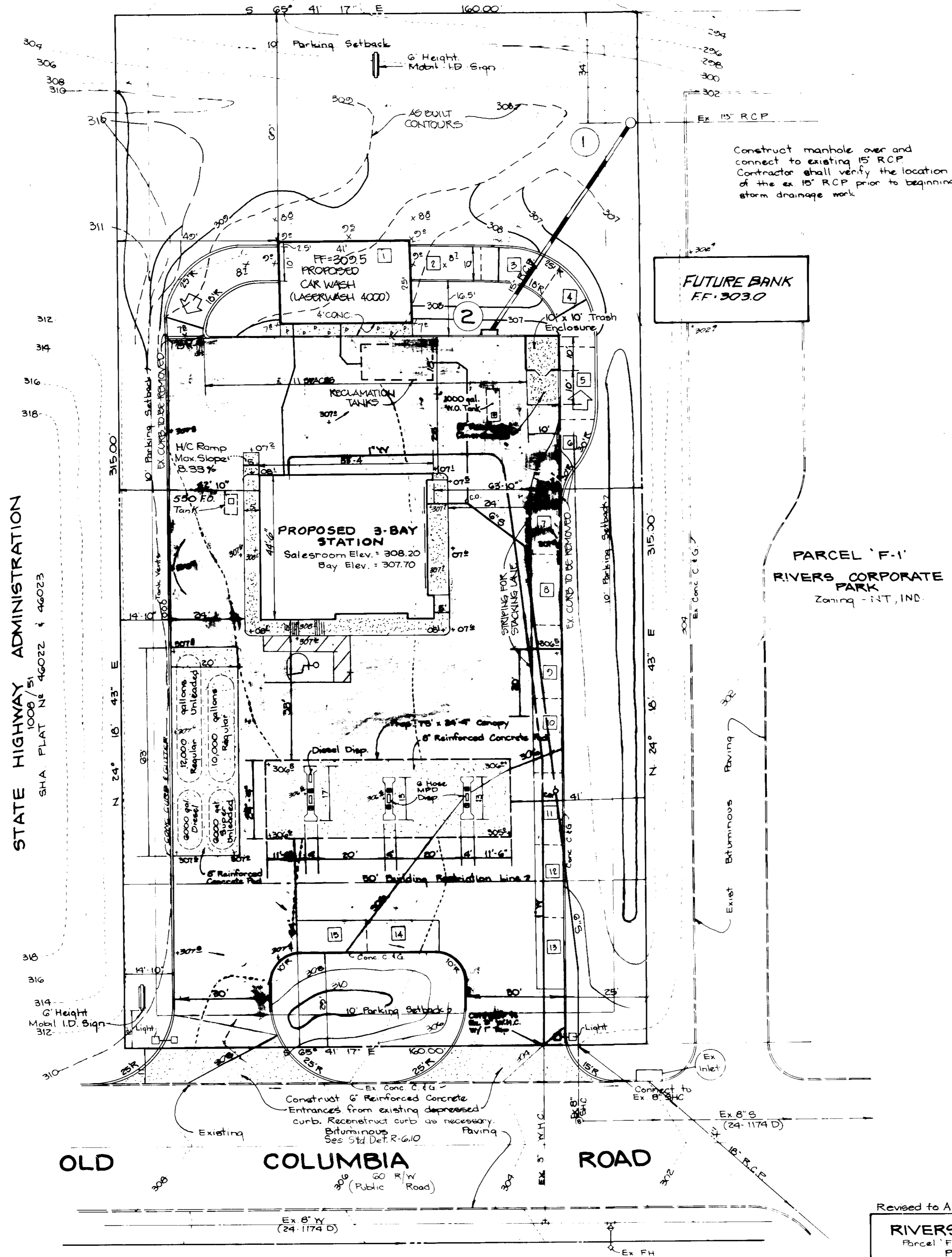
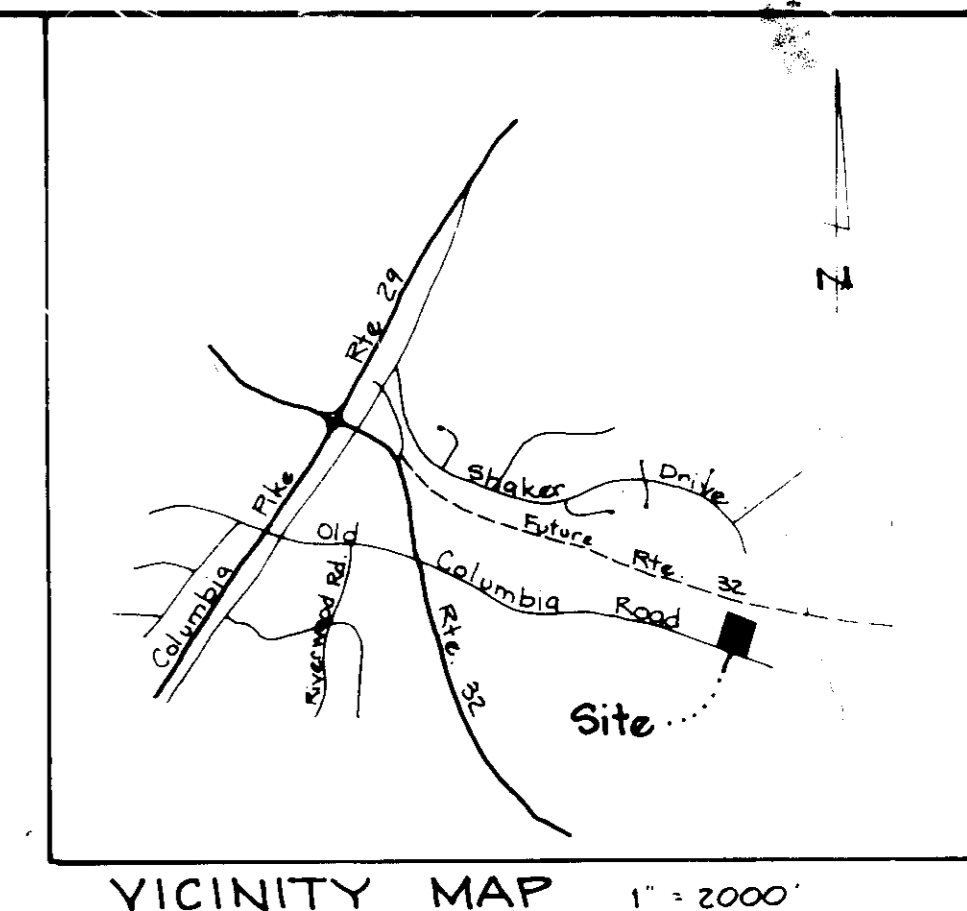


RELOCATED MD. RTE. 32
(Public Road)

LEGEND

Existing Contours	---
Proposed Contours	---
Proposed Bituminous Paving	▬▬▬▬▬▬
Proposed Concrete Paving	▬▬▬▬▬▬
Existing Concrete Curb & Gutter	▬▬▬▬▬▬
Proposed Concrete Curb & Gutter	▬▬▬▬▬▬



