

- LEGEND**
- Existing contours
 - Proposed contours
 - Proposed elevation shots
 - Proposed water and sewer
 - Proposed storm drain and inlet
 - Direction of flow

Site Analysis

- Area: 8.0894 acres
- Zoning: Newtown
- Total Number of Employees:
 - a. Giant Food - Drug: 75
 - b. Shops (10 units): 25
 - c. Bank: 10
 - d. Office (4 units): 15
- Total Floor Space (one story building sq.):
 - a. Giant Food - Drug: 38,656
 - b. Shops: 12,053
 - c. Bank: 3,500
 - d. Offices: 3,009
 - Total: 57,218 sq. ft.
- Net Floor Space:
 - a. Giant Food - Drug (70%): 27,059 sq. ft. Retail
 - b. Shops (70%): 8,437 sq. ft. Retail
 - c. Bank (92%): 3,220 sq. ft. Office
 - d. Offices (75%): 2,257 sq. ft. Office
 - Total: 31,073 sq. ft. Office
- Net Leasable Area Total: 38,272 sq. ft. Retail
- Parking Required:
 - a. Giant Food - Drug: 155
 - b. Shops: 42
 - c. Bank: 12
 - d. Offices: 7
 - Total: 216 spaces
- Parking Provided:
 - a. Stamped: 290
 - b. Hand-drawn: 299 spaces
 - Total: 589 spaces
 - Surplus: 373 spaces
- Subdivision Plat Reference: No. 7714
- Final Development Plan: Plat Book 25, Folio 138 Phase 150-A

- GENERAL NOTES**
- There is a 10 foot wide gas and electric easement along the interior of the perimeter of this parcel (D.M.W. 460 P. 229).
 - Existing utilities were taken from available records and are to be field located by the contractor before construction is started.
 - All storm drainage and paving shall be constructed in accordance with the latest details and specifications of Howard County, unless otherwise noted.
 - 2-way traffic flow in all drives.
 - Paving will be done as provided in the latest Edition of the Howard County Road Construction Code and Standard Specifications:
 - a. Base will be primed in accordance with Section C-30-3.
 - b. Tack coat is required in accordance with Section C-31-4.
 - All material and construction methods shall be in accordance with Howard County Road Construction Code.
 - All Class "A" concrete shall be air entrained.
 - Parking area and drives are separated from green areas and concrete walkways by Howard County Road Construction Code Standard 7" Combination Curb and Gutter (DRNG. D-40, Page 95) (See sheet 2-8 for reversed gutter detail and locations).
 - Work to be performed in the right of way:
 - a. 4' concrete sidewalk; to be constructed (as shown) from northeast property line (tennis courts) to the existing sidewalk across the existing bridge near the southwest property line.
 - b. Entrances; to be constructed to match the existing grade of Cradlerock Way. (See sheet 2-8 for detail of Howard County entrances). The existing curb and gutter within the entrance area is to be removed.
 - c. Finish Grade; to be established as per site plan to match existing curb and gutter.
 - d. Existing storm drain structures; 1-3 and 1-22 to be modified (see notes sheet 6 of 8).
 - (continued)
 - e. Proposed storm drain structures; 1-7 and M-8 to be constructed (see sheets 5 and 6 of 8).
 - f. Connection of waterline; to match existing 8" water stub.
 - Grading Easement along south westerly side of Lot 4-A granted by letter from Columbia Asso.

APPROVED FOR Public Water and Public Sewerage Systems, Howard County Health Department
 Date: 2-9-78

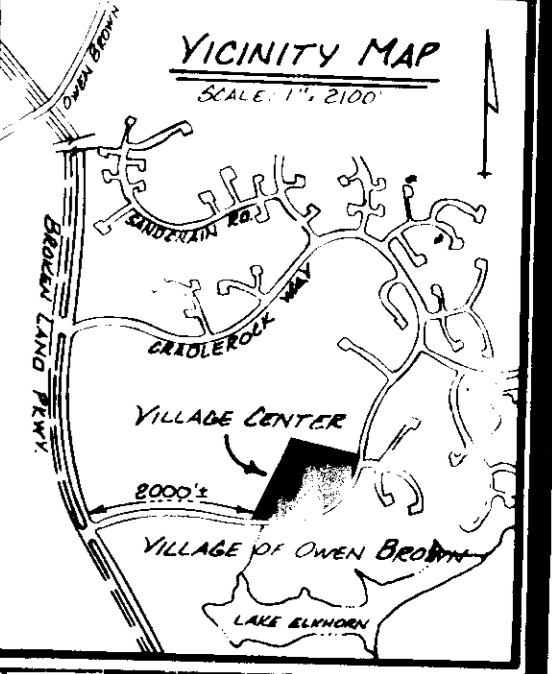
APPROVED: Howard County Office of Planning and Zoning
 Planning Director: [Signature] Date: 2-9-78
 Chief, Division of Land Development: [Signature] Date: 2-10-78

APPROVED FOR Public Water, Public Sewerage and Storm Drainage Systems and Roads, Howard County Department of Public Works
 Director: [Signature] Date: 2-6
 Chief, Bureau of Engineering: [Signature] Date: 2-6

OWNER & DEVELOPER
 G.F.S. REALTY, INC.
 P.O. Box 1804
 WASHINGTON, D.C. 20013
 PHONE: 341-4878

PLAT REFERENCE: No. 3718

AREA OF PARCEL
 8,089.64 ACRES
 OR
 352,385 SQ. FT.



A. MORTON THOMAS and ASSOCIATES, INC.
 CIVIL ENGINEERS - LAND PLANNERS - LAND SURVEYORS
 12750 TWINBROOK PARKWAY - ROCKVILLE, MARYLAND 20852 - (301) 881-2545

DATE	REVISION	BY
1-17-78	FINISH FLOOR ELEVATION CHANGED PER HOR. CITY LETTER DATED 12-30-77	RJC
12-8-77	PARKING LOT DIMENSIONS, NOTES, & SIDEWALK NOTATIONS ADDED	SG, JRF
11-29-77	REVISIONS PER INSURANCE CO. PER GIANT LETTER RECEIVED 11-20-77	SG, JRF
11-24-77	ADDITIONAL HAND-DRAWN PARKS ADDED PER HOUSE PRELIMINARY APPROVAL	SG
11-22-77	REVISIONS PER HOWARD COUNTY REVIEW - LETTER RECEIVED 11-8-77	SG

A. Morton Thomas, Jr.

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE: 1-18-78

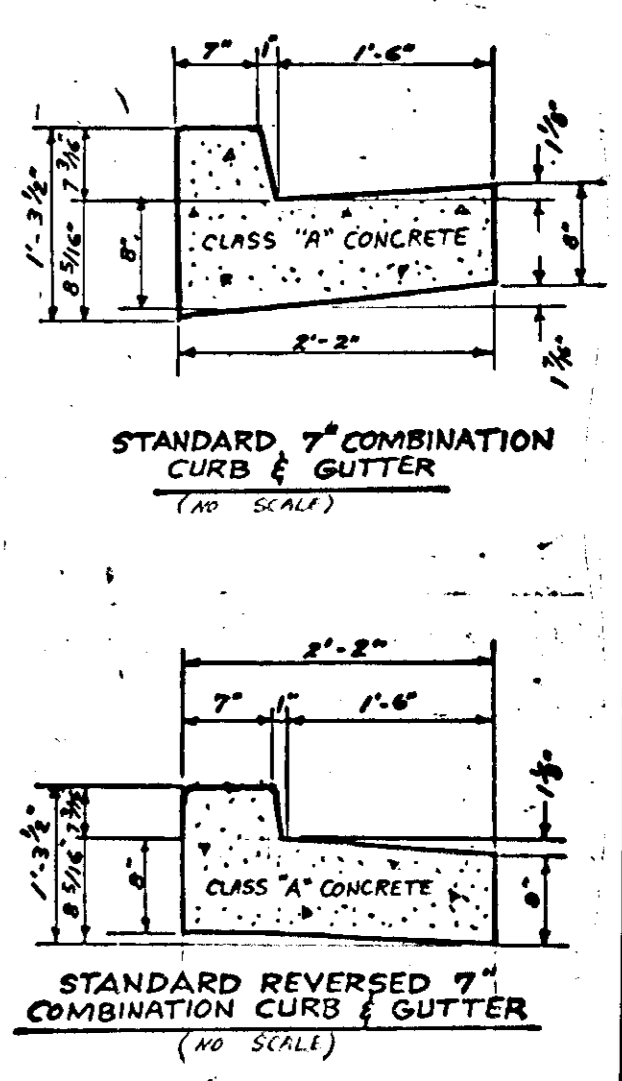
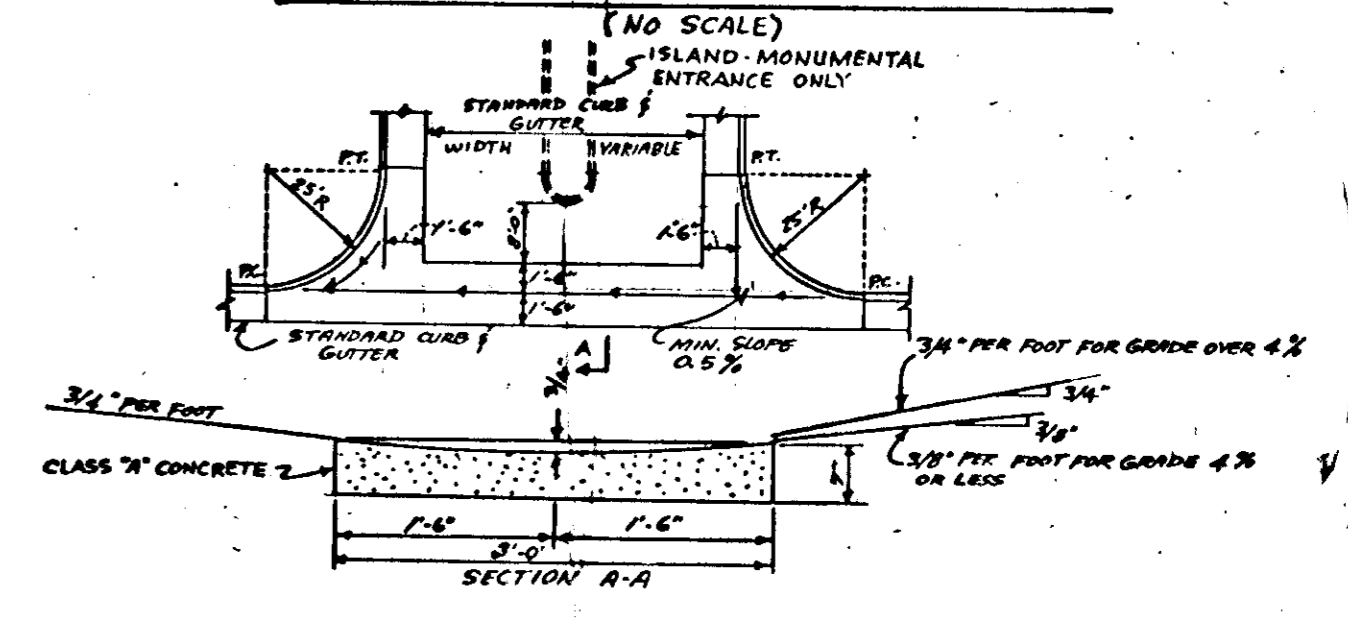
SITE DEVELOPMENT PLAN
VILLAGE CENTER
 PARCEL B-1, SECTION 1, AREA 3 VILLAGE OF OWEN BROWN, COLUMBIA
 6TH ELECTION DISTRICT OF HOWARD COUNTY, MD.

