

CONTROL STATIONS

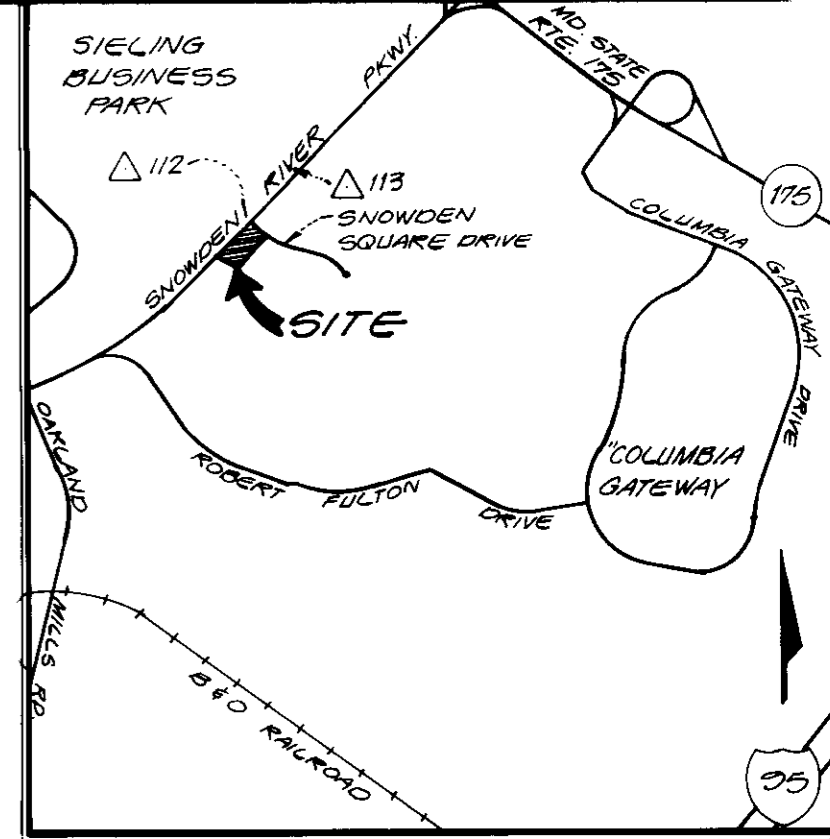
LOCATION	DESCRIPTION
TRAVERSE STA 112	N 47° 10' 00" E 280.708.70
TRAVERSE STA 113	N 49° 2' 51.88" E 051,646.35

BENCH MARKS

LOCATION	DESCRIPTION
SNOWDEN SQUARE DR. 5+50.17 - X CUT D.B. FIRE HYDRANT, ELEV 264.84	
INTX SNOWDEN RIVER PKWY / SNOWDEN SQUARE DRIVE SOUTH MEDIAN.	TRAVERSE STA. 112, ELEV 307.07

SHEET INDEX

1. SITE PLAN
2. SITE DETAILS
3. LANDSCAPE PLAN
4. LANDSCAPE DETAILS
5. SEDIMENT CONTROL PLAN
6. SEDIMENT CONTROL DETAILS
7. UTILITY PROFILES



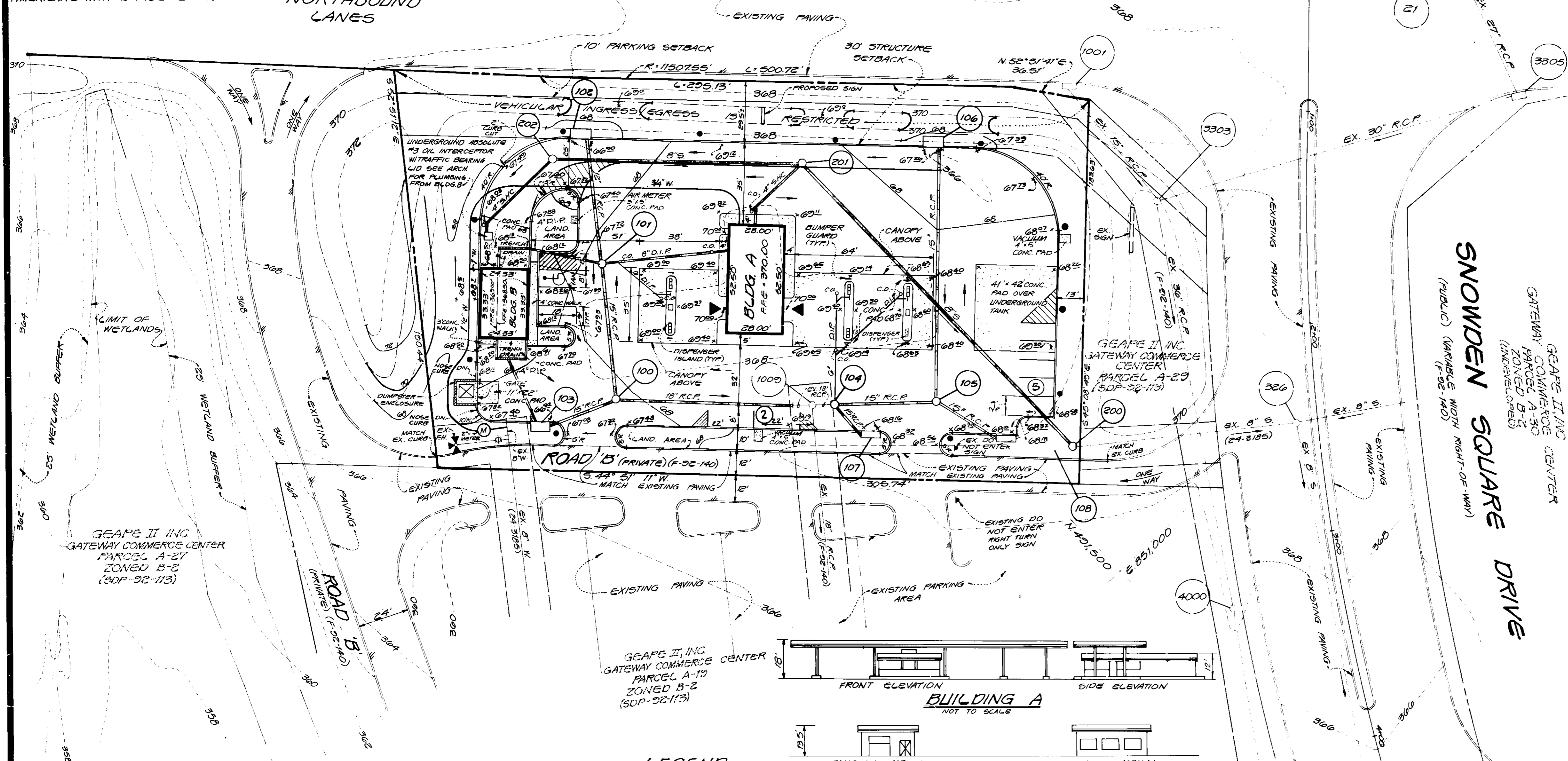
SNOWDEN RIVER PARKWAY
(PUBLIC) (VARIABLE WIDTH RIGHT-OF-WAY)

SOUTHBOUND LANES

NORTHBOUND LANES

NOTE: ALL CARWASH EQUIPMENT (IE CONTROLS, COIN BOX ETC.) SHALL BE ACCESSIBLE TO ALL HANDICAP INDIVIDUALS WHILE SEATED IN A VEHICLE.

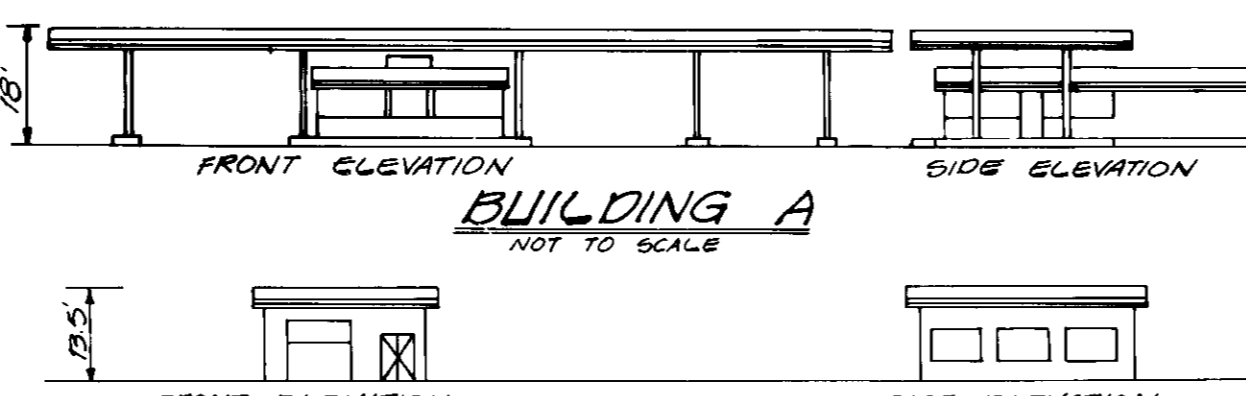
NOTE: AIR METER, VACUUM HOSES AND COIN BOXES SHALL BE ACCESSIBLE TO ALL HANDICAP INDIVIDUALS AND SHALL BE WITHIN THE MAXIMUM SIDE REACH REQUIREMENTS ESTABLISHED BY THE AMERICANS WITH DISABILITIES ACT.



SITE ANALYSIS

1. AREA OF PARCEL: 50,830 SQ. FT. OR 1.37 AC.
2. ZONING: B-2 (ZB-215)
3. PROPOSED USE: GAS STATION/CONVENIENCE STORE/CAR WASH
4. BUILDING A - CONVENIENCE STORE BUILDING B - CAR WASH
 - A. RETAIL 1470 SQ. FT.
 - B. MAX. NO. OF EMPLOYEES PER MAJOR SHIFT: 2
 - C. TOTAL 881 SQ. FT.
5. PARKING REQUIRED: A. CONV. STORE 1470 SQ. FT. = 74 OR 200 SPACES B. 2 EMPLOYEES 15P/EMPLOYEE = 2 SPACES TOTAL = 10 SPACES
6. PARKING PROVIDED (INCL. 1/4 VAN SPACE): 10 SPACES
7. LANDSCAPING REQUIRED (20%): 12,000 SQ. FT.
8. LANDSCAPING PROVIDED: 12,620 SQ. FT. OR 33%
9. BUILDING COVERAGE (INCL. CANOPY): 6201 SQ. FT. OR 10.4%
10. AREA OF CANOPY: 4830 SQ. FT.
11. AREA OF PARKING LOT: 6614 SQ. FT.
12. LANDSCAPE ISLAND AREA: 418 SQ. FT. OR 0.3%
13. NO. OF HANDICAP SPACES REQUIRED: 1 VAN SPACE

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS M.S.H.A. STANDARDS AND SPECIFICATIONS IF APPLICABLE.
2. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF CONSTRUCTION INSPECTION AT (301) 792-1272 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
3. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
4. SITE AREA: 1.37 AC. APPROVED MASS GRADING SDP-92-40.
5. TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
6. SEPARATE MEN'S / WOMEN'S TOILET FACILITIES SHALL BE AVAILABLE TO THE PUBLIC DURING ALL GAS DISPENSING HOURS BOTH FACILITIES SHALL BE HANDICAP ACCESSIBLE.
7. ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
8. EXISTING TOPOGRAPHY REFLECTS GRADING AS SHOWN ON SDP-92-113.
9. COORDINATES AND BEARINGS ARE BASED UPON THE MD STATE PLANE SYSTEM.
10. WATER AND SEWER SHOWN IS PUBLIC.
11. STORMWATER MANAGEMENT FOR THIS SITE IS EXISTING ON PARCEL A-14. SEE F-92-136 AND DFN FILE F-92-1001.
12. ALL EXISTING WATER AND SEWER IS PER CONTRACT 24-3185.
 - A. ALL EXISTING STORM DRAIN IS PER F-92-140.
13. ALL CURB RADIUS IS 5' UNLESS NOTED OTHERWISE.
14. UTILITY INFORMATION TAKEN FROM APPROVED FINAL CONSTRUCTION PLANS FOR DEVELOPMENT.
15. USE TRENCH BEDDING CLASS "C" FOR STORM DRAINS.
16. PAVED AREAS INDICATED ARE PRIVATE.
17. PROJECT BACKGROUND ZONING CASE ZB-215 SEE DEPT OF PLANNING & ZONING FILE NUMBERS S-84-44, S-85-55, F-88-21, F-87-26, F-85-55, WP-84-160, VP-85-34, F-90-170, VP-85-35, VP-86-81, VP-88-17, WP-88-63, WP-90-141, AA-91-15, ZB-215, S-92-10, SDP-92-40, WP-92-15, F-92-57, F-92-136, F-92-140, F-92-1001, SDP-92-113.
18. RECORDING REFERENCE: PLAT NO. 10542.
19. ALL PROPOSED ON-SITE UTILITIES ARE TO BE EXTENDED TO WITHIN 5' OF PROPOSED BUILDING A AND WITHIN 5' OF THE PROPOSED OIL INTERCEPTOR FOR BUILDING B. OIL INTERCEPTOR TO BE PROVIDED BY THE PLUMBER.
20. ON 11-10-92 SPECIAL EXCEPTION BA-92-406 WAS APPROVED SUBJECT TO:
 - A. DEVELOPMENT OF THE SITE IN ACCORDANCE WITH DESIGN AND DEVELOPMENT CRITERIA SUBMITTED WITH THE PETITION.
 - B. RELOCATION OF TWO VACUUM PUMPS AND AN AIR PUMP OUTSIDE THE 30' USE SETBACK FROM SNOWDEN RIVER PARKWAY.
 - C. FOUR ADDITIONAL PARKING SPACES.
 - D. ROADWAY STRIPING IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEPT. OF PUBLIC WORKS.



LEGEND

- 302 EXISTING CONTOUR
- 302 PROPOSED CONTOUR
- x 63.83 PROPOSED SPOT ELEV.
- STANDARD COMBINATION CURB & GUTTER
- REVERSE COMBINATION CURB & GUTTER OR BARRIER CURB
- EXISTING CONC. COMBINATION CURB & GUTTER
- LIGHT POLE
- NUMBER OF PARKING SPACES
- PATRON ACCESS TO BUILDINGS
- LAND AREA
- LANDSCAPE AREA
- TRAFFIC DIRECTION

OWNER
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
THE ROUSE BUILDING
10275 LITTLE PATUXENT PKWY
COLUMBIA, MD 21044
(301) 992-6027

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPT.
Joyce M. Bond 2/10/93
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
John S. Brown 2/19/93
DATE

APPROVED: DIVISION OF COMMUNITY PLANNING
Bluma J. Helms 2/12/93
DATE

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS & PUBLIC ROADS
HOWARD COUNTY DEPT. OF PUBLIC WORKS
David J. Sporn Acting 2/5/93
DIRECTOR DATE

Debra J. Ryan 1-28-93
CHIEF BUREAU OF ENGINEERING DATE

ADDRESS CHART

PARCEL NUMBER	STREET ADDRESS
A-28	9101 Snowden River Parkway

SUBDIVISION NAME		SECTION	AREA	PARCEL	
GATEWAY COMMERCE CENTER		N/A		A-28	
PLAT	BLOCK	ZONE	TAX ZONE MAP	ELEC. DIST.	CENSUS TR.
10542	546	B-2	42	6	6067.03

CENSUS TR.	WATER CODE	SEWER CODE	DES.	SCALE	ZONING	G.L.W. FILE NO.
6067.03	500	4900000	MJT	1" = 30'	B-2	92-077
			DRN.			
			CHK.	DATE	TAX MAP NO.	SHEET
				AUGUST 1992	42	107

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE SUITE 250 BURTONSVILLE OFFICE PARK BURTONSVILLE, MD 20866
TELEPHONE (301) 421-4024 NO. VA (301) 989-2524 BALTO (301) 880-1820 FAX (301) 421-4186

PREPARED FOR:
CROWN CENTRAL PETROLEUM CORP.
ONE NORTH CHARLES
PO. BOX 1168
BALTIMORE, MD 21203
(410) 761-2843
ATTN: BOB HUGHES

