

LEGEND

--- 365 ---	EXISTING CONTOUR	☼	TREE < 24"
— 365 —	PROPOSED CONTOUR	⊙	WATER METER (WM)
363.50 OR 363.50	EXISTING SPOT ELEVATION	⊕	TRAFFIC LIGHT POLE
363.50	PROPOSED SPOT ELEVATION	⊕	TEST WELL
---	REMOVE CURB OR CURB & GUTTER	⊕	CONCRETE WALK OR PAD
---	STANDARD COMBINATION CURB & GUTTER	⊕	STORM DRAIN INLET
---	REVERSE COMBINATION CURB & GUTTER	---	PROPERTY LINE
---	LIGHT POLE	---	WATER LINE
---	NUMBER OF PARKING SPACES	---	SANITARY LINE
---	PATRON ACCESS TO BUILDING	---	12" WATER LINE
---	LANDSCAPE AREA	---	
---	TRAFFIC DIRECTION		

NOTES :

- 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.
- THE CONTRACTOR SHALL NOTIFY THE DIVISION OF CONSTRUCTION AND INSPECTION AT (410)313-1880 AT LEAST FIVE(S) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- 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.).
- THE RESTROOM FACILITIES FOR THE SITE ARE LOCATED INSIDE EXISTING BUILDING "A".
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- WATER AND SEWER SHOWN IS PUBLIC.
- ALL CURB RADII ARE 5' UNLESS NOTED OTHERWISE.
- RECORDING REFERENCE : PLATBOOK 12 FOLIO 43 SECTION 4
- BENCHMARK USED WAS SANITARY MANHOLE #1934 INVERT ELEVATION = 439.03', TAKEN FROM WATER AND SEWER PLAN CONTRACT #171 WAS SHEET 4 OF 5.
- ALL ELEVATIONS SHOWN AT CURB LINE REFER TO TOP OF CURB GRADE. CURB HEIGHT EQUALS 0.45' MEASURED UP FROM FLOW LINE.
- ALL CAR WASH EQUIPMENT (I.E. CONTROLS, COIN BOX, ETC.) SHALL BE ACCESSIBLE TO ALL HANDICAPPED INDIVIDUALS WHILE SEATED IN A VEHICLE.
- AIR METER, VACUUM HOSES AND COIN BOXES SHALL BE ACCESSIBLE TO ALL HANDICAPPED INDIVIDUALS AND SHALL BE WITHIN THE MAXIMUM SIDE REACH REQUIREMENTS ESTABLISHED BY THE AMERICANS WITH DISABILITIES ACT.
- WATER AND SEWER CONTRACT NO. 171W+S

OWNER/DEVELOPER'S CERTIFICATION

"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSON 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 HOWARD SOIL CONSERVATION DISTRICT."

Robert W. Hughes 6/17/94
SIGNATURE OF DEVELOPER 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."

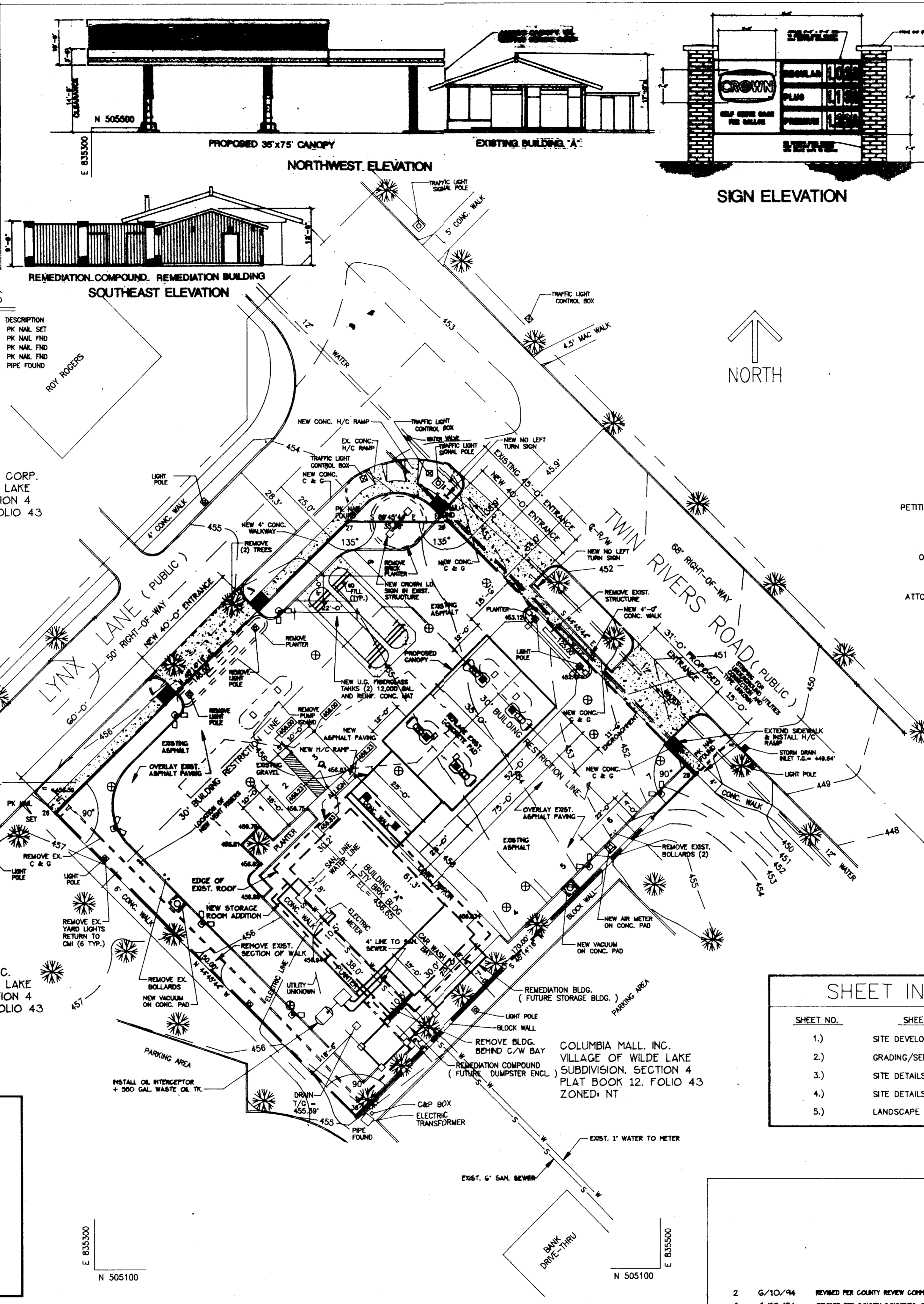
Michael P. Miller 1/9/94 Jan 17, 1994
SIGNATURE OF ENGINEER DATE

COORDINATES

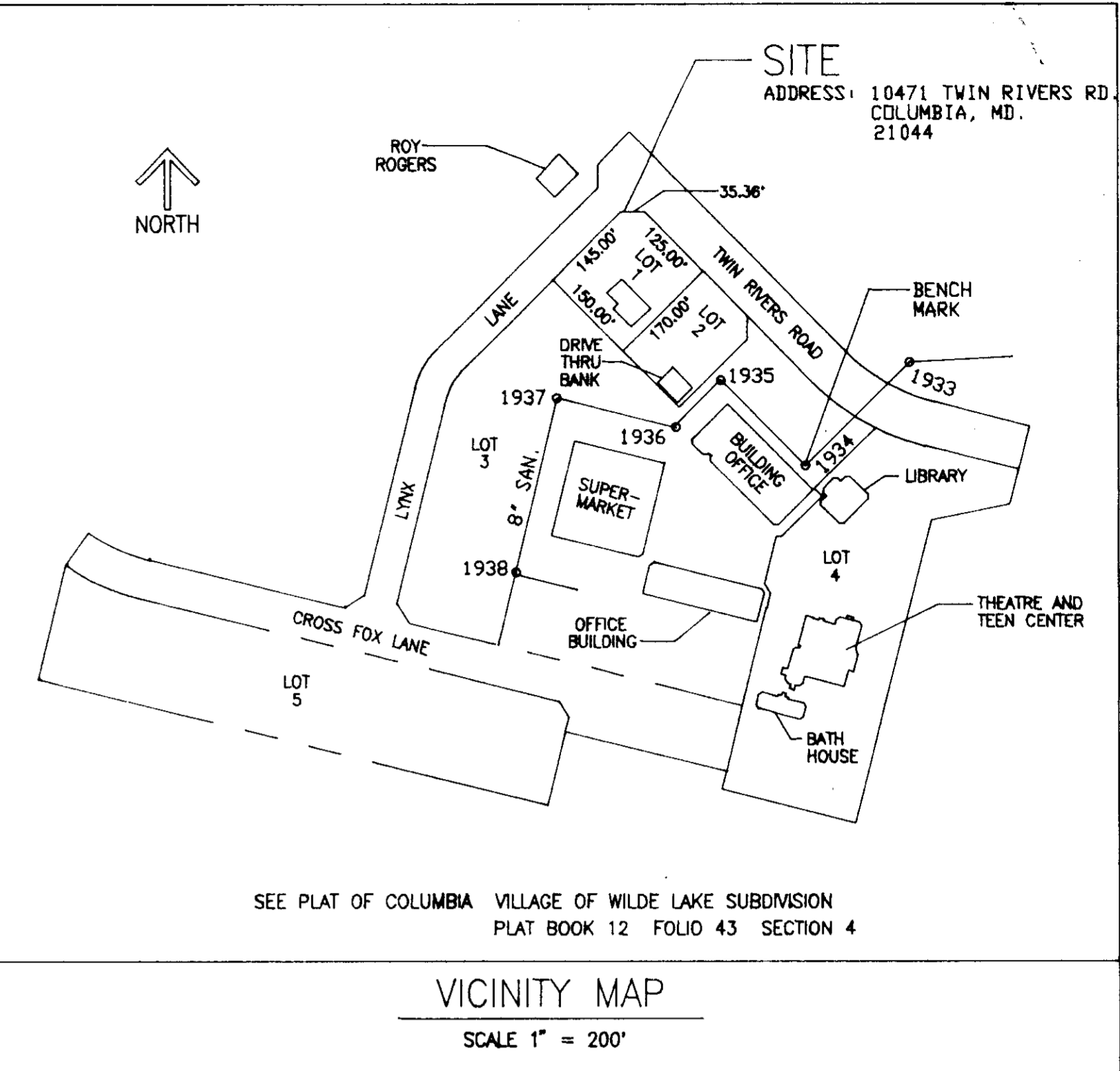
POINT	NORTHING	EASTING	DESCRIPTION
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27	505262.12114	835286.73653	PK NAIL FND
28	505361.97440	835425.09922	PK NAIL FND
29	505273.22000	835513.12000	PK NAIL FND
36	505153.51176	835392.40938	PIPE FOUND

MRO MID-ATLANTIC CORP.
VILLAGE OF WILDE LAKE
SUBDIVISION, SECTION 4
PLAT BOOK 12, FOLIO 43
ZONED: NT

COLUMBIA MALL, INC.
VILLAGE OF WILDE LAKE
SUBDIVISION, SECTION 4
PLAT BOOK 12, FOLIO 43
ZONED: NT



SIGN ELEVATION



VICINITY MAP
SCALE 1" = 200'

