

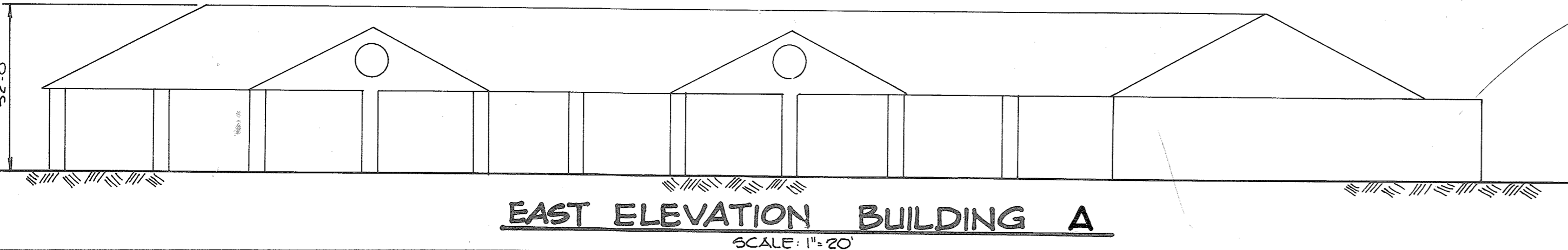
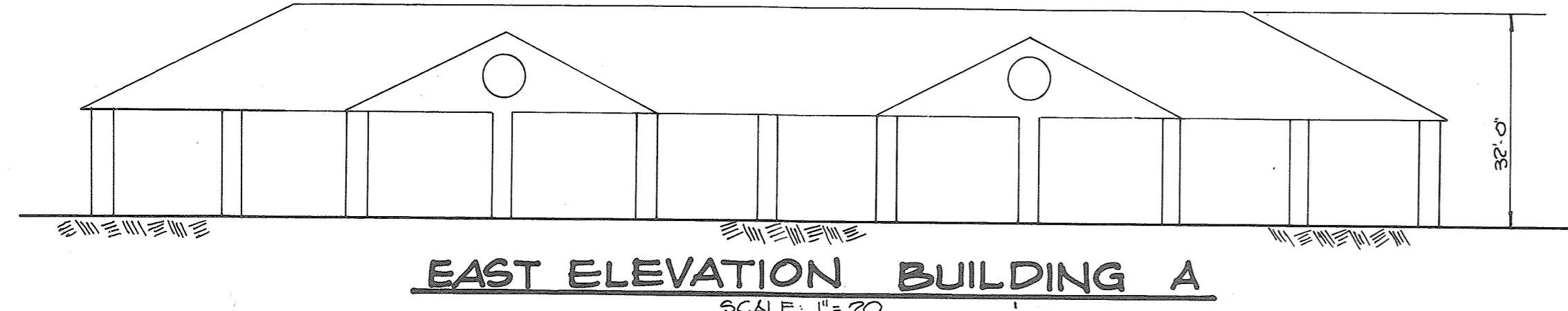
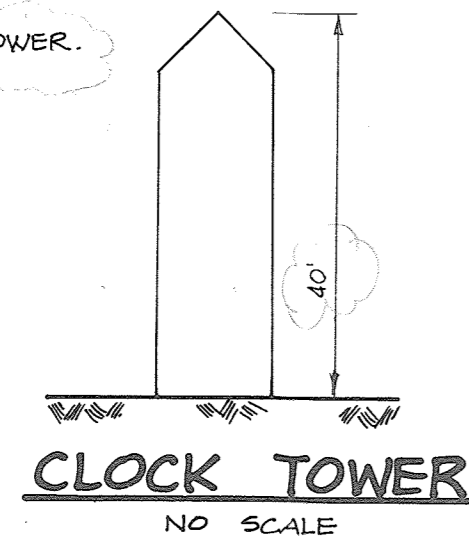
SHEET INDEX

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

GENERAL NOTES

- ALL WATER LINES SHALL BE CONSTRUCTED A MINIMUM OF 42" COVER BELOW FINISHED GRADE.
- 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 FROM BEST AVAILABLE INFORMATION. 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 AT LEAST FIVE (5) DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS TO VERIFY THEIR LOCATION AND ELEVATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF LOCATION AND/OR ELEVATION OF UTILITIES ARE OTHER THAN SHOWN.
- CONTRACTOR TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS:

MISS UTILITY	1-800-257-7777
C & P TELEPHONE COMPANY	725-9976
HOWARD COUNTY BUREAU OF UTILITIES	992-2366
AT&T CABLE LOCATION DIVISION	393-3553
BALTIMORE GAS & ELECTRIC COMPANY	685-0123
STATE HIGHWAY ADMINISTRATION	531-5533
HOWARD COUNTY CONSTRUCTION/INSPECTION SURVEY DIVISION (24 HOURS NOTICE PRIOR TO COMMENCEMENT OF WORK)	792-7272
- 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.
- NO PIPE SHALL BE LAID UNTIL LINES OF EXCAVATION HAVE BEEN BROUGHT TO SURFACE.
- TPO TAKEN FROM FIELD RUN SURVEY DATED MARCH 1986 BY THE RIEMER GROUP, INC.
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE FROM OUTSIDE TO OUTSIDE OF THE WALLS.
- ALL STORM DRAIN PIPE BEDDING SHALL BE AS SHOWN IN DETAIL G2.01 (TRENCH IN ROCK OR TRENCH IN EARTH AS DETERMINED BY FIELD CONDITIONS) IN VOL. IV OF HOWARD COUNTY DESIGN MANUAL UNLESS OTHERWISE DIRECTED BY THE ENGINEER OR AS SHOWN ON THE DRAWINGS.
- THE DEVELOPER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS AND / OR RIGHTS-OF-WAY THAT MAY BE REQUIRED FOR THE SEDIMENT AND EROSION CONTROL PRACTICES, STORM WATER MANAGEMENT PRACTICES AND THE DISCHARGE OF STORM WATER ONTO OR ACROSS ADJACENT OR DOWNSTREAM PROPERTIES INCLUDED IN THIS PLAN. HE IS ALSO RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS AND/OR WORK ON ADJACENT PROPERTIES INCLUDED IN THIS PLAN.
- THE OWNER SHALL PROVIDE A SEPARATE AND INDEPENDENT SEWER CONNECTION FOR EACH TENANT OR OCCUPANT OF ANY BUILDING, SHOWN ON THIS SITE DEVELOPMENT PLAN, WHO WILL DISCHARGE NON-DOMESTIC WASTE TO THE PUBLIC SEWERAGE SYSTEM IF THIS WASTE IS REGULATED UNDER SECTION 18.122A OF THE HOWARD COUNTY CODE. EACH SEPARATE AND INDEPENDENT SEWER CONNECTION SHALL INCLUDE A STANDARD MANHOLE AND OTHER WASTE PRETREATMENT DEVICES AS REQUIRED AND APPROVED BY HOWARD COUNTY. WASTE LINES ON THE INTERIOR OF THE BUILDING SHALL BE DESIGNED, CONSTRUCTED OR MODIFIED SUCH THAT NON-DOMESTIC WASTE WILL BE DISCHARGED TO THE SEPARATE AND INDEPENDENT SEWER CONNECTION. NO TENANT OR OCCUPANT OF ANY BUILDING SHOWN ON THIS SITE DEVELOPMENT PLAN SHALL DISCHARGE REGULATED NON-DOMESTIC WASTE TO THE PUBLIC SEWERAGE SYSTEM PRIOR TO INSTALLATION OF THE SEPARATE AND INDEPENDENT SEWER CONNECTION AND RELATED INTERIOR WASTE LINES. THE ABOVE REQUIREMENTS SHALL APPLY TO ALL INITIAL AND FUTURE OCCUPANTS OR TENANTS.
- FOR THE UTILITY WORK UNDER EXISTING PAVING OF SNOWDEN RIVER PARKWAY SPECIAL TRAFFIC CONTROL DEVICES WILL BE REQUIRED. CONTRACTOR SHALL ENSURE AT LEAST ONE LANE OPEN FOR TRAFFIC AT ALL TIMES.
- NO SIGNAGE WILL BE PLACED ON THE PROPOSED CLOCK TOWER.

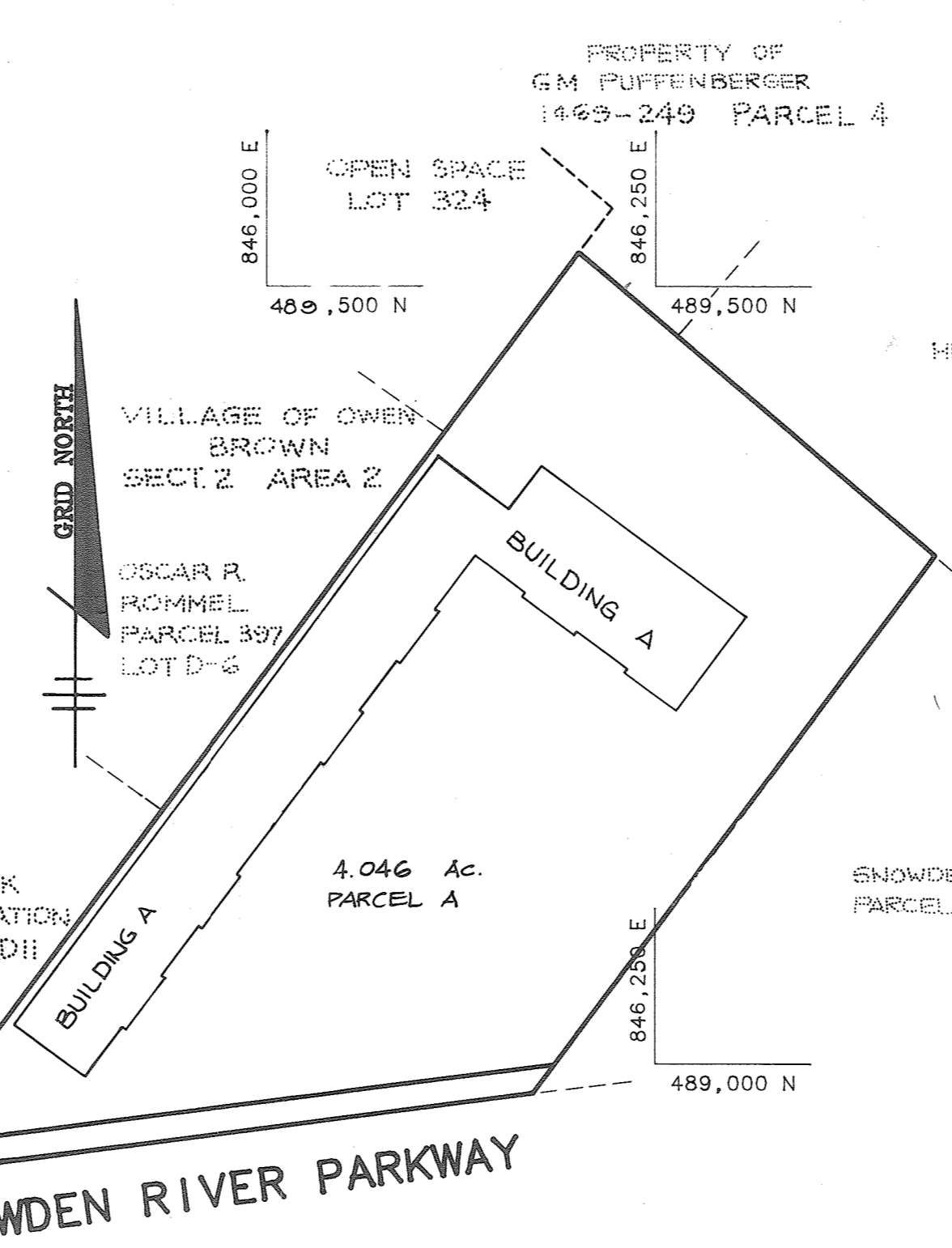
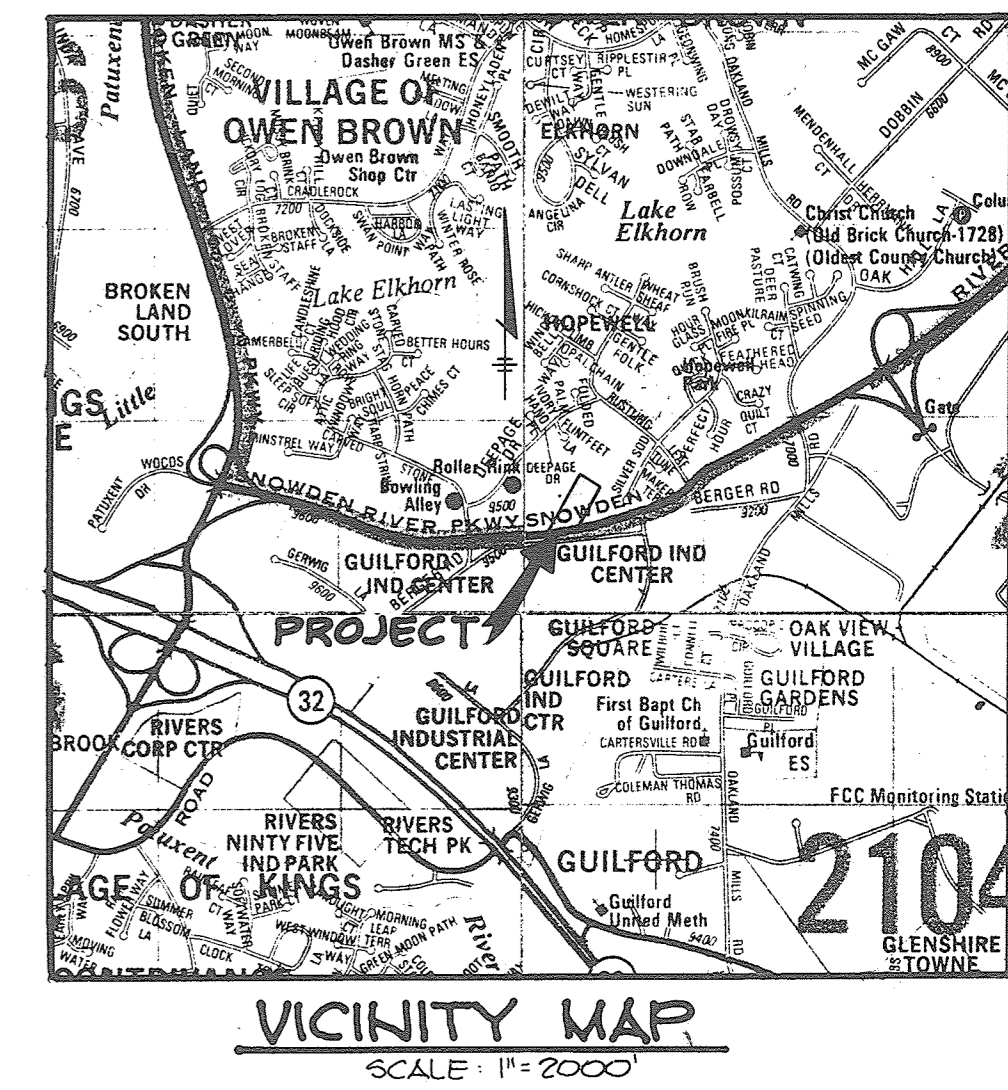


SITE DEVELOPMENT PLAN

COLUMBIA MARKET

6th ELECTION DISTRICT

HOWARD COUNTY, MARYLAND



FOR REVISION #10 ONLY

PROFESSIONAL CERTIFICATE

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, IWONA ROSTEK-ZARSKA, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21245, EXPIRATION DATE: JUNE 9, 2020.