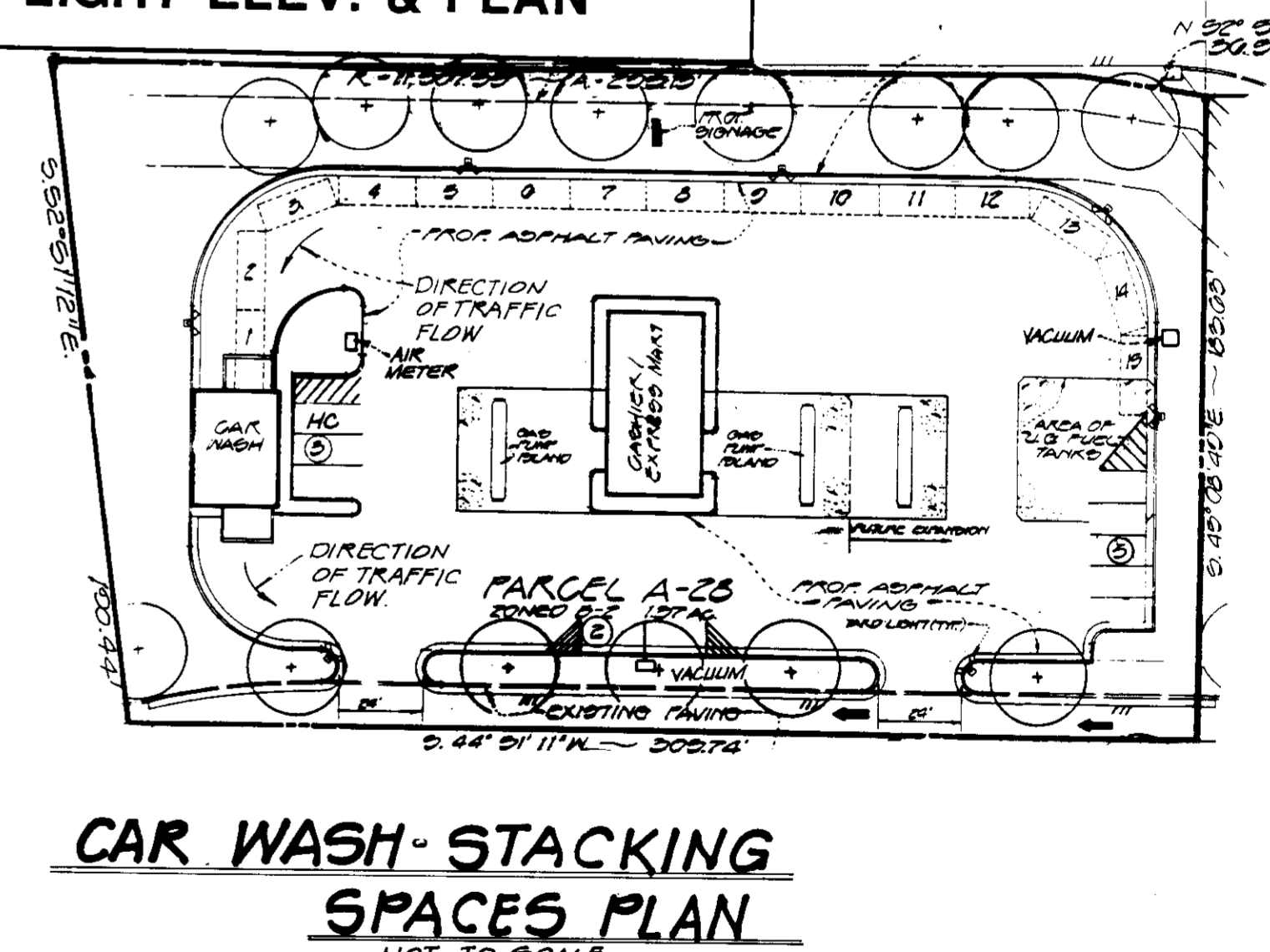
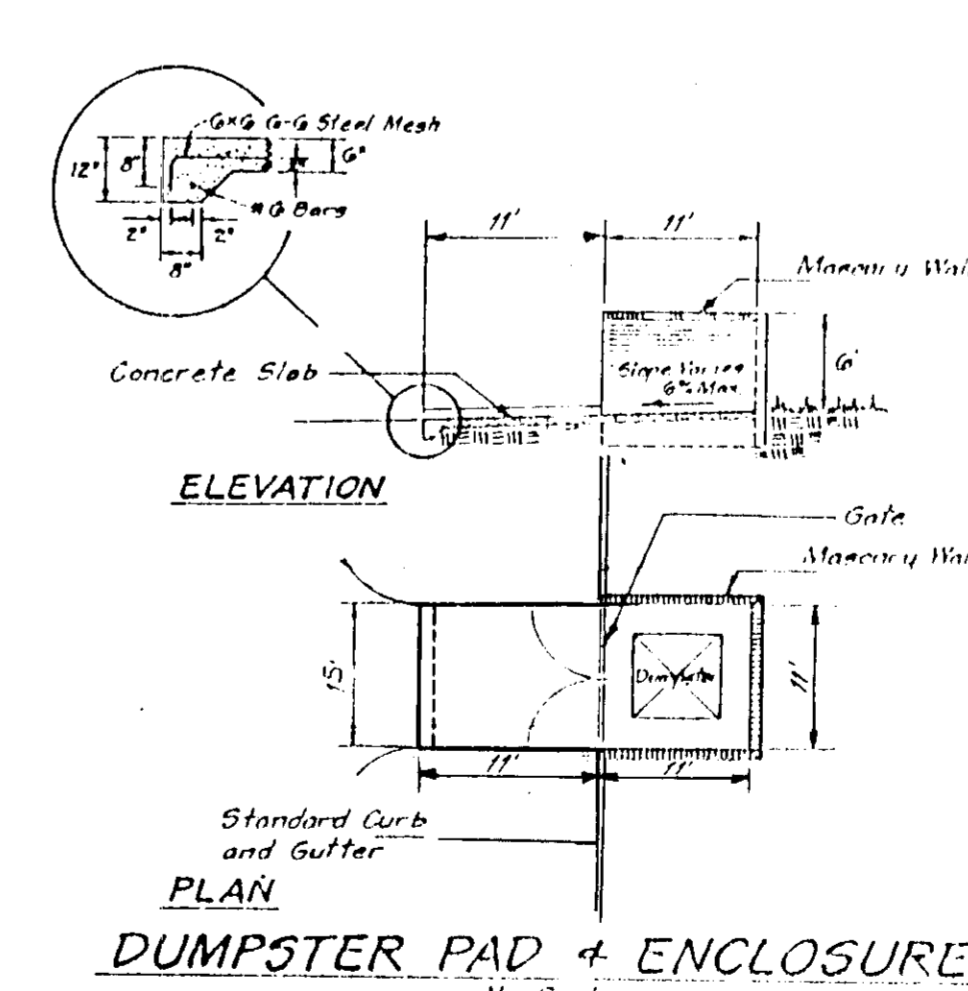
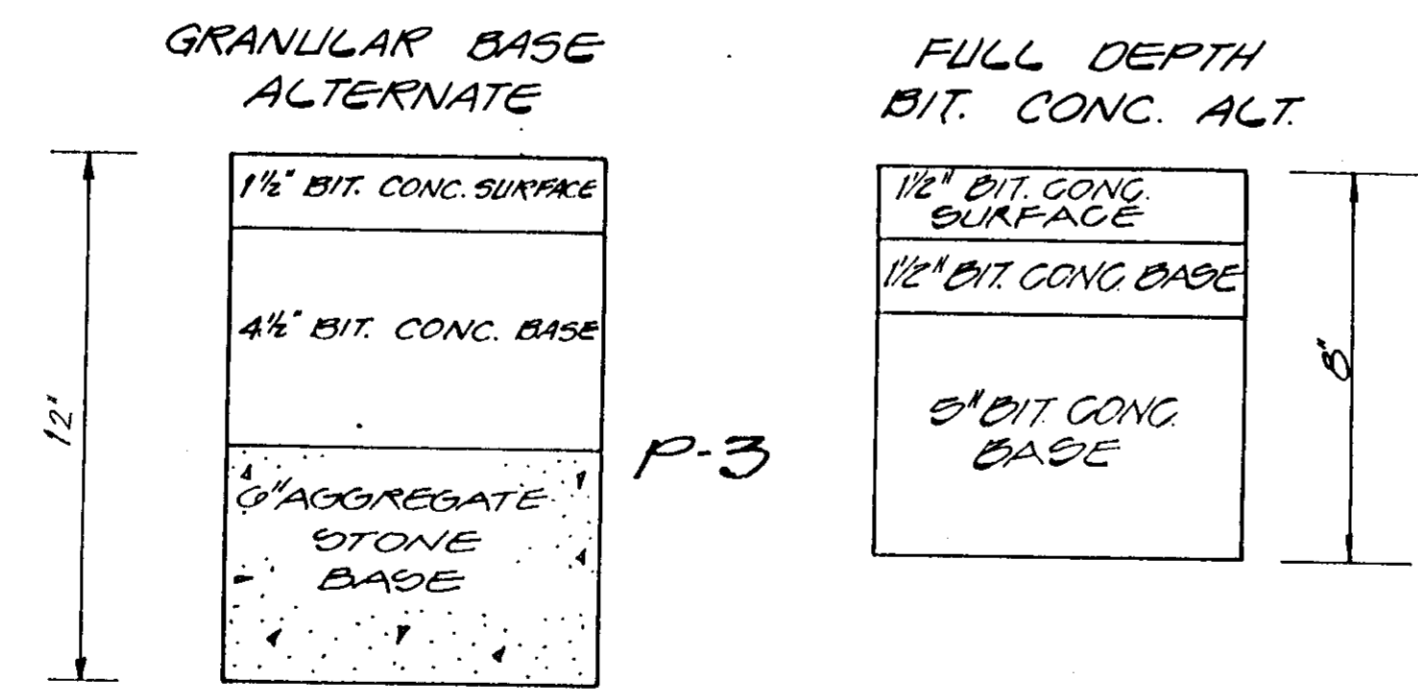
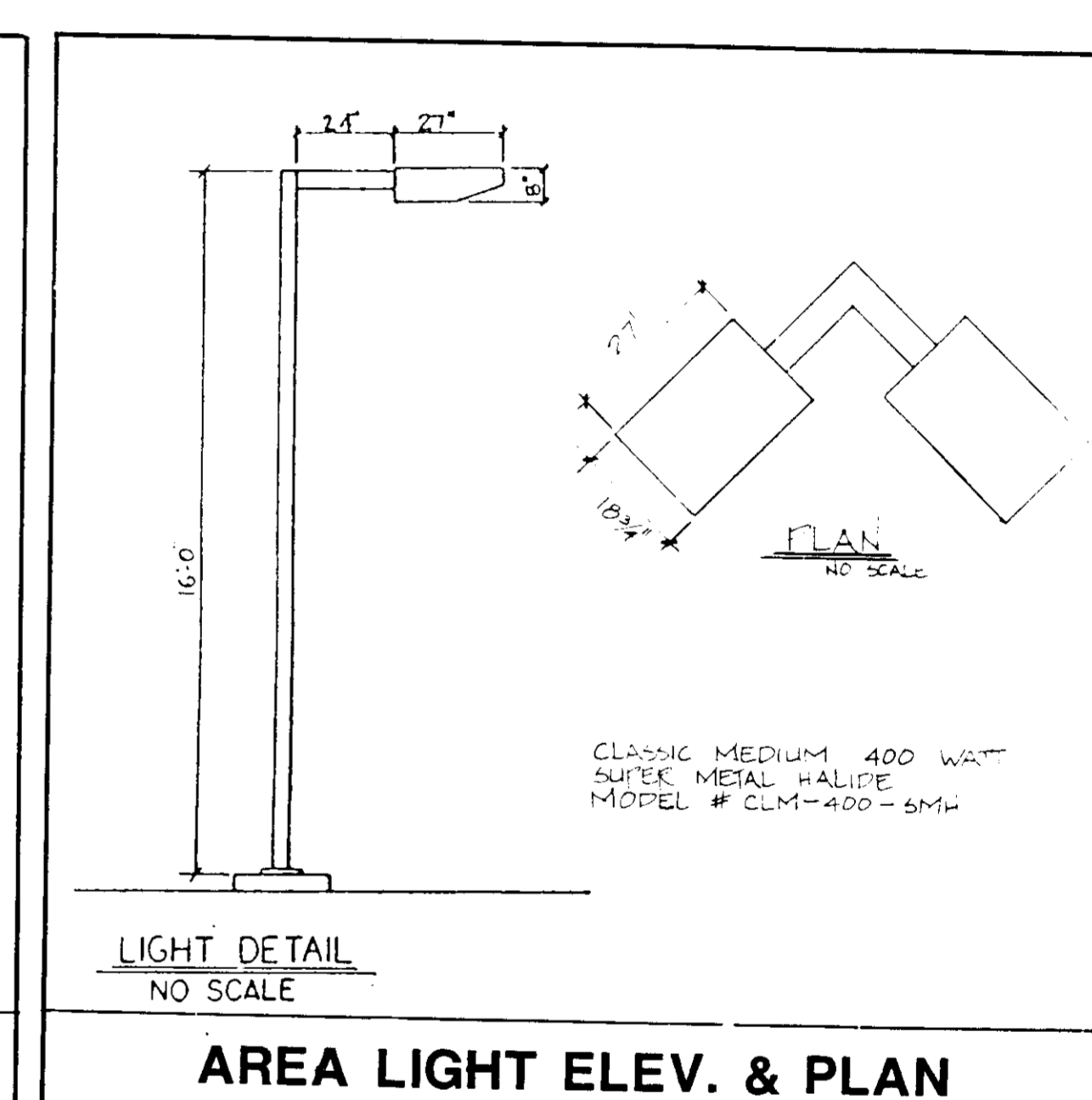
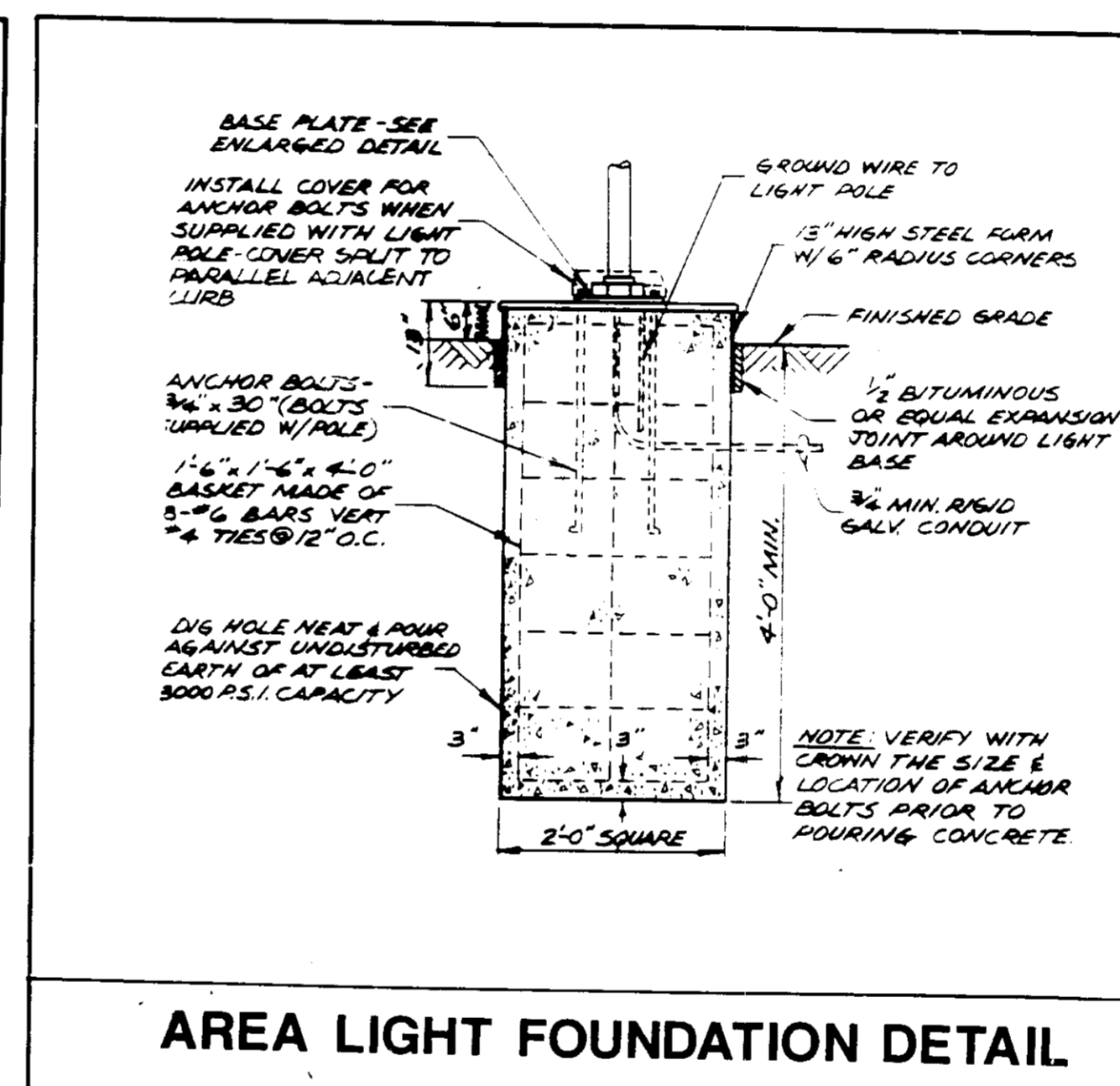
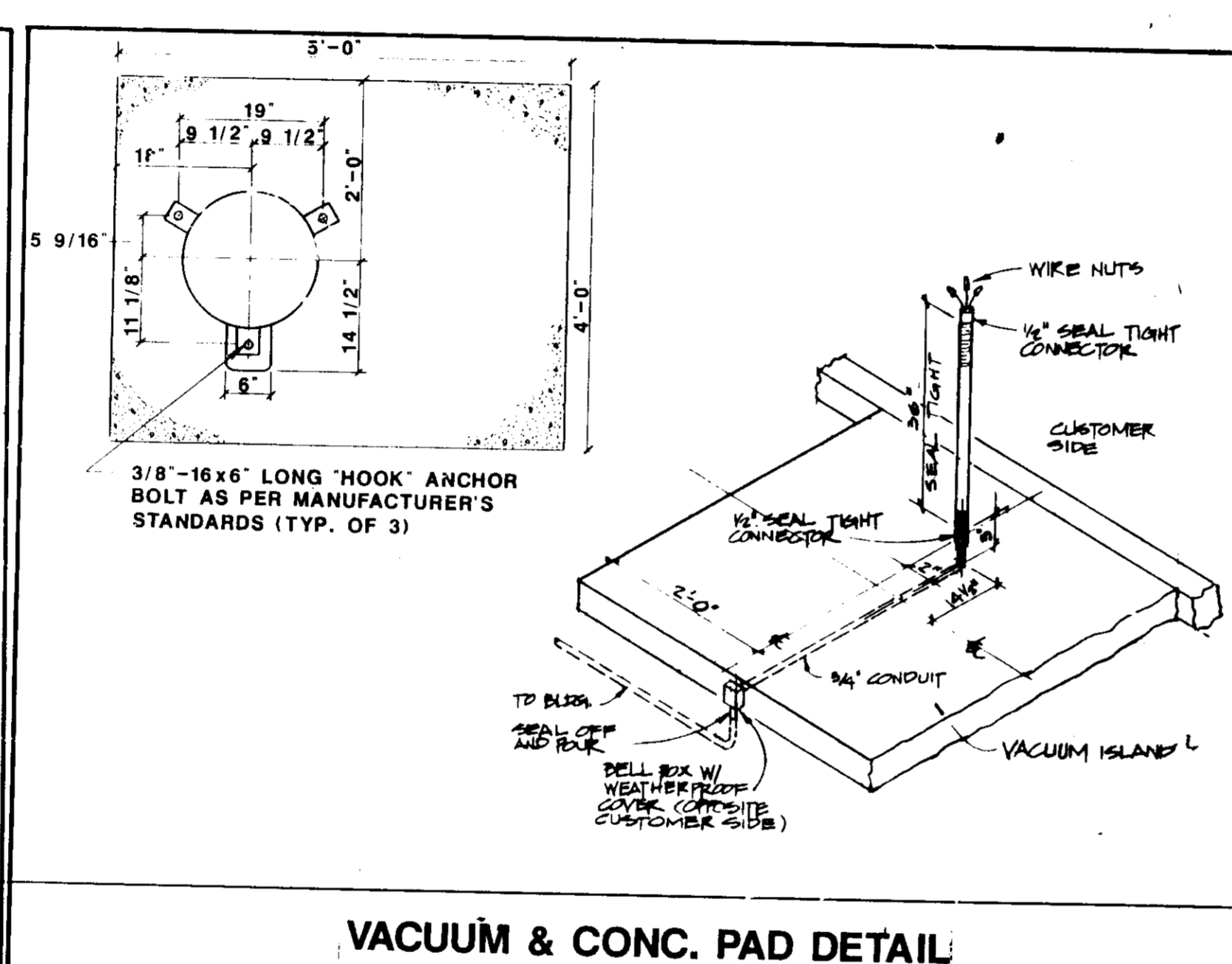
