

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAIN DRAINAGE SYSTEMS AND PUBLIC ROADS.

John F. Nemy 4-20-81
DIRECTOR DATE

William E. Ryan 4/20/81
CHIEF, BUREAU OF ENGINEERING DATE

APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING

Thomas L. Harigh 4-27-81
PLANNING DIRECTOR DATE

Shirley M. Schuman 4/27/81
CHIEF, DIVISION OF LAND DEVELOPMENT DATE
ZONING ADMINISTRATION

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT.

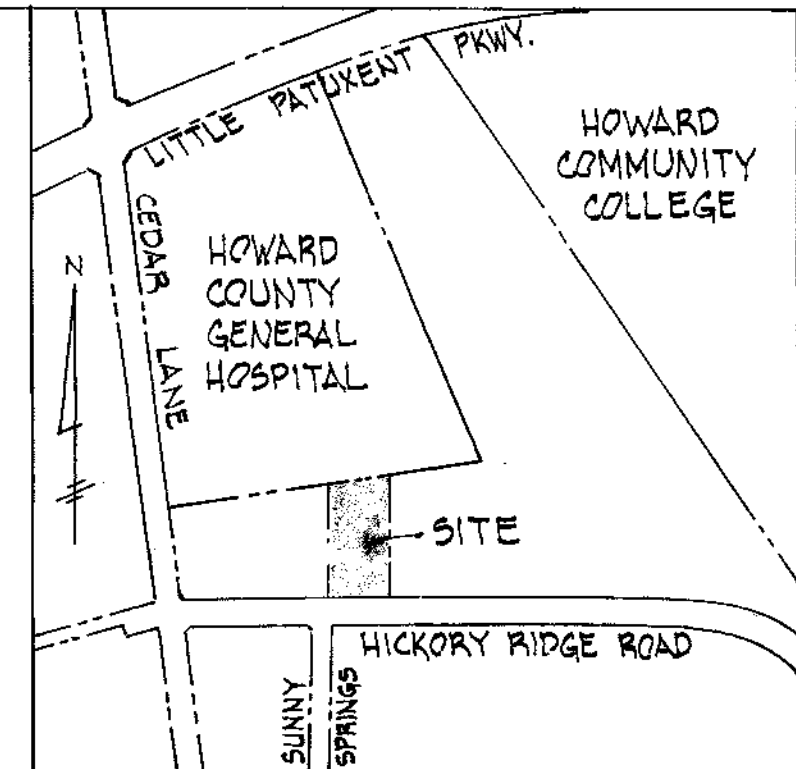
Joseph D. Butler 4-24-81
COUNTY HEALTH OFFICER DATE

BITUMINOUS CONCRETE SURFACE	BAND C-3	1 1/2"
BITUMINOUS CONCRETE BASE	BAND C-2	3/2"
	BAND C-1 OR C-4	

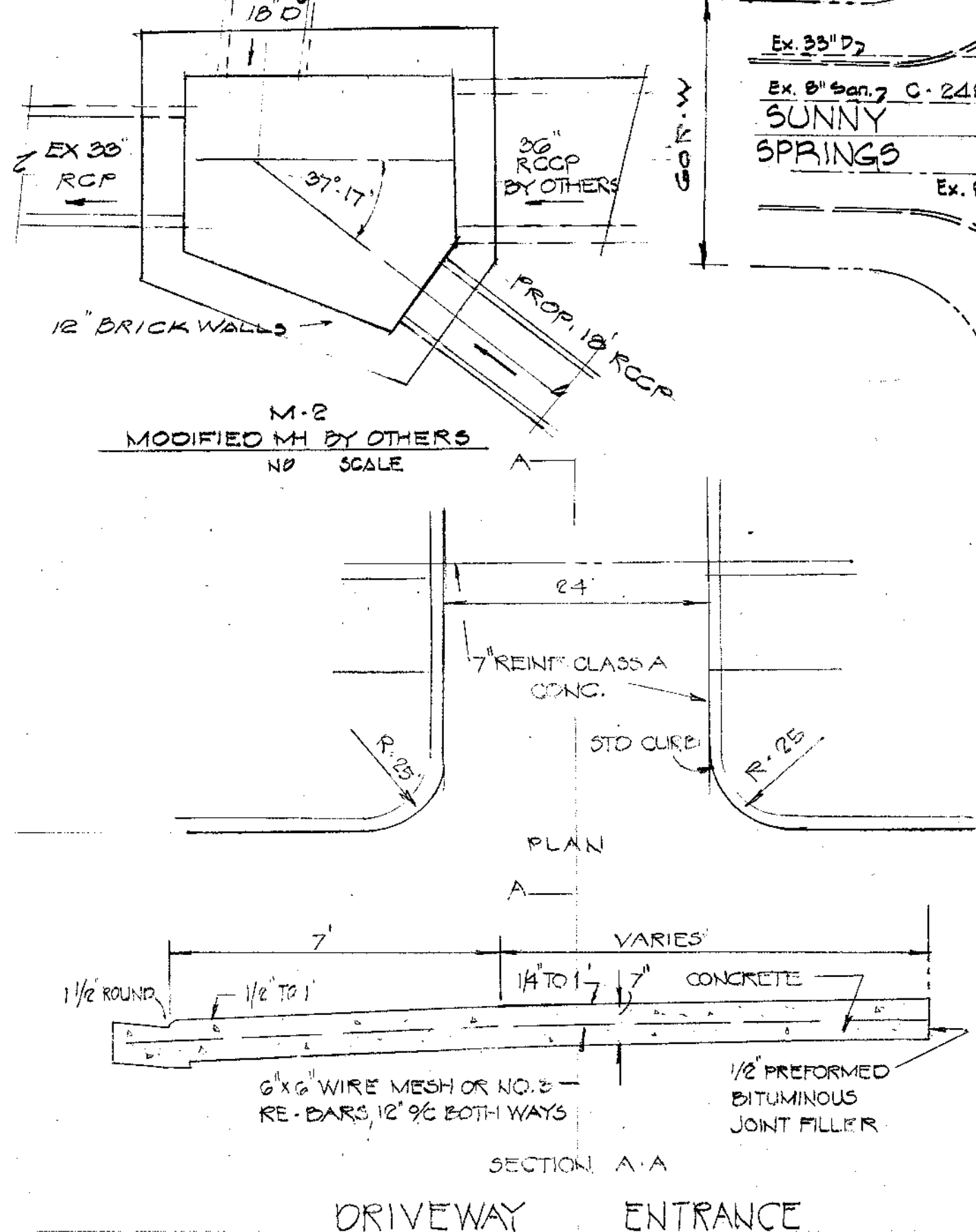
CLEARING & GRADING - ARTICLE C-1
SUBGRADE - ART. C-2
BASE COURSE - ART. C-31 OR C-28
SURFACE - ART. C-31
TO BE CONSTRUCTED IN ACCORDANCE WITH THE HO. CO. RD. CONSTRUCTION CODE AND SPECIFICATIONS

TYPICAL ON-SITE PAVING SECTION

NO SCALE
SEE HO. CO. STD. DETAIL DWG. D-117 PG. 169.