PETITIONER: CROWN CENTRAL PETROLEUM CORP.
ONE NORTH CHARLES STREET
P.O. BOX 1168
BALTIMORE, MARYLAND 21203
(410) 659-4710

OWNER: COLUMBIA MALL, INC.
THE ROUSE COMPANY
10275 LITTLE PATUXENT PKWY.
COLUMBIA, MARYLAND 21044-3456

ATTORNEY: MR. ANDREW LAPAYOWKER
P.O. BOX 1168
BALTIMORE, MARYLAND 21203
(410) 659-4834

- SITE ANALYSIS**
- AREA OF PARCEL: 25,178 SQ. FT. OR 0.578 ACRES
 - ZONING: NT-NEW TOWN
 - PROPOSED USE: GAS STATION/CAR WASH
 - FLOOR AREA: EXISTING BUILDING "A"
A. ATTENDANT AREA & REST ROOMS 660 SQ. FT.
B. SERVICE BAYS 1520 SQ. FT.
C. CAR WASH BAY 450 SQ. FT.
D. TOTAL 2630 SQ. FT.
 - NO. OF EMPLOYEES: 3
 - PARKING REQUIRED: A. EMPLOYEES: 3
B. BAYS: 3 PER BAY X 2 = 6
C. TOTAL: 9 SPACES
D. HANDICAP PARKING SPACE: 1 SPACE
 - PARKING PROVIDED (INCLUDING 1 HANDICAP SPACE): 9 SPACES
 - EXISTING LANDSCAPING 2090 SQ. FT. (8.30%)
 - PROPOSED LANDSCAPING 3100 SQ. FT. (12.31%)
 - BUILDING COVERAGE (INC. CANOPY & REMEDIATION BLDG.): 5100 SQ. FT. OR 20.25%

PROPERTY OWNER: COLUMBIA MALL, INC.
THE ROUSE COMPANY
10275 LITTLE PATUXENT PKWY.
COLUMBIA, MARYLAND 21044-3456

CIVIL ENGINEER: CROWN CENTRAL PETROLEUM CORP.
ONE NORTH CHARLES STREET
P.O. BOX 1168
BALTIMORE, MARYLAND 21203
(410) 659-4710

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
LOT 1/P.132	10471 TWIN RIVERS ROAD

SHEET INDEX	
SHEET NO.	SHEET TITLE
1.)	SITE DEVELOPMENT PLAN
2.)	GRADING/SEDIMENT CONTROL PLAN
3.)	SITE DETAILS
4.)	SITE DETAILS
5.)	LANDSCAPE PLAN

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEM. HOWARD COUNTY HEALTH DEPARTMENT.	<i>Dorcas M. Bond</i> 7/1/94 COUNTY HEALTH OFFICER DATE
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.	<i>David S. Smith</i> 7/27/94 DIRECTOR DATE
APPROVED: CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH.	<i>Chia Summery</i> 7/27/94 DATE
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.	<i>Jan P. ...</i> 7/22/94 DIRECTOR DATE
APPROVED: CHIEF, BUREAU OF ENGINEERING.	<i>Paul ...</i> 4/22/94 DATE

APPROVED
DATE MAY 26, 1994
CH



SITE PLAN		LOT 1/P.132 10471 TWIN RIVERS RD. COLUMBIA, MARYLAND 21044 5th ELEC. DIST. HOWARD COUNTY	
SCALE: 1" = 20'-0"	DATE: 10/25/93	DRAWING NUMBER: 1 OF 5	SHEET NUMBER: 2
DRAWN BY: A.A.B.			

2 6/10/94 REVISED PER COUNTY REVIEW COMMENTS
1 1/18/94 REVISED PER COUNTY COMMENTS OF 12/6/93

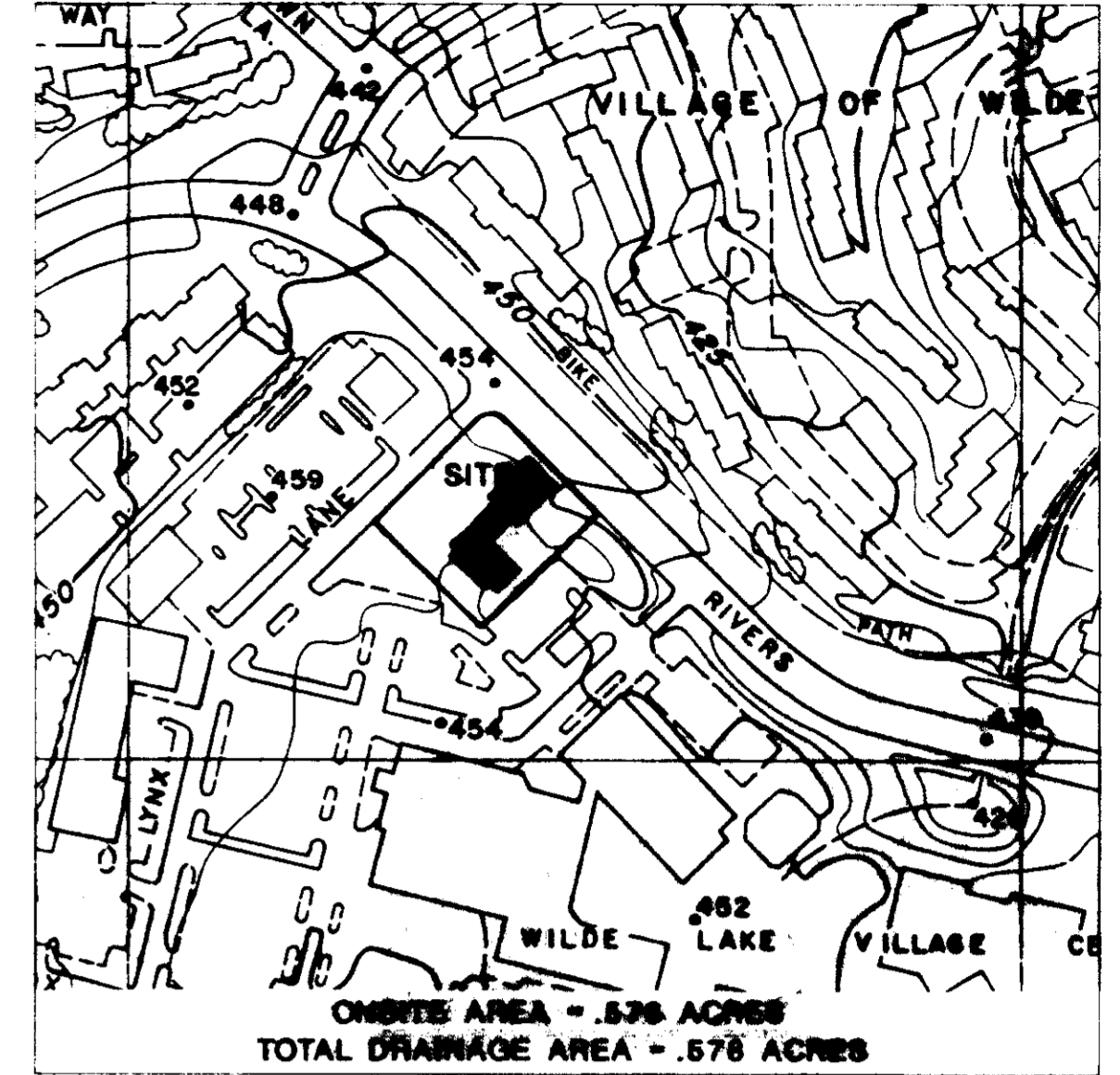
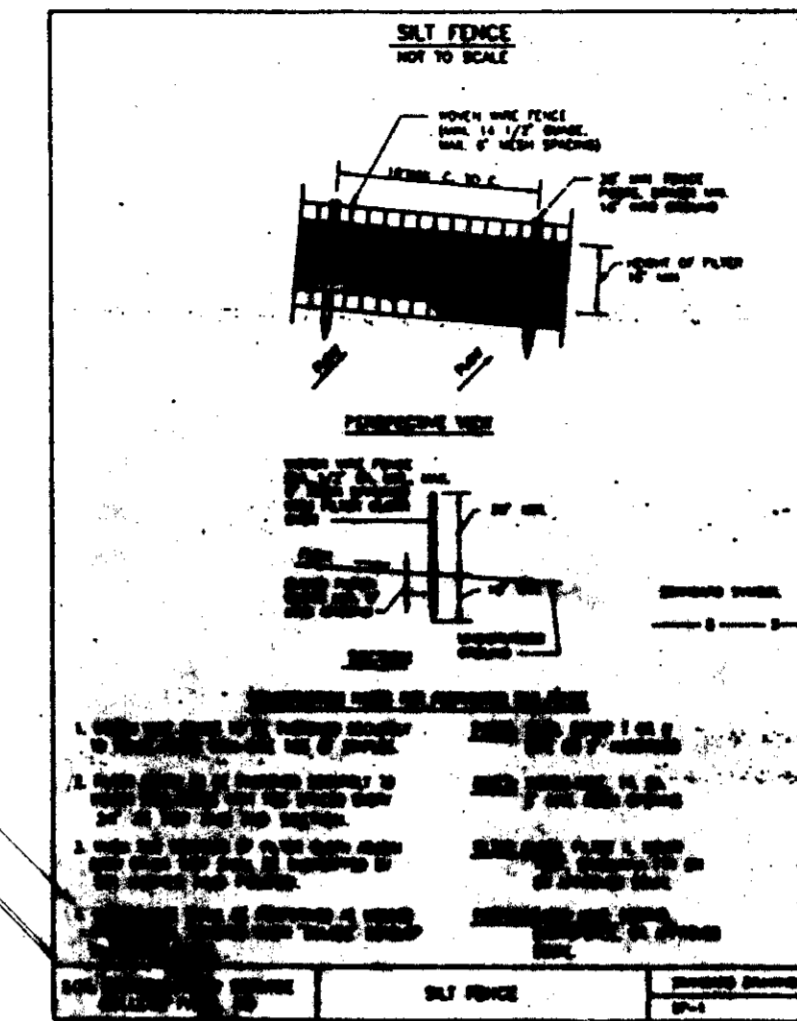
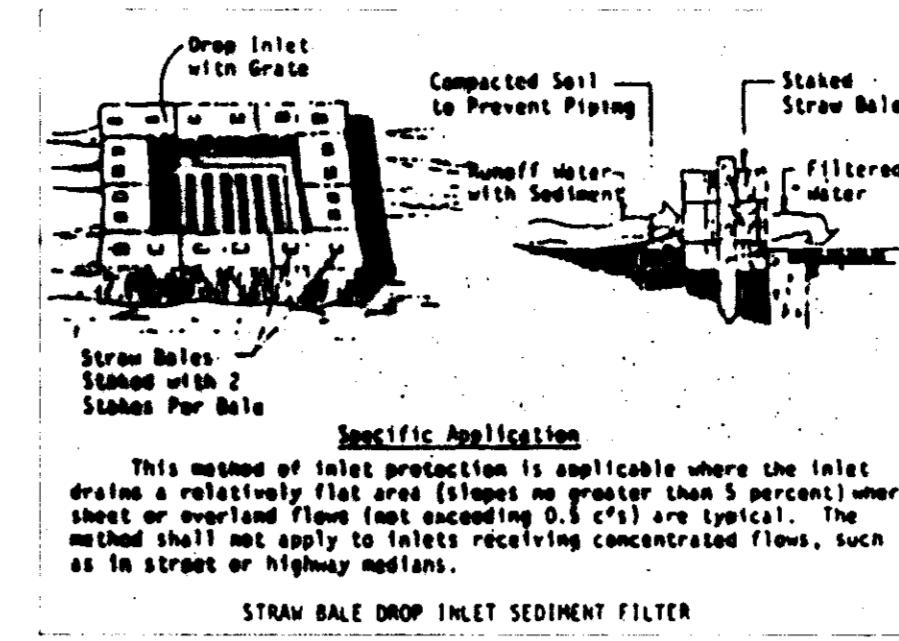
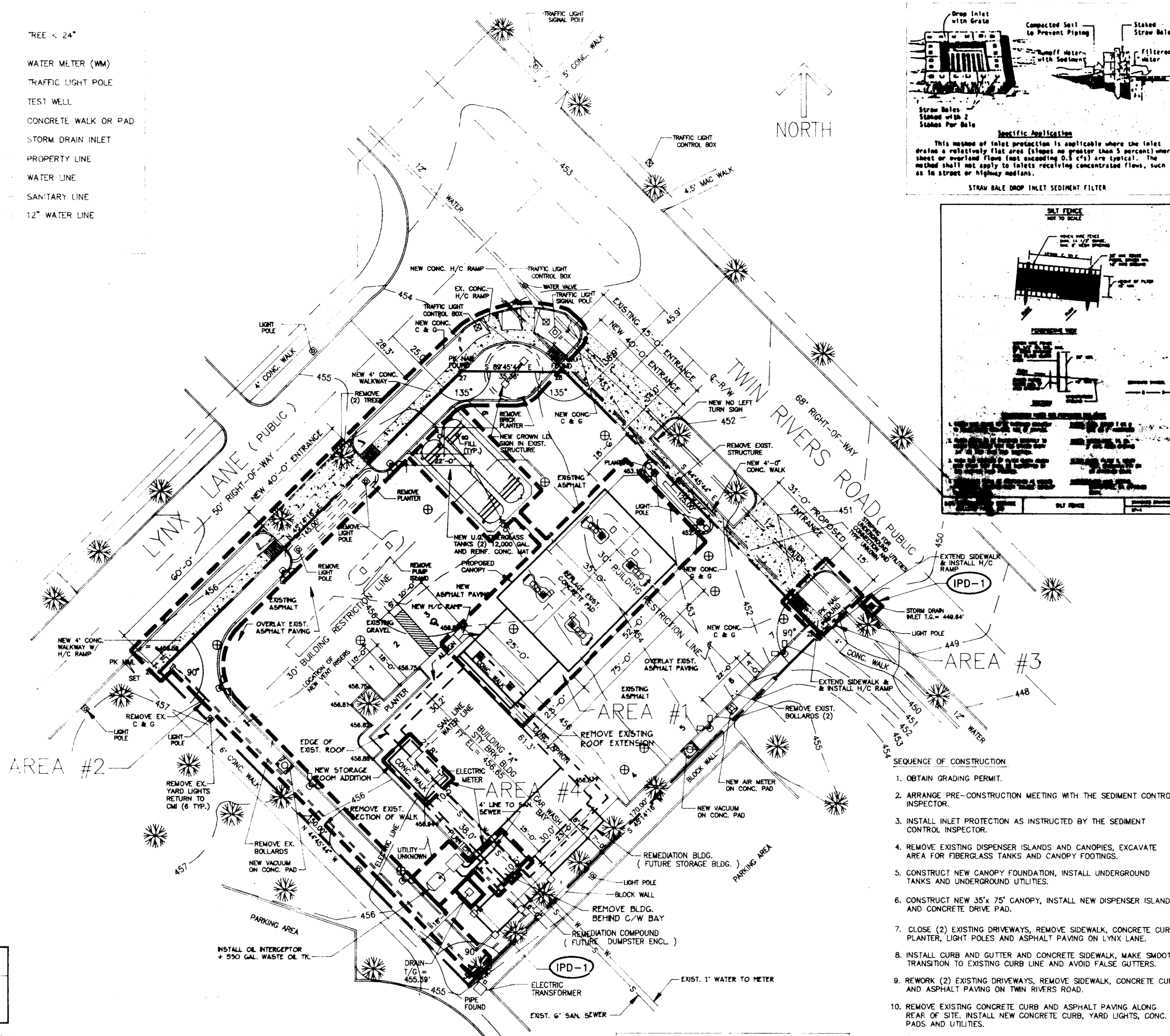
- 365 EXISTING CONTOUR
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- REMOVE CURB OR CURB & GUTTER
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- EXIST. LIGHT POLE
- NUMBER OF PARKING SPACES
- PATRON ACCESS TO BUILDING
- LAND AREA
- LANDSCAPE AREA
- TRAFFIC DIRECTION
- TREE < 24"
- WATER METER (WM)
- TRAFFIC LIGHT POLE
- TEST WELL
- CONCRETE WALK OR PAD
- STORM DRAIN INLET
- PROPERTY LINE
- WATER LINE
- SANITARY LINE
- 12" WATER LINE

