCT BUILDING ADDITIONS, CURBS, AND PAVING.
7. STABILIZE ALL DISTURBED AREAS AS PER PERMANENT SEEDING NOTES.
8. WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED, AND UPON APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT CONTROL DEVICES AND STABILIZE ALL DISTURBED AREAS IN ACCORDANCE WITH THE PERMANENT SEEDING NOTES.

DAY 1	1. OBTAIN A GRADING PERMIT.
DAY 2-3	2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE WITH A MOUNTABLE BERM.
DAY 4-5	3. CLEAR AND GRUB AREA FOR REMAINING SEDIMENT CONTROL DEVICES AND GET PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR BEFORE PROCEEDING.
DAY 6-8	4. ROUGH GRADE SITE AND STABILIZE AS PER TEMPORARY SEEDING NOTES.
DAY 9-15	5. CONSTRUCT FILTERRA INLET, MODIFY EXISTING INLETS AS SHOWN ON PLANS, AND INSTALL INLET PROTECTION IMMEDIATELY UPON COMPLETION.
DAY 16-75	6. CONSTRUCT BUILDING ADDITIONS, CURBS, AND PAVING.
DAY 76-77	7. STABILIZE ALL DISTURBED AREAS AS PER PERMANENT SEEDING NOTES.
DAY 78-79	8. WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED, AND UPON APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT CONTROL DEVICES AND STABILIZE ALL DISTURBED AREAS IN ACCORDANCE WITH THE PERMANENT SEEDING NOTES.

