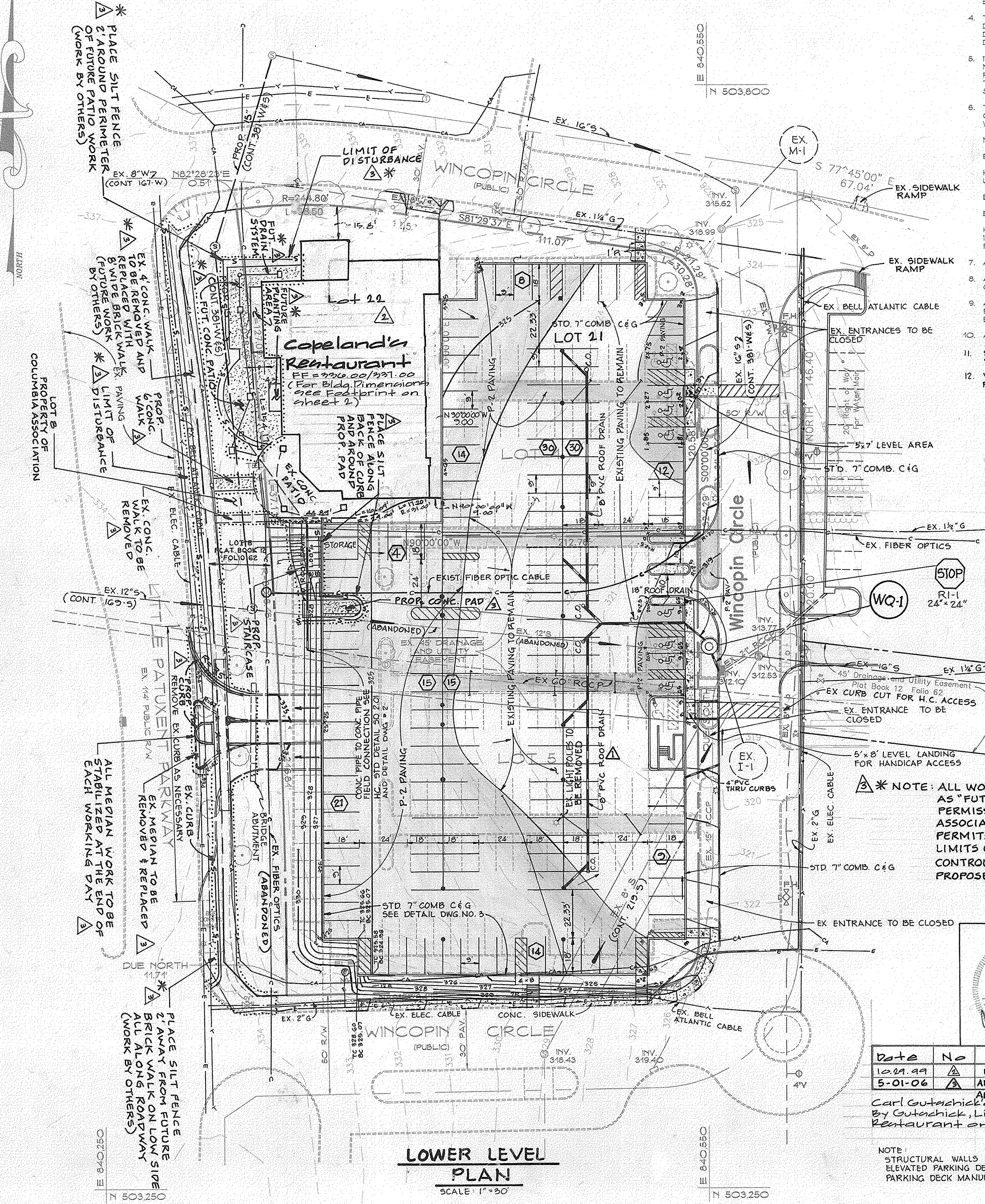
SHEET INDEX	
NO	TITLE
1	SITE DEVELOPMENT PLAN AND SEDIMENT CONTROL PLAN △3
2	SITE DEVELOPMENT PLAN - UPPER DECK
3	DRAINAGE AREA MAP / SEDIMENT CONTROL PLAN AND DETAILS
4	SECTIONS
5	LANDSCAPING PLAN



LOWER LEVEL PLAN
SCALE: 1"=30'

BENCH MARKS

BM. 36AA — ELEV. 359.97
CONCRETE MONUMENT 1.5' BEHIND CURB ON NORTH SIDE OF WESTBOUND LANE OF LITTLE PATUXENT PARKWAY AT THE INTERSECTION OF BROKEN LAND PARKWAY.

BM. 30GA — ELEV. 340.67
CONCRETE MONUMENT 7' BEHIND CURB ON SOUTH SIDE OF GOVERNOR WARFIELD PARKWAY 57.5' FROM END OF CURB AT LITTLE PATUXENT PARKWAY.

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV IE; STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION.
2. 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.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ENGINEERING OFFICE, PHOENIX ENGINEERING, INC. AT (410) 247-8833 IN THE EVENT OF ANY DISCREPANCIES IN THE PLANS OR IN THE RELATIONSHIP OF FINISHED GRADES TO EXISTING GRADES, PRIOR TO BEGINNING ANY WORK.
4. 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.
5. 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 RESPONSIBILTY TO PERFORM SUCH WORK.
6. 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.... 461-4635
   BALTIMORE GAS & ELECTRIC CO. 685-0123
   HOWARD COUNTY CONSTRUCTION / INSPECTION SURVEY DIVISION (24 HOURS PRIOR TO COMMENCEMENT OF WORK).......... 313-1880

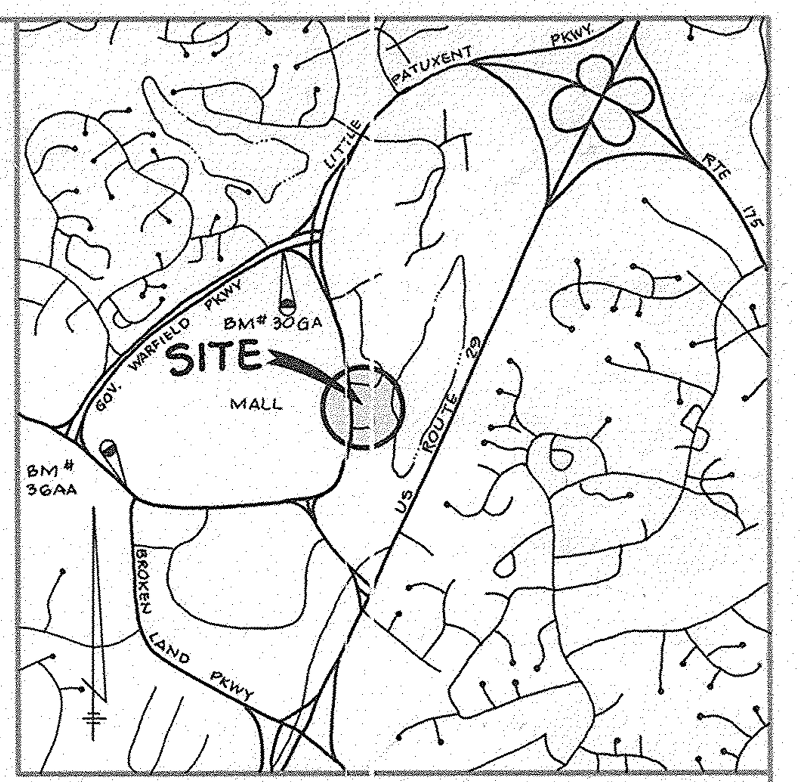
7. ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS.
8. ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
9. ALL SPOT ELEVATIONS SHOWN ARE TOP OF PROPOSED PAVING OR CONCRETE. WHEN ADJACENT TO CURB ELEVATION SHOWN IS BOTTOM OF CURB OR FLOWLINE.
10. ALSO SEE PREVIOUS FILE # F 66-144 AND F 70-76, F97-122 AND WP 97-97
11. STORMWATER MANAGEMENT WILL BE PROVIDED UNDER SDP 97-107
12. 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 21 0.459 AC. OR 20,014 SF △2 / 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 185 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 I



VICINITY MAP
SCALE: 1" = 2000'

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

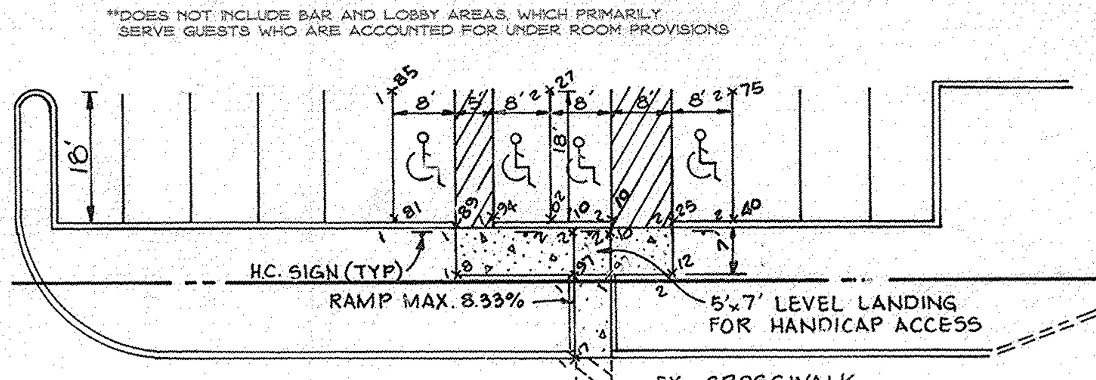
FDP PHASE	BUILDING	SQ. FT. OR OTHER UNITS	FDP PARKING CRITERIA	SPACES REQD. BY FDP
140	LAKE OFFICE NORTH			
	BUILDING #1	36,000 S.F.	2 SPACES/1,000 S.F.	72
	BUILDING #2	25,000 S.F.	2 SPACES/1,000 S.F.	50
	BUILDING #3	30,000 S.F.	2 SPACES/1,000 S.F.	60
111	CLARK BUILDING	97,100 S.F.	2 SPACES/1,000 S.F.	194
111	RIDGELY BUILDING	32,600 S.F.	2 SPACES/1,000 S.F.	66
111	STERRETT BUILDING	22,000 S.F.	2 SPACES/1,000 S.F.	44
111	BENNIGAN'S	253 SEATS	1 SPACE/3 SEATS	85
		30 EMPLOYEES	1 SPACE/5 EMPLOYEES	6
111	CINEMA	995 SEATS	1 SPACE/4 SEATS	*
62	COLUMBIA INN	289 ROOMS	1 SPACE/ROOM	289
		200 SEATS	1 SPACE/3 SEATS	67**
		100 EMPLOYEES (MAX.)	1 SPACE/5 EMPLOYEES	20
62	RUSTY SCUPPER	375 SEATS	1 SPACE/3 SEATS	125
		17 EMPLOYEES (MAX.)	1 SPACE/5 EMPLOYEES	4
4A-IV	EXHIBIT BUILDING	11,500 S.F.	3 SPACE/1,000 S.F.	35
	SANTA FE STEAK HOUSE	315 SEATS	1 SPACE/3 SEATS	105
		30 EMPLOYEES	1 SPACE/5 EMPLOYEES	6
	YOGURT SHOP	50 SEATS	1 SPACE/3 SEATS	17
		10 EMPLOYEES	1 SPACE/5 EMPLOYEES	2
4A-IV	TEACHERS BUILDING	29,383 S.F.	2 SPACE/1,000 S.F.	59
	CLYDES	224 SEATS	1 SPACE/3 SEATS	75
		35 EMPLOYEES (MAX.)	1 SPACE/5 EMPLOYEES	7
	TOMATO PALACE	150 SEATS	1 SPACE/3 SEATS	50
		25 EMPLOYEES (MAX.)	1 SPACE/5 EMPLOYEES	5
	PROPOSED △2 Copelands	272 SEATS	1 SPACE/3 SEATS	91
		12 EMPLOYEES (Per shift)	1 SPACE/5 EMPLOYEES	3
21	AMERICAN CITY BUILDING	90,900 S.F.	2 SPACE/1,000 S.F.	182
4A-IV	THE ROUSE BUILDING	125,700 S.F.	2 SPACE/1,000 S.F.	252
			TOTAL # REQUIRED	1971

