

SHEET INDEX

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ADDRESS CHART

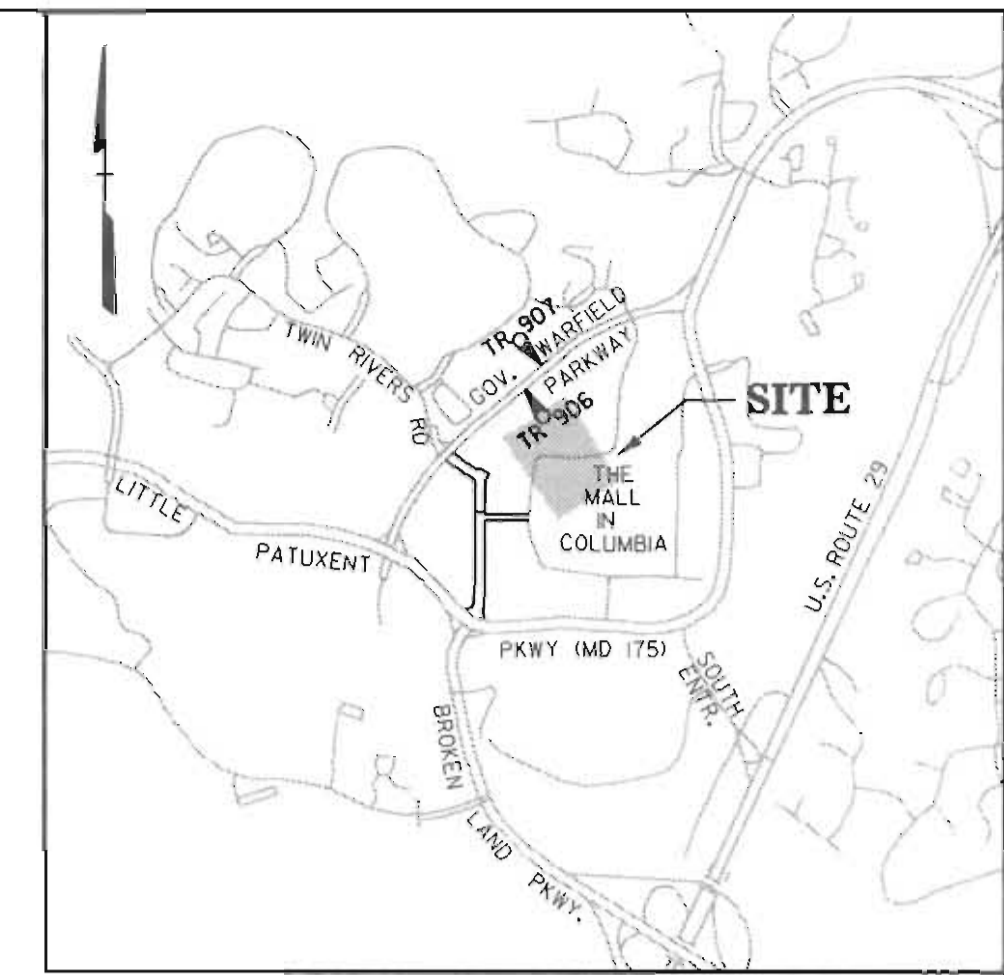
LOT/ PARCEL	STREET ADDRESS
47	10300 LITTLE PATUXENT PARKWAY

LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- STATE WETLAND BUFFER
- 50' STREAM BUFFER
- 6" STANDARD COMB. C&G
- 6" REV. COMB. C&G
- EX. CONTOUR
- EX. WATER
- EX. SANITARY SEWER
- EX. STORM DRAIN
- EX. EDGE OF ROAD
- PROP. CONTOUR
- PROP. UTILITIES
- 6" STANDARD COMB. C&G
- 6" REV. COMB. C&G
- CONC. LIGHT POLE ISLAND
- CONCRETE

GENERAL NOTES

- The subject property is zoned N.T. per FDP Phase 47-A-VII.
- 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 Bureau of Engineering/Construction Inspection Division at (410) 318-8800 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.
- 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 the face of curb unless otherwise noted.
- Topography was field run surveyed by Doff-McCune-Walker, Inc. in July 1995, and Fisher, Collins & Carter in 1994, Expanded Per SDP 97-107, SDP 97-158 & SDP 99-116 and detailed on 7/04.
- Coordinates and bearings shown hereon are referred to the Maryland Coordinate system (NAD 27) as projected from the following 'Whitman, Reardon & Assoc.' traverse stations:
TR 101 N 503690.8580 E 83902.2760
TR 102 N 503690.7010 E 83934.2860
- Stormwater management quantity is provided on-site by an underground detention facility, as per SDP 97-107. Quality control by discharge from the underground facility into Lake Kittamaquand, as per SDP 97-107.
- Stormwater management facilities are privately maintained.
- No wetlands exist within the limits of disturbance.
- The existing utilities were located from available records and field survey prepared by Doff-McCune-Walker, Inc. The contractor must dig test pits, by hand, at utility crossings and connection points at least 5 days prior to starting work to verify exact location.
- The Soils analysis was prepared by R. Balter Group & submitted with SDP-98-44.
- Handicap parking details shall be in accordance with the 'Maryland Building Code for the Handicapped', Section 5-01-7.05.
- Any damage to County owned right-of-way to be corrected at the contractor's expense.
- All sidewalks shall be cross sloped at 1/4 inch per foot.
- Trench bedding for storm drainage structures shall be in accordance with Howard County Standard G2.04.
- Department of Planning and Zoning reference file numbers:
SDP 80-01, F-97-153, F-97-155, F-97-159, S-96-09, SDP-97-107, SDP-97-158, SDP-98-44, WP 98-8, SDP 98-124, SDP 99-116, SDP-00-57, WP-03-034, F-04-45, FDP 47-A-VII.
- All liens shall be constructed in accordance with Howard County standards or MSHA standards as specified on the structure schedule.
- All materials and construction is to be in accordance with the Howard County Design Manual Volume IV.
- The building setback restrictions from the property lines and right-of-way lines of any public road shall be in accordance with FDP.
- All on-site driveways and parking areas to be privately maintained.
- All curb radii are five foot unless otherwise labeled.
- All equipment and tools shall be placed as not to interfere with vehicular or pedestrian movement unless specified.
- The contractor shall be responsible for any damage to existing property which may occur as a result of his negligence in the execution of the work.
- All paving areas indicated are private.
- All proposed handicap ramps shall be in accordance with the current A.D.A. Standards.
- Existing lights per SDP 97-107 & SDP 97-158 to be relocated as necessary. Outdoor lighting shall conform to Section 134 of the Zoning Regulations.
- There is no floodplain on this site.
- Public Water and Sewer is utilized for this site.
- This plan is exempt from Forest Conservation in accordance with Section 16-1202 (b)(1)(iv).
- There is no landscape surety required for this plan.
- The proposed bank will dispose of all waste/trash via a private cleaning service.



LOCATION MAP

SCALE: 1" = 2000'
ELEVATIONS SHOWN HEREON ARE BASED ON THE FOLLOWING TRAVERSE STATIONS ESTABLISHED BY FISHER, COLLINS AND CARTER, INC. (INGVD 29 VERTICAL DATUM)
TR 906 N 504280.1630 E 838550.3680 ELEV. 381.500
TR 907 N 504400.6701 E 838647.1701 ELEV. 394.150

APPROVED SDP LEGEND
1" = 400'

VICINITY MAP
1" = 200'

SITE ANALYSIS

- Zoning: New Town - Commercial (Per FDP Ph. 47-A-VII)
- Plot Reference: 16237-16239 Dated 10-7-03
- Phase VI Area/Limit of Disturbance = 0.6 AC.
- Proposed Use: S.F. Bank and Drive-Thru lane
- Area Tabulation
 - A. Total Project Area 62,339 AC.
 - 1. Lot 47 0.6 AC.
 - B. Area of Plan Submission 0.6 AC.
 - C. Building Area Proposed 6214 SF
 - D. Limit of Disturbance 0.6 AC.
 - E. Impervious Area 0.57 AC.
 - F. Green Area 0.03 AC.
- Parking Tabulation (Shared parking is permitted in accordance with zoning regulations section 133.5)
 - A. Parking Spaces Required (per parking study approved 1-6-2000)
 - 1. General Retail (0.5,554 SF @ 4.5/1000) = 5020 sp.
 - 2. Office Space (1700 SF @ 2/1000) = 3 sp.
 - 3. Restaurants (23,898 SF @ 14/1000) = 335 sp.
 - 4. Retail (25,500 SF @ 4.5/1000) = 715 sp.
 - 5. Cinema (2900 seat @ 1/4 seats) = 725 sp.
 - 6. Bank (6214 SF @ 5 /10,000) = 31 sp.
 - 7. Total = 6229 sp.
 - 8. 6602 sp. 373 sp. excess
 - B. Parking Spaces Provided

Existing Parking	Parking To Be Deleted	Proposed Parking	Total Parking
6599 sp (incl. 113 HC)	16 sp	19 sp (incl. 113 HC)	6602 sp (incl. 113 HC)
 - C. Handicap Spaces
 - 1. HC spaces required 76 HC
 - 2. HC spaces provided 113 HC
 - 3. Excess 37 HC
- Lot Tabulation

Lot	Owner	Area	Plot Reference
47	Howard Research & Develop. Holdings Corp. & Columbia Mall, Inc.	62,339 AC.	F-04-45

DATA SOURCES:
BOUNDARY PER RECORD PLAT 14639, 1050 PER DAFT, McCUNE, WALKER, INC. SURVEY DATED NOVEMBER 2003.

2/3/2005

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
Walter D. Hamilton 2/10/05
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE
Cheryl Hamilton 2/9/05
 CHIEF, DIVISION OF LAND DEVELOPMENT HB DATE
David H. Hagle 2/10/05
 DIRECTOR DATE

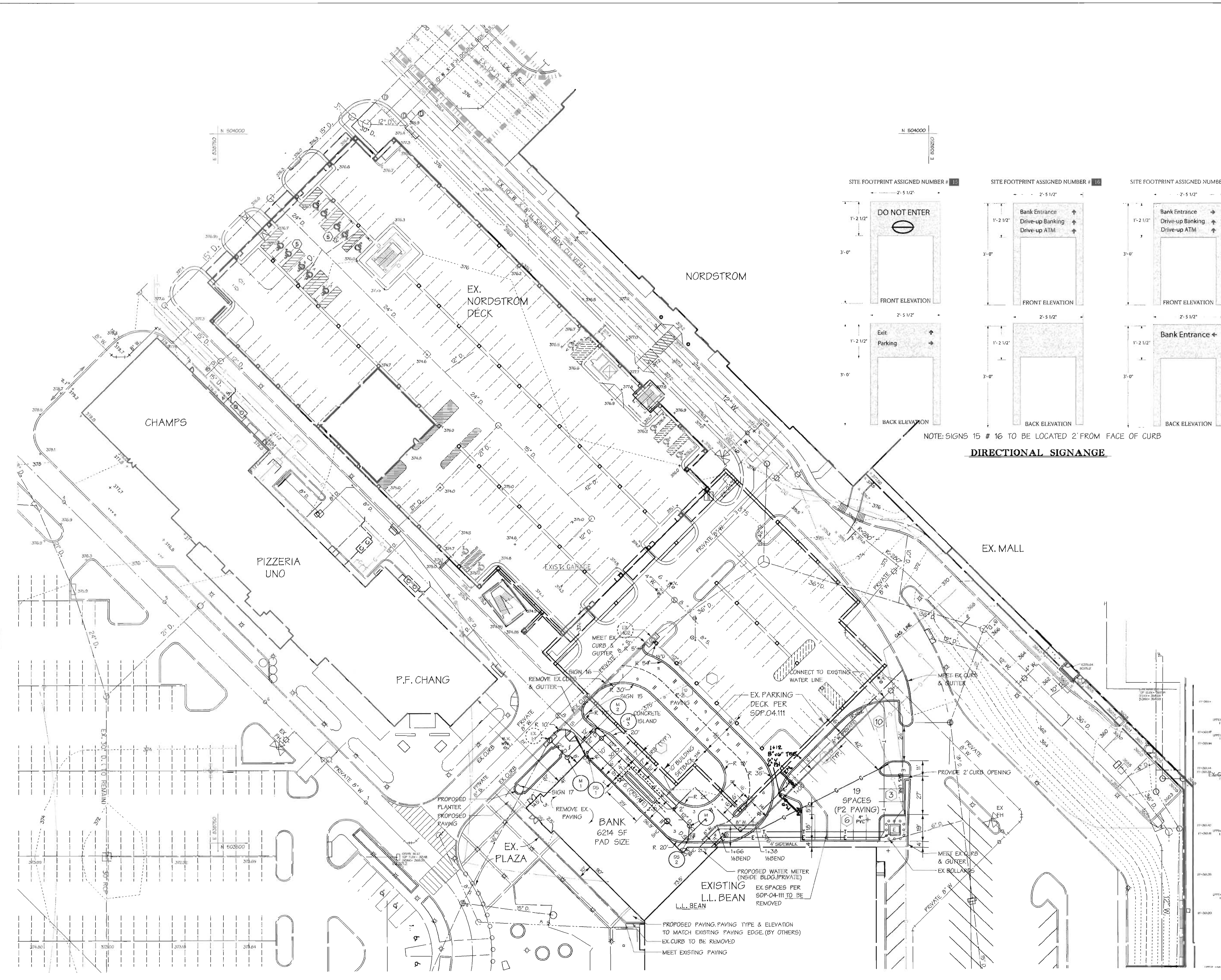
THE MALL IN COLUMBIA
 PHASE VI
 COLUMBIA TOWN CENTER
 SECTION 2 AREA 1
 LOT 47
 HOWARD COUNTY, MD
 OWNER /DEVELOPER:
 THE HOWARD RESEARCH & DEVELOPMENT CORP.
 COLUMBIA MALL, INC.
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21044

DMW
 Doff-McCune-Walker, Inc.
 200 East Pennsylvania Avenue
 Towson, Maryland 21286
 (410) 296-3333
 Fax 296-4706
 A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

2-15-05
 Date
 Professional Engr. No. 4551

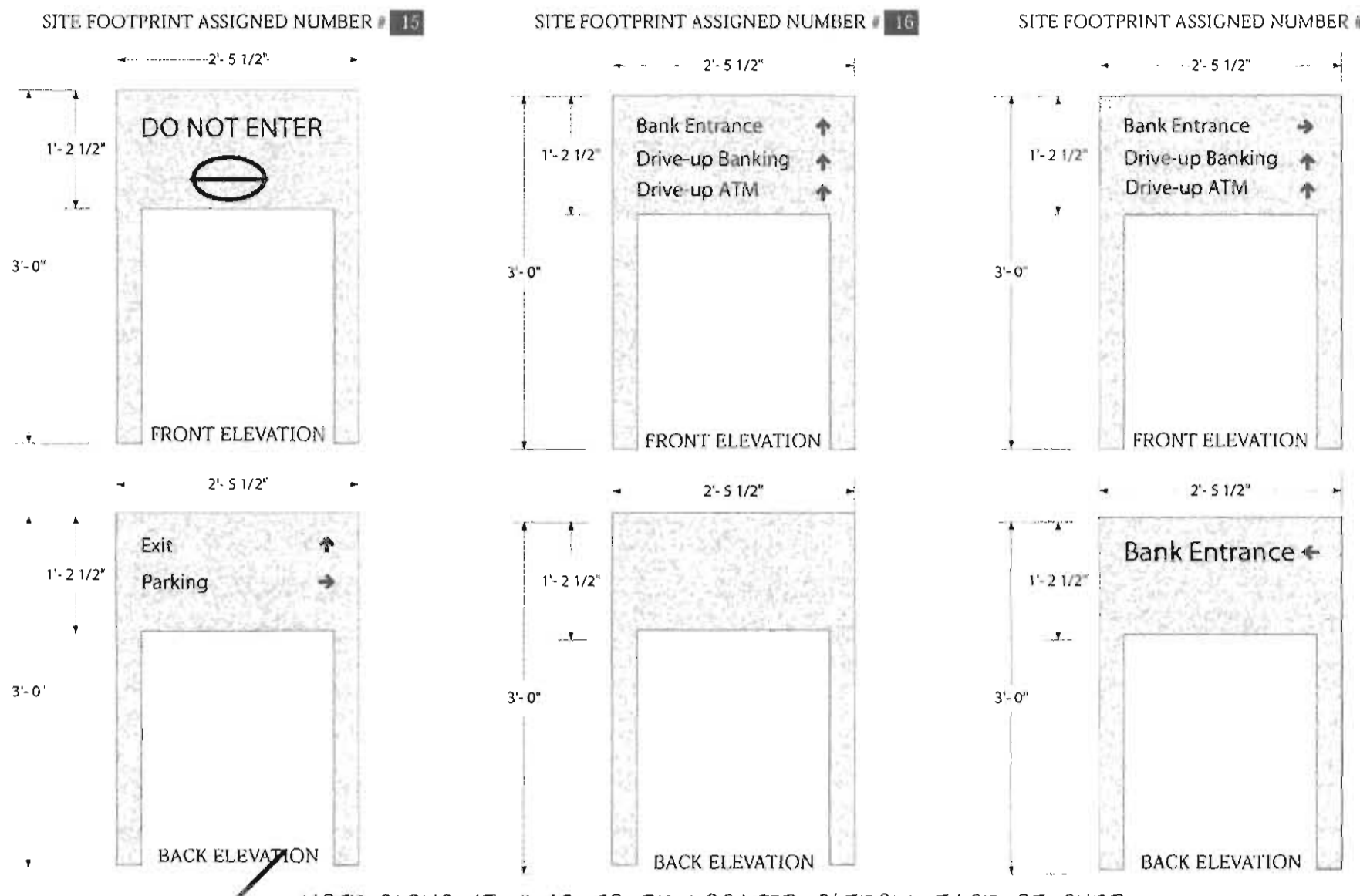
TOWNSHIP	WAVE	TOWN CTR.	SECTION	AREA	21	TRACED	#
COLUMBIA	15237-9	N.T.	30.36	5TH	6054		