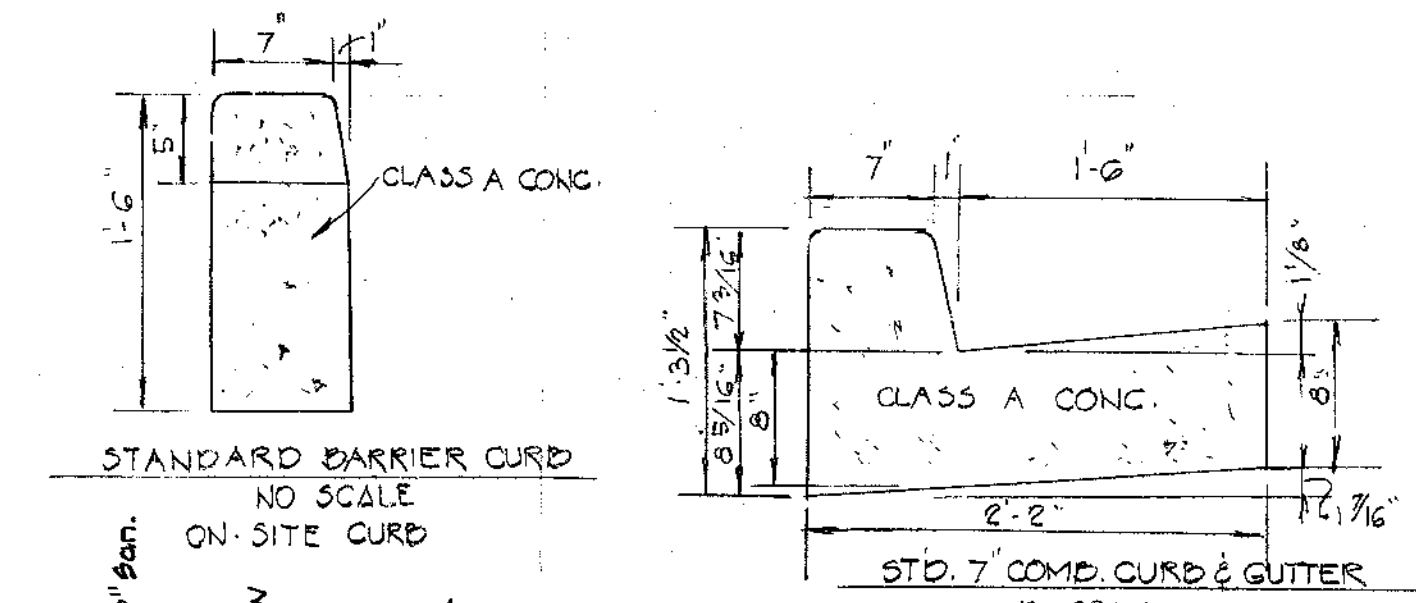


VICINITY MAP
Scale 1"=600'

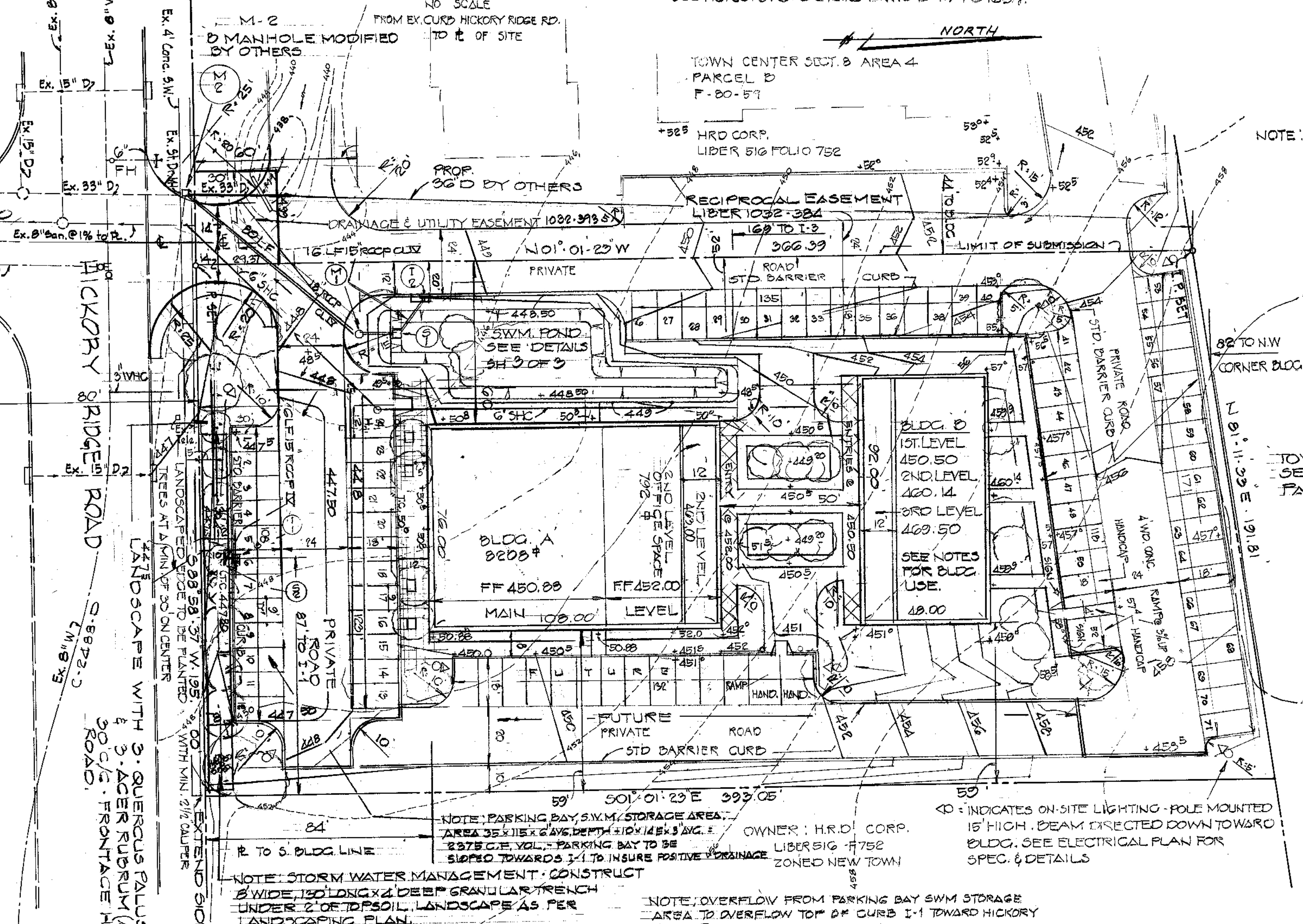


DRIVEWAY ENTRANCE SECTION A-A

NOTE: 6" SHG TO BE VC, PX, C, S, FX, A, C, P CLASS 2400, @ 2.00% MIN. GRADIENT SEE PLAN FOR LOCATION.



STANDARD BARRIER CURB ON-SITE CURB



SITE PLAN SCALE 1"=50'

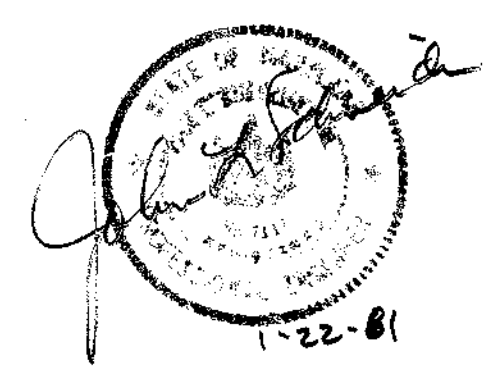
NOTE: THE 24 FT. ACCESS DRIVEWAY TO HICKORY RIDGE ROAD SHALL BE BUILT BY EITHER PARCEL D OR PARCEL E WHICHEVER DEVELOPS FIRST.