*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

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

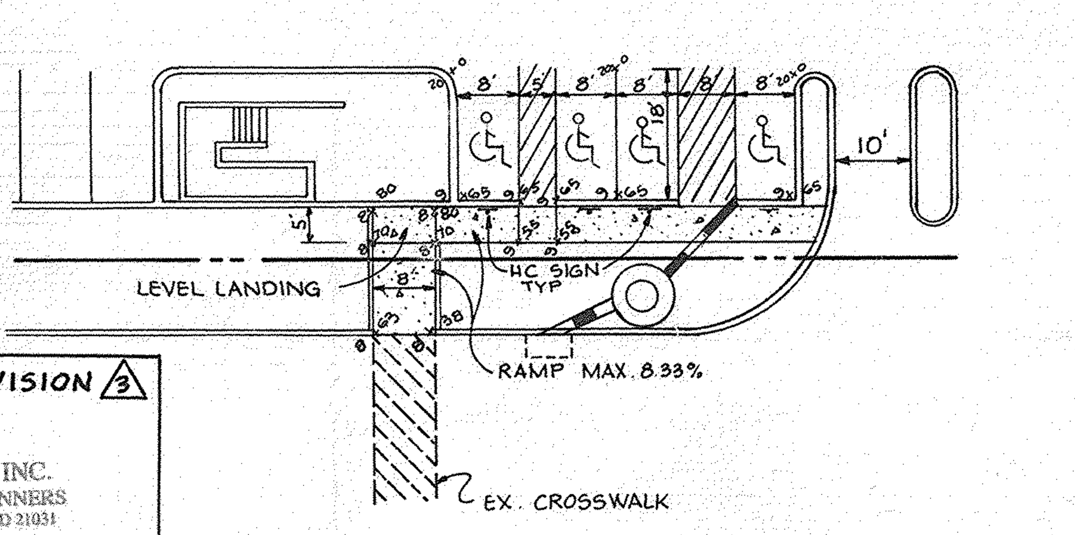
BUILDING	SPACES PROVIDED	SUBTOTAL
LAKE FRONT NORTH OFFICE		
MAIN SURFACE LOT	352	352
CLARK/STERRETT/RIDGLEY/INN COMPLEX		
SURFACE LOT	563	
NORTH SURFACE LOT	125	688
CINEMA/INN DECK		
SURFACE LOT	94	
ABOVE GRADE	274	368
EXHIBIT/TEACHERS/AMERICAN CITY		
PROPOSED SURFACE LOT - EXHIBIT HALL	33	
PROPOSED SURFACE LOT	176	
PROPOSED NEW DECK	179	400
AMERICAN CITY SOUTH LOT		
SURFACE LOT (FROM ENTRY DRIVE NORTH OF BUILDING)	148	148
EXISTING PARKING GARAGE	130	130
THE ROUSE COMPANY BUILDING		
MAIN SURFACE LOT (FROM ENTRY DRIVE SOUTH)	327	
LOWER SURFACE LOT	134	461
	TOTAL PROVIDED	2535

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



LOWER LEVEL HANDICAP AREA
NORTH END
SCALE: 1"=20'

△3 * NOTE: ALL WORK ON LOT 8 DESIGNATED AS "FUTURE" MUST HAVE WRITTEN PERMISSION FROM COLUMBIA ASSOCIATION PRIOR TO OBTAINING PERMITS AND STARTING CONSTRUCTION. LIMITS OF DISTURBANCE AND SEDIMENT CONTROL MEASURES SHOWN COVER ALL PROPOSED AND FUTURE WORK.



LOWER LEVEL HANDICAP AREA
SOUTH END
SCALE: 1"=20'

ENGINEER FOR REVISION △3
STATE OF MARYLAND — JOHN W. RANOCCHIA — No. 10851 — REGISTERED PROFESSIONAL ENGINEER
CENTURY ENGINEERING, INC.
CONSULTING ENGINEERS—PLANNERS
10710 GILROY ROAD, HUNT VALLEY, MD 21031
11-17-06

Date	No	Revision Description
10.29.99	△2	Revise Lot Line, added new Footprint to Lot 22
5-01-06	△3	ADD PROP. STAIRCASE, PAD & MEDIAN; ADD FUTURE PATIO, WALK AND SEDIMENT CONTROLS FOR THIS REVISION

△2 Carl Gutschick's seal & signature is for Revision By Gutschick, Little & Weber to Lot 22 Copeland's Restaurant on 12.29.99 Date

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

STATE OF MARYLAND — CARLTON K. GUTSCHICK — REGISTERED PROFESSIONAL ENGINEER

ADDRESS CHART	
LOT No.	STREET ADDRESS
LOT ~~20~~ 22	10200 WINCOPIN CIRCLE
LOT 5	10220 WINCOPIN CIRCLE

SUBDIVISION NAME			SECT/AREA		PARCEL P/O P293
COLUMBIA TOWN CENTER			1		LOTS 5,8,19 & 20
PLAT PB12, F62 PLAT 12699	BLOCK 2	ZONE NT	TAX/ZONE MAP 36	ELEC. DIST. 5th	CENSUS TR. 6054.00
WATER CODE E31			SEWER CODE 5551800		

2/17/97 Date
STATE OF MARYLAND — JOHNNIE RAY HEINRICHS — NO. 14920 — REGISTERED PROFESSIONAL ENGINEER
JOHN R. HEINRICHS
Professional Engr. No. 14920

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

APPROVED: DEPARTMENT OF PLANNING AND ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK — 5/19/97 DATE
DIVISION AND LAND DEVELOPMENT — 5/30/97 DATE
DIRECTOR (Acting) — 6/4/97 DATE

Date	No	Revision Description
2-16-98	△1	REVISED DECK AND ADDED ROOF DRAINS

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

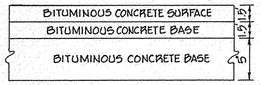
PHOENIX ENGINEERING, INC.
CONSULTING ENGINEERS
817 MAIDEN CHOICE LANE, SUITE 300
BALTIMORE, MARYLAND 21228
(410) 247-8833 FAX 247-9397

AREA: COLUMBIA TOWN CENTER SECTION 1 LOTS 5,8,19 & 20
TAX MAP 36 P/O P 293 CENSUS TRACT 6069.02
PLAT BOOK 12 FOLIO 62
5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

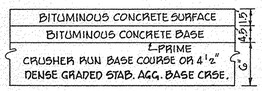
WINCOPIN CIRCLE PARKING GARAGE
SITE DEVELOPMENT PLAN
△3 AND SEDIMENT CONTROL PLAN

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

SDP-97-90



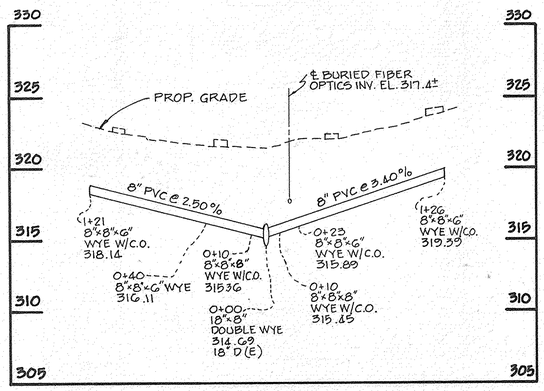
(ALTERNATE)



HOWARD COUNTY DESIGN MANUAL IV STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (DWG. R-2.01)

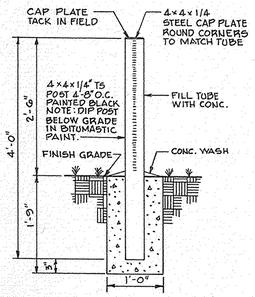
8" PAVING, P-3

NOT TO SCALE



ROOF DRAIN PROFILE

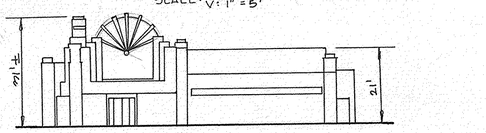
SCALE: H: 1" = 50'
V: 1" = 5'



SITE POST-BOLLARD

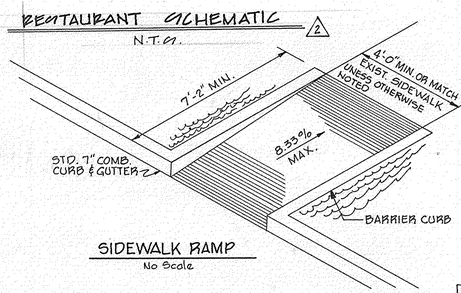
NO SCALE

NOTE:
STORMCEPTOR TO BE MODEL STCL-2400 AS MANUFACTURED BY STORMCEPTOR CORPORATION ROCKVILLE, MD 20854 CALL 1-800-TG2-4703



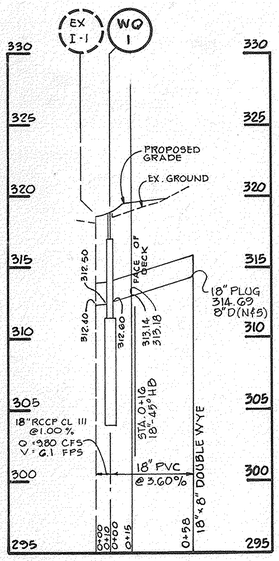
RESTAURANT SCHEMATIC

N.T.S.



