

SHEET INDEX

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2	SITE DEVELOPMENT PLAN - UPPER DECK
3	DRAINAGE AREA MAP / SEDIMENT CONTROL PLAN AND DETAILS
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BENCH MARKS

BM 36AA CONCRETE MONUMENT 4' BEHIND CURB ON NORTH SIDE OF WESTBOUND LANE OF LITTLE PATUXENT PARKWAY AT THE INTERSECTION OF BROKEN LAND PARKWAY. ELEV. 359.97

BM 30GA CONCRETE MONUMENT 7' BEHIND CURB ON SOUTH SIDE OF GOVERNOR WARFIELD PARKWAY 57.8' FROM END OF CURB AT LITTLE PATUXENT PARKWAY. ELEV. 340.87

GENERAL NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION.
- THE LOCATION OF THE UTILITIES SHOWN IS APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY THE EXISTENCE, LOCATION AND DEPTH OF ANY UTILITIES AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN THE PLANS PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ENGINEERING OFFICE PHOENIX ENGINEERING, INC. AT (410) 247-8633 IN THE EVENT OF ANY DISCREPANCIES IN THE PLANS OR IN THE RELATIONSHIP OF FINISHED GRADES TO EXISTING GRADES, PRIOR TO BEGINNING ANY WORK.
- THE CONTRACTOR SHALL NOTE THAT IN THE CASE OF DISCREPANCIES BETWEEN THE SCALED AND FIGURED DIMENSIONS SHOWN ON THESE PLANS, THE FIGURED DIMENSION SHALL GOVERN.
- IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO MENTION SPECIFICALLY WORK WHICH WOULD NORMALLY BE REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH WORK.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS BEFORE STARTING WORK ON THE DRAWINGS:
 - MISS UTILITY..... 1-800-257-7777
 - BELL ATLANTIC..... 1-800-252-1133
 - HOWARD COUNTY BUREAU OF UTILITIES..... 313-4900
 - BELL ATLANTIC CABLE LOCATION DIVISION..... 461-4655
 - BALTIMORE GAS & ELECTRIC CO..... 685-0123
 - HOWARD COUNTY CONSTRUCTION / INSPECTION SURVEY DIVISION (24 HOURS PRIOR TO COMMENCEMENT OF WORK)..... 313-1860
- ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS.
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL SPOT ELEVATIONS SHOWN ARE TOP OF PROPOSED PAVING OR CONCRETE, WHEN ADJACENT TO CURB ELEVATION SHOWN IS BOTTOM OF CURB OR FLOWLINE.
- ALSO SEE PREVIOUS FILE # F 66-144 AND F 70-76, F 97-122 AND WP 97-97
- STORMWATER MANAGEMENT WILL BE PROVIDED UNDER SDP 97-107
- WP 97-97 WHICH GRANTED ACCESS ONTO AN ARTERIAL ROADWAY WAS APPROVED ON MARCH 25, 1997

SITE TABULATION/ANALYSIS

AREA OF LOTS 4 & 5: LOT 4 = 0.49 AC. OR 10,014 SF
 LOT 22 = 0.323 AC. OR 14,081 SF
 LOT 5 = 1.077 AC. OR 46,914 SF
 LOT 8 = 0.272 AC. OR 11,846 SF

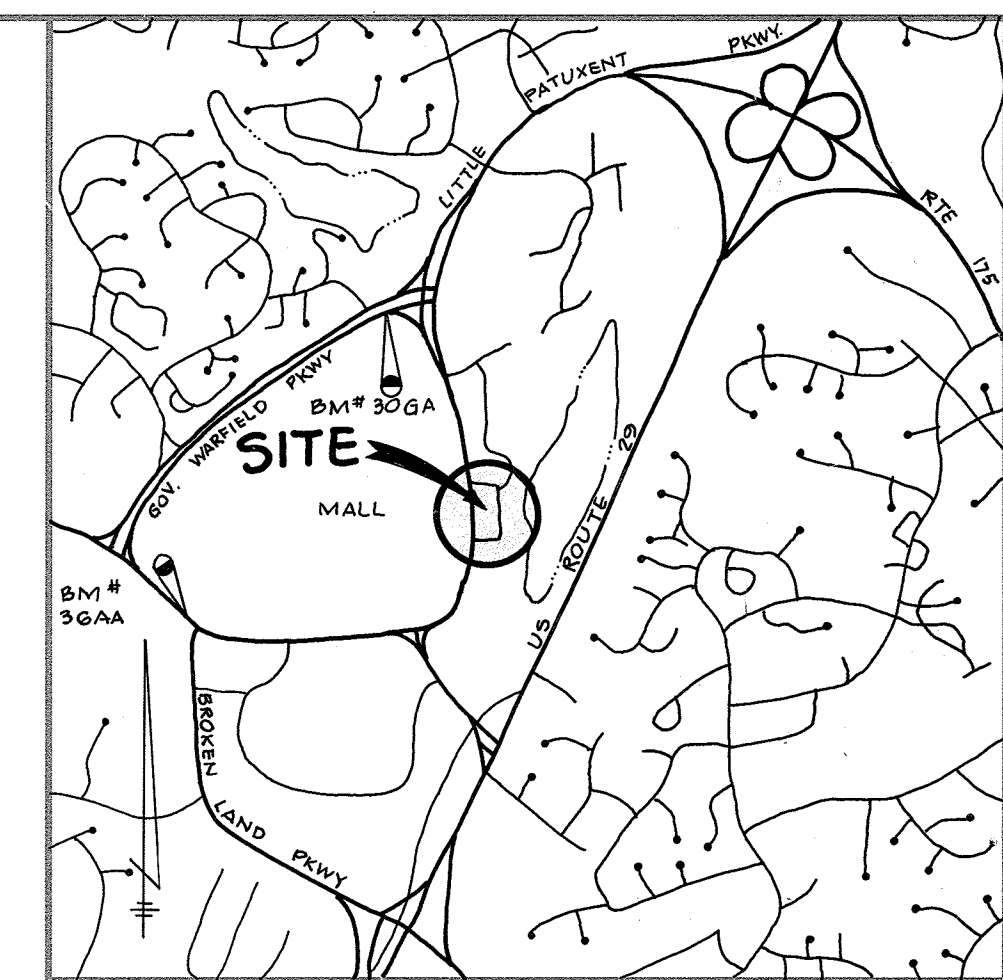
ZONING - NEW TOWN
 LAND USE - COMMERCIAL - FDP PHASE 4-A-IV TOWN CENTER SECTION 1
 PROPOSED USE - COMMERCIAL
 PARKING REQUIRED - SEE TABULATION BELOW 1959 SPACES

PARKING SPACES PROVIDED (9' X 18' MIN.) 2547 SPACES
 SEE TABULATION BELOW UPPER LEVEL 165 SPACES
 LOWER LEVEL 182 SPACES

HANDICAP SPACES PROVIDED (REG. 8' X 18' MIN.) 12 SPACES
 VAN ACCESSIBLE PROVIDED (REG. 8' X 18' MIN.) 5 SPACES

TOTAL 367 SPACES

THERE ARE NO EXISTING OR PROPOSED SLOPES 15% OR GREATER EXCEPT AS SHOWN. THERE ARE NO HYDRIC SOILS ON SITE. ALL SOILS ARE OF THE GLENELG (B) TYPE SOILS, AND BRANDYWINE (C) TYPE SOILS. THERE ARE NO ONSITE FLOODPLAINS OR WETLANDS. ALL VEGETATION ON SITE IS IN THE FORM OF LANDSCAPING AND LAWN. THERE ARE NO NATURAL WOODED AREAS ON SITE. OPEN SPACE (GREEN AREA) TO REMAIN ON SITE = 14,195 SF OR 17.5% OF NET AREA BUILDING COVERAGE OF SITE 44,395 SF OR 54.9% OF GROSS AREA SITE REFERENCES: SEE FDP PHASE 4-A-IV TOWN CENTER SECTION 1



VICINITY MAP
 SCALE: 1" = 2000'