BALTIMORE LAND DESIGN GROUP, INC.
230 SCHILLING CIRCLE, SUITE 364
HUNT VALLEY, MARYLAND 21081
PHONE: 410-227-9851

SITE TABULATION

Total Area of Property:	4.046 Ac.	176,244 S.F.
Area of Submission:	4.046 Ac.	
Present Zoning:	3-1	Commercial Building (SHOPPING CENTER)
Proposed Use:		
Floor Space of One Story Building:		
Building A:	38,304 S.F.	
Building Coverage Permitted (B-1):	50% (88,122 S.F.)	
Building Coverage Proposed:	21.7% (38,304 S.F.)	
Open Space Required:	20% (35,249 S.F.)	
Open Space Proposed:	26% (45,738 S.F.)	
Parking Required:	One space per 200 S.F. of Commercial Bldg.	192 Spaces
Parking Proposed (SHOPPING CENTER) (Including 7 handicapped spaces)		205 Spaces
Area of Parking:		77,196 S.F.
Landscaped Islands Required:	5% (3,860 S.F.)	
Landscaped Islands Provided:		21% (16,272 S.F.)

ADDRESS CHART

BUILDING NO.	STREET ADDRESS
BLDG. A	2480 SNOWDEN RIVER PARKWAY

SUBDIVISION NAME	SECT./AREA	LOT/PARCEL #			
COLUMBIA MARKET		PARCEL A			
PLAT #	BLOCK #	ZONE	TAX/ZONE MAP	ELEC. DIST.	CENSUS TR
7008	4	B-1	42	6TH	0001.03
WATER CODE	SEWER CODE				
E 12	5330300				

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE: 3-30-88

2-11-19 10 REVISED SITE TABULATION
3-22-16 9 REVISED SITE TABULATION
6-11-01 9 REVISED HEIGHT OF CLOCK TOWER

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

Joyce M. ... COUNTY HEALTH OFFICER 9-12-98 DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

W. ... PLANNING DIRECTOR 9-22-88 DATE

Danika J. ... CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT 9-21-88 DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

... DIRECTOR 9-9-88 DATE

... CHIEF, BUREAU OF ENGINEERING 9-9-88 DATE

2-20-80 REVISED SITE TABULATION
2-15-80 REVISED BUILDING FOOT PRINT.

DATE	NO.	REVISION
------	-----	----------

OWNER/DEVELOPER
COLUMBIA MARKET GROUP LIMITED PARTNERSHIP
PO BOX 416
ELLCOTT CITY, MARYLAND 21043

PROJECT: COLUMBIA MARKET (COMMERCIAL BUILDING)

AREA TAX MAP NO. 42 PLAT NO. PARCEL A
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: TITLE SHEET

THE RIEMER GROUP, INC.
The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm
3105 Health Park Drive, Ellicott City, Maryland 21043 (301) 461-2890

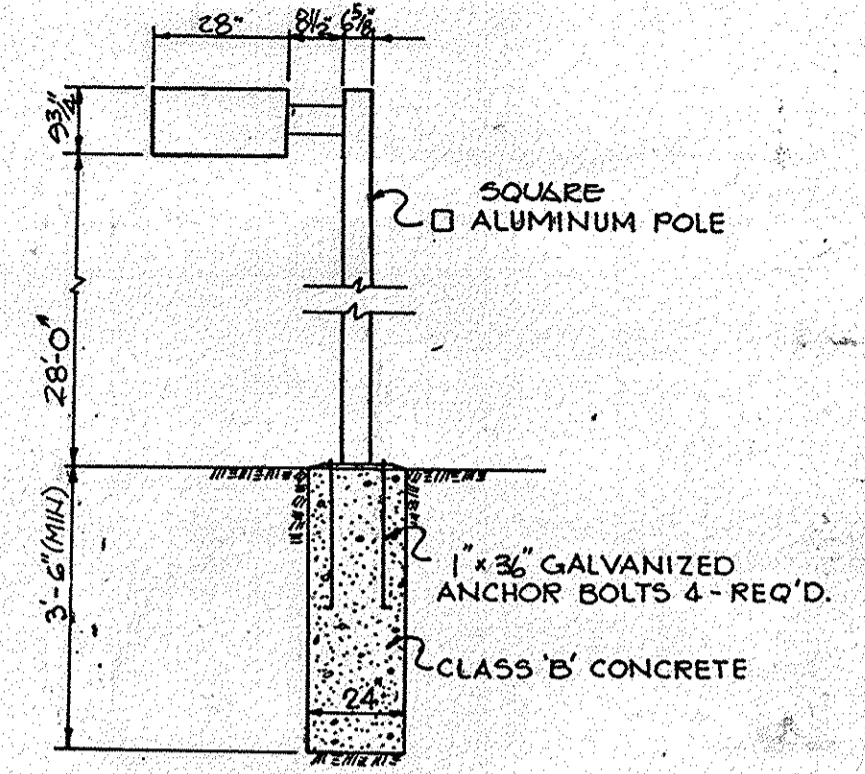
8-22-88 DATE

6-87-84, VP-87-84, VP-87-84

DESIGNED BY: J.D.P.
DRAWN BY: M.A.D.
PROJECT NO: 28400
DATE: 2-23-88
SCALE: AS SHOWN
DRAWING NO. 1 OF 7

PROPERTY OF
G.M. PUFFENBERGER
1469/249
PARCEL 4
ZONED R-12

- NOTES:
1. ALL LIGHT FIXTURES TO BE SINGLE LUMINAIRE 400 WATT MERCURY TYPE 28" HIGH WITH METAL POLES AND DIRECTED DOWNWARD.
 2. LOCATIONS OF LIGHT FIXTURES ARE ON THE PLAN AND ARE SHOWN THIS WAY.
 3. LIGHTS TO BE MODULE II TYPE AS MANUFACTURED BY MOLDCAST OR APPROVED EQUAL.
 4. POLE AND FIXTURE TO HAVE BLACK POLYESTER ENAMEL FINISH.
 5. POLE TO BE LOCATED 3' BACK FROM BACK OF CURB.



LIGHT DETAIL
No Scale

DATE	NO.	REVISION
3-24-88	9	ADDED REFRIGERATED COOLERS
6-11-81	8	REVISED CLOCK TOWER
5-10-80	7	ADDED AWNING TO CANOPY ON BUILDING A
2-20-80	6	REVISED BLDG. FOOTPRINT / CANOPY ADDED STAIRS & SEENING BLDG.
11-8-80	5	ADDED GREASE TRAP
8-15-80	4	REVISE STORM DRAIN & ROOF DRAIN AND ADD CONCRETE SIDEWALK

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

Joyce M. ... 9-12-88
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

W. ... 9-22-88
PLANNING DIRECTOR DATE

Marie J. ... 7-21-88
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

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

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

... 9/4/88
DIRECTOR DATE

... 9-9-88
CHIEF, BUREAU OF ENGINEERING DATE

DATE	NO.	REVISION
4-6-80	3	REVISED BLDG., ADDED CANOPY
FEB. 1988	2	REMOVED SEWER (REVISED BUILDING FOOTPRINT)

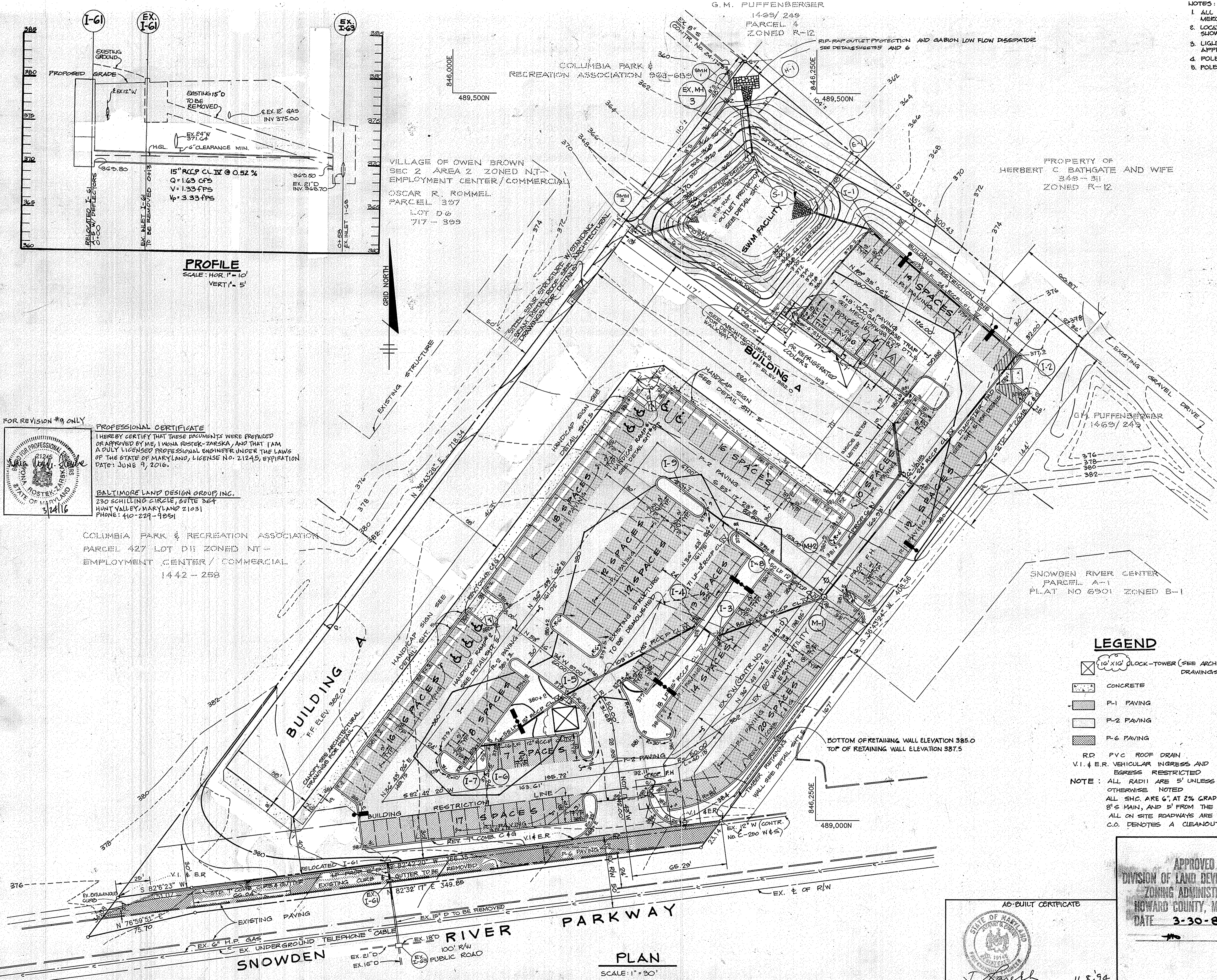
OWNER / DEVELOPER
COLUMBIA MARKET GROUP LIMITED PARTNERSHIP
PO BOX 416
ELlicott CITY, MARYLAND 21043

PROJECT: **COLUMBIA MARKET**
(COMMERCIAL BUILDINGS)
AREA TAX MAP NO. 42 PLAT NO. PARCEL A
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: **SITE DEVELOPMENT PLAN**

THE RIEMER GROUP, INC.
The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm
3105 North Ridge Road, Ellicott City, Maryland 21043 (301) 461-2690

DATE: 8-22-88
5-87-84 VP-87-84, VP-87-84
DESIGNED BY: J.D.P.
DRAWN BY: D.B.S.
PROJECT NO: 28400
DATE: 2-23-88
SCALE: AS SHOWN
DRAWING NO. 2 OF 7



LEGEND

- 10' x 10' CLOCK-TOWER (SEE ARCHITECTURAL DRAWINGS FOR DETAILS)
 - CONCRETE
 - P-1 PAVING
 - P-2 PAVING
 - P-6 PAVING
 - RD PVC ROOF DRAIN
 - V.I. & E.R. VEHICULAR INGRESS AND EGRESS RESTRICTED
- NOTE: ALL RADII ARE 5' UNLESS OTHERWISE NOTED
ALL SHC. ARE 6", AT 2% GRADE FROM THE 8'S MAIN, AND 5' FROM THE BUILDING
ALL ON SITE ROADWAYS ARE PRIVATE.
C.O. DENOTES A CLEANOUT.

FOR REVISION #9 ONLY

PROFESSIONAL CERTIFICATE
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, I WONA ROSTEK-ZARSKA, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21245, EXPIRATION DATE: JUNE 9, 2016.