WATER CODE: 167-W
 SHEET CODE: 500600
PHASE VI
SITE DEVELOPMENT PLAN
COVER SHEET
 Des By MJP Scale AS SHOWN Proj. No. 95019B7
 Dwn By KDE, JSN Date 11-05-04
 Chk By JWJ Approved
 1 OF 7



LEGEND

- EX. CONTOUR
- EX. WATER
- EX. SANITARY SEWER
- EX. STORM DRAIN
- EX. GAS
- EX. EDGE OF ROAD
- PROP. CONTOUR
- PROP. UTILITIES
- PAINTED ISLAND
- 6" STANDARD CONC. C&G
- 6" REIN. CONC. C&G
- 1" SLOPED CURB
- PROPOSED L&D
- EX. CURB & GUTTER
- PROP. CURB & GUTTER



NOTE: SIGNS 15 # 16 TO BE LOCATED 2' FROM FACE OF CURB

DIRECTIONAL SIGNAGE

2-15-05
Date

Professional Engr. No. 10551

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE 2/3/2005

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

Chief, Development Engineering Division	<i>William J. SSI</i>	2/1/05
Chief, Division of Land Development	<i>John Hammit</i>	3/8/05
Director	<i>Lawrence J. SSI</i>	2/1/05

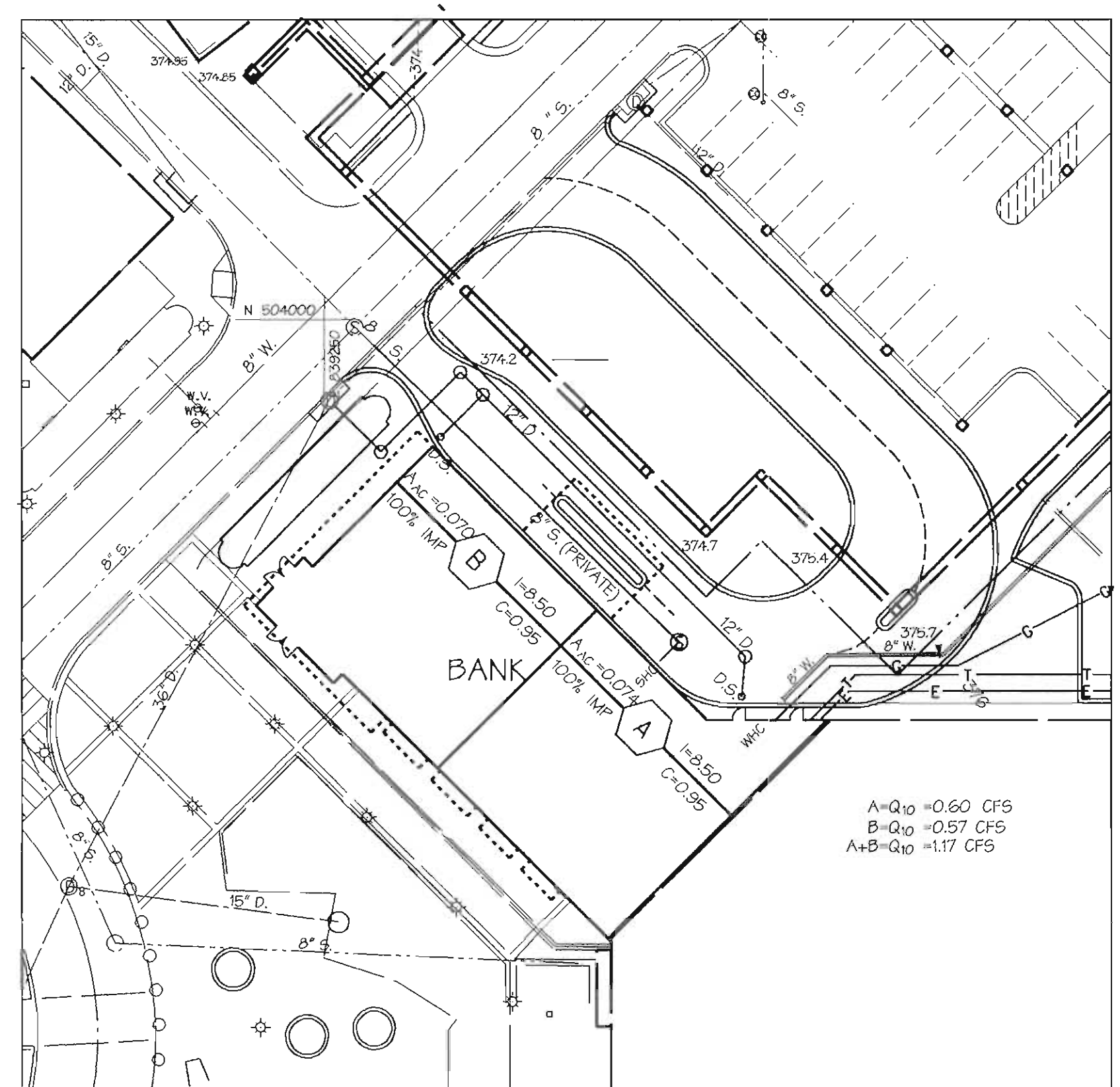
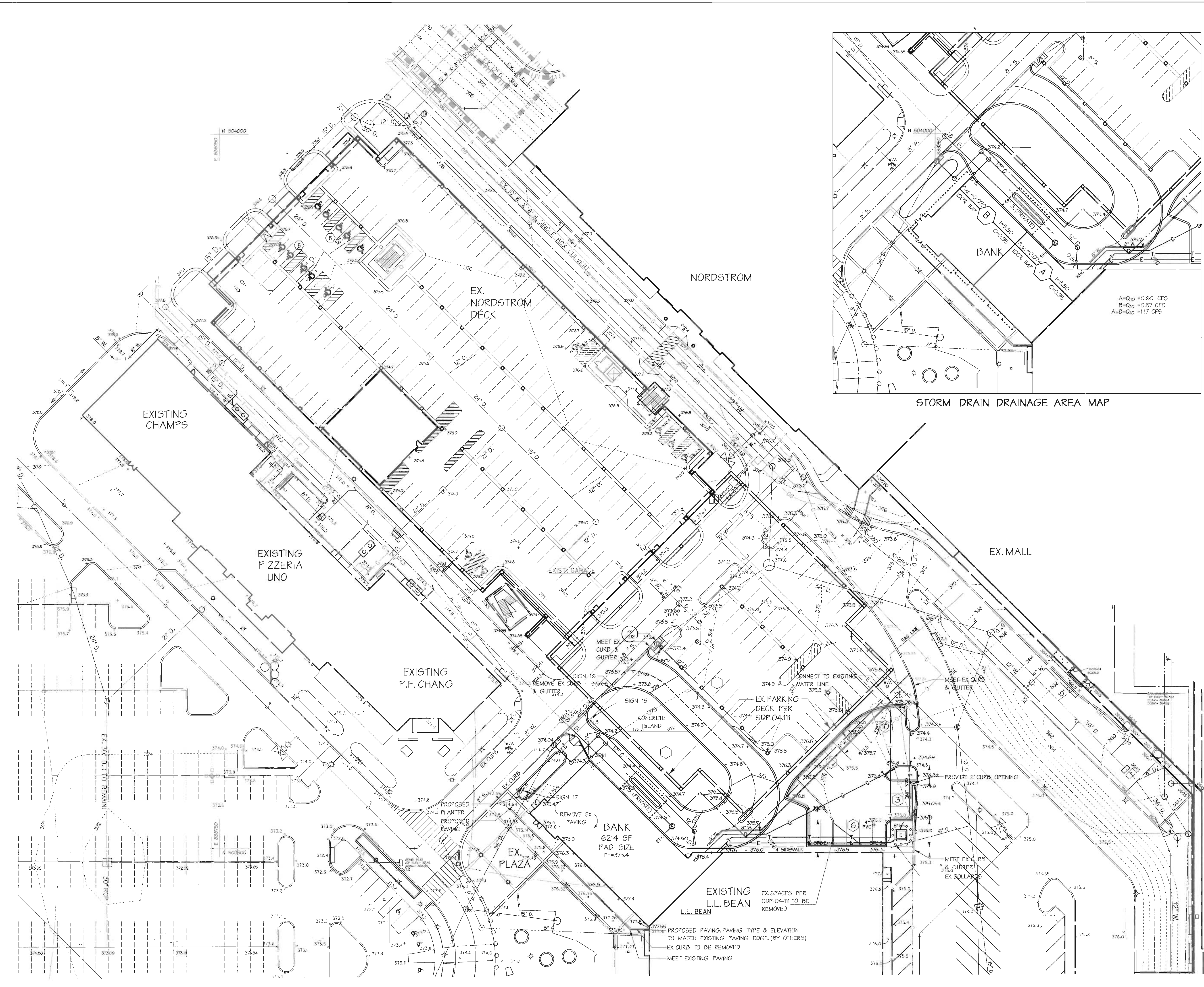
Date	No.	Revision Description
		THE MALL IN COLUMBIA COLUMBIA TOWN CENTER SECTION 2 AREA 1 LOT 47 HOWARD COUNTY, MD

OWNER / DEVELOPER:
THE HOWARD RESEARCH & DEVELOPMENT CORP.
COLUMBIA MALL, INC.
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044

DMW
Darr McCusker Walker, Inc.
300 East Pennsylvania Avenue
Towson, Maryland 21286
Tel: 410-296-3893
Fax: 410-296-4705
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

TITLE: **BANK SITE PLAN**

Des By	MJP	Scale	1" = 30'	Proj. No.	9501997
Drn By	JSN	Date	11-05-04		2 OF 7
Chk By	Approved				



- LEGEND**
- EX. CONTOUR
 - EX. WATER
 - EX. SANITARY SEWER
 - EX. STORM DRAIN
 - EX. GAS
 - EX. EDGE OF ROAD
 - PROP. UTILITIES
 - PAINTED ISLAND
 - 6" STANDARD COMB. C&G
 - 6" REV. COMB. C&G
 - 1" SPECIAL CURB
 - PROPOSED L.O.D.
 - EXISTING SPOT ELEVATION
 - 376.3 + PROPOSED SPOT ELEVATION
 - EXISTING C&G

2-15-05
Date

Professional Engr. No. 10551

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 2/3/2005

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

John Danner 3/1/05
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE

Cindy Hamlin 3/3/05
CHIEF DIVISION OF LAND DEVELOPMENT HB DATE

Barbara A. Long 3/4/05
DIRECTOR DATE

Date	No.	Revision Description

THE MALL IN COLUMBIA
COLUMBIA TOWN CENTER
SECTION 2 AREA 1 LOT 47
HOWARD COUNTY, MD

OWNER / DEVELOPER:
THE HOWARD RESEARCH & DEVELOPMENT CORP.
COLUMBIA MALL, INC.
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044

DMW
Duff McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 286-3000
Fax 286-4705

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

TITLE: **BANK GRADING PLAN/
STORM DRAIN DRAINAGE AREA MAP**

Des By	MJP	Scale	1" = 30'	Proj. No.	95019B7
Dwn By	JSN	Date	11-05-04		
Chk By		Approved			3 OF 7

Utility Construction Outside Sediment Control

- EXCAVATED TRENCH MATERIAL SHALL BE PLACED ON UPSTREAM SIDE OF TRENCH.
- IMMEDIATELY FOLLOWING PIPE INSTALLATION, THE TRENCH SHALL BE BACKFILLED, COMPACTED AND IMMEDIATELY STABILIZED (MULCHED, SEED, AND/OR SOODED MECHANICAL STABILIZATION) AT THE END OF EACH WORK DAY.
- SILT FENCE SHALL BE PLACED IMMEDIATELY DOWNSTREAM OF ANY DISTURBED AREA INTENDED TO REMAIN UNDISTURBED LONGER THAN ONE (1) WORKING DAY. (SILT FENCE AS PER SCS STANDARD DRAWING - E-15-3)
- THE CONTRACTOR SHALL DISTURB AND OPEN TRENCH THE MINIMUM PRACTICAL AREA REQUIRED TO ACCOMPLISH THE WORK DESIGNATED FOR EACH DAY.
- ALL SEDIMENT AND EROSION CONTROL PRACTICES AND VEGETATIVE STABILIZATION SHALL BE IN ACCORDANCE WITH THE "STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL IN DEVELOPING AREAS". ANY EROSION AND SEDIMENT CONTROL PRACTICES DAMAGED BY UTILITY CONSTRUCTION ARE TO BE REPAIRED IMMEDIATELY.

Sequence of Construction

SEQUENCE	NUMBER OF DAYS
1. OBTAIN GRADING AND BUILDING PERMITS	7
2. INSTALL EROSION AND SEDIMENT CONTROL MEASURES AND STABILIZE	2
3. WITH PERMISSION FROM THE EROSION AND SEDIMENT INSPECTOR TO PROCEED MASS GRADE SITE, INSTALL UTILITIES, AND BEGIN BUILDING CONSTRUCTION	200
4. UPON COMPLETION OF THE BUILDING EXTERIOR WALLS, FINE GRADE SITE, INSTALL CURB AND GUTTER, ROAD SUB BASE AND BASE COURSE PAVING, INSTALL PERMANENT STABILIZATION AND LANDSCAPING IN ALL NON-ROADWAY AREAS.	30
5. UPON APPROVAL OF THE EROSION AND SEDIMENT CONTROL INSPECTOR, REMOVE ALL EROSION AND SEDIMENT CONTROL MEASURES AND PERMANENTLY STABILIZE AREA DISTURBED BY THIS PROCESS.	5
6. INSTALL TOP COURSE OF PAVEMENT.	3

* CAUTION SHOULD BE TAKEN DURING CONSTRUCTION TO AVOID DAMAGING EXISTING PARKING DECK.

