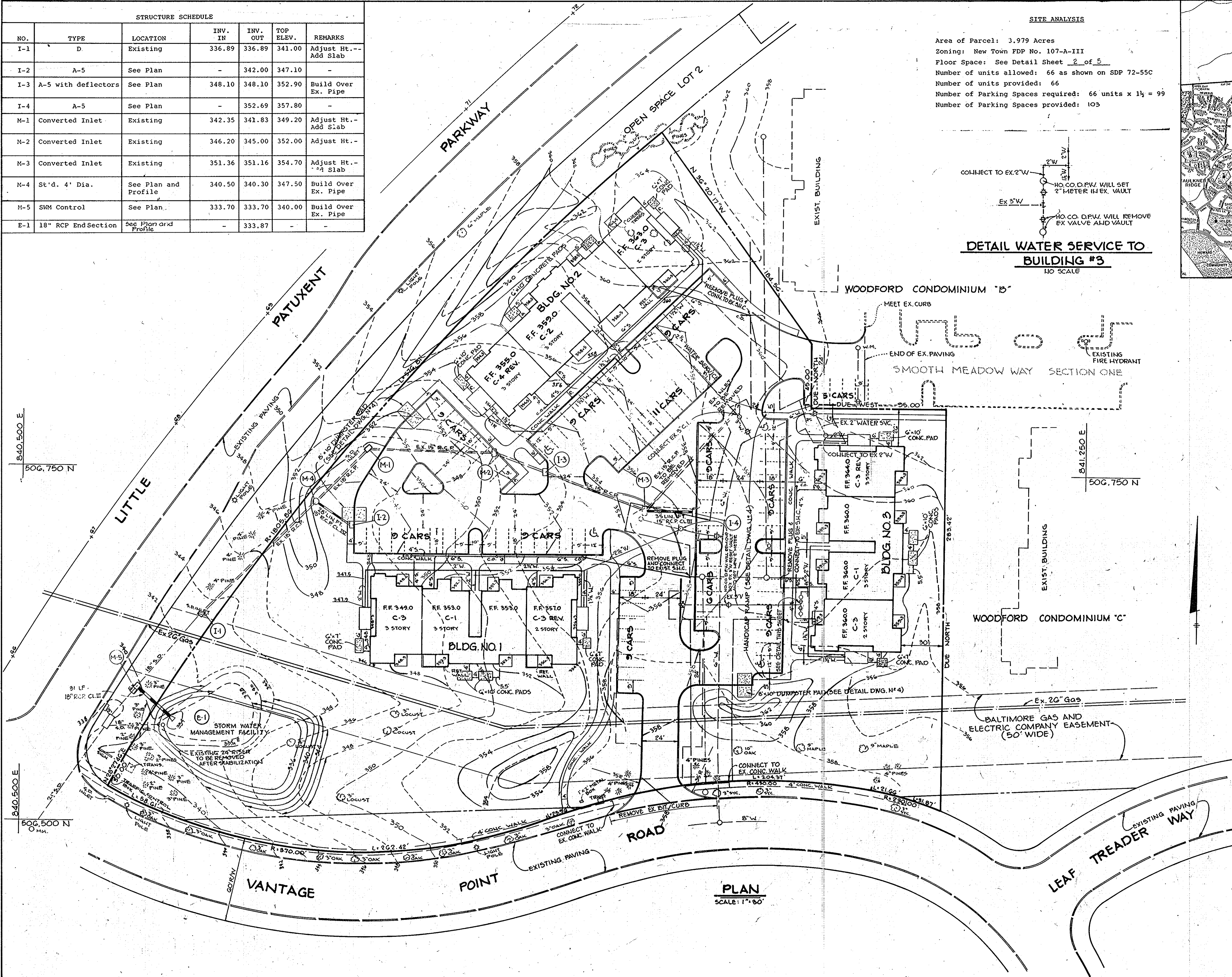
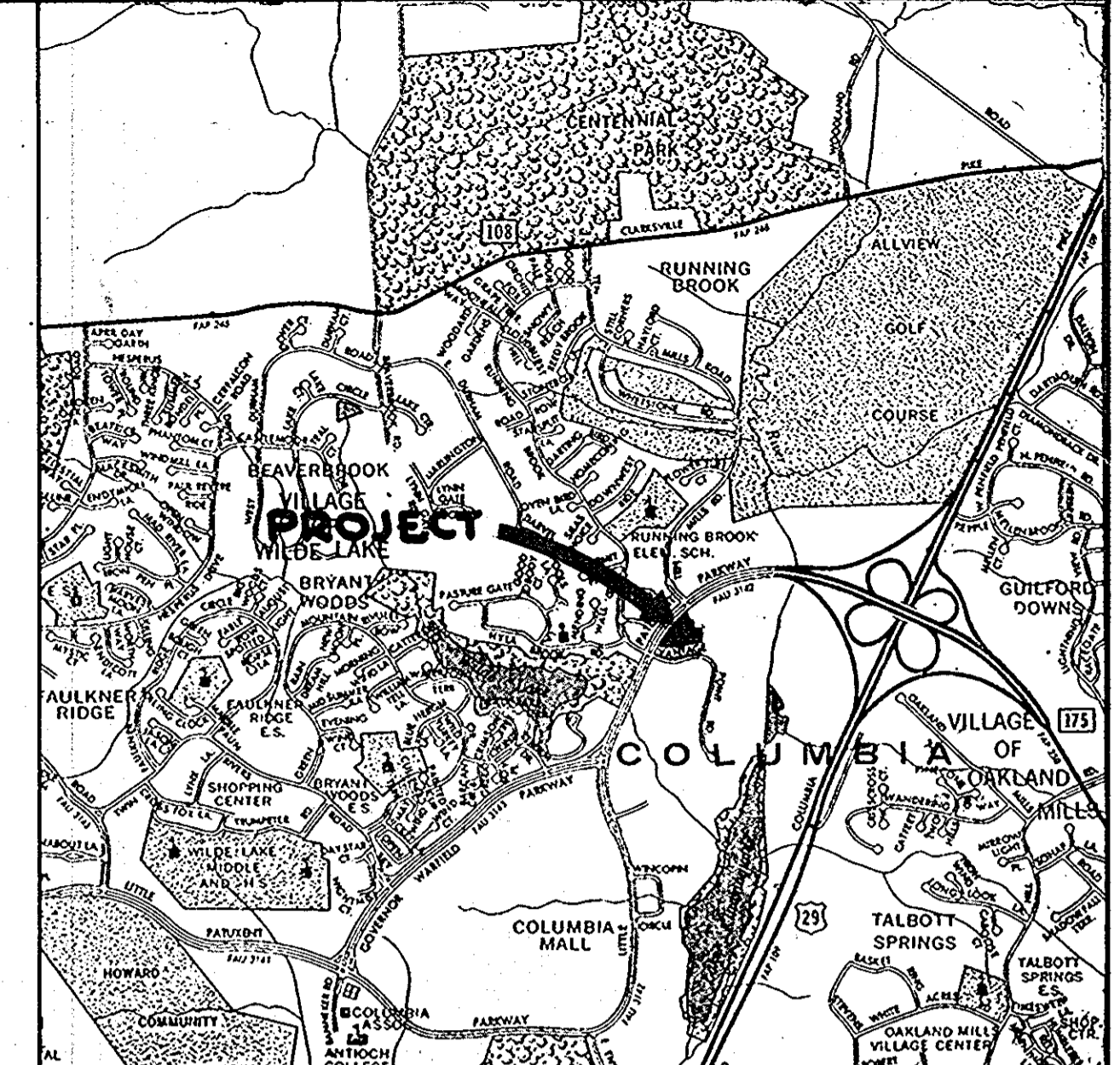
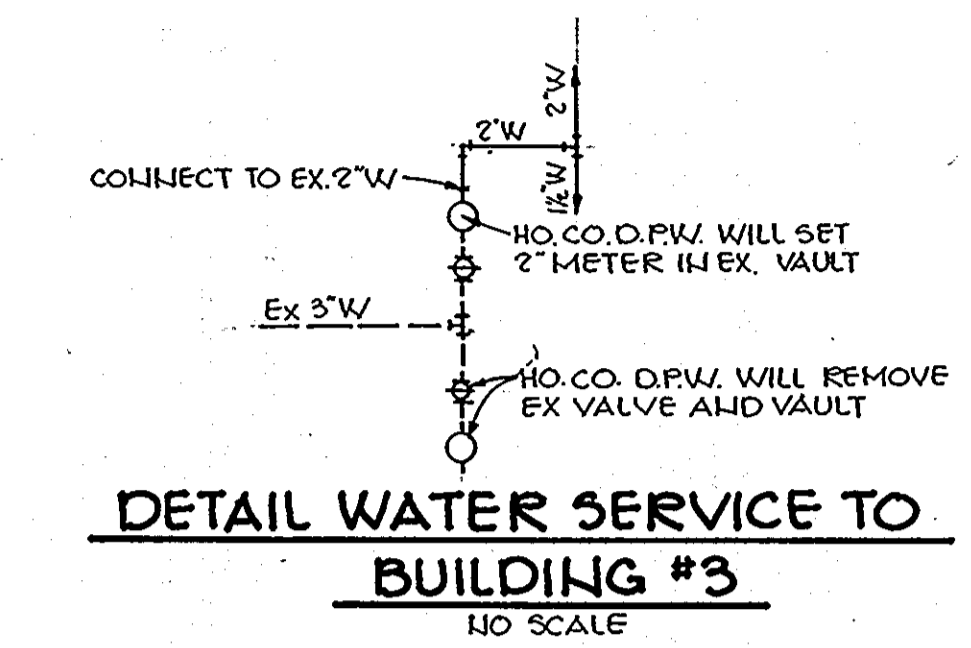


STRUCTURE SCHEDULE						
NO.	TYPE	LOCATION	INV. IN	INV. OUT	TOP ELEV.	REMARKS
I-1	D	Existing	336.89	336.89	341.00	Adjust Ht.-- Add Slab
I-2	A-5	See Plan	-	342.00	347.10	-
I-3	A-5 with deflectors	See Plan	348.10	348.10	352.90	Build Over Ex. Pipe
I-4	A-5	See Plan	-	352.69	357.80	-
M-1	Converted Inlet	Existing	342.35	341.83	349.20	Adjust Ht.-- Add Slab
M-2	Converted Inlet	Existing	346.20	345.00	352.00	Adjust Ht.--
M-3	Converted Inlet	Existing	351.36	351.16	354.70	Adjust Ht.-- Add Slab
M-4	St'd. 4' Dia.	See Plan and Profile	340.50	340.30	347.50	Build Over Ex. Pipe
M-5	SWM Control	See Plan	333.70	333.70	340.00	Build Over Ex. Pipe
E-1	18" RCP End Section	See Plan and Profile	-	333.87	-	-



SITE ANALYSIS

Area of Parcel: 3.979 Acres
 Zoning: New Town FDP No. 107-A-III
 Floor Space: See Detail Sheet 2 of 5
 Number of units allowed: 66 as shown on SDP 72-55C
 Number of units provided: 66
 Number of Parking Spaces required: 66 units x 1 1/2 = 99
 Number of Parking Spaces provided: 103



APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE: 1-12-83

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

Joselyn Butler 3-28-83
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

Donna G. Smith 3-28-83
 PLANNING DIRECTOR DATE

William M. Johnson 3-28-83
 CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

Jeff F. Neman 3-25-83
 DIRECTOR DATE

William M. Johnson 3-24-83
 CHIEF, BUREAU OF ENGINEERING DATE

4-15-83 Δ REVISED WATER CONNECTIONS

DATE	NO.	REVISION
4-15-83	1	REVISED WATER CONNECTIONS

OWNER: COLUMBIA OAKS CORPORATION
 % B.F. SAUL REAL ESTATE INVESTMENT TRUST
 6401 CONNECTICUT AVE.
 CHEYENNE, WYOMING, 82001

DEVELOPER: THE K.M.S. GROUP VANTAGE POINT CENTER
 SUITE 1000
 EQUITABLE BANK CENTER
 COLUMBIA, MARYLAND 21044

PROJECT: VANTAGE POINT AT TOWN CENTER
 AMENDED SITE PLAN
 FORMERLY "WOODFORD" SDP-72-55c

AREA: TAX MAP NO. 80
 COLUMBIA - TOWN CENTER
 SECTION 10 AREA PARCELS A, 6 & I
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE: SITE DEVELOPMENT PLAN

The Riemer Group, Inc.
 8655 Baltimore National Pike
 Clifton City, Maryland 21043
 (301) 461-2890
 Land Planning, Design & Civil Engineering