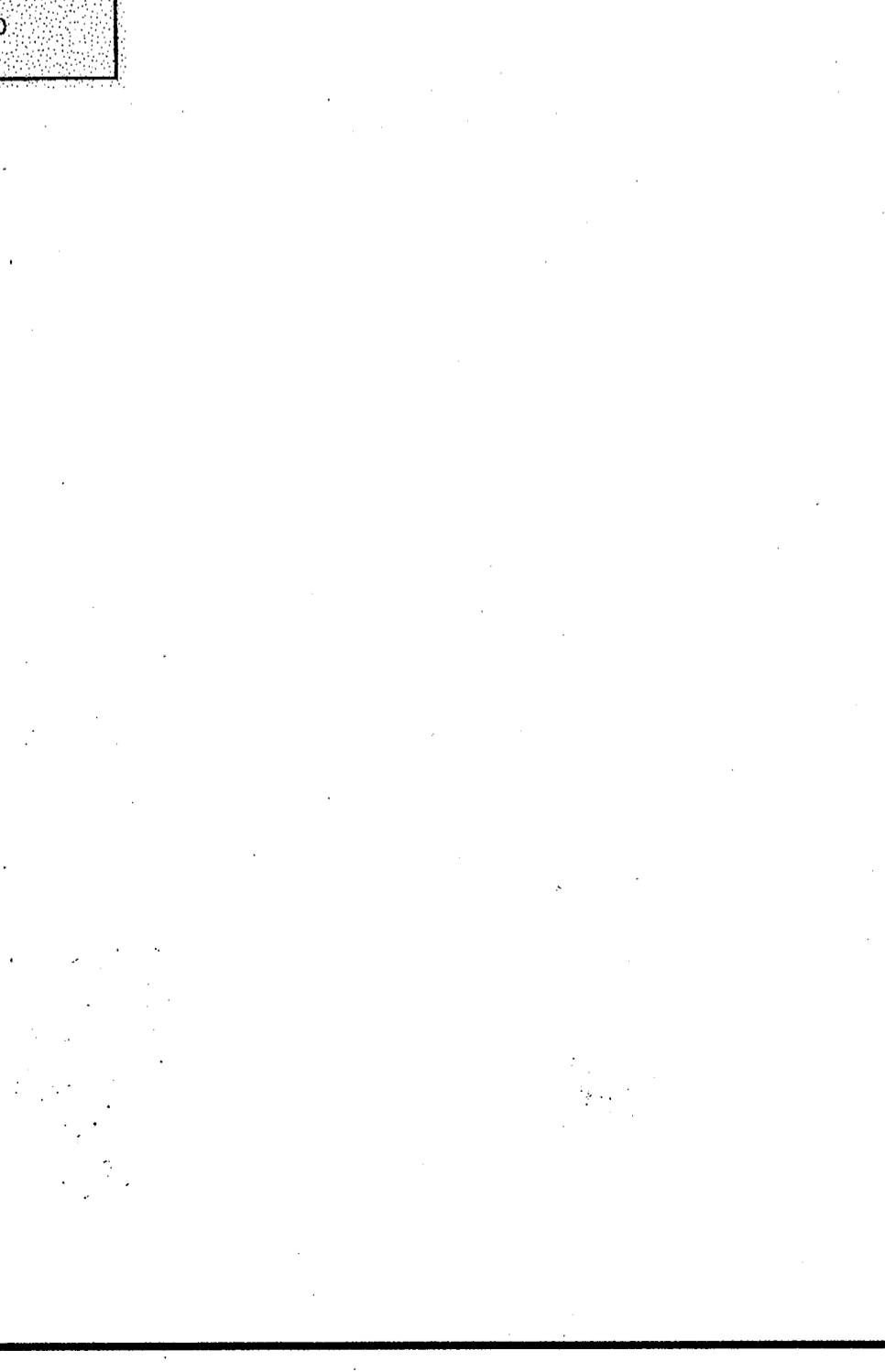
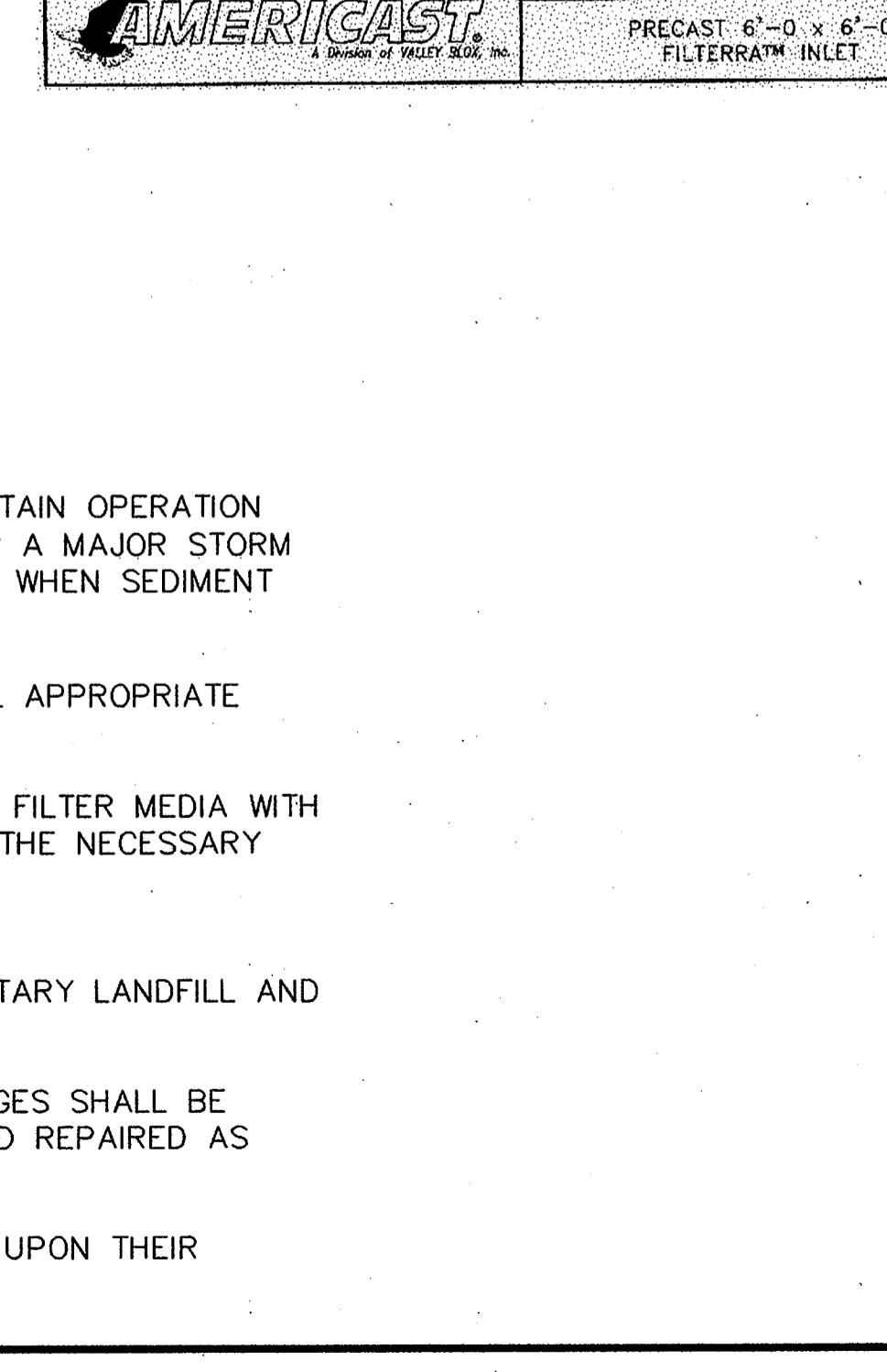
FILTERRA MAINTENANCE SCHEDULE