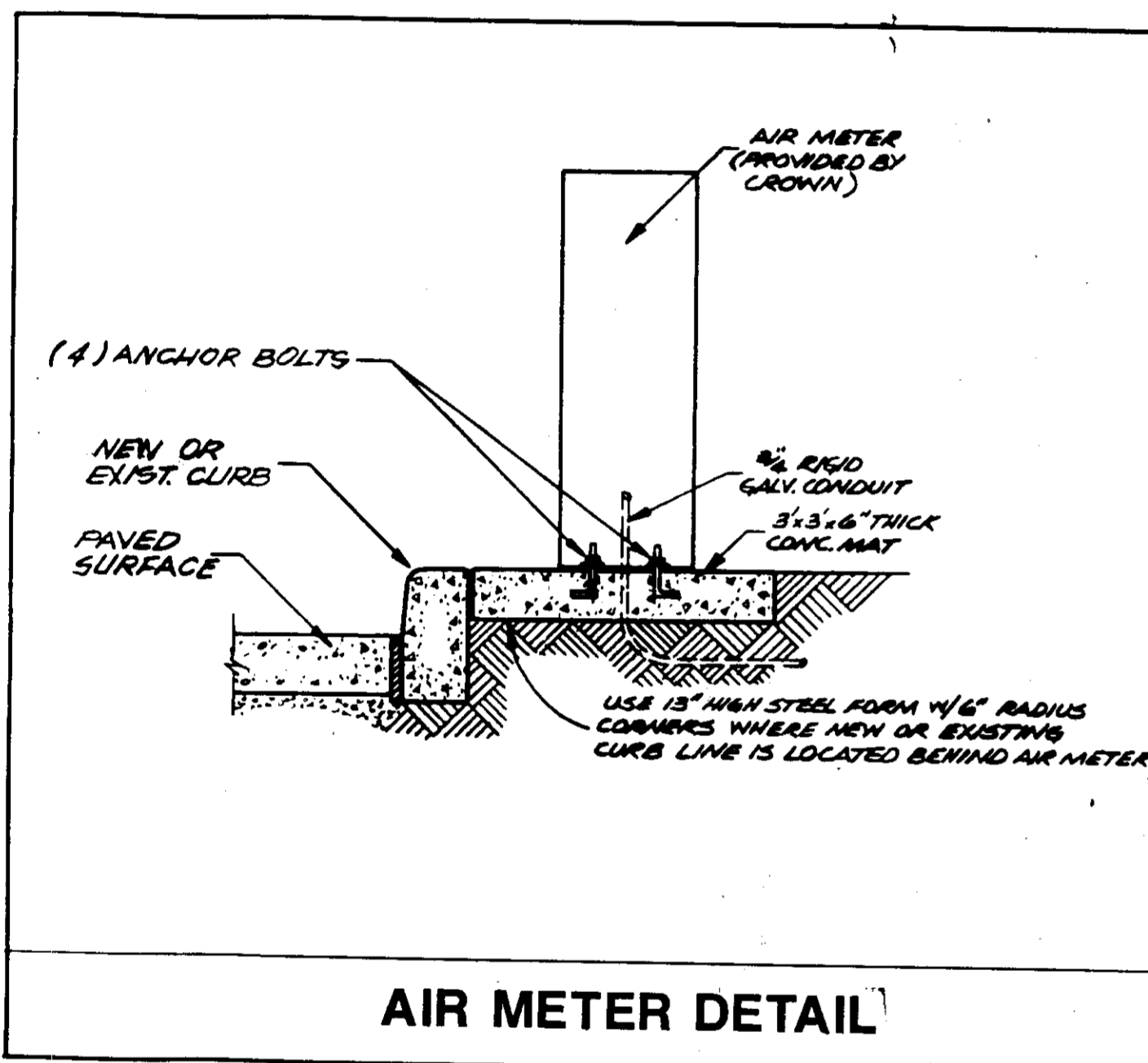
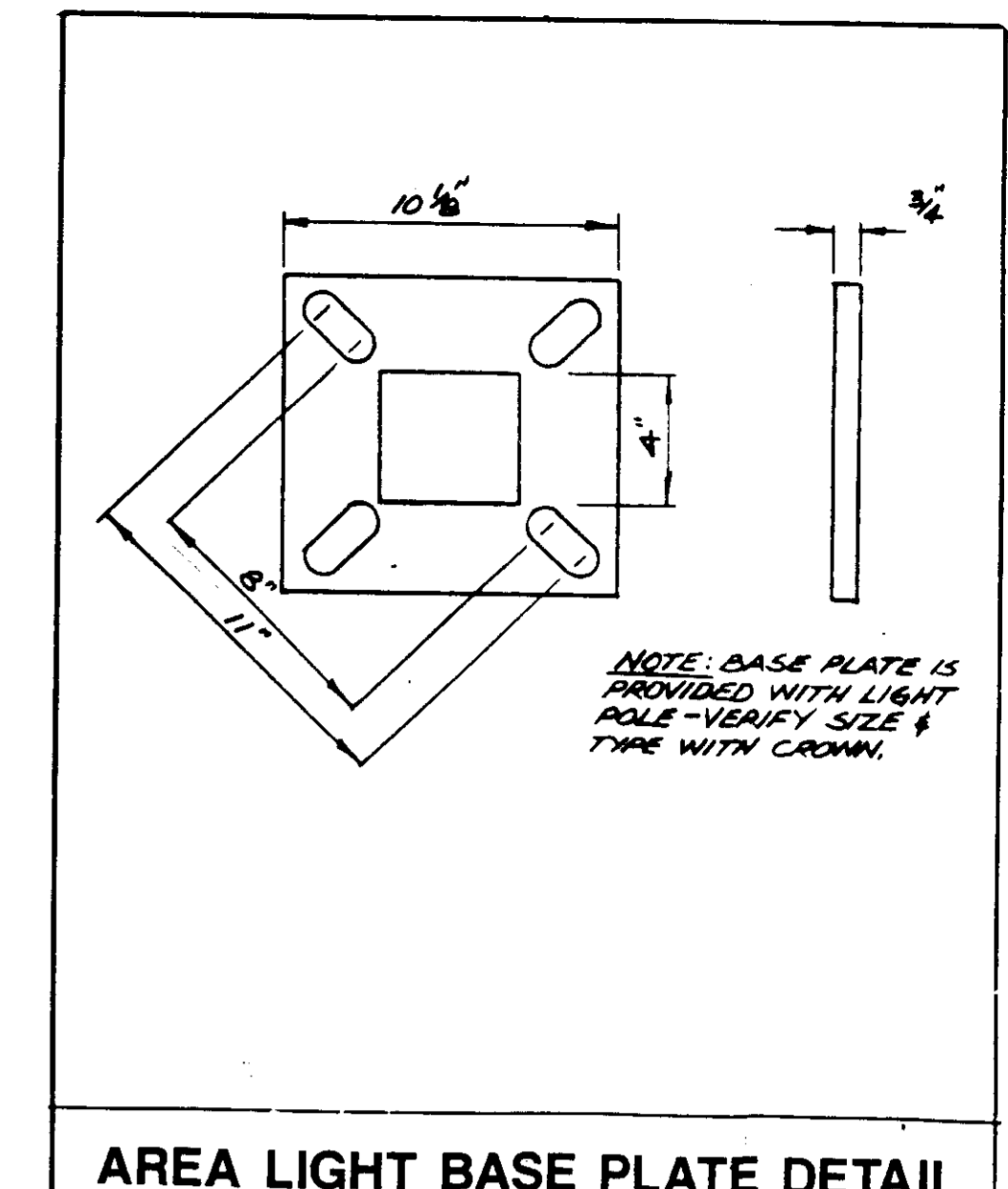
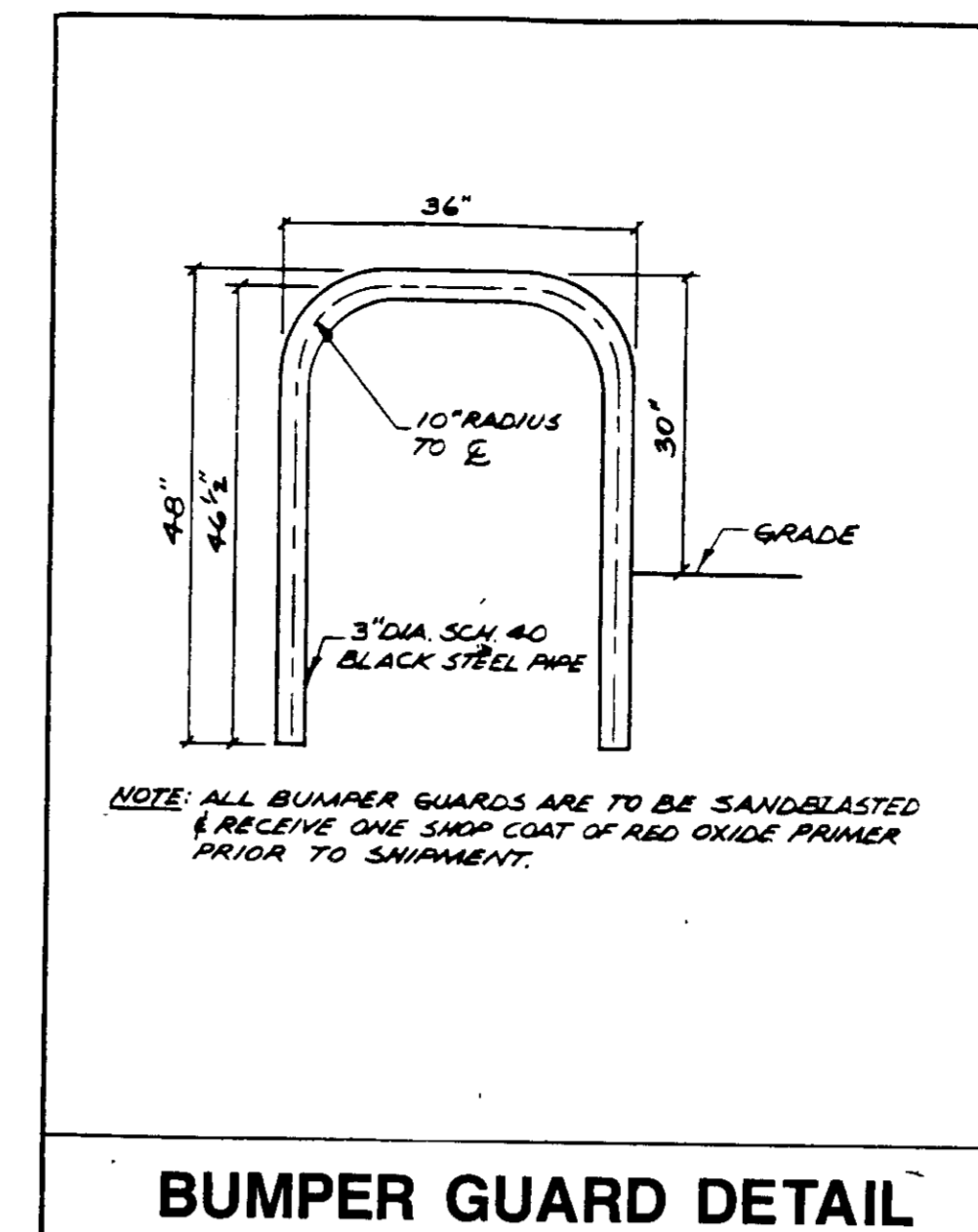
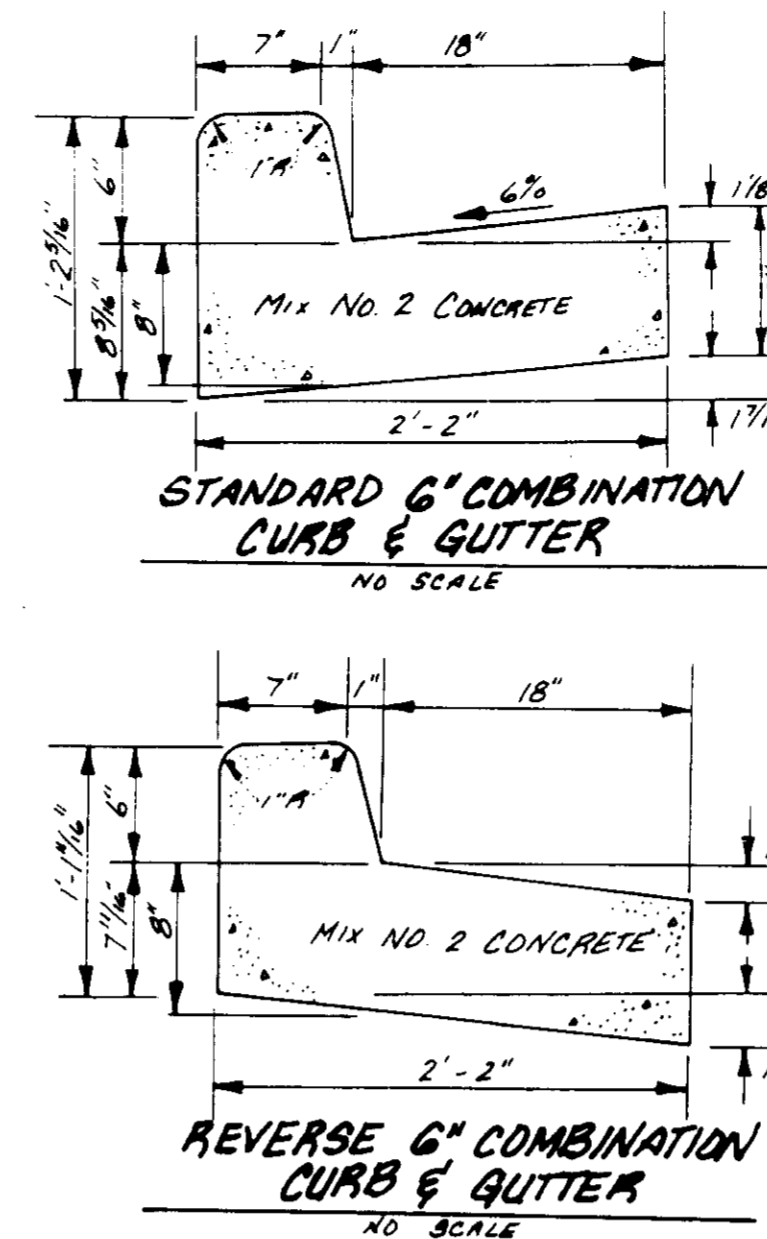
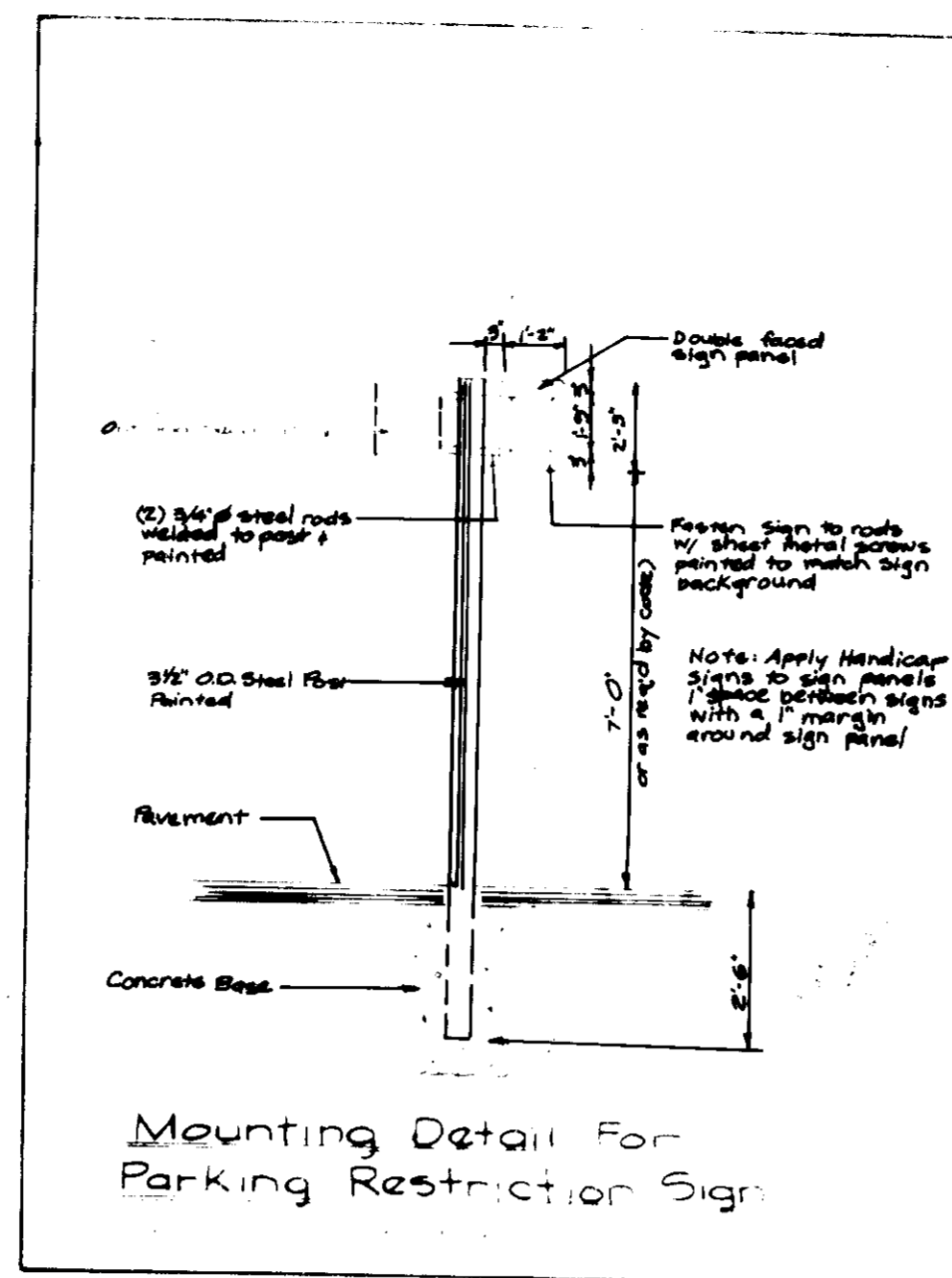
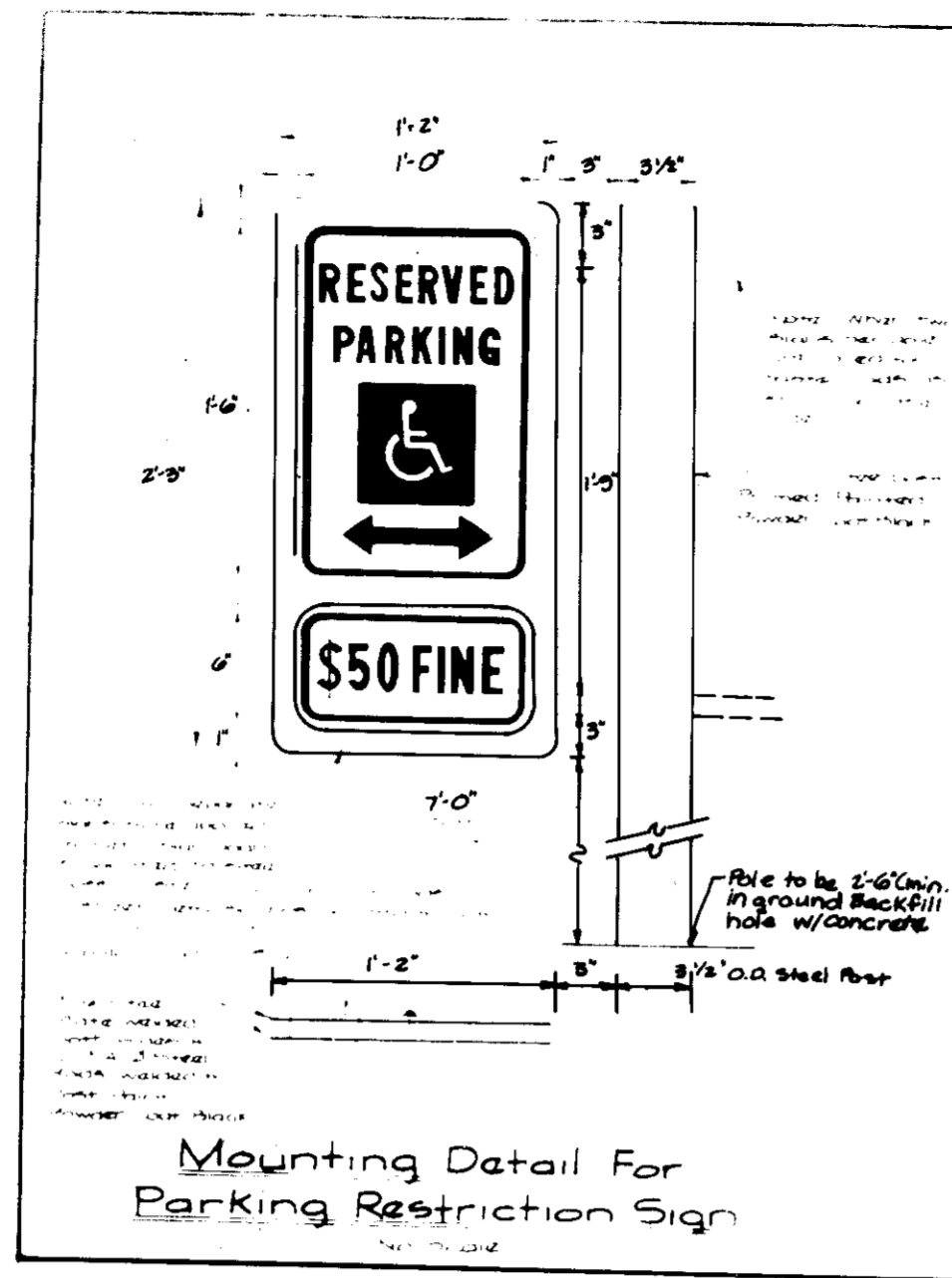
REVISION