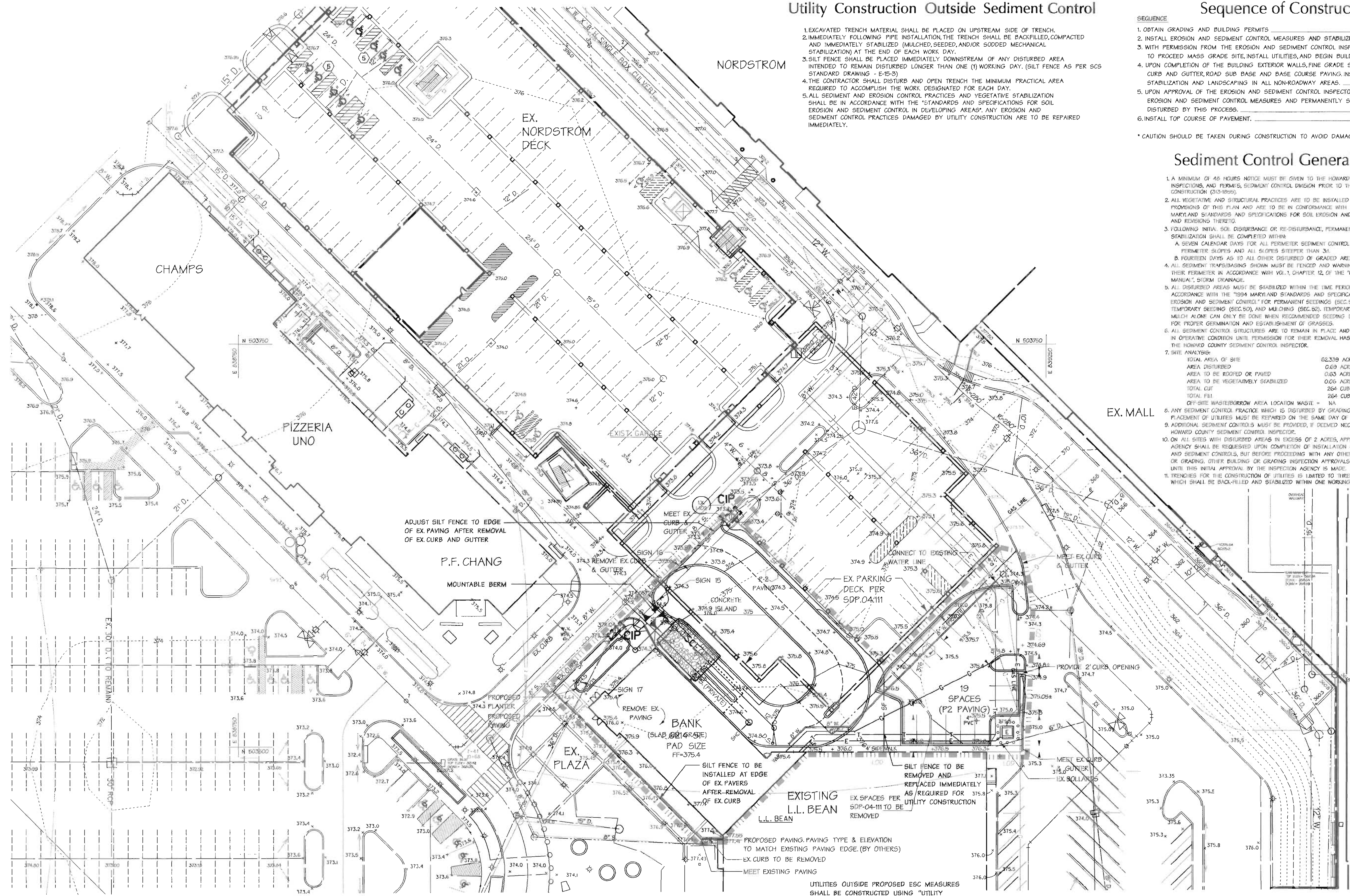
Sediment Control General Notes

- A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, AND FURTHER, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (313-10255).
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THEREOF.
- FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:
 - A. SEVEN CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, Dikes, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3:1.
 - B. FOURTEEN DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- ALL SEDIMENT TRANSFER/SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12, OF THE "HOWARD COUNTY DESIGN MANUAL" SYSTEM DRAINAGE.
- 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.5), SODS (SEC.5A), TEMPORARY SEEDING (SEC.5B), AND MULCHING (SEC.5C). TEMPORARY STABILIZATION WITH MULCH ALONE 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	62.239 ACRES
AREA TO BE ROOFED OR PAVED	0.69 ACRES
AREA TO BE VEGETATIVELY STABILIZED	0.63 ACRES
TOTAL CUT	264 CUBIC YARDS
TOTAL FILL	264 CUBIC YARDS
OFF-SITE WASTE/BORROW AREA LOCATION	NA
- 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.
- 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.
- 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. CONTOUR
- EX. WATER
- EX. SANITARY SEWER
- EX. STORM DRAIN
- EX. GAS
- EX. EDGE OF ROAD
- PROP. CONTOUR
- 8" W. PROP. WATER
- 8" S. PROP. SANITARY SEWER
- 12" D. PROP. STORM DRAIN
- E PROP. TELEPHONE
- T PROP. ELECTRIC
- G PROP. GAS
- PAINTED ISLAND
- 6" STANDARD COMB. C&G
- 6" REV. COMB. C&G
- 1" SPECIAL CURB
- PROP. EDGE OF ROAD
- EX. BUILDING
- PROP. BUILDING
- SF SILT FENCE
- CSB INLET PROTECTION
- STABILIZED CONST. ENT.
- MOUNTABLE BERM



APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: 2/3/2005

APPROVED:	DATE
<i>[Signature]</i> CHIEF, DEVELOPING ENGINEERING DIVISION	2/1/05
<i>[Signature]</i> CHIEF, DIVISION OF LAND DEVELOPMENT	2/3/05
<i>[Signature]</i> DIRECTOR	2/1/05

THE MALL IN COLUMBIA
COLUMBIA TOWN CENTER
SECTION 2 AREA 1 LOT 47
HOWARD COUNTY, MD

OWNER /DEVELOPER:
THE HOWARD RESEARCH & DEVELOPMENT CORP.
COLUMBIA MALL, INC.
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044

TITLE: SEDIMENT AND EROSION CONTROL PLAN			
Des By	CRW /REW	Scale	1" = 30'
Proj. No.	9501987		
Dm By	REW	Date	11-05-04
Chk By	Approved	4 OF 7	

DEVELOPER'S CERTIFICATION:
I, THE DEVELOPER, 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.

[Signature]
SIGNATURE OF DEVELOPER
PRINT NAME BELOW SIGNATURE:
John A. Pattillo, Jr.

DATE: 2/15/05

ENGINEER'S 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.

[Signature]
SIGNATURE OF ENGINEER
PRINT NAME BELOW SIGNATURE:
John W. Rancich, S

DATE: 2-15-05

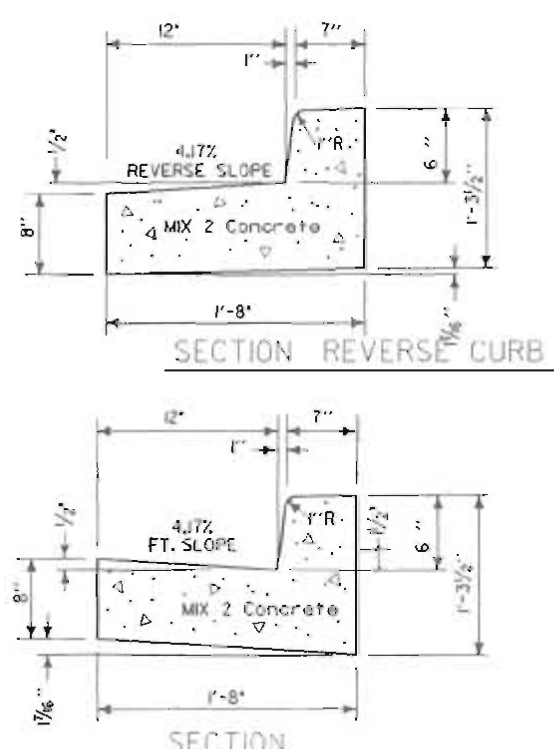
REVIEWED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS

