

**GENERAL NOTES**

1. MAXIMUM BUILDING HEIGHT PERMITTED - 50' (FT)
2. ALL AREAS NOT BEING PAVED OR RECEIVING BUILDING COVERAGE SHALL BE STABILIZED IN ACCORDANCE WITH THE PLANS APPROVED BY HOWARD SOIL CONSERVATION DISTRICT.
3. ANY DAMAGE TO PUBLIC RIGHT-OF-WAY AND/OR ADJACENT PROPERTIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
4. THE CONTRACTOR SHALL MAINTAIN AT LEAST 2' LEVEL BENCH BEHIND ALL CURB AND GUTTER IN FILL AREAS.
5. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES TO HIS OWN SATISFACTION BEFORE STARTING CONSTRUCTION.
6. ALL SLOPES SHALL BE 2:1 OR FLATTER.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY.
8. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS CONSTRUCTION INSPECTION DIVISION AT 410-313-1880.
9. FOR DETAILS OF RAMPS AND SIGNS FOR THE HANDICAPPED AND THE AGED AS SHOWN HEREON. SEE SHEET 2 OF 7.
10. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4" COVER OVER ALL PROPOSED WATER LINES.
11. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION.
12. THE CONTRACTOR SHALL REMOVE ALL EXISTING PAVING, CURB AND GUTTER, ETC. THAT MAY INTERFERE WITH PROPOSED CONSTRUCTION.
13. ALL UTILITIES INSTALLED SHALL RECEIVE FULL TRENCH COMPACTION.
14. ALL WATER MAIN TEES, BENDS, CAPS, ETC. SHALL BE BUTTRESSED IN ACCORDANCE WITH HOWARD COUNTY DESIGN REQUIREMENTS.
15. TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
16. ALL PLAN DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
17. STORMWATER MANAGEMENT FOR THIS SITE HAS BEEN PROVIDED IN A REGIONAL FACILITY LOCATED ON PARCEL A-7. THE FACILITY WAS APPROVED AS PART OF SDP 87-193 AND F88-109.

**PARKING TABULATION**

REQUIRED  
 11 P.S. / ROOM = 136 P.S.  
 (136 RENTABLE ROOMS)  
 PROVIDED  
 142 SPACES ( INCLUDES 6 HANDICAPPED )

**SITE DATA**

TOTAL AREA OF SITE: 3546 AC-ft  
 EXISTING ZONING: AT, ECAD, FOPPI-A  
 PROPERTY REFERENCE: 3472/0609  
 EXISTING USE: VACANT  
 PROPOSED USE: 3-STORY HOTEL  
 BUILDING COVERAGE: 26785 Sq. Ft. or 0.61%  
 BUILDING COVERAGE: 17.9%  
 FLOOR AREA RATIO: .47  
 AREA TO BE PAVED PLUS BUILDING AREA: 103,003 Sq. Ft. or 2.9%  
 OPEN SPACE: NONE  
 TOTAL AREA OF PARKING LOT: 28,263 Sq. Ft. or 7.9%  
 PARKING LOT COVERAGE: 52%  
 AREA TO BE DISTURBED: 44,846 Sq. Ft. or 12.6%  
 AREA TO BE VEGETATIVELY STABILIZED: 51,400 Sq. Ft. or 14.5%  
 PREVIOUS SKETCH NO.: S-87-24  
 PRELIMINARY NO.: P-87-24  
 FINAL PLAN NO.: F-87-109, F-96-28

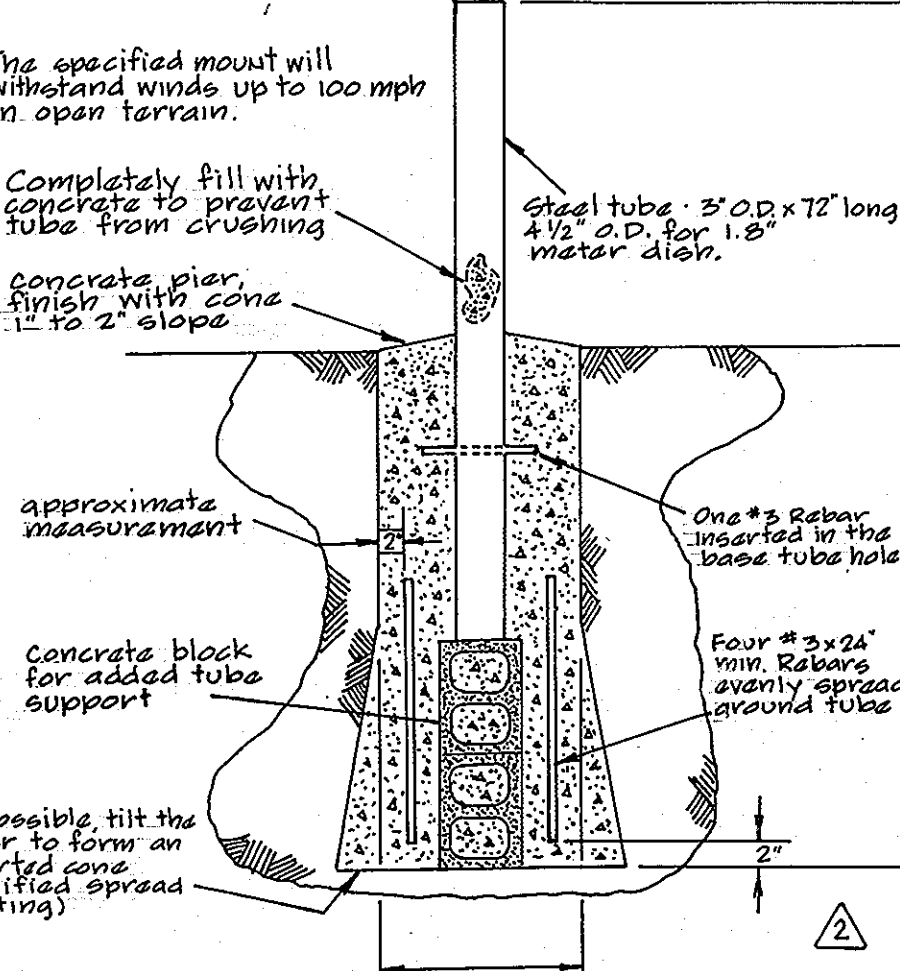
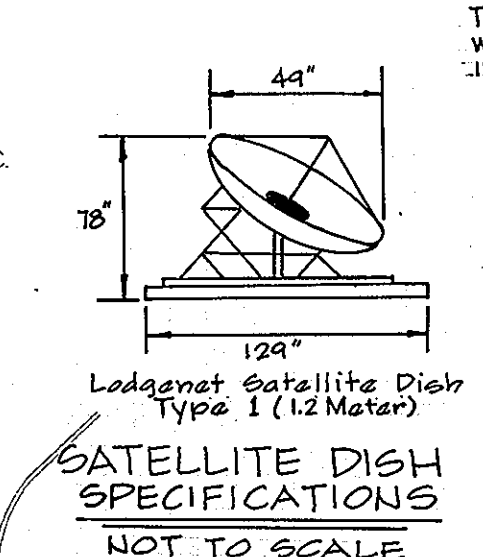
**LOCATION MAP**

SCALE: 1" = 2000'

**BENCHMARKS:**  
 BM #234401 ELEVATION: 309.47'  
 STANDARD CONCRETE MONUMENT SET FUSH @ SURFACE  
 N 49°33'01.8" E 859.026723'  
 BM #23430007 ELEVATION: 288.24'  
 3/4" REBAR SET 0.3' BELOW THE SURFACE  
 N 49°24'00.1" E 859.226671'

**Legend**

- Ex. 2' Contours
- Ex. 10' Contours
- Prop. 2' Contours
- Prop. 10' Contours
- Prop. Curb & Gutter
- Prop. Curb & Gutter Bldg. Restriction Line
- Ex. Sanitary
- Ex. Storm Drain
- Ex. Water
- Prop. Sanitary
- Prop. Storm Drain
- Prop. Water
- Light Duty Paving (P-3)



**SATTELLITE DISH GROUND MOUNT INSTALLATION SPECIFICATIONS NOT TO SCALE**

**SHEET INDEX**

SHEET #1 -	SITE PLAN
SHEET #2 -	SECTIONS & DETAILS
SHEET #3 -	DRAINAGE AREA MAP & PROFILES
SHEET #4 -	PROFILES & DRAINS
SHEET #5 -	SEDIMENT CONTROL PLAN
SHEET #6 -	SEDIMENT CONTROL DETAILS
SHEET #7 -	LANDSCAPE PLAN

APPROVED  
 PLANNING BOARD  
 OF HOWARD COUNTY  
 DATE: 25 Feb 90

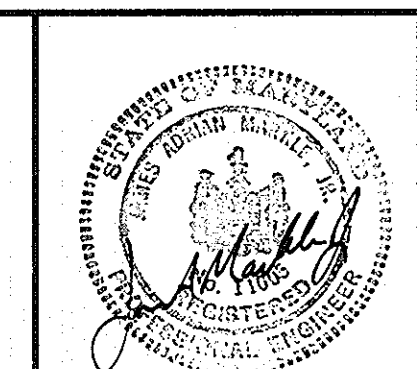
These plans for S.W.M. construction, soil erosion and sediment control meet the requirements of Howard Soil Conservation District.

APPROVED: HOWARD SOIL CONSERVATION DISTRICT 4/30/98  
 PLAN NUMBER: \_\_\_\_\_ DATE: \_\_\_\_\_  
 REVIEWED FOR THE HOWARD CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS:  
 Cheryl Simmons 4/30/98  
 NATURAL RESOURCES CONSERVATION SERVICE DATE: \_\_\_\_\_  
 APPROVED: Howard County Department of Planning and Zoning  
 Chief, Development Engineering Division 5/18/98  
 DATE: 5/18/98  
 Chief, Division of Land Development J.A. DATE: 5/18/98  
 DIRECTOR DATE: 5/18/98

ADDRESS CHART	
PARCEL NO. A-27	STREET ADDRESS 8890 STANFORD BOULEVARD
SUBDIVISION NAME COLUMBIA CORPORATE PARK	SECTION NAME N/A
PARCEL # A-27	
PLAT # 11085	BLOCK # 24
ZONE ECND	MAP 36
ELECT. DIST. 6	CENSUS TRACT 6067.03
WATER CODE -E06	SEWER CODE 5333000

**SITE PLAN**  
 COLUMBIA CORPORATE PARK PARCEL A-27  
**HOMEGATE STUDIOS AND SUITES**  
 FILE NO'S: S-87-24, F-72-90C, P-87-43, F-88-109, FDP-117-A, F-96-28  
 ELECTION DISTRICT: 6 SCALE: As Shown  
 HOWARD CO., MARYLAND SHT. 1 OF 7 DATE: October 24, 1997

PREPARED BY:  
**GEORGE W. STEPHENS, JR. AND ASSOCIATES, INC.**  
 Civil Engineers and Land Surveyors  
 658 Kenilworth Drive, Suite 100  
 Towson, Maryland 21204  
 (410) 825-8120

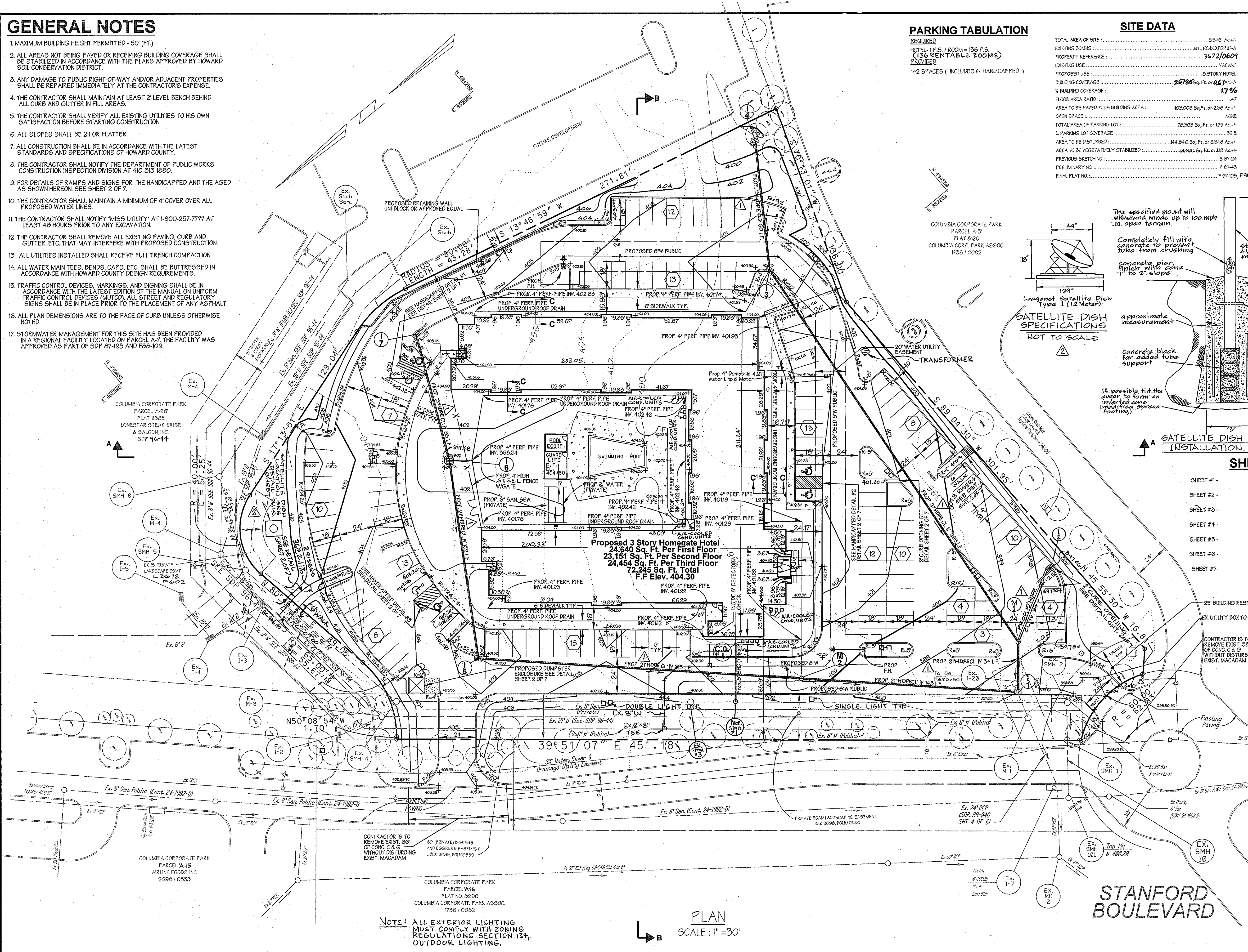


NOTE: The owner shall provide a separate and independent sewer connection for each tenant or occupant of any building shown on this site development plan who will discharge non-domestic waste to the public sewerage system if each separate and independent sewer connection shall include a standard manhole and other waste 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 tenant or occupant of any building shown on this site development plan shall discharge regulated non-domestic waste to the public sewerage system prior to installation of the separate and independent sewer connection and related interior waste lines. The above statement shall apply to all initial and future occupants or tenants.