DATE	REVISION	BY	APP'R.
2/24/93	Revise trench Drain from sanitary to storm drain	MJT	

SITE DEVELOPMENT PLAN
GATEWAY CROWN GAS STATION
PARCEL A-28
SNOWDEN SQUARE
6th ELECTION DISTRICT



Parking Restriction Sign for Handicapped Parking



APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPT. DATE: 2/10/93

APPROVED HOWARD COUNTY DEPT. OF PLANNING & ZONING DATE: 2/19/93

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS & PUBLIC ROADS, HOWARD COUNTY DEPT. OF PUBLIC WORKS DATE: 2/5/93

APPROVED PLANNING BOARD OF HOWARD COUNTY DATE: 12-8-92

OWNER: THE HOWARD RESEARCH & DEVELOPMENT CORPORATION, 10275 LITTLE PATUXENT PKWY, COLUMBIA, MD 21044

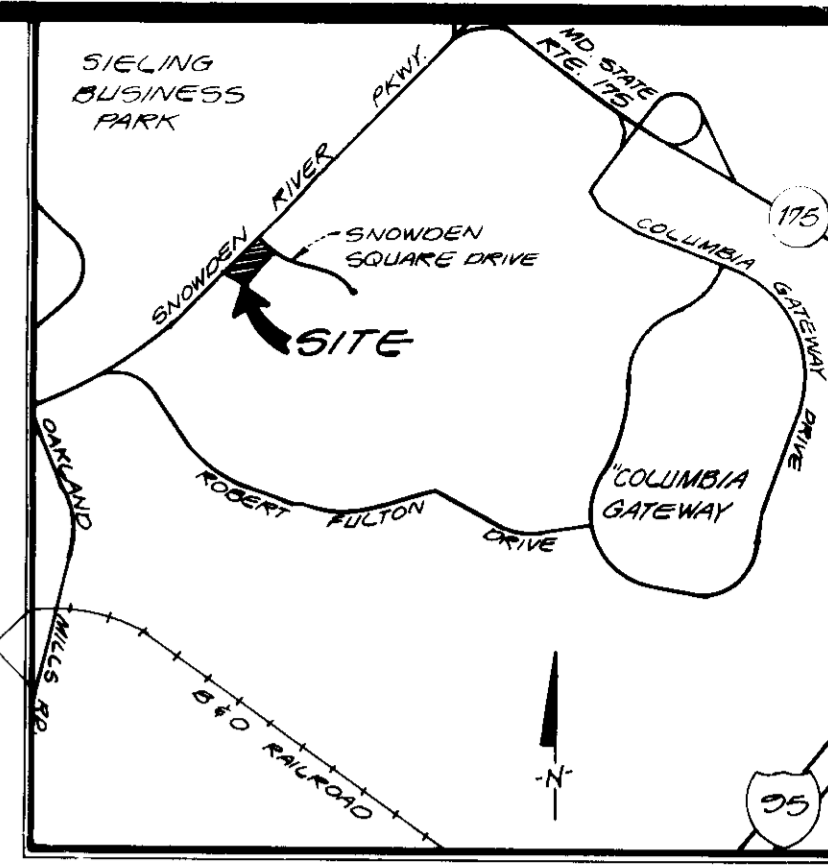
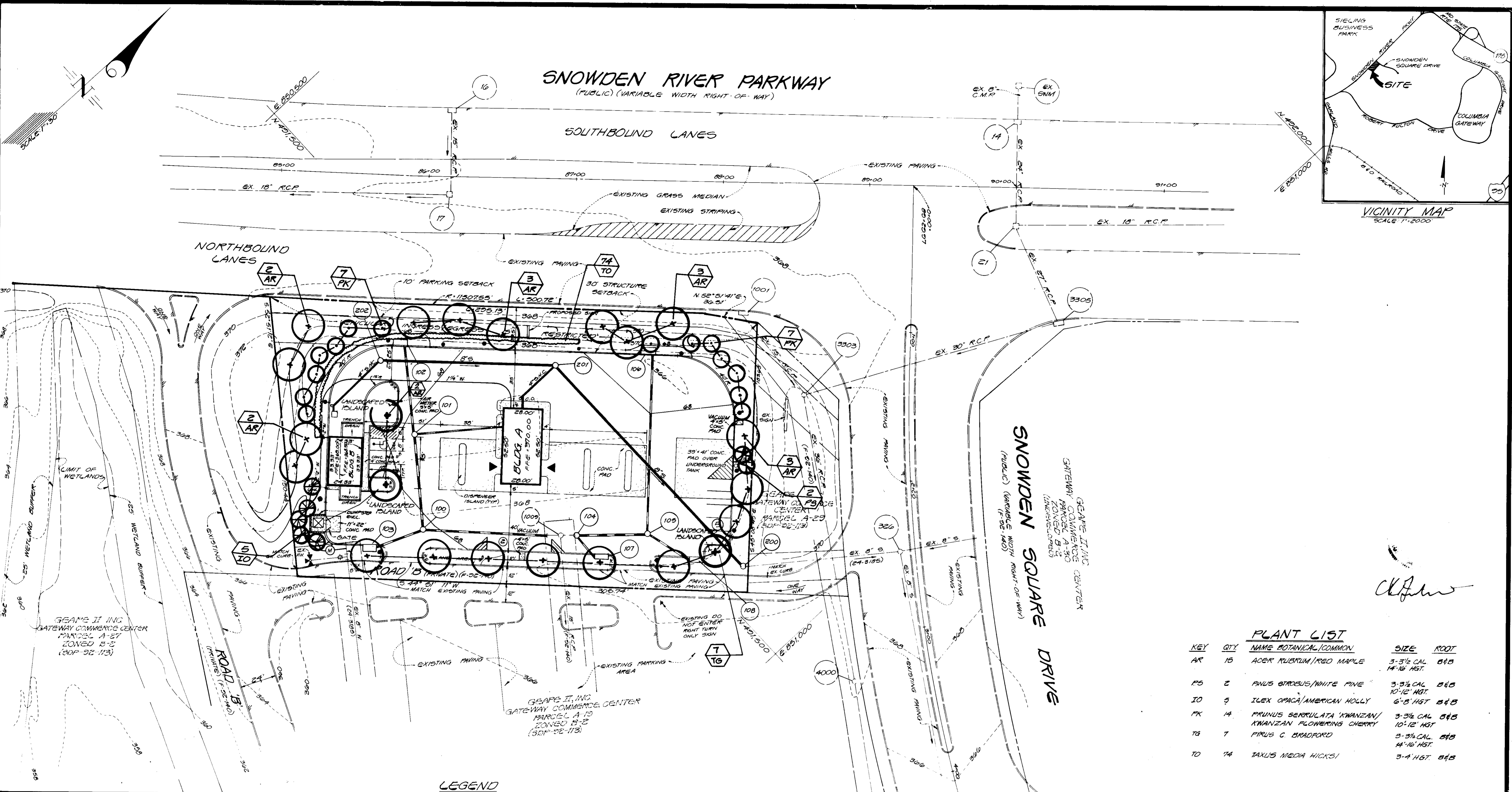
GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE SUITE 250 BURTONSVILLE OFFICE PARK BURTONSVILLE, MD 20866

DATE	REVISION	BY	APPR.