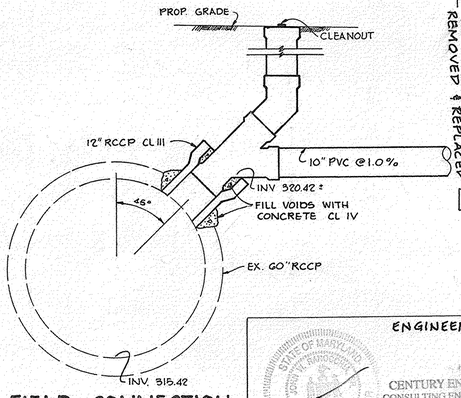
SIDEWALK RAMP

No Scale



PROFILE

SCALE: H: 1" = 50'
V: 1" = 5'



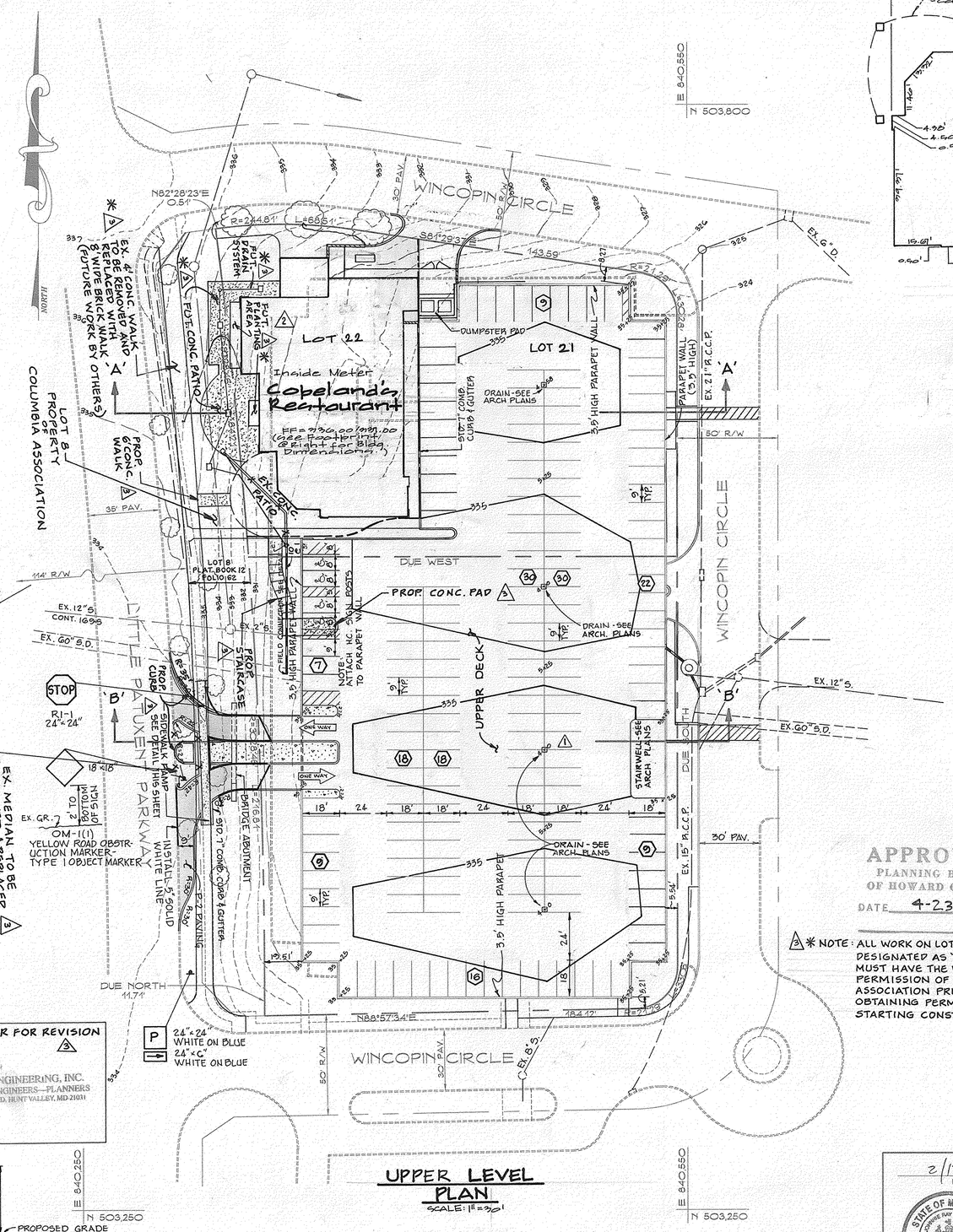
FIELD CONNECTION

NO SCALE

ENGINEER FOR REVISION 3

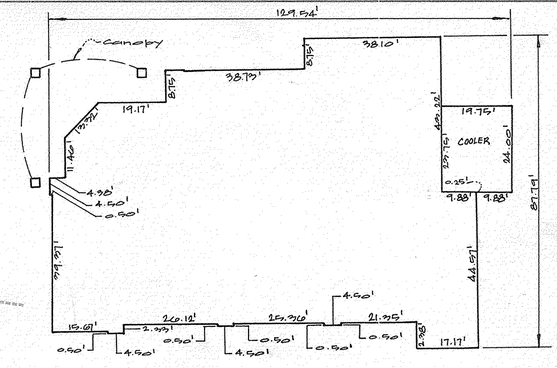
CENTURY ENGINEERING, INC.
CONSULTING ENGINEERS—PLANNERS
10710 GILROY ROAD, HUNT VALLEY, MD 21031

11-17-06



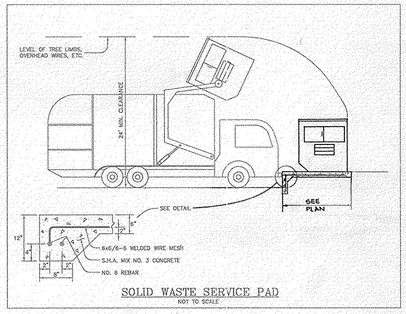
UPPER LEVEL PLAN

SCALE: 1" = 30'



BUILDING FOOTPRINT

Scale: 1" = 20'



SOLID WASTE SERVICE PAD

NOT TO SCALE

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

COUNTY HEALTH OFFICER MR	5-27-97 DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION MK	5/6/97 DATE
DIVISION AND LAND DEVELOPMENT	5/20/97 DATE
DIRECTOR	6/4/97 DATE

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

3 * NOTE: ALL WORK ON LOT 8 THAT IS DESIGNATED AS "FUTURE" MUST HAVE THE WRITTEN PERMISSION OF COLUMBIA ASSOCIATION PRIOR TO OBTAINING PERMITS AND STARTING CONSTRUCTION.

Date	No.	Revision Description
2-16-98	1	CHANGED GRADING AND ROOF DRAINS

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 MAIDEN CHOICE LANE, SUITE 300
BALTIMORE, MARYLAND 21228
(410) 247-8033 FAX 247-8397

AREA: COLUMBIA TOWN CENTER SECTION 1 LOTS 5, 8, 19 & 20
P/O PARCEL 293, TAX MAP 36, CENSUS TRACT 6069.02
PLAT BOOK 12 FOLIO 62
5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

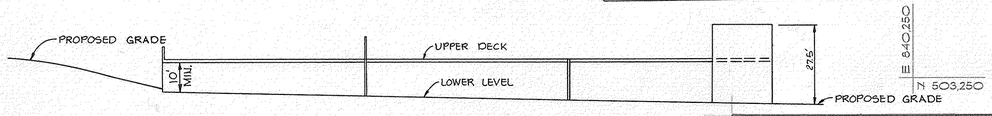
WINCOPIN CIRCLE PARKING DECK/ RESTAURANT SITE DEVELOPMENT PLAN OF UPPER DECK

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

2/17/97
Date

STATE OF MARYLAND
JOHN RAY HEINRICHS
No. 14920
REGISTERED
PROFESSIONAL ENGINEER

JOHN R. HEINRICHS
Professional Engr. No. 14920



PARKING DECK SCHEMATIC

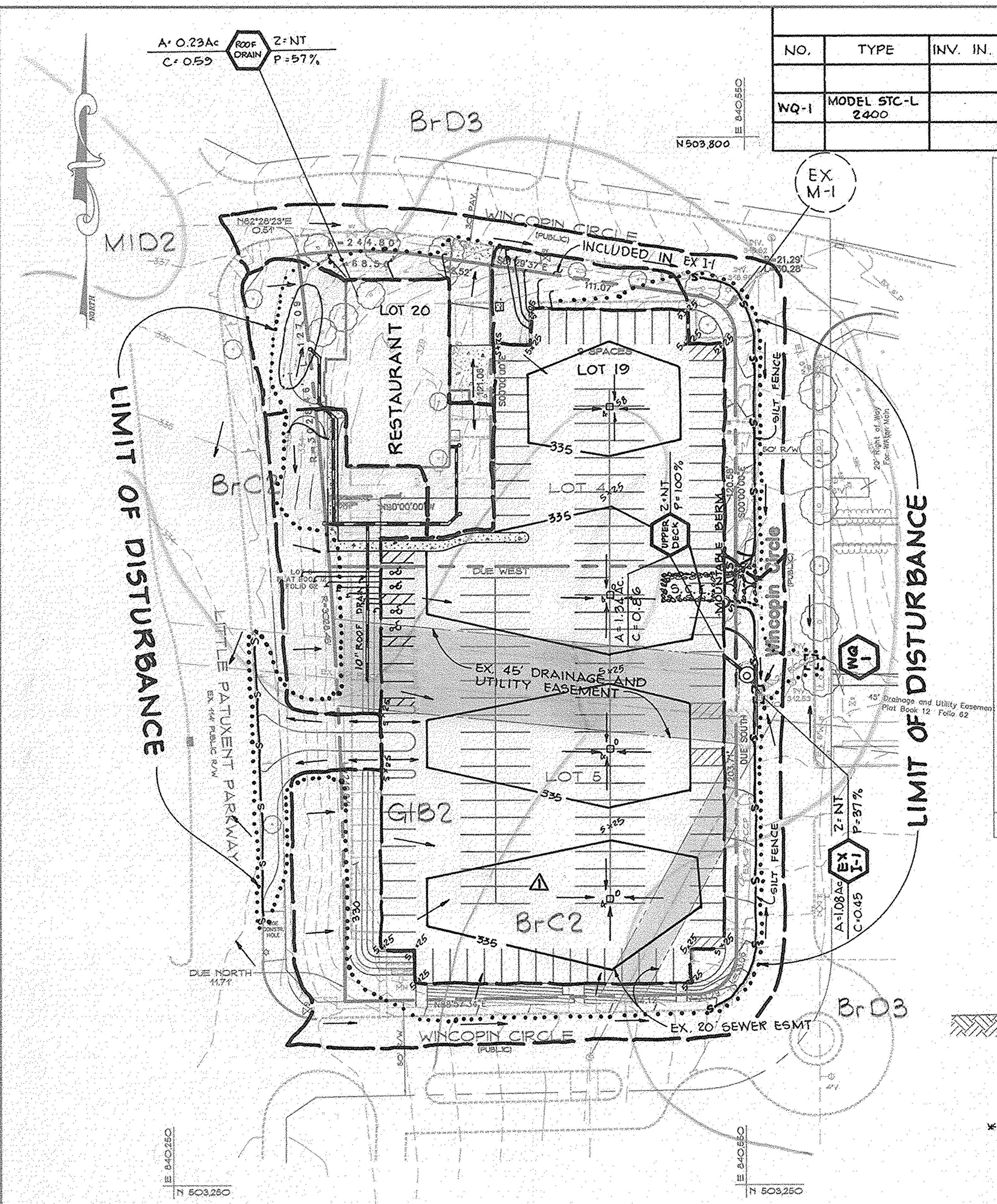
Date	No.	Description
12.29.99	2	Rev. Lot Line, added new footprint, New schematic & added Bldg. footprint
5-01-06	3	ADD PROP. STAIRCASE & MEDIAN; ADD FUTURE PATIO, DRAINS & BRICK WALK