MAINTENANCE NOTES

(WATER QUALITY STRUCTURE WASTE)

1. FILTERRA WATER QUALITY STRUCTURES WILL REQUIRE PERIODIC INSPECTION AND CLEANING TO MAINTAIN OPERATION AND FUNCTION. OWNERS WILL HAVE THE FILTERRA UNIT VISUALLY INSPECTED TWICE A YEAR OT AFTER A MAJOR STORM EVENT AS REQUIRED BY HOWARD COUNTY. INSPECTIONS CAN BE DONE BY OWNERS REPRESENTATIVE. WHEN SEDIMENT DEPTHS EXCEED 1" THEN CLEANING OF THE UNIT IS REQUIRED.
2. THE FILTERRA MUST AND WILL BE CLEANED IMMEDIATELY AFTER A PETROLEUM SPILL OCCURS. ALL APPROPRIATE REGULATORY AGENCIES WILL BE NOTIFIED IN THE EVENT OF A SPILL.
3. CLEANING OF FILTERRA UNITS SHOULD BE DONE BY REMOVING THE TOP SLAB AND REPLACING THE FILTER MEDIA WITH NEW MEDIA OF THE REQUIRED VOLUME AND COMPOSITION AND CERTIFIED BY MANUFACTURER TO MEET THE NECESSARY POLLUTANT REMOVAL REQUIREMENTS.
4. THE DISPOSAL OF THE SOLID MATTER SHALL BE AS FOLLOWS:
ALL SOLID MATTER SHALL BE INCINERATED BY A LICENSED FACILITY OR TAKEN TO AN APPROVED SANITARY LANDFILL AND DISCHARGED IN AN APPROVED MANNER.
5. FILTERRA INLET AND OUTLET PIPES SHALL BE PERIODICALLY INSPECTED FOR BLOCKAGES. BLOCKAGES SHALL BE REMOVED AND DISPOSED OF AS REQUIRED IN 4 ABOVE. STRUCTURAL PARTS SHALL BE INSPECTED AND REPAIRED AS NEEDED.
6. THE OWNER SHALL RETAIN AND MAKE FILTERRA INSPECTION LOGS AVAILABLE TO HOWARD COUNTY UPON THEIR REQUEST.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE E - 15 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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ENGINEER'S CERTIFICATE

I/WE 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 COUNTY SOIL CONSERVATION DISTRICT.

ENGINEER: JOHN R. HEINRICHS, VICE PRESIDENT
PHOENIX ENGINEERS, INC. PE#14920 DATE: 8-15-03

DEVELOPER'S CERTIFICATE

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 MARYLAND 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.

