FOR REVISION 3 ONLY: 7/28/15

FOR REVISION 5 ONLY: 7/1/16

FOR REVISION 2 ONLY: 7/3/14

SITE DEVELOPMENT PLAN
FOR
VILLAGE OF WILDE LAKE REDEVELOPMENT

LOCATION OF SITE

TWIN RIVERS ROAD @ LYNX LANE, COLUMBIA, MARYLAND 21042

ZONING: NT, 5TH ELECTION DISTRICT

TAX MAP 29, GRID 24, TM PARCEL 272, PARCELS A-C

HOWARD COUNTY, MARYLAND

△4 FOR REVISION 4 ONLY 9/17/15

SETBACK COMPLIANCE CHART

PARCEL NO.	USE	FDP	NORTH SETBACK			SOUTH SETBACK			EAST SETBACK			WEST SETBACK		
	PROPOSED		BUILDING		DESCRIPTION	PROVIDED	REQUIRED	DESCRIPTION	PROVIDED	REQUIRED	DESCRIPTION	PROVIDED	REQUIRED	DESCRIPTION
			PROVIDED	REQUIRED	DESCRIPTION	PROVIDED	REQUIRED	DESCRIPTION	PROVIDED	REQUIRED	DESCRIPTION	PROVIDED	REQUIRED	DESCRIPTION
A	COMMERCIAL	FDP-2-A-IX	98.20'	25'	TWIN RIVERS ROAD	12.00'	0'	INTERNAL	24.45'	0'	INTERNAL	82.18'	0'	INTERNAL
B	COMMERCIAL	FDP-2-A-IX & FDP-39-A-I	107.02'	25'	TWIN RIVERS ROAD	113.15'	0'	CROSS FOX LANE AND INTERNAL	10.12'	0'	ADJACENT NT ZONE	35.69'	0'	ADJACENT NT ZONE
C	APARTMENT	FDP-2-A-IX & FDP-39-A-I	10.00'	5'	INTERNAL	1.41'	0'	CROSS FOX LANE	14.00'	5'	INTERNAL	5.65'	5'	ADJACENT NT ZONE

SITE ANALYSIS DATA CHART

A. TOTAL PROJECT AREA: 444,876 S.F. OR 10.21 AC.

B. LIMIT OF DISTURBED AREA: 426,888 S.F. OR 9.80 AC.

C. PRESENT ZONING: NT (NEW TOWN)

D. PROPOSED USE: MIXED USE DEVELOPMENT - VILLAGE CENTER

E. FLOOR AREA: RETAIL: 51,524 S.F.
RESTAURANT: 12,000 S.F.
FAST FOOD RESTAURANT: 8,200 S.F.
OFFICE: 15,848 S.F.
MEDICAL/DENTAL OFFICE: 3,420 S.F.
RESIDENTIAL: 275,431 S.F.
TOTAL: 366,423 S.F.

F. TOTAL NUMBER OF RESIDENTIAL UNITS ALLOWED : 250 UNITS

G. TOTAL NUMBER OF RESIDENTIAL UNITS PROPOSED ON SUBMISSION: 230 UNITS

H. MAXIMUM NUMBER OF EMPLOYEES: N/A
MAXIMUM NUMBER OF TENANTS: N/A

I. PARKING SPACES REQUIRED: TOTAL SITE
RESIDENTIAL:
1.25 SPACES PER DU x 230 DU = 288 SPACES (254 SPACES PER SHARED PARKING ANALYSIS)
RETAIL:
5.0 SPACES PER 1,000 S.F. x 51,524 S.F. = 258 SPACES (259 SPACES PER SHARED PARKING ANALYSIS)
GENERAL OFFICE:
3.0 SPACES PER 1,000 S.F. x 15,848 S.F. = 48 SPACES (44 SPACES PER SHARED PARKING ANALYSIS)
MEDICAL/DENTAL OFFICE:
3.0 SPACES PER 1,000 S.F. x 3,420 S.F. = 11 SPACES (10 SPACES PER SHARED PARKING ANALYSIS)
RESTAURANT:
5.0 SPACES PER 1,000 S.F. x 12,000 S.F. = 60 SPACES (48 SPACES PER SHARED PARKING ANALYSIS)
FAST FOOD RESTAURANT:
5.0 SPACES PER 1,000 S.F. x 8,200 S.F. = 41 SPACES (42 SPACES PER SHARED PARKING ANALYSIS)
HEALTH CLUB:
67 SPACES REQUIRED (43 SPACES PER SHARED PARKING ANALYSIS)
TOTAL SPACES REQUIRED = 773 SPACES WITH 700 SPACES REQUIRED PER THE SHARED PARKING ANALYSIS
(REFER TO WILDE LAKE VILLAGE CENTER SHARED PARKING TABLE ON SHEET 27)

J. PARKING SPACES PROVIDED:
STANDARD PARKING SPACES (9'x18') = 671 SPACES
HANDICAP (8'x18') = 31 SPACES
TOTAL = 702 SPACES

K. GREEN SPACE ON SITE: 1.74 AC. OR 17.0% OF SITE AREA.

L. AREA OF AMENITY AREA REQUIRED: N/A

M. BUILDING COVERAGE

	PERMITTED	PROVIDED
PARCEL A:	NO REQUIREMENT	22% (LOT AREA)
PARCEL B:	NO REQUIREMENT	15% (LOT AREA)
PARCEL C:	NO REQUIREMENT	65% (LOT AREA)

N. APPLICABLE DPZ FILE REFERENCE: ZB-1096m, SDP-93-087, SDP-94-045, F-70-67, FDP-39-A-I, FDP-2-A-IX, F-66-045, PB 12 F 43 (PLAT), SDP-70-074, SDP-72-064, SDP-72-083, SDP-77-087, SDP-85-204, SDP-87-111, SP-13-001, PB-397, ECP-13-003, F-13-064, PLAT 22510-22511.

O. COMMERCIAL SQUARE FOOTAGE:
REQUIRED PER ZB-1096m: 85,000 S.F.
PROPOSED: 90,992 S.F.

SUMMARY TABLE

"SITE AREA"	9.80 AC.
ESDv	0.310 AC-FT. (REQUIRED), 0.323 AC-FT. (PROVIDED)
Rev	NOT REQUIRED (REDEVELOPMENT)
CPv	NOT REQUIRED (REDEVELOPMENT)
QP10	NOT REQUIRED (REDEVELOPMENT)
QP100	NOT REQUIRED (REDEVELOPMENT)

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UTILITY CONTACTS

◆ NATURAL GAS AND ELECTRIC
BALTIMORE GAS AND ELECTRIC
7317 PARKWAY DRIVE
SOUTH HANOVER, MD 21076
PHONE: (410) 859-9383

◆ WATER AND SANITARY SEWER
HOWARD COUNTY PUBLIC WORKS
BUREAU OF UTILITIES
8250 OLD MONTGOMERY ROAD
COLUMBIA, MD 21045
PHONE: (410) 313-4910

◆ TELEPHONE
VERIZON
7133 RUTHERFORD ROAD
BALTIMORE, MD 21244
PHONE: (410) 224-5286

◆ EROSION AND SEDIMENT CONTROL
HOWARD SOIL CONSERVATION DISTRICT
708 LISBON CENTER DRIVE, SUITE E
WOODBINE, MD 21797
PHONE: (410) 489-7987

◆ STORMWATER MANAGEMENT
HOWARD COUNTY PLANNING AND ZONING DEPARTMENT
3430 COURTHOUSE DRIVE
ELLICOTT CITY, MD 21043
PHONE: (410) 313-2350

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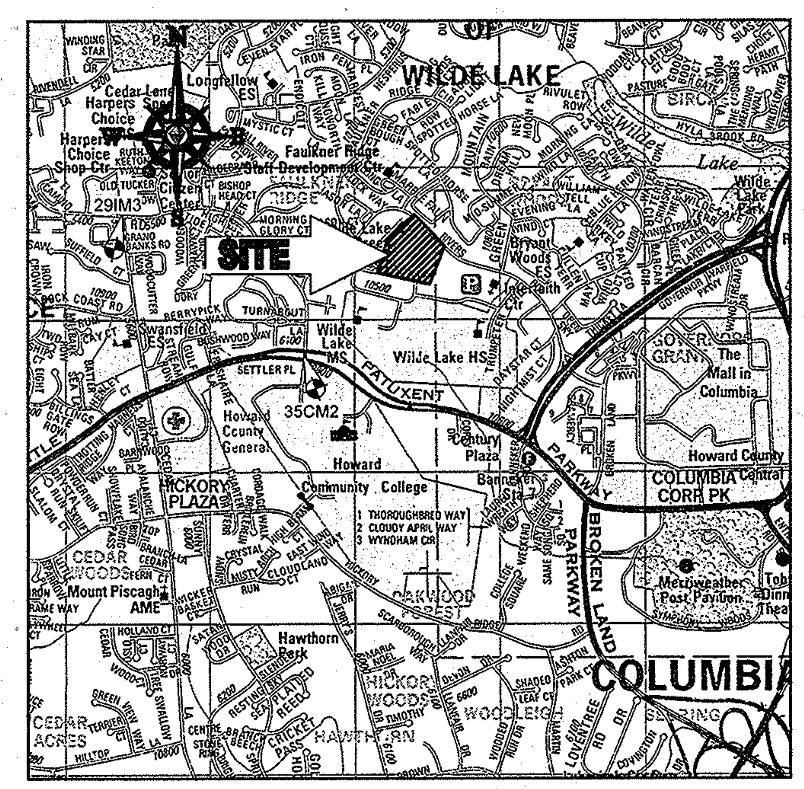
3430 COURTHOUSE DRIVE
ELLICOTT CITY, MD 21043
PHONE: (410) 313-2350



LOCATION MAP
COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=2000'
ADC MAP COORDINATES: 26 D7/D8/E7/E8

ADDRESS CHART

LOT/PARCEL	BUILDING #	STREET ADDRESS
A	1	5405 LYNX LANE
B	2	5410 LYNX LANE
B	3	5414 LYNX LANE
B	5	5305 VILLAGE CENTER DRIVE
B	6	5315 VILLAGE CENTER DRIVE
B	7	5325 VILLAGE CENTER DRIVE
C	4 (WEST OF LYNX LANE)	5420 LYNX LANE
C	4 (ABOVE LYNX LANE)	5424 LYNX LANE
C	4 (RESIDENTIAL; EAST OF LYNX LANE)	5421 LYNX LANE
C	4 (RETAIL; EAST OF LYNX LANE)	5425 LYNX LANE
C	4 (PARKING GARAGE)	10490 CROSS FOX LANE

PERMIT INFORMATION CHART

SUBDIVISION NAME		SECTION/AREA		LOT/PARCEL NO.	
RESUBDIVISION OF VILLAGE OF WILDE LAKE		4		272, PARCELS A-C	
PLAT # OR L/F	GRID #	ZONING	TAX MAP	ELECTION DISTRICT	CENSUS TRACT
22510-22511	24	NT	29	5	6054.02

PREPARED BY

BOHLER ENGINEERING

901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

CONTACT: MICHAEL J. GESELL, P.E.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
COUNTY HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT — DATE 9/4/2013

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

APPROVED: DEPARTMENT OF PLANNING AND ZONING
CHIEF-DEVELOPMENT ENGINEERING DIVISION — DATE 8/29/13
CHIEF-DIVISION OF LAND DEVELOPMENT — DATE 9/11/13
DIRECTOR — DATE 9/12/13

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

GENERAL NOTES

1. AS A CONSEQUENCE OF THIS PLAN'S SUBMISSION AFTER JULY 28, 2006, THIS SUBDIVISION PLAN WILL BE SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
2. SUBJECT PROPERTY ZONED NT (NEW TOWN) DISTRICT PER THE 2/2/04 COMPREHENSIVE ZONING REGULATIONS AND THE COMP. LITE EFFECTIVE 7/28/06 AS WELL AS ZB 1096m.
3. A. GROSS AREA OF TRACT = 10.21 AC.
   B. AREA OF FLOODPLAIN = 0.00 AC.
   C. AREA OF 25% OR GREATER SLOPES = 0.00 AC.
   D. NET AREA OF TRACT = 10.21 AC.
4. AREA OF PROPOSED ROAD R/W = 0.00 AC.
5. AREA OF PROPOSED PARCELS = 10.21 AC.
6. A. NUMBER OF PARCELS PROPOSED: 3 (TOTAL)
   B. BUILDABLE PARCELS = 3
7. PRIOR CASE NUMBERS ASSOCIATED WITH THIS PROJECT INCLUDE ZB-1096m, SDP-93-087, SDP-94-045, F-70-67, FDP-39-A-I, FDP-2-A-IX, F-66-045, PB 12 F 43 (PLAT), SDP-70-074, SDP-72-064, SDP-72-083, SDP-77-087, SDP-85-204, SDP-87-111, SP-13-001, PB-397, ECP-13-003, F-13-064, PLAT 22510-22511.
8. PUBLIC WATER (CONTRACT # 24-4769-D) AND PUBLIC SEWER (CONTRACT # 24-4769-D) SHALL BE UTILIZED TO SERVE THIS DEVELOPMENT AND IS LOCATED IN THE LITTLE PATUXENT DRAINAGE AREA. PUBLIC WATER (CONTRACT #24-4842-D) AND PUBLIC SEWER (CONTRACT #24-4842D) SHALL ALSO BE UTILIZED TO SERVE THIS DEVELOPMENT.
9. SOILS INFORMATION TAKEN FROM SOIL SURVEY, HOWARD COUNTY, MARYLAND, ISSUED SEPTEMBER 2006.
10. BOUNDARY OUTLINE BASED ON FIELD RUN SURVEY PERFORMED BY BOHLER ENGINEERING, DATED SEPTEMBER 28, 2011.
11. THE EXISTING TOPOGRAPHY IS TAKEN FROM A FIELD RUN SURVEY WITH ONE FOOT CONTOUR INTERVALS PREPARED BY BOHLER ENGINEERING, DATED SEPTEMBER 28, 2011.
12. THERE ARE NO AREAS OF STEEP SLOPES (25% OR GREATER) LOCATED ON THIS PROPERTY AS DEFINED BY THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 16.116.B.
13. STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH HOWARD COUNTY SPECIFICATIONS. WATER QUALITY VOLUME WILL BE PROVIDED BY PERVIOUS PAVERS AND MICROBIORETENTION FACILITIES TO MEET MDE REQUIREMENTS. RECHARGE VOLUME, CHANNEL PROTECTION, OVERBANK FLOOD PROTECTION VOLUME, AND EXTREME FLOOD VOLUME ARE NOT REQUIRED FOR THIS SITE. THE STORMWATER MANAGEMENT FACILITIES WILL BE OWNED BY KIMCO REALTY CORPORATION AND MAINTAINED BY KIMCO REALTY CORPORATION.
14. NO WETLANDS EXIST ON SITE BASED UPON A SITE VISIT CONDUCTED BY BOHLER ENGINEERING ON 7/6/12.
15. THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY WELLS AND ASSOCIATES, DATED JULY 10, 2012 AND APPROVED ON SEPTEMBER 17, 2012
16. THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY HILLIS-CARNES ENGINEERING ASSOCIATES, INC. DATED JULY 10, 2012.
17. THIS PROPERTY IS LOCATED INSIDE OF THE METROPOLITAN DISTRICT.
18. NO CEMETERIES EXIST WITHIN THIS SUBDIVISION.
19. 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. 35CM2 AND 29IM3 WERE USED FOR THIS PROJECT. HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY MONUMENT NOS. 35CM2 AND 29IM3 WERE USED FOR THIS PROJECT. GEODETIC CONTROL STATIONS:
    HOWARD COUNTY MONUMENT NO: 35CM2 ELEV. = 142.892
    HOWARD COUNTY MONUMENT NO: 29IM3 ELEV. = 141.133
20. THE FOREST CONSERVATION REQUIREMENTS ARE EXEMPT PER SECTION 16.1202 (b)(1)(iv) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS FOR A PLANNED UNIT DEVELOPMENT (NEW TOWN DISTRICT).
21. A LANDSCAPING SURETY WILL BE POSTED WITH THIS PLAN. SURETY IN THE AMOUNT OF $104,350 SHALL BE POSTED WITH THE DEVELOPER'S AGREEMENT FOR THIS SITE PLAN, SDP-13-046. ADDITIONALLY, THE PROPOSED LANDSCAPING IS FOLLOWING NEW TOWN ALTERNATIVE COMPLIANCE.
22. EXISTING UTILITIES ARE BASED ON CURRENT HOWARD COUNTY CONTRACT DRAWINGS. WATER AND SEWER CONTRACT NUMBERS: 371 W & S, 171 W & S AND IS LOCATED IN THE LITTLE PATUXENT DRAINAGE AREA.
23. NO HYDRIC SOILS, SOILS WITH HYDRIC INCLUSIONS OR SOILS WITH LESS THAN 15% SLOPES WITH SIGNIFICANT EROSION POTENTIAL EXIST ON THE SITE.
24. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
25. A FLOODPLAIN STUDY IS NOT REQUIRED FOR THIS PROJECT; THERE IS NO FLOODPLAIN ON THIS SITE.
26. A KNOX BOX (FIRE DEPARTMENT ACCESS BOX) IS REQUIRED TO BE PLACED ON THE FRONT OF THE BUILDING. THEY SHALL BE PLACED TO THE RIGHT OF THE MAIN ENTRANCE AT A RANGE OF 4-5' IN HEIGHT AND NO MORE THEN 6' LATERALLY FROM THE DOOR. EACH BOX SHALL BE ELECTRONICALLY SUPERVISED TO NOTIFY THE OWNER THAT IT IS BEING ACCESSED (INTEGRATED WITH THE FIRE ALARM SYSTEM NFPA-1 10.12.1.)
27. THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE AMENDED ZONING REGULATIONS PER COUNCIL BILL NO. 75-2003. DEVELOPMENT OR CONSTRUCTION ON THIS PROPERTY MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT APPLICATIONS.
28. ALL PROPOSED PARCELS WITHIN THIS PROJECT SHALL BE SUBJECT TO THE RECORDING OF A SHARED ACCESS AND PARKING AGREEMENT FOR A MIXED USE CENTER IN ACCORDANCE WITH SECTION 16.120(C)(1) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
29. THE FDP CRITERIA HAS BEEN AMENDED PER AMENDED FDP-2-A-IX AND FDP-39-A-I APPROVED BY PLANNING BOARD ON APRIL 15, 2013.
30. LYNX LANE IS PRIVATE PER HOWARD COUNTY RESOLUTION NO. 153-2012 AND RECORDED AS LIBER 14767, FOLIO 152.
31. THE MAXIMUM BUILDING HEIGHT FOR THE APARTMENT BUILDING LOCATED ON PARCEL C IS 100 FEET, PER FDP-2-A-IX AND FDP-39-A-I.
32. THE VILLAGE CENTER REDEVELOPMENT MUST COMPLY WITH THE HOWARD COUNTY SIGN CODE AND THE VILLAGE OF WILDE LAKE DESIGN GUIDELINES, AND IN CASES WHERE THE SIGN CODE IS MORE RESTRICTIVE OR THE DESIGN GUIDELINES ARE SILENT, THE HOWARD COUNTY SIGN CODE SHALL GOVERN.
33. PER THE DEED, AGREEMENT AND RESTRICTIONS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AS L. 469, F. 472 AND L. 463, F. 158 AND WILDE LAKE ARCHITECTURAL GUIDELINES AND MAINTENANCE STANDARDS THE SITE DESIGN, LANDSCAPE DESIGN AND ARCHITECTURAL DESIGN IS REQUIRED TO BE APPROVED BY THE WILDE LAKE VILLAGE BOARD. THE SITE DESIGN AND BUILDINGS PROPOSED ON THE SITE DEVELOPMENT PLAN SHALL CONSIDER THE APPROVED VILLAGE CENTER DESIGN GUIDELINES.
34. THE ZONING BOARD OF HOWARD COUNTY APPROVED ZONING BOARD CASE NO. 1096M ON JULY 7TH, 2012. THE APPROVAL CONCLUDED THAT: THE SUBJECT PROPERTY IS LOCATED WITHIN THE WILDE LAKE VILLAGE CENTER BOUNDARY; THE PROPOSED MAJOR VILLAGE CENTER REDEVELOPMENT COMPLIES WITH THE APPLICABLE GENERAL GUIDES AND STANDARDS SET FORTH IN HOWARD COUNTY ZONING REGULATIONS SECTION 125.B.3; THE MAJOR VILLAGE CENTER REDEVELOPMENT COMPLIES WITH THE SPECIFIC DEFINITION FOR A NEW TOWN VILLAGE AS REQUIRED BY SECTION 125.J.5.A.(2) OF THE HOWARD COUNTY ZONING REGULATIONS; THE MAJOR VILLAGE CENTER REDEVELOPMENT COMPLIES WITH THE CRITERIA IN SECTION 125.J.4.A.(8) OF THE HOWARD COUNTY ZONING REGULATIONS. THE PROPOSED DESIGN GUIDELINES HAVE BEEN APPROVED, EXCEPT THAT IF THE

GENERAL NOTES (CONTINUED)

HOWARD COUNTY SIGN CODE IS IN CONFLICT WITH THE SIGNAGE PORTION OF THE DESIGN GUIDELINES, THE MORE RESTRICTIVE SHALL APPLY. A MAXIMUM OF 250 APARTMENT DWELLING UNITS AND A MINIMUM OF 85,000 SQUARE FEET OF COMMERCIAL DEVELOPMENT BE PROVIDED AND BE SUBJECT TO THE ULI SHARED PARKING MODEL AND IF NECESSARY WILL BE ADJUSTED BY THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING UPON THE SUBMISSION OF A DETAILED PARKING ANALYSIS.

35. THE REDEVELOPMENT OF THE WILDE LAKE VILLAGE CENTER WILL INCLUDE THE CONSTRUCTION OF TWO (2) FIVE-STORY RESIDENTIAL BUILDINGS WITH A TOTAL OF 230 DWELLING UNITS, A 13,570 SQUARE FOOT SINGLE STORE RETAIL BUILDING, A 3,931 SQUARE FOOT SINGLE STORY ~~BANK~~ RETAIL BUILDING, A TWO-STORY RETAIL AND OFFICE BUILDING WITH 14,593 SQUARE FOOT OF RETAIL ON THE FIRST FLOOR AND 8,563 SQUARE FOOT OF OFFICE AND 6,580 SQUARE FOOT OF RETAIL ON THE SECOND FLOOR, A 1,300 SQUARE FEET SINGLE STORY RETAIL BUILDING AND MODIFICATIONS TO THE TWO (2) EXISTING TWO-STORY COURTYARD BUILDINGS. PARKING WILL BE PROVIDED BY SURFACE PARKING LOTS TOTALING 329 PARKING SPACES AND A STRUCTURED PARKING GARAGE WITH 375 PARKING SPACES. ADDITIONALLY THIS REDEVELOPMENT WILL INCLUDE ENVIRONMENTAL SITE DESIGN FEATURES, PERVIOUS ASPHALT PAVEMENT, STAMPED CONCRETE AND ASPHALT PAVEMENT, ENHANCED LANDSCAPING AND LIGHTING, AND UNDERGROUND UTILITIES.
36. THE SITE DESIGN AND PROPOSED BUILDINGS SHALL BE IN ACCORDANCE WITH THE WILDE LAKE DESIGN CRITERIA, LAST REVISED NOVEMBER 4, 2011.
37. BUILDINGS #1, #2, #3, #4, AND #6 OF THE PROPOSED WILDE LAKE VILLAGE CENTER REDEVELOPMENT WILL BE LEED-CERTIFIED. THE GREEN NEIGHBORHOOD REPORT FOR THE VILLAGE OF WILDE LAKE DATED 1/31/13 IS CONSIDERED PART OF THE SITE DEVELOPMENT PLAN.
38. NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
39. THE PROPOSED PARKING GARAGE MUST BE DESIGNED TO INCLUDE A STANDPIPE SYSTEM.
40. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS IF APPLICABLE.
41. 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.
42. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
43. ALL TRAFFIC CONTROL DEVICES AND THEIR LOCATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MARYLAND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MDMUTCD). THE R1-1 (STOP) SIGNS AND ALL STREET NAME SIGN (SNS) ASSEMBLIES FOR THIS DEVELOPMENT MUST BE INSTALLED BEFORE THE BASE PAVING IS COMPLETE.
44. ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
45. TRASH REMOVAL IS TO OCCUR AT NON-PEAK HOURS.
46. THE PLANNING BOARD OF HOWARD COUNTY APPROVED PLANNING BOARD CASE NO. 397 ON JANUARY 17, 2013. THE APPROVAL CONCLUDED THAT: THE PROPOSED DEVELOPMENT WILL BE SERVED BY ADEQUATE ROADS, NO NEW ROADS ARE PROPOSED AND NO IMPROVEMENTS TO THE ROAD NETWORK OR INTERSECTIONS ARE WARRANTED; THE LOCATION AND ADEQUACY OF PUBLIC UTILITY AND COMMUNITY FACILITIES, INCLUDING RECREATIONAL USES AND SCHOOL PROPERTIES, TO BE SUFFICIENT IN RELATIONS TO THE DENSITY AND DISTRIBUTION OF THE PROPOSED POPULATION; THE WATER AND SEWER LINES WILL BE UPGRADED AND RELOCATED AS PART OF THE PROPOSED IMPROVEMENTS; 250 TENTATIVE HOUSING ALLOCATION UNITS WERE DEEMED AVAILABLE AND WERE GRANTED FOR ALLOCATION YEAR 2014; THE REDEVELOPMENT OF THE VILLAGE CENTER UTILIZES THE PROPOSED LANDSCAPED WALKWAYS THAT BISECT THE SITE TO CONNECT BOTH INTERNAL USES AND IMPROVES PEDESTRIAN ACCESS FROM THE ENTIRE SITE TO THE SURROUNDING COLUMBIA ASSOCIATION RECREATION FACILITIES, SCHOOLS, PARKLAND AND OPERATE AS AN AMENITY FOR THE COMMUNITY; THE AMENDED COMPREHENSIVE SKETCH PLAN IS IN CONFORMANCE WITH ALL FINDINGS AND CONCLUSIONS OF THE ZONING BOARD DECISION AND ORDER FOR THE MAJOR VILLAGE CENTER REDEVELOPMENT (ZB-1096M).
47. ALL SETBACKS AND OTHER BULK REGULATIONS ARE IN ACCORDANCE WITH APPROVED FDP-2-A-IX AND FDP-39-A-I RECORDED ON PLAT NO. 22411-22413 AND 22414-22425.
48. REMOVAL OF ALL COUNTY OWNED STREET LIGHTS AS SHOWN ON PLAN SHEET NO. 4 AND NO. 6 SHALL BE COORDINATED WITH HOWARD COUNTY DPW - TRAFFIC DIVISION. CONTACT TRAFFIC DIVISION AT 410-313-5752, 14 DAYS PRIOR TO REMOVAL DATE.
49. REMOVAL OF THE EXISTING COUNTY OWNED SCHOOL FLASHER AS SHOWN ON SHEET NO. 6 SHALL BE COORDINATED WITH HOWARD COUNTY DPW - TRAFFIC DIVISION. CONTACT TRAFFIC DIVISION AT 410-313-5752, 21 DAYS PRIOR TO REMOVAL DATE.
50. TRAFFIC CONTROL DEVICES:
    A. THE R1-1 (STOP) SIGNS AND STREET NAME SIGN (SNS) ASSEMBLIES FOR THIS DEVELOPMENT MUST BE INSTALLED BEFORE THE BASE PAVING IS COMPLETE.
    B. THE TRAFFIC CONTROL DEVICE LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MUST BE FIELD APPROVED BY HOWARD COUNTY TRAFFIC DIVISION (410-313-2430) PRIOR TO INSTALLATION OF ANY TRAFFIC CONTROL DEVICES.
    C. ALL TRAFFIC CONTROL DEVICES AND THEIR LOCATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MARYLAND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MDMUTCD).
    D. ALL SIGN POST USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED (QUICK PUNCH), SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE) - 3' LONG. THE ANCHOR SHALL NOT EXTEND MORE THAN TWO QUICK PUNCH HOLES ABOVE THE GROUND LEVEL. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
51. A PRIVATE RANGE OF ADDRESS SIGN SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPER'S/OWNER'S EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-2430 FOR DETAILS AND COST ESTIMATE.
52. PRIOR TO ANY SITE EXCAVATION THAT MAY ENCOUNTER GROUNDWATER, THE CONTRACTOR IS REQUIRED TO NOTIFY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND IMPLEMENT A SITE SPECIFIC HEALTH AND SAFETY PLAN IN ACCORDANCE WITH THE "NO FURTHER REQUIREMENTS DETERMINATION" FOR THE PROPERTY ISSUED BY THE VOLUNTARY CLEANUP PROGRAM ON MARCH 24, 2011.
53. ALL NEW BUILDINGS ON THE PROPERTY MUST INCLUDE A VAPOR BARRIER OR SIMILAR PROTECTION AND AIR QUALITY TESTING PRIOR TO OCCUPANCY AS REQUIRED IN THE "NO FURTHER REQUIREMENTS DETERMINATION" FOR THE PROPERTY ISSUED BY THE VOLUNTARY CLEANUP PROGRAM ON MARCH 24, 2011. DETAILS OF THESE MEASURES MUST BE SHOWN ON ALL BUILDING PERMIT PLANS.
54. HEALTH DEPARTMENT APPROVAL OF THIS SITE DEVELOPMENT PLAN (SDP) DOES NOT ENSURE APPROVAL OF BUILDING PERMIT APPLICATIONS ASSOCIATED WITH THIS PLAN. PERMIT PLANS FOR CERTAIN FACILITIES TO BE CONSTRUCTED WITHIN THE LIMITS DESCRIBED BY THIS SDP WILL REQUIRE REVIEW AND APPROVAL BY THE HEALTH DEPARTMENT. SUCH FACILITIES MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE WHICH HAVE SWIMMING POOLS, OR THAT SELL PREPARED OR PACKAGED FOODS, OR THAT MAY HAVE EQUIPMENT THAT EMITS RADIATION.
55. LOADING AND UNLOADING ACTIVITIES FOR BUILDING #6 WILL OCCUR WITHIN THE DRIVE LANE OUTSIDE OF OPERATIONAL HOURS FOR THE COMMERCIAL CENTER.
56. TRASH CHUTES WILL BE PROVIDED WITHIN EACH RESIDENTIAL BUILDING WITH ACCESS TO THE CHUTE ON EACH LEVEL OF THE BUILDING. THE CHUTES WILL BE DIRECTED TO TWO TRASH ENCLOSURES WILL BE ACCESSED OFF OF CROSS FOX LANE ON THE SCHEDULED COLLECTION DAY.
57. NO CHANGES ARE PROPOSED FOR COURTYARD BUILDING 'B'. THEREFORE NO ELEVATIONS ARE REQUIRED FOR THIS BUILDING.
58. A DECLARATION OF PARKING AND RIGHTS OF ACCESS EASEMENTS AND MAINTENANCE OBLIGATIONS HAS BEEN RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AS LIBER 14952, FOLIO 084.

FOR REVISION 1 ONLY 3/17/14

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/O KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT # 22510-22511
WATER CODE: E32
SEWER CODE: 5602500

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, PARCELS A-C
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF.: 1096m SITE AREA: 10.21 AC
DPZ REF.: SDP-13-046

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 6/9/2017

BOHLER ENGINEERING
CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

CORPORATE OFFICE: ◆ WARREN, NJ
OFFICES: ◆ SOUTHBOROUGH, MA ◆ ALBANY, NY ◆ RONKONKOMA, NY ◆ CHALFONT, PA ◆ CENTER VALLEY, PA ◆ TAMPA, FL ◆ BOWIE, MD ◆ TOWSON, MD ◆ STERLING, VA ◆ WARRENTON, VA ◆ FORT LAUDERDALE, FL ◆ PHILADELPHIA, PA

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REVISIONS

REV	DATE	COMMENT	BY
1	01/10/14	REVISED UTILITY LAYOUT	ROH
2	5/16/14	REVISED STORM DRAIN LAYOUT BLDG FOOTPRINT AND WATER CONNECTION	TMG
3	06/24/15	REVISED CURB RADIUS	WCB
4	08/19/15	SHOW POOL IN COURTYARD	PAB
5	02/1/16	REVISED BLDGS 2, 3 & 4 USES AND PARKING CALCS	DSH

DIG WITH CARE — CALL BEFORE YOU DIG

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. (IN VIRGINIA, MARYLAND, AND DELAWARE 811) (WV 1-800-245-4848) (PA 1-800-242-1776) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	AS NOTED
CAD I.D.:	SD2

PROJECT: SITE DEVELOPMENT PLAN FOR KIMCO REALTY CORPORATION
LOCATION OF SITE
VILLAGE OF WILDE LAKE VILLAGE CENTER REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

M.J. GESELL — PROFESSIONAL ENGINEER, 44097 — 7/29/13

SHEET TITLE: COVER SHEET

SHEET NUMBER: 1 OF 91

SDP-13-046

STANDARD DRAWING LEGEND

FOR ENTIRE PLAN SET
(NOT TO SCALE)

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	ONSITE PROPERTY LINE / R.O.W. LINE	
	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CONCRETE CURB & GUTTER	CURB AND GUTTER SPILL CURB / TRANSITION CURB DEPRESSED CURB AND GUTTER
	UTILITY POLE WITH LIGHT	
	POLE LIGHT	
	TRAFFIC LIGHT	
	UTILITY POLE	
	TYPICAL LIGHT	
	ACORN LIGHT	
	TYPICAL SIGN	
X	PARKING COUNTS	X
170 169	CONTOUR LINE	190 187
TC 516.4 OR 516.4	SPOT ELEVATIONS	TC516.00 TC 516.00 BC 515.55
SAN #	SANITARY LABEL	SAN #
X #	STORM LABEL	X #
SL	SANITARY SEWER LATERAL	SL
W	UNDERGROUND WATER LINE	W
E	UNDERGROUND ELECTRIC LINE	E
G	UNDERGROUND GAS LINE	G
OH	OVERHEAD WIRE	OH
T	UNDERGROUND TELEPHONE LINE	T
C	UNDERGROUND CABLE LINE	C
	STORM SEWER	
S	SANITARY SEWER MAIN	S
	HYDRANT	
S	SANITARY MANHOLE	S
D	STORM MANHOLE	D
WM	WATER METER	
WV	WATER VALVE	
	GAS VALVE	
	GAS METER	
	TYPICAL END SECTION	
OR	HEADWALL OR ENDWALL	OR
	YARD INLET	
	CURB INLET	
	CLEAN OUT	
E	ELECTRIC MANHOLE	E
T	TELEPHONE MANHOLE	T
EB	ELECTRIC BOX	EB
EP	ELECTRIC PEDESTAL	EP
	MONITORING WELL	
	TEST PIT	
	BENCHMARK	
	BORING	

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

STANDARD ABBREVIATIONS

FOR ENTIRE PLAN SET

AC	ACRES	POG	POINT OF GRADE
ADA	AMERICANS WITH DISABILITY ACT	PROP	PROPOSED
ARCH	ARCHITECTURAL	PT	POINT OF TANGENCY
BC	BOTTOM OF CURB	PTCR	POINT OF TANGENCY, CURB RETURN
BF	BASEMENT FLOOR	PVC	POLYVINYL CHLORIDE PIPE
BK	BLOCK	PVI	POINT OF VERTICAL INTERSECTION
BL	BASELINE	PVT	POINT OF VERTICAL TANGENCY
BLDG	BUILDING	R	RADIUS
BM	BUILDING BENCHMARK	RCP	REINFORCED CONCRETE PIPE
BRL	BUILDING RESTRICTION LINE	RET WALL	RETAINING WALL
CF	CUBIC FEET	R/W	RIGHT OF WAY
CL	CENTERLINE	S	SLOPE
CMP	CORRUGATED METAL PIPE	SAN	SANITARY SEWER
CONN	CONNECTION	SF	SQUARE FEET
CONC	CONCRETE	STA	STATION
CPP	CORRUGATED PLASTIC PIPE	STM	STORM
CY	CUBIC YARDS	TBR	TO BE REMOVED
DEC	DECORATIVE	TBRL	TO BE RELOCATED
DEP	DEPRESSED	TC	TOP OF CURB
DIP	DUCTILE IRON PIPE	TELE	TELEPHONE
DOM	DOMESTIC	TPF	TREE PROTECTION FENCE
ELEC	ELECTRIC	TW	TOP OF WALL
ELEV	ELEVATION	TYP	TYPICAL
EP	EDGE OF PAVEMENT	UG	UNDERGROUND
ES	EDGE OF SHOULDER	UP	UTILITY POLE
EW	END WALL	W	WIDE
EX	EXISTING	W/L	WATER LINE
FES	FLARED END SECTION	W/M	WATER METER
FF	FINISHED FLOOR	±	PLUS OR MINUS
FH	FIRE HYDRANT	°	DEGREE
FG	FINISHED GRADE	Ø	DIAMETER
G	GRADE	#	NUMBER
GF	GARAGE FLOOR (AT DOOR)		
GH	GRADE HIGHER SIDE OF WALL		
GL	GRADE LOWER SIDE OF WALL		
GRT	GRATE		
GV	GATE VALVE		
HDPE	HIGH DENSITY POLYETHYLENE PIPE		
HP	HIGH POINT		
HOR	HORIZONTAL		
HW	HEADWALL		
INT	INTERSECTION		
INV	INVERT		
LF	LINEAR FOOT		
LOC	LIMITS OF CLEARING		
LOD	LIMITS OF DISTURBANCE		
LOS	LINE OF SIGHT		
LP	LOW POINT		
L/S	LANDSCAPE		
MAX	MAXIMUM		
MIN	MINIMUM		
MH	MANHOLE		
MJ	MECHANICAL JOINT		
OC	ON CENTER		
PA	POINT OF ANALYSIS		
PC	POINT CURVATURE		
PCCR	POINT OF COMPOUND CURVATURE, CURB RETURN		
PI	POINT OF INTERSECTION		

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[signature] 8/29/13
CHIEF-DEVELOPMENT ENGINEERING DIVISION DATE

[signature] J.P. 9/11/13
CHIEF-DIVISION OF LAND DEVELOPMENT gmp DATE

[signature] 9/12/13
DIRECTOR DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

H:\06\KIMCO REALTY CORPORATION\MD06 9002 - WILDE LAKE, COLUMBIA\CAD\PLAN SETS\SITE DEVELOPMENT PLAN\MD069002SD2.DWG PRINTED BY: RST

GENERAL DEMOLITION PLAN NOTES

1. BOHLER ENGINEERING IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION.
2. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AS WELL AS ALL FEDERAL, STATE AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO BOHLER ENGINEERING IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF SITE ACTIVITY.
3. PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR/TO:
   A. ENSURING THAT COPIES OF ALL APPLICABLE PERMITS AND APPROVALS ARE MAINTAINED ON-SITE AND AVAILABLE FOR REVIEW.
   B. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL AND/OR TREE PROTECTION MEASURES PRIOR TO SITE DISTURBANCE.
   C. LOCATING (VERTICALLY AND HORIZONTALLY) ALL UTILITIES AND SERVICES, INCLUDING, BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES.
   D. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
   E. FAMILIARIZING THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
   F. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.
   G. A COMPLETE INSPECTION FOR CONTAMINANTS BY A LICENSED ENVIRONMENTAL TESTING AGENCY, OF ALL BUILDINGS AND/OR STRUCTURES TO BE REMOVED. SAME SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. ANY/ALL CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS THE SOLE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT.
4. BOHLER ENGINEERING IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
5. THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON-SITE OR OFF-SITE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.
6. IN THE ABSENCE OF SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
7. EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.
8. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH: THE CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL," AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHTS-OF-WAY.
9. CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY.
10. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE APPLICABLE PROPERTY OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
11. USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
12. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
13. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL "MEANS AND METHODS" ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
14. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES.

STANDARD DRAWING LEGEND

FOR ENTIRE PLAN SET
(NOT TO SCALE)

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	ASPHALT PAVEMENT	
	PERVIOUS PAVERS (ADA COMPLIANT SURFACE)	
	CONCRETE PAVERS (ADA COMPLIANT SURFACE)	
	STAMPED CONCRETE PAVEMENT (ADA COMPLIANT SURFACE)	
	CONCRETE SIDEWALK (HO. CO. STD R-3.05)	
	CONCRETE PAVEMENT	
	1.5" ASPHALT PAVEMENT OVERLAY	
	EX. ASPHALT PAVEMENT TO REMAIN AND BE RESTRIPED	
	PORTION OF PRIVATE PARKING/STORAGE AREA EASEMENT TO BE VACATED	
	PORTION OF PRIVATE 10' BGE EASEMENT TO BE VACATED	
	PORTION OF PUBLIC WATER AND SEWER EASEMENT TO BE VACATED	
	PORTION OF PRIVATE CABLE TV EASEMENT TO BE VACATED	

GENERAL SITE PLAN NOTES

1. ALL ADA ACCESSIBLE PARKING SPACES AND ACCESS ROUTES SHALL BE CONSTRUCTED TO MEET ADA REQUIREMENTS.
2. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
3. THE OWNER/CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR ANY/ALL CERTIFICATIONS, INSPECTIONS, ETC. REQUIRED BY ALL GOVERNING JURISDICTIONAL AGENCIES DURING AND AFTER CONSTRUCTION FOR SIGN-OFF AND CERTIFICATE OF OCCUPANCY ISSUANCE, INCLUDING BUT NOT LIMITED TO PROCUREMENT OF SERVICES, SCHEDULING OF FIELD OBSERVATIONS AND COORDINATION WITH REPRESENTATIVES OF THE APPROPRIATE PARTIES.
4. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
5. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN GEOTECHNICAL REPORT AND PLANS, ETC.
6. THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
7. THESE PLANS ARE BASED ON INFORMATION PROVIDED TO BOHLER ENGINEERING AT THE TIME OF PLAN PREPARATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY BOHLER ENGINEERING IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK WOULD BE INHIBITED BY ANY OTHER SITE FEATURES.
8. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
9. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/BUILDING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY LOCATIONS.
10. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED HAZARDOUS MATERIAL, AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE AND FEDERAL LAWS AND APPLICABLE CODES.
11. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.
12. CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES AS NECESSARY TO ENSURE THE STRUCTURAL STABILITY OF PAVEMENT, STRUCTURES, ETC. TO REMAIN, AND TO PROVIDE A SAFE WORK AREA.
13. CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING ALL EXISTING DAMAGE AND FOR NOTIFYING CONSTRUCTION MANAGER PRIOR TO START OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION SUCH AS BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE ALL SIGNAL INTERCONNECT CABLE, CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION. REPAIR SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
14. ALL CONCRETE SHALL HAVE THE MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS AS INDICATED IN SPECIFICATIONS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.
15. ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS/MEANS FOR COMPLETION OF THE WORK DEPICTED ON THESE PLANS NOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND NOTIFICATION OF OWNER AND ENGINEER OF RECORD WHEN A CONFLICT IS IDENTIFIED.
16. ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY NOR HAVE THEY BEEN RETAINED FOR SUCH PURPOSES.
17. ALL CONTRACTORS MUST CARRY STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER ENGINEERING, AND ITS SUB-CONSULTANTS AS ADDITIONAL INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THE HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH BOHLER ENGINEERING WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS BOHLER ENGINEERING AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.
18. NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER ENGINEERING, NOR THE PRESENCE OF BOHLER ENGINEERING OR ITS EMPLOYEES AND SUB-CONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. BOHLER ENGINEERING AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY. BOHLER ENGINEERING SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.
19. BOHLER ENGINEERING SHALL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN IN THE CONSTRUCTION MEANS OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES, OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. BOHLER ENGINEERING'S REVIEW SHALL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT BOHLER ENGINEERING HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER ENGINEERING SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF BOHLER ENGINEERING IN WRITING BY THE CONTRACTOR. BOHLER ENGINEERING SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
20. IN AN EFFORT TO RESOLVE ANY CONFLICTS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT OR FOLLOWING THE COMPLETION OF THE PROJECT, BOHLER ENGINEERING AND THE CONTRACTOR MUST AGREE THAT ALL DISPUTES BETWEEN THEM ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE PROJECT SHALL BE SUBMITTED TO NON-BINDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.
21. THE CONTRACTOR MUST INCLUDE A MEDIATION PROVISION IN ALL AGREEMENTS WITH INDEPENDENT SUBCONTRACTORS AND CONSULTANTS RETAINED FOR THE PROJECT AND TO REQUIRE ALL INDEPENDENT CONTRACTORS AND CONSULTANTS ALSO TO INCLUDE A SIMILAR MEDIATION PROVISION IN ALL AGREEMENTS WITH THEIR SUBCONTRACTORS, SUB-CONSULTANTS, SUPPLIERS AND FABRICATORS, THEREBY PROVIDING FOR MEDIATION AS THE PRIMARY METHOD FOR DISPUTE RESOLUTION BETWEEN THE PARTIES TO ALL THOSE AGREEMENTS.
22. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.

GENERAL GRADING & UTILITY PLAN NOTES

1. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. ALL PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. ALL UTILITIES AND SERVICES INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE SHALL BE VERTICALLY AND HORIZONTALLY LOCATED. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION AT NO COST TO THE OWNER.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY BOHLER ENGINEERING IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
4. DEFINE AND LOCATE VERTICALLY AND HORIZONTALLY ALL ACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY.
5. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
6. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, GREASE TRAP REQUIREMENTS/DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE UTILITY SERVICE SIZES ARE TO BE DETERMINED BY THE ARCHITECT. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES/SERVICES WITH THE INDIVIDUAL COMPANIES, TO AVOID CONFLICTS AND ENSURE PROPER DEPTHS ARE ACHIEVED. THE JURISDICTION UTILITY REQUIREMENTS SHALL ALSO BE MET, AS WELL AS COORDINATING THE UTILITY TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE. WHERE CONFLICTS EXIST WITH THESE SITE PLANS, ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME.
7. WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS SHALL BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTOR'S PRICE FOR WATER SERVICE SHALL INCLUDE ALL FEES AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE A COMPLETE WORKING SERVICE.
8. ALL NEW UTILITIES/SERVICES, INCLUDING ELECTRIC, TELEPHONE, CABLE TV, ETC. ARE TO BE INSTALLED UNDERGROUND. ALL NEW UTILITIES/SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY/SERVICE PROVIDER INSTALLATION SPECIFICATIONS AND STANDARDS.
9. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED AS OUTLINED IN THE GEOTECHNICAL REPORT. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL BE SUBMITTED IN COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUB-GRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT. SUB-BASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUB-BASE BE DEEMED UNSUITABLE BY OWNER OR OWNER'S REPRESENTATIVE, SUB-BASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED AS DIRECTED BY THE GEOTECHNICAL REPORT.
10. ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION SHALL BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND SHALL BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS.
11. THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST OSHA STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.
12. PAVEMENT SHALL BE SAW CUT IN STRAIGHT LINES TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS SHALL BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.
13. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS SHALL BE ADJUSTED, IF REQUIRED, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.
14. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.75% MINIMUM SLOPE ALONG ALL ISLANDS, GUTTERS, AND CURBS; 1.0% ON ALL CONCRETE SURFACES; AND 1.0% MINIMUM ON ASPHALT, TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITHOUT NOTIFICATION IS DONE SO AT THE CONTRACTOR'S OWN RISK.
15. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MINIMUM OF 0.75% GUTTER GRADE ALONG CURB FACE. ENGINEER TO APPROVE FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION.
16. REFER TO SITE PLAN FOR ADDITIONAL NOTES.
17. IN CASE OF DISCREPANCIES BETWEEN PLANS OR RELATIVE TO OTHER PLANS, THE SITE PLAN WILL TAKE PRECEDENCE. IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY CONFLICTS.
18. CONTRACTOR SHALL BE REQUIRED TO SECURE ALL NECESSARY PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR SHALL SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING WORK.

FOR REVISION 5 ONLY:

[seal and signature] 7/11/16

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE SECTION/AREA: SECTION 4 PLAT # 22510 - 22511 WATER CODE: E32 SEWER CODE: 5602500	OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3 WILDE LAKE BUSINESS TRUST C/0 KIMCO REALTY CORPORATION 3333 NEW HYDE PARK ROAD NEW HYDE PARK, NY 11042 (410) 684-2000 DEVELOPER: KIMCO REALTY CORPORATION 1954 GREENSPRING DRIVE, SUITE 330 TIMONIUM, MD 21093 (410) 684-2000 CONTACT: GREG REED TAX MAP: 29 GRID: 24 ZONED: NT PARCELS: 272, PARCELS A-C 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND ZB REF.: 1096m SITE AREA: 10.21 AC DPZ REF.: SDP-13-046

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 6/9/2015

BOHLER ENGINEERING
CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS
CORPORATE OFFICE: ◆ WARREN, NJ
OFFICES:
◆ SOUTHBOROUGH, MA ◆ BOWIE, MD
◆ ALBANY, NY ◆ TOWSON, MD
◆ RONKONKOMA, NY ◆ STERLING, VA
◆ CHALFONT, PA ◆ WARRENTON, VA
◆ CENTER VALLEY, PA ◆ FORT LAUDERDALE, FL
◆ TAMPA, FL ◆ PHILADELPHIA, PA

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REVISIONS

REV	DATE	COMMENT	BY
5	02/11/16	REVISED BLDGS 2,3,4 USES AND PARKING CALCS	DSH

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. (IN VIRGINIA, MARYLAND, AND DELAWARE 811) (WV 1-800-245-4848) (PA 1-800-242-1776) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	NOT TO SCALE
CAD I.D.:	SD2

PROJECT:
SITE DEVELOPMENT PLAN
FOR
KIMCO REALTY CORPORATION
LOCATION OF SITE
VILLAGE OF WILDE LAKE VILLAGE CENTER REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

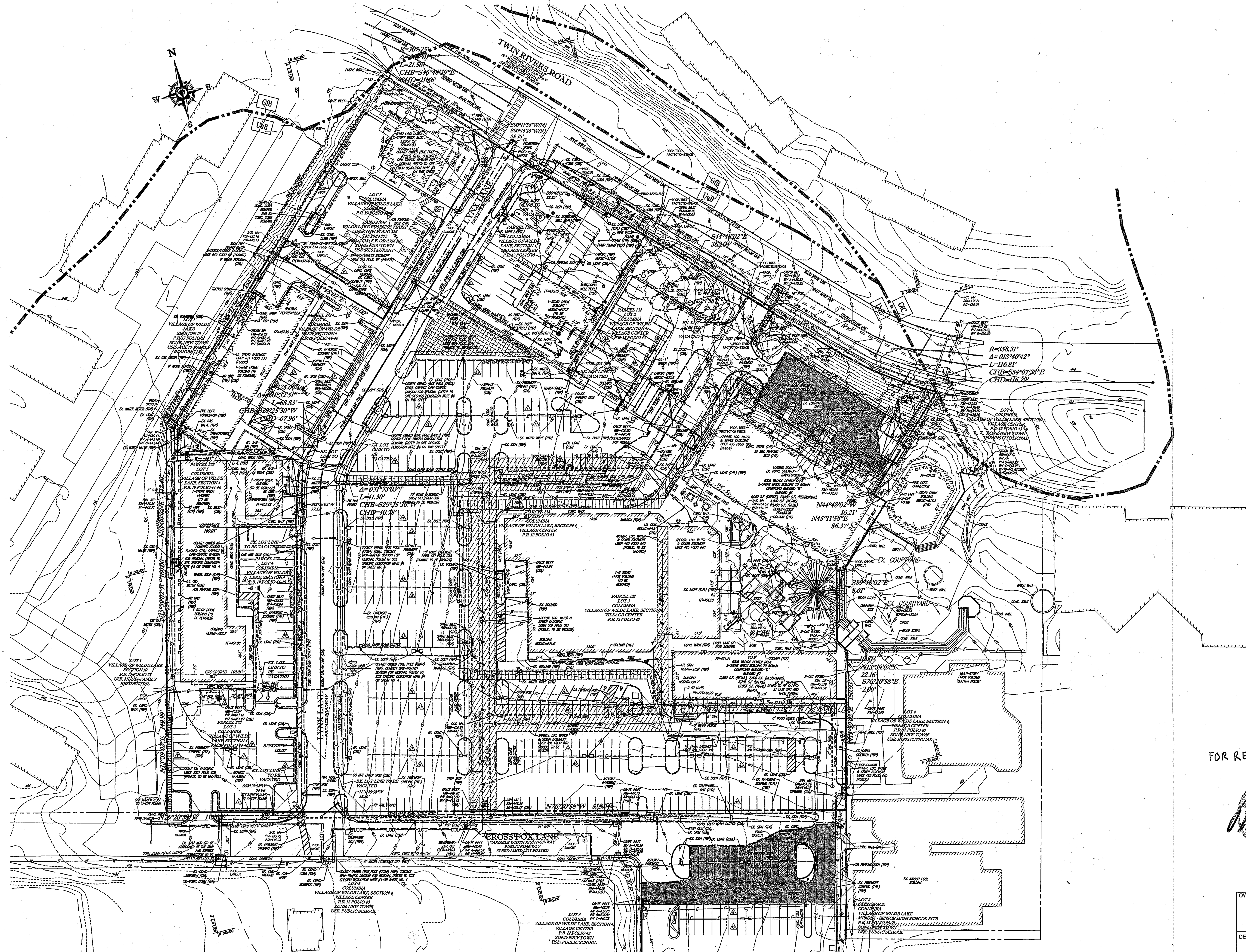
BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

M.J. GESELL
PROFESSIONAL ENGINEER
[seal and signature] 7/29/13

SHEET TITLE:
GENERAL NOTES AND LEGEND

SHEET NUMBER:
2
OF 91

SDP-13-046



APPROVED: DEPARTMENT OF PLANNING AND ZONING

[signature] 8/29/13
CHIEF-DEVELOPMENT ENGINEERING DIVISION J.P. DATE

[signature] 9/11/13
CHIEF-DIVISION OF LAND DEVELOPMENT gmf DATE

[signature] 9/16/13
DIRECTOR DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

FOR REVISION 5 ONLY:

[seal and signature] 7/11/16

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT # 22510 - 22511
WATER CODE: E32
SEWER CODE: 5602500

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/0 KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, PARCELS A-C
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF.: 1096m SITE AREA: 10.21 AC
DPZ REF.: SDP-13-046

50 25 12.5 0 50
1"= 50'

PROFESSIONAL CERTIFICATION
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REVISIONS

REV	DATE	COMMENT	BY
5	02/1/16	REVISED BLDGS 2, 3, & 4 USES AND PARKING CALCS	DSH

DIG WITH CARE — CALL BEFORE YOU DIG

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. (IN VIRGINIA, MARYLAND, AND DELAWARE 811)
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APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	1"=50'
CAD I.D.:	SS2

PROJECT:
SITE DEVELOPMENT PLAN
FOR
KIMCO REALTY CORPORATION

LOCATION OF SITE
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD,
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Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

M. J. GESELL
PROFESSIONAL ENGINEER
[seal and signature] 7/29/13

SHEET TITLE:
OVERALL EXISTING CONDITIONS/ DEMOLITION PLAN

SHEET NUMBER:

SDP-13-046

SURVEY NOTES:

1. THE PROPERTY IS KNOWN AS LOTS 1, 2 & 3, COLUMBIA VILLAGE OF WILDE LAKE, SECTION 4, VILLAGE CENTER AS RECORDED IN PLAT BOOK 12 AT FOLIO 43 AND LOTS 3 TO 6, COLUMBIA VILLAGE OF WILDE LAKE, SECTION 4 AS RECORDED IN PLAT BOOK 19 AT FOLIO 44-46, ALL BEING THE LANDS OF WILDE LAKE BUSINESS TRUST AS RECORDED IN LIBER 6102 AT FOLIO 385 AND LIBER 6102 FOLIO 377, AND RECORDED AMONG THE LAND RECORDS OF HOWARDCOUNTY, MARYLAND AND HAVING TAX MAP NOS. OF 29-24-132 & 29-24-272.

2. AREA =

	SQUARE FEET	OR ACRES
P.B. 12 FOLIO 43		
LOT 1	25,183	0.578
LOT 2	20,084	0.461
LOT 3	275,744	6.330
P.B. 19 FOLIO 44		
LOT 3	20,687	0.475
LOT 4	22,401	0.514
LOT 6	21,299	0.489
TOTAL	385,398	8.847

3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE, SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY BOHLER ENGINEERING VA, LLC AND OTHER REFERENCE MATERIAL AS LISTED HEREON.

5. THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED.

6. THE LOCATION OF UNDERGROUND TANKS IS APPROXIMATE AND IS SUBJECT TO FIELD VERIFICATION.

7. ELEVATIONS ARE BASED ON NAVD 88 DATUM PER GPS OBSERVATIONS.

8. THE PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) PER PLAN REFERENCE #2.

9. ALL UNDERGROUND UTILITIES ARE SHOWN PER MARKOUT AND FIELD LOCATION PROVIDED BY INSIGHT, LLC.

SURVEY REFERENCES:

1. THE MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION FOR HOWARD COUNTY, MARYLAND, MAP NUMBER 29.

2. MAP ENTITLED "FIRM, FLOOD, INSURANCE RATE MAP, HOWARD COUNTY, MARYLAND, UNINCORPORATED AREAS, PANEL 27 OF 45", COMMUNITY-PANEL NUMBER 240044 0027 C, MAP REVISED APRIL 2, 1997.

SITE SPECIFIC DEMOLITION NOTES

1. ALL EXISTING PAVEMENT WITHIN THE WILDE LAKE VILLAGE CENTER LIMIT OF DISTURBANCE WILL BE REMOVED UNLESS OTHERWISE NOTED.

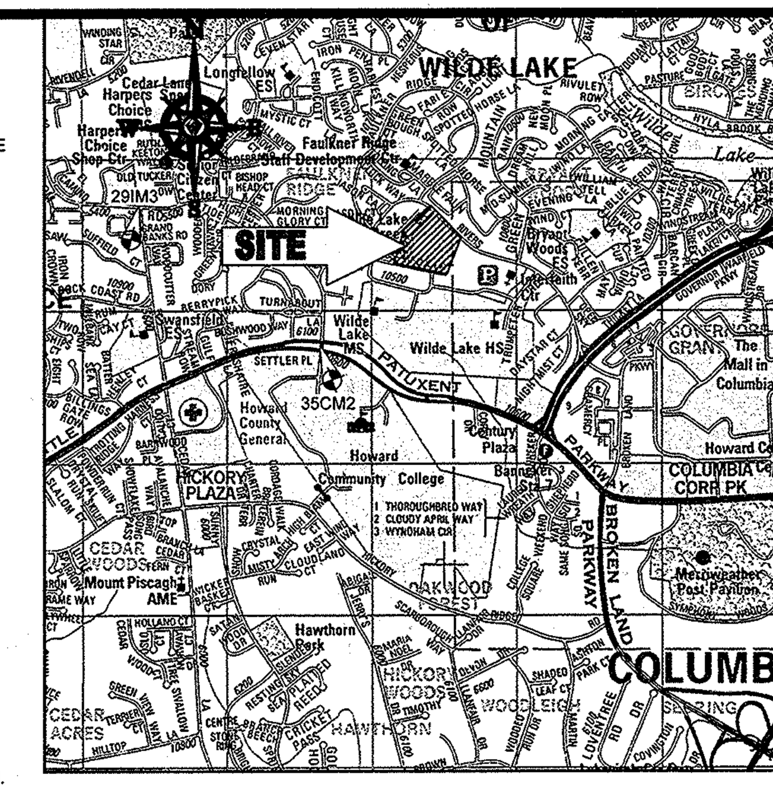
2. REFER TO APPROVED PLANS FROM BGE FOR REMOVAL OF EXISTING ELECTRIC AND GAS SERVICES LOCATED WITHIN THE VILLAGE CENTER.

3. REFER TO THE APPROVED PUBLIC WATER AND SEWER PLANS (CONTRACT # 24-4769-D) FOR REMOVAL AND ABANDONMENT OF ALL EXISTING WATER AND SEWER LINES.

4. REMOVAL OF COUNTY OWNED STREET LIGHTS SHALL BE COORDINATED WITH DPW-TRAFFIC DIVISION (410-313-5752). CONTACT TRAFFIC DIVISION 14 DAYS PRIOR TO REMOVAL DATE.

5. REMOVAL OF COUNTY OWNED AC POWERED SCHOOL FLASHER SHALL BE COORDINATED WITH DPW-TRAFFIC DIVISION (410-313-5752). CONTACT TRAFFIC DIVISION 21 DAYS PRIOR TO REMOVAL DATE.

6. CONTRACTOR TO INSTALL TREE PROTECTION AS SHOWN AROUND THE EXISTING TREES THAT ARE TO REMAIN. CONTRACTOR TO USE CAUTION WHEN WORKING IN THE VICINITY OF THE EXISTING TREES TO MINIMIZE DAMAGE TO THE TREE AND TREE ROOTS.



LOCATION MAP

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PERMIT USE NO. 20602153-5
SCALE: 1"=2000'
ADC MAP COORDINATES: 4934 / K5

BENCHMARK NOTE:

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. 35CM2 AND 29IM3 WERE USED FOR THIS PROJECT. HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY MONUMENT NOS. 35CM2 AND 29IM3 WERE USED FOR THIS PROJECT. GEODETIC CONTROL STATIONS:

HOWARD COUNTY MONUMENT NO: 35CM2 ELEV. = 142.892
HOWARD COUNTY MONUMENT NO: 29IM3 ELEV. = 141.133

SOILS TABLE

SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL
GfB	GLADSTONE-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	B	NO
GfC	GLADSTONE-URBAN LAND COMPLEX, 8 TO 15 PERCENT SLOPES	B	NO
UuB	URBAN LAND - UDORTHENTS COMPLEX, 0 TO 8 PERCENT SLOPES	D	NO

FOR REVISION 5 ONLY:

7/11/16

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

8/29/13	
CHIEF-DEVELOPMENT ENGINEERING DIVISION	DATE
9/11/13	
CHIEF-DIVISION OF LAND DEVELOPMENT	DATE
9/14/13	
DIRECTOR	DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT # 22510 - 22511
WATER CODE: E32
SEWER CODE: 5602500

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/0 KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, PARCELS A-C
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF.: 1096m SITE AREA: 10.21 AC
DPZ REF.: SDP-13-046

30 15 7.5 0 30
1"= 30'

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 6/9/2015

BOHLER ENGINEERING
CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS
CORPORATE OFFICE: WARREN, NJ
OFFICES: SOUTHBOROUGH, MA; ALBANY, NY; RONKONKOMA, NY; CHALFONT, PA; CENTER VALLEY, PA; TAMPA, FL; BOWIE, MD; TOWSON, MD; STERLING, VA; WARRENTON, VA; FORT LAUDERDALE, FL; PHILADELPHIA, PA

REVISIONS

REV	DATE	COMMENT	BY
5	02/1/16	REVISED BLDGS 2,3 & 4 USES AND PARKING	DSH CALCS

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. (IN VIRGINIA, MARYLAND, AND DELAWARE 811) (WV 1-800-245-4848) (PA 1-800-242-1776) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	1"=30'
CAD I.D.:	SS2

PROJECT:
SITE DEVELOPMENT PLAN
FOR
KIMCO REALTY CORPORATION

LOCATION OF SITE
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

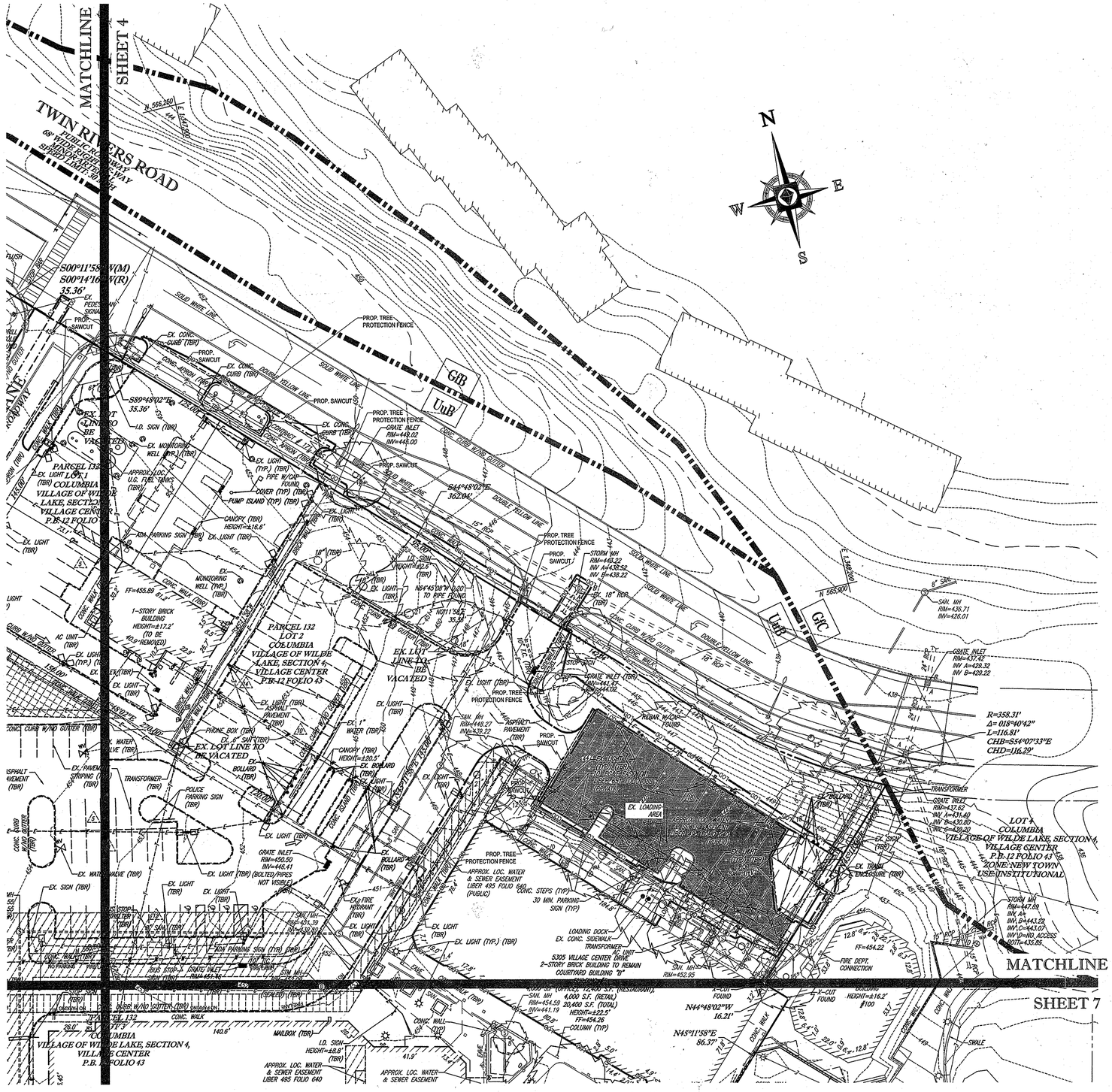
BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

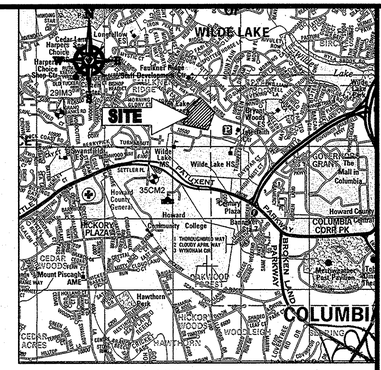
M.J. GESELL
7/29/13

SHEET TITLE:
EXISTING CONDITIONS / DEMOLITION PLAN

SHEET NUMBER:
4
OF 91

SDP-13-046





LOCATION MAP

COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=2000'
ADC MAP COORDINATES: 4934 / K5

BENCHMARK NOTE:

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. 35CM2 AND 29IM3 WERE USED FOR THIS PROJECT. HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY MONUMENT NOS. 35CM2 AND 29IM3 WERE USED FOR THIS PROJECT. GEODETIC CONTROL STATIONS:

HOWARD COUNTY MONUMENT NO: 35CM2 ELEV. = 142.892
HOWARD COUNTY MONUMENT NO: 29IM3 ELEV. = 141.133

NOTE:

REFER TO SHEET 4 FOR SURVEY NOTES, SURVEY REFERENCES, SOILS INFORMATION, AND SITE SPECIFIC DEMOLITION NOTES.

BOHLER ENGINEERING

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

CORPORATE OFFICE:
◆ WARREN, NJ

OFFICES:
◆ SOUTHBOROUGH, MA
◆ BOWIE, MD
◆ ROANOKE, VA
◆ STERLING, VA
◆ NEW YORK, NY
◆ FORT LAUDERDALE, FL
◆ CENTER VALLEY, PA
◆ TAMPA, FL
◆ PHILADELPHIA, PA

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REVISIONS

REV	DATE	COMMENT	BY
5	02/1/16	REVISED BLDGS 2, 3, & 4 USES AND PARKING CALCS	JDSH

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTHS SURFACE ANYWHERE IN THE STATE: (IN VIRGINIA, MARYLAND, AND DELAWARE 811) (WV 1-800-245-4848) (PA 1-800-242-1776) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.:	MD09002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	1"=30'
CAD I.D.:	SS2

PROJECT:

SITE DEVELOPMENT PLAN
FOR
KIMCO REALTY CORPORATION

LOCATION OF SITE
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7957
www.BohlerEngineering.com

FOR REVISION 5 ONLY:

7/11/16

MICHAEL J. GESELL — PROFESSIONAL ENGINEER — 44097 — PROFESSIONAL ENGINEER

7/29/13

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/O KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT #25518-25354
WATER CODE: E32
SEWER CODE: 5602500

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, PARCELS A-C
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF.: 1096m SITE AREA: 10.21 AC
DPZ REF.: SDP-13-046

30 15 7.5 0 30
1"=30'

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 09/2015

SHEET TITLE:
EXISTING CONDITIONS / DEMOLITION PLAN

SHEET NUMBER:
5
OF 91

SDP-13-046

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF-DEVELOPMENT ENGINEERING DIVISION — DATE 9/6/13
CHIEF-DIVISION OF LAND DEVELOPMENT — DATE 9/6/13
DIRECTOR — DATE 9/6/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

GENERAL NOTE:
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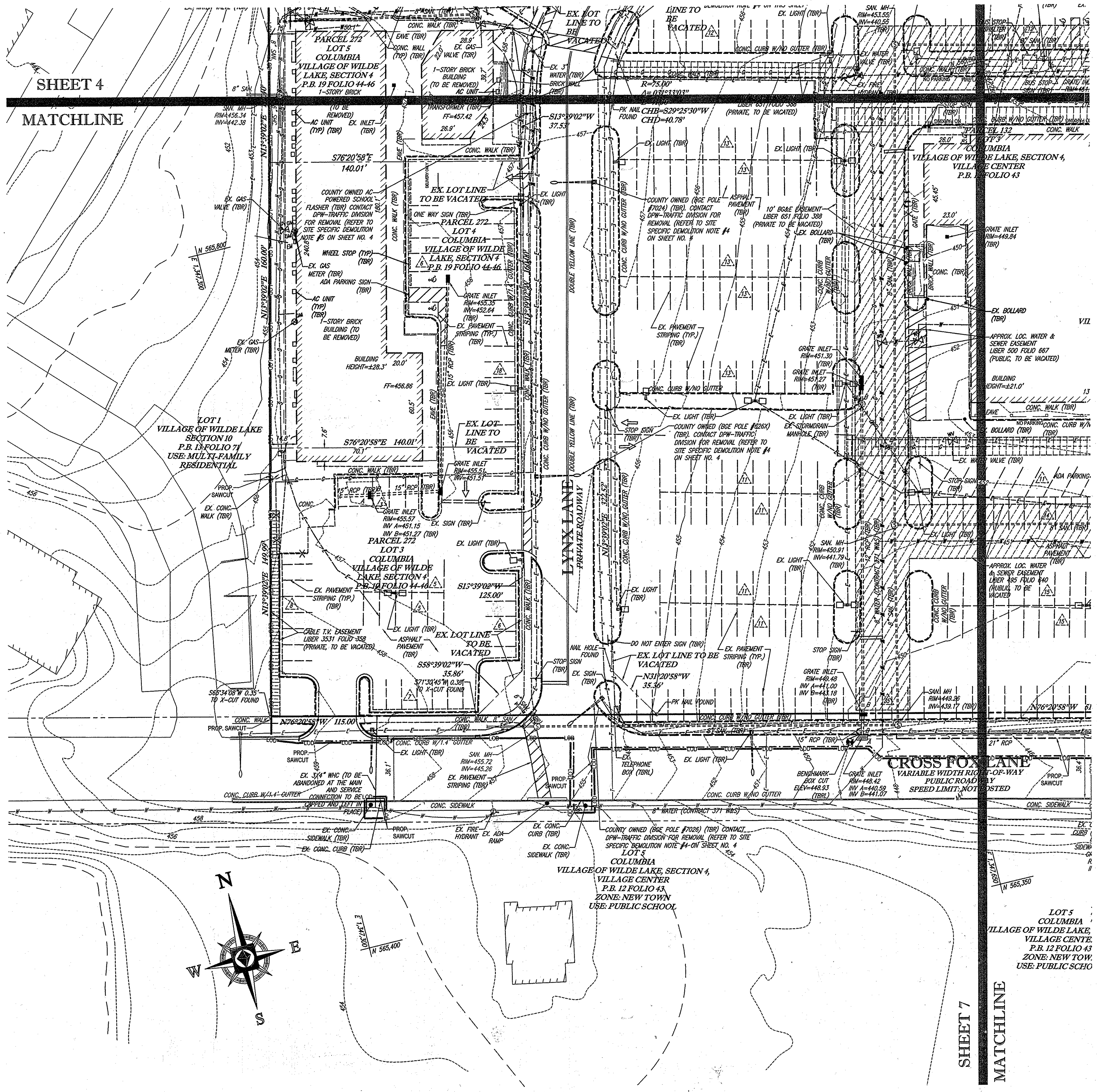
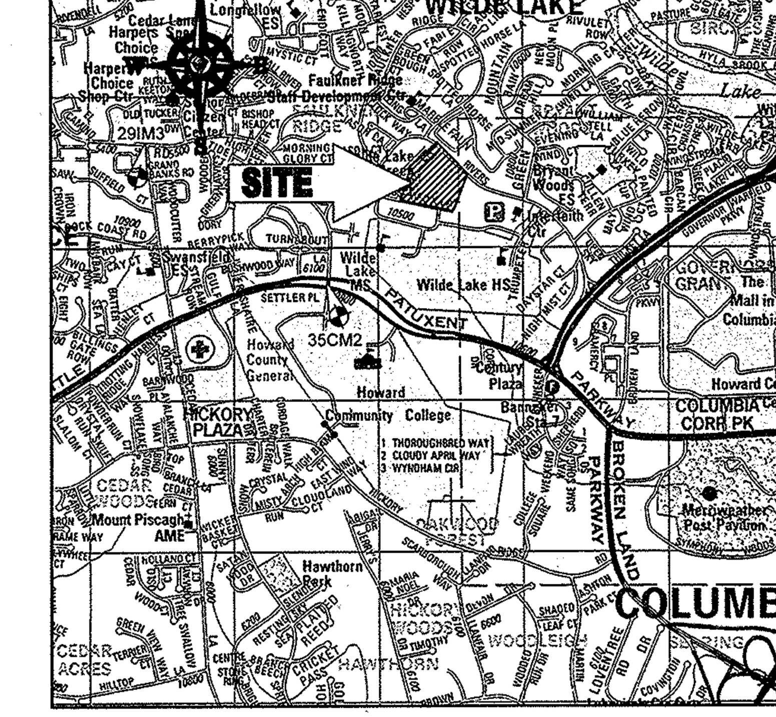


LOCATION MAP



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SCALE: 1"=2000'
ADC MAP COORDINATES: 4934 / K5

BENCHMARK NOTE:

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HOWARD COUNTY MONUMENT NO: 29IM3 ELEV. = 141.133

NOTE:

REFER TO SHEET 4 FOR SURVEY NOTES, SURVEY REFERENCES, SOILS INFORMATION, AND SITE SPECIFIC DEMOLITION NOTES.

FOR REVISION 5 ONLY:
7/11/16

BOHLER ENGINEERING
CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS
CORPORATE OFFICE:
♦ WARREN, NJ
OFFICES:
♦ SOUTHBOROUGH, MA ♦ BOWIE, MD
♦ ALBANY, NY ♦ TOWSON, MD
♦ RONKONKOMA, NY ♦ STERLING, VA
♦ CHALFONT, PA ♦ WARRENTON, VA
♦ CENTER VALLEY, PA ♦ FORT LAUDERDALE, FL
♦ TAMPA, FL ♦ PHILADELPHIA, PA

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REVISIONS

REV	DATE	COMMENT	BY
5	02/1/16	REVISED BLDGS 2,3,& 4 USES AND PARKING CALCS	DSH

DIG WITH CARE — CALL BEFORE YOU DIG

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APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	1"=30'
CAD I.D.:	SS2

PROJECT:
SITE DEVELOPMENT PLAN
FOR
KIMCO REALTY CORPORATION

LOCATION OF SITE
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

BOHLER ENGINEERING
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SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

M.J. GESELL
PROFESSIONAL ENGINEER 44097
7/29/13

SHEET TITLE:
EXISTING CONDITIONS / DEMOLITION PLAN

SHEET NUMBER:
6
OF 91

SDP-13-046

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/0 KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT # 22510 - 22511
WATER CODE: E32
SEWER CODE: 5602500

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, PARCELS A-C
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF.: 1096m SITE AREA: 10.21 AC
DPZ REF.: SDP-13-046

30 15 7.5 0 30
1"= 30'

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APPROVED: DEPARTMENT OF PLANNING AND ZONING
CHIEF-DEVELOPMENT ENGINEERING DIVISION 8/29/13 DATE
CHIEF-DIVISION OF LAND DEVELOPMENT J.P. 9/11/13 GMF DATE
DIRECTOR 9/14/13 DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

GENERAL NOTE:
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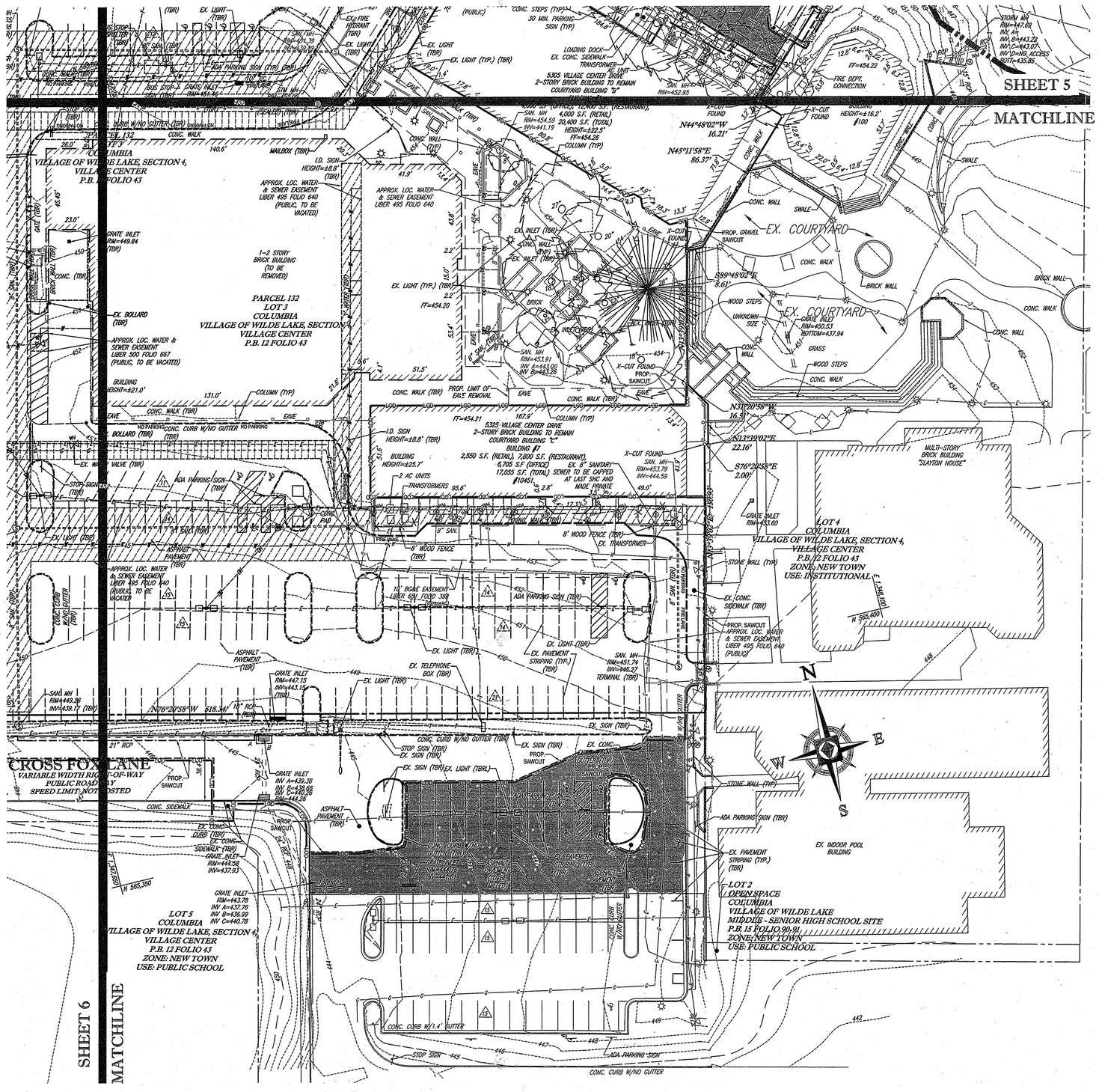

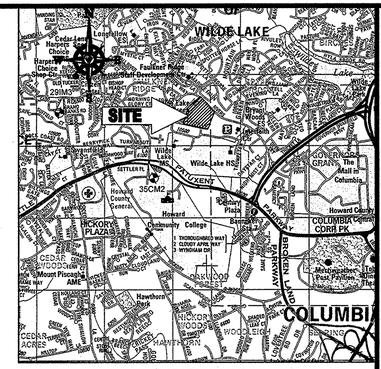

LOCATION MAP

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PERMIT USE NO. 20602153-5
SCALE: 1"=2000'
ADC MAP COORDINATES: 4934 / K5

BENCHMARK NOTE:

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HOWARD COUNTY MONUMENT NO: 35CM2 ELEV. = 142.892
HOWARD COUNTY MONUMENT NO: 29IM3 ELEV. = 141.133

NOTE:
REFER TO SHEET 4 FOR SURVEY NOTES, SURVEY REFERENCES, SOILS INFORMATION, AND SITE SPECIFIC DEMOLITION NOTES.

FOR REVISION 5 ONLY:

7/11/16

OWNER:	PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3 WILDE LAKE BUSINESS TRUST C/O KIMCO REALTY CORPORATION 3333 NEW HYDE PARK ROAD NEW HYDE PARK, NY 11042 (410) 684-2000
DEVELOPER:	KIMCO REALTY CORPORATION 1954 GREENSPRING DRIVE, SUITE 330 TIMONIUM, MD 21093 (410) 684-2000 CONTACT: GREG REED
SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE SECTION/AREA: SECTION 4 PLAT #: 5330 & 22511 WATER CODE: 8302 SEWER CODE: 5602500	TAX MAP: 29 GRID: 24 ZONED: NT PARCELS: 272, PARCELS A-C 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND ZB REF.: 1096m SITE AREA: 10.21 AC DPZ REF.: SDP-13-046

30 15 7.5 0 30
1"= 30'

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APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF-DEVELOPMENT ENGINEERING DIVISION	DATE 9/5/13
CHIEF-DIVISION OF LAND DEVELOPMENT	DATE 9/11/13
DIRECTOR	DATE 9/4/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

GENERAL NOTE:
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BOHLER ENGINEERING
CIVIL & CONSULTING ENGINEERS — CORPORATE OFFICE: WARREN, NJ; OFFICES: SOUTHBOROUGH, MA; BOWIE, MD; ROANOKE/ROANOKE, VA; STERLING, VA; SURVEYORS — ROANOKE/ROANOKE, NY; CHARLOTTE, NC; FORT LAUDERDALE, FL; PROJECT MANAGERS — CENTER VALLEY, PA; TAMPA, FL; PHILADELPHIA, PA; ENVIRONMENTAL CONSULTANTS; LANDSCAPE ARCHITECTS
THE INFORMATION CONTAINED ON THIS DRAWING IS THE SOLE PROPERTY OF BOHLER ENGINEERING AND ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING IS PROHIBITED. ANY USE OF THESE PLANS FOR CONSTRUCTION PURPOSES WITHOUT THE SEAL AND SIGNATURE OF THE PROFESSIONAL ENGINEER IN RESPONSIBLE CHARGE IS PROHIBITED.

REVISIONS

REV	DATE	COMMENT	BY
5	07/1/16	REVISED BLDGS 2, 3, 5 NOSES AND PARKING CALCS	DSM

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THIS STATE: (W VIRGINIA, MARYLAND, AND DELAWARE 811) (WV 1-800-245-4848) (PA 1-800-242-1776) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	1"=30'
CAD I.D.:	SSJ

PROJECT:
SITE DEVELOPMENT PLAN
FOR
KIMCO REALTY CORPORATION
LOCATION OF SITE
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

MICHAEL J. GESELL — PROFESSIONAL ENGINEER — 44097 — PROFESSIONAL ENGINEER
7/29/13

SHEET TITLE:
EXISTING CONDITIONS / DEMOLITION PLAN

SHEET NUMBER: 7 OF 91

SDP-13-046

FOR REVISION 5 ONLY:

7/11/16

4 FOR REVISION 4 ONLY

M.J. GESELL

9/17/15

TWIN RIVERS ROAD

LYNX LANE

CROSS FOX LANE

VILLAGE CENTER LOOP ROAD

PARCEL A
58,947.51 S.F. OR 1.35 AC.

PARCEL B
264,009.30 S.F. OR 6.06 AC.

PARCEL C
121,918.92 S.F. OR 2.80 AC.

5405 LYNX LANE
PROP. 1 STORY RETAIL BUILDING
13,670 SF (RETAIL)

5410 LYNX LANE
PROP. 2 STORY RETAIL/OFFICE BUILDING
(DAVIDS NATURAL MARKET BUILDING)
BUILDING #2
21,173 S.F. (RETAIL)
8,563 S.F. (OFFICE)
29,736 S.F. (TOTAL)
HEIGHT: 39'-6"

5414 LYNX LANE
PROP. 3,931 S.F.
BUILDING #3

5424 LYNX LANE
PROP. 3 STORY RESIDENTIAL BUILDING
ABOVE LYNX LANE
(MINIMUM 13'-6" CLEARANCE)

5426 LYNX LANE
PROP. 3 STORY RESIDENTIAL BUILDING
BUILDING #4
274,431 S.F.
(RESIDENTIAL)
(XXX UNITS TOTAL)

5431 LYNX LANE
PROP. 5 STORY
RESIDENTIAL BUILDING
BUILDING #5
275,431 S.F.
(RESIDENTIAL)
(XXX UNITS TOTAL)

10430 CROSS FOX LANE
PROP. 4 LEVEL
PARKING GARAGE
XXX SPACES
(INCLUDING 12 ADA SPACES)

5405 VILLAGE CENTER
PROP. 1 STORY RETAIL
BUILDING #1
13,500 S.F. (RETAIL)
4,000 S.F. (OFFICE)
17,500 S.F. (TOTAL)
HEIGHT: 39'-6"

5400 VILLAGE CENTER DRIVE
3-STORY BRICK BUILDING TO REMAIN
COURTYARD BUILDING 'C'
4,000 S.F. OFFICES, 1,400 S.F. RESTAURANT,
4,000 S.F. (TOTAL)
20,400 S.F. (TOTAL)
HEIGHT: 39'-6"

5400 VILLAGE CENTER DRIVE
3-STORY BRICK BUILDING TO REMAIN
COURTYARD BUILDING 'B'
2,200 S.F. (RETAIL 1,200 S.F. (RESTAURANT),
6,200 S.F. (OFFICE)
11,000 S.F. (TOTAL)
(FINAL)

5400 VILLAGE CENTER DRIVE
3-STORY BRICK BUILDING TO REMAIN
COURTYARD BUILDING 'A'
3,200 S.F. (RETAIL 1,200 S.F. (RESTAURANT),
6,200 S.F. (OFFICE)
11,000 S.F. (TOTAL)
(FINAL)

LOT 1
VILLAGE OF WILDE LAKE
SECTION 10
P.B. 11 FOLIO 71
USE: MID/HI-FAMILY RESIDENTIAL

LOT 2
COLUMBIA
VILLAGE OF WILDE LAKE, SECTION 4,
VILLAGE CENTER
P.B. 13 FOLIO 43
ZONE: NEW TOWN
USE: PUBLIC SCHOOL

LOT 4
COLUMBIA
VILLAGE OF WILDE LAKE, SECTION 4,
VILLAGE CENTER
P.B. 13 FOLIO 43
ZONE: NEW TOWN
USE: INSTITUTIONAL

LOT 5
COLUMBIA
VILLAGE OF WILDE LAKE, SECTION 4,
VILLAGE CENTER
P.B. 12 FOLIO 47
ZONE: NEW TOWN
USE: PUBLIC SCHOOL

LOT 7
COLUMBIA
VILLAGE OF WILDE LAKE,
SECTION 10
P.B. 11 FOLIO 71

LOT 8
COLUMBIA
VILLAGE OF WILDE LAKE,
SECTION 10
P.B. 11 FOLIO 71

LOT 9
COLUMBIA
VILLAGE OF WILDE LAKE,
SECTION 10
P.B. 11 FOLIO 71

LOT 10
COLUMBIA
VILLAGE OF WILDE LAKE,
SECTION 10
P.B. 11 FOLIO 71

LOT 11
COLUMBIA
VILLAGE OF WILDE LAKE,
SECTION 10
P.B. 11 FOLIO 71

LOT 12
COLUMBIA
VILLAGE OF WILDE LAKE,
SECTION 10
P.B. 11 FOLIO 71

LOT 2
CLOVERSPACE
COLUMBIA
VILLAGE OF WILDE LAKE
MIDDLE/SENIOR HIGH SCHOOL SITE
P.B. 13 FOLIO 43
ZONE: NEW TOWN
USE: PUBLIC SCHOOL

WILDE LAKE BUSINESS TRUST
LIBER 14041 FOLIO 326
TAX 24-24 372
WILDE LAKE B.P. OR 8.716 AC.
ZONE: NEW TOWN
USE: RESTAURANT

DAVIDSON WINDOW FOUND

INSET 'A'

PROP. 8'X12' BUS SHELTER WITH 6' BENCH, ONE 36-GALLON TRASH CAN, ONE 24-GALLON RECYCLING CAN, AND INTERNAL LIGHTING

5424 LYNX LANE
PROP. 3 STORY
RESIDENTIAL BUILDING
ABOVE LYNX LANE
(MINIMUM 13'-6"
CLEARANCE)

FOR REVISION 1 ONLY

SCALE: 1"=10'

7/28/15

FOR REVISION 3 ONLY

1" = 50'

LEGEND

- DRIVE THRU STACKING SPACE
- STACKING SPACE NUMBER
- ASPHALT PAVEMENT
- PERVIOUS PAVERS (ADA COMPLIANT SURFACE)
- CONCRETE PAVERS (ADA COMPLIANT SURFACE)
- STAMPED CONCRETE PAVEMENT (ADA COMPLIANT SURFACE)
- CONCRETE SIDEWALK (HO. CO. STD R-3.05)
- CONCRETE PAVEMENT
- 1.5" ASPHALT PAVEMENT OVERLAY
- EX. ASPHALT PAVEMENT TO REMAIN AND BE RESTRIPED
- NUMBER OF PARKING SPACES PER ROW

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF-DEVELOPMENT ENGINEERING DIVISION — DATE 9/20/13

CHIEF-DIVISION OF LAND DEVELOPMENT — DATE 9/16/13

DIRECTOR — DATE 9/16/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATING TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

BOHLER ENGINEERING
CORPORATE OFFICE: ◆ WARREN, NJ
OFFICES: ◆ BOWIE, MD ◆ CHANTILLY, VA ◆ CHARLOTTE, NC ◆ CHESTERFIELD, MO ◆ DENVER, CO ◆ EXTON, PA ◆ FREDERICK, MD ◆ HAMILTON, NJ ◆ HARRISBURG, PA ◆ HOUSTON, TX ◆ LOUISVILLE, KY ◆ MANCHESTER, NH ◆ MORRISTOWN, NJ ◆ NEW YORK, NY ◆ PITTSBURGH, PA ◆ PRINCETON, NJ ◆ RICHMOND, VA ◆ ROANOKE, VA ◆ SOUTHBOROUGH, MA ◆ STERLING, VA ◆ TAMPA, FL ◆ WASHINGTON, DC ◆ WESTMINSTER, MD
CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF BOHLER ENGINEERING. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING IS PROHIBITED. ANY USE OF THIS DRAWING WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BOHLER ENGINEERING SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO BOHLER ENGINEERING.

REVISIONS

REV	DATE	COMMENT	BY
1	01/09/14	REVISED UTILITY LAYOUT	RDH
2	04/24/15	REVISED CURB CUTS & SHOW POOL IN COURTYARD	WCB
4	08/19/15	REVISED BLDG #, S, & USES AND PARKING CALCS	PAB
5	02/1/16	REVISED BLDGS #, S, & USES AND PARKING CALCS	DSH

THE MISS UTILITY LAW REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE (IN VIRGINIA, MARYLAND, AND DELAWARE 811) (PA 1-800-242-1776) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.:	MD06900
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	AS NOTED
CAD I.D.:	SS2

PROJECT:
SITE DEVELOPMENT PLAN
FOR
KIMCO REALTY CORPORATION
LOCATION OF SITE
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

M.J. GESELL — 44097 — PROFESSIONAL ENGINEER — 7/29/13

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
8
OF 91

SDP-13-046

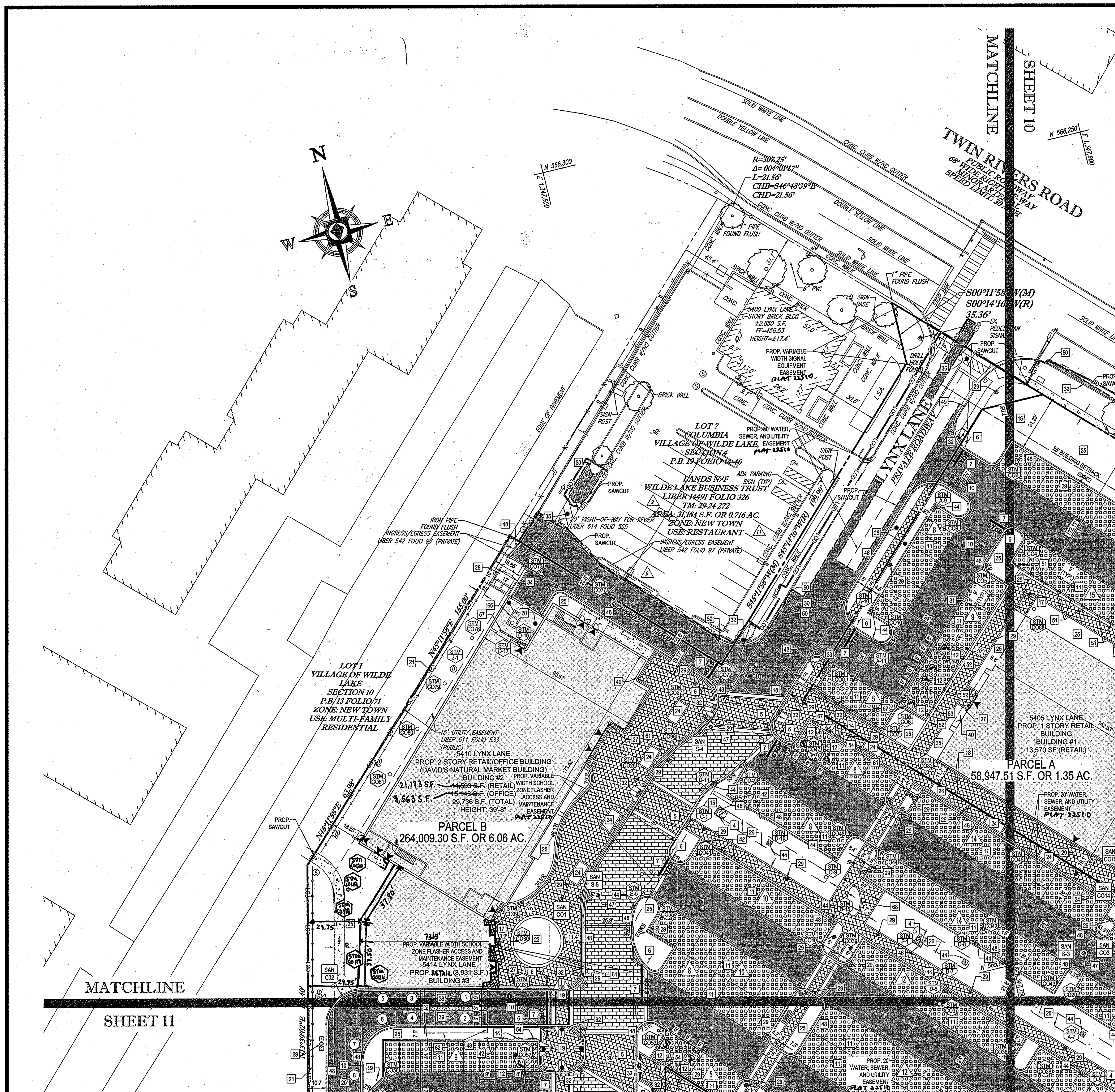
OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/O KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT #: 22-5 & 8-325 ET
WATER CODE: E32
SEWER CODE: 5602500

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, PARCELS A-C
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF.: 1196m SITE AREA: 10.21 AC
DPZ REF.: SDP-13-046

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 6/6/2017



SITE KEYNOTES

1	SOLAR POWERED "SCHOOL ZONE" FLASHER (CONTACT HOWARD COUNTY DPW-TRAFFIC DIVISION AT 410-313-5752)
2	RELOCATED SITE LIGHT
3	TRASH ENCLOSURE AND COMPACTOR AREA TO MATCH BUILDING (REFER TO ARCHITECTURAL PLANS)
4	RIP-RAP OUTLET PROTECTION
5	RAISED CROSSWALK
6	STOP SIGN (MUTCD R1-1)
7	PAINTED STOP BAR
8	STRIPED LOADING AND DROPOFF AREA (4" WIDE STRIPING, 45° ANGLE, 2' O.C.)
9	PAINTED STOP/DO NOT ENTER BAR
10	PAINTED DRIVE THRU ARROW
11	STANDARD PARKING STALL WITH 4" WIDE PAVEMENT MARKINGS (9' X 18') (TYP.)
12	ADA ACCESSIBLE PARKING STALL WITH PAINTED ADA SYMBOL (8' X 18') (TYP.)
13	PARALLEL PARKING STALL (LOW-EMITTING PARKING SPACE) (8' X 22')
14	ADA PARKING SIGN
15	12' HIGH MONUMENT ID SIGN (REFER TO ARCHITECTURAL PLANS)
16	12' PYLON ID SIGN (REFER TO ARCHITECTURAL PLANS)
17	BIKE LOCKER (2 LOCKERS)
18	COVERED WALKWAY (REFER TO ARCHITECTURAL PLANS)
19	DO NOT ENTER SIGN (MUTCD R5-1)
20	LOADING AREA (4" WHITE STRIPE @ 45°, 4' O.C.)
21	6' HIGH FENCE
22	PRIVACY FENCE (REFER TO ARCHITECTURAL PLANS)
23	15' Ø RAISED PLANTER AREA
24	12' X 6' CURBED PLANTER AREA
25	LANDSCAPED AREA
26	MICROBIORETENTION FACILITY AREA
27	KNOX BOX (REFER TO ARCHITECTURAL PLANS)
28	TRASH ENCLOSURE
29	LIGHT (REFER TO LIGHTING PLAN FOR SPECIFIC TYPE)
30	CONC. BARRIER CURB (HO. CO. STD R-3.03)
31	DEPRESSED CURB
32	SIDEWALK RAMP (HO. CO. STD R-4.02)
33	SIDEWALK RAMP (HO. CO. STD R-4.04)
34	WALL WITH GUARDRAIL
35	PAINTED STRIPED AREA (4" WIDE STRIPING, 45° ANGLE, 2' O.C.)
36	PAINTED STRIPED CROSSWALK
37	8' X 12' BUS SHELTER WITH 6' BENCH, 36 GALLON TRASH CAN, 24 GALLON RECYCLING CAN AND INTERNAL LIGHTING
38	BUILDING-MOUNTED ATM (REFER TO ARCHITECTURAL PLANS)
39	DRIVE-THRU P.O.S. (REFER TO ARCHITECTURAL PLANS)
40	FIRE DEPARTMENT SIAMESE CONNECTION (REFER TO ARCHITECTURAL PLANS)
41	RELOCATED ABOVEGROUND TELEPHONE BOX (REFER TO APPROVED PLAN FROM UTILITY COMPANY)
42	LOW EMISSION VEHICLE PARKING SIGN
43	FIRE HYDRANT (REFER TO APPROVED PUBLIC UTILITY PLANS)
44	STORMDRAIN INLET (REFER TO STORMDRAIN SCHEDULES FOR SPECIFIC TYPE)
45	STORMDRAIN MANHOLE (REFER TO STORMDRAIN SCHEDULES FOR SPECIFIC TYPE)
46	STORMDRAIN ENDWALL (REFER TO STORMDRAIN SCHEDULES FOR SPECIFIC TYPE)
47	SANITARY MANHOLE (REFER TO APPROVED PUBLIC UTILITY PLANS)
48	7" COMBINATION CURB & GUTTER (HO. CO. STD. R-3.01)
49	TRANSITION FROM PROP. 7" COMBINATION CURB & GUTTER TO EXISTING CURB & GUTTER
50	TRANSITION FROM PROP. CONC. BARRIER CURB TO EXISTING CURB
51	POLYMER WHEELSTOP
52	BOLLARD MOUNTED ADA PARKING SIGN
53	BOLLARD MOUNTED NO PARKING SIGN
54	NO PARKING SIGN
55	12' Ø CURBED PLANTER AREA
56	TRANSITION FROM PROP. 7" COMBINATION CURB & GUTTER TO EXISTING CURB
57	TRENCH DRAIN (REFER TO ARCHITECTURALS)
58	8' HIGH BOARD ON BOARD FENCE WITH 6' WIDE GATE
59	827 S.F. RAISED PLANTER AREA
60	1,017 S.F. RAISED PLANTER AREA
61	SMOKER POLE
62	BANK DRIVE-THRU CANOPY
63	RESIDENTIAL LOADING SPACE FOR MOVING AND DELIVERIES
64	DEPRESSED CURB
65	RESIDENTIAL DUMPSTER
66	1,500 GALLON SAND-MUD TRAP (REFER TO ARCHITECTURALS)
67	BOLLARD-MOUNTED LOW EMISSION PARKING SIGN
68	123 S.F. CURBED PLANTER AREA
69	GAS METER
70	NO PARKING SIGN (MUTCD R7-1)
71	70 LF. HANDRAIL
72	8" RISER
73	GREASE TRAP

LEGEND

(#) box	DRIVE THRU STACKING SPACE
(#)	DRIVE THRU STACKING SPACE NUMBER
	ASPHALT PAVEMENT
	PERVIOUS PAVERS (ADA COMPLIANT SURFACE)
	CONCRETE PAVERS (ADA COMPLIANT SURFACE)
	STAMPED CONCRETE PAVEMENT (ADA COMPLIANT SURFACE)
	CONCRETE SIDEWALK (HO. CO. STD R-3.05)
	CONCRETE PAVEMENT
	1.5" ASPHALT PAVEMENT OVERLAY
	EX. ASPHALT PAVEMENT TO REMAIN AND BE RESTRIPED
(# triangle)	NUMBER OF PARKING SPACES PER ROW

FOR REVISION 5 ONLY:

7/11/16

7/31/14

FOR REVISION 2 ONLY

FOR REVISION 1 ONLY

3/17/14

ARCHITECTURAL REFERENCE

THIS PLAN IS BASED ON ARCHITECTURAL PLANS PREPARED BY:

NORR ARCHITECTS, ENTITLED "CVS PHARMACY; CENTER ENTRY; TYPE B-13600-RIGHT; REAR DRIVE THRU; STORE #10094; 5405 LYNX LANE; WILDE LAKE VILLAGE CENTER; COLUMBIA (HOWARD COUNTY) MD" DATED MAY 28, 2013 (BUILDING 1)
L2M ARCHITECTS, ENTITLED "MARKET BUILDING AT WILDE LAKE VILLAGE CENTER; 5430 LYNX LANE; COLUMBIA, MARYLAND 21044," DATED JANUARY 15, 2012, LAST REVISED DECEMBER 14, 2012 (BUILDING 2)
L2M ARCHITECTS, ENTITLED "COURTYARD BUILDING A AT WILDE LAKE VILLAGE CENTER; 10451 TWIN RIVERS ROAD; COLUMBIA, MARYLAND 21044," DATED JANUARY 15, 2012, LAST REVISED JANUARY 15, 2013 (BUILDING 7)

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF-DEVELOPMENT ENGINEERING DIVISION — DATE 8/29/13

CHIEF-DIVISION OF LAND DEVELOPMENT — DATE 9/11/13

DIRECTOR — DATE 9/14/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE SECTION/AREA: SECTION 4 PLAT #22510-22511 WATER CODE: E32 SEWER CODE: 5602500	OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3 WILDE LAKE BUSINESS TRUST C/0 KIMCO REALTY CORPORATION 3333 NEW HYDE PARK ROAD NEW HYDE PARK, NY 11042 (410) 684-2000 DEVELOPER: KIMCO REALTY CORPORATION 1954 GREENSPRING DRIVE, SUITE 330 TIMONIUM, MD 21093 (410) 684-2000 CONTACT: GREG REED TAX MAP: 29 GRID: 24 ZONED: NT PARCELS: 272, PARCELS A-C 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND ZB REF.: 1096m SITE AREA: 10.21 AC ~~FINAL PLAN APPROVED: / /~~ DPZ REF.: SDP-13-046

30 15 7.5 0 30
1"= 30'

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 6/9/2015

BOHLER ENGINEERING

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

CORPORATE OFFICE:
♦ WARREN, NJ
OFFICES:
♦ SOUTHBOROUGH, MA ♦ BOWIE, MD
♦ ALBANY, NY ♦ TOWSON, MD
♦ RONKONKOMA, NY ♦ STERLING, VA
♦ CHALFONT, PA ♦ WARRENTON, VA
♦ CENTER VALLEY, PA ♦ FORT LAUDERDALE, FL
♦ TAMPA, FL ♦ PHILADELPHIA, PA

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REVISIONS

REV	DATE	COMMENT	BY
1	01/10/14	REVISED UTILITY LAYOUT	ROH
2	5/16/14	REVISED STORM DRAIN LAYOUT, BLDG FOOTPRINT AND WATER HOUSE CONNECT.	TMG
5	02/1/16	REVISED BLDGS 2, 3, & 4 USES AND PARKING CALCS	DSH

DIG WITH CARE — CALL BEFORE YOU DIG

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. (IN VIRGINIA, MARYLAND, AND DELAWARE 811) (WV 1-800-245-4848) (PA 1-800-242-1776) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	1"=30'
CAD I.D.:	SS2

PROJECT:
SITE DEVELOPMENT PLAN
FOR
KIMCO REALTY CORPORATION

LOCATION OF SITE
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

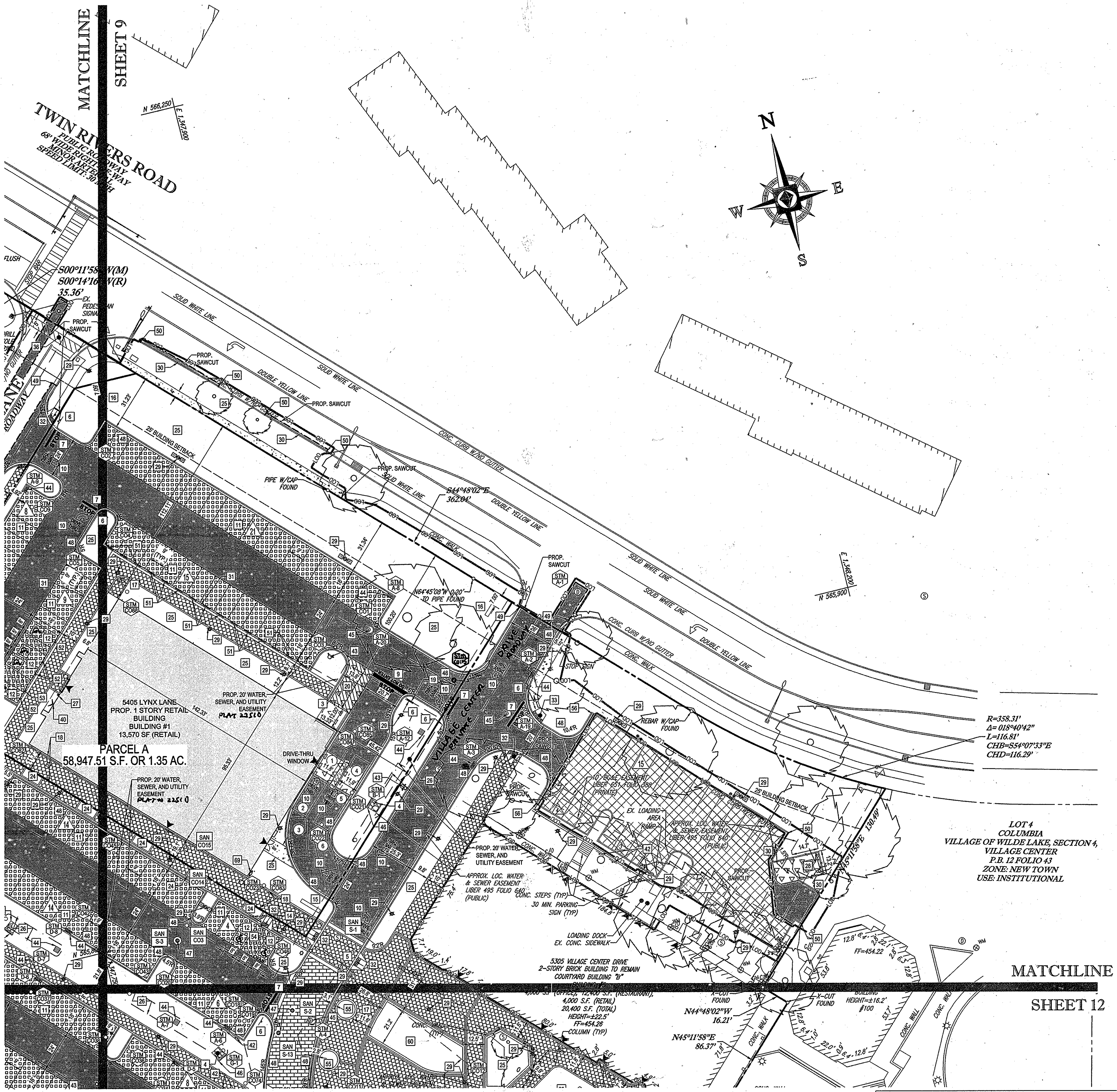
M.J. GESELL
PROFESSIONAL ENGINEER
7/29/13

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
9
OF 91

SDP-13-046

C:\USERS\AGAMBOA\APPDATA\LOCAL\TEMP\ACPUBLISH_5284\MD069002SS2.DWG PRINTED BY: AGAMBOA 7.31.13 @ 2:31 PM LAST SAVED BY: RSTASIOWS



SITE KEYNOTES

1. SOLAR POWERED "SCHOOL ZONE" FLASHER (CONTACT HOWARD COUNTY DPW-TRAFFIC DIVISION AT 410-313-5752)
2. RELOCATED SITE LIGHT
3. TRASH ENCLOSURE AND COMPACTOR AREA TO MATCH BUILDING (REFER TO ARCHITECTURAL PLANS)
4. RIP-RAP OUTLET PROTECTION
5. RAISED CROSSWALK
6. STOP SIGN (MUTCD R1-1)
7. PAINTED STOP BAR
8. STRIPED LOADING AND DROPOFF AREA (4" WIDE STRIPING, 45° ANGLE, 2' O.C.)
9. PAINTED STOP/DO NOT ENTER BAR
10. PAINTED DRIVE THRU ARROW
11. STANDARD PARKING STALL WITH 4" WIDE PAVEMENT MARKINGS (9' X 18') (TYP.)
12. ADA ACCESSIBLE PARKING STALL WITH PAINTED ADA SYMBOL (8' X 18') (TYP.)
13. PARALLEL PARKING STALL (LOW-EMITTING PARKING SPACE) (8' X 22')
14. ADA PARKING SIGN
15. 12' HIGH MONUMENT ID SIGN (REFER TO ARCHITECTURAL PLANS)
16. 12' PYLON ID SIGN (REFER TO ARCHITECTURAL PLANS)
17. BIKE LOCKER (2 LOCKERS)
18. COVERED WALKWAY (REFER TO ARCHITECTURAL PLANS)
19. DO NOT ENTER SIGN (MUTCD R5-1)
20. LOADING AREA (4" WHITE STRIPE @ 45°, 4' O.C.)
21. 6' HIGH FENCE
22. PRIVACY FENCE (REFER TO ARCHITECTURAL PLANS)
23. 15' Ø RAISED PLANTER AREA
24. 12' X 6' CURBED PLANTER AREA
25. LANDSCAPED AREA
26. MICROBIORETENTION FACILITY AREA
27. KNOX BOX (REFER TO ARCHITECTURAL PLANS)
28. TRASH ENCLOSURE
29. LIGHT (REFER TO LIGHTING PLAN FOR SPECIFIC TYPE)
30. CONC. BARRIER CURB (HO. CO. STD R-3.03)
31. DEPRESSED CURB
32. SIDEWALK RAMP (HO. CO. STD R-4.02)
33. SIDEWALK RAMP (HO. CO. STD R-4.04)
34. WALL WITH GUARDRAIL
35. PAINTED STRIPED AREA (4" WIDE STRIPING, 45° ANGLE, 2' O.C.)
36. PAINTED STRIPED CROSSWALK
37. 8' X 12' BUS SHELTER WITH 6' BENCH, 36 GALLON TRASH CAN, 24 GALLON RECYCLING CAN AND INTERNAL LIGHTING
38. BUILDING-MOUNTED ATM (REFER TO ARCHITECTURAL PLANS)
39. DRIVE-THRU P.O.S. (REFER TO ARCHITECTURAL PLANS)
40. FIRE DEPARTMENT SIAMESE CONNECTION (REFER TO ARCHITECTURAL PLANS)
41. RELOCATED ABOVEGROUND TELEPHONE BOX (REFER TO APPROVED PLAN FROM UTILITY COMPANY)
42. LOW EMISSION VEHICLE PARKING SIGN
43. FIRE HYDRANT (REFER TO APPROVED PUBLIC UTILITY PLANS)
44. STORMDRAIN INLET (REFER TO STORMDRAIN SCHEDULES FOR SPECIFIC TYPE)
45. STORMDRAIN MANHOLE (REFER TO STORMDRAIN SCHEDULES FOR SPECIFIC TYPE)
46. STORMDRAIN ENDWALL (REFER TO STORMDRAIN SCHEDULES FOR SPECIFIC TYPE)
47. SANITARY MANHOLE (REFER TO APPROVED PUBLIC UTILITY PLANS)
48. 7" COMBINATION CURB & GUTTER (HO. CO. STD. R-3.01)
49. TRANSITION FROM PROP. 7" COMBINATION CURB & GUTTER TO EXISTING CURB & GUTTER
50. TRANSITION FROM PROP. CONC. BARRIER CURB TO EXISTING CURB
51. POLYMER WHEELSTOP
52. BOLLARD MOUNTED ADA PARKING SIGN
53. BOLLARD MOUNTED NO PARKING SIGN
54. NO PARKING SIGN
55. 12' Ø CURBED PLANTER AREA
56. TRANSITION FROM PROP. 7" COMBINATION CURB & GUTTER TO EXISTING CURB
57. TRENCH DRAIN (REFER TO ARCHITECTURALS)
58. 8' HIGH BOARD ON BOARD FENCE WITH 6' WIDE GATE
59. 827 S.F. RAISED PLANTER AREA
60. 1,017 S.F. RAISED PLANTER AREA
61. SMOKER POLE
62. BANK DRIVE-THRU CANOPY
63. RESIDENTIAL LOADING SPACE FOR MOVING AND DELIVERIES
64. DEPRESSED CURB
65. RESIDENTIAL DUMPSTER
66. 1,500 GALLON SAND-MUD TRAP (REFER TO ARCHITECTURALS)
67. BOLLARD-MOUNTED LOW EMISSION PARKING SIGN
68. 123 S.F. CURBED PLANTER AREA
69. GAS METER
70. NO PARKING SIGN (MUTCD R7-1)
71. 70 LF. HANDRAIL
72. 8" RISER
73. GREASE TRAP

LEGEND

- DRIVE THRU STACKING SPACE
- DRIVE THRU STACKING SPACE NUMBER
- ASPHALT PAVEMENT
- PERVIOUS PAVERS (ADA COMPLIANT SURFACE)
- CONCRETE PAVERS (ADA COMPLIANT SURFACE)
- STAMPED CONCRETE PAVEMENT (ADA COMPLIANT SURFACE)
- CONCRETE SIDEWALK (HO. CO. STD R-3.05)
- CONCRETE PAVEMENT
- 1.5" ASPHALT PAVEMENT OVERLAY
- EX. ASPHALT PAVEMENT TO REMAIN AND BE RESTRIPED
- NUMBER OF PARKING SPACES PER ROW

FOR REVISION 5 ONLY: 7/11/16

FOR REVISION 1 ONLY 3/17/14

FOR REVISION 2 ONLY

ARCHITECTURAL REFERENCE

THIS PLAN IS BASED ON ARCHITECTURAL PLANS PREPARED BY:

NORR ARCHITECTS, ENTITLED "CVS PHARMACY; CENTER ENTRY; TYPE B-13600-RIGHT; REAR DRIVE THRU; STORE #10094; 5405 LYNX LANE; WILDE LAKE VILLAGE CENTER; COLUMBIA (HOWARD COUNTY) MD" DATED MAY 28, 2013 (BUILDING 1)
L2M ARCHITECTS, ENTITLED "MARKET BUILDING AT WILDE LAKE VILLAGE CENTER; 5430 LYNX LANE; COLUMBIA, MARYLAND 21044," DATED JANUARY 15, 2012, LAST REVISED DECEMBER 14, 2012 (BUILDING 2)
L2M ARCHITECTS, ENTITLED "COURTYARD BUILDING A AT WILDE LAKE VILLAGE CENTER; 10451 TWIN RIVERS ROAD; COLUMBIA, MARYLAND 21044," DATED JANUARY 15, 2012, LAST REVISED JANUARY 15, 2013 (BUILDING 7)

GENERAL NOTE:
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APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF-DEVELOPMENT ENGINEERING DIVISION	DATE 8/29/13
CHIEF-DIVISION OF LAND DEVELOPMENT	DATE 9/11/13
DIRECTOR	DATE 9/14/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT #22510 - 22511
WATER CODE: E32
SEWER CODE: 5602500

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/0 KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, PARCELS A-C
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF.: 1096m SITE AREA: 10.21 AC
~~FINAL PLAN APPROVED: / /~~ DPZ REF.: SDP-13-046

30 15 7.5 0 30
1"= 30'

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 6/9/2015

BOHLER ENGINEERING
CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS
CORPORATE OFFICE: WARREN, NJ
OFFICES: SOUTHBOROUGH, MA; ALBANY, NY; RONKONKOMA, NY; CHALFONT, PA; CENTER VALLEY, PA; TAMPA, FL; BOWIE, MD; TOWSON, MD; STERLING, VA; WARRENTON, VA; FORT LAUDERDALE, FL; PHILADELPHIA, PA

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES © 2008 BOHLER ENGINEERING.

REVISIONS

REV	DATE	COMMENT	BY
1	01/10/14	REVISED UTILITY LAYOUT	
2	5/16/14	REVISED STORM DRAIN LAYOUT, BLDG FOOT PRINT AND WATER HOUSE CONNECT	TMG
5	02/1/16	REVISED BLDGS 2, 3, 7 USES AND PARKING CALCS	DSH

DIG WITH CARE — CALL BEFORE YOU DIG

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. (IN VIRGINIA, MARYLAND, AND DELAWARE 811) (WV 1-800-245-4848) (PA 1-800-242-1776) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

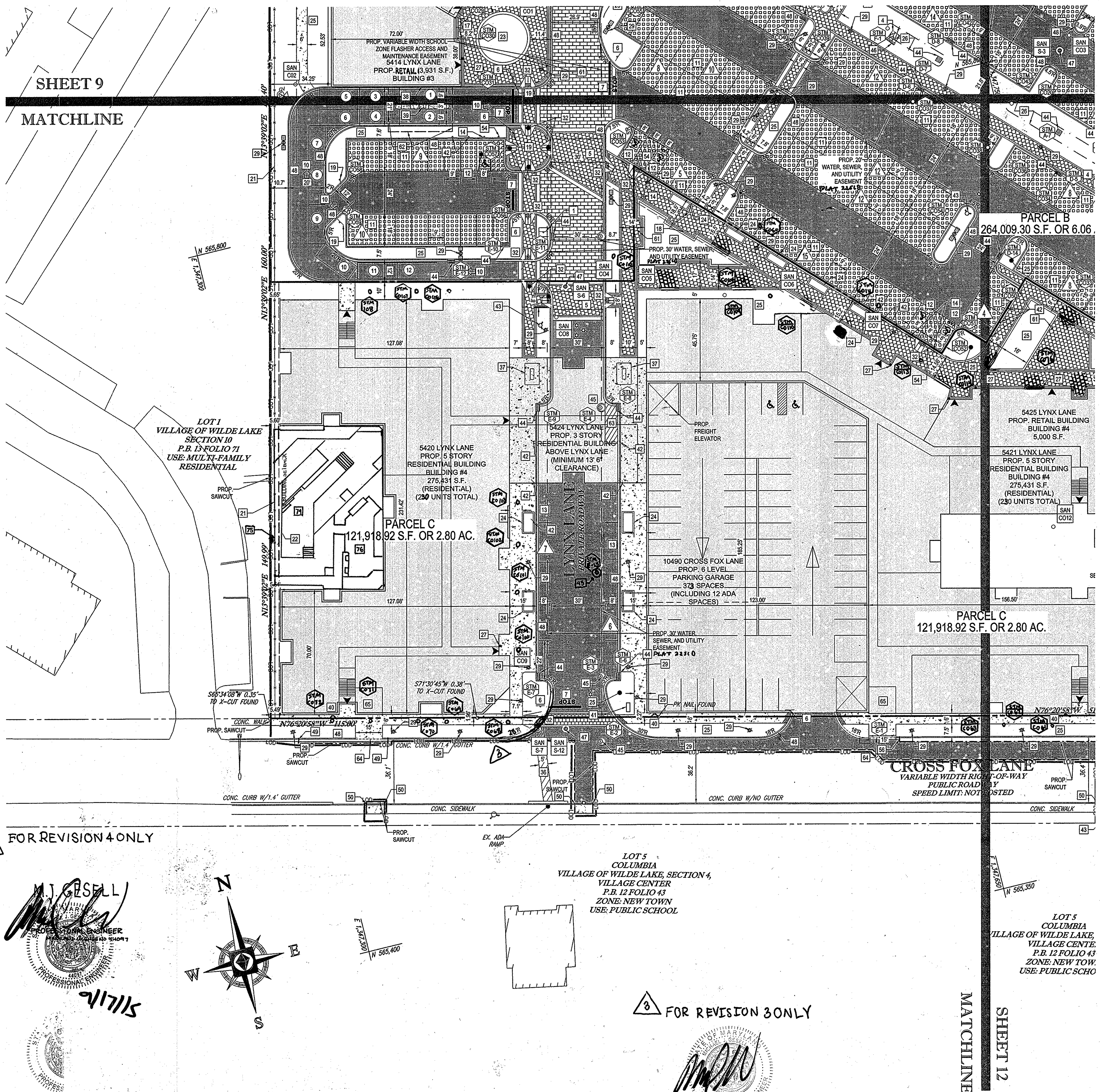
PROJECT No.:	MD069002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	1"=30'
CAD I.D.:	SS2

PROJECT:
SITE DEVELOPMENT PLAN
FOR
KIMCO REALTY CORPORATION
LOCATION OF SITE
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

M.J. GESELL
PROFESSIONAL ENGINEER
7/29/13

SHEET TITLE:
SITE PLAN



FOR REVISION 4 ONLY

M.J. GESELL
PROFESSIONAL ENGINEER
9/17/15

FOR REVISION 3 ONLY
7/28/15

SITE KEYNOTES

1. SOLAR POWERED "SCHOOL ZONE" FLASHER (CONTACT HOWARD COUNTY DPW-TRAFFIC DIVISION AT 410-313-5752)
2. RELOCATED SITE LIGHT
3. TRASH ENCLOSURE AND COMPACTOR AREA TO MATCH BUILDING (REFER TO ARCHITECTURAL PLANS)
4. RIP-RAP OUTLET PROTECTION
5. RAISED CROSSWALK
6. STOP SIGN (MUTCD R1-1)
7. PAINTED STOP BAR
8. STRIPED LOADING AND DROPOFF AREA (4" WIDE STRIPING, 45° ANGLE, 2' O.C.)
9. PAINTED STOP/DO NOT ENTER BAR
10. PAINTED DRIVE THRU ARROW
11. STANDARD PARKING STALL WITH 4" WIDE PAVEMENT MARKINGS (9' X 18') (TYP.)
12. ADA ACCESSIBLE PARKING STALL WITH PAINTED ADA SYMBOL (8' X 18') (TYP.)
13. PARALLEL PARKING STALL (LOW-EMITTING PARKING SPACE) (8' X 22')
14. ADA PARKING SIGN
15. 12' HIGH MONUMENT ID SIGN (REFER TO ARCHITECTURAL PLANS)
16. 12' PYLON ID SIGN (REFER TO ARCHITECTURAL PLANS)
17. BIKE LOCKER (2 LOCKERS)
18. COVERED WALKWAY (REFER TO ARCHITECTURAL PLANS)
19. DO NOT ENTER SIGN (MUTCD R5-1)
20. LOADING AREA (4" WHITE STRIPE @ 45°, 4' O.C.)
21. 6' HIGH FENCE
22. PRIVACY FENCE (REFER TO ARCHITECTURAL PLANS)
23. 15' Ø RAISED PLANTER AREA
24. 12' X 6' CURBED PLANTER AREA
25. LANDSCAPED AREA
26. MICROBIORETENTION FACILITY AREA
27. KNOX BOX (REFER TO ARCHITECTURAL PLANS)
28. TRASH ENCLOSURE
29. LIGHT (REFER TO LIGHTING PLAN FOR SPECIFIC TYPE)
30. CONC. BARRIER CURB (HO. CO. STD R-3.03)
31. DEPRESSED CURB
32. SIDEWALK RAMP (HO. CO. STD R-4.02)
33. SIDEWALK RAMP (HO. CO. STD R-4.04)
34. WALL WITH GUARDRAIL
35. PAINTED STRIPED AREA (4" WIDE STRIPING, 45° ANGLE, 2' O.C.)
36. PAINTED STRIPED CROSSWALK
37. 8' X 12' BUS SHELTER WITH 6' BENCH, 36 GALLON TRASH CAN, 24 GALLON RECYCLING CAN AND INTERNAL LIGHTING
38. BUILDING-MOUNTED ATM (REFER TO ARCHITECTURAL PLANS)
39. DRIVE-THRU P.O.S. (REFER TO ARCHITECTURAL PLANS)
40. FIRE DEPARTMENT SIAMESE CONNECTION (REFER TO ARCHITECTURAL PLANS)
41. RELOCATED ABOVEGROUND TELEPHONE BOX (REFER TO APPROVED PLAN FROM UTILITY COMPANY)
42. LOW EMISSION VEHICLE PARKING SIGN
43. FIRE HYDRANT (REFER TO APPROVED PUBLIC UTILITY PLANS)
44. STORMDRAIN INLET (REFER TO STORMDRAIN SCHEDULES FOR SPECIFIC TYPE)
45. STORMDRAIN MANHOLE (REFER TO STORMDRAIN SCHEDULES FOR SPECIFIC TYPE)
46. STORMDRAIN ENDWALL (REFER TO STORMDRAIN SCHEDULES FOR SPECIFIC TYPE)
47. SANITARY MANHOLE (REFER TO APPROVED PUBLIC UTILITY PLANS)
48. 7" COMBINATION CURB & GUTTER (HO. CO. STD. R-3.01)
49. TRANSITION FROM PROP. 7" COMBINATION CURB & GUTTER TO EXISTING CURB & GUTTER
50. TRANSITION FROM PROP. CONC. BARRIER CURB TO EXISTING CURB
51. POLYMER WHEELSTOP
52. BOLLARD MOUNTED ADA PARKING SIGN
53. BOLLARD MOUNTED NO PARKING SIGN
54. NO PARKING SIGN
55. 12' Ø CURBED PLANTER AREA
56. TRANSITION FROM PROP. 7" COMBINATION CURB & GUTTER TO EXISTING CURB
57. TRENCH DRAIN (REFER TO ARCHITECTURALS)
58. 8' HIGH BOARD ON BOARD FENCE WITH 6' WIDE GATE
59. 827 S.F. RAISED PLANTER AREA
60. 1,017 S.F. RAISED PLANTER AREA
61. SMOKER POLE
62. BANK DRIVE-THRU CANOPY
63. RESIDENTIAL LOADING SPACE FOR MOVING AND DELIVERIES
64. DEPRESSED CURB
65. RESIDENTIAL DUMPSTER
66. 1,500 GALLON SAND-MUD TRAP (REFER TO ARCHITECTURALS)
67. BOLLARD-MOUNTED LOW EMISSION PARKING SIGN
68. 123 S.F. CURBED PLANTER AREA
69. GAS METER
70. NO PARKING SIGN (MUTCD R7-1)
71. 70 LF. HANDRAIL
72. 8" RISER
73. GREASE TRAP
74. PROP. POOL
75. PROP. RETAINING WALL (REFER TO ARCHITECTURAL PLANS)
76. PROP. OUTDOOR PATIO

LEGEND

- DRIVE THRU STACKING SPACE
- DRIVE THRU STACKING SPACE NUMBER
- ASPHALT PAVEMENT
- PERVIOUS PAVERS (ADA COMPLIANT SURFACE)
- CONCRETE PAVERS (ADA COMPLIANT SURFACE)
- STAMPED CONCRETE PAVEMENT (ADA COMPLIANT SURFACE)
- CONCRETE SIDEWALK (HO. CO. STD R-3.05)
- CONCRETE PAVEMENT
- 1.5" ASPHALT PAVEMENT OVERLAY
- EX. ASPHALT PAVEMENT TO REMAIN AND BE RESTRIPED
- NUMBER OF PARKING SPACES PER ROW

FOR REVISION 5 ONLY:
7/14/16

FOR REVISION 2 ONLY
7/31/14

FOR REVISION 1 ONLY
3/17/14

ARCHITECTURAL REFERENCE

THIS PLAN IS BASED ON ARCHITECTURAL PLANS PREPARED BY:

NORR ARCHITECTS, ENTITLED "CVS PHARMACY; CENTER ENTRY; TYPE B-13600-RIGHT; REAR DRIVE THRU; STORE #10094; 5405 LYNX LANE; WILDE LAKE VILLAGE CENTER; COLUMBIA (HOWARD COUNTY) MD" DATED MAY 28, 2013 (BUILDING 1)
L2M ARCHITECTS, ENTITLED "MARKET BUILDING AT WILDE LAKE VILLAGE CENTER; 5430 LYNX LANE; COLUMBIA, MARYLAND 21044," DATED JANUARY 15, 2012, LAST REVISED DECEMBER 14, 2012 (BUILDING 2)
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APPROVED: DEPARTMENT OF PLANNING AND ZONING
CHIEF-DEVELOPMENT ENGINEERING DIVISION — DATE: 8/29/13
CHIEF-DIVISION OF LAND DEVELOPMENT — DATE: 9/11/13
DIRECTOR — DATE: 9/12/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/O KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT # 22510-22511
WATER CODE: E32
SEWER CODE: 5602500

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, PARCELS A-C
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF.: 1096m SITE AREA: 10.21 AC
~~FINAL PLAN APPROVED:~~ DPZ REF.: SDP-13-046

30 15 7.5 0 30
1"= 30'

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 6/9/2017

BOHLER ENGINEERING

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

CORPORATE OFFICE: WARREN, NJ
OFFICES: SOUTHBOROUGH, MA; ALBANY, NY; RONKONKOMA, NY; CHALFONT, PA; CENTER VALLEY, PA; TAMPA, FL; BOWIE, MD; TOWSON, MD; STERLING, VA; WARRENTON, VA; FORT LAUDERDALE, FL; PHILADELPHIA, PA

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REVISIONS

REV	DATE	COMMENT	BY
1	01/10/14	REVISED UTILITY LAYOUT	ROH
2	5/16/14	REVISED STORM DRAIN LAYOUT, BLDG FOOTPRINT, WATER HOUSE CONNECT.	TMG
3	06/24/16	REVISED CURB RADIUS	NCB
4	08/19/15	SHOW POOL IN COURTYARD	PAB
5	02/1/16	REVISED BLDG 2, 3, & 4 USES AND PARKING CALCS	DSH

DIG WITH CARE — CALL BEFORE YOU DIG
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APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	1"=30'
CAD I.D.:	SS2

PROJECT:
SITE DEVELOPMENT PLAN
FOR
KIMCO REALTY CORPORATION

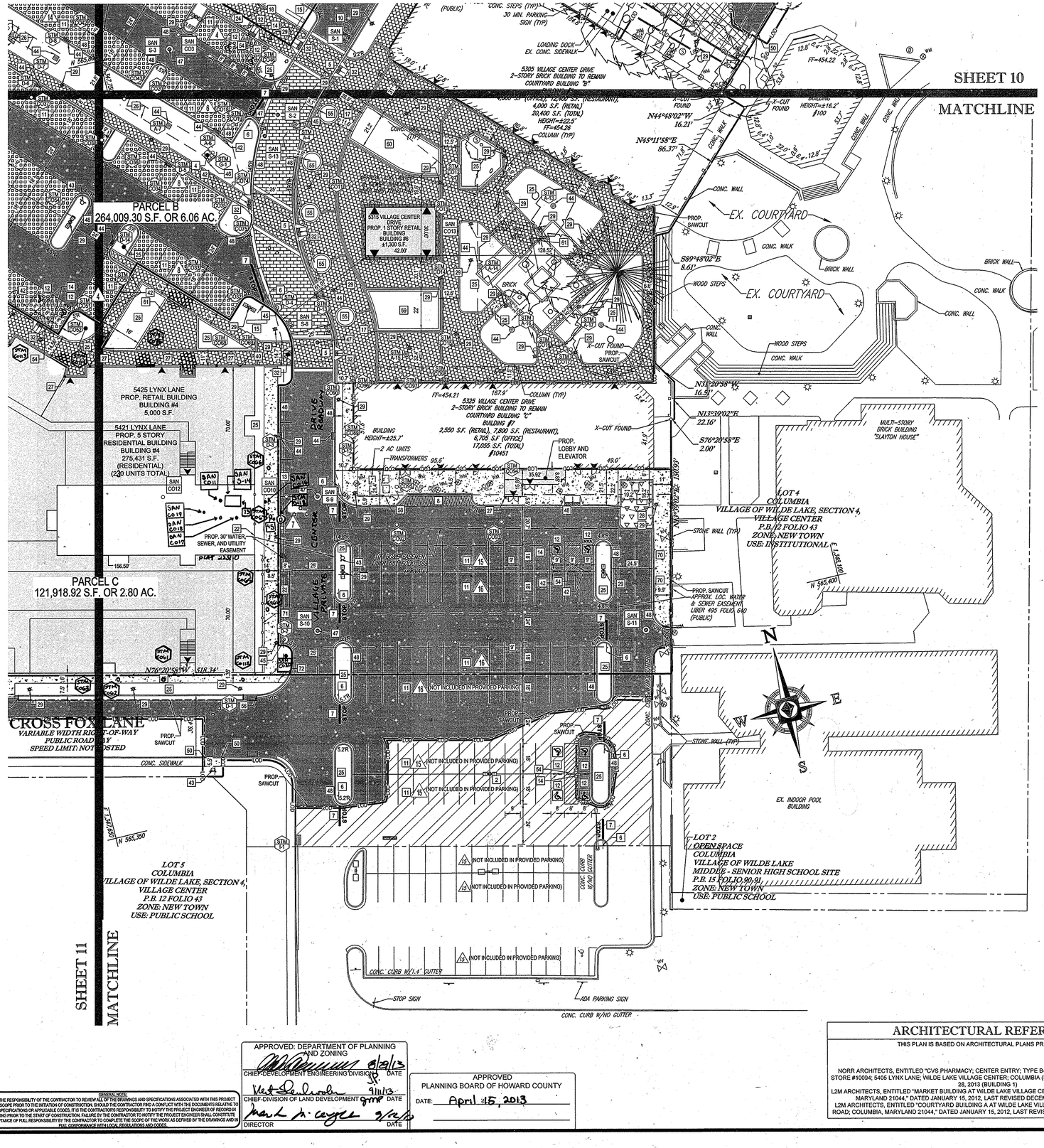
LOCATION OF SITE
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

M.J. GESELL
PROFESSIONAL ENGINEER
7/29/13

SHEET TITLE:
SITE PLAN

C:\USERS\AGAMBOA\APPDATA\LOCAL\TEMP\ACPUBLISH_5284\MD069002SS2.DWG PRINTED BY: AGAMBOA 7.31.13 @ 2:32 PM LAST SAVED BY: RSTASIOWS



SITE KEYNOTES

1. SOLAR POWERED "SCHOOL ZONE" FLASHER (CONTACT HOWARD COUNTY DPW-TRAFFIC DIVISION AT 410-313-5752)
2. RELOCATED SITE LIGHT
3. TRASH ENCLOSURE AND COMPACTOR AREA TO MATCH BUILDING (REFER TO ARCHITECTURAL PLANS)
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8. STRIPED LOADING AND DROPOFF AREA (4" WIDE STRIPING, 45° ANGLE, 2' O.C.)
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10. PAINTED DRIVE THRU ARROW
11. STANDARD PARKING STALL WITH 4" WIDE PAVEMENT MARKINGS (9' X 18') (TYP.)
12. ADA ACCESSIBLE PARKING STALL WITH PAINTED ADA SYMBOL (8' X 18') (TYP.)
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18. COVERED WALKWAY (REFER TO ARCHITECTURAL PLANS)
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40. FIRE DEPARTMENT SIAMESE CONNECTION (REFER TO ARCHITECTURAL PLANS)
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48. 7" COMBINATION CURB & GUTTER (HO. CO. STD. R-3.01)
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51. POLYMER WHEELSTOP
52. BOLLARD MOUNTED ADA PARKING SIGN
53. BOLLARD MOUNTED NO PARKING SIGN
54. NO PARKING SIGN
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69. GAS METER
70. NO PARKING SIGN (MUTCD R7-1)
71. 70 L.F. HANDRAIL
72. 8" RISER
73. GREASE TRAP

LEGEND

- (#) DRIVE THRU STACKING SPACE
- (#) DRIVE THRU STACKING SPACE NUMBER
- ASPHALT PAVEMENT
- PERVIOUS PAVERS (ADA COMPLIANT SURFACE)
- CONCRETE PAVERS (ADA COMPLIANT SURFACE)
- STAMPED CONCRETE PAVEMENT (ADA COMPLIANT SURFACE)
- CONCRETE SIDEWALK (HO. CO. STD R-3.05)
- CONCRETE PAVEMENT
- 1.5" ASPHALT PAVEMENT OVERLAY
- EX. ASPHALT PAVEMENT TO REMAIN AND BE RESTRIPED
- (#) NUMBER OF PARKING SPACES PER ROW

ARCHITECTURAL REFERENCE

THIS PLAN IS BASED ON ARCHITECTURAL PLANS PREPARED BY:

NORR ARCHITECTS, ENTITLED "CVS PHARMACY; CENTER ENTRY; TYPE B-13600-RIGHT; REAR DRIVE THRU; STORE #10094; 5405 LYNX LANE; WILDE LAKE VILLAGE CENTER; COLUMBIA (HOWARD COUNTY) MD" DATED MAY 28, 2013 (BUILDING 1)

L2M ARCHITECTS, ENTITLED "MARKET BUILDING AT WILDE LAKE VILLAGE CENTER; 5430 LYNX LANE; COLUMBIA, MARYLAND 21044," DATED JANUARY 15, 2012, LAST REVISED DECEMBER 14, 2012 (BUILDING 2)

L2M ARCHITECTS, ENTITLED "COURTYARD BUILDING A AT WILDE LAKE VILLAGE CENTER; 10451 TWIN RIVERS ROAD; COLUMBIA, MARYLAND 21044," DATED JANUARY 15, 2012, LAST REVISED JANUARY 15, 2013 (BUILDING 7)

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF-DEVELOPMENT ENGINEERING DIVISION — DATE 8/29/13

CHIEF-DIVISION OF LAND DEVELOPMENT — DATE 9/11/13

DIRECTOR — DATE 9/26/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

BOHLER ENGINEERING
CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS
CORPORATE OFFICE: ◆ WARREN, NJ
◆ SOUTHBOROUGH, MA ◆ ALBANY, NY ◆ CHARLESTON, WV ◆ COVALENT PA ◆ TAMPA, FL ◆ BOWIE, MD ◆ TOWSON, MD ◆ CHANTILLY, VA ◆ WARRENTON, VA ◆ FORT LAUDERDALE, FL ◆ MIAMI, FL ◆ PALLER, PA
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REVISIONS

REV	DATE	COMMENT	BY
1	01/19/14	REVISED UTILITY LAYOUT	RDH
2	5/16/14	REVISED STORM DRAINAGE LAYOUT, TOWER BLDG FOOTPRINT AND WATER HOUSE CONNECT.	TDMG
5	07/1/16	REVISED BLDG 2, 3, & 4 USES AND PARKING CALCS	DSH

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. (IN VIRGINIA, MARYLAND, AND DELAWARE 811)
(WV 1-800-245-4848) (PA 1-800-242-1776)
(VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	1"=30'
CAD I.D.:	SS2

PROJECT: SITE DEVELOPMENT PLAN FOR KIMCO REALTY CORPORATION
LOCATION OF SITE
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

MICHAEL J. GESELL — PROFESSIONAL ENGINEER — 44097 — 7/29/13

FOR REVISION 5 ONLY: 7/1/16

For Revision 2 only 7/31/14

FOR REVISION 1 ONLY 3/17/14

OWNER:	PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3 WILDE LAKE BUSINESS TRUST C/O KIMCO REALTY CORPORATION 3333 NEW HYDE PARK ROAD NEW HYDE PARK, NY 11042 (410) 884-2000
DEVELOPER:	KIMCO REALTY CORPORATION 11954 GREENSPRING DRIVE, SUITE 330 TIMONIUM, MD 21093 (410) 884-2000 CONTACT: GREG REED
SUBDIVISION NAME:	RESUBDIVISION OF VILLAGE OF WILDE LAKE SECTION/AREA: SECTION 4 PLAT #25, & 22211 WATER CODE: 632 SEWER CODE: 5602500
TAX MAP: 39	GRID: 24 ZONED: NT PARCELS: 272, PARCELS A-C 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND ZE REF.: 1096m SITE AREA: 10.21 AC ~~FINAL PLAN AS BUILT~~ DPZ REF.: SDP-13-046

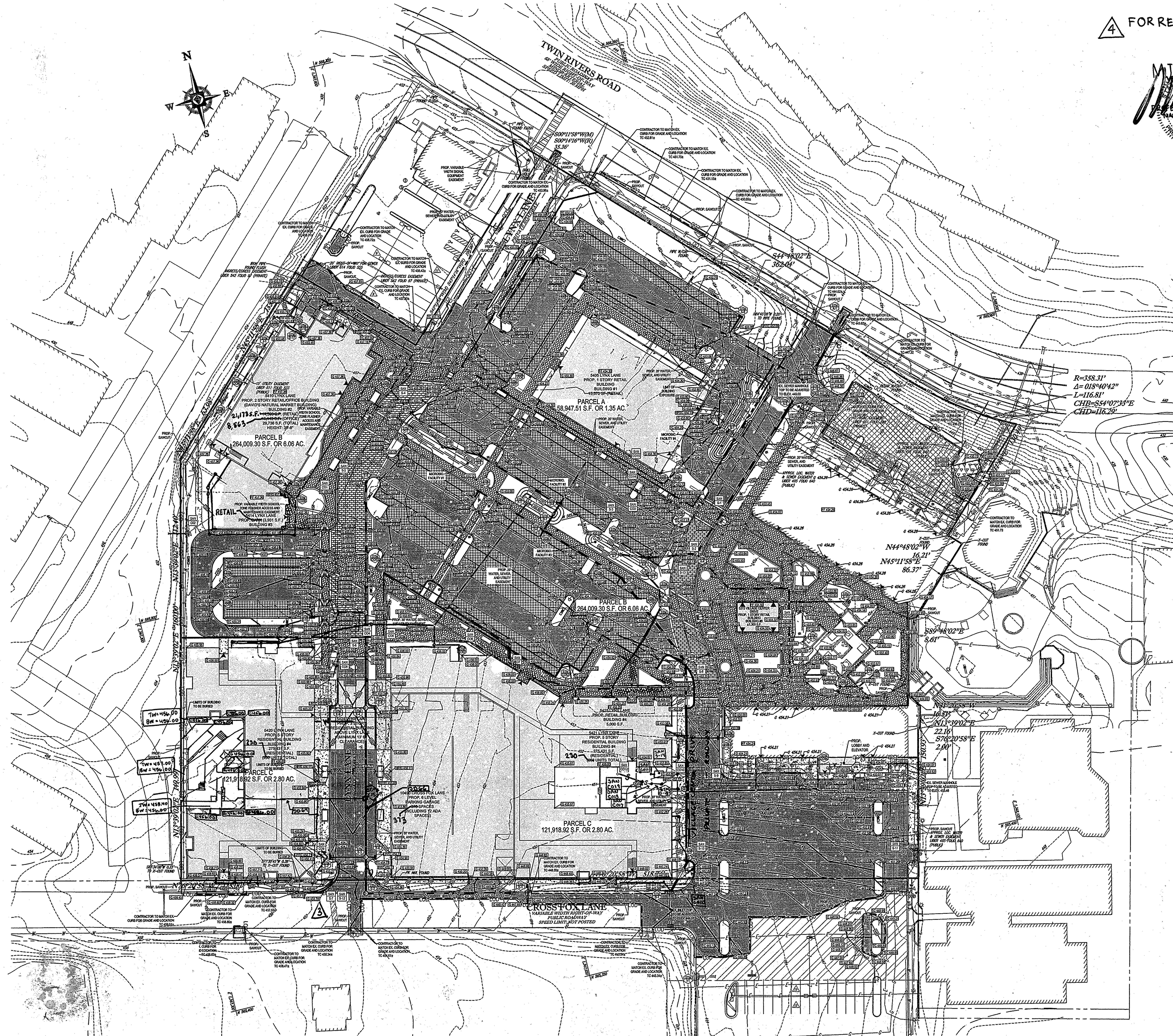
1"= 30'

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 6/9/2015

SHEET TITLE: SITE PLAN

SHEET NUMBER: 12 OF 91

SDP-13-046



△4 FOR REVISION 4 ONLY

M J GESELL
PROFESSIONAL ENGINEER
9/17/15

NOTES:

1. A Parking study dated May 23, 2016 requesting reduced parking ratios for retail and restaurant used is approved by Department of Planning and Zoning (DPZ), based on compelling empirical evidence gathered from other shopping centers owned by Kimco, including the King's Contrivance Village Center, which showed parking operations well below the standard parking requirements. Further, it is anticipated Wilde Lake Village Center customers will be walking to the center from new apartments, surrounding residences, and Howard Community College, which is a goal of the County to make the village center more pedestrian friendly that is supported by less parking. Mode and captive split reductions of parking were not utilized in the study, but would have resulted in a similar parking reductions, further convincing DPZ to approve the requested reduced parking ratios. Reduced ratios should not impact parking spaces promised for CA use as those spaces are calculated in addition to the shopping center spaces.

