

SITE ANALYSIS

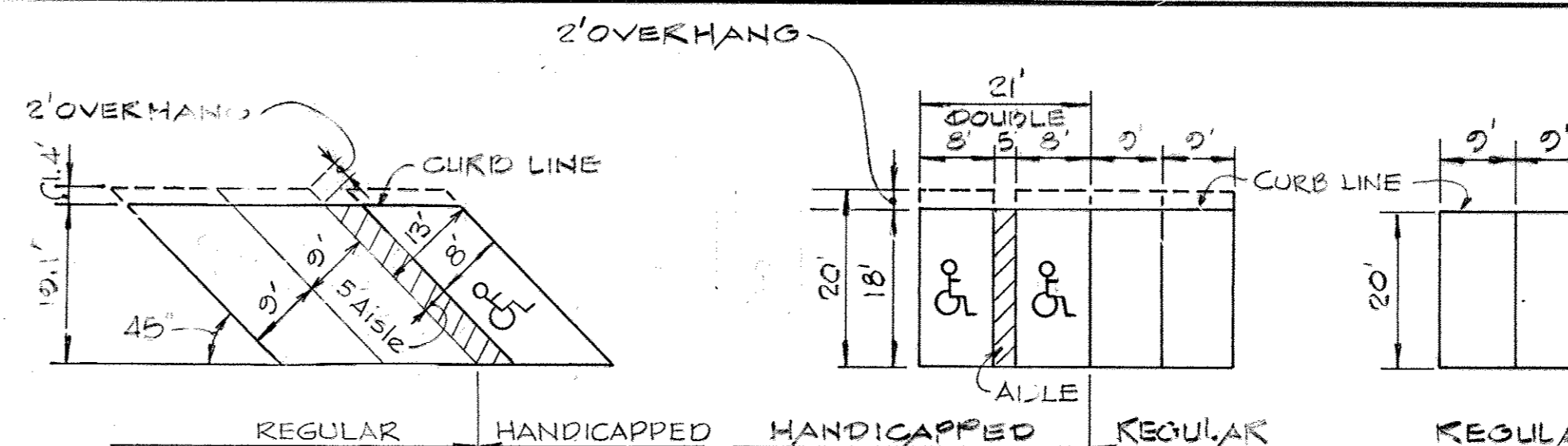
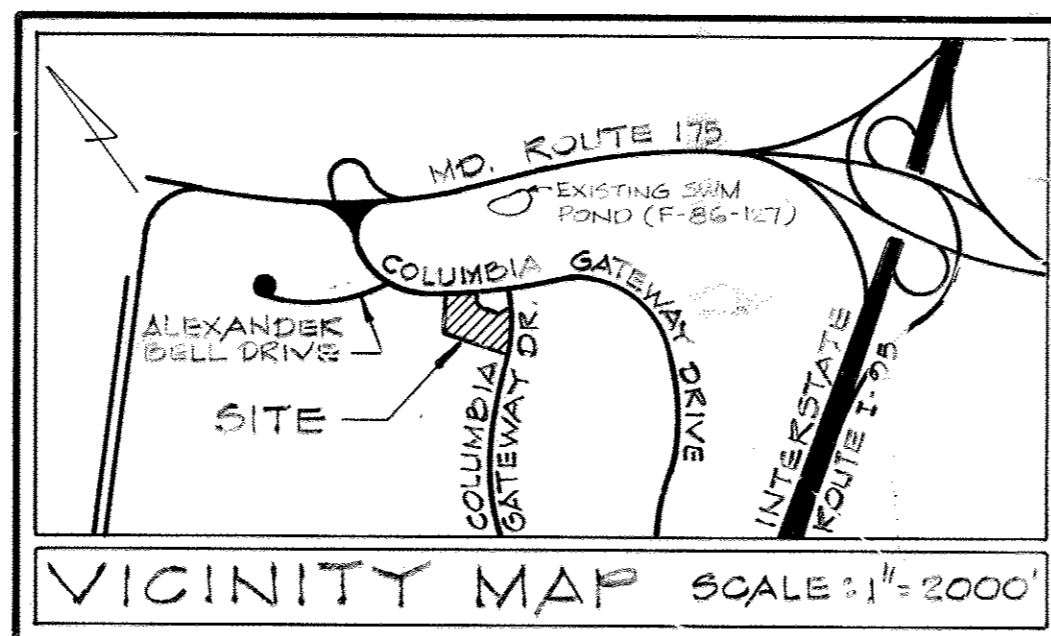
- PRESENT ZONING: MANUFACTURING, LIGHT (M-1)
- TOTAL AREA OF SITE: 4.339 ACRES
- PARKING DATA:
 - INTENDED USE OF STRUCTURES: RETAIL CENTER
 - TOTAL AREA FOR RETAIL PURPOSES: 22,500 S.F.
 - TOTAL NUMBER OF SPACES REQUIRED: 113 SPACES
 - 1 SPACE/200 S.F. RETAIL AREA: 22,500/200 = 113 SPACES
 - HANDICAPPED SPACES REQUIRED = 4 SPACES
 - TOTAL NUMBER OF SPACES PROVIDED: 128 SPACES
 - REGULAR SPACES = 123 SPACES
 - HANDICAPPED SPACES = 5 SPACES

- LOT COVERAGE:
 - STRUCTURES: 0.54 AC./4.339 AC. = 12.4%

- OPEN SPACE:
 - MINIMUM ALLOWED = 20%
 - PROPOSED: 1.53 AC./4.339 AC. = 35.3%

- LANDSCAPED ISLANDS:
 - MINIMUM ALLOWED = 5%
 - PROPOSED: 0.21 AC./1.49 AC. = 14.1%

- TELECOMMUNICATIONS:
 - VERIZON WIRELESS TELECOMMUNICATIONS FACILITY = ±16 S.F.



GENERAL NOTES

- RECORDING REFERENCE IS PLAT 8416
- SEE ARCHITECTURAL PLANS FOR DETAILS OF PROPOSED BUILDING.
- ALL SITE WORK CONSTRUCTION TO BE DONE IN ACCORDANCE WITH HOWARD COUNTY DESIGN MANUAL VOLUME IX - STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION.
- PUBLIC WATER AND PUBLIC SEWER TO BE UTILIZED.
- ANY DAMAGE TO PUBLIC RIGHT-OF-WAY OR PAVING MUST BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- GRADES HAVE BEEN ESTABLISHED TO INSURE POSITIVE DRAINAGE.
- SIDEWALKS SHALL BE SCORED OR OTHERWISE TEXTURED TO INDICATE TO BLIND PERSONS THE LOCATION OF DOORS AT BUILDING.
- ONE HANDICAPPED PARKING SIGN SHALL BE PLACED AT EACH HANDICAPPED PARKING SPACE IN ACCORDANCE WITH REQUIREMENTS OF THE MARYLAND BUILDING CODE.
- ALL EXISTING FACILITIES ADJACENT TO THIS SITE WERE CONSTRUCTED UNDER THE FOLLOWING: F-86-127, 24-1439D AND SDP-86-231
- DETENTION STORMWATER MANAGEMENT WILL BE PROVIDED BY INCREASING THE CAPACITY OF THE EXISTING OFF-SITE POND CONSTRUCTED UNDER F-86-127. SEE VICINITY MAP ABOVE. WATER QUALITY FOR SITE WILL BE PROVIDED BY A GRIT AND OIL SEPARATOR.
- ALL RETAIL USES WILL BE IN ACCORDANCE WITH SECTION 11B.B.35 OF THE HOWARD COUNTY ZONING REGULATIONS.

SHEET INDEX	
NO.	DESCRIPTION
1	TITLE SHEET
2	GRADING PLAN
3	± ROAD STAKEOUT AND DETAILS
4	DRAINAGE AREA MAP
5	UTILITY PROFILES
6	MODIFICATION OF EXISTING STORMWATER MANAGEMENT POND CONSTRUCTED UNDER F-86-127
7	GRIT AND OIL SEPARATOR DETAILS
8	SEDIMENT CONTROL PLAN
9	SEDIMENT CONTROL DETAILS
10	LIGHTING AND LANDSCAPE PLAN

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

John B. ... 5/8-89
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. ... 5/3/89
DIRECTOR DATE

William S. ... 5-3-89
CHIEF, BUREAU OF ENGINEERING DATE

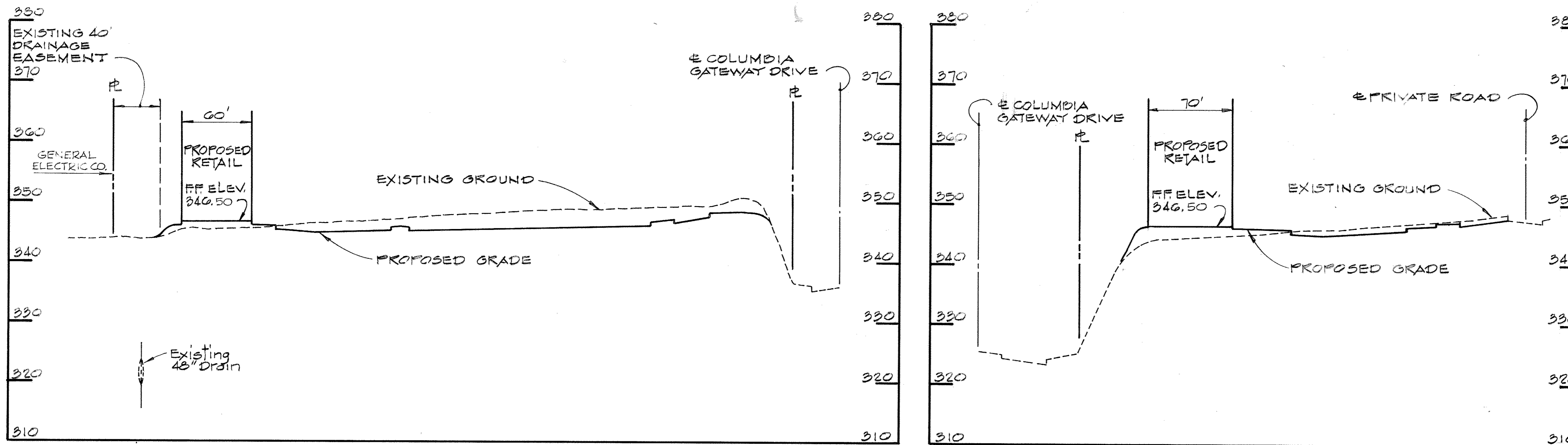
APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

William S. ... 5-11-89
PLANNING DIRECTOR DATE

Thomas J. ... 5/11/89
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

LEGEND

- 380--- EXISTING CONTOUR (2' INTERVAL)
- 380— PROPOSED CONTOUR (1' INTERVAL)
- FF.000.0 PROPOSED FINISHED FLOOR ELEVATION
- 380x0 PROPOSED SPOT ELEVATION
- TC/BC TOP CURB/BOTTOM CURB
- CONCRETE WALK
- EXISTING CURB (TO BE REMOVED)
- NUMBER OF STANDARD PARKING SPACES (0' WIDE)
- BUILDING ENTRANCE
- TRAFFIC FLOW
- RESERVED FOR HANDICAPPED PERSONS (INDICATED)



ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
RETAIL STORES	7185 COLUMBIA GATEWAY DRIVE
BANK	7181 " " "

SUBDIVISION NAME		SECTION/AREA	PARCEL		
COLUMBIA GATEWAY		-	I-2		
PLAT	BLOCK	ZONE	TAX/ZONE MAP	ELEC.DIST.	CENSUS TR.
8416	1	M-1	43	G	6065.02
WATER CODE		SEWER CODE			
E OG		339 0000			

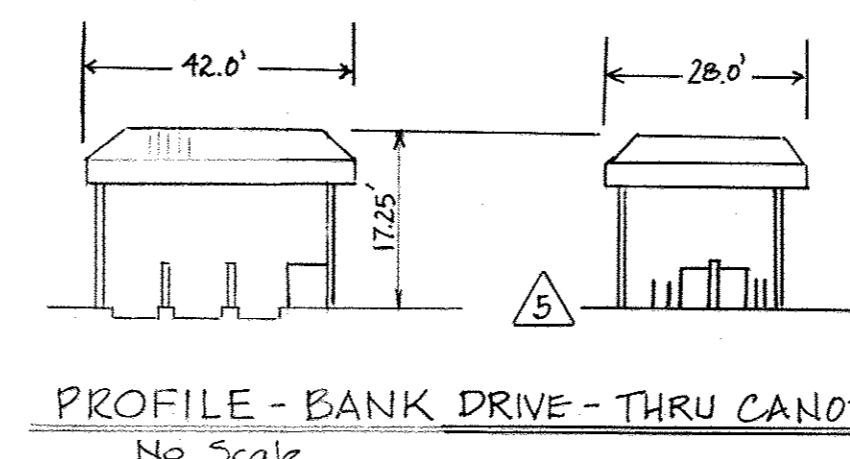
NO.	DATE	DESCRIPTION OF REVISION
6	7/7/16	VERIZON WIRELESS EQUIPMENT
5	11/16/05	Add Canopy to Ex. Drive Thru, Add Ex. Drive to plan.
2	4/11/89	AS PER PLANNING, DPW & SCS COMMENTS
1	2/14/89	AS PER PLANNING, DPW & SCS COMMENTS

COLUMBIA GATEWAY
-SITE DEVELOPMENT PLAN-
PARCEL I-2
(RETAIL CENTER)
TITLE SHEET

SHEET 1 OF 10

ELECTION DISTRICT NO. 6
HOWARD COUNTY, MARYLAND
DATE: 12/18/88

PARCEL 587
TAX MAP 43
SCALE: As Shown



APPROVED
OFFICE OF PLANNING & LAND DEVELOPMENT
HOWARD COUNTY, MARYLAND
DATE: March 30, 1989

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

Kenneth A. McCord 12-12-88
KENNETH A. MCCORD, P.E. NO. 1974 DATE

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

50089-123

STORM DRAIN STRUCTURE SCHEDULE

NO	TYPE	TOPEL	INV IN	INV OUT	LOCATION
I-1	Special Inlet (See Detail Sheet 7)	345.00	338.56	336.76	See Plan & Profile
I-2	A-5 Inlet (width 2.5') S.D. 4.01	344.80	339.79	339.59	See Plan & Profile
I-3	A-5 Inlet (width 2.5') S.D. 4.01	344.80	340.63	337.88	See Plan & Profile
I-4	A-5 Inlet (width 2.5') S.D. 4.01	345.00		340.96	Inlet 16' Left Sta. 4+27
M-1	Standard Manhole G 5.01	345.00	336.04	335.64	See Plan & Profile
M-2	Standard Manhole G 5.01	346.20	336.65	336.45	See Plan & Profile
M-3	Standard Manhole G 5.01	344.90	338.84	338.64	4' x 2.5' Right Sta. 1+33

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

James B. Bzdek 5-5-89
COUNTY HEALTH OFFICER DATE

James P. Linn 5/3/89
DIRECTOR DATE

William S. P. ... 5-3-89
CHIEF, BUREAU OF ENGINEERING DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

William ... 5-11-89
PLANNING DIRECTOR DATE

Wanda J. ... 5/10/89
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

APPROVED
DIVISION OF
COMMUNITY PLANNING
& LAND DEVELOPMENT
HOWARD COUNTY,
MARYLAND
DATE: *March 30, 1989*

- NOTE:**
1. See Sheet 3 for E Driveway stakeout information.
 2. Curb fillet radii are 5' unless otherwise noted.
 3. Spot elevations are top of curb unless otherwise noted.
 4. For private water and sewer construction, see GENERAL NOTES on Sheet 1 of Contract 24-1916-D (public water and sewer).

NOTE:
THE WATER AND SEWER DESIGNATED AS "PROPOSED" WILL BE BUILT UNDER CONTRACT 24-1916-D

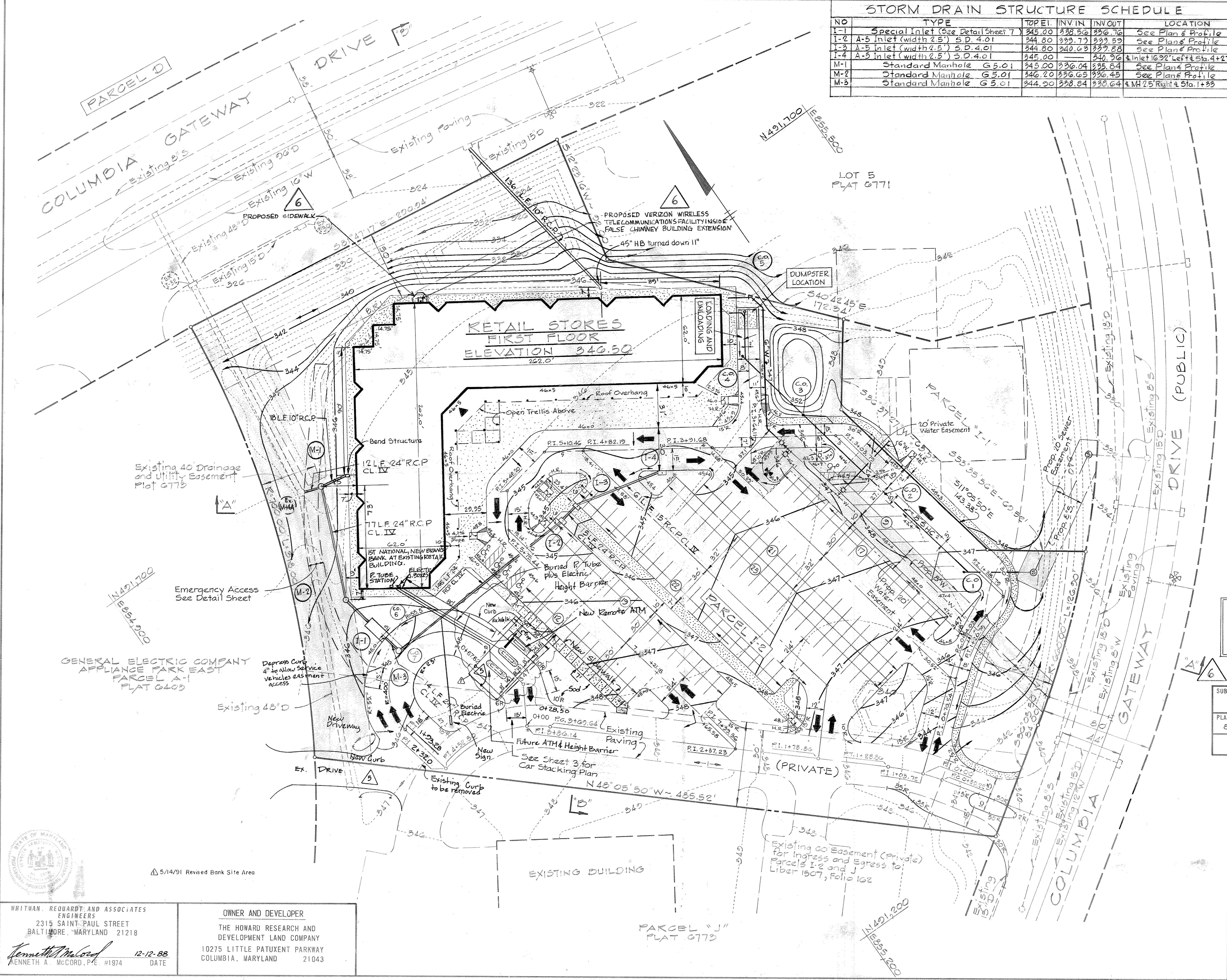
NO.	DATE	DESCRIPTION OF REVISION
6	7/7/16	VERIZON WIRELESS EQUIPMENT
5	11/16/05	Add Canopy to Ex. Drive Thru, Add Existing Drive
SUBDIVISION NAME: COLUMBIA GATEWAY		
SECT./AREA: I-2		
PLAT: 8416	BLOCK: 1	ZONE: M-1
WATER CODE: E06		SEWER CODE: 3390000
4	5/18/19	REVISED BANK SITE AREA
3	7/07/89	RELOCATE W.H.C. & S.H.C., SHOW ROOF DRAIN CONNECTIONS TO STORM DRAIN SYSTEM & FUTURE UTILITY CONNECTIONS TO THE BANK
2	4/11/89	AS PER PLANNING & DPW COMMENTS
1	2/14/89	AS PER PLANNING, DPW & SCS COMMENTS

COLUMBIA GATEWAY
-SITE DEVELOPMENT PLAN-
PARCEL I-2
(RETAIL CENTER)
GRADING PLAN

SHEET 2 OF 10

ELECTION DISTRICT NO. 6
HOWARD COUNTY, MARYLAND
DATE: 12/18/88

PARCEL 587
TAX MAP 43
SCALE: 1" = 30'