DEVELOPER: JAQUELIN GRANT DATE: 8-15-03

REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS

DATE: 4/26/04

DATE: 4/29/04

DATE: 8/20/04

Date	No	Revision Description
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OWNER/DEVELOPER

PATUXENT FUEL CORPORATION
P.O. BOX 2215
RESTON, VA 22090
(703) 818-9115
MS. JAQUELIN GRANT

PHOENIX ENGINEERING, INC.
CONSULTING ENGINEERS
1420 JOH AVE. SUITE A
BALTIMORE, MARYLAND 21227
(410) 247-8833 FAX 247-9397

AREA

DOBBIN ROAD COMMERCIAL CENTER
SECTION 1/AREA 1 - PARCEL 1-13
ELECTION DIST. 6 HOWARD COUNTY, MARYLAND

TITLE

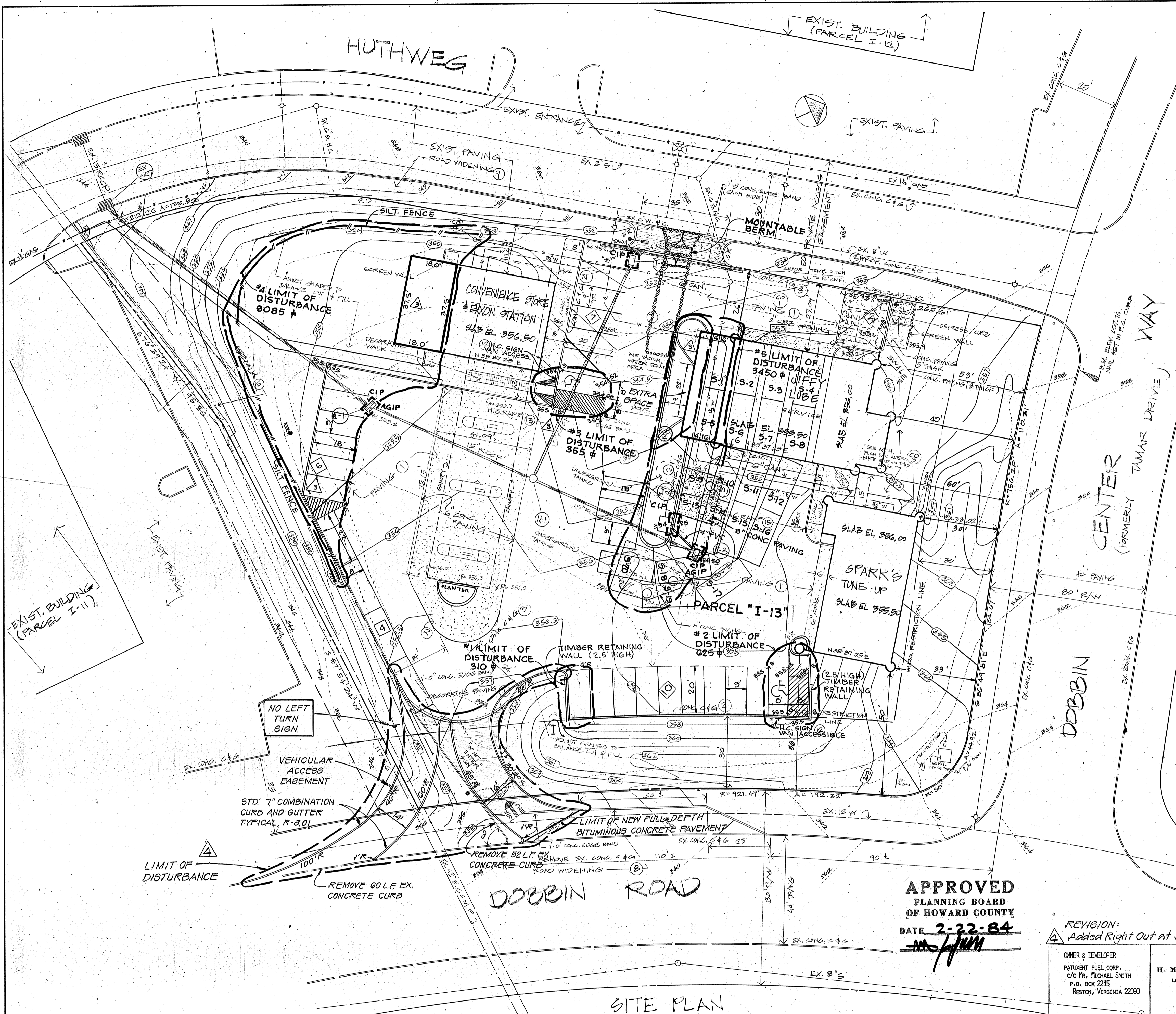
DETAILS

SUPPLEMENTAL SHEET 04/04

Des By	RJW	Scale	AS SHOWN	Proj No	03-021
Drn By	SEW	Date	DECEMBER, 2003	DRAWING NO	
Chk By	JRH	Approved			4 OF 4