COLUMBIA TOWN CENTER PARKING REQUIRED PER FDP - HOWARD COUNTY
 EAST OF LITTLE PATUXENT PARKWAY

FDP PHASE	BUILDING	SQ. FT. OR OTHER UNITS	FDP PARKING CRITERIA	SPACES REQ'D BY FDP
14C	LAKE OFFICE NORTH BUILDING #1	36,000 S.F.	2 SPACES/1000 S.F.	72
	BUILDING #2	28,000 S.F.	2 SPACES/1000 S.F.	56
	BUILDING #3	30,000 S.F.	2 SPACES/1000 S.F.	60
111	CLARK BUILDING	97,100 S.F.	2 SPACES/1000 S.F.	194
111	ROGELLY BUILDING	32,800 S.F.	2 SPACES/1000 S.F.	66
111	STERRETT BUILDING	32,000 S.F.	2 SPACES/1000 S.F.	64
111	BENHANS	23 SEATS	1 SPACE/5 SEATS	5
111	CINEMA	998 SEATS	1 SPACE/4 SEATS	249
82	COLUMBIA INN	289 ROOMS	1 SPACE/ROOM	289
	200 SEATS		1 SPACE/5 SEATS	40
82	RUSTY SCUPPER	100 EMPLOYEES (MAX)	1 SPACE/5 EMPLOYEES	20
	375 SEATS		1 SPACE/5 SEATS	75
	7 EMPLOYEES (MAX)		1 SPACE/5 EMPLOYEES	1
4A-IV	EXHIBIT BUILDING	11,500 S.F.	3 SPACES/1000 S.F.	35
	SANTA PE STEAK HOUSE	318 SEATS	1 SPACE/5 SEATS	64
	YOGURT SHOP	10 SEATS	1 SPACE/5 SEATS	2
	40 EMPLOYEES		1 SPACE/5 EMPLOYEES	8
4A-IV	TEACHERS BUILDING	20,353 S.F.	2 SPACES/1000 S.F.	59
	CLYDES	224 SEATS	1 SPACE/5 SEATS	45
	35 EMPLOYEES (MAX)		1 SPACE/5 EMPLOYEES	7
	TOKATO PALACE	40 SEATS	1 SPACE/5 SEATS	8
	25 EMPLOYEES (MAX)		1 SPACE/5 EMPLOYEES	5
21	AMERICAN CITY BUILDING	60,800 S.F.	2 SPACES/1000 S.F.	122
	272 SEATS		1 SPACE/5 SEATS	54
	12 EMPLOYEES (Per shift)		1 SPACE/5 EMPLOYEES	2
4A-IV	THE ROUSE BUILDING	43,700 S.F.	2 SPACES/1000 S.F.	87
	249 SPACES NOT COUNTED PER AGREEMENT WITH HOWARD COUNTY, PRIMARILY NIGHT TIME USE.			
	*DOES NOT INCLUDE BAR AND LOBBY AREAS WHICH PRIMARILY SERVE GUESTS WHO ARE ACCOUNTED FOR UNDER ROOM PROVISIONS			
			TOTAL # REQUIRED	1971

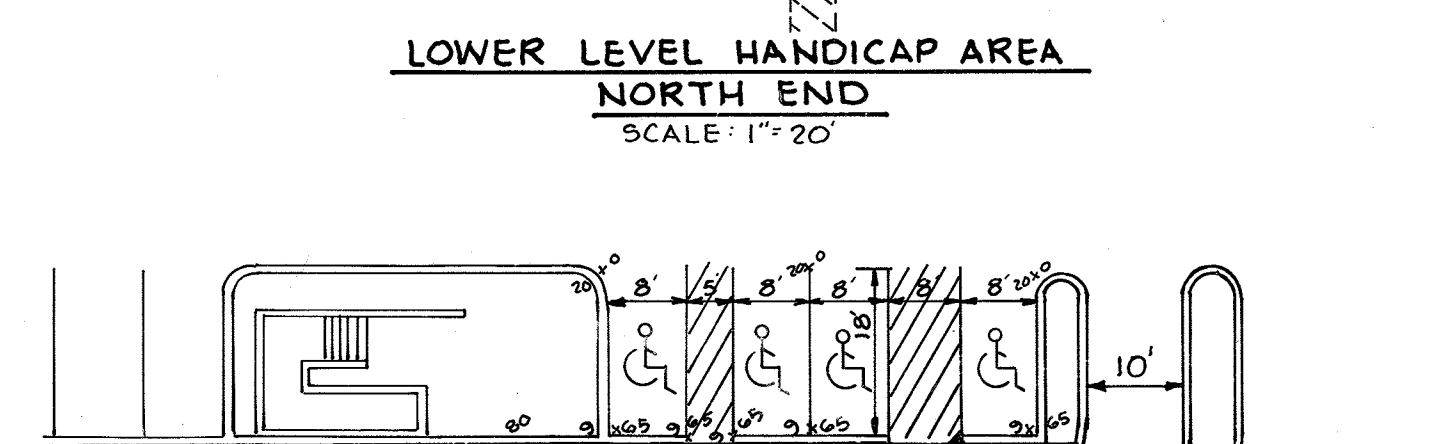
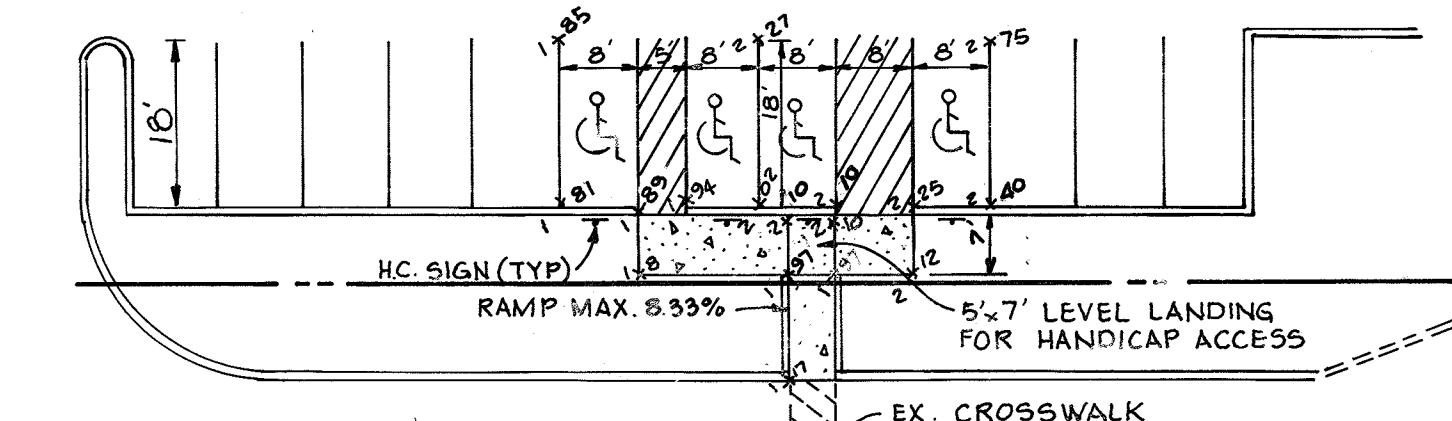
COLUMBIA TOWN CENTER PARKING (HOWARD COUNTY)
 EAST OF LITTLE PATUXENT PARKWAY

BUILDING	SPACES PROVIDED	SUBTOTAL
LAKE FRONT NORTH OFFICE		
MAIN SURFACE LOT	352	352
CLARK/STERRETT/ROGELLY/INN COMPLEX		
SURFACE LOT	653	653
NORTH SURFACE LOT	428	428
CINEMA/INN DECK		
SURFACE LOT	20	20
ABOVE GRADE	274	274
EXHIBIT/TEACHERS/AMERICAN CITY		
PROPOSED SURFACE LOT - EXHIBIT HALL	93	93
PROPOSED SURFACE LOT	172	172
PROPOSED NEW DECK	119	119
AMERICAN CITY SOUTH LOT		
SURFACE LOT	148	148
(FROM ENTRY DRIVE NORTH OF BUILDING)	75	75
EXISTING PARKING GARAGE	130	130
THE ROUSE COMPANY BUILDING		
MAIN SURFACE LOT (FROM ENTRY DRIVE SOUTH)	327	327
LOWER SURFACE LOT	184	184
TOTAL PROVIDED	2535	

LEGEND

--- Phase 2 limit of Disturbance Lot 21 Demolition

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE 4-23-97



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

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION MK 5/19/97 DATE

APPROVED: DIVISION OF LAND DEVELOPMENT JR 5/20/97 DATE

DIRECTOR (Acting) 6/4/97 DATE

12-31-1997 Phase 2 Lot 21 Demolition of Improvements

2-16-98 REVISED DECK AND ADDED ROOF DRAINS

Date No Revision Description

OWNER/DEVELOPER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21044-3410
 (410) 992-6000

PHOENIX ENGINEERING, INC.
 CONSULTING ENGINEERS
 817 MADDEN CROCK LAKE SUITE 300
 BALTIMORE, MARYLAND 21286
 (410) 247-8633 FAX 247-8297

AREA COLUMBIA TOWN CENTER SECTION 1 LOTS 5, 8, 19 & 20
 TAX MAP 38 P/O 1 285 CENSUS TRACT 6005.02
 PLAT BOOK 12 FOLIO 65
 5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

WINCOPIN CIRCLE PARKING GARAGE
 SITE DEVELOPMENT PLAN

Des By	H.R.D.	Scale	1" = 30'	Proj. No.	98-030
Dwn By	A.J.R.	Date	JANUARY 1997	SHEET NO.	1 OF 5
Chk By	J.R.H.	DATE	SDP-97-90		