BALTIMORE LAND DESIGN GROUP, INC.
230 SCHILLING CIRCLE, SUITE 364
HUNT VALLEY, MARYLAND 21031
PHONE: 410-229-9091

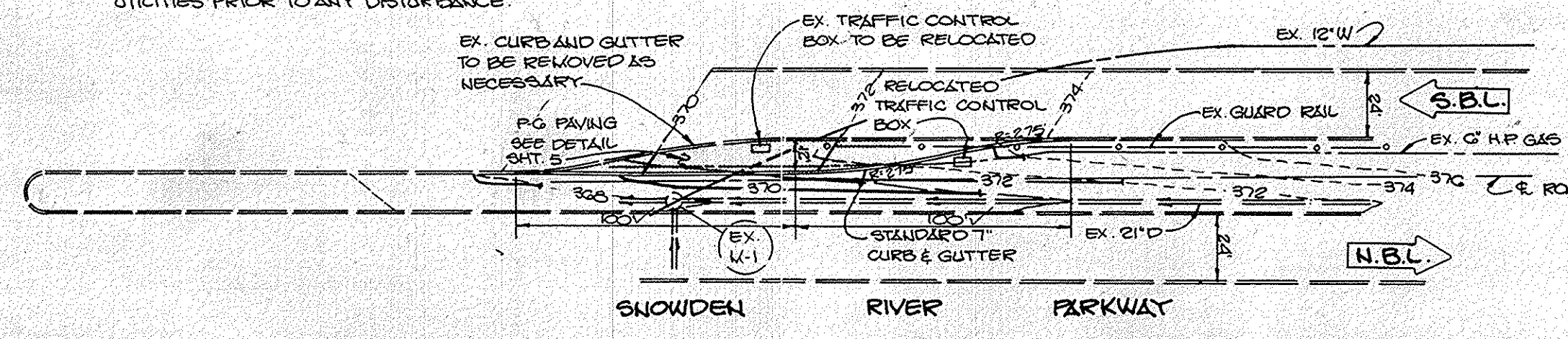
COLUMBIA PARK & RECREATION ASSOCIATION
PARCEL 427 LOT DII ZONED NT-
EMPLOYMENT CENTER / COMMERCIAL
1442 - 258

A6-BUILT CERTIFICATE
STATE OF MARYLAND
J. Farrell
JAYKANT D. PAREKH #0125
11.8.94
DATE

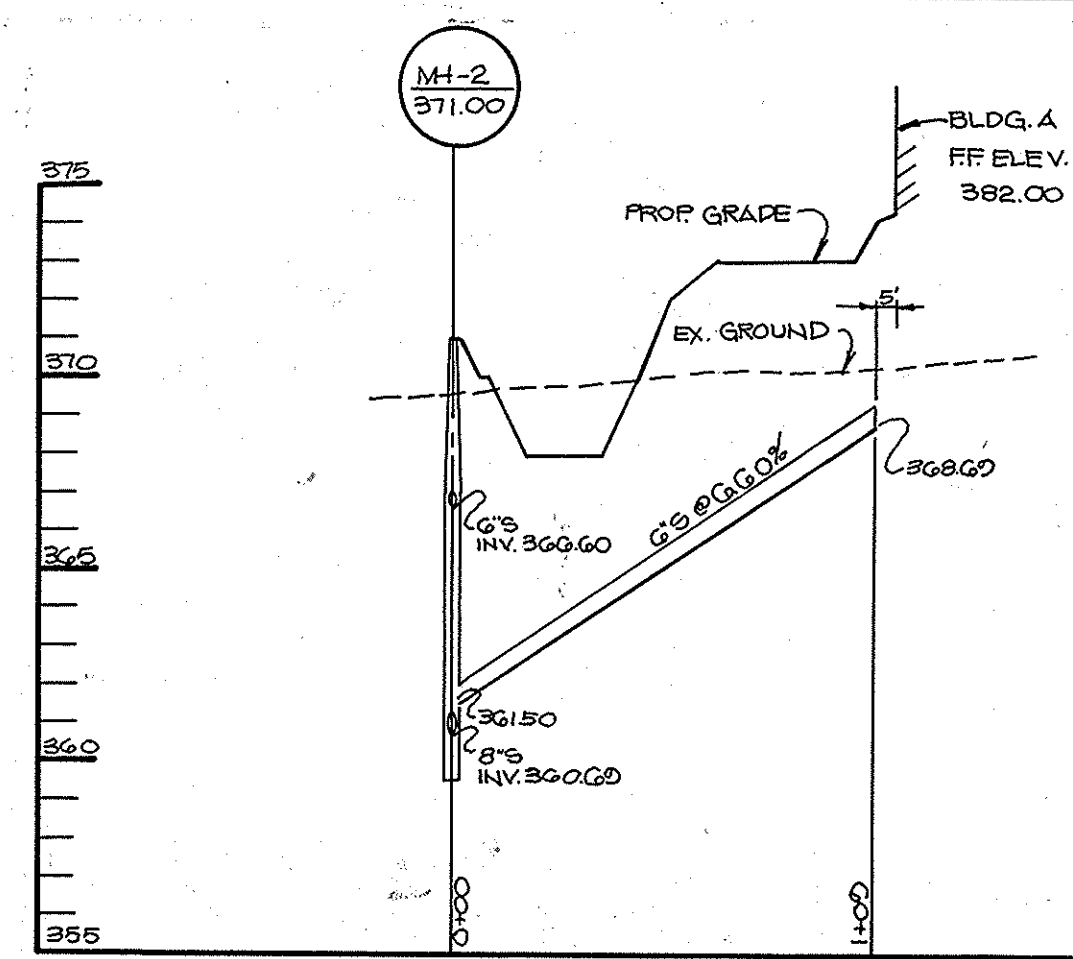
APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 3-30-88

SNOWDEN RIVER PARKWAY
PLAN
SCALE: 1" = 30'

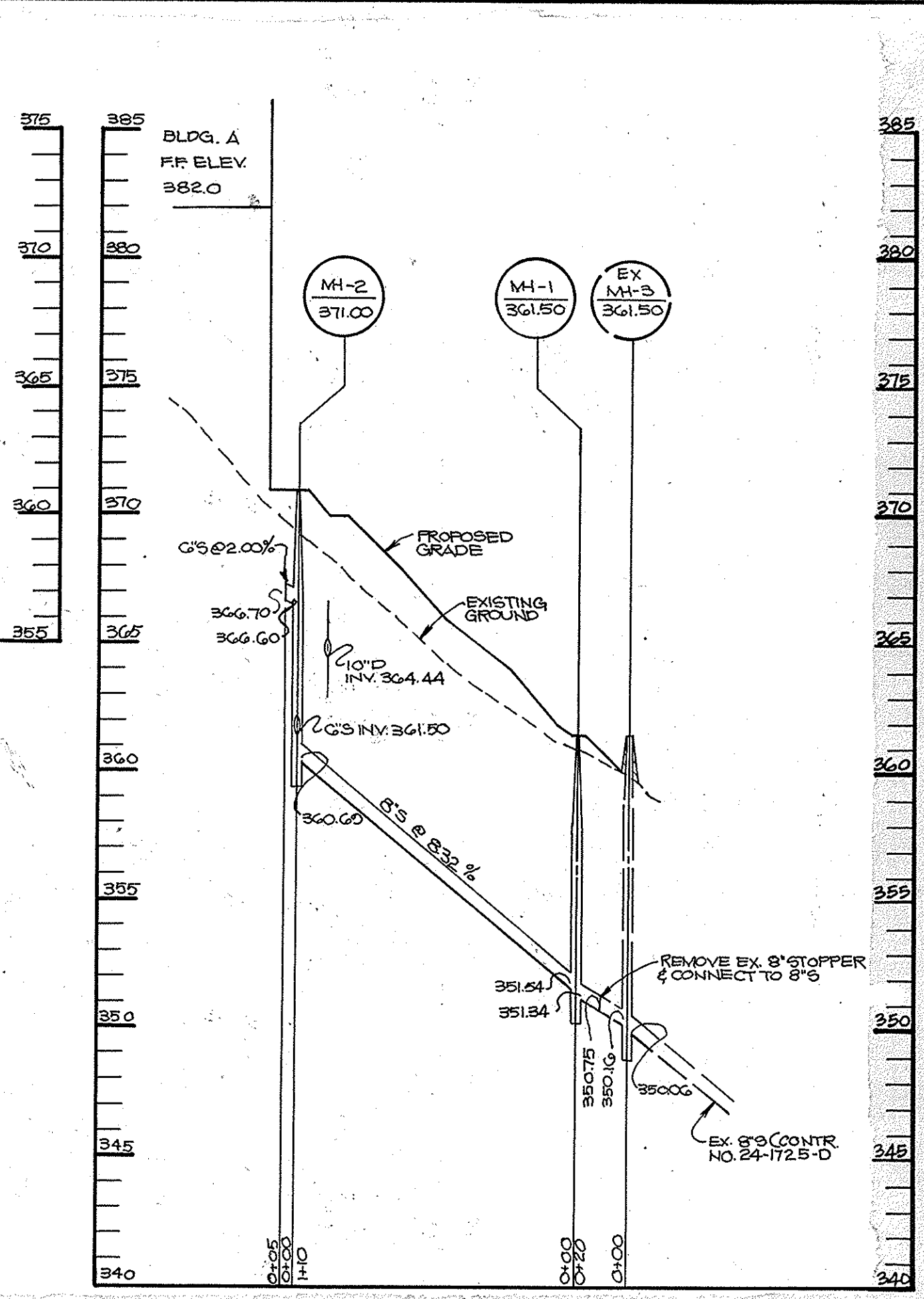
NOTE: CONTRACTOR TO TEST PIT EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY DISTURBANCE.



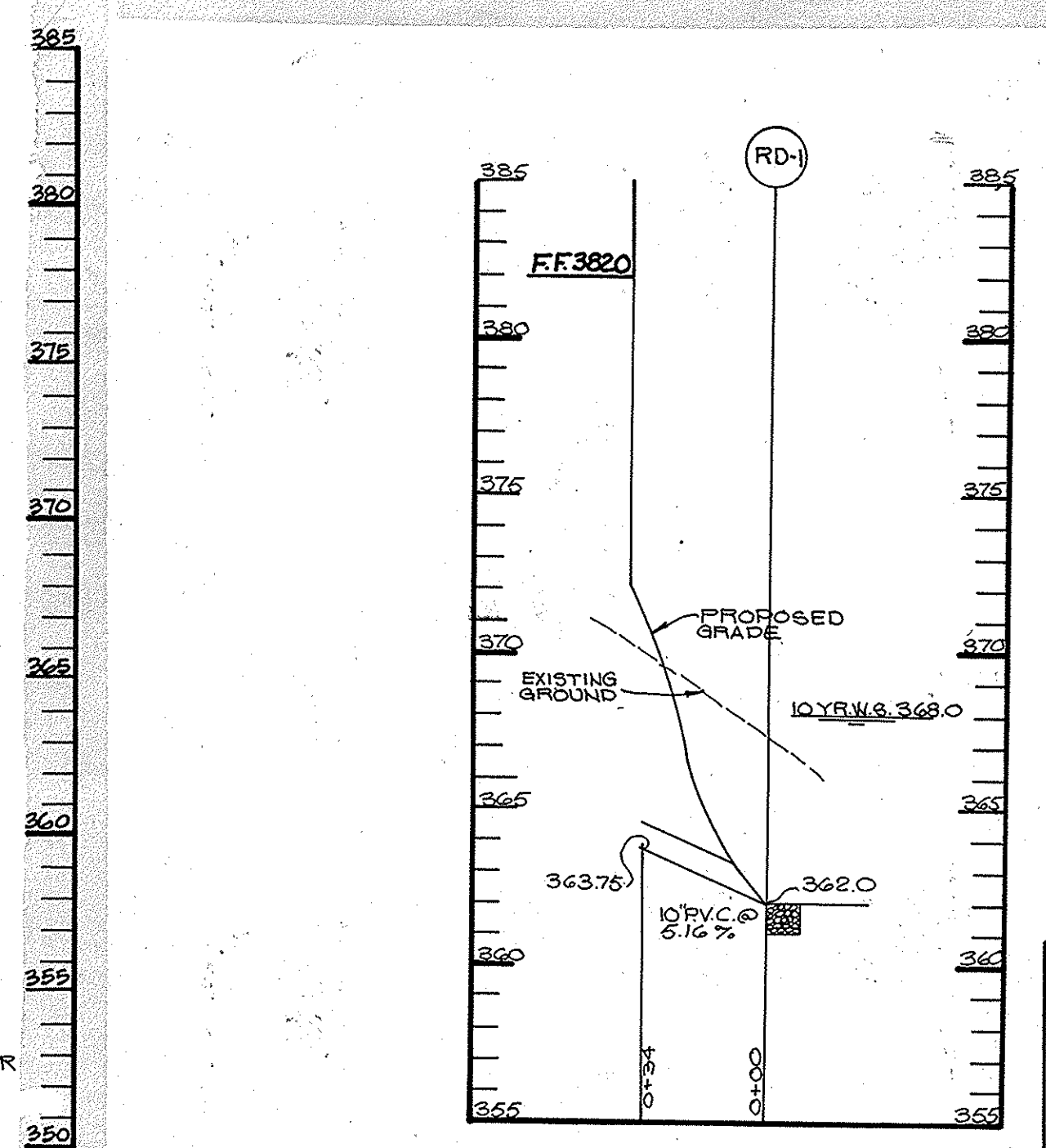
LEFT TURN LANE EXTENSION DETAIL
SCALE: 1" = 50'



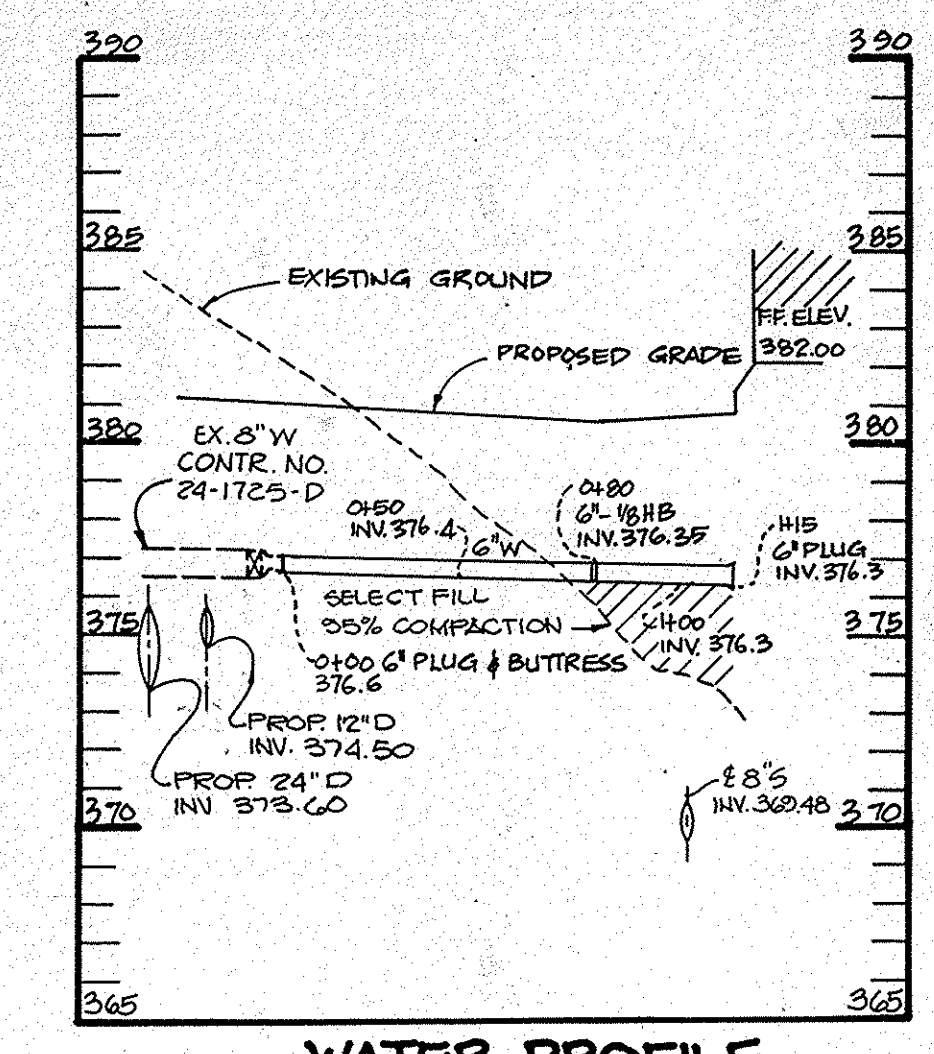
SEWER PROFILE
SCALE: HOR. 1" = 50'
VERT. 1" = 5'



