

SITE ANALYSIS

EXISTING ZONING -- NEW TOWN -- EMPLOYMENT CENTER - COMMERCIAL
 FINAL DEVELOPMENT PLAN PHASE 192A PLAT #3054A-969 AND 970
 AREA OF PARCEL "C-1" = 1.176 ACRES, PARCEL "C-3" = 2.368 ACRES
 TOTAL = 3.544 ACRES.
 PROPOSED USE -- OFFICE BUILDING ON PARCEL "C-1" AND PARKING DECK ON PARCEL "C-3"

PARKING SPACES REQUIRED = 421 *

PROPOSED OFFICE BUILDING FLOOR SPACE:

- GROUND LEVEL = 10,240
- 2ND. FLOOR = 14,110
- 3RD. FLOOR = 14,800
- 4TH. FLOOR = 14,800
- 5TH. FLOOR = 14,800
- 6TH. FLOOR = 14,800
- 7TH. FLOOR = 14,490

TOTAL FLOOR SPACE = 98,040 SF.

LEASABLE AREA @ 2 SPACES/1000 = 196 *

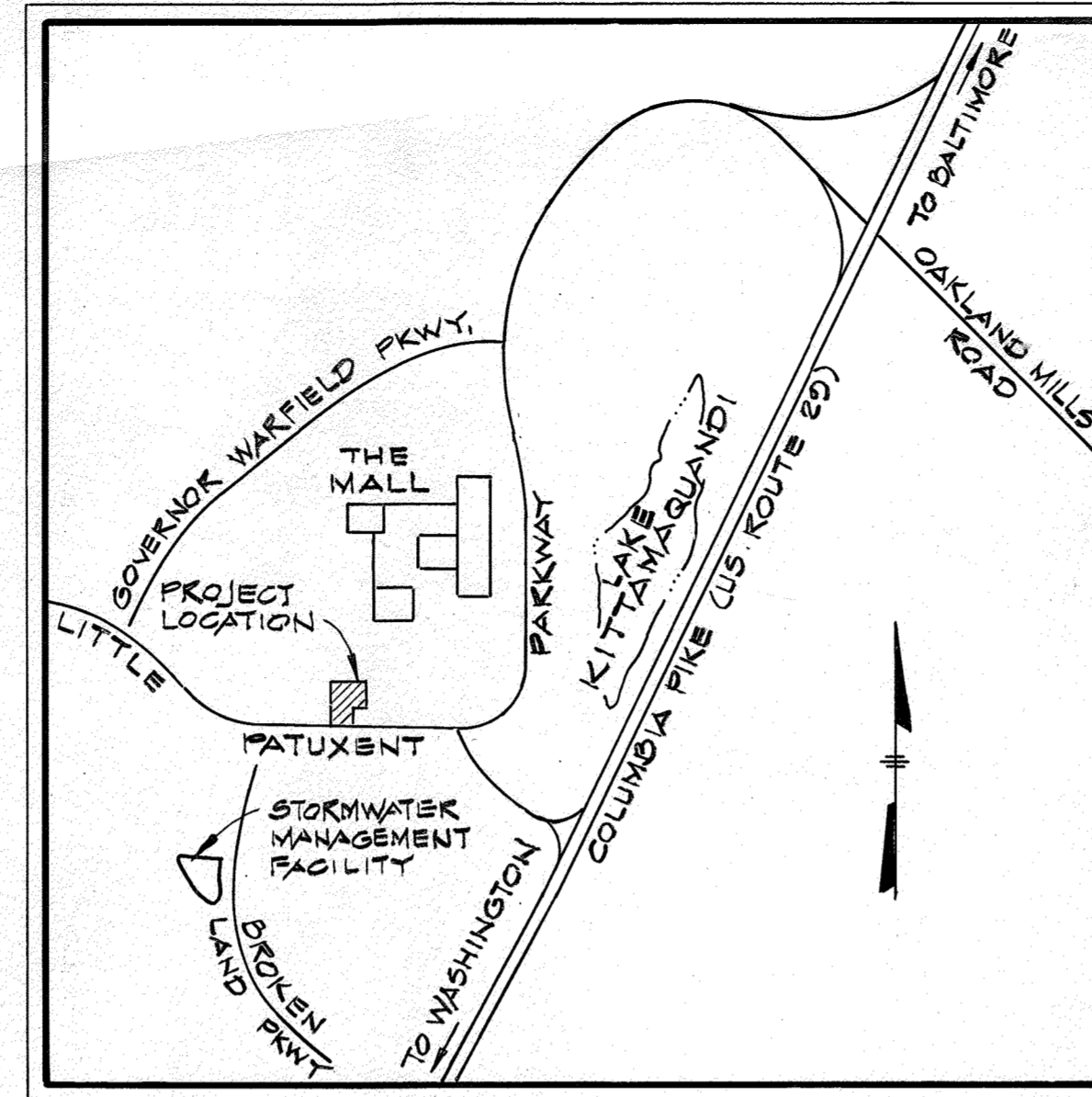
FUTURE OFFICE BUILDING FLOOR SPACE:

- TOTAL FLOOR SPACE = 112,400 SF.
- LEASABLE AREA @ 2 SPACES/1000 = 225 *

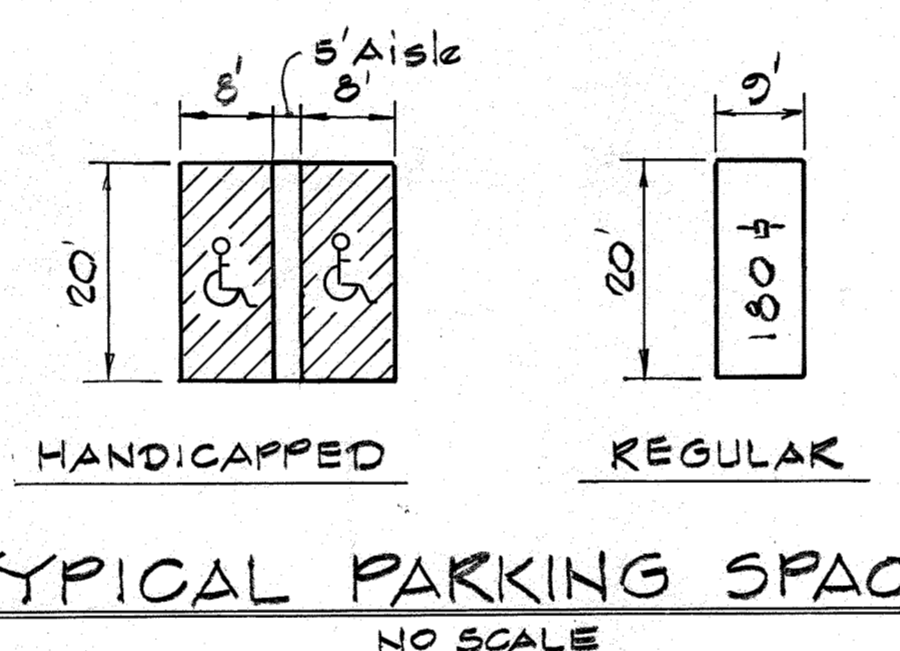
PARKING SPACES PROPOSED = 565 (-16 EX. SPACES + 12 NEW SPACES, SEE SDP-85-100 FOR NEW PARKING)

OPEN SPACE (GREEN AREA) TO REMAIN: PARCEL C-1 (0.47 AC. = 40%); PARCEL C-3 (0.45 AC. = 19%)

BUILDING COVERAGE: PARCEL C-1 (0.45 AC. = 38%); PARCEL C-3 (1.42 AC. = 60%)



VICINITY MAP
SCALE: 1" = 2000'



TYPICAL PARKING SPACE
NO SCALE

GENERAL NOTES

1. TOPOGRAPHY TAKEN FROM FIELD-RUN TOPO PREPARED BY SHANADERBEK AND LANE IN OCTOBER, 1984.
2. RECORDING REFERENCE IS PLAT # 789G
3. SEE ARCHITECTURAL PLANS FOR DETAILS OF PROPOSED OFFICE BUILDING.
4. ALL SITE WORK CONSTRUCTION TO BE DONE IN ACCORDANCE WITH HOWARD COUNTY DESIGN MANUAL - VOLUME IX - STANDARD SPECIFICATIONS AND DETAIL FOR CONSTRUCTION.
5. PUBLIC WATER AND PUBLIC SEWER TO BE UTILIZED.
6. ANY DAMAGE TO PUBLIC RIGHT-OF-WAY OR PAVING MUST BE CORRECTED AT THE DEVELOPER'S EXPENSE.
7. GRADES HAVE BEEN ESTABLISHED TO INSURE POSITIVE DRAINAGE.
8. SIDEWALKS SHALL BE SCORED OR OTHERWISE TEXTURED TO INDICATE TO BLIND PERSONS THE LOCATION OF DOORS AT BUILDING.
9. ONE HANDICAPPED PARKING SIGN SHALL BE PLACED AT EACH HANDICAPPED PARKING SPACE IN ACCORDANCE WITH REQUIREMENTS OF THE MARYLAND BUILDING CODE.
10. A STORMWATER MANAGEMENT FACILITY HAS BEEN CONSTRUCTED OFF-SITE AT BROKEN LAND PARKWAY UNDER F85-131. (SEE VICINITY MAP) TO SERVE THESE PARCELS.
11. BASED ON WETLANDS INSPECTION BY KIDDE CONSULTANTS ON 11/10/87, NO WETLANDS EXIST ON THIS SITE.
12. ACCESS POINT FOR PRIVATE DRIVE APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS PER 11/18/87 LETTER.
13. ALL EXISTING FACILITIES ADJACENT TO THIS SITE WERE CONSTRUCTED UNDER SDP 85-100.
14. TRASH REMOVAL SERVICE FOR THE PROPOSED OFFICE BUILDING ON PARCEL C-1 WILL BE PROVIDED ON A DAILY BASIS.

SHEET INDEX		△ SHEET INDEX (CONTINUED)
NO.	DESCRIPTION	
1	TITLE SHEET	
2	GRADING PLAN	
3	1ST AND 2ND DECK PARKING	
4	ROAD DETAILS AND STAKE-OUT PLAN	
5	DRAINAGE AREA MAP	
6	WATER, SEWER AND STORM DRAIN PROFILES	
7	STORM DRAIN DETAILS	
8	SEDIMENT CONTROL PLAN	
9	SEDIMENT CONTROL DETAILS	
10	LANDSCAPE PLAN	
11	BANK DRIVE-THRU SECTIONS	
12	OVERVIEW OF 2022 IMPROVEMENTS	

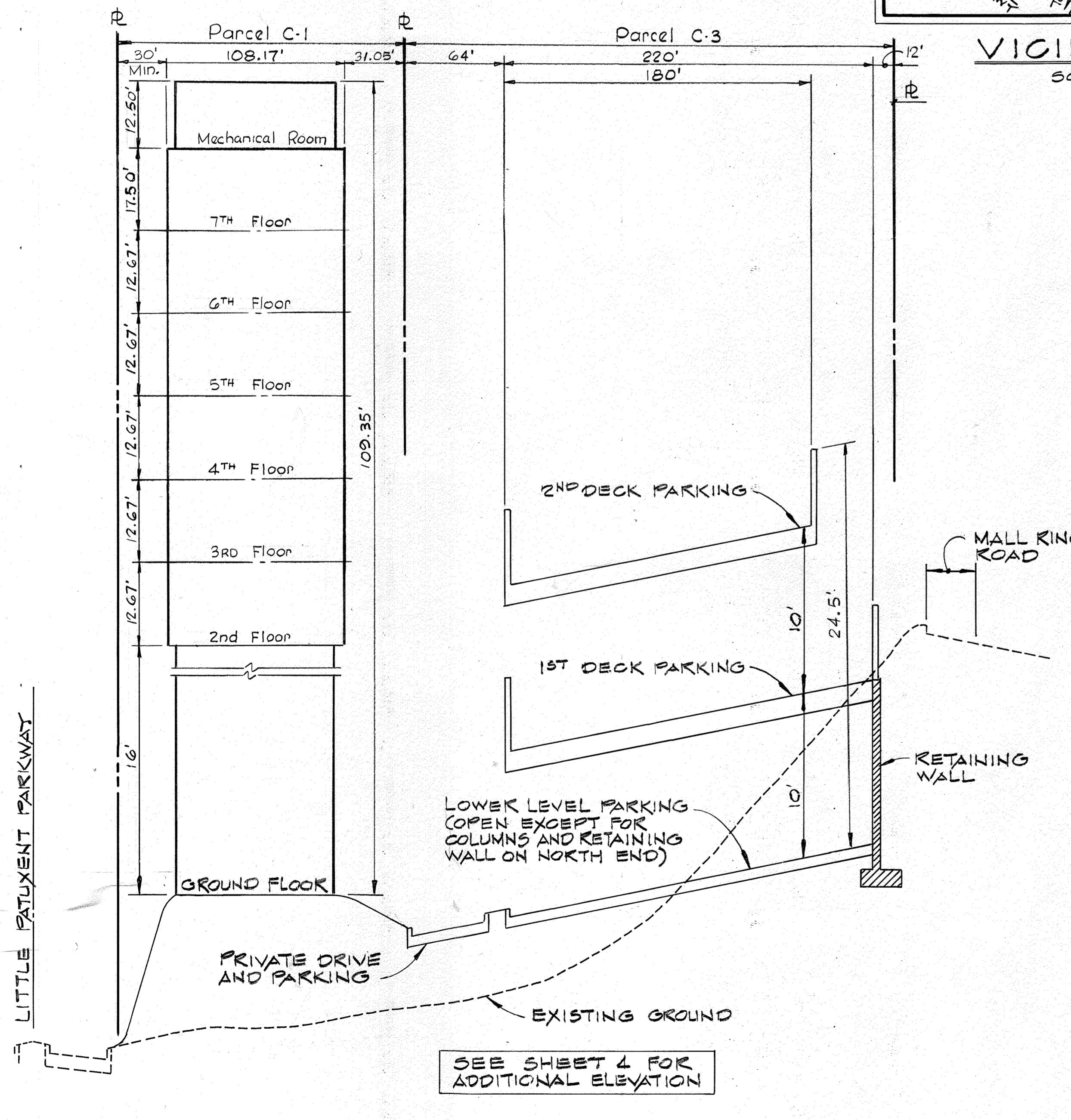
STORM DRAIN STRUCTURE SCHEDULE						
No	Type	Ex. Top	New Top	Inv. In	Inv. Out	Location
M-9	New Std. Precast MH G 5.13	384.9	385.6	380.41	380.31	See Plan and Profile
M-11	New Std. Precast MH G 5.13	383.0	386.0	378.90	378.90	See Plan and Profile
I-18	New A-5 Inlet (Width 2.5') S.D. 4.01	384.8	384.60		380.64	See Plan and Profile
I-19	Special-Neenah Grate R-4030	384.30	383.5		381.00	See Plan and Profile

LEGEND

- 380--- EXISTING CONTOUR (2' INTERVAL)
- 380— PROPOSED CONTOUR (1' INTERVAL)
- FF+000.0 PROPOSED FINISHED FLOOR ELEVATION
- 380.0 PROPOSED SPOT ELEVATION
- EXISTING TREE LINE
- TC/BC TOP CURB / BOTTOM CURB
- CONCRETE WALKS
- EXISTING CURB (TO BE REMOVED)
- PAINTED LINES
- 7" CONCRETE CURB AND GUTTER
- RESERVED FOR "RESERVED FOR HANDICAPPED PERSONS" (INDICATED)
- T HANDICAPPED SIGN
- ▼ BUILDING ENTRANCE
- ← TRAFFIC FLOW



HANDICAPPED PARKING SIGN
NO SCALE

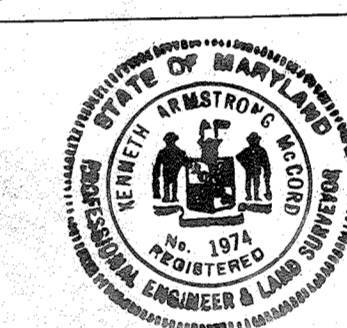


EAST ELEVATION-PROPOSED OFFICE BUILDING
SCALE: HOR. 1" = 50'
VERT. No Scale

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.
 HOWARD COUNTY HEALTH DEPARTMENT
Joseph M. Boyles 7-12-88
 COUNTY HEALTH OFFICER DATE
 APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE
 STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
James J. ... 7/1/88
 DIRECTOR DATE
William E. ... 7-9-88
 CHIEF, BUREAU OF ENGINEERING DATE
 APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
W. ... 7-25-88
 PLANNING DIRECTOR DATE
Mark S. ... 7/19/88
 CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE
 LKS

APPROVED
 DATE 4-27-88
 LKS

OWNER AND DEVELOPER
 THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21043
 WHITMAN, REQUARDT AND ASSOCIATES ENGINEERS
 2315 SAINT PAUL STREET
 BALTIMORE, MARYLAND 21218
Kenneth A. McCord 3-1-88
 KENNETH A. MCCORD, P.E. NO. 1974



SUBDIVISION NAME		SECT./AREA	PARCEL		
TOWN CENTER		2/5	C-1 THRU C-3		
PLAT #	BLOCK #	ZONE	TAX/ZONE MAP	ELEC. DIST.	CENSUS TR.
789G	1	E.C. COMM	36	5	6052.02
WATER CODE		SEWER CODE			
E-21		5921000			

ADDRESS CHART	
PARCEL	STREET ADDRESS
C-1	12500 Little Patuxent Pkwy.

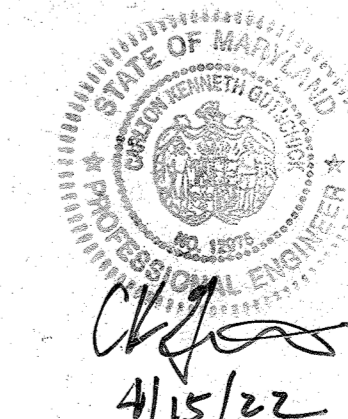
OFFICE OF PLANNING AND ZONING FILE NUMBERS:
 S-85-24; VP-85-101; F-85-145; SDP-85-157.