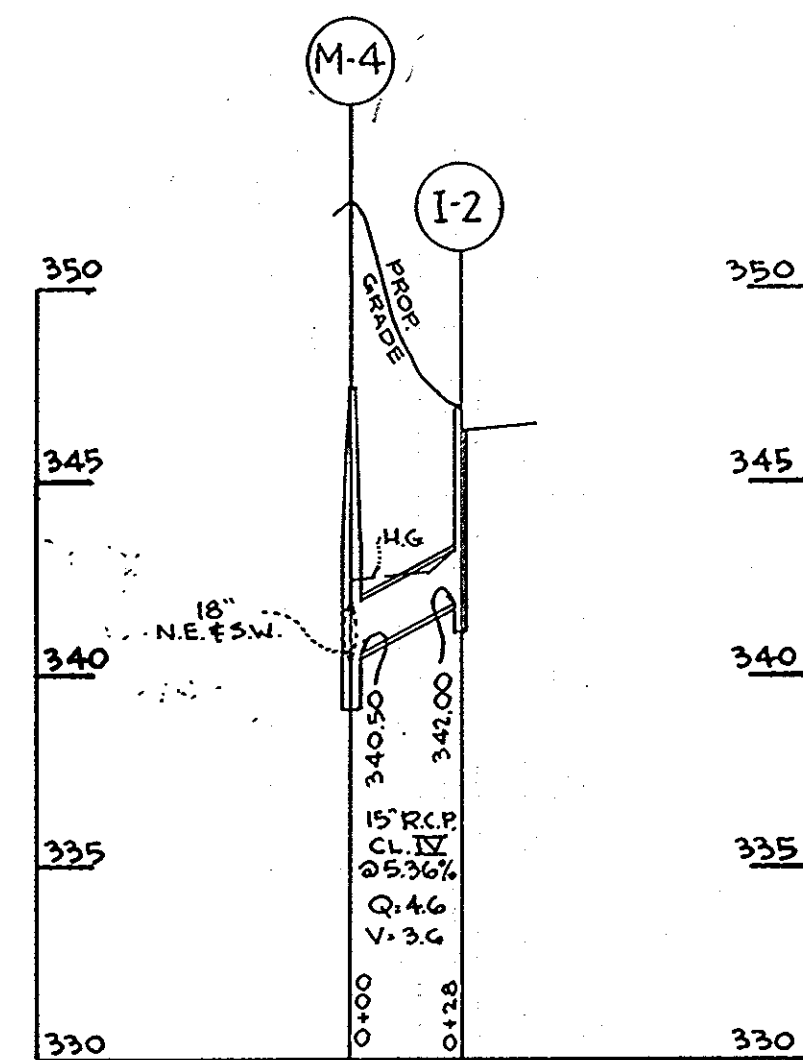
3-15-83 DATE
 DESIGNED BY: V.L.S.
 DRAWN BY: R.J.W.
 PROJECT NO: 3882
 DATE: 12-13-82
 SCALE: AS SHOWN
 DRAWING NO. 1 OF 5

Arthur E. Muegg
 PROFESSIONAL ENGR. NO. 8707

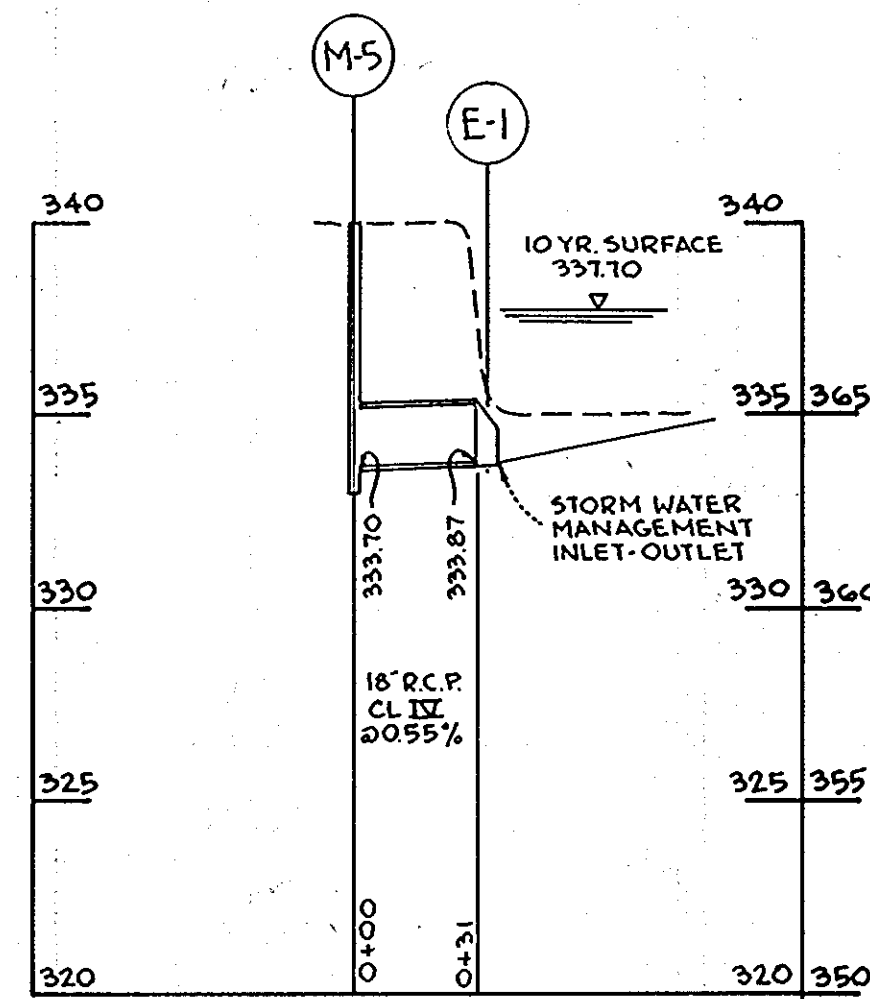
GENERAL NOTES

- ALL WATER LINES SHALL BE CONSTRUCTED A MINIMUM OF 42" COVER BELOW FINISHED GRADE.
- CORRUGATED STEEL PIPE SECTIONS WILL BE JOINED WITH A SINGLE OR TWO PIECE CORRUGATED BAND WITH A WATERTIGHT NEOPRENE GASKET. DIMPLED BAND CONNECTORS WILL NOT BE PERMITTED.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, I.E., STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION.
- 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.
- THE CONTRACTOR SHALL TEST PIT EXISTING UTILITIES, WHERE DIRECTED BY THE ENGINEER, A MINIMUM OF TWO WEEKS IN ADVANCE OF CONSTRUCTION OPERATIONS.
- CONTRACTOR TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK SHOWN ON THIS/THESE DRAWINGS:

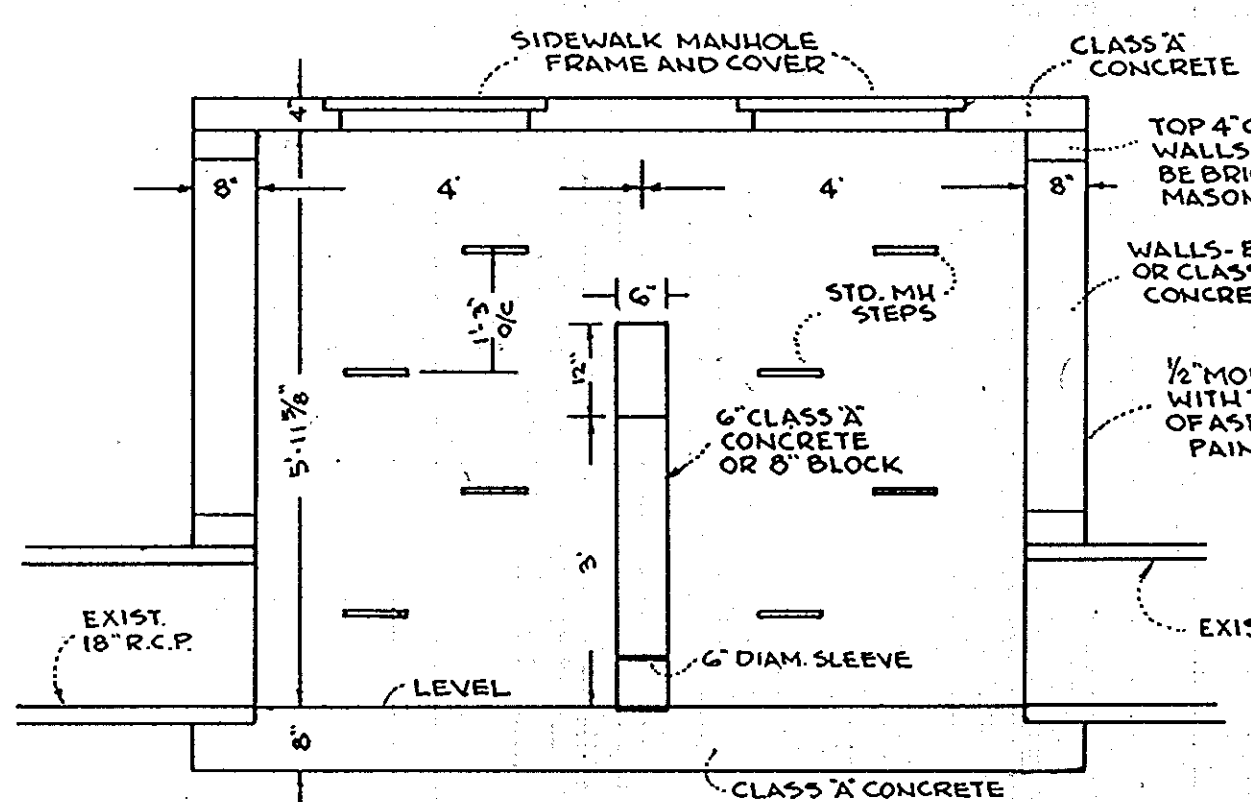
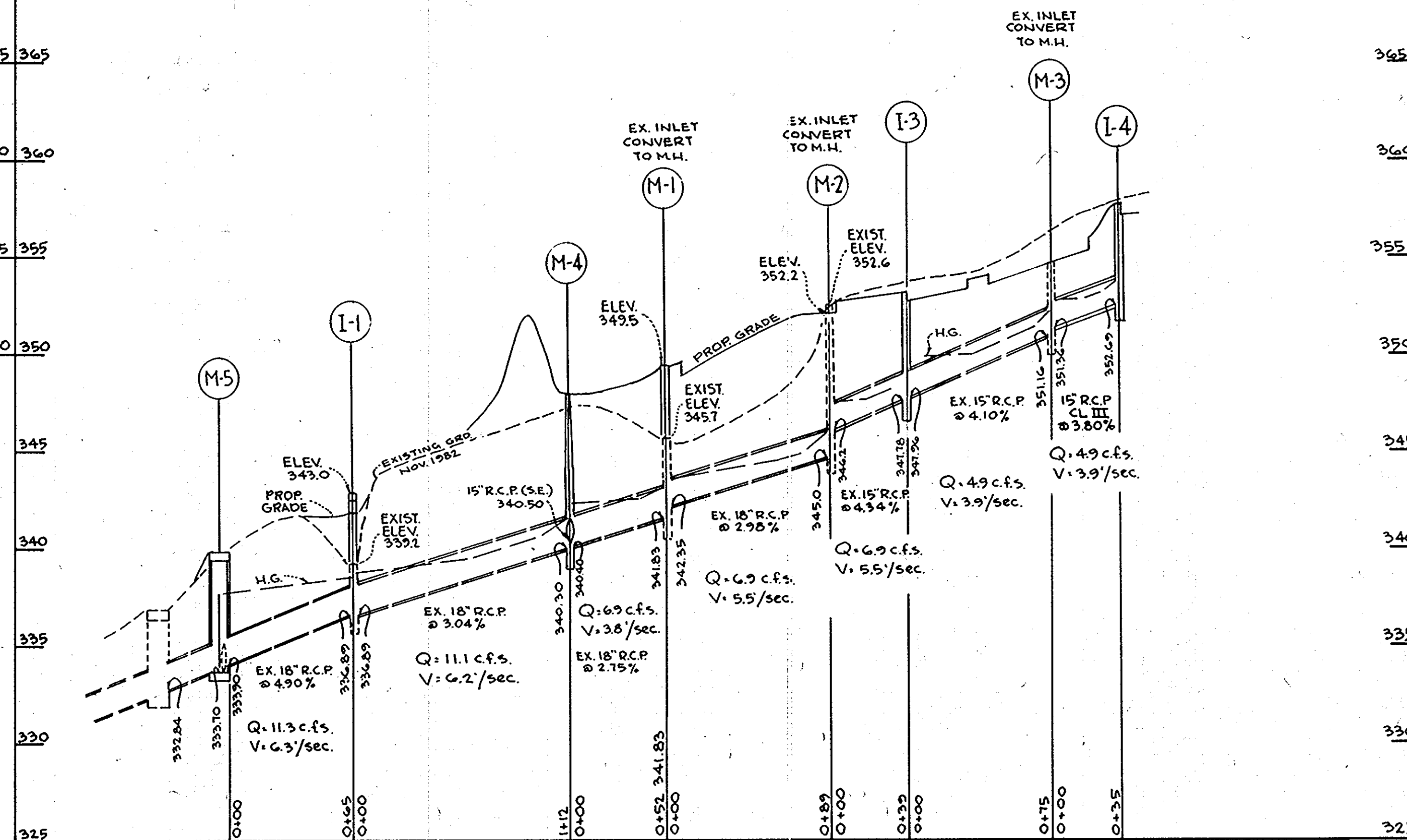
C & P TELEPHONE COMPANY	725-9976
HOWARD COUNTY BUREAU OF UTILITIES	992-2366
AT&T CABLE LOCATION DIVISION	393-3553
BALTIMORE GAS AND ELECTRIC COMPANY	685-0123
STATE HIGHWAY ADMINISTRATION	531-5533
HOWARD COUNTY CONSTRUCTION/INSPECTION SURVEY DIVISION	992-2417/2418
- ALL INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARDS.
- ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS.
- THE CONTRACTOR SHALL PROVIDE A JOINT IN ALL SEWER MAINS WITHIN 2'-0" OF EXTERIOR MANHOLE WALLS.
- PROFILE STATIONS SHALL BE ADJUSTED AS NECESSARY TO CONFORM TO PLAN DIMENSIONS.
- TOPO TAKEN FROM FIELD RUN SURVEY BY NTT ASSOCIATES DATED NOVEMBER, 1982.
- PUBLIC WATER AND SEWER FACILITIES ARE TO BE PROVIDED.
- THE DWELLINGS SHOWN HEREON ARE APARTMENTS.
- PRIVATE WATER AND SEWER SERVICE MAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE HOWARD COUNTY PLUMBING AND GASFITTING CODE.