SCALE 1" = 40'	CONTOUR INTERVAL 2'	A.M.T. JOB NO. J-705
DATE AUG. '77	TAX MAP NO. 36	SHEET No. 1 of 8

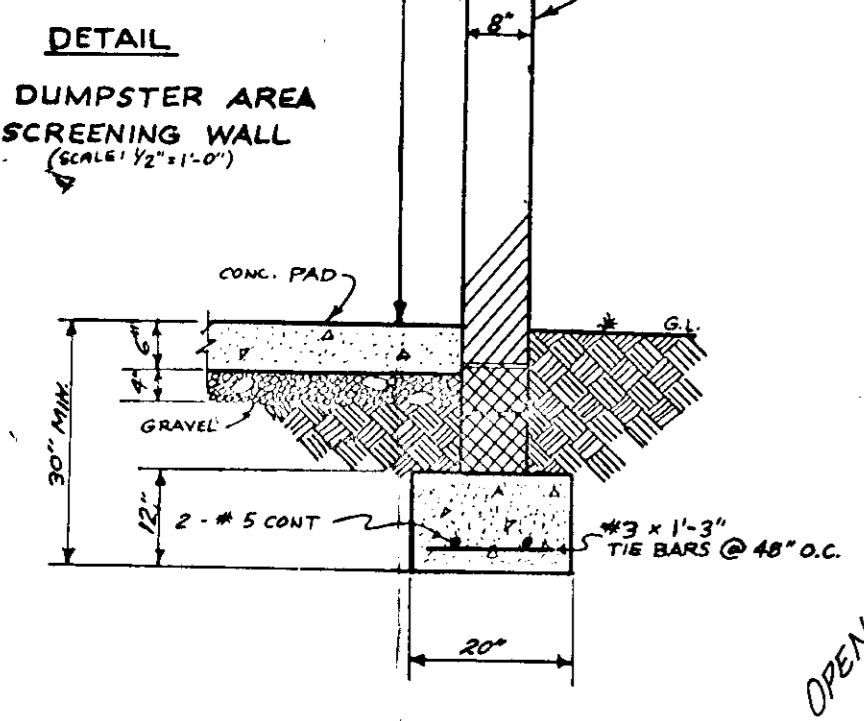
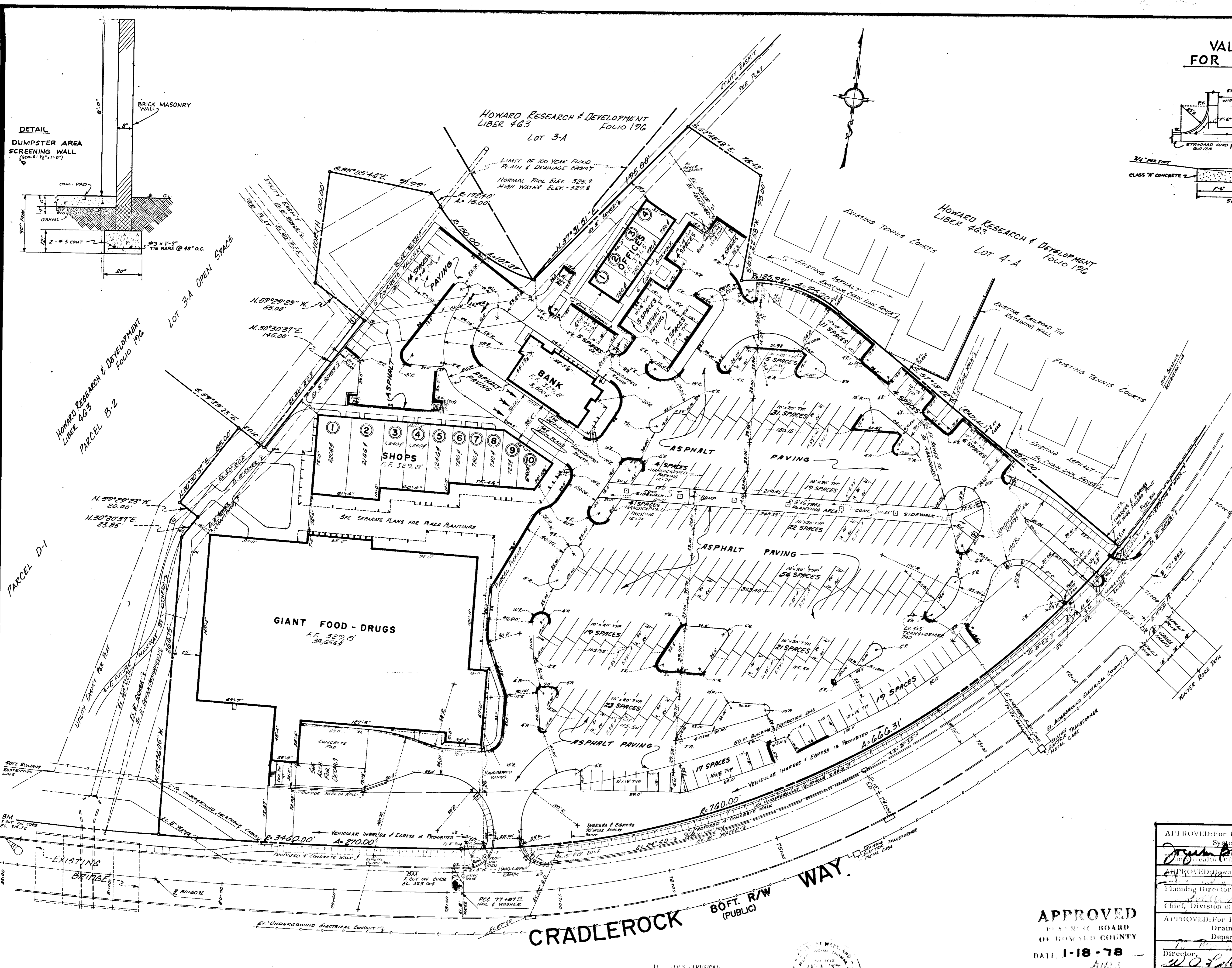
SDP-78-45C

G.F.S. REALTY, INC. ASSOCIATES
ANNEX

VALLEY GUTTER FOR 90° INTERSECTION



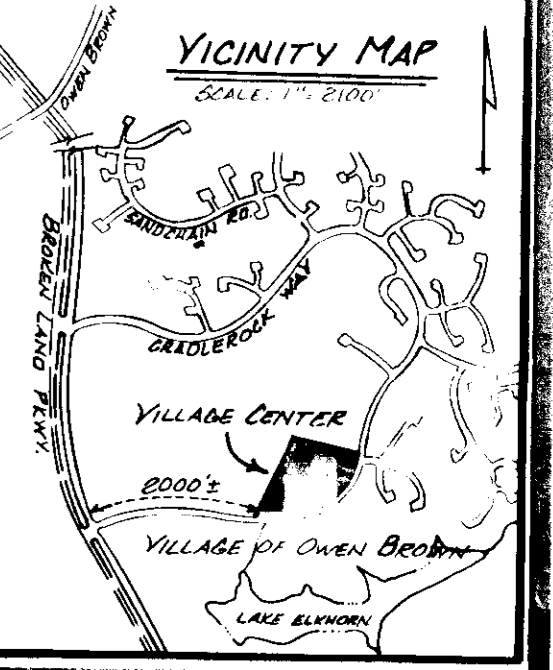
LEGEND
1. Reversed Gutter RG



OWNER & DEVELOPER
G.F.S. REALTY, INC.
P.O. Box 1804
WASHINGTON, D.C. 20013
PHONE: 341-4878

PLAT REFERENCE: No. 3718

AREA OF PARCEL
8,089.64 Acres
OR
352,385 Sq. Ft.



APPROVED: For Public Water and Public Sewerage Systems, Howard County Health Department
Joseph Boyles 2-9-78
Date

APPROVED: Howard County Office of Planning and Zoning
Planning Director Date
Chief, Division of Land Development Date

APPROVED: For Public Water, Public Sewerage and Storm Drainage Systems and Roads, Howard County Department of Public Works
Director Date
W.O. Filled 2-6-78
Chief, Bureau of Engineering Date

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: 1-18-78

A. MORTON THOMAS and ASSOCIATES, INC.
CIVIL ENGINEERS - LAND PLANNERS - LAND SURVEYORS
12750 TWINBROOK PARKWAY - ROCKVILLE, MARYLAND 20852 - (301) 881-2040

DATE	REVISION	BY
1-17-77	FINISH FLOOR ELEV. CHANGED PER HOW. CTY. LETTER DATED 12-30-76	W.S.C.
2-7-77	REVISED PARKING ISLANDS AND SPACING SPACES	J.G.
11-28-77	ADDITIONAL HANDICAPPED RAMPIS FOR RAMP PRELIMINARY APPROVAL	S.G.
11-22-77	REVISIONS PER HOWARD COUNTY REVIEW LETTER RECEIVED 11-18-77	S.G.

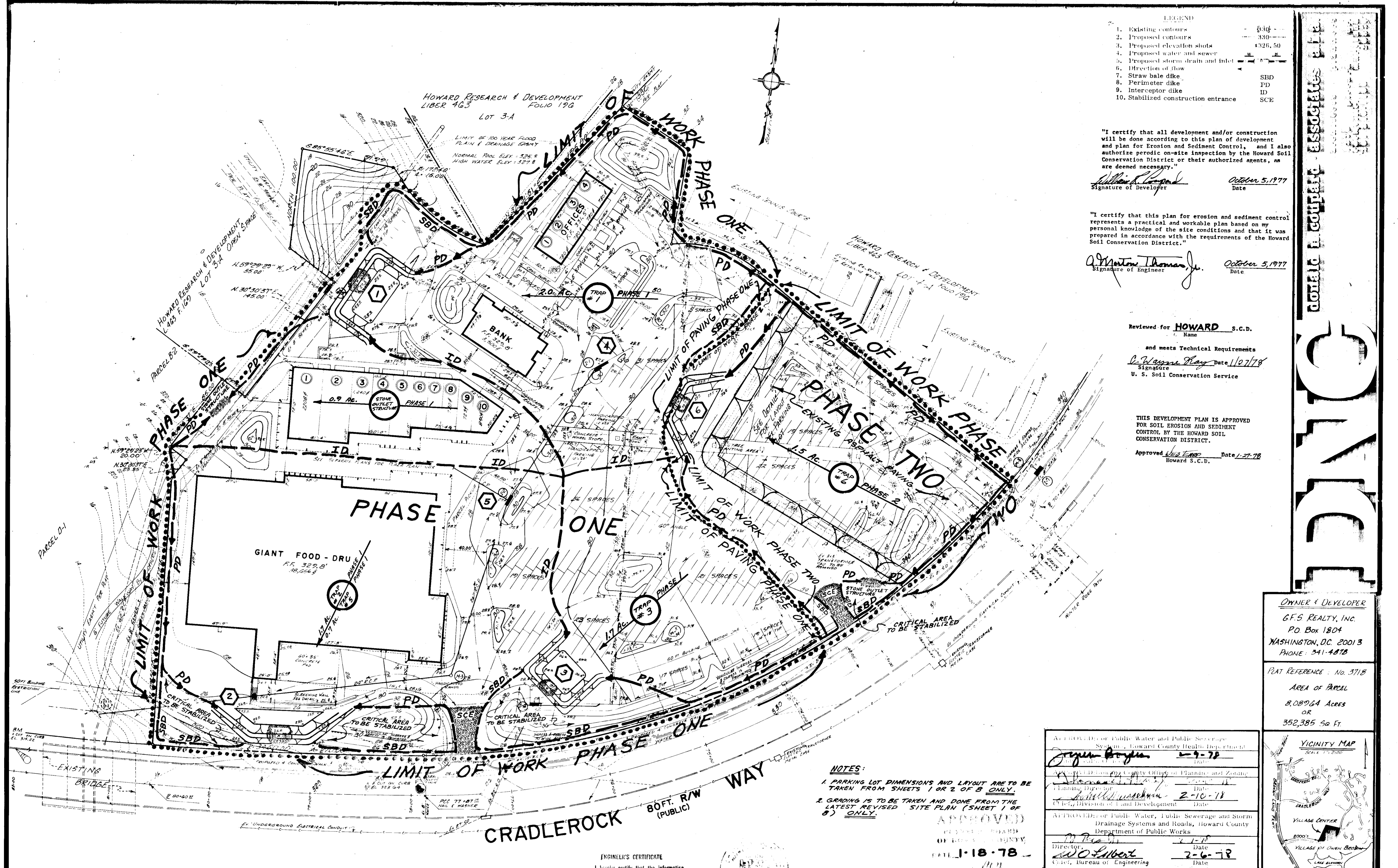
A. Morton Thomas Jr.

PARKING LOT GEOMETRICS
VILLAGE CENTER
PARCEL B-1, SECTION 1, AREA 3 VILLAGE OF OWEN BROWN, COLUMBIA
6TH ELECTION DISTRICT OF HOWARD COUNTY, MD.

SCALE 1" = 40'	CONTOUR INTERVAL 2'	A.M.T. JOB No. J-705
DATE AUG. '77	TAX MAP No. 36	SHEET No. 2 of 8

SDP-78-45C

CONCRETE ASSOCIATES, INC.
CONCRETE



LEGEND

1. Existing contours	---	330
2. Proposed contours	---	326.50
3. Proposed elevation shots	W	
4. Proposed water and sewer	W	
5. Proposed storm drain and inlet	S	
6. Direction of flow	→	
7. Straw bale dike	SBD	
8. Perimeter dike	PD	
9. Interceptor dike	ID	
10. Stabilized construction entrance	SCE	

"I certify that all development and/or construction will be done according to this plan of development and plan for Erosion and Sediment Control, and I also authorize periodic on-site inspection by the Howard Soil Conservation District or their authorized agents, as are deemed necessary."

William R. Cooper
Signature of Developer
October 5, 1977
Date

"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."

A. Morton Thomas, Jr.
Signature of Engineer
October 5, 1977
Date

Reviewed for **HOWARD** S.C.D.
Name
and meets Technical Requirements
R. Wayne Hays Date *11/2/78*
Signature
U. S. Soil Conservation Service

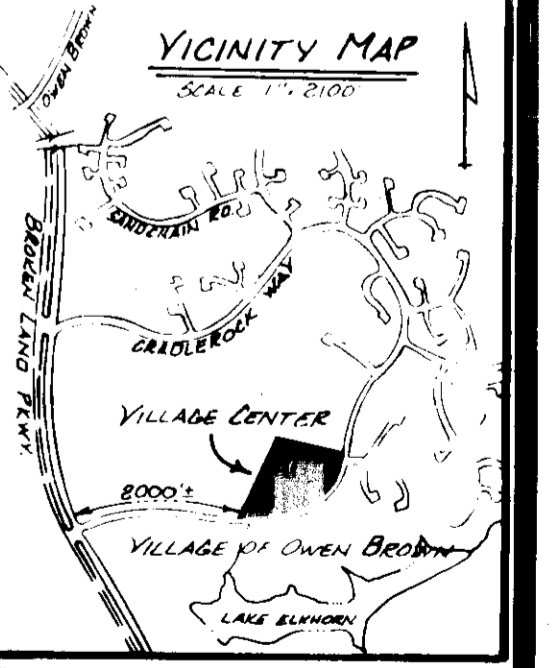
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

Approved *W. E. Furr* Date *1-27-78*
Howard S.C.D.

CONCRETE CONSTRUCTION
ADAMC

OWNER & DEVELOPER
G.F.S. REALTY, INC.
 P.O. Box 1804
 WASHINGTON, D.C. 20013
 PHONE: 341-4878

PLAT REFERENCE: No. 3718
 AREA OF PARCEL
 8.08964 Acres
 OR
 352,385 Sq. Ft.



