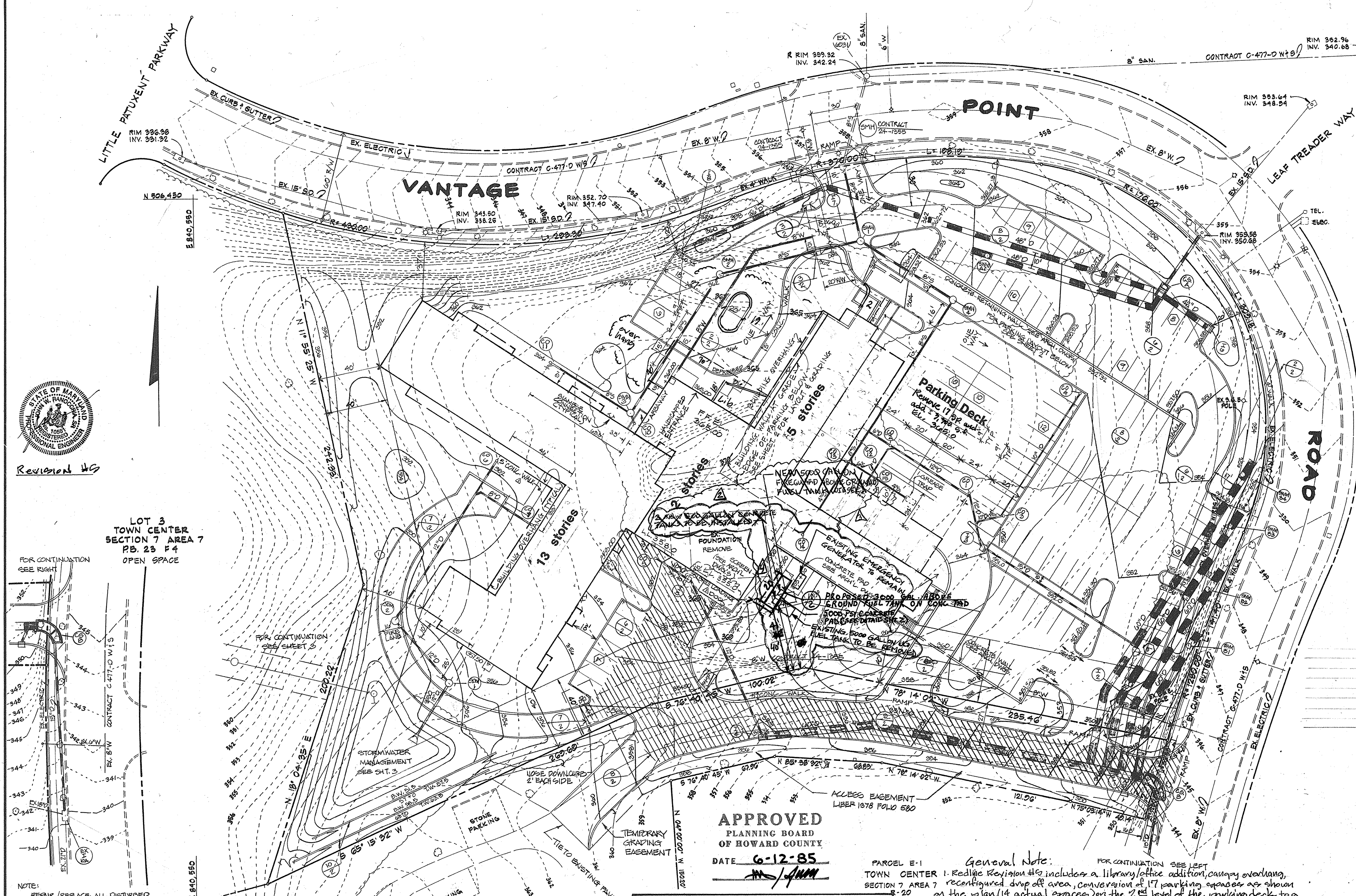
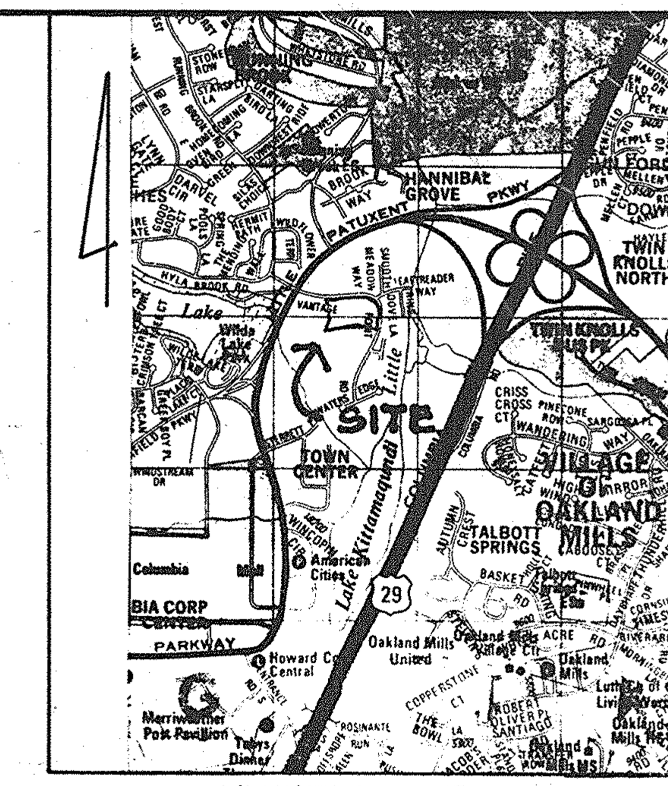




VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

1. All materials and construction to be in accordance with Howard County Design Manual Volume IV, Standard Specifications and Details for Construction.
2. This plan is covered by Final Development Plan Phase 107-A-III.
3. Any damage to county owned rights-of-way shall be corrected at the developers expense.
4. Topography was compiled from actual field survey.
5. The area included is located on Tax Map #30.
6. All driveways and parking areas to be privately owned and maintained.
7. All coordinates are based on Howard County Geodetic Control traverse which is based upon the Maryland State Plane Coordinate system.
8. Class "C" trench bedding shall be used for all strom drainage unless shown otherwise.
9. Information concerning underground utilities was obtained from available records, but the contractor must determine the exact location and elevation of the mains by digging test pits, by hand, at all utility crossing, well in advance of construction.
10. The contractor or developer shall contact the Construction Inspection/Survey Division 24 hours in advance of commencement of work at 992-2417 or 792-7272.
11. All downspout drains shall be handled by one of the following methods:
    A. Downspouts to spash blocks and discharged to ground having good percolation.
    B. Downspout in front of units piped to curb.
    C. Downspout connected to storm drain.
12. Handicap Parking signs shown thus: shall be placed in approximate location shown in plan accordance with the "Maryland Building Code for the Handicapped" Section 5.01 - 1.05.
13. All setbacks and criteria as shown in F.D.P. Phase 107-A-III.
14. All sewer mains shall be C.S.P.X., V.C.P.X., P.V.C. or A.C.P. class 2400 unless otherwise noted.
15. All water mains 4" and larger are to be C.I.P. or D.I.P. All mains and service connections less than 4" diameter are to be copper in accordance with Howard Co. Plumbing Code.
16. All concrete sidewalks to conform to Howard Co. standards.
17. Provide one (1) handicapped parking sign for each handicapped parking space as per Maryland Department of Transportation R7-8 with $50.00 fine sign to be placed beneath. Center sign in parking space. Bottom of sign to be placed no less than 6' nor more than 10' above the ground. All signs to be mounted on wall.
18. Refuse collection will be handled by a private service.
19. All sidewalk ramps to be Howard County Standard Type A in accordance with Howard County Design Manual Volume IV, Standard Specifications and Details for Construction, unless otherwise noted.

LEGEND

DETAIL REFERENCE — DETAIL NO. 3 / SHEET NO. 2

INDICATES AREAS TO RECEIVE HEAVY DUTY PAVING (ALL OTHER PAVED AREAS TO BE LIGHT DUTY)

PARCEL E-1
TOWN CENTER
SECTION 7 AREA 7
R-20

General Note: FOR CONTINUATION SEE LEFT

1. Redline Revision #5 includes a library/office addition, canopy overhang, reconfigured drop off area, conversion of 17 parking spaces as shown on the plan (14 actual spaces) on the 2nd level of the parking deck to a common space for physical & occupational therapy, and redistribution of independent living apartments (229 to 212) and domiciliary/comprehensive beds (67 to 94) and an accurate count of employees (80 to 96, 50 indicated on the app. plan). The redistribution of employees and uses and reduction of parking spaces did not meet the parking requirements of FDP 107-A-III. As a result, a parking Occupancy Study was conducted & presented to the Planning Board on 1/7/16. The Planning Board approved the request with no conditions on 1/7/16.

APPROVED
Planning Board of Howard County
date ____________

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER — 10-16-81 — DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
PLANNING DIRECTOR — 10-23-85
CHIEF: DIVISION OF LAND DEVELOPMENT AND ZONING ADMIN. — 10-23-85 — DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
DIRECTOR — 10-10-85 — DATE
CHIEF: BUREAU OF ENGINEERING — 10-10-85 — DATE

SUBDIVISION NAME		SECTION/AREA		PARCEL No.	
TOWN CENTER		7/7		F-2	
PLAT No./L/F	BLOCK	ZONE	TAX/ZONE MAP	ELEC. DIST.	CENSUS TRACT
3912/L.1035 F.364	20	NT APARTMT.	30	5th	6052.01
WATER CODE			SEWER CODE		
E.03			5600100		

DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
530 E. JOPPA ROAD
TOWSON, MD. 21204
TELEPHONE: (301) 296-3333

No.	DATE	REVISION
1	7/1/85	FINAL ARCH'L. COORDINATION
2	10/21/02	GENERATOR FUEL TANKS
3	6/11/03	REVISED FUEL TANK
4	10/31/07	REVISED FUEL TANK FROM 5000 GAL. to 3000 GAL
5	1/19/16	rev. ent. & pkg. deck

Address Chart
5400 VANTAGE POINT ROAD

OWNER / DEVELOPER
ROC-VANTAGE ASSOCIATES
c/o ROBERT S. OLNICK
909 THIRD AVENUE
NEW YORK, NEW YORK 10022

GRADING, UTILITY, AND LAYOUT PLAN

VANTAGE HOUSE

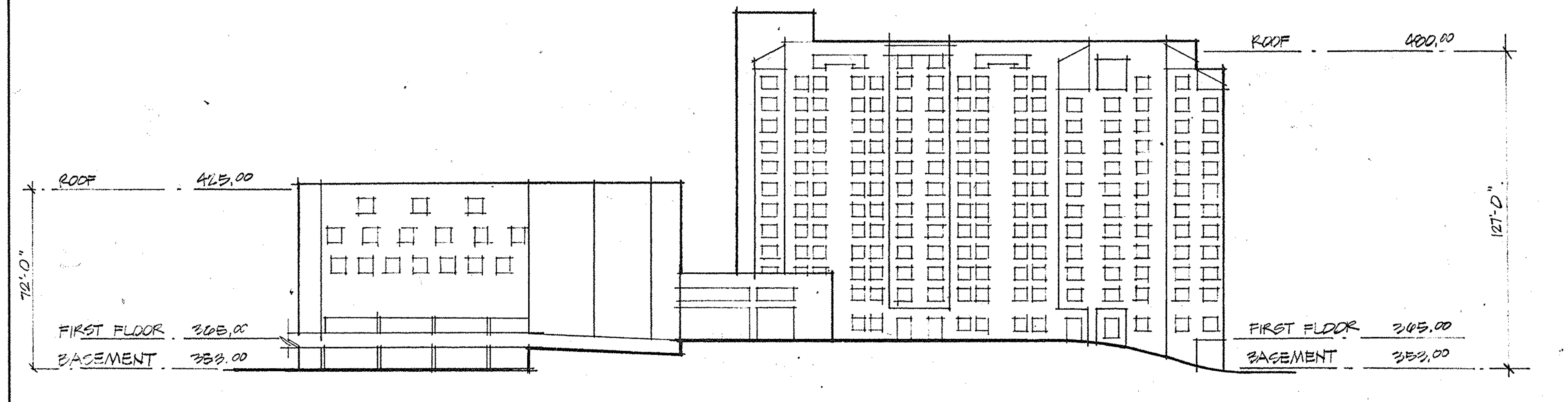
COLUMBIA TOWN CENTER
SECTION 7 AREA 7

HOWARD COUNTY, MARYLAND — JOB No. 80050
SCALE: 1" = 30' — 5th ELECTION DISTRICT
SHEET 1 OF 9, ISSUE DATE: APRIL 30, 1985

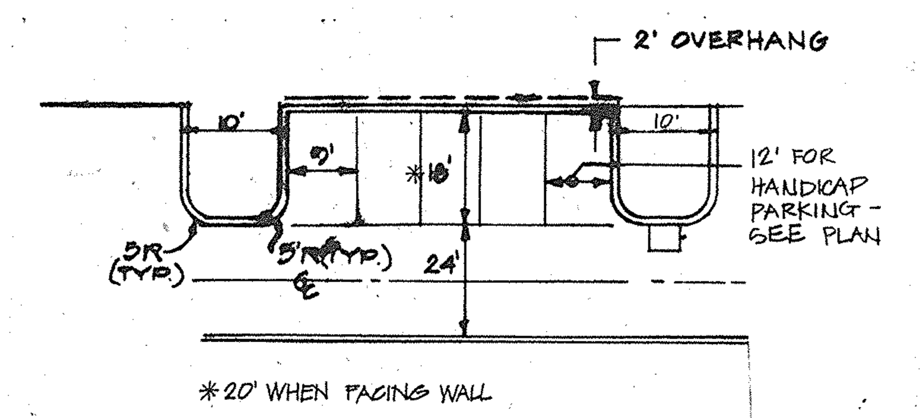
SDP-85-151.

NOTE: SEE SHEET 1, NOTE 17
FOR HANDICAP SIGN REQUIREMENTS

(1) Underground Parking Layout 1" = 30'



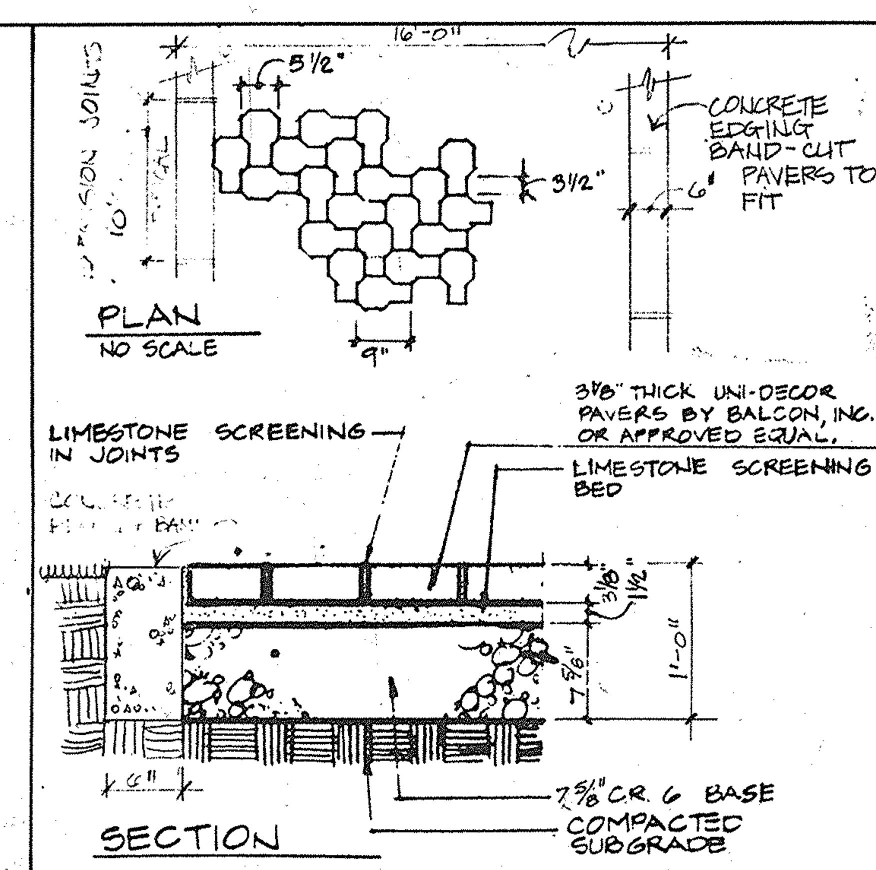
(5) North Elevation NTS



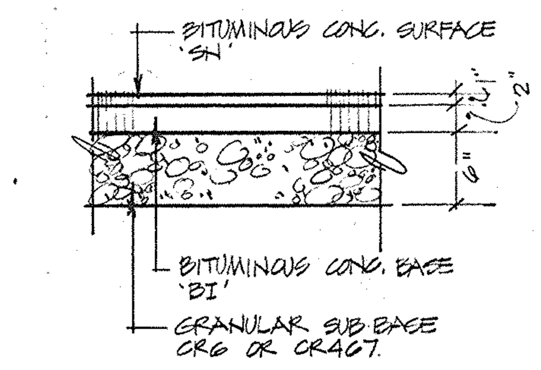
* 20' WHEN FACING WALL

PARKING PLAN
NO SCALE

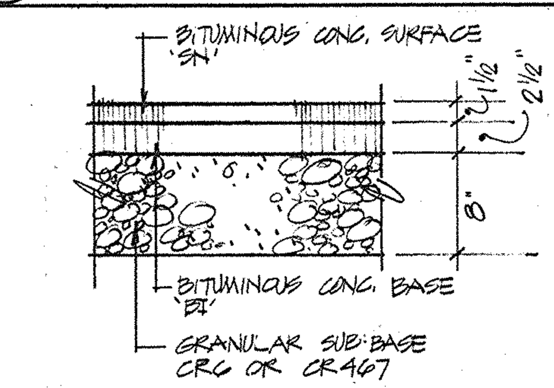
(6) Typical Parking Layout



(7) Uni-Decor Paving NTS



(8) Light Duty Paving 1" = 1'-0"



(9) Heavy Duty Paving 1" = 1'-0"

5a. USES :- A BANKING FACILITY, GIFT SHOP, AND BARBER AND BEAUTY SHOPS ARE PERMITTED USES WITHIN THIS FACILITY FOR THE EXCLUSIVE USE OF RESIDENTS AND STAFF. THE HOWARD COUNTY PLANNING BOARD AT ITS MEETING HELD ON DEC. 12TH 1990 APPROVED THE USES IN ACCORDANCE WITH FINAL DEVELOPMENT PLAN PHASE 107-A-III.

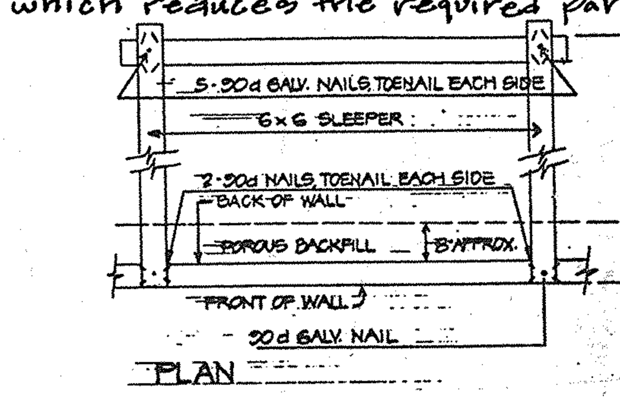
Site Analysis

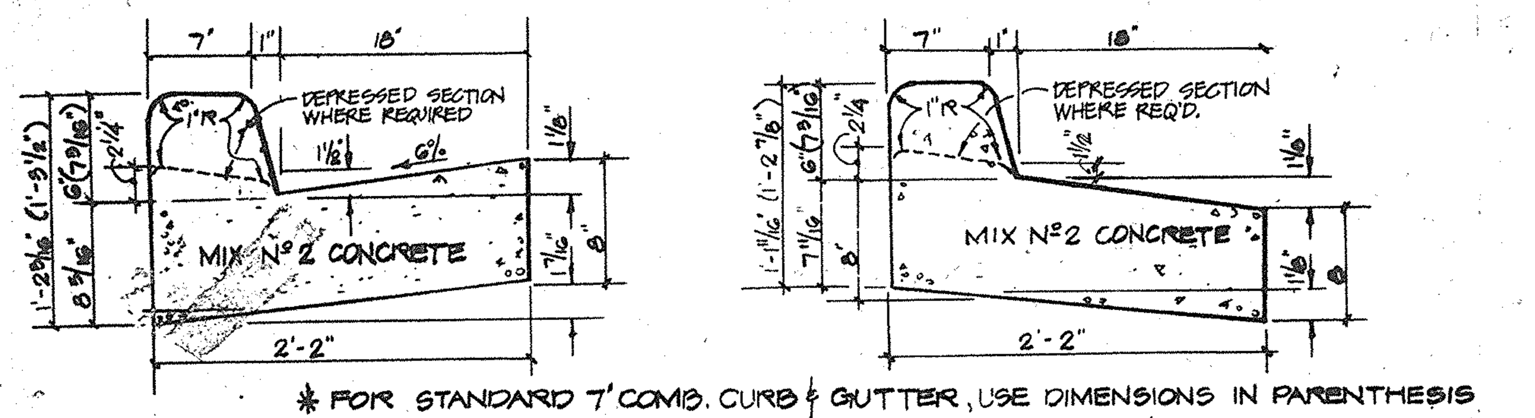
1. AREA OF PARCEL: 4.459 ACRES
2. ZONING: NEWTOWN (APARTMENTS) F.D.P. PHASE 107-A-III.
3. NO. OF UNITS SHOWN: * NO. OF UNITS ALLOWED:
   212 APARTMENTS
   94 DOMICILIARY & COMPREHENSIVE CARE BEDS
4. NO. OF PARKING SPACES REQUIRED = 291 ** (196)
   212 DU'S @ .7 = 148
   94 BEDS @ .5 = 47
   96 EMPLOYEES @ 1.0 = 96 (largest shift)
   NO. OF PARKING SPACES PROPOSED: 231 (INCLUDES 7 HANDICAPPED SPACES*)
5. UNIT ANALYSIS AND FLOOR SPACE:

TYPE	NO.	MIN. SQ. FT. REQUIRED	MIN. SQ. FT. SHOWN
STUDIO	39	400	490
ONE BEDROOM	100	530	700
TWO BEDROOM	73	600	958
TOTAL	212		

6. MAXIMUM NO. OF EMPLOYEES ON SITE: 96
7. BUILDING HEIGHT:
   ALLOWED: UNLIMITED
   PROPOSED: 115' MAXIMUM
8. COVERAGE:
   ALLOWED: 30% - 58,270 SQ. FT.
   PROPOSED: 29% - 57,200 SQ. FT.

