

SCI LIMITED PARTNERSHIP  
1400/272  
ZONED R-5A-B

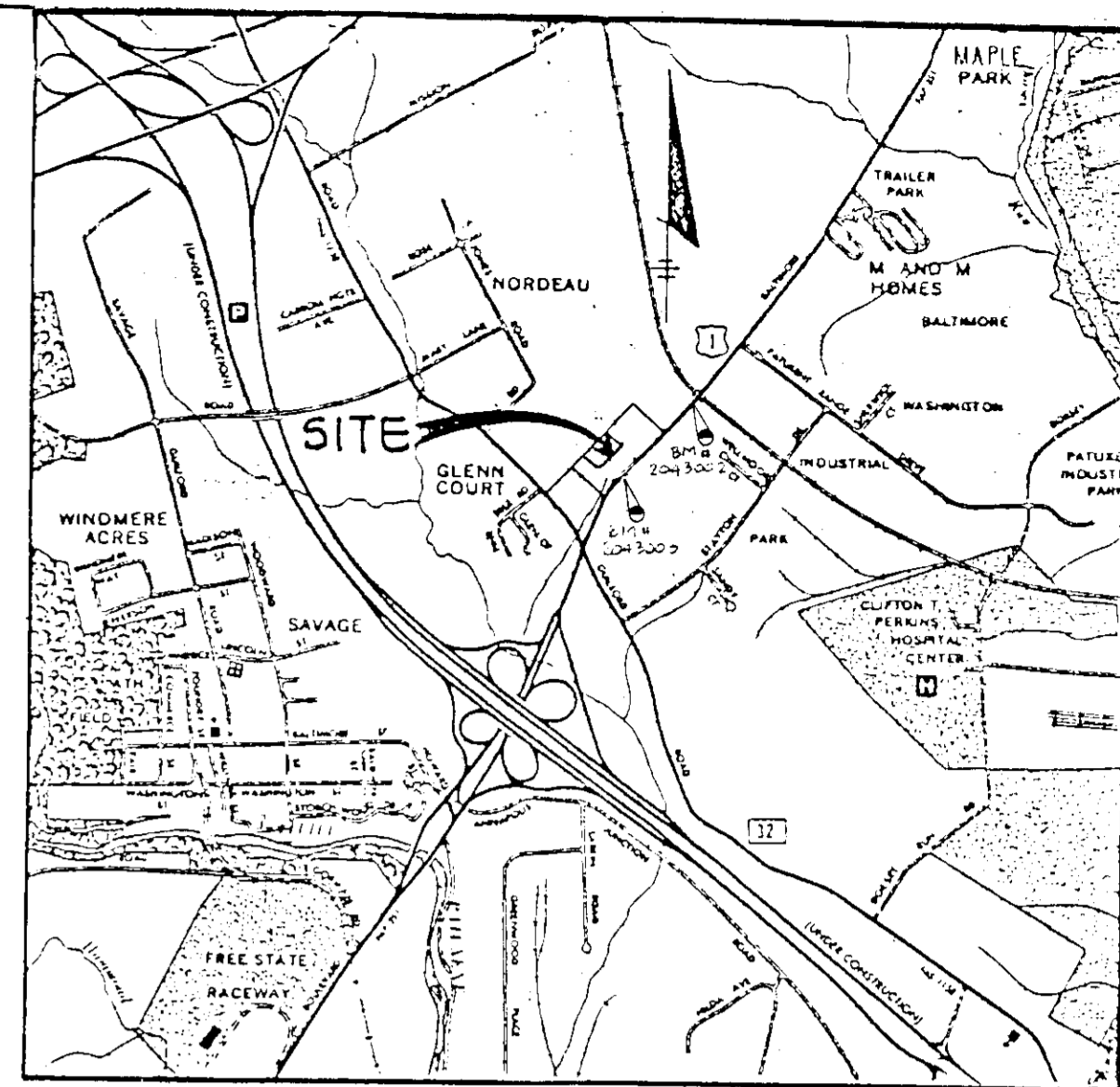
B.A. ASSOCIATES LTD. PARTNERSHIP  
1093/165  
ZONED R-5A-B

NOTE: 5% LANDSCAPE AREA  
PROVIDED, AS SHOWN ON PLAT.

RELATED PLAN FILE NOS.

GENERAL NOTES

- 1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD SPECIFICATIONS AND DETAILS FOR ROAD CONSTRUCTION.
2. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN THEM IN FULL SERVICE UNTIL THE WORK IS COMPLETED. ANY DAMAGE INCURRED TO ANY UTILITIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
3. THE CONTRACTOR SHALL TEST PIT EXISTING UTILITIES, WHERE DIRECTED BY THE ENGINEER, A MINIMUM OF TWO WEEKS IN ADVANCE OF CONSTRUCTION OPERATIONS.
4. CONTRACTOR TO NOTIFY THE FOLLOWING UTILITIES AT LEAST THREE DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.
LONG DISTANCE CABLE DIVISION
BALTIMORE GAS AND ELECTRIC
HOWARD CO. BUREAU OF UTILITIES
HOWARD CO. CONSTRUCTION INSPECTION SURVEY DIVISION
5. ALL INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARDS.
6. ALL STREET CURB RETURNS SHALL HAVE 25.0' RADIUS UNLESS OTHERWISE NOTED.
7. STORM DRAIN TRENCHES WITHIN ROAD RIGHT OF WAY SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH HOWARD COUNTY ROAD CODE.
8. INSTALLATION OF TRAFFIC CONTROL DEVICES, MARKING AND SIGNING SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES 1988 EDITION.
9. FIRE SHALL NOT BE INSTALLED BY THE CONTRACTOR UNTIL THE LENGTH CALLED FOR AT EACH STATION HAS BEEN APPROVED BY THE ENGINEER IN THE FIELD.
10. DESIGNED TRAFFIC SPEED IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY OFFICIAL STANDARDS:
ALL DU-DE-SACS DESIGNED FOR 25 MPH. ALL LOCAL STREETS DESIGNED FOR 30 MPH. ALL MINOR COLLECTORS DESIGNED FOR 35 MPH. ALL MAJOR COLLECTORS FOR 40 MPH.
11. ALL ELEVATIONS SHOWN ARE BASED ON U.S.C. AND G.S. MEAN SEA LEVEL DATUM 1929.
12. ALL FILL AREAS WITHIN ROADWAYS AND UNDER STRUCTURES TO BE COMPACTED TO A MINIMUM 95% OF MAXIMUM OBTAINABLE DENSITY DETERMINED BY MARSHALL PROCTER.
13. ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS.
14. PROFILE STATIONS SHALL BE ADJUSTED AS NECESSARY TO CONFORM TO PLAN DIMENSIONS.
15. SUBJECT PROPERTY ZONED B-2 PER 8/2/85 COMPREHENSIVE ZONING PLAN.
16. TOPO TAKEN FROM FIELD RUN SURVEY BY TRACY, SCHULTE & ASSOC. DATED 6-20-90.
17. PROPOSED WATER SERVICE TO BE CONSTRUCTED WITH A 4" MIN. COVER.
18. ALL OFF-SITE GRADING / SITE WORK TO BE DONE WITH THE PERMISSION OF THE OWNER - SECURITY COMMERCIAL, INC.
19. 100% WATER RECLAMATION SYSTEM TO BE INSTALLED BY OWNER.
20. \* OTHERS' NOTE ON THIS PLAN REFERS TO SECURITY COMMERCIAL, INC.
21. ALL EXTERIOR LIGHTING TO BE DIRECTED / REFLECTED AWAY FROM THE ADJACENT RESIDENTIALLY ZONED PROPERTY 1/4" CHAMFER.