GENERAL NOTES

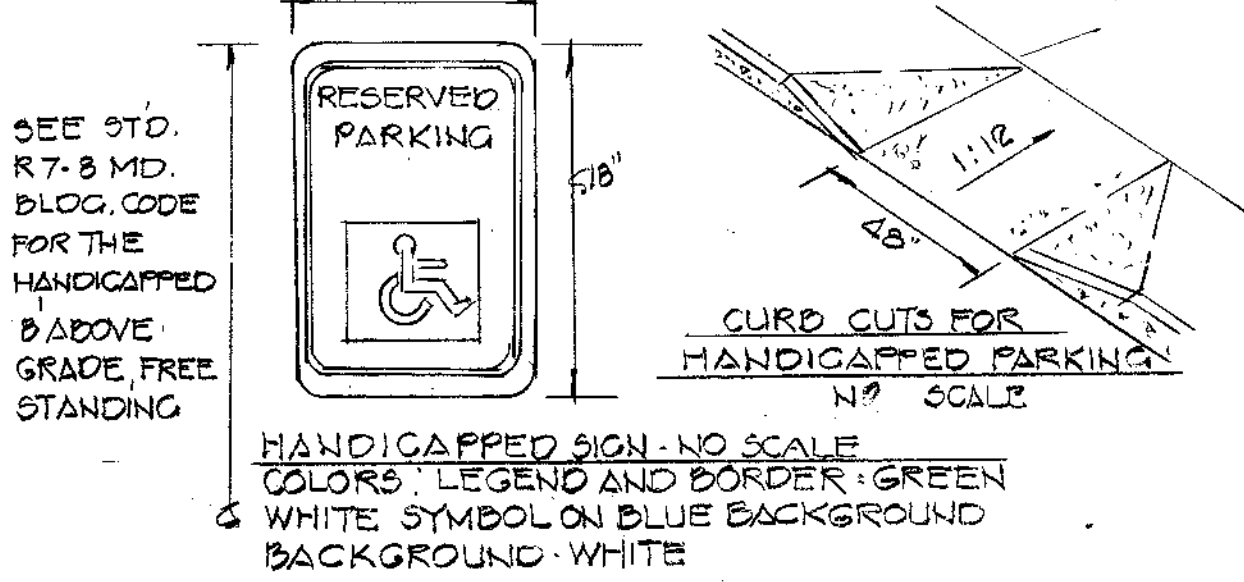
- TOTAL AREA OF SITE = 1.70 AC.
- OWNER: ETHAN GROSSMAN
141 CENTURY PLAZA
COLUMBIA, MD. 21044
- PLAT REF: TOWN CENTER SECT. 8, AREA 4
PARCEL 'E' RECORDED AS PLAT 4706
F.D.P. 177 TAX MAP 35
- ZONING CLASSIFICATION: NEW TOWN, EMPLOYMENT CENTER COMMERCIAL SALES
- SITE USE: OFFICES, GENERAL RETAIL, CONV. STORE
- SITE ANALYSIS
 - A. BUILDING COVERAGE 12,624 SQ. FT. OR 0.2898 AC. 17%
 - B. BUILDING USE DATA
 - BUILDING A: MAIN LEVEL - OFFICES - 4000⁺; CONV. STORE - 3000⁺; GENERAL RETAIL - 1200⁺; 2ND LEVEL - OFFICES - 792⁺
 - BUILDING B: 1ST LEVEL - OFFICES - 2200⁺; 2ND LEVEL - OFFICES - 4416⁺; 3RD LEVEL - OFFICES - 1104⁺
 - C. LANDSCAPING: 12,500⁺ SQ. FT. OR 0.287 AC. 17%
 - D. PAVING: 112,000⁺ SQ. FT.
- PARKING ANALYSIS
 - A. OFFICES - 12,712⁺ SQ. FT. @ 2 P.S. PER 1000⁺ = 254 P.S. REQUIRED
 - B. CONV. STORE - 3,000 SQ. FT. @ 15 P.S. PER 1000⁺ = 45 P.S. REQUIRED
 - C. GENERAL RETAIL - 1,200 SQ. FT. @ 7 P.S. PER 1000⁺ = 84 P.S. REQUIRED
 - 48 PARKING SPACES PER 1000⁺ SQ. FT. OF GROUND COVER
 - 71 PARKING SPACES SHOWN

APPROVED

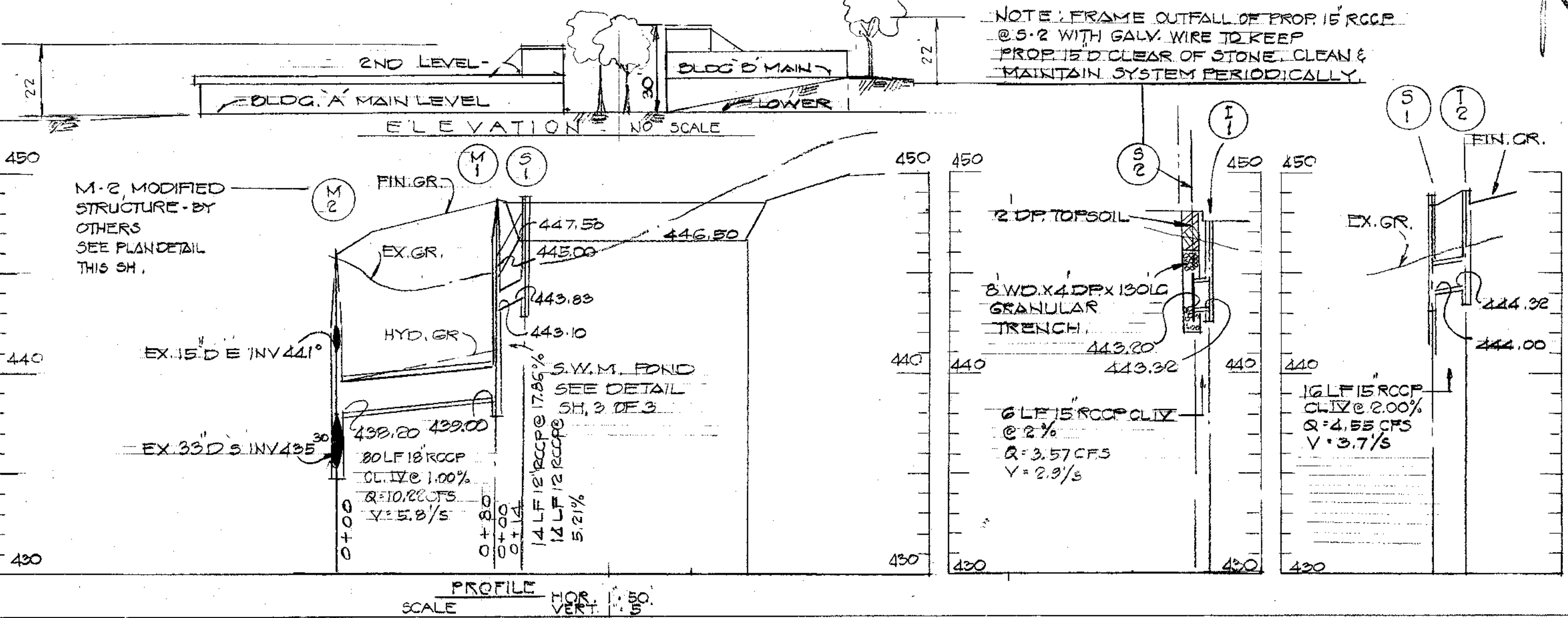
DATE: 3-25-81



NO.	TYPE	STRUCTURE		SCHEDULE		REMARKS
		TOP FL.	IN/IN	IN/OUT		
F-1	HO. CO. STD. CLASS 3 INLET	447.30		443.32		SEE HO. CO. STD. CONSTR. CODE & STANDARDS DRWG. D-98 PG. 153
F-2	HO. CO. STD. CLASS A-10 INLET	449.00		444.32		DRWG. 04-A FS-119-A
S-1	MODIFIED C. INLET	448.83		443.83		SEE DETAILS SH. 3 OF 3
M-1	HO. CO. STD. MANHOLE	449.00	445.10	439.00		SEE HO. CO. STD. DETAILS DRWG. D-109, PG. 155



4 HANDICAPPED PARKING SPACES NO. 24829, 51, 52
ALL HANDICAPPED PARKING SPACE DIMENSIONS SHALL BE 12' WIDTH X 18' LENGTH AS SHOWN.
SIGNS SHALL BE ERRECTED INDICATING RESERVED PARKING FOR THE ABOVE NO. SPACES.



PROFILE SCALE 1"=50'

SITE DEVELOPMENT PLAN

TOWN CENTER, SECTION 8, AREA 4
PARCEL 'E'

COLUMBIA MARYLAND
DISTRICT 5 HO. CO. MD
SCALE: 1"=30' NOV. 13, 1980

ENGINEERS:
LAND DEVELOPMENT CONSULTANTS
37 MT. GREEN CIRCLE
WOODLAW, MD. 21027
265-6543
TOPO BY HUCKINS ASSOC.

OWNER:
ETHAN GROSSMAN
141 CENTURY PLAZA
COLUMBIA, MD. 21044
596-6817

REVISED JAN. 15, 1981
REVISED JULY 10, 1981

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAIN DRAINAGE SYSTEMS AND PUBLIC ROADS.

[Signature] 4-20-81
DIRECTOR DATE

[Signature] 4/20/81
CHIEF BUREAU OF ENGINEERING DATE

APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING

[Signature] 4-27-81
PLANNING DIRECTOR DATE

[Signature] 4/27/81
CHIEF DIVISION OF LAND DEVELOPMENT DATE

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT.

[Signature] 4-24-81
COUNTY HEALTH OFFICER DATE

DEVELOPERS CERTIFICATE
I HEREBY CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN OF EROSION & SEDIMENT CONTROL. I AUTHORIZE PERIODIC ON SITE INSPECTION BY THE SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS AS ARE DEEMED NECESSARY. DEVIATION FROM THIS PLAN WILL NOT BE MADE UNLESS AUTHORIZED BY THE SOIL CONSERVATION DISTRICT.

SEE NEW DEVELOPERS CERTIFICATE THIS SHEET.

SIGNATURE: ETHAN GROSSMAN DATE

ENGINEERS CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAN FOR EROSION & SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS & THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HO. CO. SOIL CONSERVATION DISTRICT.

