

PARKING ANALYSIS	
Total parking spaces available in the Town	2,220
Center area east of Little Patuxent Parkway	1,754
Total required parking	466
Excess remaining	

Existing Use (10215 Wincopin Parkway) - FDP Phase 4A 20,800 s.f. office @ 2 spaces per 1,000 sf	42
Proposed Use (10215 Wincopin Parkway) - FDP Phase 4A 0 s.f. office @ 2 spaces per 1,000 sf	0
*365 seat restaurant @ 1 space per 3 seat	122
40 employees @ 1 space per 5 employees (Max. shift)	8
Total	170
* INCLUDES OUTSIDE SEATING.	

Total represents a net gain of 111 (153 less 42) spaces reducing excess number of parking spaces in the Town Center area east of Little Patuxent Parkway to 355 (466 less 111) spaces.

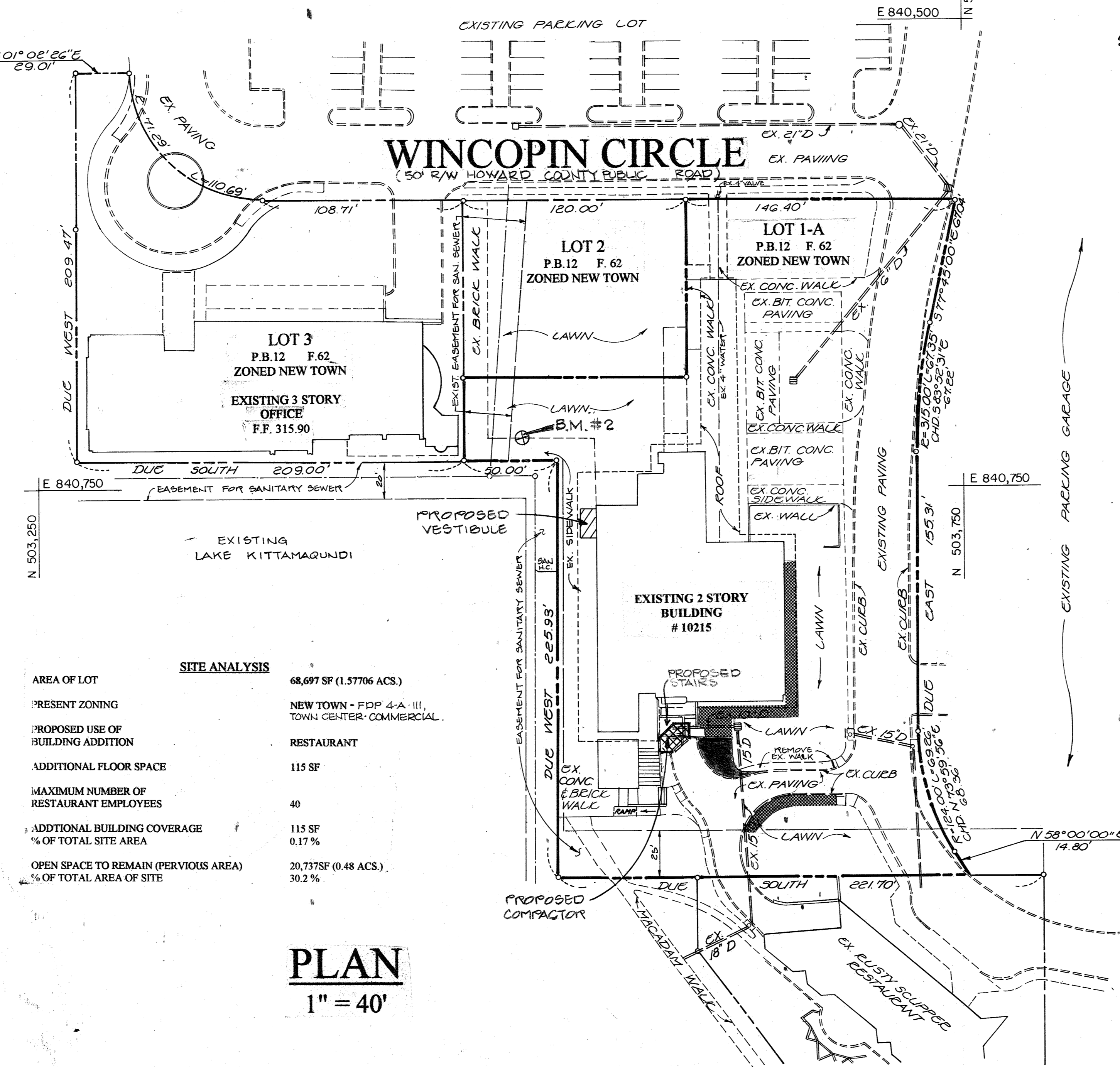
REVISED PARKING	
Total parking spaces in Town Center	2,220
Total parking required	1,865
Excess remaining	355

### SHEET INDEX

No.	Description
1	Title Sheet
2	Site Development Plan
3	Details
4	Sediment Control Plan
5	Landscape Plan