VICINITY MAP  
SCALE: 1"=2000'

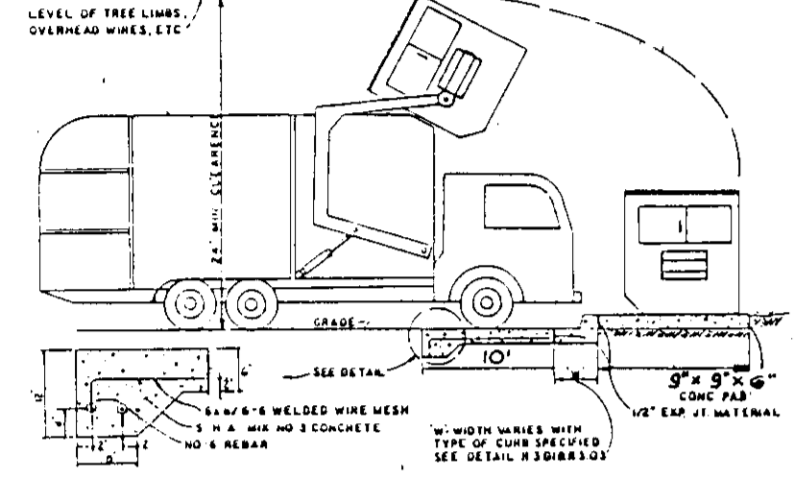
BM # 2043002 ELEV. 293.831  
CONCRETE MONUMENT SET FLUSH WITH GROUND, 1.2' FROM LOCUST TREE  
BM # 2043003 ELEV. 251.171  
REBAR 0.3" BELOW SURFACE AND 44" FROM EDGE OF ROAD

NOTE: WAIVER PETITION WP-91-12 TO WAIVE SECTION 16.15 (b) (9) TO PERMIT CREATION OF COMMERCIAL PARCEL 'G-1' WITHOUT PROVIDING THE MINIMUM REQUIRED 60 FEET OF FRONTAGE ON A PUBLIC ROAD WAS GRANTED OCTOBER 16, 1990 TO BECOME NULL AND VOID ONE YEAR FROM THIS DATE.

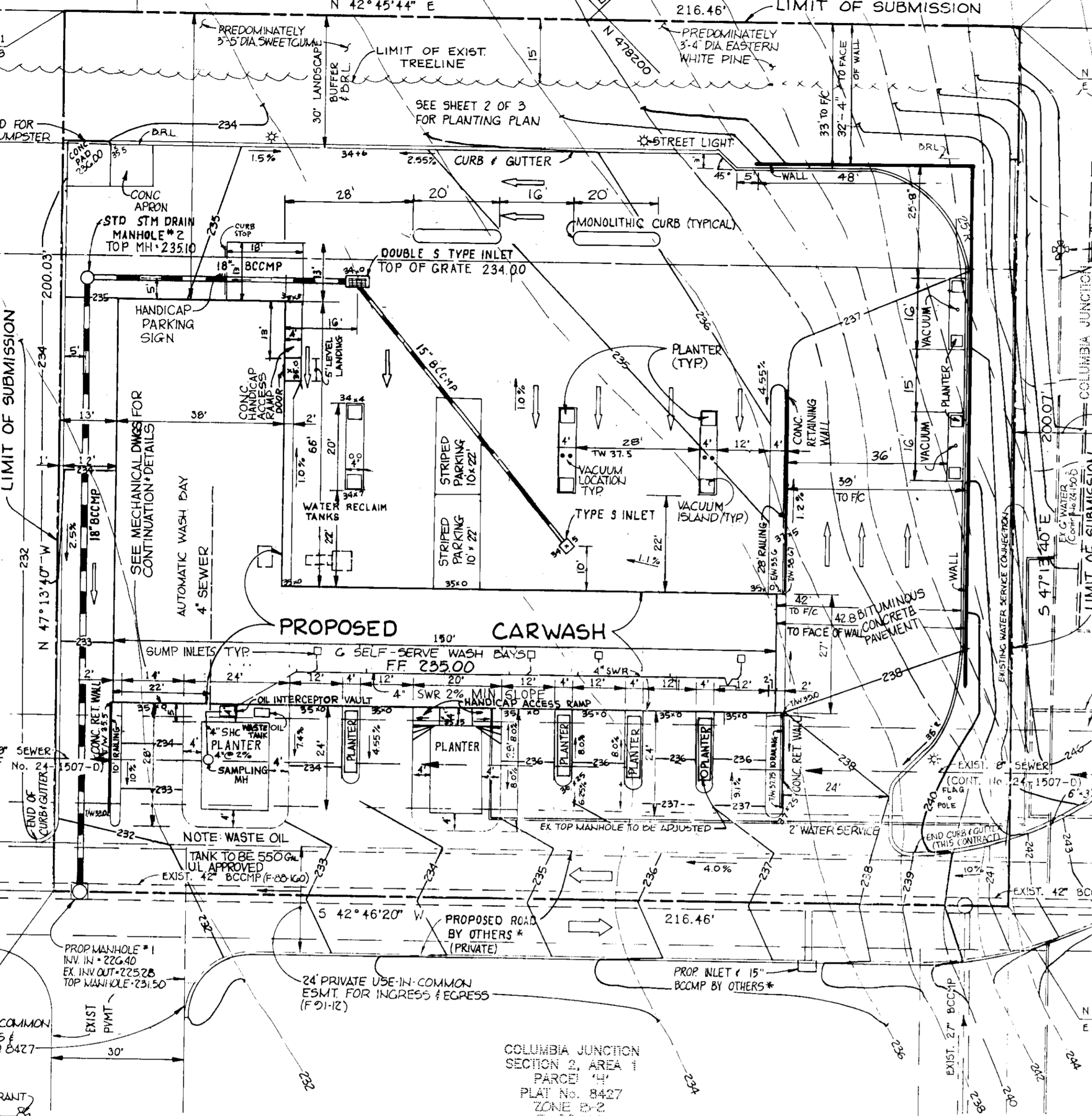
SITE DATA

Table with 2 columns: Description and Value. Includes: TOTAL AREA OF SITE (43,903.54 SQ. FT.), BUILDING AREA (2,750 SQ. FT.), PARKING LOT AREA (26,085 SQ. FT.), LANDSCAPED ISLAND AREA (1,007 SQ. FT.), VEGETATED/GREEN AREA (8,067 SQ. FT.), PRIVATE USE IN-COMMON ESMT (2,281 SQ. FT.), PARKING SPACES PROVIDED (2), ZONING (B-2), MAX HEIGHT OF STRUCTURE (30'), MAX 24' SITE STACKING, SOIL TYPE (5% CARB KEYPORT SILT LOAM).