PREPARED FOR: CROWN CENTRAL PETROLEUM CORP. ONE NORTH CHARLES RD. BOX 1100 BALTIMORE, MD 21203 (410) 781-2243 ATTN: BOB HUGHES

SITE DETAILS: GATEWAY CROWN, GAS, CENTER STATION, PARCEL A-28 SNOWDEN SQUARE

DES.	SCALE	DWGING	GLW FILE No.
MJT		B-2	92-077
DRN.	DATE	TAX MAP No.	SHEET
HK	AUGUST 1992	42	2 OF 7



PLANT LIST

KEY	QTY	NAME BOTANICAL/COMMON	SIZE	ROOT
AK	15	ACER RUBRUM/RED MAPLE	3-3 1/2 CAL 14'-16' HGT.	B&B
PS	2	PNUS STROBUS/WHITE PINE	3-3 1/2 CAL 10'-12' HGT.	B&B
IO	9	ILEX OPACA/AMERICAN HOLLY	6'-8' HGT	B&B
PK	14	PRUNUS SERRULATA 'KAWAZAN'/KAWAZAN FLOWERING CHERRY	3-3 1/2 CAL 10'-12' HGT	B&B
TG	7	PIRUS C. BRADFORD	3-3 1/2 CAL 14'-16' HGT.	B&B
TO	74	TAXUS MEDIA HICKSI	3-4 HGT.	B&B

LEGEND

- 362 --- EXISTING CONTOUR
- 362 --- PROPOSED CONTOUR
- 362 --- PROPOSED SPOT ELEV.
- 63 --- STANDARD COMBINATION CURB & GUTTER
- 63 --- REVERSE COMBINATION CURB & GUTTER OR BARRIER CURB
- 63 --- EXISTING CONC. COMBINATION CURB & GUTTER
- (L.P.) LIGHT POLE (FOR LOCATION ONLY SEE SEPARATE PLAN FOR DETAILS)
- (P.P.) NUMBER OF PARKING SPACES
- ▼ PATRON ACCESS TO BUILDINGS

OWNER
 THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
 THE ROUSE BUILDING
 10275 LITTLE PATUXENT PKWY.
 COLUMBIA, MD 21044
 (301) 592-6027

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPT.
James M. Bond 2/10/93
 COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
William H. Smith 2/10/93
 CHIEF, DIVISION OF COMMUNITY PLANNING

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS & PUBLIC ROADS, HOWARD COUNTY DEPT. OF PUBLIC WORKS
Robert J. Ryan 2/5/93
 DIRECTOR

James M. Bond 2/10/93
 CHIEF, BUREAU OF ENGINEERING

12-8-92

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MD. 20886
 TELEPHONE: (301)421-4024 NO. VA. (301)989-2524 BALTO. (301)880-1820 FAX (301)421-4186

DATE	REVISION	BY	APP'R.

PREPARED FOR:
 CROWN CENTRAL PETROLEUM CORP.
 ONE NORTH CHARLES
 RD. BOX 1168
 BALTIMORE, MD 21203
 (410) 761-2443
 ATTN: BOB HUGHES

LANDSCAPE PLAN
GATEWAY CROWN GAS STATION
 COMMERCIAL CENTER
 PARCEL A-28
 SNOWDEN SQUARE
 6TH ELECTION DISTRICT

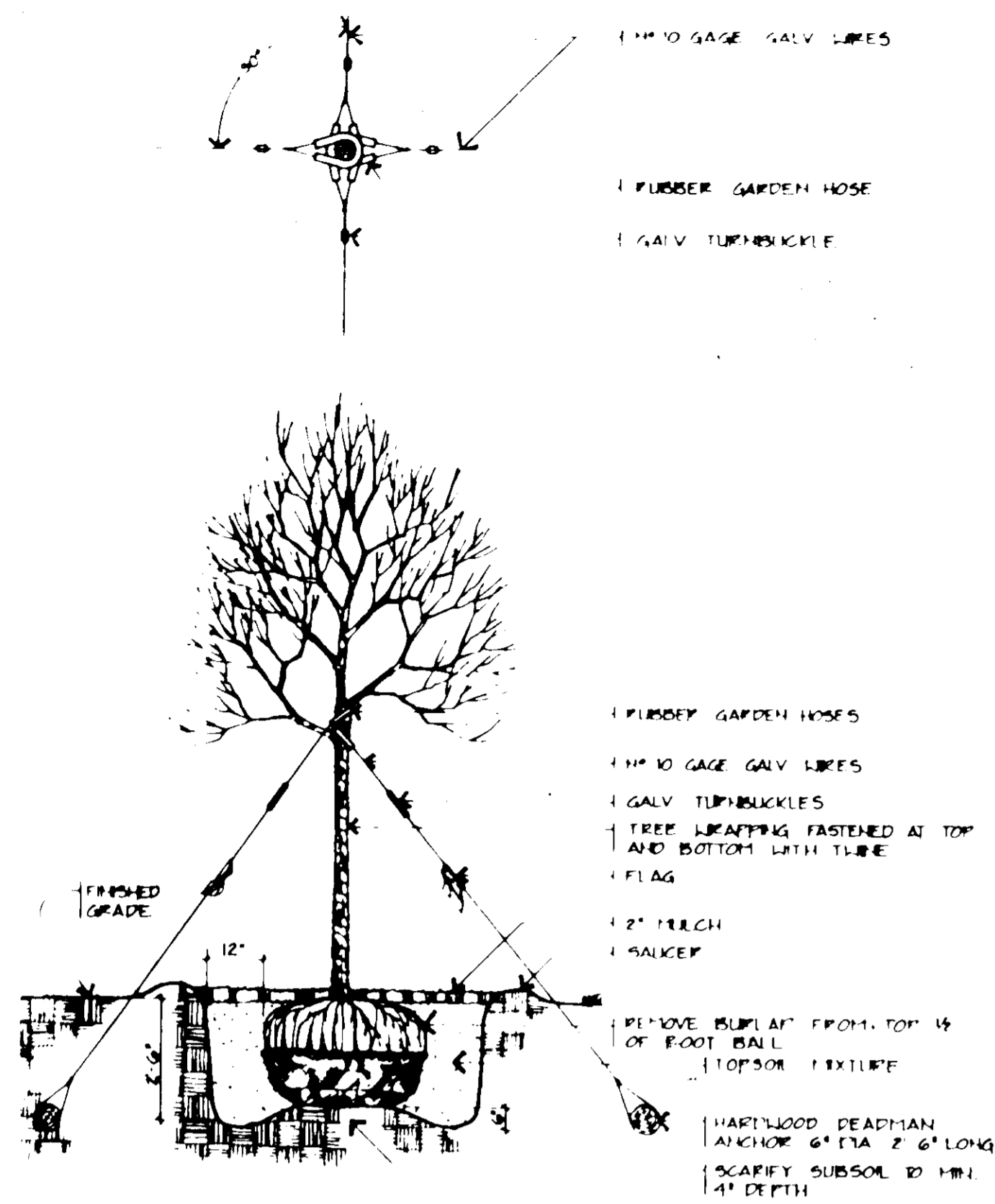
SUBDIVISION NAME	SECTION	PARCEL
GATEWAY COMMERCE CENTER	N/A	A-28

PLAT	BLOCK	ZONE	TAX ZONE MAP	ELEC. DIST.	CENSUS TR.
10542	560	B-2	42	G	606703

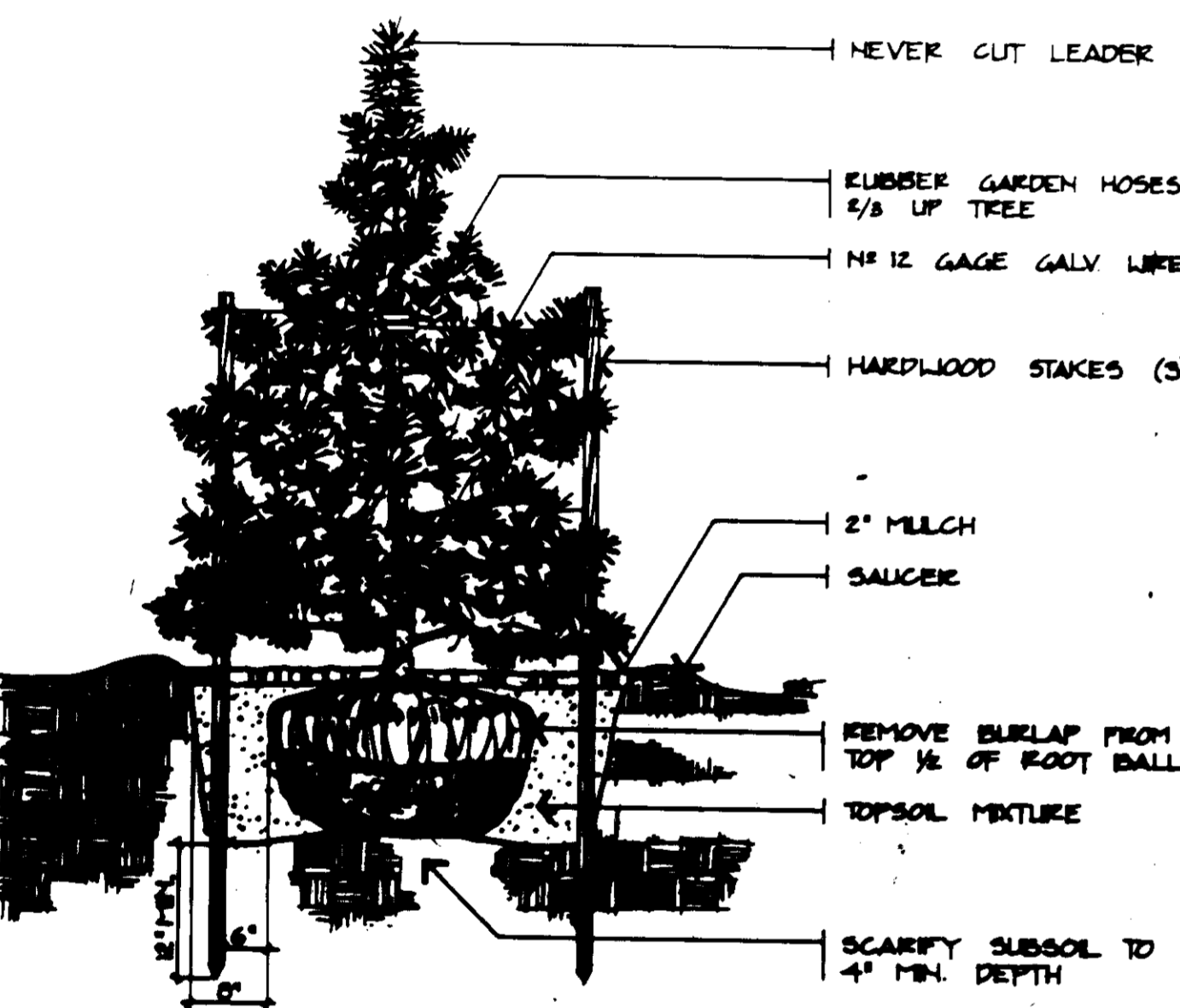
CENSUS TR.	WATER CODE	SEWER CODE
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DES.	SCALE	ZONING	G.L.W. FILE No.
MJT	1"=30'	B-2	92-077

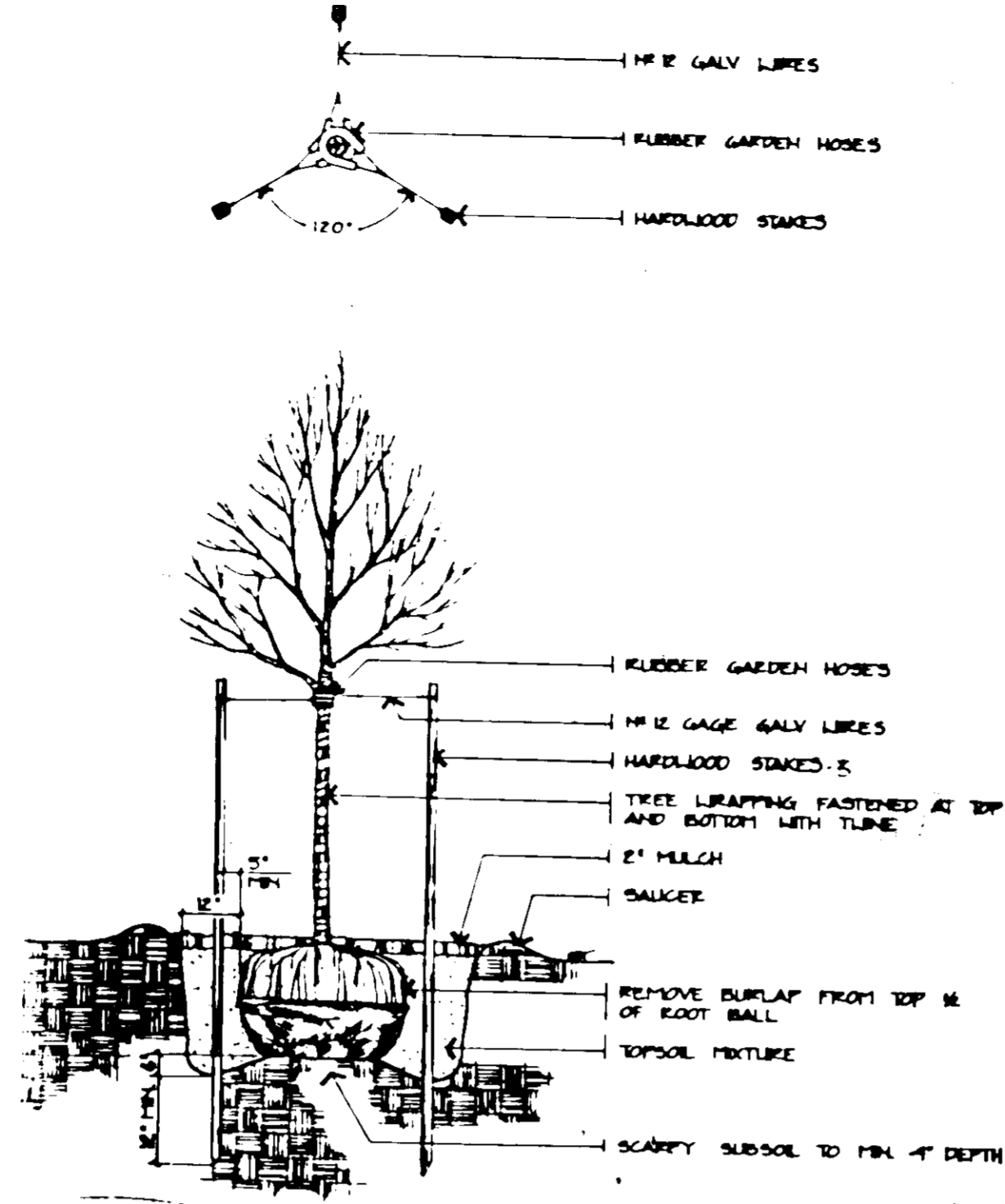
DRN.	DATE	TAX MAP No.	SHEET
HK	AUGUST 1992	42	3 OF 7