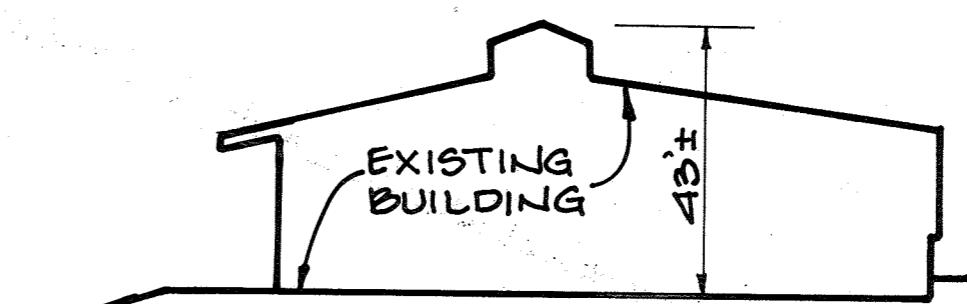
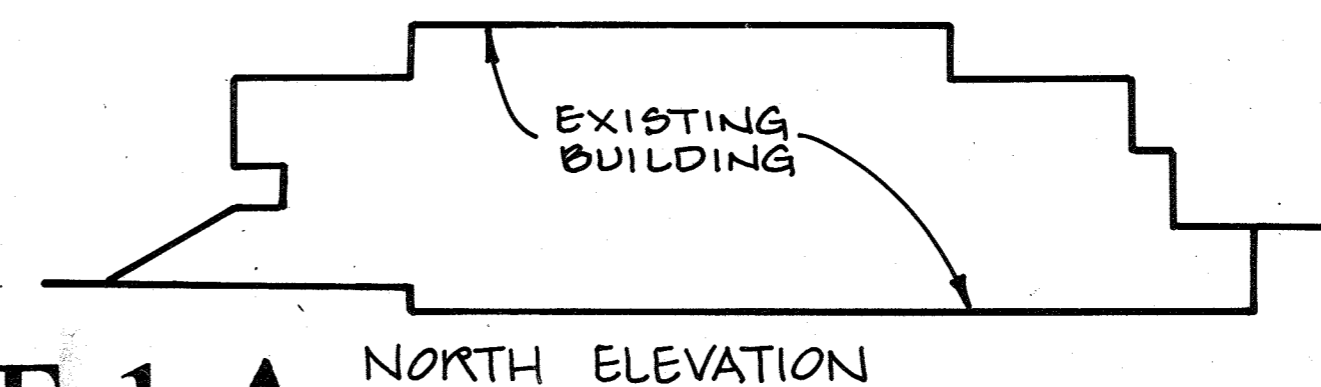
THE OFFICE AREA HAS BEEN REMOVED FROM THIS PLAN. SEE SDP-22-19 AND ASSOCIATED PARKING STUDY FOR ADDITIONAL INFORMATION. TO USE THIS VACANT OFFICE AREA IN THE FUTURE, A REDLINE WITH AN ACCOMPANYING PARKING STUDY MUST BE APPROVED BY DPZ.

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 EXP. DATE: MAY 20, 2024.



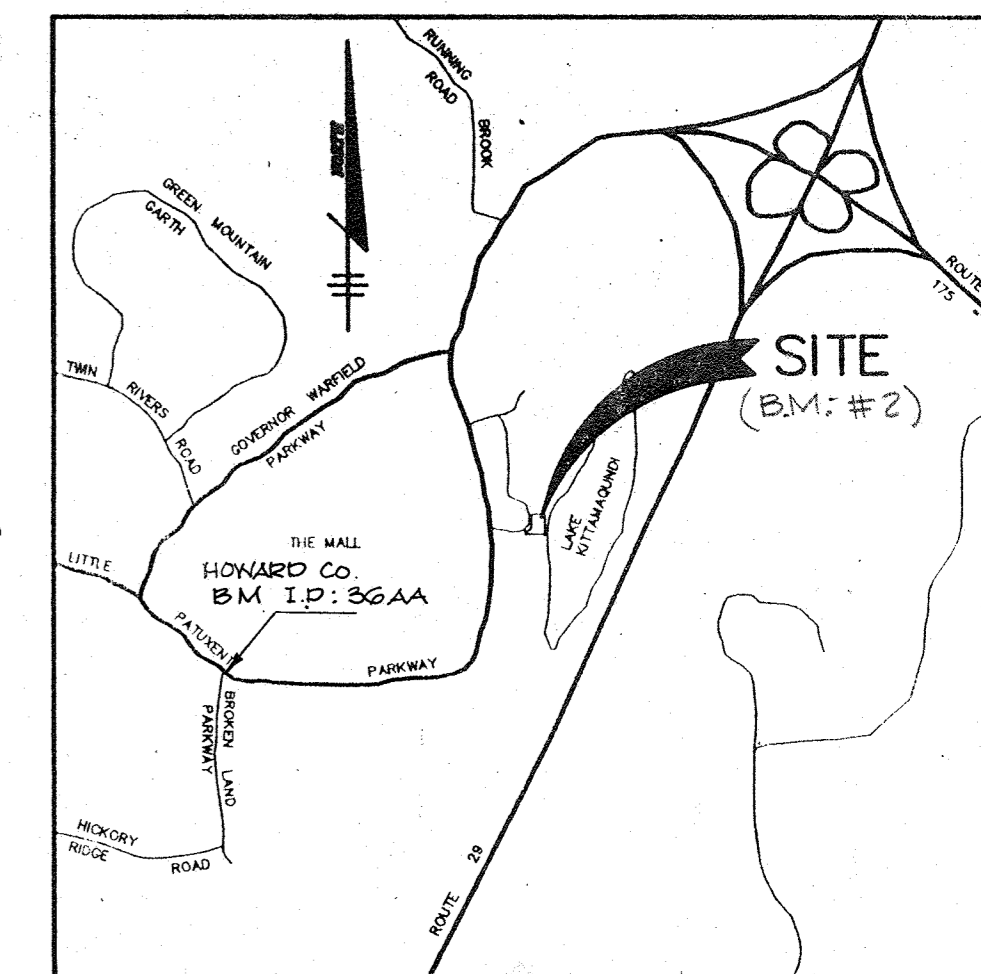
SITE ANALYSIS	
AREA OF LOT	68,697 SF (1.57706 ACS.)
PRESENT ZONING	NEW TOWN - FDP 4-A-III, TOWN CENTER-COMMERCIAL
PROPOSED USE OF BUILDING ADDITION	RESTAURANT
ADDITIONAL FLOOR SPACE	115 SF
MAXIMUM NUMBER OF RESTAURANT EMPLOYEES	40
ADDITIONAL BUILDING COVERAGE	115 SF
% OF TOTAL SITE AREA	0.17%
OPEN SPACE TO REMAIN (PERVIOUS AREA)	20,737 SF (0.48 ACS.)
% OF TOTAL AREA OF SITE	30.2%

**PLAN**  
1" = 40'



**BUILDING ELEVATIONS**  
SCALE: 1" = 30'

**NOTE:** CONTRACTOR SHALL USE THE ON SITE BENCH MARK FOR SETTING ALL ELEVATIONS. (BENCH MARK # 2.)



**VICINITY MAP**  
SCALE: 1" = 2000'

### NOTE:

THE PURPOSE OF THIS PLAN IS TO SHOW IMPROVEMENTS TO THE LOADING AREA BEHIND BUILDING 10215 INCLUDING TRASH ENCLOSURE, TRUCK UNLOADING PAD, AND SIDEWALK TO REAR SERVICE DOOR. ALSO TO ADD VESTIBULE ON THE LAKE FRONT SIDE OF THE BUILDING.

