

SHEET INDEX	
No.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS/DEMOLITION PLAN
3	SITE DEVELOPMENT PLAN
4	GRADING, SEDIMENT CONTROL & DRAINAGE AREA MAP
5	DETAILS, NOTES & PROFILES
6	BAYSAYER DETAILS & NOTES
7	LANDSCAPE PLAN

# SITE DEVELOPMENT PLAN

## COLUMBIA TOWN CENTER

### LOTS B-5 & PARCEL F-1

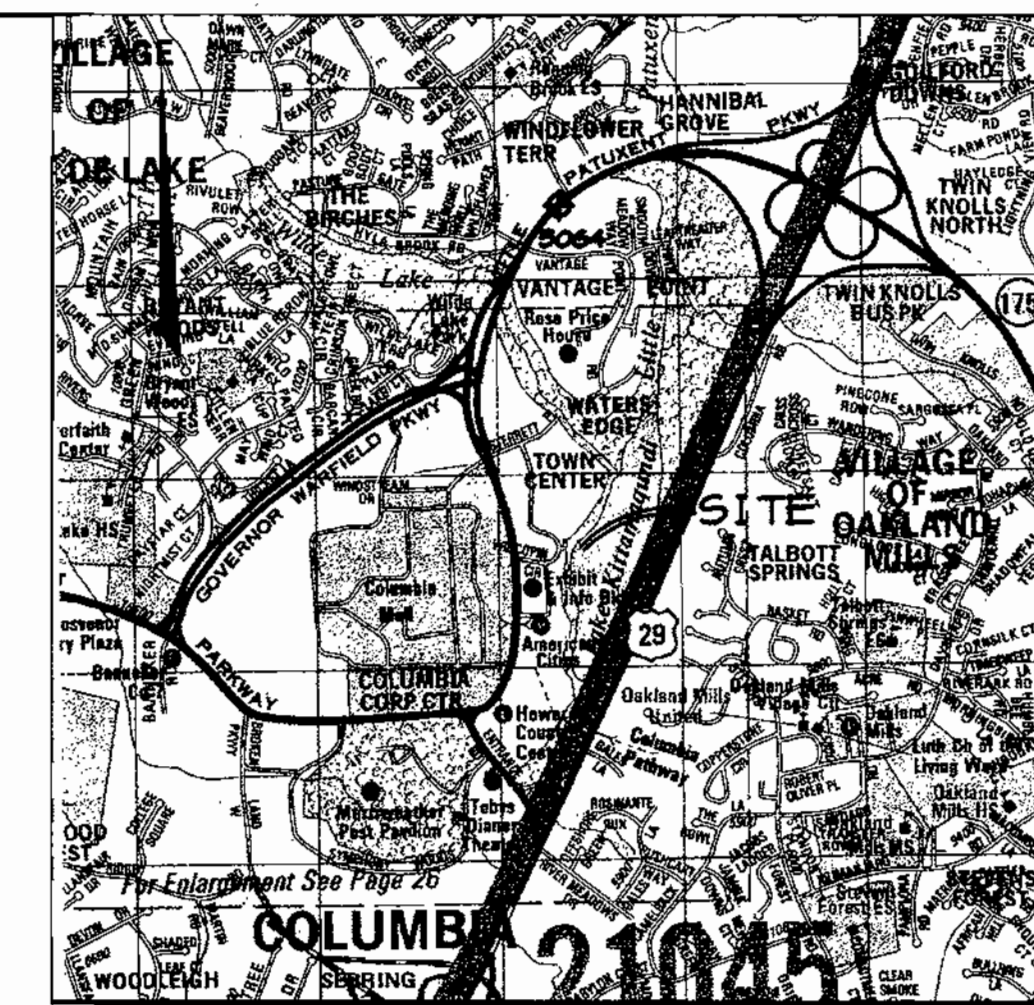
### 2nd ELECTION DISTRICT

### HOWARD COUNTY, MARYLAND

#### BENCHMARKS

HO. CO. SURVEY CONTROL  
STATION: 305A  
N 566,053.5623 E 1,352,177.5755  
ELEV.: 340.68'

HO. CO. SURVEY CONTROL  
STATION: 3054  
N 567,815.2121 E 1,353,271.2488  
ELEV.: 361.06'



#### VICINITY MAP

SCALE: 1"=2000'  
COPYRIGHT: ADG "THE MAP PEOPLE"  
PERMITTED USE No. 20894285

#### GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- 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.
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- THE EXISTING TOPOGRAPHY IS TAKEN FROM FIELD RUN SURVEY WITH MAXIMUM TWO FOOT CONTOUR INTERVALS PREPARED BY RIEMER MUEGGE & ASSOCIATES, INC. DATED FEBRUARY 1999.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 305A AND 3054 WERE USED FOR THIS PROJECT.
- WATER IS PUBLIC. CONTRACT NO. 2822 D M45
- SEWER IS PUBLIC. SEWER DRAINAGE AREA. PATUXENT CONTRACT NO. 2822 D M45
- STORMWATER MANAGEMENT QUALITY IS PROVIDED VIA BAYSAYER MANHOLES. THERE IS NO QUANTITY INCREASE.
- APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITIES ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION.
- THE 100 - YEAR FLOODPLAIN IS BASED ON HO.CO. STUDY FOR LITTLE PATUXENT RIVER.
- NO WETLANDS ARE ON-SITE.
- NO GEOTECHNICAL STUDY IS REQUIRED FOR THIS PROJECT.
- THE BOUNDARY FOR THIS PROJECT IS BASED ON PLAT #4111
- SUBJECT PROPERTY ZONED (NT) PER 10-18-93 COMPREHENSIVE ZONING PLAN.
- ALL ELEVATIONS SHOWN ARE BASED ON THE U.S.C. AND G.S. MEAN SEA LEVEL DATUM, 1988.
- SEE DEPARTMENT OF PLANNING AND ZONING FILE NO'S. F-78-140, F-74-87, FDP-62-A, SDP-79-556, SDP-79-444, FDP-62-A-1.
- THE CONTRACTOR SHALL TEST PIT EXISTING UTILITIES AT LEAST (5) DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
- PIPE SHALL NOT BE INSTALLED BY THE CONTRACTOR UNTIL THE LENGTH CALLED FOR AT EACH STATION HAS BEEN APPROVED BY THE ENGINEER IN THE FIELD.
- NO PIPE SHALL BE LAID UNTIL LINES OF EXCAVATION HAVE BEEN BROUGHT WITHIN 6' OF FINISHED GRADE.
- ALL STORM DRAIN PIPE BEDDINGS SHALL BE CLASS 'C' AS SHOWN IN FIG. 11.4, VOLUME I OF HOWARD COUNTY DESIGN MANUAL UNLESS OTHERWISE NOTED.
- ALL INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARDS.
- ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS.
- STORM DRAIN TRENCHES WITHIN ROAD RIGHT OF WAY SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, I.e., STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION, LATEST AMENDMENTS.
- PROFILE STATIONS SHALL BE ADJUSTED AS NECESSARY TO CONFORM TO PLAN DIMENSIONS.
- ALL FILL AREAS WITHIN ROADWAY AND UNDER STRUCTURES TO BE COMPACTED TO A MINIMUM OF 95% COMPACTION OF AASHTO T180.
- THERE ARE NO HOWARD COUNTY LANDSCAPE OBLIGATIONS FOR THIS SITE AND NO SURETY IS REQUIRED.
- WP-00-84, A REQUEST TO WAIVE SECTION 16115(c)(2) WAS APPROVED ON MAY 4, 2000 SUBJECT TO CONDITIONS. THE APPROVAL ALLOWS CONSTRUCTION WITHIN THE 100 YEAR FLOODPLAIN FOR THE PURPOSES OF BUILDING SUPPORTS FOR THE 3RD. THROUGH 6TH. FLOORS.

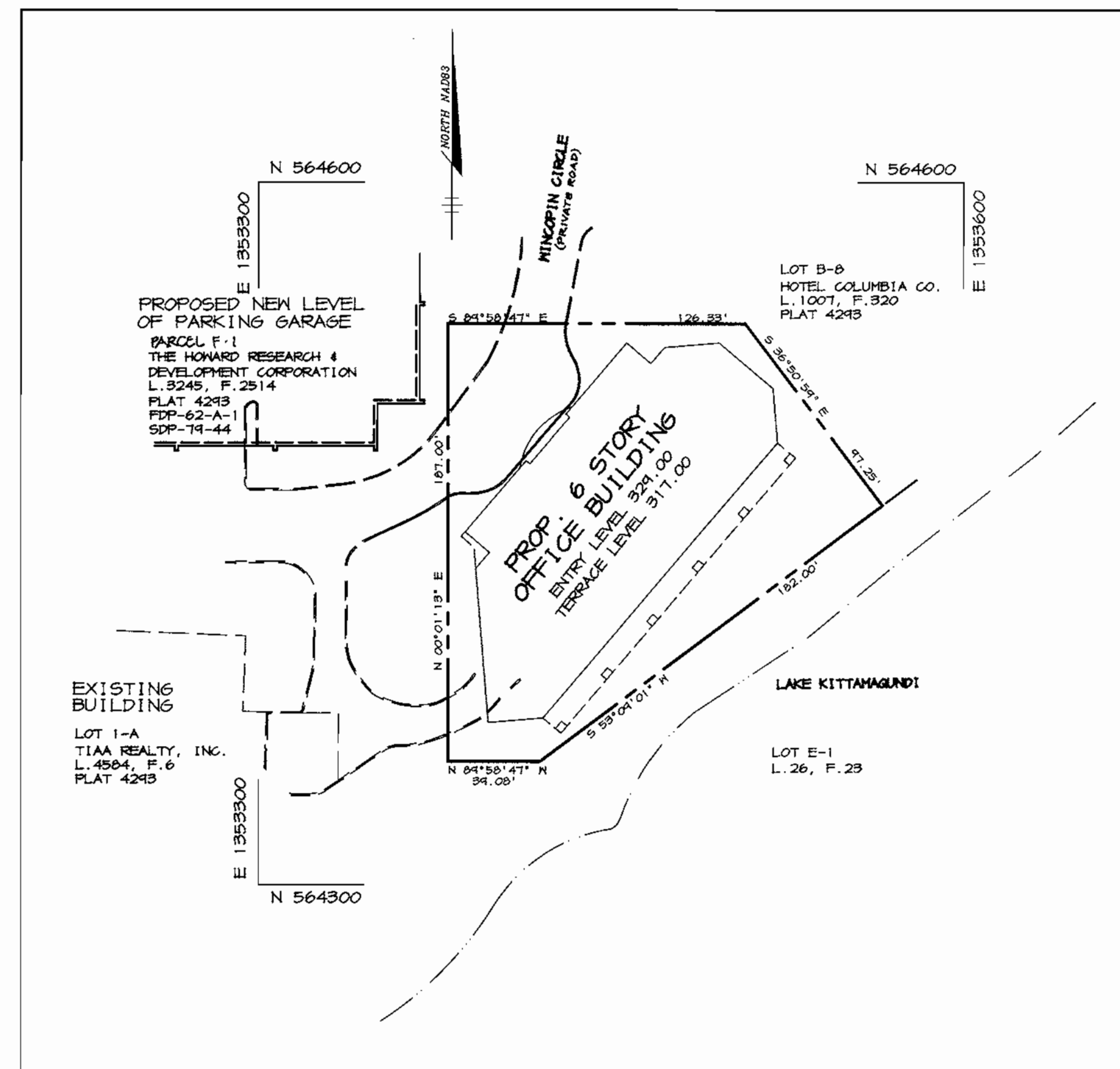
#### SITE TABULATION

LOT B-5	0.558 AC. (24,306 SF)
PARCEL F-1	1.371 AC. (59,120 SF)
TOTAL AREA	1.929 AC. (83,426 SF)
CURRENT ZONING	NT EMPLOYMENT CENTER COMMERCIAL
PROPOSED USE LOT B-5	6 STORY OFFICE BUILDING (NO RESTAURANTS ALLOWED)
PROPOSED USE PARCEL F-1	ADDITIONAL GARAGE PARKING AT EXISTING PARKING GARAGE
<b>BUILDING COVERAGE</b>	
1ST FLOOR	11,767 SQ. FT.
2ND FLOOR	11,681 SQ. FT.
3RD FLOOR	13,176 SQ. FT.
4TH FLOOR	13,176 SQ. FT.
5TH FLOOR	13,176 SQ. FT.
6TH FLOOR	13,176 SQ. FT.
TOTAL	76,152 SQ. FT.

REQUIRED PARKING\*\* 2 SPACES/1000 SF = 153 SPACES  
PROPOSED PARKING\*\* 243 SPACES = 4.05 SPACES/1000 SF

\* PER FDP-62-A-1  
\*\* 129 SPACES FROM ORIGINAL GARAGE (SDP-79-44) WERE EARMARKED FOR THIS LOT. ALSO AN ADDITIONAL DECK ON PARKING GARAGE IS TO BE ADDED FOR AN ADDITIONAL 114 SPACES.

TOTAL PARKING SPACES TO BE PROVIDED 477 SPACES  
TOTAL HANDICAP PARKING TO BE PROVIDED 9 SPACES



#### PLAN

SCALE: 1"=50'

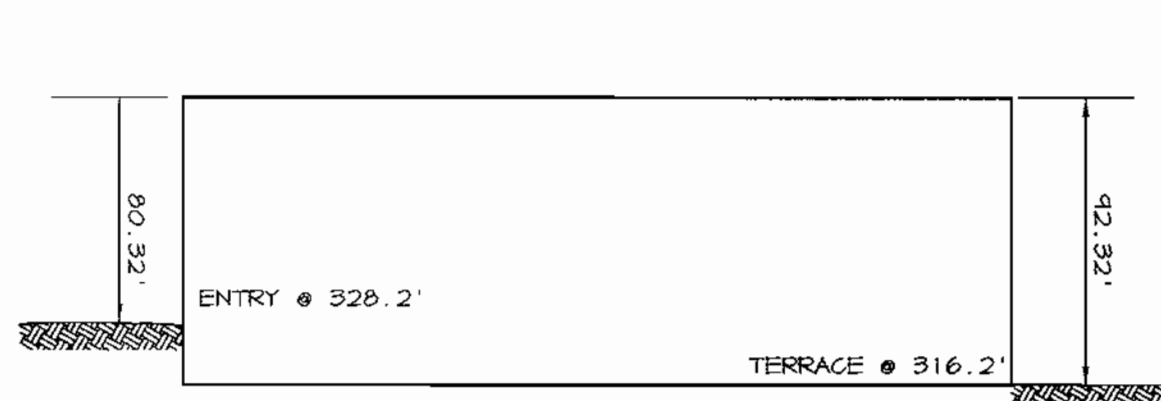
**APPROVED**  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE: 17 May 2000

#### SUMMARY OF RELEVANT CRITERIA FROM FDP PHASE 62-A-1

- PARAGRAPH 6 - NO STRUCTURE SHALL BE LOCATED WITHIN 30 FEET OF THE RIGHT OF WAY OF ANY PUBLIC STREET, ROAD OR HIGHWAY, EXCEPT HOWEVER, THAT STRUCTURES MAY BE LOCATED WITHIN SUCH SETBACK AREA IF SUCH CONSTRUCTION IS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.
- PARAGRAPH 7 - ALL USES PERMITTED IN COMMERCIAL DISTRICTS OR COMMERCIAL LAND USE ZONES ARE PERMITTED INCLUDING BUT NOT LIMITED TO, ALL THE FOLLOWING:
  - USES PERMITTED IN B-1 DISTRICTS
  - USES PERMITTED IN B-2 DISTRICTS
  - USES PERMITTED IN S-C DISTRICTS
- PARAGRAPH 7B - ALLOW SUBDIVISION OF COMMERCIAL LAND USE WITHOUT IMMEDIATE ACCESS TO PUBLIC ROAD.
- PARAGRAPH 8 - NO HEIGHT LIMITATION FOR STRUCTURES EXCEPT PARKING DECKS
- PARAGRAPH 9b - PROVIDE TWO (2) PARKING SPACES PER 1,000 SQ. FT. OF NET LEASABLE AREA.
- PARAGRAPH 9f - PERPENDICULAR PARKING IN 10' x 60' CLEAR SPAN MODULES.
- PARAGRAPH 9f - HEIGHT OF PARKING DECK WILL NOT EXCEED 40'.
- PARAGRAPH 12 - COMMERCIAL USE LAND AREAS, NO COVERAGE REQUIREMENT IS IMPOSED UPON LAND WITHIN FDP-PHASE-62-A-1 DEVOTED TO COMMERCIAL LAND USE, EXCEPT IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

#### PARKING NOTES & GARAGE SEQUENCE

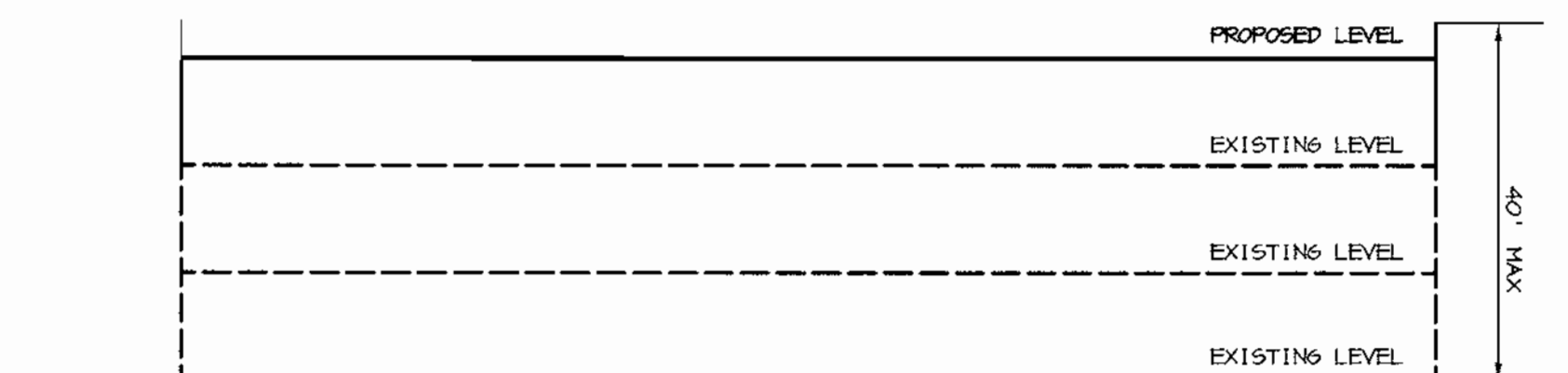
CONSTRUCTION OF THE UPPER LEVEL PARKING WILL INVOLVE ERECTION OF PRECAST PANELS WHICH WILL TAKE APPROXIMATELY 6 WEEKS. DURING THIS PHASE OF CONSTRUCTION THE EXISTING UPPER LEVEL WILL BE CLOSED TO VEHICULAR AND PEDESTRIAN TRAFFIC. APPROXIMATELY 130 PARKING SPACES WILL BE IMPACTED DURING THIS 6 WEEKS PERIOD. HOWEVER, THE B-5 SITE IS ENTITLED TO 129 SPACES IN THE GARAGE SO THE OVERALL "LOSS" OF PARKING IS NEGLIGIBLE. ONCE THE ERECTION OF THE NEW UPPER LEVEL IS COMPLETE, THE EXISTING UPPER LEVEL CAN BE REOPENED TO PARKING DURING COMPLETION OF THE STAIRWAY AND ELEVATOR TOWER AT THE SOUTHWEST CORNER.



