

# SITE DEVELOPMENT PLAN

# TOMATO PALACE

## 5th ELECTION DISTRICT

## HOWARD COUNTY, MARYLAND

SHEET INDEX	
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2	SITE DEVELOPMENT PLAN
3	DETAIL OF EXISTING AND DEVELOPED CONDITIONS
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5	LANDSCAPE PLAN
6	CLYDE'S RESTAURANT SITE PLAN

### PARKING ANALYSIS

PARKING SPACES AVAILABLE IN THE TOWN CENTER AREA EAST OF LITTLE PATUXENT PARKWAY = 2,253  
 REQUIRED PARKING = 1,725  
 EXCESS REMAINING = 528

EXISTING TEACHERS BUILDING - FDP PHASE 4A			
31,300 S.F. OFFICE	2 SPACES/1000 S.F.	64	
7,392 S.F. RESTAURANT (CLYDE'S)	1 SPACE/3 SEATS	84	
50 EMPLOYEES (MAX. SHIFT)	1 SPACE/5 EMPLOYEES	10	
<b>TOTAL</b>		<b>158 SPACES</b>	

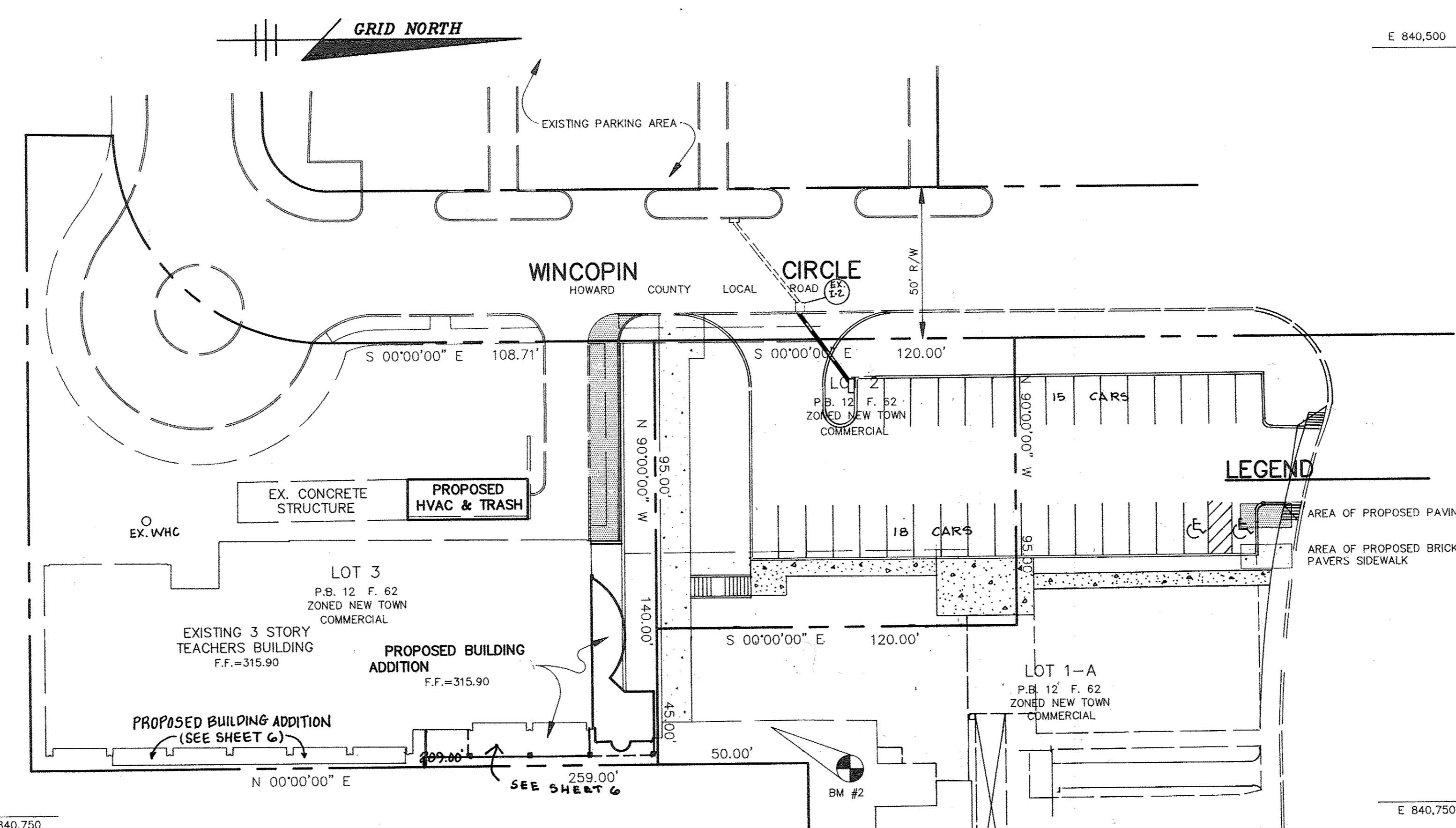
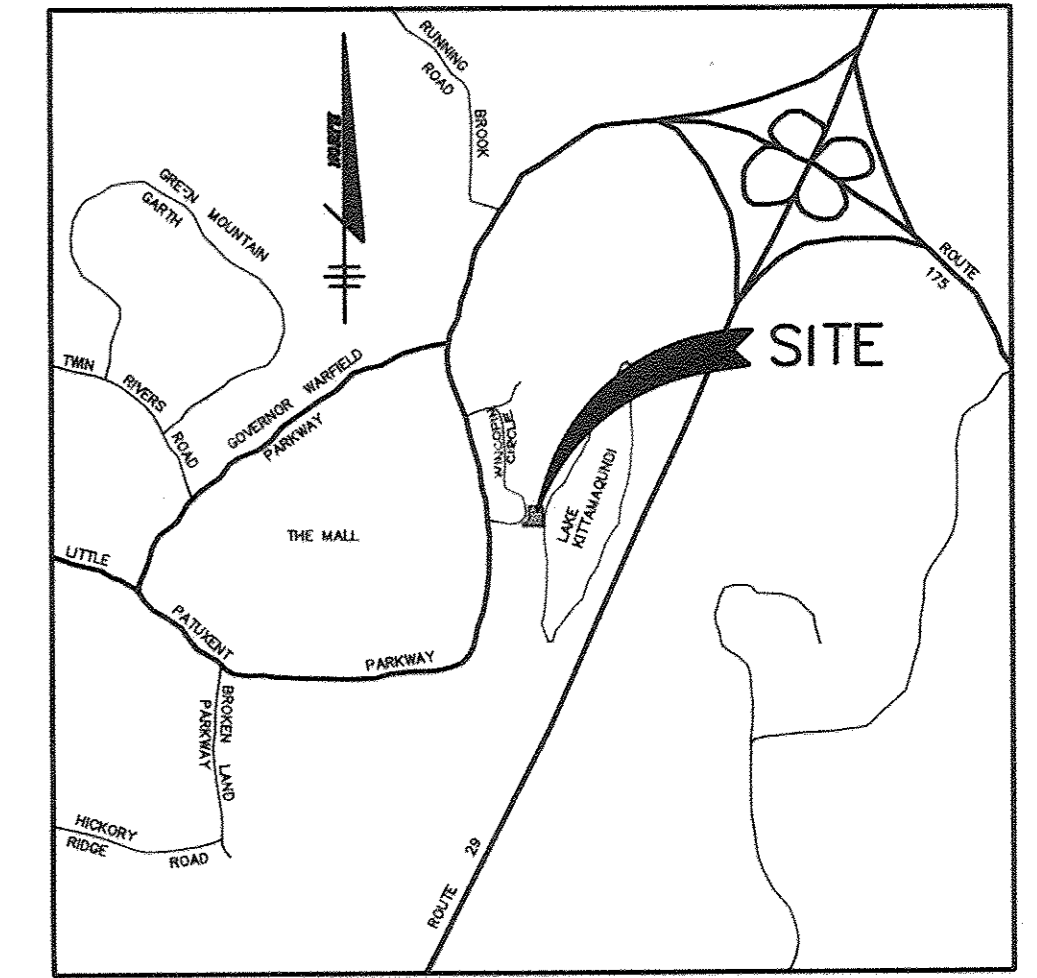
PROPOSED TEACHERS BUILDING - FDP PHASE 4A			
29,353 S.F. OFFICE	2 SPACES/1000 S.F.	59	
7,392 S.F. RESTAURANT (CLYDE'S)	1 SPACE/3 SEATS	84	
50 EMPLOYEES (MAX. SHIFT)	1 SPACE/5 EMPLOYEES	10	
<b>TOTAL</b>		<b>226 SPACES</b>	

TOTAL REPRESENTS A NET GAIN OF 19 SPACES REDUCING EXCESS NUMBER OF PARKING SPACES IN THE TOWN CENTER AREA EAST OF LITTLE PATUXENT PARKWAY TO 449 SPACES.

\* REPRESENTS: 2,517 S.F. OF AREA PRESENTLY UTILIZED FOR OFFICE  
 2,110 S.F. OF COMMON AREA ORIGINALLY UTILIZED FOR MULTI-TENANTED SHARED SPACE  
 550 S.F. OF BUILDING EXPANSION  
**5177 S.F.**