- AREA OF PROPOSED BUILDING ADDITION
- AREA OF PROPOSED DRIVEWAY
- AREA OF PROPOSED SIDEWALK

ADDRESS CHART					
BUILDING NO.	STREET ADDRESS				
10215	WINCOPIN CIRCLE				
SUBDIVISION NAME		SECT./AREA	LOT/PARCEL		
COLUMBIA TOWN CENTER		SECT. 1	1-A		
PLAT NO. OR LIF	BLOCK NO.	ZONE	TAX MAP	ELECT. DIST.	CENSUS TRACT
PB 12 F 62	2	NT	36	5TH	6054
WATER CODE			SEWER CODE		
E 31			5550500		

**BENCHMARK #2** ELEVATION 315.66  
PK NAIL SET; TRAVERSE POINT # 101  
HOWARD COUNTY SURVEY CONTROL STATION ID: 36AA  
STAMPED CONC. MON.  
VERTICAL DATA: ELLIPSOID: 77,3008 m  
NAD 27 COORDS (APP. FT.)  
N (NAD 27): 502052.5 FT  
E (NAD 27): 837488.8 FT

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

*Jorge M. Boyd* 6/15/94  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Jorge M. Boyd* 6/24/94  
DIRECTOR DATE

*Jim Surinomy* 6/23/94  
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE

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

*Jorge M. Boyd* 6/15/94  
DIRECTOR DATE

*Paul R. Egan* 6/18/94  
CHIEF, BUREAU OF ENGINEERING M.K. DATE

REMOVED OFFICE AREA FROM THIS PLAN (GLW)  
DATE NO. REVISION

OWNER / DEVELOPER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
THE ROUSE BUILDING  
10275 LITTLE PATUXENT PARKWAY  
COLUMBIA, MARYLAND 21044

PROJECT  
TOWN CENTER SECTION ONE LOT 1A  
SERVICE RAMP  
AREA  
COLUMBIA TOWN CENTER  
SECTION ONE LOT 1A TAX MAP 36 PLATBOOK 12 FOLIO 62  
5TH ELECTION DISTRICT HOWARD COUNTY, MD 21044

### TITLE SHEET

GEORGE W. STEPHENS, JR. & ASSOC. INC  
CONSULTANTS ENGINEERS SURVEYORS  
658 KENILWORTH DRIVE SUITE 100  
TOWSON, MARYLAND 21204  
(410) 825 - 8120



DESIGNED BY: R.A.C.  
DRAWN BY: E.V.T./P.M.N.  
PROJECT NO.: 1528  
DATE: APRIL 13<sup>TH</sup> 1994  
SCALE: 1" = 40'  
DRAWING 1 OF 5

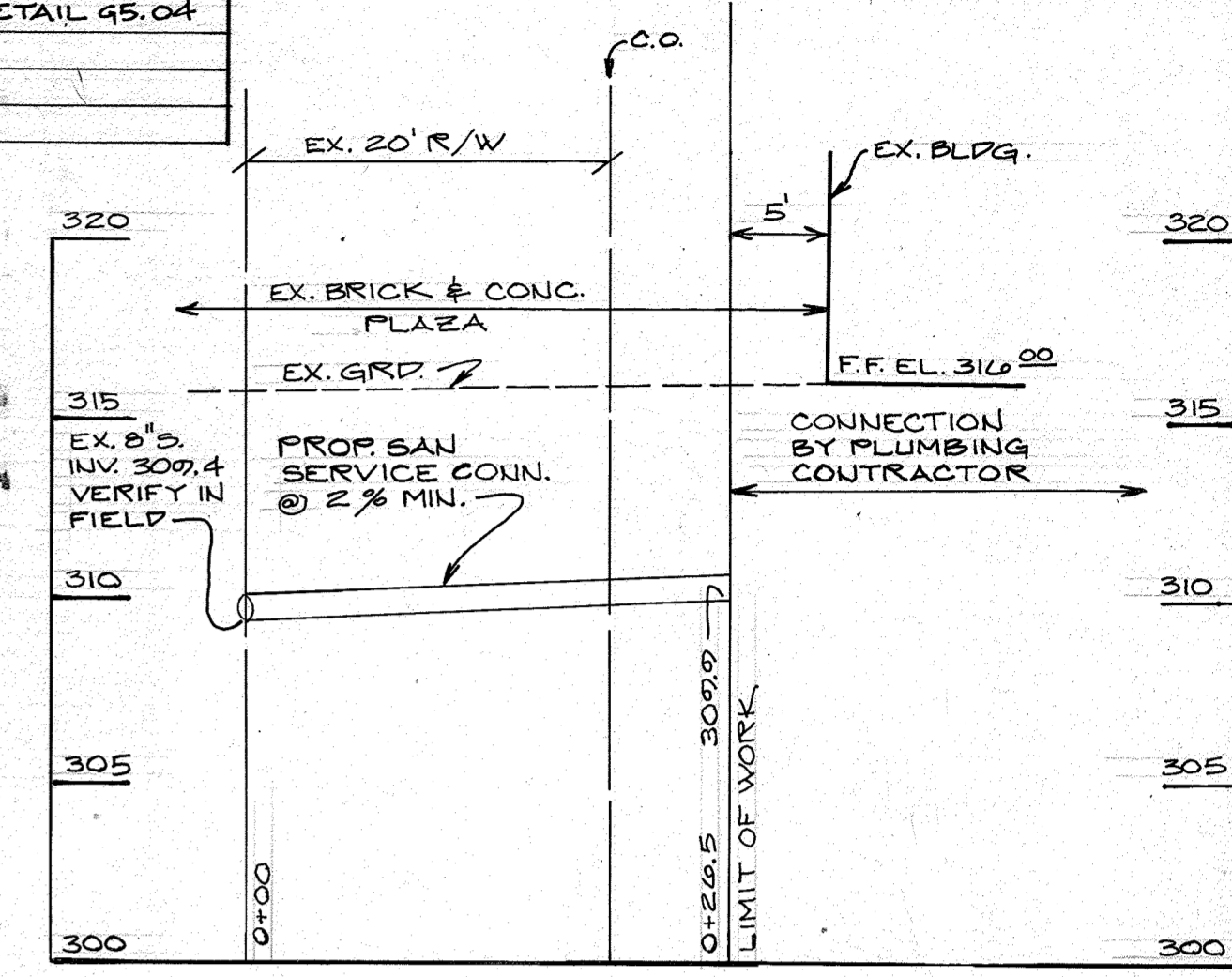
APPROVED  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE: 4-14-94



