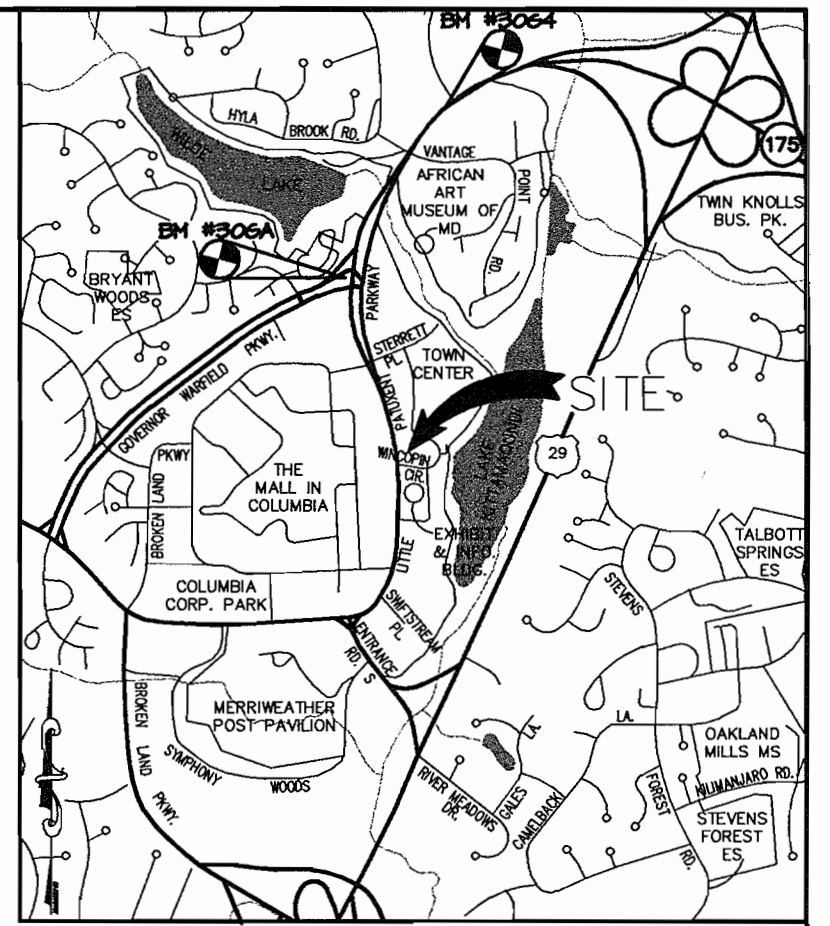


SHEET INDEX	
No.	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN
3	GRADING AND SEDIMENT CONTROL PLAN
4	SEDIMENT CONTROL NOTES AND DETAILS

