

SHEET INDEX

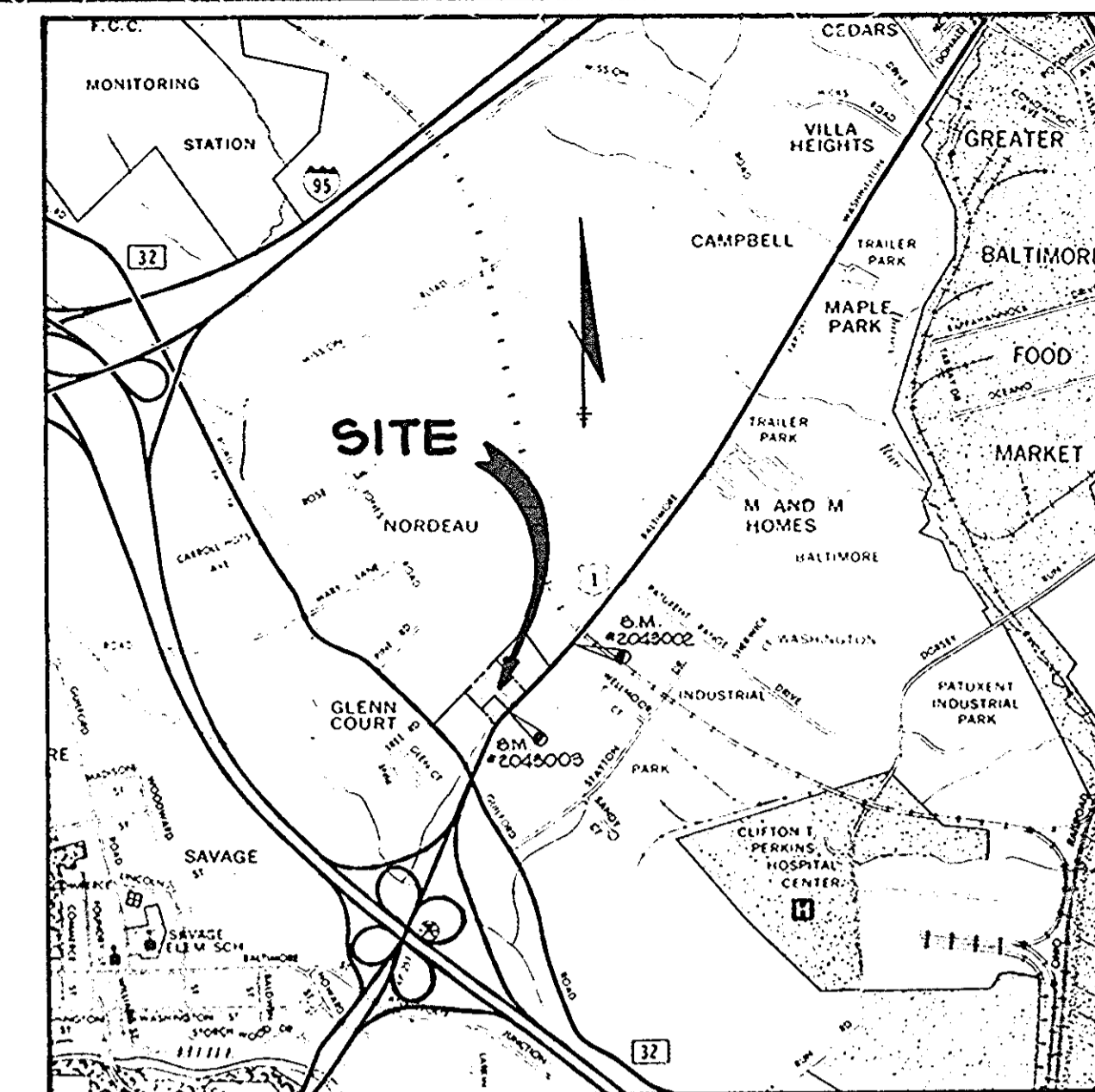
NO.	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN
3	STORM DRAIN PROFILES
4	STORM WATER MANAGEMENT FACILITY DETAILS
5	DETAILS
6	DRAINAGE AREA MAP AND DETAILS
7	SEDIMENT CONTROL PLAN AND DETAILS
8	PLANTING PLAN

SITE DEVELOPMENT PLAN

COLUMBIA JUNCTION

6TH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

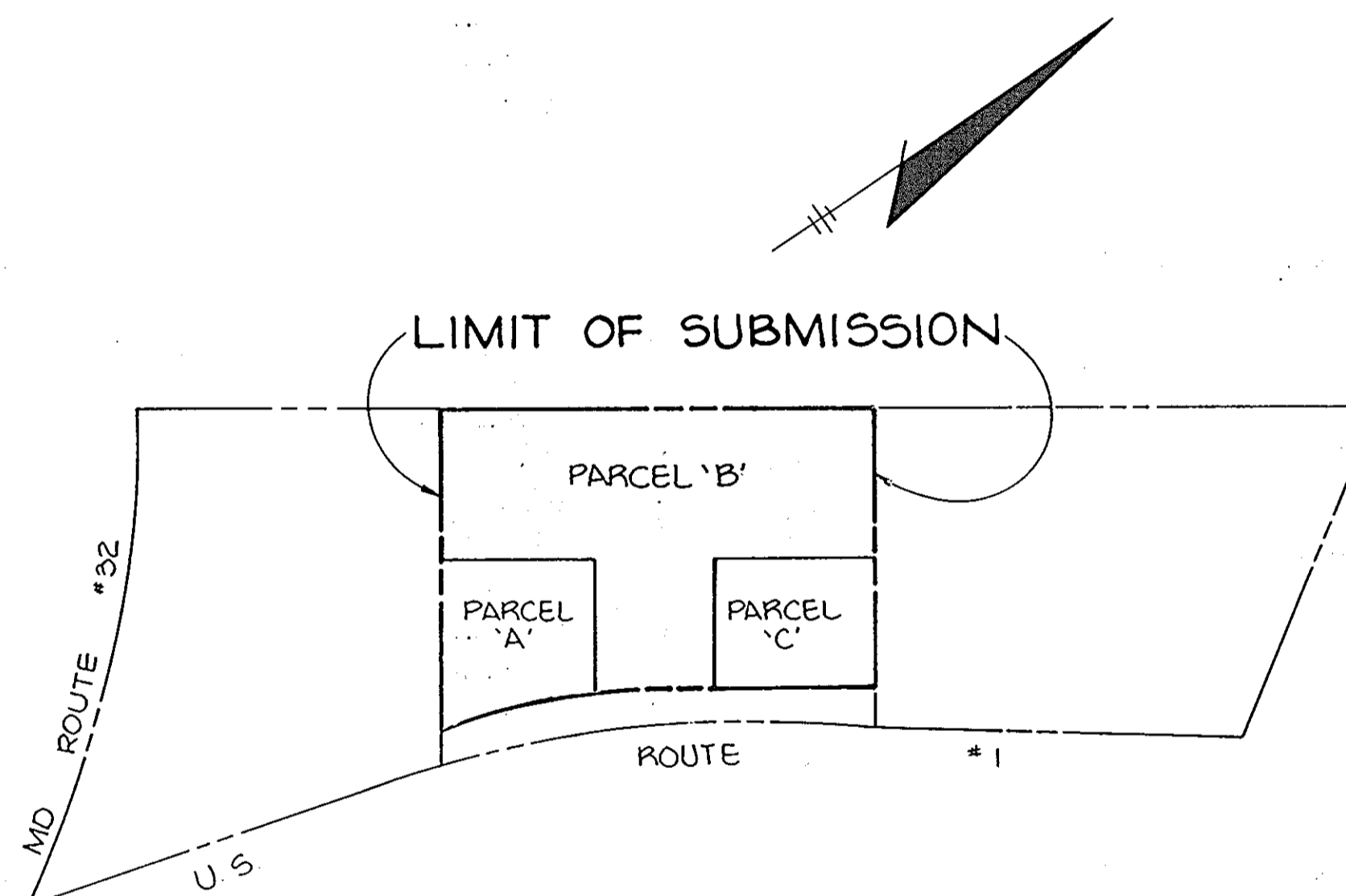
- ALL WATER LINES SHALL BE CONSTRUCTED A MINIMUM OF 42" COVER BELOW FINISHED GRADE.
- CORRUGATED STEEL PIPE SECTIONS WILL BE JOINED WITH A SINGLE OR TWO PIECE CORRUGATED BAND WITH A WATERTIGHT NEOPRENE GASKET. DIMPLE BAND CONNECTORS WILL NOT BE PERMITTED.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH 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, I-6 TO S.H.A. STANDARDS.
- ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS.
- THE CONTRACTOR SHALL PROVIDE A JOINT IN ALL SEWER MAINS WITH 2'-0" OF EXTERIOR MANHOLE WALLS.
- PROFILE STATIONS SHALL BE ADJUSTED AS NECESSARY TO CONFORM TO PLAN DIMENSIONS.
- NO PIPE SHALL BE LAID UNTIL LINES OF EXCAVATION HAVE BEEN BROUGHT TO SUBGRADE.
- TOPO TAKEN FROM FIELD RUN SURVEY BY SHANABERGER AND LANE DATED JANUARY, 1986.
- FOR ROADWAY IMPROVEMENTS SEE #86-132
- ALL CONSTRUCTION WITHIN ROUTE 1 RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH MARYLAND S.H.A. STANDARDS AND SPECIFICATIONS
- PARKING WITHIN ROUTE 1 RIGHT-OF-WAY IS PROHIBITED PARKING FOR CONSTRUCTION PERSONNEL PROVIDED ON SITE
- THIS PLAN IS SUBJECT TO BOARD OF APPEALS VARIANCE PETITION NO. BA 95-45V HEARD AND APPROVED BY THE PLANNING BOARD ON 10/16/95 AND BY THE BOARD OF APPEALS 11/16/95 REDUCING THE 30' STRUCTURE AND USE SETBACK TO 10' FOR THE PURPOSE OF INSTALLING ADDITIONAL PARKING.

SITE DATA

EXISTING ZONING	B-2
TOTAL AREA OF SITE	132,921.39 s.f. (3.05 AC)
NUMBER OF LOTS	1
LANDSCAPED AREA	28,572 s.f. (21.5%)
PARKING	
REQUIRED (1/200 s.f. RETAIL = 105,	
3/1000 s.f. OFFICE = 69)	174
PROVIDED	115
DISTURBED AREA	132,921.39 s.f.
AREA TO BE RESEEDED	21,972 s.f.
WALL-TO-WALL AREA	
21,000 s.f. RETAIL @ 1/200 s.f.	
23,000 s.f. OFFICE @ 3/1000 s.f.	
(MAXIMUM NO. OF OFFICE EMPLOYEES = 90)	
TOTAL AREA OF PARKING LOT	99,650 s.f.
LANDSCAPED ISLANDS	8857 s.f. (9.5%)
BUILDING COVERAGE	23100 s.f. (17.4%)
HANDICAP PARKING SPACES REQUIRED	5 (FOR 101 TO 150 SPACES)
HANDICAP PARKING SPACES PROVIDED	6



LOCATION PLAN
SCALE: 1" = 200'

BENCH MARKS

- H.C. B.M. #2043002 R ELEV. 293.831
CONCRETE MONUMENT SET FLUSH WITH
GROUND 1.2' FROM 4" LOCUST TREE
- H.C. B.M. #2043003 R ELEV. 251.171
R.B. 0.3' BELOW SURFACE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.	
<i>Joyce M. Bogdus</i>	4-13-87
COUNTY HEALTH OFFICER	DATE
APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.	
<i>J. Ronald Hamrick</i>	4-15-87
PLANNING DIRECTOR	DATE
<i>John W. Muschman</i>	4-14-87
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	
<i>John F. Nemmy</i>	4-10-87
DIRECTOR	DATE
<i>William E. Ryan</i>	4-1-87
CHIEF, BUREAU OF ENGINEERING	DATE
NO.	REVISION
1	REVISE PARKING TABULATION AND ADD NOTE 16.
2	

APPROVED
DIVISION OF LAND DEVELOPMENT &
ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE **7-3-86**
J. Hamrick

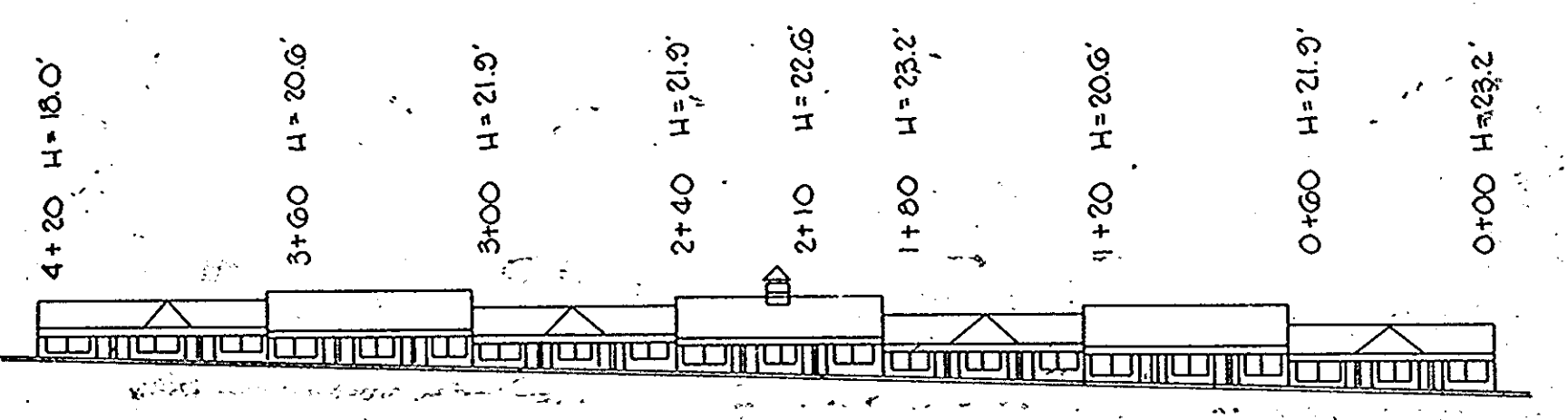
TRACY, SCHULTE & ASSOCIATES INC.
planning • architecture • engineering

8450 Baltimore National Pike • Suite 34 • Ellicott City, Maryland 21043 • Tel: 410-451-1111

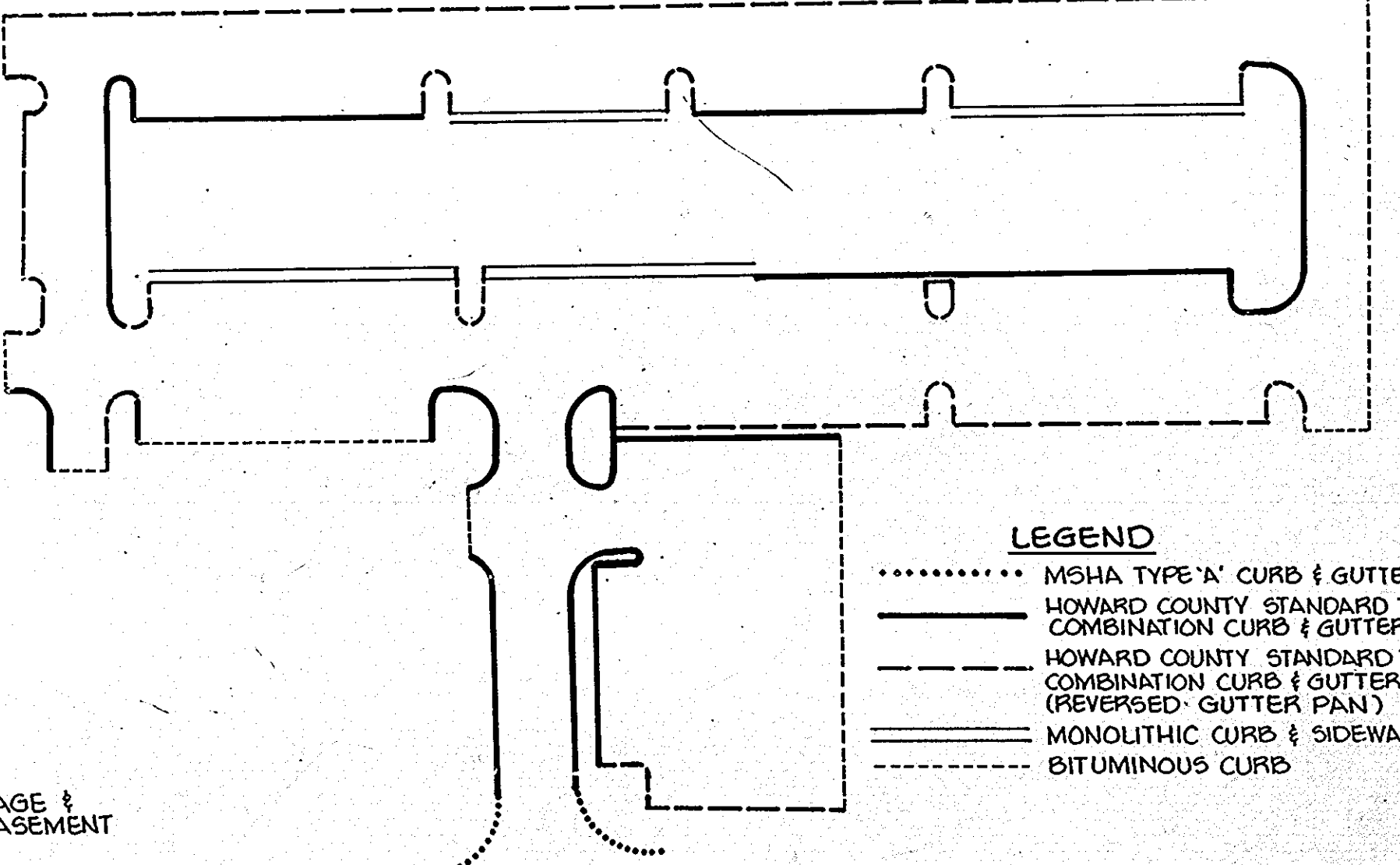
Tracy Schulte

ADDRESS CHART					
PARCEL	STREET ADDRESS				
B	8450 WASHINGTON BOULEVARD				
SUBDIVISION NAME					
COLUMBIA JUNCTION					
PLAT # OR L.P.	BLOCK #	ZONE	TAX/ZONE MAP	ELECT. DIST.	CENSUS TR.
7042	1	B-2	48	6	6064
WATER CODE		SEWER CODE			
B 03		4250000			

OWNER	PROJECT
501 LIMITED PARTNERSHIP 8450 BALTIMORE NATIONAL PIKE ELLICOTT CITY, MARYLAND 21043	COLUMBIA JUNCTION SECTION 1, AREA 1 PARCEL 'B'
DEVELOPER	LOCATION
SECURITY DEVELOPMENT CORP 8450 BALTIMORE NATIONAL PIKE ELLICOTT CITY, MARYLAND 21043	TAX MAP NO. 48 PARCEL 548 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE	TITLE SHEET
DATE MARCH, 1986	PROJECT NO 8430 SDP
DES. RJW	SCALE AS SHOWN
DRN. KMN	DRAWING 1 OF 8



WEST BUILDING ELEVATION
NO SCALE



- LEGEND**
- MSHA TYPE 'A' CURB & GUTTER
 - HOWARD COUNTY STANDARD 7" COMBINATION CURB & GUTTER
 - - - - HOWARD COUNTY STANDARD 7" COMBINATION CURB & GUTTER (REVERSED GUTTER PAN)
 - ===== MONOLITHIC CURB & SIDEWALK
 - BITUMINOUS CURB