HOWARD SOIL CONSERVATION DISTRICT

STANDARD SEDIMENT CONTROL NOTES

- A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION. 313-1855
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT "MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" AND REVISIONS THERETO.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMINENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, 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 SEEDING (SEC. 51), SOD (SEC. 54), TEMPORARY SEEDING (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 .578 ACRES
 - AREA DISTURBED (AREA "1", "2", "3" & "4") .256 ACRES
 - AREA TO BE ROOFED OR PAVED .505 ACRES
 - AREA TO BE VEGETATIVELY STABILIZED .073 ACRES
- 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 SEDIMENT CONTROL INSPECTOR.
- ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF TWO 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.
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN BE BACK FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

SITE ANALYSIS CALCULATIONS	TOTAL SITE	* TOTAL OF NEW DISTURBED AREA
AREA TO BE ROOFED OR PAVED	.505 ACRES	.166 ACRES
AREA TO BE VEGETATIVELY STABILIZED	.073 ACRES	.090 ACRES
TOTALS	.578 ACRES	.256 ACRES



DRAINAGE AREA MAP
SCALE: 1" = 200'

OWNER/DEVELOPER'S CERTIFICATION
I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSON INVOLVED IN THE CONSTRUCTION PHASE WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF ENVIRONMENT AND PLANNING APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

Robert W. Hughes
SIGNATURE OF DEVELOPER
6/17/94
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.

Michael P. Hub 14988
SIGNATURE OF ENGINEER
June 17, 1994
DATE

REVIEWED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS.
J. A. Walcott
U.S. SOIL CONSERVATION SERVICE
6/25/94
DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
John B. Robertson
HOWARD S.C.D.
6/28/94
DATE

SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL #			
VILLAGE OF WILDE LAKE	SECTION 4	LOT 1			
PLAT #	BLOCK	ZONE	TAX/ZONE MAP	ELEC DIST	CENSUS TRACT
12/43	24	NT	29	5th	6052.01
WATER CODE	E32	SEWER CODE	5602500		

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEM, HOWARD COUNTY HEALTH DEPARTMENT.
Jane M. ... 2/1/94
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Joseph ... 7/27/94
DATE

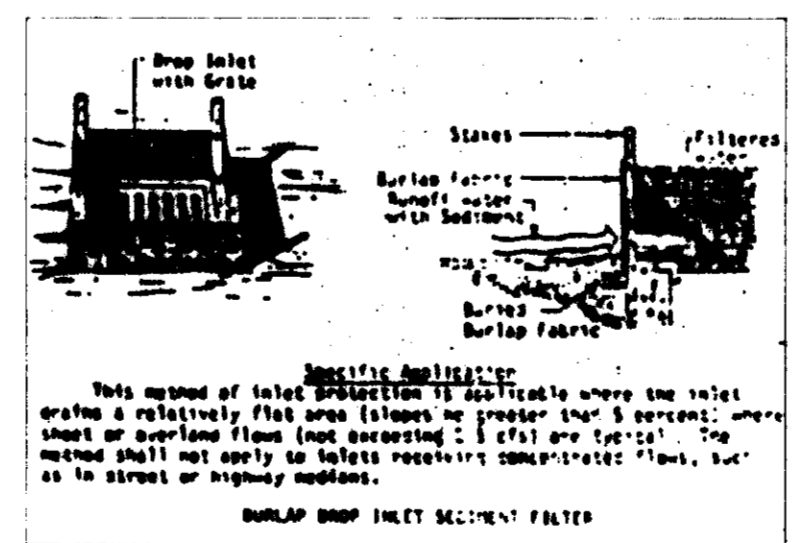
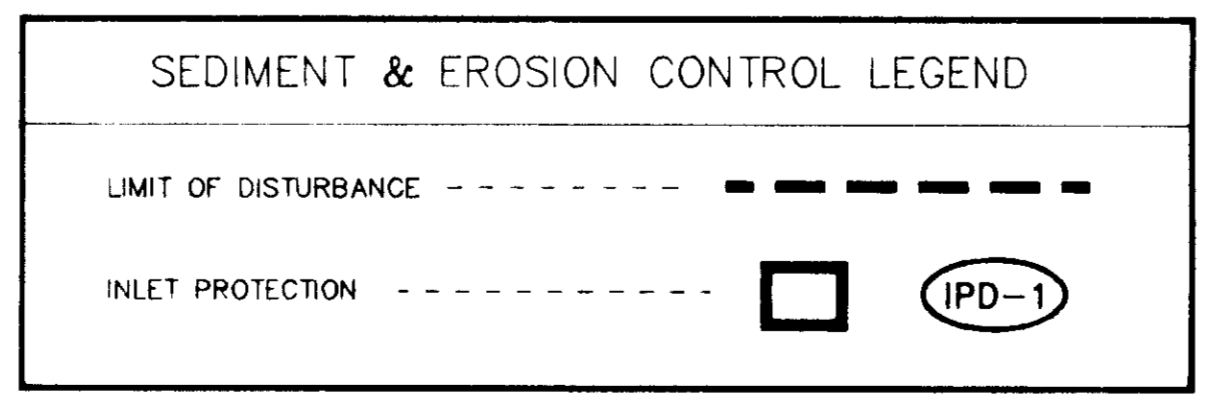
APPROVED: DIVISION OF LAND DEVELOPMENT AND RESEARCH.
Jina ... 7/27/94
DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
James ... 7/22/94
DATE

Paul ... 7/22/94
DATE

APPROVED
PLANNING DEPARTMENT
OF HOWARD COUNTY
DATE May 26, 1994
2H

DISTURBED AREA # 1 = 4,553 SQ.FT.
DISTURBED AREA # 2 = 5,447 SQ.FT.
DISTURBED AREA # 3 = 380 SQ.FT.
DISTURBED AREA # 4 = 772 SQ.FT.
TOTAL DISTURBED AREA = 11,152 SQ.FT.