STRUCTURE SCHEDULE					
NO	TYPE	TOP ELEV	INV. IN	INV. OUT	REMARKS
M-1	STD BRICK MANHOLE	320.00	312.68	312.58	SEE DETAIL G5.04
I-1	YARD INLET	317.50	313.82	319.17	SEE DETAIL S2.4.14
I-2	TRENCH DRAIN	315.46	313.83	313.83	SEE DETAIL SHT 3 OF 5
I-3	STD S INLET	319.70	313.97	313.22	SEE DETAIL S2.4.22
I-4	TRENCH DRAIN	319.83	316.08	316.08	SEE DETAIL SHT 3 OF 5
I-5	TRENCH DRAIN	315.66	314.70	314.70	SEE PROFILE SHT 3 OF 5
M-2	STD BRICK MANHOLE	321.00	313.01	312.90	SEE DETAIL G5.04

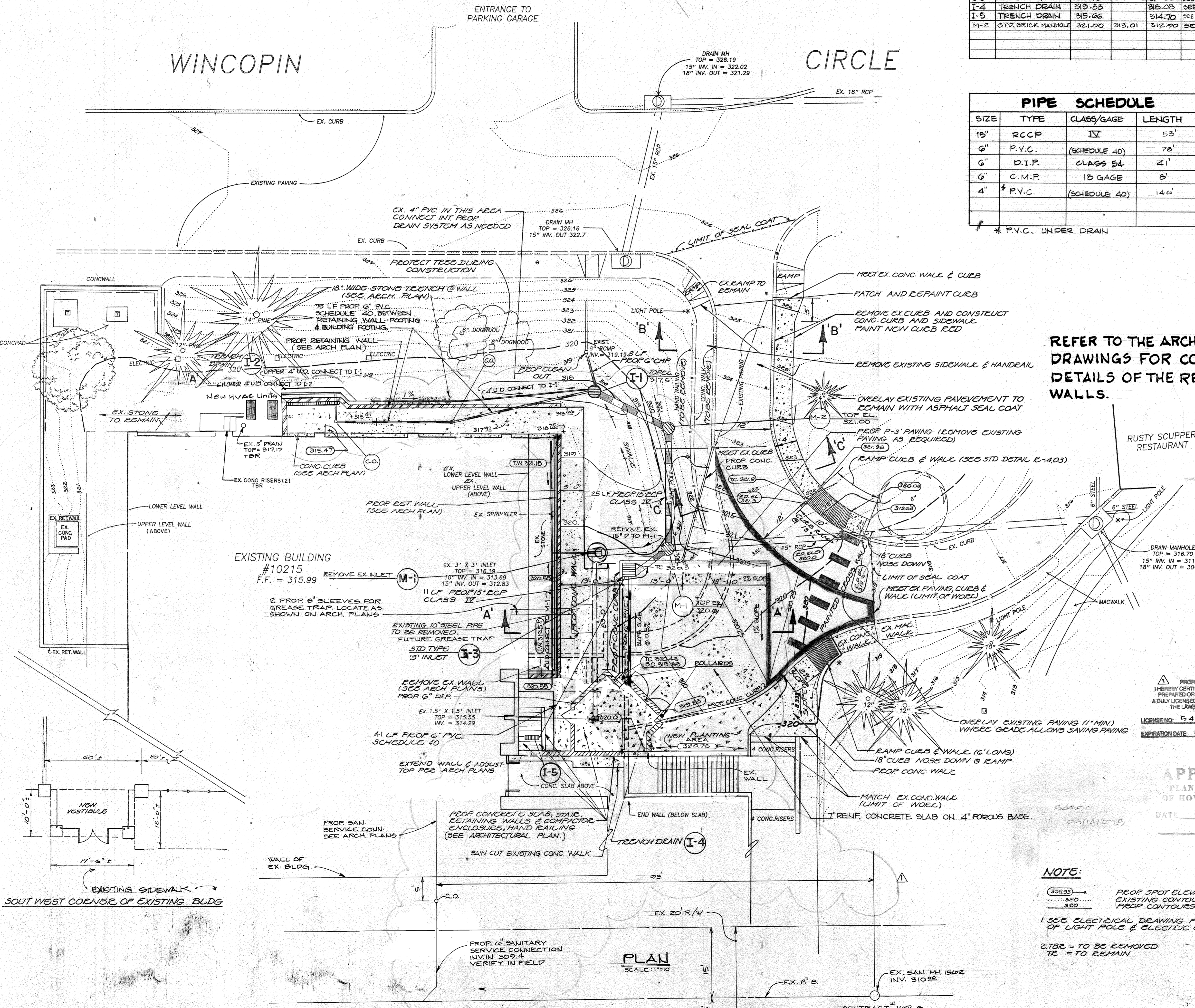
PIPE SCHEDULE			
SIZE	TYPE	CLASS/GAGE	LENGTH
15"	RCCP	IV	53'
6"	P.V.C.	(SCHEDULE 40)	78'
6"	D.I.P.	CLASS 54	41'
6"	C.M.P.	18 GAGE	5'
4"	*P.V.C.	(SCHEDULE 40)	146'

\* P.V.C. UNDER DRAIN



PROFILE OF SANITARY SEWER SERVICE  
SCALE: HOR. 1" = 10', VERT. 1" = 5'

REFER TO THE ARCHITECTURAL DRAWINGS FOR CONSTRUCTION DETAILS OF THE RETAINING WALLS.



