

SIGN INFORMATION

1. TOTAL ALLOWABLE SQUARE FEET: 164,800 SF
 2. PROPOSED SIGNAGE AREA:

A) MAJOR ID. SIGN:
 1. "EXXON" ID. SIGN: 12' x 8' 1/2" = 101.25 SF
 2. "EXXON SHOP" ID. SIGN: 12' x 8' 1/2" = 101.25 SF
 3. "EXXON" PRICE SIGN: 12' x 8' 1/2" = 101.25 SF
 4. TOTAL AREA: 303.75 SF

B) CANOPY SIGNAGE:
 1. "EXXON" ID. SIGN: 12' x 8' 1/2" = 101.25 SF
 2. "EXXON SHOP" ID. SIGN: 12' x 8' 1/2" = 101.25 SF
 3. "EXXON" PRICE SIGN: 12' x 8' 1/2" = 101.25 SF
 4. TOTAL AREA: 303.75 SF

C) BUILDING LOGO (CONVENIENCE STORE):
 1. "EXXON" ID. SIGN: 12' x 8' 1/2" = 101.25 SF
 2. "EXXON SHOP" ID. SIGN: 12' x 8' 1/2" = 101.25 SF
 3. "EXXON" PRICE SIGN: 12' x 8' 1/2" = 101.25 SF
 4. TOTAL AREA: 303.75 SF

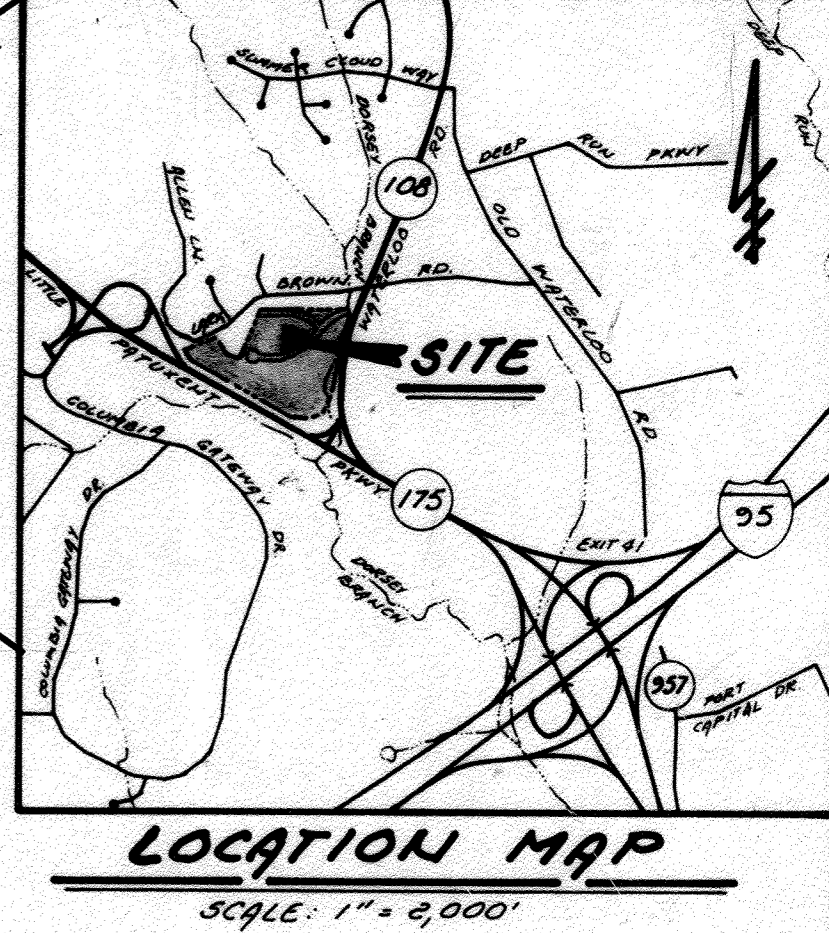
D) TOTAL SQUARE FEET PROPOSED: 164,800 SF

SIGN INFORMATION

ALLOWABLE SQ. FT. OF SIGNAGE:
 8250 SQ. FT. X 2 SQ. FT. = 164,800 SF.

PROPOSED SIGNAGE:
 CANOPY SIGNAGE - 30.4 S.F. EA. X 2 SIGNS = 60.80 S.F.
 FREE STANDING - 19.5 S.F.
 "EXXON SHOP" SIGN - 50.1 S.F.
 "EXXON" CANTILEVER SPREADER BARS - 28.24 S.F.
 TOTAL SIGNAGE = 158.64 S.F.

PRICE SIGN:
 ALLOWED = 32.0 SQ. FT.
 PROVIDED = 10.0 SQ. FT.



PERMIT INFORMATION BLOCK

SUBDIVISION NAME	BEAUCON BUSINESS CENTER	SECT./AREA	1	PARCEL #	C
PLAT # OR L/F	9610	BLOCK #	1920	ZONE	U.C. EMPLOY CENTER
WATER CODE		SEWER CODE		ELEC. LIST	Cth.
ADDRESS CHART					
LOT NUMBER	STREET ADDRESS				
EXXON STATION	8000 BEAUCON DRIVE				

ADDRESS CHART

LOT NUMBER	STREET ADDRESS				
EXXON STATION	8000 BEAUCON DRIVE				

Cornerstone
 Consulting Engineers & Architectural, Inc.
 1176 N. Irving Street, Allentown, PA 18109
 Phone: 610-820-8200 Fax: 610-820-3706
 www.cornerstoneinc.com

STATE OF MARYLAND PROFESSIONAL ENGINEER
 No. 20911

I certify that these documents were prepared or approved by me, and that I am a duly licensed Engineer under the laws of the State of Maryland. License Number 20911, expiration date 01/17/23.

7/19/22 UNDERGROUND TANKS REMOVED

NOTE:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME II, STANDARDS, SPECIFICATIONS, AND DETAILS FOR CONSTRUCTION, 1989 AMENDMENTS.
- STORM WATER MANAGEMENT FOR THIS SITE SHALL BE ADDRESSED BY A REGIONAL FACILITY SDF-90-70.
- ALL DETERGENT USED IN CAR WASH FACILITY SHALL BE "PHOSPHATE FREE" AS PER HOWARD COUNTY REGULATIONS.

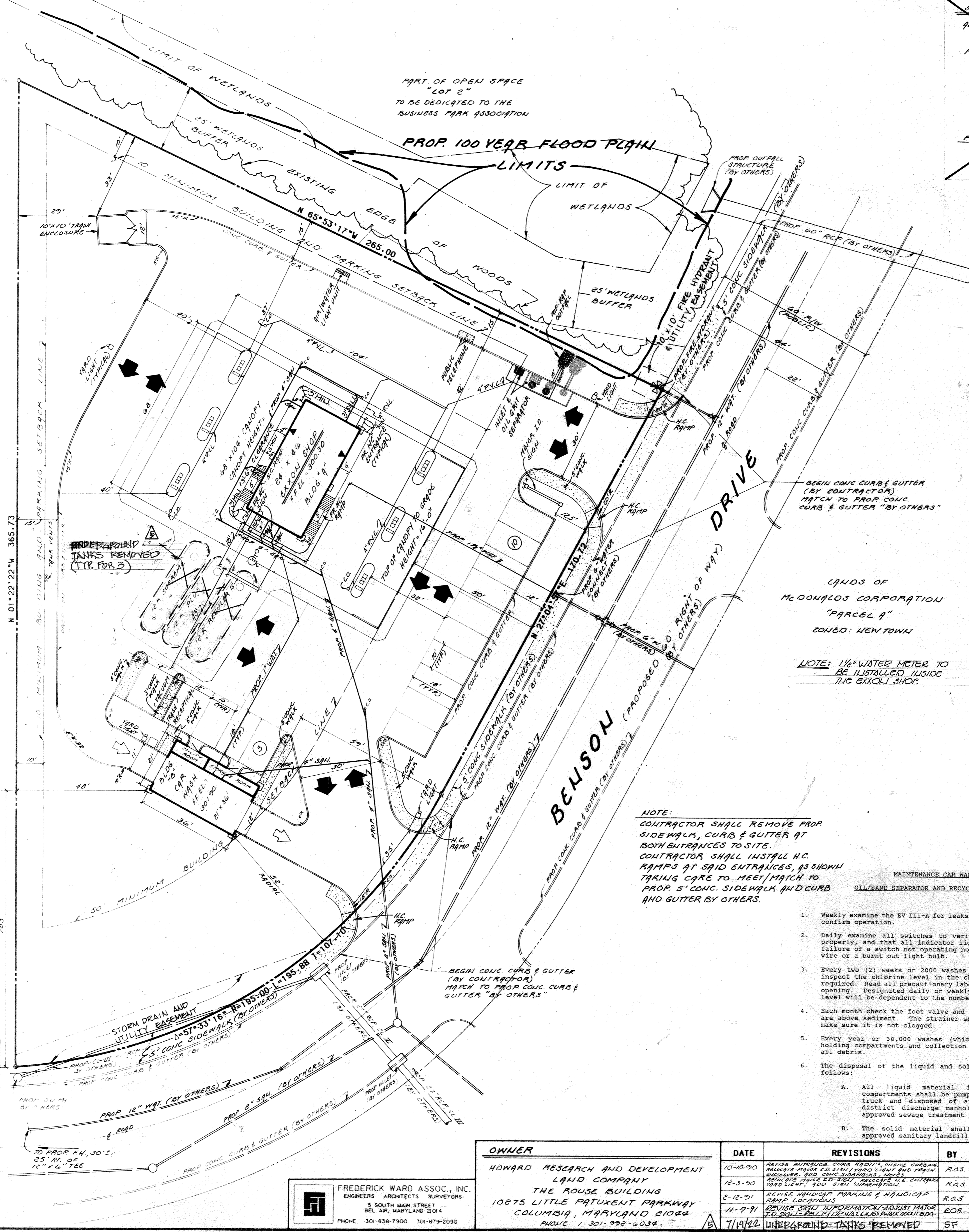
APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER
 DATE: 2/12/91

APPROVED: HOWARD COUNTY DEPARTMENT OF PERMITS AND ZONING
 DATE: 2/12/91

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS AND LAND DEVELOPMENT
 CHIEF DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT
 DATE: 2/5/91

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS AND PUBLIC RIGHTS
 HOWARD CO. DEPT. OF PUBLIC WORKS
 DATE: 1-28-91

APPROVED PLANNING BOARD OF HOWARD COUNTY
 DATE: 12-12-90



SITE ANALYSIS INFORMATION

AREA OF PARCEL: 1.2514 AC. = 54510.9840 SQ. FT.

ZONING: NEW TOWN EMPLOYMENT CENTER COMMERCIAL

A - BOARD OF COUNTY COMM. B.C.C. CASE #12 RESOLUTION APPROVED AUG. 10, 1965.

B - AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOV. 8, 1968.

C - AMENDED Z.B. CASE 606 RESOLUTION APPROVED NOV. 22, 1972.

D - AMENDED Z.B. CASE 644 RESOLUTION APPROVED JAN. 7, 1974.

E - AMENDED Z.B. CASE 693 RESOLUTION APPROVED DEC. 20, 1974.

F - AMENDED Z.B. CASE 817 RESOLUTION APPROVED SEPT. 9, 1986.

FINAL DEVELOPMENT PLAN: H6-202

PROPOSED USE: GAS STATION, CONVENIENCE STORE & CAR WASH (COMMERCIAL)

FLOOR SPACE:

1. CONVENIENCE STORE:	
GROSS AREA	1104 S.F.
RETAIL AREA	711 S.F.
STORAGE AREA	393 S.F.
2. CAR WASH; GROSS AREA	754 S.F.

MAX. NUMBER OF EMPLOYEES: TWO (2)

PARKING: REQUIRED:

A. EMPLOYEES:	2 EA.
B. C-STORAGE:	1104 / 200 = 5.5 = 6 EA.
C. TOTAL:	8 EA.

PROVIDED: 14 EA. (INCLUDING 1 H.C. SPACE)

LANDSCAPING: PROPOSED: % FOR ENTIRE SITE = 40 %
 REQUIRED: % FOR ENTIRE SITE = 20 %

BUILDING COVERAGE: 1860 S.F.
 % BLDG. AREA = 3.4 %

CAR WASH STACKING:
 REQUIRED - 23 RESERVOIR CAR SPACES (CAR WASH PROCESS 12.5 CARS PER HOUR PER SPACE).
 PROVIDED - 27 RESERVOIR CAR SPACES.