[Signature] 1-22-81
SIGNATURE JOHN L. SCHNEIDER DATE

REVIEWED FOR HO SOIL CONSERVATION DISTRICTS & MEETS TECHNICAL REQUIREMENTS.

[Signature] 4-9-81
U.S. SOIL CONSERVATION SERVICE DATE

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

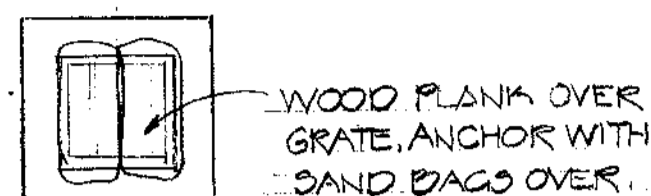
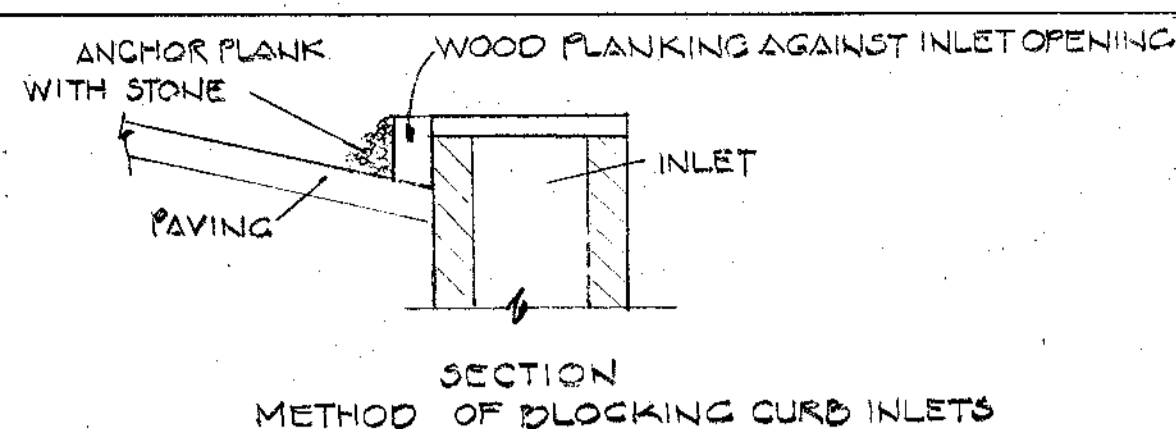
[Signature] 4-9-81
HO SOIL CONSERVATION DISTRICT DATE

SEDIMENT CONTROL NOTES:

- 1. OBTAIN GRADING PERMIT.
- 2. THE HO. CO. BUREAU OF LICENSE, INSPECTIONS & PERMITS SHALL BE GIVEN 24 HRS NOTICE PRIOR TO ANY GRADING.
- 3. ALL SEDIMENT CONTROL MEASURES SHOWN ON THIS PLAN, UNLESS OTHERWISE SPECIFIED, SHALL BE INSTALLED ACCORDING TO NOTE B.
- 4. ALL SLOPES SHALL BE MAX. 3:1 UNLESS OTHERWISE SPECIFIED.
- 5. FOLLOWING THE STABILIZATION ALL ALL AREAS TO BE UPGRADED, THE AREA OF SEDIMENT CONTROL MEASURES MAY BE REMOVED AND GRADED TO THE FINAL GRADES SHOWN, AND STABILIZED IMMEDIATELY.
- 6. IN THE EVENT OF EXCESS MATERIAL, EXCESS MATERIAL SHALL BE STOCK PILED WITH A MAX. SLOPE OF 3:1 IN AN AREA WHICH HAS BEEN CLEARED ON-SITE. STOCK PILED MATERIAL SHALL BE STABILIZED IMMEDIATELY IN ACCORDANCE WITH NOTE B.
- 7. SEDIMENT CONTROL MEASURES WILL NOT BE REMOVED UNTIL APPROVAL IS OBTAINED FROM THE HO. CO. BUREAU OF PERMITS, INSPECTIONS, & LICENSE.
- 8. PERMANENT STABILIZATION
APPLY: 4000 LBS PER AC OF PULVERIZED OLIGOMITIC LIMESTONE.
700 LBS PER AC OF 0-20-0 SUPER PHOSPHATE.
1000 LBS PER AC OF 10-10-10 FERTILIZER.
SEED: 88 LBS PER AC OF KENTUCKY 31 TALL FESCUE AND 22 LBS PER AC OF ANNUAL RYE GRASS.
NOTE: SEED BETWEEN MAR. 1 - MAY 1 OR AUG. 1 - OCT. 1 ONLY
MULCH: 2 TONS PER AC. OF UN-WEATHERED WHEATSTRAW.
TIE DOWN MULCH WITH 480 GAL PER AC. OF LIQUID ASPHALT.

- SITE ANALYSIS
- 1. AREA OF SITE: 1.70 AC.
 - 2. DRAINAGE AREA: 1.70 AC.
 - 3. TOTAL CUT: 4020 CU.YDS.
 - 4. TOTAL FILL: 2000 CU.YDS.

- CONSTRUCTION SEQUENCE
- 1. OBTAIN GRADING PERMIT.
 - 2. INSTALL SEDIMENT CONTROL MEASURES
 - 3. CLEAR AND ROUGH GRADE SITE
 - 4. CONSTRUCT SLODS
 - 5. CONSTR. STORM DRAINS
 - 6. BLOCK ALL INLETS
 - 7. CONSTRUCT STORMWATER MANAGEMENT STRUCTURE
 - 8. RETAIN TEMP. EXCAVATED TRAP & STONE FILTER.
 - 9. PAVE SITE EXCEPT AREA OF TEMP. TRAP.
 - 10. REMOVE TEMP. TRAP
 - 11. COMPLETE PAVING.
 - 12. COMPLETE PAVING.



BITUMINOUS CONCRETE SURFACE	BAND C-5	1"
BITUMINOUS CONCRETE BASE		4"
	BAND G-5 OR C-2	

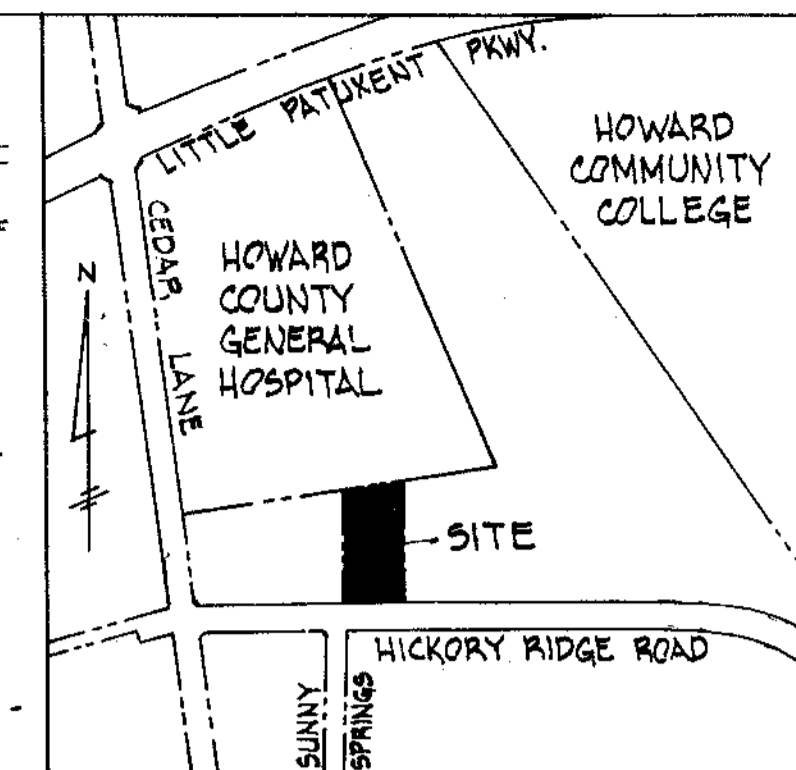
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SUBGRADE - ART. C-2
BASE COURSE - ART. C-31 OR C-28
SURFACE - ART. C-31
TO BE CONSTRUCTED IN ACCORDANCE WITH THE HO. CO. RD. CONSTRUCTION CODE AND SPECIFICATIONS

TYPICAL ON-SITE PAVING SECTION
NO SCALE
SEE HO. CO. STD. DETAIL DRWG D-117 PGS 1.

