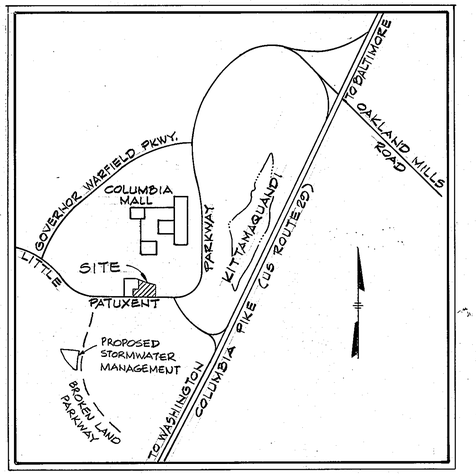
SITE ANALYSIS

Existing Zoning - New Town - Employment Center - Commercial
Final Development Plan Phase 1&2 Plat #3054A 743 thru 744
Area of Parcel "A" = 1.841 Ac., Parcel "B" = 2.178 Ac. TOTAL = 4.019 Ac.
Proposed Use - Office Building on Parcel "B" and
Parking Deck on Parcel "A"

Parking Spaces Required = 119,500# Net leasable office area
@ 2 Spaces/1,000# = 239
Parking Spaces Proposed = 278



VICINITY MAP

SCALE: 1" = 2000'

GENERAL NOTES

1. Topography taken from field-run topo prepared by Shanaberger and Lane in October, 1984
2. Recording reference is Plat #
3. See Architectural Plans for details of proposed office building.
4. All site work construction to be done in accordance with Howard County Road Code and Standard Specifications unless otherwise indicated.
5. Public water and public sewer to be utilized.
6. Any damage to public right-of-way or paving must be corrected at the developers expense.
7. Grades have been established to insure positive drainage.
8. Sidewalks shall be scored or otherwise textured to indicate to blind persons the location of doors at building.
9. One handicapped parking sign shall be placed at each handicapped parking space in accordance with requirements of the Maryland Building Code.
10. A stormwater management facility will be constructed off-site at Broken Land Parkway. See Vicinity Map.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER — DATE 8-24-85

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
PLANNING DIRECTOR — DATE 9-3-85
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION — DATE 8-30-85

APPROVED: FOR PUBLIC WATER, PUBLIC SEWER AND STORM DRAINAGE SYSTEMS AND ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DIRECTOR — DATE 8-23-85
CHIEF, BUREAU OF ENGINEERING — DATE 8-23-85

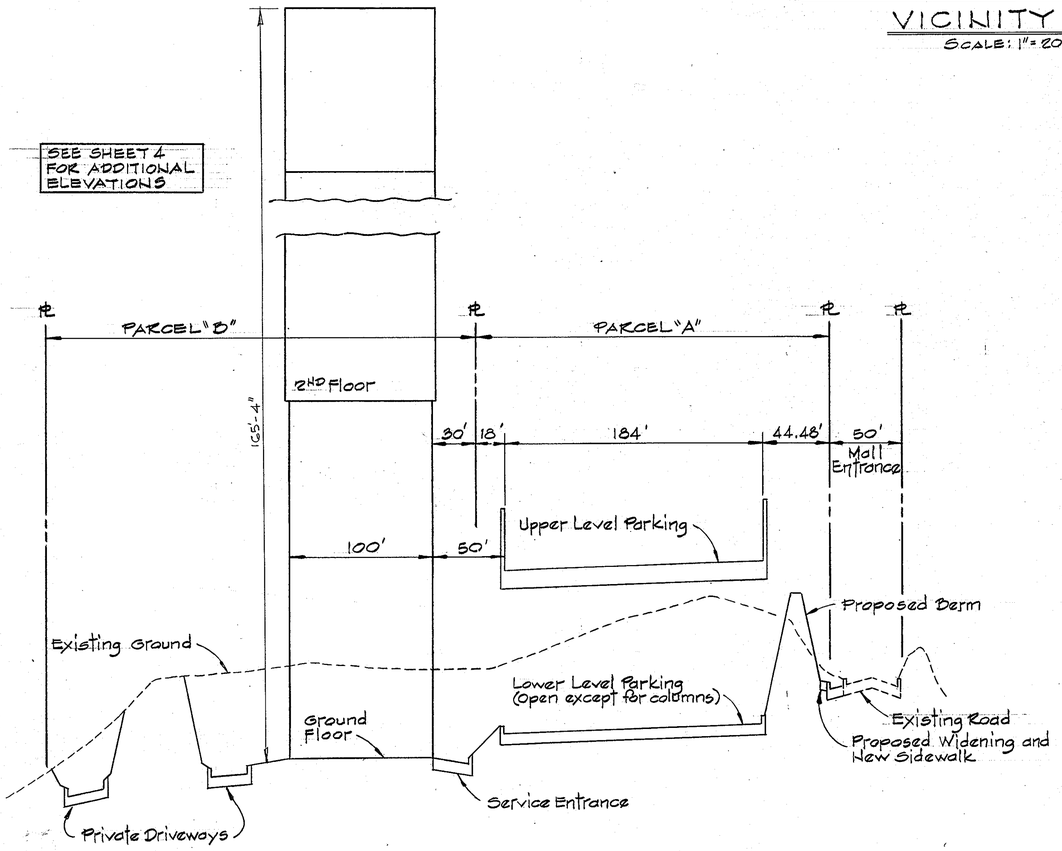
APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 6-26-85

LEGEND

---370---	Existing Contours (2' Interval)
— 370 —	Proposed Contours (2' Interval)
F.F.000.0	Proposed Finished Floor Elevation
370×0	Proposed Spot Elevation
	Existing Tree Line
T.C./B.C.	Top Curb / Bottom Curb
	Bituminous Walks
× × ×	Existing Curb (To Be Removed)
	Painted Lines
	7" Concrete Curb and Gutter
20' / 12'	"Reserved For Handicapped Persons" (Indicated)
	Handicapped Sign
	Building Entrance
	Traffic Flow

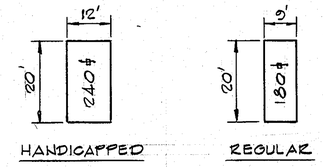
SHEET INDEX

NO.	DESCRIPTION
1	TITLE SHEET
2	GRADING PLAN
3	STORM DRAIN PLAN AND 2ND LEVEL PARKING
4	ROAD SECTIONS AND DETAILS
5	STORM DRAIN PROFILES
6	DRAINAGE AREA MAP
7	DRAINAGE AREA MAP & STAKEOUT PLAN
8	SEDIMENT CONTROL PLAN
9	SEDIMENT CONTROL PLAN AND DETAILS
10	LANDSCAPE PLAN



SOUTH ELEVATION ~ PROPOSED OFFICE BUILDING

Scale: Hor. 1" = 50'
Vert. 1" = 5'



TYPICAL PARKING SPACE

No Scale

ADDRESS CHART	
Parcel	Street Address
B	10480 Little Patuxent Pkwy.

SUBDIVISION NAME TOWN CENTER				SEC./AREA 2/5	PARCELS A, B & C
PLAT # 6321	BLOCK # 1	ZONE N.T. E.C.-COMM	TAX/ZONE MAP 36	ELEC. DIST. 5TH	CENSUS TR. 6052.02
WATER CODE E-31			SEWER CODE 5321000		

NO.	DATE	DESCRIPTION OF REVISION
2	7/29/85	As per Planning and D.P.W. Comments
1	6/17/85	As per Planning, DPW and SCS comments

COLUMBIA
SITE PLANS
FOR
TOWN CENTER
SECTION 2 AREA 5
PARCELS A, B & C

TITLE SHEET

SHEET 1 OF 10
5TH ELECTION DISTRICT, HOWARD COUNTY MARYLAND
DATE: 4-29-85 SCALE: AS SHOWN

SDP-85-196.

WHITMAN, REQUARDT AND ASSOCIATES
ENGINEERS
2315 ST. PAUL STREET
BALTIMORE, MARYLAND 21218
KENNETH A. McCORD P.E. NO. 10774

OWNER AND DEVELOPER
COLUMBIA MALL, INC.
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21045

STATE OF MARYLAND — KENNETH ARMSTRONG MCCORD — No. 10774 — REGISTERED PROFESSIONAL ENGINEER & LAND SURVEYOR

TOWN CENTER
SECTION 2 AREA 1
PLAT BOOK 21 FOLIO 19

MALL RING ROAD

TOWN CENTER SECTION 2 AREA 1 PLAT #4855

Existing Painted Island

Existing Curbed Island

New Curbed Island

New Curb

7 spaces @ 9' = 63'

Existing Curb

Grass

End of Existing Curb

Begin New Curb

Existing Curbed Island

Existing Bituminous Curb

Relocate light

New Bituminous Curb

PARCEL "C"

PARCEL "A"

PARCEL "B"

SAVE TREES

Remove Curb

DUE WEST - 174.80'

DUE EAST - 185.00'

DUE NORTH - 249.25'

DUE NORTH - 347.55'

DUE NORTH - 280.00'

Under Ramp

44 L.F. 5'R.C.P. CLASS IV

EX. UTILITY ENCLOSURE

PROP. 9'2"x3'4" GENERATOR BOLTED TO EX. CONCRETE

PROPOSED OFFICE BUILDING

GROUND FLOOR ELEV. 372.50

100.00' Col. To Col.

90.63'

Proposed 6"W

Proposed 8"S

Proposed 8"W

Modified C16

72 L.F. 15"R.C.P. CLASS IV

27.5 L.F. 15"R.C.P. CLASS IV

114 SPACES

9 L.F. 18"R.C.P. CLASS IV

77 L.F. 18"R.C.P. CLASS IV

42 L.F. 18"R.C.P. CLASS III

17 G.L.F. 21"R.C.P. CLASS III

184 L.F. 18"R.C.P. CLASS IV

14 L.F. 18"R.C.P. CLASS IV

New 10' wide Concrete Sidewalk

Save Trees

Existing Concrete Encased Electric Duct Bank

Existing 24"R.C.P.

Existing 12"W.