[Signature]
SIGNATURE OF REVIEWER
PRINT NAME BELOW SIGNATURE:
John R. Roberts

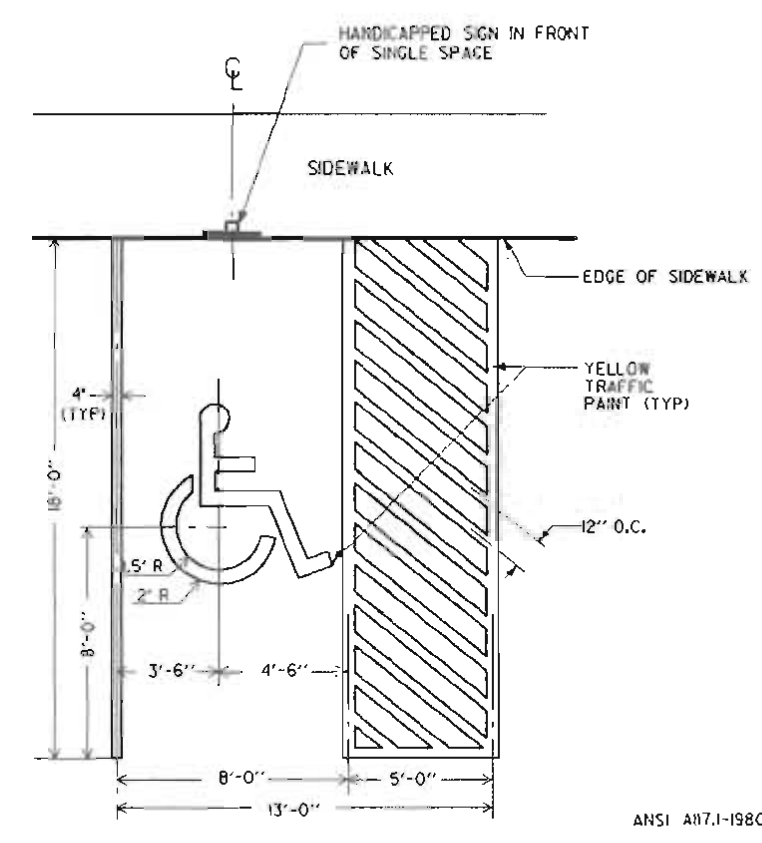
DATE: 2/24/05

2-15-05
Date

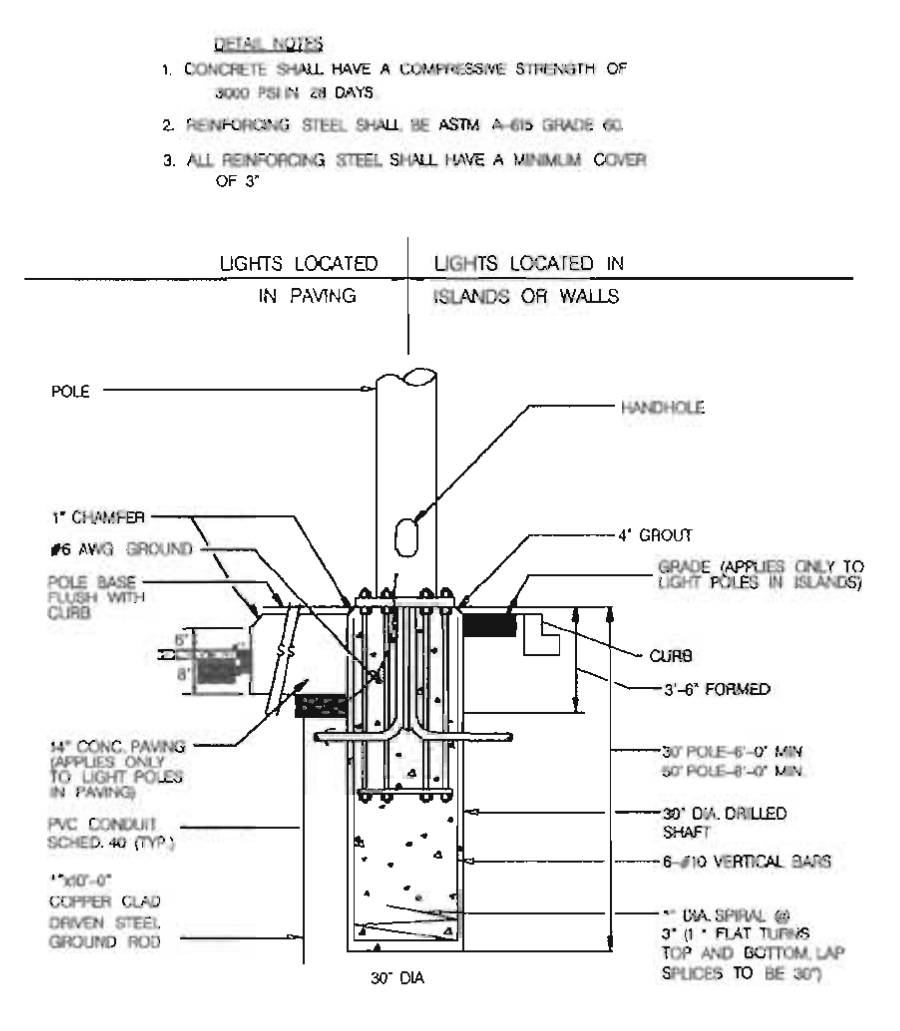
Professional Engr. No. 10551



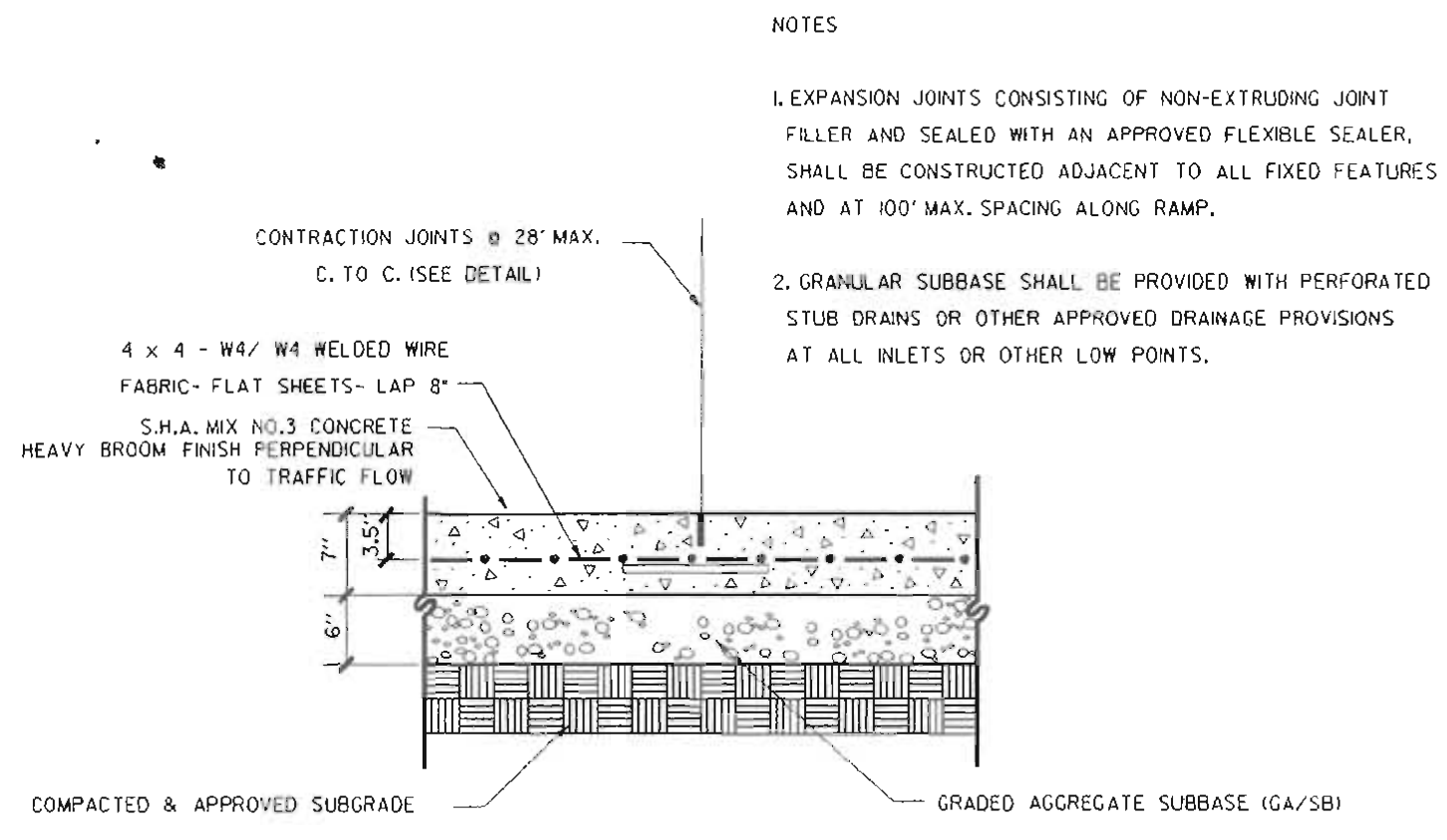
Concrete Curb & Gutter
Not To Scale



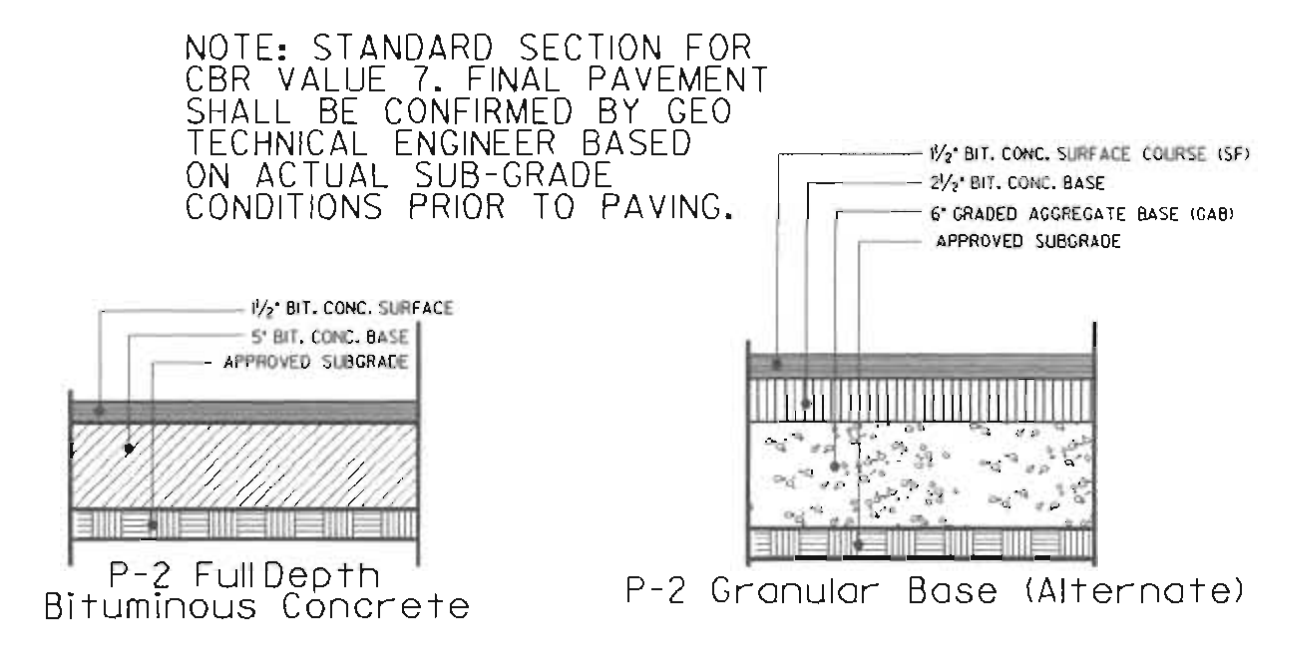
Handicapped Parking Space
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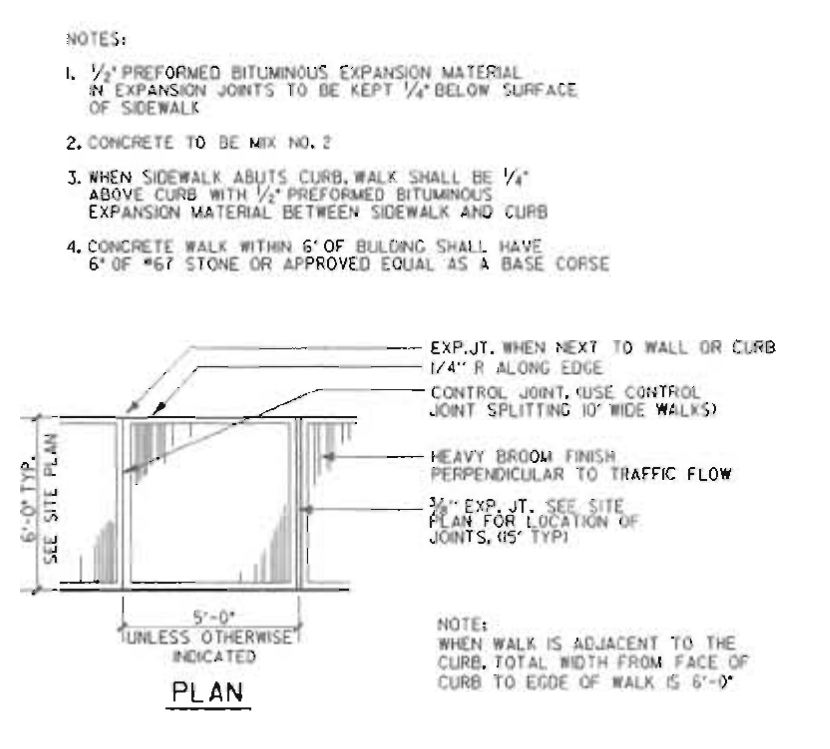
Pole Base Detail
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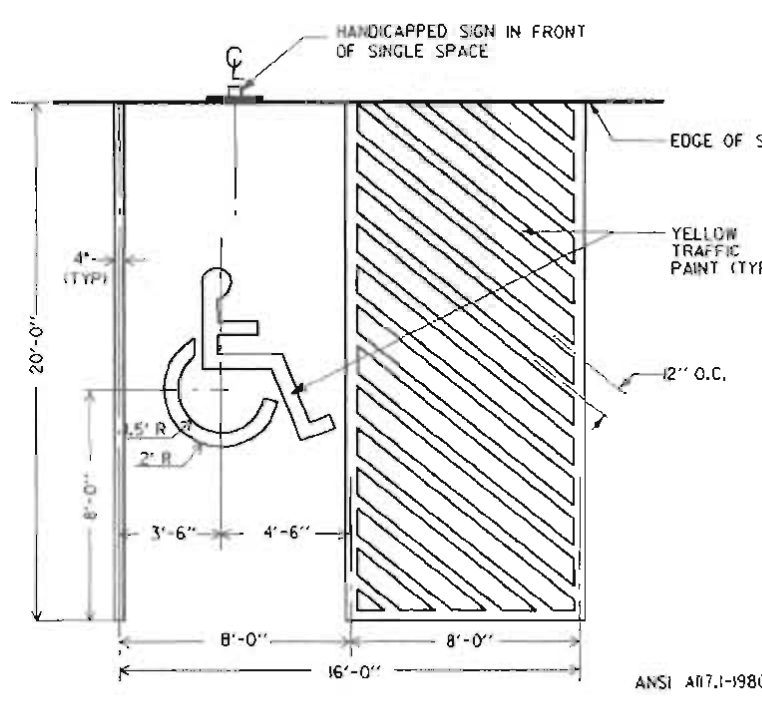
Ramp/Loading Dock Concrete Paving
Not To Scale



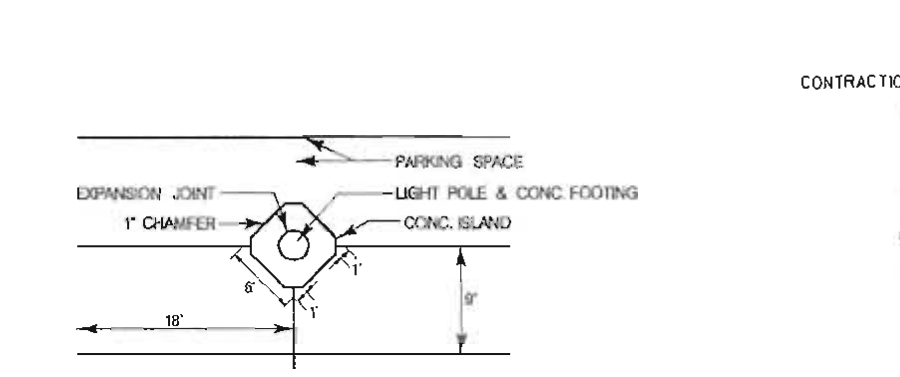
Typical Paving Section (P-2)
Not To Scale



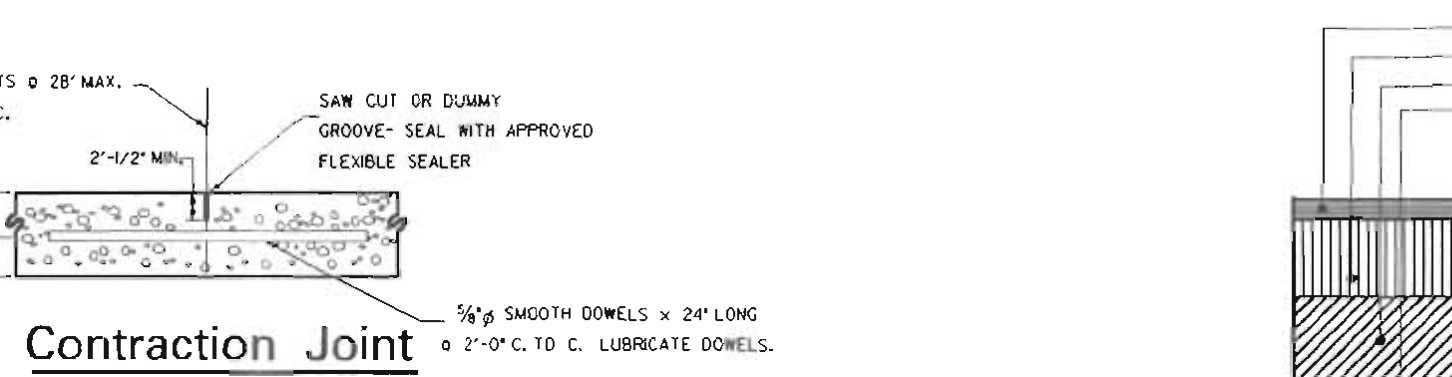
Concrete Walk
Not To Scale



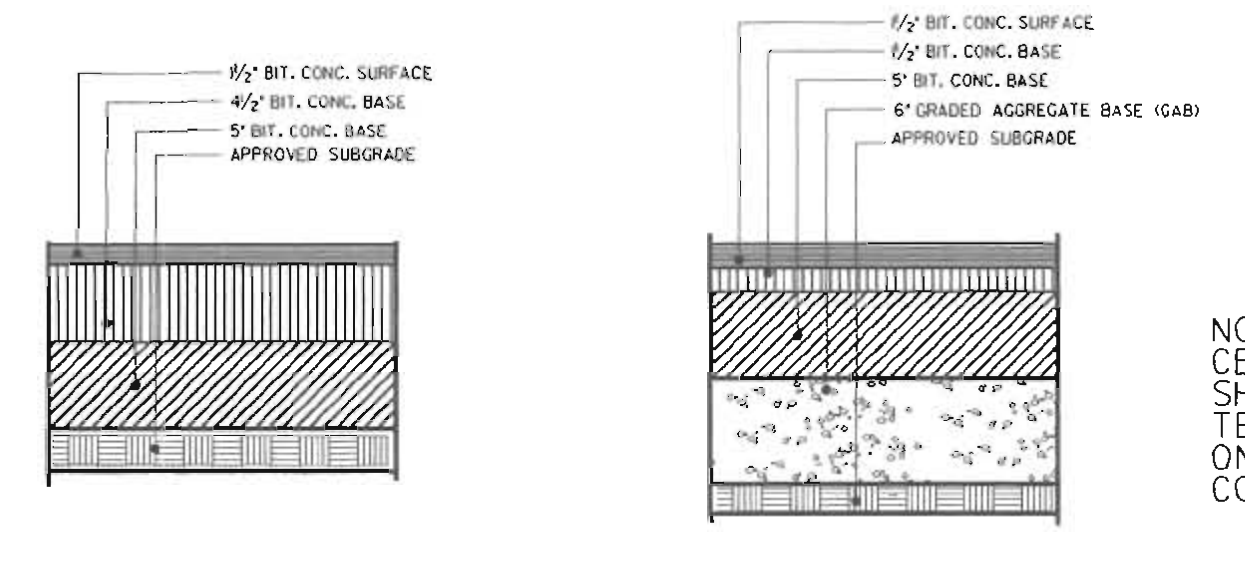
Handicapped Van Parking Space
Not To Scale



Pole Base Detail
Not To Scale



Contraction Joint
Not To Scale



Typical Paving Section (P-5)
Not To Scale

NOTE: STANDARD SECTION FOR CBR VALUE 7. FINAL PAVEMENT SHALL BE CONFIRMED BY GEO TECHNICAL ENGINEER BASED ON ACTUAL SUB-GRADE CONDITIONS PRIOR TO PAVING.

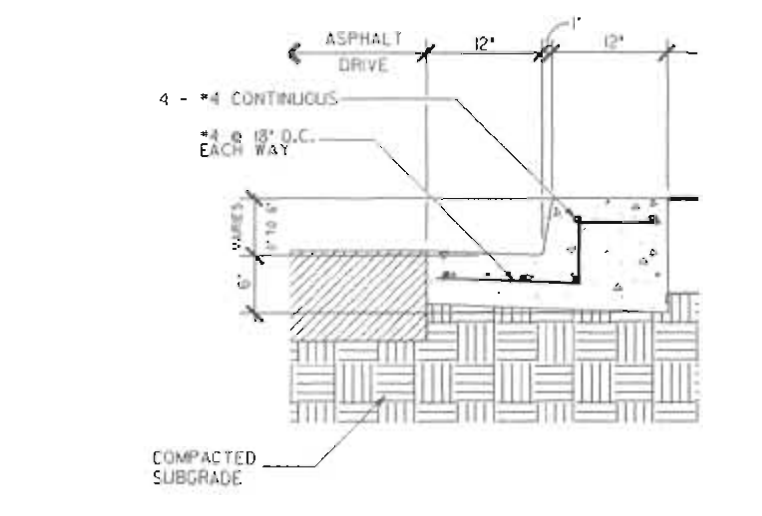
Concrete Walk
Not To Scale

Handicapped Van Parking Space
Not To Scale

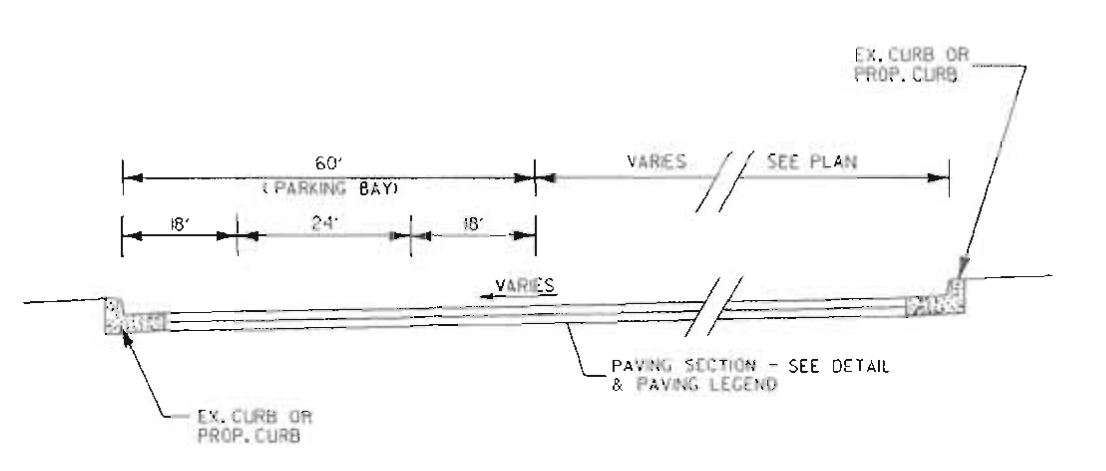
Pole Base Detail
Not To Scale

Rigid Pavement Details
by The Robert B. Bolter Company
(Geotechnical Engineers) 7-21-98

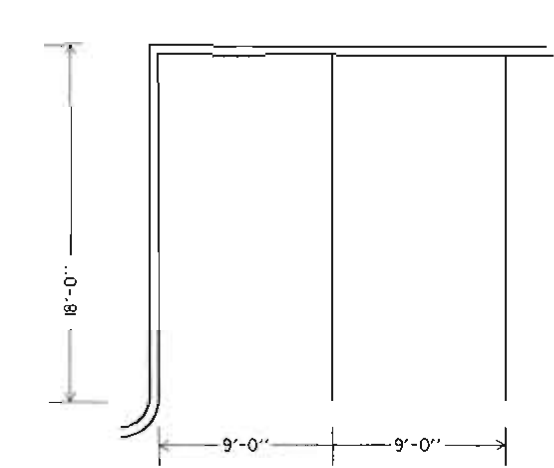
Typical Paving Section (P-5)
Not To Scale



Typical Section
Ring Road (Private Drive)
Not To Scale



Typical Section
Private Parking
Not To Scale



Standard Parking Space
Not To Scale

APPROVED
PLANNING BOARD
HOWARD COUNTY
DATE 2/3/2005

APPROVED:	HOWARD COUNTY DEPT. OF PLANNING & ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION	<i>Mike...</i> DATE 2/3/05
CHIEF, DIVISION OF LAND DEVELOPMENT	<i>Andy...</i> DATE 3/3/05
DIRECTOR	<i>...</i> DATE 2/11/05

Date No. Revision Description

THE MALL IN COLUMBIA
PHASE VI
TOWN CENTER
SECTION 2 AREA 1
HOWARD COUNTY, MD
LOT 47

OWNER /DEVELOPER:
THE HOWARD RESEARCH & DEVELOPMENT CORP.
COLUMBIA MALL, INC.
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044

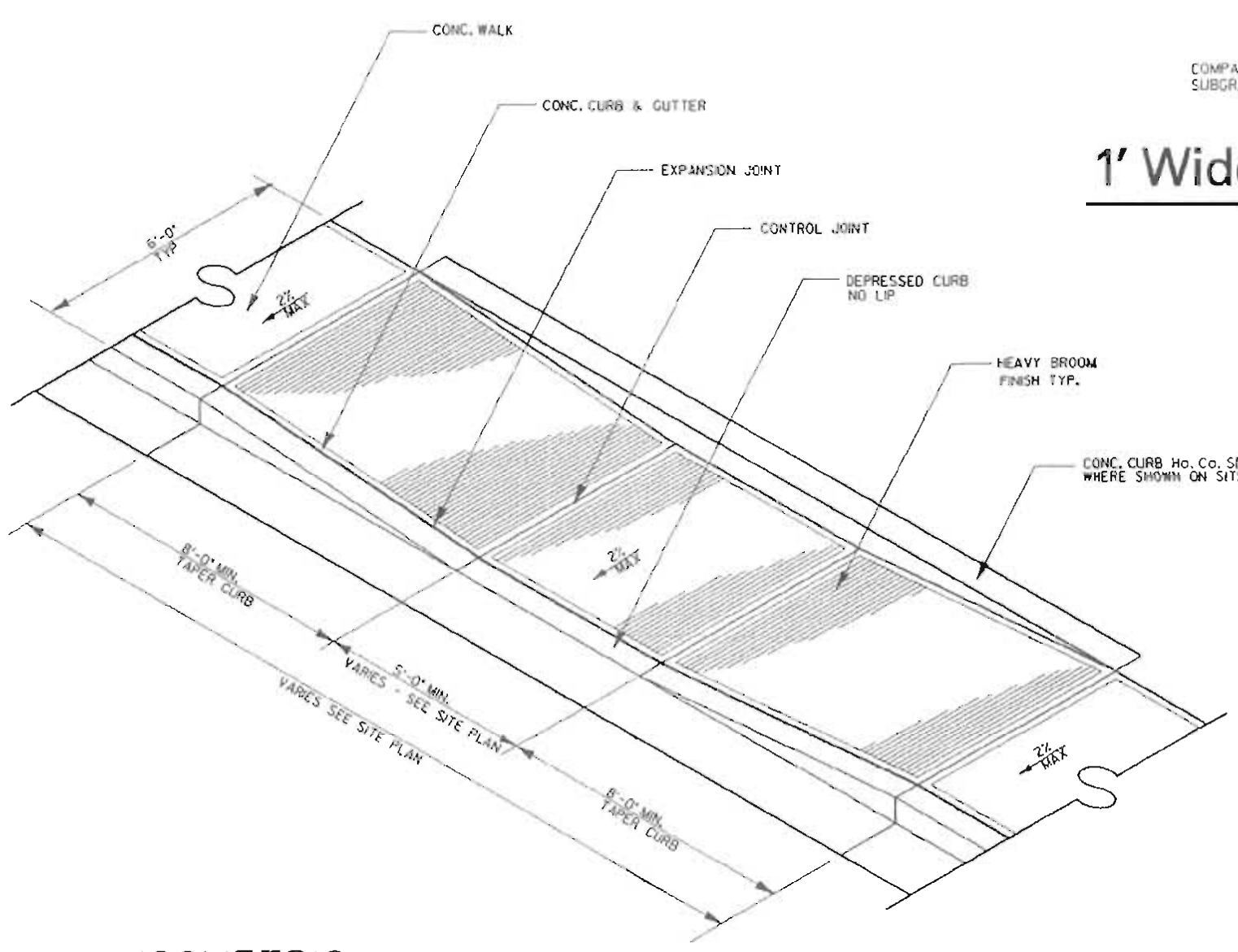
DMW
Darr McCune-Watson, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3833
Fax 296-4705