ENGINEER FOR REVISION

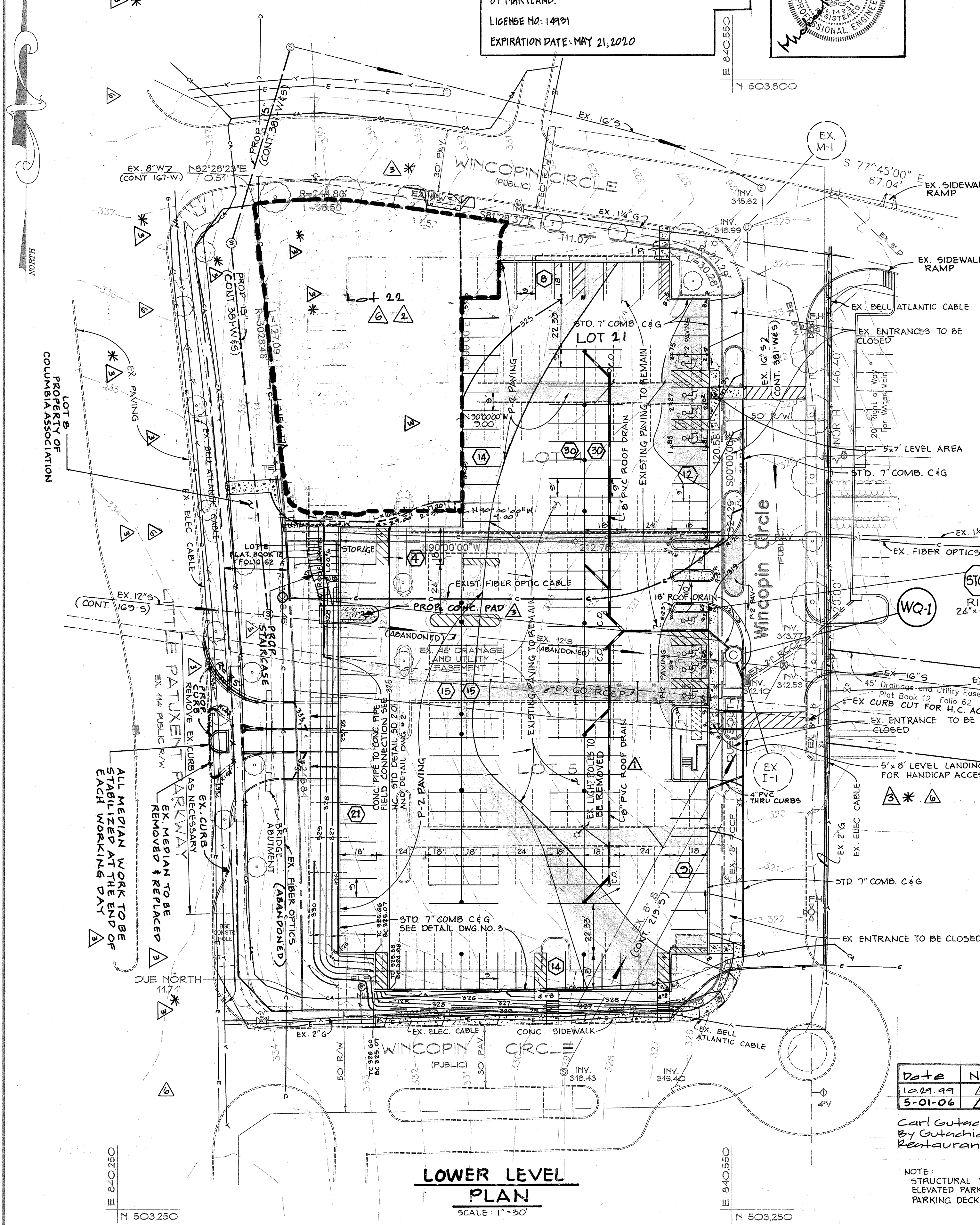
CENTURY ENGINEERING, INC.
 CONSULTING ENGINEERS - IN ANNEKS
 18710 CEDAR ROAD, BLUNT VALLEY, MD 21031

11-17-06

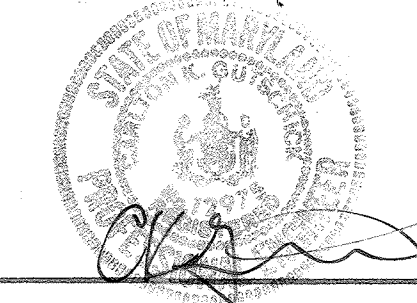
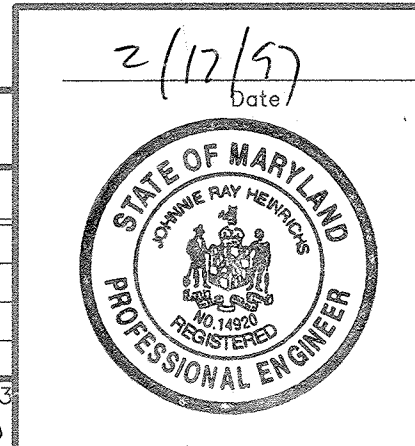
Date	No	Revision Description
12-29-99		Revise Lot Line, added new Footprint to Lot 22
5-01-06		APP PROP STAIRCASE, PAD & MEPIAN; APP FUTURE PATIO, WALK AND SEDIMENT CONTROLS FOR THIS REVISION

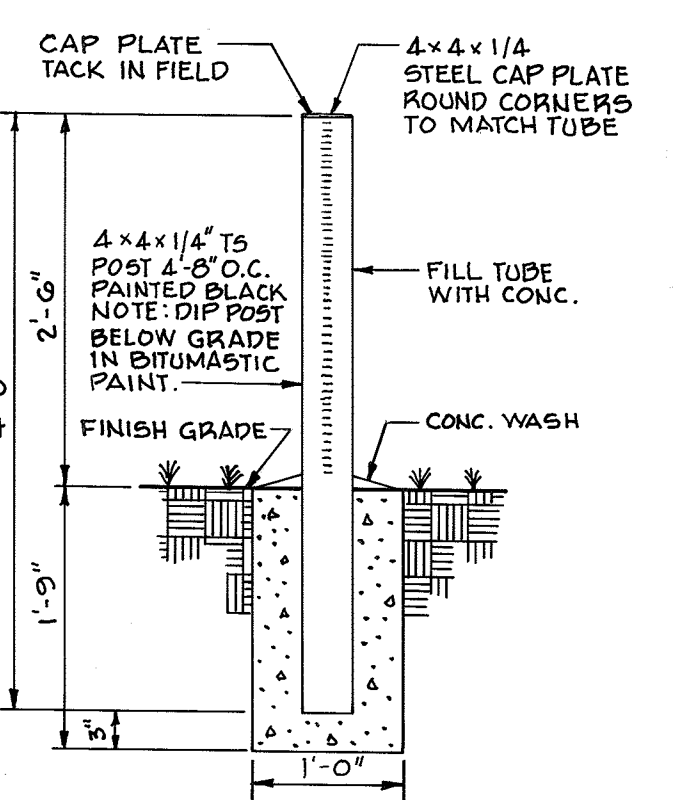
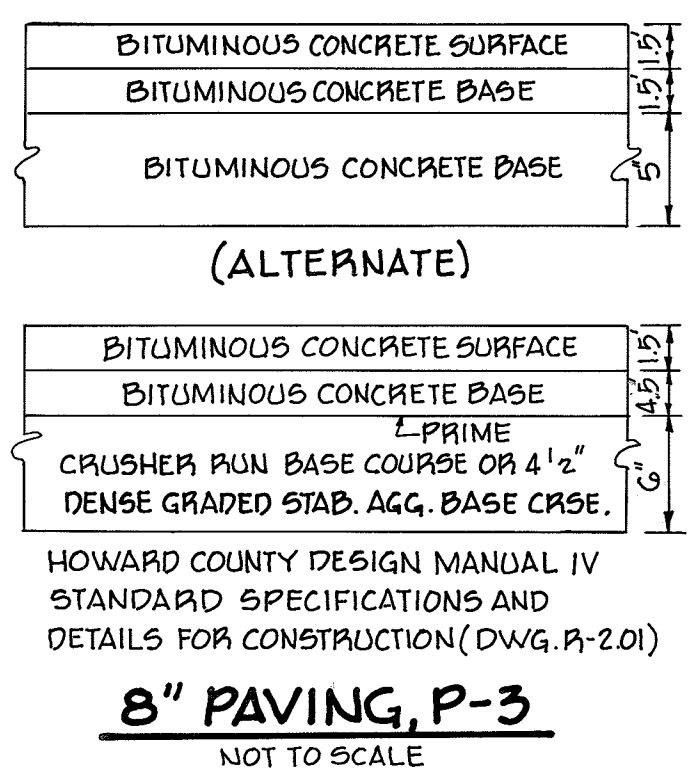
Carl Gutachnick, Little & Weber to Lot 22 Copeland's Restaurant on 12-29-99

NOTE: STRUCTURAL WALLS BELOW GRADE ARE PART OF THE ELEVATED PARKING DECK AND WILL BE DESIGNED BY PARKING DECK MANUFACTURER.