New 8' wide Asphalt Sidewalk

New 8' wide Concrete Sidewalk

Existing 18"D

Existing 21"R.C.P. Existing Asphalt Sidewalk

Existing 10' Drainage Easement Plat Book 15 Folio 32

Remove curb and widen road (See Section on Sheet 4)

Existing Bituminous Curb

EXISTING DRIVE-IN BANK

ACCESS ROAD

MALL RING ROAD

LITTLE PATUXENT PARKWAY

Existing 100' R/W

Existing 104' R/W

TOWN CENTER SECTION 2 AREA 4 PLAT #4965

TOWN CENTER SECTION 2 AREA 2 PLAT BOOK 18 FOLIO 98

N 20°49'05"E 46.54'

R=1961.80' L=102.81'

N 502,300

N 502,000

E 838,400

E 838,700

E 839,000

ADDRESS CHART	
Parcel	Street Address
B	10480 Little Patuxent Pkwy

SUBDIVISION NAME TOWN CENTER				SEC./AREA 2/5	PARCELS A, B & C
PLAT # 6321	BLOCK # 1	ZONE NT EC PGAMM	TAX/ZONE MAP 36	ELEC. DIST. 5th	CENSUS TR. 6052.02
WATER CODE E-31			SEWER CODE 5321000		

EXISTING OFFICE BUILDING

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 6-26-85

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER — DATE 8-28-85

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
PLANNING DIRECTOR — DATE 9-3-85
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION — DATE 8-30-85

APPROVED: FOR PUBLIC WATER, PUBLIC SEWER AND STORM DRAINAGE SYSTEMS AND ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DIRECTOR — DATE 8-23-85
CHIEF, BUREAU OF ENGINEERING — DATE 8-23-85

STATE OF MARYLAND — No. 12478 — PROFESSIONAL ENGINEER

(3) FOR GENERATOR ADDITION ONLY

NO.	DATE	DESCRIPTION OF REVISION
3	3/29/10	Add Generator
2	1/7/86	Revised Storm Drains
1	6/17/85	As per Planning, D.P.W. and S.C.S. Comments

Note: Center of all A-5 and A-10 Inlets are 1.92' back of face of curb.

STORM DRAIN STRUCTURE SCHEDULE

NO.	TYPE	TOP EL.	INV. IN	INV. OUT	LOCATION
I-5	A-5 Inlet (2.5 width) S.D.4.01	366.50	359.47	359.27	See Plan and Profile
I-6	A-5 Inlet (2.5 width) S.D.4.01	368.95	362.03	361.83	See Plan and Profile
I-7	A-5 Inlet (2.5 width) S.D.4.01	372.50	366.70	366.65	See Plan and Profile
I-8	A-10 Inlet (2.5 width) S.D.4.08	368.80	—	364.07	See Plan and Profile
I-9	Type S Inlet S.D.4.22	376.10	—	368.85	See Plan and Profile
I-10	Type S Inlet S.D.4.22	372.50	366.86	366.66	See Plan and Profile
M-3	Shallow Precast MH G5.13	355.00	349.73	349.23	See Plan and Profile
M-4	Standard Precast MH G5.12	358.30	350.65	350.45	See Plan and Profile
M-5	Standard Precast MH G5.12	360.50	357.45	357.20	See Plan and Profile
M-6	Shallow Precast MH G5.12	369.90	363.24	363.74	See Plan and Profile
M-7	Shallow Precast MH G5.12	371.70	365.85	365.65	See Plan and Profile
I-11	Type S Inlet S.D.4.22	372.00	367.52	367.32	See Plan and Profile
I-12	Type S Inlet S.D.4.22	372.00	—	367.82	See Plan and Profile

COLUMBIA
SITE PLANS
FOR
TOWN CENTER
SECTION 2 AREA 5
PARCELS A, B & C

GRADING PLAN

SHEET 2 OF 10

5TH ELECTION DISTRICT, HOWARD COUNTY MARYLAND
DATE: 6/6/85 SCALE: 1" = 30'

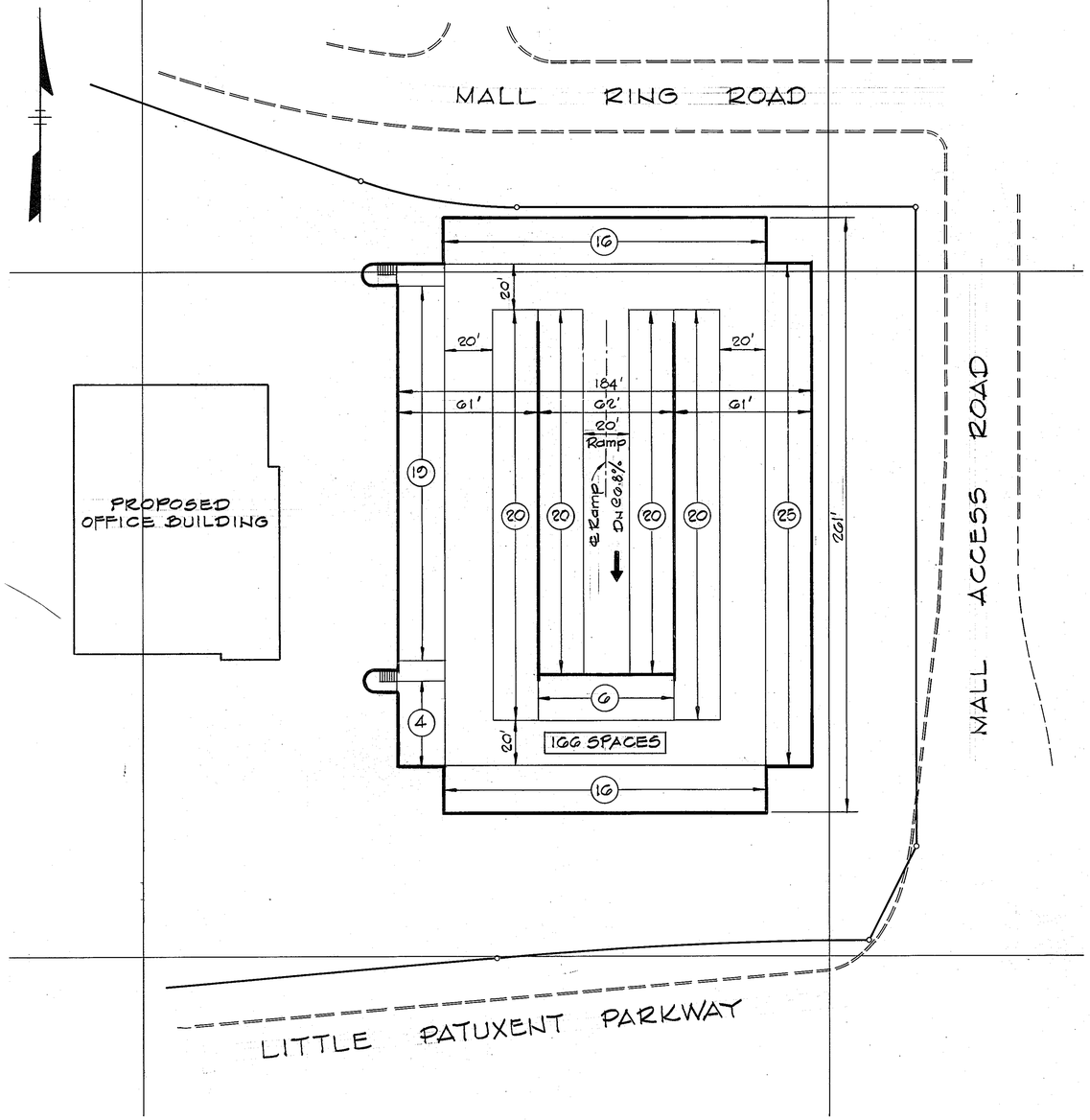
SDP-85-196c

Note: See Road Construction Drawings (F 85-145) for new acceleration lane, deceleration lanes and storm drain work within the Little Patuxent Parkway right-of-way.

WHITMAN, REQUARDT AND ASSOCIATES
ENGINEERS
2315 ST. PAUL STREET
BALTIMORE, MARYLAND 21218
KENNETH A. McCORD P.E. NO. 10774

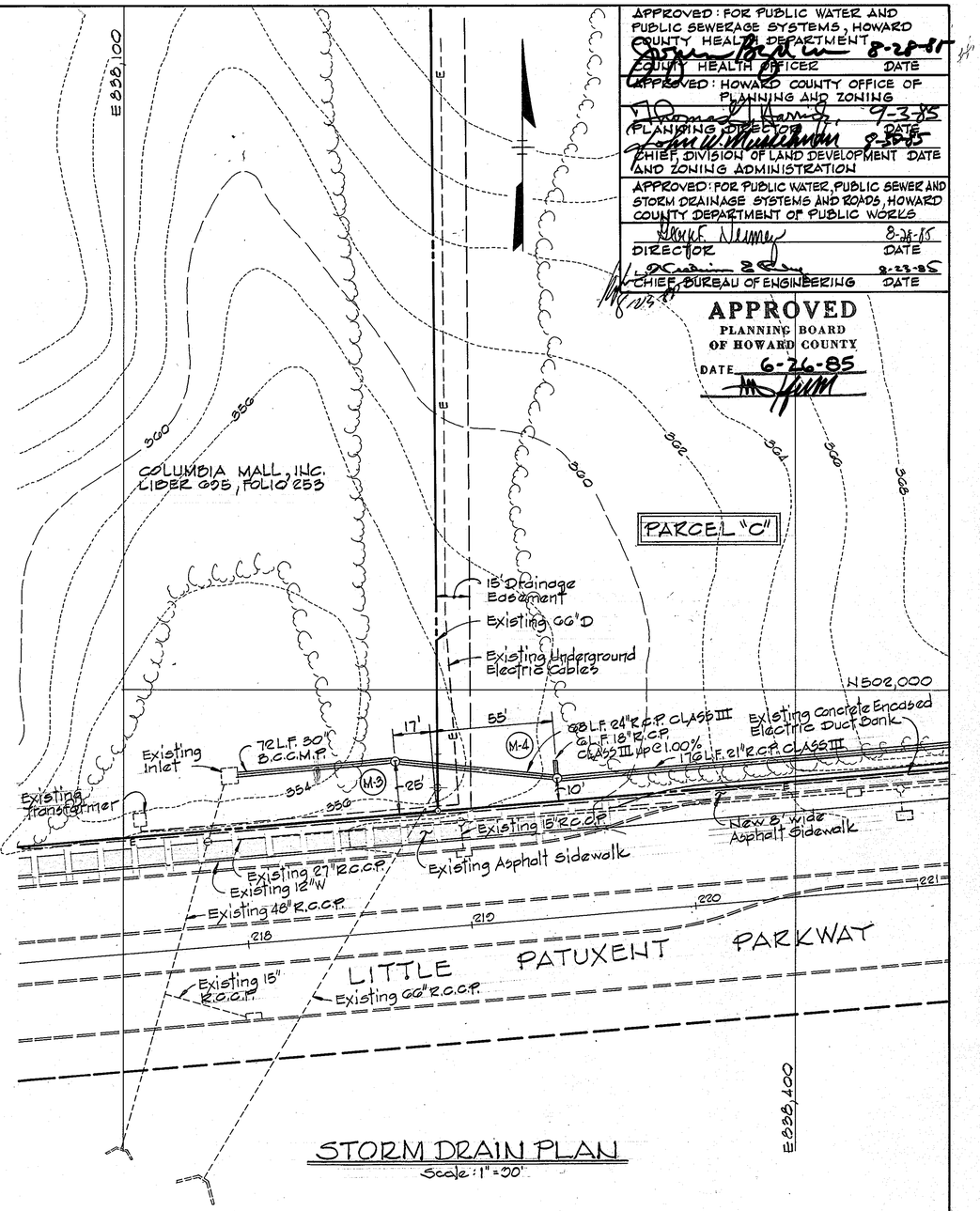
STATE OF MARYLAND — KENNETH ALAN McCORD — No. 10774 — REGISTERED PROFESSIONAL ENGINEER & LAND SURVEYOR