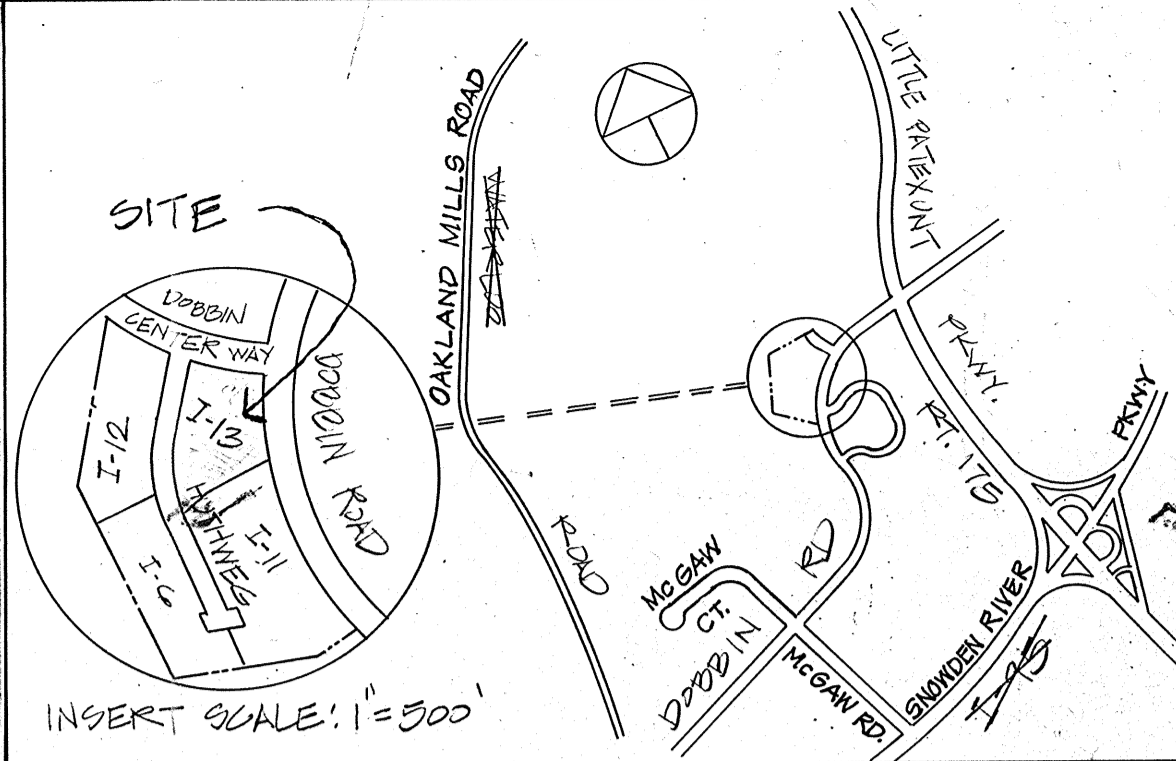
8-15-03

JOHN R. HEINRICHS
Professional Engr. No. 14920



LEGEND

- ⑤ DETAIL NUMBER
- EX. D. EX. STORM DRAIN
- EX. S. EX. SANITARY SEWER
- EX. W. EX. WATER MAIN
- EX. C&G EX. CONC. CURB & GUTTER
- EX. CONTOURS
- 335 EX. CONTOURS
- 332 PROP. CONTOURS
- PROP. D. PROP. STORM DRAIN
- PROP. S. PROP. SANITARY SEWER
- PROP. W. PROP. WATER MAIN
- C&G PROP. CONC. CURB & GUTTER
- T.C. 327 TOP OF CURB ELEVATION
- B.C. 327 BOTTOM OF CURB ELEVATION
- H.C. HANDICAP PARKING SPACE
- PROP. DECORATIVE PAVING (3" THICK CONC. WITH SPECIAL FINISHED TEXTURE AS DIRECTED BY THE ARCHITECT)
- PROP. DECORATIVE WALK (SEE ARCHITECT DRAWING)
- PROP. 25' LIGHT POLE AND FIXTURE
- PROP. SCREEN WALL (SEE ARCH. DRAWING)
- PROP. RETAINING WALL (SEE ARCH. DRAWING)



LOCATION MAP
SCALE 1" = 200'

SITE DEVELOPMENT NOTES

- PROPERTY
 - Tax map 36 parcel
 - Deed ref. : F 756-L 662 and F 693-L 481
 - Record plat: 5511
- SITE ANALYSIS
 - Parcel area: 1.79 acres
 - Present zoning: New town, employment center commercial TDF-122-A-11
 - Proposed use: Auto service and convenience store
 - Building area and parking requirements:
 - Convenience Store w/ Gasoline Sales: 2,200 SF @ 2.0 SPACES/1000 SF = 5 SPACES
 - Jiffy Lube: 1,200 SF @ 3 SPACES/BAY = 12 SPACES
 - Spark's Tune-Up: 1,000 SF @ 3 SPACES/BAY = 3 SPACES
 - w/ 3 BAYS @ 3 SPACES/BAY = 3 SPACES
 - Required parking: 11 spaces (including 2 handicap spaces)
 - Parking provided: 11 spaces (including 2 handicap spaces)
 - Proposed site coverage:

Bldg. area:	7,797 sf	(10%)
Paving area:	44,098 sf	(57%)
Green area:	26,143 sf	(33%)
Total	78,038 sf	(100%)
- Public water and sewer to be utilized.
- All roads and parking to be privately owned and maintained.
- Topographical survey