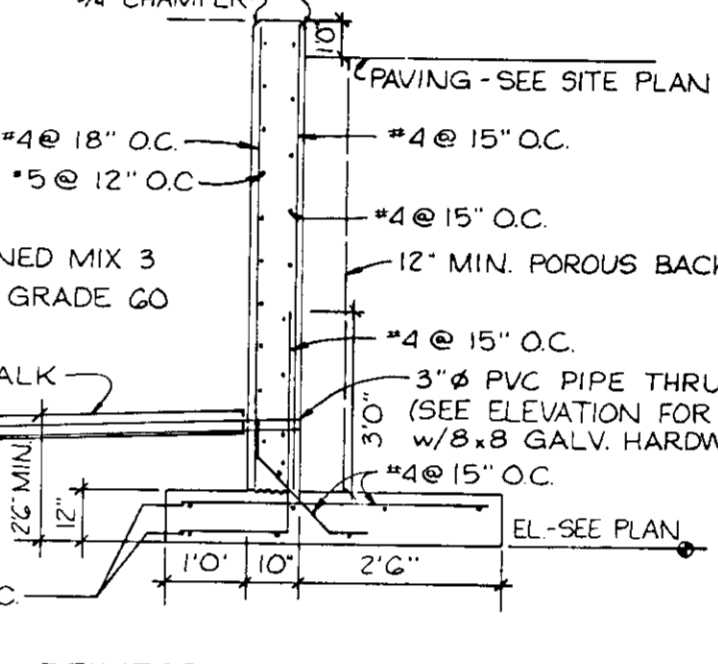
SOLID WASTE SERVICE PAD  
NO SCALE



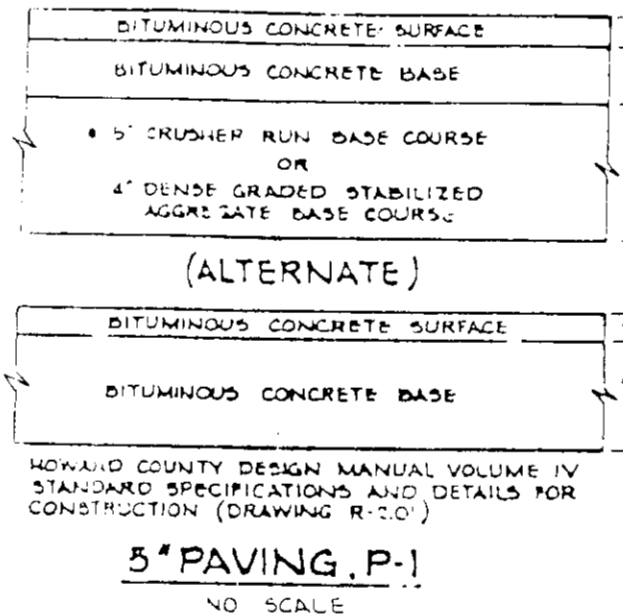
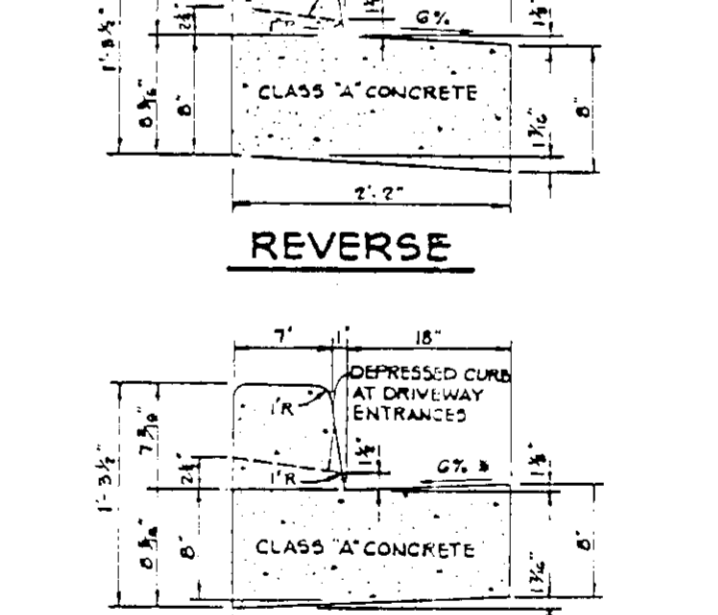
PROPOSED CARWASH  
NO SCALE



REINFORCED CONCRETE RETAINING WALL  
NO SCALE



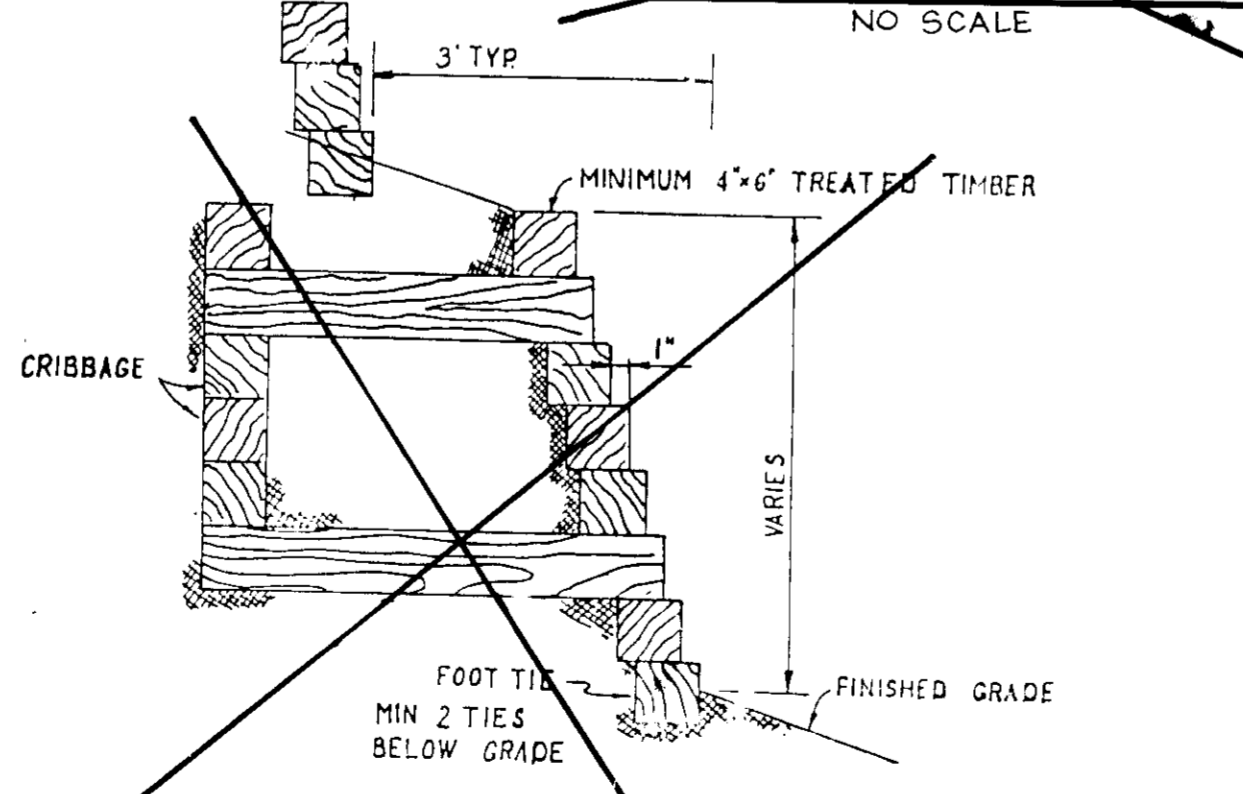
REVERSE



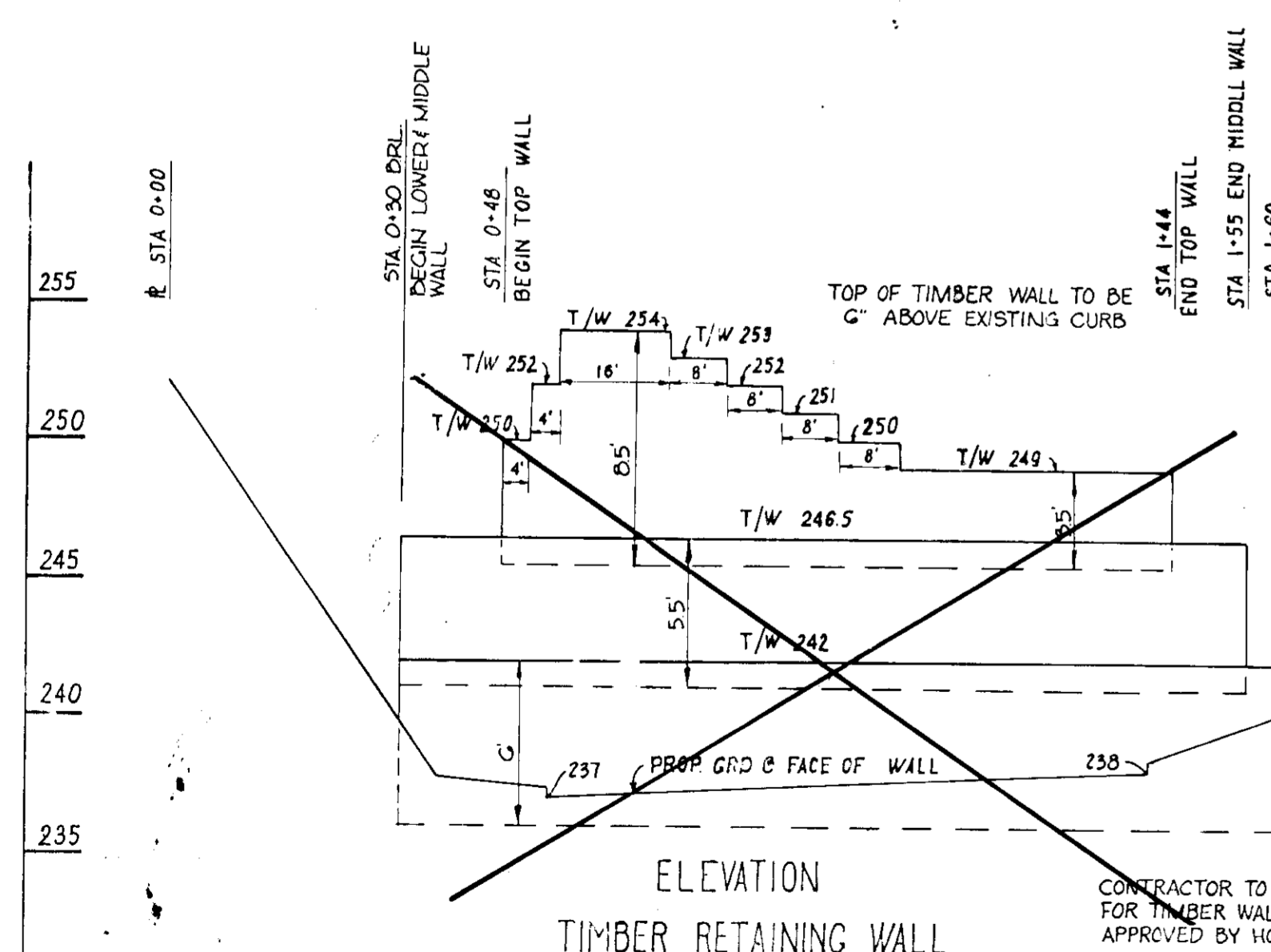
PLAN  
SCALE: 1"=20'

HAND RAILING NOTE: A. THE RAIL SHALL BE A MIN. 4 1/2" INCHES IN HEIGHT (1987 BOCA NATIONAL CODE SEC. 827.2) B. THE RAILING SHALL HAVE INTERMEDIATE RAILS, BALUSTERS OR OTHER CONSTRUCTION SUCH THAT A SPHERE WITH A DIAMETER OF SIX (6) INCHES CANNOT PASS THROUGH ANY OPENING (1987 BOCA NATIONAL BUILDING CODE AMENDED SEC. 827.3).