OWNER AND DEVELOPER
COLUMBIA MALL, INC.
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21043



PLAN ~ 2ND LEVEL PARKING

Scale: 1" = 30'



STORM DRAIN PLAN

Scale: 1" = 30'

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

COUNTY HEALTH OFFICER — DATE 8-28-85

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

PLANNING DIRECTOR — DATE 9-3-85

CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION — DATE 8-30-85

APPROVED: FOR PUBLIC WATER, PUBLIC SEWER AND STORM DRAINAGE SYSTEMS AND ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

DIRECTOR — DATE 8-26-85

CHIEF, BUREAU OF ENGINEERING — DATE 8-23-85

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 6-26-85

NO.	DATE	DESCRIPTION OF REVISION
2	7/20/85	As Per Planning and D.P.W. Comments
1	6/17/85	As per Planning, D.P.W. and S.C.S. Comments

COLUMBIA
SITE PLANS
FOR
TOWN CENTER
SECTION 2 AREA 5
PARCELS A, B & C
STORM DRAIN PLAN AND 2ND LEVEL PARKING
SHEET 3 OF 10

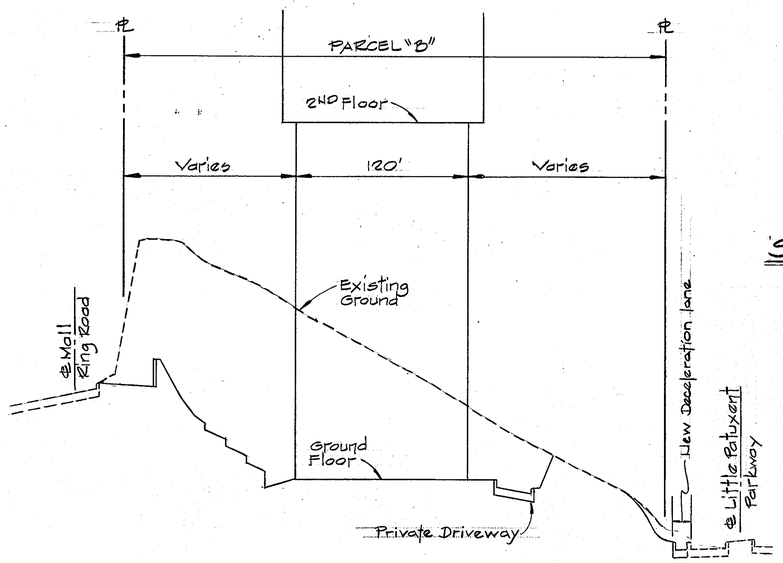
5TH ELECTION DISTRICT, HOWARD COUNTY MARYLAND
DATE: 6/6/85 SCALE: AS SHOWN

STATE OF MARYLAND — KENNETH ARMSTRONG McCORD — No. 1974 — REGISTERED PROFESSIONAL ENGINEER & LAND SURVEYOR

WHITMAN, REQUARDT AND ASSOCIATES
ENGINEERS
2315 ST. PAUL STREET
BALTIMORE, MARYLAND 21218
KENNETH A. McCORD P.E. NO. 10714

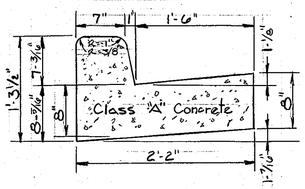
OWNER AND DEVELOPER
COLUMBIA MALL, INC.
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21043

SDP-85-196.



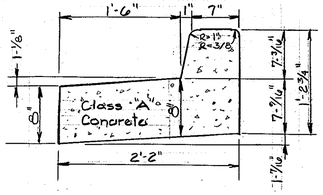
WEST ELEVATION ~ OFFICE BUILDING

Scale: Hor. 1"=50'
Vert. 1"=5'



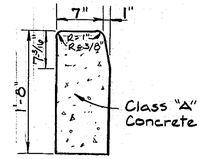
STANDARD 7" COMBINATION CURB & GUTTER

No Scale



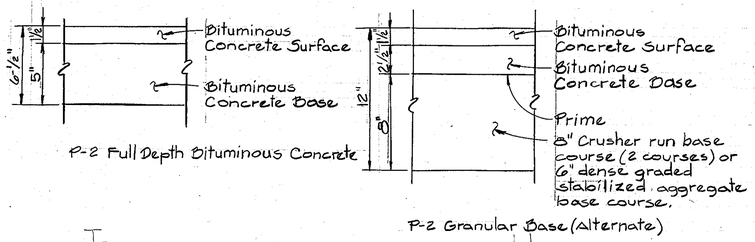
REVERSE 7" COMBINATION CURB & GUTTER

No Scale



STANDARD BARRIER CURB

No Scale

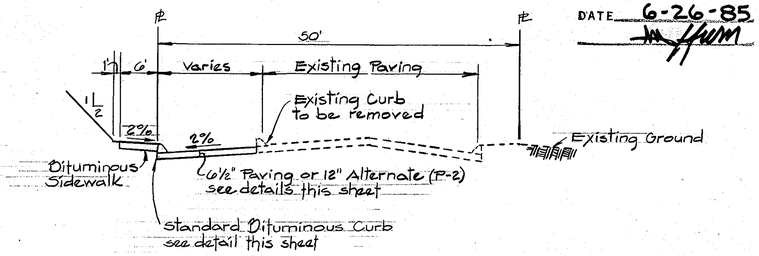


P-2 Full Depth Bituminous Concrete

P-2 Granular Base (Alternate)

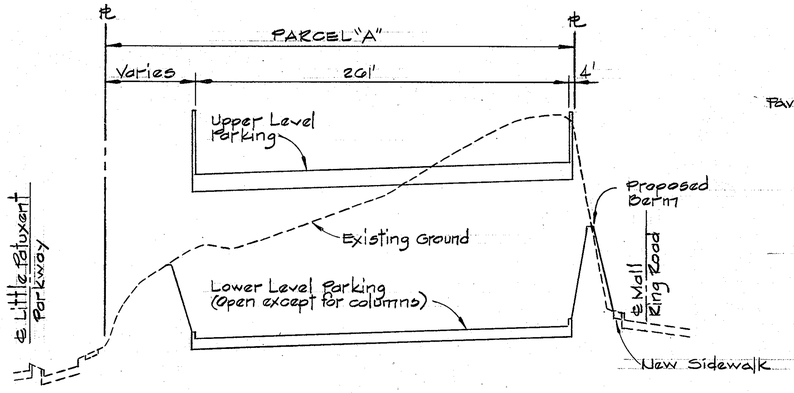
TYPICAL PAVING SECTION

No Scale



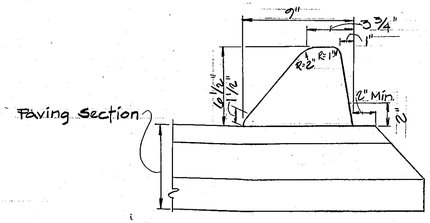
TYPICAL SECTION: MALL ACCESS ROAD WIDENING

Scale: Hor: 1"=10'
Vert: 1"=5'



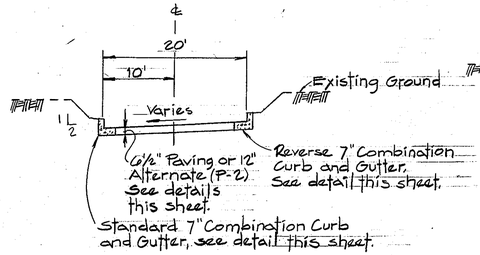
EAST ELEVATION ~ PARKING DECK

Scale: Hor. 1"=50'
Vert. 1"=5'



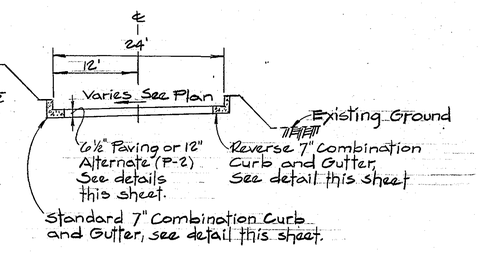
STANDARD BITUMINOUS CURB

No Scale



TYPICAL SECTION (20' PAVING)

Scale: Hor: 1"=10'
Vert: 1"=5'



TYPICAL SECTION (24' PAVING)

Scale: Hor: 1"=10'
Vert: 1"=5'