PROFESSIONAL CERTIFICATION:  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.  
LICENSE NO: 54390  
EXPIRATION DATE: May 14, 2025

APPROVED  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE: 4-14-94

NOTE:  
33893 → PROP SPOT ELEVATION  
..... 320 ..... EXISTING CONTOURS  
320 PROP CONTOURS  
1. SEE ELECTRICAL DRAWING FOR RELOCATION OF LIGHT POLE & ELECTRIC LINES.  
2. TBR = TO BE REMOVED  
TR = TO REMAIN

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

DATE: 6/15/94  
 DATE: 6/24/94  
 DATE: 6/23/94  
 DATE: 6/8/94

OWNER/DEVELOPER  
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
 THE ROUSE BUILDING  
 10275 LITTLE PATUXENT PARKWAY  
 COLUMBIA, MARYLAND 21044

PROJECT:  
 TOWN CENTER SECTION ONE LOT 1A  
 SERVICE RAMP

AREA:  
 COLUMBIA TOWN CENTER  
 SECTION ONE LOT 1A TAX MAP 36 PLATBOOK 12 FOLIO 62  
 5TH ELECTION DISTRICT HOWARD COUNTY, MD 21044

TITLE  
 SITE DEVELOPMENT PLAN

GEORGE W. STEPHENS, JR. & ASSOC. INC  
 CONSULTANTS ENGINEERS SURVEYORS  
 658 KENILWORTH DRIVE SUITE 100  
 TOWSON, MARYLAND 21204  
 (410) 825-8120

DESIGNED BY: R.A.C.  
 DRAWN BY: E.V.T.  
 PROJECT NO: 7528  
 DATE: APRIL 13<sup>TH</sup> 1994  
 SCALE: 1" = 10'  
 DRAWING NO. 2 OF 5