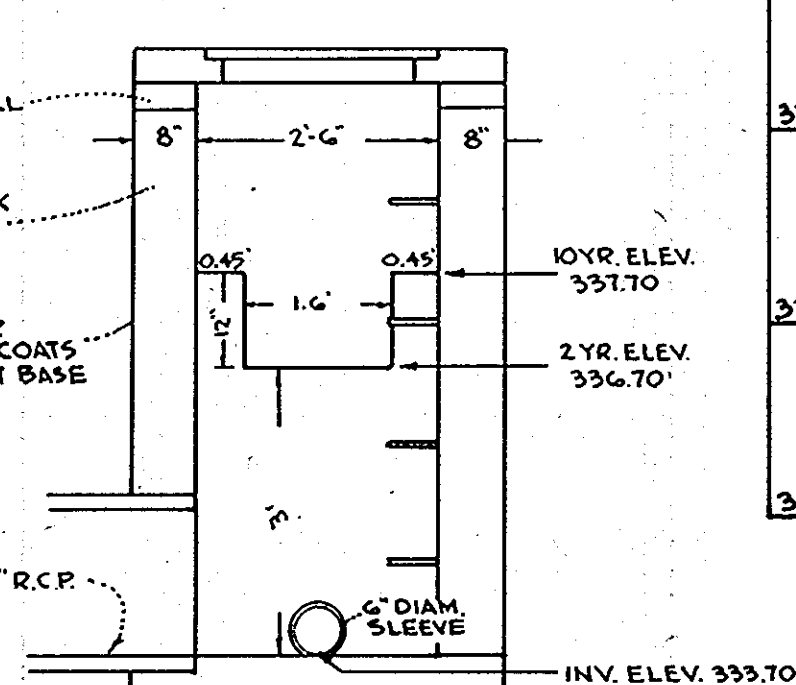
PROFILE I-2-M-4
SCALE HOR.-1"=50'
VERT.-1"=5'



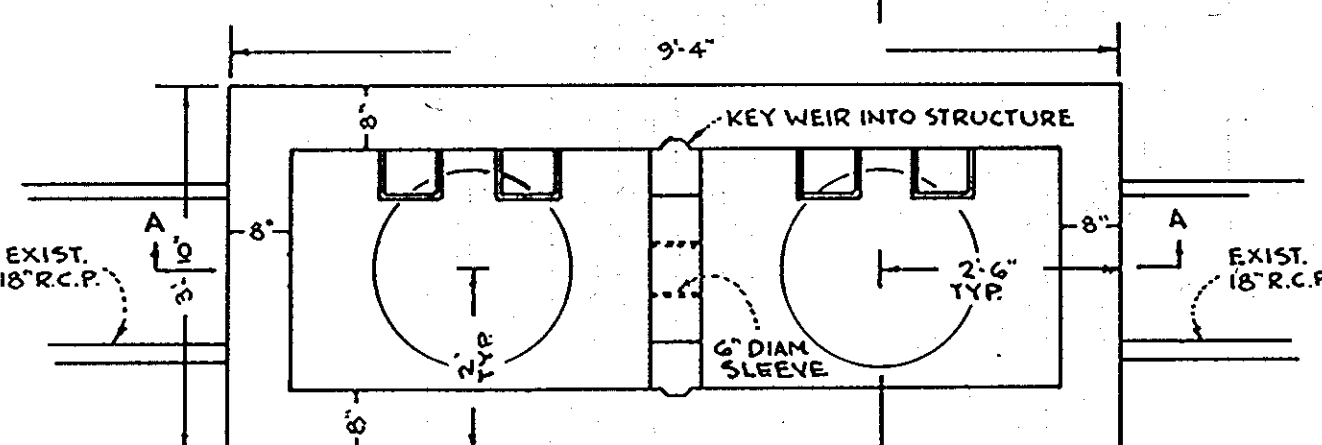
PROFILE E-1-M-5
SCALE HOR.-1"=50'
VERT.-1"=5'



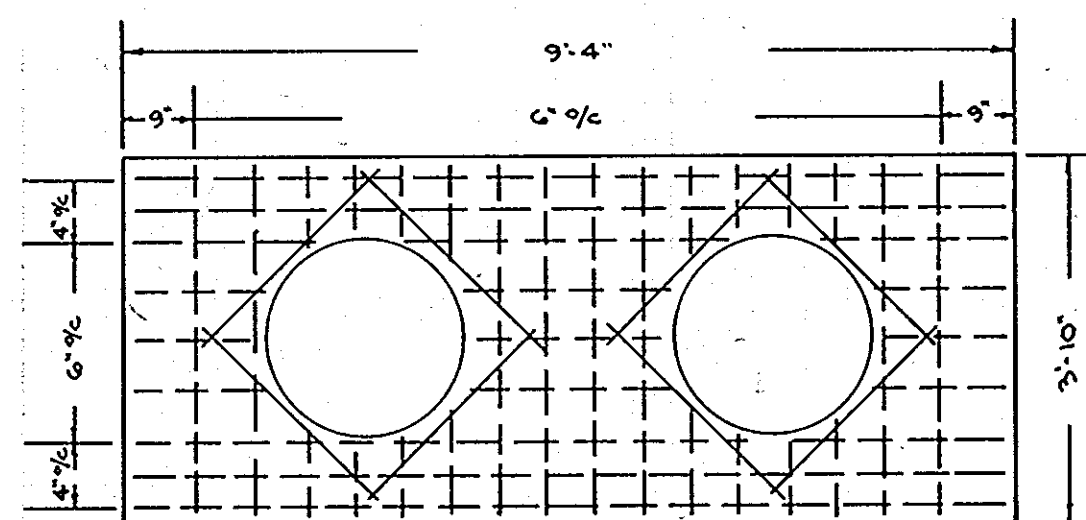
SECTION A-A



SECTION B-B

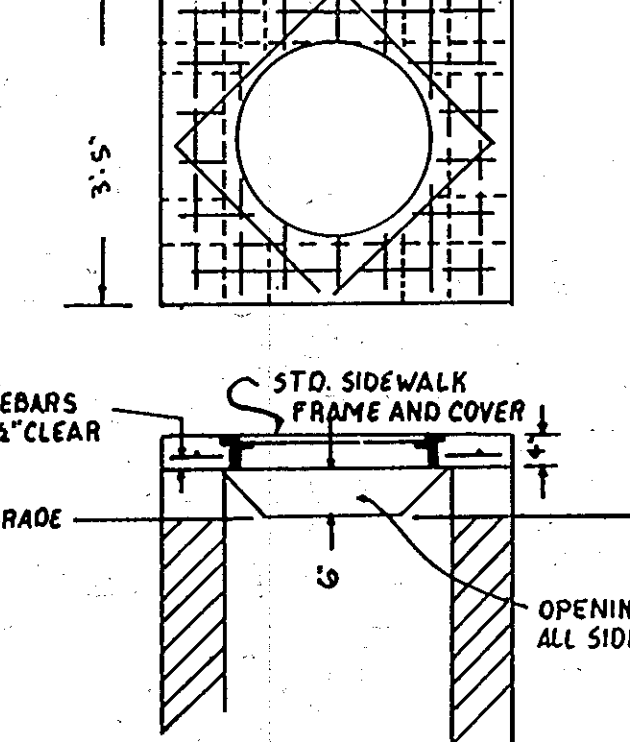


PLAN

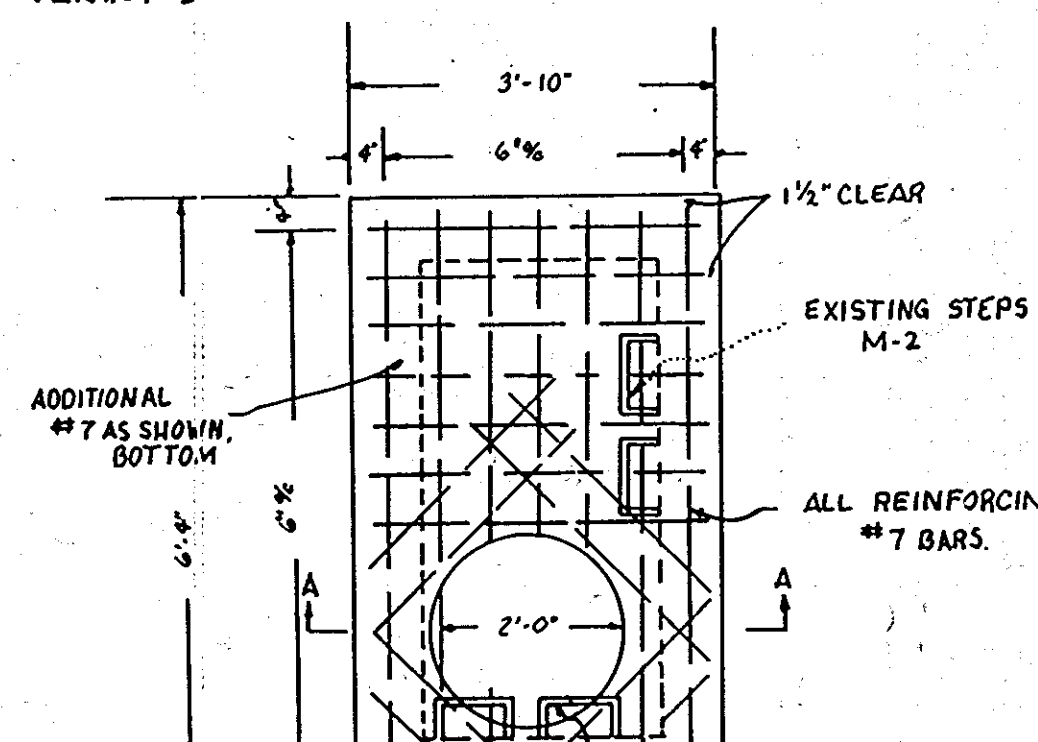


TOP SLAB REINFORCEMENT

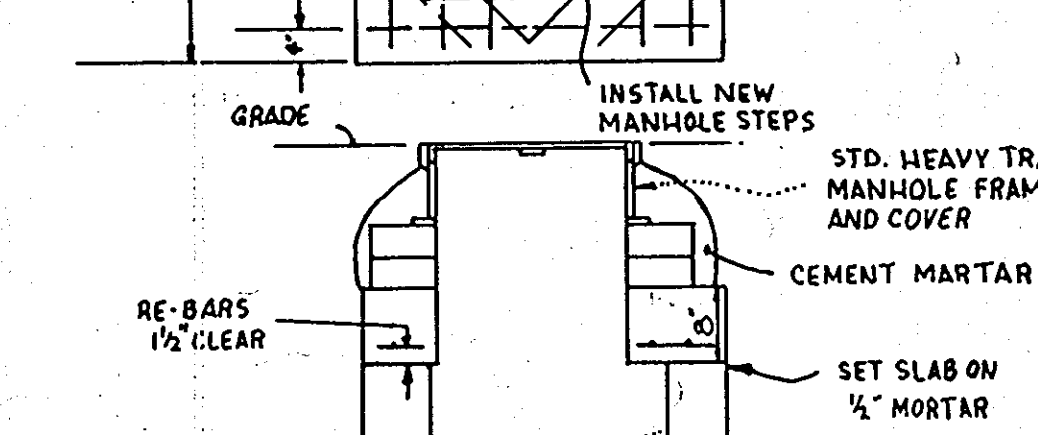
PROFILE I-4-M-5
SCALE HOR.-1"=50'
VERT.-1"=5'