SCHEMATIC CURB PLAN
SCALE: 1"=60'

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.	
<i>Josua K. Tracy</i> COUNTY HEALTH OFFICER	4-13-87 DATE
APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.	
<i>Thomas G. Harris</i> PLANNING DIRECTOR	4-15-87 DATE
APPROVED: DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION	
<i>John W. McCubbin</i> CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION	4-14-87 DATE
APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.	
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.	
<i>David F. Nunn</i> DIRECTOR	4-10-87 DATE
APPROVED: CHIEF, BUREAU OF ENGINEERING	
<i>Josua K. Tracy</i>	4-9-87 DATE
2 10/20/89 ADD PARKING STALLS ALONG N. SIDE OF SITE AND RETAINING WALL AND DETAIL	
Δ 7/28/88 ADJUSTED W/S CONNECTIONS.	
NO DATE	REVISION

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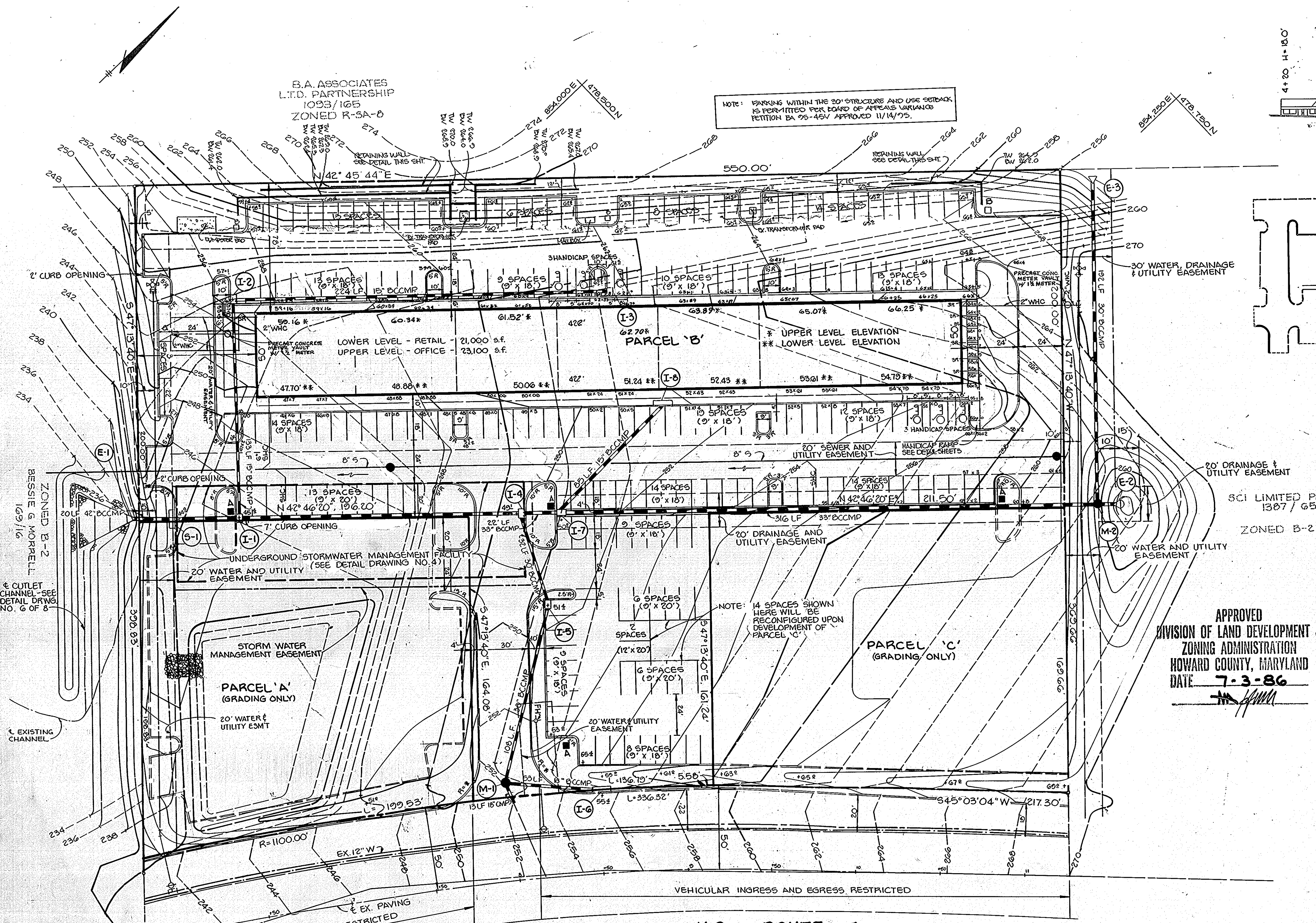


Josua K. Tracy

OWNER SCI LIMITED PARTNERSHIP 8450 BALTIMORE NAT'L PIKE ELLICOTT CITY, MD 21043	PROJECT COLUMBIA JUNCTION SECTION 1, AREA 1 PARCEL 'B' LOCATION TAX MAP NO. 48 PARCEL 548 6 th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DEVELOPER SECURITY DEVELOPMENT CORP 8450 BALTIMORE NAT'L PIKE ELLICOTT CITY, MD 21043	TITLE SITE DEVELOPMENT PLAN
DATE MARCH, 1986 PROJECT NO 8430 SDP	
DES. R.J.W. DRN. J.L.B./K.M.N. SCALE 1"=30' DRAWING 2 OF 8	

SDP-86-218

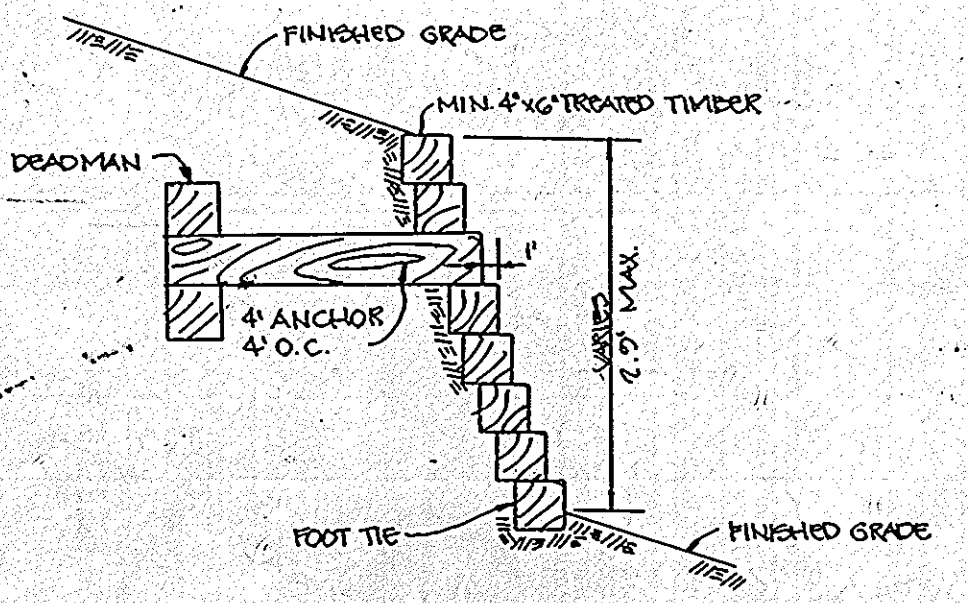
NOTE: PARKING WITHIN THE 30' STRUCTURE AND USE SETBACK IS PERMITTED FOR BOARD OF APPEALS VARIATION PETITION BA 95-45V APPROVED 11/14/95.



APPROVED
DIVISION OF LAND DEVELOPMENT &
ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 7-3-86

U.S. ROUTE 1

WASHINGTON BOULEVARD



TIMBER RETAINING WALL
NO SCALE

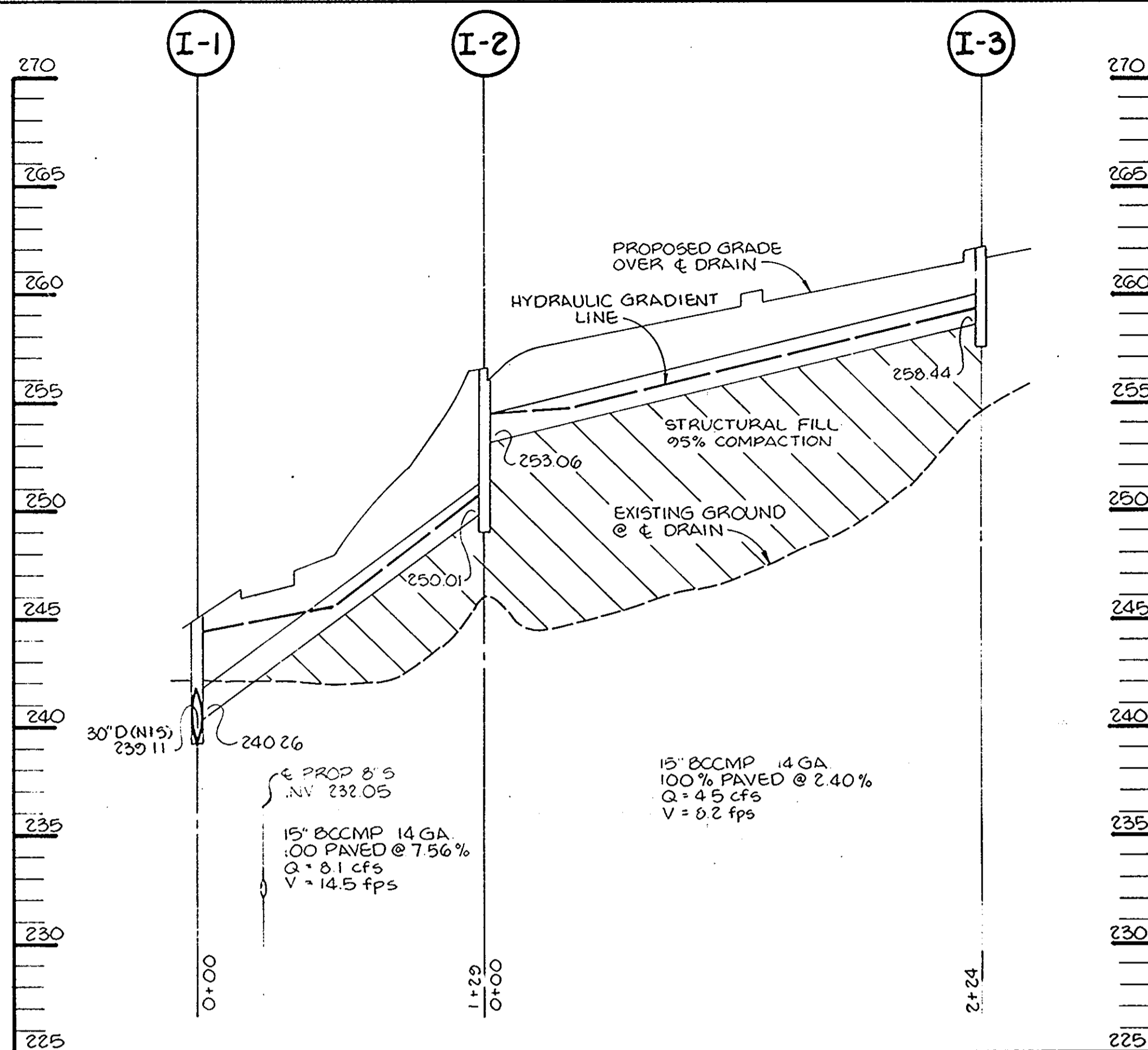
PARKING AREA LIGHTING FIXTURES

- TYPE 'A': 4-250 W LUCALUX FIXTURES ON 20' SPUN ALUMINUM POLES.
- TYPE 'B': 2-250 W LUCALUX FIXTURES ON 20' SPUN ALUMINUM POLES.

OTHER EXTERIOR LIGHTING WILL CONSIST OF BUILDING MOUNTED FIXTURES FOR RETAIL UNIT ILLUMINATION.

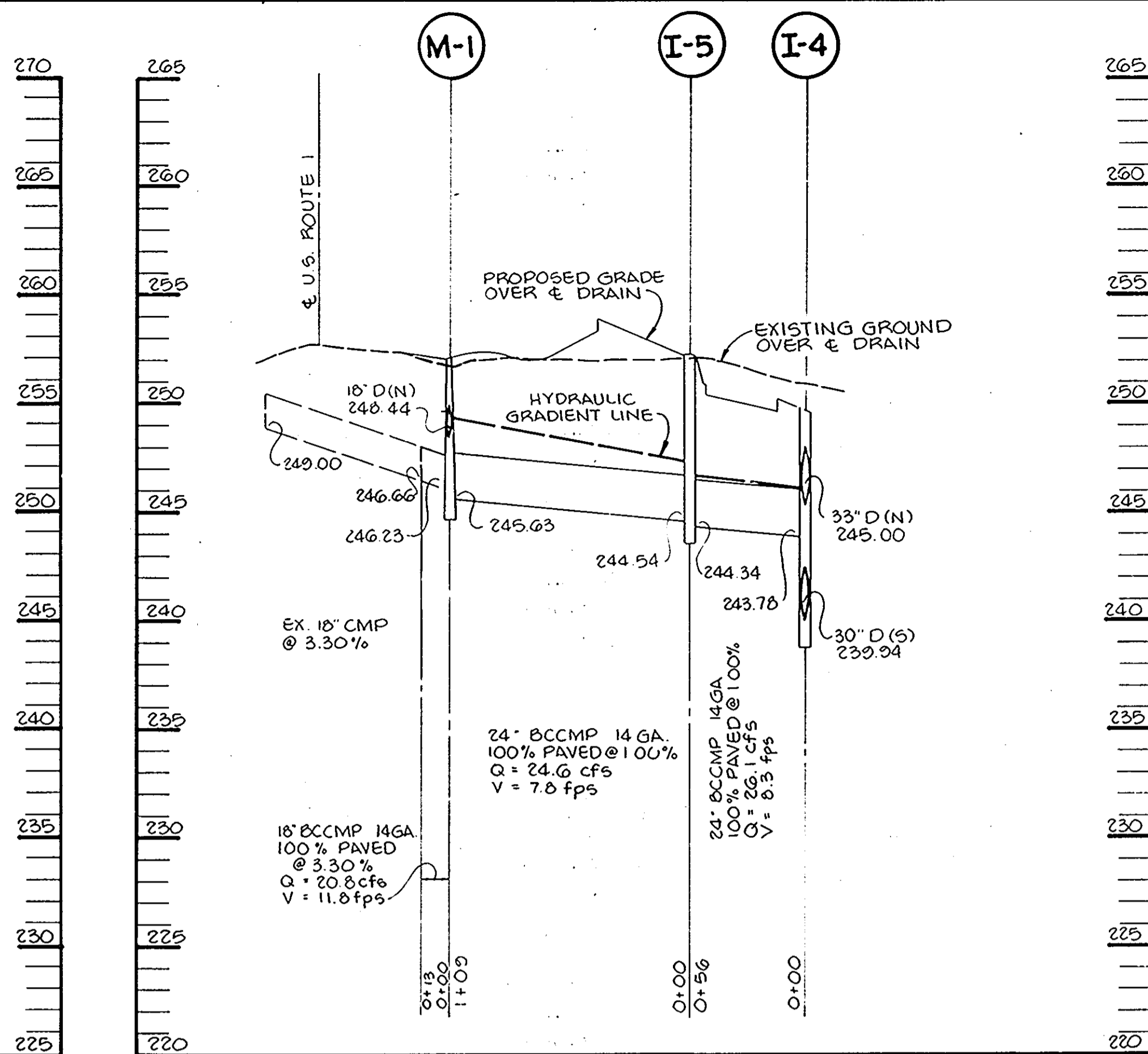
EXTERIOR LIGHTING SHALL BE REFLECTED/DIRECTED AWAY FROM ADJACENT RESIDENTIALLY ZONED PROPERTIES AND PUBLIC RIGHTS-OF-WAY.

NOTE: * INDICATES 3-CENTERED CURVE EQUIVALENT TO A SIMPLE 50' RADIUS SEE DETAIL DRAWING NO. 5.



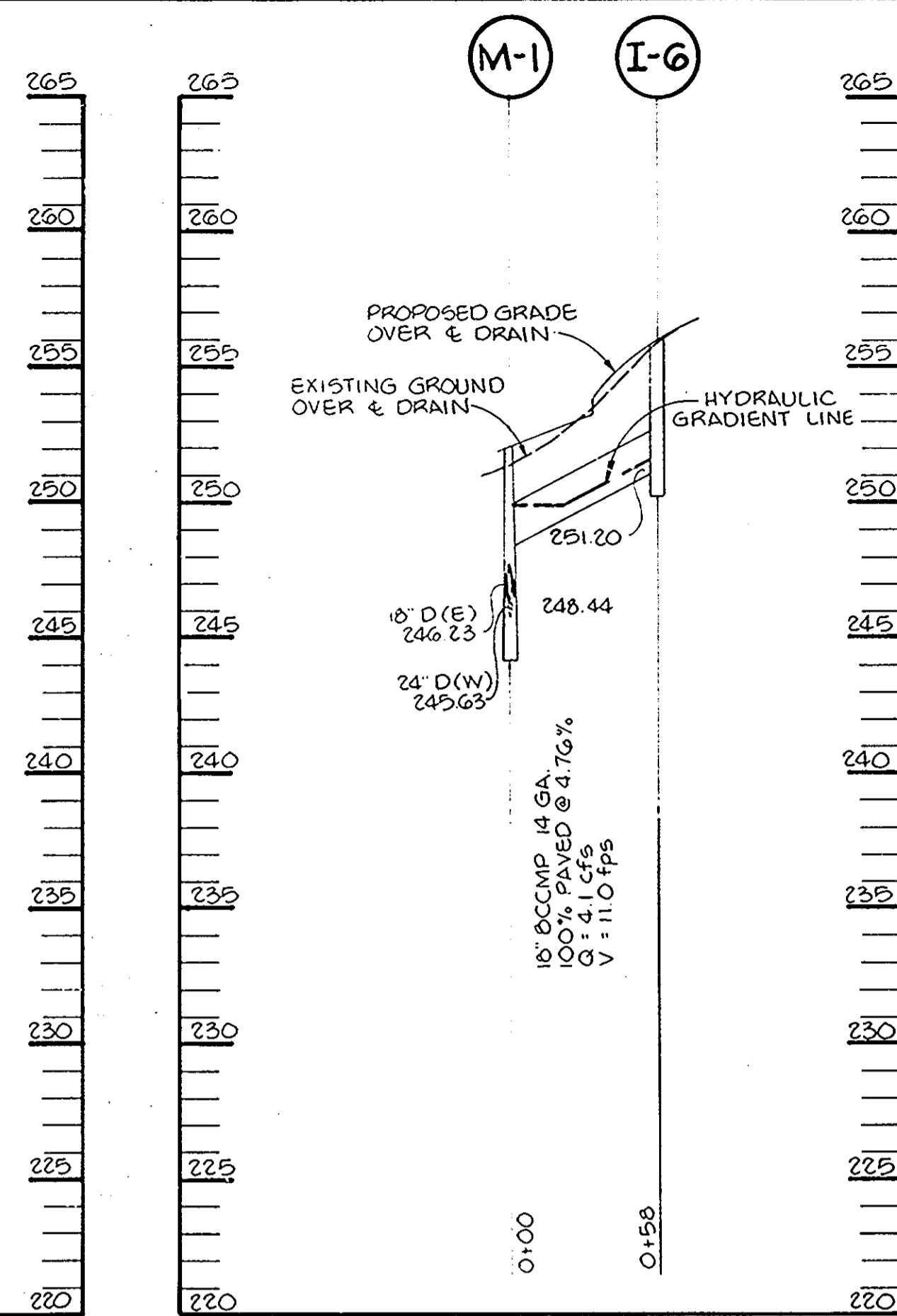
PROFILE

SCALE: HORIZ. 1"=50'
VERT. 1"=5'