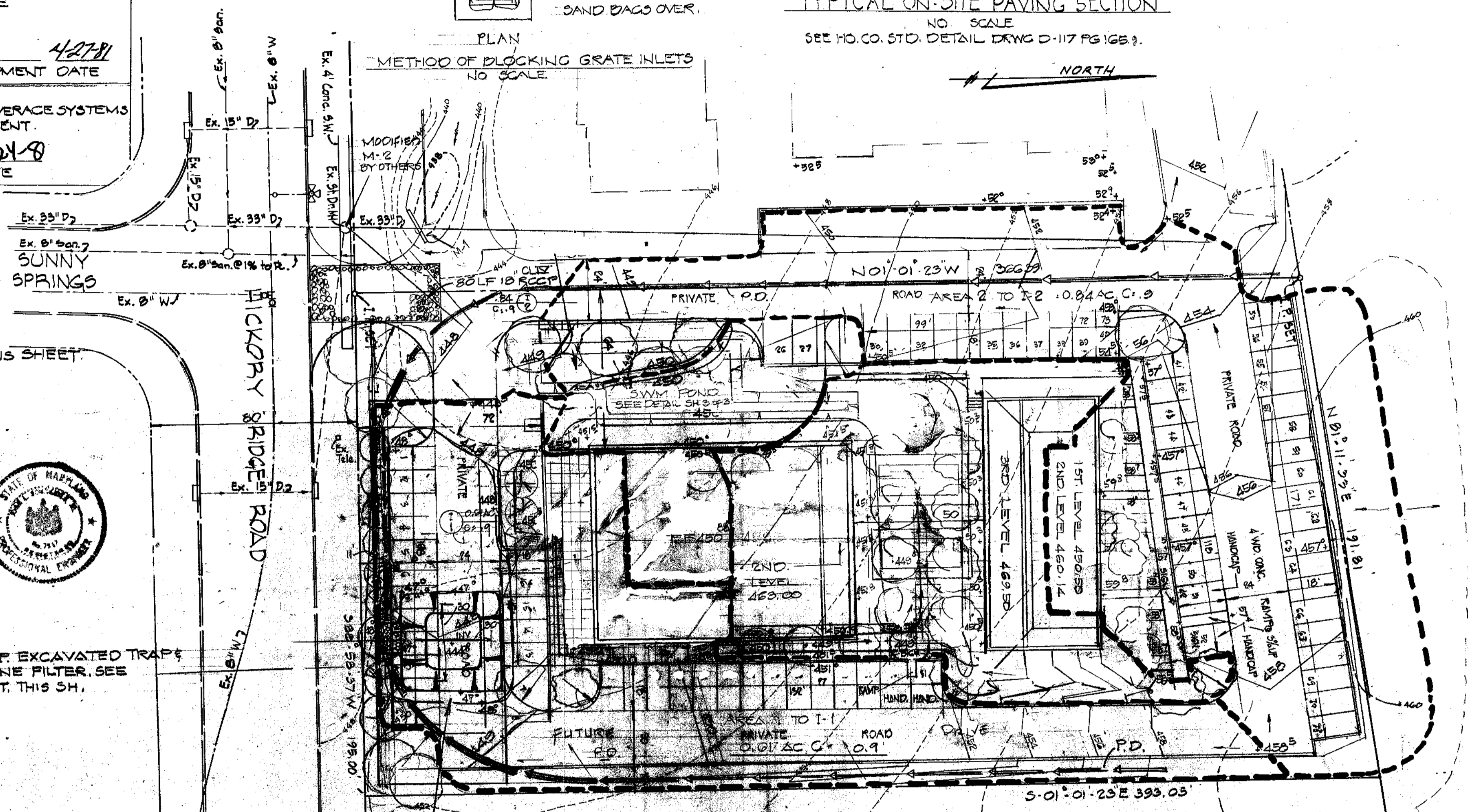
DEVELOPERS CERTIFICATE JAN. 20 1981
I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.