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER — DATE 8-28-85

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
PLANNING DIRECTOR — DATE 9-3-85
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION — DATE 8-30-85

APPROVED: FOR PUBLIC WATER, PUBLIC SEWER AND STORM DRAINAGE SYSTEMS AND ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DIRECTOR — DATE 8-27-85
CHIEF, BUREAU OF ENGINEERING — DATE 8-23-85

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 6-26-85

NO.	DATE	DESCRIPTION OF REVISION
2	7/29/85	As per Planning and D.P.W. comments
1	6/17/85	As per Planning, D.P.W. and S.C.S. comments

COLUMBIA
SITE PLANS
FOR
TOWN CENTER
SECTION 2 AREA 5
PARCELS A, B & C

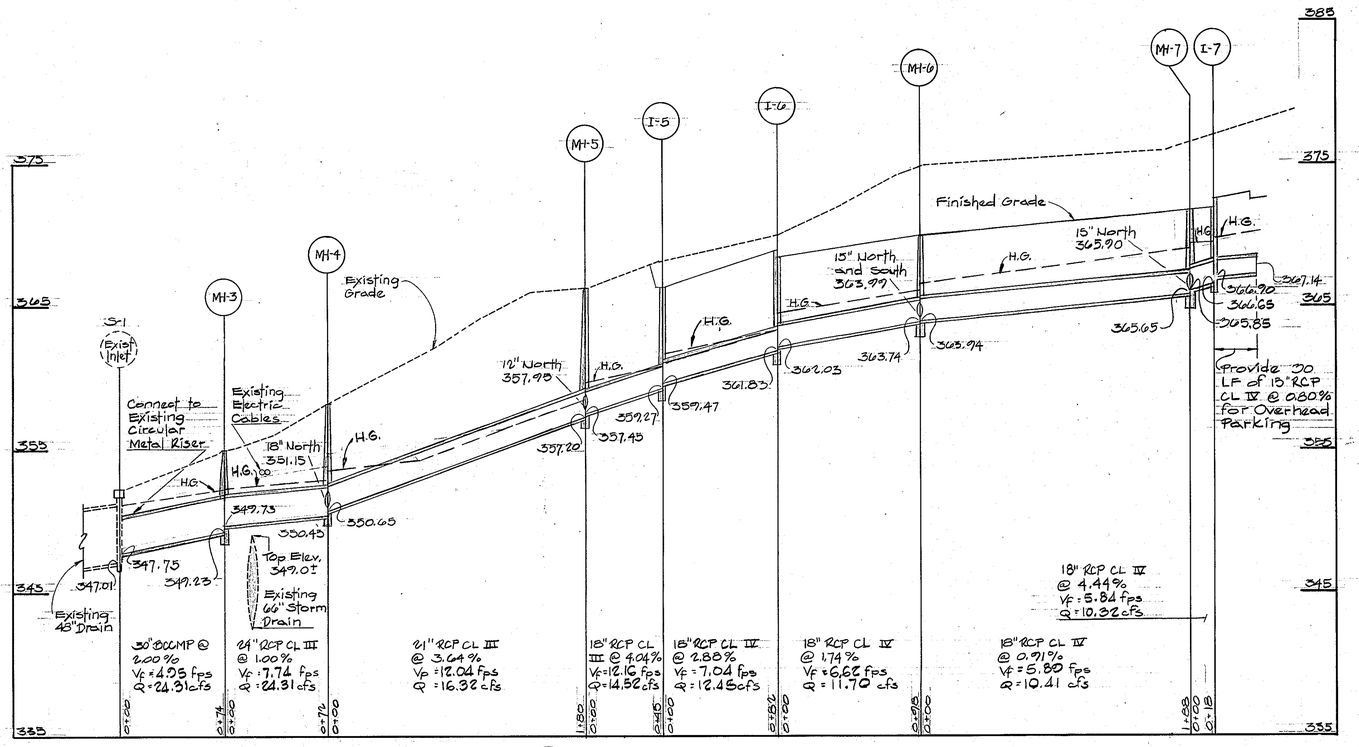
ROAD SECTIONS AND DETAILS

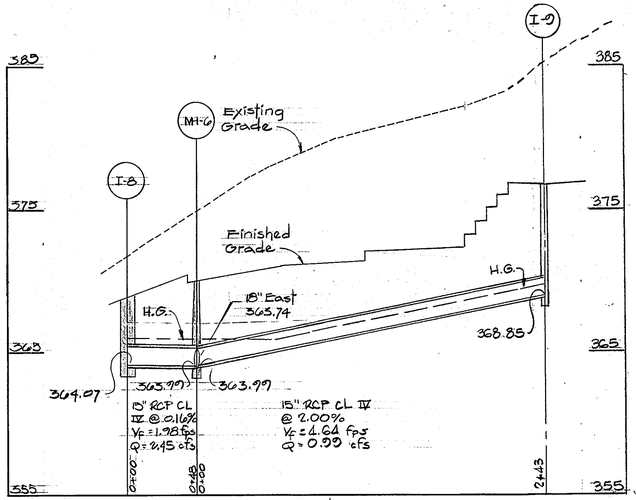
SHEET 4 OF 10
5TH ELECTION DISTRICT, HOWARD COUNTY MARYLAND
DATE: 4-29-85 SCALE: AS SHOWN

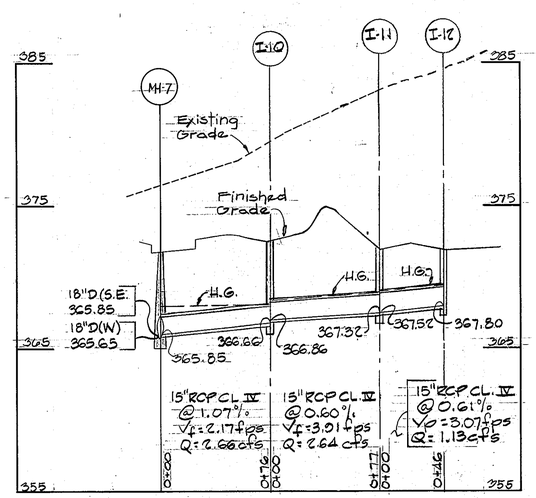
SDP-85-196c

WHITMAN, REQUARDT AND ASSOCIATES
ENGINEERS
2315 ST. PAUL STREET
BALTIMORE, MARYLAND 21218
KENNETH A. McCORD P.E. NO. 10774

OWNER AND DEVELOPER
COLUMBIA MALL, INC.
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21043







PROFILES

Scale: Hor. 1"=50'
Vert. 1"=5'

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER — DATE 8-28-85

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
PLANNING DIRECTOR — DATE 9-9-85
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION — DATE 8-30-85

APPROVED: FOR PUBLIC WATER, PUBLIC SEWER AND STORM DRAINAGE SYSTEMS AND ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DIRECTOR — DATE 8-23-85
CHIEF, BUREAU OF ENGINEERING — DATE 8-23-85

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 6-26-85

NO.	DATE	DESCRIPTION OF REVISION
3	1/7/86	Revised Storm Drain Profiles
2	7/29/85	As per Planning and D.P.W. Comments
1	6/17/85	As per Planning, DPW and SCS Comments

COLUMBIA
SITE PLANS
FOR
TOWN CENTER
SECTION 2 AREA 5
PARCELS A, D & C

STORM DRAIN PROFILES

SHEET 5 OF 10
5TH ELECTION DISTRICT, HOWARD COUNTY MARYLAND
DATE: 4-25-85 SCALE: AS SHOWN

SDP-85-196.

WHITMAN, REQUARDT AND ASSOCIATES
ENGINEERS
2315 ST. PAUL STREET
BALTIMORE, MARYLAND 21218
KENNETH A. McCORD PE. NO. 19774

OWNER AND DEVELOPER
COLUMBIA MALL, INC.
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21043

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

COUNTY HEALTH OFFICER — DATE 8-28-85

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

PLANNING DIRECTOR — DATE 9-3-85

CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION — DATE 8-30-85

APPROVED: FOR PUBLIC WATER, PUBLIC SEWER AND STORM DRAINAGE SYSTEMS AND ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

DIRECTOR — DATE 8-22-85

CHIEF, BUREAU OF ENGINEERING — DATE 8-23-85

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 6-26-85

MALL RING ROAD

TOWN CENTER SECTION 2 AREA 1 PLAT # 4855

TOWN CENTER SECTION 2 AREA 1 PLAT BOOK 21 FOLIO 19

PARCEL "C"

PARCEL "D"

PARCEL "A"

PROPOSED OFFICE BUILDING
GROUND FLOOR ELEV. 372.50

EXISTING DRIVE-IN BANK

EXISTING OFFICE BUILDING

TOWN CENTER SECTION 2 AREA 2 PLAT # 4965

TOWN CENTER SECTION 2 AREA 2 PLAT BOOK 18 FOLIO 98

MALL ACCESS ROAD

LITTLE PATUXENT PARKWAY

Existing Bituminous Curb

Existing Concrete Encased Electric Duct Bank

Existing 10' Drainage Easement Plat Book 15 Folio 32

NO.	DATE	DESCRIPTION OF REVISION
3	1/7/86	Revised Storm Drains
2	7/29/85	As per Planning and D.P.W. comments
1	6/11/85	As per Planning, D.P.W. and S.C.S. comments

COLUMBIA
SITE PLANS
FOR
TOWN CENTER
SECTION 2 AREA 5
PARCELS A, B & C

DRAINAGE AREA MAP

SHEET 6 OF 10

5TH ELECTION DISTRICT, HOWARD COUNTY MARYLAND
DATE: 4-29-85 SCALE: 1" = 50'