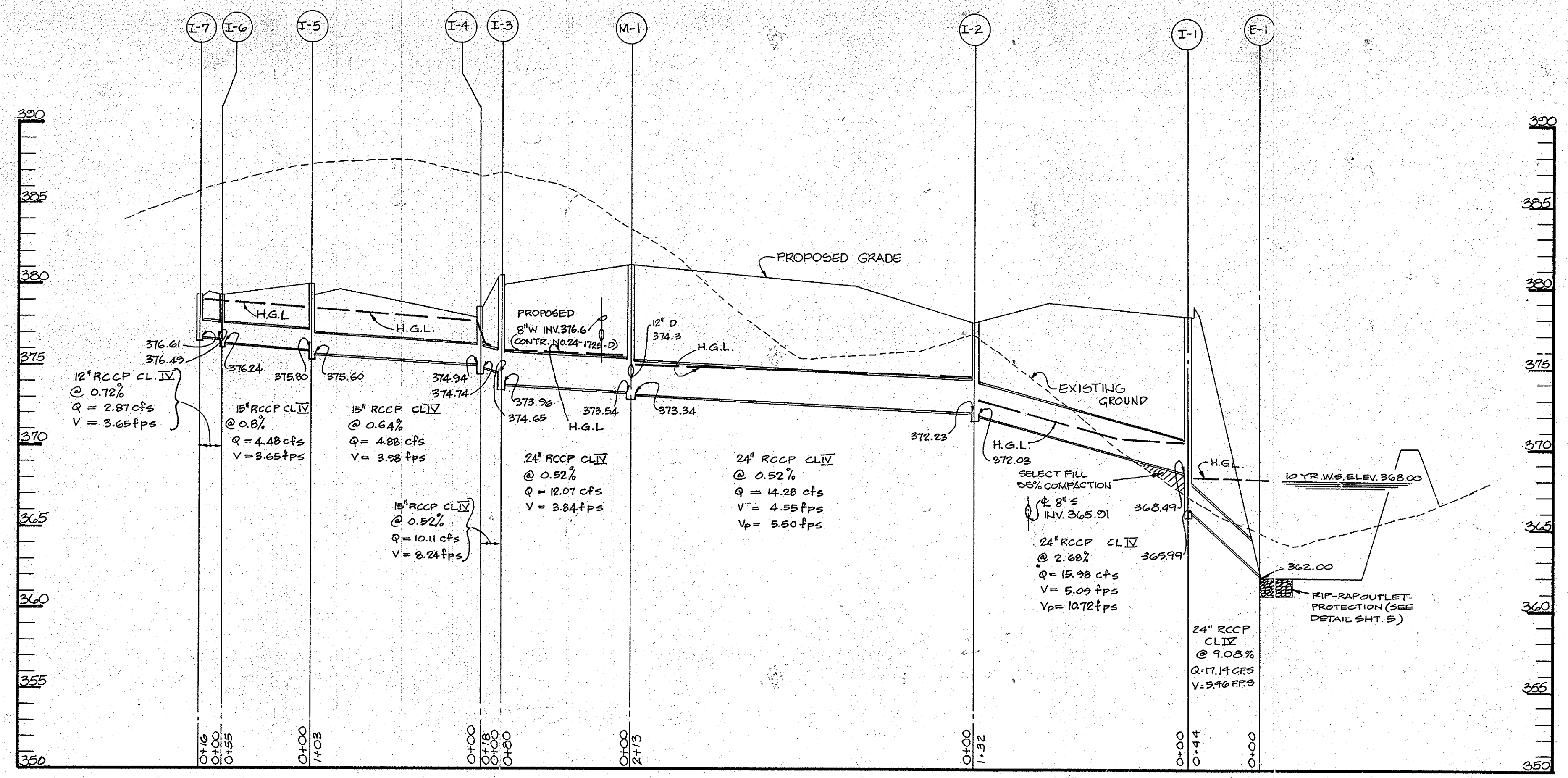
SEWER PROFILE
SCALE: HOR. 1" = 50'
VERT. 1" = 5'



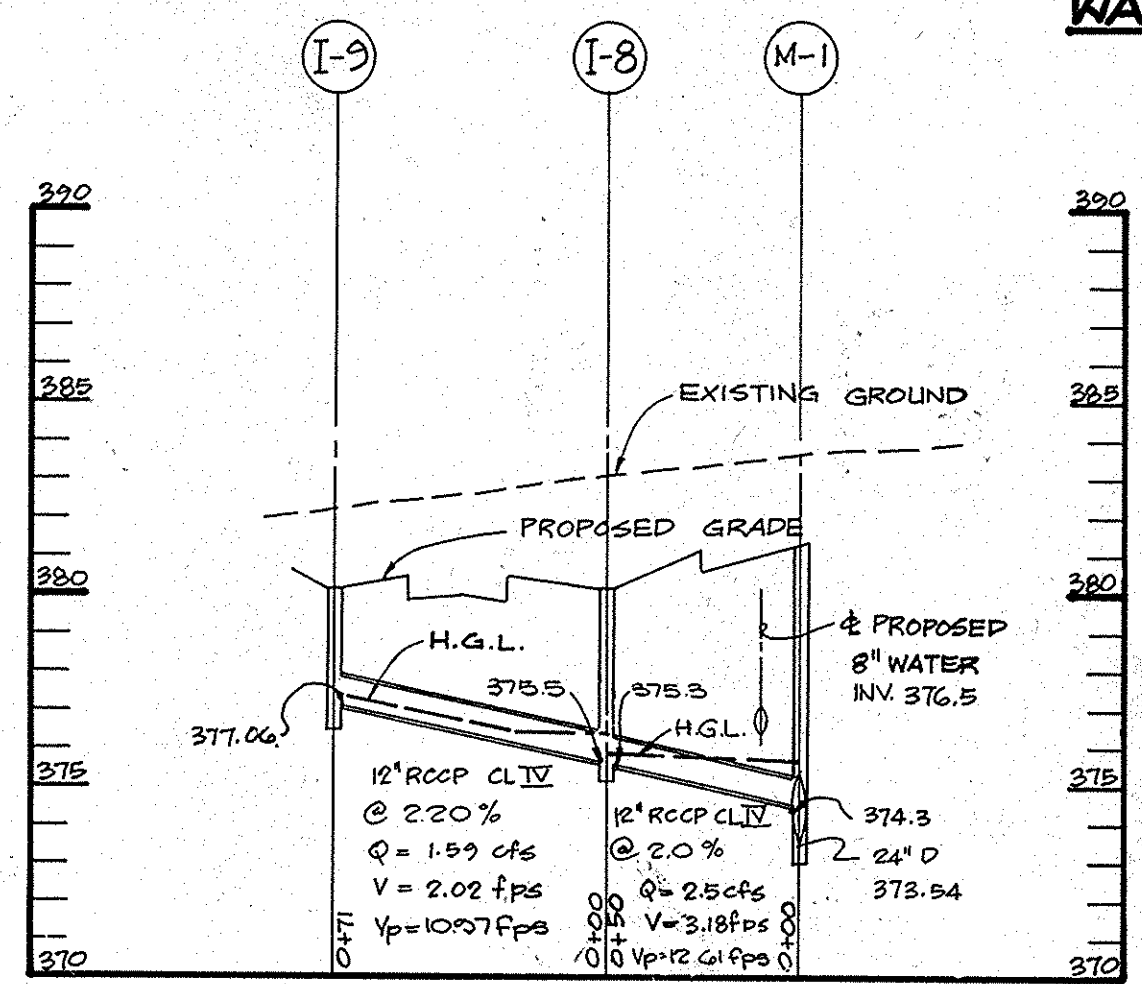
ROOF DRAIN PROFILE
SCALE: HOR. 1" = 100'
VERT. 1" = 5'



WATER PROFILE
SCALE: HOR. 1" = 50'
VERT. 1" = 5'



PROFILE
SCALE: HOR. 1" = 50'
VERT. 1" = 5'

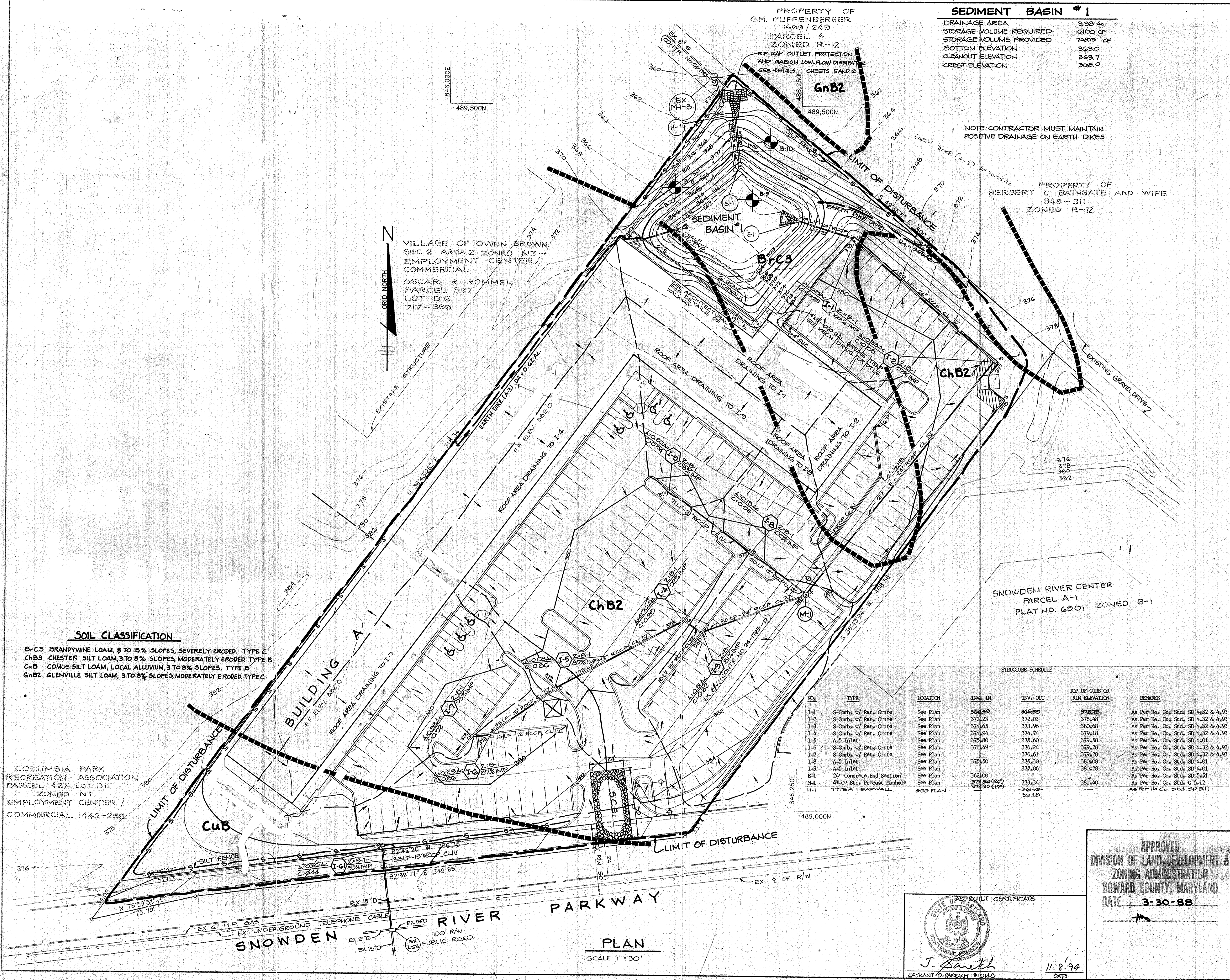


PROFILE
SCALE: HOR. 1" = 50'
VERT. 1" = 5'

APPROVED
DIVISION OF LAND DEVELOPMENT &
ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE: 3-30-88

AS-BUILT CERTIFICATE

STATE OF MARYLAND
J. Fawcett
11.8.94
JAYKANT D. PAREKH #0143 DATE
8-5-85 4 REVISE ROOF DRAIN
DATE NO REVISION
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT.
J. J. [Signature] COUNTY HEALTH OFFICER 9-12-88 DATE
APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
[Signature] PLANNING DIRECTOR 9.22.88 DATE
[Signature] CHIEF, DIVISION OF
COMMUNITY PLANNING AND
LAND DEVELOPMENT 9-21-88 DATE
APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM
DRAINAGE SYSTEMS AND PUBLIC ROADS.
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
[Signature] DIRECTOR DATE
[Signature] CHIEF, BUREAU OF ENGINEERING 9-9-88 DATE
11-22-88 REVISE ROOF DRAIN PROFILE & SEWER PROFILES
DATE NO REVISION
OWNER/DEVELOPER
COLUMBIA MARKET GROUP LIMITED PARTNERSHIP
PO BOX 416
ELLCOTT CITY, MARYLAND 21043
PROJECT:
COLUMBIA MARKET
(COMMERCIAL BUILDINGS)
AREA TAX MAP NO. 42 PLAT NO. PARCEL A
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
TITLE: STORM DRAIN, WATER AND SEWER
PROFILES AND DETAILS
THE RIEMER GROUP, INC.
The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm
3105 Health Park Drive, Ellicott City, Maryland 21043 (301) 481-2800
8-27-88 DATE
S-87-54, VP-87-84, VP-87-54
DESIGNED BY: C.J.R.
DRAWN BY: D.B.S.
PROJECT NO: 28400
DATE: 2-23-88
SCALE: AS SHOWN
DRAWING NO. 3 OF 7
ARTHUR E. MUEGGEL #0157



SEDIMENT BASIN #1

DRAINAGE AREA	2.28 AC.
STORAGE VOLUME REQUIRED	6100 CF
STORAGE VOLUME PROVIDED	26875 CF
BOTTOM ELEVATION	363.0
CLEAROUT ELEVATION	363.7
CREST ELEVATION	368.0

11-8-88	5	ADDED GREASE TRAP
8-15-88	4	REVISED STORM DRAIN, ROOF DRAIN, AND ADD CONCRETE WALKWAY
DATE	NO.	REVISION

BY THE DEVELOPER:

"I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS, 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. I WILL PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN 'AS-BUILT' PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."