[Signature]
ETHAN GROSSMAN

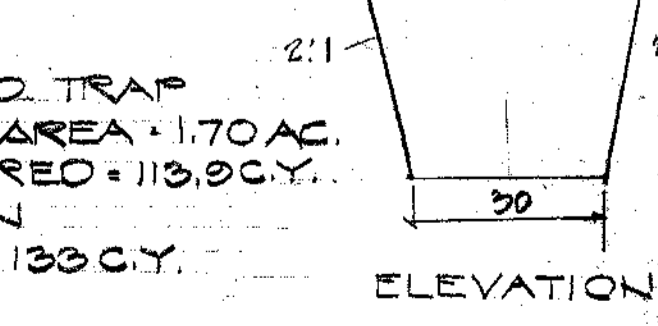
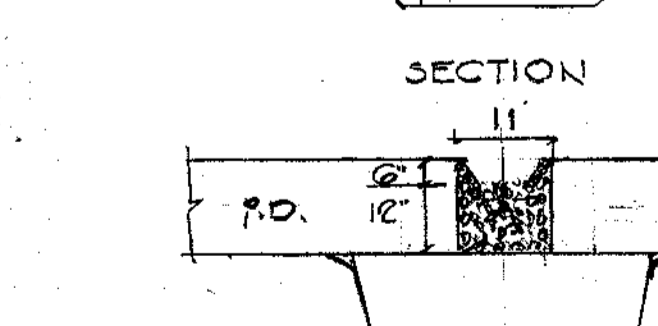
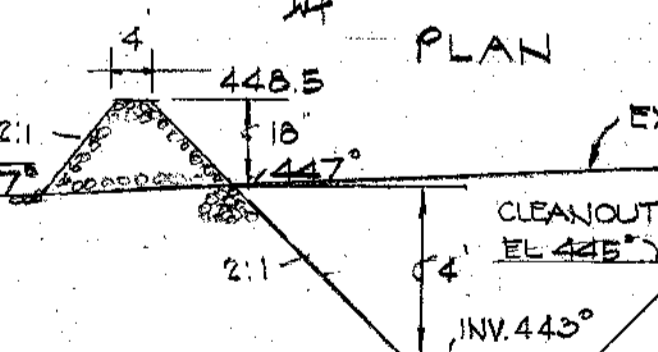
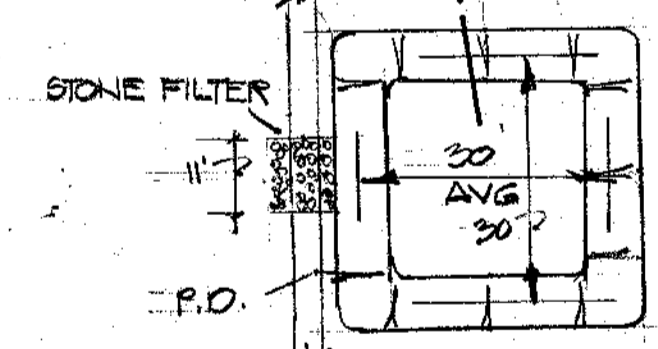
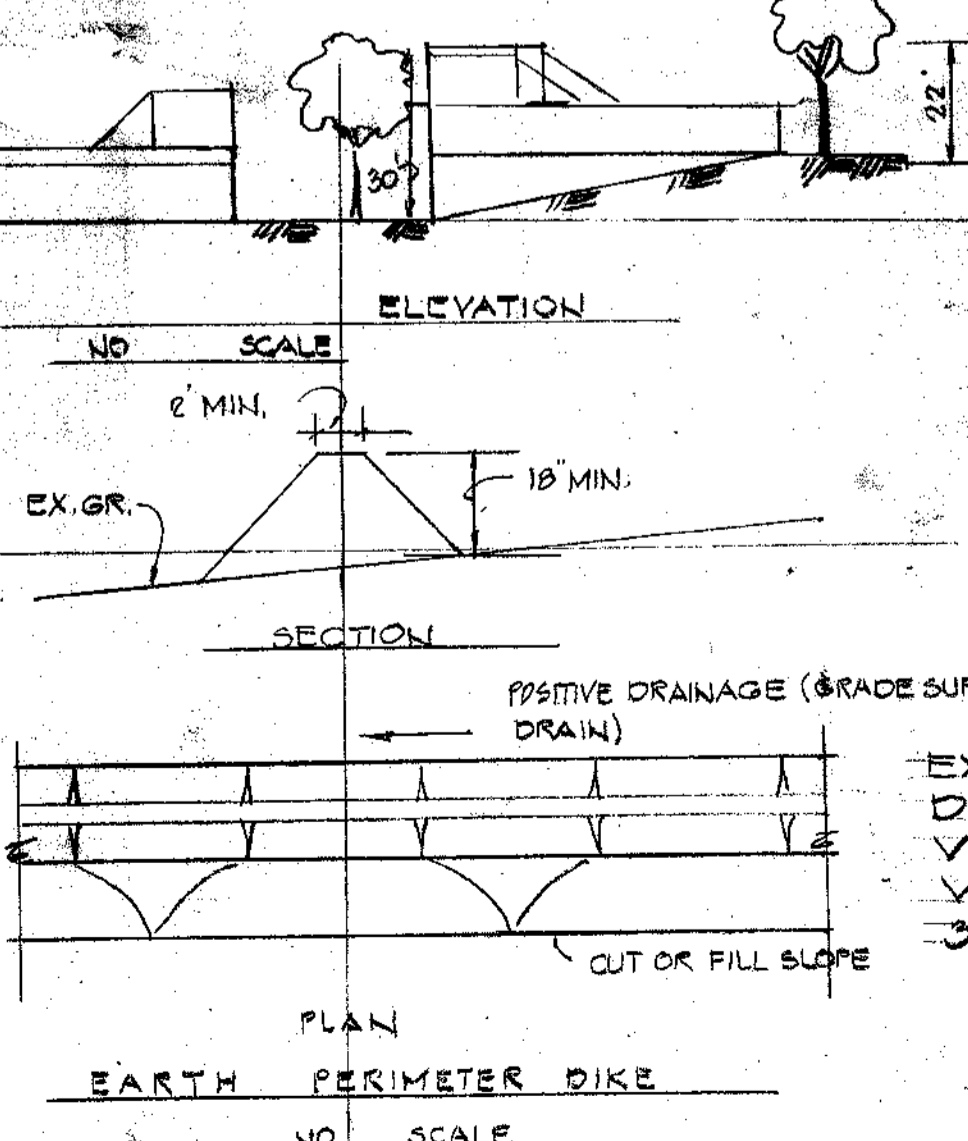
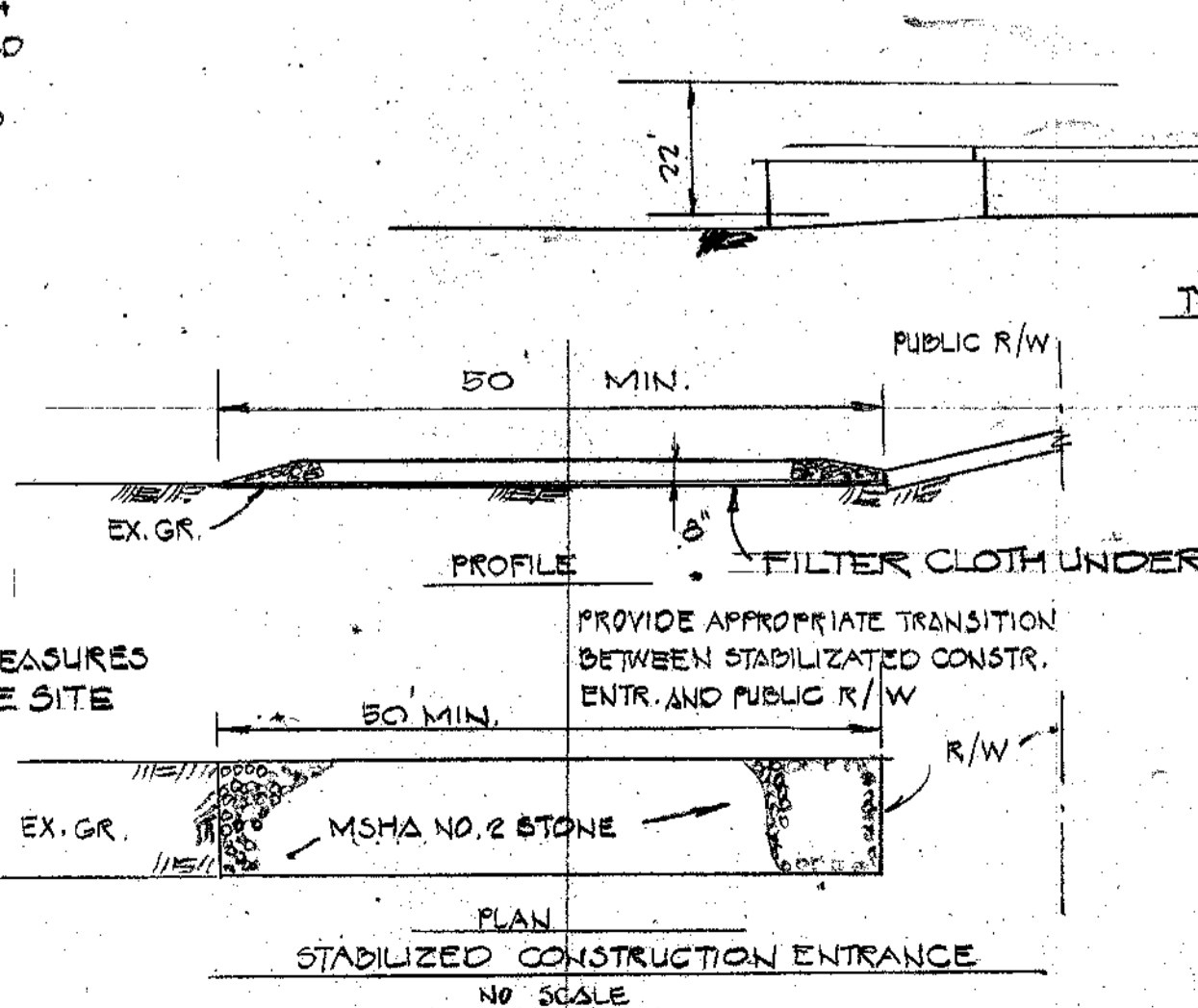
JAN. 20, 1981
DATE



VICINITY MAP
Scale 1"=600'



SITE PLAN
SCALE 1"=30'



- GENERAL NOTES
- 1. TOTAL AREA OF SITE: 1.70 AC.
 - 2. OWNER: ETHAN GROSSMAN
141 CENTURY PLAZA
COLUMBIA, MD. 21044
 - 3. PLAT REF: TOWN CENTER SECT. 8, AREA 4
PARCEL E
F.D.P. 177 TAX MAP 35
 - 4. ZONING CLASSIFICATION: NEW TOWN, EMPLOYMENT
CENTER COMMERCIAL SALES
 - 5. SITE USE: OFFICE BLDG, BANK,
CONV. STORE.
 - 6. SITE ANALYSIS
A. BUILDING COVERAGE: 12,924 sq ft OR 0.29 AC.
BUILDING NO. A BUILDING NO. B
GENERAL RETAIL: 1200 sq ft OFFICES: 7320 sq ft
CONV. STORE: 3000 sq ft
OFFICE: 4000 sq ft
B. LANDSCAPING: 12,500 sq ft OR 0.29 AC., 17%
C. PAVING: 1.12 AC.
C. PARKING ANALYSIS
A. OFFICES & BANK: 14,000 sq ft @ 100 sq ft PER 1000 sq ft = 14 P.S. REQUIRED
D. CONV. STORE: 3,000 sq ft @ 100 sq ft PER 1000 sq ft = 3 P.S. REQUIRED
TOTAL P.S. REQUIRED: 17 P.S. SHOWN

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 3-25-81
[Signature]