#### BUILDING ELEVATION

NO SCALE

$$\text{BUILDING HEIGHT} = \frac{80.32' + 42.32'}{2} = 66.32'$$



#### PARKING GARAGE ELEVATION

NO SCALE

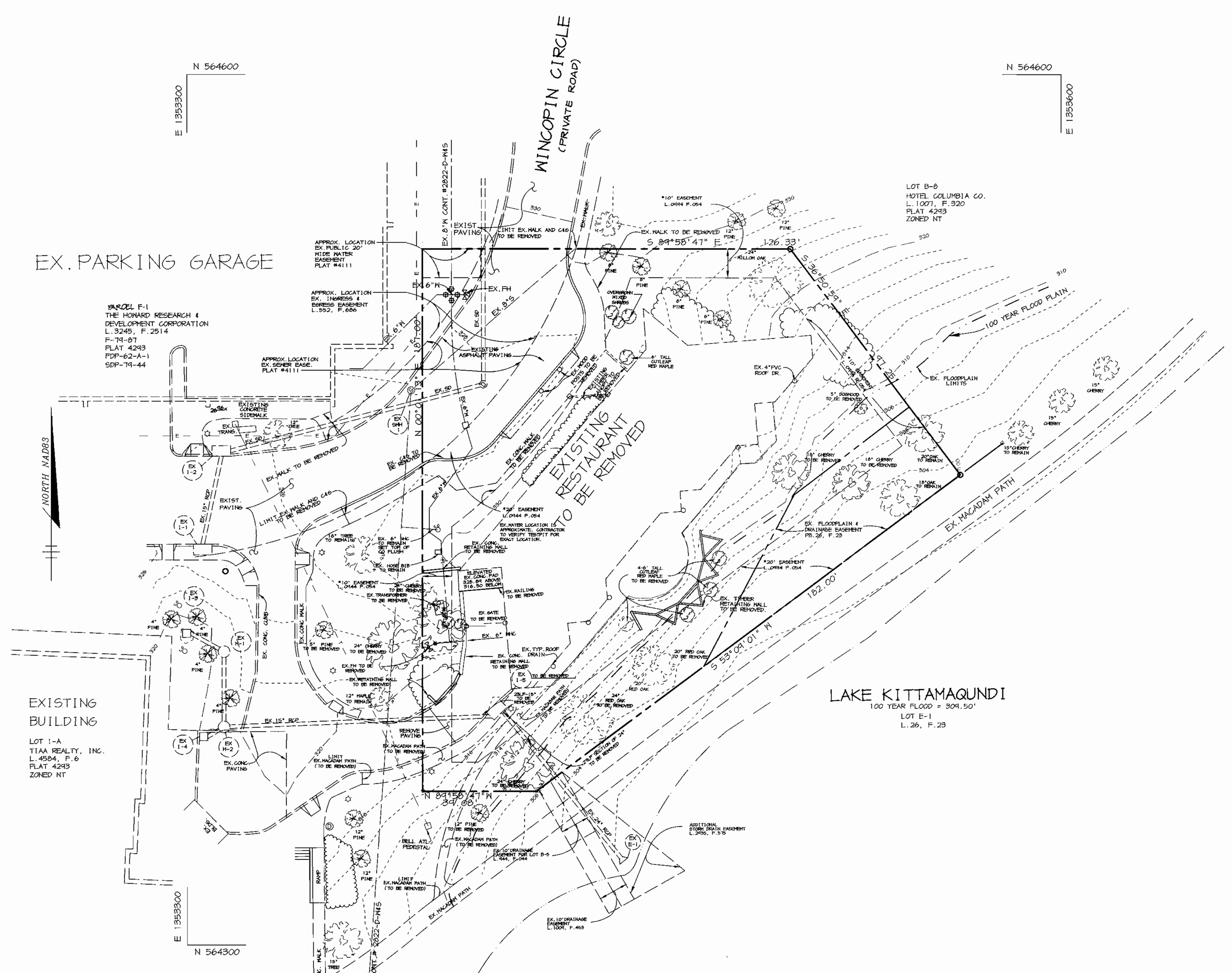
#### ADDRESS CHART

LOT NUMBER		STREET ADDRESS	
B-5 & F-1		10211 HINCOPIN CIRCLE	
SUBDIVISION NAME:		SECT./AREA:	PARCEL:
COLUMBIA TOWN CENTER		1/1	441
PLAT #:	BLOCK #:	ZONE:	TAX MAP NO. / ELECTION DISTRICT / CENSUS TRACT:
4111, 4293	2	NT	36 / 2nd / 6054
WATER CODE:		SEWER CODE:	

**RIEMER MUEGGE & ASSOCIATES INC.**  
ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING  
8818 Centre Park Drive, Columbia, MD 21046  
tel 410.997.8900 fax 410.997.9282

DATE	DESIGNED BY: C.J.R.
	DRAWN BY: K.C.B.
	CHECKED BY: C.J.R.
	PROJECT NO: 98384 SDP1.DWG
	DATE: JUNE 27, 2000
	SCALE: AS SHOWN
	DRAWING NO. 1 OF 7





EX. PARKING GARAGE

PARCEL F-1  
THE HOWARD RESEARCH &  
DEVELOPMENT CORPORATION  
L. 3245, F. 2514  
F-74-87  
PLAT 4243  
FDP-62-A-1  
SDP-79-44

EXISTING BUILDING  
LOT 1-A  
TIAA REALTY, INC.  
L. 4504, F. 6  
PLAT 4243  
ZONED NT

WINCOPIN CIRCLE  
(PRIVATE ROAD)

LOT B-5  
HOTEL COLUMBIA CO.  
L. 1007, F. 520  
PLAT 4243  
ZONED NT

EXISTING RESTAURANT  
TO BE REMOVED

LAKE KITTAMAQUNDI  
100 YEAR FLOOD = 304.50'  
LOT E-1  
L. 26, F. 23

NOTE  
THE EASEMENTS SHOWN AROUND THE OUTSIDE PERIMETER OF LOT B-5 WERE DETERMINED BY THE SPECIAL AND GENERAL COVENANTS AND RESTRICTIONS RECORDED IN LIBER 0944 AT FOLIO 054 AS STATED IN ARTICLE VII AT 7.02. THIS SECTION STATES THAT THE FRONT AND REAR EASEMENT AREA SHALL BE TWENTY (20) FEET IN WIDTH AND THE SIDE AREA SHALL BE TEN (10) FEET IN WIDTH. THE DEFINITION OF "FRONT AND REAR" AND "SIDE" IS CONTAINED IN THE DEFINITION OF TERMS AS FOUND IN ARTICLE 11.

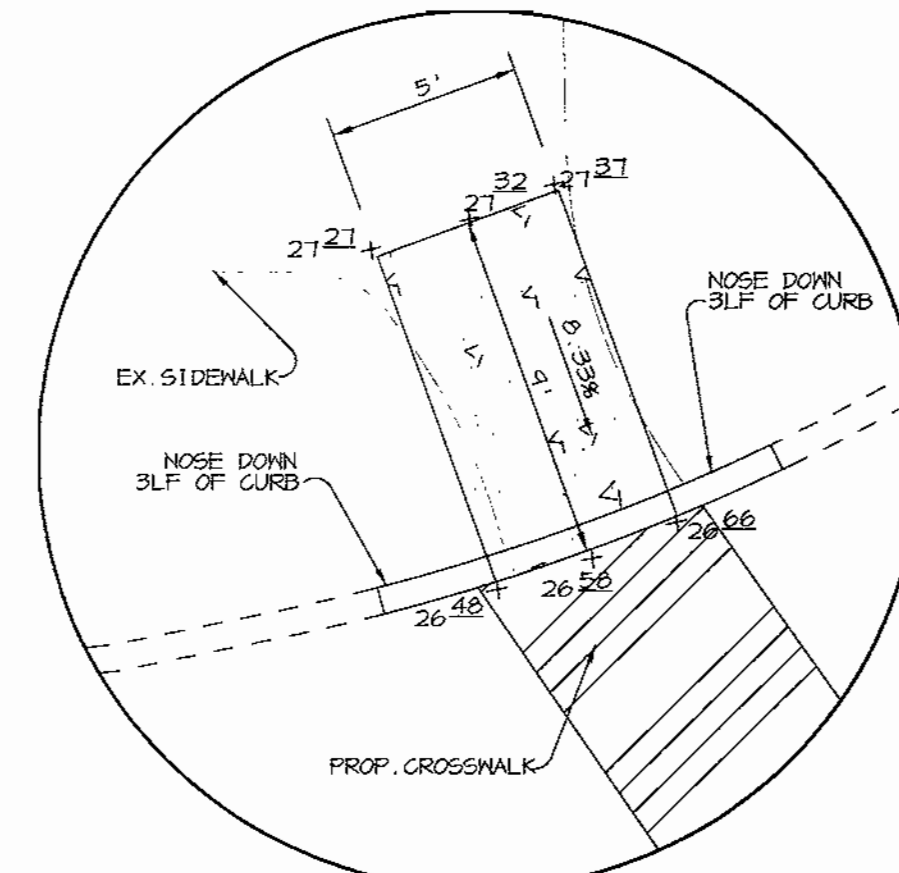
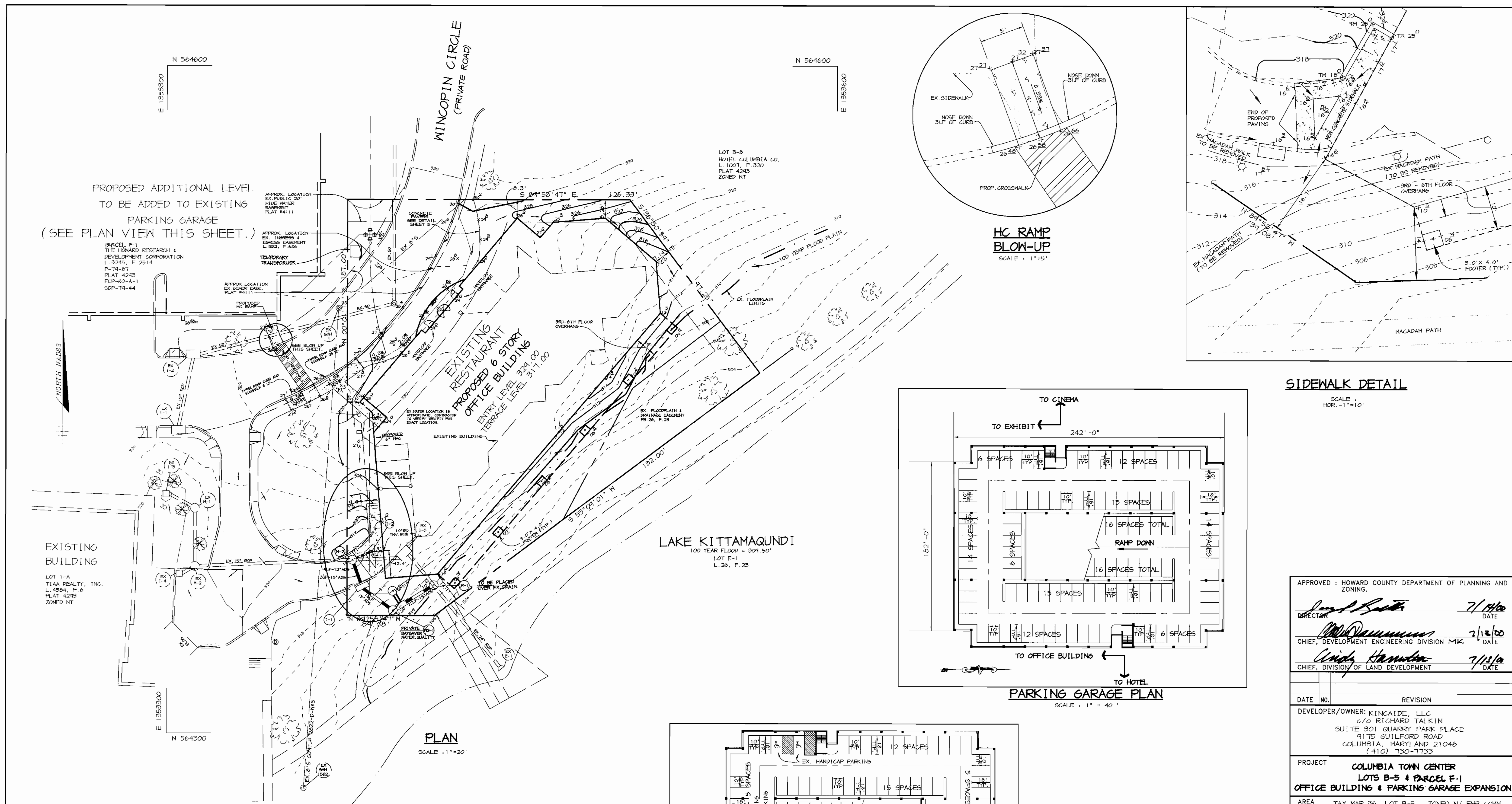
APPROVED  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE 17 May 2000

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
 DIRECTOR: *[Signature]* 7/14/00 DATE  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MK: *[Signature]* 7/13/00 DATE  
 CHIEF, DIVISION OF LAND DEVELOPMENT: *[Signature]* 7/13/00 DATE