2. Howard County has reviewed a parking study commissioned by Kimco dated May 23, 2016 as a basis for approving modified parking ratios for the retail and restaurant uses. However, when implemented and should parking deficiencies result, the County will not be held responsible for addressing any parking deficiencies or other related issues. Rather, the Village Center owner or property manager shall be responsible for monitoring parking adequacy and making necessary changes to the tenant mix and/or tenant agreements at the Wilde Lake Village Center to resolve them. Any restriping to add additional parking on site or other physical improvements may require County approval. Please consult with the Department of Planning and Zoning prior to making any improvements.

△3 FOR REVISION 3 ONLY

7/28/15

FOR REVISION 5 ONLY:

7/11/16

FOR REVISION 2 ONLY

7/31/14

FOR REVISION 1 ONLY

3/17/14

OWNER:	PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3 WILDE LAKE BUSINESS TRUST C/O KIMCO REALTY CORPORATION 3333 NEW HYDE PARK ROAD NEW HYDE PARK, NY 11042 (410) 684-2000
DEVELOPER:	KIMCO REALTY CORPORATION 1954 GREENSPRING DRIVE, SUITE 330 TIMONIUM, MD 21093 (410) 684-2000 CONTACT: GREG REED
SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE SECTION/AREA: SECTION 4 PLAT # 22518-22521 WATER CODE: E32 SEWER CODE: 5602500	TAX MAP: 29 GRID: 24 ZONED: NT PARCELS: 272, PARCELS A-C 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND ZB REF.: 1096m SITE AREA: 10.21 AC ~~FINAL PLAN APPROVED~~ DPZ REF.: SDP-13-046

50 25 12.5 0 50
1"= 50'

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 6/9/2017

APPROVED: DEPARTMENT OF PLANNING AND ZONING

8/29/13	
CHIEF-DEVELOPMENT ENGINEERING DIVISION	DATE
9/11/13	
CHIEF-DIVISION OF LAND DEVELOPMENT	DATE
9/12/13	
DIRECTOR	DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

BOHLER ENGINEERING

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

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◆ CHALFONT, PA ◆ WARRENTON, VA
◆ CENTER VALLEY, PA ◆ FORT LAUDERDALE, FL
◆ TAMPA, FL ◆ PHILADELPHIA, PA

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES © 2008 BOHLER ENGINEERING.

REVISIONS

REV	DATE	COMMENT	BY
1	01/10/14	REVISED UTILITY LAYOUT	RDH
2	5/16/14	REVISED STORM DRAIN LAYOUT, BLDG FOOTPRINT + WATER HOUSE CONNECT.	TMG
3	06/24/15	REVISED CURB RADIUS	WCB
4	08/19/15	SHOW POOL IN COURTYARD	PAB
5	02/1/16	REVISED BLDGS 2, 3, & 4 USES AND PARKING CALCS	DSH

DIG WITH CARE — CALL BEFORE YOU DIG

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. (IN VIRGINIA, MARYLAND, AND DELAWARE 811) (WV 1-800-245-4848) (PA 1-800-242-1776) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	1"=50'
CAD I.D.:	SS2

PROJECT:
SITE DEVELOPMENT PLAN
FOR
KIMCO REALTY CORPORATION

LOCATION OF SITE
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

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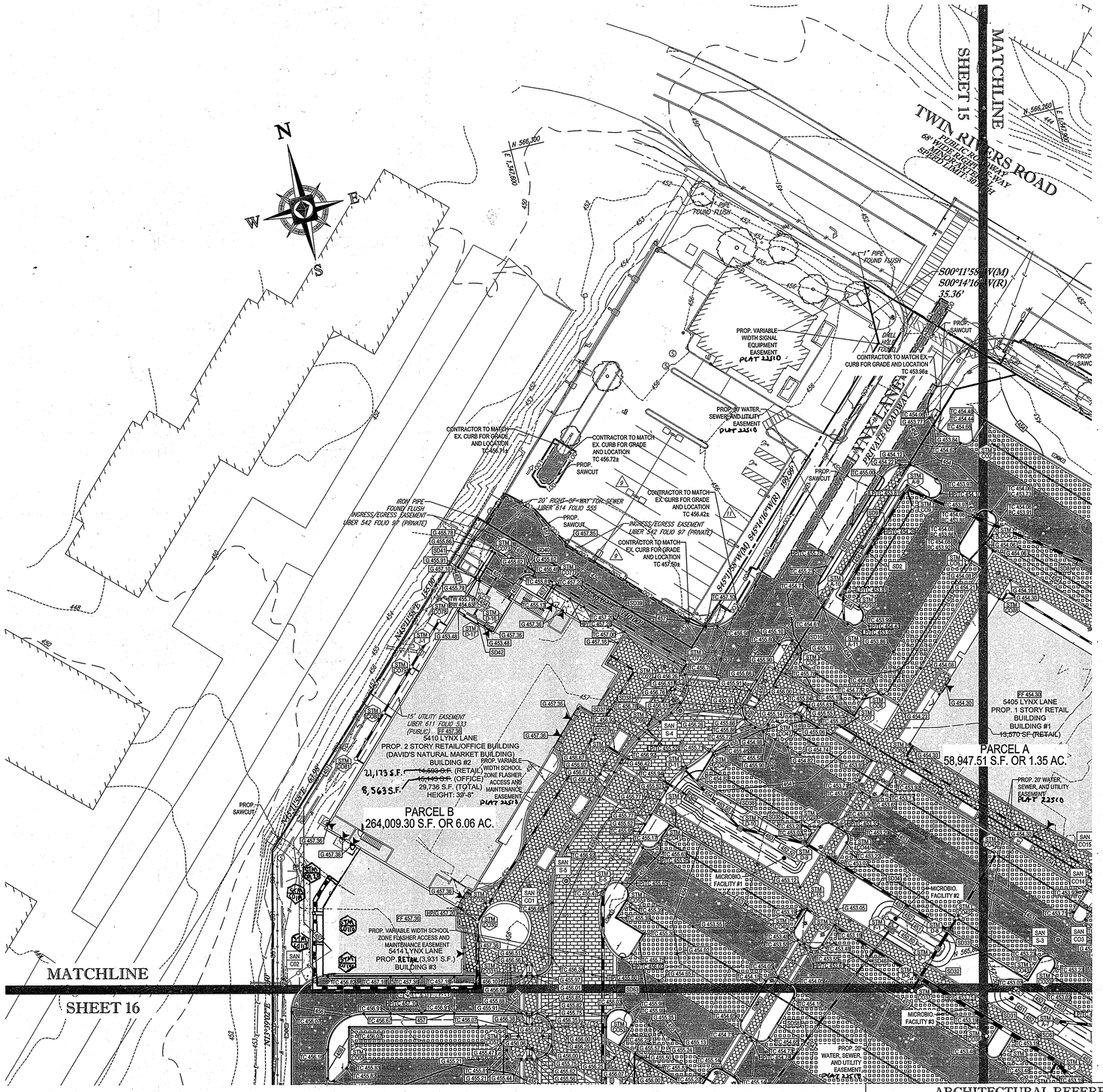
M J GESELL
PROFESSIONAL ENGINEER
7/29/13

SHEET TITLE:
OVERALL GRADING PLAN

SHEET NUMBER:

SDP-13-046



ROOFDRAIN LATERAL SCHEDULE 'E'

FROM	LOWER INVERT	PIPE NO.	LENGTH	SIZE (IN)	MATERIAL	SLOPE (%)	UPPER INVERT	TO	COMMENT
E-7	451.50	RD68	89.94'	6"	HDPE	8.83%	454.10	CO68	
CO68	454.10	RD69	34.16'	6"	HDPE	3.51%	455.30	CO69	
CO69	455.30	RD70	17.92'	6"	HDPE	3.68%	455.95	CO70	
CO70	455.95	RD71	25.06'	6"	HDPE	2.81%	456.50	CO71	
CO71	456.50	RD72	20.86'	6"	HDPE	1.30%	456.77	CO12L	
CO12L	456.79	RD73	4.73'	6"	HDPE	1.06%	456.84	BLDG#4	
CO11	456.50	RD74	3.85'	6"	HDPE	0.50%	456.52	BLDG#4	
CO70	455.95	RD75	3.85'	6"	HDPE	1.30%	456.00	BLDG#4	
CO69	455.30	RD76	4.73'	6"	HDPE	2.11%	455.40	BLDG#4	
E-7	451.90	RD77	18.74'	6"	HDPE	8.56%	453.10	CO12D	
CO12D	453.10	RD78	26.70'	6"	HDPE	1.50%	453.50	CO101	
CO12L	453.50	RD79	32.51'	6"	HDPE	2.57%	454.33	CO102	
CO102	454.33	RD80	29.67'	6"	HDPE	0.58%	454.45	CO103	
CO103	454.45	RD81	4.88'	6"	HDPE	1.60%	454.50	BLDG#4	
CO102	454.33	RD82	4.88'	6"	HDPE	3.52%	454.50	BLDG#4	
CO101	453.50	RD83	4.88'	6"	HDPE	2.07%	453.60	BLDG#4	
CO12D	453.10	RD84	4.83'	6"	HDPE	2.07%	453.20	BLDG#4	

ROOFDRAIN LATERAL SCHEDULE 'F'

FROM	LOWER INVERT	PIPE NO.	LENGTH	SIZE (IN)	MATERIAL	SLOPE (%)	UPPER INVERT	TO	COMMENT
CO6D	451.74	RD85	19.56'	6"	HDPE	0.87%	451.91	CO104	
CO104	451.91	RD86	73.47'	6"	HDPE	0.50%	452.28	CO105	
CO105	452.28	RD87	93.66'	6"	HDPE	0.50%	452.75	CO106	
CO106	452.75	RD88	17.94'	6"	HDPE	0.50%	452.89	CO107	
CO107	452.89	RD89	25.63'	6"	HDPE	0.51%	452.90	CO108	
CO108	452.977	RD90	4.75'	6"	HDPE	0.63%	453.00	BLDG#4	
CO107	452.89	RD91	4.75'	6"	HDPE	3.30%	453.00	BLDG#1	
CO106	452.75	RD92	5.49'	6"	HDPE	4.56%	453.00	BLDG#4	
CO104	453.23	RD93	18.80'	6"	HDPE	0.50%	453.33	CO109	
CO109	453.33	RD94	28.56'	6"	HDPE	0.51%	453.45	CO110	
CO110	453.45	RD95	9.88'	6"	HDPE	0.61%	453.50	BLDG#4	
CO109	453.33	RD96	9.39'	6"	HDPE	1.72%	453.50	BLDG#1	
CO6D	453.00	RD97	74.78'	6"	HDPE	0.51%	453.38	CO111	
CO111	453.88	RD98	18.89'	6"	HDPE	3.21%	454.00	BLDG#1	

ROOFDRAIN LATERAL SCHEDULE 'G'

FROM	LOWER INVERT	PIPE NO.	LENGTH	SIZE (IN)	MATERIAL	SLOPE (%)	UPPER INVERT	TO	COMMENT
CO12L	452.12	RD102	39.23'	6"	HDPE	2.40%	452.94	CO114	
CO6H	452.94	RD103	10.38'	6"	HDPE	0.68%	453.00	BLDG#4	
CO114	452.94	RD104	8.23'	6"	HDPE	0.73%	453.00	BLDG#1	
CO76	452.20	RD105	8.23'	6"	HDPE	9.72%	453.00	BLDG#4	
CO114	453.00	RD98	24.49'	6"	HDPE	3.25%	453.80	CO113	
CO113	453.80	RD106	4.83'	6"	HDPE	4.41%	454.06	BLDG#4	

ARCHITECTURAL REFERENCE

THIS PLAN IS BASED ON ARCHITECTURAL PLANS PREPARED BY:

NORR ARCHITECTS, ENTITLED "CVS PHARMACY; CENTER ENTRY; TYPE B-13600-RIGHT; REAR DRIVE THRU; STORE #10094; 5405 LYNX LANE; WILDE LAKE VILLAGE CENTER; COLUMBIA (HOWARD COUNTY) MD" DATED MAY 28, 2013 (BUILDING 1)

L2M ARCHITECTS, ENTITLED "MARKET BUILDING AT WILDE LAKE VILLAGE CENTER; 5430 LYNX LANE; COLUMBIA, MARYLAND 21044," DATED JANUARY 15, 2012, LAST REVISED DECEMBER 14, 2012 (BUILDING 2)

L2M ARCHITECTS, ENTITLED "COURTYARD BUILDING A AT WILDE LAKE VILLAGE CENTER; 10451 TWIN RIVERS ROAD; COLUMBIA, MARYLAND 21044," DATED JANUARY 15, 2012, LAST REVISED JANUARY 15, 2013 (BUILDING 7)

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF-DEVELOPMENT ENGINEERING DIVISION — DATE 9/20/13

CHIEF-DIVISION OF LAND DEVELOPMENT — DATE 9/11/13

DIRECTOR — DATE 9/16/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

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CIVIL & CONSULTING ENGINEERS
SURVEYORS
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REVISIONS

REV	DATE	COMMENT	BY
2	5/16/14	REVISED STORM DRAIN LAYOUT, BLDG. FOOTPRINT, + LOADING DOCK CONNECTION	TMG
5	07/1/16	REVISED BLDG # 2, & USES AND PARKING	DSH CAKE

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.
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(WV 1-800-245-4848) (PA 1-800-242-1776)
(VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.:	MD69002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	1"=30'
CAD I.D.:	SS2

PROJECT:
SITE DEVELOPMENT PLAN
FOR
KIMCO REALTY CORPORATION
LOCATION OF SITE
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

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Phone: (410) 821-7900
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FOR REVISION 5 ONLY:
7/11/16

FOR REVISION 2 ONLY:
7/31/14

M. GESELL — PROFESSIONAL ENGINEER — 44097 — PROFESSIONAL ENGINEER
7/29/13

SHEET TITLE:
GRADING PLAN

SHEET NUMBER:
14
OF 91

SDP-13-046

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/O KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

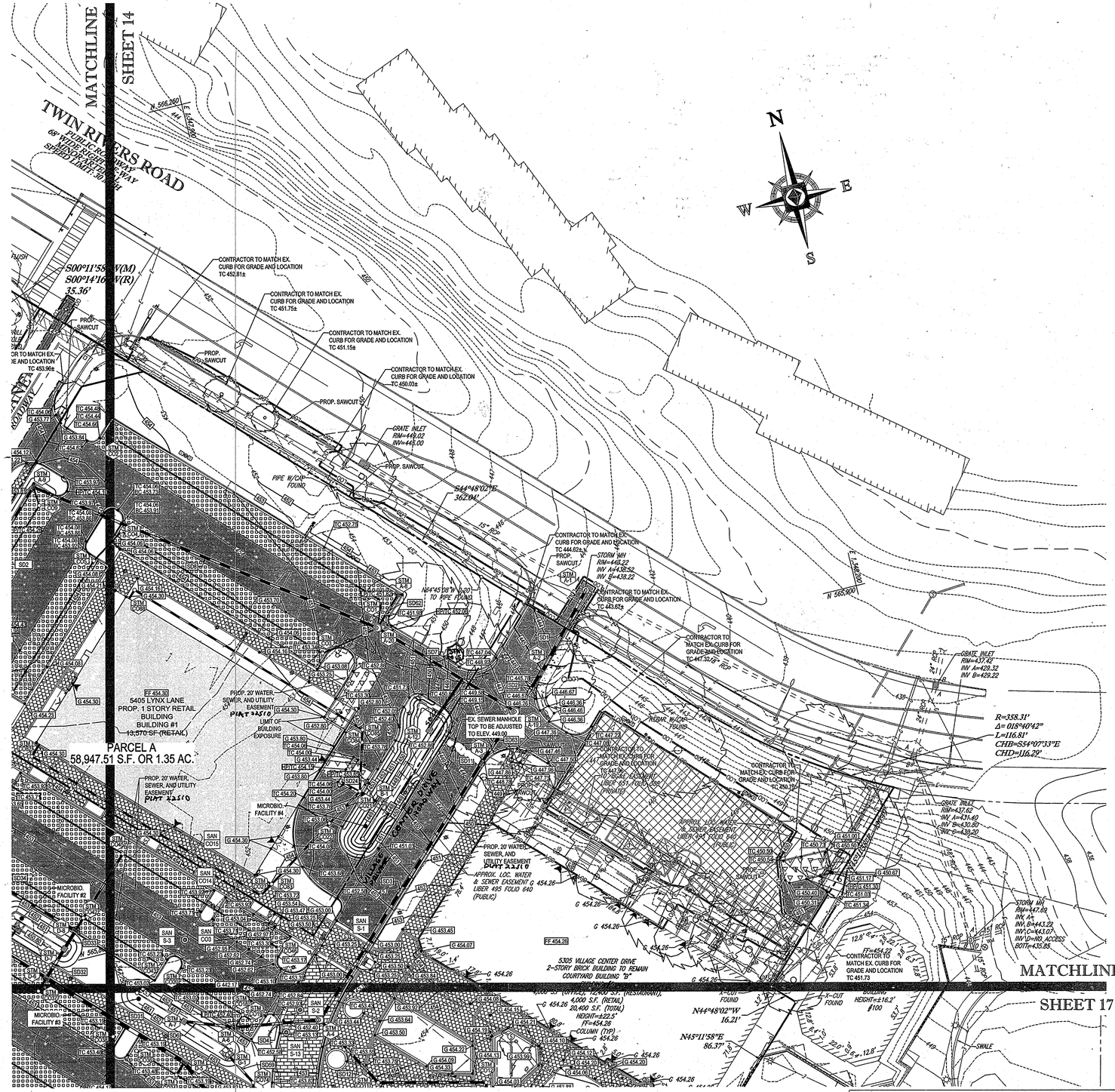
DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 2
PLAT #22511 - 22271
WATER CODE: E32
SEWER CODE: 8602500

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, PARCELS A-C
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF.: 1096m SITE AREA: 10.21 AC
FINAL PLAN APPROVED DPZ REF.: SDP-13-046

30 15 7.5 0 30
1"= 30'

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 09/2015



ROOFDRAIN LATERAL SCHEDULE 'C'

FROM	LOWER INVERT	PIPE NO.	LENGTH	SIZE (IN)	MATERIAL	SLOPE (%)	UPPER INVERT	TO
C026	453.07	RD24	110.88'	10"	HDPE	0.57%	453.63	C029
C029	453.63	RD25	11.32'	10"	HDPE	0.53%	453.69	C030
C030	453.98	RD26	35.50'	6"	HDPE	0.51%	454.16	C031
C031	454.16	RD27	90.00'	6"	HDPE	0.50%	454.61	C0116
C0116	454.61	RD28	22.00'	6"	HDPE	0.50%	454.75	C0117
C0117	454.75	RD29	16.00'	6"	HDPE	0.50%	454.83	C0118
C0118	454.83	RD30	5.80'	6"	HDPE	0.50%	454.86	C0119
C0119	454.86	RD31	16.70'	6"	HDPE	0.50%	454.95	C0120
C0120	454.95	RD32	50.0'	6"	HDPE	1.00%	455.00	BLDG#3
C0118	454.83	RD33	5.00'	6"	HDPE	3.40%	455.00	BLDG#3
C0117	454.75	RD34	5.00'	6"	HDPE	5.00%	455.00	BLDG#3
C030	454.02	RD35	13.99'	6"	HDPE	1.00%	454.16	BLDG#2
C029	453.63	RD36	14.06'	10"	HDPE	1.69%	453.86	BLDG#2
C026	453.07	RD37	43.95'	10"	HDPE	1.69%	453.77	C027
C027	453.77	RD38	16.04'	10"	HDPE	0.56%	453.86	BLDG#2

ROOFDRAIN LATERAL SCHEDULE 'D' CONT.

FROM	LOWER INVERT	PIPE DATA					UPPER INVERT	TO	COMMENTS
		NO.	LENGTH	SIZE (IN)	MATERIAL	SLOPE (%)			
D-1	443.50	RD53	11.62'	16"	HDPE	8.87	444.53	STMC0112	
STMC0112	444.53	RD54	46.91'	16"	HDPE	0.51	444.77	STMC0061	
STMC0061	444.77	RD55	26.59'	16"	HDPE	0.53	444.91	STMC0062	
STMC0062	444.91	RD56	10.57'	16"	HDPE	0.55	444.97	STMC0063	
STMC0063	444.97	RD57	54.4'	16"	HDPE	0.53	445.00	BLDG#4	
STMC0062	444.91	RD58	4.85'	16"	HDPE	1.86	445.00	BLDG#4	
STMC0061	444.77	RD59	4.83'	16"	HDPE	4.76	445.00	BLDG#4	
D-2	446.00	RD60	19.91'	16"	HDPE	9.04	447.80	STMC0064	
STMC0064	447.80	RD61	23.56'	16"	HDPE	9.34	450.00	STMC0065	
STMC0065	450.00	RD62	6.84'	16"	HDPE	8.77	450.60	BLDG#4	
STMC0064	447.80	RD63	6.83'	16"	HDPE	2.93	448.00	BLDG#4	
D-3	451.00	RD64	7.67'	16"	HDPE	4.69	451.36	STMC0066	
STMC0066	451.36	RD65	19.08'	16"	HDPE	0.52	451.46	STMC0067	
STMC0067	451.46	RD66	6.83'	16"	HDPE	0.59	451.50	BLDG#4	
STMC0066	451.45	RD67	8.12'	16"	HDPE	0.62	451.50	BLDG#4	

ARCHITECTURAL REFERENCE

THIS PLAN IS BASED ON ARCHITECTURAL PLANS PREPARED BY:

NORR ARCHITECTS, ENTITLED "CVS PHARMACY; CENTER ENTRY; TYPE B-13600-RIGHT; REAR DRIVE THRU; STORE #10094; 5405 LYNX LANE; WILDE LAKE VILLAGE CENTER; COLUMBIA (HOWARD COUNTY) MD" DATED MAY 28, 2013 (BUILDING 1)

L2M ARCHITECTS, ENTITLED "MARKET BUILDING AT WILDE LAKE VILLAGE CENTER; 5430 LYNX LANE; COLUMBIA, MARYLAND 21044," DATED JANUARY 15, 2012, LAST REVISED DECEMBER 14, 2012 (BUILDING 2)

L2M ARCHITECTS, ENTITLED "COURTYARD BUILDING A AT WILDE LAKE VILLAGE CENTER; 10451 TWIN RIVERS ROAD; COLUMBIA, MARYLAND 21044," DATED JANUARY 15, 2012, LAST REVISED JANUARY 15, 2013 (BUILDING 7)

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF-DEVELOPMENT ENGINEERING DIVISION — DATE 9/13/13

CHIEF-DIVISION OF LAND DEVELOPMENT — DATE 9/11/13

DIRECTOR — DATE 9/12/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

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FOR REVISION 2 ONLY

7/31/14

FOR REVISION 5 ONLY:

7/11/16

7/29/13

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/O KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT #22510 - 22516
WATER CODE: 6-22
SEWER CODE: 5602500

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, PARCELS A-C
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF.: 1096m SITE AREA: 10.21 AC
FINAL PLAN APPROVED DPZ REF.: SDP-13-046

30 15 7.5 0 30
1"= 30'

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 6/8/2015.

BOHLER ENGINEERING

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

CORPORATE OFFICE:
◆ WARREN, NJ

OFFICES:
◆ BOWIE, MD
◆ CHANTILLY, VA
◆ SOUTHBOROUGH, MA
◆ HOWELL, NJ
◆ ROANOKE, VA
◆ STERLING, VA
◆ ROCKINGHAM, NY
◆ TIMONIUM, MD
◆ FORT LAUDERDALE, FL
◆ CENTER VALLEY, PA
◆ PHILADELPHIA, PA
◆ TAMPA, FL

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REVISIONS

REV	DATE	COMMENT	BY
2	5/16/14	REVISED STORM DRAIN LAYOUT, BLDG FOOTPRINT, PAVING, UTILS & GRADING	TWG
5	06/11/16	REVISED BLDGS #2 & #4 USES AND PARKING CALCS	DSH

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE:
(IN VIRGINIA, MARYLAND, AND DELAWARE 811)
(WV 1-800-245-4848) (PA 1-800-242-1776)
(VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.:	MD059002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	1"=30'
CAD I.D.:	SS2

PROJECT:
SITE DEVELOPMENT PLAN
FOR
KIMCO REALTY CORPORATION
LOCATION OF SITE
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

BOHLER ENGINEERING

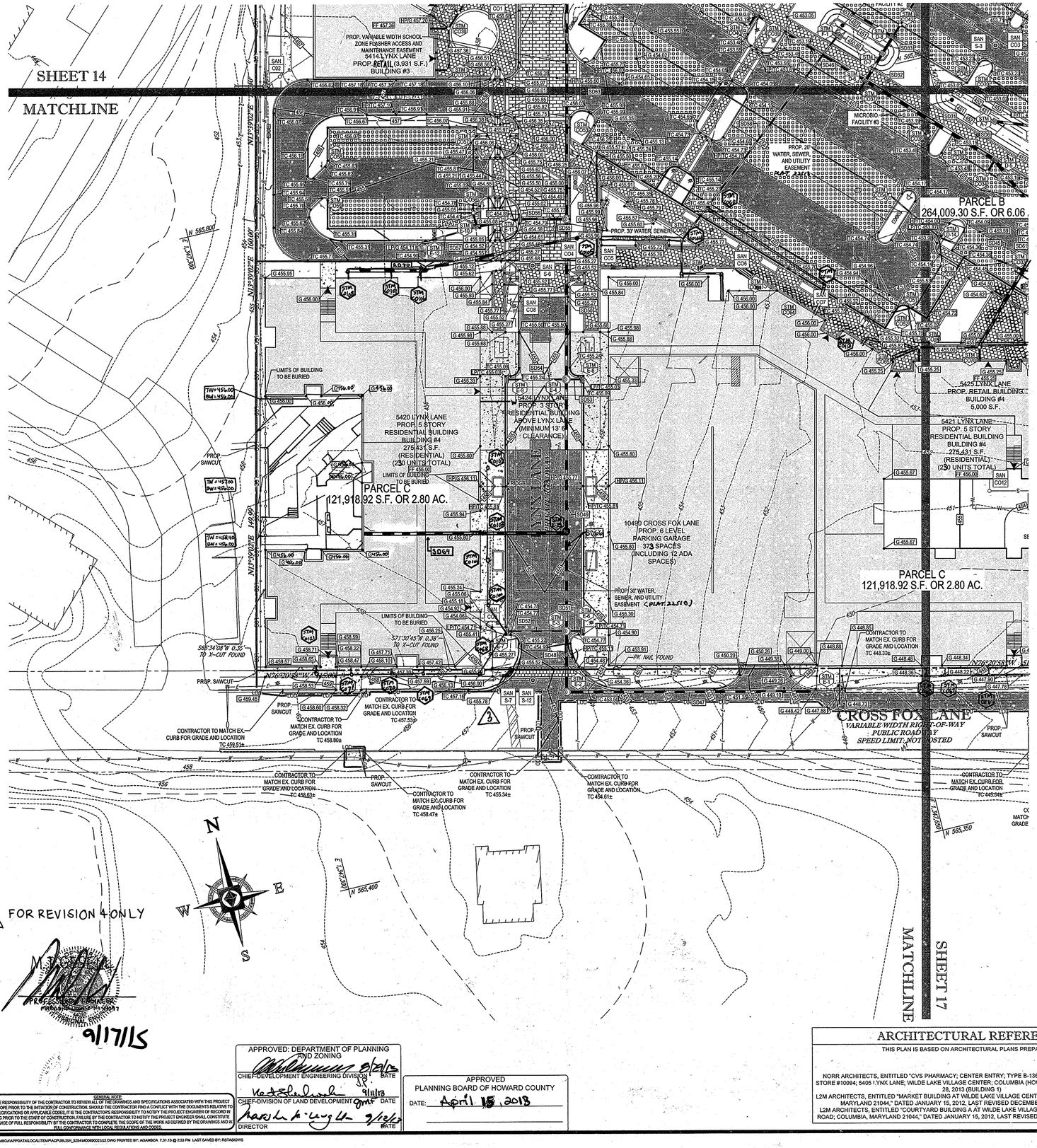
901 DULANEY VALLEY ROAD,
SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

MICHAEL J. GESELL — PROFESSIONAL ENGINEER — 7/29/13

SHEET TITLE:
GRADING PLAN

SHEET NUMBER:
15
OF 91

SDP-13-046



4 FOR REVISION 4 ONLY

9/17/15

3 FOR REVISION 3 ONLY

7/28/15

FOR REVISION 5 ONLY:

7/11/16

FOR REVISION 2 ONLY

7/31/14

FOR REVISION 1 ONLY

9/17/14

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF-DEVELOPMENT ENGINEERING DIVISION — DATE 9/24/13

CHIEF-DIVISION OF LAND DEVELOPMENT — DATE 9/11/13

DIRECTOR — DATE 9/26/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

ARCHITECTURAL REFERENCE

THIS PLAN IS BASED ON ARCHITECTURAL PLANS PREPARED BY:

NORR ARCHITECTS, ENTITLED "CVS PHARMACY; CENTER ENTRY; TYPE B-13600-RIGHT; REAR DRIVE THRU; STORE #10094; 5405 LYNX LANE; WILDE LAKE VILLAGE CENTER; COLUMBIA (HOWARD COUNTY) MD" DATED MAY 28, 2013 (BUILDING 1)
L2M ARCHITECTS, ENTITLED "MARKET BUILDING AT WILDE LAKE VILLAGE CENTER; 5430 LYNX LANE; COLUMBIA, MARYLAND 21044," DATED JANUARY 15, 2012, LAST REVISED DECEMBER 14, 2012 (BUILDING 2)
L2M ARCHITECTS, ENTITLED "COURTYARD BUILDING A AT WILDE LAKE VILLAGE CENTER; 10451 TWIN RIVERS ROAD; COLUMBIA, MARYLAND 21044," DATED JANUARY 16, 2012, LAST REVISED JANUARY 15, 2013 (BUILDING 7)

30 15 7.5 0 30
1"= 30'

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/O KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE SECTION/AREA: SECTION 4
PLAT # 22510-22511
WATER CODE: E32
SEWER CODE: 5602500

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, PARCELS A-C
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF.: 1096m SITE AREA: 10.21 AC
FINAL PLAN/PRELIMINARY PLAN DPZ REF.: SDP-13-046

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 44097, EXPIRATION DATE: 6/0/2017

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BOHLER ENGINEERING

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

CORPORATE OFFICE:
◆ WARREN, NJ

OFFICES:
◆ SOUTHBOROUGH, MA
◆ BOWIE, MD
◆ ROANOKE, VA
◆ HUNTINGTON, NY
◆ STERLING, VA
◆ CHERRY HILL, NJ
◆ CENTER VALLEY, PA
◆ FORT LAUDERDALE, FL
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REVISIONS

REV	DATE	COMMENT	BY
1	01/15/14	REVISED UTILITY LAYOUT	RDM
2	5/16/14	REVISED STORM DRAIN LAYOUT, BLDG FOOTPRINT, WATER HOUSE CONNECT	TMG
3	6/24/15	REVISED CURB RADIUS	WCB
4	08/19/15	SHOW POOL IN COURTYARD	PAB
5	02/1/16	REVISED BLDGS 2,3,4 USES AND PARKING CALCS	DSH

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTHS SURFACE ANYWHERE IN THE STATE: (IN VIRGINIA, MARYLAND, AND DELAWARE 811) (WV 1-800-245-4848) (PA 1-800-242-1776) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	1"=30'
CAD I.D.:	SS2

PROJECT:
SITE DEVELOPMENT PLAN
FOR
KIMCO REALTY CORPORATION
LOCATION OF SITE
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

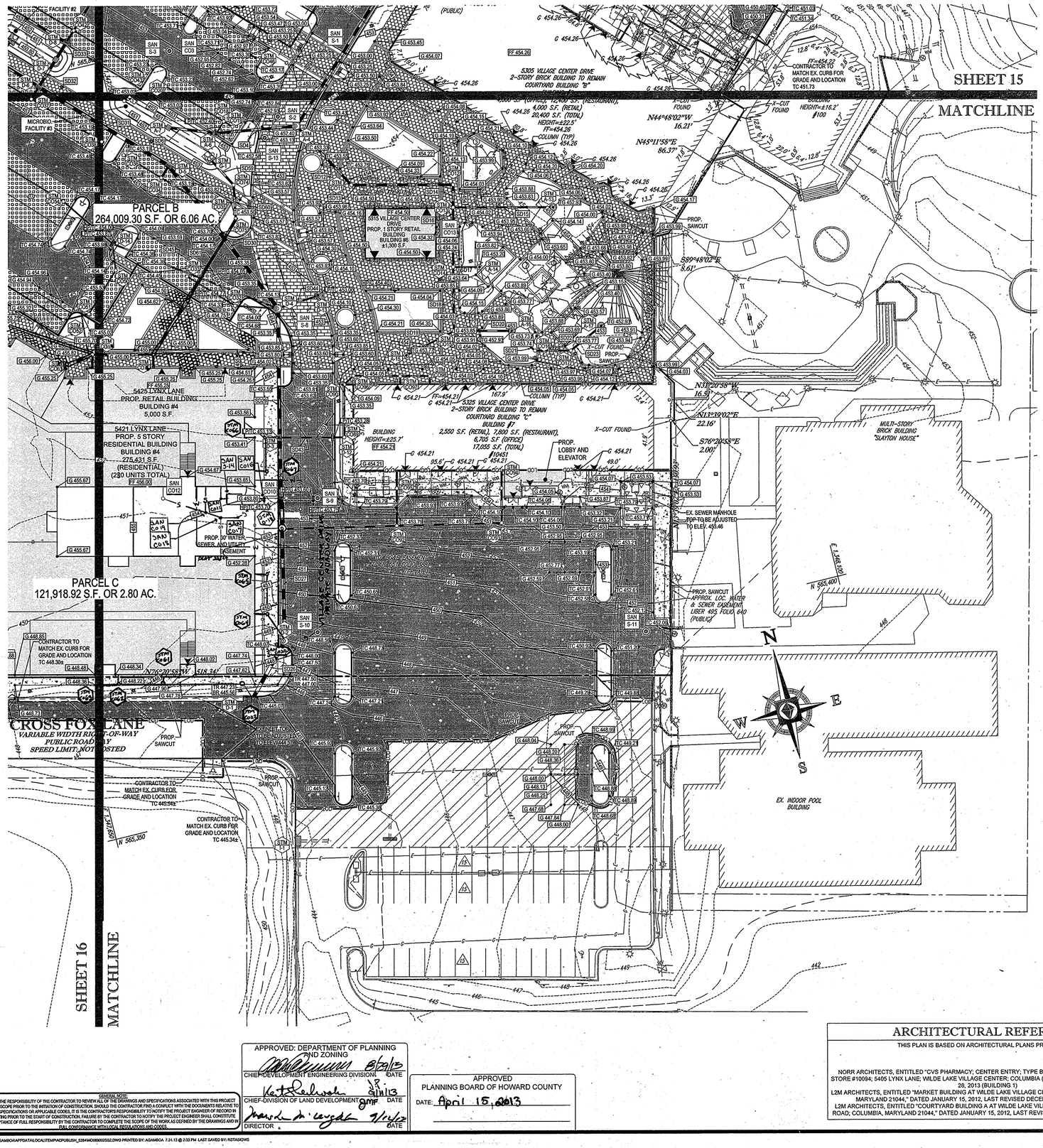
BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

MICHAEL J. GESELL — PROFESSIONAL ENGINEER — 44097 — 7/29/13

SHEET TITLE:
GRADING PLAN

SHEET NUMBER:
16
OF 91

SDP-13-046



ARCHITECTURAL REFERENCE

THIS PLAN IS BASED ON ARCHITECTURAL PLANS PREPARED BY:

NORR ARCHITECTS, ENTITLED "CVS PHARMACY; CENTER ENTRY; TYPE B-13600-RIGHT; REAR DRIVE THRU; STORE #10094; 5405 LYNX LANE; WILDE LAKE VILLAGE CENTER; COLUMBIA (HOWARD COUNTY) MD" DATED MAY 28, 2013 (BUILDING 1)

L2M ARCHITECTS, ENTITLED "MARKET BUILDING AT WILDE LAKE VILLAGE CENTER; 5430 LYNX LANE; COLUMBIA, MARYLAND 21044," DATED JANUARY 15, 2012, LAST REVISED DECEMBER 14, 2012 (BUILDING 2)

L2M ARCHITECTS, ENTITLED "COURTYARD BUILDING A AT WILDE LAKE VILLAGE CENTER; 10451 TWIN RIVERS ROAD; COLUMBIA, MARYLAND 21044," DATED JANUARY 15, 2012, LAST REVISED JANUARY 15, 2013 (BUILDING 7)

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF-DEVELOPMENT ENGINEERING DIVISION — DATE 5/2/13

CHIEF-DIVISION OF LAND DEVELOPMENT — DATE 5/1/13

DIRECTOR — DATE 5/1/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

GENERAL NOTE:
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FOR REVISION 2 ONLY
7/31/14

FOR REVISION 1 ONLY
3/17/14

FOR REVISION 5 ONLY:
7/11/16

BOHLER ENGINEERING

CIVIL & CONSULTING ENGINEERS — CORPORATE OFFICE: ◆ WARREN, NJ
SURVEYORS — OFFICES: ◆ SOUTHBOROUGH, MA ◆ BOWIE, MD ◆ ROANOKE, VA ◆ ROANOKE/MA, NY ◆ STERLING, VA ◆ ALBUQUERQUE, NM ◆ TUCSON, AZ ◆ FORT LAUDERDALE, FL ◆ CENTER VALLEY, PA ◆ PHILADELPHIA, PA ◆ TAMPA, FL
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

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REVISIONS

REV	DATE	COMMENT	BY
1	01/01/14	REVISED UTILITY LAYOUT	RDH
2	7/16/14	REVISED STORM DRAIN LAYOUT BLDG FOOTPRINT & WATER HOUSE CONNECTION REVISED BLDGS 2,3 & 7	TMG DSH
3	02/11/16	USES AND PARKING CALCS	

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(WV 1-800-245-4848) (PA 1-800-242-1776)
(VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.:	MD69002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	1"=30'
CAD I.D.:	SS2

PROJECT: SITE DEVELOPMENT PLAN FOR KIMCO REALTY CORPORATION

LOCATION OF SITE
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

MICHAEL J. GESELL — PROFESSIONAL ENGINEER — 44097 — 11/20/13

SHEET TITLE: GRADING PLAN

SHEET NUMBER: 17 OF 91

SDP-13-046

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/O KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT #: 22514 - 22516
WATER CODE: E32
SEWER CODE: 5602500

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, PARCELS A-C
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF.: 1096m SITE AREA: 10.21 AC
~~PWA: DI-MA APPROVED~~ DPZ REF.: SDP-13-046

30 15 7.5 0 30
1"= 30'

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STORM DRAIN STRUCTURE SCHEDULE 'A'

NAME	TYPE	RIM ELEV. (FT.)	INVERTS	COMMENTS
A-1	EX. MANHOLE	443.22'	INV IN = 438.52' INV IN = 438.52' INV OUT = 438.22'	
A-2	DOUBLE TYPE 'S' (HO. CO. STD D-4.23) INLET	445.08'	INV IN = 440.50' INV OUT = 440.40'	
A-3	DOUBLE TYPE 'S' (HO. CO. STD D-4.23) INLET	448.28'	INV IN = 444.78' INV OUT = 443.96'	
A-4	PRE-CAST MANHOLE (HO. CO. STD G-5.12)	451.97'	INV IN = 447.34' INV IN = 447.99' INV OUT = 447.22'	
A-6	TYPE 'E' INLET (HO. CO. STD D-4.21)	451.90'	INV IN = 448.10' INV OUT = 447.85'	
A-7	YARD' INLET (HO. CO. STD D-4-.14)	452.25'	INV OUT = 448.25'	
A-8	TYPE 'E' INLET (HO. CO. STD D-4.21)	451.32'	INV OUT = 447.82'	
A-9	TYPE 'E' INLET (HO. CO. STD D-4.21)	453.31'	INV IN = 449.30' INV OUT = 449.20'	
A-10	TYPE 'E' INLET (HO. CO. STD D-4.21)	453.31'	INV IN = 449.81' INV OUT = 449.64'	
A-11	TYPE 'E' INLET (HO. CO. STD D-4.21)	453.48'	INV OUT = 449.98'	
A-13	6" ADS ROUND DRAIN BASIN	452.93'	INV OUT = 451.09'	
A-14	6" ADS ROUND DRAIN BASIN	453.20'	INV OUT = 451.53'	
A-15	6" ADS ROUND DRAIN BASIN	453.77'	INV OUT = 452.10'	
A-16	6" ADS ROUND DRAIN BASIN	452.93'	INV IN = 443.45' INV OUT = 441.14'	INV IN = 440.94'
A-17	6" ADS ROUND DRAIN BASIN	452.93'	INV OUT = 451.26'	
A-19	PRE-CAST MANHOLE (HO. CO. STD G-5.12)	446.79'	INV IN = 441.24' INV IN = 440.94' INV OUT = 441.14'	
A-20	PRE-CAST MANHOLE (HO. CO. STD G-5.12)	451.79'	INV IN = 447.81' INV IN = 447.60' INV OUT = 447.72'	
CO115	CLEANOUT	448.33'	INV IN = 443.61' INV IN = 444.20' INV OUT = 443.61'	

STORM DRAIN PIPE SCHEDULE 'A'

FROM	LOWER INVERT	PIPE NO.	LENGTH	SIZE (in.)	MATERIAL	SLOPE (%)	UPPER INVERT	TO	COMMENTS
A-1	438.52	SD1	52.36	18"	HDPE	3.60%	440.40	A-2	
A-2	440.50	SD2	25.95	18"	HDPE	2.44%	441.13	A-19	
A-3	444.78	SD3	168.69	18"	HDPE	1.45%	447.21	A-4	
A-4	447.34	SD4	47.32	15"	HDPE	1.07%	447.85	A-6	
A-6	448.10	SD6	28.51	15"	HDPE	0.53%	448.25	A-7	
A-19	440.94	SD7	35.41	15"	HDPE	7.54%	443.61	CO115	
A-20	447.81	SD8	206.73	15"	HDPE	0.67%	449.20	A-9	
A-9	449.30	SD9	68.00	15"	HDPE	0.50%	449.64	A-10	
A-10	449.81	SD10	17.15	10"	HDPE	0.99%	449.98	A-11	
CO115	444.20	SD11	33.95	12"	HDPE	2.00%	444.88	A-12	
A-4	447.99	SD12	47.67	15"	HDPE	2.56%	449.21	CO11	
CO11	449.31	SD13	59.99	15"	HDPE	0.68%	449.72	CO12	
CO12	449.72	SD14	13.42	15"	HDPE	0.52%	449.79	CO13	
CO13	450.20	SD15	58.91	10"	HDPE	1.51%	451.09	A-13	
CO13	450.04	SD16	35.37	12"	HDPE	0.51%	450.22	CO14	
CO14	450.70	SD17	15.58	6"	HDPE	5.33%	451.53	A-14	
CO14	450.22	SD18	37.76	12"	HDPE	0.50%	450.41	CO15	
CO15	450.57	SD19	31.61	8"	HDPE	4.84%	452.10	A-15	
CO15	450.57	SD20	34.09	10"	HDPE	0.53%	450.75	A-16	
A-16	450.92	SD21	17.96	10"	HDPE	0.61%	451.03	CO16	
CO16	451.03	SD22	21.17	10"	HDPE	0.52%	451.14	CO17	
CO17	451.14	SD23	22.97	10"	HDPE	0.52%	451.26	A-17	
A-20	447.60	SD62	22.16	10"	HDPE	1.00%	447.82	A-8	
A-19	443.45	SD63	34.64	18"	HDPE	1.29%	443.90	A-3	
CO115	443.61	SD64	54.47	15"	HDPE	7.54%	447.71	A-20	

ROOFDRAIN LATERAL SCHEDULE 'A'

FROM	LOWER INVERT	PIPE DATA					UPPER INVERT	TO	COMMENTS
		NO.	LENGTH	SIZE	MATERIAL	SLOPE (%)			
STM CO77	451.21	RD1	10.67'	6"	HDPE	1.03	451.32	BLDG #2	

STORM DRAIN STRUCTURE SCHEDULE 'B'

NAME	TYPE	RIM ELEV. (FT.)	INVERTS	COMMENTS
B-1	TYPE 'C' ENDWALL (HO. CO. STD D-5.21)	450.63'	INV IN = 449.00'	

STORM DRAIN PIPE SCHEDULE 'B'

FROM	LOWER INVERT	PIPE NO.	LENGTH	SIZE (in.)	MATERIAL	SLOPE (%)	UPPER INVERT	TO	COMMENTS
B-1	449.00	SD24	12.00	12"	HDPE	0.50%	449.06	CO21	

ROOFDRAIN LATERAL SCHEDULE 'B'

FROM	LOWER INVERT	PIPE DATA					UPPER INVERT	TO	COMMENTS
		NO.	LENGTH	SIZE	MATERIAL	SLOPE (%)			
STM CO21	449.06	RD2	24.50'	10"	HDPE	0.53	449.19	STM CO22	
STM CO22	449.19	RD3	46.66'	10"	HDPE	0.51	449.43	STM CO83	
STM CO83	449.43	RD4	8.72'	10"	HDPE	0.50	449.47	STM CO23	
STM CO23	449.47	RD5	149.49'	10"	HDPE	0.50	450.22	STM CO82	
STM CO82	450.22	RD6	8.04'	10"	HDPE	1.00	450.30	BLDG #1	
STM CO83	450.00	RD7	10.65'	6"	HDPE	2.82	450.30	BLDG #1	
STM CO22	449.06	RD8	20.22'	6"	HDPE	5.49	450.30	BLDG #1	
STM CO21	449.84	RD9	11.44'	6"	HDPE	4.02	450.30	BLDG #1	
STM CO21	449.06	RD10	27.46'	10"	HDPE	0.51	449.20	STM CO84	
STM CO84	449.20	RD11	7.05'	10"	HDPE	0.57	449.24	STM CO85	
STM CO85	449.90	RD12	148.85'	10"	HDPE	0.69	450.27	STM CO88	
STM CO88	450.27	RD13	5.79'	10"	HDPE	0.52	450.30	BLDG#1	
STM CO84	449.20	RD14	11.93'	6"	HDPE	9.22	450.30	BLDG#1	
		RD15							NOT USED
		RD16							NOT USED
		RD17							NOT USED
		RD18							NOT USED
		RD19							NOT USED
		RD20							NOT USED
		RD21							NOT USED

STORM DRAIN STRUCTURE SCHEDULE 'C'

NAME	TYPE	RIM ELEV. (FT.)	INVERTS	COMMENTS
C-1	TYPE 'C' ENDWALL (HO. CO. STD D-5.21)	454.51'	INV IN = 452.76'	

STORM DRAIN PIPE SCHEDULE 'C'

FROM	LOWER INVERT	PIPE NO.	LENGTH	SIZE (in.)	MATERIAL	SLOPE (%)	UPPER INVERT	TO	COMMENTS
C-1	452.76	SD25	62.49	10"	HDPE	0.51%	453.08	CO28	

STORM DRAIN STRUCTURE SCHEDULE 'D'

NAME	TYPE	RIM ELEV. (FT.)	INVERTS	COMMENTS
BLDG	NULL STRUCTURE	451.89'	INV OUT = 451.32'	
CO72	CLEANOUT	456.31'	INV IN = 449.54' INV OUT = 449.54'	
CO73	CLEANOUT	455.80'	INV IN = 450.98' INV OUT = 450.98'	
CO77	CLEANOUT	456.34'	INV IN = 450.83' INV IN = 451.21' INV OUT = 450.83'	
–	–	–	–	–
CO99	CLEANOUT	456.86'	INV IN = 449.32' INV OUT = 449.32'	
D-1	EX. INLET	444.25'	INV IN = 440.76'	INV IN = 443.5
D-2	PRECAST MANHOLE (HO. CO. STD G-5.12)	447.57'	INV IN = 444.07' INV OUT = 443.97'	INV IN = 446.00'
D-3	TYPE 'E' INLET (HO. CO. STD D-4.21)	452.63'	INV IN = 444.98' INV IN = 446.31' INV OUT = 444.88'	INV IN = 451.00'
D-4	PRECAST MANHOLE (HO. CO. STD G-5.12)	453.53'	INV IN = 445.47' INV IN = 446.80' INV IN = 446.80' INV OUT = 445.37'	
D-5	TYPE 'E' INLET (HO. CO. STD D-4.21)	452.69'	INV IN = 446.11' INV OUT = 446.01'	
D-6	TYPE 'E' INLET (HO. CO. STD D-4.21)	452.69'	INV IN = 447.06' INV IN = 447.56' INV OUT = 446.56'	
D-7	YARD INLET (HO. CO. STD D-4.14)	451.80'	INV IN = 447.26' INV OUT = 447.16'	
D-8	TYPE 'E' INLET (HO. CO. STD D-4.21)	452.52'	INV IN = 447.58' INV OUT = 447.33'	
D-9	TYPE 'E' INLET (HO. CO. STD D-4.21)	452.52'	INV IN = 448.16' INV OUT = 448.06'	
D-10	YARD INLET (HO. CO. STD D-4.14)	453.50'	INV IN = 448.77' INV OUT = 448.35'	
D-12	TYPE 'E' INLET (HO. CO. STD D-4.21)	452.78'	INV OUT = 447.94'	
D-13	TYPE 'E' INLET (HO. CO. STD D-4.21)	452.50'	INV OUT = 447.28'	
D-14	TYPE 'E' INLET (HO. CO. STD D-4.21)	453.37'	INV OUT = 449.87'	
D-15	TYPE 'E' INLET (HO. CO. STD D-4.21)	452.69'	INV OUT = 449.19'	
D-16	1,500 GALLON SAND-MUD TRAP (REFER TO ARCHITECTURALS)	VARIES	INV IN = 451.36' INV OUT = 451.11'	
D-17	TRENCH DRAIN	453.48'	INV OUT = 451.39'	
D-18	PRECAST MANHOLE (HO. CO. STD G-5.12)	452.48'	INV IN = 444.52 INV IN = 445.52 INV IN = 444.52	INV OUT = 444.61

ROOFDRAIN LATERAL SCHEDULE 'D'

FROM	LOWER INVERT	PIPE DATA					UPPER INVERT	TO	COMMENTS
		NO.	LENGTH	SIZE	MATERIAL	SLOPE (%)			
STM D-12	449.28	RD39	6.53'	8"	HDPE	0.77	449.33	STM CO89	
STM CO89	449.33	RD40	31.22'	8"	HDPE	0.93	449.62	STM CO90	
STM CO90	449.62	RD41	7.56'	8"	HDPE	1.06	449.70	STM CO96	
STM CO96	449.70	RD42	27.60'	8"	HDPE	1.02	449.98	STM CO97	
STM CO97	449.98	RD43	17.50'	8"	HDPE	1.03	450.16	STM CO98	
STM CO98	450.16	RD44	5.00'	8"	HDPE	1.00	450.21	BLDG #7	
STM CO97	449.98	RD45	5.00'	8"	HDPE	4.60	450.21	BLDG #7	
STM CO90	450.11	RD46	5.00'	8"	HDPE	2.00	450.21	BLDG #7	
STM D-18	444.52	RD47	67.65'	10"	HDPE	1.64	445.63	STM CO92	
STM CO92	445.63	RD48	61.77'	10"	HDPE	1.00	446.25	STM CO93	
STM CO93	446.25	RD49	20.71'	10"	HDPE	1.01	446.46	STM CO94	
STM CO94	450.01	RD50	10.00'	10"	HDPE	2.00	450.21	BLDG #7	
STM CO92	445.63	RD51	22.28'	10"	HDPE	2.02	446.08	STM CO95	
STM CO95	450.01	RD52	10.00'	10"	HDPE	2.00	450.21	BLDG #7	

SCHEDULE CONTINUED ON SHEET 15.

STORM DRAIN PIPE SCHEDULE 'D'

FROM	LOWER INVERT	PIPE NO.	LENGTH	SIZE (in.)	MATERIAL	SLOPE (%)	UPPER INVERT	TO	COMMENTS
CO77	451.21	RD1	10.67	6"	HDPE	1.00%	451.31	BLDG	
D-1	440.76	SD26	39.69	24"	HDPE	8.09%	443.97	D-2	
D-2	444.07	SD27	66.20	24"	HDPE	0.67%	444.51	D-18	
D-18	444.52	SD28	54.37	24"	HDPE	0.67%	444.88	D-3	
D-3	444.98	SD29	76.27	24"	HDPE	0.51%	445.37	D-4	
D-4	445.47	SD30	106.42	24"	HDPE	0.51%	446.01	D-5	
D-5	446.11	SD31	89.90	24"	HDPE	0.50%	446.56	D-6	
D-6	447.06	SD32	19.24	18"	HDPE	0.52%	447.16	D-7	
D-7	447.26	SD33	11.85	18"	HDPE	0.59%	447.33	D-8	
D-8	447.58	SD34	94.09	15"	HDPE	0.51%	448.06	D-9	
D-9	448.16	SD35	37.38	15"	HDPE	0.51%	448.35	D-10	
D-10	448.77	SD36	45.97	10"	HDPE	0.51%	449.00	D-11	
D-11	449.16	SD37	31.24	8"	HDPE	0.50%	449.32	CO99	
CO99	449.32	SD38	43.35	8"	HDPE	0.51%	449.54	CO72	
CO72	449.54	SD39	86.75	8"	HDPE	1.49%	450.83	CO77	
CO77	450.83	SD40	29.24	8"	HDPE	0.51%	450.98	CO73	
CO73	450.98	SD41	25.21	8"	HDPE	0.52%	451.11	D-16	
D-16	451.36	SD42	5.00	8"	HDPE	0.60%	451.39	D-17	
D-3	446.31	SD43	31.67	8"	HDPE	5.15%	447.94	D-12	
D-4	446.80	SD44	24.22	8"	HDPE	2.00%	447.28	D-13	
D-4	446.80	SD45	104.69	8"	HDPE	2.93%	449.87	D-14	
D-6	447.56	SD46	76.09	12"	HDPE	2.14%	449.19	D-15	
D-18	445.52	SD65	16.02	12"	HDPE	0.50%	445.60	–	TO STUB

STORM DRAIN STRUCTURE SCHEDULE 'E'

NAME	TYPE	RIM ELEV. (FT.)	INVERTS	COMMENTS
E-1	EX. INLET	448.56'	INV IN = 440.84'	
E-2	PRECAST MANHOLE (HO. CO. STD G-5.12)	454.50'	INV IN = 447.87' INV OUT = 447.77'	
E-3	PRECAST MANHOLE (HO. CO. STD G-5.12)	454.41'	INV IN = 448.16' INV IN = 450.25' INV IN = 449.12' INV OUT = 448.06'	
E-4	PRECAST MANHOLE (HO. CO. STD G-5.12)	454.73'	INV IN = 449.01' INV IN = 450.85' INV IN = 450.85' INV OUT = 448.91'	
E-5	TYPE 'E' INLET (HO. CO. STD G-4.21)	454.97'	INV OUT = 451.47'	
E-6	TYPE 'E' INLET (HO. CO. STD G-4.21)	454.21'	INV OUT = 450.71'	
E-7	TYPE 'E' INLET (HO. CO. STD G-4.21)	455.14'	INV IN = 451.50' INV IN = 451.50'	INV OUT = 450.77'
E-8	TYPE 'E' INLET (HO. CO. STD G-4.21)	454.53'	INV OUT = 451.03'	
E-9	TYPE 'E' INLET (HO. CO. STD G-4.21)	454.53'	INV OUT = 451.03'	
E-10	TYPE 'E' INLET (HO. CO. STD G-4.21)	453.91'	INV IN = 450.45' INV OUT = 450.12'	
E-11	TYPE 'E' INLET (HO. CO. STD G-4.21)	454.35'	INV IN = 449.98' INV OUT = 449.73'	
E-12	TYPE 'E' INLET (HO. CO. STD G-4.21)	454.11'	INV OUT = 450.61'	
E-13	PRECAST MANHOLE (HO. CO. STD G-5.12)	455.28'	INV IN = 449.59' INV IN = 449.59' INV OUT = 449.49'	
E-15	PRECAST MANHOLE (HO. CO. STD G5.12)	455.20'	INV IN = 448.44' INV IN = 448.94', INV OUT = 448.44'	

STORM DRAIN PIPE SCHEDULE 'E'

FROM	LOWER INVERT	PIPE NO.	LENGTH	SIZE (in.)	MATERIAL	SLOPE (%)	UPPER INVERT	TO	COMMENTS
E-1	440.84	SD47	145.77	18"	HDPE	4.75%	447.77	E-2	
E-2	447.87	SD48	36.40	18"	HDPE	0.52%	448.06	E-3	
E15	448.44	SD49	93.50	18"	HDPE	0.50%	448.91	E-4	
E-4	449.01	SD50	95.22	18"	HDPE	0.50%	449.49	E-13	
E-3	450.25	SD51	9.34	8"	HDPE	4.93%	450.71	E-6	
E-3	449.12	SD52	35.33	8"	HDPE	4.67%	450.77	E-7	
E-4	450.85	SD53	9.35	8"	HDPE	1.93%	451.03	E-8	
E-4	450.85	SD54	35.33	8"	HDPE	0.51%	451.03	E-9	
E-13	449.59	SD55	27.53	15"	HDPE	0.51%	449.73	E-11	
E-10	450.12	SD56	26.16	12"	HDPE	0.52%	449.98	E-11	
E-10	450.45	SD57	31.45	8"	HDPE	0.51%	450.61	E-12	
E-13	449.59	SD63	130.32	18"	HDPE	1.44%	451.47	E-5	
E-15	448.94	SD64	121.00	12"	HDPE	0.50%	449.55	–	TO STUB
E-3	448.16	SD66	56.50	8"	HDPE	0.50%	448.44	E-15	

STORM DRAIN STRUCTURE SCHEDULE 'F'

NAME	TYPE	RIM ELEV. (FT.)	INVERTS	COMMENTS
F-1	TYPE 'C' ENDWALL (HO. CO. STD D-5.21)	452.22'	INV IN = 450.80'	

STORM DRAIN PIPE SCHEDULE 'F'

FROM	LOWER INVERT	PIPE NO.	LENGTH	SIZE (in.)	MATERIAL	SLOPE (%)	UPPER INVERT	TO	COMMENTS
F-1	450.80	SD58	127.58	10"	HDPE	0.60%	451.57	CO60	

STORM DRAIN STRUCTURE SCHEDULE 'G'

NAME	TYPE	RIM ELEV. (FT.)	INVERTS	COMMENTS
G-1	TYPE 'C' ENDWALL (HO. CO. STD G-5.21)	452.88'	INV IN = 451.25'	

STORM DRAIN PIPE SCHEDULE 'G'

FROM	LOWER INVERT	PIPE NO.	LENGTH	SIZE (in.)	MATERIAL	SLOPE (%)	UPPER INVERT	TO	COMMENTS
G-1	451.25	SD59	20.00	12"	HDPE	0.51%	451.35	CO74	
CO74	451.35	SD60	20.00	12"	HDPE	0.51%	451.45	CO75	
CO75	451.45	SD61	99.43	12"	HDPE	0.51%	451.74	CO76	

ROOFDRAIN LATERAL SCHEDULE 'J'

FROM	LOWER INVERT	PIPE DATA					UPPER INVERT	TO	COMMENTS
		NO.	LENGTH	SIZE	MATERIAL	SLOPE (%)			
STM J-1	453.02	RD106	20.34'	12"	HDPE	1.03	453.23	STM CO78	
STM CO78	453.73	RD107	4.93'	6"	HDPE	1.01	453.78	BLDG #2	
STM J-1	453.02	RD108	9.66'	12"	HDPE	1.03	453.12	STM CO79	
STM CO79	454.52	RD109	4.93'	6"	HDPE	1.01	454.57	BLDG #2	
STM CO79	453.12	RD110	30.00'	12"	HDPE	1.00	453.42	STM CO80	
STM CO80	453.92	RD111	4.93'	6"	HDPE	1.01	453.97	BLDG #2	
STM CO80	453.42	RD112	30.00'	12"	HDPE	1.00	453.72	STM CO81	
STM CO81	454.22	RD113	4.93'	6"	HDPE	1.01	454.27	BLDG #2	

FOR REVISION 5 ONLY:

7/11/16

PIPE SCHEDULE

TYPE	LENGTH
6" HDPE	1,520'
8" HDPE	1,585'
10" HDPE	1,260'
12" HDPE	590'
15" HDPE	695'
18" HDPE	900'
24" HDPE	430'
2" PERFORATED PVC	2,221'
6" PERFORATED PVC	2,600'

FOR REVISION 2 ONLY:

7/31/14

FOR REVISION 1 ONLY

3/17/14

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/0 KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT # 22510-22511
WATER CODE: E32
SEWER CODE: 5602500

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, PARCELS A-C
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF.: 1096m SITE AREA: 10.21 AC
~~FINAL PLAN APPROVED:~~ DPZ REF.: SDP-13-046

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 6/9/2015

APPROVED: DEPARTMENT OF PLANNING AND ZONING

8/20/13 CHIEF-DEVELOPMENT ENGINEERING DIVISION DATE

9/11/13 CHIEF-DIVISION OF LAND DEVELOPMENT DATE

9/12/13 DIRECTOR DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

H:\06\KIMCO REALTY CORPORATION\MD06 9002 - WILDE LAKE, COLUMBIA\CAD\PLAN SETS\SITE DEVELOPMENT PLAN\MD069002ST2.DWG PRINTED BY: RST

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REVISIONS

REV	DATE	COMMENT	BY
1	01/10/14	REVISED UTILITY LAYOUT	ROH
2	5/16/14	REVISED STORM DRAIN LAYOUT, BLDG FOOTPRINT, & WATERHOUSE CONNECTION	TMG
5	02/1/16	REVISED BLDGS 2,3,& 4 USES AND PARKING CALCS	DSH

DIG WITH CARE — CALL BEFORE YOU DIG

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. (IN VIRGINIA, MARYLAND, AND DELAWARE 811) (WV 1-800-245-4848) (PA 1-800-242-1776) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

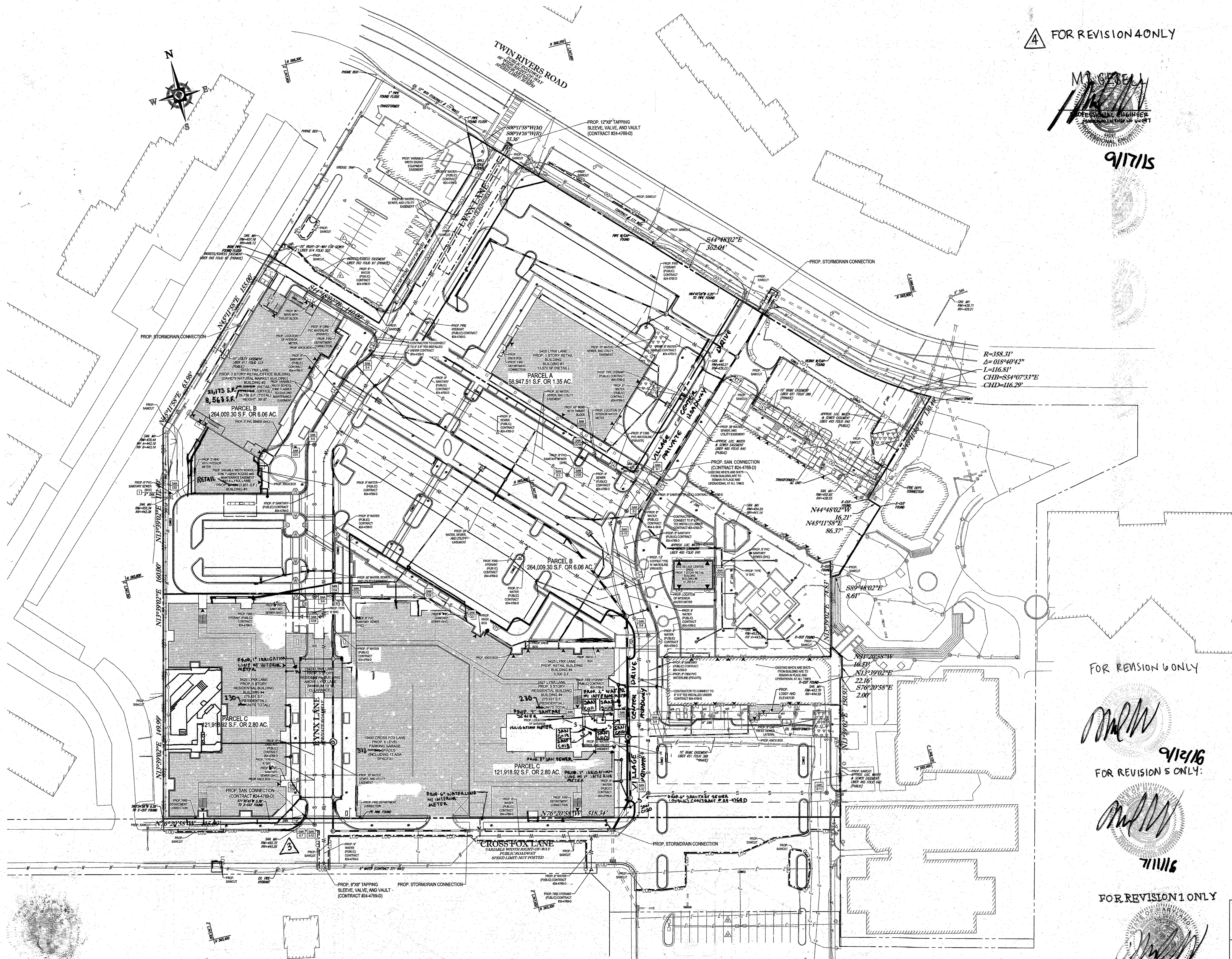
PROJECT No.: MD069002
DRAWN BY: RMS
CHECKED BY: MJG
DATE: 07/29/13
SCALE: NOT TO SCALE
CAD I.D.: ST2

PROJECT: SITE DEVELOPMENT PLAN FOR KIMCO REALTY CORPORATION
LOCATION OF SITE
VILLAGE OF WILDE LAKE VILLAGE CENTER REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

M. J. GESELL
PROFESSIONAL ENGINEER
7/29/13

SHEET TITLE: STORMDRAIN SCHEDULES



4 FOR REVISION 4 ONLY

M.J. GESELL PROFESSIONAL ENGINEER MARYLAND LICENSE NO 44097 9/17/15

3 FOR REVISION 3 ONLY 7/28/15

FOR REVISION 6 ONLY 9/12/16

FOR REVISION 5 ONLY: 7/11/16

FOR REVISION 2 ONLY 7/31/14

FOR REVISION 1 ONLY 3/17/14

OWNER:	PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3 WILDE LAKE BUSINESS TRUST C/0 KIMCO REALTY CORPORATION 3333 NEW HYDE PARK ROAD NEW HYDE PARK, NY 11042 (410) 684-2000
DEVELOPER:	KIMCO REALTY CORPORATION 1954 GREENSPRING DRIVE, SUITE 330 TIMONIUM, MD 21093 (410) 684-2000 CONTACT: GREG REED

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PARCELS: 272, PARCELS A-C
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50 25 12.5 0 50
1"= 50'

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APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF-DEVELOPMENT ENGINEERING DIVISION 8/29/13 DATE

CHIEF-DIVISION OF LAND DEVELOPMENT 9/11/13 DATE

DIRECTOR 9/12/13 DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

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CIVIL & CONSULTING ENGINEERS
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REVISIONS

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1	01/10/14	REVISED UTILITY LAYOUT	ROH
2	5/16/14	REVISED STORM DRAIN LAYOUT, BLDG. FOOTPRINT, & WATER HOUSE CONNECTION	TMG
3	6/24/15	REVISED CURB RADIUS	WCB
4	08/19/15	SHOW POOL IN COURTYARD	PAB
5	02/1/16	REVISED BLDGS 2, 3, & 4 USES AND PARKING CALCS	DSH
6	8/12/16	REVISED ~~SEWER~~	MJG

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APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	1"=50'
CAD I.D.:	SS2

PROJECT:
SITE DEVELOPMENT PLAN
FOR
KIMCO REALTY CORPORATION

LOCATION OF SITE
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

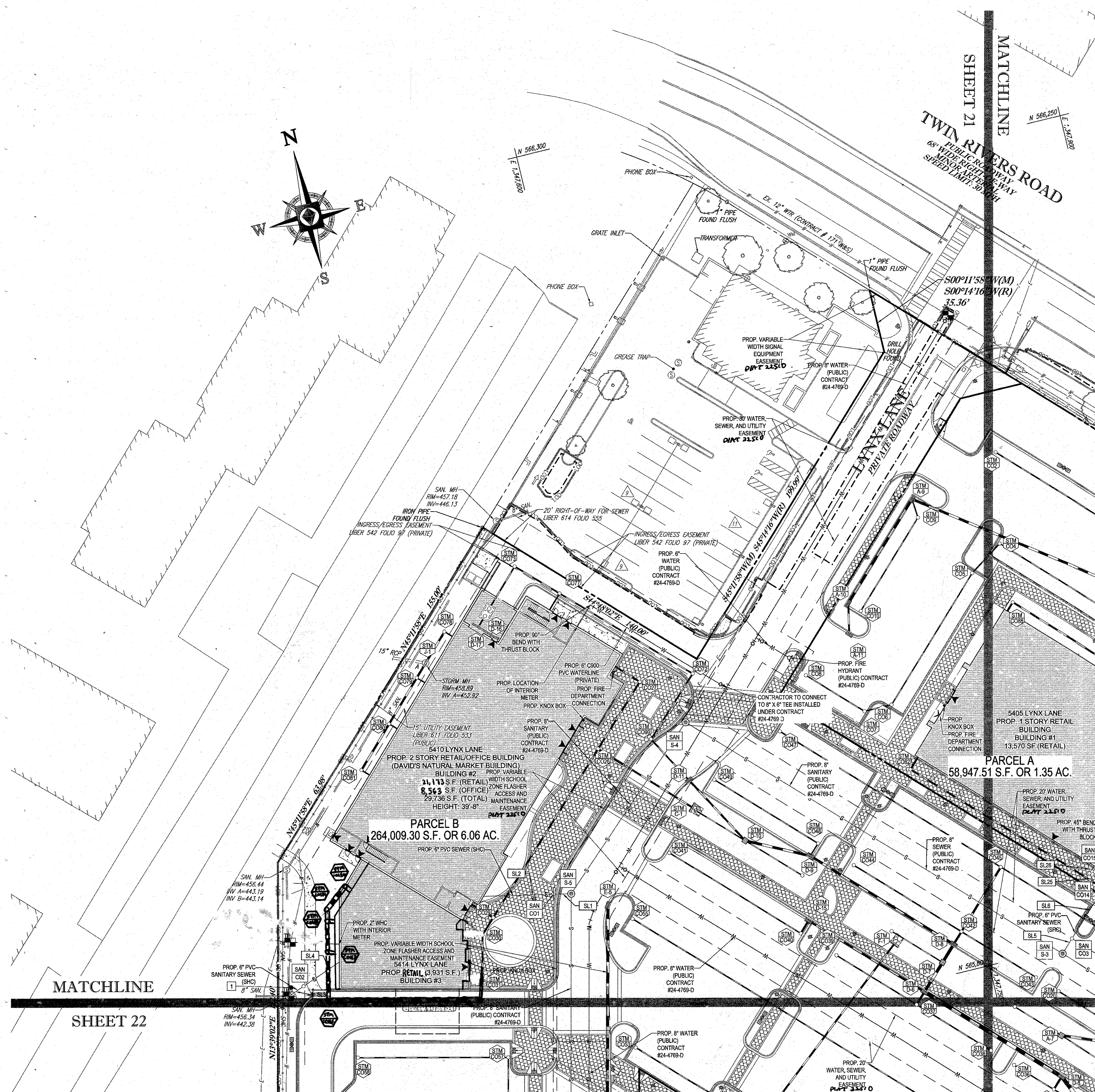
BOHLER ENGINEERING
901 DULANEY VALLEY ROAD,
SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

M.J. GESELL PROFESSIONAL ENGINEER 44097 7/29/13

SHEET TITLE:
OVERALL UTILITY PLAN

SHEET NUMBER:
19
OF 91

SDP-13-046



SANITARY LATERAL SCHEDULE

FROM	LOWER INVERT	PIPE DATA NO.	LENGTH	SIZE	MATERIAL	SLOPE (%)	UPPER INVERT	TO	COMMENTS
SAN S-5	442.81	SL1	10.00'	6"	PVC	2.00	451.46	SAN CO1	
SAN CO1	451.46	SL2	39.01'	6"	PVC	2.03	452.25	BLDG #2	
EX. MANHOLE	452.36	SL3	10.00'	6"	PVC	2.00	452.56	SAN CO2	
SAN CO2	452.56	SL4	34.09'	6"	PVC	2.02	453.25	BLDG #3	
SAN S-3	446.53	SL5	10.00'	6"	PVC	2.00	446.73	SAN CO3	
SAN CO3	446.73	SL6	30.00'	6"	PVC	2.13	447.37	SAN CO14	
SAN S-6	443.75	SL7	17.08'	8"	PVC	2.05	444.10	SAN CO4	
SAN CO4	446.80	SL8	32.90'	8"	PVC	2.01	447.46	SAN CO5	
SAN CO5	447.46	SL9	81.24'	8"	PVC	2.00	449.09	SAN CO6	
SAN CO6	449.09	SL10	38.03'	8"	PVC	2.02	449.86	SAN CO7	
SAN CO7	449.86	SL11	7.00'	8"	PVC	2.00	450.00	BLDG #4	
SAN CO5	449.30	SL12	7.00'	6"	PVC	10.00	450.00	BLDG#4	
8" MAIN	444.04	SL13	5.01'	6"	PVC	2.03	444.14	SAN CO8	
SAN CO8	447.87	SL14	27.00'	6"	PVC	2.04	448.40	BLDG #4	
8" MAIN	444.94	SL15	10.00'	6"	PVC	2.00	445.14	SAN CO9	
SAN CO9	449.46	SL16	14.57'	6"	PVC	2.00	450.00	BLDG #4	
SAN S-9	442.42	SL17	18.32'	6"	PVC	2.02	442.79	SAN CO10	
—	—	—	—	—	—	—	—	—	
—	—	—	—	—	—	—	—	—	
SAN CO12	444.35	SL20	7.15'	6"	PVC	2.10	444.50	BLDG #4	
—	—	—	—	—	—	—	—	—	
SAN CO18	443.63	SL22	23.00	6"	PVC	2.00	444.09	BLDG #4	
8" MAIN	444.03	SL23	10.00'	6"	PVC	2.00	448.23	SAN CO13	
SAN CO13	448.23	SL24	13.34'	6"	PVC	2.02	448.50	BLDG #6	
SAN CO14	447.72	SL25	12.42'	6"	PVC	2.01	447.97	SAN CO15	
SAN CO15	450.20	SL26	5.00'	6"	PVC	2.00	450.30	BLDG #1	
SAN CO16	443.03	SL27	19.93'	6"	PVC	2.01	443.43	SAN CO17	
SAN CO17	443.43	SL28	10.00'	6"	PVC	2.00	443.63	SAN CO18	
SAN CO18	443.63	SL29	10.46'	6"	PVC	2.01	443.84	SAN CO19	
SAN CO19	443.84	SL30	25.16'	6"	PVC	2.03	444.35	SAN CO12	
SAN CO19	443.92	SL31	14.60'	4"	PVC	2.00	444.21	BLDG #4	
SAN CO16	443.11	SL32	14.00'	4"	PVC	2.00	443.39	SAN S-14	
SAN S-14	443.56	SL33	3.00'	4"	PVC	2.00	443.62	SAN CO11	
SAN CO11	443.62	SL34	7.15'	4"	PVC	2.10	443.77	BLDG #4	
SAN S-10	443.27	SL35	23.32'	6"	PVC	2.02	443.74	SAN CO20	
SAN CO20	443.74	SL36	19.08'	6"	PVC	2.00	444.12	BLDG #4	
SAN CO10	422.79	SL37	12.00'	6"	PVC	2.00	443.03	SAN CO16	

NOTE:

REFER TO PUBLIC WATER AND SEWER PLANS (CONTRACT # 24-4842-D AND CONTRACT #24-4769-D) FOR INFORMATION RELATED TO WATER AND SEWER MAIN CONSTRUCTION.

UTILITY KEYNOTES

1. EX. WATER AND SEWER SEPARATION UNKNOWN IN THIS LOCATION. EXERCISE EXTREME CAUTION WORKING IN THIS AREA.

SANITARY STRUCTURE SCHEDULE

NAME	TYPE	RIM ELEV. (FT.)	INVERTS	COMMENTS
S-14	GREASE TRAP	454.00	INV. IN = 443.56 INV. OUT = 443.39	

FOR REVISION 6 ONLY

9/12/16

FOR REVISION 2 ONLY

7/31/14

FOR REVISION 5 ONLY:

7/11/16

FOR REVISION 1 ONLY

3/17/14

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

8/29/13
CHIEF-DEVELOPMENT ENGINEERING DIVISION — DATE

9/11/13
CHIEF-DIVISION OF LAND DEVELOPMENT — DATE

9/12/13
DIRECTOR — DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

ARCHITECTURAL REFERENCE

THIS PLAN IS BASED ON ARCHITECTURAL PLANS PREPARED BY:

NORR ARCHITECTS, ENTITLED "CVS PHARMACY; CENTER ENTRY; TYPE B-13600-RIGHT; REAR DRIVE THRU; STORE #10094; 5405 LYNX LANE; WILDE LAKE VILLAGE CENTER; COLUMBIA (HOWARD COUNTY) MD" DATED MAY 28, 2013 (BUILDING 1)
L2M ARCHITECTS, ENTITLED "MARKET BUILDING AT WILDE LAKE VILLAGE CENTER; 5430 LYNX LANE; COLUMBIA, MARYLAND 21044," DATED JANUARY 15, 2012, LAST REVISED DECEMBER 14, 2012 (BUILDING 2)
L2M ARCHITECTS, ENTITLED "COURTYARD BUILDING A AT WILDE LAKE VILLAGE CENTER; 10451 TWIN RIVERS ROAD; COLUMBIA, MARYLAND 21044," DATED JANUARY 15, 2012, LAST REVISED JANUARY 15, 2013 (BUILDING 7)

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT #22510 - 22511
WATER CODE: E32
SEWER CODE: 5602500

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/0 KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, PARCELS A-C
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF.: 1096m SITE AREA: 10.21 AC
~~FINAL PLAN APPROVED:~~ DPZ REF.: SDP-13-046

30 15 7.5 0 30
1"= 30'

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 6/9/2015

BOHLER ENGINEERING
CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS
CORPORATE OFFICE: WARREN, NJ
OFFICES: SOUTHBOROUGH, MA; ALBANY, NY; RONKONKOMA, NY; CHALFONT, PA; CENTER VALLEY, PA; TAMPA, FL; BOWIE, MD; TOWSON, MD; STERLING, VA; WARRENTON, VA; FORT LAUDERDALE, FL; PHILADELPHIA, PA

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES. © 2008 BOHLER ENGINEERING.

REVISIONS

REV	DATE	COMMENT	BY
1	01/10/14	REVISED UTILITY LAYOUT	RDH
2	5/16/14	REVISED STORM DRAIN LAYOUT, BLDG FOOTPRINT, AND WATER HOUSE CONNECTION	TMG
5	02/1/16	REVISED BLDGS 2, 3, & 4 USES AND PARKING CALCS	DSH
6	8/12/16	REVISED SEWER SIZE	MJG

DIG WITH CARE — CALL BEFORE YOU DIG
THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. (IN VIRGINIA, MARYLAND, AND DELAWARE 811) (WV 1-800-245-4848) (PA 1-800-242-1776) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.: MD069002
DRAWN BY: RMS
CHECKED BY: MJG
DATE: 07/29/13
SCALE: 1"=30'
CAD I.D.: SS2

PROJECT: SITE DEVELOPMENT PLAN
FOR
KIMCO REALTY CORPORATION
LOCATION OF SITE
VILLAGE OF WILDE LAKE VILLAGE CENTER REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

M.J. GESELL
PROFESSIONAL ENGINEER
7/29/13

SHEET TITLE:

UTILITY PLAN

SHEET NUMBER:

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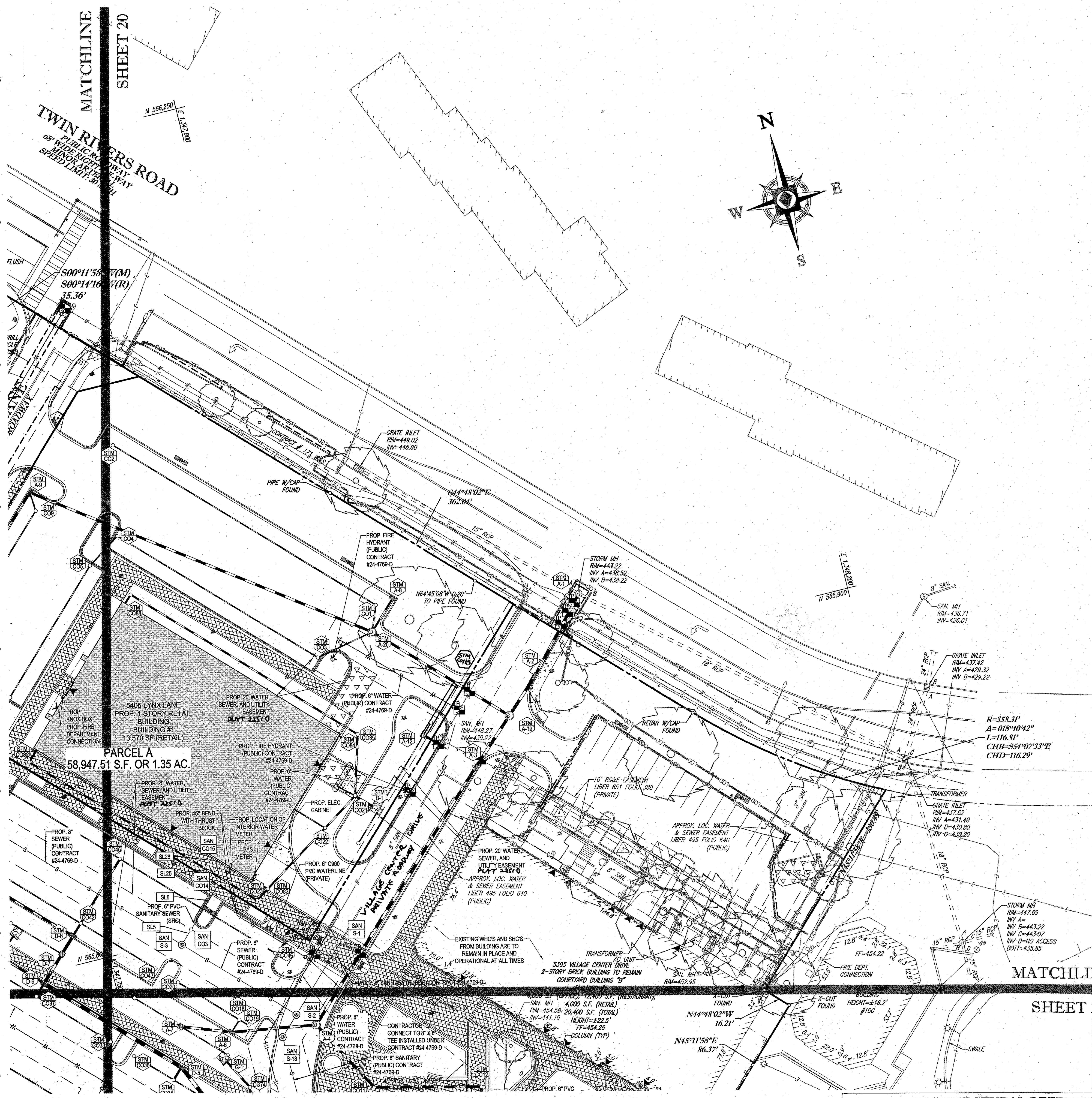

SANITARY LATERAL SCHEDULE

FROM	LOWER INVERT	PIPE DATA NO.	LENGTH	SIZE	MATERIAL	SLOPE (%)	UPPER INVERT	TO	COMMENTS
SAN S-5	442.81	SL1	10.00'	6"	PVC	2.00	451.46	SAN CO1	
SAN CO1	451.46	SL2	39.01'	6"	PVC	2.03	452.25	BLDG #2	
EX. MANHOLE	452.36	SL3	10.00'	6"	PVC	2.00	452.56	SAN CO2	
SAN CO2	452.56	SL4	34.09'	6"	PVC	2.02	453.25	BLDG #3	
SAN S-3	446.53	SL5	10.00'	6"	PVC	2.00	446.73	SAN CO3	
SAN CO3	446.73	SL6	30.00'	6"	PVC	2.13	447.37	SAN CO14	
SAN S-6	443.75	SL7	17.08'	8"	PVC	2.05	444.10	SAN CO4	
SAN CO4	446.80	SL8	32.90'	8"	PVC	2.01	447.46	SAN CO5	
SAN CO5	447.46	SL9	81.24'	8"	PVC	2.00	449.09	SAN CO6	
SAN CO6	449.09	SL10	38.03'	8"	PVC	2.02	449.86	SAN CO7	
SAN CO7	449.86	SL11	7.00'	8"	PVC	2.00	450.00	BLDG #4	
SAN CO5	449.30	SL12	7.00'	6"	PVC	10.00	450.00	BLDG#4	
8" MAIN	444.04	SL13	5.01'	6"	PVC	2.03	444.14	SAN CO8	
SAN CO8	447.87	SL14	27.00'	6"	PVC	2.04	448.40	BLDG #4	
8" MAIN	444.94	SL15	10.00'	6"	PVC	2.00	445.14	SAN CO9	
SAN CO9	449.46	SL16	14.57'	6"	PVC	2.00	450.00	BLDG #4	
SAN S-9	442.42	SL17	18.32'	6"	PVC	2.02	442.79	SAN CO10	
—	—	—	—	—	—	—	—	—	
—	—	—	—	—	—	—	—	—	
SAN CO12	443.35	SL20	7.15'	6"	PVC	2.10	444.50	BLDG #4	
—	—	—	—	—	—	—	—	—	
SAN CO18	443.63	SL22	34.18'	6"	PVC	2.00	444.09	BLDG #4	
8" MAIN	444.03	SL23	10.00'	6"	PVC	2.00	448.23	SAN CO13	
SAN CO13	448.23	SL24	13.34'	6"	PVC	2.02	448.50	BLDG #6	
SAN CO14	447.72	SL25	12.42'	6"	PVC	2.01	447.97	SAN CO15	
SAN CO15	450.20	SL26	5.00'	6"	PVC	2.00	450.30	BLDG #1	
SAN CO16	443.03	SL27	19.93'	6"	PVC	2.01	443.43	SAN CO17	
SAN CO17	443.43	SL28	10.00'	6"	PVC	2.00	443.63	SAN CO18	
SAN CO18	443.63	SL29	10.46'	6"	PVC	2.01	443.84	SAN CO19	
SAN CO19	443.84	SL30	25.10'	6"	PVC	2.03	444.35	SAN CO12	
SAN CO19	443.92	SL31	14.50'	4"	PVC	2.00	444.21	BLDG #4	
SAN CO16	443.11	SL32	14.00'	4"	PVC	2.00	443.39	SAN S-14	
SAN S-14	443.56	SL33	3.00'	4"	PVC	2.00	443.62	SAN CO11	
SAN CO11	443.62	SL34	7.15'	4"	PVC	2.16	443.77	BLDG #4	
SAN S-10	444.27	SL35	23.32'	6"	PVC	2.02	443.74	SAN CO20	
SAN CO20	443.74	SL36	19.03'	6"	PVC	2.00	444.12	BLDG #4	
SAN CO10	422.79	SL37	12.00'	6"	PVC	2.00	443.03	SAN CO16	

NOTE:

REFER TO PUBLIC WATER AND SEWER PLANS (CONTRACT # 24-4842-D AND CONTRACT #24-4769-D) FOR INFORMATION RELATED TO WATER AND SEWER MAIN CONSTRUCTION.

UTILITY KEYNOTES

1. EX. WATER AND SEWER SEPARATION UNKNOWN IN THIS LOCATION. EXERCISE EXTREME CAUTION WORKING IN THIS AREA.

SANITARY STRUCTURE SCHEDULE

NAME	TYPE	RIM ELEV. (F.T.)	INVERTS	COMMENTS
S-14	GREASE TRAP	454.00	INV. IN = 443.56 INV. OUT= 443.39	

FOR REVISION 6 ONLY
9/12/16

FOR REVISION 5 ONLY:
7/11/16

FOR REVISION 2 ONLY
7/31/14

FOR REVISION 1 ONLY
3/17/14

ARCHITECTURAL REFERENCE

THIS PLAN IS BASED ON ARCHITECTURAL PLANS PREPARED BY:

NORR ARCHITECTS, ENTITLED "CVS PHARMACY; CENTER ENTRY; TYPE B-13600-RIGHT; REAR DRIVE THRU; STORE #10094; 5405 LYNX LANE; WILDE LAKE VILLAGE CENTER; COLUMBIA (HOWARD COUNTY) MD" DATED MAY 28, 2013 (BUILDING 1)
L2M ARCHITECTS, ENTITLED "MARKET BUILDING AT WILDE LAKE VILLAGE CENTER; 5430 LYNX LANE; COLUMBIA, MARYLAND 21044," DATED JANUARY 15, 2012, LAST REVISED DECEMBER 14, 2012 (BUILDING 2)
L2M ARCHITECTS, ENTITLED "COURTYARD BUILDING A AT WILDE LAKE VILLAGE CENTER; 10451 TWIN RIVERS ROAD; COLUMBIA, MARYLAND 21044," DATED JANUARY 15, 2012, LAST REVISED JANUARY 15, 2013 (BUILDING 7)

APPROVED: DEPARTMENT OF PLANNING AND ZONING
8/29/13
CHIEF-DEVELOPMENT ENGINEERING DIVISION DATE
9/11/13
CHIEF-DIVISION OF LAND DEVELOPMENT DATE
9/12/13
DIRECTOR DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

GENERAL NOTE:
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SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT # 22511 - 22511
WATER CODE: E32
SEWER CODE: 5602500

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/0 KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, PARCELS A-C
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF.: 1096m SITE AREA: 10.21 AC
~~FINAL PLAN APPROVED:~~ DPZ REF.: SDP-13-046

30 15 7.5 0 30
1"= 30'

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BOHLER ENGINEERING
CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS
CORPORATE OFFICE: WARREN, NJ
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REVISIONS

REV	DATE	COMMENT	BY
1	01/10/14	REVISED UTILITY LAYOUT	RDH
2	5/16/14	REVISED STORM DRAIN LAYOUT, BLDG FOOTPRINT, WATERHOUSE CONNECTION	MMG
5	02/1/16	REVISED BLDGS 2, 3, & 4 USES AND PARKING CALCS	DSH
6	8/12/16	REVISED SEWER SIZE	MJG

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APPROVED FOR CONSTRUCTION

PROJECT No.: MD069002
DRAWN BY: RMS
CHECKED BY: MJG
DATE: 07/29/13
SCALE: 1"=30'
CAD I.D.: SS2

PROJECT:
SITE DEVELOPMENT PLAN
FOR
KIMCO REALTY CORPORATION

LOCATION OF SITE
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

M.J. GESELL
PROFESSIONAL ENGINEER
44097
7/29/13

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:

SDP-13-046

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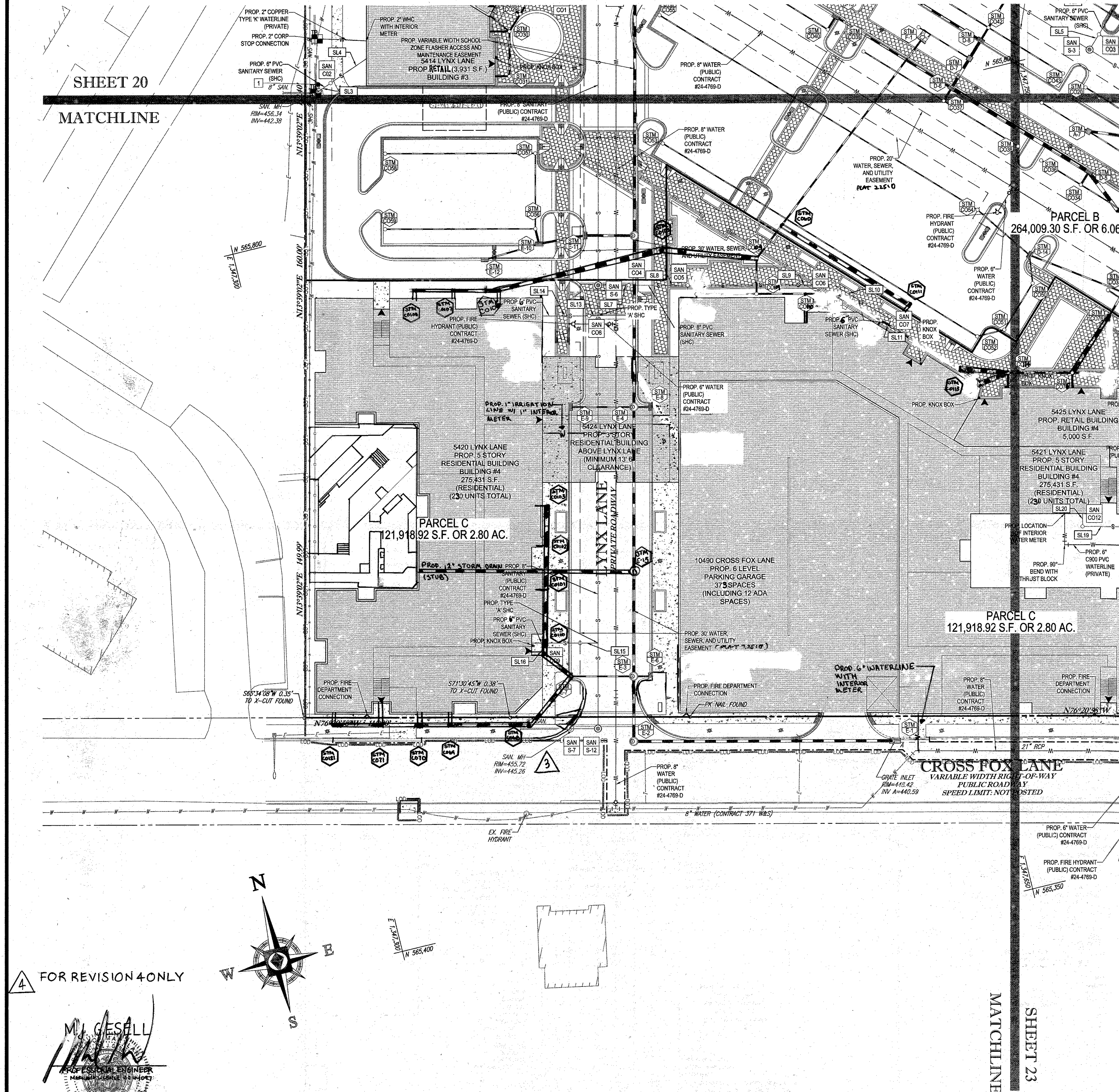

SANITARY LATERAL SCHEDULE

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SAN CO5	449.30	SL12	7.00'	6"	PVC	10.00	450.00	BLDG#4	
8" MAIN	444.04	SL13	5.01'	6"	PVC	2.03	444.14	SAN CO8	
SAN CO8	447.87	SL14	27.00'	6"	PVC	2.04	448.40	BLDG #4	
8" MAIN	444.94	SL15	10.00'	6"	PVC	2.00	445.14	SAN CO9	
SAN CO9	449.46	SL16	14.57'	6"	PVC	2.00	450.00	BLDG #4	
SAN S-9	442.42	SL17	18.32'	6"	PVC	2.02	442.79	SAN CO10	
—	—	—	—	—	—	—	—	—	
—	—	—	—	—	—	—	—	—	
SAN CO12		SL20	7.15'	6"	PVC	2.10		BLDG #4	
—	—	—	—	—	—	—	—	—	
SANCO18	443.63	SL22	23.00	6"	PVC	2.00	444.09	BLDG #4	
8" MAIN	444.03	SL23	10.00'	6"	PVC	2.00	448.23	SAN CO13	
SAN CO13	448.23	SL24	13.34'	6"	PVC	2.02	448.50	BLDG #6	
SAN CO14	447.72	SL25	12.42'	6"	PVC	2.01	447.97	SAN CO15	
SAN CO15	450.20	SL26	5.00'	6"	PVC	2.00	450.30	BLDG #1	
SANCO16	443.03	SL27	19.93'	6"	PVC	2.01	443.43	SANCO17	
SANCO17	443.43	SL28	10.00'	6"	PVC	2.00	443.63	SANCO18	
SANCO18	443.63	SL29	10.46'	6"	PVC	2.01	443.84	SANCO19	
SAN CO19	443.84	SL30	25.10'	6"	PVC	2.03	444.35	SANCO12	
SANCO19	443.92	SL31	14.50'	4"	PVC	2.00	444.21	BLDG#4	
SAN CO16	443.11	SL32	14.00'	4"	PVC	2.00	443.39	SAN S-14	
SAN S-14	443.56	SL33	3.00'	4"	PVC	2.00	443.62	SAN CO11	
SAN CO11	443.62	SL34	7.15'	4"	PVC	2.10	443.77	BLDG#4	
SAN S-10	443.27	SL35	23.32'	6"	PVC	2.02	443.74	SANCO20	
SAN CO20	443.74	SL36	19.03'	6"	PVC	2.00	444.12	BLDG#4	
SAN CO10	422.79	SL37	12.00'	6"	PVC	2.00	443.03	SANCO16	

NOTE:

REFER TO PUBLIC WATER AND SEWER PLANS (CONTRACT # 24-4842-D AND CONTRACT #24-4769-D) FOR INFORMATION RELATED TO WATER AND SEWER MAIN CONSTRUCTION.

UTILITY KEYNOTES

1. EX. WATER AND SEWER SEPARATION UNKNOWN IN THIS LOCATION. EXERCISE EXTREME CAUTION WORKING IN THIS AREA.

SANITARY STRUCTURE SCHEDULE

NAME	TYPE	RIM ELEV. (FT.)	INVERTS	COMMENTS
S-14	GREASE TRAP	454.00	INV. IN = 443.56 INV. OUT = 443.39	—

FOR REVISION 6 ONLY — 9/12/16

FOR REVISION 5 ONLY: — 7/11/16

3 FOR REVISION 3 ONLY — 7/28/15

FOR REVISION 2 ONLY — 7/31/14

FOR REVISION 1 ONLY — 3/17/14

4 FOR REVISION 4 ONLY

M.J. GESELL
PROFESSIONAL ENGINEER
9/17/15

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF-DEVELOPMENT ENGINEERING DIVISION — DATE 8/29/13

CHIEF-DIVISION OF LAND DEVELOPMENT — DATE 9/11/13

DIRECTOR — DATE 9/12/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

ARCHITECTURAL REFERENCE

THIS PLAN IS BASED ON ARCHITECTURAL PLANS PREPARED BY:

NORR ARCHITECTS, ENTITLED "CVS PHARMACY; CENTER ENTRY; TYPE B-13600-RIGHT; REAR DRIVE THRU; STORE #10094; 5405 LYNX LANE; WILDE LAKE VILLAGE CENTER; COLUMBIA (HOWARD COUNTY) MD" DATED MAY 28, 2013 (BUILDING 1)
L2M ARCHITECTS, ENTITLED "MARKET BUILDING AT WILDE LAKE VILLAGE CENTER; 5430 LYNX LANE; COLUMBIA, MARYLAND 21044," DATED JANUARY 15, 2012, LAST REVISED DECEMBER 14, 2012 (BUILDING 2)
L2M ARCHITECTS, ENTITLED "COURTYARD BUILDING A AT WILDE LAKE VILLAGE CENTER; 10451 TWIN RIVERS ROAD; COLUMBIA, MARYLAND 21044," DATED JANUARY 15, 2012, LAST REVISED JANUARY 15, 2013 (BUILDING 7)

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT # 22510 - 22511
WATER CODE: E32
SEWER CODE: 5602500

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/O KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, PARCELS A-C
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF.: 1096m SITE AREA: 10.21 AC
~~FINAL PLAN APPROVED~~ DPZ REF.: SDP-13-046

30 15 7.5 0 30
1"= 30'

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 6/9/2017

BOHLER ENGINEERING
CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS
CORPORATE OFFICE: ◆ WARREN, NJ
OFFICES: ◆ SOUTHBOROUGH, MA ◆ ALBANY, NY ◆ RONKONKOMA, NY ◆ CHALFONT, PA ◆ CENTER VALLEY, PA ◆ TAMPA, FL ◆ BOWIE, MD ◆ TOWSON, MD ◆ STERLING, VA ◆ WARRENTON, VA ◆ FORT LAUDERDALE, FL ◆ PHILADELPHIA, PA

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES © 2008 BOHLER ENGINEERING.

REVISIONS

REV	DATE	COMMENT	BY
1	01/10/14	REVISED UTILITY LAYOUT	ROH
2	5/16/14	REVISED STORM DRAIN LAYOUT, BLDG FOOTPRINT; WATER HOUSE CONNECTION	TMC
3	6/24/15	REVISED CURB RADIUS	WCB
4	8/19/15	SHOW POOL IN COURTYARD	PAB
5	02/1/16	REVISED BLDGS 2, 3, & 4 USES AND PARKING CALCS	DSH
6	8/12/16	REVISED SEWER SIZE	MJG

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. (IN VIRGINIA, MARYLAND, AND DELAWARE 811) (WV 1-800-245-4848) (PA 1-800-242-1776) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.: MD069002
DRAWN BY: RMS
CHECKED BY: MJG
DATE: 07/29/13
SCALE: 1"=30'
CAD I.D.: SS2

PROJECT: SITE DEVELOPMENT PLAN
FOR
KIMCO REALTY CORPORATION
LOCATION OF SITE
VILLAGE OF WILDE LAKE VILLAGE CENTER REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

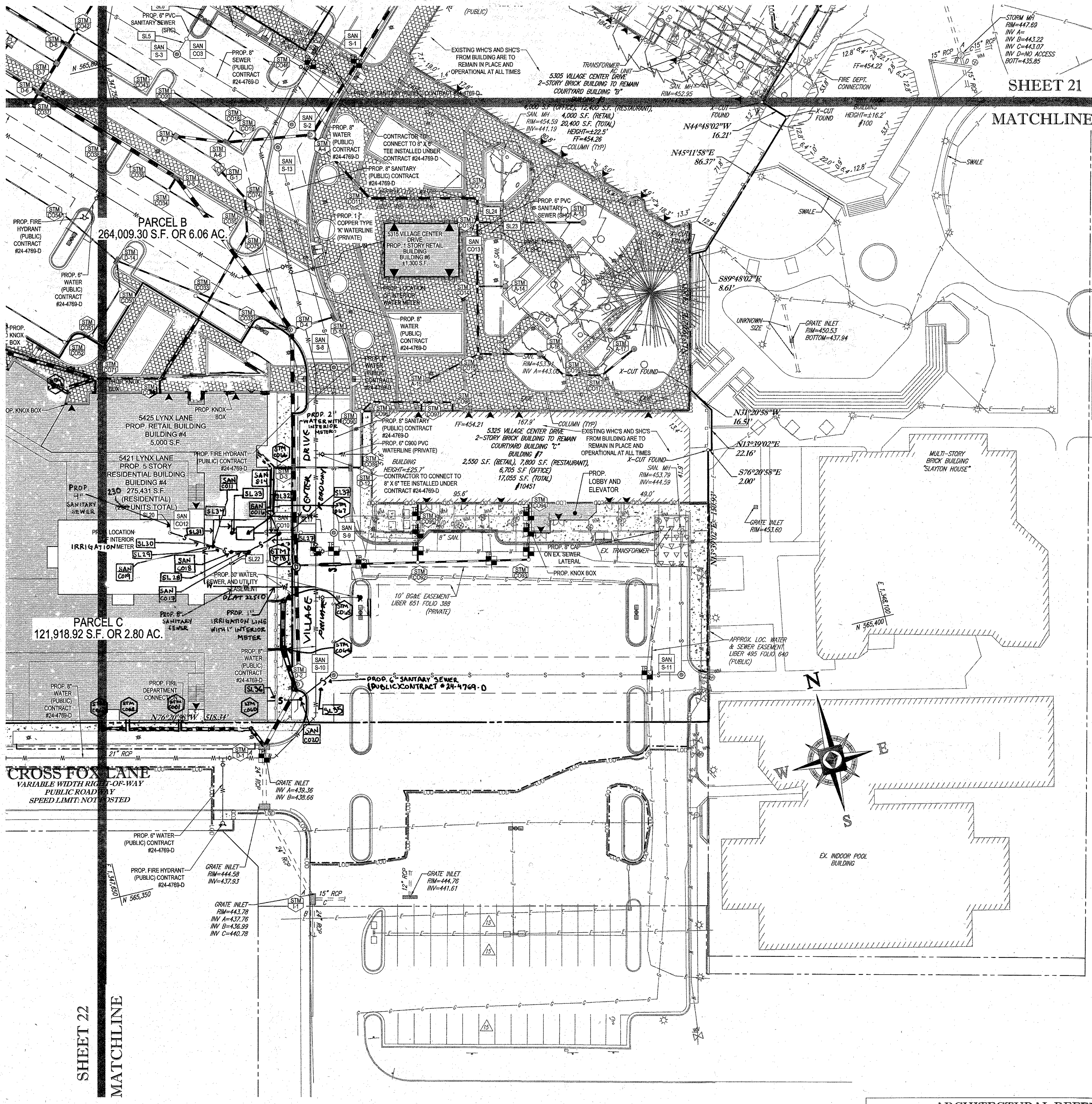
M.J. GESELL
PROFESSIONAL ENGINEER
7/29/16

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:

SDP-13-046

C:\USERS\AGAMBOA\APPDATA\LOCAL\TEMP\ACPUBLISH_5284\MD069002SS2.DWG PRINTED BY: AGAMBOA 7.31.13 @ 2:33 PM LAST SAVED BY: RSTASIOWS



SANITARY LATERAL SCHEDULE

FROM	LOWER INVERT	PIPE DATA NO.	LENGTH	SIZE	MATERIAL	SLOPE (%)	UPPER INVERT	TO	COMMENTS
SAN S-5	442.81	SL1	10.00'	6"	PVC	2.00	451.46	SAN CO1	
SAN CO1	451.46	SL2	39.01'	6"	PVC	2.03	452.25	BLDG #2	
EX. MANHOLE	452.36	SL3	10.00'	6"	PVC	2.00	452.56	SAN CO2	
SAN CO2	452.56	SL4	34.09'	6"	PVC	2.02	453.25	BLDG #3	
SAN S-3	446.53	SL5	10.00'	6"	PVC	2.00	446.73	SAN CO3	
SAN CO3	446.73	SL6	30.00'	6"	PVC	2.13	447.37	SAN CO14	
SAN S-6	443.75	SL7	17.08'	8"	PVC	2.05	444.10	SAN CO4	
SAN CO4	446.80	SL8	32.90'	8"	PVC	2.01	447.46	SAN CO5	
SAN CO5	447.46	SL9	81.24'	8"	PVC	2.00	449.09	SAN CO6	
SAN CO6	449.09	SL10	38.03'	8"	PVC	2.02	449.86	SAN CO7	
SAN CO7	449.86	SL11	7.00'	8"	PVC	2.00	450.00	BLDG #4	
SAN CO5	449.30	SL12	7.00'	6"	PVC	10.00	450.00	BLDG#4	
8" MAIN	444.04	SL13	5.01'	6"	PVC	2.03	444.14	SAN CO8	
SAN CO8	447.87	SL14	27.00'	6"	PVC	2.04	448.40	BLDG #4	
8" MAIN	444.94	SL15	10.00'	6"	PVC	2.00	445.14	SAN CO9	
SAN CO9	449.46	SL16	14.57'	6"	PVC	2.00	450.00	BLDG #4	
SAN S-9	442.42	SL17	18.32'	6"	PVC	2.02	442.79	SAN CO10	
—	—	—	—	—	—	—	—	—	
—	—	—	—	—	—	—	—	—	
SAN CO12	443.39	SL20	7.15'	6"	PVC	2.10	444.50	BLDG #4	
—	—	—	—	—	—	—	—	—	
SAN CO18	443.63	SL22	23.00'	6"	PVC	2.00	444.09	BLDG #4	
8" MAIN	444.03	SL23	10.00'	6"	PVC	2.00	448.23	SAN CO13	
SAN CO13	448.23	SL24	13.34'	6"	PVC	2.02	448.50	BLDG #6	
SAN CO14	447.72	SL25	12.42'	6"	PVC	2.01	447.97	SAN CO15	
SAN CO15	450.20	SL26	5.00'	6"	PVC	2.00	450.30	BLDG #1	
SAN CO16	443.03	SL27	10.93'	6"	PVC	2.01	443.43	SAN CO17	
SAN CO17	443.43	SL28	10.00'	6"	PVC	2.00	443.63	SAN CO18	
SAN CO18	443.63	SL29	10.46'	6"	PVC	2.01	443.84	SAN CO19	
SAN CO19	443.84	SL30	25.10'	6"	PVC	2.03	444.35	SAN CO12	
SAN CO19	443.92	SL31	14.50'	4"	PVC	2.00	444.21	BLDG #4	
SAN CO16	443.11	SL32	14.00'	4"	PVC	2.00	443.39	SAN S-14	
SAN S-14	443.56	SL33	3.00'	4"	PVC	2.00	443.62	SAN CO11	
SAN CO11	443.62	SL34	7.15'	4"	PVC	2.10	443.77	BLDG #4	
SAN S-10	443.27	SL35	23.32'	6"	PVC	2.02	443.74	SAN CO20	
SAN CO20	443.74	SL36	19.03'	6"	PVC	2.00	444.12	BLDG #4	
SAN CO10	422.79	SL37	12.00'	6"	PVC	2.00	443.03	SAN CO16	

NOTE:

REFER TO PUBLIC WATER AND SEWER PLANS (CONTRACT #24-4769-D) FOR INFORMATION RELATED TO WATER AND SEWER MAIN CONSTRUCTION.

UTILITY KEYNOTES

1 EX. WATER AND SEWER SEPARATION UNKNOWN IN THIS LOCATION. EXERCISE EXTREME CAUTION WORKING IN THIS AREA.

SANITARY STRUCTURE SCHEDULE

NAME	TYPE	RIM ELEV. (FT.)	INVERTS	COMMENTS
S-14	GREASE TRAP	454.00	INV. IN=443.56 INV. OUT=443.39	

FOR REVISION 6 ONLY
9/12/16

FOR REVISION 2 ONLY
7/31/14

FOR REVISION 1 ONLY
5/17/14

FOR REVISION 5 ONLY:
7/11/16

ARCHITECTURAL REFERENCE

THIS PLAN IS BASED ON ARCHITECTURAL PLANS PREPARED BY:

NORR ARCHITECTS, ENTITLED "CVS PHARMACY; CENTER ENTRY; TYPE B-13600-RIGHT; REAR DRIVE THRU; STORE #10094; 5405 LYNX LANE; WILDE LAKE VILLAGE CENTER; COLUMBIA (HOWARD COUNTY) MD" DATED MAY 28, 2013 (BUILDING 1)
L2M ARCHITECTS, ENTITLED "MARKET BUILDING AT WILDE LAKE VILLAGE CENTER; 5430 LYNX LANE; COLUMBIA, MARYLAND 21044," DATED JANUARY 15, 2012, LAST REVISED DECEMBER 14, 2012 (BUILDING 2)
L2M ARCHITECTS, ENTITLED "COURTYARD BUILDING A AT WILDE LAKE VILLAGE CENTER; 10451 TWIN RIVERS ROAD; COLUMBIA, MARYLAND 21044," DATED JANUARY 15, 2012, LAST REVISED JANUARY 15, 2013 (BUILDING 7)

APPROVED: DEPARTMENT OF PLANNING AND ZONING
8/29/13
CHIEF-DEVELOPMENT ENGINEERING DIVISION DATE
9/11/13
CHIEF-DIVISION OF LAND DEVELOPMENT DATE
9/12/13
DIRECTOR DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT # 22510-22521
WATER CODE: E32
SEWER CODE: 5602500

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/0 KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, PARCELS A-C
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF.: 1096m SITE AREA: 10.21 AC
~~FINAL PLAN APPROVED~~ DPZ REF.: SDP-13-046

30 15 7.5 0 30
1"= 30'

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 6/9/2015

BOHLER ENGINEERING
CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS
CORPORATE OFFICE: WARREN, NJ
OFFICES: SOUTHBOROUGH, MA; ALBANY, NY; RONKONKOMA, NY; CHALFONT, PA; CENTER VALLEY, PA; TAMPA, FL; BOWIE, MD; TOWSON, MD; STERLING, VA; WARRENTON, VA; FORT LAUDERDALE, FL; PHILADELPHIA, PA

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REVISIONS

REV	DATE	COMMENT	BY
1	01/6/14	REVISED UTILITY LAYOUT	RDH
2	5/16/14	Revised Storm Drain Layout, Bldg Footprint and water house connection	TMG
5	02/1/16	REVISED BLDGS 2, 3, & 4 USES AND PARKING CALCS	DSH
6	8/12/16	REVISED SEWER SIZE	MJG

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. (IN VIRGINIA, MARYLAND, AND DELAWARE 811) (WV 1-800-245-4848) (PA 1-800-242-1776) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	1"=30'
CAD I.D.:	SS2

PROJECT:
SITE DEVELOPMENT PLAN
FOR
KIMCO REALTY CORPORATION

LOCATION OF SITE
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

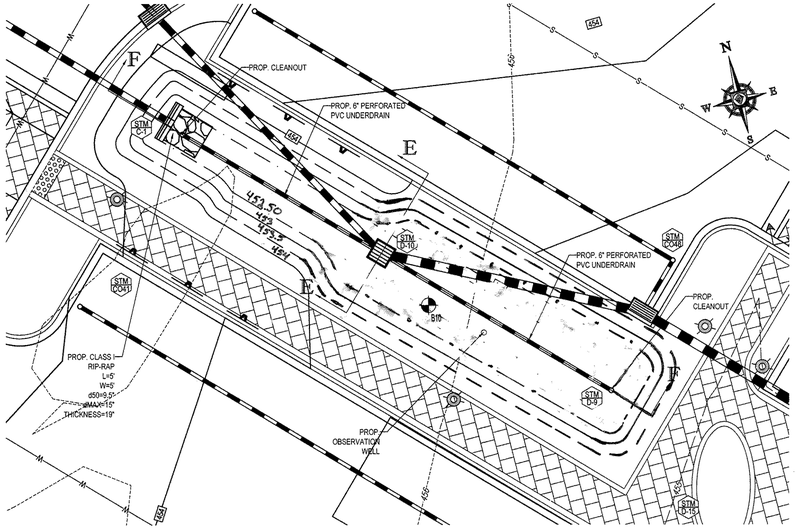
M.J. GESELL
PROFESSIONAL ENGINEER
7/29/13

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:

SDP-13-046

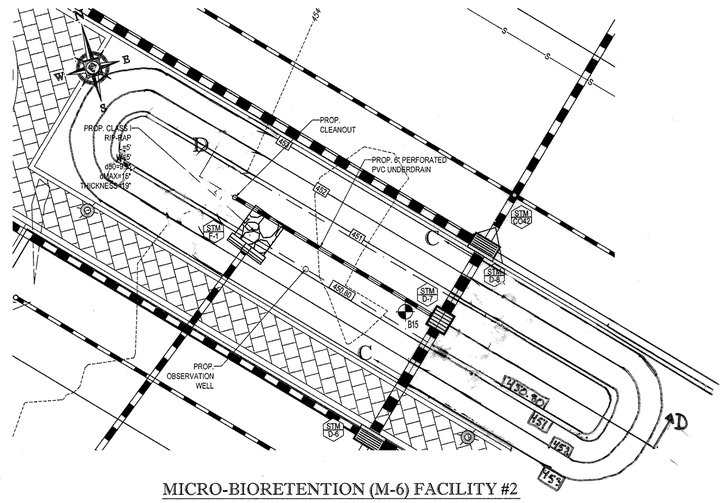
C:\USERS\AGAMBOA\APPDATA\LOCAL\TEMP\ACPUBLISH_5284\MD069002SS2.DWG PRINTED BY: AGAMBOA 7.31.13 @ 2:34 PM LAST SAVED BY: RSTASIOWS



MICRO-BIORETENTION (M-6) FACILITY #1

SCALE: 1"=10'

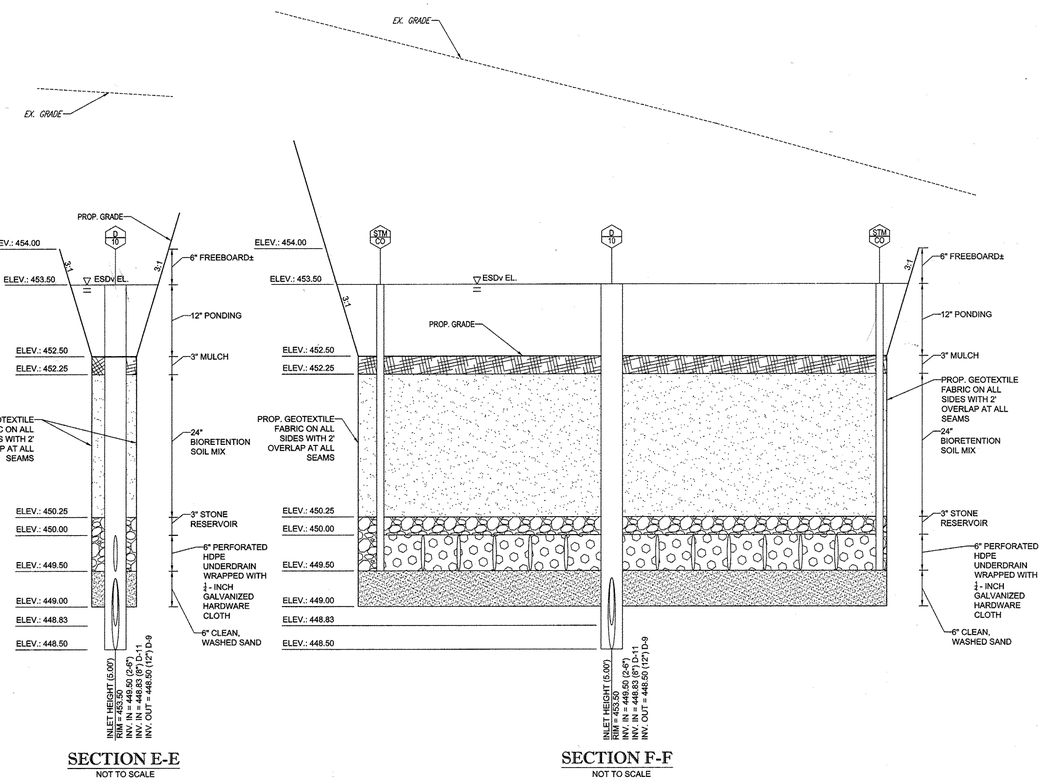
NOTE: FACILITY WILL BE PRIVATELY OWNED AND MAINTAINED.



MICRO-BIORETENTION (M-6) FACILITY #2

SCALE: 1"=10'

NOTE: FACILITY WILL BE PRIVATELY OWNED AND MAINTAINED.



SECTION E-E

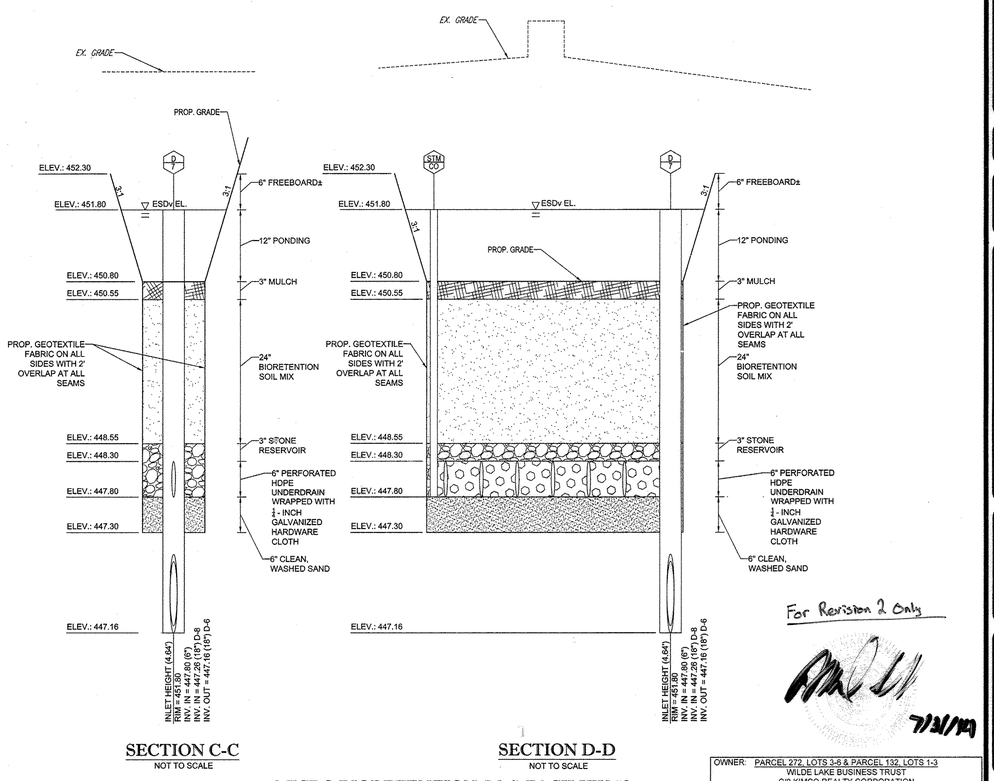
NOT TO SCALE

SECTION F-F

NOT TO SCALE

MICRO BIORETENTION (M-6) FACILITY #1

NOT TO SCALE



SECTION C-C

NOT TO SCALE

SECTION D-D

NOT TO SCALE

MICRO BIORETENTION (M-6) FACILITY #2

NOT TO SCALE

GENERAL NOTE:
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APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF-DEVELOPMENT ENGINEERING DIVISION — DATE 9/11/13

CHIEF-DIVISION OF LAND DEVELOPMENT — DATE 9/11/13

DIRECTOR — DATE 9/11/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

FOR REVISION 5 ONLY:

7/11/16

For Revision 2 Only

7/31/14

H:\069\KIMCO REALTY CORPORATION\MD06 9002 - WILDE LAKE, COLUMBIA\CADD\PLAN SETS\SITE DEVELOPMENT PLANS\MD069002PR2.DWG PRINTED BY: RST

BOHLER ENGINEERING

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

CORPORATE OFFICE:
♦ MORRISTOWN, NJ
OFFICES
♦ SOUTHBOROUGH, MA
♦ ALBANY, NY
♦ BUFFALO/AMHERST, NY
♦ CHALFONT, PA
♦ COLLEGEVILLE, PA
♦ TAMPA, FL
♦ BOWIE, MD
♦ TOWSON, MD
♦ STERLING, VA
♦ WARRENTON, VA
♦ CHARLOTTE/DAVIDSON, NC
♦ PHILADELPHIA, PA

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REVISIONS

REV	DATE	COMMENT	BY
2	5/16/14	REVISED STORM DRAIN LAYOUT	TMG
		BLDG. ROOFFRONT & WATER HOUSE CONNECTION	
5	07/1/16	REVISED BLDGS 3, 4 & 6 W USES AND PARKING CALCS	DEH

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.
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(WV 1-800-245-4848) (PA 1-800-242-1776)
(VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	AS NOTED
CAD I.D.:	PR2

PROJECT:
SITE DEVELOPMENT PLAN
FOR
KIMCO REALTY CORPORATION
LOCATION OF SITE
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

MICHAEL J. GESELL — PROFESSIONAL ENGINEER — 44097 — PROFESSIONAL ENGINEER — 7/29/13

SHEET TITLE:
MICRO-BIORETENTION FACILITY DETAILS

SHEET NUMBER:
24
OF 91

SDP-13-046

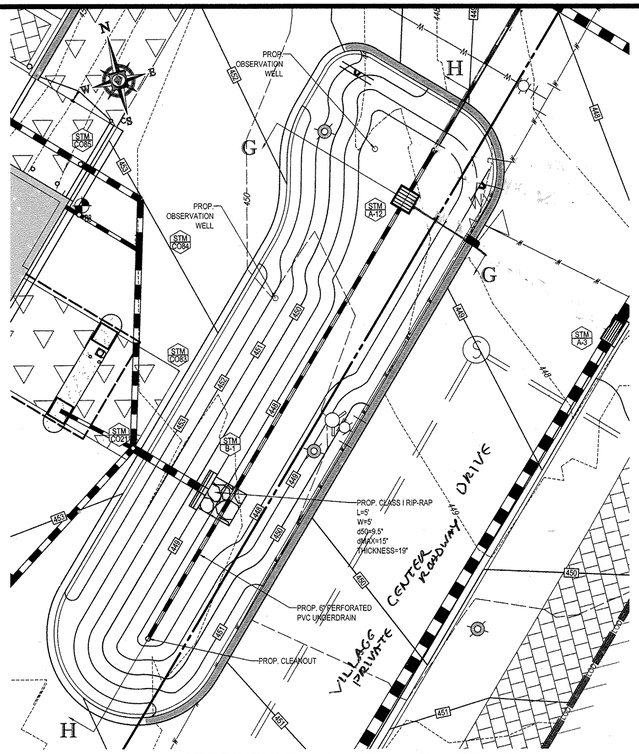
PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 6/9/2015

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C\O KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT # 23514 - 23519
WATER CODE: E32
SEWER CODE: 5602500

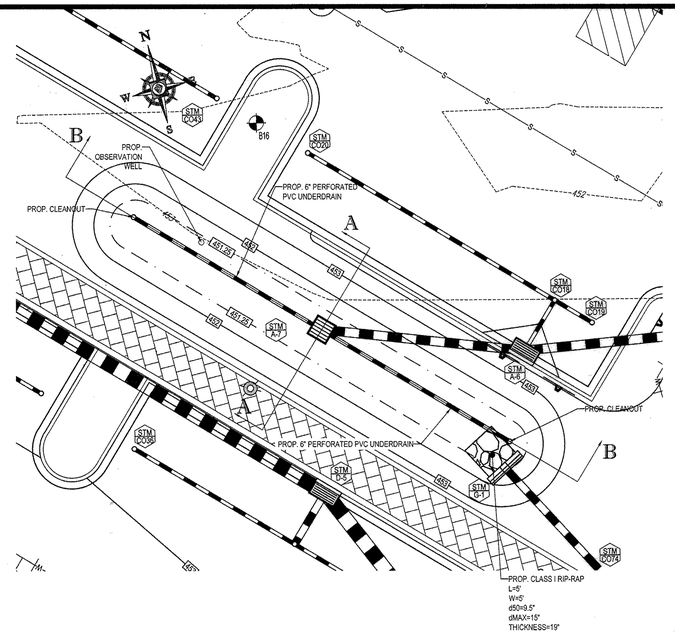
TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, PARCELS A-C
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF.: 1096m SITE AREA: 10.21 AC.
FINAL PLAN APPROVED: ____ DPZ REF.: SDP-13-046



MICRO-BIORETENTION (M-6) FACILITY #4

SCALE: 1"=10'

NOTE: FACILITY WILL BE PRIVATELY OWNED AND MAINTAINED.