SITE ANALYSIS

Site Area: 1.157 Ac
 Zoning - NT FDP-184-A-I, Industrial
 Proposed Use: Gasoline Service Station/CAR WASH
 Total Floor Area: 2373 sq ft
 Total Sales Area: 0
 Total Green Space: 19,555 sq ft or 33%
 Proposed Building Coverage: CAR WASH = 1025 sq ft
 Service Station = 2373 sq ft
 Canopy = 1825 sq ft
 Total Coverage = 5223 sq ft or 10%
 Total Landscape Area Provided: 19,555 sq ft or 33%
 Total Landscape Area Required = 20%

PARKING SCHEDULE

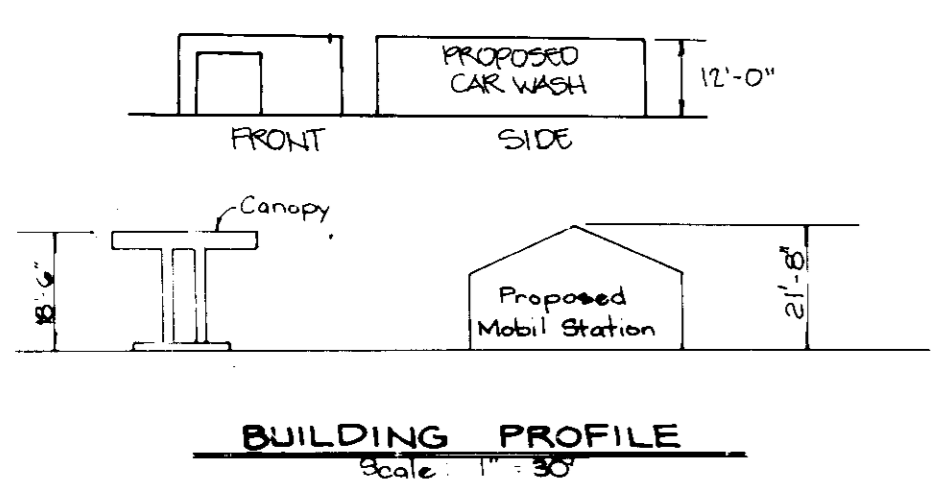
Parking Required - See Final Development Plan
 Rivers Corporate Park, Sheet 3 of 11
 Total Bays: 3 @ 3 spaces each PLUS 3 = 12 spaces (REQUIRED)
 2 spaces (PROVIDED)
 (INCLUDING H/W SPACE)

Note: All exterior lighting shall be downward and directed away from adjacent residentially zoned properties and public road.
 Storm Water Management for this site has been waived by Howard County D.P.W. letter to H.R.D. dated 10-26-83 due to proximity of the site to Little Patuxent River.
 The operator shall contract with a reputable firm to dispose of all waste materials including waste oil in a manner that is acceptable to Howard County.



NOTE: Amount of fine needed to be displayed below H/C sign.

NOTE: Each handicapped space shall be marked with a sign in accordance with the Maryland State Building Code for the Handicapped and the code.
 Height from ground to top of sign shall be 8'-0"
 Bottom edge of sign: 7'-0" height. Place additional sign designating the fine - bottom edge: 7'-0" height.
 Colors: Legend & Border - Green
 White symbol on blue background.
 Background - White



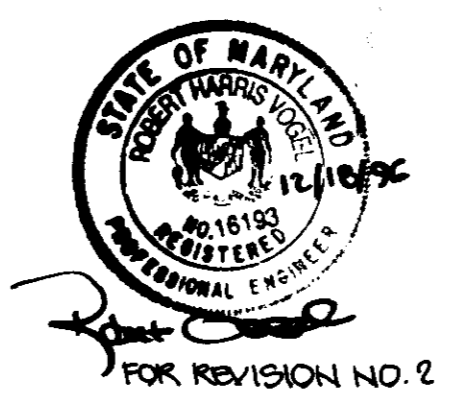
APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT.
 County Health Officer: *[Signature]* 10-16-81 DATE

APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
 Planning Director: *[Signature]* 10-21-85 DATE

APPROVED CHIEF DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION.
 Chief: *[Signature]* 10-18-85 DATE

APPROVED FOR PUBLIC WATER, AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
 Director: *[Signature]* 1-19-81 DATE

APPROVED CHIEF BUREAU OF ENGINEERING.
 Chief: *[Signature]* 10-18-85 DATE



ADDRESS CHART		SUBDIVISION NAME	
Lot Number	Street Address	Rivers Corporate Park	SECT / AREA / LOT / PARCEL / UNIT
Parcel 'F-2'	10000 Old Columbia Rd.		1 / 1 / F-2
		PLAT NO.	BLOCK #
		5600G	8
		ZONE	TAX ZONE / MAPABLE DIST / CENSUS TR
		IND	42 6 6002
		WATER CODE	SEWER CODE
Mobil Oil Corporation			
NORTH AMERICAN DIVISION EASTERN REGION VALLEY FORGE, PA 19482			
SITE DEVELOPMENT PLAN			
10000 OLD COLUMBIA ROAD COLUMBIA, MARYLAND			
DRAWN Betty		DRAWING NUMBER	
CHECKED J.C.G.		16-022	
SCALE 1" = 20'		SHEET NUMBER	
DATE Aug 21, 1984		1 of 5	

THIS DRAWING IS THE PROPERTY OF MOBIL OIL CORPORATION. IT CONTAINS INFORMATION REGARDED AS CONFIDENTIAL BY MOBIL OIL. THIS DRAWING AND THE INFORMATION THEREON IS NOT TO BE USED OR DISCLOSED TO OTHERS WITHOUT WRITTEN MOBIL OIL AUTHORIZATION. THIS DRAWING IS NOT TO BE REPRODUCED OR COPIED WITHOUT PERMISSION AND IS TO BE RETURNED TO MOBIL OIL WITH ANY COPIES, PARTIAL OR COMPLETE, ON DEMAND.