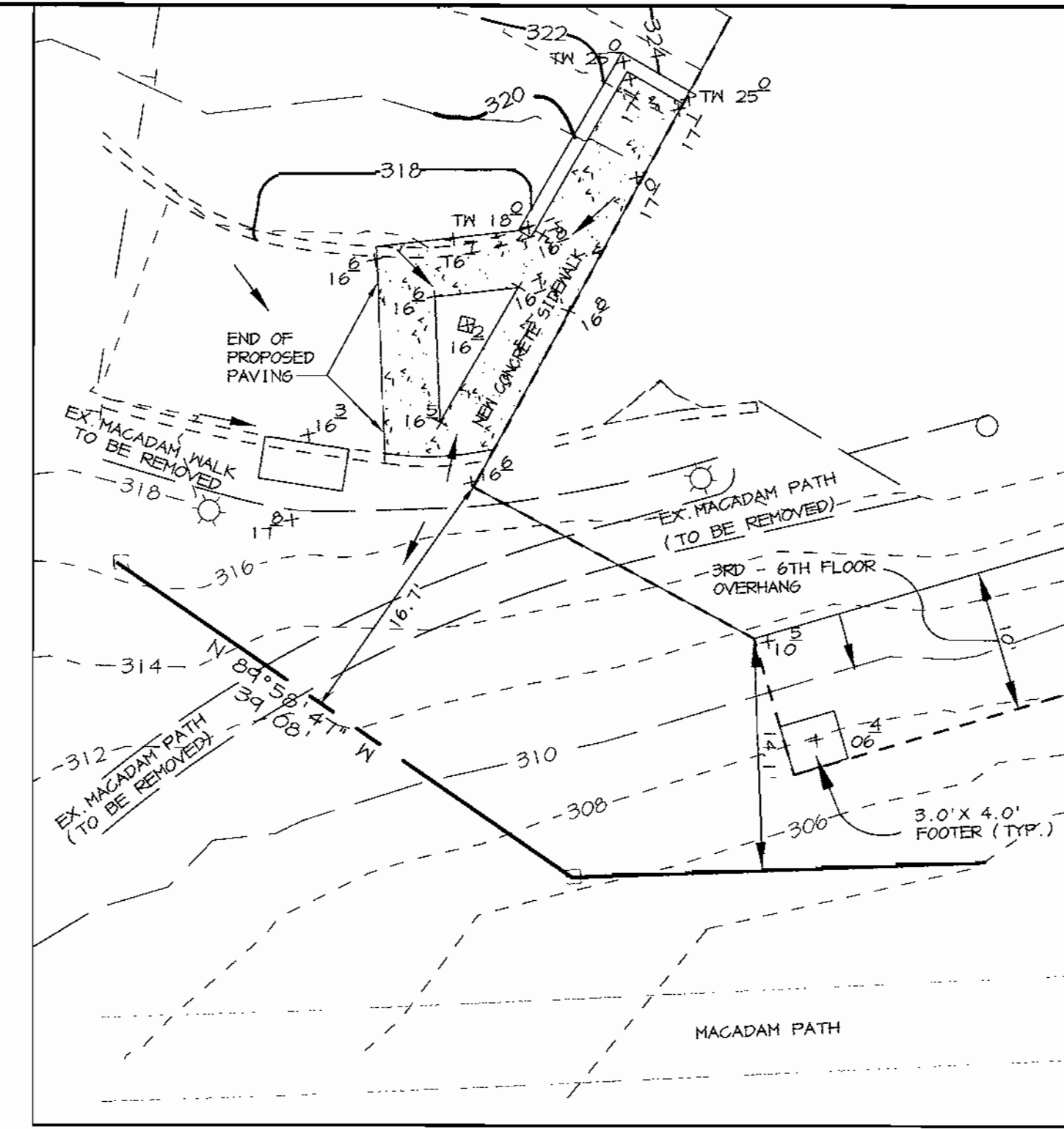
DATE NO.	REVISION
DEVELOPER/OWNER: KINCAIDE, LLC c/o RICHARD TALKIN SUITE 301 QUARRY PARK PLACE 9175 GUILFORD ROAD COLUMBIA, MARYLAND 21046 (410) 730-7133	
PROJECT: COLUMBIA TOWN CENTER LOTS B-5 & PARCEL F-1 OFFICE BUILDING & PARKING GARAGE EXPANSION	
AREA: TAX MAP 36 LOT B-5 ZONED NT-EMP-COMM 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
TITLE: EXISTING CONDITIONS / DEMOLITION PLAN	

**RIEMER MUEGGE & ASSOCIATES INC.**  
ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING  
8818 Centre Park Drive, Columbia, MD 21046  
tel 410.987.8900 fax 410.987.9282

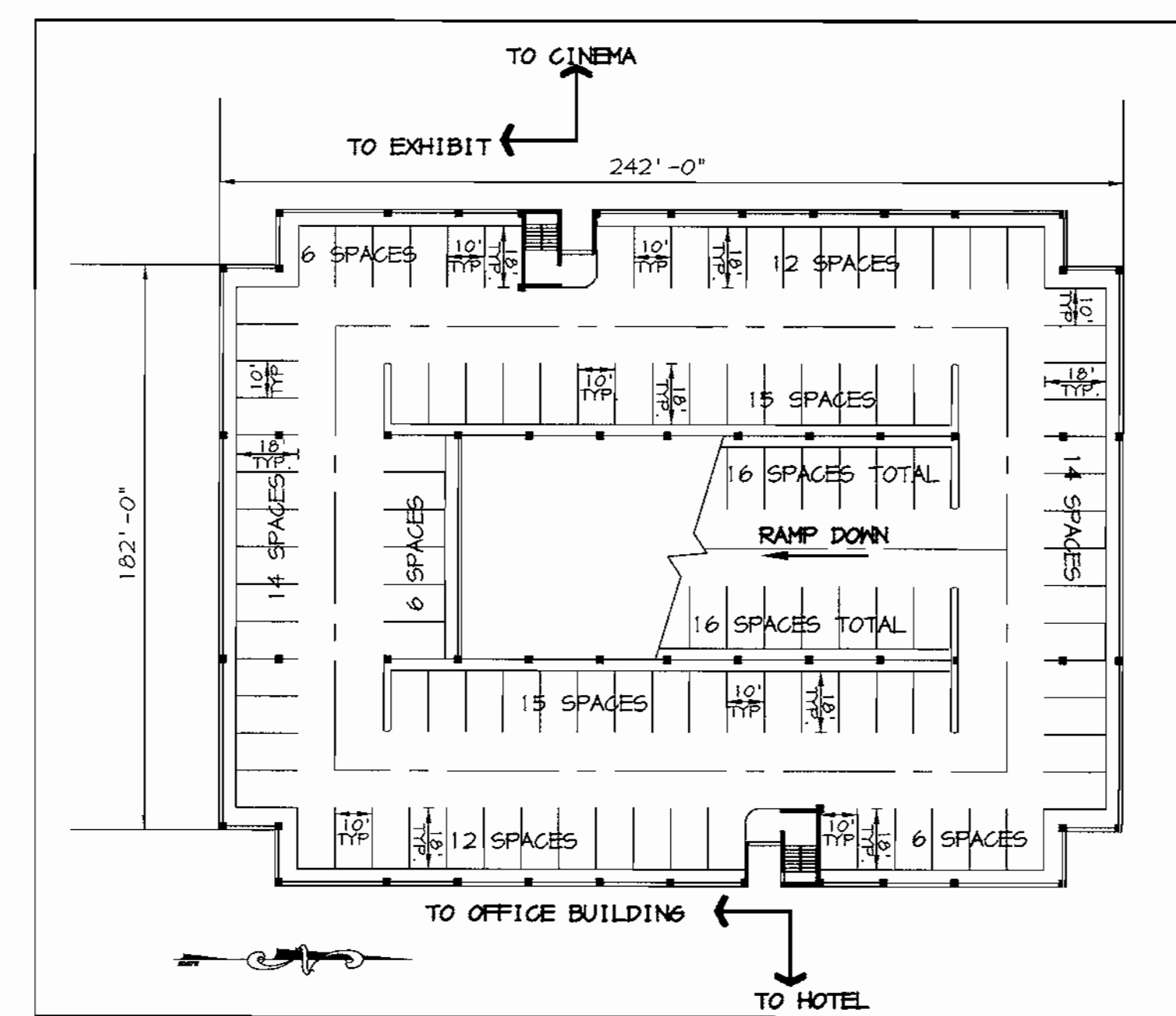
DATE	DESIGNED BY : C.J.R.
	DRAWN BY : K.C.B.
	CHECKED BY : C.J.R.
	PROJECT NO : 98384 SDP2.DWG
	DATE : JUNE 27, 2000
	SCALE : 1" = 20"
	DRAWING NO. 2 OF 7



**HC RAMP  
BLOW-UP**  
SCALE: 1" = 5'



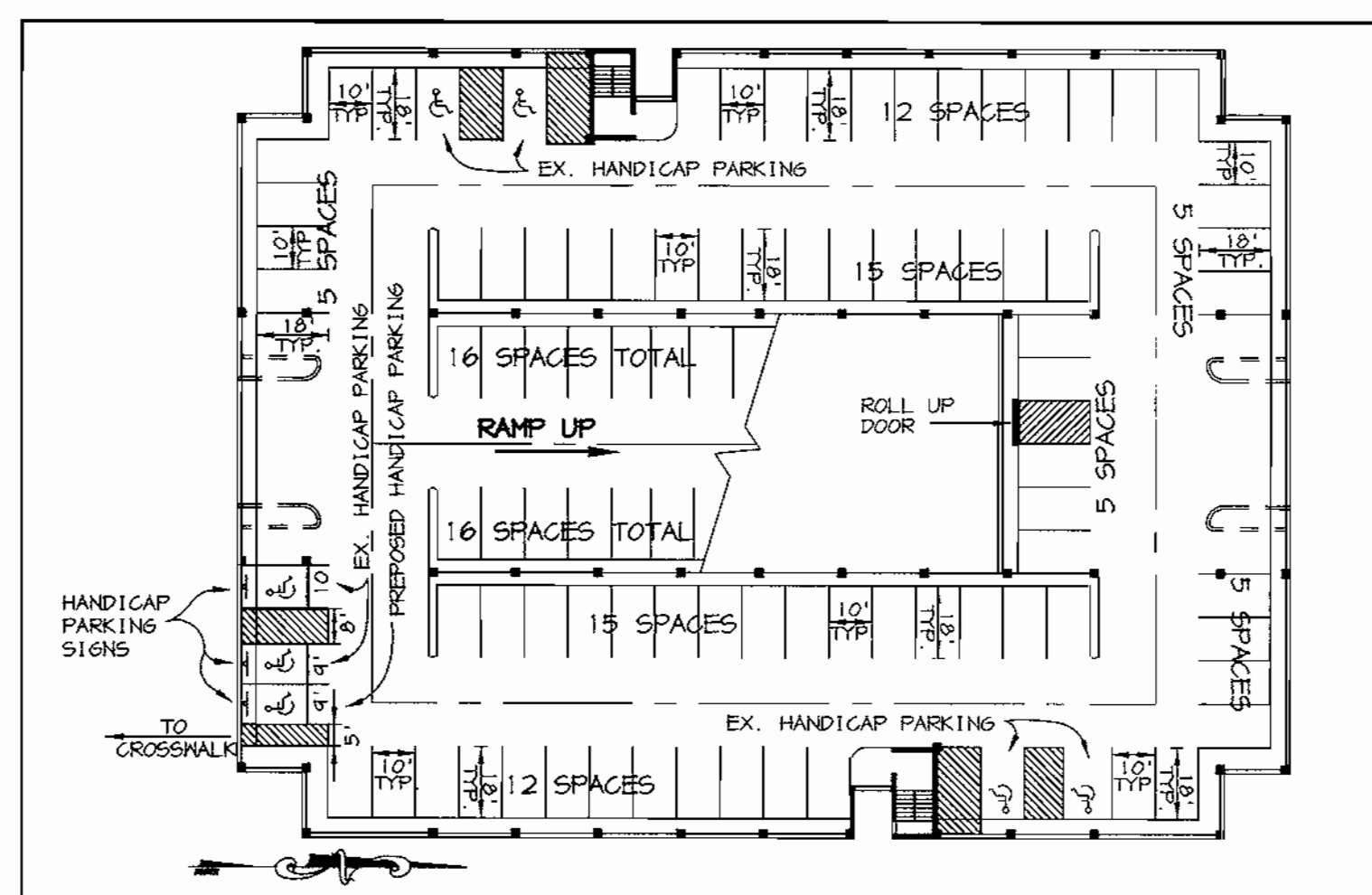
**SIDEWALK DETAIL**  
SCALE: HOR. 1" = 10'



**PARKING GARAGE PLAN**  
SCALE: 1" = 40'

**LAKE KITTAMAQUINDI**  
100 YEAR FLOOD = 304.50'  
LOT E-1  
L. 26, F. 23

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



**GARAGE HANDICAP PARKING**  
SCALE: 1" = 40'

**NOTE**  
1. ALL HANDICAP PARKINGS IS ON FIRST LEVEL.  
2. TWO ADDITIONAL HANDICAP PARKING SPACES PROVIDED AT HOTEL ENTRANCE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.	
<i>[Signature]</i> DIRECTOR	7/14/00 DATE
<i>[Signature]</i> CHIEF, DEVELOPMENT ENGINEERING DIVISION MK	7/13/00 DATE
<i>[Signature]</i> CHIEF, DIVISION OF LAND DEVELOPMENT	7/12/00 DATE

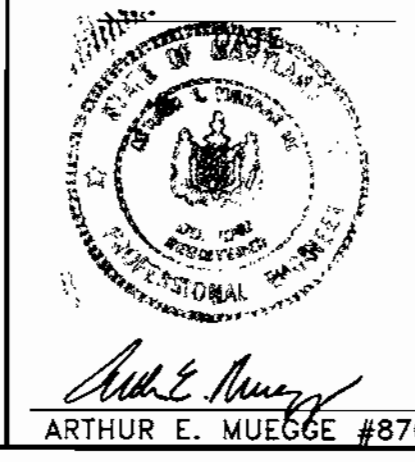
DATE	NO.	REVISION
DEVELOPER/OWNER: KINCAIDE, LLC c/o RICHARD TALKIN SUITE 301 QUARRY PARK PLACE 9175 GUILFORD ROAD COLUMBIA, MARYLAND 21046 (410) 730-7733		
PROJECT: COLUMBIA TOWN CENTER LOTS B-5 & PARCEL F-1 OFFICE BUILDING & PARKING GARAGE EXPANSION		
AREA: TAX MAP 36 LOT B-5 ZONED NT-EMP-COMM 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND		

**TITLE**  
SITE DEVELOPMENT PLAN

**RIEMER MUEGGE & ASSOCIATES INC.**  
ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING  
8818 Centre Park Drive, Columbia, MD 21045  
tel 410.987.8800 fax 410.987.9282

DESIGNED BY: C.J.R.
DRAWN BY: K.C.B.
CHECKED BY: C.J.R.
PROJECT NO: 98384 SDP3.DWG
DATE: JUNE 27, 2000
SCALE: AS SHOWN
DRAWING NO. 3 OF 7

**APPROVED**  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE 17 May 2000



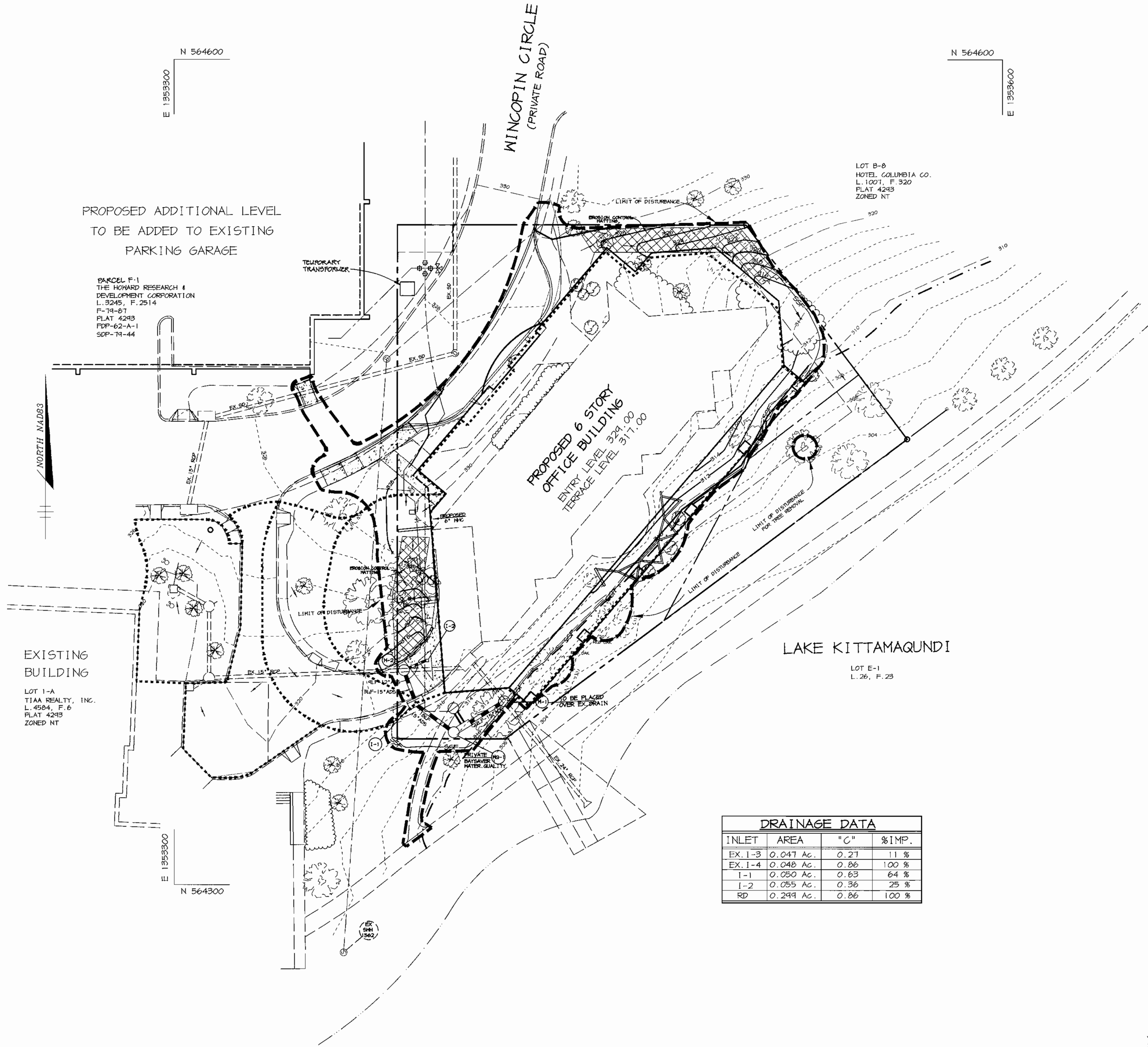


**SEQUENCE OF CONSTRUCTION**

1. OBTAIN GRADING/DEMOLITION PERMIT.
2. INSTALL TREE PROTECTION FENCE AND SUPER SILT FENCE. (1 DAY)
3. PERFORM DEMOLITION OF BUILDING AND EXISTING FEATURES. (1 MONTH)
4. BEGIN BUILDING CONSTRUCTION FOR PARKING DECK AND OFFICE BUILDING. PERFORM ROUGH GRADING AND INSTALL EROSION CONTROL MATTING IN SWALES. (6 MONTHS)
5. INSTALL STORM DRAIN AND UTILITIES. (1 WEEK)
6. COMPLETE CONSTRUCTION OF BUILDING INCLUDING SIDEWALKS AND LANDSCAPING. (6 MONTHS)
7. APPLY TOPSOIL AND STABILIZE ALL DISTURBED AREAS IN ACCORDANCE WITH THE PERMANENT SEEDING NOTES. (2 DAYS)