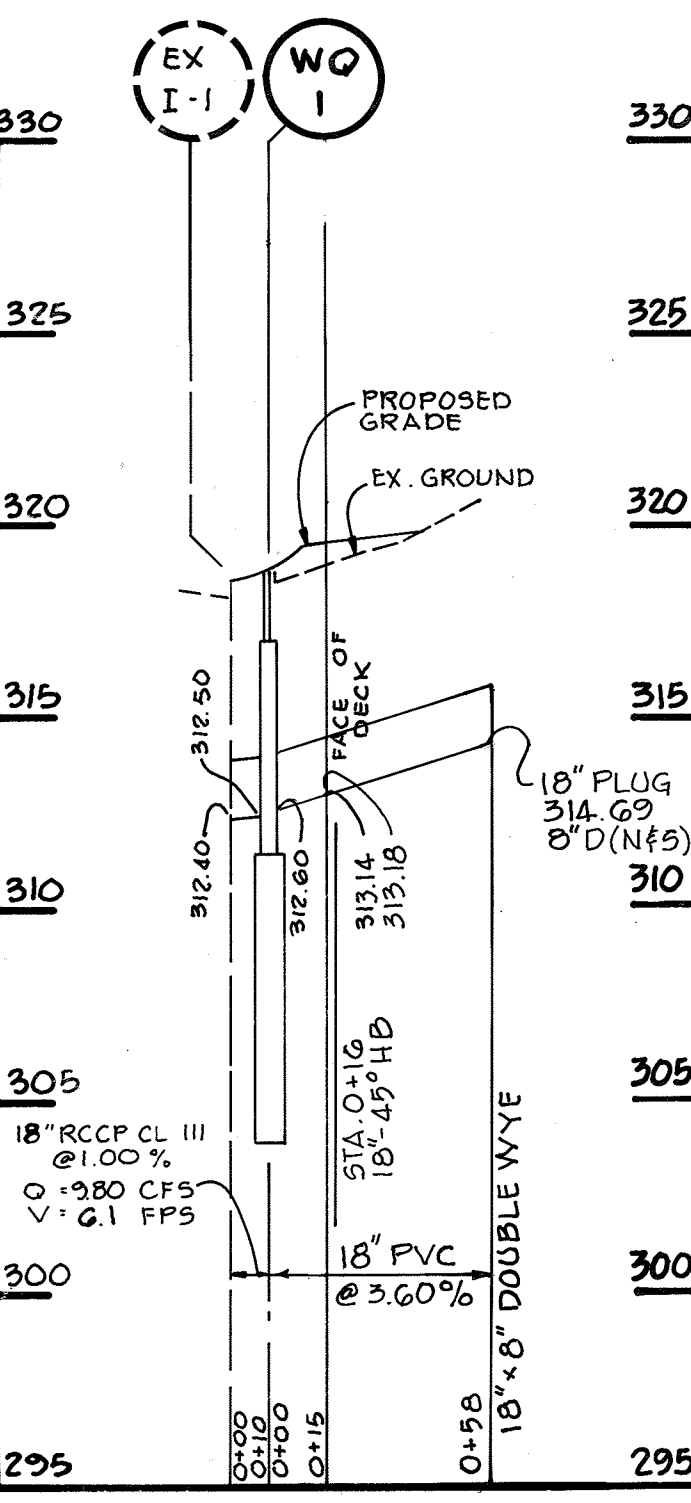


LOWER LEVEL PLAN
 SCALE: 1" = 30'

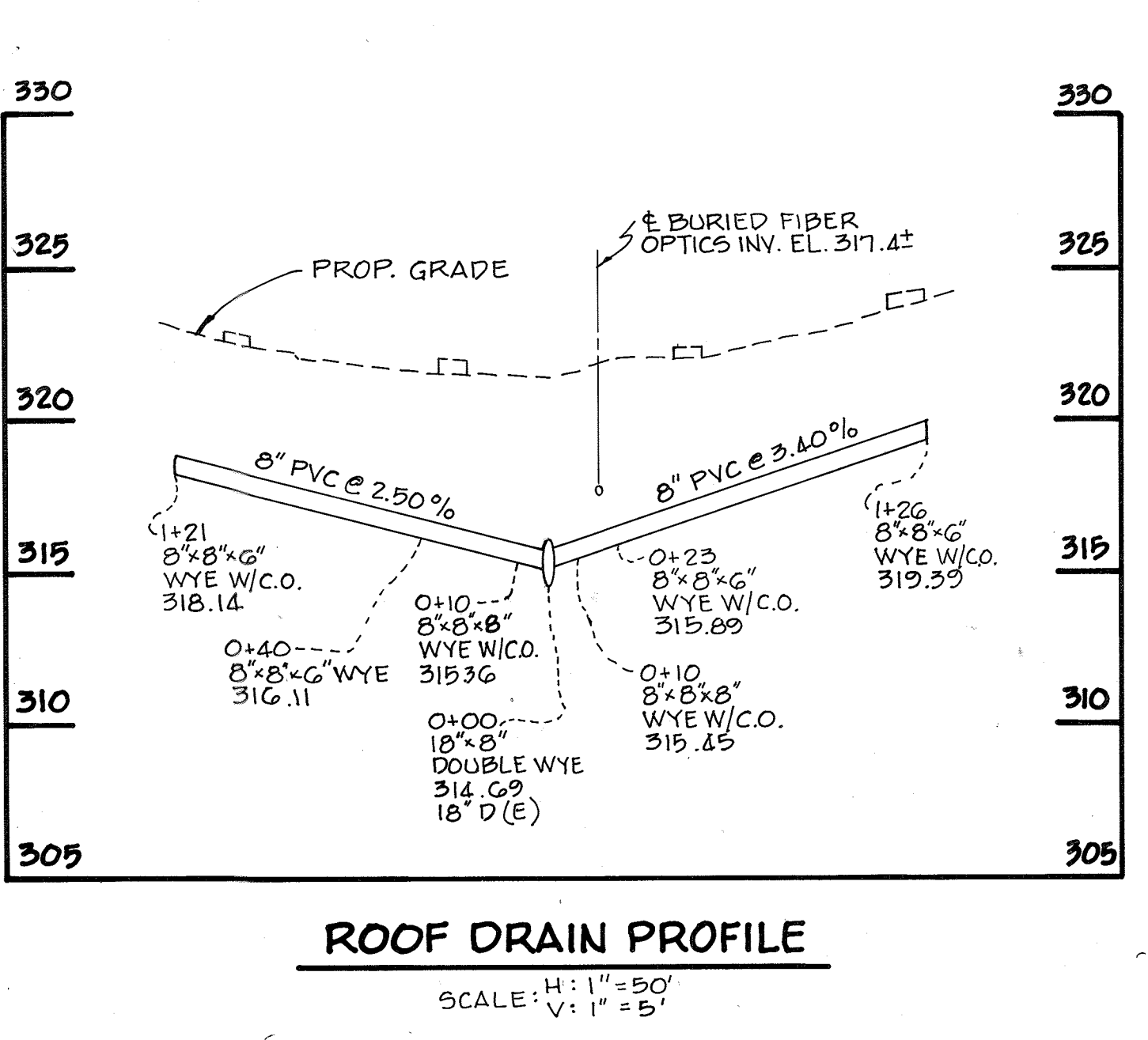
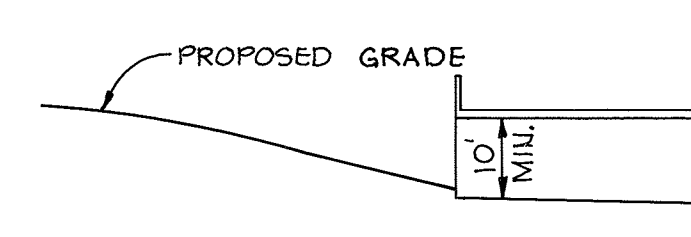




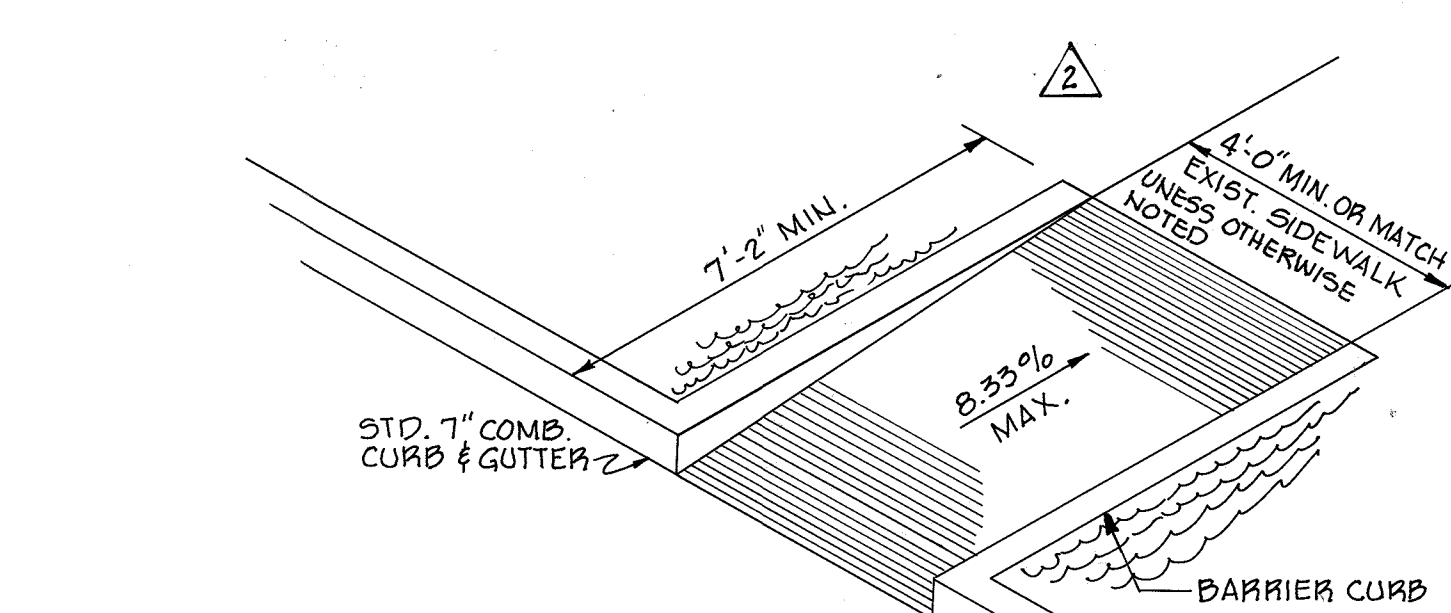
NOTE: STORMCEPTOR TO BE MODEL STCL-2400 AS MANUFACTURED BY STORMCEPTOR CORPORATION ROCKVILLE, MD 20854 CALL 1-800-762-4703