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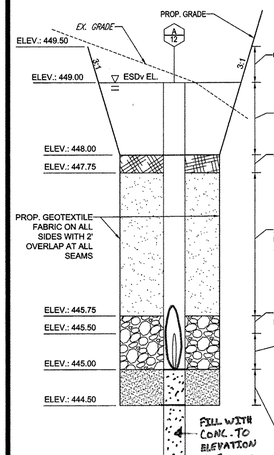
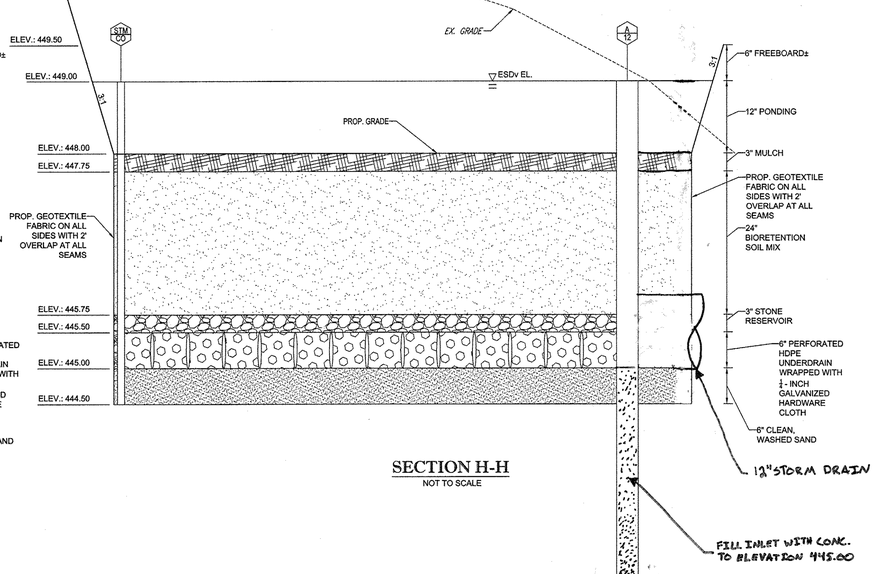
SCALE: 1"=10'

NOTE: FACILITY WILL BE PRIVATELY OWNED AND MAINTAINED.



SECTION G-G

NOT TO SCALE



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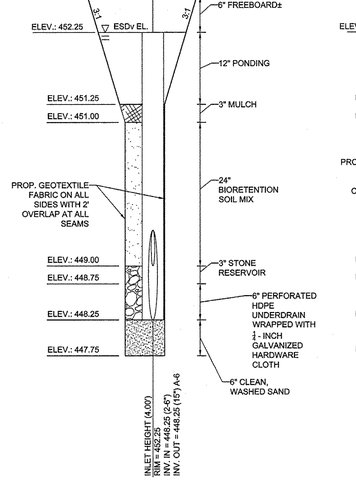

SECTION A-A

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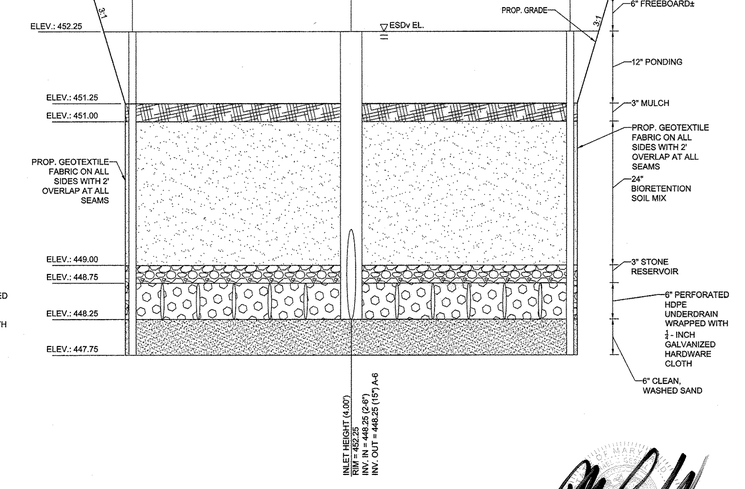

SECTION B-B

NOT TO SCALE

MICRO BIORETENTION (M-6) FACILITY #4

NOT TO SCALE

MICRO BIORETENTION (M-6) FACILITY #3

NOT TO SCALE

FOR REVISION 5 ONLY:

7/11/16

FOR REVISION 4 ONLY:

7/31/14

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF-DEVELOPMENT ENGINEERING DIVISION — DATE 8/26/13

CHIEF-DIVISION OF LAND DEVELOPMENT — DATE 9/11/13

DIRECTOR — DATE 9/16/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

H:\0690\KIMCO REALTY CORPORATION\MD06 9002 - WILDE LAKE, COLUMBIA\CADD\LAN SETS\SITE DEVELOPMENT PLAN\MD06900SPR2.DWG PRINTED BY: RST

BOHLER ENGINEERING

CIVIL & CONSULTING ENGINEERS
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PROJECT MANAGERS
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REVISIONS

REV	DATE	COMMENT	BY
2	5/16/14	REVISED STORM DRAIN LAYOUT	TMG
		BLDG FOOT PRINT, + MINOR COMMENTS	
5	7/1/16	REVISED BLDGS 4,7,8 + USES AND PARKING CALCS	DSH

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE (IN VIRGINIA, MARYLAND, AND DELAWARE 811)
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(VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.:	MD06900Z
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	AS NOTED
CAD I.D.:	PR2

PROJECT:
SITE DEVELOPMENT PLAN
FOR
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LOCATION OF SITE
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M. J. GESELL — PROFESSIONAL ENGINEER — 44097 — 7/29/13

SHEET TITLE:
MICRO-BIORETENTION FACILITY DETAILS

SHEET NUMBER:
25
OF 91

SDP-13-046

OWNER: PARCEL 272, LOTS 3-5 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/O KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE, SECTION/AREA: SECTION 4, PLAT # 25318 - 25321
WATER CODE: E32
SEWER CODE: 5602500

TAX MAP: 29 GRID: 24 PARCELS: 272, PARCELS A-C ZONED: NT
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF.: 1096m SITE AREA: 10.21 AC
FINAL PLAN APPROVED: ____ DPZ REF.: SDP-13-046

PROFESSIONAL CERTIFICATION
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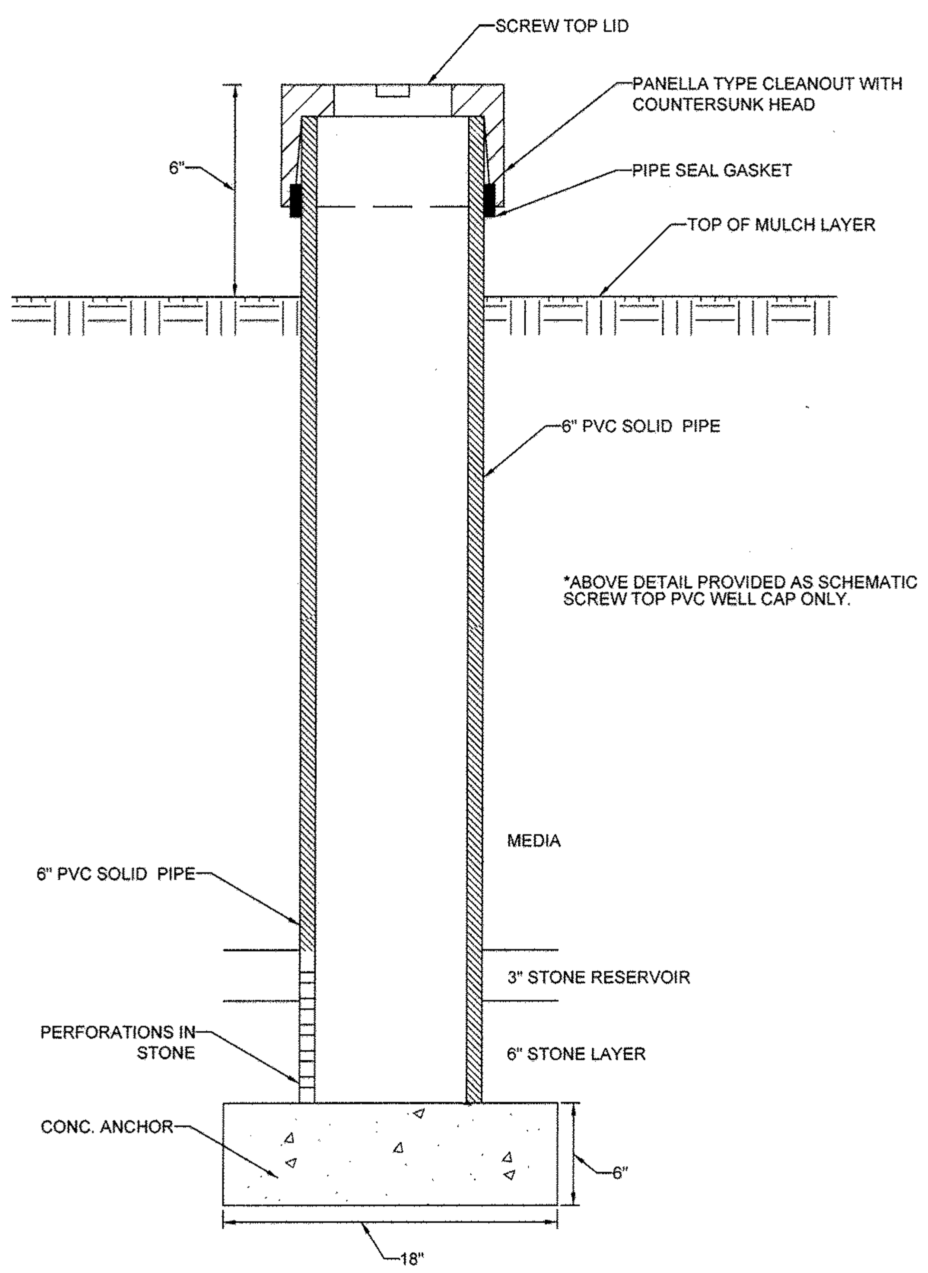
APPENDIX D.8 MISCELLANEOUS DETAILS FOR COMPLIANCE WITH PERFORMANCE CRITERIA



OBSERVATION WELL DETAIL

EACH OBSERVATION WELL/CLEANOUT MUST INCLUDE THE FOLLOWING:

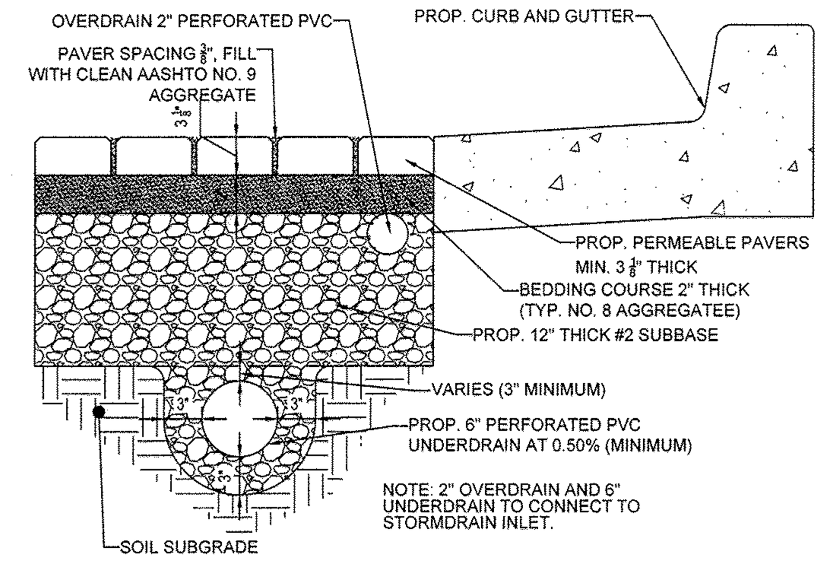
1. FOR AN UNDERGROUND FLUSH MOUNTED OBSERVATION WELL/CLEANOUT, PROVIDE A TUBE MADE OF NON-CORROSIVE MATERIAL, SCHEDULE 40 OR EQUAL, AT LEAST THREE FEET LONG WITH AN INSIDE DIAMETER OF AT LEAST 6 INCHES.

2. THE TUBE SHALL HAVE A FACTORY ATTACHED CAST IRON OR HIGH IMPACT PLASTIC COLLAR WITH RIBS TO PREVENT ROTATION WHEN REMOVING SCREW TOP LID. THE SCREW TOP SHALL BE CAST IRON OR HIGH IMPACT PLASTIC THAT WILL WITHSTAND ULTRA-VIOLET RAYS.

3. OBSERVATION WELL TO EXTEND 6" ABOVE THE TOP OF MULCH. THE 6" PVC PIPE IS TO BE PERFORATED WITH 3/8" PERFORATIONS AT 6" ON CENTER, 4 PER ROW FOR THE ENTIRE HEIGHT OF THE CLEANOUT WITHIN THE STONE LAYER.

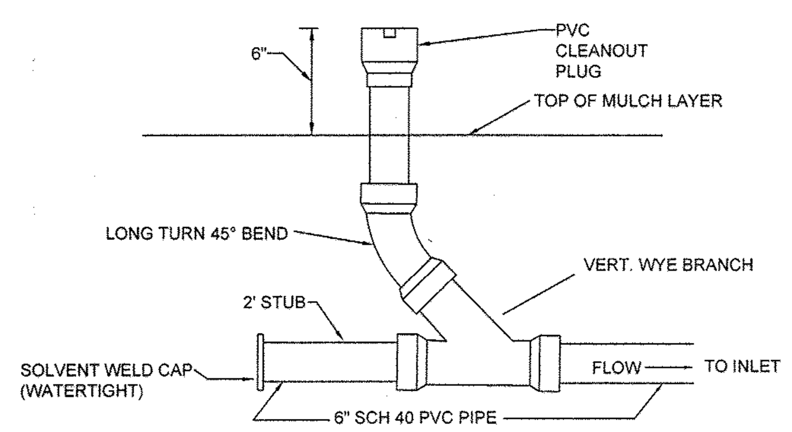
NOTE: WELL CAP MUST BE PERMANENTLY MARKED WITH AS-BUILT DEPTH TO INVERT.

D.8.5



PERMEABLE PAVER (A-2) SECTION

NOT TO SCALE



MICRO-BIORETENTION CLEANOUT DETAIL

NOT TO SCALE

Appendix B.4. Construction Specifications for Environmental Site Design Practices

Table B.4.1 Materials Specifications for Micro-Bioretention, Rain Gardens & Landscape Infiltration

Material	Specification	Size	Notes
Plantings	see Appendix A, Table A.4	n/a	plantings are site-specific
Planting soil [2' to 4' deep]	loamy sand (60 - 65%) & compost (35 – 40%) or sandy loam (30%), coarse sand (30%) & compost (40%)	n/a	USDA soil types loamy sand or sandy loam; clay content < 5%
Organic content	Min. 10% by dry weight (ASTM D 2974)		
Mulch	shredded hardwood		aged 6 months, minimum; no pine or wood chips
Pea gravel diaphragm	pea gravel: ASTM-D-448	NO. 8 OR NO. 9 (1/8" TO 3/8")	
Curtain drain	ornamental stone: washed cobbles	stone: 2" to 5"	
Geotextile		n/a	PE Type 1 nonwoven
Gravel (underdrains and infiltration berms)	AASHTO M-43	NO. 57 OR NO. 6 AGGREGATE (3/8" to 3/4")	
Underdrain piping	F 758, Type PS 28 or AASHTO M-278	4" to 6" rigid schedule 40 PVC or SDR35	Slotted or perforated pipe; 3/8" perf. @ 6" on center, 4 holes per row; minimum of 3" of gravel over pipes; not necessary underneath pipes. Perforated pipe shall be wrapped with ¼-inch galvanized hardware cloth
Poured in place concrete (if required)	MSHA Mix No. 3; f'_c = 3500 psi @ 28 days, normal weight, air-entrained; reinforcing to meet ASTM-615-60	n/a	on-site testing of poured-in-place concrete required: 28 day strength and slump test; all concrete design (cast-in-place or pre-cast) *not using previously approved State or local standards* requires design drawings sealed and approved by a professional structural engineer licensed in the State of Maryland - design to include meeting ACI Code 350.R/89; vertical loading [H-10 or H-20]; allowable horizontal loading (based on soil pressures); and analysis of potential cracking
Sand	AASHTO-M-6 or ASTM-C-33	0.02" to 0.04"	Sand substitutions such as Diabase and Graystone (**AASHTO**) #10 are not acceptable. No calcium carbonated or dolomitic sand substitutions are acceptable. No "rock dust" can be used for sand.

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED. PERMEABLE PAVERS (A-2)

A. THE OWNER SHALL SWEEP (OR VACUUM) THE PAVEMENT SURFACES TO REDUCE SEDIMENT ACCUMULATION AND ENSURE CONTINUED SURFACE POROSITY. SWEEPING SHOULD BE PERFORMED AT LEAST TWICE ANNUALLY (EVERY 6 MONTHS) WITH A COMMERCIAL CLEANING UNIT. WASHING OR COMPRESSED AIR UNITS SHOULD NOT BE USED TO PERFORM SURFACE CLEANING.

B. THE OWNER SHALL PERIODICALLY CLEAN DRAINAGE PIPES, INLETS, STONE EDGE DRAINS AND OTHER STRUCTURES WITHIN OR DRAINING TO THE SUBBASE.

C. THE OWNER SHALL USE DEICERS IN MODERATION. DEICERS SHOULD BE NON-TOXIC AND BE APPLIED EITHER AS CALCIUM MAGNESIUM ACETATE OR AS PRETREATED SALT.

D. THE OWNER SHALL ENSURE SNOW PLOWING IS PERFORMED CAREFULLY WITH BLADES SET ONE INCH ABOVE THE SURFACE. PLOWED SNOW PILES AND SNOWMELT SHOULD NOT BE DIRECTED TO PERMEABLE PAVEMENT.

OPERATION AND MAINTENANCE SCHEDULE FOR LANDSCAPE INFILTRATION (M-3) MICRO-BIORETENTION (M-6), RAIN GARDENS (M-7), BIORETENTION SWALE (M-8), ENHANCED FILTERS (M-9)

A. THE OWNER SHALL MAINTAIN THE PLANT MATERIAL, MULCH LAYER AND SOIL LAYER ANNUALLY. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING. ACCEPTABLE REPLACEMENT PLANT MATERIAL IS LIMITED TO THE FOLLOWING: 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUME II, TABLE A.4.1 AND 2.

B. THE OWNER SHALL PERFORM A PLANT INSPECTION IN THE SPRING AND IN THE FALL OF EACH YEAR. DURING THE INSPECTION, THE OWNER SHALL REMOVE DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT, REPLACE DEAD PLANT MATERIAL WITH ACCEPTABLE REPLACEMENT PLANT MATERIAL, TREAT DISEASED TREES AND SHRUBS, AND REPLACE ALL DEFICIENT STAKES AND WIRES.

C. THE OWNER SHALL INSPECT THE MULCH EACH SPRING. THE MULCH SHALL BE REPLACED EVERY TWO TO THREE YEARS. THE PREVIOUS MULCH LAYER SHALL BE REMOVED BEFORE THE NEW LAYER IS APPLIED.

D. THE OWNER SHALL CORRECT SOIL EROSION ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER EACH HEAVY STORM.

FOR REVISION 5 ONLY:

7/11/16

OWNER:	PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3 WILDE LAKE BUSINESS TRUST C/0 KIMCO REALTY CORPORATION 3333 NEW HYDE PARK ROAD NEW HYDE PARK, NY 11042 (410) 684-2000
DEVELOPER:	KIMCO REALTY CORPORATION 1954 GREENSPRING DRIVE, SUITE 330 TIMONIUM, MD 21093 (410) 684-2000 CONTACT: GREG REED

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE SECTION/AREA: SECTION 4 PLAT # 22514 - 22571 WATER CODE: E32 SEWER CODE: 5602500	TAX MAP: 29 GRID: 24 ZONED: NT PARCELS: 272, PARCELS A-C 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND ZB REF.: 1096m SITE AREA: 10.21 AC ~~FINAL PLAN APPROVED: / /~~ DPZ REF.: SDP-13-046

PROFESSIONAL CERTIFICATION
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APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF-DEVELOPMENT ENGINEERING DIVISION 8/29/13 DATE

CHIEF-DIVISION OF LAND DEVELOPMENT 9/4/13 DATE

DIRECTOR DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

BOHLER ENGINEERING
CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
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LANDSCAPE ARCHITECTS
CORPORATE OFFICE: ♦ WARREN, NJ
OFFICES: ♦ SOUTHBOROUGH, MA ♦ ALBANY, NY ♦ RONKONKOMA, NY ♦ CHALFONT, PA ♦ CENTER VALLEY, PA ♦ TAMPA, FL ♦ BOWIE, MD ♦ TOWSON, MD ♦ STERLING, VA ♦ WARRENTON, VA ♦ FORT LAUDERDALE, FL ♦ PHILADELPHIA, PA

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REVISIONS

REV	DATE	COMMENT	BY
5	02/1/16	REVISED BLDGS 2, 3, & 4 USES AND PARKING CALCS	DSH

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. (IN VIRGINIA, MARYLAND, AND DELAWARE 811) (WV 1-800-245-4848) (PA 1-800-242-1776) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	NOT TO SCALE
CAD I.D.:	SD2

PROJECT: SITE DEVELOPMENT PLAN
FOR
KIMCO REALTY CORPORATION
LOCATION OF SITE
VILLAGE OF WILDE LAKE VILLAGE CENTER REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

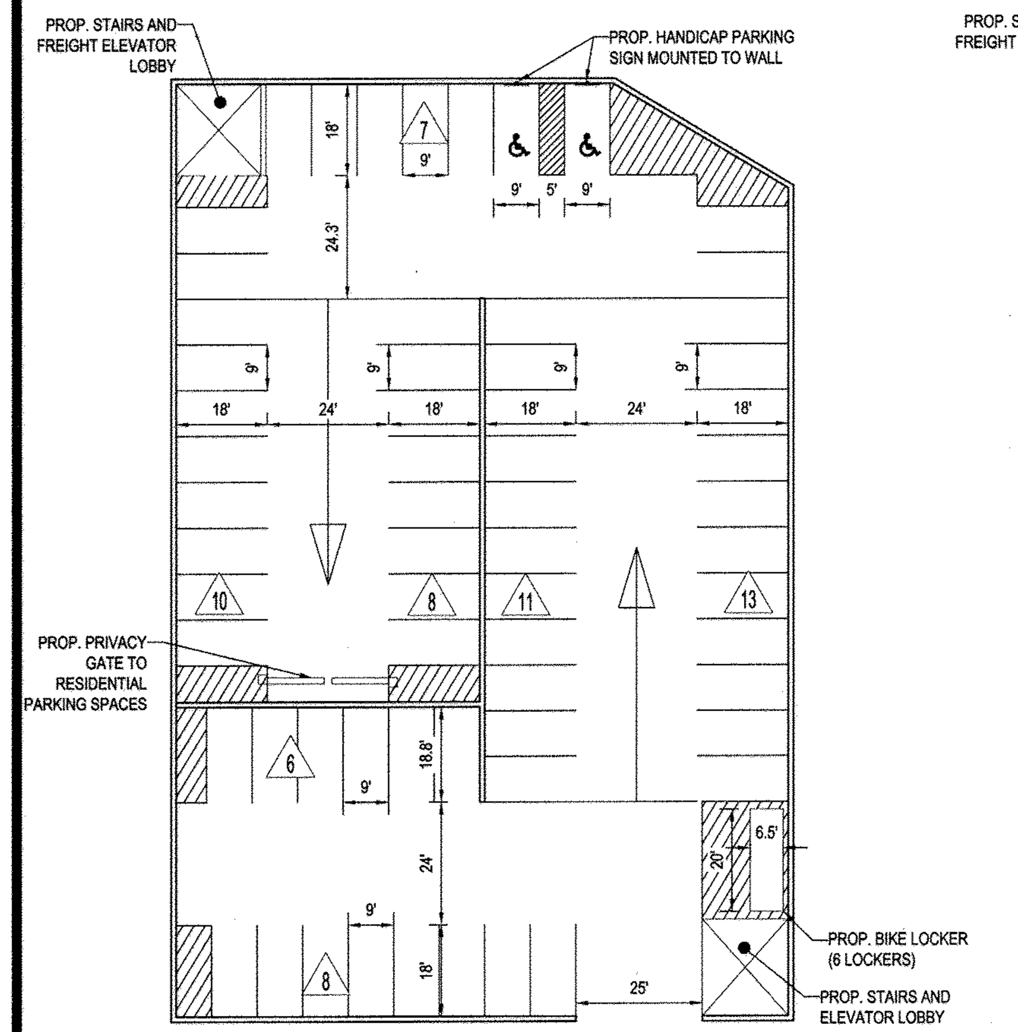
M.J. GESELL
PROFESSIONAL ENGINEER
7/29/13

SHEET TITLE:
STORMWATER MANAGEMENT DETAILS

SHEET NUMBER:
26
OF 91

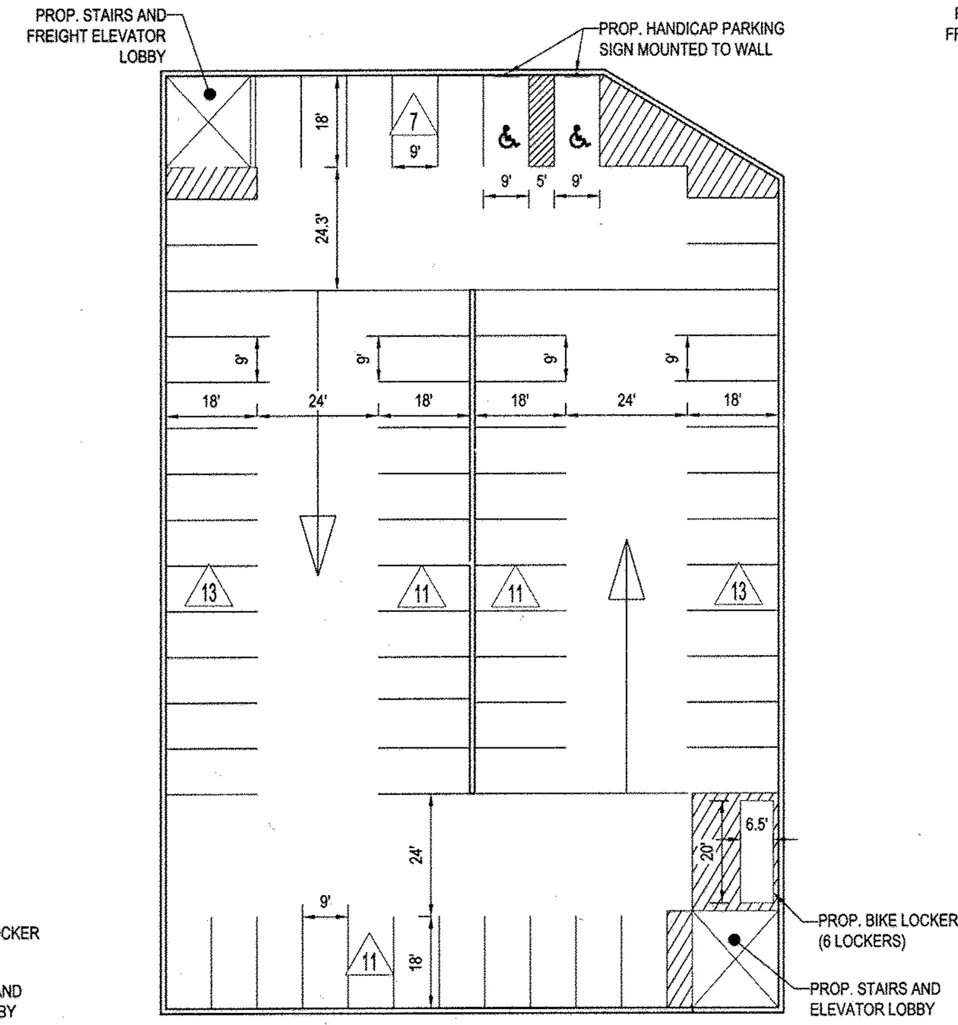
SDP-13-046

H:\06\KIMCO REALTY CORPORATION\MD06 9002 - WILDE LAKE, COLUMBIA\CAD\PLAN SETS\SITE DEVELOPMENT PLAN\MD069002SD2.DWG PRINTED BY: RST



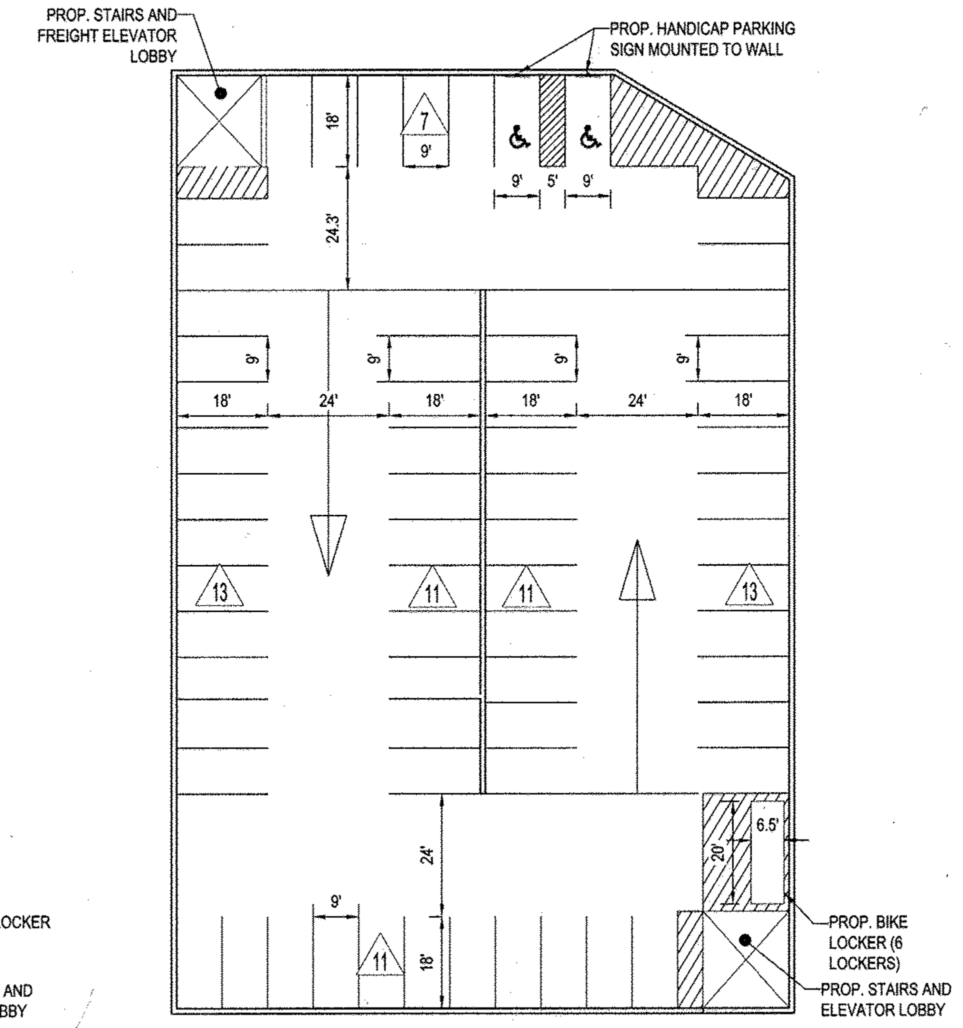
RESIDENTIAL PARKING GARAGE LEVEL 1

63 PARKING SPACES



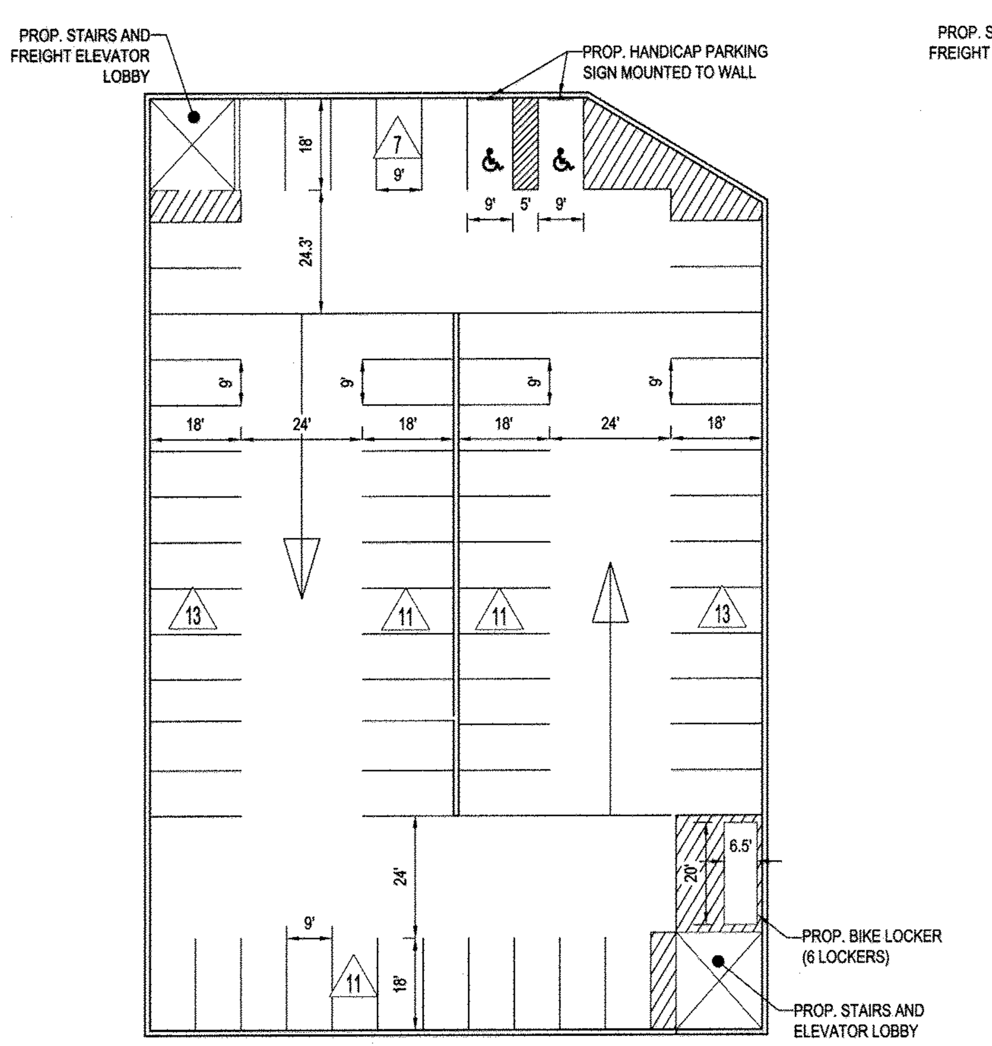
RESIDENTIAL PARKING GARAGE LEVEL 2

66 PARKING SPACES



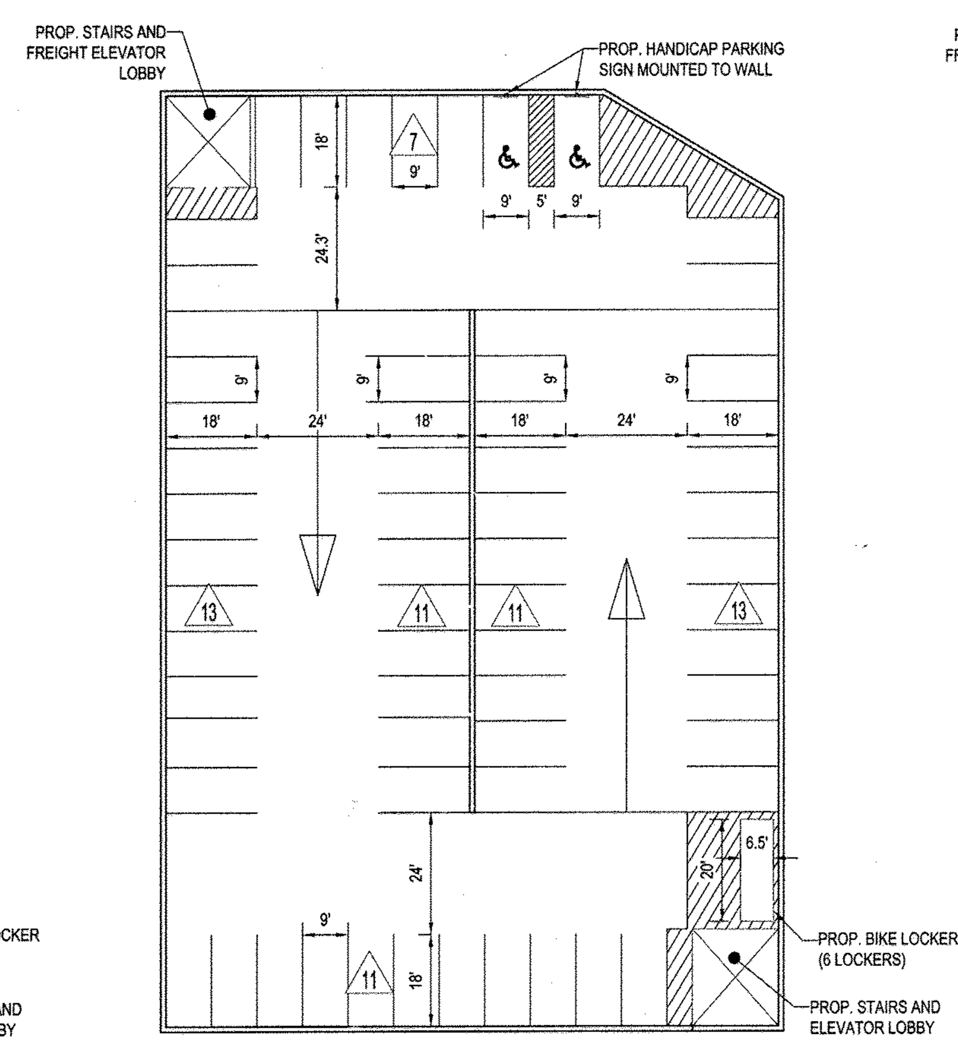
RESIDENTIAL PARKING GARAGE LEVEL 3

66 PARKING SPACES



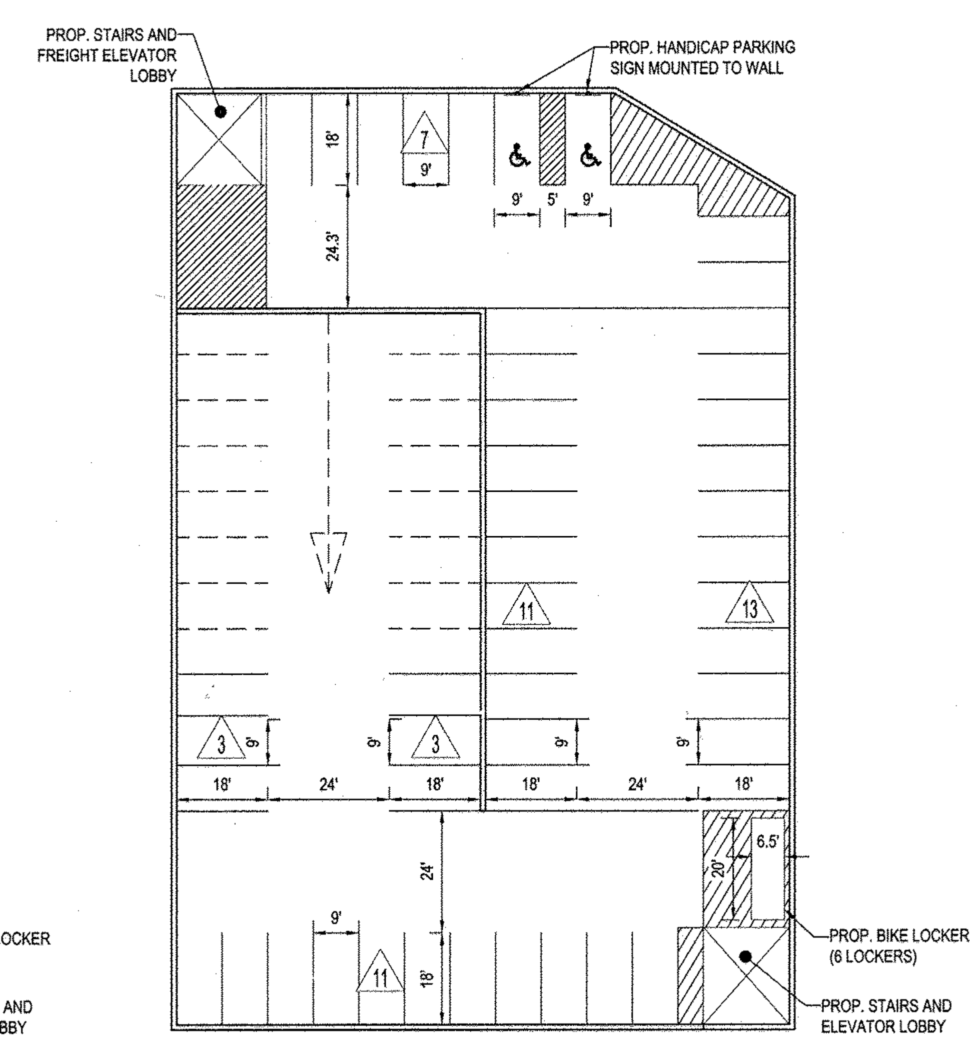
RESIDENTIAL PARKING GARAGE LEVEL 4

66 PARKING SPACES



RESIDENTIAL PARKING GARAGE LEVEL 5

66 PARKING SPACES



RESIDENTIAL PARKING GARAGE LEVEL 6

48 PARKING SPACES

~~Table 12-8~~
~~Wilde Lake Village Center~~
~~Shared Parking Analysis - Downtown Columbia Methodology~~
~~Weekday Shared Parking Demand December~~

		6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 AM
CVS STORE	Reserved	68	68	68	68	68	68	68	68	68	68	68	68	68	68	68	68	68	68	68
Retail	Customer	2	6	18	41	70	91	111	116	111	105	105	111	111	111	93	58	35	12	0
	Employee	3	4	9	17	19	21	22	22	22	22	22	21	21	21	20	17	9	4	0
Restaurant - Standard	Customer	0	0	0	0	8	21	39	39	34	21	26	[illegible]	49	51	51	51	49	39	13
	Employee	0	2	5	8	9	9	9	9	9	8	8	10	10	10	10	10	10	9	4
Restaurant - Fast Food	Customer	2	4	7	11	20	30	35	35	32	21	20	21	30	28	18	11	7	4	2
	Employee	2	2	3	3	6	7	7	[illegible]	7	5	5	5	7	7	5	3	3	2	2
Office	Visitor	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Employee	2	18	45	57	60	60	54	54	60	60	54	30	15	6	5	2	1	0	0
Medical Office	Visitor	0	0	27	27	[illegible]	30	9	27	30	30	27	24	21	9	5	0	0	0	0
	Employee	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residential	Residents	25	23	22	20	19	18	17	18	18	18	19	22	[illegible]	25	25	25	25	25	25
	Reserved	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250
	Guests	0	4	8	8	8	8	8	8	8	8	8	16	23	38	[illegible]	38	38	31	19
Health Club	Visitor	43	25	25	43	43	49	37	43	43	43	49	55	61	55	49	[illegible]	22	7	0
	Employee	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	[illegible]	0	0
Totals		397	406	487	553	616	670	666	696	692	659	661	672	689	679	637	576	517	[illegible]	383
Maximum Parking Required	696																			

~~Wilde Lake Village Center~~
~~Shared Parking Analysis - Downtown Columbia Methodology~~
~~Weekend Shared Parking Demand December~~

		6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 AM
CVS STORE	Reserved	[illegible]	68	68	68	68	[illegible]	68	[illegible]	[illegible]	[illegible]	68	68	68	68	68	68	68	[illegible]	68
Retail	Customer	2	6	12	35	58	76	93	[illegible]	[illegible]	[illegible]	111	105	93	87	76	58	41	18	0
	Employee	3	4	9	17	19	21	22	22	[illegible]	[illegible]	22	21	19	18	17	15	10	4	0
Restaurant - Standard	Customer	0	0	0	0	0	8	26	29	23	23	23	[illegible]	46	49	51	46	46	46	26
	Employee	0	2	3	6	8	8	8	8	8	8	8	10	10	[illegible]	10	10	10	9	5
Restaurant - Fast Food	Customer	2	4	7	11	20	30	35	35	32	21	20	21	30	28	18	[illegible]	7	4	2
		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	7	7	5	3	3	2	[illegible]

TABLE 8
Wilde Lake Village Center
Shared Parking Analysis - With Dedicated CVS Parking

Development Program(1)		
CVS Pharmacy	13,570	S.F.
Retail	37,954	S.F.
Restaurant - Standard	12,000	S.F.
Restaurant - Fast Food	8,200	S.F.
Residential	230	D.U.
Office	15,848	S.F.
Medical Office	3,420	S.F.
Health Club	67	spaces

Parking Summary Month	Parking Required	
Month	Weekday	Weekend
January	621	583
February	619	581
March	632	592
April	620	579
May	626	584
June	627	584
July	622	582
August	633	592
September	625	585
October	635	595
November	646	603
December	700	649
Late December	660	620
Maximum Parking Required	700	649
Non-Shared Requirement	776	776
Difference (Savings)	76	127
Percent Savings	10%	16%

Parking Summary By User		
Peak Month	December	December
Hour of Day	1 PM	6 PM
CVS Pharmacy	68	68
Retail Customer	160	128
Retail Employee	31	27
Restaurant (standard) Customer	39	46
Restaurant (standard) Employee	9	10
Restaurant (fast-food) Customer	35	30
Restaurant (fast-food) Employee	7	7
Office Visitor	-	-
Office Employee	44	3
Medical Office Visitor	10	-
Medical Office Employee	-	-
Residential - Shared Spaces	17	21
Residential - Dedicated	230	230
Residential - Visitors	7	21
Health Club - Visitor	43	58
Total	700	649

Parking Provided - Surface	329 spaces
Parking Provided - Structured	373 spaces
Total Parking Provided	702 spaces
Difference (req. vs. prov)	2 spaces
Percent Difference	1%

Notes: (1) Information provided by Kimco Realty.

NOTE

1. A SHARED USE AND COMPARATIVE PARKING ANALYSIS WAS SUBMITTED WITH THE SITE DEVELOPMENT PLAN BY WELLS AND ASSOCIATES ON MARCH 26, 2013.
2. TOTAL STRUCTURED PARKING: 375 SPACES
3. MINIMUM NUMBER OF SPACES RESERVED FOR RESIDENTIAL USE ONLY: 312 SPACES.
4. TOTAL ON-SITE PARKING PROVIDED: 704 SPACES
5. PARKING WITHIN THE GARAGE WILL BE SHARED. LEVEL ONE (1) WILL BE SHARED BETWEEN THE RESIDENTIAL AND COMMERCIAL USES. LEVELS TWO (2) THROUGH SIX (6) WILL BE RESERVED FOR THE RESIDENTIAL USES.
6. ADDITIONAL PARKING PROVIDED FOR THE COLUMBIA ASSOCIATION FACILITIES WILL BE PART OF THE SHARED USE PARKING THAT CAN BE USED BY ALL VISITORS OF THE VILLAGE CENTER.
7. THE 58 PARKING SPACES ON PARCEL A IS RESERVED FOR THE TENANT PER A SEPARATE PARKING AGREEMENT RECORDED ON JULY 10, 2014 AS LIBER 15685, FOLIO 412.

FOR REVISION 5 ONLY:
[signature] 7/11/16

For Revision 2 Only
[signature] 7/31/14

GENERAL NOTE:
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APPROVED: DEPARTMENT OF PLANNING AND ZONING
[signature] 8/29/13
CHIEF-DEVELOPMENT ENGINEERING DIVISION DATE
[signature] 9/11/13
CHIEF-DIVISION OF LAND DEVELOPMENT DATE
[signature] 9/12/13
DIRECTOR DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT # ~~12-148 & 12-149~~ 22510-22511
WATER CODE: E32
SEWER CODE: 5602500

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/0 KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, PARCELS A-C
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF.: 1096m SITE AREA: 10.21 AC
~~FINAL PLAN APPROVED: / /~~ DPZ REF.: SDP-13-046

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 6/9/2015

BOHLER ENGINEERING
CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS
CORPORATE OFFICE: WARREN, NJ
OFFICES: SOUTHBOROUGH, MA; ALBANY, NY; RONKONKOMA, NY; CHALFONT, PA; CENTER VALLEY, PA; TAMPA, FL; BOWIE, MD; TOWSON, MD; STERLING, VA; WARRENTON, VA; FORT LAUDERDALE, FL; PHILADELPHIA, PA

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REVISIONS

REV	DATE	COMMENT	BY
2	7/31/14	Revised Parking Tabulation	Bohler
5	02/1/16	REVISED BLDGS 2,3, & 4 USES AND PARKING CALCS	DGH

DIG WITH CARE — CALL BEFORE YOU DIG
THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. (IN VIRGINIA, MARYLAND, AND DELAWARE 811) (WV 1-800-245-4848) (PA 1-800-242-1776) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	1"=30'
CAD I.D.:	SD2

PROJECT: SITE DEVELOPMENT PLAN FOR KIMCO REALTY CORPORATION
LOCATION OF SITE
VILLAGE OF WILDE LAKE VILLAGE CENTER REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

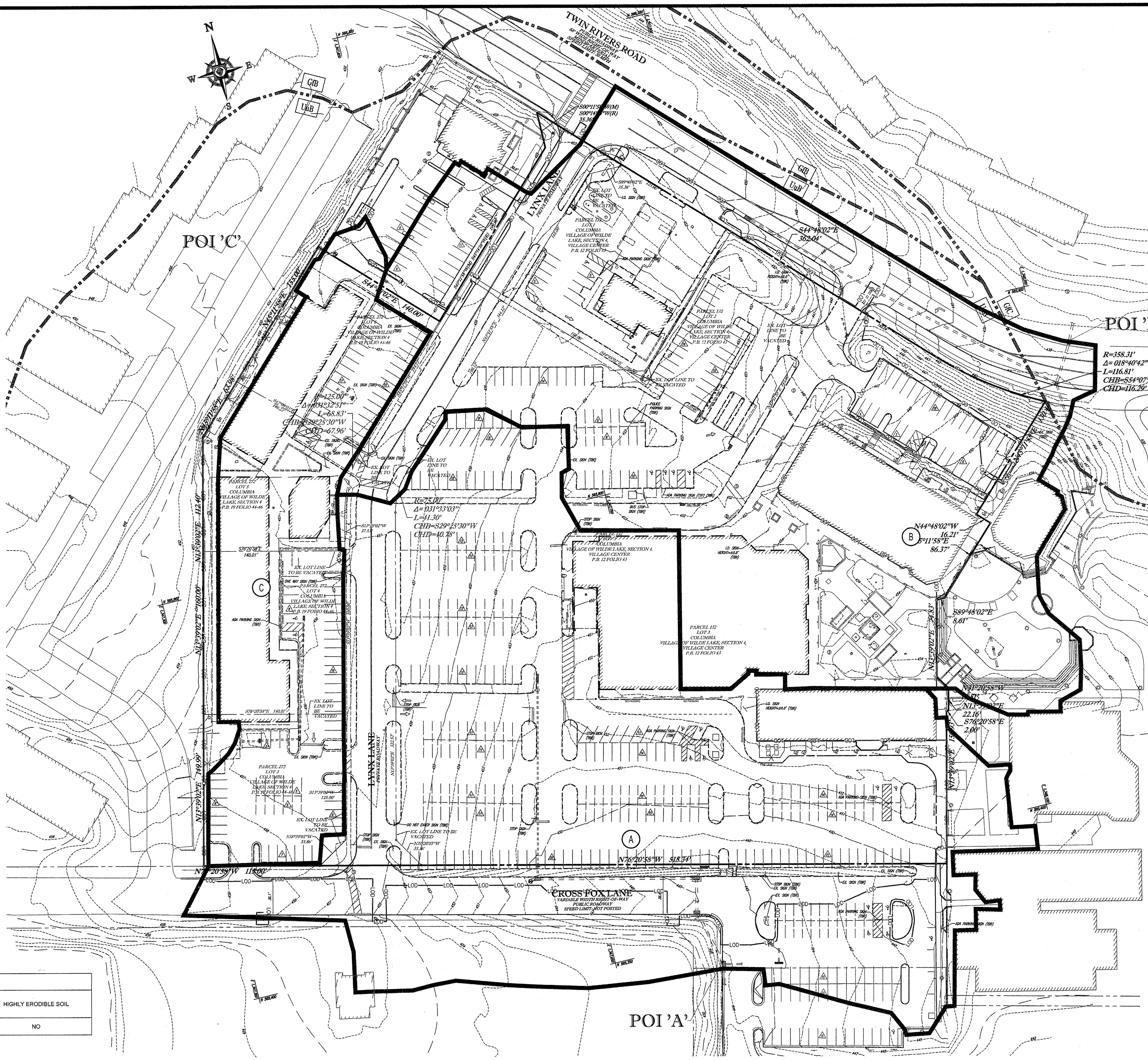
BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

M. J. GESELL
PROFESSIONAL ENGINEER 44097
[signature] 8/28/13

SHEET TITLE: PARKING DECK LAYOUTS AND SHARED USE PARKING CALCULATIONS

SHEET NUMBER: 27 OF 91

SDP-13-046



A	
IMPERVIOUS:	212,140 S.F. OR 4.87 AC
PERVIOUS	51,835 S.F. OR 1.19 AC
TOTAL	263,975 S.F. OR 6.06 AC
RCN	91

B	
IMPERVIOUS	201,773 S.F. OR 4.63 AC
PERVIOUS	54,886 S.F. OR 1.26 AC
TOTAL	256,659 S.F. OR 5.89 AC
RCN	90

C	
IMPERVIOUS	72,739 S.F. OR 1.67 AC
PERVIOUS	2,191 S.F. OR 0.05 AC
TOTAL	74,930 S.F. OR 1.72 AC
RCN	97

FOR REVISION 5 ONLY:
7/11/16

SOILS TABLE

SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL
UuB	URBAN LAND - UDORTHENTS COMPLEX, 8 TO 15 PERCENT SLOPES	B	NO

NOTE: TIME OF CONCENTRATION OF 5 MINUTES HAS BEEN UTILIZED SINCE THE SITE IS DEVELOPED.

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APPROVED: DEPARTMENT OF PLANNING AND ZONING
8/29/13
CHIEF-DEVELOPMENT ENGINEERING DIVISION J.P. DATE
9/11/13
CHIEF-DIVISION OF LAND DEVELOPMENT GMP DATE
9/12/13
DIRECTOR DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT # ~~12-43 & 19-44-46~~ 23518-23511
WATER CODE: E32
SEWER CODE: 5602500

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/0 KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, PARCELS A-C
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF.: 1096m SITE AREA: 10.21 AC
~~FINAL PLAN APPROVED:~~ DPZ REF.: SDP-13-046

50 25 12.5 0 50
1"= 50'

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 6/9/2015

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LANDSCAPE ARCHITECTS
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OFFICES:
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◆ BOWIE, MD ◆ TOWSON, MD ◆ STERLING, VA ◆ WARRENTON, VA ◆ FORT LAUDERDALE, FL ◆ PHILADELPHIA, PA

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REVISIONS

REV	DATE	COMMENT	BY
5	07/1/16	REVISED BLDGS 2, 3, & 4 USES AND PARKING CALCS	DSH

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THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. (IN VIRGINIA, MARYLAND, AND DELAWARE 811) (WV 1-800-245-4848) (PA 1-800-242-1776) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	1"=50'
CAD I.D.:	DA2

PROJECT:
SITE DEVELOPMENT PLAN
FOR
KIMCO REALTY CORPORATION
LOCATION OF SITE
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

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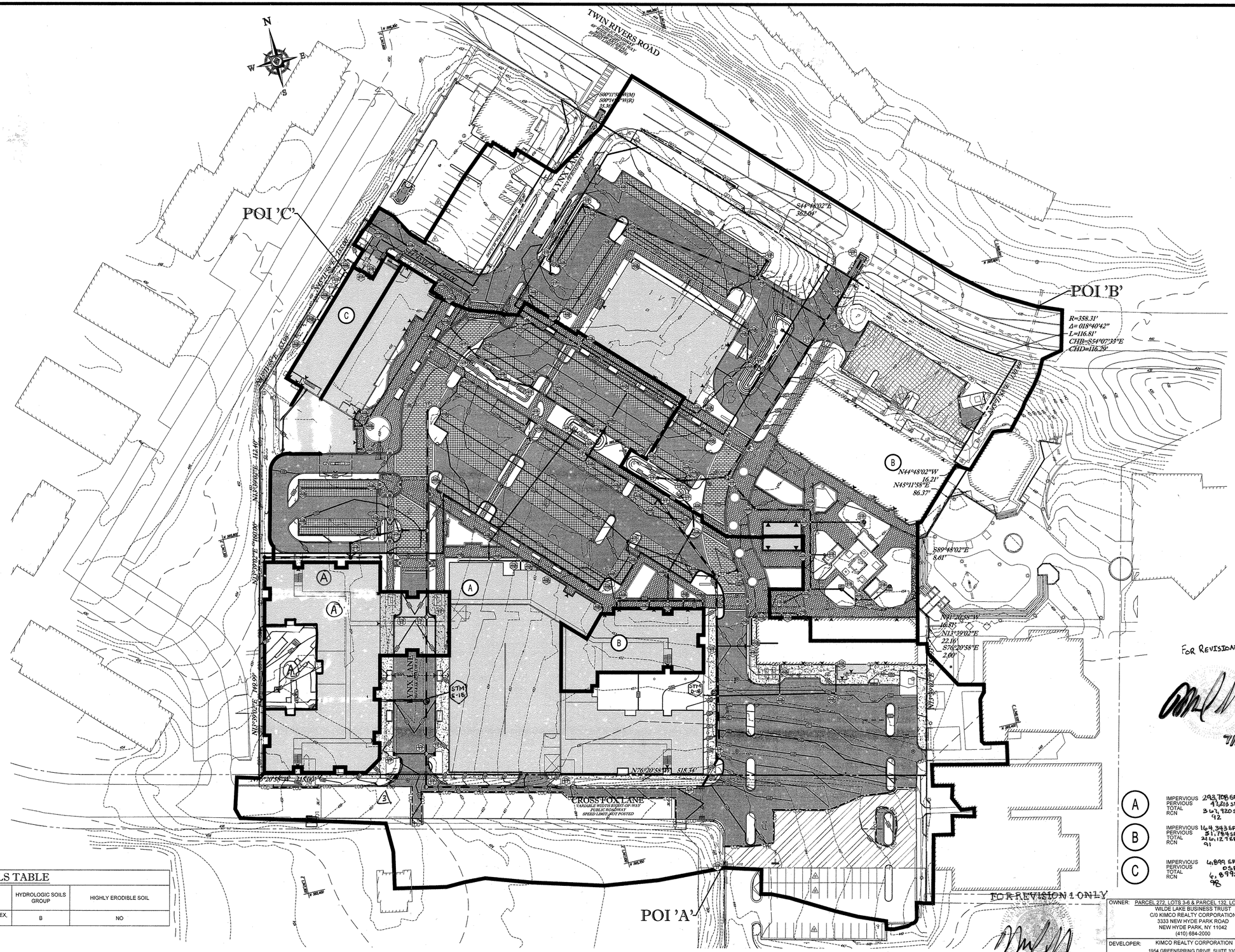
www.BohlerEngineering.com

M.J. GESELL
PROFESSIONAL ENGINEER
44097
7/29/13

SHEET TITLE:
PRE - DEVELOPMENT DRAINAGE AREA MAP

SHEET NUMBER:

SDP-13-046



4 FOR REVISION 4 ONLY

M.J. GESELL
PROFESSIONAL ENGINEER
Maryland License No. 44897
9/17/15

3 FOR REVISION 3 ONLY
7/28/15

FOR REVISION 2 ONLY
7/31/14

FOR REVISION 1 ONLY
3/17/14

FOR REVISION 5 ONLY:
7/11/16

SOILS TABLE

SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL
UuB	URBAN LAND - UDORTHENTS COMPLEX, 8 TO 15 PERCENT SLOPES	B	NO

A	IMPERVIOUS	293,706 SF OR 6.74 AC
	PERVIOUS	41,213 SF OR 1.70 AC
	TOTAL	334,920 SF OR 8.44 AC
	RCN	92
B	IMPERVIOUS	164,343 SF OR 3.77 AC
	PERVIOUS	31,784 SF OR 1.19 AC
	TOTAL	196,127 SF OR 4.96 AC
	RCN	91
C	IMPERVIOUS	6,899 SF OR 0.16 AC
	PERVIOUS	0 SF OR 0.00 AC
	TOTAL	6,899 SF OR 0.16 AC
	RCN	98

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF-DEVELOPMENT ENGINEERING DIVISION — DATE 9/8/13

CHIEF-DIVISION OF LAND DEVELOPMENT — DATE 9/11/13

DIRECTOR — DATE 9/16/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

NOTE: TIME OF CONCENTRATION OF 5 MINUTES HAS BEEN UTILIZED SINCE THE SITE IS DEVELOPED.

GENERAL NOTE:
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OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/O KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT #: ~~22265, 22266, 22267, 22268~~ 22560-22561
WATER CODE: E32
SEWER CODE: 5602500

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, PARCELS A-C
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF.: 1006m SITE AREA: 10.21 AC
~~FINAL PLAN APPROVED~~ DPZ REF.: SDP-13-046

50 25 12.5 0 50
1"= 50'

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BOHLER ENGINEERING

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SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

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♦ WARREN, NJ

OFFICES:
♦ BOWIE, MD
♦ CHANTILLY, VA
♦ STERLING, VA
♦ WOODBRIDGE, VA
♦ FORT LAUDERDALE, FL
♦ PHILADELPHIA, PA

SOUTHBOROUGH, MA
ALBANY, NY
ROANOKE, VA
CHARLOTTE, NC
CENTER VALLEY, PA
TAMPA, FL

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REVISIONS

REV	DATE	COMMENT	BY
1	01/10/14	REVISED UTILITY LAYOUT	RPH
2	5/16/14	REVISED STORM DRAIN LAYOUT & BLDG FOOTPRINTS + WATER HOUSE CONNECTION	TMG
3	6/27/15	REVISED CURB RADIUS	WCB
4	8/19/15	SHOW POOL IN COURTYARD, REVISED BLDGS 2, 3 & 4 USES AND PARKING CALCS	PMB
5	02/1/16		DSH

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APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	1"=50'
CAD I.D.:	DA2

PROJECT:
SITE DEVELOPMENT PLAN
FOR
KIMCO REALTY CORPORATION
LOCATION OF SITE
VILLAGE OF WILDE LAKE
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COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

BOHLER ENGINEERING
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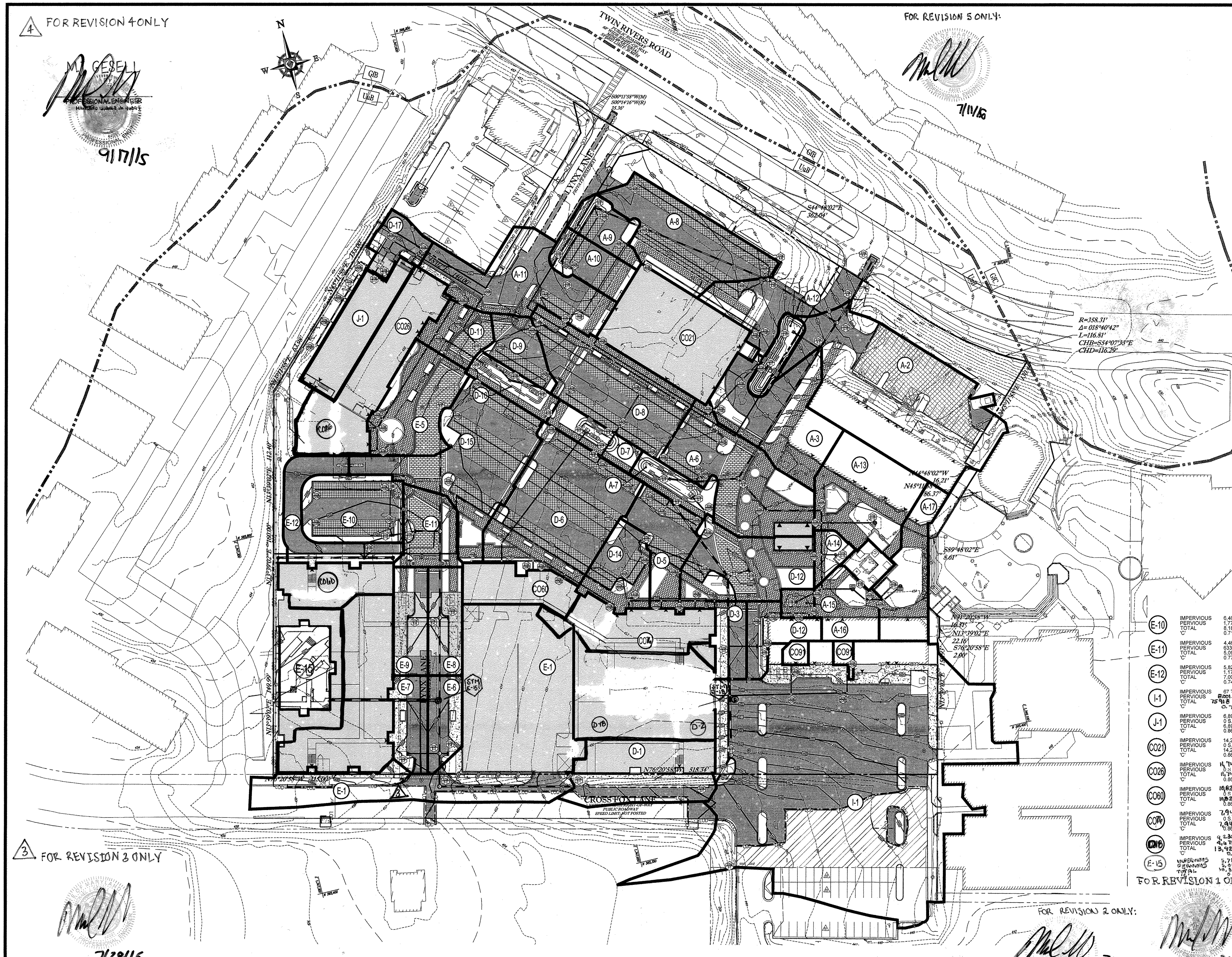
www.BohlerEngineering.com

M.J. GESELL
PROFESSIONAL ENGINEER
No. 44097
7/29/16

SHEET TITLE:
POST - DEVELOPMENT DRAINAGE AREA MAP

SHEET NUMBER:
29
OF 91

SDP-13-046



DRAINAGE AREAS

AREA		
A-2	IMPERVIOUS	21,567 S.F. OR 0.50 AC
	PERVIOUS	4,446 S.F. OR 0.10 AC
	TOTAL	26,013 S.F. OR 0.60 AC
	'C'	0.74
A-3	IMPERVIOUS	9,386 S.F. OR 0.22 AC
	PERVIOUS	2,343 S.F. OR 0.05 AC
	TOTAL	11,729 S.F. OR 0.27 AC
	'C'	0.72
A-6	IMPERVIOUS	11,532 S.F. OR 0.26 AC
	PERVIOUS	1,796 S.F. OR 0.04 AC
	TOTAL	13,328 S.F. OR 0.30 AC
	'C'	0.80
A-7	IMPERVIOUS	10,475 S.F. OR 0.24 AC
	PERVIOUS	2,376 S.F. OR 0.05 AC
	TOTAL	12,851 S.F. OR 0.29 AC
	'C'	0.73
A-8	IMPERVIOUS	10,989 S.F. OR 0.25 AC
	PERVIOUS	968 S.F. OR 0.02 AC
	TOTAL	11,957 S.F. OR 0.27 AC
	'C'	0.80
A-9	IMPERVIOUS	2,566 S.F. OR 0.06 AC
	PERVIOUS	821 S.F. OR 0.02 AC
	TOTAL	3,387 S.F. OR 0.08 AC
	'C'	0.69
A-10	IMPERVIOUS	3,123 S.F. OR 0.07 AC
	PERVIOUS	822 S.F. OR 0.02 AC
	TOTAL	3,945 S.F. OR 0.09 AC
	'C'	0.71
A-11	IMPERVIOUS	10,524 S.F. OR 0.24 AC
	PERVIOUS	1,560 S.F. OR 0.04 AC
	TOTAL	12,084 S.F. OR 0.28 AC
	'C'	0.77
A-12	IMPERVIOUS	0 S.F. OR 0.00 AC
	PERVIOUS	2,321 S.F. OR 0.05 AC
	TOTAL	2,321 S.F. OR 0.05 AC
	'C'	0.16
A-13	IMPERVIOUS	8,793 S.F. OR 0.20 AC
	PERVIOUS	2,072 S.F. OR 0.05 AC
	TOTAL	10,865 S.F. OR 0.25 AC
	'C'	0.73
A-14	IMPERVIOUS	647 S.F. OR 0.02 AC
	PERVIOUS	1,070 S.F. OR 0.02 AC
	TOTAL	1,717 S.F. OR 0.04 AC
	'C'	0.42
A-15	IMPERVIOUS	2,449 S.F. OR 0.06 AC
	PERVIOUS	0 S.F. OR 0.00 AC
	TOTAL	2,449 S.F. OR 0.06 AC
	'C'	0.86
A-16	IMPERVIOUS	3,878 S.F. OR 0.09 AC
	PERVIOUS	985 S.F. OR 0.02 AC
	TOTAL	4,863 S.F. OR 0.11 AC
	'C'	0.72
A-17	IMPERVIOUS	4,794 S.F. OR 0.11 AC
	PERVIOUS	2,321 S.F. OR 0.05 AC
	TOTAL	7,115 S.F. OR 0.16 AC
	'C'	0.63
D-1	IMPERVIOUS	9,261SF OR 0.21AC
	PERVIOUS	1,138SF OR 0.08AC
	TOTAL	10,399SF OR 0.24AC
	'C'	0.79
D-3	IMPERVIOUS	2,588SF OR 0.06AC
	PERVIOUS	1,092SF OR 0.02AC
	TOTAL	3,680SF OR 0.08AC
	'C'	0.77
D-5	IMPERVIOUS	5,649 S.F. OR 0.13 AC
	PERVIOUS	545 S.F. OR 0.01 AC
	TOTAL	6,194 S.F. OR 0.14 AC
	'C'	0.80
D-6	IMPERVIOUS	16,339 S.F. OR 0.37 AC
	PERVIOUS	1,606 S.F. OR 0.04 AC
	TOTAL	17,945 S.F. OR 0.41 AC
	'C'	0.80
D-7	IMPERVIOUS	1,120 S.F. OR 0.02 AC
	PERVIOUS	2,082 S.F. OR 0.05 AC
	TOTAL	3,202 S.F. OR 0.07 AC
	'C'	0.40
D-8	IMPERVIOUS	10,250 S.F. OR 0.24 AC
	PERVIOUS	602 S.F. OR 0.01 AC
	TOTAL	10,852 S.F. OR 0.25 AC
	'C'	0.82
D-9	IMPERVIOUS	3,209 S.F. OR 0.07 AC
	PERVIOUS	207 S.F. OR 0.00 AC
	TOTAL	3,416 S.F. OR 0.07 AC
	'C'	0.82
D-10	IMPERVIOUS	1,176 S.F. OR 0.03 AC
	PERVIOUS	1,930 S.F. OR 0.04 AC
	TOTAL	3,106 S.F. OR 0.07 AC
	'C'	0.43
D-11	IMPERVIOUS	3,530 S.F. OR 0.08 AC
	PERVIOUS	144 S.F. OR 0.00 AC
	TOTAL	3,674 S.F. OR 0.08 AC
	'C'	0.83
D-12	IMPERVIOUS	3,517 S.F. OR 0.08 AC
	PERVIOUS	270 S.F. OR 0.01 AC
	TOTAL	3,787 S.F. OR 0.09 AC
	'C'	0.77
D-13	IMPERVIOUS	6,835 S.F. OR 0.16 AC
	PERVIOUS	1,722 S.F. OR 0.04 AC
	TOTAL	8,557 S.F. OR 0.20 AC
	'C'	0.72
D-14	IMPERVIOUS	4,612 S.F. OR 0.10 AC
	PERVIOUS	816 S.F. OR 0.02 AC
	TOTAL	5,428 S.F. OR 0.12 AC
	'C'	0.75
D-15	IMPERVIOUS	23,767 S.F. OR 0.55 AC
	PERVIOUS	3,137 S.F. OR 0.07 AC
	TOTAL	26,904 S.F. OR 0.62 AC
	'C'	0.78
D-17	IMPERVIOUS	2,787 S.F. OR 0.06 AC
	PERVIOUS	198 S.F. OR 0.01 AC
	TOTAL	2,985 S.F. OR 0.07 AC
	'C'	0.81
E-1	IMPERVIOUS	32,021SF OR 0.74AC
	PERVIOUS	2,355SF OR 0.05AC
	TOTAL	34,376SF OR 0.79AC
	'C'	0.84
E-5	IMPERVIOUS	7,431 S.F. OR 0.17 AC
	PERVIOUS	1,435 S.F. OR 0.03 AC
	TOTAL	8,866 S.F. OR 0.20 AC
	'C'	0.75
E-6	IMPERVIOUS	3,515 S.F. OR 0.08 AC
	PERVIOUS	145 S.F. OR 0.00 AC
	TOTAL	3,660 S.F. OR 0.08 AC
	'C'	0.83
E-7	IMPERVIOUS	16,639 S.F. or 0.38 AC
	PERVIOUS	590 S.F. or 0.01 AC
	TOTAL	17,029 S.F. or 0.39 Ac
	'C'	0.81
E-8	IMPERVIOUS	4,160 S.F. OR 0.09 AC
	PERVIOUS	373 S.F. OR 0.01 AC
	TOTAL	4,533 S.F. OR 0.10 AC
	'C'	0.80
E-9	IMPERVIOUS	4,106 S.F. OR 0.09 AC
	PERVIOUS	429 S.F. OR 0.01 AC
	TOTAL	4,535 S.F. OR 0.10 AC
	'C'	0.79
D-2	IMPERVIOUS	2,936SF OR 0.07AC
	PERVIOUS	0 SF OR 0.00AC
	TOTAL	2,936SF OR 0.07AC
	'C'	0.86

AREA		
E-10	IMPERVIOUS	6,404 S.F. OR 0.15 AC
	PERVIOUS	1,778 S.F. OR 0.04 AC
	TOTAL	8,182 S.F. OR 0.19 AC
	'C'	0.71
E-11	IMPERVIOUS	4,461 S.F. OR 0.10 AC
	PERVIOUS	633 S.F. OR 0.01 AC
	TOTAL	5,094 S.F. OR 0.11 AC
	'C'	0.77
E-12	IMPERVIOUS	5,824 S.F. OR 0.13 AC
	PERVIOUS	1,179 S.F. OR 0.03 AC
	TOTAL	7,003 S.F. OR 0.16 AC
	'C'	0.74
I-1	IMPERVIOUS	67,717 S.F. OR 1.55 AC
	PERVIOUS	8201. S.F. OR 0.19 AC
	TOTAL	75918 S.F. OR 1.74 AC
	'C'	0.78
J-1	IMPERVIOUS	6,899 S.F. OR 0.16 AC
	PERVIOUS	0 S.F. OR 0.00 AC
	TOTAL	6,899 S.F. OR 0.16 AC
	'C'	0.86
CO21	IMPERVIOUS	14,238 S.F. OR 0.33 AC
	PERVIOUS	0 S.F. OR 0.00 AC
	TOTAL	14,238 S.F. OR 0.33 AC
	'C'	0.86
CO26	IMPERVIOUS	11,740 S.F. OR 0.27 AC
	PERVIOUS	0 S.F. OR 0.00 AC
	TOTAL	11,740 S.F. OR 0.27 AC
	'C'	0.86
CO60	IMPERVIOUS	10,823 S.F. OR 0.25 AC
	PERVIOUS	0 S.F. OR 0.00 AC
	TOTAL	10,823 S.F. OR 0.25 AC
	'C'	0.86
CO76	IMPERVIOUS	7,942 S.F. OR 0.18 AC
	PERVIOUS	0 S.F. OR 0.00 AC
	TOTAL	7,942 S.F. OR 0.18 AC
	'C'	0.86
D18	IMPERVIOUS	9,235 S.F. OR 0.21 AC
	PERVIOUS	4,675 S.F. OR 0.11 AC
	TOTAL	13,928 S.F. OR 0.32 AC
	'C'	0.82
E-15	IMPERVIOUS	5,780SF OR 0.13AC
	PERVIOUS	5,091SF OR 0.12AC
	TOTAL	10,871SF OR 0.20 AC
	'C'	0.55

FOR REVISION 1 ONLY

AREA		
CO100	IMPERVIOUS	4,256 S.F. OR 0.10 AC
	PERVIOUS	0 S.F. OR 0 A.C
	TOTAL	4,256 S.F OR 0.10 AC
	'C'	0.86
E-15	IMPERVIOUS	0.00 S.F. OR 0.00 AC
	PERVIOUS	5,399 S.F. OR 0.12 AC
	TOTAL	5,399 S.F. OR 0.12 AC
	'C'	0.16

SOILS TABLE

SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL
UuB	URBAN LAND - UDORTHENTS COMPLEX, 8 TO 15 PERCENT SLOPES	B	NO

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF-DEVELOPMENT ENGINEERING DIVISION — DATE 8/29/13

CHIEF-DIVISION OF LAND DEVELOPMENT — DATE 9/11/13

DIRECTOR — DATE 9/12/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/0 KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT # ~~12148 & 19144~~ 22510-22511
WATER CODE: E32
SEWER CODE: 5602500

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, PARCELS A-C
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF.: 1096m SITE AREA: 10.21 AC
~~FINAL PLAN APPROVED:~~ DPZ REF.: SDP-13-046

50 25 12.5 0 50
1"= 50'

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 44097, EXPIRATION DATE: 6/9/2017

BOHLER ENGINEERING

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

CORPORATE OFFICE:
◆ WARREN, NJ
OFFICES:
◆ SOUTHBOROUGH, MA ◆ ALBANY, NY ◆ RONKONKOMA, NY ◆ CHALFONT, PA ◆ CENTER VALLEY, PA ◆ TAMPA, FL
◆ BOWIE, MD ◆ TOWSON, MD ◆ STERLING, VA ◆ WARRENTON, VA ◆ FORT LAUDERDALE, FL ◆ PHILADELPHIA, PA

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REVISIONS

REV	DATE	COMMENT	BY
1	01/10/14	REVISED UTILITY LAYOUT	RDH
2	5/16/14	REVISED STORM DRAIN LAYOUT, BLDG FOOTPRINT, & WATER HOUSE CONNECTION	TMG
3	6/29/15	REVISED CURB RADIUS	
4	8/19/15	SHOW POOL IN COURTYARD	PAB
5	02/1/16	REVISED BLDGS 2, 3, & 4 USES AND PARKING CALCS	DSH

DIG WITH CARE — CALL BEFORE YOU DIG

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. (IN VIRGINIA, MARYLAND, AND DELAWARE 811) (WV 1-800-245-4848) (PA 1-800-242-1776) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	1"=50'
CAD I.D.:	DA2

PROJECT: SITE DEVELOPMENT PLAN FOR KIMCO REALTY CORPORATION

LOCATION OF SITE
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD,
SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

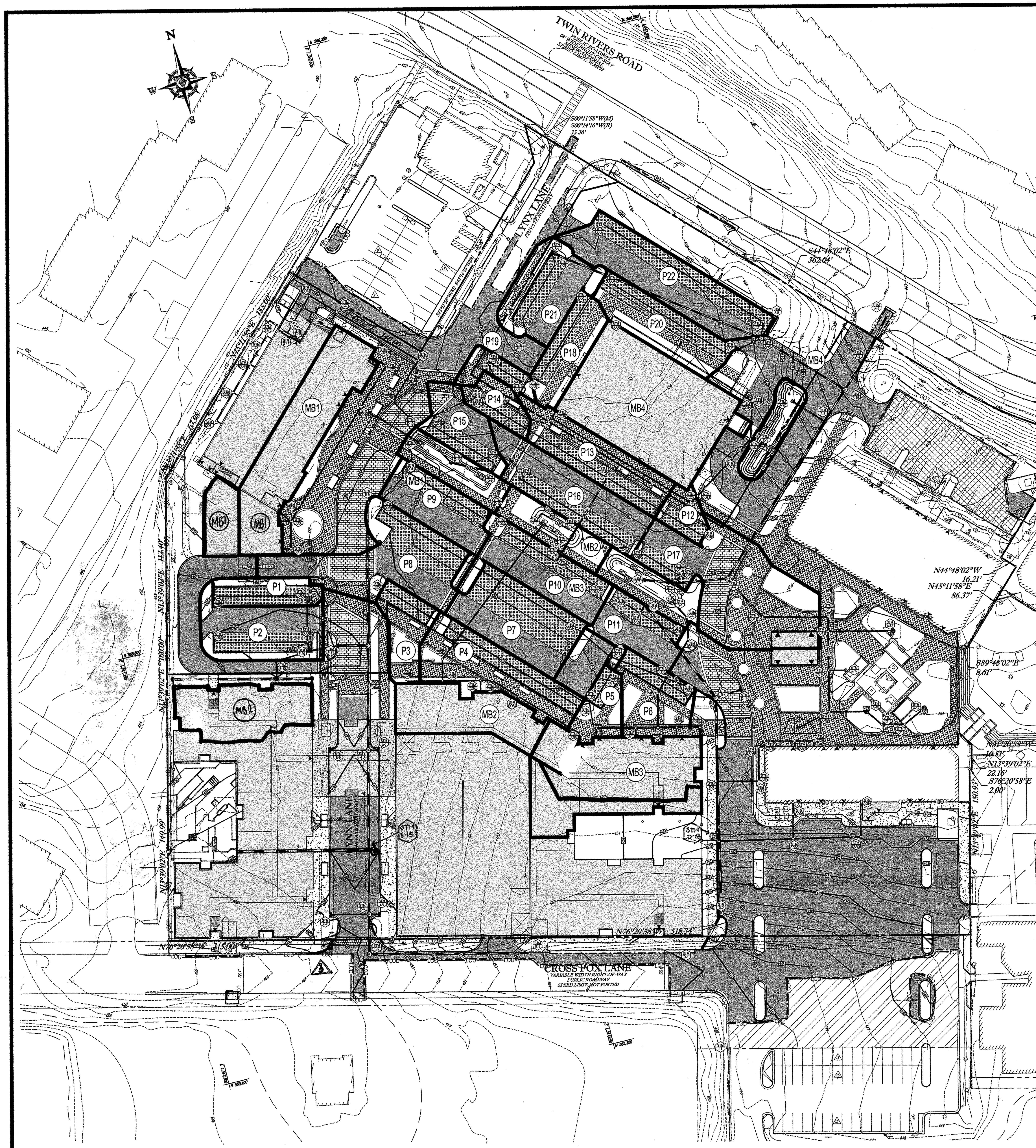
M.J. GESELL
PROFESSIONAL ENGINEER
7/29/13

SHEET TITLE:
STORMDRAIN DRAINAGE AREA MAP

SHEET NUMBER:
30
OF 91

SDP-13-046

H:\06\KIMCO REALTY CORPORATION\MD06 9002 - WILDE LAKE, COLUMBIA\CAD\PLAN SETS\SITE DEVELOPMENT PLAN\MD069002DA2.DWG PRINTED BY: RST



DRAINAGE AREAS TO ESD MEASURES

Area		
P18	IMPERVIOUS:	1,288 S.F. OR 0.03 AC
	PERVIOUS:	725 S.F. OR 0.02 AC
	PERVIOUS PAVERS:	1,499 S.F. OR 0.03 AC
	TOTAL:	3,512 S.F. OR 0.08 AC
P19	IMPERVIOUS:	580 S.F. OR 0.01 AC
	PERVIOUS:	230 S.F. OR 0.01 AC
	PERVIOUS PAVERS:	740 S.F. OR 0.02 AC
	TOTAL:	1,550 S.F. OR 0.04 AC
P20	IMPERVIOUS:	1,398 S.F. OR 0.03 AC
	PERVIOUS:	1,359 S.F. OR 0.03 AC
	PERVIOUS PAVERS:	2,270 S.F. OR 0.05 AC
	TOTAL:	5,027 S.F. OR 0.11 AC
P21	IMPERVIOUS:	2,429 S.F. OR 0.06 AC
	PERVIOUS:	1,079 S.F. OR 0.02 AC
	PERVIOUS PAVERS:	1,201 S.F. OR 0.03 AC
	TOTAL:	4,709 S.F. OR 0.11 AC
P22	IMPERVIOUS:	4,751 S.F. OR 0.11 AC
	PERVIOUS:	0 S.F. OR 0.00 AC
	PERVIOUS PAVERS:	3,185 S.F. OR 0.07 AC
	TOTAL:	7,936 S.F. OR 0.18 AC
MB1	IMPERVIOUS:	12,914 S.F. OR 0.30 AC
	PERVIOUS:	1,930 S.F. OR 0.04 AC
	PERVIOUS PAVERS:	0 S.F. OR 0.00 AC
	TOTAL:	14,844 S.F. OR 0.34 AC
MB2	IMPERVIOUS:	11,938 S.F. OR 0.27 AC
	PERVIOUS:	2,082 S.F. OR 0.05 AC
	PERVIOUS PAVERS:	0 S.F. OR 0.00 AC
	TOTAL:	14,094 S.F. OR 0.32 AC
MB3	IMPERVIOUS:	8,718 S.F. OR 0.20 AC
	PERVIOUS:	2,376 S.F. OR 0.05 AC
	PERVIOUS PAVERS:	0 S.F. OR 0.00 AC
	TOTAL:	11,094 S.F. OR 0.25 AC
MB4	IMPERVIOUS:	14,239 S.F. OR 0.33 AC
	PERVIOUS:	2,321 S.F. OR 0.05 AC
	PERVIOUS PAVERS:	0 S.F. OR 0.00 AC
	TOTAL:	16,560 S.F. OR 0.38 AC
P1	IMPERVIOUS:	418 S.F. OR 0.01 AC
	PERVIOUS:	573 S.F. OR 0.01 AC
	PERVIOUS PAVERS:	1,466 S.F. OR 0.03 AC
	TOTAL:	2,457 S.F. OR 0.05 AC
P2	IMPERVIOUS:	3,017 S.F. OR 0.07 AC
	PERVIOUS:	1,205 S.F. OR 0.03 AC
	PERVIOUS PAVERS:	1,503 S.F. OR 0.03 AC
	TOTAL:	5,725 S.F. OR 0.13 AC
P3	IMPERVIOUS:	1,559 S.F. OR 0.04 AC
	PERVIOUS:	629 S.F. OR 0.01 AC
	PERVIOUS PAVERS:	848 S.F. OR 0.02 AC
	TOTAL:	3,036 S.F. OR 0.07 AC
P4	IMPERVIOUS:	3,301 S.F. OR 0.08 AC
	PERVIOUS:	1,044 S.F. OR 0.02 AC
	PERVIOUS PAVERS:	2,369 S.F. OR 0.05 AC
	TOTAL:	6,714 S.F. OR 0.15 AC
P5	IMPERVIOUS:	1,169 S.F. OR 0.03 AC
	PERVIOUS:	506 S.F. OR 0.01 AC
	PERVIOUS PAVERS:	576 S.F. OR 0.01 AC
	TOTAL:	2,250 S.F. OR 0.05 AC
P6	IMPERVIOUS:	2,348 S.F. OR 0.05 AC
	PERVIOUS:	716 S.F. OR 0.02 AC
	PERVIOUS PAVERS:	1,178 S.F. OR 0.03 AC
	TOTAL:	4,242 S.F. OR 0.10 AC
P7	IMPERVIOUS:	2,868 S.F. OR 0.06 AC
	PERVIOUS:	0 S.F. OR 0.00 AC
	PERVIOUS PAVERS:	3,829 S.F. OR 0.09 AC
	TOTAL:	6,697 S.F. OR 0.15 AC
P8	IMPERVIOUS:	5,219 S.F. OR 0.12 AC
	PERVIOUS:	724 S.F. OR 0.02 AC
	PERVIOUS PAVERS:	2,846 S.F. OR 0.06 AC
	TOTAL:	8,789 S.F. OR 0.20 AC
P9	IMPERVIOUS:	2,865 S.F. OR 0.07 AC
	PERVIOUS:	221 S.F. OR 0.01 AC
	PERVIOUS PAVERS:	1,506 S.F. OR 0.03 AC
	TOTAL:	4,592 S.F. OR 0.11 AC
P10	IMPERVIOUS:	3,460 S.F. OR 0.08 AC
	PERVIOUS:	496 S.F. OR 0.01 AC
	PERVIOUS PAVERS:	1,809 S.F. OR 0.04 AC
	TOTAL:	5,765 S.F. OR 0.13 AC
P11	IMPERVIOUS:	2,315 S.F. OR 0.05 AC
	PERVIOUS:	500 S.F. OR 0.01 AC
	PERVIOUS PAVERS:	1,197 S.F. OR 0.03 AC
	TOTAL:	3,760 S.F. OR 0.09 AC
P12	IMPERVIOUS:	697 S.F. OR 0.02 AC
	PERVIOUS:	166 S.F. OR 0.01 AC
	PERVIOUS PAVERS:	686 S.F. OR 0.01 AC
	TOTAL:	1,549 S.F. OR 0.04 AC
P13	IMPERVIOUS:	3,070 S.F. OR 0.07 AC
	PERVIOUS:	318 S.F. OR 0.01 AC
	PERVIOUS PAVERS:	2,082 S.F. OR 0.05 AC
	TOTAL:	5,470 S.F. OR 0.13 AC
P14	IMPERVIOUS:	905 S.F. OR 0.02 AC
	PERVIOUS:	77 S.F. OR 0.00 AC
	PERVIOUS PAVERS:	984 S.F. OR 0.02 AC
	TOTAL:	1,966 S.F. OR 0.04 AC
P15	IMPERVIOUS:	2,015 S.F. OR 0.05 AC
	PERVIOUS:	207 S.F. OR 0.00 AC
	PERVIOUS PAVERS:	1,194 S.F. OR 0.03 AC
	TOTAL:	3,416 S.F. OR 0.08 AC
P16	IMPERVIOUS:	4,266 S.F. OR 0.10 AC
	PERVIOUS:	112 S.F. OR 0.00 AC
	PERVIOUS PAVERS:	2,112 S.F. OR 0.05 AC
	TOTAL:	6,490 S.F. OR 0.15 AC
P17	IMPERVIOUS:	10,645 S.F. OR 0.24 AC
	PERVIOUS:	1,796 S.F. OR 0.04 AC
	PERVIOUS PAVERS:	884 S.F. OR 0.02 AC
	TOTAL:	13,328 S.F. OR 0.30 AC

4 FOR REVISION 4 ONLY

M.J. GESELL
PROFESSIONAL ENGINEER
MARYLAND LICENSE NO. 44097

9/17/15

3 FOR REVISION 3 ONLY

7/28/15

SUMMARY TABLE

DRAINAGE AREA	MDE TYPE	TOTAL DA S.F.	IMPERVIOUS AREA S.F.	Qe	Af REQUIRED	Af PROVIDED	Af 2% DA	Af MEDIA DEPTH	Af PONDING DEPTH	ESDv REQUIRED	ESDv PROVIDED	ESDv 75% ESDv	Pe PROVIDED	Rev REQUIRED	Rev PROVIDED
P1	A-2	2,457	1,884	-	622	1,466	PASS	1.00	N/A	152	440	-	-		0
P2	A-2	5,725	4,520	-	1,492	1,503	PASS	1.00	N/A	363	451	-	-		0
P3	A-2	3,036	2,407	-	794	848	PASS	1.00	N/A	192	254	-	-		0
P4	A-2	6,714	5,670	-	1,871	2,369	PASS	1.00	N/A	453	711	-	-		0
P5	A-2	2,251	1,745	-	576	576	PASS	1.00	N/A	141	173	-	-		0
P6	A-2	4,242	3,526	-	1,164	1,178	PASS	1.00	N/A	283	353	-	-		0
P7	A-2	4,242	3,526	-	1,164	1,178	PASS	1.00	N/A	283	353	-	-		0
P8	A-2	8,789	8,065	-	2,661	2,846	PASS	1.00	N/A	645	854	-	-		0
P9	A-2	4,592	4,371	-	1,442	1,506	PASS	1.00	N/A	348	452	-	-		0
P10	A-2	5,765	5,269	-	1,739	1,809	PASS	1.00	N/A	418	543	-	-		0
P11	A-2	3,760	3,512	-	1,159	1,197	PASS	1.00	N/A	279	359	-	-		0
P12	A-2	1,715	1,549	-	511	686	PASS	1.00	N/A	123	206	-	-		0
P13	A-2	5,318	5,152	-	1,700	2,082	PASS	1.00	N/A	408	625	-	-		0
P14	A-2	1,966	1,889	-	623	984	PASS	1.00	N/A	149	295	-	-		0
P15	A-2	3,416	3,209	-	1,059	1,194	PASS	1.00	N/A	256	358	-	-		0
P16	A-2	6,490	6,378	-	2,105	2,112	PASS	1.00	N/A	503	634	-	-		0
P17	A-2	13,328	11,532	-	3,806	884	PASS	1.00	N/A	922	265	-	-		0
P18	A-2	3,512	2,787	-	920	1,499	PASS	1.00	N/A	222	450	-	-		0
P19	A-2	1,550	1,320	-	436	740	PASS	1.00	N/A	106	222	-	-		0
P20	A-2	5,027	3,668	-	1,210	2,270	PASS	1.00	N/A	297	681	-	-		0
P21	A-2	4,709	3,630	-	1,198	1,201	PASS	1.00	N/A	290	360	-	-		0
P22	A-2	7,936	7,936	-	2,619	3,185	PASS	1.00	N/A	628	956	-	-		0
MB1	M-6	12,625	10,695	0.81	253	448	PASS	2.00	12"	852	941	PASS	1.10"		0
MB2	M-6	9,652	7,570	0.76	193	317	PASS	2.00	12"	611	624	PASS	1.03"		0
MB3	M-6	13,580	11,204	0.79	272	454	PASS	2.00	12"	894	910	PASS	1.01"		0
MB4	M-6	16,560	14,239	0.82	331	680	PASS	2.00	12"	1,132	1,153	PASS	1.01"		0
TOTALS		158,957	137,253		31,918	35,212				10,950	13,622				

* Rev REQUIREMENT IS NOT REQUIRED SINCE THE SITE IS CONSIDERED REDEVELOPMENT
** Qp REQUIREMENT IS NOT REQUIRED SINCE THE SITE IS CONSIDERED REDEVELOPMENT
*** Qf REQUIREMENT IS NOT REQUIRED SINCE THE SITE IS CONSIDERED REDEVELOPMENT

FOR REVISION 1 ONLY

FOR REVISION 2 ONLY

3/17/14

FOR REVISION 5 ONLY:

7/11/16

7/31/14

SOILS TABLE

SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL
UuB	URBAN LAND - UDORTHENTS COMPLEX, 8 TO 15 PERCENT SLOPES	B	NO

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/0 KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT # ~~12143 & 40148~~ 22619 - 22511
WATER CODE: E32
SEWER CODE: 5602500

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, PARCELS A-C
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF.: 1096m SITE AREA: 10.21 AC
~~FINAL PLAN APPROVED: / /~~ DPZ REF.: SDP-13-046

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 44097, EXPIRATION DATE: 6/9/2017

50 25 12.5 0 50
1"= 50'

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

8/29/13
CHIEF-DEVELOPMENT ENGINEERING DIVISION DATE

9/11/13
CHIEF-DIVISION OF LAND DEVELOPMENT DATE

9/12/13
DIRECTOR DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

H:\06\KIMCO REALTY CORPORATION\MD06 9002 - WILDE LAKE, COLUMBIA\CAD\PLAN SETS\SITE DEVELOPMENT PLAN\MD069002DA2.DWG PRINTED BY: RST

BOHLER ENGINEERING

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

CORPORATE OFFICE:
◆ WARREN, NJ

OFFICES:
◆ SOUTHBOROUGH, MA ◆ BOWIE, MD
◆ ALBANY, NY ◆ TOWSON, MD
◆ RONKONKOMA, NY ◆ STERLING, VA
◆ CHALFONT, PA ◆ WARRENTON, VA
◆ CENTER VALLEY, PA ◆ FORT LAUDERDALE, FL
◆ TAMPA, FL ◆ PHILADELPHIA, PA

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES © 2008 BOHLER ENGINEERING.

REVISIONS

REV	DATE	COMMENT	BY
1	01/01/14	REVISED UTILITY LAYOUT	RDH
2	5/16/14	REVISED STORM DRAIN LAYOUT + BLDG FOOTPRINT, + WATER HOUSE CONNECTION	TMG
3	6/29/15	REVISED CURB RADIUS	
4	8/19/15	SHOW POOL IN COURTYARD	PAB
5	02/1/16	REVISED BLDGS 2, 3, & 4 USES AND PARKING CALCS	DSH

DIG WITH CARE — CALL BEFORE YOU DIG

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. (IN VIRGINIA, MARYLAND, AND DELAWARE 811) (WV 1-800-245-4848) (PA 1-800-242-1776) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	1"=50'
CAD I.D.:	DA2

PROJECT:
SITE DEVELOPMENT PLAN
FOR
KIMCO REALTY CORPORATION

LOCATION OF SITE
VILLAGE OF WILDE LAKE VILLAGE CENTER REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

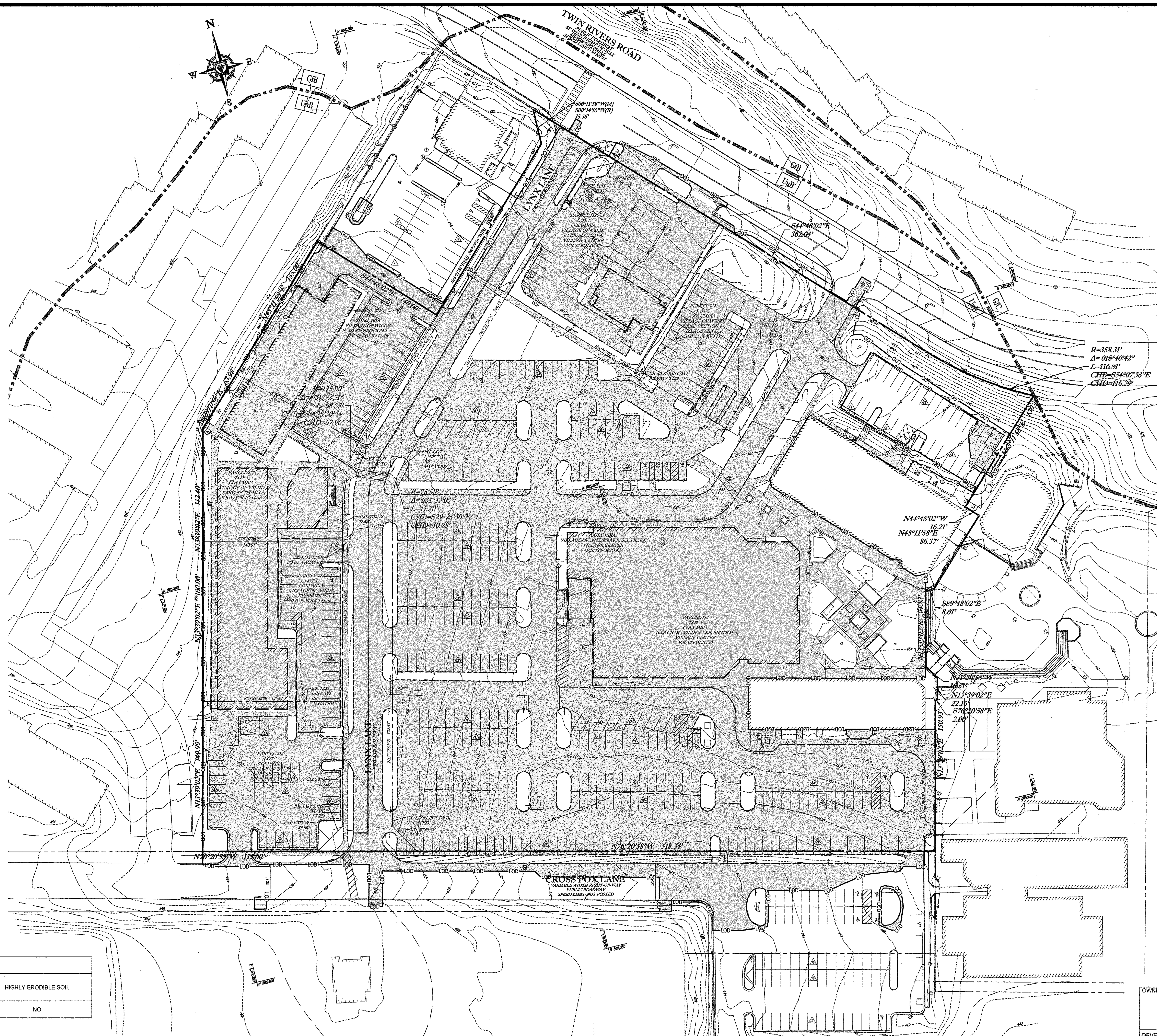
BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

M.J. GESELL
PROFESSIONAL ENGINEER
44097
7/29/13

SHEET TITLE:
SWM DRAINAGE AREAS TO ESD MEASURES

SHEET NUMBER:
31
OF 91

SDP-13-046



FOR REVISION 5 ONLY:

7/11/16

LIMIT OF DISTURBANCE

IMPERVIOUS	357,890 S.F. OR 8.22 AC	
PERVIOUS	69,010 S.F. OR 1.58 AC	
TOTAL	426,900 S.F. OR 9.80 AC	

LEGEND

IMPERVIOUS AREA WITHIN LIMIT OF DISTURBANCE

SOILS TABLE

SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL
UuB	URBAN LAND - UDORTHENTS COMPLEX, 8 TO 15 PERCENT SLOPES	B	NO

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF-DEVELOPMENT ENGINEERING DIVISION — DATE 8/29/13

CHIEF-DIVISION OF LAND DEVELOPMENT — DATE 9/11/13

DIRECTOR — DATE 9/12/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT # ~~12/43 & 19/44~~ 22619-22511
WATER CODE: E32
SEWER CODE: 5602500

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/O KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, PARCELS A-C
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF.: 1096m SITE AREA: 10.21 AC
~~FINAL PLAN APPROVED:~~ DPZ REF.: SDP-13-046

50 25 12.5 0 50
1"= 50'

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 6/9/2015

BOHLER ENGINEERING
CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS
CORPORATE OFFICE:
◆ WARREN, NJ
OFFICES:
◆ SOUTHBOROUGH, MA ◆ BOWIE, MD
◆ ALBANY, NY ◆ TOWSON, MD
◆ RONKONKOMA, NY ◆ STERLING, VA
◆ CHALFONT, PA ◆ WARRENTON, VA
◆ CENTER VALLEY, PA ◆ FORT LAUDERDALE, FL
◆ TAMPA, FL ◆ PHILADELPHIA, PA

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REVISIONS

REV	DATE	COMMENT	BY
5	02/1/16	REVISED BLDGS 2, 3, 4 USES AND PARKING	DSA CALCS

DIG WITH CARE — CALL BEFORE YOU DIG
THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. (IN VIRGINIA, MARYLAND, AND DELAWARE 811) (WV 1-800-245-4848) (PA 1-800-242-1776) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	1"=50'
CAD I.D.:	DA2

PROJECT:
SITE DEVELOPMENT PLAN
FOR
KIMCO REALTY CORPORATION
LOCATION OF SITE
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

M.J. GESELL
PROFESSIONAL ENGINEER
7/29/13

SHEET TITLE:
PRE - DEVELOPMENT COVERAGE MAP

FOR REVISION 5 ONLY:

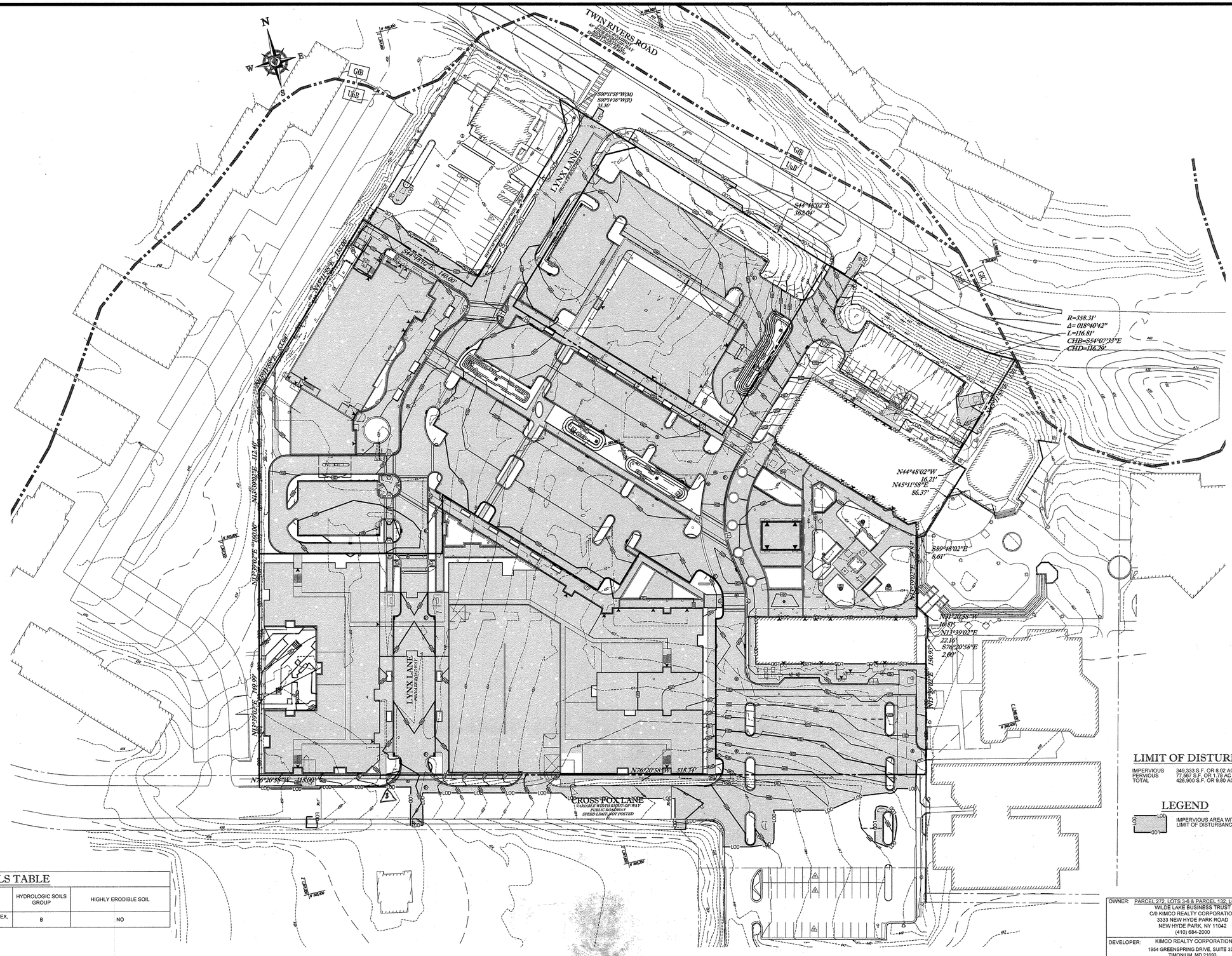
7/11/16

4 FOR REVISION 4 ONLY

9/17/15

3 FOR REVISION 3 ONLY

7/29/15



SOILS TABLE

SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL
UuB	URBAN LAND - UDORTHENTS COMPLEX, 8 TO 15 PERCENT SLOPES	B	NO

LIMIT OF DISTURBANCE

IMPERVIOUS	349,333 S.F. OR 8.02 AC
PERVIOUS	77,667 S.F. OR 1.78 AC
TOTAL	426,900 S.F. OR 9.80 AC

LEGEND

IMPERVIOUS AREA WITHIN LIMIT OF DISTURBANCE

50 25 12.5 0 50
1"= 50'

OWNER:	PARCEL 272, LOTS 3-5 & PARCEL 132, LOTS 1-3 WILDE LAKE BUSINESS TRUST C/O KIMCO REALTY CORPORATION 3333 NEW HYDE PARK ROAD NEW HYDE PARK, NY 11042 (410) 684-2000
DEVELOPER:	KIMCO REALTY CORPORATION 1954 GREENSPRING DRIVE, SUITE 330 TIMONIUM, MD 21093 (410) 684-2000 CONTACT: GREG REED
SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE SECTION/AREA: SECTION 4 PLAT # 22496 AND 22497 WATER CODE: E32 SEWER CODE: 5602500	TAX MAP: 29 GRID: 24 ZONED: NT PARCELS: 272, PARCELS A-C 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND ZB REF.: 1096m SITE AREA: 10.21 AC FINAL PLAN APPROVED: DPZ REF.: SDP-13-046

GENERAL NOTE:
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APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF-DEVELOPMENT ENGINEERING DIVISION	DATE 9/9/13
CHIEF-DIVISION OF LAND DEVELOPMENT	DATE 9/10/13
DIRECTOR	DATE 9/12/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

BOHLER ENGINEERING

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

CORPORATE OFFICE:
♦ WARREN, NJ

OFFICES:
♦ SOUTHBOROUGH, MA
♦ ALBANY, NY
♦ RONKONKOMA, NY
♦ WILKES-BARRE, PA
♦ CHESTER, NJ
♦ CENTER VALLEY, PA
♦ TAMPA, FL
♦ BOWIE, MD
♦ ANNAPOLIS, MD
♦ STERLING, VA
♦ WILLIAMSBURG, VA
♦ FORT LAUDERDALE, FL
♦ PHILADELPHIA, PA

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REVISIONS			
REV.	DATE	COMMENT	BY
3	6/29/15	REVISED CURB RADIUS	WCB
4	8/19/15	SHOW POOL IN COURTYARD	PAB
5	05/1/16	REVISED BLDGS 2, 3 & 4 HEIGHTS AND PARKING CALCS	DFH

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(WV 1-800-245-4848) (PA 1-800-242-1776)
(VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	1"=50'
CAD I.D.:	DA2

PROJECT:
SITE DEVELOPMENT PLAN
FOR
KIMCO REALTY CORPORATION
LOCATION OF SITE
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

BOHLER ENGINEERING
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SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7967
www.BohlerEngineering.com

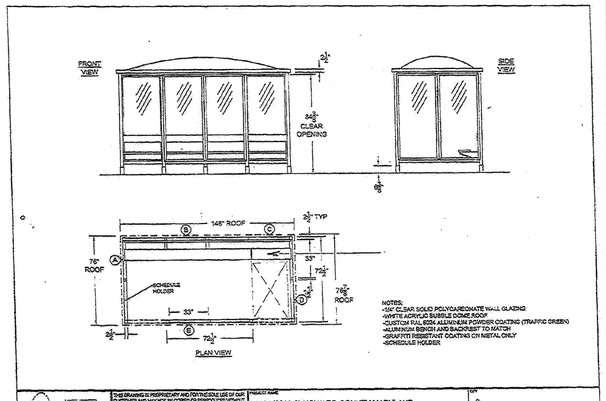
M. J. GESELL
PROFESSIONAL ENGINEER
21602
PROFESSIONAL ENGINEER
7/29/13

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 6/9/2017

SHEET TITLE:
POST - DEVELOPMENT COVERAGE MAP

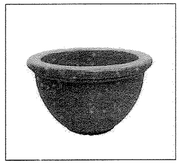
SHEET NUMBER:
33
OF 91

SDP-13-046



DUO-GARD
THIS DRAWING IS PROPRIETARY AND FOR THE SOLE USE OF OUR CUSTOMER AND MAY NOT BE COPIED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT FROM DUO-GARD INDUSTRIES, INC. ELECTRONIC DRAWING VERSION IS NOT TO BE USED FOR PRINTING.
PROJECT NAME: 10144 (9380-9) HOWARD COUNTY MARYLAND
DESCRIPTION: 8' X 12' TRANSIT STYLE SHELTER
DRAWN BY: SR | CHECKED BY: SJ | DRAWN DATE: 8/18/11 | SCALE: 1/4" = 1'-0" | PAGE: 1 | QTY: 2 | DRAWING #: 10144-1
7150 Chemical Drive, Dallas, TX 75235 | Tel (214) 350-9700 Fax (214) 350-7666 | www.duo-gard.com

TF4107



Size:	40" Dia. x 24" H
Weight:	700 Lbs.
Capacity:	6.2 cubic ft/ .23 cubic yds
Material:	Reinforced concrete
Reinforcing:	1/4" Dia. steel rebar
Logo Options:	Inkjet or cast

Weatherstone:
Gray - French Gray - Sand - Buff - Cream - Brown - Brick Red - Light Charcoal - Soulard Green

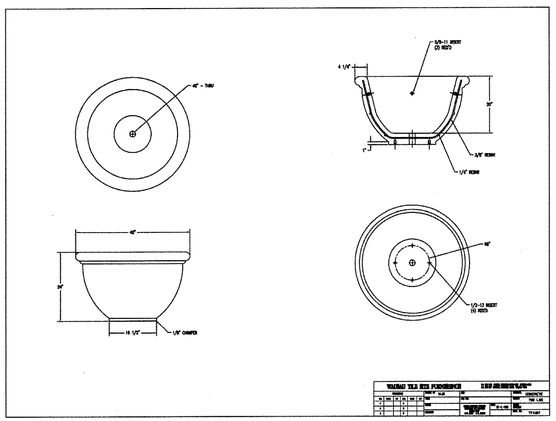
Colors

Recycled Glass Aggregate (Weatherstone):
Clear - Emerald - Blue - Amber - Champagne - Charcoal

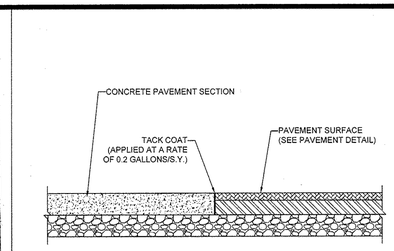
Custom Options Available

Finishes

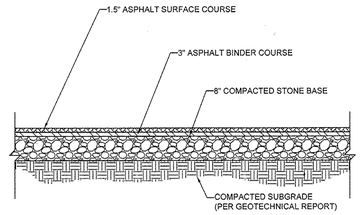
Site Furnishing Division PO Box 1520, Wausau, WI 54402-1520 (800 388-8728) WAUSAU TILE



WAUSAU TILE DIMENSIONS — 8 SIDED BENCH W/ BACK

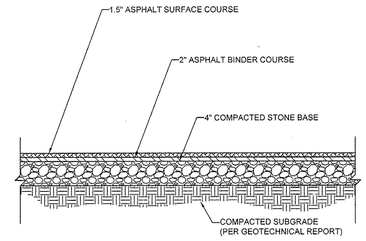


CONCRETE-TO-ASPHALT DETAIL
NOT TO SCALE



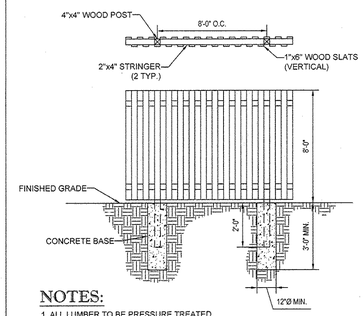
NOTE:
1. SECTION SHOWN IS BASED ON AN ANTICIPATED CBR OF 3 PER GEOTECHNICAL REPORT PREPARED BY HILLIS-CARNES ENGINEERING ASSOCIATES, INC, ENTITLED "GEOTECHNICAL ENGINEERING STUDY; WILDE LAKE VILLAGE CENTER REDEVELOPMENT; HOWARD COUNTY, MARYLAND," DATED 7/9/12 (HCEA JOB NO. 12254A). FINAL DESIGN TO BE PROVIDED ONCE FINAL CBR'S ARE AVAILABLE ON COMPACTED SUB-BASE.

HEAVY DUTY ASPHALT PAVEMENT SECTION
NOT TO SCALE



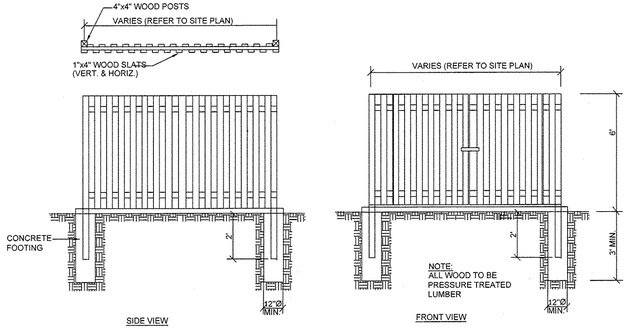
NOTE:
1. SECTION SHOWN IS BASED ON AN ANTICIPATED CBR OF 3 PER GEOTECHNICAL REPORT PREPARED BY HILLIS-CARNES ENGINEERING ASSOCIATES, INC, ENTITLED "GEOTECHNICAL ENGINEERING STUDY; WILDE LAKE VILLAGE CENTER REDEVELOPMENT; HOWARD COUNTY, MARYLAND," DATED 7/9/12 (HCEA JOB NO. 12254A). FINAL DESIGN TO BE PROVIDED ONCE FINAL CBR'S ARE AVAILABLE ON COMPACTED SUB-BASE.

STANDARD DUTY ASPHALT PAVEMENT SECTION
NOT TO SCALE

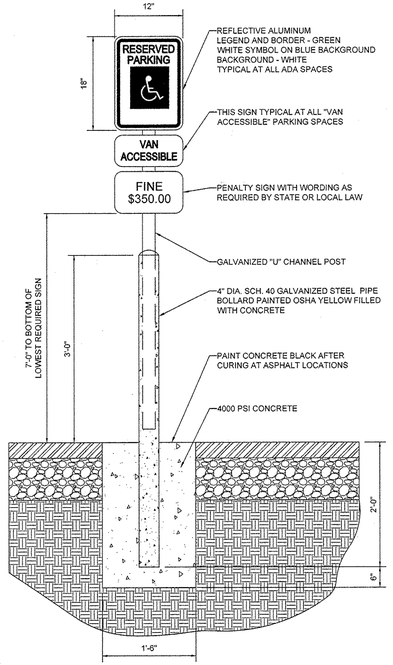


NOTES:
1. ALL LUMBER TO BE PRESSURE TREATED.
2. USE 6"x6" POSTS AT ALL CORNERS (ANGLE POINTS).

8' HIGH BOARD ON BOARD FENCE DETAIL
NOT TO SCALE

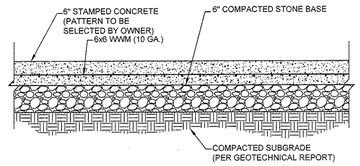


BOARD ON BOARD TRASH ENCLOSURE DETAIL
NOT TO SCALE



NOTE:
ONE AT EACH ADA SPACE. WHERE ADA SPACES FACE EACH OTHER WITHOUT WALKWAY, THERE SHALL BE ONE POST WITH SIGNS MOUNTED BOTH SIDES

BOLLARD MOUNTED ADA PARKING SIGN DETAIL
NOT TO SCALE



NOTE:
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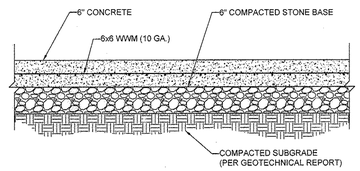
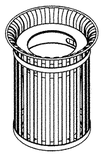
STAMPED CONCRETE PAVEMENT SECTION
NOT TO SCALE



NOTE:
1. SECTION SHOWN IS BASED ON AN ANTICIPATED CBR OF 3 PER GEOTECHNICAL REPORT PREPARED BY HILLIS-CARNES ENGINEERING ASSOCIATES, INC., ENTITLED "GEOTECHNICAL ENGINEERING STUDY; WILDE LAKE VILLAGE CENTER REDEVELOPMENT; HOWARD COUNTY, MARYLAND", DATED 7/9/2012 (HCEA JOB #12254A). FINAL DESIGN TO BE PROVIDED ONCE FINAL CBR'S ARE AVAILABLE ON COMPACTED SUB-BASE.

STANDARD DUTY CONCRETE SECTION
NOT TO SCALE

sitescapes — P.O. Box 22326, Lincoln, NE 68542 — PH: 402/421-9400 FAX: 402/421-9479 WEBSITE: www.sitescapesonline.com E-MAIL: info@sitescapesonline.com
TITLE: CITYVIEW BACKED BENCH — PRODUCT ID: CV2-1000 — NON-TOLERANCED DIMS: FRACTION= ±1/16 ANG= ±1°
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF SITESCAPES, INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF SITESCAPES, INC. IS PROHIBITED.
*Available in powder coat and DuraCoat finishes



sitescapes — P.O. Box 22326, Lincoln, NE 68542 — PH: 402/421-9400 FAX: 402/421-9479 WEBSITE: www.sitescapesonline.com E-MAIL: info@sitescapesonline.com
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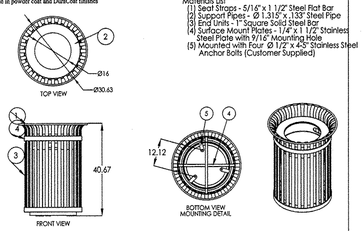
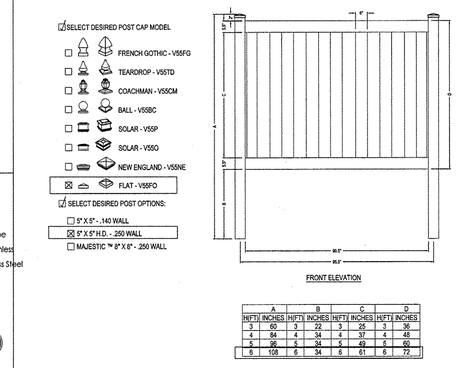


Material List
(1) Seat Straps - 5/16" x 1 1/2" Steel Flat Bar
(2) Support Pipes - Ø 1.315" x .133" Steel Pipe
(3) End Units - 1" Square Solid Steel Bar
(4) Surface Mount Plates - 1/4" x 1 1/2" Stainless Steel Plate with 9/16" Mounting Hole
(5) Mounted with Four Ø 1/2" x 4-5" Stainless Steel Anchor Bolts (Customer Supplied)

Illusions VINYL FENCE
ILLUSIONS VINYL FENCE
MEDFORD, NY 11763
www.illusionsfence.com
TOLL FREE: 1-800-339-3362



A		B		C		D	
H(FT)	INCHES	H(FT)	INCHES	H(FT)	INCHES	H(FT)	INCHES
3	60	3	22	3	25	3	30
4	84	4	34	4	37	4	48
5	96	5	34	5	49	5	60
6	108	6	34	6	61	6	72

NOTES:
1. ALL ILLUSIONS VINYL FENCES ARE ASTM F964-09 COMPLIANT
2. AVAILABLE IN GRAND ILLUSIONS COLOR SPECTRUM (35 COLORS) AND GRAND ILLUSIONS VINYL WOODGRAIN® (5 AUTHENTIC WOODGRAINS)
3. INCLUDES METAL REINFORCEMENT BOTTOM RAIL

V300-3,4,5,6
3,4,5,6' H X 6' W SOLID TONGUE AND GROOVE

ALL STYLES AVAILABLE IN GRAND ILLUSIONS 35 COLORS AND 5 AUTHENTIC WOODGRAINS
GRAND ILLUSIONS COLOR SPECTRUM — VINYL WOODGRAIN

3708-101 — SEE ACCOMPANYING SPECIFICATIONS FOR MORE INFORMATION. — REVISION DATE 05/22/2012
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GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

APPROVED: DEPARTMENT OF PLANNING AND ZONING
CHIEF-DEVELOPMENT ENGINEERING DIVISION — DATE 3/25/13
CHIEF-DIVISION OF LAND DEVELOPMENT — DATE 9/11/13
DIRECTOR — DATE 9/12/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

BOHLER ENGINEERING
CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS
CORPORATE OFFICE: ◆ MORRISTOWN, NJ
OFFICES: ◆ SOUTHBOROUGH, MA ◆ ADAMS, OKLAHOMA, NY ◆ CHALFONT, PA ◆ CHARLESTON, WV ◆ TAMPA, FL ◆ BOWIE, MD ◆ TOWSON, MD ◆ ELLICOTT CITY, MD ◆ WARRENTON, VA ◆ FREDERICKSBURG, VA ◆ PHILADELPHIA, PA
THE REPRODUCTION, DESIGN AND CONCEPTS OF THESE PLANS ARE PROPRIETARY AND SHALL NOT BE LOANED OR USED IN ANY MANNER WITHOUT THE PERMISSION OF BOHLER ENGINEERING. ALL REPRODUCTIONS, COPIES OR USAGES OF THESE PLANS WITHOUT SUCH PERMISSION ARE UNLAWFUL AND WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.

REVISIONS

REV	DATE	COMMENT	BY
5	03/11/16	REVISED SHEETS 2, 3, & 4 PER COMMENTS AND PARKING CALCS	DSH

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE: (IN VIRGINIA, MARYLAND, AND DELAWARE 811) (WV 1-800-245-4848) (PA 1-800-242-1776) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	NOT TO SCALE
CAD I.D.:	SDZ

PROJECT: SITE DEVELOPMENT PLAN FOR KIMCO REALTY CORPORATION
LOCATION OF SITE
VILLAGE OF WILDE LAKE
VILLAGE CENTER REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

MICHAEL J. GESELL — PROFESSIONAL ENGINEER — 44097 — PROFESSIONAL ENGINEER — 7/29/13

FOR REVISION 5 ONLY:
7/11/16

OWNER:	PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3 WILDE LAKE BUSINESS TRUST C/O KIMCO REALTY CORPORATION 3333 NEW HYDE PARK ROAD NEW HYDE PARK, NY 11042 (410) 684-2000
DEVELOPER:	KIMCO REALTY CORPORATION 1954 GREENSPRING DRIVE, SUITE 330 TIMONIUM, MD 21093 (410) 684-2000 CONTACT: GREG REED
SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE SECTION/AREA: SECTION 4 PLAT #'S: 22163 & 12254 WATER CODE: E32 SEWER CODE: 5602500	TAX MAP: 29 GRID: 24 ZONED: NT PARCELS: 272, PARCELS A-C 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND ZB REF.: 1096m SITE AREA: 10.21 AC FINAL PLAN APPROVED: ~~_____~~ DPZ REF.: SDP-13-046

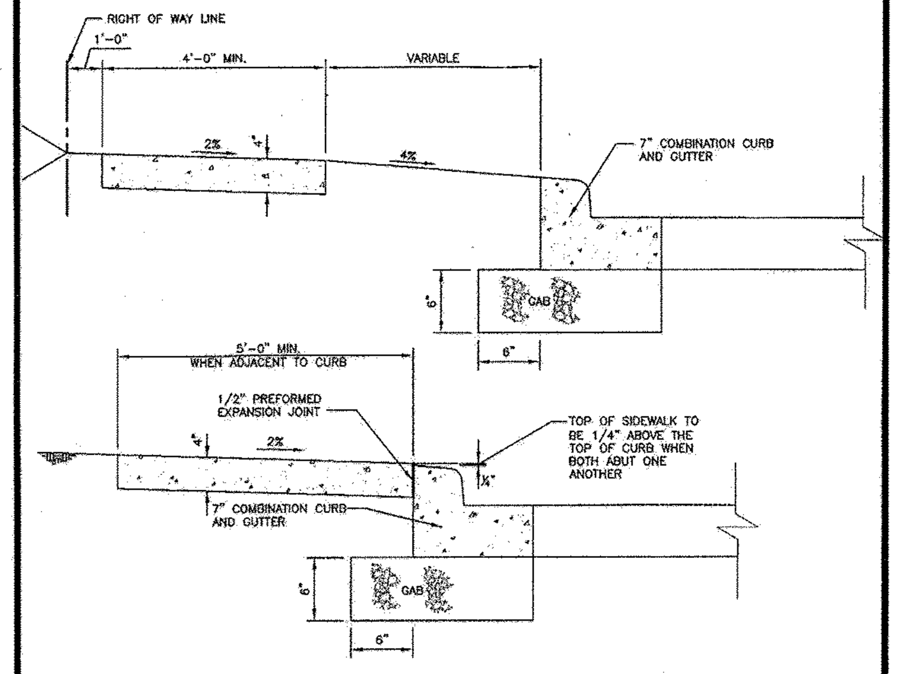
PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 6/9/2015

SHEET TITLE: SITE DETAILS

SHEET NUMBER: 34 OF 91

SDP-13-046

H:\DEV\KIMCO REALTY CORPORATION\9000\ 9002 - WILDE LAKE, COLUMBIA\CAD\PLAN SITE\SITE DEVELOPMENT PLAN\MD069002SD2.DWG PRINTED BY: RST



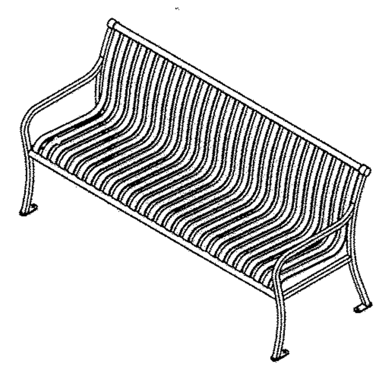
NOTES:

1. SIDEWALK TO BE SCRIBED IN 5'-0" MAXIMUM SQUARES.
2. EXPANSION JOINTS ACROSS THE SIDEWALK NOT TO BE MORE THAN 15' APART.
3. 1/2" PREFORMED EXPANSION MATERIAL IN EXPANSION JOINTS TO BE KEPT 1/4" BELOW SURFACE OF SIDEWALK.
4. CONCRETE TO BE MIX NO.3.
5. WHEN SIDEWALK ABUTS CURB, SIDEWALK SHALL BE 1/4" ABOVE CURB WITH 1/2" PREFORMED EXPANSION JOINT BETWEEN SIDEWALK AND CURB.
6. ON LONGITUDINAL SIDEWALK GRADES OF 5% OR GREATER, A CONCRETE HEADER, 6" THICK AND 6" DEEP BELOW THE NORMAL 4" SIDEWALK THICKNESS SHALL BE CONSTRUCTED FOR THE FULL WIDTH OF THE SIDEWALK AT INTERVALS OF 48 FEET. THE HEADERS SHALL BE PLACED AT THE EXPANSION JOINT LOCATIONS AND SHALL BE MONOLITHIC WITH THE SIDEWALK.
7. SIDEWALK WIDTH ADJACENT TO CURB SHALL BE 5'-0" MINIMUM EXCEPT SIDEWALK ADJACENT TO CURB IN CUL-DE-SAC BULBS MAY BE 4'-0" WIDE.
8. SIDEWALK LOCATED 2' OR MORE FROM CURB MAY BE 4'-0" IN WIDTH WITH A 5'x5' PAVED SECTION PLACED 200' APART.
9. 4'-0" SIDEWALK REQUIRES A PASSING AREA (SEE DETAIL R-4.01).

Revised Revised 5/7/2007 Approved	Howard County, Maryland Department of Public Works Approved: Chief, Bureau of Engineering	Concrete Sidewalk	Detail R-3.05

siteScapes	P.O. Box 22326 Lincoln, NE 68542	PF: 402/421-9464 FX: 402/421-9479	WEBSITE: www.sitescapesonline.com E-MAIL: info@sitescapesonline.com
TITLE CITYVIEW BACKED BENCH	PRODUCT NO. CV1-1000	INCH TOLERANCES U.O.S. FRACTION—±1/16" ANG—±1°	THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF SITESCAPES, INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF SITESCAPES, INC. IS PROHIBITED.

*Available in powder coat and DuraCoat finishes



siteScapes	P.O. Box 22326 Lincoln, NE 68542	PF: 402/421-9464 FX: 402/421-9479	WEBSITE: www.sitescapesonline.com E-MAIL: info@sitescapesonline.com
TITLE CITYVIEW BACKED BENCH	PRODUCT NO. CV1-1000	INCH TOLERANCES U.O.S. FRACTION—±1/16" ANG—±1°	THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF SITESCAPES, INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF SITESCAPES, INC. IS PROHIBITED.