**LEGEND**

- LIMIT OF DISTURBANCE
- DRAINAGE AREA DIVIDE
- SSF--- SUPER SILT FENCE
- ==== PROPOSED GRADE
- EXISTING GRADE
- [Cross-hatched box] EROSION CONTROL MATTING
- FLOODPLAIN LIMITS
- WATER ELEVATION



DRAINAGE DATA			
INLET	AREA	"C"	%IMP.
EX. 1-3	0.047 Ac.	0.27	11 %
EX. 1-4	0.048 Ac.	0.86	100 %
1-1	0.050 Ac.	0.63	64 %
1-2	0.055 Ac.	0.36	25 %
RD	0.249 Ac.	0.86	100 %

BY THE DEVELOPER :

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

*[Signature]* 6-27-00  
DEVELOPER DATE

BY THE ENGINEER :

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

*[Signature]* 6-27-00  
ENGINEER DATE

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

*[Signature]* 7/12/00  
NATURAL RESOURCES CONSERVATION SERVICE DATE

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

*[Signature]* 7/12/00  
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*[Signature]* 7/13/00  
DIRECTOR DATE

*[Signature]* 7/13/00  
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE

*[Signature]* 7/13/00  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DATE	NO.	REVISION

DEVELOPER/OWNER: KINCAIDE, LLC  
c/o RICHARD TALKIN  
SUITE 301 QUARRY PARK PLACE  
9175 GUILFORD ROAD  
COLUMBIA, MARYLAND 21046  
(410) 730-7733

PROJECT: COLUMBIA TOWN CENTER  
LOTS B-5 & PARCEL F-1  
OFFICE BUILDING & PARKING GARAGE EXPANSION

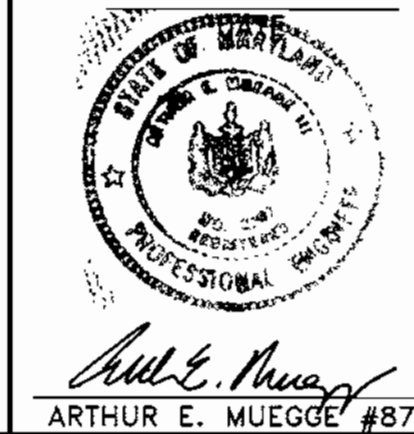
AREA: TAX MAP 36 LOT B-5 ZONED NT-EMP-COMM  
2nd ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

TITLE: GRADING, SEDIMENT CONTROL PLAN & DRAINAGE AREA MAP

**RIEMER MUEGGE & ASSOCIATES INC.**  
ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING  
8818 Centre Park Drive, Columbia, MD 21046  
tel 410.987.8900 fax 410.987.9282

DESIGNED BY : C.J.R.  
DRAWN BY : K.C.B.  
CHECKED BY : C.J.R.  
PROJECT NO : 98384  
SDP4.DWG  
DATE : JUNE 27, 2000  
SCALE : 1" = 20"  
DRAWING NO. 4 OF 7

APPROVED  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE 17 May 2000





**SEDIMENT CONTROL NOTES**

- A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS AND PERMITS PRIOR TO THE START OF ANY CONSTRUCTION (313-1855).
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL AND EROSION CONTROL, AND REVISIONS THERE TO.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTRIBUTION, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES AND ALL SLOPES GREATER THAN 2:1. B) 14 DAYS AS TO OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THE PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1991 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL AND EROSION CONTROL FOR PERMANENT SEEDINGS (SEC. 51), SO2 (SEC. 54), TEMPORARY SEEDING (SEC. 50) AND MULCHING (SEC. 52). TEMPORARY STABILIZATION WITH MULCH ALONG CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
- 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.
- SITE ANALYSIS:
 

TOTAL AREA OF SITE	0.80 ACRES
AREA TO BE ROOFED OR PAVED	0.44 ACRES
AREA TO BE VEGETATIVELY STABILIZED	0.32 ACRES
TOTAL CUT	4,000 CU.YDS.
TOTAL FILL	4,000 CU.YDS.

 BORROW OF 3,000 CU.YDS. TO BE TAKEN FROM A SITE WITH AN OPEN GRADING PERMIT.
- ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
- ADDITIONAL SEDIMENT CONTROLS MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- SITE GRADING WILL BEGIN ONLY AFTER ALL PERIMETER SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED AND ARE IN A FUNCTIONING CONDITION.
- SEEDING WILL BE REMOVED FROM TRAPS WHEN ITS DEPTH REACHES CLEAN OUT ELEVATION SHOWN ON THE PLANS.
- CUT AND FILL QUANTITIES PROVIDED UNDER SITE ANALYSIS DO NOT REPRESENT BID QUANTITIES. THESE QUANTITIES DO NOT DISTINGUISH BETWEEN TOPSOIL, STRUCTURAL FILL OR EMBANKMENT MATERIAL, NOR DO THEY REFLECT CONSIDERATION OF UNDERCUTTING OR REMOVAL OF UNSUITABLE MATERIAL. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH SITE CONDITIONS WHICH MAY AFFECT THE WORK.
- ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 AC., 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.
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN BE BACKFILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

**TEMPORARY SEEDING NOTES**

- Apply to graded or cleared areas likely to be redistributed where a short-term vegetative cover is needed.
- Seedbed Preparation:** Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously loosened.
- Soil Amendments:** Apply 600 lbs. per acre 10-10-10 fertilizer (14 lbs. per 1000 sq.ft.).
- Seeding:** For periods March 1 thru April 30 and from August 15 thru November 15, seed with 2-1/2 bushels per acre of annual ryegrass (3.2 lbs. per 1000 sq.ft.). For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (0.07 lbs. per 1000 sq.ft.). For the period November 16 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.
- Mulching:** Apply 1-1/2 to 2 tons per acre (70 to 90 lbs. per 1000 sq.ft.) of unrattled small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal. per acre (5 gal. per 1000 sq.ft.) of emulsified asphalt on flat areas. On slopes, 8 fl. or higher, use 347 gal. per acre (8 gal. per 1000 sq.ft.) for anchoring.

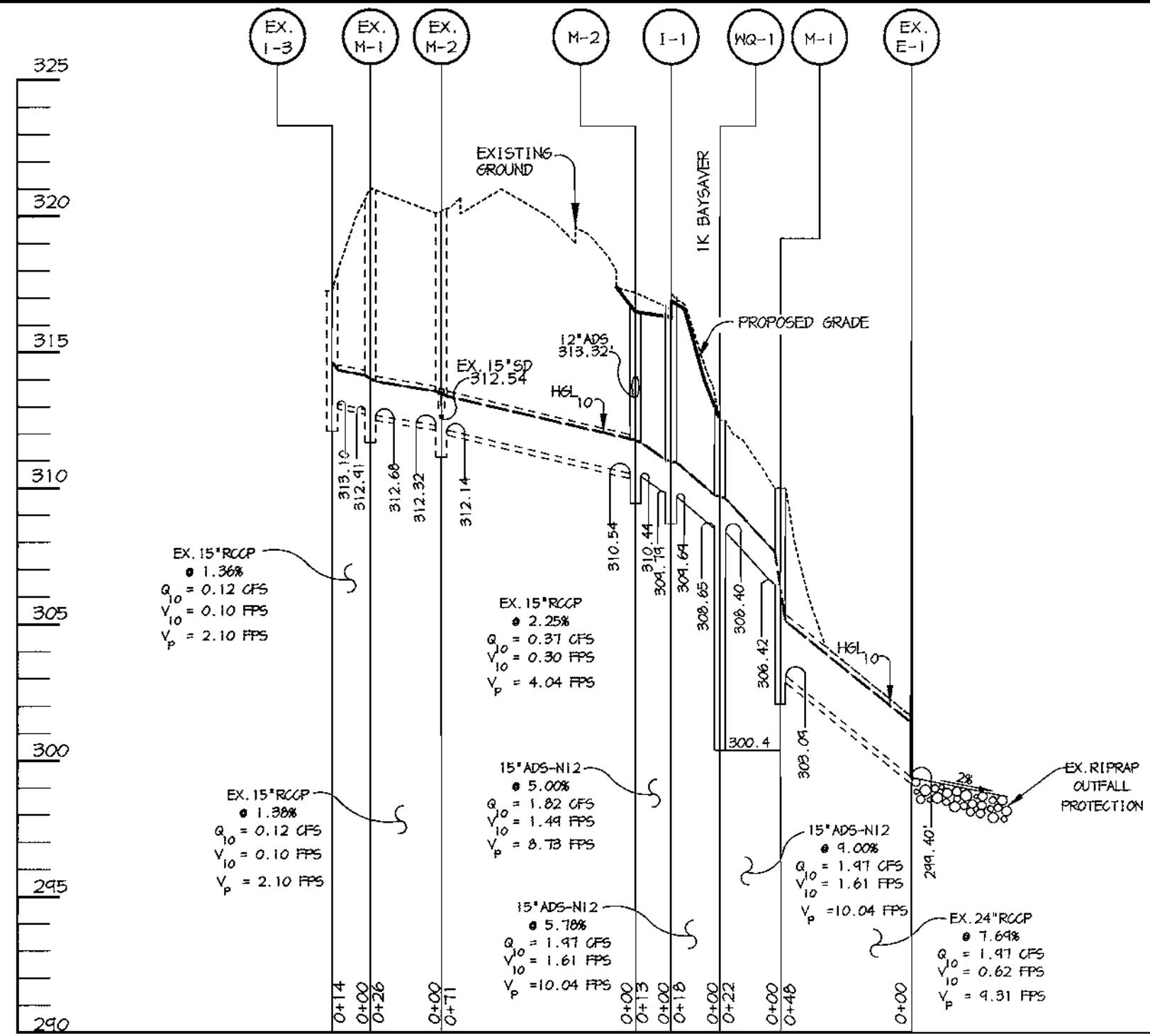
- Refer to the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.

**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, discing or other acceptable means before seeding, if not previously loosened.
- Soil Amendments:** In lieu of soil test recommendations, use one of the following schedules:
- Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs. per 1000 sq.ft.) and 600 lbs. per acre 10-10-10 fertilizer (14 lbs. per 1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs. per acre 30-0-0 ureaform fertilizer (9 lbs. per 1000 sq.ft.).
  - Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs. per 1000 sq.ft.) and 1000 lbs. per acre 10-10-10 fertilizer (23 lbs. per 1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil.
- Seeding:** For the period March 1 thru April 30 and from August 1 thru October 15, seed with 60 lbs. per acre (1.4 lbs. per 1000 sq.ft.) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs. Kentucky 31 Tall Fescue per acre and 2 lbs. per acre (0.05 lbs. per 1000 sq.ft.) of weeping lovegrass. During the period October 16 thru February 28, protect site by one of the following options:
- 2 tons per acre of well-anchored mulch straw and seed as soon as possible in the spring.
  - Use sod.
  - Seed with 60 lbs. per acre Kentucky 31 Tall Fescue and mulch with 2 tons per acre well anchored straw.
- Mulching:** Apply 1-1/2 to 2 tons per acre (70 to 90 lbs. per 1000 sq.ft.) of unrattled small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal. per acre (5 gal. per 1000 sq.ft.) of emulsified asphalt on flat areas. On slopes, 8 fl. or higher, use 347 gal. per acre (8 gal. per 1000 sq.ft.) for anchoring.
- Maintenance:** Inspect all seeded areas and make needed repairs, replacements and reseedings.