Carl Gutschick's seal & signature is for Revision 2
By Gutschick, Little & Weber to Lot 22, Copeland's Restaurant on 12.29.99
Date

STATE OF MARYLAND
CARL W. GUTSCHICK
No. 6197
REGISTERED
PROFESSIONAL ENGINEER

SDP-97-90

G:/96/96-030/DMSC1

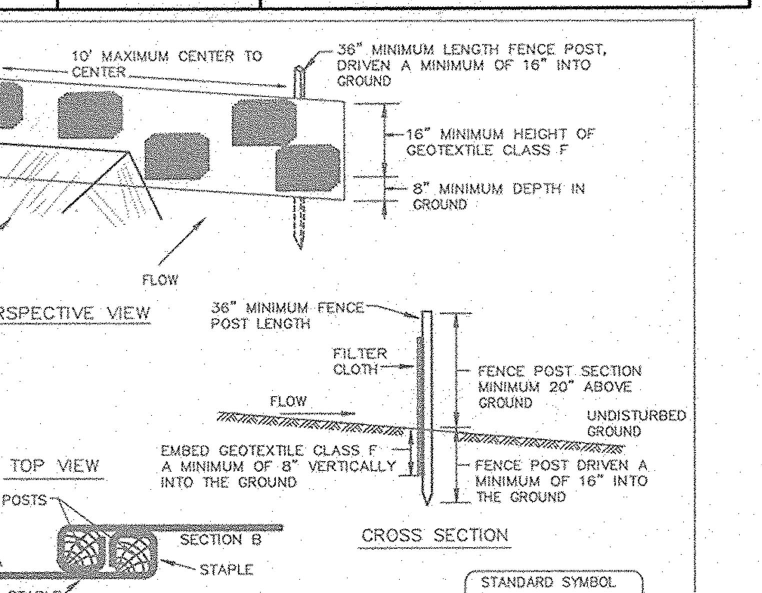


DRAINAGE AREA MAP AND SEDIMENT CONTROL PLAN

SCALE: 1" = 50'

STRUCTURE SCHEDULE

NO.	TYPE	INV. IN.	INV. OUT	TOP ELEV.	REMARKS
WQ-1	MODEL STC-L 2400			318.75	STORMCEPTOR CORPORATION STD.



Construction Specifications

1. Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 1 1/2" x 1 1/2" square (minimum) cut, or 1 3/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard T or U section weighting not less than 1.00 pond per linear foot.

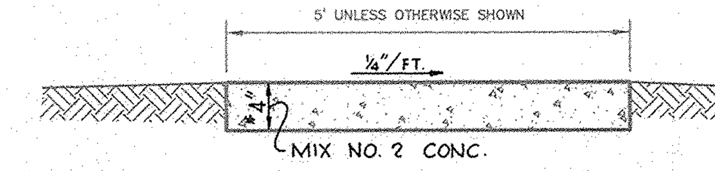
2. Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F:

Tensile Strength	50 lbs/in (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test: MSMT 509
Flow Rate	0.3 gal ft ²/ minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

3. Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.

4. Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reached 50% of the fabric height.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE E - 15 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



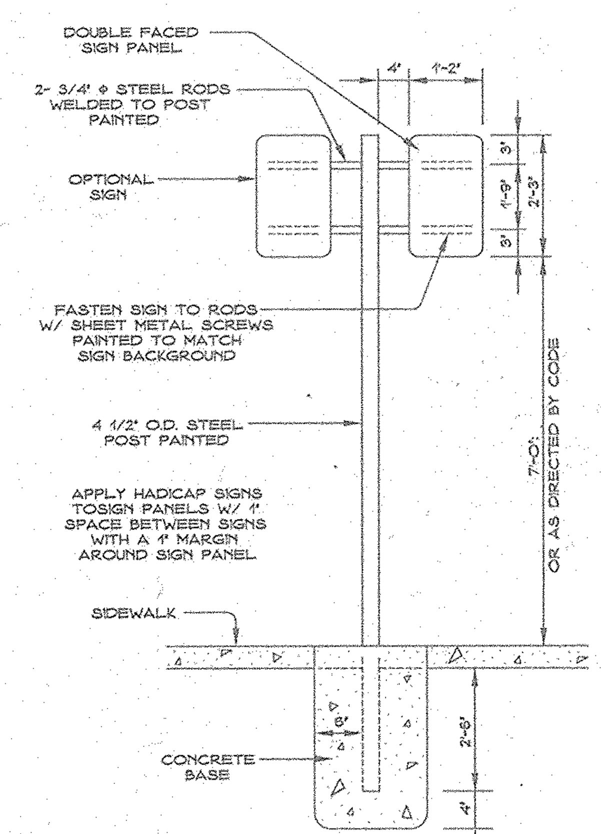
SIDEWALK DETAIL

NOT TO SCALE

* 7" THICK IN TRAFFIC AREAS @ BRIDGE

SOILS CLASSIFICATION

SYMBOL	TYPE	DESCRIPTION
BrC2	C	BRANDYWINE LOAM 8 - 15% SLOPES MODERATELY ERODED
BrD3	C	BRANDYWINE LOAM 15 - 25% SLOPES SEVERLY ERODED
GlB2	B	GLENELG LOAM 3 - 8% SLOPES MODERATELY ERODED
MlD2	B	MANOR LOAM 15 - 25% SLOPES SEVERLY ERODED



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. (313-1850)

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 1994 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 1994 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 2.80 ACRES
AREA DISTURBED 2.14 ACRES
AREA TO BE ROOFED OR PAVED 1.59 ACRES = 69377SF
AREA TO BE VEGETATIVELY STABILIZED 0.66 ACRES
TOTAL CUT 1040 CU. YDS.
TOTAL FILL 2292 CU. YDS.
OFFSITE WASTE/BORROW AREA LOCATION TO BE DETERMINED

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.

COLORS
LEGEND AND BORDER - GREEN
WHITE SYMBOL ON BLUE BACKGROUND
BACKGROUND - WHITE

1. FREESTANDING SIGN 7'-0" ABOVE FINISHED GRADE MOUNTED ON WALL OR STRUCTURE 6'-0" ABOVE GROUND.
2. TWO SEPARATE SIGNS TO BE APPLIED TO METAL SIGN BOARD MOUNTED TO METAL POST.

$98 FINE SIGN

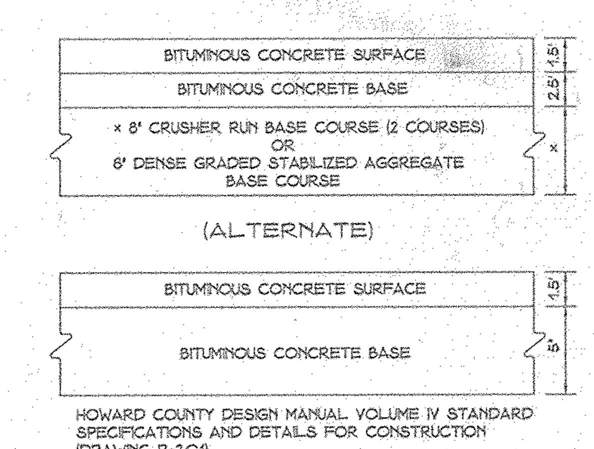
SIGN TO UTILIZE AN ALUMINUM BLANK 6"X12"X0.080 INCH THICK WITH TWO SINGLE POST MOUNTING HOLES.

THE TEXT AND BORDER SHALL BE STANDARD GREEN TO MATCH THAT ON R7-8 AND THE BACKGROUND SHALL BE REFLECTIVE WHITE. TEXT SHALL BE IN 3" CHARACTERS.

SIGN SHALL BE MOUNTED DIRECTLY BELOW THE STANDARD R7-8 RESERVED PARKING FOR HANDICAPPED SIGN. ITS BOTTOM EDGE SHALL BE NO LESS THAN 7 FEET ABOVE GROUND. IF THE SIGN IS PLACED AGAINST A BUILDING, STUCTURE, OR OTHER LOCATION WHERE VEHICLE OR PEDESTRIAN TRAFFIC IS NOT OBSTRUCTED THE BOTTOM EDGE OF SIGN SHALL BE AT LEAST 6 FEET BUT NOT MORE THAN 10 FEET ABOVE GROUND.

HANDICAP SIGN DETAIL

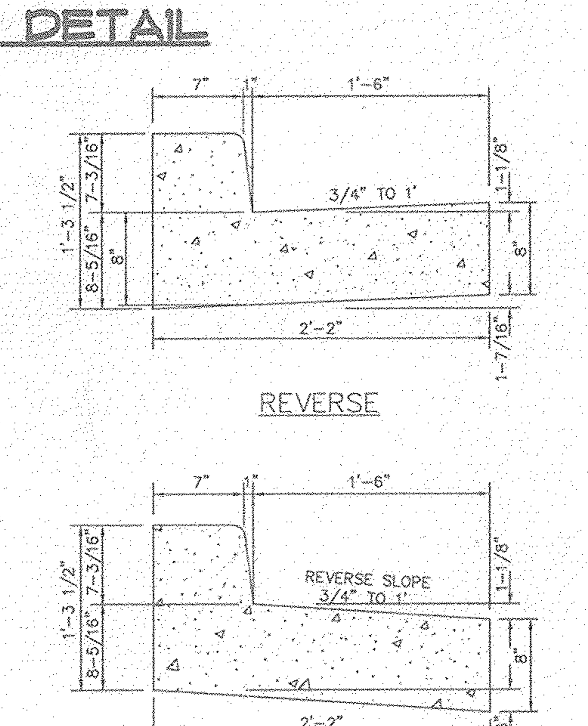
NOT TO SCALE



HOWARD COUNTY DESIGN MANUAL VOLUME IV STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (DRAWING R-2.01)

6 1/2" PAVING, P-2

NOT TO SCALE

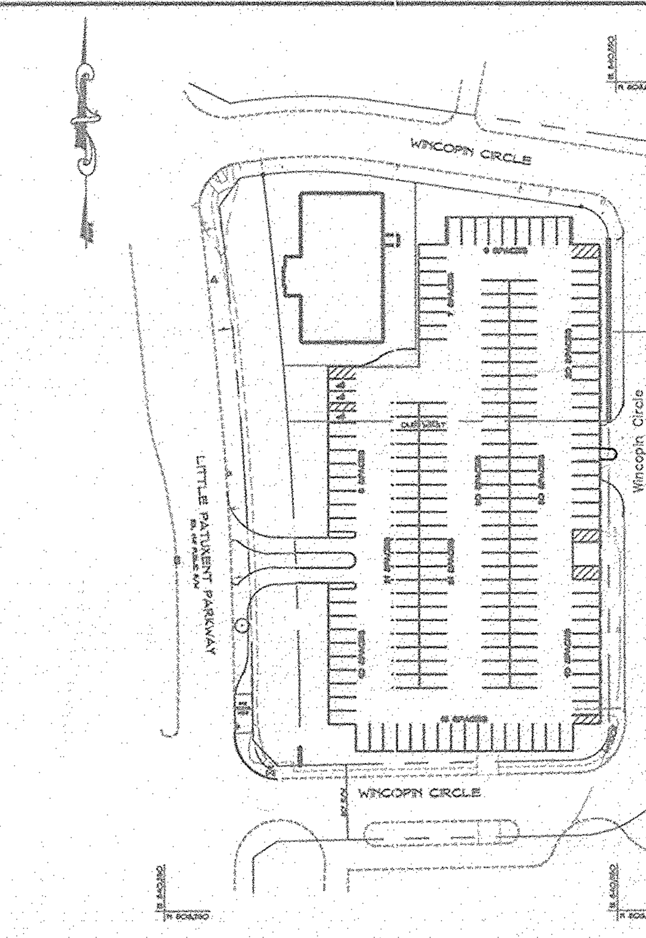


HOWARD COUNTY DESIGN MANUAL VOLUME IV STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (DRAWING R-3.01)

GUTTER PAN AT THE MEDIAN EDGE OF INTERMEDIATE ARTERIALS OR THE HIGH SIDE OF SUPERELEVATED SECTIONS SHALL BE SLOPED AT THE SAME RATE AS THE PAVEMENT.