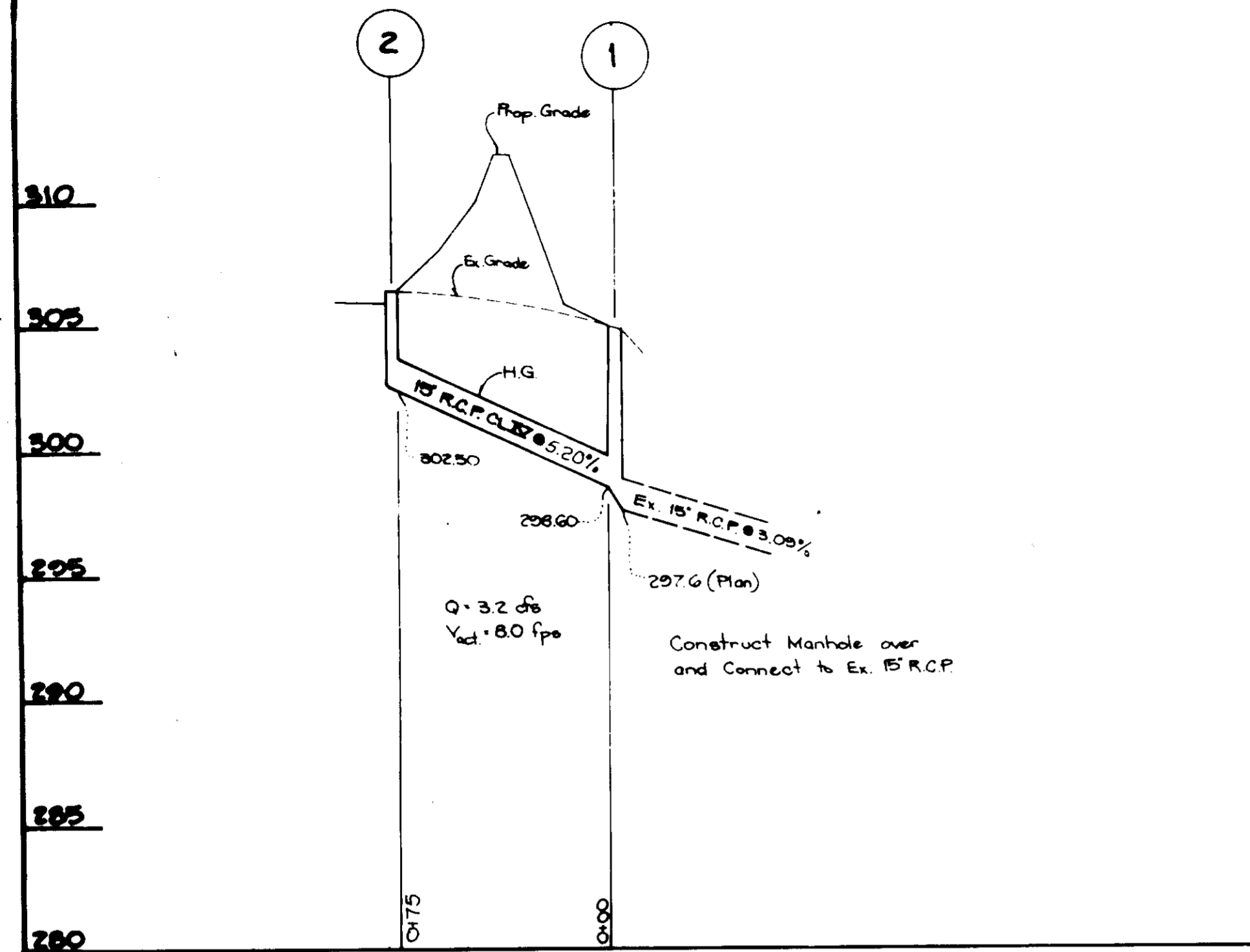
7-24-85
[Signature]

PARCEL 'F-1'
PLAN
SCALE 1" = 20'

OWNER / DEVELOPER
Mobil Oil Corporation
10315 Balls Pond Road
Manassas, Va 22110
Phone: 703-631-9253

Revised to Approved SDP-85-10c.
RIVERS CORPORATE PARK
 Parcel 'F-2' Section 1 Area 1
 Plat CMP 5600G
 6TH Election District
 Howard County, Maryland
 Macris, Hendricks and Witmer P.A.
 Engineers - Planners - Surveyors
 Suite 210
 3220 Wright Dr. Road
 Catonsville, Maryland
 21038

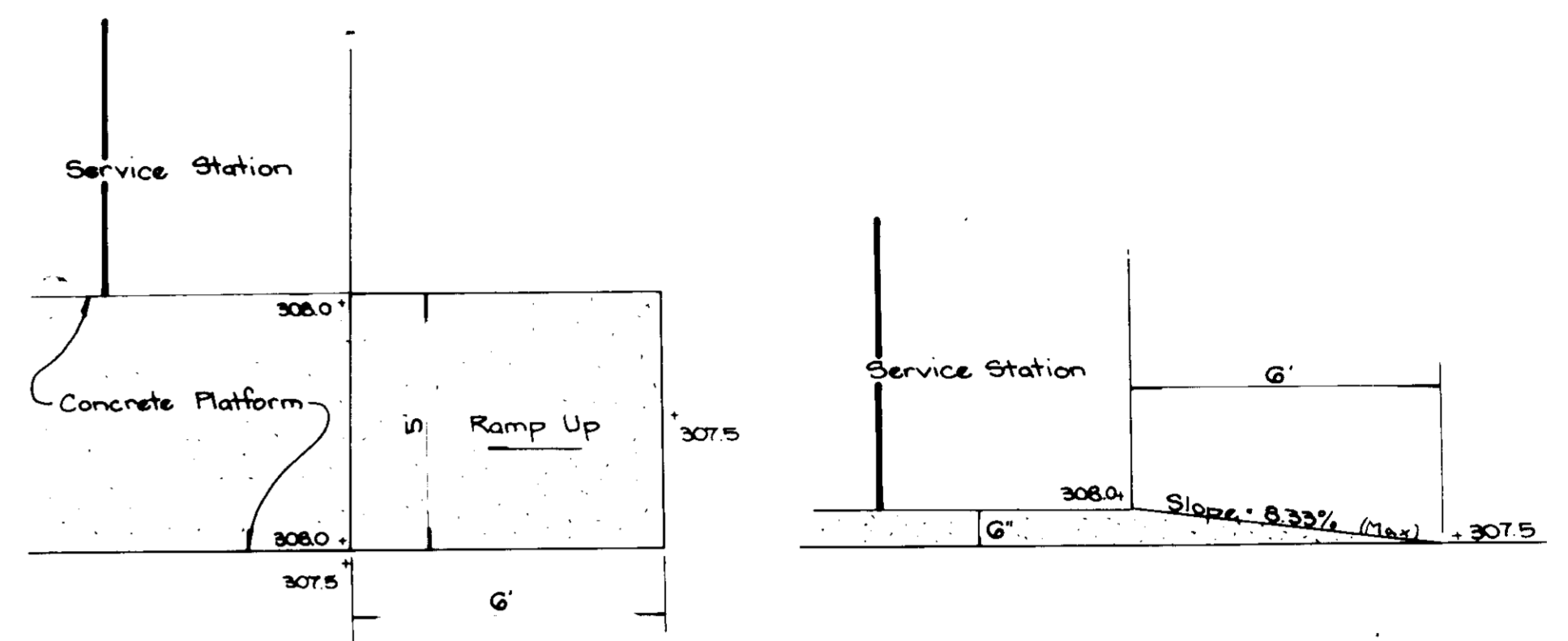
SDP-86-10



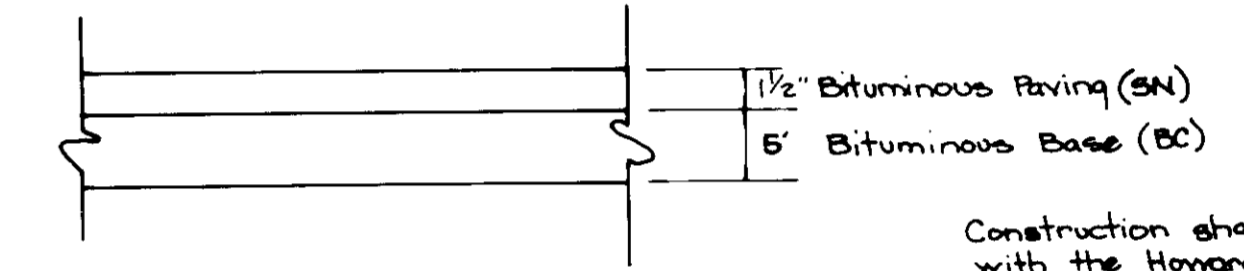
PROFILE
 Scales: Horiz. 1" = 50'
 Vert. 1" = 5'

