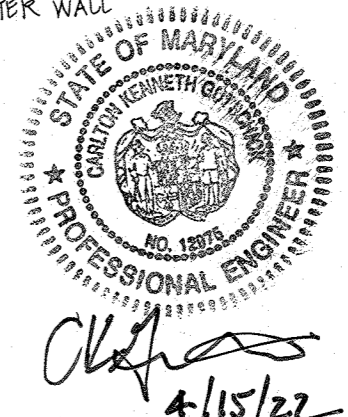


SEE SDP-85-196 FOR 2022 IMPROVEMENTS WITHIN CLOUDED AREA

- GENERAL NOTES**
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT 4101 313-2860 AT LEAST (5) FIVE WORKING DAYS PRIOR TO THE START OF WORK.
 - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
 - THIS PROJECT IS SUBJECT TO HOWARD COUNTY FILES 05-24, VP 05-01, F 05-145, F 08-174 AND F 09-07.
 - BOUNDARY SURVEY PERFORMED BY DAFT-MCCUNE-WALKER, INC. ON OR ABOUT MARCH 1997.
 - TOPOGRAPHY SHOWN HEREON IS FROM FIELD RUN BY FISHER, COLLINS AND CARTER, INC. ON OR ABOUT MAY 1997.
 - HORIZONTAL CONTROL DATUM IS BASED ON HOWARD COUNTY RECORDED PLAT NO. 8375 AS PROJECTED FROM THE FOLLOWING "WETHMAN, REQUARDT, AND ASSOCIATES" TRAVERSE SECTIONS:
TR101 N 503690.859 E 839102.276
TR102 N 503690.701 E 838314.286
 - CONTRACTOR TO CHECK SEWER HOUSE CONNECTION ELEVATION AT PROPERTY LINE PRIOR TO CONSTRUCTION.
 - ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE OWNER'S EXPENSE.
 - STORMWATER MANAGEMENT OBLIGATIONS ARE FULFILLED UNDER PRIOR REPORT PREPARED BY FISHER, COLLINS AND CARTER, INC. UNDER F 94-14 DATED 1994.
 - TOTAL SITE AREA: 0.981 ACRES
LIMITS OF DISTURBANCE: 0.981 ACRES
 - THIS PROPERTY IS SUBJECT TO F.D.P. CRITERIA PHASE 192-A RECORDED AS PLAT 3054-A-969-670.

- PARKING ANALYSIS**
- 50 COLUMBIA CORPORATE CENTER 98,040 S.F. LEASABLE AREA • 2/1000 = 196 SPACES
 - SPACES PROVIDED: 569 SPACES
- FOR THIS PROJECT
- 60 COLUMBIA CORPORATE CENTER 89,832 S.F. LEASABLE AREA • 2/1000 = 180 SPACES
 - TOTAL REQUIRED FOR S.D.P. 08-157 AND THIS PLAN = 376 SPACES
 - TOTAL PROVIDED FOR S.D.P. 08-157: 569 SPACES



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 24, 2022

NOTE:
LANDSCAPING WILL BE PAID AT TIME OF GRADING PERMIT

PLAN VIEW
SCALE: 1" = 20'

ADDRESS CHART

C-4	LITTLE PATUXENT PKWY.
PARCEL	STREET ADDRESS

- LEGEND**
- EXISTING 2' INTERVAL CONTOUR
 - EXISTING 10' INTERVAL CONTOUR
 - PROPOSED 2' INTERVAL CONTOUR
 - PROPOSED 10' INTERVAL CONTOUR
 - SPOT ELEVATION (PROPOSED)
 - PROPOSED WALKOUT
 - FIRST FLOOR ELEVATION
 - BASEMENT ELEVATION
 - SILT FENCE
 - EARTH DIKE
 - TREE PROTECTION FENCE
 - EX. TREE LINE
 - EX. STREET TREE
 - L.O.D.
 - LIMITS OF DISTURBANCE
 - SPOT ELEV. @ BOTTOM CURB (EXISTING)
 - EXISTING CONTOUR ELEVATION
 - EXISTING ELEVATION
 - EXISTING LIGHTING FIXTURE
 - EXISTING SANITARY MANHOLE
 - NOTES: 1/4" W/C TO BE ABANDONED
 - PROPOSED CONCRETE SIDEWALK
 - EXISTING CONCRETE SIDEWALK
 - EXISTING CONCRETE SIDEWALK TO BE REMOVED

NOTE:
FOLLOWING INSTALLATION OF THE NEW 8" PRIVATE POWER MAIN FROM MH 'A' TO MH 'D'; THE EXISTING PRIVATE POWER MAIN AND TWO (2) SANITARY POWER MANHOLES SHALL BE ABANDONED AND REMOVED AS REQUIRED WITHIN THE LIMITS INDICATED. SEE SHEET 2 FOR PROFILE OF NEW 8".

ENGINEER'S CERTIFICATE
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 of Engineer (Print name below signature) *Glenn A. Fisher* Date 8/20/97
Glenn A. Fisher
Professional Engineer
STATE OF MARYLAND
LICENSE NO. 12075
EXPIRES 5/24/2022

DEVELOPER'S CERTIFICATE
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 inspection by the Howard Soil Conservation District.
Signature of Developer (Print name below signature) *John P. Tomlin* Date 8/20/97
John P. Tomlin
OWNER / DEVELOPER
THE ROUTE COMPANY
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044

Reviewed by HOWARD SCD and meets Technical Requirements.
Charles Summers 9/23/97
U.S.D.A.-Natural Resources Conservation Service
This development plan is approved for soil-erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
John P. Tomlin 9/23/97
HOWARD SCD

1	04/03/22	ADD SHEETS - OVERVIEW OF 2022 IMPROVEMENTS-BY GLW									
APPROVED DEPARTMENT OF PLANNING AND ZONING											
<i>Joseph R. Rutter</i> 10/22/97 Director, Department of Planning and Zoning <i>Cindy Hammett</i> 10/22/97 Chief, Division of Land Development <i>John P. Tomlin</i> 10/19/97 Chief, Development Engineering Division											
SUBDIVISION	COLUMBIA TOWN CENTER	SECTION/AREA	2/5	PARCEL C-4							
PLAT NO.	8375	BLOCK NO.	1	ZONE	MT.	TAX/ZONE	3C	ELEC. DIST.	5	CENSUS TR.	COB2.02
WATER CODE	E-31	SEWER CODE	532.1000								