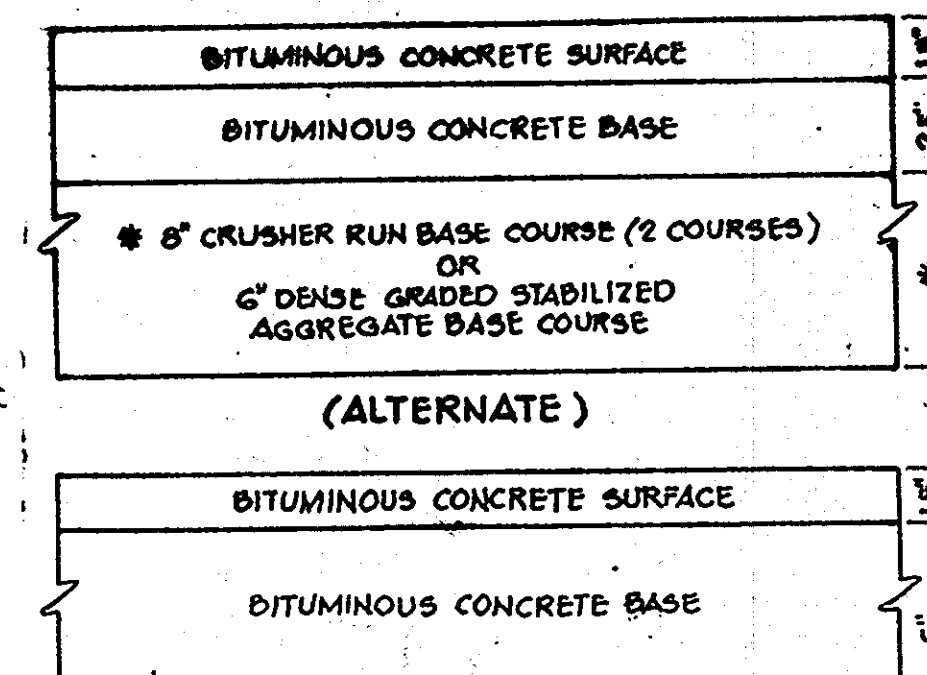
INLET I-1



INLET I-2

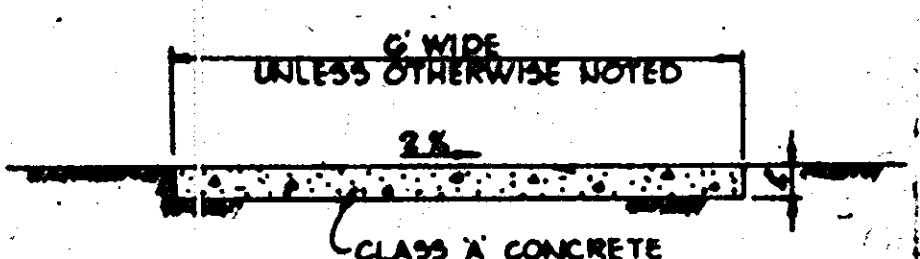


CONCRETE PROPOSED SLAB FOR M-2 AND M-3 SECTION A-A

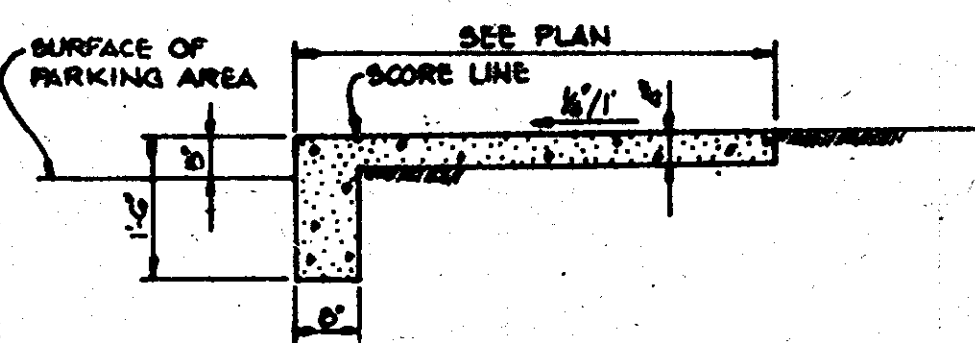


(ALTERNATE)

(6 1/2" PAVING, P-2)



SIDEWALK DETAIL
No Scale



SIDEWALK w/ INTEGRAL CURB
No Scale

APPROVED
PLANNING BOARD
OF HOWARD COUNTY

DATE 1-12-83

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

James P. ... 3-28-83
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

James P. ... 3-28-83
PLANNING DIRECTOR DATE

James P. ... 3-28-83
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

James P. ... 3-28-83
DIRECTOR DATE

James P. ... 3-28-83
CHIEF, BUREAU OF ENGINEERING DATE

DATE NO. REVISION

OWNER: COLUMBIA OAKS CORPORATION
% B.F. SAUL REAL ESTATE INVESTMENT TRUST
8401 CONNECTICUT AVE.
CHEVY CHASE, MARYLAND 20815

DEVELOPER: THE K.M.S. GROUP
SUITE 1000
EQUITABLE BANK CENTER
COLUMBIA, MARYLAND 21044

PROJECT: VANTAGE POINT AT TOWN CENTER
AMENDED SITE PLAN
FORMERLY "WOODFORD" SDP-72-55c

AREA TAX MAP NO. 30
COLUMBIA - TOWN CENTER
SECTION 7, AREA 7, PARCELS A, G41
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE: PROFILES AND DETAILS

The Riemer Group, Inc.
8659 Baltimore National Pike
Elicott City, Maryland 21043
(301) 461-2500
Land Planning, Design & Civil Engineering

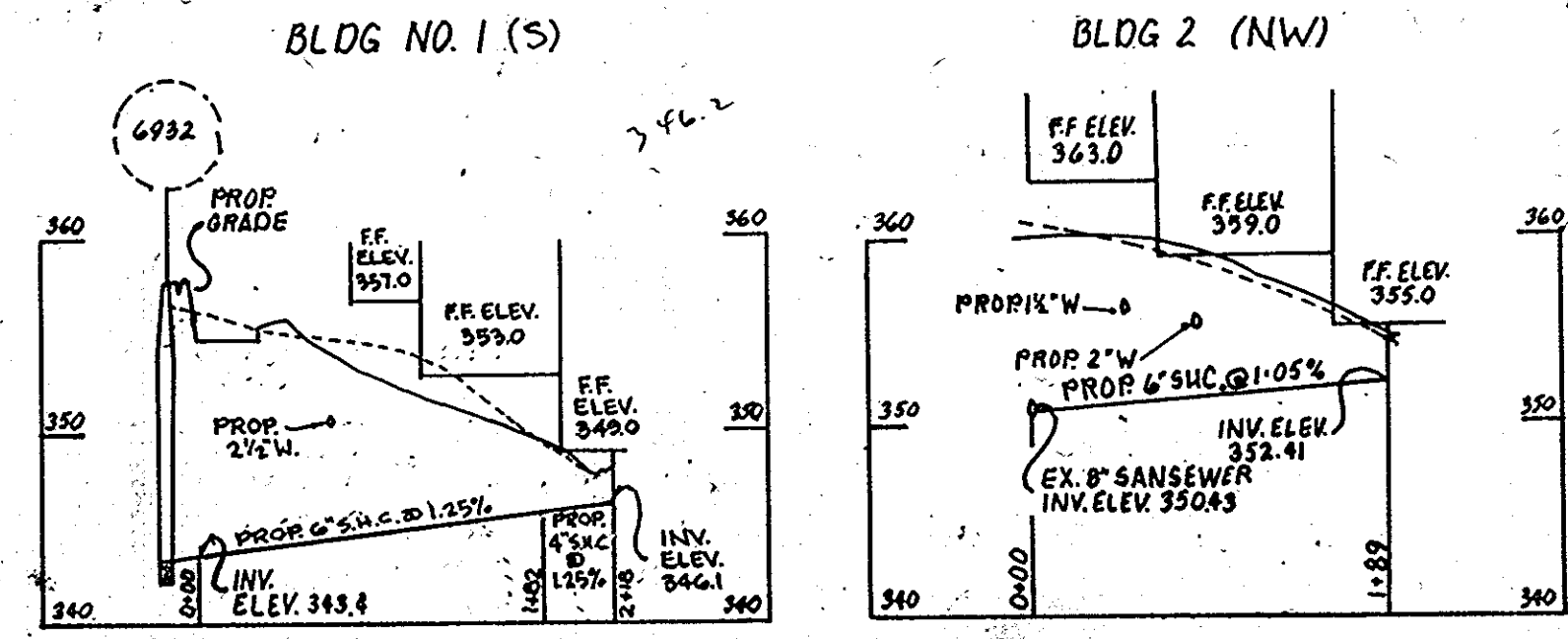
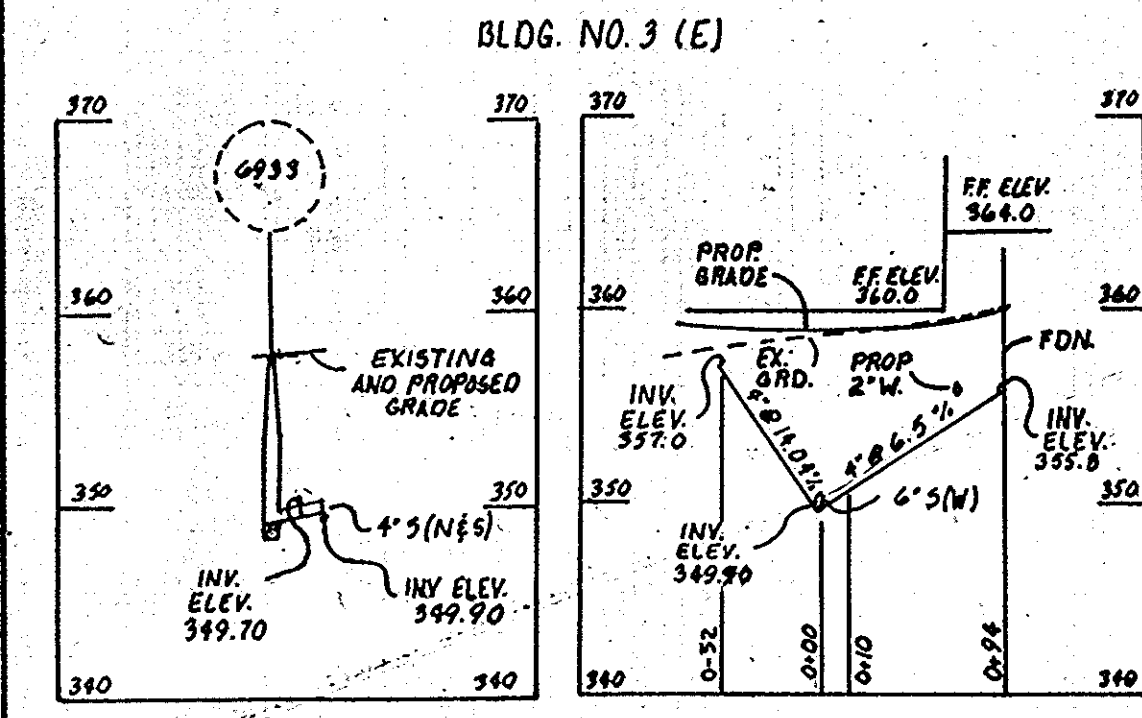
DATE 3-15-83
DESIGNED BY: V.L.S.
DRAWN BY: G.R.B.
PROJECT NO: 3082
DATE: 12-14-82
SCALE: AS SHOWN
DRAWING NO. 2 OF 5

SEDIMENT TRAP DATA

	TRAP NO. 1	TRAP NO. 2
Drainage Area	3.52 ac.	0.28 ac.
Disturbed Area	3.00 ac.	0.25 ac.
Volume Required	6336 cu. ft.	504 cu. ft.
Volume Available	9000 cu. ft.	600 cu. ft.
Cleanout Elevation	335.50	354.75
Crest Elevation	336.90	356.00
Bottom Elevation	334.00	353.50
Bottom Dimensions	See Plan	10' x 20'
Berm Elevation	340.00	357.00

SITE ANALYSIS

IMPERVIOUS SURFACES 1.75 AC.
AREA OF REVEGETATION 1.60 AC.



PROFILE S.H.C. TO BLDG #3
SCALE: HOR. 1"=100' VERT. 1"=10'

PROFILE S.H.C. TO BLDG #1 PROFILE S.H.C. TO BLDG #2
SCALE: HOR. 1"=100' VERT. 1"=10'

840,500 E
506,750 N

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: 1-12-83

NOTE: AFTER AREA IS STABILIZED, REMOVE 24" CMP RISER, REMOVE BRICK BULKHEAD IN 18" CMP AND BACKFILL.