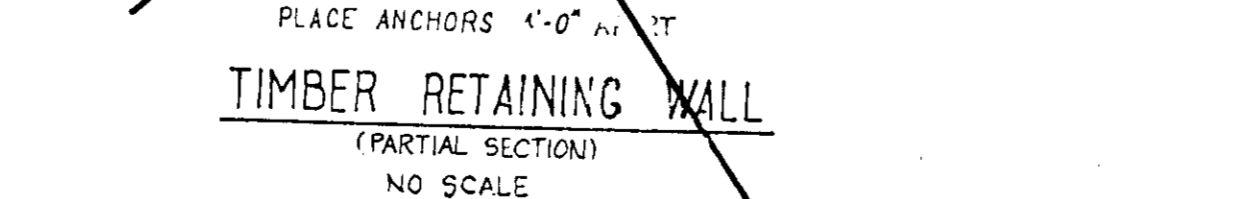
HAND RAILING DETAIL  
NO SCALE



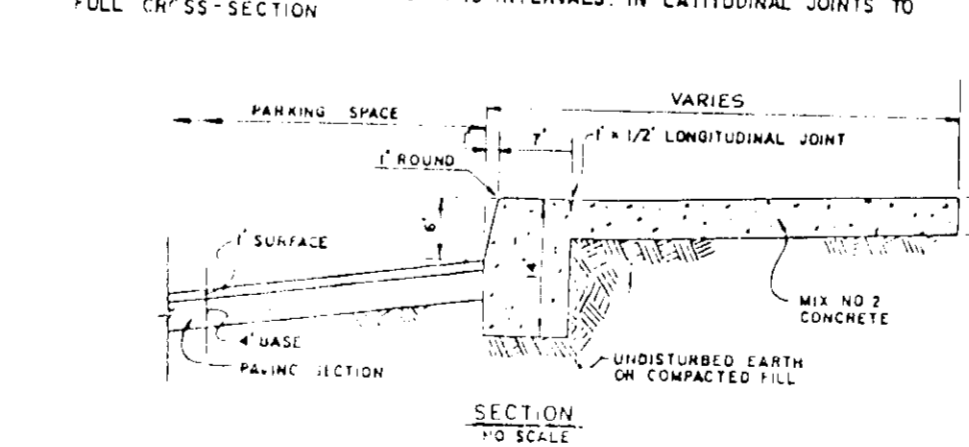
ELEVATION  
TIMBER RETAINING WALL  
NO SCALE



TIMBER RETAINING WALL  
(PARTIAL SECTION)  
NO SCALE



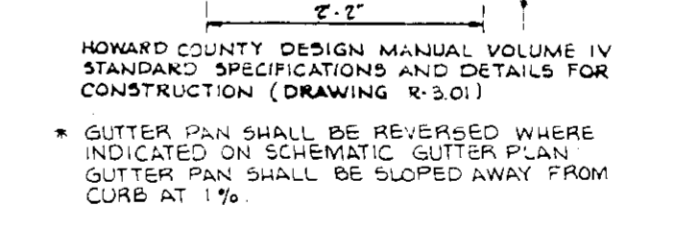
- NOTES: 1. LONGITUDINAL JOINT BETWEEN SIDEWALK AND CURB SHALL BE CONTINUOUS AND TO A DEPTH OF 1/4" THE SIDEWALK THICKNESS OR 1" MAX. LATITUDINAL JOINTS SHALL RUN AT 10' ON 10' INTERVALS, CONTINUOUS TO THE BOTTOM FACE OF CURB TO A DEPTH OF 1/4" UNLESS SHOWN APART. 2. PROVIDE 1/2" EXPANSION JOINTS AT 15' INTERVALS IN LATITUDINAL JOINTS TO FULL CURB SECTION.



MONOLITHIC CURB  
ADDRESS CHART  
STREET ADDRESS

Table with columns: PARCEL, SURVIVOR NAME, COLUMBIA UNITS, PLAT OR BLOCKS, ZONE, TAX/ZONING MAP, ELECT. DIST., CENSUS TR., WATER JOIN., SEWER CODE.

STANDARD 7" COMBINATION CURB AND GUTTER  
NO SCALE



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

Signature: [Name], COUNTY HEALTH OFFICER, DATE: 2/21/90

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

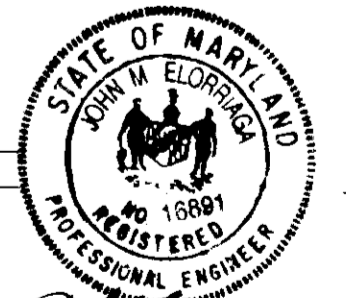
Signature: [Name], DIRECTOR, DATE: 2/1/90  
Signature: [Name], CHIEF, BUREAU OF ENGINEERING, DATE: 2/1/90

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Signature: [Name], PLANNING DIRECTOR, DATE: 3/1/90  
Signature: [Name], CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT, DATE: 2/1/90

Table with columns: NO., DATE, REVISION. Includes: 10-15-91 REVISION CURB & GUTTER AND RETAINING WALL; 7/3/91 REVISION TO WATER RECLAIM/WASTE OIL TANKS, RELOCATED VACUUM ISLANDS, MONOLITHIC CURB OPENINGS, PROVIDE HANDICAP RAMPS, HAND RAILING.

TRACY, SCHULTE & ASSOCIATES INC.  
planning • architecture • engineering  
8480 Baltimore National Pike • Ellicott City, Maryland 21043 • (301) 465-0105



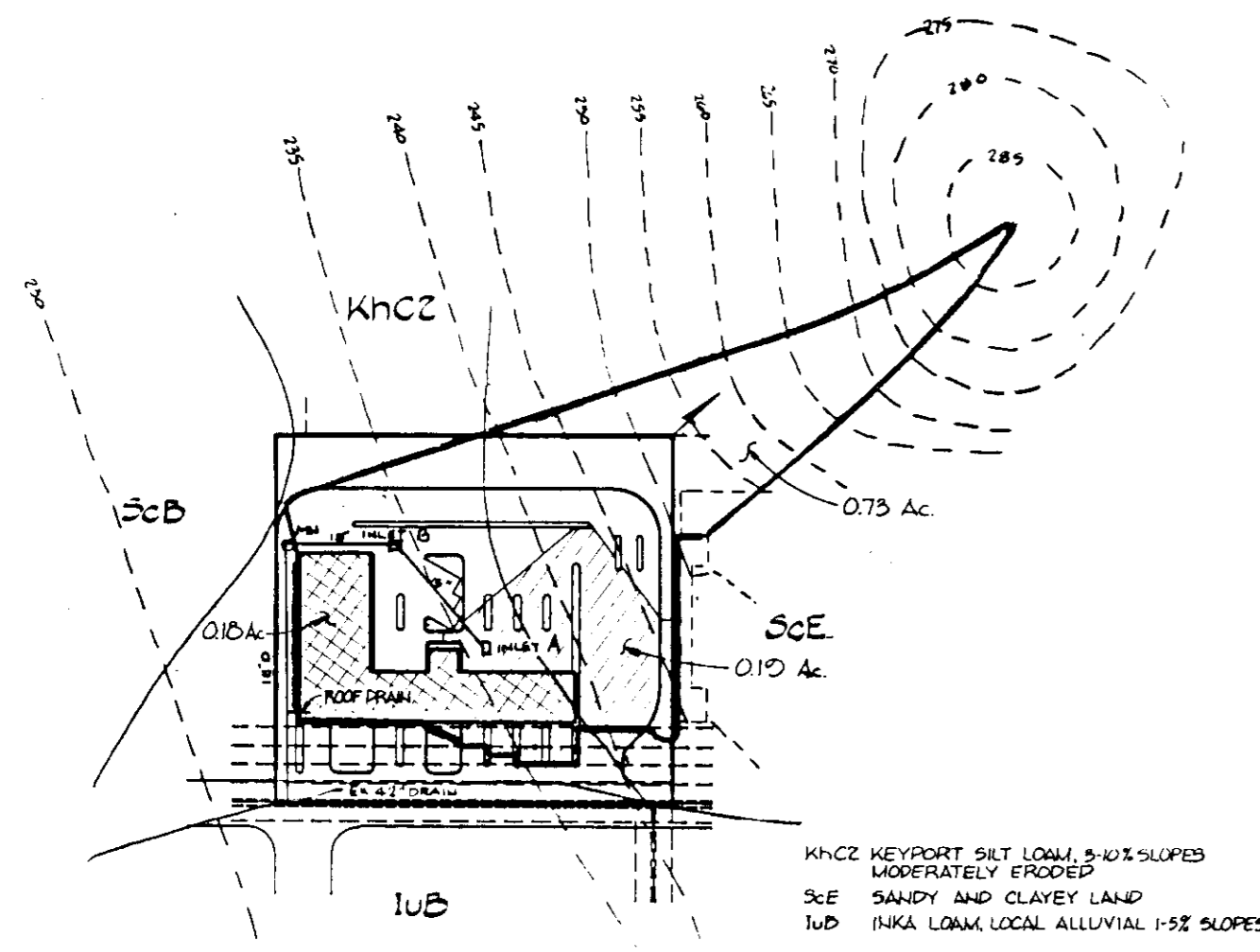
OWNER: SECURITY COMMERCIAL, 8480 BALTIMORE NATIONAL PIKE, ELICOTT CITY, MARYLAND 21043, (301) 465-4244