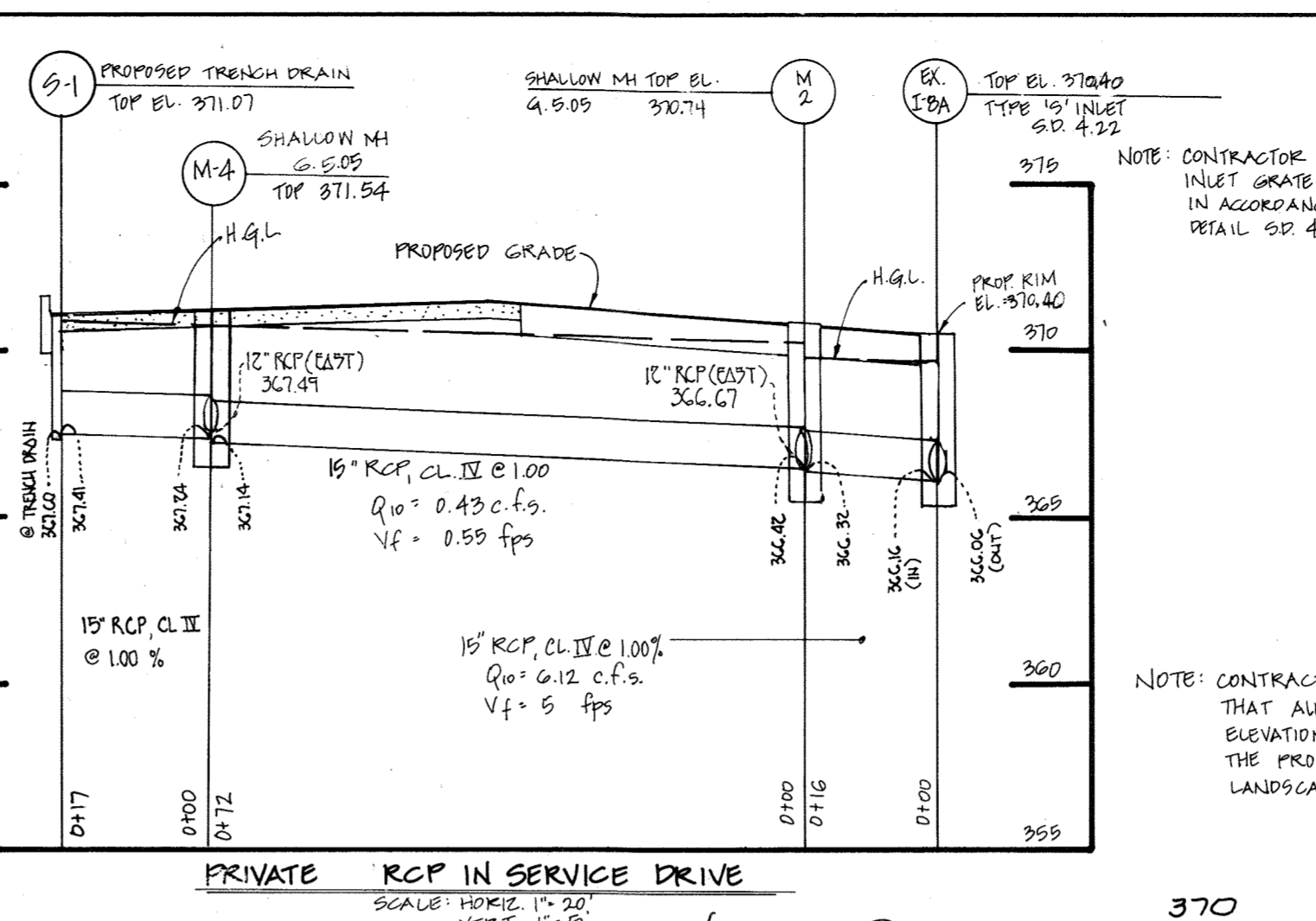
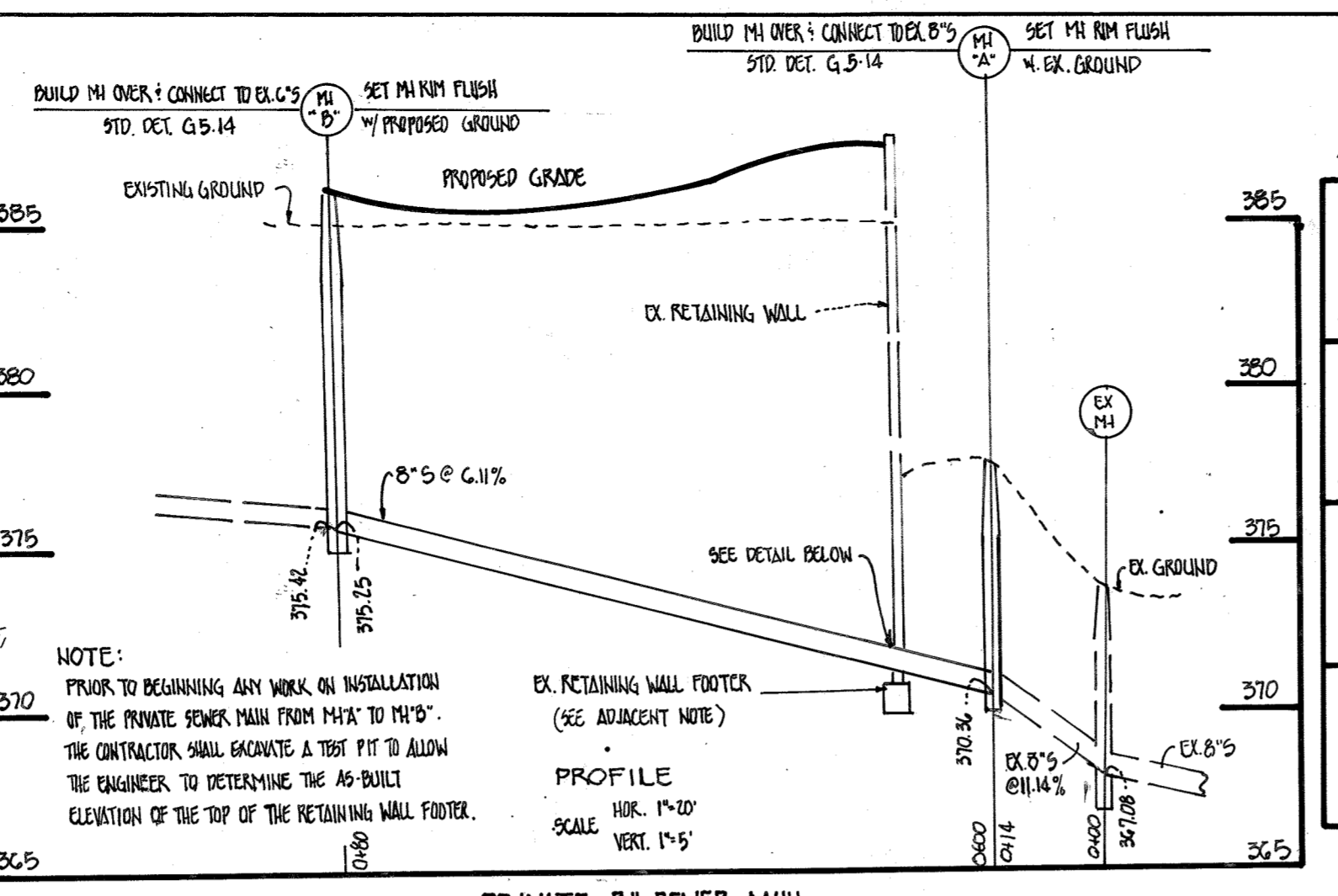
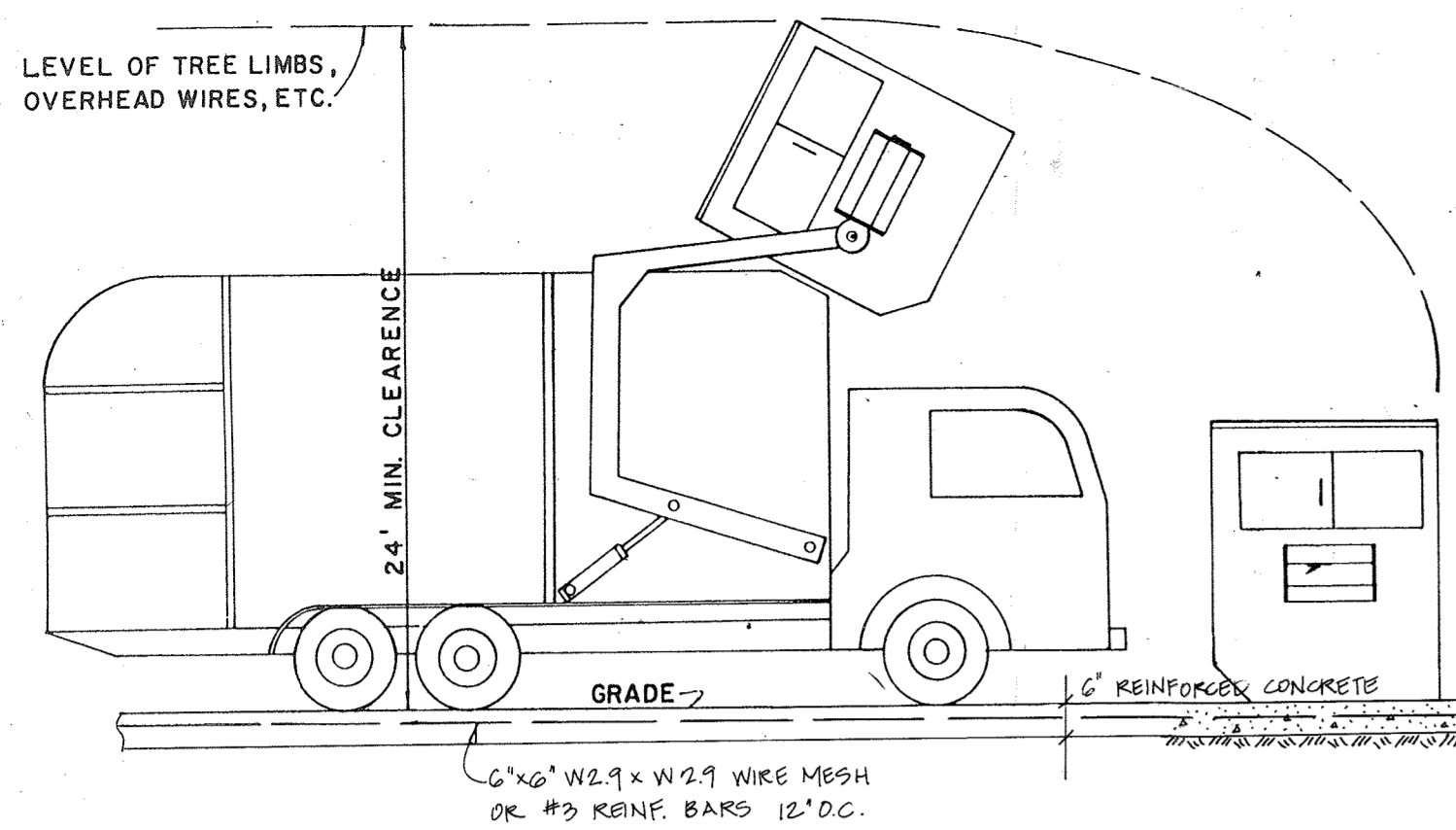
APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE August 28, 1997

SHEET INDEX

SHEET NO.	DESCRIPTION
1 OF 5	SITE DEVELOPMENT PLAN
2 OF 5	PROFILES AND DETAILS
3 OF 5	SEEDMENT, EROSION CONTROL PLAN & NOTES
4 OF 5	LANDSCAPE PLAN & SEWER MAIN PROFILE
5 OF 5	OVERVIEW OF 2022 IMPROVEMENTS

SITE DEVELOPMENT PLAN
GRADING PLANS AND DETAILS
COLUMBIA TOWN CENTER
60 CORPORATE CENTER
SECTION 'C' AREA 5
(PARCEL C-4)
TAX MAP No: 3C PART OF PARCEL: 490
5th ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: SEPTEMBER 3, 1997
SHEET 1 OF 5 REVISED JANUARY 27, 1998

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
ELLIOTT CITY, MARYLAND 21828
410.461.2055