*Available in powder coat and DuraCoat finishes

Materials List
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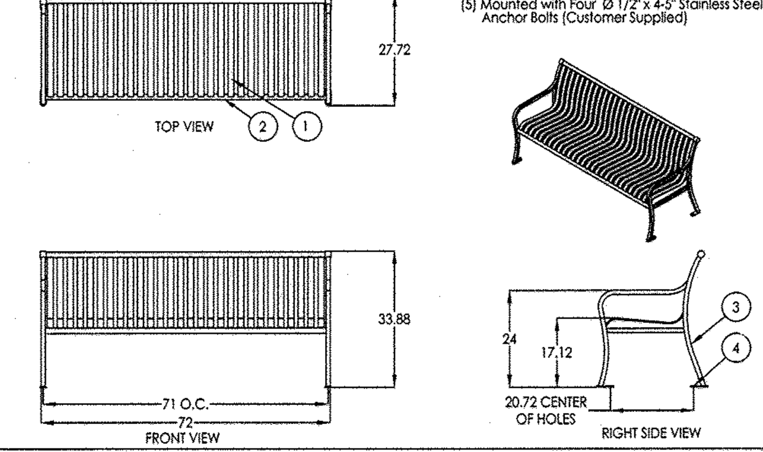
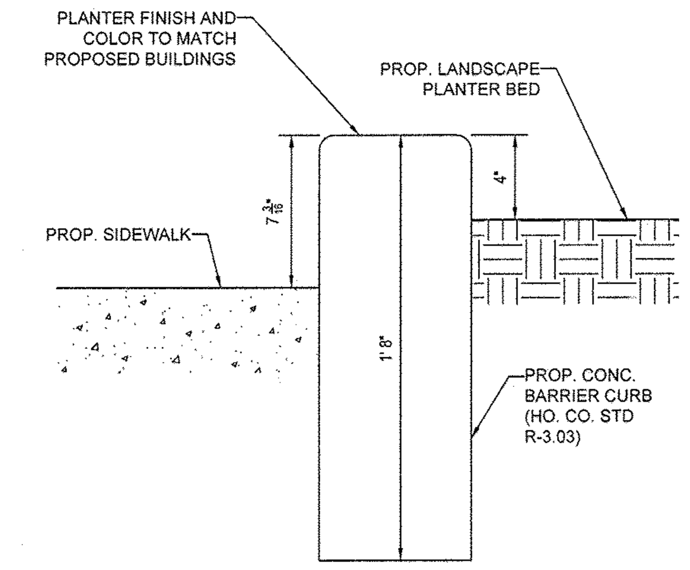
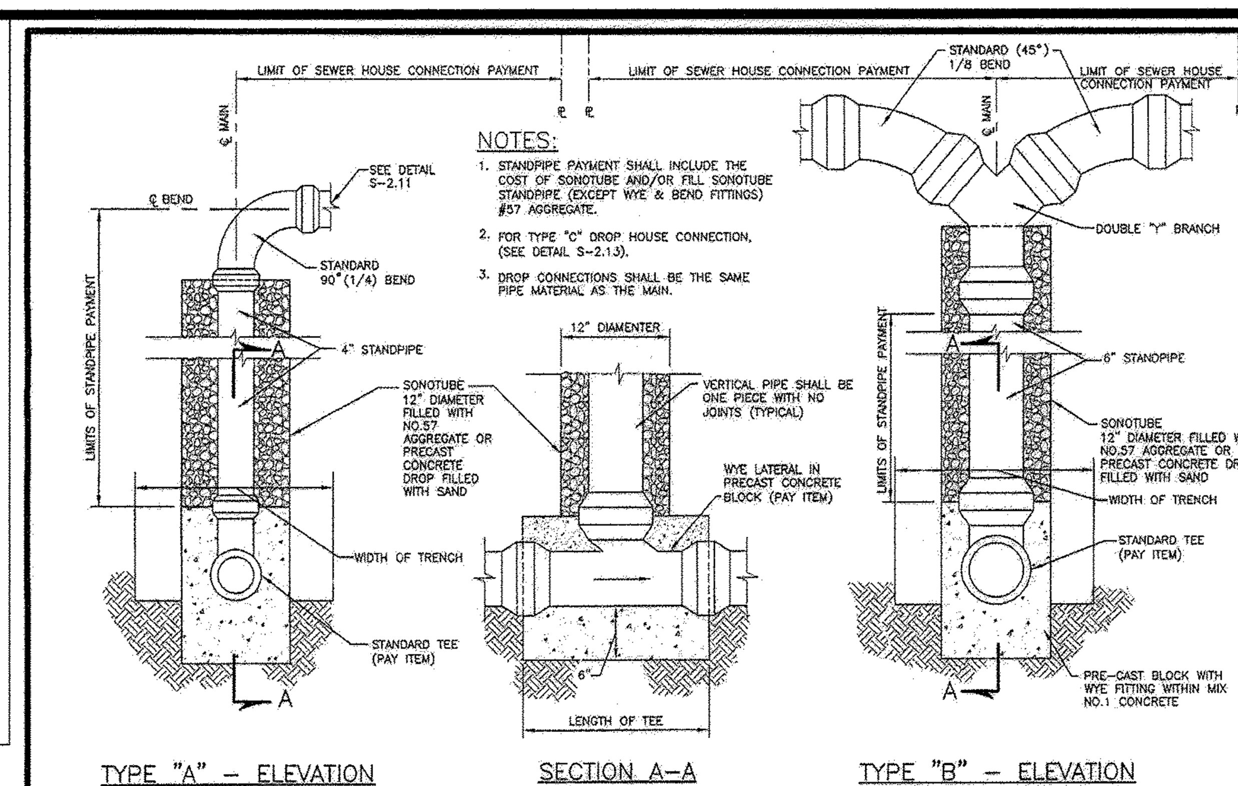
(2) Support Pipes - Ø 1.315" x .133" Steel Pipe
(3) End Units - 1" Square Solid Steel Bar
(4) Surface Mount Plates - 1/4" x 1 1/2" Stainless Steel Plate with 9/16" Mounting Hole
(5) Mounted with Four Ø 1/2" x 4-5" Stainless Steel Anchor Bolts (Customer Supplied)



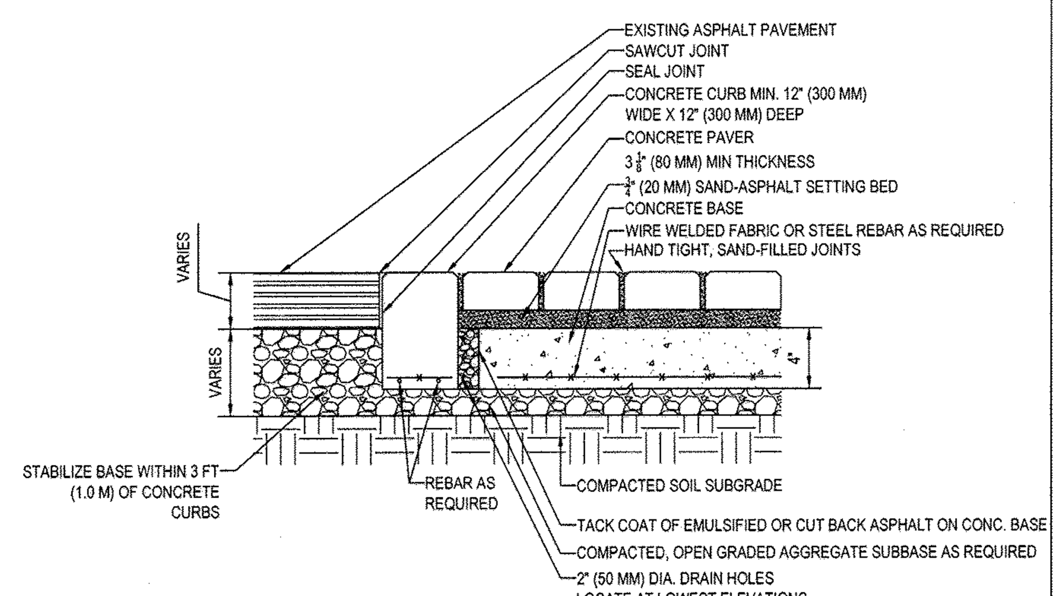


CURBED PLANTER TYPICAL SECTION
NOT TO SCALE



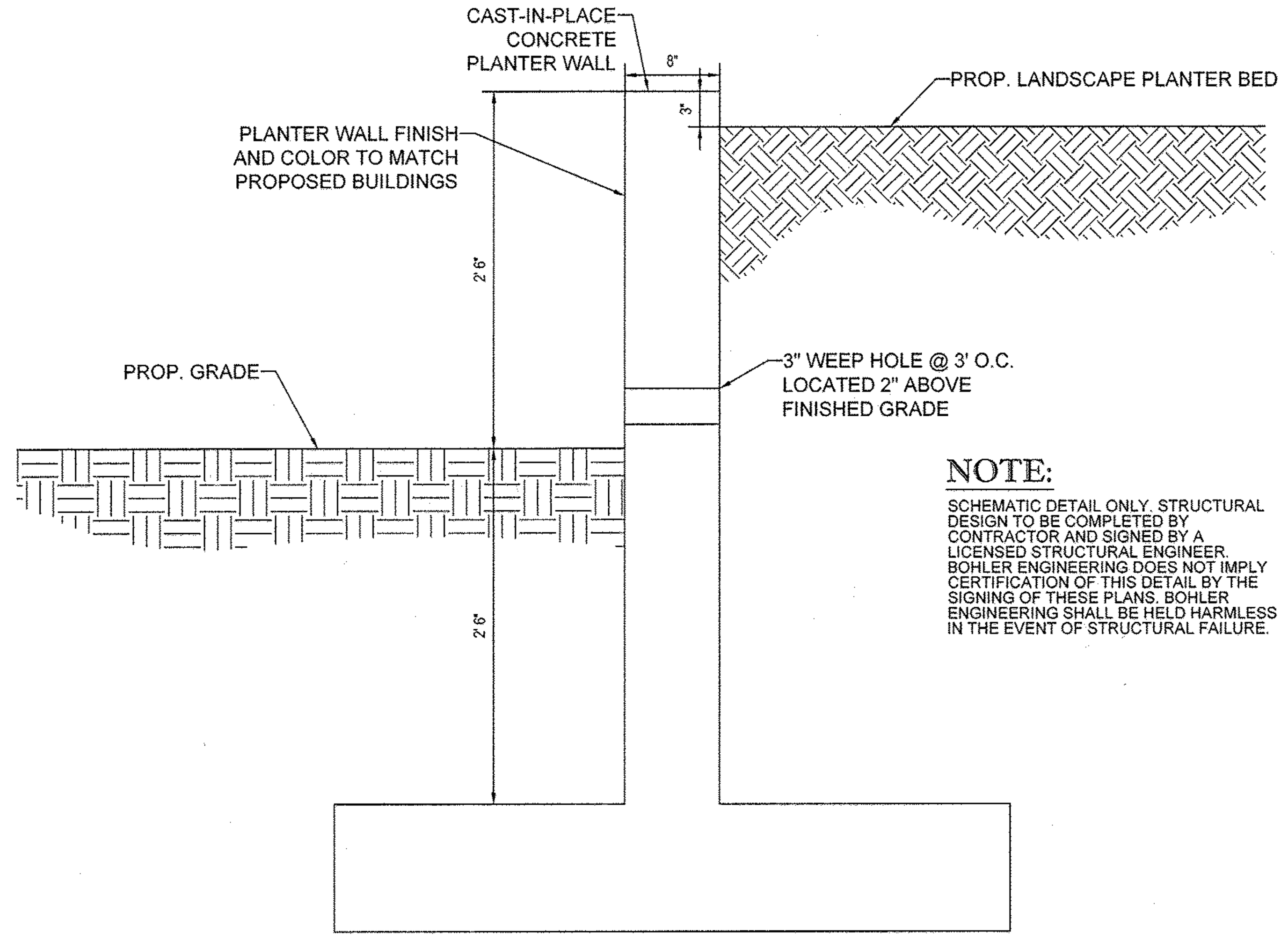
NOTES:
1. STANDPIPE PAYMENT SHALL INCLUDE THE COST OF SONOTUBE AND/OR FILL SONOTUBE STANDPIPE (EXCEPT WYE & BEND FITTINGS) #57 AGGREGATE.
2. FOR TYPE "C" DROP HOUSE CONNECTION, (SEE DETAIL S-2.13).
3. DROP CONNECTIONS SHALL BE THE SAME PIPE MATERIAL AS THE MAIN.

Revised Revised 5/7/2007 Approved	Howard County, Maryland Department of Public Works Approved: Chief, Bureau of Engineering	SEWER HOUSE CONNECTION Drop Types "A" and "B"	Detail S-2.12



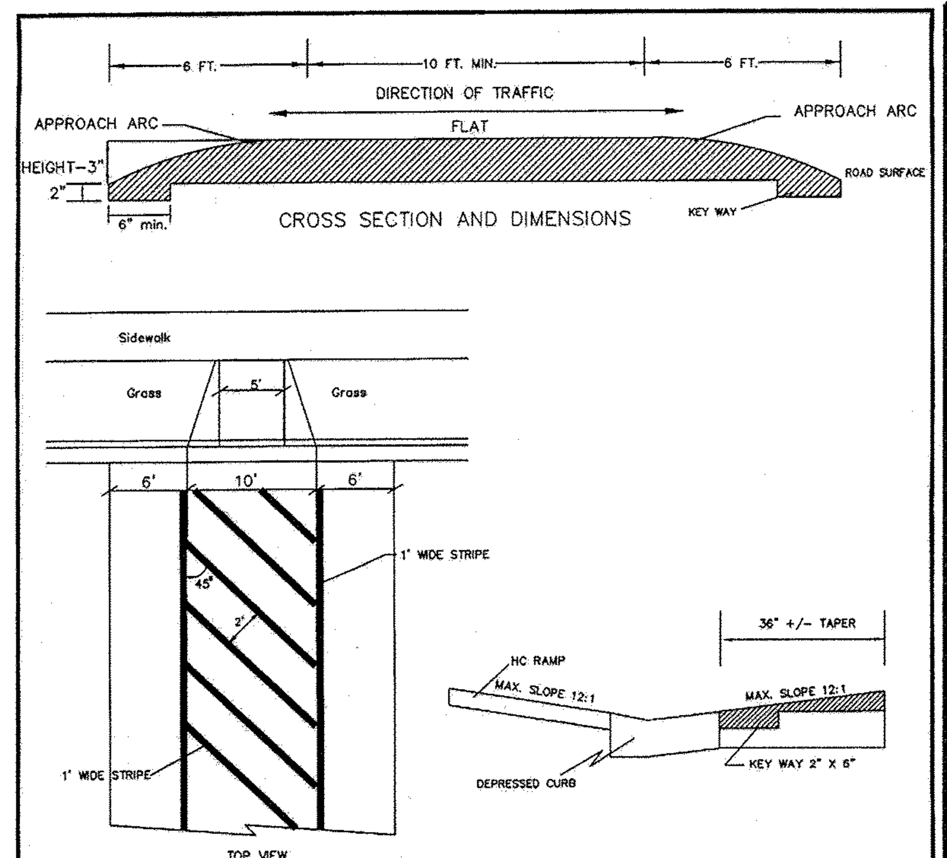
NOTES:
1. BASE THICKNESS AND REINFORCING VARIES WITH TRAFFIC, CLIMATE, AND SUBGRADE CONDITIONS. (FINAL DESIGN TO BE PROVIDED WHEN FINAL CBR'S ARE AVAILABLE ON COMPACTED SUBBASE)
2. CONCRETE BASE MINIMUM 2% SLOPE FROM CENTERLINE TO CURB.
3. DO NOT PROVIDE WEEP HOLES TO SUBGRADE WHEN WATER TABLE IS LESS THAN 2 FT. (0.6 M) FROM TOP OF SOIL SUBGRADE. PROVIDE DRAIN HOLES TO CATCH BASINS.

CROSSWALK ON CONCRETE BASE WITH BITUMEN SETTING BED
NOT TO SCALE

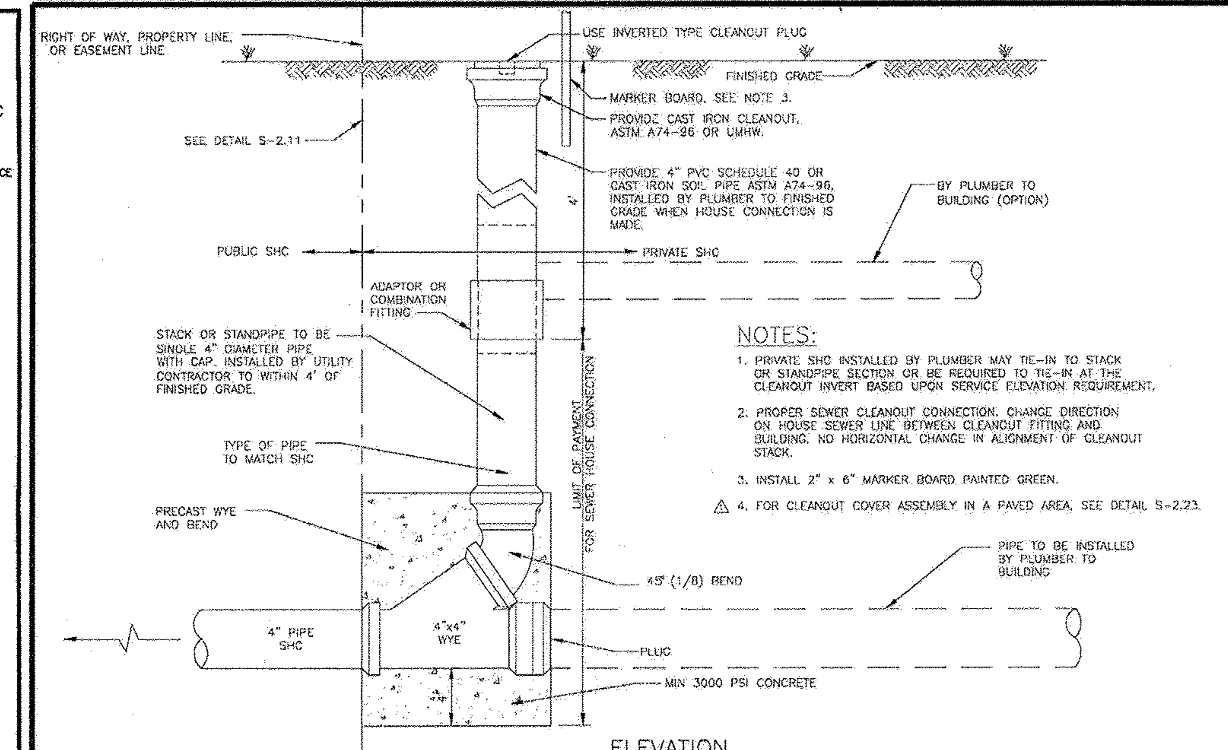


NOTE:
SCHEMATIC DETAIL ONLY. STRUCTURAL DESIGN TO BE COMPLETED BY CONTRACTOR AND SIGNED BY A LICENSED STRUCTURAL ENGINEER. BOHLER ENGINEERING DOES NOT IMPLY CERTIFICATION OF THIS DETAIL BY THE SIGNING OF THESE PLANS. BOHLER ENGINEERING SHALL BE HELD HARMLESS IN THE EVENT OF STRUCTURAL FAILURE.

RAISED PLANTER TYPICAL SECTION
SCALE: NOT TO SCALE



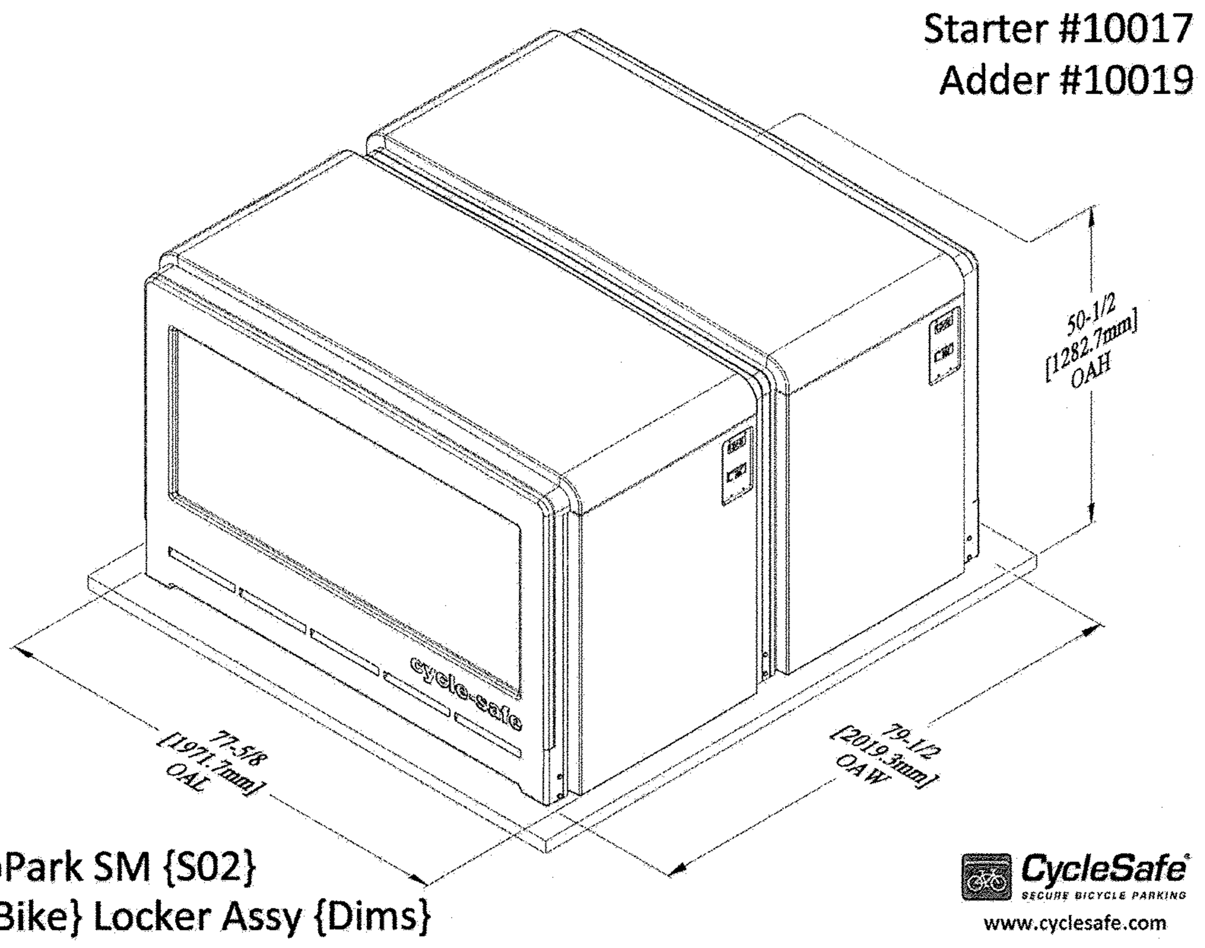
RAISED CROSSWALK DETAIL
NOT TO SCALE



NOTES:
1. PRIVATE SHC INSTALLED BY PLUMBER MAY TIE-IN TO STACK OR STANDPIPE SECTION OR BE REQUIRED TO TIE-IN AT THE CLEANOUT INVERT BASED UPON SERVICE ELEVATION REQUIREMENT.
2. PROPER SEWER CLEANOUT CONNECTION. CHANGE DIRECTION ON HOUSE SEWER LINE BETWEEN CLEANOUT FITTING AND BUILDING. NO HORIZONTAL CHANGE IN ALIGNMENT OF CLEANOUT STACK.
3. INSTALL 2" x 6" MARKER BOARD PAINTED GREEN.
4. FOR CLEANOUT COVER ASSEMBLY IN A PAVED AREA, SEE DETAIL S-2.23.

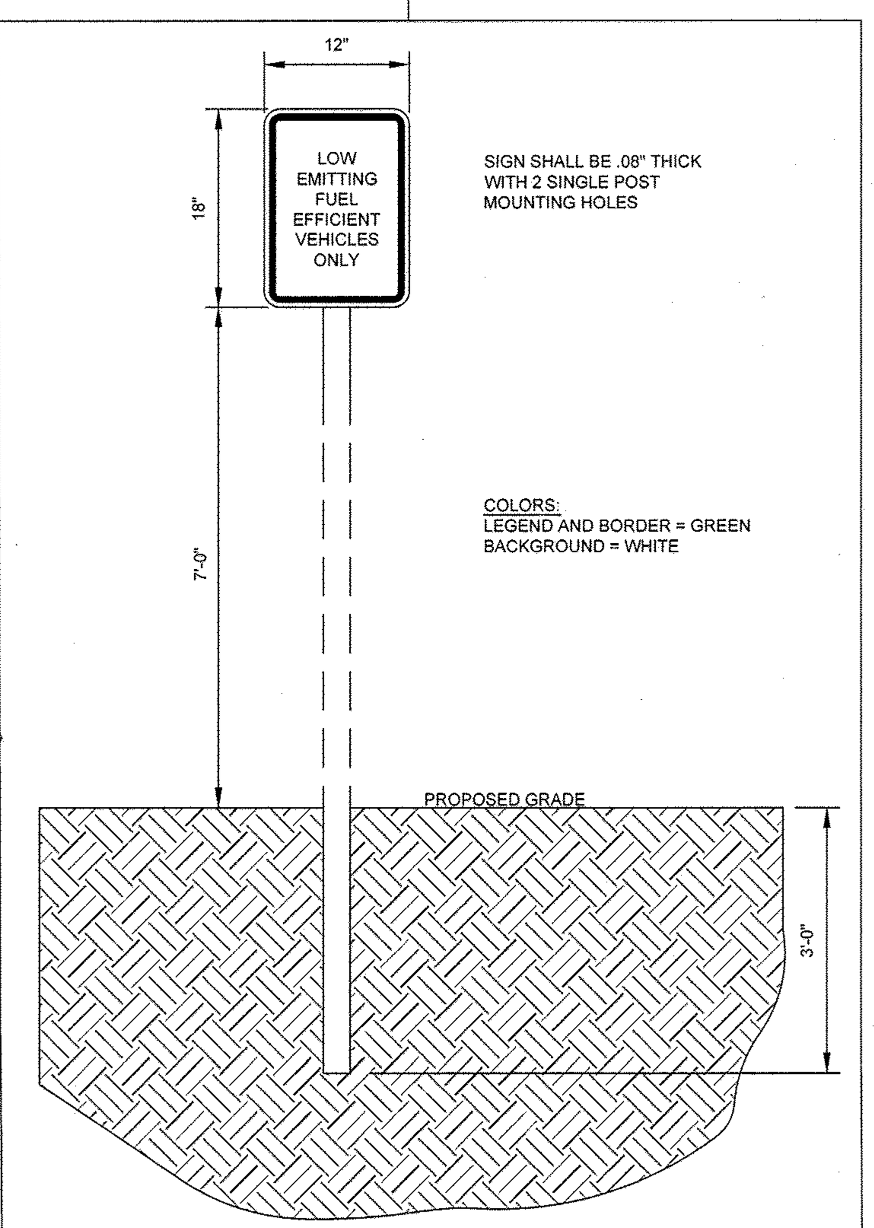
Revised 6/30/2011 Revised 5/7/2007 Approved	Howard County, Maryland Department of Public Works Approved: Chief, Bureau of Engineering	SEWER HOUSE CONNECTION Cleanout	Detail S-2.22

Starter #10017
Adder #10019



ProPark SM {S02}
{2-Bike} Locker Assy {Dims}

CycleSafe SECURE BICYCLE PARKING
www.cyclesafe.com

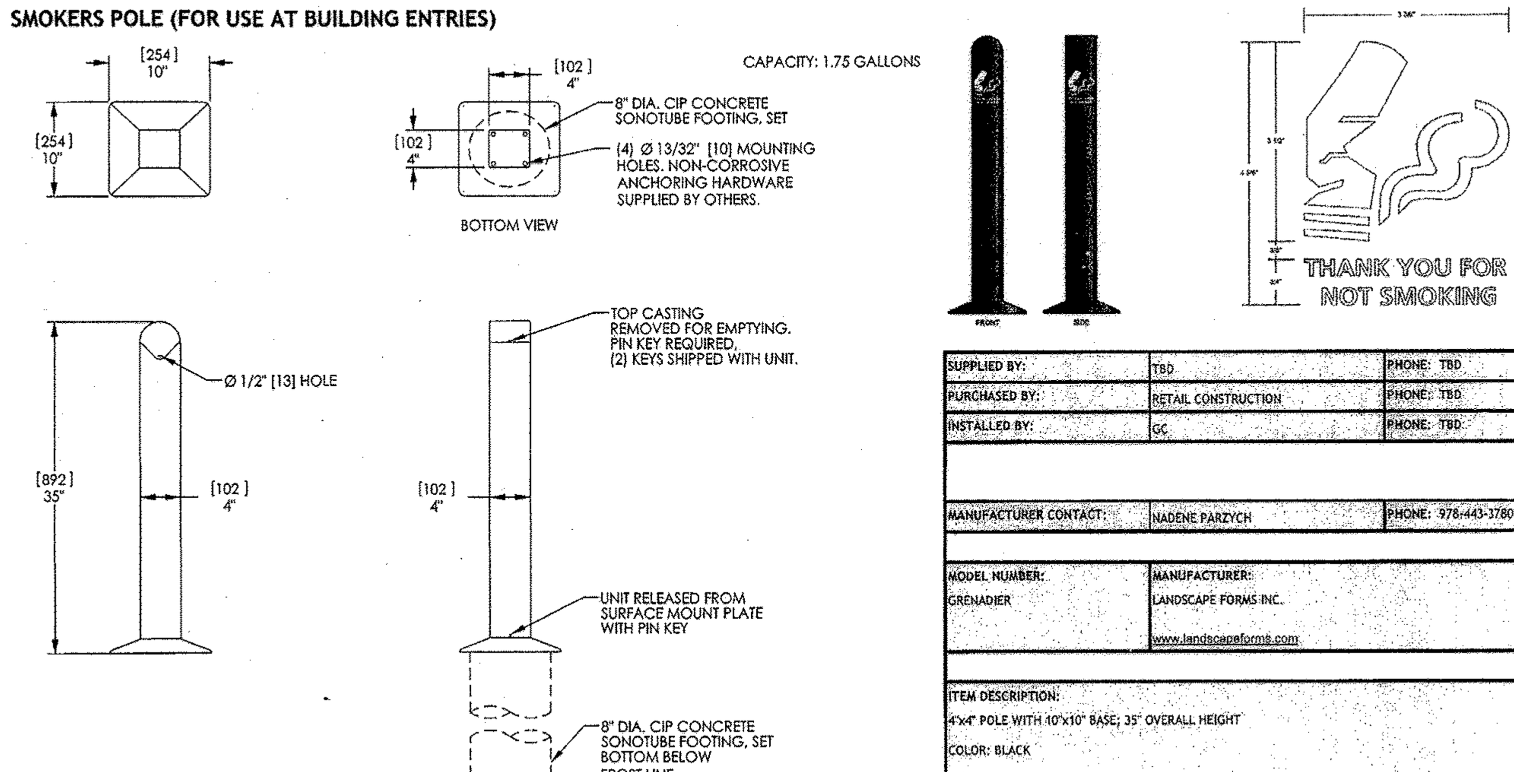


SIGN SHALL BE .08" THICK WITH 2 SINGLE POST MOUNTING HOLES

COLORS:
LEGEND AND BORDER = GREEN
BACKGROUND = WHITE

FUEL EFFICIENT VEHICLE PARKING SIGN
NOT TO SCALE

SMOKERS POLE (FOR USE AT BUILDING ENTRIES)



SUPPLIED BY:	TBD	PHONE: TBD	
PURCHASED BY:	RETAIL CONSTRUCTION	PHONE: TBD	
INSTALLED BY:	GC	PHONE: TBD	
MANUFACTURER CONTACT:	NADENE PARZYCH	PHONE: 978-443-3780	
MODEL NUMBER: GRENADIER	MANUFACTURER: LANDSCAPE FORMS INC. www.landscapeforms.com		
ITEM DESCRIPTION: 4"x4" POLE WITH 10"x10" BASE; 35" OVERALL HEIGHT COLOR: BLACK			
APPLICATION & NOTES: 1. PROVIDE CONCRETE ANCHOR CONNECTION TO C.I.P. CONCRETE FOOTING (FOOTING BY GC) 2. RECEIVES CUSTOM GRAPHIC "THANK YOU FOR NOT SMOKING" DECAL. SEE PROTOTYPE SIGN STANDARDS.			

Refer to construction documents for details, layouts and location.

Supplier or manufacturer to ensure that product and its components meet federal, state, and local codes.

Supplier responsible for confirming all quantity counts with plans.

Supplier responsible for confirming all lead times with manufacturer.

SMOKERS POLE DETAIL
SCALE: NOT TO SCALE

FOR REVISION 5 ONLY:
7/11/16

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/0 KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT # ~~12/43 & 19/44~~ 22508-22511
WATER CODE: E32
SEWER CODE: 5602500

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, PARCELS A-C
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF.: 1096m SITE AREA: 10.21 AC
~~FINAL PLAN APPROVED:~~ DPZ REF.: SDP-13-046

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 6/9/2015

APPROVED: DEPARTMENT OF PLANNING AND ZONING
CHIEF-DEVELOPMENT ENGINEERING DIVISION — DATE 8/29/13
CHIEF-DIVISION OF LAND DEVELOPMENT — DATE 9/11/13
DIRECTOR — DATE 9/12/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

GENERAL NOTE:
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BOHLER ENGINEERING
CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS
CORPORATE OFFICE: ◆ WARREN, NJ
OFFICES: ◆ SOUTHBOROUGH, MA ◆ ALBANY, NY ◆ RONKONKOMA, NY ◆ CHALFONT, PA ◆ CENTER VALLEY, PA ◆ TAMPA, FL ◆ BOWIE, MD ◆ TOWSON, MD ◆ STERLING, VA ◆ WARRENTON, VA ◆ FORT LAUDERDALE, FL ◆ PHILADELPHIA, PA

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REVISIONS

REV	DATE	COMMENT	BY
5	02/1/16	REVISED BLDGS 2, 3, 4 USES AND PARKING	DSH CALCS

DIG WITH CARE — CALL BEFORE YOU DIG
THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. (IN VIRGINIA, MARYLAND, AND DELAWARE 811) (WV 1-800-245-4848) (PA 1-800-242-1776) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	NOT TO SCALE
CAD I.D.:	SD2

PROJECT: SITE DEVELOPMENT PLAN
FOR
KIMCO REALTY CORPORATION
LOCATION OF SITE
VILLAGE OF WILDE LAKE VILLAGE CENTER REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

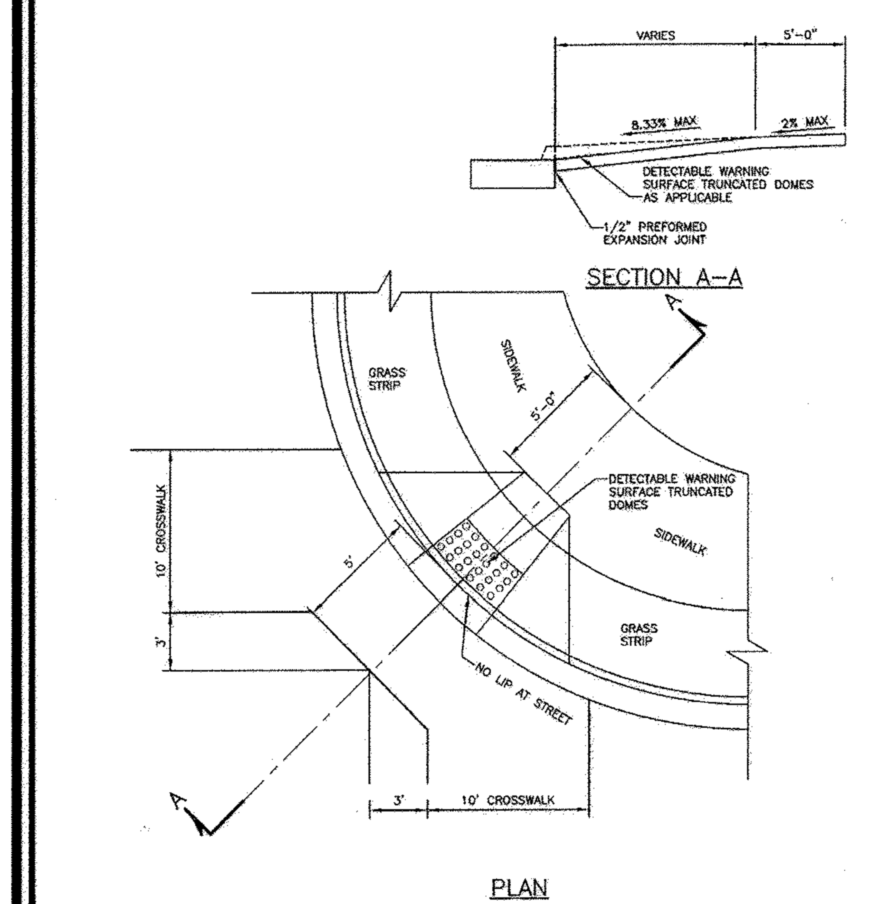
BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

M.J. GESELL
PROFESSIONAL ENGINEER
44097
7/29/13

SHEET TITLE:
SITE DETAILS

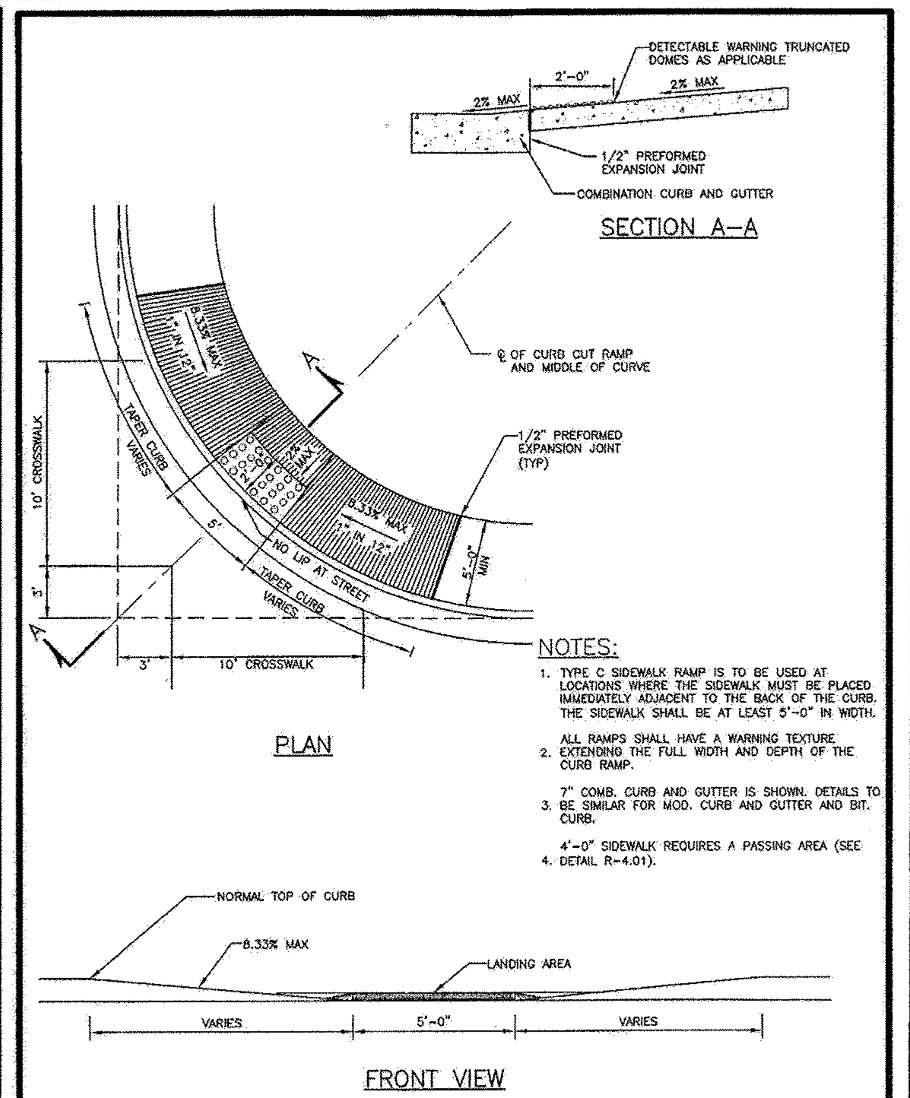
SHEET NUMBER:

SDP-13-046



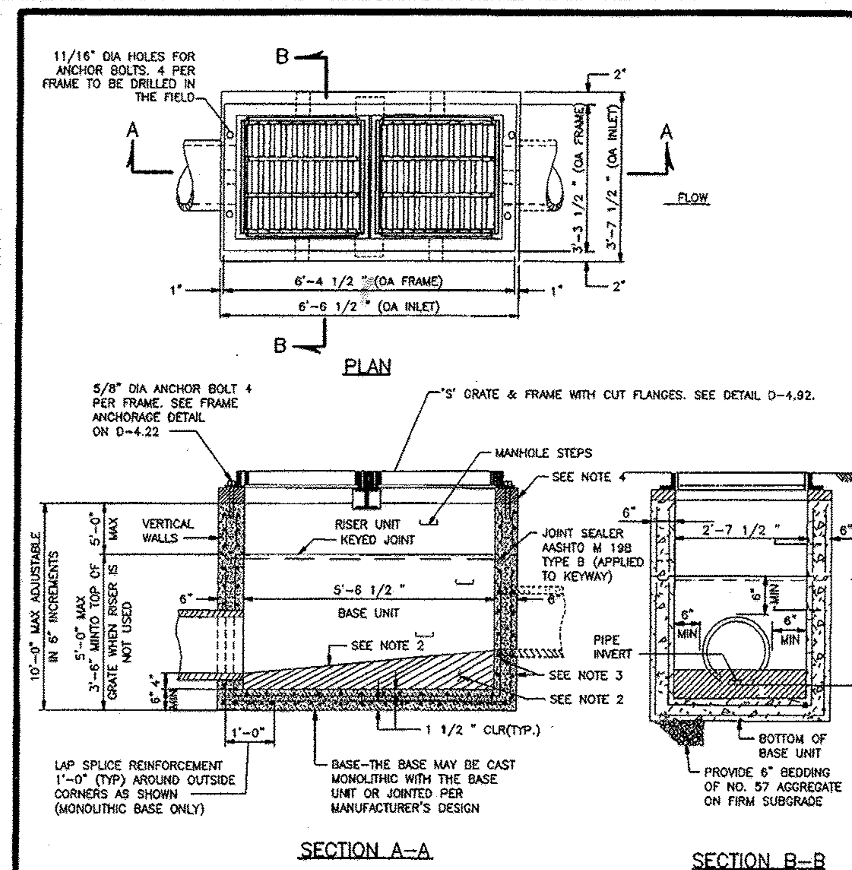
NOTES:
1. ALL RAMPS SHALL HAVE DETECTABLE WARNING SURFACE. SEE DETAIL R-4.07
2. GRASS AREA ADJACENT TO SIDEWALK SHALL BE SLOPED TO MEET RAMP.

Revised / Revised / 5/7/2007 Approved	Howard County, Maryland Department of Public Works Approved: ____ Chief, Bureau of Engineering	SIDEWALK RAMP Type B Single Ramp	Detail R-4.02



NOTES:
1. TYPE C SIDEWALK RAMP IS TO BE USED AT LOCATIONS WHERE THE SIDEWALK MUST BE PLACED IMMEDIATELY ADJACENT TO THE BACK OF THE CURB. THE SIDEWALK SHALL BE AT LEAST 5'-0" IN WIDTH.
2. ALL RAMPS SHALL HAVE A WARNING TEXTURE EXTENDING THE FULL WIDTH AND DEPTH OF THE CURB RAMP.
3. 7" COMB. CURB AND GUTTER IS SHOWN. DETAILS TO BE SIMILAR FOR MOD. CURB AND GUTTER AND BIT. CURB.
4. 4'-0" SIDEWALK REQUIRES A PASSING AREA (SEE DETAIL R-4.01).

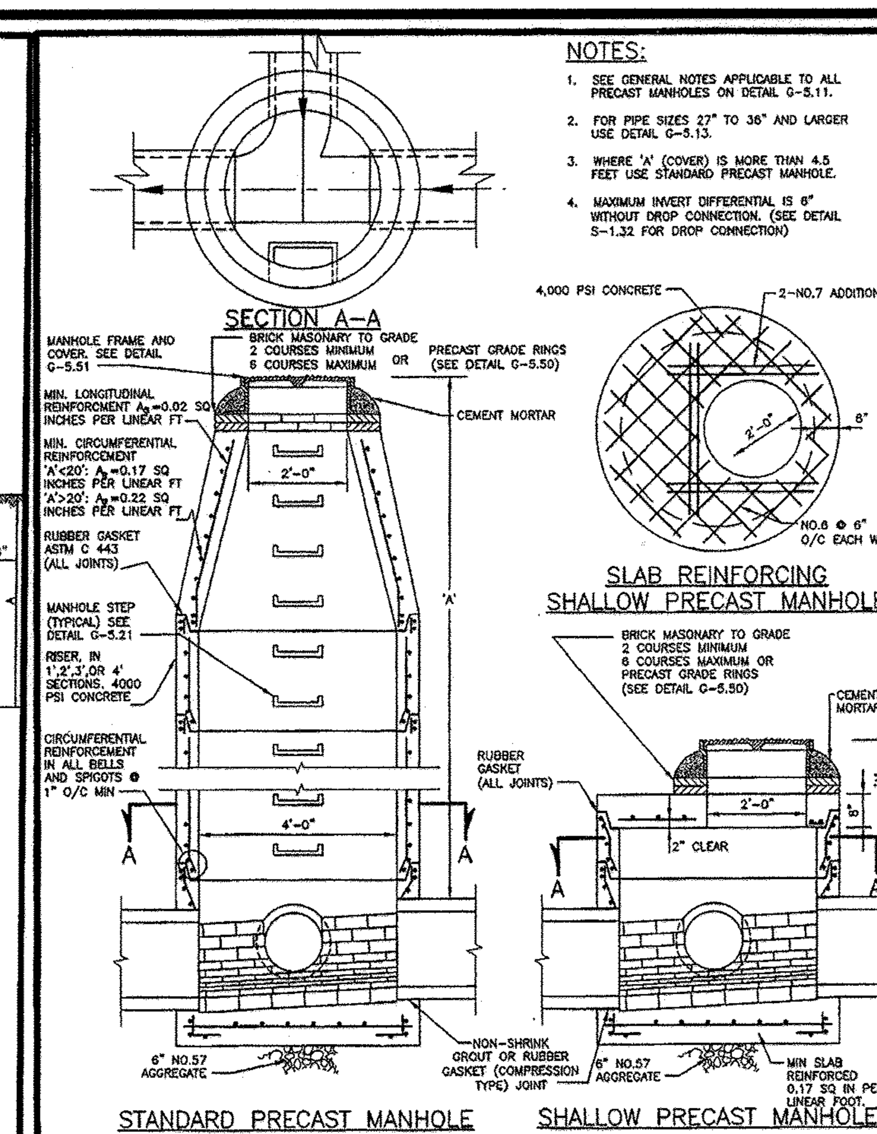
Revised / Revised / 5/7/2007 Approved	Howard County, Maryland Department of Public Works Approved: ____ Chief, Bureau of Engineering	SIDEWALK RAMP Type C	Detail R-4.04



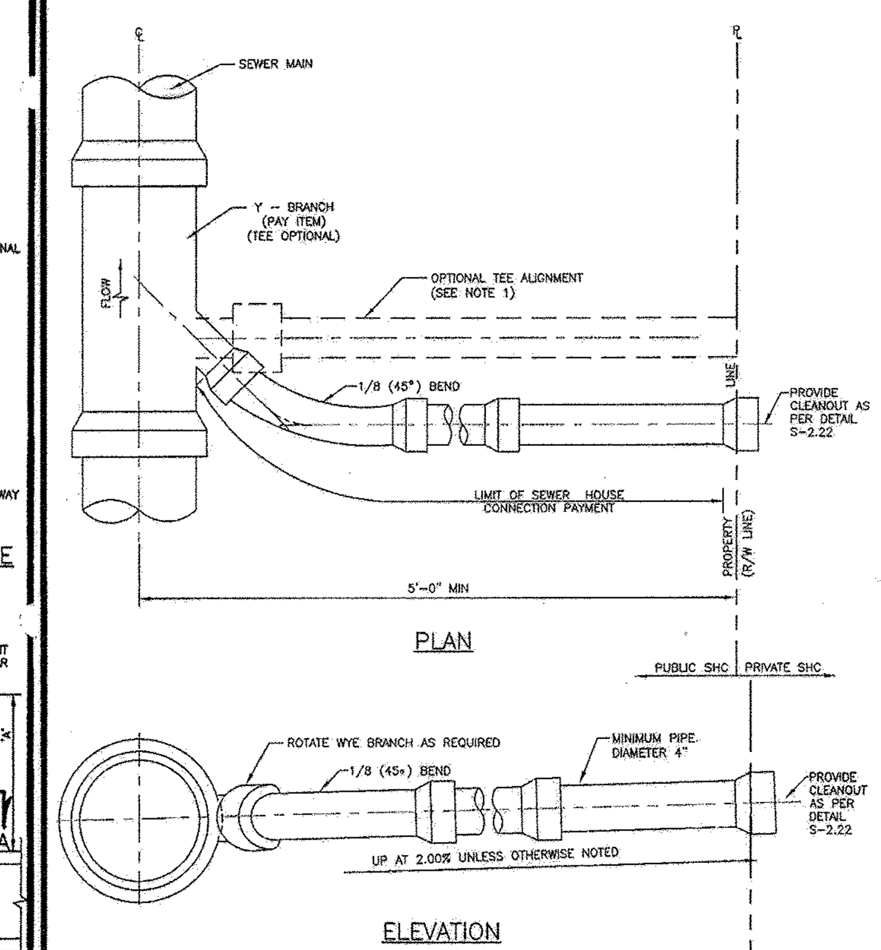
NOTES
1. SLAB SHALL BE MIX NO.3 CONCRETE.
2. INVERTS SHALL BE APPROVED PRECAST, PLAIN MIX NO.3 CONCRETE OR BRICK LAID ON EDGE. INVERT TO SLOPE DOWN TOWARD OUTLET AT THE RATE OF 2" PER FOOT, OR AS SHOWN ON PLAN OR AS DIRECTED. INVERT BRICK SHALL BE ASTM C32-91 GRADE SS.
3. REINFORCEMENT- 2 LAYERS OF 4 x 4-W4.0 x W4.0 WELDED WIRE FABRIC.
4. TOP 4" OF WALLS SHALL BE BRICK MASONRY. ADDITIONAL BRICK SHALL BE USED TO BRING THE GRATE TO EXISTING GRADE IF REQUIRED.
5. WHERE A IS 3'-6" OR GREATER STANDARD MANHOLE STEPS SHALL BE INSTALLED.

Revised / Revised / 5/7/2007 Approved	Howard County, Maryland Department of Public Works Approved: ____ Chief, Bureau of Engineering	Double Type 'S' Inlet	Detail D-4.23

NOTES:
1. SEE GENERAL NOTES APPLICABLE TO ALL PRECAST MANHOLES ON DETAIL G-5.11.
2. FOR PIPE SIZES 27" TO 36" AND LARGER USE DETAIL G-5.13.
3. WHERE 'A' (COVER) IS MORE THAN 4.5 FEET USE STANDARD PRECAST MANHOLE.
4. MAXIMUM INVERT DIFFERENTIAL IS 6" WITHOUT DROP CONNECTION. (SEE DETAIL S-1.32 FOR DROP CONNECTION)

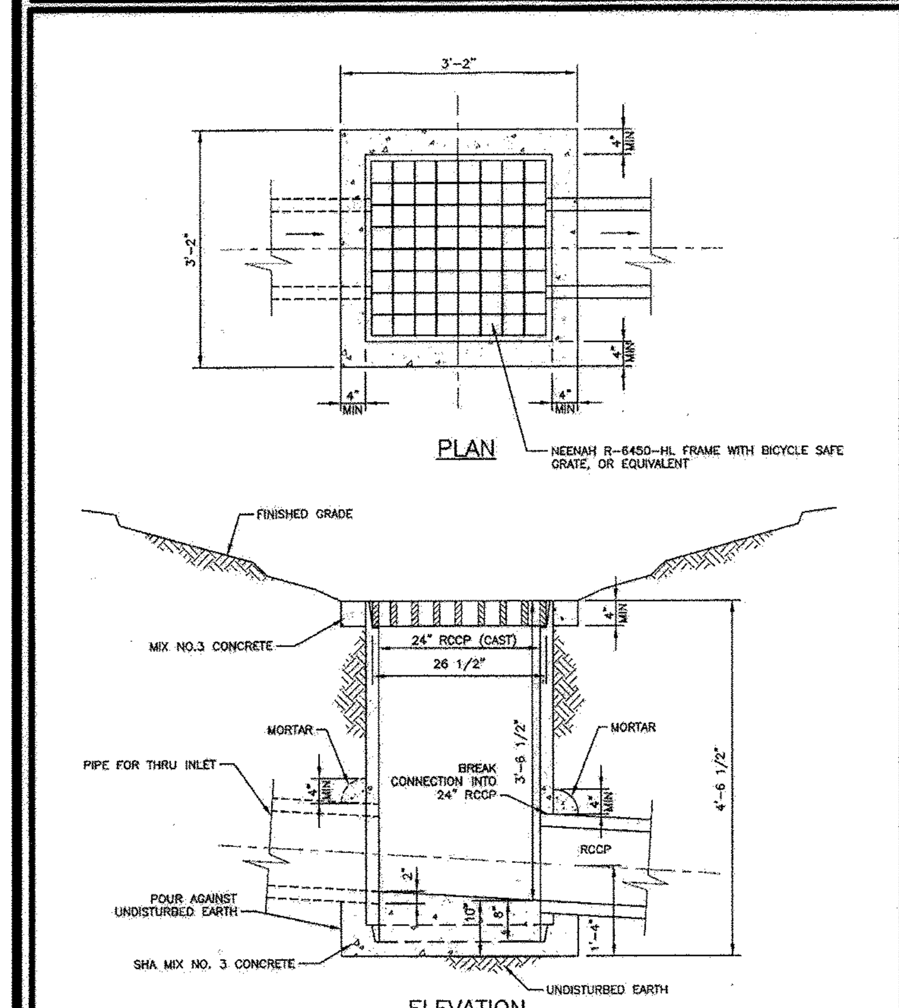


Revised / Revised / 5/7/2007 Approved	Howard County, Maryland Department of Public Works Approved: ____ Chief, Bureau of Engineering	PRECAST MANHOLE Standard and Shallow 4'-0" for 24" Pipe and smaller	Detail G-5.12



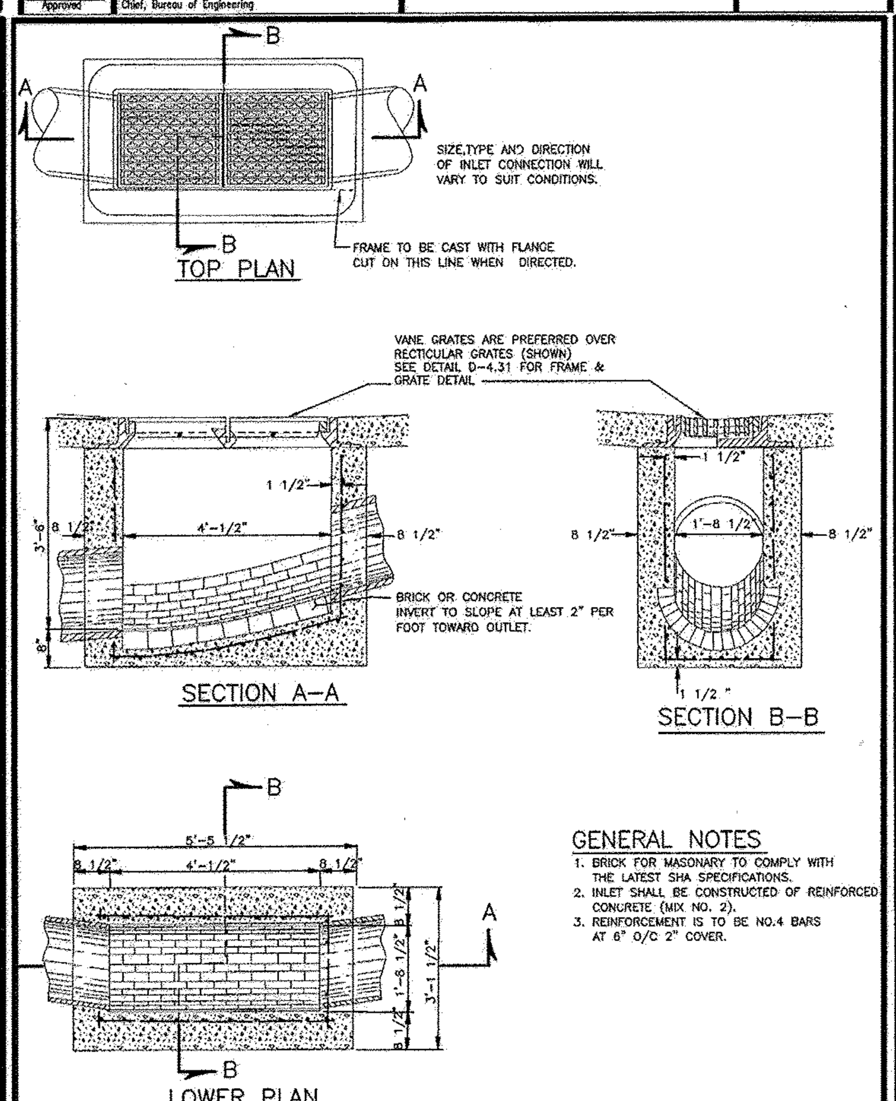
NOTES:
1. FOR USE WITH TAPPING SADDLES ON EXISTING MAINS ONLY. (SEE DETAIL S-2.21)

Revised / Revised / 5/7/2007 Approved	Howard County, Maryland Department of Public Works Approved: ____ Chief, Bureau of Engineering	SEWER HOUSE CONNECTION SHC	Detail S-2.11



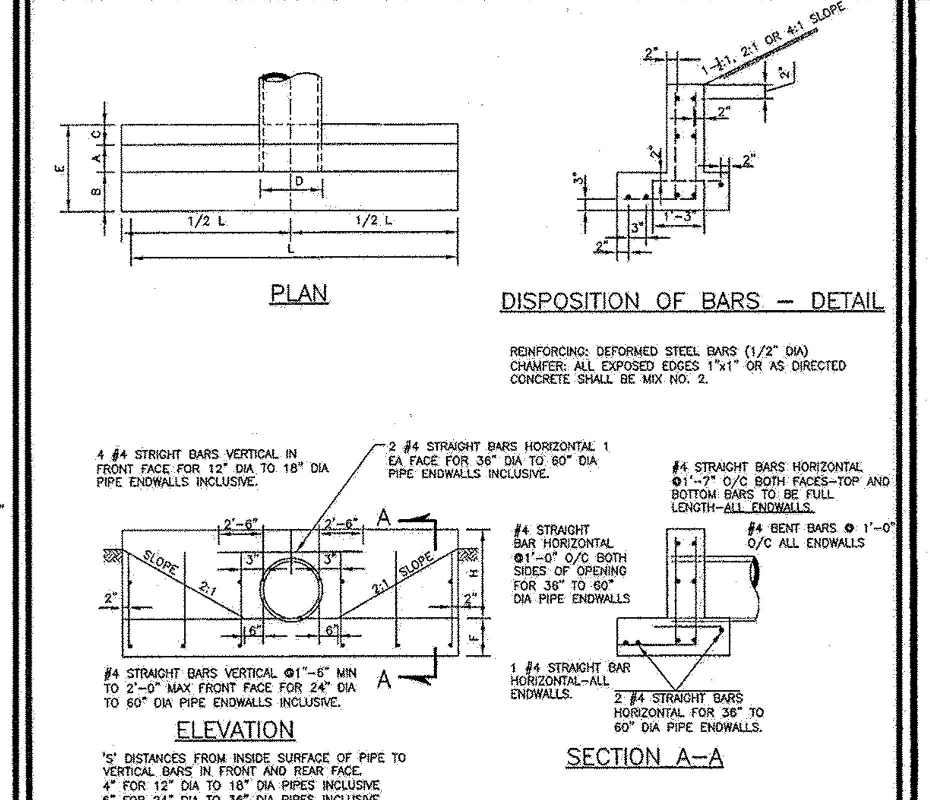
NOTE:
1. INLET TO BE USED IN A SWALE OR SUMP. MAX. CAPACITY UNDER .25'=3 C.F.S. TO BE USED WITH 15" CONN. OR SMALLER. NOT TO BE USED IN ROADWAY OR PARKING AREA.
2. TO BE USED ONLY WHEN APPROVED BY COUNTY.

Revised / Revised / 5/7/2007 Approved	Howard County, Maryland Department of Public Works Approved: ____ Chief, Bureau of Engineering	Yard Inlet	Detail D-4.14



GENERAL NOTES
1. BRICK FOR MASONARY TO COMPLY WITH THE LATEST SHA SPECIFICATIONS.
2. INLET SHALL BE CONSTRUCTED OF REINFORCED CONCRETE (MIX NO. 2).
3. REINFORCEMENT IS TO BE NO.4 BARS AT 6" O/C 2" COVER.

Revised / Revised / 5/7/2007 Approved	Howard County, Maryland Department of Public Works Approved: ____ Chief, Bureau of Engineering	Type 'E' Inlet	Detail D-4.21



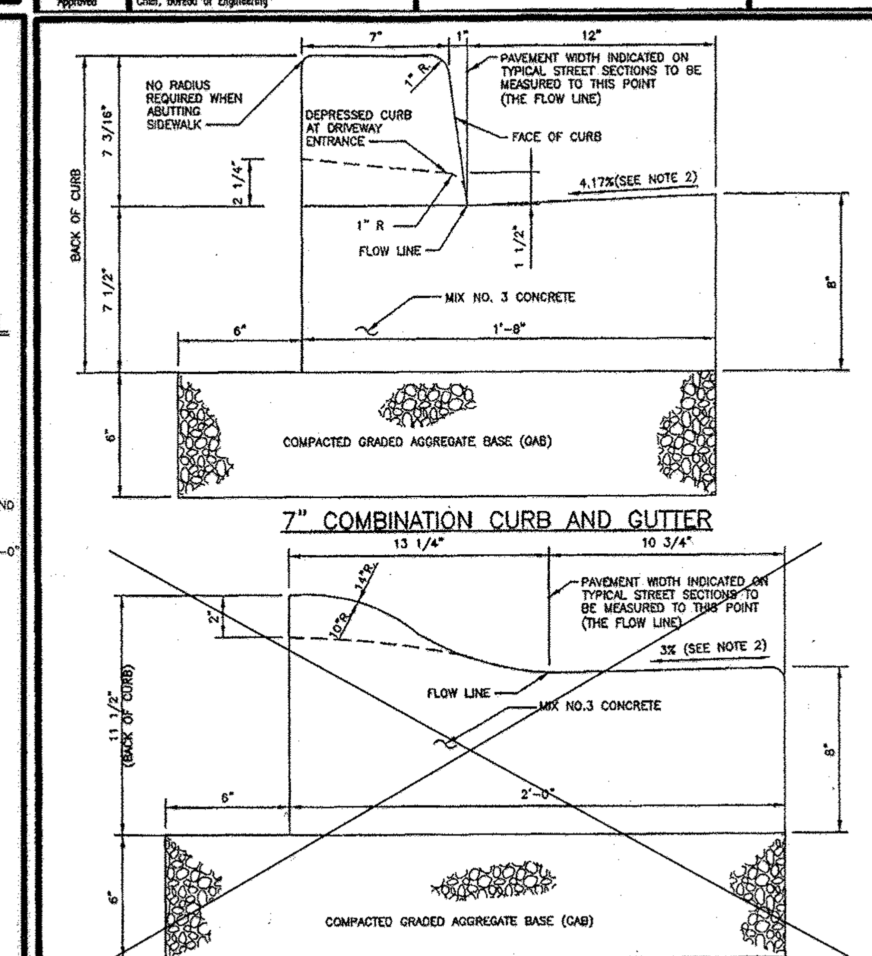
REINFORCING: DEFORMED STEEL BARS (1/2" DIA)
CHAMFER: ALL EXPOSED EDGES 1"x1" OR AS DIRECTED
CONCRETE SHALL BE MIX NO. 2.

'S' DISTANCES FROM INSIDE SURFACE OF PIPE TO VERTICAL BARS IN FRONT AND REAR FACE.
4" FOR 12" DIA TO 18" DIA PIPES INCLUSIVE
6" FOR 24" DIA TO 36" DIA PIPES INCLUSIVE
8" FOR 42" DIA TO 60" DIA PIPES INCLUSIVE

QUANTITIES FOR ESTIMATION PURPOSES ONLY

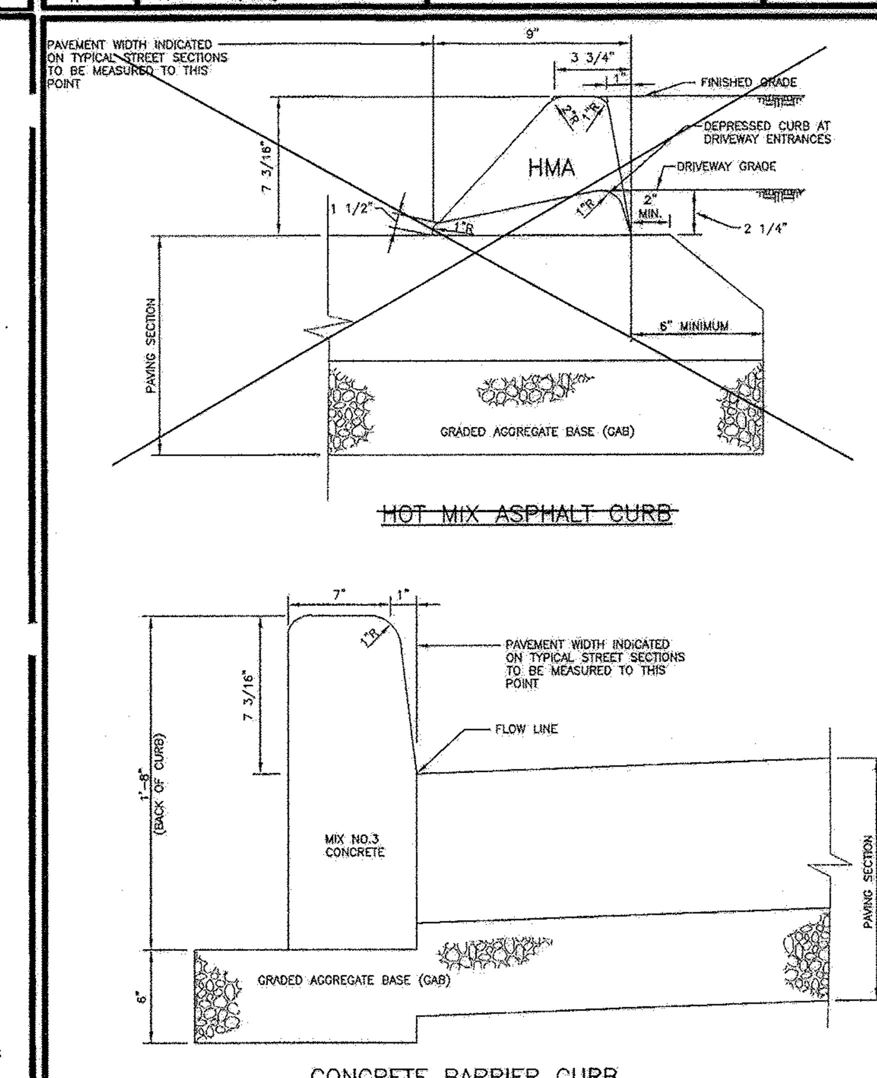
OPENING		DIMENSIONS							QUANTITIES	
D INCHES	AREA SQ FT	A	B	C	E	F	H	L	CONC. CY	STEEL LBS
12	0.79	9"	6"	6"	1'-9"	9"	1'-9"	6'-6"	0.61	41
15	1.23	9"	6"	6"	1'-9"	9"	2'-0"	7'-9"	0.77	47
18	1.77	9"	6"	6"	1'-9"	9"	2'-3"	9'-0"	0.95	54
21	2.40	9"	6"	6"	1'-9"	9"	2'-6"	10'-3"	1.14	70
24	3.14	9"	14"	6"	2'-5"	9"	2'-9"	11'-6"	1.56	80
27	3.98	9"	14"	6"	2'-5"	9"	3'-0"	12'10"	1.82	88
30	4.91	9"	14"	6"	2'-5"	12"	3'-6"	14'-2"	2.22	98
33	5.94	9"	14"	6"	2'-5"	12"	3'-9"	15'-5"	2.48	105
36	7.07	12"	16"	10"	3'-2"	12"	4'-0"	16'-8"	4.16	182
42	9.62	12"	16"	10"	3'-2"	12"	4'-6"	19'-2"	5.07	206
48	12.57	12"	16"	10"	3'-2"	12"	5'-0"	21'-8"	6.09	244
54	15.90	12"	20"	12"	3'-8"	12"	5'-6"	24'-2"	7.62	275
60	19.64	12"	20"	12"	3'-8"	12"	6'-0"	26'-8"	8.82	304
72	28.27	12"	20"	12"	3'-8"	12"	7'-0"	31'-8"	11.46	377

Revised / Revised / 5/7/2007 Approved	Howard County, Maryland Department of Public Works Approved: ____ Chief, Bureau of Engineering	Type 'C' Endwall Circular Pipe	Detail D-5.21



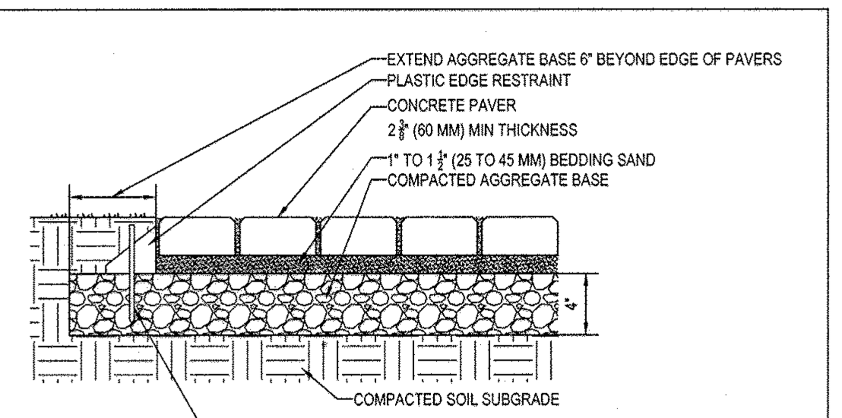
NOTE:
1. A REVERSE GUTTER PAN SHALL HAVE A GUTTER SLOPE OF 4.17% AWAY FROM THE FLOW LINE, AND SHALL NOT BE USED WHERE THIS DRAINAGE CREATES A HAZARDOUS CONDITION.
2. GUTTER PAN AT THE MEDIAN EDGE OF INTERMEDIATE ARTERIALS OR THE HIGH SIDE OF SUPERELEVATED SECTIONS SHALL BE SLOPED AT THE SAME RATE AND IN THE SAME DIRECTION AS THE PAVEMENT. MATCH PAVEMENT CROSS SLOPE WHEN CURB IS LOCATED ON THE LOW SIDE OF SUPERELEVATED SECTION AND THE RATE OF SUPERELEVATION IS GREATER THAN 3% FOR MODIFIED CURB & GUTTER.
3. A MINIMUM OF TWO (2) FEET OF COMPACTED STABILIZED EARTH, OR EQUIVALENT, SHALL SUPPORT THE ENTIRE BACK OF CURB.
4. POSITIVE DRAINAGE SHALL BE PROVIDED BOTH BEHIND THE CURB AND ALONG THE GUTTER AND FLOW LINE.

Revised / Revised / 5/7/2007 Approved	Howard County, Maryland Department of Public Works Approved: ____ Chief, Bureau of Engineering	CURB AND GUTTER 7" & Modified	Detail R-3.01



NOTES:
1. A MINIMUM OF TWO (2) FEET OF COMPACTED STABILIZED EARTH, OR EQUIVALENT, SHALL SUPPORT THE ENTIRE BACK OF CURB.
2. POSITIVE DRAINAGE SHALL BE PROVIDED BOTH BEHIND THE CURB AND ALONG THE GUTTER AND FLOW LINE.

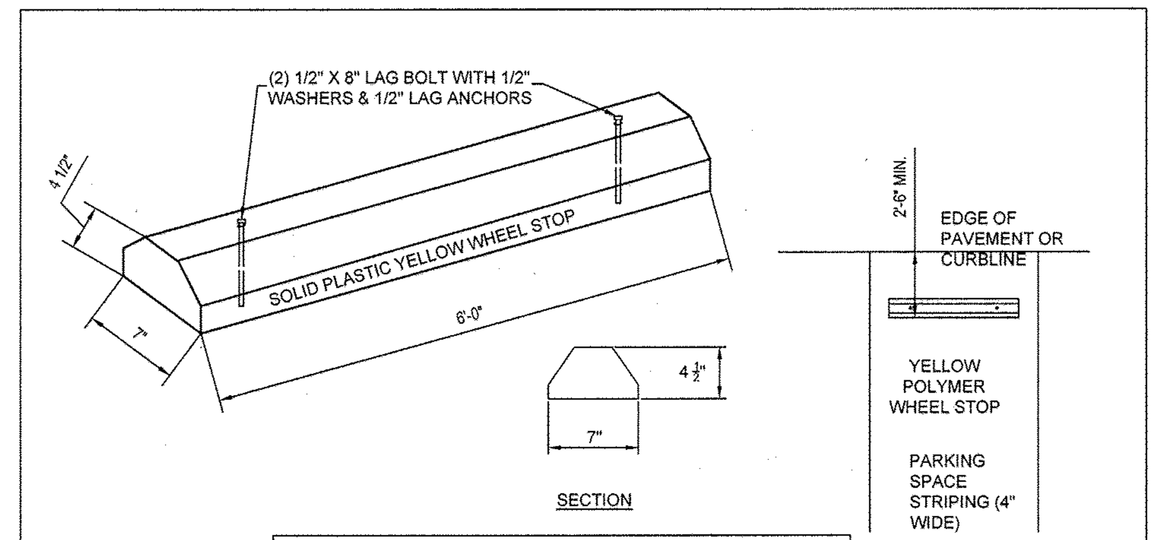
Revised / Revised / 5/7/2007 Approved	Howard County, Maryland Department of Public Works Approved: ____ Chief, Bureau of Engineering	CURBS Hot Mix Asphalt & Concrete Barrier	Detail R-3.03



NOTE:
GRAVEL BASE THICKNESS SHOWN IS A MINIMUM REQUIREMENT FOR A PEDESTRIAN APPLICATION. THE REQUIRED THICKNESS SHOULD BE DETERMINED/CONFIRMED BY A PROFESSIONAL GEOTECHNICAL ENGINEER, LICENSED IN THE STATE OF MARYLAND, THAT IS FAMILIAR WITH THE SITE CONDITIONS.

PEDESTRIAN UNIT PAVER SIDEWALKS/PLAZAS WITH PLASTIC EDGE RESTRAINT

NOT TO SCALE



NOTES:
1.) POLYMER WHEEL STOP SHALL BE INNOPLAST, MODEL #PBS6 (6'-0"x4-1/2"x7", YELLOW SOLID PLASTIC) AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2.) REFER TO PLAN SET FOR LOCATIONS OF PROPOSED WHEEL STOPS.
3.) WHEEL STOPS SHALL BE YELLOW SO AS TO CONTRAST WITH PAVEMENT SURFACE. WHEEL STOPS MUST BE PERPETUALLY MAINTAINED BY PROPERTY OWNER OR PARTY RESPONSIBLE FOR SITE MAINTENANCE.

POLYMER WHEEL STOP (CVS)

NOT TO SCALE

FOR REVISION 5 ONLY:

7/11/16

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

APPROVED: DEPARTMENT OF PLANNING AND ZONING
CHIEF-DEVELOPMENT ENGINEERING DIVISION — DATE 8/29/13
CHIEF-DIVISION OF LAND DEVELOPMENT — DATE 9/11/13
DIRECTOR — DATE 9/12/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT # ~~12/43 & 19/44~~ 22505 - 22511
WATER CODE: E32
SEWER CODE: 5602500

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/0 KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, PARCELS A-C
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF.: 1096m SITE AREA: 10.21 AC
~~FINAL PLAN APPROVED: / /~~ DPZ REF.: SDP-13-046

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 6/9/2015

BOHLER ENGINEERING
CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS
CORPORATE OFFICE: WARREN, NJ
OFFICES: SOUTHBOROUGH, MA; ALBANY, NY; RONKONKOMA, NY; CHALFONT, PA; CENTER VALLEY, PA; TAMPA, FL; BOWIE, MD; TOWSON, MD; STERLING, VA; WARRENTON, VA; FORT LAUDERDALE, FL; PHILADELPHIA, PA

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REVISIONS

REV	DATE	COMMENT	BY
5	02/1/16	REVISED BLDGS 2,3, & 4 USES AND PARKING	DSH CALCS

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. (IN VIRGINIA, MARYLAND, AND DELAWARE 811) (WV 1-800-245-4848) (PA 1-800-242-1776) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	NOT TO SCALE
CAD I.D.:	SD2

PROJECT: SITE DEVELOPMENT PLAN FOR KIMCO REALTY CORPORATION
LOCATION OF SITE
VILLAGE OF WILDE LAKE VILLAGE CENTER REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

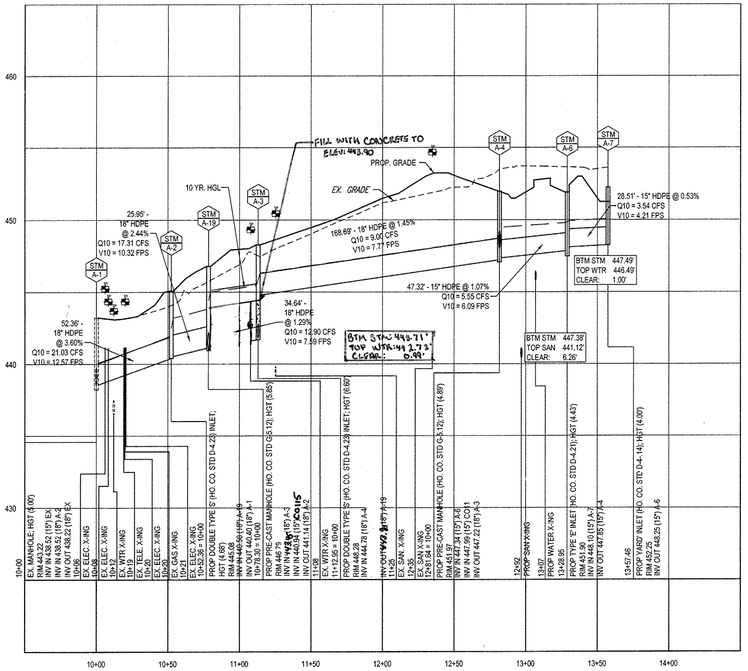
BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

M.J. GESELL
PROFESSIONAL ENGINEER
7/29/13

SHEET TITLE: SITE DETAILS

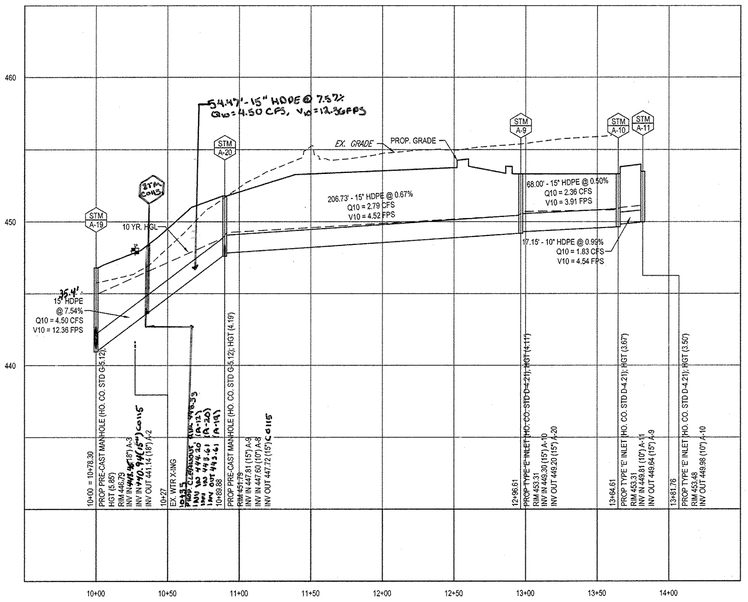
SHEET NUMBER: 36 OF 91

SDP-13-046



PROPOSED STORM PROFILE - (A-1 TO A-7)

SCALE: 1"= 50' HORIZONTAL
1"= 5' VERTICAL



PROPOSED STORM PROFILE - (A-19 TO A-11)

SCALE: 1"= 50' HORIZONTAL
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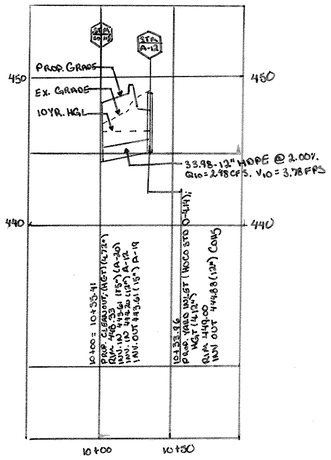
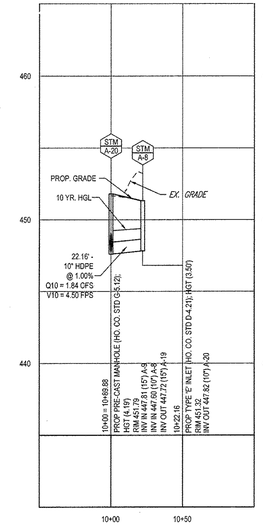


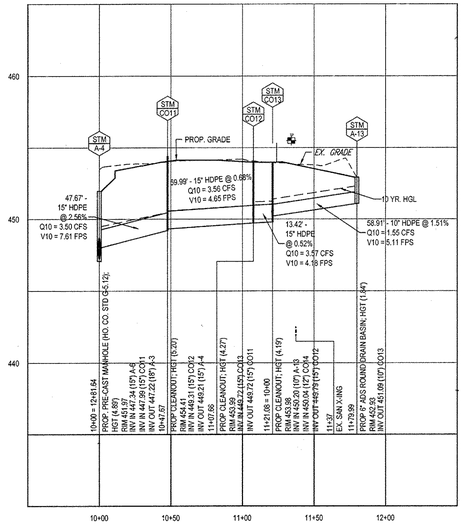
PROPOSED STORM PROFILE - (CO115 TO A-12)

SCALE: 1"=50' HORIZONTAL
1"=5' VERTICAL



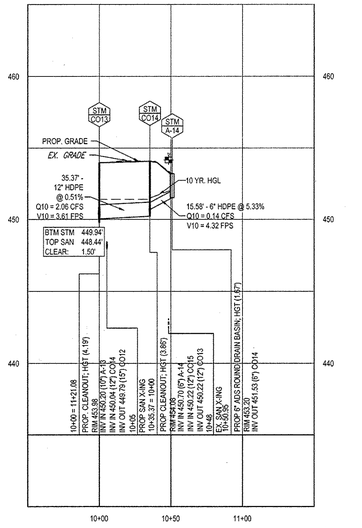
PROPOSED STORM PROFILE - (A-20 TO A-8)

SCALE: 1"= 50' HORIZONTAL
1"= 5' VERTICAL



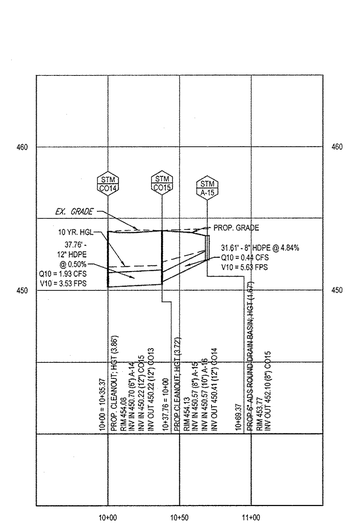
PROPOSED STORM PROFILE - (A-4 TO A-13)

SCALE: 1"= 50' HORIZONTAL
1"= 5' VERTICAL



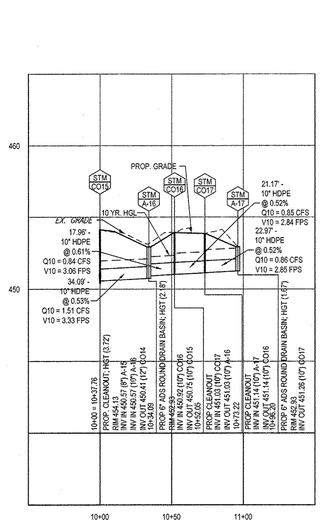
PROPOSED STORM PROFILE - (CO13 TO A-14)

SCALE: 1"= 50' HORIZONTAL
1"= 5' VERTICAL



PROPOSED STORM PROFILE - (CO14 TO A-15)

SCALE: 1"= 50' HORIZONTAL
1"= 5' VERTICAL



PROPOSED STORM PROFILE - (CO15 TO A-17)

SCALE: 1"= 50' HORIZONTAL
1"= 5' VERTICAL

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APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF-DEVELOPMENT ENGINEERING DIVISION — DATE 4/9/13

CHIEF-DIVISION OF LAND DEVELOPMENT — DATE 9/11/13

DIRECTOR — DATE 9/12/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

FOR REVISION 5 ONLY:

7/11/13

FOR REVISION 2 ONLY

7/31/14

H:\08\KIMCO REALTY CORPORATION\MOD8 8002 - WILDE LAKE, COLUMBIA\CAD\PLAN SET\SITE DEVELOPMENT PLAN\MOD8002PA2.DWG PRINTED BY: RST

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SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

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REVISIONS

REV	DATE	COMMENT	BY
2	5/16/14	REVISED STORM DRAIN LAYOUT. ADDED FOOTPRINTS AND WATER HOUSE CONNECTIONS	TMG
5	07/1/14	REVISED SLOPES TO MEET MDE STANDARDS AND MARKING CALCS	

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE: (IN VIRGINIA, MARYLAND, AND DELAWARE 811) (WV 1-800-245-4848) (PA 1-800-242-1776) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	AS NOTED
CAD I.D.:	PA2

PROJECT:
SITE DEVELOPMENT PLAN
FOR
KIMCO REALTY CORPORATION
LOCATION OF SITE
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 901
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

MJ GESELL
PROFESSIONAL ENGINEER
7/29/13

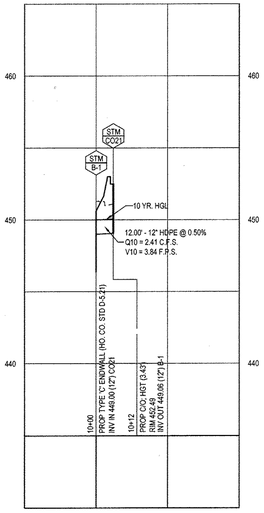
SHEET TITLE:
STORMDRAIN PROFILES

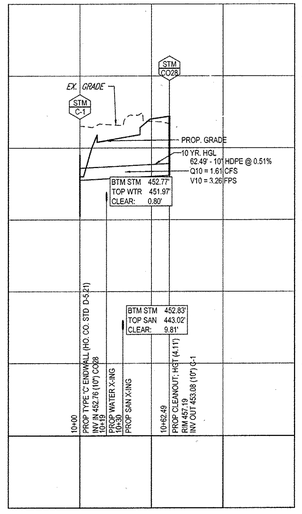
SHEET NUMBER:
37
OF 91

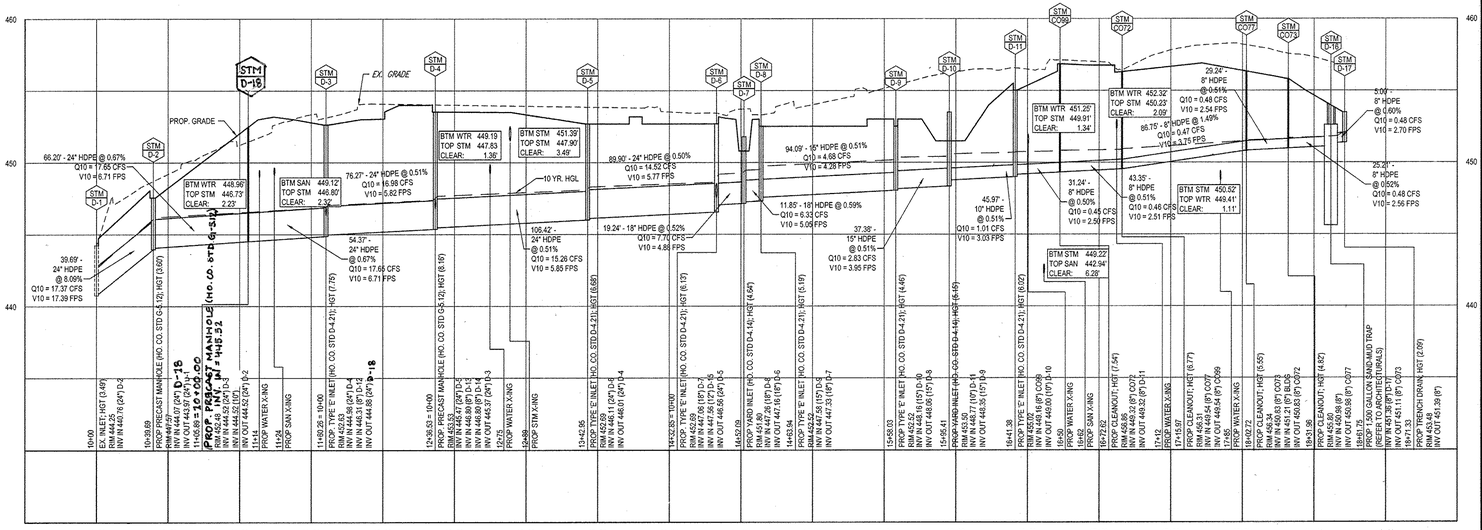
SDP-13-046

OWNER:	PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3 WILDE LAKE BUSINESS TRUST C/O KIMCO REALTY CORPORATION 3333 NEW HYDE PARK ROAD NEW HYDE PARK, NY 11042 (410) 684-2000
DEVELOPER:	KIMCO REALTY CORPORATION 1954 GREENSPRING DRIVE, SUITE 330 TIMONIUM, MD 21093 (410) 684-2000 CONTACT: GREG REED
SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE SECTION/AREA: SECTION 4 PLAT # ~~22413 & 19144~~ 22416 - 22421 WATER CODE: E22 SEWER CODE: 8602500	TAX MAP: 29 GRID: 24 ZONED: NT PARCELS: 272, PARCELS A-C 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND ZB REF.: 1096m SITE AREA: 10.21 AC ~~FINAL PLAN APPROVED:~~ DPZ REF.: SDP-13-046

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 6/9/2015







PROPOSED STORM PROFILE - (B-1 TO CO21)

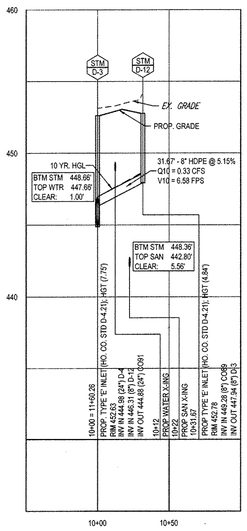
SCALE: 1"= 50 ' HORIZONTAL
1"= 5 ' VERTICAL

PROPOSED STORM PROFILE - (C-1 TO CO28)

SCALE: 1"= 50 ' HORIZONTAL
1"= 5 ' VERTICAL

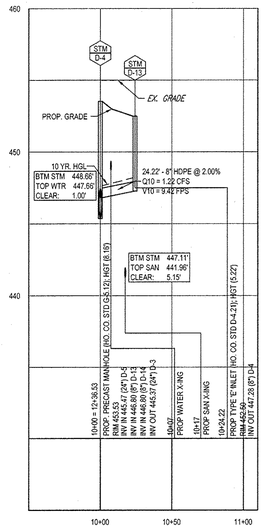
PROPOSED STORM PROFILE - (D-1 TO D-17)

SCALE: 1"= 50 ' HORIZONTAL
1"= 5 ' VERTICAL



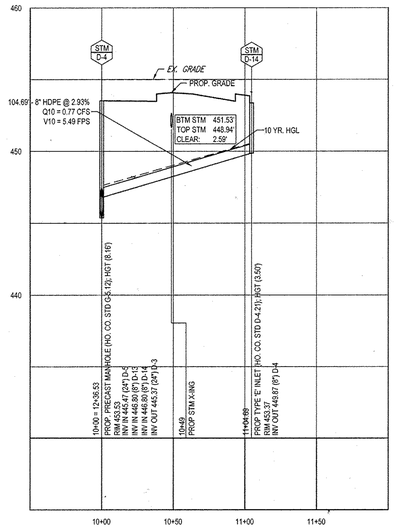
PROPOSED STORM PROFILE - (D-3 TO D-12)

SCALE: 1"= 50 ' HORIZONTAL
1"= 5 ' VERTICAL



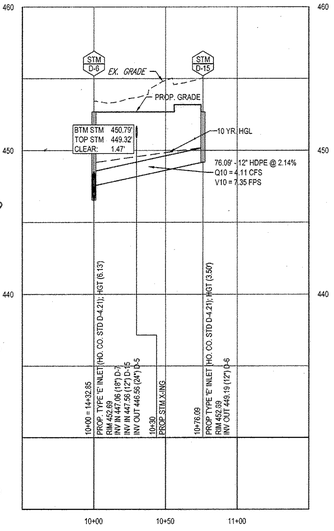
PROPOSED STORM PROFILE - (D-4 TO D-13)

SCALE: 1"= 50 ' HORIZONTAL
1"= 5 ' VERTICAL



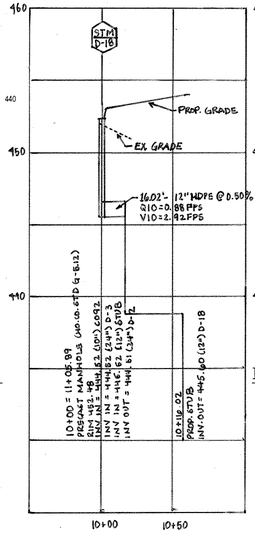
PROPOSED STORM PROFILE - (D-4 TO D-14)

SCALE: 1"= 50 ' HORIZONTAL
1"= 5 ' VERTICAL



PROPOSED STORM PROFILE - (D-6 TO D-15)

SCALE: 1"= 50 ' HORIZONTAL
1"= 5 ' VERTICAL



PROPOSED STORM PROFILE - (STUB TO D-16)

SCALE: 1"= 50' HORIZONTAL
1"= 5' VERTICAL

FOR REVISION 5 ONLY:

7/14/16

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF-DEVELOPMENT ENGINEERING DIVISION — DATE 7/9/13

CHIEF-DIVISION OF LAND DEVELOPMENT — DATE 7/11/13

DIRECTOR — DATE 9/1/2013

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE April 15, 2013

FOR REVISION 1 ONLY

3/17/14

H:\DRK\KIMCO REALTY CORPORATION\MD06 9002 - WILDE LAKE, COLUMBIA\CADD\PLAN SET\SITE DEVELOPMENT PLAN\MD06900SPB2.DWG PRINTED BY: RST

BOHLER ENGINEERING

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

CORPORATE OFFICE:
◆ WARREN, NJ

◆ SOUTHBOROUGH, MA
◆ ALBANY, NY
◆ ALLENTOWN, PA
◆ CHALFONT, PA
◆ HARRISBURG, PA
◆ TAMPA, FL
◆ BOWIE, MD
◆ TOWSON, MD
◆ WILMINGTON, DE
◆ WARRENTON, VA
◆ WILLIAMSBURG, VA
◆ FT. LAUDERDALE, FL
◆ PHILADELPHIA, PA

THE INFORMATION, DESIGN AND CONCEPTS CONTAINED IN THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN PERMISSION FROM BOHLER ENGINEERING. ANY UNAUTHORIZED USE OF THE INFORMATION CONTAINED IN THIS PLAN SHALL BE SUBJECT TO LEGAL ACTION AS DEEMED APPROPRIATE BY BOHLER ENGINEERING. ONLY THE APPROVED, SIGNED AND SEALED PLANS SHALL BE CONSIDERED FINAL AND VALID. ANY UNSIGNED AND UNSEALED PLANS SHALL BE CONSIDERED PRELIMINARY AND NOT FOR CONSTRUCTION PURPOSES. COPYRIGHT 2013 BOHLER ENGINEERING

REVISIONS

REV	DATE	COMMENT	BY
1	01/10/14	REVISED UTILITY LAYOUT	RDH
5	07/14/16	REVISED BLDGS 2, 3 & 4 USES AND PARKING	DSH

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.
(IN VIRGINIA, MARYLAND, AND DELAWARE 811)
(WV 1-800-245-4848) (PA 1-800-242-1776)
(VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	AS NOTED
CAD I.D.:	PB2

PROJECT:
SITE DEVELOPMENT PLAN
FOR
KIMCO REALTY CORPORATION
LOCATION OF SITE
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

MICHAEL J. GESELL — PROFESSIONAL ENGINEER — 7/29/13

SHEET TITLE:
STORMDRAIN PROFILES

SHEET NUMBER:
38
OF 91

SDP-13-046

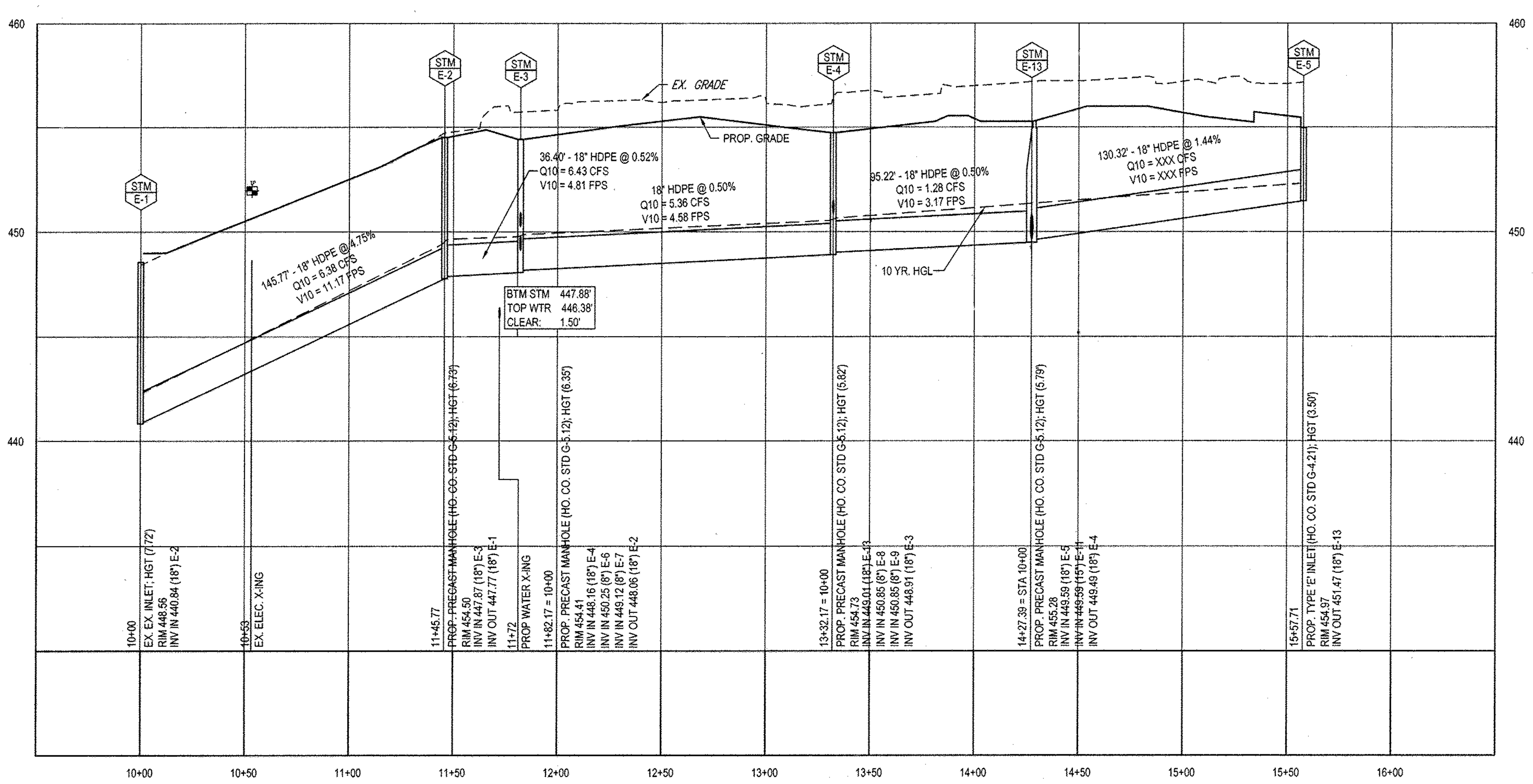
OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/O KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1964 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT #: 22-243 & 19-146
WATER CODE: E32
SEWER CODE: 5602500

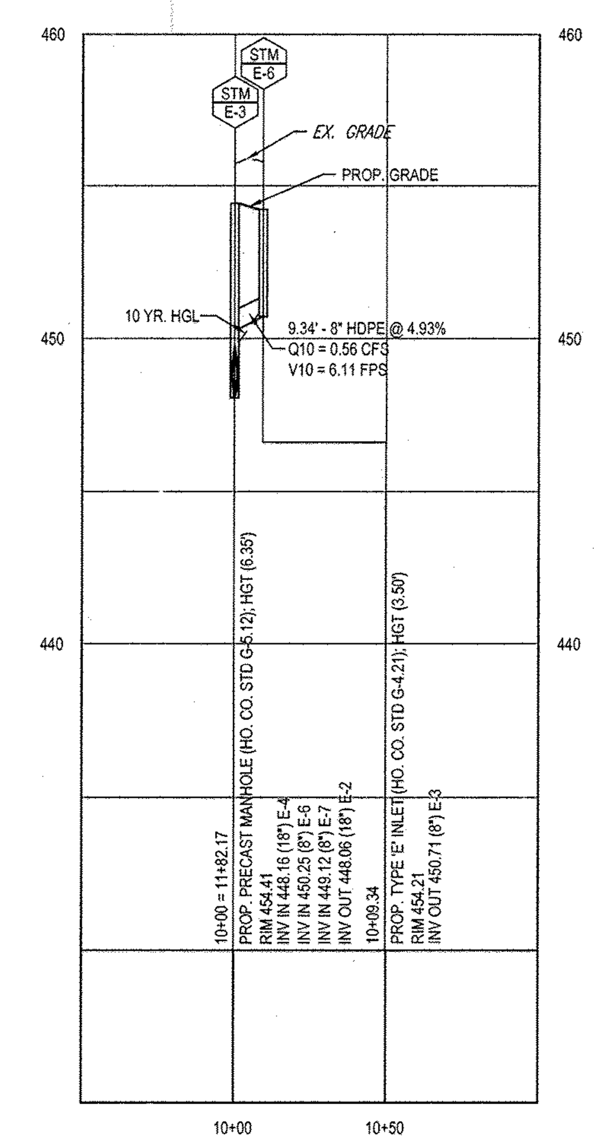
TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, PARCELS A-C
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF.: 1096m SITE AREA: 10.21 AC
FINAL PLAN APPROVED: ____ DPZ REF.: SDP-13-046

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 8/9/2015



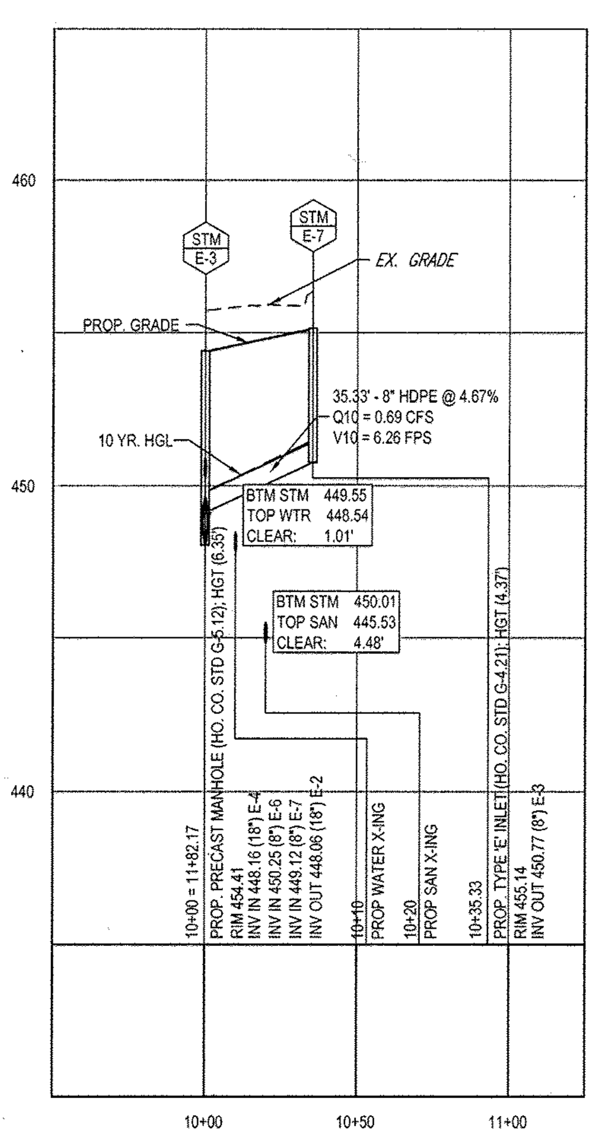
PROPOSED STORM PROFILE - (E-1 TO E-5)

SCALE: 1"= 50 ' HORIZONTAL
1"= 5 ' VERTICAL



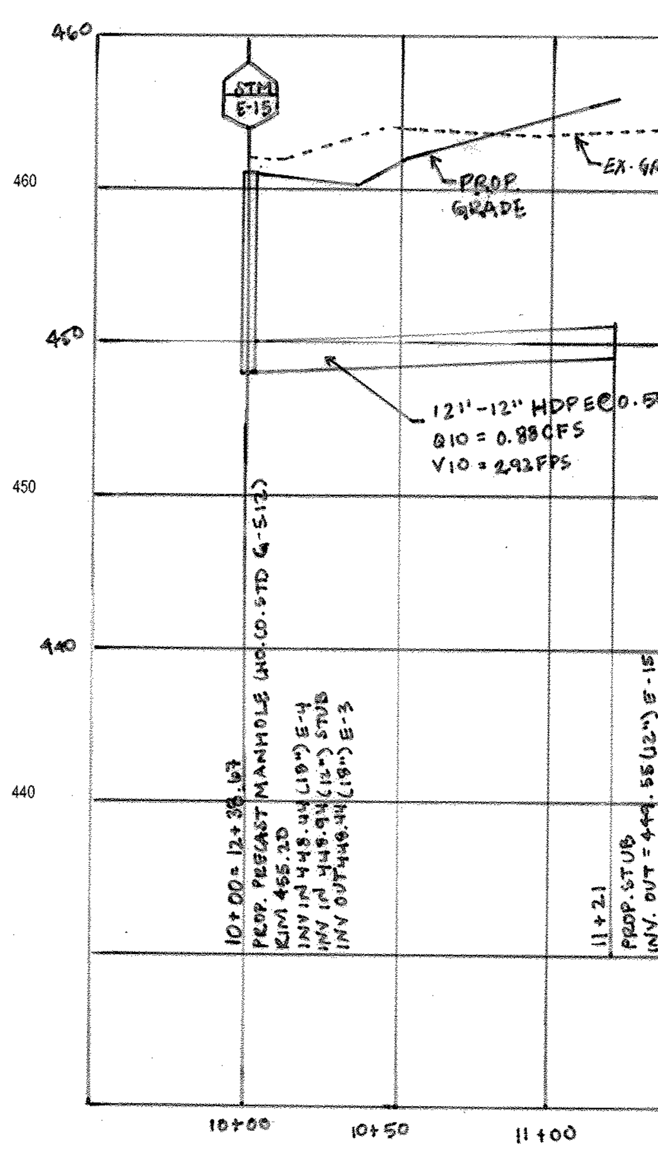
PROPOSED STORM PROFILE - (E-3 TO E-6)

SCALE: 1"= 50 ' HORIZONTAL
1"= 5 ' VERTICAL



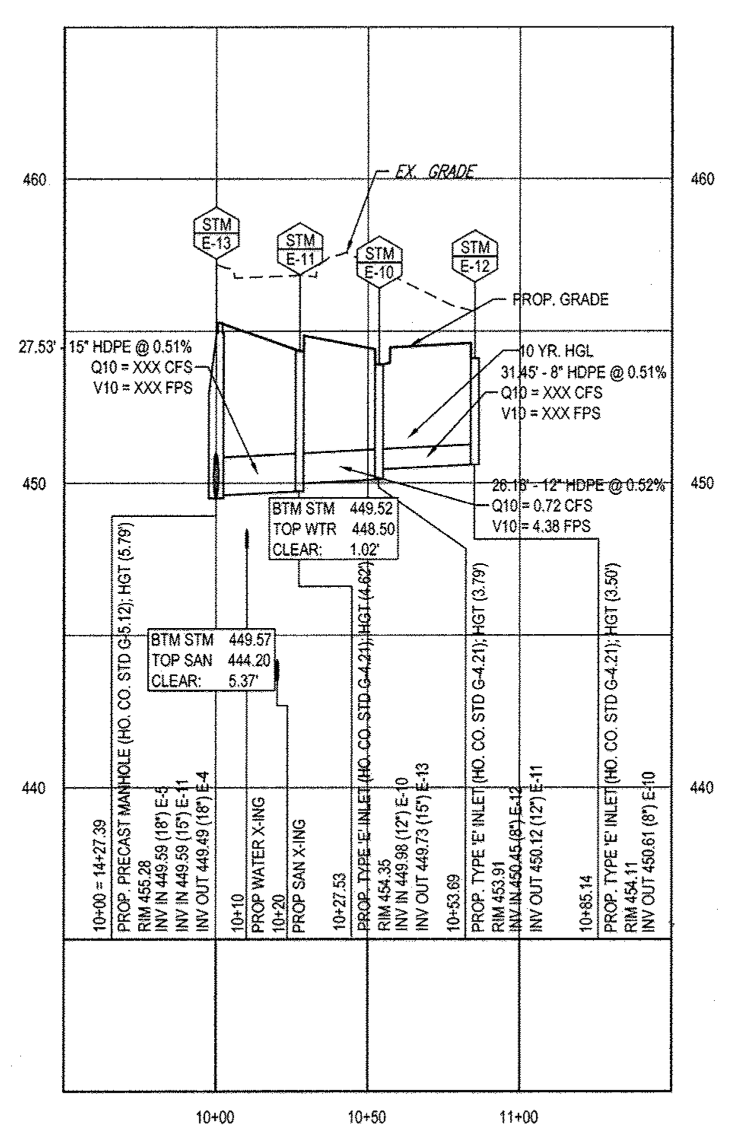
PROPOSED STORM PROFILE - (E-3 TO E-7)

SCALE: 1"= 50 ' HORIZONTAL
1"= 5 ' VERTICAL



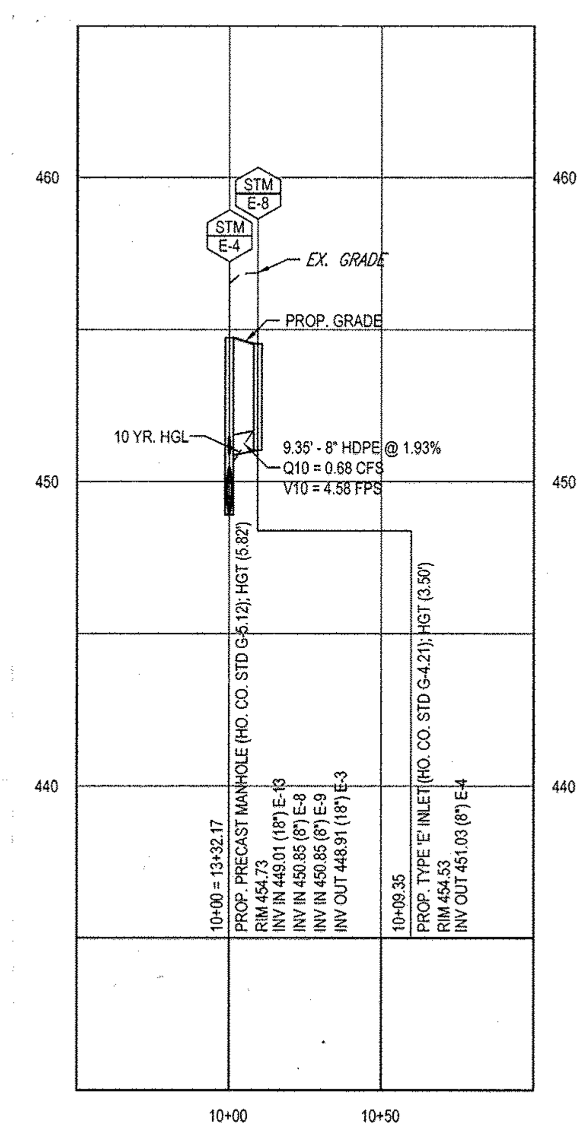
PROPOSED STORM PROFILE - (STUB TO E-15)

SCALE: 1 = 50' HORIZONTAL
1"=5' VERTICAL



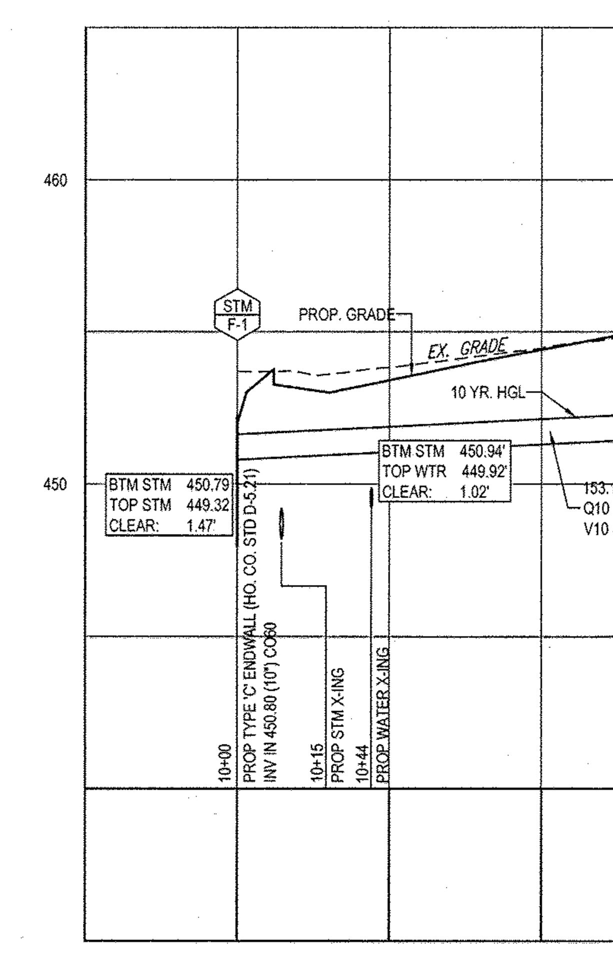
PROPOSED STORM PROFILE - (E-13 TO E-12)

SCALE: 1"= 50 ' HORIZONTAL
1"= 5 ' VERTICAL



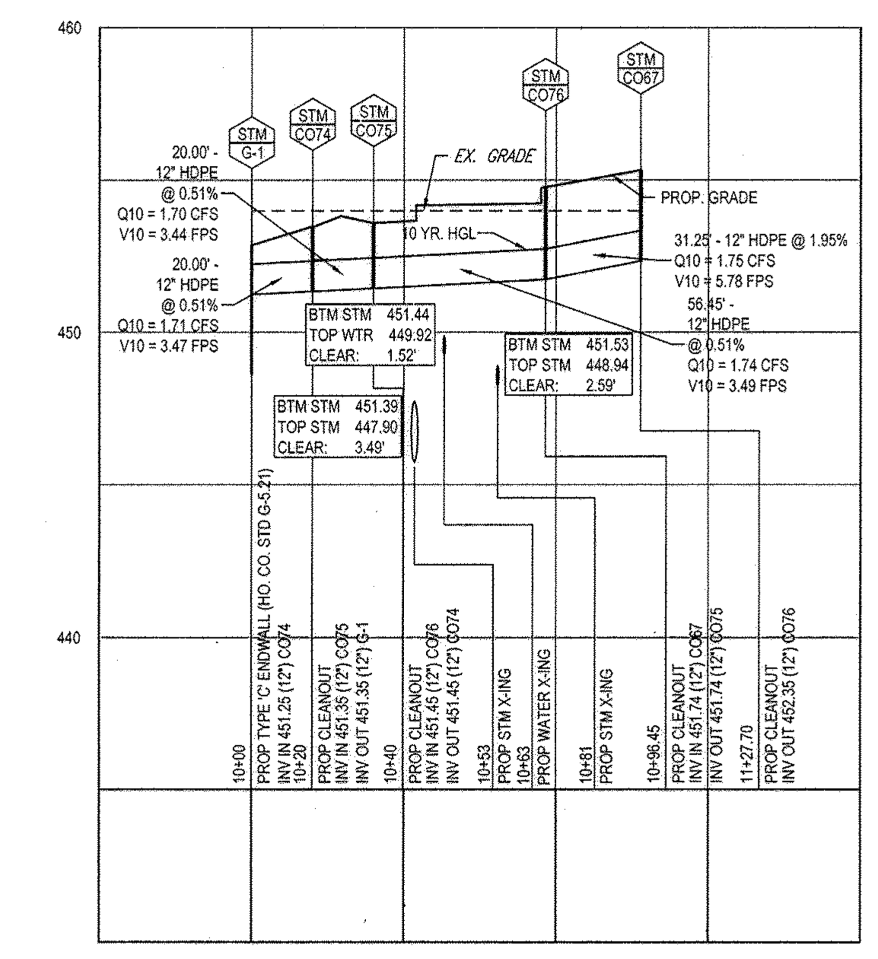
PROPOSED STORM PROFILE - (E-4 TO E-8)

SCALE: 1"= 50 ' HORIZONTAL
1"= 5 ' VERTICAL



PROPOSED STORM PROFILE - (F-1 TO CO60)

SCALE: 1"= 50 ' HORIZONTAL
1"= 5 ' VERTICAL



PROPOSED STORM PROFILE - (G-1 TO CO67)

SCALE: 1"= 50 ' HORIZONTAL
1"= 5 ' VERTICAL

FOR REVISION 5 ONLY:

7/11/16

FOR REVISION 2 ONLY

7/31/14

FOR REVISION 1 ONLY

3/17/14

GENERAL NOTE:
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APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF-DEVELOPMENT ENGINEERING DIVISION	DATE 8/29/13
CHIEF-DIVISION OF LAND DEVELOPMENT	DATE 9/11/13
DIRECTOR	DATE 9/12/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/0 KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT # ~~12/43 & 10/44~~ 22518-22511
WATER CODE: E32
SEWER CODE: 5602500

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, PARCELS A-C
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF.: 1096m SITE AREA: 10.21 AC
~~FINAL PLAN APPROVED:~~ DPZ REF.: SDP-13-046

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 6/9/2015

BOHLER ENGINEERING
CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS
CORPORATE OFFICE: WARREN, NJ
OFFICES: SOUTHBOROUGH, MA; ALBANY, NY; RONKONKOMA, NY; CHALFONT, PA; CENTER VALLEY, PA; TAMPA, FL; BOWIE, MD; TOWSON, MD; STERLING, VA; WARRENTON, VA; FORT LAUDERDALE, FL; PHILADELPHIA, PA

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES @ 2008 BOHLER ENGINEERING.

REVISIONS

REV	DATE	COMMENT	BY
1	01/10/14	REVISED UTILITY LAYOUT	RDH
2	5/16/14	REVISED STORM DRAIN LAYOUT, BLDG FOOTPRINT, + WATER HOUSE CONNECTION	TMG
5	02/1/16	REVISED BLDGS 2,3,8 HUSES AND PARKING	DSH COLS

DIG WITH CARE — CALL BEFORE YOU DIG

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. (IN VIRGINIA, MARYLAND, AND DELAWARE 811) (WV 1-800-245-4848) (PA 1-800-242-1776) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	AS NOTED
CAD I.D.:	PE3

PROJECT: SITE DEVELOPMENT PLAN
FOR
KIMCO REALTY CORPORATION
LOCATION OF SITE
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD,
SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

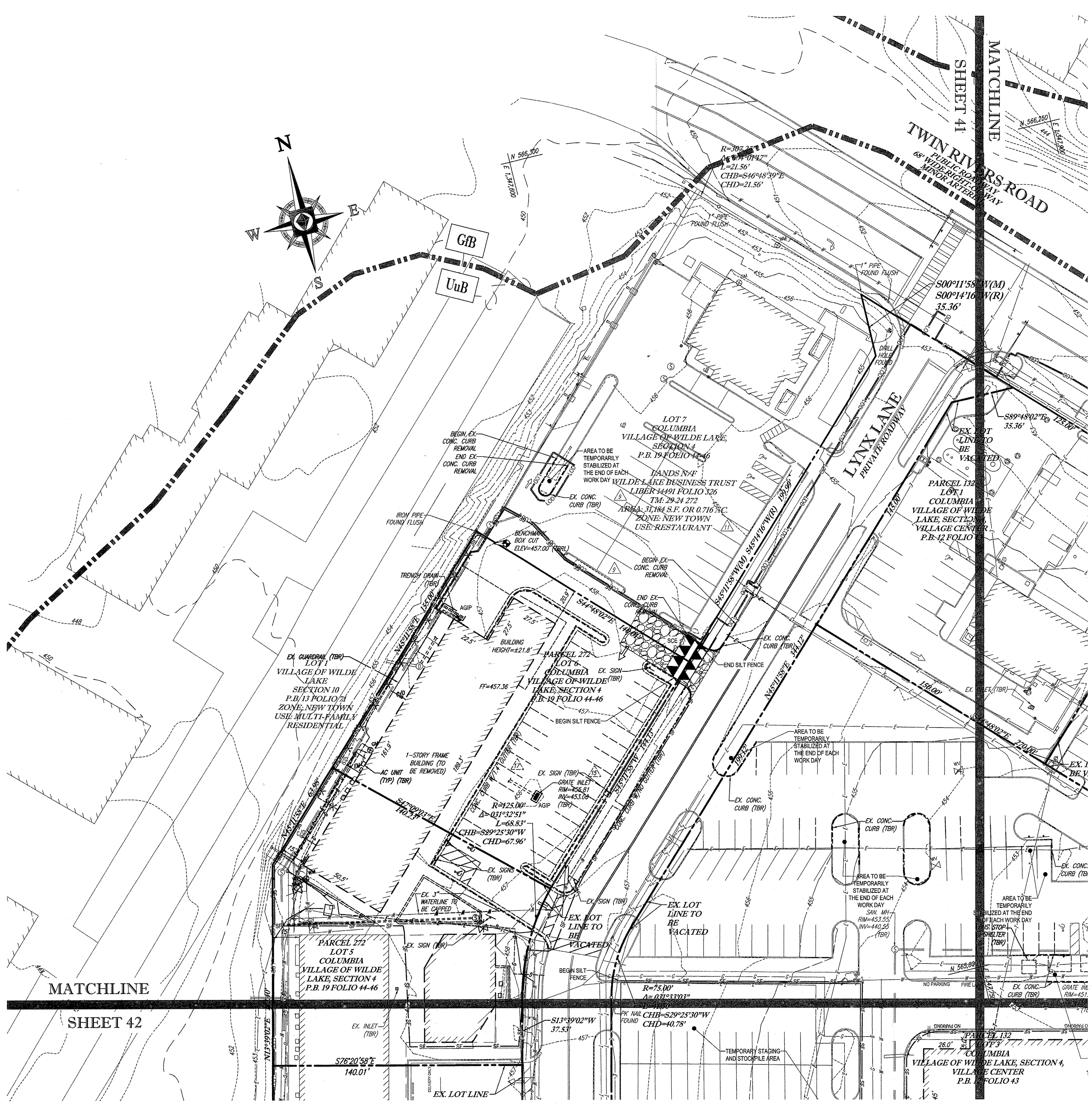
M.J. GESELL
PROFESSIONAL ENGINEER
7/29/13

SHEET TITLE:

STORMDRAIN PROFILES

SHEET NUMBER:
39
OF 91

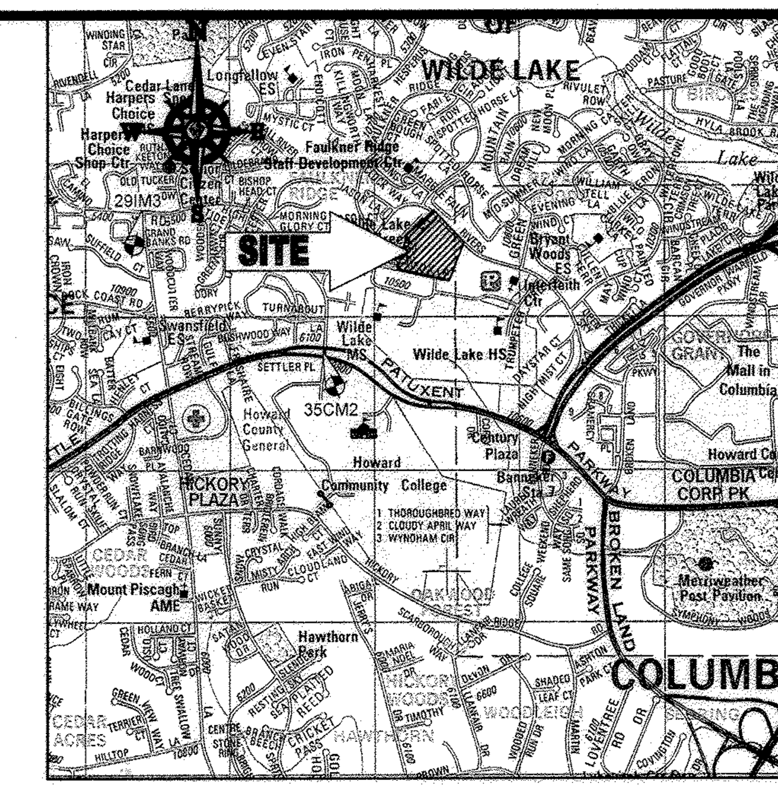
SDP-13-046



STANDARD SYMBOLS

FOR EROSION AND SEDIMENT CONTROL PRACTICES

TITLE	KEY	SYMBOL
STABILIZED STONE CONSTRUCTION ENTRANCE	CE	
SILT FENCE	SF	SF
SUPER SILT FENCE	SSF	SSF
AT GRADE INLET PROTECTION	AGIP	
STANDARD INLET PROTECTION	SIP	
RIP RAP		



LOCATION MAP

COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=2000'
ADC MAP COORDINATES: 4934 / K5

BENCHMARK NOTE:

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. 35CM2 AND 29IM3 WERE USED FOR THIS PROJECT. HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY MONUMENT NOS. 35CM2 AND 29IM3 WERE USED FOR THIS PROJECT. GEODETIC CONTROL STATIONS:

HOWARD COUNTY MONUMENT NO: 35CM2 ELEV. = 142.892
HOWARD COUNTY MONUMENT NO: 29IM3 ELEV. = 141.133

NOTES:

1. REFER TO SHEETS 72 - 74 FOR SEQUENCE OF CONSTRUCTION, SEDIMENT CONTROL NOTES, AND SEDIMENT CONTROL DETAILS.
2. ALL PROPOSED WORK OUTSIDE OF PERIMETER CONTROLS SHALL BE STABILIZED AT THE END OF EACH WORK DAY.
3. CONTRACTOR TO MAINTAIN ACCESS TO EXISTING BUSINESSES AT ALL TIMES DURING CONSTRUCTION.
4. PROPOSED SILT FENCE IS TO BE CHANGED TO SUPER SILT FENCE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.

INLET PROTECTION NOTE

THE CONTRACTOR IS REQUIRED TO INSTALL INLET PROTECTION ON ALL STORM DRAIN INLETS WITH THE EXCEPTION OF THE FOLLOWING:

1) ANY INLET DIRECTLY OUTFALLING INTO A SEDIMENT TRAPPING DEVICE.
2) INLETS ON PRIVATE OR PUBLIC ROAD OPEN TO THE PUBLIC.

ALL INLET PROTECTION WILL BE INSTALLED AS DIRECTED BY THE INSPECTOR IN ACCORDANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, PAGE E.23. THE REMOVAL OF ANY INLET PROTECTION DEVICES WILL REQUIRE APPROVAL FROM THE INSPECTOR.

EROSION AND SEDIMENT CONTROL UTILITY INSTALLATION NOTES

1. CONTRACTOR SHALL OPEN ONLY THAT SECTION OF TRENCH THAT CAN BE BACKFILLED AND STABILIZED EACH DAY. IF TRENCH MUST REMAIN OPEN LONGER THAN ONE DAY, SILT FENCE SHALL BE PLACED BELOW (DOWNSLOPE OF) TRENCH.
2. PLACE ALL EXCAVATED MATERIAL ON UPHILL SIDE OF TRENCH.
3. ANY SEDIMENT CONTROLS DISTURBED BY UTILITY CONSTRUCTION ARE TO BE REPAIRED IMMEDIATELY.
4. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROTECT PEDESTRIANS AT ALL TIMES DURING UNDERGROUND UTILITY CONSTRUCTION.

SOILS TABLE

SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL
GfB	GLADSTONE-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	B	NO
GfC	GLADSTONE-URBAN LAND COMPLEX, 8 TO 15 PERCENT SLOPES	B	NO
UuB	URBAN LAND - UDORTHENTS COMPLEX, 0 TO 8 PERCENT SLOPES	D	NO

ENGINEER'S CERTIFICATE

"I HEREBY 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 IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

7/29/13

SIGNATURE OF ENGINEER — DATE
MICHAEL J. GESELL, P.E.

DEVELOPER'S CERTIFICATE

"I/WE HEREBY 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 ONSITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."

WILDE LAKE BUSINESS TRUST
BY: OWL RETAIL HOLDINGS, LLC, ITS TRUSTEE
BY: KIMCO REALTY CORPORATION, ITS MANAGING MEMBER

BY: — DATE
NAME: WILBUR E. SIMMONS III
TITLE: VICE PRESIDENT

FOR REVISION 5 ONLY:

7/11/16

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

8/13/13
HOWARD SCD — DATE

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/0 KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT # ~~12/43 & 19/44~~ 22510-22511
WATER CODE: E32
SEWER CODE: 5602500

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, PARCELS A-C
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF.: 1096m SITE AREA: 10.21 AC
~~FINAL PLAN APPROVED~~ DPZ REF.: SDP-13-046

30 15 7.5 0 30
1"= 30'

PROFESSIONAL CERTIFICATION

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APPROVED: DEPARTMENT OF PLANNING AND ZONING

8/29/13
CHIEF-DEVELOPMENT ENGINEERING DIVISION — DATE

J.P. 9/11/13
CHIEF-DIVISION OF LAND DEVELOPMENT — DATE

9/12/13
DIRECTOR — DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

BOHLER ENGINEERING

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

CORPORATE OFFICE:
♦ WARREN, NJ
OFFICES:
♦ SOUTHBOROUGH, MA ♦ ALBANY, NY ♦ RONKONKOMA, NY ♦ CHALFONT, PA ♦ CENTER VALLEY, PA ♦ TAMPA, FL ♦ BOWIE, MD ♦ TOWSON, MD ♦ STERLING, VA ♦ WARRENTON, VA ♦ FORT LAUDERDALE, FL ♦ PHILADELPHIA, PA

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES © 2008 BOHLER ENGINEERING.

REVISIONS

REV	DATE	COMMENT	BY
5	02/1/16	REVISED BLDGS 2, 3, & 4 USES AND PARKING CALCS	DSH

DIG WITH CARE — CALL BEFORE YOU DIG

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. (IN VIRGINIA, MARYLAND, AND DELAWARE 811) (WV 1-800-245-4848) (PA 1-800-242-1776) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	1"=30'
CAD I.D.:	EA2

PROJECT:
SITE DEVELOPMENT PLAN
FOR
KIMCO REALTY CORPORATION

LOCATION OF SITE
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

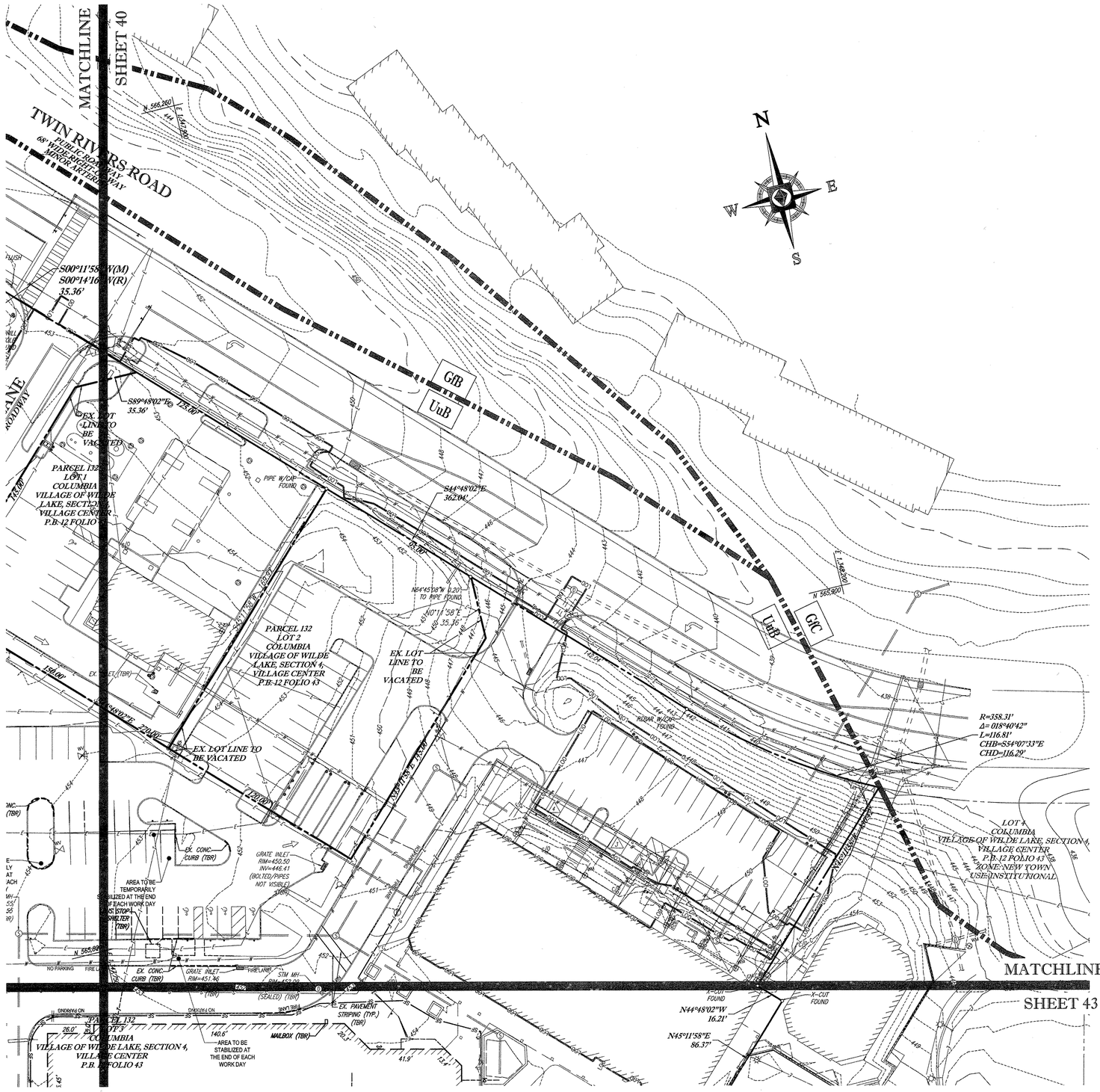
BOHLER ENGINEERING
901 DULANEY VALLEY ROAD,
SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

M.J. GESELL
PROFESSIONAL ENGINEER
STATE OF MARYLAND — MICHAEL J. GESELL — 44097
7/29/13

SHEET TITLE:
EROSION AND SEDIMENT CONTROL PLAN PHASE I EXISTING CONDITIONS/ DEMOLITION

SHEET NUMBER:

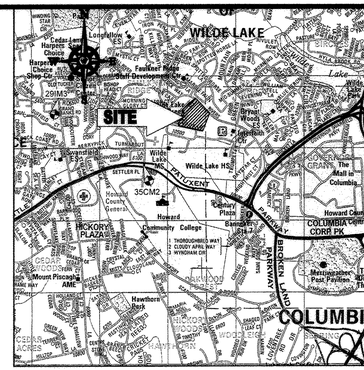
SDP-13-046



STANDARD SYMBOLS

FOR EROSION AND SEDIMENT CONTROL PRACTICES

TITLE	KEY	SYMBOL
STABILIZED STONE CONSTRUCTION ENTRANCE	CE	
SILT FENCE	SF	SF
SUPER SILT FENCE	SSF	SSF
AT GRADE INLET PROTECTION	AGIP	
STANDARD INLET PROTECTION	SP	
RIP RAP		



LOCATION MAP

COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=2000'
ADC MAP COORDINATES: 4934 / K5

BENCHMARK NOTE:

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. 35CM2 AND 29IM3 WERE USED FOR THIS PROJECT. HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY MONUMENT NOS. 35CM2 AND 29IM3 WERE USED FOR THIS PROJECT. GEODETIC CONTROL STATIONS:

HOWARD COUNTY MONUMENT NO: 35CM2 ELEV. = 142.892
HOWARD COUNTY MONUMENT NO: 29IM3 ELEV. = 141.133

NOTES:

1. REFER TO SHEETS 72 - 74 FOR SEQUENCE OF CONSTRUCTION, SEDIMENT CONTROL NOTES, AND SEDIMENT CONTROL DETAILS.
2. ALL PROPOSED WORK OUTSIDE OF PERIMETER CONTROLS SHALL BE STABILIZED AT THE END OF EACH WORK DAY.
3. CONTRACTOR TO MAINTAIN ACCESS TO EXISTING BUSINESSES AT ALL TIMES DURING CONSTRUCTION.
4. PROPOSED SILT FENCE IS TO BE CHANGED TO SUPER SILT FENCE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.

INLET PROTECTION NOTE

THE CONTRACTOR IS REQUIRED TO INSTALL INLET PROTECTION ON ALL STORM DRAIN INLETS WITH THE EXCEPTION OF THE FOLLOWING:

1) ANY INLET DIRECTLY OUTFALLING INTO A SEDIMENT TRAPPING DEVICE.
2) INLETS ON PRIVATE OR PUBLIC ROAD OPEN TO THE PUBLIC.

ALL INLET PROTECTION WILL BE INSTALLED AS DIRECTED BY THE INSPECTOR IN ACCORDANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, PAGE E.23. THE REMOVAL OF ANY INLET PROTECTION DEVICES WILL REQUIRE APPROVAL FROM THE INSPECTOR.

EROSION AND SEDIMENT CONTROL UTILITY INSTALLATION NOTES

1. CONTRACTOR SHALL OPEN ONLY THAT SECTION OF TRENCH THAT CAN BE BACKFILLED AND STABILIZED EACH DAY. IF TRENCH MUST REMAIN OPEN LONGER THAN ONE DAY, SILT FENCE SHALL BE PLACED BELOW (DOWNSLOPE OF) TRENCH.
2. PLACE ALL EXCAVATED MATERIAL ON UPHILL SIDE OF TRENCH.
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4. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROTECT PEDESTRIANS AT ALL TIMES DURING UNDERGROUND UTILITY CONSTRUCTION.

SOILS TABLE

SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL
GfB	GLADSTONE-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	B	NO
GfC	GLADSTONE-URBAN LAND COMPLEX, 8 TO 15 PERCENT SLOPES	B	NO
UuB	URBAN LAND - UDORTHENTS COMPLEX, 0 TO 8 PERCENT SLOPES	D	NO

ENGINEER'S CERTIFICATE

"I HEREBY 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 IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

SIGNATURE OF ENGINEER — DATE 7/29/13
MICHAEL J. GESELL, P.E.

DEVELOPER'S CERTIFICATE

"I/WE HEREBY 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 ONSITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."