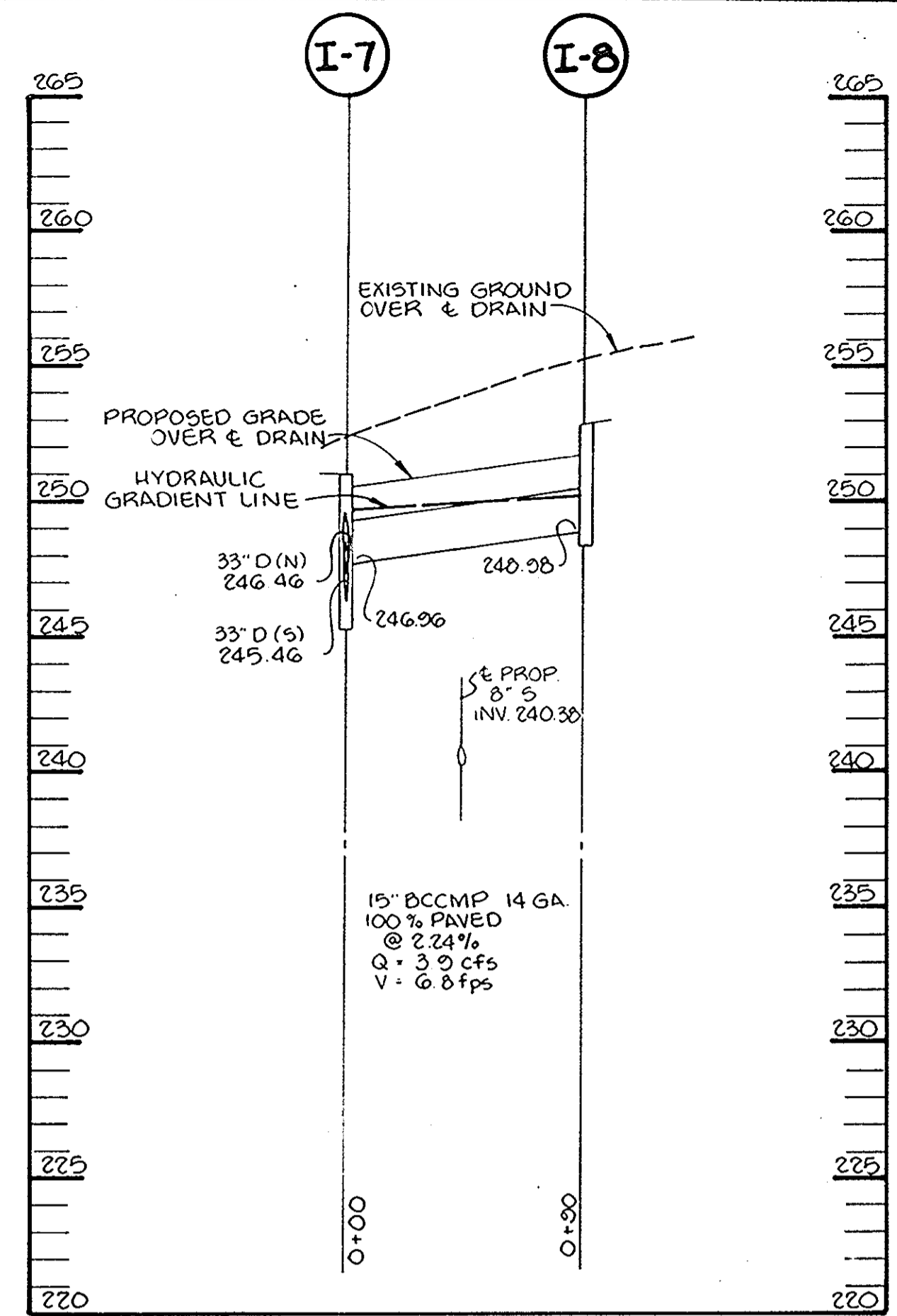
PROFILE

SCALE: HORIZ. 1"=50'
VERT. 1"=5'



PROFILE

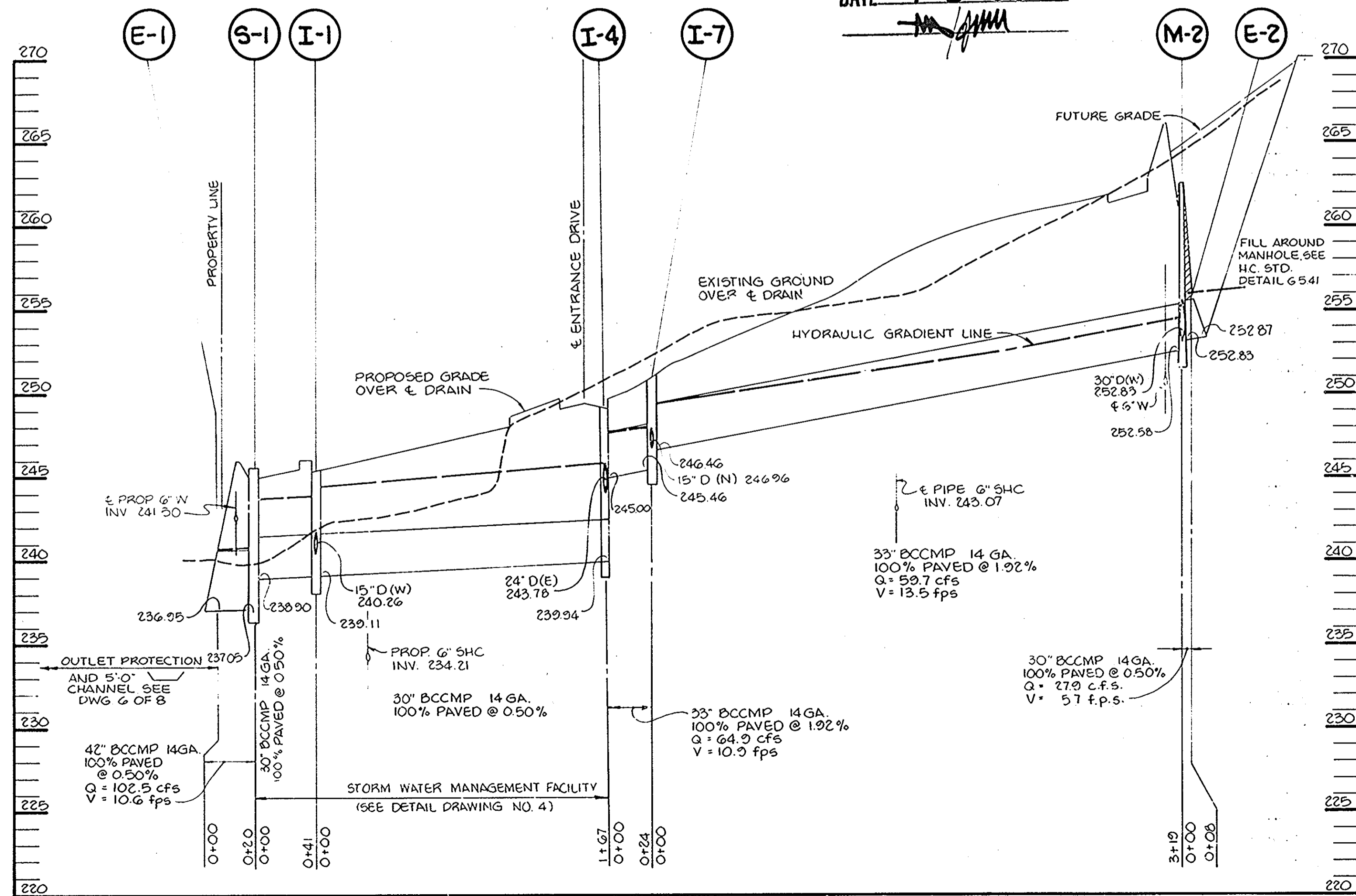
SCALE: HORIZ. 1"=50'
VERT. 1"=5'



PROFILE

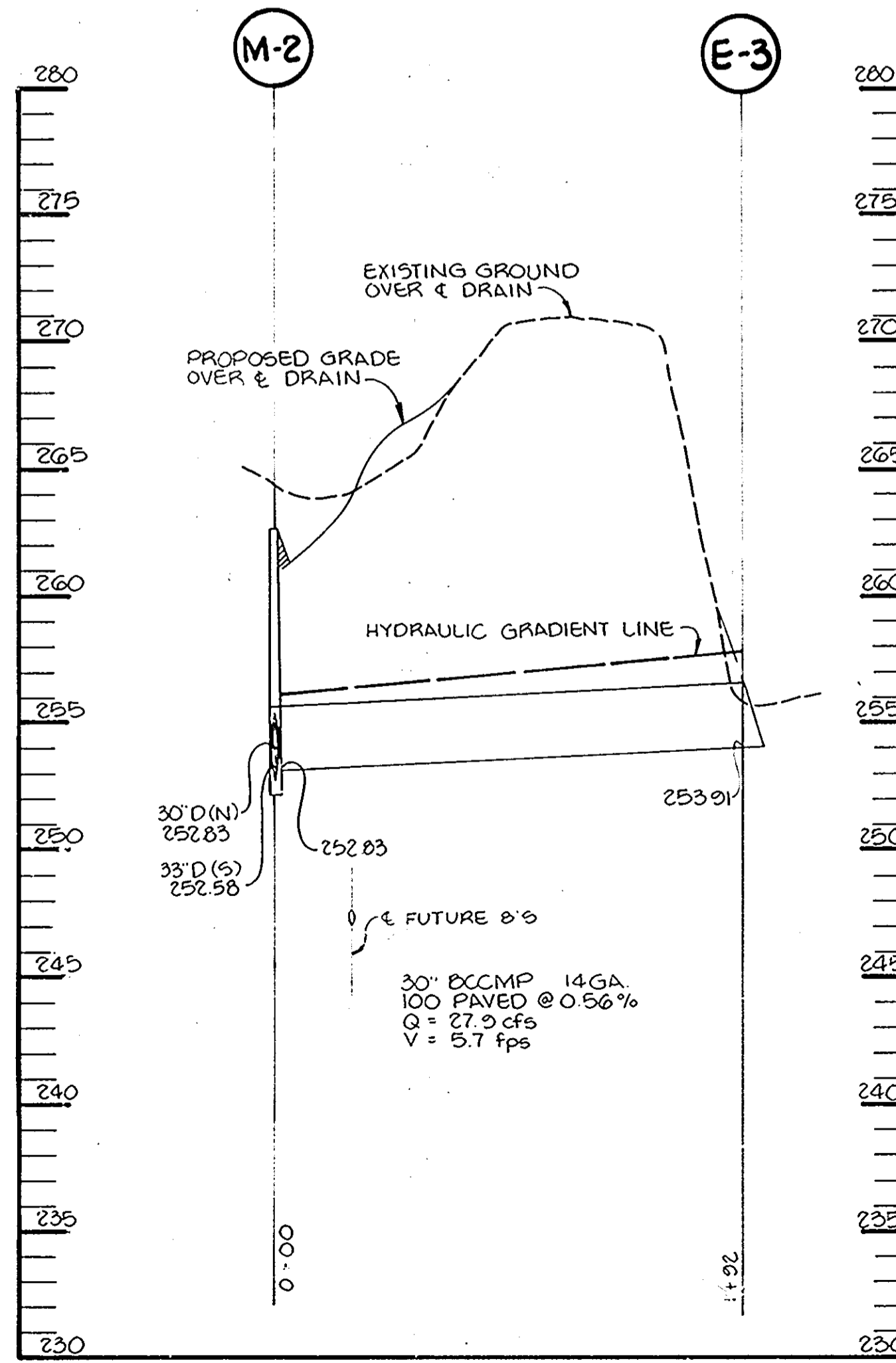
SCALE: HORIZ. 1"=50'
VERT. 1"=5'

APPROVED
DIVISION OF LAND DEVELOPMENT &
ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE **7-3-86**



PROFILE

SCALE: HORIZ. 1"=50'
VERT. 1"=5'



PROFILE

SCALE: HORIZ. 1"=50'
VERT. 1"=5'

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

Jay B. L...
COUNTY HEALTH OFFICER

4-13-87
DATE

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

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

George F. N...
DIRECTOR

4-10-87
DATE

William E. R...
CHIEF, BUREAU OF ENGINEERING

4-2-87
DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

Thomas L. Harris
PLANNING DIRECTOR

4-15-87
DATE

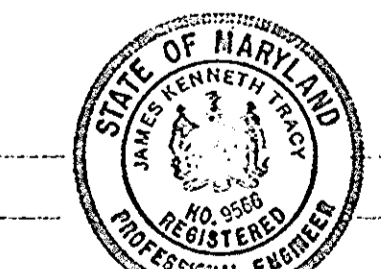
John W. M...
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION

4-14-87
DATE

NO. DATE REVISION

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James K. Staley

OWNER
SCI LIMITED PARTNERSHIP
8450 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21043

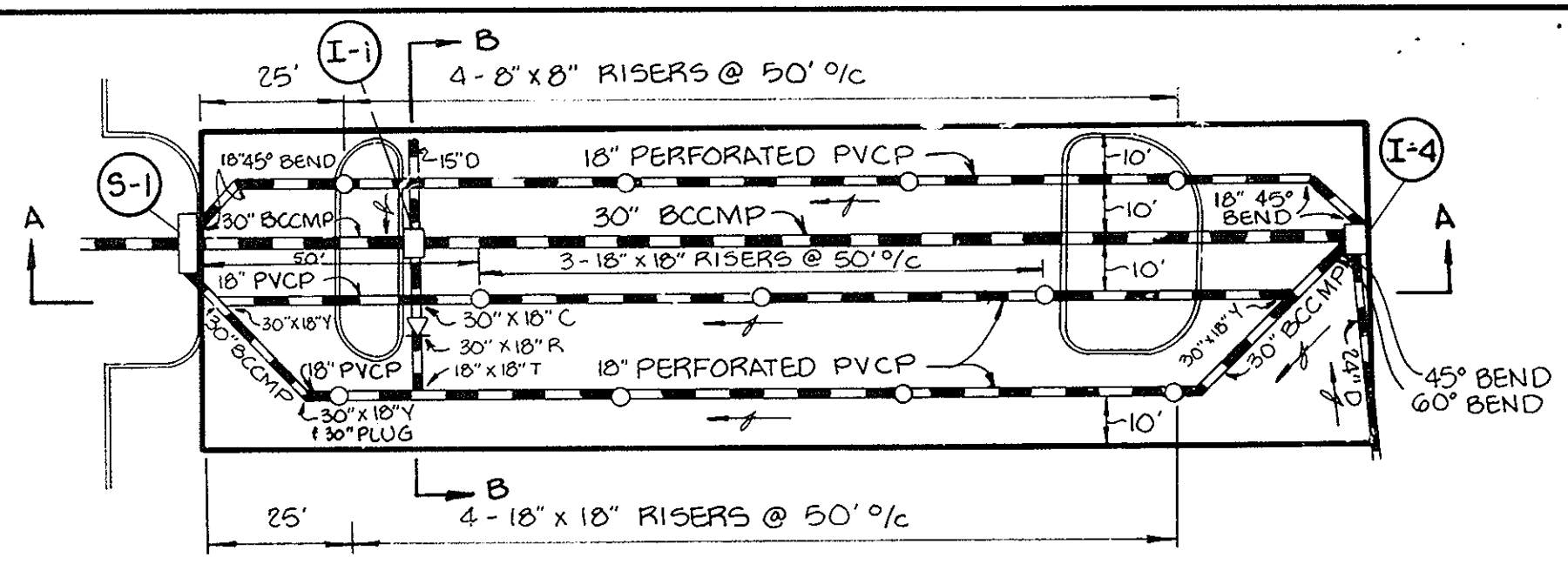
PROJECT
COLUMBIA JUNCTION
SECTION 1, AREA 1 PARCEL 'B'

DEVELOPER
SECURITY DEVELOPMENT CORP.
8450 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21043

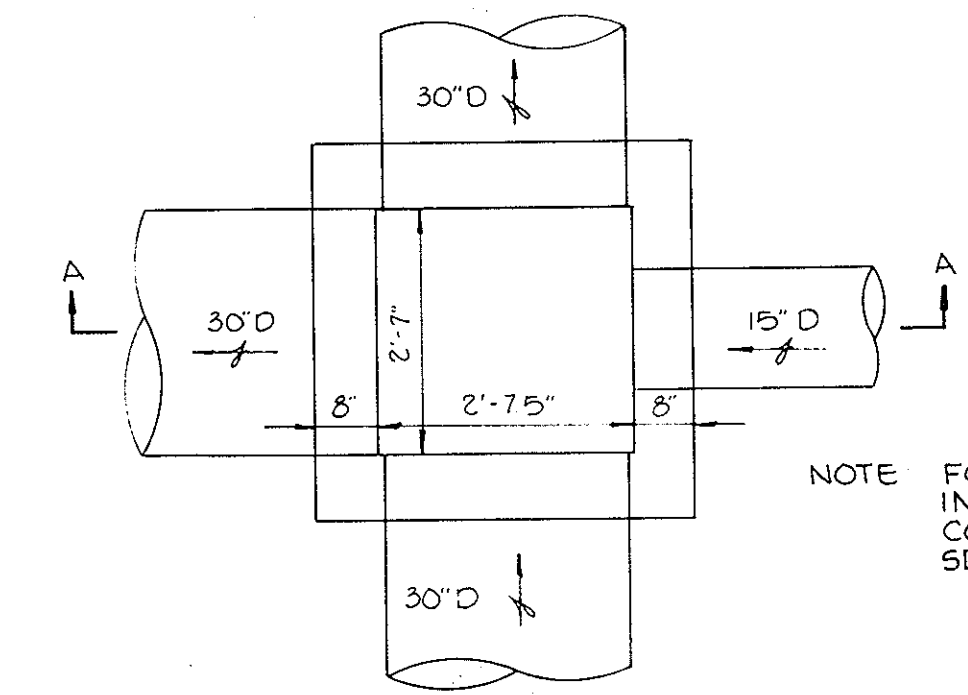
LOCATION TAX MAP NO. 48
PARCEL NO. 548
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

DES. R.J.W. DRN. K.M.N.