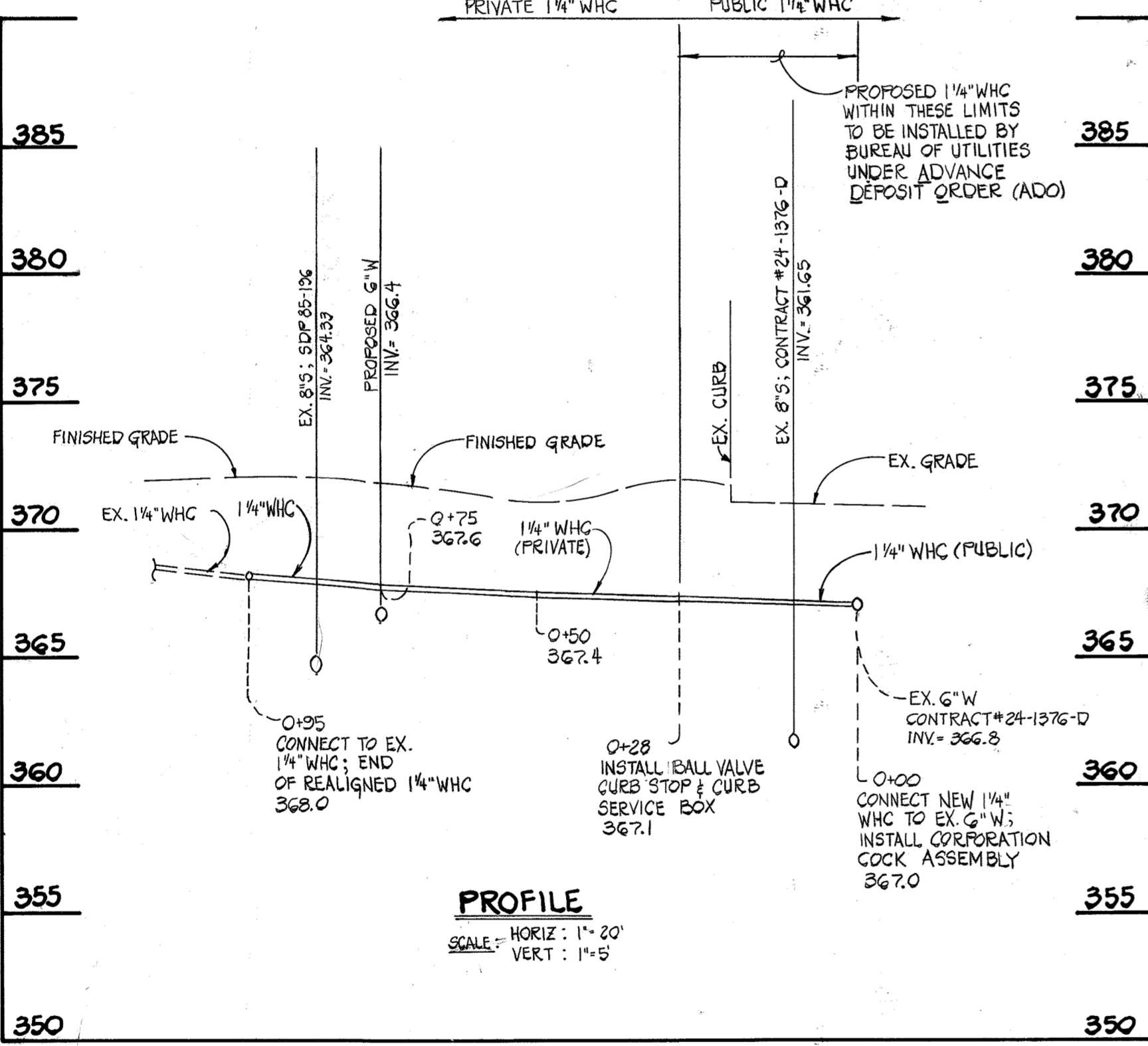
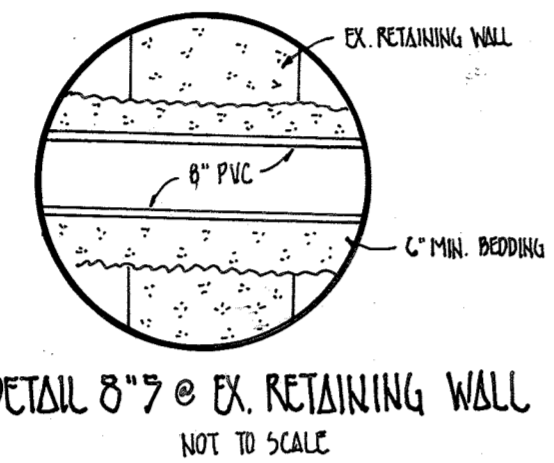


- SEQUENCE OF CONSTRUCTION FOR C' WATER MAIN & APPURTENANCES**
1. THE BUREAU OF UTILITIES, UNDER ADVANCE DEPOSIT ORDER (ADO), WILL INSTALL THE PROPOSED C' WATER MAIN & NEW 1 1/4" WHC FROM THE EXISTING C' WATER MAIN TO THE PROPERTY LINE AT THE EDGE OF THE EXISTING WATER, POWER & UTILITY EQUIPMENT AS INDICATED.
 2. INSTALL C' WATER MAIN & APPURTENANCES, COMPLETE IN PLACE TO WH STATION 1+51.
 3. TEST AND TRENCH C' WATER MAIN; PLACE C' WATER MAIN IN SERVICE.
 4. CONTACT BUREAU OF UTILITIES, & AFTER FOLLOWING PROPER PROCEDURES REGARDING NOTIFICATION OF TEMPORARY DISRUPTION OF WATER SERVICE, HAVE THE EXISTING C' WATER MAIN CLOSED TO ISOLATE THE NEW C' WATER MAIN. MULTISIMULTANEOUSLY, PERFORM THE FOLLOWING:
 - A. CONNECT NEW 1 1/4" WHC TO EX. 1 1/4" WHC AT LOCATION INDICATED; INSTALL APPROX. 75 LF OF 1 1/4" WHC ALONG ALIGNMENT INDICATED & CONNECT TO 1 1/4" WHC. INITIAL UNDER ADO.
 - B. ABANDON & REMOVE THE EXISTING C' & C' VALVE, EXISTING C' CAP & BUTTERFLY; APPROXIMATELY 15 LF OF EXISTING C' WATER MAIN AS SHOWN ON THE DRAWINGS.
 - C. PLACE & C' PLUG & BUTTERFLY ON THE THRU END OF THE PREVIOUSLY INSTALLED (BY OTHERS) C' & C' TAPPING PLEECVE.
 5. ABANDON & REMOVE PORTION OF THE EXISTING 1 1/4" WATER MAIN CONNECTION AS INDICATED.