APPROVED BY: Director of Public Water and Public Sewerage System, Howard County Health Department	<i>J. P. ...</i>	2-9-78
APPROVED BY: Director of Planning and Zoning, Howard County Department of Planning and Zoning	<i>A. ...</i>	2-10-78
APPROVED BY: Director, Division of Land Development	<i>W. ...</i>	2-10-78
APPROVED BY: Director of Public Water, Public Sewerage and Storm Drainage Systems and Roads, Howard County Department of Public Works	<i>W. ...</i>	2-6-78

NOTES:
 1. PARKING LOT DIMENSIONS AND LAYOUT ARE TO BE TAKEN FROM SHEETS 1 OR 2 OF B ONLY.
 2. GRADING IS TO BE TAKEN AND DONE FROM THE LATEST REVISED SITE PLAN (SHEET 1 OF B) ONLY.

APPROVED
 OF HOWARD COUNTY
 DATE: 1-18-78

ENGINEER'S CERTIFICATE
 I hereby certify that the information shown herein is true and correct to the best of my knowledge.

A. Morton Thomas, Jr.

A. MORTON THOMAS and ASSOCIATES, INC.
 CIVIL ENGINEERS - LAND PLANNERS - LAND SURVEYORS
 12750 TWINBROOK PARKWAY - ROCKVILLE, MARYLAND 20852 - (301) 881-2548

DES. <i>DSW</i>	DRN. <i>SG/16</i>	CHK. <i>RHW</i>	DATE	REV. SION	BY

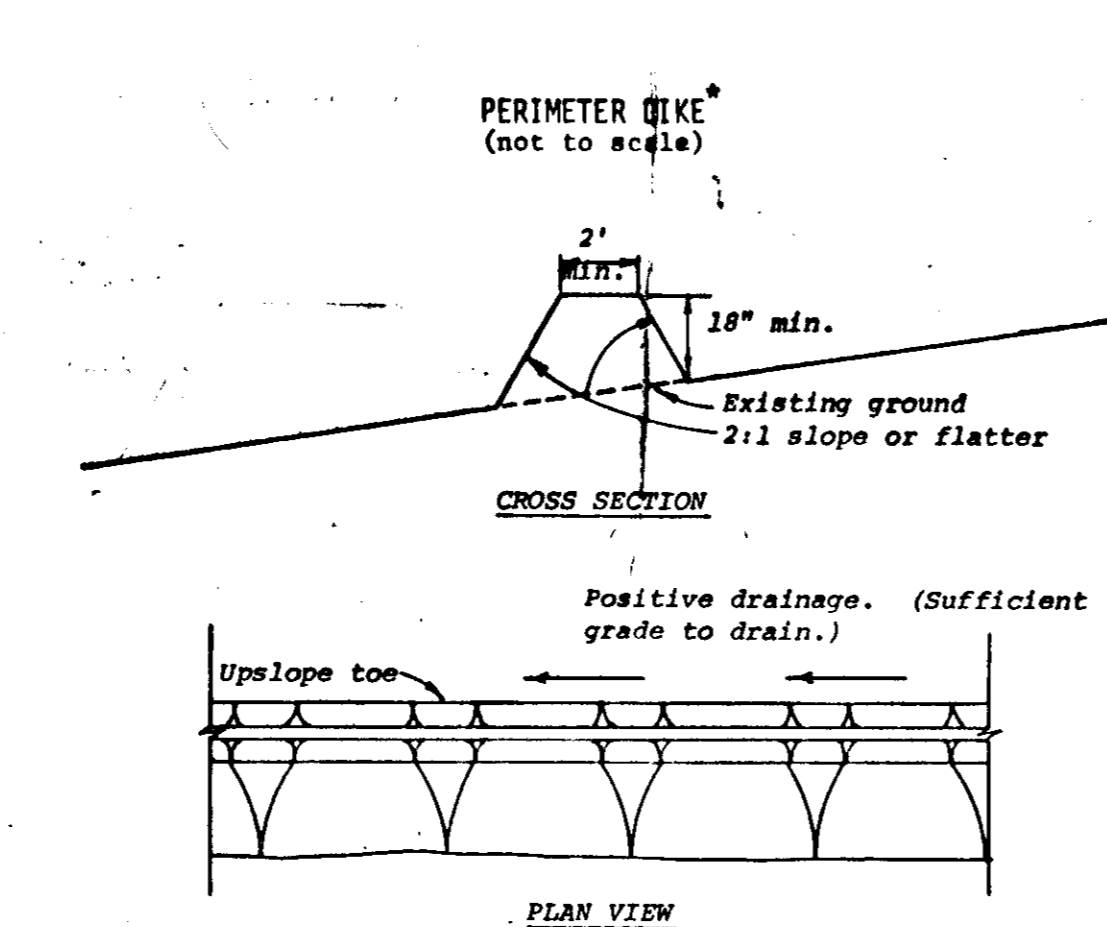
SEDIMENT CONTROL PLAN
VILLAGE CENTER
 PARCEL B-1, SECTION 1, AREA 3 VILLAGE OF OWEN BROWN, COLUMBIA
 6TH ELECTION DISTRICT OF HOWARD COUNTY, MD.

SCALE 1" = 40'	CONTOUR INTERVAL 2'	A.M.T. JOB NO. J-705
DATE AUG. '77	TAX MAP No. 36	SHEET No. 3 of 8

SDP-78-45C

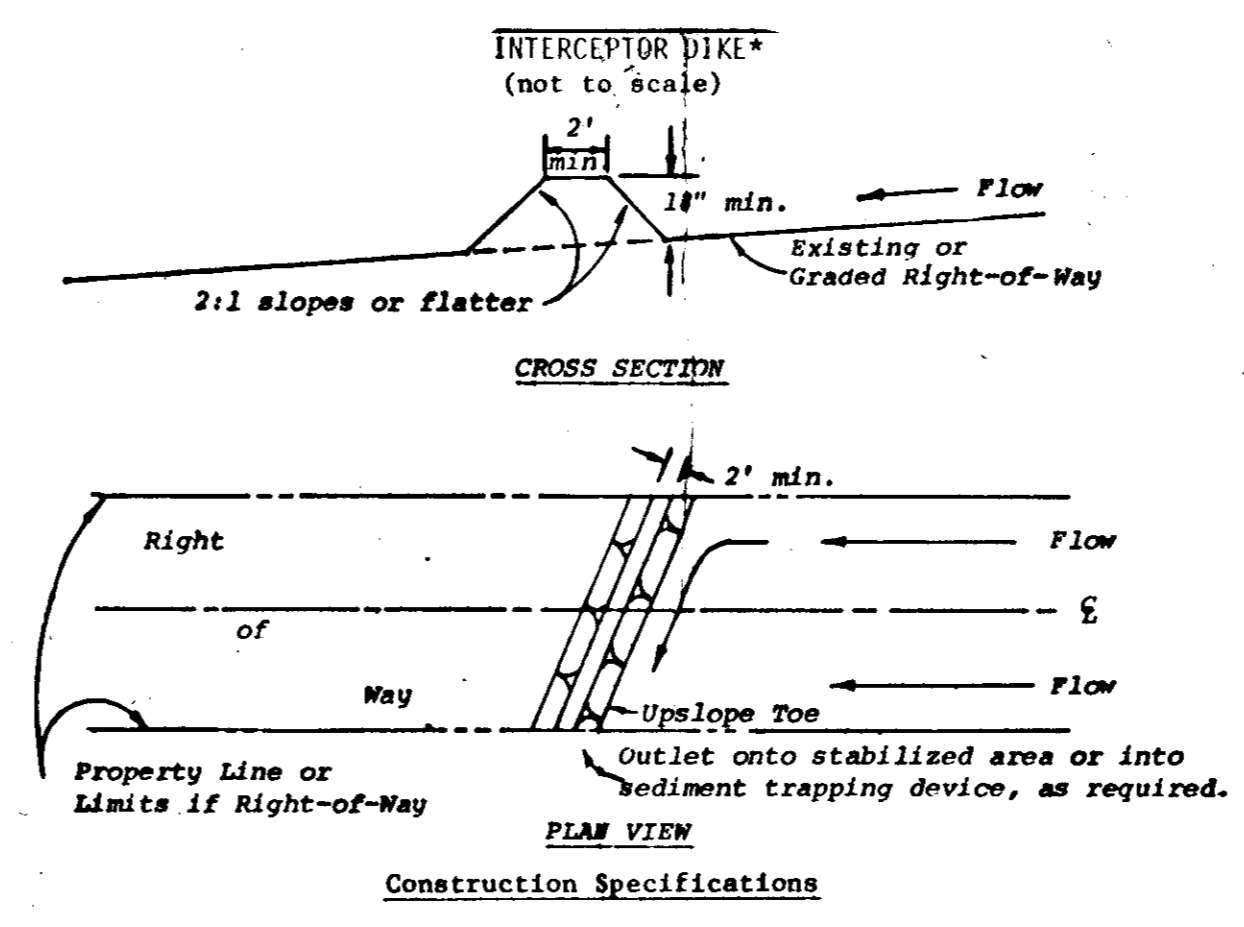
SEDIMENT CONTROL NOTES

- Seed or sod all exposed areas labeled on plan as "Critical area to be stabilized" in conformance with Howard Soil Conservation District Standards and Specifications and these notes.
- Seed or sod all exposed soil in grass areas as soon as possible after cutting or filling to finished grade in conformance with HSCD Standards and Specifications and these notes. Lay base course in paved areas or protect with bituminous mulch or other methods approved by the engineer as soon as possible after fine grading.
- Temporary Seeding - Oct. thru Feb.
 - Ground limestone 2000 lb/acre - work into top 3" of soil
 - Fertilizer 1000 lb/acre - 5-10-10
 - Mulch 1500 lb/acre - straw (wheat preferred)
 - Seed 40 lb/acre - Rye grass
 - Binder asphalt spray over mulch, 8 gal./1000 sq. ft.
 - Alternate Hydroseed, fertilizer, seed and mulch using "turfiber" or approved equal.
- Permanent Seeding - March thru September
 - Ground limestone 2000 lb/acre - work into top 3" of soil
 - Fertilizer 1000 lb/acre - 5-10-10
 - Seed 80% Kentucky 31 tall fescue
 - 15% Merton Bluegrass
 - 3% Rye grass
 - Seeding rate 200 lb/acre
 - Binder Hydroseed fertilizer, seed and binder ("turfiber" or equal).
- If the site is to be stabilized during the non-planting season, then the area will be temporarily stabilized by mulching in accordance with HSCD Standards and Specifications and permanently stabilized during the following planting season.
- Structural measures such as berms, dikes, traps, etc. will be installed and stabilized according to this plan prior to any other disturbance of existing surface on this site.
- All structural sediment control measures are to remain in place until permission for their removal has been obtained from the Howard Soil Conservation District, phone 465-5000 ext. 326.
- Notify Howard Soil Conservation District at least 24 hours before starting and work, phone 465-5000 ext. 328 or 465-3180.
- Provide permanent, semi-permanent or portable fence, a minimum of 42" high around entire perimeter of sediment traps during entire life of this construction.
- Grade area adjacent to berms to provide positive drainage into sediment traps.
- After stabilization of the site and permission granted as in Note 7, all structural sediment control measures are to be regraded to the elevations shown on this plan.
- During Phase #1 construction, existing Phase #2 area will not contribute any sediment to site as the area is asphalt paved with concrete curb and gutter. Storm water runoff flows directly into existing storm drain system.
- On sediment traps #4 and #5, the throats of the inlets are to be covered with hardware cloth or boards with 3/4" diameter holes drilled 3" on center or covered by another approved method.