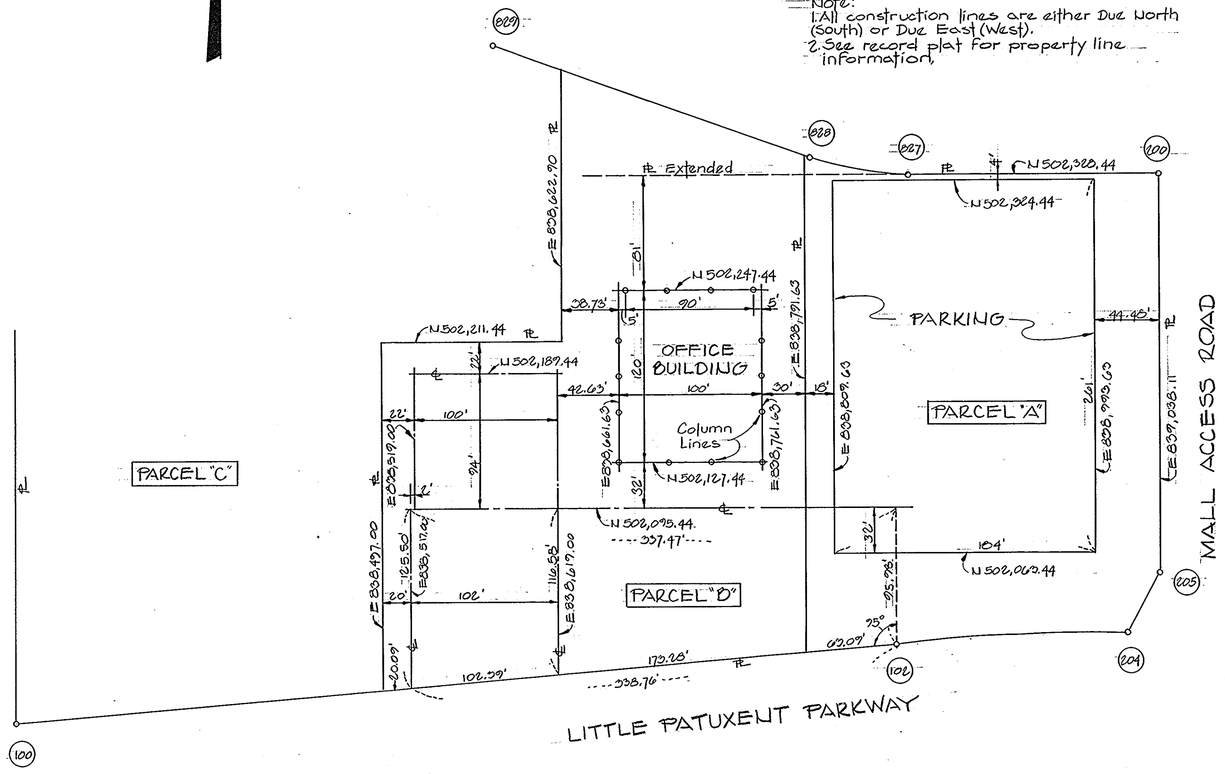
WHITMAN, REQUARDT AND ASSOCIATES
ENGINEERS
2315 ST. PAUL STREET
BALTIMORE, MARYLAND 21218
KENNETH A. McCORD P.E. NO. 10742

STATE OF MARYLAND — KENNETH A. McCORD — No. 10742 — REGISTERED PROFESSIONAL ENGINEER & LAND SURVEYOR

OWNER AND DEVELOPER
COLUMBIA MALL, INC.
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21043

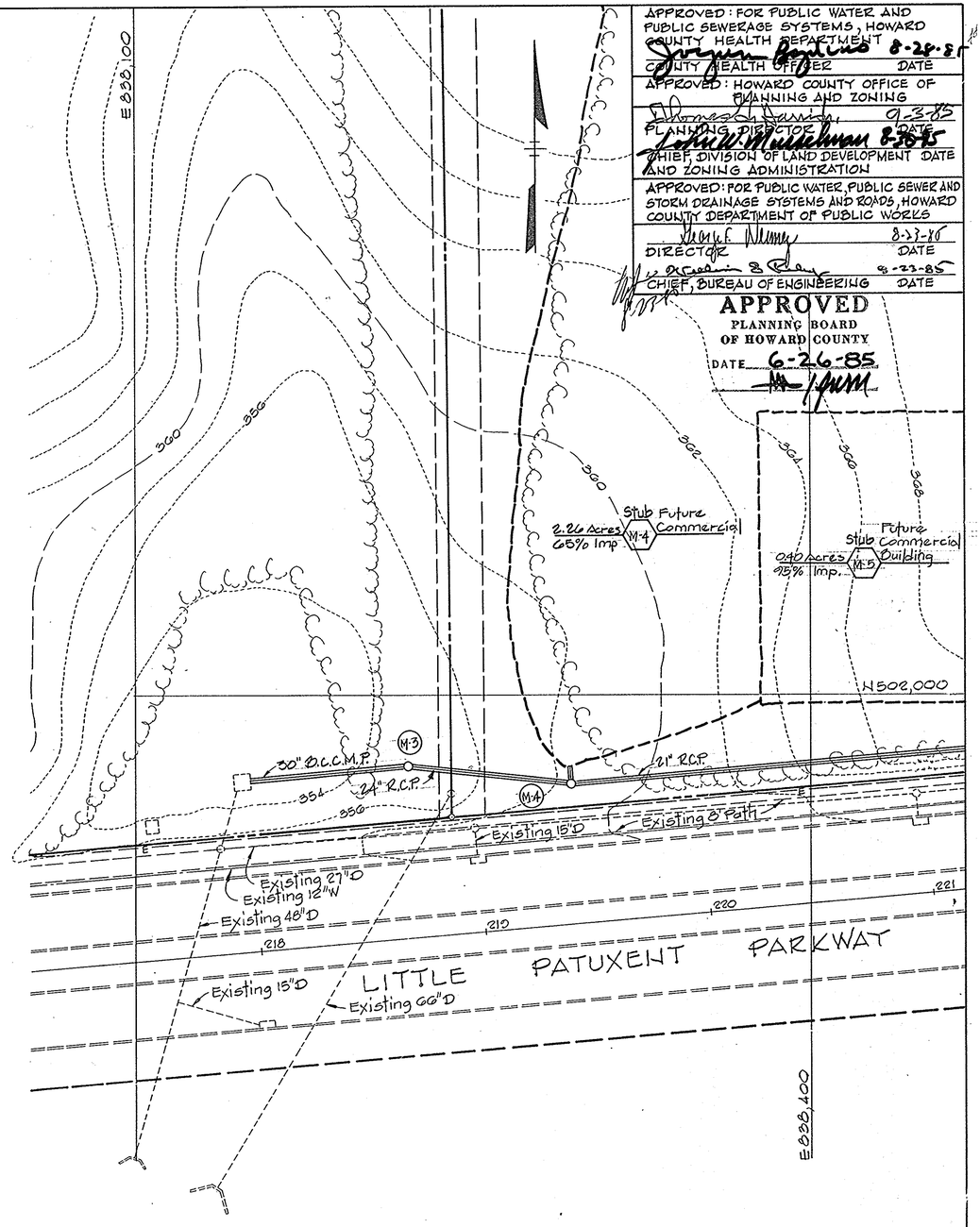
SDP-85-196c

Note:
1. All construction lines are either Due North (South) or Due East (West).
2. See record plat for property line information.



STAKEOUT PLAN

Scale: 1" = 50'



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER — DATE 8-29-85

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
PLANNING DIRECTOR — DATE 9-3-85
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION — DATE 8-28-85

APPROVED: FOR PUBLIC WATER, PUBLIC SEWER AND STORM DRAINAGE SYSTEMS AND ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DIRECTOR — DATE 8-23-85
CHIEF, BUREAU OF ENGINEERING — DATE 8-23-85

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 6-26-85

NO.	DATE	DESCRIPTION OF REVISION
2	7/22/85	As per Planning and D.P.W. Comments
1	6/17/85	As per Planning, DPW and SCS Comments

COLUMBIA
SITE PLANS
FOR
TOWN CENTER
SECTION 2 AREA 5
PARCELS A, B & C
STAKEOUT PLAN & DRAINAGE AREA MAP
SHEET 7 OF 10
5TH ELECTION DISTRICT, HOWARD COUNTY MARYLAND
DATE: 4/23/85 SCALE: 1" = 50'

SDP-85-196

WHITMAN, REQUARDT AND ASSOCIATES
ENGINEERS
2315 ST. PAUL STREET
BALTIMORE, MARYLAND 21218
KENNETH A. McCORD P.E. NO. 10714

OWNER AND DEVELOPER
COLUMBIA MALL, INC.
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21043

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 6-26-85

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER — DATE 8-28-85

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
PLANNING DIRECTOR — DATE 9-3-85
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION — DATE 8-30-85

APPROVED FOR PUBLIC WATER, PUBLIC SEWER AND STORM DRAINAGE SYSTEMS AND ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DIRECTOR — DATE 8-27-85
CHIEF, BUREAU OF ENGINEERING — DATE 8-26-85

SEQUENCE OF CONSTRUCTION

1ST PHASE

1. Obtain Grading Permit.
2. Install Stabilized Construction Entrance off Mall Ring Road. (2 Days)
3. Clear and grub areas for sediment control facilities only. (3 Days)
4. Construct sediment control facilities including Grass Outlet Trap, Silt Fence, Earth Dikes and temporary swale. (4 Days)
5. Stabilize Earth Dikes with temporary seeding, see specifications on Sht. 9. (1 Day)
6. Strip and rough grade limits of construction. (2 weeks)
7. * Construct all utilities, office building and appurtenances. (9 months)
8. Fine grade road and parking area, construct curb and gutter, sidewalks and seed all disturbed areas with permanent seeding, see specifications on Sheet 9. (2 weeks)
9. Pave roads and parking area. (2 Days)

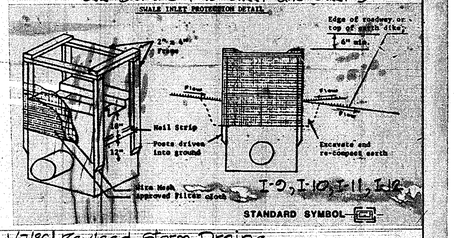
2ND PHASE

See Road Construction Drawings for Little Patuxent Parkway Sheet 5 (F-85-145)

3RD PHASE

1. Construct sediment control facilities including silt fence and Straw Bales. (Straw Bales to be placed across driveway entrances at the end of each working day.) (2 Days)
2. Strip and fine grade entrance driveway areas. (2 Days
3. Construct curb and gutter, pave roadways and seed all disturbed areas with permanent seeding, see specifications on sheet 9. (3 Days)
4. After grass is established in the contributing drainage area all sediment control facilities may be removed.