840,500 E
506,500 N

840,500 E
506,500 N

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 NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT."
DEVELOPER: PATRICK McGUAN DATE: 3-18-83

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 PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."
ENGINEER: ARTHUR E. MUEGGE DATE: 3-15-83

REVIEWED FOR: HOWARD COUNTY HEALTH DEPARTMENT AND MEETS TECHNICAL REQUIREMENTS
NAME: Arthur E. Muegge S.C.D.
U.S. SOIL CONSERVATION SERVICE DATE: 3-23-83

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
NAME: Howard S.C.D. DATE: 3-23-83

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
DATE: 3-28-83

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
DATE: 3-28-83

CHIEF DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION
DATE: 3-28-83

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
DATE: 3-28-83

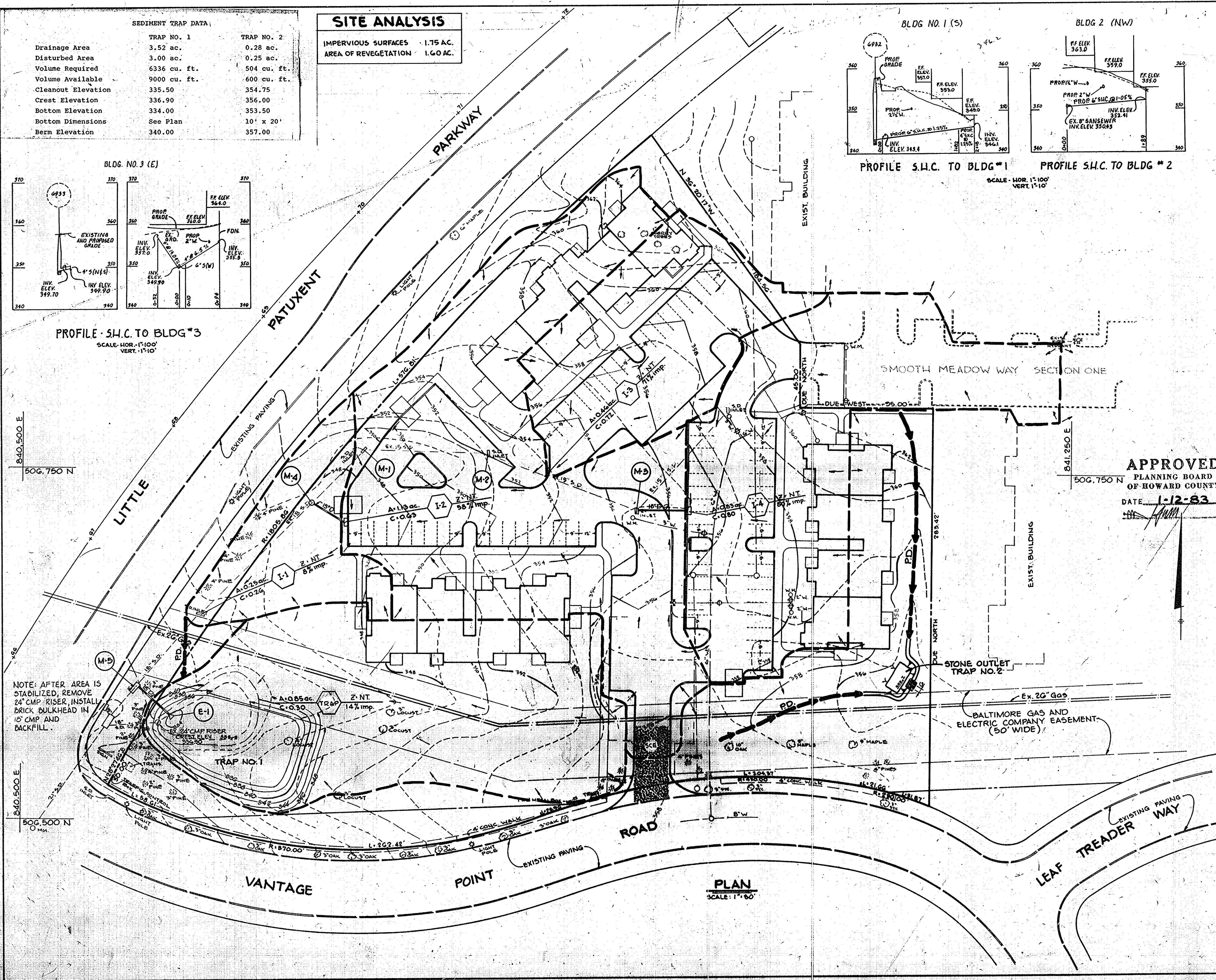
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DATE: 3-28-83

OWNER: COLUMBIA OAKS CORPORATION
DEVELOPER: THE K.M.S. GROUP

PROJECT: VANTAGE POINT AT TOWN CENTER
AREA: COLUMBIA TOWN CENTER
TITLE: DRAINAGE AREA MAP
SEDIMENT CONTROL PLAN
S.H.C. PROFILES

The Rieman Group, Inc.
Land Planning, Design & Civil Engineering

DATE: 3-15-83
DESIGNED BY: V.L.S.
DRAWN BY: R.J.W.
PROJECT NO: 3882
DATE: 12-19-82
SCALE: AS SHOWN
DRAWING NO: 3 OF 5
PROFESSIONAL ENGR. NO. 8107



PLAN
SCALE: 1"=80'

SEDIMENT CONTROL CONSTRUCTION NOTES
GENERAL NOTES

1. A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY OFFICE OF INSPECTION AND PERMITS PRIOR TO THE START OF ANY CONSTRUCTION (922-2070).
2. ALL SEDIMENT CONTROL STRUCTURES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL IN DEVELOPING AREAS AS PREPARED BY THE U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE.
3. SITE GRADING WILL BEGIN ONLY AFTER ALL PERIMETER SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED AND ARE IN A FUNCTIONING CONDITION.
4. ALL DISTURBED AREAS ARE TO BE DRESSED AND STABILIZED ACCORDING TO THE TEMPORARY OR PERMANENT SEEDING SCHEDULES AS SOON AS PROPER WEATHER CONDITIONS EXIST FOR THE ESTABLISHMENT OF A PERMANENT VEGETATIVE COVER.
5. SEDIMENT WILL BE REMOVED FROM TRAPS WHEN THE DEPTH REACHES THE CLEAN OUT ELEVATION SHOWN ON THE PLANS.
6. FERTILIZER AND LIME RATES MAY BE CHANGED THROUGH AUTHORIZATION BY THE HOWARD SOIL CONSERVATION DISTRICT IF SOIL TESTS DETERMINE A REDUCTION IN THE SPECIFIED RATES IS JUSTIFIED.
7. 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.
8. REFERENCES CALLED FOR ON THE SEDIMENT CONTROL CONSTRUCTION PLAN AND DETAILS ARE MADE TO THE STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL IN DEVELOPING AREAS.
9. SEDIMENT CONTROL WILL BE INSTALLED BEFORE CLEARING AND GRUBBING REMAINDER OF SITE.

TEMPORARY SEEDING

AREA TO BE SEEDDED SHALL BE RECENTLY LOOSENEED. IF THE GROUND IS PACKED, CRUSTED OR HARD, THE TOP LAYER OF SOIL SHALL BE LOOSENEED BY DISCING, RACKING OR OTHER ACCEPTABLE MEANS.

- A. APPLY 10-20-10 FERTILIZER (OR EQUIVALENT) AT THE RATE OF 600 LBS. PER ACRE OR 15 LBS. PER 1000 SQ. FT.
- B. WHERE SOIL IS KNOWN TO BE HIGHLY ACID, APPLY DOLOMITIC LIMESTONE AT THE RATE OF 1 TON PER ACRE.
- C. WORK BOTH INTO SOIL AND SEED WITH CYCLONE SEEDER, DRILL, CULTIPAKER SEEDER OR HYDROSEEDER (SLURRY WILL INCLUDE SEED AND FERTILIZER) AT THE RATE OF 40 LBS. PER ACRE OF ITALIAN OR PERENNIAL RYEGRASS.
- D. MULCH WITH UNWEATHERED SMALL GRAIN STRAW AT THE RATE OF 1 1/2 TO 2 TONS PER ACRE AND ANCHOR WITH A CUTBACK ASPHALT OR EMULSIFIED ASPHALT AT THE RATE OF 5 GAL. PER 1000 SQ. FT.

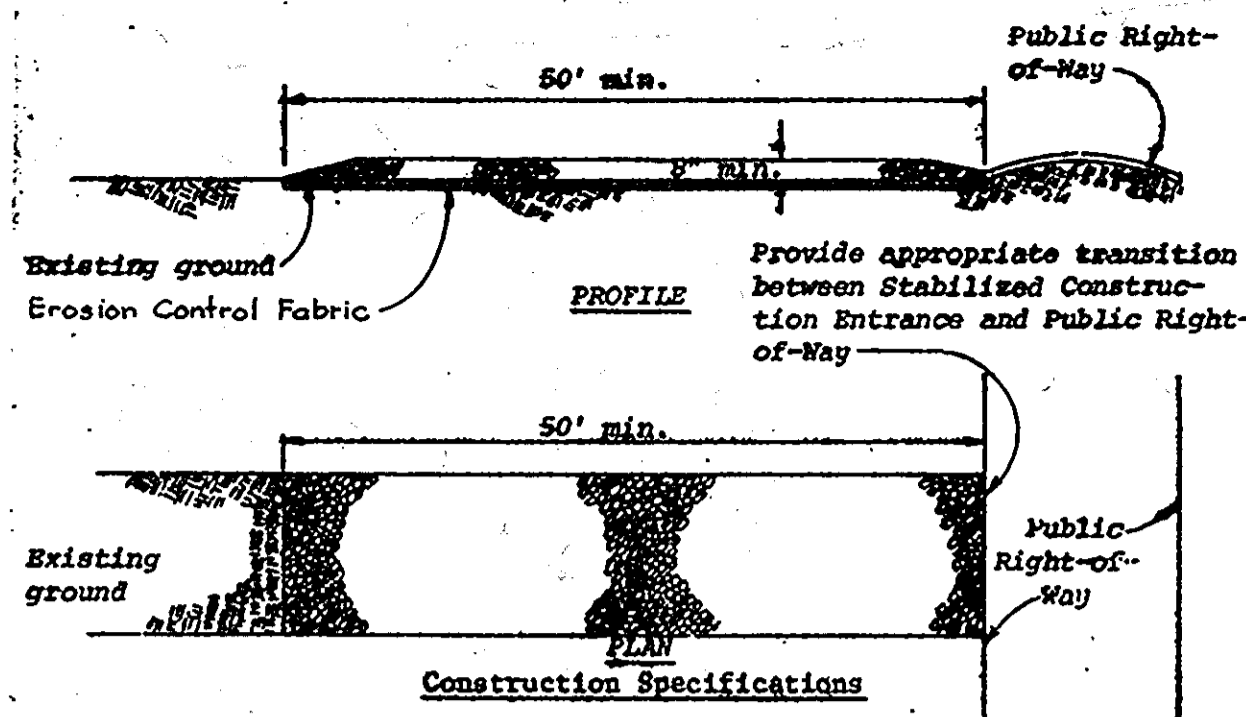
PERMANENT SEEDING

FINAL STABILIZATION WILL TAKE PLACE AS SOON AS POSSIBLE AS WEATHER CONDITIONS PERMIT, AS FOLLOWS:

- A. APPLY DOLOMITIC LIMESTONE AT THE RATE OF 2 TONS PER ACRE (ONE TON PER ACRE IF APPLICATION OF TON PER ACRE WAS MADE FOR TEMPORARY SEEDING).
- B. APPLY 0-20-20 FERTILIZER AT THE RATE OF 600 LBS. PER ACRE HARROW OR DISC LIME AND 0-20-20 FERTILIZER INTO THE SOIL TO A MINIMUM DEPTH OF 3" LAWNS OR HIGH MAINTENANCE AREAS WILL BE DRAGGED AND LEVELED WITH A YORK RAKE. AT THE TIME OF SEEDING APPLY 400 POUNDS OF 38-0-0 UREAFORM FERTILIZER AND 500 LBS. OF 10-20-20 OR EQUIVALENT FERTILIZER PER ACRE.
- C. SEED WITH A MIXTURE OF CERTIFIED "MERION" KENTUCKY BLUEGRASS - 40 LBS. PER ACRE; COMMON KENTUCKY BLUEGRASS @ 40 LBS. PER ACRE; RED FESCUE, PENNLAWN OR JAMESTOWN @ 20 LBS. PER ACRE.
- D. MULCH WITH UNWEATHERED SMALL GRAIN STRAW AT THE RATE OF 1 1/2 TO 2 TONS PER ACRE AND ANCHOR WITH A CUTBACK ASPHALT OR EMULSIFIED ASPHALT AT THE RATE OF 5 GAL. PER 1000 SQ. FT.
- E. SEED ALL SLOPES WITH A MIXTURE OF CERTIFIED KENTUCKY 31 TALL FESCUE @ 50 LBS. PER ACRE AND INOCULATED KOREAN LESPEDEZA @ 15 LBS. PER ACRE.
- F. SODDED SWALES SHALL BE KENTUCKY 31 TALL FESCUE.