WILDE LAKE BUSINESS TRUST
C/O KIMCO REALTY CORPORATION, A MARYLAND MEMBER
NAME: WILBUR E. TOMPKINS — DATE 7-29-13
TITLE: VICE PRESIDENT

FOR REVISION 5 ONLY:

7/11/16

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

HOWARD SCD — DATE 8/15/13

OWNER:	PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3 WILDE LAKE BUSINESS TRUST C/O KIMCO REALTY CORPORATION 3333 NEW HYDE PARK ROAD NEW HYDE PARK, NY 11042 (410) 684-2000
DEVELOPER:	KIMCO REALTY CORPORATION 1954 GREENSPRING DRIVE, SUITE 330 TIMONIUM, MD 21093 (410) 884-2000 CONTACT: GREG REED
SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE SECTION/AREA: SECTION 4 PLAT #: ~~22,243 & 19,144~~ 23,510 & 23,511 WATER CODE: E32 SEWER CODE: 5602500	TAX MAP: 29 GRID: 24 ZONED: NT PARCELS: 272, PARCELS A-C 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND ZB REF.: 1096m SITE AREA: 10.21 AC ~~FINAL PLAN APPROVED~~ DPZ REF.: SDP-13-046

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF-DEVELOPMENT ENGINEERING DIVISION — DATE 7/31/13
CHIEF-DIVISION OF LAND DEVELOPMENT — DATE 8/1/13
DIRECTOR — DATE 8/14/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

30 15 7.5 0 30
1"= 30'

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 6/9/2015

BOHLER ENGINEERING
CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS
CORPORATE OFFICE:
♦ WARREN, NJ
OFFICES:
♦ BOWIE, MD
♦ TOWSON, MD
♦ ALEXANDRIA, VA
♦ WARRENTON, VA
♦ SOUTHBOROUGH, MA
♦ ALBANY, NY
♦ ROCHESTER, NY
♦ CHALFONT, PA
♦ MALVERN (VALLEY), PA
♦ TAMPA, FL
♦ PHILADELPHIA, PA
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REVISIONS

REV	DATE	COMMENT	BY
5	07/11/16	REVISED BLDGS 2&3 TO SH USES AND PARKING CALCS	

DIG WITH CARE
THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.
(IN VIRGINIA, MARYLAND, AND DELAWARE 811)
(WV 1-800-245-4848) (PA 1-800-242-1776)
(VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.:	MD089002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	1"=30'
CAD I.D.:	EA2

PROJECT:
SITE DEVELOPMENT PLAN
FOR
KIMCO REALTY CORPORATION
LOCATION OF SITE
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

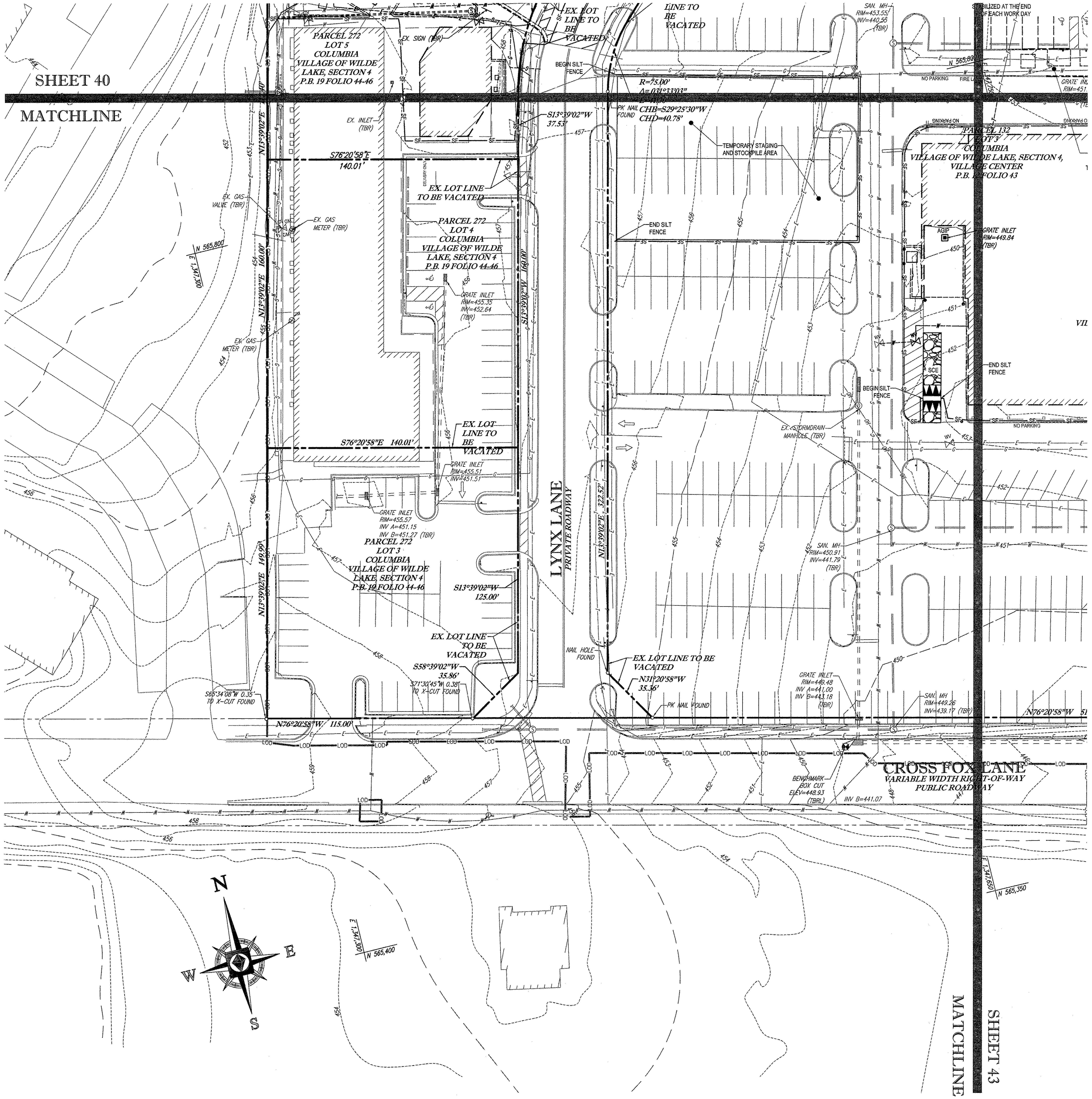
M. J. GESELL — PROFESSIONAL ENGINEER — 7/29/13

SHEET TITLE:
EROSION AND SEDIMENT CONTROL PLAN PHASE I EXISTING CONDITIONS/ DEMOLITION

SHEET NUMBER:
41
OF 91

SDP-13-046

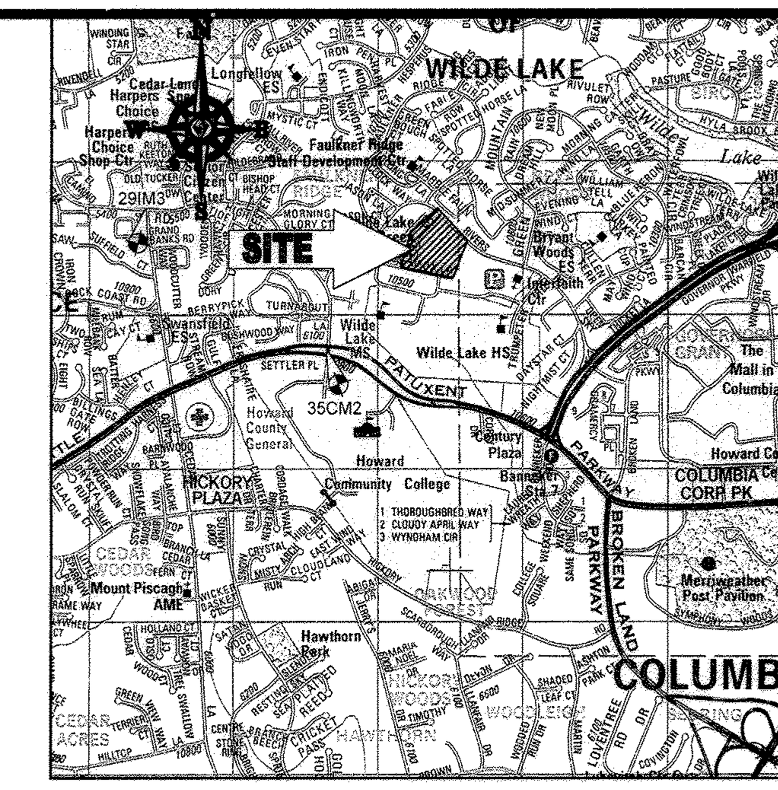
H:\089\KIMCO REALTY CORPORATION\MD089002 - WILDE LAKE, COLUMBIA\CAD\PLAN SET\SITE DEVELOPMENT PLAN\MD089002SEA2.DWG PRINTED BY: RST



STANDARD SYMBOLS

FOR EROSION AND SEDIMENT CONTROL PRACTICES

TITLE	KEY	SYMBOL
STABILIZED STONE CONSTRUCTION ENTRANCE	CE	
SILT FENCE	SF	SF
SUPER SILT FENCE	SSF	SSF
AT GRADE INLET PROTECTION	AGIP	
STANDARD INLET PROTECTION	SIP	
RIP RAP		



LOCATION MAP

COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=2000'
ADC MAP COORDINATES: 4934 / K5

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HOWARD COUNTY MONUMENT NO: 35CM2 ELEV. = 142.892
HOWARD COUNTY MONUMENT NO: 29IM3 ELEV. = 141.133

NOTES:

1. REFER TO SHEETS 72 - 74 FOR SEQUENCE OF CONSTRUCTION, SEDIMENT CONTROL NOTES, AND SEDIMENT CONTROL DETAILS.
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INLET PROTECTION NOTE

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EROSION AND SEDIMENT CONTROL UTILITY INSTALLATION NOTES

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SOILS TABLE

SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL
GfB	GLADSTONE-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	B	NO
GfC	GLADSTONE-URBAN LAND COMPLEX, 8 TO 15 PERCENT SLOPES	B	NO
UuB	URBAN LAND - UDORTHENTS COMPLEX, 0 TO 8 PERCENT SLOPES	D	NO

ENGINEER'S CERTIFICATE

"I HEREBY 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 IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

SIGNATURE OF ENGINEER 7/29/13 DATE
MICHAEL J. GESELL, P.E.

DEVELOPER'S CERTIFICATE

"I/WE HEREBY 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 ONSITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."

WILDE LAKE BUSINESS TRUST
BY: OWL RETAIL HOLDINGS, LLC, ITS TRUSTEE
BY: KIMCO REALTY CORPORATION, ITS MANAGING MEMBER

BY: 7-29-13 DATE
NAME: WILBUR E. SIMMONS III
TITLE: VICE PRESIDENT

FOR REVISION 5 ONLY:
7/11/16

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
8/13/13
HOWARD SCD DATE

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/0 KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT # ~~12/43 & 19/44-46~~ 22510-22511
WATER CODE: E32
SEWER CODE: 5602500

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, PARCELS A-C
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF.: 1096m SITE AREA: 10.21 AC
~~FINAL PLAN APPROVED~~ DPZ REF.: SDP-13-046

30 15 7.5 0 30
1"= 30'

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 6/9/2015

APPROVED: DEPARTMENT OF PLANNING AND ZONING
8/29/13
CHIEF-DEVELOPMENT ENGINEERING DIVISION J.P. DATE
9/11/13
CHIEF-DIVISION OF LAND DEVELOPMENT DMF DATE
9/12/13
DIRECTOR DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

H:\06\KIMCO REALTY CORPORATION\MD06 9002 - WILDE LAKE, COLUMBIA\CAD\PLAN SETS\SITE DEVELOPMENT PLAN\MD069002EA2.DWG PRINTED BY: RST

BOHLER ENGINEERING
CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS
CORPORATE OFFICE: WARREN, NJ
OFFICES: SOUTHBOROUGH, MA; ALBANY, NY; RONKONKOMA, NY; CHALFONT, PA; CENTER VALLEY, PA; TAMPA, FL; BOWIE, MD; TOWSON, MD; STERLING, VA; WARRENTON, VA; FORT LAUDERDALE, FL; PHILADELPHIA, PA

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REVISIONS

REV	DATE	COMMENT	BY
5	02/1/16	REVISED BLDGS 2,3,& 4 USES AND PARKING CALCS	DSH

DIG WITH CARE — CALL BEFORE YOU DIG

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APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	1"=30'
CAD I.D.:	EA2

PROJECT: SITE DEVELOPMENT PLAN FOR KIMCO REALTY CORPORATION

LOCATION OF SITE
VILLAGE OF WILDE LAKE VILLAGE CENTER REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

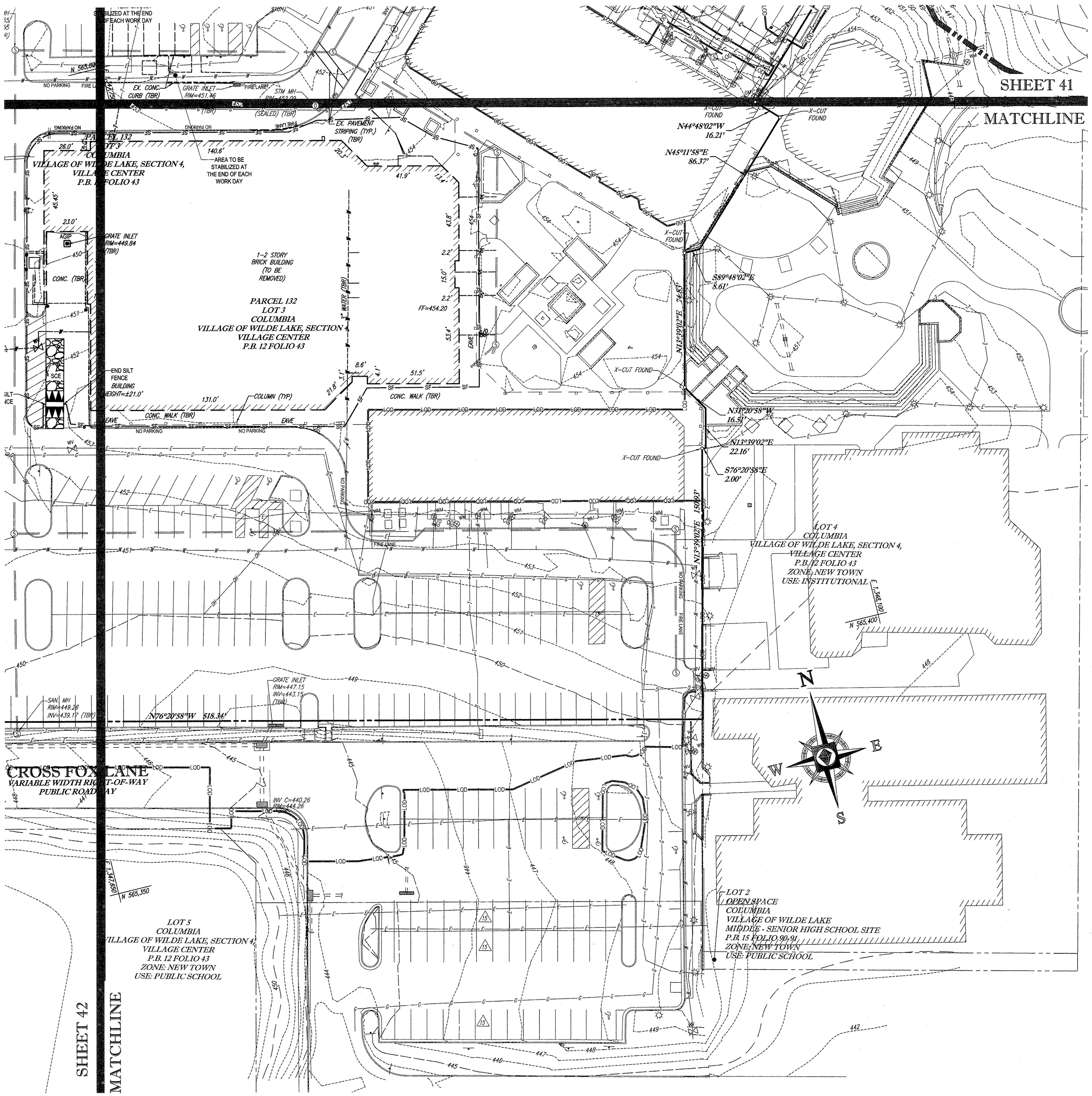
BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

M.J. GESELL
PROFESSIONAL ENGINEER
7/29/13

SHEET TITLE:
EROSION AND SEDIMENT CONTROL PLAN PHASE I EXISTING CONDITIONS/ DEMOLITION

SHEET NUMBER:
42
OF 91

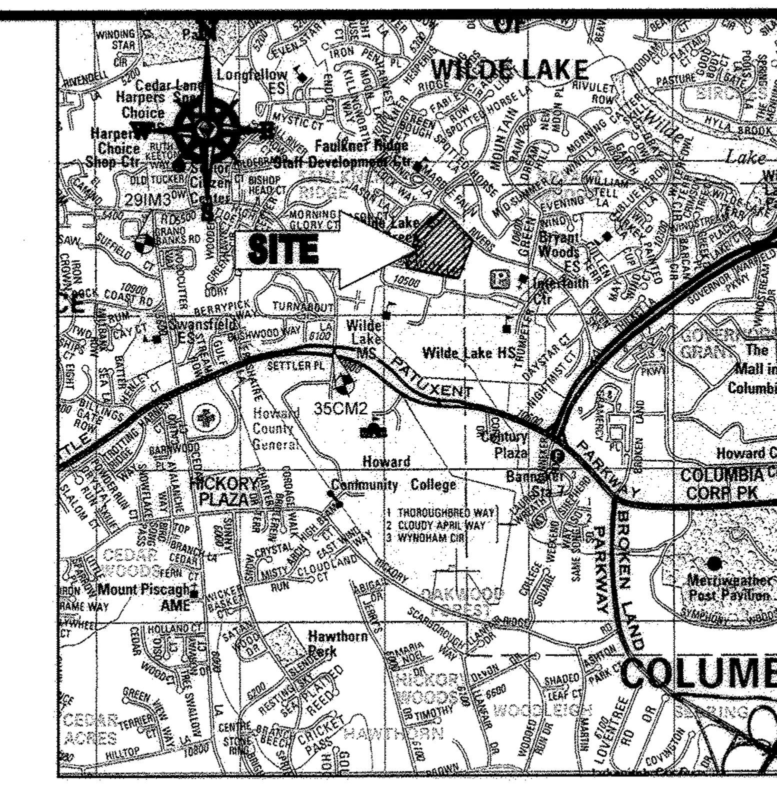
SDP-13-046



STANDARD SYMBOLS

FOR EROSION AND SEDIMENT CONTROL PRACTICES

TITLE	KEY	SYMBOL
STABILIZED STONE CONSTRUCTION ENTRANCE	CE	
SILT FENCE	SF	SF
SUPER SILT FENCE	SSF	SSF
AT GRADE INLET PROTECTION	AGIP	
STANDARD INLET PROTECTION	SIP	
RIP RAP		



LOCATION MAP

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PERMIT USE NO. 20602153-5
SCALE: 1"=2000'
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HOWARD COUNTY MONUMENT NO: 35CM2 ELEV. = 142.892
HOWARD COUNTY MONUMENT NO: 29IM3 ELEV. = 141.133

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EROSION AND SEDIMENT CONTROL UTILITY INSTALLATION NOTES

1. CONTRACTOR SHALL OPEN ONLY THAT SECTION OF TRENCH THAT CAN BE BACKFILLED AND STABILIZED EACH DAY. IF TRENCH MUST REMAIN OPEN LONGER THAN ONE DAY, SILT FENCE SHALL BE PLACED BELOW (DOWNSLOPE OF) TRENCH.
2. PLACE ALL EXCAVATED MATERIAL ON UPHILL SIDE OF TRENCH.
3. ANY SEDIMENT CONTROLS DISTURBED BY UTILITY CONSTRUCTION ARE TO BE REPAIRED IMMEDIATELY.
4. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROTECT PEDESTRIANS AT ALL TIMES DURING UNDERGROUND UTILITY CONSTRUCTION.

SOILS TABLE

SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL
GfB	GLADSTONE-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	B	NO
GfC	GLADSTONE-URBAN LAND COMPLEX, 8 TO 15 PERCENT SLOPES	B	NO
UuB	URBAN LAND - UDORTHENTS COMPLEX, 0 TO 8 PERCENT SLOPES	D	NO

ENGINEER'S CERTIFICATE

"I HEREBY 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 IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

7/29/13

SIGNATURE OF ENGINEER — DATE
MICHAEL J. GESELL, P.E.

DEVELOPER'S CERTIFICATE

"I/WE HEREBY 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 ONSITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."

WILDE LAKE BUSINESS TRUST
BY: OWL RETAIL HOLDINGS, LLC ITS TRUSTEE
BY: KIMCO REALTY CORPORATION, ITS MANAGING MEMBER

BY: — 7-29-13
NAME: WILBUR E. SIMMONS III — DATE
TITLE: VICE PRESIDENT

FOR REVISION 5 ONLY:

7/11/16

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

8/13/13
HOWARD SCD — DATE

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/0 KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT # ~~12/43 & 10/44~~ 22510-22511
WATER CODE: E32
SEWER CODE: 5602500

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, PARCELS A-C
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF.: 1096m SITE AREA: 10.21 AC
~~FINAL PLAN APPROVED: / /~~ DPZ REF.: SDP-13-046

30 15 7.5 0 30
1"= 30'

PROFESSIONAL CERTIFICATION

I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 6/9/2015

APPROVED: DEPARTMENT OF PLANNING AND ZONING

8/29/13
CHIEF-DEVELOPMENT ENGINEERING DIVISION — DATE
9/11/13
CHIEF-DIVISION OF LAND DEVELOPMENT — DATE
9/12/13
DIRECTOR — DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

H:\06\KIMCO REALTY CORPORATION\MD06 9002 - WILDE LAKE, COLUMBIA\CAD\PLAN SETS\SITE DEVELOPMENT PLAN\MD069002EA2.DWG PRINTED BY: RST

BOHLER ENGINEERING
CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS
CORPORATE OFFICE: ◆ WARREN, NJ
OFFICES: ◆ SOUTHBOROUGH, MA ◆ ALBANY, NY ◆ RONKONKOMA, NY ◆ CHALFONT, PA ◆ CENTER VALLEY, PA ◆ TAMPA, FL ◆ BOWIE, MD ◆ TOWSON, MD ◆ STERLING, VA ◆ WARRENTON, VA ◆ FORT LAUDERDALE, FL ◆ PHILADELPHIA, PA

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES © 2008 BOHLER ENGINEERING.

REVISIONS

REV	DATE	COMMENT	BY
5	02/1/16	REVISED BLDGS 2,3,4 USES AND PARKING CALCS	DSH

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. (IN VIRGINIA, MARYLAND, AND DELAWARE 811) (WV 1-800-245-4848) (PA 1-800-242-1776) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	1"=30'
CAD I.D.:	EA2

PROJECT: SITE DEVELOPMENT PLAN FOR KIMCO REALTY CORPORATION
LOCATION OF SITE
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

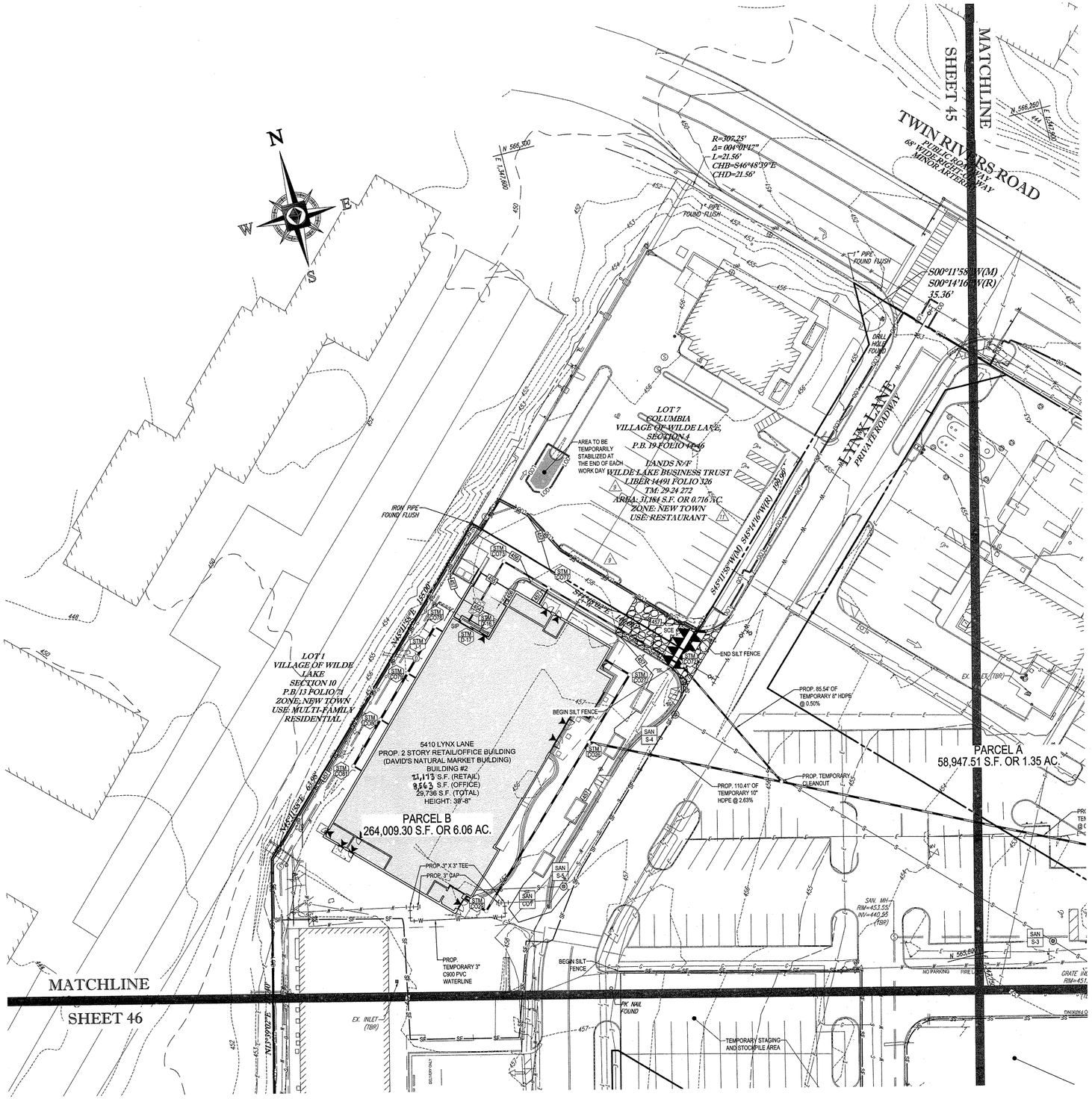
BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

M.J. GESELL
PROFESSIONAL ENGINEER
7/29/13

SHEET TITLE:
EROSION AND SEDIMENT CONTROL PLAN PHASE I EXISTING CONDITIONS/ DEMOLITION

SHEET NUMBER:

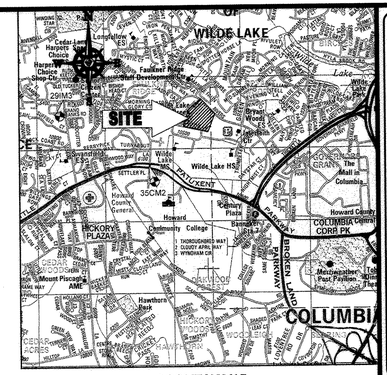
SDP-13-046



STANDARD SYMBOLS

FOR EROSION AND SEDIMENT CONTROL PRACTICES

TITLE	KEY	SYMBOL
STABILIZED STONE CONSTRUCTION ENTRANCE	(CE)	
SILT FENCE	(SF)	SF
SUPER SILT FENCE	(SSF)	SSF
AT GRADE INLET PROTECTION	(AGIP)	
STANDARD INLET PROTECTION	(SP)	
RIP RAP		



LOCATION MAP

COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=2000'
ADC MAP COORDINATES: 4934 / K5

BENCHMARK NOTE:

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. 35CM2 AND 29IM3 WERE USED FOR THIS PROJECT. HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY MONUMENT NOS. 35CM2 AND 29IM3 WERE USED FOR THIS PROJECT. GEODETIC CONTROL STATIONS:

HOWARD COUNTY MONUMENT NO: 35CM2 ELEV. = 142.892
HOWARD COUNTY MONUMENT NO: 29IM3 ELEV. = 141.133

NOTES:

1. REFER TO SHEETS 72 - 74 FOR SEQUENCE OF CONSTRUCTION, SEDIMENT CONTROL NOTES, AND SEDIMENT CONTROL DETAILS.
2. ALL PROPOSED WORK OUTSIDE OF PERIMETER CONTROLS SHALL BE STABILIZED AT THE END OF EACH WORK DAY.
3. CONTRACTOR TO MAINTAIN ACCESS TO EXISTING BUSINESSES AT ALL TIMES DURING CONSTRUCTION.
4. PROPOSED SILT FENCE IS TO BE CHANGED TO SUPER SILT FENCE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.

INLET PROTECTION NOTE

THE CONTRACTOR IS REQUIRED TO INSTALL INLET PROTECTION ON ALL STORM DRAIN INLETS WITH THE EXCEPTION OF THE FOLLOWING:

1) ANY INLET DIRECTLY OUTFALLING INTO A SEDIMENT TRAPPING DEVICE.
2) INLETS ON PRIVATE OR PUBLIC ROAD OPEN TO THE PUBLIC.

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EROSION AND SEDIMENT CONTROL UTILITY INSTALLATION NOTES

1. CONTRACTOR SHALL OPEN ONLY THAT SECTION OF TRENCH THAT CAN BE BACKFILLED AND STABILIZED EACH DAY. IF TRENCH MUST REMAIN OPEN LONGER THAN ONE DAY, SILT FENCE SHALL BE PLACED BELOW (DOWNSLOPE OF) TRENCH.
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SOILS TABLE

SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL
GfB	GLADSTONE-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	B	NO
GfC	GLADSTONE-URBAN LAND COMPLEX, 8 TO 15 PERCENT SLOPES	B	NO
UuB	URBAN LAND - UDORTHENTS COMPLEX, 0 TO 8 PERCENT SLOPES	D	NO

ENGINEER'S CERTIFICATE

"I HEREBY 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 IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

SIGNATURE OF ENGINEER — DATE 7/29/13
MICHAEL J. GESELL, P.E.

DEVELOPER'S CERTIFICATE

"I/WE HEREBY 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 HOWARD SOIL CONSERVATION DISTRICT."

WILDE LAKE BUSINESS TRUST
BY: OWL RETAIL HOLDINGS, LLC, ITS MANAGING MEMBER
BY: KIMCO REALTY CORPORATION, ITS MANAGING MEMBER
NAME: WILBUR E. SWANSON III — DATE 7.24.13
TITLE: VICE PRESIDENT

FOR REVISIONS ONLY:
7/1/16

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
HOWARD SCD — DATE 7/13/16

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3 WILDE LAKE BUSINESS TRUST C/O KIMCO REALTY CORPORATION 3333 NEW HYDE PARK ROAD NEW HYDE PARK, NY 11042 (410) 684-2000	
DEVELOPER: KIMCO REALTY CORPORATION 1954 GREENSPRING DRIVE, SUITE 330 TIMONIUM, MD 21093 (410) 684-2000 CONTACT: GREG REED	
SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE SECTION/AREA: SECTION 4 PLAT # ~~22369, 13411, 22370, 13211~~ WATER CODE: E32 SEWER CODE: 5602500	TAX MAP: 29 GRID: 24 ZONED: NT PARCELS: 272, PARCELS A-C 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND 2B REF.: 1096/m SITE AREA: 10.21 AC FINAL PLAN APPROVED ____ DPZ REF.: SDP-13-046

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF-DEVELOPMENT ENGINEERING DIVISION — DATE 7/29/13
CHIEF-DIVISION OF LAND DEVELOPMENT — DATE 7/31/13
DIRECTOR — DATE 8/12/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

30 15 7.5 0 30
1"= 30'

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 6/6/2015

BOHLER ENGINEERING
CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS
CORPORATE OFFICE:
◆ WARREN, NJ
OFFICES
◆ SOUTHBOROUGH, MA
◆ ALBANY, NY
◆ PHOENIXVILLE, PA
◆ CHANTILLY, VA
◆ CENTER VALLEY, PA
◆ RALEIGH, NC
◆ STOWE, MD
◆ TOWSON, MD
◆ WASHINGTON, DC
◆ WARRENTON, VA
◆ PORT LAUDERDALE, FL
◆ WOODBRIDGE, NJ

THE INFORMATION CONTAINED ON THIS DRAWING IS THE PROPERTY OF BOHLER ENGINEERING AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESS WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES. DO NOT SCALE PLANS OR DRAWINGS. ANY UNAUTHORIZED USE OF THESE PLANS AND DRAWINGS SHALL BE AT THE SOLE RISK OF THE USER AND WITHOUT LIABILITY TO BOHLER ENGINEERING

REVISIONS

REV	DATE	COMMENT	BY
5	07/16/13	REVISED BLDG #2 & ADDED NOTES AND PHASING	DSH

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTHS SURFACE ANYWHERE IN THE STATE.
(IN VIRGINIA, MARYLAND, AND DELAWARE 811)
(WV 1-800-245-4848) (PA 1-800-242-1776)
(VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.:	MD09002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	1"=30'
CAD I.D.:	EA2

PROJECT:
SITE DEVELOPMENT PLAN
FOR
KIMCO REALTY CORPORATION
LOCATION OF SITE
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

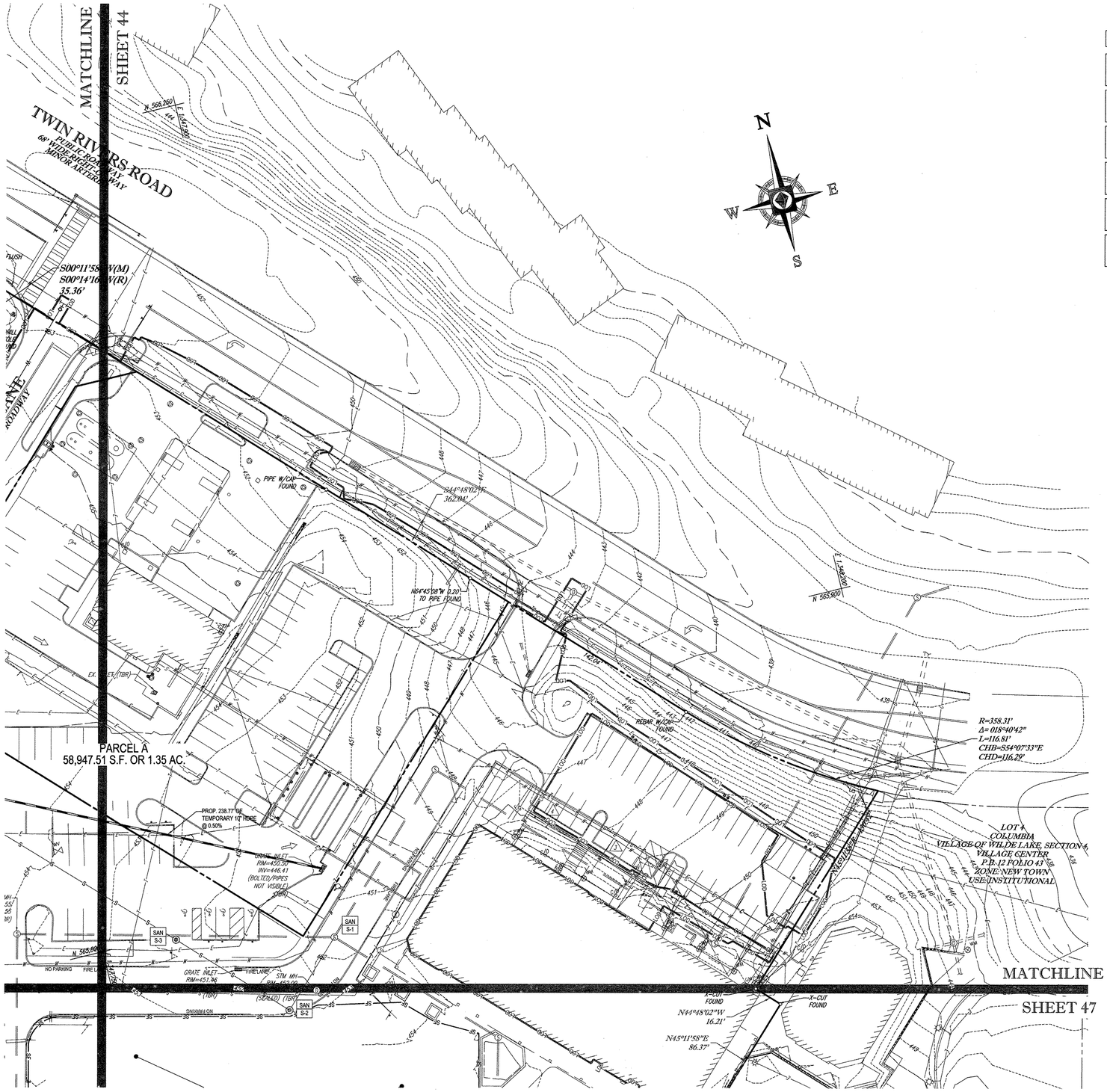
BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

MICHAEL J. GESELL — PROFESSIONAL ENGINEER — 44097 — PROFESSIONAL ENGINEER — 7/29/13

SHEET TITLE:
EROSION AND SEDIMENT CONTROL PLAN PHASE I PROPOSED CONDITION

SHEET NUMBER:
44
OF 91

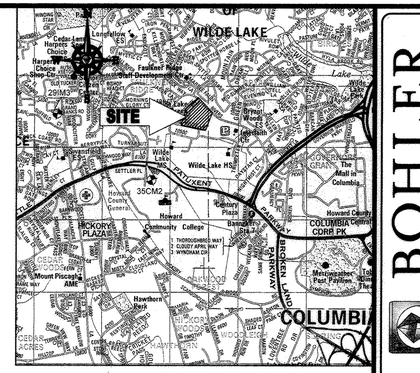
SDP-13-046



STANDARD SYMBOLS

FOR EROSION AND SEDIMENT CONTROL PRACTICES

TITLE	KEY	SYMBOL
STABILIZED STONE CONSTRUCTION ENTRANCE	CE	
SILT FENCE	SF	SF
SUPER SILT FENCE	SSF	SSF
AT GRADE INLET PROTECTION	AGIP	
STANDARD INLET PROTECTION	SIP	
RIP RAP		



LOCATION MAP

COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=2000'
ADC MAP COORDINATES: 4934 / K5

BENCHMARK NOTE:

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HOWARD COUNTY MONUMENT NO: 35CM2 ELEV. = 142.892
HOWARD COUNTY MONUMENT NO: 29IM3 ELEV. = 141.133

NOTES:

1. REFER TO SHEETS 72 - 74 FOR SEQUENCE OF CONSTRUCTION, SEDIMENT CONTROL NOTES, AND SEDIMENT CONTROL DETAILS.
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SOILS TABLE

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GfC	GLADSTONE-URBAN LAND COMPLEX, 8 TO 15 PERCENT SLOPES	B	NO
UuB	URBAN LAND - UDORTHENTS COMPLEX, 0 TO 8 PERCENT SLOPES	D	NO

ENGINEER'S CERTIFICATE

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SIGNATURE OF ENGINEER — DATE 7/29/13
MICHAEL J. GESELL, P.E.

DEVELOPER'S CERTIFICATE

"I/WE HEREBY 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 ONSITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."

WILDE LAKE BUSINESS TRUST
BY: OWL RETAIL HOLDINGS, LLC, ITS SOLE MEMBER
BY: KIMCO REALTY CORPORATION, ITS MANAGING MEMBER
BY: WILBUR E. SIMONS III — DATE 7-29-13
TITLE: VICE PRESIDENT

FOR REVISION 5 ONLY:

7/11/16

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

HOWARD SCD — DATE 7/29/13

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE SECTION/AREA: SECTION 4 PLAT # 22343 & 22344 WATER CODE: E32 SEWER CODE: 5602500	OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3 WILDE LAKE BUSINESS TRUST C/O KIMCO REALTY CORPORATION 3333 NEW HYDE PARK ROAD NEW HYDE PARK, NY 11042 (410) 684-2000 DEVELOPER: KIMCO REALTY CORPORATION 1954 GREENSPRING DRIVE, SUITE 330 TIMONIUM, MD 21093 (410) 684-2000 CONTACT: GREG REED TAX MAP: 29 GRID: 24 ZONED: NT PARCELS: 272, PARCELS A-C 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND 2B REF.: 1096m SITE AREA: 10.21 AC FINAL PLAT APPROVED — DPZ REF.: SDP-13-046

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF-DEVELOPMENT ENGINEERING DIVISION — DATE 7/29/13
CHIEF-DIVISION OF LAND DEVELOPMENT — DATE 7/11/13
DIRECTOR — DATE 7/29/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

30 15 7.5 0 30
1"= 30'

PROFESSIONAL CERTIFICATION
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H:\DRK\KIMCO REALTY CORPORATION\MD\08 9002 - WILDE LAKE, COLUMBIA\ACAD\PLAN SET\SITE DEVELOPMENT PLAN\MD08900205A2.DWG PRINTED BY: RST

BOHLER ENGINEERING

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

CORPORATE OFFICE:
◆ WARREN, NJ

◆ SOUTHBOROUGH, MA
◆ ALBANY, NY
◆ CHALFONT, PA
◆ CHARLOTTE, NC
◆ TAMPA, FL

◆ ROWE, MD
◆ TOWSON, MD
◆ ELLICOTT CITY, MD
◆ WARRENTON, VA
◆ FORT LAUDERDALE, FL
◆ PORT ST. LUCIE, FL

THE INFORMATION, DESIGNS AND CONCEPTS OF THIS PLAN ARE PROTECTED BY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE CONSIDERED FOR CONSTRUCTION PURPOSES. ANY UNAUTHORIZED USE OF THESE PLANS SHALL BE CONSIDERED AN ILLEGAL ACT.

REVISIONS

REV	DATE	COMMENT	BY
5	07/29/13	REVISED BLDGS 2,3,4 & 6 TO USES AND PARKING CALCS	DJM

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.
(IN VIRGINIA, MARYLAND, AND DELAWARE 811)
(WV 1-800-245-4848) (PA 1-800-242-1776)
(VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.:	MD09002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	1"=30'
CAD I.D.:	EA2

PROJECT:
SITE DEVELOPMENT PLAN
FOR
KIMCO REALTY CORPORATION
LOCATION OF SITE
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

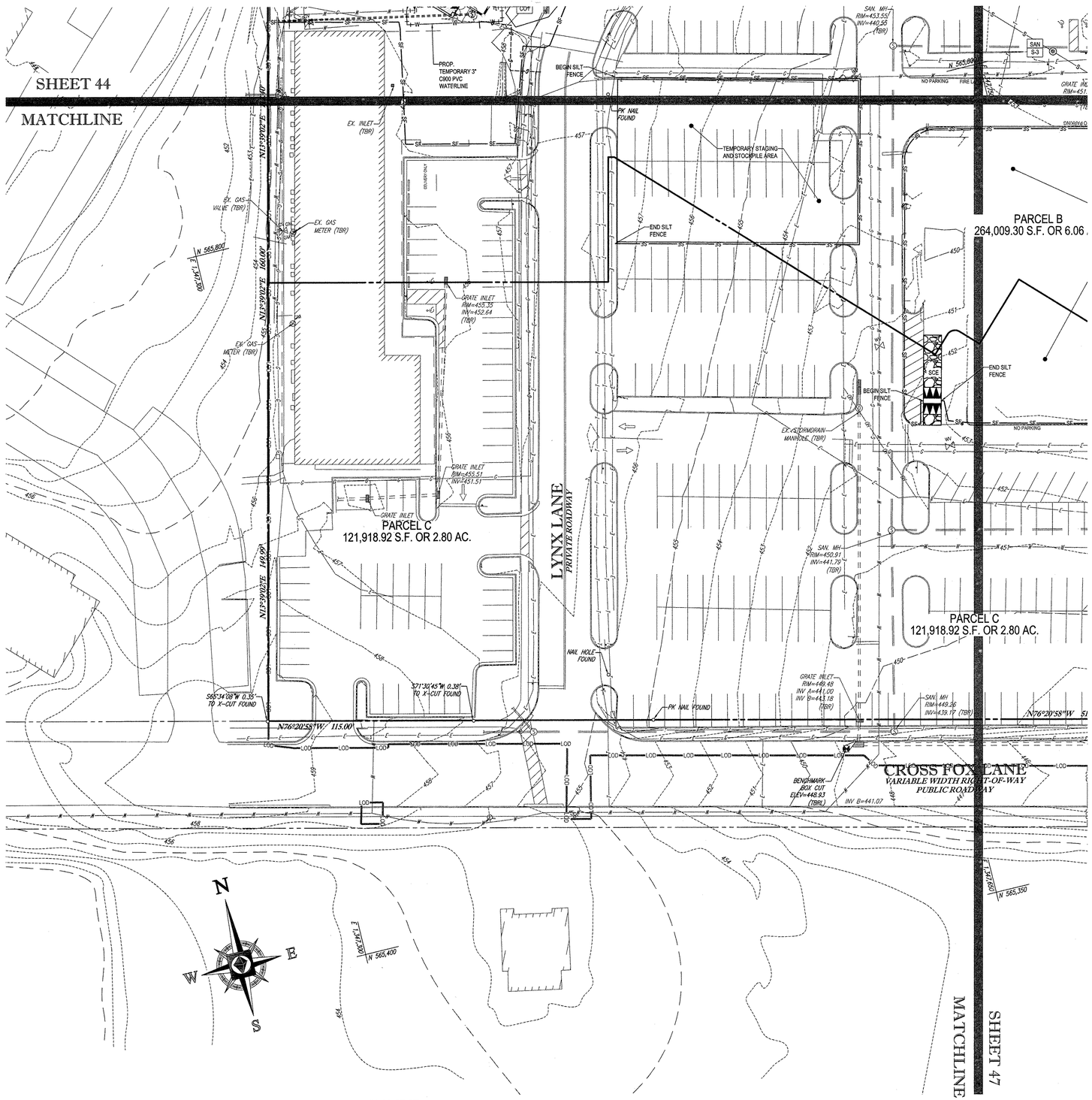
BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

M. J. GESELL — PROFESSIONAL ENGINEER — 7/29/13

SHEET TITLE:
EROSION AND SEDIMENT CONTROL PLAN PHASE I PROPOSED CONDITION

SHEET NUMBER:
45
OF 91

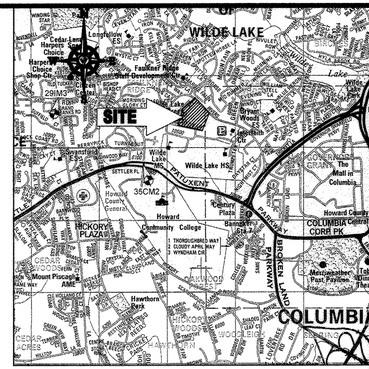
SDP-13-046



STANDARD SYMBOLS

FOR EROSION AND SEDIMENT CONTROL PRACTICES

TITLE	KEY	SYMBOL
STABILIZED STONE CONSTRUCTION ENTRANCE	CE	
SILT FENCE	SF	SF
SUPER SILT FENCE	SSF	SSF
AT GRADE INLET PROTECTION	AGP	
STANDARD INLET PROTECTION	SP	
RIP RAP		



LOCATION MAP

COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=2000'
ADC MAP COORDINATES: 4934 / K5

BENCHMARK NOTE:

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. 35CM2 AND 29IM3 WERE USED FOR THIS PROJECT. HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY MONUMENT NOS. 35CM2 AND 29IM3 WERE USED FOR THIS PROJECT. GEODETIC CONTROL STATIONS.

HOWARD COUNTY MONUMENT NO: 35CM2 ELEV. = 142.892
HOWARD COUNTY MONUMENT NO: 29IM3 ELEV. = 141.133

NOTES:

1. REFER TO SHEETS 72 - 74 FOR SEQUENCE OF CONSTRUCTION, SEDIMENT CONTROL NOTES, AND SEDIMENT CONTROL DETAILS.
2. ALL PROPOSED WORK OUTSIDE OF PERIMETER CONTROLS SHALL BE STABILIZED AT THE END OF EACH WORK DAY.
3. CONTRACTOR TO MAINTAIN ACCESS TO EXISTING BUSINESSES AT ALL TIMES DURING CONSTRUCTION.
4. PROPOSED SILT FENCE IS TO BE CHANGED TO SUPER SILT FENCE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.

INLET PROTECTION NOTE

THE CONTRACTOR IS REQUIRED TO INSTALL INLET PROTECTION ON ALL STORM DRAIN INLETS WITH THE EXCEPTION OF THE FOLLOWING:

1) ANY INLET DIRECTLY OUTFALLING INTO A SEDIMENT TRAPPING DEVICE.
2) INLETS ON PRIVATE OR PUBLIC ROAD OPEN TO THE PUBLIC.

ALL INLET PROTECTION WILL BE INSTALLED AS DIRECTED BY THE INSPECTOR IN ACCORDANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, PAGE E.23. THE REMOVAL OF ANY INLET PROTECTION DEVICES WILL REQUIRE APPROVAL FROM THE INSPECTOR.

EROSION AND SEDIMENT CONTROL UTILITY INSTALLATION NOTES

1. CONTRACTOR SHALL OPEN ONLY THAT SECTION OF TRENCH THAT CAN BE BACKFILLED AND STABILIZED EACH DAY. IF TRENCH MUST REMAIN OPEN LONGER THAN ONE DAY, SILT FENCE SHALL BE PLACED BELOW (DOWNSLOPE OF) TRENCH.
2. PLACE ALL EXCAVATED MATERIAL ON UPHILL SIDE OF TRENCH.
3. ANY SEDIMENT CONTROLS DISTURBED BY UTILITY CONSTRUCTION ARE TO BE REPAIRED IMMEDIATELY.
4. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROTECT PEDESTRIANS AT ALL TIMES DURING UNDERGROUND UTILITY CONSTRUCTION.

SOILS TABLE

SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL
GfB	GLADSTONE-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	B	NO
GfC	GLADSTONE-URBAN LAND COMPLEX, 8 TO 15 PERCENT SLOPES	B	NO
UuB	URBAN LAND - UDORTHENTS COMPLEX, 0 TO 8 PERCENT SLOPES	D	NO

ENGINEER'S CERTIFICATE

"I HEREBY 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 IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

SIGNATURE OF ENGINEER: 7/29/13 DATE
MICHAEL J. GESELL, P.E.

DEVELOPER'S CERTIFICATE

"I/WE HEREBY 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 HOWARD SOIL CONSERVATION DISTRICT."

BY: WILDE LAKE BUSINESS TRUST
BY: OWL RETAIL HOLDINGS, LLC, ITS TRUSTEE
BY: KIMCO REALTY CORPORATION, ITS MANAGER
NAME: WILBUR E. SIMMONS 7-29-13
TITLE: VICE PRESIDENT DATE

FOR REVISION 5 ONLY:

7/1/16

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

HOWARD SCD DATE 8/8/16

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3 WILDE LAKE BUSINESS TRUST C/O KIMCO REALTY CORPORATION 3333 NEW HYDE PARK ROAD NEW HYDE PARK, NY 11042 (410) 684-2000	
DEVELOPER:	KIMCO REALTY CORPORATION 1954 GREENSPRING DRIVE, SUITE 330 TIMONIUM, MD 21093 (410) 584-2000 CONTACT: GREG REED
SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE SECTION/AREA: SECTION 4 PLAT # [illegible] WATER CODE: E32 SEWER CODE: S602500	TAX MAP: 29 GRID: 24 ZONED: NT PARCELS: 272, PARCELS A-C 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND ZB REF.: 1096m SITE AREA: 10.21 AC ~~FINAL PLAN APPROVED~~ DPZ REF.: SDP-13-046

30 15 7.5 0 30
1"= 30'

PROFESSIONAL CERTIFICATION

I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 6/9/2015

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF-DEVELOPMENT ENGINEERING DIVISION — DATE 8/2/13
CHIEF-DIVISION OF LAND DEVELOPMENT — DATE 9/11/13
DIRECTOR — DATE 9/16/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

H:\0969\KIMCO REALTY CORPORATION\MD06 9002 - WILDE LAKE, COLUMBIA\CADD\PLAN SET\SITE DEVELOPMENT PLAN\MD06900EA2.DWG PRINTED BY: RST

BOHLER ENGINEERING

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

CORPORATE OFFICE:
♦ WARREN, NJ

♦ BOWIE, MD
♦ SOUTHBOROUGH, MA
♦ TOWSON, MD
♦ ALBANY, NY
♦ WILMINGTON, NC
♦ CHALFONT, PA
♦ WARRENTON, VA
♦ MECHANICSVILLE, PA
♦ TAMPA, FL
♦ PHILADELPHIA, PA

THE INFORMATION, DESIGN AND CONCEPTS OF THIS PLAN ARE PROPRIETARY AT ALL TIMES AND SHALL NOT BE USED IN ANY MANNER WHATSOEVER, NOR DISCLOSED TO OTHERS WITHOUT WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING. ANY UNAUTHORIZED USE OF THESE CONCEPTS SHALL BE AT THE SOLE RISK OF SAID USER AND WITHOUT LIABILITY TO BOHLER ENGINEERING.

REVISIONS

REV	DATE	COMMENT	BY
5	07/1/16	REVISED BLDG'S 2 & 3 DESIGN AND PARKING	CAT/S

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(VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	1"=30'
CAD I.D.:	EA2

PROJECT:
SITE DEVELOPMENT PLAN
FOR
KIMCO REALTY CORPORATION
LOCATION OF SITE
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

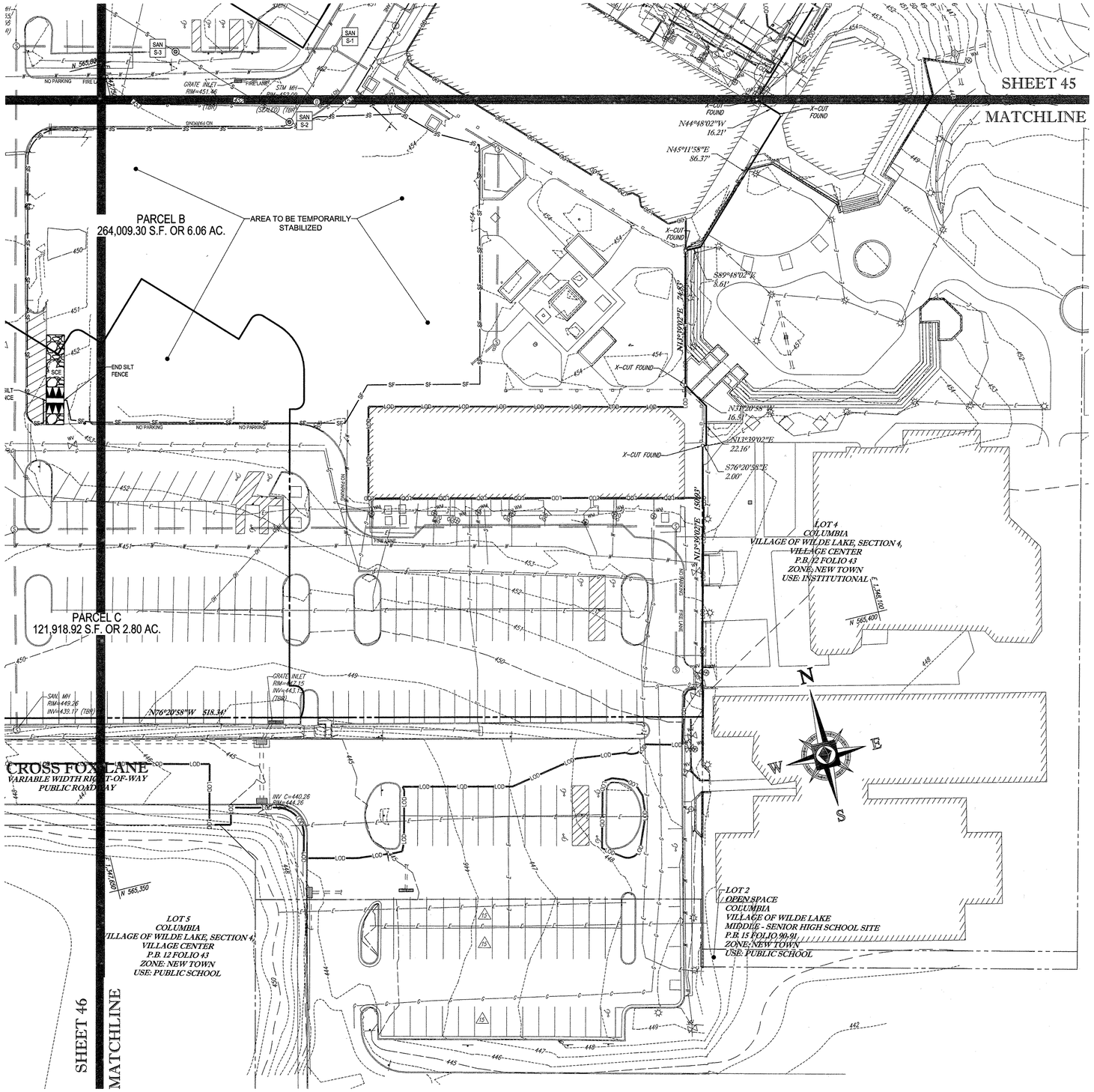
BOHLER ENGINEERING
901 DULANEY VALLEY ROAD,
SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

MICHAEL J. GESELL — PROFESSIONAL ENGINEER — 44097 — NATIONAL ENGINEERING — 7/29/13

SHEET TITLE:
EROSION AND SEDIMENT CONTROL PLAN PHASE I PROPOSED CONDITION

SHEET NUMBER:
46
OF 91

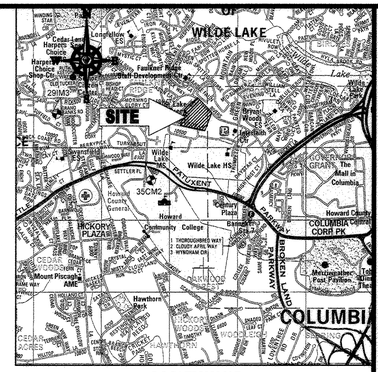
SDP-13-046



STANDARD SYMBOLS

FOR EROSION AND SEDIMENT CONTROL PRACTICES

TITLE	KEY	SYMBOL
STABILIZED STONE CONSTRUCTION ENTRANCE	(CE)	
SILT FENCE	(SF)	SF
SUPER SILT FENCE	(SSF)	SSF
AT GRADE INLET PROTECTION	(AGIP)	
STANDARD INLET PROTECTION	(SIP)	
RIP RAP		



LOCATION MAP

COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=2000'
ADC MAP COORDINATES: 4934 / K5

BENCHMARK NOTE:

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HOWARD COUNTY MONUMENT NO: 35CM2 ELEV. = 142.892
HOWARD COUNTY MONUMENT NO: 29IM3 ELEV. = 141.133

NOTES:

1. REFER TO SHEETS 72 - 74 FOR SEQUENCE OF CONSTRUCTION, SEDIMENT CONTROL NOTES, AND SEDIMENT CONTROL DETAILS.
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EROSION AND SEDIMENT CONTROL UTILITY INSTALLATION NOTES

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SOILS TABLE

SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL
GfB	GLADSTONE-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	B	NO
GfC	GLADSTONE-URBAN LAND COMPLEX, 8 TO 15 PERCENT SLOPES	B	NO
UuB	URBAN LAND - UDORTHENTS COMPLEX, 0 TO 8 PERCENT SLOPES	D	NO

ENGINEER'S CERTIFICATE

"I HEREBY 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 IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

SIGNATURE OF ENGINEER — DATE 7/29/13
MICHAEL J. GESELL, P.E.

DEVELOPER'S CERTIFICATE

"I/WE HEREBY 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 ONSITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."

WILDE LAKE BUSINESS TRUST
A CIVIL RETAIL HOUSING TRUST ITS TRUSTEE
BY: KIMCO REALTY CORPORATION, ITS MANAGER — 7-29-13
NAME: WILBUR L. SIMONS — DATE
TITLE: VICE PRESIDENT

FOR REVISION 5 ONLY:
7/11/16

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
HOWARD SCD — DATE 7/29/13

OWNER: PARCEL 272, LOTS 3-5 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/O KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT # ~~27243, 27244, 27245, 27246~~
WATER CODE: E32
SEWER CODE: 5602500

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, PARCELS A-C
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF.: 1096m SITE AREA: 10.21 AC
~~FINAL PLAN APPROVED:~~ DPZ REF.: SDP-13-046

30 15 7.5 0 30
1"= 30'

PROFESSIONAL CERTIFICATION

I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 6/9/2015

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 7/29/13
CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 7/11/13
DIRECTOR — DATE 7/29/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

GENERAL NOTE:
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H:\06K\KIMCO REALTY CORPORATION\MD06 9002 - WILDE LAKE, COLUMBIA\CAD\PLAN SET\SITE DEVELOPMENT PLANS\MD069002EA2.DWG PRINTED BY: RST

BOHLER ENGINEERING

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

CORPORATE OFFICE:
◆ WARREN, NJ

◆ BOWIE, MD
◆ TOWSON, MD
◆ ANNAPOLIS, MD
◆ SOUTHBOROUGH, MA
◆ ALBANY, NY
◆ ROCHESTER, NY
◆ CHALFONT, PA
◆ WARRENTON, VA
◆ WILKES-BARRE, PA
◆ PHILADELPHIA, PA
◆ CHARLOTTE, NC
◆ TAMPA, FL
◆ FREDERICK, MD
◆ HARRISBURG, PA
◆ PITTSBURGH, PA
◆ ORLANDO, FL

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REVISIONS

REV	DATE	COMMENT	BY
5	07.1.16	REVISED BLDGS 4,5,6 USES AND PARKING CALCS	DJM

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APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	1"=30'
CAD I.D.:	EA2

PROJECT:

SITE DEVELOPMENT PLAN

FOR

KIMCO REALTY CORPORATION

LOCATION OF SITE
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD

GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

M. J. GESELL — PROFESSIONAL ENGINEER — 44097 — 7/29/13

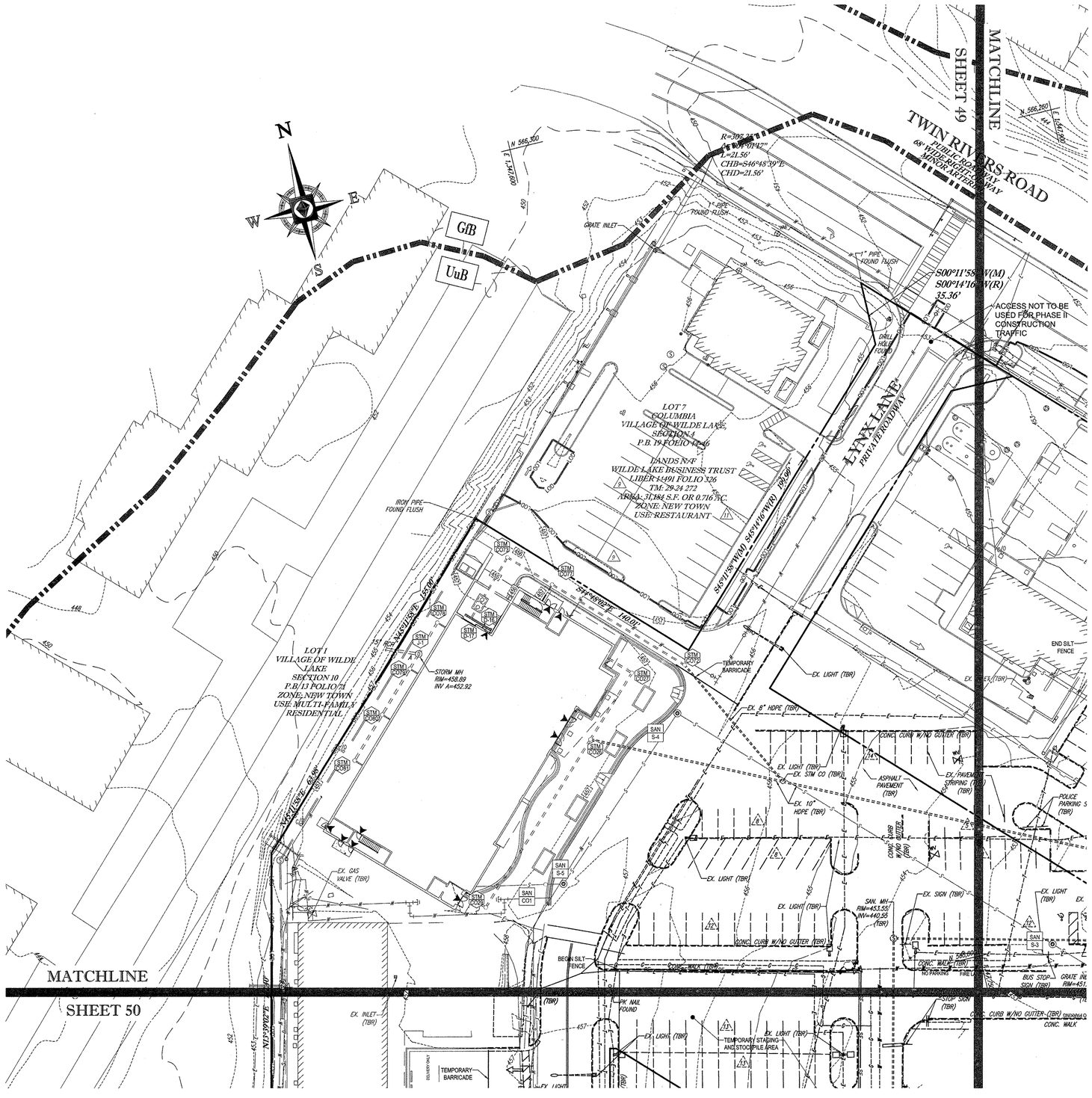
SHEET TITLE:

EROSION AND SEDIMENT CONTROL PLAN PHASE I PROPOSED CONDITION

SHEET NUMBER:

47
OF 91

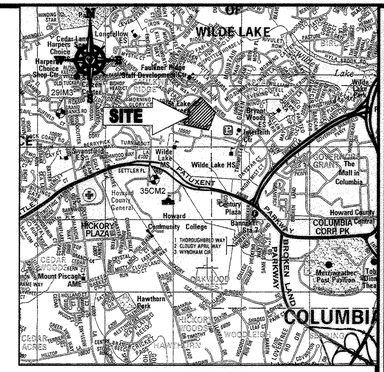
SDP-13-046



STANDARD SYMBOLS

FOR EROSION AND SEDIMENT CONTROL PRACTICES

TITLE	KEY	SYMBOL
STABILIZED STONE CONSTRUCTION ENTRANCE	CE	
SILT FENCE	SF	SF
SUPER SILT FENCE	SSF	SSF
AT GRADE INLET PROTECTION	AGIP	
STANDARD INLET PROTECTION	SIP	
RIP RAP		



LOCATION MAP

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PERMIT USE NO. 20902153-S
SCALE: 1"=2000'
ADC MAP COORDINATES: 4934 / K5

BENCHMARK NOTE:

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HOWARD COUNTY MONUMENT NO: 35CM2 ELEV. = 142.892
HOWARD COUNTY MONUMENT NO: 29IM3 ELEV. = 141.133

NOTES:

1. REFER TO SHEETS 72 - 74 FOR SEQUENCE OF CONSTRUCTION, SEDIMENT CONTROL NOTES, AND SEDIMENT CONTROL DETAILS.
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INLET PROTECTION NOTE

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4. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROTECT PEDESTRIANS AT ALL TIMES DURING UNDERGROUND UTILITY CONSTRUCTION.

SOILS TABLE

SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL
GfB	GLADSTONE-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	B	NO
GfC	GLADSTONE-URBAN LAND COMPLEX, 8 TO 15 PERCENT SLOPES	B	NO
UuB	URBAN LAND - UDORTHENTS COMPLEX, 0 TO 8 PERCENT SLOPES	D	NO

ENGINEER'S CERTIFICATE

"I HEREBY 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 IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

SIGNATURE OF ENGINEER — DATE 7/29/13
MICHAEL J. GESELL, P.E.

DEVELOPER'S CERTIFICATE

"I/WE HEREBY 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 HOWARD SOIL CONSERVATION DISTRICT."

WILDE LAKE BUSINESS TRUST
BY: KIMCO REALTY CORPORATION, ITS TRUSTEE — DATE SEPTEMBER
NAME: WILBUR E. SIMMONS III
TITLE: VICE PRESIDENT — DATE 7-29-13

FOR REVISION 5 ONLY:
7/11/16

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
HOWARD SCD — DATE 3/13/13

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF-DEVELOPMENT ENGINEERING DIVISION — DATE 7/11/16
CHIEF-DIVISION OF LAND DEVELOPMENT — DATE 7/11/16
DIRECTOR — DATE 7/12/16

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

GENERAL NOTE
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. WORK, SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS REFERENCED IN THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

30 15 7.5 0 30
1"= 30'

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 6/8/2015

BOHLER ENGINEERING
CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS
CORPORATE OFFICE: ◆ WARREN, NJ
OFFICES: ◆ BOWIE, MD ◆ SOUTHBOROUGH, MA ◆ CHICAGO, IL ◆ ROWLEY, MA ◆ HOUSTON, TX ◆ ROANOKE, VA ◆ STERLING, VA ◆ PITTSBURGH, PA ◆ CENTER VALLEY, PA ◆ PORT LAUDERDALE, FL ◆ TAMPA, FL ◆ PHILADELPHIA, PA
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF BOHLER ENGINEERING. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING IS PROHIBITED. ANY USE OF THIS DRAWING FOR ANY PURPOSE OTHER THAN THE SPECIFIC APPLICATION AND PROJECT SPECIFIED IN THE AUTHORIZATION TO PROCEED IS PROHIBITED. THIS DRAWING IS INCOMPLETE AND VOID UNLESS ALL PAGES ARE SIGNED AND SEALED.

REVISIONS

REV	DATE	COMMENT	BY
5	07/11/16	REVISED SHEETS 2, 3, 4 & 5 AS USES AND PHASE LINE CHANGED	DSH

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. (IN VIRGINIA, MARYLAND, AND DELAWARE 811)
(WV 1-800-245-4848) (PA 1-800-242-1776)
(VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.:	MD69002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	1"=30'
CAD I.D.:	EB2

PROJECT:
SITE DEVELOPMENT PLAN
FOR
KIMCO REALTY CORPORATION
LOCATION OF SITE
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

MICHAEL J. GESELL — PROFESSIONAL ENGINEER — 44097 — PERSONAL ENGINEER
7/29/13

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/O KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

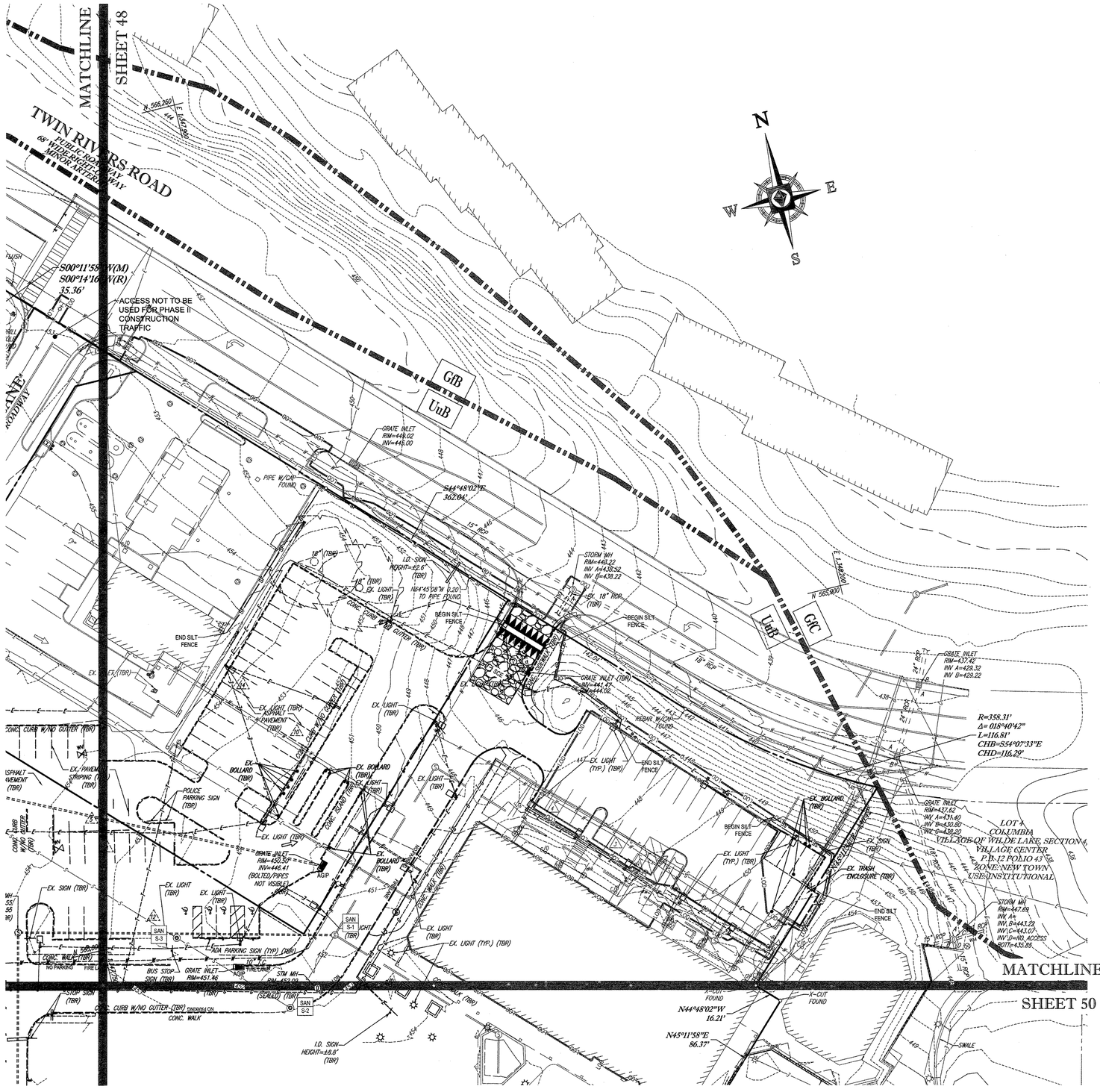
SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT # ~~22168 & 22169~~ 23510-23514
WATER CODE: E32
SEWER CODE: 9602500

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, PARCELS A-C
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF.: 1096m SITE AREA: 10.21 AC
~~FINAL PLAN APPROVED~~ DPZ REF.: SDP-13-046

SHEET TITLE:
EROSION AND SEDIMENT CONTROL PLAN PHASE II EXISTING CONDITIONS/ DEMOLITION

SHEET NUMBER:
48
OF 91

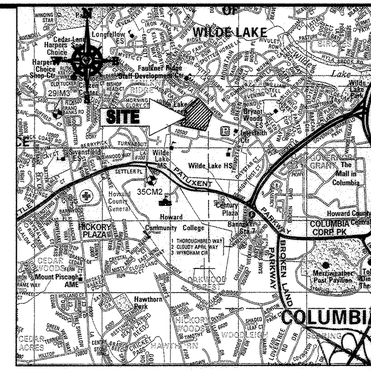
SDP-13-046



STANDARD SYMBOLS

FOR EROSION AND SEDIMENT CONTROL PRACTICES

TITLE	KEY	SYMBOL
STABILIZED STONE CONSTRUCTION ENTRANCE	CE	
SILT FENCE	SF	SF
SUPER SILT FENCE	SSF	SSF
AT GRADE INLET PROTECTION	AGIP	
STANDARD INLET PROTECTION	SP	
RIP RAP		



LOCATION MAP

COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=2000'
ADC MAP COORDINATES: 4934 / K5

BENCHMARK NOTE:

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. 35CM2 AND 29IM3 WERE USED FOR THIS PROJECT. HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY MONUMENT NOS. 35CM2 AND 29IM3 WERE USED FOR THIS PROJECT. GEODETIC CONTROL STATIONS:

HOWARD COUNTY MONUMENT NO. 35CM2 ELEV. = 142.892
HOWARD COUNTY MONUMENT NO. 29IM3 ELEV. = 141.133

NOTES:

1. REFER TO SHEETS 72 - 74 FOR SEQUENCE OF CONSTRUCTION, SEDIMENT CONTROL NOTES, AND SEDIMENT CONTROL DETAILS.
2. ALL PROPOSED WORK OUTSIDE OF PERIMETER CONTROLS SHALL BE STABILIZED AT THE END OF EACH WORK DAY.
3. CONTRACTOR TO MAINTAIN ACCESS TO EXISTING BUSINESSES AT ALL TIMES DURING CONSTRUCTION.
4. PROPOSED SILT FENCE IS TO BE CHANGED TO SUPER SILT FENCE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.

INLET PROTECTION NOTE

THE CONTRACTOR IS REQUIRED TO INSTALL INLET PROTECTION ON ALL STORM DRAIN INLETS WITH THE EXCEPTION OF THE FOLLOWING:

1) ANY INLET DIRECTLY OUTFALLING INTO A SEDIMENT TRAPPING DEVICE.
2) INLETS ON PRIVATE OR PUBLIC ROAD OPEN TO THE PUBLIC.

ALL INLET PROTECTION WILL BE INSTALLED AS DIRECTED BY THE INSPECTOR IN ACCORDANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, PAGE E.23. THE REMOVAL OF ANY INLET PROTECTION DEVICES WILL REQUIRE APPROVAL FROM THE INSPECTOR.

EROSION AND SEDIMENT CONTROL UTILITY INSTALLATION NOTES

1. CONTRACTOR SHALL OPEN ONLY THAT SECTION OF TRENCH THAT CAN BE BACKFILLED AND STABILIZED EACH DAY. IF TRENCH MUST REMAIN OPEN LONGER THAN ONE DAY, SILT FENCE SHALL BE PLACED BELOW (DOWNSLOPE OF) TRENCH.
2. PLACE ALL EXCAVATED MATERIAL ON UPHILL SIDE OF TRENCH.
3. ANY SEDIMENT CONTROLS DISTURBED BY UTILITY CONSTRUCTION ARE TO BE REPAIRED IMMEDIATELY.
4. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROTECT PEDESTRIANS AT ALL TIMES DURING UNDERGROUND UTILITY CONSTRUCTION.

SOILS TABLE

SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL
GfB	GLADSTONE-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	B	NO
GfC	GLADSTONE-URBAN LAND COMPLEX, 8 TO 15 PERCENT SLOPES	B	NO
UuB	URBAN LAND - UDORTHENTS COMPLEX, 0 TO 8 PERCENT SLOPES	D	NO

ENGINEER'S CERTIFICATE

"I HEREBY 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 IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

SIGNATURE OF ENGINEER — DATE 7/29/13
MICHAEL J. GESSELL, P.E.

DEVELOPER'S CERTIFICATE

"I/WE HEREBY 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 ONSITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."

WILDE LAKE BUSINESS TRUST
BY: KIMCO REALTY CORPORATION, ITS MANAGING MEMBER
NAME: WILLIAM J. ADDISON IV — DATE 7-29-13
TITLE: VICE PRESIDENT

FOR REVISION 5 ONLY:

7/10/13

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

Cathi K. Robertson 8/12/13
HOWARD SCD — DATE

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/O KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT # ~~22343-5-10, 14, 23510 - 23511~~
WATER CODE: E32
SEWER CODE: 9502500

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, PARCELS A-C
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF.: 1096-M SITE AREA: 10.21 AC
~~FINAL PLAN APPROVED~~ DPZ REF.: SDP-13-046

30 15 7.5 0 30
1"= 30'

PROFESSIONAL CERTIFICATION

I, MICHAEL J. GESSELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 44097, EXPIRATION DATE: 8/9/2015

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF-DEVELOPMENT ENGINEERING DIVISION — DATE 8/23/13
CHIEF-DIVISION OF LAND DEVELOPMENT — DATE 9/12/13
DIRECTOR — DATE 9/12/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

H:\2009\MCO REALTY CORPORATION\MD08 8003 - WILDE LAKE, COLUMBIA\CAD\PLAN SET\SITE DEVELOPMENT PLAN\MD059002SE02.DWG PRINTED BY: RST

BOHLER ENGINEERING

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

CORPORATE OFFICE:
♦ WARREN, NJ

♦ BOWIE, MD
♦ TOWSON, MD
♦ ELLICOTT CITY, MD
♦ WARRENTON, VA
♦ FREDERICKSBURG, VA
♦ PORT JEFFERSON, NY
♦ SOUTHBOROUGH, MA
♦ ALBANY, NY
♦ ROCHESTER, NEW YORK, NY
♦ CHALFONT, PA
♦ KING OF PRUSSIA, PA
♦ CHARLOTTE, NC
♦ TAMPA, FL

THE INFORMATION, DESIGNS AND CONCEPTS OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED IN ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING. ONE HUNDRED (100) PERCENT REPRODUCTIONS OF THIS PLAN SHALL BE ACCEPTED FOR CONSTRUCTION PURPOSES (SEPIA PRINTS NOT ACCEPTABLE).

REVISIONS

REV	DATE	COMMENT	BY
5	7/10/13	REVISED PLOTS 2, 3, 4 PLOT 6 ADDED AND PARKING CALC	

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE:
(IN VIRGINIA, MARYLAND, AND DELAWARE 811)
(WV 1-800-245-4848) (PA 1-800-242-1776)
(VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.:	MD059002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	1"=30'
CAD I.D.:	EB2

PROJECT:
SITE DEVELOPMENT PLAN
FOR
KIMCO REALTY CORPORATION
LOCATION OF SITE
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

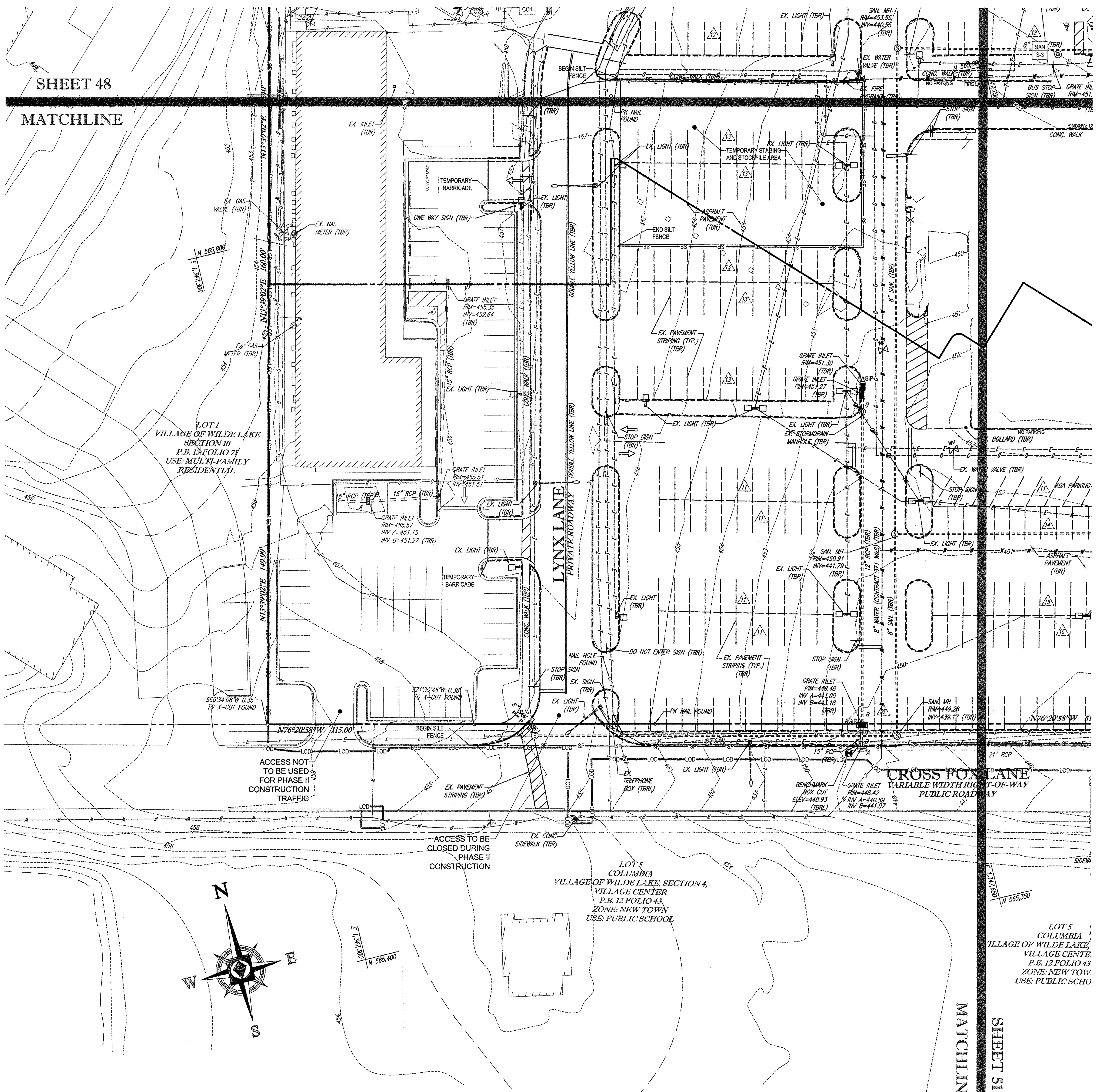
BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

M. J. GESSELL — PROFESSIONAL ENGINEER — 44097 — STATE OF MARYLAND — 7/29/13

SHEET TITLE:
EROSION AND SEDIMENT CONTROL PLAN PHASE II EXISTING CONDITIONS/ DEMOLITION

SHEET NUMBER:
49
OF 91

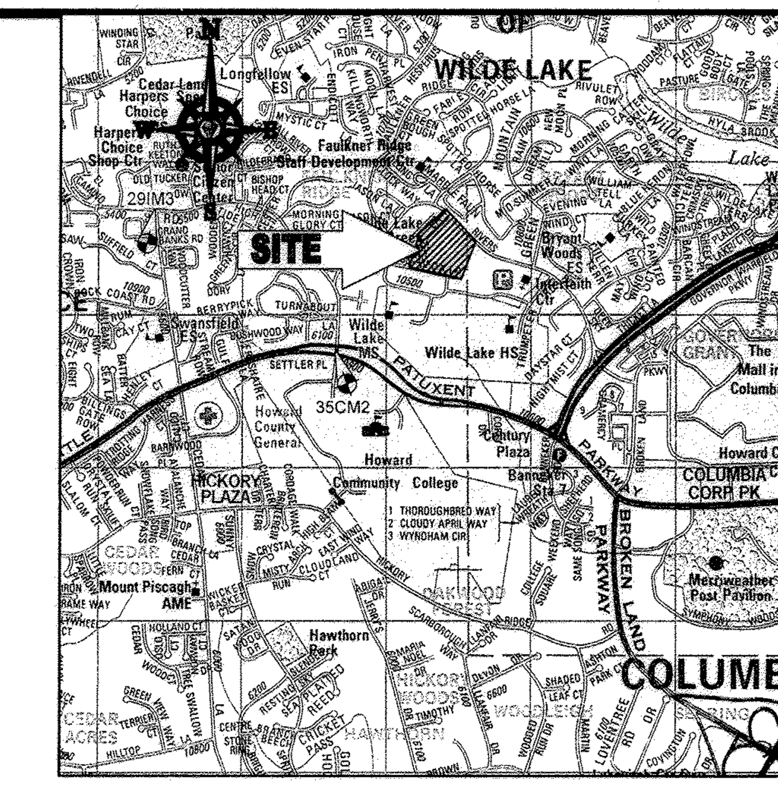
SDP-13-046



STANDARD SYMBOLS

FOR EROSION AND SEDIMENT CONTROL PRACTICES

TITLE	KEY	SYMBOL
STABILIZED STONE CONSTRUCTION ENTRANCE	CE	
SILT FENCE	SF	SF
SUPER SILT FENCE	SSF	SSF
AT GRADE INLET PROTECTION	AGIP	
STANDARD INLET PROTECTION	SIP	
RIP RAP		



LOCATION MAP

COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=2000'
ADC MAP COORDINATES: 4934 / K5

BENCHMARK NOTE:

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HOWARD COUNTY MONUMENT NO: 35CM2 ELEV. = 142.892
HOWARD COUNTY MONUMENT NO: 29IM3 ELEV. = 141.133

NOTES:

1. REFER TO SHEETS 72 - 74 FOR SEQUENCE OF CONSTRUCTION, SEDIMENT CONTROL NOTES, AND SEDIMENT CONTROL DETAILS.
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SOILS TABLE

SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL
GfB	GLADSTONE-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	B	NO
GfC	GLADSTONE-URBAN LAND COMPLEX, 8 TO 15 PERCENT SLOPES	B	NO
UuB	URBAN LAND - UDORTHENTS COMPLEX, 0 TO 8 PERCENT SLOPES	D	NO

ENGINEER'S CERTIFICATE

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[signature] 7/29/13
SIGNATURE OF ENGINEER — DATE
MICHAEL J. GESELL, P.E.

DEVELOPER'S CERTIFICATE

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WILDE LAKE BUSINESS TRUST
BY: OWL RETAIL HOLDINGS LLC, ITS TRUSTEE
BY: KIMCO REALTY CORPORATION, ITS MANAGING MEMBER
BY: [signature] 7-29-13
NAME: WILBUR E. SIMMONS — DATE
TITLE: VICE PRESIDENT

FOR REVISION 5 ONLY:
[signature] 7/11/16

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
[signature] 8/13/13
HOWARD SCD — DATE

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/0 KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT # ~~12/43 & 10/44~~ 22510-22511
WATER CODE: E32
SEWER CODE: 5602500

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, PARCELS A-C
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF.: 1096m SITE AREA: 10.21 AC
~~FINAL PLAN APPROVED~~: — DPZ REF.: SDP-13-046

30 15 7.5 0 30
1"= 30'

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 6/9/2015

APPROVED: DEPARTMENT OF PLANNING AND ZONING
[signature] 8/29/13
CHIEF-DEVELOPMENT ENGINEERING DIVISION — DATE
[signature] 9/11/13
CHIEF-DIVISION OF LAND DEVELOPMENT — DATE
[signature] 9/12/13
DIRECTOR — DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

H:\06\KIMCO REALTY CORPORATION\MD06 9002 - WILDE LAKE, COLUMBIA\CAD\PLAN SETS\SITE DEVELOPMENT PLAN\MD069002EB2.DWG PRINTED BY: RST

BOHLER ENGINEERING
CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS
CORPORATE OFFICE: WARREN, NJ
OFFICES: SOUTHBOROUGH, MA; ALBANY, NY; RONKONKOMA, NY; CHALFONT, PA; CENTER VALLEY, PA; TAMPA, FL; BOWIE, MD; TOWSON, MD; STERLING, VA; WARRENTON, VA; FORT LAUDERDALE, FL; PHILADELPHIA, PA

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REVISIONS

REV	DATE	COMMENT	BY
5	02/1/16	REVISED BLDGS 2, 3, & 4 USES AND PARKING	DSH CNC

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. (IN VIRGINIA, MARYLAND, AND DELAWARE 811) (WV 1-800-245-4848) (PA 1-800-242-1776) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	1"=30'
CAD I.D.:	EB2

PROJECT:
SITE DEVELOPMENT PLAN
FOR
KIMCO REALTY CORPORATION

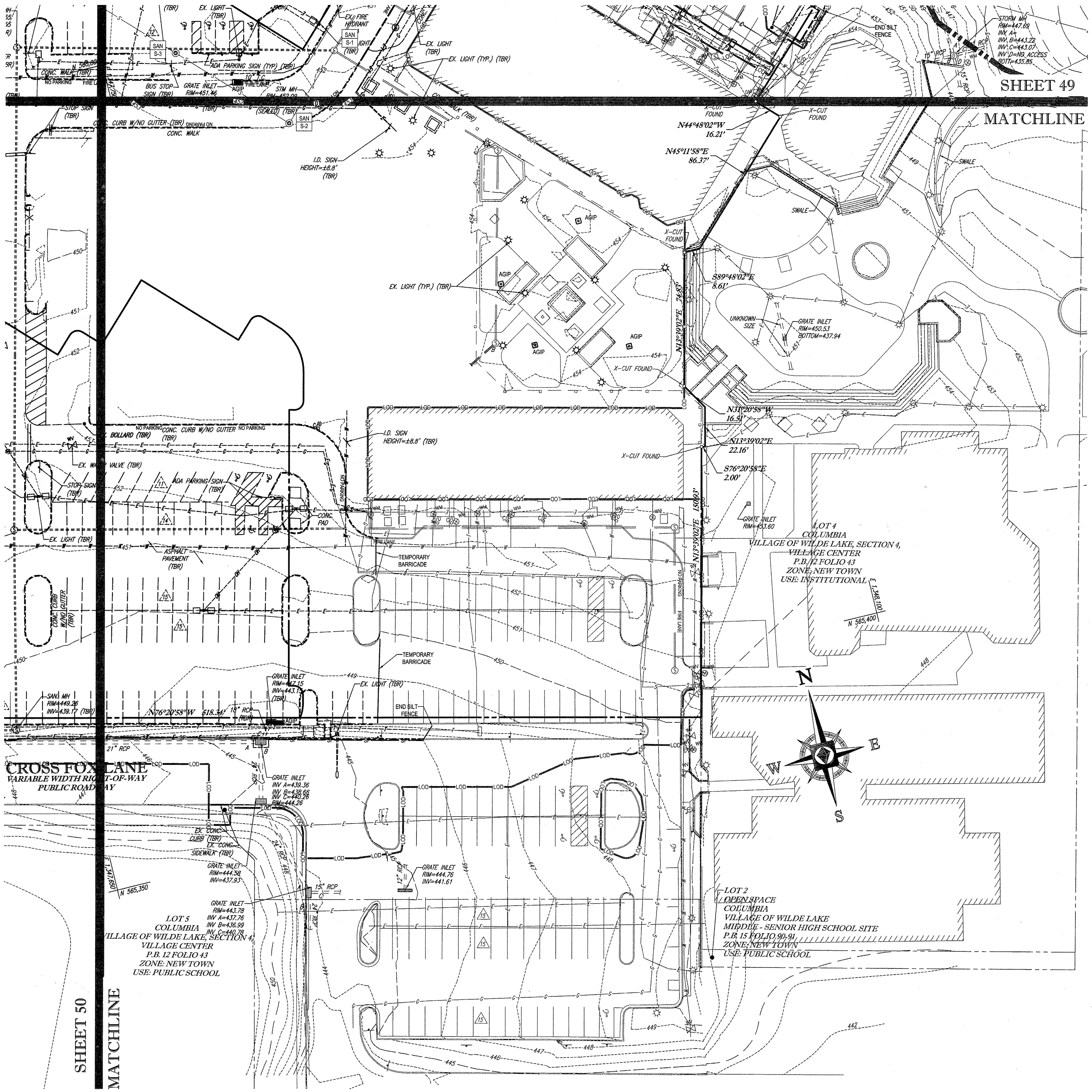
LOCATION OF SITE
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

M.J. GESELL
PROFESSIONAL ENGINEER
7/29/13

SHEET TITLE:
EROSION AND SEDIMENT CONTROL PLAN PHASE II EXISTING CONDITIONS/ DEMOLITION

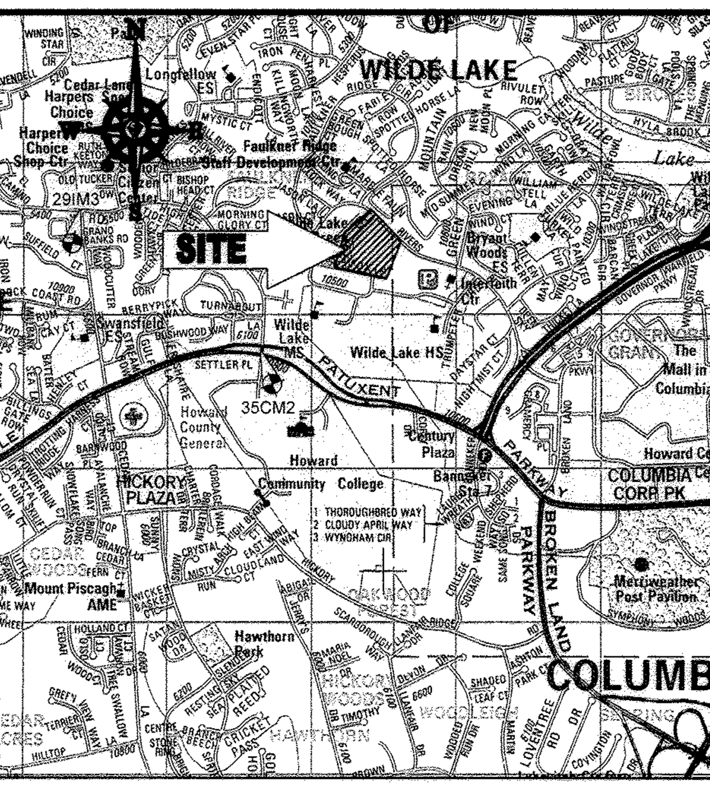
SHEET NUMBER:



STANDARD SYMBOLS

FOR EROSION AND SEDIMENT CONTROL PRACTICES

TITLE	KEY	SYMBOL
STABILIZED STONE CONSTRUCTION ENTRANCE	CE	
SILT FENCE	SF	—— SF ——
SUPER SILT FENCE	SSF	—— SSF ——
AT GRADE INLET PROTECTION	AGIP	
STANDARD INLET PROTECTION	SIP	
RIP RAP		



LOCATION MAP

COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=2000'
ADC MAP COORDINATES: 4934 / K5

BENCHMARK NOTE:

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. 35CM2 AND 29IM3 WERE USED FOR THIS PROJECT. HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY MONUMENT NOS. 35CM2 AND 29IM3 WERE USED FOR THIS PROJECT. GEODETIC CONTROL STATIONS:

HOWARD COUNTY MONUMENT NO: 35CM2 ELEV. = 142.892
HOWARD COUNTY MONUMENT NO: 29IM3 ELEV. = 141.133

NOTES:

1. REFER TO SHEETS 72 - 74 FOR SEQUENCE OF CONSTRUCTION, SEDIMENT CONTROL NOTES, AND SEDIMENT CONTROL DETAILS.
2. ALL PROPOSED WORK OUTSIDE OF PERIMETER CONTROLS SHALL BE STABILIZED AT THE END OF EACH WORK DAY.
3. CONTRACTOR TO MAINTAIN ACCESS TO EXISTING BUSINESSES AT ALL TIMES DURING CONSTRUCTION.
4. PROPOSED SILT FENCE IS TO BE CHANGED TO SUPER SILT FENCE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.

INLET PROTECTION NOTE

THE CONTRACTOR IS REQUIRED TO INSTALL INLET PROTECTION ON ALL STORM DRAIN INLETS WITH THE EXCEPTION OF THE FOLLOWING:

1) ANY INLET DIRECTLY OUTFALLING INTO A SEDIMENT TRAPPING DEVICE.
2) INLETS ON PRIVATE OR PUBLIC ROAD OPEN TO THE PUBLIC.

ALL INLET PROTECTION WILL BE INSTALLED AS DIRECTED BY THE INSPECTOR IN ACCORDANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, PAGE E.23. THE REMOVAL OF ANY INLET PROTECTION DEVICES WILL REQUIRE APPROVAL FROM THE INSPECTOR.

EROSION AND SEDIMENT CONTROL UTILITY INSTALLATION NOTES

1. CONTRACTOR SHALL OPEN ONLY THAT SECTION OF TRENCH THAT CAN BE BACKFILLED AND STABILIZED EACH DAY. IF TRENCH MUST REMAIN OPEN LONGER THAN ONE DAY, SILT FENCE SHALL BE PLACED BELOW (DOWNSLOPE OF) TRENCH.
2. PLACE ALL EXCAVATED MATERIAL ON UPHILL SIDE OF TRENCH.
3. ANY SEDIMENT CONTROLS DISTURBED BY UTILITY CONSTRUCTION ARE TO BE REPAIRED IMMEDIATELY.
4. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROTECT PEDESTRIANS AT ALL TIMES DURING UNDERGROUND UTILITY CONSTRUCTION.

SOILS TABLE

SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL
GfB	GLADSTONE-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	B	NO
GfC	GLADSTONE-URBAN LAND COMPLEX, 8 TO 15 PERCENT SLOPES	B	NO
UuB	URBAN LAND - UDORTHENTS COMPLEX, 0 TO 8 PERCENT SLOPES	D	NO

ENGINEER'S CERTIFICATE

"I HEREBY 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 IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

7/29/13
SIGNATURE OF ENGINEER — DATE
MICHAEL J. GESELL, P.E.

DEVELOPER'S CERTIFICATE

"I/WE HEREBY 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 HOWARD SOIL CONSERVATION DISTRICT."

WILDE LAKE BUSINESS TRUST
BY: OWL RETAIL HOLDINGS, LLC, ITS TRUSTEE
BY: KIMCO REALTY CORPORATION, ITS MANAGING MEMBER

BY: — 1-29-13
NAME: WILBUR — DATE
TITLE: VICE PRESIDENT

FOR REVISION 5 ONLY:

7/11/16

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

8/13/13
HOWARD SCD — DATE

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/0 KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT # ~~12/43 & 40/44~~ 22510-22511
WATER CODE: E32
SEWER CODE: 5602500

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, PARCELS A-C
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF.: 1096m SITE AREA: 10.21 AC
~~FINAL PLAN APPROVED: / /~~ DPZ REF.: SDP-13-046

30 15 7.5 0 30
1"= 30'

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 6/9/2015

APPROVED: DEPARTMENT OF PLANNING AND ZONING

8/29/13
CHIEF-DEVELOPMENT ENGINEERING DIVISION — DATE

9/11/13
CHIEF-DIVISION OF LAND DEVELOPMENT — DATE

9/12/13
DIRECTOR — DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

H:\06\KIMCO REALTY CORPORATION\MD06 9002 - WILDE LAKE, COLUMBIA\CAD\PLAN SETS\SITE DEVELOPMENT PLAN\MD069002EB2.DWG PRINTED BY: RST

BOHLER ENGINEERING
CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS
CORPORATE OFFICE: ◆ WARREN, NJ
OFFICES: ◆ SOUTHBOROUGH, MA ◆ ALBANY, NY ◆ RONKONKOMA, NY ◆ CHALFONT, PA ◆ CENTER VALLEY, PA ◆ TAMPA, FL ◆ BOWIE, MD ◆ TOWSON, MD ◆ STERLING, VA ◆ WARRENTON, VA ◆ FORT LAUDERDALE, FL ◆ PHILADELPHIA, PA

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES © 2008 BOHLER ENGINEERING.

REVISIONS

REV	DATE	COMMENT	BY
5	02/1/16	REVISED BLDGS 2, 3, & 4 USES AND PARKING	DSH CALCS

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. (IN VIRGINIA, MARYLAND, AND DELAWARE 811) (WV 1-800-245-4848) (PA 1-800-242-1776) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	1"=30'
CAD I.D.:	EB2

PROJECT: SITE DEVELOPMENT PLAN
FOR
KIMCO REALTY CORPORATION
LOCATION OF SITE
VILLAGE OF WILDE LAKE VILLAGE CENTER REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

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www.BohlerEngineering.com

M.J. GESELL
PROFESSIONAL ENGINEER
7/29/13

SHEET TITLE:
EROSION AND SEDIMENT CONTROL PLAN PHASE II EXISTING CONDITIONS/ DEMOLITION

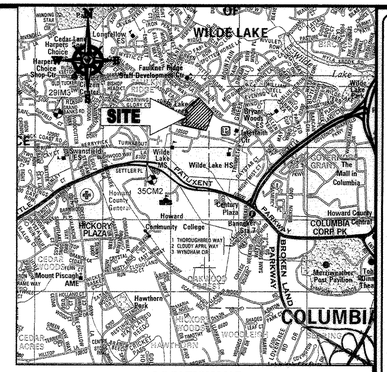
SHEET NUMBER:

SDP-13-046

STANDARD SYMBOLS

FOR EROSION AND SEDIMENT CONTROL PRACTICES

TITLE	KEY	SYMBOL
STABILIZED STONE CONSTRUCTION ENTRANCE	CE	
SILT FENCE	SF	SF
SUPER SILT FENCE	SSF	SSF
AT GRADE INLET PROTECTION	AGIP	
STANDARD INLET PROTECTION	SIP	
RIP RAP		



LOCATION MAP

COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=2000'
ADC MAP COORDINATES: 4934 / K5

BENCHMARK NOTE:

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HOWARD COUNTY MONUMENT NO: 35CM2 ELEV. = 142.892
HOWARD COUNTY MONUMENT NO: 29IM3 ELEV. = 141.133

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EROSION AND SEDIMENT CONTROL UTILITY INSTALLATION NOTES

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SOILS TABLE

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GrC	GLADSTONE-URBAN LAND COMPLEX, 8 TO 15 PERCENT SLOPES	B	NO
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SIGNATURE OF ENGINEER — DATE 7/29/13
MICHAEL J. GESELL, P.E.

DEVELOPER'S CERTIFICATE

"I/WE HEREBY 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 HOWARD SOIL CONSERVATION DISTRICT."

WILDE LAKE BUSINESS TRUST
BY: OWL RETAIL HOLDINGS, LLC, MANAGING MEMBER
BY: KIMCO REALTY CORPORATION, MANAGING MEMBER
NAME: WILBUR E. SWANSON III — DATE 7.29.13
TITLE: VICE PRESIDENT

FOR REVISION 5 ONLY:

7/11/16

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

HOWARD SCD — DATE 8/12/13

OWNER:	PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3 WILDE LAKE BUSINESS TRUST C/O KIMCO REALTY CORPORATION 3333 NEW HYDE PARK ROAD NEW HYDE PARK, NY 11042 (410) 684-2000
DEVELOPER:	KIMCO REALTY CORPORATION 1954 GREENSPRING DRIVE, SUITE 330 TIMONIUM, MD 21093 (410) 684-2000 CONTACT: GREG REED
SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE SECTION/AREA: SECTION 4 PLAT # [illegible] WATER CODE: E32 SEWER CODE: 5602500	TAX MAP: 29 GRID: 24 ZONED: NT PARCELS: 272, PARCELS A-C 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND ZB REF.: 1096m SITE AREA: 10.21 AC FINAL PLAN APPROVED: DPZ REF.: SDP-13-046

30 15 7.5 0 30
1"=30'

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF-DEVELOPMENT ENGINEERING DIVISION — DATE 8/2/13

CHIEF-DIVISION OF LAND DEVELOPMENT — DATE 7/31/13

DIRECTOR — DATE 8/1/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

GENERAL NOTE

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BOHLER ENGINEERING

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

CORPORATE OFFICE:
◆ WARREN, NJ

OFFICES:
◆ SOUTHBOROUGH, MA
◆ HOUSTON, TX
◆ ROANOKE/OMA, NY
◆ ASHEVILLE, NC
◆ CENTER VALLEY, PA
◆ TAMPA, FL
◆ BOWIE, MD
◆ CHANTILLY, VA
◆ STERLING, VA
◆ PORT JEFFERSON, NY
◆ FORT LAUDERDALE, FL
◆ PHILADELPHIA, PA

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REVISIONS

REV	DATE	COMMENT	BY
5	07/11/16	REVISED BLDGS 2, 3, & 4 USES AND PARKING CALCS	DSH

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(VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	1"=30'
CAD I.D.:	EB2

PROJECT:
SITE DEVELOPMENT PLAN
FOR
KIMCO REALTY CORPORATION
LOCATION OF SITE
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

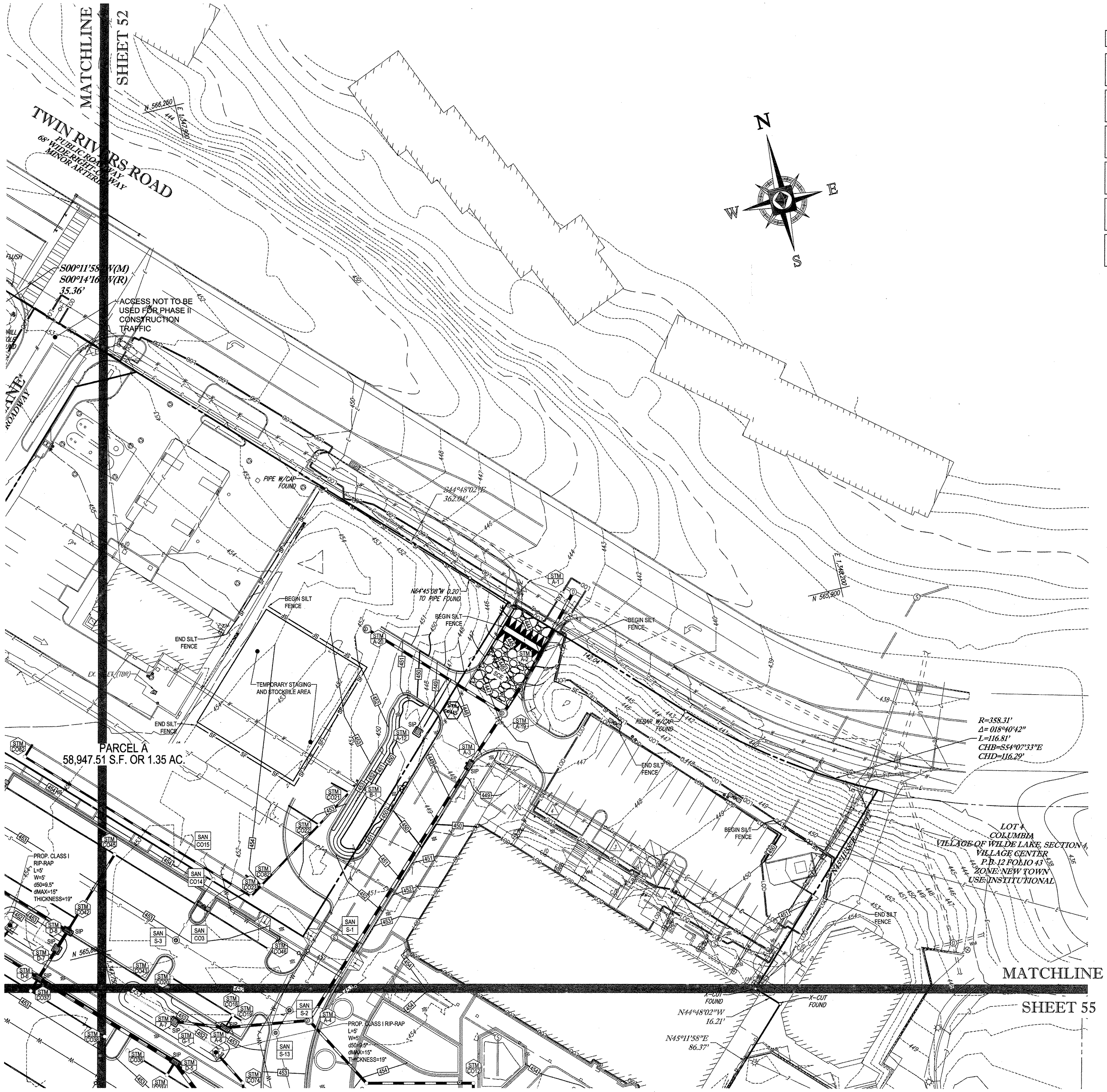
BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7967
www.BohlerEngineering.com

MICHAEL J. GESELL — PROFESSIONAL ENGINEER — 21402 — 7/29/13

SHEET TITLE:
EROSION AND SEDIMENT CONTROL PLAN PHASE II PROPOSED CONDITION

SHEET NUMBER:
52
OF 91

SDP-13-046



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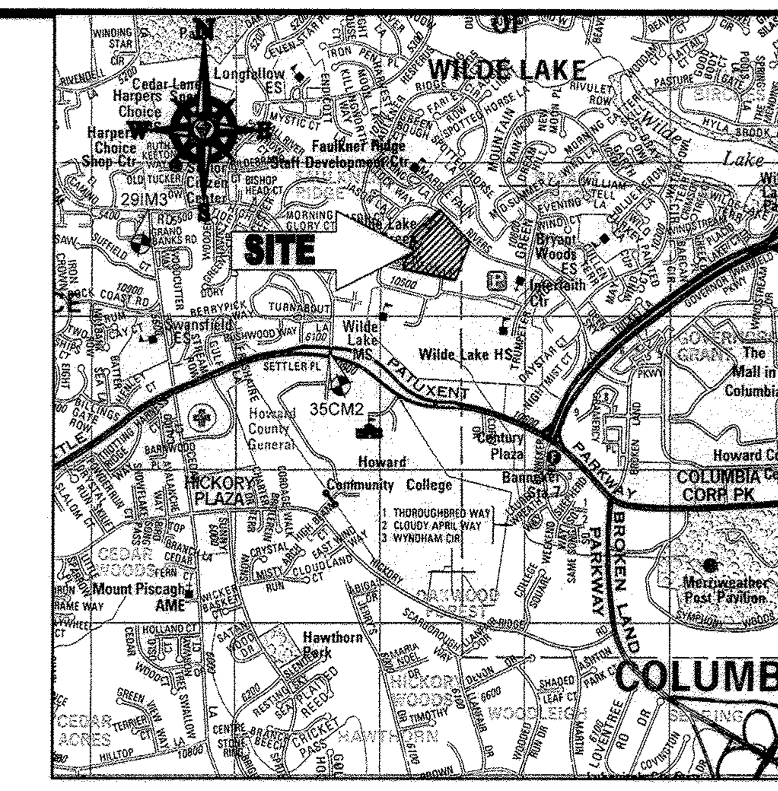

LOCATION MAP

COPYRIGHT ADC THE MAP PEOPLE
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GfC	GLADSTONE-URBAN LAND COMPLEX, 8 TO 15 PERCENT SLOPES	B	NO
UuB	URBAN LAND - UDORTHENTS COMPLEX, 0 TO 8 PERCENT SLOPES	D	NO

FOR REVISION 5 ONLY:
7/11/16
For Revision 2 only
7/31/14

ENGINEER'S CERTIFICATE

"I HEREBY 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 IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

SIGNATURE OF ENGINEER 7/29/13 DATE
MICHAEL J. GESELL, P.E.

DEVELOPER'S CERTIFICATE

"I/WE HEREBY 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 ONSITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."

WILDE LAKE BUSINESS TRUST
BY: OWL RETAIL HOLDINGS, LLC
BY: KIMCO REALTY CORPORATION, ITS MANAGING MEMBER
7-29-13 DATE
NAME: ... IMMONS III
TITLE: VICE PRESIDENT

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
HOWARD SCD 8/13/13 DATE

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/0 KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT ~~#12743 & 19744~~ 22510-22511
WATER CODE: E32
SEWER CODE: 5602500

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, PARCELS A-C
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ZB REF.: 1096m SITE AREA: 10.21 AC
~~FINAL PLAN APPROVED~~ DPZ REF.: SDP-13-046

30 15 7.5 0 30
1"= 30'

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 6/9/2015

APPROVED: DEPARTMENT OF PLANNING AND ZONING
8/13/13
CHIEF-DEVELOPMENT ENGINEERING DIVISION DATE
J.P. 9/11/13
CHIEF-DIVISION OF LAND DEVELOPMENT DATE
9/12/13
DIRECTOR DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

GENERAL NOTE:
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H:\06\KIMCO REALTY CORPORATION\MD06 9002 - WILDE LAKE, COLUMBIA\CAD\PLAN SETS\SITE DEVELOPMENT PLAN\MD069002EB2.DWG PRINTED BY: RST

BOHLER ENGINEERING
CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS
CORPORATE OFFICE:
◆ WARREN, NJ
OFFICES:
◆ SOUTHBOROUGH, MA ◆ BOWIE, MD
◆ ALBANY, NY ◆ TOWSON, MD
◆ RONKONKOMA, NY ◆ STERLING, VA
◆ CHALFONT, PA ◆ WARRENTON, VA
◆ CENTER VALLEY, PA ◆ FORT LAUDERDALE, FL
◆ TAMPA, FL ◆ PHILADELPHIA, PA

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REVISIONS

REV	DATE	COMMENT	BY
2	5/16/14	REVISED STORM DRAIN LAYOUT, BLDG FOOTPRINT, WATER HOUSE CONNECTION	TMG
5	02/1/16	REVISED BLDGS 2, 3, & 4 USES AND PARKING CALCS	DSH

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. (IN VIRGINIA, MARYLAND, AND DELAWARE 811) (WV 1-800-245-4848) (PA 1-800-242-1776) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	1"=30'
CAD I.D.:	EB2

PROJECT:
SITE DEVELOPMENT PLAN
FOR
KIMCO REALTY CORPORATION

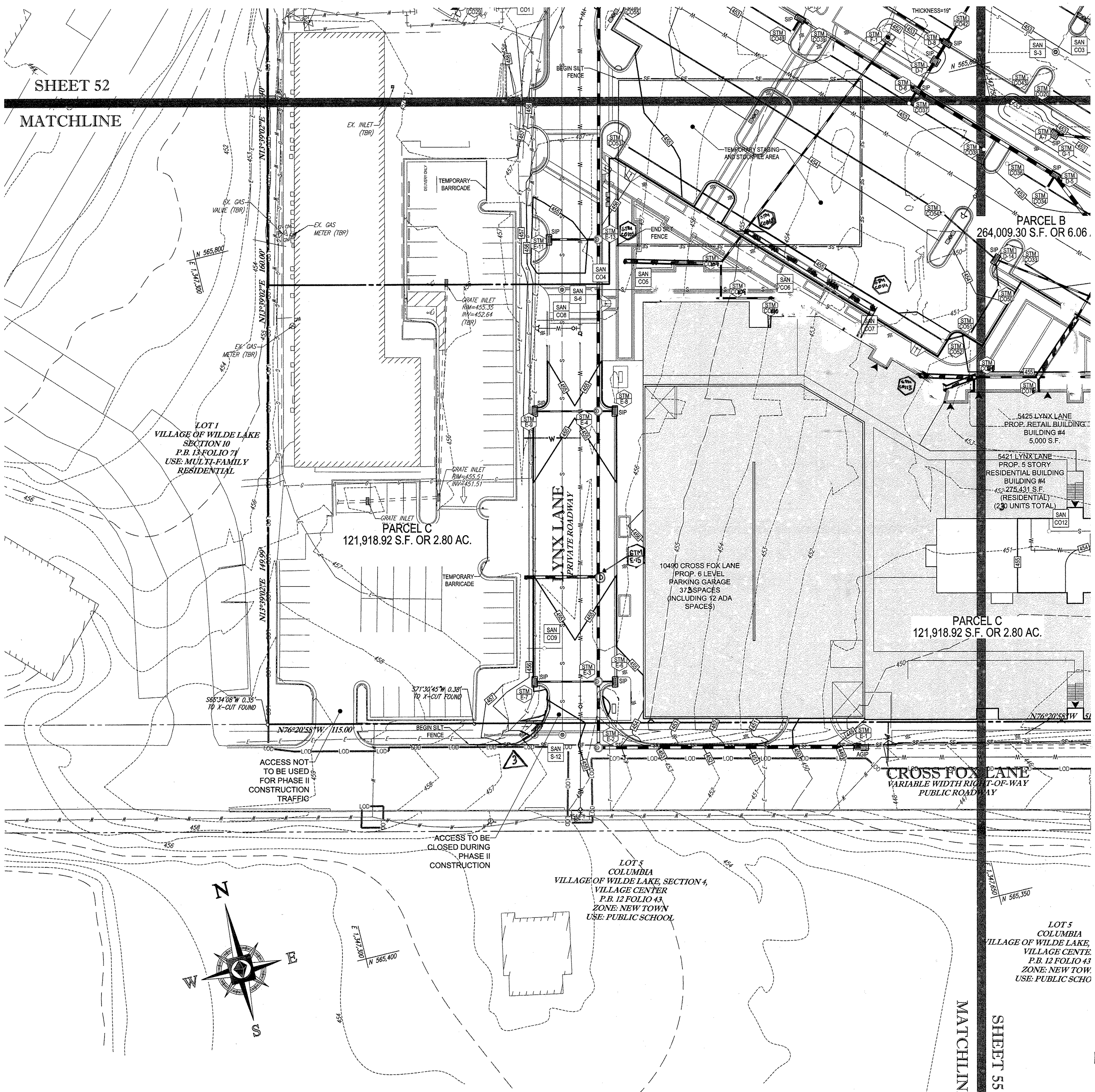
LOCATION OF SITE
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD,
SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

M.J. GESELL
PROFESSIONAL ENGINEER
44097
7/29/13

SHEET TITLE:
EROSION AND SEDIMENT CONTROL PLAN PHASE II PROPOSED CONDITION

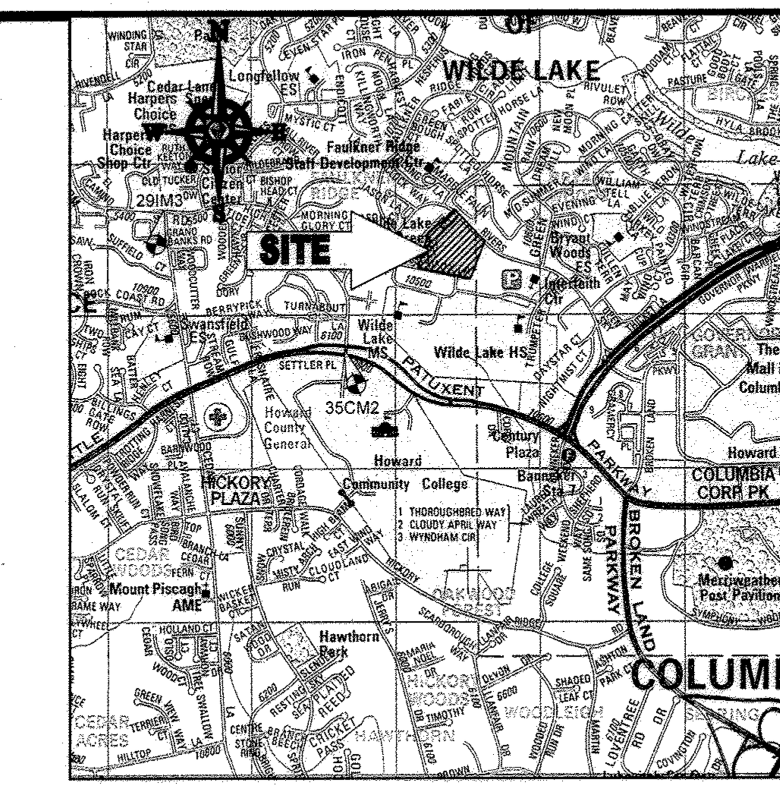
SHEET NUMBER:



STANDARD SYMBOLS

FOR EROSION AND SEDIMENT CONTROL PRACTICES

TITLE	KEY	SYMBOL
STABILIZED STONE CONSTRUCTION ENTRANCE	CE	
SILT FENCE	SF	SF
SUPER SILT FENCE	SSF	SSF
AT GRADE INLET PROTECTION	AGIP	
STANDARD INLET PROTECTION	SIP	
RIP RAP		



LOCATION MAP

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PERMIT USE NO. 20602153-5
SCALE: 1"=2000'
ADC MAP COORDINATES: 4934 / K5

BENCHMARK NOTE:

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. 35CM2 AND 29IM3 WERE USED FOR THIS PROJECT. HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY MONUMENT NOS. 35CM2 AND 29IM3 WERE USED FOR THIS PROJECT. GEODETIC CONTROL STATIONS:

HOWARD COUNTY MONUMENT NO: 35CM2 ELEV. = 142.892
HOWARD COUNTY MONUMENT NO: 29IM3 ELEV. = 141.133

NOTES:

1. REFER TO SHEETS 72 - 74 FOR SEQUENCE OF CONSTRUCTION, SEDIMENT CONTROL NOTES, AND SEDIMENT CONTROL DETAILS.
2. ALL PROPOSED WORK OUTSIDE OF PERIMETER CONTROLS SHALL BE STABILIZED AT THE END OF EACH WORK DAY.
3. CONTRACTOR TO MAINTAIN ACCESS TO EXISTING BUSINESSES AT ALL TIMES DURING CONSTRUCTION.
4. PROPOSED SILT FENCE IS TO BE CHANGED TO SUPER SILT FENCE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.

INLET PROTECTION NOTE

THE CONTRACTOR IS REQUIRED TO INSTALL INLET PROTECTION ON ALL STORM DRAIN INLETS WITH THE EXCEPTION OF THE FOLLOWING:

1) ANY INLET DIRECTLY OUTFALLING INTO A SEDIMENT TRAPPING DEVICE.
2) INLETS ON PRIVATE OR PUBLIC ROAD OPEN TO THE PUBLIC.

ALL INLET PROTECTION WILL BE INSTALLED AS DIRECTED BY THE INSPECTOR IN ACCORDANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, PAGE E.23. THE REMOVAL OF ANY INLET PROTECTION DEVICES WILL REQUIRE APPROVAL FROM THE INSPECTOR.

EROSION AND SEDIMENT CONTROL UTILITY INSTALLATION NOTES

1. CONTRACTOR SHALL OPEN ONLY THAT SECTION OF TRENCH THAT CAN BE BACKFILLED AND STABILIZED EACH DAY. IF TRENCH MUST REMAIN OPEN LONGER THAN ONE DAY, SILT FENCE SHALL BE PLACED BELOW (DOWNSLOPE OF) TRENCH.
2. PLACE ALL EXCAVATED MATERIAL ON UPHILL SIDE OF TRENCH.
3. ANY SEDIMENT CONTROLS DISTURBED BY UTILITY CONSTRUCTION ARE TO BE REPAIRED IMMEDIATELY.
4. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROTECT PEDESTRIANS AT ALL TIMES DURING UNDERGROUND UTILITY CONSTRUCTION.

SOILS TABLE

SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL
GfB	GLADSTONE-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	B	NO
GfC	GLADSTONE-URBAN LAND COMPLEX, 8 TO 15 PERCENT SLOPES	B	NO
UuB	URBAN LAND - UDORTHENTS COMPLEX, 0 TO 8 PERCENT SLOPES	D	NO

FOR REVISION 5 ONLY:
7/1/16

3 FOR REVISION 3 ONLY
7/28/15

FOR REVISION 1 ONLY
7/17/14

FOR REVISION 2 ONLY
7/31/14

ENGINEER'S CERTIFICATE

"I HEREBY 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 IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

7/29/13
SIGNATURE OF ENGINEER — DATE
MICHAEL J. GESELL, P.E.

DEVELOPER'S CERTIFICATE

"I/WE HEREBY 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 HOWARD SOIL CONSERVATION DISTRICT."

WILDE LAKE BUSINESS TRUST
BY: OWL RETAIL HOLDINGS LLC, ITS TRUSTEE
BY: KIMCO REALTY CORPORATION, ITS MANAGING MEMBER
7.29.13
NAME: WILBUR E. SIMMONS III — DATE
TITLE: VICE PRESIDENT

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
8/13/13
HOWARD SCD — DATE

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/O KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT # ~~12/43 & 40/44~~ 22610-22611
WATER CODE: E32
SEWER CODE: 5602500

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, PARCELS A-C
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF.: 1096m SITE AREA: 10.21 AC
~~FINAL PLAN APPROVED~~ DPZ REF.: SDP-13-046

30 15 7.5 0 30
1"= 30'

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 6/9/2015

APPROVED: DEPARTMENT OF PLANNING AND ZONING
8/9/13
CHIEF-DEVELOPMENT ENGINEERING DIVISION — DATE
9/11/13
CHIEF-DIVISION OF LAND DEVELOPMENT — DATE
9/12/13
DIRECTOR — DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

GENERAL NOTE:
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BOHLER ENGINEERING
CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS
CORPORATE OFFICE: WARREN, NJ
OFFICES: SOUTHBOROUGH, MA; ALBANY, NY; RONKONKOMA, NY; CHALFONT, PA; CENTER VALLEY, PA; TAMPA, FL; BOWIE, MD; TOWSON, MD; STERLING, VA; WARRENTON, VA; FORT LAUDERDALE, FL; PHILADELPHIA, PA

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REVISIONS

REV	DATE	COMMENT	BY
1	01/10/14	REVISED UTILITY LAYOUT	RDH
2	5/16/14	REVISED STORM DRAIN LAYOUT, BLDG FOOTPRINT: WATER HOUSE CONNECTION	TMG
3	6/29/15	REVISED CURB RADIUS	WCB
5	02/1/16	REVISED BLDGS 2,3,&4 USES AND PARKING CALCS	DSH

DIG WITH CARE — CALL BEFORE YOU DIG

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. (IN VIRGINIA, MARYLAND, AND DELAWARE 811) (WV 1-800-245-4848) (PA 1-800-242-1776) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	1"=30'
CAD I.D.:	EB2

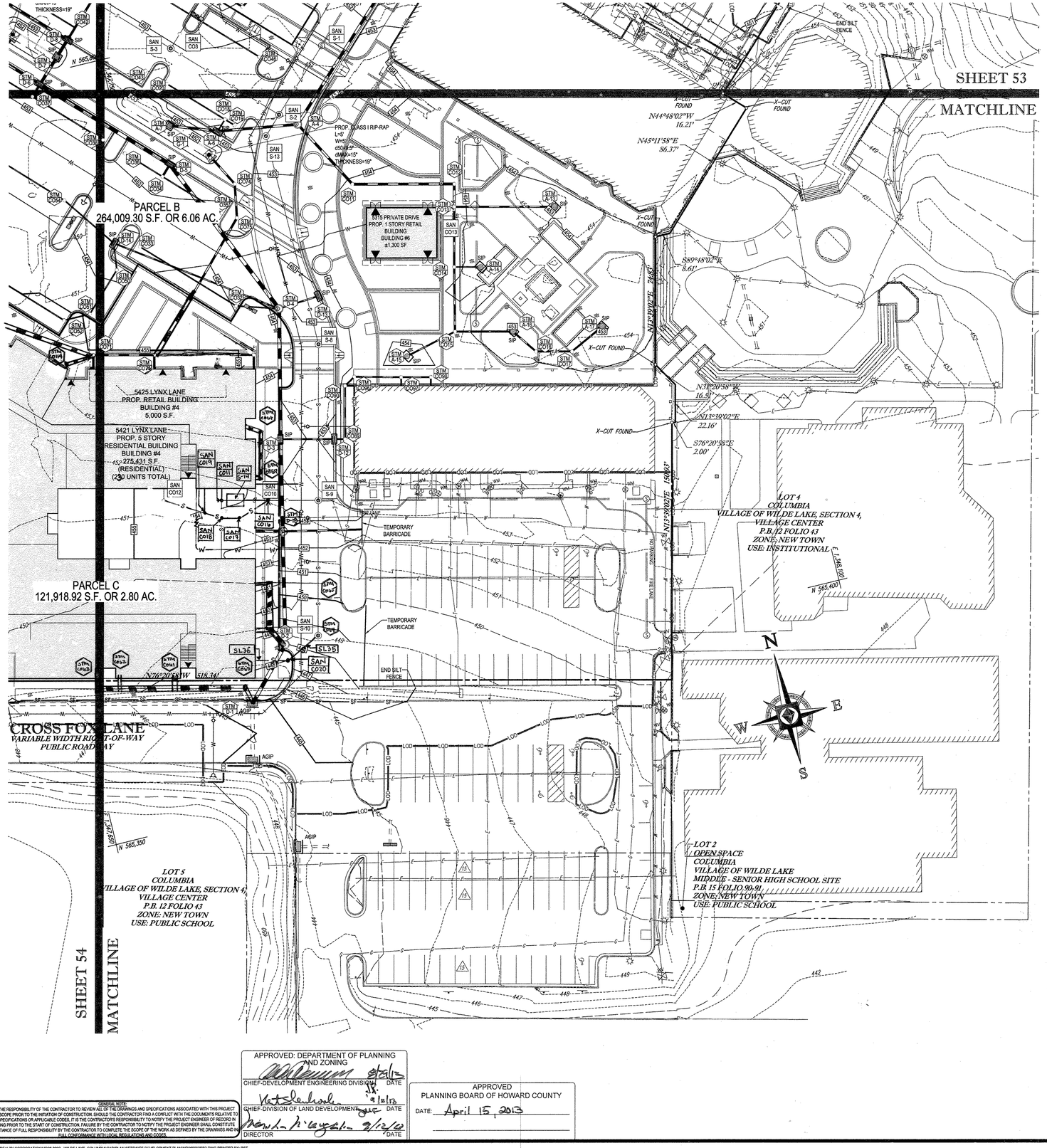
PROJECT:
SITE DEVELOPMENT PLAN
FOR
KIMCO REALTY CORPORATION

LOCATION OF SITE
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

M.J. GESELL
PROFESSIONAL ENGINEER
7/29/13

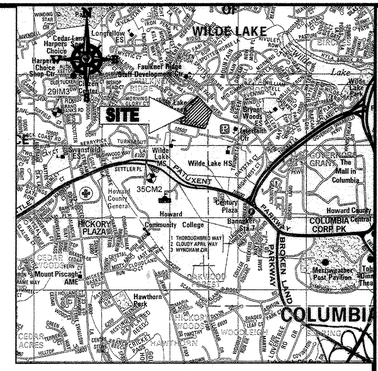
SHEET TITLE:
EROSION AND SEDIMENT CONTROL PLAN PHASE II PROPOSED CONDITION



STANDARD SYMBOLS

FOR EROSION AND SEDIMENT CONTROL PRACTICES

TITLE	KEY	SYMBOL
STABILIZED STONE CONSTRUCTION ENTRANCE	(CE)	
SILT FENCE	(SF)	SF
SUPER SILT FENCE	(SSF)	SSF
AT GRADE INLET PROTECTION	(AGIP)	
STANDARD INLET PROTECTION	(SP)	
RIP RAP		



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PERMIT USE NO. 20602153-5
SCALE: 1"=2000'
ADC MAP COORDINATES: 4934 / K5

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HOWARD COUNTY MONUMENT NO: 35CM2 ELEV. = 142.892
HOWARD COUNTY MONUMENT NO: 29IM3 ELEV. = 141.133

NOTES:

1. REFER TO SHEETS 72 - 74 FOR SEQUENCE OF CONSTRUCTION, SEDIMENT CONTROL NOTES, AND SEDIMENT CONTROL DETAILS.
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SOILS TABLE

SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL
GfB	GLADSTONE-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	B	NO
GfC	GLADSTONE-URBAN LAND COMPLEX, 8 TO 15 PERCENT SLOPES	B	NO
UuB	URBAN LAND - UDORTHENTS COMPLEX, 0 TO 8 PERCENT SLOPES	D	NO

FOR REVISION 2 ONLY

7/31/14

FOR REVISION 1 ONLY

3/17/14

FOR REVISION 5 ONLY:

7/11/16

ENGINEER'S CERTIFICATE

"I HEREBY 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 IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

SIGNATURE OF ENGINEER — DATE 7/29/13
MICHAEL J. GESELL, P.E.

DEVELOPER'S CERTIFICATE

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WILDE LAKE BUSINESS TRUST
OWNER/DEVELOPER'S SIGNATURE — TITLE: MANAGING MEMBER
BY: KIMCO REALTY CORPORATION, MANAGING MEMBER
NAME: WILSON EDMONDS — DATE 7-29-13
TITLE: VICE PRESIDENT

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
HOWARD SCD — DATE: 7/29/13

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/O KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT # ~~12743, 13-14, 22516-22517~~
WATER CODE: E32
SEWER CODE: 9602500

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, PARCELS A-C
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF.: 1096m SITE AREA: 10.21 AC
FINAL PLAN APPROVED: ~~7-7-16~~ DPZ REF.: SDP-13-046

PROFESSIONAL CERTIFICATION

I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 6/9/2015

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF-DEVELOPMENT ENGINEERING DIVISION — DATE 8/2/13
CHIEF-DIVISION OF LAND DEVELOPMENT — DATE 8/1/13
DIRECTOR — DATE 8/2/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

GENERAL NOTE:
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30 15 7.5 0 30
1"= 30'

H:\DEV\KIMCO REALTY CORPORATION\MD06 9002 - WILDE LAKE, COLUMBIA\CAD\PLAN SET\SITE DEVELOPMENT PLAN\MD069002ESD.DWG PRINTED BY: RST

BOHLER ENGINEERING

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

CORPORATE OFFICE:
♦ WARREN, NJ
♦ BOWIE, MD
♦ TOWSON, MD
♦ SOUTHBOROUGH, MA
♦ ALBANY, NY
♦ WASHINGTON, NA
♦ CHALFONT, PA
♦ HARRISBURG, PA
♦ PHILADELPHIA, PA
♦ KING OF PRUSSIA, PA
♦ WILLIAMSPORT, PA
♦ CHARLOTTE, NC
♦ TAMPA, FL

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REVISIONS

REV	DATE	COMMENT	BY
1	1/10/14	REVISED UTILITY LAYOUT	RDH
2	5/16/14	REVISED STORM DRAIN LAYOUT, BLDG FOOTPRINT; MINOR MISCELLANEOUS	TMG
5	02/11/16	REVISED PER 2/4/16 CBH USES AND PARKING CHGS	CBH

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. (IN VIRGINIA, MARYLAND, AND DELAWARE 811)
(WV 1-800-245-4848) (PA 1-800-242-1776)
(VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	1"=30'
CAD I.D.:	EB2

PROJECT:
SITE DEVELOPMENT PLAN
FOR
KIMCO REALTY CORPORATION
LOCATION OF SITE
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD

GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

MICHAEL J. GESELL — 44097 — PROFESSIONAL ENGINEER — 7/29/13

SHEET TITLE:
EROSION AND SEDIMENT CONTROL PLAN PHASE II PROPOSED CONDITION

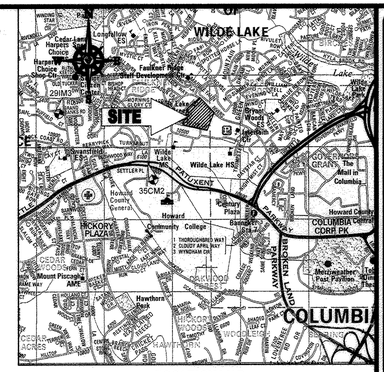
SHEET NUMBER:
55
OF 91

SDP-13-046

STANDARD SYMBOLS

FOR EROSION AND SEDIMENT CONTROL PRACTICES

TITLE	KEY	SYMBOL
STABILIZED STONE CONSTRUCTION ENTRANCE	CE	
SILT FENCE	SF	SF
SUPER SILT FENCE	SSF	SSF
AT GRADE INLET PROTECTION	AGIP	
STANDARD INLET PROTECTION	SIP	
RIP RAP		



LOCATION MAP

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SCALE: 1"=2000'
ADC MAP COORDINATES: 4934 / K5

BENCHMARK NOTE:

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. 35CM2 AND 29IM3 WERE USED FOR THIS PROJECT. HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY MONUMENT NOS. 35CM2 AND 29IM3 WERE USED FOR THIS PROJECT. GEODETIC CONTROL STATIONS.