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

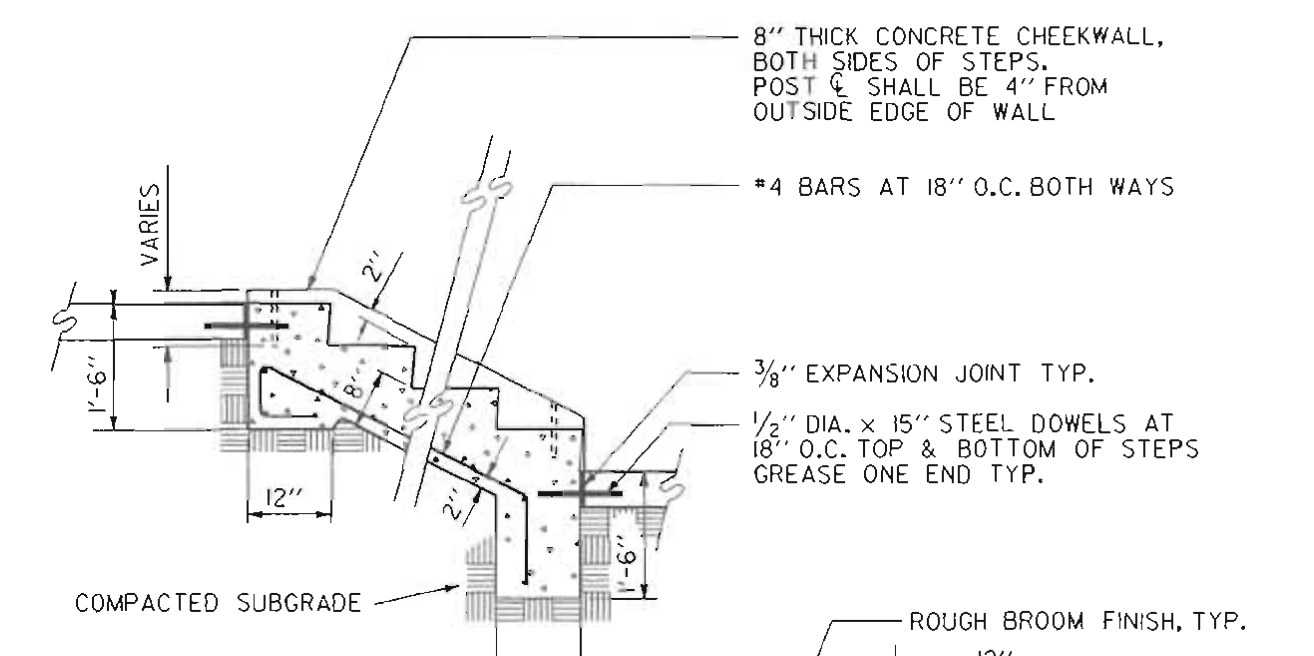
TITLE

**PHASE VI
SITE DETAILS**

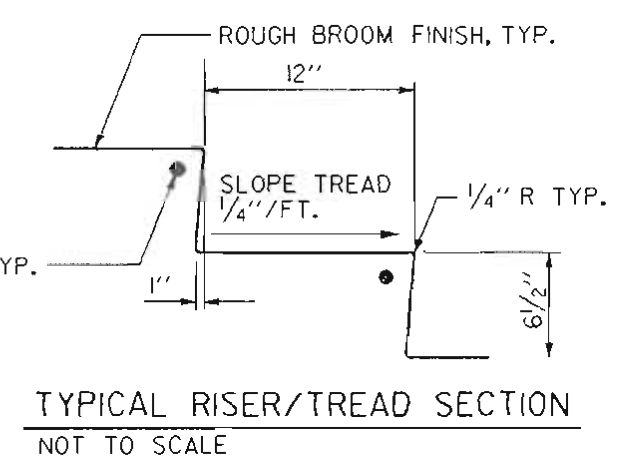
Des By	MJP	Scale	AS SHOWN	Proj No.	95019B7
Drn By	KDE	Date	11-05-04		
Chk By	JWR	Approved			5 OF 7



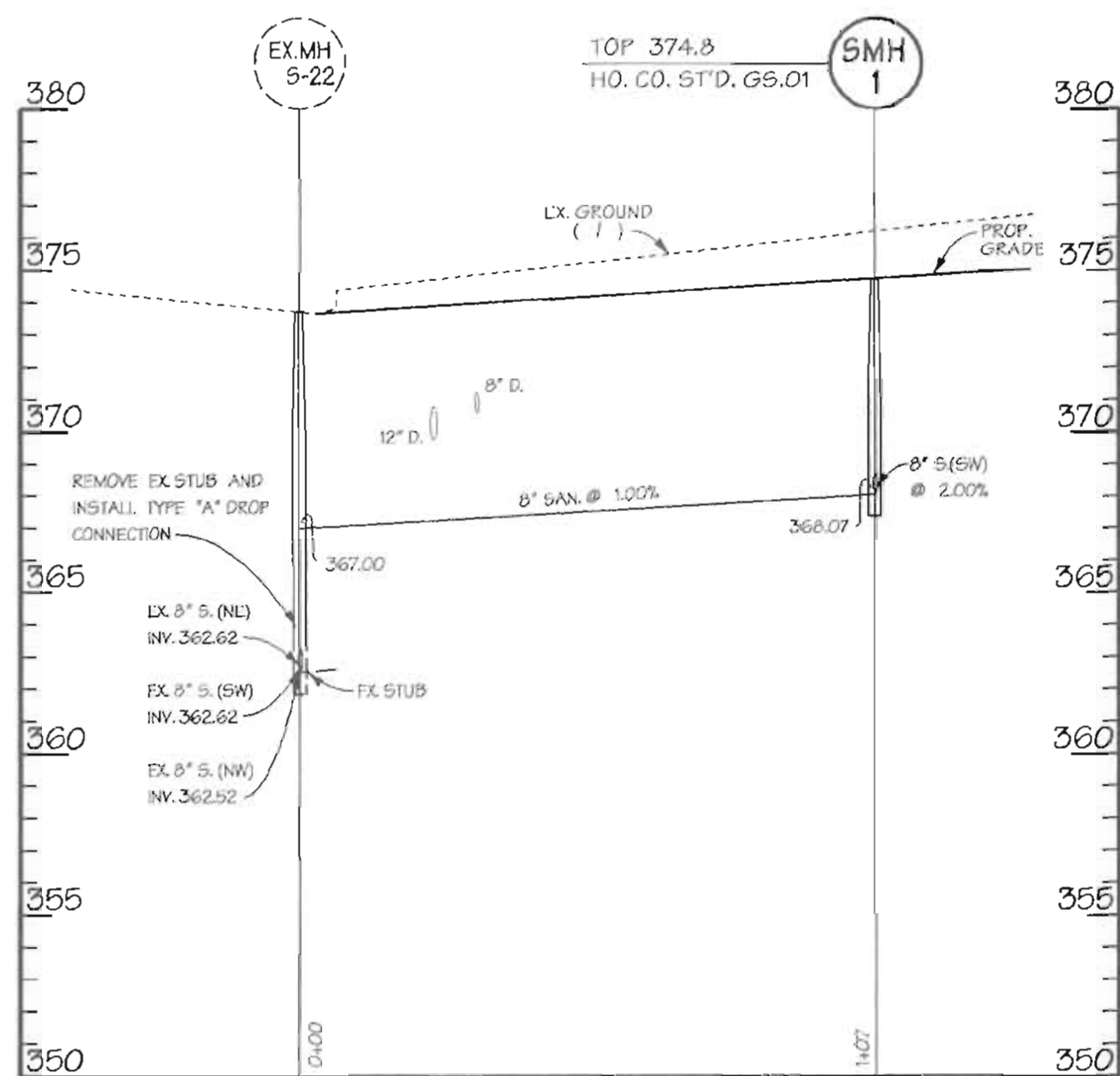
Handicapped Ramp - A
Not To Scale



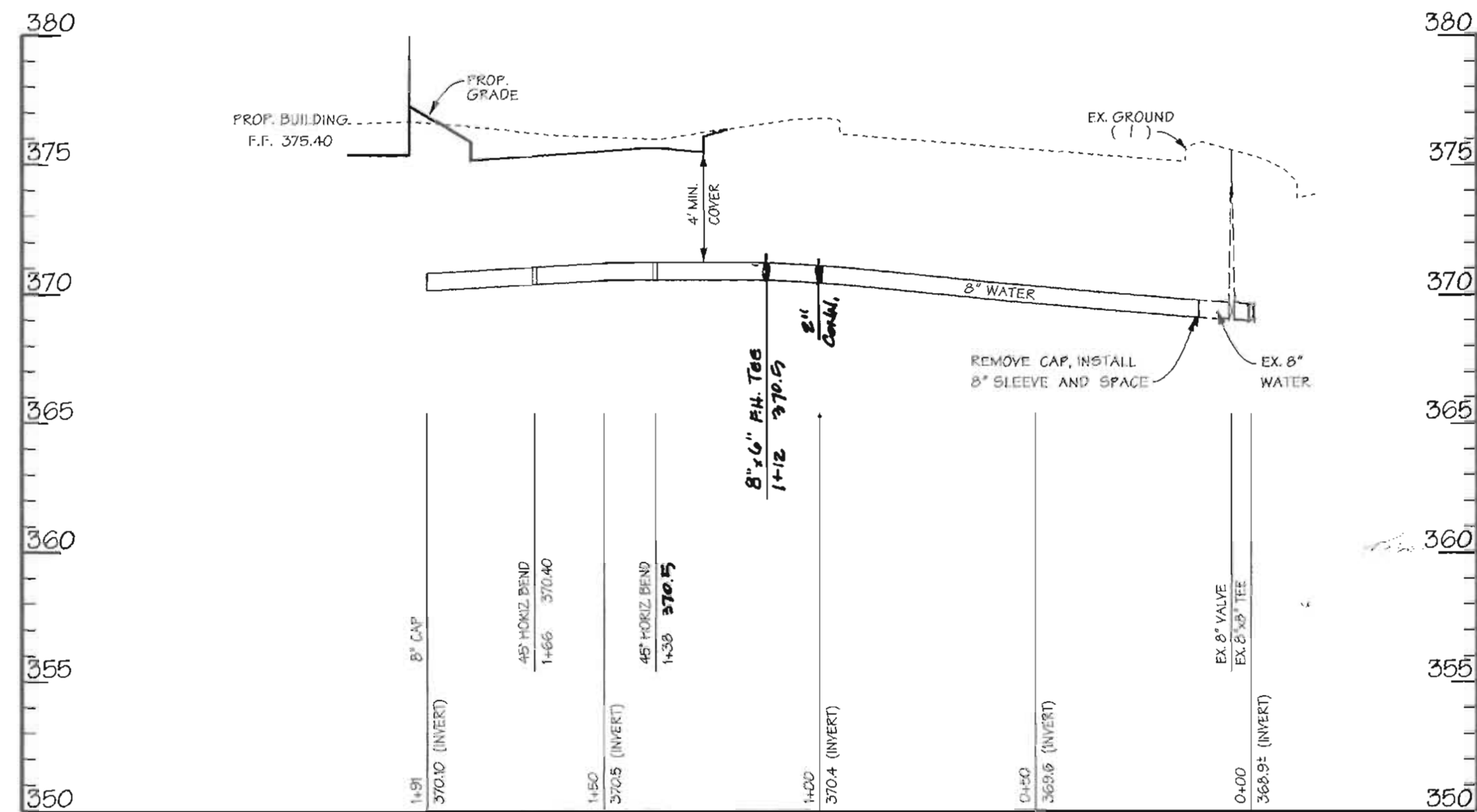
Concrete Steps
Not To Scale



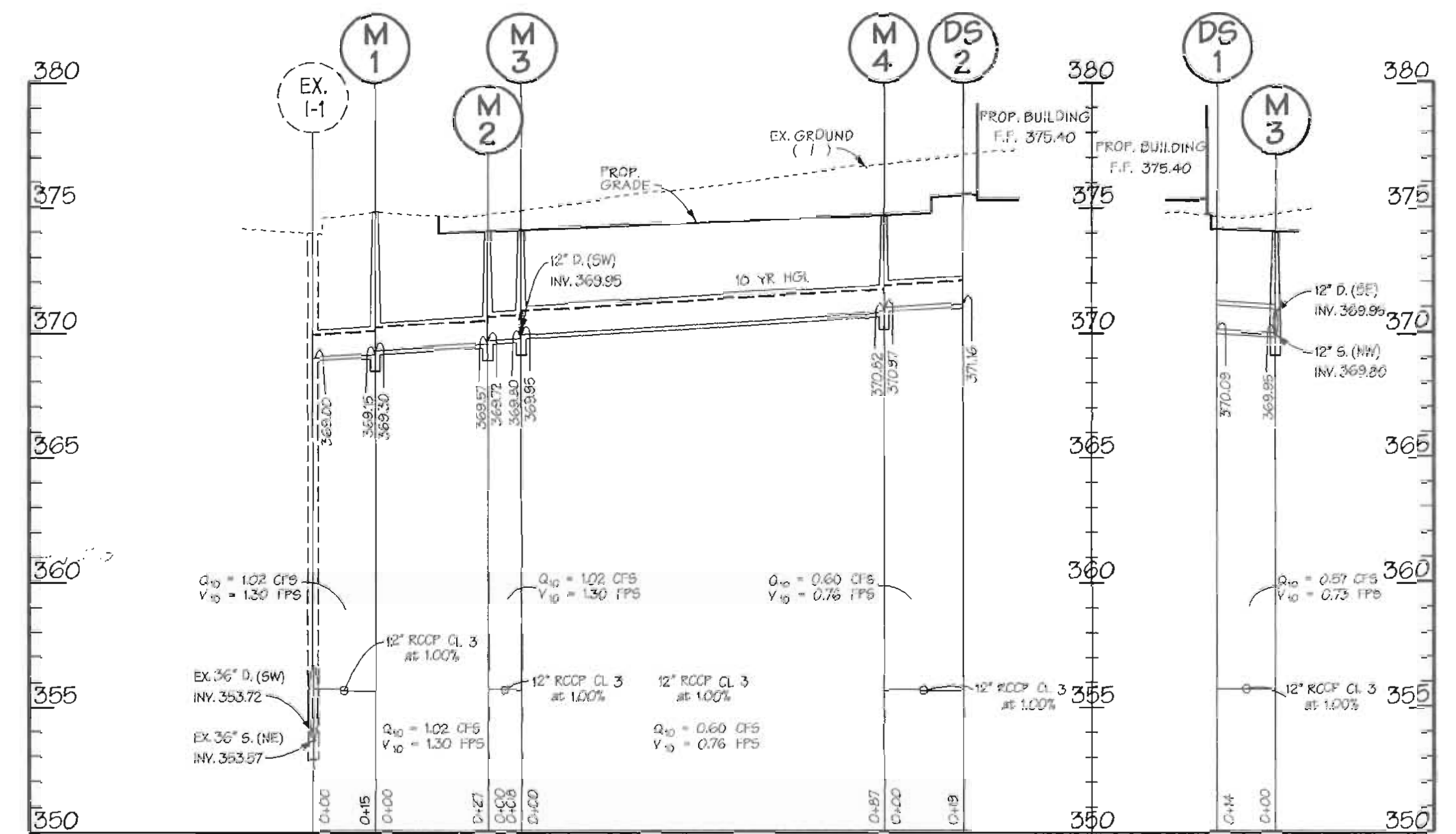
TYPICAL RISER/TREAD SECTION
NOT TO SCALE