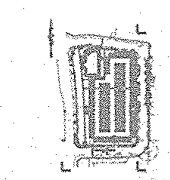
STANDARD 7" COMBINATION CURB AND GUTTER

NOT TO SCALE



SCHEMATIC PLAN

1" = 100'



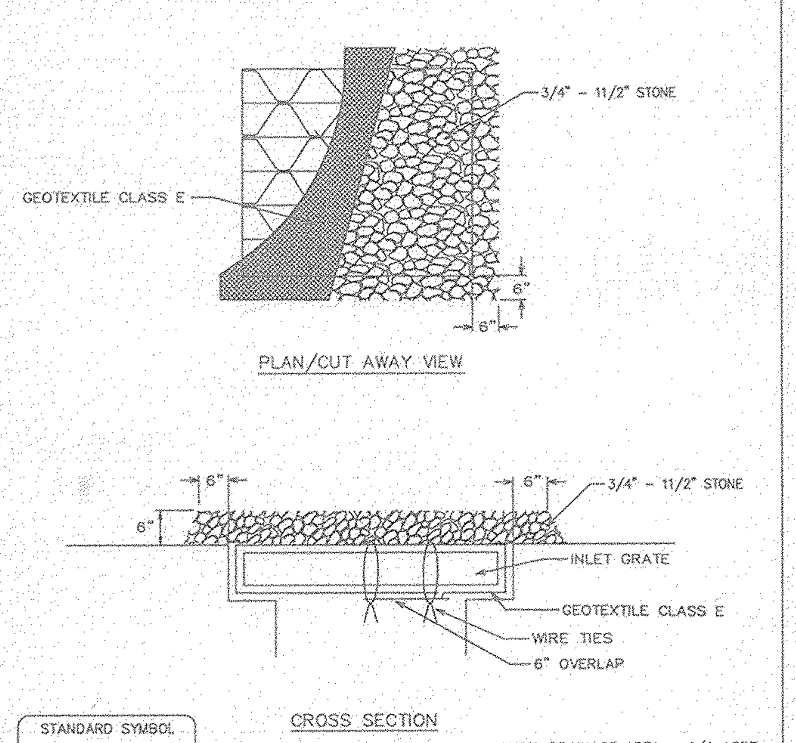
SCHEMATIC PLAN

1" = 600'

SEQUENCE OF CONSTRUCTION

DAY 1	OBTAIN A GRADING PERMIT
DAY 2-3	INTSTALL STABILIZED CONSTRUCTION ENTRANCE (SCE)
DAY 4-5	INSTALL INLET PROTECTION & SILT FENCE
DAY 5-8	REMOVE OR TRANSPLANT ALL EXISTING TREES/SHRUBS AS DIRECTED BY THE OWNER.
DAY 8-10	REMOVE PAVING AND CURBS AS SHOWN ON THE PLAN
DAY 10-60	CONSTRUCT PARKING STRUCTURE, RESTAURANT AND NEW PAVING
DAY 60-65	INSTALL LANDSCAPING AND STABILIZE ALL DISTURBED AREAS AS PER PERMANENT SEEDING NOTES
DAY 66-68	WHEN SITE HAS BEEN STABILIZED, AND WITH PERMISSION OF THE SEDIMENT CONTROL INSPECTOR REMOVE ALL SEDIMENT CONTROL DEVICES AND STABILIZE ALL DISTURBED AREAS AS PER THE PERMANENT SEEDING NOTES

DETAIL 23B - AT GRADE INLET PROTECTION



MAX. DRAINAGE AREA = 1/4 ACRE

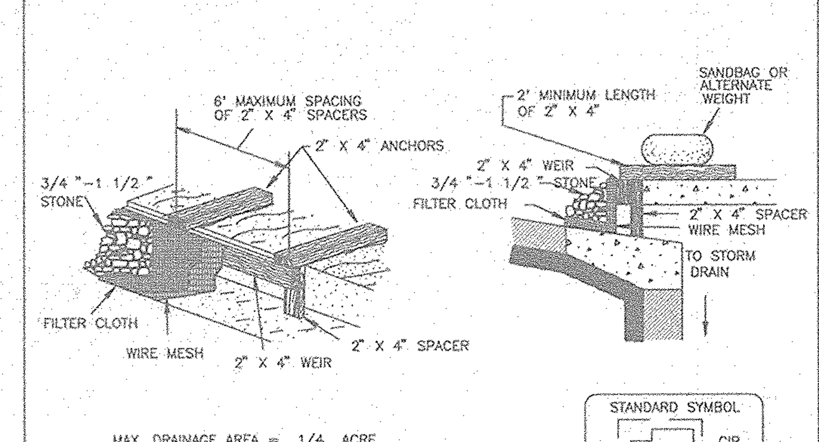
Construction Specifications

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

2. Place 3/4" to 11/2" stone, 4"-6" thick on the grate to secure the fabric and provide additional filtration.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE E - 16 - 5A	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

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



MAX. DRAINAGE AREA = 1/4 ACRE

Construction Specifications

1. Attach a continuous piece of wire mesh (30" minimum width by throat length plus 4') to the 2" x 4" weir (measuring throat length plus 2') as shown on the standard drawing.

2. Place a continuous piece of Geotextile Class E the same dimensions as the wire mesh over the wire mesh and securely attach it to the 2" x 4" weir.

3. Securely nail the 2" X 4" weir to a 9" long vertical spacer to be located between the weir and the inlet face (max. 4' apart).

4. Place the assembly against the inlet throat and nail (minimum 2' lengths of 2" x 4" to the top of the weir at spacer locations). These 2" x 4" anchors shall extend across the inlet top and be held in place by sandbags or alternate weight.

5. The assembly shall be placed so that the end spacers are a minimum 1' beyond both ends of the throat opening.

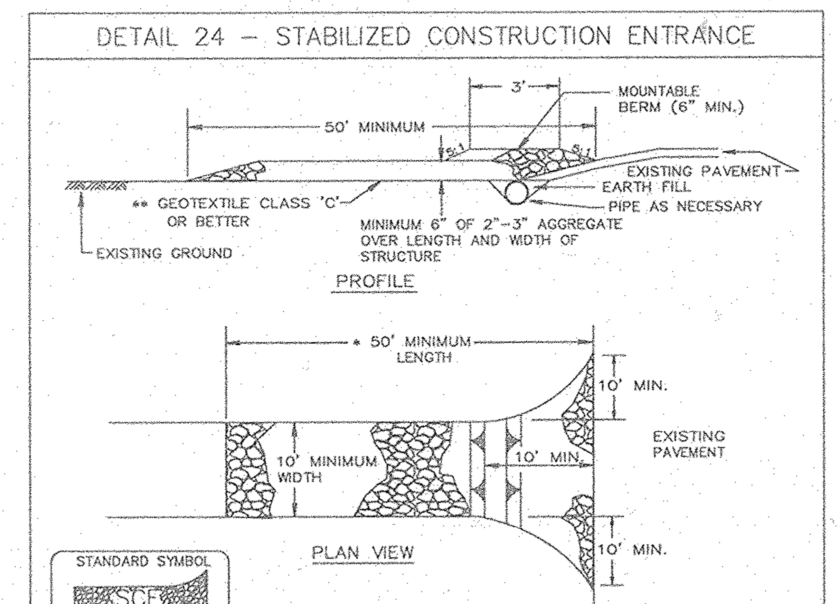
6. Form the 1/2 " x 1/2 " wire mesh and the geotextile fabric to the concrete gutter and against the face of the curb on both sides of the inlet. Place clean 3/4 " x 1 1/2 " stone over the wire mesh and geotextile in such a manner to prevent water from entering the inlet under or around the geotextile.

7. This type of protection must be inspected frequently and the filter cloth and stone replaced when clogged with sediment.

8. Assure that storm flow does not bypass the inlet by installing a temporary earth or asphalt dike to direct the flow to the inlet.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE E - 16 - 5B	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



Construction Specification

1. Length - minimum of 50' (*30' for single residence lot).

2. Width - 10' minimum, should be flared at the existing road to provide a turning radius.

3. Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. **The plan approval authority may not require single family residences to use geotextile.

4. Stone - crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.

5. Surface Water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.

6. Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE F - 17 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED.

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING 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/1000 SQUARE 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 (9 LBS/1000 SQ FT.)

2) ACCEPTABLE - 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.

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 1 1/2 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 MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ FT) FOR ACHORING.

MAINTENANCE - INSPECT ALL SEEDED AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

TEMPORARY SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.

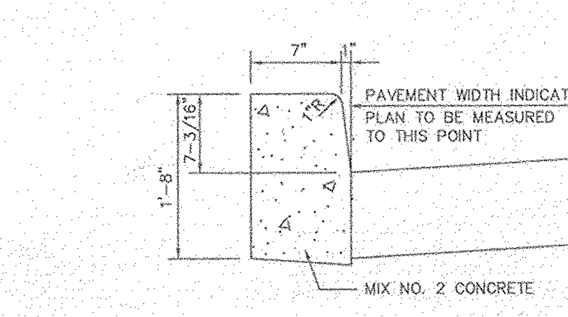
SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

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 2 1/2 BUSHEL 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 1 1/2 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 MULCH ANCHORING TOOL OR 218 GAL PER ACRE (5 GAL/1000 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.

REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT COVERED.

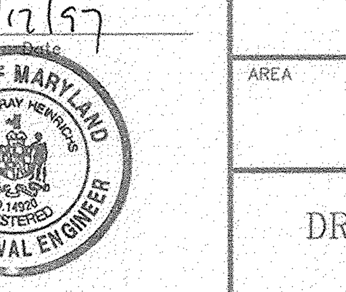


BARRIER CURB

NOT TO SCALE

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

2/17/97
Date



JOHN R. HEINRICHS
Professional Engr. No. 14920

REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS

Cheryl K. Simmons 05-13-97
NATURAL RESOURCES CONSERVATION SERVICES 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 COUNTY SOIL CONSERVATION DISTRICT."

2/17/97
ENGINEER: JOHN R. HEINRICHS, P.E. 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 MARYLAND DEPARTMENT OF THE ENVIRONMENT 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."