TITLE
STORM DRAIN PROFILES
DATE MARCH 1986 PROJECT NO. 8430 SDP
SCALE HORIZ. 1"=50' VERT. 1"=5' DRAWING 3 OF 8

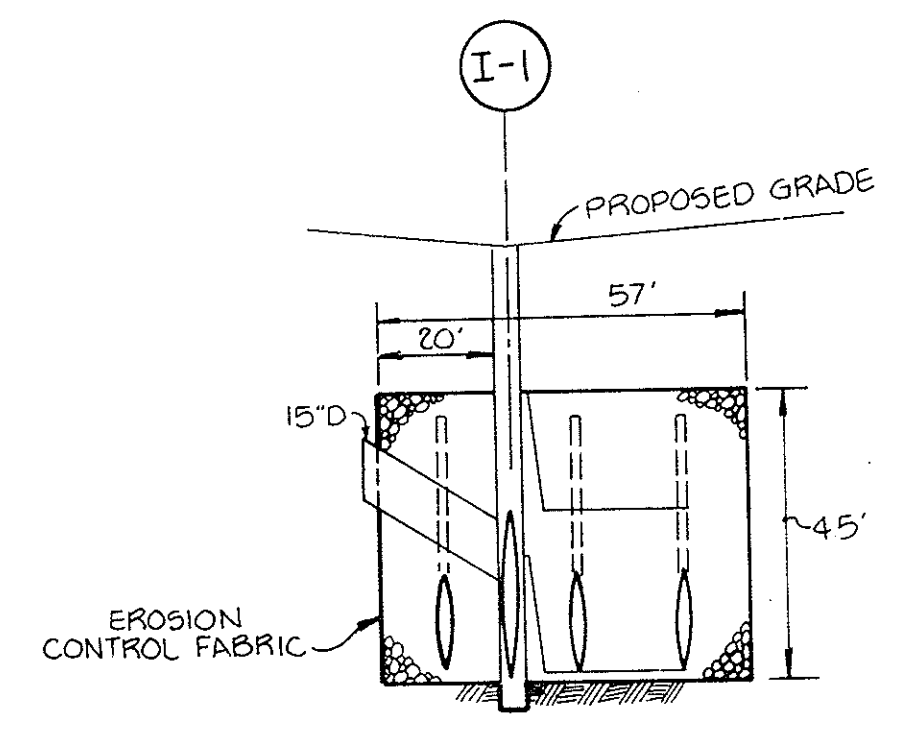


PLAN
SCALE: 1" = 30'

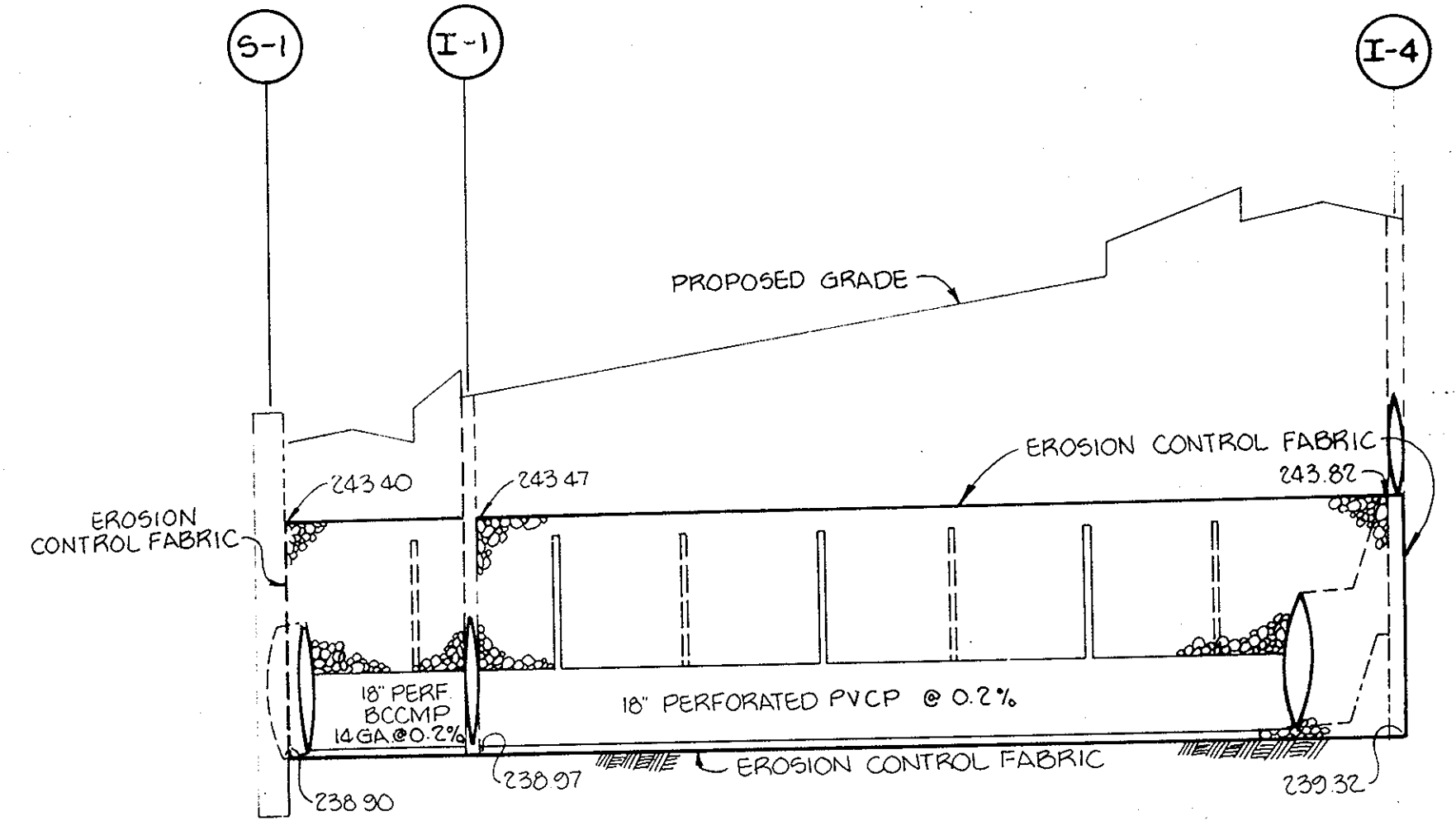


NOTE FOR ADDITIONAL DETAIL INFORMATION SEE HOWARD COUNTY STANDARD DETAIL SD-4.22 "TYPE 'S' INLET".

PLAN
(GRATE REMOVED)

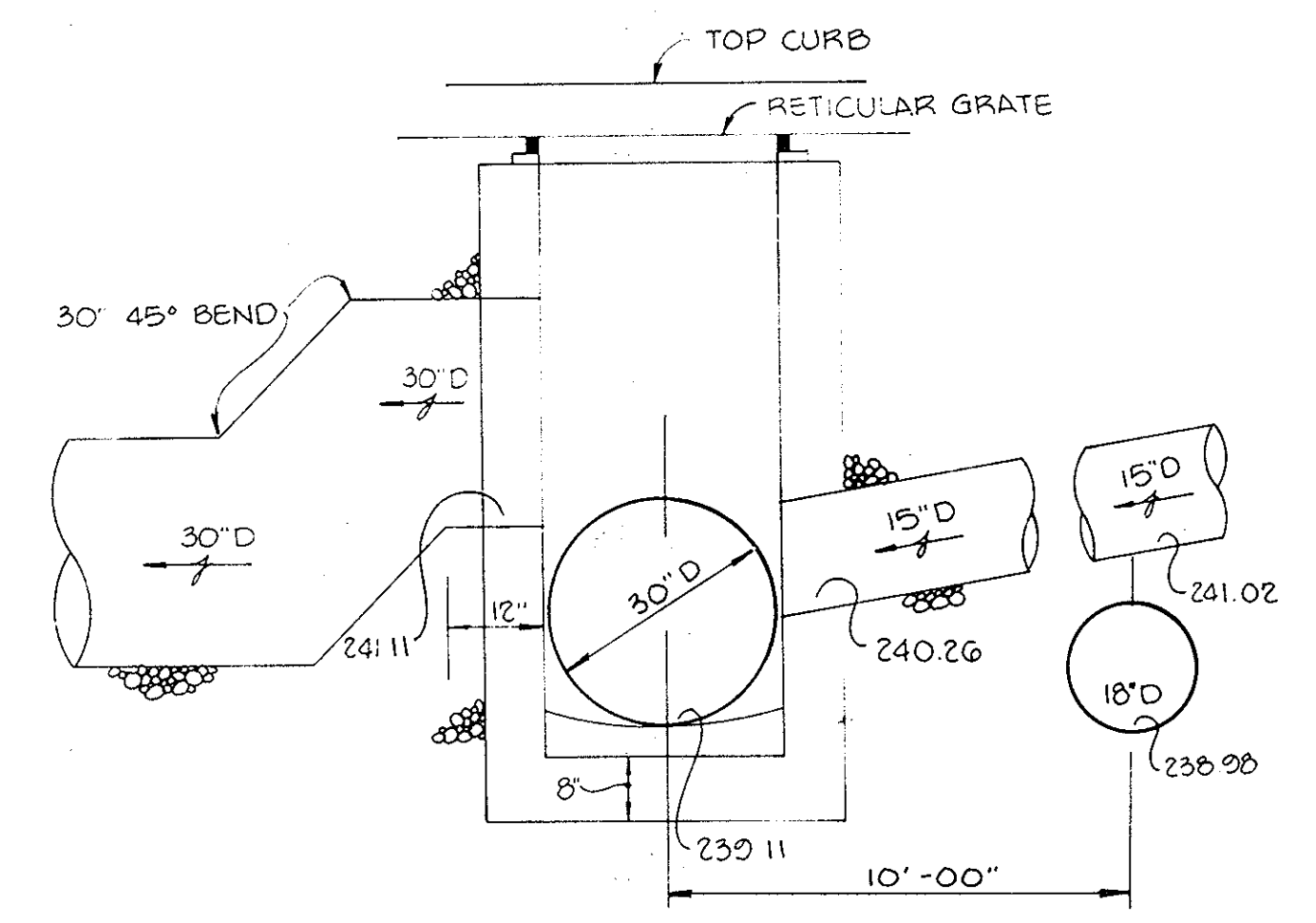


SECTION 'B-B'
SCALE: HORIZ: 1" = 30'
VERT: 1" = 3'



SECTION 'A-A'
SCALE: HORIZ: 1" = 30'
VERT: 1" = 3'

STORAGE CHAMBER
SCALE: AS SHOWN



SECTION 'A-A'
INLET I-1
SCALE: 1/2" = 1'-0"

APPROVED
DIVISION OF LAND DEVELOPMENT &
ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 7-3-86

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"
James K. Tracy
ENGINEER: JAMES K. TRACY, P.E.
DATE 1-9-87

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."
James R. Moxley, Jr.
DEVELOPER: JAMES R. MOXLEY, JR.
SECURITY DEVELOPMENT CORPORATION - PRESIDENT
DATE 1-9-87

REVIEWED FOR HOWARD S.C.D.
AND MEETS TECHNICAL REQUIREMENTS
James M. Helm
U.S. SOIL CONSERVATION SERVICE
DATE 2-25-87

THIS DEVELOPMENT IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
Stephen L. Fuller
HOWARD S.C.D.
DATE 2-25-87

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
John Bryner
COUNTY HEALTH OFFICER
DATE 4-13-87

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
George F. Nemmy
DIRECTOR
DATE 4-10-87

William B. Ruder
CHIEF, BUREAU OF ENGINEERING
DATE 4-9-87

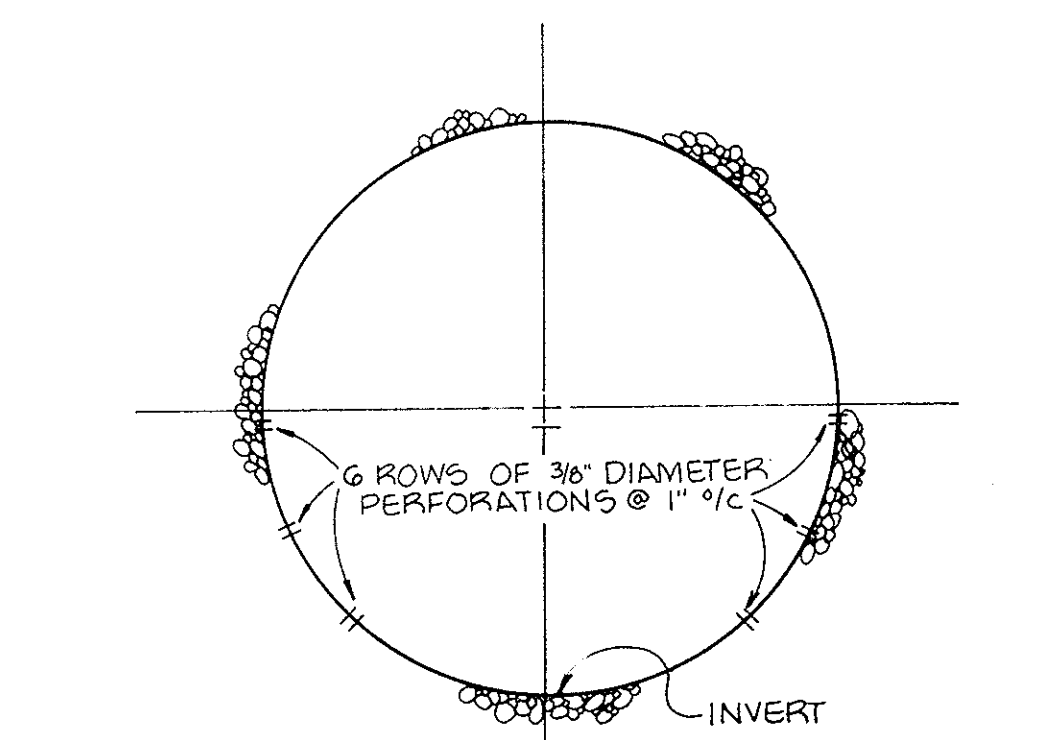
APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
Thomas L. Harvill
PLANNING DIRECTOR
DATE 4-15-87

John W. Munchman
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION
DATE 4-14-87

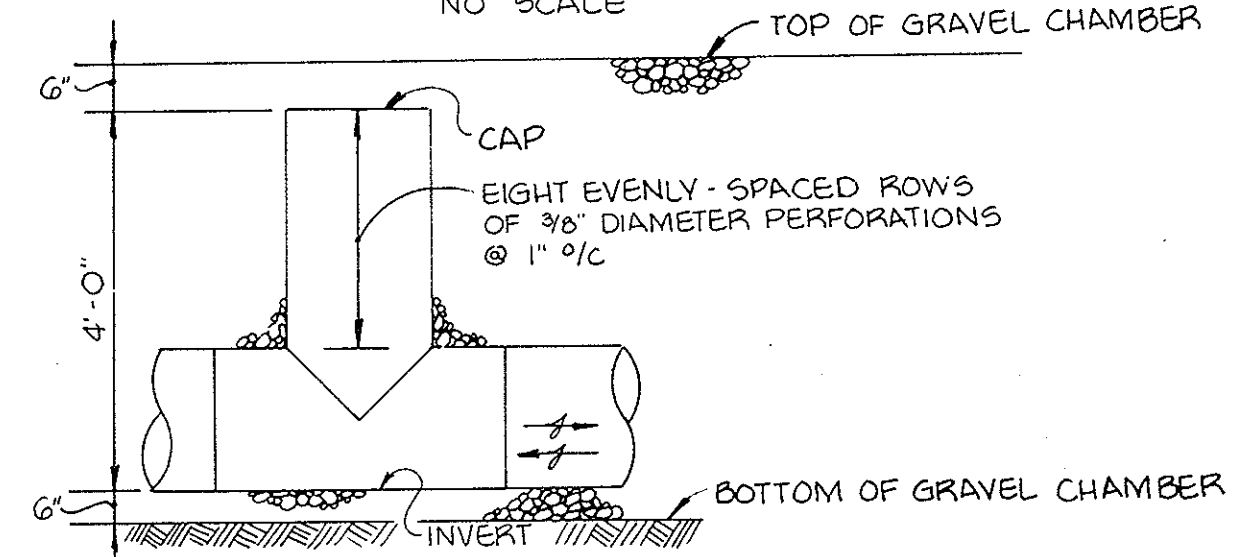
NO	DATE	REVISION

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James K. Tracy
REGISTERED PROFESSIONAL ENGINEER

OWNER SCI LIMITED PARTNERSHIP 8450 BALTIMORE NATIONAL PIKE ELLICOTT CITY, MARYLAND 21043	PROJECT COLUMBIA JUNCTION SECTION 1, AREA 1 PARCEL 'B'
DEVELOPER SECURITY DEVELOPMENT CORP. 8450 BALTIMORE NATIONAL PIKE ELLICOTT CITY, MARYLAND 21043	LOCATION TAX MAP NO. 48 PARCEL NO. 548 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DES. JKT	TITLE STORM WATER MANAGEMENT FACILITY DETAILS
DRN. KMN	DATE MARCH 1986 PROJECT NO. 8430 SDP
	SCALE: AS SHOWN DRAWING 4 OF 8

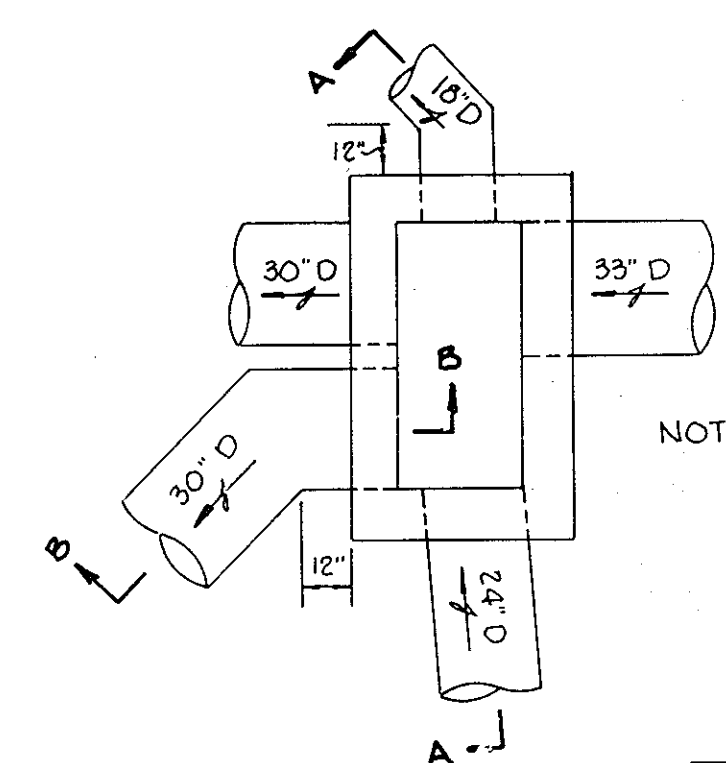


TYPICAL SECTION
NO SCALE



TEE WITH PERFORATED RISER
NO SCALE

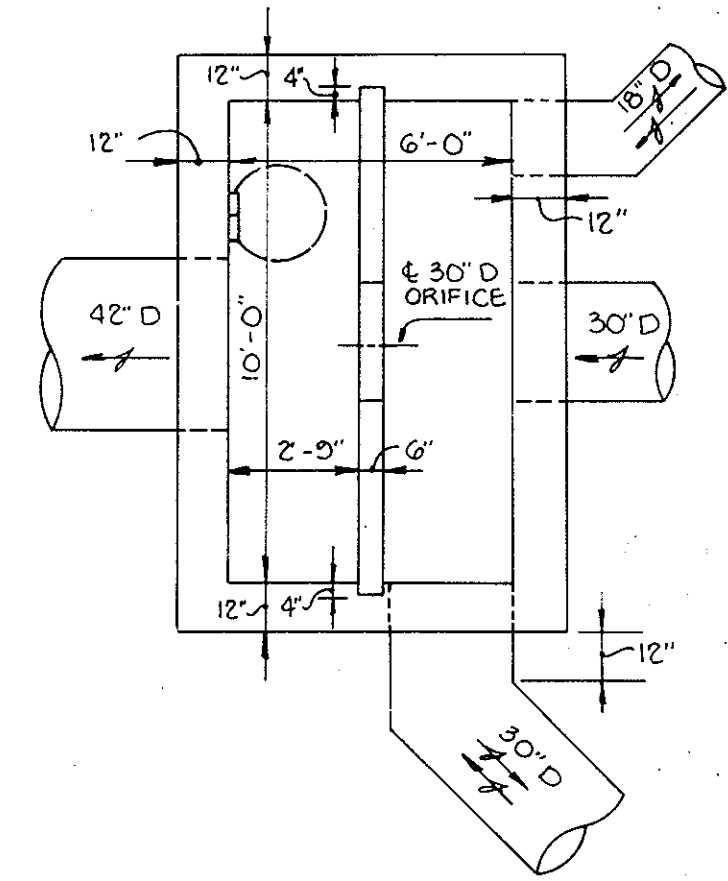
18" PERFORATED PVC
NO SCALE



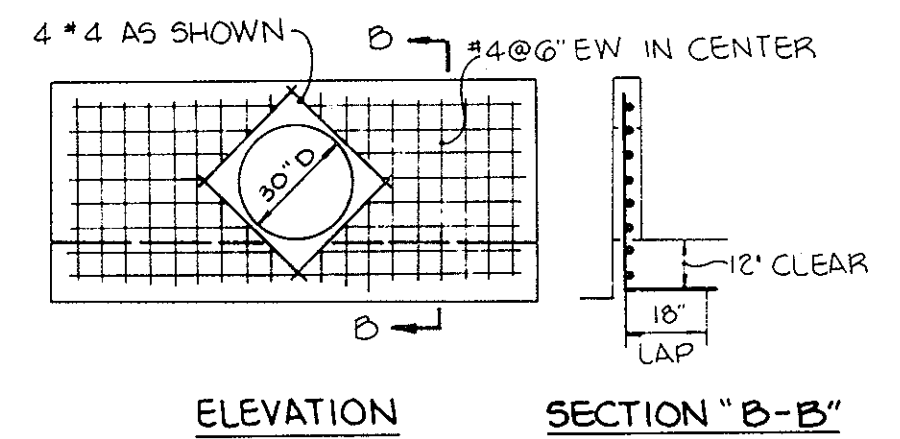
PLAN (GRATE REMOVED)
SCALE: 1/4" = 1'-0"