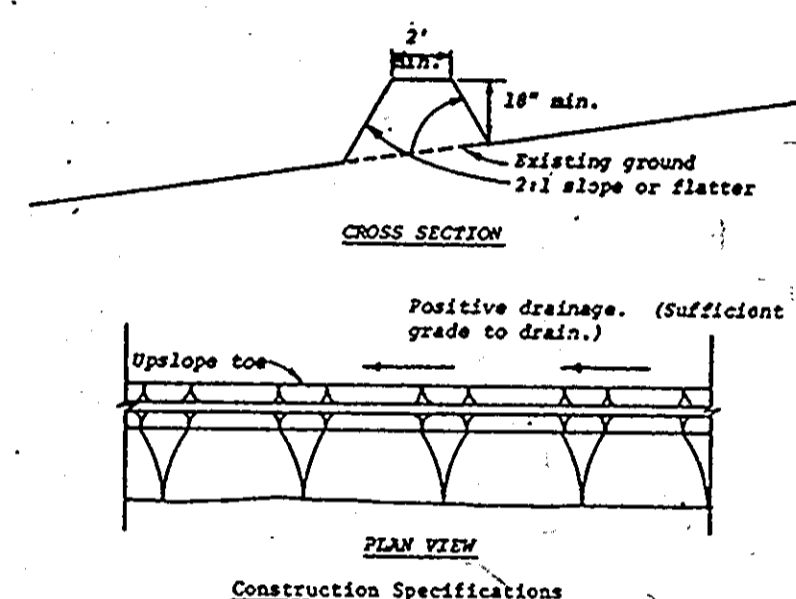
SEQUENCE OF CONSTRUCTION

1. OBTAIN A GRADING PERMIT.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
3. INSTALL SEDIMENT TRAPS NO. 1 AND 2 WITH STONE OUTLET STRUCTURE AND PERIMETER DIKE. NOTE THAT THE PIPE SPILLWAY FOR TRAP NO. 1 IS EXISTING BUT ADDITIONAL EXCAVATION MUST BE DONE.
4. SEED SEDIMENT TRAPS AND DIKES PER TEMPORARY SEEDING NOTES.
5. BLOCK EXISTING INLETS AND COMPLETE ALL GRADING.
6. CONSTRUCT ALL UTILITIES BLOCKING ALL STORM DRAIN STRUCTURES INCLUDING E-1.
7. CONSTRUCT ALL BUILDINGS, CURB, GUTTER AND PAVING.
8. SEED ALL DISTURBED AREAS IN ACCORDANCE WITH PERMANENT SEEDING NOTES.
9. UPON APPROVAL OF SOIL CONSERVATION DISTRICT, THE CONTRACTOR SHALL REMOVE ALL SEDIMENT CONTROL DEVICES AND PERMANENTLY RESEED DISTURBED AREAS. EXISTING RISER ON TRAP NO. 1 SHALL BE REMOVED AND A BRICK BULKHEAD INSTALLED IN 18" PIPE.



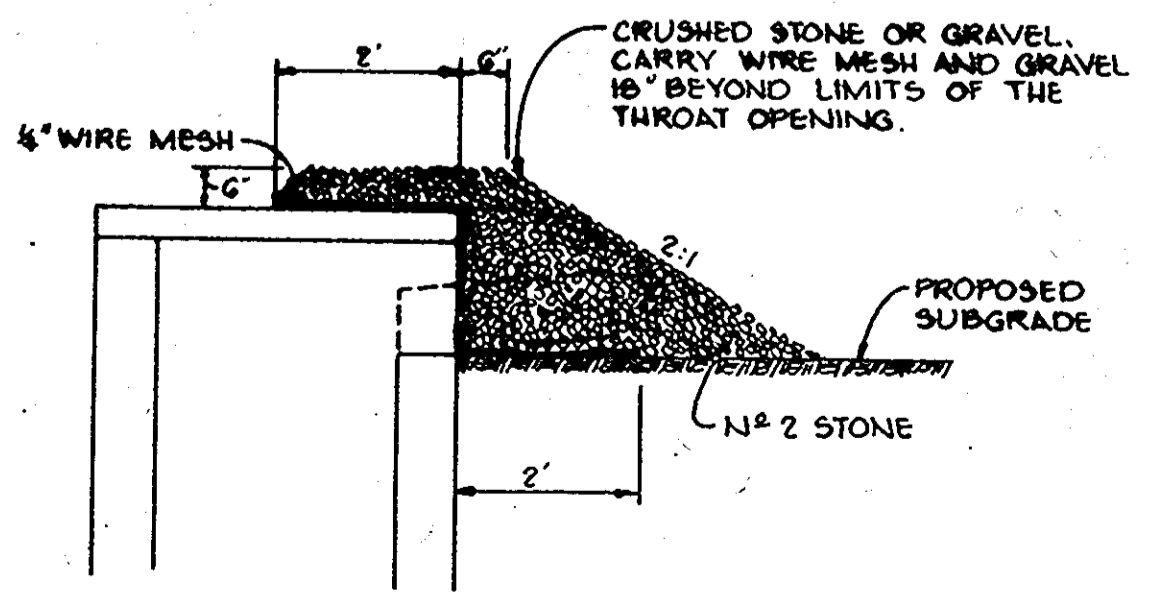
- Construction Specifications**
1. Stone size - Use MSHA size No. 2 (2-1/2" to 1") or AASHTO designation M43, size No. 2 (2-1/2" to 1-1/2"). Use crushed stone.
 2. Length - As effective, but not less than 50 feet.
 3. Thickness - Not less than eight (8) inches.
 4. Width - Not less than full width of all points of ingress or egress.
 5. Washing - When necessary, wheels shall be cleaned to remove sediment prior to entrance onto public right-of-way. When washing is required, it shall be done on an area stabilized with crushed stone which drains into an approved sediment trap or sediment basin. All sediment shall be prevented from entering any storm drain, ditch, or watercourse through use of sand bags, gravel, boards or other approved methods.
 6. Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.

STABILIZED CONSTRUCTION ENTRANCE
NO SCALE

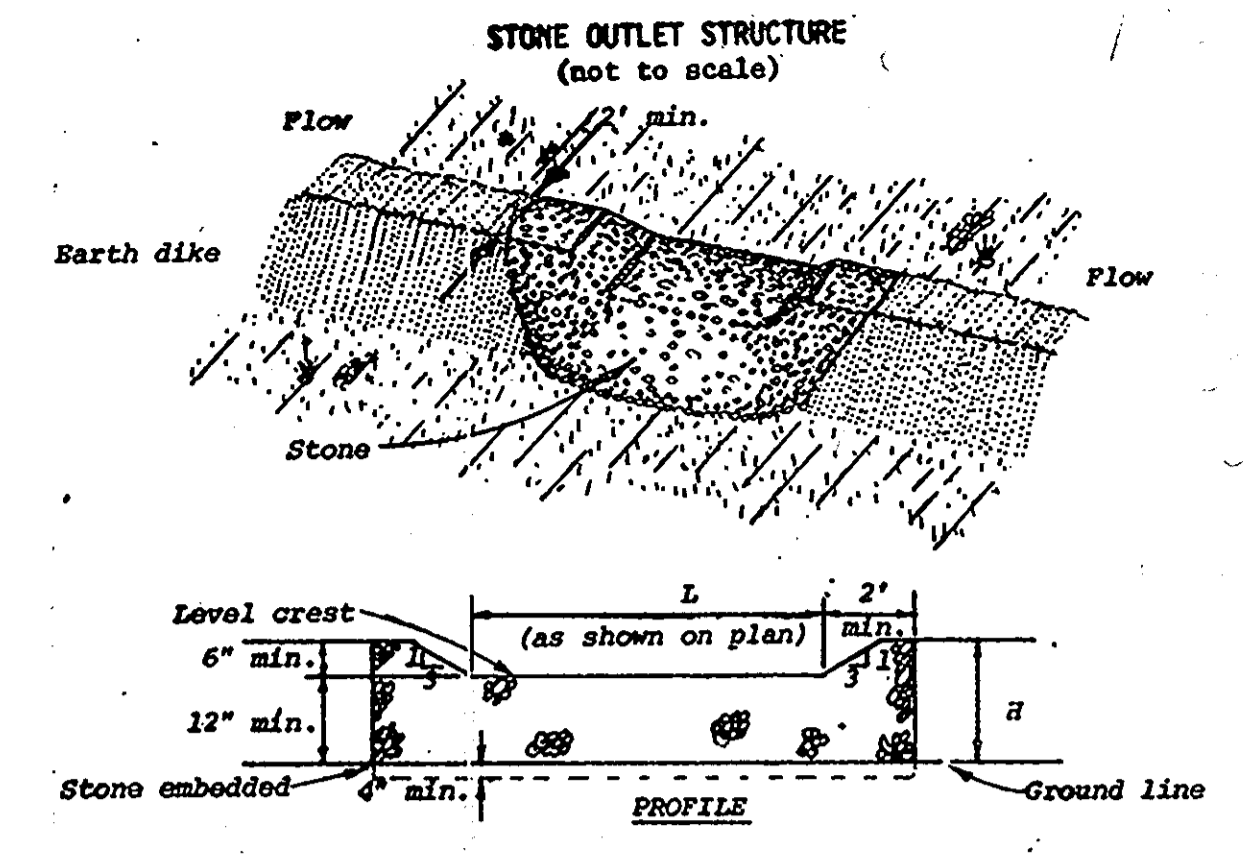


- Construction Specifications**
1. All dikes shall be machine compacted.
 2. All perimeter dikes shall have positive drainage to an outlet.
 3. A. Diverted runoff from a protected or stabilized upland area shall outlet directly onto an undisturbed stabilized area or into a level spreader or grade stabilization 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.
 4. 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.
 5. Periodic inspection and required maintenance shall be provided.