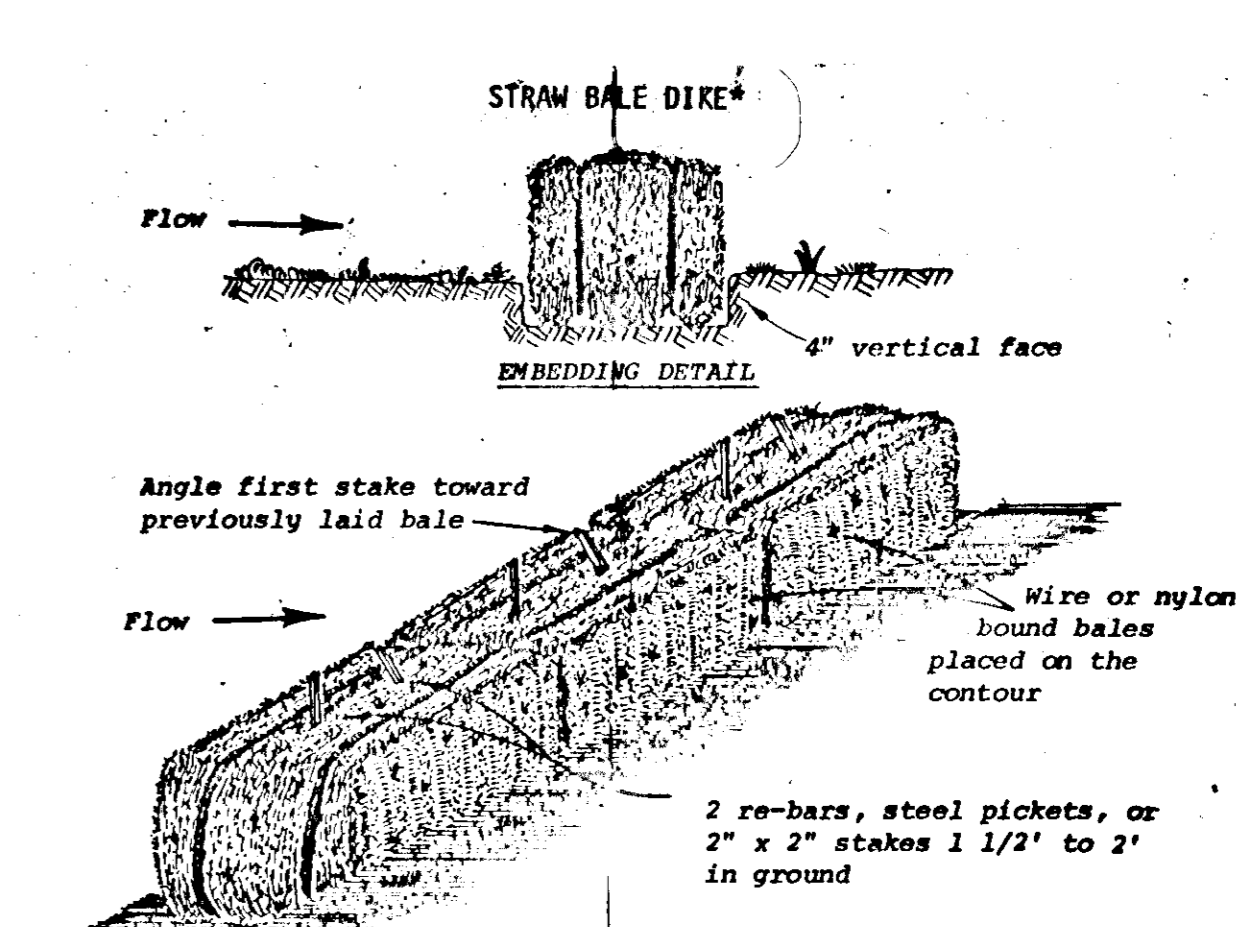
- Construction Specifications**
- All dikes shall be machine compacted.
 - All perimeter dikes shall have positive drainage to an outlet.
 - A. Diverted runoff from a protected or stabilized upland area shall outlet directly onto an undisturbed stabilized area or into a level spreader or grade stabilization structure.
 - B. Diverted runoff from a disturbed or exposed upland area shall be conveyed to a sediment trapping device such as sediment trap or a sediment basin or to an area protected by any of these practices.
 - Stabilization, when required, shall be done in accordance with Standard and Specifications for Grassed Waterway. The minimum area to be stabilized shall be the channel flow area.
 - Periodic inspection and required maintenance shall be provided.

U. S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE College Park, Md.	PERIMETER DIKE	Standard Drawing PD-1
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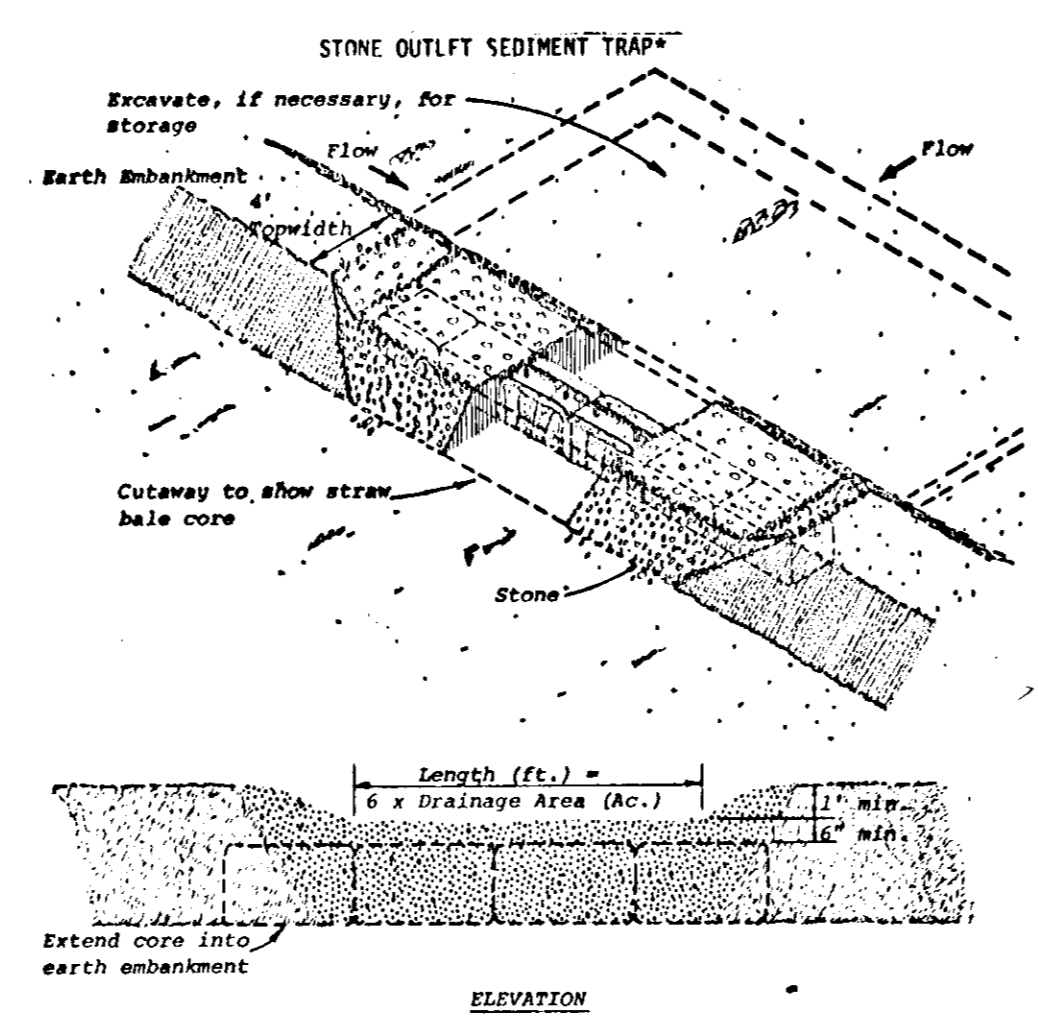
- Construction Specifications**
- All dikes shall be machine compacted.
 - All interceptor dikes shall have positive drainage to an outlet.
 - Top width may be wider and side slopes may be flatter if desired to facilitate crossing by construction traffic.
 - Field location should be adjusted as needed to utilize a stabilized safe outlet.
 - Interceptor dikes shall have an outlet that functions with a minimum of erosion. Runoff shall be conveyed to a sediment trapping device such as a sediment trap or sediment basin when either the interceptor dike channel or the drainage area above the dike are not adequately stabilized.
 - Stabilization, as specified by the plans, shall be: (1) in accordance with Standard and Specifications for Grassed Waterway, and the area to be stabilized shall be the channel (flow area); or (2) the flow area shall be lined with stone that meets MSHA size No. 2 or AASHTO size No. 2 or 24 which is placed in a 3 inch thick layer and pressed into the soil. The area covered by the stone shall be as shown on Standard Drawing DD-1.
 - Periodic inspection and required maintenance must be provided.

U. S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE College Park, Md.	INTERCEPTOR DIKE	Standard Drawing ID-1
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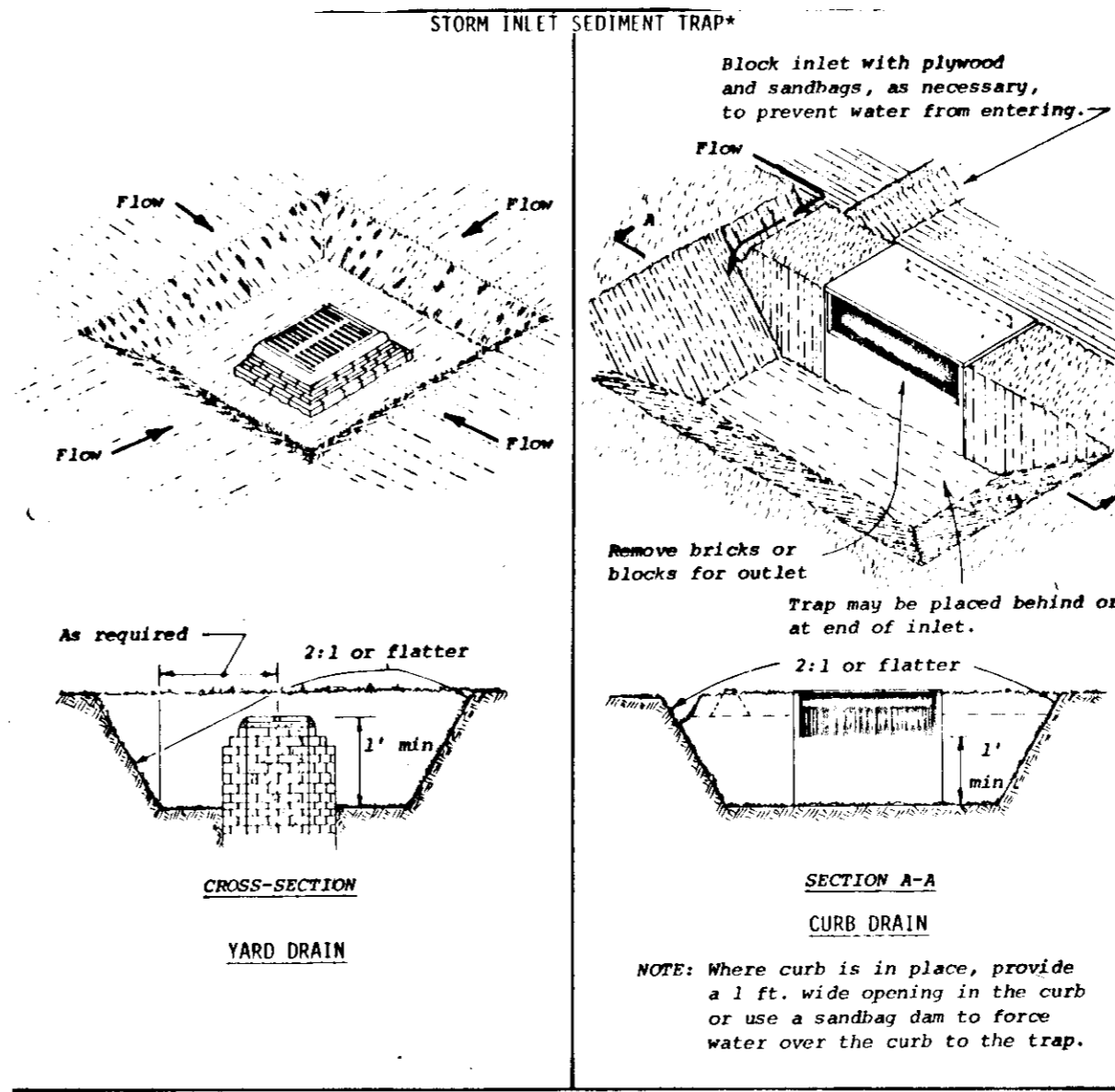
- Construction Specifications**
- Bales shall be placed in a row with ends tightly abutting the adjacent bales.
 - Each bale shall be embedded in the soil a minimum of 4".
 - Bales shall be securely anchored in place by stakes or re-bars driven through the bales. The first stake in each bale shall be angled toward previously laid bale to force bales together.
 - Inspection shall be frequent and repair or replacement shall be made promptly as needed.
 - Bales shall be removed when they have served their usefulness so as not to block or impede storm flow or drainage.

U. S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE College Park, Md.	STRAW BALE DIKE	Standard Drawing SBD-1
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- Construction Specifications**
- Area under embankment shall be cleared, grubbed and stripped of any vegetation and root mat. The pool area shall be cleared.
 - The fill material for the embankment shall be free of roots or other woody vegetation as well as over sized stones, rocks, organic material or other objectionable material. The embankment shall be compacted by traversing with equipment while it is being constructed.
 - Sediment shall be removed and trap restored to its original dimensions when the sediment has accumulated to 1/2 the design depth of the trap. Removed sediment shall be deposited in a suitable area and in such a manner that it will not erode.
 - The structure shall be inspected after each rain and repairs made as needed.
 - Construction operations shall be carried out in such a manner that erosion and water pollution is minimized.
 - The structure shall be removed and the area stabilized when the drainage area has been properly stabilized.
 - All cut and fill slopes shall be 2:1 or flatter.
 - The crushed stone used in the outlet shall meet AASHTO designation M43, Size No. 2 or 24 or its equivalent such as MSHA No. 2. Gravel, meeting the above gradation, may be used if crushed stone is not available. Crusher run is not acceptable.

U. S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE College Park, Md.	STONE OUTLET SEDIMENT TRAP	Standard Drawing ST-1
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- Construction Specifications**
- Sediment shall be removed and trap restored to its original dimensions when the sediment has accumulated to 1/2 the design depth of the trap. Removed sediment shall be deposited in a suitable area and in such a manner that it will not erode.
 - The structure shall be inspected after each rain and repairs made as needed.
 - Construction operations shall be carried out in such a manner that erosion and water pollution shall be minimized.
 - The sediment trap shall be removed and area stabilized when the remaining drainage area has been properly stabilized.
 - All cut and fill slopes shall be 2:1 or flatter.