HOWARD COUNTY MONUMENT NO: 35CM2 ELEV. = 142.892
HOWARD COUNTY MONUMENT NO: 29IM3 ELEV. = 141.133

NOTES:

1. REFER TO SHEETS 72 - 74 FOR SEQUENCE OF CONSTRUCTION, SEDIMENT CONTROL NOTES, AND SEDIMENT CONTROL DETAILS.
2. ALL PROPOSED WORK OUTSIDE OF PERIMETER CONTROLS SHALL BE STABILIZED AT THE END OF EACH WORK DAY.
3. CONTRACTOR TO MAINTAIN ACCESS TO EXISTING BUSINESSES AT ALL TIMES DURING CONSTRUCTION.
4. PROPOSED SILT FENCE IS TO BE CHANGED TO SUPER SILT FENCE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.

INLET PROTECTION NOTE

THE CONTRACTOR IS REQUIRED TO INSTALL INLET PROTECTION ON ALL STORM DRAIN INLETS WITH THE EXCEPTION OF THE FOLLOWING:

1) ANY INLET DIRECTLY OUTFALLING INTO A SEDIMENT TRAPPING DEVICE.
2) INLETS ON PRIVATE OR PUBLIC ROAD OPEN TO THE PUBLIC.

ALL INLET PROTECTION WILL BE INSTALLED AS DIRECTED BY THE INSPECTOR IN ACCORDANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. PAGE E.23. THE REMOVAL OF ANY INLET PROTECTION DEVICES WILL REQUIRE APPROVAL FROM THE INSPECTOR.

EROSION AND SEDIMENT CONTROL UTILITY INSTALLATION NOTES

1. CONTRACTOR SHALL OPEN ONLY THAT SECTION OF TRENCH THAT CAN BE BACKFILLED AND STABILIZED EACH DAY. IF TRENCH MUST REMAIN OPEN LONGER THAN ONE DAY, SILT FENCE SHALL BE PLACED BELOW (DOWNSLOPE OF) TRENCH.
2. PLACE ALL EXCAVATED MATERIAL ON UPHILL SIDE OF TRENCH.
3. ANY SEDIMENT CONTROLS DISTURBED BY UTILITY CONSTRUCTION ARE TO BE REPAIRED IMMEDIATELY.
4. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROTECT PEDESTRIANS AT ALL TIMES DURING UNDERGROUND UTILITY CONSTRUCTION.

SOILS TABLE

SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL
GfB	GLADSTONE-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	B	NO
GfC	GLADSTONE-URBAN LAND COMPLEX, 8 TO 15 PERCENT SLOPES	B	NO
UuB	URBAN LAND - UDORTHENTS COMPLEX, 0 TO 8 PERCENT SLOPES	D	NO

ENGINEER'S CERTIFICATE

"I HEREBY 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 IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

SIGNATURE OF ENGINEER — DATE 7/29/13
MICHAEL J. GESELL, P.E.

DEVELOPER'S CERTIFICATE

"I/WE HEREBY 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 HOWARD SOIL CONSERVATION DISTRICT."

WILDE LAKE BUSINESS TRUST
BY: KIMCO REALTY CORPORATION, ITS MANAGING MEMBER
NAME: WILBUR E. SMITH — DATE 7-29-13
TITLE: VICE PRESIDENT

FOR REVISIONS ONLY:
7/11/16

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
HOWARD SCD — DATE 7/13/16

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/O KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 584-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT #: 12,226 & 12,227
WATER CODE: 8S2
SEWER CODE: 5602500

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, PARCELS A-C
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF.: 1096m SITE AREA: 10.21 AC
FINAL DP APPROVED: DPZ REF.: SDP-13-046

30 15 7.5 0 30
1"= 30'

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 6/8/2015.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF-DEVELOPMENT ENGINEERING DIVISION — DATE 7/31/13
CHIEF-DIVISION OF LAND DEVELOPMENT — DATE 8/1/13
DIRECTOR — DATE 8/12/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

BOHLER ENGINEERING
CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS
CORPORATE OFFICE: ◆ WARREN, NJ
OFFICES: ◆ SOUTHBOROUGH, MA ◆ ROWLEY, MA ◆ ROSWELL, GA ◆ ROANOKE, VA ◆ BOWIE, MD ◆ STERLING, VA ◆ ROCKINGHAM, NY ◆ CENTER VALLEY, PA ◆ FORT LAUDERDALE, FL ◆ TAMPA, FL ◆ PHILADELPHIA, PA

THESE PLANS AND DRAWINGS ARE THE PROPERTY OF BOHLER ENGINEERING AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN CONSENT OF BOHLER ENGINEERING. THESE PLANS AND DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED AND SEALED BY THE APPROVING AUTHORITY.

REVISIONS

REV	DATE	COMMENT	BY
5	07/11/16	REVISED BLDGS 4,5,6 TO RESTAURANT USES AND PARKING CANOPY	DRM

MISS UTILITY
THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.
(PA VIRGINIA, MARYLAND, AND DELAWARE 811)
(WV 1-800-245-4848) (PA 1-800-242-1776)
(VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	1"=30'
CAD I.D.:	EC2

PROJECT:
SITE DEVELOPMENT PLAN
FOR
KIMCO REALTY CORPORATION
LOCATION OF SITE
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

MICHAEL J. GESELL — PROFESSIONAL ENGINEER — 44097 — PROFESSIONAL ENGINEER — 7/29/13

SHEET TITLE:
EROSION AND SEDIMENT CONTROL PLAN PHASE III EXISTING CONDITIONS/ DEMOLITION

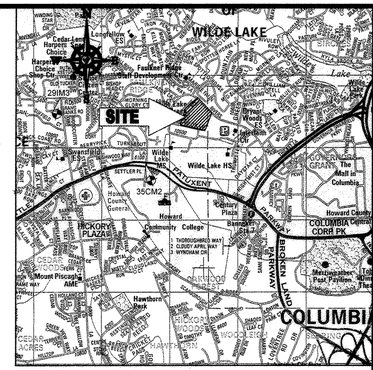
SHEET NUMBER:
56
OF 91

SDP-13-046

STANDARD SYMBOLS

FOR EROSION AND SEDIMENT CONTROL PRACTICES

TITLE	KEY	SYMBOL
STABILIZED STONE CONSTRUCTION ENTRANCE	CE	
SILT FENCE	SF	SF
SUPER SILT FENCE	SSF	SSF
AT GRADE INLET PROTECTION	AGIP	
STANDARD INLET PROTECTION	SIP	
RIP RAP		



LOCATION MAP

COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=2000'
ADC MAP COORDINATES: 4934 / K5

BENCHMARK NOTE:

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. 35CM2 AND 29IM3 WERE USED FOR THIS PROJECT. HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY MONUMENT NOS. 35CM2 AND 29IM3 WERE USED FOR THIS PROJECT. GEODETIC CONTROL STATIONS:

HOWARD COUNTY MONUMENT NO: 35CM2 ELEV. = 142.892
HOWARD COUNTY MONUMENT NO: 29IM3 ELEV. = 141.133

NOTES:

1. REFER TO SHEETS 72 - 74 FOR SEQUENCE OF CONSTRUCTION, SEDIMENT CONTROL NOTES, AND SEDIMENT CONTROL DETAILS.
2. ALL PROPOSED WORK OUTSIDE OF PERIMETER CONTROLS SHALL BE STABILIZED AT THE END OF EACH WORK DAY.
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INLET PROTECTION NOTE

THE CONTRACTOR IS REQUIRED TO INSTALL INLET PROTECTION ON ALL STORM DRAIN INLETS WITH THE EXCEPTION OF THE FOLLOWING:

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EROSION AND SEDIMENT CONTROL UTILITY INSTALLATION NOTES

1. CONTRACTOR SHALL OPEN ONLY THAT SECTION OF TRENCH THAT CAN BE BACKFILLED AND STABILIZED EACH DAY. IF TRENCH MUST REMAIN OPEN LONGER THAN ONE DAY, SILT FENCE SHALL BE PLACED BELOW (DOWNSLOPE OF) TRENCH.
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SOILS TABLE

SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL
GfB	GLADSTONE-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	B	NO
GfC	GLADSTONE-URBAN LAND COMPLEX, 8 TO 15 PERCENT SLOPES	B	NO
UuB	URBAN LAND - UDORTHENTS COMPLEX, 0 TO 8 PERCENT SLOPES	D	NO

FOR REVISION 5 ONLY:
7/11/16
FOR REVISION 2 ONLY
7/31/13

ENGINEER'S CERTIFICATE

"I HEREBY 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 IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

SIGNATURE OF ENGINEER — DATE 7/29/13
MICHAEL J. GESELL, P.E.

DEVELOPER'S CERTIFICATE

"I/WE HEREBY 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 INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."

WILDE LAKE BUSINESS TRUST
BY: KIMCO REALTY CORPORATION, ITS MANAGING MEMBER
NAME: WILBUR E. SIMMONS III — DATE 7-29-13
TITLE: VICE PRESIDENT

THIS DEVELOPMENT PLAN IS APPROVED FCR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
HOWARD SCD — DATE

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3 WILDE LAKE BUSINESS TRUST C/O KIMCO REALTY CORPORATION 3333 NEW HYDE PARK ROAD NEW HYDE PARK, NY 11042 (410) 684-2000	
DEVELOPER: KIMCO REALTY CORPORATION 1954 GREENSPRING DRIVE, SUITE 330 TIMONIUM, MD 21093 (410) 684-2000 CONTACT: GREG REED	
SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE SECTION/AREA: SECTION 4 PLAT # ~~22,483, 12,444, 22,210 - 22,215~~ WATER CODE: E32 SEWER CODE: 5602500	TAX MAP: 29 GRID: 24 ZONED: NT PARCELS: 272, PARCELS A-C 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND ZB REF.: 1096m SITE AREA: 10.21 AC FINAL PLAN APPROVED: ~~DPZ~~ DPZ REF.: SDP-13-046

30 15 7.5 0 30
1"= 30'

PROFESSIONAL CERTIFICATION

I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 6/9/2015

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF-DEVELOPMENT ENGINEERING DIVISION — DATE 9/24/13
CHIEF-DIVISION OF LAND DEVELOPMENT — DATE 9/11/13
DIRECTOR — DATE 9/16/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

THE INFORMATION, DESIGNS AND CONCEPTS OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE DISCLOSED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING. ANY UNAUTHORIZED USE OF PROPRIETARY INFORMATION SHALL BE SUBJECT TO LEGAL ACTION. ALL RIGHTS RESERVED. COPYRIGHT © 2013 BOHLER ENGINEERING

BOHLER ENGINEERING
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LANDSCAPE ARCHITECTS
CORPORATE OFFICE:
♦ WARREN, NJ
OFFICES:
♦ BOWIE, MD
♦ TOWSON, MD
♦ CLEVELAND, OH
♦ WARRENTON, VA
♦ CHESTERFIELD, MO
♦ PHILADELPHIA, PA
♦ SOUTHBOROUGH, MA
♦ ALBANY, NY
♦ ROCHESTER, NY
♦ CHALFONT, PA
♦ HARRISBURG, PA
♦ TAMPA, FL

REVISIONS

REV	DATE	COMMENT	BY
2	5/16/14	REVISED STORM DRAIN LAYOUT, BLDG FOOTPRINT & WATER HOUSE CONNECTION	TMG
5	02/16/16	REVISED BLDGS 2,3,4,5,6 & 1261 N 1555 AND PARKING LAYOUT	CMG

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. (IN VIRGINIA, MARYLAND, AND DELAWARE 811)
(NV 1-800-245-4848) (PA 1-800-242-1776)
(VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	1"=30'
CAD I.D.:	EC2

PROJECT:
SITE DEVELOPMENT PLAN
FOR
KIMCO REALTY CORPORATION
LOCATION OF SITE
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

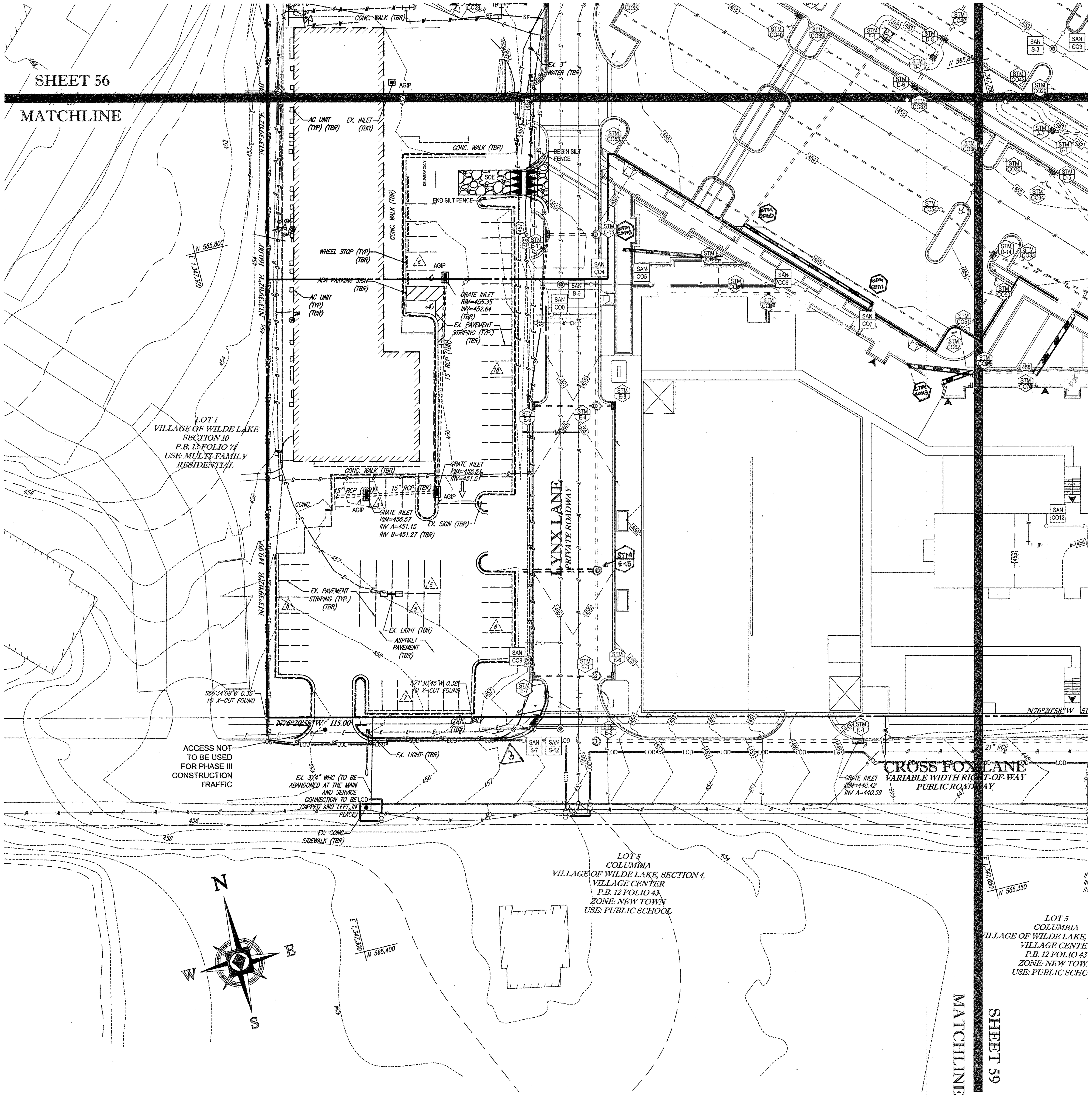
BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

MICHAEL J. GESELL — PROFESSIONAL ENGINEER — 44097 — STATE OF MARYLAND — 7/29/13

SHEET TITLE:
EROSION AND SEDIMENT CONTROL PLAN PHASE III EXISTING CONDITIONS/ DEMOLITION

SHEET NUMBER:
57
OF 91

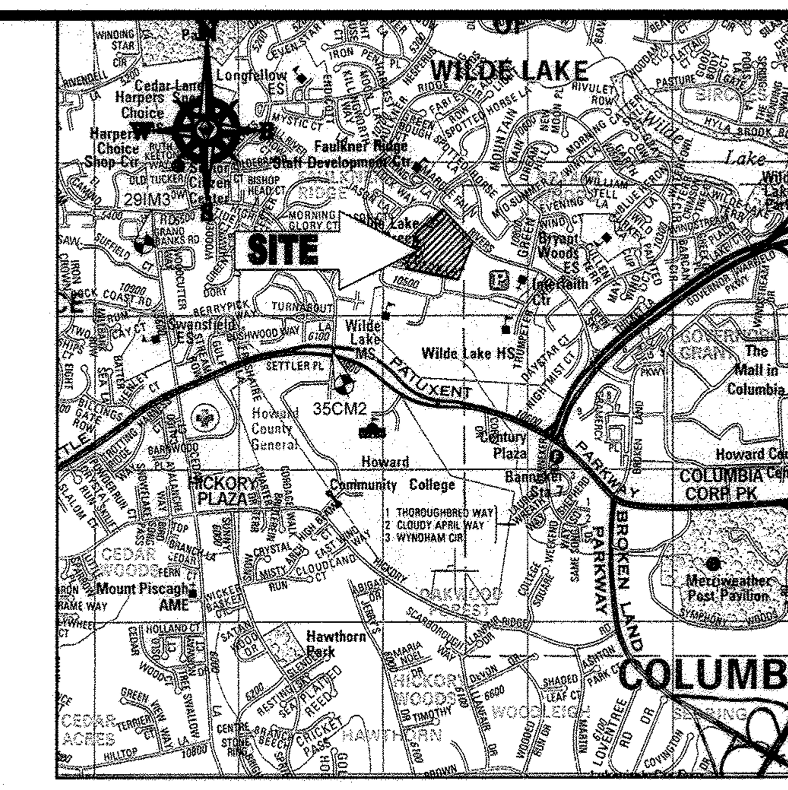
SDP-13-046



STANDARD SYMBOLS

FOR EROSION AND SEDIMENT CONTROL PRACTICES

TITLE	KEY	SYMBOL
STABILIZED STONE CONSTRUCTION ENTRANCE	CE	
SILT FENCE	SF	SF
SUPER SILT FENCE	SSF	SSF
AT GRADE INLET PROTECTION	AGIP	
STANDARD INLET PROTECTION	SIP	
RIP RAP		



LOCATION MAP

COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=2000'
ADC MAP COORDINATES: 4934 / K5

BENCHMARK NOTE:

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HOWARD COUNTY MONUMENT NO: 35CM2 ELEV. = 142.892
HOWARD COUNTY MONUMENT NO: 29IM3 ELEV. = 141.133

NOTES:

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SOILS TABLE

SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL
GfB	GLADSTONE-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	B	NO
GfC	GLADSTONE-URBAN LAND COMPLEX, 8 TO 15 PERCENT SLOPES	B	NO
UuB	URBAN LAND - UDORTHENTS COMPLEX, 0 TO 8 PERCENT SLOPES	D	NO

3 FOR REVISION 3 ONLY

7/28/15

FOR REVISION 5 ONLY:

7/11/16

FOR REVISION 2 ONLY

7/31/14

FOR REVISION 1 ONLY

3/17/14

ENGINEER'S CERTIFICATE

"I HEREBY 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 IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

SIGNATURE OF ENGINEER 7/29/13 DATE
MICHAEL J. GESELL, P.E.

DEVELOPER'S CERTIFICATE

"I/WE HEREBY 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 ONSITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."

WILDE LAKE BUSINESS TRUST
BY: OWL RETAIL HOLDINGS, LLC, ITS TRUSTEE
BY: KIMCO REALTY CORPORATION, ITS MANAGING MEMBER

BY: 7-29-13 DATE
NAME: WILBUR E. SIMMONS III
TITLE: VICE PRESIDENT

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/0 KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

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

HOWARD SCD 8/13/13 DATE

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT # ~~12/43 & 40/44~~ 22510 - 22511
WATER CODE: E32
SEWER CODE: 5602500

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, PARCELS A-C
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF.: 1096m SITE AREA: 10.21 AC
~~FINAL PLAN APPROVED:~~ DPZ REF.: SDP-13-046

30 15 7.5 0 30
1"= 30'

PROFESSIONAL CERTIFICATION

I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 6/9/2015

APPROVED: DEPARTMENT OF PLANNING AND ZONING

8/29/13
CHIEF-DEVELOPMENT ENGINEERING DIVISION DATE
9/11/13
CHIEF-DIVISION OF LAND DEVELOPMENT DATE
9/12/13
DIRECTOR DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

BOHLER ENGINEERING
CIVIL & CONSULTING ENGINEERS
SURVEYORS
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ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS
CORPORATE OFFICE: WARREN, NJ
OFFICES: SOUTHBOROUGH, MA; ALBANY, NY; RONKONKOMA, NY; CHALFONT, PA; CENTER VALLEY, PA; TAMPA, FL; BOWIE, MD; TOWSON, MD; STERLING, VA; WARRENTON, VA; FORT LAUDERDALE, FL; PHILADELPHIA, PA

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REVISIONS

REV	DATE	COMMENT	BY
1	01/10/14	REVISED UTILITY LAYOUT	RDH
2	5/16/14	REVISED STORM DRAIN LAYOUT, BLDG FOOTPRINT, WATER HOUSE CONNECTION	TMG
3	6/24/15	REVISE CURB RADIUS	WCB
5	02/1/16	REVISED BLDGS 2, 3, & 4 USES AND PARKING	RSH / CN, CJ

DIG WITH CARE — CALL BEFORE YOU DIG

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. (IN VIRGINIA, MARYLAND, AND DELAWARE 811) (WV 1-800-245-4848) (PA 1-800-242-1776) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	1"=30'
CAD I.D.:	EC2

PROJECT: SITE DEVELOPMENT PLAN
— FOR —
KIMCO REALTY CORPORATION
LOCATION OF SITE
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

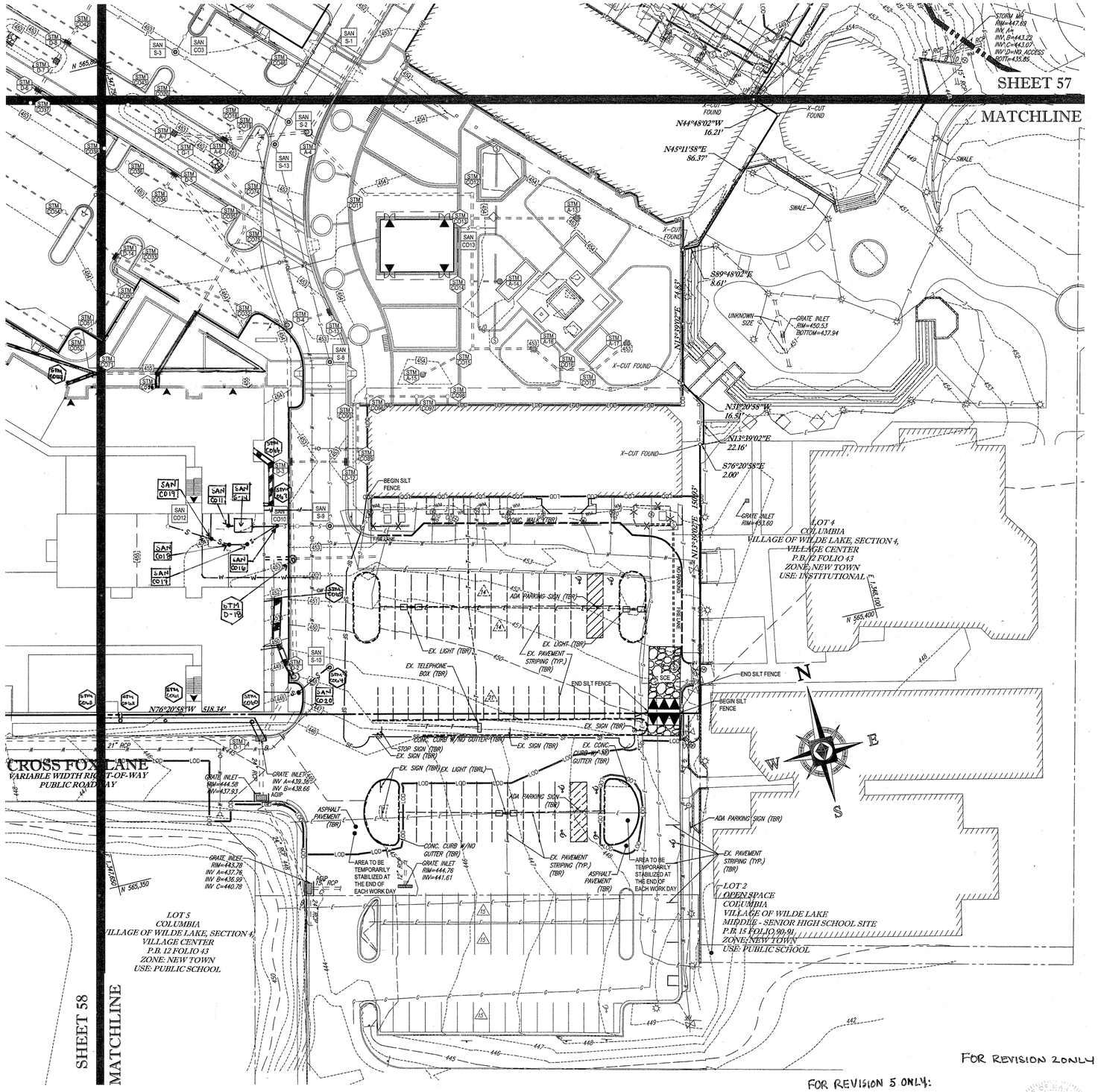
BOHLER ENGINEERING
901 DULANEY VALLEY ROAD,
SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

M.J. GESELL
PROFESSIONAL ENGINEER 44097
7/29/13

SHEET TITLE:
EROSION AND SEDIMENT CONTROL PLAN PHASE III EXISTING CONDITIONS/ DEMOLITION

SHEET NUMBER:

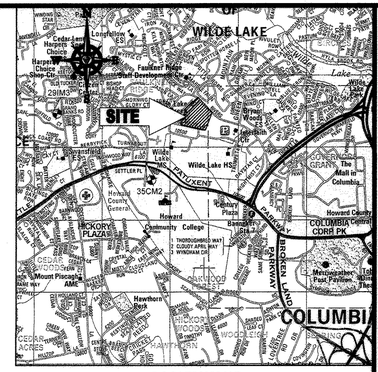
SDP-13-046



STANDARD SYMBOLS

FOR EROSION AND SEDIMENT CONTROL PRACTICES

TITLE	KEY	SYMBOL
STABILIZED STONE CONSTRUCTION ENTRANCE	(CE)	
SILT FENCE	(SF)	SF
SUPER SILT FENCE	(SSF)	SSF
AT GRADE INLET PROTECTION	(AGIP)	
STANDARD INLET PROTECTION	(SIP)	
RIP RAP		



LOCATION MAP

COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=2000'
ADC MAP COORDINATES: 4934 / K5

BENCHMARK NOTE:

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. 35CM2 AND 29IM3 WERE USED FOR THIS PROJECT. HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY MONUMENT NOS. 35CM2 AND 29IM3 WERE USED FOR THIS PROJECT. GEODETIC CONTROL STATIONS.

HOWARD COUNTY MONUMENT NO: 35CM2 ELEV. = 142.892
HOWARD COUNTY MONUMENT NO: 29IM3 ELEV. = 141.133

NOTES:

1. REFER TO SHEETS 72 - 74 FOR SEQUENCE OF CONSTRUCTION, SEDIMENT CONTROL NOTES, AND SEDIMENT CONTROL DETAILS.
2. ALL PROPOSED WORK OUTSIDE OF PERIMETER CONTROLS SHALL BE STABILIZED AT THE END OF EACH WORK DAY.
3. CONTRACTOR TO MAINTAIN ACCESS TO EXISTING BUSINESSES AT ALL TIMES DURING CONSTRUCTION.
4. PROPOSED SILT FENCE IS TO BE CHANGED TO SUPER SILT FENCE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.

INLET PROTECTION NOTE

THE CONTRACTOR IS REQUIRED TO INSTALL INLET PROTECTION ON ALL STORM DRAIN INLETS WITH THE EXCEPTION OF THE FOLLOWING:

1) ANY INLET DIRECTLY OUTFALLING INTO A SEDIMENT TRAPPING DEVICE.
2) INLETS ON PRIVATE OR PUBLIC ROAD OPEN TO THE PUBLIC.

ALL INLET PROTECTION WILL BE INSTALLED AS DIRECTED BY THE INSPECTOR IN ACCORDANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, PAGE E.23. THE REMOVAL OF ANY INLET PROTECTION DEVICES WILL REQUIRE APPROVAL FROM THE INSPECTOR.

EROSION AND SEDIMENT CONTROL UTILITY INSTALLATION NOTES

1. CONTRACTOR SHALL OPEN ONLY THAT SECTION OF TRENCH THAT CAN BE BACKFILLED AND STABILIZED EACH DAY. IF TRENCH MUST REMAIN OPEN LONGER THAN ONE DAY, SILT FENCE SHALL BE PLACED BELOW (DOWNSLOPE OF) TRENCH.
2. PLACE ALL EXCAVATED MATERIAL ON UPHILL SIDE OF TRENCH.
3. ANY SEDIMENT CONTROLS DISTURBED BY UTILITY CONSTRUCTION ARE TO BE REPAIRED IMMEDIATELY.
4. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROTECT PEDESTRIANS AT ALL TIMES DURING UNDERGROUND UTILITY CONSTRUCTION.

SOILS TABLE

SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL
GfB	GLADSTONE-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	B	NO
GfC	GLADSTONE-URBAN LAND COMPLEX, 8 TO 15 PERCENT SLOPES	B	NO
UuB	URBAN LAND - UDORTHENTS COMPLEX, 0 TO 8 PERCENT SLOPES	D	NO

ENGINEER'S CERTIFICATE

"I HEREBY 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 OF ENGINEER — MICHAEL J. GESELL, P.E. — DATE 7/29/13

DEVELOPER'S CERTIFICATE

"I/WE HEREBY 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 HOWARD SOIL CONSERVATION DISTRICT."

WILDE LAKE BUSINESS TRUST
BY: KIMCO REALTY CORPORATION, A MARYLAND CORPORATION, MANAGING MEMBER
BY: KIMCO REALTY CORPORATION, A MARYLAND CORPORATION, ITS MANAGING MEMBER
NAME: WILBUR L. SIMONS III — DATE 7-29-13
TITLE: VICE PRESIDENT

OWNER:	PARCEL 272, LOTS 3-8 & PARCEL 132, LOTS 1-3 WILDE LAKE BUSINESS TRUST C/O KIMCO REALTY CORPORATION 3333 NEW HYDE PARK ROAD NEW HYDE PARK, NY 11042 (410) 684-2000
DEVELOPER:	KIMCO REALTY CORPORATION 1964 GREENSPRING DRIVE, SUITE 330 TIMONIUM, MD 21093 (410) 684-2000 CONTACT: GREG REED
SUBDIVISION NAME:	RESUBDIVISION OF VILLAGE OF WILDE LAKE SECTION/AREA: SECTION 4 PLAT # 22493-95 AND 23511-23511 WATER CODE: E32 SEWER CODE: 6602500
TAX MAP: 29 GRID: 24 ZONED: NT	PARCELS: 272, PARCELS A-C 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND ZB REF.: 1096m SITE AREA: 10.21 AC FINAL PLAN APPROVED: DPZ REF.: SDP-13-046

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

PROFESSIONAL CERTIFICATION

I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 8/9/2015

APPROVED: DEPARTMENT OF PLANNING AND ZONING
CHIEF-DEVELOPMENT ENGINEERING DIVISION — DATE 9/12/13
CHIEF-DIVISION OF LAND DEVELOPMENT — DATE 9/12/13
DIRECTOR — DATE 9/12/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

FOR REVISION 5 ONLY: 7/11/16

FOR REVISION 2 ONLY 7/31/14

FOR REVISION 1 ONLY 3/17/14

30 15 7.5 0 30
1"= 30'

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

H:\069\WILDE LAKE BUSINESS TRUST\MD069002 - WILDE LAKE, COLUMBIA\CADD\PLAN SET\SITE DEVELOPMENT PLAN\MD069002EC2.DWG PRINTED BY: RST

BOHLER ENGINEERING

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

CORPORATE OFFICE:
♦ WARREN, NJ
REGIONAL OFFICES:
♦ BOWIE, MD
♦ TOWSON, MD
♦ CHESTERFIELD, MO
♦ SOUTHBOROUGH, MA
♦ ALBANY, NY
♦ CHANTILLY, VA
♦ WARRENTON, VA
♦ CHATCONY, PA
♦ WILLIAMSBURG, VA
♦ NEW CUMBERLAND, PA
♦ FORT LAUDERDALE, FL
♦ TAMPA, FL

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REVISIONS

REV	DATE	COMMENT	BY
1	01/10/14	REVISED UTILITY LAYOUT	BDW
2	5/16/14	REVISED STORM DRAIN LAYOUT, BLDG FOOTPRINT, ACCESS, HOUSE CONFIGURATION	TML
5	02/1/16	REVISED BLDGS 2, 3 HEIGHT, ADDED ADD PARKING, CATCH	TML

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(VA 1-800-552-7001) (MD: 1-800-257-7777) (DE: 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	1"=30'
CAD I.D.:	EC2

PROJECT:
SITE DEVELOPMENT PLAN
FOR
KIMCO REALTY CORPORATION
LOCATION OF SITE
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

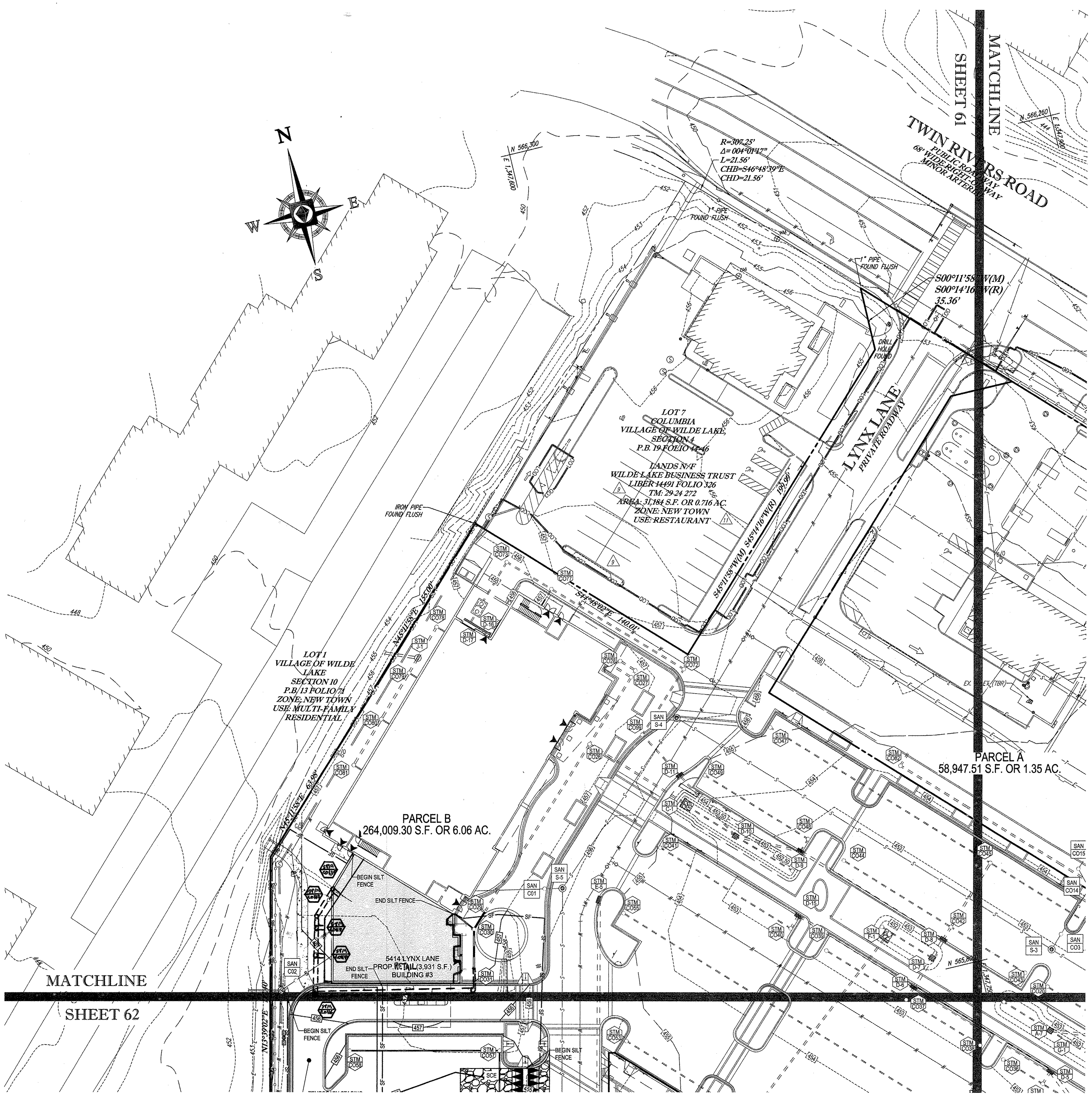
BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

MICHAEL J. GESELL — PROFESSIONAL ENGINEER — 44097 — PROFESSIONAL ENGINEER — 7/29/13

SHEET TITLE:
EROSION AND SEDIMENT CONTROL PLAN PHASE III EXISTING CONDITIONS/ DEMOLITION

SHEET NUMBER:
59
OF 91

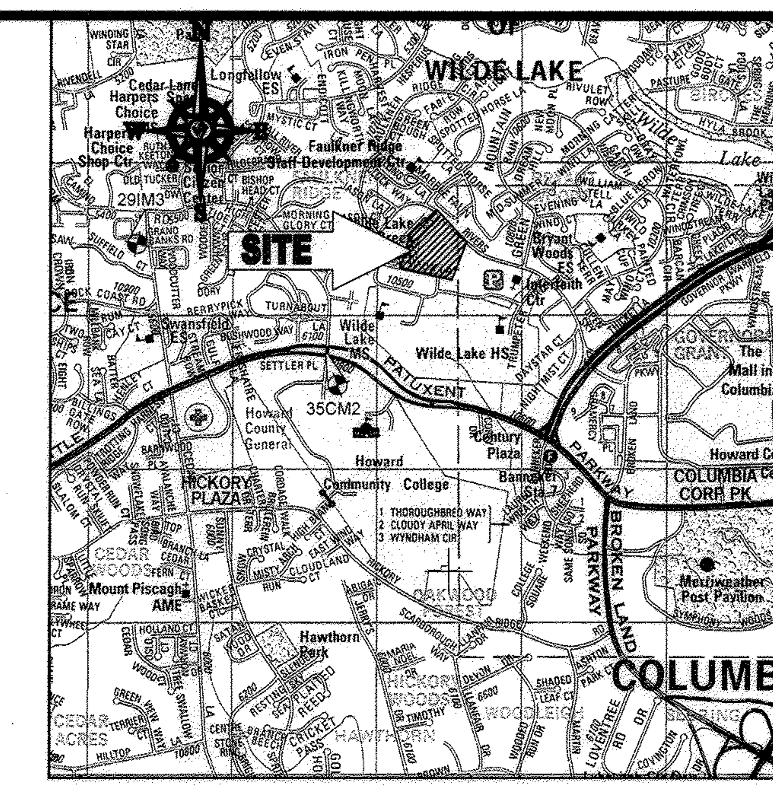
SDP-13-046



STANDARD SYMBOLS

FOR EROSION AND SEDIMENT CONTROL PRACTICES

TITLE	KEY	SYMBOL
STABILIZED STONE CONSTRUCTION ENTRANCE	CE	
SILT FENCE	SF	—SF—
SUPER SILT FENCE	SSF	—SSF—
AT GRADE INLET PROTECTION	AGIP	
STANDARD INLET PROTECTION	SIP	
RIP RAP		



LOCATION MAP

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PERMIT USE NO. 20602153-5
SCALE: 1"=2000'
ADC MAP COORDINATES: 4934 / K5

BENCHMARK NOTE:

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HOWARD COUNTY MONUMENT NO: 35CM2 ELEV. = 142.892
HOWARD COUNTY MONUMENT NO: 29IM3 ELEV. = 141.133

NOTES:

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EROSION AND SEDIMENT CONTROL UTILITY INSTALLATION NOTES

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2. PLACE ALL EXCAVATED MATERIAL ON UPHILL SIDE OF TRENCH.
3. ANY SEDIMENT CONTROLS DISTURBED BY UTILITY CONSTRUCTION ARE TO BE REPAIRED IMMEDIATELY.
4. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROTECT PEDESTRIANS AT ALL TIMES DURING UNDERGROUND UTILITY CONSTRUCTION.

SOILS TABLE

SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL
GfB	GLADSTONE-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	B	NO
GfC	GLADSTONE-URBAN LAND COMPLEX, 8 TO 15 PERCENT SLOPES	B	NO
UuB	URBAN LAND - UDORTHENTS COMPLEX, 0 TO 8 PERCENT SLOPES	D	NO

ENGINEER'S CERTIFICATE

"I HEREBY 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 IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

SIGNATURE OF ENGINEER — DATE 7/29/13
MICHAEL J. GESELL, P.E.

DEVELOPER'S CERTIFICATE

"I/WE HEREBY 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 ONSITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."

WILDE LAKE BUSINESS TRUST
BY: OWL RETAIL HOLDINGS, LLC, ITS TRUSTEE
BY: KIMCO REALTY CORPORATION, ITS MANAGING MEMBER
BY: — DATE 7-29-13
NAME: WILBUR E. SIMMONS III
TITLE: VICE PRESIDENT

FOR REVISION 5 ONLY: 7/11/16

FOR REVISION 2 ONLY: 1/31/14

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
HOWARD SCD — DATE 8/1/13

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/0 KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT #: ~~12 / 43 & 19 / 44~~ 22618-22619
WATER CODE: E32
SEWER CODE: 5602500

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, PARCELS A-C
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF.: 1096m SITE AREA: 10.21 AC
~~FINAL PLAN APPROVED:~~ DPZ REF.: SDP-13-046

30 15 7.5 0 30
1"= 30'

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 6/9/2015

APPROVED: DEPARTMENT OF PLANNING AND ZONING
CHIEF-DEVELOPMENT ENGINEERING DIVISION — DATE 8/21/13
CHIEF-DIVISION OF LAND DEVELOPMENT — DATE 9/11/13
DIRECTOR — DATE 9/12/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

GENERAL NOTE:
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BOHLER ENGINEERING
CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS
CORPORATE OFFICE: ◆ WARREN, NJ
OFFICES: ◆ SOUTHBOROUGH, MA ◆ ALBANY, NY ◆ RONKONKOMA, NY ◆ CHALFONT, PA ◆ CENTER VALLEY, PA ◆ TAMPA, FL ◆ BOWIE, MD ◆ TOWSON, MD ◆ STERLING, VA ◆ WARRENTON, VA ◆ FORT LAUDERDALE, FL ◆ PHILADELPHIA, PA

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REVISIONS

REV	DATE	COMMENT	BY
2	5/16/14	REVISED STORM DRAIN LAYOUT, BLDG. FOOT PRINT, + WATER HOUSE CONNECTION	TAG
5	02/1/16	REVISED BLDGS 2, 3, 4 USES AND PARKING CALCS	DSH

DIG WITH CARE — CALL BEFORE YOU DIG

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APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	1"=30'
CAD I.D.:	EC2

PROJECT: SITE DEVELOPMENT PLAN FOR KIMCO REALTY CORPORATION
LOCATION OF SITE
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

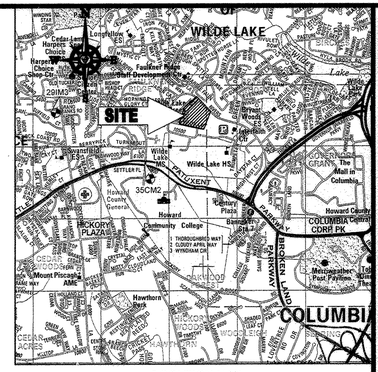
M.J. GESELL
PROFESSIONAL ENGINEER
7/29/13

SHEET TITLE:
EROSION AND SEDIMENT CONTROL PLAN PHASE III PROPOSED CONDITION

STANDARD SYMBOLS

FOR EROSION AND SEDIMENT CONTROL PRACTICES

TITLE	KEY	SYMBOL
STABILIZED STONE CONSTRUCTION ENTRANCE	CE	
SILT FENCE	SF	SF
SUPER SILT FENCE	SSF	SSF
AT GRADE INLET PROTECTION	AGIP	
STANDARD INLET PROTECTION	SIP	
RIP RAP		



LOCATION MAP

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PERMIT USE NO. 20602153-5
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ADC MAP COORDINATES: 4934 / K5

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4. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROTECT PEDESTRIANS AT ALL TIMES DURING UNDERGROUND UTILITY CONSTRUCTION.

SOILS TABLE

SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL
GfB	GLADSTONE-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	B	NO
GfC	GLADSTONE-URBAN LAND COMPLEX, 8 TO 15 PERCENT SLOPES	B	NO
UuB	URBAN LAND - UDORTHENTS COMPLEX, 0 TO 8 PERCENT SLOPES	D	NO

FOR REVISION 5 ONLY:

7/29/13

FOR REVISION 2 ONLY

7/29/13

ENGINEER'S CERTIFICATE

"I HEREBY 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 IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

7/29/13
SIGNATURE OF ENGINEER — DATE
MICHAEL J. GESELL, P.E.

DEVELOPER'S CERTIFICATE

"I/WE HEREBY 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 HOWARD SOIL CONSERVATION DISTRICT."

WILDE LAKE BUSINESS TRUST
BY: OWN RETAIL HOLDING, LLC, ITS TRUSTEE
BY: KIMCO REALTY CORPORATION, ITS MANAGER

7-29-13
NAME: WILBUR E. TOMBERG III — DATE
TITLE: VICE PRESIDENT

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

HOWARD SCD — DATE

OWNER:	PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3 WILDE LAKE BUSINESS TRUST C/O KIMCO REALTY CORPORATION 3333 NEW HYDE PARK ROAD NEW HYDE PARK, NY 11042 (410) 684-2000
DEVELOPER:	KIMCO REALTY CORPORATION 1954 GREENSPRING DRIVE, SUITE 330 TIMONIUM, MD 21093 (410) 684-2000 CONTACT: GREG REED
SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE SECTION/AREA: SECTION 4 PLAT #: ~~32,903 & 10,144~~ 25,015 & 25,016 WATER CODE: E32 SEWER CODE: 5602500	TAX MAP: 29 GRID: 24 ZONED: NT PARCELS: 272, PARCELS A-C 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND ZB REF.: 1096m SITE AREA: 10.21 AC FINAL PLAN APPROVED: ____/____/____ DPZ REF.: SDP-13-046

30 15 7.5 0 30
1"= 30'

PROFESSIONAL CERTIFICATION

I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 6/9/2015

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF-DEVELOPMENT ENGINEERING DIVISION — DATE 6/24/13
CHIEF-DIVISION OF LAND DEVELOPMENT — DATE 7/1/13
DIRECTOR — DATE 9/16/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

H:\06\KIMCO REALTY CORPORATION\MD06 9002 - WILDE LAKE, COLUMBIA\CADD\PLAN SET\SITE DEVELOPMENT PLAN\MD06900202EC3.DWG PRINTED BY: RST

BOHLER ENGINEERING

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

CORPORATE OFFICE:
♦ WHITEHOUSE STATION, NJ
OFFICES:
♦ SOUTHBOROUGH, MA
♦ ALBANY, NY
♦ ALEXANDRIA, VA
♦ CHALFONT, PA
♦ CHESTERFIELD, MO
♦ TAMPA, FL
♦ BOWIE, MD
♦ TOWSON, MD
♦ ROCKVILLE, MD
♦ WARRENTON, VA
♦ MORRISTOWN, NJ
♦ PHILADELPHIA, PA

THE INFORMATION, DESIGN AND CONCEPTS CONTAINED IN THIS PLAN ARE PROPRIETARY AND SHALL NOT BE USED OR DISCLOSED TO ANY PERSON WITHOUT THE WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING. USE OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE USED OR DISCLOSED TO ANY PERSON WITHOUT THE WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING. USE OF THIS PLAN FOR ANY PURPOSE OTHER THAN THE SPECIFIC APPLICATION FOR WHICH IT WAS PREPARED IS STRICTLY PROHIBITED AND SHALL BE AT USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO BOHLER ENGINEERING

REVISIONS

REV	DATE	COMMENT	BY
2	5/16/14	REVISED STORM DRAIN LAYOUT, BLDG. FOOTPRINT, WATER HOUSE CONNECTION	MJG
5	07/1/16	REVISED BLDGS #2 & #3 P.P.A. U USES AND PARKING ONLY	

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. (IN VIRGINIA, MARYLAND, AND DELAWARE 811)
(WV 1-800-245-4848) (PA 1-800-242-1776)
(VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	1"=30'
CAD I.D.:	EC3

PROJECT:
SITE DEVELOPMENT PLAN
FOR
KIMCO REALTY CORPORATION
LOCATION OF SITE
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

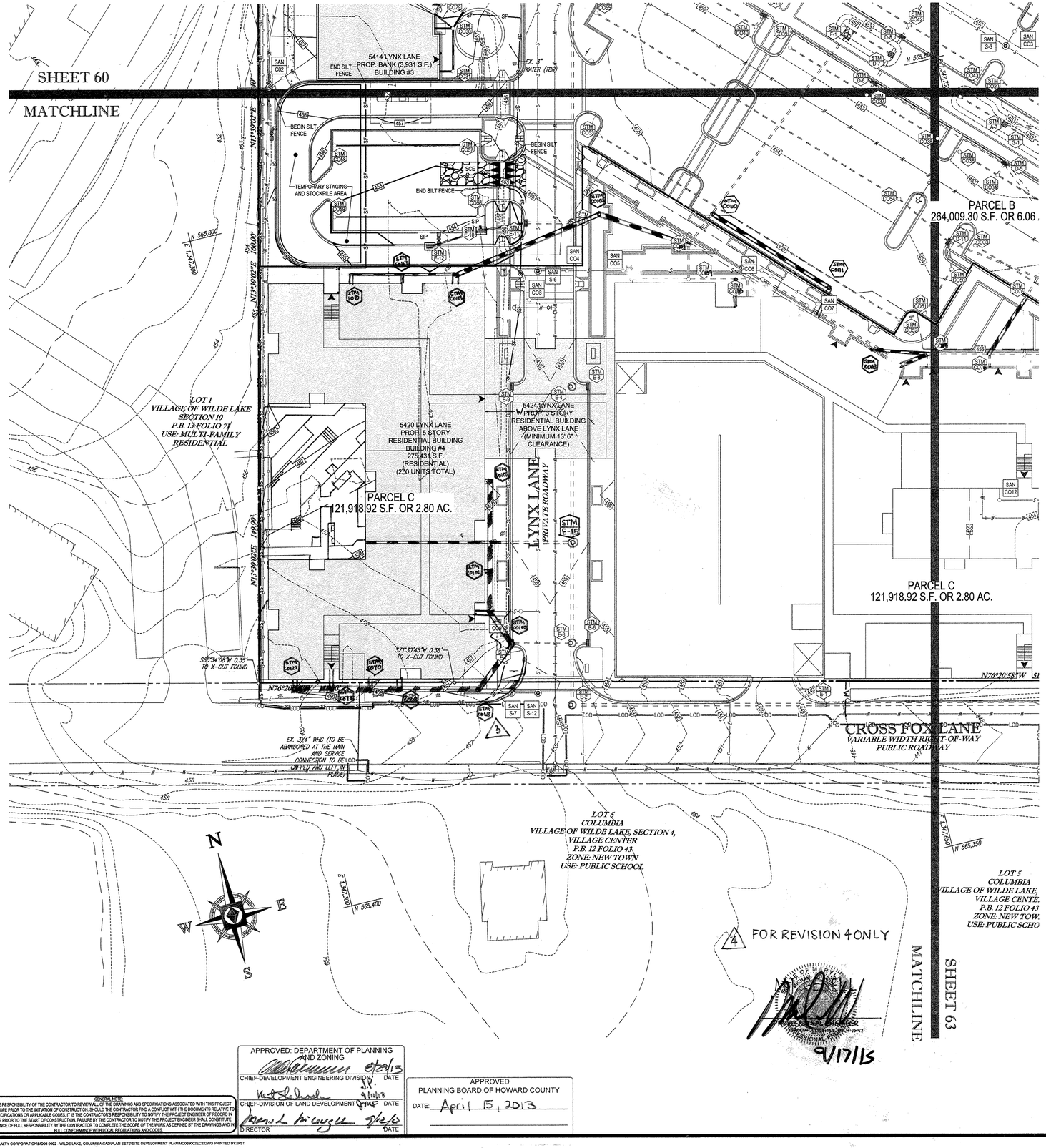
BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

MICHAEL J. GESELL — PROFESSIONAL ENGINEER — 44097 — STATE OF MARYLAND — 7/29/13

SHEET TITLE:
EROSION AND SEDIMENT CONTROL PLAN PHASE III PROPOSED CONDITION

SHEET NUMBER:
61
OF 91

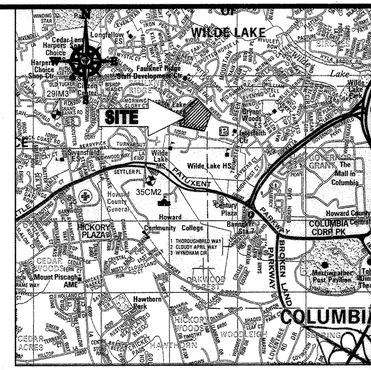
SDP-13-046



STANDARD SYMBOLS

FOR EROSION AND SEDIMENT CONTROL PRACTICES

TITLE	KEY	SYMBOL
STABILIZED STONE CONSTRUCTION ENTRANCE	CE	
SILT FENCE	SF	SF
SUPER SILT FENCE	SSF	SSF
AT GRADE INLET PROTECTION	AGIP	
STANDARD INLET PROTECTION	SIP	
RIP RAP		



LOCATION MAP

COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=2000'
ADC MAP COORDINATES: 4934 / K5

BENCHMARK NOTE:

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. 35CM2 AND 29IM3 WERE USED FOR THIS PROJECT. HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY MONUMENT NOS. 35CM2 AND 29IM3 WERE USED FOR THIS PROJECT. GEODETIC CONTROL STATIONS:

HOWARD COUNTY MONUMENT NO: 35CM2 ELEV. = 142.892
HOWARD COUNTY MONUMENT NO: 29IM3 ELEV. = 141.133

NOTES:

1. REFER TO SHEETS 72 - 74 FOR SEQUENCE OF CONSTRUCTION, SEDIMENT CONTROL NOTES, AND SEDIMENT CONTROL DETAILS.
2. ALL PROPOSED WORK OUTSIDE OF PERIMETER CONTROLS SHALL BE STABILIZED AT THE END OF EACH WORK DAY.
3. CONTRACTOR TO MAINTAIN ACCESS TO EXISTING BUSINESSES AT ALL TIMES DURING CONSTRUCTION.
4. PROPOSED SILT FENCE IS TO BE CHANGED TO SUPER SILT FENCE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.

INLET PROTECTION NOTE

THE CONTRACTOR IS REQUIRED TO INSTALL INLET PROTECTION ON ALL STORM DRAIN INLETS WITH THE EXCEPTION OF THE FOLLOWING:

1) ANY INLET DIRECTLY OUTFALLING INTO A SEDIMENT TRAPPING DEVICE.
2) INLETS ON PRIVATE OR PUBLIC ROAD OPEN TO THE PUBLIC.

ALL INLET PROTECTION WILL BE INSTALLED AS DIRECTED BY THE INSPECTOR IN ACCORDANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL PAGE E.23. THE REMOVAL OF ANY INLET PROTECTION DEVICES WILL REQUIRE APPROVAL FROM THE INSPECTOR.

EROSION AND SEDIMENT CONTROL UTILITY INSTALLATION NOTES

1. CONTRACTOR SHALL OPEN ONLY THAT SECTION OF TRENCH THAT CAN BE BACKFILLED AND STABILIZED EACH DAY. IF TRENCH MUST REMAIN OPEN LONGER THAN ONE DAY, SILT FENCE SHALL BE PLACED BELOW (DOWNSLOPE OF) TRENCH.
2. PLACE ALL EXCAVATED MATERIAL ON UPHILL SIDE OF TRENCH.
3. ANY SEDIMENT CONTROLS DISTURBED BY UTILITY CONSTRUCTION ARE TO BE REPAIRED IMMEDIATELY.
4. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROTECT PEDESTRIANS AT ALL TIMES DURING UNDERGROUND UTILITY CONSTRUCTION.

SOILS TABLE

SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL
GfB	GLADSTONE-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	B	NO
GfC	GLADSTONE-URBAN LAND COMPLEX, 8 TO 15 PERCENT SLOPES	B	NO
UuB	URBAN LAND - UDORTHENTS COMPLEX, 0 TO 8 PERCENT SLOPES	D	NO

3 FOR REVISION 3 ONLY

7/28/15

FOR REVISION 5 ONLY:

7/1/16

FOR REVISION 2 ONLY

7/31/14

FOR REVISION 1 ONLY

3/17/14

4 FOR REVISION 4 ONLY

9/17/15

ENGINEER'S CERTIFICATE

"I HEREBY 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 IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

SIGNATURE OF ENGINEER — MICHAEL J. GESELL, P.E. — DATE 7/29/13

DEVELOPER'S CERTIFICATE

"I/WE HEREBY 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 HOWARD SOIL CONSERVATION DISTRICT."

(WILDE LAKE BUSINESS TRUST)
BY: (KIMCO REALTY CORPORATION, ITS AGENT)
BY: (KIMCO REALTY CORPORATION)
NAME: WILBUR E. SIMMONS III — TITLE: VICE PRESIDENT — DATE 7-29-13

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

HOWARD SCD — DATE

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT # 32743-32749-41 32116-32516
WATER CODE: E32
SEWER CODE: 5602500

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/O KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, PARCELS A-C
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF.: 1096m SITE AREA: 10.21 AC
FINAL PLAN APPROVED — DPZ REF.: SDP-13-046

PROFESSIONAL CERTIFICATION

I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 8/9/2017

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF-DEVELOPMENT ENGINEERING DIVISION — DATE 8/28/13
CHIEF-DIVISION OF LAND DEVELOPMENT — DATE 9/4/13
DIRECTOR — DATE 9/6/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

30 15 7.5 0 30
1"= 30'

H:\0809\WDC REALTY CORPORATION\WDC8 8002 - WILDE LAKE, COLUMBIA\CAD\PLAN SET\SITE DEVELOPMENT PLAN\MD069002EC2.DWG PRINTED BY: RST

BOHLER ENGINEERING

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

CORPORATE OFFICE:
♦ WESTMINSTER, NY
OFFICES:
♦ SOUTHBOROUGH, MA ♦ BOWIE, MD
♦ ALBANY, NY ♦ TOWSON, MD
♦ CHARLOTTE, NC ♦ WARRENTON, VA
♦ CHALFONT, PA ♦ CHARLESTON, WV & FL
♦ PITTSBURGH, PA ♦ PHILADELPHIA, PA
♦ TAMPA, FL

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REVISIONS

REV	DATE	COMMENT	BY
1	01/10/14	REVISED UTILITY LAYOUT	BDH
2	5/16/14	REVISED STORM DRAIN LAYOUT, BLDG. FOOTPRINT, WATER HOUSE CONNECTION	TMG
3	6/29/15	REVISED CURB RADIUS	WJB
4	8/19/15	SHOW POOL IN LOWER AREA	PAB
5	09/1/16	REVISED BLDGS #3&4 USES AND PARKING CALCS	DSH

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.
(IN VIRGINIA, MARYLAND, AND DELAWARE 811)
(WV 1-800-245-4848) (PA 1-800-242-1776)
(VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	1"=30'
CAD I.D.:	EC2

PROJECT:
SITE DEVELOPMENT PLAN
FOR
KIMCO REALTY CORPORATION
LOCATION OF SITE
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

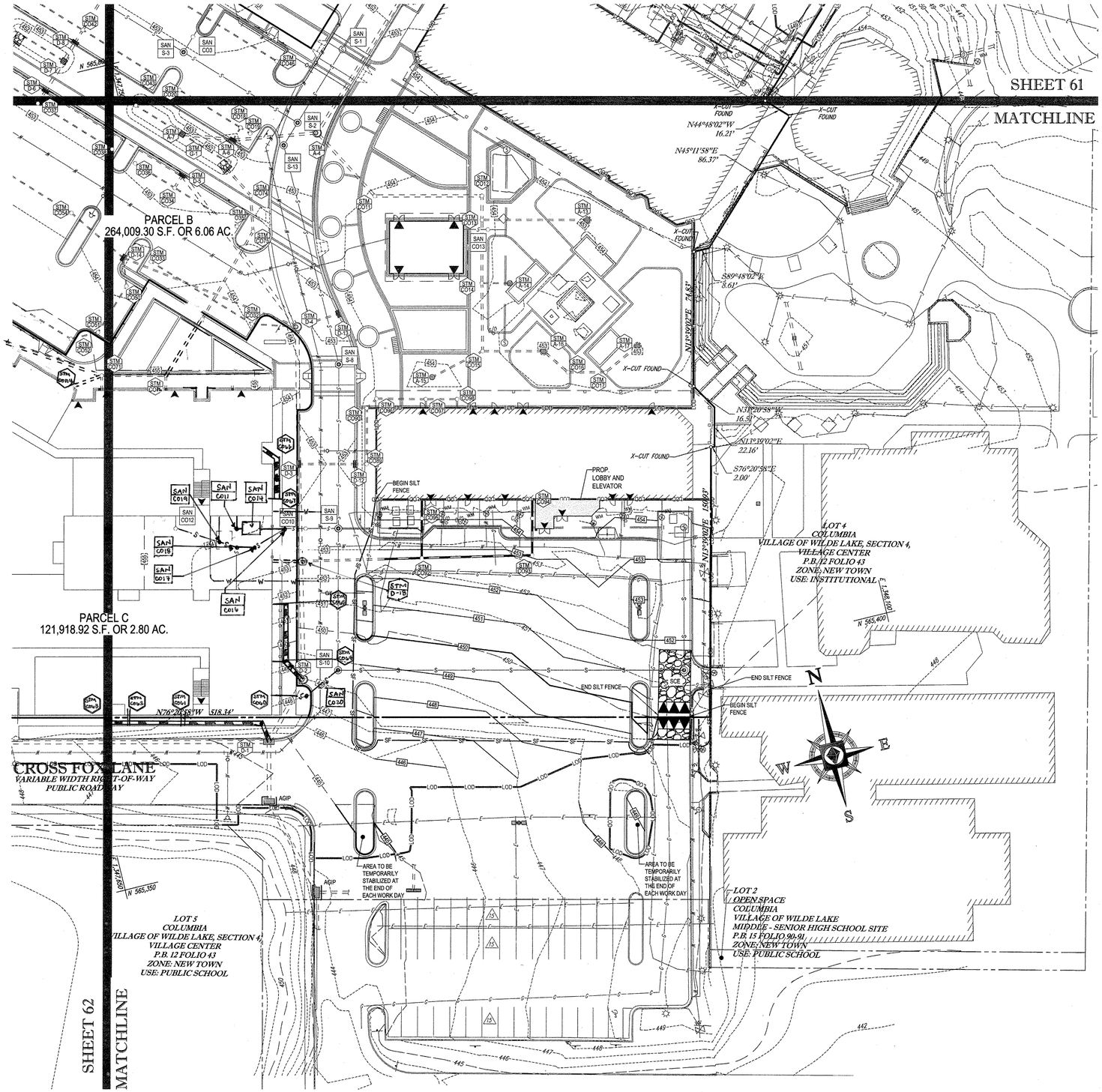
BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

MICHAEL J. GESELL — PROFESSIONAL ENGINEER — 44097 — 7/29/13

SHEET TITLE:
EROSION AND SEDIMENT CONTROL PLAN PHASE III PROPOSED CONDITION

SHEET NUMBER:
62
OF 91

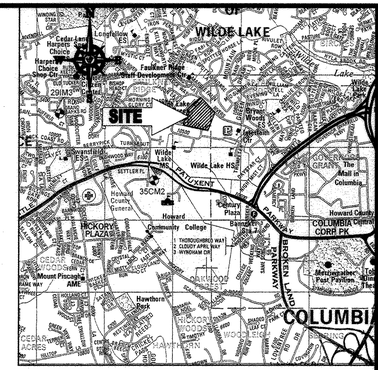
SDP-13-046



STANDARD SYMBOLS

FOR EROSION AND SEDIMENT CONTROL PRACTICES

TITLE	KEY	SYMBOL
STABILIZED STONE CONSTRUCTION ENTRANCE	(CE)	
SILT FENCE	(SF)	SF
SUPER SILT FENCE	(SSF)	SSF
AT GRADE INLET PROTECTION	(AGIP)	
STANDARD INLET PROTECTION	(SP)	
RIP RAP		



LOCATION MAP

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PERMIT USE NO. 20902153-5
SCALE: 1"=2000'
ADC MAP COORDINATES: 4934 / K5

BENCHMARK NOTE:

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HOWARD COUNTY MONUMENT NO: 35CM2 ELEV. = 142.892
HOWARD COUNTY MONUMENT NO: 29IM3 ELEV. = 141.133

NOTES:

1. REFER TO SHEETS 72 - 74 FOR SEQUENCE OF CONSTRUCTION, SEDIMENT CONTROL NOTES, AND SEDIMENT CONTROL DETAILS.
2. ALL PROPOSED WORK OUTSIDE OF PERIMETER CONTROLS SHALL BE STABILIZED AT THE END OF EACH WORK DAY.
3. CONTRACTOR TO MAINTAIN ACCESS TO EXISTING BUSINESSES AT ALL TIMES DURING CONSTRUCTION.
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SOILS TABLE

SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL
GfB	GLADSTONE-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	B	NO
GfC	GLADSTONE-URBAN LAND COMPLEX, 8 TO 15 PERCENT SLOPES	B	NO
UuB	URBAN LAND - UDORTHENTS COMPLEX, 0 TO 8 PERCENT SLOPES	D	NO

FOR REVISION 3 ONLY:

7/29/13

7/11/16

FOR REVISION 1 ONLY

3/17/14

FOR REVISION 2 ONLY

7/31/2014

ENGINEER'S CERTIFICATE

"I HEREBY 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 IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

SIGNATURE OF ENGINEER — DATE 7/29/13
MICHAEL J. GESELL, P.E.

DEVELOPER'S CERTIFICATE

"I/WE HEREBY 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 HOWARD SOIL CONSERVATION DISTRICT."

WILDE LAKE BUSINESS TRUST
BY: OWL REAL ESTATE HOLDINGS, LLC, A LIMITED LIABILITY COMPANY
BY: KIMCO REALTY CORPORATION, A MARYLAND CORPORATION, SOLE MEMBER
NAME: [illegible]
TITLE: VICE PRESIDENT
7-29-13 DATE

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

HOWARD SCD — DATE 7/29/13

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/O KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT # [illegible]
WATER CODE: E32
SEWER CODE: 5602500

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, PARCELS A-C
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF.: 1096m SITE AREA: 10.21 AC
FINAL PLAN APPROVED DPZ REF.: SDP-13-046

PROFESSIONAL CERTIFICATION

I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 6/9/2015

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF-DEVELOPMENT ENGINEERING DIVISION — DATE 9/24/13
CHIEF-DIVISION OF LAND DEVELOPMENT — DATE 9/16/13
DIRECTOR — DATE 9/16/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

30 15 7.5 0 30
1"= 30'

H:\069\KIMCO REALTY CORPORATION\MD\069 9002 - WILDE LAKE, COLUMBIA\CAD\PLAN SET\SITE DEVELOPMENT PLANS\D0690002EC2.DWG PRINTED BY: RST

REVISIONS

REV	DATE	COMMENT	BY
1	01/10/14	REVISED UTILITY LAYOUT	RDH
2	3/18/14	REVISED STORM DRAIN LAYOUT, BLDG FOOTPRINT, WATER MAIN ADJUSTMENT	TMG
3	7/29/14	REVISED BLDG #3	RDH
4	02/1/16	USES AND PARKING	CMW

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTHS SURFACE ANYWHERE IN THE STATE.
(IN VIRGINIA, MARYLAND, AND DELAWARE 811)
(WV 1-800-245-4848) (PA 1-800-242-1776)
(VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	1"=30'
CAD I.D.:	EC2

PROJECT:
SITE DEVELOPMENT PLAN
FOR
KIMCO REALTY CORPORATION
LOCATION OF SITE
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

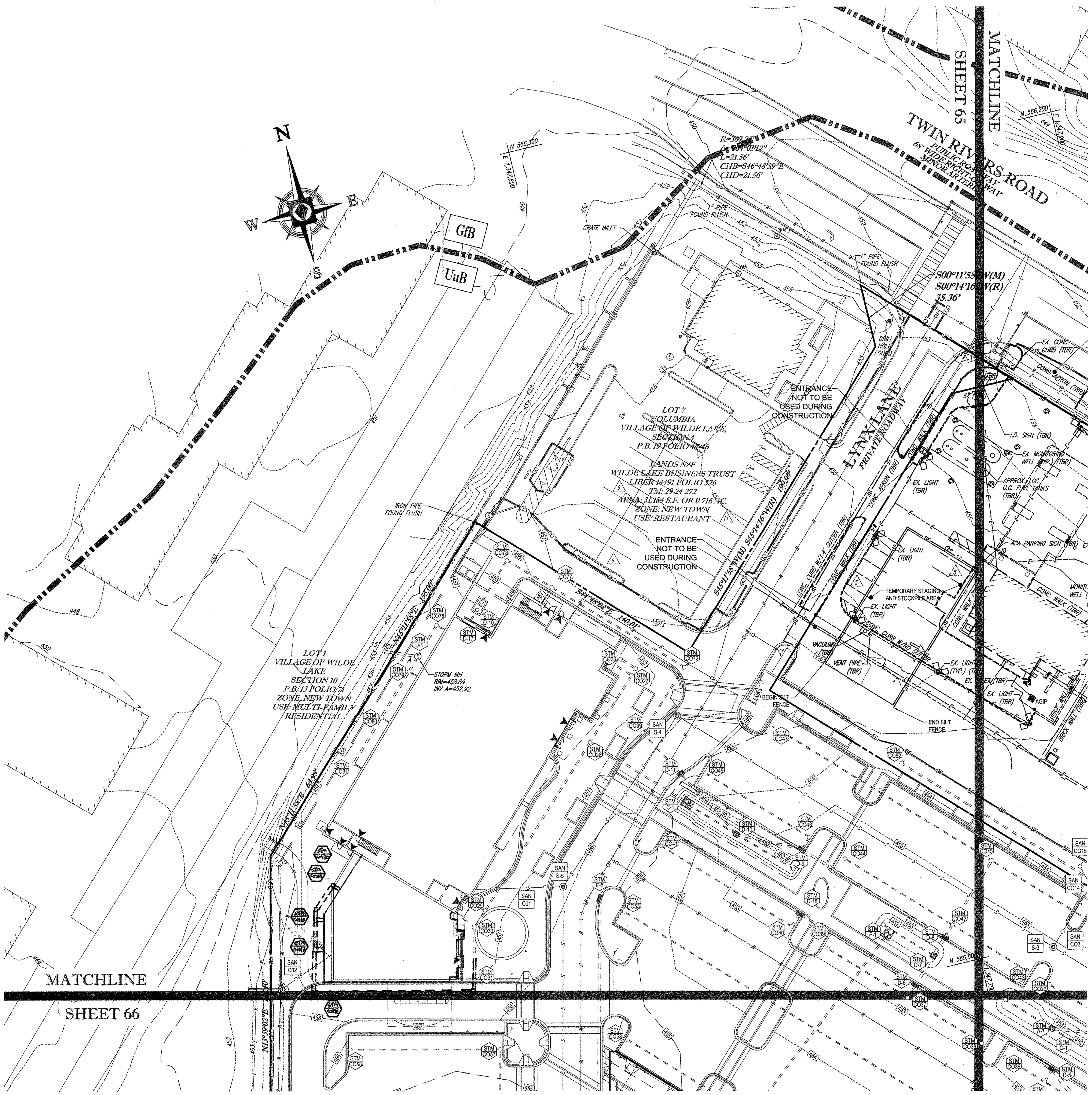
BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

MICHAEL J. GESELL — PROFESSIONAL ENGINEER — 44097 — 7/29/13

SHEET TITLE:
EROSION AND SEDIMENT CONTROL PLAN PHASE III PROPOSED CONDITION

SHEET NUMBER:
63
OF 91

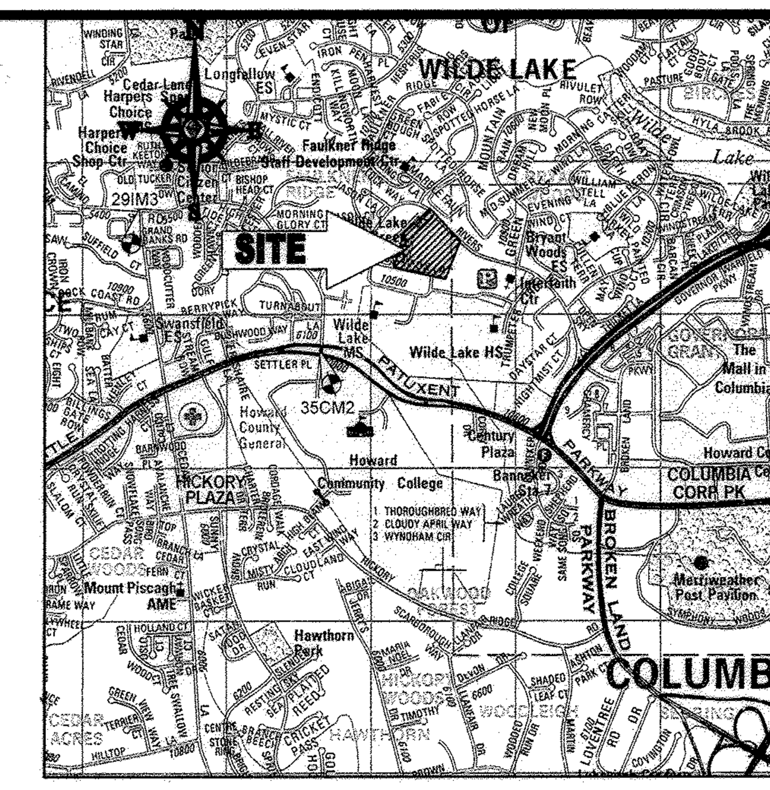
SDP-13-046



STANDARD SYMBOLS

FOR EROSION AND SEDIMENT CONTROL PRACTICES

TITLE	KEY	SYMBOL
STABILIZED STONE CONSTRUCTION ENTRANCE	CE	
SILT FENCE	SF	—— SF ——
SUPER SILT FENCE	SSF	—— SSF ——
AT GRADE INLET PROTECTION	AGIP	
STANDARD INLET PROTECTION	SIP	
RIP RAP		



LOCATION MAP

COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=2000'
ADC MAP COORDINATES: 4934 / K5

BENCHMARK NOTE:

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. 35CM2 AND 29IM3 WERE USED FOR THIS PROJECT. HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY MONUMENT NOS. 35CM2 AND 29IM3 WERE USED FOR THIS PROJECT. GEODETIC CONTROL STATIONS:

HOWARD COUNTY MONUMENT NO: 35CM2 ELEV. = 142.892
HOWARD COUNTY MONUMENT NO: 29IM3 ELEV. = 141.133

NOTES:

1. REFER TO SHEETS 72 - 74 FOR SEQUENCE OF CONSTRUCTION, SEDIMENT CONTROL NOTES, AND SEDIMENT CONTROL DETAILS.
2. ALL PROPOSED WORK OUTSIDE OF PERIMETER CONTROLS SHALL BE STABILIZED AT THE END OF EACH WORK DAY.
3. CONTRACTOR TO MAINTAIN ACCESS TO EXISTING BUSINESSES AT ALL TIMES DURING CONSTRUCTION.
4. PROPOSED SILT FENCE IS TO BE CHANGED TO SUPER SILT FENCE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.

INLET PROTECTION NOTE

THE CONTRACTOR IS REQUIRED TO INSTALL INLET PROTECTION ON ALL STORM DRAIN INLETS WITH THE EXCEPTION OF THE FOLLOWING:

1) ANY INLET DIRECTLY OUTFALLING INTO A SEDIMENT TRAPPING DEVICE.
2) INLETS ON PRIVATE OR PUBLIC ROAD OPEN TO THE PUBLIC.

ALL INLET PROTECTION WILL BE INSTALLED AS DIRECTED BY THE INSPECTOR IN ACCORDANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, PAGE E.23. THE REMOVAL OF ANY INLET PROTECTION DEVICES WILL REQUIRE APPROVAL FROM THE INSPECTOR.

EROSION AND SEDIMENT CONTROL UTILITY INSTALLATION NOTES

1. CONTRACTOR SHALL OPEN ONLY THAT SECTION OF TRENCH THAT CAN BE BACKFILLED AND STABILIZED EACH DAY. IF TRENCH MUST REMAIN OPEN LONGER THAN ONE DAY, SILT FENCE SHALL BE PLACED BELOW (DOWNSLOPE OF) TRENCH.
2. PLACE ALL EXCAVATED MATERIAL ON UPHILL SIDE OF TRENCH.
3. ANY SEDIMENT CONTROLS DISTURBED BY UTILITY CONSTRUCTION ARE TO BE REPAIRED IMMEDIATELY.
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SOILS TABLE

SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL
GfB	GLADSTONE-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	B	NO
GfC	GLADSTONE-URBAN LAND COMPLEX, 8 TO 15 PERCENT SLOPES	B	NO
UuB	URBAN LAND - UDORTHENTS COMPLEX, 0 TO 8 PERCENT SLOPES	D	NO

FOR REVISION 5 ONLY:
7/11/16

FOR REVISION 2 ONLY:
7/31/14

ENGINEER'S CERTIFICATE

"I HEREBY 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 IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

SIGNATURE OF ENGINEER — DATE 7/29/13
MICHAEL J. GESELL, P.E.

DEVELOPER'S CERTIFICATE

"I/WE HEREBY 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 ONSITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."

WILDE LAKE BUSINESS TRUST
BY: OWL RETAIL HOLDINGS, LLC, ITS TRUSTEE
BY: KIMCO REALTY CORPORATION, ITS MANAGING MEMBER

BY: — DATE 7-29-13
NAME: WILBERT SIMMONS III
TITLE: VICE PRESIDENT

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/0 KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

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

HOWARD SCD — DATE

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT # ~~12743 & 10144~~ 22510-22511
WATER CODE: E32
SEWER CODE: 5602500

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, PARCELS A-C
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF.: 1096m SITE AREA: 10.21 AC
~~FINAL PLAN APPROVED: / /~~ DPZ REF.: SDP-13-046

30 15 7.5 0 30
1"= 30'

PROFESSIONAL CERTIFICATION

I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 6/9/2015

APPROVED: DEPARTMENT OF PLANNING AND ZONING
CHIEF-DEVELOPMENT ENGINEERING DIVISION — DATE 8/29/13
CHIEF-DIVISION OF LAND DEVELOPMENT — DATE 9/11/13
DIRECTOR — DATE 9/12/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

BOHLER ENGINEERING
CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS
CORPORATE OFFICE: WARREN, NJ
OFFICES: SOUTHBOROUGH, MA; ALBANY, NY; RONKONKOMA, NY; CHALFONT, PA; CENTER VALLEY, PA; TAMPA, FL; BOWIE, MD; TOWSON, MD; STERLING, VA; WARRENTON, VA; FORT LAUDERDALE, FL; PHILADELPHIA, PA

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REVISIONS

REV	DATE	COMMENT	BY
2	5/16/14	REVISED STORM DRAIN LAYOUT, BLDG FOOTPRINT + WATER HOUSE CONNECTION	TMG
5	02/1/16	REVISED BLDGS 2,3 & 4 USES AND PARKING CALCS	DSH

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APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	1"=30'
CAD I.D.:	ED2

PROJECT:
SITE DEVELOPMENT PLAN
FOR
KIMCO REALTY CORPORATION

LOCATION OF SITE
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

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www.BohlerEngineering.com

M.J. GESELL
PROFESSIONAL ENGINEER
7/29/13

SHEET TITLE:
EROSION AND SEDIMENT CONTROL PLAN PHASE IV EXISTING CONDITIONS/ DEMOLITION

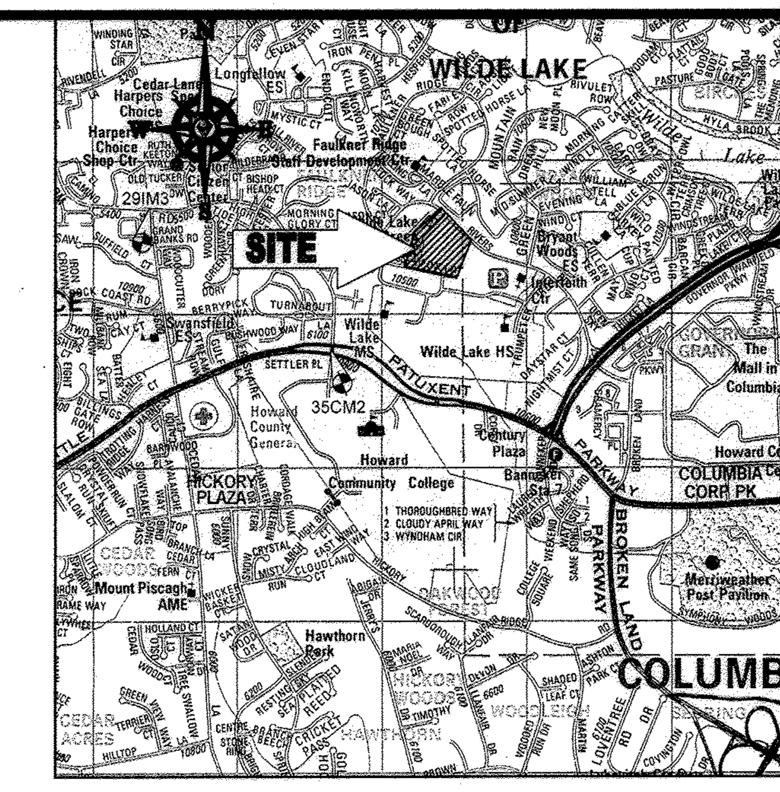
SHEET NUMBER:
64
OF 91

SDP-13-046

STANDARD SYMBOLS

FOR EROSION AND SEDIMENT CONTROL PRACTICES

TITLE	KEY	SYMBOL
STABILIZED STONE CONSTRUCTION ENTRANCE	CE	
SILT FENCE	SF	SF
SUPER SILT FENCE	SSF	SSF
AT GRADE INLET PROTECTION	AGIP	
STANDARD INLET PROTECTION	SIP	
RIP RAP		



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GfC	GLADSTONE-URBAN LAND COMPLEX, 8 TO 15 PERCENT SLOPES	B	NO
UuB	URBAN LAND - UDORTHENTS COMPLEX, 0 TO 8 PERCENT SLOPES	D	NO

FOR REVISION 5 ONLY:
7/11/16

FOR REVISION 2 ONLY
7/31/14

ENGINEER'S CERTIFICATE

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SIGNATURE OF ENGINEER — DATE 7/29/13
MICHAEL J. GESELL, P.E.

DEVELOPER'S CERTIFICATE

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WILDE LAKE BUSINESS TRUST
BY: OWL RETAIL HOLDINGS, LLC, ITS TRUSTEE
BY: KIMCO REALTY CORPORATION, ITS MANAGING MEMBER
DATE 7-29-13
NAME: WILBUR E. SIMMONS III
TITLE: VICE PRESIDENT

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

HOWARD SCD — DATE 8/13/13

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/0 KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT # ~~12/43 & 19/44~~ 22510-22516
WATER CODE: E32
SEWER CODE: 5602500

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, PARCELS A-C
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF.: 1096m SITE AREA: 10.21 AC
~~FINAL PLAN APPROVED: / /~~ DPZ REF.: SDP-13-046

30 15 7.5 0 30
1"= 30'

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APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF-DEVELOPMENT ENGINEERING DIVISION — DATE 8/29/13

CHIEF-DIVISION OF LAND DEVELOPMENT — DATE 9/11/13

DIRECTOR — DATE 9/12/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

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H:\06\KIMCO REALTY CORPORATION\MD06 9002 - WILDE LAKE, COLUMBIA\CAD\PLAN SETS\SITE DEVELOPMENT PLAN\MD069002ED2.DWG PRINTED BY: RST

BOHLER ENGINEERING

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

CORPORATE OFFICE:
◆ WARREN, NJ

OFFICES:
◆ SOUTHBOROUGH, MA ◆ ALBANY, NY ◆ RONKONKOMA, NY ◆ CHALFONT, PA ◆ CENTER VALLEY, PA ◆ TAMPA, FL
◆ BOWIE, MD ◆ TOWSON, MD ◆ STERLING, VA ◆ WARRENTON, VA ◆ FORT LAUDERDALE, FL ◆ PHILADELPHIA, PA

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REVISIONS

REV	DATE	COMMENT	BY
2	5/16/14	REVISED STORM DRAIN LAYOUT, BLDG FOOTPRINTS, WATER HOUSE CONNECTION	TMG
5	02/1/16	REVISED BLDG 2,3, 4 USES AND PARKING	DSH CALC

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APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	1"=30'
CAD I.D.:	ED2

PROJECT: SITE DEVELOPMENT PLAN FOR KIMCO REALTY CORPORATION

LOCATION OF SITE
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
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Phone: (410) 821-7900
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www.BohlerEngineering.com

M.J. GESELL
PROFESSIONAL ENGINEER
44097
7/29/13

SHEET TITLE:
EROSION AND SEDIMENT CONTROL PLAN PHASE IV EXISTING CONDITIONS/ DEMOLITION

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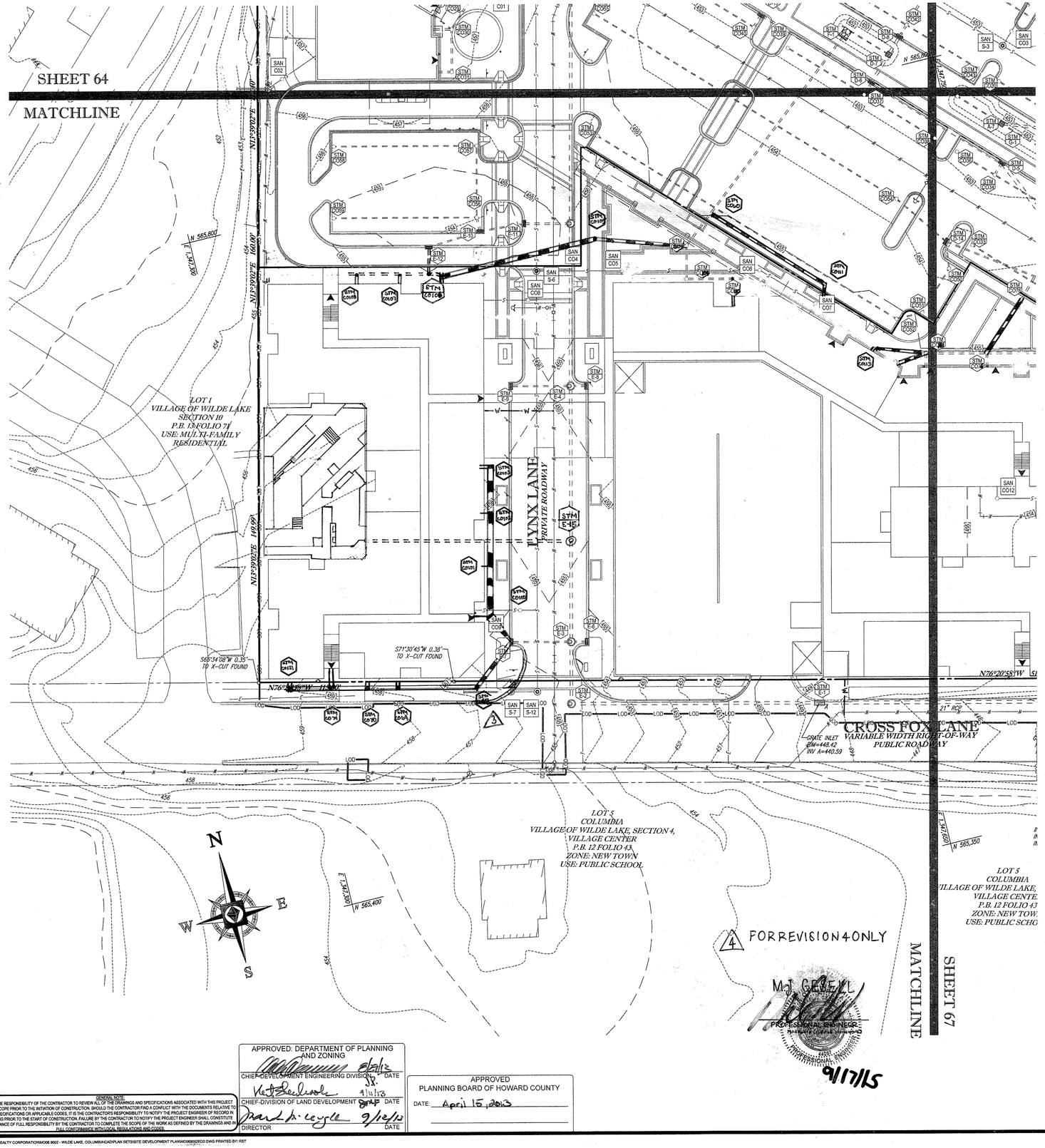

STANDARD SYMBOLS

FOR EROSION AND SEDIMENT CONTROL PRACTICES

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STABILIZED STONE CONSTRUCTION ENTRANCE	CE	
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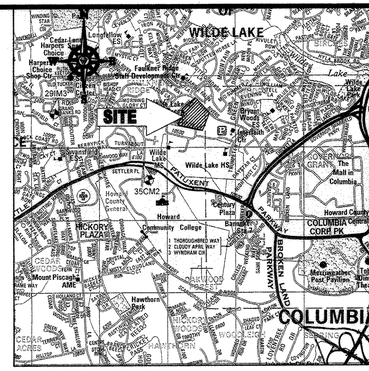
STANDARD INLET PROTECTION	SP	
RIP RAP		



LOCATION MAP

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FOR REVISION 5 ONLY:

7/11/16

3 FOR REVISION 3 ONLY

7/28/15

FOR REVISION 1 ONLY

3/17/14

4 FOR REVISION 4 ONLY

9/17/15

FOR REVISION 2 ONLY

7/13/14

ENGINEER'S CERTIFICATE

"I HEREBY 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 IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

SIGNATURE OF ENGINEER — DATE 7/29/13
MICHAEL J. GESELL, P.E.

DEVELOPER'S CERTIFICATE

"I/WE HEREBY 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 HOWARD SOIL CONSERVATION DISTRICT."

WILDE LAKE BUSINESS TRUST
BY: KIMCO REALTY CORPORATION, LLC, ITS SOLE MEMBER
BY: KIMCO REALTY CORPORATION, ITS MANAGER — 7-29-13
NAME: WILBUR E. SIMMONS — DATE
TITLE: VICE PRESIDENT

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

HOWARD SCD — DATE 7/29/13

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT #: 20163, 20164, 21515, 23218
WATER CODE: E32
SEWER CODE: 9602500

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/O KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

/DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, PARCELS A-C
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF.: 1096m SITE AREA: 10.21 AC
FINAL PLAN APPROVED: DPZ REF.: SDP-13-046

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 6/6/2017

30 15 7.5 0 30
1"= 30'

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF-DEVELOPMENT ENGINEERING DIVISION — DATE 8/2/13
CHIEF-DIVISION OF LAND DEVELOPMENT — DATE 9/11/13
DIRECTOR — DATE 9/12/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

H:\2009\KIMCO REALTY CORPORATION\KIOSK 0002 - WILDE LAKE, COLUMBIA\ACAD\PLAN SET\SITE DEVELOPMENT PLAN\KIOSK0002EC02.DWG PRINTED BY: RST

BOHLER ENGINEERING

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

CORPORATE OFFICE:
♦ WHEELING, WV
OFFICES:
♦ BOWIE, MD
♦ TOWSON, MD
♦ ANNAPOLIS JUNCTION, FT. FL
♦ SOUTHBOROUGH, MA
♦ ALBANY, NY
♦ WARRENTON, VA
♦ CHALFONT, PA
♦ MECHANICSBURG, PA
♦ HARRISBURG, PA
♦ TAMPA, FL
♦ PHILADELPHIA, PA

THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING MISS UTILITY AT LEAST 48 HOURS BUT NOT MORE THAN 10 DAYS PRIOR TO THE START OF EXCAVATION. THE CONTRACTOR SHALL ALSO NOTIFY ALL UTILITY COMPANIES WHO ARE NOT MEMBERS OF MISS UTILITY AND SHALL BE RESPONSIBLE FOR COORDINATING ALL NECESSARY FIELD MARKINGS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING MISS UTILITY AT LEAST 48 HOURS BUT NOT MORE THAN 10 DAYS PRIOR TO THE START OF EXCAVATION. THE CONTRACTOR SHALL ALSO NOTIFY ALL UTILITY COMPANIES WHO ARE NOT MEMBERS OF MISS UTILITY AND SHALL BE RESPONSIBLE FOR COORDINATING ALL NECESSARY FIELD MARKINGS.

REVISIONS

REV	DATE	COMMENT	BY
1	01/10/14	REVISED UTILITY LAYOUT	EDH
2	5/16/14	REVISED STORM DRAIN LAYOUT, BLDG FOOTPRINT, WATER HOUSE CONNECTION	TMC
3	6/29/15	REVISED CURB RADIUS	WCS
4	8/19/15	SHOW POOL IN LANDBAY 2	PAD
5	02/1/16	REVISED BLDGS 2, 3 & 4 USES AND PARKING	EDH CMS

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.
(IN VIRGINIA, MARYLAND, AND DELAWARE 811)
(WV: 1-800-245-4848) (PA 1-800-242-1776)
(VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	1"=30'
CAD I.D.:	ED2

PROJECT:
SITE DEVELOPMENT PLAN
FOR
KIMCO REALTY CORPORATION
LOCATION OF SITE
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

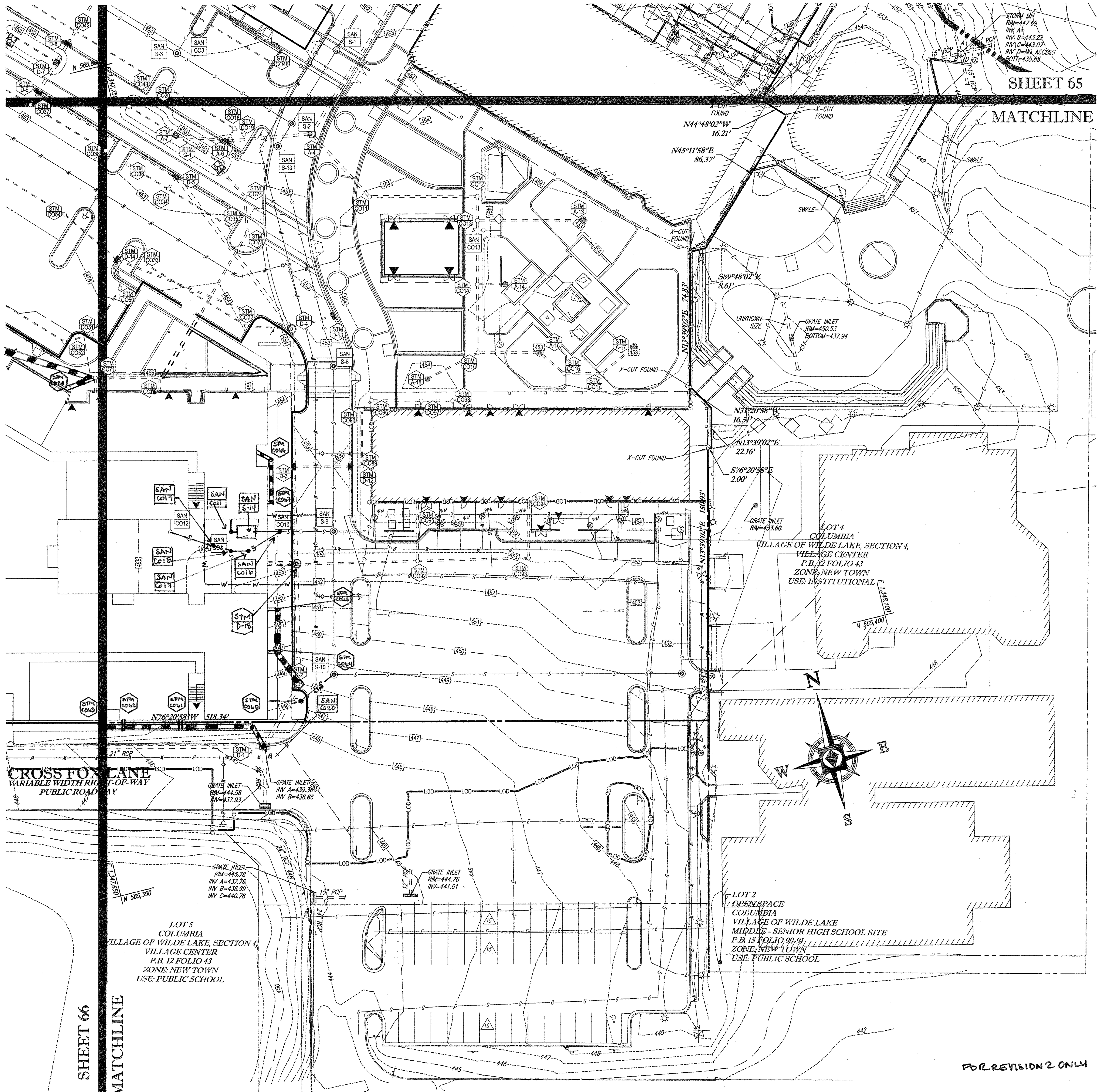
BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

MICHAEL J. GESELL
PROFESSIONAL ENGINEER
44097
7/29/13

SHEET TITLE:
EROSION AND SEDIMENT CONTROL PLAN PHASE IV EXISTING CONDITIONS/ DEMOLITION

SHEET NUMBER:
66
OF 91

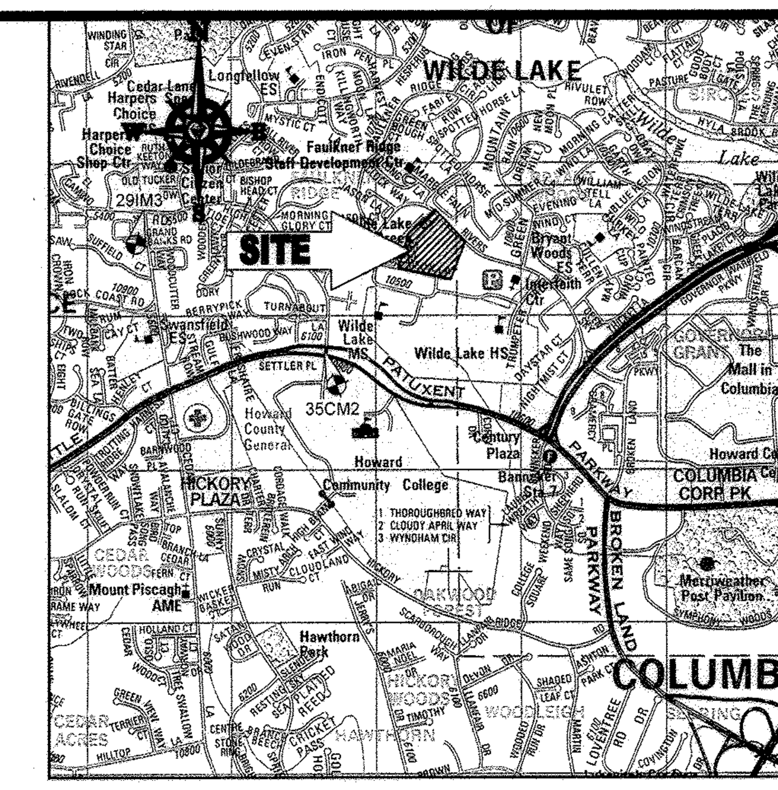
SDP-13-046



STANDARD SYMBOLS

FOR EROSION AND SEDIMENT CONTROL PRACTICES

TITLE	KEY	SYMBOL
STABILIZED STONE CONSTRUCTION ENTRANCE	CE	
SILT FENCE	SF	SF
SUPER SILT FENCE	SSF	SSF
AT GRADE INLET PROTECTION	AGIP	
STANDARD INLET PROTECTION	SIP	
RIP RAP		



LOCATION MAP

COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=2000'
ADC MAP COORDINATES: 4934 / K5

BENCHMARK NOTE:

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. 35CM2 AND 29IM3 WERE USED FOR THIS PROJECT. HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY MONUMENT NOS. 35CM2 AND 29IM3 WERE USED FOR THIS PROJECT. GEODETIC CONTROL STATIONS:

HOWARD COUNTY MONUMENT NO: 35CM2 ELEV. = 142.892
HOWARD COUNTY MONUMENT NO: 29IM3 ELEV. = 141.133

NOTES:

1. REFER TO SHEETS 72 - 74 FOR SEQUENCE OF CONSTRUCTION, SEDIMENT CONTROL NOTES, AND SEDIMENT CONTROL DETAILS.
2. ALL PROPOSED WORK OUTSIDE OF PERIMETER CONTROLS SHALL BE STABILIZED AT THE END OF EACH WORK DAY.
3. CONTRACTOR TO MAINTAIN ACCESS TO EXISTING BUSINESSES AT ALL TIMES DURING CONSTRUCTION.
4. PROPOSED SILT FENCE IS TO BE CHANGED TO SUPER SILT FENCE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.

INLET PROTECTION NOTE

THE CONTRACTOR IS REQUIRED TO INSTALL INLET PROTECTION ON ALL STORM DRAIN INLETS WITH THE EXCEPTION OF THE FOLLOWING:

1) ANY INLET DIRECTLY OUTFALLING INTO A SEDIMENT TRAPPING DEVICE.
2) INLETS ON PRIVATE OR PUBLIC ROAD OPEN TO THE PUBLIC.

ALL INLET PROTECTION WILL BE INSTALLED AS DIRECTED BY THE INSPECTOR IN ACCORDANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, PAGE E.23. THE REMOVAL OF ANY INLET PROTECTION DEVICES WILL REQUIRE APPROVAL FROM THE INSPECTOR.

EROSION AND SEDIMENT CONTROL UTILITY INSTALLATION NOTES

1. CONTRACTOR SHALL OPEN ONLY THAT SECTION OF TRENCH THAT CAN BE BACKFILLED AND STABILIZED EACH DAY. IF TRENCH MUST REMAIN OPEN LONGER THAN ONE DAY, SILT FENCE SHALL BE PLACED BELOW (DOWNSLOPE OF) TRENCH.
2. PLACE ALL EXCAVATED MATERIAL ON UPHILL SIDE OF TRENCH.
3. ANY SEDIMENT CONTROLS DISTURBED BY UTILITY CONSTRUCTION ARE TO BE REPAIRED IMMEDIATELY.
4. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROTECT PEDESTRIANS AT ALL TIMES DURING UNDERGROUND UTILITY CONSTRUCTION.

SOILS TABLE

SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL
GfB	GLADSTONE-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	B	NO
GfC	GLADSTONE-URBAN LAND COMPLEX, 8 TO 15 PERCENT SLOPES	B	NO
UuB	URBAN LAND - UDORTHENTS COMPLEX, 0 TO 8 PERCENT SLOPES	D	NO

ENGINEER'S CERTIFICATE

"I HEREBY 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 IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

[signature] 7/29/13
SIGNATURE OF ENGINEER DATE
MICHAEL J. GESELL, P.E.

DEVELOPER'S CERTIFICATE

"I/WE HEREBY 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 HOWARD SOIL CONSERVATION DISTRICT."

WILDE LAKE BUSINESS TRUST
BY: KWL RETAIL HOLDINGS, LLC, ITS TRUSTEE
BY: KIMCO REALTY CORPORATION, ITS MANAGING MEMBER

BY: [signature] 7-29-13
NAME: WILBUR E. SIMMONS III DATE
TITLE: VICE PRESIDENT

FOR REVISION 1 ONLY
[signature] 3/17/14

FOR REVISION 2 ONLY
[signature] 7/21/14

FOR REVISION 5 ONLY:
[signature] 7/11/16

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/0 KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
[signature] 8/13/13
HOWARD SCD DATE

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT # ~~12/43 & 10/44~~ 22648-22651
WATER CODE: E32
SEWER CODE: 5602500

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, PARCELS A-C
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF.: 1096m SITE AREA: 10.21 AC
~~FINAL PLAN APPROVED: / /~~ DPZ REF.: SDP-13-046

30 15 7.5 0 30
1"= 30'

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[signature] 8/29/13
CHIEF-DEVELOPMENT ENGINEERING DIVISION DATE

[signature] 9/11/13
CHIEF-DIVISION OF LAND DEVELOPMENT DATE

[signature] 9/14/13
DIRECTOR DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 6/9/2015

BOHLER ENGINEERING
CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS
CORPORATE OFFICE: WARREN, NJ
OFFICES: SOUTHBOROUGH, MA; ALBANY, NY; RONKONKOMA, NY; CHALFONT, PA; CENTER VALLEY, PA; TAMPA, FL; BOWIE, MD; TOWSON, MD; STERLING, VA; WARRENTON, VA; FORT LAUDERDALE, FL; PHILADELPHIA, PA

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES. © 2008 BOHLER ENGINEERING.

REVISIONS

REV	DATE	COMMENT	BY
1	01/10/14	REVISED UTILITY LAYOUT	RDH
2	5/16/14	REVISED STORM DRAIN LAYOUT, BLDG FOOTPRINT & WATER HOUSE CONNECTION	TMG
5	02/1/16	REVISED BLDGS 2,3, & 4 USES AND PARKING CALCS	DSH

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. (IN VIRGINIA, MARYLAND, AND DELAWARE 811) (WV 1-800-245-4848) (PA 1-800-242-1776) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	1"=30'
CAD I.D.:	ED2

PROJECT: SITE DEVELOPMENT PLAN FOR KIMCO REALTY CORPORATION
LOCATION OF SITE
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

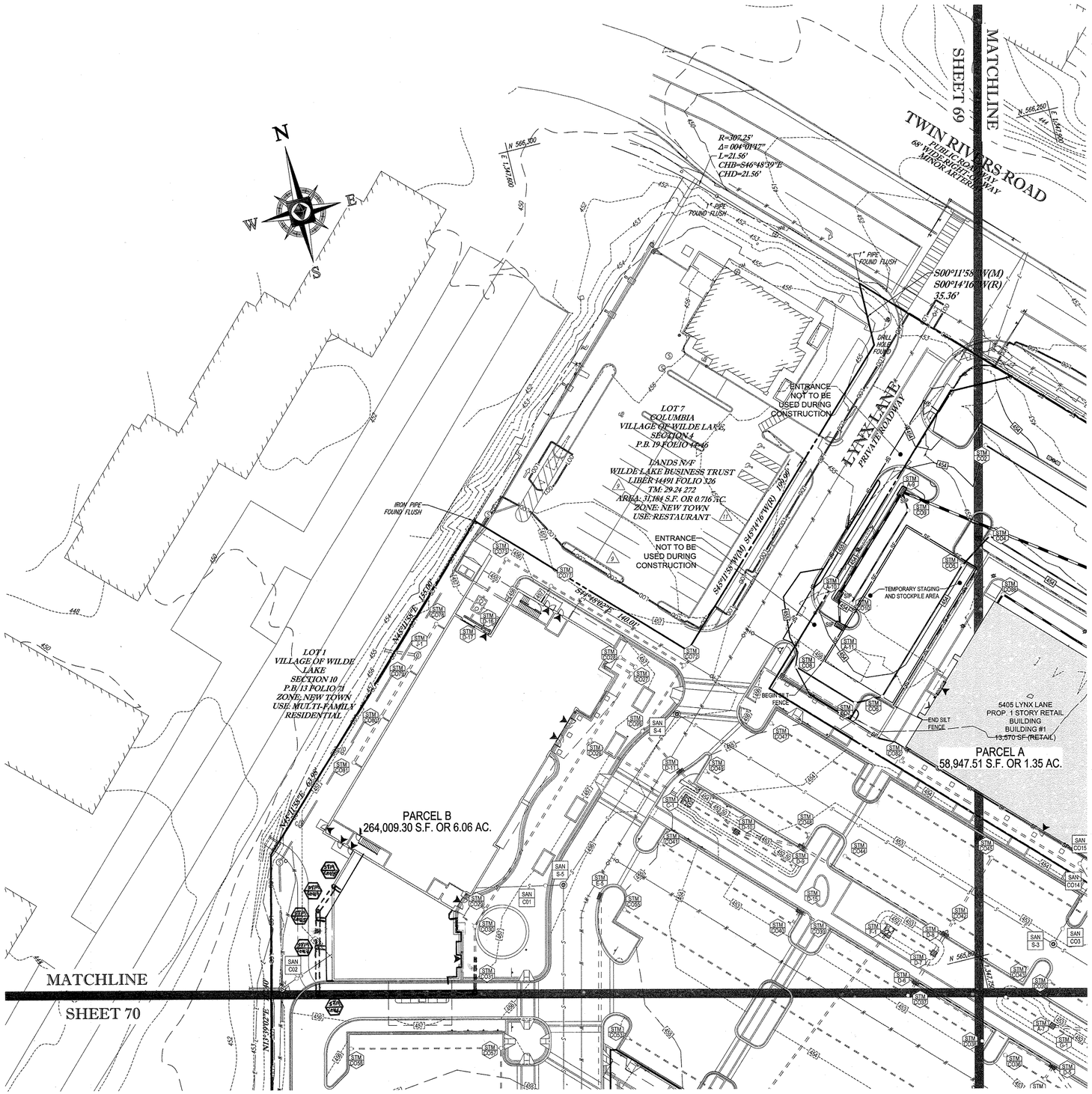
BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

M.J. GESELL
PROFESSIONAL ENGINEER 44097
7/29/13

SHEET TITLE:
EROSION AND SEDIMENT CONTROL PLAN PHASE IV EXISTING CONDITIONS/ DEMOLITION

SHEET NUMBER:

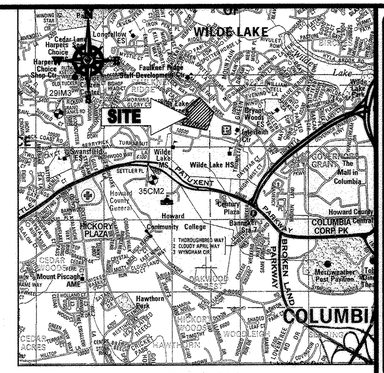
SDP-13-046



STANDARD SYMBOLS

FOR EROSION AND SEDIMENT CONTROL PRACTICES

TITLE	KEY	SYMBOL
STABILIZED STONE CONSTRUCTION ENTRANCE	(CE)	
SILT FENCE	(SF)	SF
SUPER SILT FENCE	(SSF)	SSF
AT GRADE INLET PROTECTION	(AGIP)	
STANDARD INLET PROTECTION	(SIP)	
RIP RAP		



LOCATION MAP

COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=2000'
ADC MAP COORDINATES: 4934 / K5

BENCHMARK NOTE:

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HOWARD COUNTY MONUMENT NO: 35CM2 ELEV. = 142.892
HOWARD COUNTY MONUMENT NO: 29IM3 ELEV. = 141.133

NOTES:

1. REFER TO SHEETS 72 - 74 FOR SEQUENCE OF CONSTRUCTION, SEDIMENT CONTROL NOTES, AND SEDIMENT CONTROL DETAILS.
2. ALL PROPOSED WORK OUTSIDE OF PERIMETER CONTROLS SHALL BE STABILIZED AT THE END OF EACH WORK DAY.
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EROSION AND SEDIMENT CONTROL UTILITY INSTALLATION NOTES

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SOILS TABLE

SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL
GfB	GLADSTONE-URBAN LAND COMPLEX, 0 TO 0 PERCENT SLOPES	B	NO
GfC	GLADSTONE-URBAN LAND COMPLEX, 8 TO 15 PERCENT SLOPES	B	NO
UuB	URBAN LAND - UDORTHENTS COMPLEX, 0 TO 8 PERCENT SLOPES	D	NO

ENGINEER'S CERTIFICATE

"I HEREBY 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 IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

SIGNATURE OF ENGINEER — DATE 7/29/13
MICHAEL J. GESELL, P.E.

DEVELOPER'S CERTIFICATE

"I/WE HEREBY 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 HOWARD SOIL CONSERVATION DISTRICT."

WILDE LAKE BUSINESS TRUST
BY: KIMCO REALTY CORPORATION, A MARYLAND CORPORATION, ITS MANAGING MEMBER
NAME: WILBUR E. SIMMONS — DATE 7.29.13
TITLE: VICE PRESIDENT

FOR REVISION 5 ONLY:
7/11/16

FOR REVISION 2 ONLY:
11/31/14

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
HOWARD SCD — DATE 7/29/13

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT #: ~~22405, 22406~~ 22510-22511
WATER CODE: 6320
SEWER CODE: 8602000

OWNER: PARCEL 272, LOTS 3-5 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/O KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, PARCELS A-C
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF.: 1096m SITE AREA: 10.21 AC
FINAL PLAN APPROVED: ~~12/31/13~~ DPZ REF.: SDP-13-046

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44087, EXPIRATION DATE: 6/8/2015.

APPROVED: DEPARTMENT OF PLANNING AND ZONING
CHIEF-DEVELOPMENT ENGINEERING DIVISION — DATE 8/23/13
CHIEF-DIVISION OF LAND DEVELOPMENT — DATE 7/31/13
DIRECTOR — DATE 8/26/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

GENERAL NOTE
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT, WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

30 15 7.5 0 30
1"= 30'

REVISIONS

REV	DATE	COMMENT	BY
2	5/16/14	REVISED STORM DRAIN LAYOUT, BLDGA PRECAST & WATER HOUSE CONNECTION	TMG
5	02/16/16	REVISED BLDGS 2,3 & 4 USES AND PARKING CALCS	RRH

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.
(IN VIRGINIA, MARYLAND, AND DELAWARE 811)
(WV 1-800-245-4848) (PA 1-800-242-1776)
(VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	1"=30'
CAD I.D.:	ED2

PROJECT: SITE DEVELOPMENT PLAN FOR KIMCO REALTY CORPORATION
LOCATION OF SITE
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

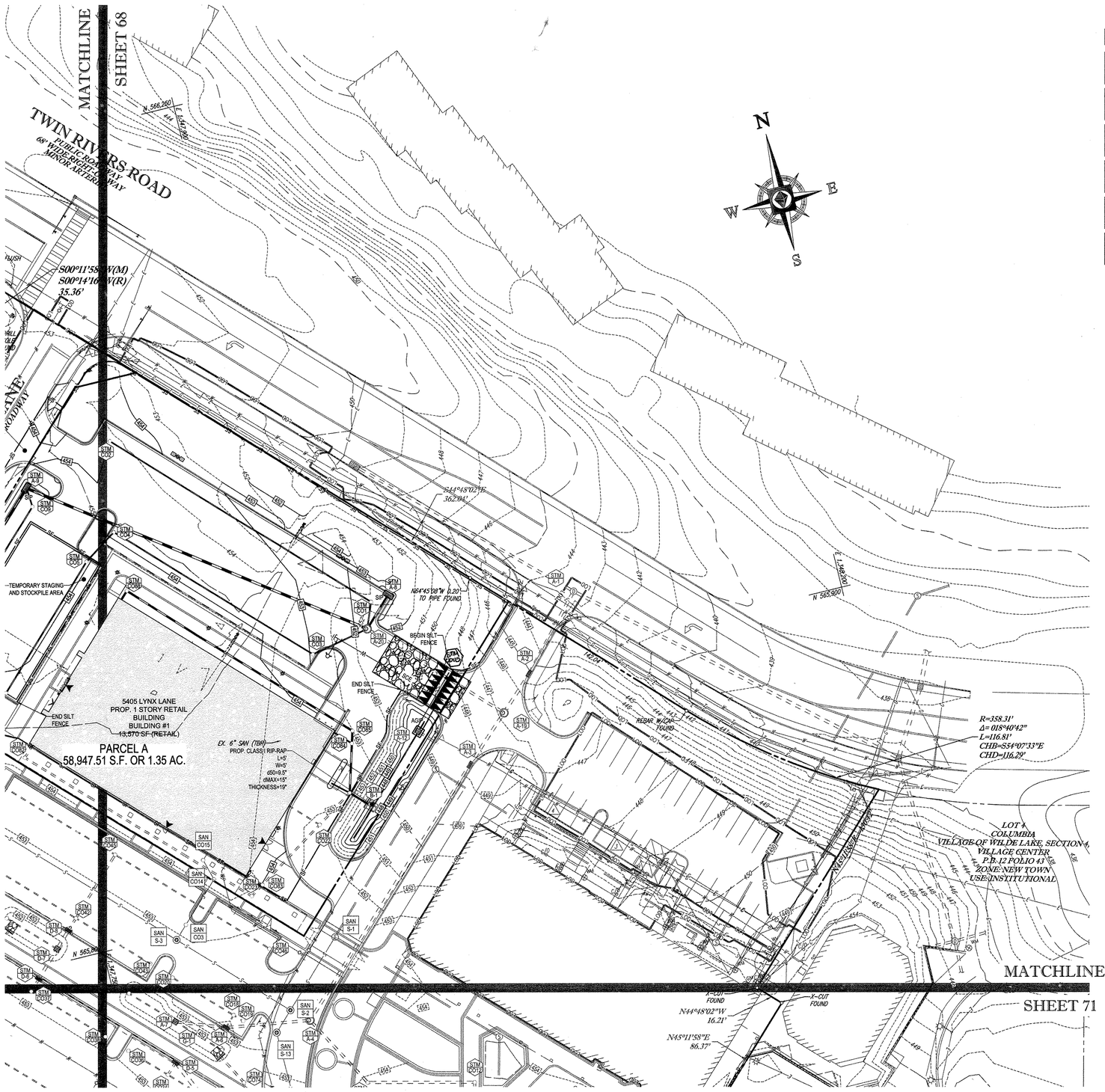
M.J. GESELL — PROFESSIONAL ENGINEER — 7/29/13

SHEET TITLE: EROSION AND SEDIMENT CONTROL PLAN PHASE IV PROPOSED CONDITION

SHEET NUMBER: 68 OF 91

SDP-13-046

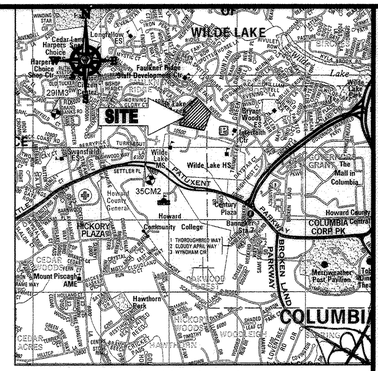
THESE DRAWINGS ARE THE PROPERTY OF BOHLER ENGINEERING AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN PERMISSION OF BOHLER ENGINEERING. ALL RIGHTS RESERVED. UNAUTHORIZED USE OF THESE DRAWINGS WILL BE SUBJECT TO LEGAL ACTION. THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED AND SEALED BY AN AUTHORIZED REPRESENTATIVE OF BOHLER ENGINEERING.



STANDARD SYMBOLS

FOR EROSION AND SEDIMENT CONTROL PRACTICES

TITLE	KEY	SYMBOL
STABILIZED STONE CONSTRUCTION ENTRANCE	CE	
SILT FENCE	SF	SF
SUPER SILT FENCE	SSF	SSF
AT GRADE INLET PROTECTION	AGIP	
STANDARD INLET PROTECTION	SIP	
RIP RAP		



LOCATION MAP

COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=2000'
ADC MAP COORDINATES: 4934 / K5

BENCHMARK NOTE:

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. 35CM2 AND 29IM3 WERE USED FOR THIS PROJECT. HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY MONUMENT NOS. 35CM2 AND 29IM3 WERE USED FOR THIS PROJECT. GEODETIC CONTROL STATIONS:

HOWARD COUNTY MONUMENT NO: 35CM2 ELEV. = 142.892
HOWARD COUNTY MONUMENT NO: 29IM3 ELEV. = 141.133

NOTES:

1. REFER TO SHEETS 72 - 74 FOR SEQUENCE OF CONSTRUCTION, SEDIMENT CONTROL NOTES, AND SEDIMENT CONTROL DETAILS.
2. ALL PROPOSED WORK OUTSIDE OF PERIMETER CONTROLS SHALL BE STABILIZED AT THE END OF EACH WORK DAY.
3. CONTRACTOR TO MAINTAIN ACCESS TO EXISTING BUSINESSES AT ALL TIMES DURING CONSTRUCTION.
4. PROPOSED SILT FENCE IS TO BE CHANGED TO SUPER SILT FENCE AT THE DIRECTION OF THE SEDIMENT CONTROL INSPECTOR.

INLET PROTECTION NOTE

THE CONTRACTOR IS REQUIRED TO INSTALL INLET PROTECTION ON ALL STORM DRAIN INLETS WITH THE EXCEPTION OF THE FOLLOWING:

1) ANY INLET DIRECTLY OUTFALLING INTO A SEDIMENT TRAPPING DEVICE.
2) INLETS ON PRIVATE OR PUBLIC ROAD OPEN TO THE PUBLIC.

ALL INLET PROTECTION WILL BE INSTALLED AS DIRECTED BY THE INSPECTOR IN ACCORDANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, PAGE E.23. THE REMOVAL OF ANY INLET PROTECTION DEVICES WILL REQUIRE APPROVAL FROM THE INSPECTOR.

EROSION AND SEDIMENT CONTROL UTILITY INSTALLATION NOTES

1. CONTRACTOR SHALL OPEN ONLY THAT SECTION OF TRENCH THAT CAN BE BACKFILLED AND STABILIZED EACH DAY. IF TRENCH MUST REMAIN OPEN LONGER THAN ONE DAY, SILT FENCE SHALL BE PLACED BELOW (DOWNSLOPE OF) TRENCH.
2. PLACE ALL EXCAVATED MATERIAL ON UPHILL SIDE OF TRENCH.
3. ANY SEDIMENT CONTROLS DISTURBED BY UTILITY CONSTRUCTION ARE TO BE REPAIRED IMMEDIATELY.
4. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROTECT PEDESTRIANS AT ALL TIMES DURING UNDERGROUND UTILITY CONSTRUCTION.

SOILS TABLE

SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL
GfB	GLADSTONE-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	B	NO
GfC	GLADSTONE-URBAN LAND COMPLEX, 8 TO 15 PERCENT SLOPES	B	NO
UuB	URBAN LAND - UDORTHENTS COMPLEX, 0 TO 8 PERCENT SLOPES	D	NO

FOR REVISION 5 ONLY:

7/10/13

FOR REVISION 2 ONLY

7/3/14

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

HOWARD SCD — DATE: 7/3/14

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT # 22243 & 22244
WATER CODE: E32
SEWER CODE: 9602500

ENGINEER'S CERTIFICATE

"I HEREBY 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 IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

SIGNATURE OF ENGINEER MICHAEL J. GESELL, P.E. — DATE: 7/09/13

DEVELOPER'S CERTIFICATE

"I/WE HEREBY 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 ONSITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."

WILDE LAKE BUSINESS TRUST
BY: OWL RETAIL HOLDINGS, LLC, ITS MEMBER
BY: KIMCO REALTY CORPORATION, ITS MEMBER
NAME: VICE PRESIDENT
TITLE: VICE PRESIDENT — DATE: 7-29-13

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/O KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, PARCELS A-C
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF.: 1096m SITE AREA: 10.21 AC
FINAL PLAN APPROVED — DPZ REF.: SDP-13-046

30 15 7.5 0 30
1"= 30'

PROFESSIONAL CERTIFICATION

I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 6/9/2015

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF-DEVELOPMENT ENGINEERING DIVISION — DATE: 8/29/13

CHIEF-DIVISION OF LAND DEVELOPMENT — DATE: 9/11/13

DIRECTOR — DATE: 9/16/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CHIEF ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

H:\DBV\KIMCO REALTY CORPORATION\MD09 9002 - WILDE LAKE, COLUMBIA\CAD\PLAN SET\SITE\TE DEVELOPMENT PLAN\MD09900ED2.DWG PRINTED BY: RST

BOHLER ENGINEERING

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

CORPORATE OFFICE: MORRISTOWN, NJ
OTHER OFFICES: BOWIE, MD; TOWSON, MD; WARRENTON, VA; WILLIAMSBURG, VA; WARRENTON, VA; PHILADELPHIA, PA; SOUTHBOROUGH, MA; ALBANY, NY; ROCHESTER, NY; CHARLOTTE, NC; CHARLOTTE, FL; TAMPA, FL

THE SUBMISSION, DESIGN AND CONTENT OF THESE PLANS, AS INSTRUMENTS OF SERVICE, IS THE PROPERTY OF BOHLER ENGINEERING AND SHALL NOT BE USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING. ANY UNAUTHORIZED USE OF THESE PLANS SHALL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY TO BOHLER ENGINEERING.

REVISIONS

REV	DATE	COMMENT	BY
2	5/16/14	REVISED STORM DRAIN LAYOUT, BLDG FOOTPRINT, WATER HOUSE CONNECTION	TMG
5	02/1/16	REVISED BLDGS 2,3 & 4, ADDED MOSS AND PAVING LIMITS	CMD

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. (IN VIRGINIA, MARYLAND, AND DELAWARE 811) (NY 1-800-245-4949) (PA 1-800-242-1776) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.:	MD09900
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	1"=30'
CAD I.D.:	ED2

PROJECT:
SITE DEVELOPMENT PLAN
FOR
KIMCO REALTY CORPORATION
LOCATION OF SITE
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

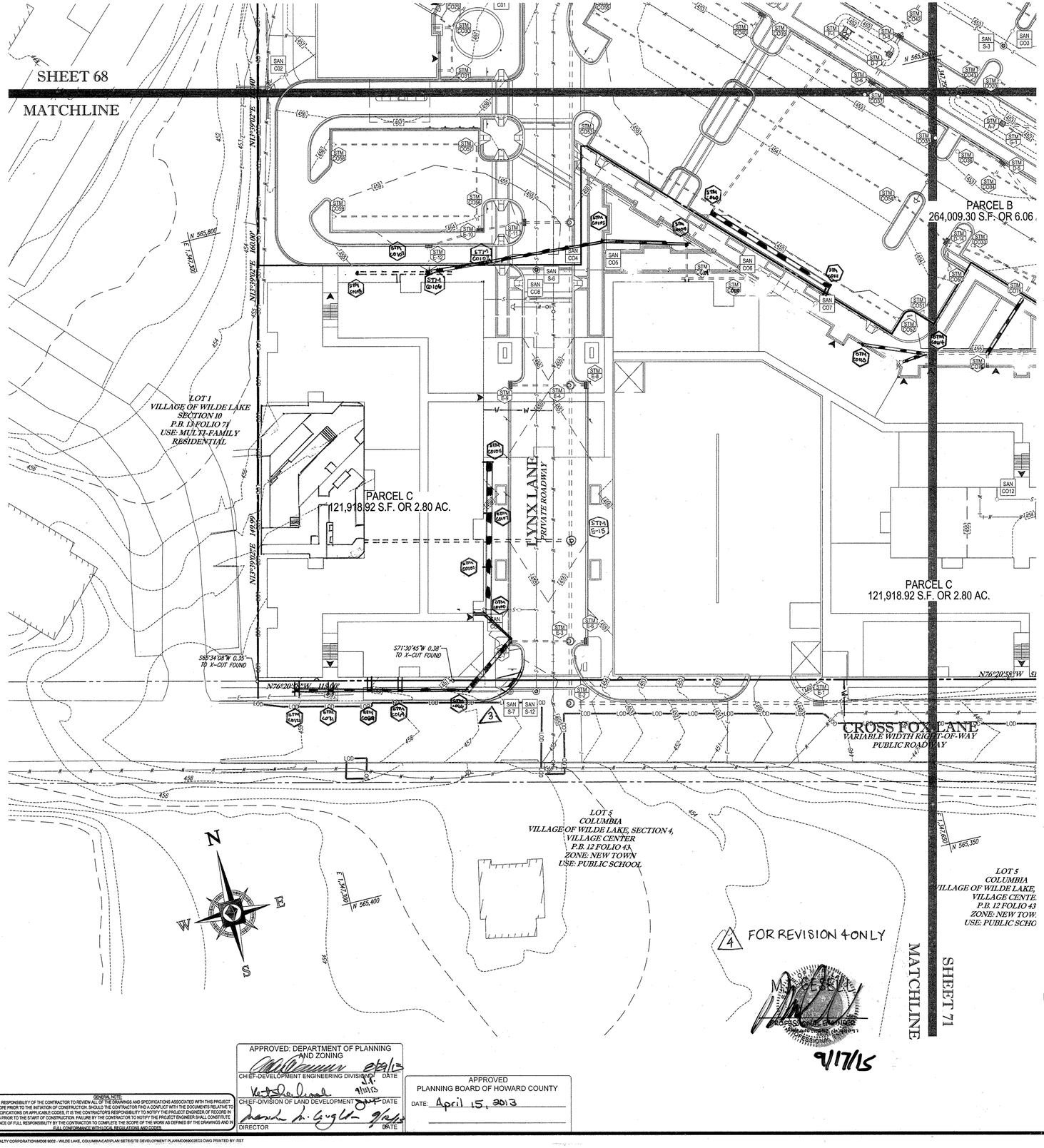
BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

MICHAEL J. GESELL — PROFESSIONAL ENGINEER — 44097 — STATE OF MARYLAND — 7/29/13

SHEET TITLE:
EROSION AND SEDIMENT CONTROL PLAN PHASE IV PROPOSED CONDITION

SHEET NUMBER:
69
OF 91

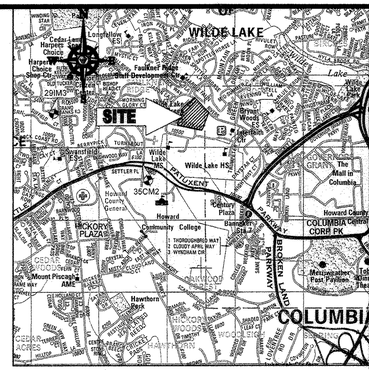
SDP-13-046



STANDARD SYMBOLS

FOR EROSION AND SEDIMENT CONTROL PRACTICES

TITLE	KEY	SYMBOL
STABILIZED STONE CONSTRUCTION ENTRANCE	CE	
SILT FENCE	SF	SF
SUPER SILT FENCE	SSF	SSF
AT GRADE INLET PROTECTION	AGIP	
STANDARD INLET PROTECTION	SIP	
RIP RAP		



LOCATION MAP

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PERMIT USE NO. 20602153-5
SCALE: 1"=2000'
ADC MAP COORDINATES: 4934 / K5

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HOWARD COUNTY MONUMENT NO: 35CM2 ELEV. = 142.892
HOWARD COUNTY MONUMENT NO: 29IM3 ELEV. = 141.133

NOTES:

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GfC	GLADSTONE-URBAN LAND COMPLEX, 8 TO 15 PERCENT SLOPES	B	NO
UuB	URBAN LAND - UDORTHENTS COMPLEX, 0 TO 8 PERCENT SLOPES	D	NO

3 FOR REVISION 3 ONLY

7/28/15

4 FOR REVISION 4 ONLY

9/17/15

FOR REVISION 2 ONLY

7/31/14

FOR REVISION 5 ONLY:

7/11/16

FOR REVISION 1 ONLY

3/17/14

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF-DEVELOPMENT ENGINEERING DIVISION — DATE 8/9/13

CHIEF-DIVISION OF LAND DEVELOPMENT — DATE 9/11/13

DIRECTOR — DATE 9/9/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

GENERAL NOTE:
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ENGINEER'S CERTIFICATE

"I HEREBY 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 OF ENGINEER — DATE 7/29/13
MICHAEL J. GESELL, P.E.

DEVELOPER'S CERTIFICATE

"I/WE HEREBY 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 HOWARD SOIL CONSERVATION DISTRICT."

WILDE LAKE BUSINESS TRUST
BY: OWINGS REALTY MANAGEMENT, LLC, ITS SOLE MEMBER
BY: KIMCO REALTY CORPORATION, ITS SOLE MEMBER

NAME: WILSON E. CUNNINGHAM III — DATE 7-29-13
TITLE: VICE PRESIDENT

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

HOWARD SCD — DATE 7/29/13

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE SECTION/AREA: SECTION 4
PLAT # 22305-22306-22310-22311-22541
I.T. WATER CODE: E32
SEWER CODE: 8602500

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/O KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, PARCELS A-C
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF.: 1096m SITE AREA: 10.21 AC
FINAL PLAN APPROVED: DPZ REF.: SDP-13-046

PROFESSIONAL CERTIFICATION

I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 6/9/2017.

30 15 7.5 0 30
1"= 30'

BOHLER ENGINEERING

CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS

CORPORATE OFFICE:
♦ TOWSON, MD
OFFICES:
♦ BOWIE, MD
♦ SOUTHBOROUGH, MA
♦ ALBANY, NY
♦ ALBANY, NY
♦ WARRENTON, VA
♦ CHALFONT, PA
♦ WILLIAMSBURG, VA
♦ MARLTON, NJ
♦ PHILADELPHIA, PA
♦ TAMPA, FL

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REVISIONS

REV	DATE	COMMENT	BY
1	01/10/14	REVISED UTILITY LAYOUT	RDH
2	5/14/14	REVISED STORM DRAIN LAYOUT, SUBS REDESIGN, WATER HOUSE CONNECTION	TMG
3	6/24/15	REVISED CURB RADIUS	WCB
4	8/19/15	SHOW POOL IN LANDAREA	PAD
5	02/1/16	REVISED BLDGS 2 & 4 & OSES AND PARKING CALCS	DJH

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. (IN VIRGINIA, MARYLAND, AND DELAWARE 811)
(WV 1-800-245-4848) (PA 1-800-242-1776)
(VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	1"=30'
CAD I.D.:	ED2

PROJECT:
SITE DEVELOPMENT PLAN
FOR
KIMCO REALTY CORPORATION
LOCATION OF SITE
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

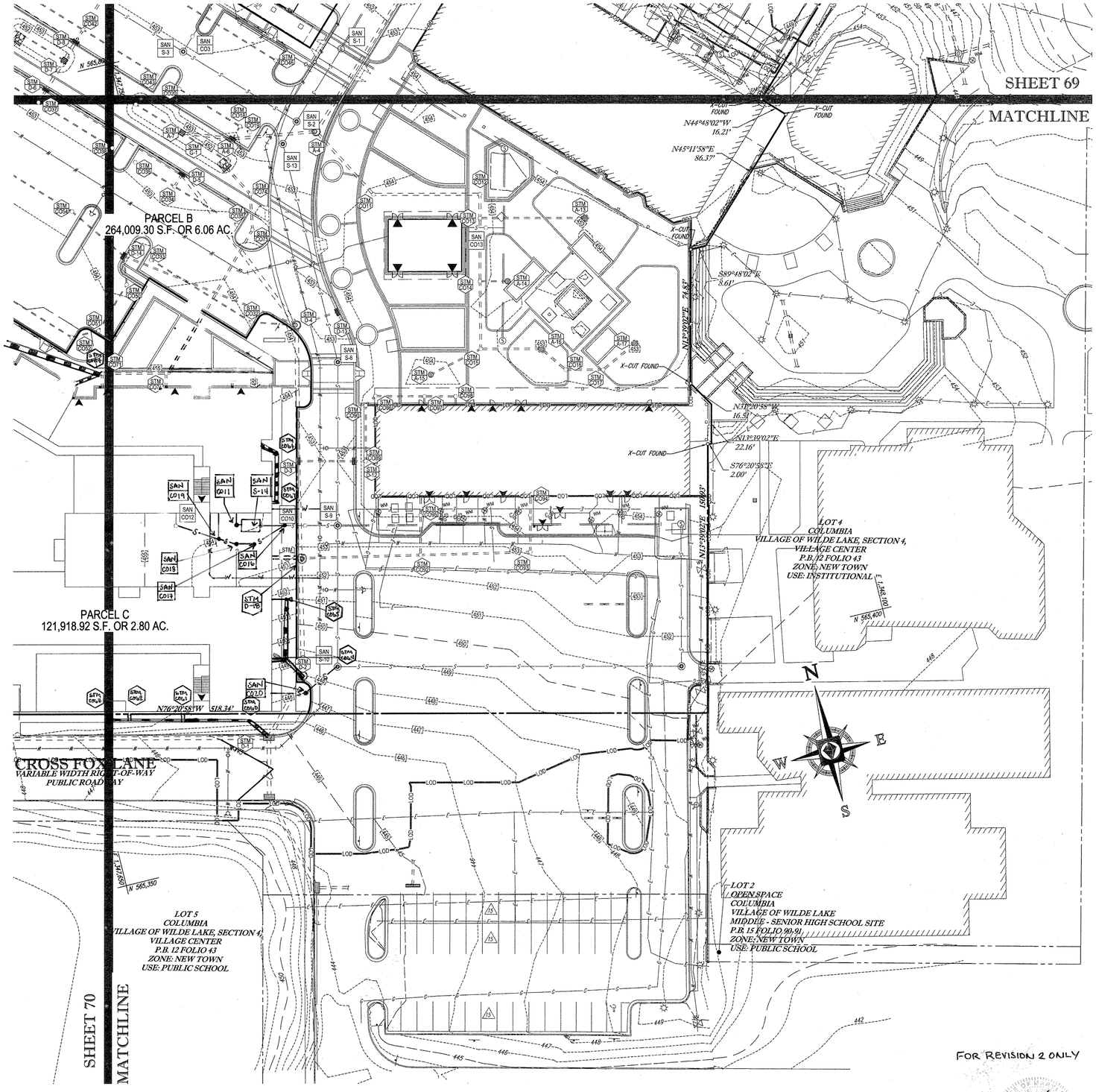
MICHAEL J. GESELL — PROFESSIONAL ENGINEER — 44097 — PROFESSIONAL ENGINEER — 7/29/13

SHEET TITLE:
EROSION AND SEDIMENT CONTROL PLAN PHASE IV PROPOSED CONDITION

SHEET NUMBER:
70
OF 91

SDP-13-046

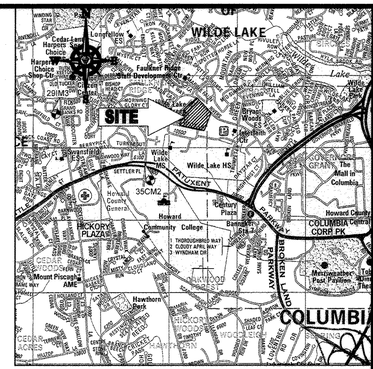
H:\069\KIMCO REALTY CORPORATION\MD08 8002 - WILDE LAKE, COLUMBIA\CAD\PLAN SETS\SITE DEVELOPMENT PLAN\MD069002ED2.DWG PRINTED BY: RST



STANDARD SYMBOLS

FOR EROSION AND SEDIMENT CONTROL PRACTICES

TITLE	KEY	SYMBOL
STABILIZED STONE CONSTRUCTION ENTRANCE	CE	
SILT FENCE	SF	SF
SUPER SILT FENCE	SSF	SSF
AT GRADE INLET PROTECTION	AGIP	
STANDARD INLET PROTECTION	SP	
RIP RAP		



LOCATION MAP

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PERMIT USE NO. 20602153-5
SCALE: 1"=2000'
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NOTES:

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SOILS TABLE

SOILS NAME	SOILS DESCRIPTION	HYDROLOGIC SOILS GROUP	HIGHLY ERODIBLE SOIL
GfB	GLADSTONE-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES	B	NO
GfC	GLADSTONE-URBAN LAND COMPLEX, 8 TO 15 PERCENT SLOPES	B	NO
UuB	URBAN LAND - UDORTHENTS COMPLEX, 0 TO 8 PERCENT SLOPES	D	NO

FOR REVISION 5 ONLY:

7/1/16

ENGINEER'S CERTIFICATE

"I HEREBY 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 IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

SIGNATURE OF ENGINEER: _____ DATE: 7/29/13
MICHAEL J. GESELL, PE

DEVELOPER'S CERTIFICATE

"I/WE HEREBY 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 HOWARD SOIL CONSERVATION DISTRICT."