* NO. OF H.C. SPACES REQUIRED: 7 NO. H.C. SPACES PROVIDED: 7
** see traffic study prepared by "The traffic Group" on 11/25/15 which reduces the required parking to 196 sp.





* FOR STANDARD 7' COMB. CURB & GUTTER, USE DIMENSIONS IN PARENTHESIS

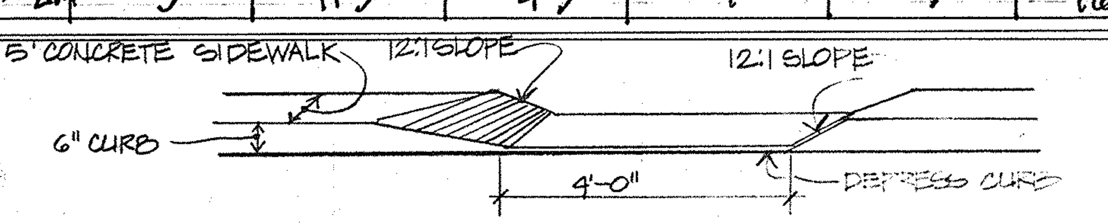
STANDARD 6" or 7" COMBINATION CURB & GUTTER
NO SCALE

REVERSE 6" or 7" COMBINATION CURB & GUTTER
NO SCALE

(2) Curb and Gutter NTS

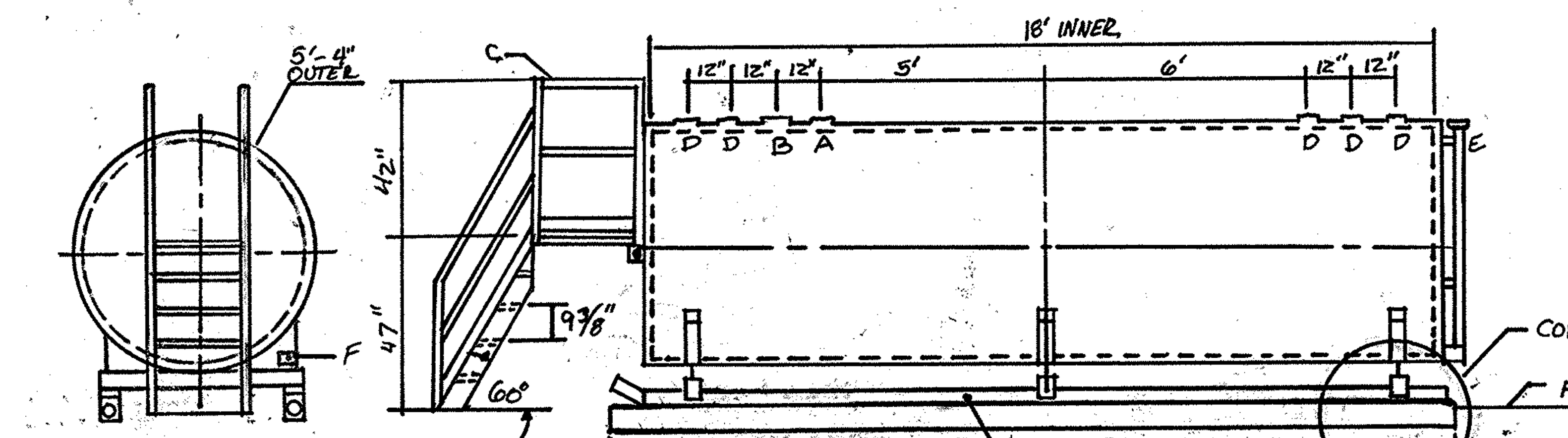
PARKING OCCUPANCY COUNT - SUMMARY
VANTAGE HOUSE / NOVEMBER 18 2015 / WEDNESDAY

Date	Time	PARKING LOT (245 SPACES) Lot A - 4 sp.	Lot B - 184 sp.	Lot C - 50 sp.	Lot D - 7 sp.	Street pkg E	TOTAL Occupied sp.	TOTAL Vacant sp.
11/19/15	12:30 PM	2	142	36	7	7	194	51
11/21/15	11:00 AM	3	113	43	1	7	167	78



NOTE: PROVIDE COARSE BROOM FINISH ON SLOPES

(3) Handicapped Ramp (Curb Cut)

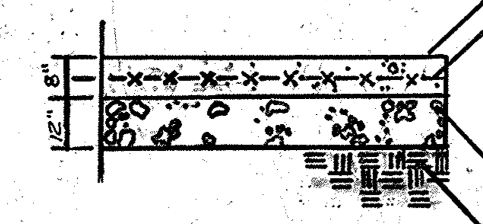


DESIGN DATA
CAPACITY - 3000 GALLONS
TYPE - DOUBLE WALL - TYPE I
NO. REQ
OPERATING PRESSURE - ATMOSPHERIC
TANK MATERIAL - MILD CARBON STEEL
THICKNESS - INNER - HEADS: 7GA SH: 7GA
THICKNESS - OUTER - HEADS: 10 GA SH: 10GA
CONST - INNER - LAP WELD OUTSIDE ONLY; OUTER - LAP WELD OUTSIDE ONLY
TANK TEST - INNER - 5 PSIG; OUTER - 2 PSIG AND FULL VAC.
INT. FINISH - NONE
EXT. FINISH - SPG BLAST WHITE URETHANE TOPCOAT
LABEL - UL 142

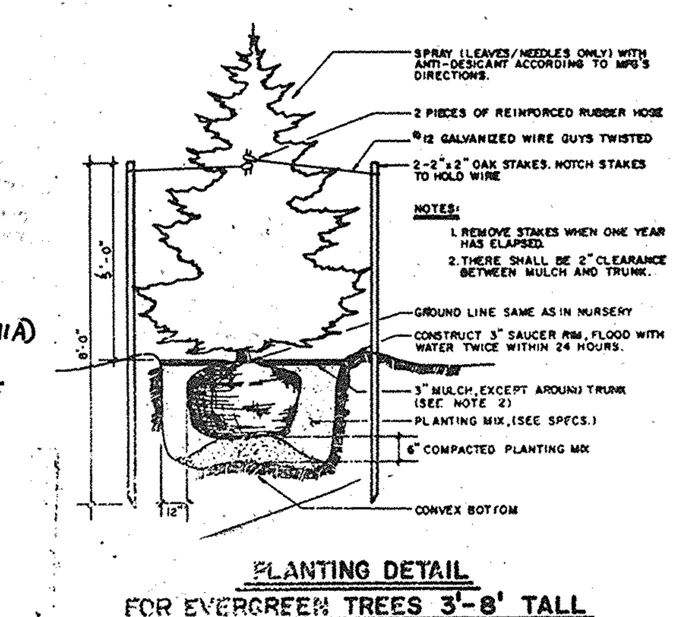
LEGEND	
A	5" FITTING THROUGH OUTER SHELL ONLY MARK WITH SPECIAL WARNING LABEL INTERSTITIAL EMERGENCY USE ONLY.
B	6" FITTING - PRIMARY EMERGENCY VENT USE
C	47" BOLT TO TANK SHIPS LADDER & PLATFORM ASSEMBLY W/ 1" THICK FIBERGLASS GRATING, FIN. SAFETY YELLOW FOR SHIP LOOSE. INSTALLATION BY OTHERS ON SITE.
D	4" FITTING
E	2" INTERSTITIAL MONITOR PIPE
F	3"x3" PLATE W/ 1/2" (MIN) HOLE ON CENTER

NOTE: FUEL TANK SHALL BE HIGHLAND 3000 GAL 64" D.W. SKID TANK OR EQUAL; CONTRACTOR SHALL INSTALL PER MANUFACTURER'S SPECIFICATIONS.

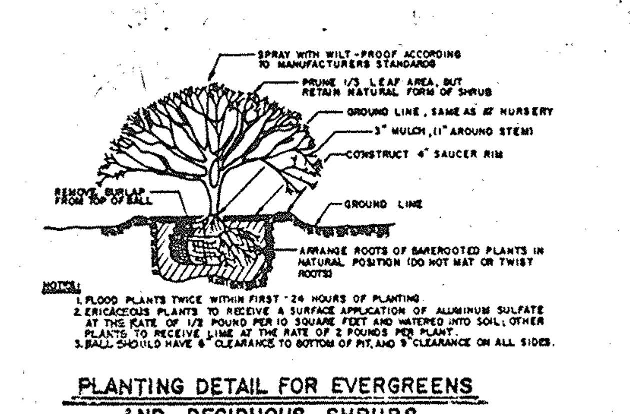
(11) ABOVE GROUND FUEL TANK
NTS



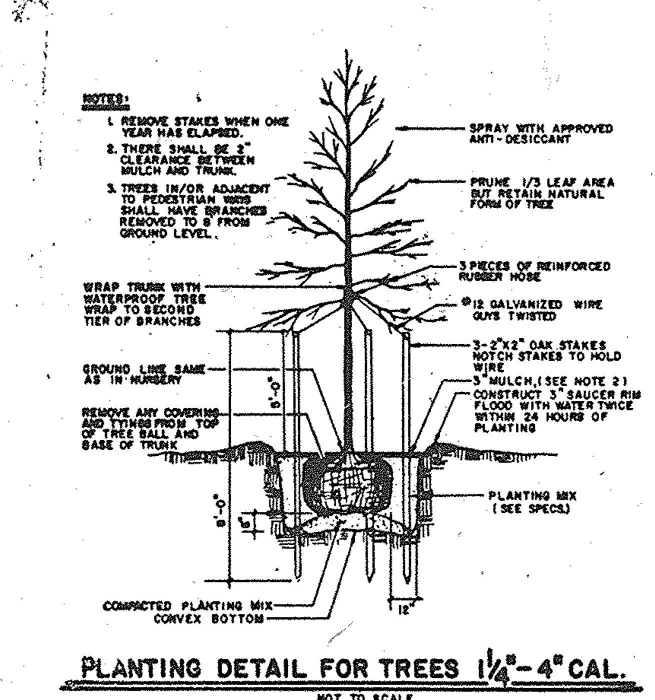
(11A) CONCRETE PAD DETAIL
NTS



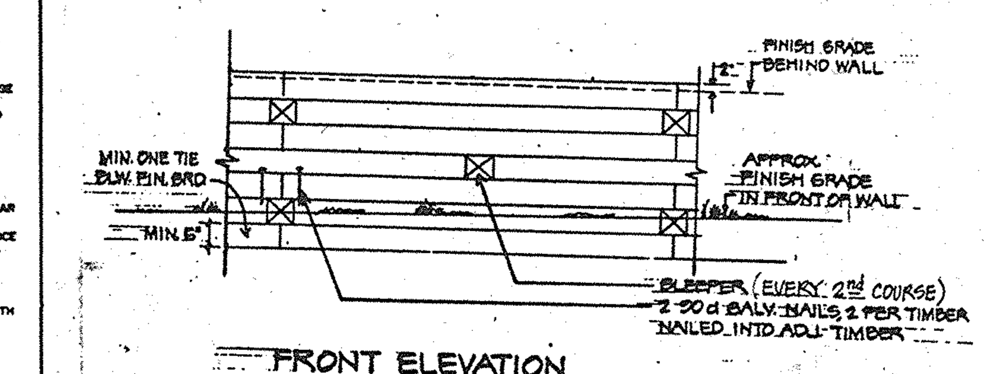
PLANTING DETAIL
FOR EVERGREEN TREES 3'-8' TALL
NOT TO SCALE

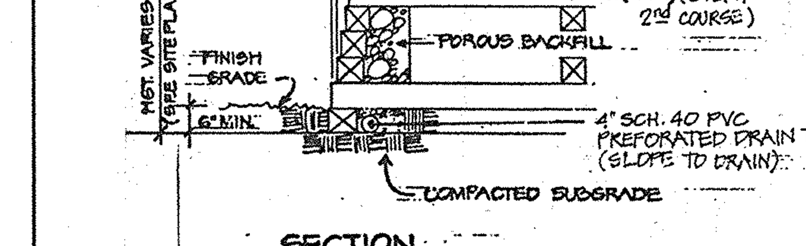


PLANTING DETAIL FOR EVERGREENS
AND DECIDUOUS SHRUBS
NOT TO SCALE



PLANTING DETAIL FOR TREES 1 1/4"-4" CAL.
NOT TO SCALE





NOTE: TOP OF WALL SHALL BE CONSTRUCTED WITH PROTECTIVE RAILING. FOR CONSTRUCTION SEE HOWARD COUNTY STD. DETAIL G 7.03.

(10) Timber Wall

APPROVED
Planning Board of
Howard County
date ______

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 6-12-85

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER — 10-16-81 DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
PLANNING DIRECTOR — 10-23-85
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMIN. — 10-23-85 DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
DIRECTOR — 10-10-85 DATE
CHIEF: BUREAU OF ENGINEERING — 10-10-85 DATE

Revision #5

Rev. #	LIMIT of Disturbance	AREA
5	Lib. addition / front ent.	1,100 sf.

REVISIONS	
DATE	DESCRIPTIONS
2/8/91	⚠ ADDED NOTE 5a TO SITE ANALYSIS.
1/16/16	⚠5 rev. site analysis, add lod.

OWNER / DEVELOPER
ROC - VANTAGE ASSOCIATES
c/o ROBERT S. OLNICK
909 THIRD AVENUE
NEW YORK, NEW YORK 10022

DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
530 E. JOPPA ROAD
TOWSON, MD. 21204
TELEPHONE: (301) 296-3333

SUBDIVISION NAME		SECTION/AREA		PARCEL No.	
TOWN CENTER		7/7		P-2	
PLAT No / L/F	BLOCK	ZONE	TAX/ZONE MAP	ELEC. DIST.	CENSUS TRACT
5912 / L.1095 F.364	20	NT APARTMT.	30	5th	6052.01
WATER CODE			SEWER CODE		

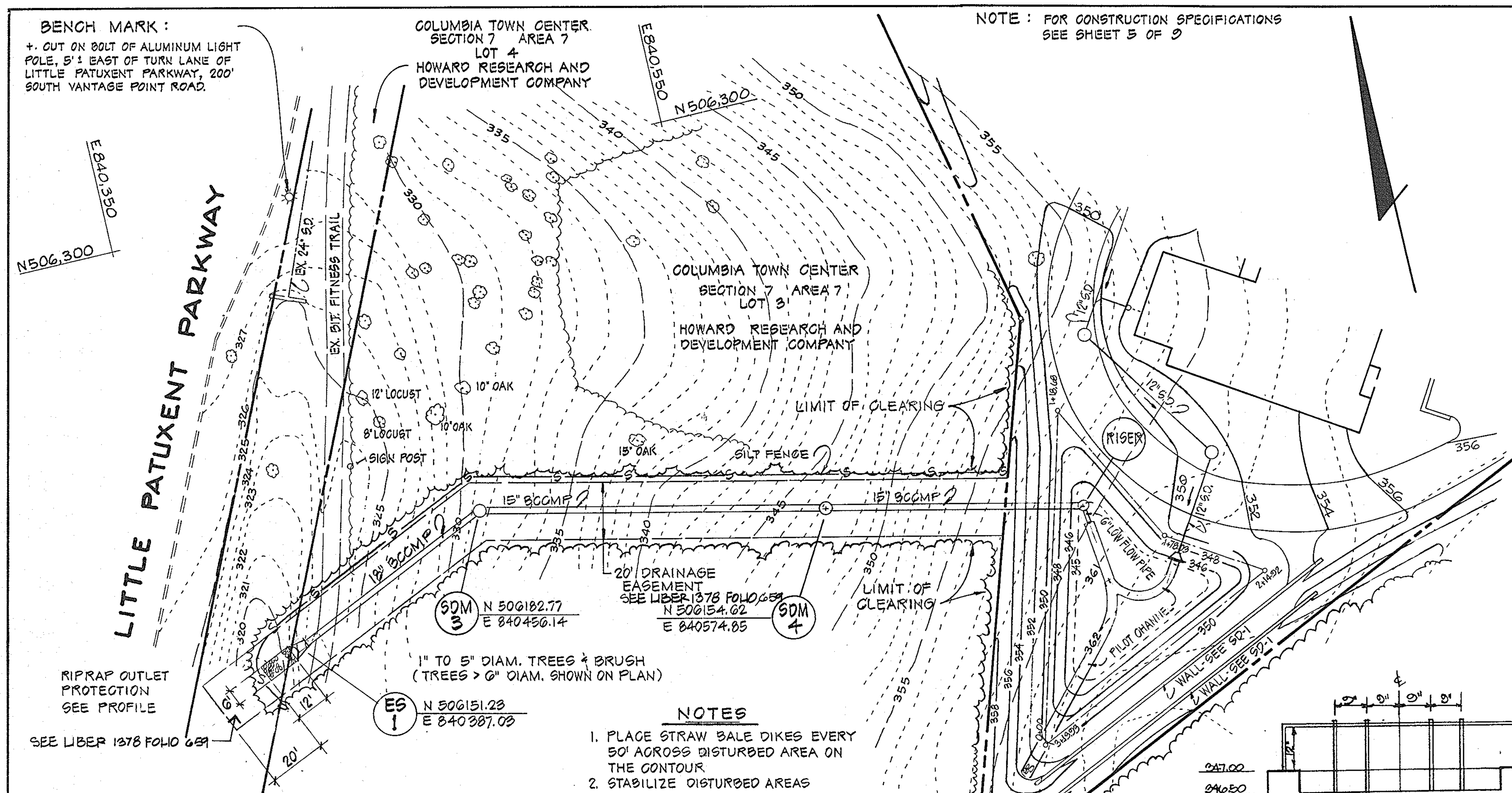
SITE DETAILS
VANTAGE HOUSE
COLUMBIA TOWN CENTER
SECTION 7 AREA 7

HOWARD COUNTY, MARYLAND
SCALE: 1" = 30'
JOB No. 80050
5th ELECTION DISTRICT
SHEET 2 OF 9, ISSUE DATE: APRIL 30, 1985

SDP-85-151c

NOTE: FOR CONSTRUCTION SPECIFICATIONS SEE SHEET 5 OF 9

BENCH MARK:
+. CUT ON BOLT OF ALUMINUM LIGHT POLE, 5' ± EAST OF TURN LANE OF LITTLE PATUXENT PARKWAY, 200' SOUTH VANTAGE POINT ROAD.



NOTES

1. PLACE STRAW BALE DIKES EVERY 50' ACROSS DISTURBED AREA ON THE CONTOUR.
2. STABILIZE DISTURBED AREAS IMMEDIATELY AFTER COMPLETION OF CONSTRUCTION.