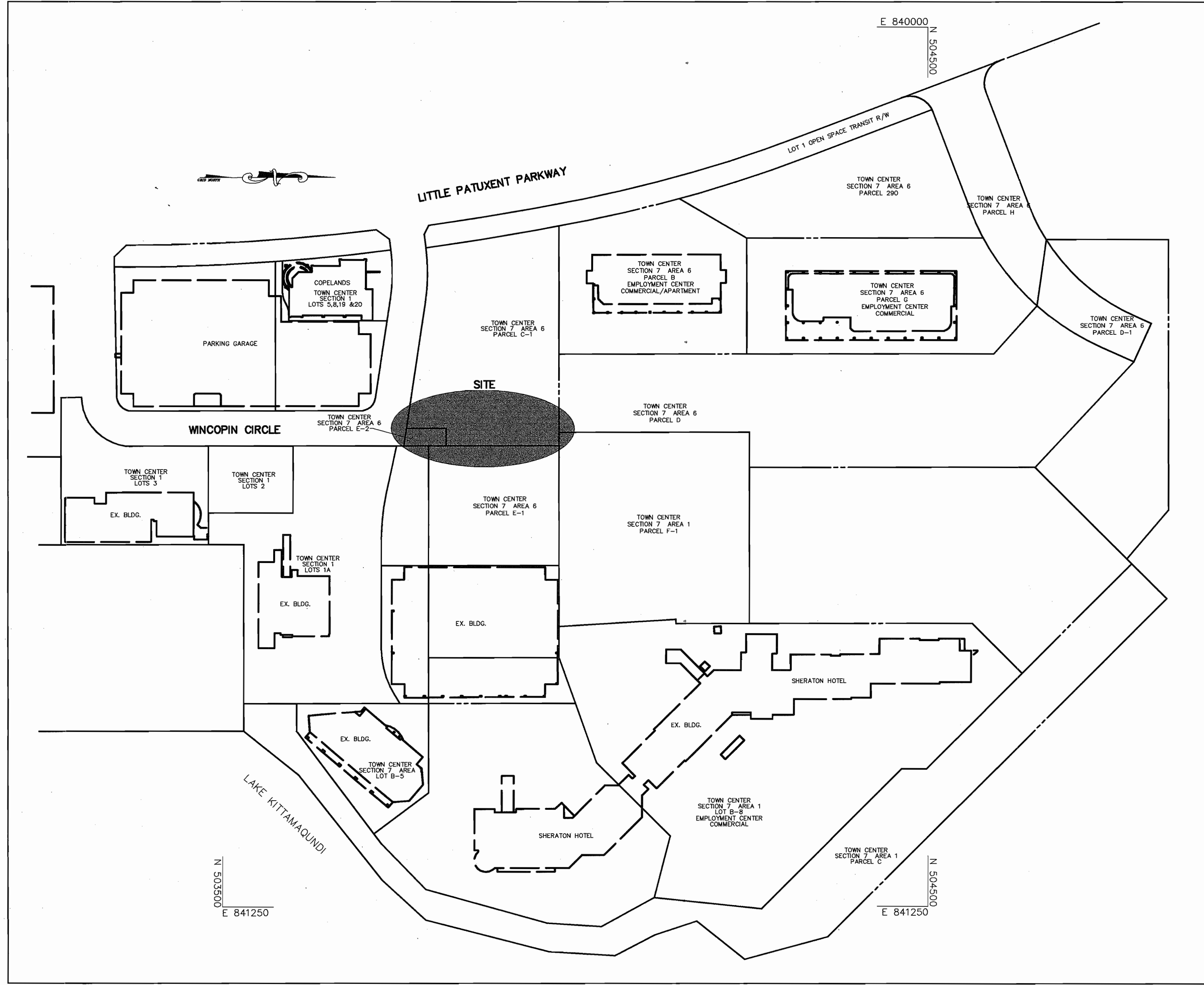
SITE DEVELOPMENT PLAN COLUMBIA TOWN CENTER SECTION 7, AREA 6 PARCELS C-1 & E-2 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) 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 BEING DONE.
- TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- THE EXISTING TOPOGRAPHY IS TAKEN FROM FIELD RUN SURVEY WITH MAXIMUM TWO FOOT CONTOUR INTERVALS PREPARED BY PHR&A DATED AUGUST 2001.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 30G4 AND 30G4 WERE USED FOR THIS PROJECT.
- WATER IS PUBLIC. CONTRACT NO. 167-W
- SEWER IS PUBLIC. SEWER DRAINAGE AREA: PATUXENT CONTRACT NO. 381-W&S
- STORMWATER MANAGEMENT FOR THIS REDEVELOPMENT PROJECT IS NOT REQUIRED DUE TO A 20% REDUCTION OF IMPERVIOUS AREA.
- APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITIES ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION.
- THE 100-YEAR FLOODPLAIN STUDY IS NOT REQUIRED FOR THIS PROJECT.
- THERE ARE NO WETLANDS WITHIN THE PROPERTY.
- A TRAFFIC STUDY IS NOT REQUIRED FOR THIS PROJECT.
- THE GEOTECHNICAL STUDY IS NOT REQUIRED FOR THIS PROJECT.
- THE BOUNDARY SURVEY FOR THIS PROJECT WAS PREPARED BY FISHER, COLLINS AND CARTER DATED APRIL 1985.
- SUBJECT PROPERTY ZONED NEWTOWN-COMMERCIAL PER 10-18-93 COMPREHENSIVE ZONING PLAN.
- ALL ELEVATIONS SHOWN ARE BASED ON THE U.S.C. AND G.S. MEAN SEA LEVEL DATUM, 1929.
- SEE DEPARTMENT OF PLANNING AND ZONING FILE NO'S. SDP-85-156C, F-85-155, F-71-52C, F-03-33, FDP PHASE III-A-1
- THE CONTRACTOR SHALL VERIFY EXISTING UTILITIES AT LEAST FIVE DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
- NO PIPE SHALL BE LAID UNTIL LINES OF EXCAVATION HAVE BEEN BROUGHT WITHIN 6" OF FINISHED GRADE.
- ALL INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARDS.
- ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS.
- STORM DRAIN TRENCHES WITHIN ROAD RIGHT OF WAY SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, I.E., STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION, LATEST AMENDMENTS.
- PROFILE STATIONS SHALL BE ADJUSTED AS NECESSARY TO CONFORM TO PLAN DIMENSIONS.
- ALL FILL AREAS WITHIN ROADWAY AND UNDER STRUCTURES TO BE COMPACTED TO A MINIMUM OF 95% COMPACTION OF AASHTO T99.
- THIS PROPERTY IS EXEMPT FROM FOREST CONSERVATION BECAUSE THE PROPERTY IS ZONED NEWTOWN.
- ALL OUTDOOR LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF ZONING SECTION 134.
- LANDSCAPING AND SIDEWALKS FOR THIS SITE WILL BE DEFERRED TO THE SITE PLANS FOR PARCEL C-1 AND E-1.