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

- SEQUENCE OF CONSTRUCTION**
- OBTAIN GRADING PERMIT.
 - ARRANGE PRE-CONSTRUCTION MEETING WITH THE SEDIMENT CONTROL INSPECTOR.
 - INSTALL INLET PROTECTION AS INSTRUCTED BY THE SEDIMENT CONTROL INSPECTOR.
 - REMOVE EXISTING DISPENSER ISLANDS AND CANOPIES, EXCAVATE AREA FOR FIBERGLASS TANKS AND CANOPY FOOTINGS.
 - CONSTRUCT NEW CANOPY FOUNDATION, INSTALL UNDERGROUND TANKS AND UNDERGROUND UTILITIES.
 - CONSTRUCT NEW 35'x 75' CANOPY, INSTALL NEW DISPENSER ISLANDS AND CONCRETE DRIVE PAD.
 - CLOSE (2) EXISTING DRIVEWAYS, REMOVE SIDEWALK, CONCRETE CURB, PLANTER, LIGHT POLES AND ASPHALT PAVING ON LYNX LANE.
 - INSTALL CURB AND GUTTER AND CONCRETE SIDEWALK, MAKE SMOOTH TRANSITION TO EXISTING CURB LINE AND AVOID FALSE GUTTERS.
 - REWORK (2) EXISTING DRIVEWAYS, REMOVE SIDEWALK, CONCRETE CURB, AND ASPHALT PAVING ON TWIN RIVERS ROAD.
 - REMOVE EXISTING CONCRETE CURB AND ASPHALT PAVING ALONG REAR OF SITE. INSTALL NEW CONCRETE CURB, YARD LIGHTS, CONC. PADS AND UTILITIES.
 - THE BASE STONE FOR PAVEMENT SHOULD BE APPLIED WITHIN 5 DAYS OF REACHING FINAL GRADE FOR THE SUB-GRADE.
 - INSTALL BASE PAVING.
 - COMPLETE BUILDING "A" EXTERIOR REMODEL.
 - INSTALL FINAL PAVING AND PERMANENTLY STABILIZE SITE WITH PLANTING AND SEEDING.
 - AFTER CONSTRUCTION OPERATIONS HAVE ENDED AND ALL DISTURBED AREAS HAVE BEEN STABILIZED WITH PERMANENT VEGETATION, AND AFTER PERMISSION IS GRANTED FROM THE SEDIMENT CONTROL INSPECTOR MECHANICAL SEDIMENT CONTROLS SHALL BE REMOVED.
 - INSTALL SILT FENCE AT LIMITS OF DISTURBANCE ONLY AS REQUIRED BY SEDIMENT CONTROL INSPECTOR.