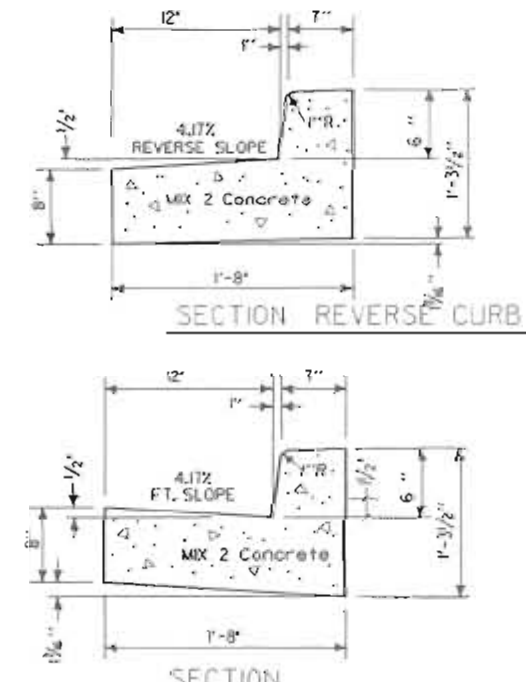
SEWER PROFILE



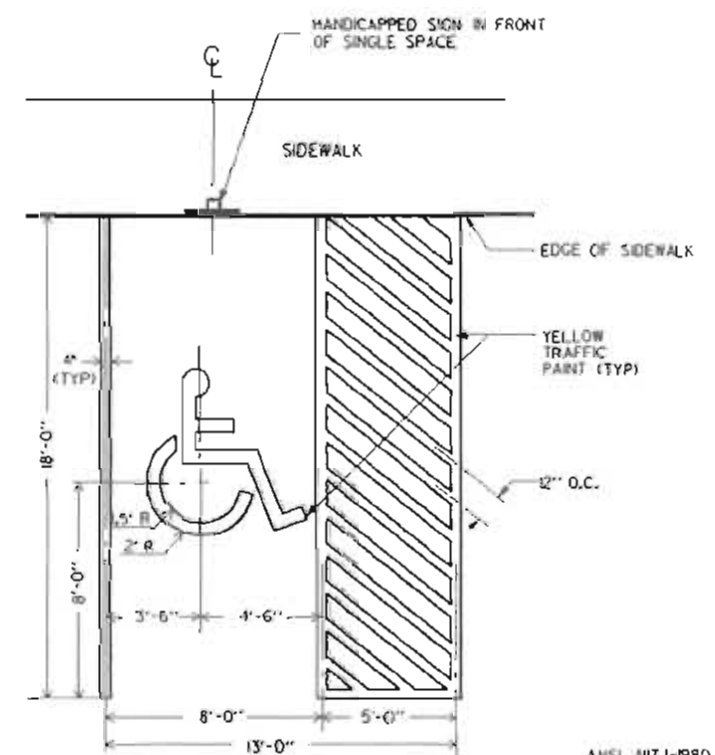
WATER PROFILE



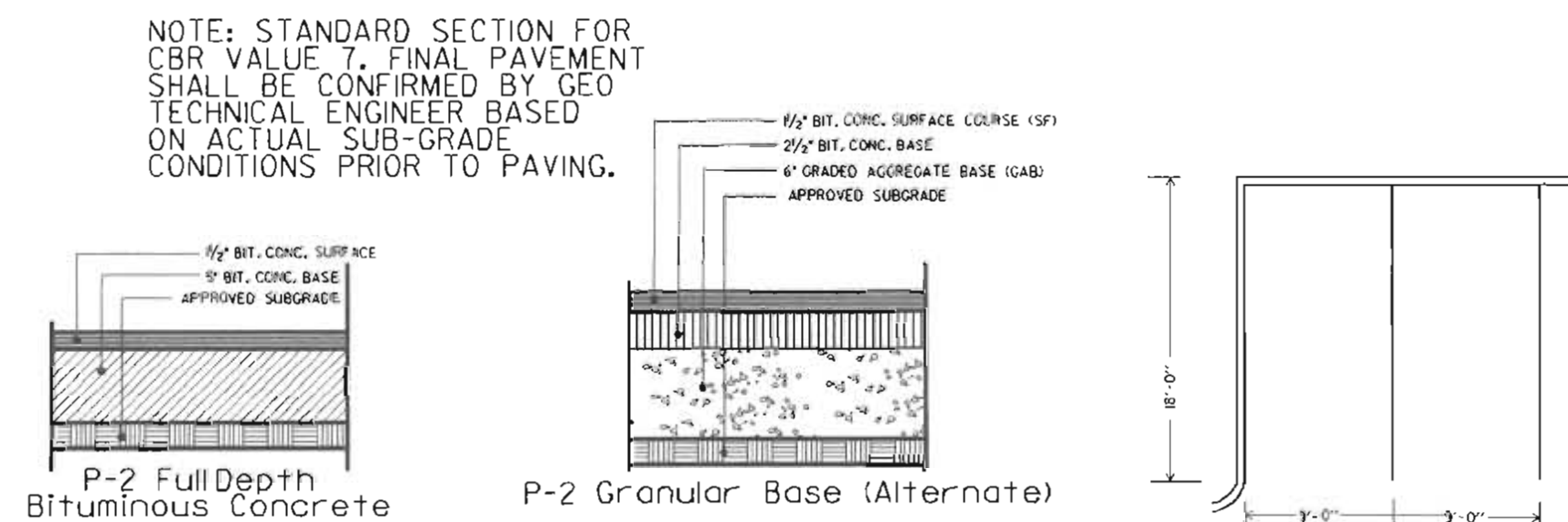
STORM DRAIN PROFILE



Concrete Curb & Gutter
Not To Scale

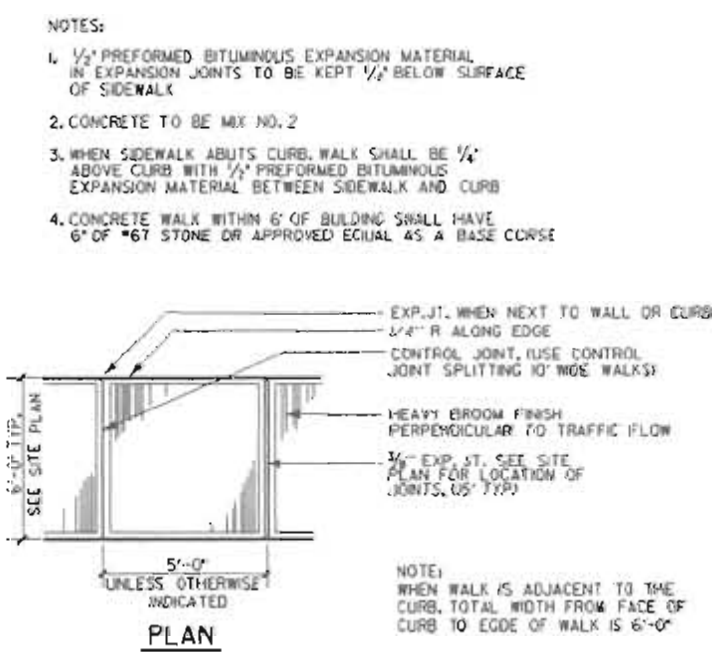


Handicapped Parking Space
Not To Scale

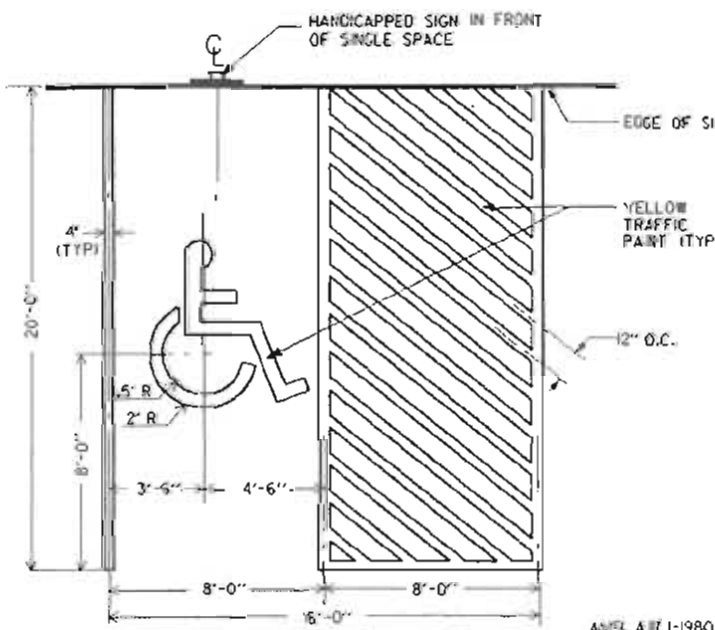


Typical Paving Section (P-2)
Not To Scale

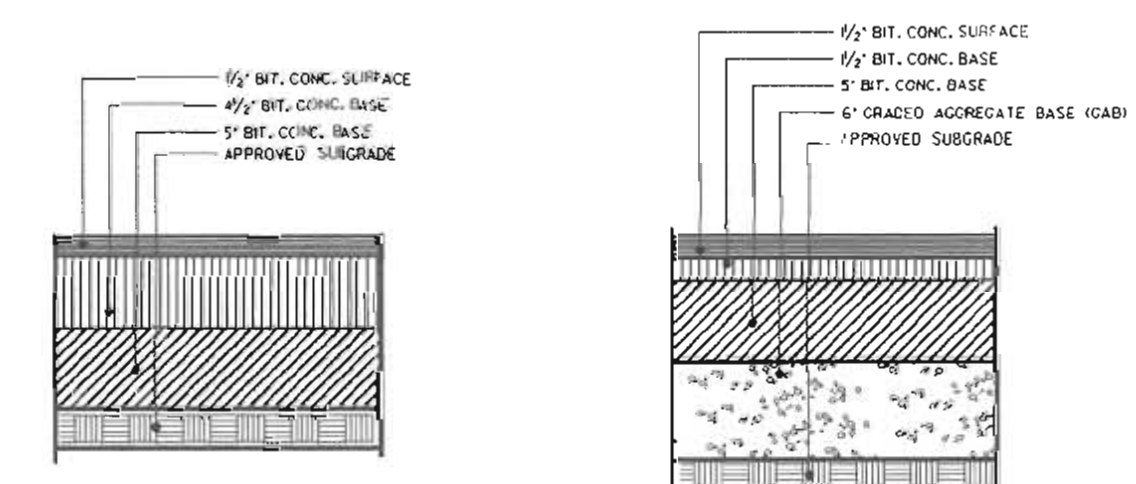
Standard Parking Space
Not To Scale



Concrete Walk
Not To Scale



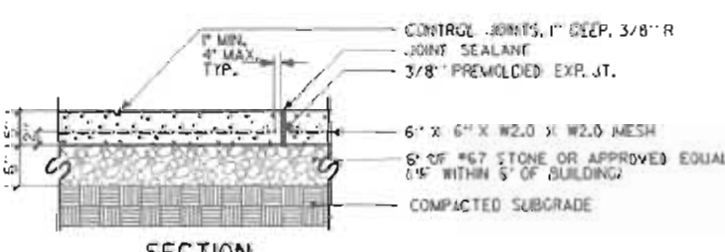
Handicapped Van Parking Space
Not To Scale



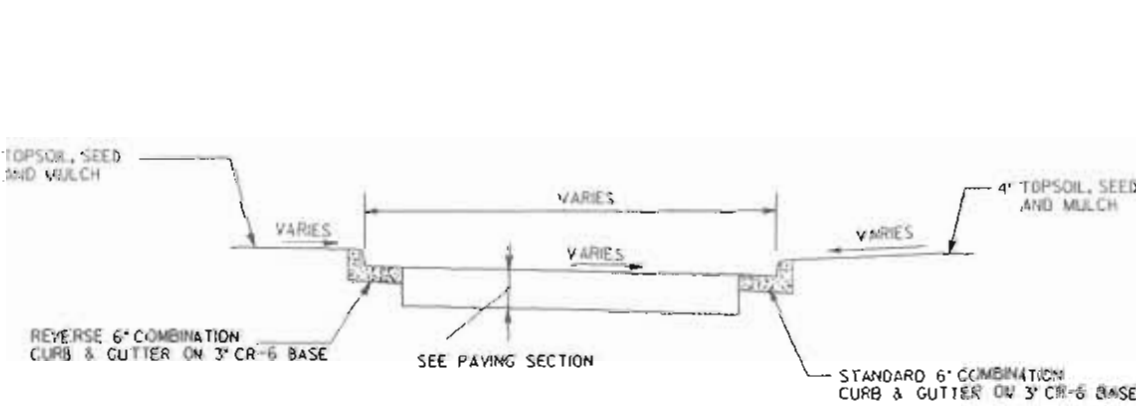
P-5 Full Depth Bituminous Concrete
P-5 Granular Base (Alternate)

Ring Road
Typical Paving Section (P-5)
Not To Scale

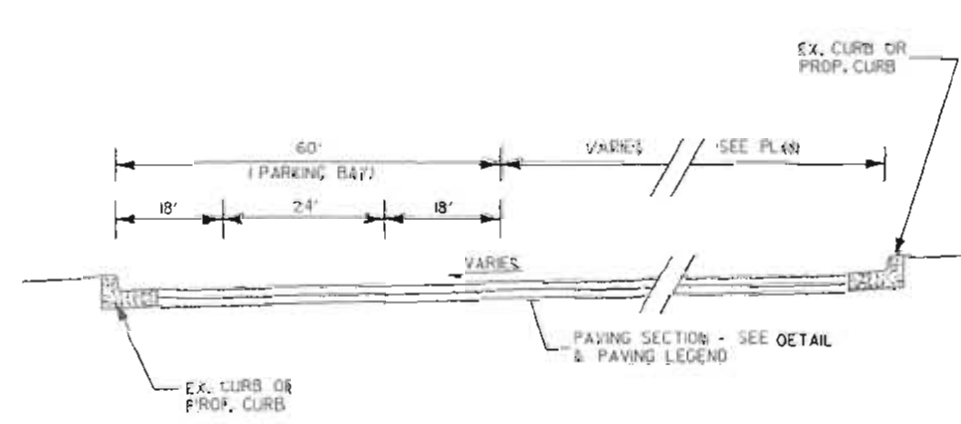
NOTE: STANDARD SECTION FOR CBR VALUE 7. FINAL PAVEMENT SHALL BE CONFIRMED BY GEO TECHNICAL ENGINEER BASED ON ACTUAL SUB-GRADE CONDITIONS PRIOR TO PAVING.



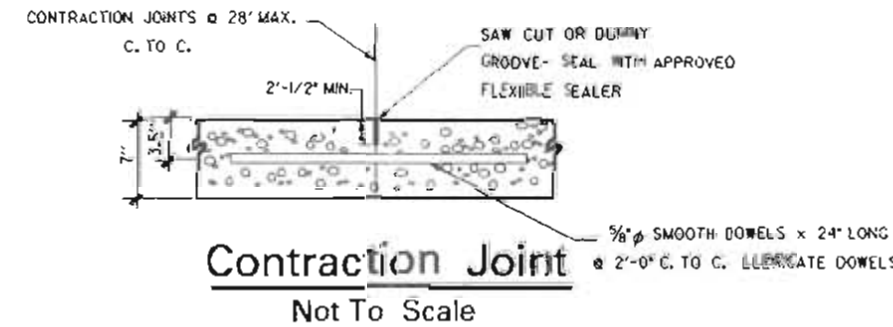
1' Wide Concrete Curb Detail
Not To Scale