* All storm drain inlets shall be blocked See Details this sheet and sheet 9



NO.	DATE	DESCRIPTION OF REVISION
3	1/7/86	Revised Storm Drains
2	7/29/85	As per Planning and D.P.W. Comments
1	6/7/85	As per Planning, D.P.W. and S.C.S. Comments

COLUMBIA
SITE PLANS
FOR
TOWN CENTER
SECTION 2 AREA 5
PARCELS A, B & C

SEDIMENT CONTROL PLAN

SHEET 8 OF 10
5TH ELECTION DISTRICT, HOWARD COUNTY MARYLAND
DATE: 4/23/85 SCALE: 1" = 30'

SDP-85-196c

SEDIMENT CONTROL PLAN
1ST PHASE
Scale: 1" = 30'

WHITMAN, REQUARDT AND ASSOCIATES
ENGINEERS
2315 ST. PAUL STREET
BALTIMORE, MARYLAND 21218
KENNETH A. McCORD P.E. NO. 10774

OWNER AND DEVELOPER
COLUMBIA MALL, INC.
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21043

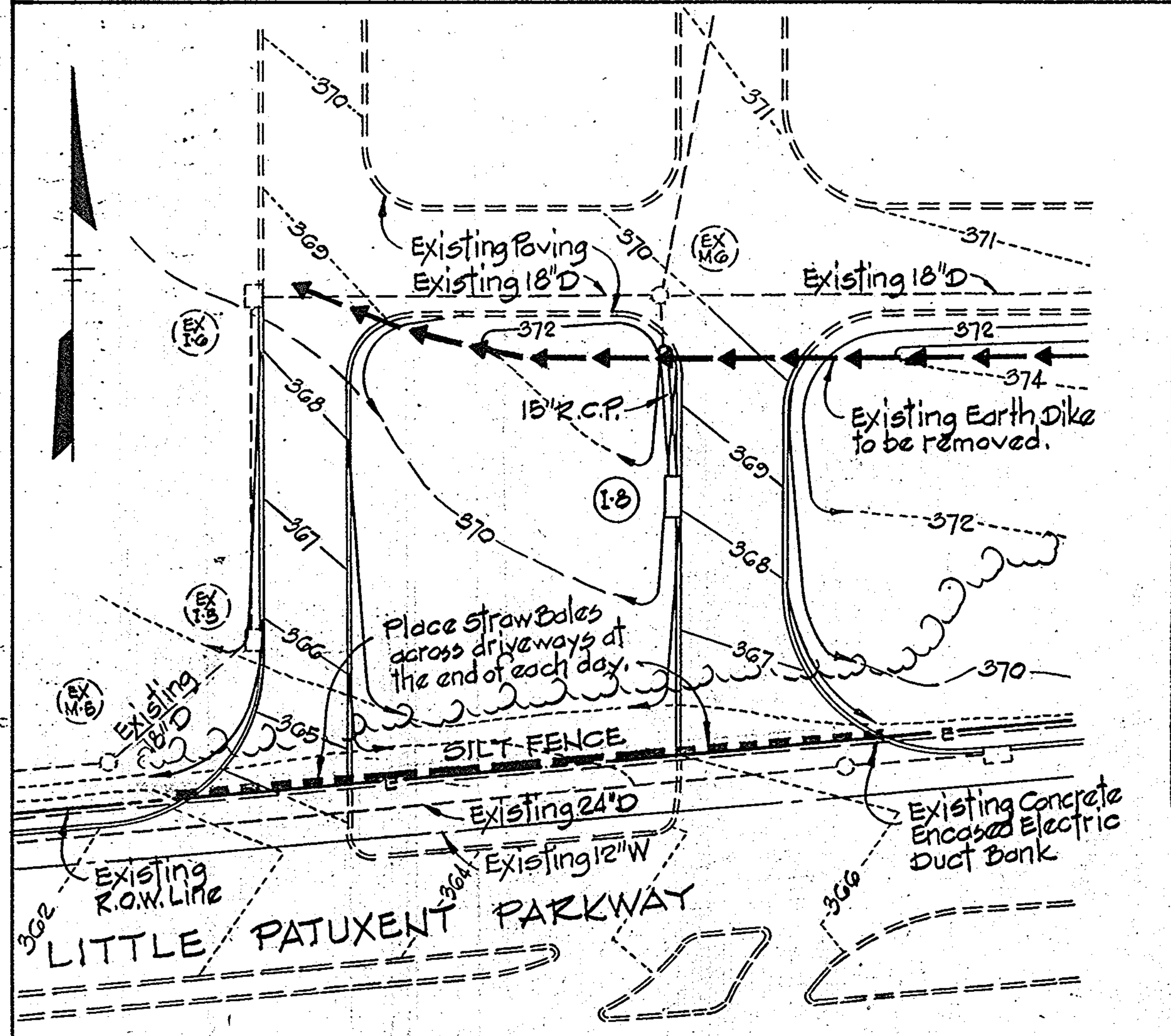
REVIEWED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS
U.S. SOIL CONSERVATION SERVICE — DATE 8/19/85

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
APPROVED — HOWARD S.C.D. DATE 8/19/85

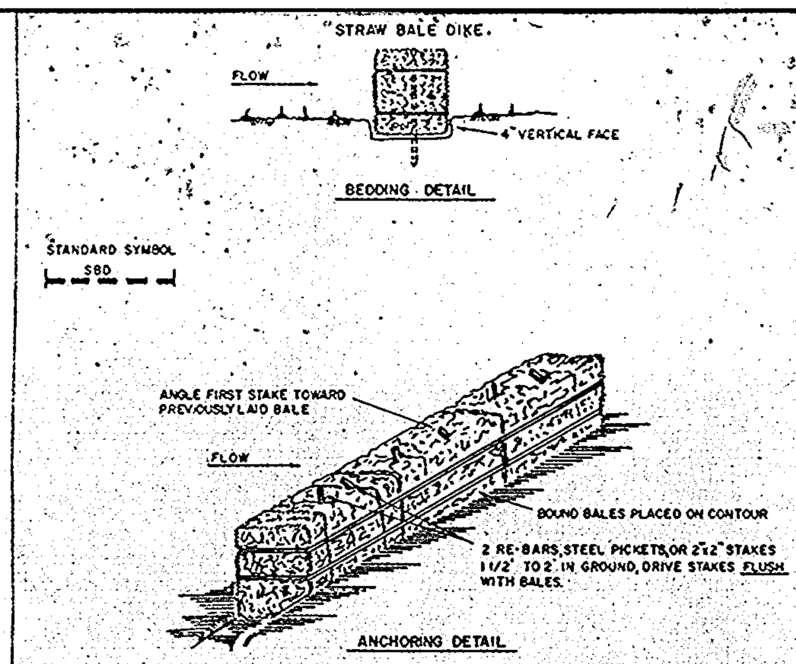
CERTIFICATION BY THE ENGINEER
"I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."
KENNETH A. McCORD P.E. 10774 — DATE 4-24-85

CERTIFICATION BY THE DEVELOPER
"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL AND THAT ALL 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 ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY."
WALTER E. WOODFORD — DATE 4-23-85

SEDIMENT CONTROL PLAN
3RD PHASE
Scale: 1" = 30'



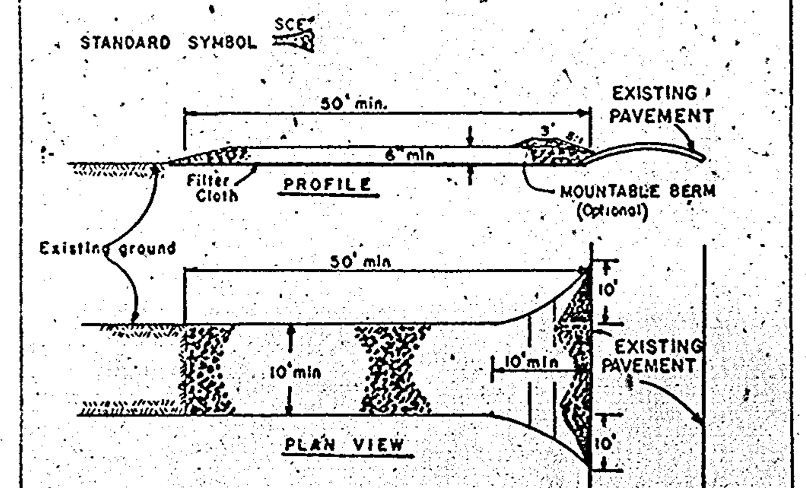
"STRAW BALE DIKE."



CONSTRUCTION SPECIFICATIONS

1. BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF (4) INCHES, AND PLACED SO THE BINDINGS ARE HORIZONTAL.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
4. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

STABILIZED CONSTRUCTION ENTRANCE
not to scale



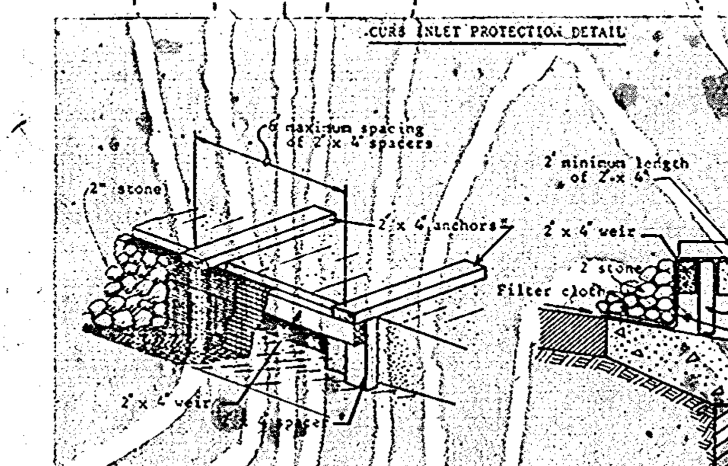
CONSTRUCTION SPECIFICATIONS

1. Stone Size - Use 2" stone, or reclaimed or recycled concrete equivalent.
2. Length - As required, but not less than 50 feet (except on a single residence lot where a 30 foot minimum length would apply).
3. Thickness - Not less than six (6) inches.
4. Width - Ten (10) foot minimum, but not less than the full width at points where ingress or egress occurs.
5. Filter Cloth - Will be placed over the entire area prior to placing of stone. Filter will not be required on a single family residence lot.
6. Surface Water - All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 slopes will be permitted.
7. Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.
8. Washing - Wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
9. Periodic inspection and needed maintenance shall be provided after each rain.

