

BM 1 = BENCH MARK - EL. 328.12
 Top Concrete Monument @ Northwest
 Corner of Lot B-7

Sub-total Parking Required: * 212 spaces
 Spaces transferred from SDP-71-014: 121 spaces
 Total Parking Required: 192 spaces

PARKING ANALYSIS
 Hotel - 215 guest rooms 215 spaces required
 Max. = 55 employees 11 spaces required
 160 dining seats 81 spaces required
 Continued Left * 212 spaces required
 Parking Garage Capacity 345 spaces
 Removal of existing parking lot - 89
 25% net increase

PARCEL A-1
 SECTION 7 AREA I
 Plat book 26 Folio 23

SITE ANALYSIS
 Total Area of Site = 7.34 Acres
 Zoning: FDR G2-A & III
 Employment Center - Commercial
 Building Coverage = 1.20 Acres = 16.4%
 Plat Recording Reference No. 4293 & 4111
 Resubdivision Submitted to Howard
 County - not yet recorded.

FOR REVISION ONLY
 PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS 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. 12975,
 EXPIRATION DATE: May 26, 2020.

STATE OF MARYLAND
 PROFESSIONAL ENGINEER
 7-11-19

PARCEL E
 TOWN CENTER
 SECTION 7 AREA 6G
 0.755 Acres
 Plat book 21 Folio 56

R = 315.00'
 L = 67.35'
 Chd = N 83° 52' 30" W
 67.22'

Date	REVISION	BY
7-12-19	Parking tabulation revised added 2019 addition	GLW

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE
 SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER
 APPROVED HOWARD COUNTY OFFICE OF
 PLANNING AND ZONING
 PLANNING DIRECTOR
 CHIEF DIVISION OF LAND DEVELOPMENT

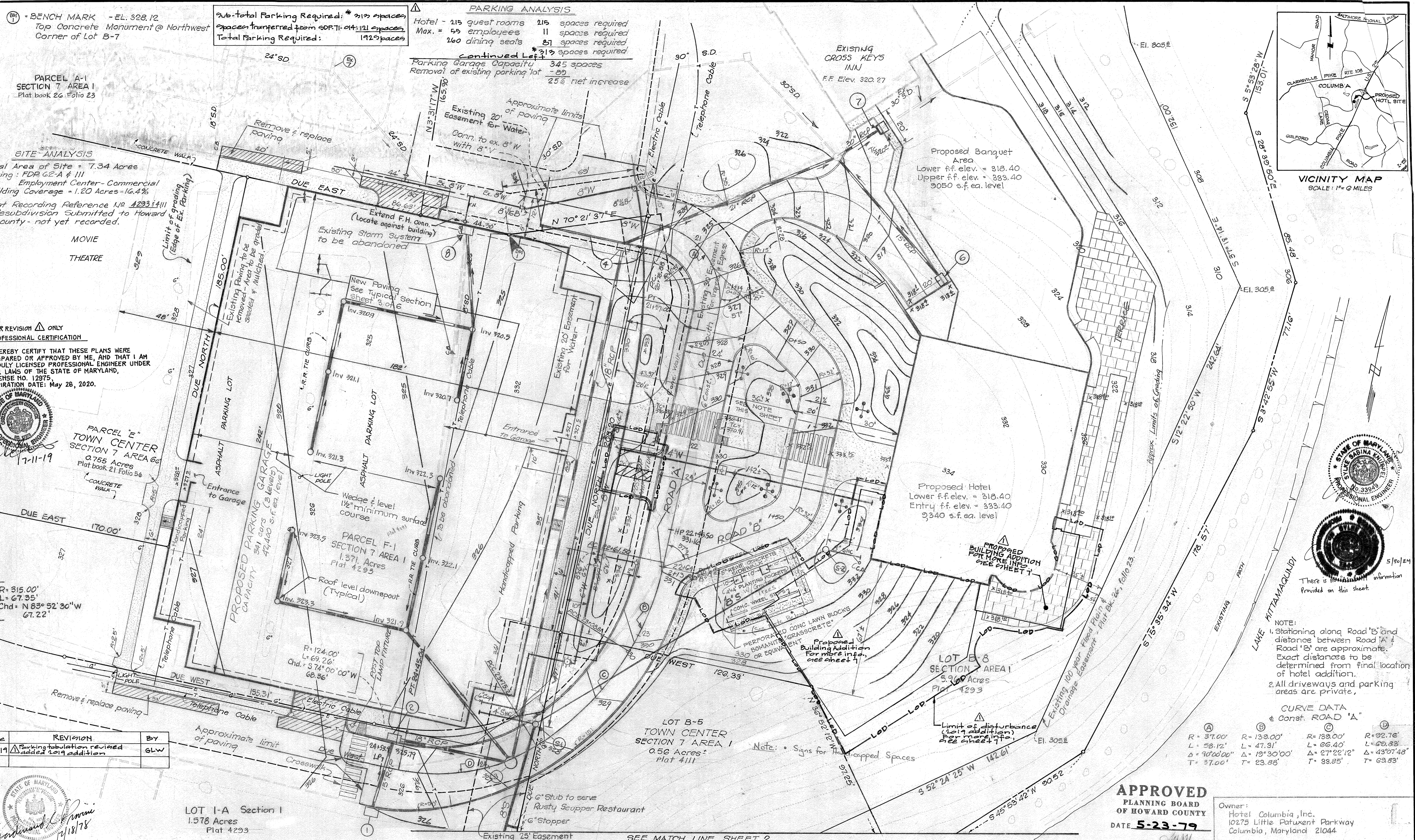
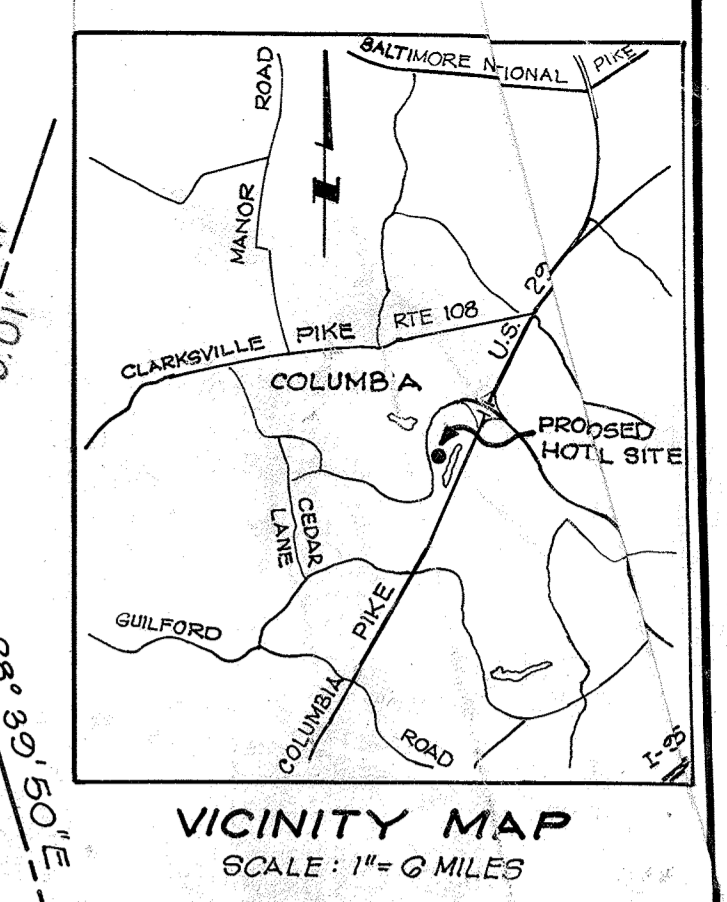
APPROVED FOR PUBLIC WATER, PUBLIC SEWER AND
 STORM DRAINAGE SYSTEMS AND ROADS, HOWARD
 COUNTY DEPARTMENT OF PUBLIC WORKS
 DIRECTOR
 CHIEF BUREAU OF ENGINEERING



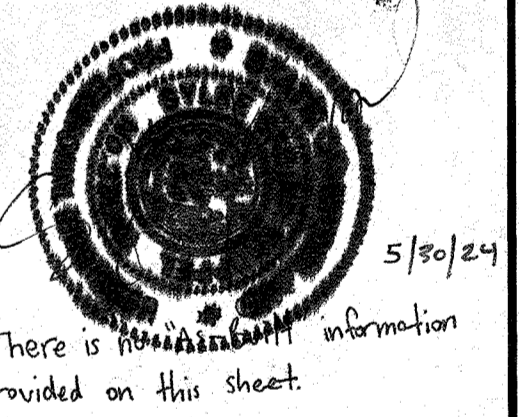
GREENHORNE & O'MARA, INC.
 ENGINEERS · ARCHITECTS · PLANNERS · SURVEYORS
 6715 KENILWORTH AVE., RIVERDALE, MD.
 301/277-2121 '20840

SITE DEVELOPMENT PLAN
CROSS KEYS INN ADDITION
 COLUMBIA, MARYLAND TOWN CENTER SECTIONS 1 & 7
 AREA 1 - LOTS 1-A & B-8; PARCEL F-1
 ELECTION DISTRICT No. 5 TAX MAP 30
 HOWARD COUNTY, MARYLAND

M.W.D. DESIGN	SCALE - 1" = 20'
E.B. DRAWN	1 OF 8
M.W.D. CHECKED	SHEET
DATE	FILE No.



STATE OF MARYLAND
 PROFESSIONAL ENGINEER
 5/30/24



NOTE:
 1. Stationing along Road 'B' and distance between Road 'A' & Road 'B' are approximate. Exact distances to be determined from final location of hotel addition.
 2. All driveways and parking areas are private.

CURVE DATA
 & Const. ROAD 'A'

(A)	(B)	(C)	(D)
R = 37.00'	R = 139.00'	R = 139.00'	R = 92.76'
L = 58.12'	L = 47.31'	L = 66.40'	L = 60.83'
Δ = 90°00'00"	Δ = 13°30'00"	Δ = 27°22'12"	Δ = 43°07'48"
T = 37.00'	T = 23.85'	T = 33.85'	T = 63.83'