Typical Section
Ring Road (Private Drive)
Not To Scale

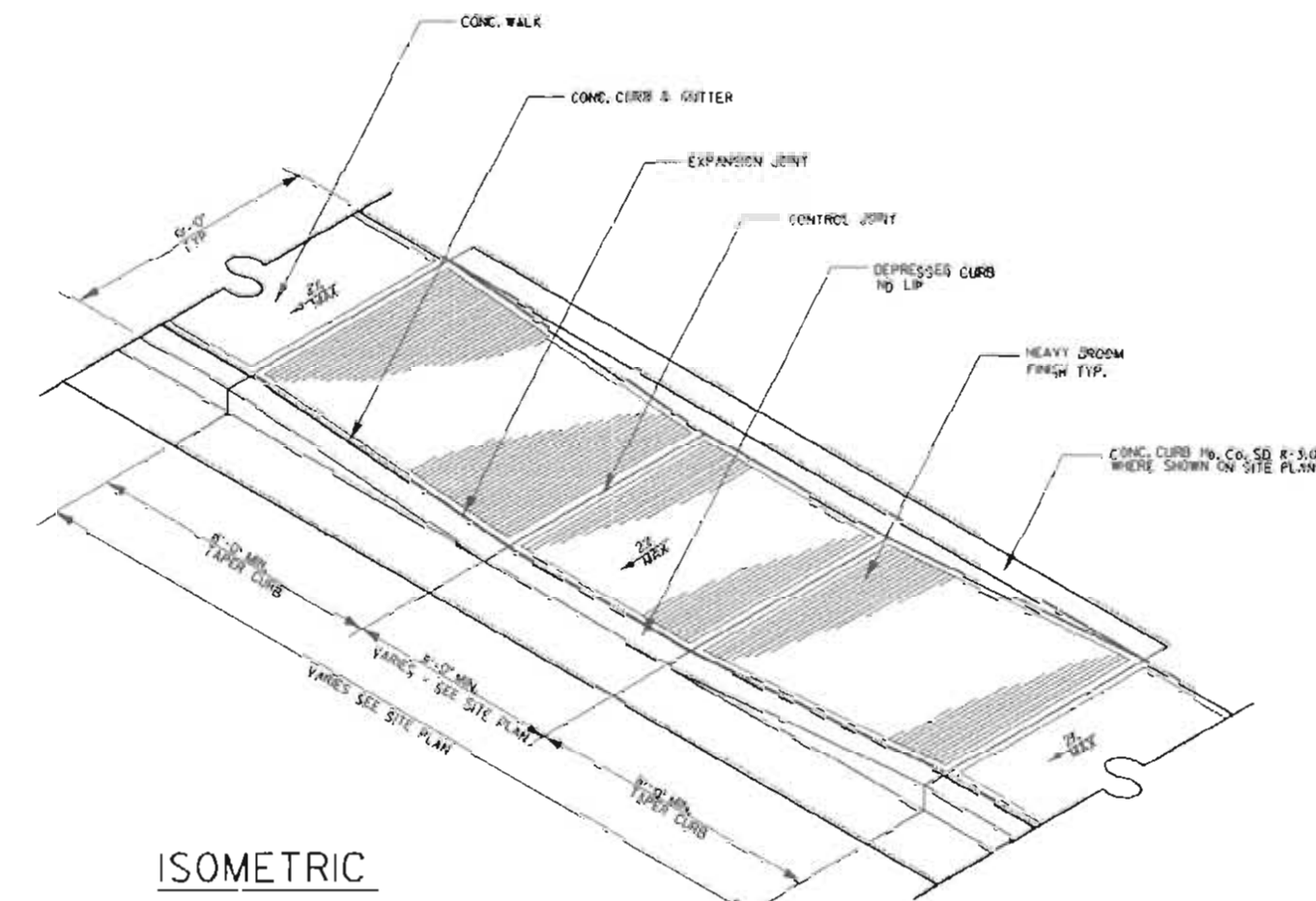


Typical Section
Private Parking
Not To Scale

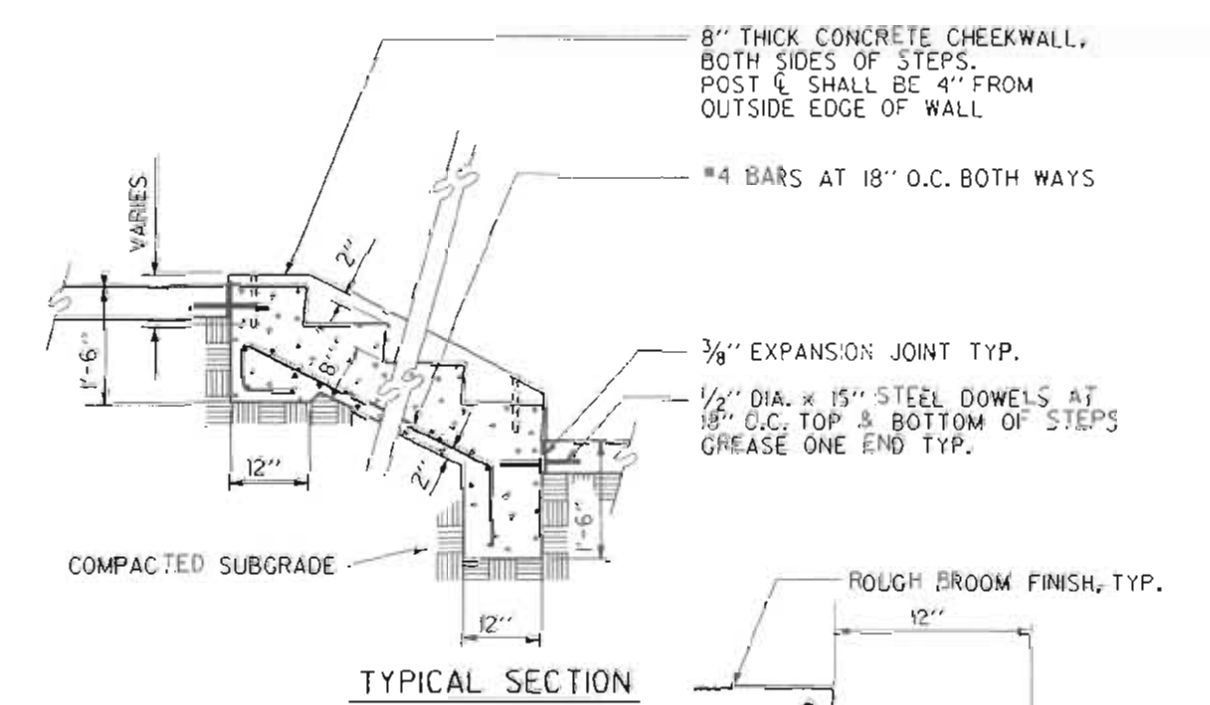


Rigid Pavement Details
by The Robert B. Balter Company
(Geotechnical Engineers) 7-21-98

MANHOLE SCHEDULE						
NO.	TYPE	SIZE	INV. OUT	TOP ELEV.	DETAIL	LOCATION
M-1	STD PRECAST MANHOLE	48" DIA.	369.15	374.90	0 5/2	N 503560 E 838996
M-2	STD PRECAST MANHOLE	48" DIA.	369.57	374.10	0 5/2	N 503579 E 839015
M-3	STD PRECAST MANHOLE	48" DIA.	369.80	374.20	0 5/2	N 503574 E 839020
M-4	STD PRECAST MANHOLE	48" DIA.	370.82	374.80	0 5/2	N 503512 E 839082



Handicapped Ramp - A
Not To Scale



TYPICAL RISER/TREAD SECTION
NOT TO SCALE

Concrete Steps
Not To Scale

2-15-05
Date
Professional Engr. No. 10551

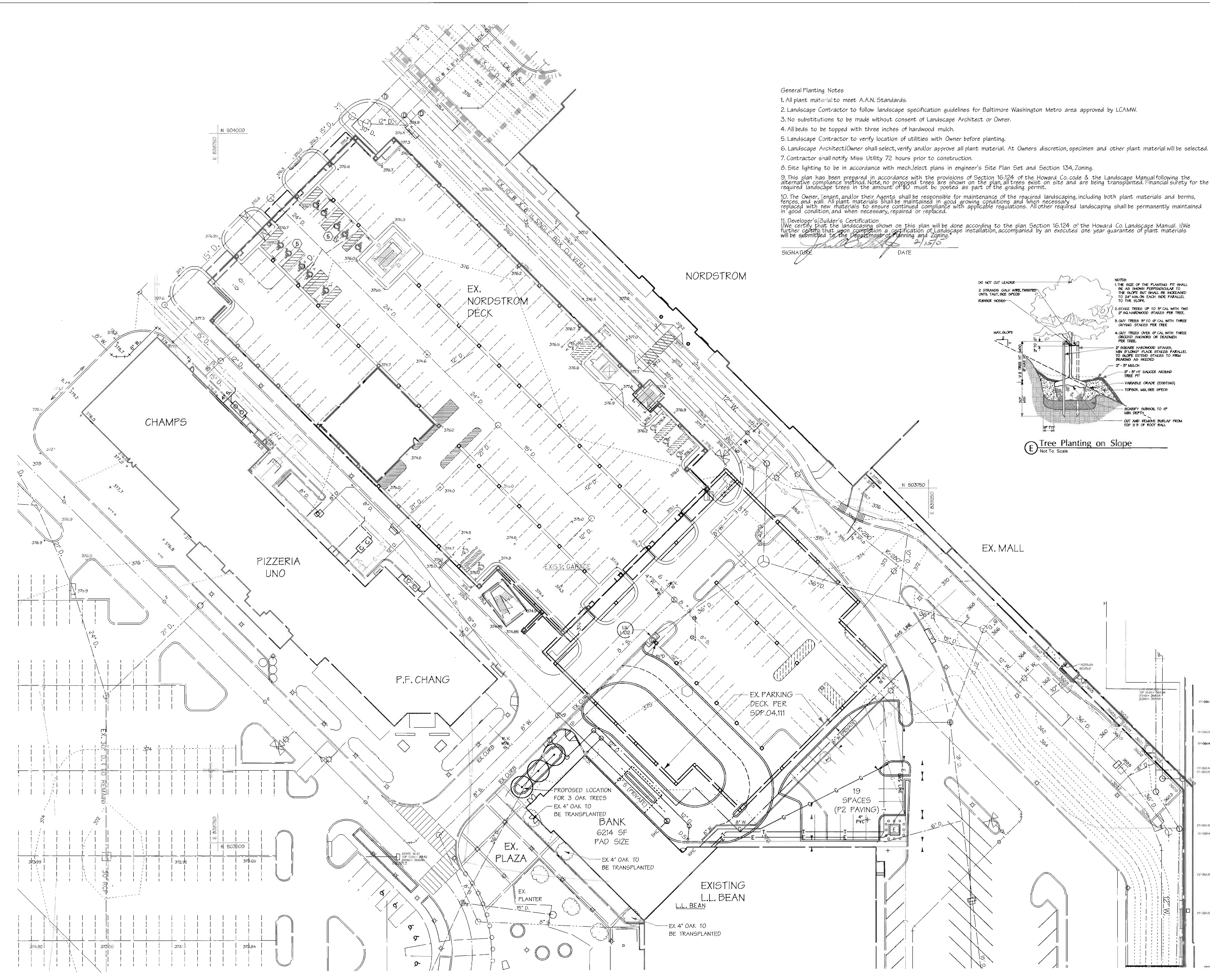
APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 2/3/2005

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
 [Signature] 3/1/05
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 3/3/05
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 3/1/05
 DIRECTOR

Date No. Revision Description
 THE MALL IN COLUMBIA
 COLUMBIA TOWN CENTER
 SECTION 2 AREA 1 LOT 47
 HOWARD COUNTY, MD
 OWNER / DEVELOPER:
 THE HOWARD RESEARCH & DEVELOPMENT CORP.
 COLUMBIA MALL, INC.
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21044

DMW
 Draft/McCune-Walker, Inc.
 300 East Pennsylvania Avenue
 Towson, Maryland 21286
 (410) 296-3333
 Fax 296-4705
 A Team of Land Planners,
 Landscape Architects,
 Engineers, Surveyors &
 Environmental Professionals

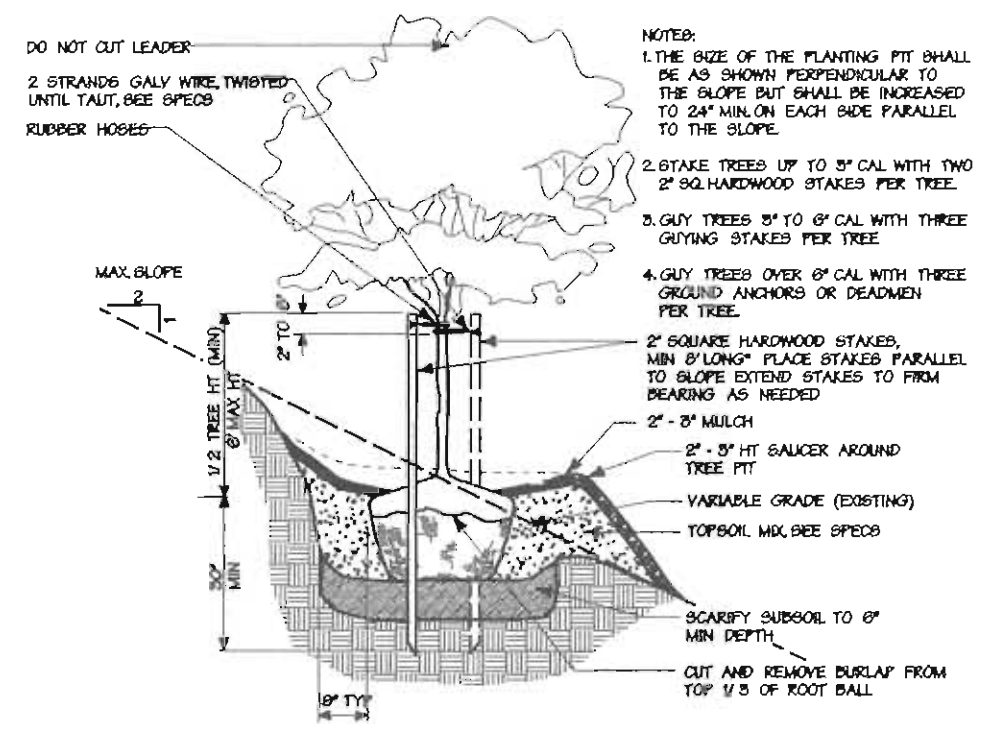
TITLE
 STORM DRAIN AND WATER
 AND SEWER PROFILES & DETAILS
 Des By CRW Scale 1" = 30' H
 1" = 5' V Proj. No. 95019B7
 Dm By ABA Date 11-05-04
 Chk By Approved 6 OF 7



- General Planting Notes**
- All plant material to meet A.A.N. Standards.
 - Landscape Contractor to follow landscape specification guidelines for Baltimore Washington Metro area approved by LCAMW.
 - No substitutions to be made without consent of Landscape Architect or Owner.
 - All beds to be topped with three inches of hardwood mulch.
 - Landscape Contractor to verify location of utilities with Owner before planting.
 - Landscape Architect/Owner shall select, verify and/or approve all plant material. At Owners discretion, specimen and other plant material will be selected.
 - Contractor shall notify Miss Utility 72 hours prior to construction.
 - Site lighting to be in accordance with mech.elect plans in engineer's Site Plan Set and Section 134.Zoning.
 - This plan has been prepared in accordance with the provisions of Section 16.124 of the Howard Co. code & the Landscape Manual following the alternative compliance method. Note, no proposed trees are shown on the plan, all trees exist on site and are being transplanted. Financial surety for the required landscape trees in the amount of \$10,000 must be posted as part of the grading permit.
 - The Owner, Agent and/or their Agents shall be responsible for maintenance of the required landscaping, including both plant materials and terms, fences, and wall. All plant materials shall be maintained in good growing conditions and when necessary replaced with new materials to ensure continued compliance with applicable regulations. All other required landscaping shall be permanently maintained in good condition and when necessary, repaired or replaced.
 - Developer's/Builder's Certification
I/We certify that the landscaping shown on this plan will be done according to the plan Section 16.124 of the Howard Co. 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.
- SIGNATURE: *[Signature]* DATE: 2/15/05

LEGEND

---	EX. CONTOUR
---	EX. WATER
---	EX. SANITARY SEWER
---	EX. STORM DRAIN
---	EX. GAS
---	EX. EDGE OF ROAD
---	PROP. CONTOUR
---	PROP. UTILITIES
---	PAINTED ISLAND
---	6" STANDARD COMB. C&G
---	6" KEY COMB. C&G
---	1" SPECIAL CURB
---	PROPOSED L.O.D.