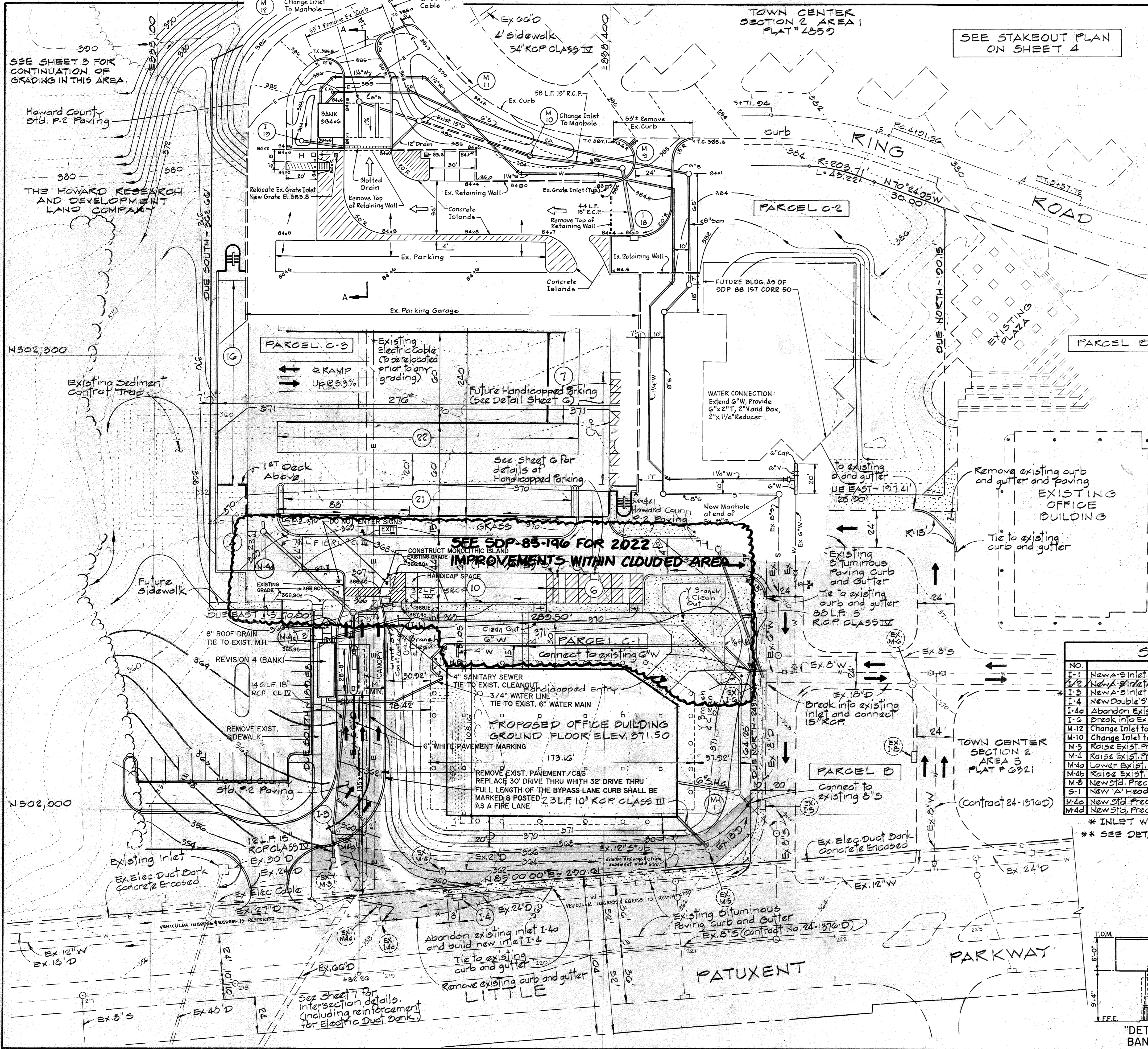
NO	DATE	DESCRIPTION OF REVISION
5	4/3/22	ADD SHEET 12- OVERVIEW OF 2022 IMPROVEMENTS (BY GLW)
2	9/17/93	Added Storm Drain Structure Schedule
1	5/19/88	As per Planning, D.P.W. & S.C.S. Comments

COLUMBIA
 -SITE DEVELOPMENT PLAN-
 TOWN CENTER
 SECTION 2 AREA 5
 PARCELS "C-1" THRU "C-3"
 (OFFICE BUILDING AND PARKING DECK)
TITLE SHEET
 SHEET 1 OF 12

ELECTION DISTRICT NO. 5
 HOWARD COUNTY, MARYLAND
 DATE: MARCH 7, 1988
 SCALE: AS SHOWN

REVISIONS BY GLW
 PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE No. 12975 EXPIRATION DATE: MAY 24, 2022





TOWN CENTER SECTION 2 AREA 1 PLAT # 4859

SEE STAKEOUT PLAN ON SHEET 4

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

Jocelyn Boyden 7-12-88 DATE
COUNTY HEALTH OFFICER

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

Jana J. Lee 7/1/88 DATE
DIRECTOR

James S. Ryan 7-8-88 DATE
CHIEF, BUREAU OF ENGINEERING

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

W. J. ... 7-26-88 DATE
PLANNING DIRECTOR

Kenneth A. McCord 3-1-88 DATE
CHIEF, DIVISION OF COUNTY PLANNING AND LAND DEVELOPMENT

OWNER AND DEVELOPER
THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21043

WHITMAN, REQUARDT AND ASSOCIATES
ENGINEERS
2315 SAINT PAUL STREET
BALTIMORE, MARYLAND 21218

Kenneth A. McCord 3-1-88 DATE
KENNETH A. MCCORD, P.E. NO. 1974

SUBDIVISION NAME TOWN CENTER		SECT./AREA 2/5	PARCEL C-1 THRU C-3
PLAT # 7896	BLOCK # 1	ZONE E.C. COMM.	TAX/ZONE MAP 30
ELEC. DIST. 5		CENSUS TR. G082.02	
WATER CODE E-31		SEWER CODE 5921000	

REVISIONS BY GLW

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 12075 EXPIRATION DATE: MAY 20, 2022

ADDRESS CHART

PARCEL C-1	STREET ADDRESS 10275 LITTLE PATUXENT PKWY.
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STORM DRAIN STRUCTURE SCHEDULE

NO.	TYPE	EX. TOP	NEW TOP	INV. IN	INV. OUT	LOCATION
I-1	New 5' inlet (width 28") S.D. 4.01	367.60	367.50	367.50	367.50	See Plan and Profile
I-2	New 5' inlet (width 28") S.D. 4.01	367.60	367.50	367.50	367.50	See Plan and Profile
I-3	New 5' inlet (width 28") S.D. 4.01	367.60	367.50	367.50	367.50	See Plan and Profile
I-4	New Double 5' Comb. Inlet S.D. 4.34	359.50	352.81	352.81	352.81	See Plan and Detail **
I-4a	Abandon Exst. 5' Comb. Inlet					See Plan and Detail **
I-6	Break into Exst. 5' Inlet, Connect Pipe	368.95	362.09	361.89	361.89	See Plan and Profile
M-12	Change Inlet to Manhole	379.09	378.25	378.25	378.25	See Plan, Profile and Detail **
M-10	Change Inlet to Std. MH G 5.13	358.00	358.00	379.90	379.90	See Plan and Profile
M-3	Raise Exst. Precast MH Connect Pipe	355.00	359.50	355.00	349.21	See Plan and Profile
M-4	Raise Exst. Precast MH Connect Pipe	358.50	362.00	351.15	350.50	See Plan and Profile
M-4a	Lower Exst. MH	358.50	358.00			See Plan and Detail **
M-4b	Raise Exst. MH	355.50	358.00			See Plan and Detail **
M-8	New Std. Precast Shallow MH G 5.12	370.50	365.20	364.99	364.99	See Plan and Profile
S-1	New 18" Headwall S.D. 5.11 (See Sheet 5)	380.20	374.20	374.20	374.20	See Plan and Profile
M-4c	New Std. Precast MH G 5.12	365.50	359.56	358.86	358.86	See Plan and Profile
M-4d	New Std. Precast MH G 5.12	369.25	360.71	360.46	360.46	See Plan and Profile

* INLET WITH DEFLECTORS
** SEE DETAILS ON SHEET 7

4 7/16/01 Revised BANK DRIVE THRU
3 9/17/85 Added Bank Drive Thru Site Plan, Water and Sewer; Revised Structure Schedule.
2 11/16/88 Revised M.H.C., S.H.C. & Storm Drain
1 5/19/88 As per Planning, D.E.W. & S.C.S. Comments

NO DATE DESCRIPTION OF REVISION

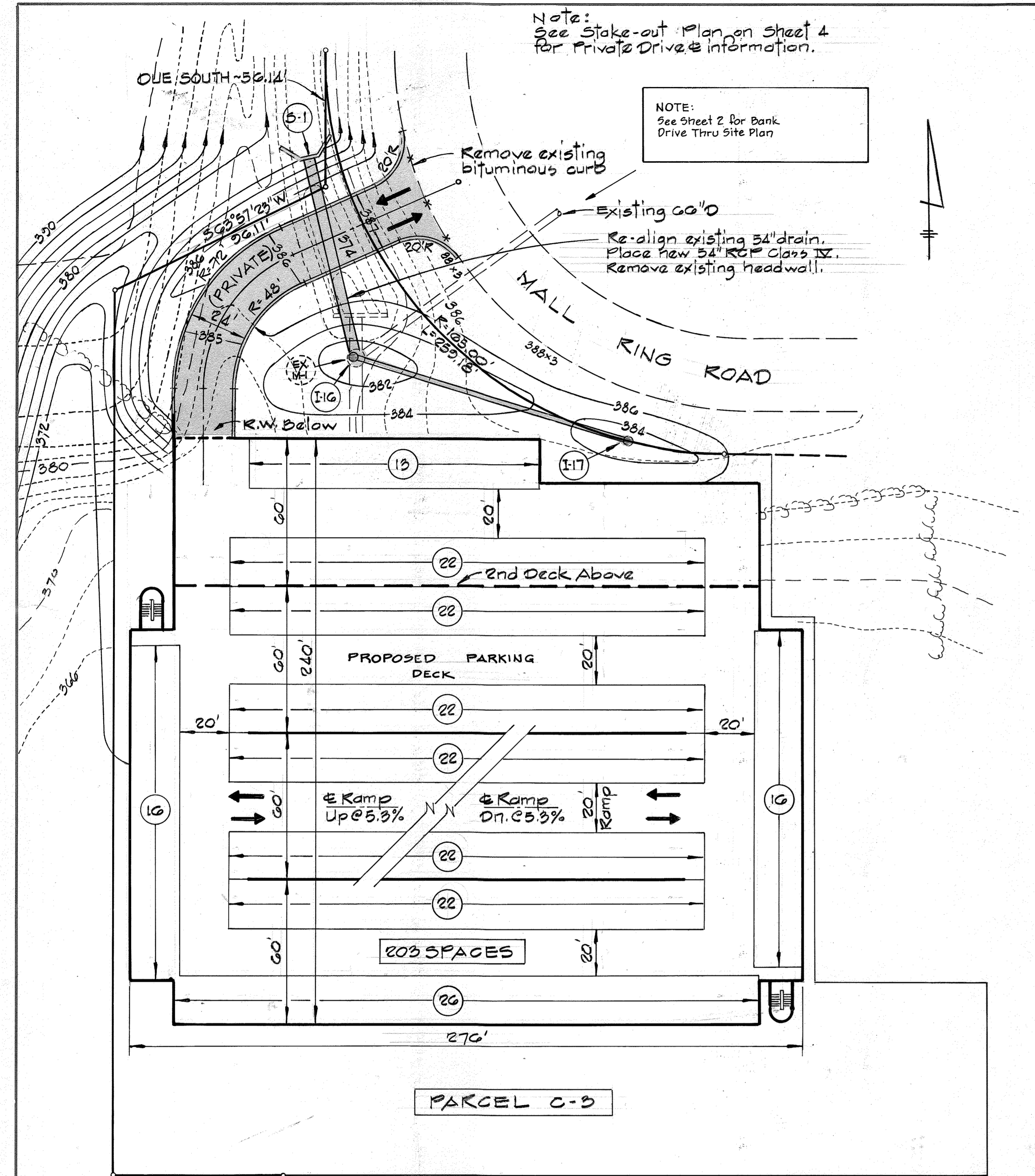
1 12/11/2022 ADD SHEET 12 - OVERVIEW OF 2022 IMPROVEMENTS (BY GLW)

COLUMBIA
-SITE DEVELOPMENT PLAN-
TOWN CENTER
SECTION 2 AREA 5
PARCELS "C-1" THRU "C-3"
(OFFICE BUILDING AND PARKING DECK)
GRADING PLAN
SHEET 2 OF 12

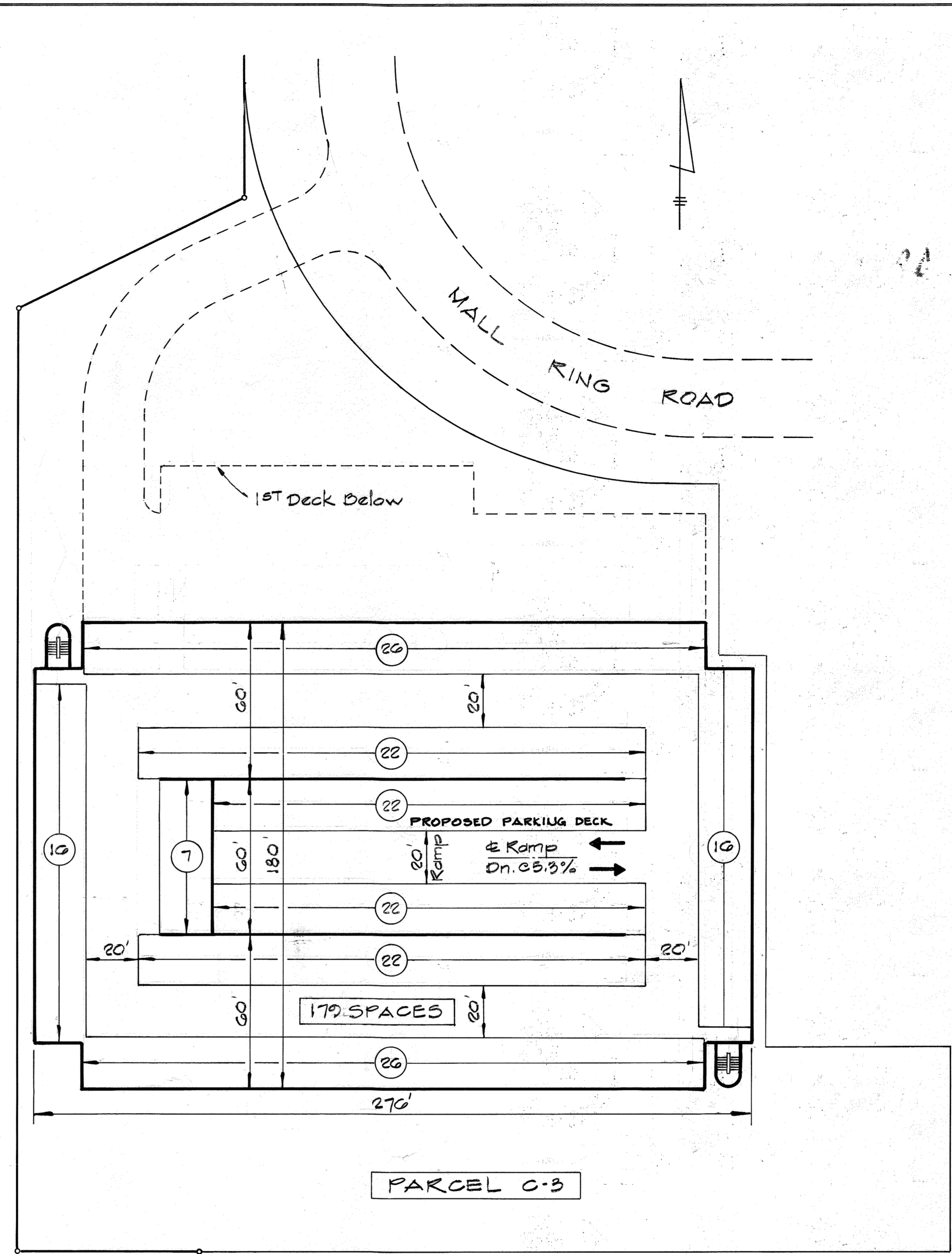
ELECTION DISTRICT NO. 5
HOWARD COUNTY, MARYLAND

DATE: MARCH 7, 1988 SCALE: 1" = 30'

"DETAIL OF REVISION 4 (BANK)"
BANK BUILDING/CANOPY ELEV.



PLAN - 1ST DECK LEVEL



PLAN - 2ND DECK LEVEL

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

James W. Boyden 7-12-88
COUNTY HEALTH OFFICER DATE

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

James W. Boyden 7/1/88
DIRECTOR DATE

William E. Ryan 7-3-88
CHIEF, BUREAU OF ENGINEERING DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

William E. Ryan 7-28-88
PLANNING DIRECTOR DATE

Frank J. DeLorenzo 7/1/88
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 4-27-88
KMS

OWNER AND DEVELOPER
THE HOWARD RESEARCH AND
DEVELOPMENT LAND COMPANY
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND - 21043

WHITMAN, REARDT AND ASSOCIATES
-ENGINEERS-
2315 SAINT PAUL STREET
BALTIMORE, MARYLAND - 21218

Kenneth A. McCord 3-1-88
KENNETH A. MCCORD, P.E. NO. 1974



SUBDIVISION NAME		SECT./AREA	PARCEL
TOWN CENTER		2/5	C-1 THRU C-3
PLAT #	BLOCK #	ZONE	TAX/ZONE MAP
7896	1	N.T.	36
WATER CODE		ELEC. DIST.	CENSUS TR.
E-31		5	6052, 02
SEWER CODE			
5321000			

ADDRESS CHART	
PARCEL	STREET ADDRESS
C-1	1850 Little Patuxent Pkwy.

2	9/17/93	Added Reference Note - Bank Drive-Thru
1	5/19/88	As per Planning, D.P.W. & S.C.S. Comments
NO	DATE	DESCRIPTION OF REVISION
COLUMBIA		
-SITE DEVELOPMENT PLAN-		
TOWN CENTER		
SECTION 2 AREA 5		
PARCELS "C-1" THRU "C-3"		
(OFFICE BUILDING AND PARKING DECK)		
1ST AND 2ND DECK PARKING		
SHEET 3 OF 12		
ELECTION DISTRICT NO. 5		
HOWARD COUNTY, MARYLAND		
DATE: MARCH 7, 1988		
SCALE: 1" = 30'		

Notes:
 1. All construction lines are either Due North (South) or Due East (West) unless otherwise noted.
 2. See Record Plat for property line information.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS,
 HOWARD COUNTY HEALTH DEPARTMENT
James Boyler 7-12-88
 COUNTY HEALTH OFFICER DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE,
 STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
James H. ... 7/1/88
 DIRECTOR DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
W. ... 7-25-88
 PLANNING DIRECTOR DATE

Mark S. ... 7/12/88
 CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE 4-27-88
 LKS