WILDE LAKE BUSINESS TRUST
BY: OWLS TAIL HOLDINGS LLC, TRUSTEE
BY: KIMCO REALTY CORPORATION, ITS MANAGER
NAME: WILBUR E. SWANSON
TITLE: VICE PRESIDENT
DATE: 7.29.13

FOR REVISION 2 ONLY

7/31/14

FOR REVISION 10 ONLY

3/17/14

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

HOWARD SCD — DATE 7/31/13

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT # 22516-22519
WATER CODE: E12
SEWER CODE: 5602500

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/O KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, PARCELS A-C
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF.: 1096m SITE AREA: 10.21 AC
FINAL PLAN APPROVED: _____ DPZ REF.: SDP-13-046

30 15 7.5 0 30
1"= 30'

PROFESSIONAL CERTIFICATION

I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44067, EXPIRATION DATE: 6/9/2015

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF-DEVELOPMENT ENGINEERING DIVISION — DATE 8/2/13
CHIEF-DIVISION OF LAND DEVELOPMENT — DATE 9/11/13
DIRECTOR — DATE 9/12/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

H:\06\KIMCO REALTY CORPORATION\M006 9002 - WILDE LAKE, COLUMBIA\CAD\PLAN SET\BSITE DEVELOPMENT PLANS\M006900ECO.DWG PRINTED BY: RST

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CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
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REVISIONS

REV	DATE	COMMENT	BY
1	01/10/14	REVISED UTILITY LAYOUT	BDH
2	5/16/14	REVISED STORM DRAIN LAYOUT BLDG. FOOTPRINT WATER HOUSE CONNECTION	TMG
5	02/16/16	REVISED BLDGS 2 & 3 FOOTPRINTS AND PARKING	DSH CALC

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE (IN VIRGINIA, MARYLAND, AND DELAWARE 811)
(NV 1-800-245-4848) (PA 1-800-242-1776)
(VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	1"=30'
CAD I.D.:	ED2

PROJECT:
SITE DEVELOPMENT PLAN
FOR
KIMCO REALTY CORPORATION
LOCATION OF SITE
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

M. J. GESELL — PROFESSIONAL ENGINEER — 44067 — 7/29/13

SHEET TITLE:
EROSION AND SEDIMENT CONTROL PLAN PHASE IV PROPOSED CONDITION

SHEET NUMBER:
71
OF 91

SDP-13-046

B-4 STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION

DEFINITION

USING VEGETATION AS COVER TO PROTECT EXPOSED SOIL FROM EROSION.

PURPOSE

TO PROMOTE THE ESTABLISHMENT OF VEGETATION ON EXPOSED SOIL.

CONDITIONS WHERE PRACTICE APPLIES

ON ALL DISTURBED AREAS NOT STABILIZED BY OTHER METHODS. THIS SPECIFICATION IS DIVIDED INTO SECTIONS ON INCREMENTAL STABILIZATION; SOIL PREPARATION, SOIL AMENDMENTS AND TOPSOILING; SEEDING AND MULCHING; TEMPORARY STABILIZATION; AND PERMANENT STABILIZATION.

EFFECTS ON WATER QUALITY AND QUANTITY

STABILIZATION PRACTICES ARE USED TO PROMOTE THE ESTABLISHMENT OF VEGETATION ON EXPOSED SOIL. WHEN SOIL IS STABILIZED WITH VEGETATION, THE SOIL IS LESS LIKELY TO ERODE AND MORE LIKELY TO ALLOW INFILTRATION OF RAINFALL, THEREBY REDUCING SEDIMENT LOADS AND RUNOFF TO DOWNSTREAM AREAS.

PLANTING VEGETATION IN DISTURBED AREAS WILL HAVE AN EFFECT ON THE WATER BUDGET, ESPECIALLY ON VOLUMES AND RATES OF RUNOFF, INFILTRATION, EVAPORATION, TRANSPIRATION, PERCOLATION, AND GROUNDWATER RECHARGE. OVER TIME, VEGETATION WILL INCREASE ORGANIC MATTER CONTENT AND IMPROVE THE WATER HOLDING CAPACITY OF THE SOIL AND SUBSEQUENT PLANT GROWTH.

VEGETATION WILL HELP REDUCE THE MOVEMENT OF SEDIMENT, NUTRIENTS, AND OTHER CHEMICALS CARRIED BY RUNOFF TO RECEIVING WATERS. PLANTS WILL ALSO HELP PROTECT GROUNDWATER SUPPLIES BY ASSIMILATING THOSE SUBSTANCES PRESENT WITHIN THE ROOT ZONE.

SEDIMENT CONTROL PRACTICES MUST REMAIN IN PLACE DURING GRADING, SEEDBED PREPARATION, SEEDING, MULCHING, AND VEGETATIVE ESTABLISHMENT.

ADEQUATE VEGETATIVE ESTABLISHMENT

INSPECT SEEDED AREAS FOR VEGETATIVE ESTABLISHMENT AND MAKE NECESSARY REPAIRS, REPLACEMENTS, AND RESEEDINGS WITHIN THE PLANTING SEASON.

1. ADEQUATE VEGETATIVE STABILIZATION REQUIRES 95 PERCENT GROUNDCOVER.
2. IF AN AREA HAS LESS THAN 40 PERCENT GROUNDCOVER, RESTABILIZE FOLLOWING THE ORIGINAL RECOMMENDATIONS FOR LIME, FERTILIZER, SEEDBED PREPARATION, AND SEEDING.
3. IF AN AREA HAS BETWEEN 40 AND 94 PERCENT GROUNDCOVER, OVER-SEED AND FERTILIZE USING HALF OF THE RATES ORIGINALLY SPECIFIED.
4. MAINTENANCE FERTILIZER RATES FOR PERMANENT SEEDING ARE SHOWN IN TABLE B.6.

B-4-1 STANDARDS AND SPECIFICATIONS FOR INCREMENTAL STABILIZATION

DEFINITION

ESTABLISHMENT OF VEGETATIVE COVER ON CUT AND FILL SLOPES.

PURPOSE

TO PROVIDE TIMELY VEGETATIVE COVER ON CUT AND FILL SLOPES AS WORK PROGRESSES.

CONDITIONS WHERE PRACTICE APPLIES

ANY CUT OR FILL SLOPE GREATER THAN 15 FEET IN HEIGHT. THIS PRACTICE ALSO APPLIES TO STOCKPILES.

CRITERIA

A. INCREMENTAL STABILIZATION - CUT SLOPES

1. EXCAVATE AND STABILIZE CUT SLOPES IN INCREMENTS NOT TO EXCEED 15 FEET IN HEIGHT. PREPARE SEEDBED AND APPLY SEED AND MULCH ON ALL CUT SLOPES AS THE WORK PROGRESSES.
2. CONSTRUCTION SEQUENCE EXAMPLE (REFER TO FIGURE B.1):
   a. CONSTRUCT AND STABILIZE ALL TEMPORARY SWALES OR DIKES THAT WILL BE USED TO CONVEY RUNOFF AROUND THE EXCAVATION.
   b. PERFORM PHASE 1 EXCAVATION, PREPARE SEEDBED, AND STABILIZE.
   c. PERFORM PHASE 2 EXCAVATION, PREPARE SEEDBED, AND STABILIZE. OVERSEED PHASE 1 AREAS AS NECESSARY.
   d. PERFORM FINAL PHASE EXCAVATION, PREPARE SEEDBED, AND STABILIZE. OVERSEED PREVIOUSLY SEEDED AREAS AS NECESSARY.

NOTE: ONCE EXCAVATION HAS BEGUN THE OPERATION SHOULD BE CONTINUOUS FROM GRUBBING THROUGH THE COMPLETION OF GRADING AND PLACEMENT OF TOPSOIL (IF REQUIRED) AND PERMANENT SEED AND MULCH. ANY INTERRUPTIONS IN THE OPERATION OR COMPLETING THE OPERATION OUT OF THE SEEDING SEASON WILL NECESSITATE THE APPLICATION OF TEMPORARY STABILIZATION.

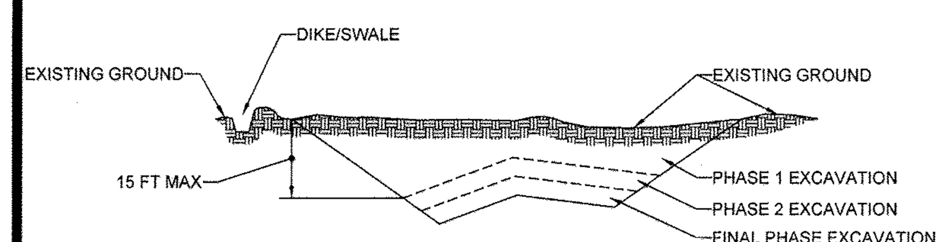

FIGURE B.1: INCREMENTAL STABILIZATION - CUT

B. INCREMENTAL STABILIZATION - FILL SLOPES

1. CONSTRUCT AND STABILIZE FILL SLOPES IN INCREMENTS NOT TO EXCEED 15 FEET IN HEIGHT. PREPARE SEEDBED AND APPLY SEED AND MULCH ON ALL SLOPES AS THE WORK PROGRESSES.
2. STABILIZE SLOPES IMMEDIATELY WHEN THE VERTICAL HEIGHT OF A LIFT REACHES 15 FEET, OR WHEN THE GRADING OPERATION CEASES AS PRESCRIBED IN THE PLANS.
3. AT THE END OF EACH DAY, INSTALL TEMPORARY WATER CONVEYANCE PRACTICE(S), AS NECESSARY, TO INTERCEPT SURFACE RUNOFF AND CONVEY IT DOWN THE SLOPE IN A NON-EROSIVE MANNER.
4. CONSTRUCTION SEQUENCE EXAMPLE (REFER TO FIGURE B.2):
   a. CONSTRUCT AND STABILIZE ALL TEMPORARY SWALES OR DIKES THAT WILL BE USED TO DIVERT RUNOFF AROUND THE FILL. CONSTRUCT SILT FENCE ON LOW SIDE OF FILL UNLESS OTHER METHODS SHOWN ON THE PLANS ADDRESS THIS AREA.
   b. AT THE END OF EACH DAY, INSTALL TEMPORARY WATER CONVEYANCE PRACTICE(S), AS NECESSARY, TO INTERCEPT SURFACE RUNOFF AND CONVEY IT DOWN THE SLOPE IN A NON-EROSIVE MANNER.
   c PLACE PHASE 1 FILL, PREPARE SEEDBED, AND STABILIZE.
   d. PLACE PHASE 2 FILL, PREPARE SEEDBED, AND STABILIZE.
   e. PLACE FINAL PHASE FILL, PREPARE SEEDBED, AND STABILIZE. OVERSEED PREVIOUSLY SEEDED AREAS AS NECESSARY.

NOTE: ONCE THE PLACEMENT OF FILL HAS BEGUN THE OPERATION SHOULD BE CONTINUOUS FROM GRUBBING THROUGH THE COMPLETION OF GRADING AND PLACEMENT OF TOPSOIL (IF REQUIRED) AND PERMANENT SEED AND MULCH. ANY INTERRUPTIONS IN THE OPERATION OR COMPLETING THE OPERATION OUT OF THE SEEDING SEASON WILL NECESSITATE THE APPLICATION OF TEMPORARY STABILIZATION.

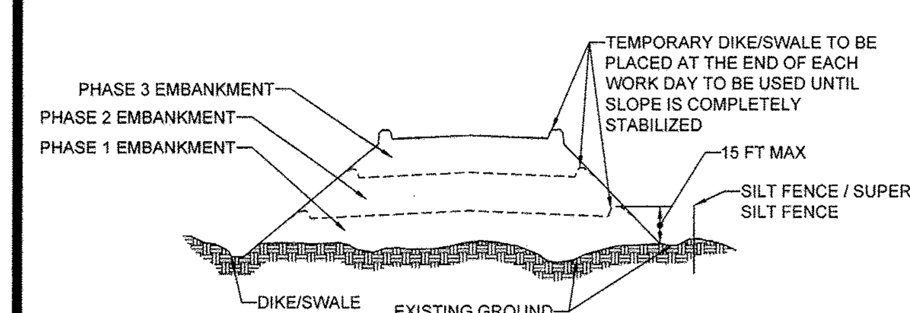

FIGURE B.2: INCREMENTAL STABILIZATION - FILL

B-4-2 STANDARDS AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS

DEFINITION

THE PROCESS OF PREPARING THE SOILS TO SUSTAIN ADEQUATE VEGETATIVE STABILIZATION.

PURPOSE

TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH.

CONDITIONS WHERE PRACTICE APPLIES

WHERE VEGETATIVE STABILIZATION IS TO BE ESTABLISHED.

CRITERIA

A. SOIL PREPARATION

1. TEMPORARY STABILIZATION
   a. SEEDBED PREPARATION CONSISTS OF LOOSENING SOIL TO A DEPTH OF 3 TO 5 INCHES BY MEANS OF SUITABLE AGRICULTURAL OR CONSTRUCTION EQUIPMENT, SUCH AS DISC HARROWS OR CHISEL PLOWS OR RIPPERS MOUNTED ON CONSTRUCTION EQUIPMENT. AFTER THE SOIL IS LOOSENED, IT MUST NOT BE ROLLED OR DRAGGED SMOOTH BUT LEFT IN THE ROUGHENED CONDITION. SLOPES 3:1 OR FLATTER ARE TO BE TRACKED WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE.
   c. APPLY FERTILIZER AND LIME AS PRESCRIBED ON THE PLANS.INCORPORATE LIME AND FERTILIZER INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS.
2. PERMANENT STABILIZATION
   a. A SOIL TEST IS REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRES OR MORE. THE MINIMUM SOIL CONDITIONS REQUIRED FOR PERMANENT VEGETATIVE ESTABLISHMENT ARE:

i. SOIL PH BETWEEN 6.0 AND 7.0.
ii. SOLUBLE SALTS LESS THAN 500 PARTS PER MILLION (PPM).
iii. SOIL CONTAINS LESS THAN 40 PERCENT CLAY BUT ENOUGH FINE GRAINED MATERIAL (GREATER THAN 30 PERCENT SILT PLUS CLAY) TO PROVIDE THE CAPACITY TO HOLD A MODERATE AMOUNT OF MOISTURE. AN EXCEPTION: IF LOVEGRASS WILL BE PLANTED, THEN A SANDY SOIL (LESS THAN 30 PERCENT SILT PLUS CLAY) WOULD BE ACCEPTABLE.
iv. SOIL CONTAINS 1.5 PERCENT MINIMUM ORGANIC MATTER BY WEIGHT.
v. SOIL CONTAINS SUFFICIENT PORE SPACE TO PERMIT ADEQUATE ROOT PENETRATION.

b. APPLICATION OF AMENDMENTS OR TOPSOIL IS REQUIRED IF ON-SITE SOILS DO NOT MEET THE ABOVE CONDITIONS.
c. GRADED AREAS MUST BE MAINTAINED IN A TRUE AND EVEN GRADE AS SPECIFIED ON THE APPROVED PLAN, THEN SCARIFIED OR OTHERWISE LOOSENED TO A DEPTH OF 3 TO 5 INCHES.
d. APPLY SOIL AMENDMENTS AS SPECIFIED ON THE APPROVED PLAN OR AS INDICATED BY THE RESULTS OF A SOIL TEST.
e. MIX SOIL AMENDMENTS INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. RAKE LAWN AREAS TO SMOOTH THE SURFACE, REMOVE LARGE OBJECTS LIKE STONES AND BRANCHES, AND READY THE AREA FOR SEED APPLICATION. LOOSEN SURFACE SOIL BY DRAGGING WITH A HEAVY CHAIN OR OTHER EQUIPMENT TO ROUGHEN THE SURFACE WHERE SITE CONDITIONS WILL NOT PERMIT NORMAL SEEDBED PREPARATION. TRACK SLOPES 3:1 OR FLATTER WITH TRACKED EQUIPMENT LEAVING THE SOIL IN AN IRREGULAR CONDITION WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE. LEAVE THE TOP 1 TO 3 INCHES OF SOIL LOOSE AND FRIABLE. SEEDBED LOOSENING MAY BE UNNECESSARY ON NEWLY DISTURBED AREAS.

B. TOPSOILING

3. TOPSOIL IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION. THE PURPOSE IS TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.
4. TOPSOIL SALVAGED FROM AN EXISTING SITE MAY BE USED PROVIDED IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-NRCS.
5. TOPSOILING IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:
   a. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
   b. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS.
   c. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
   d. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.
4. AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN.
5. TOPSOIL SPECIFICATIONS: SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING CRITERIA:
   a. TOPSOIL MUST BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, OR LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. TOPSOIL MUST NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND MUST CONTAIN LESS THAN 5 PERCENT BY VOLUME OF CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1½ INCHES IN DIAMETER.
   b. TOPSOIL MUST BE FREE OF NOXIOUS PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACK GRASS, JOHNSON GRASS, NUT SEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
   c. TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.
6. TOPSOIL APPLICATION
   a. EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED WHEN APPLYING TOPSOIL.
   b. UNIFORMLY DISTRIBUTE TOPSOIL IN A 5 TO 8 INCH LAYER AND LIGHTLY COMPACT TO A MINIMUM THICKNESS OF 4 INCHES. SPREADING IS TO BE PERFORMED IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS MUST BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.
   c. TOPSOIL MUST NOT BE PLACED IF THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.

C. SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS)

1. SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATIOS AND APPLICATION RATES FOR BOTH LIME AND FERTILIZER ON SITES HAVING DISTURBED AREAS OF 5 ACRES OR MORE. SOIL ANALYSIS MAY BE PERFORMED BY A RECOGNIZED PRIVATE OR COMMERCIAL LABORATORY. SOIL SAMPLES TAKEN FOR ENGINEERING PURPOSES MAY ALSO BE USED FOR CHEMICAL ANALYSES.
2. FERTILIZERS MUST BE UNIFORM IN COMPOSITION, FREE FLOWING AND SUITABLE FOR ACCURATE APPLICATION BY APPROPRIATE EQUIPMENT. MANURE MAY BE SUBSTITUTED FOR FERTILIZER WITH PRIOR APPROVAL FROM THE APPROPRIATE APPROVAL AUTHORITY. FERTILIZERS MUST ALL BE DELIVERED TO THE SITE FULLY LABELED ACCORDING TO THE APPLICABLE LAWS AND MUST BEAR THE NAME, TRADE NAME OR TRADEMARK AND WARRANTY OF THE PRODUCER.
3. LIME MATERIALS MUST BE GROUND LIMESTONE (HYDRATED OR BURNT LIME MAY BE SUBSTITUTED EXCEPT WHEN HYDROSEEDING) WHICH CONTAINS AT LEAST 50 PERCENT TOTAL OXIDES (CALCIUM OXIDE PLUS MAGNESIUM OXIDE). LIMESTONE MUST BE GROUND TO SUCH FINENESS THAT AT LEAST 50 PERCENT WILL PASS THROUGH A #100 MESH SIEVE AND 98 TO 100 PERCENT WILL PASS THROUGH A #20 MESH SIEVE.
4. LIME AND FERTILIZER ARE TO BE EVENLY DISTRIBUTED AND INCORPORATED INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS.
5. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, SPREAD GROUND LIMESTONE AT THE RATE OF 4 TO 8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL.

B-4-3 STANDARDS AND SPECIFICATIONS FOR SEEDING AND MULCHING

DEFINITION

THE APPLICATION OF SEED AND MULCH TO ESTABLISH VEGETATIVE COVER.

PURPOSE

TO PROTECT DISTURBED SOILS FROM EROSION DURING AND AT THE END OF CONSTRUCTION.

CONDITIONS WHERE PRACTICE APPLIES

TO THE SURFACE OF ALL PERIMETER CONTROLS, SLOPES, AND ANY DISTURBED AREA NOT UNDER ACTIVE GRADING.

CRITERIA

A. SEEDING

1. SPECIFICATIONS
   a. ALL SEED MUST MEET THE REQUIREMENTS OF THE MARYLAND STATE SEED LAW. ALL SEED MUST BE SUBJECT TO RE-TESTING BY A RECOGNIZED SEED LABORATORY. ALL SEED USED MUST HAVE BEEN TESTED WITHIN THE 6 MONTHS IMMEDIATELY PRECEDING THE DATE OF SOWING SUCH MATERIAL ON ANY PROJECT. REFER TO TABLE B.4 REGARDING THE QUALITY OF SEED. SEED TAGS MUST BE AVAILABLE UPON REQUEST TO THE INSPECTOR TO VERIFY TYPE OF SEED AND SEEDING RATE.
   b. MULCH ALONE MAY BE APPLIED BETWEEN THE FALL AND SPRING SEEDING DATES ONLY IF THE GROUND IS FROZEN. THE APPROPRIATE SEEDING MIXTURE MUST BE APPLIED WHEN THE GROUND THAWS.
   c. INOCULANTS: THE INOCULANT FOR TREATING LEGUME SEED IN THE SEED MIXTURES MUST BE A PURE CULTURE OF NITROGEN FIXING BACTERIA PREPARED SPECIFICALLY FOR THE SPECIES. INOCULANTS MUST NOT BE USED LATER THAN THE DATE INDICATED ON THE CONTAINER. ADD FRESH INOCULANTS AS DIRECTED ON THE PACKAGE. USE FOUR TIMES THE RECOMMENDED RATE WHEN HYDROSEEDING. NOTE: IT IS VERY IMPORTANT TO KEEP INOCULANT AS COOL AS POSSIBLE UNTIL USED. TEMPERATURES ABOVE 75 TO 80 DEGREES FAHRENHEIT CAN WEAKEN BACTERIA AND MAKE THE INOCULANT LESS EFFECTIVE.
   d. SOD OR SEED MUST NOT BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO PERMIT DISSIPATION OF PHYTO-TOXIC MATERIALS.
2. APPLICATION
   a. DRY SEEDING: THIS INCLUDES USE OF CONVENTIONAL DROP OR BROADCAST SPREADERS.
      i. INCORPORATE SEED INTO THE SUBSOIL AT THE RATES PRESCRIBED ON TEMPORARY SEEDING TABLE B.1, PERMANENT SEEDING TABLE B.3, OR SITE-SPECIFIC SEEDING SUMMARIES.
      ii. APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION. ROLL THE SEEDED AREA WITH A WEIGHTED ROLLER TO PROVIDE GOOD SEED TO SOIL CONTACT.
   b. DRILL OR CULTIPACKER SEEDING: MECHANIZED SEEDERS THAT APPLY AND COVER SEED WITH SOIL.
      i. CULTIPACKING SEEDERS ARE REQUIRED TO BURY THE SEED IN SUCH A FASHION AS TO PROVIDE AT LEAST 1/4 INCH OF SOIL COVERING. SEEDBED MUST BE FIRM AFTER PLANTING.
      ii. APPLY SEED IN TWO DIRECTIONS, PERPENDICULAR TO EACH OTHER. APPLY HALF THE SEEDING RATE IN EACH DIRECTION.
   c. HYDROSEEDING: APPLY SEED UNIFORMLY WITH HYDROSEEDER (SLURRY INCLUDES SEED AND FERTILIZER).
      i. IF FERTILIZER IS BEING APPLIED AT THE TIME OF SEEDING, THE APPLICATION RATES SHOULD NOT EXCEED THE FOLLOWING: NITROGEN, 100 POUNDS PER ACRE TOTAL OF SOLUBLE NITROGEN; P2O5 (PHOSPHOROUS), 200 POUNDS PER ACRE; K2O (POTASSIUM), 200 POUNDS PER ACRE.
      ii. LIME: USE ONLY GROUND AGRICULTURAL LIMESTONE (UP TO 3 TONS PER ACRE MAY BE APPLIED BY HYDROSEEDING). NORMALLY, NOT MORE THAN 2 TONS ARE APPLIED BY HYDROSEEDING AT ANY ONE TIME. DO NOT USE BURNT OR HYDRATED LIME WHEN HYDROSEEDING.
      iii. MIX SEED AND FERTILIZER ON SITE AND SEED IMMEDIATELY AND WITHOUT INTERRUPTION.
      iv. WHEN HYDROSEEDING DO NOT INCORPORATE SEED INTO THE SOIL.

B. MULCHING

1. MULCH MATERIALS (IN ORDER OF PREFERENCE)
   a. STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, OAT, OR BARLEY AND REASONABLY BRIGHT IN COLOR. STRAW IS TO BE FREE OF NOXIOUS WEED SEEDS AS SPECIFIED IN THE MARYLAND SEED LAW AND NOT MUSTY, MOLDY, CAKED, DECAYED, OR EXCESSIVELY DUSTY. NOTE: USE ONLY STERILE STRAW MULCH IN AREAS WHERE ONE SPECIES OF GRASS IS DESIRED.

   i. WCFM IS TO BE DYED GREEN OR CONTAIN A GREEN DYE IN THE PACKAGE THAT WILL PROVIDE AN APPROPRIATE COLOR TO FACILITATE VISUAL INSPECTION OF THE UNIFORMLY SPREAD SLURRY.
   ii. WCFM, INCLUDING DYE, MUST CONTAIN NO GERMINATION OR GROWTH INHIBITING FACTORS.
   iii. WCFM MATERIALS ARE TO BE MANUFACTURED AND PROCESSED IN SUCH A MANNER THAT THE WOOD CELLULOSE FIBER MULCH WILL REMAIN IN UNIFORM SUSPENSION IN WATER UNDER AGITATION AND WILL BLEND WITH SEED, FERTILIZER AND OTHER ADDITIVES TO FORM A HOMOGENEOUS SLURRY. THE MULCH MATERIAL MUST FORM A BLOTTER-LIKE GROUND COVER, ON APPLICATION, HAVING MOISTURE ABSORPTION AND PERCOLATION PROPERTIES AND MUST COVER AND HOLD GRASS SEED IN CONTACT WITH THE SOIL WITHOUT INHIBITING THE GROWTH OF THE GRASS SEEDLINGS.
   iv. WCFM MATERIAL MUST NOT CONTAIN ELEMENTS OR COMPOUNDS AT CONCENTRATION LEVELS THAT WILL BE PHYTO-TOXIC.
   v. WCFM MUST CONFORM TO THE FOLLOWING PHYSICAL REQUIREMENTS: FIBER LENGTH OF APPROXIMATELY 10 MILLIMETERS, DIAMETER APPROXIMATELY 1 MILLIMETER, PH RANGE OF 4.0 TO 8.5, ASH CONTENT OF 1.6 PERCENT MAXIMUM AND WATER HOLDING CAPACITY OF 90 PERCENT MINIMUM.
2. APPLICATION
   a. APPLY MULCH TO ALL SEEDED AREAS IMMEDIATELY AFTER SEEDING.
   b. WHEN STRAW MULCH IS USED, SPREAD IT OVER ALL SEEDED AREAS AT THE RATE OF 2 TONS PER ACRE TO A UNIFORM LOOSE DEPTH OF 1 TO 2 INCHES. APPLY MULCH TO ACHIEVE A UNIFORM DISTRIBUTION AND DEPTH SO THAT THE SOIL SURFACE IS NOT EXPOSED. WHEN USING A MULCH ANCHORING TOOL, INCREASE THE APPLICATION RATE TO 2.5 TONS PER ACRE.
   c. WOOD CELLULOSE FIBER USED AS MULCH MUST BE APPLIED AT A NET DRY WEIGHT OF 1500 POUNDS PER ACRE. MIX THE WOOD CELLULOSE FIBER WITH WATER TO ATTAIN A MIXTURE WITH A MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER.
3. ANCHORING
   a. PERFORM MULCH ANCHORING IMMEDIATELY FOLLOWING APPLICATION OF MULCH TO MINIMIZE LOSS BY WIND OR WATER. THIS MAY BE DONE BY ONE OF THE FOLLOWING METHODS (LISTED BY PREFERENCE), DEPENDING UPON THE SIZE OF THE AREA AND EROSION HAZARD:
   i. A MULCH ANCHORING TOOL IS A TRACTOR DRAWN IMPLEMENT DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE A MINIMUM OF 2 INCHES. THIS PRACTICE IS MOST EFFECTIVE ON LARGE AREAS, BUT IS LIMITED TO FLATTER SLOPES WHERE EQUIPMENT CAN OPERATE SAFELY. IF USED ON SLOPING LAND, THIS PRACTICE SHOULD FOLLOW THE CONTOUR.
   ii. WOOD CELLULOSE FIBER MAY BE USED FOR ANCHORING STRAW. APPLY THE FIBER BINDER AT A NET DRY WEIGHT OF 750 POUNDS PER ACRE. MIX THE WOOD CELLULOSE FIBER WITH WATER AT A MAXIMUM OF 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER.
   iii. SYNTHETIC BINDERS SUCH AS ACRYLIC DLR (AGRO-TACK), DCA-70, PETROSET, TERRA TAX II, TERRA TACK AR OR OTHER APPROVED EQUAL MAY BE USED. FOLLOW APPLICATION RATES AS SPECIFIED BY THE MANUFACTURER. APPLICATION OF LIQUID BINDERS NEEDS TO BE HEAVIER AT THE EDGES WHERE WIND CATCHES MULCH, SUCH AS IN VALLEYS AND ON CRESTS OF BANKS. USE OF ASPHALT BINDERS IS STRICTLY PROHIBITED.
   iv. LIGHTWEIGHT PLASTIC NETTING MAY BE STAPLED OVER THE MULCH ACCORDING TO MANUFACTURER RECOMMENDATIONS. NETTING IS USUALLY AVAILABLE IN ROLLS 4 TO 15 FEET WIDE AND 300 TO 3,000 FEET LONG.

B-4-4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION

DEFINITION

TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS.

PURPOSE

TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS.

CONDITIONS WHERE PRACTICE APPLIES

EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR A PERIOD OF 6 MONTHS OR LESS. FOR LONGER DURATION OF TIME, PERMANENT STABILIZATION PRACTICES ARE REQUIRED.

CRITERIA

1. SELECT ONE OR MORE OF THE SPECIES OR SEED MIXTURES LISTED IN TABLE B.1 FOR THE APPROPRIATE PLANT HARDINESS ZONE (FROM FIGURE B.3), AND ENTER THEM IN THE TEMPORARY SEEDING SUMMARY BELOW ALONG WITH APPLICATION RATES, SEEDING DATES AND SEEDING DEPTHS. IF THIS SUMMARY IS NOT PUT ON THE PLAN AND COMPLETED, THEN TABLE B.1 PLUS FERTILIZER AND LIME RATES MUST BE PUT ON THE PLAN.
2. FOR SITES HAVING SOIL TESTS PERFORMED, USE AND SHOW THE RECOMMENDED RATES BY THE TESTING AGENCY. SOIL TESTS ARE NOT REQUIRED FOR TEMPORARY SEEDING.
3. WHEN STABILIZATION IS REQUIRED OUTSIDE OF A SEEDING SEASON, APPLY SEED AND MULCH OR STRAW MULCH ALONE AS PRESCRIBED IN SECTION B-4-3.A.1.B AND MAINTAIN UNTIL THE NEXT SEEDING SEASON.

TEMPORARY SEEDING SUMMARY

HARDINESS ZONE (from Figure B.3): ZONE 7A SEED MIXTURE (from Table B.1)					FERTILIZER RATE (10-20-20)	LIME RATE
NO.	SPECIES	APPLICATION RATE (LB/AC)	SEEDING DATES	SEEDING DEPTHS		
COOL SEASON GRASSES						
1	ANNUAL RYEGRASS	40	2/15 - 4/30 8/1 - 11/30	0.5"	436 LB/AC (10 LB/1000 SF)	2 TONS/AC (90 LB/1000 SF)
2	BARLEY	96	2/15 - 4/30 8/1 - 11/30	1"		
3	OATS	72	2/15 - 4/30 8/1 - 11/30	1"		
4	WHEAT	120	2/15 - 4/30 8/1 - 11/30	1"		
5	CEREAL RYE	112	2/15 - 4/30 8/1 - 11/30	1"		
WARM SEASON GRASSES						
6	FOXTAIL MILLET	30	5/1 - 7/31	0.5"	436 LB/AC (10 LB/1000 SF)	2 TONS/AC (90 LB/1000 SF)
7	PEARL MILLET	20	5/1 - 7/31	0.5"		

B-4-4 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

DEFINITION

TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION.

PURPOSE

TO USE LONG-LIVED PERENNIAL GRASSES AND LEGUMES TO ESTABLISH PERMANENT GROUND COVER ON DISTURBED SOILS.

CONDITIONS WHERE PRACTICE APPLIES

EXPOSED SOILS WHERE GROUND COVER IS NEEDED FOR 6 MONTHS OR MORE.

CRITERIA

A. SEED MIXTURES

1. GENERAL USE
   a. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED IN TABLE B.3 FOR THE APPROPRIATE PLANT HARDINESS ZONE (FROM FIGURE B.3) AND BASED ON THE SITE CONDITION OR PURPOSE FOUND ON TABLE B.2. ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.
   b. ADDITIONAL PLANTING SPECIFICATIONS FOR EXCEPTIONAL SITES SUCH AS SHORELINES, STREAM BANKS, OR DUNES OR FOR SPECIAL PURPOSES SUCH AS WILDLIFE OR AESTHETIC TREATMENT MAY BE FOUND IN USDA-NRCS TECHNICAL FIELD OFFICE GUIDE, SECTION 342 - CRITICAL AREA PLANTING.
   c. FOR SITES HAVING DISTURBED AREA OVER 5 ACRES, USE AND SHOW THE RATES RECOMMENDED BY THE SOIL TESTING AGENCY.
   d. FOR AREAS RECEIVING LOW MAINTENANCE, APPLY UREA FORM FERTILIZER (46-0-0) AT 3 ½ POUNDS PER 1000 SQUARE FEET (150 POUNDS PER ACRE) AT THE TIME OF SEEDING IN ADDITION TO THE SOIL AMENDMENTS SHOWN IN THE PERMANENT SEEDING SUMMARY .
2. TURFGRASS MIXTURES
   a. AREAS WHERE TURFGRASS MAY BE DESIRED INCLUDE LAWNS, PARKS, PLAYGROUNDS, AND COMMERCIAL SITES WHICH WILL RECEIVE A MEDIUM TO HIGH LEVEL OF MAINTENANCE.
   b. SELECT ONE OR MORE OF THE SPECIES OR MIXTURES LISTED BELOW BASED ON THE SITE CONDITIONS OR PURPOSE. ENTER SELECTED MIXTURE(S), APPLICATION RATES, AND SEEDING DATES IN THE PERMANENT SEEDING SUMMARY. THE SUMMARY IS TO BE PLACED ON THE PLAN.
   i. KENTUCKY BLUEGRASS: FULL SUN MIXTURE: FOR USE IN AREAS THAT RECEIVE INTENSIVE MANAGEMENT. IRRIGATION REQUIRED IN THE AREAS OF CENTRAL MARYLAND AND EASTERN SHORE. RECOMMENDED CERTIFIED KENTUCKY BLUEGRASS CULTIVARS SEEDING RATE: 1.5 TO 2.0 POUNDS PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT.
   ii. KENTUCKY BLUEGRASS/PERENNIAL RYE: FULL SUN MIXTURE: FOR USE IN FULL SUN AREAS WHERE RAPID ESTABLISHMENT IS NECESSARY AND WHEN TURF WILL RECEIVE MEDIUM TO INTENSIVE MANAGEMENT. CERTIFIED PERENNIAL RYEGRASS CULTIVARS/CERTIFIED KENTUCKY BLUEGRASS SEEDING RATE: 2 POUNDS MIXTURE PER 1000 SQUARE FEET. CHOOSE A MINIMUM OF THREE KENTUCKY BLUEGRASS CULTIVARS WITH EACH RANGING FROM 10 TO 35 PERCENT OF THE TOTAL MIXTURE BY WEIGHT.
   iii. TALL FESCUE/KENTUCKY BLUEGRASS: FULL SUN MIXTURE: FOR USE IN DROUGHT PRONE AREAS AND/OR FOR AREAS RECEIVING LOW TO MEDIUM MANAGEMENT IN FULL SUN TO MEDIUM SHADE. RECOMMENDED MIXTURE INCLUDES; CERTIFIED TALL FESCUE CULTIVARS 95 TO 100 PERCENT, CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 0 TO 5 PERCENT. SEEDING RATE: 5 TO 8 POUNDS PER 1000 SQUARE FEET. ONE OR MORE CULTIVARS MAY BE BLENDED.
   iv. KENTUCKY BLUEGRASS/FINE FESCUE: SHADE MIXTURE: FOR USE IN AREAS WITH SHADE IN BLUEGRASS LAWNS. FOR ESTABLISHMENT IN HIGH QUALITY, INTENSIVELY MANAGED TURF AREA. MIXTURE INCLUDES; CERTIFIED KENTUCKY BLUEGRASS CULTIVARS 30 TO 40 PERCENT AND CERTIFIED FINE FESCUE AND 60 TO 70 PERCENT. SEEDING RATE: 1½ TO 3 POUNDS PER 1000 SQUARE FEET.

   NOTES:

   SELECT TURFGRASS VARIETIES FROM THOSE LISTED IN THE MOST CURRENT UNIVERSITY OF MARYLAND PUBLICATION, AGRONOMY MEMO #77, "TURFGRASS CULTIVAR RECOMMENDATIONS FOR MARYLAND"

   CHOOSE CERTIFIED MATERIAL. CERTIFIED MATERIAL IS THE BEST GUARANTEE OF CULTIVAR PURITY. THE CERTIFICATION PROGRAM OF THE MARYLAND DEPARTMENT OF AGRICULTURE, TURF AND SEED SECTION, PROVIDES A RELIABLE MEANS OF CONSUMER PROTECTION AND ASSURES A PURE GENETIC LINE
   c. IDEAL TIMES OF SEEDING FOR TURF GRASS MIXTURES

   WESTERN MD: MARCH 15 TO JUNE 1, AUGUST 1 TO OCTOBER 1 (HARDINESS ZONES: 5B, 6A)

   CENTRAL MD: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDINESS ZONE: 6B)

   SOUTHERN MD, EASTERN SHORE: MARCH 1 TO MAY 15, AUGUST 15 TO OCTOBER 15 (HARDINESS ZONES: 7A, 7B)
   d. TILL AREAS TO RECEIVE SEED BY DISKING OR OTHER APPROVED METHODS TO A DEPTH OF 2 TO 4 INCHES, LEVEL AND RAKE THE AREAS TO PREPARE A PROPER SEEDBED. REMOVE STONES AND DEBRIS OVER 1½ INCHES IN DIAMETER. THE RESULTING SEEDBED MUST BE IN SUCH CONDITION THAT FUTURE MOWING OF GRASSES WILL POSE NO DIFFICULTY.
   e. IF SOIL MOISTURE IS DEFICIENT, SUPPLY NEW SEEDINGS WITH ADEQUATE WATER FOR PLANT GROWTH (½ TO 1 INCH EVERY 3 TO 4 DAYS DEPENDING ON SOIL TEXTURE) UNTIL THEY ARE FIRMLY ESTABLISHED. THIS IS ESPECIALLY TRUE WHEN SEEDINGS ARE MADE LATE IN THE PLANTING SEASON, IN ABNORMALLY DRY OR HOT SEASONS, OR ON ADVERSE SITES.

PERMANENT SEEDING SUMMARY

HARDINESS ZONE (from Figure B.3): ZONE 7A SEED MIXTURE (from Table B.3)					FERTILIZER RATE (10-20-20)			LIME RATE
NO.	SPECIES	APPLICATION RATE (LB/AC)	SEEDING DATES	SEEDING DEPTHS	N	P2O5	K2O	
9	TALL FESCUE KENTUCKY BLUEGRASS PERENNIAL RYE GRASS	60 40 20	2/15 - 4/30 8/15 - 11/30	1/4" - 1/2"	45 LB/AC (1.0 LB/1000 SF)	90 LB/AC (2 LB/1000 SF)	90 LB/AC (2 LB/1000 SF)	2 TONS/AC (90 LB/1000 SF)
5	HARD FESCUE PERENNIAL RYE GRASS FLAT PEA	20 10 15	2/15 - 4/30 8/15 - 11/30	1/4" - 1/2"				
1	SWITCH GRASS CREEPING RED FESCUE PARTRIDGE PEA	10 15 4	2/15 - 5/31	1/4" - 1/2"				

B. SOD: TO PROVIDE QUICK COVER ON DISTURBED AREAS (2:1 GRADE OR FLATTER).

1. GENERAL SPECIFICATIONS
   a. CLASS OF TURFGRASS SOD MUST BE MARYLAND STATE CERTIFIED. SOD LABELS MUST BE MADE AVAILABLE TO THE JOB FOREMAN AND INSPECTOR.
   b. SOD MUST BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF ¾ INCH, PLUS OR MINUS ¼ INCH, AT THE TIME OF CUTTING. MEASUREMENT FOR THICKNESS MUST EXCLUDE TOP GROWTH AND THATCH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE.
   c. STANDARD SIZE SECTIONS OF SOD MUST BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP ON THE UPPER 10 PERCENT OF THE SECTION.
   d. SOD MUST NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL.
   e. SOD MUST BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS. SOD NOT TRANSPLANTED WITHIN THIS PERIOD MUST BE APPROVED BY AN AGRONOMIST OR SOIL SCIENTIST PRIOR TO ITS INSTALLATION.
2. SOD INSTALLATION
   a. DURING PERIODS OF EXCESSIVELY HIGH TEMPERATURE OR IN AREAS HAVING DRY SUBSOIL, LIGHTLY IRRIGATE THE SUBSOIL IMMEDIATELY PRIOR TO LAYING THE SOD.
   b. LAY THE FIRST ROW OF SOD IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO IT AND TIGHTLY WEDGED AGAINST EACH OTHER. STAGGER LATERAL JOINTS TO PROMOTE MORE UNIFORM GROWTH AND STRENGTH. ENSURE THAT SOD IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE AIR DRYING OF THE ROOTS.
   c. WHEREVER POSSIBLE, LAY SOD WITH THE LONG EDGES PARALLEL TO THE CONTOUR AND WITH STAGGERING JOINTS. ROLL AND TAMP, PEG OR OTHERWISE SECURE THE SOD TO PREVENT SLIPPAGE ON SLOPES. ENSURE SOLID CONTACT EXISTS BETWEEN SOD ROOTS AND THE UNDERLYING SOIL SURFACE.
   d. WATER THE SOD IMMEDIATELY FOLLOWING ROLLING AND TAMPING UNTIL THE UNDERSIDE OF THE NEW SOD PAD AND SOIL SURFACE BELOW THE SOD ARE THOROUGHLY WET. COMPLETE THE OPERATIONS OF LAYING, TAMPING AND IRRIGATING FOR ANY PIECE OF SOD WITHIN EIGHT HOURS.
3. SOD MAINTENANCE
   a. IN THE ABSENCE OF ADEQUATE RAINFALL, WATER DAILY DURING THE FIRST WEEK OR AS OFTEN AND SUFFICIENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A DEPTH OF 4 INCHES. WATER SOD DURING THE HEAT OF THE DAY TO PREVENT WILTING.
   b. AFTER THE FIRST WEEK, SOD WATERING IS REQUIRED AS NECESSARY TO MAINTAIN ADEQUATE MOISTURE CONTENT.
   c. DO NOT MOW UNTIL THE SOD IS FIRMLY ROOTED. NO MORE THAN ⅓ OF THE GRASS LEAF MUST BE REMOVED BY THE INITIAL CUTTING OR SUBSEQUENT CUTTINGS. MAINTAIN A GRASS HEIGHT OF AT LEAST 3 INCHES UNLESS OTHERWISE SPECIFIED.

B-4-6 STANDARDS AND SPECIFICATIONS FOR SOIL STABILIZATION MATTING

DEFINITION

MATERIAL USED TO TEMPORARILY OR PERMANENTLY STABILIZE CHANNELS OR STEEP SLOPES UNTIL GROUNDCOVER IS ESTABLISHED.

PURPOSE

TO PROTECT THE SOILS UNTIL VEGETATION IS ESTABLISHED.

CONDITIONS WHERE PRACTICE APPLIES

ON NEWLY SEEDED SURFACES TO PREVENT THE APPLIED SEED FROM WASHING OUT; IN CHANNELS AND ON STEEP SLOPES WHERE THE FLOW HAS EROSIVE VELOCITIES OR CONVEYS CLEAR WATER; ON TEMPORARY SWALES, EARTH DIKES, AND PERIMETER DIKE SWALES AS REQUIRED BY THE RESPECTIVE DESIGN STANDARD; AND, ON STREAM BANKS WHERE MOVING WATER IS LIKELY TO WASH OUT NEW VEGETATIVE PLANTINGS.

MAINTENANCE

VEGETATION MUST BE ESTABLISHED AND MAINTAINED SO THAT THE REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT ARE CONTINUOUSLY MET IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION.

ENGINEER'S CERTIFICATE

"I HEREBY 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 IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

7/29/13

SIGNATURE OF ENGINEER — DATE
MICHAEL J. GESELL, P.E.

DEVELOPER'S CERTIFICATE

"I/WE HEREBY 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 HOWARD SOIL CONSERVATION DISTRICT."

WILDE LAKE BUSINESS TRUST
BY: OWL RETAIL HOLDINGS, LLC, ITS TRUSTEE
BY: KIMCO REALTY CORPORATION, ITS MANAGING MEMBER

BY: — 7.29.13 — DATE
NAME: WILBUR E. SIMMONS III
TITLE: VICE PRESIDENT

FOR REVISION 5 ONLY:

7/11/16

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

HOWARD SCD — DATE

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT # ~~22143 & 48 / 44~~ 22516 - 22511
WATER CODE: E32
SEWER CODE: 5602500

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/0 KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, PARCELS A-C
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF.: 1096m SITE AREA: 10.21 AC
~~FINAL PLAN APPROVED: / /~~ DPZ REF.: SDP-13-046

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 6/9/2015

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF-DEVELOPMENT ENGINEERING DIVISION — 8/21/13 — DATE

CHIEF-DIVISION OF LAND DEVELOPMENT — 9/11/13 — DATE

DIRECTOR — 9/12/13 — DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

BOHLER ENGINEERING
CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS
CORPORATE OFFICE: ♦ WARREN, NJ
OFFICES: ♦ SOUTHBOROUGH, MA ♦ ALBANY, NY ♦ RONKONKOMA, NY ♦ CHALFONT, PA ♦ CENTER VALLEY, PA ♦ TAMPA, FL ♦ BOWIE, MD ♦ TOWSON, MD ♦ STERLING, VA ♦ WARRENTON, VA ♦ FORT LAUDERDALE, FL ♦ PHILADELPHIA, PA

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REVISIONS

REV	DATE	COMMENT	BY
5	02/1/16	REVISED BLDGS 2,3,& 4 USES AND PARKING	DSH CALCS

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. (IN VIRGINIA, MARYLAND, AND DELAWARE 811) (WV 1-800-245-4848) (PA 1-800-242-1776) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	NOT TO SCALE
CAD I.D.:	EP2

PROJECT: SITE DEVELOPMENT PLAN FOR KIMCO REALTY CORPORATION

LOCATION OF SITE
VILLAGE OF WILDE LAKE VILLAGE CENTER REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

M.J. GESELL
PROFESSIONAL ENGINEER
7/29/13

SHEET TITLE:
EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

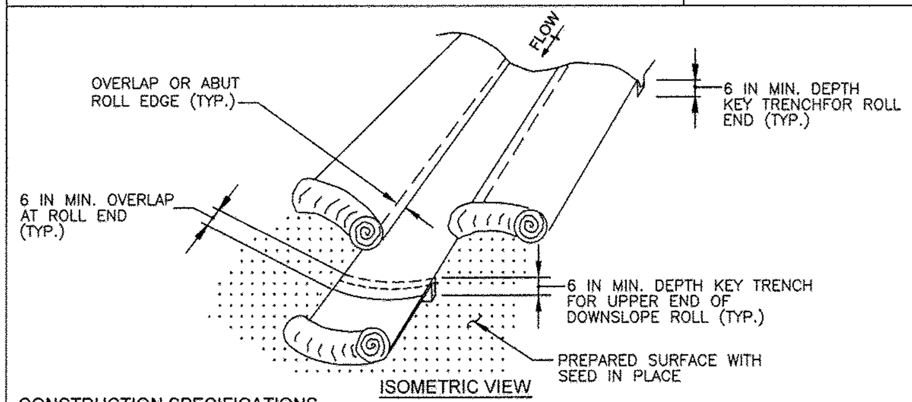
SHEET NUMBER:
72
OF 91

SDP-13-046

H:\06\KIMCO REALTY CORPORATION\MD06 9002 - WILDE LAKE, COLUMBIA\CAD\PLAN SETS\SITE DEVELOPMENT PLAN\MD069002EP2.DWG PRINTED BY: RST

DETAIL B-4-6-A TEMPORARY SOIL STABILIZATION MATTING CHANNEL APPLICATION

STANDARD SYMBOL
TSSMC – * lb/ft²
(* INCLUDE SHEAR STRESS)



ISOMETRIC VIEW

CONSTRUCTION SPECIFICATIONS

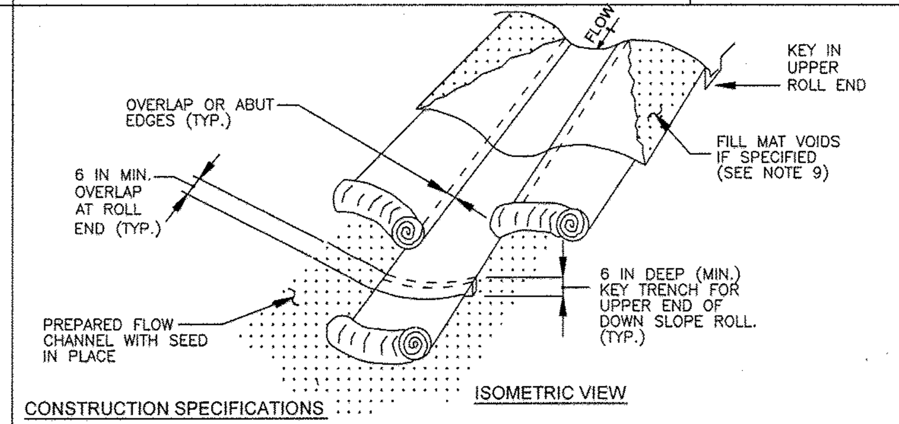
1. USE MATTING THAT HAS A DESIGN VALUE FOR SHEAR STRESS EQUAL TO OR HIGHER THAN THE SHEAR STRESS DESIGNATED ON APPROVED PLANS.
2. USE TEMPORARY SOIL STABILIZATION MATTING MADE OF DEGRADABLE (LASTS 6 MONTHS MINIMUM) NATURAL OR MAN-MADE FIBERS (MOSTLY ORGANIC). MAT MUST HAVE UNIFORM THICKNESS AND DISTRIBUTION OF FIBERS THROUGHOUT AND BE SMOLDER RESISTANT. CHEMICALS USED IN THE MAT MUST BE NON-LEACHING AND NON-TOXIC TO VEGETATION AND SEED GERMINATION AND NON-INJURIOUS TO THE SKIN. IF PRESENT, NETTING MUST BE EXTRUDED PLASTIC WITH A MAXIMUM MESH OPENING OF 2x2 INCHES AND SUFFICIENTLY BONDED OR SEWN ON 2 INCH CENTERS ALONG LONGITUDINAL AXIS OF THE MATERIAL TO PREVENT SEPARATION OF THE NET FROM THE PARENT MATERIAL.
3. SECURE MATTING USING STEEL STAPLES, WOOD STAKES, OR BIODEGRADABLE EQUIVALENT. STAPLES MUST BE "U" OR "T" SHAPED STEEL WIRE HAVING A MINIMUM GAUGE OF NO. 11 AND NO. 8 RESPECTIVELY. "U" SHAPED STAPLES MUST AVERAGE 1 TO 1½ INCHES WIDE AND BE A MINIMUM OF 6 INCHES LONG. "T" SHAPED STAPLES MUST HAVE A MINIMUM 8 INCH MAIN LEG, A MINIMUM 1 INCH SECONDARY LEG, AND A MINIMUM 4 INCH HEAD. WOOD STAKES MUST BE ROUGH-SAWN HARDWOOD, 12 TO 24 INCHES IN LENGTH, 1x3 INCH IN CROSS SECTION, AND WEDGE SHAPED AT THE BOTTOM.
4. PERFORM FINAL GRADING, TOPSOIL APPLICATION, SEEDBED PREPARATION, AND PERMANENT SEEDING IN ACCORDANCE WITH SPECIFICATIONS. PLACE MATTING WITHIN 48 HOURS OF COMPLETING SEEDING OPERATIONS UNLESS END OF WORKDAY STABILIZATION IS SPECIFIED ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
5. UNROLL MATTING IN DIRECTION OF WATER FLOW, CENTERING THE FIRST ROLL ON THE CHANNEL CENTERLINE. WORK FROM CENTER OF CHANNEL OUTWARD WHEN PLACING ROLLS. LAY MAT SMOOTHLY AND FIRMLY ON THE SEEDED SURFACE. AVOID STRETCHING THE MATTING.
6. KEY-IN UPSTREAM END OF EACH MAT ROLL BY DIGGING A 6 INCH (MINIMUM) TRENCH AT THE UPSTREAM END OF THE MATTING, PLACING THE ROLL END IN THE TRENCH, STAPLING THE MAT IN PLACE, REPLACING THE EXCAVATED MATERIAL, AND TAMPING TO SECURE THE MAT END.
7. OVERLAP OR ABUT THE ROLL EDGES PER MANUFACTURER RECOMMENDATIONS. OVERLAP ROLL ENDS BY 6 INCHES (MINIMUM), WITH THE UPSTREAM MAT OVERLAPPING ON TOP OF THE NEXT DOWNSTREAM MAT.
8. STAPLE/STAKE MAT IN A STAGGERED PATTERN ON 4 FOOT (MAXIMUM) CENTERS THROUGHOUT AND 2 FOOT (MAXIMUM) CENTERS ALONG SEAMS, JOINTS, AND ROLL ENDS.
9. ESTABLISH AND MAINTAIN VEGETATION SO THAT REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT ARE CONTINUOUSLY MET IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL B-4-6-C PERMANENT SOIL STABILIZATION MATTING CHANNEL APPLICATION

STANDARD SYMBOL
PSSMC – * lb/ft²
(* INCLUDE SHEAR STRESS)



ISOMETRIC VIEW

CONSTRUCTION SPECIFICATIONS

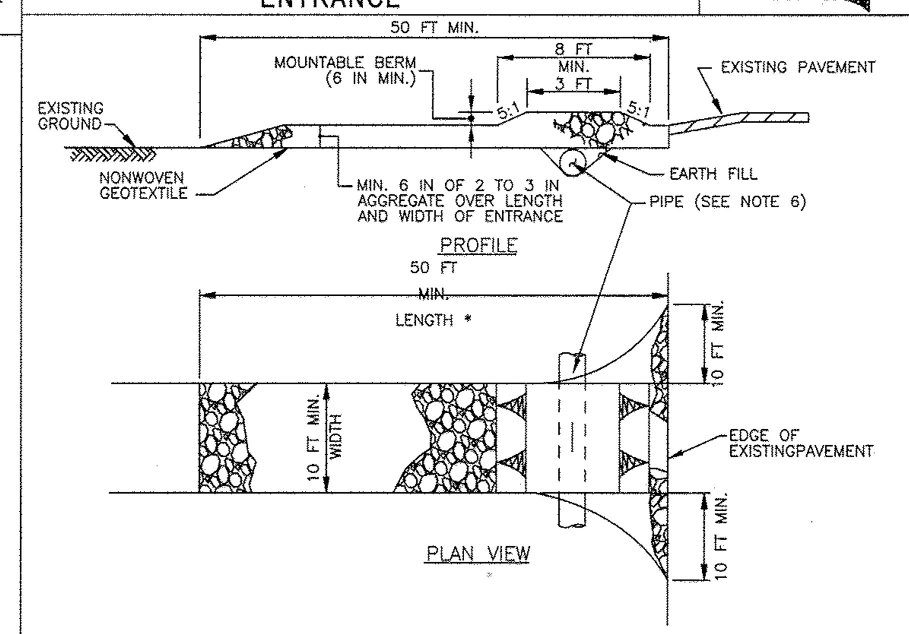
1. USE MATTING THAT HAS A DESIGN VALUE FOR SHEAR STRESS EQUAL TO OR HIGHER THAN THE SHEAR STRESS DESIGNATED ON APPROVED PLANS.
2. USE PERMANENT SOIL STABILIZATION MATTING MADE OF OPEN WEAVE SYNTHETIC, NON-DEGRADABLE FIBERS OR ELEMENTS OF UNIFORM THICKNESS AND DISTRIBUTION THROUGHOUT. CHEMICALS USED IN THE MAT MUST BE NON-LEACHING AND NON-TOXIC TO VEGETATION AND SEED GERMINATION AND NON-INJURIOUS TO THE SKIN. IF PRESENT, NETTING MUST BE EXTRUDED PLASTIC WITH A MAXIMUM MESH OPENING OF 2x2 INCHES AND SUFFICIENTLY BONDED OR SEWN ON 2 INCH CENTERS ALONG LONGITUDINAL AXIS OF THE MATERIAL TO PREVENT SEPARATION OF THE NET FROM THE PARENT MATERIAL.
3. SECURE MATTING USING STEEL STAPLES OR WOOD STAKES. STAPLES MUST BE "U" OR "T" SHAPED STEEL WIRE HAVING A MINIMUM GAUGE OF NO. 11 AND NO. 8 RESPECTIVELY. "U" SHAPED STAPLES MUST AVERAGE 1 TO 1½ INCHES WIDE AND BE A MINIMUM OF 6 INCHES LONG. "T" SHAPED STAPLES MUST HAVE A MINIMUM 8 INCH MAIN LEG, A MINIMUM 1 INCH SECONDARY LEG, AND MINIMUM 4 INCH HEAD. WOOD STAKES MUST BE ROUGH-SAWN HARDWOOD, 12 TO 24 INCHES IN LENGTH, 1x3 INCH IN CROSS SECTION, AND WEDGE SHAPE AT THE BOTTOM.
4. PERFORM FINAL GRADING, TOPSOIL APPLICATION, SEEDBED PREPARATION, AND PERMANENT SEEDING IN ACCORDANCE WITH SPECIFICATIONS. PLACE MATTING WITHIN 48 HOURS OF COMPLETING SEEDING OPERATIONS, UNLESS END OF WORKDAY STABILIZATION IS SPECIFIED ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
5. UNROLL MATTING IN DIRECTION OF WATER FLOW, CENTERING THE FIRST ROLL ON THE CHANNEL CENTER LINE. WORK FROM CENTER OF CHANNEL OUTWARD WHEN PLACING ROLLS. LAY MATTING SMOOTHLY AND FIRMLY UPON THE SEEDED SURFACE. AVOID STRETCHING THE MATTING.
6. OVERLAP OR ABUT EDGES OF MATTING ROLLS PER MANUFACTURER RECOMMENDATIONS. OVERLAP ROLL ENDS BY 6 INCHES (MINIMUM), WITH THE UPSTREAM MAT OVERLAPPING ON TOP OF THE NEXT DOWNSTREAM MAT.
7. KEY IN THE TOP OF SLOPE END OF MAT 6 INCHES (MINIMUM) BY DIGGING A TRENCH, PLACING THE MATTING ROLL END IN THE TRENCH, STAPLING THE MAT IN PLACE, REPLACING THE EXCAVATED MATERIAL, AND TAMPING TO SECURE THE MAT END IN THE KEY.
8. STAPLE/STAKE MAT IN A STAGGERED PATTERN ON 4 FOOT (MAXIMUM) CENTERS THROUGHOUT AND 2 FOOT (MAXIMUM) CENTERS ALONG SEAMS, JOINTS, AND ROLL ENDS.
9. IF SPECIFIED BY THE DESIGNER OR MANUFACTURER AND DEPENDING ON THE TYPE OF MAT BEING INSTALLED, ONCE THE MATTING IS KEYED AND STAPLED IN PLACE, FILL THE MAT VOIDS WITH TOP SOIL OR GRANULAR MATERIAL AND LIGHTLY COMPACT OR ROLL TO MAXIMIZE SOIL/MAT CONTACT WITHOUT CRUSHING MAT.
10. ESTABLISH AND MAINTAIN VEGETATION SO THAT REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT ARE CONTINUOUSLY MET IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL B-1 STABILIZED CONSTRUCTION ENTRANCE

STANDARD SYMBOL
SCE



CONSTRUCTION SPECIFICATIONS

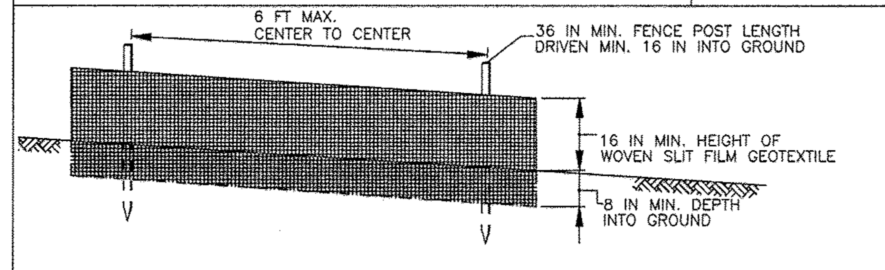
1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (*30 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
2. PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT.
3. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.
4. PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.
5. MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

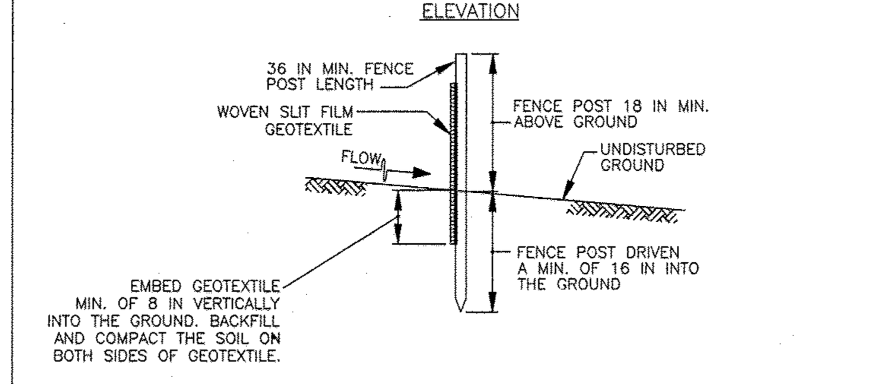
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL E-1 SILT FENCE

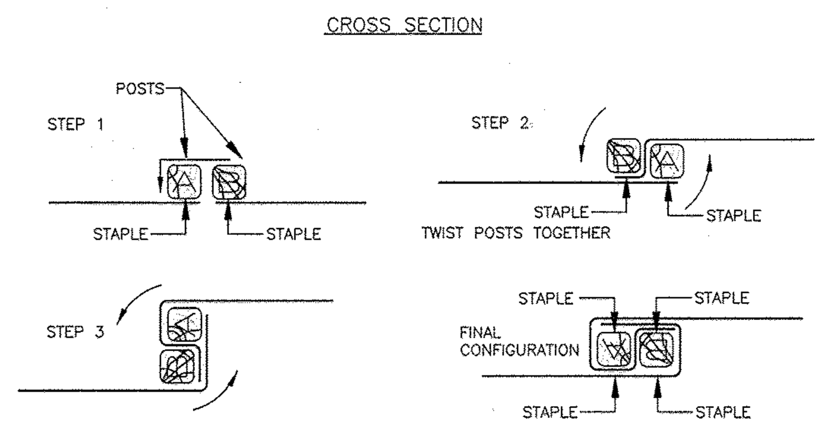
STANDARD SYMBOL
SF



ELEVATION



CROSS SECTION



JOINING TWO ADJACENT SILT FENCE SECTIONS (TOP VIEW)

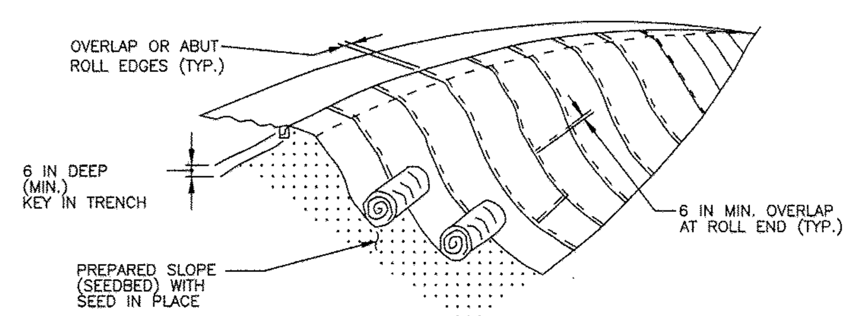
1 OF 2

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL B-4-6-B TEMPORARY SOIL STABILIZATION MATTING SLOPE APPLICATION

STANDARD SYMBOL
TSSMS – * lb/ft²
(* INCLUDE SHEAR STRESS)



ISOMETRIC VIEW

CONSTRUCTION SPECIFICATIONS

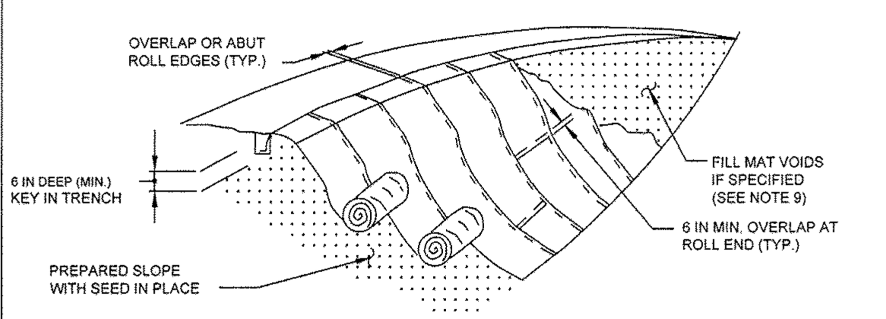
1. USE MATTING THAT HAS A DESIGN VALUE FOR SHEAR STRESS EQUAL TO OR HIGHER THAN THE SHEAR STRESS DESIGNATED ON APPROVED PLANS.
2. USE TEMPORARY SOIL STABILIZATION MATTING MADE OF DEGRADABLE (LASTS 6 MONTHS MINIMUM) NATURAL OR MAN-MADE FIBERS (MOSTLY ORGANIC). MAT MUST HAVE UNIFORM THICKNESS AND DISTRIBUTION OF FIBERS THROUGHOUT AND BE SMOLDER RESISTANT. CHEMICALS USED IN THE MAT MUST BE NON-LEACHING AND NON-TOXIC TO VEGETATION AND SEED GERMINATION AND NON-INJURIOUS TO THE SKIN. IF PRESENT, NETTING MUST BE EXTRUDED PLASTIC WITH A MAXIMUM MESH OPENING OF 2x2 INCHES AND SUFFICIENTLY BONDED OR SEWN ON 2 INCH CENTERS ALONG LONGITUDINAL AXIS OF THE MATERIAL TO PREVENT SEPARATION OF THE NET FROM THE PARENT MATERIAL.
3. SECURE MATTING USING STEEL STAPLES, WOOD STAKES, OR BIODEGRADABLE EQUIVALENT. STAPLES MUST BE "U" OR "T" SHAPED STEEL WIRE HAVING A MINIMUM GAUGE OF NO. 11 AND NO. 8 RESPECTIVELY. "U" SHAPED STAPLES MUST AVERAGE 1 TO 1½ INCHES WIDE AND BE A MINIMUM OF 6 INCHES LONG. "T" SHAPED STAPLES MUST HAVE A MINIMUM 8 INCH MAIN LEG, A MINIMUM 1 INCH SECONDARY LEG, AND A MINIMUM 4 INCH HEAD. WOOD STAKES MUST BE ROUGH-SAWN HARDWOOD, 12 TO 24 INCHES IN LENGTH, 1x3 INCH IN CROSS SECTION, AND WEDGE SHAPED AT THE BOTTOM.
4. PERFORM FINAL GRADING, TOPSOIL APPLICATION, SEEDBED PREPARATION, AND PERMANENT SEEDING IN ACCORDANCE WITH SPECIFICATIONS. PLACE MATTING WITHIN 48 HOURS OF COMPLETING SEEDING OPERATIONS UNLESS END OF WORKDAY STABILIZATION IS SPECIFIED ON THE APPROVED EROSION & SEDIMENT CONTROL PLAN.
5. UNROLL MATTING DOWNSLOPE. LAY MAT SMOOTHLY AND FIRMLY UPON THE SEEDED SURFACE. AVOID STRETCHING THE MATTING.
6. OVERLAP OR ABUT ROLL EDGES PER MANUFACTURER RECOMMENDATIONS. OVERLAP ROLL ENDS BY 6 INCHES (MINIMUM), WITH THE UPSLOPE MAT OVERLAPPING ON TOP OF THE DOWNSLOPE MAT.
7. KEY IN THE UPSLOPE END OF MAT 6 INCHES (MINIMUM) BY DIGGING A TRENCH, PLACING THE MATTING ROLL END IN THE TRENCH, STAPLING THE MAT IN PLACE, REPLACING THE EXCAVATED MATERIAL, AND TAMPING TO SECURE THE MAT END IN THE KEY.
8. STAPLE/STAKE MAT IN A STAGGERED PATTERN ON 4 FOOT (MAXIMUM) CENTERS THROUGHOUT AND 2 FOOT (MAXIMUM) CENTERS ALONG SEAMS, JOINTS, AND ROLL ENDS.
9. ESTABLISH AND MAINTAIN VEGETATION SO THAT REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT ARE CONTINUOUSLY MET IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL B-4-6-D PERMANENT SOIL STABILIZATION MATTING SLOPE APPLICATION

STANDARD SYMBOL
PSSMS – * lb/ft²
(* INCLUDE SHEAR STRESS)



ISOMETRIC VIEW

CONSTRUCTION SPECIFICATIONS

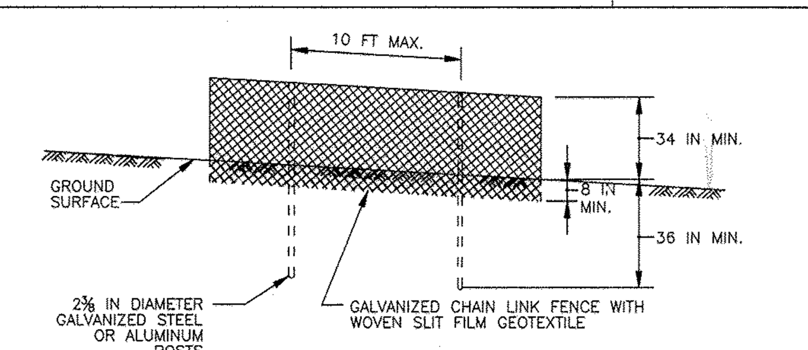
1. USE MATTING THAT HAS A DESIGN VALUE FOR SHEAR STRESS EQUAL TO OR HIGHER THAN THE SHEAR STRESS DESIGNATED ON APPROVED PLANS.
2. USE PERMANENT SOIL STABILIZATION MATTING MADE OF OPEN WEAVE SYNTHETIC, NON-DEGRADABLE FIBERS OR ELEMENTS OF UNIFORM THICKNESS AND DISTRIBUTION THROUGHOUT. CHEMICALS USED IN THE MAT MUST BE NON-LEACHING AND NON-TOXIC TO VEGETATION AND SEED GERMINATION AND NON-INJURIOUS TO THE SKIN. IF PRESENT, NETTING MUST BE EXTRUDED PLASTIC WITH A MAXIMUM MESH OPENING OF 2x2 INCHES AND SUFFICIENTLY BONDED OR SEWN ON 2 INCH CENTERS ALONG LONGITUDINAL AXIS OF THE MATERIAL TO PREVENT SEPARATION OF THE NET FROM THE PARENT MATERIAL.
3. SECURE MATTING USING STEEL STAPLES OR WOOD STAKES. STAPLES MUST BE "U" OR "T" SHAPED STEEL WIRE HAVING A MINIMUM GAUGE OF NO. 11 AND NO. 8 RESPECTIVELY. "U" SHAPED STAPLES MUST AVERAGE 1 TO 1 ½ INCHES WIDE AND BE A MINIMUM OF 6 INCHES LONG. "T" SHAPED STAPLES MUST HAVE A MINIMUM 8 INCH MAIN LEG, A MINIMUM 1 INCH SECONDARY LEG, AND MINIMUM 4 INCH HEAD. WOOD STAKES MUST BE ROUGH-SAWN HARDWOOD, 12 TO 24 INCHES IN LENGTH, 1x3 INCH IN CROSS SECTION, AND WEDGE SHAPE AT THE BOTTOM.
4. PERFORM FINAL GRADING, TOPSOIL APPLICATION, SEEDBED PREPARATION, AND PERMANENT SEEDING IN ACCORDANCE WITH SPECIFICATIONS. PLACE MATTING WITHIN 48 HOURS OF COMPLETING SEEDING OPERATIONS, UNLESS END OF WORKDAY STABILIZATION IS SPECIFIED ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
5. UNROLL MATTING DOWN SLOPE. LAY MATTING SMOOTHLY AND FIRMLY UPON THE SEEDED SURFACE. AVOID STRETCHING THE MATTING.
6. OVERLAP OR ABUT EDGES OF MATTING ROLLS PER MANUFACTURER RECOMMENDATIONS. OVERLAP ROLL ENDS BY 6 INCHES (MINIMUM), WITH THE UPSTREAM MAT OVERLAPPING ON TOP OF THE DOWNSLOPE MAT.
7. KEY IN THE TOP OF SLOPE END OF MAT 6 INCHES (MINIMUM) BY DIGGING A TRENCH, PLACING THE MATTING ROLL END IN THE TRENCH, STAPLING THE MAT IN PLACE, REPLACING THE EXCAVATED MATERIAL, AND TAMPING TO SECURE THE MAT END IN THE KEY.
8. STAPLE/STAKE MAT IN A STAGGERED PATTERN ON 4 FOOT (MAXIMUM) CENTERS THROUGHOUT AND 2 FOOT (MAXIMUM) CENTERS ALONG SEAMS, JOINTS, AND ROLL ENDS.
9. IF SPECIFIED BY THE DESIGNER OR MANUFACTURER AND DEPENDING ON THE TYPE OF MAT BEING INSTALLED, ONCE THE MATTING IS KEYED AND STAPLED IN PLACE, FILL THE MAT VOIDS WITH TOP SOIL OR GRANULAR MATERIAL AND LIGHTLY COMPACT OR ROLL TO MAXIMIZE SOIL/MAT CONTACT WITHOUT CRUSHING MAT.
10. ESTABLISH AND MAINTAIN VEGETATION SO THAT REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT ARE CONTINUOUSLY MET IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

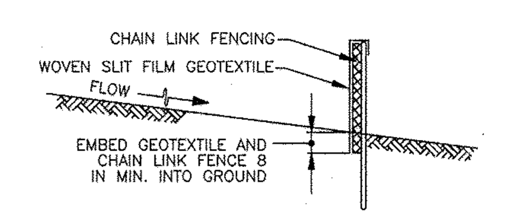
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL E-3 SUPER SILT FENCE

STANDARD SYMBOL
SSF



ELEVATION



CROSS SECTION

CONSTRUCTION SPECIFICATIONS

1. INSTALL 2⅜ INCH DIAMETER GALVANIZED STEEL POSTS OF 0.095 INCH WALL THICKNESS AND SIX FOOT LENGTH SPACED NO FURTHER THAN 10 FEET APART. DRIVE THE POSTS A MINIMUM OF 36 INCHES INTO THE GROUND.
2. FASTEN 9 GAUGE OR HEAVIER GALVANIZED CHAIN LINK FENCE (2⅜ INCH MAXIMUM OPENING) 42 INCHES IN HEIGHT SECURELY TO THE FENCE POSTS WITH WIRE TIES OR HUG RINGS.
3. FASTEN WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H–1 MATERIALS, SECURELY TO THE UPSLOPE SIDE OF CHAIN LINK FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP AND MID SECTION. EMBED GEOTEXTILE AND CHAIN LINK FENCE A MINIMUM OF 8 INCHES INTO THE GROUND.
4. WHERE ENDS OF THE GEOTEXTILE COME TOGETHER, THE ENDS SHALL BE OVERLAPPED BY 6 INCHES, FOLDED, AND STAPLED TO PREVENT SEDIMENT BY PASS.
5. EXTEND BOTH ENDS OF THE SUPER SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SUPER SILT FENCE.
6. PROVIDE MANUFACTURER CERTIFICATION TO THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H–1 MATERIALS.
7. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL CHAIN LINK FENCING AND GEOTEXTILE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL E-1 SILT FENCE

STANDARD SYMBOL
SF

CONSTRUCTION SPECIFICATIONS

1. USE WOOD POSTS 1¾ X 1¾ ± 1/16 INCH (MINIMUM) SQUARE CUT OF SOUND QUALITY HARDWOOD. AS AN ALTERNATIVE TO WOODEN POST USE STANDARD "T" OR "U" SECTION STEEL POSTS WEIGHING NOT LESS THAN 1 POUND PER LINEAR FOOT.
2. USE 36 INCH MINIMUM POSTS DRIVEN 16 INCH MINIMUM INTO GROUND NO MORE THAN 6 FEET APART.
3. USE WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H–1 MATERIALS AND FASTEN GEOTEXTILE SECURELY TO UPSLOPE SIDE OF FENCE POSTS WITH WIRE TIES OR STAPLES AT TOP AND MID–SECTION.
4. PROVIDE MANUFACTURER CERTIFICATION TO THE AUTHORIZED REPRESENTATIVE OF THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT THE GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H–1 MATERIALS.
5. EMBED GEOTEXTILE A MINIMUM OF 8 INCHES VERTICALLY INTO THE GROUND. BACKFILL AND COMPACT THE SOIL ON BOTH SIDES OF FABRIC.
6. WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN: OVERLAP, TWIST, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL.
7. EXTEND BOTH ENDS OF THE SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SILT FENCE.
8. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN SILT FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL FENCE.

2 OF 2

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

B-4-7 STANDARDS AND SPECIFICATIONS FOR HEAVY USE AREA PROTECTION

DEFINITION

THE STABILIZATION OF AREAS FREQUENTLY AND INTENSIVELY USED BY SURFACING WITH SUITABLE MATERIALS (E.G., MULCH AND AGGREGATE).

PURPOSE

TO PROVIDE A STABLE, NON-ERODING SURFACE FOR AREAS FREQUENTLY USED AND TO IMPROVE THE WATER QUALITY FROM THE RUNOFF OF THESE AREAS.

CONDITIONS WHERE PRACTICE APPLIES

THIS PRACTICE APPLIES TO INTENSIVELY USED AREAS (E.G., EQUIPMENT AND MATERIAL STORAGE, STAGING AREAS, HEAVILY USED TRAVEL LANES).

CRITERIA

1. A MINIMUM 4-INCH BASE COURSE OF CRUSHED STONE OR OTHER SUITABLE MATERIALS INCLUDING WOOD CHIPS OVER NONWOVEN GEOTEXTILE SHOULD BE PROVIDED AS SPECIFIED IN SECTION H-1 MATERIALS.
2. SELECT THE STABILIZING MATERIAL BASED ON THE INTENDED USE, DESIRED MAINTENANCE FREQUENCY, AND RUNOFF CONTROL.
3. THE TRANSPORT OF SEDIMENTS, NUTRIENTS, OILS, CHEMICALS, PARTICULATE MATTER ASSOCIATED WITH VEHICULAR TRAFFIC AND EQUIPMENT, AND MATERIAL STORAGE NEEDS TO BE CONSIDERED IN THE SELECTION OF MATERIAL. ADDITIONAL CONTROL MEASURES MAY BE NECESSARY TO CONTROL SOME OF THESE POTENTIAL POLLUTANTS.
4. SURFACE EROSION CAN BE A PROBLEM ON LARGE HEAVY USE AREAS. IN THESE SITUATIONS, MEASURES TO REDUCE THE FLOW LENGTH OF RUNOFF OR EROSIVE VELOCITIES NEED TO BE CONSIDERED.

MAINTENANCE

THE HEAVY USE AREAS MUST BE MAINTAINED IN A CONDITION THAT MINIMIZES EROSION. THIS MAY REQUIRE ADDING SUITABLE MATERIAL, AS SPECIFIED ON THE APPROVED PLANS, TO MAINTAIN A CLEAN SURFACE.

B-4-7 STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREA

DEFINITION

A MOUND OR PILE OF SOIL PROTECTED BY APPROPRIATELY DESIGNED EROSION AND SEDIMENT CONTROL MEASURES.

PURPOSE

TO PROVIDE A DESIGNATED LOCATION FOR THE TEMPORARY STORAGE OF SOIL THAT CONTROLS THE POTENTIAL FOR EROSION, SEDIMENTATION, AND CHANGES TO DRAINAGE PATTERNS.

CONDITIONS WHERE PRACTICE APPLIES

STOCKPILE AREAS ARE UTILIZED WHEN IT IS NECESSARY TO SALVAGE AND STORE SOIL FOR LATER USE.

CRITERIA

1. THE STOCKPILE LOCATION AND ALL RELATED SEDIMENT CONTROL PRACTICES MUST BE CLEARLY INDICATED ON THE EROSION AND SEDIMENT CONTROL PLAN.
2. THE FOOTPRINT OF THE STOCKPILE MUST BE SIZED TO ACCOMMODATE THE ANTICIPATED VOLUME OF MATERIAL AND BASED ON A SIDE SLOPE RATIO NO STEEPER THAN 2:1. BENCHING MUST BE PROVIDED IN ACCORDANCE WITH SECTION B-3 LAND GRADING.
3. RUNOFF FROM THE STOCKPILE AREA MUST DRAIN TO A SUITABLE SEDIMENT CONTROL PRACTICE.
4. ACCESS THE STOCKPILE AREA FROM THE UPGRADE SIDE.
5. CLEAR WATER RUNOFF INTO THE STOCKPILE AREA MUST BE MINIMIZED BY USE OF A DIVERSION DEVICE SUCH AS AN EARTH DIKE, TEMPORARY SWALE OR DIVERSION FENCE. PROVISIONS MUST BE MADE FOR DISCHARGING CONCENTRATED FLOW IN A NON-EROSIVE MANNER.
6. WHERE RUNOFF CONCENTRATES ALONG THE TOE OF THE STOCKPILE FILL, AN APPROPRIATE EROSION/SEDIMENT CONTROL PRACTICE MUST BE USED TO INTERCEPT THE DISCHARGE.
7. STOCKPILES MUST BE STABILIZED IN ACCORDANCE WITH THE 3/7 DAY STABILIZATION REQUIREMENT AS WELL AS STANDARD B-4-1 INCREMENTAL STABILIZATION AND STANDARD B-4-4 TEMPORARY STABILIZATION.
8. IF THE STOCKPILE IS LOCATED ON AN IMPERVIOUS SURFACE, A LINER SHOULD BE PROVIDED BELOW THE STOCKPILE TO FACILITATE CLEANUP. STOCKPILES CONTAINING CONTAMINATED MATERIAL MUST BE COVERED WITH IMPERMEABLE SHEETING.

MAINTENANCE

THE STOCKPILE AREA MUST CONTINUOUSLY MEET THE REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION. SIDE SLOPES MUST BE MAINTAINED AT NO STEEPER THAN A 2:1 RATIO. THE STOCKPILE AREA MUST BE KEPT FREE OF EROSION. IF THE VERTICAL HEIGHT OF A STOCKPILE EXCEEDS 20 FEET FOR 2:1 SLOPES, 30 FEET FOR 3:1 SLOPES, OR 40 FEET FOR 4:1 SLOPES, BENCHING MUST BE PROVIDED IN ACCORDANCE WITH SECTION B-3 LAND GRADING.

ENGINEER'S CERTIFICATE

"I HEREBY 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 IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

SIGNATURE OF ENGINEER — 7/29/13 — DATE
MICHAEL J. GESELL, P.E.

DEVELOPER'S CERTIFICATE

"I/WE HEREBY 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 ONSITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."

WILDE LAKE BUSINESS TRUST
BY: OWL RETAIL HOLDINGS, LLC, ITS TRUSTEE
BY: KIMCO REALTY CORPORATION, ITS MANAGING MEMBER
BY: — 7.29.13 — DATE
NAME: WILBUR E. SIMMONS III
TITLE: VICE PRESIDENT

FOR REVISION 5 ONLY:
7/11/16

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
HOWARD SCD — 8/13/13 — DATE

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/0 KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT # ~~12/43 & 49/42~~ 22510-22511
WATER CODE: E32
SEWER CODE: 5602500

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, PARCELS A-C
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF.: 1096m SITE AREA: 10.21 AC
~~FINAL PLAN APPROVED: / /~~ DPZ REF.: SDP-13-046

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 6/9/2015

APPROVED: DEPARTMENT OF PLANNING AND ZONING
CHIEF-DEVELOPMENT ENGINEERING DIVISION — 8/9/13 — DATE
CHIEF-DIVISION OF LAND DEVELOPMENT — 9/11/13 — DATE
DIRECTOR — 9/12/13 — DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

H:\06\KIMCO REALTY CORPORATION\MD06 9002 - WILDE LAKE, COLUMBIA\CAD\PLAN SETS\SITE DEVELOPMENT PLAN\MD069002EP2.DWG PRINTED BY: RST

BOHLER ENGINEERING
CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS
CORPORATE OFFICE: ◆ WARREN, NJ
OFFICES: ◆ SOUTHBOROUGH, MA ◆ ALBANY, NY ◆ RONKONKOMA, NY ◆ CHALFONT, PA ◆ CENTER VALLEY, PA ◆ TAMPA, FL ◆ BOWIE, MD ◆ TOWSON, MD ◆ STERLING, VA ◆ WARRENTON, VA ◆ FORT LAUDERDALE, FL ◆ PHILADELPHIA, PA

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES © 2008 BOHLER ENGINEERING.

REVISIONS

REV	DATE	COMMENT	BY
5	02/1/16	REVISED BLDGS 2,3 & 4 USES AND PARKING	DGH CALCS

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. (IN VIRGINIA, MARYLAND, AND DELAWARE 811) (WV 1-800-245-4848) (PA 1-800-242-1776) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	NOT TO SCALE
CAD I.D.:	EP2

PROJECT: SITE DEVELOPMENT PLAN
FOR
KIMCO REALTY CORPORATION
LOCATION OF SITE
VILLAGE OF WILDE LAKE VILLAGE CENTER REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

M. J. GESELL
PROFESSIONAL ENGINEER 44097
7/29/13

SHEET TITLE:
EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

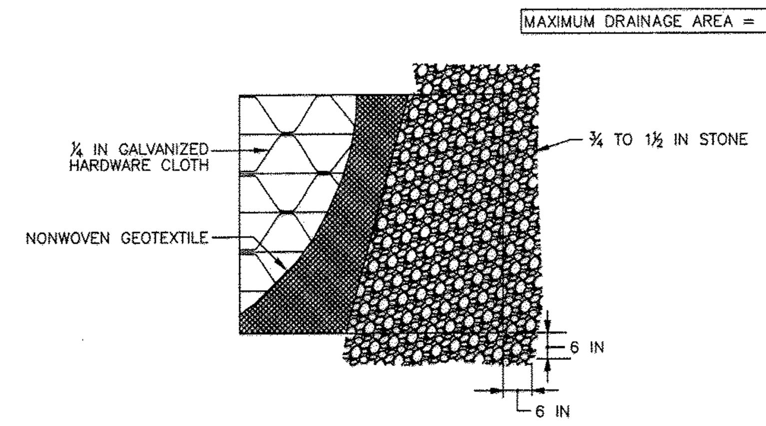
SHEET NUMBER:
73
OF 91

SDP-13-046

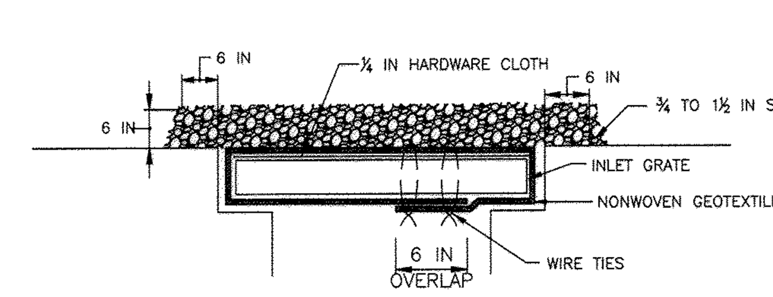
DETAIL E-9-2 AT-GRADE INLET PROTECTION

STANDARD SYMBOL: AGIP

MAXIMUM DRAINAGE AREA = 1 ACRE



PLAN / CUT AWAY VIEW



CROSS SECTION

CONSTRUCTION SPECIFICATIONS

1. USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H–1 MATERIALS.
2. LIFT GRATE AND WRAP WITH NONWOVEN GEOTEXTILE TO COMPLETELY COVER ALL OPENINGS. SECURE WITH WIRE TIES AND SET GRATE BACK IN PLACE.
3. PLACE CLEAN ¾ TO 1½ INCH STONE OR EQUIVALENT RECYCLED CONCRETE 6 INCHES THICK ON THE GRATE.
4. STORM DRAIN INLET PROTECTION REQUIRES FREQUENT MAINTENANCE. REMOVE ACCUMULATED SEDIMENT AFTER EACH RAIN EVENT TO MAINTAIN FUNCTION AND AVOID PREMATURE CLOGGING. IF INLET PROTECTION DOES NOT COMPLETELY DRAIN WITHIN 24 HOURS AFTER A STORM EVENT, IT IS CLOGGED. WHEN THIS OCCURS, REMOVE ACCUMULATED SEDIMENT AND CLEAN, OR REPLACE GEOTEXTILE AND STONE.

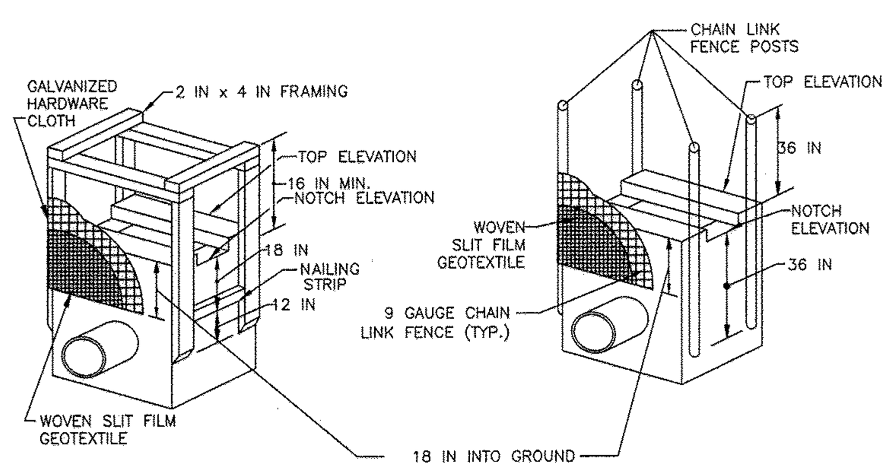
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL E-9-1 STANDARD INLET PROTECTION

STANDARD SYMBOL: SIP

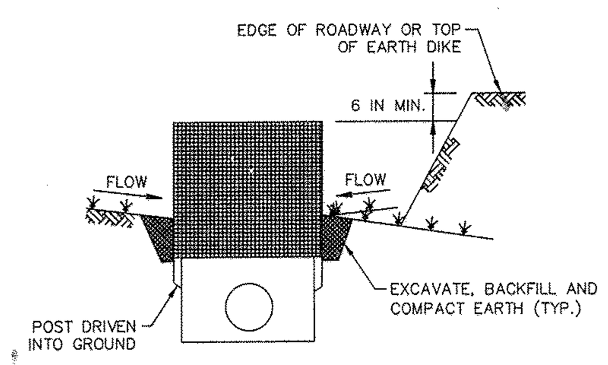
TYPE A MAXIMUM DRAINAGE AREA = ¼ ACRE
TYPE B MAXIMUM DRAINAGE AREA = 1 ACRE



TYPE A

TYPE B

ISOMETRIC VIEW



SECTION FOR TYPE A AND B

1 OF 2

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL E-9-1 STANDARD INLET PROTECTION

STANDARD SYMBOL: SIP

CONSTRUCTION SPECIFICATIONS

1. USE WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H–1 MATERIALS.
2. EXCAVATE COMPLETELY AROUND THE INLET TO A DEPTH OF 18 INCHES BELOW THE NOTCH ELEVATION.
3. FOR TYPE A, USE NOMINAL 2 INCH X 4 INCH CONSTRUCTION GRADE LUMBER POSTS, DRIVEN 1 FOOT INTO THE GROUND AT EACH CORNER OF THE INLET. PLACE NAIL STRIPS BETWEEN THE POSTS ON THE ENDS OF THE INLET. ASSEMBLE THE TOP PORTION OF THE 2X4 FRAME AS SHOWN. STRETCH ½ INCH GALVANIZED HARDWARE CLOTH TIGHTLY AROUND THE FRAME AND FASTEN SECURELY. FASTEN GEOTEXTILE SECURELY TO THE HARDWARE CLOTH WITH TIES SPACED EVERY 24 INCHES AT THE TOP AND MID SECTION. EMBED GEOTEXTILE AND HARDWARE CLOTH A MINIMUM OF 18 INCHES BELOW THE WEIR CREST. THE ENDS OF THE GEOTEXTILE MUST MEET AT A POST, BE OVERLAPPED AND FOLDED, THEN FASTENED TO THE POST.

   FOR TYPE B, USE 2⅜ INCH DIAMETER GALVANIZED STEEL POSTS OF 0.095 INCH WALL THICKNESS AND 6 FOOT LENGTH, DRIVEN A MINIMUM OF 36 INCHES BELOW THE WEIR CREST AT EACH CORNER OF THE STRUCTURE. FASTEN 9 GAUGE OR HEAVIER CHAIN LINK FENCE, 42 INCHES IN HEIGHT, SECURELY TO THE FENCE POSTS WITH WIRE TIES. FASTEN GEOTEXTILE SECURELY TO THE CHAIN LINK FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP AND MID SECTION. EMBED GEOTEXTILE AND CHAIN LINK FENCE A MINIMUM OF 18 INCHES BELOW THE WEIR CREST.
4. BACKFILL AROUND THE INLET IN LOOSE 4 INCH LIFTS AND COMPACT UNTIL SOIL IS LEVEL WITH THE NOTCH ELEVATION ON THE ENDS AND TOP ELEVATION ON THE SIDES.
5. STORM DRAIN INLET PROTECTION REQUIRES FREQUENT MAINTENANCE. REMOVE ACCUMULATED SEDIMENT AFTER EACH RAIN EVENT TO MAINTAIN FUNCTION AND AVOID PREMATURE CLOGGING. IF INLET PROTECTION DOES NOT COMPLETELY DRAIN WITHIN 24 HOURS AFTER A STORM EVENT, IT IS CLOGGED. WHEN THIS OCCURS, REMOVE ACCUMULATED SEDIMENT AND CLEAN, OR REPLACE GEOTEXTILE AND STONE.

2 OF 2

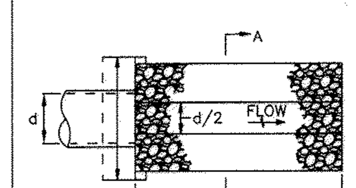
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

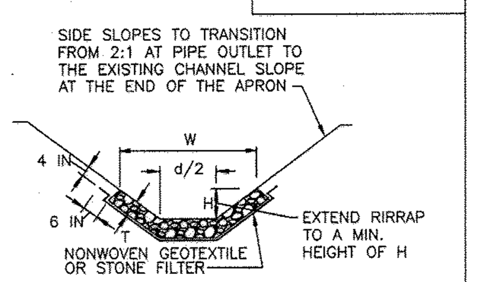
DETAIL D-4-1-B ROCK OUTLET PROTECTION II

STANDARD SYMBOL: ROPII

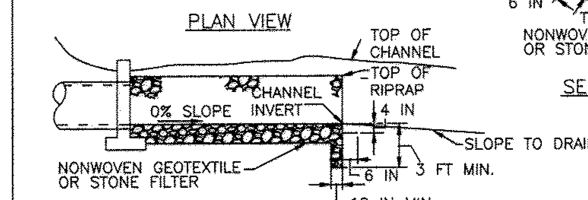
DISCHARGE TO CONFINED CHANNEL SECTION



PLAN VIEW



SECTION A–A



PROFILE

RIPRAP	
CLASS	THICKNESS (T)
I	19 IN
II	32 IN
III	46 IN

CONSTRUCTION SPECIFICATIONS

1. RIPRAP AND STONE MUST CONFORM TO THE SPECIFIED CLASS.
2. USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H–1 MATERIALS, AND PROTECT FROM PUNCTURING, CUTTING, OR TEARING. REPAIR ANY DAMAGE OTHER THAN AN OCCASIONAL SMALL HOLE BY PLACING ANOTHER PIECE OF GEOTEXTILE OVER THE DAMAGED PART OR BY COMPLETELY REPLACING THE GEOTEXTILE. PROVIDE A MINIMUM OF ONE FOOT OVERLAP FOR ALL REPAIRS AND FOR JOINING TWO PIECES OF GEOTEXTILE TOGETHER.
3. PREPARE THE SUBGRADE FOR GEOTEXTILE OR STONE FILTER (⅜ TO 1½ INCH STONE FOR 6 INCH MINIMUM DEPTH) AND RIPRAP TO THE REQUIRED LINES AND GRADES. COMPACT ANY FILL REQUIRED IN THE SUBGRADE TO A DENSITY OF APPROXIMATELY THAT OF THE SURROUNDING UNDISTURBED MATERIAL.
4. EXTEND GEOTEXTILE AT LEAST 6 INCHES BEYOND EDGES OF RIPRAP AND EMBED AT LEAST 4 INCHES AT SIDES OF RIPRAP.
5. CONSTRUCT RIPRAP OUTLET TO FULL COURSE THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO AVOID DISPLACEMENT OF UNDERLYING MATERIALS. PLACE STONE FOR RIPRAP OUTLET IN A MANNER THAT WILL ENSURE THAT IT IS REASONABLY HOMOGENOUS WITH THE SMALLER STONES AND SPALLS FILLING THE VOIDS BETWEEN THE LARGER STONES. PLACE RIPRAP IN A MANNER TO PREVENT DAMAGE TO THE STONE FILTER BLANKET OR GEOTEXTILE. HAND PLACE TO THE EXTENT NECESSARY.
6. WHERE NO ENDWALL IS USED, CONSTRUCT THE UPSTREAM END OF THE APRON SO THAT THE WIDTH IS TWO TIMES THE DIAMETER OF THE OUTLET PIPE, AND EXTEND THE STONE UNDER THE OUTLET BY A MINIMUM OF 18 INCHES.
7. CONSTRUCT APRON WITH 0% SLOPE ALONG ITS LENGTH AND WITHOUT OBSTRUCTIONS. PLACE STONE SO THAT IT BLENDS IN WITH EXISTING GROUND.
8. MAINTAIN LINE, GRADE, AND CROSS SECTION. KEEP OUTLET FREE OF EROSION. REMOVE ACCUMULATED SEDIMENT AND DEBRIS. AFTER HIGH FLOWS INSPECT FOR SCOUR AND DISLODGED RIPRAP. MAKE NECESSARY REPAIRS IMMEDIATELY.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

SEQUENCE OF CONSTRUCTION

PHASE I

1. NOTIFY HOWARD COUNTY'S SEDIMENT CONTROL INSPECTOR AT 410-313-1855 AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION. (1 DAY)
2. THE GENERAL CONTRACTOR SHALL NOT COMMENCE ANY LAND DISTURBING ACTIVITIES PRIOR TO OBTAINING A GRADING PERMIT. (1 DAY)
3. THE CONTRACTOR SHALL HOLD A PRE-CONSTRUCTION MEETING WITH THE CONSTRUCTION MANAGER AND THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES. (1 DAY)
4. ALL AREAS WHICH ARE TO BE DISTURBED SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO CONSTRUCTION. DISTURBED AREAS WITHIN THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED SHALL BE PERMANENTLY OR TEMPORARILY STABILIZED WITHIN:
   a. THREE (3) CALENDAR DAYS ON SLOPES GREATER THAN 3:1, ALL WATERWAYS AND TO THE SURFACE OF ALL PERIMETER CONTROLS.
   b. SEVEN (7) CALENDAR DAYS ON ALL OTHER DISTURBED OR GRADED AREAS OF THE PROJECT.
5. INSTALL BOTH STABILIZED CONSTRUCTION ENTRANCES AS SHOWN. ALL HARD SURFACE PUBLIC ROADS SHALL BE CLEANED AT THE END OF EACH WORK DAY. (2 DAYS)
6. INSTALL PERIMETER SILT FENCE AND AT-GRADE INLET PROTECTION ON ALL EXISTING INLETS AS SHOWN ON THE PHASE I PLANS. CONTRACTOR MUST MAINTAIN VEHICULAR AND PEDESTRIAN ACCESS TO ALL EXISTING BUSINESSES AT ALL TIMES DURING CONSTRUCTION. (1 WEEK)
7. UPON APPROVAL FROM THE SEDIMENT CONTROL INSPECTOR; CLEAR AND GRUB THE AREAS IDENTIFIED ON THE PHASE I PLANS. (2 WEEKS)
8. BEGIN TO ROUGH GRADE THE AREAS OF THE SITE AS IDENTIFIED ON THE PHASE I PLANS. (2 WEEKS)
9. BEGIN INSTALLATION OF UTILITIES AS SHOWN ON THE PHASE I PLANS AND BEGIN CONSTRUCTION OF BUILDING #2. INSTALL STANDARD INLET PROTECTION ON ALL PROPOSED INLETS IMMEDIATELY AFTER INSTALLATION. (12 WEEKS)
10. INSTALL PROPOSED CURB AND GUTTER AND SIDEWALK AS SHOWN ON THE PHASE I PLANS. (1 WEEK)
11. AS THE SITE IS BROUGHT TO FINAL GRADE, PERMANENTLY STABILIZE ALL DISTURBED AREAS WITHIN SEVEN (7) CALENDAR DAYS. (1 WEEK)
12. INSTALL PERMANENT LANDSCAPING WITHIN THE PHASE I WORK AREA. (1 WEEK)
13. AFTER PHASE I CONSTRUCTIONS HAS BEEN COMPLETED AND UPON APPROVAL FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR REMOVE SEDIMENT CONTROL MEASURES, PROCEED TO PHASE II.

PHASE II

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE AS SHOWN. ALL HARD SURFACE PUBLIC ROADS SHALL BE CLEANED AT THE END OF EACH WORK DAY. (1 DAY)
2. INSTALL PERIMETER SILT FENCE AND AT GRADE INLET PROTECTION ON ALL EXISTING INLETS AND TEMPORARY BARRICADES AS SHOWN ON THE PHASE II PLANS. CONTRACTOR MUST MAINTAIN VEHICULAR AND PEDESTRIAN ACCESS TO ALL EXISTING BUSINESSES AT ALL TIMES DURING CONSTRUCTION. (1 WEEK)
3. UPON APPROVAL FROM THE SEDIMENT CONTROL INSPECTOR; CLEAR AND GRUB THE AREAS IDENTIFIED ON THE PHASE II PLANS. (4 WEEKS)
4. BEGIN TO ROUGH GRADE THE AREAS OF THE SITE AS IDENTIFIED ON THE PHASE II PLANS. (4 WEEKS)
5. BEGIN INSTALLATION OF UTILITIES AS SHOWN ON THE PHASE II PLANS AND BEGIN CONSTRUCTION OF BUILDING #4 AND BUILDING #6. INSTALL STANDARD INLET PROTECTION ON ALL PROPOSED INLETS IMMEDIATELY AFTER INSTALLATION. (24 WEEKS)
6. INSTALL PROPOSED CURB AND GUTTER, SIDEWALK, ASPHALT PAVING, CONCRETE PAVING. INSTALL SUB-BASE FOR THE PERVIOUS ASPHALT PAVEMENT AS SHOWN ON THE APPROVED STORMWATER MANAGEMENT PLANS. CONTRACTOR TO PROTECT PERVIOUS PAVEMENT SUB-BASE FROM RECEIVING SEDIMENT LADEN WATER. (8 WEEKS)
7. AS THE SITE IS BROUGHT TO FINAL GRADE, PERMANENTLY STABILIZE ALL DISTURBED AREAS WITHIN SEVEN (7) CALENDAR DAYS. (2 WEEKS)
8. INSTALL PERVIOUS PAVEMENT AS SHOWN ON THE APPROVED STORMWATER MANAGEMENT PLANS. (1 WEEK)
9. AFTER PHASE II CONSTRUCTION HAS BEEN COMPLETED AND UPON APPROVAL FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR REMOVE SEDIMENT CONTROL MEASURES, PROCEED TO PHASE III.

PHASE III

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE AS SHOWN. ALL HARD SURFACE PUBLIC ROADS SHALL BE CLEANED AT THE END OF EACH WORK DAY. (2 DAYS)
2. INSTALL PERIMETER SILT FENCE AND AT GRADE INLET PROTECTION ON ALL EXISTING INLETS AS SHOWN ON THE PHASE III PLANS. CONTRACTOR MUST MAINTAIN VEHICULAR AND PEDESTRIAN ACCESS TO ALL EXISTING BUSINESSES AT ALL TIMES DURING CONSTRUCTION. (1 WEEK)
3. UPON APPROVAL FROM THE SEDIMENT CONTROL INSPECTOR; CLEAR AND GRUB THE AREAS IDENTIFIED ON THE PHASE III PLANS. (4 WEEKS)
4. BEGIN TO ROUGH GRADE THE AREAS OF THE SITE AS IDENTIFIED ON THE PHASE III PLANS. (4 WEEKS)
5. BEGIN INSTALLATION OF UTILITIES AS SHOWN ON THE PHASE III PLANS, CONTINUE CONSTRUCTION OF BUILDING #4 AND BEGIN CONSTRUCTION OF MODIFICATIONS TO BUILDING #7. INSTALL STANDARD INLET PROTECTION ON ALL PROPOSED INLETS IMMEDIATELY AFTER INSTALLATION. (16 WEEKS)
6. INSTALL PROPOSED CURB AND GUTTER, SIDEWALK, ASPHALT PAVING, CONCRETE PAVING. INSTALL SUB-BASE FOR THE PERVIOUS ASPHALT PAVEMENT AS SHOWN ON THE APPROVED STORMWATER MANAGEMENT PLANS. CONTRACTOR TO PROTECT PERVIOUS PAVEMENT SUB-BASE FROM RECEIVING SEDIMENT LADEN WATER. (4 WEEKS)
7. AS THE SITE IS BROUGHT TO FINAL GRADE, PERMANENTLY STABILIZE ALL DISTURBED AREAS WITHIN SEVEN (7) CALENDAR DAYS. (2 WEEKS)
8. INSTALL PERVIOUS PAVEMENT AS SHOWN ON THE APPROVED STORMWATER MANAGEMENT PLANS. (1 WEEK)
9. AFTER PHASE III CONSTRUCTION HAS BEEN COMPLETED AND UPON APPROVAL FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR REMOVE SEDIMENT CONTROL MEASURES, PROCEED TO PHASE IV.

PHASE IV

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE AS SHOWN. ALL HARD SURFACE PUBLIC ROADS SHALL BE CLEANED AT THE END OF EACH WORK DAY. (2 DAYS)
2. INSTALL PERIMETER SILT FENCE AND AT GRADE INLET PROTECTION ON ALL EXISTING INLETS AS SHOWN ON THE PHASE IV PLANS. CONTRACTOR MUST MAINTAIN VEHICULAR AND PEDESTRIAN ACCESS TO ALL EXISTING BUSINESSES AT ALL TIMES DURING CONSTRUCTION. (1 WEEK)
3. UPON APPROVAL FROM THE SEDIMENT CONTROL INSPECTOR; CLEAR AND GRUB THE AREAS IDENTIFIED ON THE PHASE IV PLANS. (4 WEEKS)
4. BEGIN TO ROUGH GRADE THE AREAS OF THE SITE AS IDENTIFIED ON THE PHASE IV PLANS. (4 WEEKS)
5. BEGIN INSTALLATION OF UTILITIES AS SHOWN ON THE PHASE IV PLANS AND BEGIN CONSTRUCTION OF BUILDING #1. INSTALL STANDARD INLET PROTECTION ON ALL PROPOSED INLETS IMMEDIATELY AFTER INSTALLATION. (16 WEEKS)
6. INSTALL PROPOSED CURB AND GUTTER, SIDEWALK, ASPHALT PAVING, CONCRETE PAVING. INSTALL SUB-BASE FOR THE PERVIOUS ASPHALT PAVEMENT AS SHOWN ON THE APPROVED STORMWATER MANAGEMENT PLANS. CONTRACTOR TO PROTECT PERVIOUS PAVEMENT SUB-BASE FROM RECEIVING SEDIMENT LADEN WATER. (4 WEEKS)
7. AS THE SITE IS BROUGHT TO FINAL GRADE, PERMANENTLY STABILIZE ALL DISTURBED AREAS WITHIN SEVEN (7) CALENDAR DAYS. (2 WEEKS)
8. INSTALL PERVIOUS PAVEMENT AS SHOWN ON THE APPROVED STORMWATER MANAGEMENT PLANS. (1 WEEK)
9. AFTER PHASE IV CONSTRUCTION HAS BEEN COMPLETED AND UPON APPROVAL FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR REMOVE SEDIMENT CONTROL MEASURES.

EROSION AND SEDIMENT CONTROL QUANTITIES

TOTAL FOR ALL PHASES

LIMIT OF DISTURBANCE:	426,800 S.F. OR 9.80 AC
SILT FENCE:	7,370 LF
AT GRADE INLET PROTECTION:	18 EA
STANDARD INLET PROTECTION:	75 EA
EARTHWORK:	15,630 CY CUT 15,490 CY FILL 140 CY EXPORT
STABILIZED CONSTRUCTION ENTRANCE:	5 EA

FOR REVISION 5 ONLY: 7/1/16

ENGINEER'S CERTIFICATE

"I HEREBY 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 IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

SIGNATURE OF ENGINEER — MICHAEL J. GESELL, P.E. — DATE 7/29/13

DEVELOPER'S CERTIFICATE

"I/WE HEREBY 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 ONSITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."

WILDE LAKE BUSINESS TRUST
BY: OWL RETAIL HOLDINGS, LLC, ITS TRUSTEE
BY: KIMCO REALTY CORPORATION, ITS MANAGING MEMBER

NAME: WILBUR E. SIMMONS III — DATE 7-29-13
TITLE: VICE PRESIDENT

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

HOWARD SCD — DATE 8/13/13

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/0 KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT # ~~12/43 & 40/44~~ 22510-22511
WATER CODE: E32
SEWER CODE: 5602500

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, PARCELS A-C
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF.: 1096m SITE AREA: 10.21 AC
~~FINAL PLAN APPROVED~~ DPZ REF.: SDP-13-046

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 6/9/2015

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF-DEVELOPMENT ENGINEERING DIVISION — DATE 8/8/13

CHIEF-DIVISION OF LAND DEVELOPMENT — DATE 9/11/13

DIRECTOR — DATE 9/12/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

H:\06\KIMCO REALTY CORPORATION\MD06 9002 - WILDE LAKE, COLUMBIA\CAD\PLAN SETS\SITE DEVELOPMENT PLAN\MD069002EP2.DWG PRINTED BY: RST

BOHLER ENGINEERING
CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS
CORPORATE OFFICE: ◆ WARREN, NJ
OFFICES: ◆ SOUTHBOROUGH, MA ◆ ALBANY, NY ◆ RONKONKOMA, NY ◆ CHALFONT, PA ◆ CENTER VALLEY, PA ◆ TAMPA, FL ◆ BOWIE, MD ◆ TOWSON, MD ◆ STERLING, VA ◆ WARRENTON, VA ◆ FORT LAUDERDALE, FL ◆ PHILADELPHIA, PA

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES @ 2008 BOHLER ENGINEERING.

REVISIONS

REV	DATE	COMMENT	BY
5	02/1/16	REVISED BLDGS 2,3,& 4 USES AND PARKING	DSH CALCS

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. (IN VIRGINIA, MARYLAND, AND DELAWARE 811) (WV 1-800-245-4848) (PA 1-800-242-1776) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	NOT TO SCALE
CAD I.D.:	EP2

PROJECT: SITE DEVELOPMENT PLAN FOR KIMCO REALTY CORPORATION

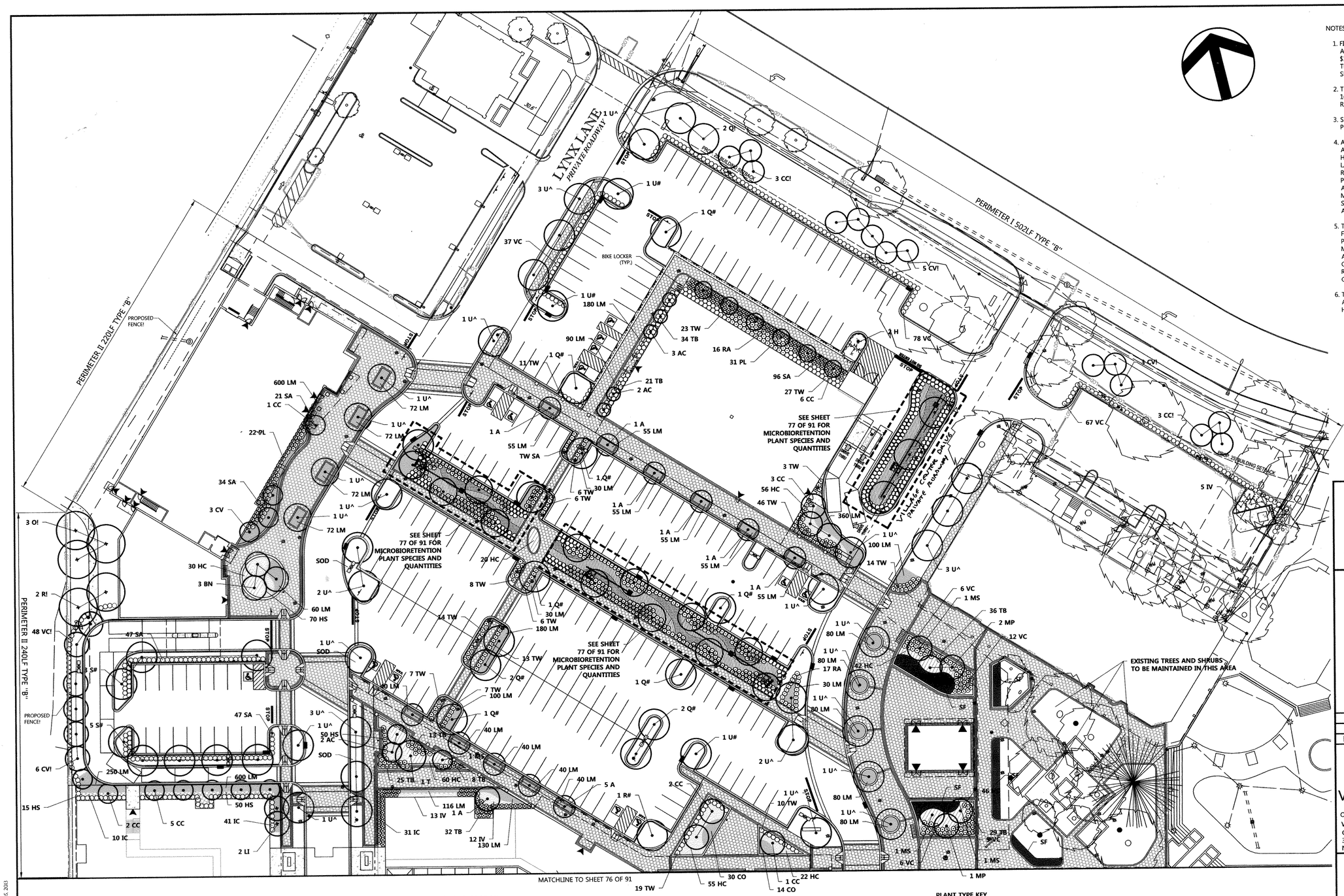
LOCATION OF SITE
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

M. J. GESELL
PROFESSIONAL ENGINEER 44097 — 7/29/13

SHEET TITLE: EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

SDP-13-046



NOTES:

1. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT IN THE AMOUNT OF $104,350 FOR 113 SHADE TREES, 2 EVERGREEN TREES, 87 ORNAMENTAL TREES AND 1690 SHRUBS. FOR LANDSCAPE SURETY BREAKDOWN PLEASE SEE "LANDSCAPE SURETY CALCULATOR" ON SHEET 76 OF 91.
2. THE FOREST CONSERVATION REQUIREMENTS ARE EXEMPT PER SECTION 16.1202(B)(1)(IV) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
3. SEE SHEET 77 OF 91 FOR MICROBIORETENTION PLANTING PLAN AND PLANTING DETAILS.
4. AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN, SHALL COMPLY WITH THE PROPER HEIGHT REQUIREMENT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVATION FROM THE APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO THE APPLICABLE.
5. THE OWNER, TENANTS AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING BOTH PLANT MATERIAL AND BERMS, FENCES, AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
6. THIS LANDSCAPE PLAN HAS BEEN APPROVED BY THE WILDE LAKE ARCHITECTURAL COMMITTEE ON JULY 30TH, 2012. ALL CONDITIONS HAVE BEEN OF THIS APPROVAL HAS BEEN ADDRESSED ON THIS PLAN.

30 0 30 60 90
SCALE 1"=30'

DEVELOPER'S/OWNER'S LANDSCAPE CERTIFICATE

"I/WE HEREBY CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. I/WE FUTHER CERTIFY THAT UPON COMPLETION, A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING."

WILDE LAKE BUSINESS TRUST
BY: OWL RETAIL HOLDINGS, LLC, ITS TRUSTEE
BY: KIMCO REALTY CORPORATION, ITS MANAGING MEMBER
SIGNATURE: [signature] 5.16.13
NAME: WILBUR L. SIMMONS III DATE
TITLE: VICE PRESIDENT

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF-DEVELOPMENT ENGINEERING DIVISION [signature] DATE 5/9/13
CHIEF-DIVISION OF LAND DEVELOPMENT [signature] DATE 5/16/13
DIRECTOR

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

Date	No.	Revision Description

RESUBDIVISION OF VILLAGE OF WILDE LAKE

VILLAGE CENTER REDEVELOPMENT

OWNER/DEVELOPER:
WILDE LAKE BUSINESS TRUST
C/O KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NEW YORK 11042

DMW
DAFT McCUNE WALKER INC
200 EAST PENNSYLVANIA TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM
A TEAM OF LAND PLANNERS, LANDSCAPE ARCHITECTS, ENGINEERS, SURVEYORS & ENVIRONMENTAL PROFESSIONALS

AREA VILLAGE CENTER S4
TAX MAP 029 PARCEL 132

TITLE LANDSCAPE PLAN NORTH

Des. By	HMA	Scale	1"=30'	Proj. No.	12016.0
Drn. By	CRH	Date	5/15/13	75 of 91	
Chk. By		Approved			

SDP - 13 - 046

MASTER PLANT SCHEDULE - (SHEETS 75 & 76 OF 91)

KEY	TOTAL QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES - DECIDUOUS SHADE					
A	38	Acer rubrum 'Bowhall'	Bowhall Red Maple	2.5- 3" Cal, 12' - 14' ht.	B&B , Full
R	4	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	2.5- 3" Cal, 12' - 14' ht.	B&B , Full
S	8	Acer saccharum 'Green Mountian'	Green Mountain Sugar Maple	2.5- 3" Cal, 12' - 14' ht.	B&B , Full
Q	25	Quercus phellos	Willow Oak	2.5- 3" Cal, 12' - 14' ht.	B&B , Full
O	3	Quercus rubra	Red Oak	2.5- 3" Cal, 12' - 14' ht.	B&B , Full
T	1	Taxodium distichum	Bald Cypress	2.5- 3" Cal, 12' - 14' ht.	B&B , Full
U	34	Ulmus americana 'Princeton'	Princeton American Elm	2.5- 3" Cal, 12' - 14' ht.	B&B , Full
TREES - ORNAMENTAL					
AC	7	Amelanchier canadensis	Serviceberry	8-10' ht.	B&B , Full
BN	3	Betula nigra 'Heritage'	Heritage River Birch	8-10' ht.	B&B , Full
CC	36	Cercis canadensis	Eastern Redbud	8-10' ht.	B&B , Full
CV	17	Crataegus viridus 'Winter King'	Winter King Hawthorn	8-10' ht.	B&B , Full
IV	5	Ilex verticillata	Winterberry	8-10' ht.	B&B , Full
LI	2	Lagerstroemia indica 'Sioux'	Sioux Crape Myrtle	8-10' ht.	B&B , Full
MP	3	Magnolia soulangiana	Saucer Magnolia	8-10' ht.	B&B , Full
MS	7	Magnolia stellata	Star Magnolia	6-8' ht.	B&B , Full
SR	7	Syringa reticulata	Japanese Tree Lilac	8-10' ht.	B&B , Full
TREES - EVERGREEN					
H	2	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	6-10' ht.	B&B , Full

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHRUBS - DECIDUOUS					
HC	463	Hypericum calycinum	St. John's Wort	18-24" ht.	Full , 30" o.c.
IV	5	Itea virginica 'Henry's Garnett'	Henry's Granett Virginia Sweetspire	18-24" ht.	Full , 30" o.c.
PL	53	Prunus lauracerasus 'Otto Luyken'	Otto Luyken Cherry Laurel	18-24" ht.	Full , 36" o.c.
RA	29	Rhus aromatica 'Gro-low'	Fragrant Sumac	24-30" ht.	Full , 24" o.c.
SA	322	Spiraea 'Anthony Waterer'	Anthony Waterer Spiraea	24-30" ht.	Full , 30" o.c.
VC	230	Viburnum carlesii	Koreanspice Viburnum	18-24" ht.	Full , 36" o.c.
VCC	33	Viburnum carlesii 'Compacta'	Compact Koreanspice Viburnum	18-24" ht.	Full , 36" o.c.
SHRUBS - EVERGREEN					
IC	151	Ilex crenata 'Compacta'	Compact Japanese Holly	18-24" ht.	Full , 24" o.c.
TB	198	Taxus baccata ' Repandens'	Spreading English Yew	18-24" ht.	Full , 30" o.c.
TW	206	Taxus media ' Wardii'	Ward's Yew	18-24" ht.	Full , 36" o.c.
GROUNDCOVERS / PERENNIALS / GRASSES					
CO	44	Coreopsis lanceolata 'Moonbeam'	Moonbeam Coreopsis	1 qt. container	18" o.c.
HS	229	Hemerocallis 'Stella D'Ora'	Stella D'Ora Daylily	1 gal. container	24" o.c.
LM	6239	Liriope muscari 'Big Blue'	Big Blue Lilyturf	1 pt. container	10" o.c.
SF		Seasonal Flowers	Various Species	TBD	TBD

PLANT TYPE KEY

^ Street Tree Requirement
# Internal Parking Requirement
! Perimeter Requirement

SUBDIVISION NAME:	RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA:	SECTION 4
PLAT #:	~~22566, 22567~~ 22569-22571
WATER CODE:	E32
SEWER CODE:	5602500

OWNER:	PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3 WILDE LAKE BUSINESS TRUST C/O KIMCO REALTY CORPORATION 3333 NEW HYDE PARK ROAD NEW HYDE PARK, NY 11042 (410) 684-2000
DEVELOPER:	KIMCO REALTY CORPORATION 1954 GREENSPRING DRIVE, SUITE 330 TIMONIUM, MD 21093 (410) 684-2000 CONTACT: GREG REED
TAX MAP: 29 GRID: 24 ZONED: NT	PARCELS: 272, PARCELS A-C 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND ZB REF.: 1096m SITE AREA: 10.21 AC FINAL PLAN APPROVED ~~_____~~ DPZ REF.: SDP-13-046

5/16/13
Date

STATE OF MARYLAND · HENRY R. ALT · NO. 609 · REGISTERED LANDSCAPE ARCHITECT

Landscape Architect No. 609

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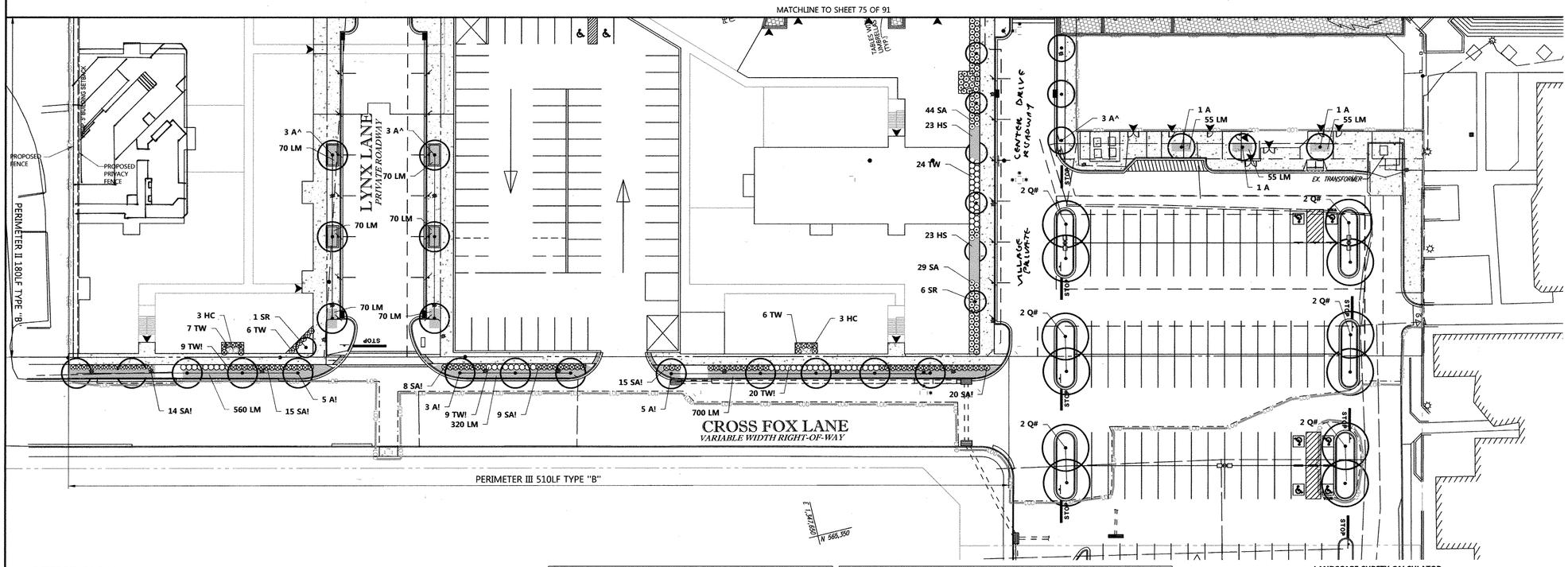


SCHEDULE A "PER HOWARD COUNTY LANDSCAPE MANUAL" PERIMETER LANDSCAPE EDGE (For Sheets 75 & 76 of 91)

Category	Perimeter I Parking Adjacent to Roadway	Perimeter II Parking Adjacent to Residential	Perimeter III Parking Adjacent to Roadway
Landscape Type	B	B	B
Linear Feet of Roadway, Frontage, Perimeter	490'	640'	510'
Credit for Existing Vegetation (Yes, No, Linear Feet) (Describe Below if Necessary)	Yes 10 Existing Shade Trees	No	No
Credit for Wall, Fence, or Berm (Yes, No, Linear Feet) (Describe Below if Necessary)	No	Yes 640 LF Proposed Fence	No
Number of Plants Required Shade Trees Evergreen Trees Shrubs	490/50=10 0 490/5=98	640/40=16 640/20=32 0	510/50=11 0 119 (11PU)
Number of Plants Provided Shade Trees Evergreen Trees Other Trees (2:1 Substitution) Shrubs (10:1 Substitution)	2 (2PU) 0 14 (7PU) 145 (14PU)	5 (5PU) 0 6 (3PU) 48 (4PU)	13 (13PU) 0 0 119 (11PU)
Total Plant Units (PU*)	**33PU** *** 10PU Provided by existing trees to remain**	**12PU** *** 640 LF Proposed fence accounts for required planting**	**24PU**

SCHEDULE B "PER HOWARD COUNTY LANDSCAPE MANUAL" Parking Lot Internal Landscaping (For Sheets 75,76 of 91)

Number of Surface Parking Spaces	329
Number of Trees Required (1sh/20 sp.)	17
Number of Trees Provided Shade Trees Other Trees (2:1 Substitution)	36 0

SCHEDULE C "PER HOWARD COUNTY LANDSCAPE MANUAL" INTERNAL STREET TREE LANDSCAPING (For Sheets 75 & 76 of 91)

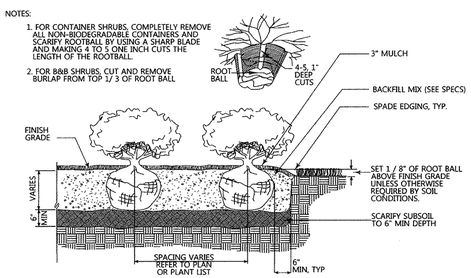
	Required	Provided
Street Trees Along Lynx Lane	780/30=26	26
Street Trees Along Internal Road	600/30=20	21
Total	**46**	**47**

* PLANTING UNIT (PU) DEFINITION:
1 SHADE TREE = 1 PU
2 SMALL DECIDUOUS TREES = 1 PU
2 EVERGREEN TREES = 1 PU
10 SHRUBS = 1 PU

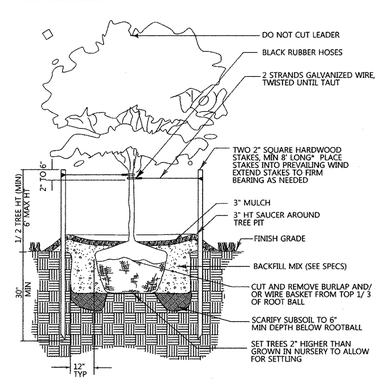
**NEW TOWN ALTERNATIVE COMPLIANCE IS BEING USED

LANDSCAPE SURETY CALCULATOR

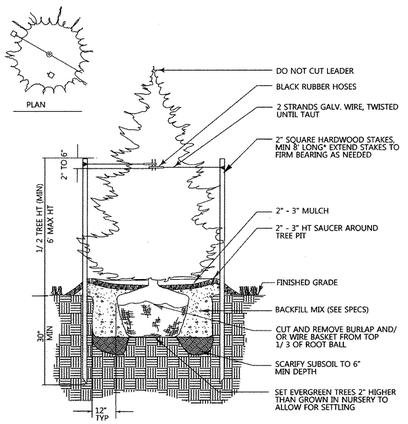
Street Tree Surety (^)			
Shade Trees	41 @ $300.00 per tree	=	$12,300.00
	Sub Total	=	**$12,300.00**
Perimeter Surety (!)			
Shade Trees	20 @ $300.00 per tree	=	$6,000.00
Ornamental Trees	20 @ $150.00 per tree	=	$3,000.00
Fence	640' @ $10.00 per foot	=	$6,400.00
Shrubs	312 @ 30.00 per shrub	=	$9,360.00
	Sub Total	=	**$24,760.00**
Internal Parking Surety (#)			
Shade Trees	36 @ $300.00 per tree	=	$10,800.00
	Sub Total	=	**$10,800.00**
Additional Landscaping Surety			
Shade Trees	16 @ $300.00 per tree	=	$4,800.00
Evergreen Trees	2 @ $150.00 per tree	=	$300.00
Ornamental Trees	67 @ $150.00 per tree	=	$10,050.00
Shrubs	1378 @ 30.00 per shrub	=	$41,340.00
	Sub Total	=	**$56,490.00**
Total Landscape Surety			
Shade Trees	113 @ $300.00 per tree	=	$33,900.00
Evergreen Trees	2 @ $150.00 per tree	=	$300.00
Ornamental Trees	87 @ $150.00 per tree	=	$13,050.00
Shrubs	1690 @ 30.00 per shrub	=	$50,700.00
Fence	640' @ $10.00 per foot	=	$6,400.00
	Total	=	**$104,350.00**



Shrub Bed Planting
Not To Scale



Less Than 3" Cal. Tree Planting
Not To Scale



Evergreen Tree Planting
Not To Scale

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT # ~~22211 & 22212~~ 22210-22211
WATER CODE: E32
SEWER CODE: 5602500

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/O KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 664-2000
CONTACT: GREG REED

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, PARCELS A-C
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF.: 1096m SITE AREA: 10.21 AC
~~FINAL PLAN APPROVED~~ DPZ REF.: SDP-13-046

5/16/13
Date

STATE OF MARYLAND — SHARY M. ALLEN — No. 505 — REGISTERED LANDSCAPE ARCHITECT

Landscape Architect No. 505

4 FOR REVISION 4 ONLY

MICHAEL J. GEGEN — PROFESSIONAL ENGINEER — 44097 — PROFESSIONAL ENGINEER
9/17/15

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GEGEN HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 44097
EXPIRATION DATE: 6/9/17

30 0 30 60 90
SCALE 1"=30'

DEVELOPER'S/OWNER'S LANDSCAPE CERTIFICATE

I/WE HEREBY CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. I/WE FUTHER CERTIFY THAT UPON COMPLETION, A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

WILDE LAKE BUSINESS TRUST
BY: RWL RETAIL HOLDINGS LLC, TRUSTEE
BY: KIMCO REALTY CORPORATION, MANAGING MEMBER
BY: ~~VICE PRESIDENT~~ SENIOR VICE PRESIDENT
NAME: WILBUR L. SUMMONS III
TITLE: VICE PRESIDENT
5-16-13
DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF-DEVELOPMENT ENGINEERING DIVISION — DATE 5/20/13
CHIEF-DIVISION OF LAND DEVELOPMENT — DATE 5/20/13
DIRECTOR — DATE 5/16/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

Date	No.	Revision Description
9/19/15	4	SHOW POOL IN COURTYARD

RESUBDIVISION OF VILLAGE OF WILDE LAKE

VILLAGE CENTER REDEVELOPMENT

OWNER/DEVELOPER:
WILDE LAKE BUSINESS TRUST
C/O KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NEW YORK 11042

DMW
DAFT McCUNE WALKER INC
200 EAST PENNSYLVANIA TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM
A TEAM OF LAND PLANNERS, LANDSCAPE ARCHITECTS, ENGINEERS, SURVEYORS & ENVIRONMENTAL PROFESSIONALS

AREA: VILLAGE CENTER S4
TAX MAP 029 PARCEL 132

TITLE: LANDSCAPE PLAN SOUTH

Des. By HMA	Scale 1"=30'	Proj. No. 12016.0	
Drn. By CRH	Date 5/15/13		76 of 91
Chk. By	Approved		

SDP - 13 - 046

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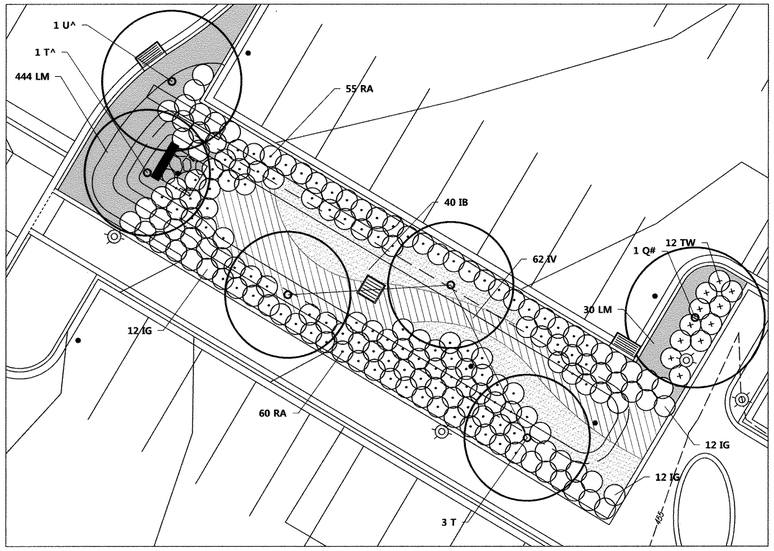
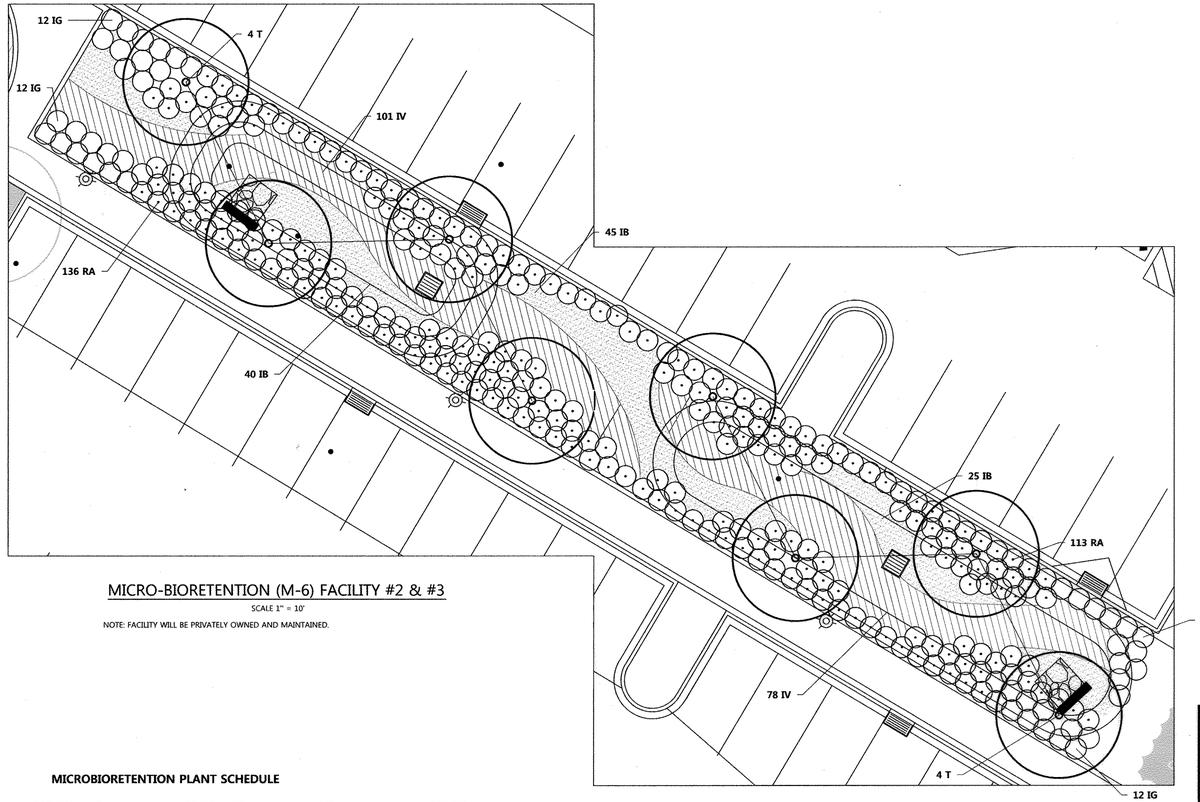


MICRO-BIORETENTION (M-6) FACILITY #1

SCALE 1" = 10'

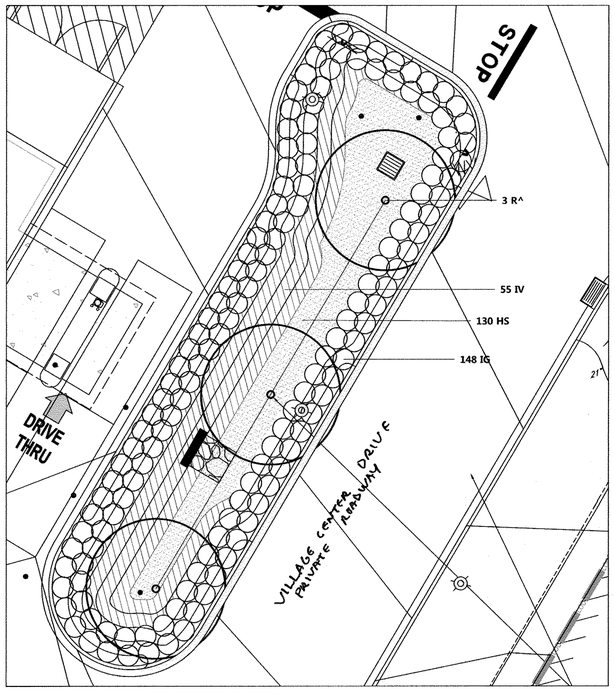
NOTE: FACILITY WILL BE PRIVATELY OWNED AND MAINTAINED.