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

Kenneth A. McCord 12-12-88
KENNETH A. MCCORD, P.E. #1974 DATE

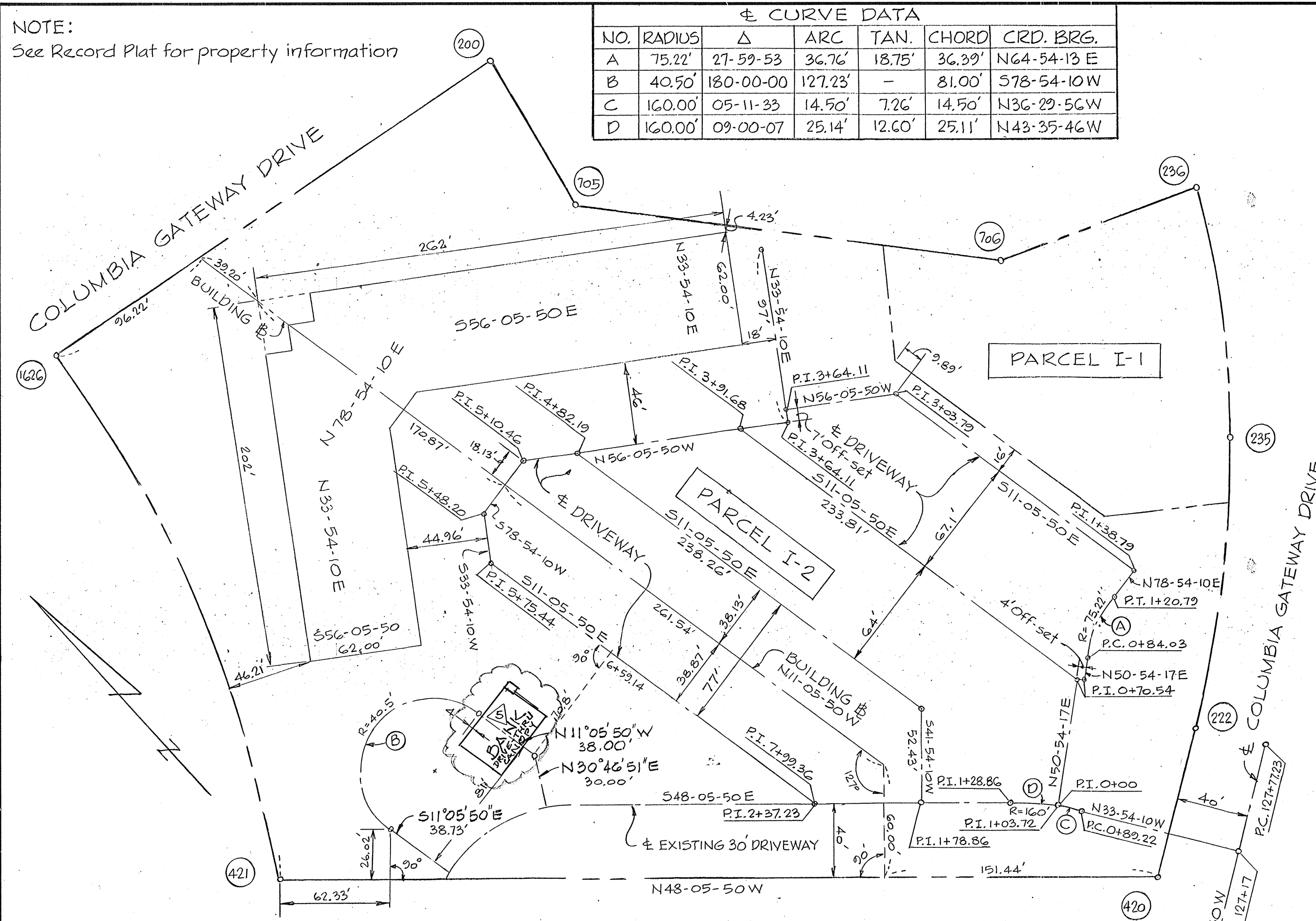
OWNER AND DEVELOPER
THE HOWARD RESEARCH AND
DEVELOPMENT LAND COMPANY
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21043



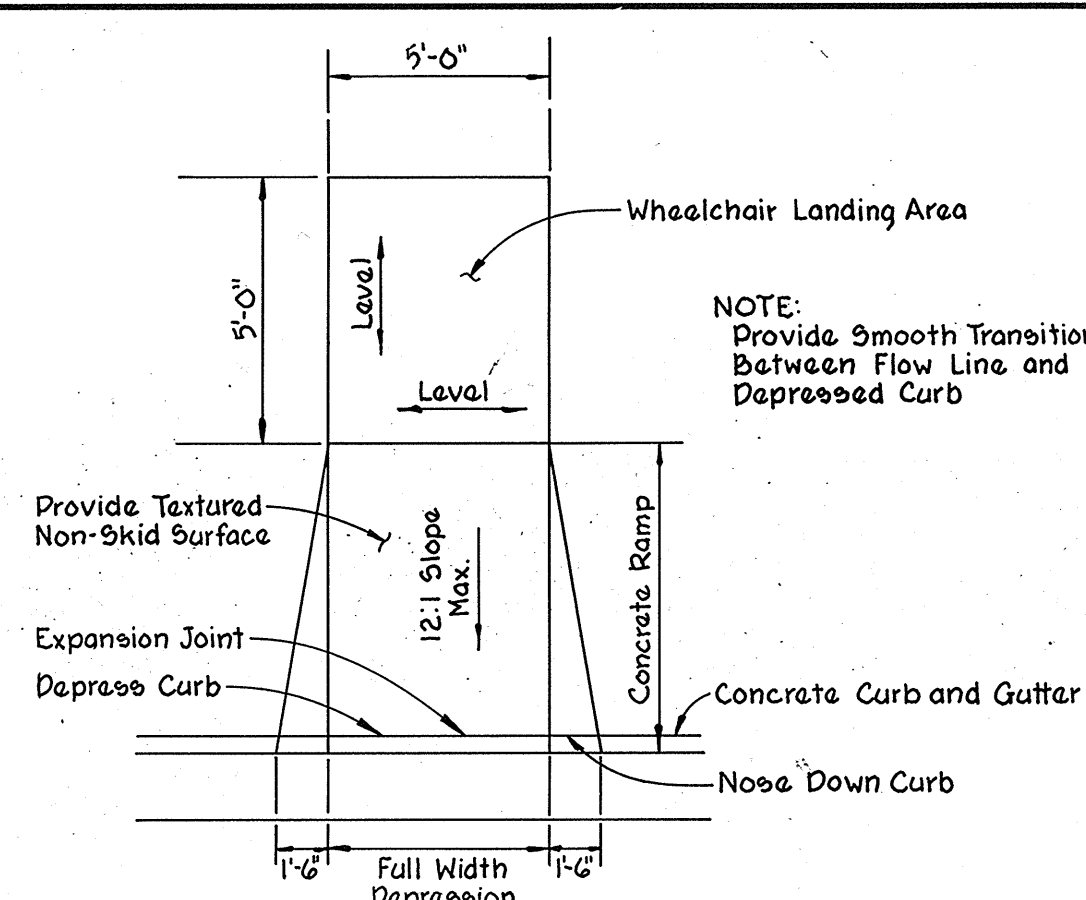
SDD 89-133

NOTE:
See Record Plat for property information

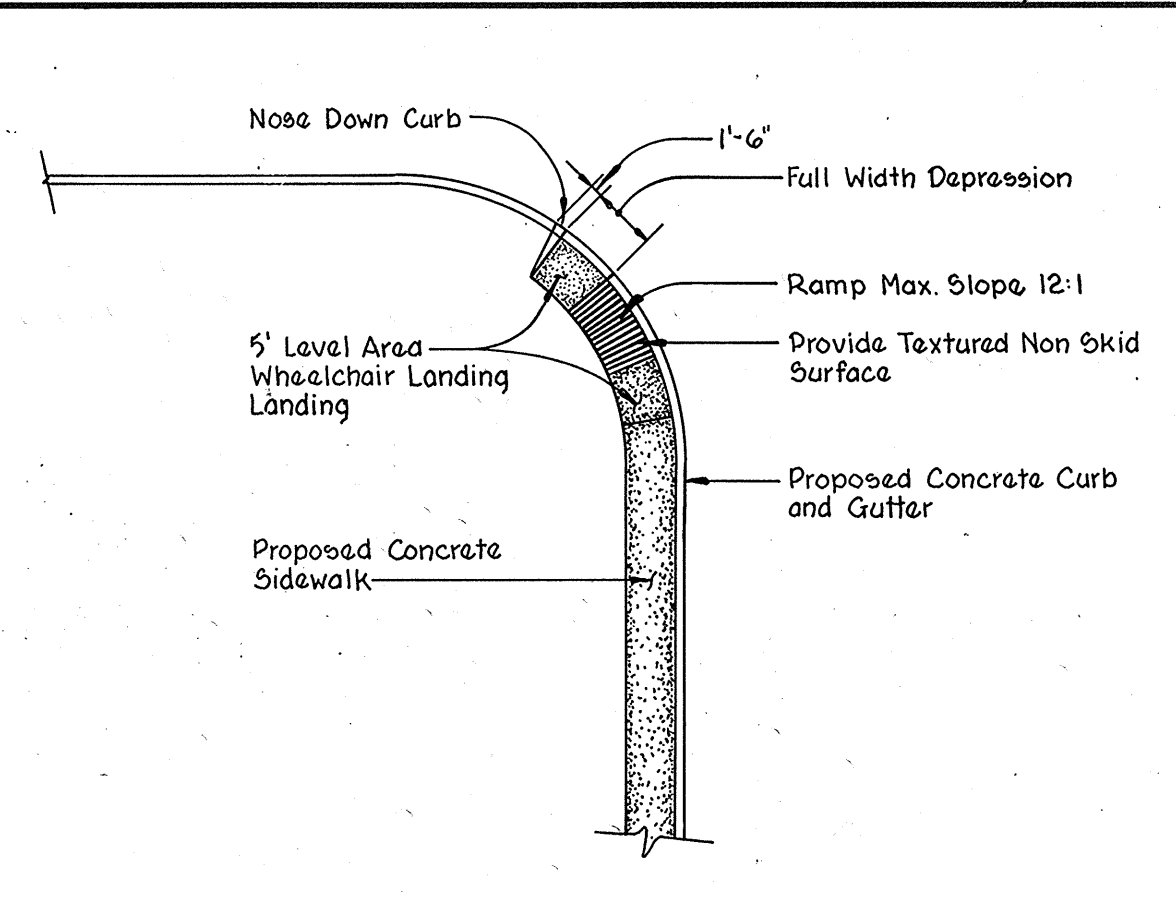
CURVE DATA						
NO.	RADIUS	Δ	ARC	TAN.	CHORD	CRD. BRG.
A	75.22'	27-59-53	36.76'	18.75'	36.39'	N64-54-13 E
B	40.50'	180-00-00	127.23'	-	81.00'	S78-54-10 W
C	160.00'	05-11-33	14.90'	7.26'	14.50'	N36-29-56 W
D	160.00'	09-00-07	25.14'	12.60'	25.11'	N43-35-46 W



STAKEOUT PLAN
SCALE: 1" = 50'

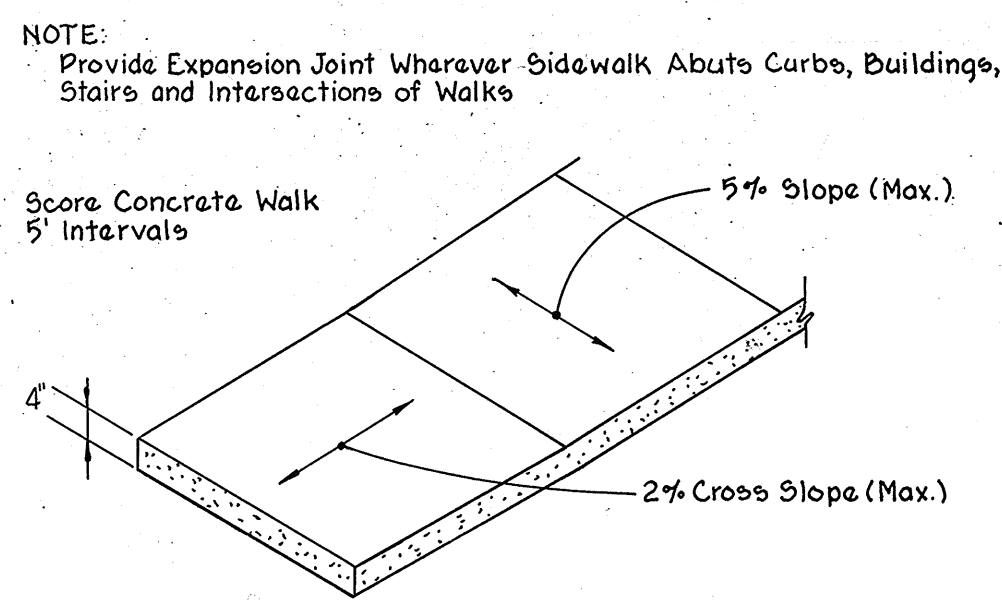


STANDARD

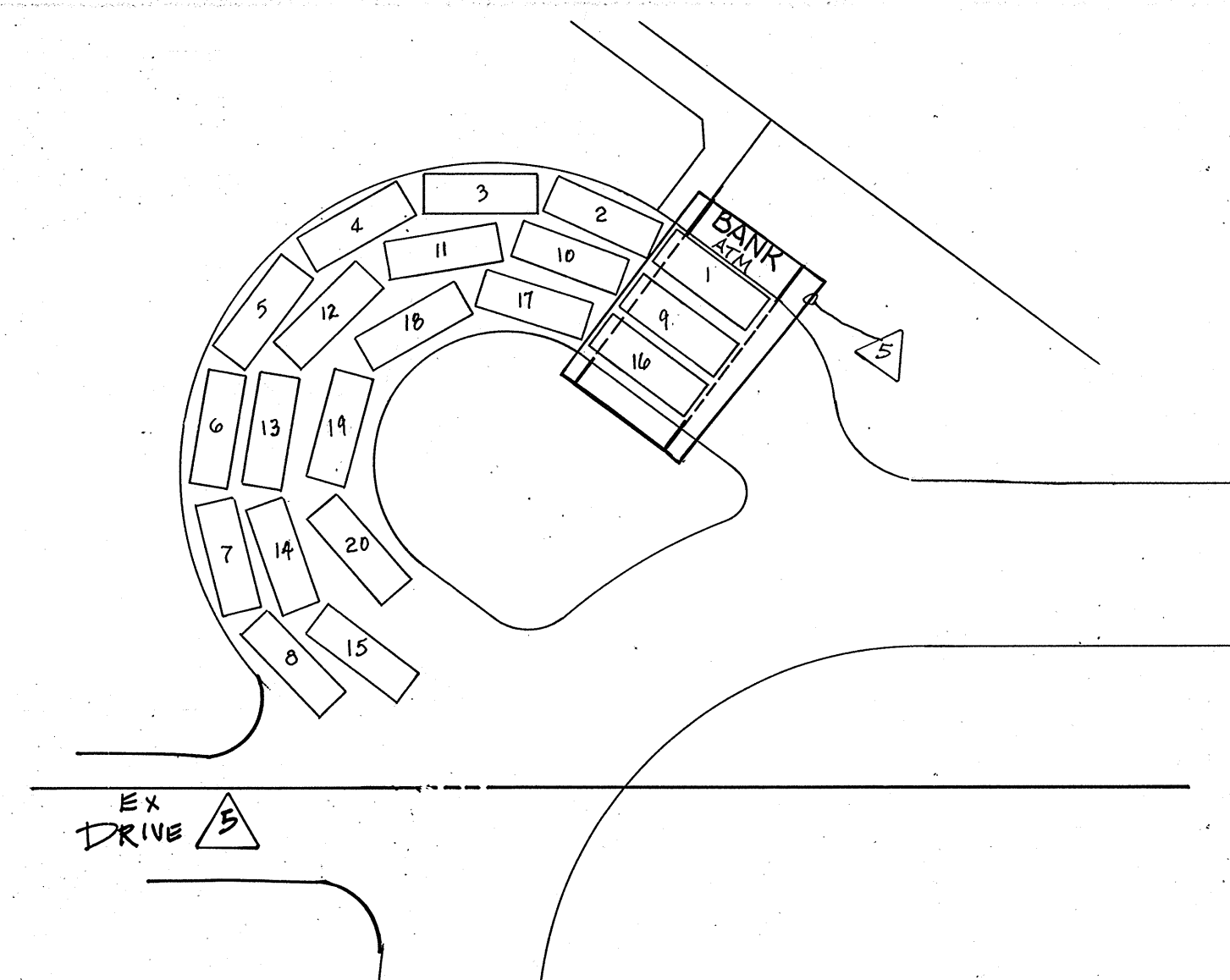


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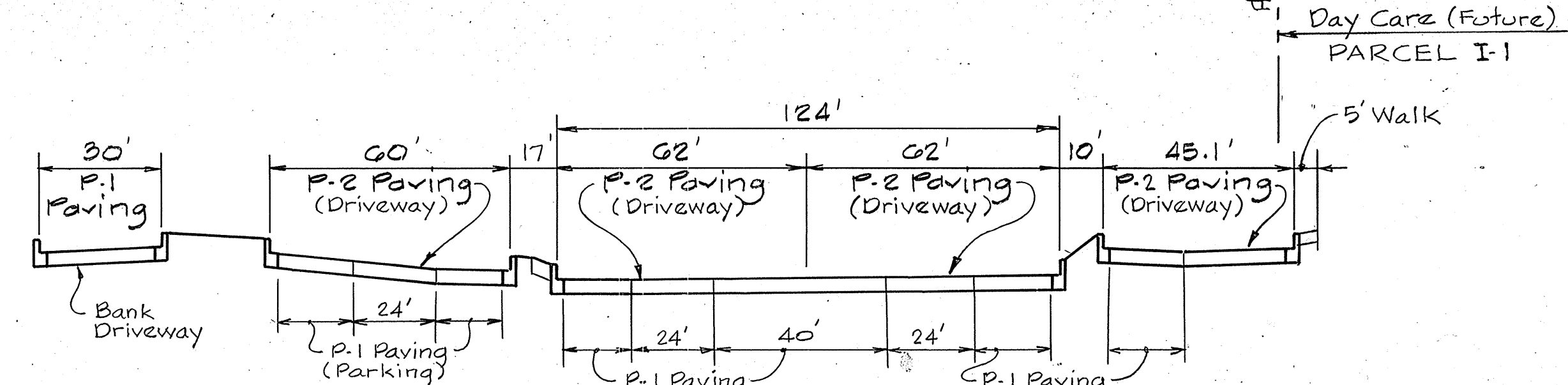
HANDICAPPED RAMP DETAILS



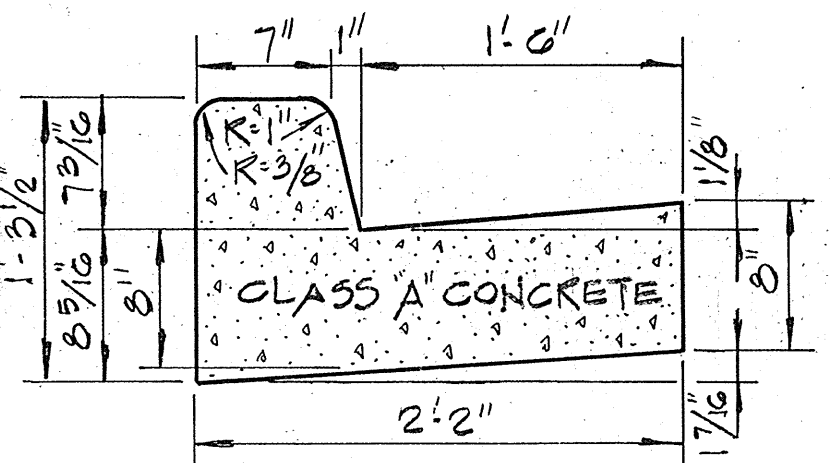
TYPICAL SIDEWALK DETAIL
NO SCALE



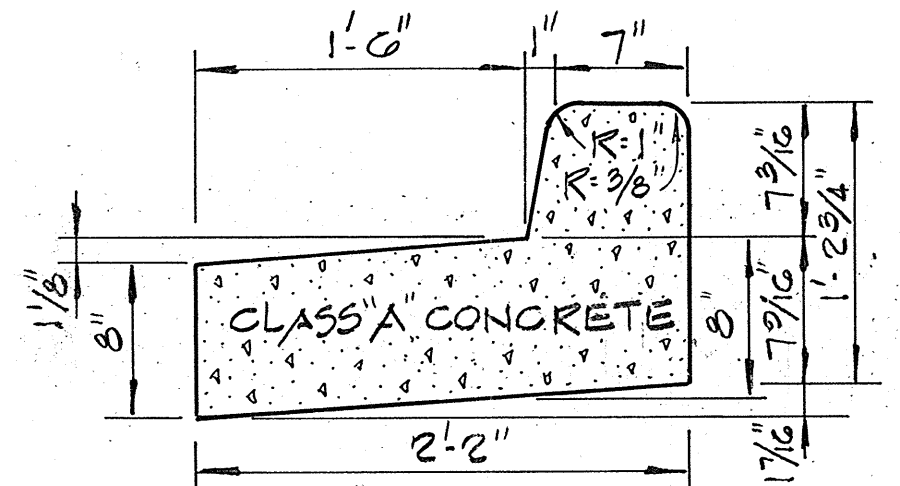
BANK DRIVE-THRU CAR STACKING PLAN
Scale: 1" = 30'