**21.0 STANDARD AND SPECIFICATIONS FOR TOPSOIL**

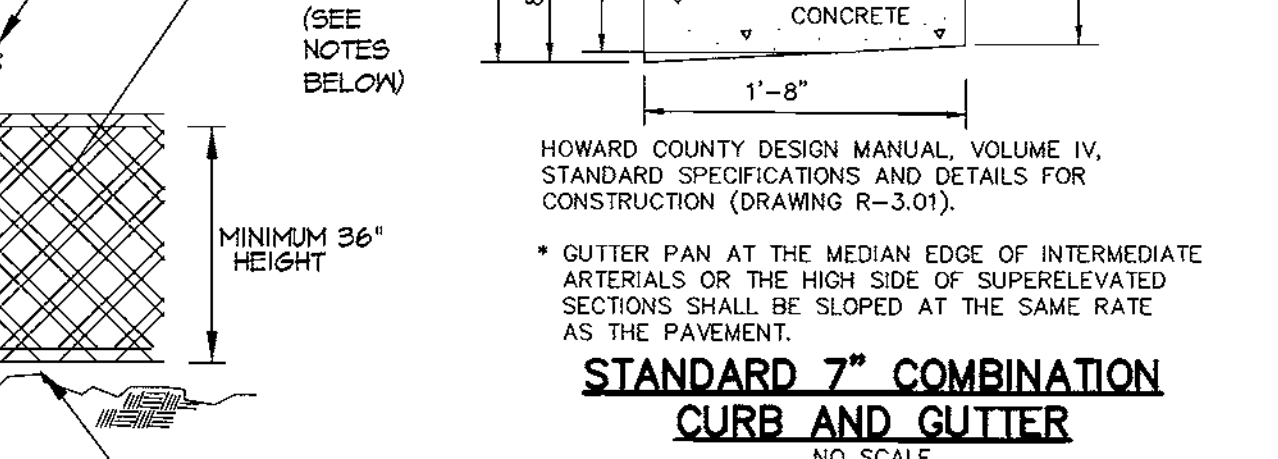
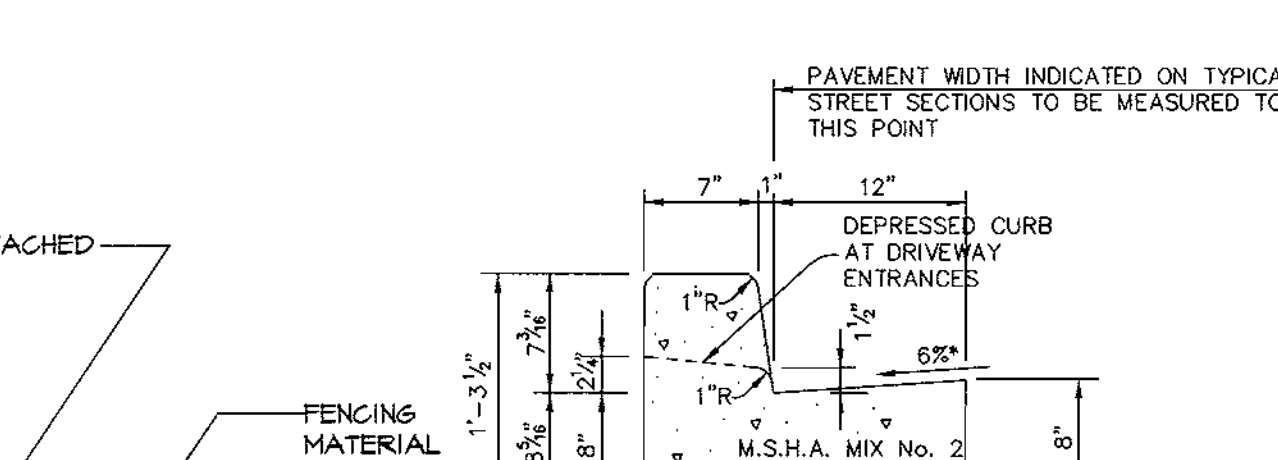
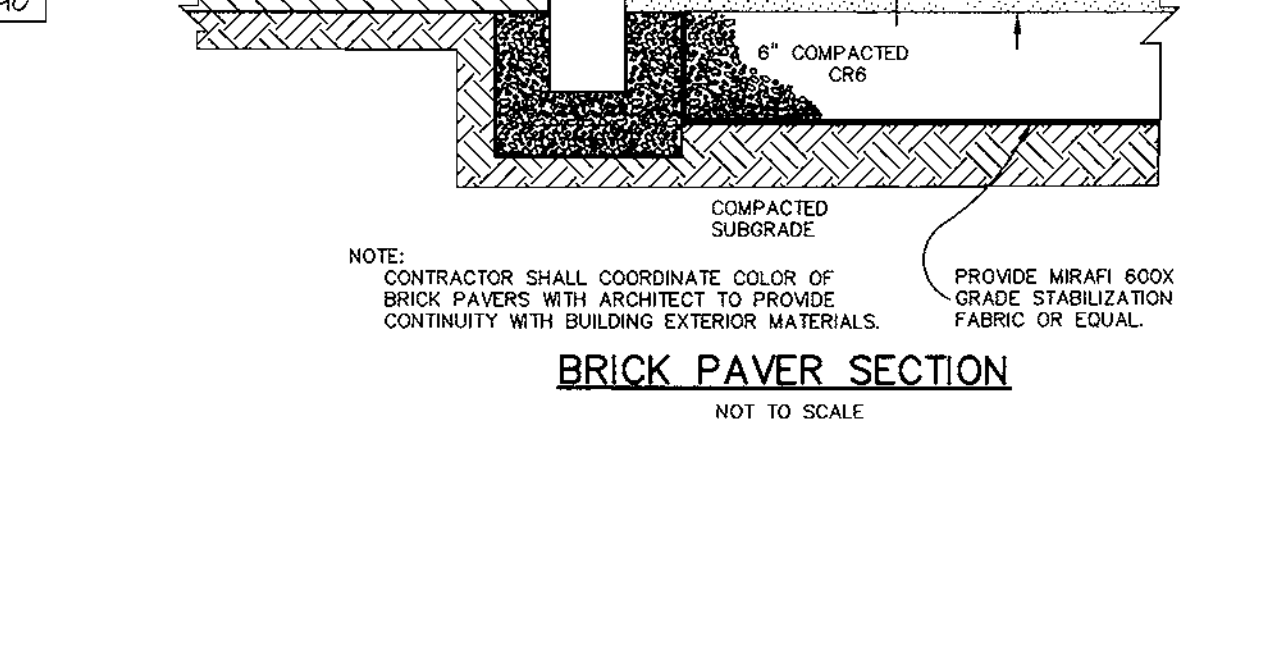
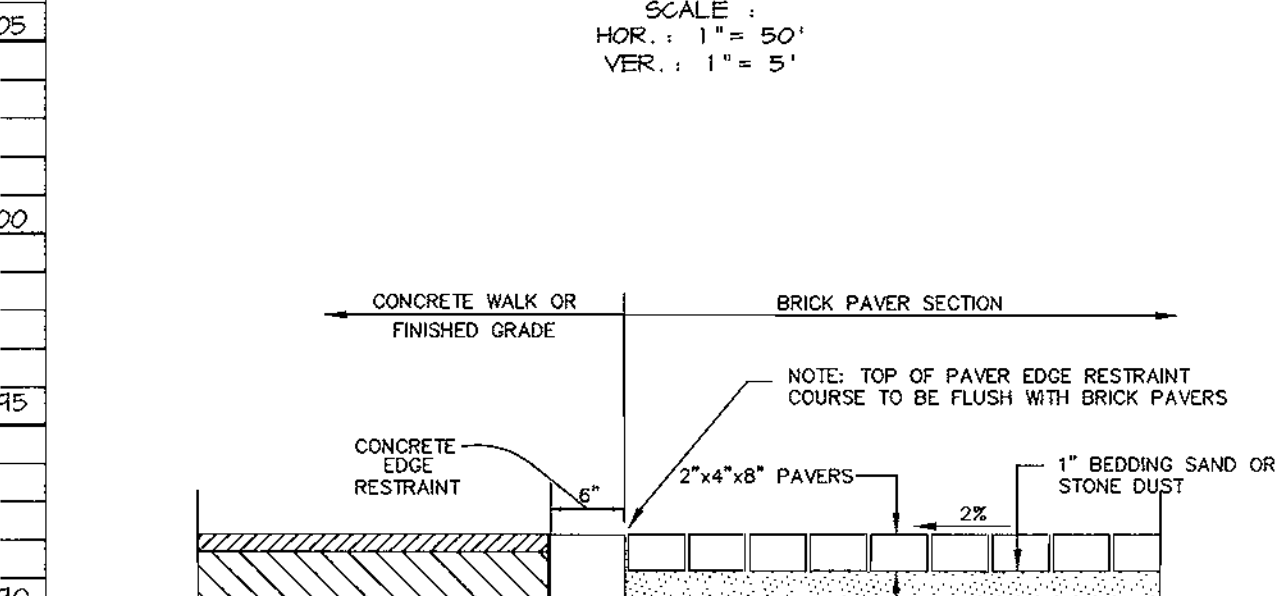
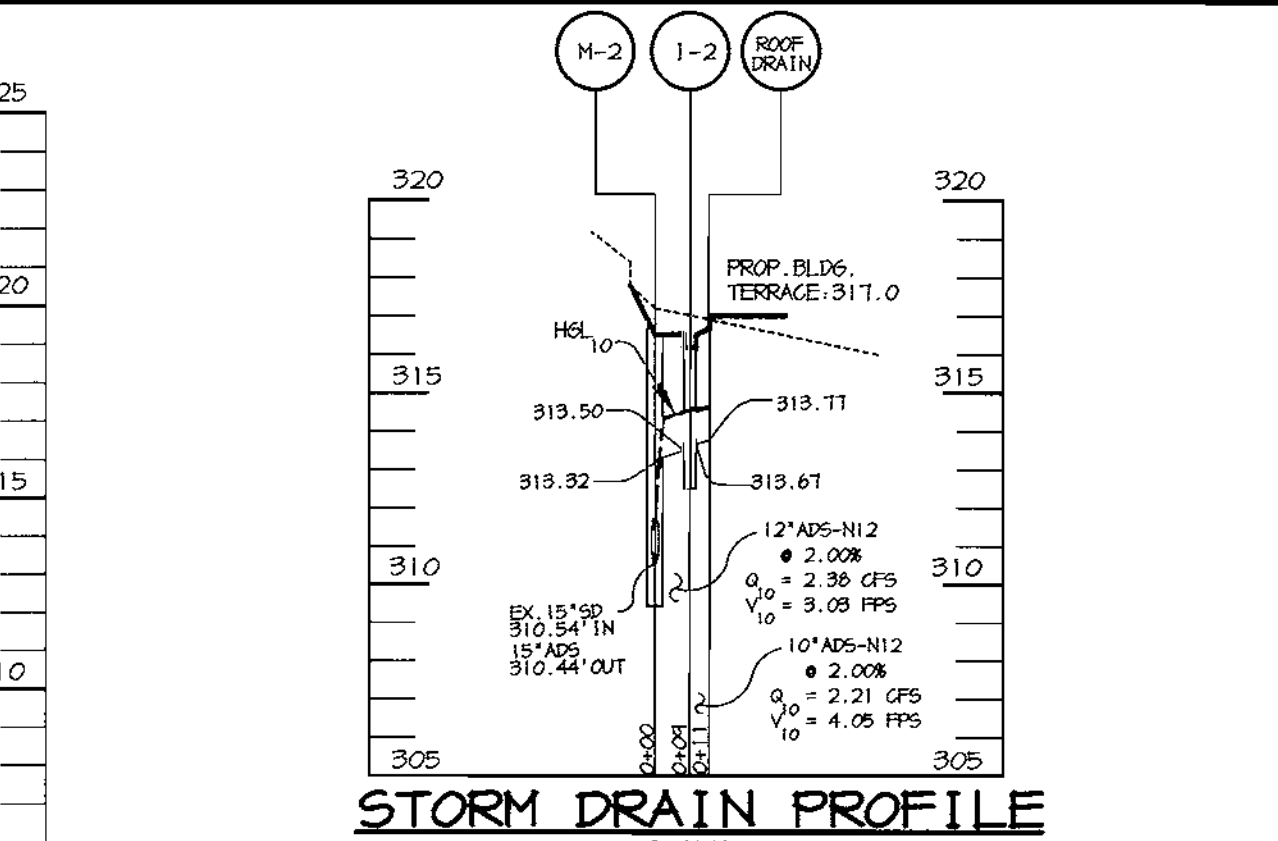
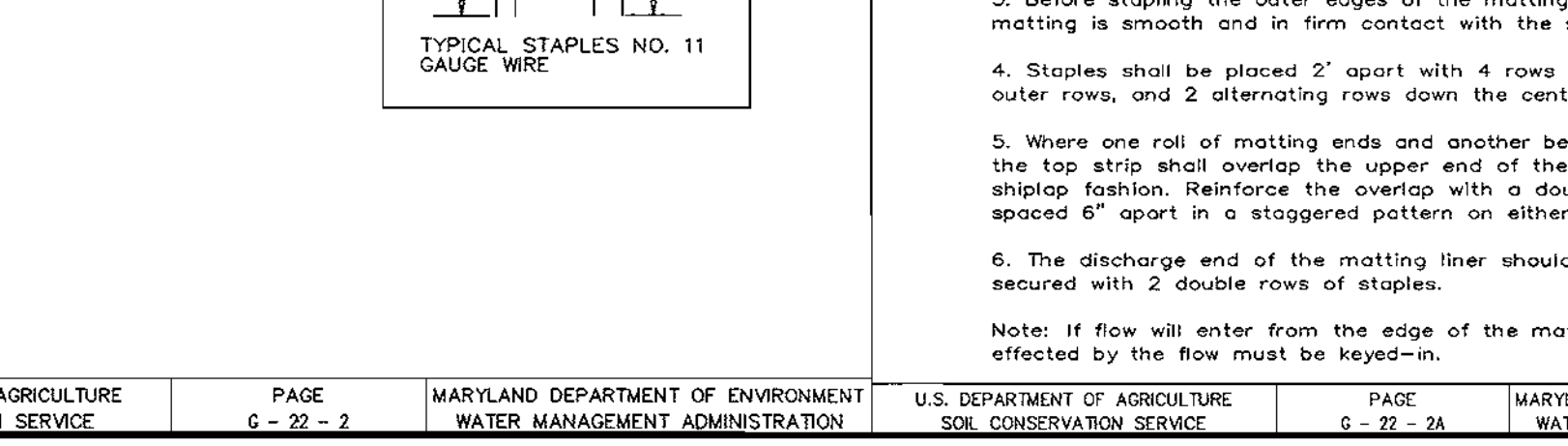
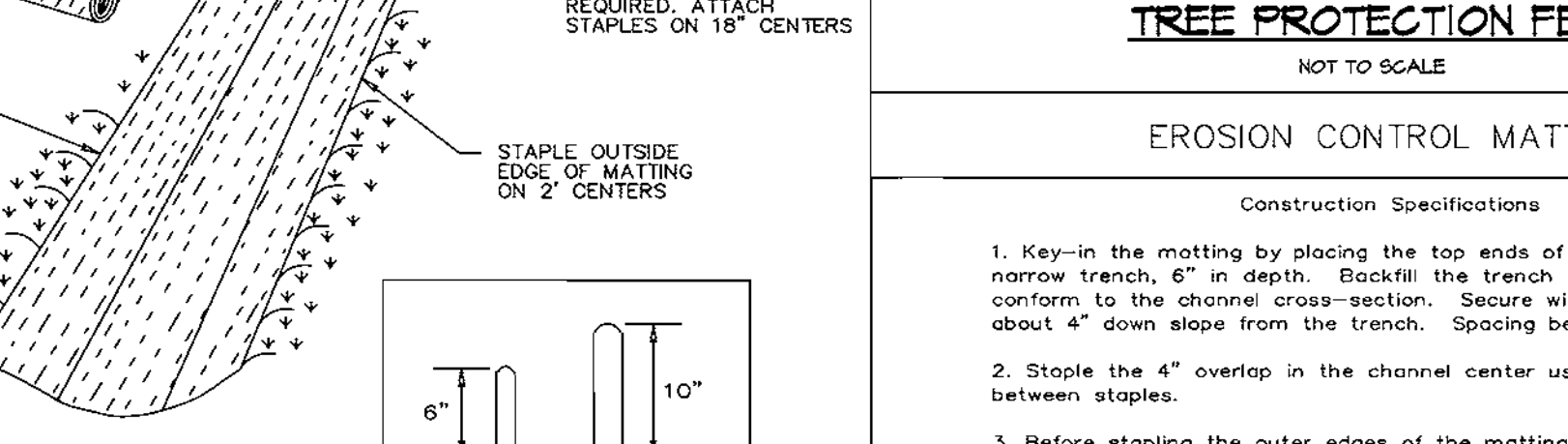
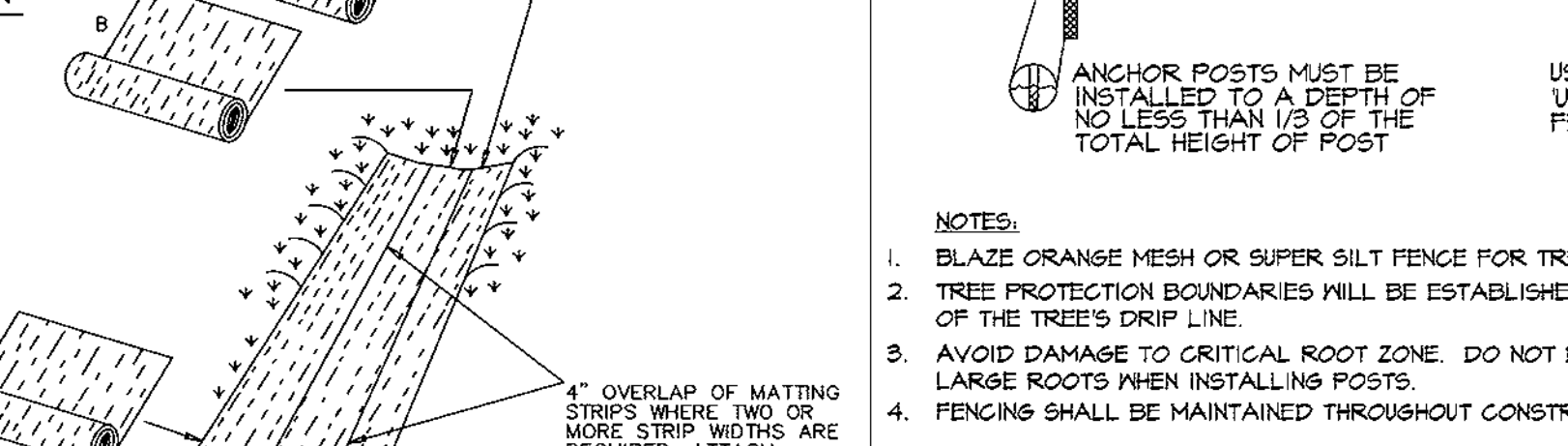
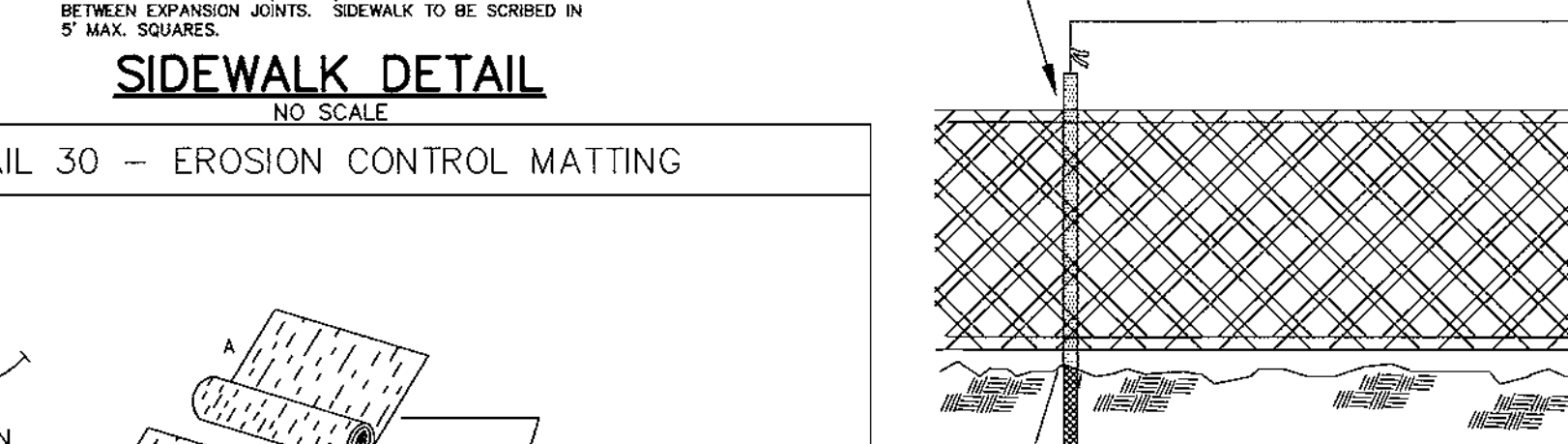
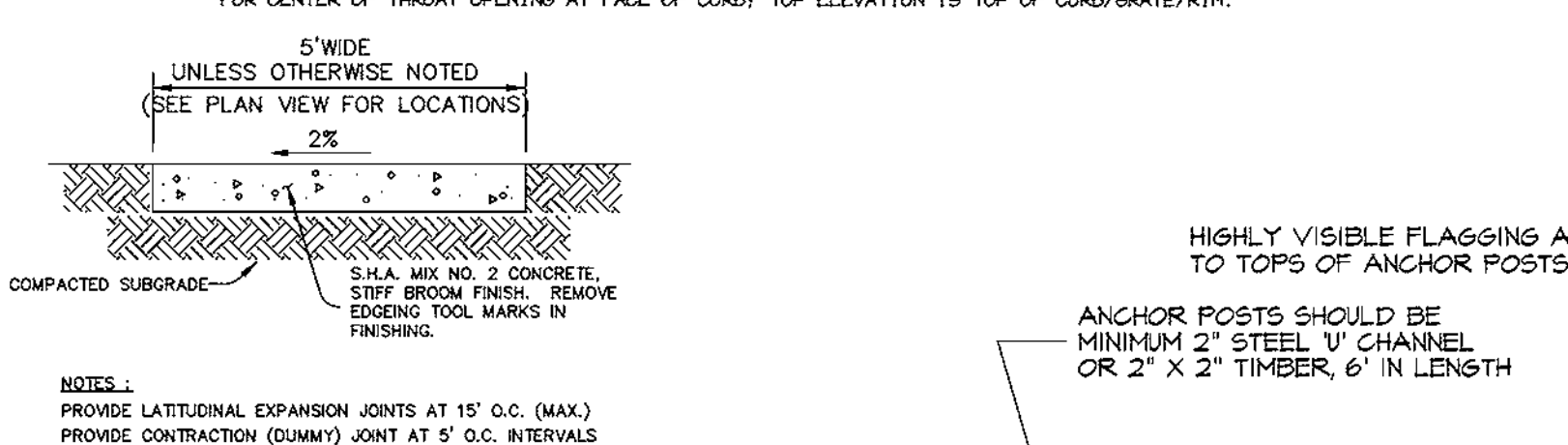
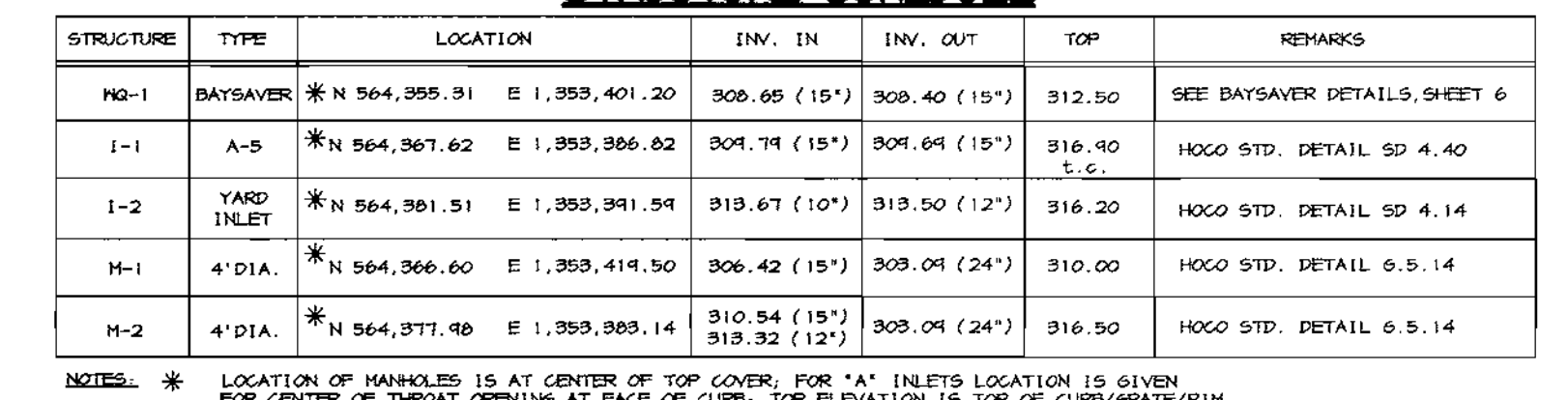
- Definition:** Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation.
- Purpose:** To provide a suitable soil medium for vegetative growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.
- Conditions Where Practice Applies:**
- This practice is limited to areas having 2:1 or flatter slopes where:
    - The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
    - The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.
    - The original soil to be vegetated contains material toxic to plant growth.
    - The soil is so acidic that treatment with limestone is not feasible.
  - For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.
- Construction and Material Specifications:**
- Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the soil survey published by USDA-SCS in cooperation with Maryland Agricultural Experimentation Station.
  - Topsoil Specifications - Soil to be used as topsoil must meet the following:
    - Topsoil shall be a loam, sandy loam, clay loam, silt loam, silty loam, sandy clay loam, loamy sand, other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting textured subsoils and shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1 1/4" in diameter.
    - Topsoil must be free of plants or plant parts such as bermuda grass, quackgrass, Johnsongrass, nutgrass, poison ivy, thistle, or others as specified.
    - Where subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. LIME shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.
      - For sites having disturbed areas under 5 acres:
        - Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.
        - For sites having disturbed areas over 5 acres:
          - On soil meeting Topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:
            - pH for Topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0, sufficient lime shall be pre-applied to raise the pH to 6.5 or higher.
            - Organic content of topsoil shall be not less than 1.5 percent by weight.
            - Topsoil having soluble salt content greater than 500 parts per million shall not be used.
            - No soil or seed shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phytotoxic materials.
  - Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.
  - For sites having disturbed areas over 5 acres:
    - On soil meeting Topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:
      - pH for Topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0, sufficient lime shall be pre-applied to raise the pH to 6.5 or higher.
      - Organic content of topsoil shall be not less than 1.5 percent by weight.
      - Topsoil having soluble salt content greater than 500 parts per million shall not be used.
      - No soil or seed shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phytotoxic materials.
- Notes:** Topsoil substitutes to amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority may be used in lieu of natural topsoil.