2-17-97
DEVELOPER: JOSEPH H. NECKER, JR., VICE PRESIDENT DATE
HOWARD RESEARCH AND DEVELOPMENT CORPORATION

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

John R Robertson 5/13/97
HOWARD S.C.D. DATE

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

5-27-97
COUNTY HEALTH OFFICER MR DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

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

Cindy Hamilton 5/30/97
CHIEF, DIVISION AND LAND DEVELOPMENT DATE

6/4/97
DIRECTOR DATE

Date	No	Revision Description
2-16-98	⚠	REVISED DECK AT RESTAURANT

OWNER/DEVELOPER

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

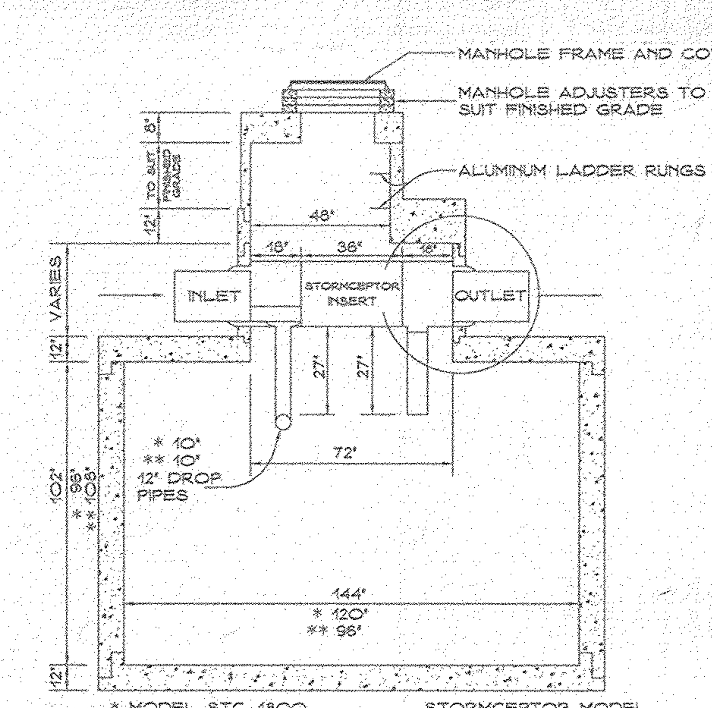
PHOENIX ENGINEERING, INC.
CONSULTING ENGINEERS
813 MAIDEN CHOICE LANE, SUITE 300
BALTIMORE, MARYLAND 21228
(410) 247-8833 FAX 247-9397

AREA
COLUMBIA TOWN CENTER SECTION 1 LOTS 5,8,19 & 20
TAX MAP 36 P/O P.293
PLAT BOOK 12 FOLIO 62
5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

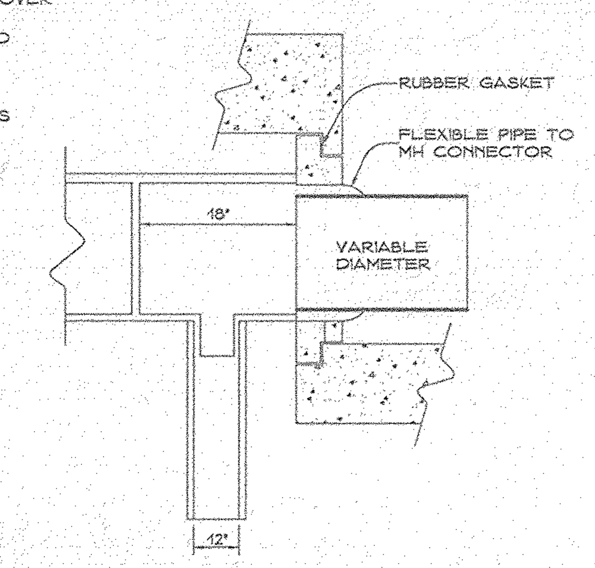
DRAINAGE AREA MAP / SEDIMENT CONTROL PLAN AND DETAILS

Des By	H.R.D.	Scale	AS SHOWN	Proj. No. 96-030 DMSC1.DWG
Drn By	D.R.B.	Date	FEBRUARY 1997	SHEET NO.
Chk By	J.R.H.	SDP 97-90		3 OF 5

SDP-97-90

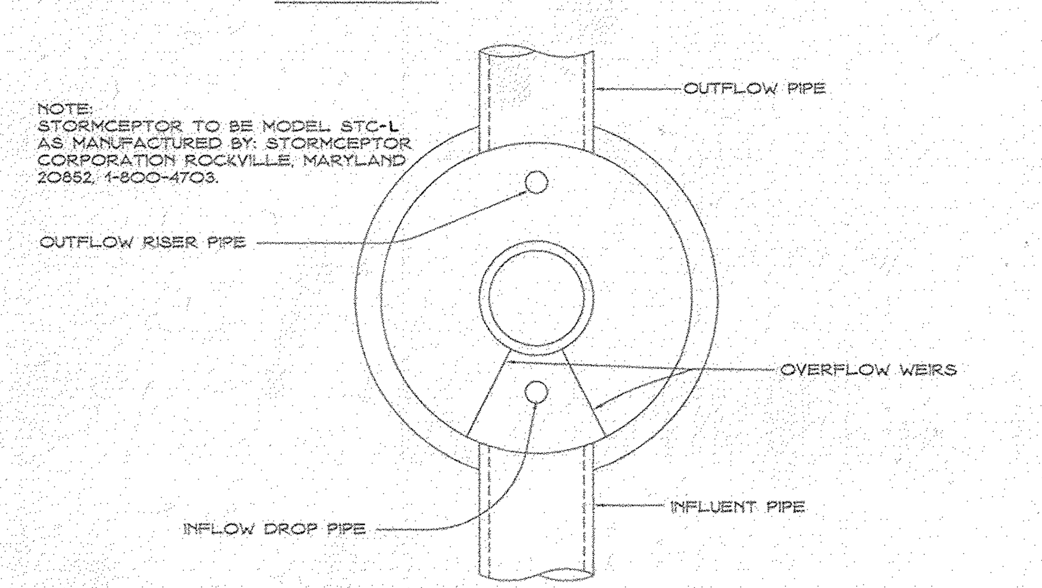


SECTION



ENLARGED OUTLET CONNECTION DETAIL

NOTE:
STORMCEPTOR TO BE MODEL STC-L AS MANUFACTURED BY: STORMCEPTOR CORPORATION ROCKVILLE, MARYLAND 20852, 1-800-4703.



TYPICAL SINGLE INLET STORMCEPTOR

NO SCALE

REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS

NATURAL RESOURCES CONSERVATION SERVICES — 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 COUNTY SOIL CONSERVATION DISTRICT."

ENGINEER: JOHN R. HEINRICHS, P.E. — 2/17/97 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 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."

DEVELOPER: JOSEPH H. NECKER, JR., VICE PRESIDENT HOWARD RESEARCH AND DEVELOPMENT CORPORATION — 2-17-97 DATE

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

HOWARD S.C.D. — DATE

CONCRETE STORMCEPTOR ORDER REQUEST FORM

CONTRACTOR INFORMATION
NAME
ADDRESS
CITY
STATE
CONTACT
PHONE
FAX

OFFICE USE ONLY
ORDER #
DATE
INTERNAL SALE

OWNER INFORMATION
NAME HOWARD RES. + DEV. CORP.
PHONE 410-992-6027
FAX 410-992-6149

90° 200° 0° 1' 200° 270°

PLEASE DRAW ORIENTATION OF INLET AND OUTLET PIPES ON DIAGRAM ALONG WITH PIPE INSIDE DIAMETER (IN) AND INVERT ELEVATION (FT). CLEARLY MARK INLET PIPES WITH AN I AND OUTLET PIPES WITH AN O AND PROVIDE THE INLET/OUTLET PIPE ANGLE IN DEGREES.

STORMCEPTOR MODEL		INSERT SIZE	
900 ☐	3600 ☐	22" ☐	
1200 ☐	4800 ☐	32" ☒	
1800 ☐	6000 ☐	44" ☐	
2400 ☒	7200 ☐	CUSTOM	

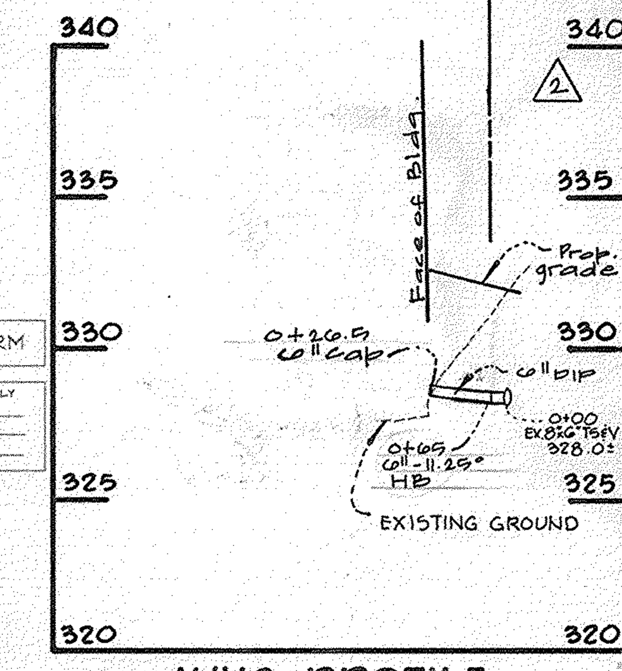
MANHOLE NUMBER	WQ 1
TOP ELEVATION (FT.)	
INLET PIPE INVERT (FT.)	312.6
OUTLET PIPE INVERT (FT.)	312.5
PIPE TYPE	18" RCCP CL IV
PIPE INSIDE DIAMETER (IN) [D]	18"
PIPE OUT. SIDE DIAMETER (IN) [OD]	24"

PROJECT NAME TOWN CENTER - PARKING DECK
APPROXIMATE FRAME UNTIL REQUIRED DELIVERY (WEEKS) 4
DELIVERY ADDRESS: STREET 10220 WINCOPIN CIRCLE
CITY COLUMBIA STATE MARYLAND ZIP CODE 21044
DESIGNER COMPANY PHOENIX ENGINEERING, INC.
DESIGNER CONTACT JOHN R. HEINRICHS, P.E. PHONE (410) 247-8833 FAX (410) 247-9397

PLEASE FAX THIS ORDER TO STORMCEPTOR AT (301) 762-4190
FOR TECHNICAL ASSISTANCE PLEASE CALL STORMCEPTOR CORPORATION AT (301) 762-8361 OR TOLL FREE AT 1 (800) 762-4703