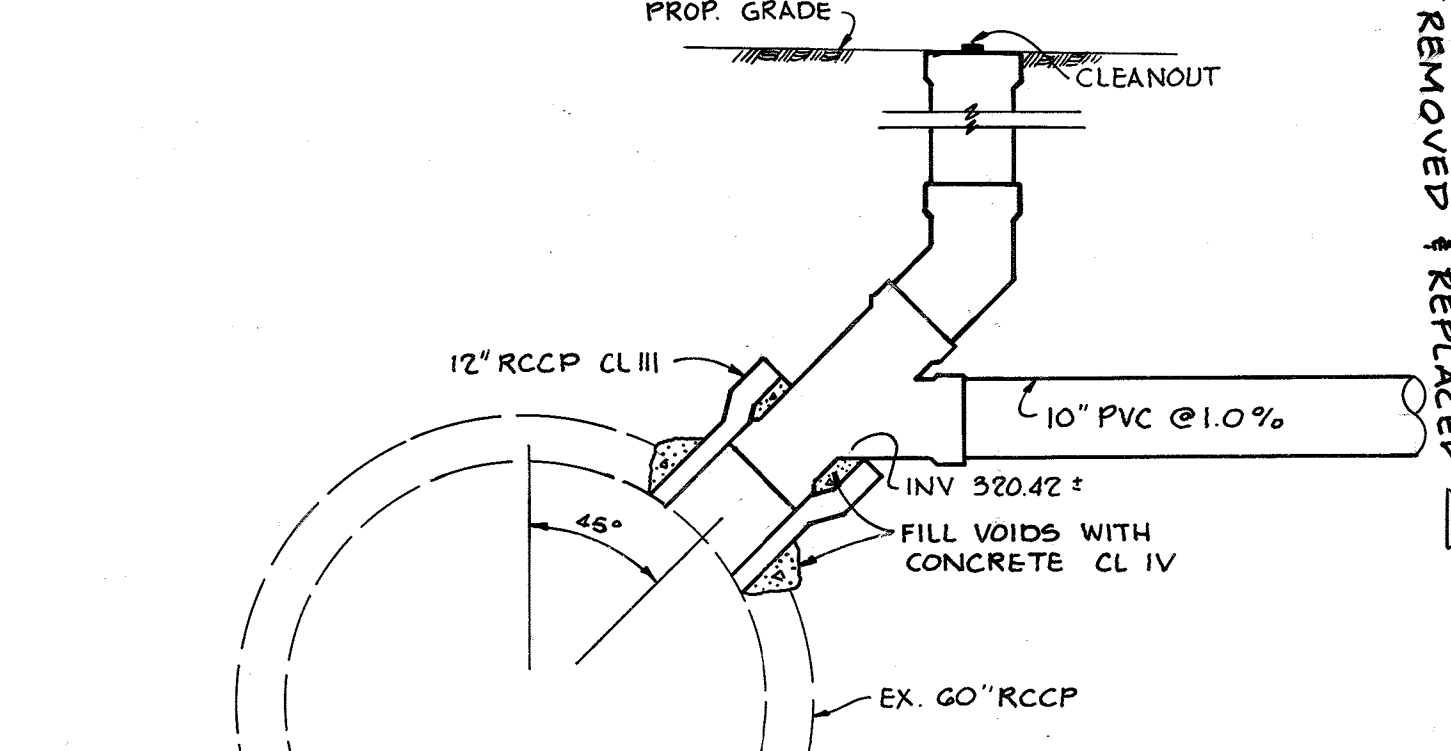
PROFILE
SCALE: H: 1" = 5'
V: 1" = 5'



ROOF DRAIN PROFILE
SCALE: H: 1" = 5'
V: 1" = 5'

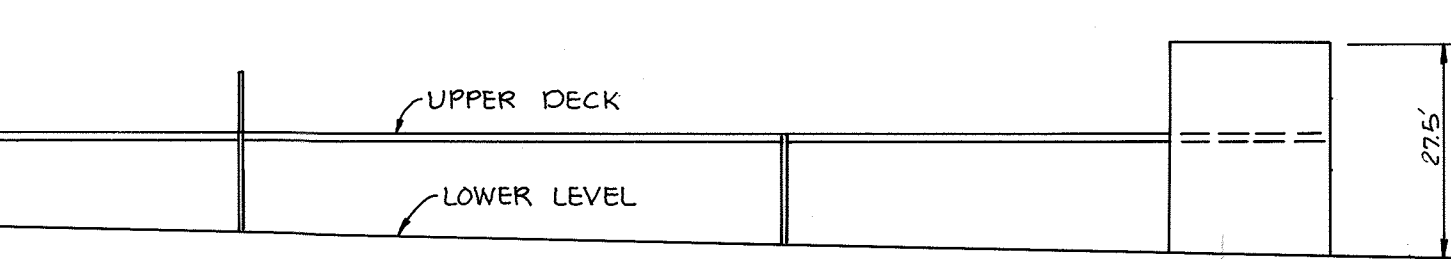


SIDEWALK RAMP
No Scale

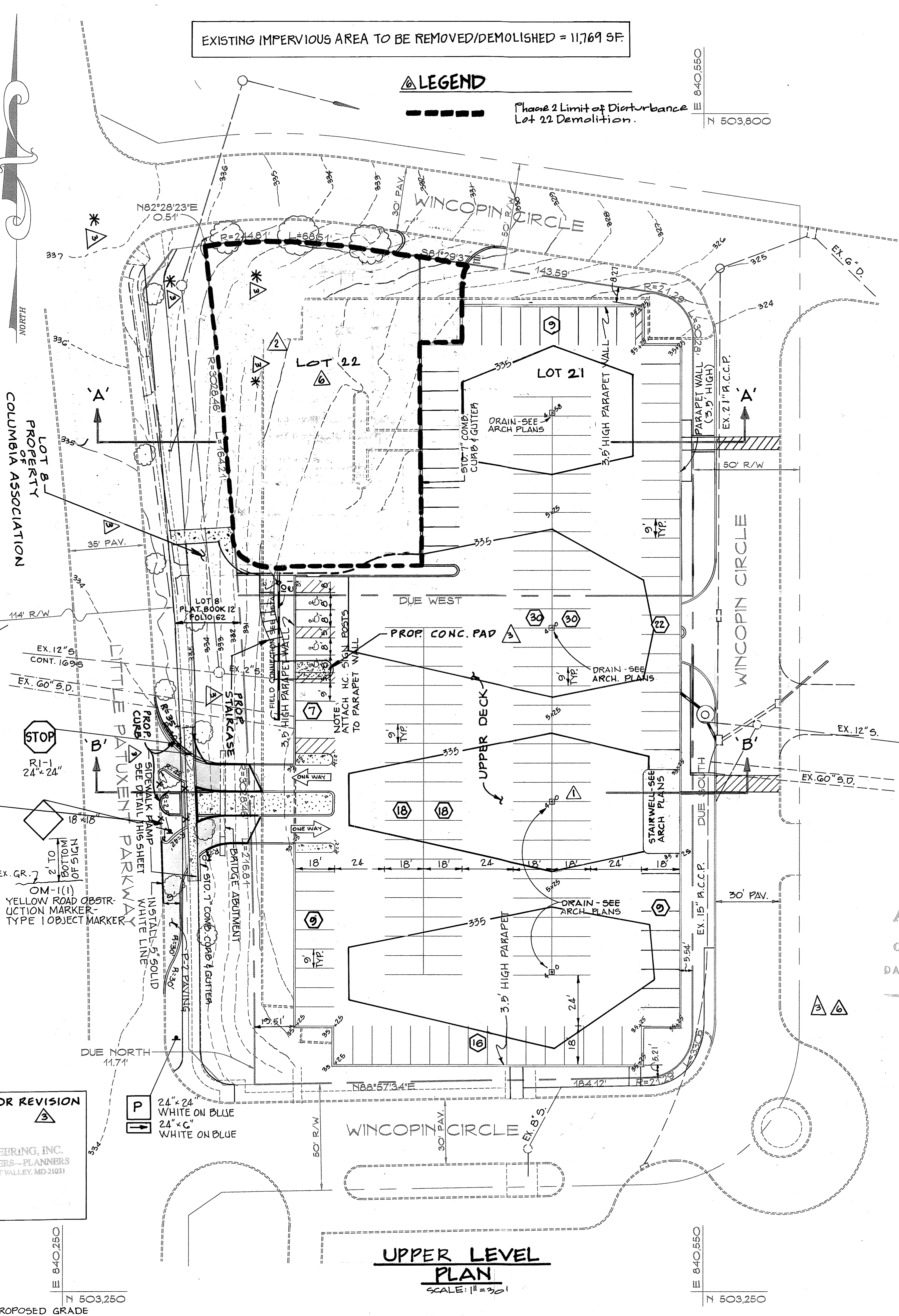


FIELD CONNECTION
NO SCALE

ENGINEER FOR REVISION
CENTURY ENGINEERING, INC.
CONSULTING ENGINEERS-PLANNERS
10710 GILBON ROAD, HUNT VALLEY, MD 21031
11-17-06