**STRUCTURE SCHEDULE**

STRUCTURE	TYPE	LOCATION	INV. IN	INV. OUT	TOP	REMARKS
M-1	BAYSAYER	* N 564,395.31 E 1,393,401.20	309.65 (15')	309.40 (15')	312.50	SEE BAYSAYER DETAILS, SHEET 4.0
I-1	A-B	* N 564,367.62 E 1,393,396.82	304.74 (15')	304.64 (15')	316.40	HOGO STD. DETAIL SD 4.6
I-2	YARD INLET	* N 564,361.51 E 1,393,391.54	319.67 (10')	319.50 (12')	316.20	HOGO STD. DETAIL SD 4.14
M-1	4" DIA.	* N 564,366.60 E 1,393,419.50	306.42 (15')	309.04 (24')	310.00	HOGO STD. DETAIL 6.5-1.4
M-2	4" DIA.	* N 564,371.98 E 1,393,398.14	310.54 (15')	313.32 (12')	316.50	HOGO STD. DETAIL 6.5-1.4

**NOTES:** \* LOCATION OF MANHOLES IS AT CENTER OF TOP COVER, FOR "A" INLETS LOCATION IS GIVEN FOR CENTER OF THROAT OPENING AT FACE OF CURB. TOP ELEVATION IS TOP OF CURB/GRATE/RIM.



**APPROVED PLANNING BOARD OF HOWARD COUNTY**  
DATE: 17 May 2000

BY THE DEVELOPER:  
I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.  
*Arthur E. Muegge* 6-27-00  
DEVELOPER DATE

BY THE ENGINEER:  
I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.  
*John R. Roberts* 6-27-00  
ENGINEER DATE

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

*Chief Simmons* 7/12/00  
NATURAL RESOURCES CONSERVATION SERVICE DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.  
*John R. Roberts* 7/12/00  
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*John R. Roberts* 7/14/00  
DIRECTOR DATE

*Mike DeMunn* 7/13/00  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Lucy Hamstra* 7/13/00  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DATE NO.	REVISION

DEVELOPER/OWNER: KINGAIDE, LLC  
c/o RICHARD TALKIN  
SUITE 301 QUARRY PARK PLACE  
9175 GULLFORD ROAD  
COLUMBIA, MARYLAND 21046  
(410) 730-7133

PROJECT: COLUMBIA TOWN CENTER  
LOTS B-5 & PARCEL F-1  
OFFICE BUILDING & PARKING GARAGE EXPANSION

AREA: TAX MAP 36 LOT B-5 ZONED NT-EMP-COMM  
2nd ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

TITLE: DETAILS, NOTES & PROFILES

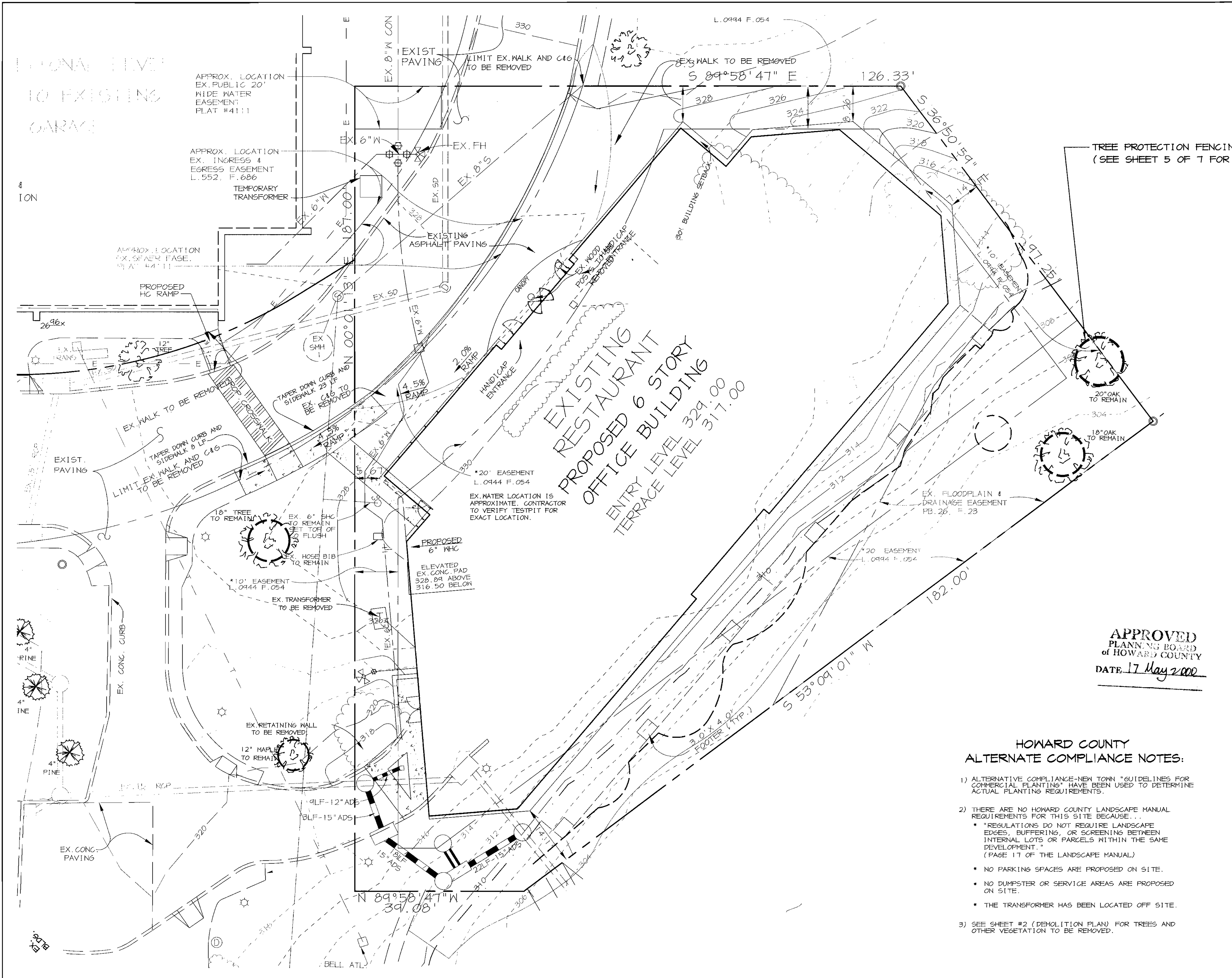
**RIEMER MUEGGE & ASSOCIATES INC.**  
ENGINEERING & ENVIRONMENTAL SERVICES • PLANNING • SURVEYING  
8818 Centre Park Dr., Columbia, MD 21045  
tel 410.987.8900 fax 410.987.9282

DESIGNED BY: C.J.R.  
DRAWN BY: K.C.B.  
CHECKED BY: C.J.R.  
PROJECT NO.: 98384  
SDPS-DWG  
DATE: JUNE 21, 2000  
SCALE: AS SHOWN  
DRAWING NO. 5 OF 7









PLANTING LEGEND	
PROP. SHADE TREE	
PROP. ORNAMENTAL TREE	
PROP. EVERGREEN TREE	
PROP. SHRUB	
EXISTING SHADE/FLOWERING TREE TO BE SAVED	
TREE PROTECTION FENCE (SEE SHEET X OF X FOR DETAILS)	
EXISTING SHADE/FLOWERING TREE TO BE REMOVED	
EXISTING FOUNDATION PLANT TO BE REMOVED	
EXISTING EVERGREEN TREE TO BE REMOVED	

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*James P. Smith* 7/14/00  
DIRECTOR DATE

*Mike Dammann* 7/13/00  
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE

*Cindy Chantler* 7/13/00  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

**APPROVED**  
PLANNING BOARD  
of HOWARD COUNTY  
DATE 17 May 2000

**HOWARD COUNTY  
ALTERNATE COMPLIANCE NOTES:**

- ALTERNATIVE COMPLIANCE-NEW TOWN "GUIDELINES FOR COMMERCIAL PLANTINGS" HAVE BEEN USED TO DETERMINE ACTUAL PLANTING REQUIREMENTS.
- THERE ARE NO HOWARD COUNTY LANDSCAPE MANUAL REQUIREMENTS FOR THIS SITE BECAUSE...
  - "REGULATIONS DO NOT REQUIRE LANDSCAPE EDGES, BUFFERING, OR SCREENING BETWEEN INTERNAL LOTS OR PARCELS WITHIN THE SAME DEVELOPMENT." (PAGE 17 OF THE LANDSCAPE MANUAL)
  - NO PARKING SPACES ARE PROPOSED ON SITE.
  - NO DUMPSTER OR SERVICE AREAS ARE PROPOSED ON SITE.
  - THE TRANSFORMER HAS BEEN LOCATED OFF SITE.
- SEE SHEET #2 (DEMOLITION PLAN) FOR TREES AND OTHER VEGETATION TO BE REMOVED.