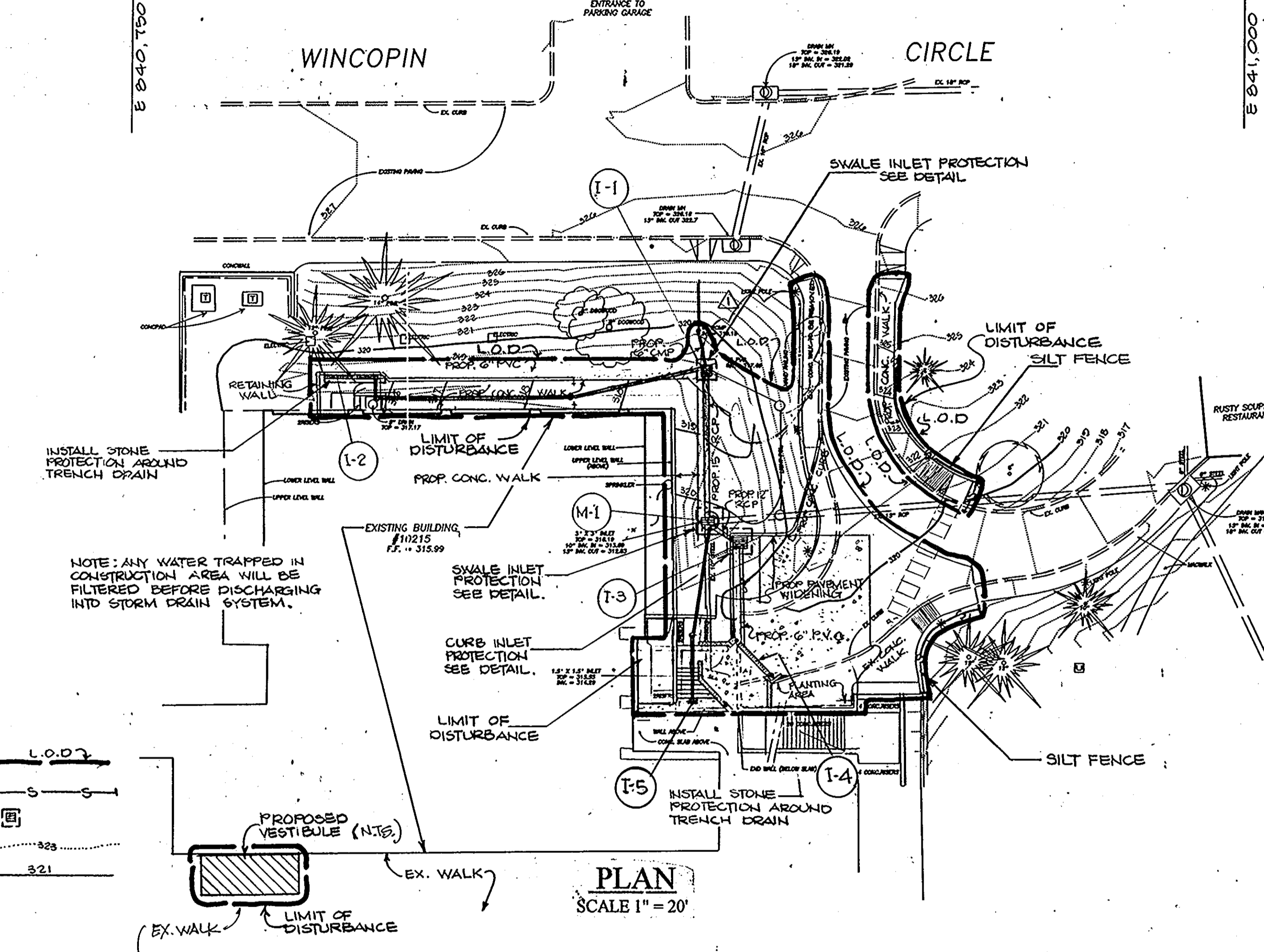






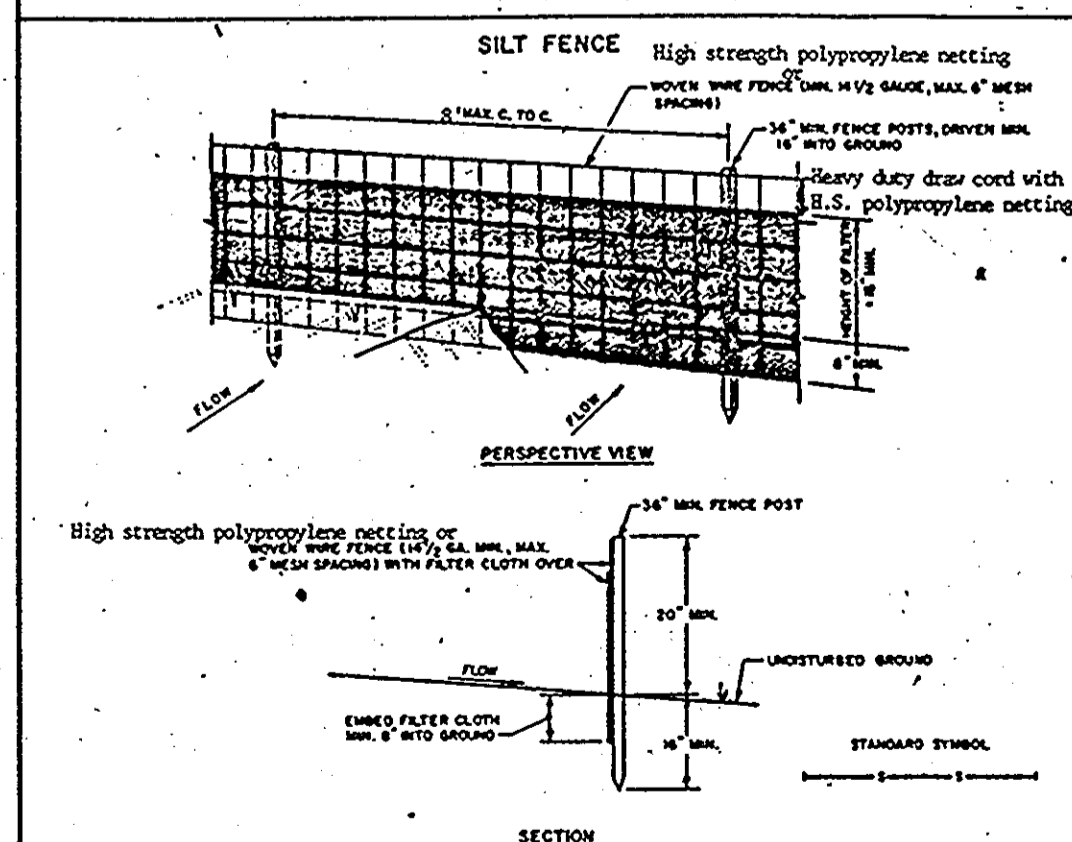
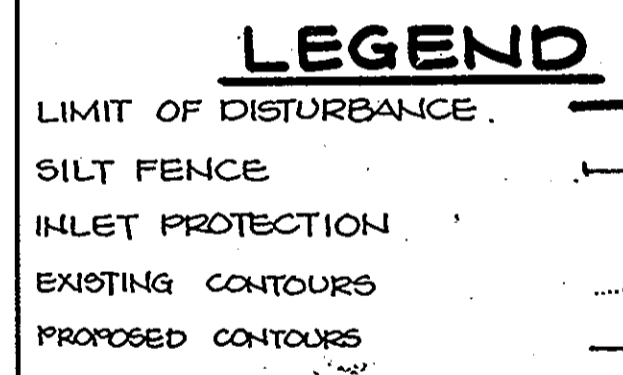
N 503,750  
E 840,150

N 503,750  
E 841,000



NOTE: ANY WATER TRAPPED IN CONSTRUCTION AREA WILL BE FILTERED BEFORE DISCHARGING INTO STORM DRAIN SYSTEM.

PLAN  
SCALE 1" = 20'



- CONSTRUCTION NOTES FOR FABRICATED SILT FENCE
1. High strength polypropylene netting or 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 SPACING EVERY 24" AT TOP AND MID SECTION.
3. Meet two sections of filter cloth along each other they shall be overlapped by six inches and folded.
4. Maintenance shall be performed as needed and material removed when blocks develop in the silt fence.

PERMANENT SEEDING NOTES
Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.
Soil Preparation: Loosen upper three inches of soil by raking, disking 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 sq ft) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft) before seeding.
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.

TEMPORARY SEEDING NOTES
Apply to graded or cleared areas likely to be redistributed where a short-term vegetative cover is needed.
Soil Preparation: Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, if not previously loosened.
Soil Amendments: - Apply 60 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft).
Seeding: - For 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.