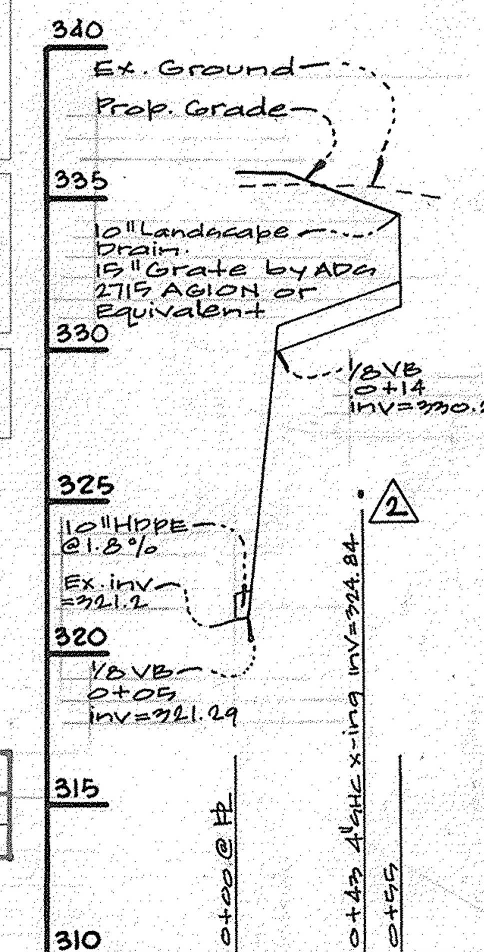
STORMCEPTOR MAINTENANCE SCHEDULE
MAINTENANCE NOTES
(WATER QUALITY STRUCTURE WASTE)

1. STORMCEPTOR WATER QUALITY STRUCTURES WILL REQUIRE PERIODIC INSPECTION AND CLEANING TO MAINTAIN OPERATION AND FUNCTION. OWNERS WILL HAVE THE STORMCEPTOR UNIT VISUALLY INSPECTED TWICE A YEAR OR AS REQUIRED BY HOWARD COUNTY, UTILIZING THE STORMCEPTOR INSPECTION/MONITORING FORM. INSPECTIONS CAN BE DONE BY USING A CLEAR PLEXIGLAS TUBE ('SLUDGE JUDGE') TO EXTRACT A WATER COLUMN SAMPLE. WHEN SEDIMENT DEPTHS EXCEED THE SPECIFIED LEVEL (TABLE 6 OF TECHNICAL MANUAL) THEN CLEANING OF THE UNIT IS REQUIRED.
2. THE STORMCEPTOR MUST AND WILL BE CLEANED IMMEDIATELY AFTER A PETROLEUM SPILL OCCURS. ALL APPROPRIATE REGULATORY AGENCIES WILL BE NOTIFIED IMMEDIATELY IN THE EVENT OF A SPILL.
3. CLEANING OF STORMCEPTOR UNITS SHOULD BE DONE BY A VACUUM TRUCK WHICH WILL REMOVE THE WATER, SEDIMENT, DEBRIS, FLOATING HYDROCARBONS AND OTHER MATERIALS IN UNIT.
4. THE DISPOSAL OF THE LIQUID AND SOLID MATTER SHALL BE AS FOLLOWS:
   A. ALL LIQUID MATERIAL SHALL BE PUMPED BY A LICENSED WASTE MANAGEMENT COMPANY INTO A SUITABLE TANK TRUCK AND DISPOSED OF AT AN APPROVED SEWAGE TREATMENT PLANT.
   B. ALL SOLID MATERIAL SHALL BE INCINERATED BY A LICENSED FACILITY OR TAKEN TO AN APPROVED SANITARY LANDFILL AND DISCHARGED IN AN APPROVED MATTER.
5. STORMCEPTOR INLET AND OUTLET PIPES SHALL BE PERIODICALLY INSPECTED FOR BLOCKAGES. BLOCKAGES SHALL BE REMOVED AND DISPOSED OF AS REQUIRED IN 4B ABOVE. STRUCTURAL PARTS SHALL BE INSPECTED AND REPAIRED AS NEEDED.
6. THE OWNER SHALL RETAIN AND MAKE STORMCEPTOR INSPECTION/MONITORING FORMS AVAILABLE TO HOWARD COUNTY UPON THEIR REQUEST.



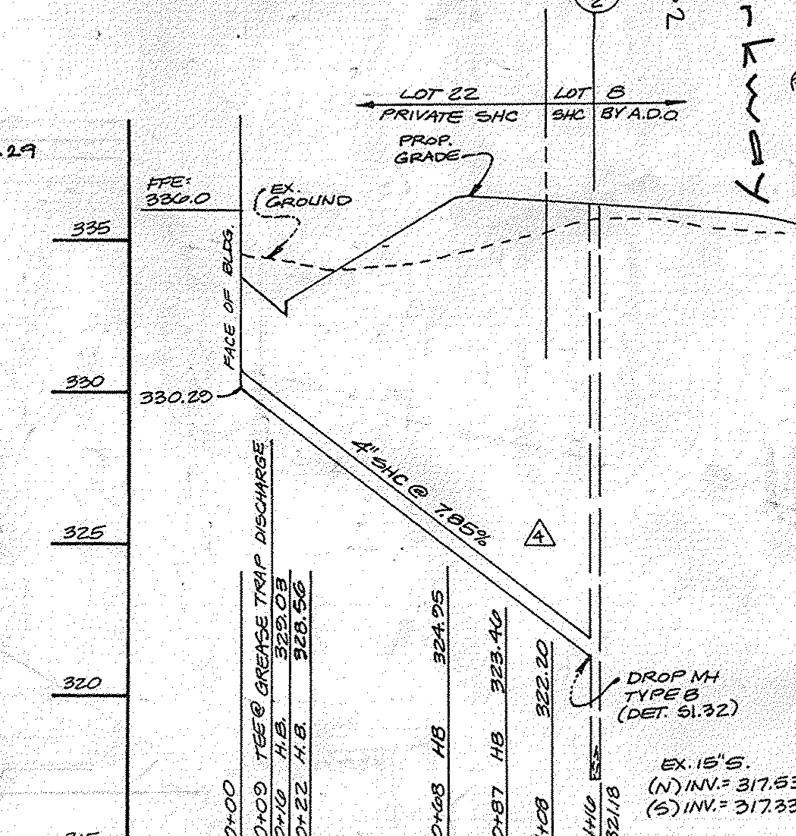
WHC PROFILE

SCALE: H:1"=50' V:1"=5'



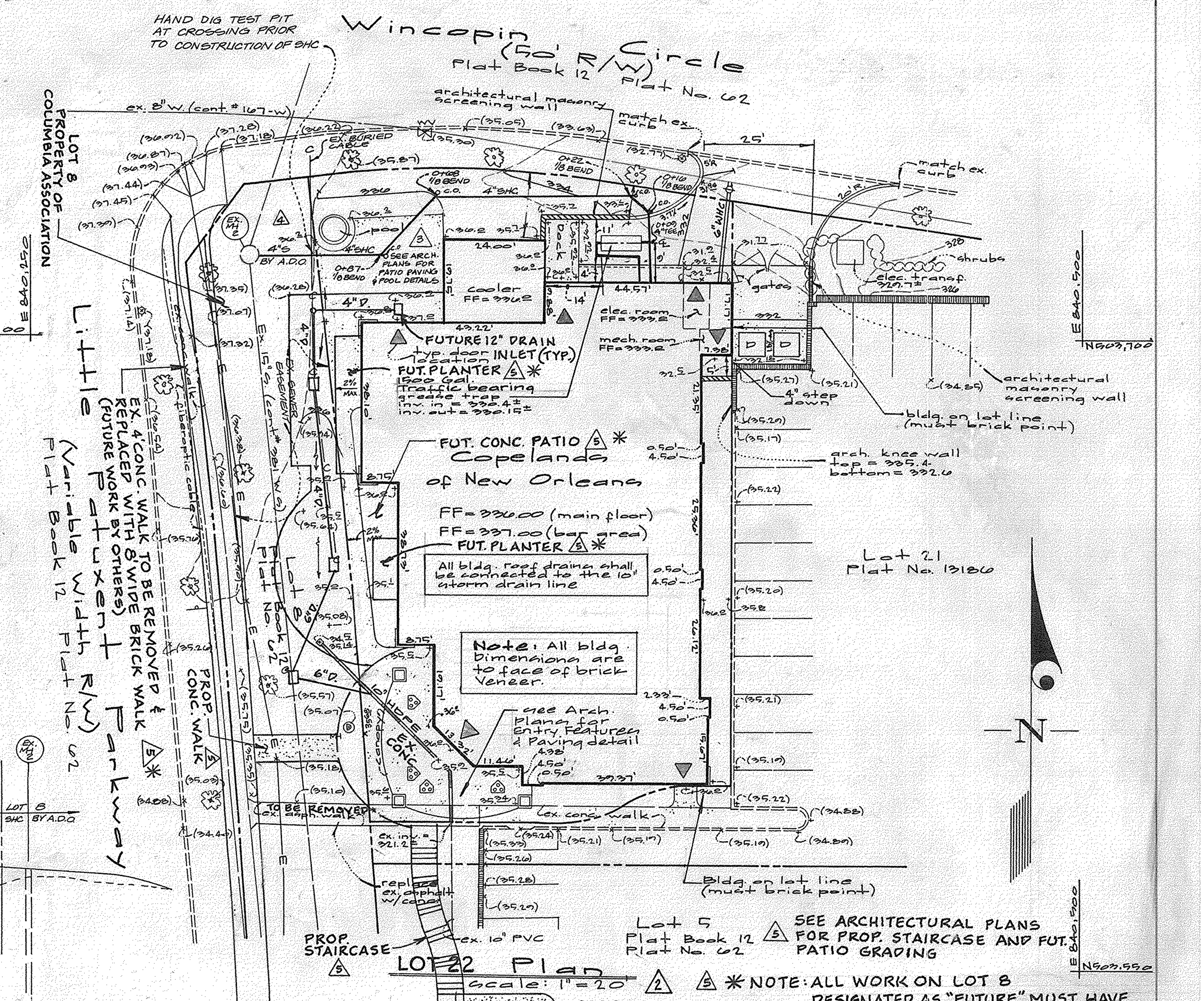
Storm Drain Profile

scale: 1" = 50' (Horz.) 1" = 5' (Vert.)



SHC PROFILE

SCALE: 1"=50' (HORZ.) 1"=5' (VERT.)



LOT 22 Plan

Scale: 1" = 20'

SEE ARCHITECTURAL PLANS FOR PROP. STAIRCASE AND FUT. PATIO GRADING

* NOTE: ALL WORK ON LOT 8 DESIGNATED AS "FUTURE" MUST HAVE WRITTEN PERMISSION FROM COLUMBIA ASSOCIATION PRIOR TO OBTAINING PERMITS AND STARTING CONSTRUCTION.