DATE NO. REVISION

DEVELOPER/OWNER: KINGAIDE, LLC  
c/o RICHARD TALKIN  
SUITE 301 QUARRY PARK PLACE  
4175 GUILFORD ROAD  
COLUMBIA, MARYLAND 21046  
(410) 750-1133

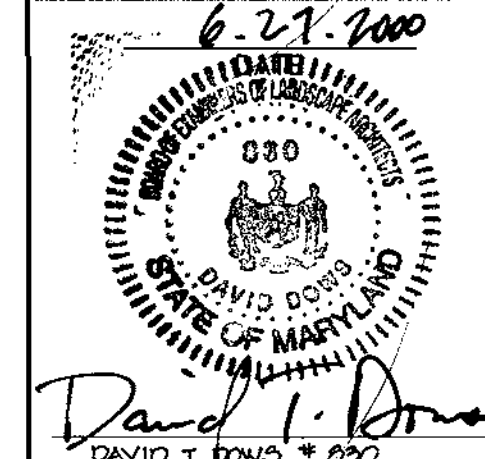
PROJECT **COLUMBIA TOWN CENTER  
LOTS B-5 & PARCEL F-1  
OFFICE BUILDING & PARKING GARAGE EXPANSION**

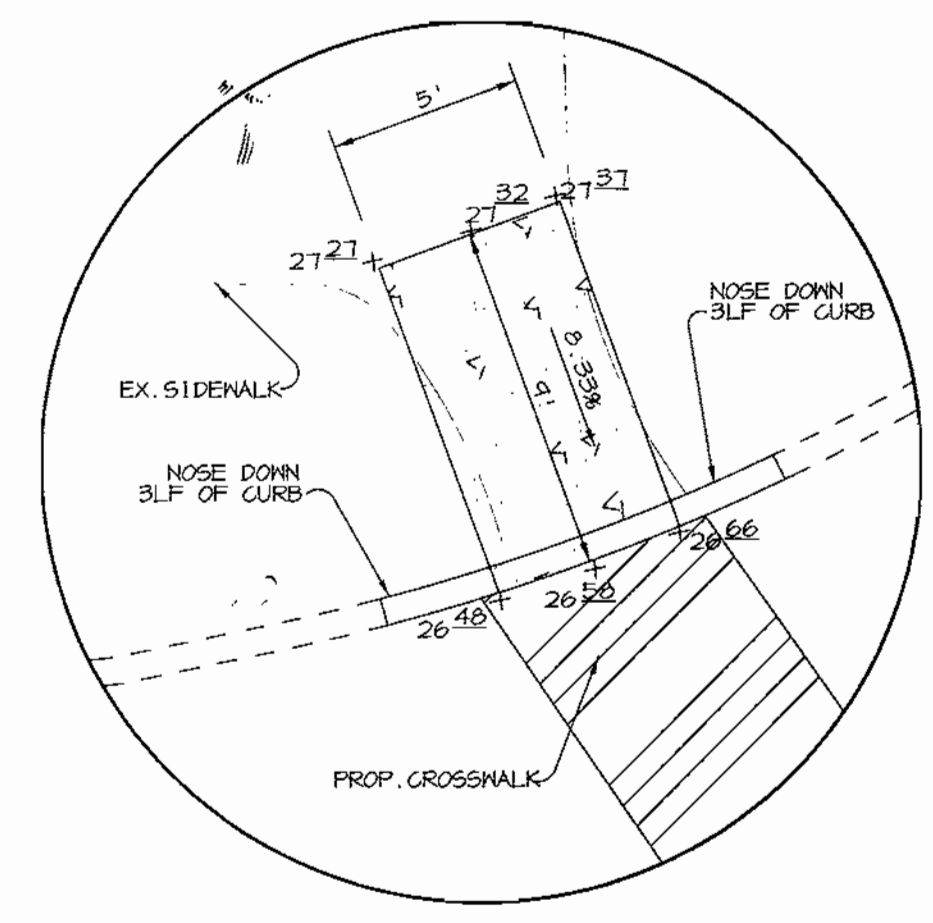
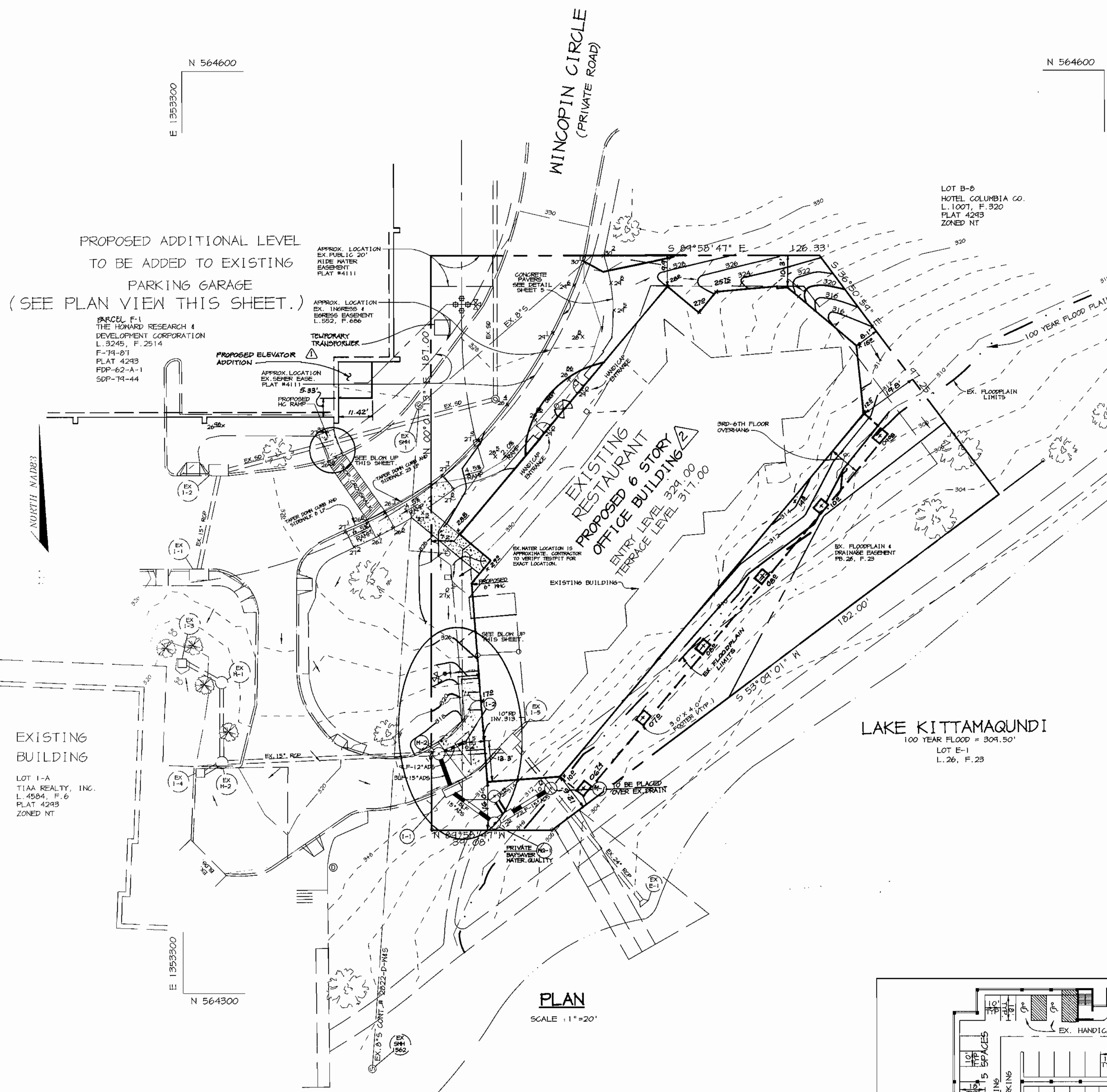
AREA TAX MAP 36 LOT B-5 ZONED NT-EMP-COMM  
2nd ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

**LANDSCAPE PLAN**

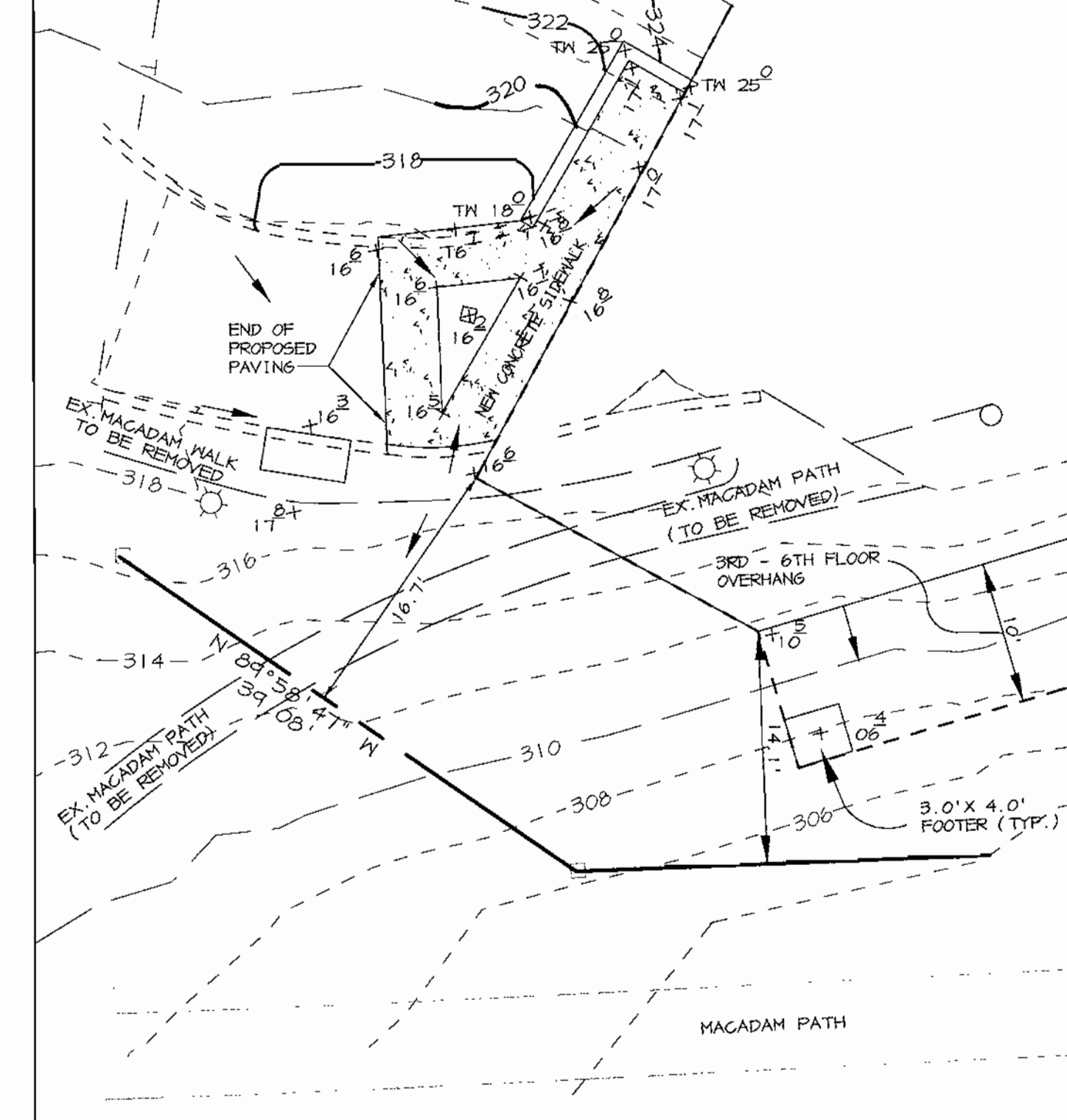
**RIEMER MUEGGE & ASSOCIATES INC**  
ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING  
8818 Centre Park Drive, Columbia, MD 21045  
tel 410.997.8800 fax 410.997.9282

DESIGNED BY : D. T. D.  
DRAWN BY : A. J. L.  
CHECKED BY : A. J. L.  
PROJECT NO : 98384  
DATE : JUNE 27, 2000  
SCALE : 1"=10'  
DRAWING NO. 7 OF 7

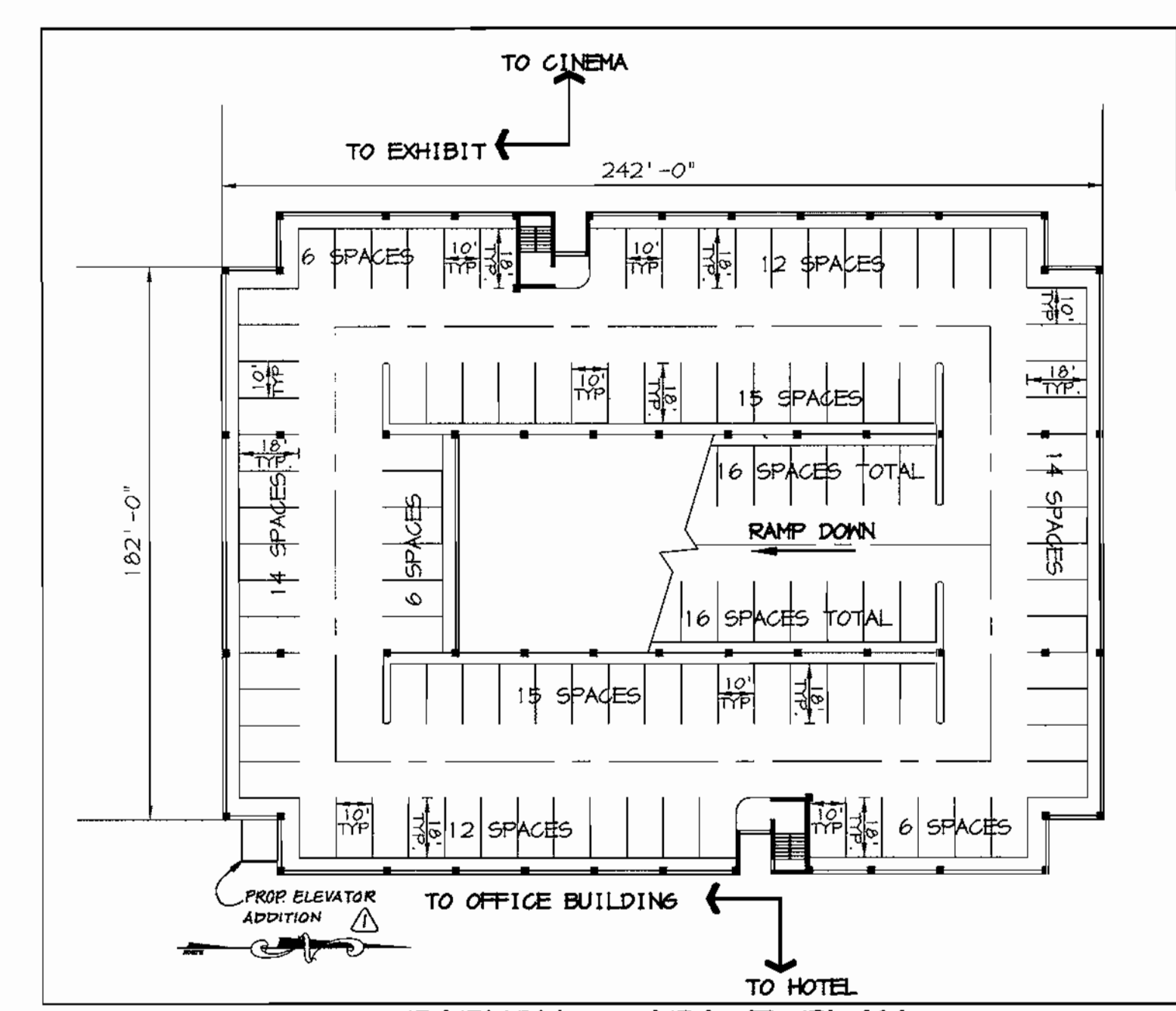




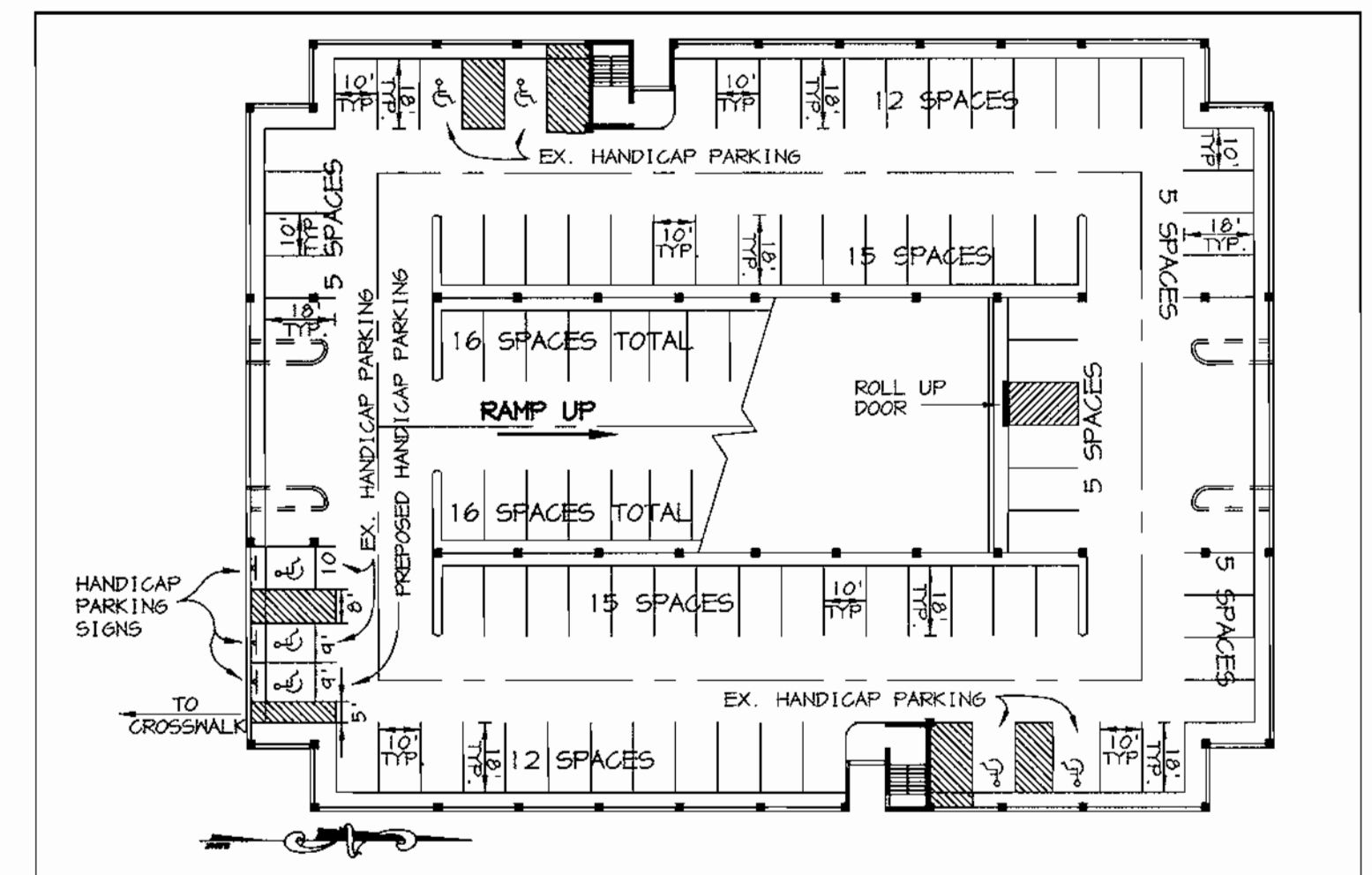
**HC RAMP BLOW-UP**  
SCALE: 1" = 5'