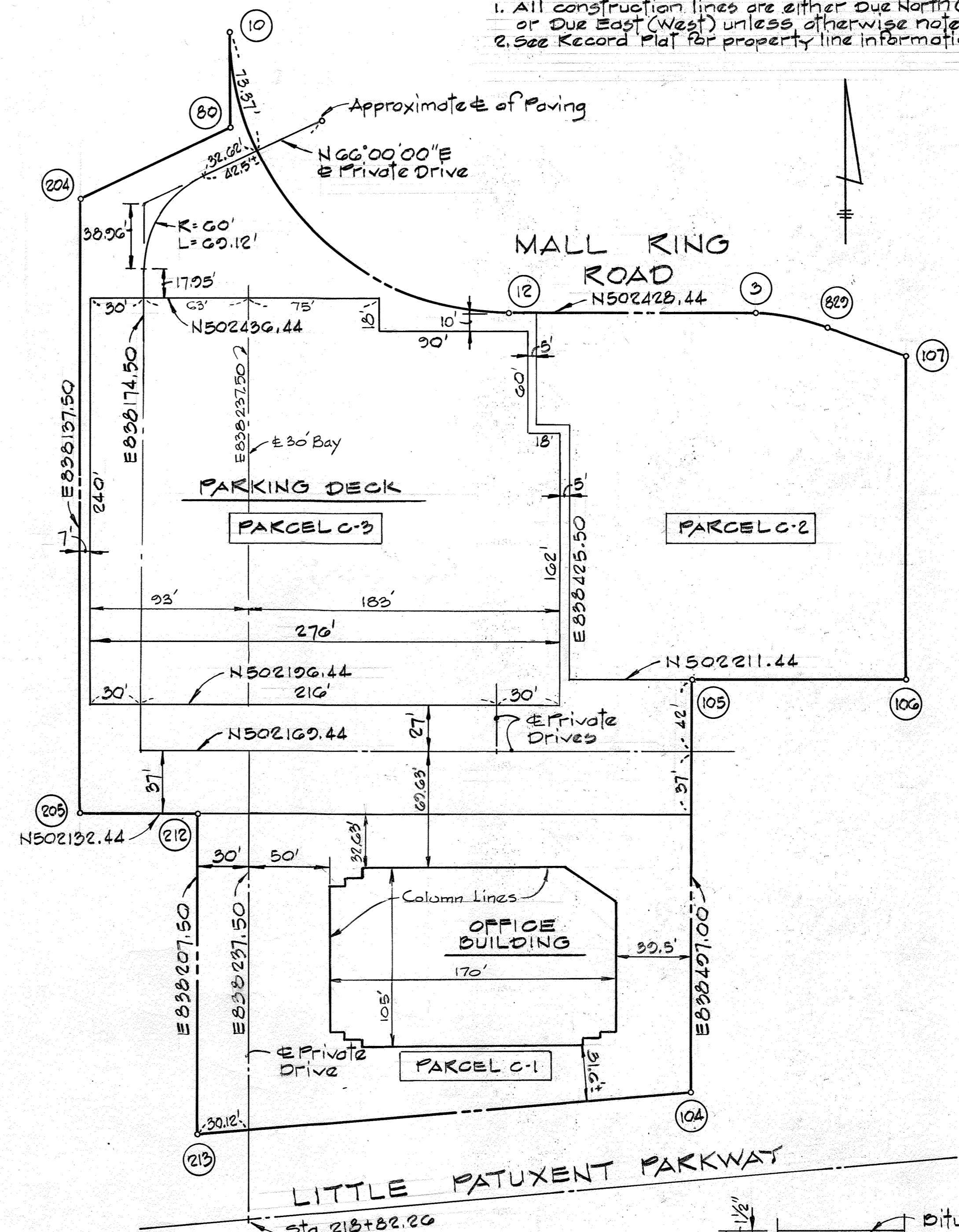
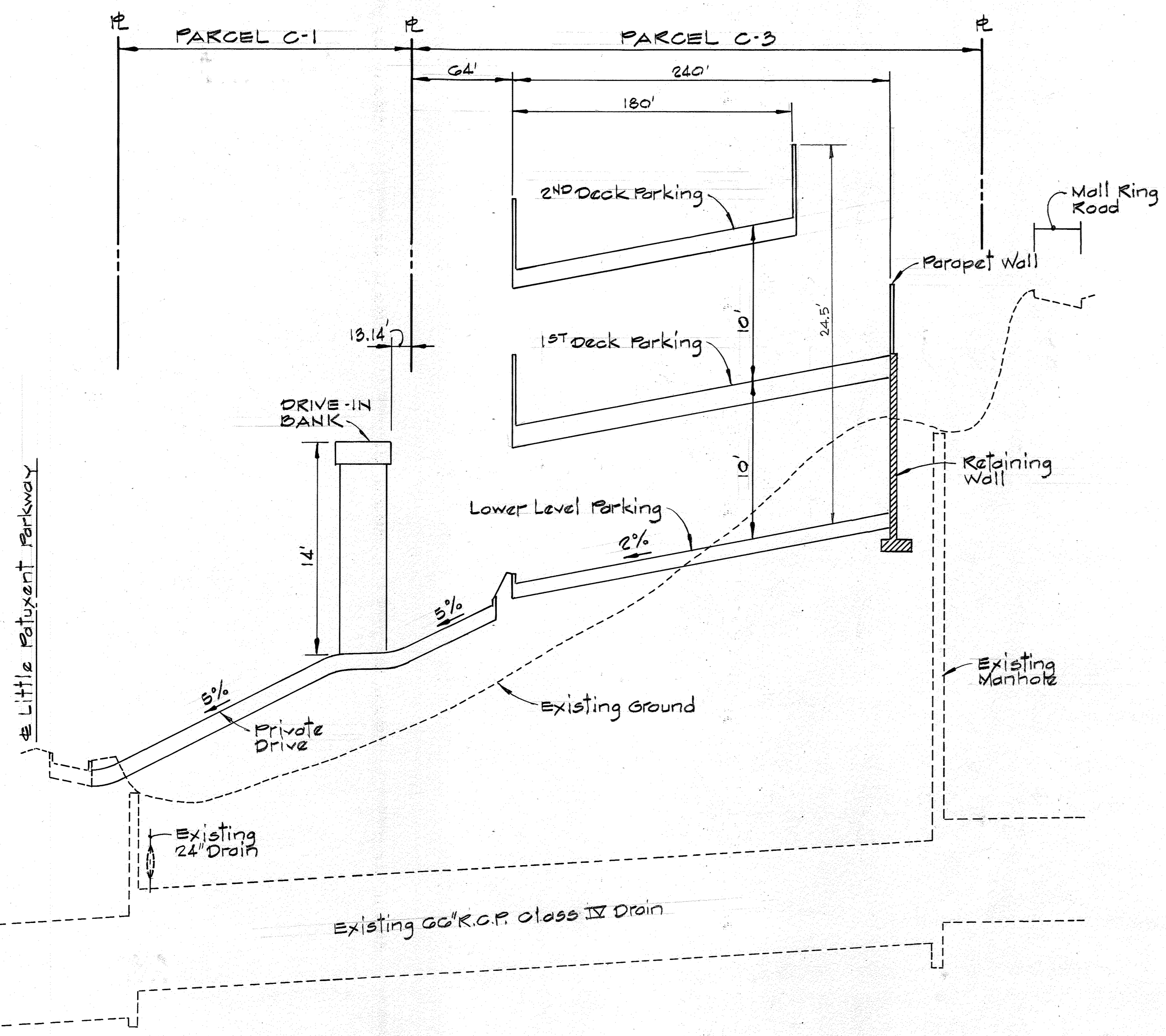
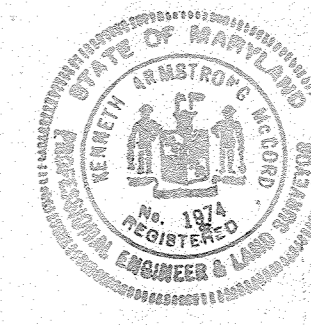
OWNER AND DEVELOPER
 THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND - 21043

WHITMAN, REARDT AND ASSOCIATES - ENGINEERS
 2315 SAINT PAUL STREET
 BALTIMORE, MARYLAND - 21218
Kenneth A. McCord 3-1-88
 KENNETH A. MCCORD, P.E. NO. 1974

ADDRESS CHART

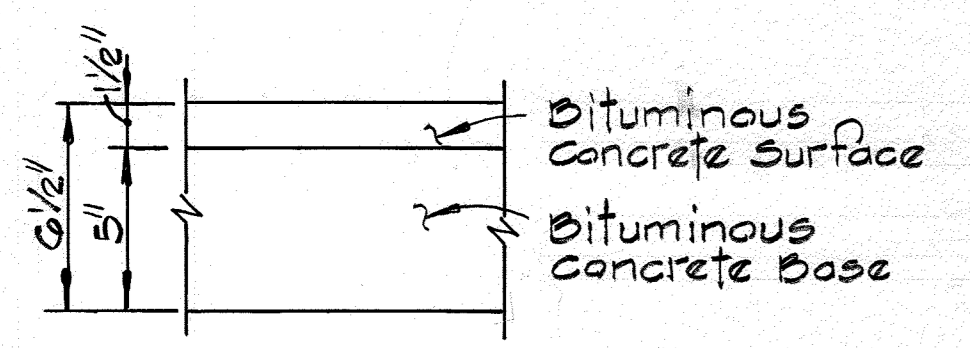
PARCEL	STREET ADDRESS
C-1	10500 Little Patuxent Pkwy

SUBDIVISION NAME		SECT./AREA	PARCEL
TOWN CENTER		2/5	C-1 THRU C-3
PLAT #	BLOCK #	TAX/ZONE MAP	ELEC. DIST.
7896	1	36	5
WATER CODE		SEWER CODE	
E-31		5321000	

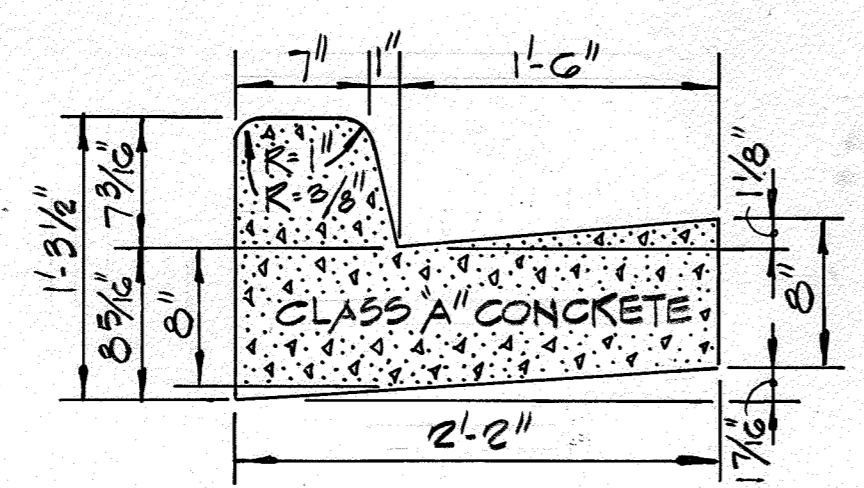


SECTION OVER EXISTING 66" STORM DRAIN

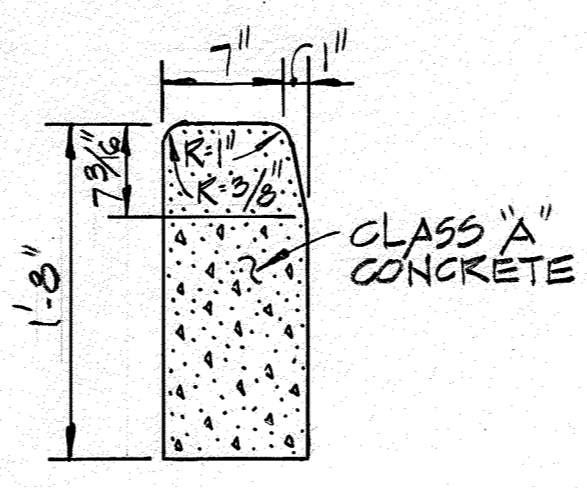
SCALE: HOR. 1" = 50'
 VERT. 1" = 5'



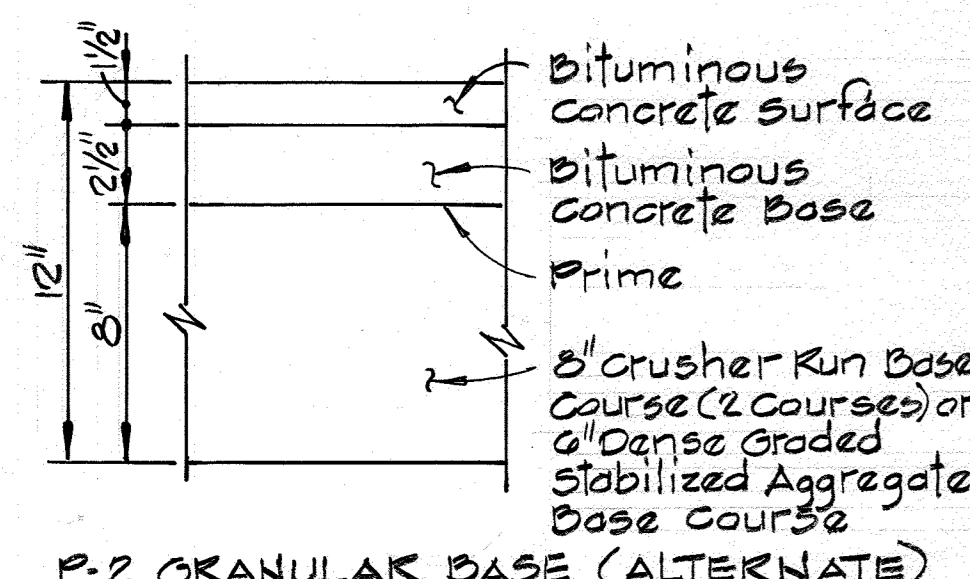
P-2 FULL DEPTH BITUMINOUS CONCRETE



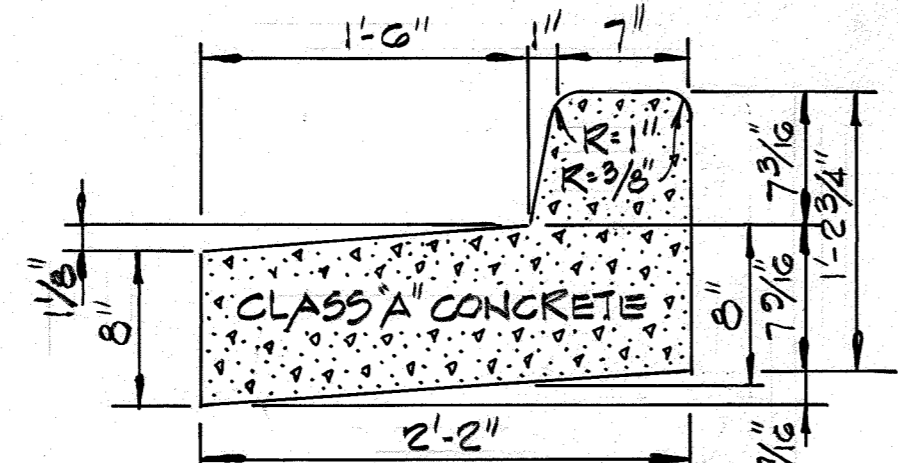
STANDARD 7" COMBINATION CURB AND GUTTER
 NO SCALE



STANDARD BARRIER CURB
 NO SCALE



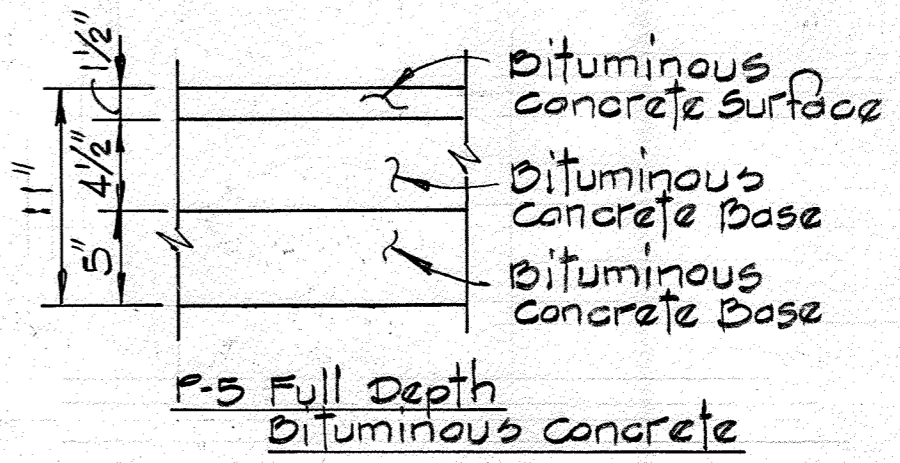
P-2 GRANULAR BASE (ALTERNATE)



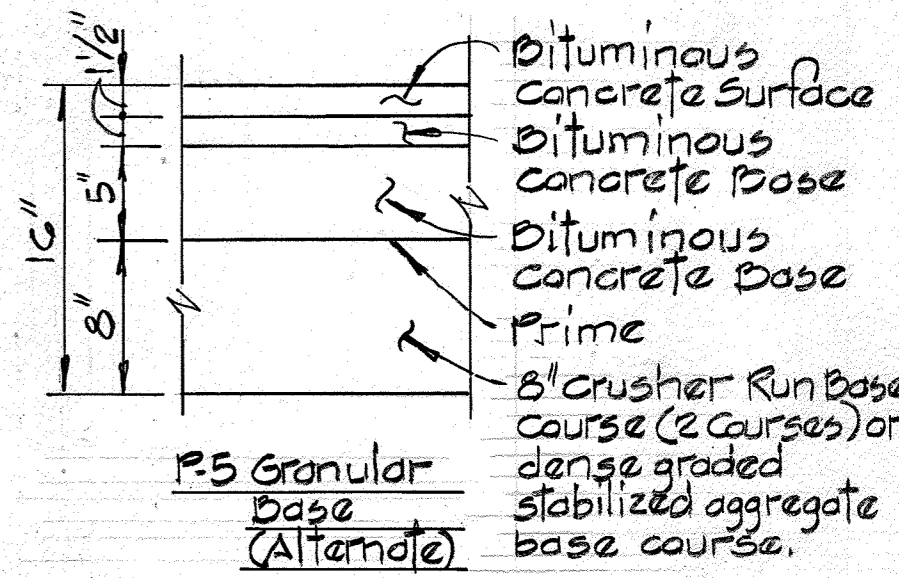
REVERSE 7" COMBINATION CURB AND GUTTER
 NO SCALE

STAKEOUT PLAN

SCALE: 1" = 50'



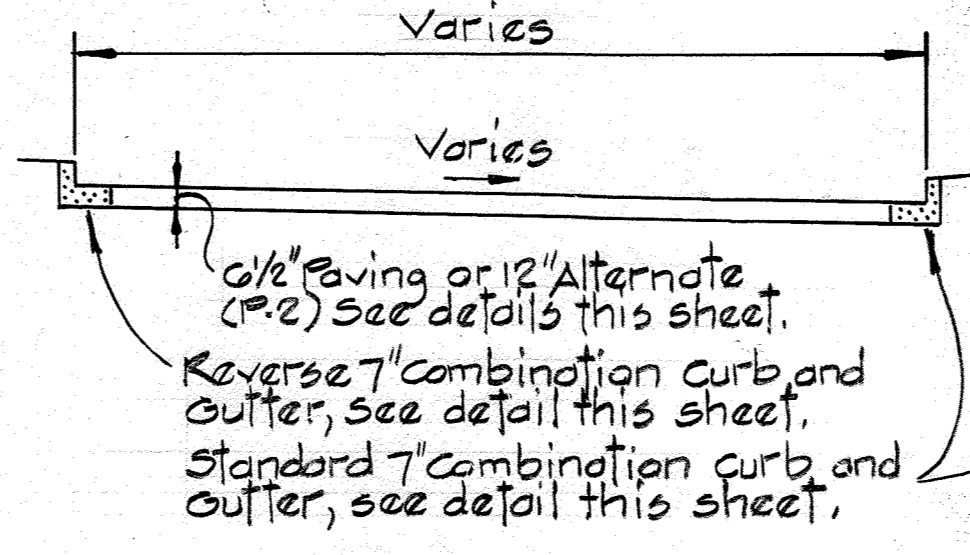
P-5 Full Depth Bituminous concrete



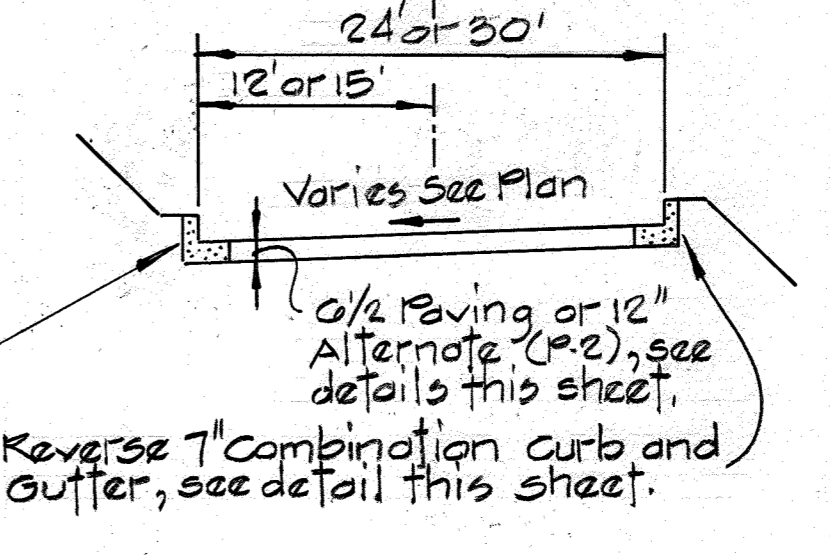
P-5 Granular Base (Alternate)

TYPICAL PAVING SECTION

(LITTLE PATUXENT PARKWAY)
 NO SCALE



TYPICAL SECTION PARKING LOT
 NO SCALE



TYPICAL SECTION 24" AND 30" DRIVEWAYS
 NO SCALE

2	9/17/93	Revised Sheet Number
1	8/10/88	As per Planning, DPW, & S.C.S. Comments
NO	DATE	DESCRIPTION OF REVISION
COLUMBIA		
-SITE DEVELOPMENT PLAN- TOWN CENTER SECTION 2 AREA 5 PARCELS "C-1" THRU "C-3" (OFFICE BUILDING AND PARKING DECK) ROAD DETAILS AND STAKEOUT PLAN SHEET 4 OF 12		
ELECTION DISTRICT NO. 5 HOWARD COUNTY, MARYLAND		SCALE: AS SHOWN
DATE: MARCH 7, 1988		

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

James Boylan 7-12-88
COUNTY HEALTH OFFICER DATE

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

James J. Lee 7/1/88
DIRECTOR DATE

Richard B. Ryan 7-3-88
CHIEF BUREAU OF ENGINEERING DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

W.H.A. 7.25.88
PLANNING DIRECTOR DATE

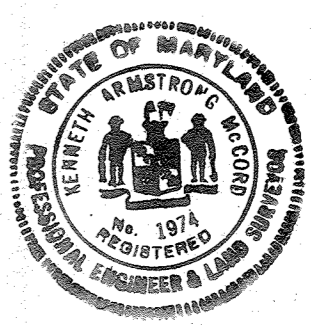
March J. ... 7/1/88
CHIEF DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 4-27-88
M.S.