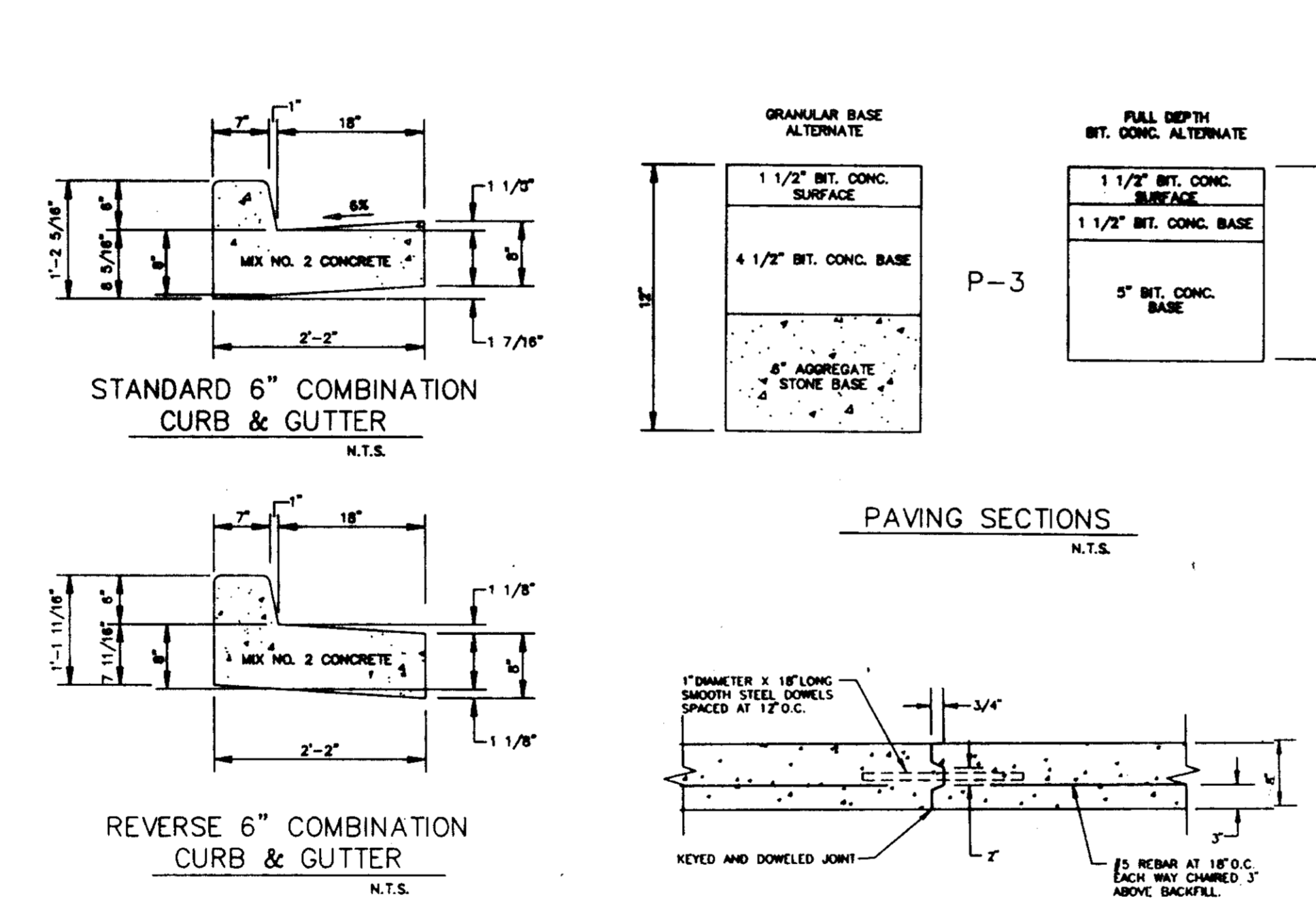
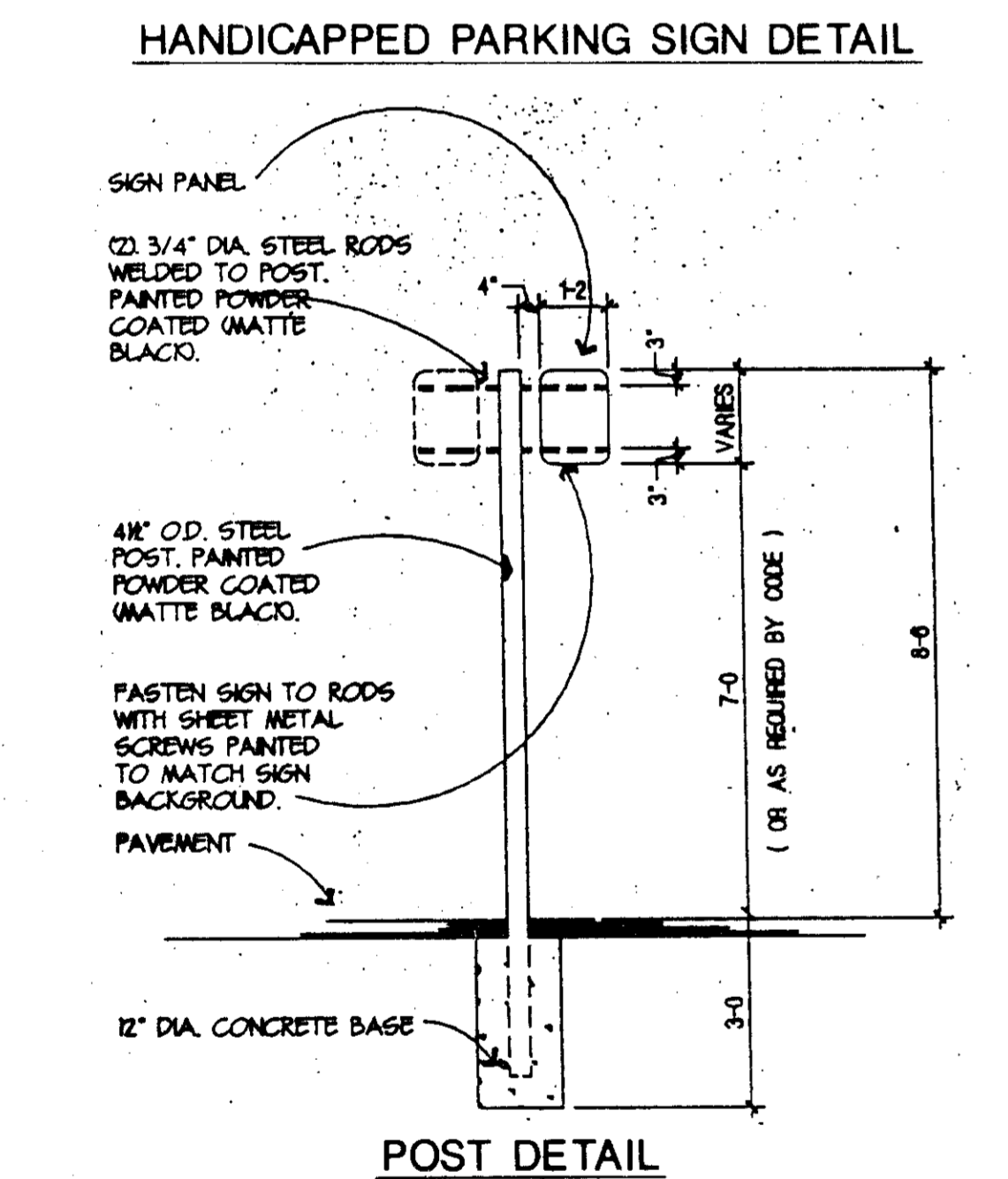
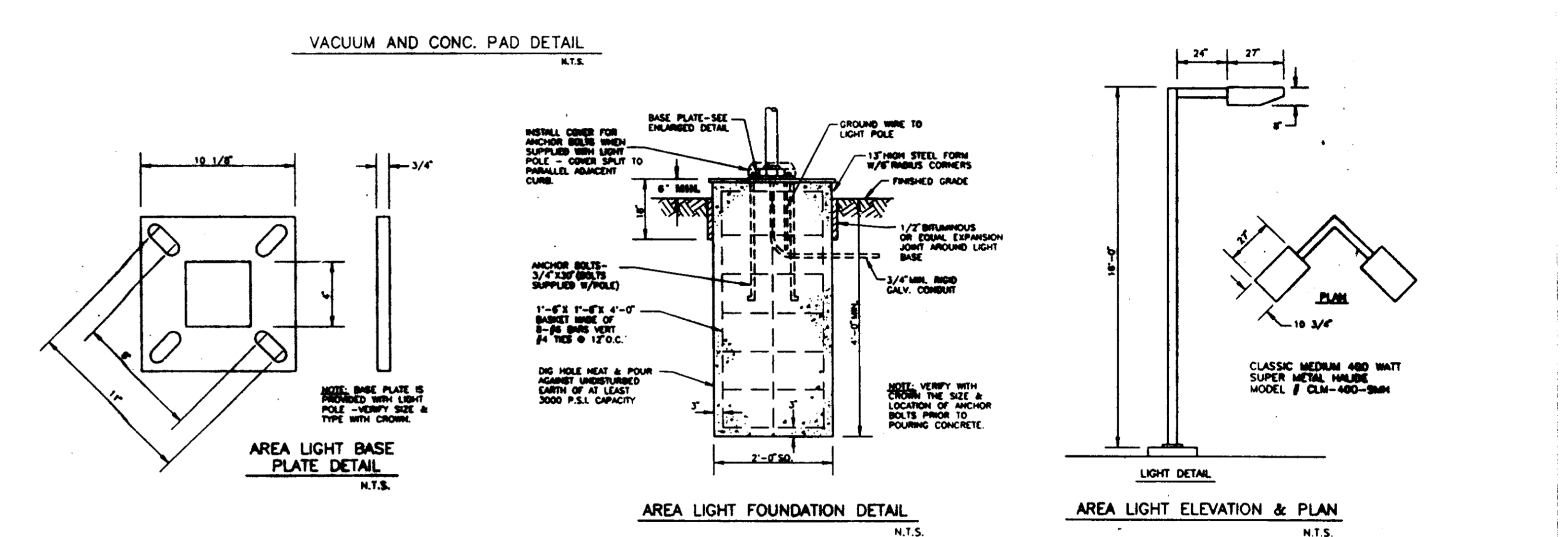
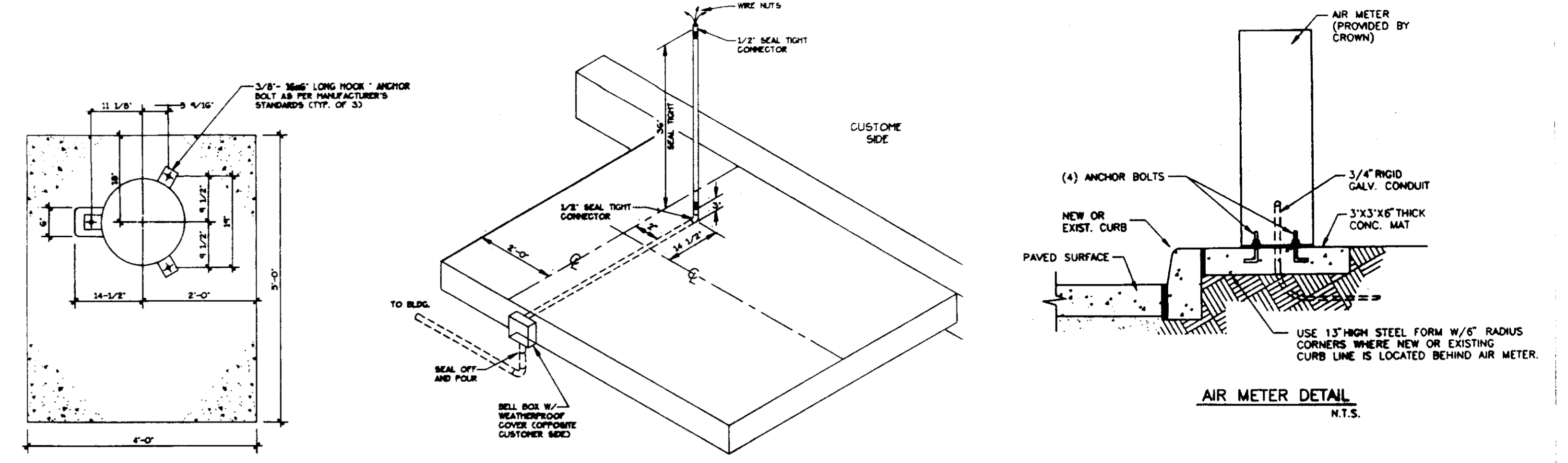
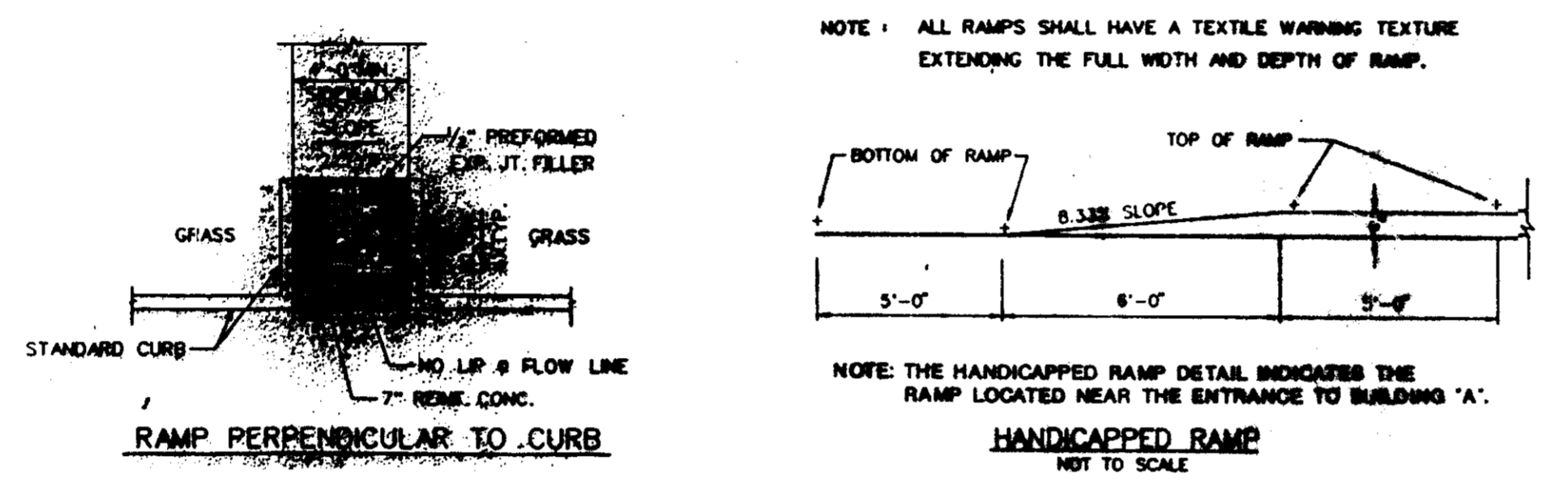
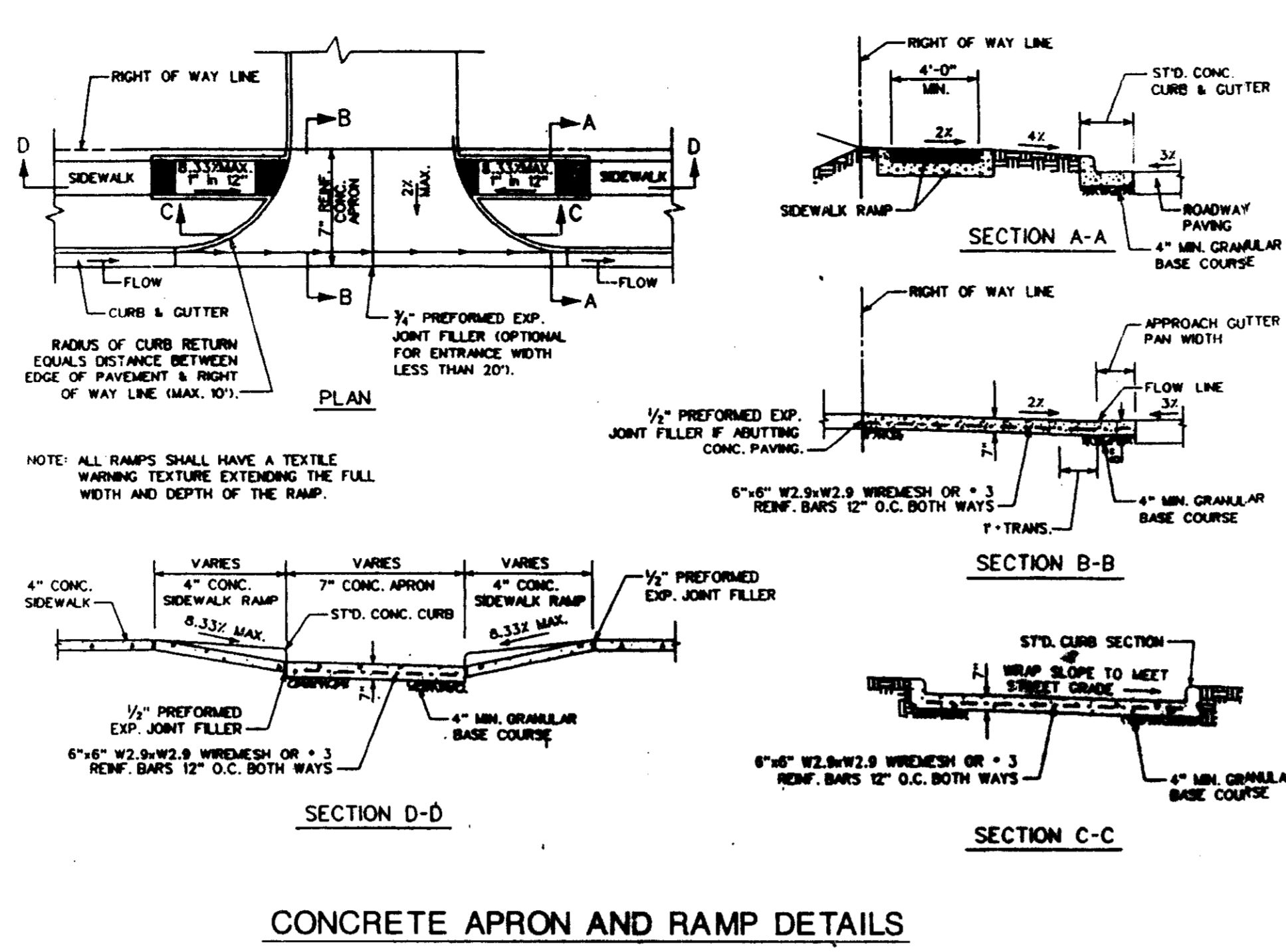
PROPERTY OWNER: COLUMBIA MALL, INC.
THE ROUSE COMPANY
10275 LITTLE PATUXENT PKWY.
COLUMBIA, MARYLAND 21044-3456

CIVIL ENGINEER: CROWN CENTRAL PETROLEUM CORP.
ONE NORTH CHARLES STREET
P.O. BOX 1168
BALTIMORE, MARYLAND 21203
(410) 659-4710

CROWN

LOT 1/P.132 10471 TWIN RIVERS RD.
GRADING/SEDIMENT CONTROL
COLUMBIA, MARYLAND 21044
5th ELEC. DIST. HOWARD COUNTY

SCALE: 1" = 20'-0" DATE: 6/8/93 STATION NUMBER:
DRAWN BY: A.A.B. DRAWING NUMBER: 2 OF 5 1



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEM. HOWARD COUNTY HEALTH DEPARTMENT.
James M. Boydland 7/1/94
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
James M. Boydland 7/27/94
DIRECTOR

APPROVED: DIVISION OF LAND DEVELOPMENT AND RESEARCH.
John J. Johnson 7/21/94
DIRECTOR

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
James J. Johnson 7/22/94
DIRECTOR

Paul J. Johnson 7/22/94
CHIEF, BUREAU OF ENGINEERING

APPROVED
May 26, 1994
C.H.