SEDIMENT TRAP DESIGN DATA

DRAINAGE AREA = 4.6 ACRES
VOLUME REQUIRED = 4.6 x 67 = 308 C.Y.
VOLUME AVAILABLE = 315 C.Y.
TOP BERM ELEV. 358.0
DESIGN CAPACITY ELEV. 356.0
BOTTOM TRAP ELEV. 350.0

CURB INLET PROTECTION DETAIL



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

Jorge ... Borhus 8-28-85
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

Thomas G. Harris 9-3-85
PLANNING DIRECTOR DATE

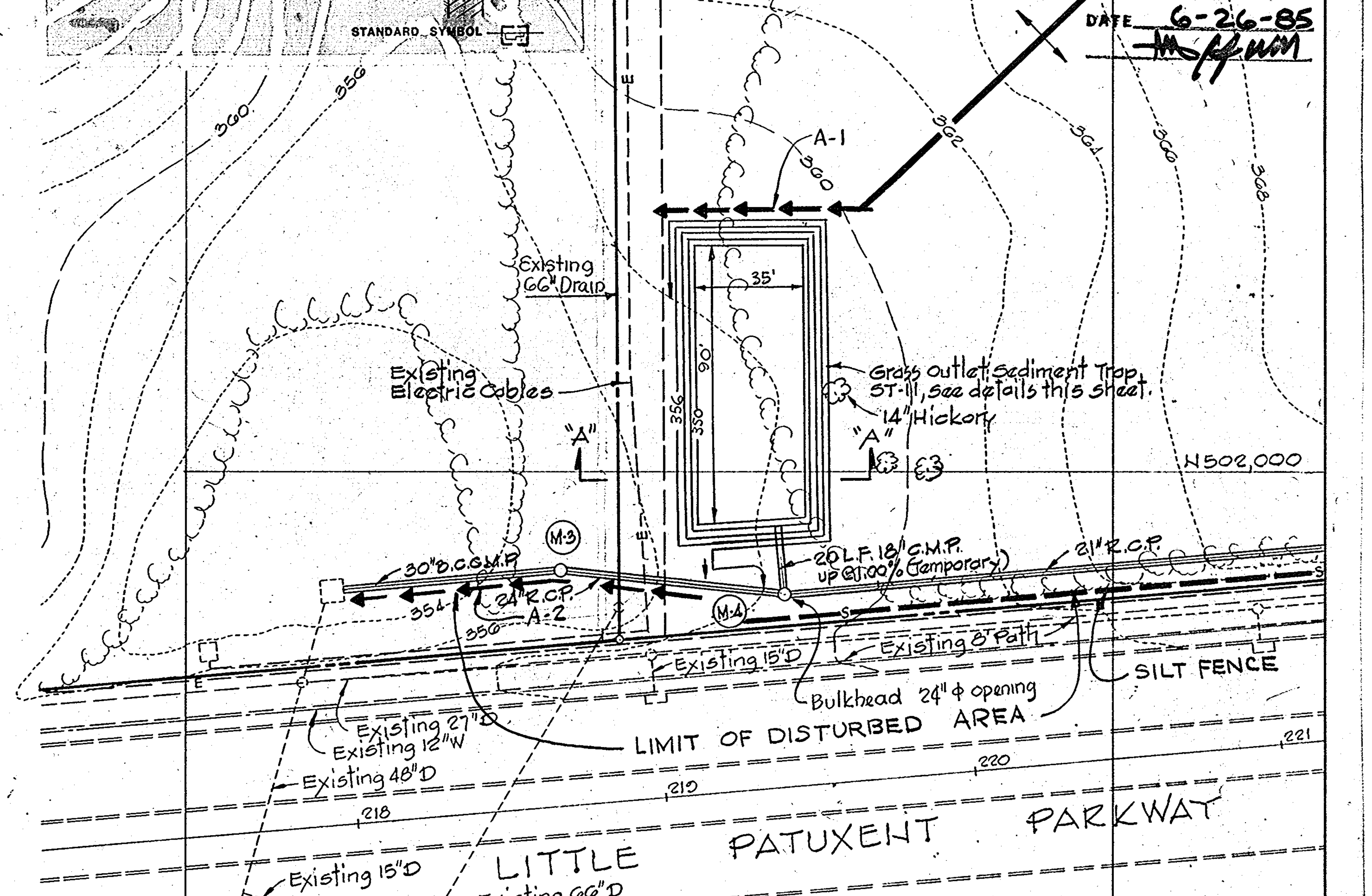
John W. Musselman 8-30-85
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWER AND STORM DRAINAGE SYSTEMS AND ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

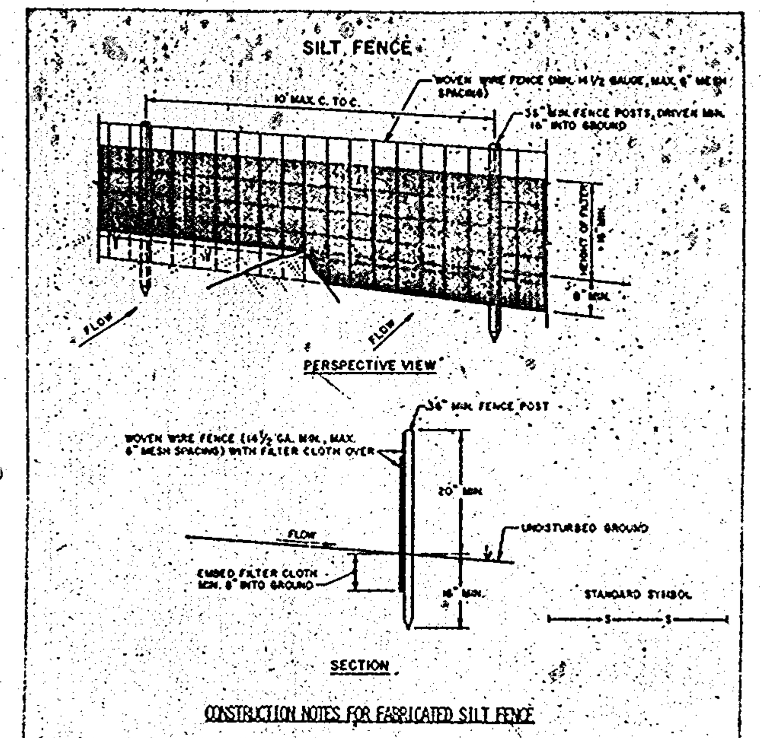
8-23-85
DIRECTOR DATE

8-23-85
CHIEF, BUREAU OF ENGINEERING DATE

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE 6-26-85



SILT FENCE

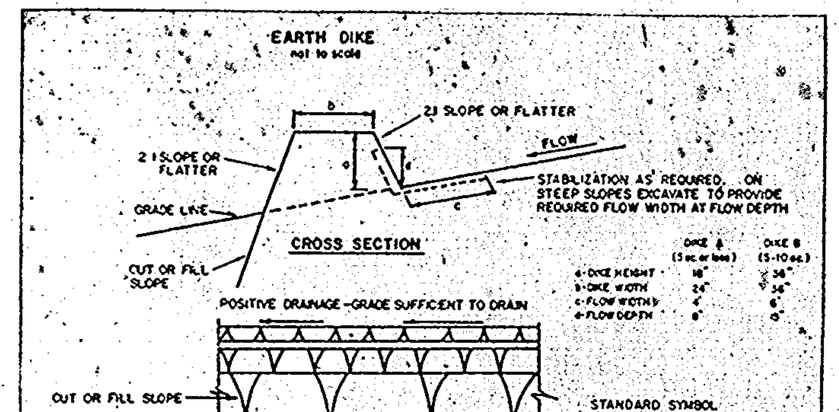


CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD
FENCE: WOVEN WIRE, 14 GA. 6" MAX. MESH OPENING
FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL
PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.

EARTH DIKE
not to scale



	DIKE A (5 ac or less)	DIKE B (5-10 ac)
a-DIKE HEIGHT	18"	36"
b-DIKE WIDTH	24"	36"
c-FLOW WIDTH	4'	6'
d-FLOW DEPTH	8"	15"

CONSTRUCTION SPECIFICATIONS

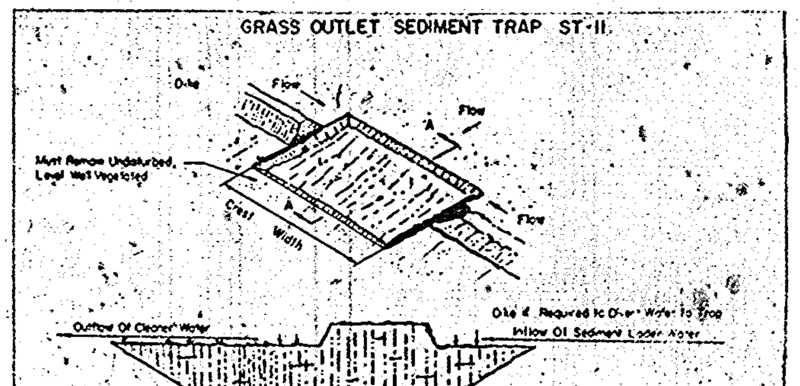
1. ALL DIKES SHALL BE COMPACTED BY EARTH-MOVING EQUIPMENT.
2. ALL DIKES SHALL HAVE POSITIVE DRAINAGE TO AN OUTLET.
3. TOP WIDTH MAY BE WIDER AND SIDE SLOPES MAY BE FLATTER IF DESIRED TO FACILITATE CROSSING BY CONSTRUCTION TRAFFIC.
4. FIELD LOCATION SHOULD BE ADJUSTED AS NEEDED TO UTILIZE A STABILIZED SAFE OUTLET.
5. EARTH DIKES SHALL HAVE AN OUTLET THAT FUNCTIONS WITH A MINIMUM OF EROSION. RUNOFF SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE SUCH AS A SEDIMENT TRAP OR SEDIMENT BASIN WHERE EITHER THE DIKE CHANNEL OR THE DRAINAGE AREA ABOVE THE DIKE ARE NOT ADEQUATELY STABILIZED.
6. STABILIZATION SHALL BE: (A) IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEED AND STRAW MULCH OR STRAW MULCH IF NOT IN SEEDING SEASON, (B) FLOW CHANNEL AS PER THE CHART BELOW.