STRUCTURE SCHEDULE			
NO.	TYPE	TOP ELEV.	REMARKS
1	Manhole	305.0	W.S.C. Std. Det. 90/2.0
2	A-B Inlet	306.50	W.S.C. Std. Det. 90/1.0

PIPE SCHEDULE		
SIZE	TYPE	LENGTH
15"	R.C.P. CL. IV	75'

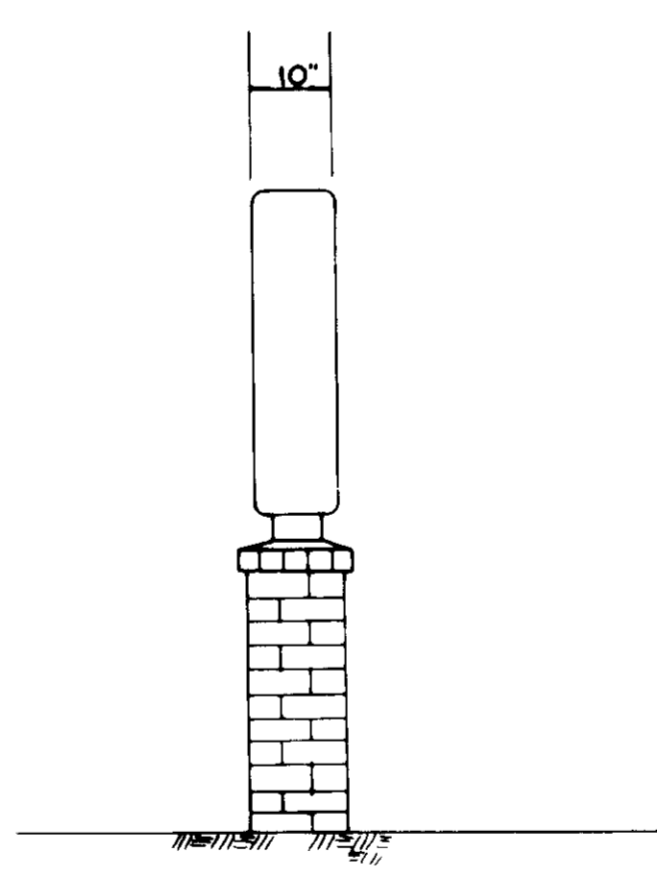
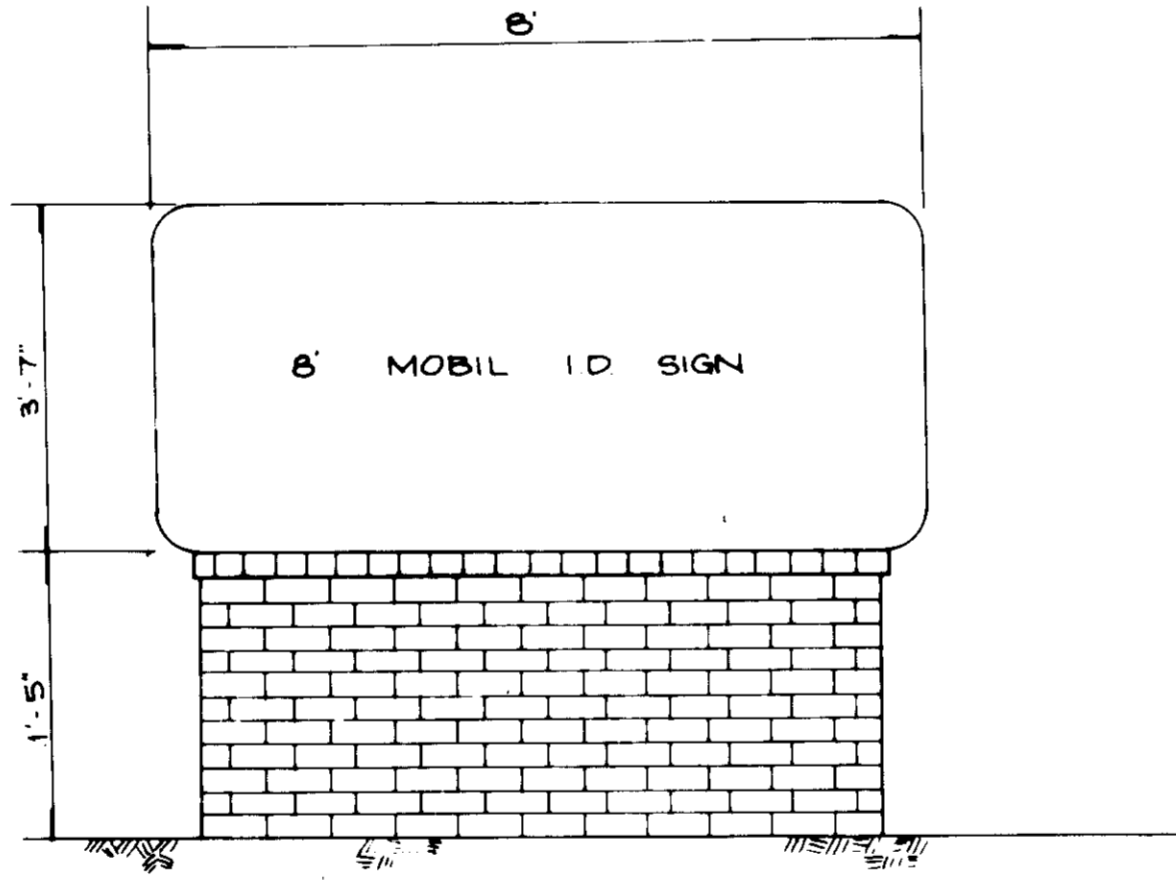


PLAN
CROSS-SECTION
HANDICAPPED RAMP
 No Scale

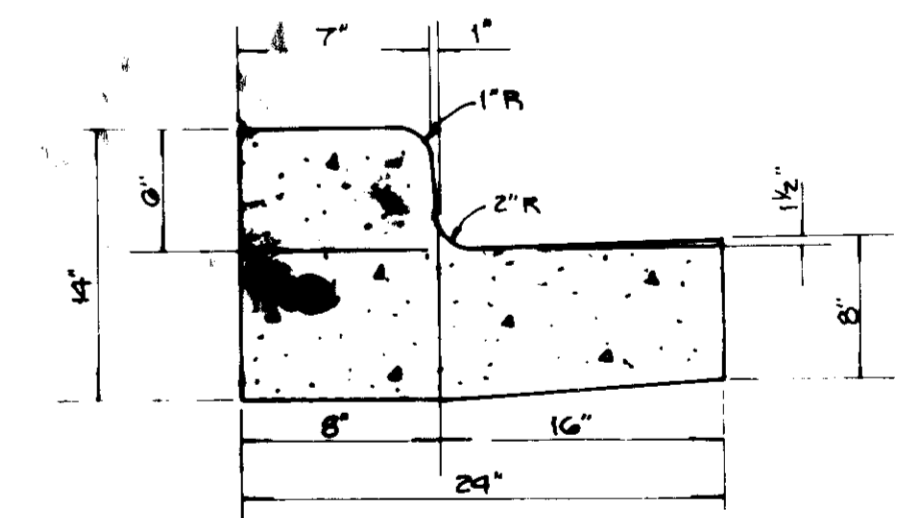


TYPICAL PAVING SECTION
 No Scale

Construction shall be in accordance with the Howard County Design Manual Paving Section #P-2.