**OWNER**  
**HOMEGATE HOSPITALITY, INC**  
 111 CONGRESS AVENUE SUITE 2600  
 AUSTIN, TEXAS 78701  
 512-477-6400

**DEVELOPER**  
**TCR MID ATLANTIC CONSTRUCTION, INC**  
 6010 EXECUTIVE BOULEVARD SUITE 200  
 ROCKVILLE, MARYLAND 20852  
 301 255-6005

DESIGNED BY: P.R.C.  
 DRAWN BY: K.E.  
 CHECKED BY: P.R.C.  
 REVISIONS  
 5/27/98 REVISED PROPOSED RCCP TO HDPE  
 10/20/98 BY A.W.S. ADDED SATELLITE DISH AND SATELLITE DISH DETAILS

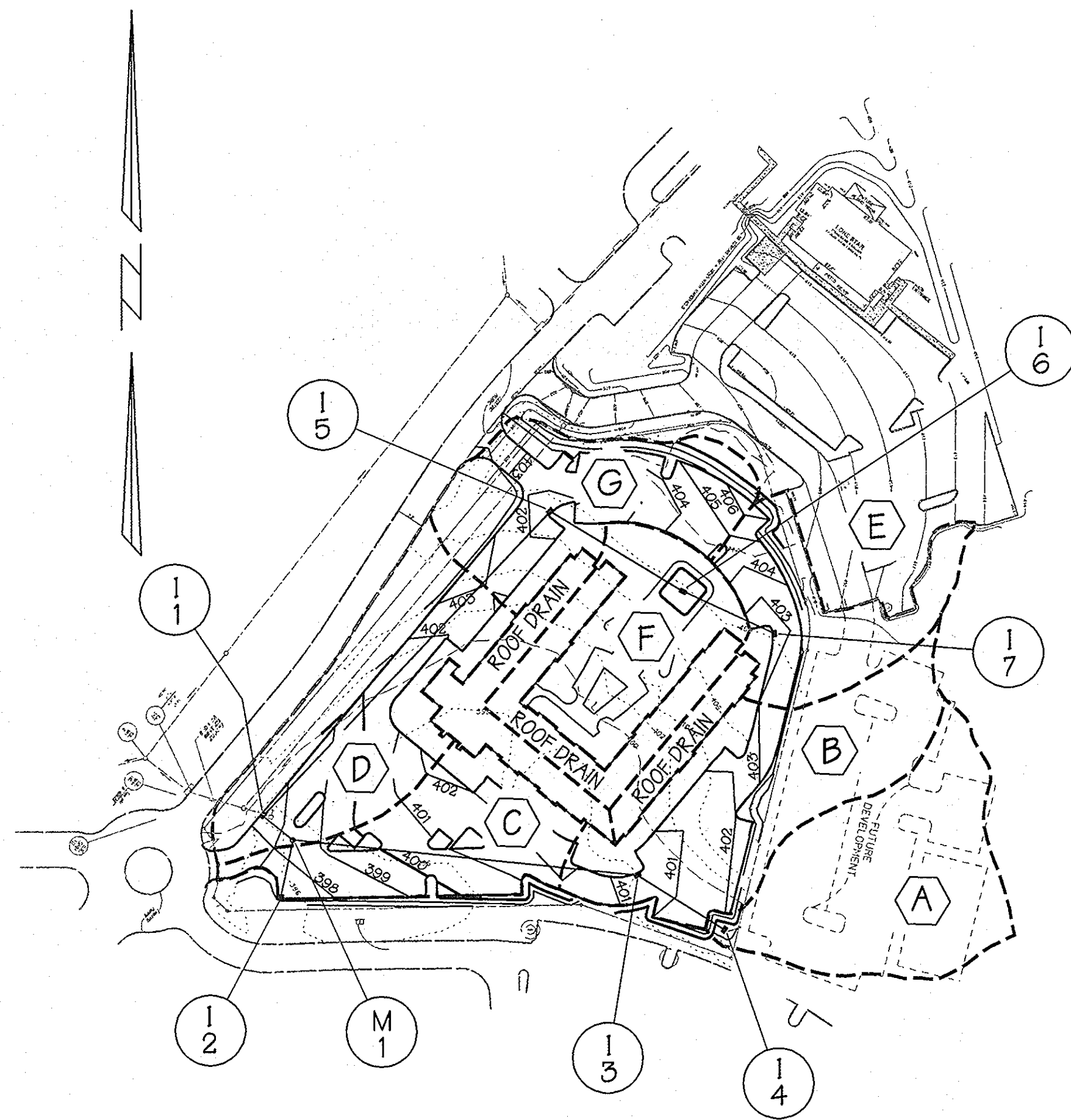


PLAN SCALE: 1" = 30'

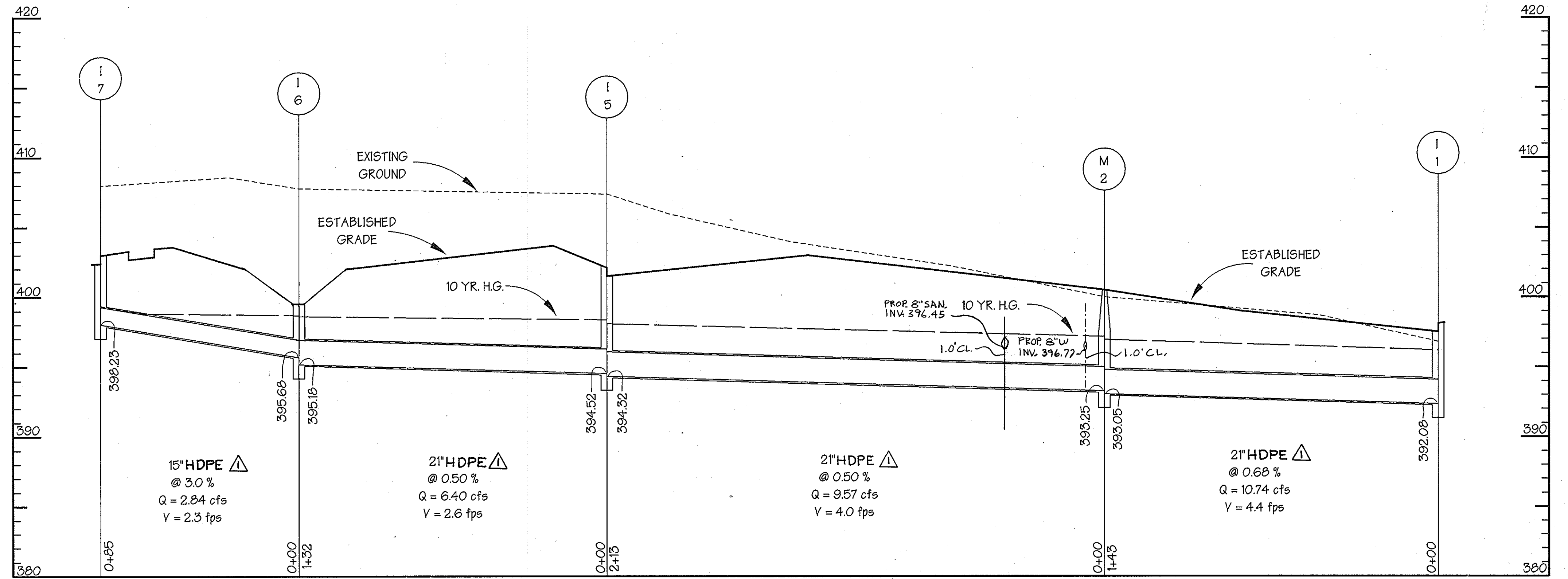
NOTE: ALL EXTERIOR LIGHTING MUST COMPLY WITH ZONING REGULATIONS SECTION 134, OUTDOOR LIGHTING.







**DRAINAGE AREA MAP**  
SCALE: 1" = 100'



**STORM DRAIN PROFILE:** SCALE: HORIZONTAL - 1" = 30'  
VERTICAL - 1" = 5'

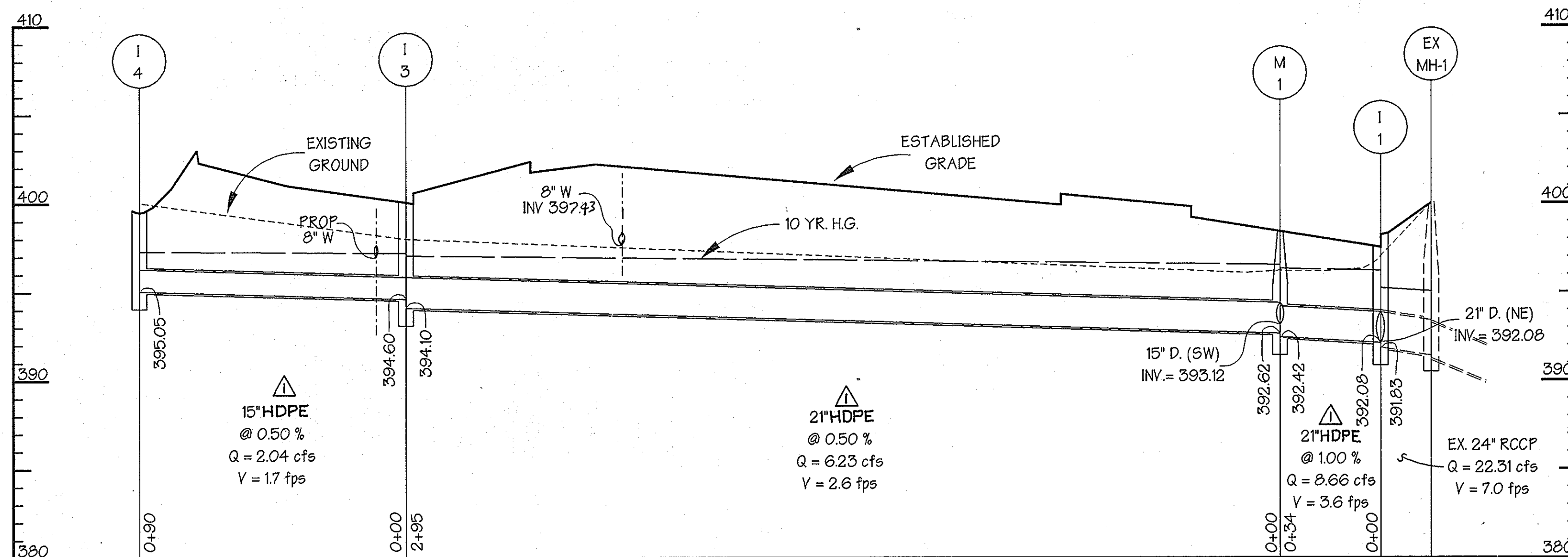
NO.	TYPE	TOP ELEV.	INV. IN	INV. OUT	HO. CO. DTL.
MH-1	STD.	398.40	392.62	392.42	G5.12
MH-2	STD.	400.50	393.25	393.05	G5.12

NO.	TYPE	TOP ELEV.	INV. IN	INV. OUT	Qc.f.s.	HO. CO. DTL.
I-1	DBL. 'S' COMB.	* 397.50	392.08	391.83	3.99	SD 4.34
I-2	DBL. 'S' GRATE	* 397.66	N/A	393.64	3.37	SD 4.34
I-3	DBL. 'S' COMB.	* 400.15	394.60	394.10	3.72	SD 4.34
I-4	'D'	* 399.50	N/A	395.05	2.04	SD 4.11
I-5	DBL. 'S' COMB.	* 401.50	394.52	394.32	3.54	SD 4.34
I-6	'D'	* 399.68	395.68	395.18	2.04	SD 4.11
I-7	DBL. 'S' COMB.	* 402.43	N/A	398.23	2.84	SD 4.34