### GENERAL NOTES

- ALL WATER LINES SHALL BE CONSTRUCTED A MINIMUM OF 42" COVER BELOW FINISHED GRADE.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, I.E., STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION, 1990 AMENDMENTS.
- APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FROM BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL TEST PIT EXISTING UTILITIES AT LEAST (5) DAY BEFORE STARTING WORK SHOWN ON THESE DRAWINGS TO VERIFY THEIR LOCATION AND ELEVATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF LOCATION OF UTILITIES IS OTHER THAN SHOWN.
- CONTRACTOR TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS:
  - MISS UTILITY 1-800-257-7777
  - C&P TELEPHONE COMPANY 725-9976
  - HOWARD COUNTY BUREAU OF UTILITIES 313-4900
  - AT&T CABLE LOCATION DIVISION 393-3553
  - BALTIMORE GAS & ELECTRIC COMPANY 885-0123
  - STATE HIGHWAY ADMINISTRATION 531-5533
  - HOWARD COUNTY BUREAU OF CONSTRUCTION INSPECTION 792-7272
  - DIVISION (24 HOURS NOTICE PRIOR TO COMMENCEMENT OF WORK)
- ALL INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARDS.
- ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS.
- THE CONTRACTOR SHALL PROVIDE A JOINT IN ALL SEWER MAINS WITHIN 2'-0" OF EXTERIOR MANHOLE WALLS.
- PROFILE STATIONS SHALL BE ADJUSTED AS NECESSARY TO CONFORM TO PLAN DIMENSIONS.
- NO PIPE SHALL BE LAID UNTIL LINES OF EXCAVATION HAVE BEEN BROUGHT TO SUBGRADE.
- TOPO TAKEN FROM FIELD RUN SURVEY DATED JUNE, 1991 BY RIEMER MUEGGE AND ASSOCIATES, INC.
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL STORM DRAIN PIPE BEDDING SHALL BE AS SHOWN IN DETAIL G2.01 (TRENCH IN ROCK OR TRENCH IN EARTH AS DETERMINED BY FIELD CONDITIONS) IN VOL. IV OF HOWARD COUNTY DESIGN MANUAL UNLESS OTHERWISE DIRECTED BY THE ENGINEER OR AS SHOWN ON THE DRAWINGS.
- THE DEVELOPER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS AND/OR RIGHTS-OF-WAY THAT MAY BE REQUIRED FOR THE SEDIMENT AND EROSION CONTROL PRACTICES, STORM WATER MANAGEMENT PRACTICES AND THE DISCHARGE OF STORM WATER ONTO OR ACROSS ADJACENT OR DOWNSTREAM PROPERTIES INCLUDED IN THIS PLAN. HE IS ALSO RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS AND/OR WORK ON ADJACENT PROPERTIES INCLUDED IN THIS PLAN.
- THE OWNER SHALL PROVIDE A SEPARATE AND INDEPENDENT SEWER CONNECTION FOR EACH TENANT OR OCCUPANT OF ANY BUILDING, SHOWN ON THIS SITE DEVELOPMENT PLAN, WHO WILL DISCHARGE NON-DOMESTIC WASTE TO THE PUBLIC SEWERAGE SYSTEM IF THIS WASTE IS REGULATED UNDER SECTION 18-122A OF THE HOWARD COUNTY CODE. EACH SEPARATE AND INDEPENDENT SEWER CONNECTION SHALL INCLUDE A STANDARD MANHOLE AND OTHER WATER PRETREATMENT DEVICES AS REQUIRED AND APPROVED BY HOWARD COUNTY. WASTE LINES ON THE INTERIOR OF THE BUILDING SHALL BE DESIGNED, CONSTRUCTED OR MODIFIED SUCH THAT NON-DOMESTIC WASTE WILL BE DISCHARGED TO THE SEPARATE AND INDEPENDENT SEWER CONNECTION. NO PLAN SHALL DISCHARGE REGULATED NON-DOMESTIC WATER TO THE PUBLIC SEWERAGE SYSTEM PRIOR TO INSTALLATION OF THE SEPARATE AND INDEPENDENT SEWER CONNECTION AND RELATED INTERIOR WASTE LINES. THE ABOVE REQUIREMENTS SHALL APPLY TO ALL INITIAL AND FUTURE OCCUPANTS OR TENANTS.
- THE PAVEMENT DETAILS SHOWN ON THESE PLANS REFLECT THE HOWARD COUNTY MINIMUM STANDARD PAVEMENT SECTIONS AND ARE NOT BASED ON SITE SPECIFIC CONDITIONS. PRIOR TO PAVING, THE FINAL PAVEMENT SECTIONS SHALL BE DETERMINED BY A QUALIFIED GEOTECHNICAL ENGINEER BASED ON IN-SITU TESTING OF THE FINISHED SUBGRADE. THE TESTING AND GEOTECHNICAL ENGINEER SHALL BE FURNISHED BY THE OWNER.
- SEE DEPARTMENT OF PLANNING AND ZONING FILE NO.'S FDP-4A, F-66-44 & F-70-76.
- REVISION DATED 5-1-97 WAS APPROVED BY PLANNING BOARD ON 4-23-97
- THE PATIO THAT ADJOINS THE CLYDE'S RESTAURANT IS ENCLOSED BY A TENT DURING THE WINTER MONTHS.
- THE TOMATO PALACE RESTAURANT'S GLASS ENCLOSED PERGOLA AREA WAS CONVERTED INTO A 550 S.F. PERMANENT BUILDING STRUCTURE (AS AN ADDITION).



### BENCHMARKS

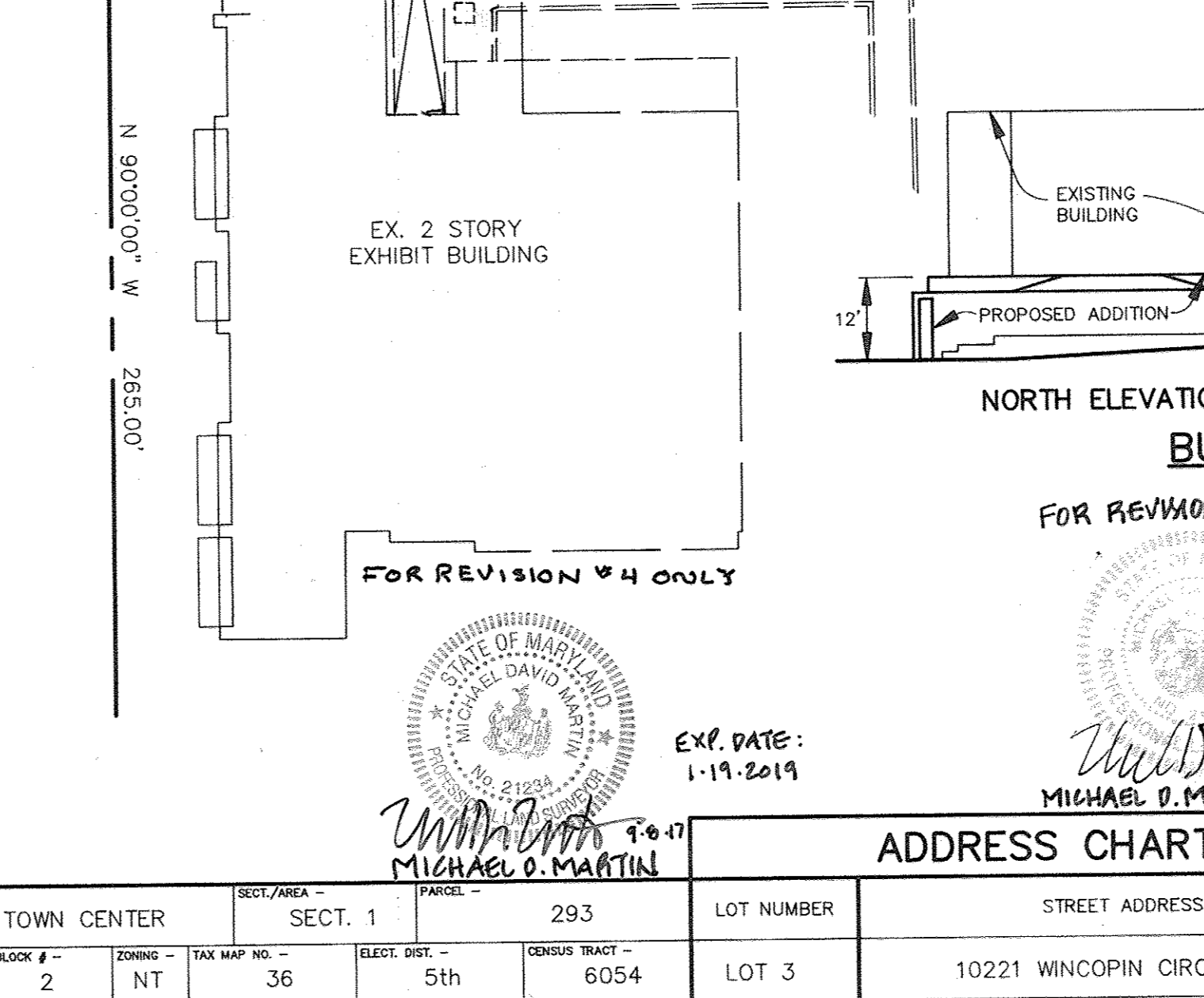
BENCHMARK #1	ELEV. 319.29
PK NAIL SET; TRAVERSE POINT # 100	
BENCHMARK #2	ELEV. 315.66
PK NAIL SET; TRAVERSE POINT # 101	

AS BUILT CERTIFICATE		
ARTHUR E. MUEGGE P.E.#8707	DATE	
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.		
<i>Arthur E. Muegge</i>	12-12-97	
COUNTY HEALTH OFFICER	DATE	
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.		
<i>Emma Hilsmath</i>	12/16/97	
DIRECTOR	DATE	
<i>Emma Hilsmath</i>	12/13/97	
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT	DATE	
APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.		
<i>Rama J. ...</i>	12/3/97	
DIRECTOR	DATE	
<i>Rama J. ...</i>	11/20/97	
CHIEF, BUREAU OF ENGINEERING	DATE	
DATE	NO.	REVISION
7/11/97	4	ADD A 550 SQ. FT. ADDITION TO TOMATO PALACE & UPDATE SITE & PARKING ANALYSIS
12/20/12	3	ADD A 548 SQ. FT. ADDITION TO CLYDE'S AND UPDATE SITE AND PARKING ANALYSIS
5-1-97	2	REVISED PARKING LOT
2/3/97	1	Added Parking Lot

SITE ANALYSIS (CLYDE'S)	
AREA OF LOT	32,355 sq. ft. (0.74 Ac.)
PRESENT ZONING	NEW TOWN-COMMERCIAL
PROPOSED USE OF BUILDING ADDITION	RESTAURANT
ADDITIONAL FLOOR SPACE	548 sq. ft.
MAXIMUM NUMBER OF EMPLOYEES ON SITE	24
ADDITIONAL BUILDING COVERAGE % OF TOTAL AREA OF SITE	1.7 %
OPEN SPACE TO REMAIN % OF TOTAL AREA OF SITE	98.3 %
BUILDING COVERAGE-LOT 3	13,970 sq. ft. (49.2%)

SITE ANALYSIS	
AREA OF LOT	32,355 sq. ft. (0.74 Ac.)
PRESENT ZONING	NEW TOWN-COMMERCIAL
PROPOSED USE OF BUILDING ADDITION	RESTAURANT
ADDITIONAL FLOOR SPACE	745 sq. ft.
MAXIMUM NUMBER OF EMPLOYEES ON SITE	25
ADDITIONAL BUILDING COVERAGE % OF TOTAL AREA OF SITE	2.3 %
OPEN SPACE TO REMAIN % OF TOTAL AREA OF SITE	97.7 %
BUILDING COVERAGE-LOT 3	13,427 sq. ft. (41.5%)