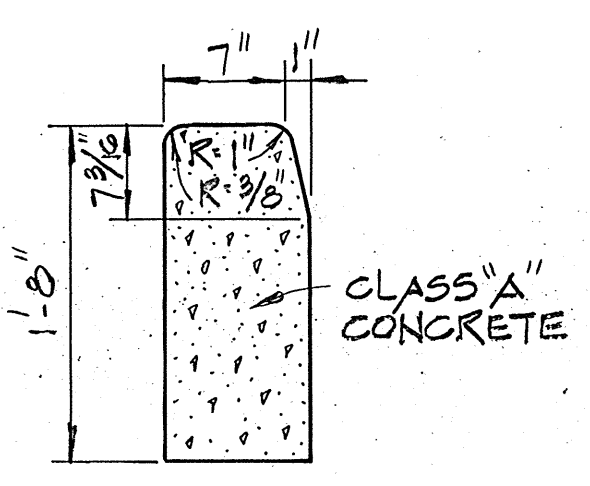
TYPICAL SECTION THRU PARKING LOT (LOOKING NORTH)
NO SCALE



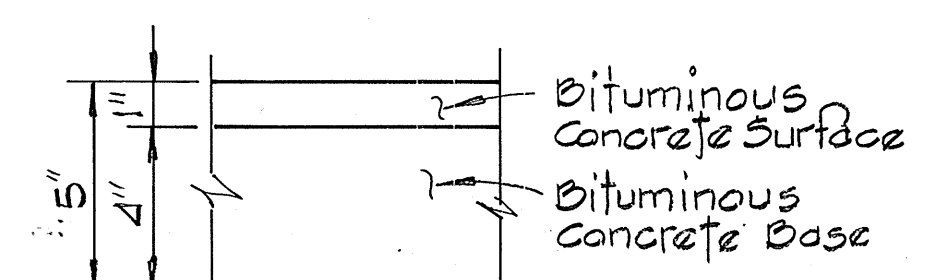
STANDARD 7" COMBINATION CURB AND GUTTER
NO SCALE



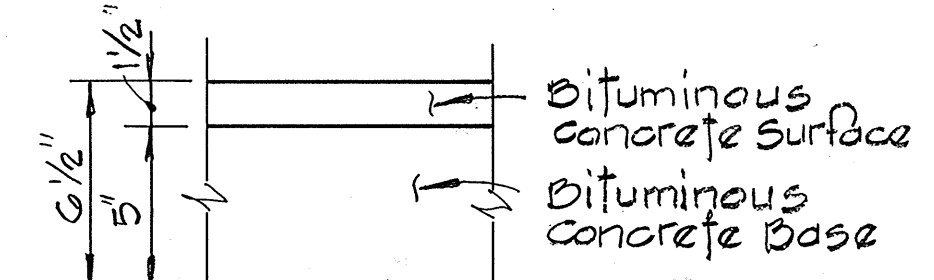
REVERSE 7" COMBINATION CURB AND GUTTER
NO SCALE



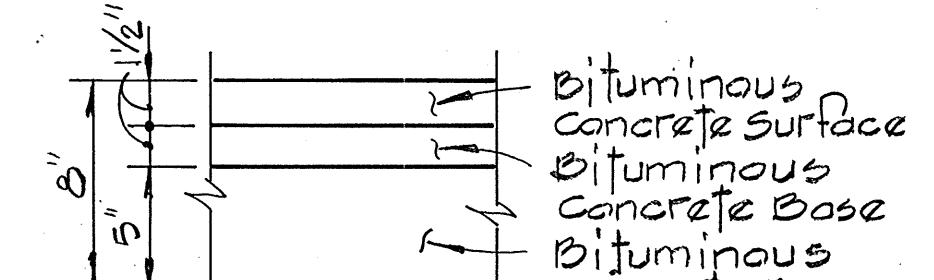
STANDARD BARRIER CURB
NO SCALE



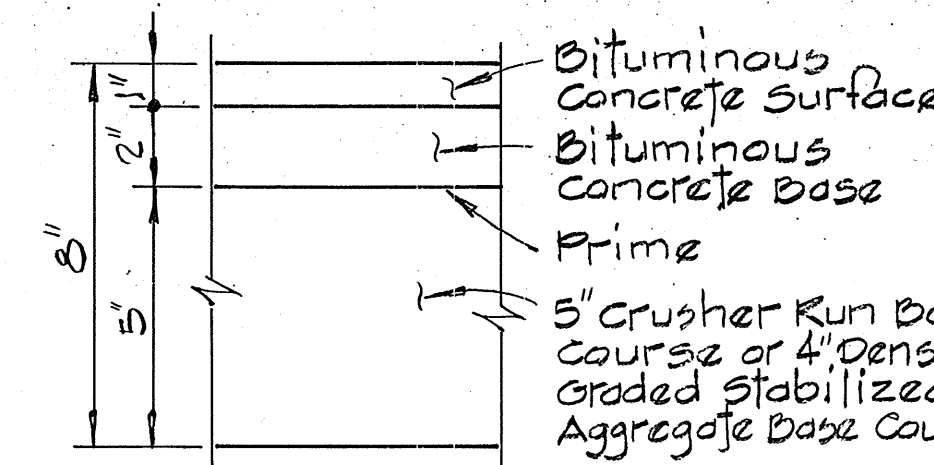
P-1 FULL DEPTH BITUMINOUS CONCRETE



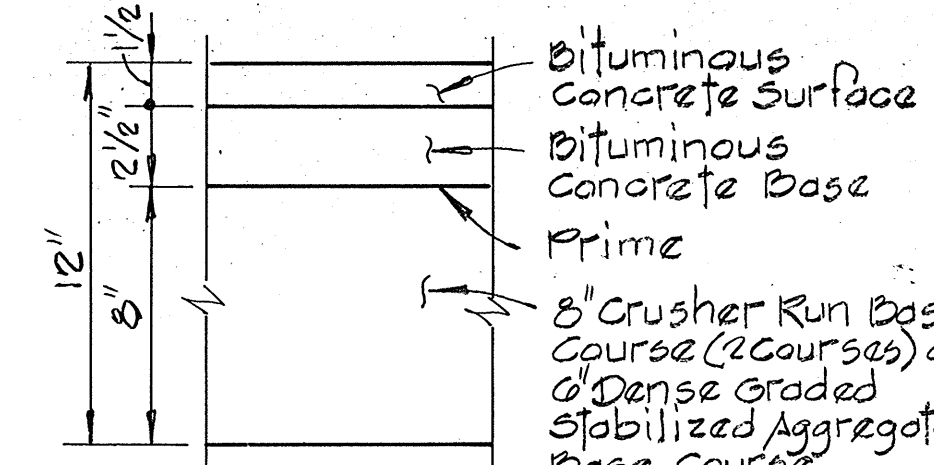
P-2 FULL DEPTH BITUMINOUS CONCRETE



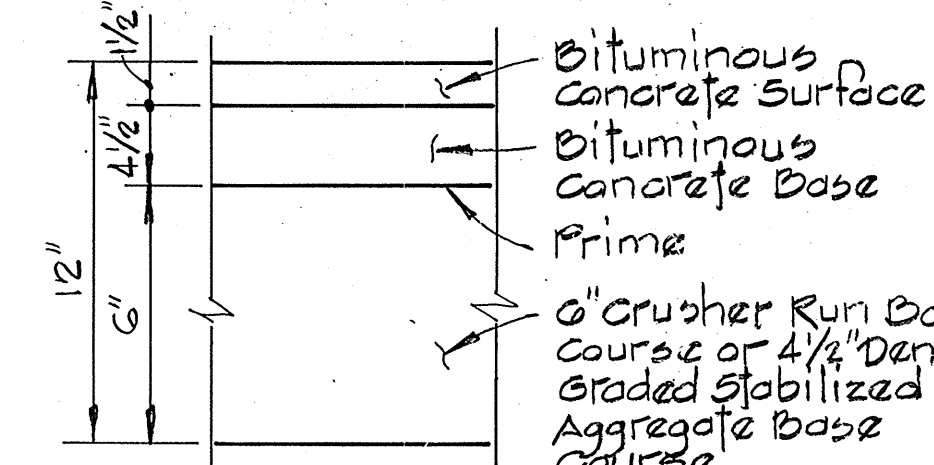
P-3 FULL DEPTH BITUMINOUS CONCRETE



P-1 GRANULAR BASE (ALTERNATE)



P-2 GRANULAR BASE (ALTERNATE)



P-3 GRANULAR BASE (ALTERNATE)

TYPICAL PAVING SECTIONS
NO SCALE

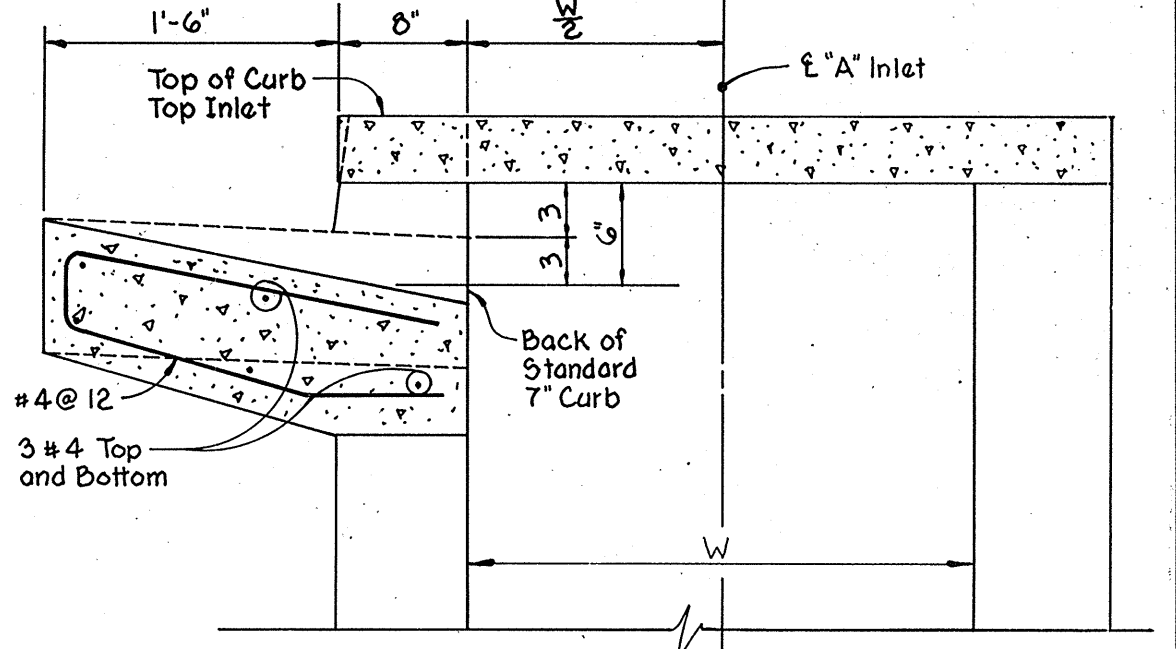
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
James Boyd COUNTY HEALTH OFFICER 5-5-89 DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
James Boyd DIRECTOR 5/3/89 DATE
James Boyd CHIEF, BUREAU OF ENGINEERING 5-3-89 DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
W. H. ... PLANNING DIRECTOR 5/1/89 DATE
James Boyd CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT 5/1/89 DATE



HANDICAPPED PARKING SIGN
NO SCALE



A" INLET-STANDARD CURB
NO SCALE

NO.	DATE	DESCRIPTION OF REVISION
5	11/10/85	Add Canopy to Ex. Drivethru. Add Exif. Drive.
1	2/14/89	AS PER PLANNING, DPW & SCS COMMENTS

COLUMBIA GATEWAY
-SITE DEVELOPMENT PLAN-
PARCEL I-2
(RETAIL CENTER)
& ROAD STAKEOUT AND DETAILS

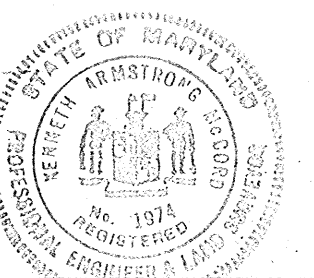
SHEET 3 OF 10

ELECTION DISTRICT NO. 6
HOWARD COUNTY, MARYLAND
DATE: 12/18/88

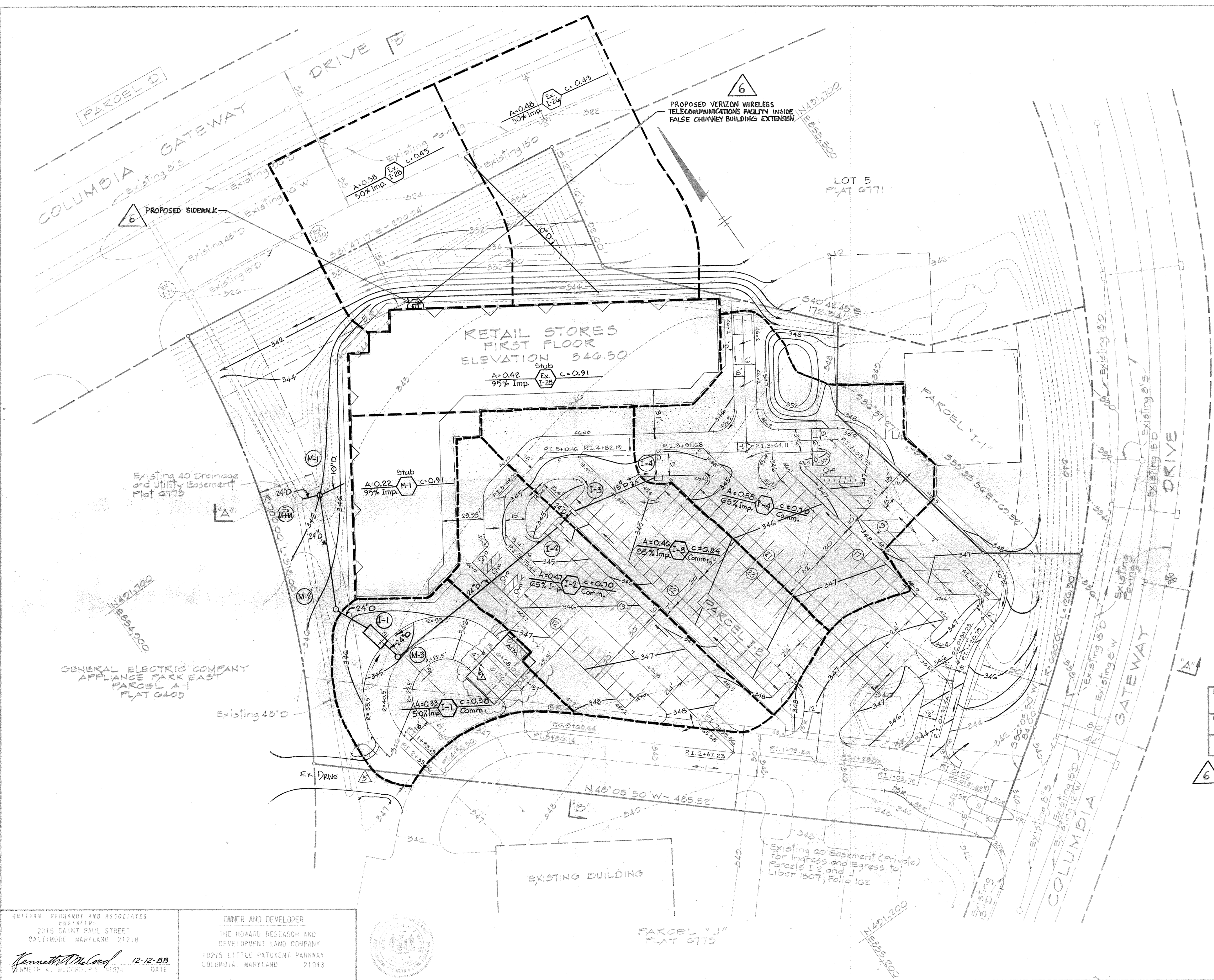
PARCEL 587
TAX MAP 43
SCALE: As Shown

WHITMAN, REQUARDT AND ASSOCIATES
ENGINEERS
2315 SAINT PAUL STREET
BALTIMORE, MARYLAND 21218
Kenneth A. McCord 12-12-88
KENNETH A. MCCORD, P.E. NO. 1974 DATE

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



APPROVED
DIVISION OF
COMMUNITY PLANNING
& LAND DEVELOPMENT
HOWARD COUNTY,
MARYLAND
DATE: March 30, 1989
Wm



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

James P. [Signature] 5-5-89
COUNTY HEALTH OFFICER DATE

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

James P. [Signature] 5/3/89
DIRECTOR DATE

William E. [Signature] 5-3-89
CHIEF, BUREAU OF ENGINEERING DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

[Signature] 5-11-89
PLANNING DIRECTOR DATE

David J. [Signature] 9/1/89
CHIEF, DIVISION OF COMMUNITY
PLANNING AND LAND DEVELOPMENT DATE

APPROVED
DIVISION OF
COMMUNITY PLANNING
& LAND DEVELOPMENT
HOWARD COUNTY,
MARYLAND
DATE: March 30, 1989

- NOTE:**
1. See Sheet 3 for E Driveway stakeout information.
 2. Curb fillet radii are 5' unless otherwise noted.
 3. Spot elevations are top of curb unless otherwise noted.

SUBDIVISION NAME		SECT./AREA	PARCEL		
COLUMBIA GATEWAY			I-2		
PLAT	BLOCK	ZONE	TAX/ZONE MAP	ELEC. DIST.	CENSUS TR.
	1	M-1	43	6	6065.02
WATER CODE			SEWER CODE		
E06			3390000		

NO.	DATE	DESCRIPTION OF REVISION
6	7/7/16	VERIZON WIRELESS EQUIPMENT
5	11/18/05	Add CANOPY to Ex. Drive thru. Add Ex. Drive.
2	7/07/89	RELOCATE WIRE & S.W. SHOW ROOF DRAIN CONNECTIONS TO STORM DRAIN SYSTEM & FUTURE UTILITY CONNECTIONS TO THE BANK
1	2/14/89	AS PER PLANNING, DPW & SCS COMMENTS