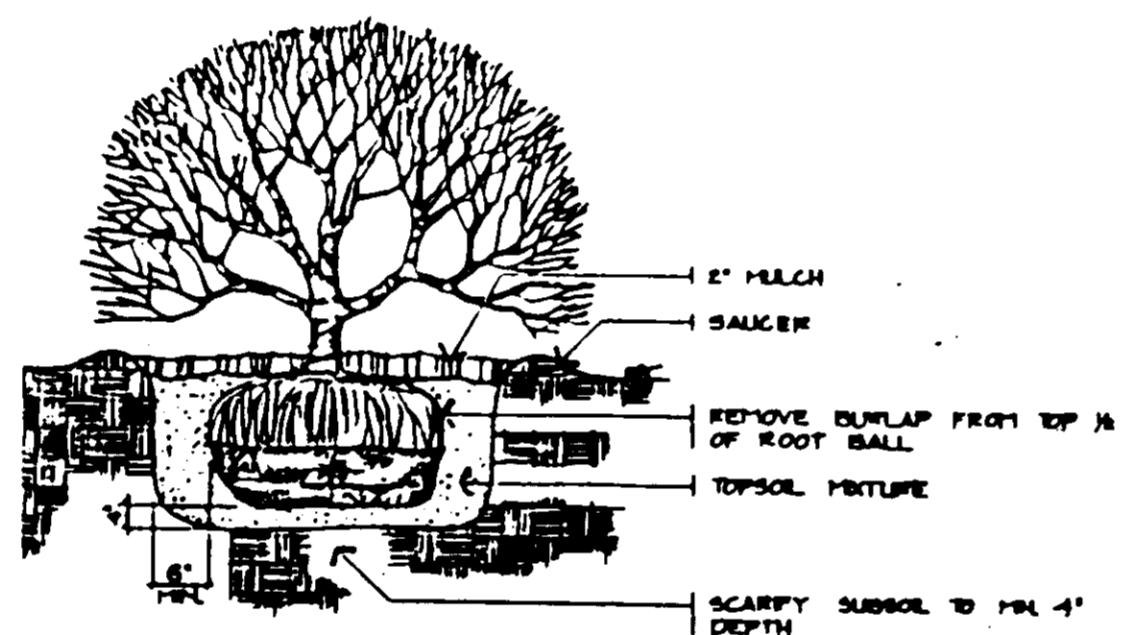
TYPICAL TREE GUYING 3" CALIPER AND LARGER
NO SCALE



TYPICAL EVERGREEN TREE PLANTING & STAKING
NO SCALE



TYPICAL DECIDUOUS TREE PLANTING & STAKING
3" CALIPER AND SMALLER
NO SCALE



TYPICAL B&B SHRUB PLANTING
NO SCALE

**PLANTING SPECIFICATIONS
PLANT MATERIALS AND PLANTING METHODS**

A. Plant Materials

The landscape contractor shall furnish and install and or dig, ball, burlap and transplant all of the plant materials called for on drawings and or listed in the Plant Schedule.

1. Plant Names

Plant names used in the Plant Schedule shall conform with "Standardized Plant Names," latest edition.

2. Plant Standards

All plant material shall be equal to or better than the requirements of the "USA Standard for Nursery Stock" latest edition, as published by the American Association of Nurserymen (hereafter referred to as AAN Standards). All plants shall be typical of their species and variety, shall have a normal habit of growth and shall be first quality, sound, vigorous, well-branched and with healthy, well-furnished root systems. They shall be free of disease, insect pests and mechanical injuries.

All plants shall be nursery grown and shall have been grown under the same climate conditions as the location of the project for at least two years before planting. Neither heeled-in plants nor plants from cold storage will be accepted.

3. Plant Measurements

All plant material shall generally average the median for the size ranges indicated above as indicated in the "AAN Standards". All plants shall conform to the measurements specified in the plant schedule as approved by the ARC.

4. Plant Identification

Legible labels shall be attached to all shade trees, minor trees, specimen shrubs and families of boxes or other plant material using the botanical and common names, size and quantity of each. Each shipment of plants shall bear certificates of inspection as required by federal, state and county authorities.

5. Plant Inspection

The ARC may, upon request by the builder or developer, at least ten (10) days prior to the installation of any proposed plant material, inspect all proposed plant material at the source of origin.

B. Planting Methods

1. Planting Seasons

The planting of deciduous trees, shrubs and vines shall be from March 1st to June 15th and from September 15th to December 15th. Planting of deciduous material may be continued during the winter months providing there is no frost in the ground and frost-free topsoil planting mixtures are used.

The planting of evergreen material shall from March 15th to June 15th and from August 15th to December 1st. No planting shall be done when ground is frozen or excessively moist. No frozen or wet topsoil shall be used at any time.

2. Digging

All plant material shall be dug, balled and burlapped (B&B) in accordance with the "AAN Standards".

3. Excavation of Plant Pits

The landscaping contractor shall excavate all plant pits, vine pits, hedge trenches and shrub beds in accordance with the following schedule:

- a. Locations of all proposed plant material shall be staked and approved in the field by the landscape architect before any of the proposed plant material is installed by the landscape contractor.
- b. All pits shall be generally circular in outline, vertical sides; depth shall not be less than 6" deeper than the root ball, diameter shall not be less than two times the diameter of the root ball as set forth in the following schedule.
- c. If areas are designated as shrub beds or hedge trenches, they shall be excavated to at least 18" depth minimum. Areas designated for ground covers and vines shall be excavated to at least 12" in depth minimum.

4. Staking, Guying and Wrapping

a. Stakes: Shall be sound wood 2" X 2" rough sawn oak or similar durable woods, or lengths, minimum 7'-0" for major trees and 5'-0" minimum for minor trees.

b. Wire and Cables: Wire shall be #10 galv. galvanized or galvanized annealed steel wire. For trees over 3" caliper, provide 5 1/2" turn buckles, eye and eye with 2" take-up. For trees over 3" caliper, provide 1 1/2" strand cable with galvanized plated steel, with galvanized "eye" thimbles of wire and hose on trees up to 12" in caliper.

c. Hoses: Shall be new, 2 ply reinforced rubber hose, minimum 1 1/2" I.D. "Plastic Leak Ties" or "Paul's Trees Braces" may be used in place of wire and hose on trees up to 12" in caliper.

d. All trees under 1" in caliper are to be planted and staked in accordance with the attached "Typical Tree Staking Detail". All trees over 1" in caliper are to be planted and guyed in accordance with the attached "Typical Tree Guying Detail".

5. Plant Pruning, Flaming and Mulching

a. Each tree, shrub or vine shall be pruned in an appropriate manner to its particular requirements, in accordance with accepted standard practice. Broken or bruised branches shall be removed with clean cuts flush with the adjacent trunk or branches. All cuts over 1" in diameter shall be painted with an approved antiseptic tree wound dressing.

b. All trenches and shrub beds shall be edged and cultivated to the lines shown on the drawing. The areas around isolated plants shall be edged and cultivated to the full diameter of the pit. Sod which has been removed and stacked shall be used to trim the edges of all excavated areas to the next lines of the plant pit saucers, the edges of shrub areas, hedge trenches and vine pockets.

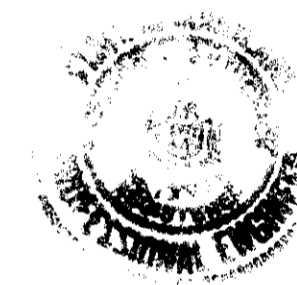
c. After cultivation, all plant materials shall be mulched with a 2" layer of fine, shredded pine bark, peat moss, or another approved material over the entire area of the bed or saucer.

6. Plant Inspection and Acceptance

The ARC shall be responsible for inspecting all planting projects on a periodic basis to assure that all work is proceeding in accordance with the approved plans and specifications.

7. Plant Guarantee

All plant material shall be guaranteed for the duration of one year after final inspection and acceptance of the work in the planting project. Plants shall be alive and in satisfactory growing condition at the end of the guarantee period.



CK Fisher

APPROVED FOR PUBLIC WATER & PUBLIC DRAINAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
James M. Boyd per *Jim* 2/10/93
 COUNTY HEALTH OFFICER DATE

APPROVED FOR PLANNING & ZONING
James M. Boyd 2/14/93
William J. Silman 2/12/93
 CHIEF DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

APPROVED FOR PUBLIC WATER, PUBLIC DRAINAGE, STORM DRAINAGE SYSTEMS, PUBLIC ROADS
 HOWARD COUNTY DEPT. OF PUBLIC WORKS
Franklin J. Sporn 2/15/93
 DIRECTOR DATE

APPROVED FOR ENGINEERING & SURVEYING
James M. Boyd 2/15/93
 CHIEF BUREAU OF ENGINEERING & SURVEYING DATE

APPROVED
 12-8-92

OWNER
 THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
 THE ROUSE BUILDING
 10275 LITTLE PATENT PKWY
 COLUMBIA, MD. 21044
 (301) 592-6067

PREPARED FOR:
 CROWN CENTRAL PETROLEUM CORP.
 ONE NORTH CHARLES
 RD. BOX 116B
 BALTIMORE, MD. 21203
 (410) 781-9243
 ATTN: BOB HUGHES

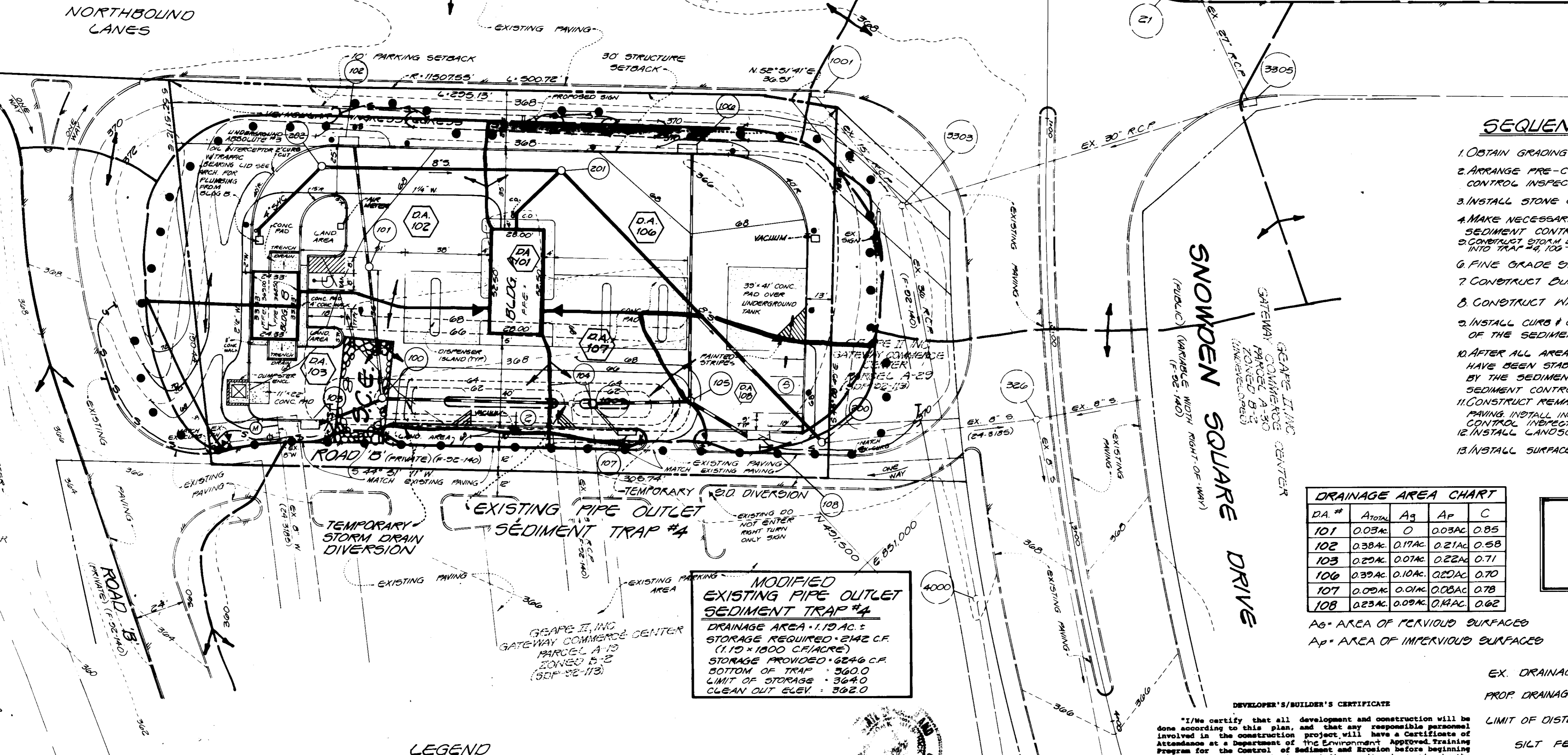
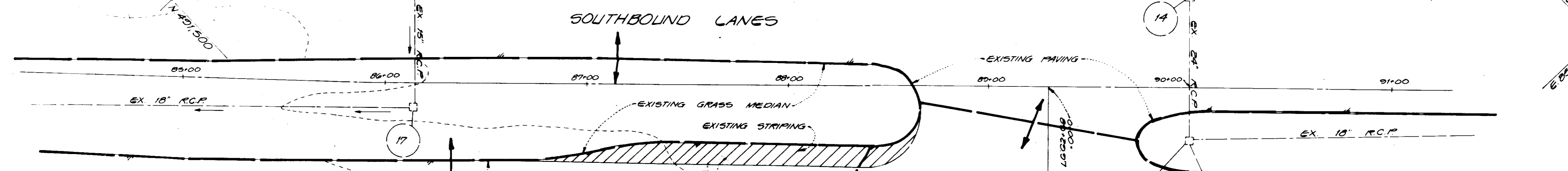
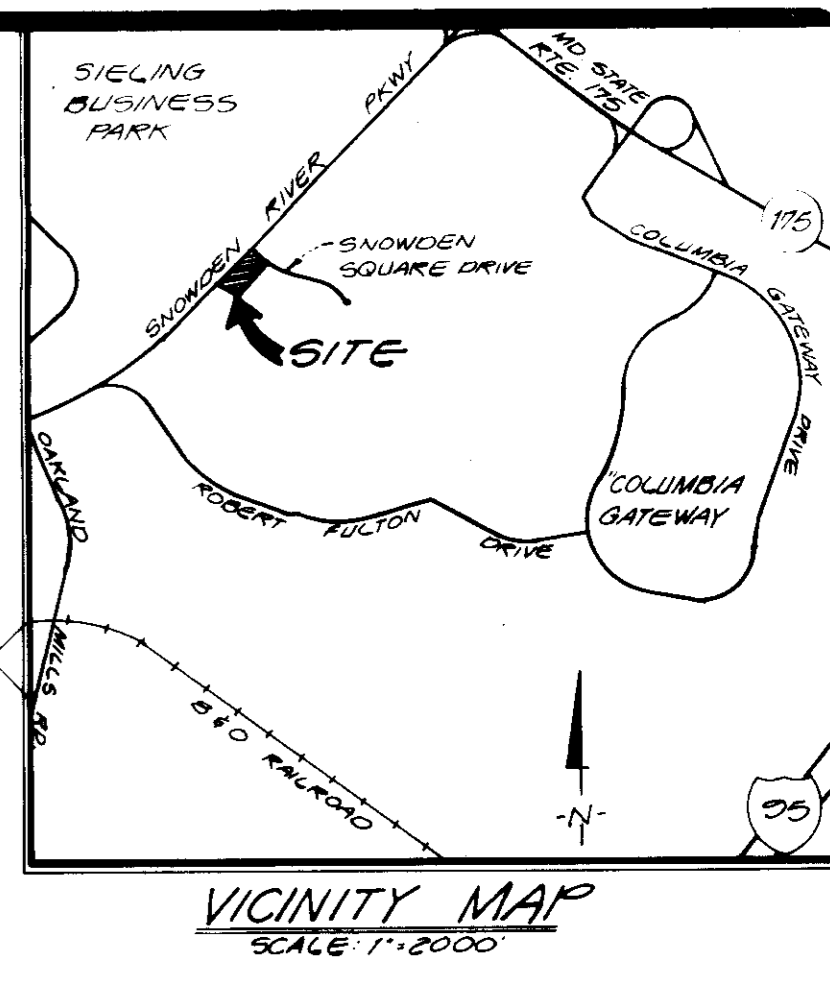
LANDSCAPE NOTES & DETAILS
 GATEWAY COMMERCE CENTER
 CROWN GAS STATION
 PARCEL A-2B
 SNOWDEN SQUARE
 HOWARD COUNTY, MARYLAND
 6th ELECTION DISTRICT

DES: MIT	SCALE: 1"=30'	ZONING: B-2	S.L.W. FILE NO.: 92-017
DRN: HK	DATE: AUGUST 1992	TAX MAP NO.: 42	SHEET: 4 OF 7
CHK:			

GLW GUTSCHICK LITTLE & WEBER, PA.
 CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
 3908 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MD. 20886
 TELEPHONE: (301)421-4024 NO. VA. (301)989-2524 BALTO. (301)880-1820 FAX (301)421-4186

DATE	REVISION	BY	APP'R.