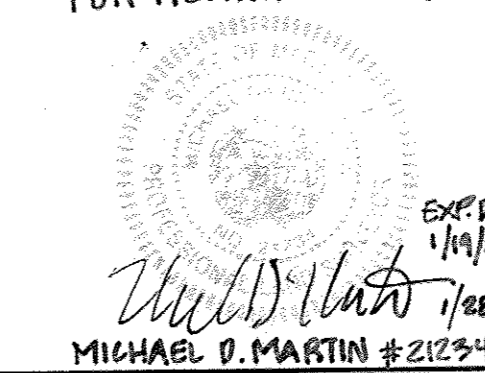


DATE	NO.	REVISION
7/11/97	4	ADD A 550 SQ. FT. ADDITION TO TOMATO PALACE & UPDATE SITE & PARKING ANALYSIS
12/20/12	3	ADD A 548 SQ. FT. ADDITION TO CLYDE'S AND UPDATE SITE AND PARKING ANALYSIS
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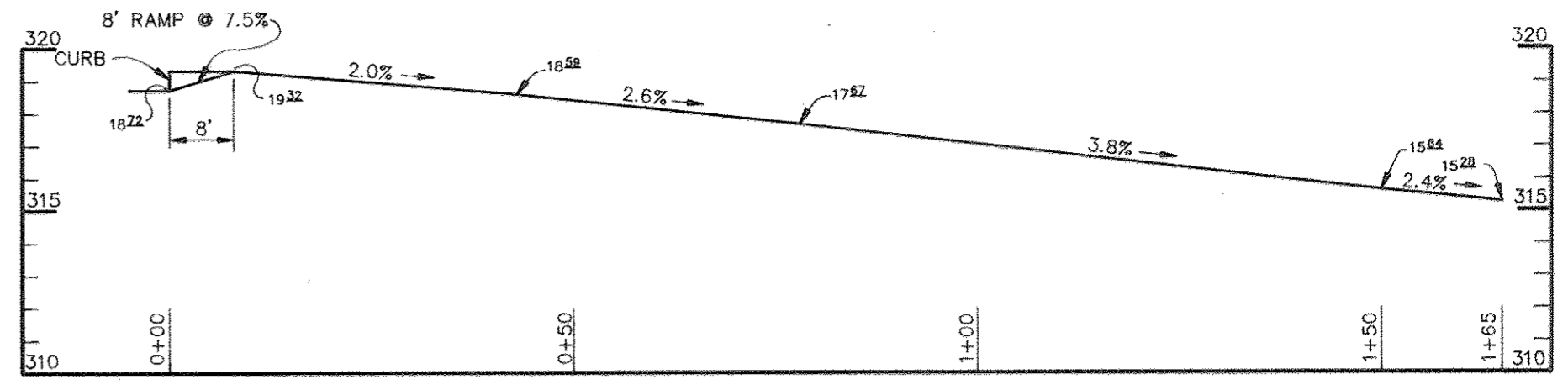
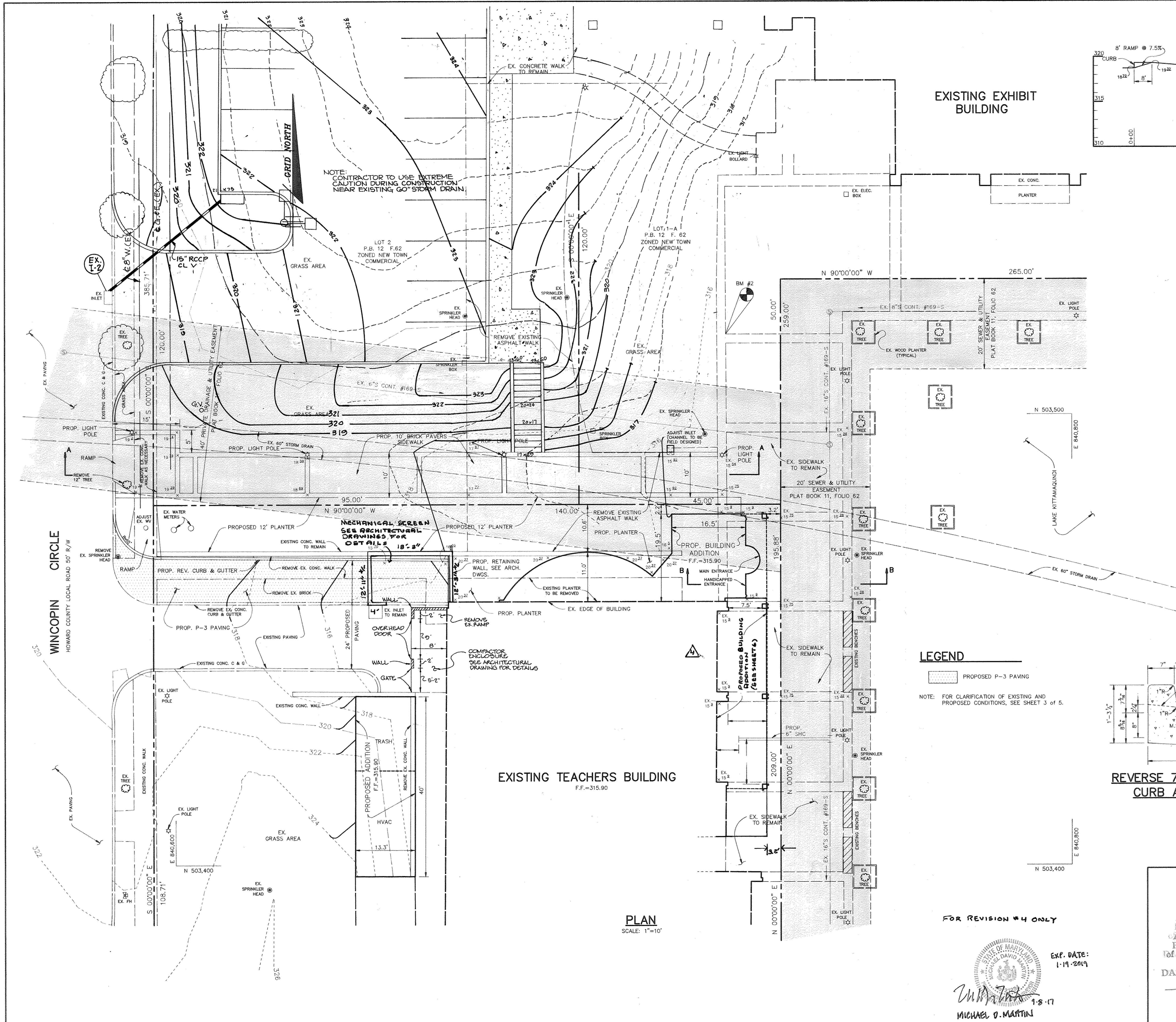
OWNER / DEVELOPER	
CLYDE'S RESTAURANT GROUP TEACHERS BUILDING 10221 WINCOPIN CIRCLE COLUMBIA, MARYLAND 21044	
PROJECT CLYDE'S RESTAURANT ADDITION TOMATO PALACE AN ADDITION TO THE TEACHERS BUILDING	
AREA COLUMBIA TOWN CENTER SECTION ONE LOT 3 TAX MAP 36 PLAT BOOK 12 FOLIO 62 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
TITLE SHEET	

RIEMER MUEGGE & ASSOCIATES, INC. A Land Planning, Engineering and Consulting Firm 8818 Centre Park Drive • Suite 200 • Columbia, Md 21045 301-997-8900 FAX: 301-997-9282	
DATE 11-6-97	DESIGNED BY: CB
DATE 11-12-97	DRAWN BY: CB
DATE 11-12-97	PROJECT NO: 79001
DATE 11-12-97	SCALE: AS SHOWN
DATE 11-12-97	DRAWING NO. 1 OF 6

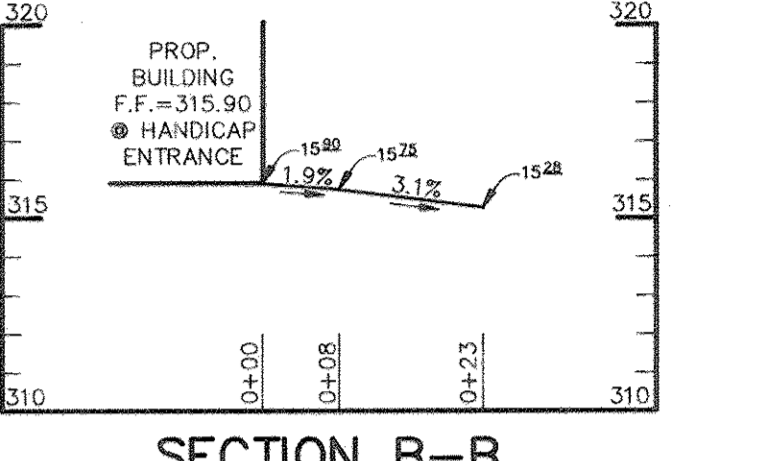
SUBDIVISION NAME	SECT./AREA	LOT NUMBER	STREET ADDRESS
COLUMBIA TOWN CENTER	SECT. 1 293	LOT 3	10221 WINCOPIN CIRCLE
PLAT # P.B.12 F.62	BLOCK # 2 NT TAX MAP NO. 36	ELECT. DIST. 5th	CENSUS TRACT - 6054
WATER CODE - E31	SEWER CODE - 5550500		



APPROVED  
 PLANNING BOARD  
 OF HOWARD COUNTY  
 DATE 11-12-97  
 [Signature]



SECTION A-A  
SCALE: HOR: 1"=20'  
VER: 1"=5'



SECTION B-B  
SCALE: HOR: 1"=20'  
VER: 1"=5'

3/11/94 4 ADD A 550 SQ. FT. ADDITION TO TOMATO PALACE  
OMW UPDATE SITE PARKING ANALYSIS

AS BUILT CERTIFICATE

ARTHUR E. MUEGGE P.E.#8707 DATE

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

*Joyce M. Baskin* 12-12-91  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*James R. Reiter* 12/16/91  
DIRECTOR DATE

*Annmarie Holcomb* 12/13/91  
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

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

*James P. Ryan* 12/19/91  
DIRECTOR DATE

*James P. Ryan* 11-26-91  
CHIEF, BUREAU OF ENGINEERING DATE

5-1-97 2 REVISED PARKING LOT  
2/3/97 1 Added Parking Lot  
DATE NO. REVISION

OWNER / DEVELOPER  
CLYDE'S RESTAURANT GROUP  
TEACHERS BUILDING  
10221 WINCOPIN CIRCLE  
COLUMBIA, MARYLAND 21044

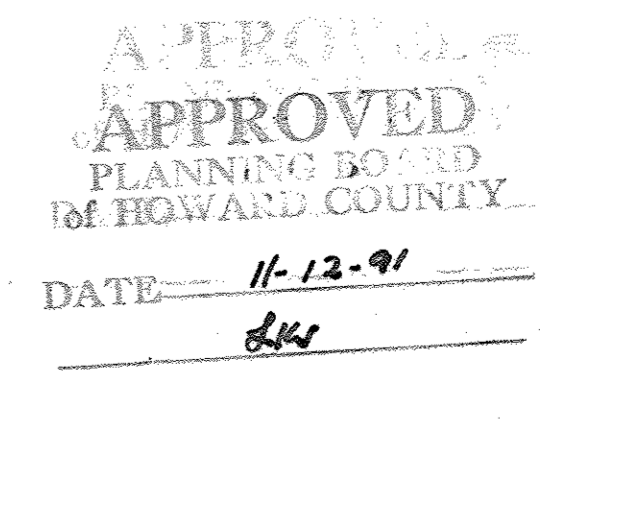
PROJECT  
TOMATO PALACE  
AN ADDITION TO THE TEACHERS BUILDING

AREA  
COLUMBIA TOWN CENTER  
SECTION ONE LOT 3 TAX MAP 36 PLAT BOOK 12 FOLIO 62  
5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