BENCHMARKS

HOWARD COUNTY SURVEY CONTROL STATION: 30G4	N 566053.5623	E 1352177.5755
	ELEV. 340.68	
HOWARD COUNTY SURVEY CONTROL STATION: 30G4	N 567815.2121	E 1353271.2488
	ELEV. 361.06	

SITE DATA

SITE ZONING:	NEW TOWN - COMMERCIAL
GROSS SITE AREA:	0.24 ACRES
EXISTING USE:	SIDEWALK AND PLAZA
PROPOSED USE:	PRIVATE ACCESS ROAD
DISTURBED AREA:	0.4 ACRES

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.	
<i>Sandra Laffan</i>	6/27/03
DIRECTOR	DATE
<i>Christopher J. Reid</i>	6/25/03
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
<i>Cindy Hammett</i>	6/27/03
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE

DATE	NO.	REVISION
OWNER / DEVELOPER		
HOWARD RESEARCH & DEVELOPMENT CORP. THE ROUSE BUILDING 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21045 410-992-6000 (T) 410-992-6149 (F)		

PROJECT	COLUMBIA TOWN CENTER SECTION 7, AREA 6, PARCELS C-1 & E-2
AREA	PARCELS C-1 & E-2, TAX MAP 36, BLOCK 2 PLAT NO. 6225, ZONED=NEWTOWN-COMMERCIAL 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND 21044
TITLE	TITLE SHEET

Patton Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects.
8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