SECTION 'B-B'
SCALE: 1" = 5'-0"

INLET I-4
SCALE: AS SHOWN

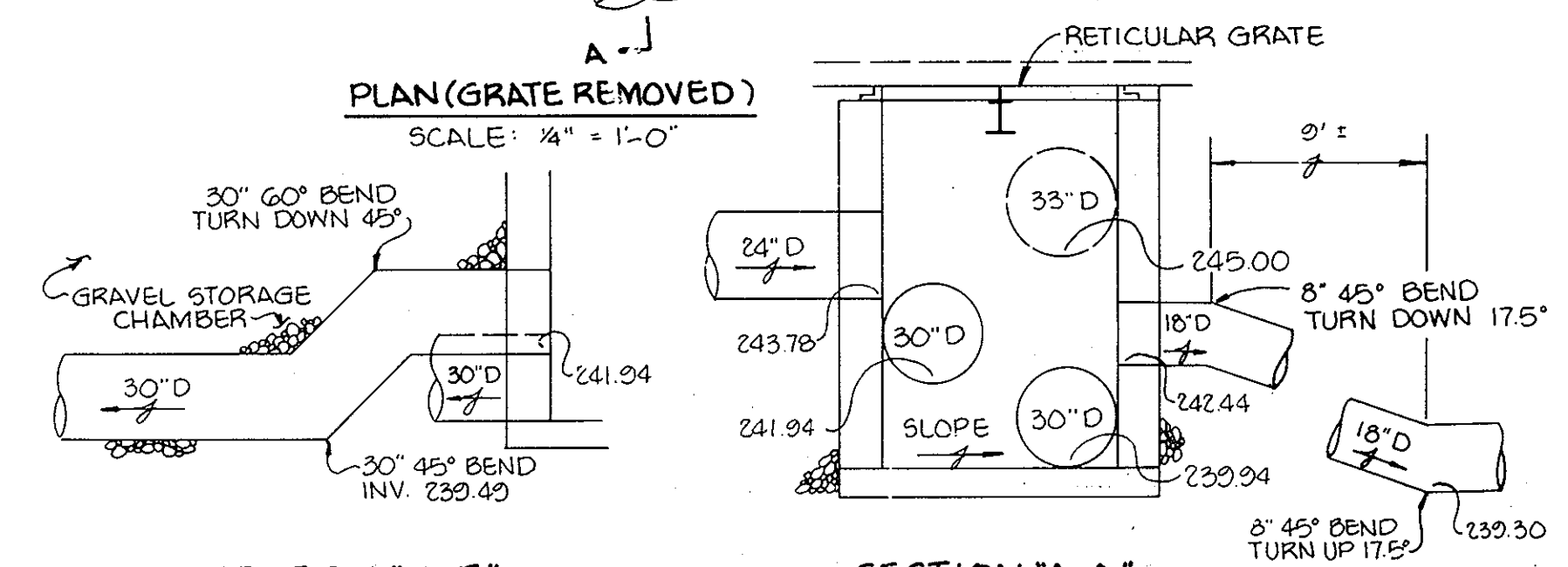


NOTE: FOR TOP SLAB AND ADDITIONAL DETAIL INFORMATION SEE HOWARD COUNTY STANDARD DETAIL SD-4.02 "TYPE A-10 INLET".



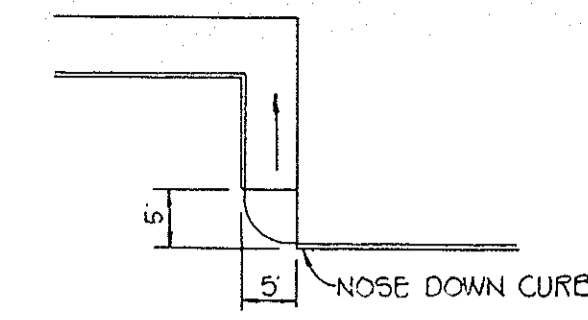
ELEVATION SECTION 'B-B'

WEIR REINFORCING

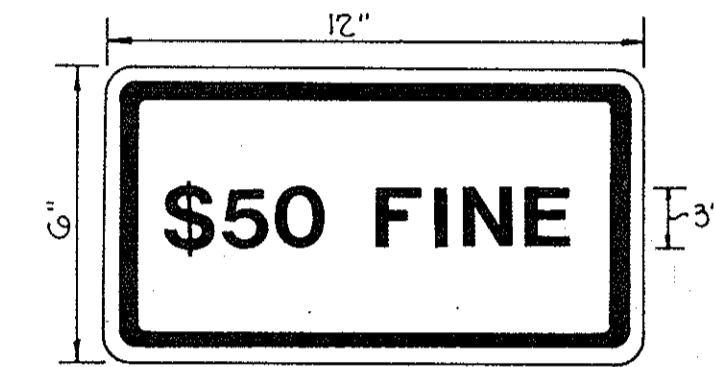


SECTION 'A-A'
SCALE: 1/4" = 1'-0"

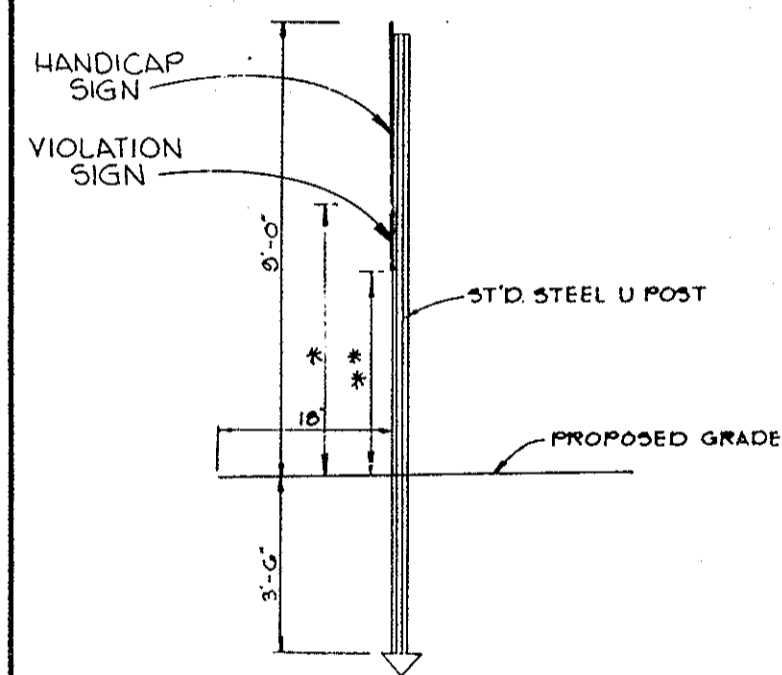
STRUCTURE S-1
(MODIFIED A-10 INLET)
SCALE: 1/4" = 1'-0"



SIDEWALK RAMP
NO SCALE



\$50 FINE
NO SCALE

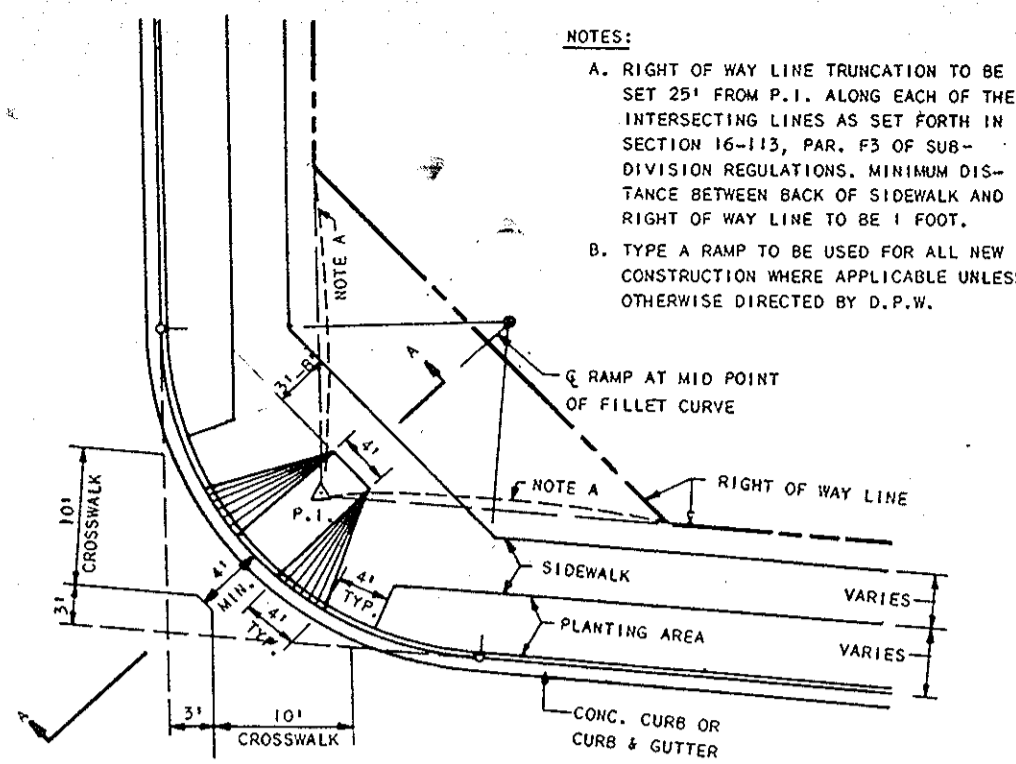


POST DETAIL

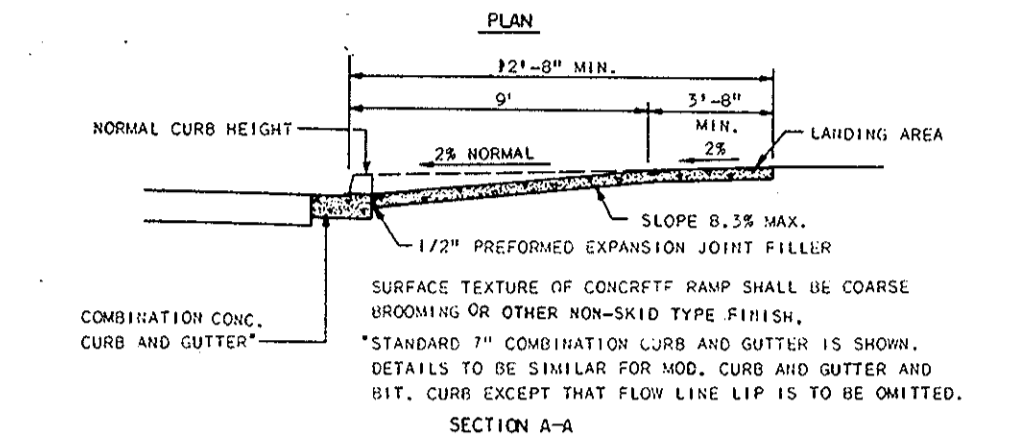


RESERVED PARKING
NO SCALE

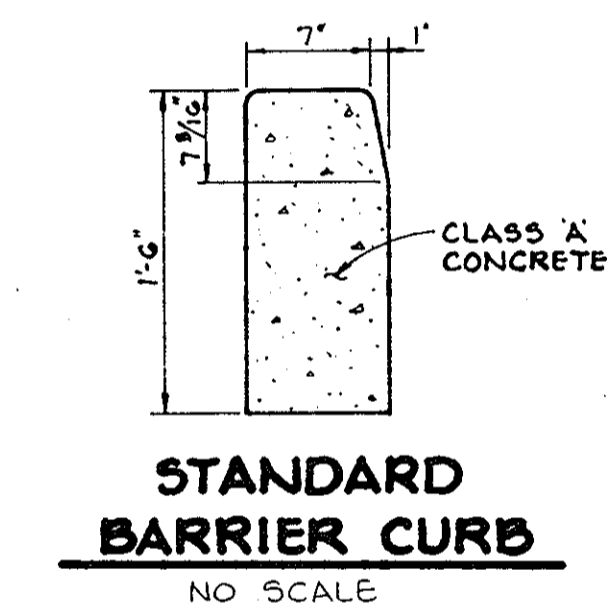
* 7'-6" MINIMUM FOR FREESTANDING SIGN;
6'-6" FOR BUILDING MOUNTED SIGN.
** 7'-0" MINIMUM FOR FREESTANDING SIGN;
6'-0" FOR BUILDING MOUNTED SIGN.



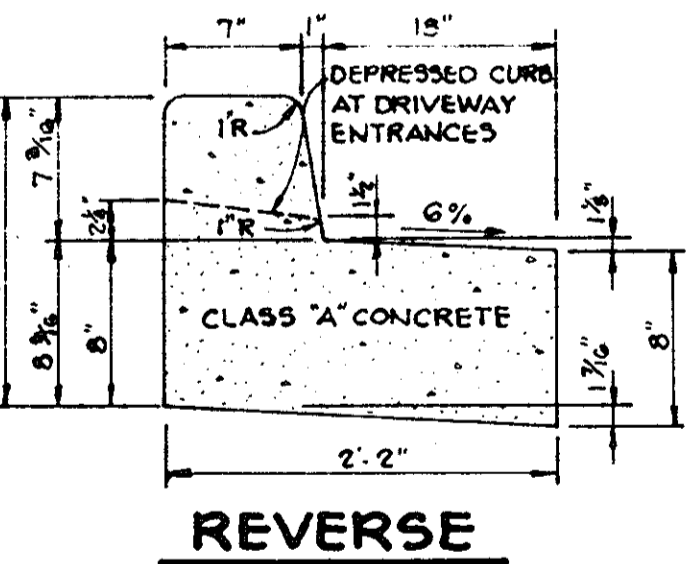
DRIVEWAY FILLET AT STATE HIGHWAY ENTRANCE
NO SCALE



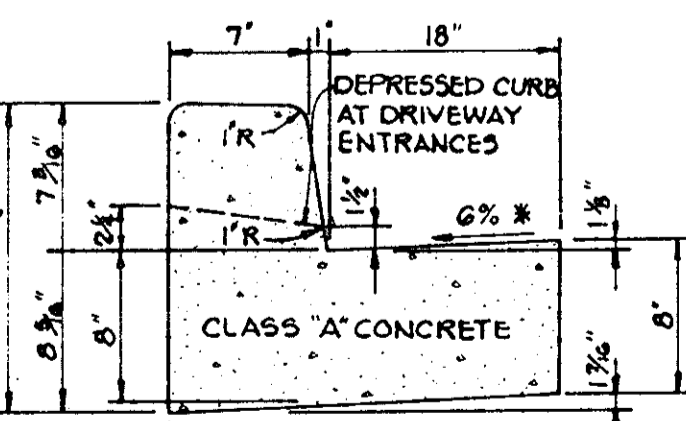
SIDEWALK RAMP
NO SCALE



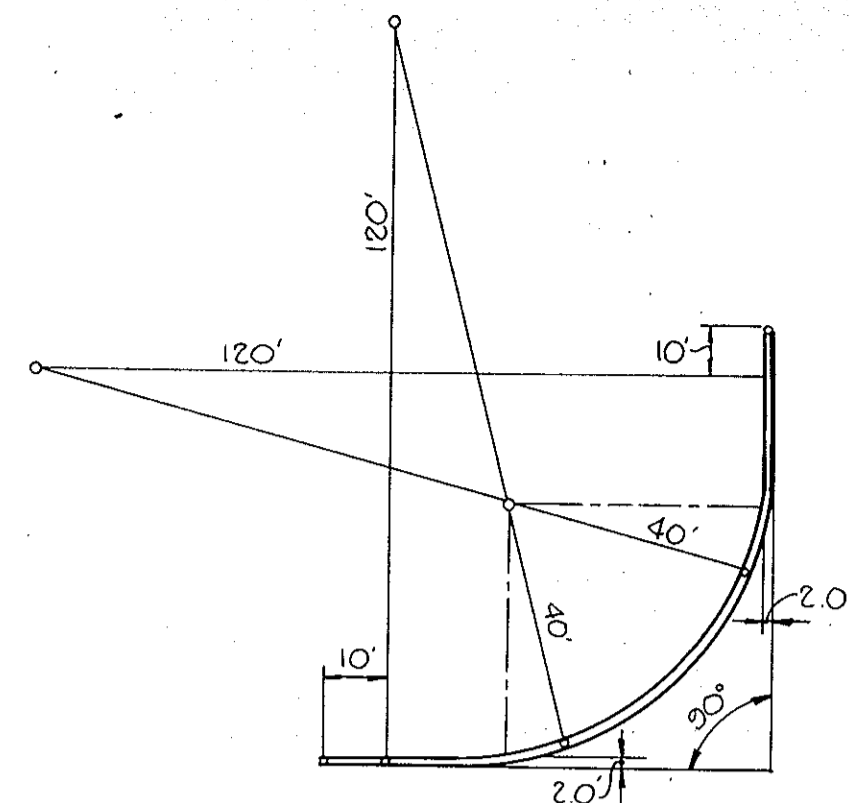
STANDARD BARRIER CURB
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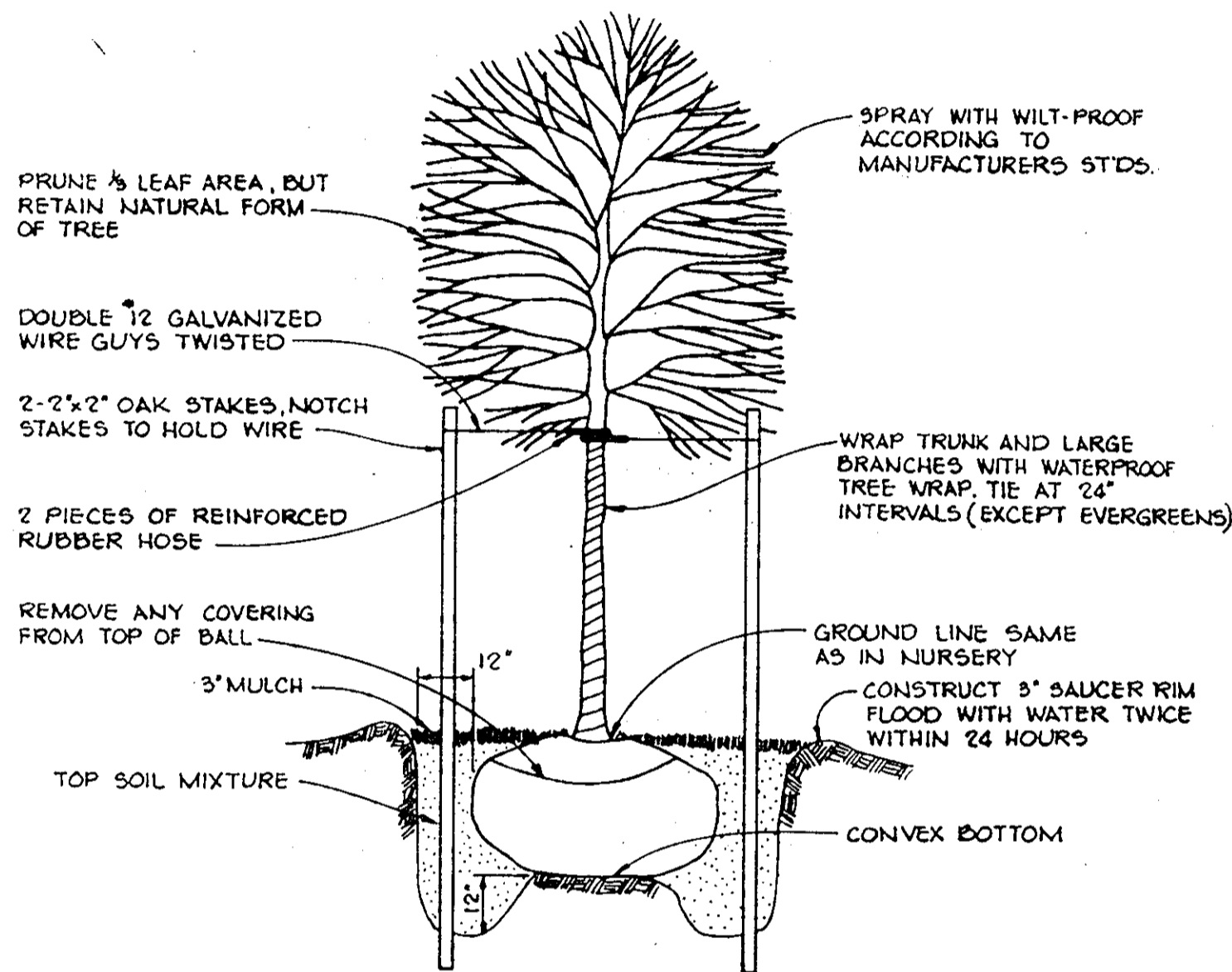
REVERSE