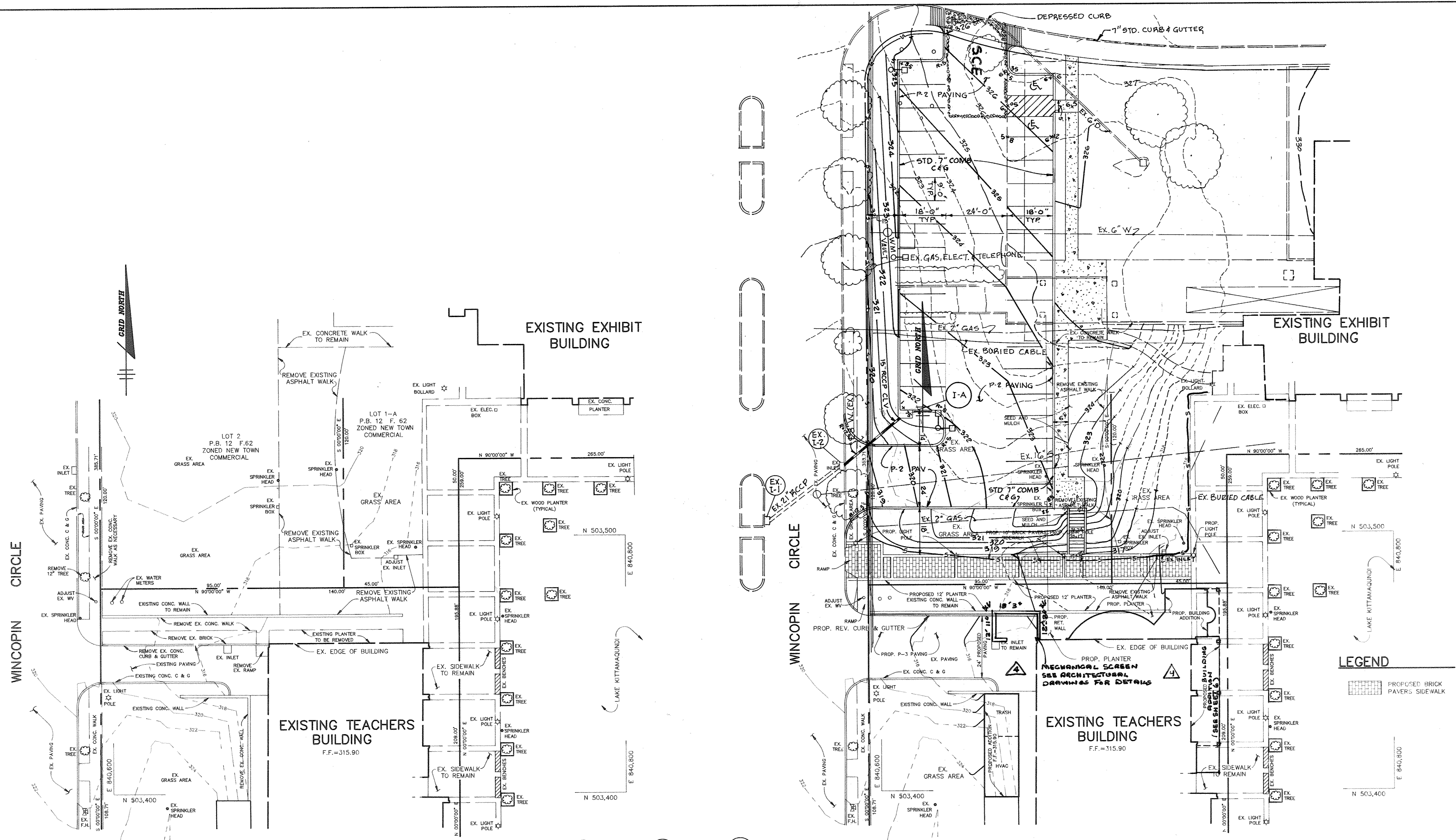
TITLE  
SITE DEVELOPMENT PLAN

RIEMER MUEGGE & ASSOCIATES, INC.  
A Land Planning, Engineering and Consulting Firm  
8818 Centre Park Drive • Suite 200 • Columbia, Md 21045  
301-997-8900 FAX: 301-997-9282

11-6-91  
DATE  
DESIGNED BY: CB  
DRAWN BY: CB  
PROJECT NO: 79001  
DATE: NOVEMBER 6, 1991  
SCALE: AS SHOWN  
DRAWING NO. 2 OF 6



EXP. DATE:  
1-19-2019  
*Michael D. Martin*  
MICHAEL D. MARTIN  
1-8-17

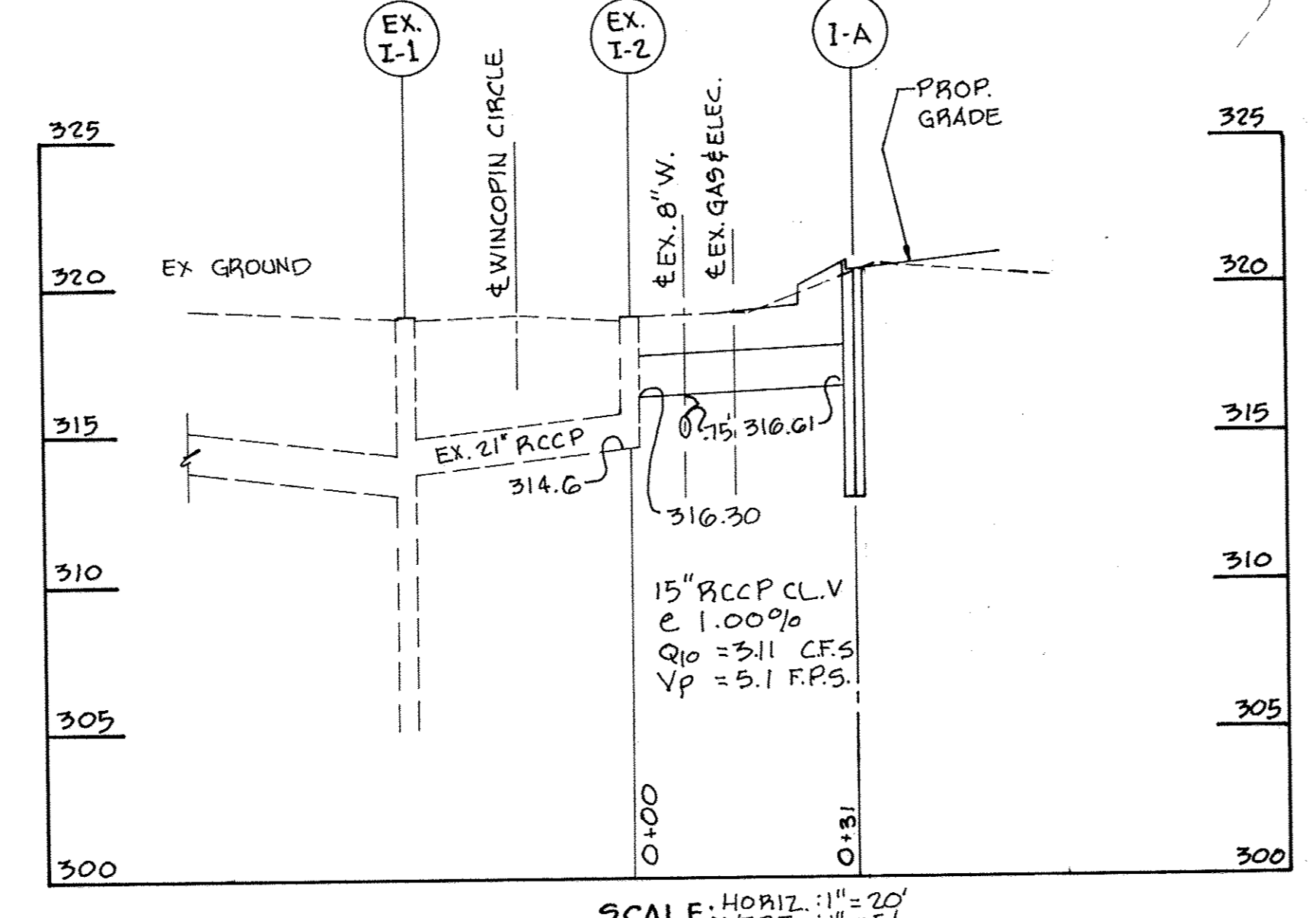


BITUMINOUS CONCRETE SURFACE	1.5"
BITUMINOUS CONCRETE BASE	4"
4" CRUSHER RUN BASE CRSE. (2 CRSE.)	8"
8" DENSE GRADE 0 STAB. AGGREGATE BASE CRSE.	8"
(ALTERNATE)	
BITUMINOUS CONCRETE SURFACE	1.5"
BITUMINOUS CONCRETE BASE	4"

HOWARD COUNTY DESIGN MANUAL VOLUME IV  
STD. SPECIFICATIONS AND DETAILS FOR  
CONSTRUCTION (DRAWING R-201)  
**6 1/2" PAVING, P-2**  
NOT TO SCALE

**PLAN**  
SCALE: 1"=20'

**EXISTING CONDITIONS**



SCALE: HORIZ. 1"=20'  
VERT. 1"=5'