STORMWATER MANAGEMENT: REFERENCE PLAN SDF-90-70 FOR DETAILS

ADDRESS CHART

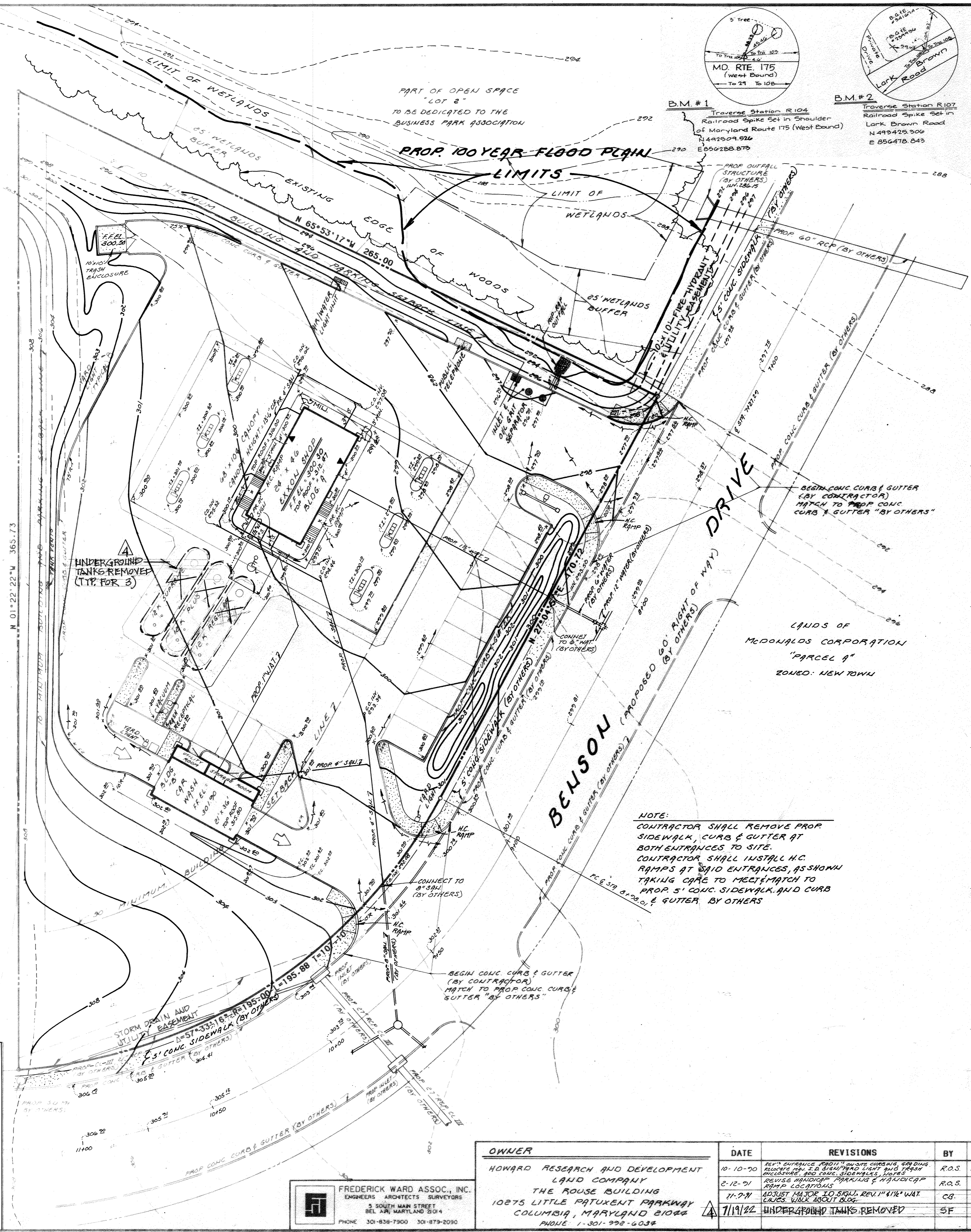
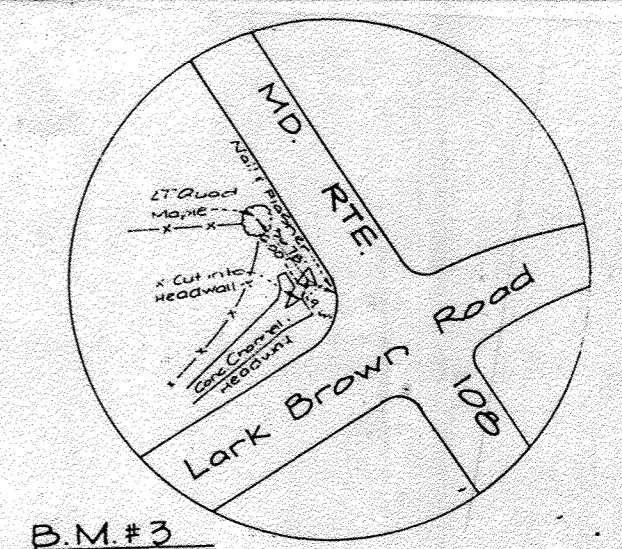
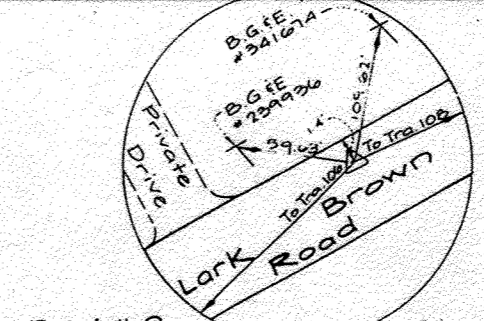
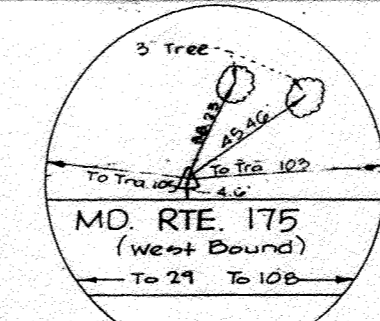
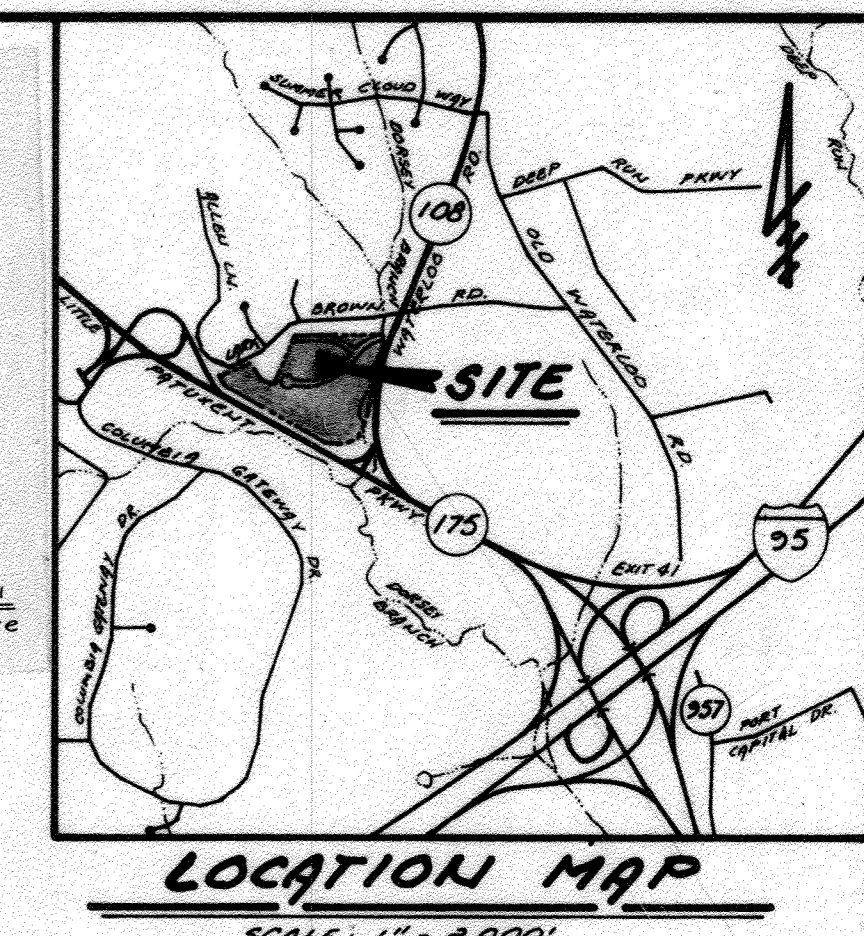
LOT NUMBER	STREET ADDRESS				
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REFERENCED FILES: S-88-114, S-89-29, P-90-20, PB-248, F-90-134, FDP-202, AND B9 295-D.

EXXON STATION
 SITE PLAN

OWNER	DATE	REVISIONS	BY	CHK	EXXON COMPANY, U.S.A. - A DIVISION OF EXXON CORPORATION Marketing Department Real Estate & Engineering	PROJECT NO. 90248
HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY THE ROUSE BUILDING 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044 PHONE 1-301-996-6034	10-10-90	REVISE ENTRANCE CURB RAMP, SUSP. CURBING, REMOVE MAJOR ID. SIGN, PARO LIGHT AND TRAIL SIGNATURE, ADD CONC. SIDEWALK, GUTTER, AND CONC. CURB & GUTTER (BY OTHERS)	R.O.S.	T.F.W.	DATE 8-27-90	RAS NO.
	12-3-90	REVISE MAJOR ID. SIGN, PARO LIGHT AND TRAIL SIGNATURE, ADD CONC. SIDEWALK, GUTTER, AND CONC. CURB & GUTTER (BY OTHERS)	R.O.S.	T.F.W.	DRAWN BY R.O.S.	DISC NO.
	8-12-91	REVISE MAJOR ID. SIGN, PARO LIGHT AND TRAIL SIGNATURE, ADD CONC. SIDEWALK, GUTTER, AND CONC. CURB & GUTTER (BY OTHERS)	R.O.S.	T.F.W.	RECORD MAP #	DWG. NO. 1 OF 7
	11-7-91	REVISE SIGN INFORMATION, ADJUST MAJOR ID. SIGN, PARO LIGHT AND TRAIL SIGNATURE, ADD CONC. SIDEWALK, GUTTER, AND CONC. CURB & GUTTER (BY OTHERS)	R.O.S.	T.F.W.	SCALE 1" = 20'	
	7/19/22	UNDERGROUND TANKS REMOVED	SF	JBA		

FREDERICK WARD ASSOC., INC.
 ENGINEERS ARCHITECTS SURVEYORS
 3 SOUTH MAIN STREET
 BEL AIR, MARYLAND 21014
 PHONE 301-938-7900 301-879-2090



NOTE:
 CONTRACTOR SHALL REMOVE PROP SIDEWALK, CURB & GUTTER AT BOTH ENTRANCES TO SITE.
 CONTRACTOR SHALL INSTALL H.C. RAMPS AT SAID ENTRANCES, AS SHOWN TAKING CARE TO MEET MATCH TO PROP 5' CONC. SIDEWALK AND CURB & GUTTER BY OTHERS

Cornerstone
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 1176 N. Irving Street, Allentown, PA 18109
 Phone: 610-820-8200 Fax: 610-820-3706
 www.cornerstoneinc.com

STATE OF MARYLAND
 BOARD OF PROFESSIONAL ENGINEERS
 No. 29313
 PROFESSIONAL ENGINEER

I certify that these documents were prepared or approved by me, and that I am a duly licensed Engineer under the laws of the State of Maryland. License number 29313, expiration date 8/1/21.



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

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER
 2/12/91

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 2/12/91

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
 HOWARD CO. DEPT. OF PUBLIC WORKS
 2/12/91

APPROVED: CHIEF BUREAU OF ENGINEERING
 1-28-91

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE: 12-12-90

FREDERICK WARD ASSOC., INC.
 ENGINEERS ARCHITECTS SURVEYORS
 3 SOUTH MAIN STREET
 BEL AIR, MARYLAND 21014
 PHONE 301-838-7900 301-879-2090

OWNER	DATE	REVISIONS	BY	CHK	EXXON COMPANY, U.S.A.	PROJECT NO.
HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY THE ROUSE BUILDING 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044 PHONE 1-301-992-6034	10-10-90	REV'S ENTRANCE AGAIN TO SITE CURBING, GRADING REVISIONS AND 5' SIDEWALK CURB AND GUTTER ENCLOSURE AND CONC. SIDEWALK LIGHTS	R.O.S.	T.F.W.	Marketing Department Real Estate & Engineering DATE 8-27-90 DRAWN BY R.O.S. CHK BY T.F.W. SCALE 1" = 20'	90228
	2-12-91	REVISE HANDICAP PARKING & W/UNDERCAP PARKING LOCATIONS	R.O.S.	T.F.W.		DISC NO.
	7-7-91	ADJUST MAJOR TO SIGN, REL. TO W/ UNDERCAP CURB WALK ABOUT BLDG.	C.G.	T.F.W.		RAS NO.
	7/19/92	UNDERGROUND TANKS REMOVED	S.F.	J.B.A.		DWG. NO. 2 OF 7

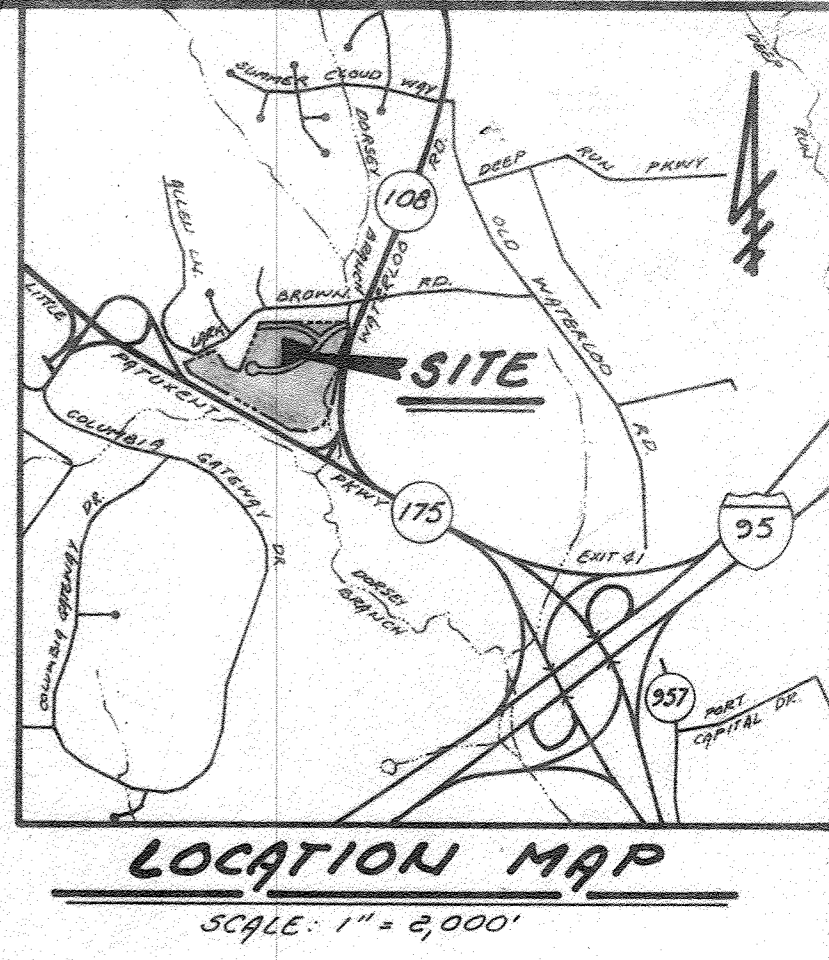
**EXXON STATION
 GRADING PLAN**

PARCEL "C" - SECTION "A"
 PARCEL 587,386 AND 507
 RECORD MAP # 6065.02
 WATER CODE # 6
 6TH ELECTION DISTRICT • HOWARD COUNTY • MARYLAND
 PLOT PLAN • 20' • 665C0.166JPF • 90248 801 • 10-AUG-90 11:00 AM / EXXON

SITE ANALYSIS

TOTAL AREA OF SITE:	1.2514 AC.
AREA TO BE DISTURBED:	1.2514 AC.
TOTAL IMPERVIOUS AREA:	0.75 AC.
AREA TO BE VEGETATIVELY STABILIZED:	.5014
TOTAL CUT:	516 CU. YDS.
TOTAL FILL:	516 CU. YDS.

OFF-SITE WASTE/BORROW AREA LOCATION:



- SEQUENCE OF OPERATIONS**
1. NOTIFY HOWARD COUNTY DPW AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
 2. INSTALL STABILIZED CONSTRUCTION ENTRANCE WITH MOUNTABLE BERM. (WEEK 1).
 3. INSTALL SEDIMENT CONTROL MEASURES (1. SEDIMENT TRAP, 2. A-2 EARTH DIKE, 3. SILT FENCE) AS DETAILED ON PLAN (WEEK 2).
 4. INSTALL UTILITIES (I.E. WATER LINE, SEWER LINE, AND WATER QUALITY INLET (WEEKS 3 AND 4)).
 5. INSTALL INLET PROTECTION (WEEK 4).
 6. GRADE SITE FOR BUILDING AND PAVING. (WEEKS 5 THRU 6).
 7. STABILIZE AREA ABOVE TRAP (I.E. SEEDING FOR SLOPES, AND STONE FOR PAVED AREAS) (WEEKS 7 THRU 8).
 8. AFTER AUTHORIZATION BY SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT FROM TRAP AND BACKFILL TRAP WITH SELECT FILL AND GRADE AREA (WEEK 9).
 9. CONSTRUCT BUILDING AND PAVE PARKING LOT (WEEKS 10 THRU 14).
 10. APPLY PERMANENT STABILIZATION FOR THE REMAINING AREA (WEEK 14).
 11. REMOVE ALL SEDIMENT CONTROL MEASURES AS DIRECTED BY AN AUTHORIZED SEDIMENT CONTROL INSPECTOR (WEEK 17).
 12. STABILIZE THE AREA DISTURBED AS A RESULT OF SEDIMENT CONTROL REMOVAL.

SEDIMENT TRAP # 1-DATA

TEMPORARY STONE OUTLET SEDIMENT TRAP

DRAINAGE AREA:	1.04 AC. ±
REQUIRED STORAGE:	1878 CU. FT.
PROVIDED STORAGE:	1890 CU. FT.
BOTTOM ELEVATION:	290.00
WEIR CREST ELEVATION:	298.00
LENGTH OF WEIR CREST:	8.0 FT.
TOP OF EMBANKMENT:	295.00
CLEAN OUT ELEVATION:	291.00

ENGINEER'S CERTIFICATE

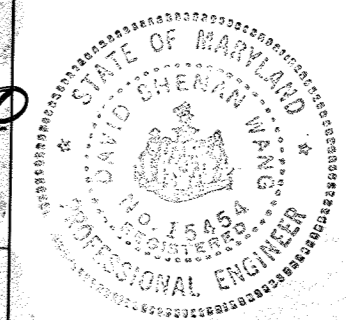
I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

[Signature] 12/26/90

DEVELOPER'S/BUILDER'S CERTIFICATE

I/We certify that all development and/or construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the HSD.