PLAN

1" = 30'

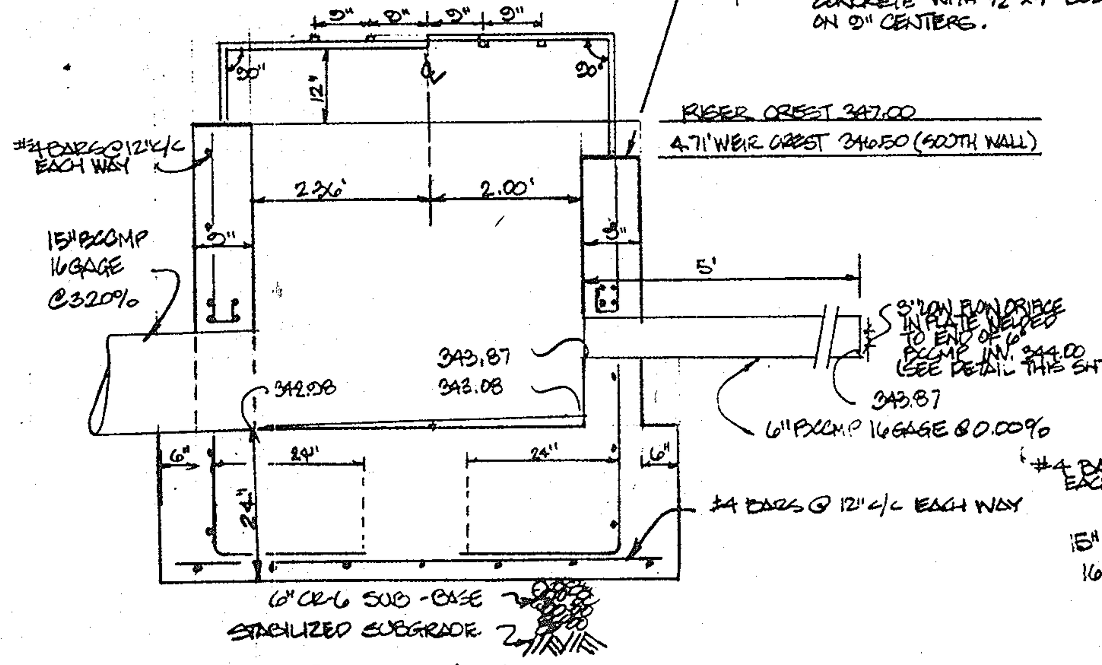
STRUCTURE CLASSIFICATION

STRUCTURE CLASS:	A
STORAGE X HEIGHT PRODUCT:	EXCAVATED POND
WATERSHED AREA:	1.25 Ac.
NORMAL SURFACE AREA:	DRY POND
STRUCTURE LOCATION:	URBAN

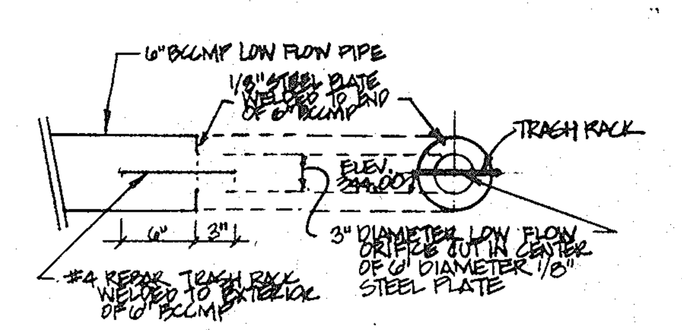
HYDROLOGIC CRITERIA

ITEM	REQUIRED	PROVIDED
PRINCIPAL SPILLWAY ROUTING	2YR & 10YR	2 YR, 10 YR, & 100 YR.
EMERGENCY SPILLWAY ROUTING	100 YR	IN PRINCIPAL SPILLWAY
FREEBOARD	1' ABOVE 100 YR DESIGN HIGH WATER	2' ABOVE 100 YR DESIGN HIGH WATER

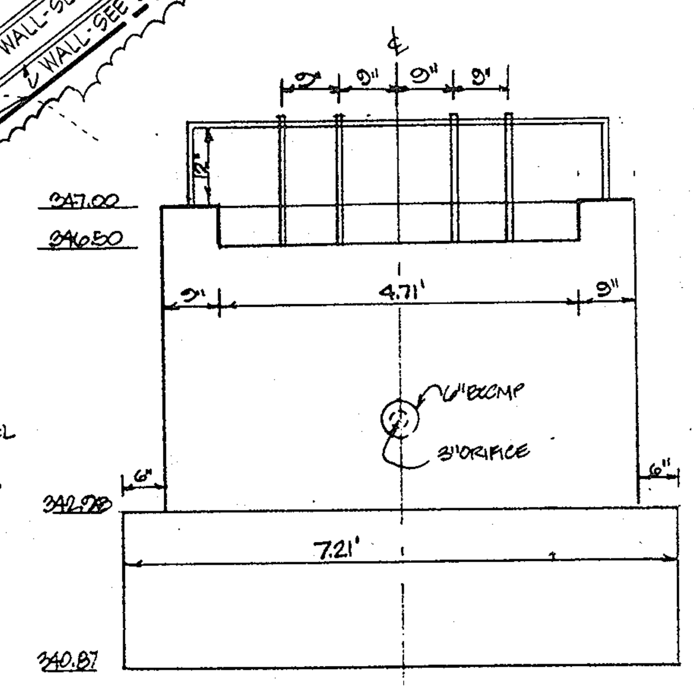
4'-9" x 5" x 3/8" (E & W WALLS) AND 5'-6" x 5' x 3/8" (N & S WALLS) STEEL PLATES SET IN MASONRY AT TOP OF WALLS. TIE TO CONCRETE WITH 1/2" x 4" BOLTS ON 9" CENTERS.



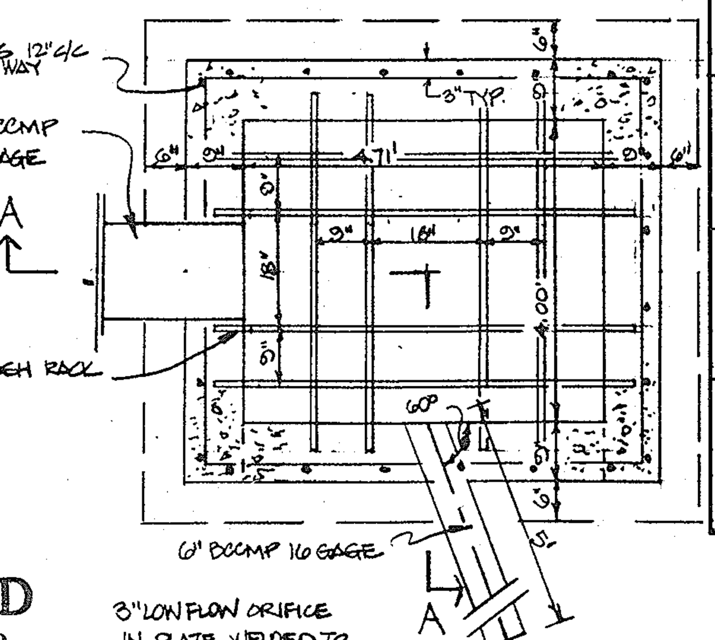
SECTION A-A



LOW FLOW ORIFICE AND TRASH RACK DETAIL
SCALE 1" = 1'-0"



ELEVATION



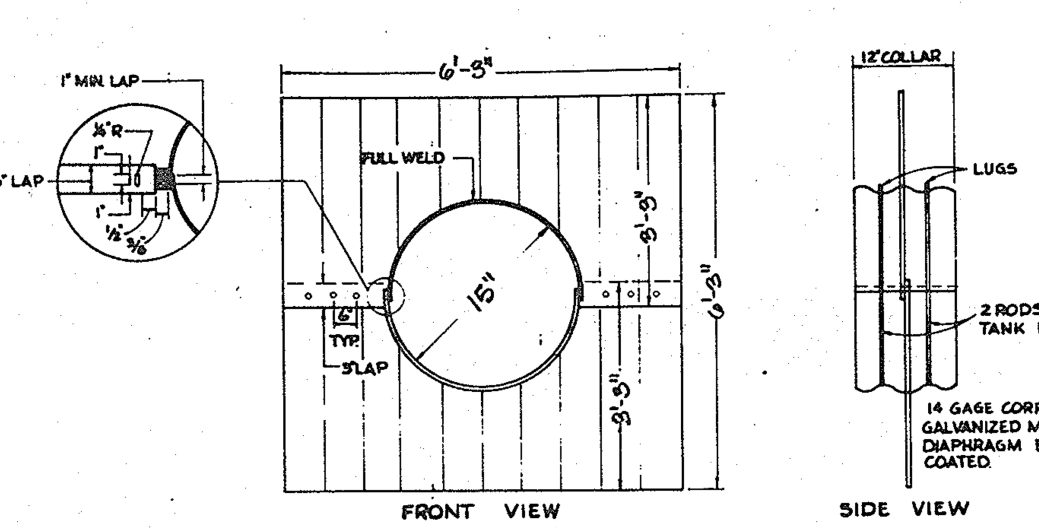
PLAN

RISER DETAILS
SCALE: 1" = 2'-0"

NOTES:
1. ALL REINFORCING STEEL TO BE CONTINUED ABOVE AND BELOW ORIFICE AND PIPE OPENINGS.
2. RISER TOP TRASH RACK: 1" x 1" SQUARE BARS BUTT WELDED TO 3/8" STEEL PLATES. BUTT WELD CROSS BARS AT INTERSECTIONS.
3. CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH @ 3500 P.S.I.

ANTI-SEEP COLLAR NOTES

1. Gage of collars and size and length of rods same as for watertight coupling bands.
2. After welding, damaged zinc coating shall be repaired by thoroughly cleaning and painting with 2 coats zinc oxide dust paint.
3. Provide match for yoke of opposing section.
4. During assembly fill in open area with burlap impregnated with asphalt cement to make watertight.
5. Anti-seep collars to be located 2' Min. from culvert joints.
6. ½" X 1" slotted holes for 3/8" X 1" bolts in one half (upper or lower) of diaphragm only. Use ½" holes in other matching half.
7. All bolts, nuts, rivets and washers shall be galvanized, cadmium plated or stainless steel.
8. If stiffener is required use 1½" X 1½" X ¼" Angle (painted with two (2) coats zinc oxide-zinc dust paint).
9. Lap between two half sections and between the pipe and connecting band shall be caulked with asphalt at time of installation.
10. Install diaphragm with corrugations vertical.
11. Connect each section of diaphragm to corresponding section of collar by full weld.
12. Anti-Seep Collar shall be bituminous coated.



DETAIL ANTI-SEEP COLLAR
NO SCALE

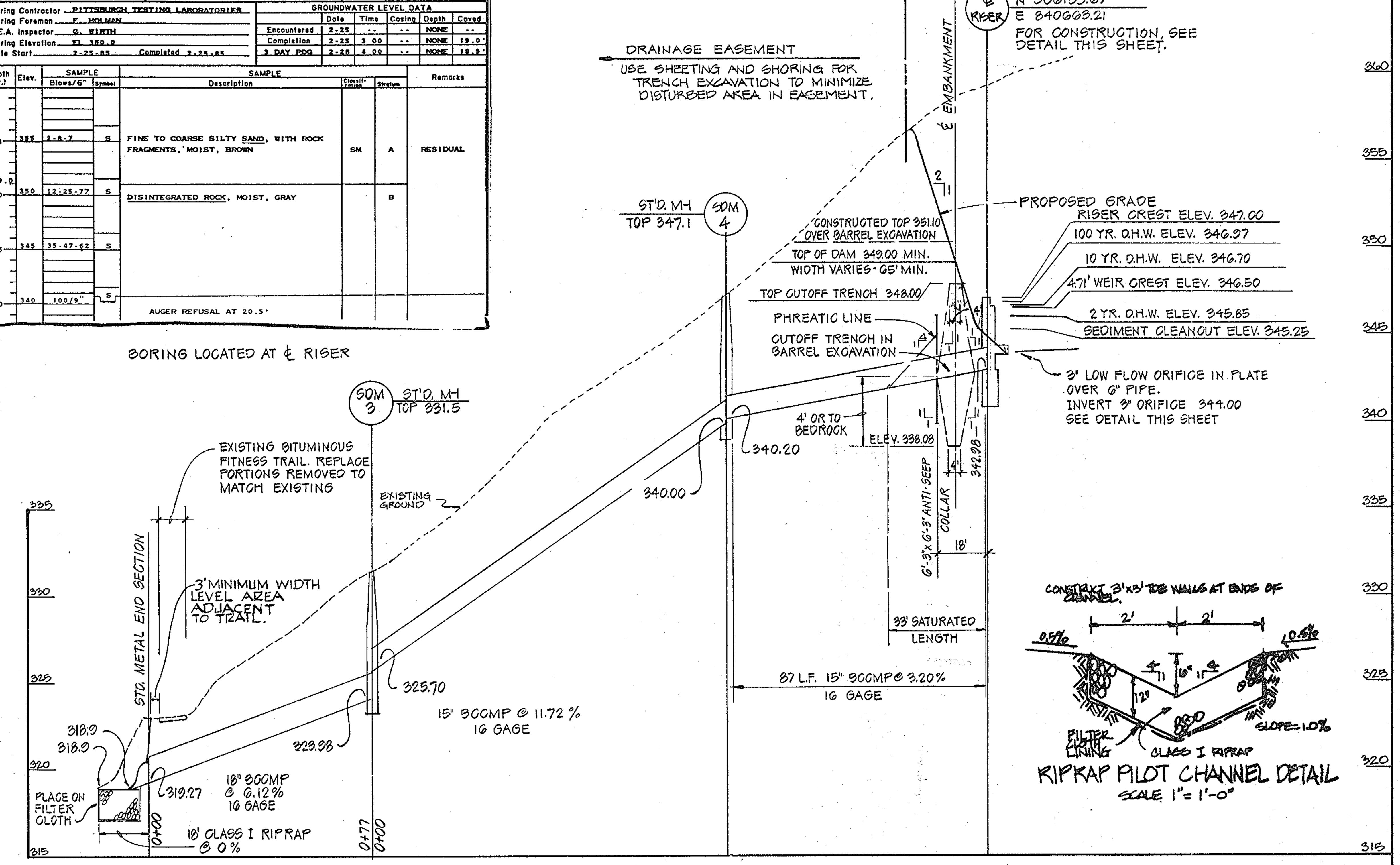
SCHNABEL ENGINEERING ASSOCIATES GEOTECHNICAL CONSULTANTS	PROJECT VANTAGE HOUSE COLUMBIA, MARYLAND	Test Boring No. B-104 Sheet No. 1 Contract No. M84993A

Boring Contractor: PITTSBURGH TESTING LABORATORIES
Boring Foreman: F. HOLMAN
S.E.A. Inspector: G. WIRTH
Boring Elevation: EL 360.0
Date Start: 2-25-85 Completed 2-25-85

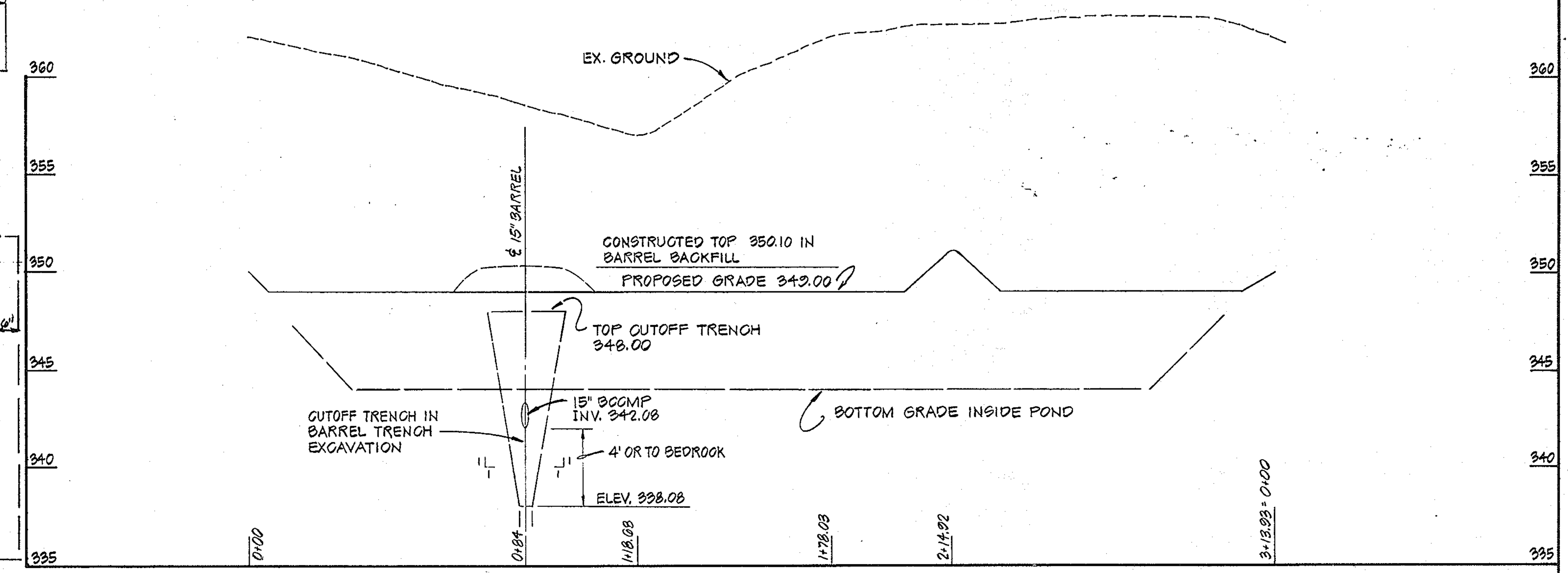
GROUNDWATER LEVEL DATA	Date	Time	Casing	Depth	Caved
Encountered	2-25	--	--	NONE	--
Completion	2-25	3 00	--	NONE	19.0'
3 DAY PDG	2-28	4 00	--	NONE	18.5'

Depth (ft.)	Elev.	Blows/6"	Symbol	Description	Classification	Stratum	Remarks
5	355	2-8-7	S	FINE TO COARSE SILTY SAND, WITH ROCK FRAGMENTS, MOIST, BROWN	SM	A	RESIDUAL
9.0							
10	350	12-25-77	S	DISINTEGRATED ROCK, MOIST, GRAY		B	
15	345	35-47-62	S				
20	340	100/5"	S	AUGER REFUSAL AT 20.5'			

BORING LOCATED AT ℄ RISER



CENTERLINE SPILLWAY PROFILE
SCALE: HOR. 1" = 30', VERT. 1" = 5'



CENTERLINE EMBANKMENT PROFILE
SCALE: HOR. 1" = 30', VERT. 1" = 5'

DESIGN DATA

DESIGN STORM	INFLOW Q	OUTFLOW Q	DESIGN ELEVATION	STORAGE PROVIDED
2 YR.	2.43 CFS	0.31 CFS	345.85	0.053 Ac. Ft.
10 YR.	5.21 CFS	1.56 CFS	346.70	0.106 Ac. Ft.
100 YR.	8.85 CFS	5.00 CFS	346.97	0.124 Ac. Ft.

LAYOUT DATA

STATION	COORDINATES NORTH	EAST	FROM	TO	℄ BEARING	DISTANCE
0+00	506054.12	840631.54	0+00	1+18.68	N14°50'35"E	118.68'
1+18.68	506168.77	840662.04	1+18.68	1+78.03	S27°46'04"E	59.35'
1+78.03	506116.25	840689.69	1+78.03	2+14.92	S57°34'10"E	36.89'
2+14.92	506096.46	840720.83	2+14.92	3+13.93	S64°40'48"W	99.01'
3+13.93	506054.12	840631.34				

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 6-12-85

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER — DATE 10-16-85

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
PLANNING DIRECTOR — 10-23-85
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMIN. — DATE 10-23-85

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
DIRECTOR — DATE 10-10-85
CHIEF: BUREAU OF ENGINEERING — DATE 10-10-85

DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
530 E. JOPPA ROAD
TOWSON, MD. 21204
TELEPHONE: (301) 296-3333

ENGINEERS CERTIFICATION

"I CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION, EROSION AND SEDIMENT CONTROL PREPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTIFIED THE DEVELOPER THAT HE MUST PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION."

8/21/85
DATE

OWNER - DEVELOPER

ROC - VANTAGE ASSOCIATES
% ROBERT S. OLNICK
909 THIRD AVENUE
NEW YORK, NEW YORK 10022

DEVELOPERS CERTIFICATION

"I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS, 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. I WILL PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION".

Aug 14, 1985
DATE

SUBDIVISION NAME TOWN CENTER		SECTION/AREA 7/7		PARCEL No. P-2	
PLAT No / L/F 5912/L.1095 F.364	BLOCK 20	ZONE NT APARTMT.	TAX/ZONE MAP 30	ELEC. DIST. 5th	CENSUS TRACT 6052.01
WATER CODE			SEWER CODE		

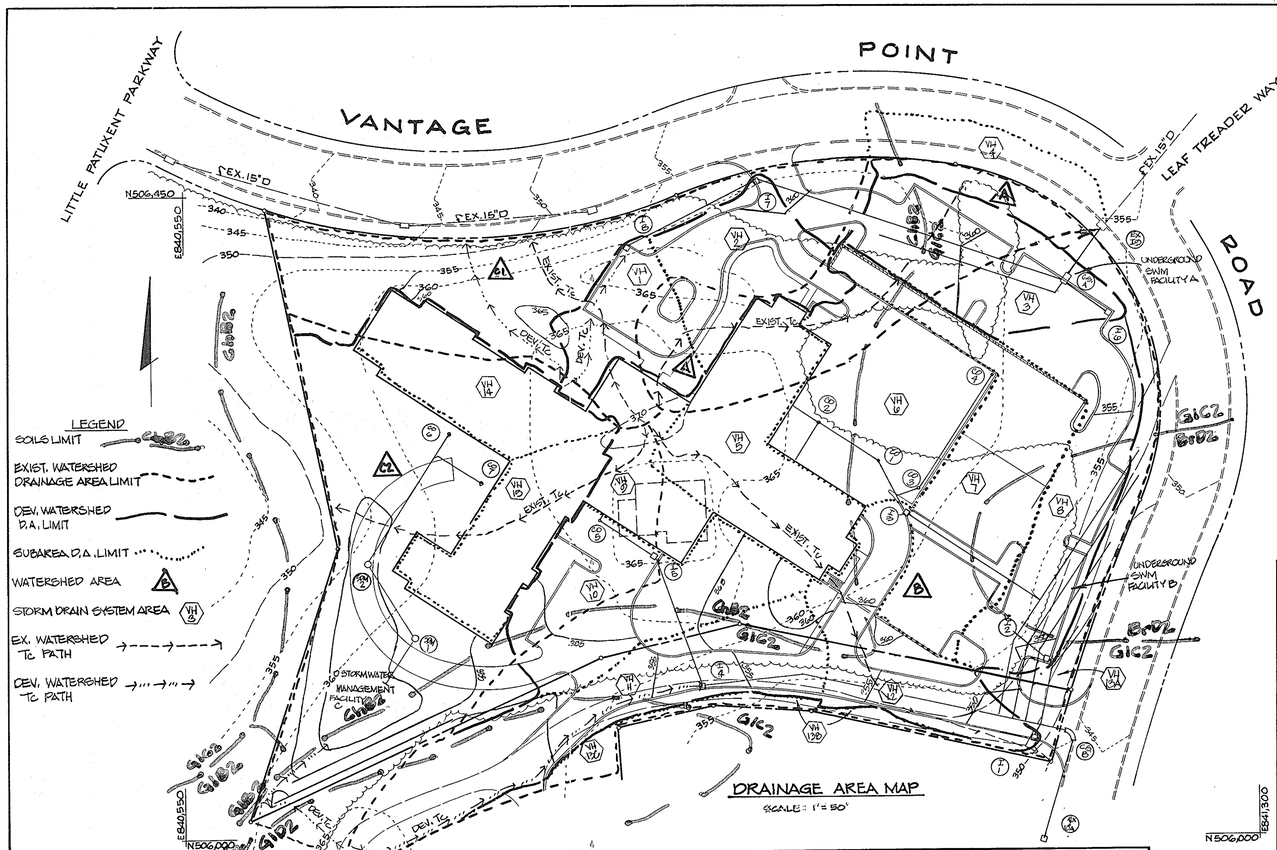
STORMWATER MANAGEMENT - FACILITY C

VANTAGE HOUSE

COLUMBIA TOWN CENTER
SECTION 7 AREA 7

HOWARD COUNTY, MARYLAND — JOB No. 80050
SCALE: 1" : 30' — 5th ELECTION DISTRICT
SHEET 3 OF 9, ISSUE DATE: APRIL 30, 1985

SDP-85-151.