**HOWARD COUNTY DESIGN MANUAL VOLUME IV
STANDARD SPECIFICATIONS AND DETAILS FOR
CONSTRUCTION (DRAWING R-3.01)**
* GUTTER PAN SHALL BE REVERSED WHERE
INDICATED ON SCHEMATIC GUTTER PLAN
GUTTER PAN SHALL BE SLOPED AWAY FROM
CURB AT 1%
**STANDARD 7" COMBINATION
CURB AND GUTTER**
NO SCALE

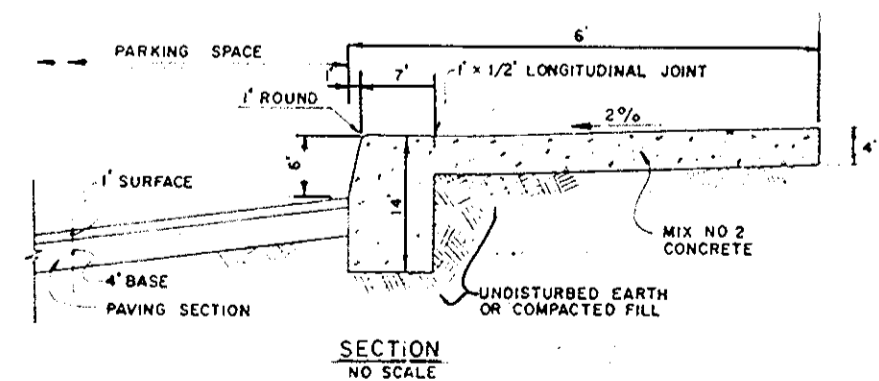


DRIVEWAY FILLET AT STATE HIGHWAY ENTRANCE
NO SCALE

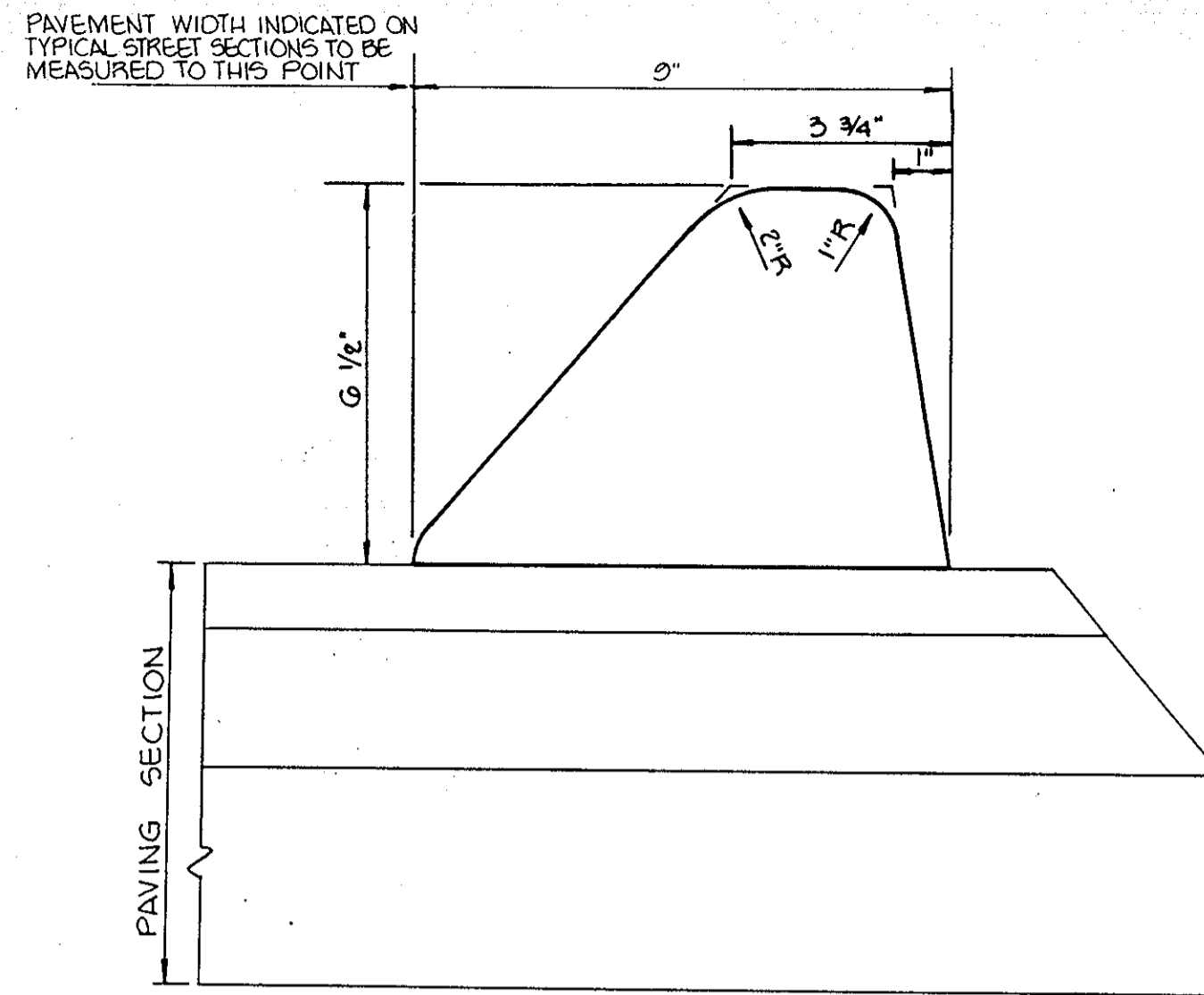


TREE PLANTING DETAIL
NO SCALE

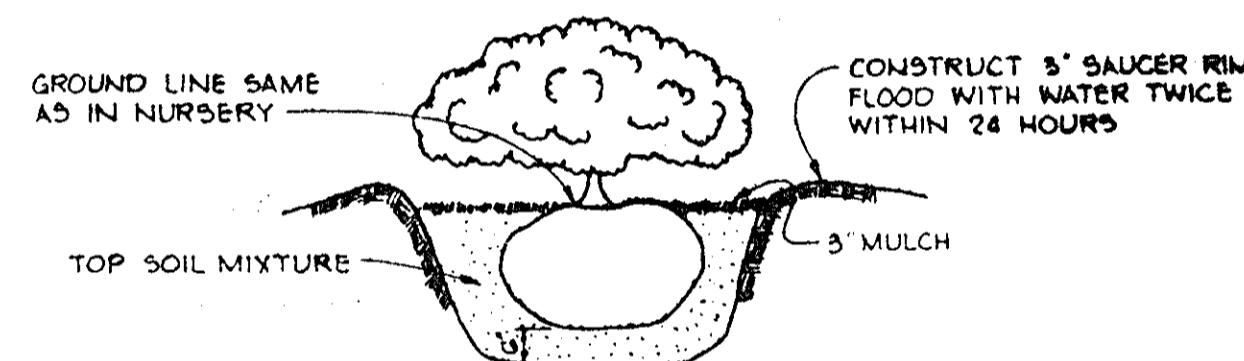
NOTES:
1. LONGITUDINAL JOINT BETWEEN SIDEWALK AND CURB SHALL BE CONTINUOUS AND TO A DEPTH OF 1/4 THE SIDEWALK THICKNESS OR 1 MAX. LATTITUDINAL JOINTS SHALL RUN FROM BACK EDGE OF SIDEWALK, CONTINUOUS TO THE BOTTOM FACE OF CURB TO A DEPTH OF 1/4 AND SPACED 5' APART.
2. PROVIDE 1/2" EXPANSION JOINTS AT 15' INTERVALS. IN LATTITUDINAL JOINTS TO FULL CROSS-SECTION.



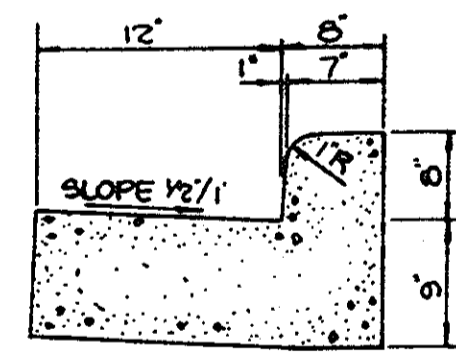
**MONOLITHIC CURB & SIDEWALK
PRIVATE PARKING AREA**
NO SCALE



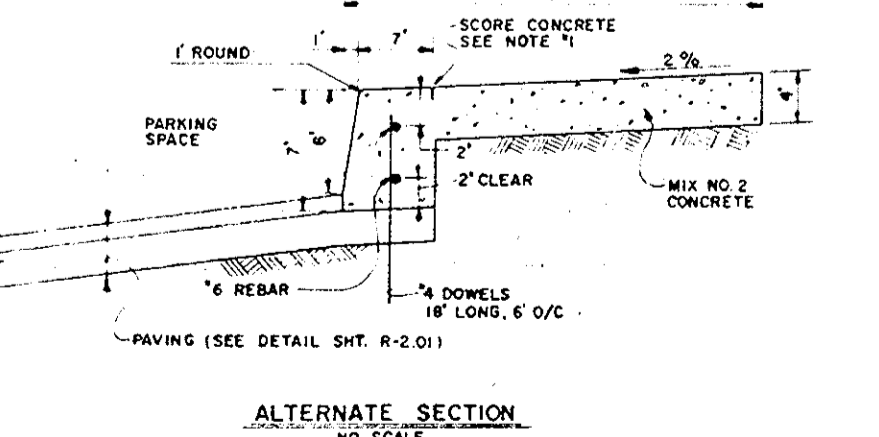
STANDARD BITUMINOUS CURB DETAIL
NO SCALE



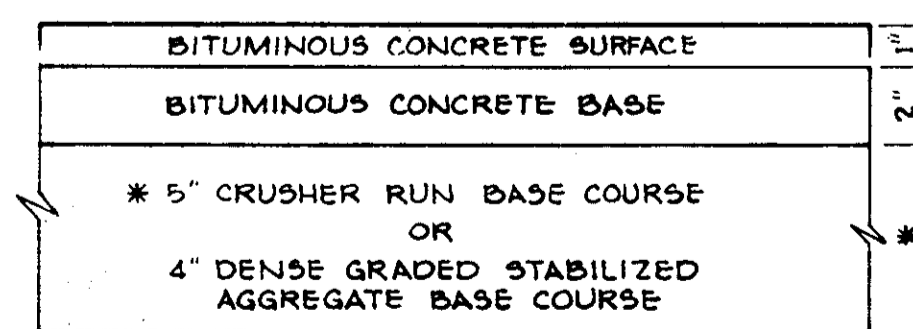
SHRUB PLANTING DETAIL
NO SCALE



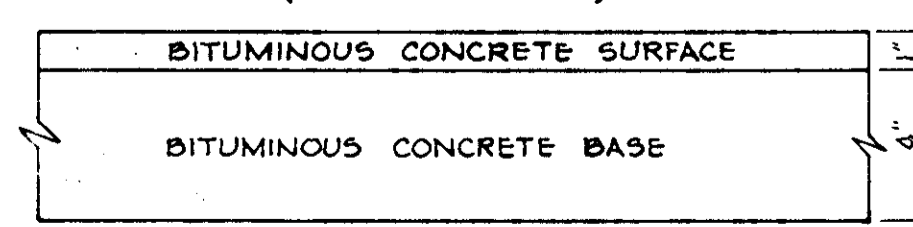
**M.S.H.A. TYPE 'A'
CURB AND GUTTER**
NO SCALE



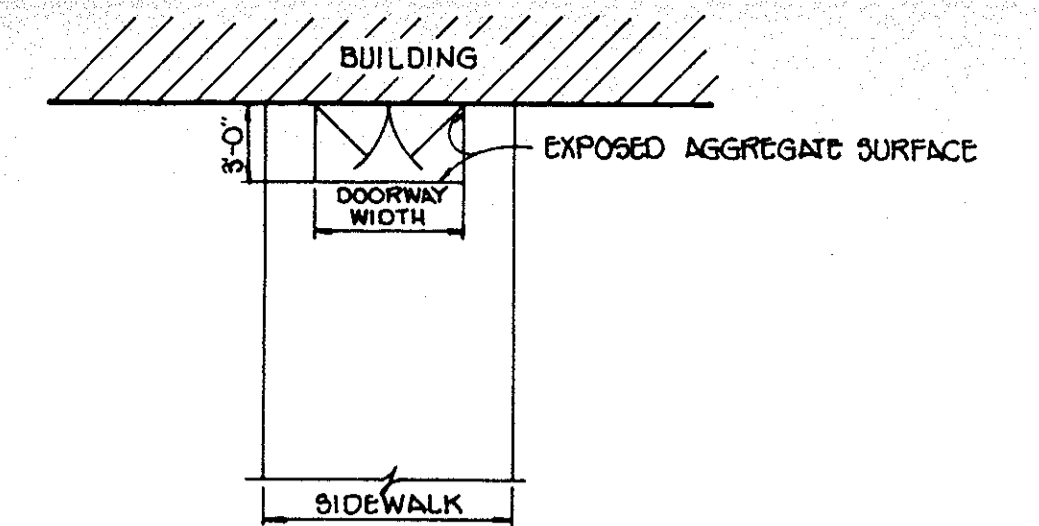
**MONOLITHIC CURB & SIDEWALK
PRIVATE PARKING AREA**
NO SCALE



(ALTERNATE)



**HOWARD COUNTY DESIGN MANUAL VOLUME IV
STANDARD SPECIFICATIONS AND DETAILS FOR
CONSTRUCTION (DRAWING R-2.01)**
5" PAVING, P-1
NO SCALE



**DETAIL BUILDING ENTRANCE
TEXTURAL IDENTIFICATION FOR THE BLIND**
NO SCALE

NOTE: TO BE USED FOR ALL BUILDING ENTRANCES
EXCEPT THOSE THAT ARE EXCLUSIVELY FIRE EXITS.

APPROVED
DIVISION OF LAND DEVELOPMENT &
ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 7-3-86

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

Joyce Boyles COUNTY HEALTH OFFICER DATE 4-13-87

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

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

George E. Nunnery DIRECTOR DATE 4-6-87

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

CHIEF, BUREAU OF ENGINEERING DATE 4-9-87

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

John D. Hamilton PLANNING DIRECTOR DATE 4-15-87

CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE 4-14-87

NO DATE REVISION

NO DATE REVISION

NO DATE REVISION

NO DATE REVISION

NO DATE REVISION

NO DATE REVISION

NO DATE REVISION

NO DATE REVISION

NO DATE REVISION

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OWNER
SCI LIMITED PARTNERSHIP
8450 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21043

DEVELOPER
SECURITY DEVELOPMENT CORP
8450 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21043

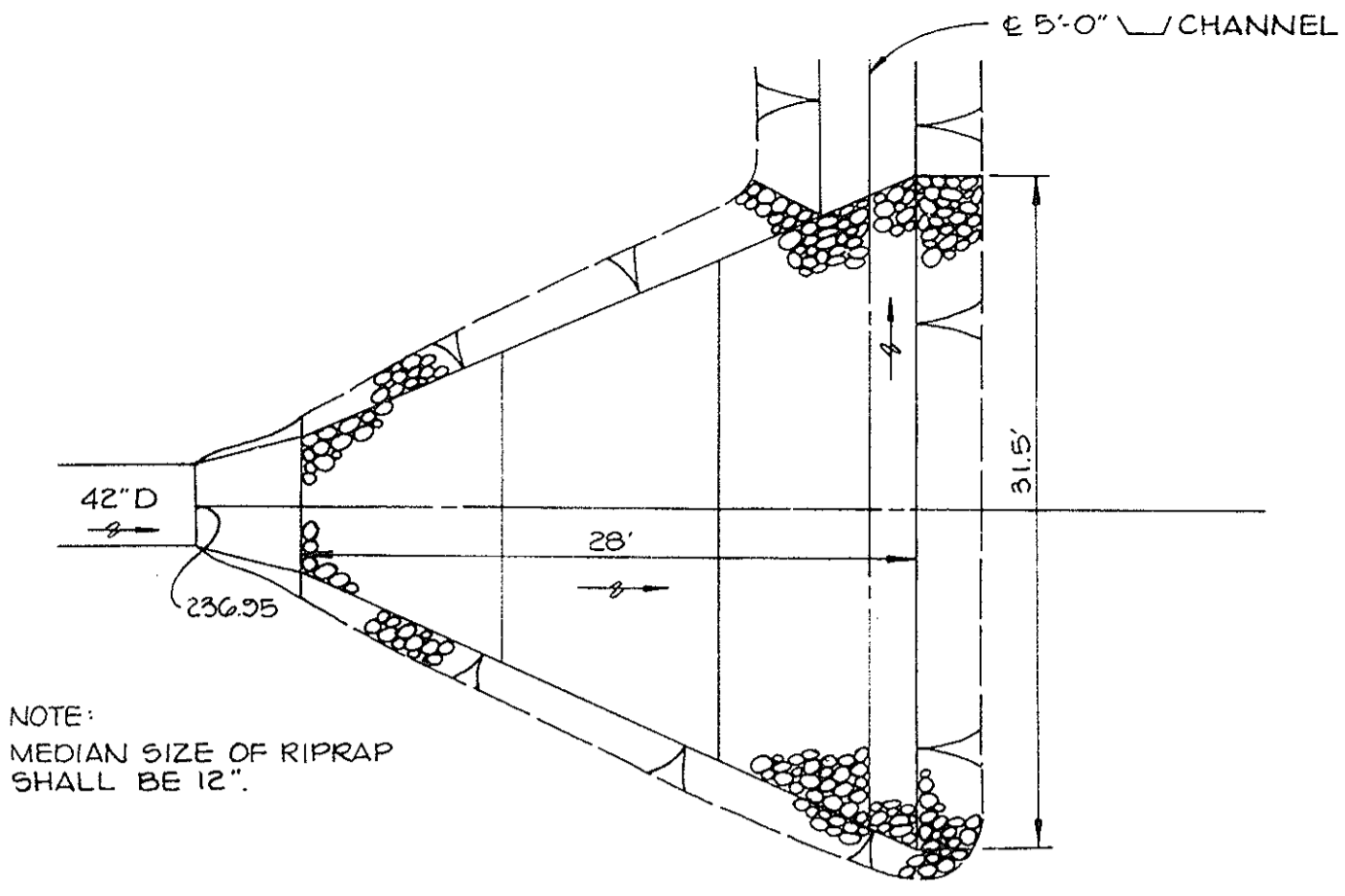
PROJECT
COLUMBIA JUNCTION
SECTION I, AREA I PARCEL 'B'
LOCATION TAX MAP NO. 48
PARCEL 548
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE
DETAILS