SNOWDEN RIVER PARKWAY (PUBLIC) (VARIABLE WIDTH RIGHT-OF-WAY)



SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMIT.
2. ARRANGE PRE-CONSTRUCTION MEETING WITH THE SEDIMENT CONTROL INSPECTOR.
3. INSTALL STONE CONSTRUCTION ENTRANCE.
4. MAKE NECESSARY REPAIRS AND/OR MODIFICATIONS TO EXISTING SEDIMENT CONTROL DEVICES. INSTALL SILT FENCE.
5. CONSTRUCT STORM DRAIN RUMBLE 102-100, 103-100, 100 TO TEMP OUTFALL INTO TRAF #4, 100-100, 103-100, AND 100 TO TEMP OUTFALL INTO TRAF #4.
6. FINE GRADE SITE.
7. CONSTRUCT BUILDING.
8. CONSTRUCT WATER AND SEWER.
9. INSTALL CURB & GUTTER AND BASE PAVE EXCEPT IN THE VICINITY OF THE SEDIMENT TRAP.
10. AFTER ALL AREAS DRAINING TO THE SEDIMENT CONTROL DEVICES HAVE BEEN STABILIZED AND PERMISSION HAS BEEN GRANTED BY THE SEDIMENT CONTROL INSPECTOR, REMOVE THOSE SEDIMENT CONTROL DEVICES AND STABILIZE ALL AREAS.
11. CONSTRUCT REMAINDER OF STORM DRAIN, CURB & GUTTER AND BASE PAVING. INSTALL INLET PROTECTION AS INSTRUCTED BY THE SEDIMENT CONTROL INSPECTOR.
12. INSTALL LANDSCAPING.
13. INSTALL SURFACE COURSE PAVING.

DA #	A _{TOTAL}	A _g	A _p	C
101	0.03AC	0	0.03AC	0.85
102	0.38AC	0.17AC	0.21AC	0.58
103	0.29AC	0.07AC	0.22AC	0.71
106	0.39AC	0.10AC	0.29AC	0.70
107	0.09AC	0.01AC	0.08AC	0.78
108	0.23AC	0.09AC	0.14AC	0.62

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

A_g = AREA OF PERVIOUS SURFACES
A_p = AREA OF IMPERVIOUS SURFACES

LEGEND

- EX. DRAINAGE DIVIDE
- PROP. DRAINAGE DIVIDE
- LIMIT OF DISTURBED AREA
- SILT FENCE
- DRAINAGE AREA TO SEDIMENT TRAP

MODIFIED EXISTING PIPE OUTLET SEDIMENT TRAP #4
DRAINAGE AREA - 1.10 AC.
STORAGE REQUIRED - 2142 C.F.
(1.10 x 1900 C.F./ACRE)
STORAGE PROVIDED - 6246 C.F.
BOTTOM OF TRAP - 360.0
LIMIT OF STORAGE - 364.0
CLEAN OUT ELEV. - 362.0

DEVELOPER'S/BUILDER'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 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 MSD."

Robert W. Hughes Date **9/22/92**
Signature of Developer/Builder

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."

Robert W. Hughes Date **9-22-92**
Signature of Engineer

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
Robert W. Hughes Date **9/22/92**
Signature of District Engineer

THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
THE ROUSE BUILDING
10275 LITTLE PATENT PKWY
COLUMBIA, MD 21044
(301) 522-6027

- ### LEGEND
- 362 --- EXISTING CONTOUR
 - 362 --- PROPOSED CONTOUR
 - x 63 --- PROPOSED SPOT ELEV
 - STANDARD COMBINATION CURB & GUTTER
 - REVERSE COMBINATION CURB & GUTTER OR BARRIER CURB
 - EXISTING CONC. COMBINATION CURB & GUTTER
 - LIGHT POLE (FOR LOCATION ONLY SEE SEPARATE PLAN FOR DETAILS) OWNERS
 - NUMBER OF PARKING SPACES
 - PATRON ACCESS TO BUILDINGS

FOR SEDIMENT CONTROL PURPOSES ONLY!!

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPT.
Joseph M. B... 2/10/93
DATE

APPROVED HOWARD COUNTY DEPT. OF PLANNING & ZONING
Thomas J. ... 2/12/93
DATE

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS & PUBLIC ROADS
HOWARD COUNTY DEPT. OF PUBLIC WORKS
Robert J. ... 2/15/93
DATE

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE **12-8-92**

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE SUITE 250 BURTONSVILLE OFFICE PARK BURTONSVILLE, MD 20886
TELEPHONE (301)421-4024 NO VA (301)989-2524 BALTO (301)880-1820 FAX (301)421-4186

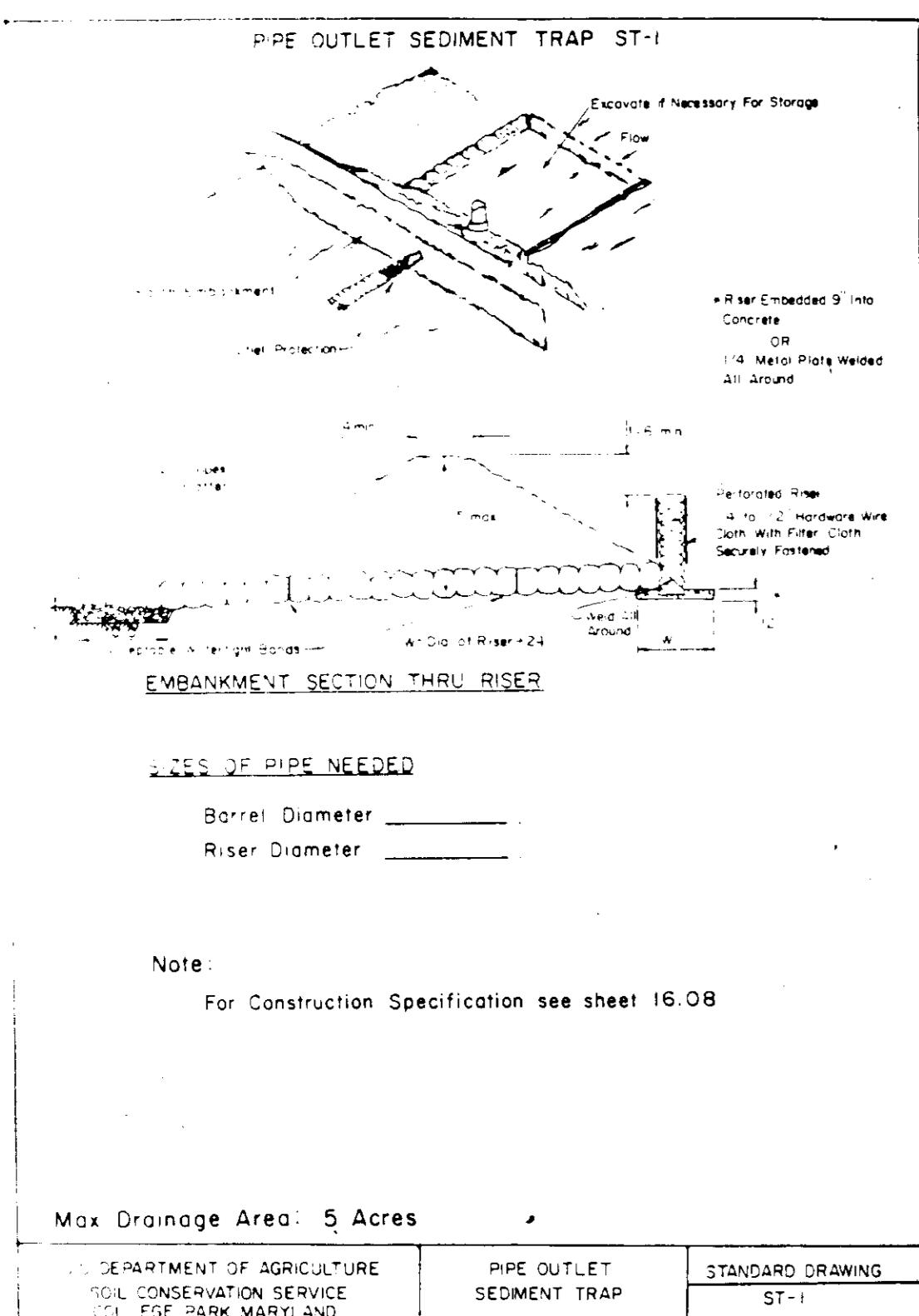
DATE	REVISION	BY	APPR.

PREPARED FOR:
CROWN CENTRAL PETROLEUM CORP.
ONE NORTH CHARLES
P.O. BOX 1168
BALTIMORE MD 21203
(410) 761-2243
ATTN: BOB HUGHES

SEDIMENT CONTROL PLAN
GATEWAY CROWN
COMMERCE GAS
CENTER STATION
PARCEL A-28
SNOWDEN SQUARE
6th ELECTION DISTRICT

SUBDIVISION NAME	SECTION	AREA	PARCEL		
GATEWAY COMMERCE CENTER	N/A		A-28		
PLAT	BLOCK	ZONE	TAX ZONE MAP	ELEC. DIST.	CENSUS TR.
10546	566	B-2	42	6	606703

CENSUS TR.	WATER CODE	SEWER CODE	DES.	SCALE	ZONING	G.L.W. FILE NO.
606703	506	4000000	MJT	1"=30'	B-2	92-077
DRN.	CHK.	DATE	TAX MAP NO.	SHEET		
HK		AUGUST 1992	42	5 OF 7		



- Pipe Outlet Trap CONSTRUCTION SPECIFICATION FOR ST-1**
- Area under embankment shall be cleared, grubbed and stripped of any vegetation and root mat. The pool area shall be cleared.
 - The fill material for the embankment shall be free of roots or other woody vegetation as well as oversized stones, rocks, organic material, or other objectionable material. The embankment shall be compacted by traversing with equipment while it is being constructed.
 - Volume of sediment storage shall be 1800 cubic feet per acre of contributory drainage.
 - Sediment shall be removed and trap restored to its original dimensions 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 erode.
 - The structure shall be inspected after each rain and repairs made as needed.
 - Construction operations shall be carried out in such a manner that erosion and water pollution are minimized.
 - The structure shall be removed and area stabilized when the drainage area has been properly stabilized.
 - All fill slopes shall be 2:1 or flatter; cut slopes 1:1 or flatter.
 - All pipe connections shall be watertight.
 - The top 2/3 of the riser shall be perforated with one (1) inch diameter holes or slits spaced six (6) inches vertically and horizontally and placed in the concave portion of pipe. No holes will be allowed within six (6) inches of the horizontal barrel.
 - The riser shall be wrapped with 1/4 to 1/2 inch hardware cloth wire then wrapped with filter cloth (having an equivalent sieve size of 40 - 80). The filter cloth shall extend six (6) inches above the highest hole and six (6) inches below the lowest hole. Where ends of filter cloth come together, they shall be overlapped, folded and stapled to prevent bypass.
 - Steps or connecting bands shall be used to hold the filter cloth and wire fabric in place. They shall be placed at the top and bottom of the cloth.
 - Fill material around the pipe spillway shall be hand compacted in four (4) inch layers. A minimum of two (2) feet of hand-compacted backfill shall be placed over the pipe spillway before crossing it with construction equipment.
 - The riser shall be anchored with either a concrete base or steel plate base to prevent flotation. For concrete bases the depth shall be 12 inches with the riser embedded nine (9) inches. A 1/4 inch minimum thickness steel plate shall be attached to the riser by a continuous weld around the bottom to form a watertight connection and then place two (2) feet of stone, gravel, or tamped earth on the plate.

SEDIMENT CONTROL NOTES

- A minimum of 24 hours 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:
 - 7 calendar days for all perimeter sediment control structures, dikes and perimeter slopes and all slopes greater than 3:1, 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 EROSIONS 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: 1.37 Acres
 - Area Disturbed: 1.33 Acres
 - Area to be roofed or paved: .83 Acres
 - Area to be vegetatively stabilized: .50 Acres
 - Total Cut: 460 Cu. Yds.
 - Total Fill: 600 Cu. Yds.
 - Off-Site ~~water/borrow~~ excavation ~~will be~~ obtained from a site with an approved sediment control plan
- 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.

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).