Joseph A. ... 8-22-88
DEVELOPER DATE

REPUBLIC NATIONAL CORPORATION, PRESIDENT

BY THE ENGINEER:

"I CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION, EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTIFIED THE DISTRICT THAT HE MUST PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN 'AS-BUILT' PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION."

Arthur C. ... 8-22-88
ENGINEER DATE

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

James M. ... 9/2/88
S.O. SOIL CONSERVATION SERVICE DATE

THESE PLANS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

Richard ... 9/2/88
HOWARD S.O.D. DATE

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

John ... 7-12-88
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

... 9-22-88
PLANNING DIRECTOR DATE

... 9-21-88
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

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

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

... 9/1/88
DIRECTOR DATE

... 9-9-88
CHIEF, BUREAU OF ENGINEERING DATE

4-6-88	3	REVISED BLDG., ADDED CANOPY
11-22-88	2	REMOVED SEWER (REVISED BUILDING FOOTPRINT)
DATE	NO.	REVISION

OWNER / DEVELOPER

COLUMBIA MARKET GROUP LIMITED PARTNERSHIP
PO BOX 416
ELICOTT CITY, MARYLAND 21043

PROJECT

COLUMBIA MARKET
COMMERCIAL BUILDINGS

AREA TAX MAP NO. 42 PLAT NO. PARCEL A
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE

DRAINAGE AREA MAP AND SEDIMENT CONTROL PLAN

THE RIEMER GROUP, INC.

The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm
3105 North Ridge Road, Ellicott City, Maryland 21043 (301) 461-2690

8-22-88 DATE

5-87-84 VP-87-84, VP-87-84

DESIGNED BY J.O.P.

DRAWN BY DAM

PROJECT NO 22400

DATE 2-23-88

SCALE AS SHOWN

DRAWING NO. 4 OF 7

Arthur E. ...
ARTHUR E. MOEGGE #10107

SOIL CLASSIFICATION

Brc3 BRANDYWINE LOAM, 8 TO 15% SLOPES, SEVERELY ERODED, TYPE C

ChB3 CHESTER SILT LOAM, 3 TO 8% SLOPES, MODERATELY ERODED, TYPE B

CuB COMUS SILT LOAM, LOCAL ALLUVIUM, 3 TO 8% SLOPES, TYPE B

GnB2 GLENVILLE SILT LOAM, 3 TO 8% SLOPES, MODERATELY ERODED, TYPE C

STRUCTURE SCHEDULE

NO.	TYPE	LOCATION	INV. IN	INV. OUT	TOP OF CURB OR RIM ELEVATION	REMARKS
I-1	S-Comb w/ Ret. Grate	See Plan	366.99	365.00	378.78	As Per Ho. Co. Std. SD 4.32 & 4.93
I-2	S-Comb w/ Ret. Grate	See Plan	372.23	372.03	378.48	As Per Ho. Co. Std. SD 4.32 & 4.93
I-3	S-Comb w/ Ret. Grate	See Plan	374.65	373.96	380.68	As Per Ho. Co. Std. SD 4.32 & 4.93
I-4	S-Comb w/ Ret. Grate	See Plan	374.94	374.74	379.18	As Per Ho. Co. Std. SD 4.32 & 4.93
I-5	A-5 Inlet	See Plan	375.80	375.60	379.58	As Per Ho. Co. Std. SD 4.01
I-6	S-Comb w/ Ret. Grate	See Plan	376.49	376.24	379.28	As Per Ho. Co. Std. SD 4.32 & 4.93
I-7	S-Comb w/ Ret. Grate	See Plan	375.50	376.61	379.28	As Per Ho. Co. Std. SD 4.32 & 4.93
I-8	A-5 Inlet	See Plan	375.50	375.30	380.08	As Per Ho. Co. Std. SD 4.01
I-9	A-5 Inlet	See Plan	375.50	377.06	380.28	As Per Ho. Co. Std. SD 4.01
E-1	24" Concrete End Section	See Plan	362.00		375.34	As Per Ho. Co. Std. SD 5.51
H-1	48" Std. Precast Manhole	See Plan	373.54 (24")	373.34	381.40	As Per Ho. Co. Std. G 5.12
H-1	TYPE X HEADWALL	SEE PLAN	374.50 (24")	361.00	361.00	As Per Ho. Co. Std. SD 5.11

APPROVED

DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND

DATE 3-30-88

J. Smith
JAYKANT O. PAREKH #10110

11-8-94 DATE

1. SITE PREPARATION
Areas under the borrow areas, embankment, and structural works shall be cleared, grubbed and the topsoil stripped to remove all trees, vegetation, roots or other objectionable material. Channel banks and sharp breaks shall be sloped to no steeper than 1:1.

Areas covered by the pond or reservoir will be cleared of all trees, brush, logs, fences, rubbish and other objectionable material unless otherwise designated on the plans. Trees, brush and stumps shall be cut approximately level with the ground surface.

All cleared and grubbed material shall be disposed of outside the limits of the dam and reservoir as directed by the owner or his representative. When specified, a sufficient quantity of coprol will be stockpiled in a suitable location for use on the embankment and other designated areas.

2. EARTH FILL
Material:
The fill material shall be taken from approved designated borrow areas or areas. It shall be free of roots, stumps, wood, rubbish, oversized stones, frozen or other objectionable materials. The embankment shall be constructed to an elevation which provides for anticipated settlement to the design elevation. The fill height all along the length of the embankment shall be increased above the design elevation (including freeboard) as shown on the plans.

Placement:
Areas on which fill is to be placed shall be scarified prior to placement of fill. Fill materials shall be placed in 8-inch maximum thickness (before compaction) layers which are to be compacted over the entire length of the fill. The most porous borrow material shall be placed in the downstream portions of the embankment.

Compaction:
The movement of the hauling and spreading equipment over the fill shall be controlled so that the entire surface of each lift shall be traversed by not less than one tread track of the equipment or compaction shall be achieved by a minimum of four complete passes of a sheepsfoot, rubber tired or vibratory roller. Fill material shall contain sufficient moisture such that the required degree of compaction can be obtained with the equipment used.

Cutoff Trench:
Where specified, a cutoff trench shall be excavated along or parallel to the centerline of the embankment as shown on the plans. The bottom width of the trench shall be governed by the equipment used for excavation, with the minimum width being four feet. The depth shall be at least four feet or as shown on the plans. The side slopes of the trench shall be 1 to 1 or flatter. The backfill material for the cutoff trench shall be the most impervious material available and shall be compacted with equipment or rollers to assure maximum density and minimum permeability. Use only M, CL, CH or MH material which will be borrowed from off site.

3. STRUCTURAL BACKFILL
Backfill material shall be of the type and quality conforming to that specified for the adjoining till material. The fill shall be placed in horizontal layers not to exceed four inches in thickness and compacted by hand tampers or other compaction equipment. The material needs to fill completely all spaces under and adjacent to the pipes. At no time during the backfilling operation shall driven equipment be allowed to operate closer than four feet, measured horizontally, to any part of a structure. Under no circumstances shall the contractor drive equipment over any part of a concrete structure or pipe unless there is a compacted fill of twenty-four inches or greater over the structure or pipe.

4. CORRUGATED METAL PIPE
Material:
(Steel Pipe)-This pipe and its appurtenances shall be galvanized and fully bisminous coated and shall conform to the requirements of AASHTO Specification M-190 Type A with watertight coupling bands. Any bisminous coating damaged or otherwise removed shall be replaced with cold applied bisminous coating compound.

Form:
The forms shall have sufficient strength and rigidity to hold the concrete and to withstand the necessary pressure, tamping, and vibration without deflection from the prescribed lines. They shall be mortar-tight and constructed so that they can be removed without hammering or prying against the concrete.

The inside of forms shall be oiled with a non-staining mineral oil or thoroughly wetted before concrete is placed.

Forms may be removed 24 hours after the placement of concrete. All wire ties and other devices used shall be recessed from the surface of the concrete.

Reinforcing Steel:
All reinforcing material shall be free of dirt, rust, scale, oil, paint or other coatings. The steel shall be accurately placed and securely tied and blocked into position so that no movement of the steel will occur during placement of concrete.

Consolidation:
Concrete shall be consolidated with internal type mechanical vibrators. Vibration shall be supplemented by spading and hand tamping as necessary to insure smooth and dense concrete along form surfaces, in corners, and around embedded items.

Finishing:
Defective concrete, honeycombed areas, voids left by the removal of rods, ridges on all concrete surfaces permanently exposed to view or exposed to water on the finished structure, shall be repaired immediately after the removal of forms. All voids shall be reamed and completely filled with dry-patching mortar.

Protection and Curing:
Exposed surfaces of concrete shall be protected from the direct rays of the sun for at least the first three (3) days. All concrete shall be kept continuously moist for at least ten (10) days after being placed. Moisture may be applied by spraying or sprinkling as necessary to prevent the concrete from drying. Concrete shall not be exposed to freezing during the curing period. Curing compounds may also be used.

Placing Temperature:
Concrete may not be placed at temperatures below 32° F with the temperature falling, or 34° with the temperature rising.

STABILIZATION
All borrow areas shall be graded to provide proper drainage and left in a slightly condition. All exposed surfaces of the embankment, spillway, spill and borrow areas, and berms shall be stabilized by seeding, fertilizing and mulching (if required) in accordance with the vegetative treatment specifications shown on or accompanying the drawings.