COLUMBIA GATEWAY
-SITE DEVELOPMENT PLAN-
PARCEL I-2
(RETAIL CENTER)
DRAINAGE AREA MAP

SHEET 4 OF 10

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

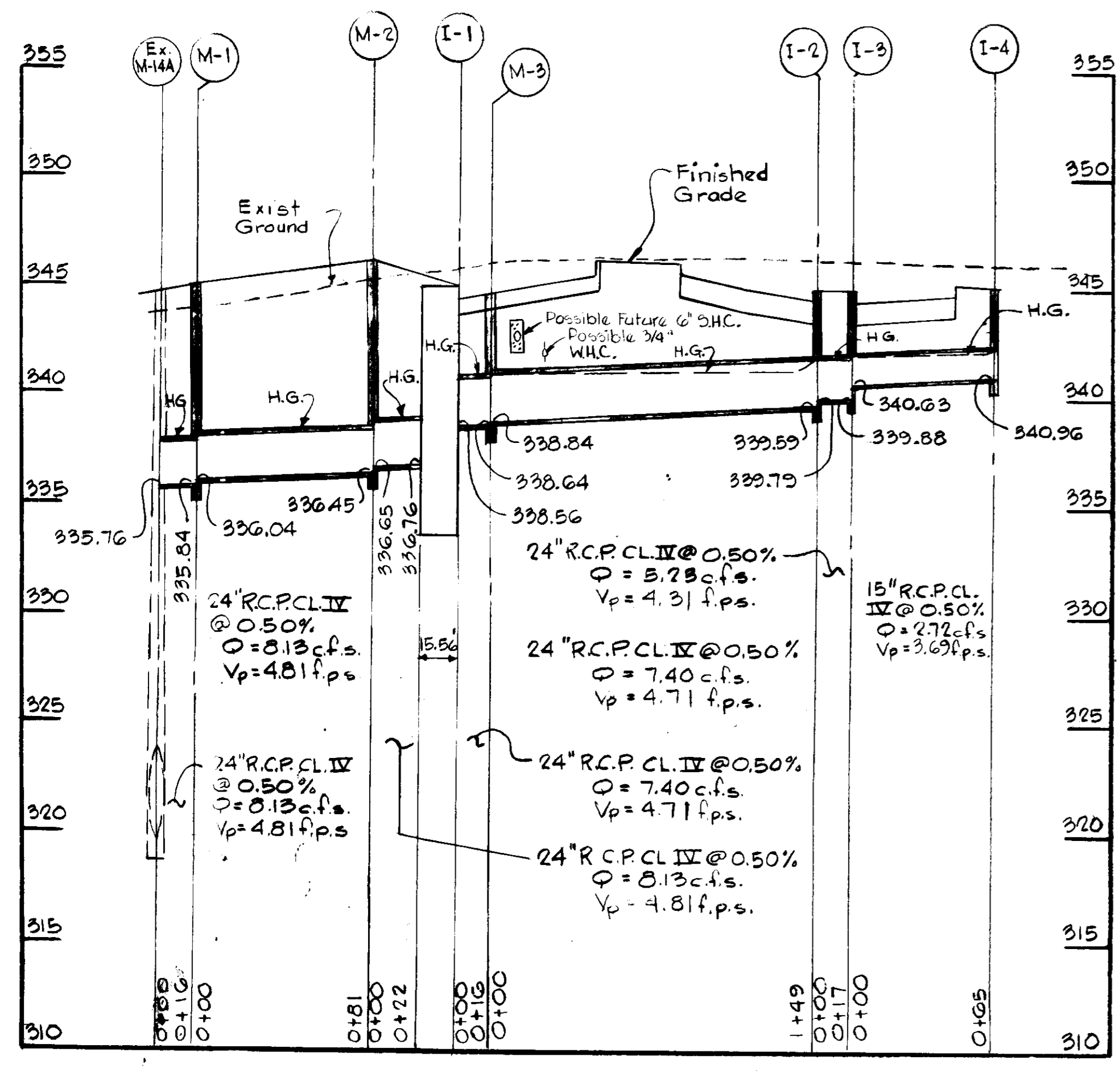
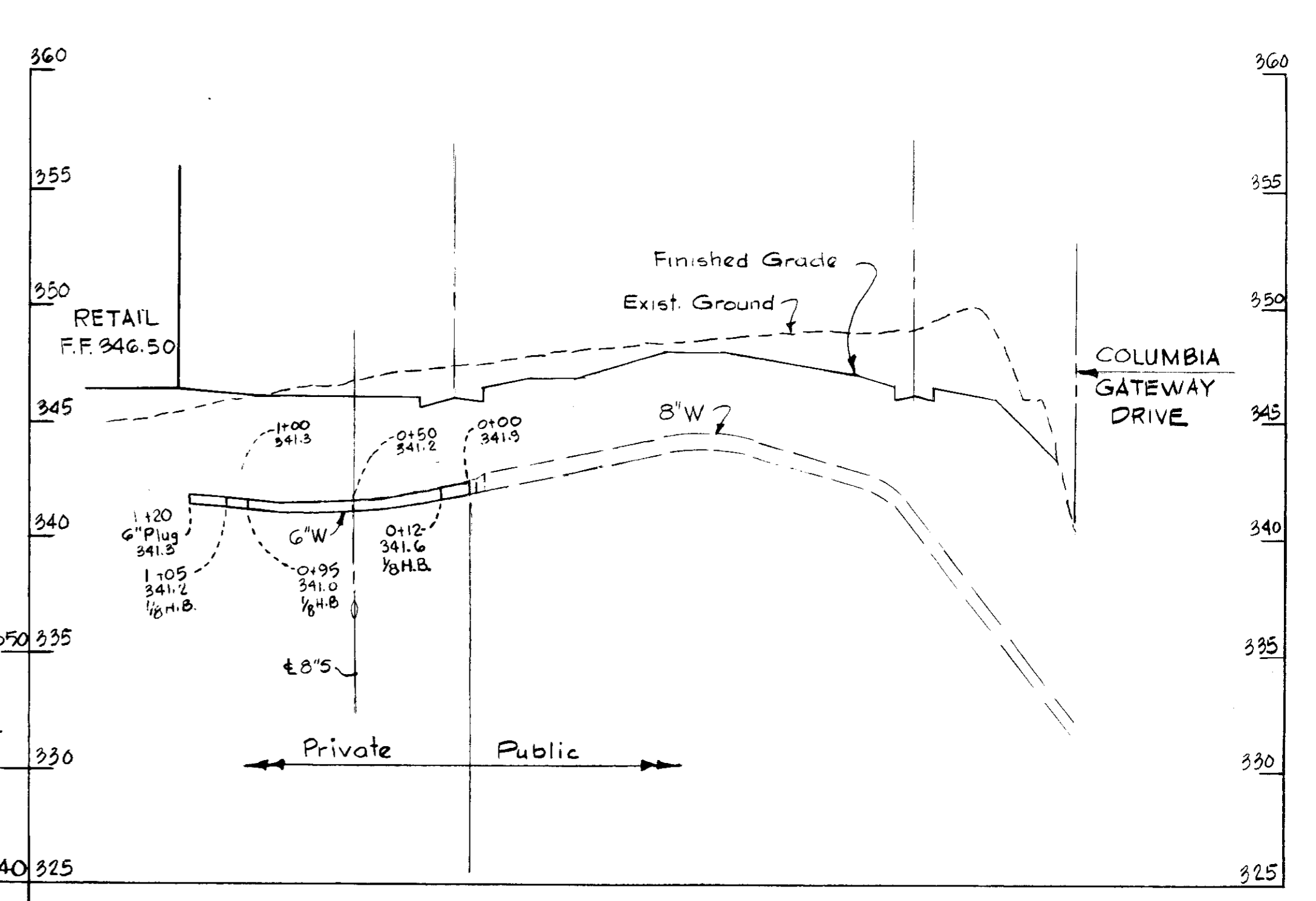
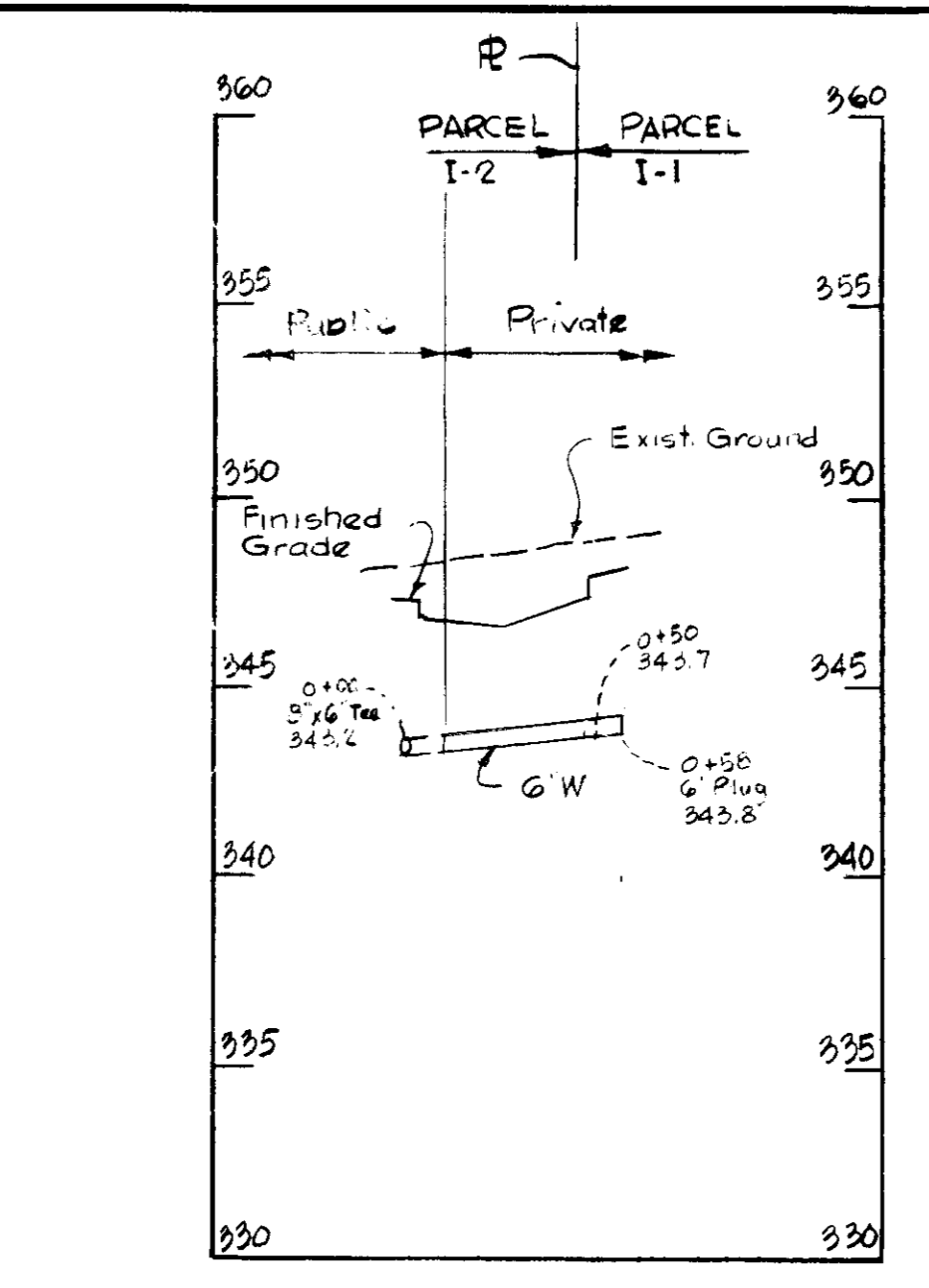
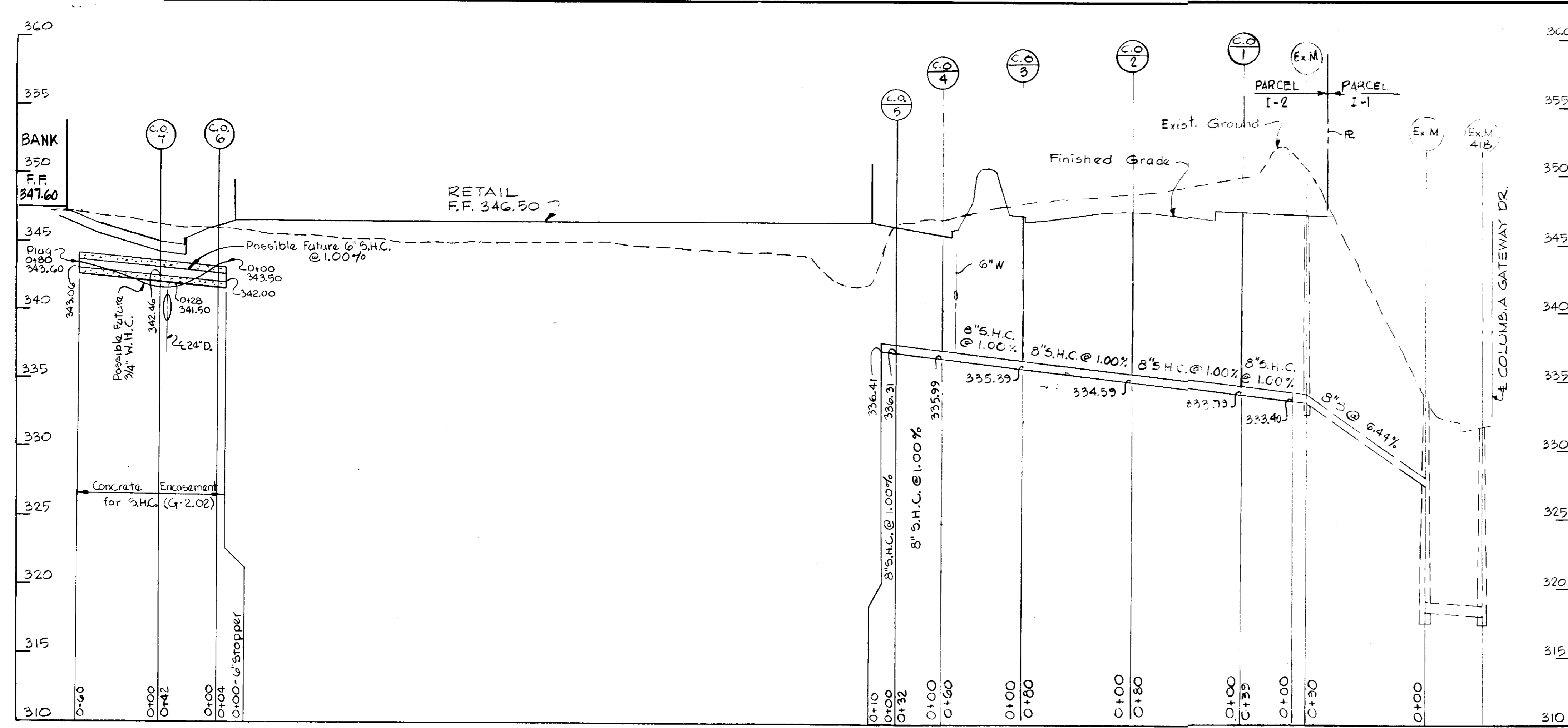
Kenneth A. McLeod 12-12-88
KENNETH A. McLEOD, P.E. 01974 DATE

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



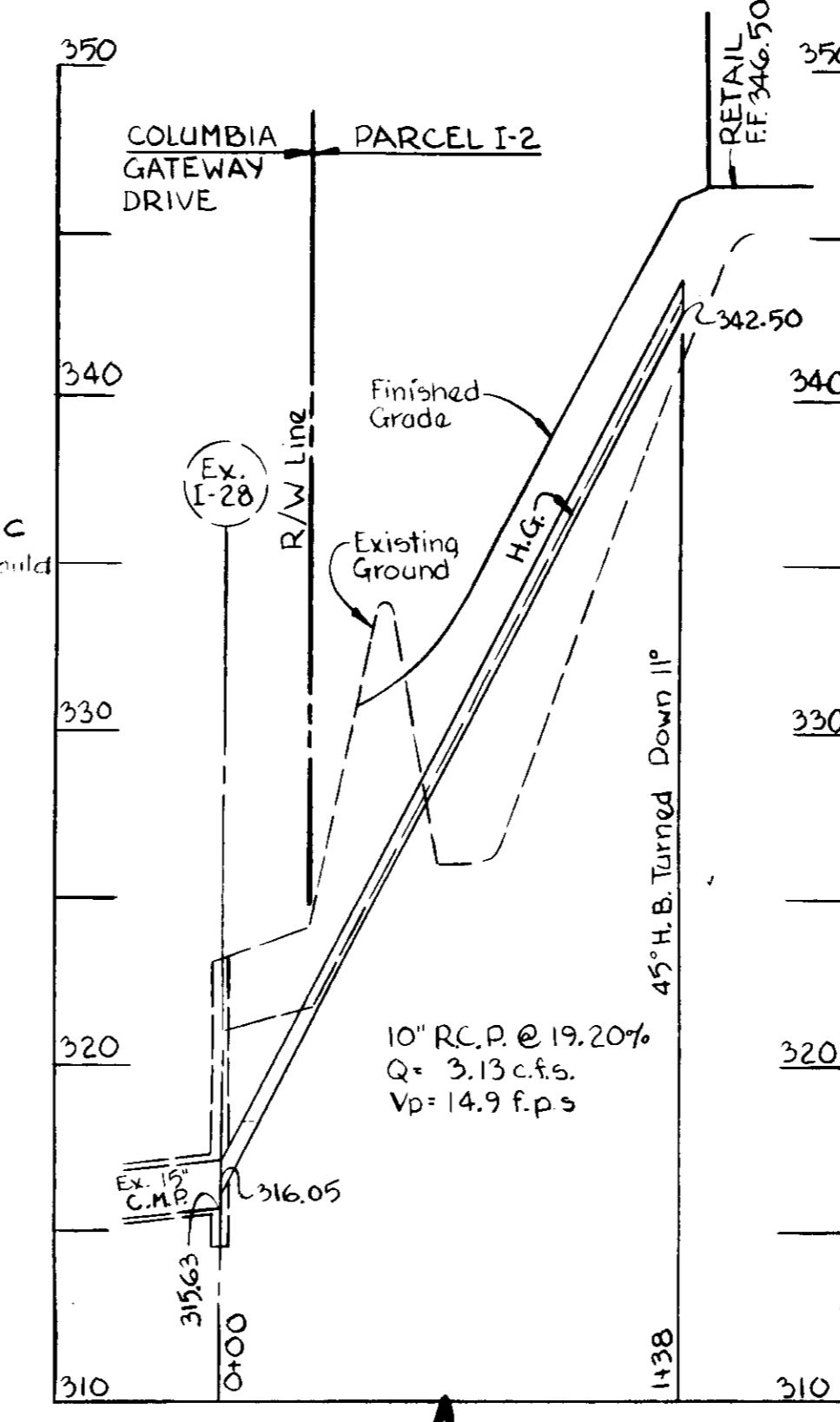
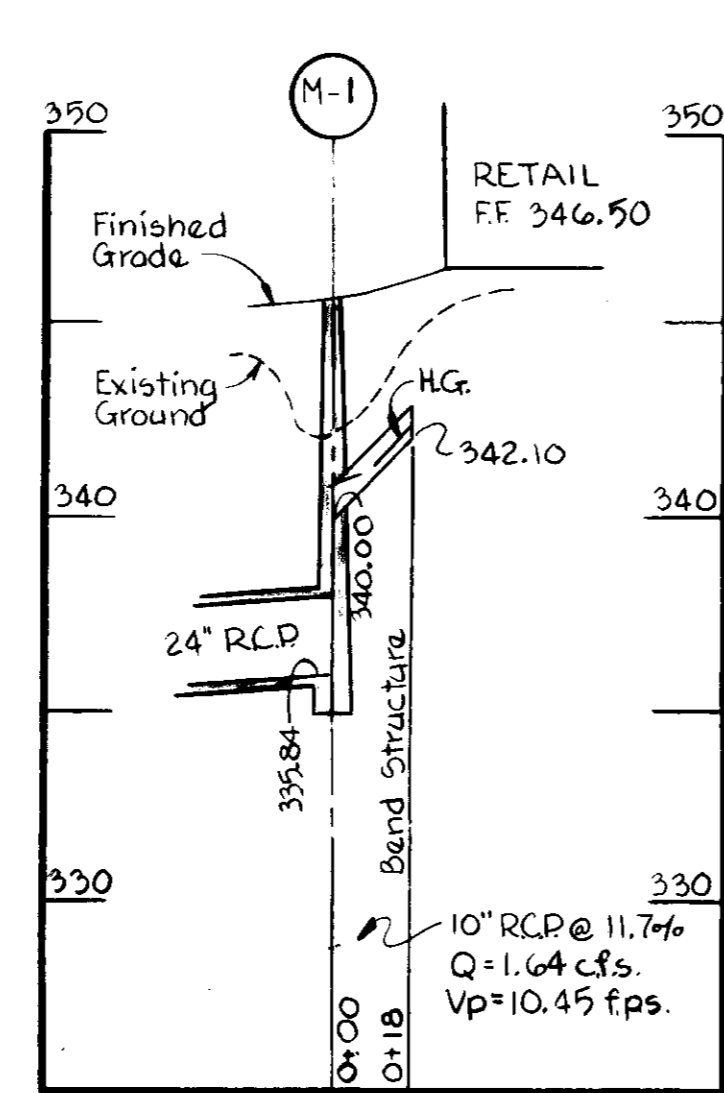
ELECTION DISTRICT NO. 6
HOWARD COUNTY, MARYLAND
DATE: 12/18/88

PARCEL 587
TAX MAP 43
SCALE: 1" = 30'



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

NOTE:
 The type of bedding used for storm drain pipe shall be Class C shaped subgrade. If rock is encountered, the trench invert should be over excavated 6" and the over excavation of 6" filled with granular material.



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

James M. Tolson 5-5-89
 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. Tolson 5/3/89
 DIRECTOR DATE

Robert J. Zichem 5-3-89
 CHIEF, BUREAU OF ENGINEERING DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

Mark S. J. Lawler 5-4-89
 PLANNING DIRECTOR DATE

Mark S. J. Lawler 5/10/89
 CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

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

Kenneth A. McCord 12-12-88
 KENNETH A. MCCORD, P.E. #0.1974 DATE

OWNER AND DEVELOPER
 THE HOWARD RESEARCH AND
 DEVELOPMENT LAND COMPANY
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21044

James M. Tolson 7/24/89
Robert J. Zichem 4/24/89

APPROVED

Mark S. J. Lawler
 DATE: March 29, 1989

NO.	DATE	DESCRIPTION OF REVISION
2	7/07/89	RELOCATE WHC & SHC, SHOW ROOF DRAIN CONNECTIONS TO STORM DRAIN SYSTEM & FUTURE UTILITY CONNECTIONS TO THE BANK.
1	2/14/89	AS PER PLANNING, DPW & SCS COMMENTS