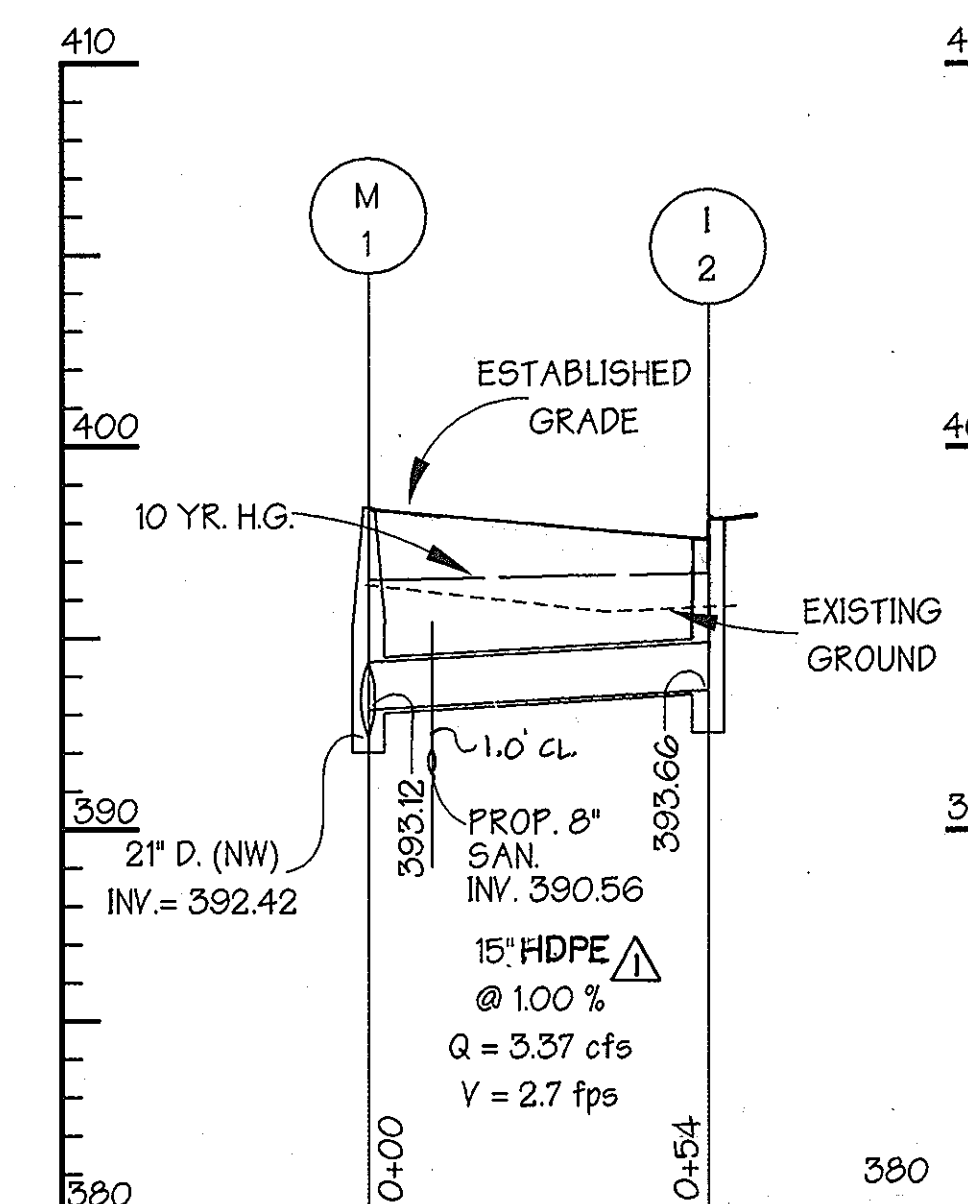
AREA	ACREAGE	'C'
A	0.76 AC.+/-	0.30
B	0.78 AC.+/-	0.54
C	0.49 AC.+/-	0.77
D	0.72 AC.+/-	0.62
E	0.42 AC.+/-	0.75
F	0.45 AC.+/-	0.51
G	0.60 AC.+/-	0.66

\* ELEVATIONS ARE @ TOP OF GRATE

APPROVED  
PLANNING BOARD  
of HOWARD COUNTY  
DATE: 25 Feb 98



**STORM DRAIN PROFILE:** SCALE: HORIZONTAL - 1" = 30'  
VERTICAL - 1" = 5'



**STORM DRAIN PROFILE:** SCALE: HORIZONTAL - 1" = 30'  
VERTICAL - 1" = 5'

These plans for S.W.M. construction, soil erosion and sediment control meet the requirements of Howard Soil Conservation District.

*John F. Robertson*  
APPROVED: HOWARD SOIL CONSERVATION DISTRICT  
DATE: 4/30/98

PLAN NUMBER \_\_\_\_\_ DATE \_\_\_\_\_

Reviewed for the Howard Conservation District and meets technical requirements.  
*Cleyp Simmons*  
NATURAL RESOURCES CONSERVATION SERVICE  
DATE: 4/30/98

APPROVED: Howard County Dept. of Planning and Zoning  
*[Signature]*  
DATE: 5/8/98

CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE: 5/15/98

CHIEF, DIVISION OF LAND DEVELOPMENT  
DATE: 5/18/98

DIRECTOR  
DATE: 5/18/98

ADDRESS CHART  
PARCEL NO. A-27 STREET ADDRESS 8890 STANFORD BOULEVARD

SUBDIVISION NAME COLUMBIA CORPORATE PARK SECTION NAME N/A PARCEL # A-27

PLAT # 11885 BLOCK # 24 ZONE # 36 /ZONE MAP # 36 ELECT. DIST. 6 CENSUS TRACT 6067.03

WATER CODE -E06 SEWER CODE 5333000

PREPARED BY:  
**GEORGE W. STEPHENS, JR. AND ASSOCIATES, INC.**  
Civil Engineers and Land Surveyors  
658 Kenilworth Drive, Suite 100  
Towson, Maryland 21204  
(410) 825-8120



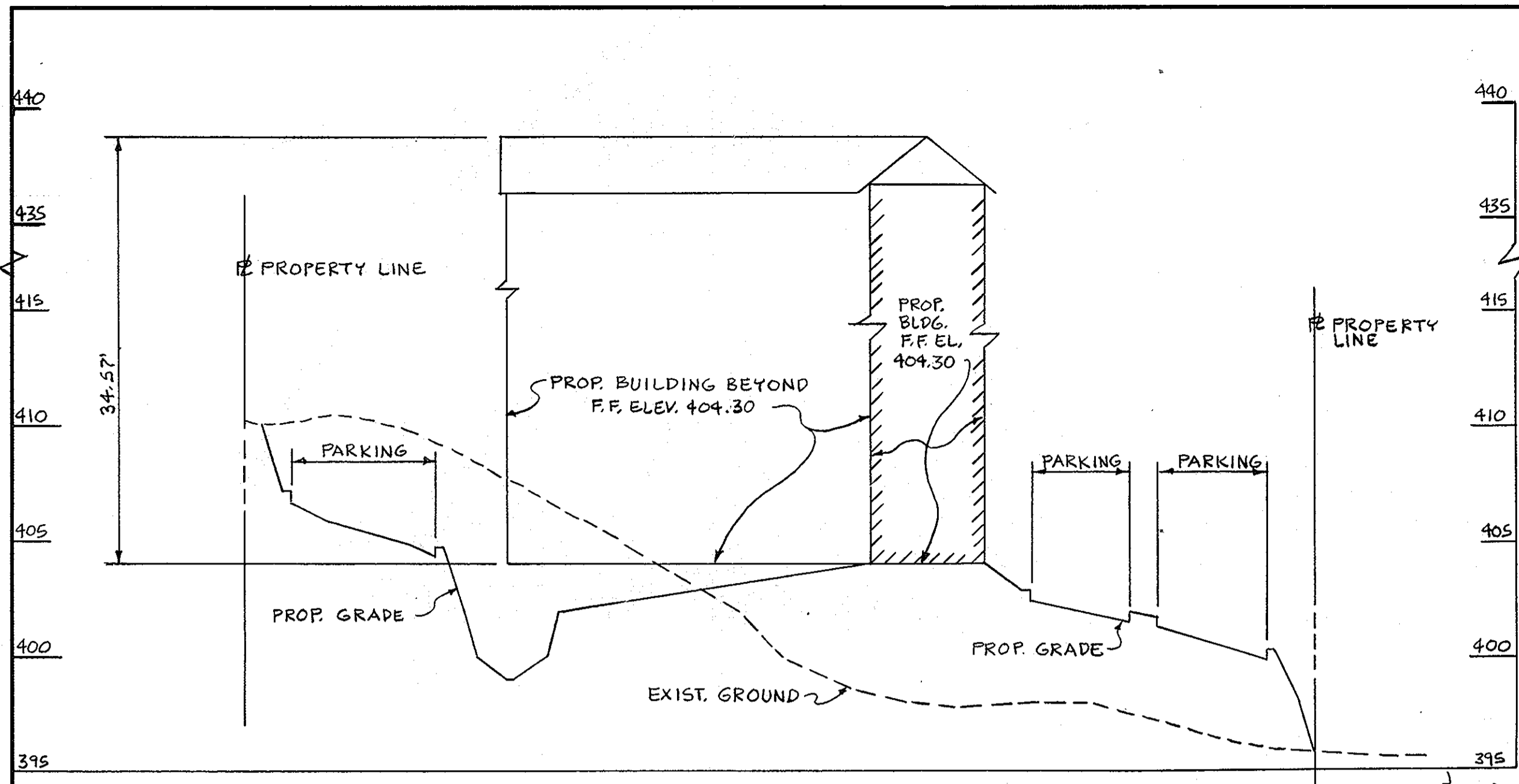
OWNER  
**HOMEGATE HOSPITALITY, INC.**  
111 CONGRESS AVENUE, SUITE 2600  
AUSTIN, TEXAS 78701  
512-477-6400

DEVELOPER  
**TCR MID ATLANTIC CONSTRUCTION, INC.**  
6010 EXECUTIVE BOULEVARD SUITE 200  
ROCKVILLE, MARYLAND 20852  
301-255-6005

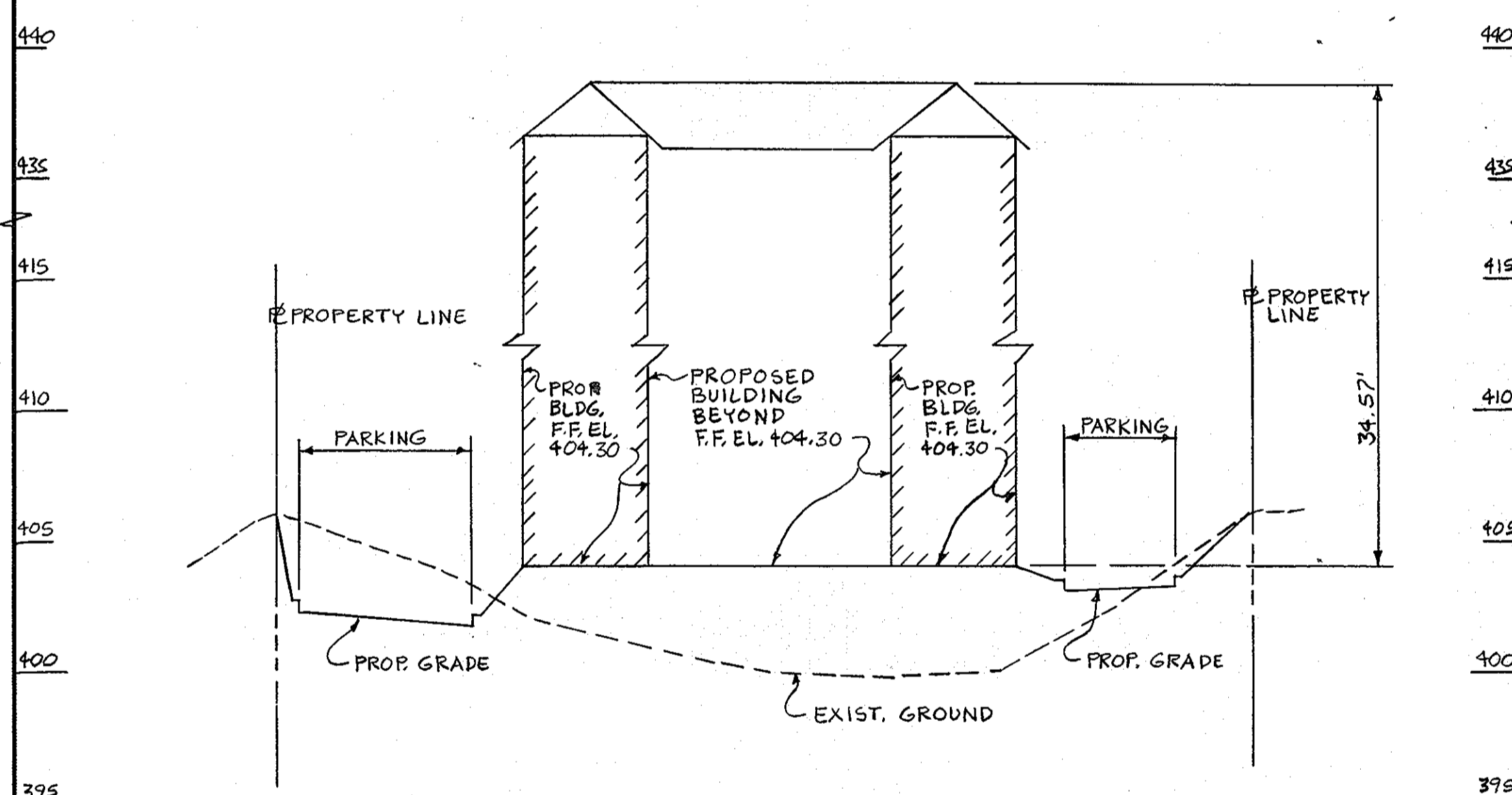
DESIGNED BY: J.D.T.  
DRAWN BY: J.D.T.  
CHECKED BY: P.R.C./K.E.  
REVISIONS  
5/27/98 REVISED PROPOSED RCCP TO HDPE

**STORM DRAIN PROFILES & DRAINAGE AREA MAP**  
COLUMBIA CORPORATE PARK PARCEL A-27  
**HOMEGATE STUDIOS AND SUITES**  
FILE NO'S: 5-97-24, F-72-30C, F-97-43,  
F-88-109, FDF-117-A-1, F-96-28, F-96-30, F-97-108, W-97-64  
ELECTION DISTRICT: 6 SCALE: As Shown  
HOWARD CO., MARYLAND SHT. 3 OF 7 DATE: OCTOBER 24, 1997