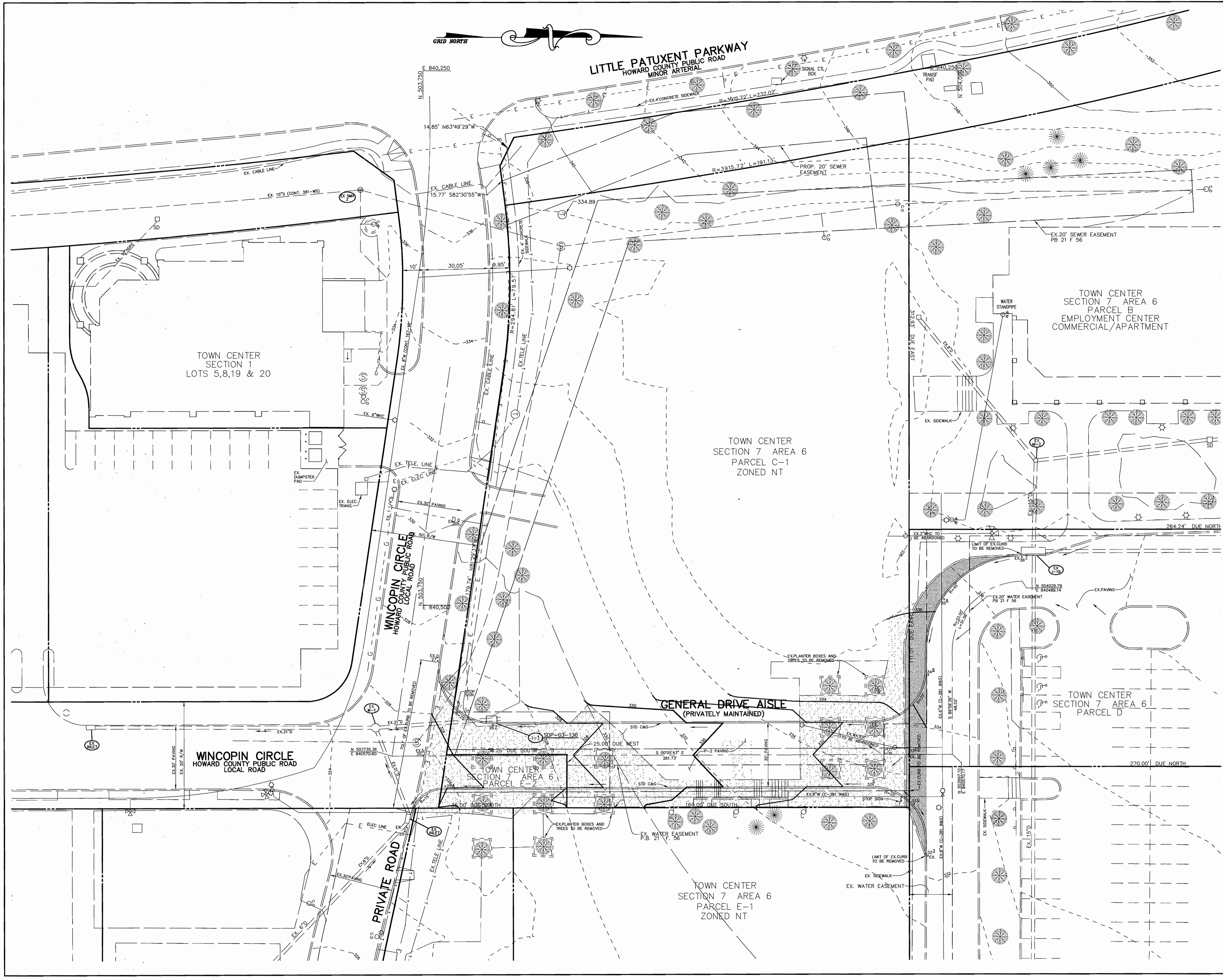
6-17-03 DATE	DESIGNED BY : C.J.R.
	DRAWN BY: DAM
	PROJECT NO : 11402/2-0/ C-ROAD-COV
	DATE : JUNE 18, 2003
	SCALE : 1" = 100'
	DRAWING NO. 1 OF 4

ADDRESS CHART	
PARCEL	STREET ADDRESS
N/A	N/A

SUBDIVISION NAME:	COLUMBIA TOWN CENTER	SECT./AREA:	S/7 A/6	PARCEL:	C-1 & E-2
PLAT #:	6225 & 15694	BLOCK #:	2	ZONE:	NEWTOWN COMMERCIAL
TAX MAP NO.:	36	ELECT. DIST.:	5TH	CENSUS TRACT:	6069.02
WATER CODE:	E31	SEWER CODE:	5551500		

CHRISTOPHER J. REID #19949

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- NOTES:**
1. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO FACE OF CURB OR BUILDING UNLESS OTHERWISE NOTED.
 2. ALL ON-SITE ROADS ARE PRIVATE.
 4. ALL LIGHTING IS TO BE DIRECTED/REFLECTED AWAY FROM ADJACENT PUBLIC ROADS AND RESIDENTIALLY ZONED PROPERTIES, AND BE IN ACCORDANCE WITH SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS.
 5. * STD/REV - STANDARD TO REVERSE CURB TRANSITION.