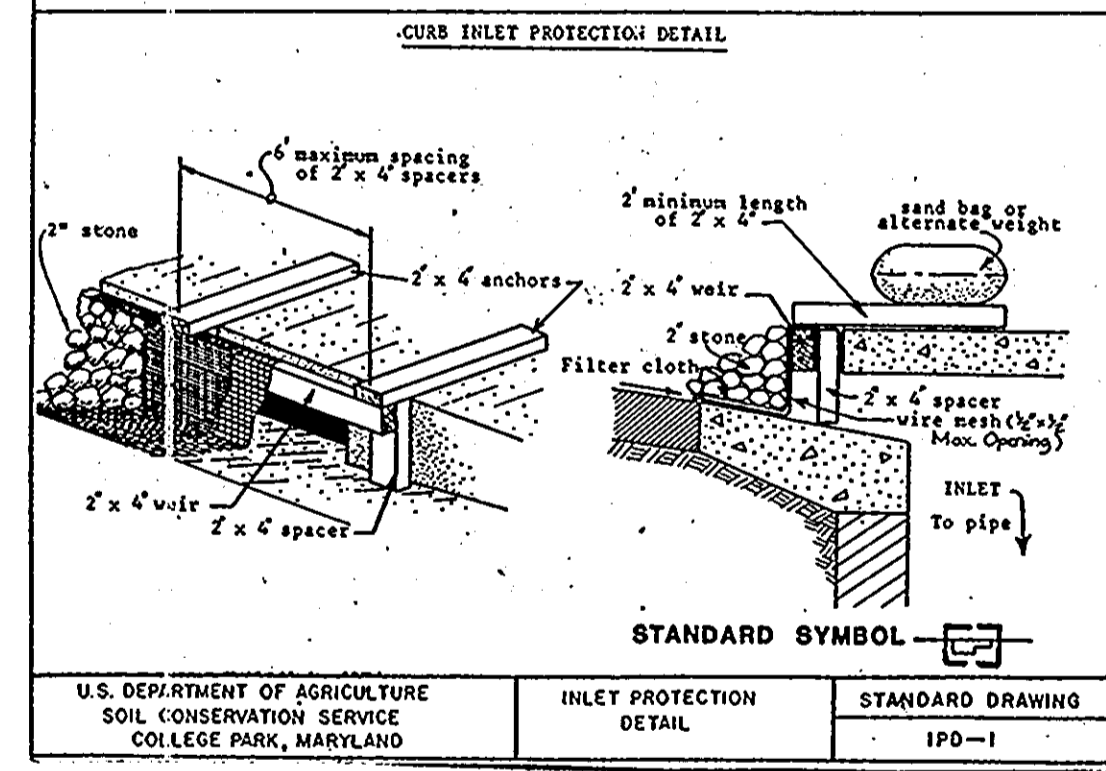
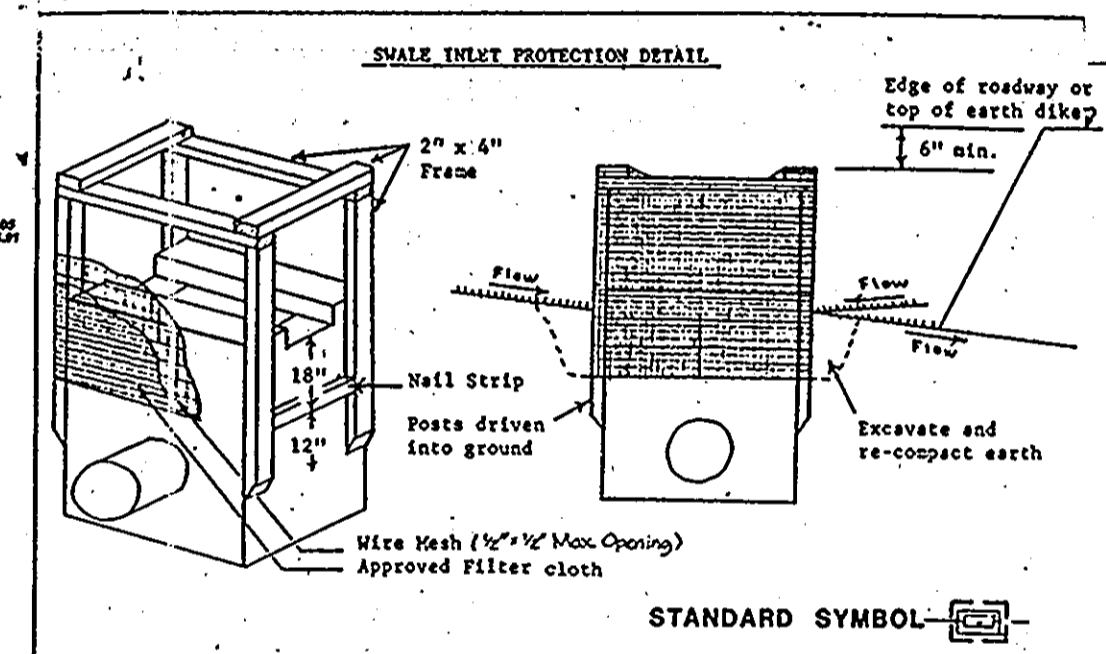
SEDIMENT CONTROL NOTES

- 1. A minimum of 24 hours notice must be given to the Howard County Office of Inspections and Permits prior to the start of any construction (313-2455).
2. All vegetative and structural practices are to be installed according to the provisions of this plan and 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 and Erosion Control.
3. Following initial soil disturbance of 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 to other disturbed or graded areas on the project site.

Site Analysis table with columns for Area, Area disturbed, Area to roofed or paved, Area to vegetatively stabilized, Total cut, and Total fill. Values include 1.870 ACRES, 0.11 ACRES, 0.07 ACRES, 0.04 ACRES, 13 CU. YDS, and 24 CU. YDS.

Construction Specifications

- I. Materials
A. Wooden frame is to be constructed of 2" x 4" construction grade lumber.
B. Wire mesh must be of sufficient strength to support filter fabric and stone for curb inlets, with water fully impounded against it.
C. Filter cloth must be of a type approved for this purpose; resistant to sunlight with a size of 200, 40-85, to allow sufficient passage of water and removal of sediment.



- SEQUENCE OF CONSTRUCTION
1. OBTAIN A GRADING PERMIT
2. INSTALL SILT FENCE AND INLET PROTECTION.
3. INSTALL CURB PAVING, AND CONSTRUCT BUILDING ADDITION
4. UPON APPROVAL OF THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, STABILIZE ALL DISTURBED AREAS IN ACCORDANCE WITH PERMANENT SEEDING NOTES, REMOVE SILT FENCE AND INLET PROTECTION.

TOTAL DISTURBED AREA = 0.11 AC± OR 4790 SF

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 THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.
Signature: R. Alonzo Childress
Date: 4-26-94

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.
Signature: R. Alonzo Childress
Date: 4/24/94

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.
Signature: J.C. Caspary
Date: 4/2/94

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
Signature: [Signature]
Date: 4/2/94

APPROVED PLANNING BOARD OF HOWARD COUNTY
DATE: 4-14-94

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

Signature: Joyce M. [Signature]
Date: 6/15/94

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Signature: [Signature]
Date: 6/24/94

Signature: Gina [Signature]
Date: 6/23/94

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

Signature: [Signature]
Date: 6/16/94

Signature: [Signature]
Date: 6/8/94

Table with columns for DATE, NO., and REVISION.