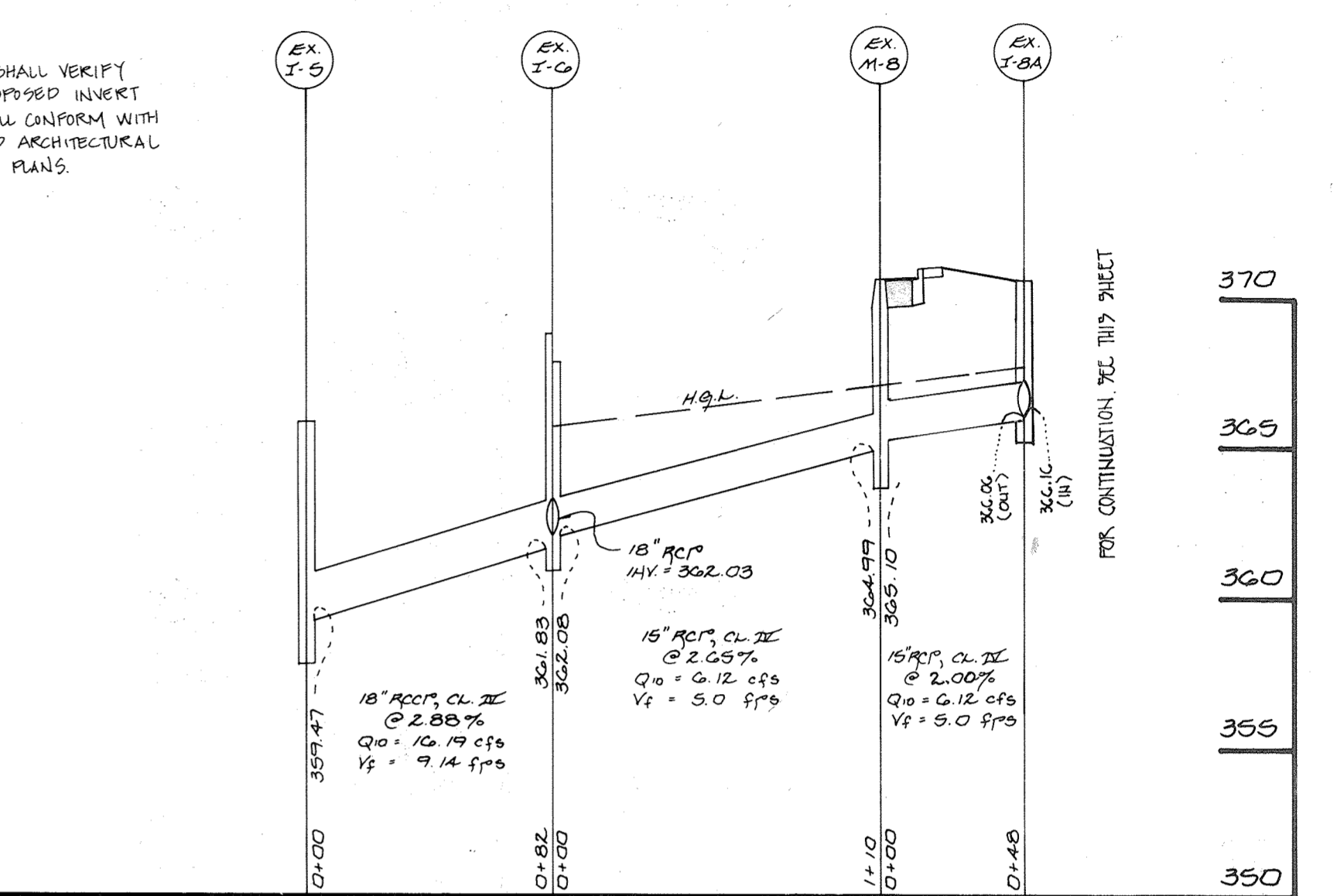
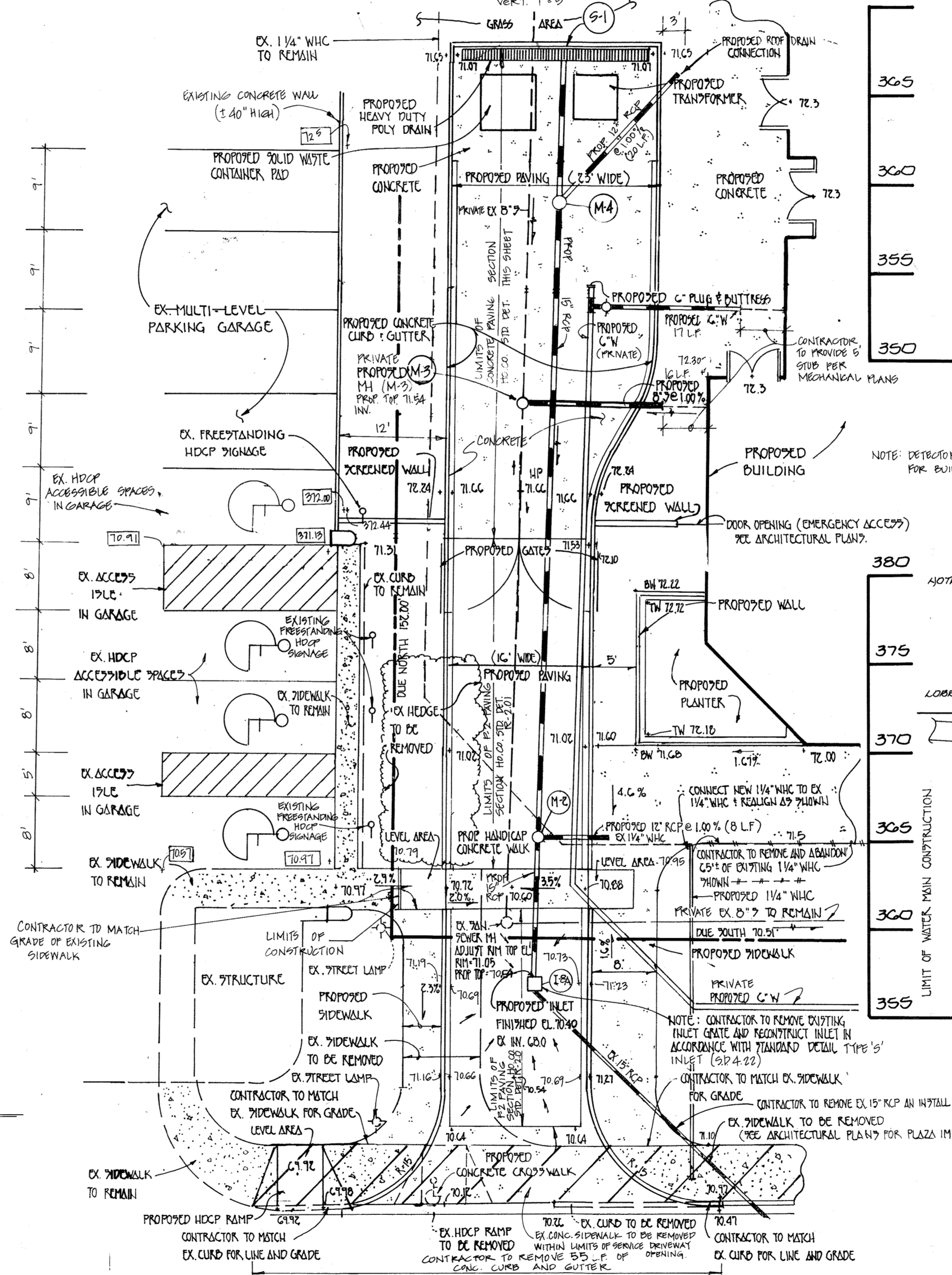
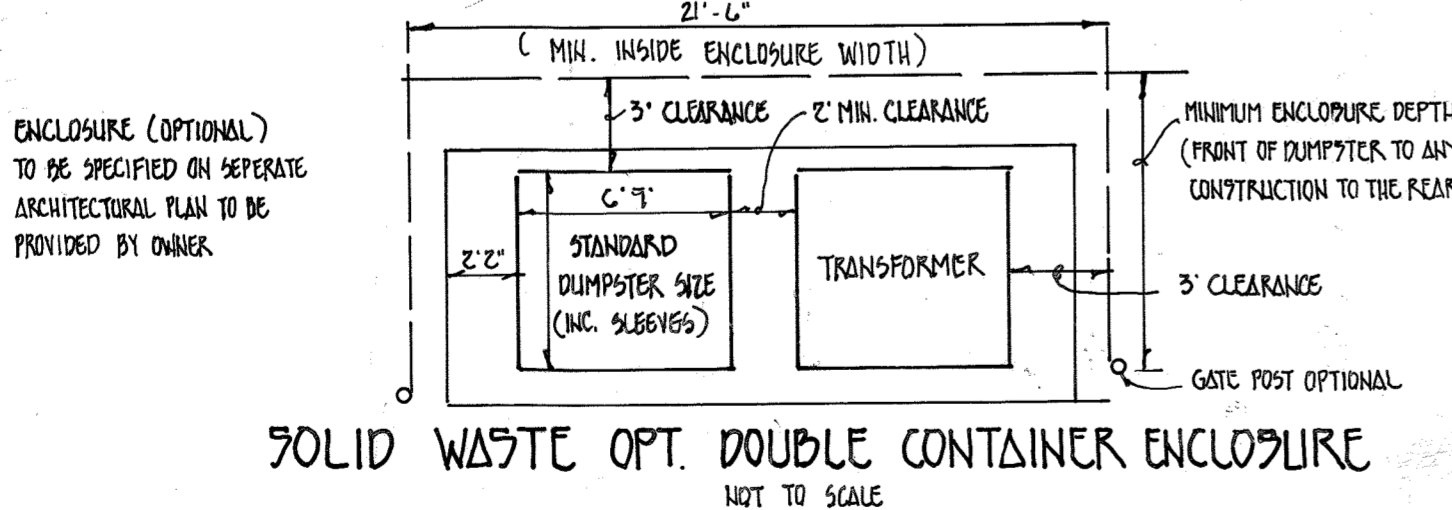
SOLID WASTE SERVICE PAD

N.T.S.

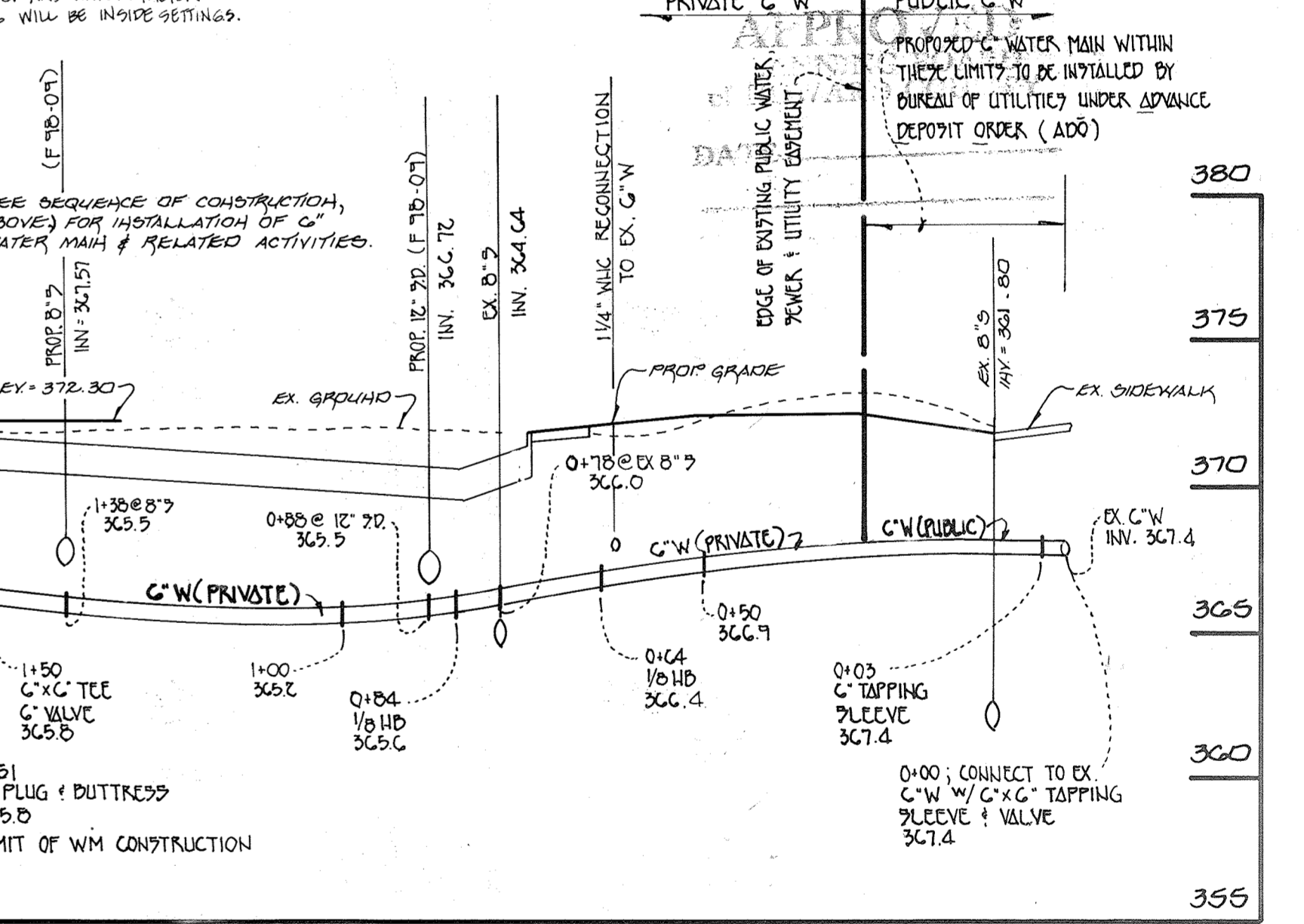
STRUCTURE NO.	INV. IN	INV. OUT	ROAD NAME	ROAD STA.	OFFSET	TYPE	REMARKS
M-2	366.47	366.32	SERVICE DRIVE	-	-	S.D. MH	4.5.05
M-3	366.19	366.19	SERVICE DRIVE	-	-	SAN. MH	3.1.91
I-3A	366.16	366.06	SERVICE DRIVE	-	-	S-INLET	374.22
M-1	-	-	PLAZA AREA	PLAZA AREA	-	S.D. MH	4.9.01
M-4	367.24	367.14	SERVICE DRIVE	-	-	S.D. MH	4.5.05
S-1	-	367.41	SERVICE DRIVE	-	-	TRENCH DRAIN	-