LEGEND

EXISTING 2' CONTOUR	---	300
EXISTING 10' CONTOUR	---	300
PROPOSED 2' CONTOUR	---	300
PROPOSED 10' CONTOUR	---	300
PROPERTY LINE AND RIGHT OF WAY	---	
EASEMENT	---	
FENCE	X	
GUARDRAIL	---	
STORM DRAIN	---	15"D
OVERHEAD WIRES	OH	
EXISTING TREELINE	---	
PROP. SPOT ELEVATION	13'±	
100 YEAR FLOODPLAIN	---	
PAVING TO BE REMOVED	---	
P-2 PAVING	---	
CONCRETE TO BE REMOVED	---	

SWM SUMMARY

EXISTING IMPERVIOUS IN 50' EASEMENT = 9802 SF
 PROPOSED IMPERVIOUS IN 50' EASEMENT = 6608 SF
 REDUCTION EQUALS 3194 SF OR A 33% REDUCTION
 NO SWM REQUIRED

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

David L. Laffan 6/27/03
 DIRECTOR (C-2045) DATE

William 6/25/03
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Andy Herms 6/27/03
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DATE	NO.	REVISION

OWNER / DEVELOPER
 HOWARD RESEARCH & DEVELOPMENT CORP.
 THE ROUSE BUILDING
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21045
 410-992-6000 (T)
 410-992-6149 (F)

PROJECT
COLUMBIA TOWN CENTER
 SECTION 7, AREA 6, PARCELS C-1 & E-2

AREA
 PARCELS C-1 & E-2, TAX MAP 36, BLOCK 2
 PLAT NO. 6225, ZONED=NEWTOWN-COMMERCIAL
 5th ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND 21044

TITLE
SITE DEVELOPMENT PLAN

Patton Harris Rust & Associates, pc
 Engineers, Surveyors, Planners, Landscape Architects.
 8818 Centre Park Drive
 Columbia, MD 21045
 T 410.997.8900
 F 410.997.9282

6.17.03
 DATE

DESIGNED BY : C.J.R.