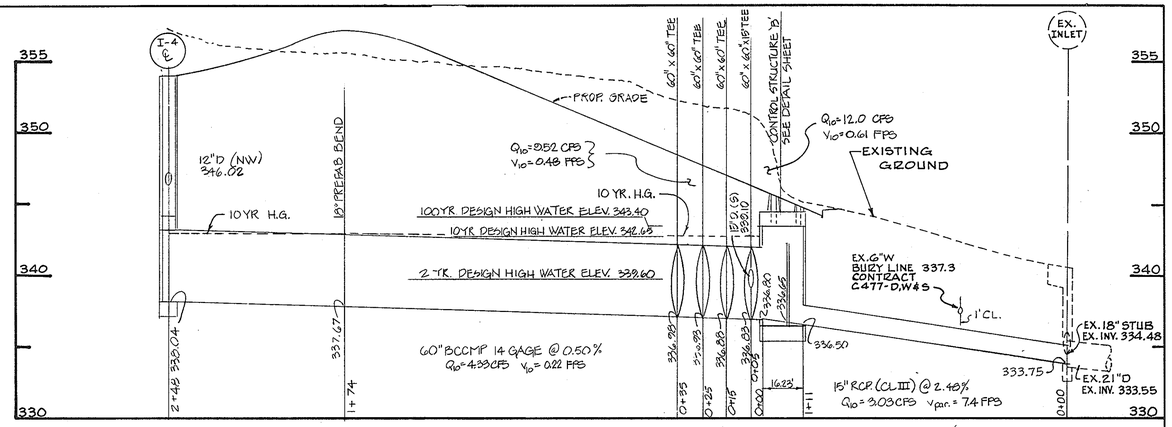
DRAINAGE AREA MAP

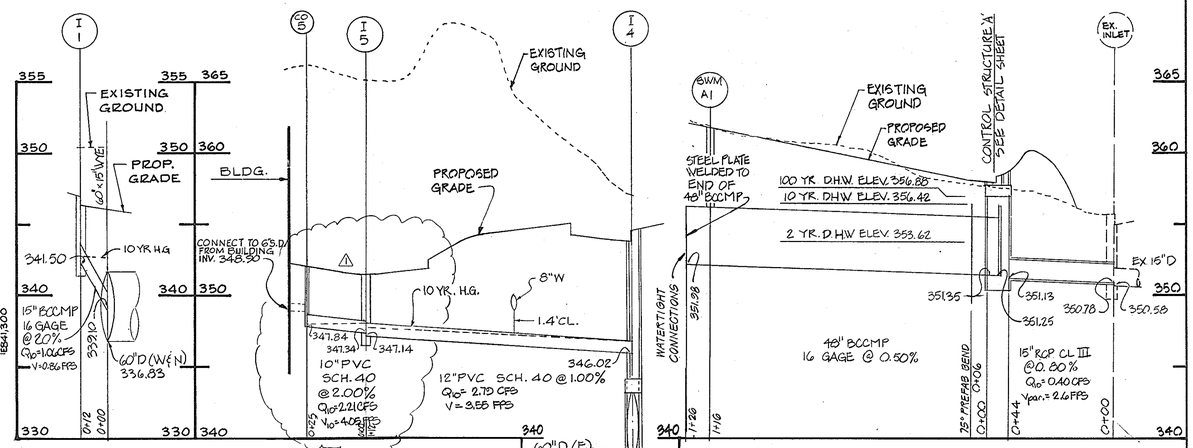
SCALE: 1" = 50'

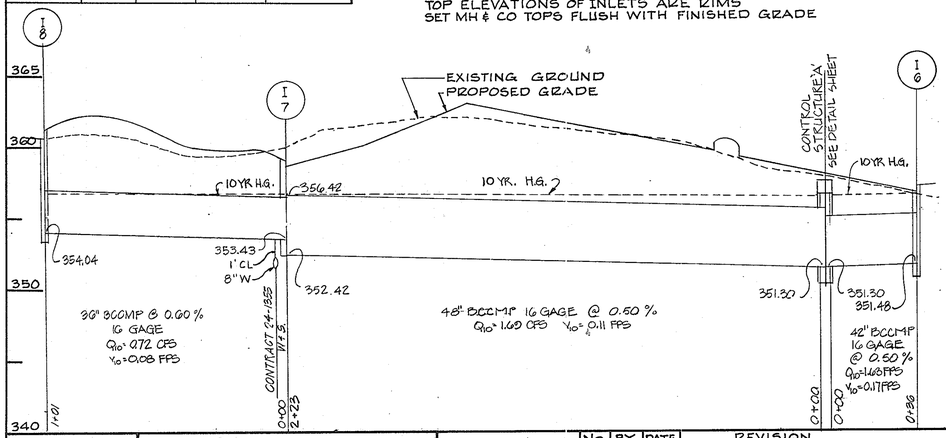
DESIGN DATA				
DESIGN STORM	INFLOW Q CFS	OUTFLOW Q-CFS	DESIGN ELEVATION	STORAGE CU. FT.
FACILITY "A"				
2 YR.	1.96	0.09	353.78	2465
10 YR.	3.77	0.40	356.42	5303
100 YR.	6.03	2.32	356.88	5303
FACILITY "B"				
2 YR.	8.35	0.93	339.08	7806
10 YR.	14.97	3.03	342.65	17154
100 YR.	23.08	8.58	343.40	17154

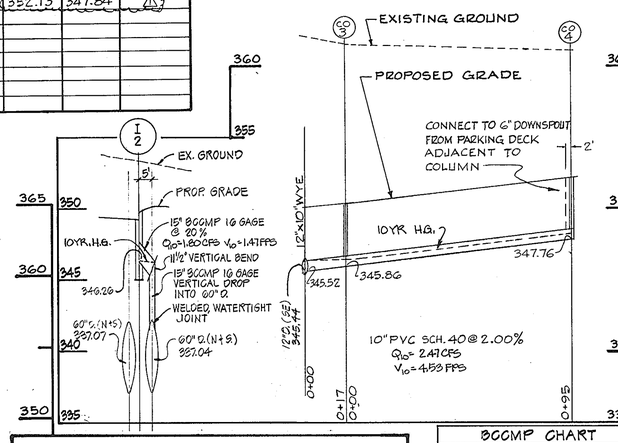
STORM DRAIN STRUCTURE SCHEDULE									
NUMBER	TYPE	TOP ELEV.	INV. OUT	REMARKS	NUMBER	TYPE	TOP ELEV.	INV. OUT	REMARKS
SWM A-1	BCCMP MH	361.0	N/A	DETAIL 4 SHT. G	CO 1	12" CO	350.40	345.80	
					CO 2	12" CO	351.30	347.00	
					CO 3	10" CO	350.10	345.86	
					CO 4	10" CO	352.00	347.76	
I-1	E' COMB	346.48	341.50		CO 5	10" CO	352.13	347.84	△3
I-2	"	349.26	346.26						
I-3	"	349.60	344.58						
I-4	"	353.76	338.04	DETAIL 4 SHT. G					
I-5	S-GRATE	351.40	347.14	△3					
I-6	'E' COMB	356.58	351.48						
I-7	'E' COMB	358.50	352.42						
I 8	S-GRATE	360.78	354.04						

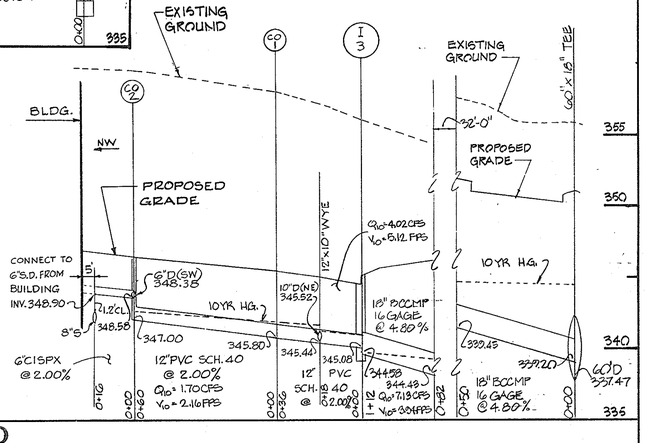
ALL 'E' COMB. INLETS SHALL HAVE RETICULAR GRATES
TOP ELEVATIONS OF INLETS ARE RIMS
SET MH & CO TOPS FLUSH WITH FINISHED GRADE











BCCMP CHART		
DIAM.	GAGE	CORRUGATIONS
30"	16	½" x 2⅔"
42"	16	½" x 2⅔"
48"	16	½" x 2⅔"
60"	14	1" x 3"

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER — DATE 10-16-85

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DIRECTOR — DATE 10-10-85
CHIEF, BUREAU OF ENGINEERING — DATE 10-16-85

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE 6-12-85

No.	BY	DATE	REVISION
△1	C.L.M.	7-1-85	FINAL ARCH'L. COORDINATION

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SUBDIVISION NAME TOWN CENTER			SECTION/AREA 7/7		PARCEL NO. P-2
PLAT NO/L/F 5912/L1095 #3641	BLOCK 20	ZONE NT APARTMT.	TAX/ZONE MAP 30	ELEC. DIST. 5th	CENSUS TRACT 6052.01
WATER CODE		SEWER CODE			

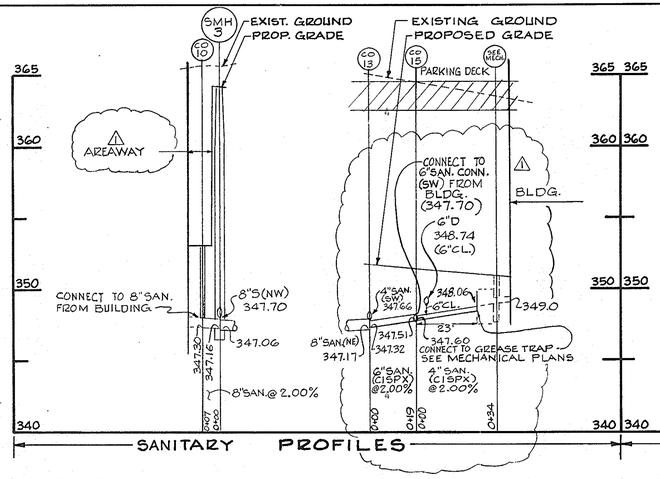
DRAINAGE AREA MAP
AND STORM DRAIN PROFILES

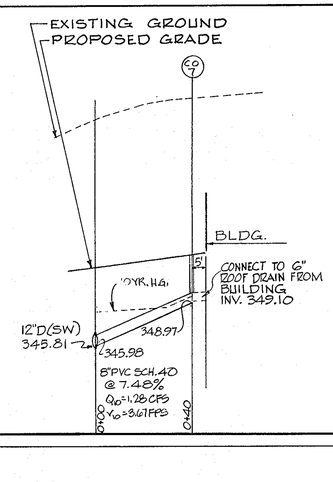
VANTAGE HOUSE

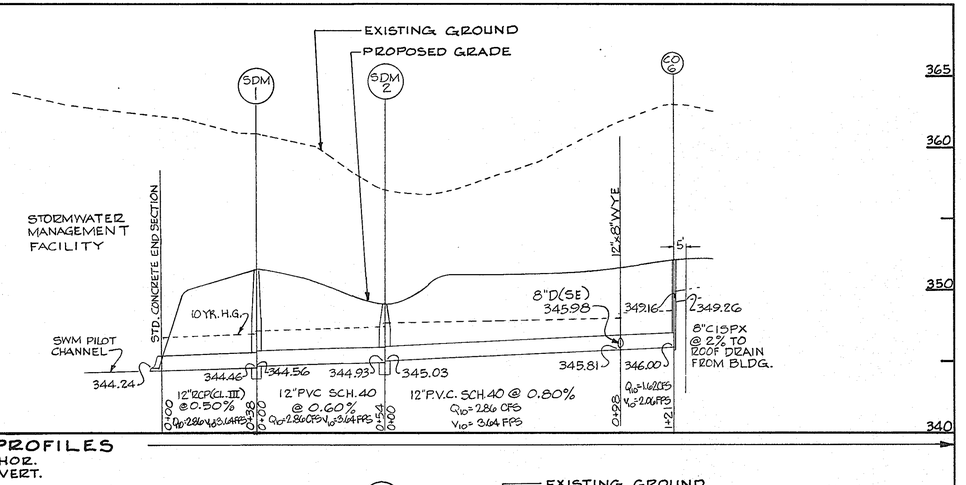
COLUMBIA TOWN CENTER
SECTION 7 AREA 7

HOWARD COUNTY, MARYLAND — JOB NO. 80050
SCALE: 1" = 50' HOR. — 5th ELECTION DISTRICT
1"=5' VERT. SHEET 4 OF 9 , ISSUE DATE: APRIL 30, 1985

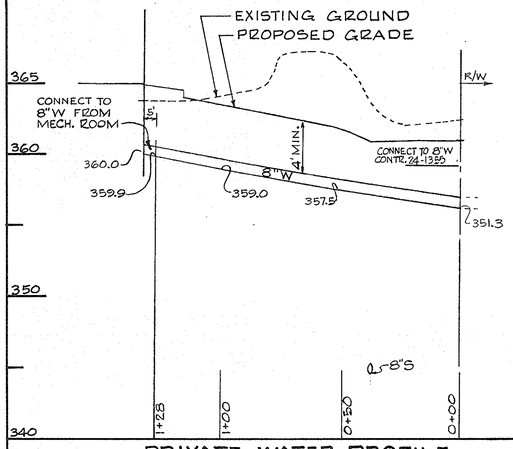
SDP-85-151

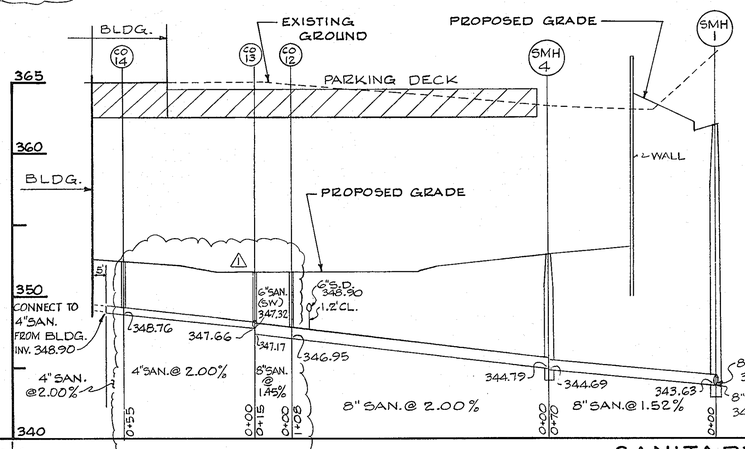


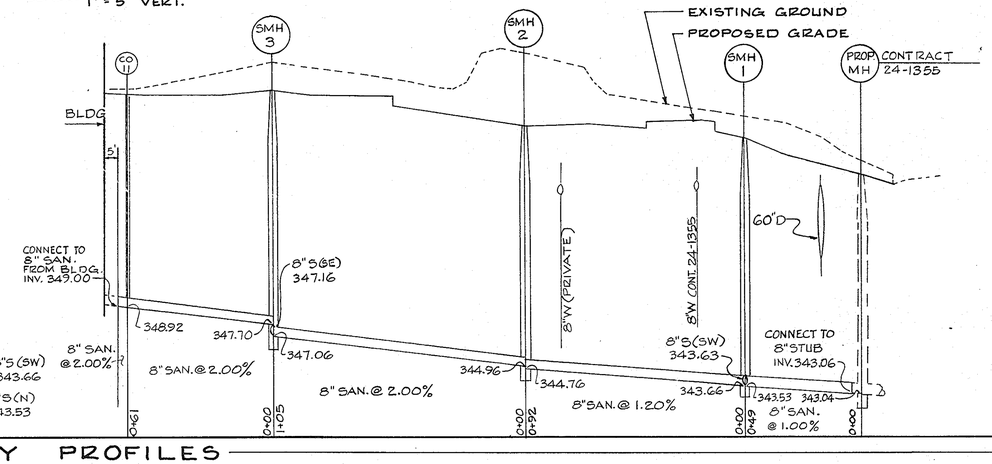




SCALE: 1" = 30' HOR.
1" = 5' VERT.







PRIVATE WATER PROFILE
SCALE: 1" = 30' HOR.
1" = 5' VERT.

SANITARY PROFILES
SCALE: 1" = 30' HOR.
1" = 5' VERT.

STORMWATER MANAGEMENT STRUCTURE
&
GENERAL CONSTRUCTION SPECIFICATIONS

1. GENERAL
All stormwater management facilities shall be constructed in accordance with Volume IV of the Howard County Design Manual "Standard Specifications and Details for Construction" and the S.C.S. Maryland "Standard and Specifications for Ponds".

2. SITE PREPARATION
Areas under the embankment, structural works and inlet and outlet channels and spillway shall be cleared, grubbed and topsoil stripped. All trees, debris, vegetation, roots, or other objectionable or organic material shall be removed. Areas to be covered by the pond will be cleared of all trees, brush, logs, fences, rubbish and other objectionable material. Trees, brush, and stumps shall be cut level with the ground surface. All cleared and grubbed material shall be disposed of outside and below the limits of the dam.

3. EARTH FILL
MATERIAL. The fill material shall be taken from an approved borrow area. All material shall be free from roots, stumps, wood, rubbish, oversized stones, frozen or other objectionable materials. For cutoff trenches and dam cores the material used shall conform to the Unified Soil Classification SC or CL.
PLACEMENT. All areas on which fill is to be placed shall be scarified prior to placement of fill. Soils so scarified, or which have been disturbed by grubbing and stripping operation, shall be compacted to undisturbed soil below by discing, leveling, rolling and compacting at the moisture content and to the density specified below for compacted embankments. Where fills are made on hillsides or slopes, the slope of the original ground upon which the fill is to be placed shall be plowed or scarified deeply, or where the slope ratio of the original ground is steeper than 5 horizontal on 1 vertical, the bank shall be stepped or benched, when considered necessary by the Engineer, to permit placement of the fill in horizontal layers. The final decision as to the suitability of the exposed soil shall be made by the Soils Engineer at the time of construction. Fill materials shall be placed in 8 inch maximum thickness (before compaction) layers which are to be continuous over the entire length of the fill.

Each layer shall be spread uniformly and evenly and shall be thoroughly blade mixed during the spreading to insure uniformity of materials in each layer. The most porous borrow material shall be placed in the downstream portions of the embankment.

COMPACTION. The movement of the hauling and spreading equipment over the fill shall be controlled so that the entire surface of each lift shall be traversed by not less than one tread track of equipment and compaction shall be achieved by a minimum of four complete passes of a sheepsfoot, rubber tired or vibratory roller. All compaction is to be 95 percent of the maximum density as determined by AASHTO Specification T-99 (Standard Proctor) and is to be certified for each layer by the Soils Engineers at the time of construction. The moisture content of the fill shall be as required in order to attain the degree of compaction specified. The filling operation shall be continued as specified above until the fill has been brought to the constructed top elevation shown on the plans. The fill shall be constructed in such a manner that the surface will be sloped to drain at all times, and all fill shall be deposited to prevent excessive moisture accumulation from rainwater. When the work is interrupted by rain, filling shall not be resumed until tests indicate that the moisture content and density of the top 6 inches of fill meet the above specification requirements. All fill placed around CMP barrels shall be compacted using hand compaction equipment when within 4 feet of the pipes.

CUTOFF TRENCH A cutoff trench shall be excavated parallel to the center line of the embankment as shown on the plans. The bottom width of the trench shall be governed by the equipment used for excavation with the minimum width being four feet. The depth shall be 4 feet (minimum) below the barrel pipe and or existing ground. The side slopes of the trench shall be 1 to 1 or flatter.