2-15-05
Date

[Signature]

Reg. Professional Engineer

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: 2/3/2005

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

[Signature] 2/11/05
CHIEF, DEVELOPMENT ENGINEERING DIVISION MJK DATE

[Signature] 2/18/05
CHIEF, DIVISION OF LAND DEVELOPMENT HB DATE

[Signature] 2/11/05
DIRECTOR DATE

Date	No.	Revision Description

THE MALL IN COLUMBIA
COLUMBIA TOWN CENTER
SECTION 2 AREA 1 LOT 47
HOWARD COUNTY, MD

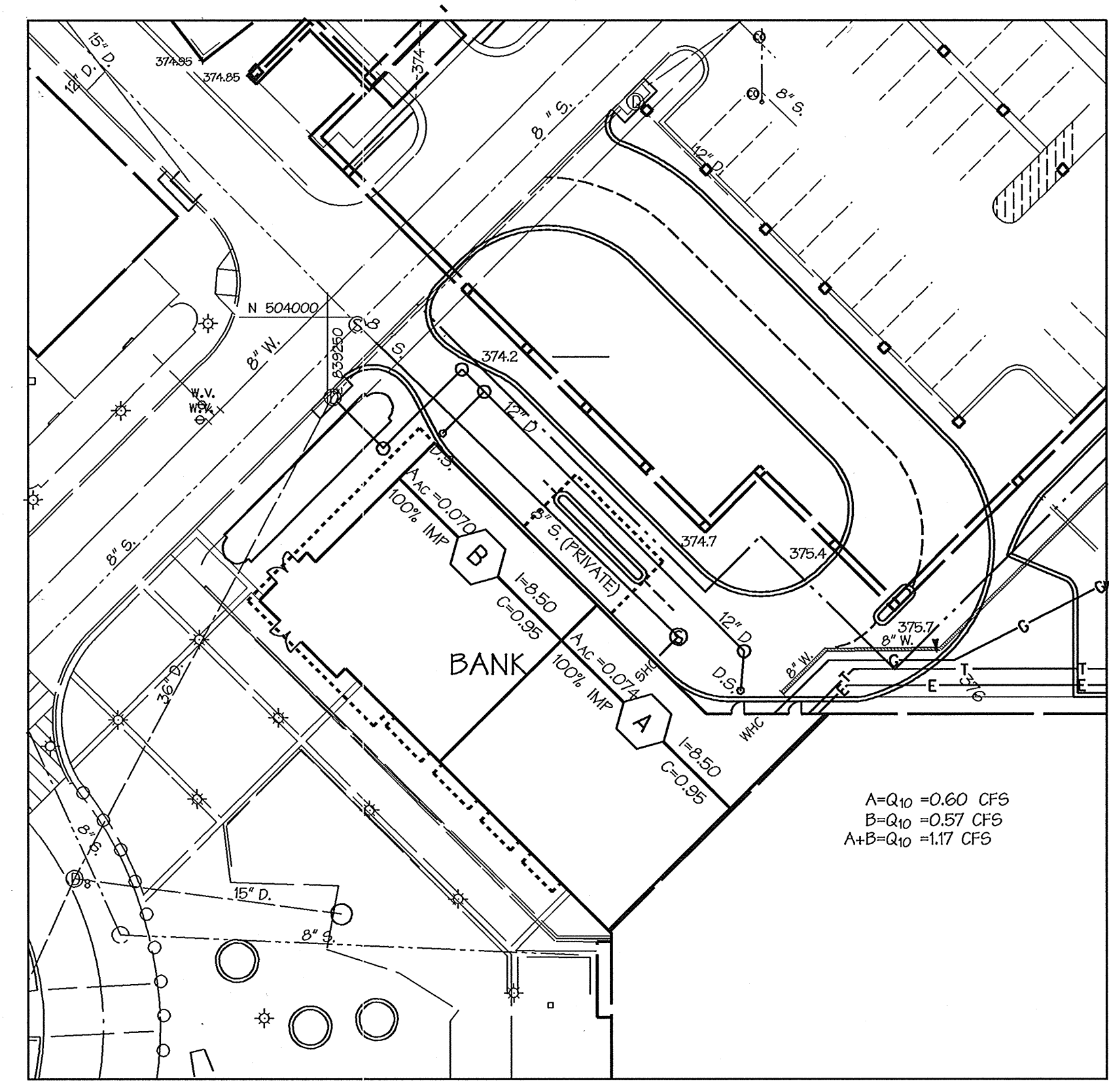
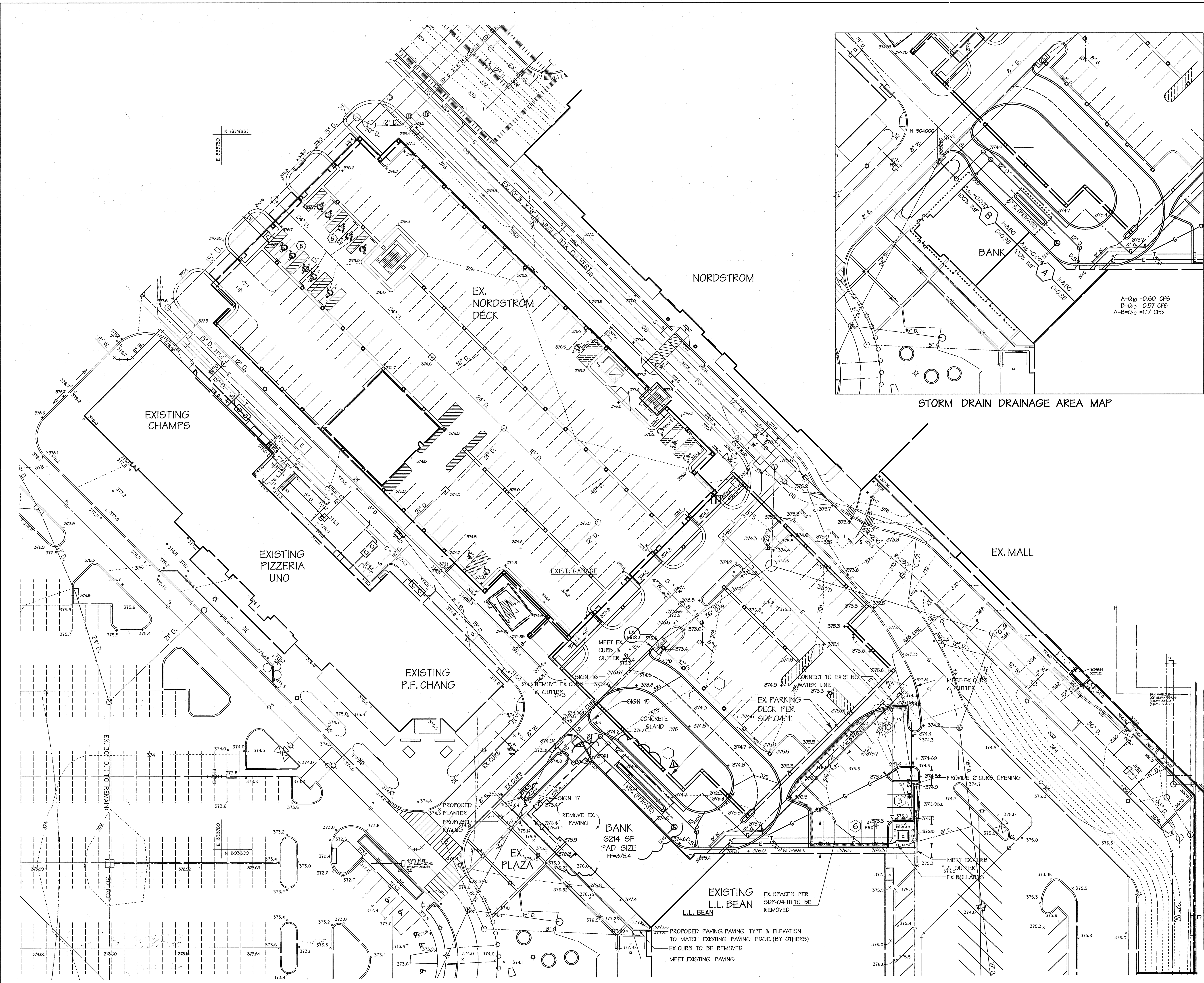
OWNER /DEVELOPER:
THE HOWARD RESEARCH & DEVELOPMENT CORP.
COLUMBIA MALL, INC.
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044

DMW
Duff McCann-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3039
Fax 296-4705

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

TITLE: **LANDSCAPE PLAN**

Des By	MJP	Scale	1" = 30'	Proj. No.	9501987
Dwn By	JSN	Date	11-05-04		7 OF 7
Chk By		Approved			



LEGEND

- EX. CONTOUR
- EX. WATER
- EX. SANITARY SEWER
- EX. STORM DRAIN
- EX. GAS
- EX. EDGE OF ROAD
- PROP. UTILITIES
- PAINTED ISLAND
- 6" STANDARD COMB. C&G
- 6" REV. COMB. C&G
- 1" SPECIAL CURB
- PROPOSED LOAD
- 376.22 ± EXISTING SPOT ELEVATION
- 376.3 ± PROPOSED SPOT ELEVATION
- EXISTING C&G

2-15-05
Date



Professional Engr. No. 10551

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: 2/3/2005

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING			
<i>Wanda Dammann</i>	3/1/05	DATE	
CHIEF, DEVELOPMENT ENGINEERING DIVISION	MK		
<i>Cinda Hamlin</i>	3/3/05	DATE	
CHIEF, DIVISION OF LAND DEVELOPMENT	HB		
<i>Frank A. Wynn</i>	3/14/05	DATE	
DIRECTOR			

6/6/05	1	REVISE BANK CANOPIES
Date	No.	Revision Description

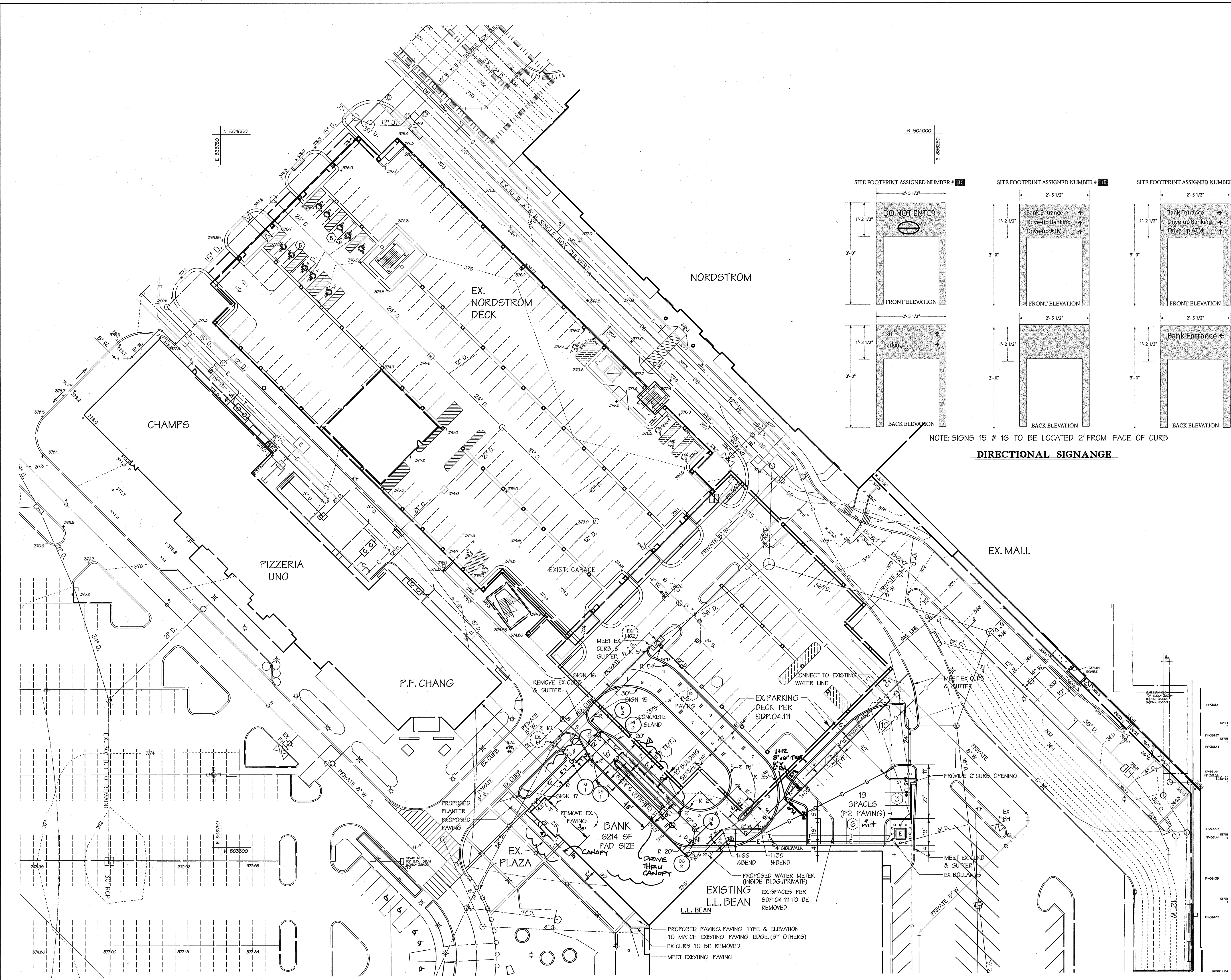
THE MALL IN COLUMBIA
COLUMBIA TOWN CENTER
SECTION 2 AREA 1 LOT 47
HOWARD COUNTY, MD

OWNER / DEVELOPER:
THE HOWARD RESEARCH & DEVELOPMENT CORP.
COLUMBIA MALL, INC.
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044

DMW
Darr McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 286-6325
Fax 296-4705

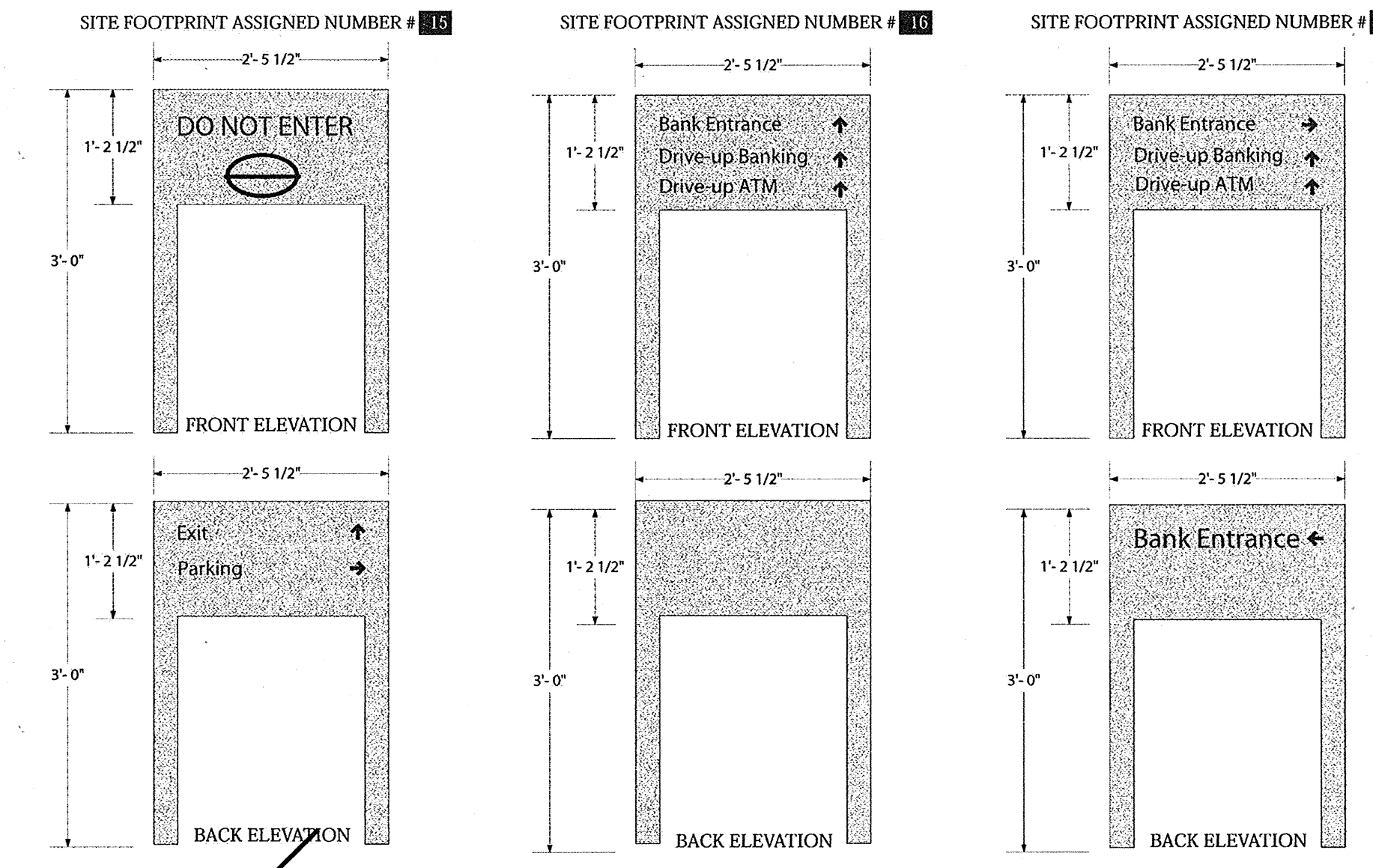
A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

TITLE: BANK GRADING PLAN/ STORM DRAIN DRAINAGE AREA MAP			
Des By	MJP	Scale	1" = 30'
Proj. No.	95019B7	Date	11-05-04
Drn By	JSN	Approved	
Chk By			3 OF 7



LEGEND

- EX. CONTOUR
- EX. WATER
- EX. SANITARY SEWER
- EX. STORM DRAIN
- EX. GAS
- EX. EDGE OF ROAD
- PROP. UTILITIES
- PAINTED ISLAND
- 6" STANDARD COMB. C&G
- 6" REV. COMB. C&G
- 1" SPECIAL CURB
- PROPOSED LOD.
- EX. CURB & GUTTER
- PROP. CURB & GUTTER



NOTE: SIGNS 15 # 16 TO BE LOCATED 2' FROM FACE OF CURB

DIRECTIONAL SIGNAGE

2-15-05
Date

Professional Engr. No. 10551

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 2/3/2005

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

<i>Michael J. P...</i>	2/1/05
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
<i>Judy Hammit</i>	3/3/05
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
<i>Howard H. ...</i>	2/14/05
DIRECTOR	DATE

6/24/05	1	REVISE BANK CANOPIES
Date	No.	Revision Description

THE MALL IN COLUMBIA
COLUMBIA TOWN CENTER
SECTION 2 AREA 1 LOT 47
HOWARD COUNTY, MD

OWNER /DEVELOPER:
THE HOWARD RESEARCH & DEVELOPMENT CORP.
COLUMBIA MALL, INC.
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044

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(410) 286-3829
Fax 286-4705

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

TITLE: **BANK SITE PLAN**

Des By	MJP	Scale	1" = 30'	Proj. No.	95019B7
Drn By	JSN	Date	11-05-04		
Chk By	Approved				2 OF 7