MOBIL I.D. SIGN DETAIL
 No Scale



CONCRETE CURB & GUTTER DETAIL
 No Scale

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
James C. Heath 10-16-85
 COUNTY HEALTH OFFICER DATE

APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
John W. Munnick 10-21-85
 PLANNING DIRECTOR DATE

APPROVED CHIEF DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION.
John W. Munnick 10-18-85
 DATE

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
John W. Munnick 10-21-85
 DIRECTOR DATE

APPROVED CHIEF BUREAU OF ENGINEERING.
John W. Munnick 10-16-85
 DATE

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE **7-24-85**
John W. Munnick

Revised to Approved SDP #85-10c

Macris, Hendricks and Witmer P.A.
 Engineers-Surveyors

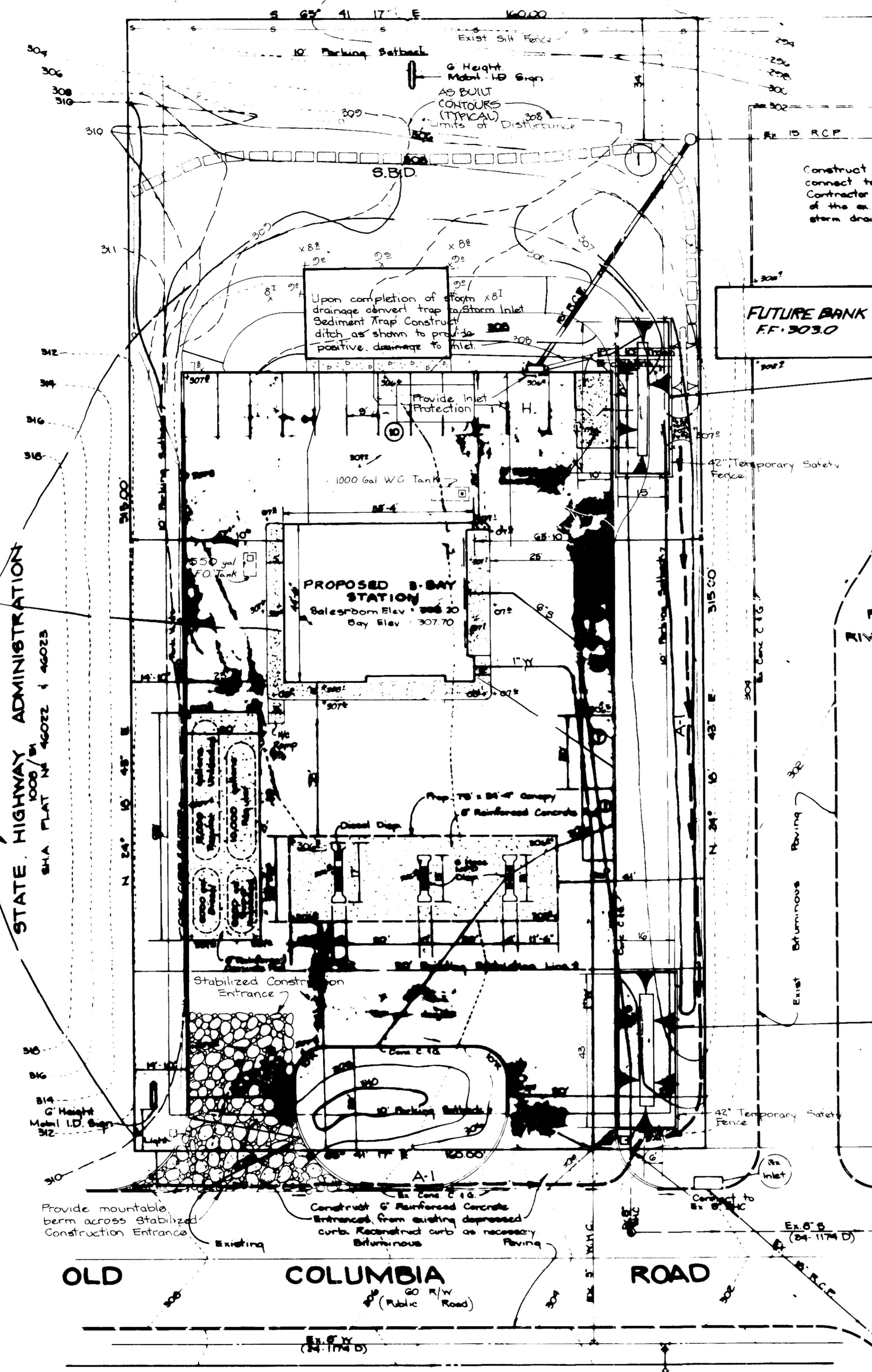
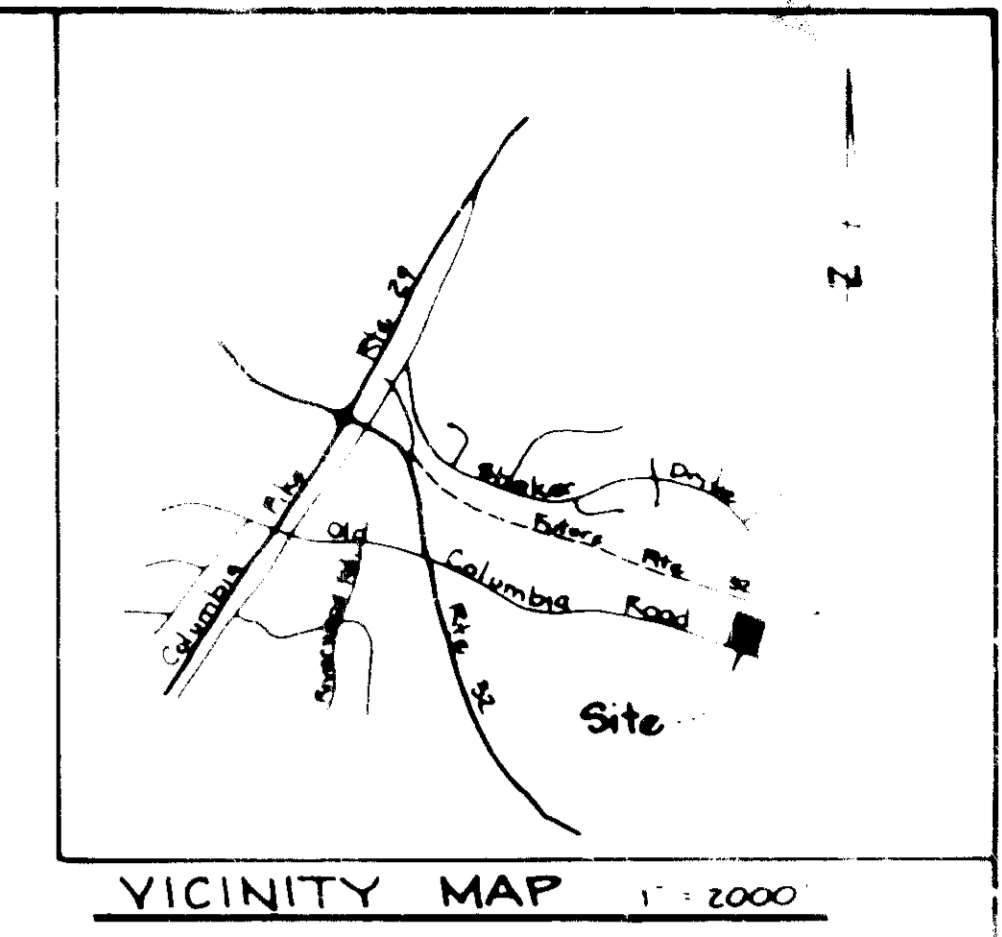
ADDRESS CHART		SUBDIVISION NAME		SECT. AREA	LOT/PARCEL
Lot Number	Street Address	Rivers Corporate Park		1/1	F-2
Parcel "F-2"	10000 Old Columbia Road	PLAT NO.	BLOCK NO.	TAX ZONE	EMPHASEL. DIST.
		560G	8	42	G
		WATER	200R		SEWER CODE
					60G2
Mobil Oil Corporation					
NORTH AMERICAN DIVISION EASTERN REGION VALLEY FORGE PA 19482					
SITE DETAILS					
10000 OLD COLUMBIA ROAD					
COLUMBIA, MARYLAND					
DRAWN BY Betty			DRAWING NUMBER		REV.
J. C. H.			16-02Z		
As Shown			DATE		
June 1984			2		5