4. STRUCTURAL BACKFILL
Backfill material shall be of the type and quality conforming to that specified for the adjoining fill material. The fill shall be placed in horizontal layers not to exceed four inches in thickness and compacted by hand tampers or other compaction equipment. The material needs to fill completely all spaces under and adjacent to the pipes. At no time during the backfilling operation shall driven equipment be allowed to operate closer than four feet, measured horizontally, to any part of a structure or pipe unless there is a compacted fill of twenty-four inches or greater over the structure or pipe.

5. PIPE CONDUITS
MATERIALS (CORRUGATED STEEL PIPE). This pipe and its appurtenances shall be galvanized and fully bituminous coated and shall conform to the requirements of AASHTO specifications M-190 Type A with watertight coupling bands. Any bituminous coating damaged or otherwise removed shall be replaced with cold applied bituminous coating compound. Coated C.M.P. shall have a minimum coating thickness of 10 mil on both sides of pipe and shall meet requirements of AASHTO M-245 and M-246.
CONNECTIONS. All connections with pipes must be completely watertight. The drain pipe or barrel connections to the riser shall be welded all around. Watertight coupling bands or flanges shall be used at all joints. Anti-seep collars shall be connected to the pipe in such a manner as to be completely watertight. Dimple bands are not considered to be watertight. For a prefabricated barrel and riser structure, the angle of the barrel at the barrel and riser connection must reflect the slope of the barrel.
BEDDING. The pipe shall be firmly and uniformly bedded throughout its entire length. Where rock or soft, spongy or other unstable soil is encountered, all such materials shall be removed and replaced with suitable earth material, compacted to provide adequate support.
LAYING PIPE. The pipe shall be placed with inside circumferential laps pointing downstream and with the longitudinal laps at the sides.
BACKFILLING. Backfill shall conform to structural backfill as shown above.
OTHER DETAILS. (Anti-seep collars, valves, etc.) shall be as shown on the drawings.

6. CONCRETE
Concrete shall meet minimum requirements set forth in Maryland State Highway Administration Standard Specifications for Construction and Materials Section 918 (Portland Cement Concrete Mixtures), Mix No. 3. Reinforcing steel shall be ASTM A-615, Grade 60. Rebars shall have 3" cover (minimum) and a minimum overlap of 30 bar diameters, except as noted on the plans. Steel angles and anchor bars shall be ASTM A-36.

7. STABILIZATION
All borrow and spoil areas shall be graded to provide proper drainage and left in a sightly condition. All exposed surfaces of the embankment, spillway, berms, borrow and spoil areas shall be stabilized by seeding and applying straw mulch in accordance with "Standards and Specifications for Soil Erosion and Sediment Control in Urbanizing Areas", or as shown elsewhere in these specifications, immediately after finished grading.

8. EROSION CONTROL FACILITIES
All disturbed areas shall be controlled by an Erosion and Sediment Control Plan which has been approved by the Howard County Soil Conservation District (HCSCD).

9. SEEDING
Seeding, fertilizing and mulching shall be as follows:

Seed Mix: 90% Kentucky 31 Tall Fescue
10% Kenblue
Applied at a rate of 300 lbs. per acre.

Lime: 2 tons/acre Dolomitic Limestone.

Fertilizer: 600 lbs./acre 10-20-20 fertilizer before seeding, disc in 400 lbs./acre 38-0-0 ureaform fertilizer, and 500 lbs./acre 10-20-20 fertilizer at time of seeding.

Mulch: Straw at 4,000 lbs. per acre.

Anchoring: Mulching tool or emulsified asphalt binder at a rate of 8 gal. per 1,000 square feet.

10. FILTER CLOTH
All filter cloth shall be Polyfilter - X or equivalent.

11. RIPRAP
All riprap shall conform to Howard County Specifications.

12. CONSTRUCTION INSPECTION BY DESIGNATED ENGINEERS
The construction of the pond and embankment, and certification that the pond and embankment have been built in accordance with the plans shall be under the supervision of a Registered Professional Engineer. The Engineer shall be notified sufficiently in advance of construction in order that arrangements can be made for 1) inspection of pipe trench and bedding, 2) inspection of riser and anti-seep collars and 3) supervision of embankment construction and compaction testing. The Engineer shall direct the handling of water during construction, minor changes not affecting the integrity of the dam in order to compensate for unusual soil conditions, and the removal and replacement of defective fill.

STORM DRAIN STRUCTURE SCHEDULE				
NUMBER	TYPE	TOP ELEV.	INV. OUT	REMARKS
SDM 1	STD. MH	351.10	344.46	
SDM 2	SHALLOW MH	349.00	344.93	
CO 6	12" CO	352.20	346.00	
CO 7	8" CO	352.40	348.97	

SANITARY SEWER STRUCTURE SCHEDULE				
NUMBER	TYPE	TOP ELEV.	INV. OUT	REMARKS
SMH 1	STD. MH	361.00	343.53	
SMH 2	"	361.90	344.76	
SMH 3	"	369.30	347.06	
SMH 4	"	352.90	344.69	
CO 10	STD. CO	353.00	347.30	
CO 11	"	364.10	348.92	
CO 12	"	351.70	346.95	
CO 13	"	351.70	347.17	
CO 14	"	352.40	348.76	
CO 15	"	351.40	347.51	

SET MANHOLE & CLEANOUT TOPS FLUSH WITH FINISHED GRADE

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 6-12-85

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER — DATE 10-16-85

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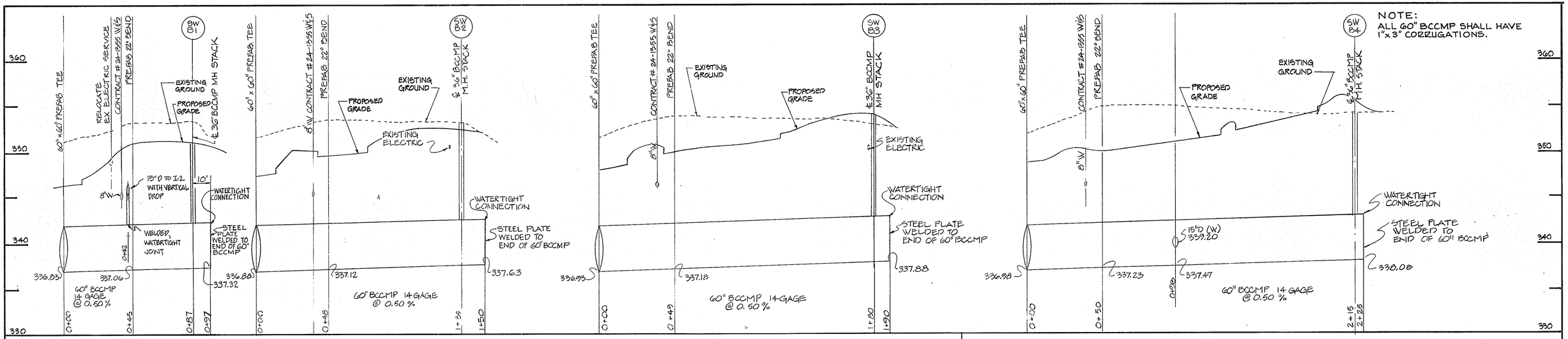
No.	BY	DATE	REVISION
1	C.L.M	7-1-85	FINAL ARCH'L COORDINATION.

SUBDIVISION NAME TOWN CENTER		SECTION/AREA 7/7		PARCEL NO. P-2
PLAT NO/L/F 5912/L.1095 F.964	BLOCK 20	ZONE MH APARTMENTS	TAX/ZONE MAP 30	ELEC. DIST. 5th	CENSUS TRACT 6052.01
WATER CODE		SEWER CODE		

STORMWATER MANAGEMENT SPECIFICATIONS AND UTILITY PROFILES
VANTAGE HOUSE
COLUMBIA TOWN CENTER
SECTION 7 AREA 7

HOWARD COUNTY, MARYLAND — JOB NO. 80050
SCALE: AS SHOWN — 5th ELECTION DISTRICT
SHEET 5 OF 9 , ISSUE DATE: APRIL 30, 1985

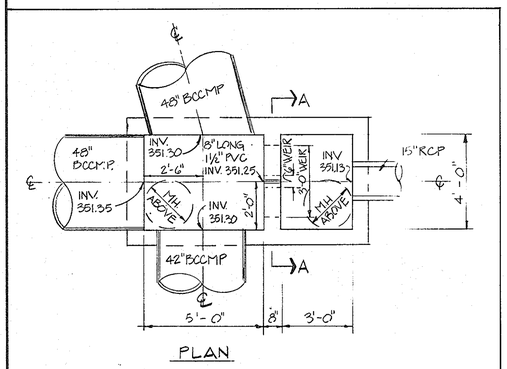
SDP-85-151.



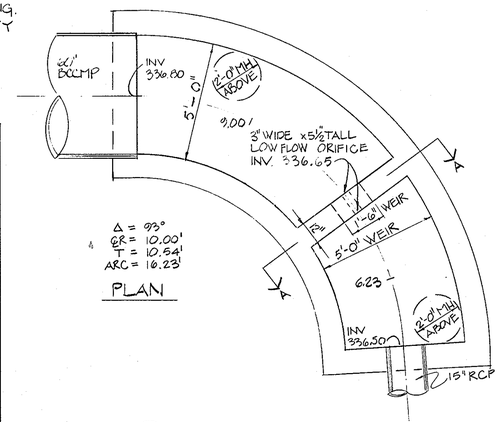
NOTE:
ALL 60" BCCMP SHALL HAVE 1"x 3" CORRUGATIONS.

NOTES

1. BOTTOM SLAB, TOP SLABS AND WALLS SHALL BE IN ACCORDANCE WITH HOWARD COUNTY STANDARD DETAIL SD 1.01.
2. TOP ELEVATION OF THE TOP SLAB IS SET 1" BELOW FINISHED GRADE TO ALLOW FOR SURFACE COURSE OF BITUMINUS PAVING.
3. UPSTREAM MANHOLE SHALL CONFORM TO HOWARD COUNTY STANDARD DETAIL G 5.03. TOP ELEV. 345.6.
4. DOWNSTREAM MANHOLE FRAME AND COVER SHALL BE SET IN TOP SLAB. TOP ELEV. 344.40.
5. SET MANHOLE TOPS FLUSH WITH FINISHED GRADE.

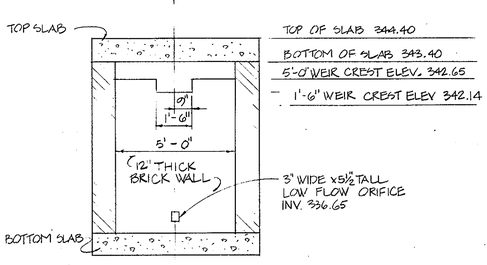


PLAN

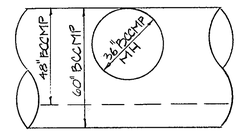


PLAN

② CONTROL STRUCTURE 'B'
1" = 3'-0"



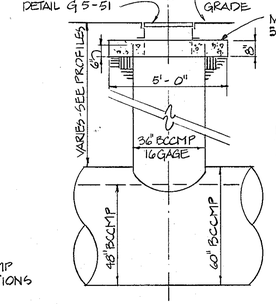
SECTION A-A



PLAN

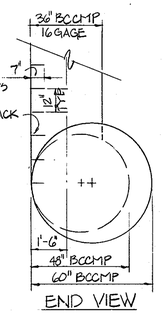
NOTES

1. ALL CONNECTIONS TO BE SHOP WELDED AND WATERTIGHT.
2. BITUMINUS COAT TO BE APPLIED AFTER WELDING
3. MANHOLE RISER IS 36" DIAM. BCCMP 16 GAGE WITH ½" x 2⅔" CORRUGATIONS
4. TOP SLAB REINFORCING: #5 BARS @ 6" % EACH WAY 3 EXTRA #5 BARS E.S. OF MH OPENING.

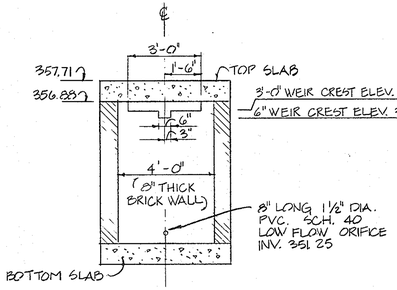


ELEVATION

④ BCCMP MANHOLE
1" = 3'-0"



END VIEW



SECTION A-A

① CONTROL STRUCTURE 'A'
1" = 3'-0"

NOTES

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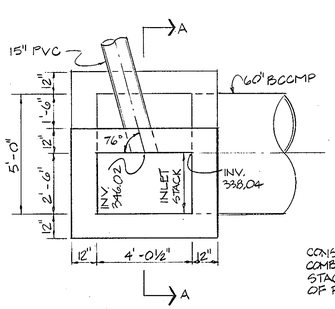
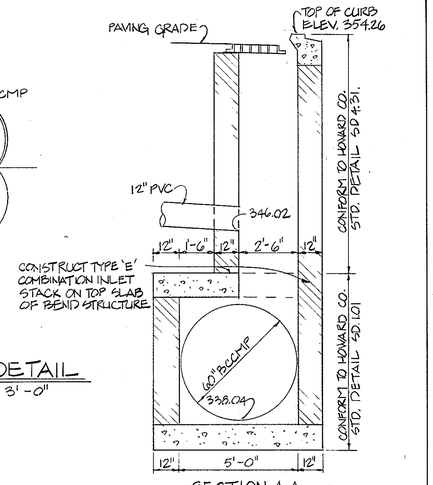
2. TOP ELEVATION OF THE TOP SLAB IS SET 1" BELOW FINISHED GRADE TO ALLOW FOR SURFACE COURSE OF BITUMINUS PAVING.
3. UPSTREAM MANHOLE FRAME AND COVER SHALL BE SET IN TOP SLAB. TOP ELEV. 357.79.
4. DOWNSTREAM MANHOLE SHALL CONFORM TO HOWARD COUNTY STANDARD DETAIL G 5.03. TOP ELEV. 350.50
5. SET MANHOLE TOPS FLUSH WITH FINISHED GRADE.



PLAN

③ I-4 DETAIL
1" = 3'-0"



SECTION A-A

STORM DRAIN STRUCTURE SCHEDULE			
NUMBER	TYPE	TOP ELEV.	REMARKS
SWB1	CMP MH	351.0	DETAIL 4 THIS SHT.
SWB2	CMP MH	353.0	DETAIL 4 THIS SHT.
SWB3	CMP MH	354.0	DETAIL 4 THIS SHT.
SWB4	CMP MH	355.5	DETAIL 4 THIS SHT.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER — DATE 10-16-85

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
PLANNING DIRECTOR — DATE 10-23-85
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMIN. — DATE 10-28-85

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
DIRECTOR — DATE 10-10-85
CHIEF, BUREAU OF ENGINEERING — DATE 10-10-85

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 6-12-85

DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
530 E. JOPPA ROAD
TOWSON, MD. 21204
TELEPHONE: (301) 296-3333

STATE OF MARYLAND — 1986 — REGISTERED PROFESSIONAL ENGINEER

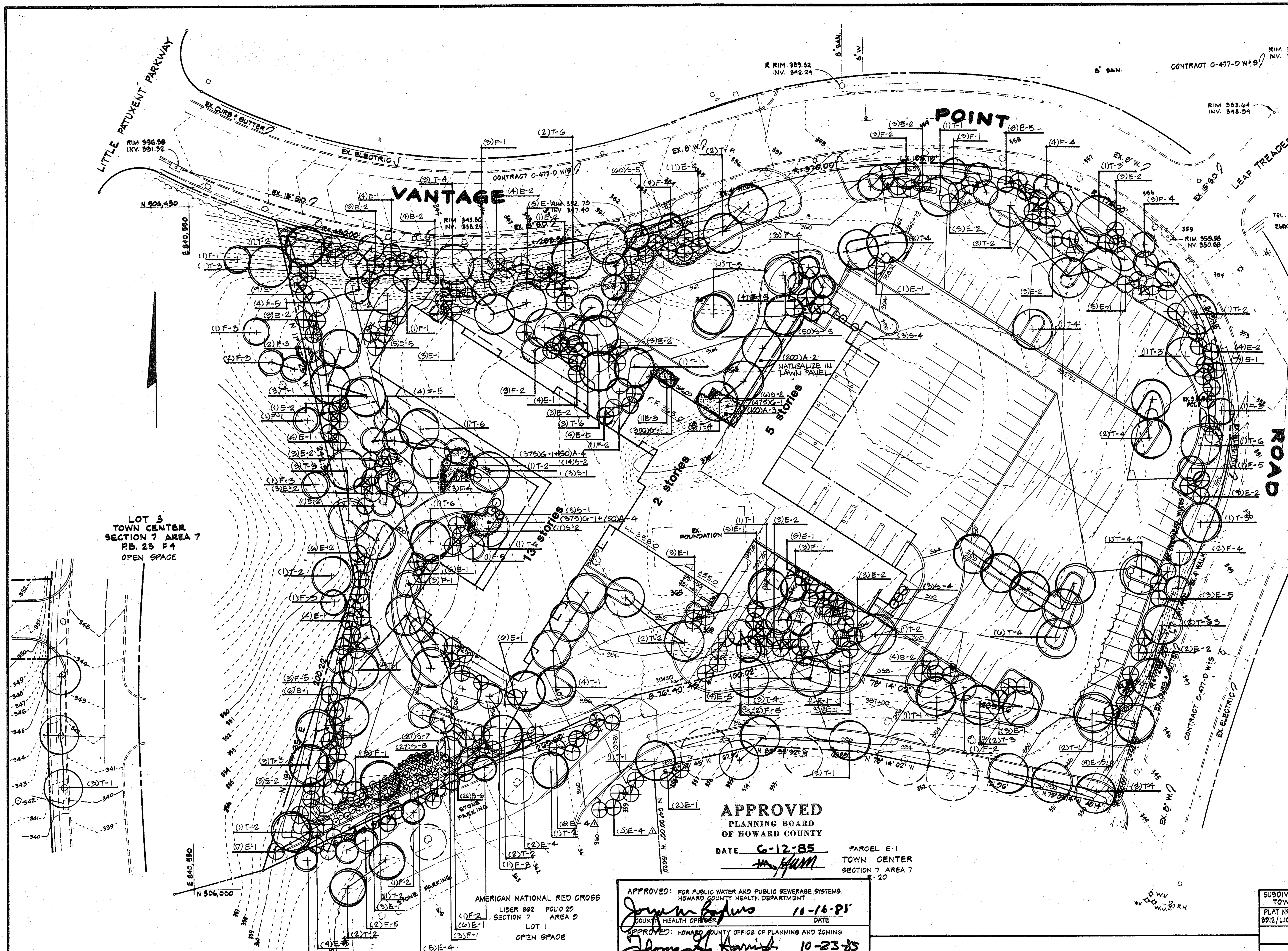
OWNER / DEVELOPER
ROC - VANTAGE ASSOCIATES
℅ ROBERT B. OLNICK
909 THIRD AVENUE
NEW YORK, NEW YORK 10022

SUBDIVISION NAME TOWN CENTER			SECTION/AREA 7/7		PARCEL NO. P-2
PLAT NO/L/F 9912/L1095 F364	BLOCK 20	ZONE NT APARTMT.	TAX/ZONE MAP 30	ELEC. DIST. 5th	CENSUS TRACT 6052.01
WATER CODE		SEWER CODE			

DETAILS AND
STORM DRAIN PROFILES
VANTAGE HOUSE
COLUMBIA TOWN CENTER
SECTION 7 AREA 7

HOWARD COUNTY, MARYLAND — JOB NO. 80050
SCALE: 1" = 50' HOR. — 5th ELECTION DISTRICT
1"=5' VERT. SHEET 6 OF 9 , ISSUE DATE: APRIL 30, 1985

SDP-85-151.



APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 6-12-85

Plant List

KEY	APPROX. QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
SHRUBS						
S-1	9	BUDDLEIA DAVIDII	BUTTERFLY BUSH	3-4' HT.	B&B	
S-2	30	AZALEA BLAAUW'S PINK	PINK AZALEA	18-24" HT.	B&B	
S-3	6	PRUNUS LAUROCERASUS 'SCHIPKAENSIS'	CHERRY LAUREL	24-30" HT.	B&B	
S-4	6	ILEX X ATTENUATA 'FOSTERI'	FOSTER'S HOLLY	5-6' HT.	B&B	
S-5	150	COTONEASTER SALICIFOLIA REPANDENS	WILLOWLEAF COTONEASTER	18-24" HT.	B&B	
S-6	26	FORSYTHIA SUSPENSA	WEEPING FORSYTHIA	3-4' HT.	B&B	
S-7	27	CORNUS SERICEA	RED-TWIG DOGWOOD	4-5' HT.	B&B	
S-8	27	CLETHRA ALNIFOLIA	SWEET PEPPER BUSH	3-4' HT.	B&B	
ANNUALS						
A-1	125	GERANIUMS				8" OC
A-2	200	CROCUS				8" OC
A-3	100	TULIPS FOSTERIANA 'EMPEROR WHITE'	WHITE DARWIN TULIP			6" OC
A-4	100	DAFFODIL 'KING ALFRED'				6" OC
GROUNDCOVER						
G-1	1525	VINCA MINOR	PERIWINKLE	2" POT		8" OC

NOTE: SEE SHEET 2 FOR PLANTING DETAILS.