**PLAN**  
SCALE: 1"=20'

**DEVELOPED CONDITIONS**

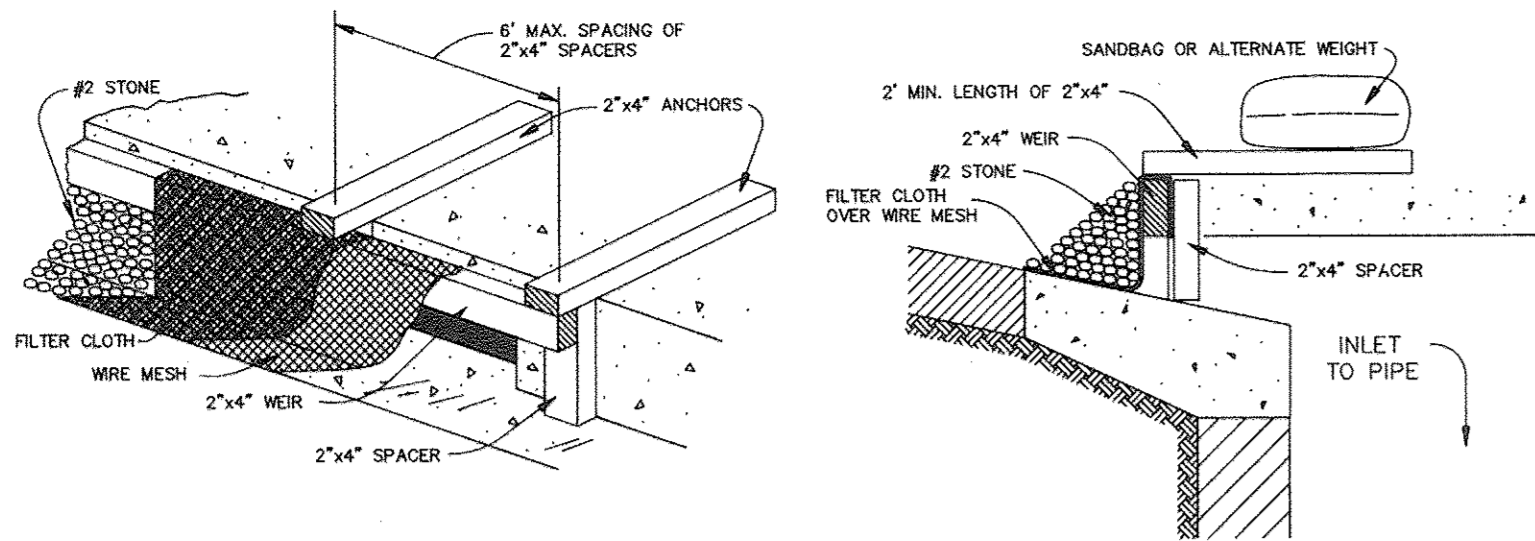
STRUCTURE SCHEDULE						
NO.	TYPE	LOCATION	INV. IN	INV. OUT	PLM/TOP SLAB ELEV.	REMARKS
I-A	A-5	SEE ABOVE	316.07	316.87	322.58	H.C. STD 4.01
EX-I-2		SEE ABOVE	316.30	314.6		

FOR REVISION #4 ONLY

STATE OF MARYLAND  
MICHAEL D. MARTIN  
1-19-2019  
EXP. DATE: 1-19-2019

**APPROVED**  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE: 11-12-91  
JMK

7-11-17	4	ADD A 560 SQ. FT. ADDITION TO TOMATO PALACE
DMW	UPDATE SITE / PARKING ANALYSIS	
AS BUILT CERTIFICATE		
ARTHUR E. MUEGGE P.E.#8707 DATE		
APPROVED : FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.		
Joseph Poplu		12-12-91
COUNTY HEALTH OFFICER		DATE
APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.		
James S. Smith		12/16/91
DIRECTOR		DATE
Simona Helmuth		10/13/91
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT		DATE
APPROVED : FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.		
James P. Ryan		12/16/91
DIRECTOR		DATE
Michael D. Martin		11-20-91
CHIEF, BUREAU OF ENGINEERING		DATE
5-1-97	2	REVISED PARKING LOT
2/3/97	1	Added Parking Lot - Street Schedule Profile & Paving Section
DATE NO.	REVISION	
OWNER / DEVELOPER		
CLYDE'S RESTAURANT GROUP TEACHERS BUILDING 10221 WINCOPIN CIRCLE COLUMBIA, MARYLAND 21044		
PROJECT		
TOMATO PALACE AN ADDITION TO THE TEACHERS BUILDING		
AREA		
COLUMBIA TOWN CENTER SECTION ONE LOT 3 TAX MAP 36 PLAT BOOK 12 FOLIO 62 5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE		
DETAIL OF EXISTING AND DEVELOPED CONDITIONS		
RIEMER MUEGGE & ASSOCIATES, INC. A Land Planning, Engineering and Consulting Firm 8818 Centre Park Drive • Suite 200 • Columbia, Md 21045 301-997-8900 FAX : 301-997-9282		
11-6-91	DATE	
DESIGNED BY : CB		
DRAWN BY : CB		
PROJECT NO : 79001		
DATE : NOVEMBER 6, 1991		
SCALE : AS SHOWN		
DRAWING NO. 3 OF 6		

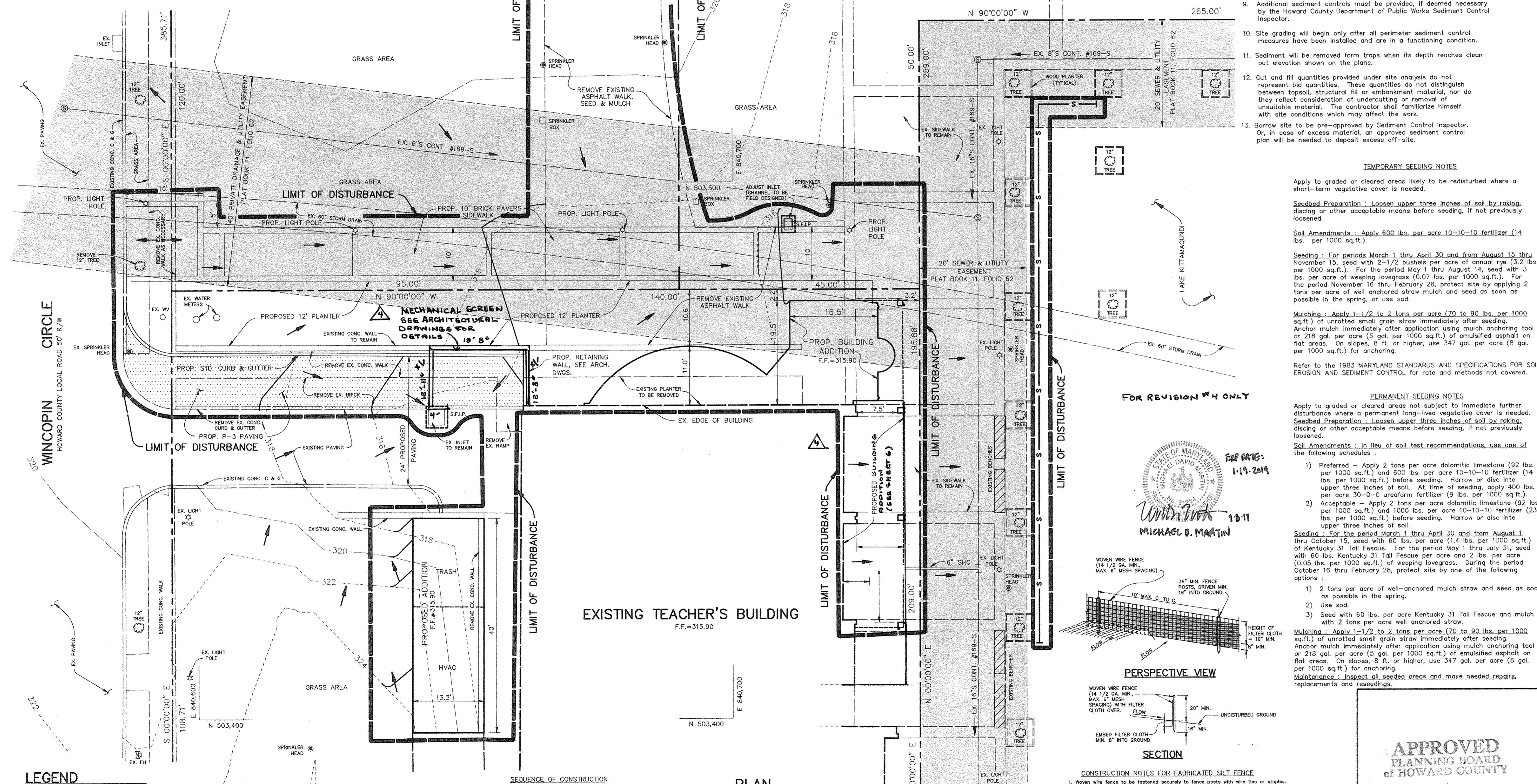


**CONSTRUCTION SPECIFICATIONS**

- I. MATERIALS**
- A. WOODEN FRAME IS TO BE CONSTRUCTED OF 2"x4" CONSTRUCTION GRADE LUMBER.
  - B. WIRE MESH MUST BE OF SUFFICIENT STRENGTH TO SUPPORT FILTER FABRIC AND STONE, WITH WATER FULLY IMPOUNDED AGAINST IT.
  - C. FILTER CLOTH MUST BE OF A TYPE APPROVED FOR THIS PURPOSE, RESISTANT TO SLAUGHTER WITH A SEWE SIZE, EDS 40-85, TO ALLOW SUFFICIENT PASSAGE OF WATER AND REMOVAL OF SEDIMENT.
  - D. STONE IS TO BE 2" IN SIZE AND CLEAN, SINCE FINES WOULD CLOG THE CLOTH.
- II. PROCEDURE (FOR CURB INLET PROTECTION)**
- A. ATTACH A CONTINUOUS PIECE OF WIRE MESH (20" MIN. WIDTH BY THROAT LENGTH PLUS 4") TO THE 2"x4" WEIR (MEASURING THROAT LENGTH PLUS 2") AS SHOWN ON THE STANDARD DRAWING.
  - B. PLACE A PIECE OF APPROVED FILTER CLOTH (40-85 SEIVE) OF THE SAME DIMENSIONS AS THE WIRE MESH OVER THE WIRE MESH AND SECURELY ATTACH TO THE 2"x4" WEIR.
  - C. SECURELY NAIL THE 2"x4" WEIR TO 9" LONG VERTICAL SPACERS TO BE LOCATED BETWEEN THE WEIR AND INLET FACE (MAX. 6" APART).
  - D. PLACE THE ASSEMBLY AGAINST THE INLET THROAT AND NAIL (MINIMUM 2" LENGTH) OF 2"x4" TO THE TOP OF THE WEIR AT SPACER LOCATIONS. THESE 2"x4" ANCHORS SHALL EXTEND ACROSS THE INLET TOP AND BE HELD IN PLACE BY SANDBAGS OR ALTERNATE WEIGHT.
  - E. THE ASSEMBLY SHALL BE PLACED SO THAT THE END SPACERS ARE A MINIMUM 1' BEYOND BOTH ENDS OF THE THROAT OPENING.
  - F. FORM THE WIRE MESH AND FILTER CLOTH TO THE CONCRETE GUTTER AND AGAINST THE FACE OF THE CURB ON BOTH SIDES OF THE INLET. PLACE CLEAN 2" STONE OVER THE WIRE MESH AND FILTER FABRIC IN SUCH A MANNER AS TO PREVENT WATER FROM ENTERING THE INLET UNDER OR AROUND THE FILTER CLOTH.
  - G. THIS TYPE OF PROTECTION MUST BE INSPECTED FREQUENTLY AND THE FILTER CLOTH AND STONE REPLACED WHEN CLOGGED WITH SEDIMENT.
  - H. ASSURE THAT STORM FLOW DOES NOT BYPASS INLET BY INSTALLING TEMPORARY EARTH OR ASPHALT DIKES DIRECTING FLOW INTO INLET.