[Signature] 12/29/90



Cornerstone
Consulting Engineers & Architectural, Inc.
1176 N. Irving Street, Allentown, PA 18109
Phone: 610-220-8200, Fax: 610-420-3706
www.cornerstones.com

Professional Engineer Seal for the State of Maryland, License No. 28915.

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

[Signature] 12/27/90 Date
U.S. Soil Conservation Service

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

[Signature] 12/27/90 Date
Howard S.C.D.

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

[Signature] 2/12/91

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 2/19/91

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, SEWERAGE SYSTEMS AND PUBLIC ROADS CO. DEPT. OF PUBLIC WORKS

[Signature] 2/5/91

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS

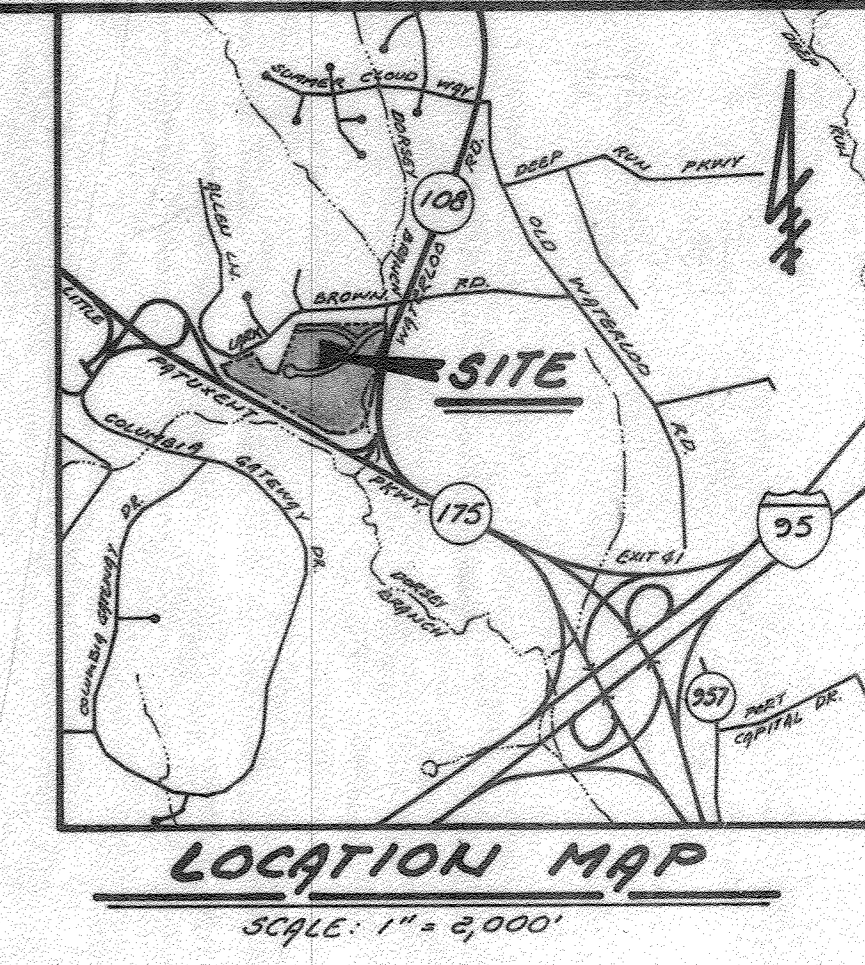
[Signature] 1-29-91

APPROVED
PLANNING BOARD
OF HOWARD COUNTY

DATE: 12-12-90

FREDERICK WARD ASSOC., INC.
ENGINEERS ARCHITECTS SURVEYORS
1 SOUTH MAIN STREET
BEL AIR, MARYLAND 21034
PHONE 301-838-7900 301-879-2090

OWNER	DATE	REVISIONS	BY	CHK	EXXON COMPANY, U.S.A. - A DIVISION OF EXXON CORPORATION	PROJECT NO.
HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY THE ROUSE BUILDING 10875 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044 PHONE: 1-301-992-6034	10-10-90	REVISED AS PER SITE & DRAINAGE PLANS	A.O.S.	T.F.W.	Marketing Department	90248
	2-12-91	REVISED MAJOR I.D. SLOPE WALK ABOUT BLDG.	A.O.S.	T.F.W.	DATE 8-27-90	DISC NO.
	11-7-91	ADJUST MAJOR I.D. SLOPE WALK ABOUT BLDG.	C.B.	T.F.W.	BEANSON BUSINESS CENTER	RAS NO.
	1/19/92	UNDERGROUND TANKS REMOVED	S.F.	J.P.A.	DRAWN BY A.O.S.	DWG. NO.
					CHK BY T.F.W.	3 OF 7
					SCALE 1" = 20'	

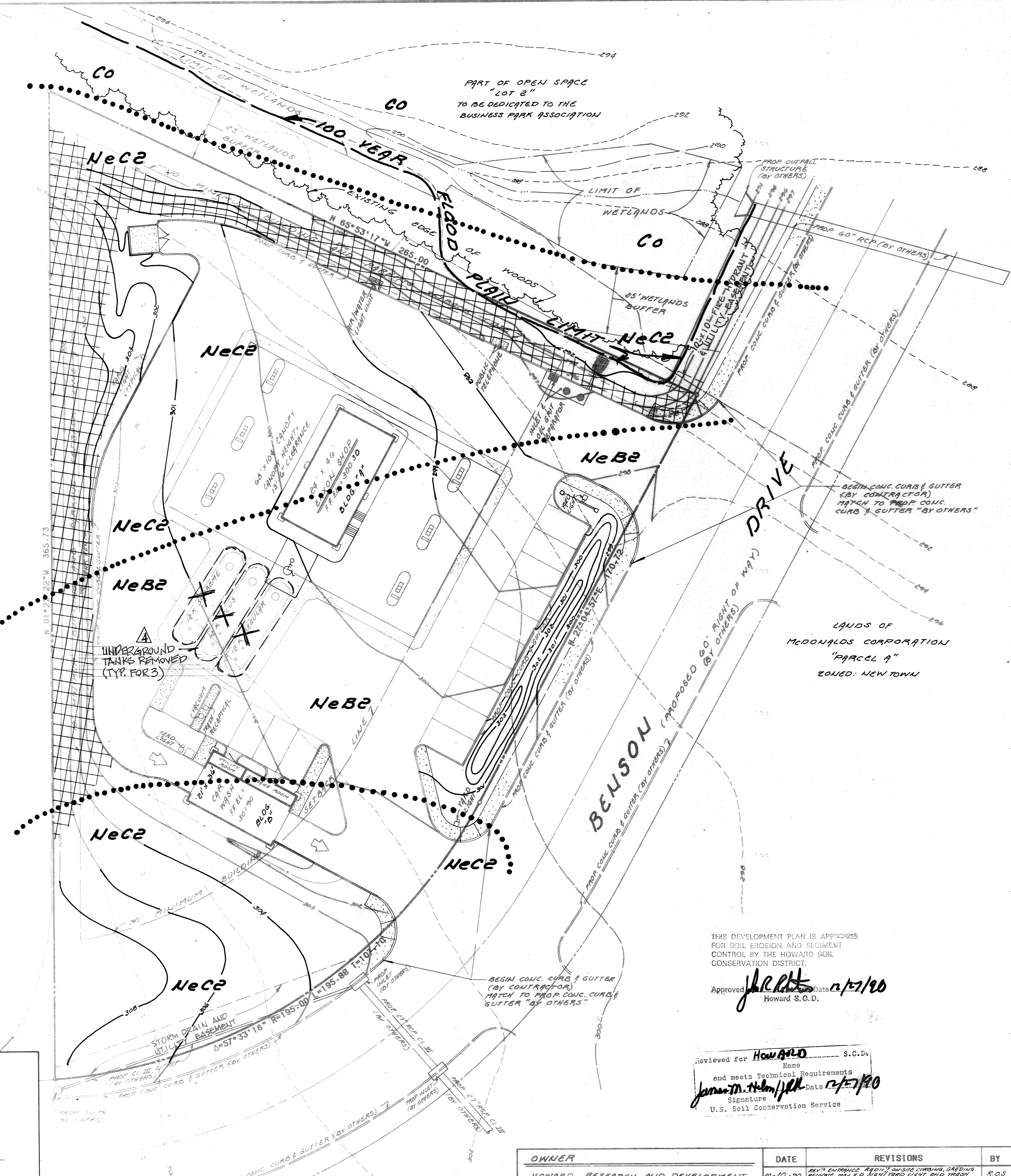


SOILS INFORMATION CHART

SYMBOL	DESCRIPTION	GROUP	CHARACTERISTICS
CO	CODURUS SILT LOAM	D	ALLUVIAL SOIL SEVERE FLOOD HAZARD IMPEDED DRAINAGE
NeC2	NESHAMINY SILT LOAM	B	MODERATE: MODERATELY SLOW PERMEABILITY MODERATE: EROSION HAZARD
NeB2	NESHAMINY SILT LOAM	B	MODERATE: MODERATELY SLOW PERMEABILITY MODERATE: EROSION HAZARD

SLOPE DELINEATION

DENOTES SLOPES 25% OR GREATER.



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

Approved: Date: 12/17/90
Howard S.C.D.

Reviewed for HOWARD S.C.D. and meets Technical Requirements
 Date: 12/17/90
 Signature: James M. Helm
 U.S. Soil Conservation Service

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
 Date: 2/13/91

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT OF PLUMBING AND SEWERAGE
 Date: 2/19/91

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS
 HOWARD CO. DEPT. OF PUBLIC WORKS
 Date: 2/15/91

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
 Date: 12/28/91

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE: 12-12-90

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Dallas, TX Lomborg, VA Orlando, FL Philadelphia, PA

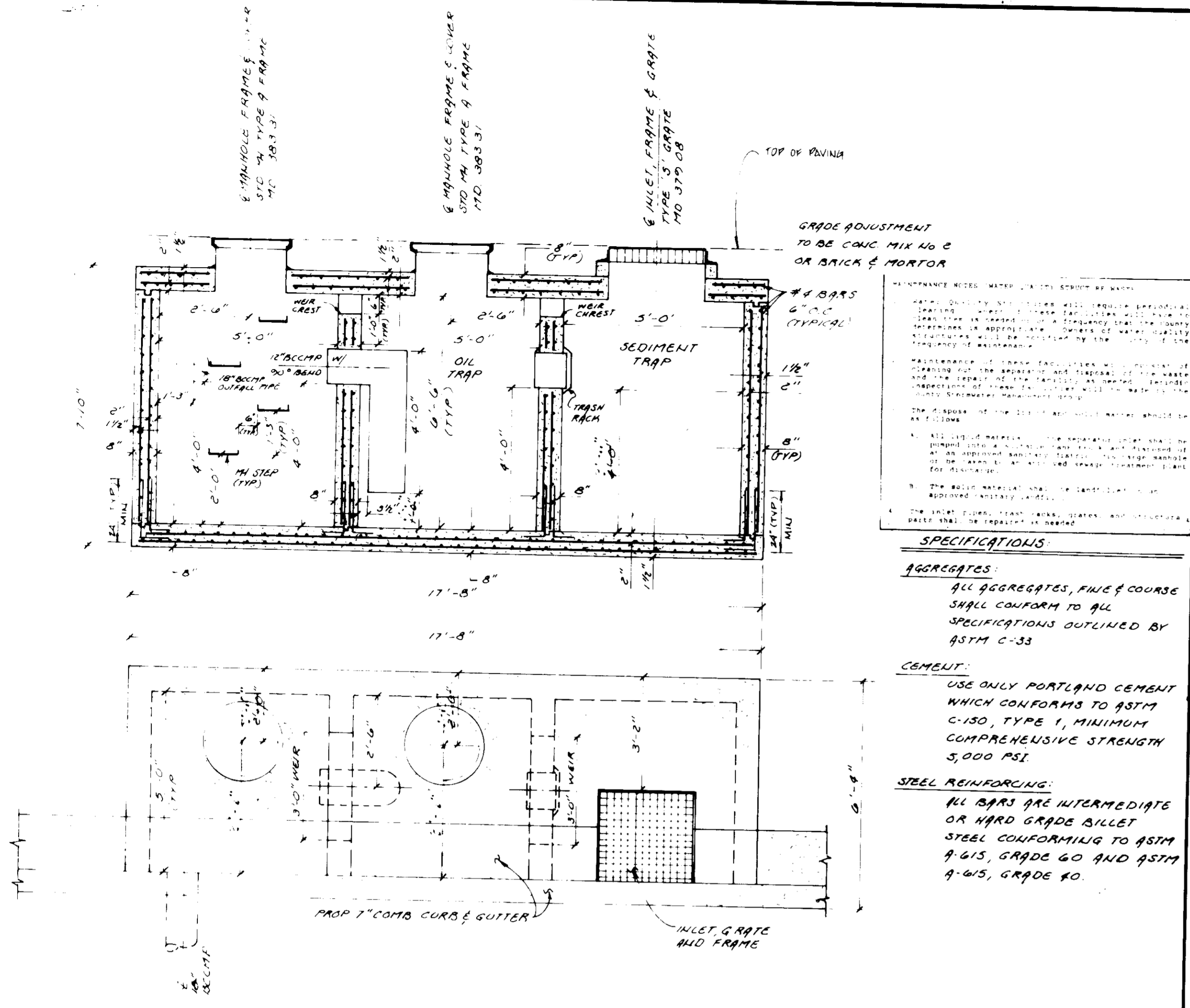
STATE OF MARYLAND
 JOHN B. ANDERSON
 PROFESSIONAL ENGINEER
 No. 29313

I certify that these documents were prepared or approved by me, and that I am a duly licensed Engineer under the laws of the State of Maryland. License number 29313, expiration date 07/22/01.