U. S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE College Park, Md.	STORM INLET SEDIMENT TRAP	Standard Drawing SI-1
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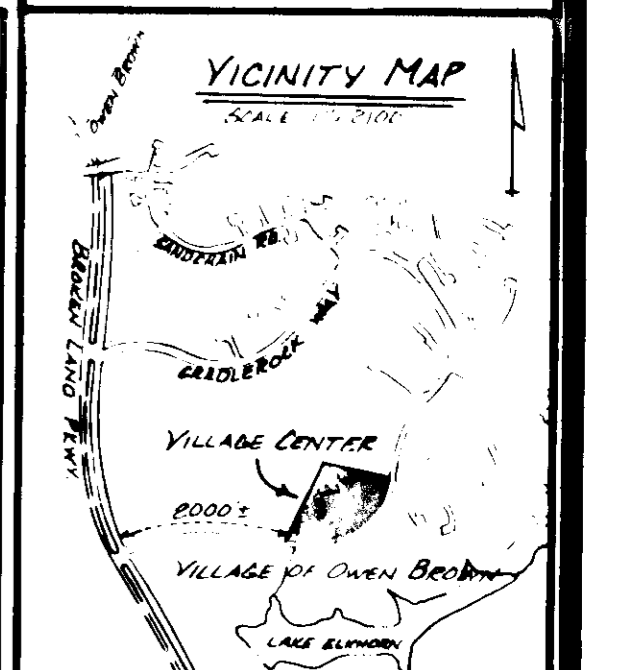
Developer's Certification
I certify that all development and/or construction will be done according to this plan of development and plan for Erosion and Sediment Control, and I also authorize periodic on-site inspection by the Howard Soil Conservation District or their authorized agents, as are deemed necessary.
William R. Logan October 5, 1977
Signature Developer Date

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.
A. Morton Thomas Jr. October 5, 1977
Signature Engineer Date

Reviewed for **HOWARD** S.C.D. name
and meets Technical Requirements
C. Wayne Ray 1/27/78
Signature Date
U. S. Soil Conservation Service
APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 1-18-78

Approved by *George J. Pagan* 2-9-78
Director
Approved by *William A. ...* 2-10-78
Chief, Division of Land Development
Approved by *...* 2-6-78
Chief, Bureau of Engineering

OWNER & DEVELOPER
G.F.S. REALTY, INC.
P.O. Box 1804
WASHINGTON, D.C. 20013
PHONE 341-4878
PARCEL REFERENCE: No. 3718
AREA OF PARCEL
8.08264 ACRES
OR
352,385 SQ. FT.



SEQUENCE OF CONSTRUCTION

- Phase #1**
- All Interceptor dikes, perimeter dikes, and straw bale dikes, to be installed.
 - Sediment Traps #1, #2, #3 to be installed.
 - Storm drainage system to be constructed.
 - Sediment Traps #4 and #5 to be installed at inlets #1-1 and #1-2 respectively.
 - Area to be stabilized by paving and construction of buildings.
- Phase #2**
- Sediment Trap #6 to be installed.
 - Area to be graded.
 - Area to be stabilized by paving.

ENGINEER'S CERTIFICATE
I hereby certify that the information shown herein is true and correct to the best of my knowledge.
A. Morton Thomas Jr.

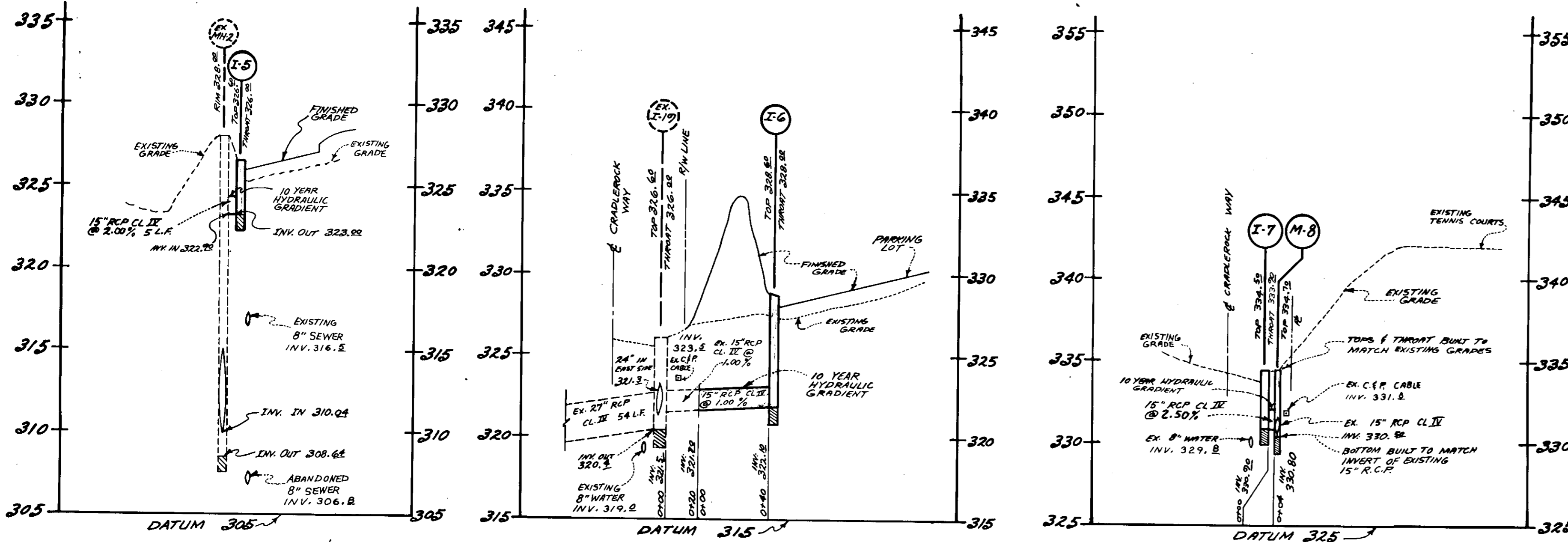


SEDIMENT CONTROL DETAILS
VILLAGE CENTER
PARCEL B-1, SECTION 1, AREA 3 VILLAGE OF OWEN BROWN, COLUMBIA
6TH ELECTION DISTRICT OF HOWARD COUNTY, MD.

SCALE	CONTOUR INTERVAL	A.M.T. JOB No.
		J-705
DATE	TAX MAP No.	SHEET
AUG. '77	36	no. 4 of 8
	PARCEL B-1	

A. MORTON THOMAS and ASSOCIATES, INC.			
CIVIL ENGINEERS - LAND PLANNERS - LAND SURVEYORS			
12750 TWINBROOK PARKWAY - ROCKVILLE, MARYLAND 20852 - (301) 881-2543			
DESIGNER	DRN. SG.	CHK. RHM.	DATE
			REVISION