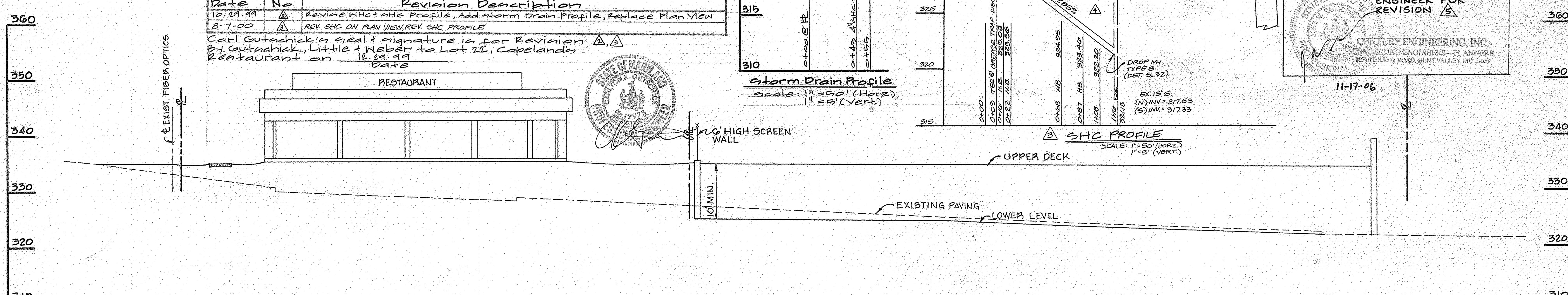
Date	No	Revision Description
10.29.99	2	Revise WHC & SHC Profile, Add storm Drain Profile, Replace Plan View
8-7-00	3	REV. SHC ON PLAN VIEW, REV. SHC PROFILE

Carl Gutschick's seal & signature is for Revision 2, 3 By Gutschick, Little & Weber to Lot 22, Copeland's Restaurant on 12.29.99 Date

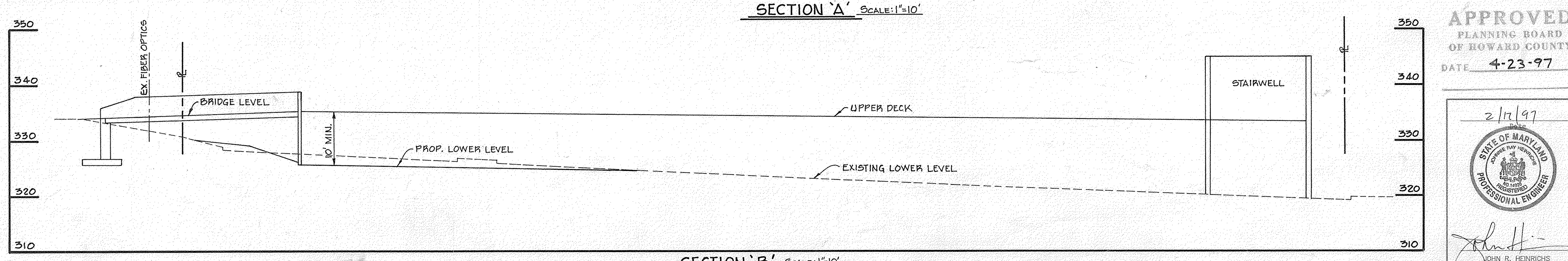
ENGINEER FOR REVISION 5

CENTURY ENGINEERING, INC.
CONSULTING ENGINEERS—PLANNERS
10710 GILROY ROAD, HUNT VALLEY, MD 21031

11-17-06



SECTION 'A' SCALE: 1"=10'



SECTION 'B' SCALE: 1"=10'

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

2/17/97 Date

JOHN R. HEINRICHS
Professional Engr. No. 14920

Date	No.	Revision
5-01-06	5	ADD PROP. STAIRCASE, PAD & CONC. WALK; ADD FUTURE PATIO, DRAINS & BRICK WALK
10-18-00	4	REV. 4" SHC LOCATION & REV. SHC PROFILE

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

COUNTY HEALTH OFFICER — 5-27-97 DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

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

CHIEF, DIVISION AND LAND DEVELOPMENT — 5/30/97 DATE

DIRECTOR — 6/4/97 DATE

Date	No	Revision Description
1	2-16-98	REVISED DECK AND UTILITIES

OWNER/DEVELOPER

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

PHOENIX ENGINEERING, INC.
CONSULTING ENGINEERS
813 MAIDEN CHOICE LANE, SUITE 300
BALTIMORE, MARYLAND 21228
(410) 247-8833 FAX 247-9397

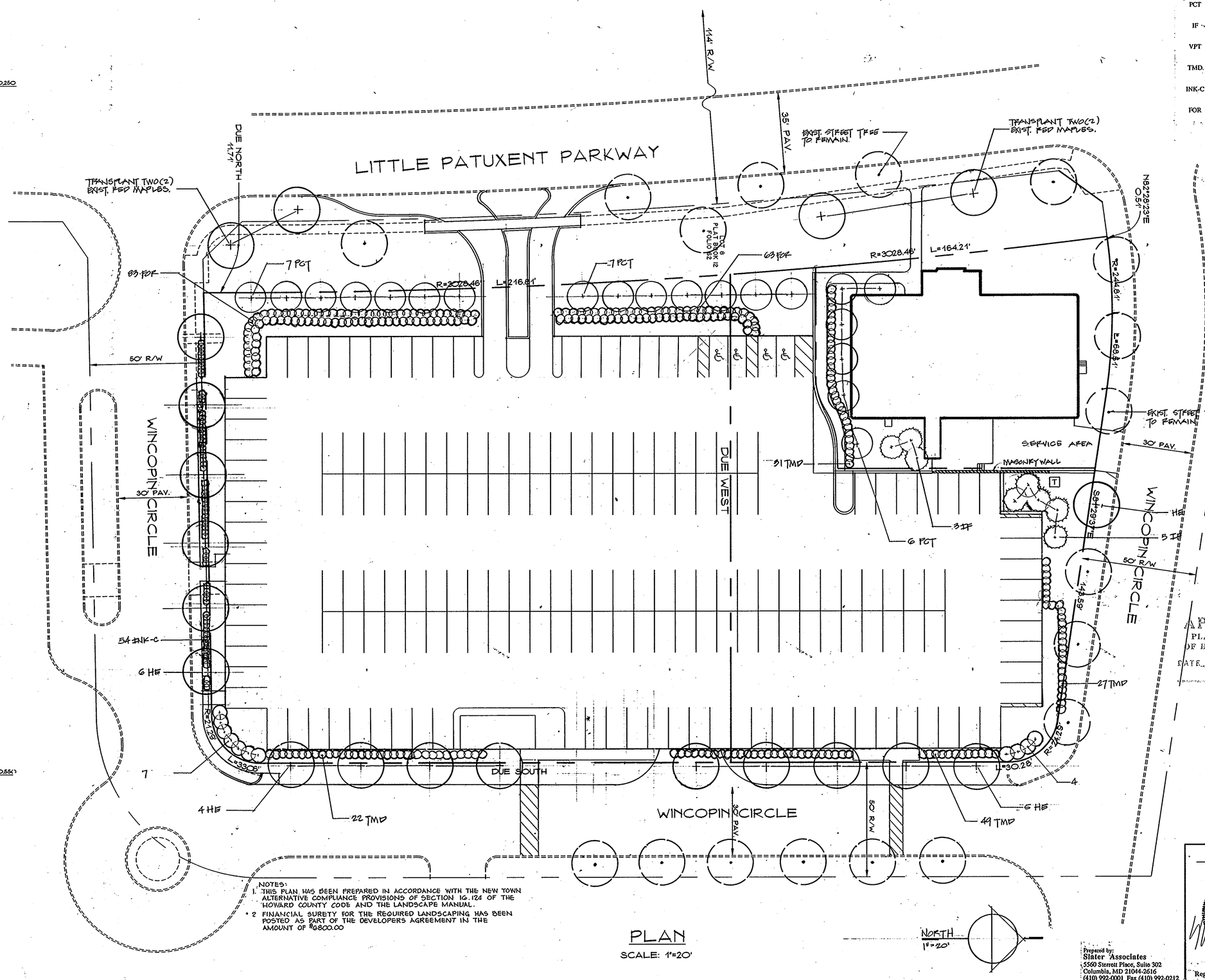
AREA: COLUMBIA TOWN CENTER SECTION 1 LOTS 5,8,19 & 20
TAX MAP 36 P/O P 293
PLAT BOOK 12 FOLIO 62
5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

WINCOPIN CIRCLE PARKING GARAGE SECTIONS

Des By	H.R.D.	Scale	AS SHOWN	Proj. No. 96-030 SECTION.DWG	
Drn By	D.R.B.	Date	FEBRUARY 1997	SHEET NO.	
Chk By	J.R.H.	SDP-97-90		4 OF 5	

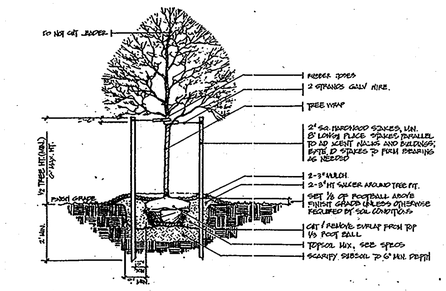
SDP-97-90

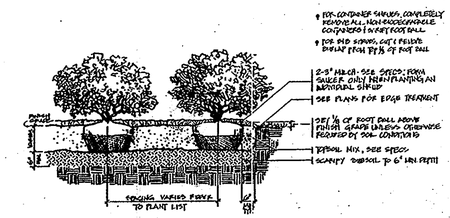
Code	Item	Description	Remarks	Quan.
HE	Ulmus Carpinifolia 'Homestead' 'Homestead' Smoothleaf Elm	2 1/2 - 3" 13-15' hgt.	B&B well headed	16
PCT	Prunus cerasifera 'Thundercloud' / Purpleleaf flowering Plum	2 1/2 - 3" 12-14' hgt.	B&B well headed	20
IF	Ilex attenuata 'Fosteri'/ Foster's Holly	6 - 7' hgt	B&B Full	8
VPT	Viburnum tomentosum 'Mariesii'/ Maries Doublefile Viburnum	4 - 5' hgt.	B&B Full	11
TMD.	Taxus media densiformis Hicks Yew	24 - 30" Hgt. & sprd.	B&B, Dense plant 3' o.c.	129
INK-C	Ilex glabra compacta / Inkberry	24 - 30" hgt. & sprd	B&B Dense - plant 30" o.c.	54
FOR	Forsythia intermedia spectabilis	2 - 3'	#3 cont., full plant 4' o.c.	146



NOTES:
1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE NEW TOWN ALTERNATIVE COMPLIANCE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
2. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DEVELOPERS AGREEMENT IN THE AMOUNT OF $6800.00

PLAN
SCALE: 1"=20'





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

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

COUNTY HEALTH OFFICER MR	5-27-97 DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION MK	6/19/97 DATE
CHIEF, DIVISION OF LAND DEVELOPMENT	5/30/97 DATE
DIRECTOR	6/9/97 DATE

Date	No	Revision Description

OWNER/DEVELOPER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044-3410
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PHOENIX ENGINEERING, INC.
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813 MADISON CHOICE LANE, SUITE 300
BALTIMORE, MARYLAND 21228
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AREA
COLUMBIA TOWN CENTER SECTION 1 LOTS 5,8,19 & 20
P/O PARCEL 293, TAX MAP 36, CENSUS TRACT 6069.02
PLAT BOOK 12 FOLIO 82
5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

WINCOPIN CIRCLE PARKING DECK/ RESTAURANT LANDSCAPE PLAN

Des By N.C.	Scale 1" = 20'	Proj. No. 96-030 LANDSC.DWG
Drn By AM	Date FEBRUARY 1997	SHEET NO. 5 OF 5
Chk By JS	SDP-97-90	

2/18/97
Date

STATE OF MARYLAND
NORTON H. CLOUSE
No. 400
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT

Norton H. Clouse
Registered Landscape Architect
No. 400

Prepared by:
Slater Associates
5560 Sterrett Place, Suite 302
Columbia, MD 21044-2616
(410) 992-0001 Fax (410) 992-0212

SDP-97-90