FLOW CHANNEL STABILIZATION

TYPE OF TREATMENT	CHANNEL GRADE	DIKE A	DIKE B
1	.5-3.0%	SEED AND STRAW MULCH	SEED AND STRAW MULCH
2	3.1-5.0%	SEED AND STRAW MULCH	SEED USING JUTE, OR EXCELSIOR; SOD; 2" STONE
3	5.1-8.0%	SEED WITH JUTE, OR SOD; 2" STONE	LINED RIP-RAP 4-8"
4	8.1-20%	LINED RIP-RAP 4-8"	ENGINEERING DESIGN

A. STONE TO BE 2 INCH STONE, OR RECYCLED CONCRETE EQUIVALENT, IN A LAYER AT LEAST 3 INCHES IN THICKNESS AND BE PRESSED INTO THE SOIL WITH CONSTRUCTION EQUIPMENT.
B. RIP-RAP TO BE 4-8 INCHES IN A LAYER AT LEAST 8 INCHES THICKNESS AND PRESSED INTO THE SOIL.
C. APPROVED EQUIVALENTS CAN BE SUBSTITUTED FOR ANY OF THE ABOVE MATERIALS.
7. PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.

GRASS OUTLET SEDIMENT TRAP ST-II



EXCAVATED GRASS OUTLET SEDIMENT TRAP

CONSTRUCTION SPECIFICATION FOR ST-II

1. Volume of sediment storage shall be 1800 cubic feet per acre of contributory drainage area.
2. Minimum crest width shall be 4' X Drainage Area.
3. Sediment shall be removed and trap restored to its original dimensions when the sediment has accumulated to ½ the design depth of the trap. Removed sediment shall be deposited in a suitable area and in such a manner that it will not erode.
4. The structure shall be inspected after each rain and repairs made as needed.
5. Construction operations shall be carried out in such a manner that erosion and water pollution shall be minimized.
6. The sediment trap shall be removed and area stabilized when the remaining drainage area has been properly stabilized.
7. All cut slopes shall be 1:1 or flatter.

Maximum Drainage Area: 5 Acres

SEDIMENT CONTROL NOTES

1) A minimum of 24 hours notice must be given to the Howard County Office of Inspection 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, Chaper 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 4.6 Acres
   - Area Disturbed 3.8 Acres
   - Area to be roofed or paved 2.4 Acres
   - Area to be vegetatively stabilized 1.4 Acres
   - Total Cut 40,000 Cu. yds
   - Total Fill 0 Cu. yds
   - Offsite waste/borrow area location S.W. OF RING RD.
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.
10) On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.

PERMANENT SEEDING NOTES

Seedbed Preparation: Loosen upper 3 inches of soil by raking, discing or other acceptable means before seeding.

Soil Amendments: Use one of the following schedules:

1) Apply 2 tons per acre dolomitic limestone (92 lbs./1000 sq. ft.) and 1000 lbs. per acre 10-10-10 fertilizer (23 lbs./1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil.
2) Apply 2 tons per acre dolomitic limestone (92 lbs./1000 sq.ft.) and 600 lbs. per acre 10-10-10 fertilizer (14 lbs/1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs. per acre 30-0-0 ureaform fertilizer (9lbs./1000 sq. ft.)

Seeding - For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs. per acre (1.4 lbs/1000 sq.ft.) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs. Kentucky 31 Tall Fescue per acre and 2 lbs per acre (.05 lbs/1000 sq.ft.) of weeping lovegrass. During the period of October 16 thru February 28, protect site by: Option (1)-2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring. Option (2) use sod. Option (3) - seed with 60 lbs./acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

Mulching - Apply 1½ to 2 tons per acre (70 to 90 lbs./1000 sq.ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using 218 gallons per acre (5 gallons/1000 sq.ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gallons/1000 sq.ft.) for anchoring.

Maintenance - Inspect all seeded areas and make needed repairs, replacements, and reseedings.

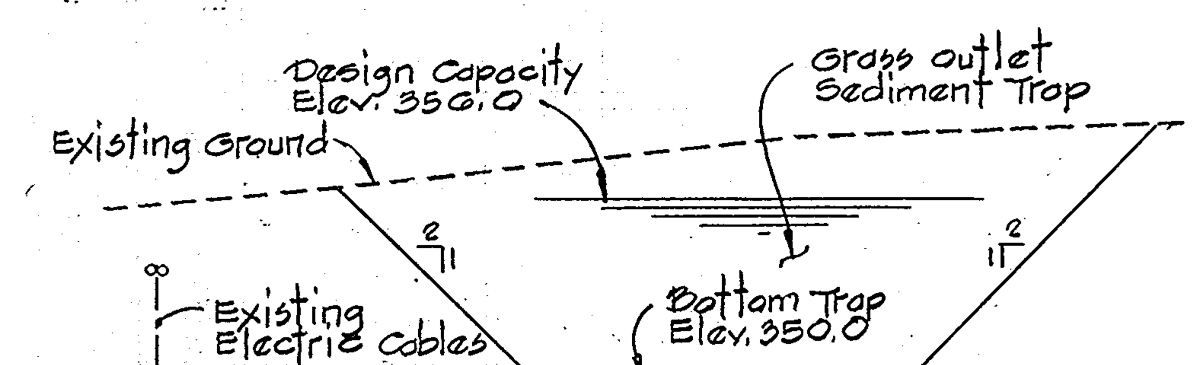
TEMPORARY SEEDING NOTES

Seedbed Preparation: Loosen upper 3 inches of soil by raking, discing or other acceptable means before seeding.

Soil Amendments: Apply 600 lbs. per acre 10-10-10 fertilizer (14 lbs./1000 sq.ft.)

Seeding: For periods March 1 thru April 30 and from August 15 thru November 15, seed with 2½ bu. per acre of annual rye (3.2 lbs./1000 sq. ft.) For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (.07 lbs./1000 sq.ft.). For the period November 16 thru February 28 protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

Mulching - Apply 1½ to 2 tons per acre (70 to 90 lbs./1000 sq.ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using 218 gallons per acre (5 gal./1,000 sq. ft.) of emulsified asphalt on flat areas. On slopes, 8 ft. or higher, use 348 gal. per acre (8 gal./1000 sq.ft.) for anchoring.



SECTION "A-A"
Scale: Hor. 1" = 10'
Vert. 1" = 5'

SEDIMENT CONTROL PLAN
1ST PHASE
Scale: 1" = 30'

STATE OF MARYLAND — KENNETH ARMSTRONG McCORD — No. 1974 — REGISTERED PROFESSIONAL ENGINEER & LAND SURVEYOR

WHITMAN, REQUARDT AND ASSOCIATES
ENGINEERS
2315 ST. PAUL STREET
BALTIMORE, MARYLAND 21218

KENNETH A. McCORD P.E. NO. 1974

OWNER AND DEVELOPER
COLUMBIA MALL, INC.
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21043

REVIEWED FOR HOWARD S.C.D.
AND MEETS TECHNICAL REQUIREMENTS

James M. Helm 8/19/85
DATE
U.S. SOIL CONSERVATION SERVICE

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

APPROVED Stephen L. Hurley 8/19/85
HOWARD S.C.D. DATE

CERTIFICATION BY THE DEVELOPER

"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL AND THAT ALL 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 ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY."

Walter E. Woodford 4-23-85
WALTER E. WOODFORD DATE

CERTIFICATION BY THE ENGINEER

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

Kenneth A. McCord 4-24-85
KENNETH A. McCORD P.E. 1974 DATE

NO.	DATE	DESCRIPTION OF REVISION
2	7/29/85	As per Planning and D.P.W. comments
1	6/17/85	As per Planning, D.P.W. and S.C.S. comments

COLUMBIA
SITE PLANS
FOR
TOWN CENTER
SECTION 2 AREA 5
PARCELS A, B & C
SEDIMENT CONTROL PLAN AND DETAILS
SHEET 9 OF 10

5TH ELECTION DISTRICT, HOWARD COUNTY MARYLAND
DATE: 4/23/85 SCALE: AS SHOWN

SDP-85-196c

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

COUNTY HEALTH OFFICER — DATE 8-22-85

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

PLANNING DIRECTOR — DATE 9-3-85

CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION — DATE 8-28-85

APPROVED: FOR PUBLIC WATER, PUBLIC SEWER AND STORM DRAINAGE SYSTEMS AND ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

DIRECTOR — DATE 8-23-85

CHIEF, BUREAU OF ENGINEERING — DATE 8-22-85

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 6-26-85

MALL RING ROAD

GRASS LAWN

EXISTING WOODS

PROPOSED OFFICE BUILDING

WALL

RAMP

MALL ACCESS ROAD

EXISTING DRIVE-IN BANK

EXISTING OFFICE BUILDING

GRASS LAWN

EXISTING WOODS

LITTLE PATUXENT PARKWAY

PLANT LIST

38 - OVERHEAD CANOPY TREES
2½"-3" CAL · 12'-14' HT.

32 - INTERMEDIATE FOCUS TREE
2"-2½" CAL 8'-10' HT

22 - EVERGREEN
6'-8' HT.

NO.	DATE	DESCRIPTION OF REVISION

COLUMBIA
SITE PLANS
FOR
TOWN CENTER
SECTION 2 AREA 5
PARCELS A & B

LANDSCAPE PLAN

SHEET 10 OF 10
5TH ELECTION DISTRICT, HOWARD COUNTY MARYLAND
DATE: 4/23/85 SCALE: 1" = 30'

SDP-85-196c
5-15-85

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STATE OF MARYLAND — KENNETH ARMSTRONG McCORD — No. 1974 — REGISTERED PROFESSIONAL ENGINEER & LAND SURVEYOR