OWNER AND DEVELOPER
THE HOWARD RESEARCH AND
DEVELOPMENT LAND COMPANY
10275 LITTLE PATUXENT PARKWAY
COLUMBIA MARYLAND 21043

WHITMAN, REQUARDT AND ASSOCIATES
ENGINEERS
2315 SAINT PAUL STREET
BALTIMORE MARYLAND 21218

Kenneth A. McCord 3-1-88
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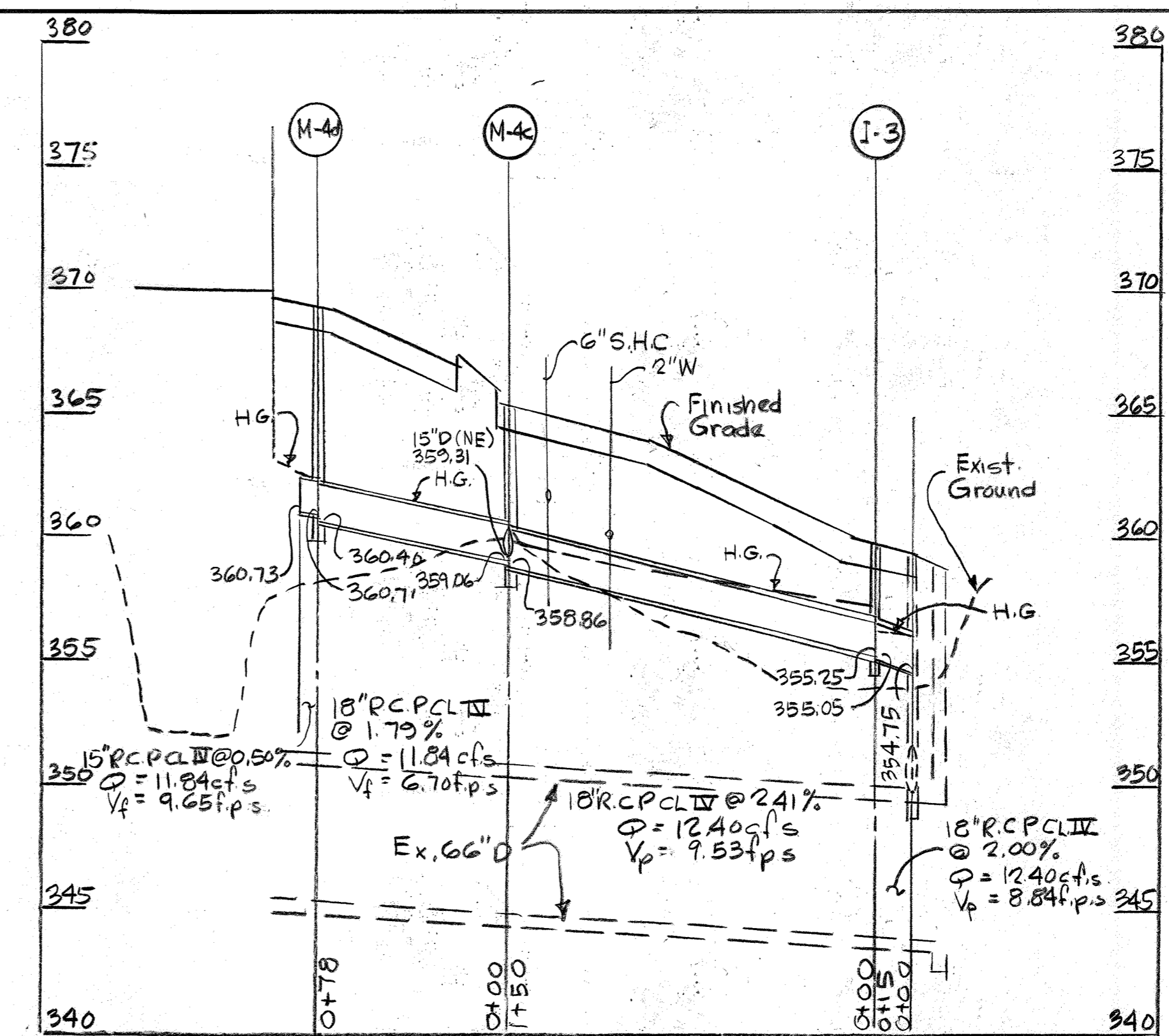
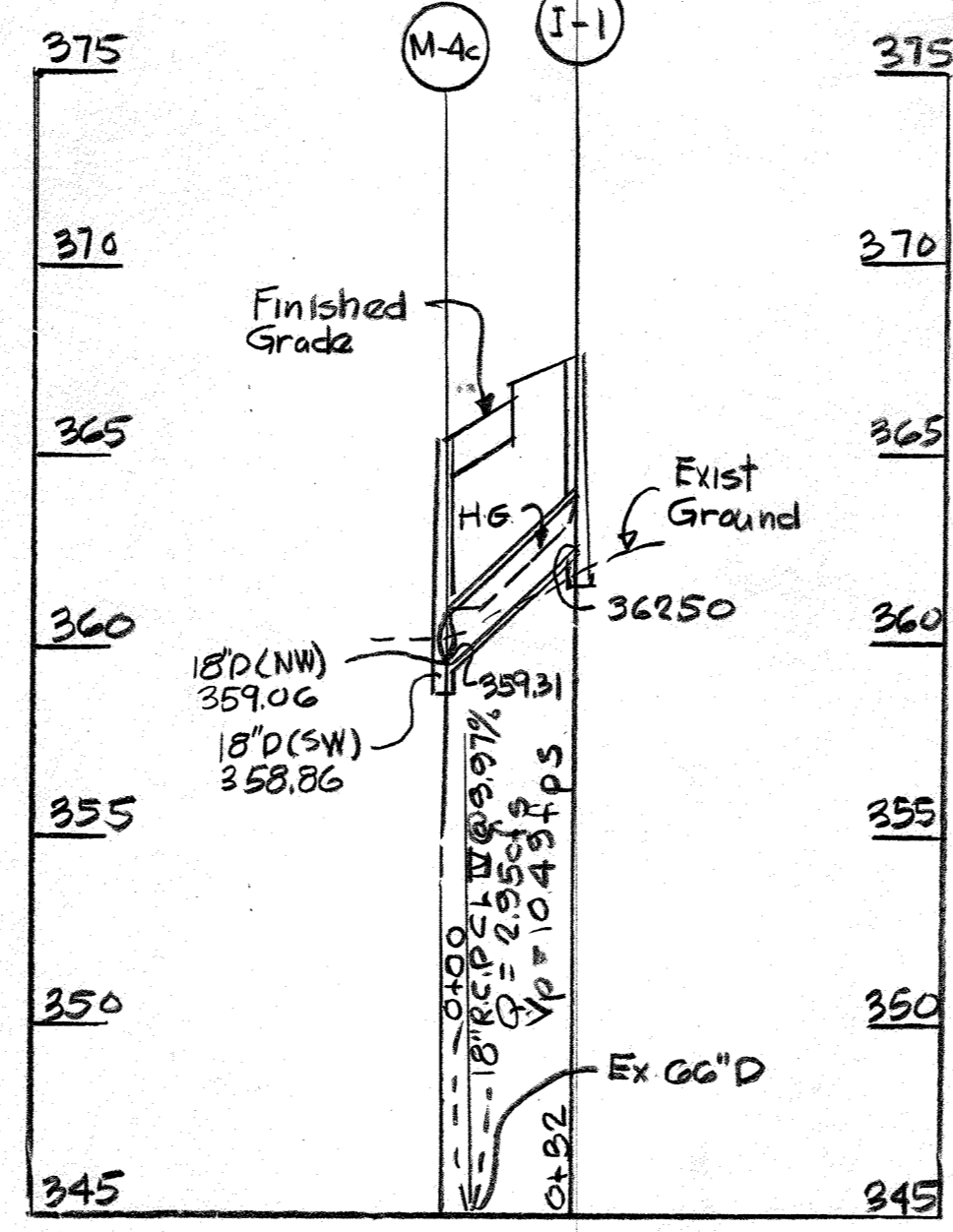
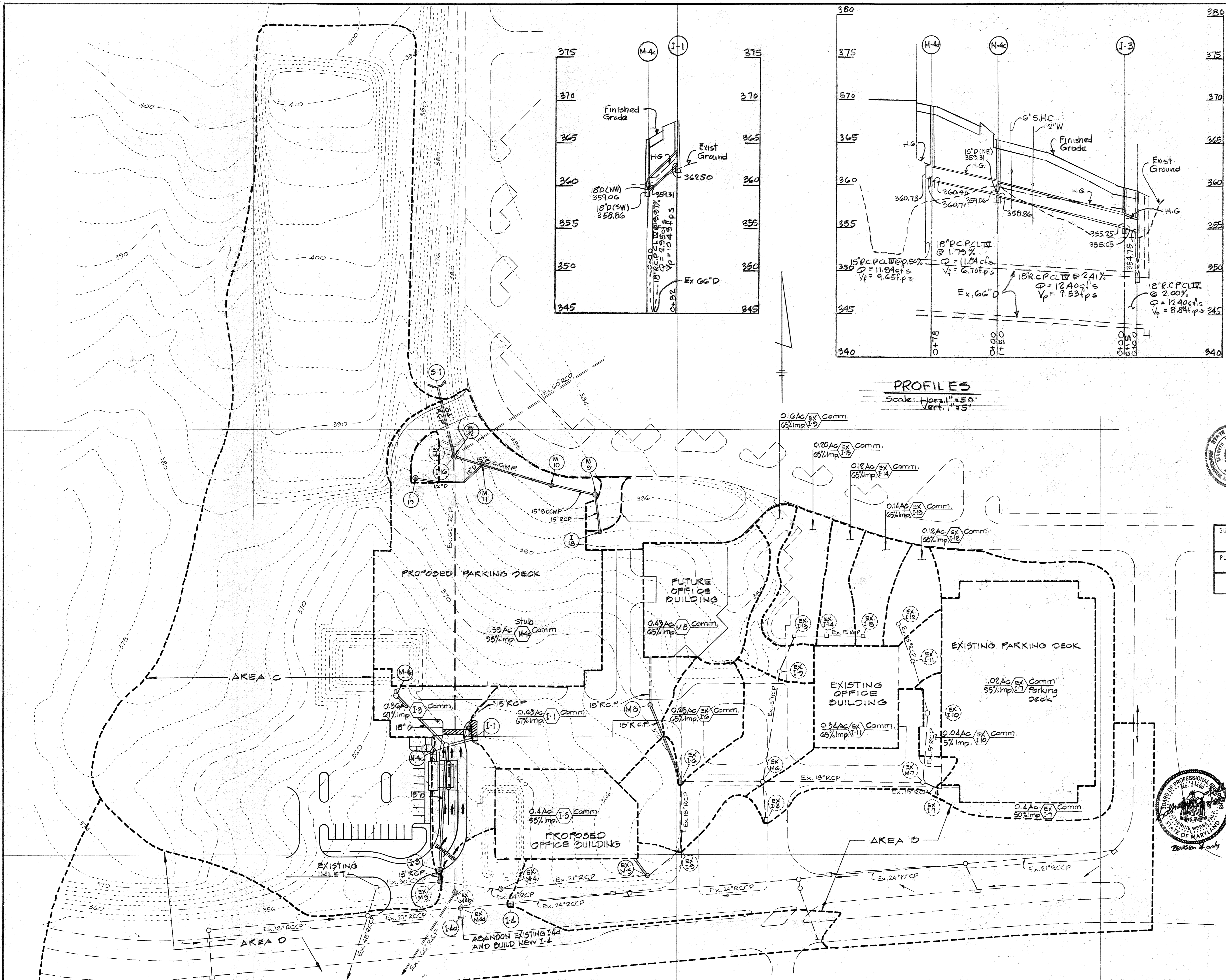


SUBDIVISION NAME		SECT./AREA	PARCEL
TOWN CENTER		2/5	C-1 THRU C-3
PLAT	BLOCK	ZONE	TAX/ZON. MAP
7896	1	CC Comm	36
WATER CODE		ELEG. DIST.	CENSUS TR.
E-31		5	6052-02
SEWER CODE		5321000	

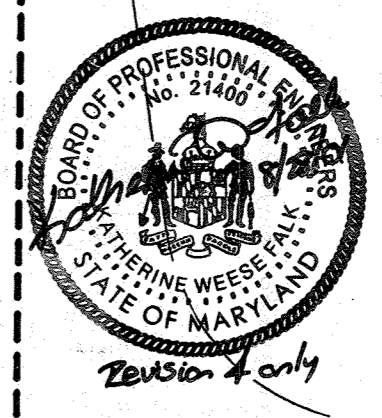
4	7/16/01	Revised BANK
3	9/17/99	Revised Drainage Area Map
2	11/14/88	Added Storm Drain Profiles
1	5/17/88	As per Planning, DPW & S.C.S. Comments
NO	DATE	DESCRIPTION OF REVISION