PROFILE: RELOCATION OF 1 1/4" WHC



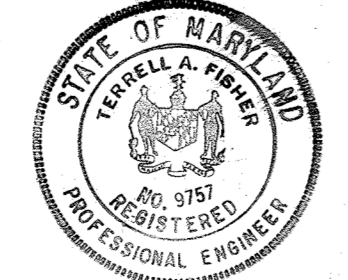
PROFILE
SCALE: HORIZ. 1"=50'
VERT. 1"=5'



PRIVATE C' WATER MAIN
SCALE: HORIZ. 1"=20'
VERT. 1"=5'

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: AUGUST 28, 1997

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 1272 BALTIMORE NATIONAL FREE
ELICOTT CITY, MARYLAND 21042
410P 861-2000



ENGINEER'S CERTIFICATE
"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."
Small B. Duke 8/20/97
Signature of Engineer (Print name below signature) Date

DEVELOPER'S CERTIFICATE
"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 inspection by the Howard Soil Conservation District."
William B. Edwards 8/20/97
Signature of Developer (Print name below signature) Date

Reviewed for HOWARD SCD and meets Technical Requirements.
Cleen Simmons 9/25/97
U.S.D.A.-Natural Resources Conservation Service Date

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
John P. Kowalski 9/25/97
HOWARD SCD Date

OWNER / DEVELOPER
THE ROUSE COMPANY
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Cinda Hamilton 10/28/97
Chief, Division of Land Development Date

John S. Smith 10/16/97
Chief, Development Engineering Division Date

James S. Smith 10/22/97
Director - Department of Planning and Zoning Date

SUBDIVISION	COLUMBIA TOWN CENTER	SECTION/AREA	2/5	LOT NO.	PARCELS C-4
PLAT NO.	8975	BLOCK NO.	2B	ZONE	N.T.
TAX/ZONE	30	ELEC. DIST.	5	CENSUS TR.	6052.02
WATER CODE	B-31	SEWER CODE	5921000		

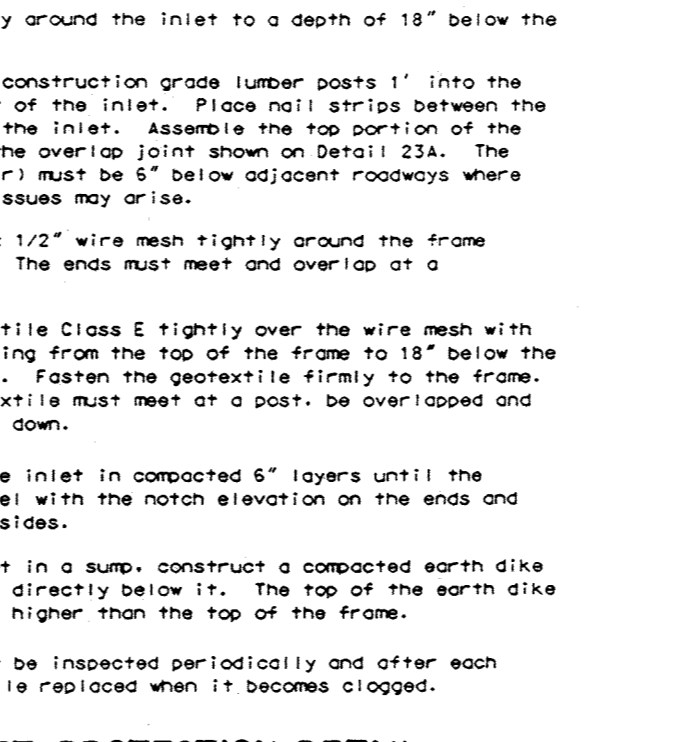
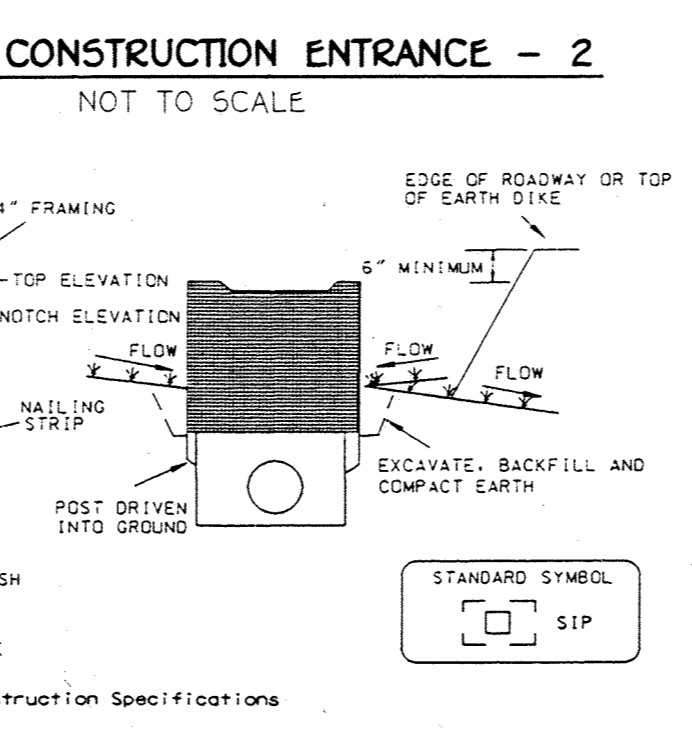
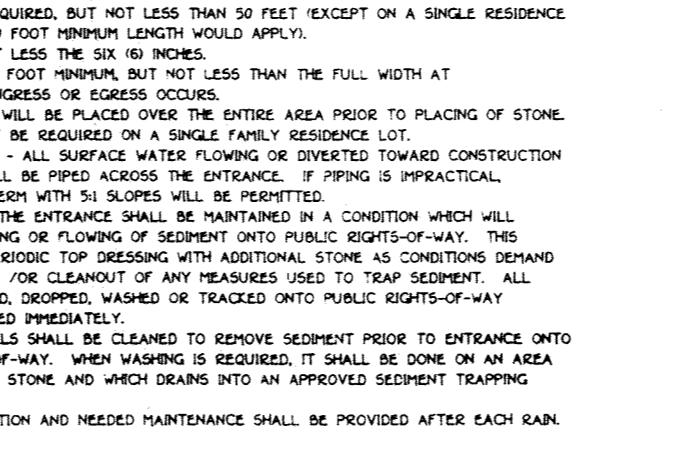
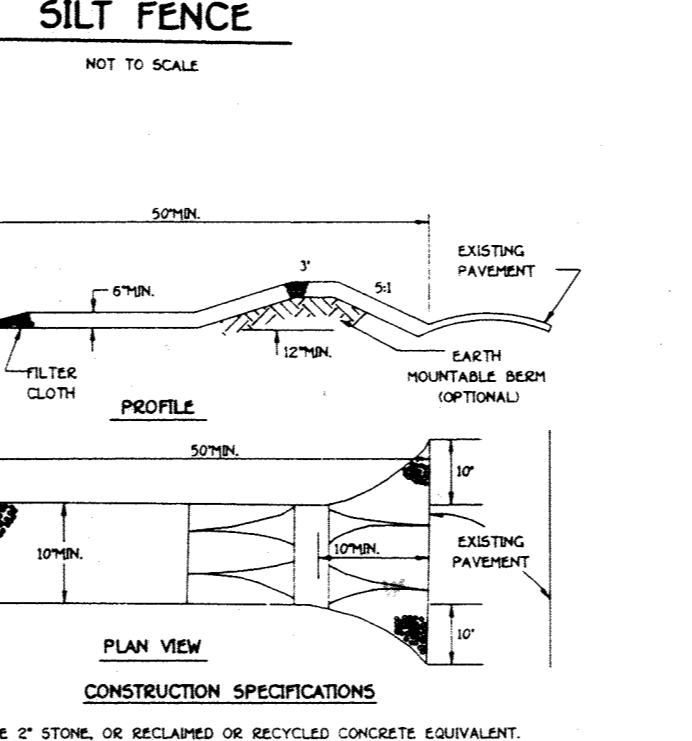
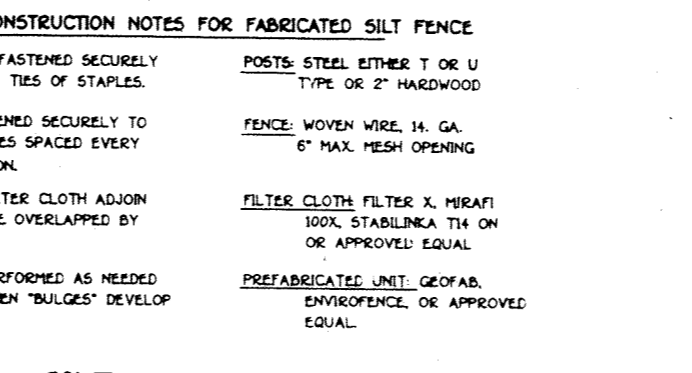
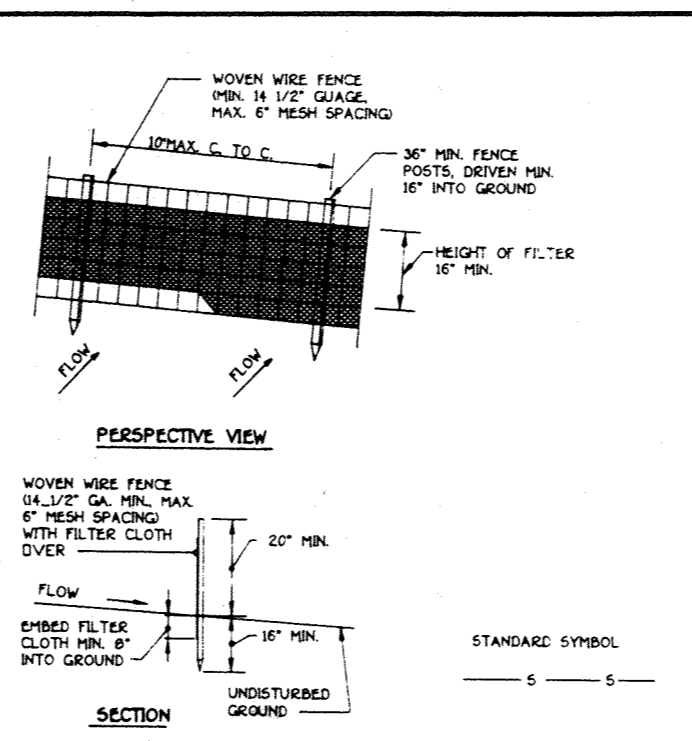
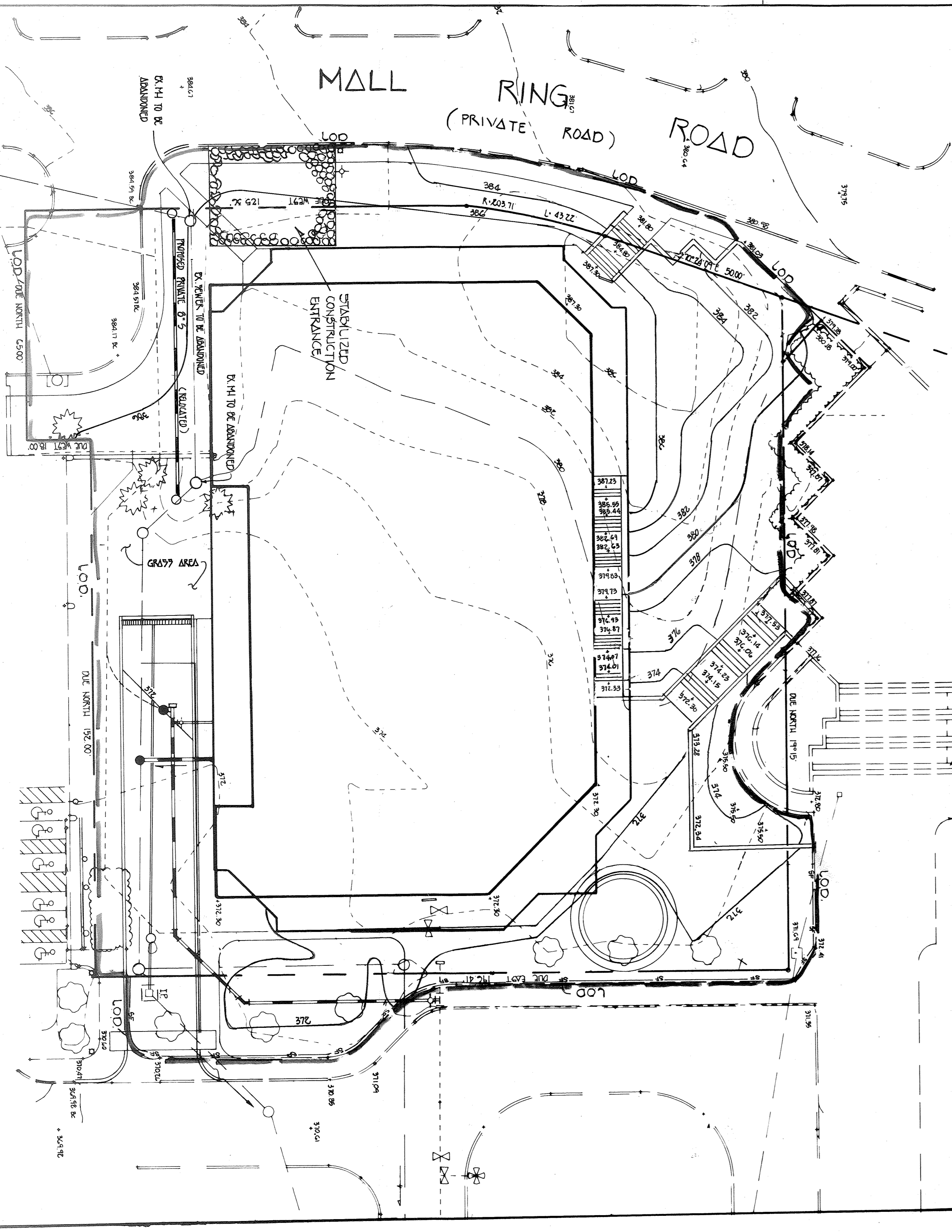
SITE DEVELOPMENT PLAN
PROFILES & DETAILS