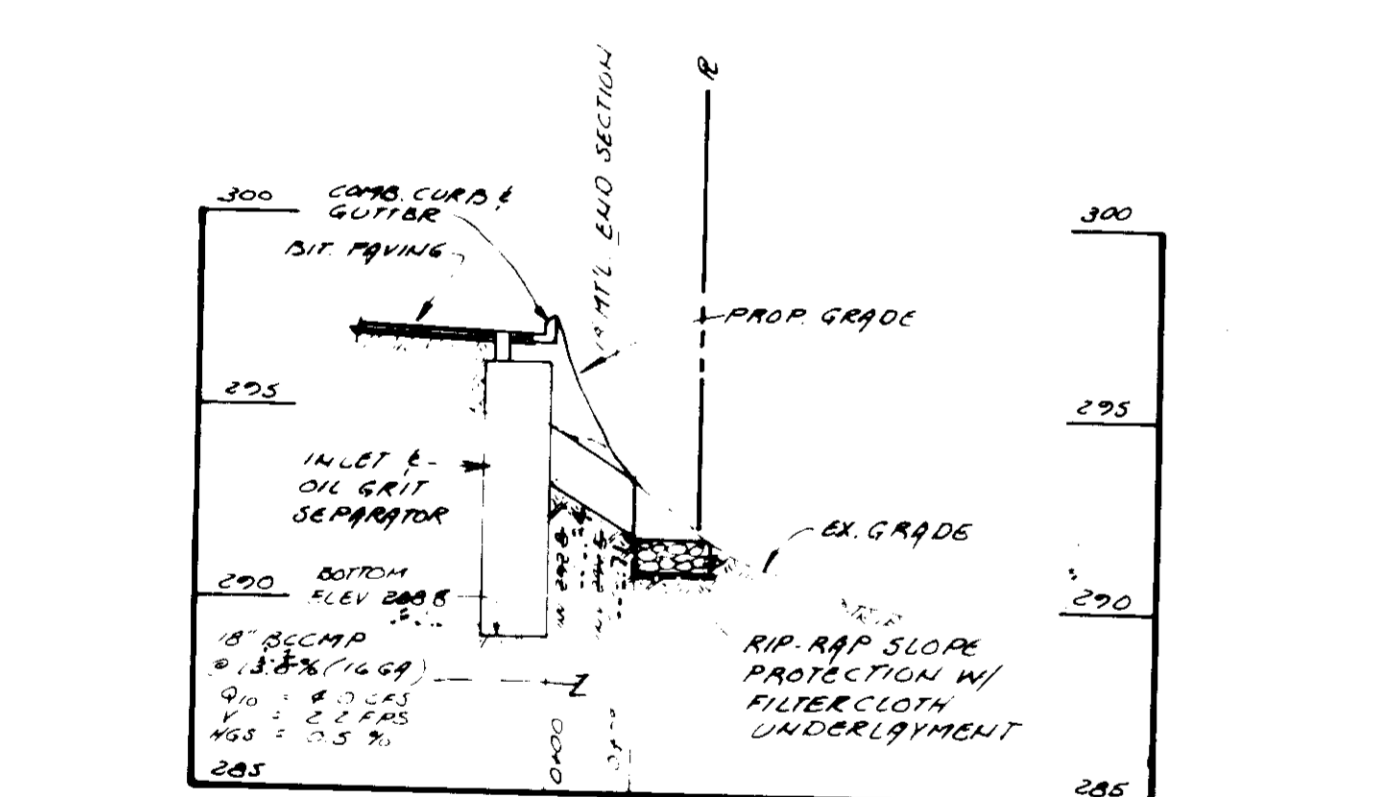
77922 UNDERGROUND TANKS REMOVED

**EXXON STATION
 SOILS MAP PLAN**

OWNER	DATE	REVISIONS	BY	CHK	EXXON COMPANY, U.S.A. - A DIVISION OF EXXON CORPORATION	PROJECT NO.
HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY THE ROUSE BUILDING 10875 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21024	10-10-90	REVISED ENTRANCE ROAD AND SIDE CURBS, GROUNDING, SIGNAGE, AND CONC. SIDEWALKS, NOTES, ENCLOSURE, AND CONC. SIDEWALKS, NOTES.	R.O.S.	T.F.W.	Marketing Department	90248
	8-12-91	REVISE MANICURE MARKINGS.	R.O.S.	T.F.W.	Real Estate & Engineering	DISC NO.
	11-9-91	ADJUST MAJOR LOGS/SLIP WALK ABOUT BLDG.	CB.	T.F.W.	BENSON BUSINESS CENTER	RAS NO.
	7/19/92	UNDERGROUND TANKS REMOVED	SF	JBA	PARCEL "C" - SECTION "A" PARCELS 507, 384 AND 507 TAX MAP 37 RECORD PLAT # _____ WATER CODE # _____ SEWER CODE # _____	DWG. NO. 4 of 7
					MARKING DEPARTMENT DATE 8-27-90 DRAWN BY R.O.S. CHK BY T.F.W. SCALE 1" = 20'	

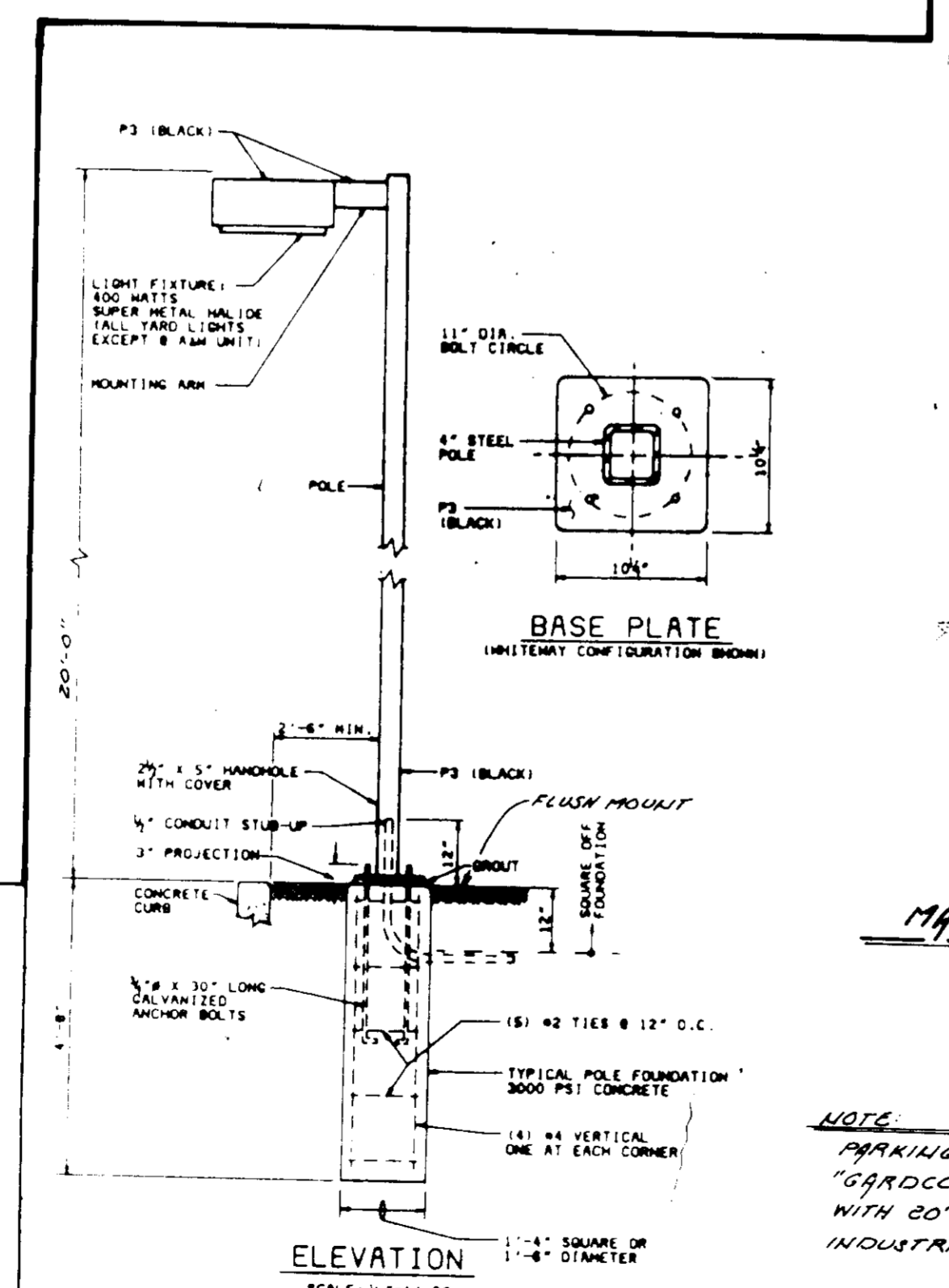


INLET AND OIL GRIT SEPARATOR DETAIL
NOT TO SCALE

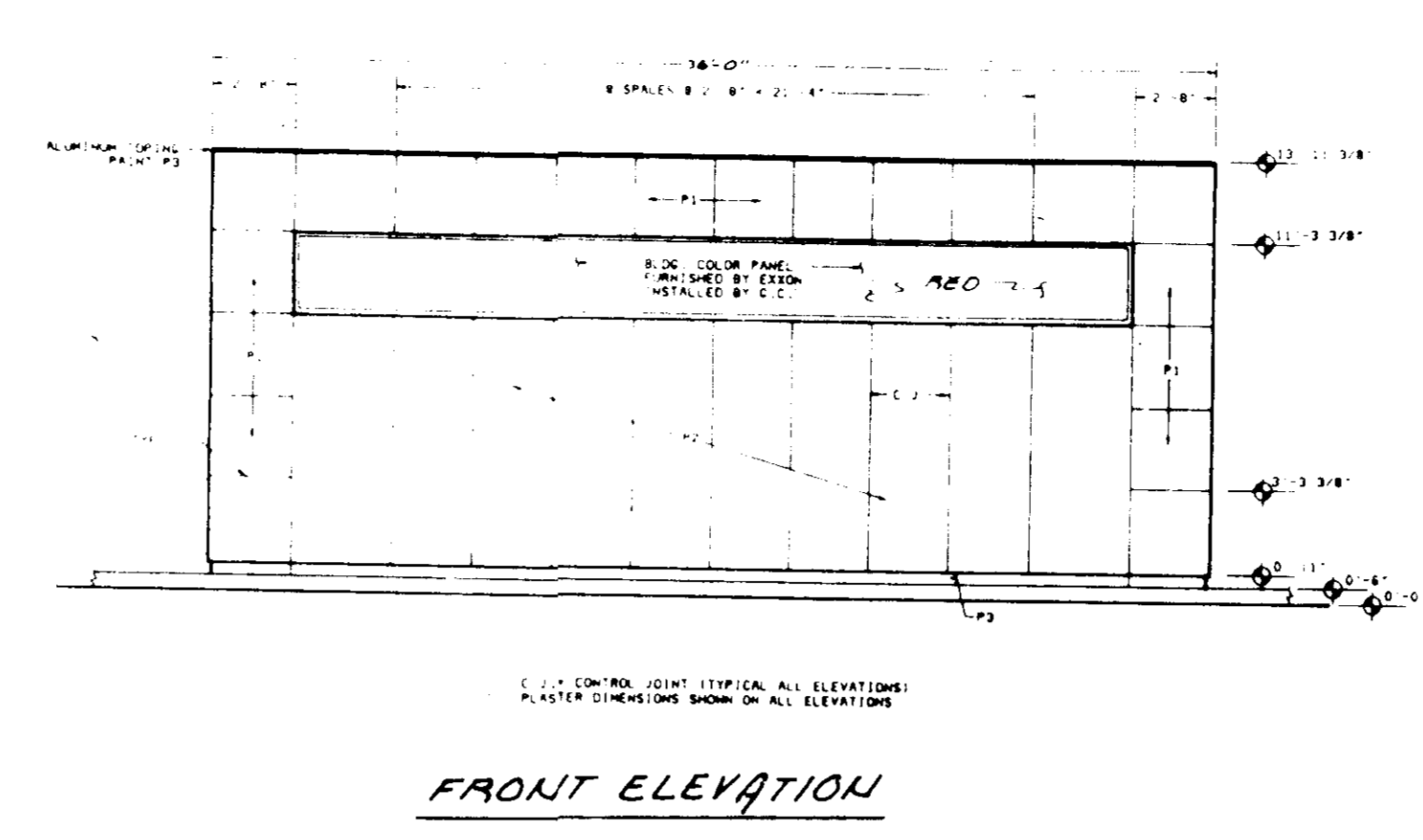


INLET AND OIL GRIT SEPARATOR PROFILE

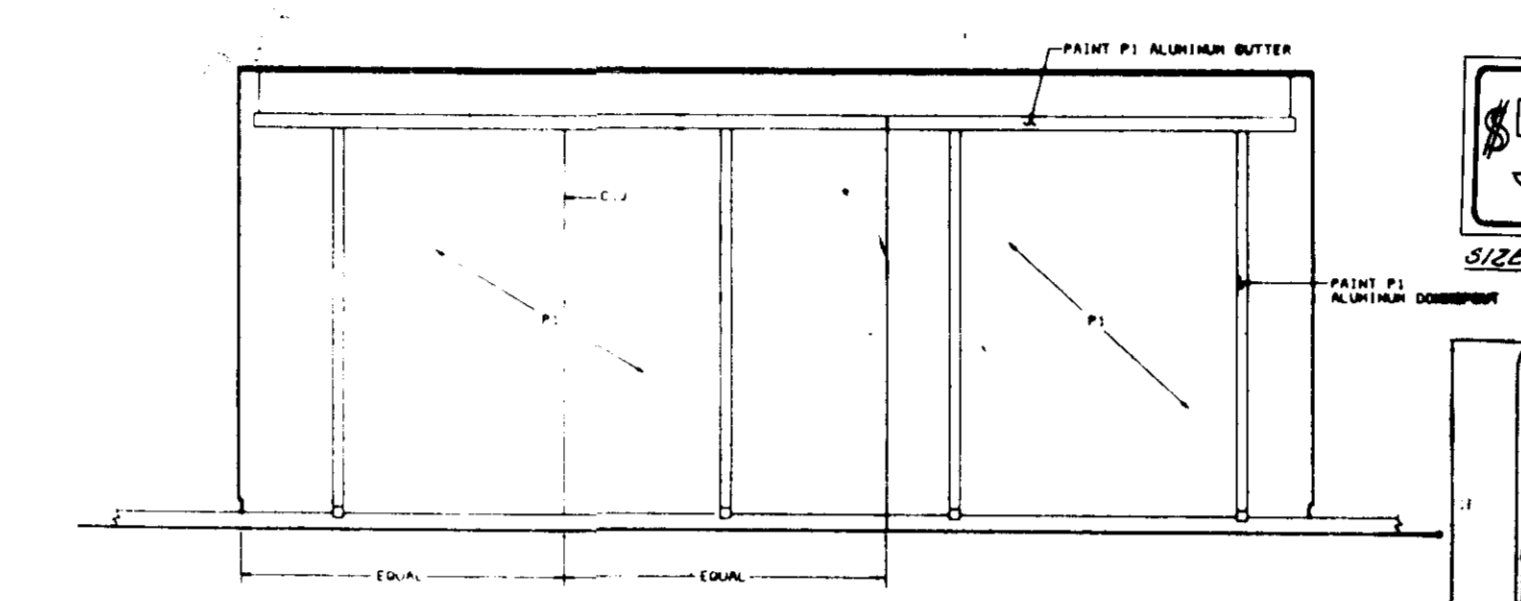
NOTE: REFERENCE: CONTROLLING URBAN RUNOFF A PRACTICAL MANUAL FOR PLANNING AND DESIGNING URBAN BMP'S BY THOMAS A. SCHUELER, CAP 8, PG 82 IMPERVIOUS AREA TO INLET: 0.75 AC. REQUIRED STORAGE: 800 CU FT (400 CF/IMPV AREA) PROVIDED STORAGE: 300 CU FT



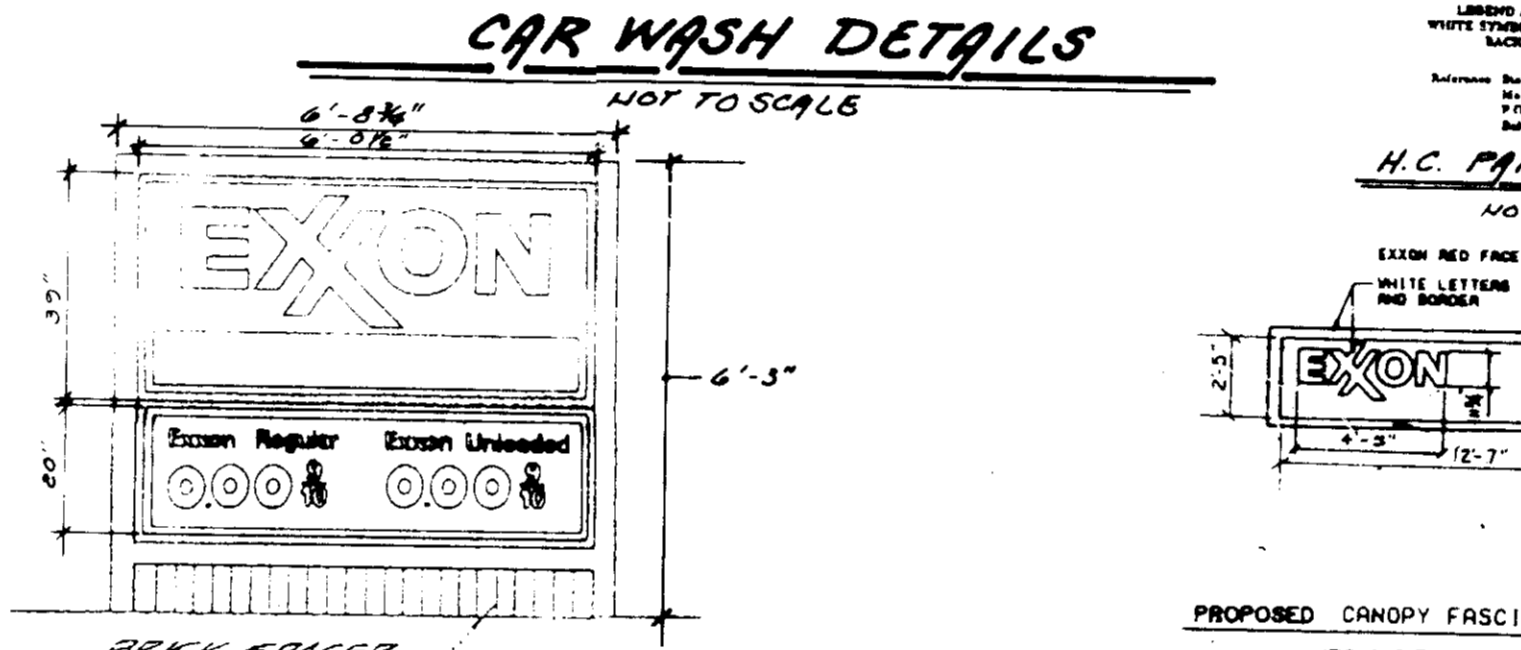
MAJOR I.D. SIGN - FOOTER DETAILS
NOT TO SCALE