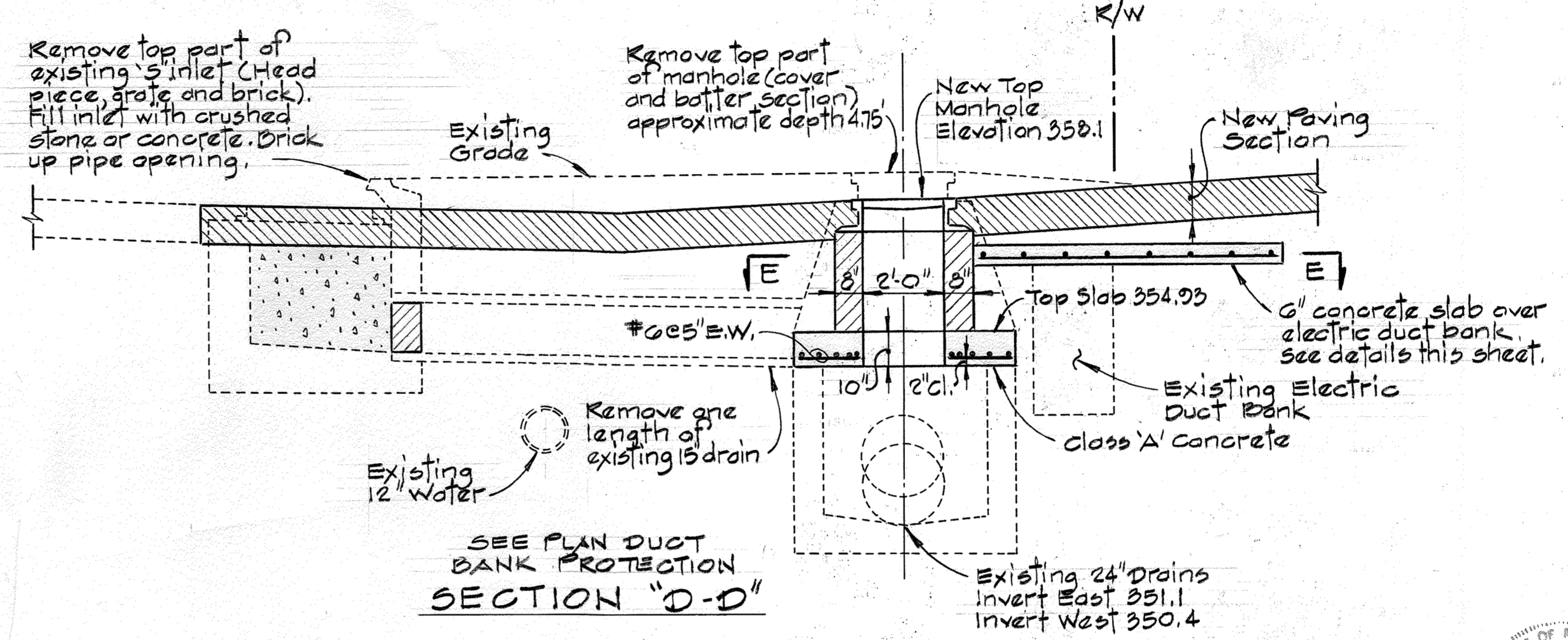
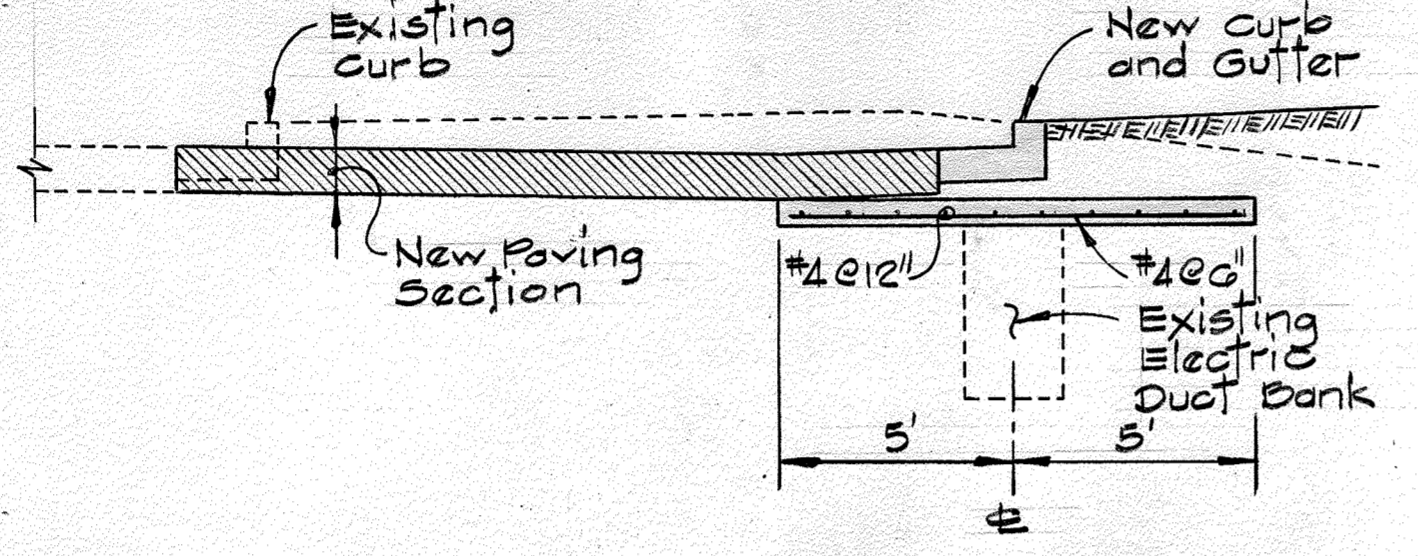
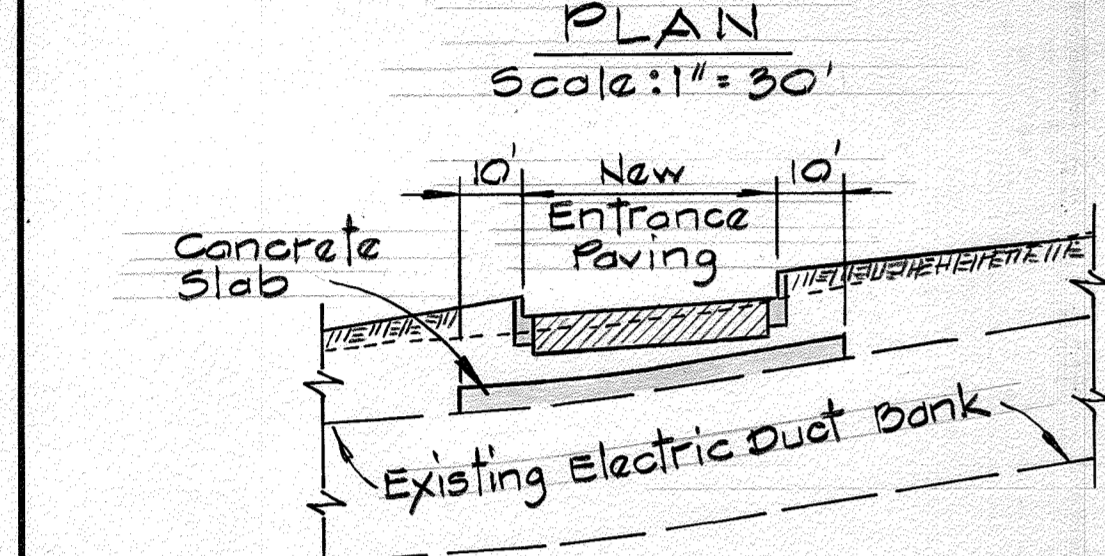
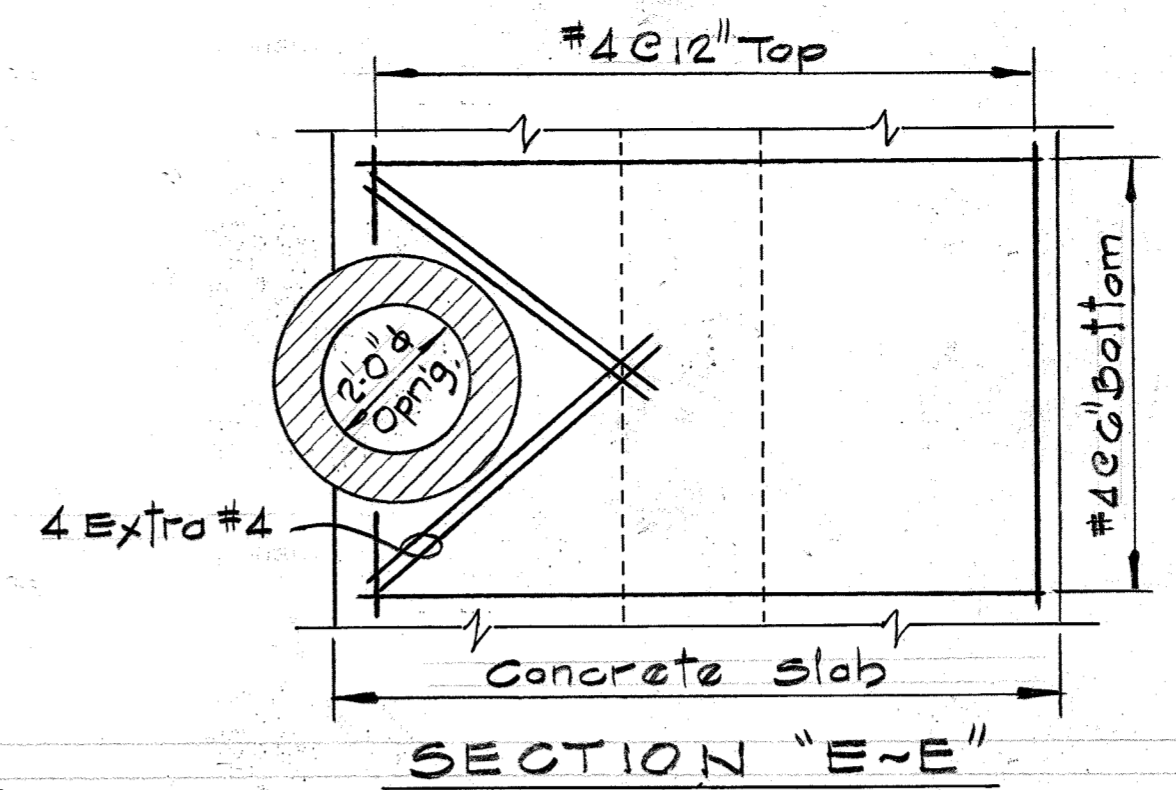
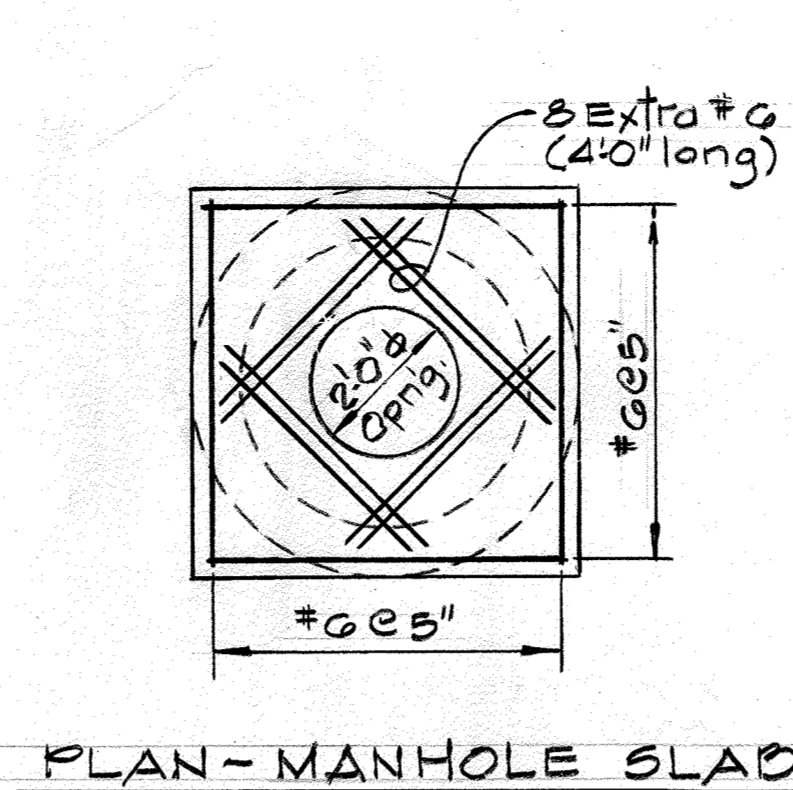
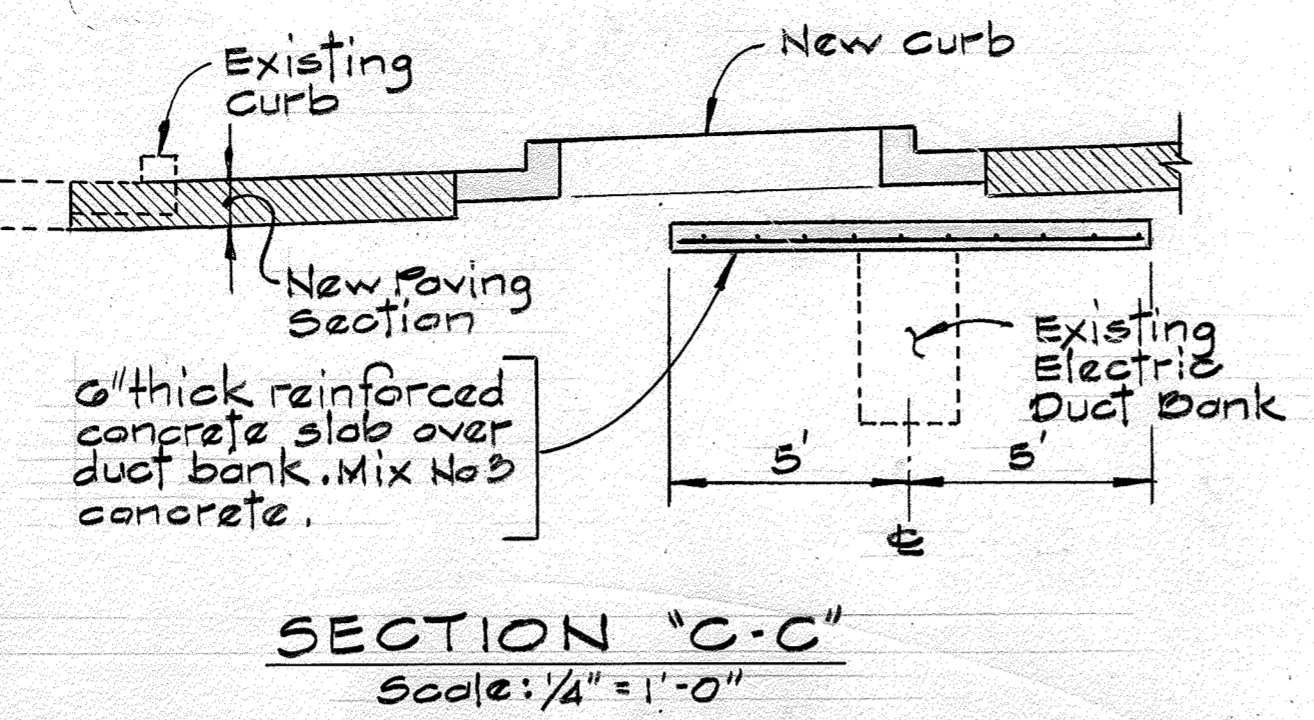
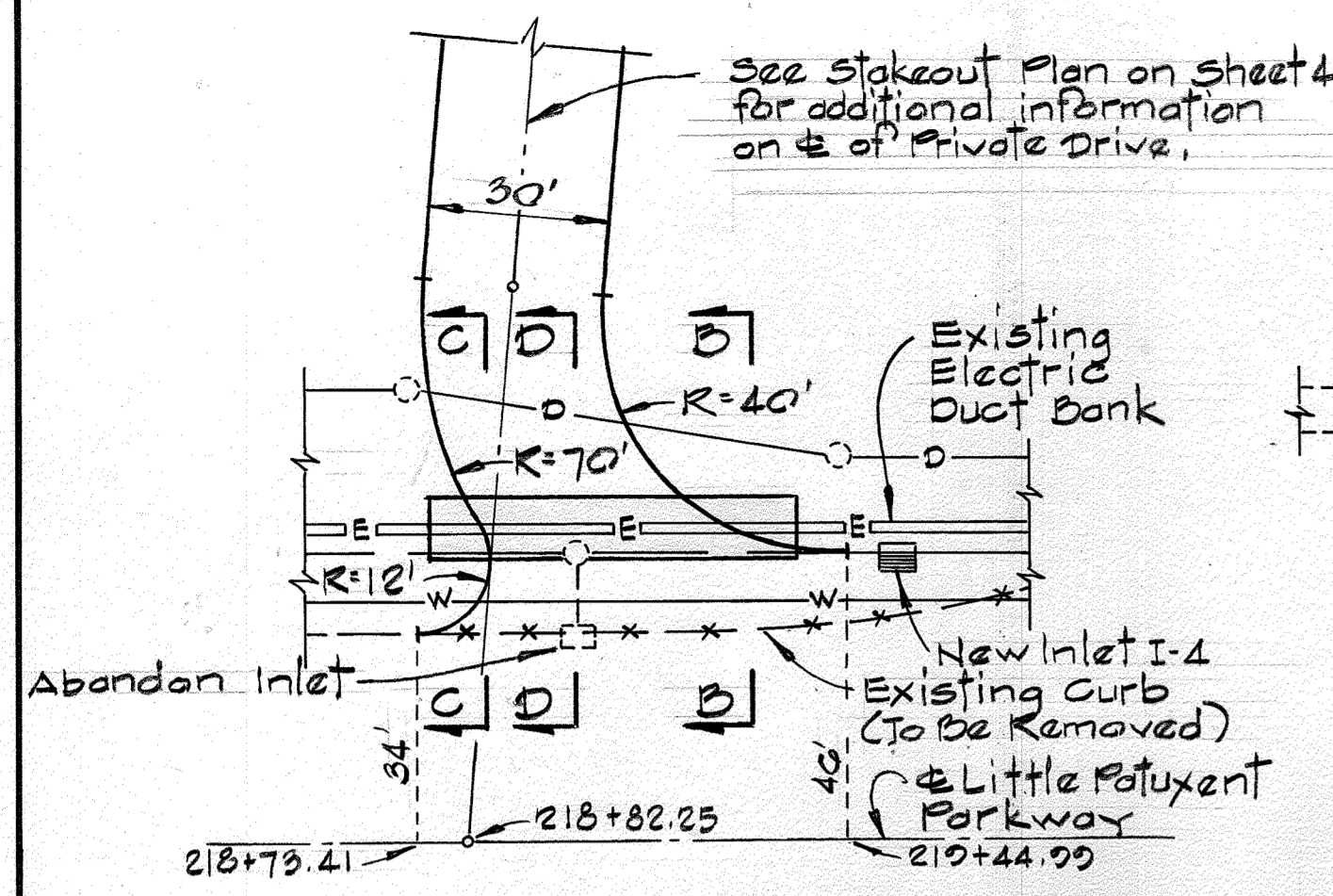
COLUMBIA
- SITE DEVELOPMENT PLAN -
TOWN CENTER
SECTION 2 AREA 5
PARCELS "C-1" THRU "C-3"
(OFFICE BUILDING AND PARKING DECK)
STORM DRAIN PROFILES &
DRAINAGE AREA MAP
SHEET 5 OF 12

ELECTION DISTRICT NO 5
HOWARD COUNTY, MARYLAND
DATE: MARCH 7, 1988
SCALE: 1" = 50'



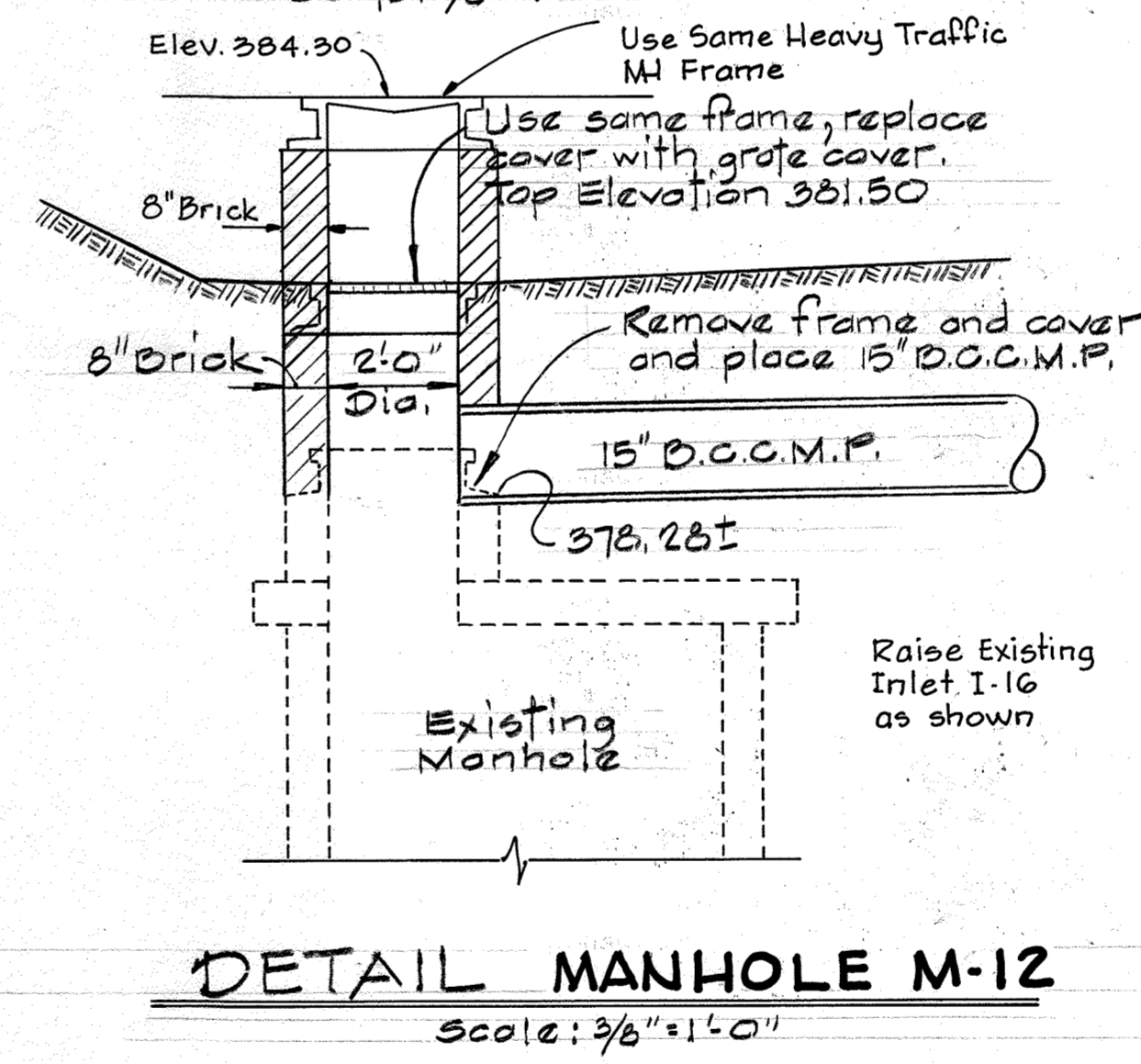
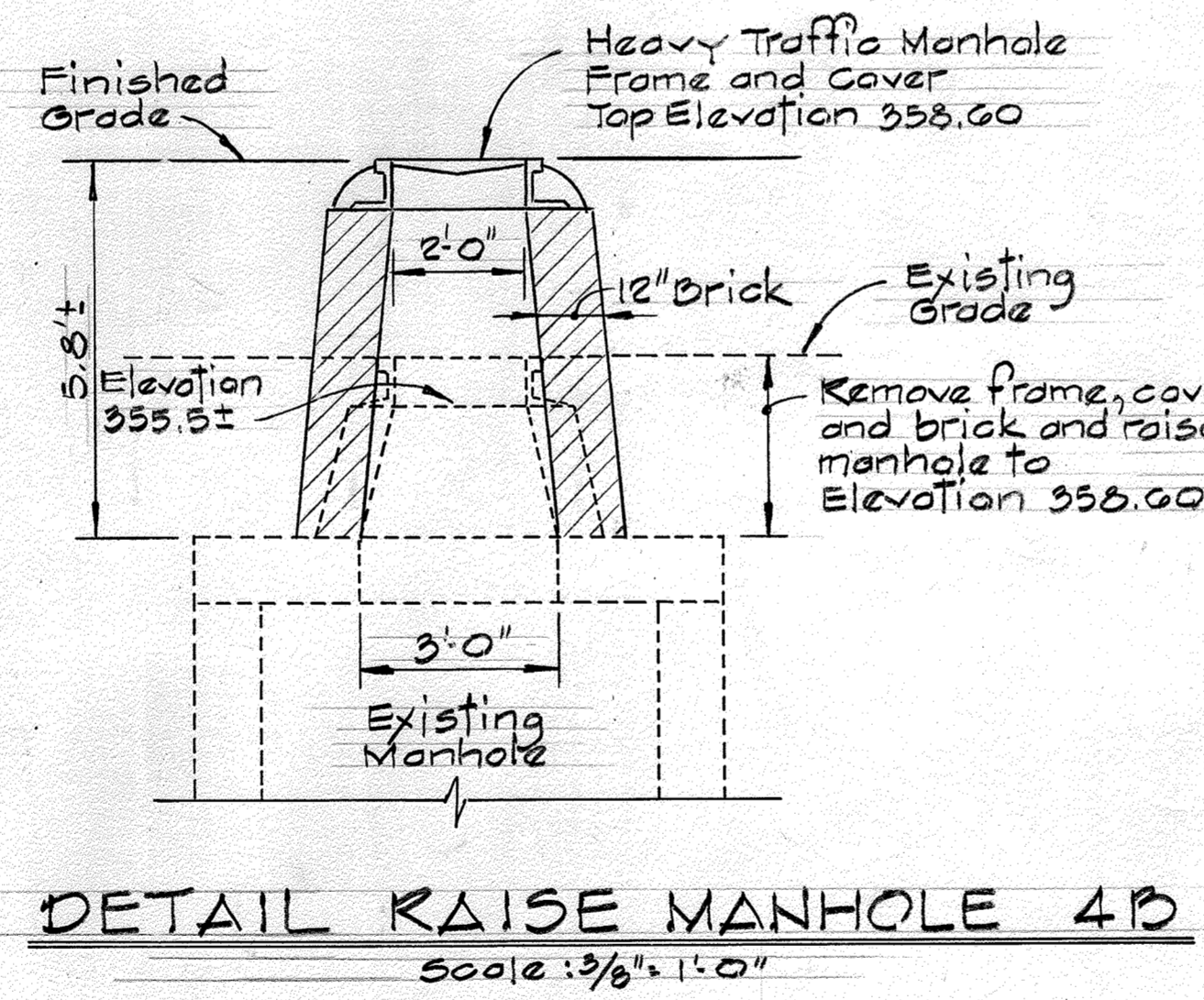
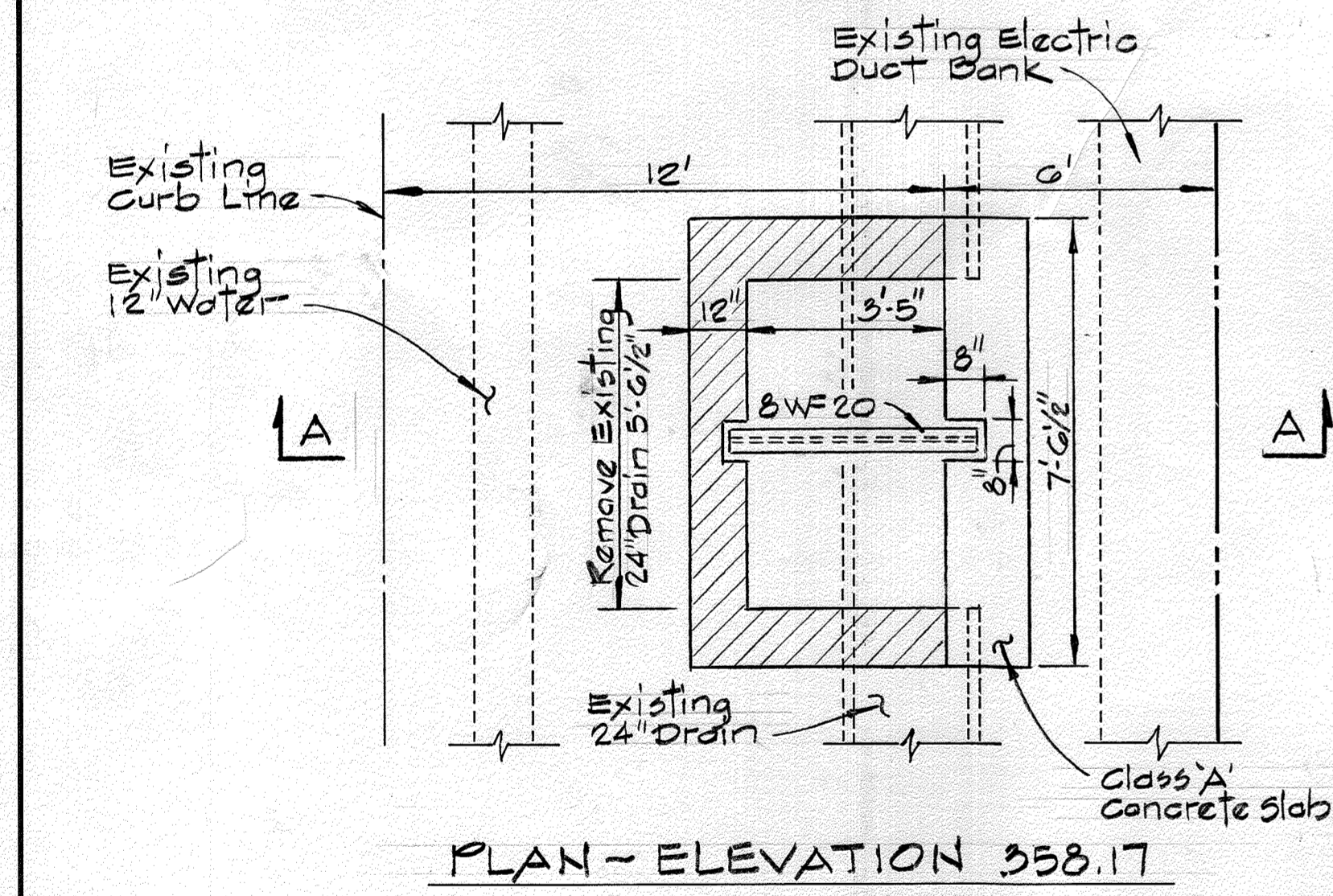
PROFILES
Scale: Horiz. 1" = 50'
Vert. 1" = 5'