Plant List

KEY	APPROX. QUANTITY	BOTANICAL NAME/ COMMON NAME	SIZE	ROOT COND.	REMARKS
Canopy Trees					
T-1	22	ACER RUBRUM 'RED SUNSET' RED SUNSET MAPLE	△ 3½-4" CAL.	B&B	
T-2	19	QUERCUS RUBRA RED OAK	2½-3" CAL.	B&B	
T-3	14	FRAXINUS PENNSYLVANICA 'MARSHALL SEEDLESS' MARSHALL'S ASH	3-3½" CAL.	B&B	
T-4	29	ACER RUBRUM 'RED SUNSET' RED SUNSET MAPLE	3-3½" CAL.	B&B	
T-5	1	FAGUS SYLVATICA EUROPEAN BEECH	5-6" CAL	B&B	
T-6	8	QUERCUS RUBRA - RED OAK	3½-4" CAL.	B&B	
Evergreen Trees					
E-1	104 △	PINUS STROBUS EASTERN WHITE PINE	7-8' HT.	B&B	
E-2	66 △	PICEA ABIES NORWAY SPRUCE	7-8' HT.	B&B	
E-3	1	CRYPTOMERIA JAPONICA JAPANESE CRYPTOMERIA	10-12' HT.	B&B	
E-4	29 △	PINUS THUNBERGII JAPANESE BLACK PINE	8-9' HT.	B&B	
E-5	32	PINUS STROBUS EASTERN WHITE PINE	9-10' HT.	B&B	
Flowering Trees				B&B	
F-1	22	CORNUS FLORIDA 'WHITE' WHITE FLOWERING DOGWOOD	2-2½" CAL.	B&B	
F-2	11	PRUNUS YEDOENSIS YOSHINO CHERRY	2½-3" CAL.	B&B	
F-3	10	CERCIS CANADENSIS REDBUD	2-2½" CAL.	B&B	
F-4	19	CORNUS FLORIDA 'WHITE' WHITE FLOWERING DOGWOOD	△ 3-3½" CAL.	B&B	
F-5	13	MAGNOLIA VIRGINIANA SWEETBAY MAGNOLIA	2½-3" CAL.	B&B	

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER — DATE 10-16-85

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
PLANNING DIRECTOR — DATE 10-23-85
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMIN. — DATE 10-23-85

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
DIRECTOR — DATE 10-10-85
CHIEF: BUREAU OF ENGINEERING — DATE 10-10-85

DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
530 E. JOPPA ROAD
TOWSON, MD. 21204
TELEPHONE: (301) 296-3333

STATE OF MARYLAND — REGISTERED LANDSCAPE ARCHITECT — No 405

OWNER / DEVELOPER
ROC - VANTAGE ASSOCIATES
c/o ROBERT S. OLNICK
909 THIRD AVENUE
NEW YORK, NEW YORK 10022

SUBDIVISION NAME	SECTION/AREA	PARCEL No.
TOWN CENTER	7/7	F-2

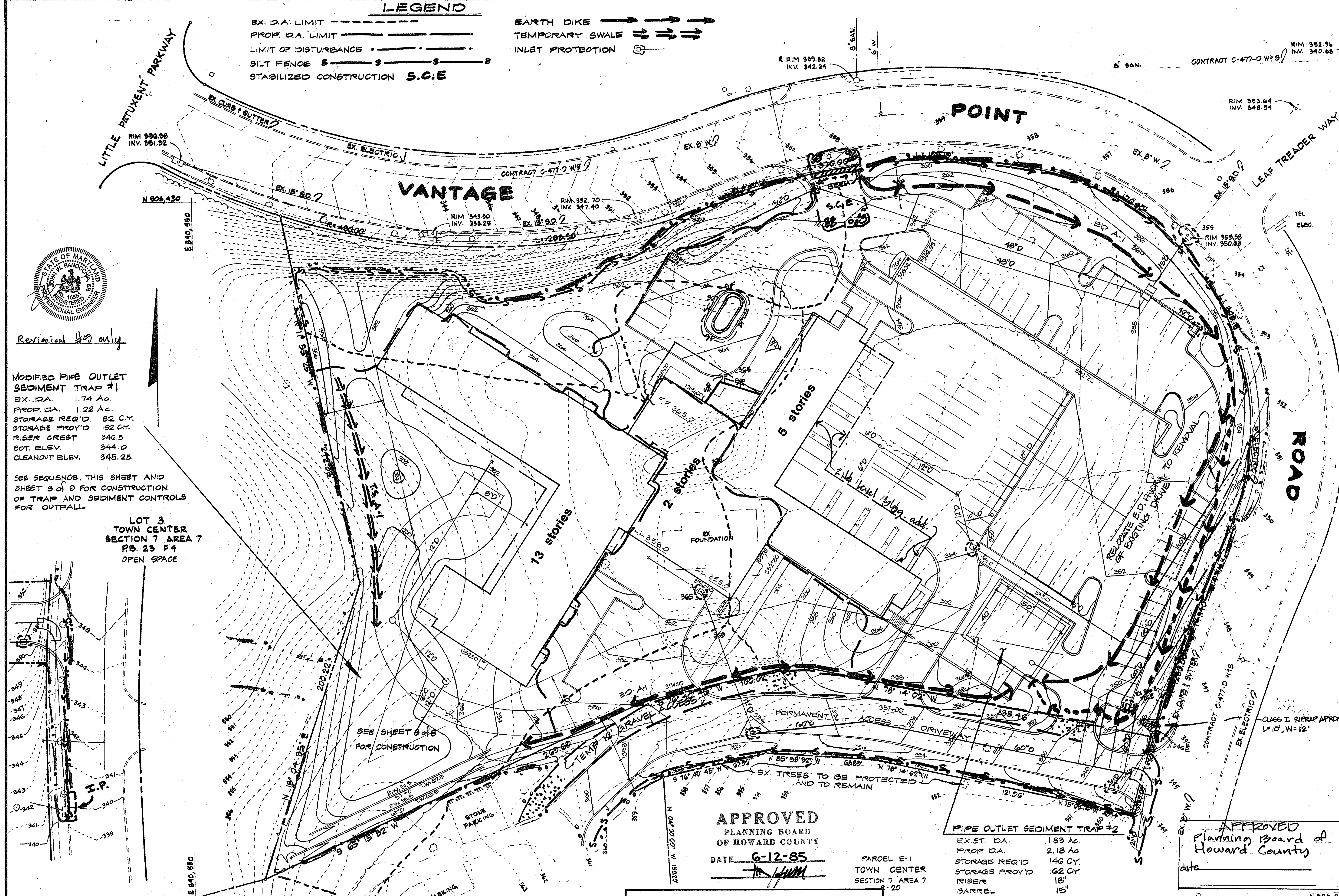
PLAT No./L/F	BLOCK	ZONE	TAX/ZONE MAP	ELEC. DIST.	CENSUS TRACT
3912/L.1035 F.364	20	NT APARTMT.	30	5th	6052.01

WATER CODE	SEWER CODE

PLANTING PLAN
VANTAGE HOUSE
COLUMBIA TOWN CENTER
SECTION 7 AREA 7

HOWARD COUNTY, MARYLAND
SCALE: 1" = 30'
JOB No. 80050
5th ELECTION DISTRICT
SHEET 7 OF 9, ISSUE DATE: APRIL 30, 1985

SDP-85-151c



Revision #5 only

MODIFIED PIPE OUTLET SEDIMENT TRAP #1

EX. D.A.	1.74 Ac.
PROP. D.A.	1.22 Ac.
STORAGE REQ'D	82 C.Y.
STORAGE PROV'D	152 C.Y.
RISER CREST	346.5
BOT. ELEV.	344.0
CLEANOUT ELEV.	345.25

SEE SEQUENCE, THIS SHEET AND SHEET 8 of 9 FOR CONSTRUCTION OF TRAP AND SEDIMENT CONTROLS FOR OUTFALL

PIPE OUTLET SEDIMENT TRAP #2

EXIST. D.A.	1.83 Ac.
PROP. D.A.	2.18 Ac
STORAGE REQ'D	146 C.Y.
STORAGE PROV'D	162 C.Y.
RISER	18"
BARREL	15"
BOTTOM EL.	347.5
RISER CREST	349.5
CLEANOUT EL.	348.5
MIN. TOP BERM	351.0

SEDIMENT CONTROL NOTES

1) A minimum of 24 hours notice must be given to the Howard County Office of Inspections and Permits prior to the start of any construction (992-2437)

2) All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

3) Following initial soil disturbance or redisturbance, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1, b) 14 days as to all other disturbed or graded areas on the project site.

4) All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.

5) All disturbed areas must be stabilized within the time period specified above in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings (Sec. 51) sod (Sec. 54), temporary seeding (Sec.50) and mulching (Sec. 52). Temporary stabilization with mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.

6) All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.

7) Site Analysis:

Total Area of Site	4.455	acres
Area Disturbed	4.2	acres
Area to be roofed or paved	3.04	acres
Area to be vegetatively stabilized	1.16	acres
Total Cut	26,500	Cu. yds
Total Fill	2,300	Cu. yds
Offsite waste/borrow area location		

8) Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.

9) Additional sediment controls must be provided, if deemed necessary by the Howard County DPW sediment control inspector.

SEQUENCE OF OPERATIONS

1. Notify Howard County Office of Inspections and Permits (O.I.P.) (992-2437) a minimum of 24 hours prior to the start of any construction
2. Clear and grub for only those areas required for construction of sediment control devices.
3. Construct sediment controls, excluding sediment trap number one.
4. Notify Howard County (O.I.P.) (992-2437) following installation of sediment controls.
5. With the approval of the (O.I.P.), construct the 12' temporary gravel access drive to the Red Cross Building. Clear and grub areas draining to trap #2 and silt fences. Do not remove existing aspalt drivaway for Red Cross north of the temporary gravel access drive at this time. Construct sediment trap number one, including storm drain outfall. See sheet 3 of 8 for grading and layout. Plug low flow orifice. Do not construct pilot channel at this time.
6. Following construction of trap #1, clear and grub remaining areas to be disturbed.
7. Rough grade site. Begin building. Construct utilities. Following installation of stone base for permanent Red Cross access drive, remove temporary gravel access drive and remainder of existing aspalt drive.
8. Finish grade, pave and stabilize disturbed areas.
9. Following stabilization of disturbed areas, and with the approval of the (O.I.P.), remove sediment controls.
   a. Spoil to be removed to a site with an approved sediment control plan.
   b. Construct low flow orifice and pilot channel of Stormwater Management.
10. Finish grade, pave and stabilize these remaining disturbed areas.

SEDIMENT CONTROL PLAN CERTIFICATIONS

DEVELOPERS CERTIFICATION

"I/We certify that all development and construction will be done pursuant 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."

Robert S. Olnick — Aug 14, 1985
Signature of Developer — Date
Roc Vantage Associates
Name of Developer

ENGINEER'S CERTIFICATION

"I certify that this plan of erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site, and that this plan was prepared in accordance with the requirements of the Howard County Soil Conservation District."

[signature] — 8/21/85
Signature of Engineer — Date
KEN KINSEY
Name of Engineer

Reviewed For HOWARD S.C.D.
Name
and meets Technical Requirements.
James M. Nelson — 10-3-85
U.S. Soil Conservation Service — Date

This development plan is approved for soil erosion and sediment control by the Howard Soil conservation District.
Stephen L. [signature] — 10-3-85
Howard Soil Conservation District — Date

NOTE: ALL INLETS DRAINING TO UNDERGROUND STORMWATER MANAGEMENT FACILITIES SHALL BE BLOCKED UNTIL CONTRIBUTING AREAS HAVE BEEN STABILIZED.

FOR DETAILS AND SPECIFICATIONS, SEE SHEET 9 of 9.

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 6-12-85
[signature]

APPROVED
Planning Board of Howard County
date

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
[signature] — 10-16-85
COUNTY HEALTH OFFICER — DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
Thomas G. Harris — 10-23-85
PLANNING DIRECTOR
John W. Musselman — 10-23-85
CHIEF DIVISION OF LAND DEVELOPMENT AND ZONING ADMIN. — DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
George F. Nemy — 10-10-85
DIRECTOR — DATE
William E. [signature] — 10-10-85
CHIEF: BUREAU OF ENGINEERING — DATE

DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
530 E. JOPPA ROAD
TOWSON, MD. 21204
TELEPHONE: (301) 296-3333

Rev	date	revision
5	1/15/86	add 1st floor addition

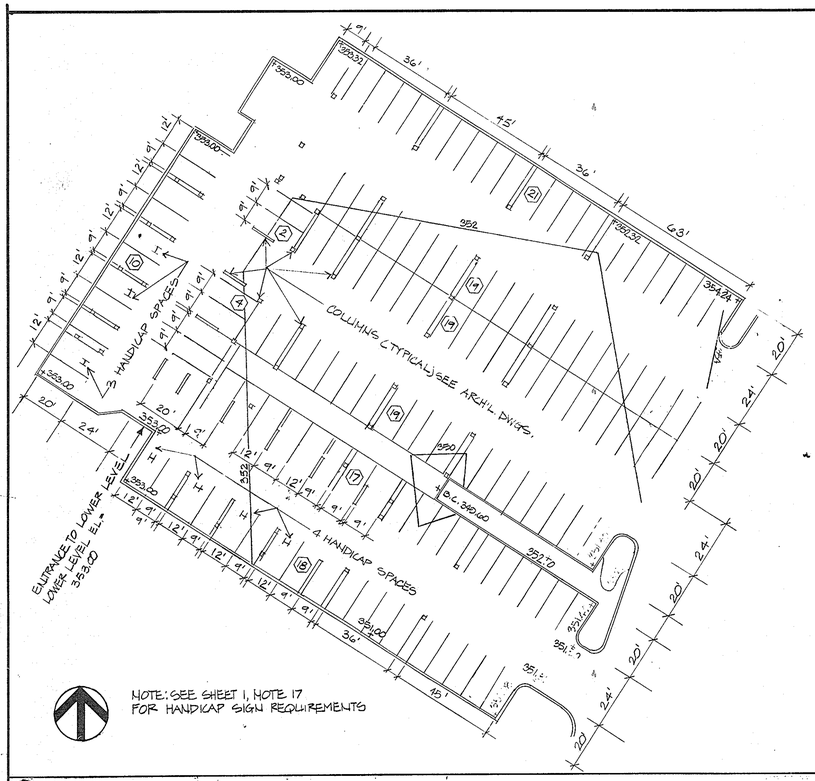
OWNER / DEVELOPER
ROC - VANTAGE ASSOCIATES
c/o ROBERT S. OLNICK
909 THIRD AVENUE
NEW YORK, NEW YORK 10022

SUBDIVISION NAME		SECTION/AREA		PARCEL No.	
TOWN CENTER		7/7		F-2	
PLAT No. / L/F	BLOCK	ZONE	TAX/ZONE MAP	ELEC. DIST.	CENSUS TRACT
3912 / L.1035 F.364	20	NT APARTMT.	30	5th	6052.01
WATER CODE			SEWER CODE		

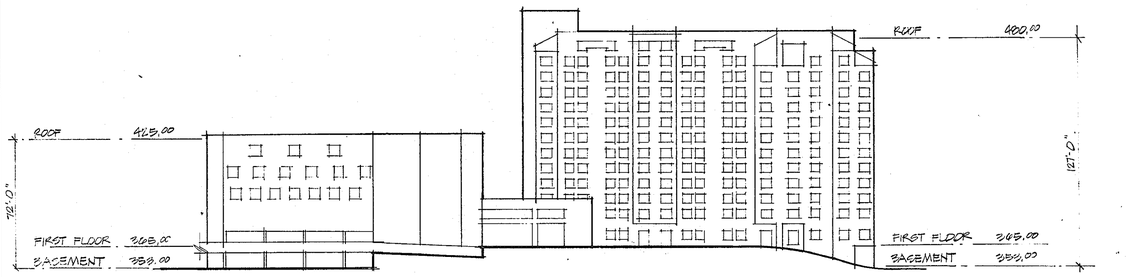
SEDIMENT CONTROL PLAN
VANTAGE HOUSE
COLUMBIA TOWN CENTER
SECTION 7 AREA 7

HOWARD COUNTY, MARYLAND — JOB No. 80050
SCALE: 1" = 30' — 5th ELECTION DISTRICT
SHEET 8 OF 9, ISSUE DATE: APRIL 30, 1985

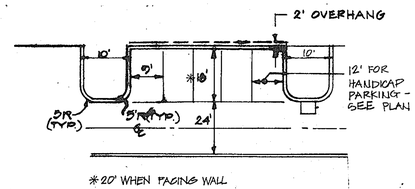
SDP-85-151c



1 Underground Parking Layout 1" = 30'

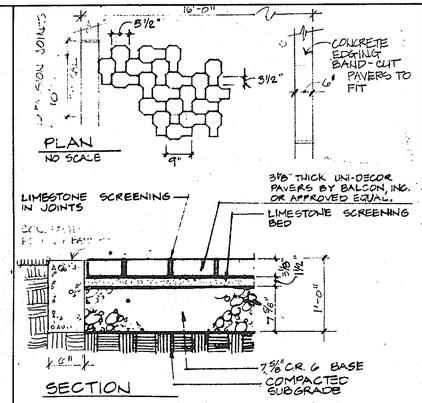


5 North Elevation NTS

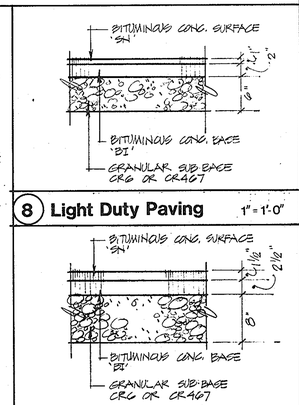


PARKING PLAN
NO SCALE

6 Typical Parking Layout

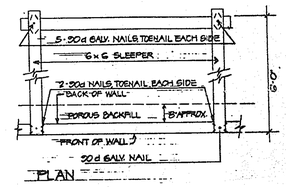


7 Uni-Decor Paving NTS



8 Light Duty Paving 1" = 1'-0"

9 Heavy Duty Paving 1" = 1'-0"



PLAN

Site Analysis

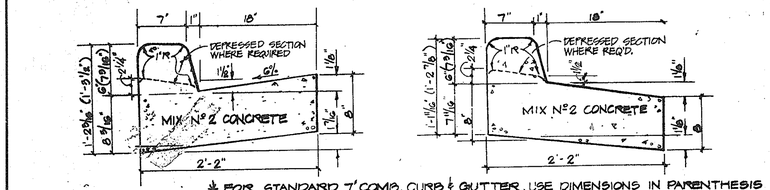
1. AREA OF PARCEL: 4.459 ACRES
2. ZONING: NEWTOWN (APARTMENTS) F.D.P. PHASE 107-A-III.
3. NO. OF UNITS SHOWN: NO. OF UNITS ALLOWED:
   225 APARTMENTS
   67 DOMICILIARY & COMPREHENSIVE CARE BEDS
4. NO. OF PARKING SPACES REQUIRED: 242
   225 DU'S @ .7 = 158
   67 BEDS @ .5 = 34
   50 EMPLOYEES @ 1.0 = 50
   NO. OF PARKING SPACES PROPOSED: 242 (INCLUDES 7 HANDICAPPED SPACES*)
5. UNIT ANALYSIS AND FLOOR SPACE:

TYPE	NO.	MIN. SQ. FT. REQUIRED	MIN. SQ. FT. SHOWN
STUDIO	39	400	490
ONE BEDROOM	113	530	700
TWO BEDROOM	73	600	950
TOTAL	225		

6. MAXIMUM NO. OF EMPLOYEES ON SITE: 50
7. BUILDING HEIGHT:
   ALLOWED: UNLIMITED
   PROPOSED: 115' MAXIMUM
8. COVERAGE:
   ALLOWED: 30% - 58,270 SQ. FT.
   PROPOSED: 29% - 57,200 SQ. FT.

* NO. OF H.C. SPACES REQUIRED: 7 NO. H.C. SPACES PROVIDED: 7

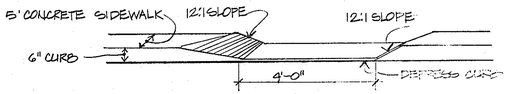
5a. USES :- A BANKING FACILITY, GIFT SHOP, AND BARBER AND BEAUTY SHOPS ARE PERMITTED USES WITHIN THIS FACILITY FOR THE EXCLUSIVE USE OF RESIDENTS AND STAFF. THE HOWARD COUNTY PLANNING BOARD AT ITS MEETING HELD ON DEC. 12TH 1990 APPROVED THE USES IN ACCORDANCE WITH FINAL DEVELOPMENT PLAN PHASE 107-A-III.