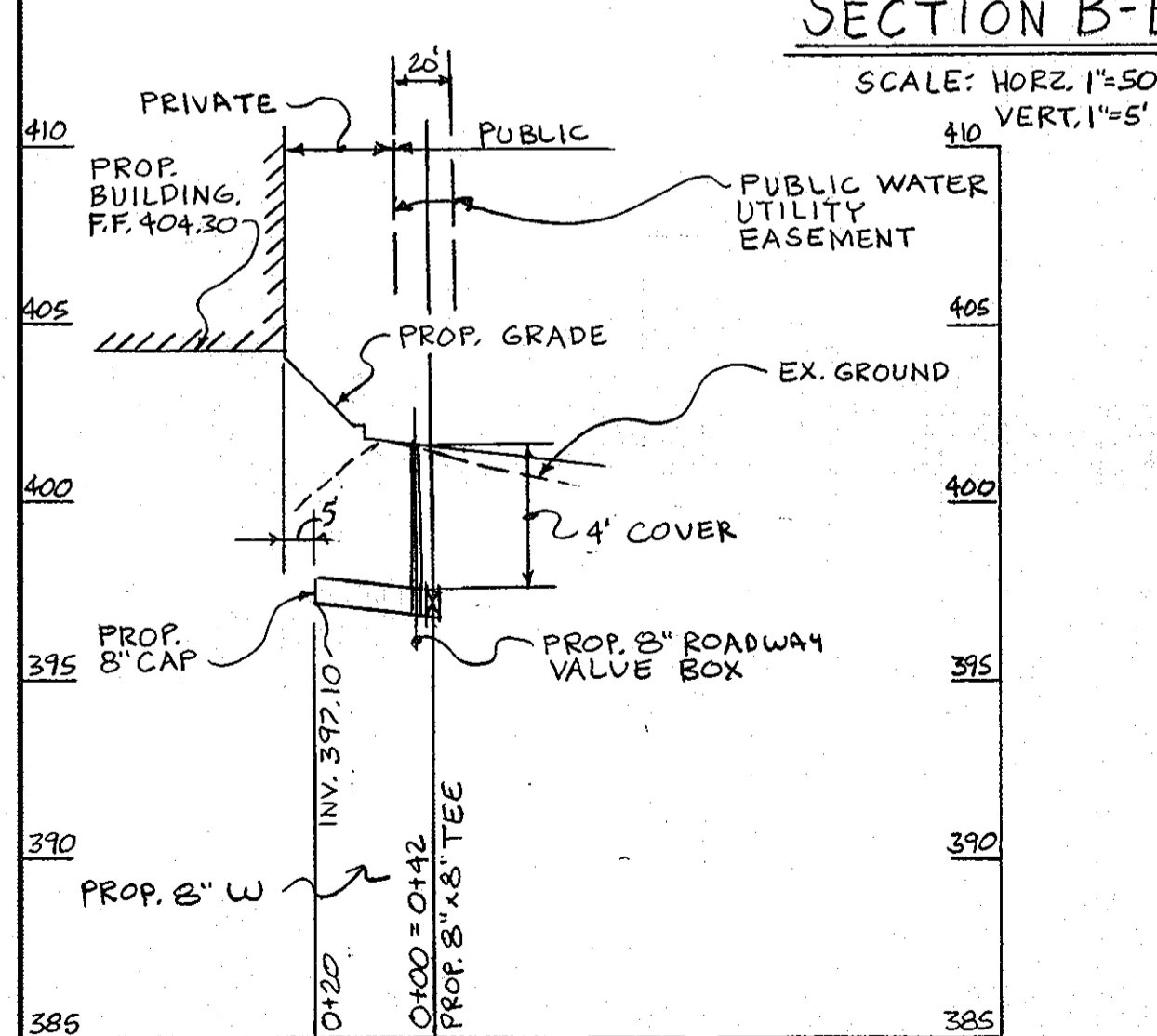




**SECTION A-A**  
SCALE: HORZ. 1"=50'  
VERT. 1"=5'

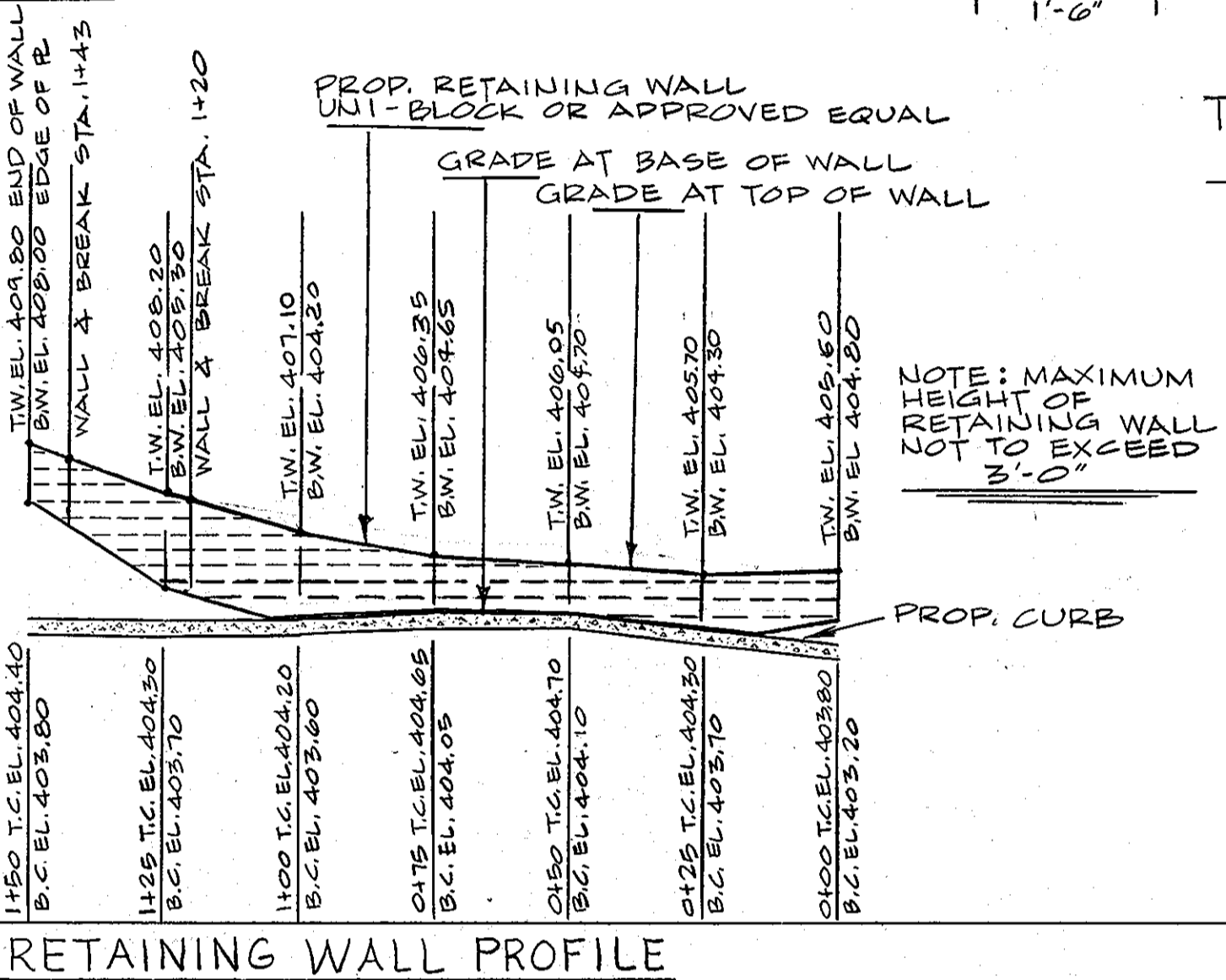


**SECTION B-B**  
SCALE: HORZ. 1"=50'  
VERT. 1"=5'

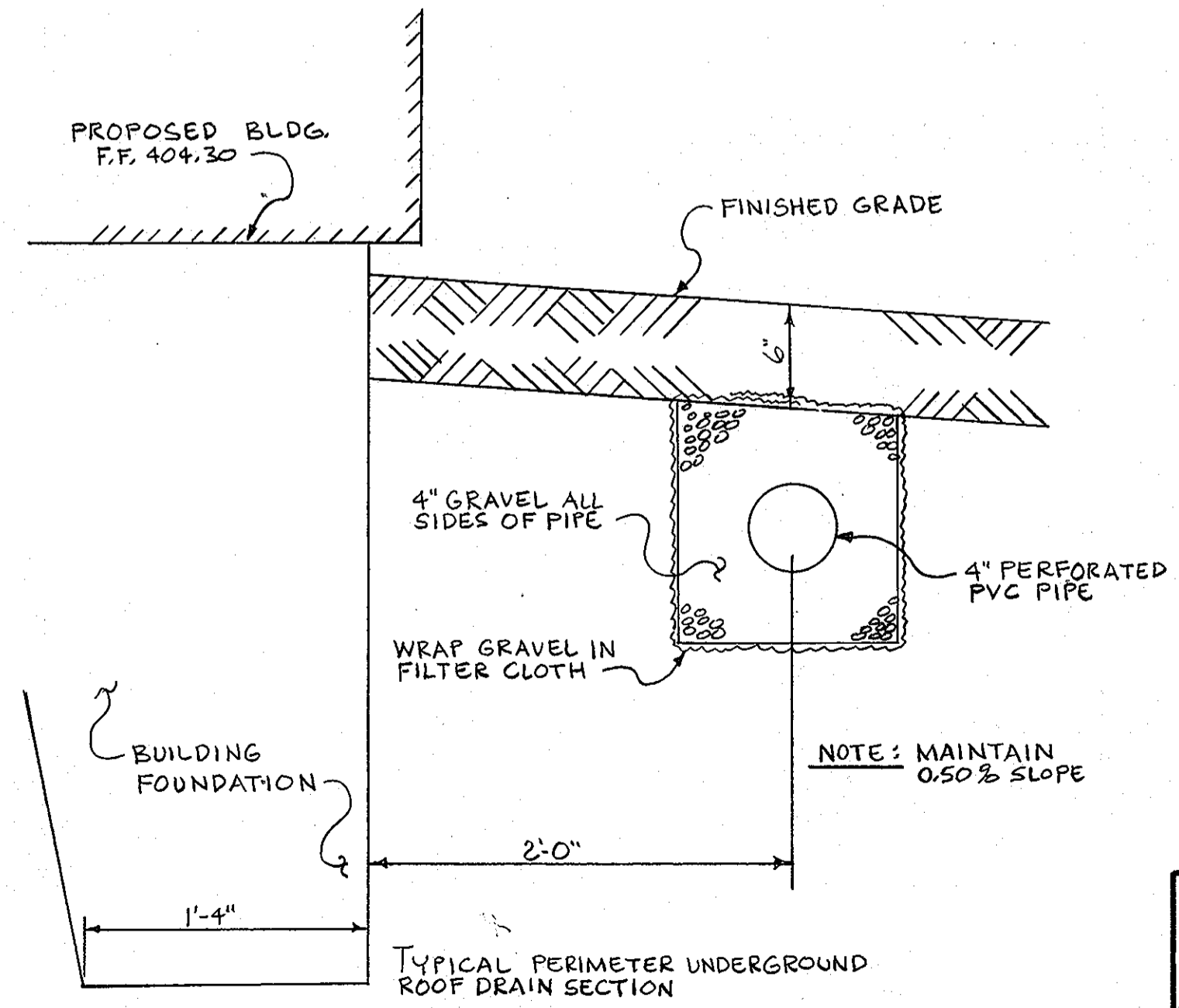


**PROPOSED 8" WATER HOUSE CONNECTION**  
SCALE: HORZ. 1"=30'  
VERT. 1"=5'

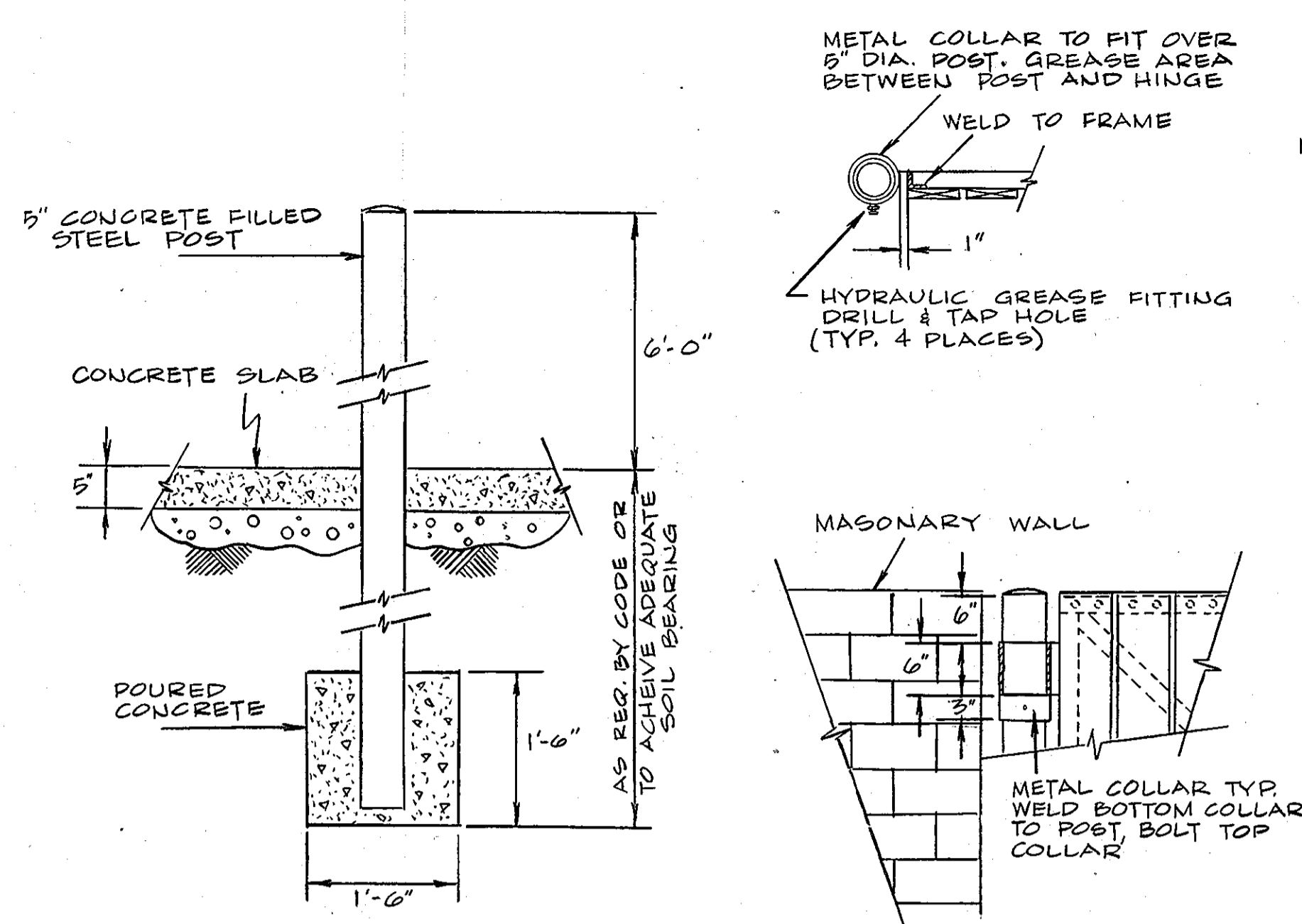
PREPARED BY:  
**GEORGE W. STEPHENS, JR. AND ASSOCIATES, INC.**  
Civil Engineers and Land Surveyors  