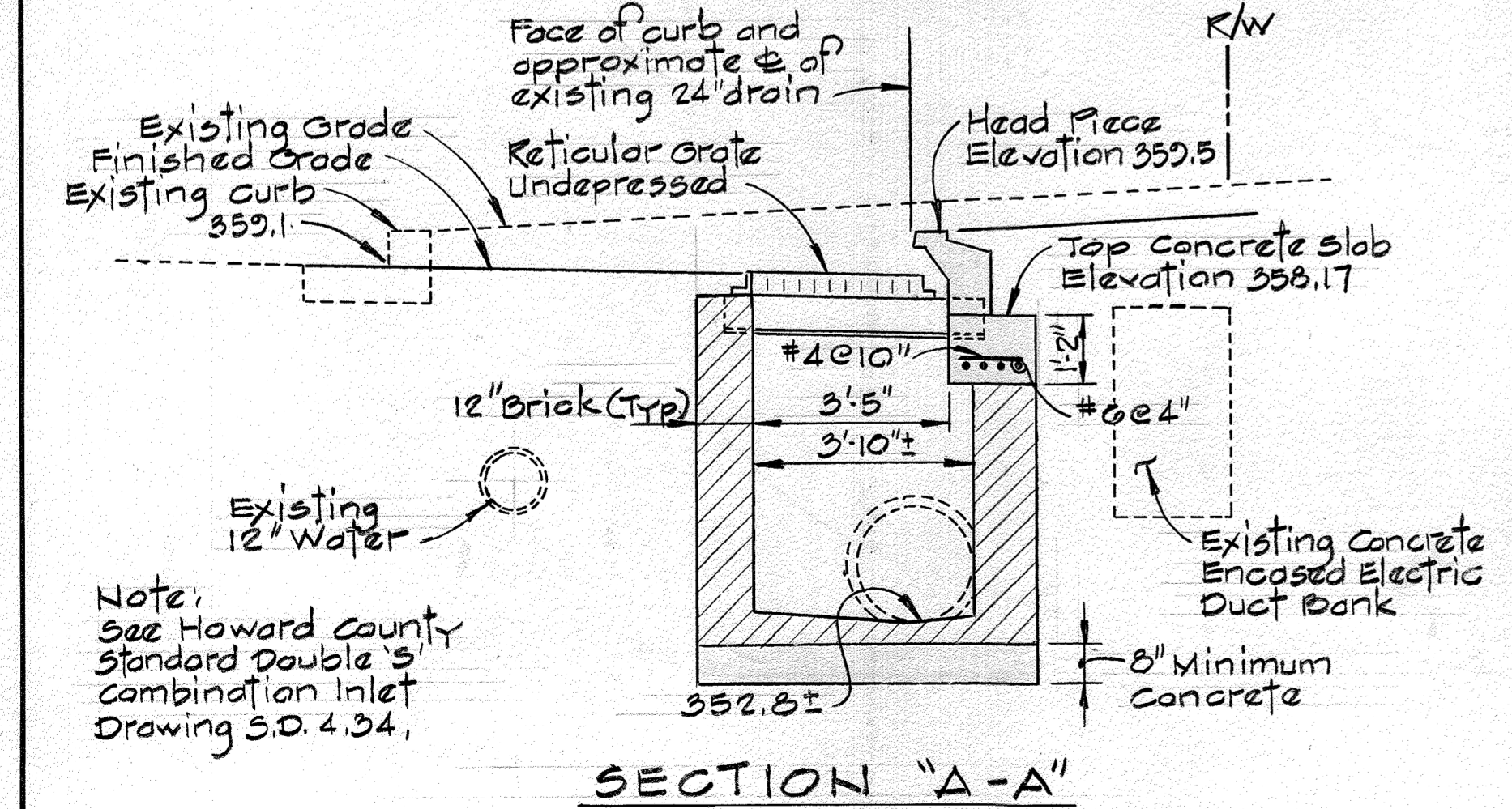
DETAILS-ELECTRIC DUCT BANK PROTECTION
Scale: As Shown

DETAIL - ABANDON INLET, LOWER MANHOLE
Scale: 3/8" = 1'-0"



DETAIL RAISE MANHOLE 4 B
Scale: 3/8" = 1'-0"

DETAIL MANHOLE M-12
Scale: 3/8" = 1'-0"

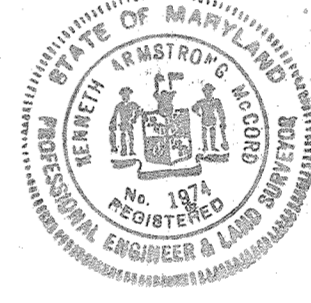


INLET I-4 DOUBLE 'S' COMBINATION INLET
Scale: 3/8" = 1'-0"

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT
Jaymie Bodwin #7 7-12-88
COUNTY HEALTH OFFICER DATE
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE
STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
James J. Shaw 7/1/88
DIRECTOR DATE
W. S. Ray 7-3-88
CHIEF, BUREAU OF ENGINEERING DATE
APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
Unlfi 7.25.88
PLANNING DIRECTOR DATE
Mark S. ... 7/2/88
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: 4-27-88
US

OWNER AND DEVELOPER
THE HOWARD RESEARCH AND
DEVELOPMENT LAND COMPANY
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND - 21043
WHITMAN, REQUARDT AND ASSOCIATES
ENGINEERS
2315 SAINT PAUL STREET
BALTIMORE, MARYLAND - 21218
Kenneth A. McCord 3-1-88
KENNETH A. MCCORD, P.E. NO. 1974



SUBDIVISION NAME TOWN CENTER		SECT./AREA 2/5	PARCEL C-1 THRU C-3
PLAT # 7896	BLOCK # 1	ZONE RT Comm	TAX/ZONE MAP 36
WATER CODE E-31		SEWER CODE 3-2122	

NO.	DATE	DESCRIPTION OF REVISION
2	9/17/93	Revised Inlet I-16; Changed to M-12.
1	5/10/88	As per Planning, D.P.W. & S.C.S. Comments

COLUMBIA
-SITE DEVELOPMENT PLAN-
TOWN CENTER
SECTION 2 AREA 5
PARCELS "C-1" THRU "C-3"
(OFFICE BUILDING AND PARKING DECK)
STORM DRAIN DETAILS
SHEET 7 OF 12
ELECTION DISTRICT NO. 5
HOWARD COUNTY, MARYLAND
DATE: MARCH 7, 1988 SCALE: AS SHOWN

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. I also authorize periodic on-site inspection by the Howard Soil Conservation District."
J.H. Nef
 3-1-88
 Date

Reviewed for HOWARD S.C.D. and meets Technical Requirements
J. Helms 7-1-88
 U.S. Soil Conservation Service Date
 THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
Stephen L. Adams 7/1/88
 Howard S.C.D. Date

SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMIT.
2. EXTEND 54" R.C.P.
3. INSTALL STABILIZED CONSTRUCTION ENTRANCE OFF LITTLE PATUXENT PARKWAY AND MALL RING ROAD.
4. CLEAR AND GRUB AREAS FOR SEDIMENT CONTROL FACILITIES ONLY.
5. CONSTRUCT RIP RAP OUTLET TRAP, EARTH DIKE, PERIMETER DIKE/SWALE AND SILT FENCE. (PERIMETER DIKE/SWALE AND SILT FENCE TO BE EXTENDED ONLY FAR ENOUGH FOR REMOVAL OF AN AMOUNT OF EARTH NECESSARY TO BALANCE SITE).
6. STABILIZE EARTH DIKE AND PERIMETER DIKE/SWALE WITH TEMPORARY SEEDING, SEE SPECIFICATIONS ON SHEET 9.
7. STRIP AND ROUGH GRADE LIMITS OF CONSTRUCTION.
8. CONSTRUCT ALL UTILITIES, OFFICE BUILDING AND APPURTENANCES.
9. FINE GRADE ROADS AND PARKING AREA, CONSTRUCT CURB AND OUTER, SIDEWALKS AND SEED DISTURBED AREAS WITH PERMANENT SEEDING, SEE SPECIFICATIONS ON SHEET 9.
10. PAVE ROADS.
11. WITH PERMISSION OF SEDIMENT CONTROL INSPECTOR REMOVE ALL SEDIMENT CONTROL FACILITIES AFTER GRASS IS ESTABLISHED IN THE CONTRIBUTING DRAINAGE AREA.

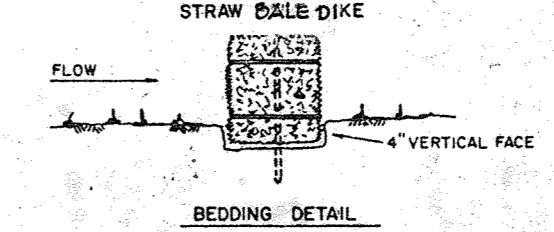
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.
 HOWARD COUNTY HEALTH DEPARTMENT
Joseph W. Bogdan 7-12-88
 COUNTY HEALTH OFFICER # DATE
 APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
James M. ... 7/1/88
 DIRECTOR DATE
William B. ... 7-8-88
 CHIEF OF ENGINEERING # DATE
 APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
W.A. ... 7-27-88
 PLANNING DIRECTOR DATE
David J. ... 7/1/88
 CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE: 4-27-88
 M.S.

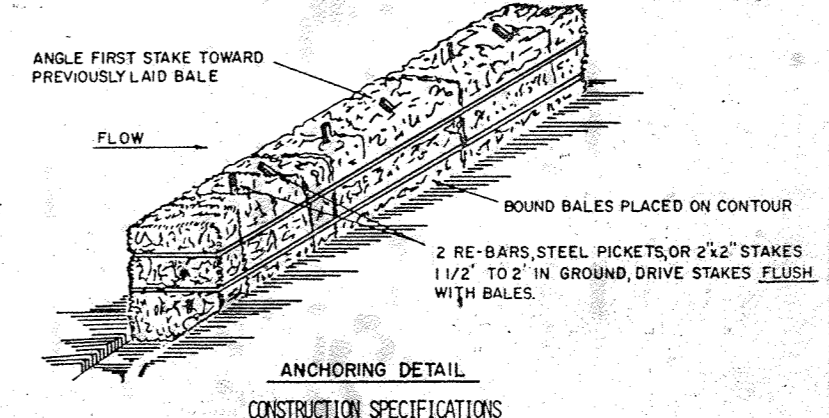
OWNER AND DEVELOPER
 THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21043
 WHITMAN, REARDY AND ASSOCIATES ENGINEERS
 2315 SAINT PAUL STREET
 BALTIMORE, MARYLAND - 21218
Kenneth A. McCord 3-1-88
 KENNETH A. MCCORD P.E. NO. 1974



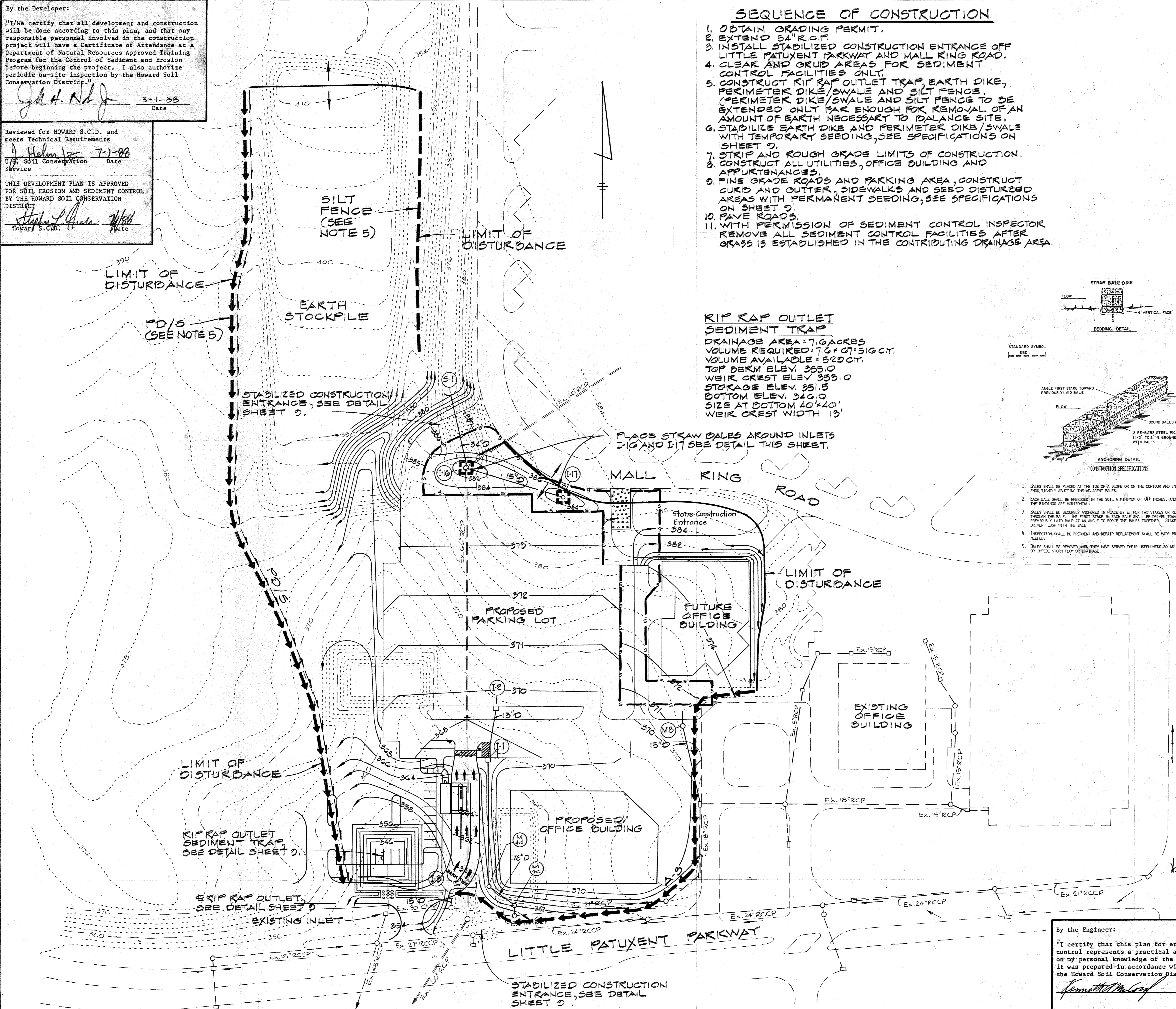
RIP RAP OUTLET SEDIMENT TRAP
 DRAINAGE AREA: 7.6 ACRES
 VOLUME REQUIRED: 7.6 x 0.7516 C.Y.
 VOLUME AVAILABLE: 320 C.Y.
 TOP DECKM ELEV. 355.0
 WEIR CREST ELEV. 355.0
 STORAGE ELEV. 351.5
 BOTTOM ELEV. 346.0
 SIZE AT BOTTOM 40'x40'
 WEIR CREST WIDTH 15'



STANDARD SYMBOL
 SED



1. BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH GAPS TIGHTLY ADJUTING THE ADJACENT BALES.
2. EACH BALE SHALL BE IMBEDDED IN THE SOIL A MINIMUM OF (4) INCHES, AND PLACED SO THE BINDINGS ARE HORIZONTAL.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALES. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
4. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPED STORM FLOW OR DRAINAGE.



NOTE: PROVIDE CURB INLET PROTECTION FOR INLETS I-1 AND I-2, SEE DETAIL ON SHEET 9.

SUBDIVISION NAME TOWN CENTER		SECT./AREA 2/5	PARCEL C-1 THRU C-3
PLAT # 7896	BLOCK # 1	ZONE N.T. E.C. COMM	TAX/ZONE MAP 26 ELEC. DIST. 5 CENSUS TR. 6052.02
WATER CODE E-21		SEWER CODE 5321000	

3	7/16/01	Revised BANK
2	9/17/93	Added Silt Fence and Stone Entrance
1	5/19/88	As per Planning, D.P.W. E.S.C.S. Comments
NO	DATE	DESCRIPTION OF REVISION



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."
Kenneth A. McCord 3-1-88
 Date

COLUMBIA
 -SITE DEVELOPMENT PLAN-
 TOWN CENTER
 SECTION 2 AREA 5
 PARCELS "C-1" THRU "C-3"
 (OFFICE BUILDING AND PARKING DECK)
SEDIMENT CONTROL PLAN
 SHEET 8 OF 12
 ELECTION DISTRICT NO. 5
 HOWARD COUNTY, MARYLAND
 DATE: MARCH 7, 1988 SCALE: 1" = 50'

PERMANENT SEEDING NOTES

Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.

Seedbed Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously loosened.

Soil Amendments: In lieu of soil test recommendations, use one of the following schedules:

- 1) Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 square ft) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lb per acre 30-0-0 ureaform fertilizer (9 lbs/1000 sq ft).
- 2) Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 1000 lbs per acre 10-10-10 fertilizer (23 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil.

Seeding - For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs per acre (1.4 lbs/1000 sq ft) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs Kentucky 31 Tall Fescue per acre and 2 lbs per acre (.05 lbs/1000 sq ft) of weeping lovegrass. During the period of October 16 thru February 28, protect site by: Option (1) 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use sod. Option (3) Seed with 60 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

Mulching - Apply 1 1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq ft) for anchoring.

Maintenance - Inspect all seeded areas and make needed repairs, replacements and reseeds.

TEMPORARY SEEDING NOTES

Apply to graded or cleared areas likely to be redisturbed where a short-term vegetative cover is needed.

Seedbed Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously loosened.