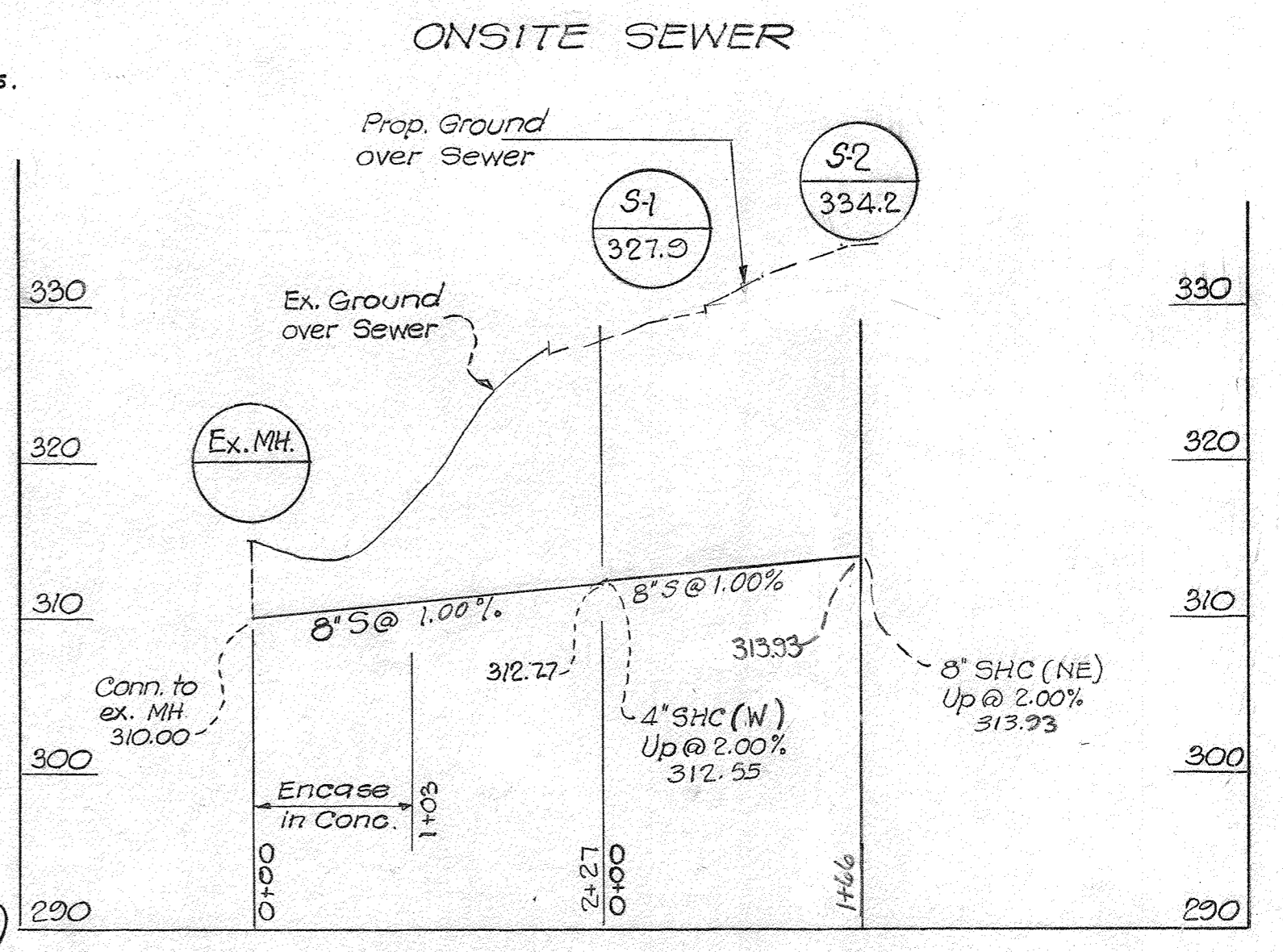
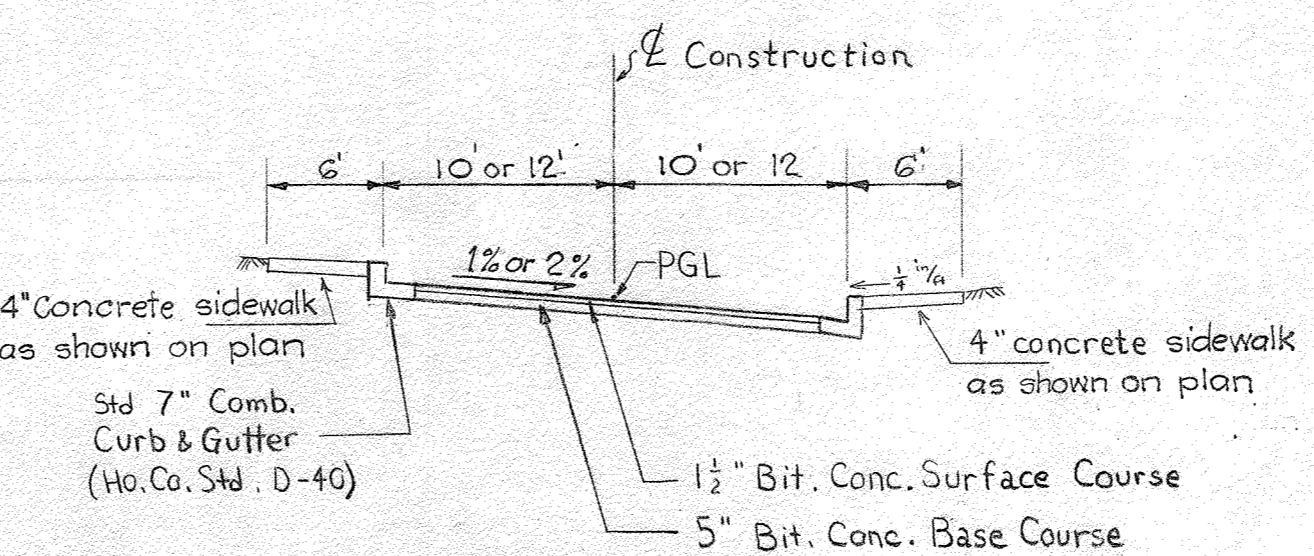
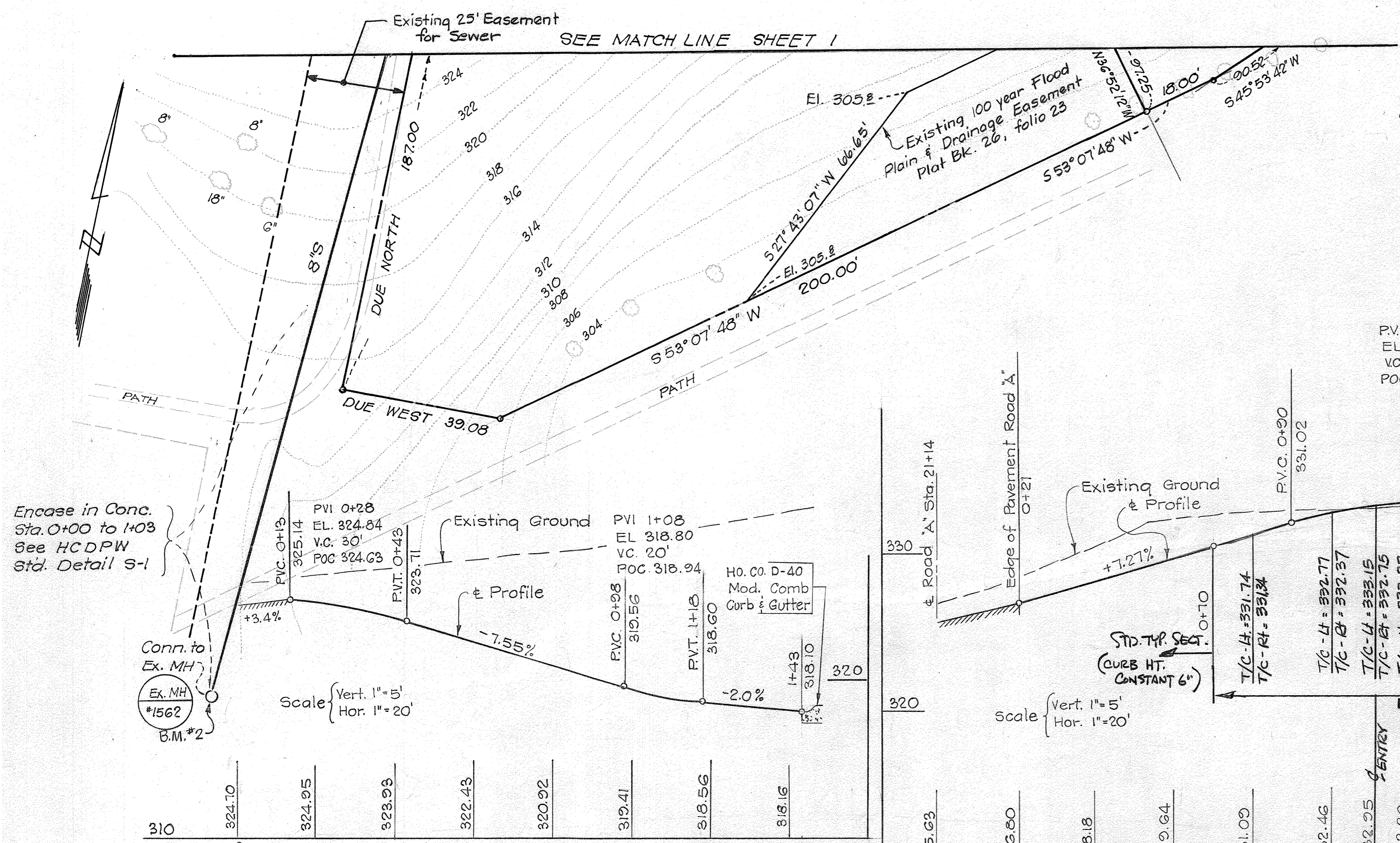
APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE 5-23-79

Owner:
 Hotel Columbia, Inc.
 10275 Little Patuxent Parkway
 Columbia, Maryland 21044

SEE MATCH LINE SHEET 2

B.M.#2 Elev. 315.62
 Top Rim of Sanitary Manhole #1562
 South of Lot B-5

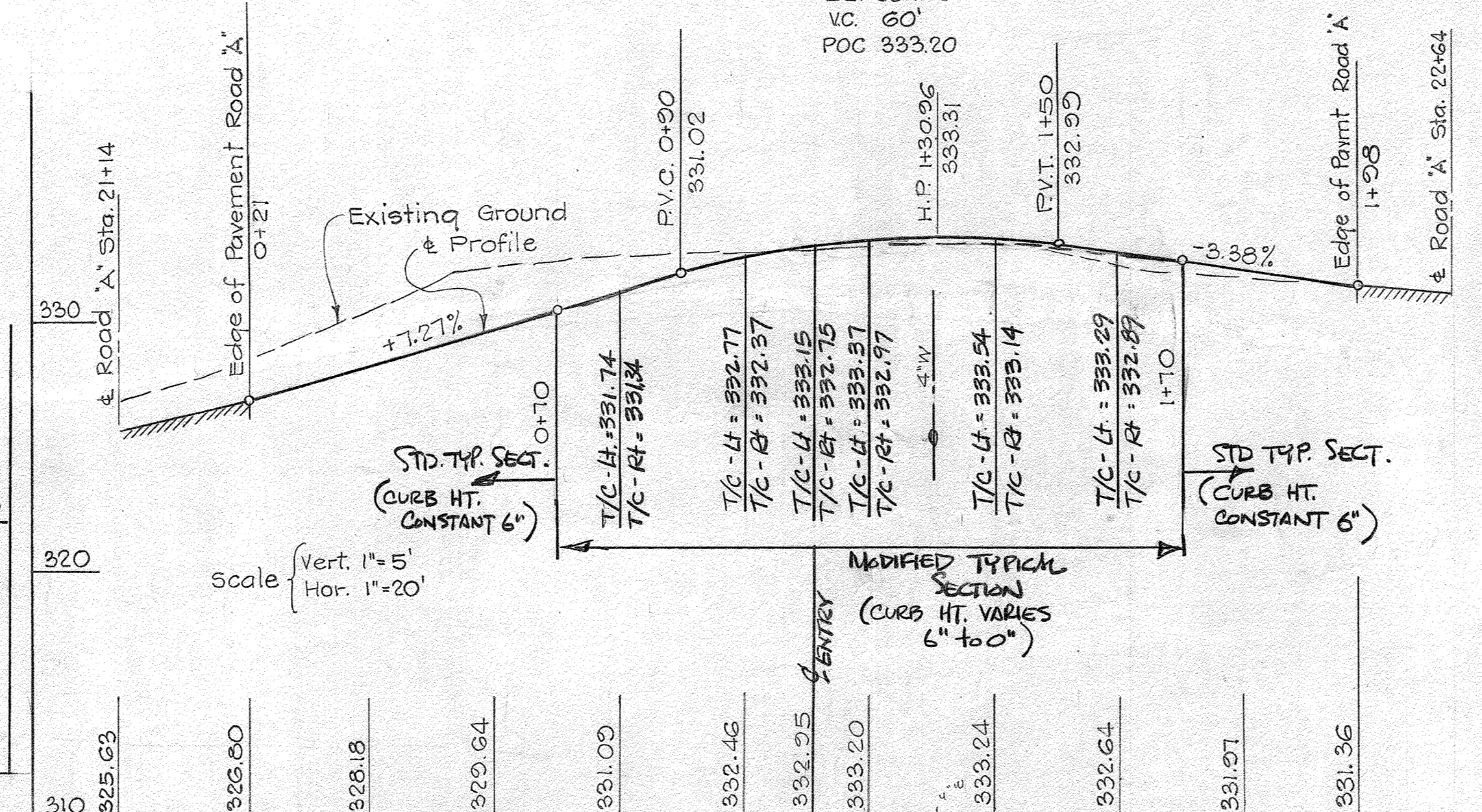
Paving Notes:
 a. The base will be primed in accordance with Sect. C-30-3 Howard County Road Construction Code & Standard Specs.
 b. A tack coat is required in accordance with Sect. C-31-4
 c. All construction shall be in accordance with the Howard County Road Construction Code & Standard Specs.