**STONE FILTER INLET PROTECTION**

NO SCALE



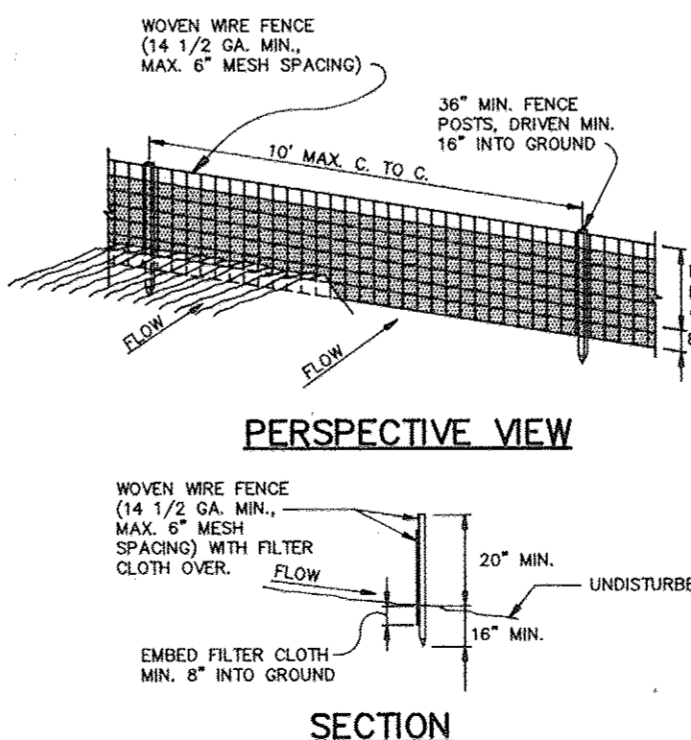
**LEGEND**

- PROPOSED P-3 PAVING
- LIMIT OF DISTURBANCE
- SILT FENCE
- DIRECTION OF DRAINAGE FLOW

- SEQUENCE OF CONSTRUCTION**
1. OBTAIN A GRADING PERMIT.
  2. INSTALL SILT FENCE AND STONE FILTER INLET PROTECTION.
  3. INSTALL CURB & GUTTER, PAVING & BRICK PAVERS, AND CONSTRUCT BUILDING ADDITION.
  4. UPON APPROVAL OF THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, STABILIZE ALL DISTURBED AREAS IN ACCORDANCE WITH PERMANENT SEEDING NOTES, AND REMOVE SILT FENCE.

**PLAN**

SCALE: 1"=10'



**SILT FENCE DETAIL**

- 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" on top and mid section.
  3. When two sections of filter cloth adjoin each other they shall be overlapped 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 1" or U type or 2" hardwood.  
 FENCE: Woven wire, 14 Ga., 6" max. mesh opening.  
 FILTER CLOTH: Filter X, Miraf 100X, Stablinko T140N or approved equal.  
 PREFABRICATED UNIT: Geofab, Envirofence or approved equal.

**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 AND EROSION CONTROL.
3. Following initial soil disturbance or redistribution, 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 other disturbed or graded areas on the project site.
4. All disturbed areas must be fenced and warning signs posted around the 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 AND EROSION 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	0.74	acres
Area Disturbed	7,200	sq. ft.
Area to be graded or paved	2,000	sq. ft.
Area to be vegetatively stabilized	3,590	sq. ft.
Total Cut	200	cu. yds.
Total Fill	200	cu. yds.

 See notes 12 and 13 below.
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 Department of Public Works Sediment Control Inspector.
10. Site grading will begin only after all perimeter sediment control measures have been installed and are in a functioning condition.
11. Sediment will be removed from traps when its depth reaches clean out elevation shown on the plans.
12. Cut and fill quantities provided under site analysis do not represent bid quantities. These quantities do not distinguish between topsoil, structural fill or embankment material, nor do they reflect consideration of undercutting or removal of unsuitable material. The contractor shall familiarize himself with site conditions which may affect the work.
13. Borrow site to be pre-approved by Sediment Control Inspector. Or, in case of excess material, an approved sediment control plan will be needed to deposit excess off-site.

**TEMPORARY SEEDING NOTES**

Apply to graded or cleared areas likely to be redistributed where a short-term vegetative cover is needed.

**Seeding Preparation:** Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously loosened.

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

**Seeding:** For periods March 1 thru April 30 and from August 15 thru November 15, seed with 2-1/2 bushels per acre of annual rye (3.2 lbs. per 1000 sq.ft.). For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (0.07 lbs. per 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 1-1/2 to 2 tons per acre (70 to 90 lbs. per 1000 sq.ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal. per acre (5 gal. per 1000 sq.ft.) of emulsified asphalt on flat areas. On slopes, 8 ft. or higher, use 347 gal. per acre (8 gal. per 1000 sq.ft.) for anchoring.

Refer to the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.

**PERMANENT SEEDING NOTES**

Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.

**Seeding Preparation:** Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously loosened.

**Soil Amendments:** In lieu of soil test recommendations, use one of the following schedules:

- 1) Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs. per 1000 sq.ft.) and 800 lbs. per acre 10-10-10 fertilizer (14 lbs. per 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 (9 lbs. per 1000 sq.ft.).
- 2) Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs. per 1000 sq.ft.) and 1000 lbs. per acre 10-10-10 fertilizer (23 lbs. per 1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil.

**Seeding:** For the period March 1 thru April 30 and from August 1 thru October 15, seed with 60 lbs. per acre (1.4 lbs. per 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 (0.05 lbs. per 1000 sq.ft.) of weeping lovegrass. During the period October 16 thru February 28, protect site by one of the following options:

- 1) 2 tons per acre of well-anchored mulch straw and seed as soon as possible in the spring.
- 2) Use sod.
- 3) Seed with 60 lbs. per acre Kentucky 31 Tall Fescue and mulch with 2 tons per acre well-anchored straw.

**Mulching:** Apply 1-1/2 to 2 tons per acre (70 to 90 lbs. per 1000 sq.ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal. per acre (5 gal. per 1000 sq.ft.) of emulsified asphalt on flat areas. On slopes, 8 ft. or higher, use 347 gal. per acre (8 gal. per 1000 sq.ft.) for anchoring.

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

**APPROVED**  
 PLANNING BOARD  
 OF HOWARD COUNTY  
 DATE: 11-13-91  
 JES

**AS BUILT CERTIFICATE**

ARTHUR E. MUEGGE P.E.#8707 DATE

BY THE DEVELOPER:

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

*Joseph R. Alan* 11-6-91  
 DEVELOPER DATE

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.

*Arthur E. Muegge* 11-6-91  
 ENGINEER DATE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

*James M. Zella* 11/23/91  
 SOIL CONSERVATION SERVICE DATE

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

*Arthur E. Muegge* 11/23/91  
 HOWARD SOIL CONSERVATION DISTRICT DATE

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

*Joseph B. Brown* 12-12-91  
 COUNTY HEALTH OFFICE DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*James R. Smith* 12/16/91  
 DIRECTOR DATE

*Shirley Holmakh* 11/13/91  
 CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

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

*James R. Smith* 12/3/91  
 DIRECTOR DATE

*William S. Ryan* 11-23-91  
 CHIEF, BUREAU OF ENGINEERING DATE

7/11/94 ADD A 550 SQ. FT. ADDITION TO TOMATO PALACE

OMW UPDATE SITE PARKING ANALYSIS

OWNER / DEVELOPER

CLYDE'S RESTAURANT GROUP  
 TEACHERS BUILDING  
 10221 WINCOPIN CIRCLE  
 COLUMBIA, MARYLAND 21044

PROJECT

**TOMATO PALACE**  
 AN ADDITION TO THE TEACHERS BUILDING

AREA

COLUMBIA TOWN CENTER  
 SECTION ONE LOT 3 TAX MAP 36 PLAT BOOK 12 FOLIO 62  
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE

**SEDIMENT CONTROL PLAN**

**RIEMER MUEGGE & ASSOCIATES, INC.**  
 A Land Planning, Engineering and Consulting Firm  
 8818 Centre Park Drive • Suite 200 • Columbia, Md 21045  
 301-997-8900 FAX : 301-997-9282