COLUMBIA GATEWAY
 -SITE DEVELOPMENT PLAN-
 PARCEL I-2
 (RETAIL CENTER)
 UTILITY PROFILES

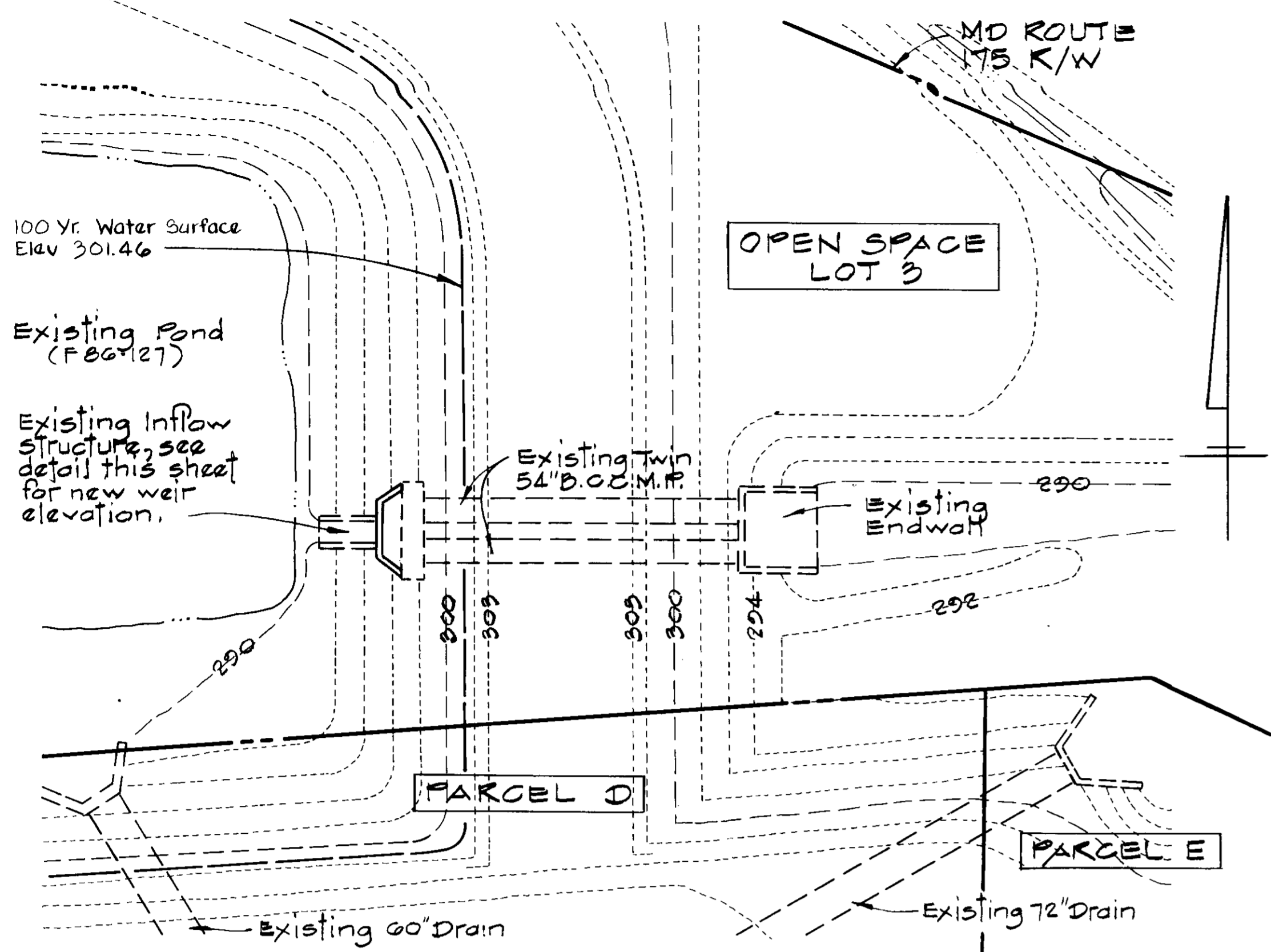
SHEET 5 OF 10

ELECTION DISTRICT NO. 6
 HOWARD COUNTY, MARYLAND

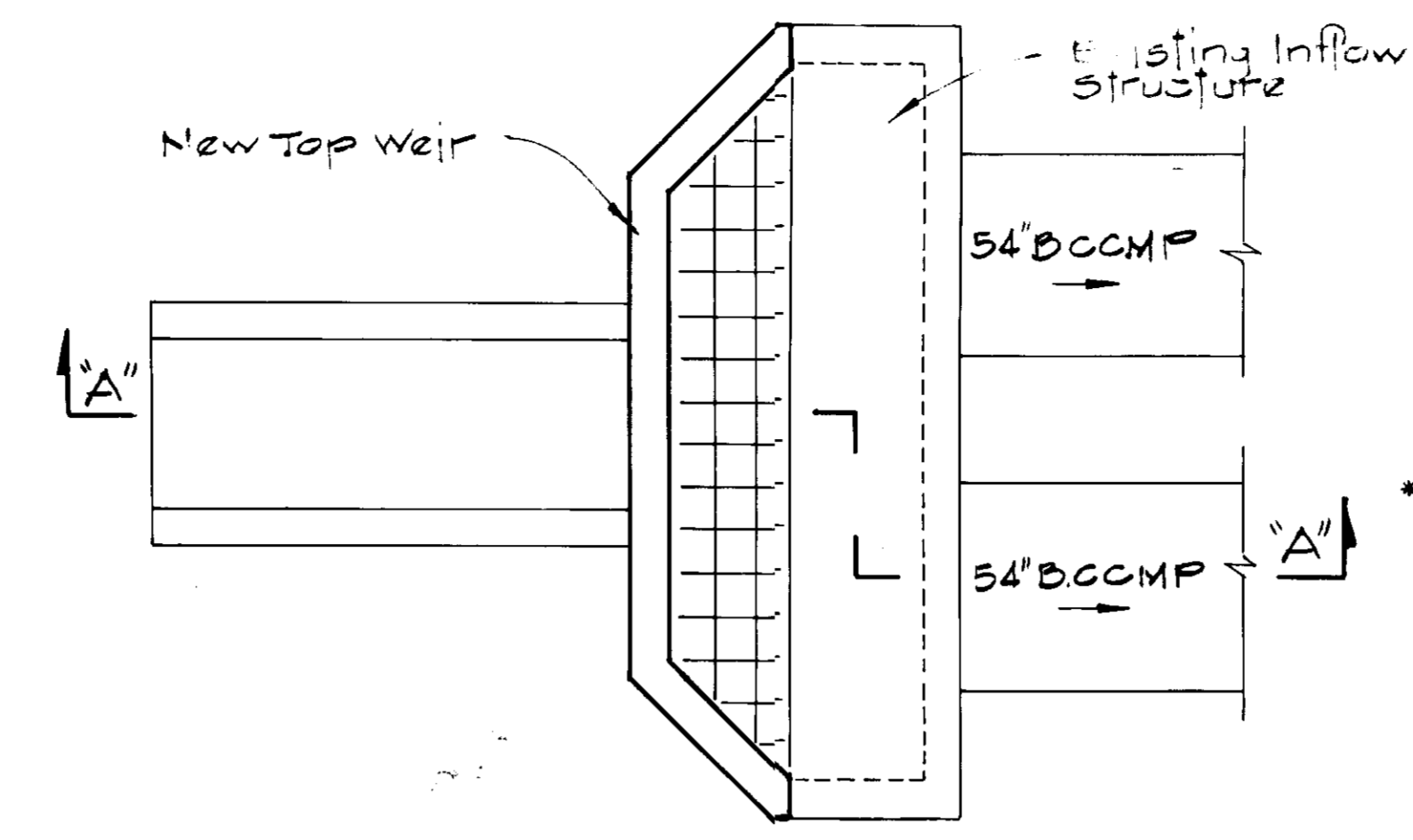
DATE: 12/18/88

PARCEL 587
 TAX MAP 43

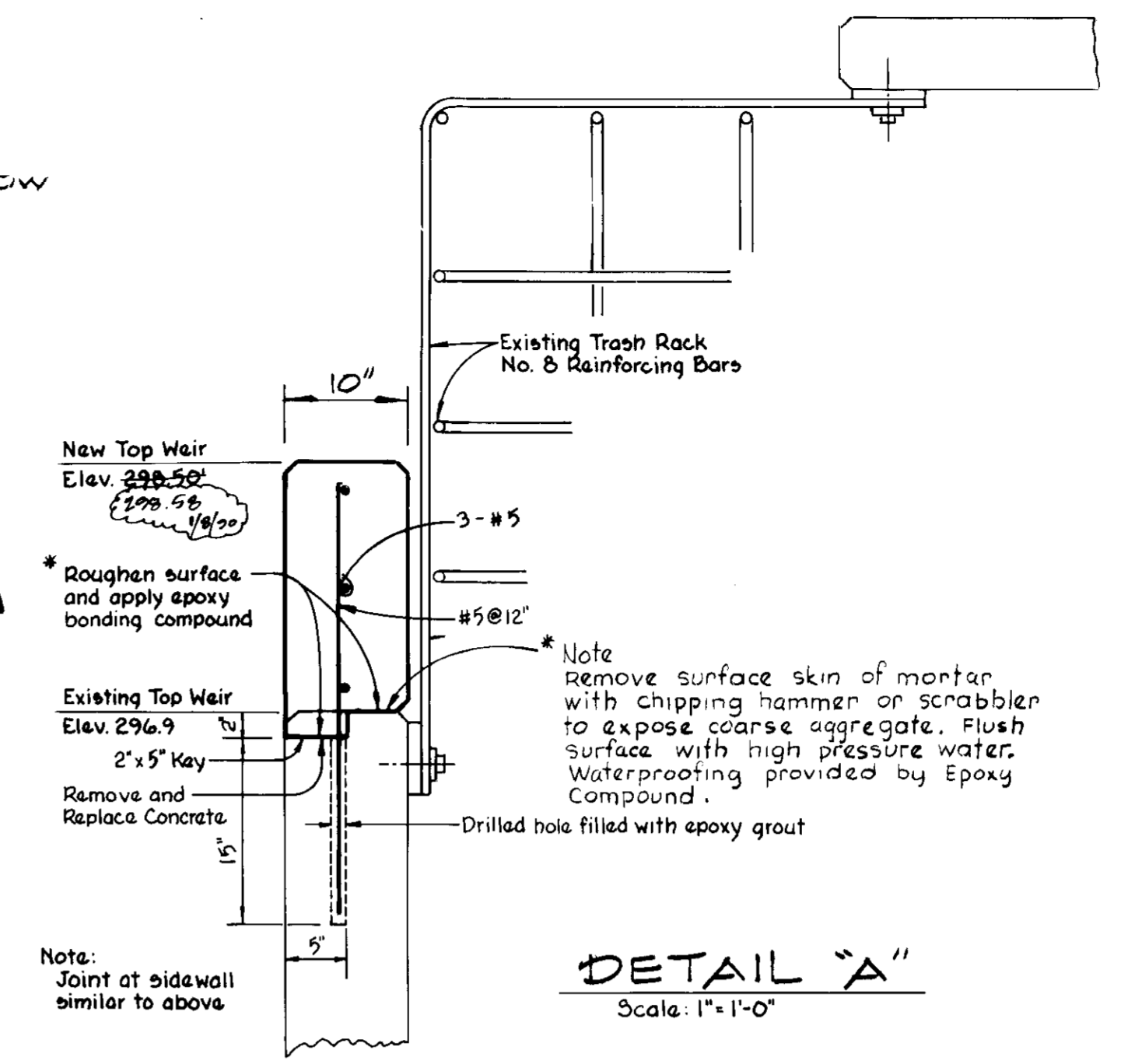
SCALE: As Shown



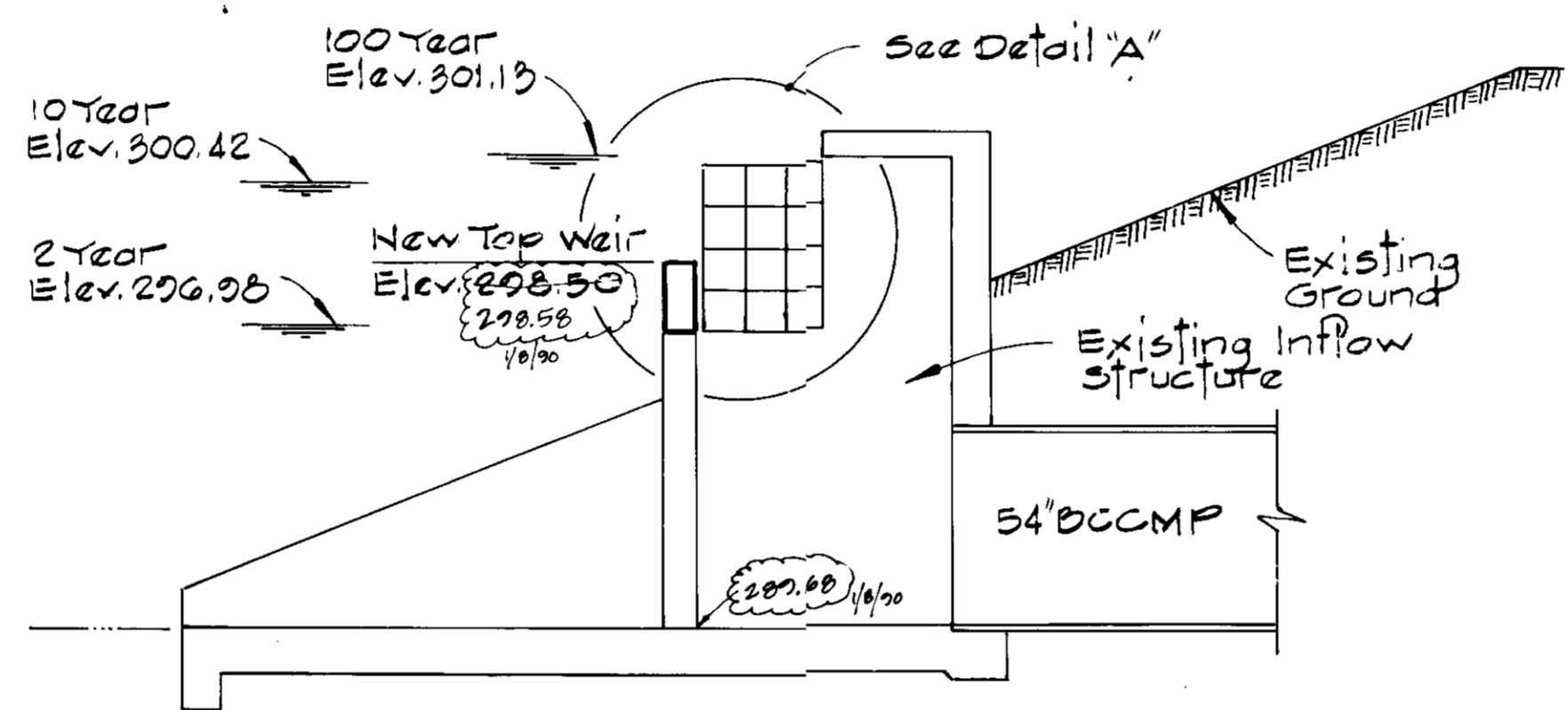
PLAN-EXISTING DAM AND SPILLWAY
SCALE: 1"=20'



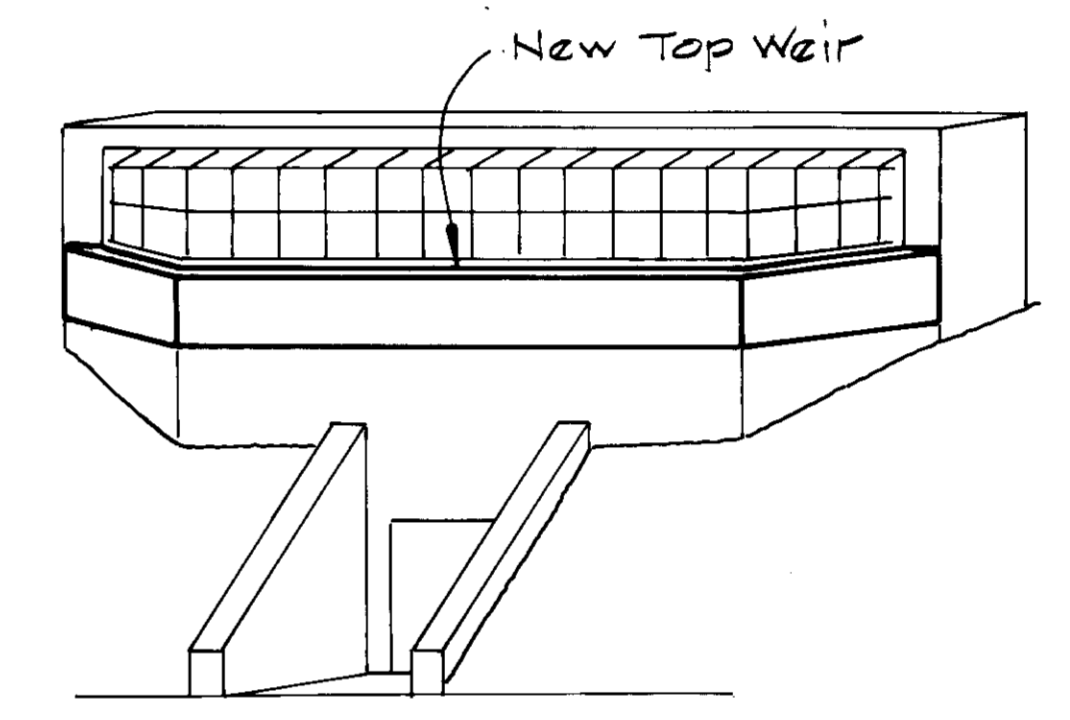
PLAN



DETAIL "A"
Scale: 1"=1'-0"



SECTION "A-A"



ISOMETRIC

EXISTING CONCRETE RISER

AS-BUILT



Kenneth A. McCord
PROFESSIONAL L.S. # 10849
SHANABERGER & LANE
8726 TOWN & COUNTRY BLVD.
SUITE 106 & 107
ELLICOTT CITY, MD 21043

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."
Kenneth A. McCord 12-12-88
KENNETH A. MCCORD, P.E. NO. 1974 DATE

BY THE DEVELOPER:
"I/WE 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 INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT."
Joseph H. Necker, Jr. 12-12-88
JOSEPH H. NECKER, JR. 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.
Robert Ziskin 4/24/89
ROBERT ZISKIN DATE
THESE PLANS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
Robert Ziskin 4/24/89
ROBERT ZISKIN DATE

APPROVED
DIVISION OF
COMMUNITY PLANNING
& LAND DEVELOPMENT
HOWARD COUNTY,
MARYLAND
DATE: *March 30, 1989*

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
John Bogdan 5-5-89
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. ... 5/6/89
DIRECTOR DATE
William B. ... 5-3-89
CHIEF, BUREAU OF ENGINEERING DATE
APPROVED: HOWARD COUNTY, OFFICE OF PLANNING AND ZONING
William ... 5/11/89
PLANNING DIRECTOR DATE
Joseph ... 5/16/89
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

NO.	DATE	DESCRIPTION OF REVISION
2	4/11/89	AS PER DPW COMMENT
1	2/14/89	AS PER PLANNING, DPW & SCS COMMENTS

COLUMBIA GATEWAY
-SITE DEVELOPMENT PLAN-
PARCEL I-2
(RETAIL CENTER)
MODIFICATION OF EXISTING
STORMWATER MANAGEMENT POND
CONSTRUCTED UNDER F-86-127
SHEET 6 OF 10
ELECTION DISTRICT NO. 6
HOWARD COUNTY, MARYLAND
DATE: 12/18/88
PARCEL 587
TAX MAP 43
SCALE: AS SHOWN

WHITMAN, REARDT AND ASSOCIATES
ENGINEERS
2315 SAINT PAUL STREET
BALTIMORE, MARYLAND 21218
Kenneth A. McCord 12-12-88
KENNETH A. MCCORD, P.E. NO. 1974 DATE