DRAWN BY: DAM

PROJECT NO : 11402/2-0/
 C-ROAD-SIT

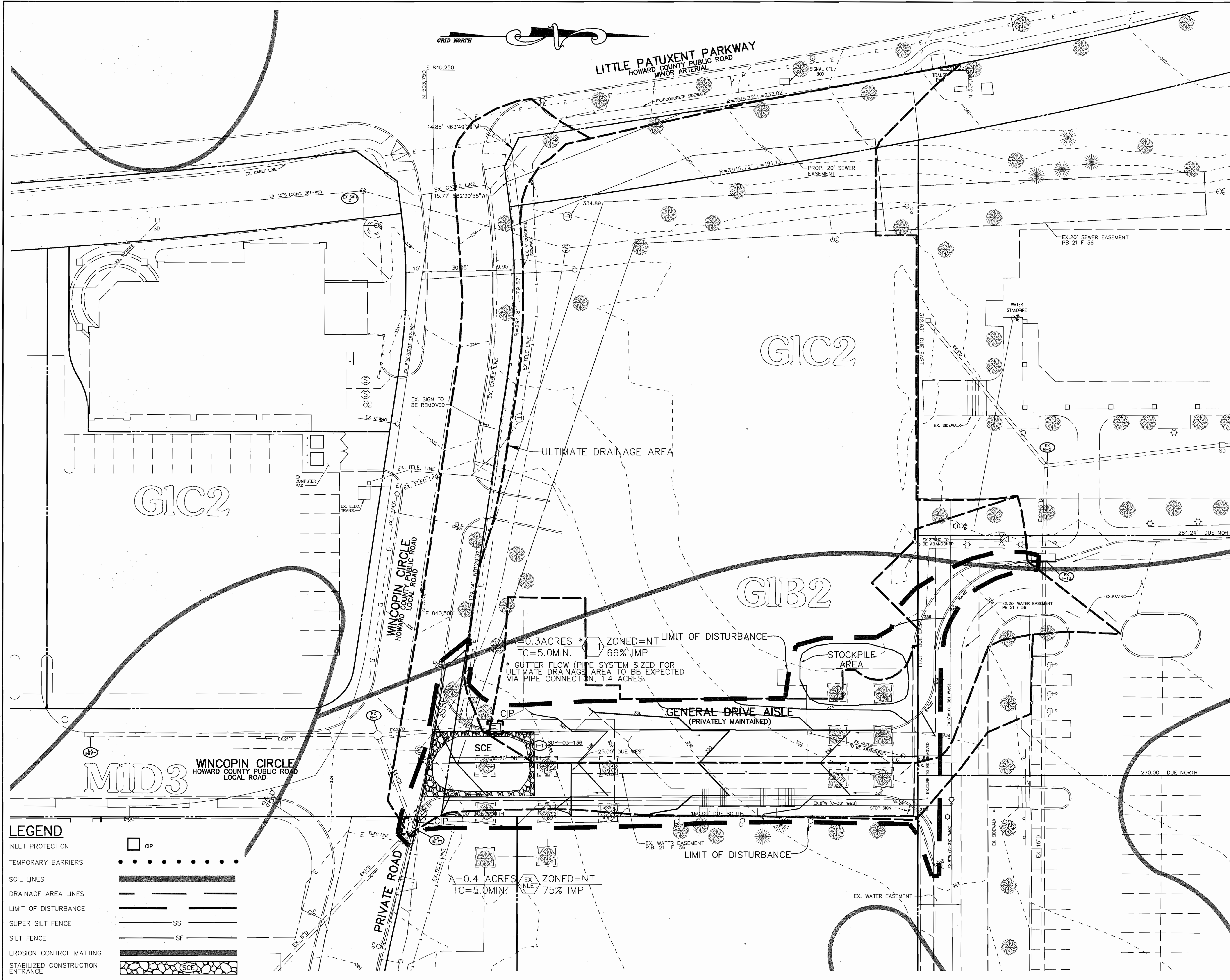
DATE : JUNE 18, 2003

SCALE : 1" = 20'

DRAWING NO. 2 OF 4

CHRISTOPHER J. REID #19949

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SOIL CHART

SYMBOL	DESCRIPTION
GIB2	GLENELG LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
G1C2	GLENELG LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED

BY THE DEVELOPER :

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 INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

Pat H. Rust 6/17/03
DEVELOPER DATE

BY THE ENGINEER :

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.

Chris J. Lee 6/17/03
ENGINEER DATE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

Jim Myers 6/20/03
NATURAL RESOURCES CONSERVATION SERVICE DATE

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

John K. Roberts 6/20/03
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Debra Laffey 6/27/03
DIRECTOR DATE

William J. ... 6/25/03
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cindy ... 6/27/03
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DATE	NO.	REVISION

OWNER / DEVELOPER
HOWARD RESEARCH & DEVELOPMENT CORP.
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SECTION 7, AREA 6, PARCELS C-1 & E-2

AREA PARCELS C-1 & E-2, TAX MAP 36, BLOCK 2
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5th ELECTION DISTRICT
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6-17-03
DATE

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DRAWN BY : DAM
PROJECT NO : 11402/2-0/
C-ROAD-ESC
DATE : JUNE 18, 2003
SCALE : 1" = 20'
DRAWING NO. 3 OF 4

CHRISTOPHER J. REID #19949

LEGEND

INLET PROTECTION		CIP
TEMPORARY BARRIERS		
SOIL LINES		
DRAINAGE AREA LINES		
LIMIT OF DISTURBANCE		
SUPER SILT FENCE		SSF
SILT FENCE		SF
EROSION CONTROL MATTING		
STABILIZED CONSTRUCTION ENTRANCE		

0.3 ACRES * ZONED=NT LIMIT OF DISTURBANCE
TC=5.0MIN. 66% IMP

* GUTTER FLOW (PIPE SYSTEM SIZED FOR ULTIMATE DRAINAGE AREA TO BE EXPECTED VIA PIPE CONNECTION, 1.4 ACRES)

A=0.4 ACRES EX ZONED=NT
TC=5.0MIN. 75% IMP