COLUMBIA TOWN CENTER
60 CORPORATE CENTER

SECTION 2, AREA 5
(PARCEL C-4)

TAX MAP NO. 36 PART OF PARCEL NO. 490
5th ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: SEPTEMBER 3, 1997

SHEET 2 OF 5
REV. JANUARY 28, 1998
S.D.P. 98-09



Using vegetation as cover for barren soil to protect it from erosion. Vegetative stabilization is used to promote the growth of vegetation on exposed soil. When soil is stabilized with vegetation, the soil is less likely to erode and more likely to allow infiltration of rainfall, thereby reducing sediment loads and runoff to downstream areas, and improving wildlife habitat and visual resources.

DEFINITION
Vegetative stabilization is the use of plants to stabilize soil and prevent erosion. It is a permanent method of erosion control that provides long-term protection against erosion. It is a cost-effective method of erosion control that provides long-term protection against erosion.

APPLICABLE PRACTICES
This practice shall be used on denuded areas as specified on the plans and may be used on highly erodible or critically eroding areas. This practice shall be used on denuded areas for short duration (up to one year), and Permanent Seeding, for long term vegetative cover. Examples of applicable areas for Temporary Seeding are temporary Soil Stockpiles, cleared areas left lying between construction phases, earth dikes, etc. and for Permanent Seeding are lawns, dams, cut and fill areas and other areas at final grade, former stockpiles and staging areas, etc.

EFFECTS ON WATER QUALITY AND QUANTITY
Planting vegetation in disturbed areas will have an effect on the water budget, especially on volumes and rates of runoff, infiltration, evaporation, transpiration, percolation and groundwater recharge. Vegetation cover over time will increase organic matter content and improve the water holding capacity of the soil and subsequent plant growth. Vegetation will help reduce the movement of sediment and other chemicals carried by runoff to receiving waters. Plants will also help protect groundwater supplies by assimilating these substances present within the root zone. Sediment control devices must remain in place during grading, seeded preparation, seeding, mulching and vegetative establishment to prevent large quantities of sediment and associated nutrients from washing into surface waters.

SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS

A. Site Preparation

- Install erosion and sediment control structures (either temporary or permanent) such as diversions, grade stabilization structures, berms, waterways, or sediment control basins.
- Perform all grading operations at right angles to the slope, final grading and shaping is not usually necessary for temporary seeding.
- Schedule required soil tests to determine soil amendment composition and application rates for sites having disturbed areas over 2 acres.

B. Soil Amendments (Fertilizer and Lime Specifications)

- Soil tests must be performed to determine the exact ratios and application rates for both lime and fertilizer on sites having disturbed areas over 5 acres. Soil analysis may be performed by the University of Maryland or a recognized commercial laboratory. Soil samples taken for engineering purposes may also be used for chemical analyses.
- Fertilizers shall be uniform in composition, free flowing and suitable for accurate application by approved equipment. Fertilizer may be substituted for fertilizer with prior approval from the appropriate approval authority. Fertilizers shall all be delivered to the site fully labeled according to the applicable state fertilizer laws and shall bear the name, trade name or trademark and warranty of the producer.
- Lime materials shall be ground limestone (hydrated or burnt lime) may be substituted which contains at least 50% total oxides (calcium oxide plus magnesium oxide). Limestone shall be ground to such fineness that at least 50% will pass through a #100 mesh sieve and 98-100% will pass through a #20 mesh sieve.

C. Seeded Preparation

Temporary Seeding

- Seeded preparation shall consist of loosening soil to a depth of 3\"/>

Permanent Seeding

- Minimum soil conditions required for permanent vegetative establishment:
 - Soil shall contain less than 500 parts per million (ppm) of soluble salts.
 - The soil shall contain less than 40% clay, but enough clayed material (30% silt plus clay) to provide the capacity to hold a moderate amount of moisture. An exception is if lowgrade or special loesslike soils to be planted. Then a silt plus clay (30% silt plus clay) would be acceptable.
 - Soil shall contain 1.5% minimum organic matter by weight.
 - Soil must contain sufficient pore space to permit adequate root penetration.
 - If these conditions cannot be met by soil on site, adding topsoil is required in accordance with Section 21 Graded and Specified for Topsoil.
- Areas previously graded in conformance with the drawings shall be maintained in a true and even grade. The soil shall be loosened to a depth of 3\"/>

D. Seeding

- Apply fertilizer and lime as prescribed on the plans.
- Incorporate lime and fertilizer into the top 3-5\"/>

E. Seeding Methods

- Minimum soil conditions required for permanent vegetative establishment:
 - Soil shall contain less than 500 parts per million (ppm) of soluble salts.
 - The soil shall contain less than 40% clay, but enough clayed material (30% silt plus clay) to provide the capacity to hold a moderate amount of moisture. An exception is if lowgrade or special loesslike soils to be planted. Then a silt plus clay (30% silt plus clay) would be acceptable.
 - Soil shall contain 1.5% minimum organic matter by weight.
 - Soil must contain sufficient pore space to permit adequate root penetration.
 - If these conditions cannot be met by soil on site, adding topsoil is required in accordance with Section 21 Graded and Specified for Topsoil.
- Areas previously graded in conformance with the drawings shall be maintained in a true and even grade. The soil shall be loosened to a depth of 3\"/>

STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE August 28, 1997

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE August 28, 1997

ALL DISTURBED AREAS SHALL BE STABILIZED AS FOLLOWS:

SEEDING PREPARATION:
LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING.