SUBDIVISION NAME		SECTION/AREA		LOT/PARCEL #	
VILLAGE OF WILDE LAKE		SECTION 4		LOT 1	
PLAT #	BLOCK	ZONE	TAX/ZONE MAP	ELEC DIST	CENSUS TRACT
12/43	24	NT	29	5th	6052.01
WATER CODE			SEWER CODE		
F.32			5602500		

PROPERTY OWNER: COLUMBIA MALL INC.
THE ROUSE COMPANY
10275 LITTLE PATUXENT PKWY.
COLUMBIA, MARYLAND 21044-3456

CIVIL ENGINEER: CROWN CENTRAL PETROLEUM CORP.
ONE NORTH CHARLES STREET
P.O. BOX 1168
BALTIMORE, MARYLAND 21203
(410) 659-4710

1. 1/18/94 REVISED PER COUNTY COMMENTS OF 12/6/93

CROWN

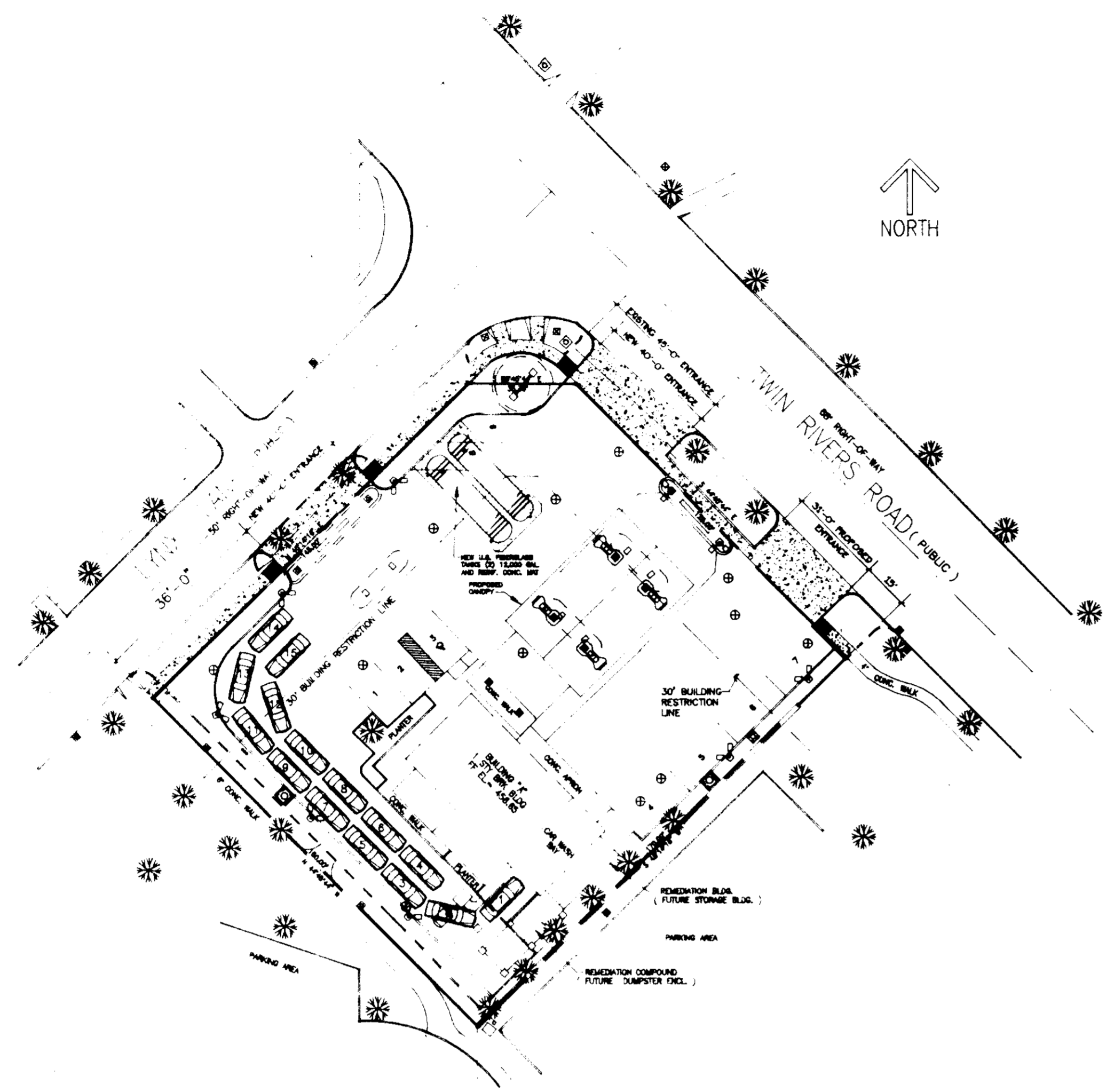
SITE DETAILS

LOT 1/P.132 10471 TWIN RIVERS RD.
COLUMBIA, MARYLAND 21044
5th ELEC. DIST. HOWARD COUNTY

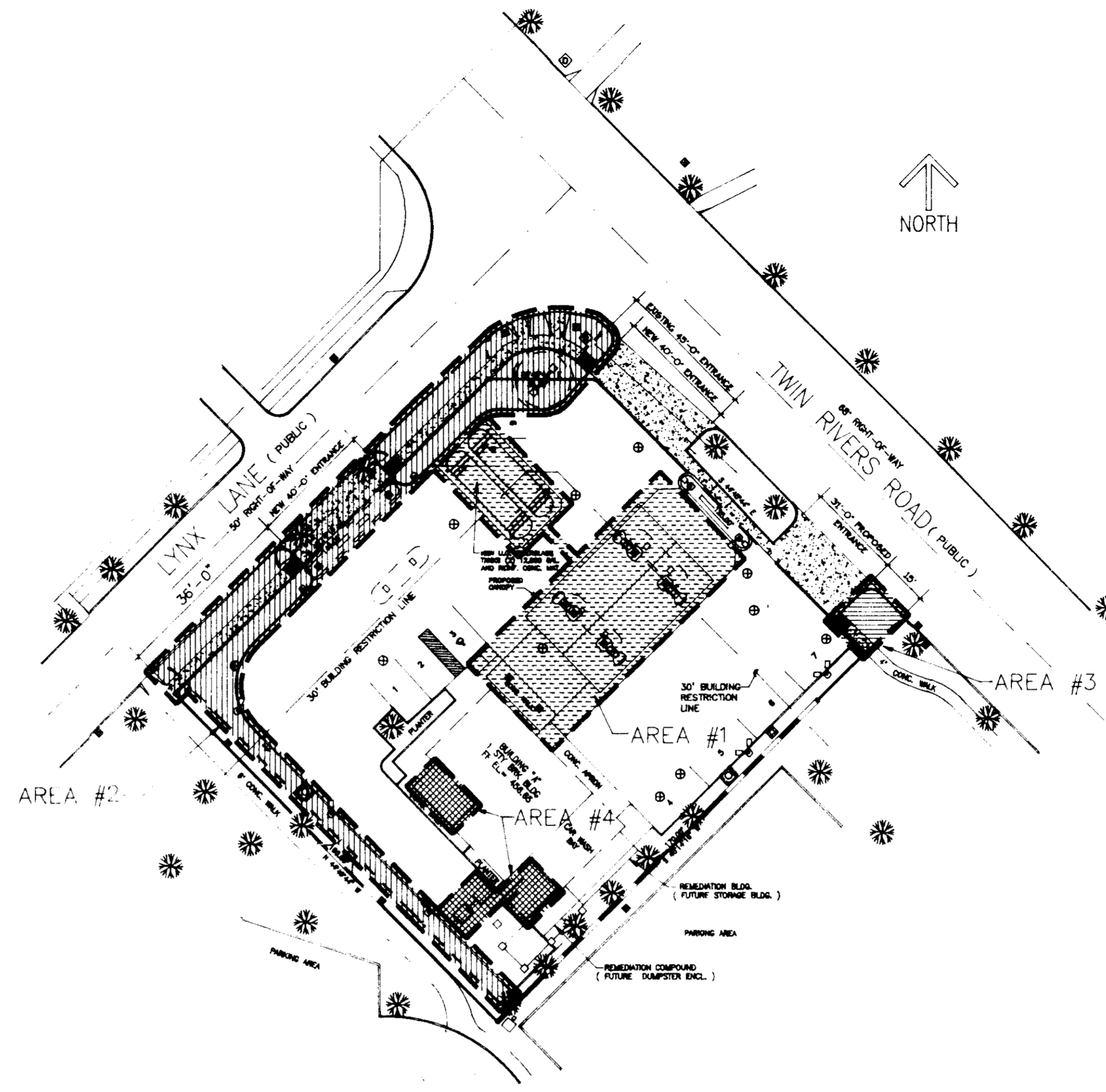
SCALE: 1" = 20'-0" NOTED
DATE: 10/18/93
STATION NUMBER: 3 OF 5

DRAWN BY: A.A.B.
DRAWING NUMBER: 3 OF 5

20P-94-45



CAR WASH - STACKING SPACES PLAN
NOT TO SCALE



DISTURBED AREA CALCULATIONS
NOT TO SCALE

SITE ANALYSIS

- TOTAL AREA OF SITE : 25,178 SQ. FT. OR 0.578 ACRES.
- EXISTING LANDSCAPING 2090 SQ. FT. (8.30%)
PROPOSED LANDSCAPING 3100 SQ. FT. (12.31%)
- AREA DISTURBED / TYPE OF CHANGE / SQUARE FOOTAGE
 - DISTURBED AREA #1 - NO CHANGE - IMPERVIOUS = 4553 SQ. FT.
 - DISTURBED AREA #2 - IMPERVIOUS TO PERVIOUS = 2029 SQ. FT.
PERVIOUS TO IMPERVIOUS = 251 SQ. FT.
NO CHANGE IMPERVIOUS = 3167 SQ. FT.
TOTAL AREA #2 = 5447 SQ. FT.
 - DISTURBED AREA #3 - IMPERVIOUS TO PERVIOUS = 208 SQ. FT.
NO CHANGE IMPERVIOUS = 172 SQ. FT.
TOTAL AREA #3 = 380 SQ. FT.
 - DISTURBED AREA #4 - NO CHANGE - IMPERVIOUS = 772 SQ. FT.
TOTAL DISTURBED AREA = 11,152 SQ. FT.
NET DECREASE TO IMPERVIOUS AREA = 2237 SQ. FT.