PROJECT: COLUMBIA JUNCTION, SECTION 2, AREA 1, PARCEL 'G-1', LOCATION: PLAT NO. 9772, TAX MAP 47, PARCEL 540, 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

DEVELOPER: WILL SPACE, 12248 POINTER HILL CT., ELICOTT CITY, MARYLAND 21043, (301) 854-0053

TITLE: SITE DEVELOPMENT PLAN, DATE: JULY 12, 1990, PROJECT NO. 02791, SCALE: 1" = 20', DRAWING NO. OF 2





**STORM DRAIN COMPUTATIONS**

Drainage Area Total: 1.10 Acres

Impervious: 0.99 Ac, C=0.95

Grass: 0.10 Ac, C=0.30

Asphalt: 0.01 Ac, C=0.90

Q<sub>10</sub> = 0.89 x 9.8 x 1.17 = 9.9 cfs

Inlet A: 2-0.15 Ac, C=0.95, L=5.5 min, Q<sub>10</sub>=0.85, Q=0.19, 1.58 cfs

Inlet B: 2-0.73 Ac, C=0.75, L=15 min, Q<sub>10</sub>=0.75, Q=0.73, 3.34 cfs

Roof Drain: 0.10 Ac, C=0.95, L=5 min, Q<sub>10</sub>=0.20, Q=0.16, 1.50 cfs

**DRAINAGE AREA PLAN**  
SCALE: 1"=100'

**INLET CAPACITY COMPUTATION**

**INLET A TYPE S (SUMP) Q=CA√2gh C=0.60**

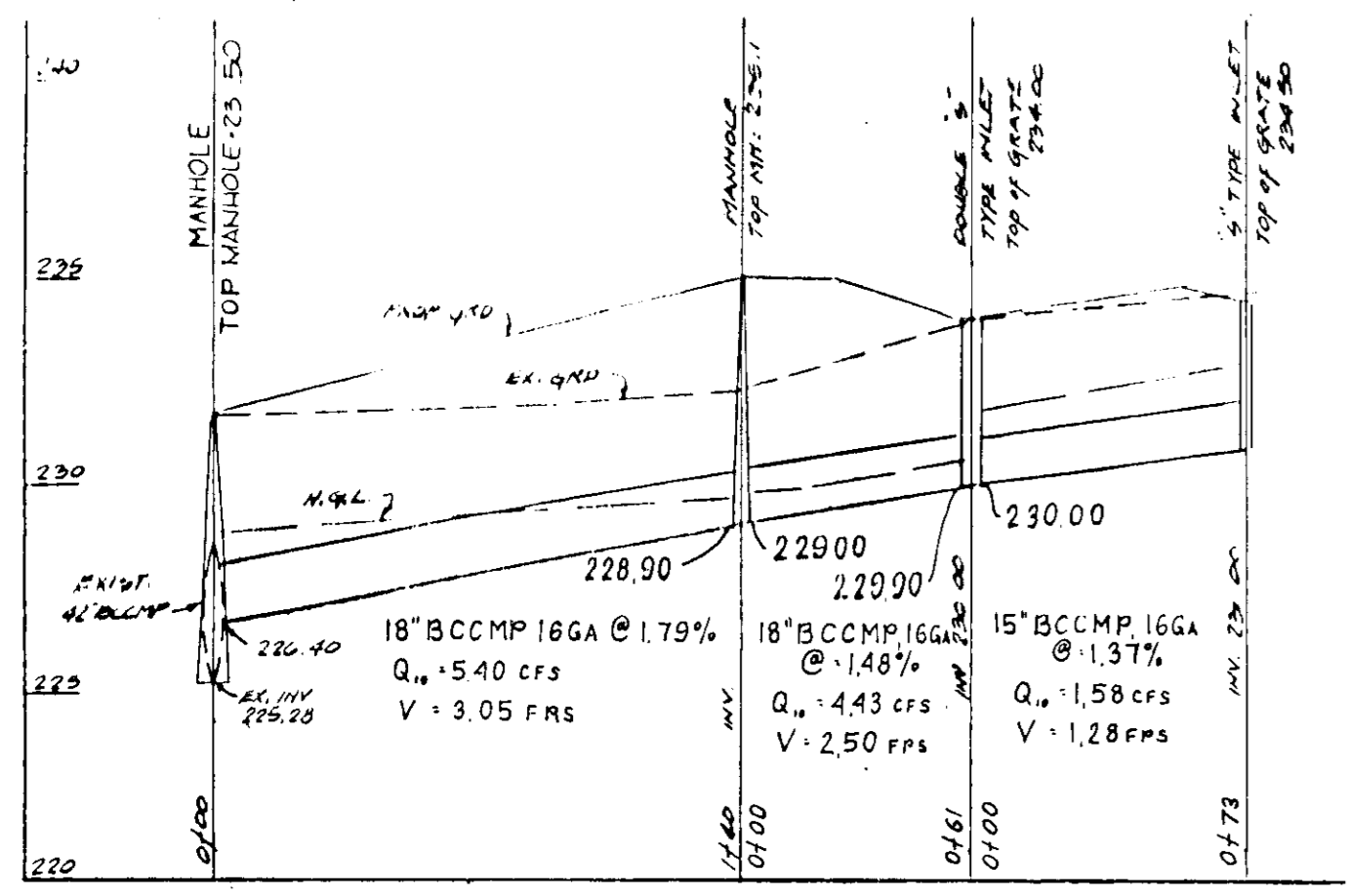
A=GRATE OPENING AREA = 4.57 sq ft (CLOGGING) = 2.29 sq ft