658 Kenilworth Drive, Suite 100  
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(410) 825-8120



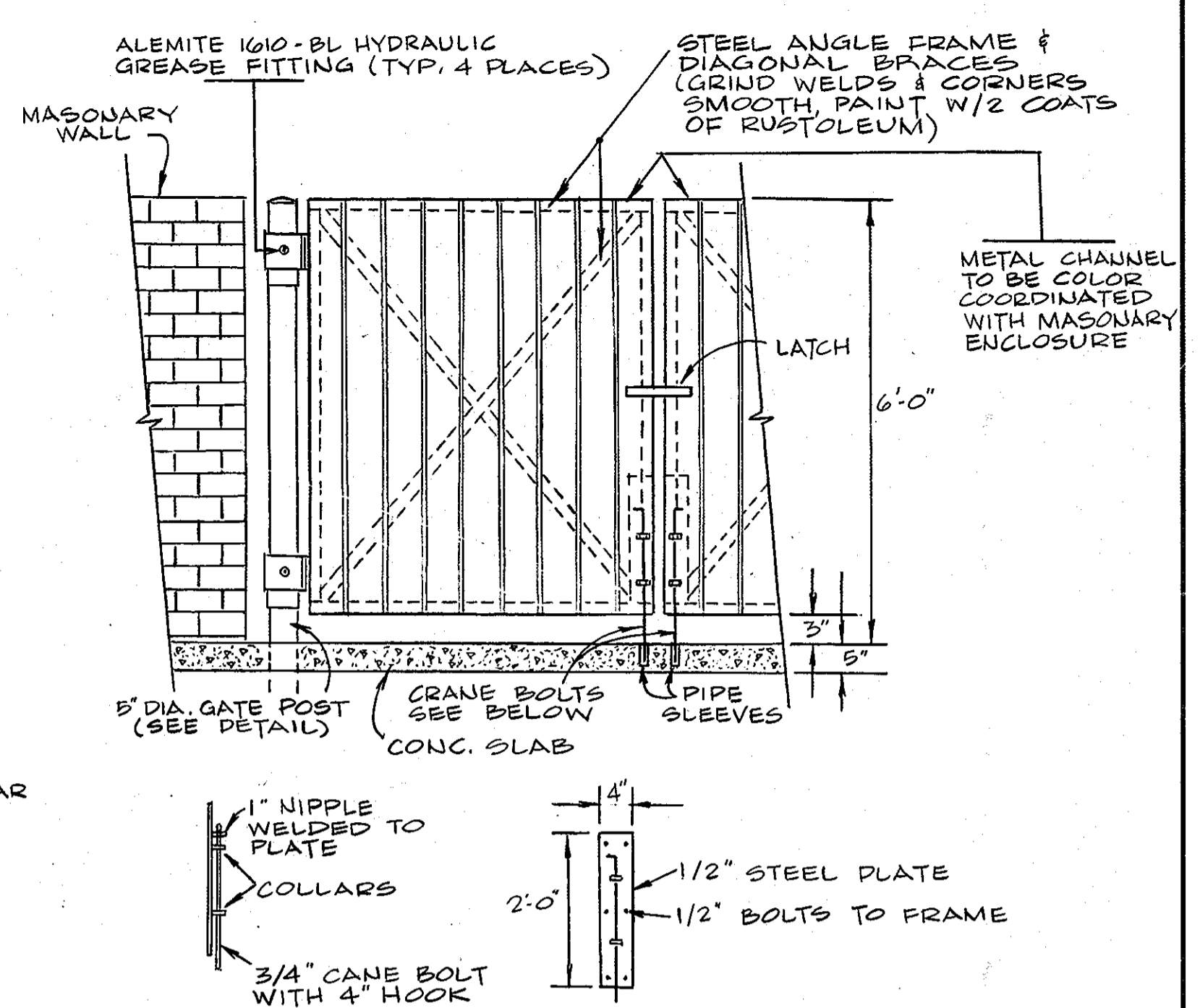
**RETAINING WALL PROFILE**  
SCALE: HORZ. 1"=30'  
VERT. 1"=5'



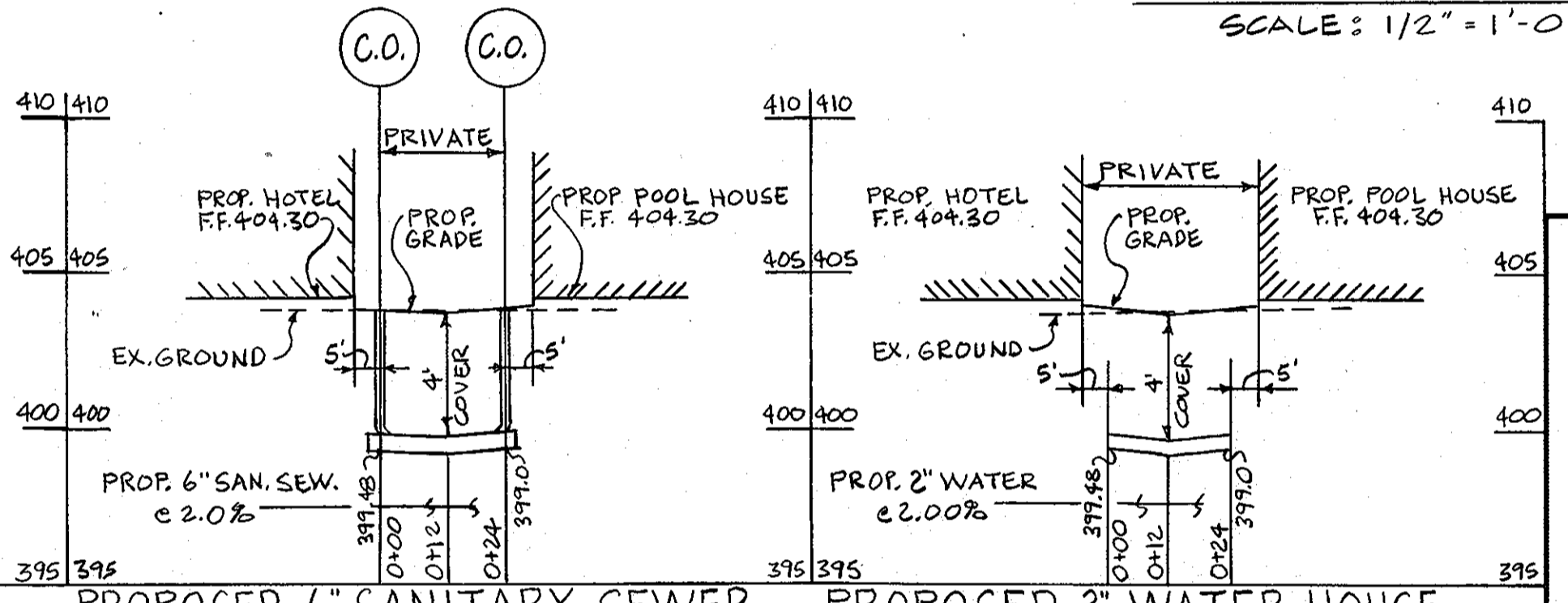
**SECTION C-C**  
NOT TO SCALE



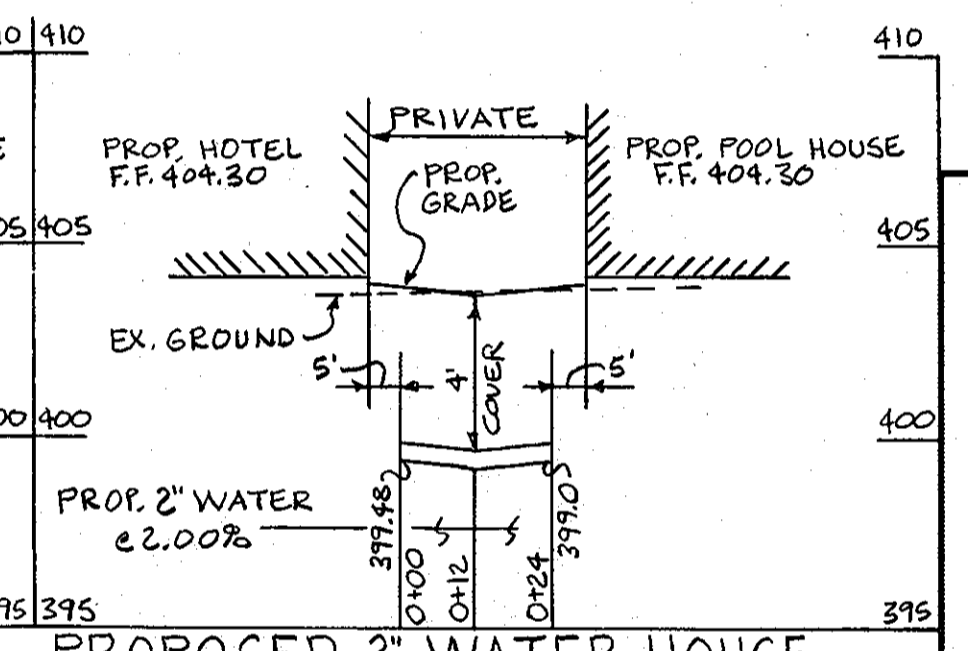
**TRASH ENCLOSURE GATE POST**  
SCALE: 1"=1'-0"



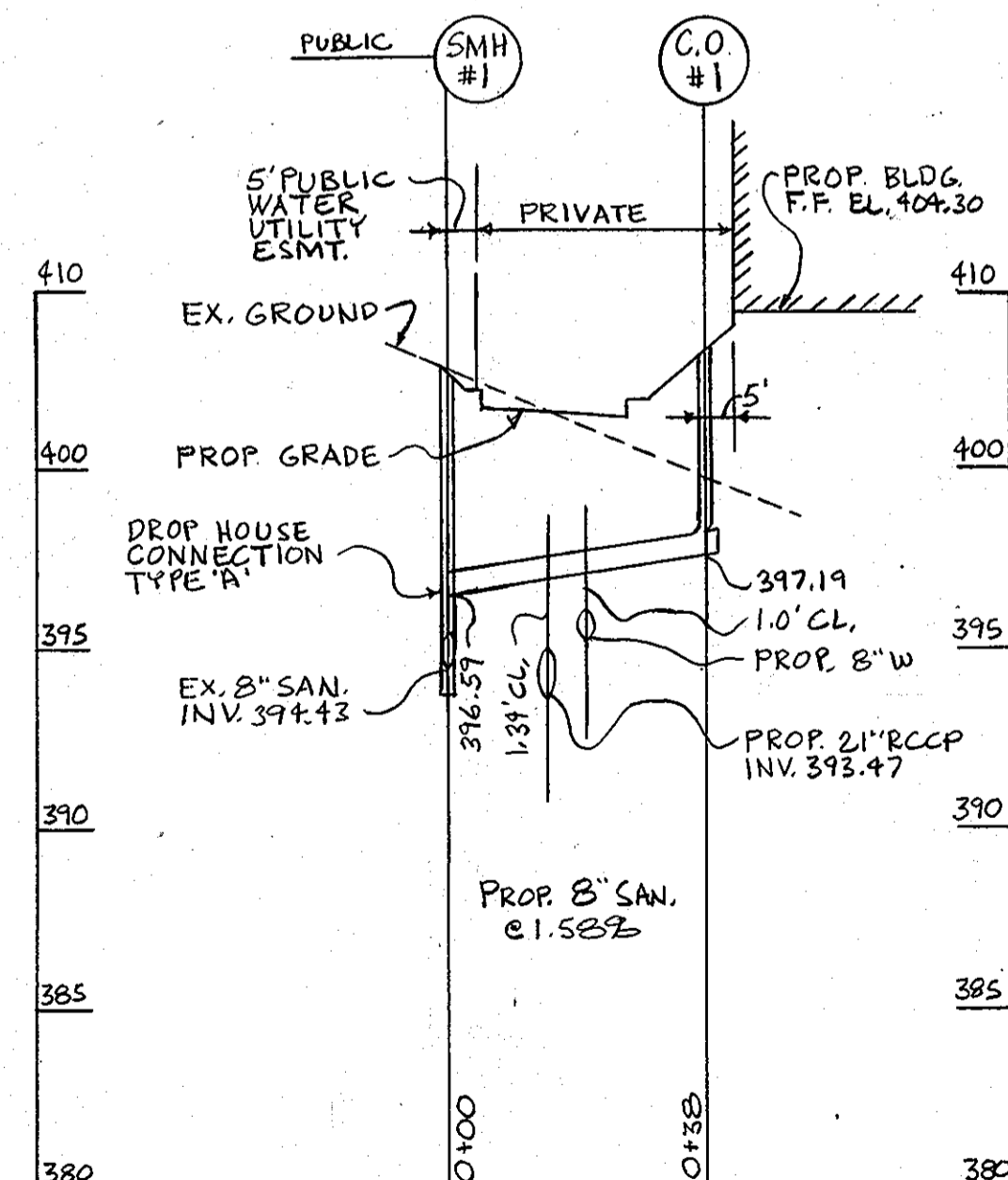
**TRASH ENCLOSURE GATE & MOUNTING DETAILS**  
SCALE: 1/2"=1'-0"