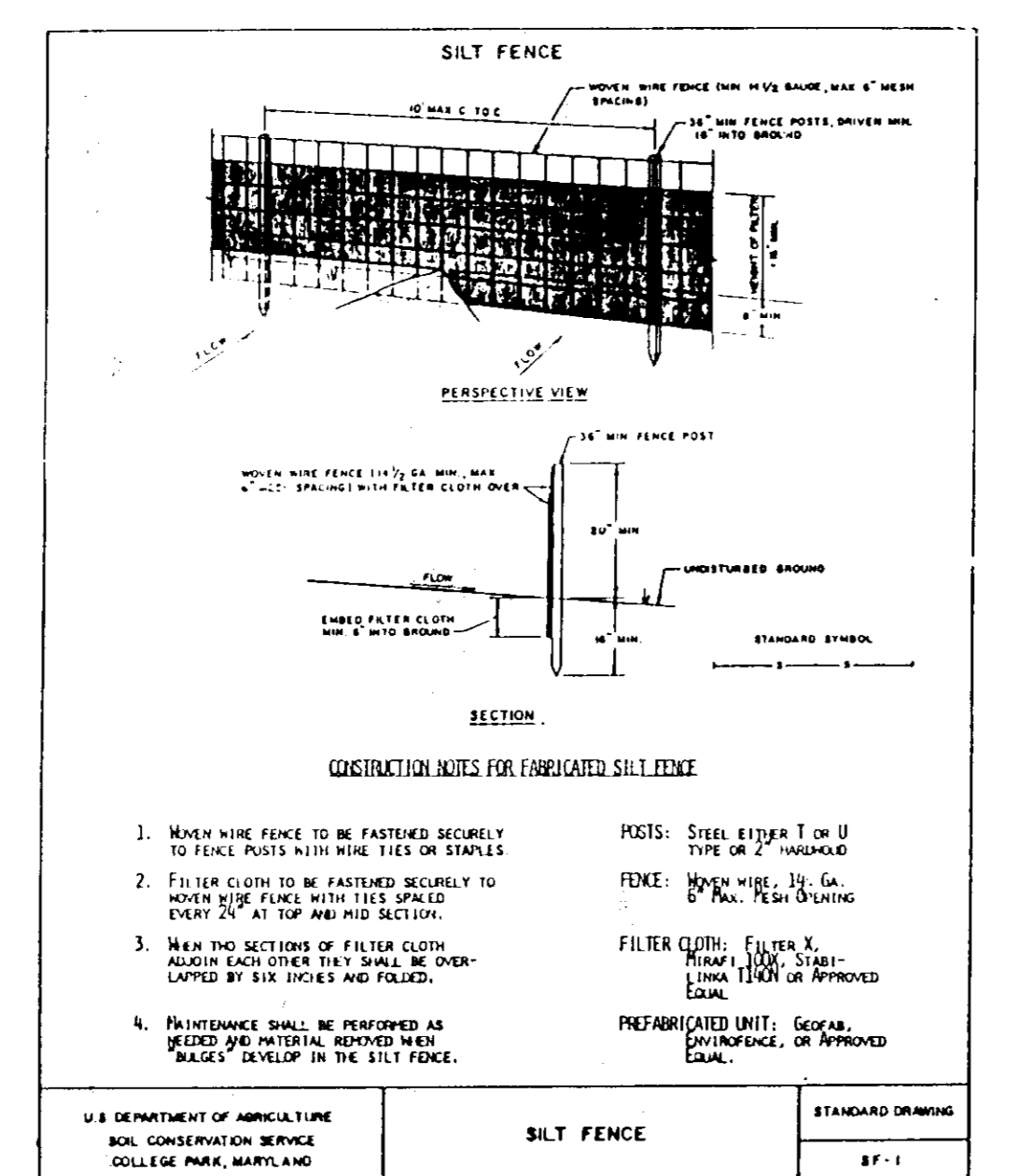
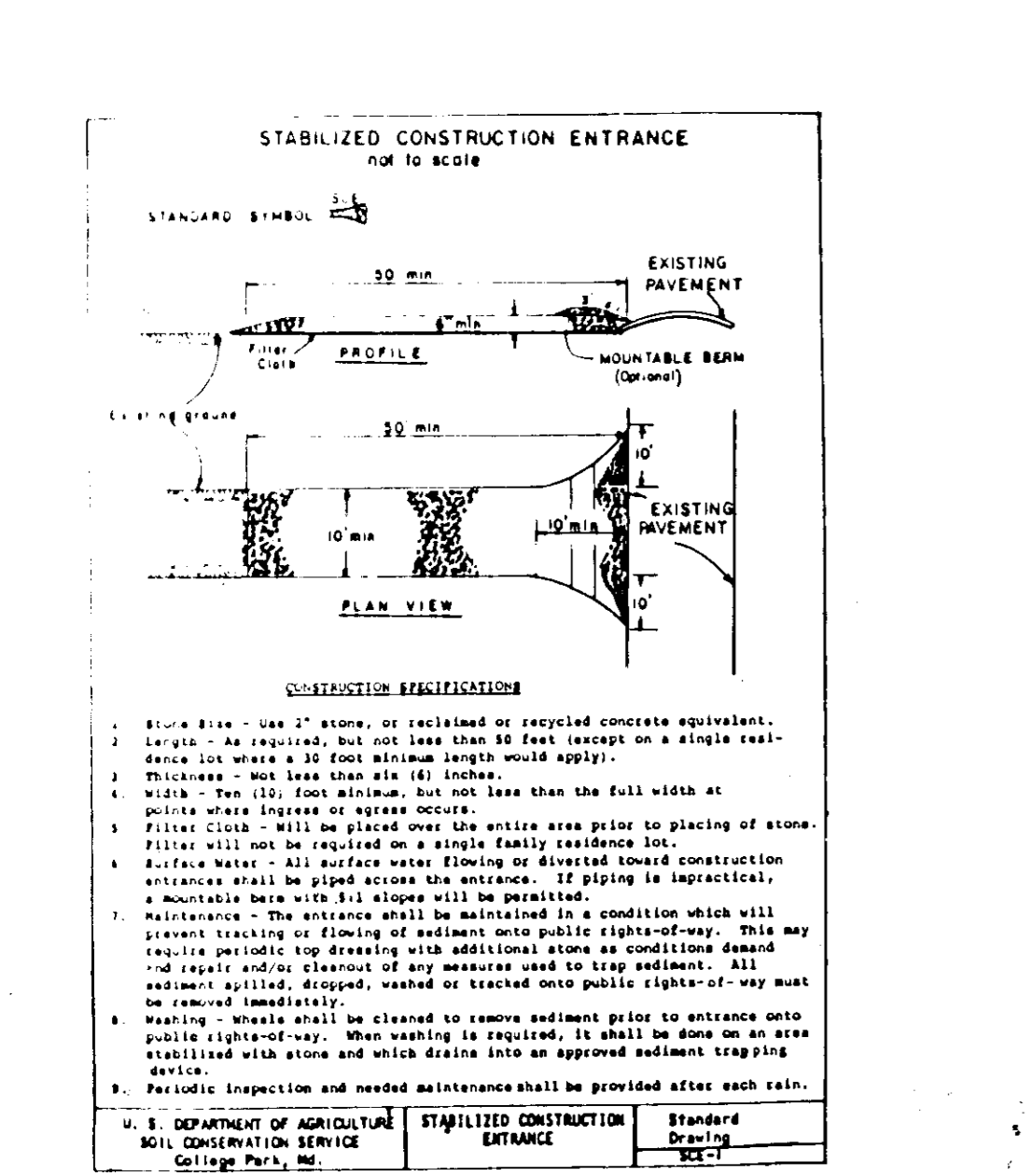
Soil Amendments: In lieu of soil test recommendations, use one of the following schedules

- 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).
- 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 60 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

Mulching: Apply 1-1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of rotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq ft) for anchoring.

Maintenance: Inspect all seeded areas and make needed repairs, replacements and reseedings.



APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPT. *James M. Boyd* 2/10/93

APPROVED HOWARD COUNTY DEPT. OF PLANNING & ZONING *James M. Boyd* 2/19/93

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS & PUBLIC ROADS, HOWARD COUNTY DEPT. OF PUBLIC WORKS *Paul J. Spon* 2/5/93

APPROVED PLANNING BOARD OF HOWARD COUNTY 12-8-92

OWNER: THE HOWARD RESEARCH & DEVELOPMENT CORPORATION, THE ROUSE BUILDING, 10275 LITTLE PATUXENT PKWY, COLUMBIA, MD 21044 (301) 992-6027

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. *CK Johnson* 9-22-92

DEVELOPER'S/BUILDER'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 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. *Robert V. Hughes* 9/22/92

GLW GUTSCHICK LITTLE & WEBER, P.A.
ENGINEERS, PLANNERS, SURVEYORS
NATIONAL DRIVE SUITE 250 BURTONSVILLE OFFICE PARK BURTONSVILLE, MD 20866

DES	DRN	CHK	DATE	REVISION	BY	APP'R

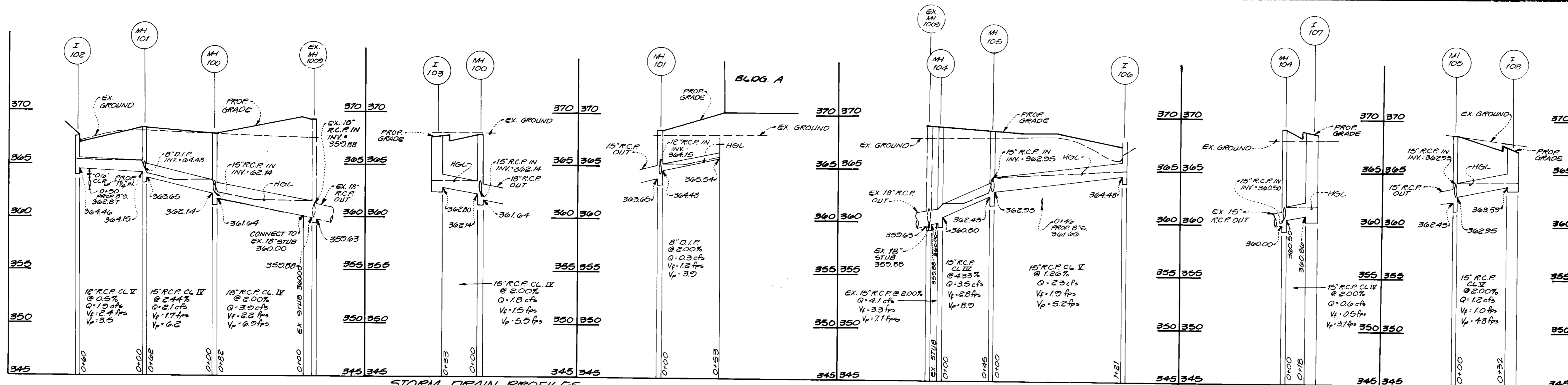
PREPARED FOR: CROWN CENTRAL PETROLEUM CORP, ONE NORTH CHARLES RD, BOX 1168, BALTIMORE, MD 21203 (410) 761-0243 ATTN: BOB HUGHES

SEDIMENT CONTROL NOTES AND DETAILS

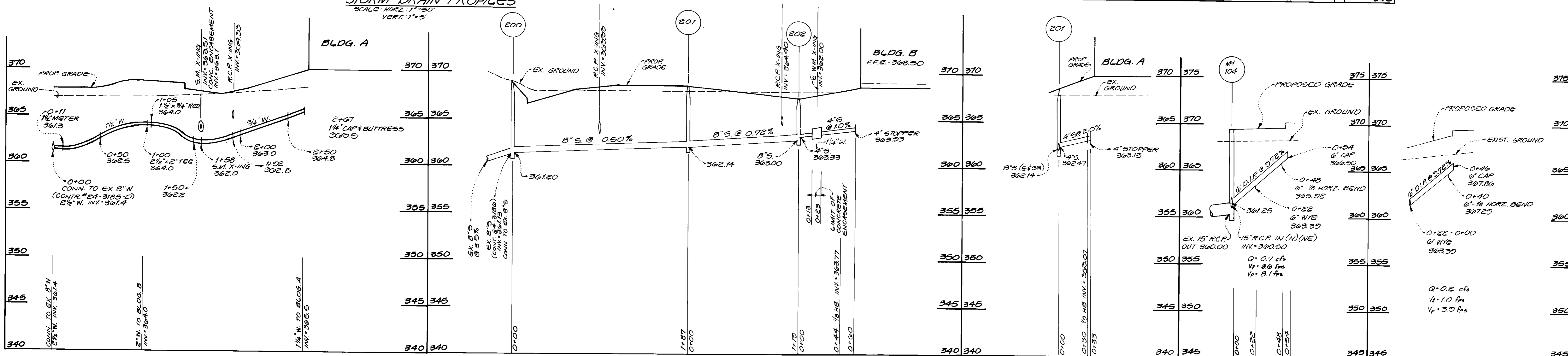
GATEWAY CROWN COMMERCIAL GAS STATION

PARCEL A-28 SNOWDEN SQUARE 6th ELECTION DISTRICT

SCALE	DATE	U.I.W. FILE NO.
1" = 30'	AUGUST 1992	92-077
		SHEET 6 OF 7



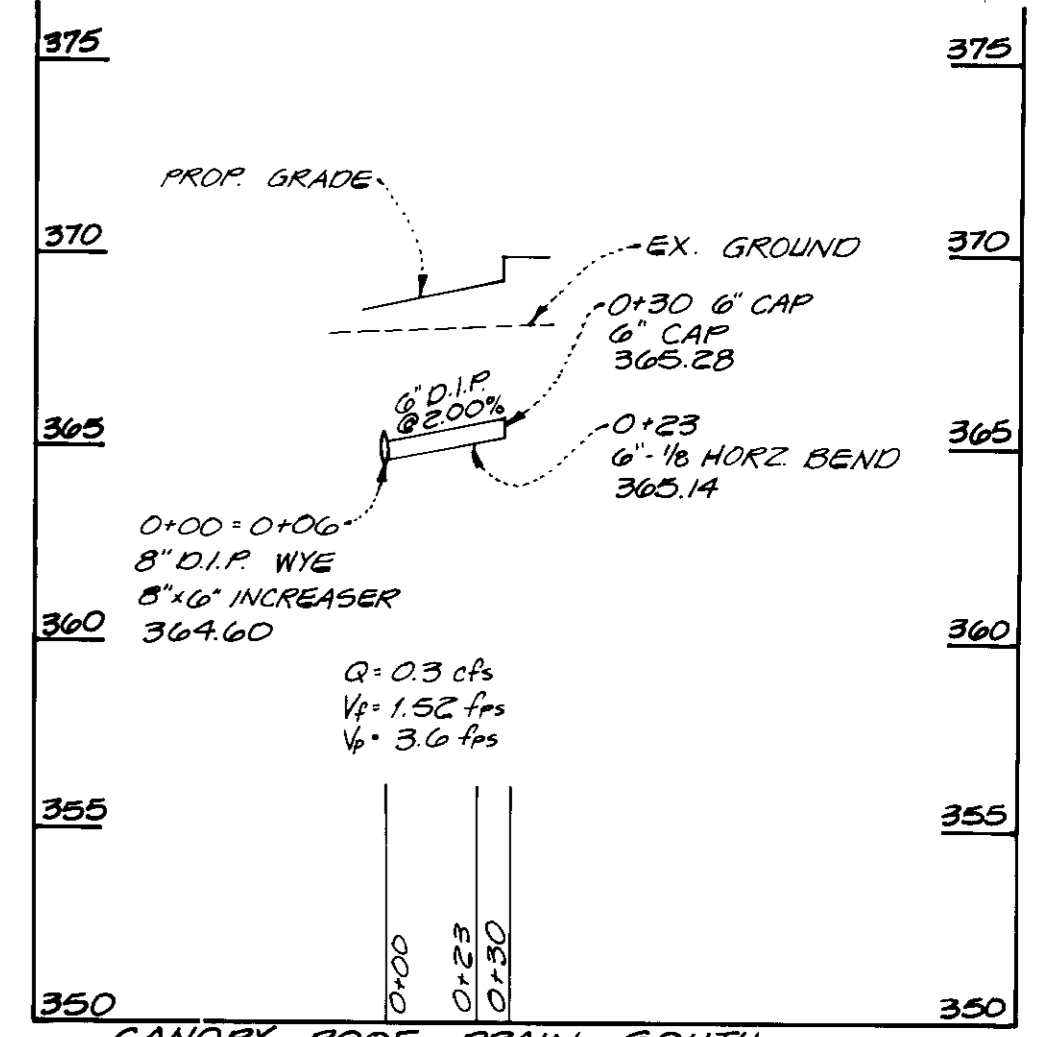
STORM DRAIN PROFILES
SCALE: HORIZ. 1"=50'
VERT. 1"=5'



WATER PROFILE
SCALE: HORIZ. 1"=50'
VERT. 1"=5'

SEWER PROFILES
SCALE: HORIZ. 1"=50'
VERT. 1"=5'

CANOPY ROOF DRAIN - NORTH



CANOPY ROOF DRAIN - SOUTH

STRUCTURE SCHEDULE (S.D.)						
STRUCTURE#	TYPE	INVERTS		TOP ELEV.		REMARKS
		IN	OUT	HIGH	LOW	
MH 100	SHALLOW MH	61.14	61.64	67.7	67.7	HO. CO. STD. 6.5.05
MH 101	SHALLOW MH	63.65	63.65	68.2	68.2	HO. CO. STD. 6.5.05
I 102	A-5 INLET	64.46	67.40	67.40	67.40	HO. CO. STD. 9D.4.01
I 103	A-5 INLET	62.80	67.42	67.42	67.42	HO. CO. STD. 9D.4.01
MH 104	STD. MH	60.00	60.00	68.7	68.7	HO. CO. STD. 6.5.01
MH 105	SHALLOW MH	62.45	62.45	68.5	68.5	HO. CO. STD. 6.5.05
I 106	A-5 INLET	64.48	67.76	67.76	67.76	HO. CO. STD. 9D.4.01
I 107	A-5 INLET	60.86	68.66	68.66	68.66	HO. CO. STD. 9D.4.01
I 108	A-5 INLET	63.89	67.16	67.16	67.16	HO. CO. STD. 9D.4.01

PIPE SCHEDULE (S.D.)		
SIZE	TYPE	LENGTH
12"	R.C.P. CL. II	60 LF
15"	R.C.P. CL. II	205 LF
15"	R.C.P. CL. II	106 LF
18"	R.C.P. CL. II	82 LF
8"	D.I.P. CL. 50	53 LF
6"	D.I.P. CL. 50	130 LF

OWNER
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
THE ROUSE BUILDING
10275 LITTLE PATUXENT PKWY
COLUMBIA, MD. 21044
(301) 992-6027

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPT.
James M. Bond 2/10/93
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & COMMUNITY DEVELOPMENT
Frank Kelly 2/15/93
DATE

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS & PUBLIC ROADS
Thomas J. Seman 2/12/93
CHIEF, DIVISION OF COMMUNITY PLANNING DATE

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS & PUBLIC ROADS
Robert J. Spang 2/5/92
DIRECTOR DATE

Michael S. Litner 1-28-93
CHIEF, BUREAU OF ENGINEERING DATE

12-8-92

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
2439 NATIONAL DRIVE SUITE 250 BURTONSVILLE OFFICE PARK BURTONSVILLE, MD 20866

PREPARED FOR
CROWN CENTRAL PETROLEUM CORP.
ONE NORTH CHARLES
PO BOX 1168
BALTIMORE, MD 21203
(410) 761-0243
ATTN: MICHAEL S. LITNER

STORM DRAIN, WATER AND SEWER PROFILES
GATEWAY CROWN **COMMERCE GAS** **CENTER STATION**
PARCEL A-28
SNOWDEN SQUARE
6TH ELECTION DISTRICT

DES. M.J.T.	AS SHOWN	8-2	92-077
DRN. H.K.			
CHK. L.H.K.	AUGUST 1992	42	TOP 7