SOIL AMENDMENTS:
APPLY TWO TONS PER ACRE DELOMTIC LIMESTONE OR LBS/1000 SQFT) AND 600 LBS. PER ACRE 0-20-20 FERTILIZER OR LBS/1000 SQFT) 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 SQFT) AND 500 LBS. PER ACRE 015 LBS/L 1000 SQFT) OF 10-20-20 FERTILIZER.

SEEDING:
FOR THE PREVIOUS MARCH 1 THROUGH APRIL 30, AND AUGUST 1 THROUGH OCTOBER 15, SEED WITH 100 LBS. PER ACRE (2.3 LBS./1000 SQFT) OF KENTUCKY 31 TALL FESCUE. FOR THE PERIOD MAY 1 THROUGH JULY 31, SEED WITH 60 LBS./ACRE (1.4 LBS./1000 SQFT) OF KENTUCKY 31 TALL FESCUE AND 2 LBS. PER ACRE (0.05 LBS./1000 SQFT) OF WEEDING LOVEGRASS. DURING THE PERIOD OF OCTOBER 15 THROUGH FEBRUARY 28, PROJECT SITE BY OPTION D) - TWO TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) - SEED WITH 100 LBS./ACRE OF KENTUCKY 31 TALL FESCUE AND MULCH WITH TWO TONS/ACRE WELL ANCHORED STRAW. ALL SLOPES SHOULD BE HYDROSEEDED.

MULCHING:
APPLY 1 TO 2 TONS PER ACRE (10 TO 90 LBS./1000 SQFT) OF UNBOTTLED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING 200 GALLONS PER ACRE (5 GALLONS SQFT) OF EMULSIFIED ASPHALT ON FLAT AREAS ON SLOPES 9 FEET OR HIGHER USE 340 GALLONS PER ACRE (8 GALLONS SQFT) FOR ANCHORING.

MAINTENANCE:
INSPECT ALL SEEDING AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

* FOR PUBLIC PONDS SUBSTITUTE CHELSEA CROWNWEED AT 15 LBS./ACRE AND KENTUCKY 31 TALL FESCUE AT 10 LBS./ACRE AS THE SEEDING REQUIREMENT. OPTIMUM SEEDING DATE FOR THIS MIXTURE IS MARCH 1 TO APRIL 30.

SEDIMENT CONTROL NOTES **TEMPORARY SEEDING NOTES** **PERMANENT SEEDING NOTES**

SEQUENCE OF CONSTRUCTION

PLAN
SCALE: 1" = 20'

2 DAYS	1. OBTAIN GRADING PERMIT.
1 DAY	2. INSTALL SEDIMENT AND EROSION CONTROL AS SHOWN ON PLAN.
2 DAYS	3. CLEAR AND GRUB SITE.
3 DAYS	4. ROUGH GRADE SITE.
1 DAY	5. INSTALL UTILITIES.
2 DAYS	6. INSTALL CURB AND GUTTER.
1 YEAR	7. CONSTRUCT BUILDING.
1 DAY	8. INSTALL BASE COURSE PAVING.
1 DAY	9. FINE GRADE SITE AND INSTALL PERMANENT SEEDING.
3 DAYS	10. INSTALL LANDSCAPE MATERIAL.
1 DAY	11. INSTALL TACK COAT AND FINISH COURSE PAVING.
1 DAY	12. REMOVE SEDIMENT CONTROL DEVICES AS PERMISSION IS GRANTED BY E/S INSPECTOR.

ENGINEER'S CERTIFICATE

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

Terrell A. Fisher
TERRELL A. FISHER
Signature of Engineer (Print name below signature) Date: 8/20/97

DEVELOPER'S CERTIFICATE

I 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 inspection by the Howard Soil Conservation District.

AL. BARNARD
Signature of Developer (Print name below signature) Date: 8/20/97

ENGINEER'S CERTIFICATE

Reviewed for HOWARD SCD and meets Technical Requirements.

Green Summers
Green Summers
U.S.D.A.-Natural Resources
Conservation Service
Signature of Inspector (Print name below signature) Date: 8/23/97

John M. Johnson
John M. Johnson
Howard SCD
Signature of Inspector (Print name below signature) Date: 8/23/97

OWNER / DEVELOPER

THE ROUSE COMPANY
6275 LITTLE PATENT PARKWAY
COLUMBIA, MARYLAND 21044

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Conch Harriott
Conch Harriott
Chief, Division of Land Development
Signature of Planning and Zoning Director (Print name below signature) Date: 10/22/97

John M. Johnson
John M. Johnson
Director, Department of Planning and Zoning
Signature of Planning and Zoning Director (Print name below signature) Date: 10/16/97

SITE DEVELOPMENT PLAN
SEDIMENT & EROSION CONTROL PLAN & NOTES

COLUMBIA TOWN CENTER

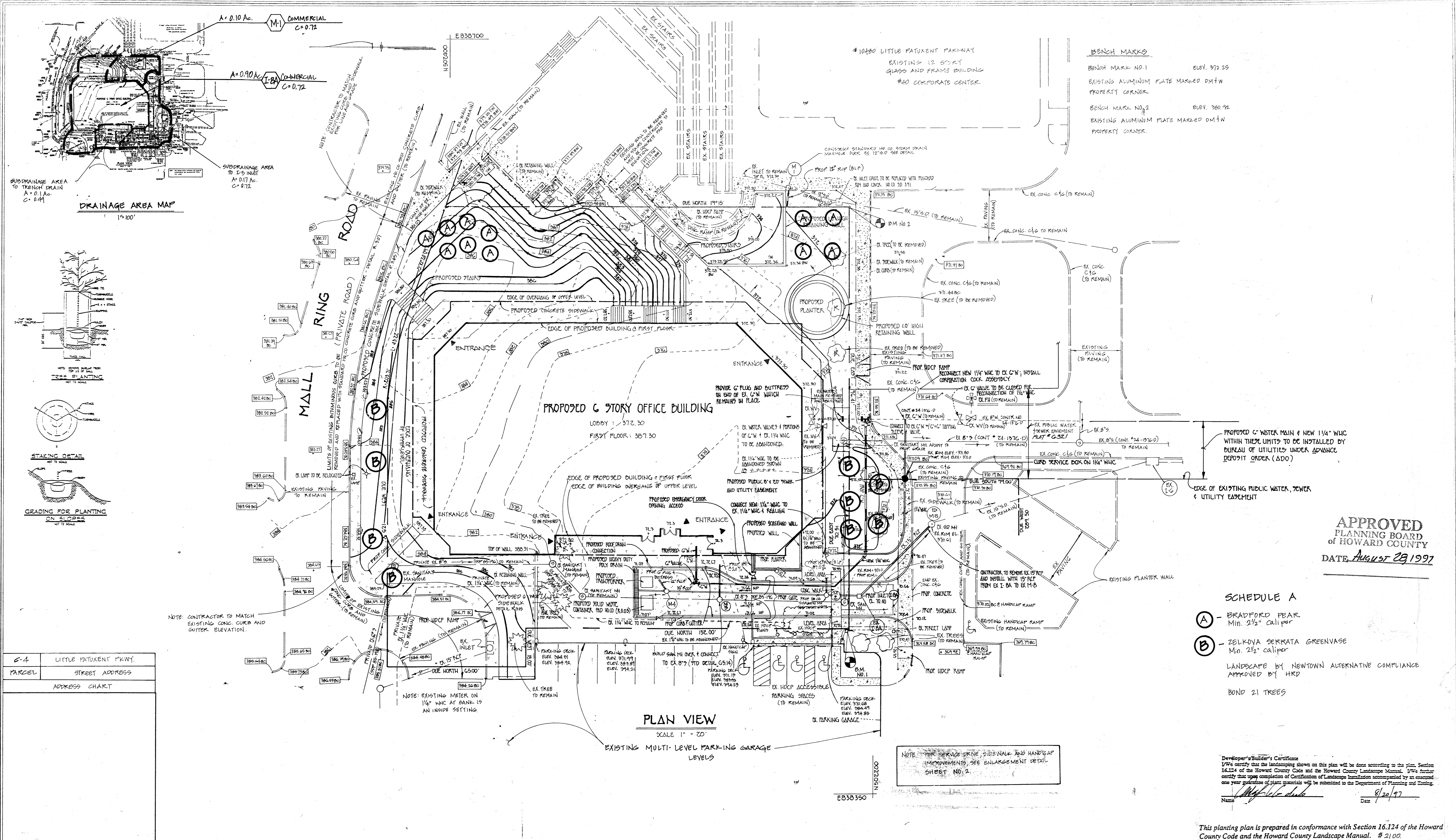
60 CORPORATE CENTER
SECTION 2, AREA 5
(PARCEL C-4)

TAX MAP NO. 36 PART OF PARCEL NO. 490
5th ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: SEPTEMBER 3, 1997

SUBDIVISION: COLUMBIA TOWNSHIP CENTER SECTION/AREA: 2/5 PARCEL: C-4
PLAT NO.: B375 BLOCK NO.: 1 ZONE: A.T. TAX/ZONE: 3C ELEC. DIST.: 5 CENSUS TR.: G052.02
WATER CODE: E-31 SEWER CODE: 3321000