Soil Amendments: Apply 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft)

Seeding - For periods March 1 thru April 30 and from August 15 thru November 15, seed with 2 1/2 bushel per acre of annual rye (3.2 lbs/1000 sq ft). For the period May 1 thru August 14, seed with 3 lbs per acre of weeping lovegrass (.07 lbs/1000 sq ft). For the period November 16 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

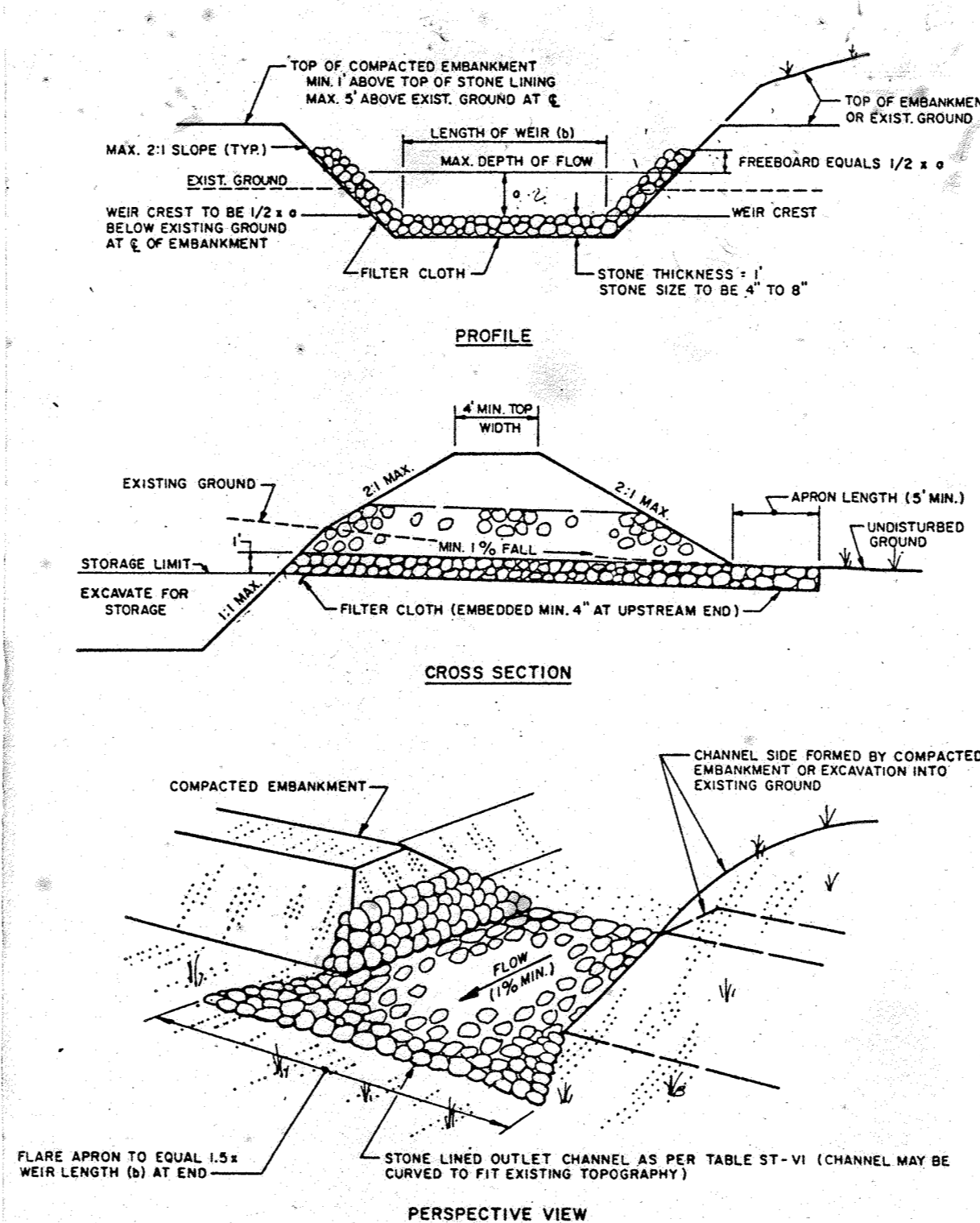
Mulching: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes, 8 ft or higher, use 343 gal per acre (8 gal/1000 sq ft) for anchoring.

Refer to the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.

SEDIMENT CONTROL 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. (992-2437)
- 2) 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.
- 3) Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1, b) 14 days as to all other disturbed or graded areas on the project site.
- 4) All sediment traps/basins 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.
- 5) 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 (Sec. 51) sod (Sec. 54), temporary seeding (Sec. 50) and mulching (Sec. 52.) Temporary stabilization with mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
- 6) 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.
- 7) Site Analysis:
Total Area of Site: 7.6 Acres
Area Disturbed: 7.6 Acres
Area to be roofed or paved: 3.4 Acres
Area to be vegetatively stabilized: 5.0 Acres
Total Cut: 13400 Cu. yds
Total Fill: 13400 Cu. yds
Offsite waste/borrow area location: Adjacent stockpile (See Plan)
- 8) Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
- 9) Additional sediment controls must be provided, if deemed necessary by the Howard County DPW sediment control inspector.
- 10) On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.

RIPRAP OUTLET SEDIMENT TRAP ST-VI



CONSTRUCTION SPECIFICATIONS FOR ST-VI

1. The area under embankment shall be cleared, grubbed and stripped of any vegetation and root mat. The pool area shall be cleared.
2. The fill material for the embankment shall be free of roots or other woody vegetation as well as over-sized stones, rocks, organic material or other objectionable material. The embankment shall be compacted by traversing with equipment while it is being constructed. Maximum height of embankment shall be five (5) feet, measured at centerline of embankment.
3. All fill slopes shall be 2:1 or flatter; cut slopes 1:1 or flatter.
4. Elevation of the top of any dike directing water into trap must equal or exceed the height of embankment.
5. Storage area provided shall be figured by computing the volume available behind the outlet channel up to an elevation of one (1) foot below the level weir crest.
6. Filter cloth shall be placed over the bottom and sides of the outlet channel prior to placement of stone. Sections of fabric must overlap at least one (1) foot with section nearest the entrance placed on top. Fabric shall be embedded at least six (6) inches into existing ground at entrance of outlet channel.
7. Stone used in the outlet channel shall be four (4) to eight (8) inches (riprap). To provide a filtering effect, a layer of filter cloth shall be embedded one (1) foot back into the upstream face of the outlet stone or a one (1) foot thick layer of two (2) inch or finer aggregate shall be placed on the upstream face of the outlet.
8. Sediment shall be removed and trap restored to its original dimensions when the sediment has accumulated to 1/2 the design depth of the trap. Removed sediment shall be deposited in a suitable area and in such a manner that it will not erode.
9. The structure shall be inspected after each rain and repaired as needed.
10. Construction operations shall be carried out in such a manner that erosion and water pollution are minimized.
11. The structure shall be removed and the area stabilized when the drainage area has been properly stabilized.
12. Drainage area for this practice is limited to 15 acres or less.

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

Joseph W. Boyd, III 7-12-88
COUNTY HEALTH OFFICER DATE

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

James J. Schaefer 7/1/88
DIRECTOR DATE

Richard E. Riley 7-2-88
CHIEF BUREAU OF ENGINEERING DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

Charles J. ... 7-25-88
PLANNING DIRECTOR DATE

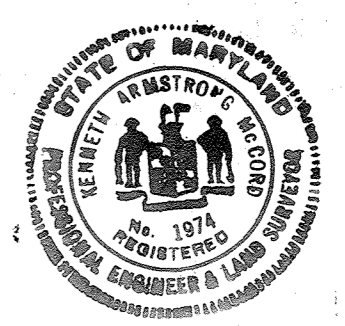
James J. ... 7/2/88
CHIEF DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 4-27-88
HKS

OWNER AND DEVELOPER
THE HOWARD RESEARCH AND
DEVELOPMENT LAND COMPANY
10275 LITTLE PATUXENT PARKWAY
COLUMBIA MARYLAND 21043

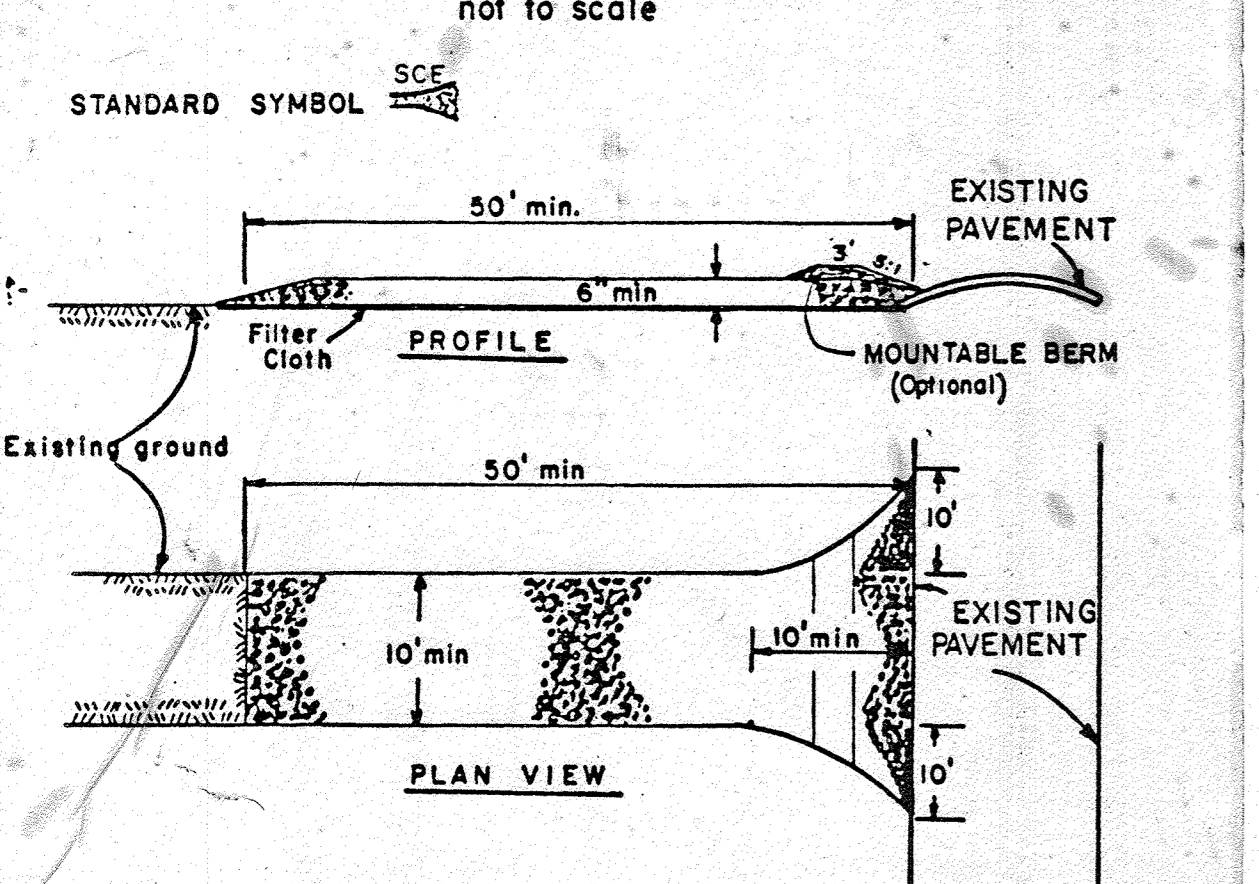
WHITMAN, REARDY AND ASSOCIATES
ENGINEERS
2315 SAINT PAUL STREET
BALTIMORE, MARYLAND 21218

Kenneth A. M. Cord, P.E. 3-1-88
KENNETH A. M. CORD, P.E. NO. 1974



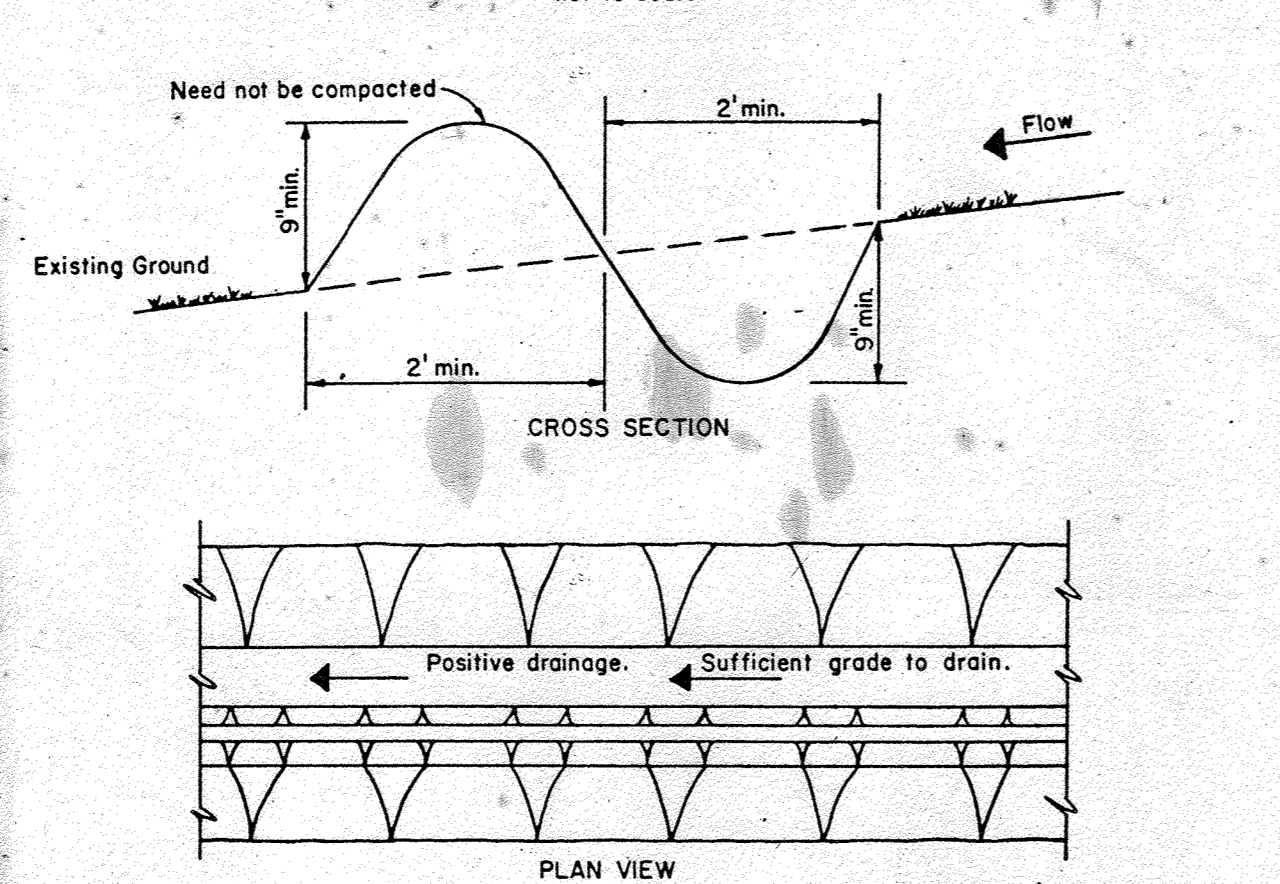
SUBDIVISION NAME		SECT./AREA	PARCEL
TOWN CENTER		2/5	C-1 THRU C-3
PLAT #	BLOCK	ZONE	TAX/ZONE MAP
7896	1	6C COMM	36
ELEC. DIST.		CENSUS TR.	
5		6052.02	
WATER CODE		SEWER CODE	
E-31		5321000	

STABILIZED CONSTRUCTION ENTRANCE



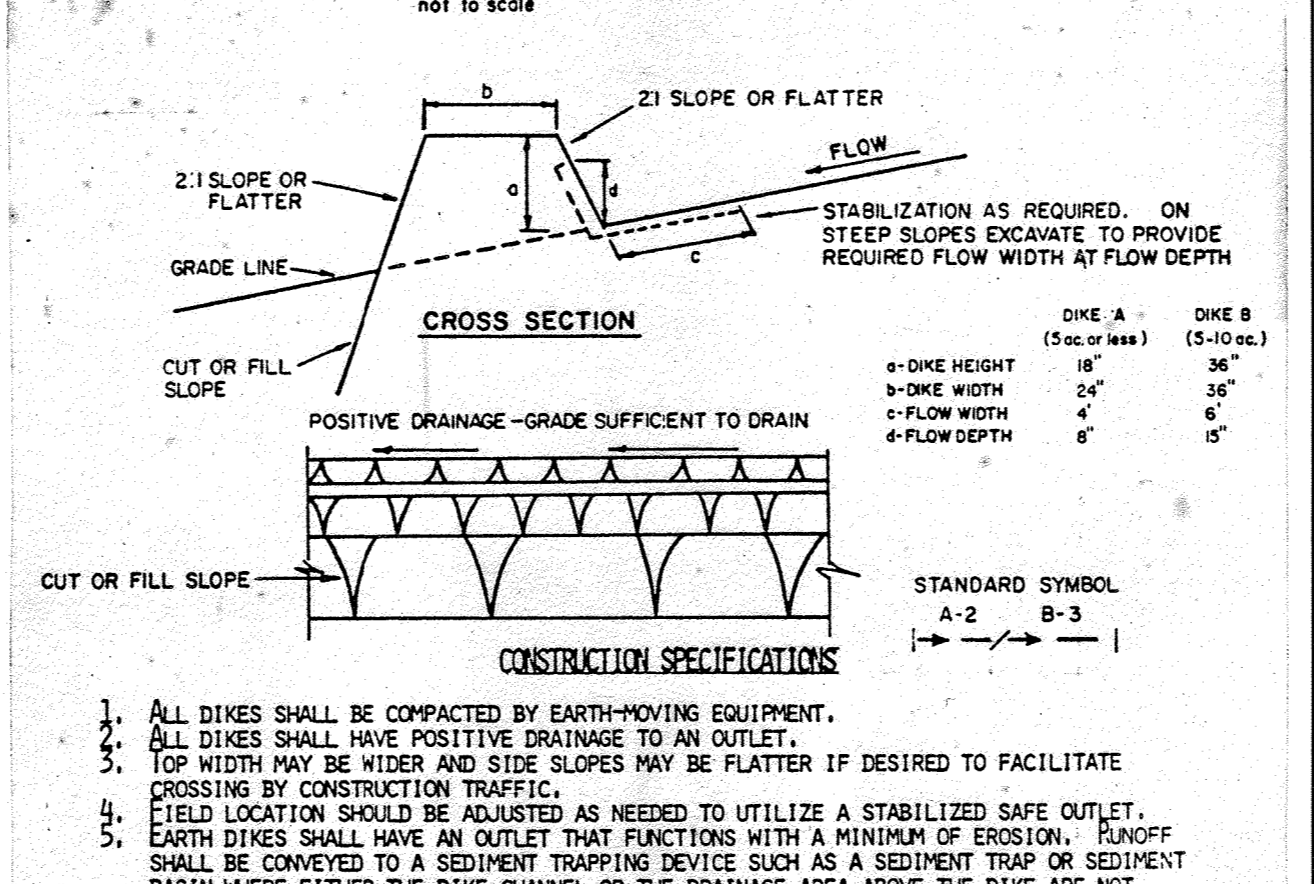
- CONSTRUCTION SPECIFICATIONS**
1. Stone Size - Use 2" stone, or reclaimed or recycled concrete equivalent.
 2. Length - As required, but not less than 50 feet (except on a single residence lot where a 30 foot minimum length would apply).
 3. Thickness - Not less than six (6) inches.
 4. Width - Ten (10) foot minimum, but not less than the full width at points where ingress or egress occurs.
 5. Filter Cloth - Will be placed over the entire area prior to placing of stone. Filter will not be required on a single family residence lot.
 6. Surface Water - All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 slopes will be permitted.
 7. 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.
 8. Washing - Wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
 9. Periodic inspection and needed maintenance shall be provided after each rain.