h = (Q/CA)<sup>2/3</sup> where Q<sub>10</sub> = 1.58 cfs

h = (1.58 / (0.6 \* 2.29))<sup>2/3</sup> = 0.023' head at inlet

**INLET B DOUBLE TYPE S (SUMP) A=4.57 sq ft Q=3.34 cfs**

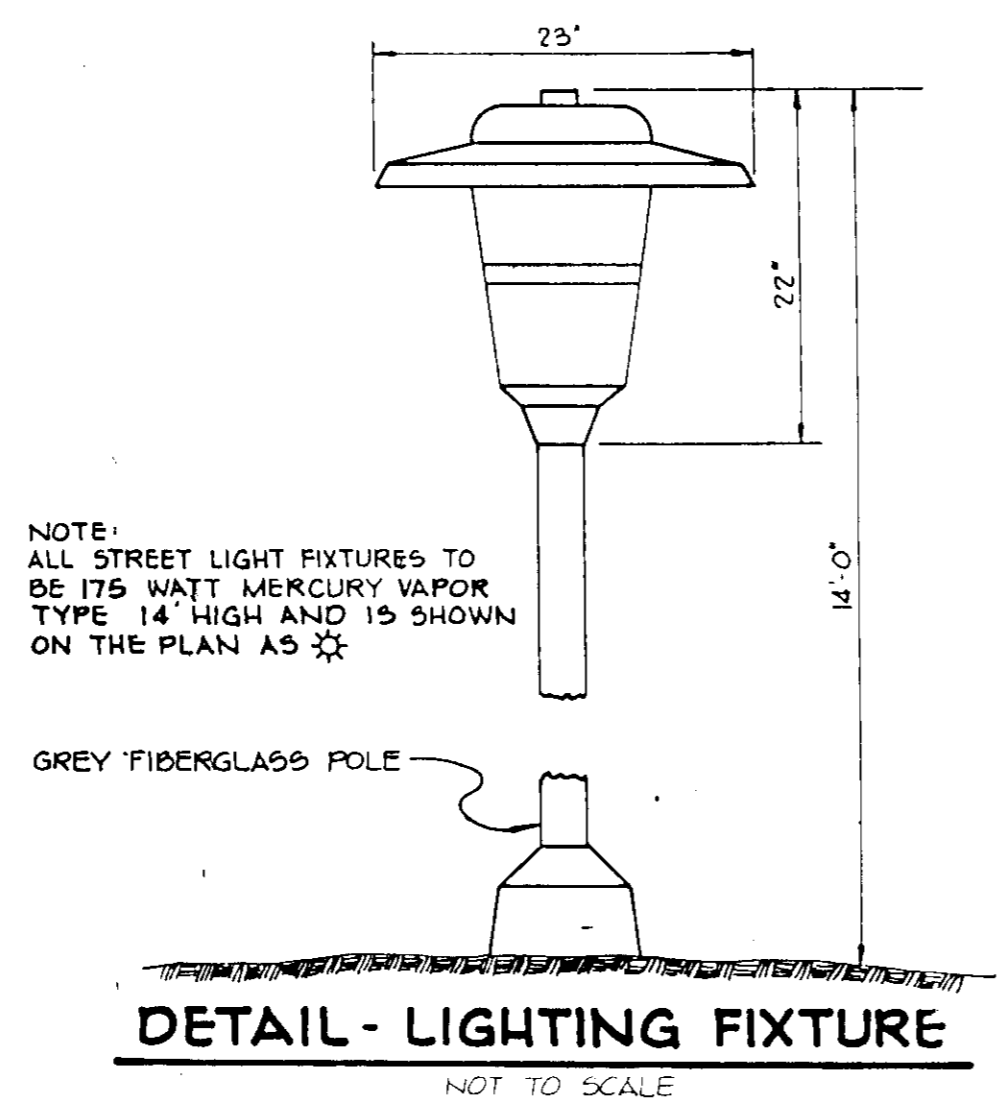
h = (3.34 / (0.6 \* 4.57))<sup>2/3</sup> = 0.023' head at inlet



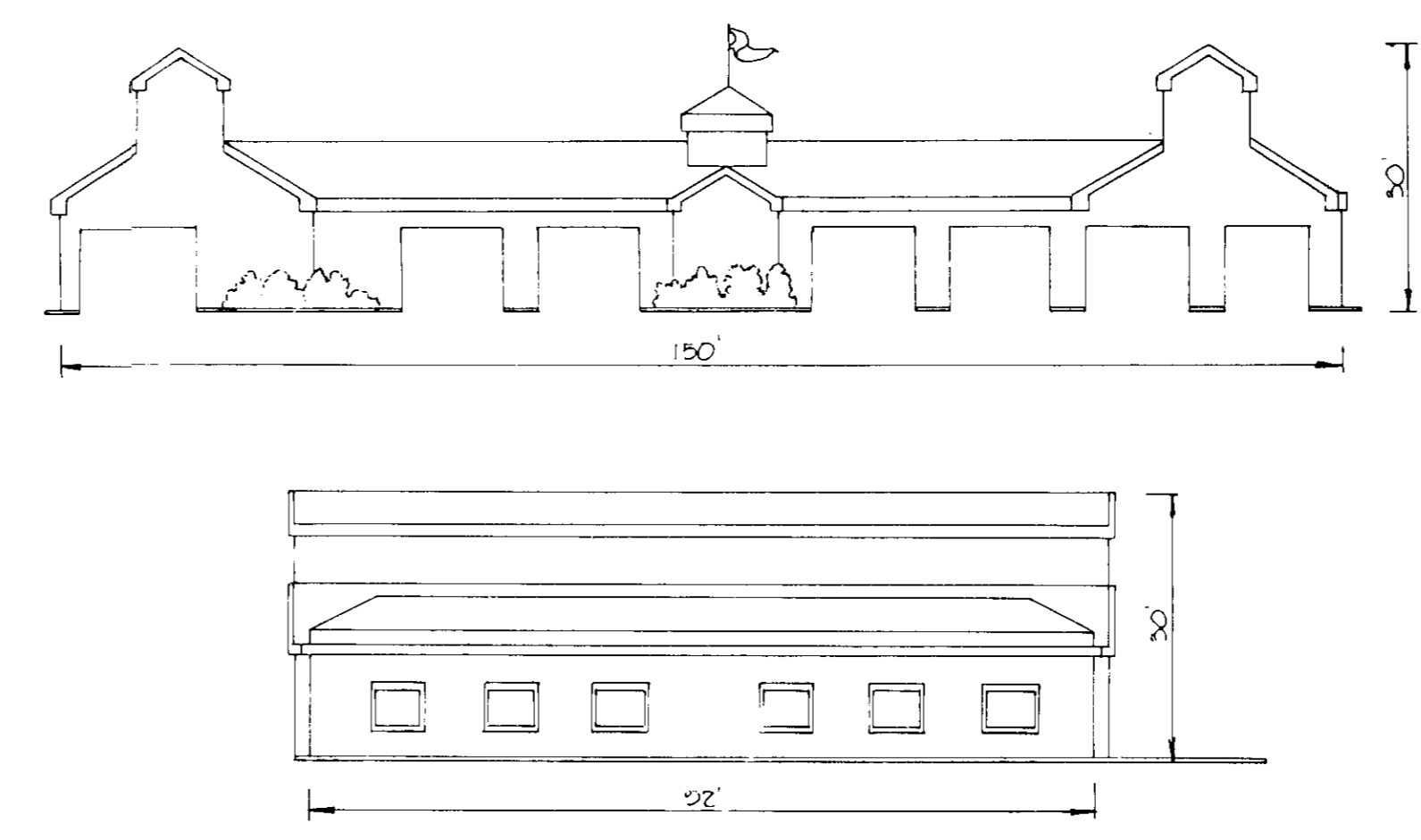
**STORM DRAIN PROFILE**  
SCALE: HORIZ 1"=50', VERT 1"=5'

**STORM DRAIN STRUCTURE SCHEDULE**

STRUCTURE	DETAIL	INV. IN	INV. OUT	TOP	NORTH	EAST
MANHOLE #1	G 503	228.40 (16)	229.20 (18)	231.50	477,459.65	853,453.04
MANHOLE #2	G 501	228.90	229.00	235.10	477,554.74	853,351.15
DOUBLE 'S' INLET	50 423	229.90	230.00	234.00	477,525.52	853,302.51
TYPE 'S' INLET	50 422	229.00	234.50	477,549.20	853,400.20	



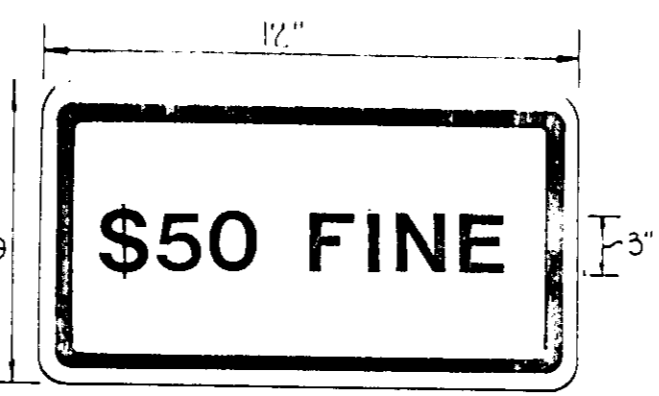
**DETAIL - LIGHTING FIXTURE**  
NOT TO SCALE