STANDARD 6" or 7" COMBINATION CURB & GUTTER
NO SCALE

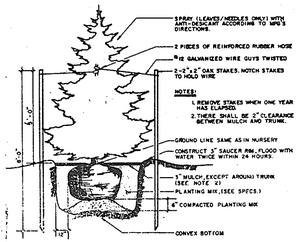
REVERSE 6" or 7" COMBINATION CURB & GUTTER
NO SCALE

2 Curb and Gutter NTS

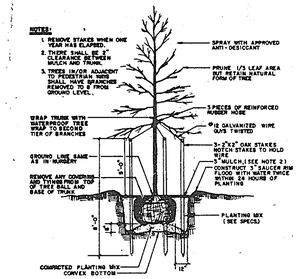


NOTE: PROVIDE COARSE BROOM FINISH ON SLOPES

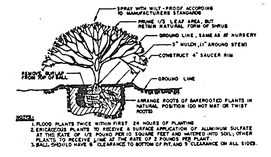
3 Handicapped Ramp (Curb Cut)



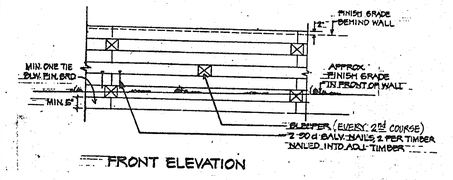
PLANTING DETAIL
FOR EVERGREEN TREES 3'-8' TALL
NOT TO SCALE



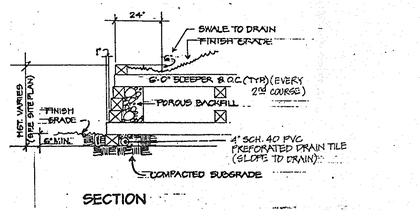
PLANTING DETAIL FOR TREES 1 1/4"-4" CAL.
NOT TO SCALE



PLANTING DETAIL FOR EVERGREENS AND DECIDUOUS SHRUBS
NOT TO SCALE



FRONT ELEVATION



SECTION

NOTE: TOP OF WALL SHALL BE CONSTRUCTED WITH PROTECTIVE RAILING. FOR CONSTRUCTION SEE HOWARD COUNTY STD. DETAIL G 7.03.

10 Timber Wall

SUBDIVISION NAME TOWN CENTER		SECTION/AREA 7/7			PARCEL NO. P-2	
PLAT NO/L/F 9912/L1095 F364	BLOCK 20	ZONE NT APARTMT.	TAX/ZONE MAP 30	ELEC. DIST. 5th	CENSUS TRACT 6082.01	
WATER CODE				SEWER CODE		

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 6-12-85

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER — DATE 10-16-85

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
PLANNING DIRECTOR — DATE 10-23-85
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMIN. — DATE 10-23-85

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE. STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
DIRECTOR — DATE 10-10-85
CHIEF, BUREAU OF ENGINEERING — DATE 10-10-85

DAFT · McCUNE · WALKER INC.
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TELEPHONE: (301) 296-3333

STATE OF MARYLAND — 7901 — REGISTERED PROFESSIONAL ENGINEER

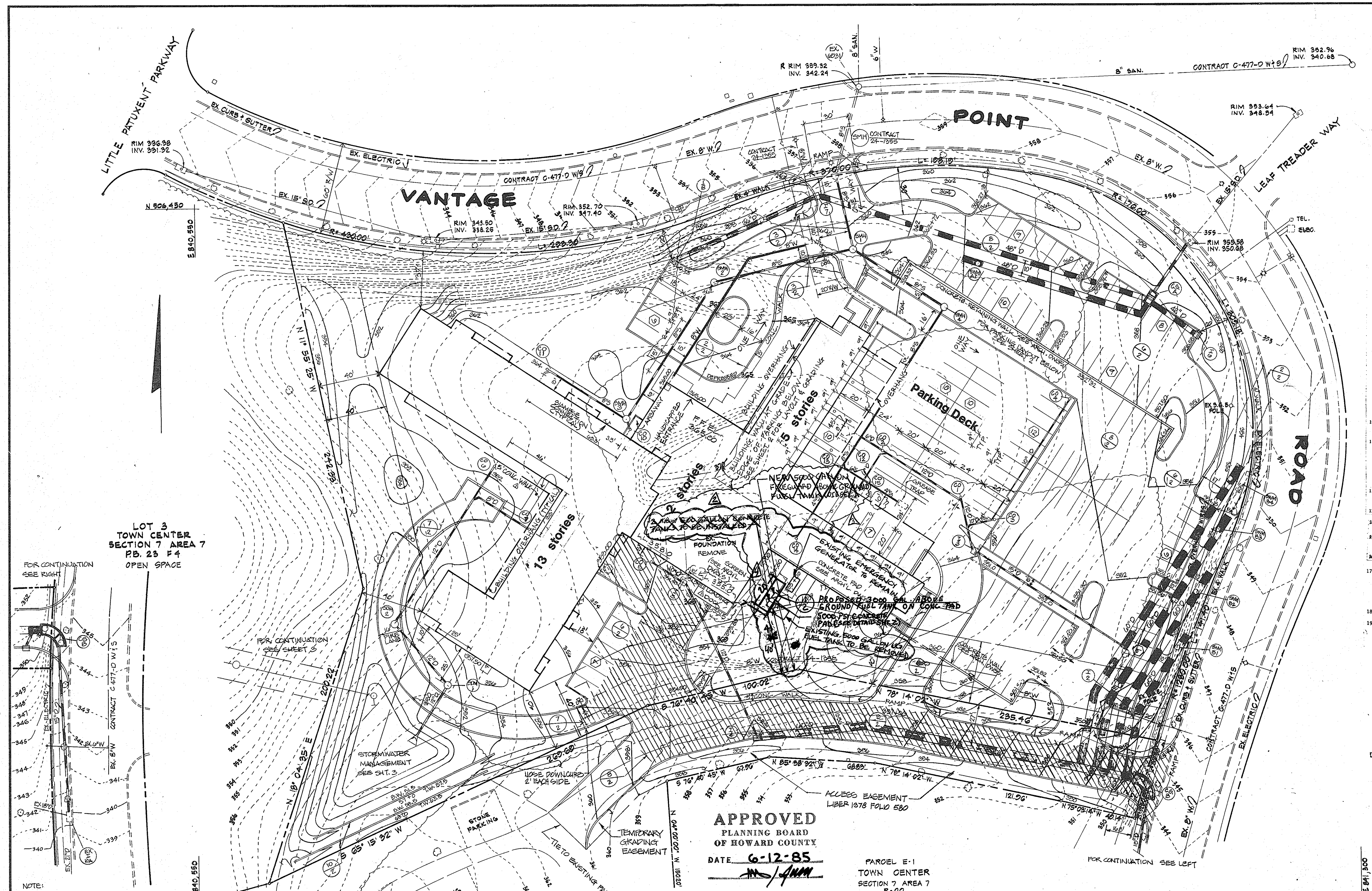
OWNER / DEVELOPER
ROC-VANTAGE ASSOCIATES
% ROBERT S. OLNICK
909 THIRD AVENUE
NEW YORK, NEW YORK 10022

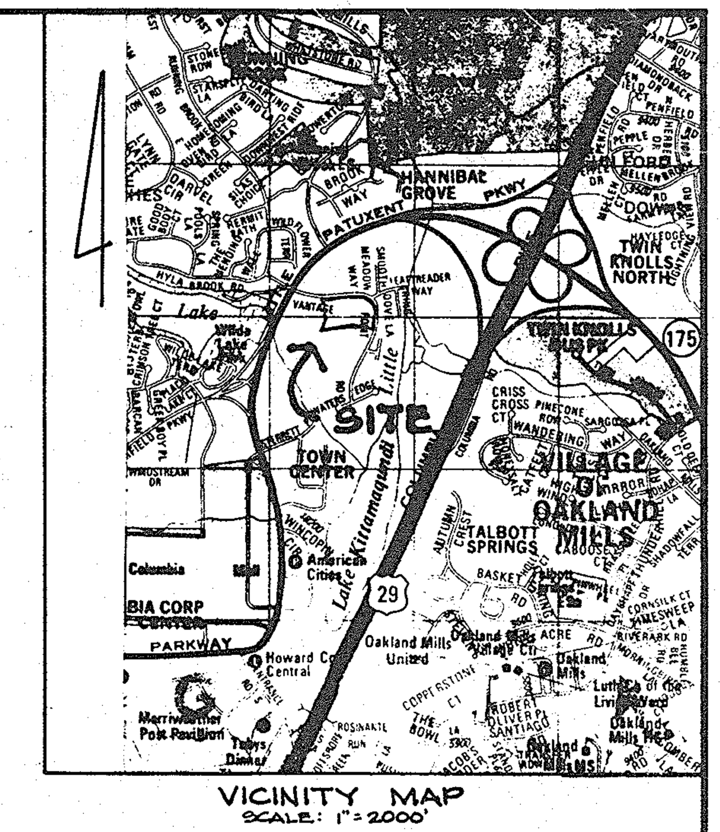
REVISIONS	
DATE	DESCRIPTIONS
4/8/91	⚠ ADDED NOTE 5a TO SITE ANALYSIS.

SITE DETAILS
VANTAGE HOUSE
COLUMBIA TOWN CENTER
SECTION 7 AREA 7

HOWARD COUNTY, MARYLAND
SCALE: 1" = 30'
JOB NO. 80050
5th ELECTION DISTRICT
SHEET 2 OF 9 , ISSUE DATE: APRIL 30, 1985

SDP-85-151





VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

1. All materials and construction to be in accordance with Howard County Design Manual Volume IV, Standard Specifications and Details for Construction.
2. This plan is covered by Final Development Plan Phase 107-A-III.
3. Any damage to county owned rights-of-way shall be corrected at the developers expense.
4. Topography was compiled from actual field survey.
5. The area included is located on Tax Map #30.
6. All driveways and parking areas to be privately owned and maintained.
7. All coordinates are based on Howard County Geodetic Control traverse which is based upon the Maryland State Plane Coordinate system.
8. Class "C" trench bedding shall be used for all strom drainage unless shown otherwise.
9. Information concerning underground utilities was obtained from available records, but the contractor must determine the exact location and elevation of the mains by digging test pits, by hand, at all utility crossing, well in advance of construction.
10. The contractor or developer shall contact the Construction Inspection/Survey Division 24 hours in advance of commencement of work at 992-2417 or 792-7272.
11. All downspout drains shall be handled by one of the following methods:
    - A. Downspouts to spash blocks and discharged to ground having good percolation.
    - B. Downspout in front of units piped to curb.
    - C. Downspout connected to storm drain.
12. Handicap Parking signs shown thus: shall be placed in approximate location shown in plan accordance with the "Maryland Building Code for the Handicapped" Section 5.01 - 1.05.
13. All setbacks and criteria as shown in F.D.P. Phase 107-A-III.
14. All sewer mains shall be C.S.P.X., V.C.P.X., P.V.C. or A.C.P. class 2400 unless otherwise noted.
15. All water mains 4" and larger are to be C.I.P. or D.I.P. All mains and service connections less than 4" diameter are to be copper in accordance with Howard Co. Plumbing Code.
16. All concrete sidewalks to conform to Howard Co. standards.
17. Provide one (1) handicapped parking sign for each handicapped parking space as per Maryland Department of Transportation R7-8 with $50.00 fine sign to be placed beneath. Center sign in parking space. Bottom of sign to be placed no less than 6' nor more than 10' above the ground. All signs to be mounted on wall.
18. Refuse collection will be handled by a private service.
19. All sidewalk ramps to be Howard County Standard Type A in accordance with Howard County Design Manual Volume IV, Standard Specifications and Details for Construction, unless otherwise noted.

LEGEND

DETAIL REFERENCE — DETAIL NO. / SHEET NO. (3/2)

INDICATES AREAS TO RECEIVE HEAVY DUTY PAVING. (ALL OTHER PAVED AREAS TO BE LIGHT DUTY)

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 6-12-85

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER — DATE 10.16-81

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
PLANNING DIRECTOR — 10-23-85
CHIEF: DIVISION OF LAND DEVELOPMENT AND ZONING ADMIN. — DATE 10-23-85

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
DIRECTOR — DATE 10-10-85
CHIEF: BUREAU OF ENGINEERING — DATE 10-10-85

DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
530 E. JOPPA ROAD
TOWSON, MD. 21204
TELEPHONE: (301) 296-3333

№	DATE	REVISION
1	7/1/85	FINAL ARCH'L. COORDINATION
2	10/21/02	GENERATOR FUEL TANKS
3	6/11/03	REVISED FUEL TANK
4	10/31/07	REVISED FUEL TANK FROM 5000 GAL. to 3000 GAL

Address Chart
5400 VANTAGE POINT ROAD

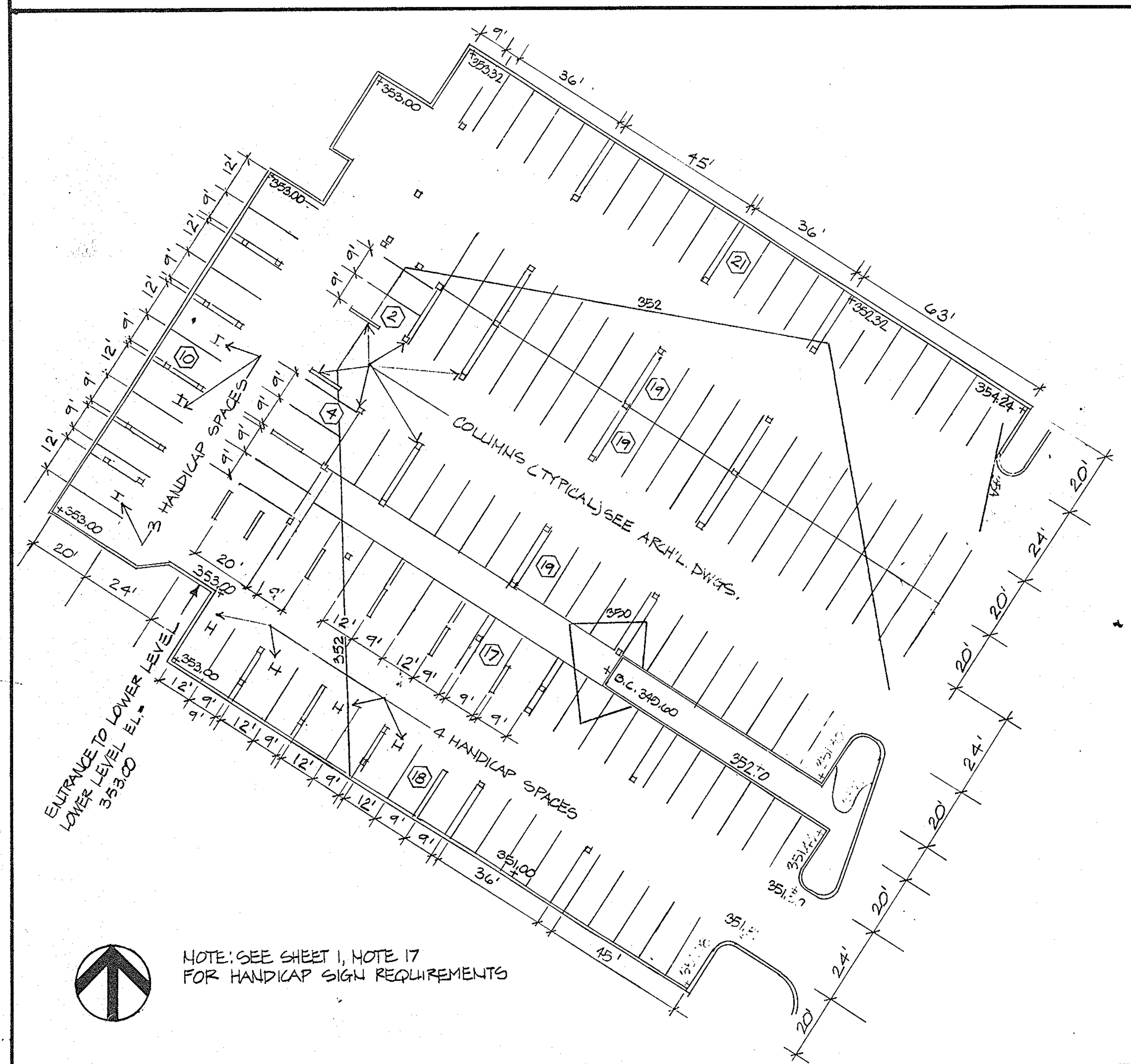
OWNER / DEVELOPER
ROC - VANTAGE ASSOCIATES
c/o ROBERT S. OLNICK
909 THIRD AVENUE
NEW YORK, NEW YORK 10022

SUBDIVISION NAME		SECTION/AREA		PARCEL №.	
TOWN CENTER		7/7		F-2	
PLAT №/L/F	BLOCK	ZONE	TAX/ZONE MAP	ELEC. DIST.	CENSUS TRACT
3912/L.1035 F.364	20	NT APARTMT.	30	5th	6052.01
WATER CODE			SEWER CODE		
E.03			5600100		

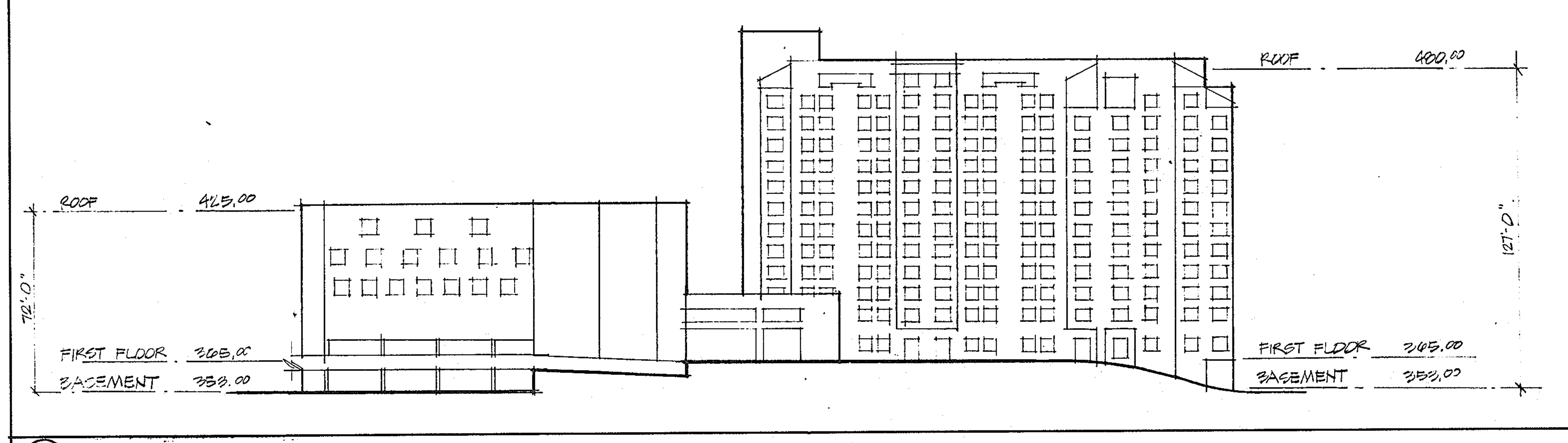
GRADING, UTILITY, AND LAYOUT PLAN
VANTAGE HOUSE
COLUMBIA TOWN CENTER
SECTION 7 AREA 7

HOWARD COUNTY, MARYLAND
SCALE: 1" = 30'
JOB №. 80050
5th ELECTION DISTRICT
SHEET 1 OF 9, ISSUE DATE: APRIL 30, 1985

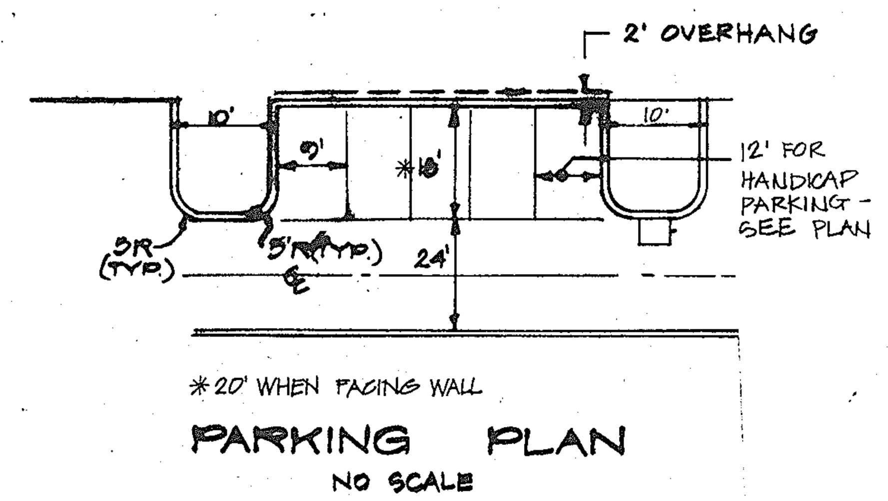
SDP-85-151.