SDP-78-45C

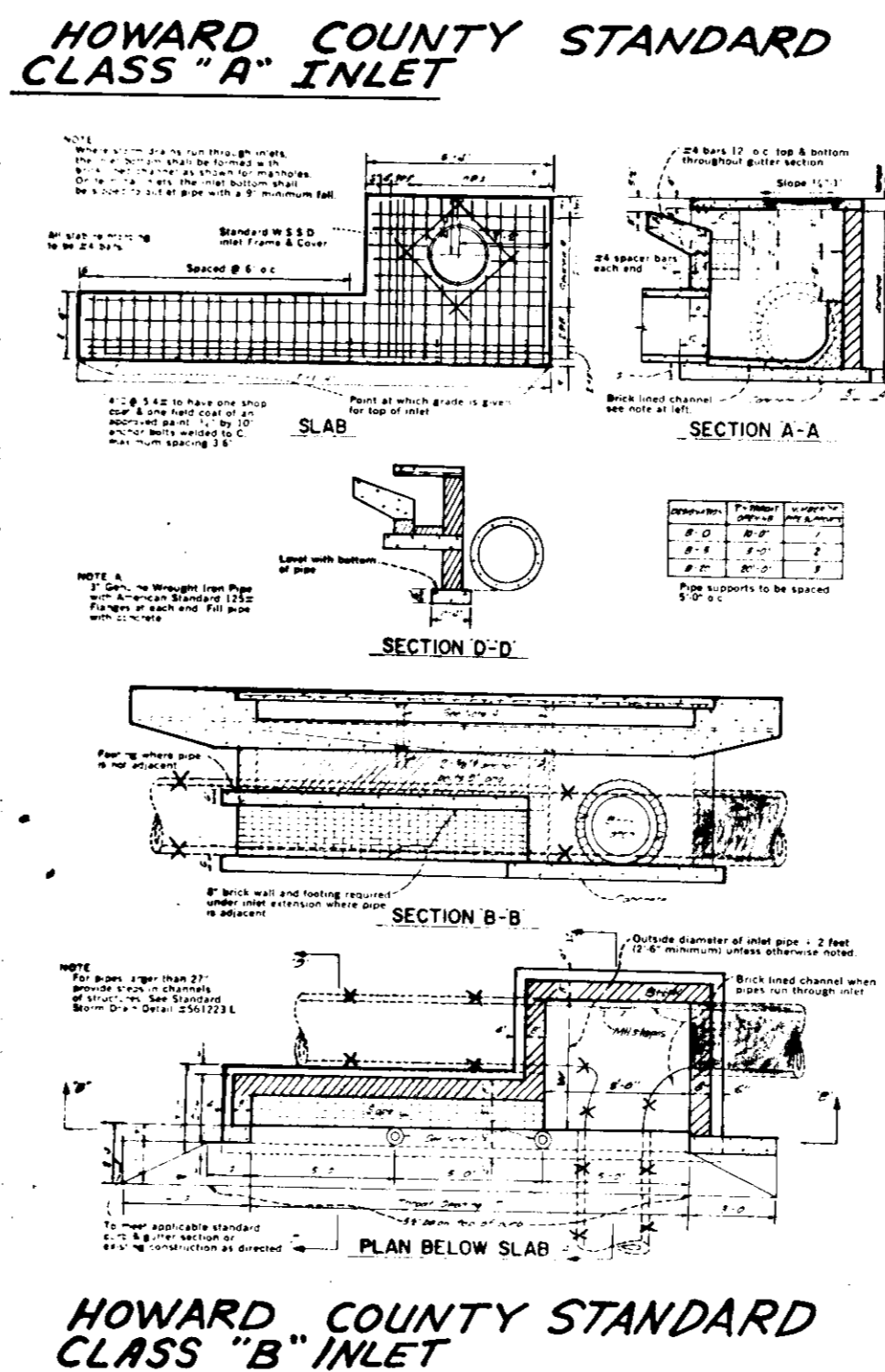
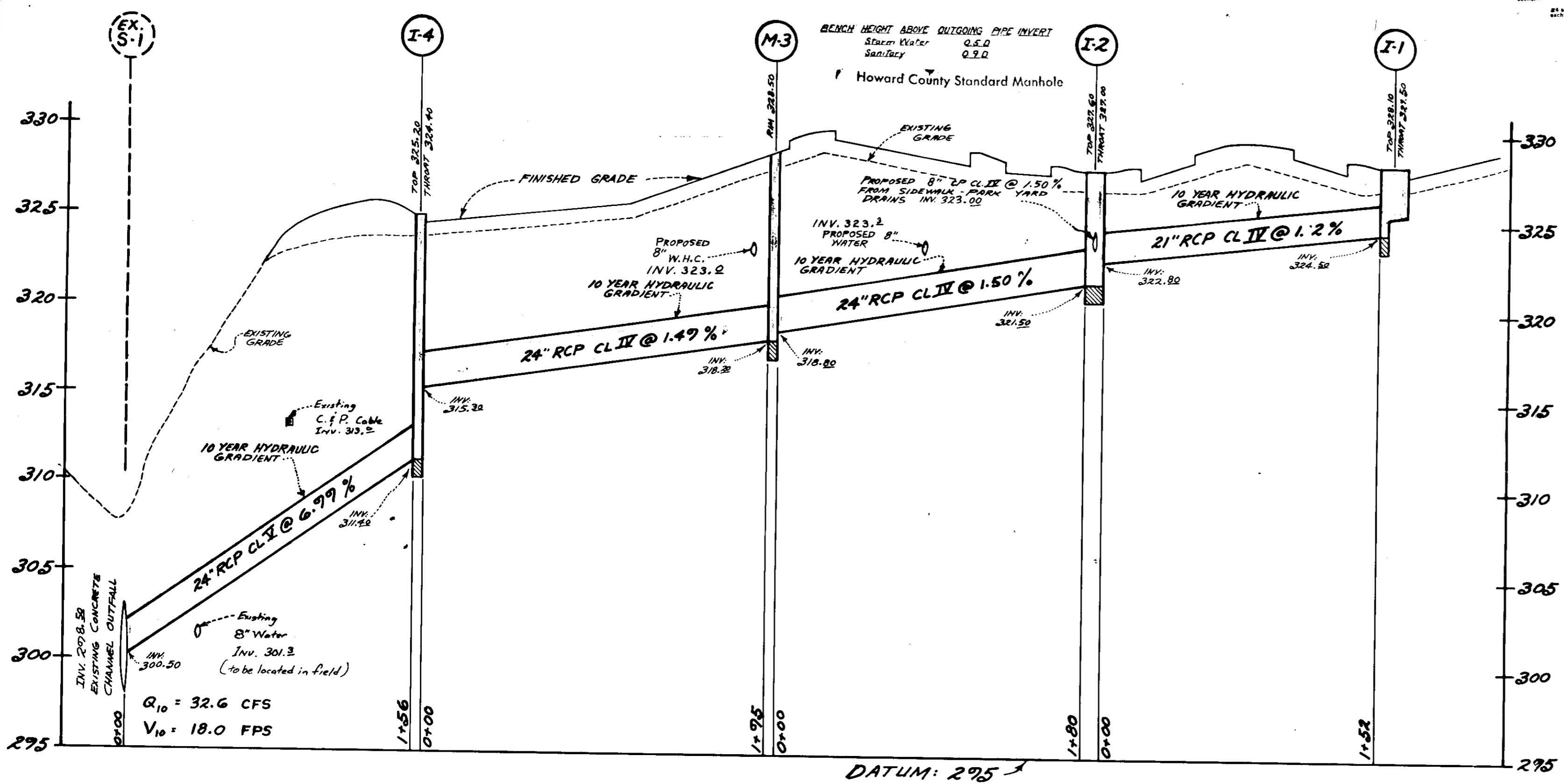
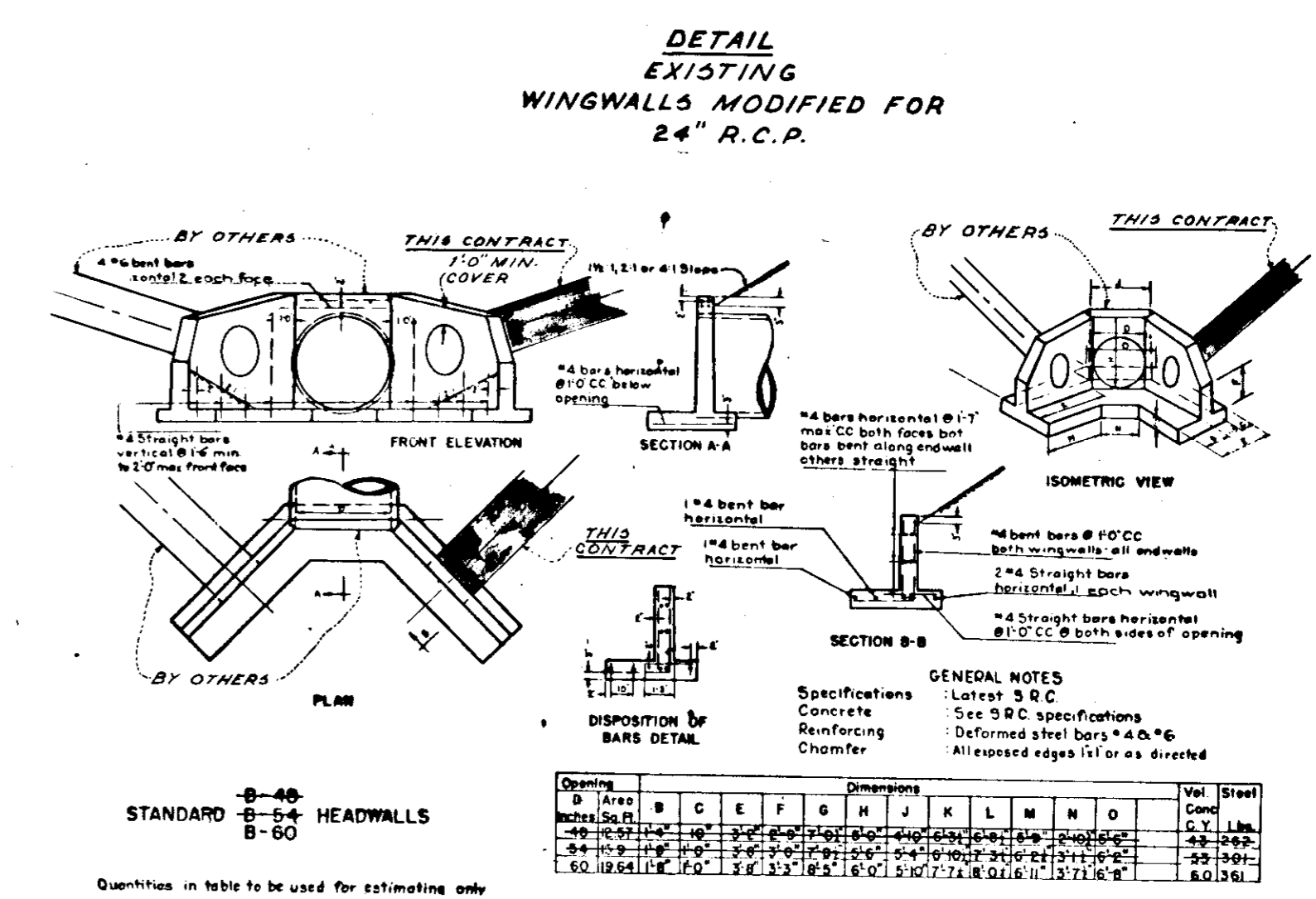
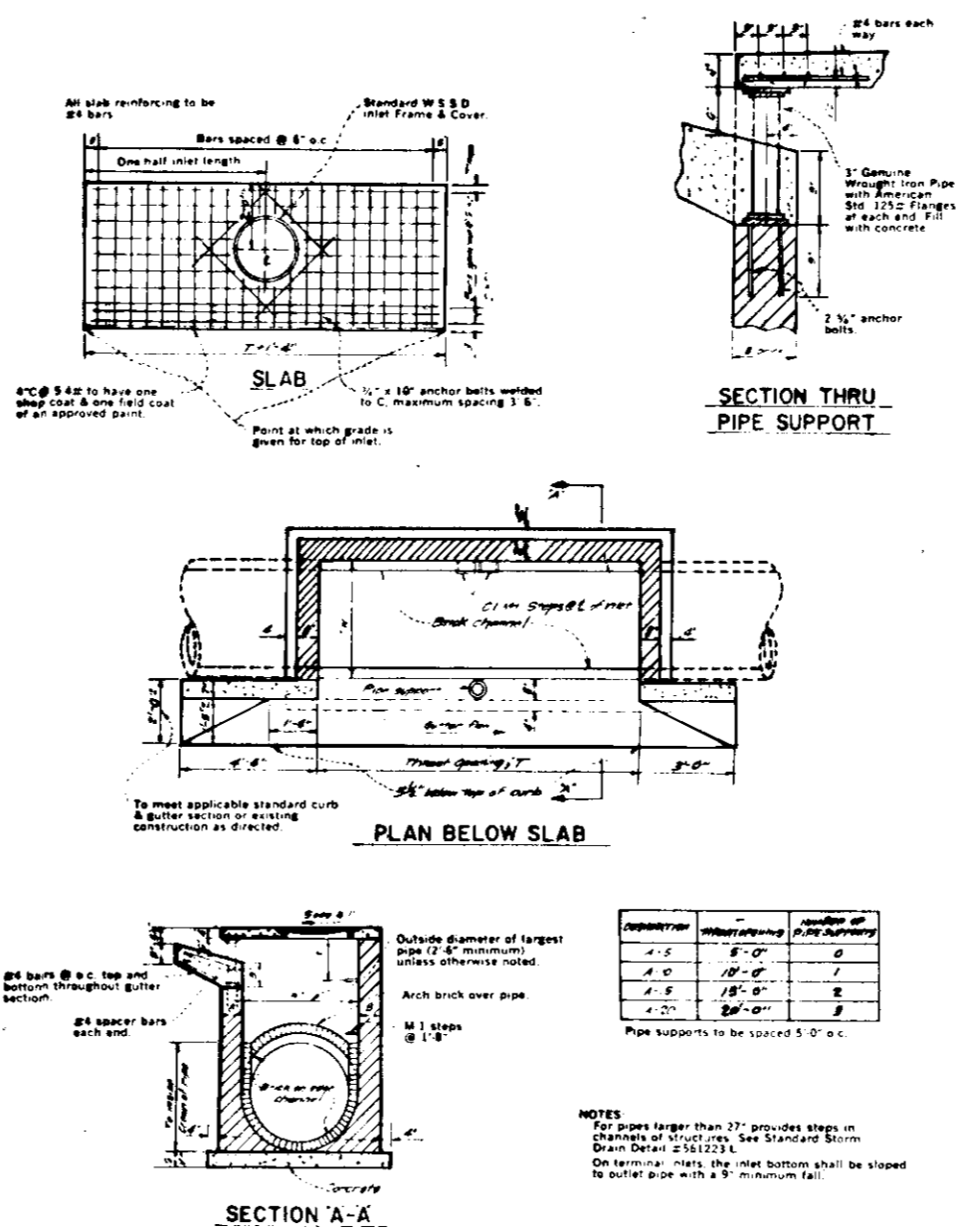
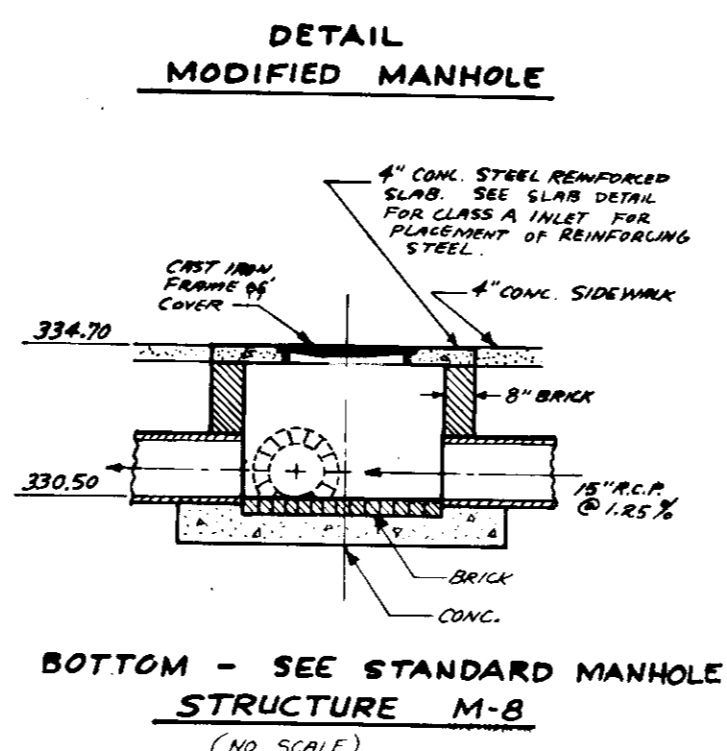
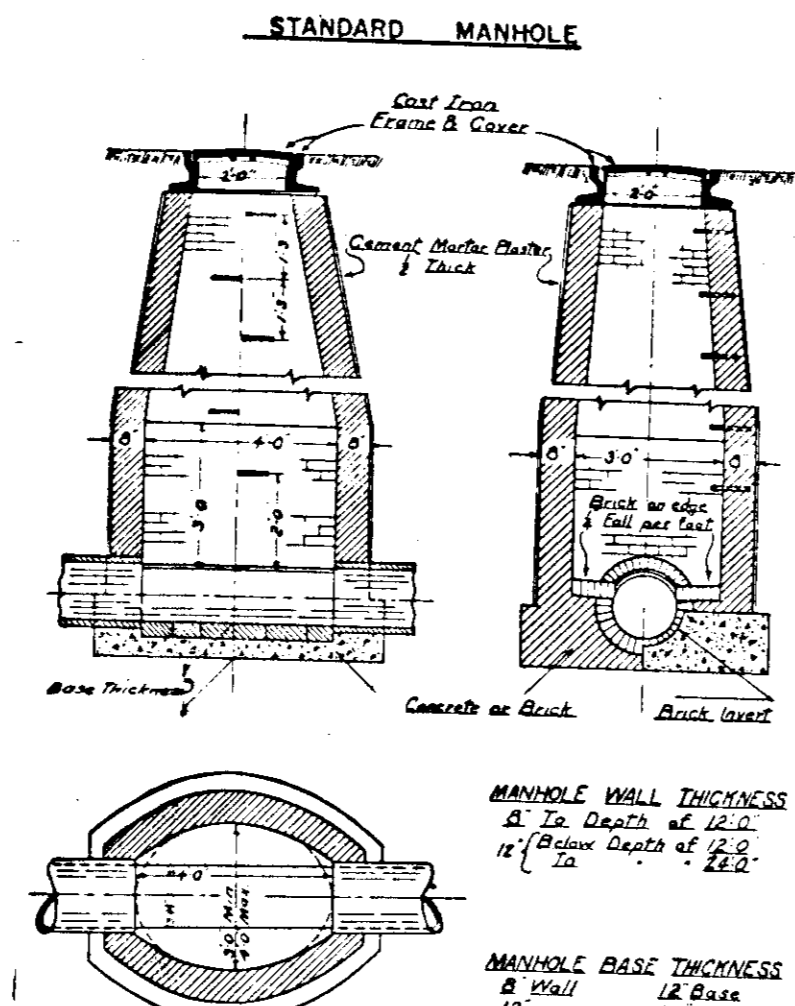
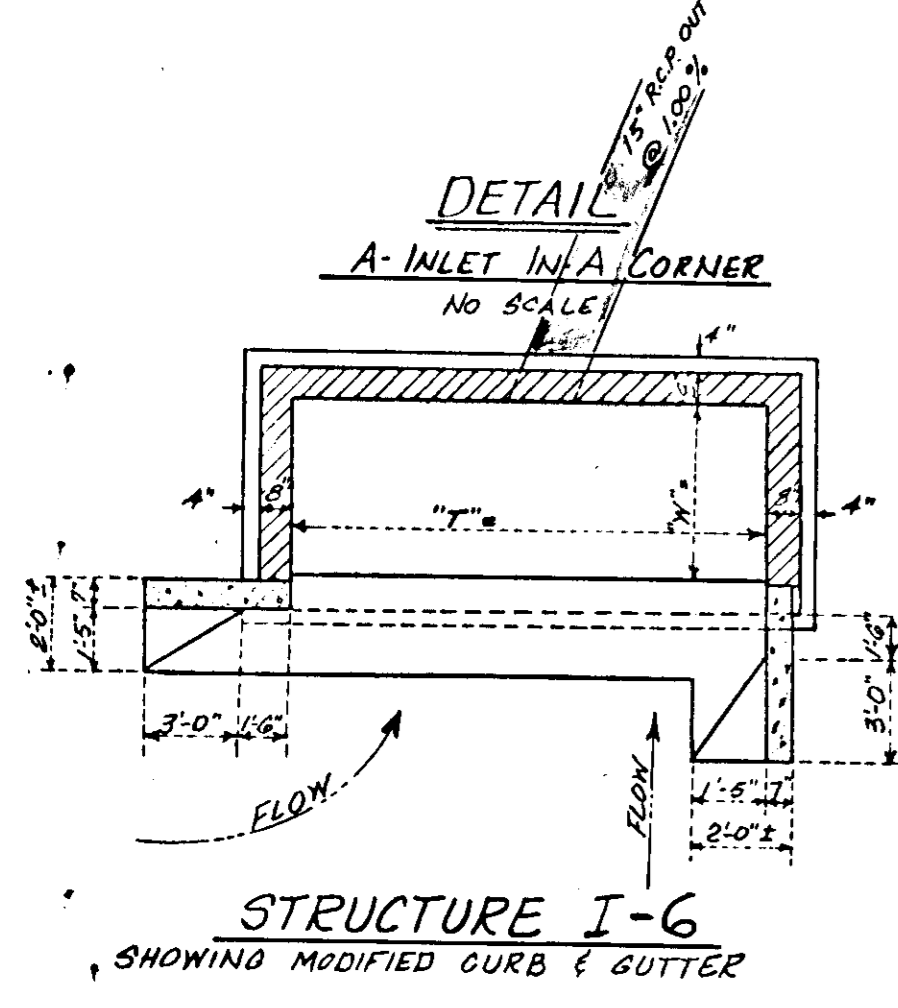