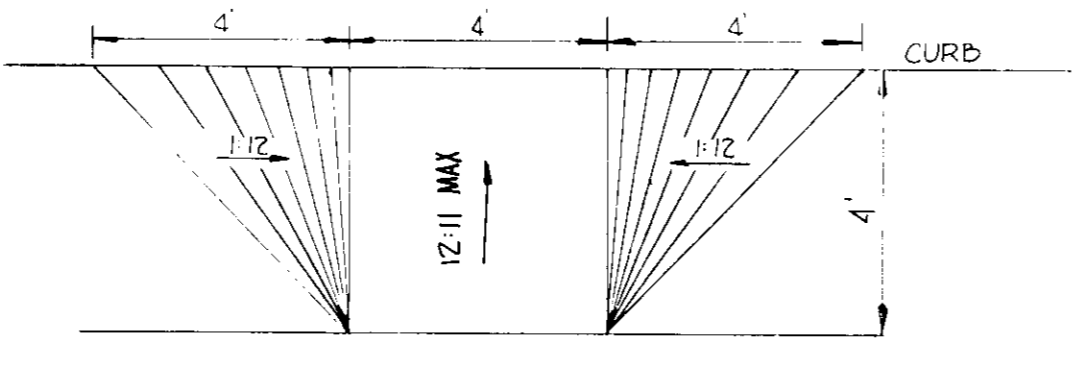
**BUILDING ELEVATION**  
NOT TO SCALE



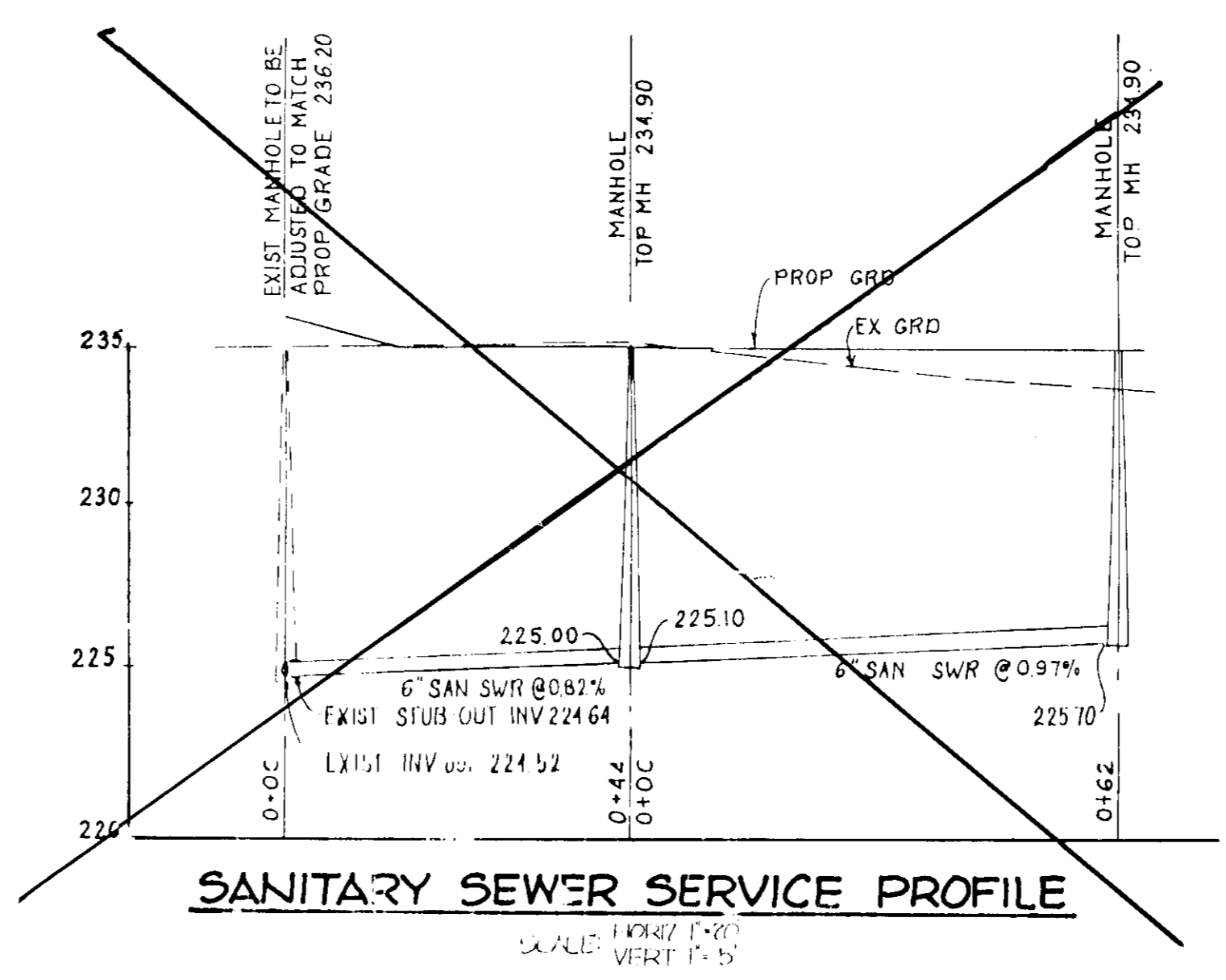
**HANDICAP SIGN DETAIL**  
NOT TO SCALE



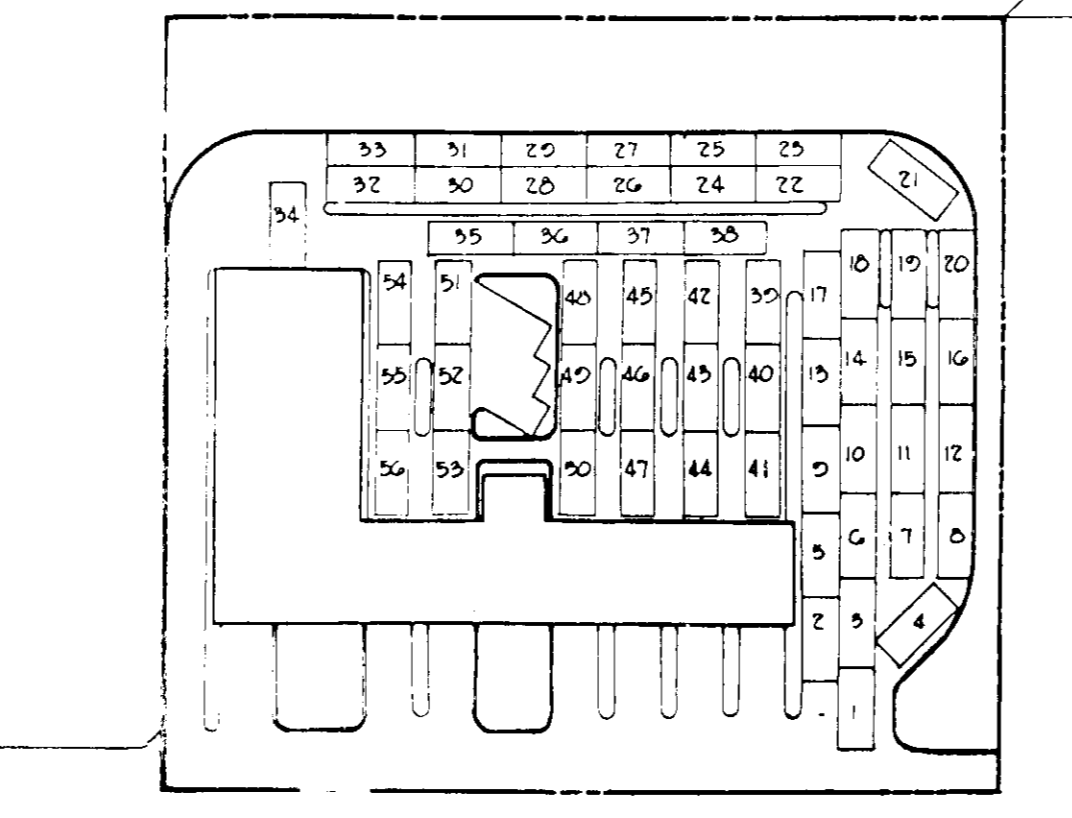
**VIOLATION FINE SIGN DETAIL**  
NOT TO SCALE