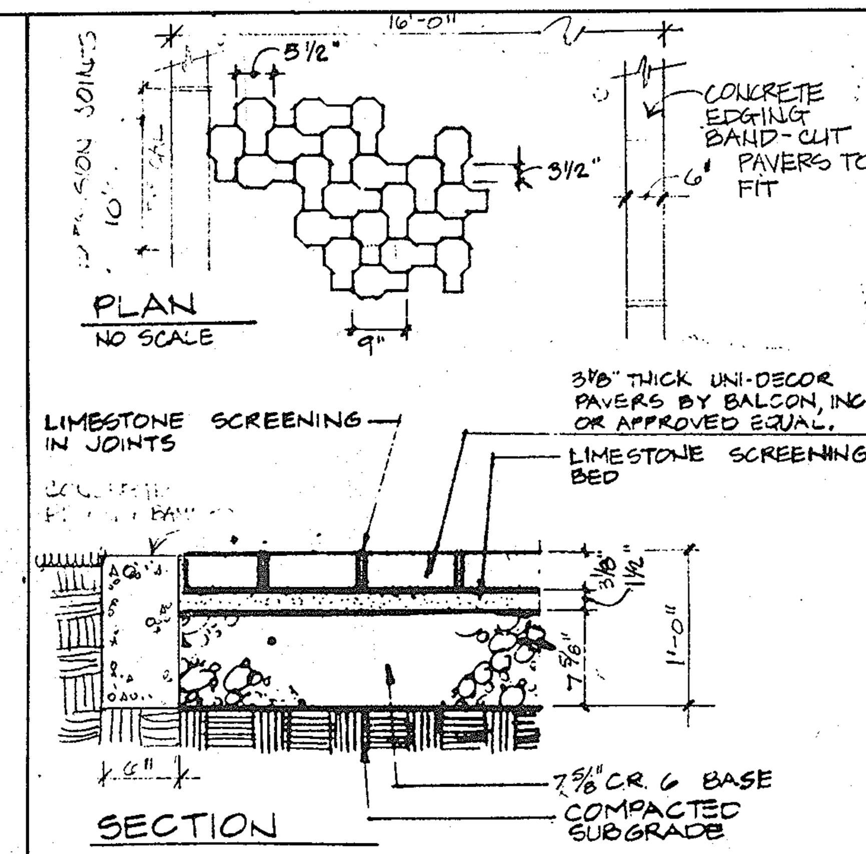
(1) Underground Parking Layout 1" = 30'



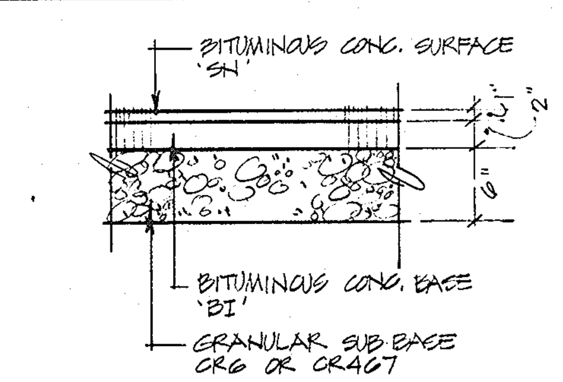
(5) North Elevation NTS



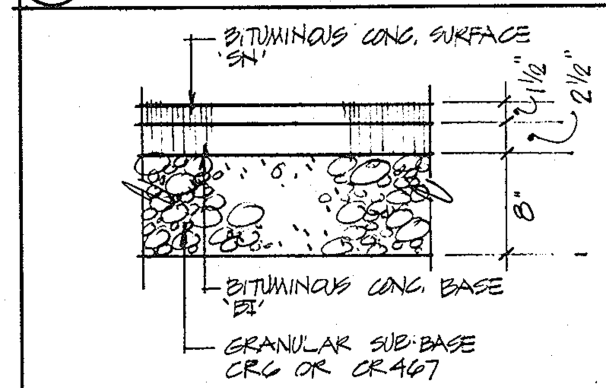
(6) Typical Parking Layout



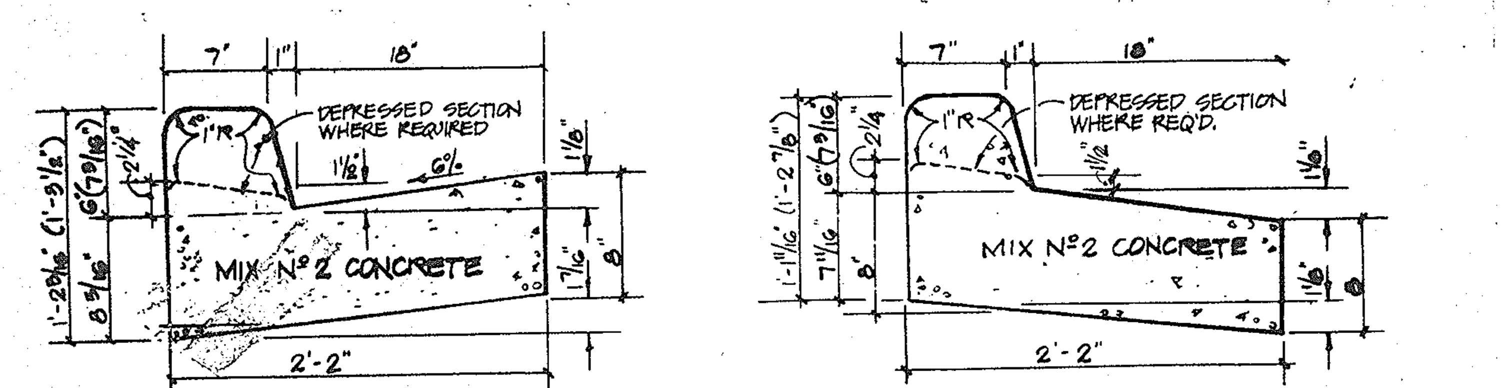
(7) Uni-Decor Paving NTS



(8) Light Duty Paving 1" = 1'-0"



(9) Heavy Duty Paving 1" = 1'-0"

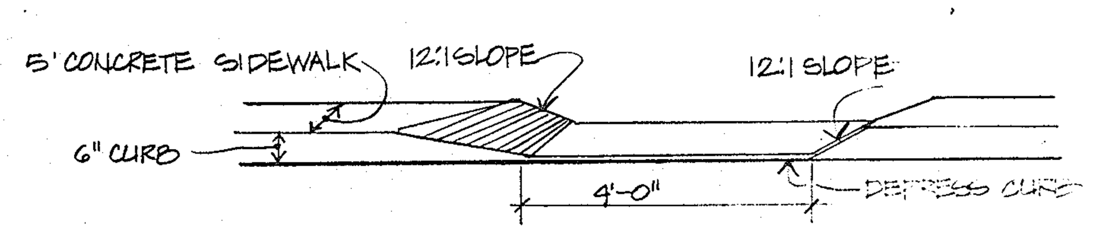


* FOR STANDARD 7" COMB. CURB & GUTTER, USE DIMENSIONS IN PARENTHESIS

STANDARD 6" or 7" COMBINATION CURB & GUTTER
NO SCALE

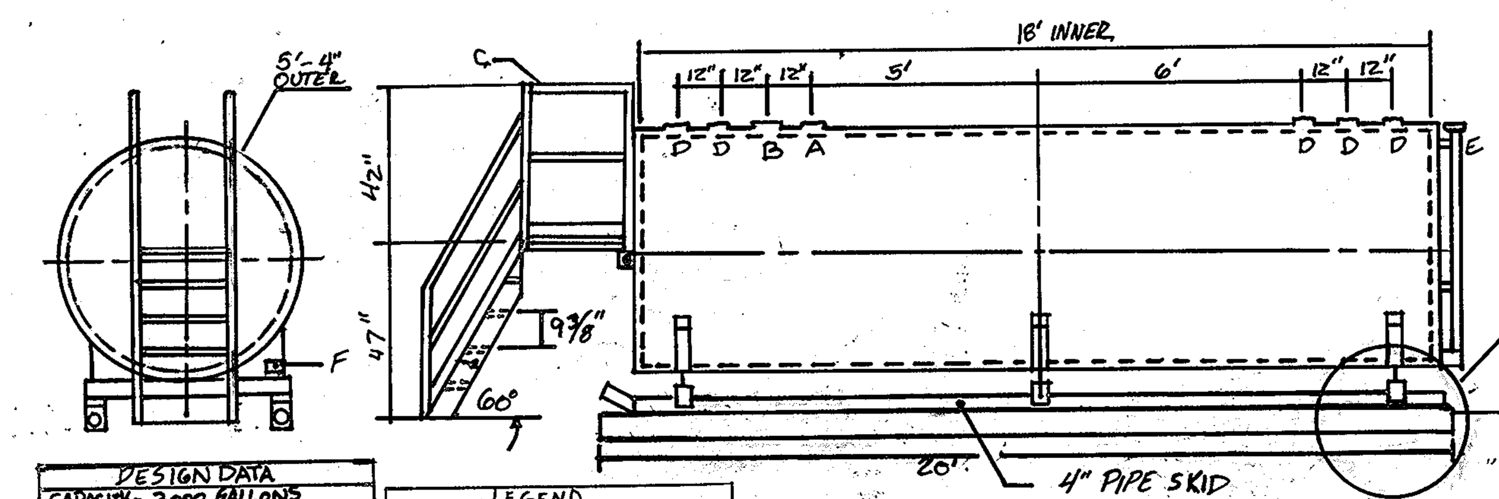
REVERSE 6" or 7" COMBINATION CURB & GUTTER
NO SCALE

(2) Curb and Gutter NTS



NOTE: PROVIDE COARSE BROOM FINISH ON SLOPES

(3) Handicapped Ramp (Curb Cut)

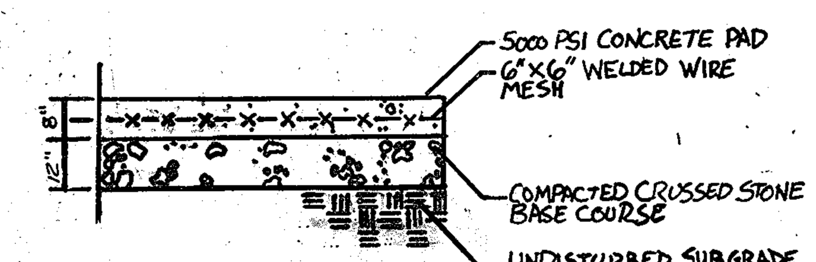


DESIGN DATA
CAPACITY - 3000 GALLONS
TYPE - DOUBLE WALL - TYPE I
NO REQ
OPERATING PRESSURE - ATMOSPHERIC
TANK MATERIAL - MILD CARBON STEEL
THICKNESS - INNER - HEADS: 7GA SH: 7GA
THICKNESS - OUTER - HEADS: 10 GA SH: 10GA
CONST - INNER - LAP WELD OUTSIDE ONLY; OUTER - LAP WELD OUTSIDE ONLY
TANK TEST - INNER - 5 PSIG; OUTER - 2 PSIG AND FULL VAC.
INT. FINISH - NONE
EXT. FINISH - SPG BLAST WHITE URETHANE TOPCOAT
LABEL - UL 142

LEGEND	
A	5" FITTING THROUGH OUTER SHELL ONLY MARK WITH SPECIAL WARNING LABEL INTERSTITIAL EMERGENCY USE ONLY.
B	6" FITTING - PRIMARY EMERGENCY VENT USE
C	47" BOLT TO TANK SHIPS LADDER & PLATFORM ASSEMBLY w/ 1" THICK FIBERGLASS GRATING, FIN. SAFETY SHOWER SHIP LOOSE. INSTALLATION BY OTHERS ON SITE.
D	4" FITTING
E	2" INTERSTITIAL MONITOR PIPE
F	3"x3" PLATE w/ 1/2" (MIN) HOLE ON CENTER

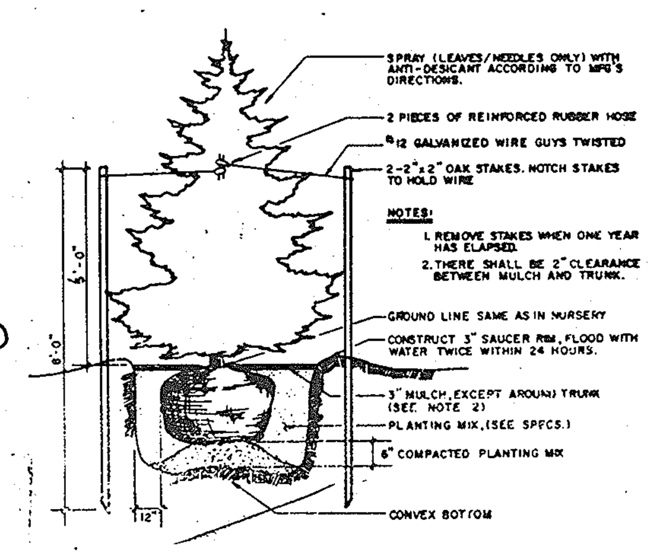
NOTE: FUEL TANK SHALL BE HIGHLAND 3000 GAL 64" D.W. SKID TANK OR EQUAL; CONTRACTOR SHALL INSTALL PER MANUFACTURER'S SPECIFICATIONS.

(11) ABOVE GROUND FUEL TANK NTS

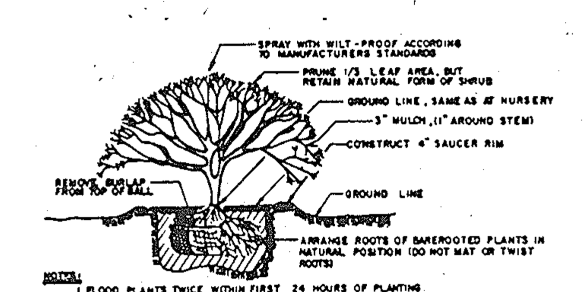


(11A) CONCRETE PAD DETAIL NTS

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 6-12-85

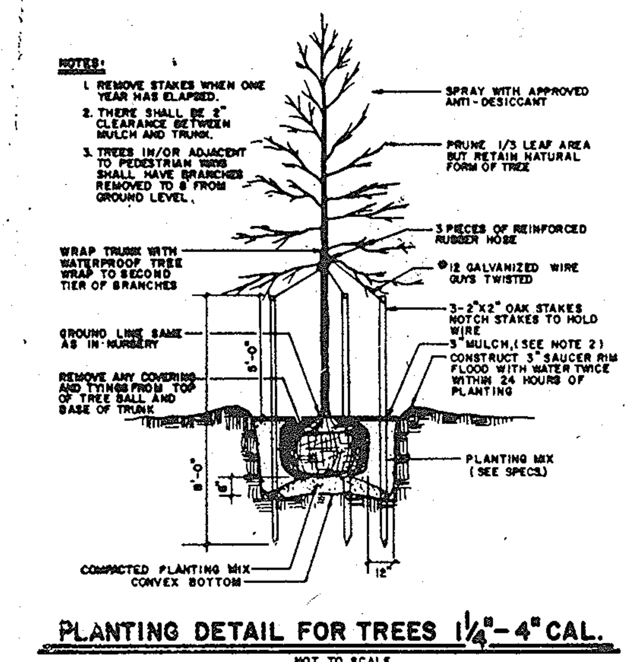


PLANTING DETAIL
FOR EVERGREEN TREES 3'-8' TALL
NOT TO SCALE



NOTES:
1. FLOOD PLANTS TWICE WITHIN FIRST 24 HOURS OF PLANTING
2. ERICACEOUS PLANTS TO RECEIVE A SURFACE APPLICATION OF ALUMINUM SULFATE AT THE RATE OF 1/2 POUND PER 10 SQUARE FEET AND WATERED INTO SOIL; OTHER PLANTS TO RECEIVE LIME AT THE RATE OF 2 POUNDS PER PLANT.
3. BALL SHOULD HAVE 6" CLEARANCE TO BOTTOM OF PIT, AND 9" CLEARANCE ON ALL SIDES.

PLANTING DETAIL FOR EVERGREENS
AND DECIDUOUS SHRUBS
NOT TO SCALE



PLANTING DETAIL FOR TREES 1 1/4"-4" CAL.
NOT TO SCALE

⚠ 5a, USES :- A BANKING FACILITY, GIFT SHOP, AND BARBER AND BEAUTY SHOPS ARE PERMITTED USES WITHIN THIS FACILITY FOR THE EXCLUSIVE USE OF RESIDENTS AND STAFF, THE HOWARD COUNTY PLANNING BOARD AT ITS MEETING HELD ON DEC. 12TH 1990 APPROVED THE USES IN ACCORDANCE WITH FINAL DEVELOPMENT PLAN PHASE 107-A-III.

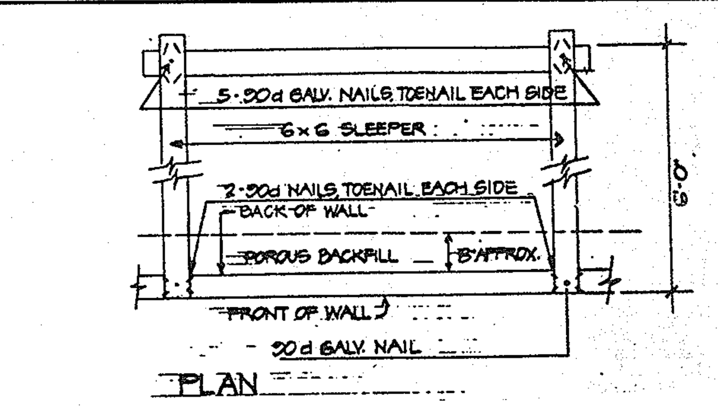
Site Analysis

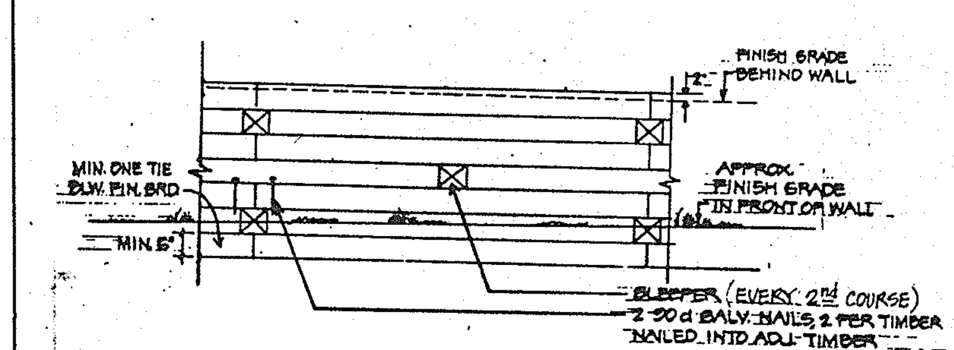
1. AREA OF PARCEL: 4.459 ACRES
2. ZONING: NEWTOWN (APARTMENTS) F.D.P. PHASE 107-A-III.
3. NO. OF UNITS SHOWN: • NO. OF UNITS ALLOWED:
   225 APARTMENTS
   67 DOMICILIARY & COMPREHENSIVE CARE BEDS
4. NO. OF PARKING SPACES REQUIRED: 242
   225 DU'S @ .7 = 158
   67 BEDS @ .5 = 34
   50 EMPLOYEES @ 1.0 = 50
   NO. OF PARKING SPACES PROPOSED: 242 (INCLUDES 7 HANDICAPPED SPACES*)
5. UNIT ANALYSIS AND FLOOR SPACE:

TYPE	NO.	MIN. SQ. FT. REQUIRED	MIN. SQ. FT. SHOWN
STUDIO	39	400	490
ONE BEDROOM	113	530	700
TWO BEDROOM	73	600	958
TOTAL	225		

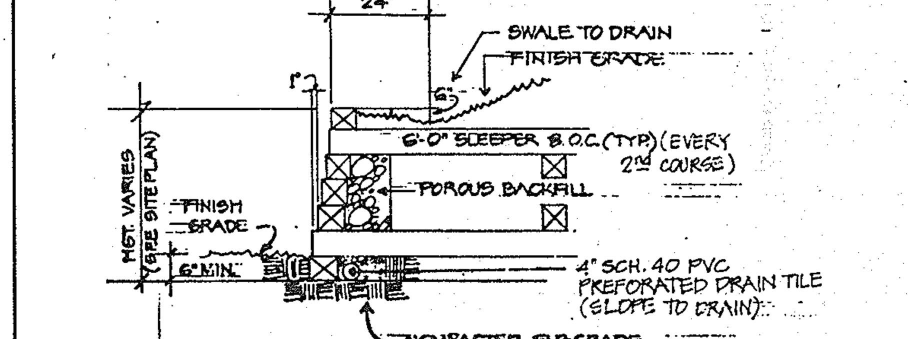
6. MAXIMUM NO. OF EMPLOYEES ON SITE: 50
7. BUILDING HEIGHT:
   ALLOWED: UNLIMITED
   PROPOSED: 115' MAXIMUM
8. COVERAGE:
   ALLOWED: 30% - 58,270 SQ. FT.
   PROPOSED: 29% - 57,200 SQ. FT.

* NO. OF H.C. SPACES REQUIRED: 7 NO. H.C. SPACES PROVIDED: 7





FRONT ELEVATION



SECTION

NOTE: TOP OF WALL SHALL BE CONSTRUCTED WITH PROTECTIVE RAILING. FOR CONSTRUCTION SEE HOWARD COUNTY STD. DETAIL G 7.03.

(10) Timber Wall

SUBDIVISION NAME		SECTION/AREA		PARCEL Nº
TOWN CENTER		7/7		F-2
PLAT Nº / L/F	BLOCK	ZONE	TAX/ZONE MAP	ELEC. DIST.	CENSUS TRACT
3912/L1095 F364	20	NT APARTMT.	30	5th	6052.01
WATER CODE			SEWER CODE		

DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
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530 E. JOPPA ROAD
TOWSON, MD. 21204
TELEPHONE: (301) 296-3333

STATE OF MARYLAND · REGISTERED PROFESSIONAL ENGINEER · No. 13676

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER — DATE 10-16-81

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
PLANNING DIRECTOR — 10-23-85
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMIN. — DATE 10-23-85

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
DIRECTOR — DATE 10-10-85
CHIEF: BUREAU OF ENGINEERING — DATE 10-10-85

OWNER / DEVELOPER
ROC - VANTAGE ASSOCIATES
c/o ROBERT S. OLNICK
909 THIRD AVENUE
NEW YORK, NEW YORK 10022

REVISIONS	
DATE	DESCRIPTIONS
2/8/91	⚠ ADDED NOTE 5a. TO SITE ANALYSIS.

SITE DETAILS

VANTAGE HOUSE

COLUMBIA TOWN CENTER
SECTION 7 AREA 7

HOWARD COUNTY, MARYLAND — JOB Nº 80050
SCALE: 1" = 30' — 5th ELECTION DISTRICT
SHEET 2 OF 9, ISSUE DATE: APRIL 30, 1985

SDP-85-151.