**SIDEWALK DETAIL**  
SCALE: HOR. - 1" = 10'



**PARKING GARAGE PLAN**  
SCALE: 1" = 40'



**GARAGE HANDICAP PARKING**  
SCALE: 1" = 40'

NOTE  
1. ALL HANDICAP PARKING IS ON FIRST LEVEL.  
2. TWO ADDITIONAL HANDICAP PARKING SPACES PROVIDED AT HOTEL ENTRANCE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.	
<i>[Signature]</i> DIRECTOR	7/14/00 DATE
<i>[Signature]</i> CHIEF, DEVELOPMENT ENGINEERING DIVISION	7/13/00 DATE
<i>[Signature]</i> CHIEF, DIVISION OF LAND DEVELOPMENT	7/14/00 DATE
01-05-01	MODIFIED BLDG. FOOTPRINT
12-1-00	ADDED ELEVATOR ADDITION
DATE NO.	REVISION
DEVELOPER/OWNER: KINCAIDE, LLC c/o RICHARD TALKIN SUITE 301 QUARRY PARK PLACE 9175 GUILFORD ROAD COLUMBIA, MARYLAND 21046 (410) 730-7133	
PROJECT: COLUMBIA TOWN CENTER LOTS B-5 & PARCEL F-1 OFFICE BUILDING & PARKING GARAGE EXPANSION	
AREA: TAX MAP 36 LOT B-5 ZONED NT-EMP-COMM 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
TITLE: SITE DEVELOPMENT PLAN	

**RIEMER MUEGGE & ASSOCIATES INC**  
ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING  
8818 Centre Park Dr., Columbia, MD 21046  
tel 410.997.8900 fax 410.997.9282

	DESIGNED BY: C.J.R.
	DRAWN BY: K.C.B.
	CHECKED BY: C.J.R.
	PROJECT NO: 98384 SDP3.DWG
	DATE: JUNE 27, 2000
SCALE: AS SHOWN	DRAWING NO. 3 OF 7

**APPROVED**  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE: 17 May 2000

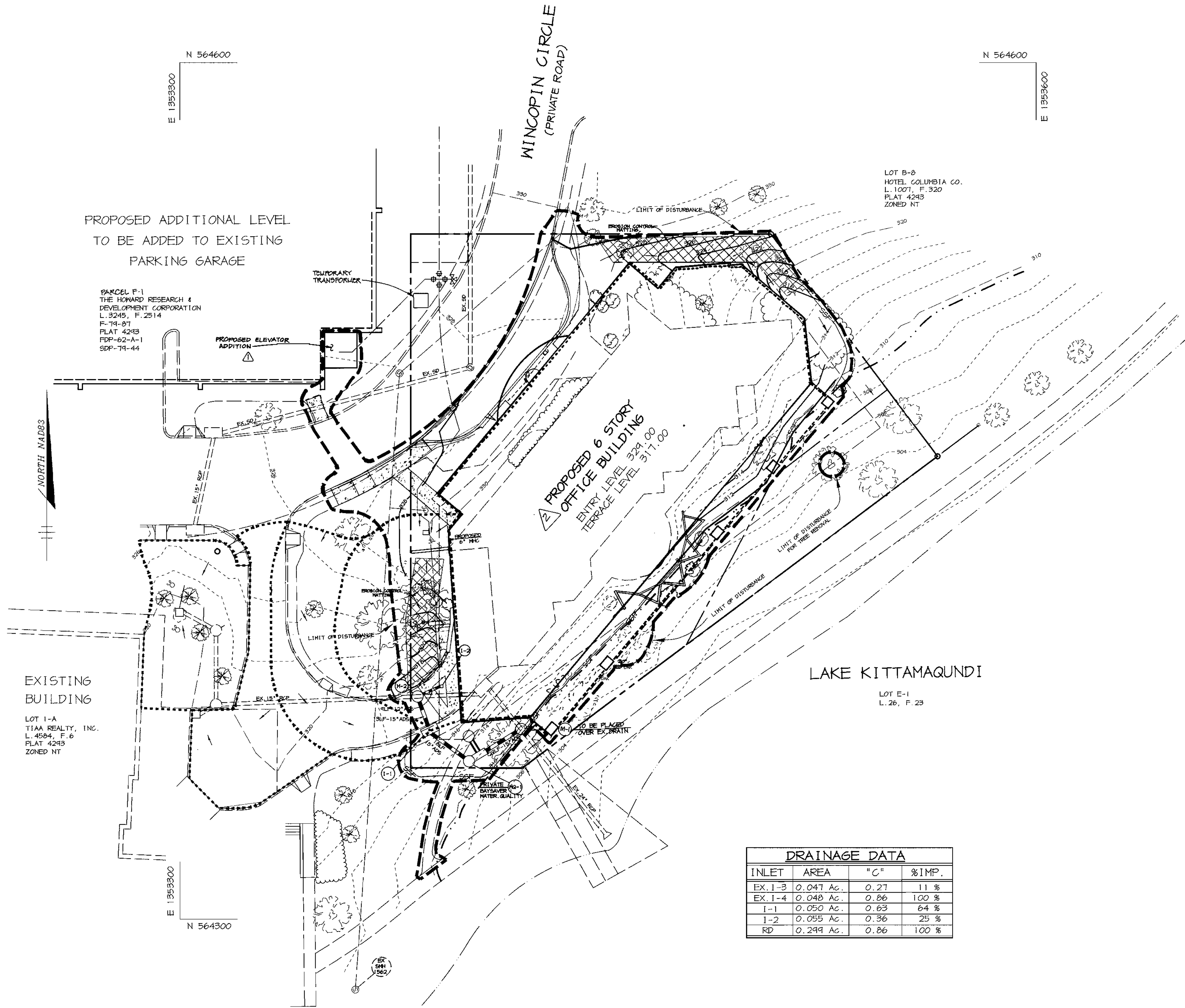


**SEQUENCE OF CONSTRUCTION**

1. OBTAIN GRADING/DEMOLITION PERMIT.
2. INSTALL TREE PROTECTION FENCE AND SUPER SILT FENCE. (1 DAY)
3. PERFORM DEMOLITION OF BUILDINGS AND EXISTING FEATURES. (1 MONTH)
4. BEGIN BUILDING CONSTRUCTION FOR PARKING DECK AND OFFICE BUILDING. PERFORM ROUGH GRADING AND INSTALL EROSION CONTROL MATTING IN SWALES. (6 MONTHS)
5. INSTALL STORM DRAIN AND UTILITIES. (1 WEEK)
6. COMPLETE CONSTRUCTION OF BUILDING INCLUDING SIDEWALKS AND LANDSCAPING (6 MONTHS)
7. APPLY TOPSOIL AND STABILIZE ALL DISTURBED AREAS IN ACCORDANCE WITH THE PERMANENT SEEPIG NOTES. (2 DAYS)

**LEGEND**

- LIMIT OF DISTURBANCE
- DRAINAGE AREA DIVIDE
- SSF---SSF--- SUPER SILT FENCE
- ==== PROPOSED GRADE
- EXISTING GRADE
- [Cross-hatched box] EROSION CONTROL MATTING
- FLOODPLAIN LIMITS
- WATER ELEVATION



DRAINAGE DATA			
INLET	AREA	"C"	%IMP.
EX. 1-3	0.047 Ac.	0.27	11 %
EX. 1-4	0.048 Ac.	0.86	100 %
1-1	0.050 Ac.	0.63	64 %
1-2	0.055 Ac.	0.36	25 %
RD	0.249 Ac.	0.86	100 %

BY THE DEVELOPER :

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

*[Signature]* 6-27-00  
DEVELOPER DATE

BY THE ENGINEER :

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

*[Signature]* 6-27-00  
ENGINEER DATE

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

*[Signature]* 7/12/00  
NATURAL RESOURCES CONSERVATION SERVICE DATE

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

*[Signature]* 7/12/00  
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*[Signature]* 7/13/00  
DIRECTOR DATE

*[Signature]* 7/13/00  
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE

*[Signature]* 7/13/00  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

01-05-01 [Symbol] MODIFIED BLDG FOOTPRINT  
12-1-00 [Symbol] ADDED ELEVATOR ADDITION

DATE	NO.	REVISION

DEVELOPER/OWNER: KINCAIDE, LLC  
c/o RICHARD TALKIN  
SUITE 301 QUARRY PARK PLACE  
4175 GUILDFORD ROAD  
COLUMBIA, MARYLAND 21046  
(410) 730-7733

PROJECT: COLUMBIA TOWN CENTER  
LOTS B-5 & PARCEL F-1  
OFFICE BUILDING & PARKING GARAGE EXPANSION

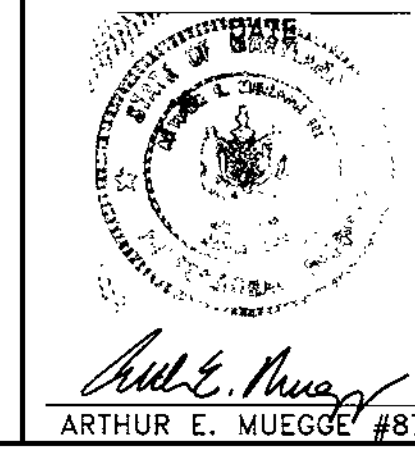
AREA: TAX MAP 36 LOT B-5 ZONED NT-EMP-COMM  
2nd ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

TITLE: GRADING, SEDIMENT CONTROL PLAN & DRAINAGE AREA MAP

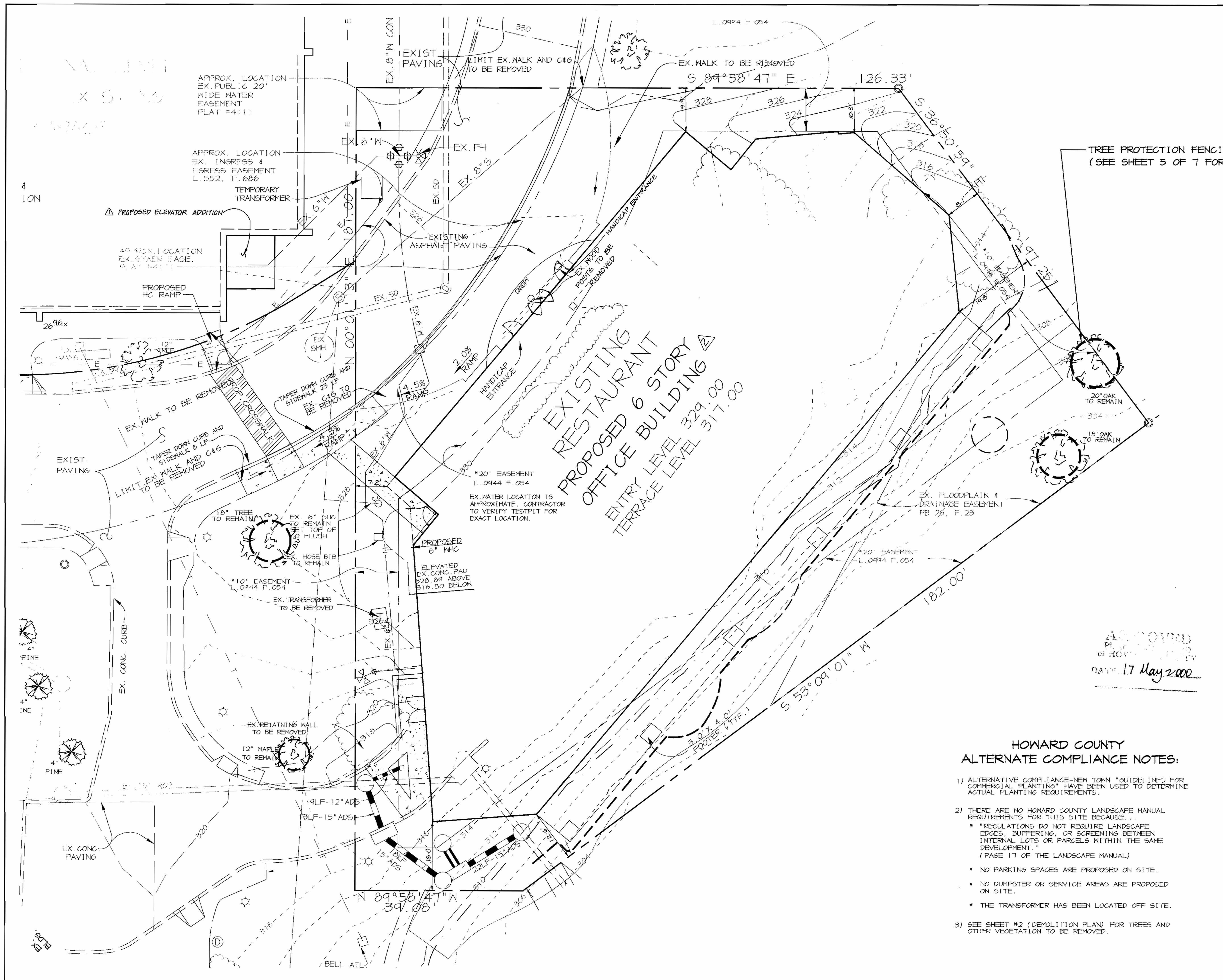
**RIEMER MUEGGE & ASSOCIATES INC**  
ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING  
8818 Centre Park Drive, Columbia, MD 21046  
tel 410.987.8800 fax 410.987.9282

DESIGNED BY : C.J.R.  
DRAWN BY : K.C.B.  
CHECKED BY : C.J.R.  
PROJECT NO : 98384  
SDP4.DWG  
DATE : JUNE 27, 2000  
SCALE : 1" = 20"  
DRAWING NO. 4 OF 7

APPROVED  
PLANNING BOARD  
of HOWARD COUNTY  
DATE 17 May 2000







PLANTING LEGEND	
PROP. SHADE TREE	
PROP. ORNAMENTAL TREE	
PROP. EVERGREEN TREE	
PROP. SHRUB	
EXISTING SHADE/FLOWERING TREE TO BE SAVED	
TREE PROTECTION FENCE (SEE SHEET X OF X FOR DETAILS)	
EXISTING SHADE/FLOWERING TREE TO BE REMOVED	
EXISTING FOUNDATION PLANT TO BE REMOVED	
EXISTING EVERGREEN TREE TO BE REMOVED	

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.	
<i>James Smith</i> DIRECTOR	7/14/00 DATE
<i>Mike D...</i> CHIEF, DEVELOPMENT ENGINEERING DIVISION MK	7/13/00 DATE
<i>Cindy Hamata</i> CHIEF, DIVISION OF LAND DEVELOPMENT	7/13/00 DATE

01-05-01	MODIFIED BLDG. FOOTPRINT	
12-1-00	ADDED ELEVATOR ADDITION	
DATE	NO.	REVISION
DEVELOPER/OWNER: KINCAIDE, LLC c/o RICHARD TALKIN SUITE 301 GUARRY PARK PLACE 4175 GUILFORD ROAD COLUMBIA, MARYLAND 21046 (410) 730-7733		

PROJECT	COLUMBIA TOWN CENTER LOTS B-5 & PARCEL F-1 OFFICE BUILDING & PARKING GARAGE EXPANSION
AREA	TAX MAP 36 LOT B-5 ZONED NT-EMP-COMM 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE	LANDSCAPE PLAN

**RIEMER MUEGGE & ASSOCIATES INC**  
ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING  
8818 Centre Park Drive, Columbia, MD 21045  
tel 410.997.8900 fax 410.997.9282

DESIGNED BY: D.T.D.
DRAWN BY: A.J.L.
CHECKED BY: A.J.L.
PROJECT NO: 98384 LSCP.DWG
DATE: JUNE 07, 2000
SCALE: 1"=10'
DRAWING NO. 7 OF 7

- HOWARD COUNTY  
ALTERNATE COMPLIANCE NOTES:**
- 1) ALTERNATIVE COMPLIANCE-NEW TOWN "GUIDELINES FOR COMMERCIAL PLANTING" HAVE BEEN USED TO DETERMINE ACTUAL PLANTING REQUIREMENTS.
  - 2) THERE ARE NO HOWARD COUNTY LANDSCAPE MANUAL REQUIREMENTS FOR THIS SITE BECAUSE...
    - \* "REGULATIONS DO NOT REQUIRE LANDSCAPE EDGES, BUFFERING, OR SCREENING BETWEEN INTERNAL LOTS OR PARCELS WITHIN THE SAME DEVELOPMENT." (PAGE 17 OF THE LANDSCAPE MANUAL)
    - \* NO PARKING SPACES ARE PROPOSED ON SITE.
    - \* NO DUMPSTER OR SERVICE AREAS ARE PROPOSED ON SITE.
    - \* THE TRANSFORMER HAS BEEN LOCATED OFF SITE.
  - 3) SEE SHEET #2 (DEMOLITION PLAN) FOR TREES AND OTHER VEGETATION TO BE REMOVED.

F:\PROJECT\98384\lscp.dwg Tue Jun 27 16:55:23 2000 RMA