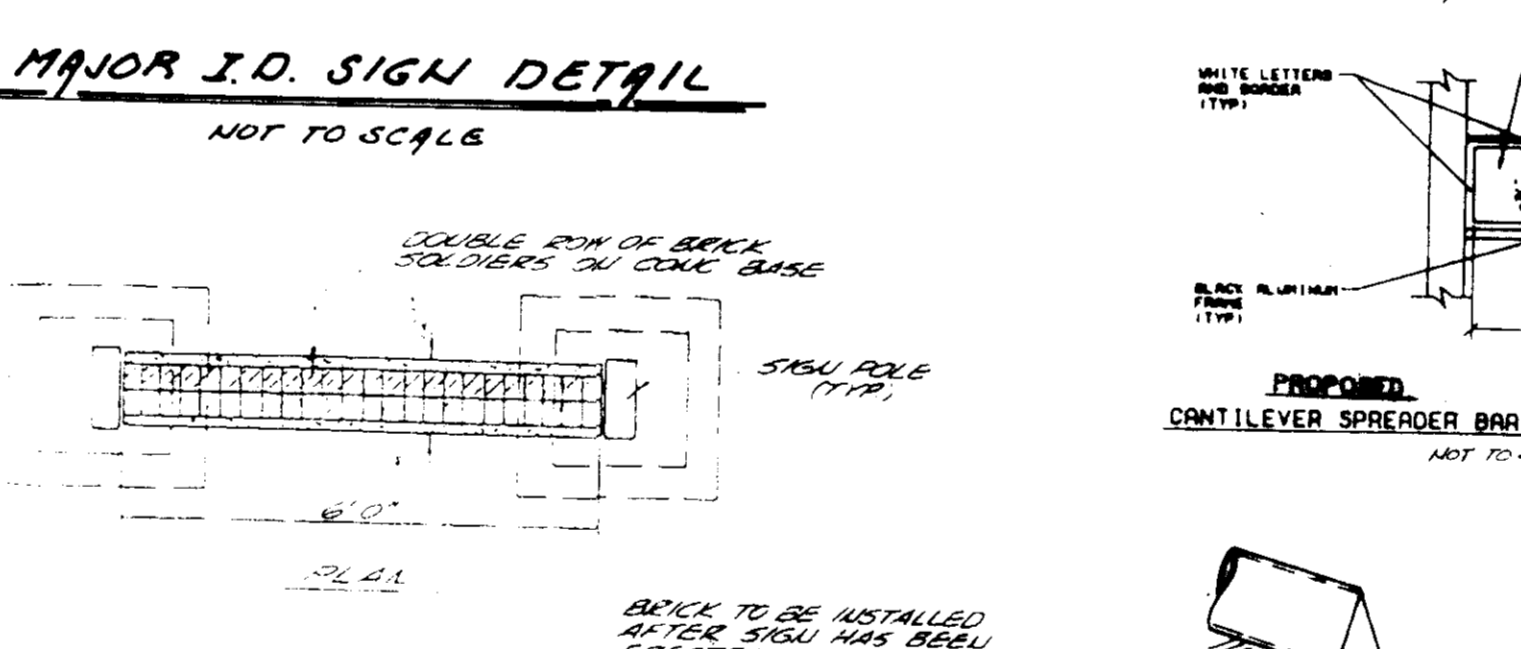
FRONT ELEVATION



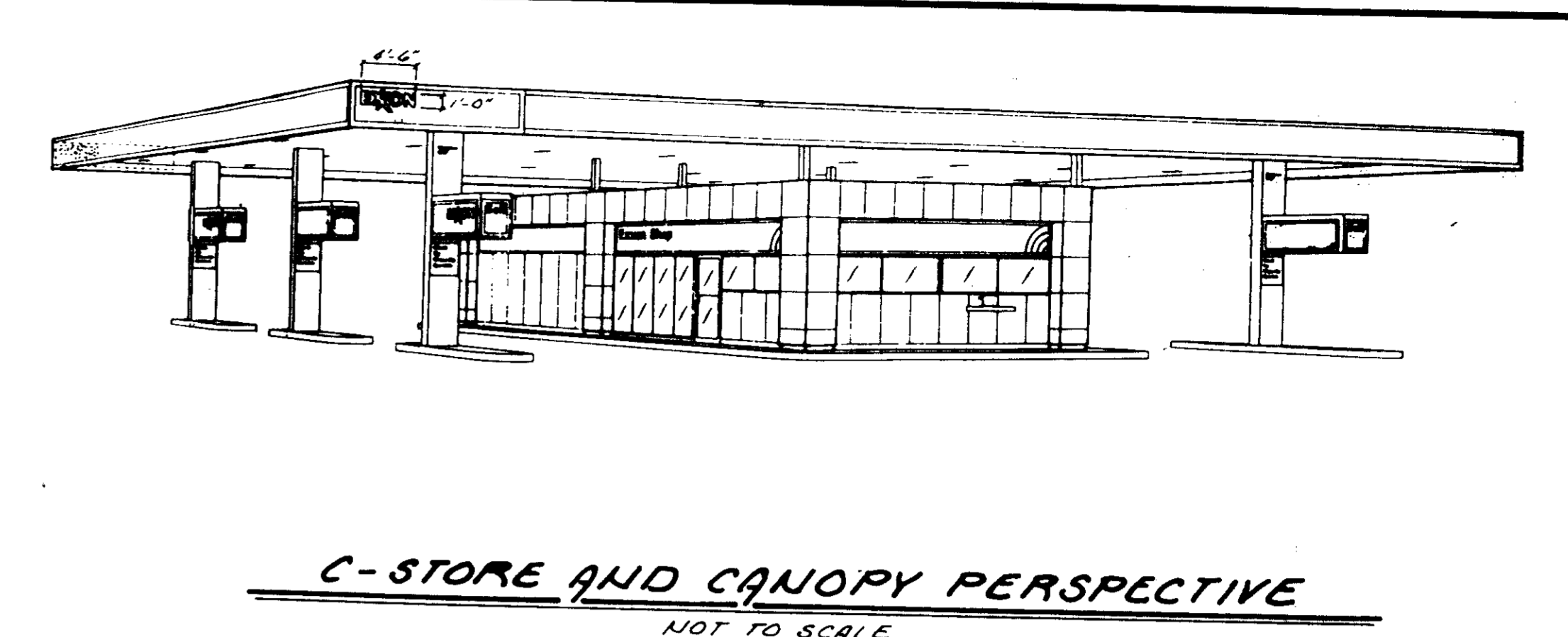
REAR ELEVATION



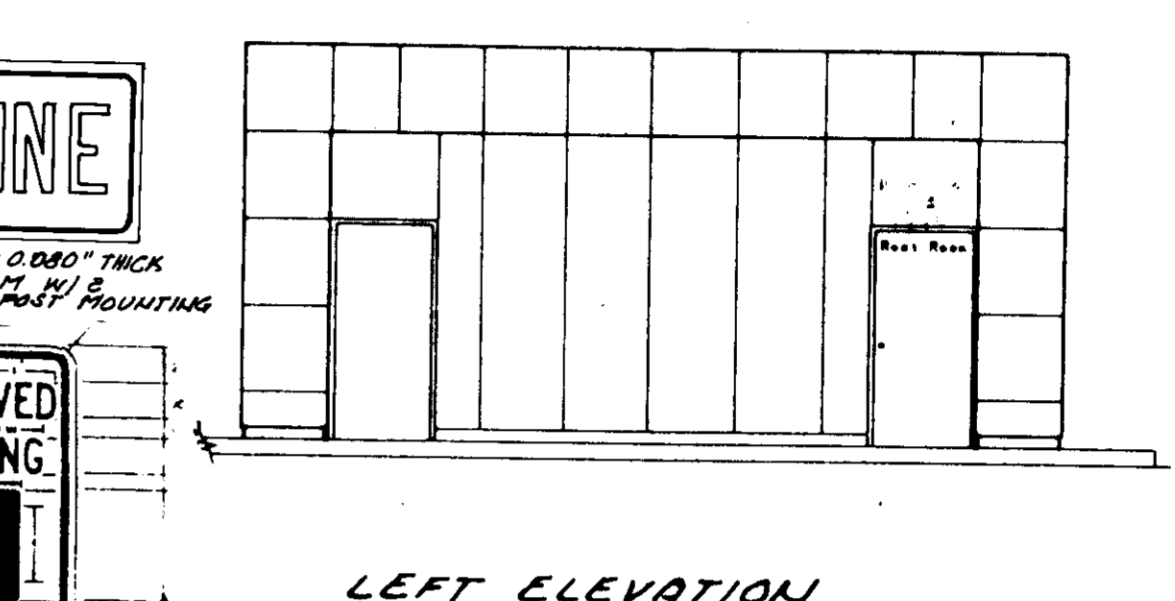
CAR WASH DETAILS



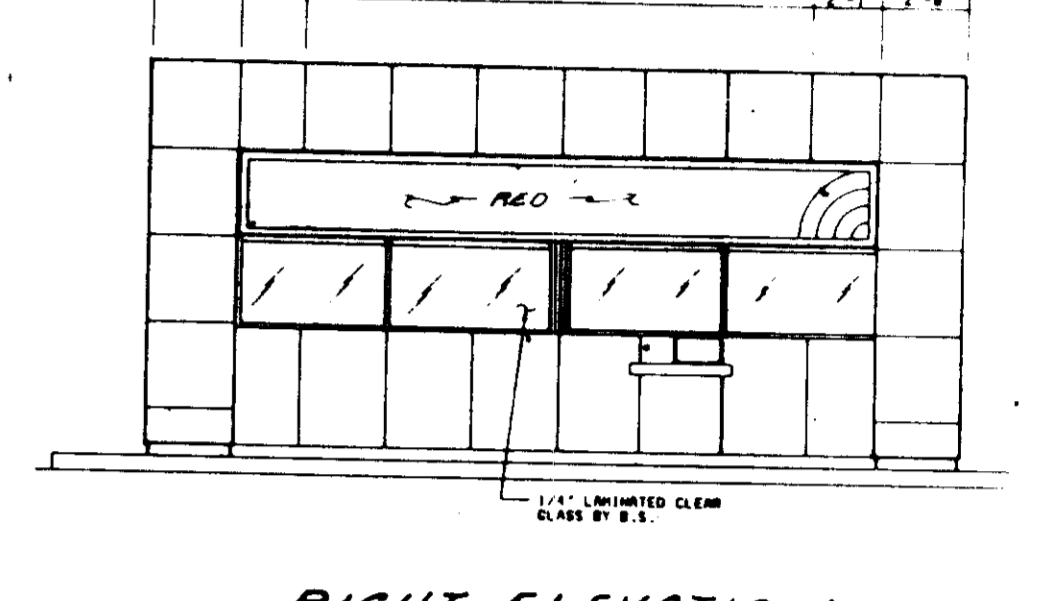
MAJOR I.D. SIGN DETAIL
NOT TO SCALE



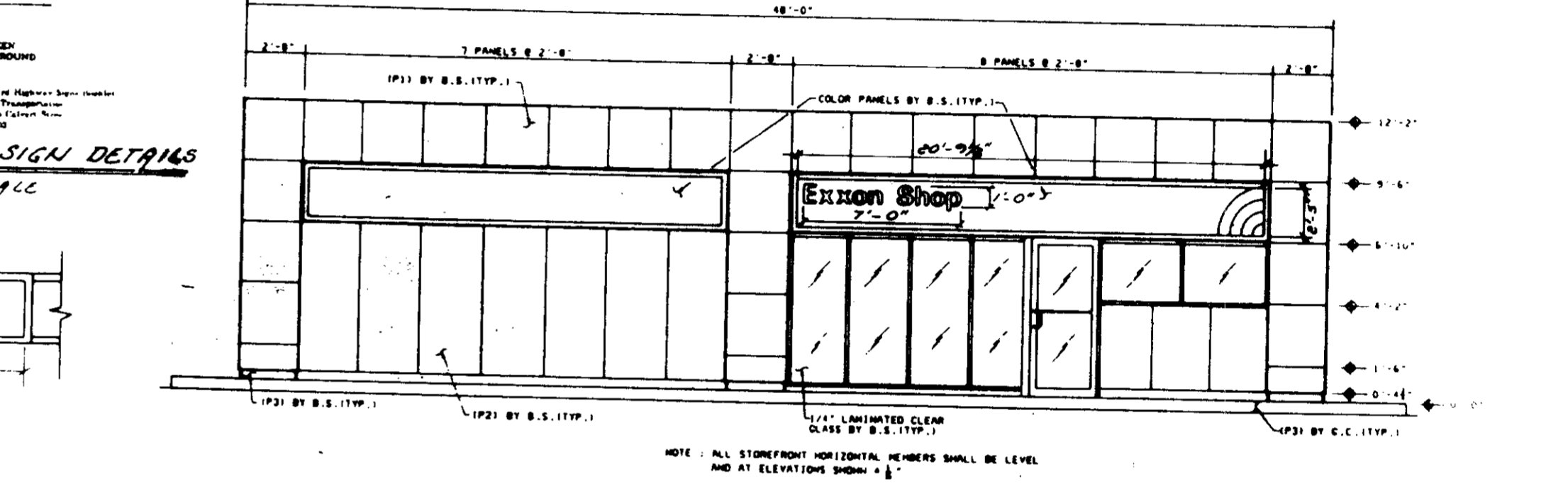
C-STORE AND CANOPY PERSPECTIVE
NOT TO SCALE