SDP-86-10c

RELOCATED MD RTE. 32
(Public Road)

LEGEND

Existing Contours	--- 3/2
Proposed Contours	--- 3/2
Proposed Bituminous Paving	-----
Proposed Concrete Paving	-----
Existing Concrete Curb & Gutter	-----
Proposed Concrete Curb & Gutter	-----
Earth Dike	-----
Drainage Divide	-----
Limits of Disturbance	-----
Stabilize Dike	-----



Construct manhole over and connect to existing 15" RCP. Contractor shall verify the location of the 15" RCP prior to beginning storm drainage work.

FUTURE BANK FF: 303.0

STONE OUTLET SEDIMENT TRAP #2
Drainage Area: 0.54 Ac
Storage Required: 36.4 cy
Storage Provided: 36.4 cy
Size at Outlet Elev: 15' x 43'
Size at Bottom Elev: 13' x 31'
Depth: 3'
Outlet Elev: 307.00
Bottom Elev: 304.00
Min. Outlet Length: 6'

Note: To convert Stone Outlet Trap to Storm Inlet Trap after construction of inlet see note N# 4 in Sequence of Construction.

STONE OUTLET SEDIMENT TRAP #1
Drainage Area: 0.56 Ac
Storage Required: 37.5 cy
Storage Provided: 40.9 cy
Size at Outlet Elev: 16' x 43'
Size at Bottom Elev: 4' x 31'
Depth: 3'
Outlet Elev: 304.00
Bottom Elev: 301.00
Min. Outlet Length: 6'

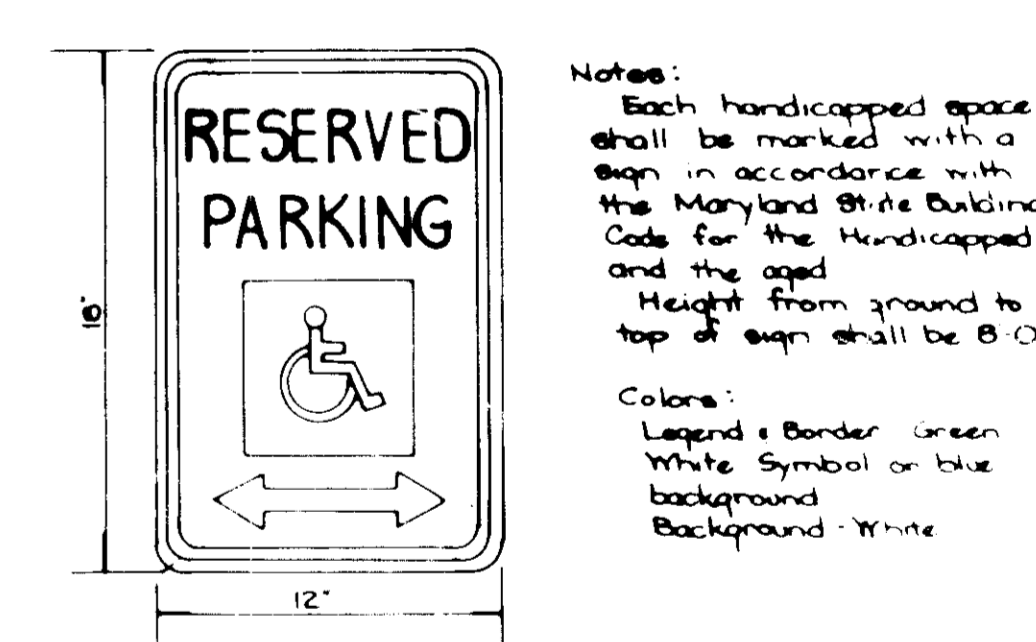
SITE ANALYSIS

Site Area: 1.157 Ac
Zoning: NT FDP-164-A.I. Industrial
Proposed Use: Gasoline Service Station
Total Floor Area: 2375 sf
Total Sales Area: 0
Total Green Space: 27,270 sf or 54%
Proposed Building Coverage: 2,375 sf
Service Station: 1,875 sf
Total Coverage: 4,250 sf or 6%
Total Landscape Area Provided: 27,270 sf or 54%
Total Landscape Area Required: 20%

PARKING SCHEDULE

Parking Required: See Final Development Plan
Rivers Corporate Park, Parcel 3 of 11
Total Bays: 5 spaces each: 5 spaces
Maximum Employees: 5 spaces each: 5 spaces
Proposed Accessory Vehicles: 1 space each: 1 space
Total Parking Required: 15 spaces
Total Parking Provided: 15 spaces

Note: All exterior lighting shall be downward and directed/reflected away from adjacent residentially zoned properties and public road.
Storm Water Management for this site has been waived by Howard County DPW, letter to H&D dated 10-26-85 due to proximity of the site to Little Patuxent River.
The operator shall contract with a reputable firm to dispose of all waste materials including waste oil in a manner that is acceptable to Howard County.



Developer'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 National Resources Approved Training Program for the control of sediment and erosion before beginning the project.

Clinton Hallman, Mobil Oil Corporation
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.