SHEET 3 OF 5 REVISED JANUARY 22, 1996
S.D.P. 98-09

FISHER, COLLINS & CARTER, INC.
SOIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK 10272 BALTIMORE NATIONAL PIKE
ELLSWORTH CITY, MARYLAND 21042
4101 461 2855



BENCH MARKS
 BENCH MARK NO. 1 ELEV. 372.25
 EXISTING ALUMINUM PLATE MARKED DM+M
 PROPERTY CORNER
 BENCH MARK NO. 2 ELEV. 360.92
 EXISTING ALUMINUM PLATE MARKED DM+M
 PROPERTY CORNER

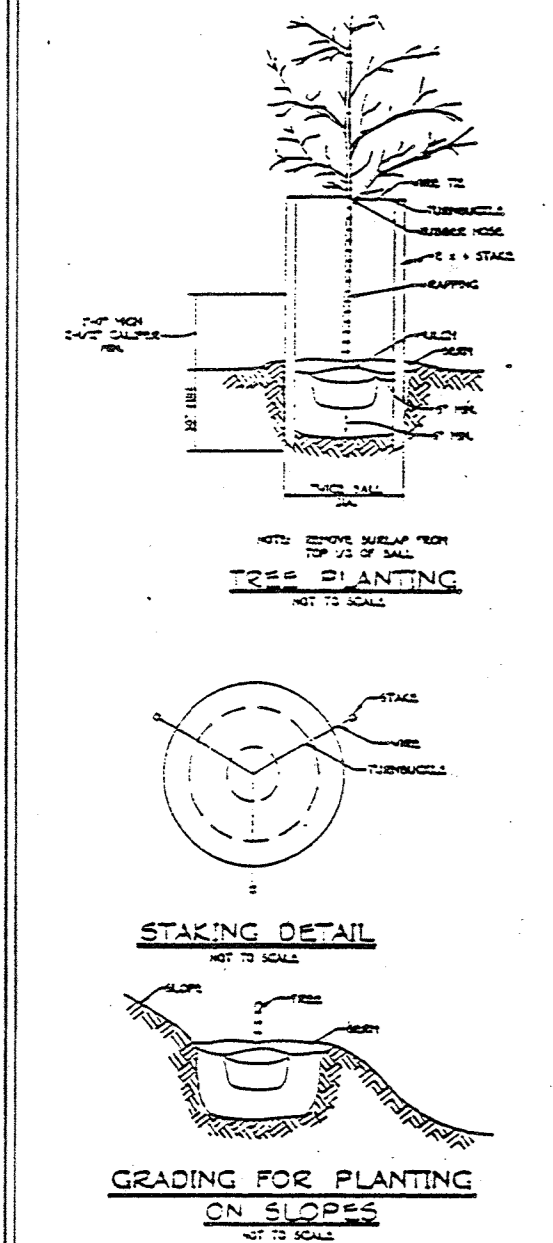
APPROVED
 PLANNING BOARD
 of HOWARD COUNTY
 DATE August 29, 1997

- SCHEDULE A**
- (A) - BRADFORD PEAR
Min. 2 1/2" caliper
 - (B) - ZELKOYA SERRATA GREENVASE
Min. 2 1/2" caliper
- LANDSCAPE BY NEWTOWN ALTERNATIVE COMPLIANCE
 APPROVED BY HRD
 BOND 21 TREES

Developer's/Builder's Certificate
 I/We certify that the landscaping shown on this plan will be done according to the plan. Section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion of Certification of Landscape Installation accompanied by an executed one year guarantee of plant materials will be submitted to the Department of Planning and Zoning.
 Name: *Michael J. Fisher* Date: 8/20/97

This planting plan is prepared in conformance with Section 16.124 of the Howard County Code and the Howard County Landscape Manual. # 2100.

DRAINAGE AREA MAP
 1" = 100'

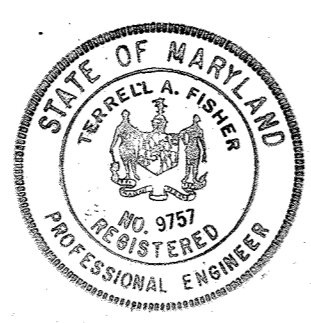


PARCEL	LITTLE PATUXENT PARK	STREET ADDRESS
C-4		

ADDRESS CHART

PLAN VIEW
 SCALE 1" = 20'

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL FREE
 ELICOTT CITY, MARYLAND 21042
 410P 100 - 3000



ENGINEER'S CERTIFICATE
 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 of Engineer (Print name below signature) *Terrell A. Fisher* Date: 8/20/97

DEVELOPER'S CERTIFICATE
 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 inspection by the Howard Soil Conservation District.
 Signature of Developer (Print name below signature) *Al Edwards* Date: 8/20/97

Reviewed for HOWARD SCD and meets Technical Requirements.
Al Edwards Date: 9/25/97
 U.S.D.A. - National Resources Conservation Service
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
John M. Kelen Date: 9/25/97
 Howard SCD

OWNER / DEVELOPER
 THE ROUSE COMPANY
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21044

APPROVED: DEPARTMENT OF PLANNING AND ZONING

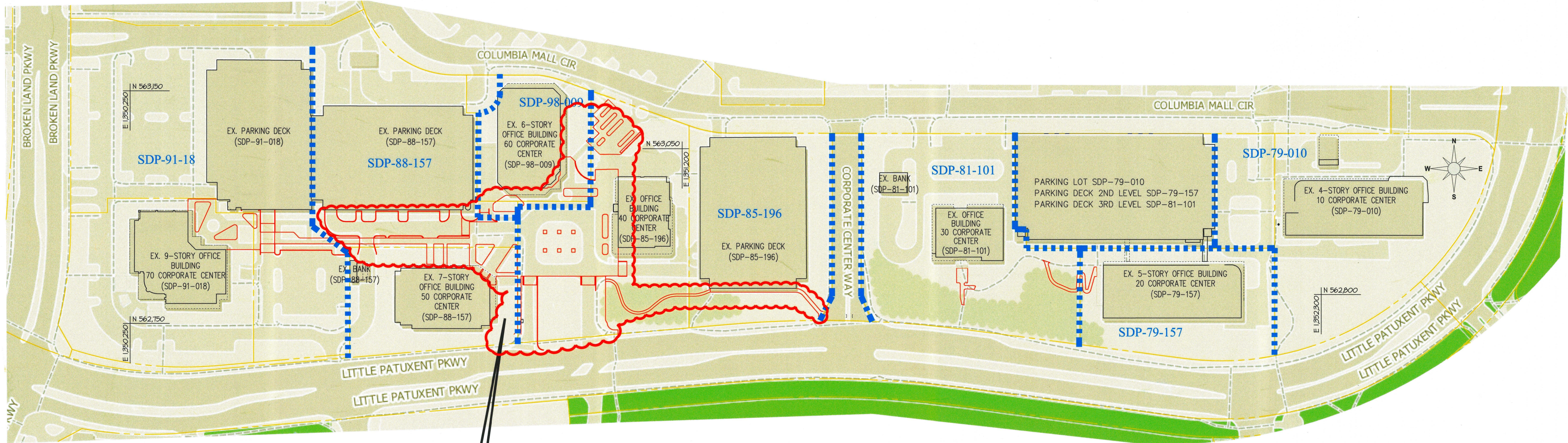
James R. Smith Director - Department of Planning and Zoning Date: 10/22/97
Cathy Hamilton Chief, Division of Land Development Date: 10/22/97
Michael J. Fisher Chief, Development Engineering Division Date: 10/1/97

SUBDIVISION	SECTION/AREA	PARCEL
COLUMBIA TOWN CENTER	Z/5	C-4

PLAT NO.	BLOCK NO.	ZONE	TAX ZONE	ELEC. DIST.	CENSUS TR.
8375	1	MT.	3C	5	6052.02

WATER CODE: E-31 SEWER CODE: 932.1000

SITE DEVELOPMENT PLAN
LANDSCAPE PLAN
COLUMBIA TOWN CENTER
 60 CORPORATE CENTER
 SECTION 'C' AREA 5
 (PARCEL C-4)
 TAX MAP No: 36 PART OF PARCEL: 490
 5th ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: SEPTEMBER 3, 1997
 SHEET 4 OF 5



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

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-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. 8577, P.N. 6221, P.N. 9512, P.N. 4965 & P.N. 4542
- THIS SITE WHICH IS COMPRISED OF PARCELS A, B (P.N. 6321 & 9512)(C), 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 16.1202(B)(1)(v), 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 FINISHINGS 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.

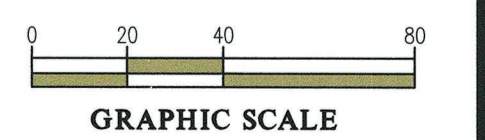
THE REQUIRED VOLUMES AND THE MANNER IN WHICH THOSE VOLUMES HAVE BEEN PROVIDED ARE:

- 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 GRADES 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: 1,904 C.F.
TOTAL: 3,073 C.F.

LEGEND

■■■■■■■■■■ SDP DELINEATION LINE

==== 2022 IMPROVEMENTS



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *[Signature]* Date: 5/12/22

Chief, Division of Land Development: *[Signature]* Date: 5/12/22

Chief, Development Engineering Division: *[Signature]* 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: 301-421-4186

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

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. 12875

EXPIRATION DATE: MAY 28, 2022

[Signature]

(REVISED) OVERVIEW OF 2022 IMPROVEMENTS

COLUMBIA TOWN CENTER
60 CORPORATE CENTER
Section 2 Area 5
Parcel C-4 (Plat No. 8577)

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

SCALE	ZONING	GLW FILE No.
1"=80'	NT	21119
DATE	TAX MAP - GRID	SHEET
APRIL 2022	36-1&2	5 OF 5