 - Survey date: May 11, 1982
 - Bench mark: see site plan
- Construction
 - Call "Miss Utility" 24 hours prior to starting any construction.
 - All damages to public R/W area, paving, curb and gutter shall be repaired at the developer's expense.
 - All work shall be in accordance with the latest Howard County Standard Details and Specifications.
- Storm water management: Pond and S.W.M. Storage for this site included with parcel "I-6".
- Site Plan Layout Designed by: Beese Design Group (Drawing A I D)
- See Variance Petition "VP-83-34" for Dobbin Rd. Access. (Approved Dec. 30, 1982)

- GENERAL CONSTRUCTION NOTES**
- ALL CONSTRUCTION ADJACENT TO PROPOSED BUILDINGS AND RELATED SITEWORK SHALL BE IN ACCORDANCE WITH THE STD SPECIFICATION & DETAILS OF THE TENANTS. (EXXON CO. U.S.A., JIFFY LUBE INTERNATIONAL INC. AND SPARK'S TUNE-UP.)
 - CONTRACTOR SHALL COORDINATE THE SITEWORK SHOWN ON THIS DRAWING WITH THE ARCHITECTURAL DRAWINGS FOR EACH BUILDING. IMMEDIATELY ADVISE THE ARCHITECT OF ANY DISCREPANCY.
 - FOR BAYING LOGS AND GRADING & COMPACTION REQUIREMENTS, SEE SOIL REPORT PREPARED BY ATEC ASSOC. INC. AND DATED OCT. 31, 1983
 - ALL WATER SERVICE LINES SHALL BE TYPE "K" CATER PIPE WITH MIN. 3"-6" COVER
 - CONTRACTOR SHALL COORDINATE DEPTH & LOCATION OF PROP. 6" SAN. SEWER WITH TOOTHING AND PLUMBING REQUIREMENTS FOR EACH BUILDING. SEE HOWARD CO. STD. DETAIL "S-3.21" FOR CLEAN OUTS IN PAVING.
 - ALL BUILDING AND CANOPY DOWNSPOUTS SHALL BE CONNECTED INTO THE STORM DRAIN SYSTEM.
 - PROPOSED LIGHT POLES AND FIXTURES SHALL BE APPROVED BY THE ARCHITECT.
 - CONSTRUCT 1'-0" WIDE CONC. EDGE BAND (3" THICK) BETWEEN BIT. CONC. PAVING & DECORATIVE PAVING
 - ADJUST GRADES IN AREAS SHOWN ON DRAWING TO BALANCE CUT AND FILL AS DIRECTED BY THE ARCHITECT.