PIPE SCHEDULE			STORM DRAIN STRUCTURE SCHEDULE					
SIZE	TYPE	LENGTH	No.	HOWARD COUNTY STANDARD	INV. ELEV. IN	INV. ELEV. OUT	TOP ELEV.	REMARKS
15"	R.C.P. CL. II	47 L.F.	I-1	CLASS "B" INLET (7-15)		324.50	328.10	DWG. #64-B PAGE 119-B
21"	R.C.P. CL. II	152 L.F.	I-2	CLASS "A" INLET (7-10)	322.80	321.50	327.60	DWG. #64-A PAGE 119-A
24"	R.C.P. CL. II	375 L.F.	M-3	MANHOLE	319.80	318.20	328.50	DWG. #D-103 PAGE 158
24"	R.C.P. CL. II	156 L.F.	I-4	CLASS "A" INLET (7-15)	315.30	311.40	325.25	DWG. #64-A PAGE 119-A
			S-1	FIELD CONNECTION	300.50	298.50	304.50	* MODIFICATION OF DWG. D-103 PAGE 103
			I-5	CLASS "A" INLET (7-10)		323.00	326.60	DWG. #64-A PAGE 119-A
			I-6	CLASS "A" INLET (7-10)		322.10	328.60	* MODIFICATION OF DWG. #64-A PAGE 119-A
			I-7	CLASS "A" INLET (7-10)		330.90	334.50	DWG. #64-A PAGE 119-A
			M-8	MANHOLE	330.50	330.47	334.70	* MODIFICATION OF DWG. D-103 PAGE 158

NOTE: ALL INLETS ARE 2'-6" WIDE * SEE DETAIL THIS SHEET

EXISTING STORM DRAIN MODIFICATIONS

- Ex. 1-2; Inlet to be removed and the end of the abandoned 15" R.C.P. is to be bricked up.
- Ex. 1-22; Brick up the end of 15" R.C.P. (to be abandoned, north side).
- Ex. 1-3; Remove existing top slab, throat and masonry walls, down to 12" below finish grade. Construct new 8" concrete slab reinforced with #5 @ 12" O.C. each way (bottom). Set standard manhole frame and cover to meet proposed finish grade.



HOWARD COUNTY STANDARD SMALL "B" HEADWALL

ENGINEER'S CERTIFICATE
I hereby certify that the information shown herein is true and correct to the best of my knowledge.
A. Morton Thomas



APPROVED BY <i>John R. England</i> 2-9-78 Director, Bureau of Engineering	DATE 2-6-78
APPROVED BY <i>John R. England</i> 2-10-78 Chief, Division of Land Development	DATE 2-10-78
APPROVED BY <i>John R. England</i> 2-10-78 Director, Bureau of Engineering	DATE 2-10-78

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 1-18-78

HOWARD COUNTY STANDARD CLASS "B" INLET

UTILITY PROFILES AND DETAILS
VILLAGE CENTER
PARCEL B-1, SECTION 1, AREA 3 VILLAGE OF OWEN BROWN, COLUMBIA
6TH ELECTION DISTRICT OF HOWARD COUNTY, MD.

SCALE VERT. 1"=5' HOR. 1"=50'	CONTOUR INTERVAL 5'	A.M.T. JOB NO. J-705
DATE AUG. '77	TAX MAP NO. 36	SHEET NO. 6 OF 8

A. MORTON THOMAS and ASSOCIATES, INC.
CIVIL ENGINEERS - LAND PLANNERS - LAND SURVEYORS
12750 TWINBROOK PARKWAY - ROCKVILLE, MARYLAND 20852 - (301) 881-2545

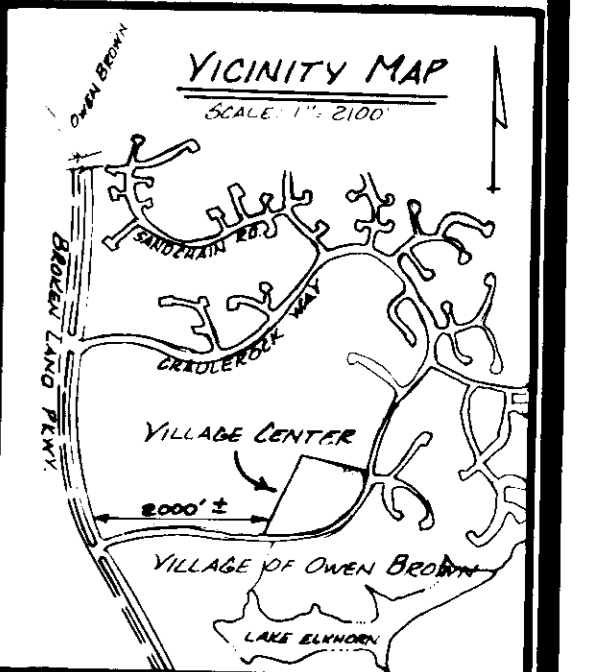
DATE	REVISION	BY
2-1-78	ADD INVERTS TO PROFILE (see) E. 511 F. 4 PER REV. REVIEW	JRR
1-16-78	ADD DETAIL MODIFIED 8'-6" HEADWALL PER RESUB. REVIEW	WAC
1-6-78	ADD INVERTS TO PROFILES OF CROSSING UTILITIES PER RESUB. REVIEW	WAC
11-22-77	REVISED PIPE SCHEDULE, REMOVED WATER PROFILE AS PER LETTER PER. 11/22/77	JRR
10-14-77	WATER PROFILE AS PER YARD DRAIN COLLECTOR PIPE	JRR/JUG

donald incoupar associates, etc.

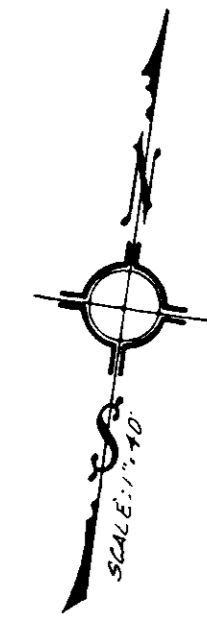
A-Z

OWNER DEVELOPER
G.F.S. REALTY, INC.
P.O. BOX 1804
WASHINGTON, D.C. 20013
PHONE: 341-4878

PLAT REFERENCE: 3718
AREA OF PARCEL
8.08964 ACRES
OR
352,385 SQ. FT.



SDP-78-45C



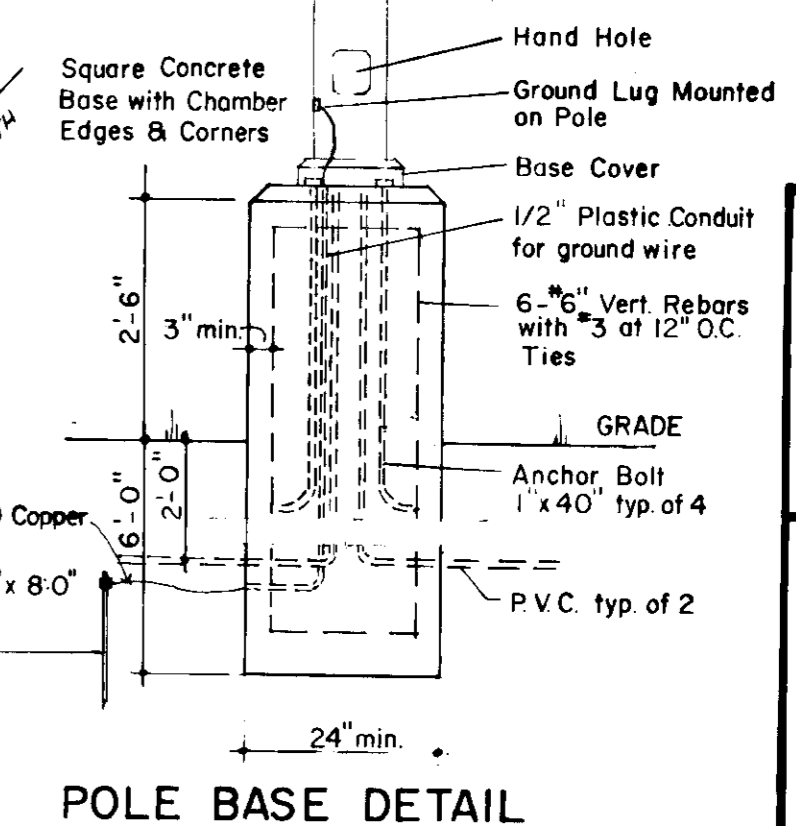
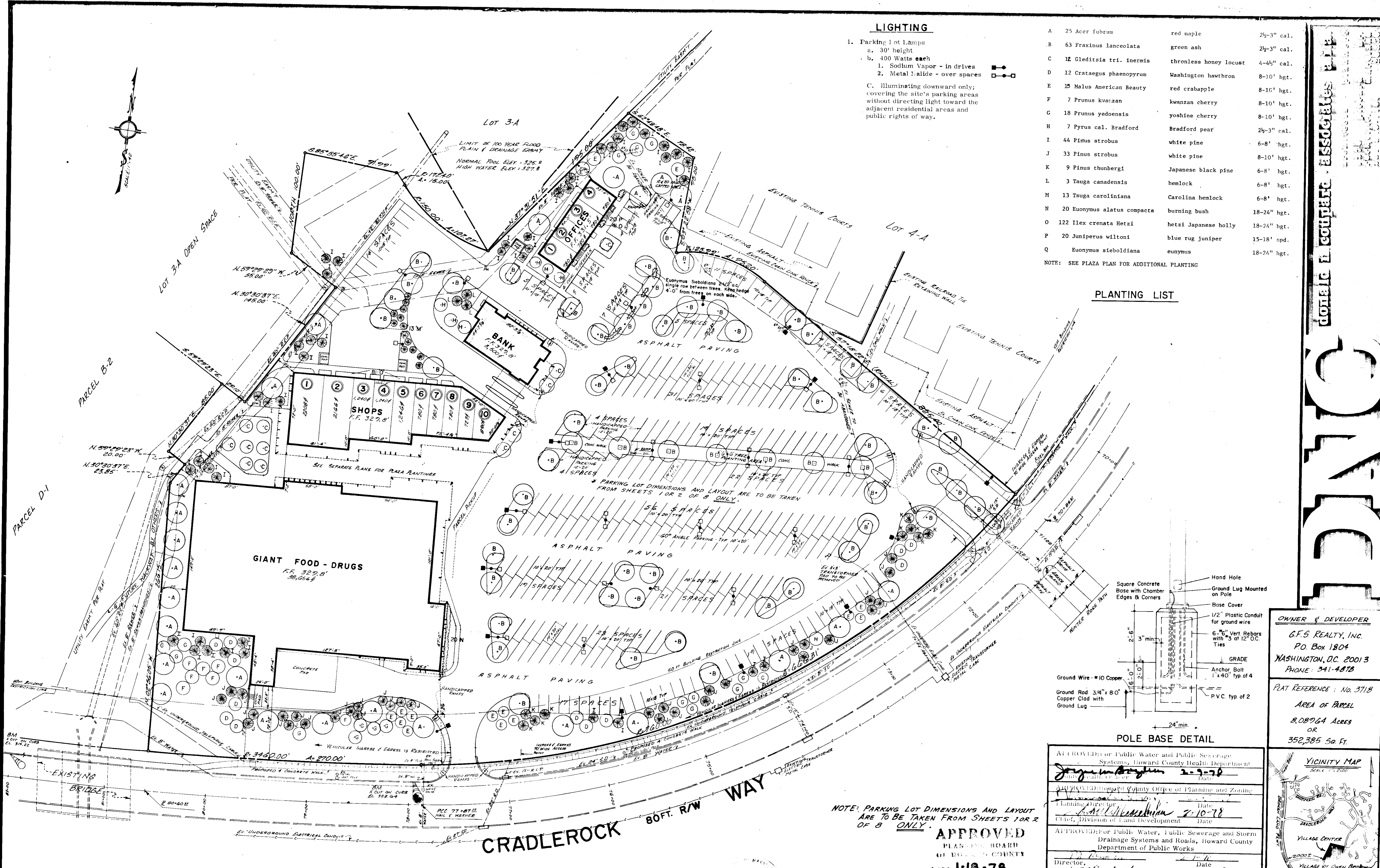
LIGHTING

1. Parking Lot Lamps
 - a. 30' height
 - b. 400 Watts each
 1. Sodium Vapor - in drives
 2. Metal Halide - over spaces
- C. Illuminating downward only; covering the site's parking areas without directing light toward the adjacent residential areas and public rights of way.