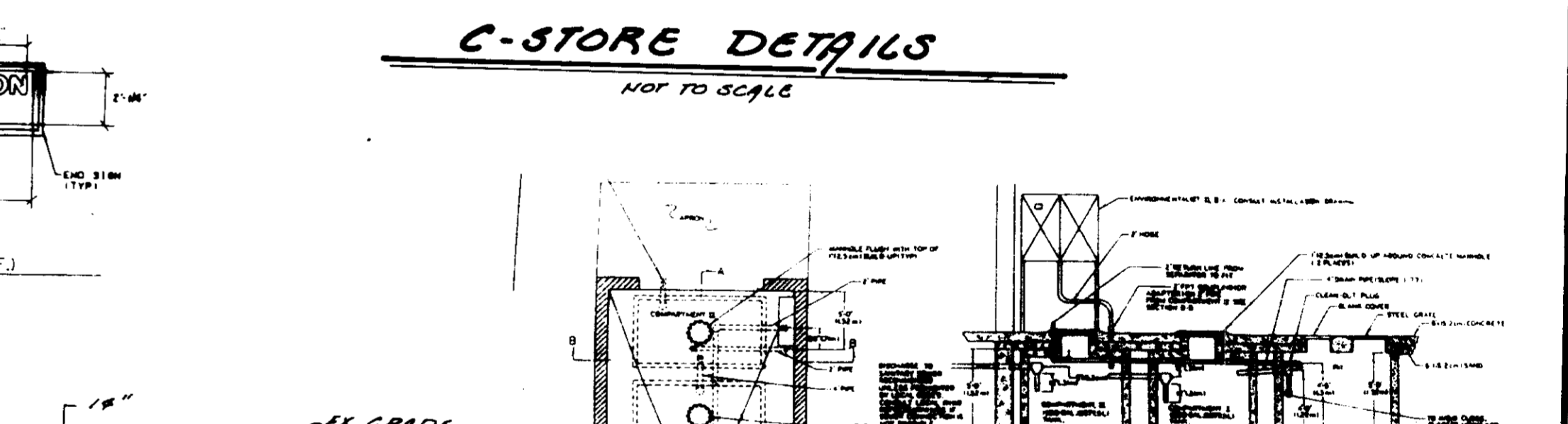
LEFT ELEVATION



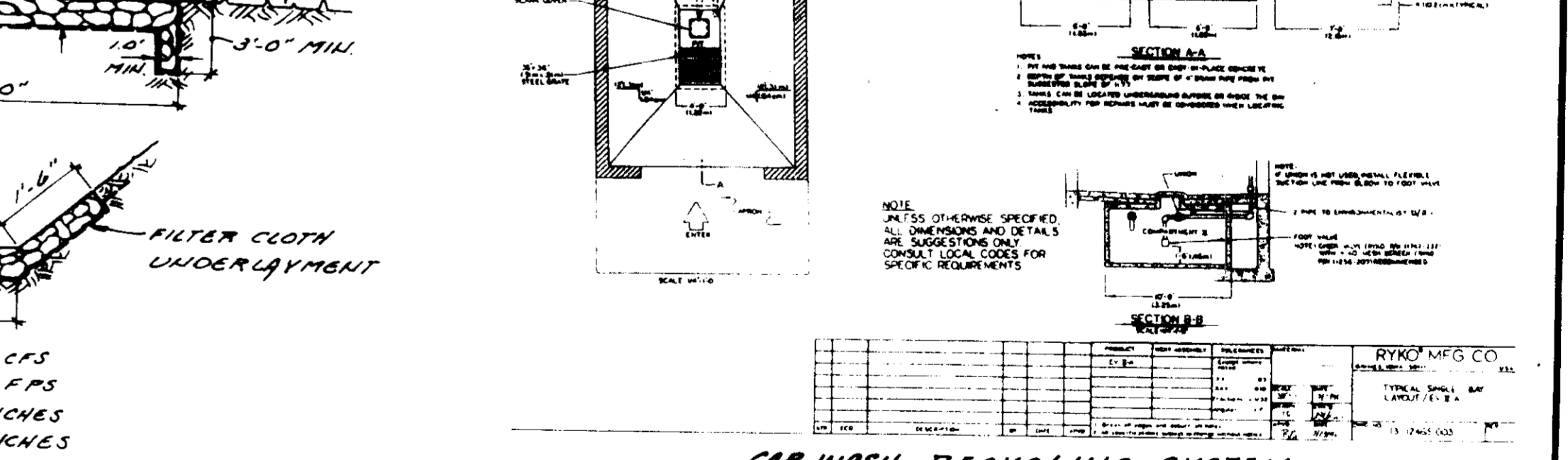
RIGHT ELEVATION



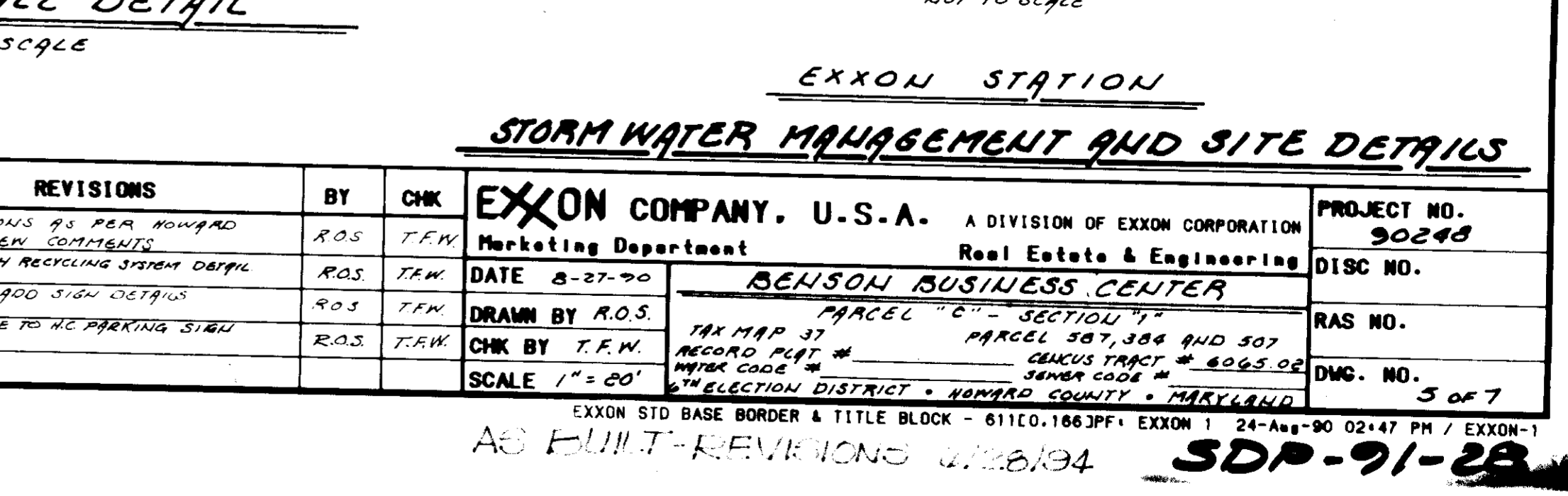
FRONT AND REAR ELEVATION



C-STORE DETAILS
NOT TO SCALE



CAR WASH RECYCLING SYSTEM
NOT TO SCALE



EXXON STATION STORM WATER MANAGEMENT AND SITE DETAILS

APPROVED [Signature] 2/17/91
APPROVED [Signature] 2/14/91
APPROVED [Signature] 2/17/91
APPROVED [Signature] 2/15/91
APPROVED [Signature] 1-28-91

APPROVED PLAN
DATE: 12-12-90

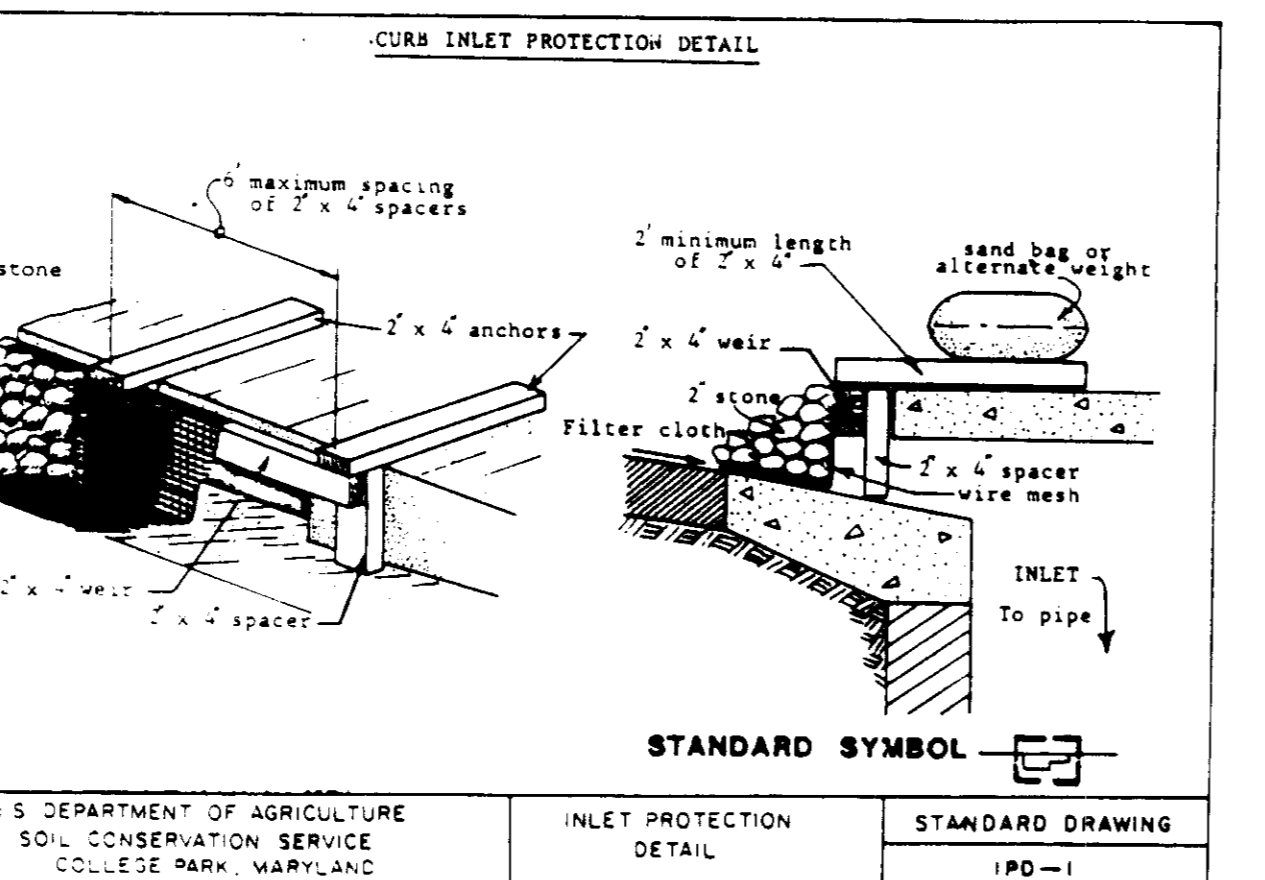
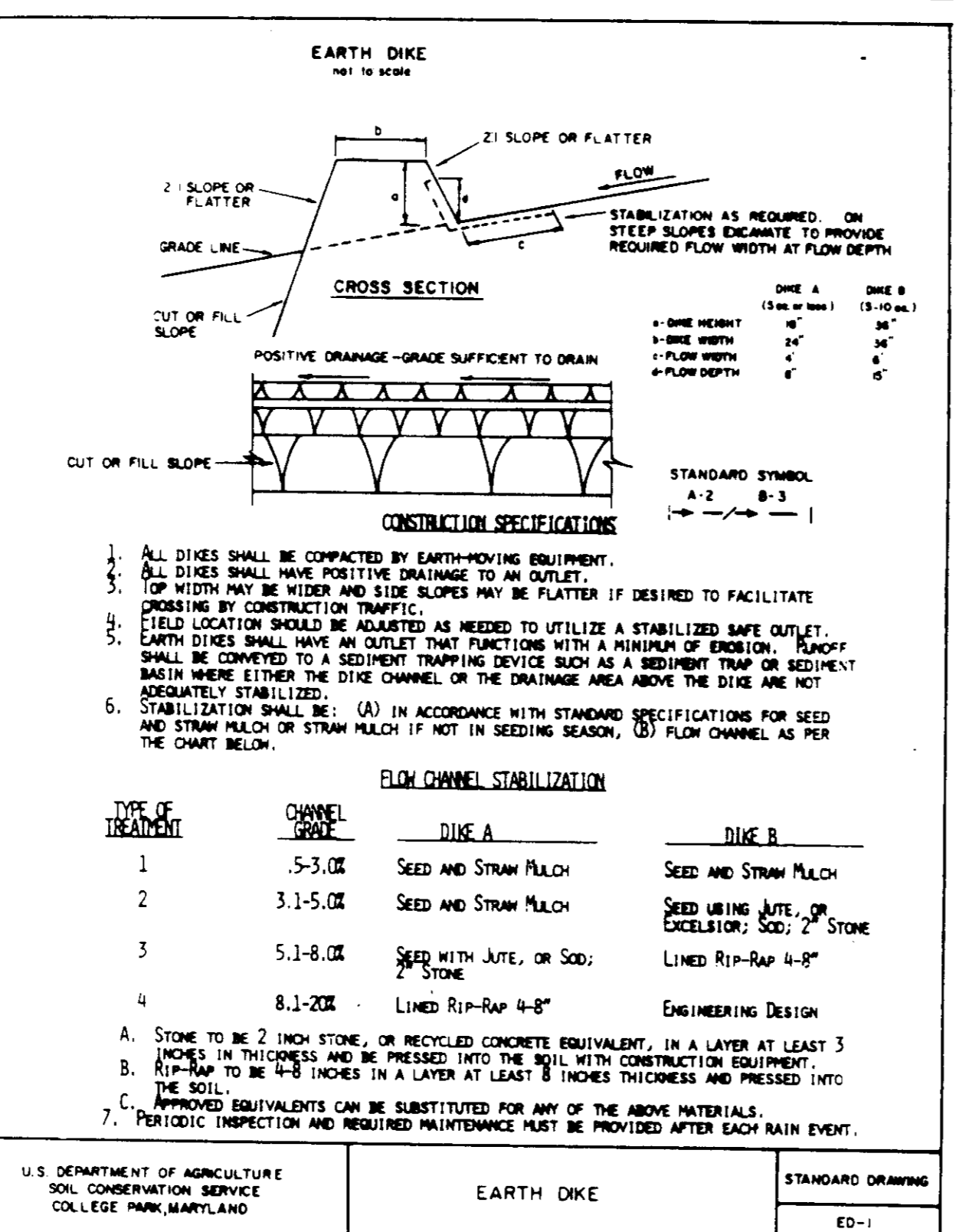
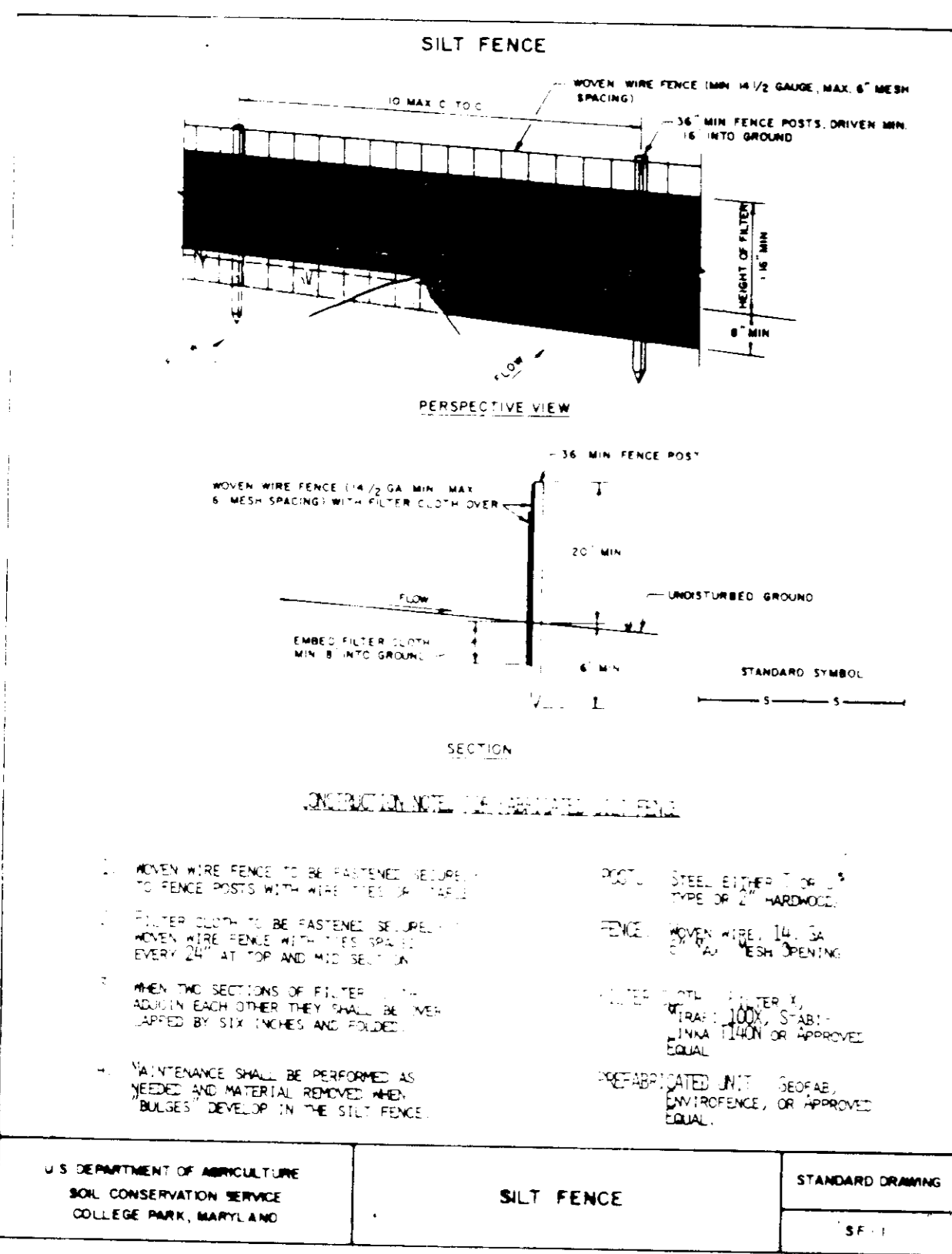
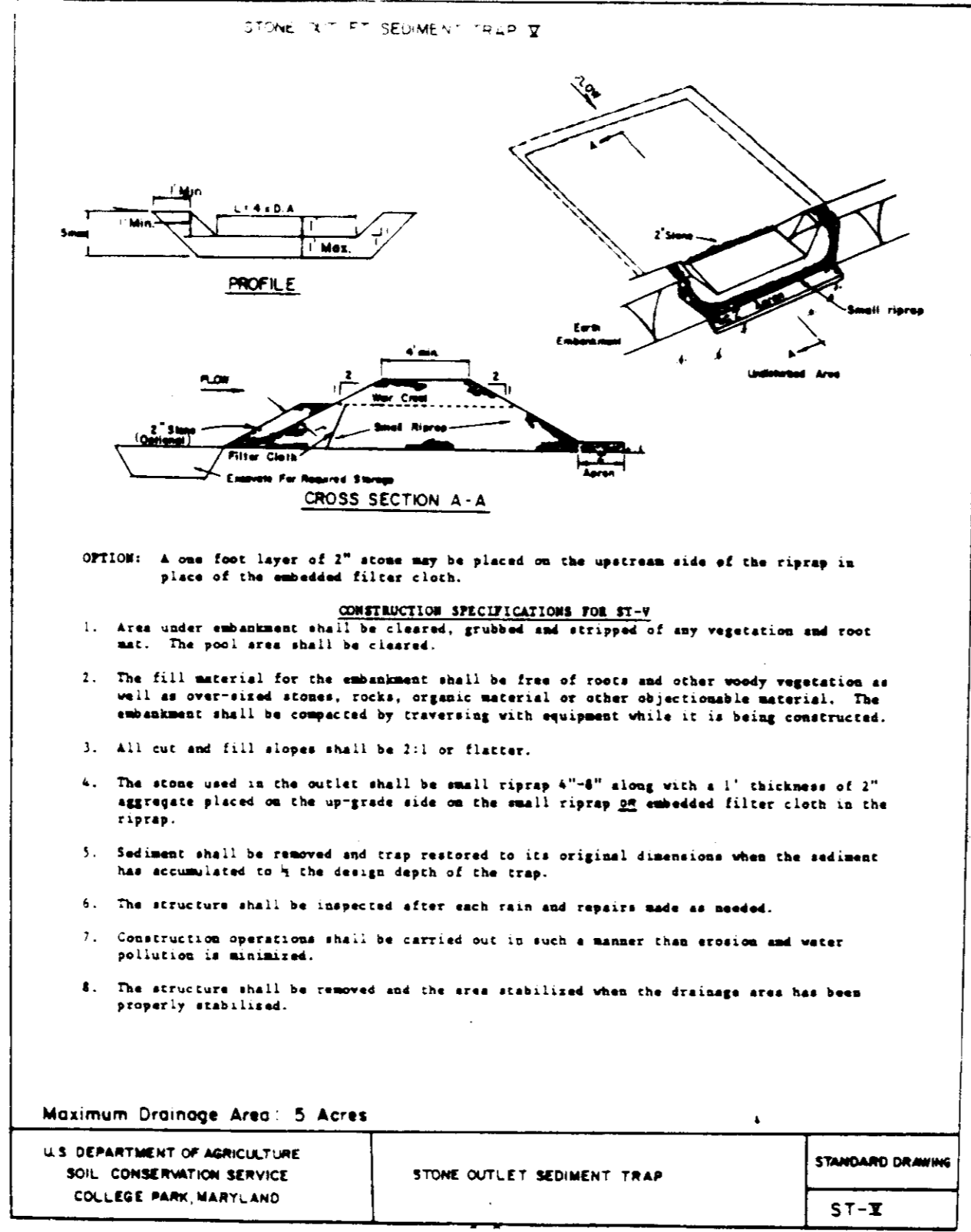
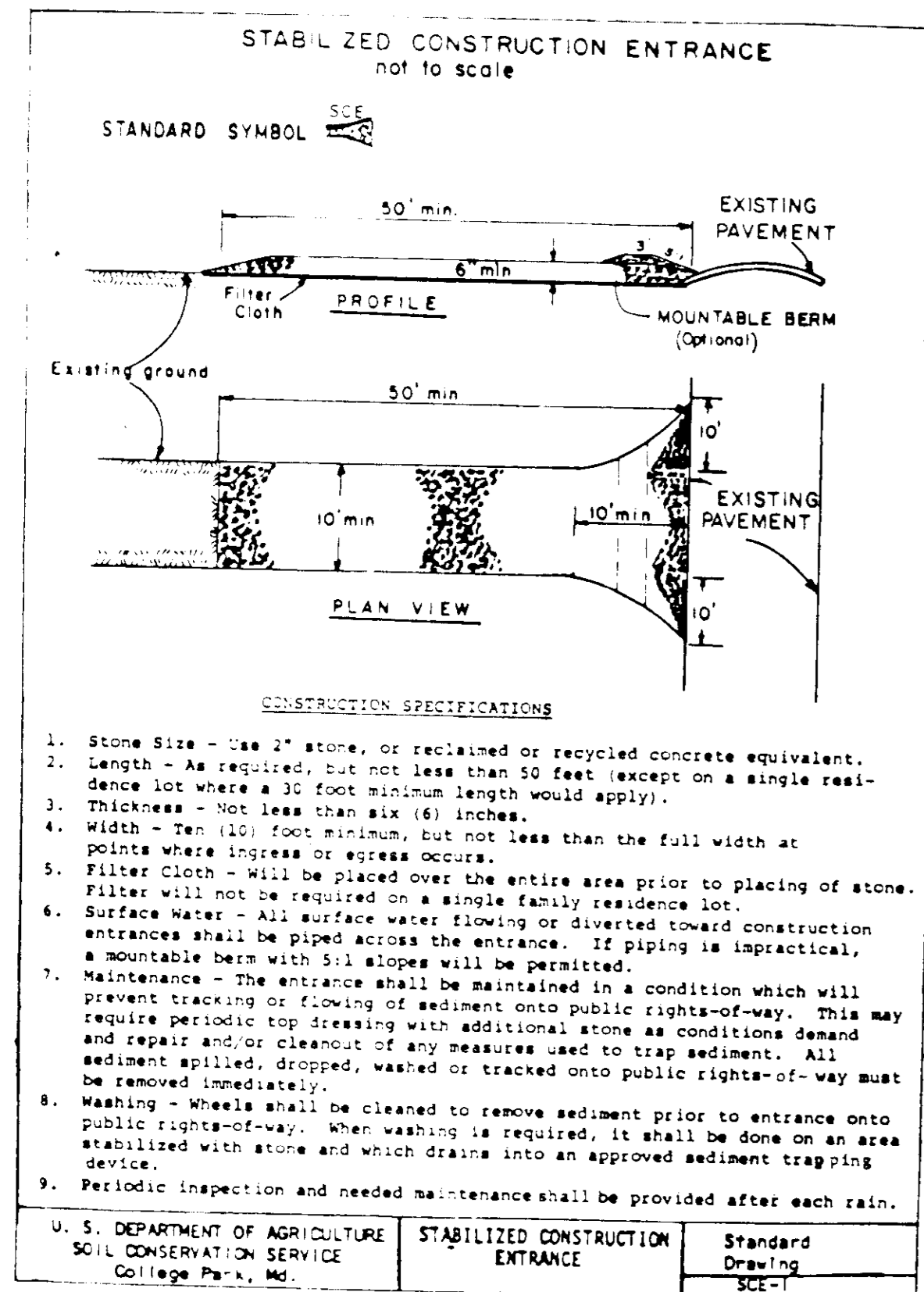
NOTE: PARKING LIGHTS TO BE: "GARCO" FORM 10 H1913-400 MM WITH 20' TAPERED POLE BY KW INDUSTRIES, # ATSP 20-S-9-11-BL