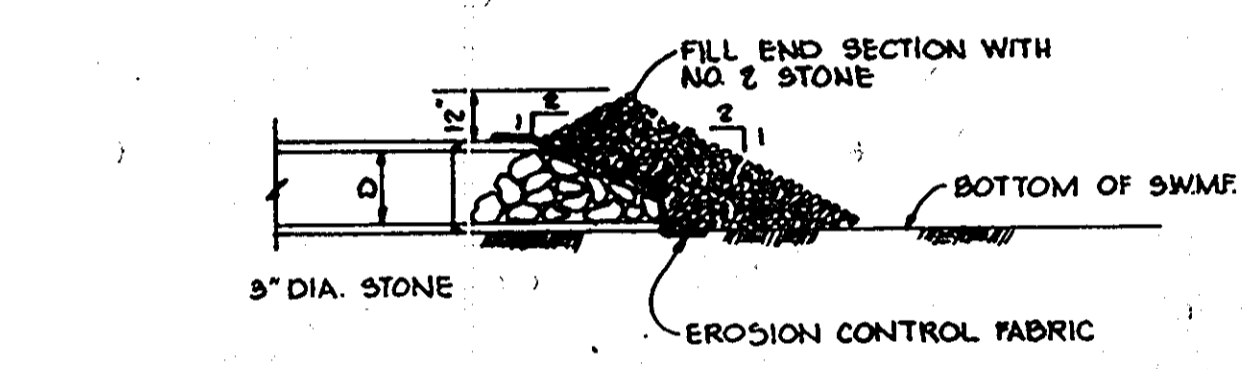
PERIMETER DIKE
NO SCALE



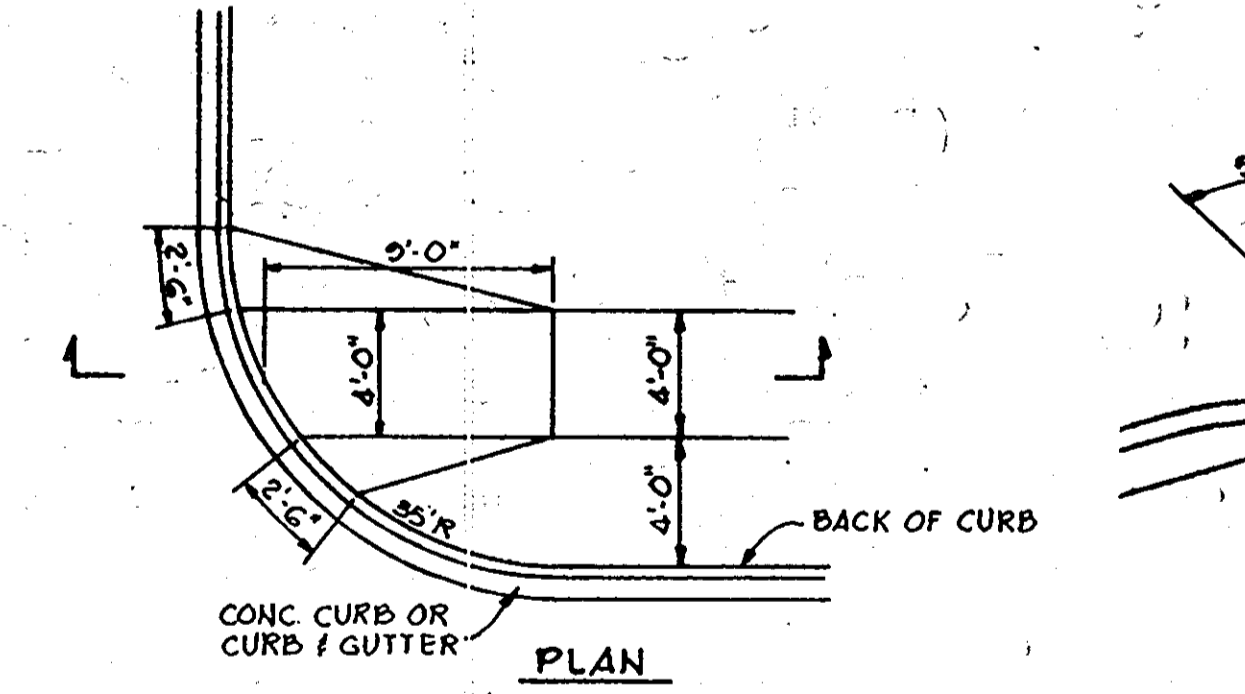
INLET BLOCKING DETAIL
No Scale



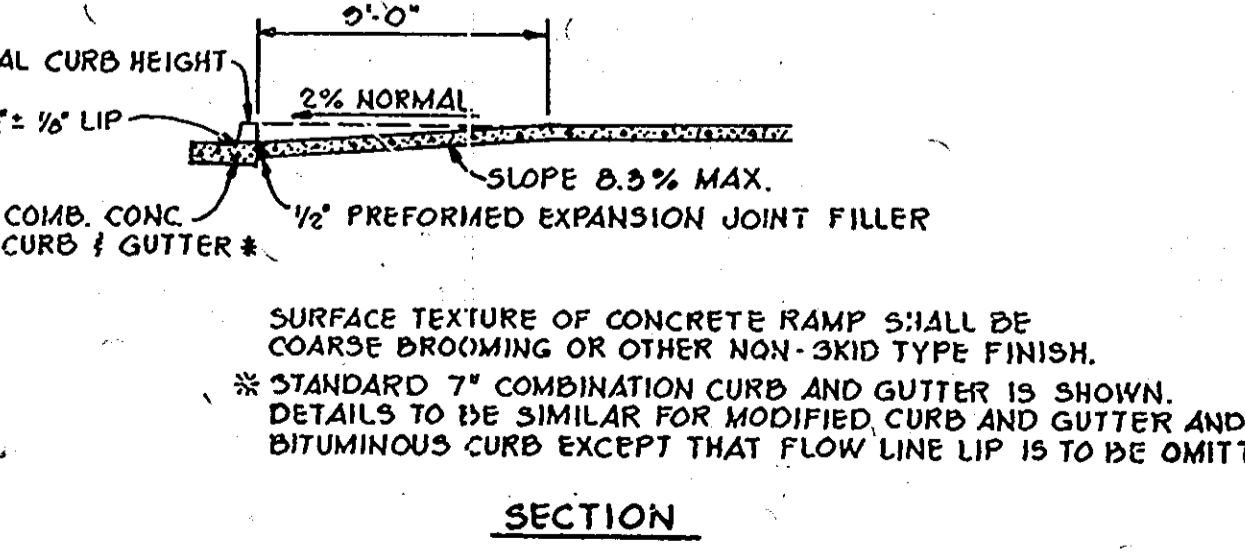
- Construction Specifications**
1. The stone shall be crushed stone. Gravel may be used if crushed stone is not available. The stone shall meet MSHA Size No. 2 or AASHTO designation M43 Size No. 2 or 24.
 2. The crest of the stone dike shall be at least six inches lower than the lowest elevation of the top of the earth dike and shall be level.
 3. The stone outlet structure shall be embedded into the soil a minimum of four inches.
 4. The minimum length, in feet, of the crest of the stone outlet structure shall be equal to six times the number of acres of contributing drainage area.
 5. The stone outlet structure shall be inspected after each rain, and the stone shall be replaced when the structure ceases to function as intended due to silt accumulation among the stone, washout, construction traffic damage, etc.



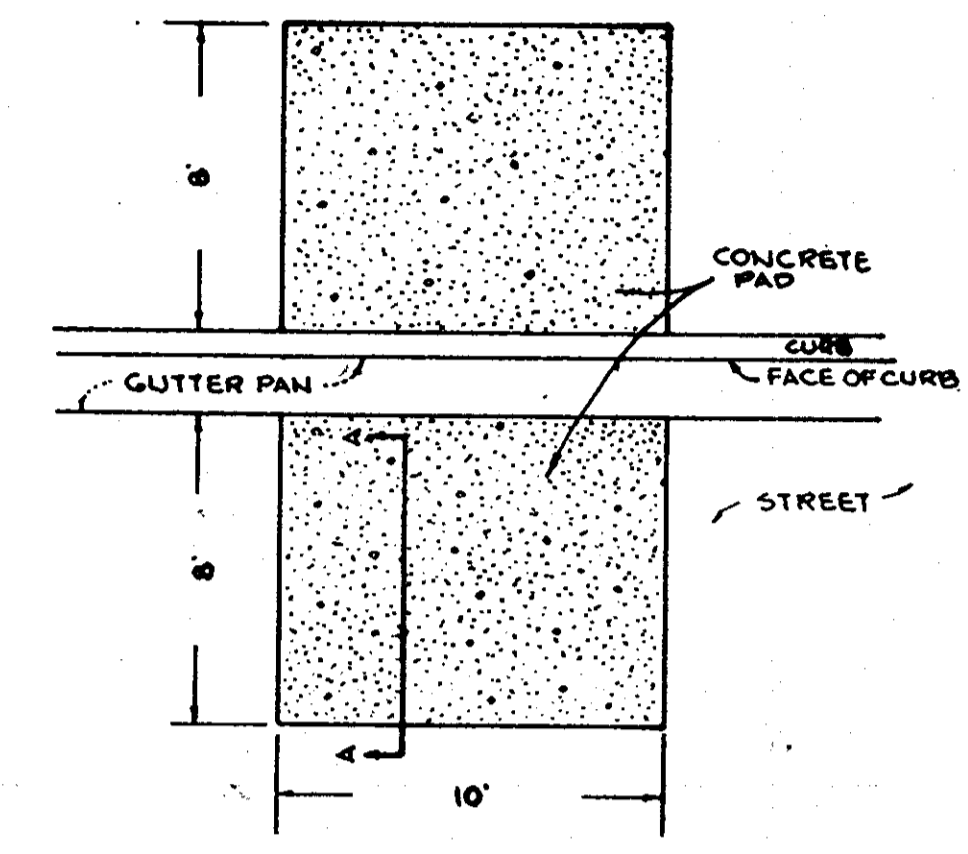
STONE FILTER @ E-1
NO SCALE



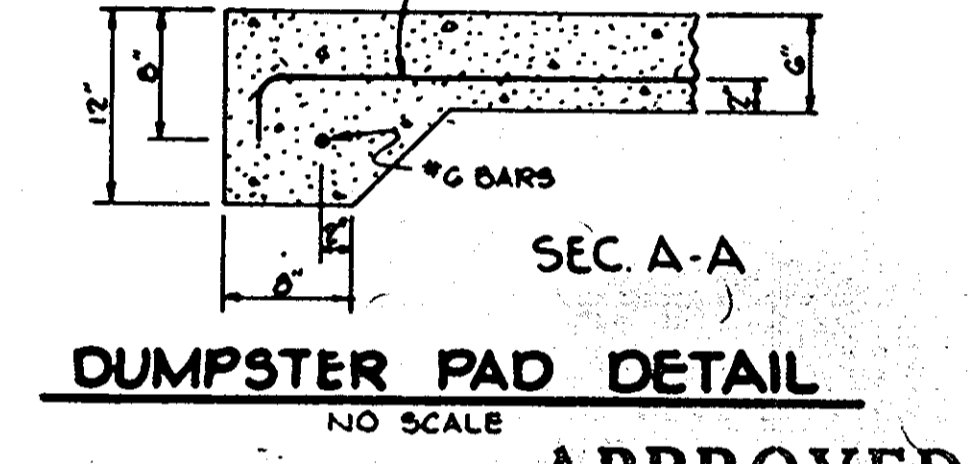
HANDICAP RAMP
No Scale



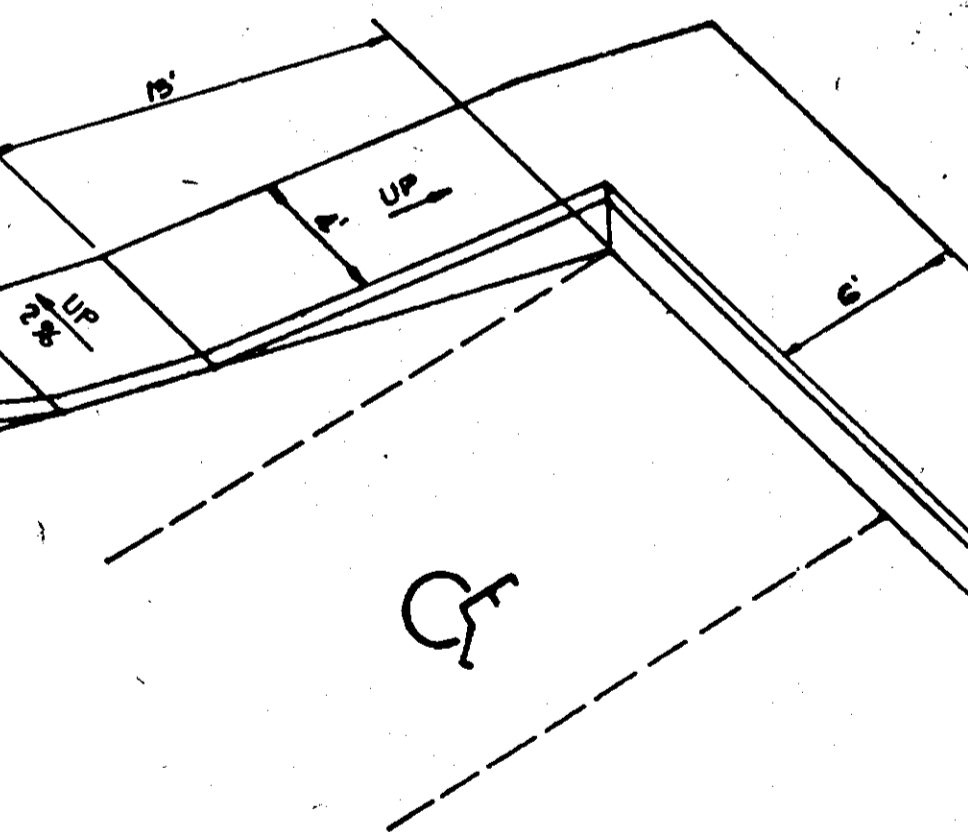
SIDEWALK RAMP
(FOR INTERSECTION WITH ONE SIDEWALK)
No Scale



DUMPSTER PAD DETAIL
NO SCALE



APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: 1-12-83



HANDICAP RAMP
No Scale

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 CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.
DEVELOPER: PATRICK MCDONALD 3-15-83
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.
ENGINEER: Nathan E. Mueggler 3-15-83
DATE

REVIEWED FOR: Howard County S.C.D.
AND MEETS TECHNICAL REQUIREMENTS
NAME: James M. Helm 3-23-83
DATE
U.S. SOIL CONSERVATION SERVICE
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
HOWARD S.C.D. 3-23-83
DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
DATE: 3-28-83
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
DATE: 3-28-83
PLANNING DIRECTOR
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DATE: 3-28-83
DIRECTOR
CHIEF, BUREAU OF ENGINEERING

DATE	NO.	REVISION

OWNER: COLUMBIA OAKS CORPORATION
2% OF SAUL REAL ESTATE INVESTMENT TRUST
8401 CONNECTICUT AVE
CHEVY CHASE, MARYLAND, 20815

DEVELOPER: THE K.M.S. GROUP
SUITE 1000
EQUITABLE BANK CENTER
COLUMBIA, MARYLAND 21044

PROJECT: VANTAGE POINT AT TOWN CENTER
AMENDED SITE PLAN,
FORMERLY 'WOODFORD' SOP-72-55c

AREA: TAX MAP NO. 30
COLUMBIA TOWN CENTER
SECTION 7, AREA 7, PARCELS A, G&I
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE: SEDIMENT CONTROL NOTES
DETAILS