DRAINAGE AREA MAP & SOIL CONSERVATION MEASURES

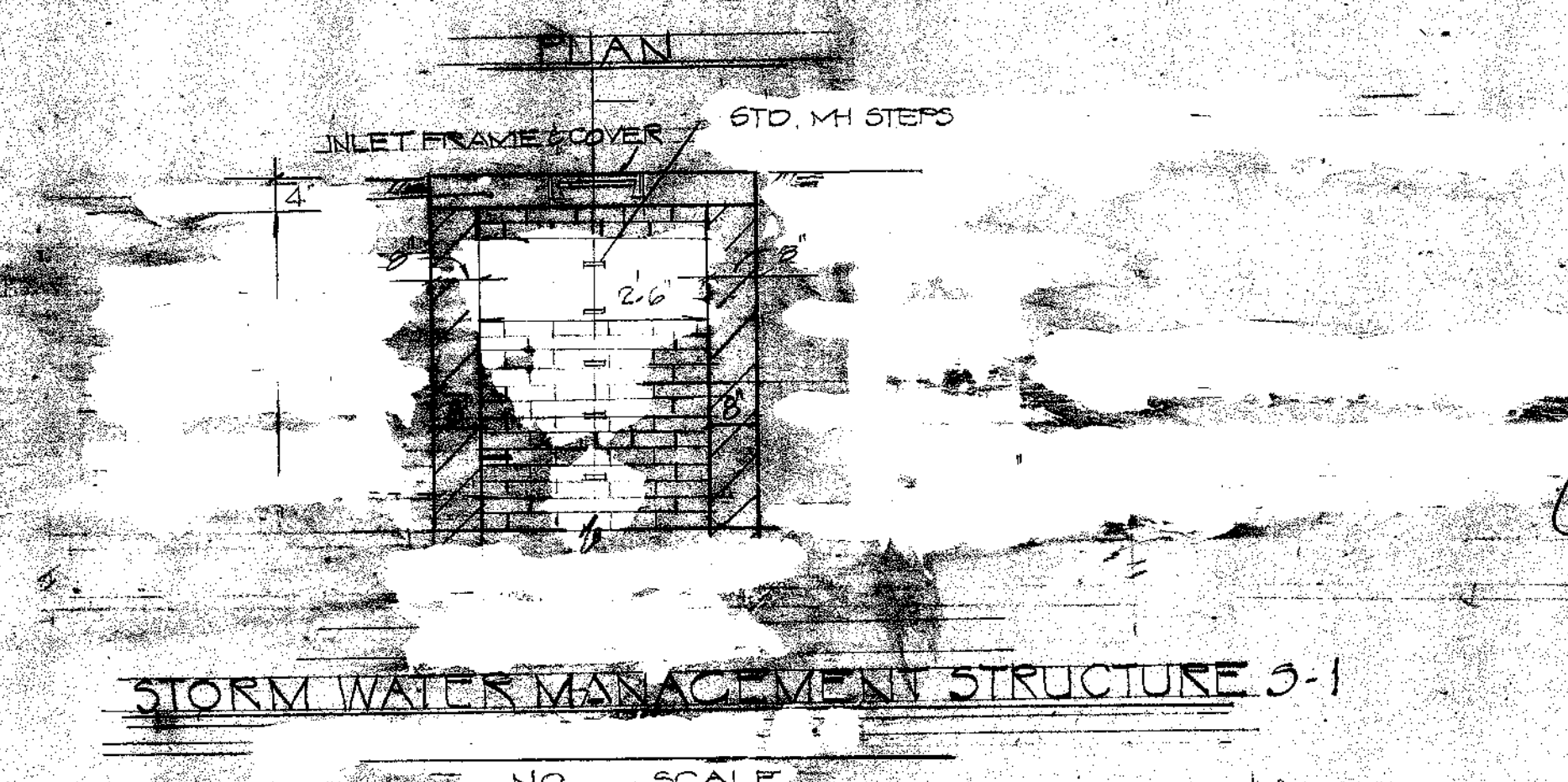
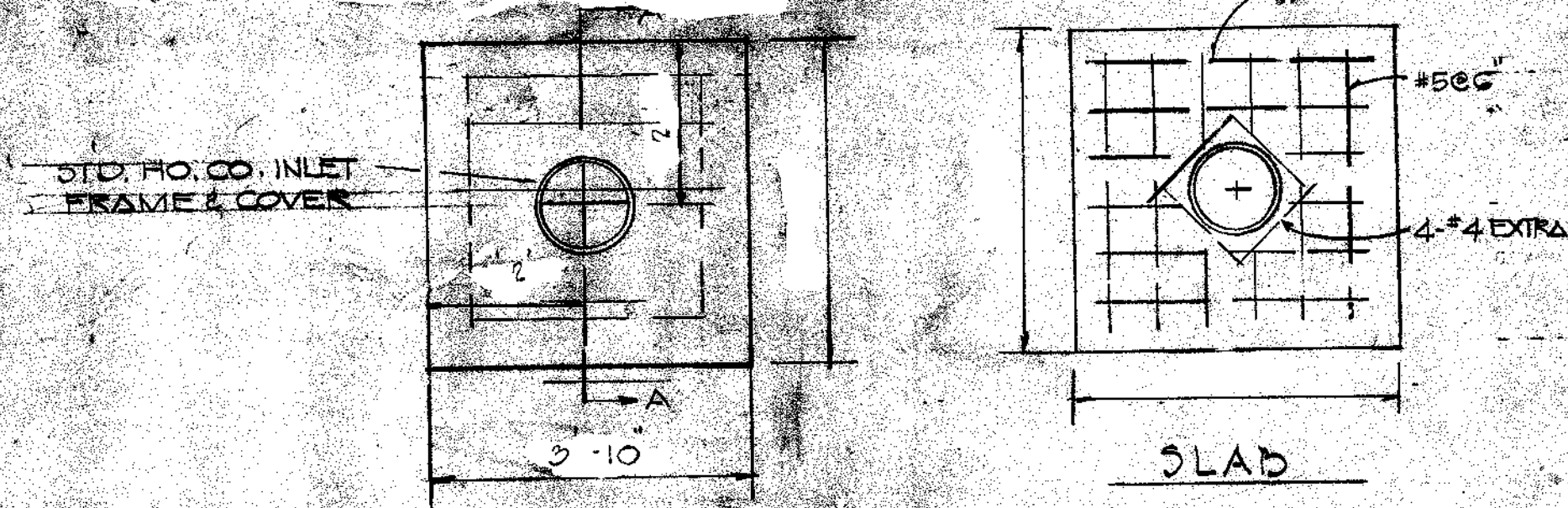
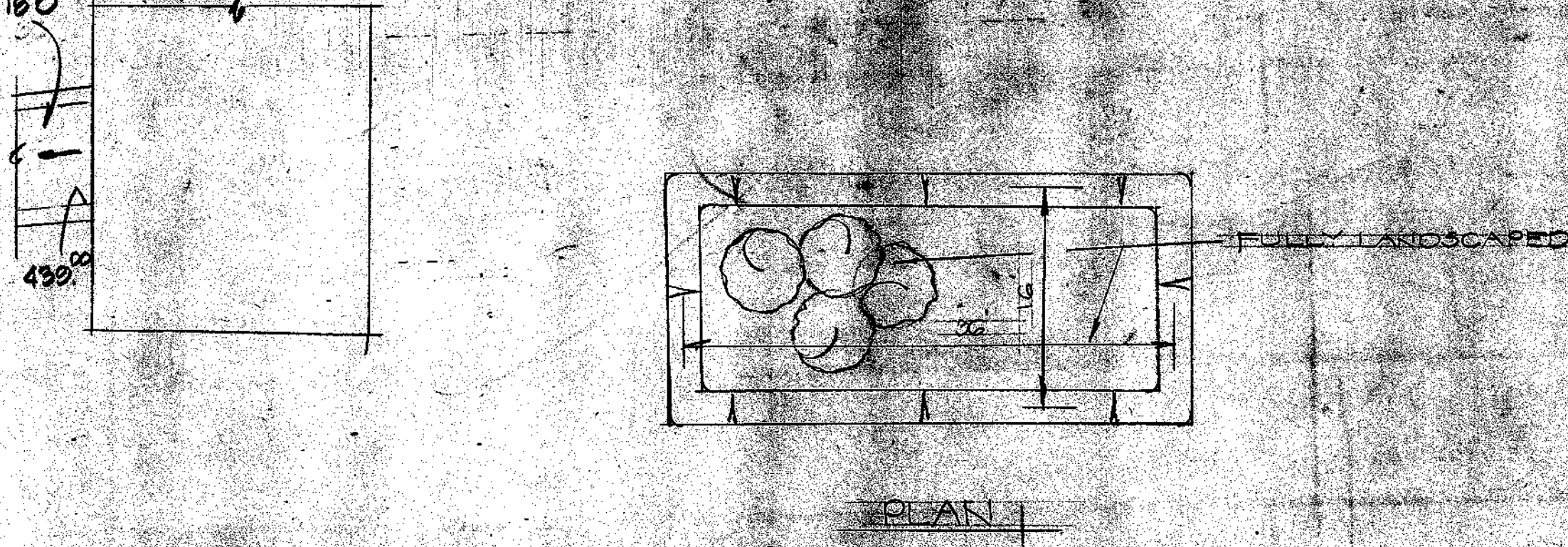
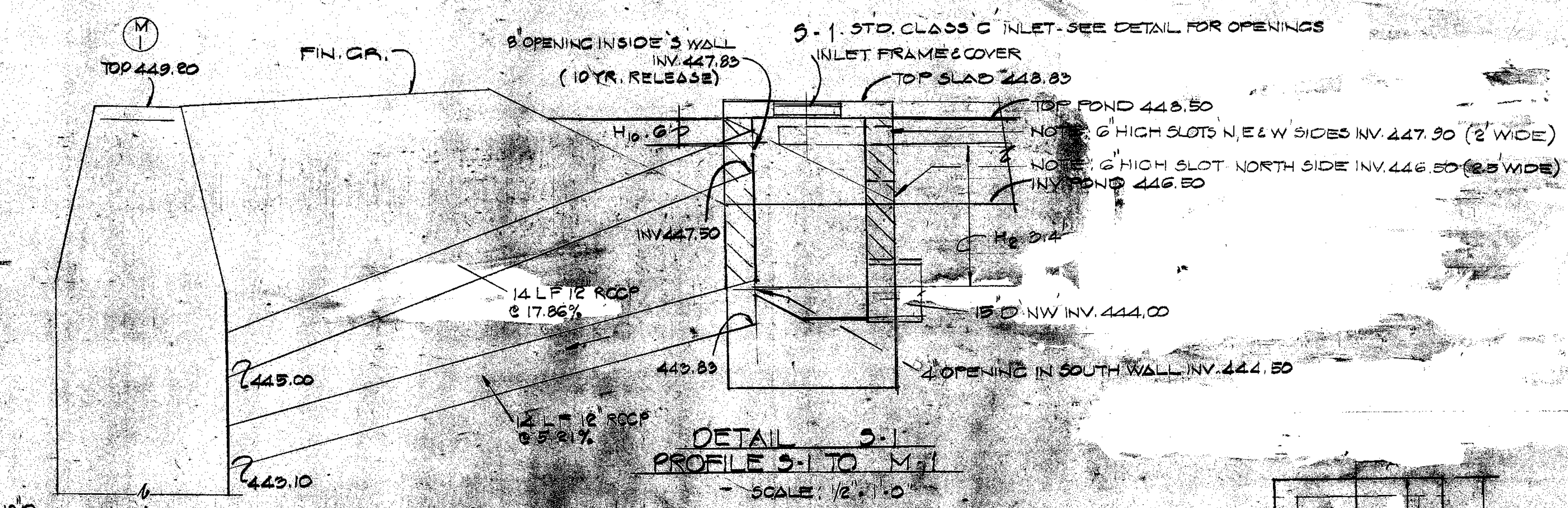
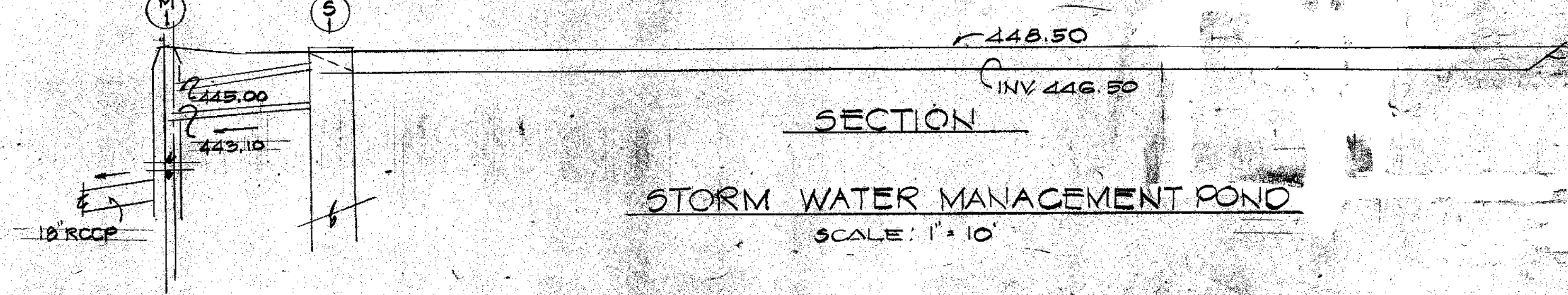
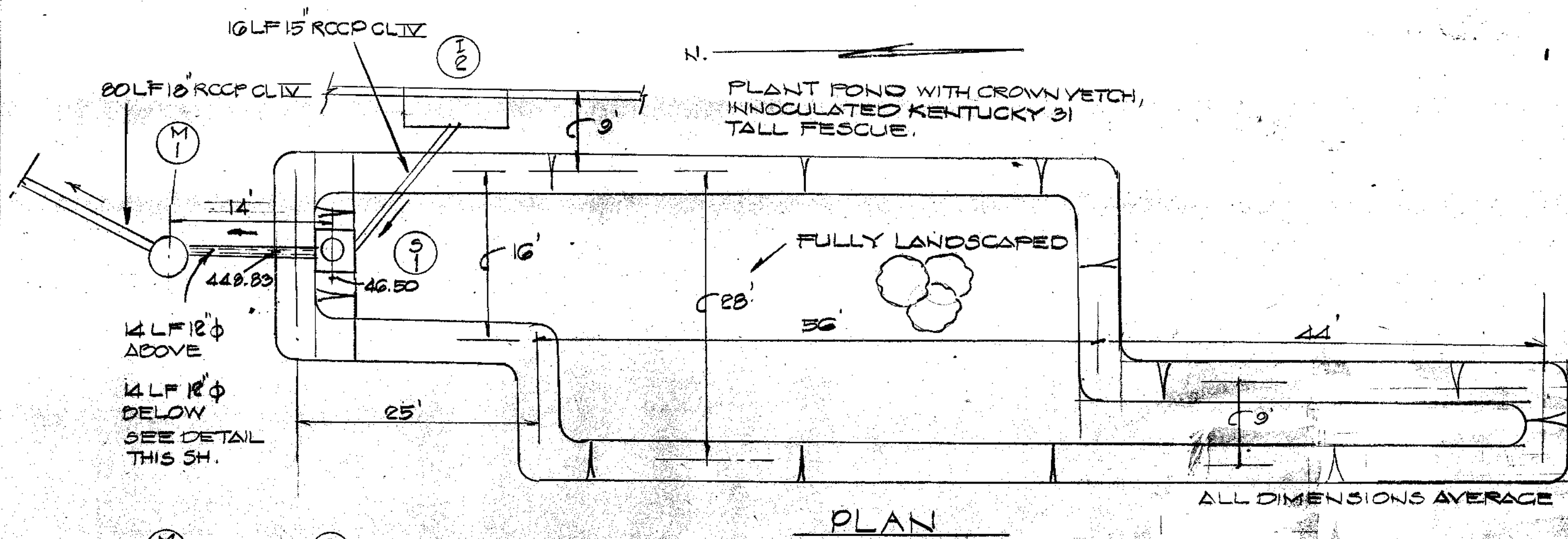
[Signature]
STATE OF MARYLAND
PROFESSIONAL ENGINEER
1-22-81