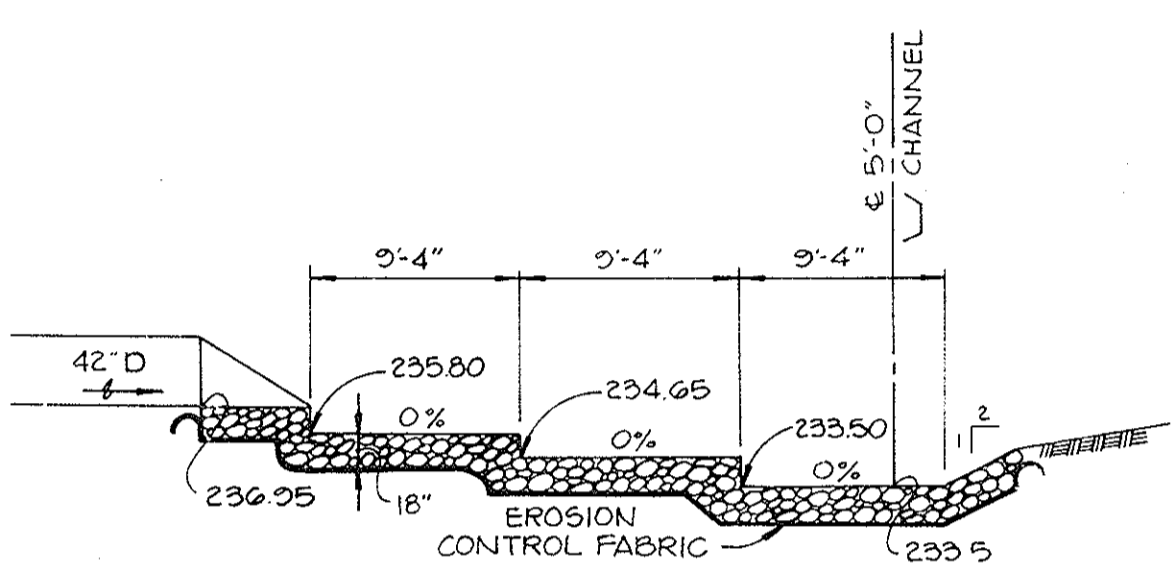
DATE MARCH, 1986 PROJECT NO 8430 SDP
SCALE AS SHOWN DRAWING 5 OF 8

DES. JKT DRN. KMN

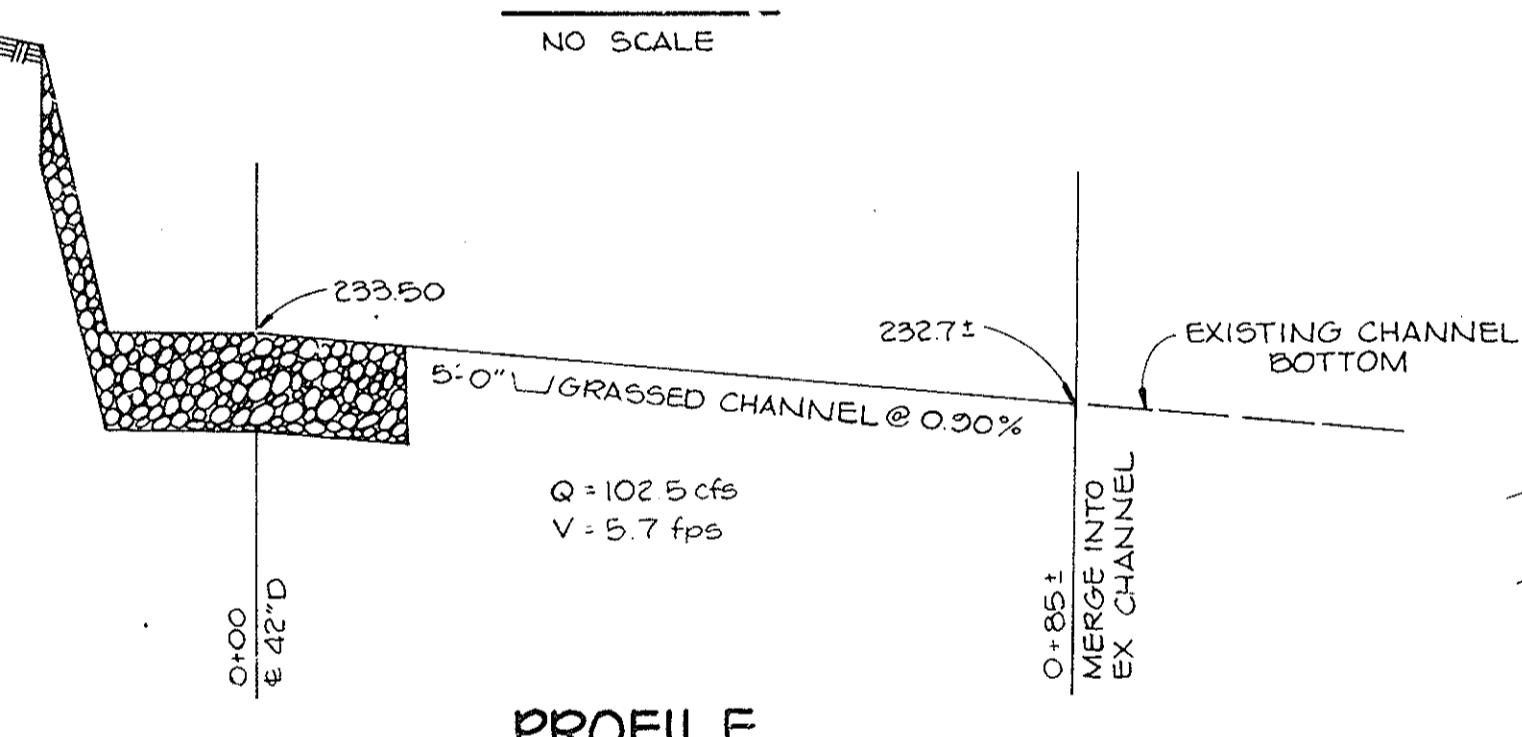
STATE OF MARYLAND
JAMES K. STACY
REGISTERED PROFESSIONAL ENGINEER



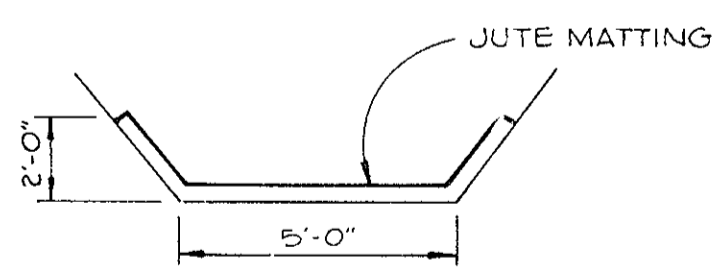
PLAN
NO SCALE



SECTION
NO SCALE

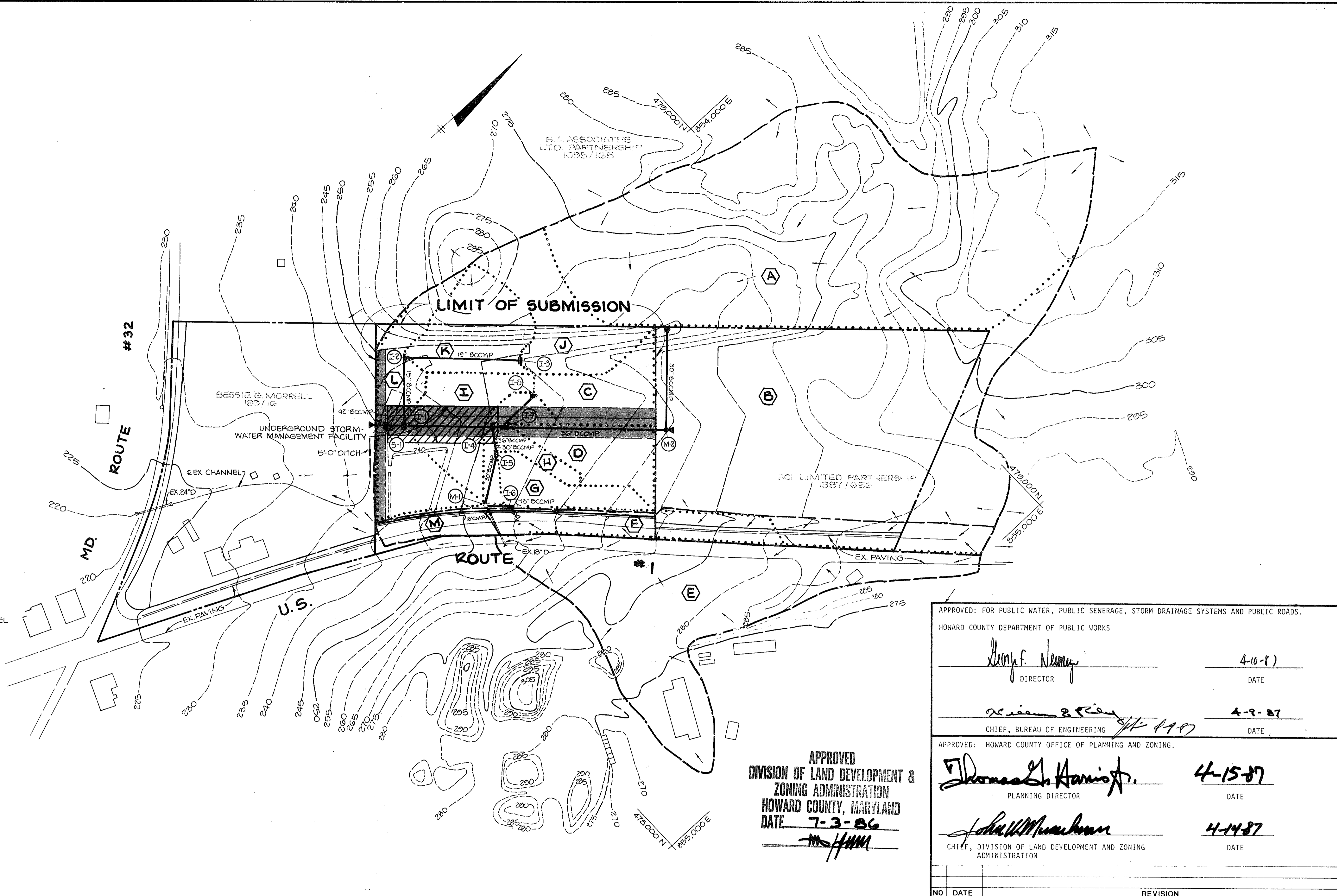


PROFILE
SCALE: H: 1" = 20'
V: 1" = 2'



CHANNEL SECTION
NO SCALE

STONE OUTLET PROTECTION AND GRASSED OUTLET CHANNEL @ E-1



DRAINAGE AREA MAP
SCALE: 1" = 100'

STRUCTURE SCHEDULE						
NO.	TYPE	LOCATION	INV IN	INV OUT	TOP ELEV.*	REMARKS
S-1	A-10 MODIFIED INLET	SEE PLAN	238.90	237.05	245.47	DWG. 4 OF 8
I-1	1' S' GRATE (RETICULAR)	"	239.11	239.11	245.4	DWG. 4 OF 8
I-2	1' S' GRATE (RETICULAR)	"	253.06	250.01	255.8	H.C. STD SD 4.22
I-3	1' S' GRATE (RETICULAR)	"	--	258.44	261.4	H.C. STD SD 4.22
I-4	1' DBLS' GRATE (RETICULAR)	"	245.00	239.94	249.1	DWG. 4 OF 8
I-5	1' S' GRATE (RETICULAR)	"	244.54	244.34	251.4	H.C. STD SD 4.22
I-6	SHA COG 10 W/DEFL.	"	--	251.20	255.4	SHA STD 374.51
I-7	A-5 THROAT EAST	"	246.46	245.46	250.2	H.C. STD. SD 4.01
I-8	A-10	"	--	248.98	251.5	H.C. STD SD 4.02
M-1	STD MH	"	246.23	245.63	252.1	H.C. STD G 5.13
M-2	STD MH	"	252.83	252.58	261.0	H.C. STD G 5.12
E-1	42" E.S.	"	236.95	--	--	H.C. STD. SD 5.61
E-2	30" E.S.	"	--	252.87	--	H.C. STD. SD 5.61
E-3	30" E.S.	"	--	253.91	--	H.C. STD. SD 5.61

*AT THROAT/GRATE
NOTE: ALL STORM DRAIN BEDDING SHALL BE CLASS 'C' UNLESS OTHERWISE NOTED

DRAINAGE AREA DATA				
AREA	ACREAGE	ZONING	%IMP	'C' FACTOR
A	7.75	RSC	50	0.58
B	6.62	B-2/RSC	79	0.80
C	0.65	B-2	80	0.81
D	0.62	B-2	80	0.81
E	3.45	M-2	80	0.81
F	0.68	B-2	80	0.81
G	0.42	B-2	80	0.81
H	0.40	B-2	80	0.81
I	0.75	B-2	80	0.81
J	0.95	B-2/RSC	65	0.70
K	0.81	B-2/RSC	68	0.72
L	0.90	B-2/RSC	75	0.77
M	0.32	B-2	80	0.81