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEM, HOWARD COUNTY HEALTH DEPARTMENT.
James M. Boyd 7/1/94
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Joseph Smith 7/27/94
 DIRECTOR DATE

APPROVED: DIVISION OF LAND DEVELOPMENT AND RESEARCH.
Quin Summery 7/27/94
 CHIEF DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
James J. Lee 7/27/94
 DIRECTOR DATE

Paul J. Szymon 7/22/94
 CHIEF, BUREAU OF ENGINEERING DATE

MAY 26, 1994
 AH

SUBDIVISION NAME		SECTION/AREA		LOT/PARCEL #	
VILLAGE OF WILDE LAKE		SECTION 4		LOT 1	
PLAT #	BLOCK	ZONE	TAX/ZONE MAP	ELEC DIST	CENSUS TRACT
12/43	24	NT	29	5th	6052.01
WATER CODE			SEWER CODE		
E.32			5602500		

PROPERTY OWNER: COLUMBIA MALL, INC.
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SITE DETAILS LOT 1/P.132 10471 TWIN RIVERS RD.
 COLUMBIA, MARYLAND 21044
 5th. ELEC. DIST. HOWARD COUNTY

SCALE: 1" = 20'-0" DATE: 10/19/93 STATION NUMBER *
 DRAWN BY: H.W.S. DRAWING NUMBER: 4 OF 5

1. 1/18/94 REVISED PER COUNTY COMMENTS OF 12/8/93

211.94.45

/home/drawings/n-sites/md/columbia/wide site-carwash

TEMPORARY SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE SHORT-TERM VEGETATIVE COVER IS NEEDED.

SEEDBED PREPARATION: LOOSEN UPPER 3" OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING (UNLESS PREVIOUSLY LOOSENEED).

SOIL AMMENDMENTS: 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 RYE (3.2 LBS./1000 SQ. FT.). FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS. PER ACRE OF WHEED LOVEGRASS (0.7 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 SOO.

MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS./1000 SQ. FT.) OF UNROTTED SMALL GRAM 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.

REFER TO THE 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

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 3" OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING (UNLESS PREVIOUSLY LOOSENEED).

SOIL AMMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES:

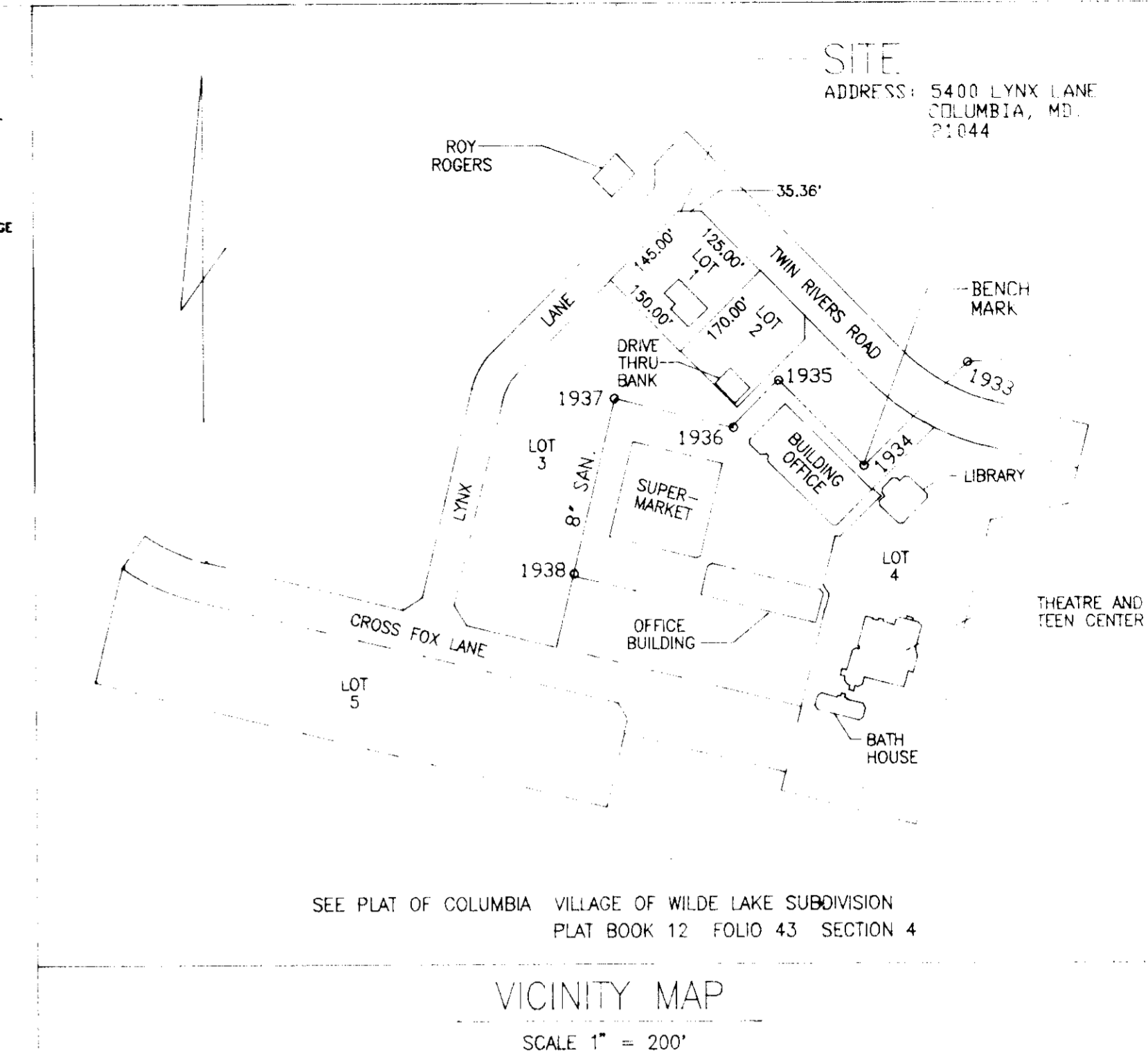
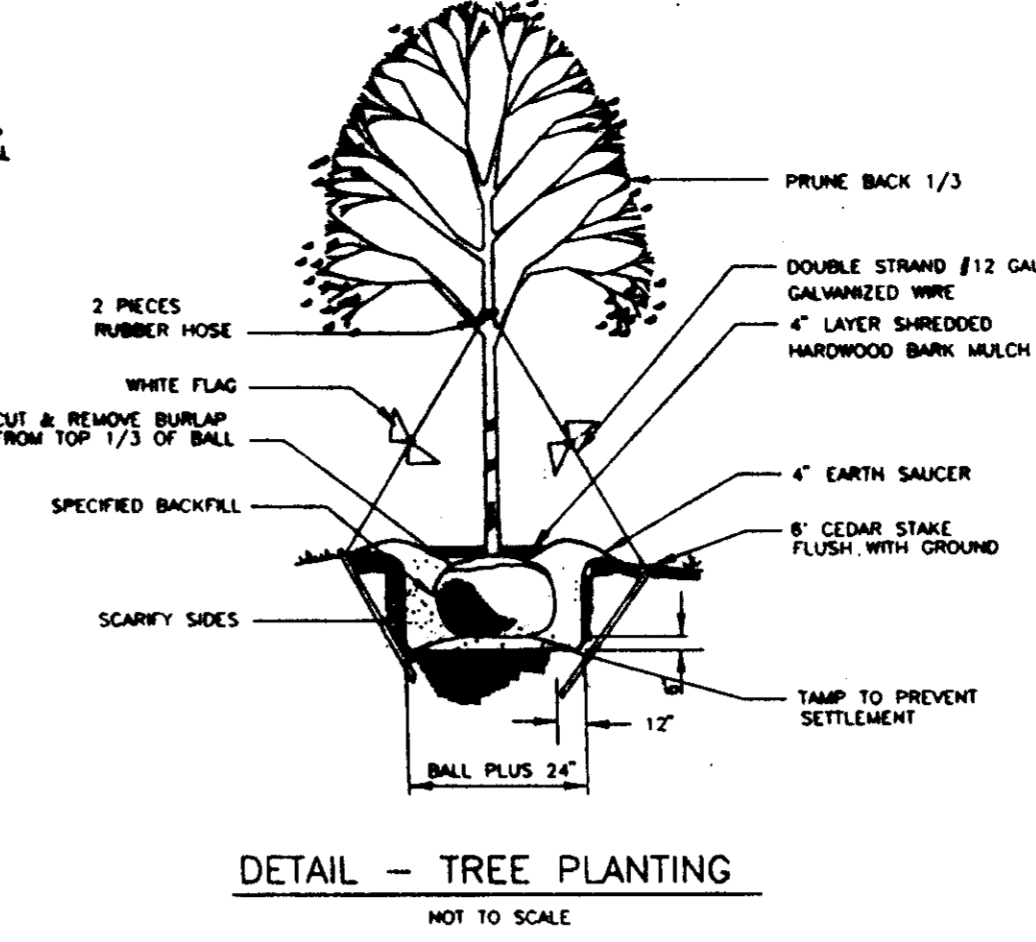
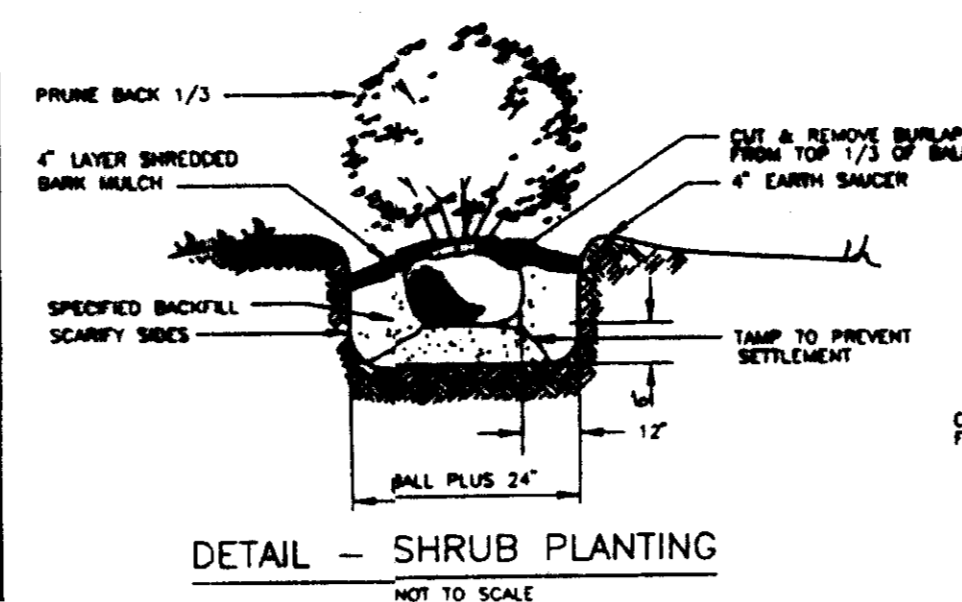
- 1) PREFERRED - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS./1000 SQUARE FEET) AND 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS./1000 SQUARE FEET) BEFORE SEEDING. HARROW OR DISC INTO UPPER 3" OF SOIL. AT TIME OF SEEDING, APPLY 400 LBS. PER ACRE 30-0-0 UNREAFORM FERTILIZER (9 LBS./1000 SQUARE FEET)
- 2) ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS./1000 SQUARE FEET) AND 1000 LBS. PER ACRE 10-10-10 FERTILIZER (23 LBS./1000 SQUARE FEET) BEFORE SEEDING. HARROW OR DISC INTO UPPER 3" 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 (0.5 LBS./1000 SQ. FT.) OF WHEED LOVEGRASS. DURING THE PERIOD 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 SOO. 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 UNROTTED SMALL GRAM 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.