FREDERICK WARD ASSOC., INC. ENGINEERS ARCHITECTS SURVEYORS 5 SOUTH MAIN STREET, BEL AIR, MARYLAND 21034 PHONE 301-838-7900 301-879-2090

OWNER: HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY THE HOUSE BUILDING 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21084 PHONE 1-301-992-6038

DATE	REVISIONS	BY	CHK
10-10-90	DRAW REVISIONS AS PER HOWARD CONSULT REVIEW COMMENTS	R.O.S.	T.F.W.
11-7-90	ADD CAR WASH RECYCLING SYSTEM DETAIL	R.O.S.	T.F.W.
12-3-90	REVISE AND ADD SIGN DETAILS	R.O.S.	T.F.W.
2-12-91	ADD 8000 PINE TO BE PARKING SIGN DETAIL	R.O.S.	T.F.W.

EXXON COMPANY, U.S.A. Marketing Department	A DIVISION OF EXXON CORPORATION Real Estate & Engineering	PROJECT NO. 90248
DATE 8-27-90	BENSON BUSINESS CENTER	DISC NO.
DRAWN BY R.O.S.	PARCEL 587, 588 AND 507	RAS NO.
CHK BY T.F.W.	CONUS TRACT # 8065.02	DWG. NO. 3 OF 7
SCALE 1" = 20'	PARCEL 587, 588 AND 507 CONUS TRACT # 8065.02 6TH ELECTION DISTRICT - HOWARD COUNTY - MARYLAND	



FREDERICK WARD ASSOC., INC.
ENGINEERS ARCHITECTS SURVEYORS
5 SOUTH MAIN STREET
BEL AIR, MARYLAND 21034
PHONE 301-838-7300 301-878-2090

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 three inches of soil by raking, discing or other acceptable means before seeding (unless previously loosened).

Soil Amendments: In lieu of soil test recommendations, use one of the following schedules:

- 1) 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 sq ft) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs per acre 30-0-0 ureaform fertilizer (9 lbs/1000 sq ft).
- 2) Acceptable -** Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 1000 lbs per acre 10-10-10 fertilizer (23 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches 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 (.05 lbs/1000 sq ft) of weeping lovegrass. During the period of 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 80 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 ft 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.

TEMPORARY SEEDING NOTES

Apply to graded or cleared areas likely to be redisturbed where a short-term vegetative cover is needed.

Seedbed Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding (unless previously loosened).

Soil Amendments: 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 ryegrass (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 gal per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 ft or higher, use 348 gal per acre (8 gal/1000 sq ft) for anchoring.

Refer to the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.

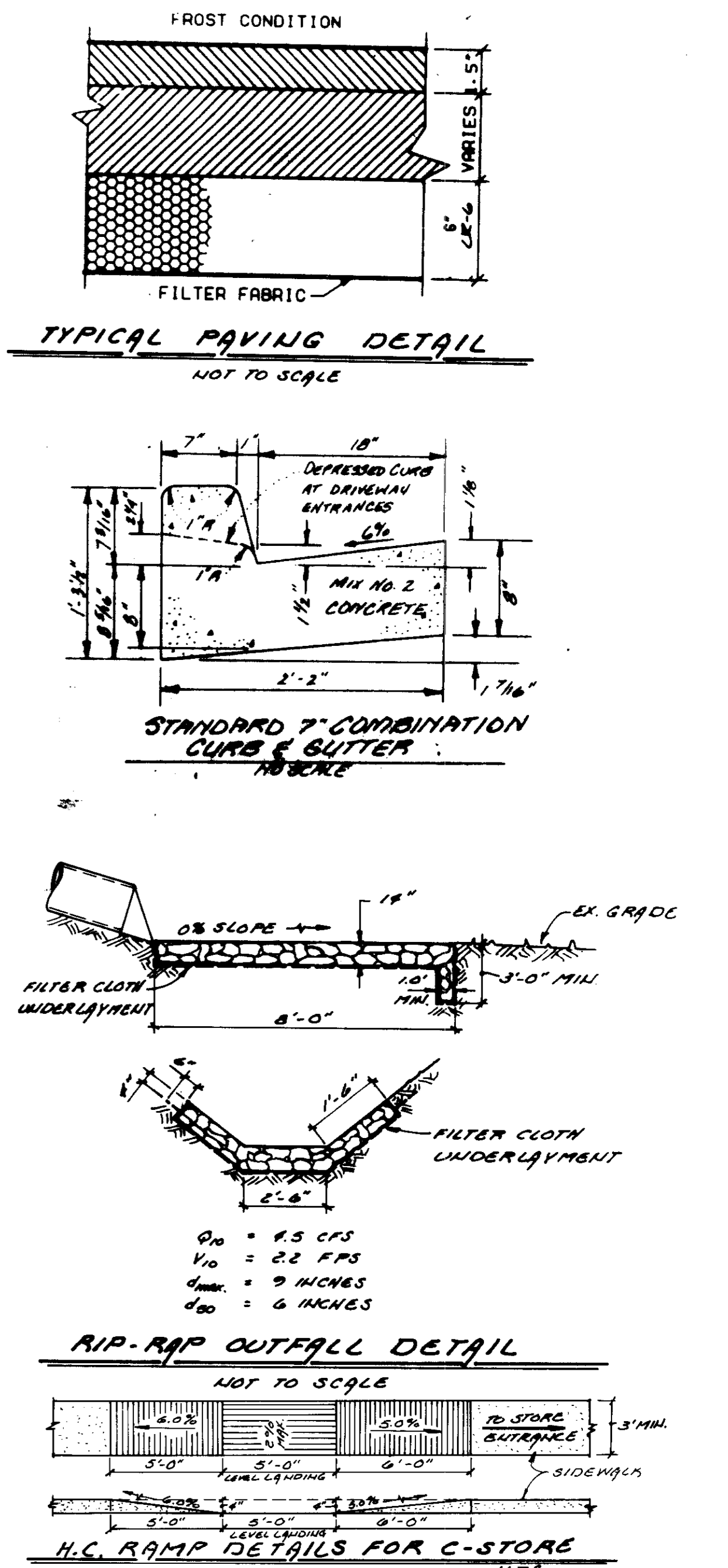
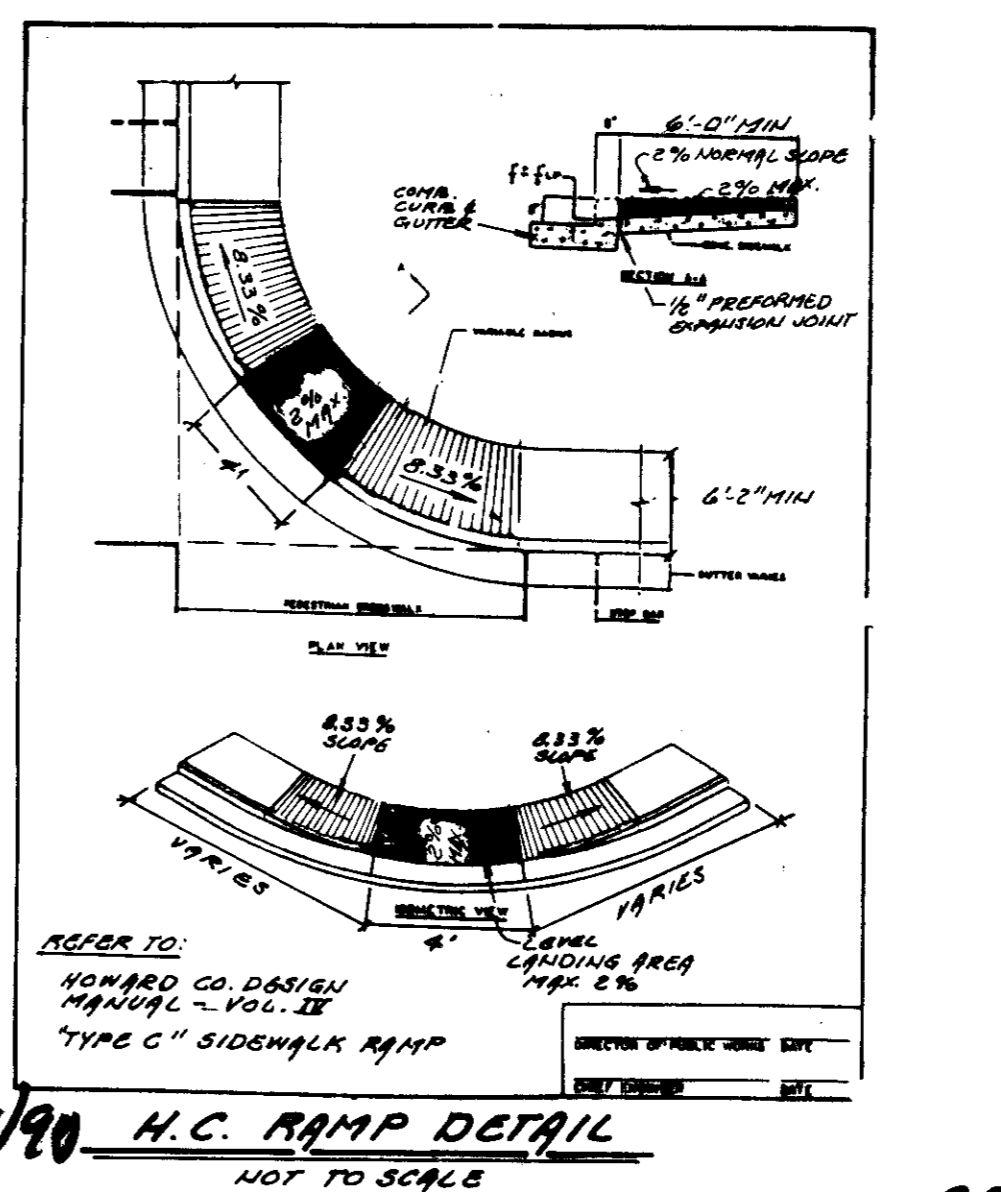
APPROVED: [Signature] 12/27/90
HOWARD S.G.C.