11-6-91 DATE

DESIGNED BY : CB

DRAWN BY : CB

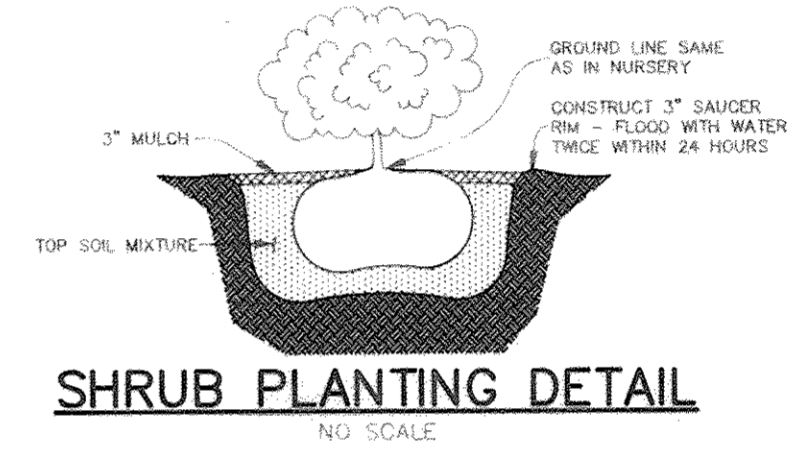
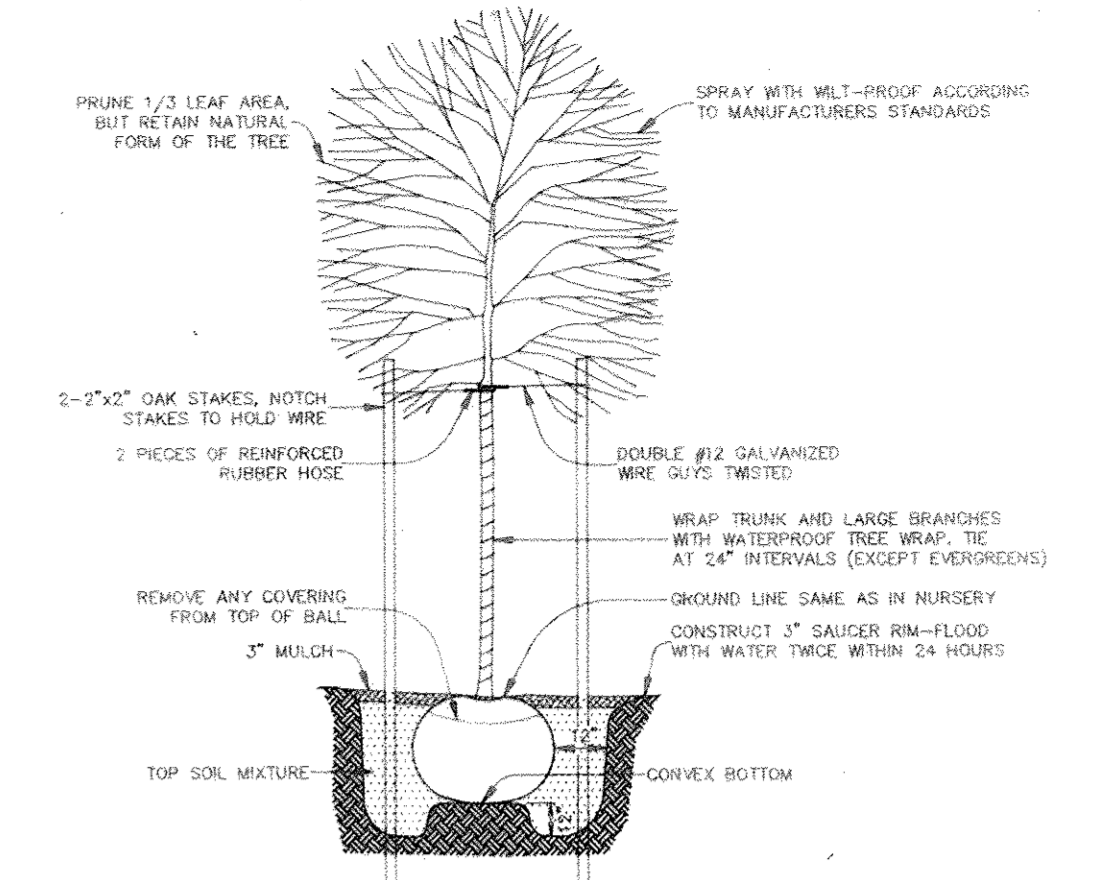
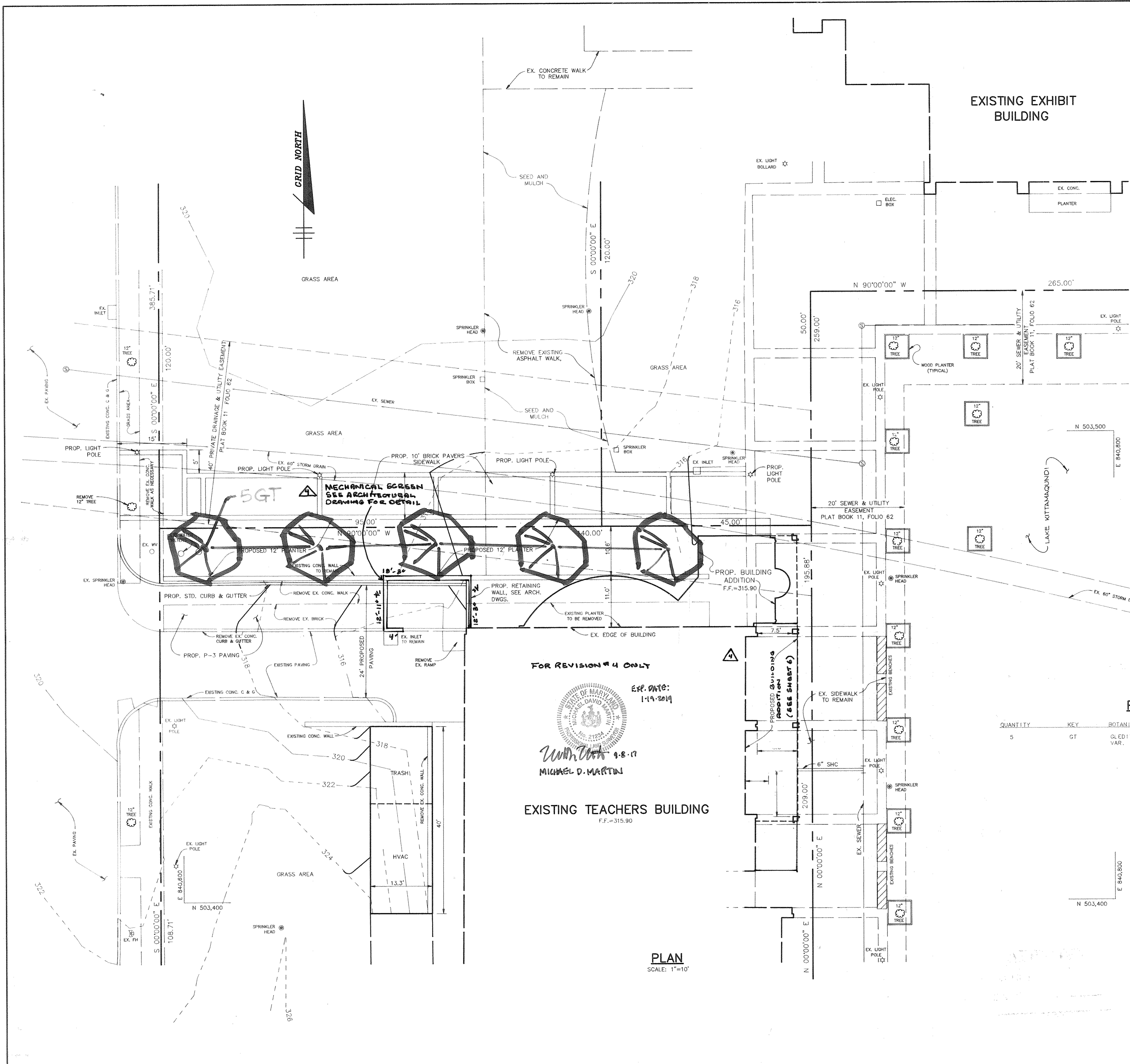
PROJECT NO : 79001

DATE : NOVEMBER 6, 1991

SCALE : AS SHOWN

DRAWING NO. 4 OF 6

*Arthur E. Muegge*  
 PROFESSIONAL ENGINEER  
 ARTHUR E. MUEGGE P.E.#8707



AS BUILT CERTIFICATE	
ARTHUR E. MUEGGE P.E. #8707	DATE
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.	12-12-91
<i>Joyce Boyd</i> COUNTY HEALTH OFFICER	DATE
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.	12/16/91
<i>James Butler</i> DIRECTOR	DATE
<i>Annmarie Holcomb</i> CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT	10/13/91
APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.	12/19/91
<i>Thomas J. Ryan</i> DIRECTOR	DATE
<i>William S. Ryan</i> CHIEF, BUREAU OF ENGINEERING	11-26-91

QUANTITY	KEY	BOTANICAL NAME/COMMON NAME	SIZE	REMARKS
5	GT	GLEDTISIA TRIACANTHOS/ VAR. INERMIS HONEY LOCUST	3 1/2"-4" CAL.	10' O.C.

APPROVED  
PLANNING BOARD  
OF HOWARD COUNTY

DATE: 11-12-91  
*SKS*

DESIGNED BY: CB  
DRAWN BY: CB  
PROJECT NO: 79001  
DATE: NOVEMBER 6, 1991  
SCALE: AS SHOWN  
DRAWING NO. 5 OF 6

RIEMER MUEGGE & ASSOCIATES, INC.  
A Land Planning, Engineering and Consulting Firm  
8818 Centre Park Drive • Suite 200 • Columbia, Md 21045  
301-997-8900 FAX: 301-997-9282