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

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

James P. ... 5-5-89
COUNTY HEALTH OFFICER DATE

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

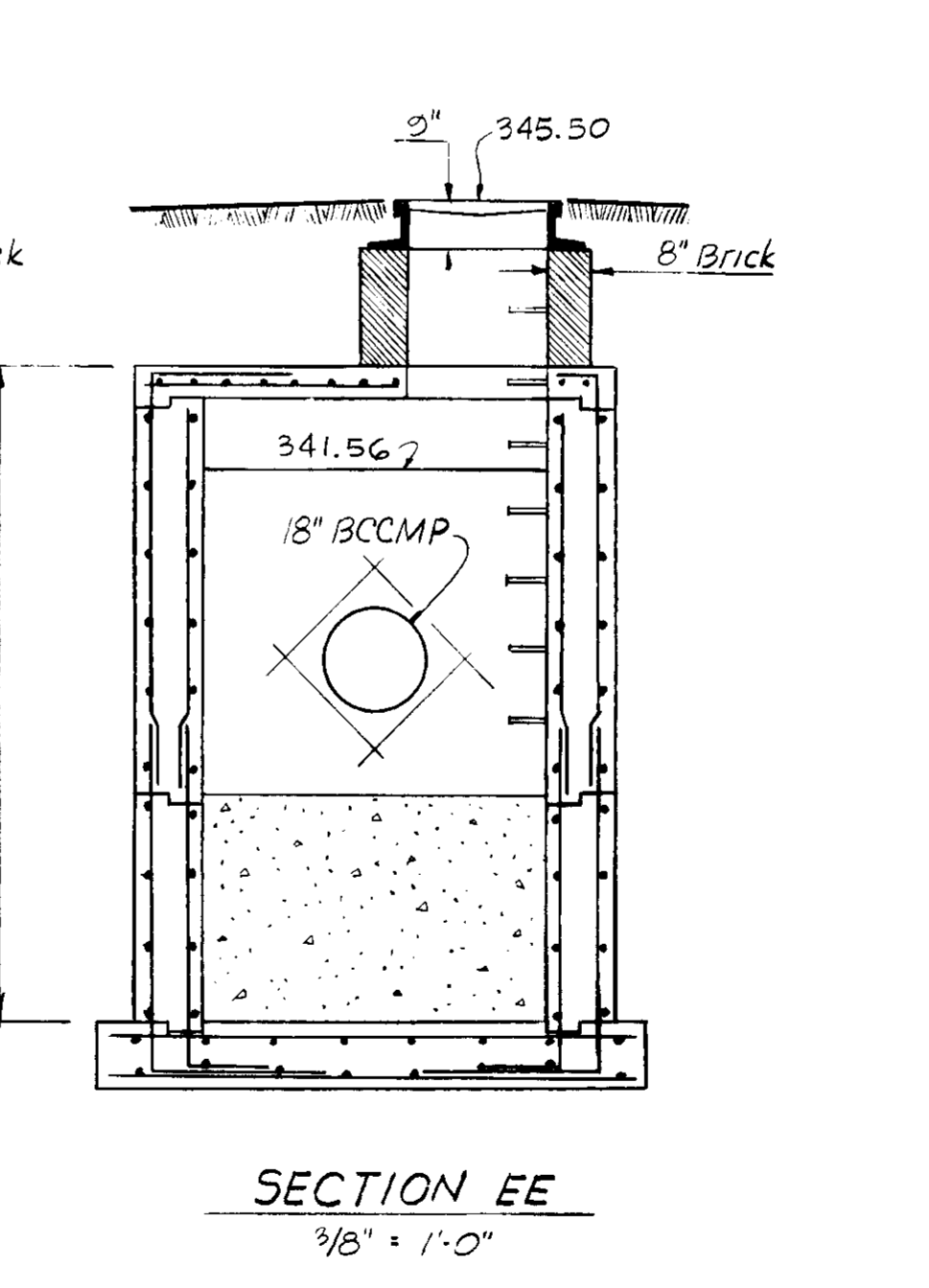
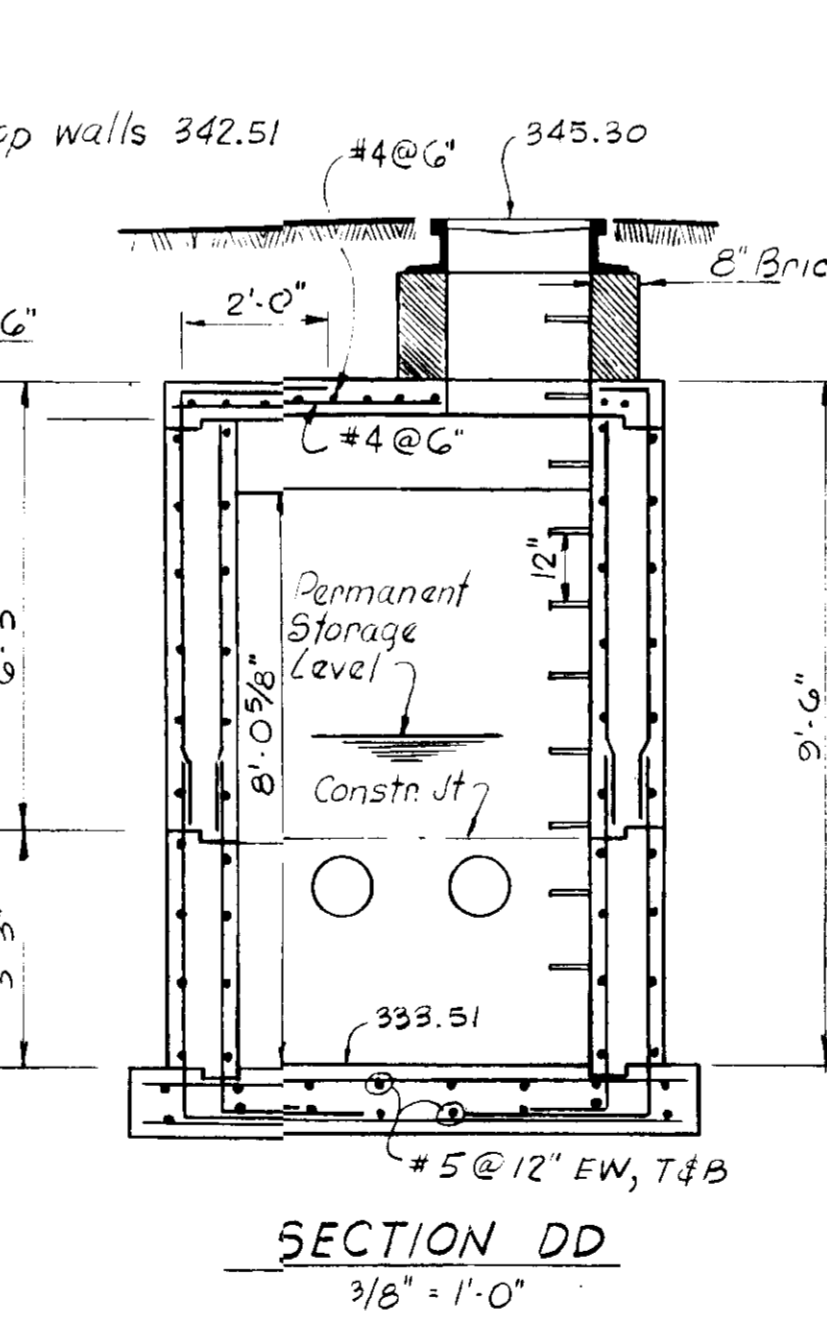
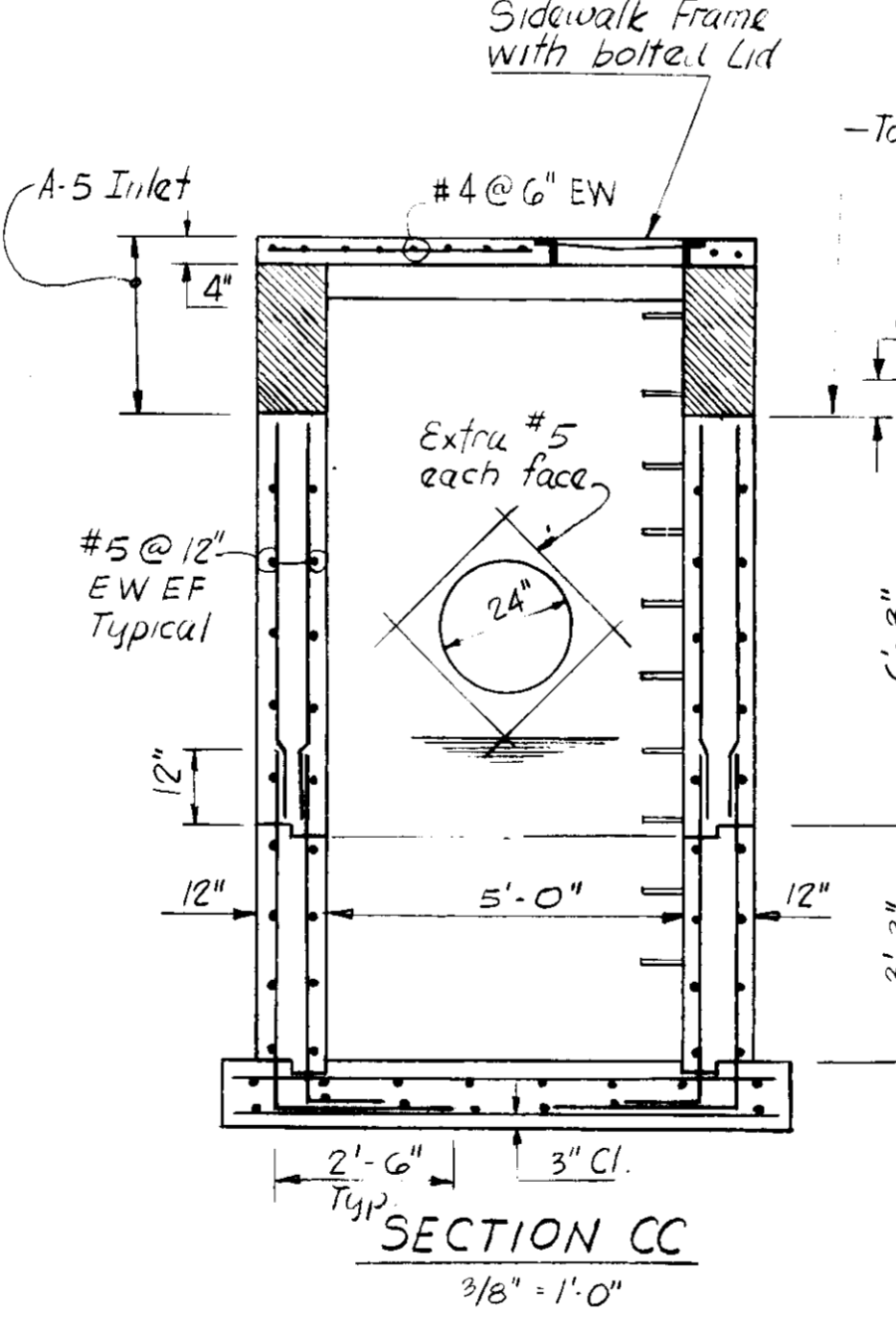
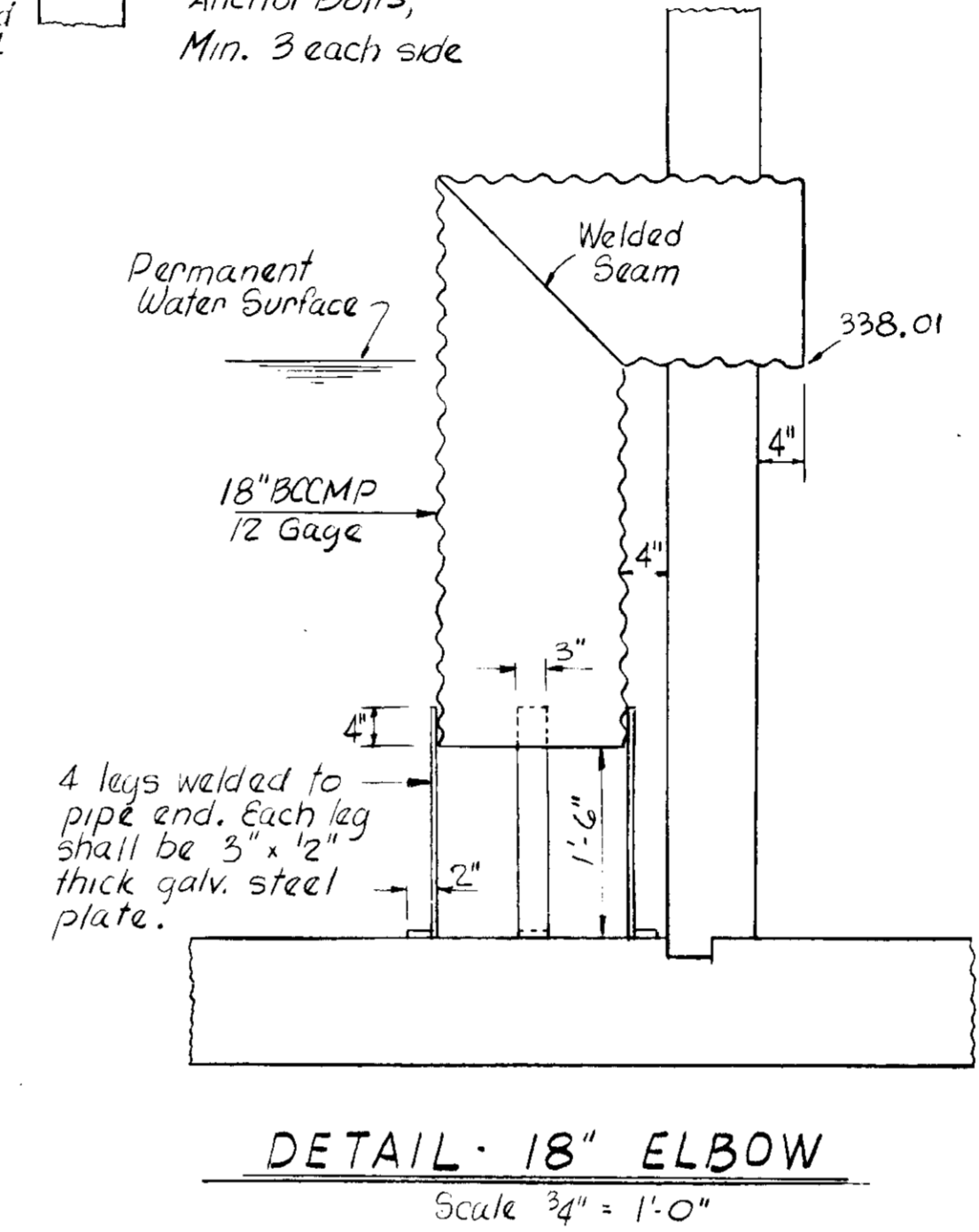
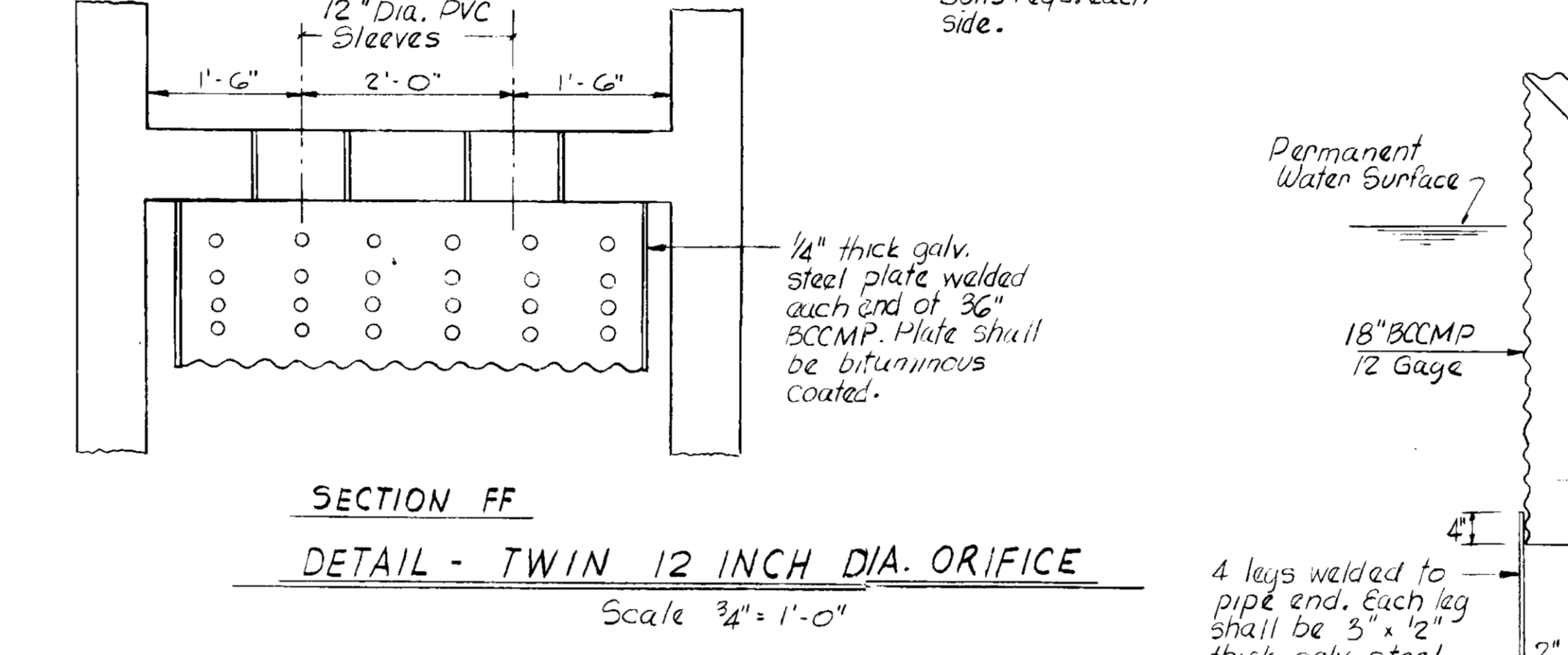
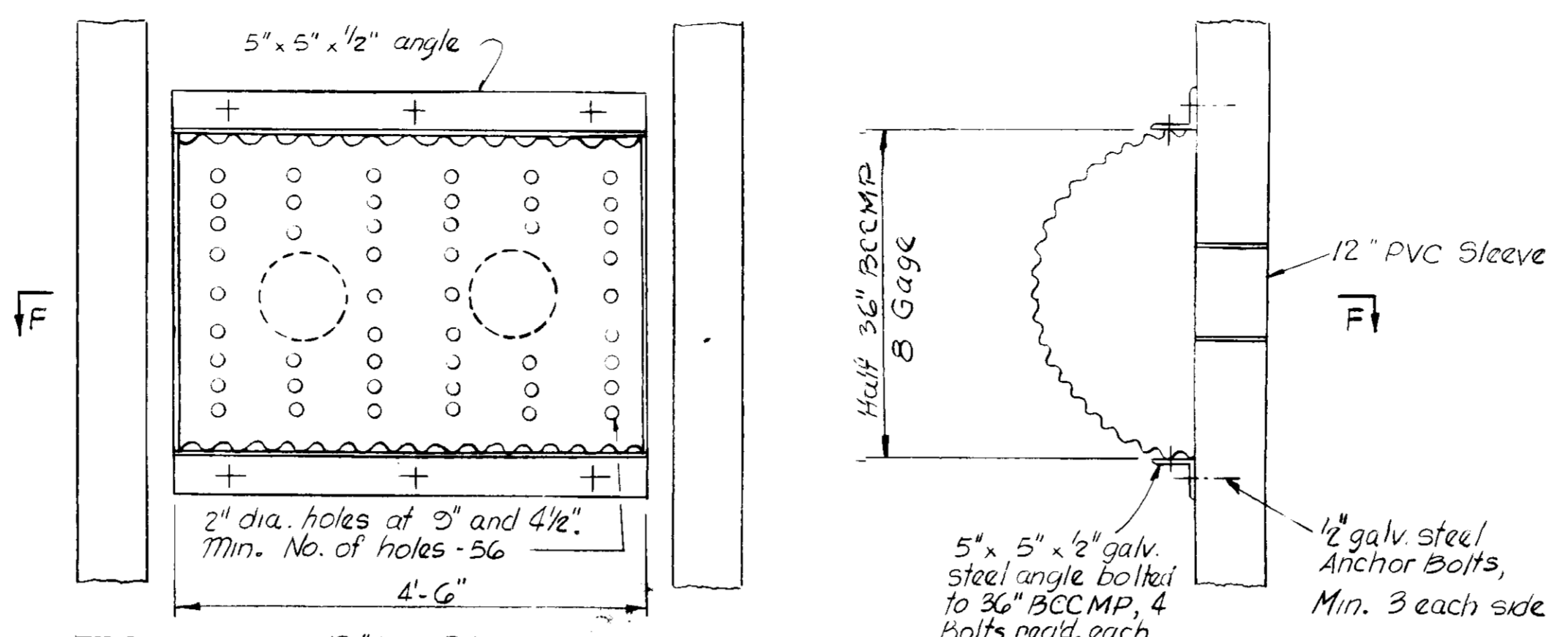
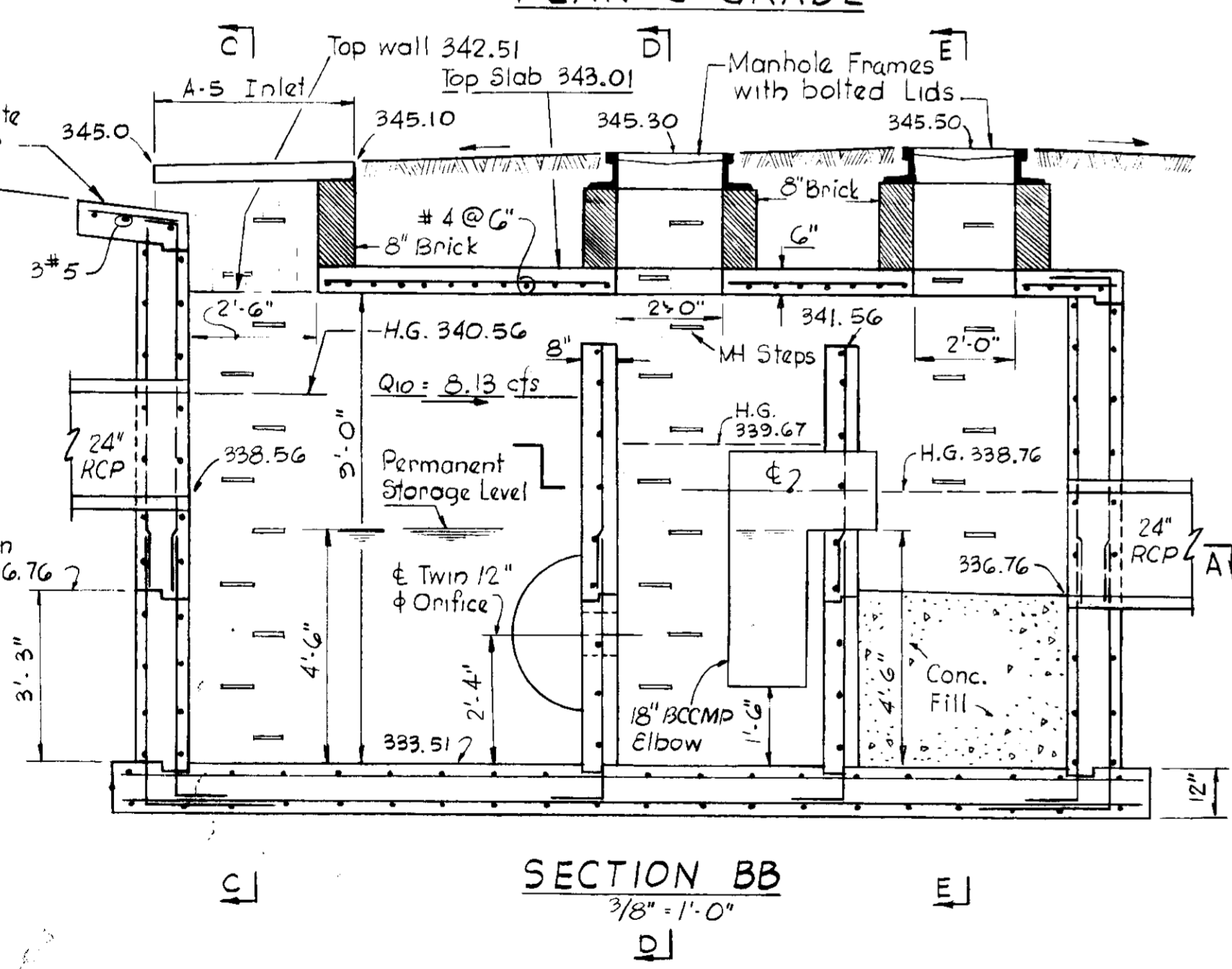
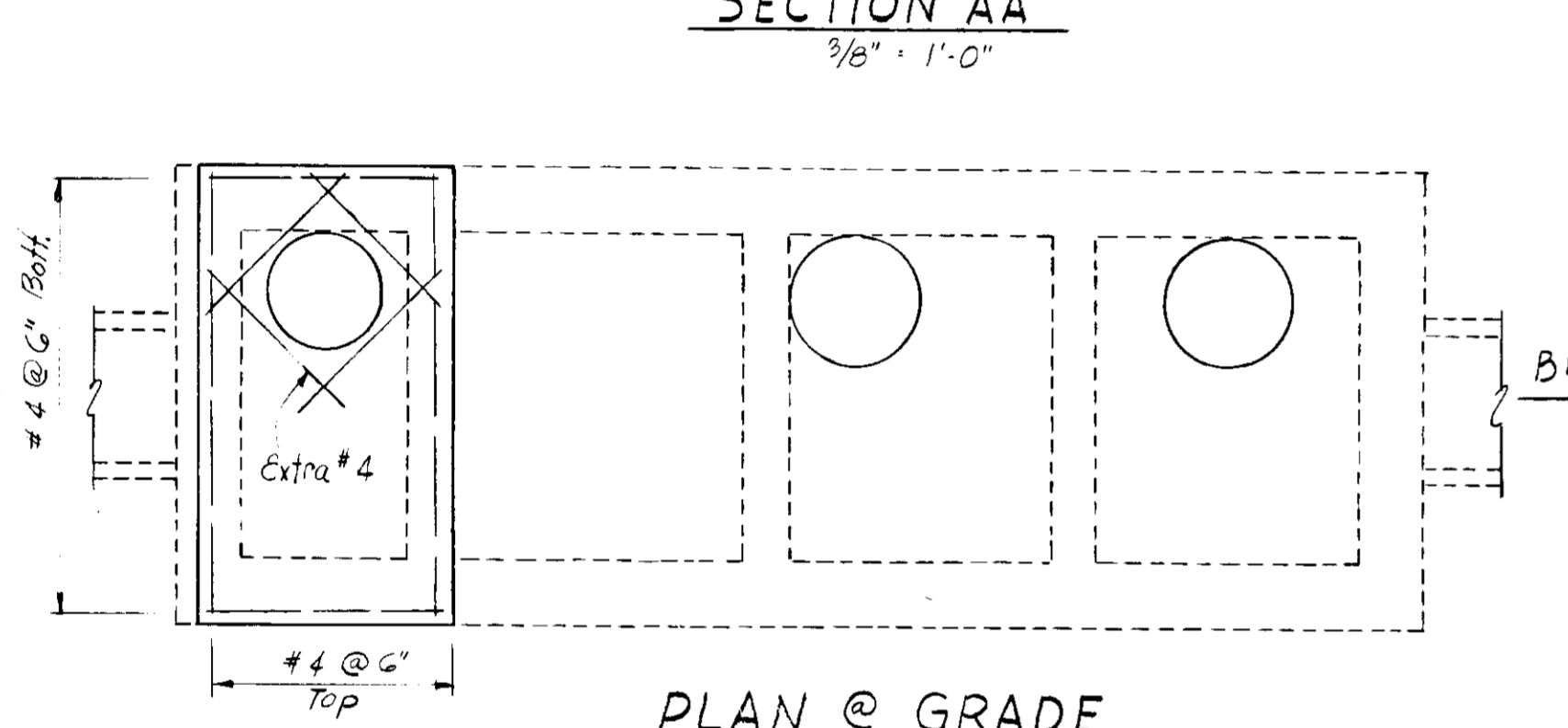
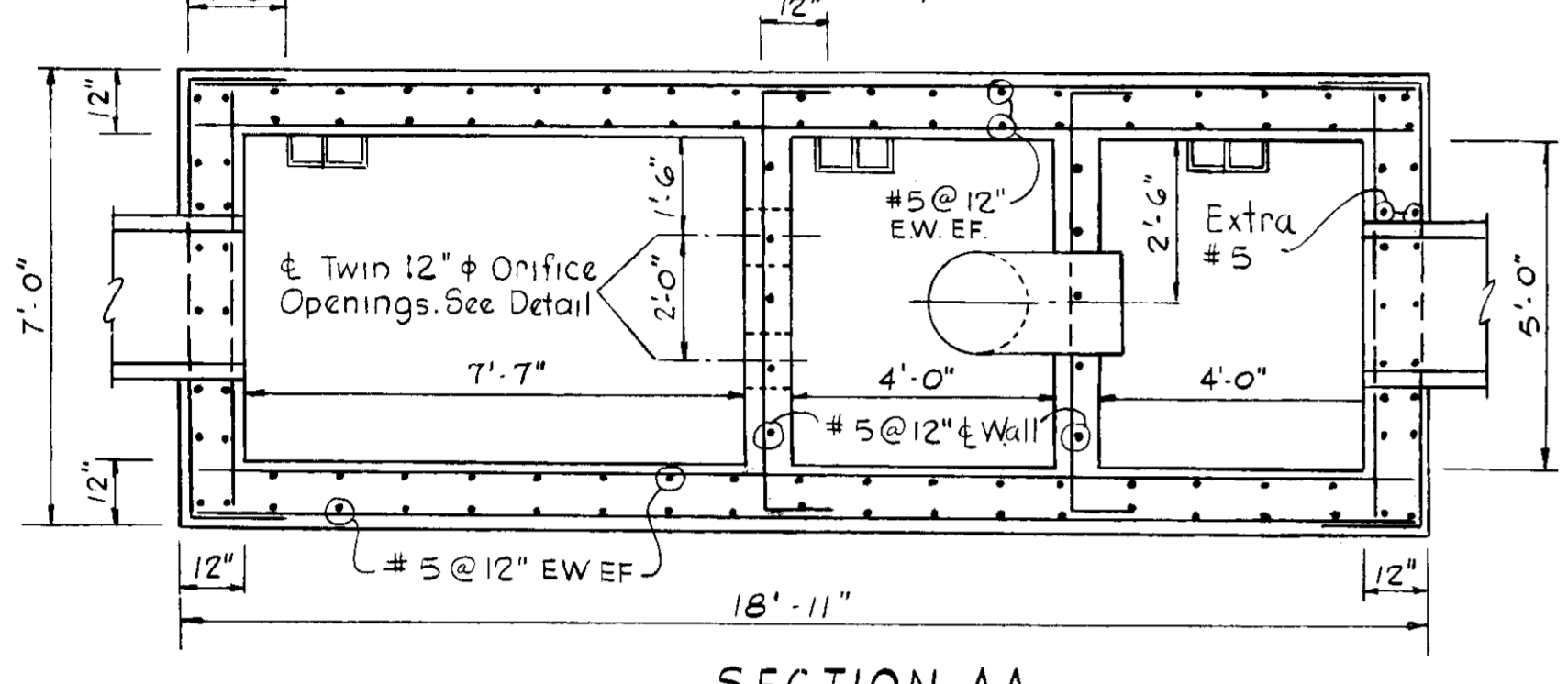
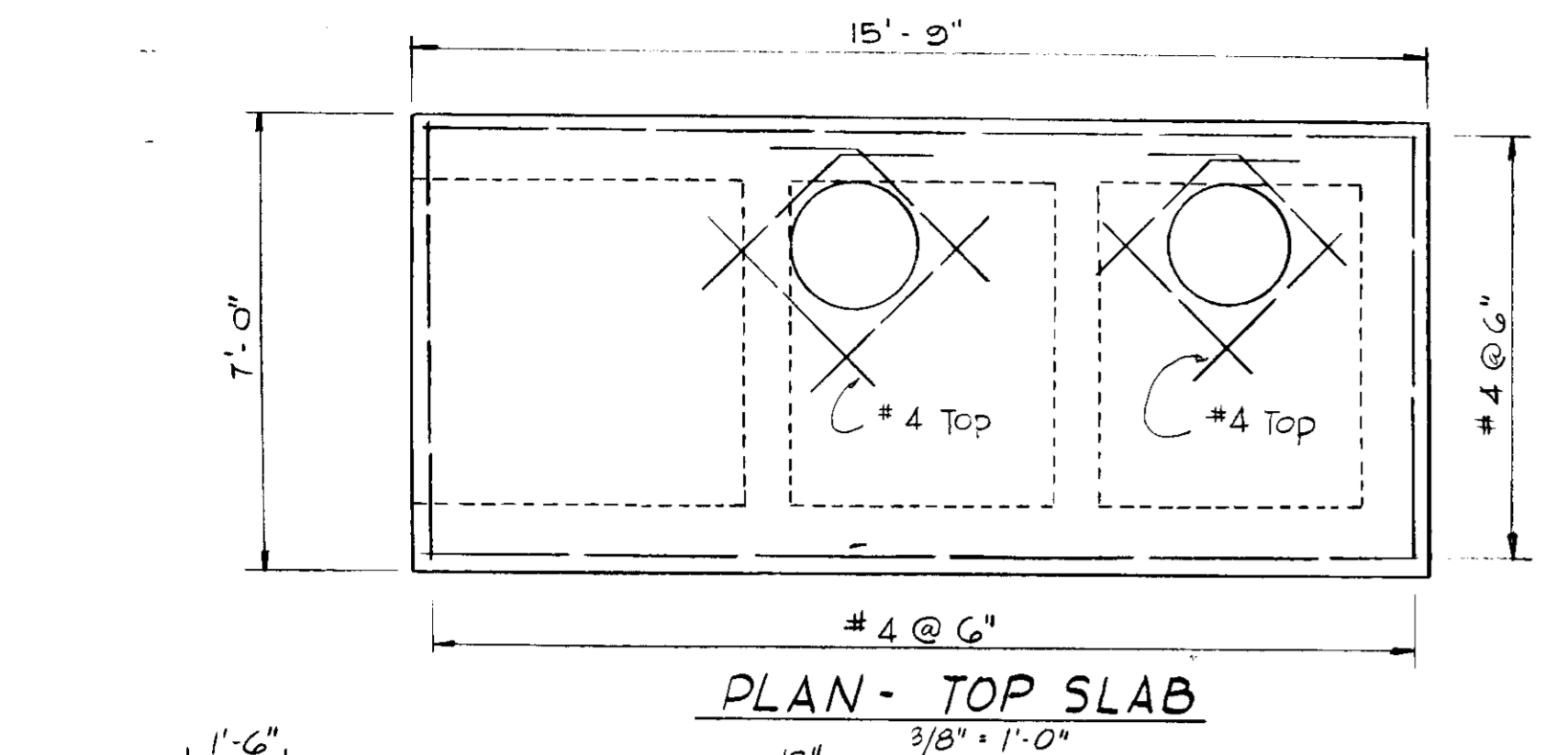
James P. ... 5/6/89
DIRECTOR DATE