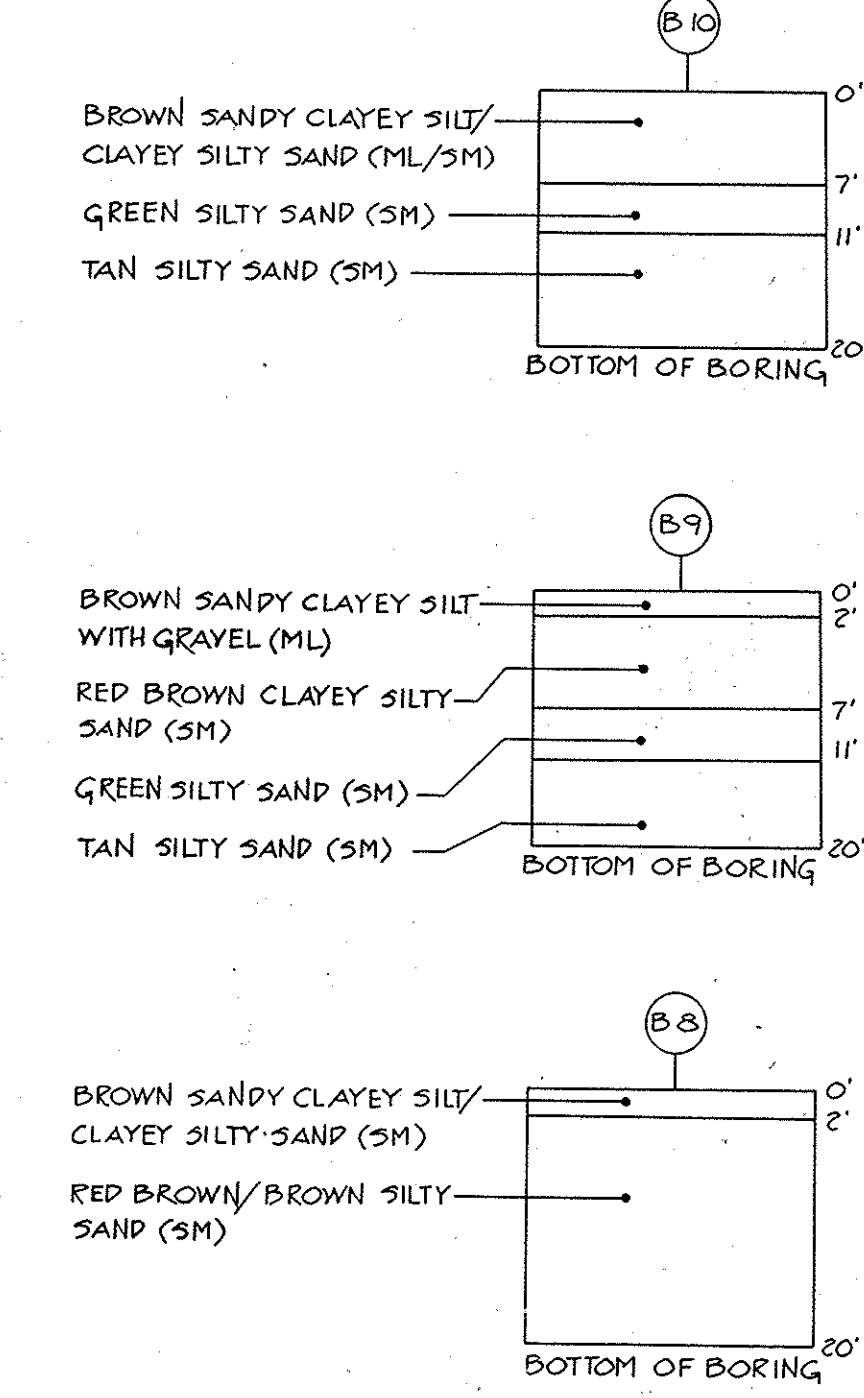
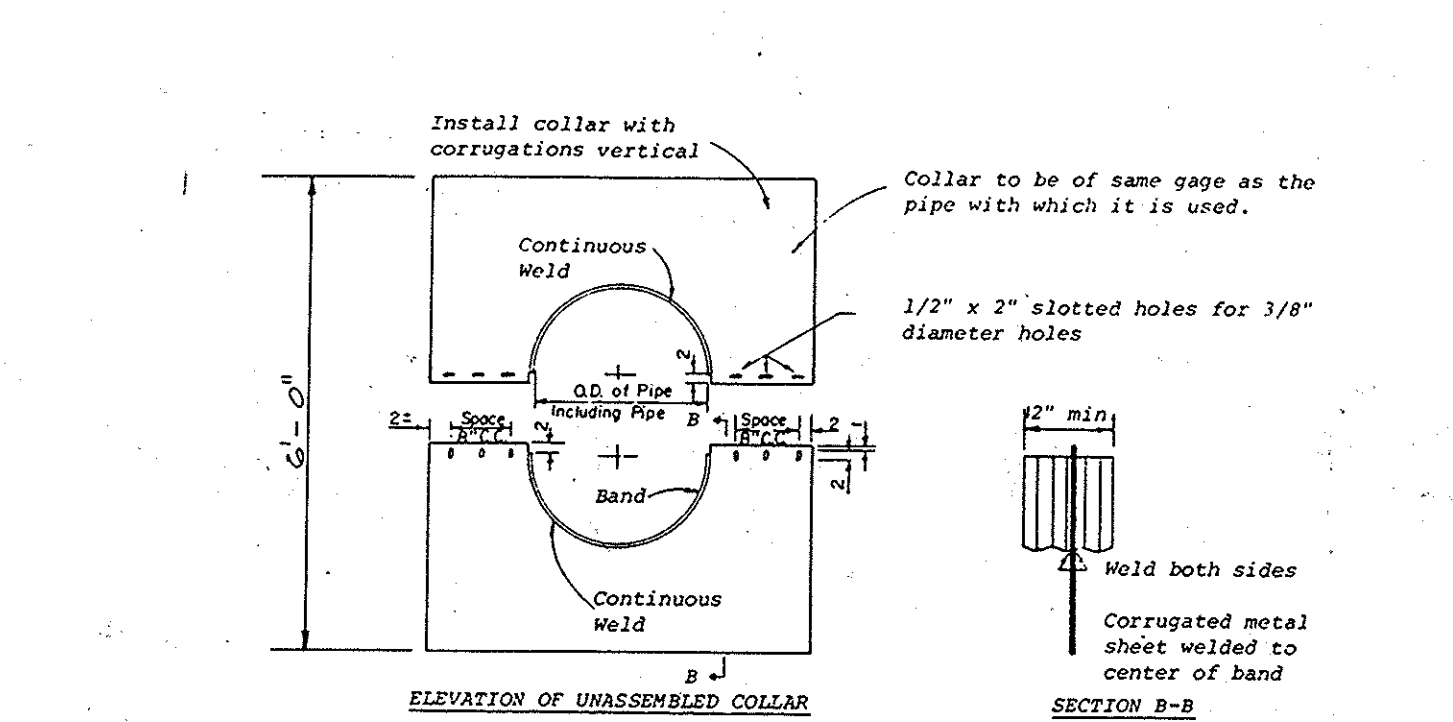
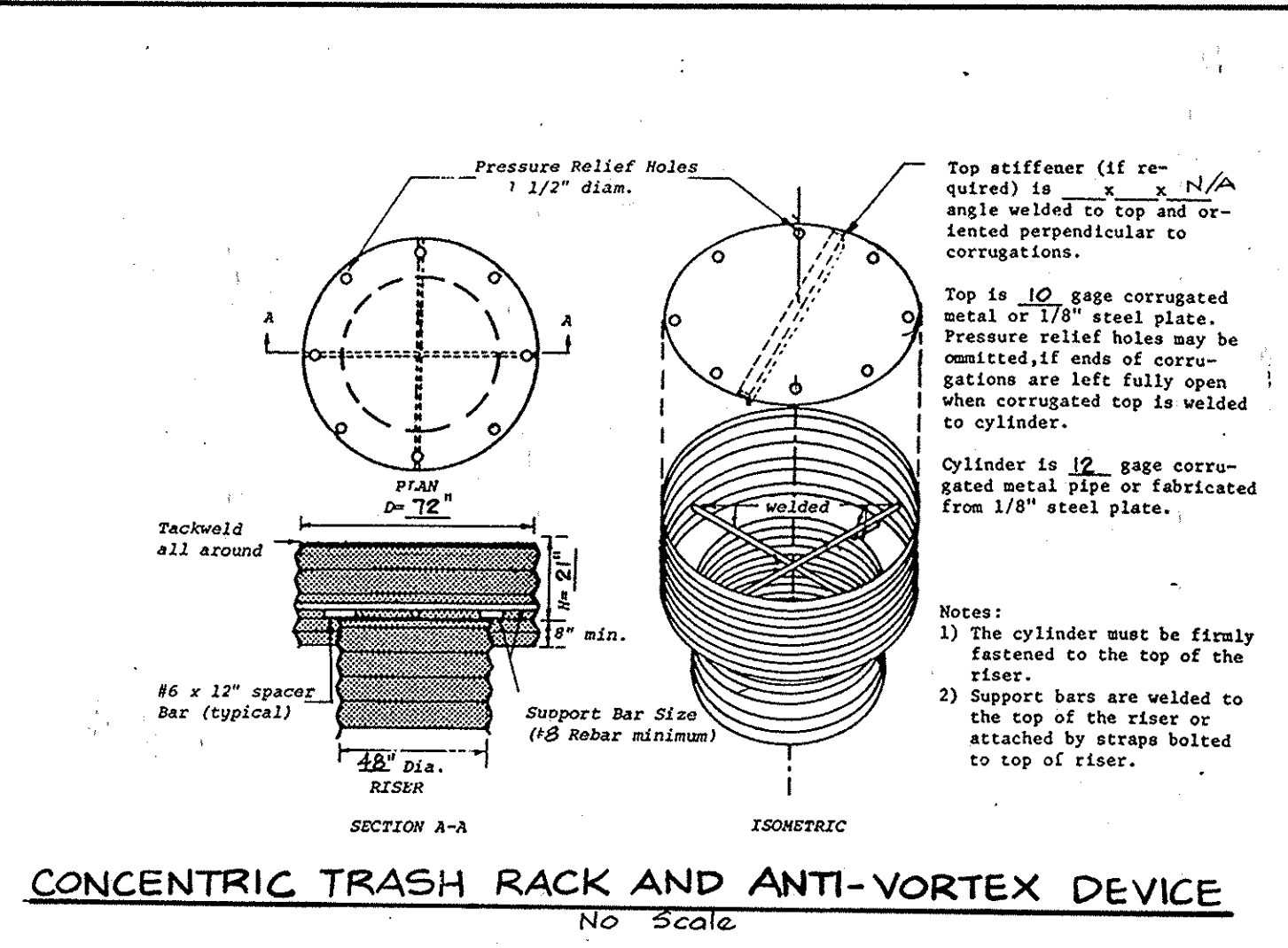
Connections:
All connections with pipes must be completely watertight. The drain pipe or barrel connection to the riser shall be welded all around when the pipe and riser are metal. Watertight coupling bands shall be used at all joints. Antiseep collars shall be connected to the pipe in such a manner as to be completely watertight.

Bedding:
The pipe shall be firmly and uniformly bedded throughout its entire length. Where rock or soft, spongy or other unstable soil is encountered, all such material shall be removed and replaced with suitable earth compacted to provide adequate support.