PARKING DECK SCHEMATIC

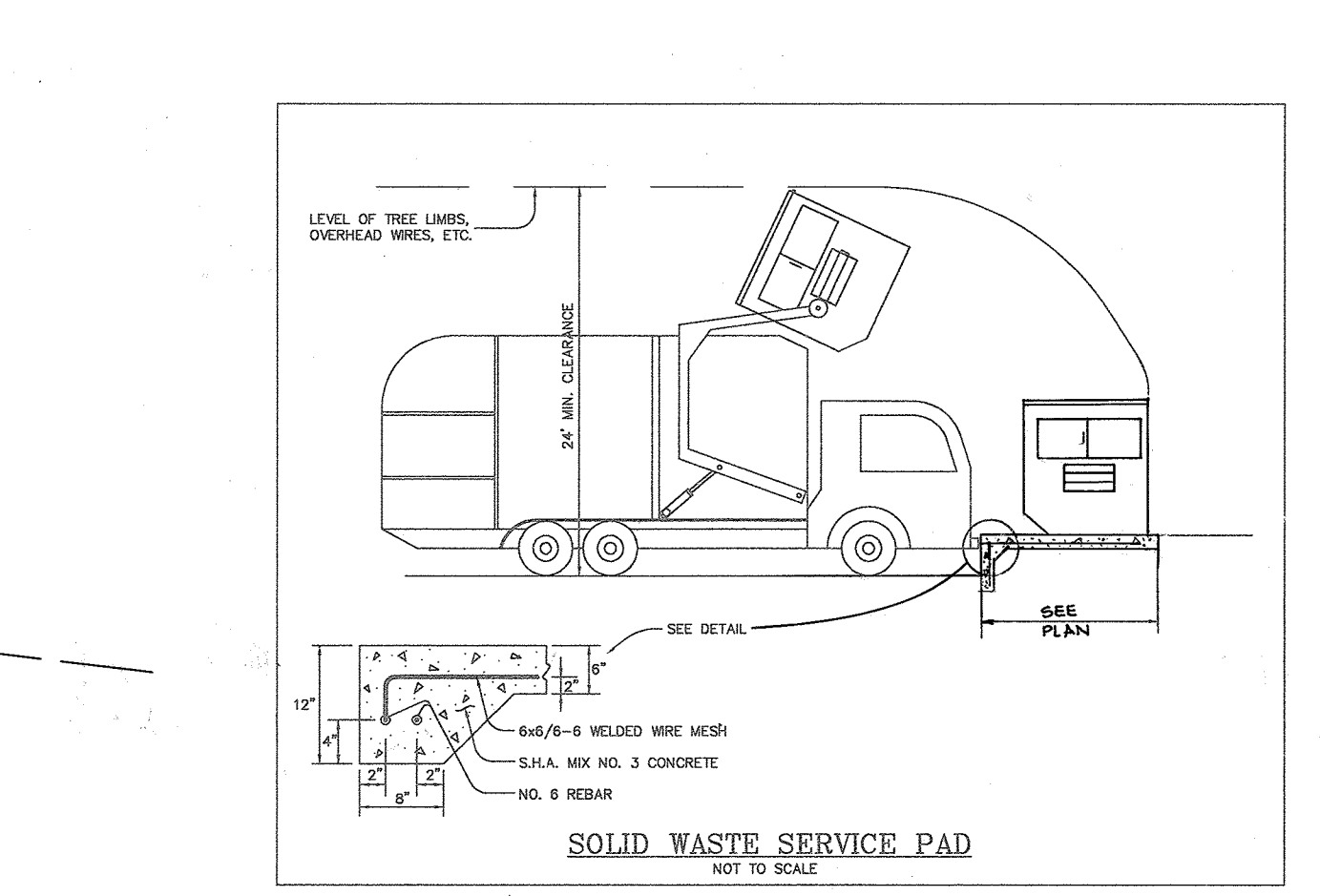


Date	No.	Description
10-24-99	1	Rev. Lot Line, add new footprint, New schematic & added Bldg. footprint
5-01-06	2	ADD PROP. STAIRCASE & MEDIAN; ADD FUTURE PATIO, DRAINS & BRICK WALK

Carl Guttschick's seal & signature is for revision by Guttschick, Little & Weber to Lot 22, Copeland's Restaurant on 12-29-99

LEGEND
Phase 2 Limit of Disturbance Lot 22 Demolition.

FOR REVISION No. 6
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND
LICENSE No: 14901
EXPIRATION DATE: MAY 21, 2020



APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE 4-23-97

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
DATE 5-27-97

APPROVED: DEPARTMENT OF PLANNING AND ZONING
DATE 5/15/97

DATE 5/20/97

DATE 6/7/97

OWNER/DEVELOPER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION.
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044-3410
(410) 992-6000

PHOENIX ENGINEERING, INC.
CONSULTING ENGINEERS
917 MAIDEN CHOICE LANE, SUITE 300
BALTIMORE, MARYLAND 21220
(410) 247-8833 FAX: 247-8897

AREA
COLUMBIA TOWN CENTER SECTION 1 LOTS 8, 8.1, 8.2 & 20
P/O PARCEL 293, TAX MAP 39, CENSUS TRACT 6088.02
PLAT BOOK 12 FOLD 82
5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

WINCOPIN CIRCLE PARKING DECK/ RESTAURANT SITE DEVELOPMENT PLAN OF UPPER DECK

Des By: H.R.D. Scale: 1" = 30' Proj. No. 96-030
Drn By: D.R.B. Date: FEBRUARY 1997 SHEET NO.
Chk By: J.R.H. SDP 97-90 2 OF 5

JOHN R. HEINRICHS
Professional Engr. No. 14920

132001/050-020/067/03

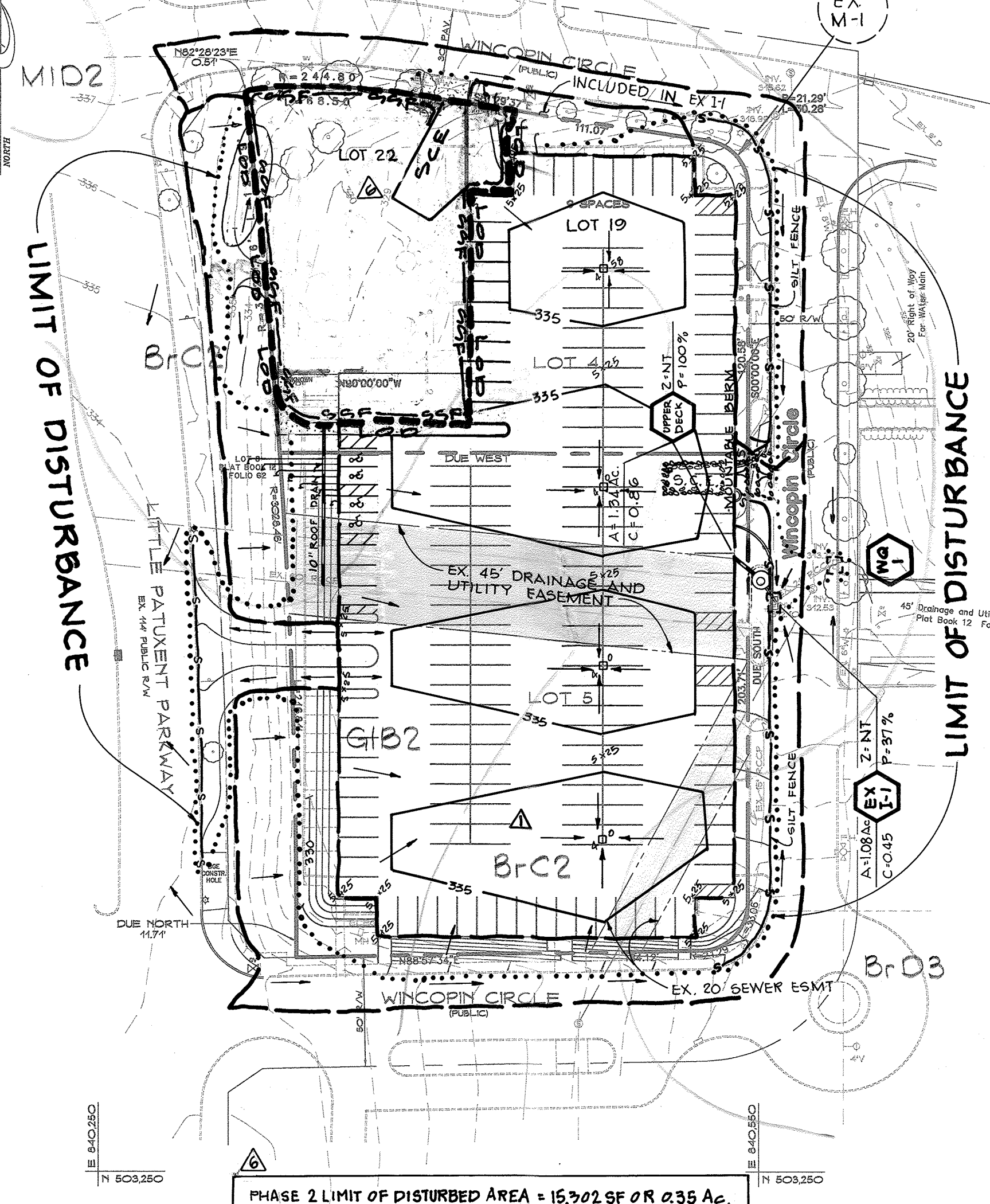
LEGEND

Phase 2 Limit of Disturbance Lot 22 Demolition Super Silt Fence Stabilize construction Entrance.