APPROVED: [Signature] 12/27/90
HOWARD S.G.C.

OWNER:
HOWARD RESEARCH AND DEVELOPMENT
LAND COMPANY
THE ROUSE BUILDING
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21046
PHONE 1-301-992-6034

SEDIMENT CONTROL NOTES

- A minimum of 24-hour notice must be given to the Howard County Office of Inspection and Permits prior to the start of any construction. (992-2437)
- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes and 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 seedings (Sec. 51), sod (Sec. 54), temporary seedings (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: 1.254 Acres
Area Disturbed: 1.254 Acres
Area to be roofed or paved: 0.75 Acres
Area to be vegetatively stabilized: 0.504 Acres
Total Cut 514 Cu. Yds.
Total Fill 446 Cu. Yds.
Off-Site waste/borrow area location
- 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 DPW Sediment Control Inspector.
- On all sites with disturbed areas in excess of 2 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.



DEVELOPER/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HSCD.

[Signature] 12-24-90
SIGNATURE OF DEVELOPER/BUILDER DATE

EXXON STATION SEDIMENT CONTROL NOTES & DETAIL PLAN

EXXON COMPANY, U.S.A. - A DIVISION OF EXXON CORPORATION
Marketing Department Real Estate & Engineering

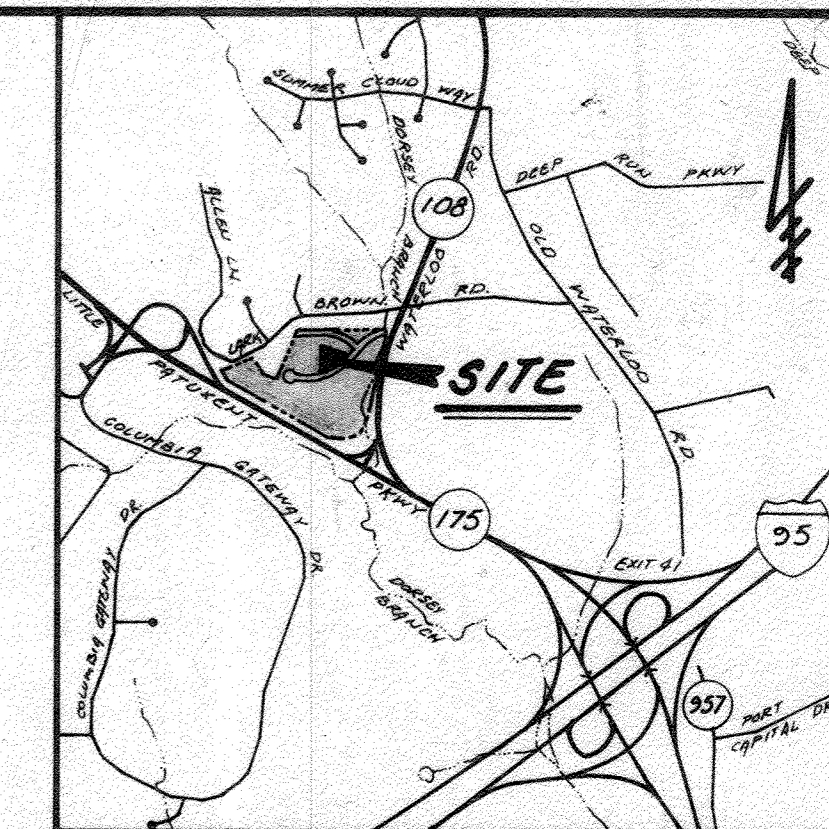
PROJECT NO. 90248
DISC NO.
DATE 8-27-90
DRAWN BY A.G.S.
CHK BY T.F.W.
SCALE 1" = 20'

PARCEL "C" - 387100-74
PARCEL 387,386 AND 387
CELEUS TRACT # 8068.02
SEWER CODE # 110
WATER CODE # 110
WATER DISTRICT # HOWARD COUNTY - MARYLAND

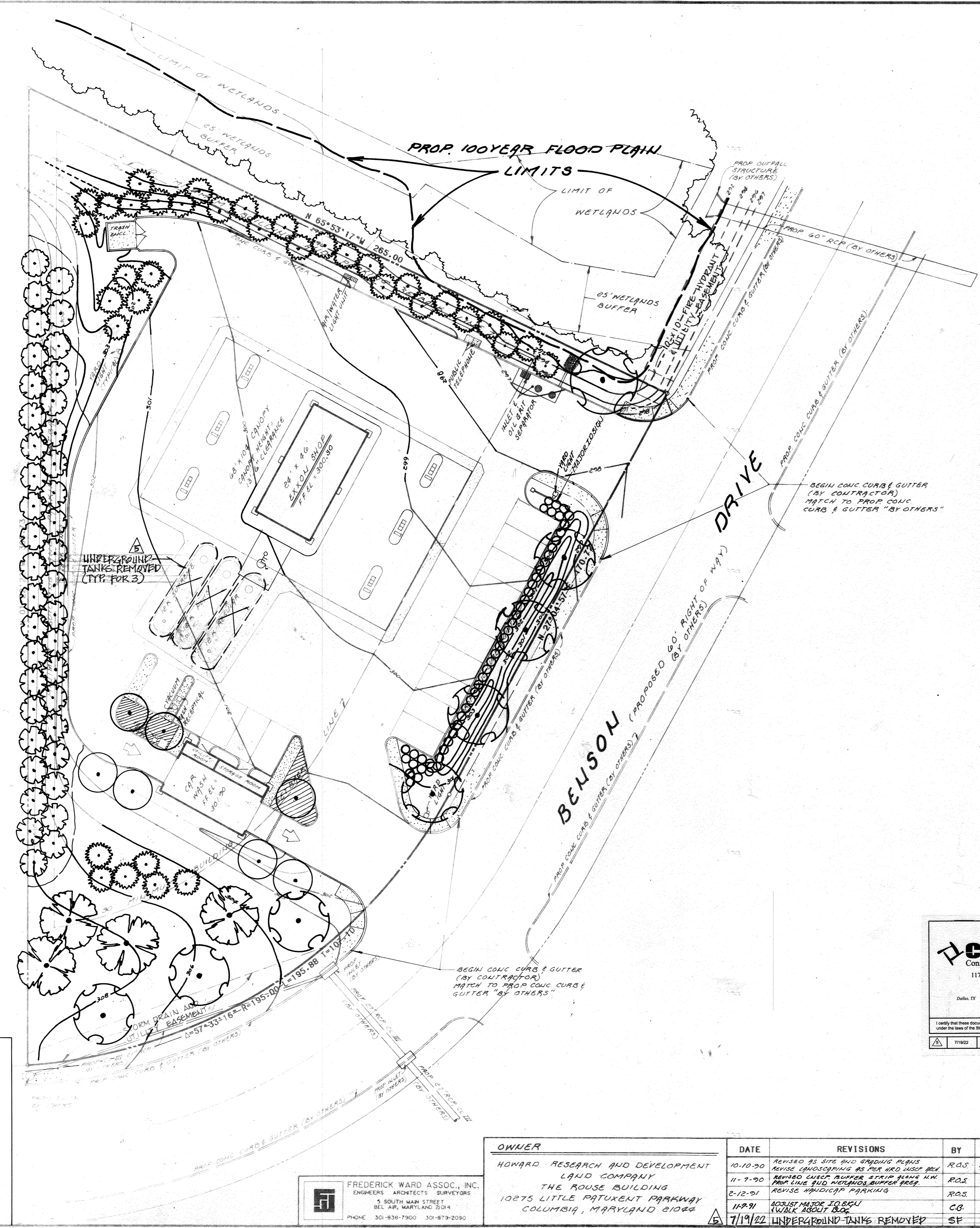
EXXON STD BASE BORDER & TITLE BLOCK - 6110-1663FF - EXXON 1 24-Aug-90 02:47 PM / EXXON-1

APPROVED: [Signature] 2/13/91
APPROVED: [Signature] 2/19/91
APPROVED: [Signature] 2/19/91
APPROVED: [Signature] 2/5/91
APPROVED: [Signature] 1-28-91

APPROVED PLANNING BOARD
OFFICIAL CITY ENGINEER
12-12-90



LOCATION MAP
SCALE: 1" = 8,000'



LANDSCAPE - PLANTINGS				
SYMBOL	QUANT.	BOTANICAL/Common NAME	SIZE	REMARKS
	5	ACER RUBRUM 'RED SUNSET' (RED SUNSET RED MAPLE)	3"-3 1/2" CAL.	B & B
	4	QUERCUS PALUSTRIS - (PIN OAK) OR ZELKOVA SERRATA 'VILLAGE GREEN' (VILLAGE GREEN ZELKOVA)	2 1/2"-3"	B & B
	7	PRUNUS C 'NEWPORT' (NEWPORT FLOWERING PLUM)	2"-2 1/2" 8'-10'	B & B
	41	PICEA ABIES (NORWAY SPRUCE)	8'-10'	B & B
	36	PIBUS STROBUS (EASTERN WHITE PINE)	6'-8'	B & B
	32	JUNIPERUS C. SARGENTI OR HUGHES	-	PLANT 30" O.C.
	30	EVONYMUS A. COMPACTUS OR SPIRAEA PRUNIFOLIA PLENA	-	PLANT 36" O.C.

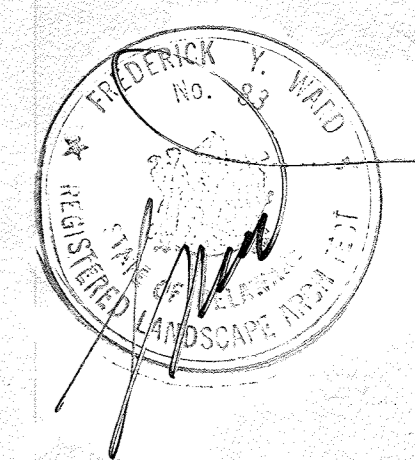
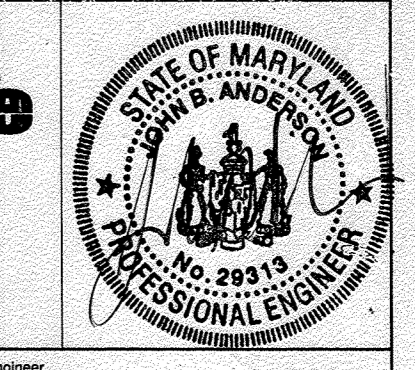
NOTE: ALL OTHER AREAS TO BE SOD AND/OR SEED AND MULCH AS PER CONTRACTOR SPECIFICATIONS.

Cornerstone
Consulting Engineers & Architectural, Inc.
1176 N. Irving Street, Allentown, PA 18109
Phone: 610-262-8200, Fax: 610-262-3706
www.CORNERSTONEINC.COM

Dallas, TX Leeburg, VA Orlando, FL Philadelphia, PA

I certify that these documents were prepared or approved by me, and that I am a duly licensed Engineer under the laws of the State of Maryland, License Number 28513, expiration date 8/1/2024.

11902 UNDERGROUND TANKS REMOVED



APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT
2/12/91

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
2/19/91

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
HOWARD CO. DEPT. OF PUBLIC WORKS.
2/19/91

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT
1-28-91

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 12-12-90

OWNER
HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
THE ROUSE BUILDING
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044

DATE
10-10-90
11-7-90
2-12-91
1/18/91
7/19/92

REVISIONS
REVISED AS SITE AND GRADING PLANS
REVISE LANDSCAPING AS PER HED USDP PLAN
REVISED CURB DRAINOR STRIP PLANS AND PROP LINE AND WETLANDS BUFFER PROP.
REVISE HANDICAP PARKING
ACQUIST MAJOR TO BEH
WALK ABOUT BLDG
UNDERGROUND TANKS REMOVED

BY
R.O.S.
R.O.S.
R.O.S.
C.B.
S.F.

CHK
T.F.W.
T.F.W.
T.F.W.
J.B.A.

EXXON COMPANY, U.S.A. A DIVISION OF EXXON CORPORATION
Marketing Department
Real Estate & Engineering

DATE 8-27-90
DRAWN BY R.O.S.
CHK BY T.F.W.
SCALE 1" = 20'

PROJECT NO. 90298
DISC NO.
RAS NO.
DWG. NO. 7 of 7

BENSON BUSINESS CENTER
PARCEL "C" - SECTION "1"
PARCEL 587, 588 AND 507
GENUS TRACT # 6065.02
GENUS CODE "A"
6TH ELECTION DISTRICT - HOWARD COUNTY - MARYLAND

TAX MAP 37
RECORD PLAT # 6065.02
WATER CODE "A"
GENUS CODE "A"
6TH ELECTION DISTRICT - HOWARD COUNTY - MARYLAND

PLOT PLAN • 20' • 86520.166JPF • 90248 60' • 10-AUG-90 11:00 AM • EXXON

FREDERICK WARD ASSOC., INC.
ENGINEERS ARCHITECTS SURVEYORS
3 SOUTH MAIN STREET
BEL AIR, MARYLAND 21014
PHONE 301-836-7900 301-879-2090

EXXON STATION
LANDSCAPE PLAN