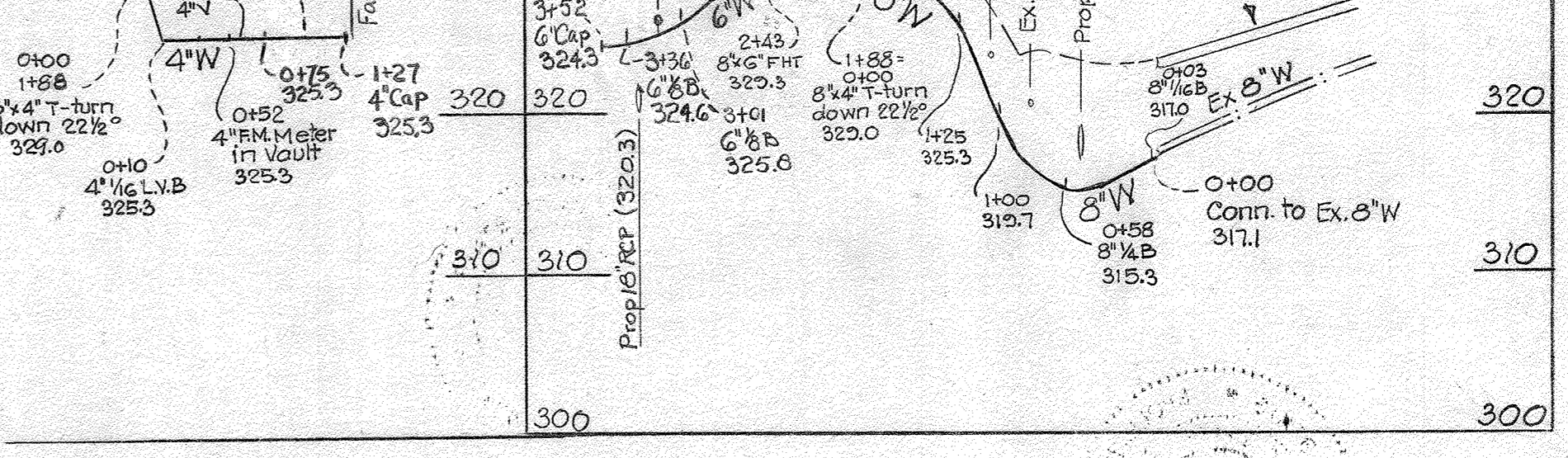
SEWER & WATER PROFILES
 Scale (Vert. 1"=10'
 Hor. 1"=100')

Encase in Conc. Sta. 0+00 to 1+03 See HCDPW Std. Detail S-1

Conn. to Ex. MH #1562 B.M.#2

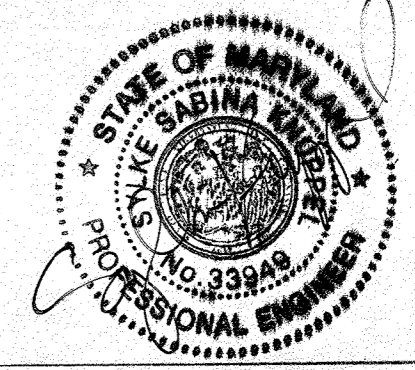


Prop. Ground over Water



ONSITE WATER & SEWER GENERAL NOTES

1. All water main and sanitary sewer construction and materials to be in accordance with the latest edition of the Standard Specifications and Details of the Howard County Department of Public Works.
2. All water mains to be Cast Iron Pipe, Ductile Iron Pipe or Asbestos Cement Pipe.
3. All main line sewer to be V.C.P.X. or Asbestos Cement Pipe, Class 2400.
4. Contractor to verify location and elevation of all utilities before beginning construction.
5. Block all fittings as shown in Standard Details.



There is no "As-Built" information provided on this sheet.
 5/30/24

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE 5-23-79

Owner:
 Hotel Columbia, Inc.
 10275 Little Patuxent Parkway
 Columbia, Maryland 21044

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER
 DATE 7-16-79

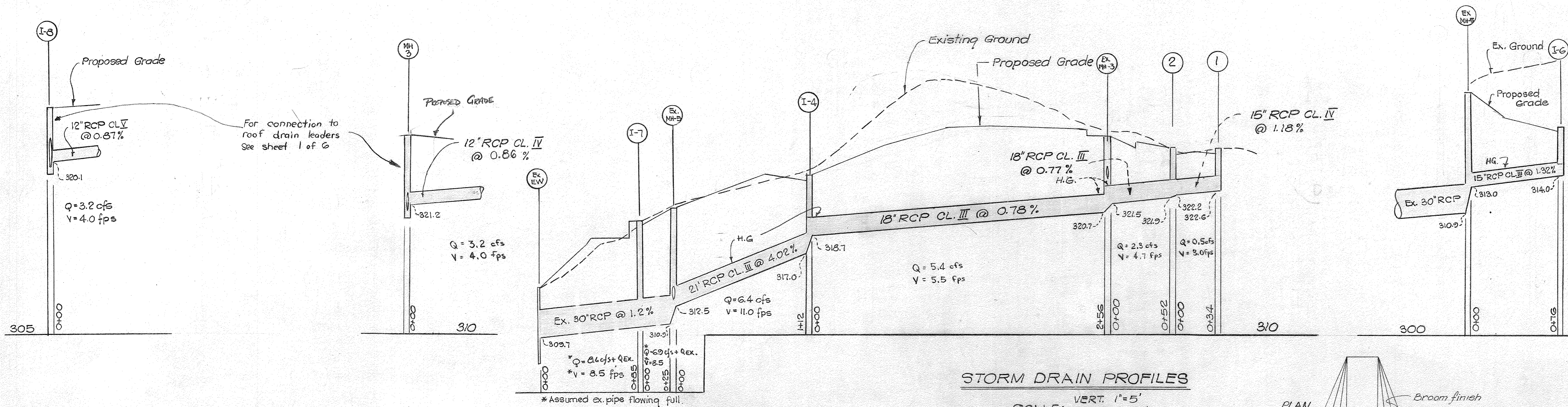
APPROVED FOR PUBLIC WATER, PUBLIC SEWER AND STORM DRAINAGE SYSTEMS AND ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DIRECTOR
 DATE 7-16-79



GREENHORNE & O'MARA, INC.
 ENGINEERS · ARCHITECTS · PLANNERS · SURVEYORS
 6715 KENILWORTH AVE., RIVERDALE, MD.
 301/277-2121 20840

SITE DEVELOPMENT PLAN
CROSS KEYS INN ADDITION AS-BUILT
 COLUMBIA, MARYLAND - TOWN CENTER SECTIONS 1&7
 AREA I - LOTS 1A & B-8; PARCEL F-1
 ELECTION DISTRICT No. 5 TAX MAP 30
 HOWARD COUNTY, MARYLAND

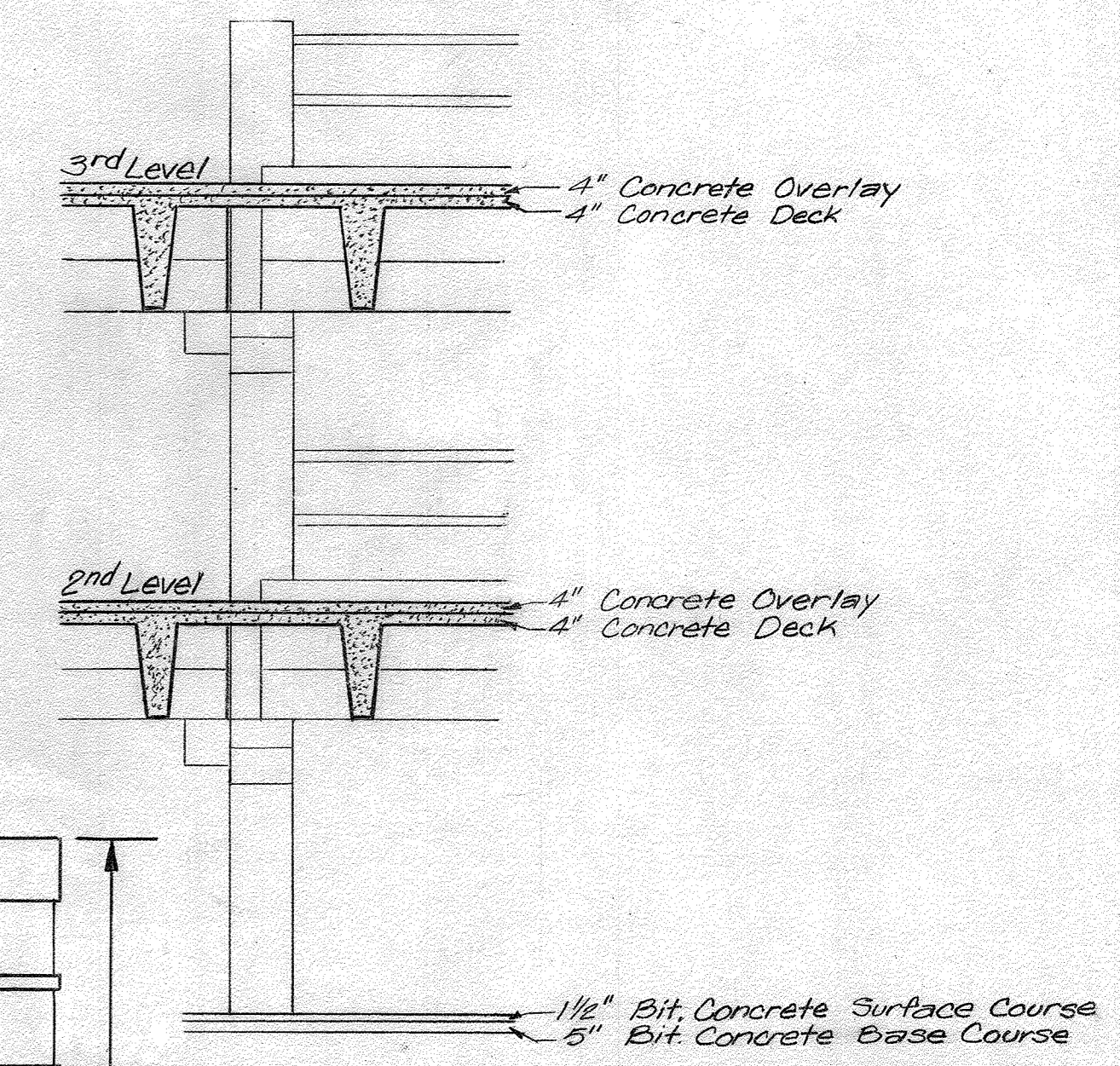
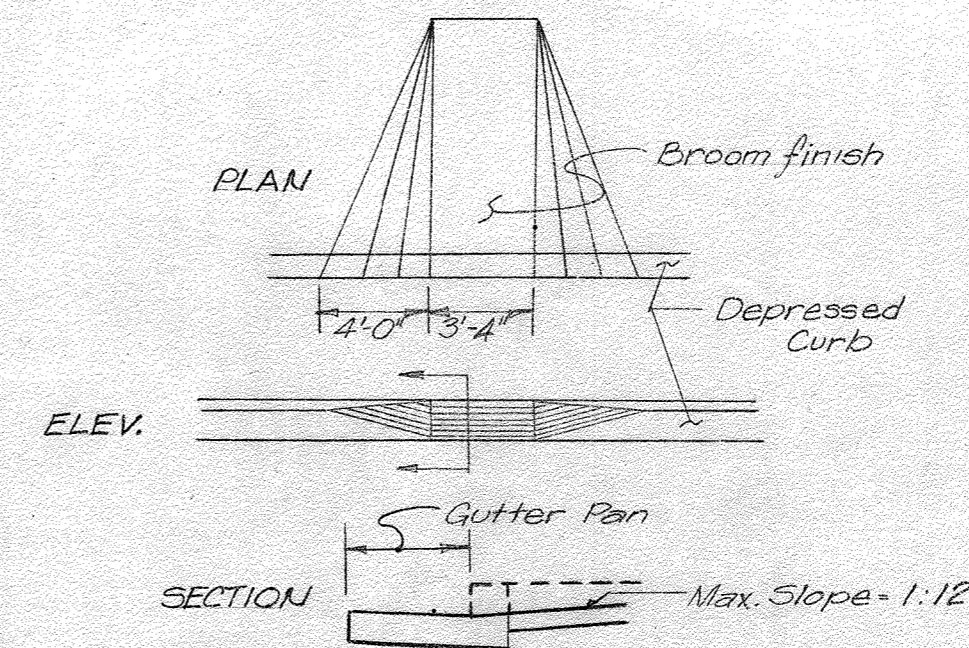
M.W.D. DESIGN	SCALE 1" = 20'
EB. DRAWN	2 OF 3
RAWD CHECKED	SHEET
DATE 5-20-79	505369
Rev. 12-15-78	6055-X-00-02
DATE	FILE No.