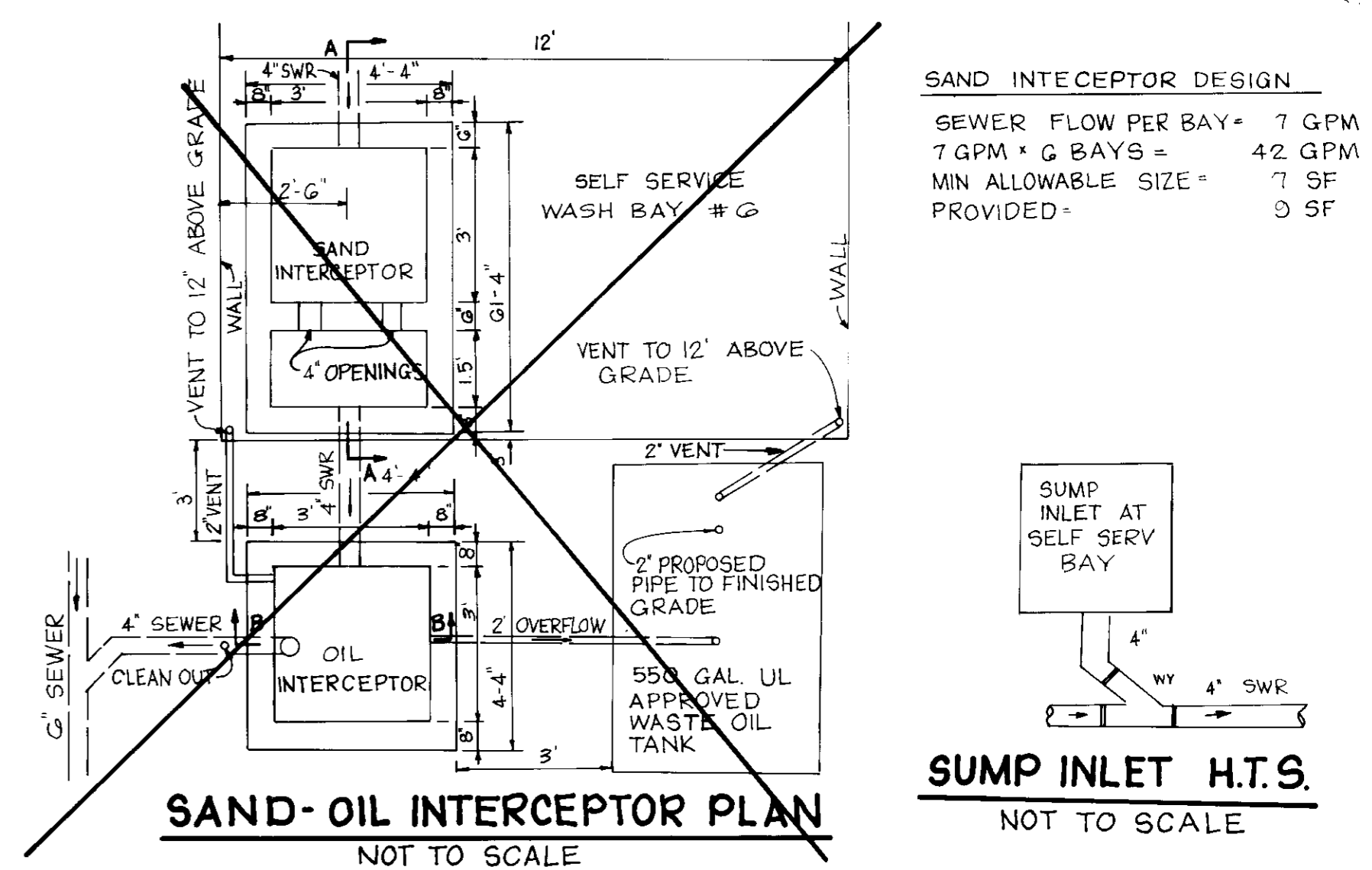
**HANDICAP RAMP**  
NOT TO SCALE



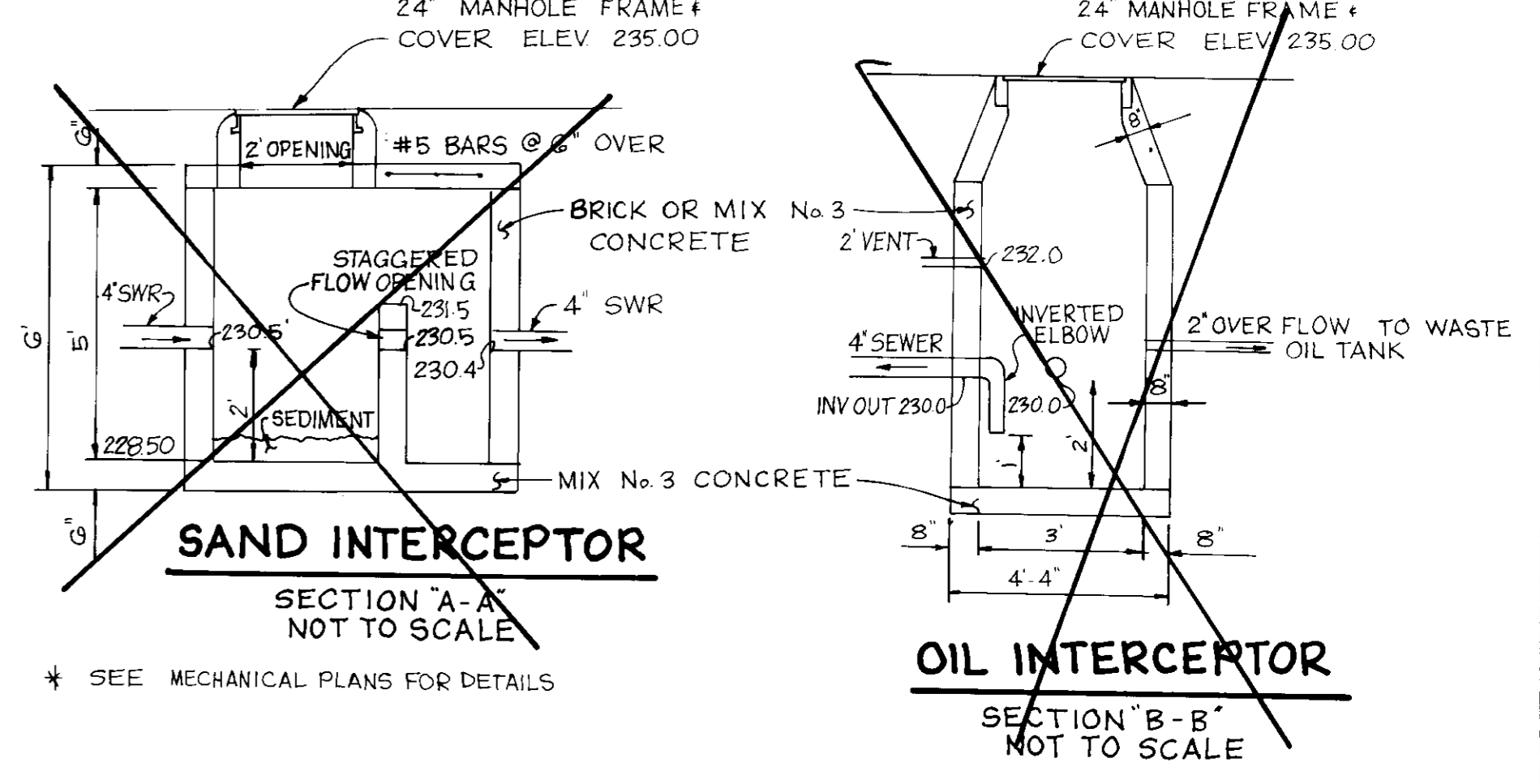
**SANITARY SEWER SERVICE PROFILE**  
SCALE: HORIZ 1"=50', VERT 1"=5'



**STACKING PLAN**  
SCALE: 1"=50'



**SAND-OIL INTERCEPTOR PLAN**  
NOT TO SCALE



**SAND INTERCEPTOR SECTION 'A-A'**  
NOT TO SCALE

**OIL INTERCEPTOR SECTION 'B-B'**  
NOT TO SCALE

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

*Walter Boyd* COUNTY HEALTH OFFICER 2/21/91 DATE

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

*James J. Sun* DIRECTOR 2/19 DATE

*William S. C. C.* CHIEF, BUREAU OF ENGINEERING 1-91 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*James R. Rutter* PLANNING DIRECTOR 3/1/91 DATE

*Frank J. J. J.* CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT 2/1/91 DATE

NO	DATE	REVISION
<p><b>TRACY, SCHULTE &amp; ASSOCIATES INC.</b> planning • architecture • engineering</p> <p>9480 Baltimore National Pike • Ellicott City, Maryland 21043 • (301) 465-6105</p> <p>STATE OF MARYLAND No. 16891 REGISTERED PROFESSIONAL ENGINEER <i>John C. C.</i> 1/19/91</p>		
OWNER	PROJECT	
SECURITY COMMERCIAL INC 8480 BALTIMORE NATIONAL PIKE ELLICOTT CITY, MARYLAND 21043 (301) 465-4244	<b>COLUMBIA JUNCTION</b> SECTION 2 AREA 1 PARCEL G-1	
DEVELOPER	LOCATION	
WILL SPEACE 12248 POINTER HILL CT ELLICOTT CITY, MARYLAND 21043 (301) 854-0053	PLAT NO. 9772 TAX MAP NO. 87-PARCEL 540 G-1 ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
TITLE	DATE	PROJECT NO
DETAILS	10-15-90	0271
DES	JME	DRN
JLT	SCALE 1/8" SHOWN	DRAWING 3 OF 3