OWNER/DEVELOPER THE HOWARD RESEARCH & DEVELOPMENT CORPORATION THE ROUSE BUILDING 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MARYLAND 21044

PROJECT: TOWN CENTER SECTION ONE LOT 1A SERVICE RAMP

AREA: COLUMBIA TOWN CENTER SECTION ONE LOT 1A TAX MAP 36 PLATBOOK 12 FOLIO 62 5TH ELECTION DISTRICT HOWARD COUNTY, MD 21044

SEDIMENT CONTROL PLAN

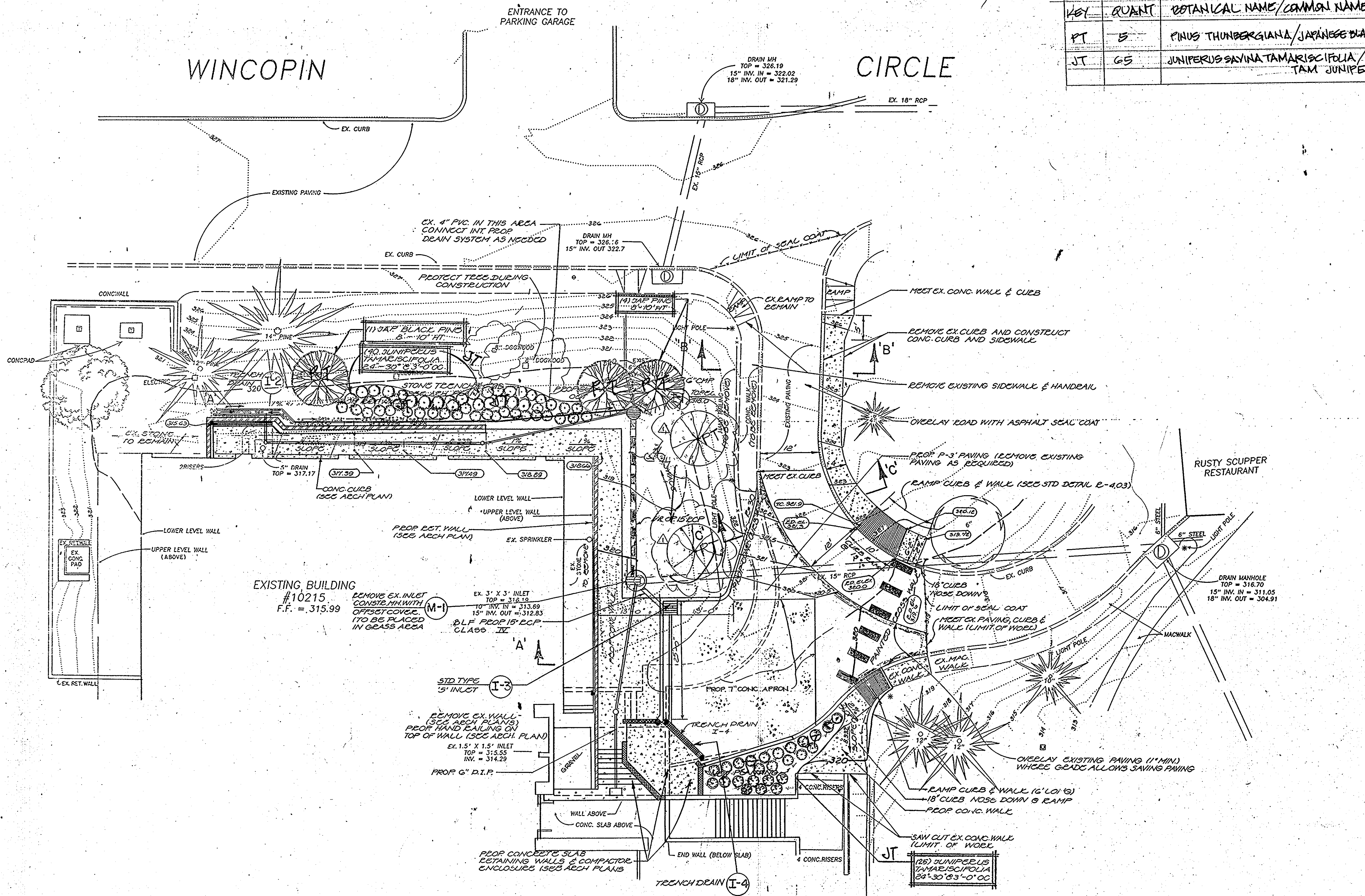
GEORGE W. STEPHENS, JR. & ASSOC. INC CONSULTANTS ENGINEERS SURVEYORS 658 KENILWORTH DRIVE SUITE 100 TOWSON, MARYLAND 21284 (410) 825 - 8120

DESIGNED BY: R.A.C.
DRAWN BY: P.B.
PROJECT NO: 7528
DATE: APRIL 13th 1994
SCALE: 1" = 20'
DRAWING NO. 4 OF 5
Signature: R. Alonzo Childress
Date: 4/26/94



PLANT SCHEDULE

KEY	QUANT	BOTANICAL NAME / COMMON NAME	SIZE / CON	SPACE	REMARKS
PT	5	PINUS THUNBERGIANA / JAPANESE BLACK PINE	8'-10" HT / DBB	AS SHOWN	TREES
JT	65	JUNIPERUS SAVINA TAMARISCIFOLIA / BLUE TAM JUNIPER	24"-30" STK / CONT.	3' O.C.	SHRUBS



**APPROVED**  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE 4-14-94

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT  
*James M. Bond* 6/15/94  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*James S. Suter* 6/24/94  
DIRECTOR DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.  
*Quin Linnamary* 6/23/94  
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE

DIRECTOR *James J. Lewis* 6/8/94  
DATE

DATE 3-29-95 No. 1 REVISION  
REV. TREE LOCATIONS

OWNER/DEVELOPER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
THE ROUSE BUILDING  
10275 LITTLE PATUXENT PARKWAY  
COLUMBIA, MARYLAND 21044

PROJECT:  
TOWN CENTER SECTION ONE LOT 1A  
SERVICE RAMP

AREA: COLUMBIA TOWN CENTER  
SECTION ONE LOT 1A TAX MAP 36 PLATBOOK 12 FOLIO 62  
5TH ELECTION DISTRICT HOWARD COUNTY, MD 21044

TITLE  
**LANDSCAPE PLAN**

**GEORGE W. STEPHENS, Jr. & Assoc. Inc.**  
CONSULTANTS ENGINEERS SURVEYORS  
653 KENILWORTH DRIVE SUITE 100  
PANGLOSS, MARYLAND 21224  
(410) 825-8120

DESIGNED BY: H.C.D.  
DRAWN BY: E.K.T.  
PROJECT NO: 7528  
DATE: APRIL 13<sup>th</sup>, 1994  
SCALE: 1" = 10'  
DRAWING NO. 5 OF 5

*R. Alonzo Childress*  
REGISTERED PROFESSIONAL ENGINEER  
No. 10227  
EXPIRES 12/31/97

**NOTE:**  
330 PROP. SPOT ELEVATION  
320 EXISTING CONTIGUES  
350 PROP. CONTOURS