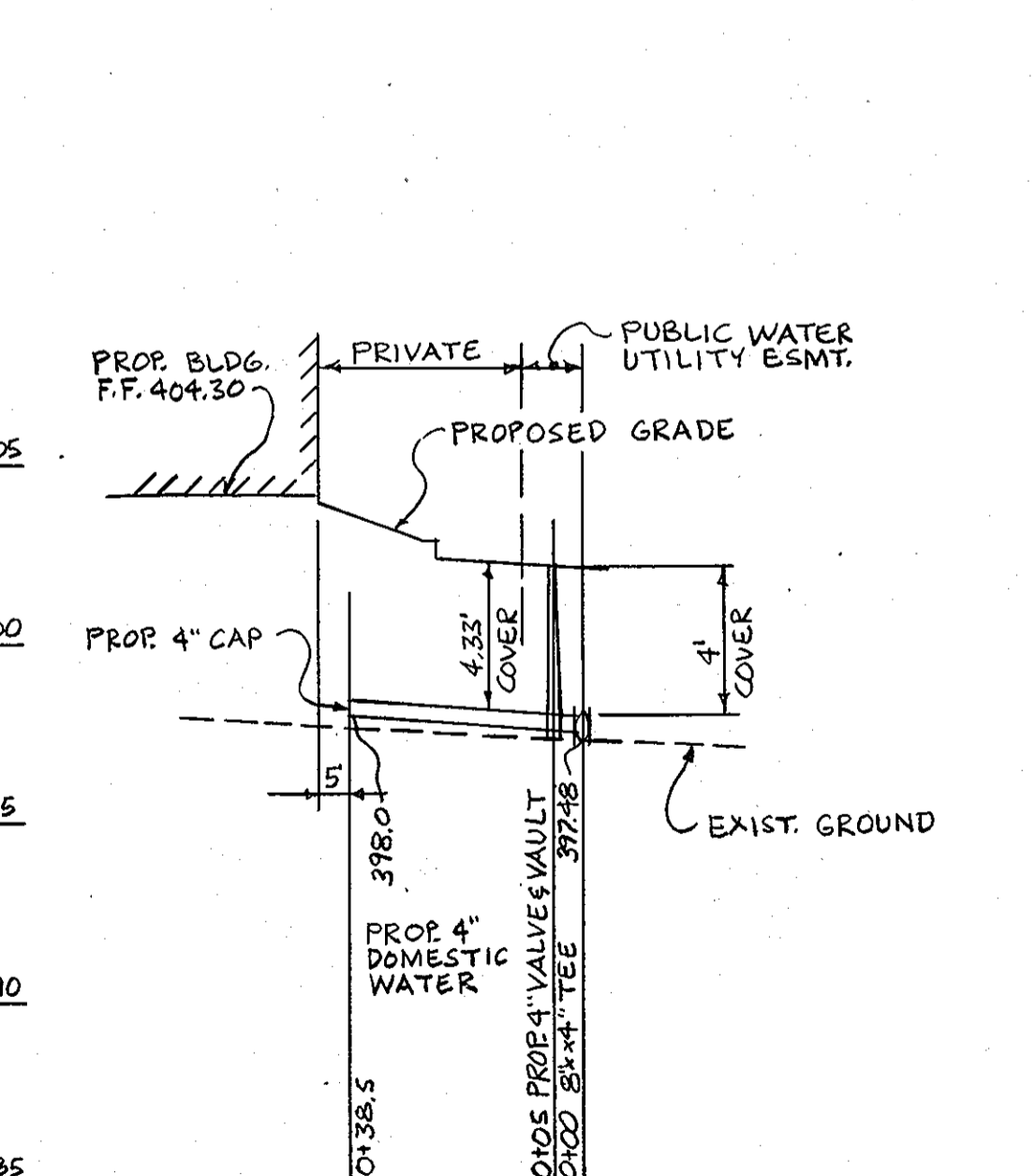
**PROPOSED 6" SANITARY SEWER HOUSE CONNECTION**  
SCALE: HORZ. 1"=30'  
VERT. 1"=5'



**PROPOSED 2" WATER HOUSE CONNECTION**  
SCALE: HORZ. 1"=30'  
VERT. 1"=5'



**PROPOSED 8" SANITARY SEWER HOUSE CONNECTION**  
SCALE: HORZ. 1"=30'  
VERT. 1"=5'



**PROPOSED 4" DOMESTIC WATER HOUSE CONNECTION**  
SCALE: HORZ. 1"=30'  
VERT. 1"=5'

OWNER  
**HOMEGATE HOSPITALITY, INC.**  
111 CONGRESS AVENUE, SUITE 2600  
AUSTIN, TEXAS 78701  
512-477-6400

DEVELOPER  
**TCR MID ATLANTIC CONSTRUCTION, INC.**  
6010 EXECUTIVE BOULEVARD SUITE 200  
ROCKVILLE, MARYLAND 20852  
301-255-6005

DESIGNED BY: P.R.C.  
DRAWN BY: K.E.  
CHECKED BY: P.R.C.  
REVISIONS

These plans for S.W.M. construction, soil erosion and sediment control meet the requirements of Howard Soil Conservation District.

**John P. Robertson**  
APPROVED: HOWARD SOIL CONSERVATION DISTRICT  
DATE: 4/30/98

PLAN NUMBER: \_\_\_\_\_ DATE: \_\_\_\_\_

Reviewed for the Howard Conservation District and meets technical requirements.

**Cheryl Simmons** 9/30/99  
NATURAL RESOURCES CONSERVATION SERVICE  
DATE: 9/30/99

APPROVED: Howard County Department of Planning and Zoning

**Richard Blood** 5/18/98  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE: 5/18/98

**Richard Blood** 5/15/98  
CHIEF, DIVISION OF LAND DEVELOPMENT  
DATE: 5/15/98

**James R. Smith** 5/12/98  
DIRECTOR  
DATE: 5/12/98

ADDRESS CHART  
PARCEL NO. A-27 STREET ADDRESS 6890 STANFORD BOULEVARD

SUBDIVISION NAME COLUMBIA CORPORATE PARK	SECTION NAME N/A	PARCEL # A-27
PLAT # 11825	BLOCK # 24	ZONE # EC-2B
TAX MAP # 36	ELECT. DIST. 6	CENSUS TRACT 6067.03
WATER CODE #E06	SEWER CODE 5333000	

PROFILES  
COLUMBIA CORPORATE PARK PARCEL A-27  
**HOMEGATE STUDIOS AND SUITES**  
FILE NO'S: S-87-24, F-72-90C, P-87-43,  
F-88-109, FDP-117A-1, F-96-28, F-96-30, F-97-10B, WP-97-64

ELECTION DISTRICT: 6 SCALE: As Shown  
HOWARD CO., MARYLAND SHT. 4 OF 7 DATE: OCTOBER 24, 1997



**Sequence of Operation**

1. OBTAIN GRADING PERMIT.
2. NOTIFY THE HOWARD COUNTY DEPARTMENT OF PERMITS AND LICENSES 48 HOURS BEFORE BEGINNING WORK.
3. INSTALL STABILIZED CONSTRUCTION ENTRANCE 10 DAYS.
4. CLEAR AND GRUB FOR SEDIMENT CONTROL MEASURES 12 DAYS.
5. INSTALL SUPER SILT FENCE 13 DAYS.
6. CLEAR AND GRUB REMAINDER OF SITE TO BE DISTURBED 12 DAYS.
7. WITH PERMISSION FROM SEDIMENT CONTROL INSPECTOR GRUB GRADE THE REMAINDER OF SITE 16 DAYS.
8. INSTALL UTILITIES AND STORM DRAINS. CONTRACTOR IS TO MAKE REPAIRS AS NECESSARY TO SEDIMENT CONTROL MEASURES. INSTALL INLET PROTECTION, INSTALL INLET TRAPS IF NECESSARY (ONLY IF UP STREAM HAS NOT BEEN STABILIZED) (10 DAYS).
9. FINE GRADE THE SITE AND INSTALL CURB AND GUTTER WHERE POSSIBLE.
10. WITH PERMISSION OF SEDIMENT CONTROL INSPECTOR AND DURING A DRY WEATHER FORECAST, INSTALL REMAINDER OF CURB AND GUTTER. STABILIZE AREAS OUTSIDE OF PAVING OPERATION 12 DAYS.
11. INSTALL SUBBASE 13 DAYS.
12. BEGIN PAVING OPERATION 13 DAYS.
13. WITH THE PERMISSION OF THE SEDIMENT CONTROL INSPECTOR REMOVE REMAINING CONTROL DEVICES AND STABILIZE WITH PERMANENT SEEDING 14 DAYS.

**Sediment Control Notes**

1. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (S33-1802).
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 AND REVISIONS THERE TO.
3. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:
  - A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DICES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3%.
  - B) 14 DAYS FOR ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
4. ALL SEDIMENT TRAP/STABILIZATION STRUCTURES MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 7, 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 SEEDING, SOIL TEMPORARY SEEDING AND MULCHING (S33-1802). TEMPORARY STABILIZATION WITH MULCH SHALL 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 PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
7. SITE ANALYSIS:
  - TOTAL AREA OF SITE 3546 ACRES
  - AREA DISTURBED 3348 ACRES
  - AREA TO BE ROOFED OR PAVED 236 ACRES
  - AREA TO BE VEGETATIVELY STABILIZED 118 ACRES
  - TOTAL CUT 940000 CU. YD.
  - TOTAL FILL 940000 CU. YD.
8. OFFSITE WASTE/BORROW AREA LOCATION: EXCESS CUT SHALL BE TAKEN TO A SITE WITH AN OPEN GRADING PERMIT.
9. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES, MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
10. ADDITIONAL SEDIMENT CONTROLS MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS SEDIMENT CONTROL INSPECTOR.
11. 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.
12. TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH SHALL BE BACK-FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

**Legend**

- Ex. 2' Contours - - - - - 394
- Ex. 10' Contours - - - - - 396
- Prop. 2' Contours - - - - - 394
- Prop. 10' Contours - - - - - 396
- Ex. Curb & Gutter - - - - -
- Blq. Restriction Line - - - - -
- Ex. Sanitary - - - - -
- Ex. Storm Drain - - - - -
- Ex. Water - - - - -
- Prop. Sanitary - - - - -
- Prop. Storm Drain - - - - -
- Prop. Water - - - - -
- Heavy Duty Paving (P-3) - - - - -
- Limit of Disturbance - - - - - LOD
- Silt Fence - - - - - SSF - - - - - SSF
- Inlet Protection - - - - - IP
- Stabilized Construction Entrance - - - - - SCE

**STORM INLET SEDIMENT TRAP ST III (I-6)**

Drainage Area = 0.45 Ac.  
 Volume Required = 0.45 x 3600 = 1620 Cu. Ft.  
 Volume Provided = 1802 Cu. Ft.  
 Bottom Dimensions = 29' x 29'  
 Bottom Elevation = 397.68'  
 Top Elevation = 399.68'

**STORM INLET SEDIMENT TRAP ST III (I-3)**

Drainage Area = 0.78 Ac.  
 Volume Required = 0.78 x 3600 = 2808 Cu. Ft.  
 Volume Provided = 3208 Cu. Ft.  
 Bottom Dimensions = 38' x 38'  
 Bottom Elevation = 398.15'  
 Top Elevation = 400.15'

**STORM INLET SEDIMENT TRAP ST III (I-2)**

Drainage Area = 0.49 Ac.  
 Volume Required = 0.49 x 3600 = 1764 Cu. Ft.  
 Volume Provided = 2056 Cu. Ft.  
 Bottom Dimensions = 30' x 30'  
 Bottom Elevation = 395.66'  
 Top Elevation = 397.66'

**STORM INLET SEDIMENT TRAP ST III (I-1)**

Drainage Area = 0.72 Ac.  
 Volume Required = 0.72 x 3600 = 2592 Cu. Ft.  
 Volume Provided = 2776 Cu. Ft.  
 Bottom Dimensions = 15' x 90'  
 Bottom Elevation = 395.50'  
 Top Elevation = 397.50'

**STORM INLET SEDIMENT TRAP ST III (I-5)**

Drainage Area = 0.60 Ac.  
 Volume Required = 0.60 x 3600 = 2160 Cu. Ft.  
 Volume Provided = 2454 Cu. Ft.  
 Bottom Dimensions = 15' x 70'  
 Bottom Elevation = 399.50'  
 Top Elevation = 401.50'

**PLAN SCALE: 1" = 30'**

**DEVELOPER CERTIFICATION:**

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 inspection by the Howard Soil Conservation District.