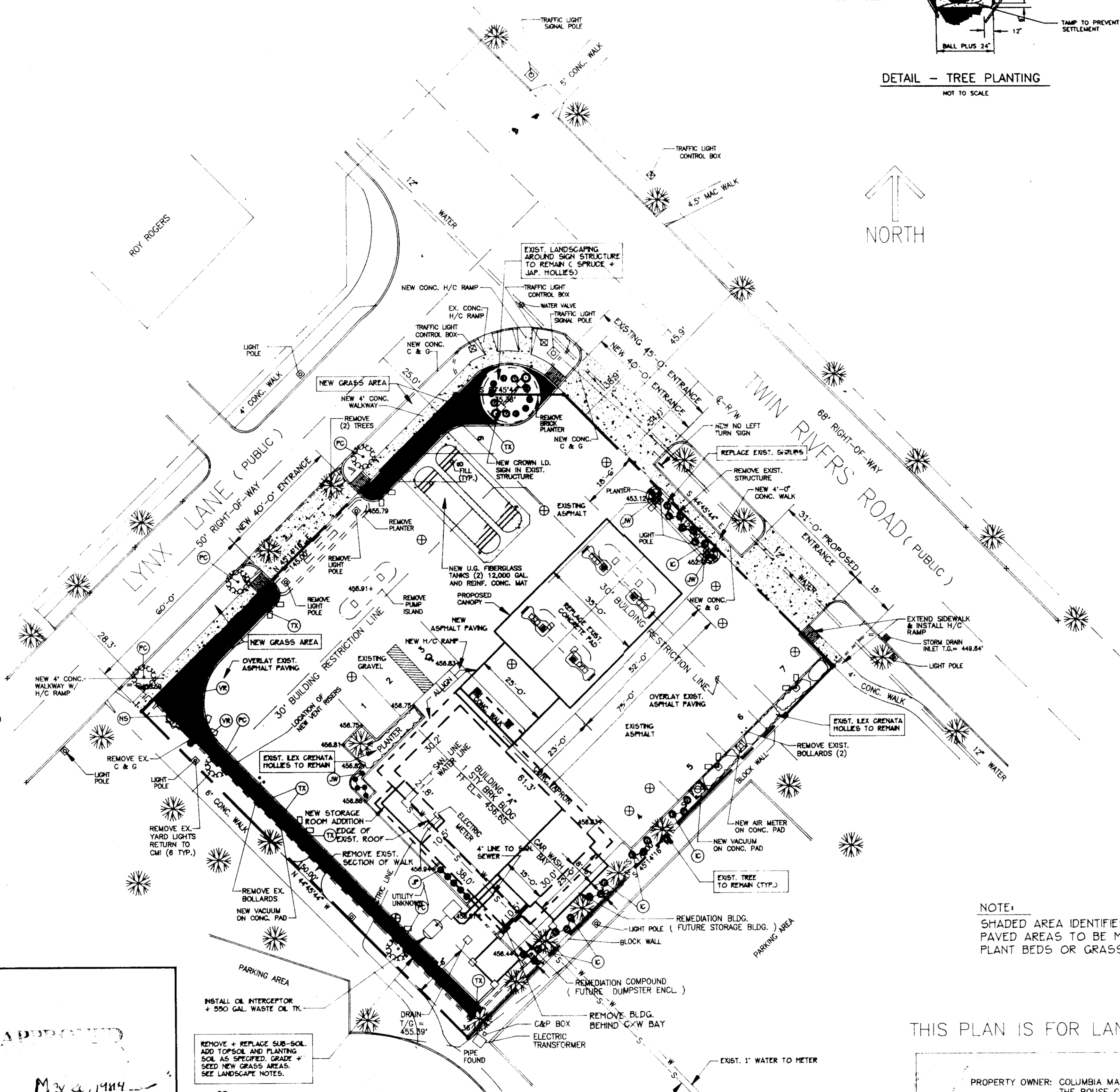
MAINTENANCE: INSPECT ALL SEEDED AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

PLANT LIST							
QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	HT.	CAL.	ROOT	SPACING
1	NS	ILEX "NELLIE STEVENS"	NELLIE STEVENS HOLLY	5'-8"	1.5"	B & B	10' O.C.
6	VR	VIBURNUM RHYTHIDOPHYLLUM	LEATHERLEAF VIBURNUM	4'-5"		B & B	5' O.C.
5	JP	JUNIPERUS HORIZONTALIS PLUMOSA	ANDORRA JUNIPER	5"		1 GAL.	42" O.C.
46	IC	ILEX CRENATA "HOWARDII"	HOWARDS JAP. HOLLY	2.5'-3"		B & B	5' O.C.
5	PC	PYRUS CALLERYANA BRADFORD	BRADFORD CALLERY PEAR	12'-14' 3"-3.5"		B & B	20' O.C.
11	JW	JUNIPERUS HORIZONTALIS WILTONI	BLUE RUG JUNIPER	5"		1 GAL.	42" O.C.
145	TX	TAXUS MEDIA	YEW	18"-24"		B & B	18" O.C.



LANDSCAPING NOTES

1. PROVIDE PLANT MATERIAL TRUE TO BOTANICAL NAME AND LEGIBLY TAGGED.
2. COMPLY WITH SIZING AND GRADING STANDARDS OF THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK". A PLANT SHALL BE DIMENSIONED AS IT STANDS IN ITS NATURAL POSITION.
3. PLANT DECIDUOUS MATERIALS IN A DORMANT CONDITION. IF PLANTED IN-LEAF, PLANTS SHALL BE SPRAYED WITH AN ANTIDECIDUANT PRIOR TO PLANTING.
4. COVER PLANTS TRANSPORTED ON OPEN VEHICLES WITH PROTECTIVE COVERING TO PREVENT WIND BURN.
5. A COMPLETE LIST OF PLANTS, INCLUDING A SCHEDULE OF SIZES, QUANTITIES, AND OTHER REQUIREMENTS IS SHOWN ON THE DRAWINGS. IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT MATERIALS LIST, THE PLANTING PLANS SHALL GOVERN.
6. PROTECT EXISTING UTILITIES, PAVING AND OTHER FACILITIES FROM DAMAGE CAUSED BY LANDSCAPING OPERATIONS.
7. LOCATE PLANTS AS INDICATED OR AS APPROVED IN THE FIELD AFTER STAKING BY THE CONTRACTOR. IF OBSTRUCTIONS ARE ENCOUNTERED THAT ARE NOT SHOWN ON THE DRAWINGS, DO NOT PROCEED WITH PLANTING OPERATIONS UNTIL ALTERNATE PLANT LOCATIONS HAVE BEEN SELECTED.
8. PERFORM CLEANING DURING INSTALLATION OF THE WORK AND UPON COMPLETION OF THE WORK, REMOVE FROM SITE ALL EXCESS MATERIALS, SOIL, DEBRIS, AND EQUIPMENT. REPAIR DAMAGE RESULTING FROM PLANTING OPERATIONS.
9. MULCH SHALL BE APPLIED IMMEDIATELY AFTER COMPLETION OF PLANTING OPERATIONS. MULCH SHALL BE SHREDED HARDWOOD BARK. LIMITS OF MULCHING SHALL BE THOSE SHOWN ON THE PLANTING PLAN. FOR INDIVIDUAL PLANTS REFER TO THE PLANTING DETAILS.
10. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR FOR A FULL YEAR FROM THE DATE OF FINAL INSPECTION.
11. REMOVE ANY EXISTING MULCH AND PLASTIC WEED BARRIER IN PLANTER BEDS.
12. ROTOTILL PLANTER BEDS AND ADD TOPSOIL AS REQUIRED. CAUTION: PLANTER BEDS MAY CONTAIN ELECTRIC CONDUITS TO LIGHTS, SIGNS, VACS, ETC.
13. BLACK FABRIC WEED BARRIER TO BE INSTALLED UNDER MULCH IN ALL PLANTER BEDS. NO FABRIC WEED BARRIER IN BULB/ANNUAL FLOWER BEDS.
14. NEW SOO IS TO BE A COMBINATION OF KENTUCKY-BLUE AND KENTUCKY 31.
15. SHREDED MULCH TO BE SPREAD 2" THICK IN ALL AREAS NOT DESIGNATED AS SOO OR EXISTING GRASS.
16. INSTALL BLACK DIAMOND EDGING TO DIVIDE PLANTER BEDS FROM GRASS AREAS.
17. EXISTING PAVED AREAS TO BE MADE PLANT BEDS SHALL HAVE PAVEMENT AND ONE FOOT DEPTH OF SUBSOIL REMOVED. PLANT BED WILL BE BACKFILLED WITH MINIMUM 18" DEPTH OF PLANTING SOIL (TOPSOIL AND ORGANIC MATERIAL 3:1 MIX BY VOLUME). ALL BEDS SHALL BE MOUND TO ALLOW FOR POSITIVE DRAINAGE.
18. EXISTING GRASS AREAS TO BE MADE PLANT BEDS SHALL HAVE TOP 3" OF SOIL REPLACED WITH PLANTING SOIL (AS SPECIFIED ABOVE). BED SHALL THEN BE TILLED TO A DEPTH OF 8" MINIMUM.



REVIEWED BY 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

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEM, HOWARD COUNTY HEALTH DEPARTMENT.

James M. Boydland 7/1/94 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

August S. Smith 7/27/94 DATE

Clara Swinnery 7/27/94 DATE

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

Laura P. Lee 7/27/94 DATE

Paul J. Brown 7/22/94 DATE

APPROVED

May 21, 1994

NOTE: SHADED AREA IDENTIFIES EXISTING PAVED AREAS TO BE MADE INTO PLANT BEDS OR GRASS AREAS.

THIS PLAN IS FOR LANDSCAPING PURPOSES ONLY.

PROPERTY OWNER: COLUMBIA MALL, INC. THE ROUSE COMPANY 10275 LITTLE PATUXENT PKWY. COLUMBIA, MARYLAND 21044-3456

CIVIL ENGINEER: CROWN CENTRAL PETROLEUM CORP. ONE NORTH CHARLES STREET P.O. BOX 1188 BALTIMORE, MARYLAND 21203 (410) 659-4710

SUBDIVISION NAME		SECTION/AREA		LOT/PARCEL #	
VILLAGE OF WILDE LAKE		SECTION 4		LOT 1	
PLAT #	BLOCK	ZONE	TAX/ZONE MAP	ELEC DIST	CENSUS TRACT
12/43	24	NT	29	5th	6052.01
WATER CODE			SEWER CODE		
E32			5602500		

CROWN

LANDSCAPE PLAN LOT 1/P.132 10471 TWIN RIVERS RD. COLUMBIA, MARYLAND 21044 5th ELEC. DIST. HOWARD COUNTY

SCALE: 1" = 20'-0" DATE: 10/26/93 STATION NUMBER: *
DRAWN BY: H.W.S. DRAWING NUMBER: 5 OF 5

1. 1/10/94 REVISED PER COUNTY COMMENTS OF 12/6/94

511-94-45