James C. Glascock
Reg. No. 11968
Date: _____

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.	DATE: 10/8/85
REVIEWED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS.	DATE: 11/8/85
APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT	DATE: 10-16-81
APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING	DATE: 10-21-85
CHIEF DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION	DATE: 10-18-85
APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS	DATE: _____
CHIEF BUREAU OF ENGINEERING	DATE: _____

7-24-85

PLAN
SCALE: 1" = 20'

OWNER/DEVELOPER
Mobil Oil Corporation
10818 Balls Ford Road
Manassas, VA 22110
Phone: (703) 631-9253

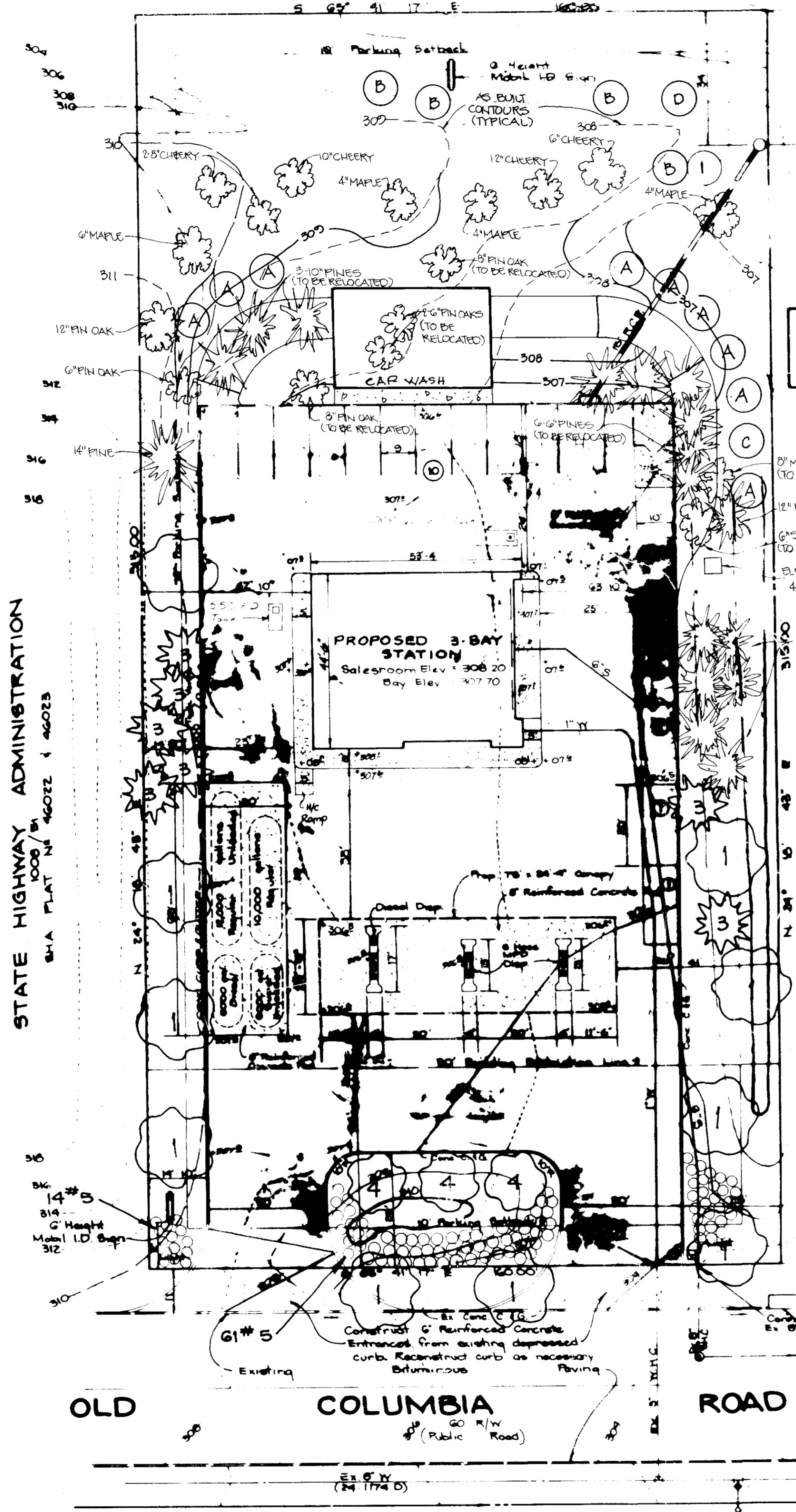
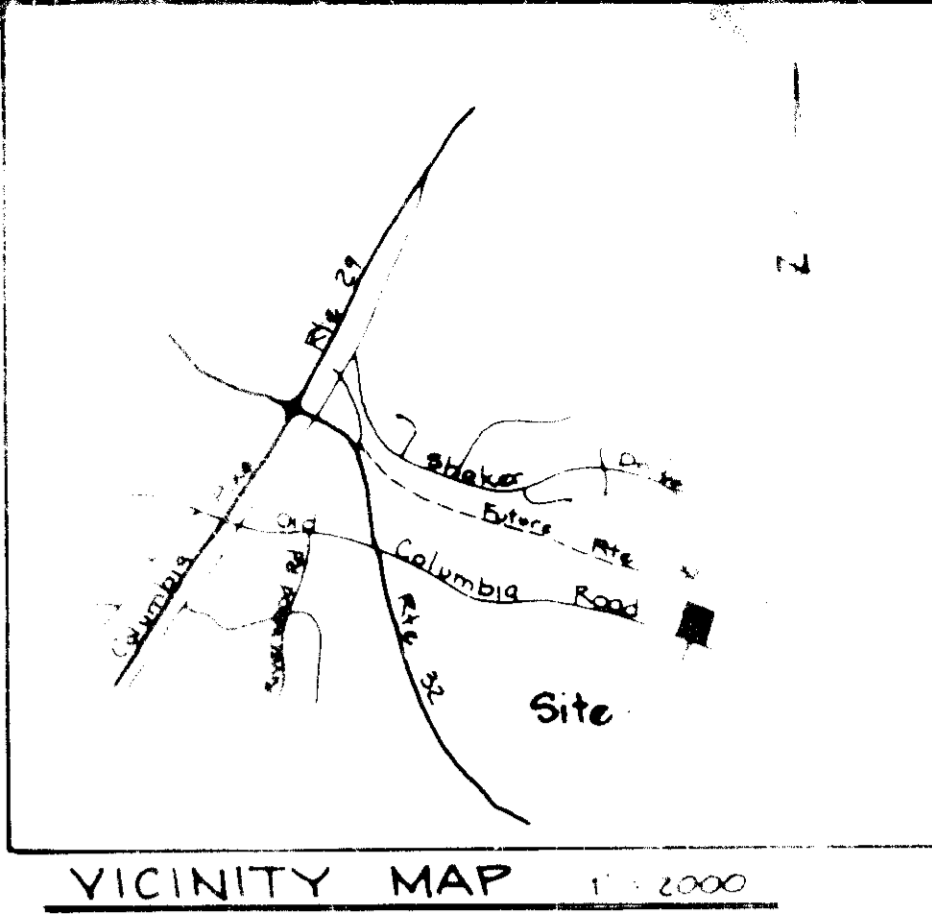
Macris, Hendricks and Witmer P.A.
Engineers • Planners • Surveyors
Suite 220
9220 Wightman Road
Gaithersburg, Maryland
20879
(301) 670-0840