... 5-3-89
CHIEF, BUREAU OF ENGINEERING DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

... 5.11.89
PLANNING DIRECTOR DATE

... 5/1/89
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE



- GENERAL NOTES**
- USE POURED-IN PLACE CONCRETE FOR WALLS.
 - f'c = 4000 PSI AT 28 DAYS.
 - ALL REINFORCING STEEL TO ASTM A615, GR. 60.
- INSPECTION NOTES**
- PRIOR TO START OF CONSTRUCTION ON WATER QUALITY STRUCTURES, THE HOWARD COUNTY INSPECTOR MUST BE CALLED 48 HOURS IN ADVANCE.
 - THE INSPECTOR MUST BE NOTIFIED AT EACH OF THE FOLLOWING STAGES:
 - APPROVAL OF SUBGRADE FOR FOOTINGS.
 - FOOTING FORMED AND STEEL SET PRIOR TO POURING.
 - STRUCTURE SIDES FORMED AND STEEL SET PRIOR TO POURING.
 - PRIOR TO TOP SLAB AND MANHOLES BEING SET, HOWARD COUNTY INSPECTOR MUST CHECK STRUCTURE AND ALL DEBRIS AND SOIL IN STRUCTURE REMOVED.
 - WHEN SITE IS PERMANENTLY STABILIZED AND SEDIMENT HAS BEEN REMOVED FROM THE INLET.
- MAINTENANCE NOTES (WATER QUALITY STRUCTURE WASTE)**
- WATER QUALITY STRUCTURES WILL REQUIRE PERIODICAL CLEANING. OWNERS OF THESE FACILITIES WILL HAVE TO CLEAN THEM AS NEEDED OR ON A FREQUENCY THAT THE COUNTY DETERMINES IS APPROPRIATE. OWNERS OF WATER QUALITY STRUCTURES WILL BE NOTIFIED BY THE COUNTY OF THE FREQUENCY OF MAINTENANCE.
 - MAINTENANCE OF THESE FACILITIES WILL CONSIST OF CLEANING OUT THE SEPARATOR AND DISPOSAL OF THE WASTE AND THE REPAIR OF THE FACILITY AS NEEDED. PERIODIC INSPECTIONS OF THESE FACILITIES WILL BE MADE BY HOWARD COUNTY.
 - THE DISPOSAL OF THE LIQUID AND SOLID MATTER SHOULD BE AS FOLLOWS:
 - ALL LIQUID MATERIAL IN THE SEPARATOR INLET SHALL BE PUMPED INTO A SUITABLE TANK TRUCK AND DISPOSED OF AT AN APPROVED SANITARY DISTRICT DISCHARGE MANHOLE OR BE TAKEN TO AN APPROVED SEWAGE TREATMENT PLANT FOR DISCHARGE.
 - THE SOLID MATERIAL SHALL BE LANDFILLED IN AN APPROVED SANITARY LANDFILL.
 - THE INLET PIPES, TRASH RACKS, GRATES, AND STRUCTURAL PARTS SHALL BE REPAIRED AS NEEDED.

NO.	DATE	DESCRIPTION OF REVISION
1	2/14/89	AS PER PLANNING, DPW & SCS COMMENTS

COLUMBIA GATEWAY
-SITE DEVELOPMENT PLAN-
PARCEL I-2
(RETAIL CENTER)
GRIT AND OIL
SEPARATOR DETAILS
SHEET 7 OF 10

ELECTION DISTRICT NO. 6
HOWARD COUNTY, MARYLAND
DATE: 12/18/88

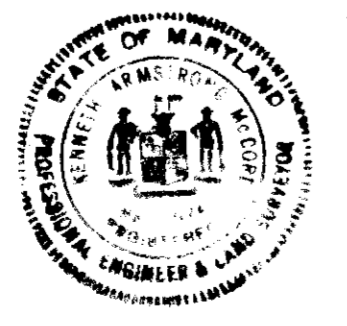
PARCEL 587
TAX MAP 43
SCALE: As Shown

APPROVED
DIVISION OF
COMMUNITY PLANNING
& LAND DEVELOPMENT
HOWARD COUNTY,
M.A. LAND
DATE: March 30, 1989

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

Kenneth A. McCord 12-12-88
KENNETH A. MCCORD, P.E. NO. 1574 DATE

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



10887-123

NOTE:
SITE WAS MASS GRADED
UNDER GP-88-52.

SEDIMENT TRAP DESIGN DATA

MODIFIED TRAP NO. 2

DRAINAGE AREA = 2.9 ACRES
DISTURBED AREA = 2.9 ACRES
VOLUME REQUIRED = $67 \times 2.9 = 195 \text{ C.Y.}$
VOLUME AVAILABLE = 276 C.Y.
TOP BERM ELEV. = 340.5
WEIR CREST ELEV. = 339.5
WEIR LENGTH = 12.0'
STORAGE ELEV. = 338.5
BOTTOM ELEV. = 334.0

RELOCATED TRAP NO. 3

DRAINAGE AREA = 0.5 ACRES
DISTURBED AREA = 0.5 ACRES
VOLUME REQUIRED = $67 \times 0.5 = 34 \text{ C.Y.}$
VOLUME AVAILABLE = 42 C.Y.
TOP BERM ELEV. = 343.0
WEIR CREST ELEV. = 342.0
WEIR LENGTH = 10.0'
STORAGE ELEV. = 341.0
BOTTOM ELEV. = 339.0

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

Joseph B. ... 5-5-89
COUNTY HEALTH OFFICER DATE

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

James ... 5/3/89
DIRECTOR DATE

William ... 5-3-89
CHIEF, BUREAU OF ENGINEERS DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

William ... 5-11-89
PLANNING DIRECTOR DATE

Frank ... 5/10/89
CHIEF, DIVISION OF COMMUNITY
PLANNING AND LAND DEVELOPMENT DATE

APPROVED
DIVISION OF
COMMUNITY PLANNING
& LAND DEVELOPMENT
HOWARD COUNTY,
MARYLAND.
DATE: March 30, 1989

NOTE:
1. See Sheet 3 for Driveway stakeout information.
2. Curb fillet radii are 5' unless otherwise noted.
3. Spot elevations are top of curb unless otherwise noted.

LEGEND

- Stabilized Construction Entrance
- Silt Fence
- Limit of Disturbance

REVIEWED FOR HOWARD S.C.D. AND MEETS THE TECHNICAL REQUIREMENTS.

U.S. SOIL CONSERVATION SERVICE DATE

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

HOWARD S.C.D. DATE

SUBDIVISION NAME COLUMBIA GATEWAY		SECT./AREA	PARCEL I-2
PLAT	BLOCK	ZONE	TAX/ZONE MAP
	1	M-1	43
ELEC. DIST.		CENSUS TR.	
6		6065.02	
WATER CODE E06		SEWER CODE 3390000	

6	7/7/86	VERTIZON WIRELESS EQUIPMENT
5	11/16/85	ADD CANOPY TO EX. DRIVEWAY. ADD EXIST. DRIVEWAY.
1	2/14/89	AS PER PLANNING, DPW & SCS COMMENTS
NO.	DATE	DESCRIPTION OF REVISION

COLUMBIA GATEWAY
-SITE DEVELOPMENT PLAN-
PARCEL I-2
(RETAIL CENTER)
SEDIMENT CONTROL PLAN

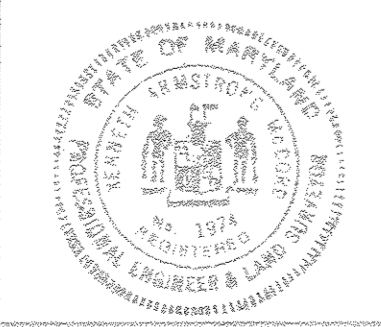
SHEET 8 OF 10

ELECTION DISTRICT NO 6
HOWARD COUNTY, MARYLAND
DATE: 12/18/88
PARCEL 587
TAX MAP 43
SCALE: 1" = 30'

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".

Joseph H. Necker, Jr.
JOSEPH H. NECKER, JR. DATE

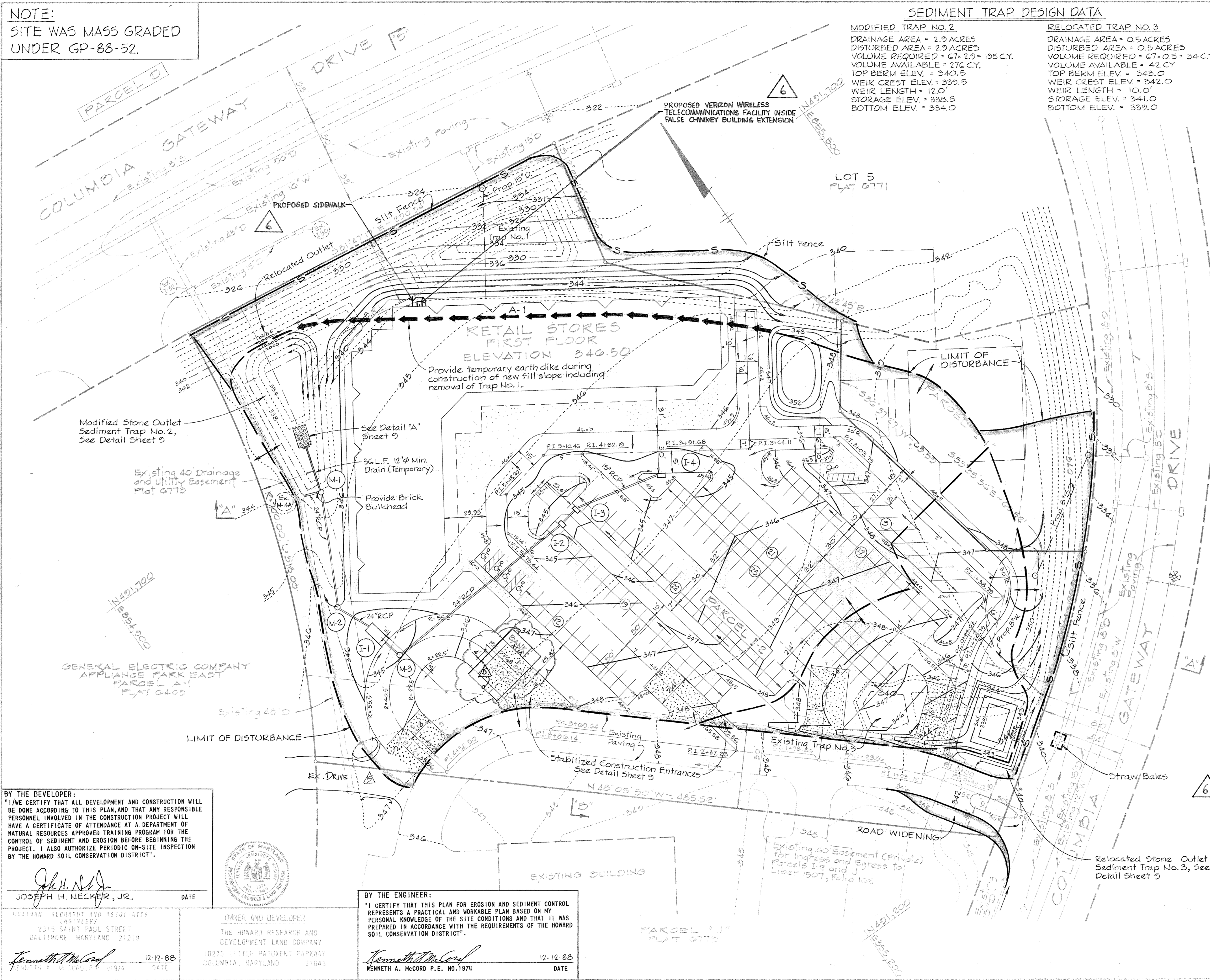
WHITMAN REARDT AND ASSOCIATES ENGINEERS
2315 SAINT PAUL STREET
BALTIMORE, MARYLAND 21218
Kenneth A. McCord 12-12-88
DATE



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

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
KENNETH A. MCCORD P.E. NO. 1974 12-12-88
DATE



SP20-123

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 schedule:

- 1) Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq 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 lbs 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, replacement, and reseedings.

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 24 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.

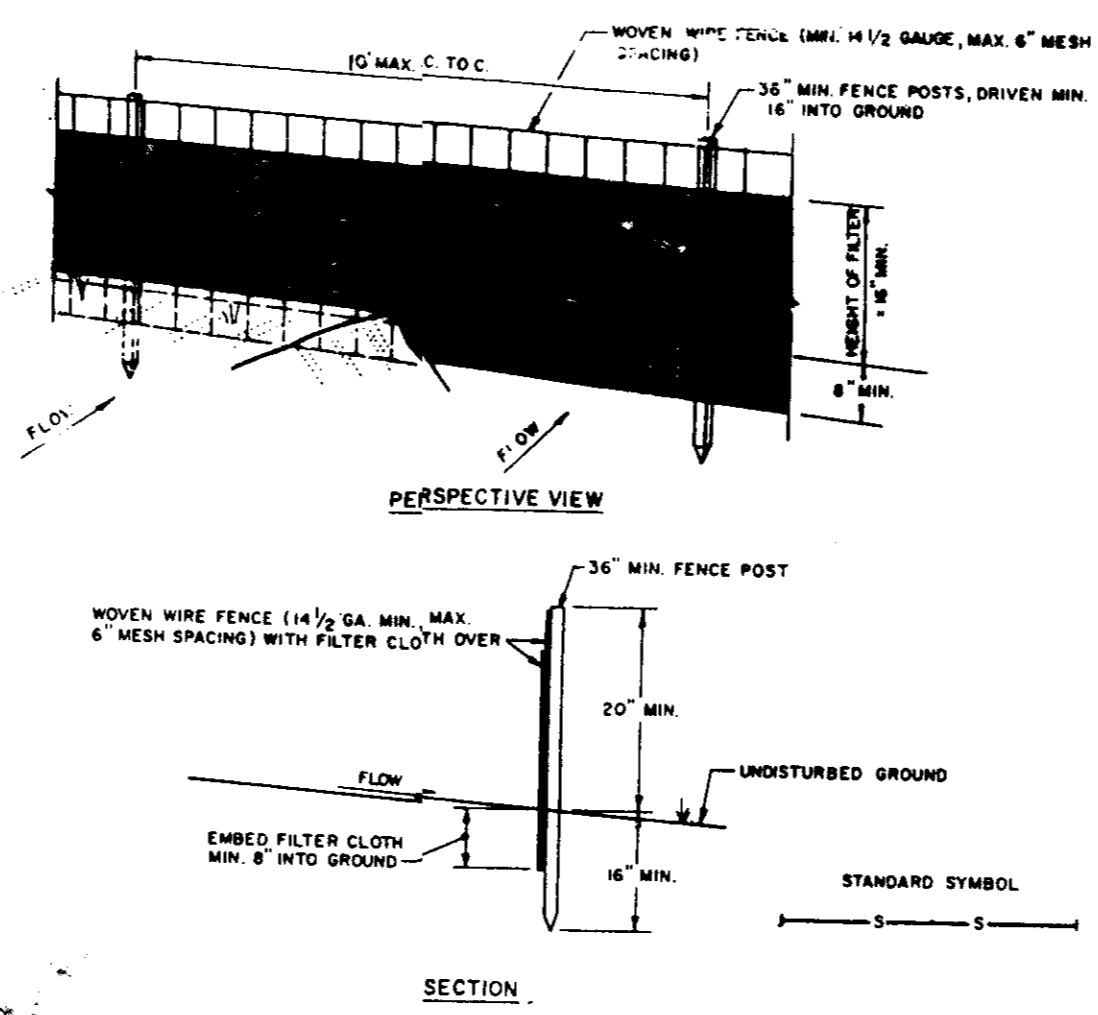
Mulching - Apply 1 1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes, 8 ft or higher, use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

Refer to the 1963 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 accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- 3) Following initial soil disturbance or redisturbance, 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 mulching (Sec. 51) sod (Sec. 54), temporary seeding (Sec. 50) and 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: 4.3 Acres
 Area Disturbed: 3.3 Acres
 Area to be roofed or paved: 2.2 Acres
 Area to be vegetatively stabilized: 1.1 Acres
 Total Cut: 4700 Cu. yds
 Total Fill: 4700 Cu. yds
 Offsite waste/borrow area location: NONE
- 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 Dr's 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 building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.