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

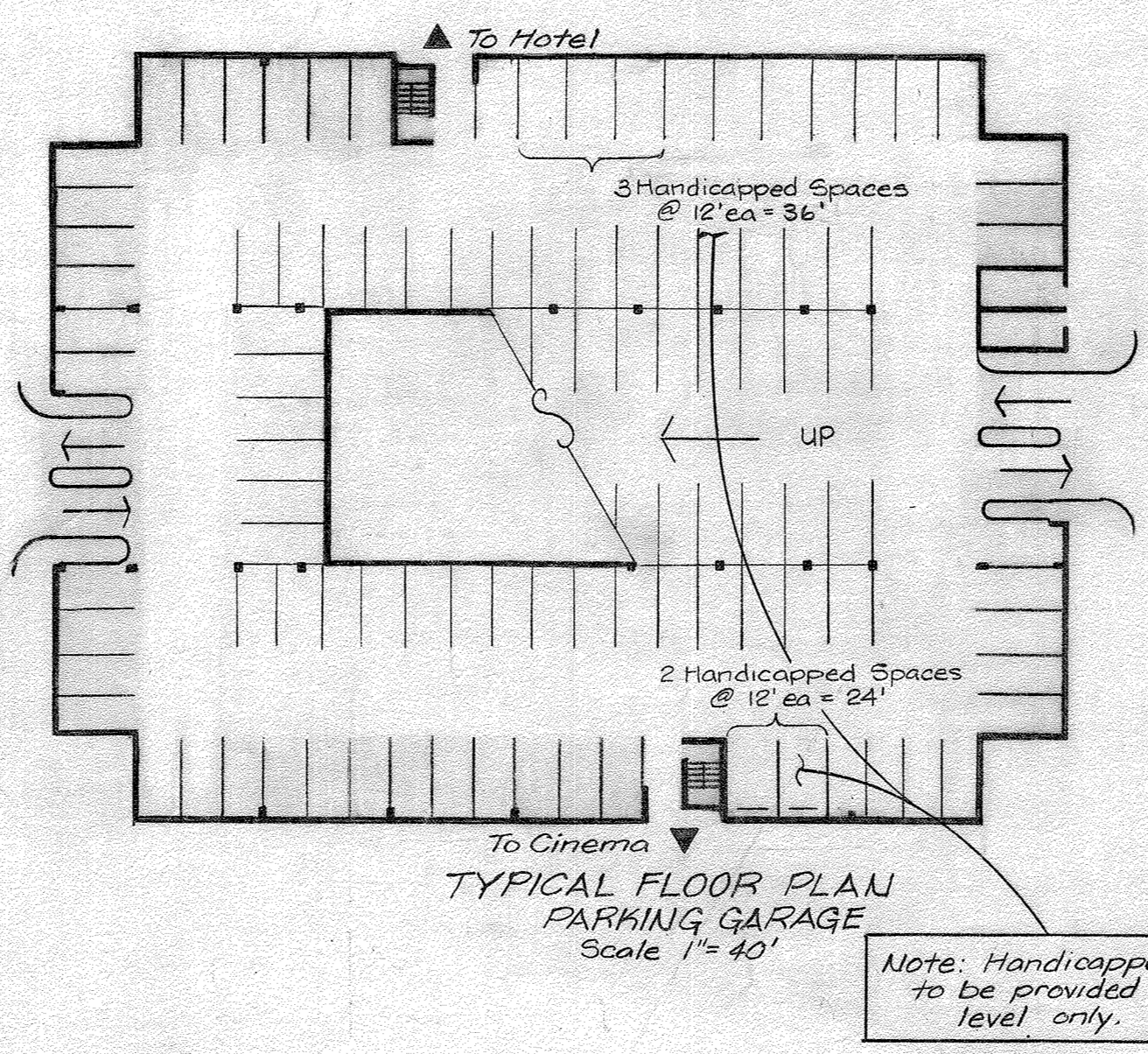
No.	DWG. No.	TYPE	TOP ELEV.	INV. OUT.	PAGE No.	REMARKS
1	64-A	STD. A-5 INLET W=2.5'	325.49	321.6	119-A	
2	64-A	STD. A-5 INLET W=2.5'	326.05	321.9	119-A	
3	D-103	MANHOLE	327.4	320.7	153	
4	64-A	STD. A-5 INLET W=2.5'	323.79	317.0	119-A	
6	D-78	STD 'S' (SINGLE GRATE)	318.40	314.0	153	
7	D-78	STD 'S' (SINGLE GRATE)	320.00	310.70	153	
8	D-98	STD 'S' (SINGLE GRATE)	324.79	319.6	153	Conn. to Ex. Pipes

TYPE	LENGTH
15" RCP CL. IV	110'
18" RCP CL. III	308'
21" RCP CL. III	112'
30" RCP CL. III	25'
12" RCP CL. IV	480'

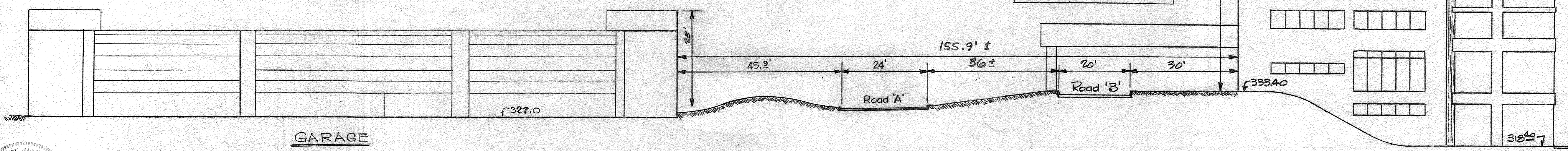


Paving Notes: (Ground Level)
 a. The base will be primed in accordance with Sect. C-30-3 Howard County Road Construction Code & Standard Specs.
 b. A tack coat is required in accordance with Sect. C-31-4.
 c. All construction shall be in accordance with the Howard County Road Construction Code & Standard Specs.

* Drawing & Page No. Howard County Standard Road & Street Details



Note: Handicapped Parking to be provided on ground level only.



There is no "As-Built" information provided on this sheet.
 5/30/79

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE 5-23-79

Owner:
 Hotel Columbia, Inc.
 10275 Little Patuxent Parkway
 Columbia, Maryland 21044

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 DATE 7-16-79

APPROVED: FOR PUBLIC WATER, PUBLIC SEWER AND STORM DRAINAGE SYSTEMS AND ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DATE 7-16-79



GREENHORNE & O'MARA, INC.
 ENGINEERS · ARCHITECTS · PLANNERS · SURVEYORS
 6715 KENILWORTH AVE., RIVERDALE, MD.
 301/277-2121 20840

SITE DEVELOPMENT PLAN
CROSS KEYS INN ADDITION AS-BUILT
 COLUMBIA, MARYLAND TOWN CENTER - SECTIONS 1 & 7
 AREA 1 - LOTS 1A & 8-B; PARCEL F-1
 ELECTION DISTRICT No. 5 TAX MAP 30
 HOWARD COUNTY, MARYLAND

MWD DESIGN	SCALE AS SHOWN
EB DRAWN	3 OF 8
MWD CHECKED	SHEET
DATE 7-20-78	505369
REV. 12-15-78	4055-X-00-03
DATE	JOB No. FILE No.

DEVELOPER'S CERTIFICATE
 I certify that all development and/or construction will be done according to this plan of development and plan for Erosion and Sediment Control and I also authorize periodic on-site inspection by the Howard Soil Conservation District or their authorized agent as are deemed necessary. Deviation from this plan will not be made unless authorized by the Howard Soil Conservation District.

Walter D. ...
 Date: 5/21/79

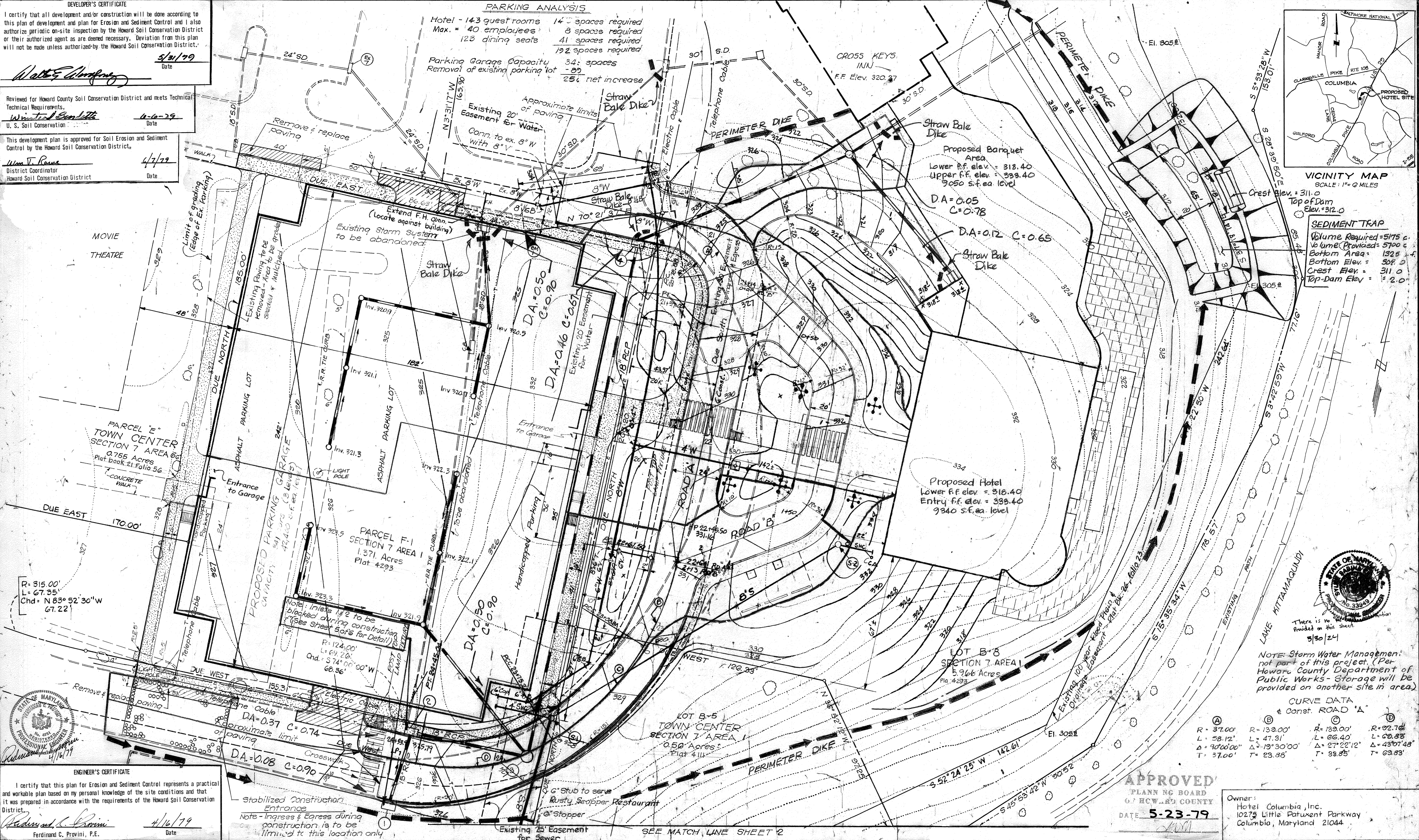
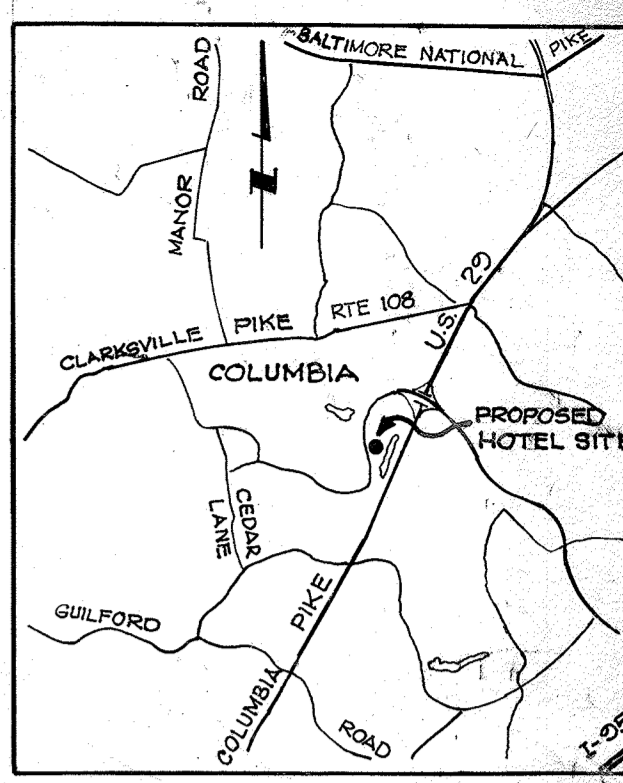
Reviewed for Howard County Soil Conservation District and meets Technical Requirements.
Wendell ...
 U. S. Soil Conservation District
 Date: 4-6-79