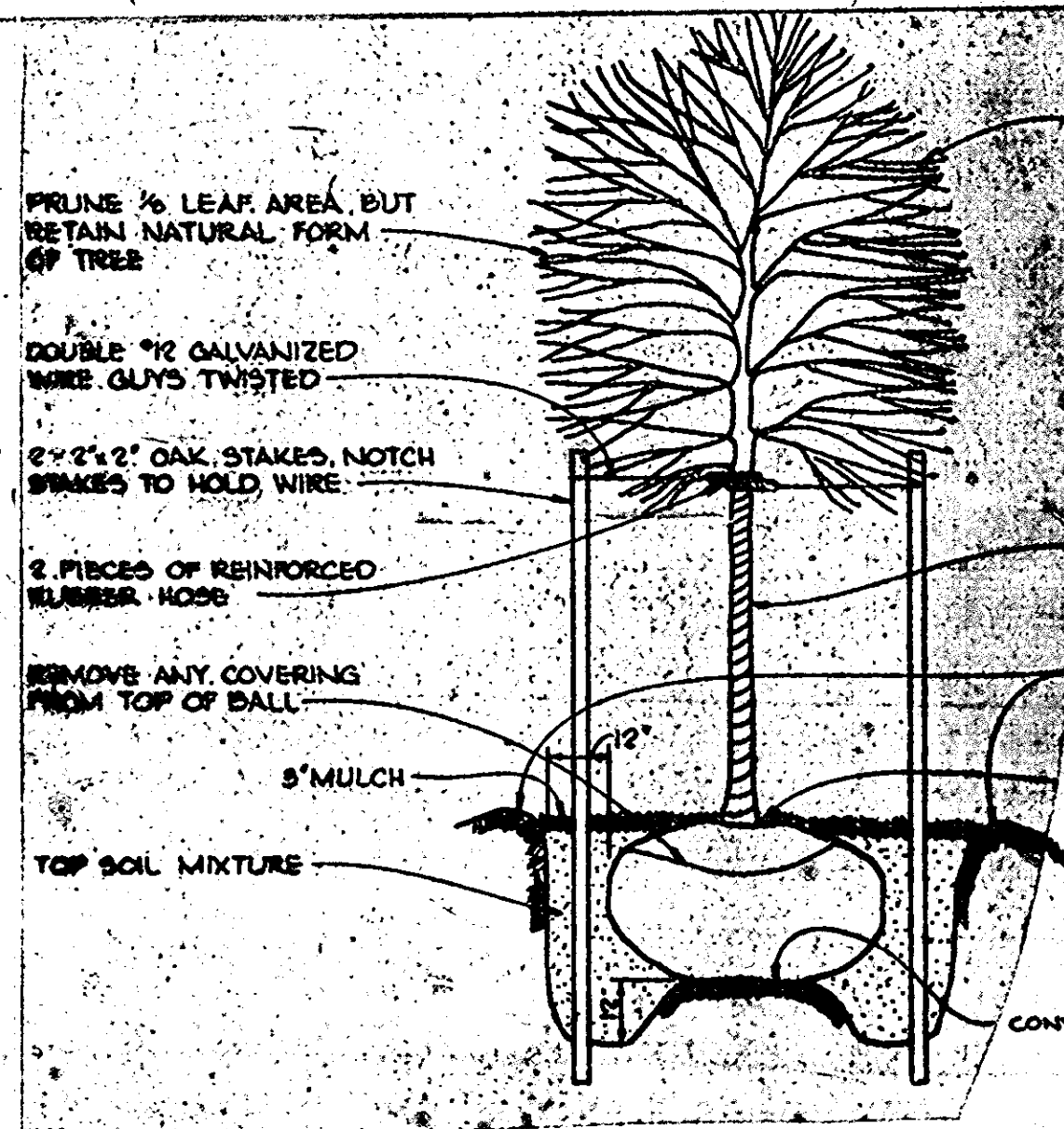
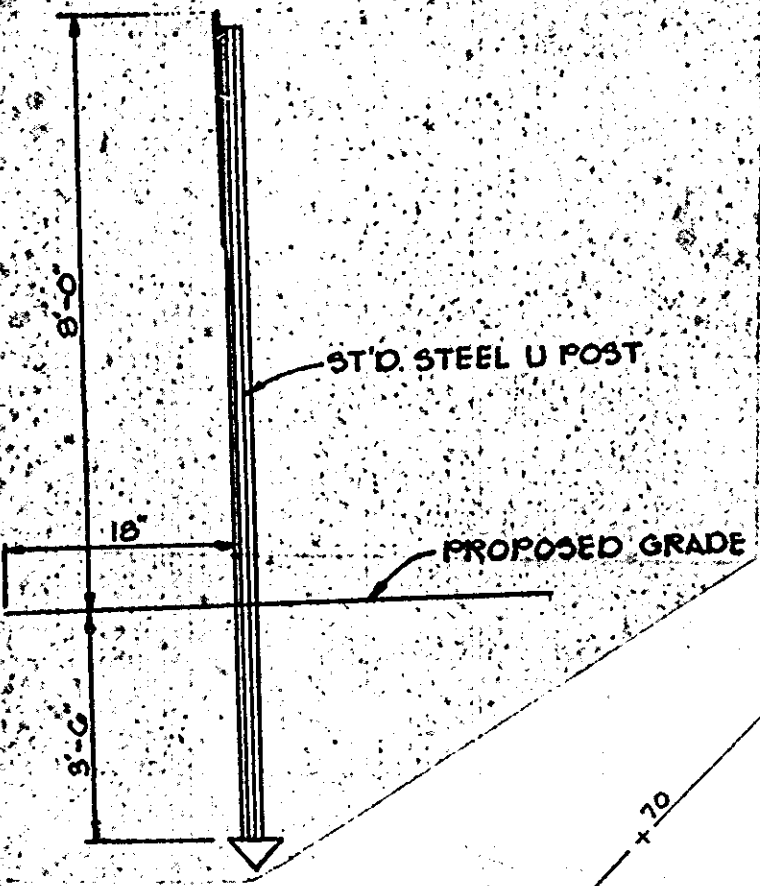
The Riemer Group, Inc.
8659 Baltimore National Pike
Ellicott City, Maryland 21043
(301) 461-2690
Land Planning, Design & Civil Engineering

DATE: 3-15-83
DESIGNED BY: V.L.S.
DRAWN BY: G.R.B.
PROJECT NO: 3882
DATE: 12-13-82
SCALE: AS SHOWN
DRAWING NO. 4 OF 5
PROFESSIONAL ENGR. NO. 108407



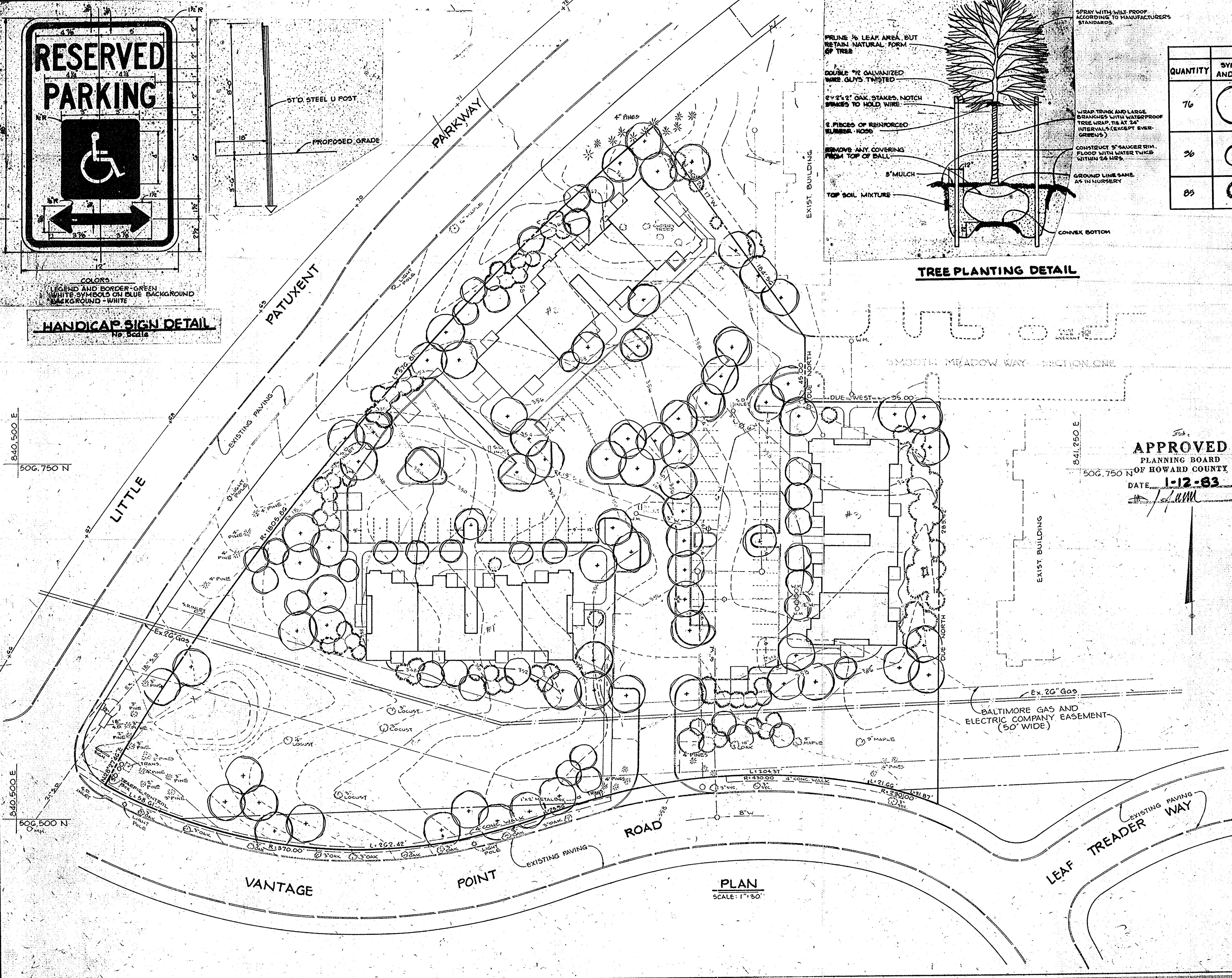
COLORS
 LEGEND AND BORDER - GREEN
 WHITE SYMBOLS ON BLUE BACKGROUND
 BACKGROUND - WHITE

HANDICAP SIGN DETAIL
 No. 80114



TREE PLANTING DETAIL

QUANTITY	SYMBOL AND KEY	PLANT NAME	SPECIFICATIONS		
			CAL.	ROOT	HEIGHT
76	AP PS	NEW SHADE TREES: ACER RUBRUM QUERCUS PELUSTRIIS QUERCUS BOREALIS PLATANUS ACERIFOLIA	2 1/2" - 3"	8 1/2"	12' - 14'
36	EP MP	NEW FLOWERING TREES: CRATAEGUS (WASHINGTON) MALUS (HOPE, JAPANESE, OTHER)	2" - 2 1/2"	8 1/2"	6' - 10'
85	PS	NEW EVERGREEN TREES: PINUS STROBUS	2" - 2 1/2"	8 1/2"	6' - 8'



APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE: 1-12-83

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

Joyce Bogen 3-28-83
 COUNTY HEALTH OFFICER DATE

APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING
Thomas Harris 3-28-83
 PLANNING DIRECTOR DATE

Shirley Murchison 3-28-83
 CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
John F. Nunn 3-25-83
 DIRECTOR DATE

William S. Reed 3-24-83
 CHIEF, BUREAU OF ENGINEERING DATE

DATE NO REVISION

OWNER: COLUMBIA OAKS CORPORATION
 1/2 B.F. SAUL REAL ESTATE INVESTMENT TRUST
 8401 CONNECTICUT AVE.
 CHEVY CHASE, MARYLAND 20815

DEVELOPER: THE K.M.S. GROUP
 SUITE 1000
 EQUITABLE BANK CENTER
 COLUMBIA, MARYLAND 21044

PROJECT: VANTAGE POINT AT TOWN CENTER
 AMENDED SITE PLAN
 FORMERLY "WOODFORD" SDP 72-55c

AREA: TAX MAP NO. 30
 COLUMBIA TOWN CENTER
 SECTION 7, AREA 7-PARCELS A, G, I
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE: PLANTING PLAN

The Riemer Group, Inc.
 6634 Baltimore National Pike
 Ellicott City, Maryland 21043
 (301) 461-2690
 Land Planning Design & Civil Engineering

3-7-85 DATE

DESIGNED BY: V.L.S. I
 DRAWN BY: R.J.W.
 PROJECT NO: 3882
 DATE: 12-13-82
 SCALE: AS SHOWN
 DRAWING NO. 5 OF 5

STATE OF MARYLAND
 MICHAEL B. HEALEY
 GOVERNOR

SDP 83-172