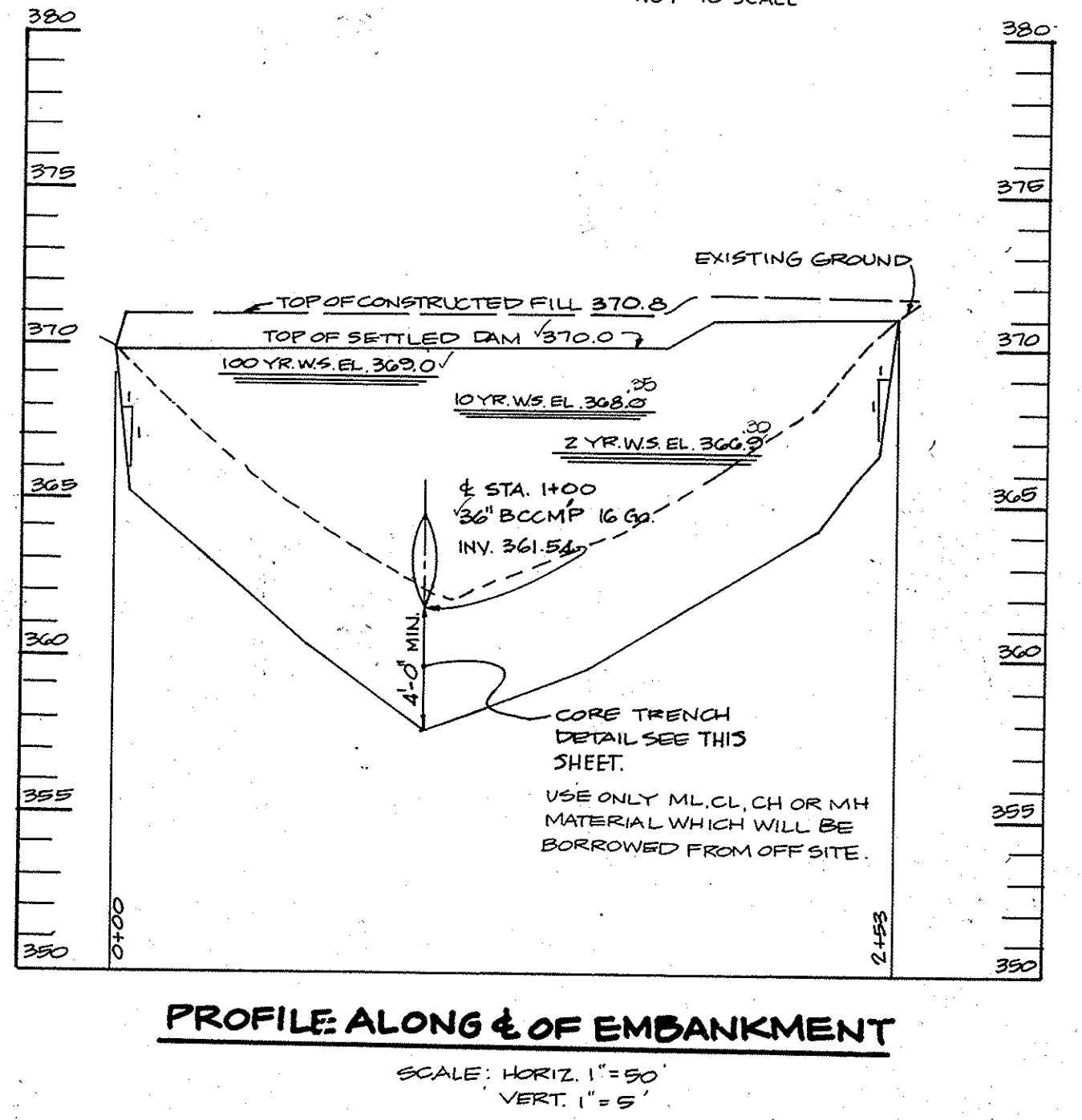
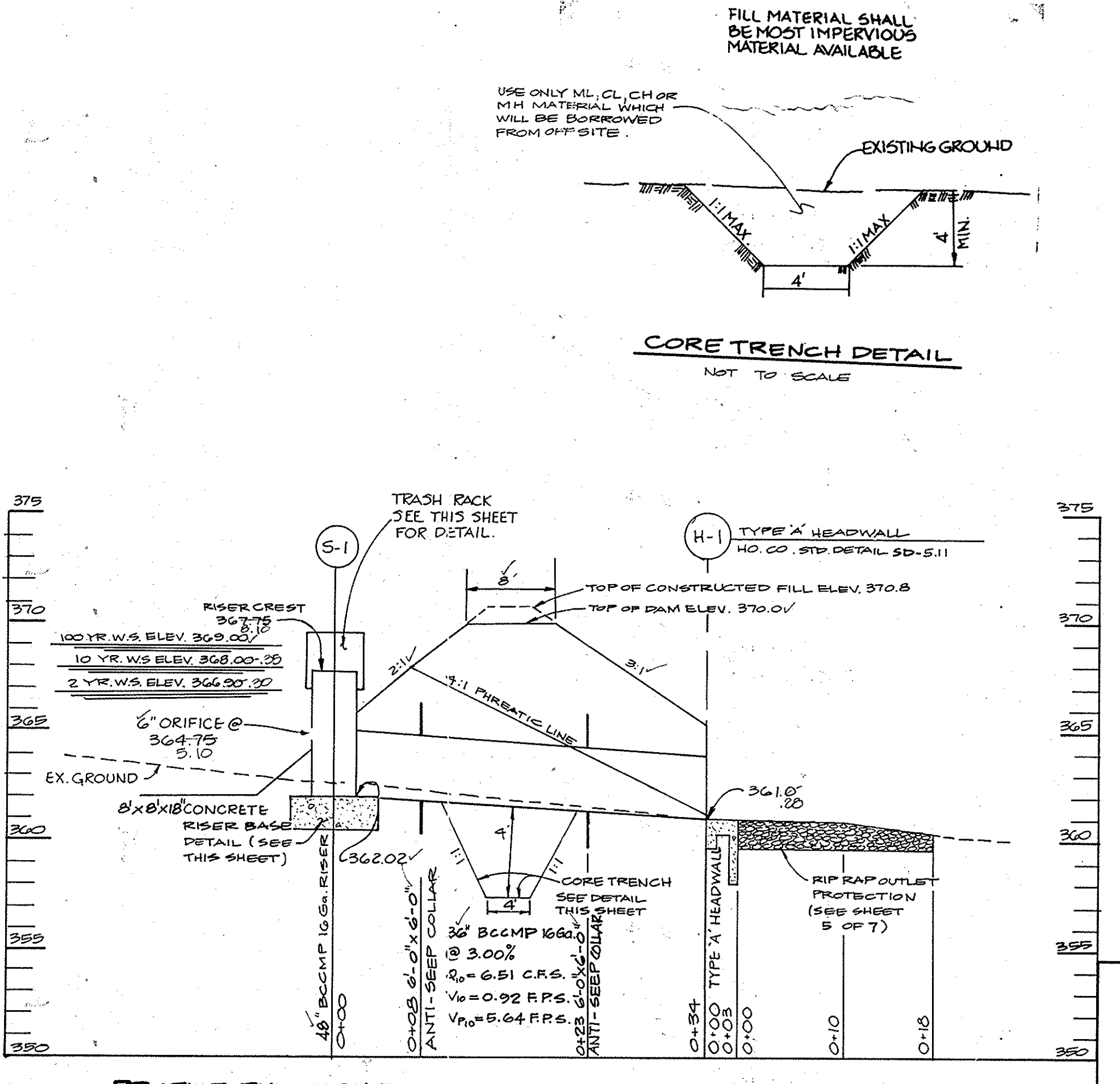
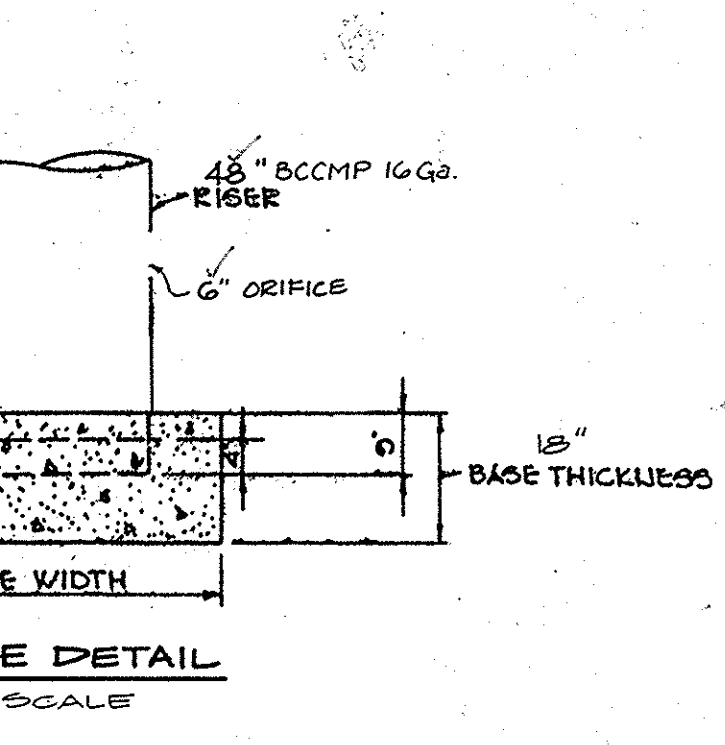
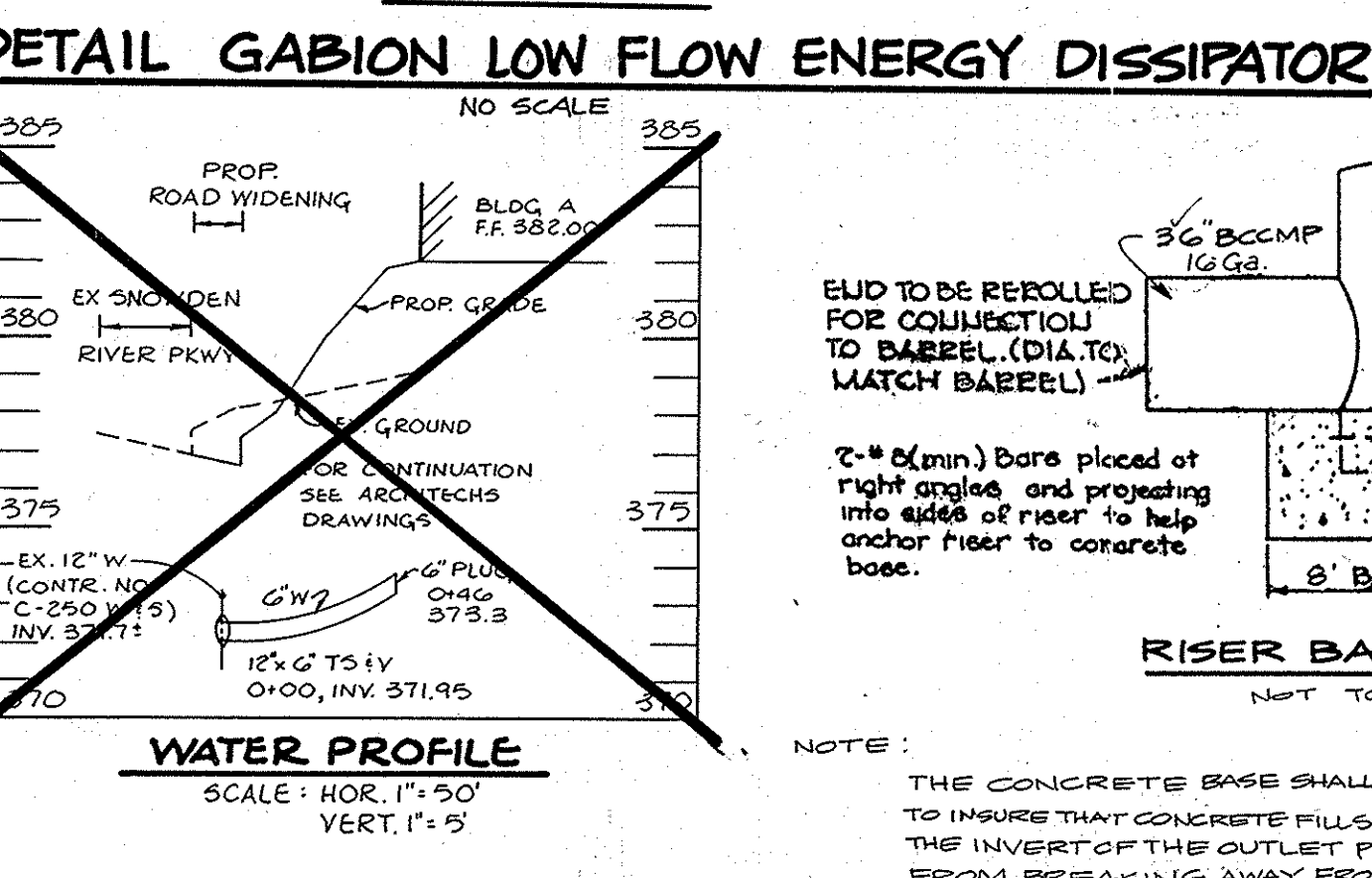
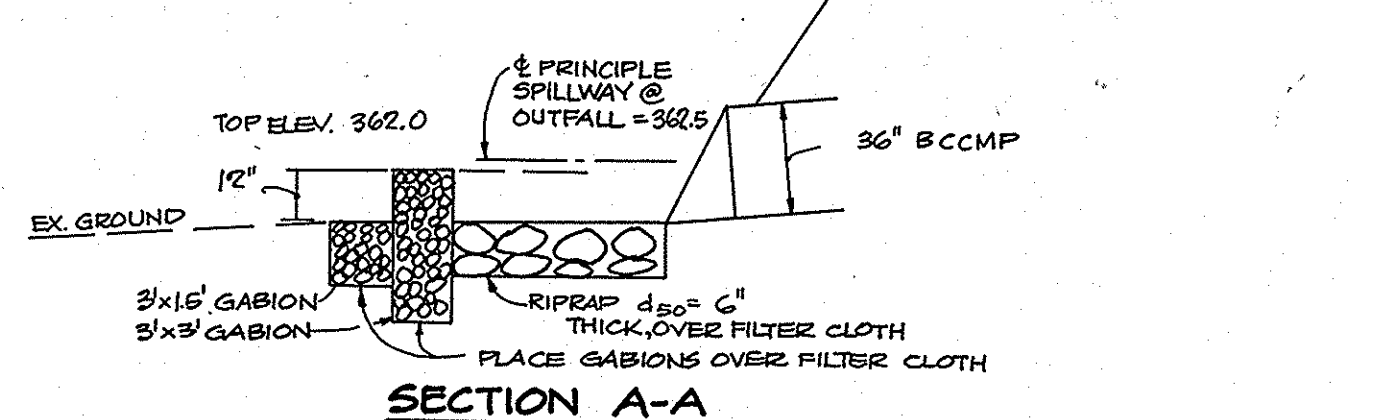
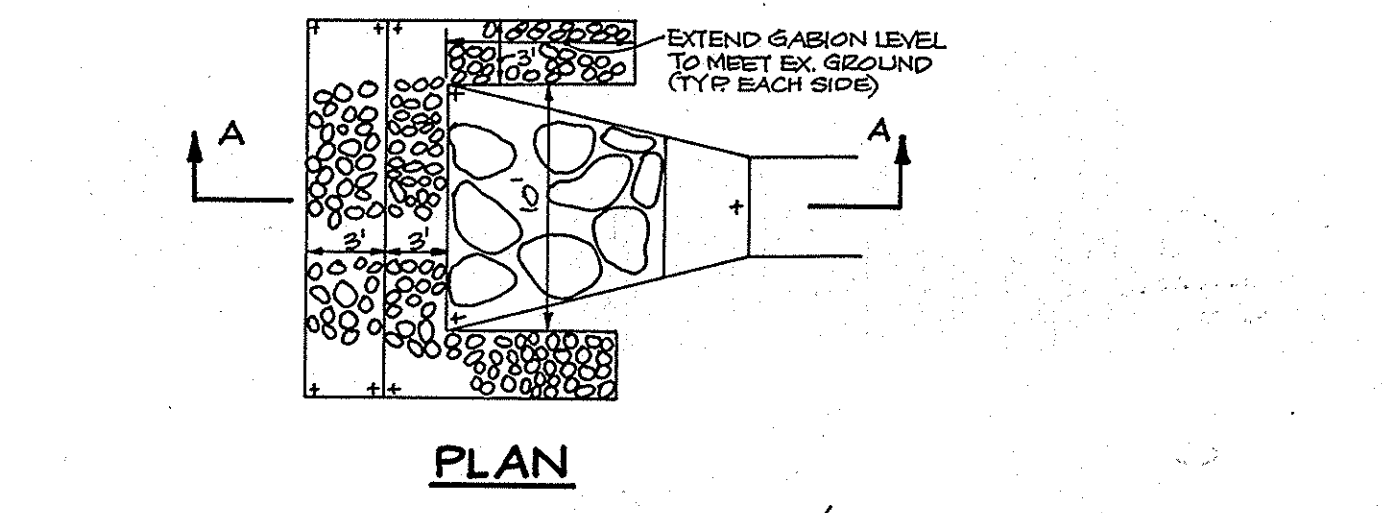
CONCRETE
Material:
1. Cement - Normal Portland cement shall conform to the latest ASTM Specification C-150.
2. Water - The water used in concrete shall be clean, free from oil, acid, alkali, scales, organic matter or other objectionable substances.
3. Sand - The sand used in concrete shall be clean, hard, strong and durable, and shall be well graded with 100 percent passing a one-quarter inch sieve. Limestone sand shall not be used.
4. Course Aggregate - The coarse aggregate shall be clean, hard, strong and durable, and free from clay or dirt. It shall be well graded with a maximum size of one and one-half (1-1/2) inches.
5. Reinforcing Steel - The reinforcing steel shall be deformed to ASTM Specification A-615.

Design Mix:
The concrete shall be mixed in the following proportions, measured by weight. The water-cement ratio shall be 3-1/2 to 6 U.S. gallons of water per 90 pound bag of cement. The proportion of materials for the trial mix shall be 1:2:3-1/2. The combination of aggregates may be adjusted to produce a plastic and workable mix that will not produce harshness in placing or honeycombing in the structure.

Mixing:
The concrete ingredients shall be mixed in batch mixer until the mixture is homogeneous and of uniform consistency. The mixing shall continue for not less than one and one-half minutes after all the ingredients, except the full amount of water, are in the mixer. The minimum mixing time is predicted on proper control of the speed of rotation of the mixer and of the introduction of the material, including water, into the mixer. Water shall be added prior to, during, and following the mixer-charging operations. Excessive overmixing requiring the additions of water to preserve the required concrete consistency shall not be permitted. Truck mixing will be allowed provided that the use of this method shall cause no violation of any applicable provisions of the specifications given here.



MARYLAND 378- CONSTRUCTION SPECIFICATIONS FOR PONDS



BY THE DEVELOPER:
"I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS, 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. I WILL PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN 'AS-BUILT' PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."
C. J. R. 8-27-88
DATE
REPUBLIC NATIONAL CORPORATION, PRESIDENT

BY THE ENGINEER:
"I CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION, EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTIFIED THE DEVELOPER THAT HE MUST PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN 'AS-BUILT' PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION."
Arthur E. Nuegge 8-28-88
ENGINEER DATE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL.
James M. Holm 9/2/88
U.S. SOIL CONSERVATION SERVICE DATE

THESE PLANS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
Robert W. Zielhuis 9/2/88
HOWARD S. D. DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
James M. Holm 9-12-88
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
Arthur E. Nuegge 9-22-88
PLANNING DIRECTOR DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
James M. Holm 9/9/88
DIRECTOR DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
James M. Holm 9-9-88
CHIEF, BUREAU OF ENGINEERING DATE

OWNER/DEVELOPER
COLUMBIA MARKET GROUP LIMITED PARTNERSHIP
P.O. BOX 416
ELLICOTT CITY MARYLAND 21043

PROJECT
COLUMBIA MARKET
COMMERCIAL BUILDINGS

AREA TAX MAP NO. 42 FLAT NO. PARCEL A
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: **STORMWATER MANAGEMENT PROFILES & DETAILS**

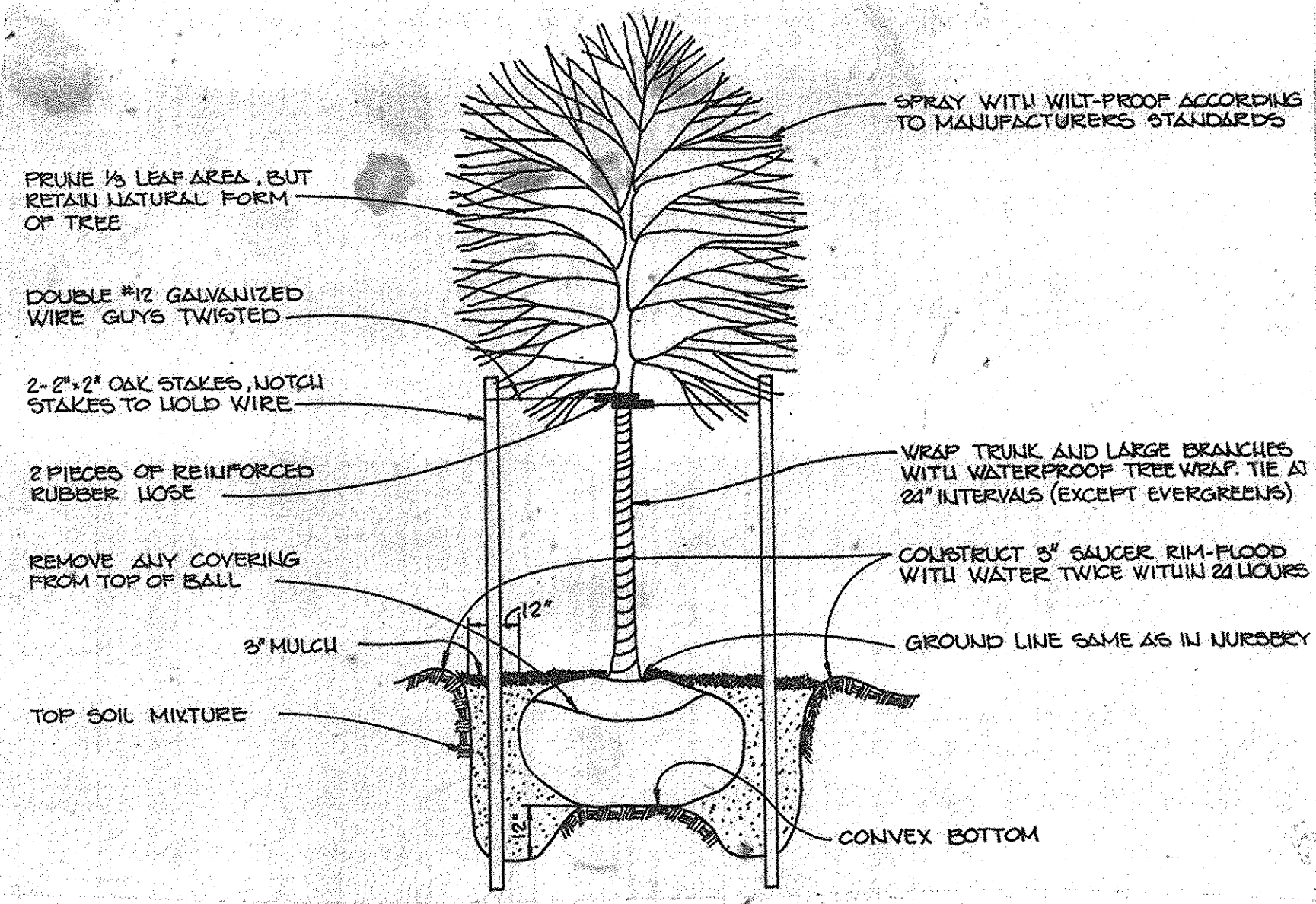
THE RIEMER GROUP, INC.
The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm
3105 North Ridge Road, Ellicott City, Maryland 21043 (301) 461-2690