Developer: **TCR Mid Atlantic Construction, Inc.**  
 Name: **Randall K. Muller, President** Date: **4/23/98**

**LIMIT OF DISTURBANCE: 144,846 SQ. FT. OR 3.348 AC. +/-**

**APPROVED PLANNING BOARD OF HOWARD COUNTY**  
 DATE: **05 Feb. 98**

These plans for S.W.M. construction soil erosion and sediment control meet the requirements of Howard Soil Conservation District.

**John R. Robertson**  
 APPROVED: HOWARD SOIL CONSERVATION DISTRICT DATE: **4/30/98**

Reviewed for the Howard Conservation District and meets technical requirements.  
**Cheryl Simmons**  
 NATURAL RESOURCES CONSERVATION SERVICE DATE: **4/30/98**

APPROVED: Howard County Department of Planning and Zoning  
**Richard Blood**  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: **5/8/98**  
**Richard Blood**  
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE: **5/15/98**

**James A. Markle Jr.**  
 DIRECTOR DATE: **5/13/98**

**ADDRESS CHART**

PARCEL NO.	STREET ADDRESS
A-27	8590 STANFORD BOULEVARD

**SUBDIVISION NAME** COLUMBIA CORPORATE PARK  
**SECTION NAME** N/A  
**PARCEL #** A-27

PLAT #	BLOCK #	ZONE	MAP	ELECT. DIST.	CENSUS TRACT
11885	24	ECND	36	6	6067.03

**WATER CODE** E-06 **SEWER CODE** 5333000

**PREPARED BY:**

**GEORGE W. STEPHENS, JR. AND ASSOCIATES, INC.**  
 Civil Engineers and Land Surveyors  
 658 Kenilworth Drive, Suite 100  
 Towson, Maryland 21204  
 (410) 825-8120



**ENGINEER CERTIFICATION:**

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.

Engineer: **James A. Markle Jr.** Date: **4/20/98**  
 Name: **James A. Markle Jr.** PE # **11005**

**OWNER**

**HOMEGATE HOSPITALITY, INC.**  
 111 CONGRESS AVENUE SUITE 2600  
 AUSTIN, TEXAS 78701  
 512-477-6400

**DEVELOPER**

**TCR MID ATLANTIC CONSTRUCTION, INC.**  
 6010 EXECUTIVE BOULEVARD SUITE 200  
 ROCKVILLE, MARYLAND 20852  
 301-255-6005

**DESIGNED BY: P.R.C.**  
 DRAWN BY: K.E.  
 CHECKED BY: P.R.C.

REVISIONS  
 5/27/98 REVISED PROPOSED RCCP TO HDPE

**Sediment & Erosion Control Plan**  
 COLUMBIA CORPORATE PARK PARCEL A-27  
**HOMEGATE STUDIOS AND SUITES**  
 FILE NO'S: S-97-24, F-72-BCC, P-97-43  
 F-93-109, F-97-117-A, F-96-28, F-96-50, F-97-108, W-97-64

ELECTION DISTRICT: 6 SCALE: As Shown  
 HOWARD CO., MARYLAND SHT. 5 OF 7 DATE: OCTOBER 24, 1997







SCHEDULE A PERIMETER LANDSCAPE EDGE		
CAT AGRI	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES
Landscape Type		A
Linear Feet of Roadway Frontage	14959	
Crest for existing Vegetation (Yes/No)	YES	
Crest for Wall, Trees, Shrubs, etc. (Yes/No, Linear Feet)	NO	
Number of Plants	25	
Shrub Trees (100)	25	
Number of Plants	39 (2 exist.)	
Shrub Trees (100)	32 (1 exist.)	
Shrub Trees (100)	167	
Comments		

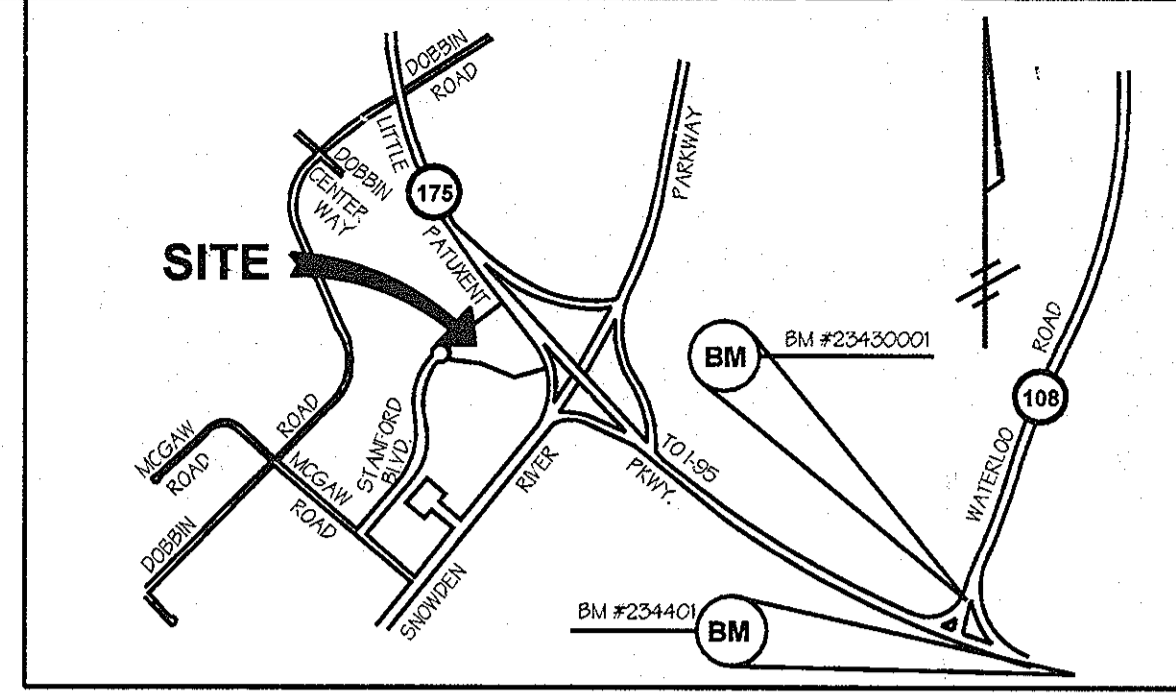
SCHEDULE B PARKING LOT INTERNAL LANDSCAPING	
Number of Parking Spaces	142
Number of Trees Required	7
Number of Shrubs Required	11
Shrub Trees (100)	
Other Trees (100)	
Number of landscaped islands req.	7
Number of landscaped islands provided	11

### Legend

Ex. 2' Contours	394
Ex. 10' Contours	395
Prop. 2' Contours	394
Prop. 10' Contours	395
Ex. Curb & Gutter	
Prop. Curb & Gutter	
Bldg. Restriction Line	
Ex. Sanitary	
Ex. Storm Drain	
Ex. Water	
Prop. Sanitary	
Prop. Storm Drain	
Prop. Water	
Light Duty Paving (P-3)	

### SITE DATA

TOTAL AREA OF SITE	3,546 AC±
EXISTING ZONING	MT, EC-30, F-17A
PROPERTY REFERENCE	3275 / 442
EXISTING USE	VACANT
PROPOSED USE	3-STORY HOTEL
BUILDING COVERAGE	24,640 Sq. Ft. or 0.57 AC±
% BUILDING COVERAGE	35.9%
FLOOR AREA RATIO	.47
AREA TO BE PAVED PLUS BUILDING AREA	103,000 Sq. Ft. or 2.26 AC±
OPEN SPACE	NONE
TOTAL AREA OF PARKING LOT	28,363 Sq. Ft. or 1.19 AC±
% PARKING LOT COVERAGE	52%
AREA TO BE DISTURBED	144,846 Sq. Ft. or 3.24 AC±
AREA TO BE VEGETATIVELY STABILIZED	34,400 Sq. Ft. or 1.18 AC±
PREVIOUS SKETCHING	S-87-24
PRELIMINARY NO.	P-87-43
FINAL PLAN NO.	F-87-108



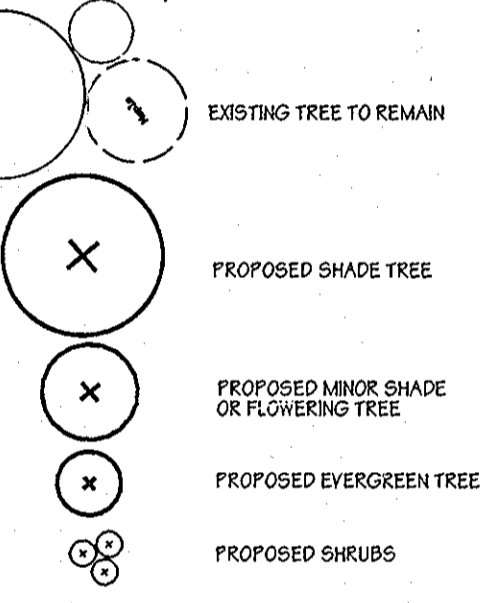
### PARKING TABULATION

REQUIRED HOTEL = 1 P.S. / ROOM 136 P.S. (136 RENTABLE ROOMS)  
PROVIDED 142 SPACES (INCLUDES 6 HANDICAPPED)

### PLANT SCHEDULE

KEY	QUANT.	BOTANICAL NAME/COMMON NAME	SIZE/COND.	SPACING	REMARKS
TREES					
AS	15	Acer saccharum / Green Mountain / Green Mountain Sugar Maple	3-3 1/2" cal/B&B	25'oc. as shown	full crown
QP	8	Quercus phellos / Willow Oak	3-3 1/2" cal/B&B	25'oc. as shown	full crown
SJ	12	Sophora japonica / Regent / Regent Scholar tree	3-3 1/2" cal/B&B	25'oc. as shown	full crown
ZS	6	Zelkova serrata / Green Vase / Green Vase Zelkova	3-3 1/2" cal/B&B	25'oc. as shown	full crown
LS	4	Liquidambar styraciflua / Sweet gum	3-3 1/2" cal/B&B	25'oc. as shown	full crown
AR	4	Acer rubrum / Armstrong / Armstrong Columnar Red Maple	3-3 1/2" cal/B&B	25'oc. as shown	full crown
KP	5	Koeleruteria paniculata / Golden Rain Tree	2-2 1/2" cal/B&B	15'oc. as shown	matched
MS	9	Malus 'Spring Snow' / Spring Snow Crab	2-2 1/2" cal/B&B	15'oc. as shown	matched
PY	7	Prunus x yedoensis / Yoshino Cherry	2-2 1/2" cal/B&B	15'oc. as shown	matched
FK	7	Fraxinus serrulata / Kwanzan / Kwanzan Cherry	2-2 1/2" cal/B&B	15'oc. as shown	matched
CP	6	Crataegus x lavalae / Lavalle Hawthorn	2-2 1/2" cal/B&B	15'oc. as shown	treeform
WP	24	Pinus strobus / Eastern White Pine	5-6" ht./B&B	10'oc. as shown	sheared
NS	11	Picea abies / Norway Spruce	5-6" ht./B&B	10'oc. as shown	full to base
PT	6	Pinus thunbergiana / Japanese Black Pine	5-6" ht./B&B	10'oc. as shown	full to base
SHRUBS					
IM	103	Ilex x meservae / Blue Girl / Blue Girl Holly	2 1/2-3" ht./B&B	4'oc. as shown	
TX	4	Taxus x media / Hicksii / Hicks Yew	3-3 1/2" ht./B&B	5'oc. as shown	
AG	8	Azalea poukhanensis / Korean Azalea	24-30" spr. / cont.	4'oc. as shown	
AP	30	Abella x grandiflora / Edward Goucher / Edward Goucher Abella	24-30" spr. / cont.	4'oc. as shown	
JX	8	Juniperus chinensis / Fitchiana Compacta / Comp. Fitcher Juniper	24-30" spr. / cont.	4'oc. as shown	
BC	14	Berberis x gladiolensis / Wm. Penn / William Penn Barberry	24-30" spr. / cont.	4'oc. as shown	