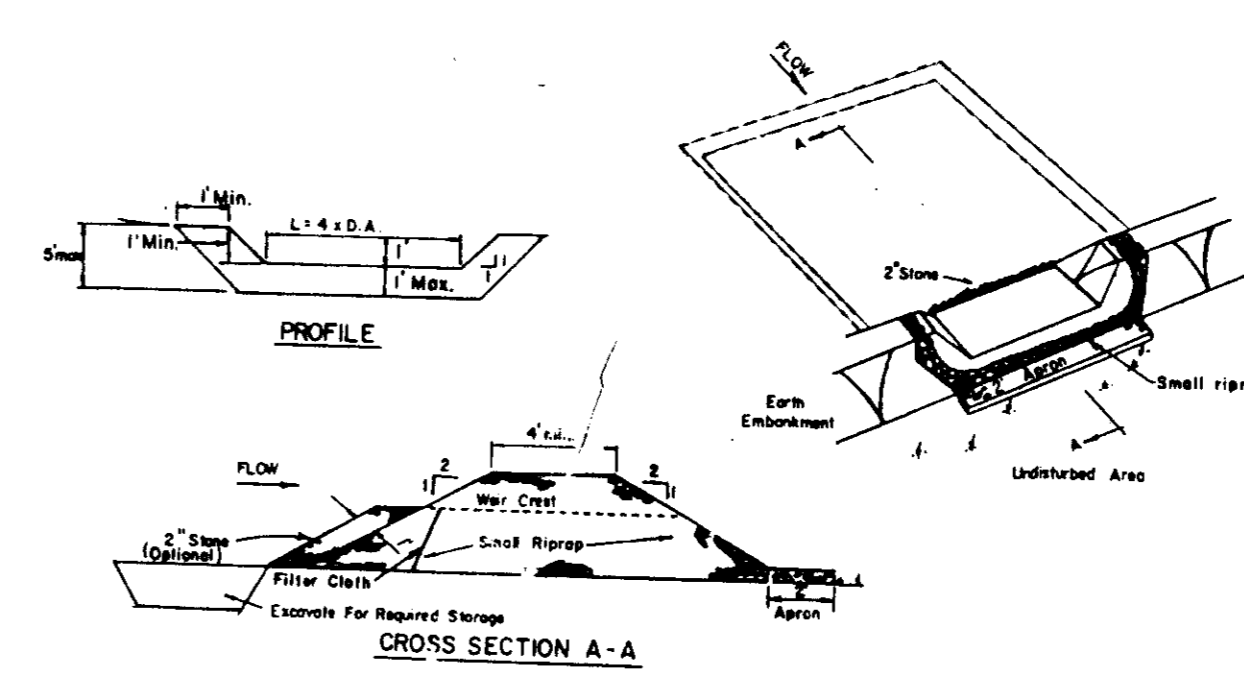
SILT FENCE



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.

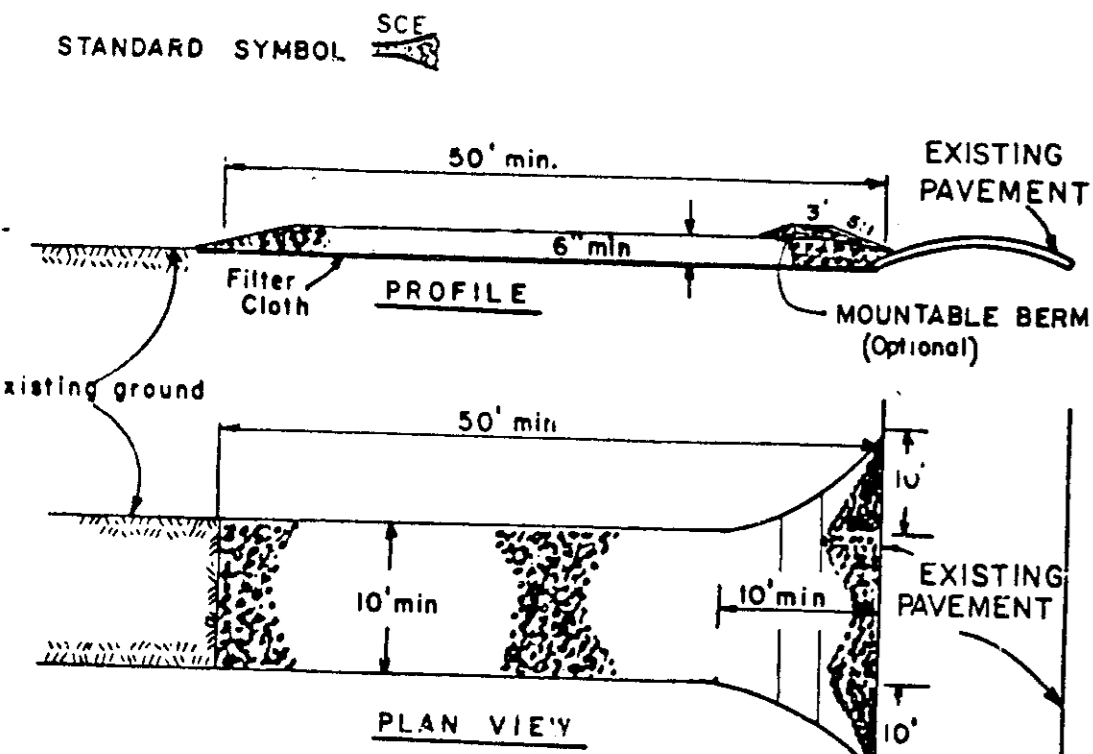
STONE CUTLET SEDIMENT TRAP



OPTION: A one foot layer of 2" stone may be placed on the upstream side of the riprap in place of the embedded filter cloth.

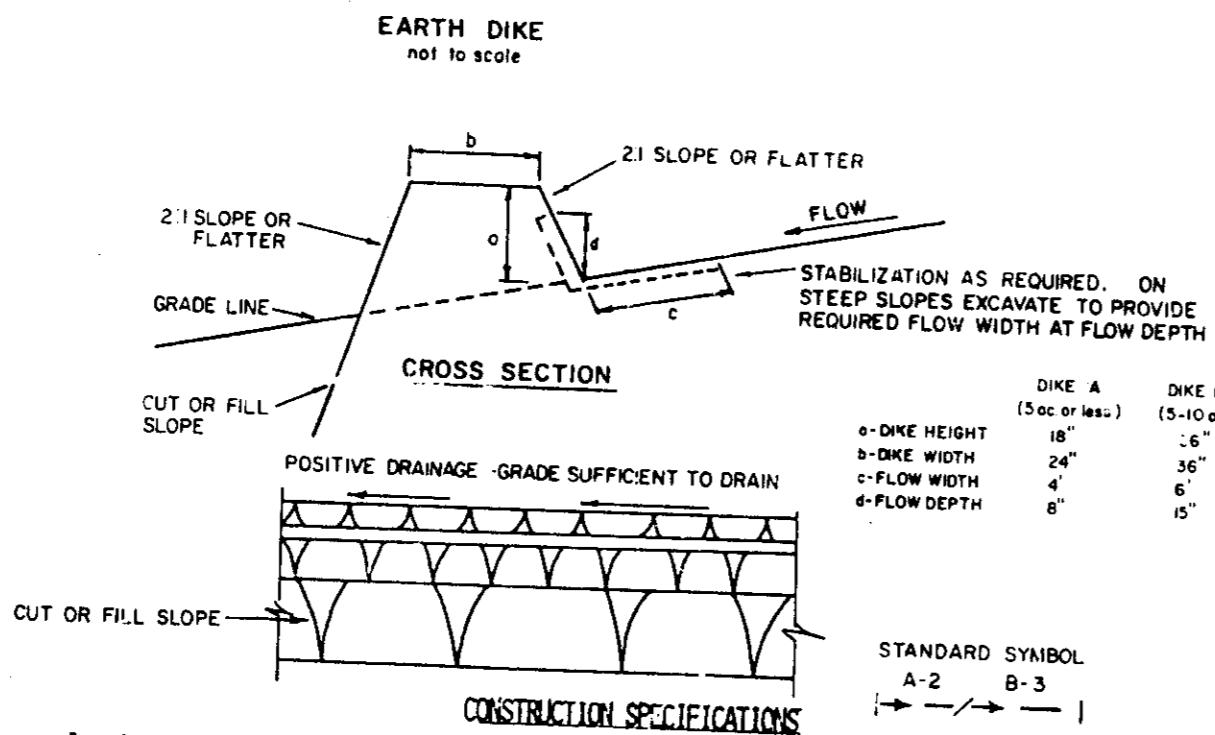
- CONSTRUCTION SPECIFICATIONS FOR ST-V**
1. Area under embankment shall be cleared, grubbed and stripped of any vegetation and root mat. The pool area shall be cleared.
 2. The fill material for the embankment shall be free of roots and other woody vegetation as well as over-sized stones, rocks, organic material or other objectionable material. The embankment shall be compacted by treading with equipment while it is being constructed.
 3. All cut and fill slopes shall be 2:1 or flatter.
 4. The stone used in the outlet shall be small riprap 4"-8" along with a 1' thickness of 2" aggregate placed on the up-grade side on the small riprap OR embedded filter cloth in the riprap.
 5. 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.
 6. The structure shall be inspected after each rain and repairs made as needed.
 7. Construction operations shall be carried out in such a manner that erosion and water pollution is minimized.
 8. The structure shall be removed and the area stabilized when the drainage area has been properly stabilized.

STABILIZED CONSTRUCTION ENTRANCE
not to scale



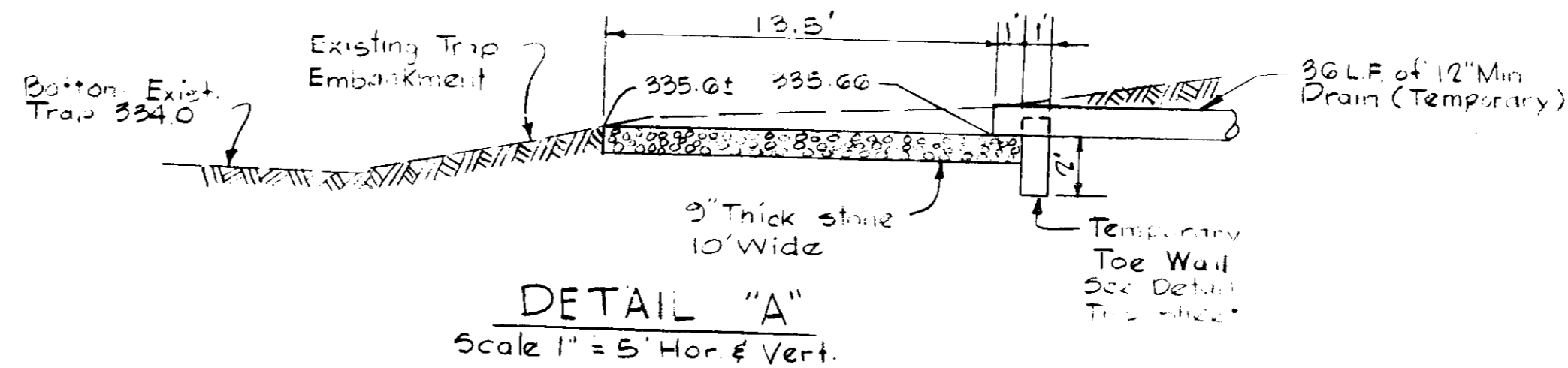
CONSTRUCTION SPECIFICATIONS

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 a construction entrance shall be piped across the entrance. If piping is impractical, a mounatable 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/or washout of any material used to trap sediment. All sediment applied, 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.



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.
5. 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.
6. 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	FLOW CHANNEL STABILIZATION	
	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; SOD; 2" STONE
3	5.1-8.0% SEED WITH JUTE, OR SOD; 2" STONE	LINED RIP-RAP 4-8"
4	8.1-20% LINED RIP-RAP 4-8"	ENGINEERING DESIGN



ELEVATION TEMPORARY TOE WALL
NO SCALE

SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMIT. SITE WAS PREVIOUSLY MASS GRADED UNDER GP-88-52.
2. RAISE THE WEIR IN THE EXISTING OFF-SITE STORMWATER MANAGEMENT POND, CONSTRUCTED UNDER F-86-127, TO PROVIDE DETENTION MANAGEMENT FOR THIS SITE. SEE DETAILS ON SHEET G.
3. CONSTRUCT STONE ENTRANCES, SILT FENCES AND TEMPORARY EARTH DIKE. MODIFY TRAP NO. 2 AND RELOCATE TRAP NO. 3 (GP-88-52).
4. CLEAR, GRUB AND STRIP SMALL ADDITIONAL AREA.
5. CONSTRUCT NEW SLOPE ON NORTH SIDE OF PROPOSED BUILDING INCLUDING THE FILLING OF EXISTING TRAP NO. 1.
6. ROUGH GRADE ENTIRE SITE. ELIMINATE TEMPORARY EARTH DIKE WHEN NO LONGER NEEDED TO PROTECT THE NEW SLOPE.
7. CONSTRUCT ALL UTILITIES INCLUDING TEMPORARY STORM DRAIN OUTFALLING INTO TRAP NO. 2.
8. BEGIN BUILDING CONSTRUCTION.
9. FINE GRADE ROADS, CONSTRUCT CURB AND GUTTER, SIDEWALKS AND SEED DISTURBED AREAS WITH PERMANENT SEEDING. SEE SPECIFICATIONS THIS SHEET.
10. PAVE ROADS.
11. CLEAN STORM DRAIN SYSTEM INCLUDING "WATER QUALITY" INLET.
12. AFTER GRASS IS ESTABLISHED IN THE CONTRIBUTING DRAINAGE AREAS AND WITH PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, ALL SEDIMENT CONTROL FACILITIES MAY BE REMOVED.
13. STABILIZE "SEDIMENT TRAP REMOVAL AREAS" WITH PERMANENT SEEDING. SEE SPECIFICATION THIS SHEET.

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

John Boyd 5-5-89
COUNTY HEALTH OFFICER DATE

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

James A. ... 5/3/89
DIRECTOR DATE

James A. ... 5-3-89
CHIEF, BUREAU OF ENGINEERING DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

Paul S. ... 5-16-89
PLANNING DIRECTOR DATE

Paul S. ... 5/16/89
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

APPROVED
DIVISION of COMMUNITY PLANNING & LAND DEVELOPMENT
HOWARD COUNTY, MARYLAND
DATE: March 30, 1989

WHITMAN, REQUARDT AND ASSOCIATES
ENGINEERS
2315 SAINT PAUL STREET
BALTIMORE, MARYLAND 21218
Kenneth A. McCord 12-12-88
KENNETH A. MCCORD, P.E. NO 1974 DATE

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

REVIEWED FOR HOWARD S.C.D. AND MEETS THE TECHNICAL REQUIREMENTS.

James A. ... 4/24/89
SCIL CONSERVATION SERVICE DATE

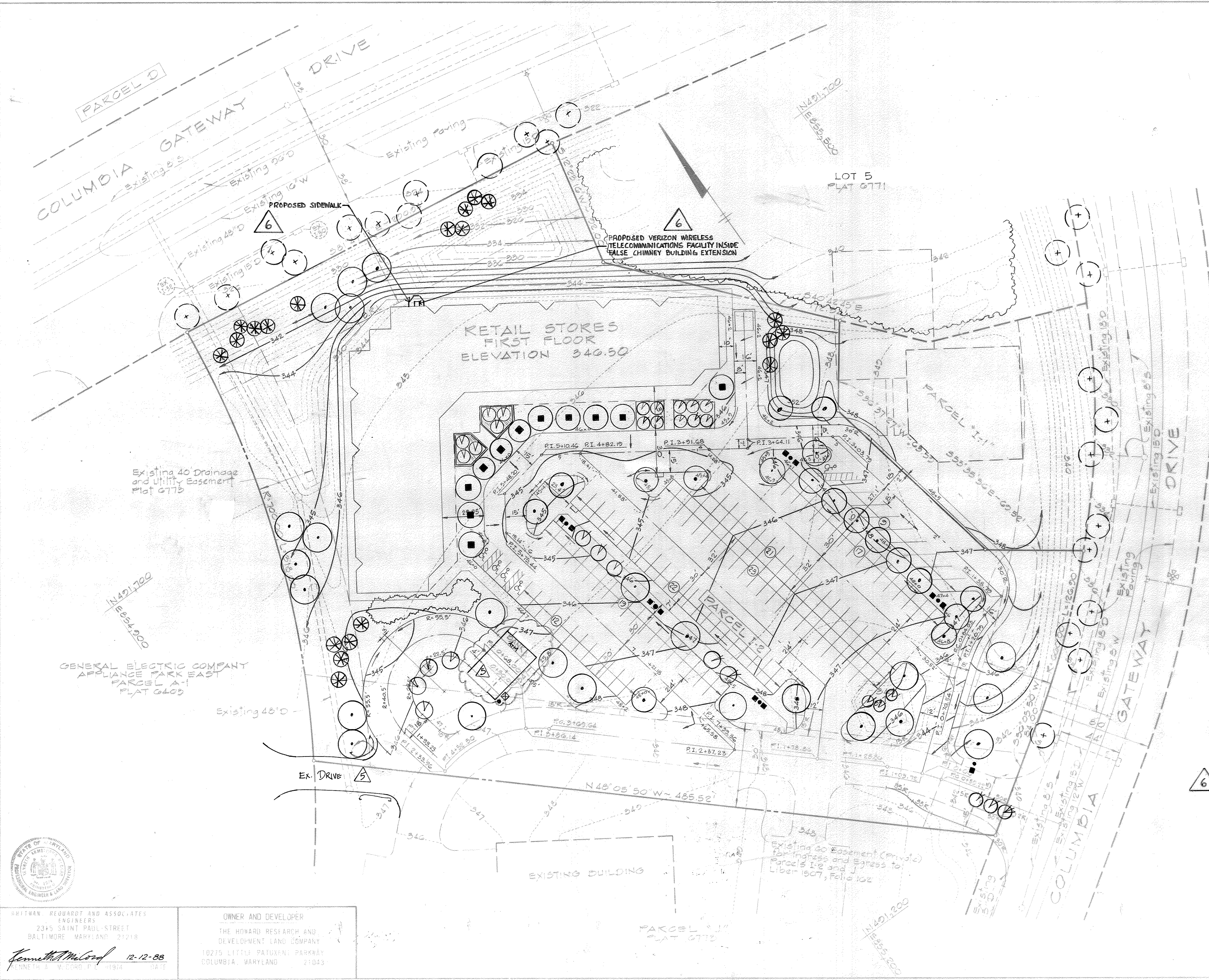
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
Robert Z. ... 4/24/89
HOWARD S.C.D. DATE

BY THE ENGINEER:
"I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."
Kenneth A. McCord 12-12-88
KENNETH A. MCCORD P.E. NO. 1974 DATE

BY THE DEVELOPER:
"I/WE 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 ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."
Joseph H. Necker, Jr. 12-12-88
DATE

NO.	DATE	DESCRIPTION OF REVISION
1	2/14/89	AS PER PLANNING, DPW & SCS COMMENTS

COLUMBIA GATEWAY
-SITE DEVELOPMENT PLANS-
PARCEL I-2
(RETAIL CENTER)
SEDIMENT CONTROL DETAILS
SHEET 6 OF 10
ELECTION DISTRICT NO 6
HOWARD COUNTY, MARYLAND
TAX MAP DATE: 12/18/85 SCALE: AS SHOWN



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

Jean Bogler 5-5-89
COUNTY HEALTH OFFICER 14 DATE

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

James J. Lee 5/2/89
DIRECTOR DATE

William E. Ryan 5-3-89
CHIEF, BUREAU OF ENGINEERING DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

William E. Ryan 5-11-89
PLANNING DIRECTOR DATE

Franklin S. J. Langley 5/11/89
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

APPROVED
DIVISION OF
COMMUNITY PLANNING
& LAND DEVELOPMENT
HOWARD COUNTY,
MARYLAND
DATE March 30, 1989

LANDSCAPING LEGEND

SYMBOL	DESCRIPTION	SIZE	QUANTITY
○	OVERHEAD CANOPY IE. RED MAPLE, ASH, LONDON PLANE	2 1/2'-3" CAL. 12'-14' HT.	45
◻	OVERHEAD CANOPY IE. RED MAPLE, ASH, LONDON PLANE	2 1/2'-3" CAL. 12'-14' HT.	11
⊗	INTERMEDIATE ROWS (FLOWERING) HAWTHORN/CRABAPPLE CHERRY/AMELANCHIER	2"-2 1/2" CAL. 8'-10' HT.	31
⊗	EVERGREEN (CONIFER) WHITE PINE/NORWAY SPRUCE	6'-8' HT.	20
+	EXISTING		

LIGHTING LEGEND

SYMBOL	QUANTITY	MFG. & CAT. NO.	HT.
■	5	GARDCO/VALMONT H193-400 MH./DS 210 6.6A 300 (TWIN TYPE III) POWDER COAT FINISH/ DARK DIRONODIC BRONZE	30'
■	1	GARDCO/VALMONT H193-400 MH./DS 210 6.6A 300 (SINGLE TYPE III) POWDER COAT FINISH/ DARK DIRONODIC BRONZE	30'
⊗	1	GARDCO/VALMONT H191-400 MH./DS 210 6.6A 300 (SINGLE TYPE I) POWDER COAT FINISH/ DARK DIRONODIC BRONZE	30'

SUBDIVISION NAME COLUMBIA GATEWAY		SECT./AREA	PARCEL I-2
PLAT	BLOCK	ZONE	TAX/ZONE MAP
		M-1	43
			ELEC. DIST. 6
			CENSUS TR. 8065.02
WATER CODE E06		SEWER CODE 3390000	

6	7/7/86	VERIZON WIRELESS EQUIPMENT
5	11/16/05	Add CANOPY to Ex. Drive thru. Add Exist. Drive.
1	2/14/89	AS PER PLANNING, DPW & SCS COMMENTS
NO.	DATE	DESCRIPTION OF REVISION

COLUMBIA GATEWAY
SITE DEVELOPMENT PLAN
PARCEL I-2
(RETAIL CENTER)
LIGHTING AND LANDSCAPE PLAN

SHEET 10 OF 10

ELECTION DISTRICT NO. C
HOWARD COUNTY, MARYLAND
DATE 12/18/88

PARCEL 511
TAX MAP 33
SCALE: 1" = 30'

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

Fenneth McLeod 12-12-88
KENNETH A. W. CORB, P.E. 1974 DATE

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

SDP89-123