This development plan is approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.
Wm. T. ...
 District Coordinator
 Howard Soil Conservation District
 Date: 4/7/79

PARKING ANALYSIS

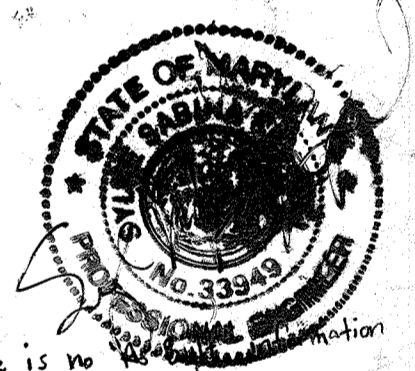
Hotel - 143 guest rooms 140 spaces required
 Max. = 40 employees 8 spaces required
 123 dining seats 41 spaces required
 192 spaces required

Parking Garage Capacity 34 spaces
 Removal of existing parking lot - 27
 251 net increase



VICINITY MAP
 SCALE: 1" = 0.5 MILES

SEDIMENT TRAP
 Volume Required = 5175 cu yds
 Volume Provided = 5700 cu yds
 Bottom Area = 1325 sq ft
 Crest Elev. = 311.0
 Top of Dam Elev. = 312.0



NOTE: Storm Water Management not part of this project. (Per Howard County Department of Public Works - Storage will be provided on another site in area.)

CURVE DATA
 @ Const. ROAD "A"

R = 37.00'	R = 139.00'	R = 139.00'	R = 92.76'
L = 58.12'	L = 47.31'	L = 66.40'	L = 60.83'
Δ = 90°00'00"	Δ = 19°30'00"	Δ = 27°22'12"	Δ = 43°07'48"
T = 37.00'	T = 23.85'	T = 33.85'	T = 63.83'

ENGINEER'S CERTIFICATE
 I certify that this plan for Erosion and Sediment Control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

Ferdinand C. Provini, P.E.
 Date: 4/16/79

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
John ...
 DATE: 7-16-79

APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING
...
 DATE: 7-16-79

APPROVED FOR PUBLIC WATER, PUBLIC SEWER AND STORM DRAINAGE SYSTEMS AND ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Drayville M. ...
 DATE: 7/11/79

W. O. ...
 CHIEF, BUREAU OF ENGINEERING
 DATE: 7-5-79

GREENHORNE & O'MARA, INC.
 ENGINEERS · ARCHITECTS · PLANNERS · SURVEYORS
 6715 KENILWORTH AVE., RIVERDALE, MD.
 301/277-2121 20840

EROSION CONTROL PLAN
CROSS KEYS INN ADDITION AS-BUILT
 COLUMBIA, MARYLAND TOWN CENTER SECTIONS 1 & 7
 AREA 1 - LOTS 1-A & B-8; PARCEL F-1
 ELECTION DISTRICT No. 5 TAX MAP 30
 HOWARD COUNTY, MARYLAND

M.W.D. DESIGN	SCALE 1" = 20'
E.B. DRAWN	4 OF 8
M.W.D. CHECKED	SHEET
DATE: 7-20-79	505365
REV: 12-15-78	6055-X-00-01
DATE	JOB No. FILE No.

SD-79-44

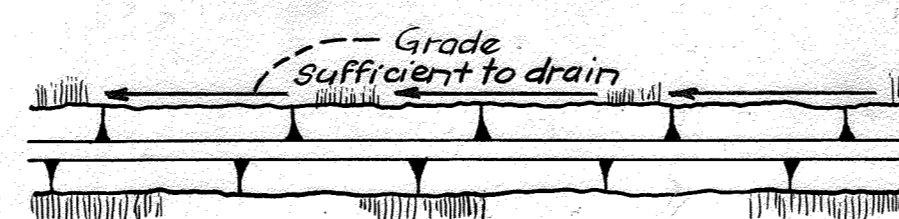
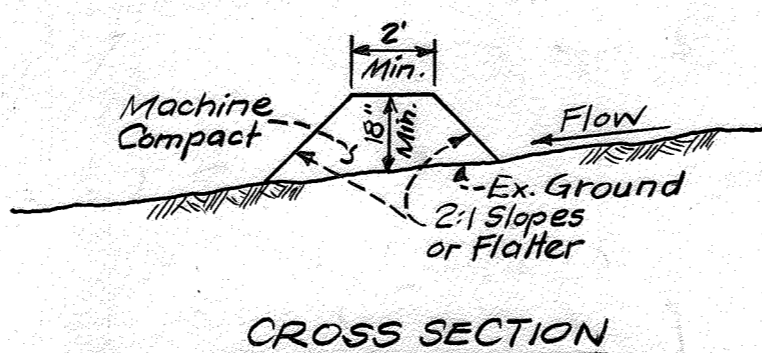
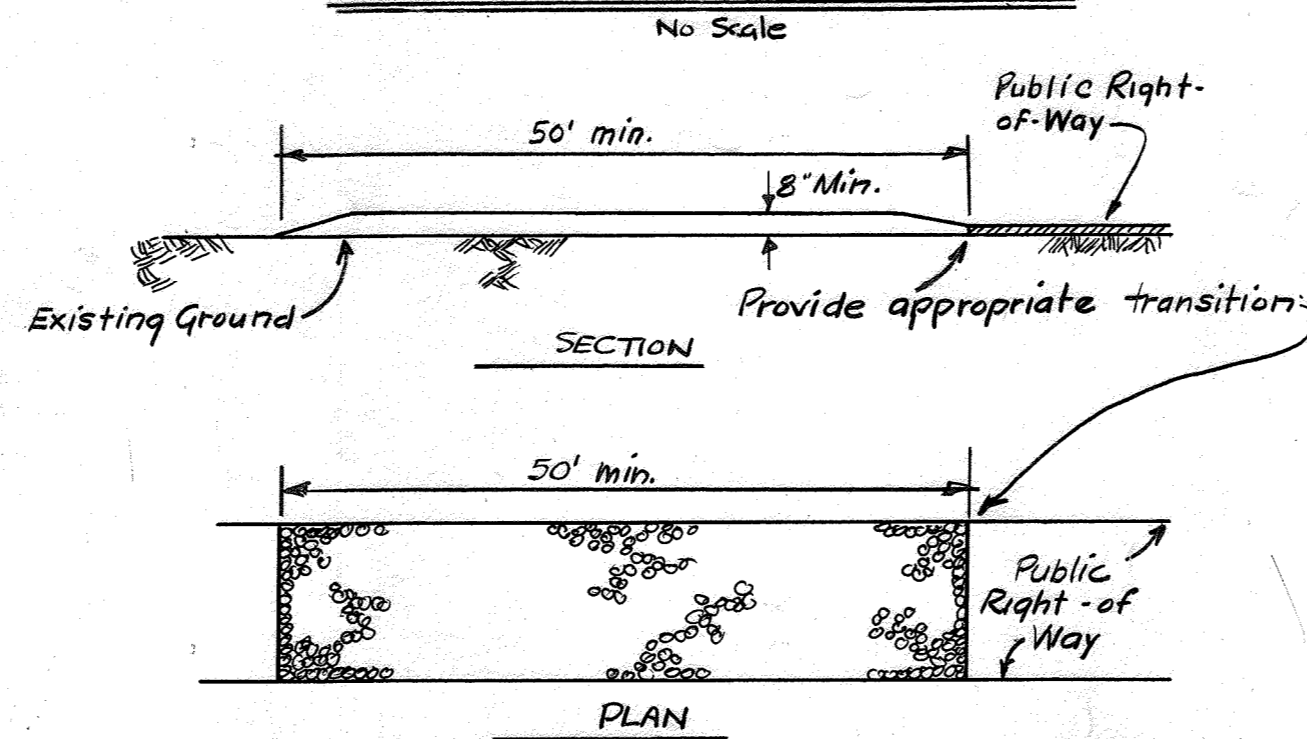
SEDIMENT CONTROL NOTES

- Specifications for the Sediment Control Details shown hereon are included in the U.S.D.A. Soil Conservation Service "Standards and Specifications for soil erosion and sediment control in developing areas."
- Grading permit must be obtained prior to any grading, grubbing, or earth disturbance.
- The developer shall notify the Howard County Office of Inspections and Permits at least 24 hours prior to beginning any construction shown hereon (465-5000 Ext. 365).
- Sediment control structures to be constructed prior to any on-site grading or disturbance to any existing surface material, and are to be stabilized as soon as constructed.
- All sediment control structures to remain in place until permission for their removal has been obtained from the Howard County Office of Inspection and Permits (465-5000 Ext.365).
- All graded areas not to be sodded shall be stabilized by seeding and mulching in accordance with the following:
 - Site Preparation
 - Harrow or disc in areas proposed to be seeding the following materials at the specified rate to a depth of 3"
 - Pulverized limestone at 2 tons per acre.
 - Commercial fertilizer 10-10-10 at 1/2 tons/ acre.
 - Super phosphate at 600 lbs./acre.
 - Seeding
 - Sow the following seed mixture at the rate of 200 lbs./acre with a mechanical spreader.
 - Temporary: Italian or Perennial Rye Grass
 - Permanent: 40% Marion Blue Grass, 40% South Dakota Blue Grass, 20% Penn Lawn Creeping Red Fescue.
 - The seeded area shall then be raked with a York Rake (a minimum of 2 passes) covered and compacted with Cultipacker or other approved method.
 - Mulching
 - Seeded areas shall be uniformly mulched immediately after seeding with unweathered small grain straw at the rate of 1 1/2 - 2 tons/acre.
 - Tie mulch down with liquid asphalt at 0.1 gal/s.y. or emulsified asphalt at 0.04 gal/s.y. or mulch netting.
- All spoils must be removed to a site with an approved grading permit.