Code	Plant Name	Height
A	25 Acer fubrum	2 1/2 - 3" cal.
B	63 Praxinus lanceolata	2 1/2 - 3" cal.
C	12 Gleditsia tri. inermis	4 - 4 1/2" cal.
D	12 Crataegus phaenopyrum	Washington hawthorn
E	15 Malus American Beauty	red crabapple
F	7 Prunus kwanzan	kwanzan cherry
G	18 Prunus yedoensis	yoshine cherry
H	7 Pyrus cal. Bradford	Bradford pear
I	44 Pinus strobus	white pine
J	33 Pinus strobus	white pine
K	9 Pinus thunbergi	Japanese black pine
L	3 Tsuga canadensis	hemlock
M	13 Tsuga caroliniana	Carolina hemlock
N	20 Euonymus alatus compacta	burning bush
O	122 Ilex crenata Hetzi	hetzi Japanese holly
P	20 Juniperus wiltoni	blue rug juniper
Q	Euonymus sieboldiana	euonymus

NOTE: SEE PLAZA PLAN FOR ADDITIONAL PLANTING

PLANTING LIST

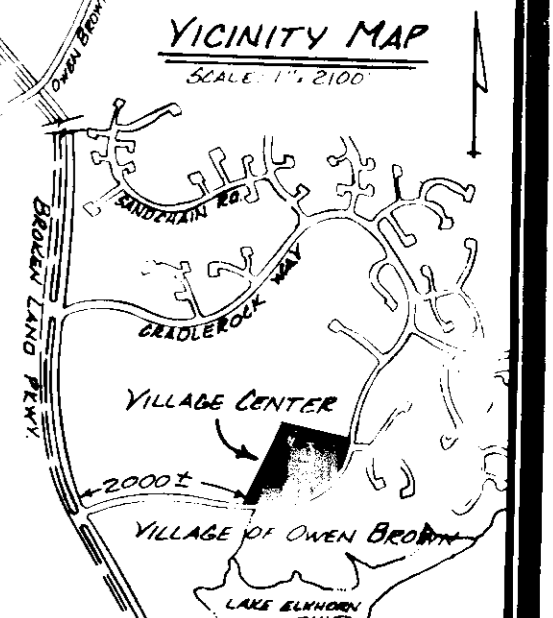


APPROVED: For Public Water and Public Sewerage Systems, Howard County Health Department <i>Jorge M. Bergman</i> 2-9-78 Date	APPROVED: Howard County Office of Planning and Zoning Planning Director <i>Paul M. Schuchman</i> 2-10-78 Date
APPROVED: For Public Water, Public Sewerage and Storm Drainage Systems and Roads, Howard County Department of Public Works <i>John J. Schuchman</i> 2-10-78 Date	APPROVED: Director <i>Robert</i> 2-6-78 Date

OWNER & DEVELOPER
G.F.S. REALTY, INC.
P.O. Box 1804
WASHINGTON, D.C. 20013
PHONE: 341-4878

PLAT REFERENCE: No. 3718

AREA OF PARCEL
8.08764 Acres
OR
352,385 Sq. Ft.



NOTE: PARKING LOT DIMENSIONS AND LAYOUT ARE TO BE TAKEN FROM SHEETS 10R & 2 OF B ONLY.

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: 1-13-78

A. MORTON THOMAS and ASSOCIATES, INC.
CIVIL ENGINEERS - LAND PLANNERS - LAND SURVEYORS
12750 TWINBROOK PARKWAY - ROCKVILLE, MARYLAND 20852 - (301) 881-2545

DATE	REVISION	BY
1-12-78	FINISH FLOOR ELEV. CHANGED PER HOW. CTY. LETTER DATED 12-30-77	H.S.C.
12-8-77	PARKING LOT DIMENSIONS, NOTES, & SIDEWALK NOTATIONS ADDED	AS-HR
11-29-77	ADDITIONAL HANDICAPPED SPACES ADDED PER HOW. COUNTY LETTER DATED 11-29-77	S.S.
11-29-77	EXPLANATIONS PER HOWARD COUNTY REVIEW - LETTER RECEIVED 11-18-77	S.S.

A. Morton Thomas, Jr.

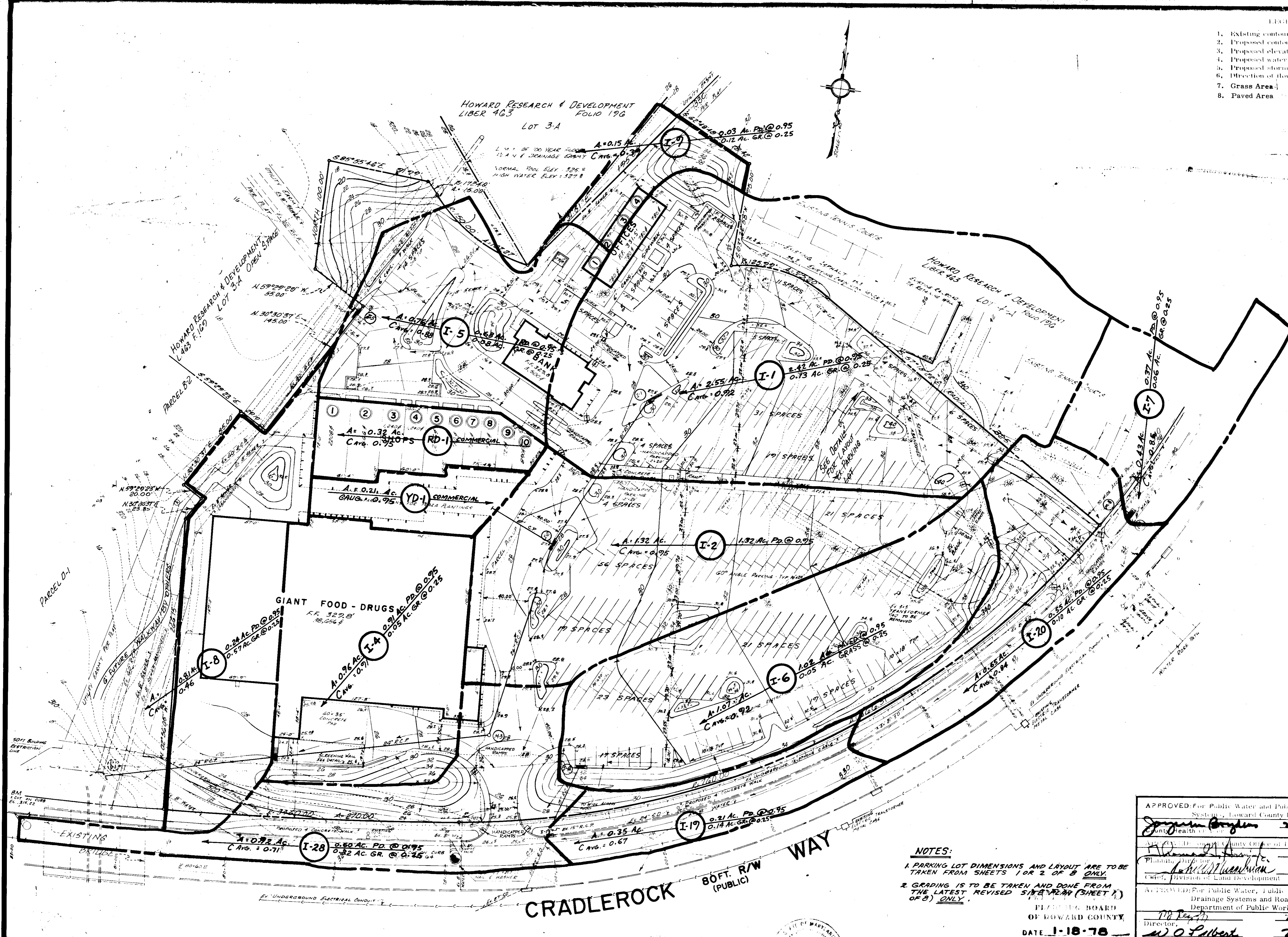
LIGHTING & LANDSCAPING PLAN
VILLAGE CENTER
PARCEL B-1, SECTION 1, AREA 3 VILLAGE OF OWEN BROWN, COLUMBIA
6TH ELECTION DISTRICT OF HOWARD COUNTY, MD.

SCALE 1" = 40'	CONTOUR INTERVAL	A.M.T. JOB NO. J-705
DATE AUG. '77	TAX MAP NO. 36	SHEET NO. 7 OF 8

SDP-78-45C

DOMINIC COMPARTI ASSOCIATES P.C.
DOMINIC

- LEGEND
- 1. Existing contours 1/8" = 10'
 - 2. Proposed contours 1/8" = 10'
 - 3. Proposed elevation spots 1/8" = 10'
 - 4. Proposed water and sewer 1/8" = 10'
 - 5. Proposed storm drain and inlet 1/8" = 10'
 - 6. Direction of flow 1/8" = 10'
 - 7. Grass Area GR
 - 8. Paved Area PD

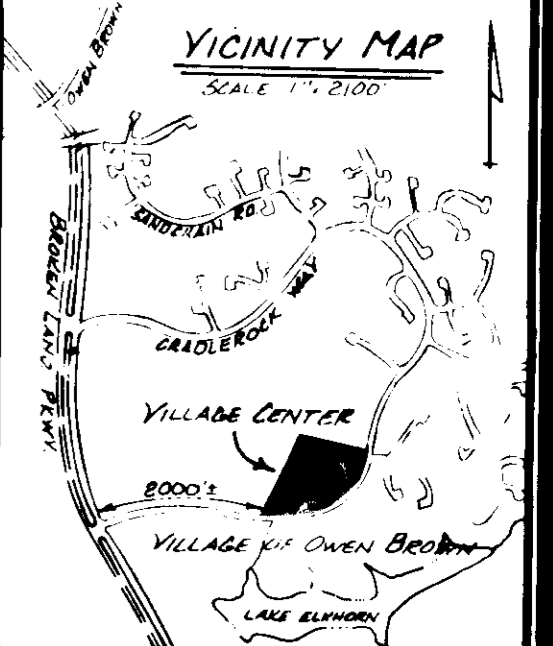


donald h coupard - associates, p.c.

ADDC

OWNER & DEVELOPER
 GFS REALTY, INC.
 P.O. Box 1804
 WASHINGTON, D.C. 20013
 PHONE: 341-4878

PLAT REFERENCE: No. 3718
 AREA OF PARCEL
 8,089.64 ACRES
 OR
 352,385.50 FT.



APPROVED For Public Water and Public Sewerage System, Howard County Health Department	
<i>Joseph M. Boyles</i>	2-9-78
County Health Officer	Date
APPROVED Howard County Office of Planning and Zoning	
<i>William A. Hester</i>	2-10-78
Planning Director	Date
APPROVED Division of Land Development	
<i>William A. Hester</i>	2-10-78
Chief, Division of Land Development	Date
APPROVED For Public Water, Public Sewerage and Storm Drainage Systems and Roads, Howard County Department of Public Works	
<i>W. O. Gilbert</i>	2-7-78
Director	Date
<i>W. O. Gilbert</i>	2-6-78
Chief, Bureau of Engineering	Date

NOTES:
 1. PARKING LOT DIMENSIONS AND LAYOUT ARE TO BE TAKEN FROM SHEETS 1 OR 2 OF 3 ONLY.
 2. GRADING IS TO BE TAKEN AND DONE FROM THE LATEST REVISED SITE PLAN (SHEET 1) OF 3 ONLY.

PLANNING BOARD OF HOWARD COUNTY
 DATE 1-18-78

A. MORTON THOMAS and ASSOCIATES, INC.
 CIVIL ENGINEERS - LAND PLANNERS - LAND SURVEYORS
 12750 TWINBROOK PARKWAY - ROCKVILLE, MARYLAND 20852 - (301) 881-2548

DATE	REVISION	BY
1-17-78	FINISH FLOOR ELEV. CHANGED PER HOW. CTY. LETTER DATED 12-30-77	W.S.C.
12-30-77	1/5 DRAINAGE AREA TO 2.5 FOR RESUBMISSION REVIEW	J.C. 388
12-8-77	PARKING LOT DIMENSIONS, NOTES, 1 SIDEWALK NOTATIONS ADDED	W.S.C.
11-29-77	ADDITIONAL HANDICAPPED BENCHES AND RAMP PRELIMINARY APPROVAL	W.S.C.
11-22-77	REVISIONS PER HOWARD COUNTY REVIEW LETTER RECEIVED 11-18-77	W.S.C.

A. Morton Thomas, Jr.

DRAINAGE AREA STUDY
VILLAGE CENTER
 PARCEL B-1, SECTION 1, AREA 3 VILLAGE OF OWEN BROWN, COLUMBIA
 6TH ELECTION DISTRICT OF HOWARD COUNTY, MD.

SCALE 1" = 40'	CONTOUR INTERVAL 2'	A.M.T. JOB No. J-705
DATE AUG. '77	TAX MAP No. 36	SHEET No. 8 of 8

SDP-78-45C