8-22-88
DATE

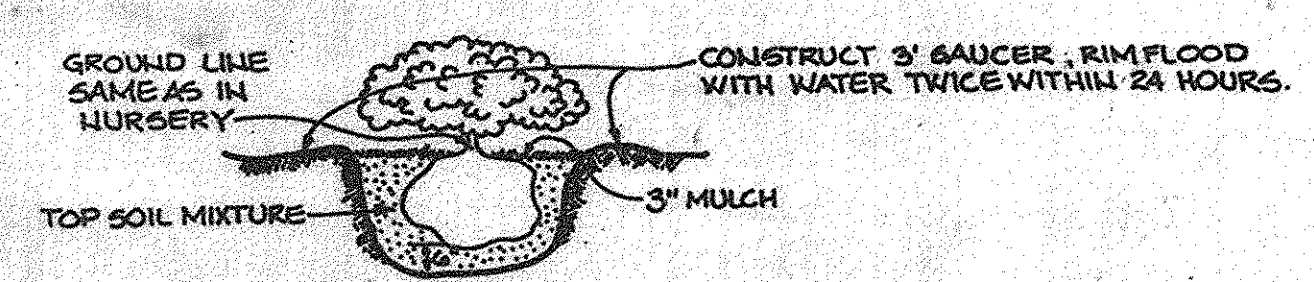
5-87-94 VP-87-84, VP-87-84
DESIGNED BY: C.J.R.
DRAWN BY: J.L.B.
PROJECT NO: 28400
DATE: 2-23-88
SCALE: AS SHOWN
DRAWING NO. 6 OF 7

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 3-30-88

STATE OF MARYLAND
J. Savell
JAYKANY D. PAREKH #10188
11-8-94
DATE



TREE PLANTING DETAIL
NO SCALE



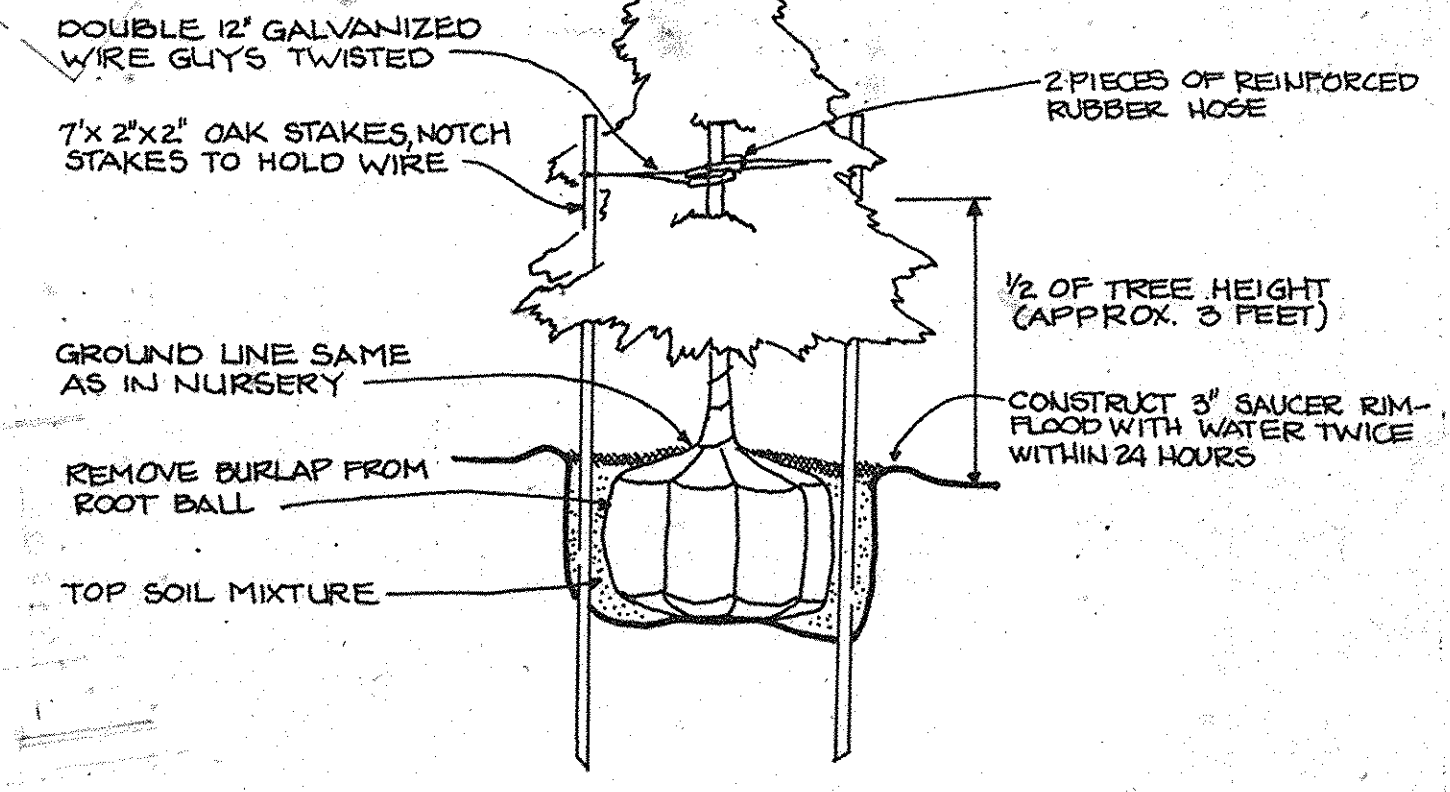
SHRUB PLANTING DETAIL
NO SCALE

ZONING: R-12

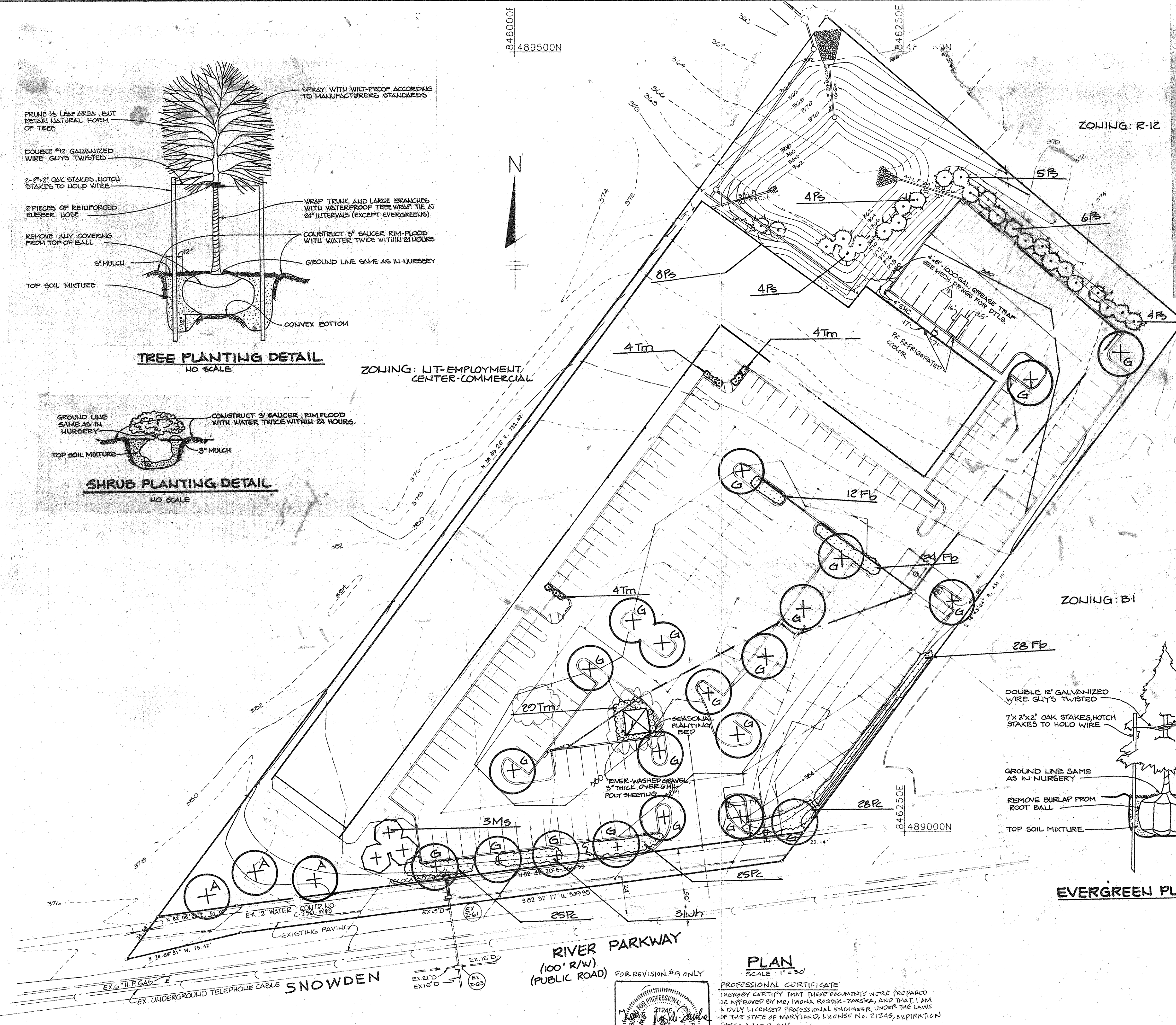
ZONING: UT-EMPLOYMENT, CENTER-COMMERCIAL

ZONING: B1

Code	Symbol	Name	Size	Remarks
TREES				
3	A	AGER BERRIM Red Maple	2 1/2"-3" Cal., 13'-15" Hgt.	B&B, Full Head
20	C	QUERCUS TRIACANTHUS INERMIS "SHADEMASTER" Shademaster® Honeylocust	2 1/2"-3" Cal., 13'-15" Hgt.	B&B, Full Head
3	Ms	MALUS SARGENTI Sargent Crabapple	1 3/4"-2" Cal.	B&B, Full Head
31	Ps	PINUS STROBUS Eastern White Pine	2 1/2" Cal., 6'-8" Hgt.	B&B, Well Branched Unsheared
SHRUBS				
64	Fb	FORSYTHIA VIRIDISSIMA BRONGNIA Bene Forsythia	18"-24" Hgt.	Container
31	Jh	JUNIPERUS HORIZONTALIS FLAMMO Andrews Juniper	15"-18" Spd.	Container
78	Pb	PYRANANTHA GOCQUINA "RITZERS" Ritzers Firethorn	18"-24" Hgt.	Container
41	Tm	TAXUS MEDIA "T-31" T-31 Yew	18"-24" Hgt.	B&B, or Containers
SEASONAL PLANTING				
Spring		KING ALBERT DAFODILS	18"-24" Hgt.	Flat 6" Deep
Summer		YELLOW MARIGOLES	1" Cal. Containers	Mixed Colors
Fall		HARDY GARDEN CHRYSANTHEMS		Mixed Colors



EVERGREEN PLANTING DETAIL
NO SCALE



DATE	NO	REVISION
3-24-16	1	ADD REFRIGERATED COOLERS
6-11-17	2	REVISED CLOCK TOWER & PLANTING
11-8-20	3	ADDED GREASE TRAP
8-5-20	4	REVISE STORM DRAIN, ROOF DRAIN, AND ADD CONCRETE SIDEWALK

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
James M. ... COUNTY HEALTH OFFICER 9-12-88 DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
Urb... PLANNING DIRECTOR 9-22-88 DATE

Frank J. ... CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT 9-21-88 DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
James ... DIRECTOR 9/16/88 DATE

James ... CHIEF, BUREAU OF ENGINEERING 9-9-88 DATE

DATE	NO	REVISION
11-22-88	5	REVISE BUILDING FOOTPRINT (REMOVED SEWER)

OWNER DEVELOPER
 COLUMBIA MARKET GROUP LIMITED PARTNERSHIP
 P.O. BOX 416
 ELLICOTT CITY, MARYLAND 21043

PROJECT
COLUMBIA MARKET (COMMERCIAL BUILDING)

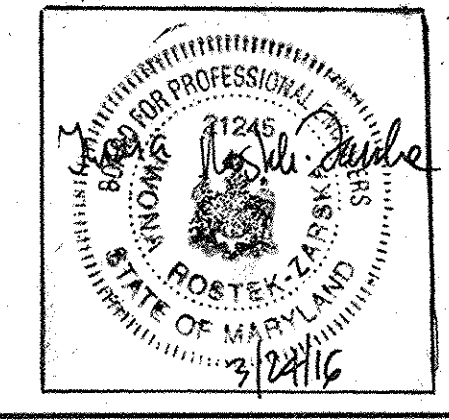
AREA TAX MAP REF: PARCEL A
 6TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE
PLANTING PLAN

APPROVED
 DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
 HOWARD COUNTY, MARYLAND
 DATE: 3-30-88

THE RIEMER GROUP, INC.
 The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm
 3105 Heath Park Drive, Ellicott City, Maryland 21043 (301) 481-2690

8-22-88 DATE
 5-87-84, VP-87-84, VP-87-84
 DESIGNED BY E.L.H.
 DRAWN BY E.L.H.
 PROJECT NO 28400
 DATE 2-23-88
 SCALE AS SHOWN
 DRAWING NO 7 OF 7



PLAN
 SCALE: 1" = 30'

PROFESSIONAL CERTIFICATE
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, IWONA ROSTEK-ZARSKA, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21245, EXPIRATION DATE: JUNE 9, 2016.

BALTIMORE LAND DESIGN GROUP, INC.
 230 SCHILLING CIRCLE, SUITE 304
 HUNT VALLEY, MARYLAND 21031
 PHONE: 410-229-9851