STRUCTURE SCHEDULE

Table with columns: NO., TYPE, INV. IN., INV. OUT., TOP ELEV., REMARKS. Row 1: WQ-1, MODEL STC-L 2400, 318.75, STORMCEPTOR CORPORATION STD.

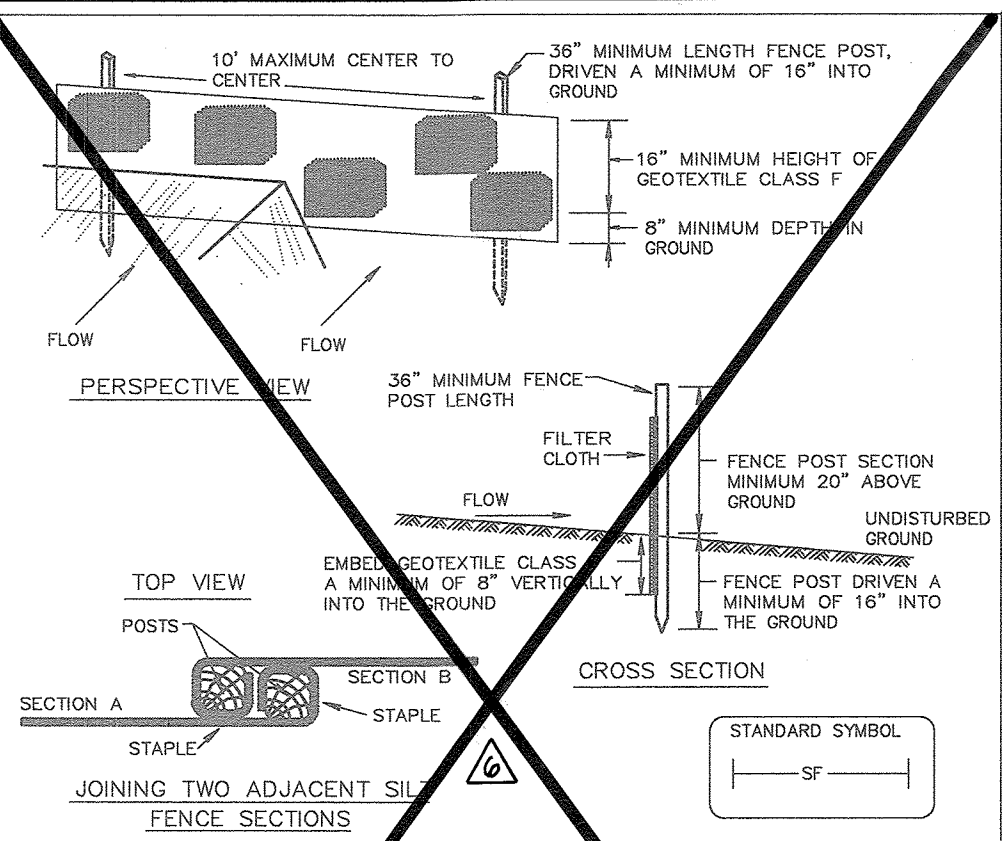


DRAINAGE AREA MAP AND SEDIMENT CONTROL PLAN

SCALE: 1" = 50'

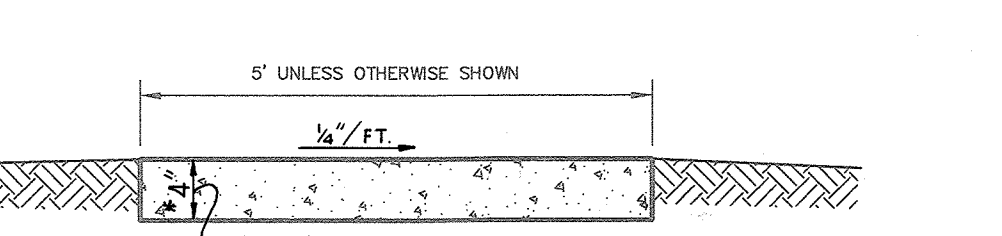
PHASE 2 LIMIT OF DISTURBED AREA = 16,702 SF OR 0.35 Ac. PHASE 2 MAXIMUM AMOUNT OF FILL = 900 CY.

SOILS CLASSIFICATION table with columns: SYMBOL, TYPE, DESCRIPTION. Includes entries for BrC2, BrD3, GIB2, MID2.



Construction Specifications for fence posts and geotextile fabric, including tensile strength and flow rate requirements.

Table with columns: U.S. DEPARTMENT OF AGRICULTURE, PAGE, MARYLAND DEPARTMENT OF ENVIRONMENT & WATER MANAGEMENT.



SIDWALK DETAIL NOT TO SCALE * 7" THICK IN TRAFFIC AREAS @ BRIDGE

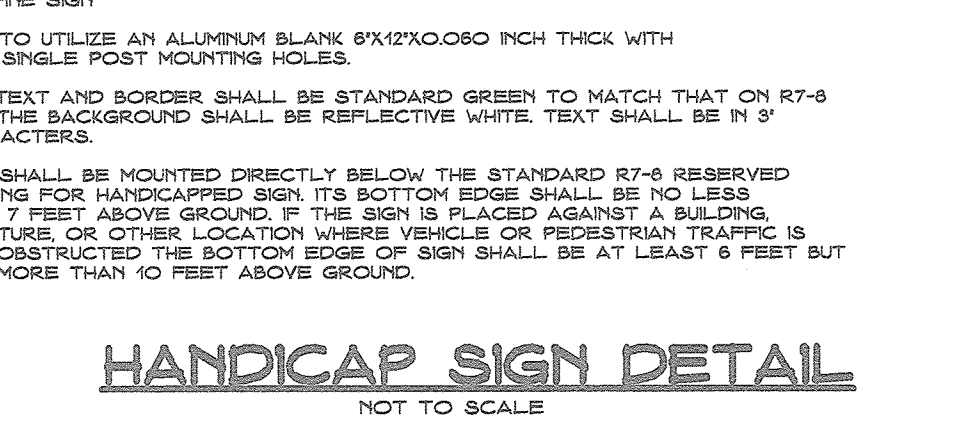
SEDIMENT CONTROL NOTES

- 1. MINIMUM OF 14 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY OFFICE OF INSPECTION AND PERMITS... 2. ALL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THE PLAN...

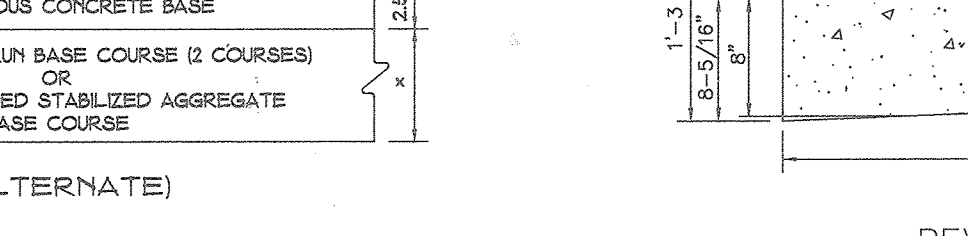


SEQUENCE OF CONSTRUCTION DAY 1: OBTAIN A GRADING PERMIT DAY 2-3: INSTALL STABILIZED CONSTRUCTION ENTRANCE (SCE)...

HANDICAP SIGN DETAIL



PRESTANDING SIGN 7'-0" ABOVE FINISHED GRADE MOUNTED ON WALL OR STRUCTURE 6'-0" ABOVE GROUND.