ADDRESS CHART

PARCEL NUMBER	STREET ADDRESS
"I-13"	6405 DOBBIN CENTER WAY JIFFY LUBE
"I-13"	6415 DOBBIN CENTER WAY SPARK'S TUNE-UP
"I-13"	6425 DOBBIN CENTER WAY EXXON STATION

SUBDIVISION NAME	SECT./AREA	PARCEL #
DOBBIN ROAD COMMERCIAL CENTER	1/1	"I-13"

PLAT #	BLOCK #	ZONE	TAX/ZONE MAP	ELEC. DIST.	CENSUS TR.
5511	17	NT	36	6	1000-99-2027-82

WATER CODE	SEWER CODE
1-E0G	533340

DATE	NO.	REVISION DESCRIPTION
8-15-83	3	ADDED 15 PARKING SPACES AND EXPANDED JIFFY LUBE AND CONVENIENCE STORE
4-22-84	2	REMOVED CAR WASH AND WAITING RM JIFFY LUBE
1-21-84	1	4 Foot addition to Convenience Store + 1 Park.sp.

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 2-22-84

REVISION:
Added Right Out at Southeast Entrance

OWNER & DEVELOPER
PATIENT FUEL CORP.
C/O MR. MICHAEL SMITH
P.O. BOX 2215
RESTON, VIRGINIA 22090

H. MALMUD & ASSOCIATES, INC.
LAND PLANNERS - SURVEYORS - ENGINEERS
8815 MEADOW HEIGHTS ROAD
RANDALLSTOWN, MARYLAND 21133
TELEPHONE:
AREA CODE 301 655-6645



OWNER'S CERTIFICATION
"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 Natural Resources Approved Training Program for the Control of Sediment and Erosion before beginning the project."
Michael Smith
Vice President
Date 2/11/84

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."
Robert Zichner
Date 1/27/84

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND PUBLIC ROADS - HOWARD COUNTY DEP. OF PUBLIC WORKS
Director, DEPT. OF PUBLIC WORKS DATE 2-20-84
Chief, BUREAU OF ENGINEERING DATE 3-10-84

HOWARD COUNTY APPROVAL SIGNATURES
APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING
PLANNING DIRECTOR DATE 3-23-84
CHIEF DIVISION OF LAND DEVELOPMENT DATE 3-23-84
AND ZONING ADMINISTRATION
APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER DATE 3-2-84

Reviewed for Howard S.C.D. and meets Technical Requirements
U.S. Soil Conservation Service
Date 3-14-84

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
Robert Zichner
Date 2-14-84
Howard S.C.D.

SITE PLAN
SCALE 1" = 20'

SITE PLAN & SEDIMENT CONTROL PLAN
PARCEL "I-13"
DOBBIN ROAD COMMERCIAL CENTER
(FORMERLY COLUMBIA AUTO PARK)
SECTION 1 AREA 1
HOWARD COUNTY, MD.
ELECTION DISTRICT NO. 6
DATE: 1/27/84 SCALE: AS SHOWN SHEET 1 OF 4
FINAL