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 7-3-86

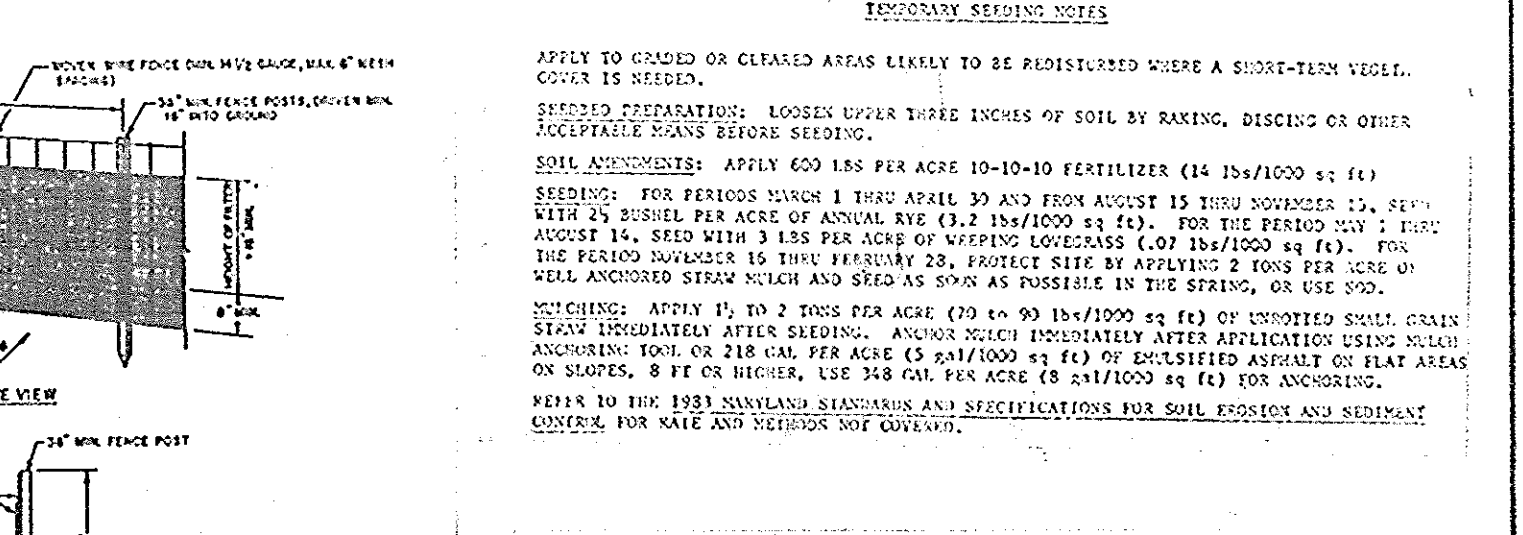
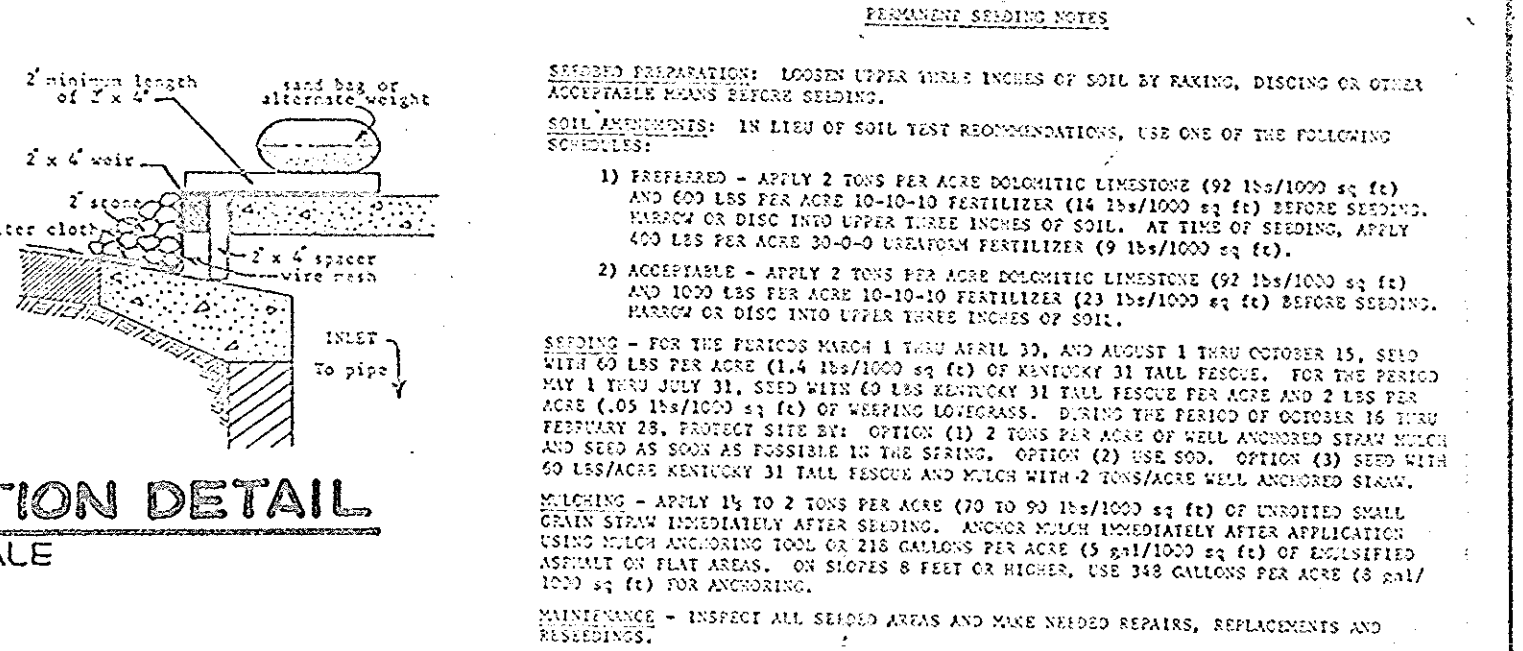
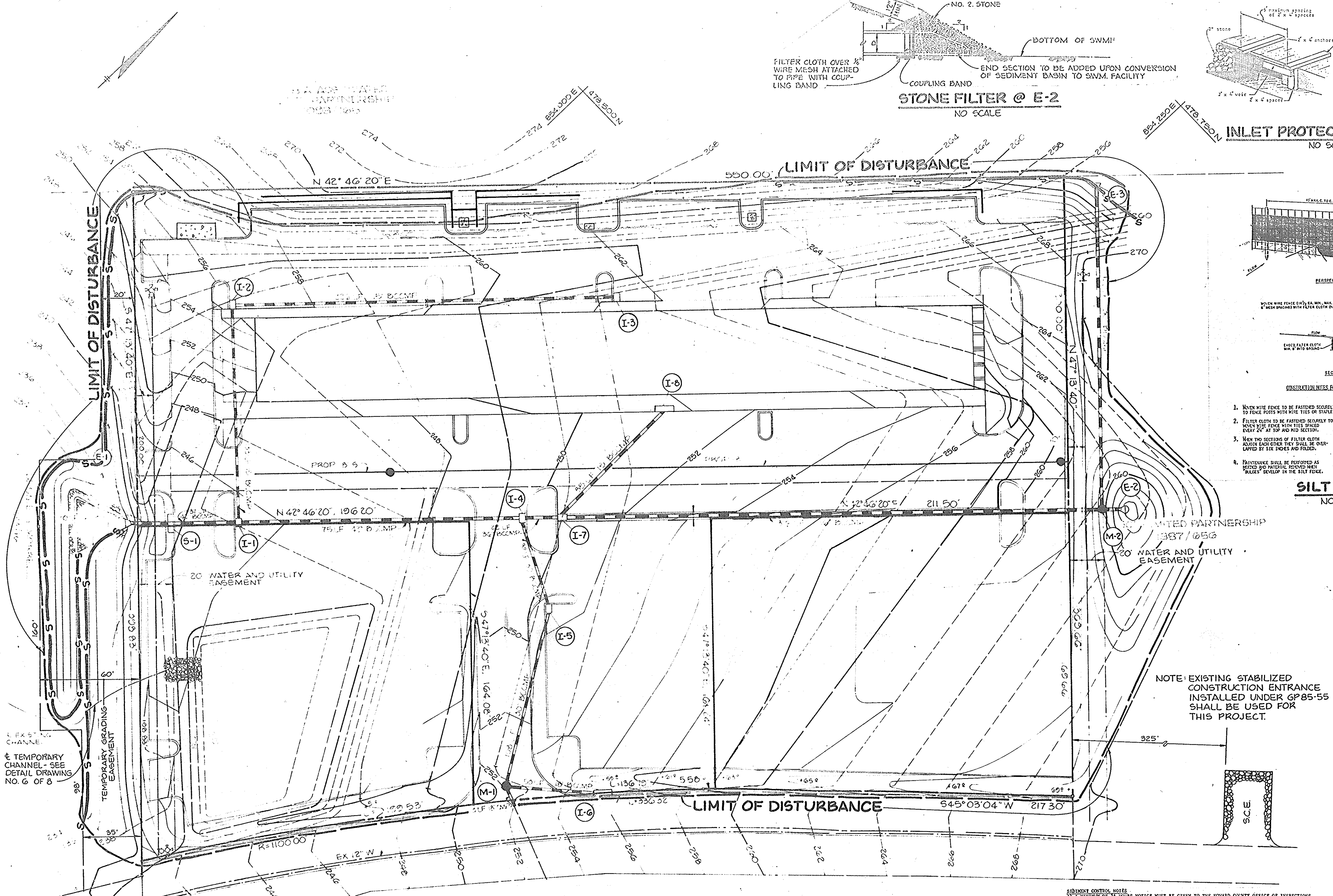
APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.	
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS	
<i>George F. Newmyer</i> DIRECTOR	4-10-87 DATE
<i>William S. Ryan</i> CHIEF, BUREAU OF ENGINEERING	4-9-87 DATE
APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.	
<i>Thomas G. Hamrick</i> PLANNING DIRECTOR	4-15-87 DATE
<i>John W. Muehlen</i> CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION	4-14-87 DATE
NO	DATE
	REVISION

TRACY, SCHULTE & ASSOCIATES INC.
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OWNER SCI LIMITED PARTNERSHIP 8450 BALTIMORE NATIONAL PIKE ELLICOTT CITY, MARYLAND 21043	PROJECT COLUMBIA JUNCTION SECTION ONE, PARCEL 'B'
DEVELOPER SCI LIMITED PARTNERSHIP 8450 BALTIMORE NATIONAL PIKE ELLICOTT CITY, MARYLAND 21043	TITLE DRAINAGE AREA MAP AND DETAILS
DATE MARCH, 1986	PROJECT NO. 8430 SDP
DES. RJW	DRN. KMN
SCALE 1" = 100'	DRAWING 6 OF 8

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
John F. Boyle
COUNTY HEALTH OFFICER
4-13-87
DATE



TEMPORARY SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE RESEEDERED WITH A SHORT-TERM VEGETATIVE COVER IS DESIRED.

SEEDING PREPARATION: LOOKER UNDER THREE INCHES OF SOIL BY RAKING, DISCED OR OTHER ACCEPTABLE MEANS BEFORE SEEDING.

SOIL APPLICATIONS: APPLY 600 LBS PER ACRE 10-10-10 FERTILIZER (40 10-10-10) TO FEED SEEDING FOR PERIODS UNDER 1 YEAR UNTIL APRIL 30 AND FROM AUGUST 15 UNTIL NOVEMBER 15. FOR PERIODS OVER 1 YEAR APPLY 250 LBS PER ACRE ANNUAL RATE (40 10-10-10) TO FEED SEEDING UNTIL APRIL 30 AND 250 LBS PER ACRE (40 10-10-10) TO FEED SEEDING UNTIL NOVEMBER 15. DURING THE PERIOD OF COVERED SOILS, APPLY 250 LBS PER ACRE ANNUAL RATE (40 10-10-10) TO FEED SEEDING UNTIL APRIL 30 AND 250 LBS PER ACRE (40 10-10-10) TO FEED SEEDING UNTIL NOVEMBER 15. DURING THE PERIOD OF COVERED SOILS, APPLY 250 LBS PER ACRE ANNUAL RATE (40 10-10-10) TO FEED SEEDING UNTIL APRIL 30 AND 250 LBS PER ACRE (40 10-10-10) TO FEED SEEDING UNTIL NOVEMBER 15.

PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE RESEEDERED WITH A SHORT-TERM VEGETATIVE COVER IS DESIRED.

SEEDING PREPARATION: LOOKER UNDER THREE INCHES OF SOIL BY RAKING, DISCED OR OTHER ACCEPTABLE MEANS BEFORE SEEDING.

SOIL APPLICATIONS: APPLY 600 LBS PER ACRE 10-10-10 FERTILIZER (40 10-10-10) TO FEED SEEDING FOR PERIODS UNDER 1 YEAR UNTIL APRIL 30 AND FROM AUGUST 15 UNTIL NOVEMBER 15. FOR PERIODS OVER 1 YEAR APPLY 250 LBS PER ACRE ANNUAL RATE (40 10-10-10) TO FEED SEEDING UNTIL APRIL 30 AND 250 LBS PER ACRE (40 10-10-10) TO FEED SEEDING UNTIL NOVEMBER 15. DURING THE PERIOD OF COVERED SOILS, APPLY 250 LBS PER ACRE ANNUAL RATE (40 10-10-10) TO FEED SEEDING UNTIL APRIL 30 AND 250 LBS PER ACRE (40 10-10-10) TO FEED SEEDING UNTIL NOVEMBER 15.

SEEDING: APPLY 15 TO 2 TONS PER ACRE (70 TO 90 lbs/1000 sq ft) OF UNFERTILIZED SOIL GRASS SEED IMMEDIATELY AFTER SEEDING. APPLY 2500 LBS IMMEDIATELY AFTER APPLICATING SEEDS. SEEDING SHALL BE DONE WITH A SEEDING MACHINE OR EQUIPMENT THAT IS CAPABLE OF SEEDING AT A RATE OF 1000 TO 1500 SQ FT PER HOUR. SEEDING SHALL BE DONE WITH A SEEDING MACHINE OR EQUIPMENT THAT IS CAPABLE OF SEEDING AT A RATE OF 1000 TO 1500 SQ FT PER HOUR.

SEQUENCE OF CONSTRUCTION

- Obtain a grading permit.
- Prepare, as necessary, all sediment control devices installed under of 85-55.
- Install silt fence.
- Install sanitary sewer.
- Install storm drain system (except I-1 thru I-2 thru I-3).
- Block all inlets per inlet blocking detail-block E-2 per blocking detail.
- Fill the existing channel running through the western side of the site. Maintain the existing stone filter installed under of 85-55 at the south end of the channel.
- Grade site and stabilize all slopes in accordance with permanent seeding notes.
- Install water lines.
- Install underground stormwater management system. Install temporary walls at all access points to gravel storage chamber in structure S-1, and inlets I-1 and I-4.
- Complete all site work and stabilize all disturbed areas in accordance with permanent seeding notes. Install gravel storage access points in structure S-1 and inlets I-1 and I-4.

NOTE: FOR STATIONING & PAVING DIMENSIONS SEE DRAWING 2 OF 8.

- SEEDING CONTROL NOTES**
- A NUMBER OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY OFFICE OF INSPECTIONS AND PERMITS PRIOR TO THE START OF ANY CONSTRUCTION (89-2017).
 - ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
 - FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: a) 7 CALENDAR DAYS FOR ALL PERMITS, b) 14 CALENDAR DAYS FOR ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
 - ALL SEDIMENT TRAPS/RASPS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR 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 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. FOR PERMANENT SEEDINGS (SEE 53) 500 (SEE 54), TEMPORARY SEEDING (SEE 55) AND MULCHING (SEE 52), TEMPORARY STABILIZATION WITH MULCH ABOVE CAN ONLY BE DONE WHEN RECORDED 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: 4.650 ACRES
 - AREA DISTURBED: 4.650 ACRES
 - AREA TO BE ROOFED OR PAVED: 2.910 ACRES
 - AREA TO BE VEGETATIVELY STABILIZED: 1.740 ACRES
 - TOTAL CUT: 5,200 CU. YDS.
 - TOTAL FILL: 13,000 CU. YDS.
 - OFFSET: WEST/203300 AREA LOCATION: 1/8" OF 6" DIA.
 - 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 DPM SEDIMENT CONTROL INSPECTOR.
 - ALL SEDIMENT TRAPS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.

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

James K. Tracy, Jr. COUNTY HEALTH OFFICER DATE 4-3-87

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

Thomas G. Hamish PLANNING DIRECTOR DATE 4-15-87

John W. Muehlenbach CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE 4-14-87

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

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

John F. Neuniger DIRECTOR DATE 4-10-87

William S. Pines CHIEF, BUREAU OF ENGINEERING DATE 4-9-87

NO	DATE	REVISION
1	11/20/79	ADD PARKING TO N. SIDE OF SITE

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James K. Tracy, Jr.

OWNER SCI LIMITED PARTNERSHIP 8450 BALTIMORE NAT'L PIKE ELLCOTT CITY, MD 21043	PROJECT COLUMBIA JUNCTION SECTION 1, AREA 1, PARCEL 'B' LOCATION TAX MAP NO. 48 PARCEL 548 3 RD ELECTORAL DISTRICT HOWARD COUNTY, MARYLAND
DEVELOPER SECURITY DEVELOPMENT CORP. 8450 BALTIMORE NAT'L PIKE ELLCOTT CITY, MD 21043	TITLE SEDIMENT CONTROL PLAN AND DETAILS
D.S. R.J.W.	DRN. J.L.B./K.M.N.
DATE MARCH, 1987	PROJECT NO 3084 GDF
SCALE 1" = 30'	DRAWING 7 OF 8

SDP-86-218

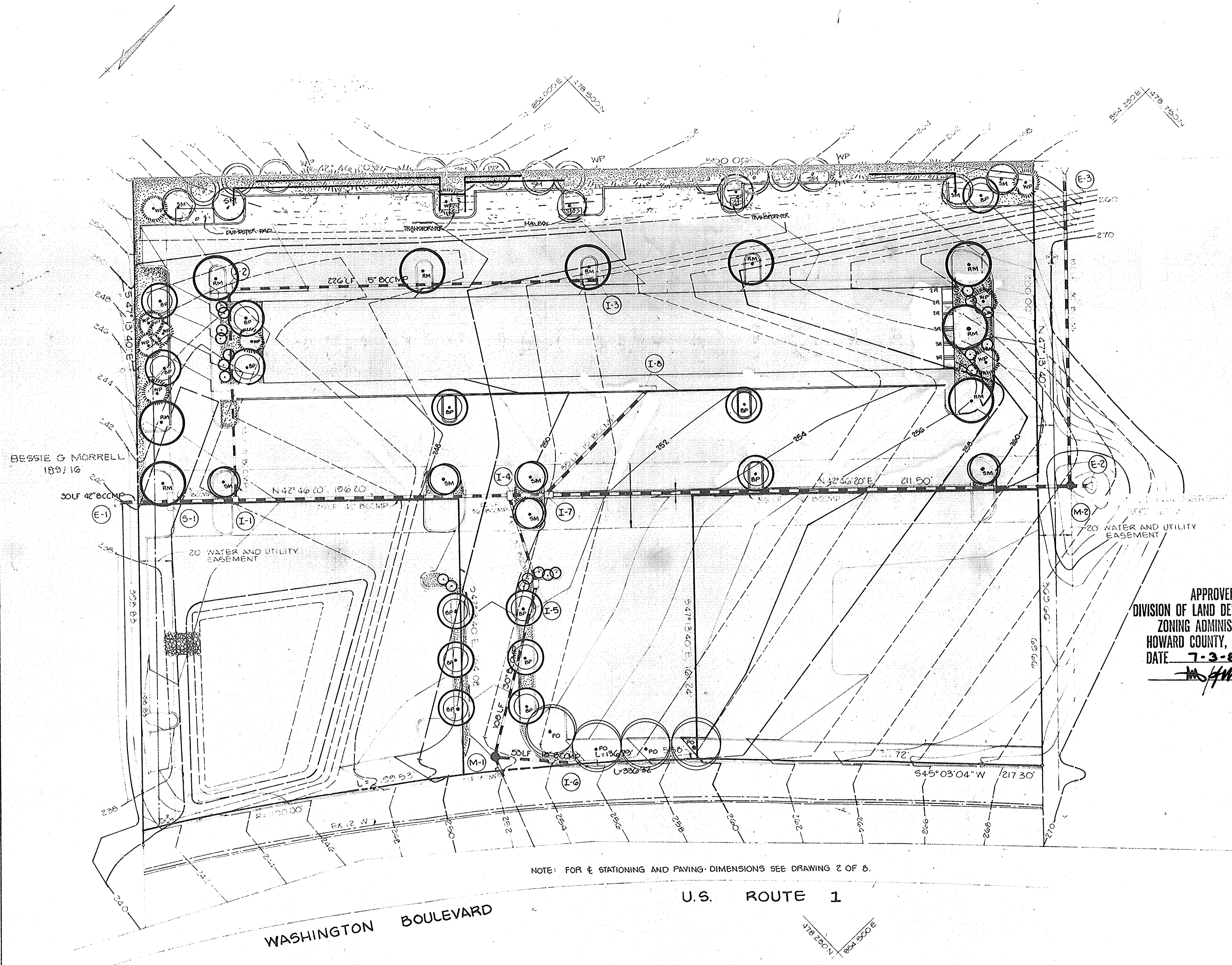
APPROVED
DIVISION OF LAND DEVELOPMENT &
ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 7-3-86

REVIEWED FOR HOWARD S.C.D.
AND MEETS TECHNICAL REQUIREMENTS
James K. Tracy, Jr.
U.S. SOIL CONSERVATION SERVICE
DATE 2-25-87

THIS DEVELOPMENT IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
Stephen L. Fisher
HOWARD S.C.D.
DATE 2/25/87

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."
James K. Tracy, Jr.
ENGINEER: JAMES K. TRACY, P.E.
DATE 1-9-87

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."
James R. Hoxley, Jr.
DEVELOPER: JAMES R. HOXLEY, JR.
SECURITY DEVELOPMENT CORPORATION - PRESIDENT
DATE 1-9-87



PLANT LIST			
SYMBOL	QUANTITY	NAME	REMARKS
	4	QUERCUS PALUSTRIS Pin Oak	2 1/2 Min. Cal. B & B Full Head
	9	ACER RUBRUM Red Maple	2 1/2 Min. Cal. B & B Full Head
	20	PYRUS CALLERYANA 'BRADFORD' Bradford Pear	2 1/2 Min. Cal. B & B Full Head
	17	ACER SACCHARUM Sugar Maple	2 1/2 Min. Cal. B & B Full Head
	25	PINUS STROBUS Eastern White Pine	5'-6" H B & B Unsheared
	20	JUNIPERUS CONFERTA Japanese Shore Juniper	18" O.C. 15-18" Sp. Cont.

APPROVED
DIVISION OF LAND DEVELOPMENT &
ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 7-3-86
[Signature]

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

[Signature] 4-13-87
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

[Signature] 4-15-87
PLANNING DIRECTOR DATE

[Signature] 4-14-87
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

[Signature] 4-10-87
DIRECTOR DATE

[Signature] 4-9-87
CHIEF, BUREAU OF ENGINEERING DATE

NO. 1 12-10-79 ADD PARKING N. SIDE OF SITE AND RELOCATE TREES. REVISION

TRACY, SCHULTE & ASSOCIATES INC.
planning • architecture • engineering

8430 Baltimore National Pike • Suite 214 • Ellicott City, Maryland 21043 • (410) 468-6000

[Signature]

OWNER SCI LIMITED PARTNERSHIP 8450 BALTIMORE NAT'L PIKE ELLICOTT CITY, MD 21043	PROJECT COLUMBIA JUNCTION SECTION 1, AREA 1, PARCEL 'B'
DEVELOPER SECURITY DEVELOPMENT CORP 8450 BALTIMORE NAT'L PIKE ELLICOTT CITY, MD 21043	LOCATION TAX MAP NO. 48 PARCEL 548 6 TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE PLANTING PLAN	DATE: MARCH, 1986 PROJECT NO 8430 SDP
DES R J W DRN J L B	SCALE 1" = 50' DRAWING 8 OF 8