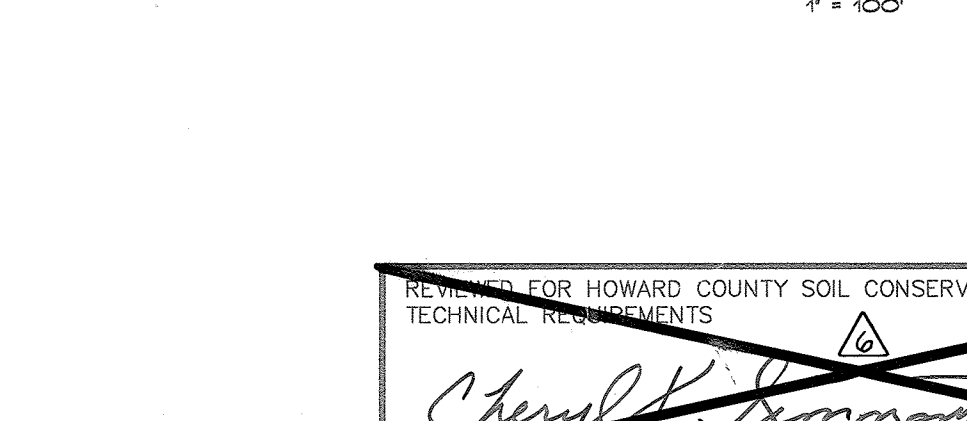


BITUMINOUS CONCRETE SURFACE BITUMINOUS CONCRETE BASE * 6" CRUSHER RUN BASE COURSE (2 COURSES) 6" DENSE GRADED STABILIZED AGGREGATE BASE COURSE

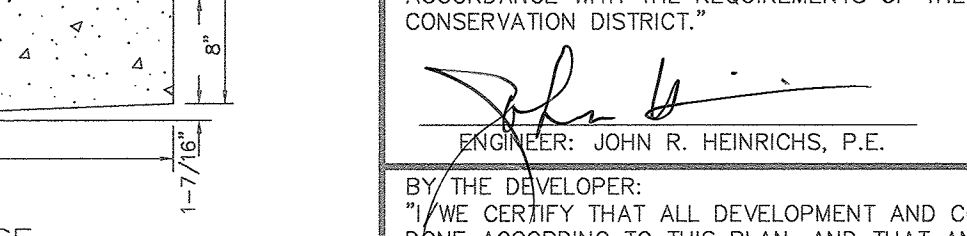


6 1/2" PAVING, P-2 NOT TO SCALE

STANDARD 7" COMBINATION CURB AND GUTTER

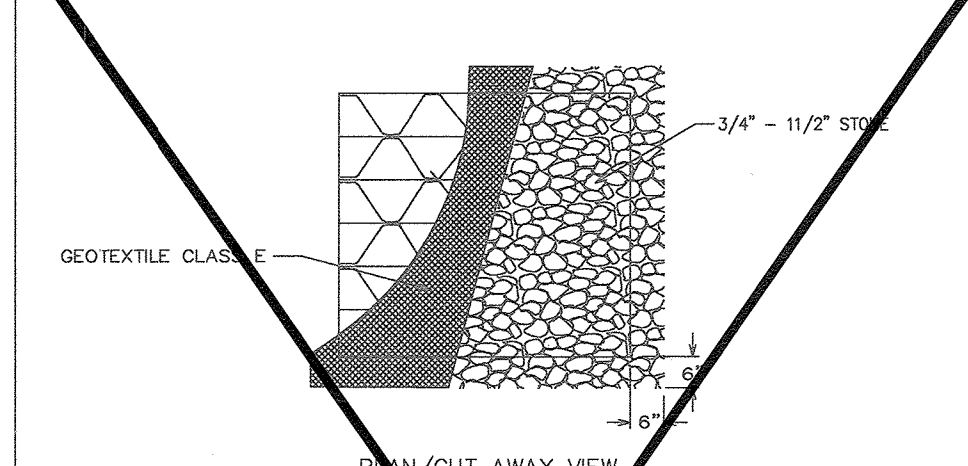


NOT TO SCALE



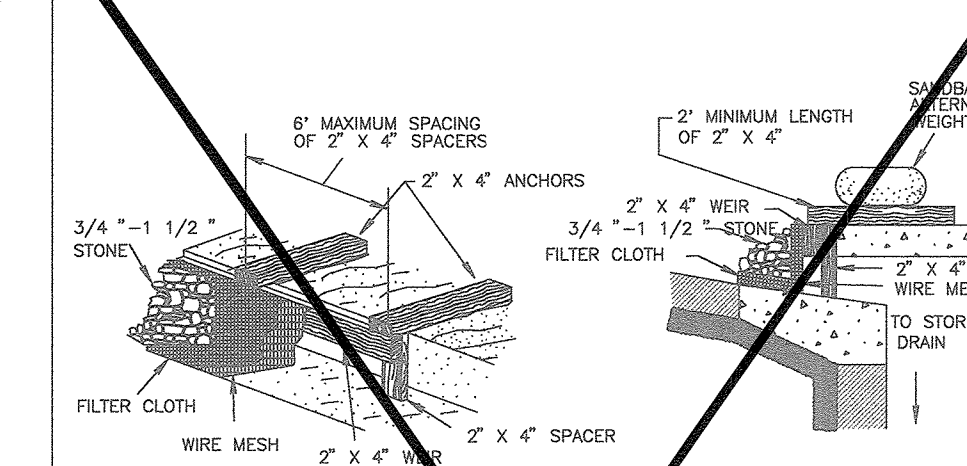
BARRIER CURB NOT TO SCALE

DETAIL 23B - AT GRADE INLET PROTECTION



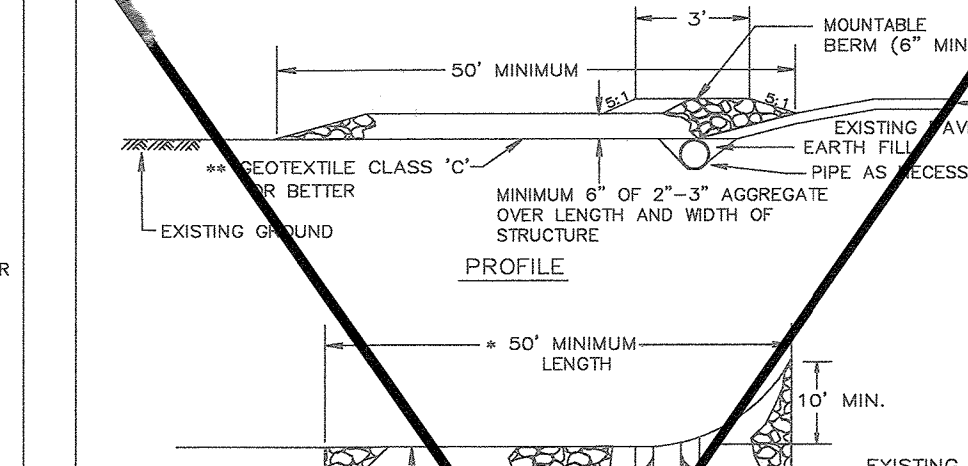
CONSTRUCTION SPECIFICATIONS 1. Lift grate and wrap with Geotextile Class E to completely cover all openings, then set grate back in place.

DETAIL 23C - CURB INLET PROTECTION (COG OR COS INLETS)



CONSTRUCTION SPECIFICATIONS 1. Attach a continuous piece of geotextile mesh (30" minimum width by throat length plus 4") to the 2" x 4" weir.

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



CONSTRUCTION SPECIFICATION 1. Length - minimum of 50' (+30' for single residence lot).

PERMANENT SEEDING NOTES

- 1. TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE... 2. ACCEPTABLE - APPLY 2 TONS PER ACRE POLYCHLORIC LIMESTONE (20 LBS/1000 SQ FT) AND 800 LBS PER ACRE 30-0-0 FERTILIZER (14 LBS/1000 SQ FT)...

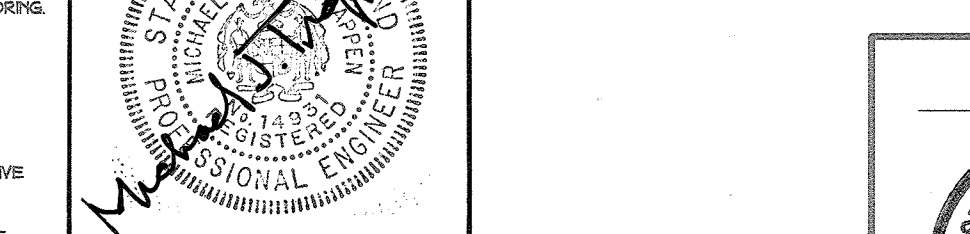
TEMPORARY SEEDING NOTES

- 1. TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED... 2. SEEDING PREPARATION - LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DIGGING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING...

FOR REVISION NO. 6

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO. 14991 EXPIRATION DATE: MAY 21, 2020



APPROVED PLANNING BOARD OF HOWARD COUNTY DATE: 4-23-97

John R. Heinrichs Professional Engr. No. 14920

REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND METS TECHNICAL REQUIREMENTS

Cheryl K. Roman 05-13-97 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...

John R. Heinrichs 2/17/97 DATE

BY THE DEVELOPER: I HEREBY 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 MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM...

Joseph H. Necker, Jr. 2-17-97 DATE

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

John R. Heinrichs 5/23/97 DATE

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

APPROVED: DEPARTMENT OF PLANNING AND ZONING

APPROVED: DIVISION OF LAND DEVELOPMENT

APPROVED: PHASE 2 Lot 22 Demolition of Improvements REVISED DECK AT RESTAURANT

OWNER/DEVELOPER THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

PHOENIX ENGINEERING, INC. CONSULTING ENGINEERS

DRAINAGE AREA MAP / SEDIMENT CONTROL PLAN AND DETAILS

Des By: H.R.D. Scale: AS SHOWN PLOT NO. 98-030

Drn By: D.R.B. Date: FEBRUARY 1997 SHEET NO.

Chk By: J.R.H. SDP 97-90 3 OF 5

SDP-97-90