MICRO-BIORETENTION (M-6) FACILITY #2 & #3

SCALE 1" = 10'

NOTE: FACILITY WILL BE PRIVATELY OWNED AND MAINTAINED.



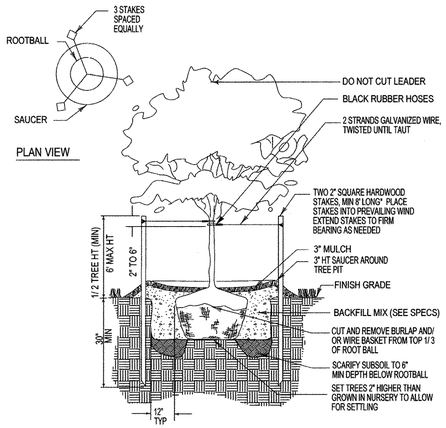
MICRO-BIORETENTION (M-6) FACILITY #4

SCALE 1" = 10'

NOTE: FACILITY WILL BE PRIVATELY OWNED AND MAINTAINED.

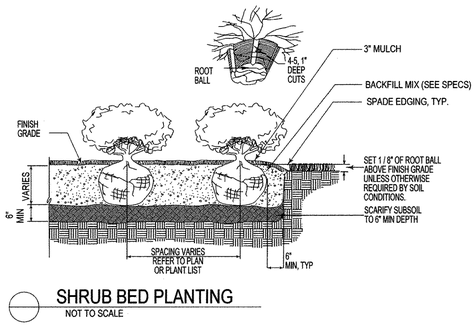
MICROBIORETENTION PLANT SCHEDULE

	TOTAL QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES - DECIDUOUS SHADE					
R	3	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	2.5- 3" Cal., 12' - 14' ht.	B&B , Full B&B , Full
Q	1	Quercus phellos	Willow Oak	2.5- 3" Cal., 12' - 14' ht.	B&B , Full B&B , Full
T	12	Taxodium distichum	Bald Cypress	2.5- 3" Cal., 12' - 14' ht.	B&B , Full B&B , Full
U	1	Ulmus americana 'Princeton'	Princeton American Elm	2.5- 3" Cal., 12' - 14' ht.	B&B , Full
SHRUBS - DECIDUOUS					
RA	364	Rhus aromatica 'Gro-low'	Fragrant Sumac	18-24" ht.	Full , 24" o.c.
IV	296	Itea virginica 'Henry's Garnett'	Henry's Granett Virginia Sweetspire	18-24" ht.	Full , 30" o.c.
SHRUBS - EVERGREEN					
IG	244	Ilex glabra 'Compacta'	Compact Inkberry	18-24" ht.	Full , 36" o.c.
TW	12	Taxus media ' Wardii'	Ward's Yew	18-24" ht.	Full , 36" o.c.
GROUNDCOVERS / PERENNIALS / GRASSES					
IB	114	Iris versicolor	Blue Water Iris	container 1 pt.	18" o.c. 24"
LM	474	Liriope muscari 'Big Blue'	Big Blue Lilyturf	container	o.c. 10" o.c.



LESS THAN 3" CAL. TREE PLANTING

NOT TO SCALE



SHRUB BED PLANTING

NOT TO SCALE

SCALE 1"=10'

DEVELOPER'S/OWNER'S LANDSCAPE CERTIFICATE

"I/WE HEREBY CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. I/WE FUTHER CERTIFY THAT UPON COMPLETION, A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING."

WILDE LAKE BUSINESS TRUST
BY: OWL RETAIL HOLDINGS, LLC, ITS MANAGING MEMBER
BY: KIMCO REALTY CORPORATION, ITS MANAGING MEMBER

SIGNATURE
NAME: WILBUR E. SIMMONS
TITLE: VICE PRESIDENT
5-16-13
DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF-DEVELOPMENT ENGINEERING DIVISION — DATE 5/21/13

CHIEF-DIVISION OF LAND DEVELOPMENT — DATE 9/11/13

DIRECTOR — DATE 9/16/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

Date	No.	Revision Description

RESUBDIVISION OF VILLAGE OF WILDE LAKE

VILLAGE CENTER REDEVELOPMENT

OWNER/DEVELOPER:
WILDE LAKE BUSINESS TRUST
C/O KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NEW YORK 11042

DMW
DAFT McCUNE WALKER INC
200 EAST PENNSYLVANIA TOWSON, MD 21286
P. 410 296 3333 F. 410 296 4705 WWW.DMW.COM
A TEAM OF LAND PLANNERS, LANDSCAPE ARCHITECTS, ENGINEERS, SURVEYORS & ENVIRONMENTAL PROFESSIONALS

AREA: VILLAGE CENTER S4
TAX MAP 029 PARCEL 132

TITLE: MICROBIORETENTION LANDSCAPE PLAN

Des. By HMA	Scale 1"=30'	Proj. No. 12016.0	
Drn. By CRH	Date 5/15/13	77 of 91	
Chk. By	Approved		

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT ~~PLAT 5, PLAT 21,510-22,511~~
WATER CODE: E32
SEWER CODE: 5602500

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/O KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, PARCELS A-C
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF.: 1096m SITE AREA: 10.21 AC
~~FINAL PLAN APPROVED~~ DPZ REF.: SDP-13-046

5/16/13
Date

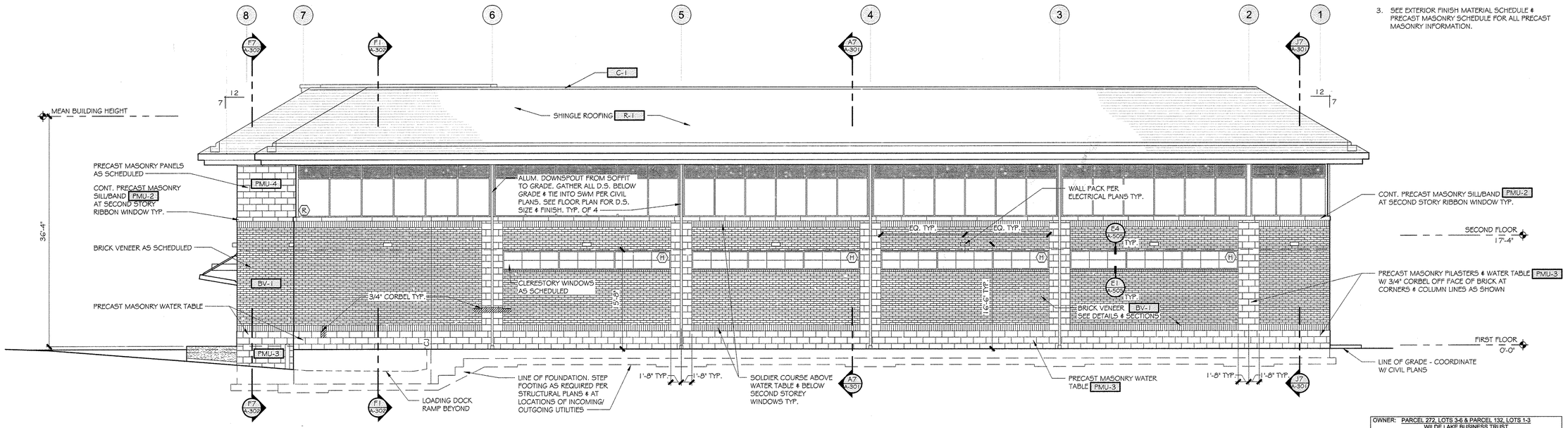
STATE OF MARYLAND — WILBUR E. SIMMONS — No. 805 — REGISTERED LANDSCAPE ARCHITECT

Landscape Architect No. 805

SDP - 13 - 046

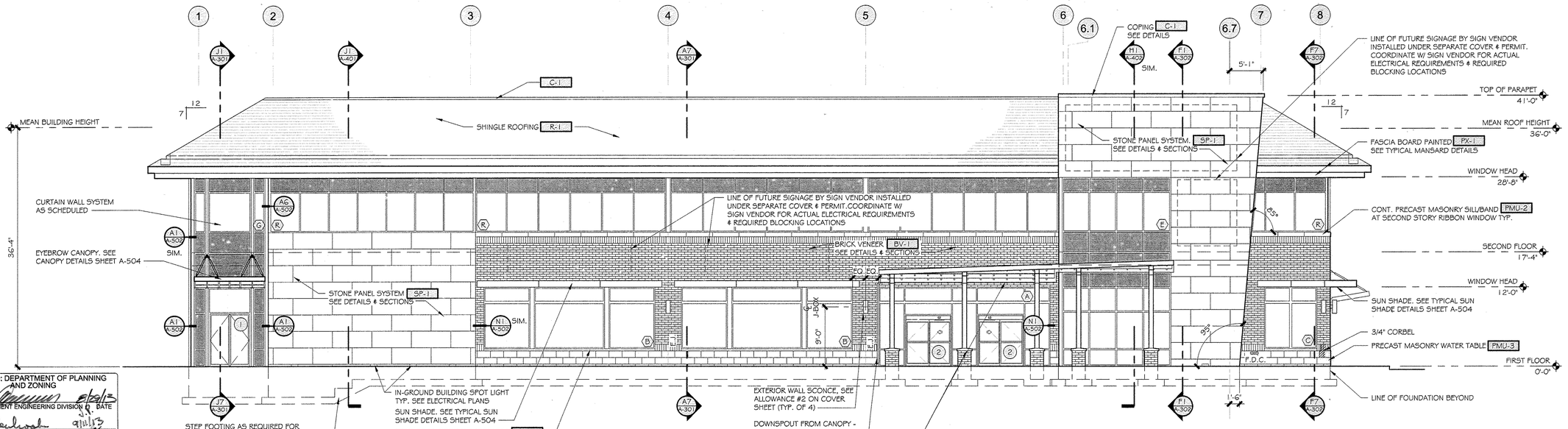
GENERAL SHEET NOTES:

1. SEE EXTERIOR FINISH MATERIAL SCHEDULE FOR EXTERIOR FINISH MATERIAL INFORMATION.
2. ALL EXTERIOR SUN SHADES & CANOPIES TO BE FURNISHED & INSTALLED BY THE VENDOR. THE G.C. SHALL PROVIDE CONNECTIONS & CLADDINGS PER THE CONTRACT DOCUMENTS.
3. SEE EXTERIOR FINISH MATERIAL SCHEDULE & PRECAST MASONRY SCHEDULE FOR ALL PRECAST MASONRY INFORMATION.



A7 ELEVATION
SCALE: 1/8" = 1'-0"

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3 WILDE LAKE BUSINESS TRUST C/O KIMCO REALTY CORPORATION 3333 NEW HYDE PARK ROAD NEW HYDE PARK, NY 11042 (410) 684-2000	
DEVELOPER: KIMCO REALTY CORPORATION 1954 GREENSPRING DRIVE, SUITE 330 TIMONIUM, MD 21093 (410) 684-2000 CONTACT: GREG REED	
SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE SECTION/AREA: SECTION 4 PLAT # ~~22483-22484~~ 22518-22521 WATER CODE: E32 SEWER CODE: 5602500	TAX MAP: 29 GRID: 24 ZONED: NT PARCEL: 272, PARCELS A-C 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND ZB REF.: 1096m SITE AREA: 10.21 AC ~~FINAL PLAN APPROVED:~~ DPZ REF.: SDP-13-046



A1 ELEVATION
SCALE: 1/8" = 1'-0"

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF-DEVELOPMENT ENGINEERING DIVISION — DATE 4/5/13

CHIEF-DIVISION OF LAND DEVELOPMENT — DATE 4/11/13

DIRECTOR — DATE 3/26/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

GRAPHIC SCALE
0 8 12 16 24 40
(IN FEET)
1/8 inch = 1 ft.

SDP-13-046

L2M
811 Cromwell Park Drive, Suite 113
Cromwell Business Park at BWI
Glen Burnie, Maryland 21061
L2M@L2M.com
Phone 410.863.1302
Fax 410.863.1308

ARCHITECT OF RECORD:

L2M ARCHITECTS

I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Maryland Lic.: 6639 Exp.: 07 December 2013.

KIMCO REALTY

MARKET BUILDING

WILDE LAKE VILLAGE CENTER
COLUMBIA, MD

REV. #	ISSUE / DESCRIPTION	DATE
	RELEASE FOR PRICING	12/14/2012

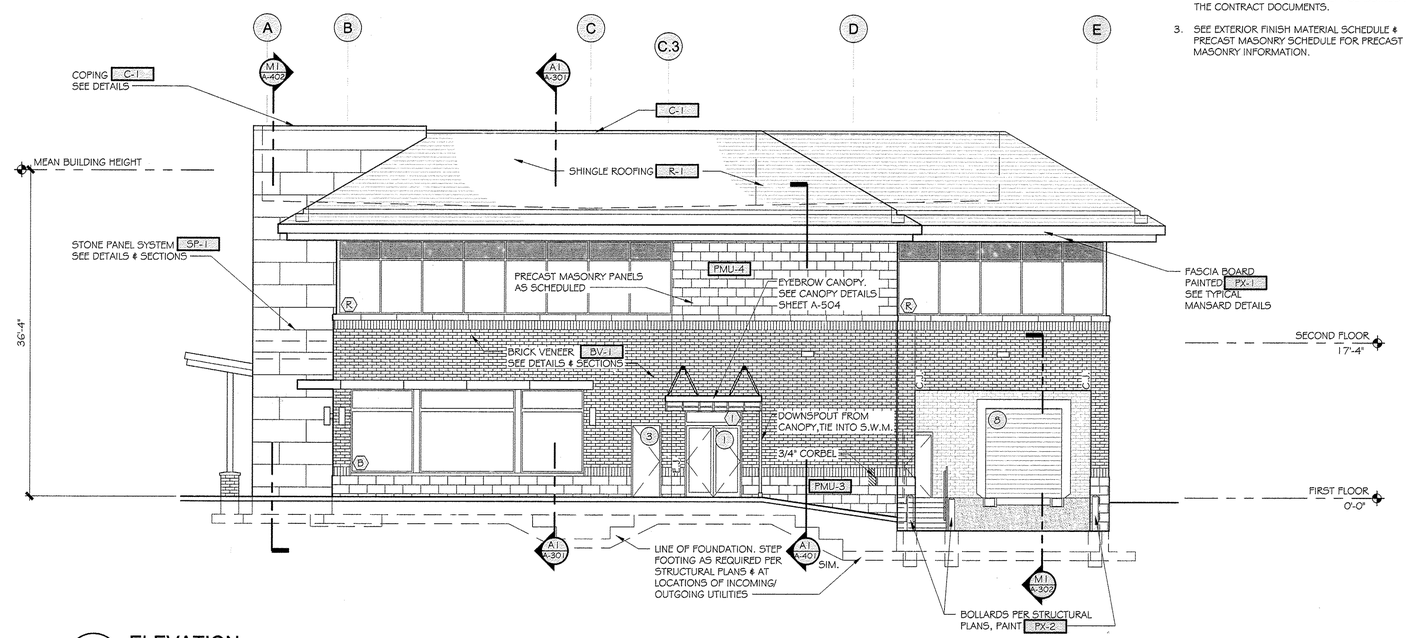
SHEET TITLE:

EXTERIOR ELEVATIONS

DRAWING DATE: 15-JAN-2013
DRAWN BY: JRS
REVIEWED BY: RAO
PROJECT #: 12.221MP
SHEET #: 78 OF 91
FILE NAME: 12.221MP-A-201 .dwg

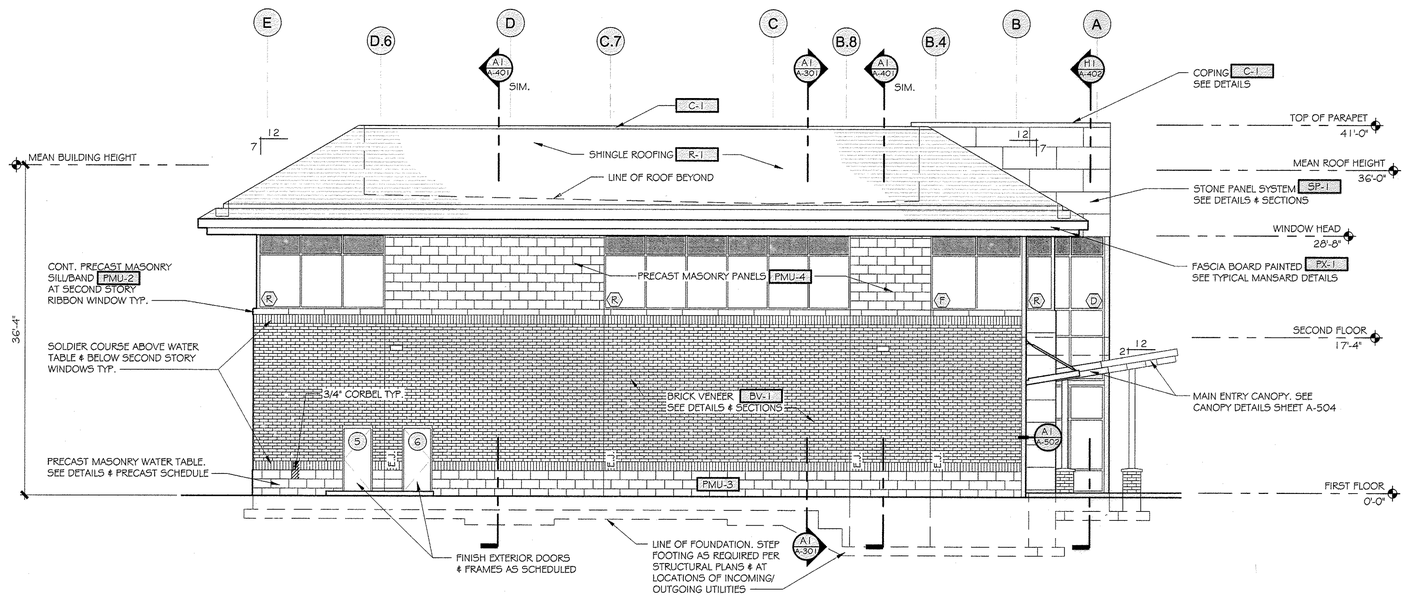
GENERAL SHEET NOTES:

1. SEE EXTERIOR FINISH MATERIAL SCHEDULE FOR EXTERIOR FINISH MATERIAL INFORMATION.
2. ALL EXTERIOR SUN SHADES & CANOPIES TO BE FURNISHED & INSTALLED BY THE VENDOR. THE G.C. SHALL PROVIDE CONNECTIONS & CLADDINGS PER THE CONTRACT DOCUMENTS.
3. SEE EXTERIOR FINISH MATERIAL SCHEDULE & PRECAST MASONRY SCHEDULE FOR PRECAST MASONRY INFORMATION.



G7 ELEVATION
SCALE: 1/8" = 1'-0"

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3 WILDE LAKE BUSINESS TRUST C/O KIMCO REALTY CORPORATION 3333 NEW HYDE PARK ROAD NEW HYDE PARK, NY 11042 (410) 684-2000	
DEVELOPER: KIMCO REALTY CORPORATION 1954 GREENSPRING DRIVE, SUITE 330 TIMONIUM, MD 21093 (410) 684-2000 CONTACT: GREG REED	
SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE SECTION/AREA: SECTION 4 PLAT ~~7,22,583, 10,144, 23,510, 22,511~~ WATER CODE: E32 SEWER CODE: 8602500	TAX MAP: 29 GRID: 24 ZONED: NT PARCEL: 272, PARCELS A-C 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND ZB REF.: 1096m SITE AREA: 10.21 AC ~~FINAL PLAN APPROVED~~ DPZ REF.: SDP-13-046



G1 ELEVATION
SCALE: 1/8" = 1'-0"

GRAPHIC SCALE
0 8 12 16 24 40
(IN FEET)
1/8 inch = 1 ft.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF-DEVELOPMENT ENGINEERING DIVISION — DATE 4/8/13

CHIEF-DIVISION OF LAND DEVELOPMENT — DATE 4/11/13

DIRECTOR — DATE 4/9/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

SDP-13-046

L2M
811 Cromwell Park Drive, Suite 113
Cromwell Business Park at BWI
Glen Burnie, Maryland 21061
L2MstL2M.com
Phone 410.863.1302
Fax 410.863.1308

ARCHITECT OF RECORD:

L2M ARCHITECTS

I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Maryland Lic: 8839 Exp.: 07 December 2013.

KIMCO REALTY

MARKET BUILDING

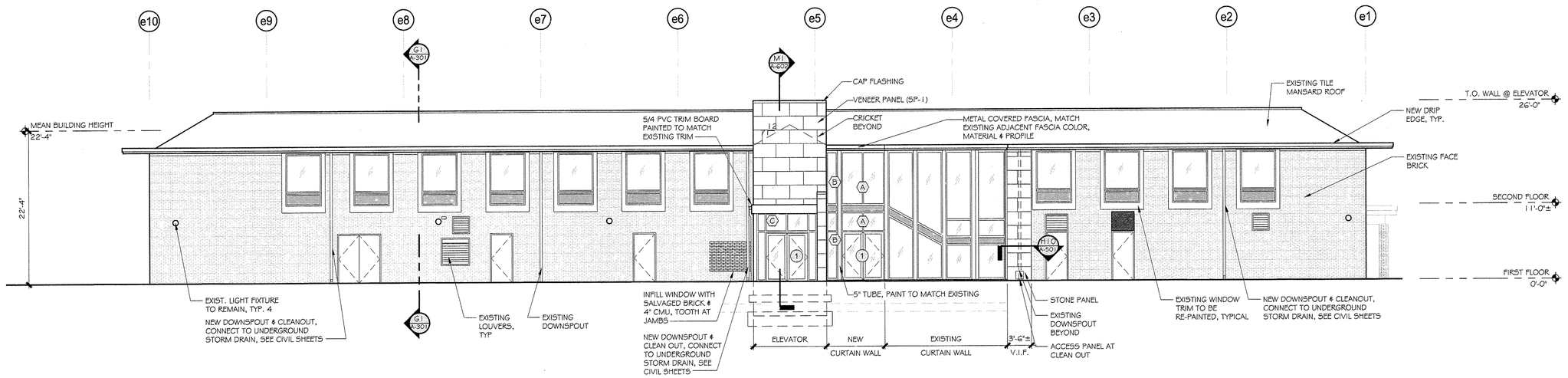
WILDE LAKE VILLAGE CENTER
COLUMBIA, MD

REV. #	ISSUE / DESCRIPTION	DATE
	RELEASE FOR PRICING	12/14/2012

SHEET TITLE:

EXTERIOR ELEVATIONS

DRAWING DATE: 15-JAN-2013
DRAWN BY: JRS
REVIEWED BY: RAO
PROJECT #: 12.221MP
SHEET #: 79 OF 91
FILE NAME: 12.221MP-A-201 .dwg



A7 **SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"

GENERAL NOTES

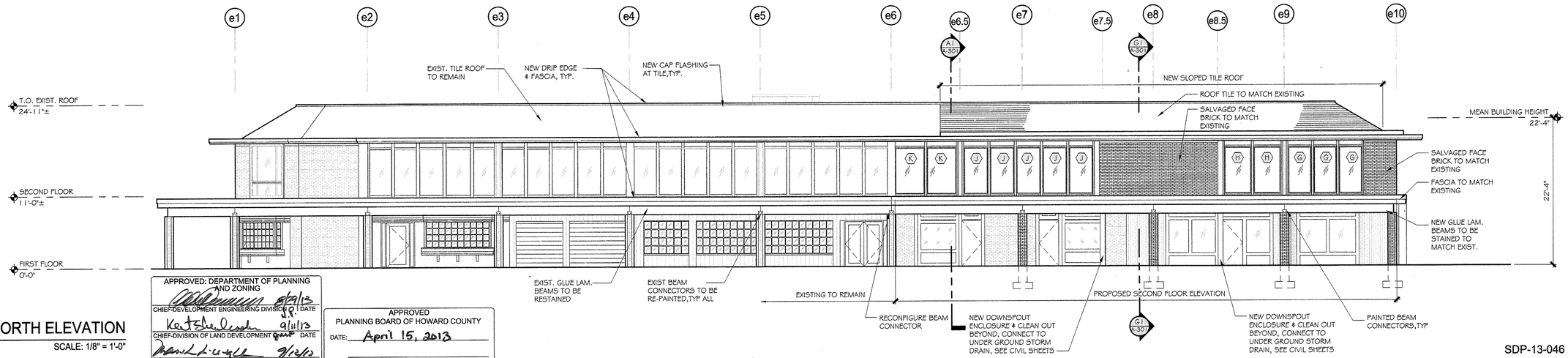
1. PREPARE, SPOT PRIME, & REPAINT/RESTAIN ALL PREVIOUSLY PAINTED SURFACES THAT ARE NOT BEING COVERED WITH NEW METAL FLASHING. BASE BID INCLUDES SAME NUMBER OF DIFFERENT COLORS AS CURRENTLY EXISTS.

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3 WILDE LAKE BUSINESS TRUST C/O KIMCO REALTY CORPORATION 3333 NEW HYDE PARK ROAD NEW HYDE PARK, NY 11042 (410) 684-2000	
DEVELOPER: KIMCO REALTY CORPORATION 1954 GREENSPRING DRIVE, SUITE 330 TIMONIUM, MD 21093 (410) 684-2000 CONTACT: GREG REED	
SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE SECTION/AREA: SECTION 4 PLAT # ~~22283, 16282, 23510-23521~~ WATER CODE: E32 SEWER CODE: 5602500	TAX MAP: 29 GRID: 24 ZONED: NT PARCEL: 272, PARCELS A-C 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND ZB REF.: 1098m SITE AREA: 10.21 AC ~~FINAL PLAN APPROVED: / /~~ DPZ REF.: SDP-13-046

GRAPHIC SCALE

0 8 12 16 24 40

(IN FEET)
1/8 inch = 1 ft.



A1 **NORTH ELEVATION**
SCALE: 1/8" = 1'-0"

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF-DEVELOPMENT ENGINEERING DIVISION — DATE 9/9/13

CHIEF-DIVISION OF LAND DEVELOPMENT — DATE 9/11/13

DIRECTOR — DATE 9/12/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

SDP-13-046

L2M
811 Cromwell Park Drive, Suite 113
Cromwell Business Park at BWI
Glen Burnie, Maryland 21061

L2M@L2M.com

Phone 410.863.1302
Fax 410.863.1308

ARCHITECT OF RECORD:

L2M ARCHITECTS

I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Maryland Lic.: 8839 Exp.: 07 December 2013.

KIMCO REALTY

COURTYARD BUILDING

WILDE LAKE VILLAGE CENTER
COLUMBIA, MARYLAND

REV. #	ISSUE / DESCRIPTION	DATE
	RELEASED FOR PRICING	12/14/2012

SHEET TITLE:

COURTYARD BUILDING 'C' EXTERIOR ELEVATIONS

DRAWING DATE: 15-JAN-2013

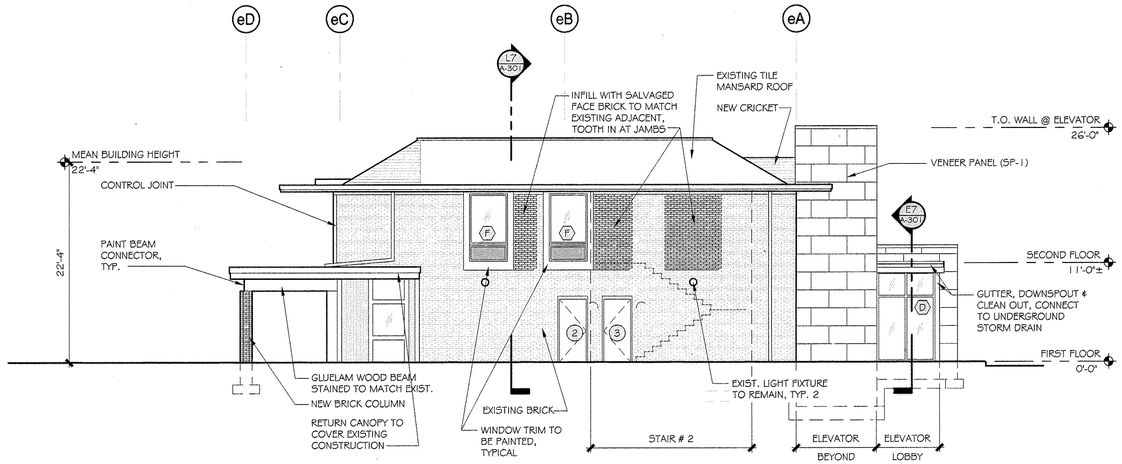
DRAWN BY: JRS | REVIEWED BY: RAO

PROJECT # 12.221CB

SHEET #

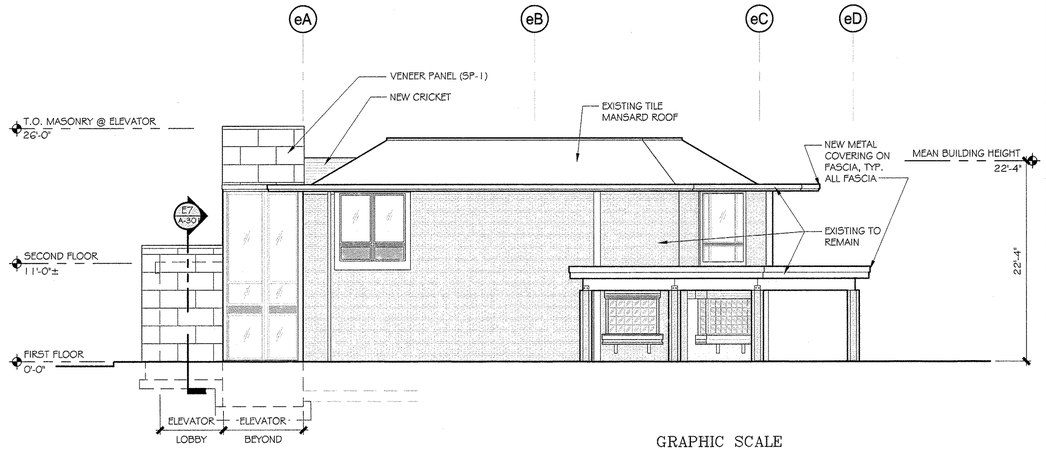
80 OF 91

FILE NAME: 12.221CB - A-201.dwg



K7 WEST ELEVATION
SCALE: 1/8" = 1'-0"

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3 WILDE LAKE BUSINESS TRUST C/O KIMCO REALTY CORPORATION 3333 NEW HYDE PARK ROAD NEW HYDE PARK, NY 11042 (410) 684-2000	
DEVELOPER: KIMCO REALTY CORPORATION 1954 GREENSPRING DRIVE, SUITE 330 TIMONIUM, MD 21093 (410) 684-2000 CONTACT: GREG REED	
SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE SECTION/AREA: SECTION 4 PLAT # ~~20,903 & 20,904~~ 22,559 - 22,561 WATER CODE: E32 SEWER CODE: 5602600	TAX MAP: 29 GRID: 24 ZONED: NT PARCEL: 272, PARCELS A-C 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND ZB REF.: 1096m SITE AREA: 10.21 AC ~~FINAL PLAN APPROVED: ___/___/___~~ DPZ REF.: SDP-13-046



K1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

GRAPHIC SCALE
0 8 12 16 24 40
(IN FEET)
1/8 inch = 1 ft.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF-DEVELOPMENT ENGINEERING DIVISION — DATE 9/2/13

CHIEF-DIVISION OF LAND DEVELOPMENT — DATE 9/11/13

DIRECTOR — DATE 9/16/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

SDP-13-046

L2M
811 Cromwell Park Drive, Suite 113
Cromwell Business Park at BWI
Glen Burnie, Maryland 21061

L2M@L2M.com

Phone 410.863.1302
Fax 410.863.1308

ARCHITECT OF RECORD:

L2M ARCHITECTS

I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Maryland Lic.: 8839 Exp.: 07 December 2013.

KIMCO REALTY

COURTYARD BUILDING

WILDE LAKE VILLAGE CENTER
COLUMBIA, MARYLAND

REV. #	ISSUE / DESCRIPTION	DATE
	RELEASED FOR PRICING	12/14/2012

SHEET TITLE:

COURTYARD BUILDING 'C' EXTERIOR ELEVATIONS

DRAWING DATE: 15-JAN-2013
DRAWN BY: JRS
REVIEWED BY: RAO
PROJECT #: 12.221CB
SHEET #: 81 OF 91
FILE NAME: 12.221CB-A-201.dwg

WILDE LAKE APARTMENTS

HOWARD COUNTY, MARYLAND

LYNX LANE WEST ELEVATION

1"=16'-0"

0 8' 16' 32'

SCALE: 1" = 16'-0"

LYNX LANE EAST ELEVATION

1"=16'-0"

0 8' 16' 32'

SCALE: 1" = 16'-0"

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF-DEVELOPMENT ENGINEERING DIVISION — DATE 8/14/13

CHIEF-DIVISION OF LAND DEVELOPMENT — DATE 9/4/13

DIRECTOR — DATE 9/4/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

STATE OF MARYLAND — STEPHEN W. GREENE — No. 8880 — REGISTERED ARCHITECT

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/O KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 5
PLAT # ~~[illegible]~~ 22615-22611
WATER CODE: 8-32
SEWER CODE: 9602500

TAX MAP: 29 GRID: 24 ZONED: NT
PARCEL: 272, PARCELS A-C
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF.: 1056m SITE AREA: 10.21 AC.
FINAL PLAN APPROVED: ~~[illegible]~~ DPZ REF.: SDP-13-046

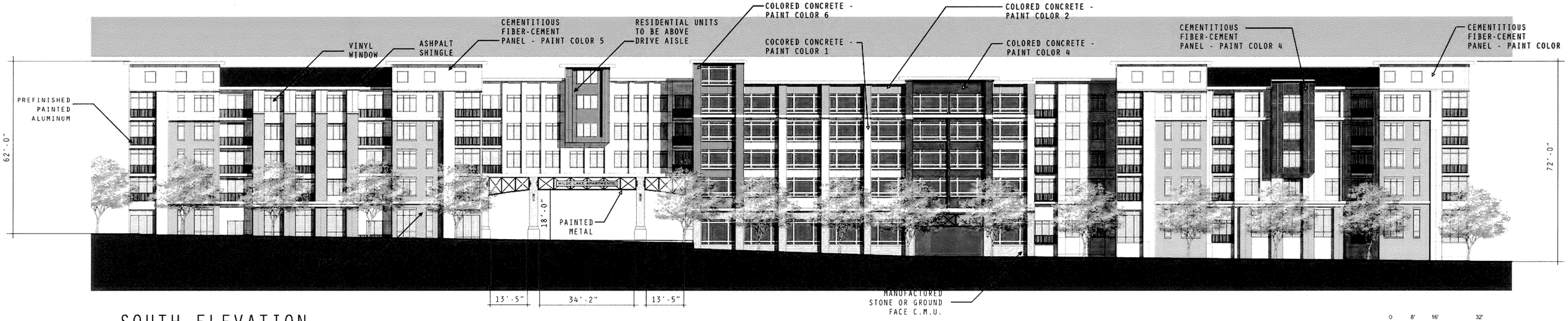
MARCH 18, 2013

WOOD PARTNERS

NILES BOLTON ASSOCIATES

WILDE LAKE APARTMENTS

HOWARD COUNTY, MARYLAND

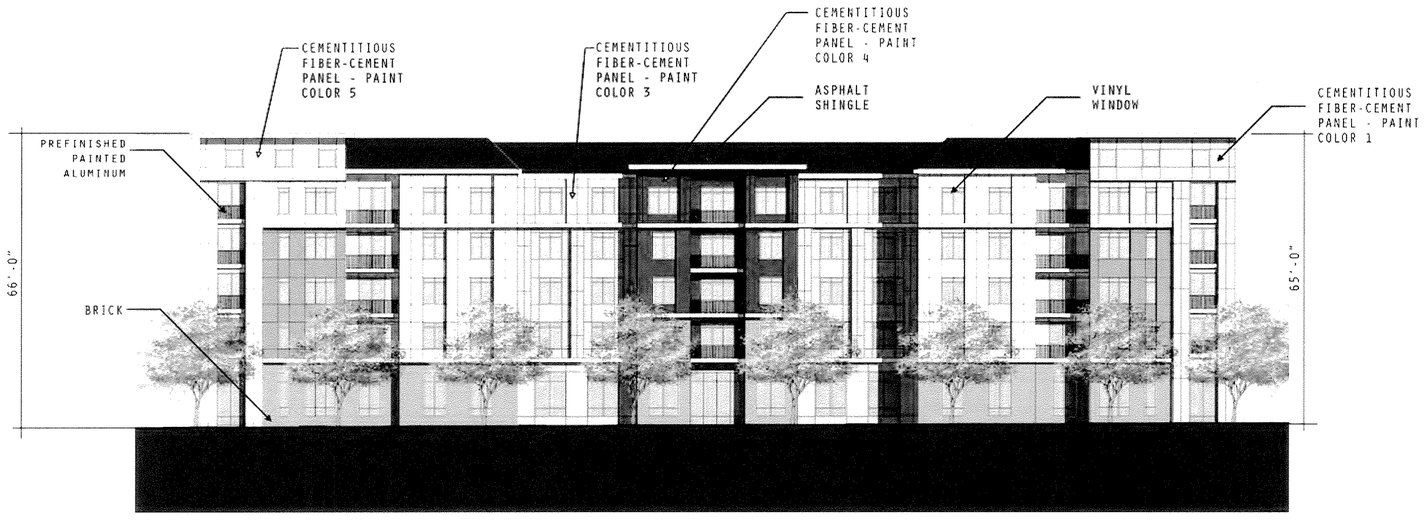


SOUTH ELEVATION

1"=16'-0"

0 8' 16' 32'

SCALE: 1" = 16'-0"



WEST ELEVATION

1"=16'-0"

0 8' 16' 32'

SCALE: 1" = 16'-0"

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF-DEVELOPMENT ENGINEERING DIVISION — DATE 8/29/13

CHIEF-DIVISION OF LAND DEVELOPMENT — DATE 9/11/13

DIRECTOR — DATE 9/12/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE April 15, 2013

STATE OF MARYLAND — STEPHEN W. GREENE — No. 8662 — ARCHITECT

OWNER: PARCEL 272 LOTS 3-6 & PARCEL 132 LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/O KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT # ~~22-2310 - 22-2311~~ 22,510 - 22,571
WATER CODE: E32
SEWER CODE: 5602500

TAX MAP: 29 GRID: 24 ZONED: NT
PARCEL: 272 PARCELS A-C
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF: 1096m SITE AREA: 10.21 AC
~~FINAL PLAN APPROVED~~ DPZ REF: SDP-13-046

WILDE LAKE APARTMENTS

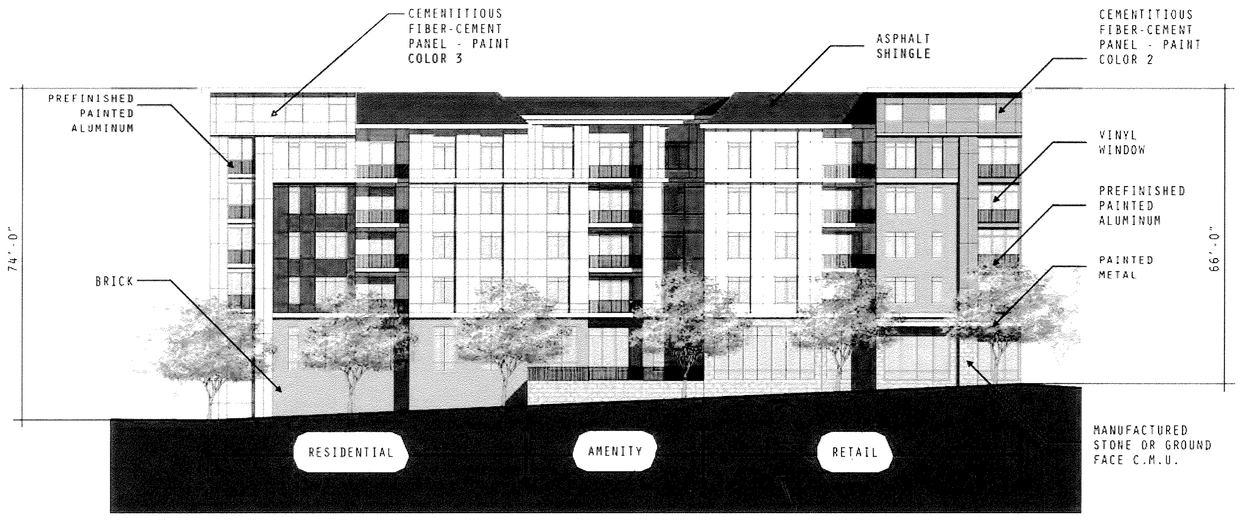
HOWARD COUNTY, MARYLAND

NORTH ELEVATION

1"=16'-0"

0 8' 16' 32'

SCALE: 1" = 16'-0"



EAST ELEVATION

1"=16'-0"

0 8' 16' 32'

SCALE: 1" = 16'-0"

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF DEVELOPMENT ENGINEERING DIVISION — DATE 8/29/13

CHIEF-DIVISION OF LAND DEVELOPMENT — DATE 9/11/13

DIRECTOR — DATE 9/12/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE April 15, 2013

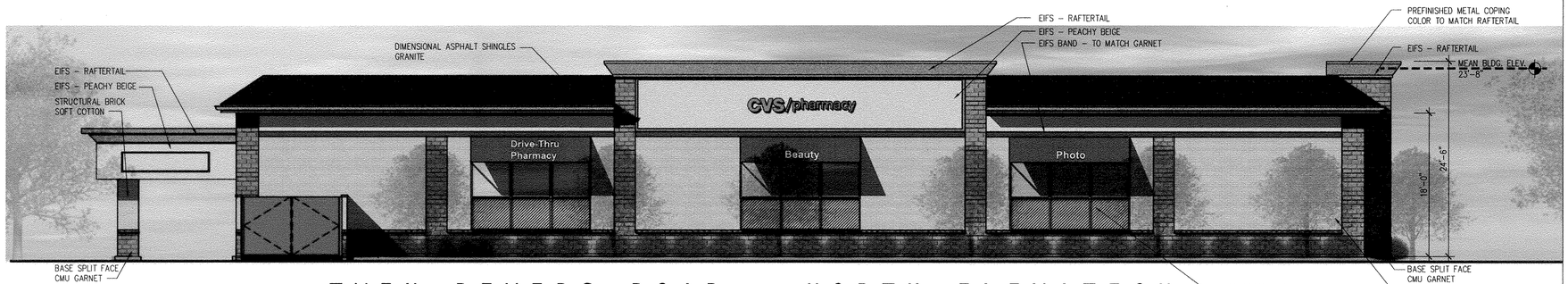
OWNER: PARCEL 272, LOTS 3-5 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/O KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT # ~~[illegible]~~ 22514-22515
WATER CODE: E32
SEWER CODE: 5602500

TAX MAP: 29 GRID: 24 ZONED: NT
PARCEL: 272, PARCELS A-C
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF: 1056m SITE AREA: 10.21 AC
~~FINAL PLAN APPROVED~~ DPZ REF: SDP-13-046

STATE OF MARYLAND — STEPHEN W. GRESHAM — No. 8662 — ARCHITECT



TWIN RIVERS ROAD - NORTH ELEVATION

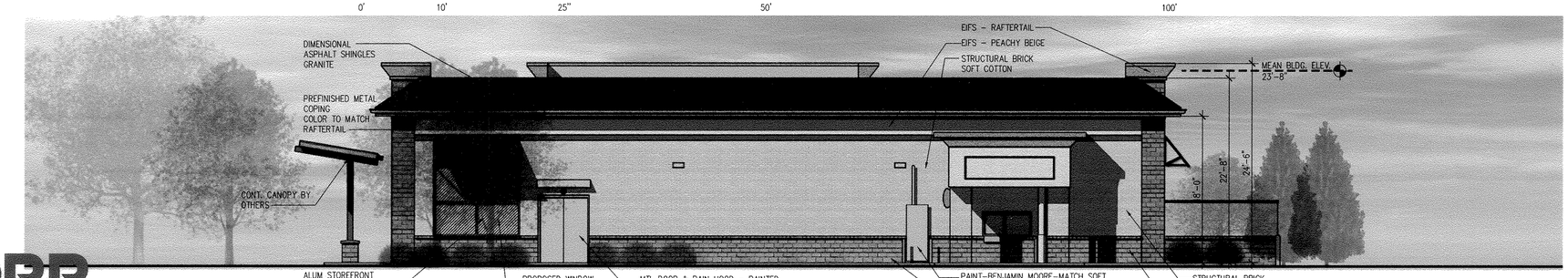
SCALE: NTS

LYNX LANE - WEST ELEVATION

SCALE: NTS

SOUTH ELEVATION

SCALE: NTS



EAST ELEVATION

SCALE: NTS

EXTERIOR FINISH SCHEDULE				
TAG	MATERIAL / DESCRIPTION	MFR. / STYLE / CAT. NO.	COLOR	NOTES
E1	EIFS/ DEFS	STO LOTUSAN SYSTEM 191 STOLIT, LOTUSAN 1.5	NA06-0029 PEACHY BEIGE	INSTALLED PER MANUF. SPECIFICATIONS
E2	EIFS	STO LOTUSAN SYSTEM 191 STOLIT, LOTUSAN 1.5	NA05-0001 RAFTERTAIL	CORNICE
E3	STRUCTURAL BRICK	OLDCASTLE ARCHITECTURAL	A-296-R GARNET	HOLCIM ENVIROCORE MORTAR CORAL
E4	STRUCTURAL BRICK ACCENT	OLDCASTLE ARCHITECTURAL	A-297-R SOFT COTTON	HOLCIM ENVIROCORE MORTAR HARWOOD YELLOW
E5	PAINT	BENJAMIN MOORE	2174-30 SEDONA CLAY	HOLLOW MTL DOORS/FRAMES, GUTTERS/DOWNSPOUTS
E6	PAINT		COLOR TO MATCH OSHA YELLOW	TYP FOR ALL PIPE BOLLARDS
E7	PREFINISHED METAL COPING		COLOR TO MATCH "E2" EIFS	
E8	ALUM STOREFRONT		CLEAR ANODIZED	
E9	ALUM AUTOMATIC DOOR	STANLEY DURAGLIDE 5300	CLEAR ANODIZED	
E10	CANVAS AWNING	SUNBRELLA FIRESIST	CRIMSON RED #82017	SUPPLIED & INSTALLED BY GC
E11	DIMENSIONAL ASPHALT SHINGLES	ELK / PRESTIQUE	GRANITE	
E12	MANUFACTURED STONE VENEER	BORAL/ CULTURED STONE	GOLDEN BUCKEYE LIMESTONE	

NOTE: SIGNAGE UNDER SEPARATE PERMIT. REFER TO APPROVED SIGNAGE PACKAGE FROM SIGNAGE VENDOR FOR SIZES AND LOCATIONS OF SIGNS. EXTERIOR SIGNAGE TO BE EXPANSION ANCHORED.

PYLON SIGNAGE EIFS COLOR TO MATCH THE BUILDING EIFS COLOR.

LEGEND

(XX) – RE: EXTERIOR FINISH SCHEDULE

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF-DEVELOPMENT ENGINEERING DIVISION — DATE 3/26/13

CHIEF-DIVISION OF LAND DEVELOPMENT — DATE 3/11/13

DIRECTOR — DATE 3/14/13

OWNER:
PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/O KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

TAX MAP: 29 GRID: 24 ZONED: NT
PARCEL: 272, PARCELS A-C
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF.: 1096m SITE AREA: 10.21 AC
FINAL PLAN APPROVED: ____ DPZ REF.: SDP-13-046

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT # ~~5748, 5749, 11350 - 11351~~
WATER CODE: E32
SEWER CODE: 5602500

NORR
ARCHITECTS ENGINEERS PLANNERS

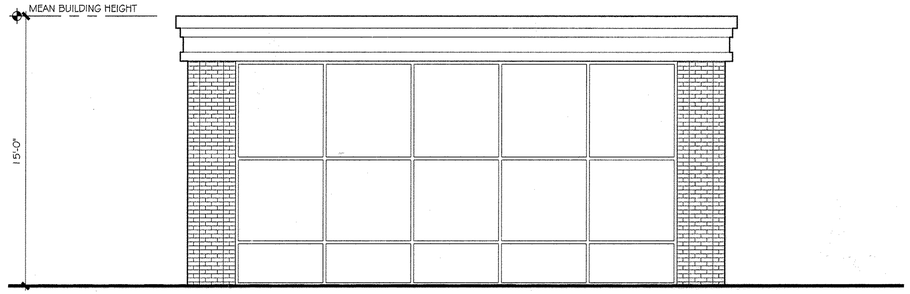
J.G. BAR PROPERTIES, INC.

CVS # 10094 WILDE LAKE VILLAGE CENTER , COLUMBIA, HOWARD CO. MD

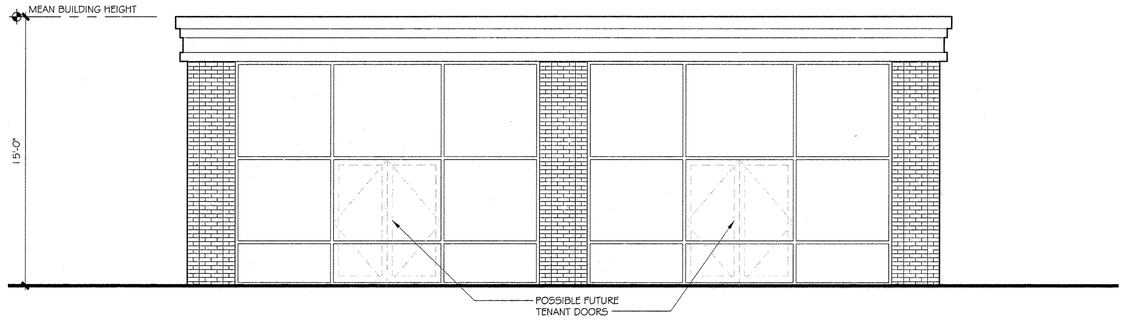
CVS/pharmacy

STATE OF MARYLAND — DAVID A. BRUCE — 21613 — REGISTERED ARCHITECT — 7-26-13

SDP-13-046
SHEET 85 of 91
MAY 17, 2013



H9 LEFT/RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



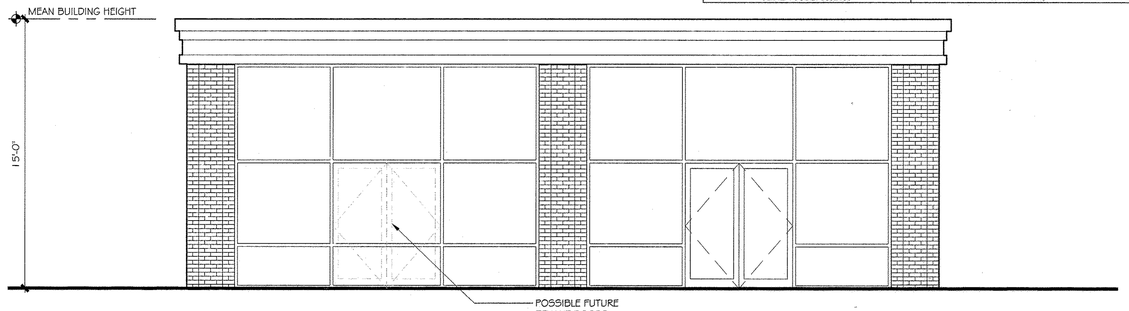
H5 REAR ELEVATION
SCALE: 1/4" = 1'-0"

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/O KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT # ~~22283-22284, 22618-22621~~
WATER CODE: E32
SEWER CODE: 5602500

TAX MAP: 29 GRID: 24 ZONED: NT
PARCEL: 272, PARCELS A-C
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF.: 1096m SITE AREA: 10.21 AC
~~FINAL PLAN APPROVED: / /~~ DPZ REF.: SDP-13-046



H1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

GRAPHIC SCALE
0 4 8 12 20
(IN FEET)
1/4 inch = 1 ft.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF-DEVELOPMENT ENGINEERING DIVISION — DATE 4/9/13

CHIEF-DIVISION OF LAND DEVELOPMENT — DATE 4/10/13

DIRECTOR — DATE 4/9/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

SDP-13-046

L2M
811 Cromwell Park Drive, Suite 113
Cromwell Business Park at BWI
Glen Burnie, Maryland 21061

L2M@L2M.com
Phone 410.863.1302
Fax 410.863.1308

ARCHITECT OF RECORD:

L2M ARCHITECTS

I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Maryland Lic.: 8639 Exp.: 07 December 2013.

KIMCO REALTY

RETAIL BUILDING #6

WILDE LAKE VILLAGE CENTER
COLUMBIA, MARYLAND

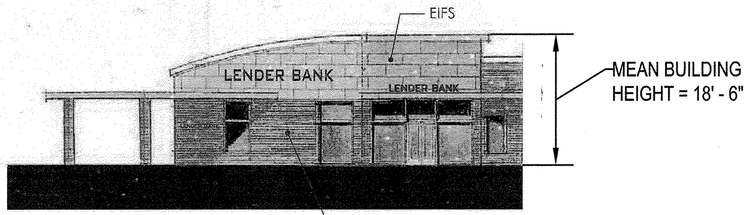
REV. #	ISSUE / DESCRIPTION	DATE

SHEET TITLE:

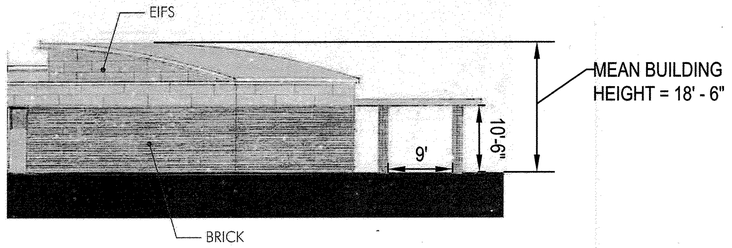
RETAIL BUILDING #6 EXTERIOR ELEVATIONS

DRAWING DATE: 15-JAN-2013
DRAWN BY: JRS
REVIEWED BY: RAO
PROJECT #: 12.221CB
SHEET #:

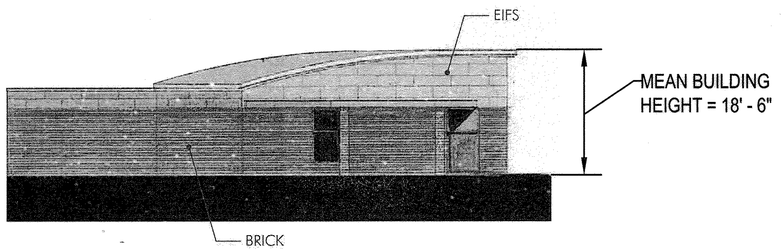
FILE NAME: 12.221CB- A-201.dwg



Southeast Elevation



Northwest Elevation



Southwest Elevation

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF-DEVELOPMENT ENGINEERING DIVISION	DATE 9/9/13
CHIEF-DIVISION OF LAND DEVELOPMENT	DATE 9/11/13
DIRECTOR	DATE 9/16/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

FOR REVISION 5 ONLY:

7/11/16

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3 WILDE LAKE BUSINESS TRUST C/O KIMCO REALTY CORPORATION 3333 NEW HYDE PARK ROAD NEW HYDE PARK, NY 11042 (410) 884-2000	
DEVELOPER: KIMCO REALTY CORPORATION 1954 GREENSPRING DRIVE, SUITE 330 TIMONIUM, MD 21093 (410) 684-2000 CONTACT: GREG REED	
SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE SECTION/AREA: SECTION 4 PLAT #: ~~20140~~ 21510 - 21541 WATER CODE: E32 SEWER CODE: 5602500	TAX MAP: 23 GRID: 24 ZONED: NT PARCELS: 272, PARCELS A-C 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND ZB REF.: 1096m SITE AREA: 10.21 AC ~~FINAL PLAN APPROVED:~~ DPZ REF.: SDP-13-046

PROFESSIONAL CERTIFICATION
I, MICHAEL J. DESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 6/9/2015

BOHLER ENGINEERING
CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
LANDSCAPE ARCHITECTS
CORPORATE OFFICE:
♦ WARREN, NJ
OFFICES:
♦ BOWIE, MD
♦ TOWSON, MD
♦ PITTSBURGH, PA
♦ WARRENTON, VA
♦ FORT LAUDERDALE, FL
♦ PORT CHARLOTTE, FL
♦ SOUTHBOROUGH, MA
♦ ALBANY, NY
♦ ROCHESTER, NEW YORK
♦ CHALFONT, PA
♦ WILKES-BARRE, PA
♦ TAMPA, FL
THE INFORMATION, DESIGNS AND CONCEPTS CONTAINED IN THIS PLAN ARE PROPRIETARY AND SHALL NOT BE USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING. ONLY PLANS STAMPED, SIGNED AND DATED AS "APPROVED" SHALL BE VALID AND ENFORCEABLE FOR CONSTRUCTION PURPOSES. © 2008 BOHLER ENGINEERING

REVISIONS

REV	DATE	COMMENT	BY
5	07/11/16	REVISED BLDGS 2, 3, 4 USES AND PARKING	EJH CAMS

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.
(IN VIRGINIA, MARYLAND, AND DELAWARE 811)
(WV 1-800-245-4848) (PA 1-800-242-1776)
(VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	NOT TO SCALE
CAD I.D.:	SD2

PROJECT:
SITE DEVELOPMENT PLAN
FOR
KIMCO REALTY CORPORATION
LOCATION OF SITE
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

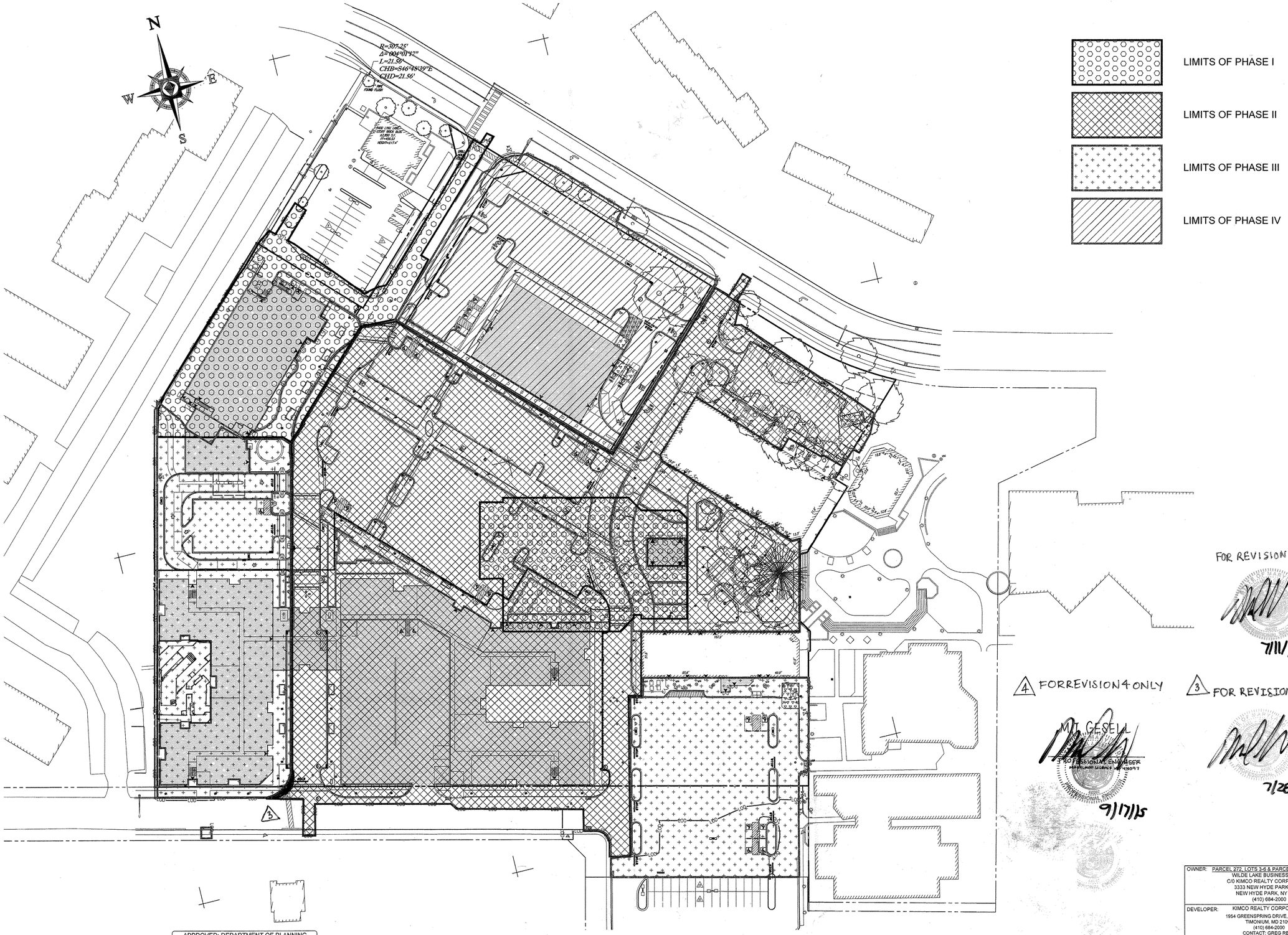
BOHLER ENGINEERING
901 DULANEY VALLEY ROAD,
SUITE 901
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

M. J. DESELL — PROFESSIONAL ENGINEER — 44097 — PROFESSIONAL ENGINEER — 7/29/13

SHEET TITLE:
BUILDING #3 ELEVATIONS

SHEET NUMBER:
87
OF 91

SDP-13-046



REVISIONS			
REV	DATE	COMMENT	BY
3	6/24/15	REVISE CURB RADIUS	MJB
4	8/19/15	SHOW POOL IN COURTYARD	PAD
5	02/11/16	REVISED BLDG #3 & #4 USES AND PARKING CALCS	TDSH

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE: (IN VIRGINIA, MARYLAND, AND DELAWARE 811) (WV 1-800-245-4848) (PA 1-800-242-1776) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.:	MD06902
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	1"=50'
CAD I.D.:	SS2

PROJECT: SITE DEVELOPMENT PLAN FOR KIMCO REALTY CORPORATION

LOCATION OF SITE
VILLAGE OF WILDE LAKE
VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, MD

GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD,
SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

M.J. GESELL
PROFESSIONAL ENGINEER
7/29/13

SHEET TITLE:
PHASING SITE PLAN

SHEET NUMBER:
88
OF 91

SDP-13-046

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/O KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT #: ~~23249 & 23316~~ 23316 ~~& 23317~~
WATER CODE: 8J2
SEWER CODE: 5602500

GRID: 24 ZONED: NT
TAX MAP: 29
PARCELS: 272, PARCELS A-C
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF.: 1096m SITE AREA: 10.21 AC
~~FINAL~~ PLAN APPROVED: ~~_____~~ DPZ REF.: SDP-13-046

50 25 12.5 0 50
1"= 50'

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 6/9/2017

APPROVED: DEPARTMENT OF PLANNING AND ZONING

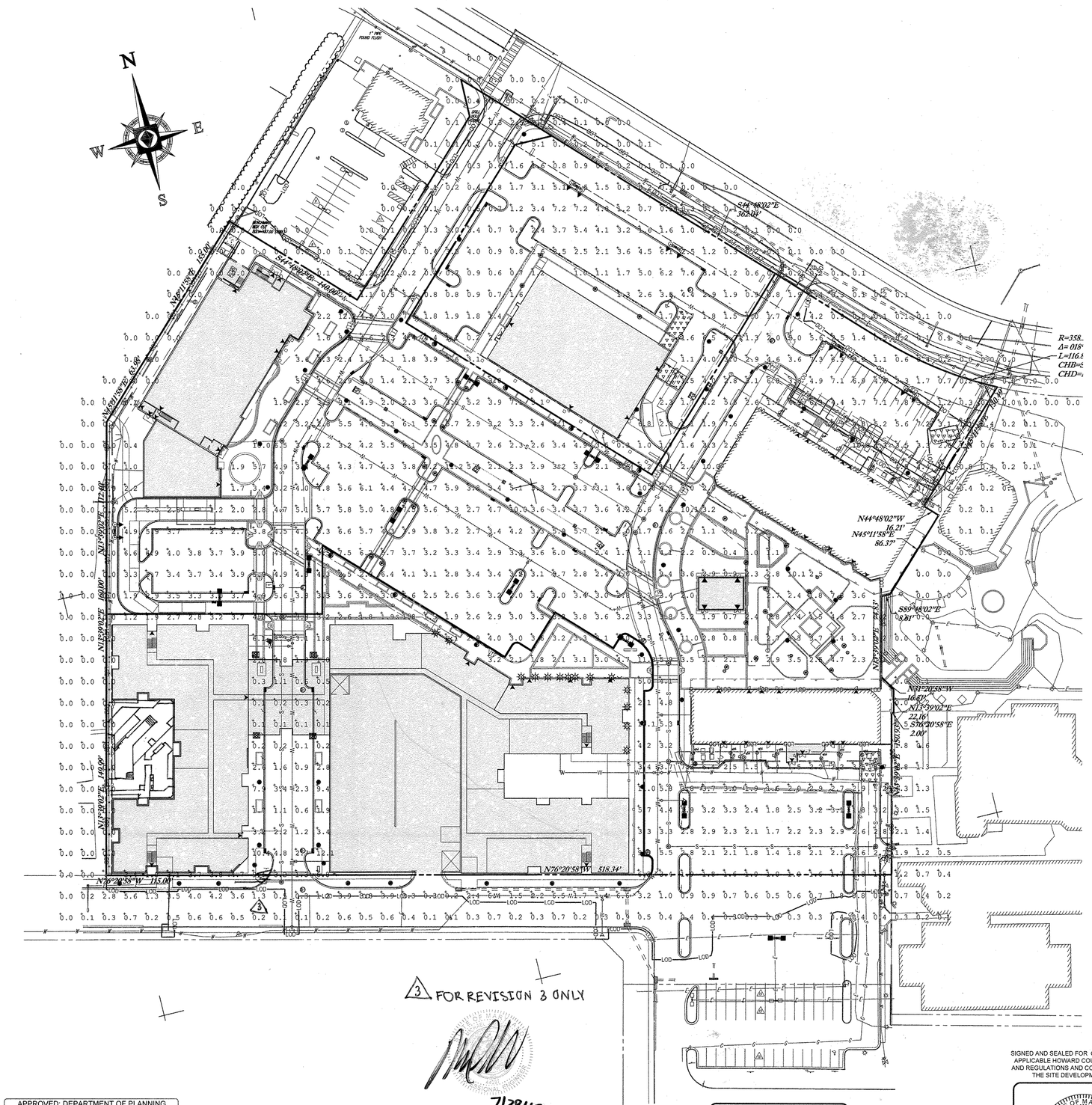
CHIEF-DEVELOPMENT ENGINEERING DIVISION — DATE 7/29/13

CHIEF-DIVISION OF LAND DEVELOPMENT — DATE 9/18/13

DIRECTOR — DATE 9/18/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.



REVISIONS		
NO.	DATE	COMMENT
3	6/21/15	REVISED CURB RADIUS
4	8/19/15	SHOW POOL & COURTYARD
5	02/4/16	REVISED BLDG'S 2,3 & 4 DES AND PARKING CALCS

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions.

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.

Calculation Summary							
Label	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
DRIVE SUMMARY	2.54	10.4	0.1	25.40	104.00	20	20
PARKING SUMMARY	3.50	11.2	0.2	17.50	56.00		
RESIDENTIAL WALK AREA	3.83	12.1	0.1	38.30	121.00		
RETAIL WALK AREA	4.71	12.2	1.6	2.94	7.63		

Luminaire Schedule					
WLS6921 WILDE LAKE COLUMBIA, MD PM: HOLLY PLEASE CALL US FOR PRICING AT 1-800-633-8711					
Symbol	Qty	Label	Total Lamp Lumens	LLF	Description
	10	A	47000	0.900	WLS-FVM-5-400-NW-PSMH-FG 30' POLE 3' BASE
	5	B	47000	0.900	WLS-FVM-3-400-NW-PSMH-FG-GS 30' POLE 3' BASE
	52	C	16000	0.800	WLS-860-5-175-PSMH 12' MOUNTING HEIGHT
	28	D	5600	0.800	WLS-PER-OPTX-70-CMH
	7	E	8500	0.800	WLS-HE-S-5-100-CMH-FG 10' MOUNTING HEIGHT
	14	F	14000	0.900	WLS-WMI-S-310-150-CMH-FG 16' MOUNTING HEIGHT

LIGHTING NOTES

ALL EXTERIOR LIGHT FIXTURES SHALL BE ORIENTED TO DIRECT LIGHT INWARDS AND DOWNWARDS ONSITE AWAY FROM ALL ADJOINING RESIDENTIAL PROPERTIES AND PUBLIC ROADS IN ACCORDANCE WITH SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS.

3 FOR REVISION 3 ONLY

7/28/15

4 FOR REVISION 4 ONLY

PROFESSIONAL ENGINEER

7/17/15

PROFESSIONAL CERTIFICATION

I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 6/9/17

FOR REVISION 5 ONLY:

7/11/16

50 25 12.5 0 50

1"= 50'

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF-DEVELOPMENT ENGINEERING DIVISION — DATE 9/11/13

CHIEF-DIVISION OF LAND DEVELOPMENT — DATE 9/11/13

DIRECTOR — DATE 9/11/13

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 6/9/17

SIGNED AND SEALED FOR CONFORMANCE TO APPLICABLE HOWARD COUNTY STANDARDS AND REGULATIONS AND COORDINATION WITH THE SITE DEVELOPMENT PLANS

PROFESSIONAL ENGINEER

7/29/13

OWNER:	PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3 WILDE LAKE BUSINESS TRUST C/O KIMCO REALTY CORPORATION 3333 NEW HYDE PARK ROAD NEW HYDE PARK, NY 11042 (410) 684-2000
DEVELOPER:	KIMCO REALTY CORPORATION 1954 GREENSPRING DRIVE, SUITE 330 TIMONIUM, MD 21093 (410) 684-2000
SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE SECTION/AREA: SECTION 4 PLAT # ~~23515-23516~~ 23515-23521 WATER CODE: E32 SEWER CODE: 5602500	TAX MAP: 29 GRID: 24 ZONED: NT PARCELS: 272, PARCELS A-C 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND ZB REF.: 1096m SITE AREA: 10.21 AC ~~FINAL PLAN APPROVED:~~ DPZ REF.: SDP-13-046

PO BOX 100519
FORT WORTH, TX 76185
WWW.WLSLIGHTING.COM

WLS LIGHTING SYSTEMS
Consider the Impact!

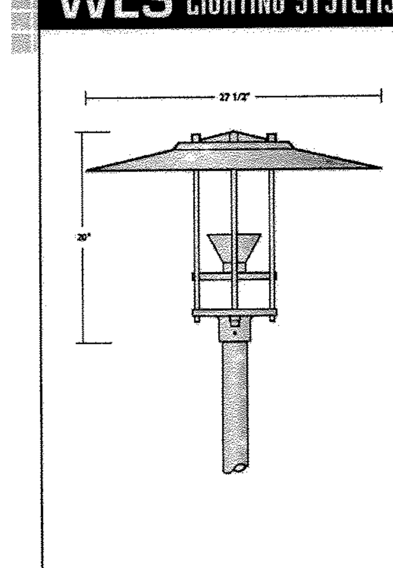
800-633-8711 | PM: HOLLY | DATE - 7/29/13 | BY: J.P. | SCALE: 1"=50' | SHEET 89 OF 91

VILLAGE OF WILDE LAKE VILLAGE CENTER
REDEVELOPMENT
COLUMBIA, HOWARD COUNTY, MD

WLS-6921

SDP-13-046

WLS LIGHTING SYSTEMS — 860 DECORATIVE SERIES



SPECIFICATIONS

HOOD - Heavy gauge spun aluminum.

LENS - 8" diameter clear acrylic cylinder.

LENS HOLDER - Heavy wall cast aluminum.

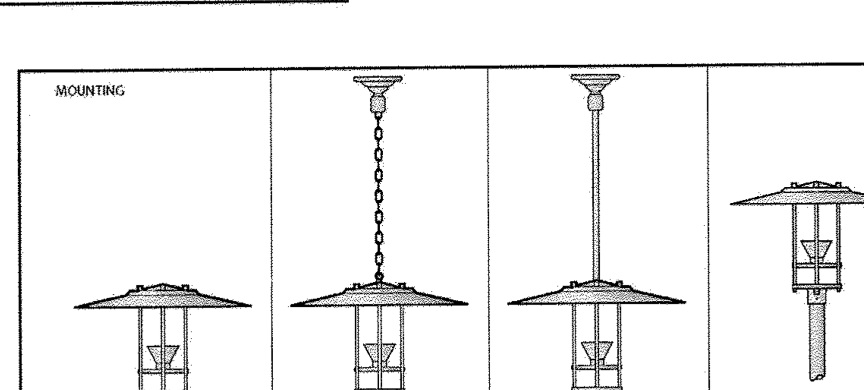
REFLECTOR - Specular spun aluminum.

BALLAST - H.P.F. (specify voltage)

LAMP - Metal Halide, Pulse Start Metal Halide, High Pressure Sodium and Mercury Vapor up to 250 watts.

FINISH - Polyester powder fuse coating.

MOUNTING



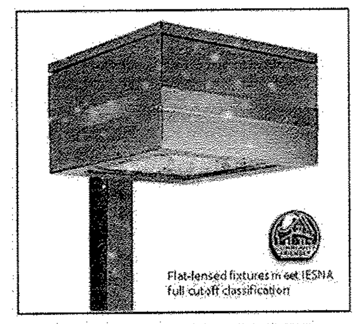
Approved By: ____________ Project Name: ____________
Location: ____________ Date: ____________

WLS LIGHTING SYSTEMS — Consider the Impact!

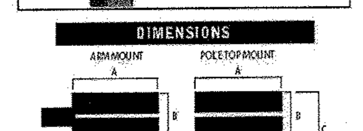
P.O. Box 100519 • Fort Worth, TX 76185 • 800.633.8711 • Fax: 817.735.4824 • www.wlslighting.com

Specifications subject to change without notice. 02, 03 Rev. 8/09

WLS LIGHTING SYSTEMS — FV SERIES (VERTICAL LAMP / FLAT GLASS LENS)



DIMENSIONS



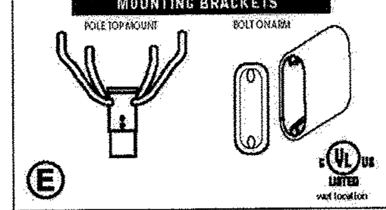
	A	B	C
FVM Arm Mount	21-5/8"(549mm)	12-3/4"(324mm)	—
FVMPT Pole Top	21-5/8"(549mm)	12-3/4"(324mm)	21-15/16"(557mm)
FVR Arm Mount	21-5/8"(549mm)	16-1/8"(410mm)	—
FVRPT Pole Top	21-5/8"(549mm)	16-1/8"(410mm)	25"(635mm)

LUMINAIRE EPA CHART

FV SERIES Flat Lens	FVM SERIES 12" Bracket	FVR SERIES 12" Bracket
Single	3.2	3.8
D180°	6.3	7.6
D90°	5.7	7.6
T90°	8.8	11.4
TN120°	9.0	11.4
Q90°	11.3	15.2
Pole Top	3.2	4.0

Note: House Side Shield adds to fixture EPA. Consult factory.

MOUNTING BRACKETS



SPECIFICATIONS

HOUSING - The FV Series formed aluminum housing is finished to produce a clean, sharp appearance and ensures weather-tight construction. Available in 2 sizes: Medium (reduced envelope 400 Watt Lamp) and Reduced (reduced envelope 1000 Watt Lamp).

LENS/GASKET - A flat tempered glass lens is sealed to the housing with an EPDM gasket, preventing entry of moisture, dust and insects. Combined with the vertical burn feature, the flat glass lens provides high performance lighting.

TOP ACCESS - Is secured by four captive stainless steel fasteners and provides ease of installation and servicing.

FINISHES - Each fixture is finished with a baked-on polyester powder finishing process to give the fixture an exceptionally attractive appearance. Standard finish colors include bronze, buff, black, platinum, white green. The polyester finish withstands extreme weather changes without cracking or peeling. Consult factory for available custom colors and pinstripe decal options.

REFLECTORS/DISTRIBUTION PATTERNS - The FV Series fixture is available in five reflector systems and distribution patterns, all with vertical burn lamps: Type II (2), Type III (3), Type V (5), Perimeter Forward Throw (FP) and Super Reflector (SR) for a minimum mounting height of 30 feet. Reflectors are field-rotatable, enabling generous flexibility in distribution patterns without fixture movement.

LIGHT SOURCES - Designed to operate with Pulse-Start Metal Halide, Full Spectrum, Super Metal Halide, Metal Halide, Metal Halide Reduce Envelope or High Pressure Sodium.

SOCKETS - Porcelain mogul-base sockets with spring-reinforced contacts.

BALLAST - Pulse Start Metal Halide, Metal Halide, Super Metal Halide, and High Presure Sodium feature a high-power factor CWA ballast, and are designed for -20°F operation.

BRACKETS - **Arm Mount:** 5 1/2" x 2 1/2" x 12" length shipped standard. (An 8" bracket is avaiable for single or D180 configurations, but must be ordered separately from Options column of the ordering chart.) A Round Pole Plate (RPP) is required for mounting to 3" - 5" round poles. (See Options in Luminaire Ordering Information.)
Pole Top: Cast aluminum mounting hub conceals the wiring compartment and mounting hardware (consisting of four 11/16" O.D. aluminum rods for medium fixtures and 7/8" O.D. aluminum rods for large fixtures, and high-strength grade-five steel bolt with nylon insert and split lock washer for double locking.)

DECAL STRIPING - WLS offers optional color-coordinated decals in 9 standard colors to accent the fixture. Decal is guaranteed for five years against peeling, cracking, or fading.

Approved By: ____________ Project Name: ____________
Location: ____________ Date: ____________

WLS LIGHTING SYSTEMS — Consider the Impact!

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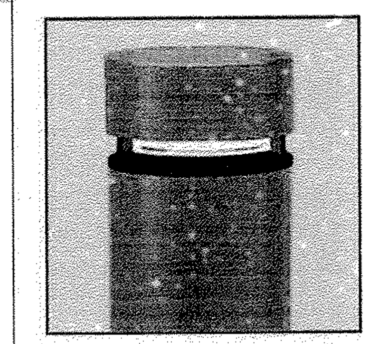
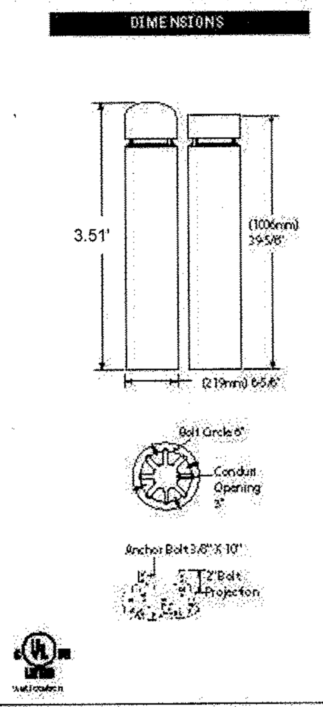
Specifications subject to change without notice. 01 Rev. 2/09

WLS LIGHTING SYSTEMS — PERFORMANCE BOLLARD SERIES



DIMENSIONS



SPECIFICATIONS

HOUSING - One-piece, heavy-walled, extruded aluminum, .322" thick for vandal resistance.

CROWN ASSEMBLY - Flat or domed, heavy cast aluminum. For added security against vandals, crown attaches to lower housing with four captive, concealed 1/4" X 20 Allen-head screws.

LAMPHOLDER - Matched to lamp. Glazed porcelain, medium base, 4 KV pulse rated with spring center contact.

LAMP TYPE - Standard or Ceramic Metal Halide.

BALLASTS - High Power Factor, multi-tap ballast designed for -20° F operation is standard. Universal electronic ballast for 120-277V, 50 or 60 Hz operation is available.

LENS - One-piece, heavy-walled borosilicate lens is recessed .764" and protected by three cast ribs for vandal resistance. Exposed portion of the lens is only .671" tall.

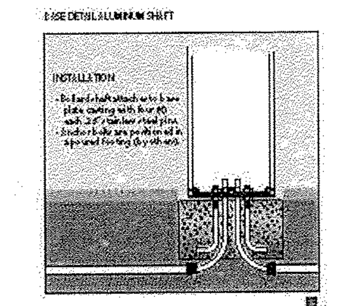
OPTICS - Patented OptX™ optical assembly uses Constructive Occlusion™ technology. A precisely positioned clear lamp in a Cavity and Fan™ assembly projects radiant energy into selective zones. Proprietary coating on the cavity is 96% reflective.

ANCHOR BOLTS - Anchor bolts are 3/8" X 10" heavy-duty galvanized steel. Four (4) are furnished.

FINISH - Each fixture is finished with WLS's DuraGrip™ polyester powder coat finishing process. The DuraGrip™ finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years. Standard colors include bronze, black, platinum plus, buff, white, graphite, satin verde green, and metallic silver.

EXTRA VALUE FEATURES:
- Unique OptX™ optical assembly.
- Tailored, uniform distribution over greater distance.
- Increased spacing between luminaires.
- Vandal Resistant Aperture.
- Heavy duty construction.
- Premium Materials.

BASE DETAIL ALUMINUM SHAFT



Approved By: ____________ Project Name: ____________
Location: ____________ Date: ____________

WLS LIGHTING SYSTEMS — Consider the Impact!

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WLS LIGHTING SYSTEMS — INSTALLATION OF GLARE SHIELD

1. Position shield on housing as shown in Figure 2 and mark drilling locations through slotted holes in shield. (See Figure 1.)
2. Remove shield and drill 1/2" dia. holes through housing (4 places).
3. Insert well-nut unto each hole.
4. Position and install glare shield using 1/4-20 screws and flat/lock washers.
5. Tighten screws until snug.

NOTE: Glare shield should be placed on side that will best block light from the area to be shielded, and that will allow maximum reflector performance.

FIGURE 1

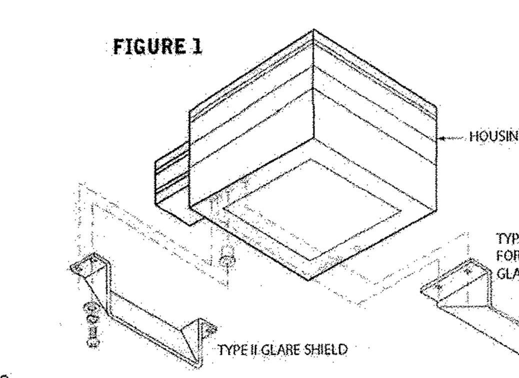


FIGURE 2: SHIELD POSITIONING FOR MEDIUM AND LARGE FIXTURES

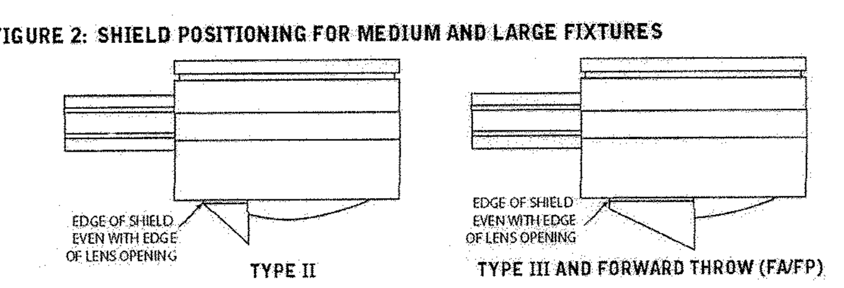
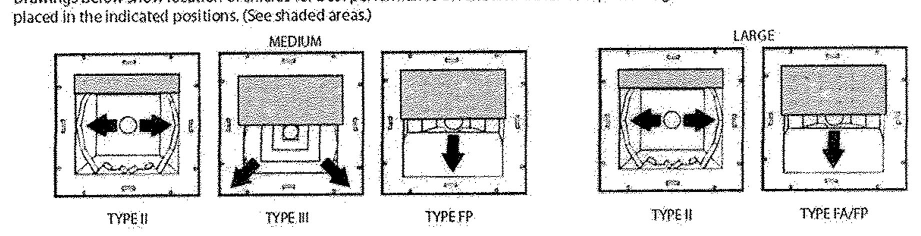


FIGURE 3
Drawings below show location of shields for best performance of reflector. Whenever possible, glare shields should be placed in the indicated positions. (See shaded areas.)



Approved By: ____________ Project Name: ____________
Location: ____________ Date: ____________

WLS LIGHTING SYSTEMS — Consider the Impact!

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Specifications subject to change without notice. Rev. 4/09

860 DECORATIVE SERIES

ORDERING INFORMATION SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE. Refer to example below.

SERIES	DISTRIBUTION	LAMP WATTAGE	LIGHT SOURCE*	MOUNTING	LINE VOLTAGE[1]	LUMINAIRE FINISH
860	3 - Type III 5 - Type V	70W 100W 150W 250W	MH - Metal Halide PSMH - Pulse Start Metal Halide HPS - High Pressure Sodium V - Mercury Vapor	A1 - Wall Mount A2 - Ceiling Mount 1 A3 - Ceiling Mount 2 A4 - Pole Mount	120V 208V 240V 277V 480V MT - Multi Tap[2]	BRZ - Bronze BLK - Black PLT - Platinum BUF - Buff WHT - White GRN - Green CC - Custom Color
860	5	100	MH	A4	240	BRZ

(EXAMPLE ORDER)

ORDER:
WLS-860 ____ ____ ____ ____ ____ ____

FOOTNOTES:
1 - Consult factory for international voltages (120V, 277V, 347V)
2 - MT - Multi Tap is shipped standard unless otherwise specified. (Multi Tap consists of 120V, 208V, 240V, and 277V. Multi Tap is pre-wired for highest voltage. Alternate voltages will require field re-wiring.

* In accordance with the 2007 Energy Independence and Security Act (EISA), fixtures will no longer be available in Probe Start Metal Halide with wattages from 150 watts through 500 watts for new installations. Replacement parts for existing fixtures are still available.

Approved By: ____________ Project Name: ____________
Location: ____________ Date: ____________

WLS LIGHTING SYSTEMS — Consider the Impact!

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02, 03 Rev. 8/09

FV SERIES (VERTICAL LAMP / FLAT GLASS LENS)

ORDERING INFORMATION SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE. Refer to example below.

LUMINAIRE	DISTRIBUTION	LAMP WATTAGE	LIGHT SOURCE	LENS	LINE VOLTAGE	LUMINAIRE FINISH	OPTIONS
FVM	2 - Type II 3 - Type III FP - Perimeter Forward Throw 5 - Type V	250W 320W 350W (PSMH only) 400W	PSMH - Pulse-Start Metal Halide HPS - High Pressure Sodium	FG - Flat Glass	480V MT - Multi Tap[3] TT - Tri Tap[2]	BRZ - Bronze BLK - Black PLT - Platinum BUF - Buff WHT - White GRN - Green CC - Custom Color	LL - Less Lamp GS - Glare Shield 8BK - 8" Bracket RPP - Round Pole Plate BKT-WM - Wall Mount Plate PT - Pole Top SF - Single Fusing DF - Double Fusing AS - Accent Striping PC - Photo Cell NO - No Options
		250W 320W 350W 400W	FS - Full Spectrum				
FVR	2 - Type II 3 - Type III FP - Perimeter Forward Throw 5 - Type V AF - Automotive Forward Throw AI - Automotive Interior SR - Super Reflector	400W 575W (PSMH only) 750W (PSMH only) 875W (PSMH only) 1000W (not available in HPS)	MHR - Metal Halide Reduced Envelope 1000 Watt* PSMH - Pulse-Start Metal Halide HPS - High Pressure Sodium[1]				
		775W	FS - Full Spectrum				
FV	5	1000	MH	FG	MT	BRZ	NO

(EXAMPLE ORDER)

ORDER:
WLS ____ ____ ____ ____ ____ ____ ____

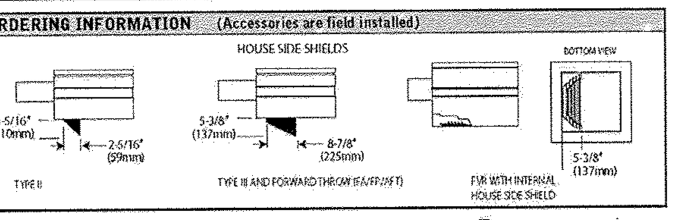
FOOTNOTES:
1 - When ordering pole top fixtures for tenon mounting, a pole top adaptor must be ordered.
2 - Tri-Tap not available in 1000 Watt PSMH. Voltage must be specified - 120V, 277V or 347V.
3 - For International voltages, consult factory.
4 - MT - Multi Tap is shipped standard unless otherwise specified. Multi Tap consists of 120V, 208V, 240V, and 277V. Multi Tap is pre-wired for highest voltage. Alternate voltages will require field re-wiring.
5 - Tri-Tap is shipped standard for Canadian applications. Tri-Tap consists of 120V, 277V, and 347V. Tri-Tap is pre-wired for highest voltage. Alternate voltages will require field re-wiring.
6 - An 8" bracket can only be ordered with single and D180° configurations.
7 - On FVR/FVRPT photoelectric control can only be used with 400 Watt PSMH.

* In accordance with the 2007 Energy Independance and Security Act (EISA), fixtures will no longer be available in Probe Start Metal Halide with wattages from 150 watts through 500 watts for new installations. Replacement parts for existing fixtures are still available.

Color Decals	
45 – Light Gold Metallic	55 – Black
20 – Charcoal Metallic	50 – White
94 – Blue Metallic	51 – Dark Red
59 – Dark Green	700 – Aztec Silver Metallic
21 – Tomato Red	

ACCESSORY ORDERING INFORMATION (Accessories are field installed)

Description
FVR/FVM 2 HSS – House Side Shield
FVRPT/FVMPT 2 HSS – House Side Shield
FVR/FVM 3 HSS – House Side Shield
FVRPT/FVMPT 3 HSS – House Side Shield
FVR/FVM FP HSS – House Side Shield
FVRPT/FVMPT FP HSS – House Side Shield
FVR/FVRPT FA/AFT HSS – House Side Shield



Approved By: ____________ Project Name: ____________
Location: ____________ Date: ____________

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PERFORMANCE BOLLARD SERIES

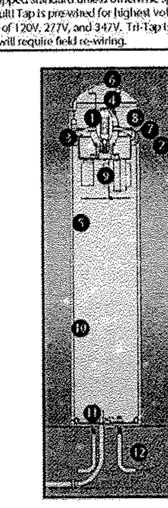
ORDERING INFORMATION SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE. Refer to example below.

SERIES	DISTRIBUTION	LAMP WATTAGE[1]	LIGHT SOURCE	HEIGHT	LINE VOLTAGE	LUMINAIRE FINISH	OPTIONS	ACCESSORIES
PER - Round PES - Square	OptX*	50W 70W 100W	MH - Metal Halide, E-17 Medium Base, Quartz Arc Tube CMH - Ceramic Metal Halide E-17 Base, Ceramic Arc Tube	H42[3]	480V[2] MT - Multi Tap[5] TT - Tri Tap[6] UE - Universal Electronic (120-277V, 50/60 Hz) 347V (60Hz)	BRZ - Bronze BLK - Black PLT - Platinum Plus BUF - Buff WHT - White GRN - Green CC - Custom Color	PC - Photocell GFR - Ground-fault Receptacle LPC - BLK lens protector casting painted black LL - Less Lamp LAB - Less Anchor Bolts NO - No Options	GS - Glare Shield[4] NA - No Accessories
		39W 70W	CMH/T6 - Ceramic Metal Halide T-6 with G12 Bi-pin base					
PER	OptX	50	MH	H42	MT	BRZ	NO	NA

(EXAMPLE ORDER)

ORDER:
WLS-PE ____ OptX ____ ____ ____ ____ ____ ____ ____

FOOTNOTES:
1 - All Performance Bollards are shipped with lamps installed and 38" leads to facilitate wiring.
2 - 480 volt magnetic Ballast is available for 70 and 100 Watt Metal halide only.
3 - Nominal standard height is 42". Non-Standard heights are available in 6" increments. Minimum height is 18".
4 - Glare Shield provides 180° shielding. Maximum fixture rating with GS is 70 watts. GS is not available with 100 watt fixtures.
5 - MT - Multi Tap is shipped standard unless otherwise specified. (Multi Tap consists of 120V, 208V, 240V, and 277V. Multi Tap is pre-wired for highest voltage. Alternate voltages will require field re-wiring.
6 - TT-Tri-Tap consists of 120V, 277V, and 347V. Tri-Tap is pre-wired for highest voltage. Alternate voltages will require field re-wiring.



Bollards are subjected to extreme environments – from severe weather to pedestrian wear-and-tear, and senseless vandalism. The Performance Bollard Series was designed with this harsh reality in mind, and that's why its materials are of the highest quality, ruggedly durable, and feature superior vandal resistant construction.

1. OPTICS – OptX optics are the heart of this luminaire. A clear lamp is precisely positioned in a highly engineered, and patented, Cavity and Fan assembly that functions like an integrating sphere. Known as Constructive Occlusion technology, this sphere uses a proprietary internal coating that realizes 96% reflectance. The lamp's radiant energy is distributed by this finely tuned reflective surface to desired zones.
2. VANDAL RESISTANT APERTURE – Performance Bollard features the nar... aperture of any bollard on the market, a mere 1.167" wide, which gives the luminaire a sleek and elegant appearance while minimizing the target area available to vandals.
3. VANDAL RESISTANT LENS – The one-piece, heavy-walled borosilicate lens is recessed a full .764" and protected by three cast ribs. The exposed portion of the lens is only .671" tall. These design features and premium materials provide superior vandal resistance.
4. LAMPS – Standard and Ceramic Metal Halide.
5. HEAVY WALL HOUSING – One-piece, heavy wall extruded aluminum, .322" thick for vandal resistance.
6. CROWN – Flat or domed heavy wall cast aluminum. One-piece castings provide for greater impact strength.
7. CONCEALED ACCESS – Added security against vandals, crown attaches to lower housing with four captive, concealed 1/4" x 20 Allen-head screws.
8. SEALING AND GASKETS – Silicone gasket and seals ensure Performance Bollard is as dependable as it is rugged.
9. BALLASTS – Standard ballast is high power factor, designed for -20° operation. Universal electronic ballast available.
10. FINISHES – Metallic Silver, Satin Verde Green, Black, Bronze, White, Buff, Graphite or Platinum Plus polyester powder coating.
11. MOUNTING BASE – Extra thick, 1/2" cast aluminum Anagnesium (chromate converted and powder coat finished in black standard). Base is corrosion resistant.
12. ANCHOR BOLTS – 3/8" x 10" heavy-duty galvanized steel, four (4) furnished.

Approved By: ____________ Project Name: ____________
Location: ____________ Date: ____________

WLS LIGHTING SYSTEMS — Consider the Impact!

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01 Rev. 9/09

LIGHTING NOTES

ALL EXTERIOR LIGHT FIXTURES SHALL BE ORIENTED TO DIRECT LIGHT INWARDS AND DOWNWARDS ONSITE AWAY FROM ALL ADJOINING RESIDENTIAL PROPERTIES AND PUBLIC ROADS IN ACCORDANCE WITH SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS

FOR REVISION 5 ONLY:
[signature] 7/11/16

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/0 KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT # ~~12743 & 19/44~~ 23510-23511
WATER CODE: E32
SEWER CODE: 5602500

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, PARCELS A-C
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF.: 1096m SITE AREA: 10.21 AC
~~FINAL PLAN APPROVED: / /~~ DPZ REF.: SDP-13-046

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 6/9/2015

APPROVED: DEPARTMENT OF PLANNING AND ZONING
[signature] 8/29/13 CHIEF-DEVELOPMENT ENGINEERING DIVISION DATE
[signature] 9/11/13 CHIEF-DIVISION OF LAND DEVELOPMENT DATE
[signature] 9/12/13 DIRECTOR DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

H:\06\KIMCO REALTY CORPORATION\MD06 9002 - WILDE LAKE, COLUMBIA\CAD\PLAN SETS\SITE DEVELOPMENT PLAN\MD069002SD2.DWG PRINTED BY: RST

BOHLER ENGINEERING
CIVIL & CONSULTING ENGINEERS
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REVISIONS

REV	DATE	COMMENT	BY
5	02/1/16	REVISED BLDGS 2,3,4 USES AND PARKING CALCS	DSH

DIG WITH CARE — CALL BEFORE YOU DIG
THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. (IN VIRGINIA, MARYLAND, AND DELAWARE 811) (WV 1-800-245-4848) (PA 1-800-242-1776) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.: MD069002
DRAWN BY: RMS
CHECKED BY: MJG
DATE: 07/29/13
SCALE: NOT TO SCALE
CAD I.D.: SD2

PROJECT: SITE DEVELOPMENT PLAN FOR KIMCO REALTY CORPORATION
LOCATION OF SITE
VILLAGE OF WILDE LAKE VILLAGE CENTER REDEVELOPMENT
COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

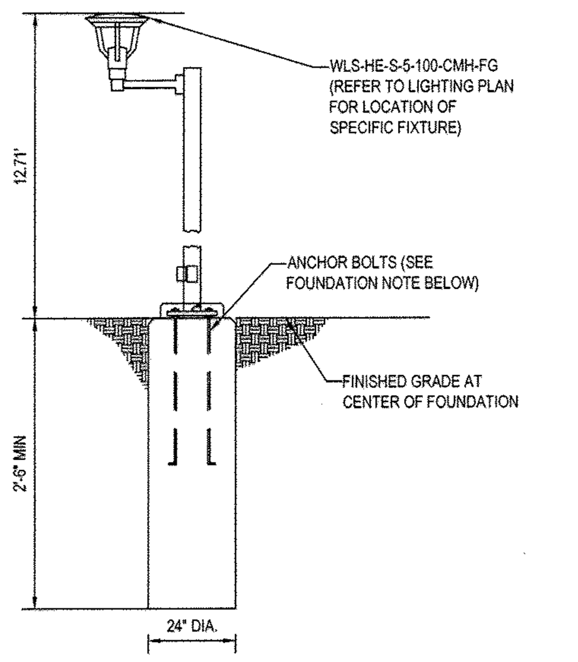
BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

M.J. GESELL
PROFESSIONAL ENGINEER 44097
[signature] 7/29/13

SHEET TITLE: LIGHTING DETAILS

SHEET NUMBER: 90 OF 91

SDP-13-046

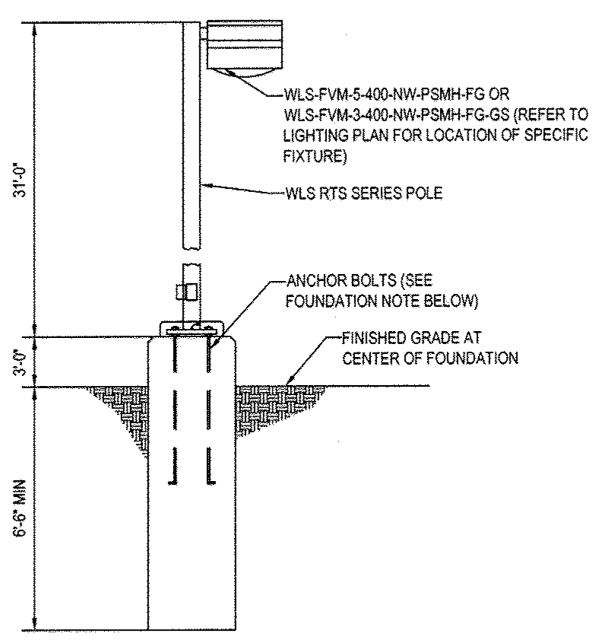


LIGHT POLE AND BASE DETAIL (WLS HE SERIES, TYP.)

N.T.S.

NOTE:

THIS DETAIL IS FOR INFORMATIONAL PURPOSES ONLY. STRUCTURAL DESIGN TO BE PROVIDED BY A LICENSED STRUCTURAL ENGINEER. BOHLER ENGINEERING DOES NOT IMPLY CERTIFICATION OF THIS DETAIL BY THE SIGNING OF THESE PLANS. BOHLER ENGINEERING SHALL BE HELD HARMLESS IN THE EVENT OF ERRONEOUS INFORMATION CONTAINED WITHIN THIS DETAIL AND/OR STRUCTURAL FAILURE

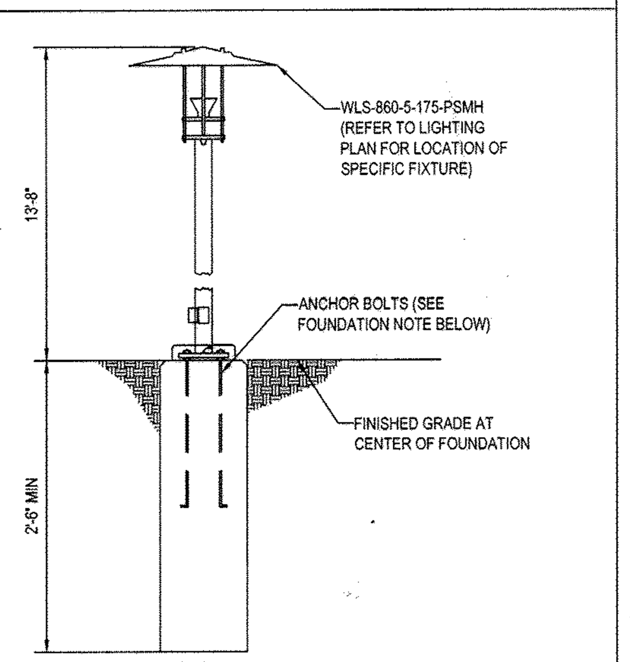


LIGHT POLE AND BASE DETAIL (WLS FVM SERIES,TYP.)

N.T.S.

NOTE:

THIS DETAIL IS FOR INFORMATIONAL PURPOSES ONLY. STRUCTURAL DESIGN TO BE PROVIDED BY A LICENSED STRUCTURAL ENGINEER. BOHLER ENGINEERING DOES NOT IMPLY CERTIFICATION OF THIS DETAIL BY THE SIGNING OF THESE PLANS. BOHLER ENGINEERING SHALL BE HELD HARMLESS IN THE EVENT OF ERRONEOUS INFORMATION CONTAINED WITHIN THIS DETAIL AND/OR STRUCTURAL FAILURE



LIGHT POLE AND BASE DETAIL (WLS 860 SERIES, TYP.)

N.T.S.

NOTE:

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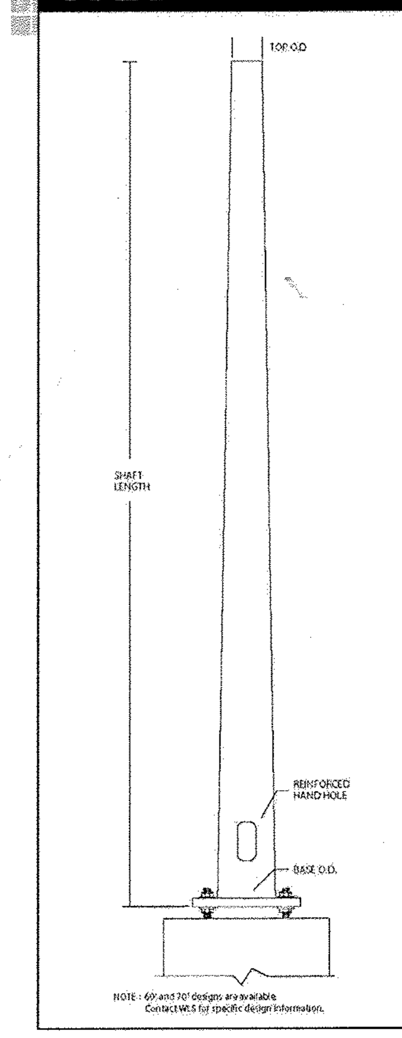
WLS LIGHTING SYSTEMS — RTS SERIES (ROUND TAPERED STEEL)



SPECIFICATIONS

POLE SHAFT - Pole shaft is electro-welded ASTM-A595 Grade A steel tubing with a minimum yield strength of 55,000 psi. On Tenon Mount steel poles, tenon is 2-3/8" O.D. high-strength pipe. Tenon is 4-3/4" in length.

HAND HOLE - Standard hand-hole location is 12" above pole base. Hand-hole size is 4" X 6" and reinforced.

BASE - Pole base is ASTM-A36 hot-rolled steel plate with a minimum yield strength of 36,000 psi. Two-piece square base cover is optional.

ANCHOR BOLTS - Poles are furnished with anchor bolts featuring zinc-plated double nuts and washers. Galvanized anchor bolts are optional. Anchor bolts conform to ASTM-A36 with a minimum yield strength of 36,000 psi.

GROUND LUGS - Ground lug is standard.

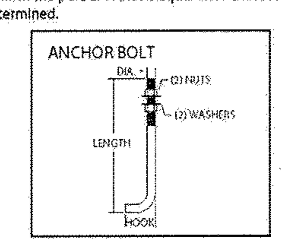
DUPLEX RECEPTACLE - Weatherproof duplex receptacle is optional.

GROUND FAULT CIRCUIT INTERRUPTER - Ground fault circuit interrupter is optional.

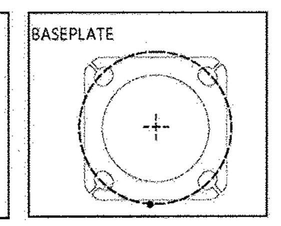
FINISHES - Each steel pole is finished with WLS DuraGrip® baked-on polyester powder coat finishing process to give the pole an exceptionally attractive appearance. The process electrostatically applies and thermally fuses a polyester powder to the pole. This unique protection process provides an extremely smooth and uniform finish which withstands extreme weather changes without cracking or peeling. DuraGrip® finish features a five-year limited warranty. Standard finish colors available for poles are bronze, black, platinum plus, buff, white, satin verde green, metallic silver, and graphite. Optional DuraGrip® Plus features added protection with a 3.0 to 5.0 mil thickness of polyester-powder coat finish plus an inner coating. This specially designed inner coating is a thermal plastic hydrocarbon resin applied to the inside of the pole to seal and protect against atmospheric and corrosive matter. DuraGrip® Plus finish features a seven-year limited warranty.

DETERMINING THE LUMINAIRE / POLE COMBINATION FOR YOUR APPLICATION
- Select luminaire from Luminaire Ordering Information.
- Select bracket configuration.
- Refer to Luminaire EPA chart to determine EPA value.
- Select height of pole.
- Select MPH to match the wind speed in the application area. (Windspeed Map located in appendix)
- Confirm the pole EPA that is equal to or exceeds the luminaire / bracket EPA as was previously determined.

ANCHOR BOLT



BASEPLATE



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Location: ____________ Date: ____________
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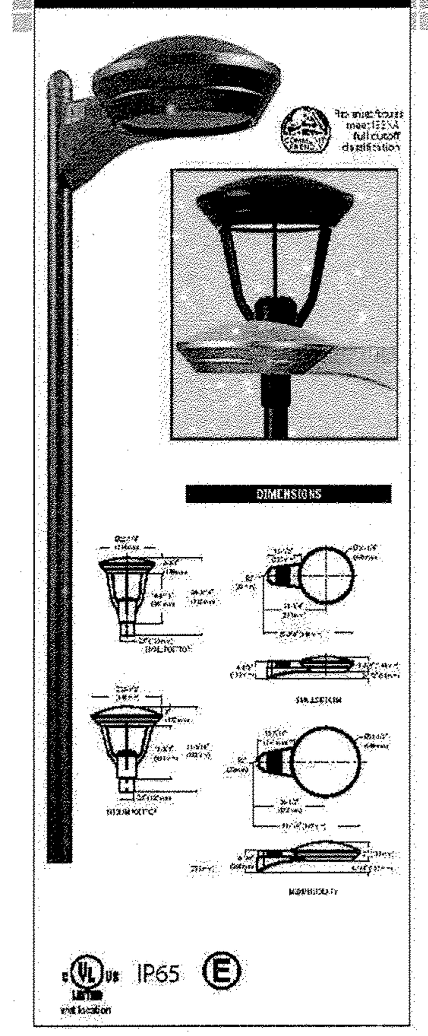
WLS LIGHTING SYSTEMS — HE SERIES (HORIZONTAL LAMP / FLAT GLASS LENS)



SPECIFICATIONS

HOUSING - Modular fixture is available in small or medium sizes and two mounting configurations. One piece housing / support frame is die-cast aluminum. Combination mounting arm / ballast enclosure on side mount version is die-cast with integral ribs for heat dissipation. Ballast enclosure, access cover and support arms for post top versions are die-cast aluminum.

HOUSING TOP CAP - Removable spun aluminum cap, which provides "Top Access" for relamping is retained by captive stainless steel fasteners and safety cables. Housing and top cap interface is sealed with one-piece extruded silicone gasket. Tool less entry option is available.

LENS - Lens is flat tempered glass, which is sealed to the die-cast aluminum housing with an extruded, high temperature, silicone gasket and retained internally by zinc plated steel clips.

LAMPHOLDER - Matched to the lamp. Glazed porcelain in either medium or mogul base, 4KV pulse rated, with spring center contact. CFL fixtures have one piece, four pin, thermoplastic lampholders.

LIGHT SOURCE - Pulse Start Metal Halide, Natural White, Metal Halide Reduced Envelope, High Pressure Sodium, Ceramic Metal Halide, and CFL - Compact Fluorescent.

BALLASTS - Ballast is mounted on removable power tray. Tool less option is available. Electronic HID ballasts are available in select wattages for 120-277V current. Dimmable Electronic HID ballasts are available in select wattages for 120-277V current. Core and coil ballasts are high-power factor designed for -20° F operation. CFL ballasts are universal electronic, with 0° F starting, which accommodate current from 120-277V in either 50HZ or 60HZ for worldwide operation. Terminal block, for easy wiring, is standard with all magnetic ballast types.

OPTICS - Four available distributions - Type II, III, V, and Forward Throw for perimeter applications. Reflectors may be rotated in 90° increments. Lamps are horizontally oriented.

FASTENERS - All exposed fasteners are black oxide coated stainless steel. Internal fasteners are stainless steel or zinc electro-plated steel.

FINISH - Fixtures are finished with WLS DuraGrip® polyester powder coat finishing process. The DuraGrip® finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years. Standard colors include bronze, black, platinum plus, buff, graphite, satin verde green, metallic silver and white.

SHIELDING - Internal house side shields are available.

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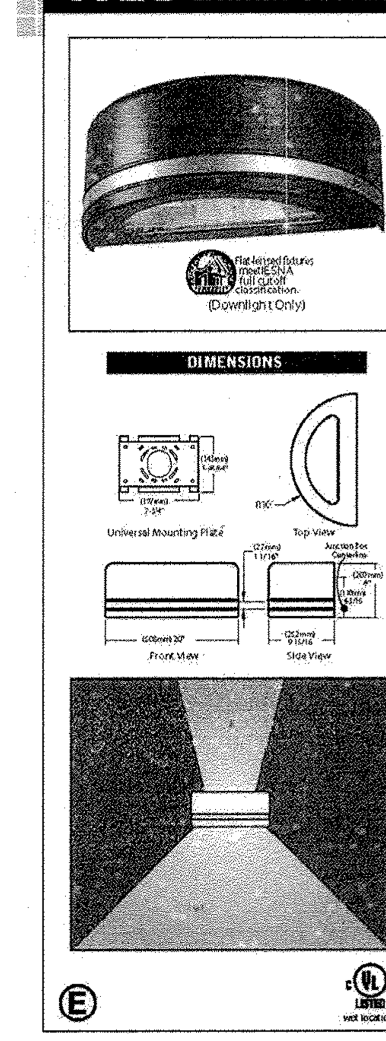
WLS LIGHTING SYSTEMS — WMI SERIES (HORIZONTAL LAMP)



SPECIFICATIONS

HOUSING - The one-piece die-formed aluminum half-cylindrical housing is designed for downlight only, uplight only, and combination uplight / downlight applications. All mounting hardware is stainless steel or electro-zinc plated steel.

LENS / GASKET - A flat clear tempered glass downlight lens is sealed to the door with a one-piece EPDM gasket. The uplight lens utilizes a diffused tempered glass lens secured with multiple lens clips and a one-piece extruded silicone gasket. An optional polycarbonate downlight lens is available on most Compact Fluorescent models.

DOOR FRAME - The aluminum pan style door frame mounts to the housing using two stainless steel, recessed and captive fasteners for easy access to the fixture. A one-piece extruded silicone gasket seals the door frame against the housing. The door swings open and is held in place by a wire retainer.

WALL MOUNT - A galvanized-steel universal wall mounting plate easily mounts directly to a 4" octagonal or square junction box. An EPDM gasket is supplied to be installed between the mounting plate and junction box, sealing the junction box from entrance of water. The galvanized-steel universal plate allows the fixture to securely attach to the mounting plate using a unique clamping design which is locked into place with two hex-head screws. The universal plate permits the fixture to be mounted in the uplighting or downlighting position. Downlight fixture used in uplight position is listed for damp (covered) locations.

FINISHES - Each fixture is finished with WLS'S DuraGrip® polyester powdercoat finishing process. The DuraGrip® finish withstands extreme weather changes without cracking or peeling and is guaranteed for five full years. Standard colors include bronze, black, platinum plus, white, satin verde green, metallic silver, and graphite.

REFLECTORS / DISTRIBUTION PATTERNS - Multiple reflector systems are available to deliver a narrow, wide or wall wash pattern. Forward Throw (FT), Wall Wash (WW), Type III (3). Forward Throw and Type III are available in narrow or wide uplight.

LIGHT SOURCES - The fixture is designed to operate with horizontal Pulse-Start Metal Halide, Natural White, Super Metal Halide, Metal Halide, Cermaic Metal Halide, High Pressure Sodium, and single or double Compact Fluorescent lamps. Lamps supplied as standard - HID (clear, shipped installed) and Compact Fluorescent (coated, 4100K, shipped in separate carton).

SOCKETS - HID lamp holders are glazed porcelain, medium base for wattages up to 175 watts (except FTN and FTW distributions, which are mogul base) and mogul base for 250 watt - both are 4KV pulse rated. The Compact Fluorescent fixtures feature a one-piece thermoplastic socket.

BALLAST - HID components with high-power factor ballast rated for -20° F starting. Compact Fluorescent ballasts are Electronic Universal Voltage (120-277V,50/60Hz) or 347V (60Hz). 0° F starting. Compact Fluorescent fixtures with UE (Universal Electronic) voltage are available with an optional dimming ballast. Battery Back-up is available for 120V or 277V.

EMERGENCY OPERATION - A variety of integral emergency options are available to comply with Life Safety Codes which require emergency lighting along the path of egress on the buildings exterior. Integral Emergency Back-up option is available on Compact Fluorescent units. Emergency quartz options are offered on HID units. Options for one or two 12V separate circuits are available on all units.

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RTS SERIES (ROUND TAPERED STEEL)

ORDERING INFORMATION SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE. Refer to example below.

CATALOG NUMBER[1]	MOUNTING CONFIGURATION	POLE TOP	FINISH TYPE	FINISH COLOR	OPTIONS	ACCESSORIES
WLS-RTS-20-5.80-11; WLS-RTS-25-6.60-11; WLS-RTS-30-7.50-11; WLS-RTS-35-8.50-11; WLS-RTS-39-9.0-11; WLS-RTS-39-9.0-7; WLS-RTS-50-10.0-7; WLS-RTS-50-10.0-7	S - Single / Parallel; D180° - Double; D90° - Double; DN90° - Double; T90° - Triple; TN120° - Triple; Q90° - Quad; QN90° - Quad	RTBO - Round Tapered Pole for Bolt-On Mount, 2-Bolt pattern	PC - Powder Coated; GV - Galvanized; GC - Galvanized and Powder Coated	BRZ - Bronze; BLK - Black; PLT - Platinum Plus; BFF - Buff; WHT - White; SVG - Satin Verde Green; GPT - Graphite; MSSV - Metallic Silver	GA - Galvanized Anchor Bolts; SF - Single Flood; DF - Double Flood; DGP - DuraGrip® Plus; LAB - Less Anchor Bolts; NO - No Options	SBC - Square Base Cover; ER2 - Weatherproof RTP Duplex Receptacle; GFI - Ground Fault Interrupter Circuit; MHD - Mounting Hole Weatherproof Decal; NA - No Accessories
	PT - Pole Top	RTP - Round Tapered Pole for Pole Top Mount				
	N - Tenon Mount (Standard tenon size is 2-3/8" O.D.); I - For use with internal slipfitter	RTN - Round Tapered Pole for Tenon Mount				

(EXAMPLE ORDER)
WLS-RTS-30-7.50-11 (Pole Height, Base Diameter, Gauge) D90° STM PC BRZ NO NA

ORDER:
WLS-RTS- ____ ____ ____ ____ ____ ____

FOOTNOTES:
1 - Pole heights will have +/-1/2" tolerance.

CATALOG NUMBER	SHAFT LENGTH	SHAFT SIZE	BASE PLATE	BOLT CIRCLE	ANCHOR BOLT SIZE	WT.	80 MPH EPA	90 MPH EPA	100 MPH EPA
WLS-RTS-20-5.80-11	20'	5.80" TO 3.0"	10-1/8" X 1"	11"	1" X 36"	153	24.8	18.8	14.4
WLS-RTS-25-6.60-11	25'	6.60" TO 3.10"	10-1/8" X 1"	11"	1" X 36"	196	22.9	17.0	12.8
WLS-RTS-30-7.50-11	30'	7.50" TO 3.30"	10-1/8" X 1"	11"	1" X 36"	247	22.0	16.0	11.7
WLS-RTS-35-8.50-11	35'	8.50" TO 3.60"	12" X 1"	12"	1" X 36"	319	21.1	14.9	10.5
WLS-RTS-39-9.00-11	39'	9.00" TO 3.54"	12" X 1"	12"	1" X 36"	358	18.5	12.6	8.4
WLS-RTS-39-10.00-7	39'	9.00" TO 3.54"	12" X 1-1/4"	12"	1-1/4" X 42"	592	36.9	27.1	21.2
WLS-RTS-45-10.00-7	45'	10.00" TO 3.95"	13-1/2" X 1-1/4"	14"	1-1/4" X 42"	622	31.4	24.0	18.6
WLS-RTS-50-10.00-7	50'	10.00" TO 3.25"	13-1/2" X 1-1/4"	14"	1-1/4" X 42"	646	21.0	15.6	11.7

* 1.3 Gust Factor

EPA INFORMATION:
All WLS Lighting Systems' poles are guaranteed to meet the EPA requirements listed. WLS Lighting Systems is not responsible if a pole order has a lower EPA rating than the indicated wind-loading zone where the pole is located.
CAUTION:
This guarantee does not apply if the pole/bracket/fixture combination is used to support any other items such as flags, pennants, or signs, which would add stress to the pole. WLS Lighting Systems cannot accept responsibility for harm or damage caused in these situations.

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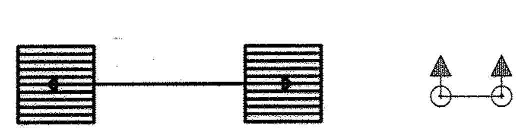


HE SERIES (HORIZONTAL LAMP / FLAT GLASS LENS)

ORDERING INFORMATION SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE. Refer to example below.

SERIES	DISTRIBUTION	LAMP WATTAGE	LIGHT SOURCE*	LENS	LAMP ORIENTATION	MOUNTING STYLE	LINE VOLTAGE	LUMINAIRE FINISH	OPTIONS
HE-S	2 - Type II; 3 - Type III; 5 - Type V; FT - Forward Throw Perimeter	39W; 50W; 70W; 100W; 150W	HPS - High Pressure Sodium; EMH - Metal Halide Lamp with Electronic Ballast; CMH - Ceramic Metal Halide	F - Flat Glass	H - Horizontal (only)	PT - Post Top; SA4 - Side Arm Mount for 4" Poles; SAS - Side Arm Mount for 5" Poles; WM - Wall Mount	480; MT - Multi Tap; TT - Tri-Tap; UE (120 - 277)[1]; UEDIM (120 - 277)[1]	BRZ - Bronze; BLK - Black; BUF - Buff; GPT - Graphite; MSV - Metallic Silver; SVG - Satin Verde Green; WHT - White; PLP - Platinum Plus; CC - Custom Color	LL - Less Lamp; EQ - Emergency Quartz (Separate Circuit); SQN - Standby Quartz (Non-Time Delay); SQT - Standby Quartz (Time Delay); PC120 - 120V Photocell; PCHV - 208 - 277V Photocell; TE - Toolless Entry; NO - No Options
	5 - Type V (only)	26W; 32W; 42W; 57W	CFL - Compact Fluorescent; CFL2 - Compact Fluorescent 2[3]						
HE-M	2 - Type II; 3 - Type III; 5 - Type V; FT - Forward Throw Perimeter	250W; 400W	PSMH - Pulse Start Metal Halide; HPS - High Pressure Sodium; MHR - Metal Halide Reduced*	F - Flat Glass	H - Horizontal (only)	PT - Post Top; SA4 - Side Arm Mount for 4" Poles; SAS - Side Arm Mount for 5" Poles; WM - Wall Mount	480; MT - Multi Tap; TT - Tri-Tap; UE (208 - 277)[2]; UEDIM (208 - 277)[2]		ACCESSORIES: FK120, FK277, FK347 - Single Fusing; DFK208, DFK240, DFK480 - Double Fusing; IGS - Internal Glare Shield; RG - Rock Guard (HE-S only); SPA - Square Pole Adapter; WM - Wall Mount (PT only); BK SPT BO - Small Bolt On Bracket (PT only); BK MPT BO - Medium Bolt On Bracket (PT only); NA - No Accessories
		250W; 320W; 400W	NW - Natural White Pulse Start Metal Halide						

HE-M 5 400W MH F H PT MT BRZ NO / NA
(EXAMPLE ORDER)

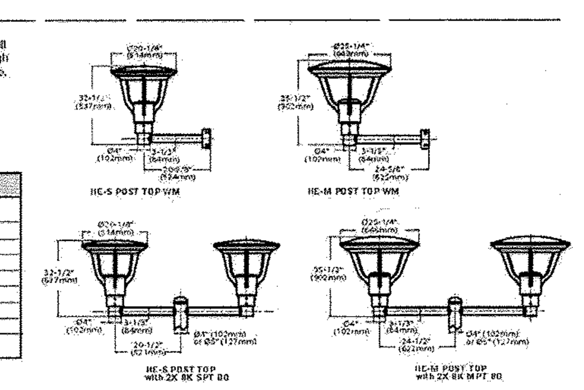
ORDER:
HE- ____ ____ ____ ____ ____ ____ ____ ____ ____

* In accordance with the 2007 Energy Independence and Security Act (EISA), fixtures will no longer be available in Probe Start Metal Halide with wattages from 150 watts through 500 watts for new installations. Replacement parts for existing fixtures are still available.

FOOTNOTES:
1 - EMH and CFL only.
2 - PSMH only.
3 - Dual CFL lamps

LUMINAIRE EPA CHART

Configuration	Mounting Style	Small Flat Lens	Medium Flat Lens
S - Single	PT	0.8	1.0
D-180	PT	1.6	2.0
S - Single	SA	0.8	1.0
D-180	SA	1.7	2.1
D-90	SA	1.4	1.8
T-120	SA	2.2	2.8
T-90	SA	2.2	2.7
Q-90 Quad	SA	2.8	3.5



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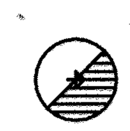

WMI SERIES (HORIZONTAL LAMP)

ORDERING INFORMATION SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE. Refer to example below.

SERIES	DISTRIBUTION	LAMP WATTAGE	LIGHT SOURCE*	LENS	LINE VOLTAGE[6]	LUMINAIRE FINISH	OPTIONS
WMI-SD[1] Down Light Only	3 - Type III; FT - Forward Throw; WW - Wall Wash	50W; 70W; 100W[3]; 150W; 175W; 250W[2]	PSMH - Pulse Start Metal Halide; CMH - Ceramic Metal Halide; HPS - High Pressure Sodium; NW - Natural White (100, 150, 175, 250W)	F - Flat Clear Tempered Glass	120V; 208V; 240V; 277V; 347V; 480V	BRZ - Bronze; BLK - Black; WHT - White; PLT - Platinum Plus; SVG - Satin Verde Green; GPT - Graphite; MSV - Metallic Silver; CC - Custom Color	PC - Photocell; TP - Tamper Proof[8]; PMA - Pole Mount Adapter for use with square poles. (for S or D180 mounting configurations only); PMAR - Pole Mount Adapter for use with round poles. (for S or D180 mounting configurations only); DIM - CFL Control Voltage Dimming Ballast[9]; C - Coated MH or PSMH Lamp; SQT - Standby Quartz (Time Delay)[10]; SQN - Standby Quartz (Non-Time Delay)[10]; EQ - Emergency Quartz (seperate 120V circuit - HID only)[10]; EQ2 - Two Emergency Quartz (2 seperate 120V circuits - HID only)[11]; BB - CFL Battery back-up[12]; EM1 - One Emergency 12V Circuit Provision with 35W Halogen Lamp[13]; EM1LL - One Emergency 12V Circuit Provision - Less Halogen Lamp[13]; EM2 - Two Emergency 12V Circuit Provisions with (2) 35W Halogen Lamps[13]; EM2LL - Two Emergency 12V Circuit Provisions - Less Halogen Lamps[13]; LL - Less Lamp; NO - No Options
	FTM - Forward Throw Medium	26W; 32W; 42W; 57W; 70W	CFL - Compact Fluorescent Single; CFL2 - Compact Fluorescent Double	F - Flat Clear Tempered Glass; FPC - Flat Clear Polycarbonate[5]	UE - Universal Electronic (120V-277V 50 / 60Hz) 347 (60Hz)[7]		
WMI-SU Up Light Only	WW - Wall Wash	50W; 70W; 100W[3]; 150W; 175W	HPS - High Pressure Sodium; NW - Natural White (100, 150, 175W)	F - Flat Diffused Tempered Glass	120V; 208V; 240V; 277V; 347V; 480V		
					UE - Universal Electronic (120V-277V 50 / 60Hz) 347 (60Hz)[7]		
WMI-S Up and Down Light	310 - Type III, 10% Up; FT10 - Type FT, 10% Up; 3W - Type III, Wide Up; FTN - Type FT, Narrow Up; FTW - Type FT, Wide Up	50W[4]; 70W; 100W[3]; 150W; 175W; 250W[2]	PSMH - Pulse Start Metal Halide; HPS - High Pressure Sodium; NW - Natural White (100, 150, 175, 250W)	F - Flat Clear Tempered Glass	120V; 208V; 240V; 277V; 347V; 480V		ACCESSORIES: SF - Single Fusing; DF - Double Fusing; PLS - Polycarbonate Shield; SW - Surface Wiring Box; SCD - Tamper-proof Screwdriver
	FTM10 - Forward Throw Medium, 10% Up	26W; 32W; 42W; 57W; 70W	CFL - Compact Fluorescent Single; CFL2 - Compact Fluorescent Double	F - Flat Clear Tempered Glass; FPC - Flat Clear Polycarbonate[5]	UE - Universal Electronic (120V-277V 50 / 60Hz) 347 (60Hz)[7]		

WMI-S FTN 175 MH F 120 BRZ NO/NA
(EXAMPLE ORDER)

ORDER:
WLS-WMI- ____ ____ ____ ____ ____ ____ ____ ____

FOOTNOTES:
1 - Listed for wet locations (Downlight only). Listed for damp locations if used for uplight (in covered locations only).
2 - 250 Watt available with Forward Throw or Forward Throw Combo distribution only.
3 - Supplied with an HX-HPF transformer as standard. Also available with 120 / 277 volt CWA transformer. Consult factory.
4 - 50MH not available in FTN or FTW distributions.
5 - FPC lens available on downlight feature only.
6 - For international voltages, consult factory.
7 - 347 volt CFL is not available with dimming ballast (DIM) option. Consult factory for battery back-up (BB) option.
8 - Tamper proof Screwdriver must be ordered seperately. See Accessories.
9 - CFL dimming controls by others.
10 - HID lamp wattages 50 and 70 are supplied with a 50 watt, 120V quartz lamp. HID lamp wattages 100 through 250 are supplied with a 100 watt, 120V quartz lamp.
11 - Available on 100 watt minimum HID fixtures. HID lamp wattages 100 through 175 are supplied with two 50 watt, 120V quartz lamps. 250 watt HID fixtures are supplied with two 100 watt quartz lamps.
12 - Battery Back-up available on single and double 120 or 277 voltage specific units with 26 through 42 watt lamps for U.S. applications. Please change Line Voltage of UE to 120 or 277 when ordering this option. On double units, one lamp will be energized by battery back-up (BB) option.
13 - Utilizes GY6.35 socket(s). 12 volt seperate circuit(s) required.

* In accordance with the 2007 Energy Independance and Security Act (EISA), fixtures will no longer be available in Probe Start Metal Halide with wattages from 150 watts through 500 watts for new installations. Replacement parts for exisiting fixtures are still available.

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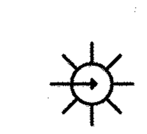

LIGHTING NOTES

ALL EXTERIOR LIGHT FIXTURES SHALL BE ORIENTED TO DIRECT LIGHT INWARDS AND DOWNWARDS ONSITE AWAY FROM ALL ADJOINING RESIDENTIAL PROPERTIES AND PUBLIC ROADS IN ACCORDANCE WITH SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS

FOR REVISION 5 ONLY:
[signature] 7/11/16

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CORPORATE OFFICE: ◆ WARREN, NJ
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PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
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REVISIONS

REV	DATE	COMMENT	BY
5	02/1/16	REVISED BLDGS 2,3, & 4 USES AND PARKING CALCS	DSH

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE. (IN VIRGINIA, MARYLAND, AND DELAWARE 811) (WV 1-800-245-4848) (PA 1-800-242-1776) (VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

APPROVED FOR CONSTRUCTION

PROJECT No.:	MD069002
DRAWN BY:	RMS
CHECKED BY:	MJG
DATE:	07/29/13
SCALE:	NOT TO SCALE
CAD I.D.:	SD2

PROJECT: SITE DEVELOPMENT PLAN FOR KIMCO REALTY CORPORATION
LOCATION OF SITE
VILLAGE OF WILDE LAKE VILLAGE CENTER REDEVELOPMENT COLUMBIA, MD
GREEN BLDGS: NOs. 1, 2, 3, 4 & 6

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
www.BohlerEngineering.com

M.J. GESELL PROFESSIONAL ENGINEER 44097 [seal, signature] 7/29/13

SHEET TITLE: LIGHTING DETAILS

SHEET NUMBER: 91 OF 91

SDP-13-046

OWNER: PARCEL 272, LOTS 3-6 & PARCEL 132, LOTS 1-3
WILDE LAKE BUSINESS TRUST
C/0 KIMCO REALTY CORPORATION
3333 NEW HYDE PARK ROAD
NEW HYDE PARK, NY 11042
(410) 684-2000

DEVELOPER: KIMCO REALTY CORPORATION
1954 GREENSPRING DRIVE, SUITE 330
TIMONIUM, MD 21093
(410) 684-2000
CONTACT: GREG REED

SUBDIVISION NAME: RESUBDIVISION OF VILLAGE OF WILDE LAKE
SECTION/AREA: SECTION 4
PLAT # ~~22749 & 49744~~ 22510 - 22511
WATER CODE: E32
SEWER CODE: 5602500

TAX MAP: 29 GRID: 24 ZONED: NT
PARCELS: 272, PARCELS A-C
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
ZB REF.: 1096m SITE AREA: 10.21 AC
~~FINAL PLAN APPROVED~~ DPZ REF.: SDP-13-046

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 44097, EXPIRATION DATE: 6/9/2015

APPROVED: DEPARTMENT OF PLANNING AND ZONING
[signature] 8/29/13
CHIEF-DEVELOPMENT ENGINEERING DIVISION DATE
[signature] 9/11/13
CHIEF-DIVISION OF LAND DEVELOPMENT DATE
[signature] 9/12/13
DIRECTOR DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: April 15, 2013

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.