PERIMETER DIKE/SWALE



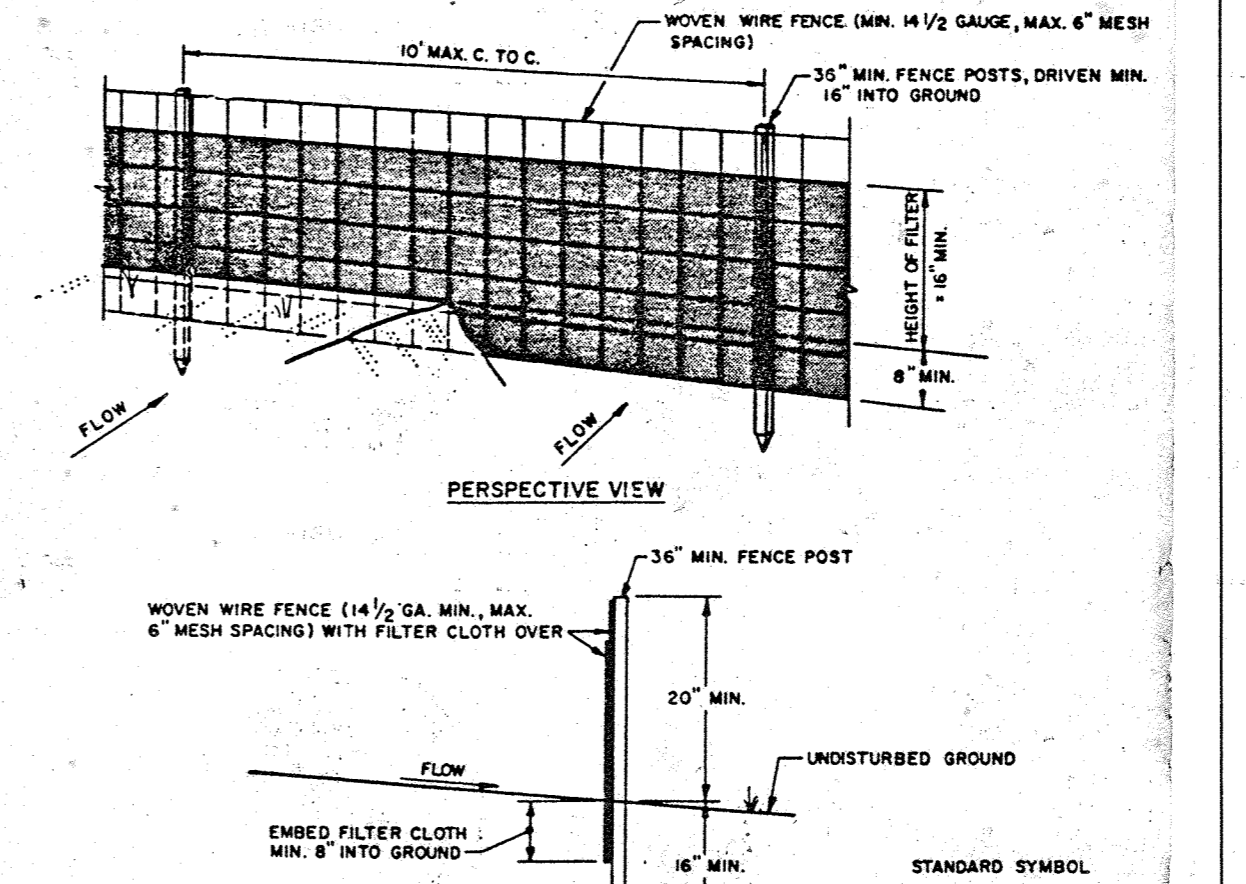
- CONSTRUCTION SPECIFICATIONS**
1. ALL PERIMETER DIKE/SWALE SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET.
 2. DIVERTED RUNOFF FROM A DISTURBED AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE.
 3. DIVERTED RUNOFF FROM AN UNDISTURBED AREA SHALL OUTLET INTO AN UNDISTURBED STABILIZED AREA AT NON-EROSION VELOCITY.
 4. THE SWALE SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE, AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED IN THE STANDARD.
 5. STABILIZATION OF THE AREA DISTURBED BY THE DIKE AND SWALE SHALL BE DONE IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SEED AND STRAW MULCH, AND SHALL BE DONE WITHIN 10 DAYS.
 6. PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.
- Max. Drainage Area Limit: 2 Acres

EARTH DIKE



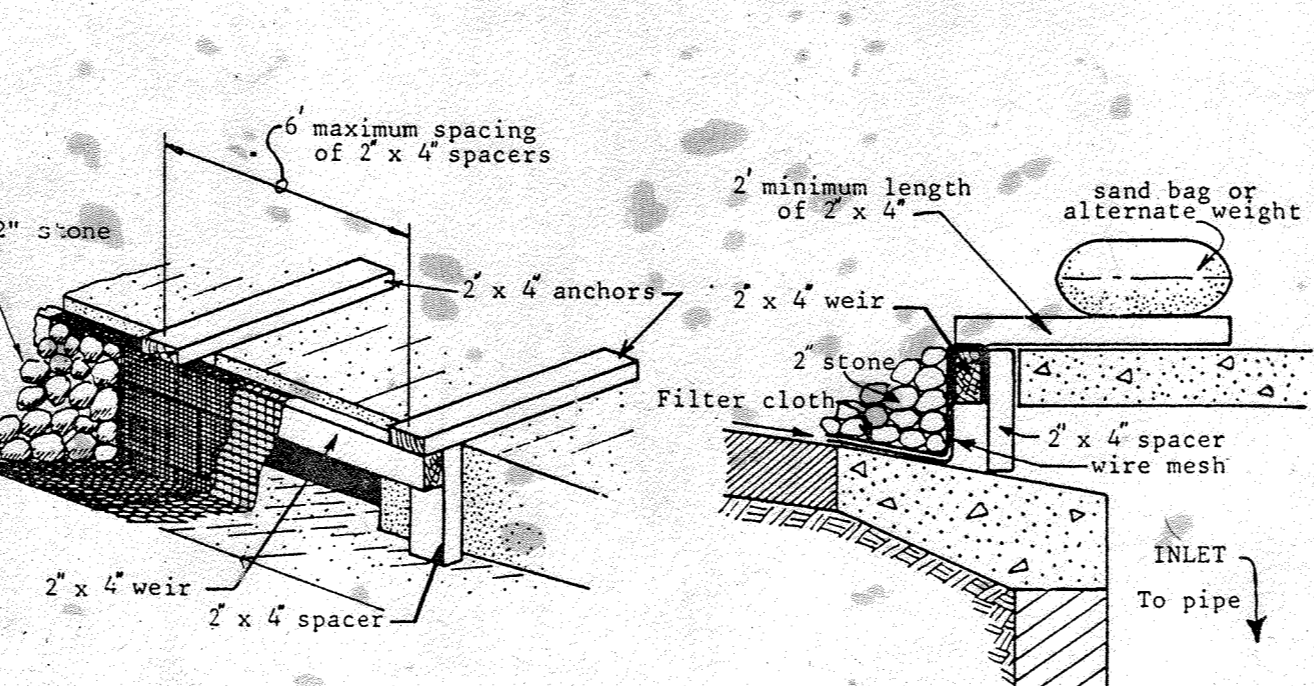
- CONSTRUCTION SPECIFICATIONS**
1. ALL DIKES SHALL BE COMPACTED BY EARTH-MOVING EQUIPMENT.
 2. ALL DIKES SHALL HAVE POSITIVE DRAINAGE TO AN OUTLET.
 3. TOP WIDTH MAY BE WIDER AND SIDE SLOPES MAY BE FLATTER IF DESIRED TO FACILITATE CROSSING BY CONSTRUCTION TRAFFIC.
 4. FIELD LOCATION SHOULD BE ADJUSTED AS NEEDED TO UTILIZE A STABILIZED SAFE OUTLET. EARTH DIKES SHALL HAVE AN OUTLET THAT FUNCTIONS WITH A MINIMUM OF EROSION. RUNOFF SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE SUCH AS A SEDIMENT TRAP OR SEDIMENT BASIN WHERE EITHER THE DIKE CHANNEL OR THE DRAINAGE AREA ABOVE THE DIKE ARE NOT ADEQUATELY STABILIZED.
 5. STABILIZATION SHALL BE: (A) IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEED AND STRAW MULCH OR STRAW MULCH IF NOT IN SEEDING SEASON, (B) FLOW CHANNEL AS PER THE CHART BELOW.
- | TYPE OF TREATMENT | CHANNEL GRADE | DIKE A | DIKE B |
|-------------------|---------------|----------------------------------|--|
| 1 | 5-3.0% | SEED AND STRAW MULCH | SEED AND STRAW MULCH |
| 2 | 3.1-5.0% | SEED AND STRAW MULCH | SEED USING JUTE, OR EXCELSTOR; SOG; 2" STONE |
| 3 | 5.1-8.0% | SEED WITH JUTE, OR SOG; 2" STONE | LINED RIP-RAP 4-8" |
| 4 | 8.1-20% | LINED RIP-RAP 4-8" | ENGINEERING DESIGN |
- A. STONE TO BE 2 INCH STONE, OR RECYCLED CONCRETE EQUIVALENT, IN A LAYER AT LEAST 3 INCHES IN THICKNESS AND BE PRESSED INTO THE SOIL WITH CONSTRUCTION EQUIPMENT.
B. RIP-RAP TO BE 4-8 INCHES IN A LAYER AT LEAST 8 INCHES THICKNESS AND PRESSED INTO THE SOIL.
C. APPROVED EQUIVALENTS CAN BE SUBSTITUTED FOR ANY OF THE ABOVE MATERIALS.
7. PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.

SILT FENCE



- CONSTRUCTION NOTES FOR FABRICATED SILT FENCE**
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
 2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
 3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
 4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN BULGES DEVELOP IN THE SILT FENCE.
- POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD
FENCE: WOVEN WIRE, 1 1/2 GA., 6" MAX. MESH OPENING
FILTER CLOTH: FILTER X, TRIAFIL 100, STABILINKA 1100, OR APPROVED EQUAL
PREFABRICATED UNIT: GEOFAB, ENVIRONMENTAL, OR APPROVED EQUAL

CURB INLET PROTECTION DETAIL



By the Developer:
John H. ... 3-1-88
Date

Reviewed for HOWARD S.C.D. and meets Technical Requirements
Stephen L. ... 7-1-88
U.S. Soil Conservation Service Date

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
Stephen L. ... 7/1/88
Howard S.C.D. Date

By the Engineer:
Kenneth A. M. Cord 3-1-88
Date

"I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."

2	5/17/93	Revised Sheet Number
1	5/10/88	As per Planning, DPW & S.O.S. comments
NO	DATE	DESCRIPTION OF REVISION
COLUMBIA -SITE DEVELOPMENT PLAN- TOWN CENTER SECTION 2 AREA 5 PARCELS "C-1" THRU "C-3" (OFFICE BUILDING AND PARKING DECK) SEDIMENT CONTROL DETAILS SHEET 2 OF 12		
ELECTION DISTRICT NO 5 HOWARD COUNTY MARYLAND		
DATE: MARCH 7, 1988		SCALE: As Shown

EXISTING WOODS

EXISTING WOODS

MALL RING ROAD

PROPOSED PARKING DECK

FUTURE OFFICE BUILDING

EXISTING PLAZA

EXISTING OFFICE BUILDING

PROPOSED OFFICE BUILDING

LITTLE PATUXENT PARKWAY

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

J. J. [Signature] 7-12-88
COUNTY HEALTH OFFICER # DATE

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

[Signature] 7/11/88
DIRECTOR DATE

[Signature] 7-3-88
CHIEF BUREAU OF ENGINEERING # DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

[Signature] 7-25-88
PLANNING DIRECTOR DATE

[Signature] 7/27/88
CHIEF DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

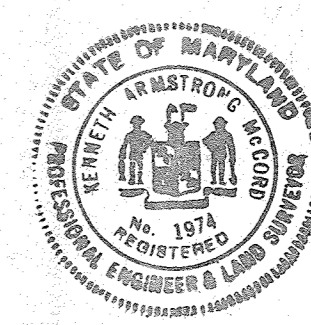
APPROVED
PLANNING BOARD
OF HOWARD COUNTY

DATE 7-27-88
[Signature]

OWNER AND DEVELOPER
THE HOWARD RESEARCH AND
DEVELOPMENT LAND COMPANY
10275 LITTLE PATUXENT PARKWAY
COLUMBIA MARYLAND 21043

WHITMAN, REQUARDT AND ASSOCIATES
ENGINEERS
2315 SAINT PAUL STREET
BALTIMORE, MARYLAND 21218

[Signature] 3-1-88
KENNETH A. MCGOOD, P.E. NO. 1974



SUBDIVISION NAME TOWN CENTER			SECT./AREA 2/5	PARCEL C-1 THRU C-3	
PLAT 7826	BLOCK 1	ZONE NT CC COMM	TAX/ZON. MAP 36	ELEC. DIST. 5	CENSUS TR. 6052.02
WATER CODE E-31			SEWER CODE 5321000		

PLANT LIST:

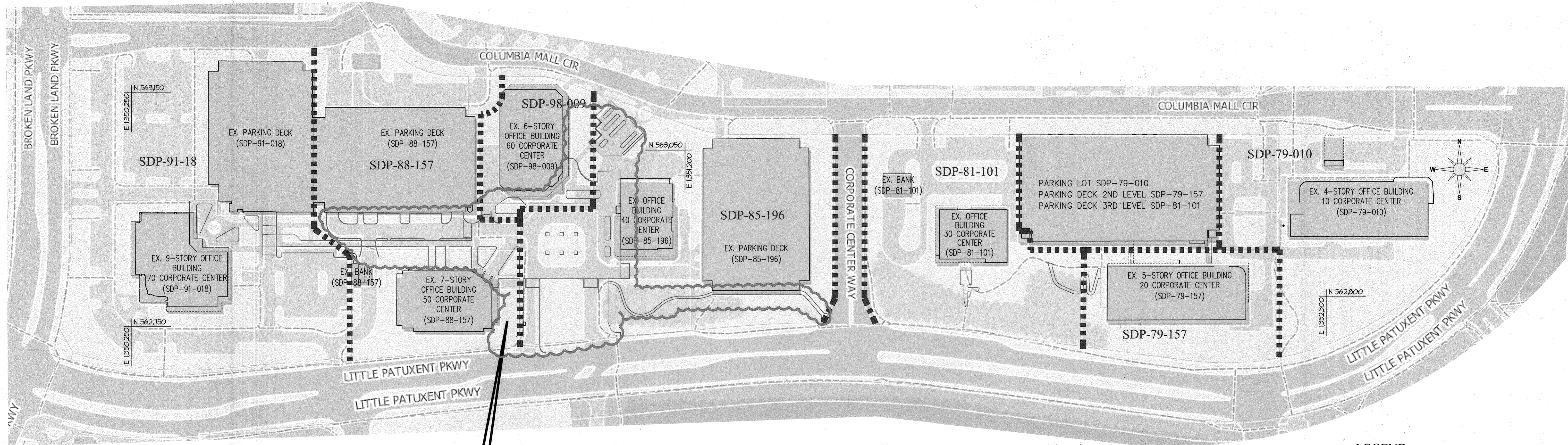
- 54 OVER CANOPY TREES
2 1/2" - 3" CAL 12'-14' HT MIN.
- ⊙ 31 - INTERMEDIATE FOCUS TREES
(FLOWERING) MIN 2"-2 1/2" CAL 8'-10' HT.
- ⊗ 39 - EVERGREEN CONIFERS
6'-8' HT MIN.
- ⊕ EXISTING MATERIAL



3	7/16/01	Revised BANK
2	9/17/99	Revised Sheet Number
1	5/19/88	As per Planning, D.F.W. & S.C.S. Comments
NO	DATE	DESCRIPTION OF REVISION

COLUMBIA
- SITE DEVELOPMENT PLAN -
TOWN CENTER
SECTION 2 AREA 5
PARCELS "C-1" THRU "C-3"
(OFFICE BUILDING AND PARKING DECK)
LANDSCAPE PLAN
SHEET 10 OF 12

ELECTION DISTRICT NO 5
HOWARD COUNTY, MARYLAND
DATE: March 7, 1988 SCALE: 1" = 30'



FOR IMPROVEMENTS SHOWN WITHIN CLOUDED AREA SEE SDP-85-196

LEGEND

■■■■■■■■■■ SDP DELINEATION LINE

==== 2022 IMPROVEMENTS

SITE ANALYSIS FOR THE 2022 IMPROVEMENT REDLINES
THIS SITE ANALYSIS IS FOR THE 2022 IMPROVEMENTS SHOWN ON THE RED LINE REVISIONS TO SDP-85-196, SDP-88-157, SDP-91-018 AND SDP-98-009

- PROJECT BACKGROUND:**
ZONING: NEW TOWN (PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN)
ELECTION DISTRICT: FIFTH
PROPOSED SITE USE: MIXED USE
- APPLICABLE DPZ FILE REFERENCE:**
SDP-79-157, SDP-79-010, SDP-81-101, SDP-85-196, SDP-88-157, SDP-90-213, SDP-91-018, SDP-98-009, S-85-024, FDP-211, FDP-192-A, FDP-217-A-1, P.N. 7896, P.N. 8377, P.N. 6321, P.N. 9512, P.N. 4965 & P.N. 4542
- THIS SITE WHICH IS COMPRISED OF PARCELS A, B (P.N. 6321 & 9512), C1, C4 AND E, PARCELS A.2 & A.4 AND A.6 & A.7 IS SUBJECT TO A DEVELOPMENT RIGHTS AND RESPONSIBILITIES AGREEMENT (DRRA) RECORDED AT L. 17457 F. 265. SAID DRRA PREDATES CB66-2021 (EFFECTIVE DATE OF 01/03/2022). THEREFORE, THIS SITE IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS OF SECTION 16.120(2)(1)(iv), AS CODIFIED PER CB4-1996, WHICH WAS IN PLACE AT THE TIME SAID DRRA WAS RECORDED ON FEBRUARY, 2017.
- THIS AREA IS WITHIN THE DOWNTOWN REVITALIZATION BOUNDARY. ALL FURNISHINGS SHOULD REFLECT THE DESIGN PRINCIPLES AND STYLES OUTLINE IN THE DOWNTOWN-WIDE DESIGN GUIDELINES.
- THERE ARE NO ENVIRONMENTAL FEATURES ON THE SITE.
- THE SITE IS A RE-DEVELOPMENT OF AN EXISTING OFFICE PARK. ALL STEEP SLOPES IN THE VICINITY OF THE LIMIT OF DISTURBANCE (LOD) ARE MAN MADE.
- PARKING GAIN/LOSS ANALYSIS:**

SDP #'s	NUMBER OF EXCESS SPACES (Prior to Redline)	SPACES LOST (with Redline)	SPACES GAINED (with Redline)	NET NUMBER
SDP-85-196	4	0	8	12
SDP-88-157	148	16	10	142
SDP-91-018	288	12	4	280
SDP-98-009	NO PARKING CHANGES WITH 2022 IMPROVEMENTS			

AS A RESULT OF THE 2022 IMPROVEMENTS WE WILL STILL HAVE EXCESS PARKING FOR EACH OF THE SITE DEVELOPMENT PLANS.

STORMWATER MANAGEMENT FOR THE 2022 IMPROVEMENT REDLINES
STORMWATER MANAGEMENT HAS BEEN PROVIDED FOR THE 2022 IMPROVEMENTS SHOWN ON THE RED LINE REVISIONS TO SDP-85-196, SDP-88-157, SDP-91-018 AND SDP-98-009.

THE REQUIRED VOLUMES AND THE MANNER IN WHICH THOSE VOLUMES HAVE BEEN PROVIDED ARE:

- SITE AREA: 14.4 ACRES
- LIMIT OF DISTURBANCE: 2.6 ACRES
THE LIMIT OF DISTURBANCE INCLUDES ALL OF THE AREAS IN WHICH GRADING, PAVING, OR MILL AND OVERLAY OPERATIONS WILL NEED TO TAKE PLACE IN ORDER FOR THE GRASSES AND IMPROVEMENTS SHOWN ON THESE PLANS TO BE ESTABLISHED.
- STORMWATER MANAGEMENT STUDY AREA: 2.1 ACRES
THE STUDY AREA IS LESS THAN THE LIMIT OF DISTURBANCE DUE TO A DECISION MADE BY THE DEVELOPMENT ENGINEERING DIVISION THAT SOME OF THE IMPROVEMENTS SHOWN WOULD BE CONSIDERED "REMOVE AND REPLACE" AND WOULD NOT BE INCLUDED WHEN DETERMINING THE STORMWATER MANAGEMENT OBLIGATION FOR THE PROPOSED IMPROVEMENTS.
- EXISTING IMPERVIOUS AREA: 56,808 S.F.
- PROPOSED IMPERVIOUS AREA: 61,775 S.F.
- INCREASED IMPERVIOUS AREA: 4,967 S.F.
- TOTAL VOLUME REQUIRED: 3,035 C.F.
- TOTAL VOLUME PROVIDED:
STONE RESERVOIR UNDER PERMEABLE PAVERS: 1,169 C.F.
STORMCEPTORS: 1,924 C.F.
TOTAL: 3,093 C.F.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Angie G...* Date: 5/22/22

Chief, Division of Land Development: *JAM* Date: 5/11/22

Chief, Development Engineering Division: *JAM* Date: 5-4-22

GLW
PLANNING | ENGINEERING | SURVEYING

3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM
PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4188

DESIGNED BY:	DATE	REVISION	BY	APPR.
KLP	4/2022	ADDITIONAL SHEET ADDED TO SHOW OVERVIEW OF 2022 IMPROVEMENTS	CKG	

PREPARED FOR:
THE HOWARD HUGHES CORPORATION
10960 GRANCHESTER WAY, SUITE 110
COLUMBIA, MD 21044
ATTN: WILLIAM ROWE

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975

EXPIRATION DATE: MAY 26, 2022

4/21/22

(REVISED) OVERVIEW OF 2022 IMPROVEMENTS

COLUMBIA TOWN CENTER
Section 2 Area 5
Parcel C-1 (Plat No. 8577) and Parcel E (Plat No. 14022)
(Office Building and Parking Deck)

ELECTION DISTRICT No. 5

SCALE	ZONING	GLW FILE No.
1"=80'	NT	21119
DATE	TAX MAP - GRID	SHEET
APRIL 2022	36-1&2	12 OF 12