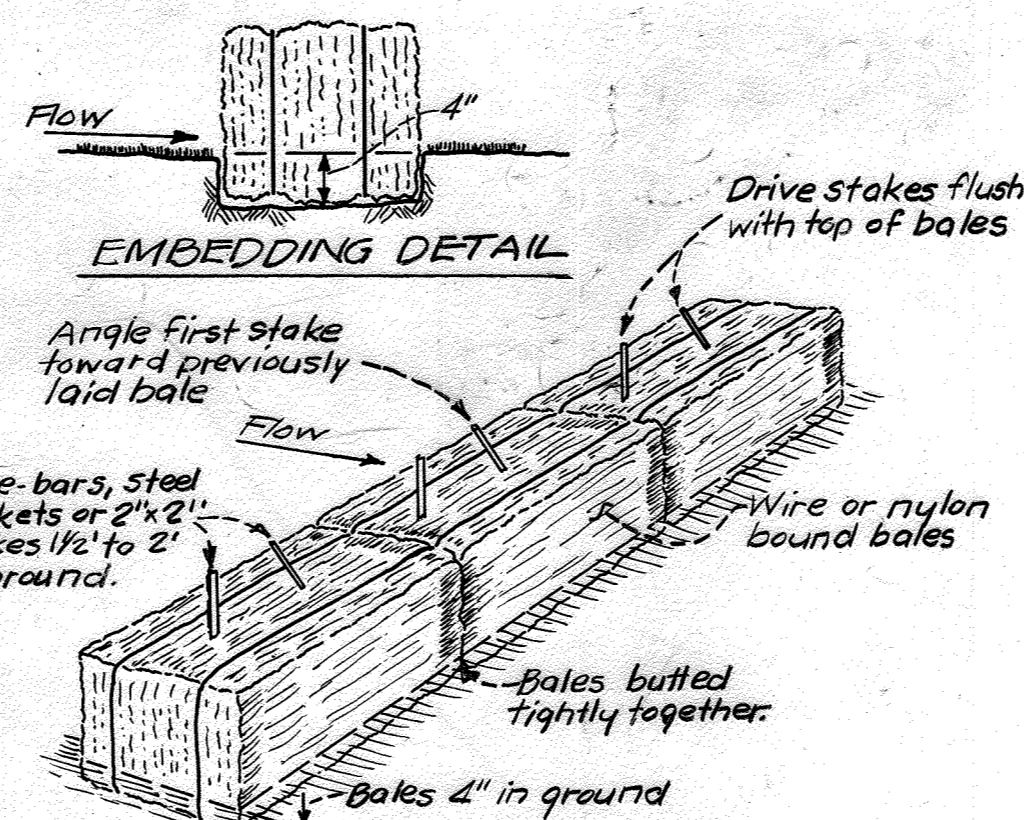
Construction Sequence

- Obtain Grading Permit
- Contact "Miss Utility" to confirm location of existing utilities.
- Construct Perimeter Dike & Sediment Trap.
- Stabilize Dike & Sediment Trap with Temporary Seeding & Mulch.
- Remove Existing Pavement Within Limits of New Paving.
- Construct Stabilized Construction Entrance.
- Construct Storm Drain System & Install Straw Bale Dikes, & Block Inlets 1 & 2.
- Relocate Utilities, as Required.
- Place all Roads to Subgrade.
- Stabilize Graded Areas with Temporary Seeding & Mulch.
- Construct Hotel Addition & Parking Garage.
- Repair Erosion Control Devices & Maintain Sediment Trap, as Required.
- Place Curbs & Sidewalks.
- Place Paving Courses.
- Fine Grade Slopes.
- Place Landscaping & Stabilize Graded Areas with Permanent Seeding & Mulch.
- Remove Straw Bale Dikes, & Open Inlets 1 & 2.
- Remove Sediment Trap & Perimeter Dike to Existing Ground & Stabilize Disturbed Area with Permanent Seeding & Mulch.

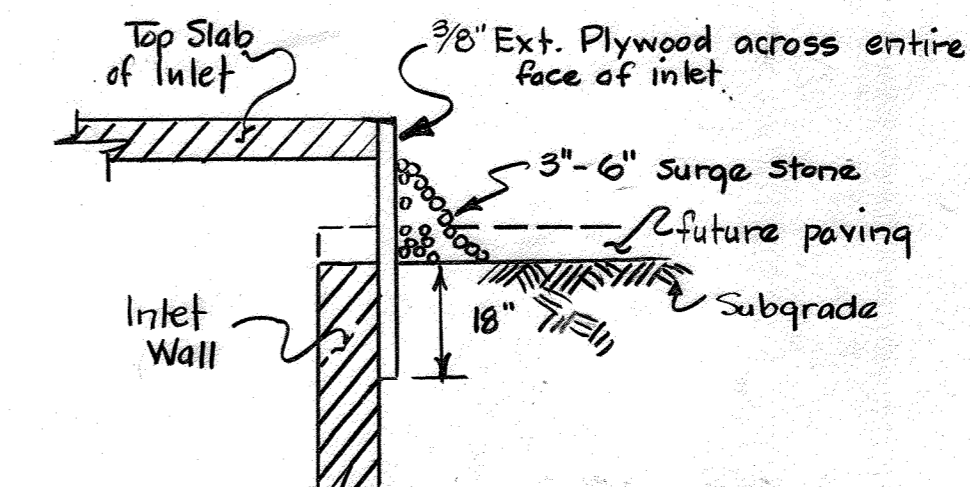
STABILIZED CONSTRUCTION ENTRANCE



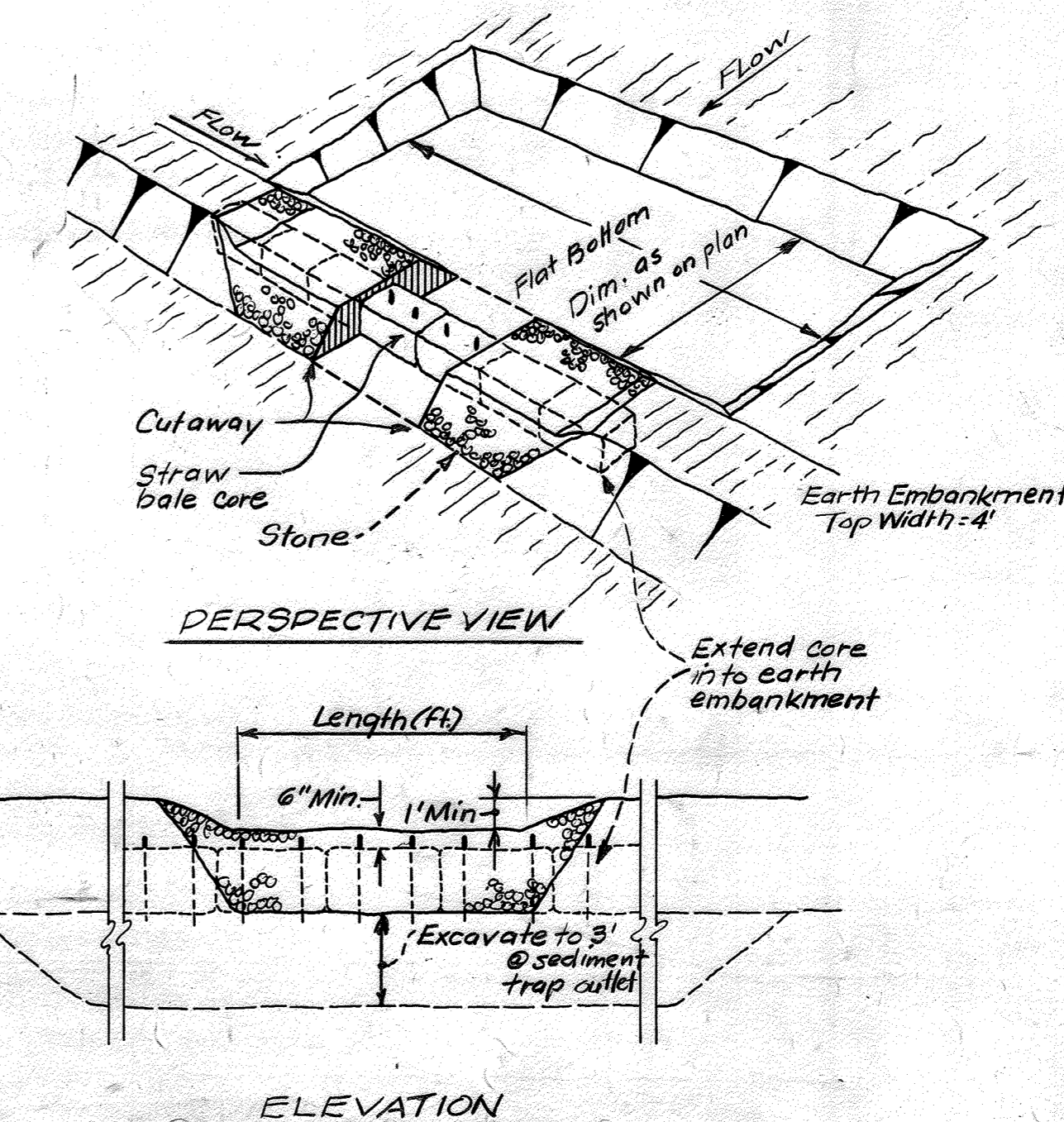
PERIMETER DIKE
NO SCALE



ANCHORING DETAIL
STRAW BALE DIKE
NO SCALE



Blocking Detail - Inlets 1 & 2
NO SCALE



STONE OUTLET SEDIMENT TRAP
NO SCALE

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 5-23-79

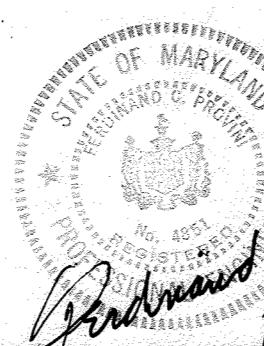


There is no AS-BUILT information provided on this sheet.
5/30/24
AS-BUILT

Owner:
Hotel Columbia, Inc.
10275 Little Patuxent Parkway
Columbia, Maryland 21044

Reviewed for Howard County Soil Conservation District and meets Technical Requirements.
Winstead Gundette 6-6-79
U.S. Soil Conservation District
This development plan is approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District
Wm J. Rowe 4/7/79
District Coordinator
Howard Soil Conservation District

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
PLANNING DIRECTOR
DATE 7-16-79
APPROVED: J. Brown 7-16-79
COUNTY HEALTH OFFICER
HOWARD COUNTY HEALTH DEPT.



12/18/78

APPROVED: FOR PUBLIC WATER, PUBLIC SEWER AND STORM DRAINAGE SYSTEMS AND ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DIRECTOR
DATE 7/1/79
Allen S. Brown
CHIEF, BUREAU OF ENGINEERING

DEVELOPER'S CERTIFICATE
I certify that all development and/or construction will be done according to this plan of development and plan for Erosion and Sediment Control, and I also authorize periodic onsite inspection by the Howard Soil Conservation District or their authorized agent, as are deemed necessary. Deviation from this plan will not be made unless authorized by the Howard Soil Conservation District.
DATE 5/31/79

ENGINEER'S CERTIFICATE
I certify that this plan for Erosion and Sediment Control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.
DATE 12/18/78

12/18/78

GREENHORNE & O'MARA, INC.
ENGINEERS · ARCHITECTS · PLANNERS · SURVEYORS
6715 KENILWORTH AVE., RIVERDALE, MD.
301/277-2121 20840

SEDIMENT CONTROL DETAILS
CROSS KEYS INN ADDITION
COLUMBIA, MARYLAND
ELECTION DISTRICT No. 5 TAX MAP 30
HOWARD COUNTY, MARYLAND

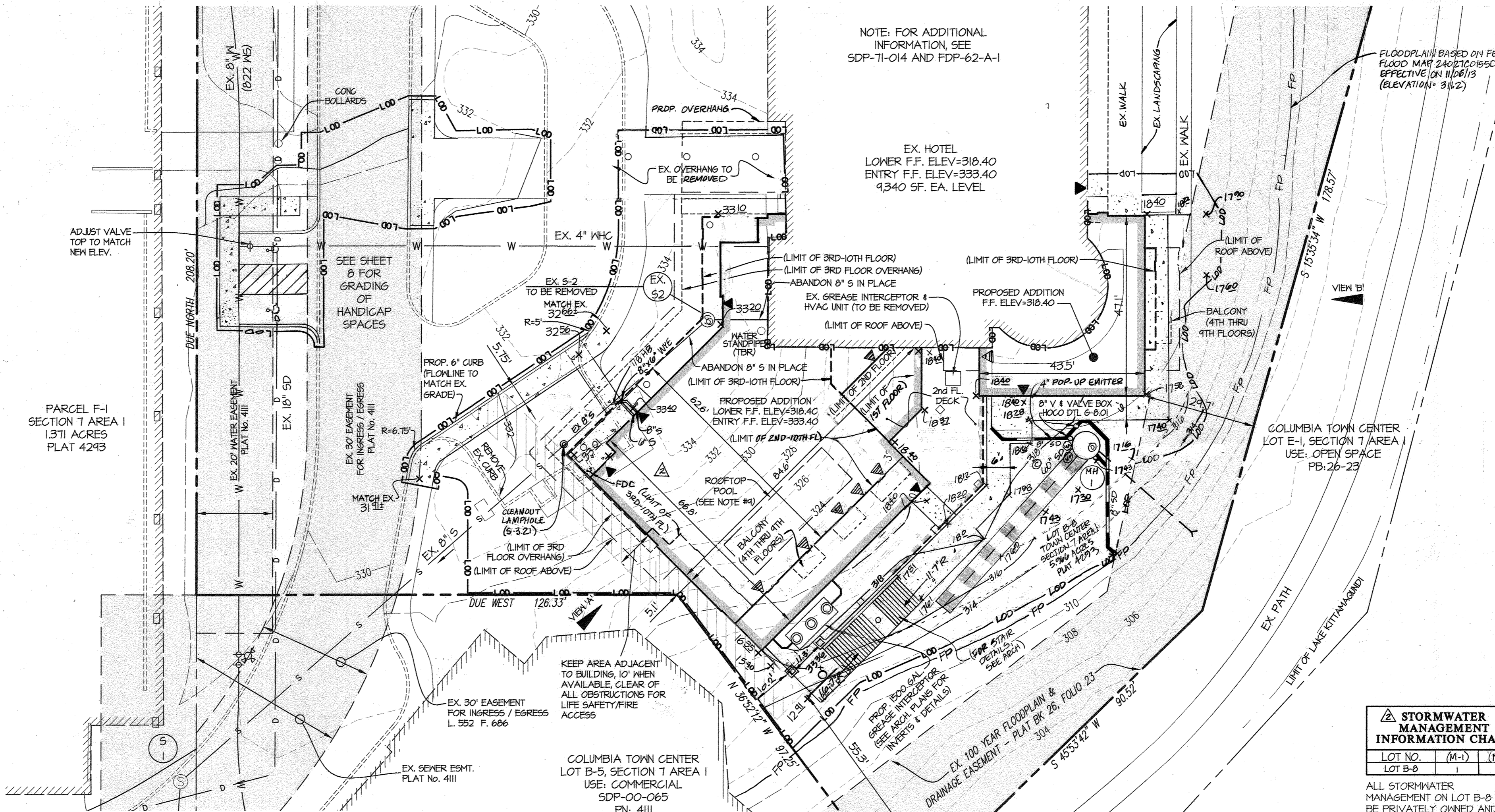
MWD DESIGN
E.B. DRAWN
MWD CHECKED
DATE 5-23-79
SHEET No. 5 OF 8
JOB No. 655-X-00-05
FILE No.

