



TECHNICAL STAFF REPORT

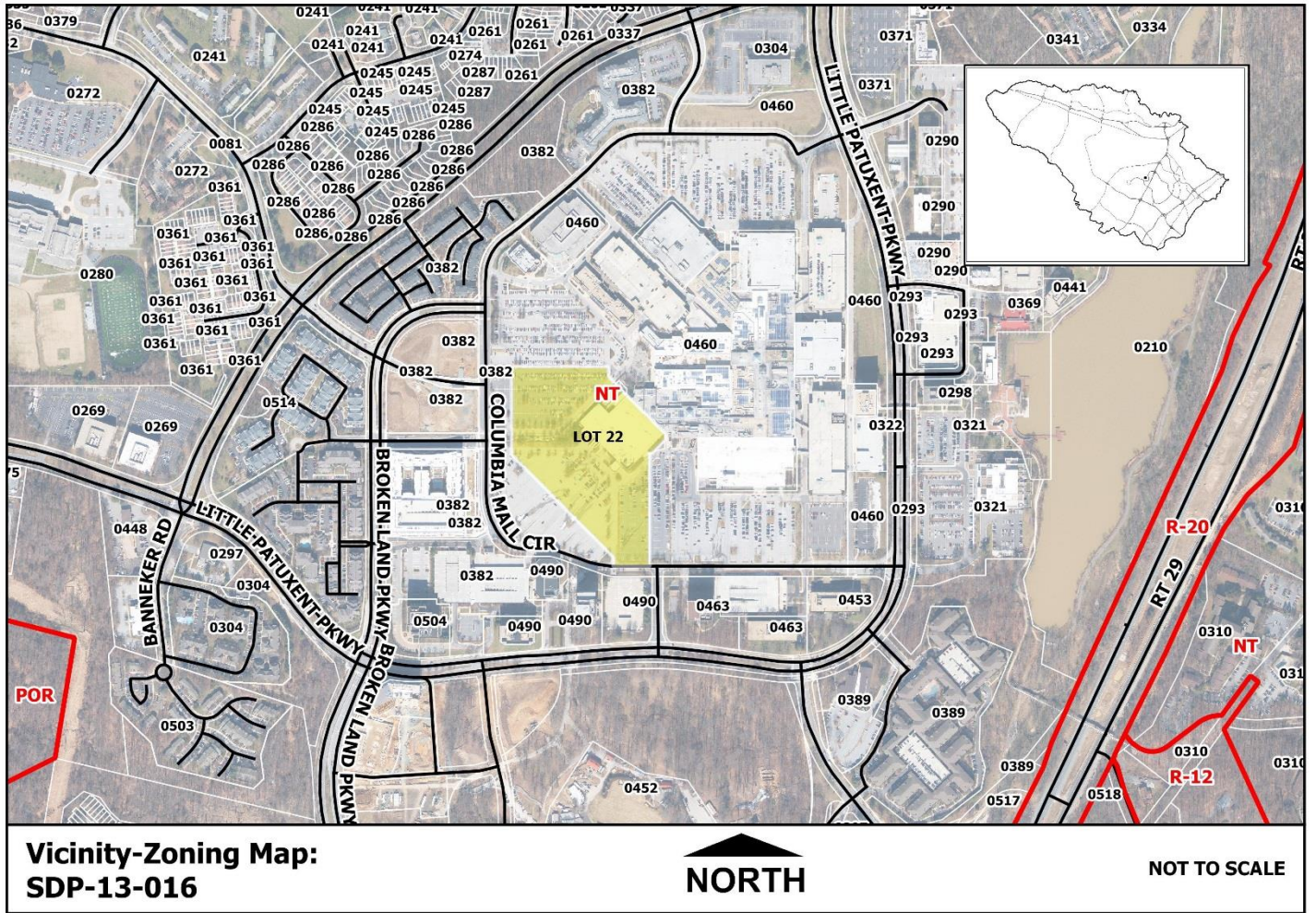
Downtown Columbia-The Mall in Columbia

Planning Board Special Subject Meeting July 6, 2017

To Consider Site Development Plan Revisions Affecting the Sears Store on Lot 22

- File No./Petitioner:** SDP-13-016, General Growth Properties, c/o Cathie Phillips
- Project Name:** The Mall in Columbia
- DPZ Planner:** *Tanya Krista-Maenhardt, AICP, Planning Supervisor
(410) 313-2350, tmaenhardt@howardcountymd.gov*
- Request:** To approve redline revisions to the site development plan for the existing Sears store, located in the Columbia Mall-Parcel 460, Lot 22 (Tax Map 36, Grids 1 and 2), in accordance with Section 125.0.G. of the Howard County Zoning Regulations.
- Recommendation:** Approval, subject to any conditions by the Planning Board.
- Location:** The subject site is Parcel 460, Lot 22 on Tax Map 36; located between Columbia Mall Circle and Little Patuxent Parkway in the 5th Election District of Howard County. The Mall Neighborhood encompasses 38.04 acres, of which this redline includes 0.48 acres. Lot 22 is zoned New Town (NT) and designated as Downtown Mixed Use area, per the Downtown Columbia Plan. Sears is located at the southwest end of the Mall.
- Vicinal Properties:**
- North:** Warfield Neighborhood, particularly surface parking (generally accessed from Columbia Mall Circle) and a cinema.
- South:** Symphony Overlook Neighborhood, particularly surface parking.
- East:** The Mall and Symphony Overlook.
- West:** Surface parking and the Warfield Neighborhood.
- Neighborhood:** The Mall Neighborhood is described as a “commercial center that serves as a hub of social activity and economy for Downtown and Howard County.” Its configuration is unique because it is surrounded by three separate Downtown Columbia Neighborhoods- Warfield, The Lakefront, and Symphony Overlook.

Vicinity Map:



Legal Notice:

DPZ verified that the property was properly posted and electronic notification has been provided to all required parties.

Plan History:

Parcel 460, Lot 47, includes the Mall Neighborhood; Columbia’s central shopping area. Built in 1971, the Mall has undergone several expansions and currently contains five anchor department stores; including, Sears (Lot 22), J.C. Penny, Nordstrom, Macy’s and Lord and Taylor, along with approximately 200 specialty stores.