11-15-91  
DATE

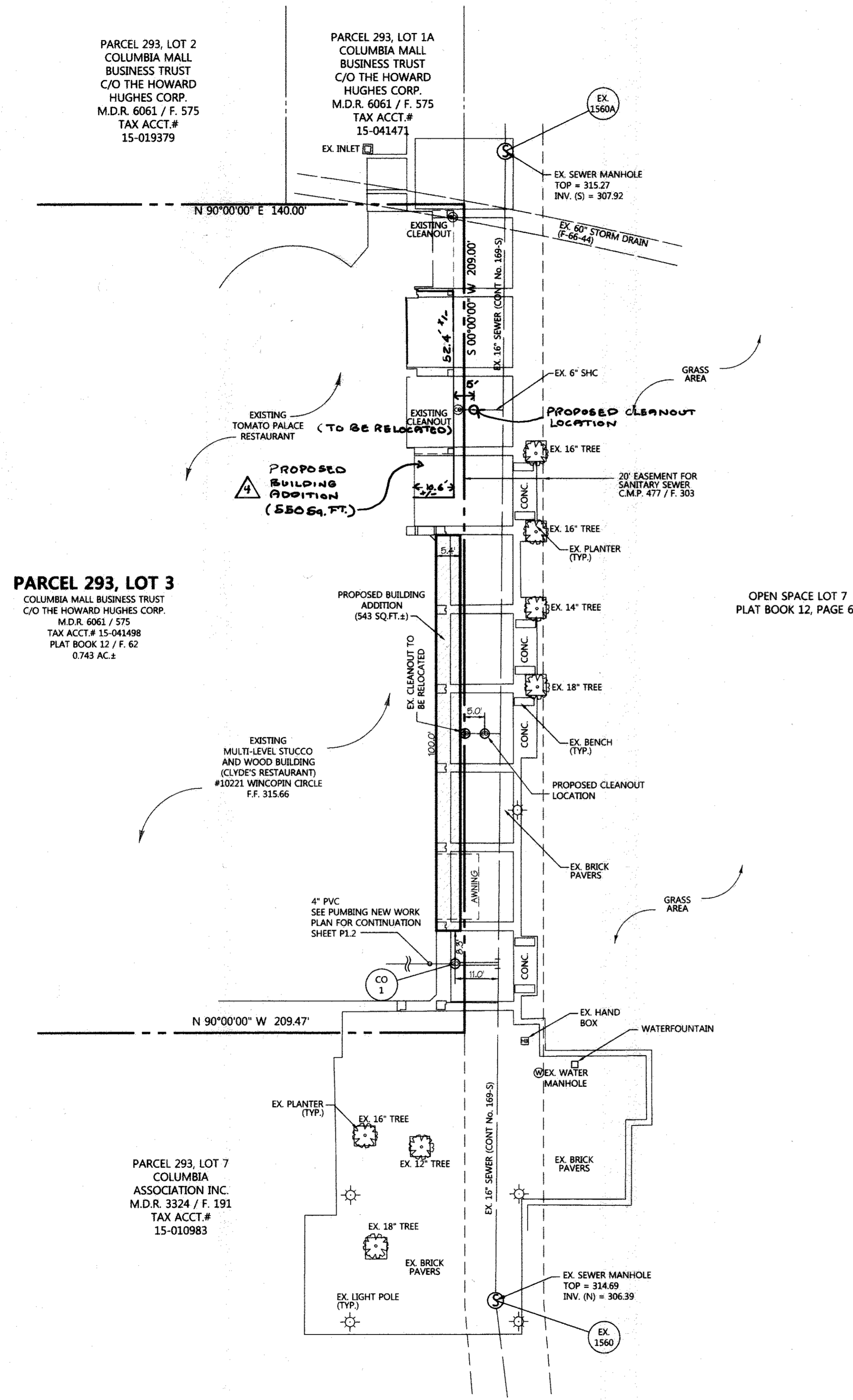
STATE OF MARYLAND  
MICHAEL D. MARTIN  
PLANNING BOARD  
APPROVED

*Michael Mose*

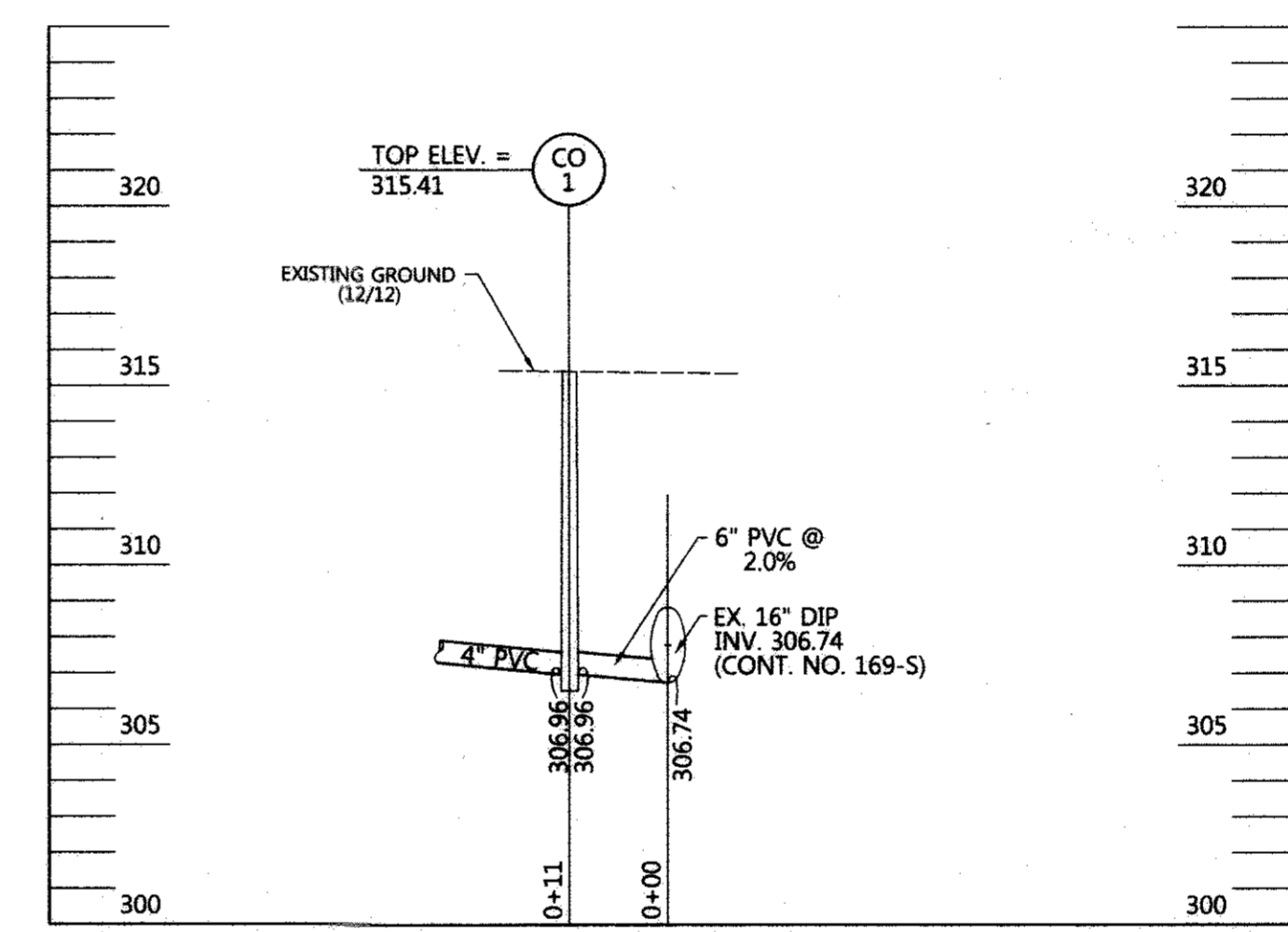
N 564.300  
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N 564.300  
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MARYLAND COORDINATE SYSTEM



PLAN VIEW  
SCALE: 1"=20'



PRIVATE SEWER  
SCALE: HORIZ. 1"=20'  
VERT. 1"=5'

**GENERAL NOTES:**

1. A WAIVER TO SECTION 5.4B5 OF THE HOWARD COUNTY DESIGN MANUAL VOLUME II WATER AND SEWER, REQUIRING A 10-FOOT HORIZONTAL CLEARANCE BETWEEN ANY PERMANENT STRUCTURE AND THE EDGE OF A UTILITY EASEMENT WAS APPROVED ON OCTOBER 23, 2012 SUBJECT TO THE FOLLOWING CONDITIONS.

A. THE COUNTY HAS THE RESPONSIBILITY TO MAINTAIN THE SERVICE CONNECTIONS WITHIN THE EASEMENT BETWEEN THE CLEANOUT AND THE PUBLIC SEWER. IN THE PAST, THE COUNTY HAS NEEDED TO PERIODICALLY ACCESS THE CLEANOUT LOCATED ADJACENT TO CLYDE'S RESTAURANT IN ORDER TO CLEAN THE SERVICE CONNECTION. AS CURRENTLY SHOWN, THE SEWER CLEANOUT TO CLYDE'S RESTAURANT IS LOCATED ON THE EASEMENT LINE AND CANNOT BE READILY ACCESSED BY THE COUNTY ONCE THE BUILDING RENOVATIONS ARE COMPLETED. MORE IMPORTANTLY, SHOULD THE COUNTY NEED TO EXCAVATE TO REPAIR OR REPLACE THE CLEANOUT, THE EXCAVATION WOULD UNDERCUT THE NEW FOUNDATION AND CAISSONS PROPOSED FOR THE BUILDING ADDITIONS. PLEASE RELOCATE THE CLEANOUT TO AN ACCESSIBLE LOCATION TO THE NORTH OR SOUTH OF THE BUILDING THAT WILL AVOID IMPACTING THE BUILDING FOUNDATION AND PROVIDED A 5-FOOT CLEARANCE FROM THE BUILDING TO ALLOW CLEANING OF THE SERVICE CONNECTION.

B. THE PUBLIC SEWER WAS CONSTRUCTED IN 1967 USING ASBESTOS CEMENT PIPE. ASBESTOS CEMENT PIPE HAS PROVEN TO BE VERY BRITTLE AND THE COUNTY HAS HAD A HISTORY OF FAILURES WITH THIS MATERIAL IF THE PIPELINE IS DISTURBED. THERE IS A CONCERN THAT DURING THE EXPANSION OR HEAVY CONSTRUCTION EQUIPMENT OPERATING OVER THE EASEMENT MAY DAMAGE THE PIPE JOINTS. IN ORDER TO PROTECT THE SEWER, THE COUNTY PLANS TO INSTALL A STRUCTURAL SEWER LINER BETWEEN THE EXISTING MANHOLES PRIOR TO THE START OF THE BUILDING EXPANSION.

7/11/17	4	ADD A 550 SQ. FT. ADDITION TO TOMATO PALACE / UPDATE SITE & PARKING ANALYSIS
DMW		PALACE / UPDATE SITE & PARKING ANALYSIS
APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT		
<i>B. Deane</i>		2/12/18
COUNTY HEALTH OFFICER		DATE
APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING		
<i>Michael D. Martin</i>		2/5/18
CHIEF, DEVELOPMENT ENGINEERING DIVISION		DATE
<i>Keith Schuchman</i>		2/15/18
CHIEF, DIVISION OF LAND DEVELOPMENT		DATE
<i>March D. Lingle</i>		2/15/18
DIRECTOR		DATE

12-20-12	3	ADDED CLYDES ADDITION TO SDP
Date	No.	

FOR REVISION #4 ONLY  
EXP. DATE: 1-19-2019

*Michael D. Martin* 9-8-17  
MICHAEL D. MARTIN

**CLYDES OF COLUMBIA**  
10221 WINCOPIN CIRCLE  
COLUMBIA MARYLAND 21044  
HOWARD COUNTY, MARYLAND

OWNER/DEVELOPER:  
COLUMBIA MALL BUSINESS TRUST  
C/O THE HOWARD HUGHES CORPORATION  
PO BOX 833  
COLUMBIA, MARYLAND 21044-0833

FOR REVISIONS ONLY  
1-20-18  
Date

*Michael D. Martin*  
MICHAEL D. MARTIN  
P.L.S. #21234 (EXP. DATE 1-19-2015)

DMW		DAFT MCCUNE WALKER INC	
200 EAST PENNSYLVANIA TOWNSHIP, MD 21286		P: 410 298 2333 F: 410 298 4755 WWW.DMW.COM	
A TEAM OF LAND PLANNERS, LANDSCAPE ARCHITECTS, ENGINEERS, SURVEYORS & ENVIRONMENTAL PROFESSIONALS			
PROJECT NAME	COLUMBIA TOWN CENTER	SECTION ONE	PARCEL 293, LOT 3
PLAT OR L.P.	BLOCK #	ZONE	TAX MAP #
WATER CODE	EST.	SEWER CODE	555000
TITLE CLYDES OF COLUMBIA SITE DEVELOPMENT PLAN			
Des By	Scale	1"=20'	Proj. No. 12048.S
Drn By	C.A.S.	Date	11-12-12
Chk By	Approved		6 OF 6

**PURPOSE NOTE:**  
THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED IMPROVEMENTS TO THE EXISTING CLYDE'S RESTAURANT.