### KEY



APPROVED PLANNING BOARD OF HOWARD COUNTY  
DATE: 2/3 Feb. 98

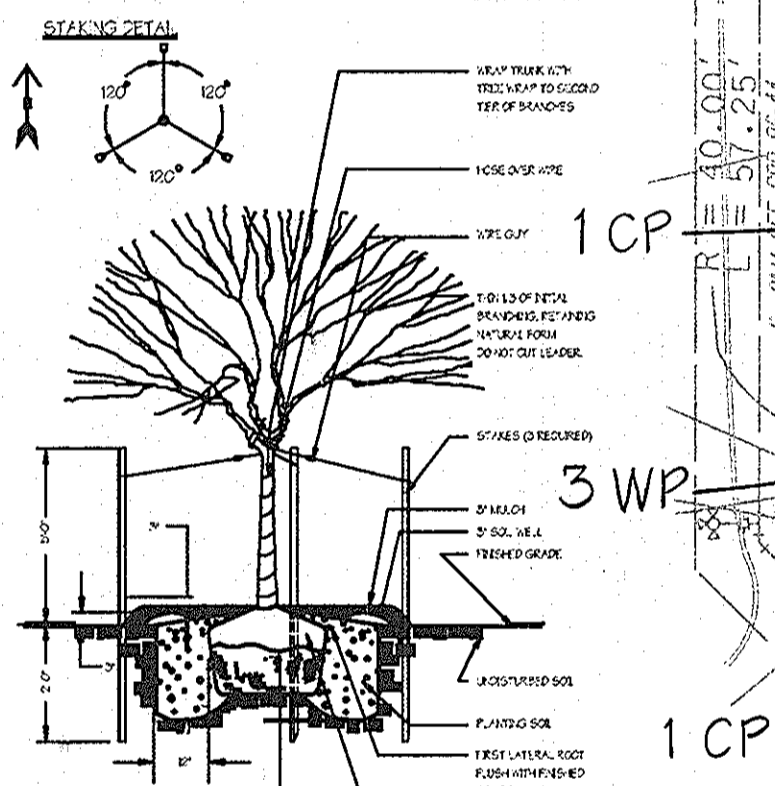
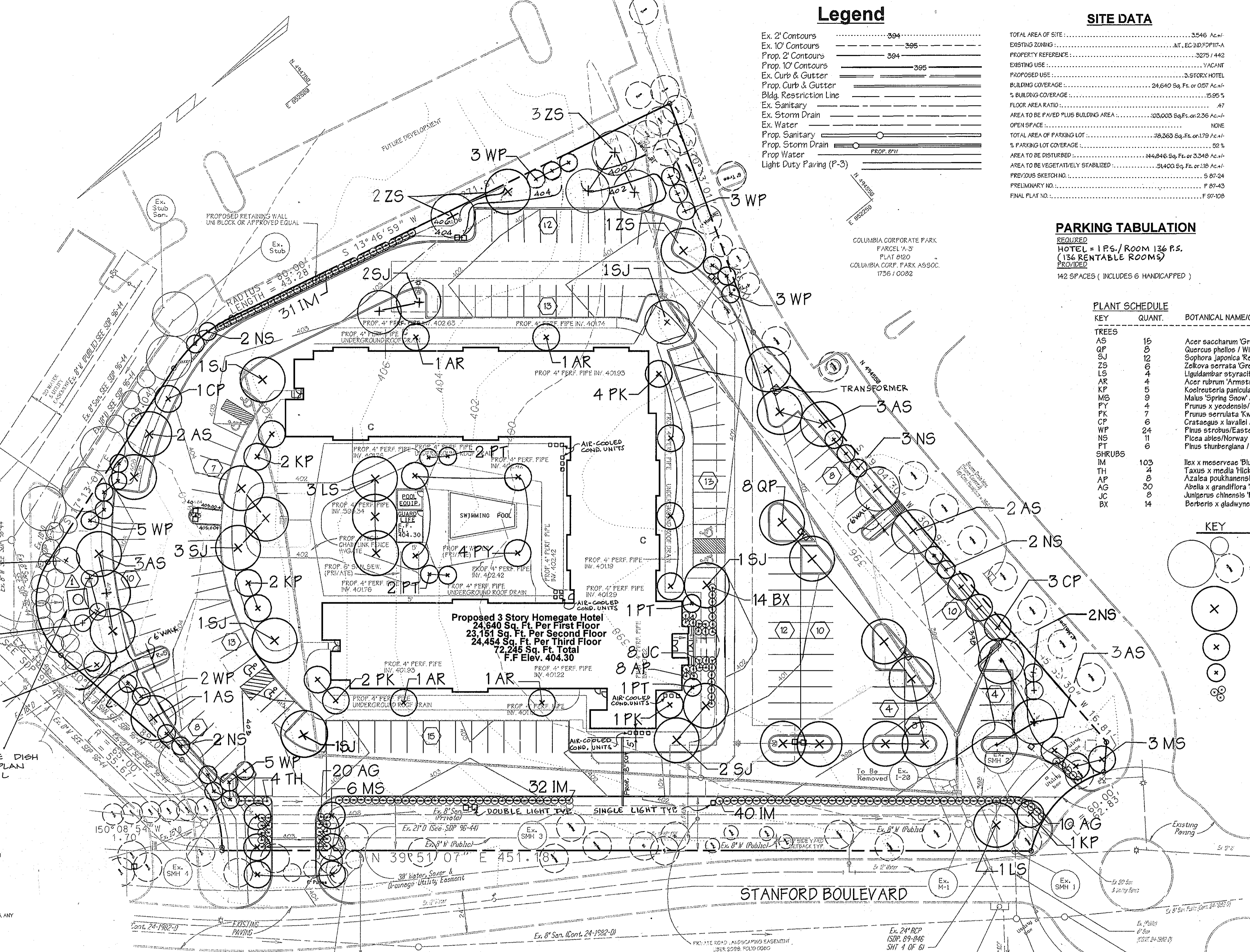
These plans for S.W.M. construction, soil erosion and sediment control meet the requirements of Howard Soil Conservation District.  
*John R. Roberts*  
APPROVED: HOWARD SOIL CONSERVATION DISTRICT 4/30/98

Reviewed for the Howard Conservation District and meets technical requirements.  
*Cheyl Simmons*  
NATURAL RESOURCES CONSERVATION SERVICE 4/30/98  
APPROVED: Howard County Department of Planning and Zoning

*Richard Blouin*  
CHIEF, DIVISION OF LAND DEVELOPMENT, JA 5/18/98  
*John S. Smith*  
DIRECTOR 5/18/98

ADDRESS CHART		
PARCEL NO.	STREET ADDRESS	
A-27	8890 STANFORD BOULEVARD	
SUBDIVISION NAME		
COLUMBIA CORPORATE PARK		
SECTION NAME	PARCEL #	
N/A	A-27	
PLAT #	BLOCK #	ZONE
11825	24	EC-10
ELECT. DIST.	CENSUS TRACT	
6	6067.03	
WATER CODE	SEWER CODE	
-E06	5333000	

DESIGNED BY: B.C.P.  
DRAWN BY: K.E.B.C.P.  
CHECKED BY: B.C.P.  
REVISIONS  
11/27/98 ADDED SATELLITE DISH & REVISE LANDSCAPING BY G.W.S.  
Landscape Plan  
COLUMBIA CORPORATE PARK PARCEL A-27  
**HOMEGATE STUDIOS AND SUITES**  
FILE NO'S: S-87-24, F-72-90C, P-87-43, F-88-109, FDP-117A-1, F-96-28, F-96-90, F-97-108, WP-97-64  
ELECTION DISTRICT: 6 SCALE: As Shown  
HOWARD CO., MARYLAND SHT. 7 OF 7 DATE: OCTOBER 24, 1997



Tree Planting Detail NOT TO SCALE

PLANTING NOTES  
PLANT LOCATIONS SHALL BE FIELD ADJUSTED TO AVOID UTILITIES. CONTRACTOR IS RESPONSIBLE FOR LOCATING UTILITIES PRIOR TO START OF WORK. ALL TREES AND SHRUBS SHALL BE MOVED TO A MINIMUM OF 18" BEYOND THE EDGE OF THE ROOT BALL. SHRUBS AND TREES SHALL BE PLANTED IN CONTAINERS. ALL WIRE, PLASTIC AND TWINE TIES SHALL BE REMOVED FROM TOP OF THE ROOT BALL.

PLANT STANDARDS  
ALL NURSERY STOCK SHALL BE TOP QUALITY AND IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. "AMERICAN STANDARDS FOR NURSERY STOCK". LATEST EDITION. UNLESS NURSERY STOCK WILL BE SUBJECT TO SELECTION BY THE LANDSCAPE ARCHITECT. BARE-ROOT SHALL NOT BE ALLOWED FOR ANY TREE DEFINED AS MAJOR DECIDUOUS, MINOR DECIDUOUS OR EVERGREEN.

CHANGES MAY IMPACT REQUIRED CERTIFICATION  
PLANT TYPES (DECIDUOUS TREES, EVERGREEN, ETC.), QUANTITIES, SPACING, LOCATION, AND SPECIES SHOWN ON THE APPROVED LANDSCAPE PLAN ARE BASED ON REQUIREMENTS STATED IN THE LATEST HOWARD COUNTY LANDSCAPE MANUALS. ANY CHANGE IN THESE ITEMS MAY AFFECT THE REQUIRED APPROVAL AND CERTIFICATION OF THE INSTALLED PLANTING. OWNER IS REQUIRED TO HERANAGE AND PAY FOR CERTIFICATION BY LANDSCAPE ARCHITECT.

LANDSCAPE SPECIFICATIONS  
LANDSCAPE SPECIFICATION SHALL CONFORM TO LCA LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREA, INCLUDING PLANTING PROCEDURES AND SOIL PREPARATION FOR SHRUBS AND PERENNIAL BEDS. A ONE-YEAR WARRANTY PERIOD SHALL BE REQUIRED. MAINTENANCE SHALL BE REQUIRED FOR THE ONE YEAR WARRANTY PERIOD AS PART OF THIS CONTRACT.

SPECIAL PROVISIONS TO LCA STANDARD SPECIFICATIONS  
CONTRACTOR IS ENCOURAGED TO PERFORM SOIL TESTS. TEST RESULTS SHALL BE SUBMITTED 30 DAYS BEFORE PLANTING. FAILURE TO PERFORM TESTS WILL NOT VOID GUARANTEE PROVISIONS.

CONTRACTOR SHALL REVIEW AND TEST SUBSOIL DRAINAGE CHARACTERISTICS 30 DAYS PRIOR TO PLANTING AND NOTIFY OWNER UNACCEPTABLE CONDITIONS.  
NO EXCEPTIONS TO THE GUARANTEE PROVISIONS ARE ALLOWED UNLESS AGREED TO IN WRITING PRIOR TO PLANTING.

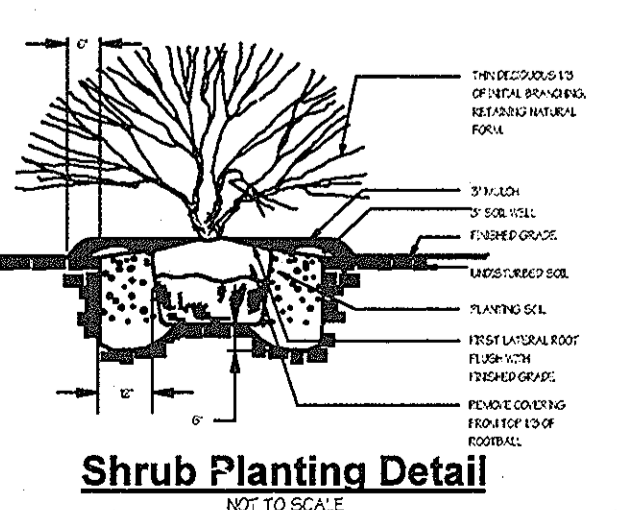
THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL AND THE ALTERNATIVE COMPLIANCE OPTION.

FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$13,770.00

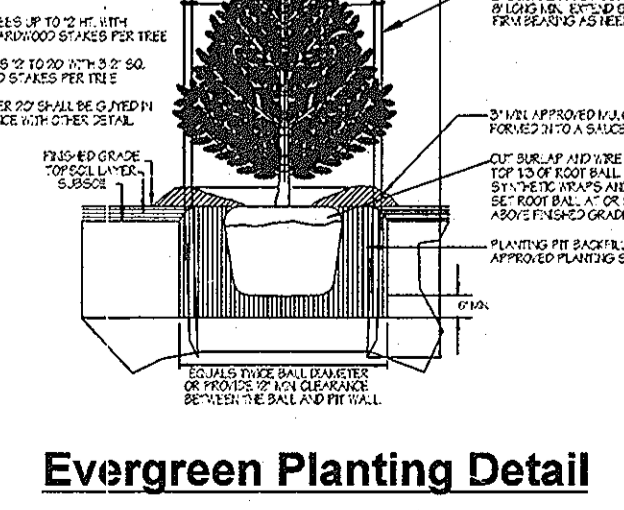
PLAN SCALE: 1" = 30'

### LANDSCAPING CALCULATIONS

REQUIRED TREES PER DEED RESTRICTIONS APPLYING HRD COMMERCIAL AND INDUSTRIAL GUIDELINES	
28 SHADE TREES PER GROSS ACRE UNWOODED ON A 3-5 ACRE SITE	
3.55 AC± X 28 = 100 SHADE TREES	
FOR 25-50% OF REQUIRED SHADE TREES, 2 FLOWERING TREES OR 2 EVERGREEN TREES ARE REQUIRED TO BE SUBSTITUTED FOR 1 SHADE TREE	
- SHADE TREES PROVIDED	EXISTING
SHADE TREES @ 11	2
FLOWERING TREES @ 21	1
EVERGREEN TREES @ 21	31
SHRUBS @ 101	41
TOTAL SHADE TREES PROVIDED	167
	NEW
	49
	50
	205
	167
	TOTAL
	109.2



Shrub Planting Detail NOT TO SCALE



Evergreen Planting Detail NOT TO SCALE

OWNER  
**HOMEGATE HOSPITALITY, INC.**  
111 CONGRESS AVENUE SUITE 2600  
AUSTIN, TEXAS 78701  
512-477-6400

DEVELOPER  
**TCR MID ATLANTIC CONSTRUCTION, INC.**  
6010 EXECUTIVE BOULEVARD SUITE 200  
ROCKVILLE, MARYLAND 20852  
301-255-6005

DESIGNED BY: B.C.P.  
DRAWN BY: K.E.B.C.P.  
CHECKED BY: B.C.P.  
REVISIONS  
11/27/98 ADDED SATELLITE DISH & REVISE LANDSCAPING BY G.W.S.

Developer's / Builder's Certificate  
I / WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I / WE FURTHER CERTIFY THAT UPON COMPLETION A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.  
*TCR Mid Atlantic Const., Inc.*  
*Dr. Randall R. Muller, Pres.*  
NAME: DATE: 11-12-97

PREPARED BY:  
**GEORGE W. STEPHENS, JR. AND ASSOCIATES, INC.**  
Civil Engineers and Land Surveyors  
658 Kenilworth Drive, Suite 100  
Towson, Maryland 21204  
(410) 825-8120