ADDRESS CHART		SUBDIVISION NAME	
Lot Number	Street Address	Rivers Corporate Park	SECT./AREA/LOT/PARCEL
Parcel F-2	10000 Old Columbia Rd	WATER 2008	1/1 F-2
1. Revised building to side entry 12/18/85 JCG 2. ADD CAR WASH 12/18/85 JCG		Mobil Oil Corporation NORTH AMERICAN DIVISION EASTERN REGION VALLEY FORGE PA 19482 SEDIMENT CONTROL & SOIL EROSION 10000 OLD COLUMBIA ROAD COLUMBIA, MARYLAND DRAWING NUMBER: 16-022 SHEET NUMBER: 3-5 DATE: JULY 2, 1985	

RELOCATED MD RTE 32
(Public Road)

LEGEND

- Existing Contours
- Proposed Contours
- Proposed Bituminous Paving
- Proposed Concrete Paving
- Existing Concrete Curb & Gutter
- Proposed Concrete Curb & Gutter



Construct manhole over and connect to existing RCP. Contractor shall verify the location of the RCP prior to beginning storm drainage work.

FUTURE BANK
FF-3030

- EXISTING TREES
- LOCATION OF RELOCATED TREES

TREES TO BE RELOCATED

- A = PINES - 2 TO BE RELOCATED
- B = PIN OAKS - 4 TO BE RELOCATED
- C = MAPLES - 1 TO BE RELOCATED
- D = SWEETGUM - 1 TO BE RELOCATED
- TOTAL = 10 TREES TO BE RELOCATED

NOTE: IF EXISTING TREES CAN NOT BE RELOCATED, PROVIDE NEW TREES IN KIND.

PARCEL 'F-1'
RIVERS CORPORATE PARK
Zoning: I-NT



FOR REVISION NO. 1

SITE ANALYSIS

Site Area: 1.157 Ac
Zoning: I-NT FDP 104 A I Industrial
Proposed Use: Gasoline Service Station
Total Floor Area: 2375 sq ft
Total Sales Area: 2770 sq ft or 54%
Total Green Space: 2770 sq ft or 54%
Proposed Building Coverage: 2375 sq ft
Service Station Canopy: 1825 sq ft
Total Coverage: 4198 sq ft or 83%
Total Landscape Area Provided: 27,270 sq ft or 54%
Total Landscape Area Required: 20%

PARKING SCHEDULE

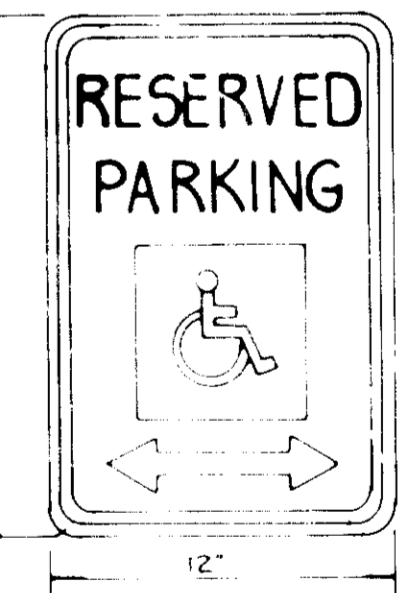
Parking Required: 15 spaces
Total Parking Provided: 15 spaces

Note: All exterior lighting shall be downward and directed/reflected away from adjacent residentially zoned properties and public road.
Storm Water Management for this site has been waived by Howard County DPW letter to H.R.D. dated 10/26/83 due to proximity of the site to Little Patuxent River.
The operator shall contract with a reputable firm to dispose of all waste materials including waste oil in a manner that is acceptable to Howard County.

NOTE: THE ADDITION OF CAR WASH TO THE EXISTING SERVICE STATION APPROVED BY THE PLANNING BOARD ON OCTOBER 9, 1997.

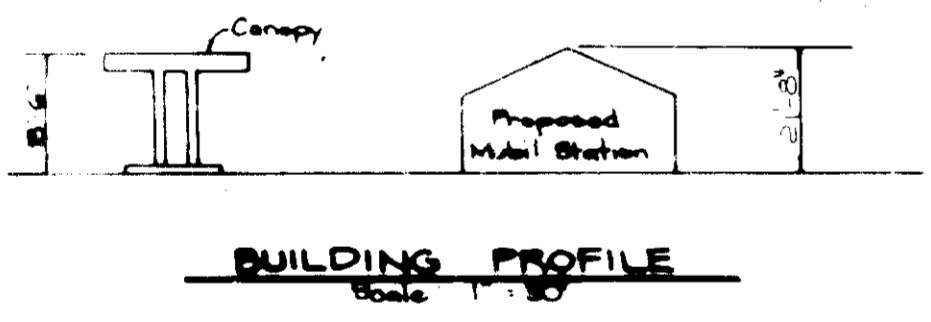
PLANT LIST (REVISED - SEE ABOVE)

No.	Common Name (Botanical Name)	Size	Quantity
1	Norway Maple (Acer Platanoides)	12'-14'/2 1/2'-3" B&B	13
2	Pin Oak (Quercus Palustris)	12'-14'/2 1/2'-3" B&B	5
3	White Pine (Pinus Strobus)	6'-8'/2"-2 1/2" B&B	25
4	Yoshino Cherry (Prunus Ser Yoshino)	8'-10'/2"-2 1/2" B&B	8
5	Tam Juniper (Juniperus Sabina Tamariscifolia)	18'-24" Spd.	107



Note: Each handicapped space shall be marked with a sign in accordance with the Maryland State Building Code for the handicapped and the aged.
Height from ground to top of sign shall be 6'0".
Colors:
Legend: Border: Green
White Symbol on blue background
Background: White

Handicap Sign Detail
No Scale



APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER: [Signature] DATE: 10-16-85
 APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING
 PLANNING DIRECTOR: [Signature] DATE: 10-21-85
 CHIEF DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION
 DATE: 10-18-85
 APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DIRECTOR: [Signature] DATE: [Signature]
 CHIEF BUREAU OF ENGINEERING DATE: [Signature]

APPROVED
 DATE: 7-24-85
 PLAN
 SCALE: 1"=20'

OWNER/DEVELOPER
 Mobil Oil Corporation
 10916 Balls Ford Road
 Manassas, Va. 22110
 Phone: (703) 431-9253

Mauris, Hendricks and Witmer P.A.
 Engineers • Planners • Surveyors
 Suite 220
 9220 Wightman Road
 Gaithersburg, Maryland 20879
 (301) 670-0840

ADDRESS CHART
 Lot Number: Parcel F-2
 Street Address: 10000 Old Columbia Rd

MOBIL OIL CORPORATION
 NORTH AMERICAN DIVISION
 EASTERN REGION
 VALLEY FORGE PA 19482

LANDSCAPE PLAN
 10000 OLD COLUMBIA ROAD
 COLUMBIA, MARYLAND

DRAWN: Betty
 CHECKED: J.C.G.
 SCALE: 1"=20'
 DATE: 7-2-85

DRAWING NUMBER: 16-022
 SHEET NUMBER: 5 OF 5

SDP-86-10c