- NOTES:**
- THIS SITE IS EXEMPT FROM THE FOREST CONSERVATION ORDINANCE IN ACCORDANCE WITH SECTION 16.1202(B)(IV), A PLANNED UNIT DEVELOPMENT WHICH HAS PRELIMINARY DEVELOPMENT PLAN APPROVAL AND 50% OR MORE OF THE LAND IS RECORDED AND SUBSTANTIALLY DEVELOPED BEFORE DECEMBER 31, 1992.
 - THIS PROPERTY IS ZONED NT PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
 - NO GRADING, REMOVAL OF VEGETATIVE COVER, OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN WETLANDS STREAMS OR THEIR REQUIRED BUFFERS, AND 100 YEAR FLOODPLAIN AREAS UNLESS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING AS NECESSARY DISTURBANCES OR WAIVERS HAVE BEEN APPROVED.
 - WATER AND SEWER SERVICE WILL BE PUBLIC. WATER AND SEWER SERVICE TO THESE PARCELS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 10.122.B OF THE HOWARD COUNTY CODE.
 - THE LIMIT OF DISTURBANCE FOR THIS REDLINE IS LESS THAN 30,000 SF. THE GRADING PERMIT WILL BE ISSUED ACCORDING TO THE STANDARD EROSION AND SEDIMENT CONTROL PLAN. NO SEDIMENT CONTROL PLAN IS REQUIRED FOR THE REDLINE.
 - BUILDING, PROPERTY LINES AND EXISTING SITE FEATURES SHOWN ARE PER ALTA SURVEY BY GLM DATED NOVEMBER 2017.
 - TOTAL 2019 BUILDING ADDITION = 50,697 SF (GROSS)

FLOOR	GROSS SF
LEVEL 1 (BASEMENT)	5,543
LEVEL 2 (MAIN ENTRY)	4,906
LEVEL 3	5,221
LEVEL 4	5,221
LEVEL 5	5,221
LEVEL 6	5,221
LEVEL 7	5,221
LEVEL 8	5,221
LEVEL 9	5,221
LEVEL 10	3,701
TOTAL	50,697*

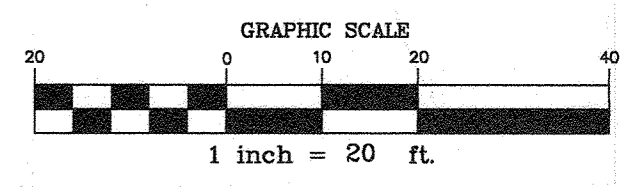
*THE GROSS FLOOR AREA SHOWN HAS BEEN COMPUTED AS DEFINED BY THE HOWARD COUNTY ZONING MANUAL, ALTHOUGH THE AREA SHOWN IS OVER 50,000 SF. THE GROSS FLOOR AREA IS DEFINED BY THE 2018 I.B.C. MAY BE BELOW 50,000 SF AND THEREFORE EXEMPT FROM THE HOWARD COUNTY GREEN BUILDING LAW. SEE ARCH. PLANS FOR THE GROSS AREA AS DEFINED BY THE I.B.C. AND ANY LEED REQUIREMENTS.

- TOTAL LIMIT OF DISTURBANCE FOR ADDITION = 18,665 SF
- THERE IS A POOL LOCATED ON THE ADDITION ROOF THAT IS WHOLLY CONTAINED WITHIN THE BUILDING FOOTPRINT. SEE ARCHITECTURAL PLANS FOR MORE INFORMATION.
- A PRE-SUBMISSION MEETING WAS NOT REQUIRED FOR THIS ADDITION AS THE PROPOSED FLOOR AREA IS LESS THAN 25% OF THE OVERALL EXISTING BUILDING FLOOR AREA.
- BUILDING COVERAGE:**
TOTAL AREA OF SITE (PARCEL B-6): 5.91 AC.
TOTAL BUILDING COVERAGE (INCLUDING OVERHANGS): 1.43 AC. = 24.0%
- THE HOTEL EXPANSION IS NOT SUBJECT TO DOWNTOWN REVITALIZATION REQUIREMENTS BECAUSE SECTION 125.0.6.3 OF THE ZONING REGULATIONS ALLOWS MINOR BUILDING ADDITIONS NOT TO EXCEED 10% OF THE EXISTING MAIN FLOOR AREA, NOT TO EXCEED 5,000 SQUARE FEET. THE EXISTING COMBINED MAIN FLOOR AREA OF SDP-TI-014 AND SDP-TI-044 IS 44,018 SF. THE MAIN ENTRY FLOOR OF THE ADDITION (4,906 SF) IS AN INCREASE OF 0.99%.
- A SUBMISSION TO THE HOWARD COUNTY DESIGN ADVISORY PANEL WAS MADE IN ACCORDANCE WITH SECTION 125.H.1.D. THE DESIGN ADVISORY PANEL APPROVED THE APPLICATION AT ITS MEETING ON MARCH 21, 2019. THE DAP ADOPTED TWO RECOMMENDATIONS AS NOTED IN THE MINUTES.
- A MINIMUM OF 341 PARKING SPACES ARE PROVIDED ON ADJACENT PARCELS A-1 AND F-2 AND LOT D-1. SECTION 7, AREA 1 IN ACCORDANCE WITH THE DECLARATION OF PARKING COVENANTS DATED MARCH 9, 1971 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 552, FOLIO 516, AS AMENDED BY L. 16674 F. 244, AND AS APPROVED IN HOWARD COUNTY SITE DEVELOPMENT PLANS SDP-TI-014 (191 PARKING SPACES) AND SDP-TI-44 (142 PARKING SPACES).
- ALL PROPOSED PAVEMENT TO BE TYPE P-2 PER H.O.C. STANDARD DETAIL R-2.01.
- FOR ADDITIONAL INFORMATION, SEE SDP-TI-014 AND FDP-62-A-1
- THERE WILL BE NO NET INCREASE OF HOTEL ROOMS OR RESTAURANT SEATS ON THE PROPERTY AS A RESULT OF THIS ADDITION. THE NUMBER OF ROOMS BEING ADDED WITH THIS ADDITION WILL REPLACE THE NUMBER OF ROOMS BEING REMOVED FROM SDP-TI-014. THE RESTAURANT IS BEING RELOCATED TO THIS NEW ADDITION. SEE PARKING TABULATION ON SHEET I FOR ADDITIONAL INFORMATION.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY (DESIGN MANUAL - VOL. IV) PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- THE CURRENT FLOODPLAIN IS NOT BEING DISTURBED WITH THE PLAN. ANY FURTHER REDEVELOPMENT OF THIS PROPERTY WILL REQUIRE THE FLOODPLAIN TO BE REPLACED.



LEGEND

- 310 --- EXISTING CONTOUR
- 310 --- PROPOSED CONTOUR
- x 1000 PROPOSED SPOT ELEV.
- w EXISTING WATER
- s EXISTING SEWER
- d EXISTING STORM DRAIN
- PROPOSED WATER
- PROPOSED SEWER
- PROPOSED STORM DRAIN
- EASEMENTS
- LIMIT OF DISTURBANCE
- PROPERTY LINE
- PROP. 6" CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED BUILDING
- EXISTING BUILDING
- CONCRETE SIDEWALK PER H.O.C. STANDARD DETAIL R-3.05
- ▲ BUILDING DOORS (EXIT TO GRADE)
- ▲ BUILDING DOORS (EXIT TO 2ND FLOOR DECK)



STORMWATER MANAGEMENT REQUIREMENTS

STUDY AREA: 13,259 SF
EX IMPERVIOUS AREA: 3,259 SF
(PER DPZ LETTER DATED APRIL 8, 2011, ALL OF DOWNTOWN COLUMBIA QUALIFIES FOR REDEVELOPMENT)

PROPOSED IMPERVIOUS AREA: 2,856 SF
NET IMPERVIOUS: 4,697 SF

SITE IS 100% D SOILS. TARGET P₆ FOR NET IMPERVIOUS IS 2.0"
ESDV REQUIREMENT = 50% * 3,259 SF = 1,629.5 (1" TREATMENT) + 6,597 SF (2.0" TREATMENT) = 1,174 CF

STORMWATER MANAGEMENT PROVIDED BY DEVICE

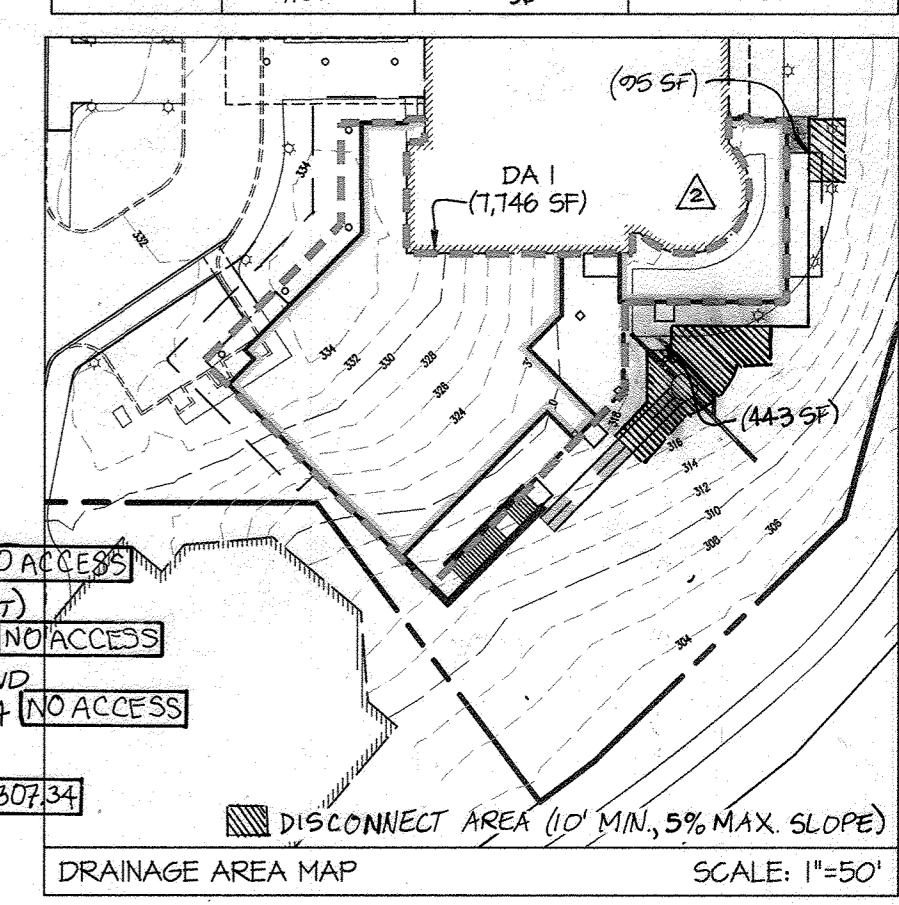
RAINWATER HARVESTING (M-1):	1,232 CU-FT
NON-ROOFTOP DISCONNECT (N-2):	43 CU-FT
TOTAL:	1,275 CU-FT