SITE DEVELOPMENT PLAN
TOWN CENTER SECTION 8, AREA 4
PARCEL E

COLUMBIA MARYLAND
DISTRICT 5 HO. CO. MD
SCALE: 1"=30' NOV. 13, 1980

ENGINEERS:
LAND DEVELOPMENT CONSULTANTS
57 MT. GREEN CIRCLE
WOODLAWN, MD. 21207
268-6543
TOPO BY HUDKINS ASSOC.
OWNER:
ETHAN GROSSMAN
141 CENTURY PLAZA
COLUMBIA, MD 21044
596-6817
REVISED JULY 10, 1981

[Signature]
Walter Paul
1/10/80



APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
DATE: 4-27-81

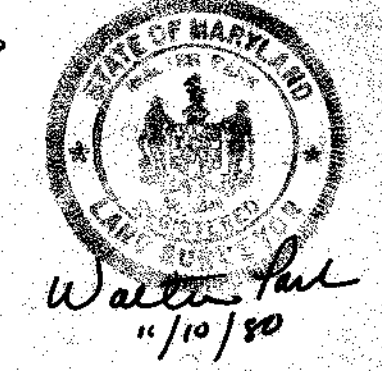
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
DATE: 4-24-81

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
DATE: 4-20-81

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: 3-25-81

STORM WATER MANAGEMENT DETAILS
TOWN CENTER SECT 8 AREA 4
SCALE AS SHOWN

ETHAN GROSSMAN
141 CENTURY PLAZA
COLUMBIA MD 21044
796-6517
LAND DEVELOPMENT CONSULTANTS
HUDKINS ASSOC.
701 JOSEPH ST
COLUMBIA MD 21044
781-2020 245-6543



S.D.P. NO. 81-73-C.S.H.3 OF 3
REVISED JULY 8, 1981 (S.W.M. DETAILS)