ESD SUMMARY TABLE

AREA NO.	AREA (SF)	IMPERVIOUS	ESDV (CF)	P ₆
DA 2	536	100%	43	1.00"
DA 1	1,146	100%	1,232	2.00"
TOTAL	8,284	100%	1,275	1.94"

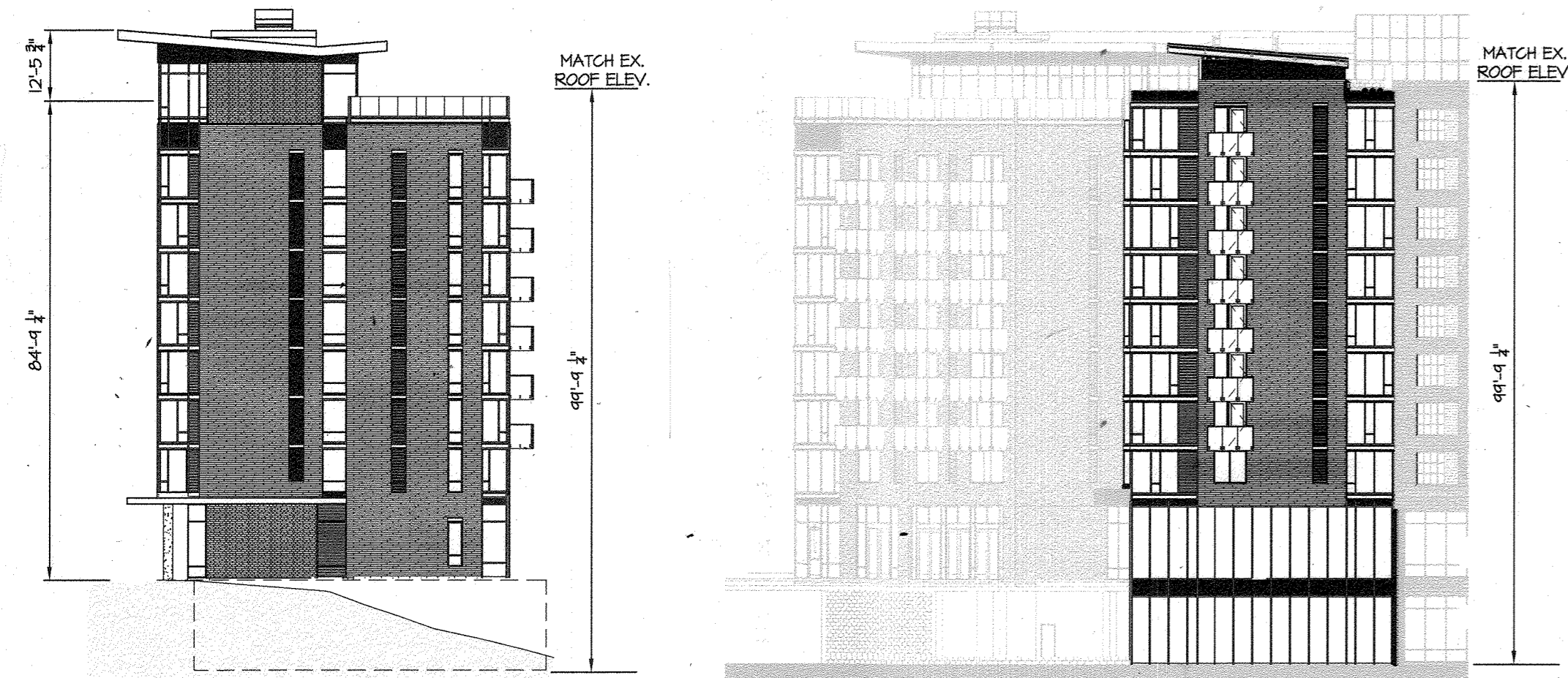
PRIVATE STORM DRAIN SUMMARY TABLE

SIZE (INCHES)	TYPE	QUANTITY (LF)	REMARKS
8	PVC	72	SOH. 40
60	HDPE	53	



AS-BUILT LEGEND

- STORM MANHOLE
- STORM END SECTION
- SEWER CLEANOUT
- WATER METER



APPROVED
PLANNING BOARD OF HOWARD COUNTY
Date: MAY 16, 2019

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: *Naldis J. Lee* 8-8-19
Chief, Division of Land Development: *Wendell Seiden* 8/2/19
Chief, Development Engineering Division: *Ali Chahin* 7-26-19

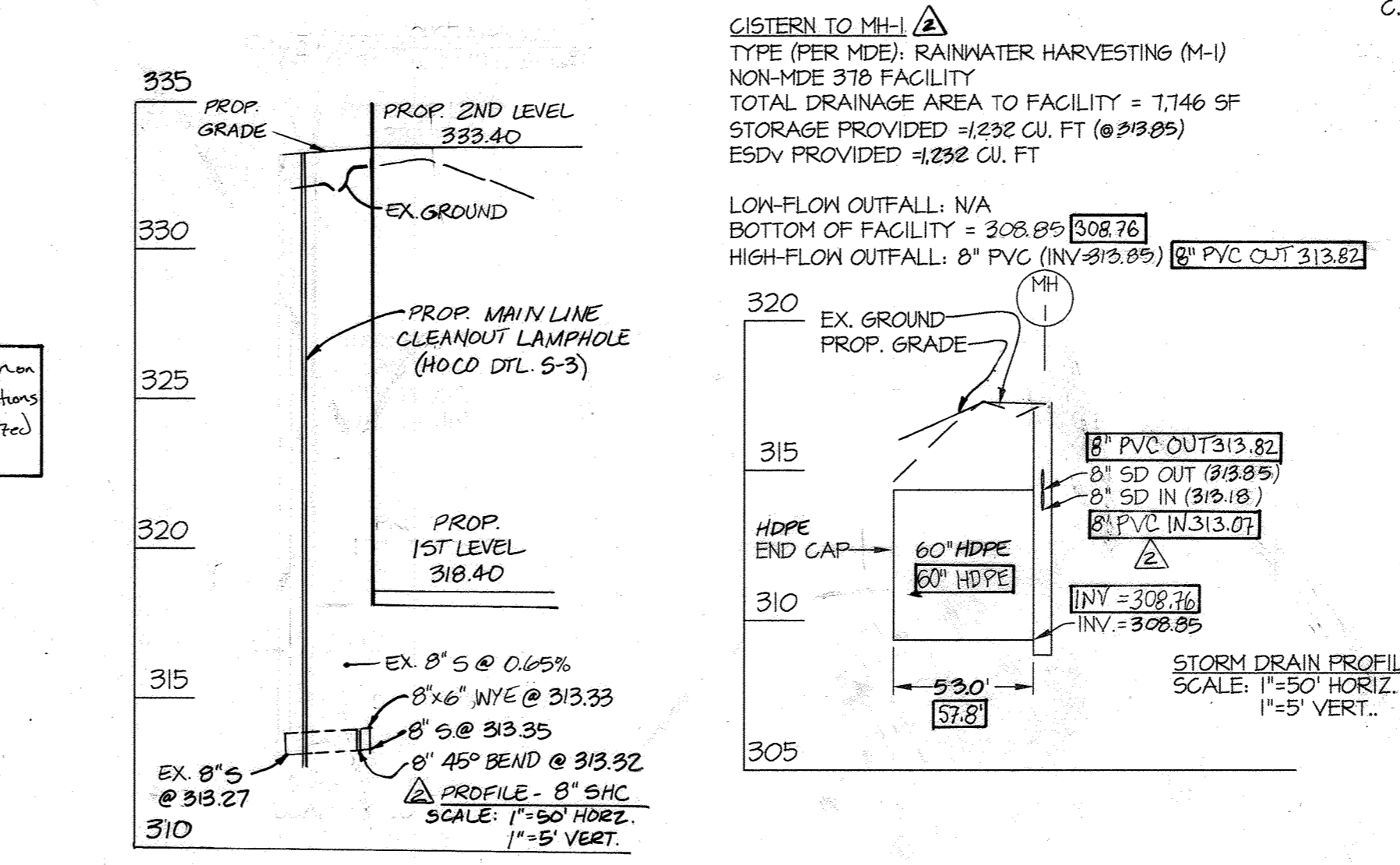
PURPOSE NOTE
THE PURPOSE OF THIS PLAN IS TO CLEARLY SHOW THE LIMIT OF THE PROPOSED HOTEL ADDITION, ADD UTILITIES, ADD HARDSCAPE AND SHOW STORMWATER MANAGEMENT.

APPROVED: HOWARD COUNTY HEALTH DEPARTMENT FOR PUBLIC WATER AND SEWER SYSTEMS
Christina M. Rossman 7/22/2019
County Health Officer

AS-BUILTS PREPARED BY
IMEG
8301 INNOVATION DRIVE
SUITE 109
MANASSAS, VA 20108
PH: 703.383.9867
www.imegcorp.com

IMEG CERTIFIES TO THE AS-BUILT INFORMATION SHOWN IN HEREON, FIELD LOCATED ON 01/03/2024 AND 01/04/2024. NO KNOWN HORIZONTAL OR VERTICAL DATUM. AS-BUILT ELEVATIONS SHOWN HEREON ARE BASED UPON LOCATED FINISHED FLOOR GRADES. FINISHED FLOOR IS PRESUMED TO BE INSTALLED PER PLAN.

AS-BUILT SHEET INDEX
1. SITE DEVELOPMENT PLAN



STRUCTURE SCHEDULE

NO	TYPE	WIDTH (INSIDE)	TOP ELEVATION		INVERT	STD. DETAIL	REMARKS	LOCATIONS
			UPPER	LOWER				
MH-1	T' PRECAST MANHOLE	T'-0"	317.60	---	314.35	309.35	MD 384.01	PRIVATE
			318.26		313.62	308.74		

- OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED RAINWATER HARVESTING (M-1)
- THE OWNER SHALL VERIFY INTEGRITY OF LEAF SCREENS, GUTTERS, DOWNSPOUTS, SPIGOTS, AND MOSQUITO SCREENS, AND CLEAN AND REMOVE AND DEBRIS.
 - THE OWNER SHALL REPLACE DAMAGED COMPONENTS AS NEEDED.
 - OWNER TO SWITCH VALVES TO BYPASS CISTERN AT THE END OF IRRIGATION SEASON AND EMPTY CISTERN, REOPEN CISTERN AND CLOSE BYPASS AT THE START OF IRRIGATION SEASON.

GLW
PLANNING | ENGINEERING | SURVEYING
3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20868 | GLWPA.COM
PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186

DESIGNED BY: DDS
DRAWN BY: AWL
CHECKED BY: CKG
DATE: 07/20/20
REVISION: REVISED FLOORS 3-10 PER ARCHITECT CHANGES, UPDATED SEWER & UPDATED SWM SHEET ADDED (Two Proposed Additions)

PREPARED FOR:
IMH COLUMBIA LLC
10207 WINCOPIN CIRCLE
COLUMBIA, MARYLAND 21044

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS 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. 12975
EXPIRATION DATE: MAY 28, 2026
7/11/19

AS-BUILT
SITE DEVELOPMENT PLAN - 2019 ADDITION
SITE DEVELOPMENT PLAN
CROSS KEYS INN ADDITION
COLUMBIA, MD - TOWN CENTER SECTIONS 1 & 7
AREA 1 - LOTS 1-A & B-8; PARCEL F-1
10207 WINCOPIN CIRCLE, COLUMBIA, MD 21044
ELECTION DISTRICT No. 5

PERMIT INFORMATION CHART

SUBDIVISION NAME:	SECTION/AREA:	PARCEL:
DOWNTOWN COLUMBIA TOWN CENTER LOT B-8	7	0369
FLAT No. 4243	ZONE NT	TAX MAP 30
	GRID 20	BLOCK 5
	ELEC. DIST. 5	CENSUS TRACT 605402
WATER CODE: E31	SEWER CODE: 5551500	