A simplified ECP for the proposed redline revisions to SDP-13-016 was approved January 2017.

The redline was submitted December 19, 2016, and approved March 2017 by all applicable SRC agencies. It is subject to review and approval by the Planning Board.

This project is not subject to the Downtown Revitalization process because the proposed changes fall within the parameters of Section 125.0.A.9.e(1). The primary

use continues to be retail commercial, it primarily involves interior renovations with limited outdoor improvements (on existing paved areas), and the building footprint will not expand. However, Planning Board review is required because according to Section 125.0.G of the Zoning Regulations, the limit of disturbance (LOD) is greater than 5,000 square feet.

The Design Advisory Panel (DAP) received a courtesy copy of this redline and did not have any comments.

Redline Proposal:

While Sears will remain on the first floor, the second floor will be converted to a 16,580 square foot entertainment use, a 51,905 square foot restaurant, and a 10,785 square foot bookstore. The Sears Auto Center and drive through and storage area will also be removed. The building will not be enlarged, but second floor building facades will be upgraded and an outdoor plaza and seating area, similar to the existing fountain plaza and walkway, will be added to extend the “Lifestyle Center.” The three new tenant spaces will be accessed at grade level.

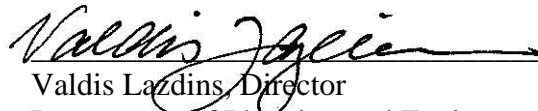
A small paved, outdoor common area is proposed, with planting areas that also accommodate stormwater management and meet all Environmental Site Design (ESD) requirements. Because the site qualifies as redevelopment, stormwater management will be addressed for 50% of existing impervious areas and 100% for any new impervious areas. Stormwater will be treated and infiltrated back into the ground using four micro-bioretenion practices located in planters. These will have an overflow to a drain that outfalls to the existing storm drain to the parking lot. The ESD facilities will be landscaped to mirror existing planting beds.

Planning Board Review:

Section 125.0.G.1 and Section 125.0.G.3 state that any clearing and grading that exceeds 5,000 square feet in area shall require Planning Board review and approval and the proposal shall be considered at a public meeting.

Recommendation:

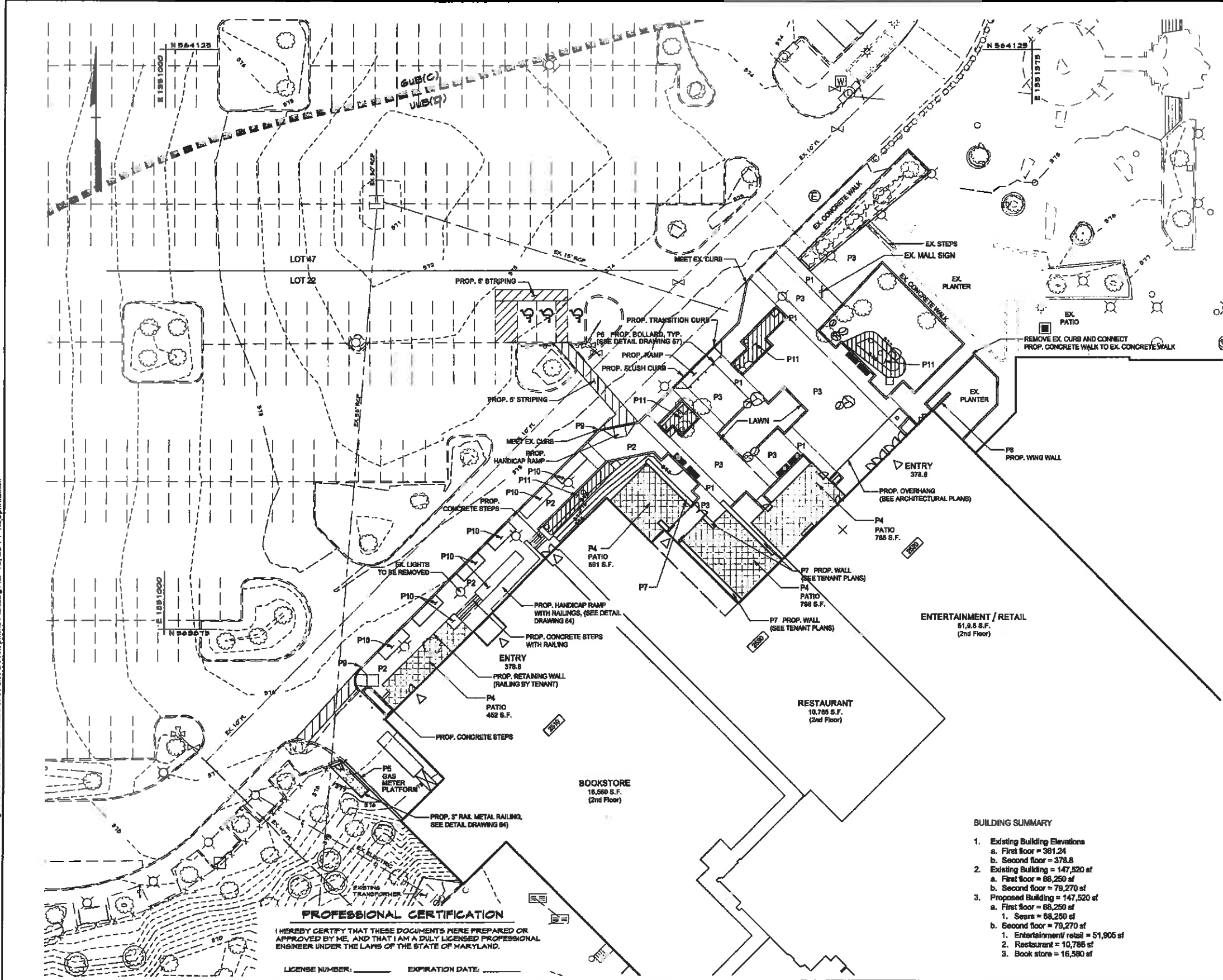
Approval, subject to any conditions by the Planning Board.

 6/19/17
Valdis Lazdins, Director Date
Department of Planning and Zoning

Please note that this file is available for public review, by appointment, at the Department of Planning and Zoning’s public service counter, Monday – Thursday, 8:00 a.m. to 5:00 p.m. and Friday, 8:00 a.m. to 3:00 p.m.

- LEGEND**
- 610 --- Existing Minor Contour
 - 610 --- Existing Major Contour
 - Existing Edge of Road
 - Soil Line
 - EX. 15" D. --- Existing Storm Drain and Inlet
 - EX. 12" P. --- Existing Water and Fire Hydrant
 - EX. 8" S. --- Existing Sewer
 - Existing Curb and Gutter
 - Existing Tree Line
 - Existing Drive
 - Tract Boundary
 - Utility Easement Line
 - Existing Building
 - Proposed Building
 - 6.50 --- Proposed Grades
 - 8" S. --- Proposed Sewer
 - 8" P. --- Proposed Water and Fire Hydrant
 - 15" D. --- Proposed Storm Drain and Inlets
 - Proposed Curb & Gutter
 - Proposed Bench (see Sheet 38)
 - Proposed Boulders (see Sheet 35)
 - Proposed ESD Plantings
 - Proposed Poles

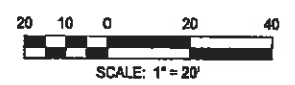
- HARDSCAPE LEGEND**
- P1 Proposed Concrete Banding 12", 16", or 24" wide concrete band with decorative scoring. (see landscape drawing)
 - P2 Proposed Concrete Paving concrete paving with decorative scoring (see landscape drawing)
 - P3 Proposed Concrete Paving (see landscape drawing)
 - P4 Proposed Tenant Seating Area
 - P5 Proposed Gas Meter Platform
 - P6 Proposed Bollard (see drawing 55a for detail)
 - P7 Proposed Walls (see tenant drawings)
 - P8 Proposed Wing Wall (see architectural drawings)
 - P9 Proposed 6" Curb and Gutter, Palm Rod and Leaf Fire Lane
 - P10 Proposed Planters
 - P11 Proposed Micro-Slowdown Facility



BUILDING SUMMARY

1. Existing Building Elevations
 - a. First floor = 361.24
 - b. Second floor = 378.8
2. Existing Building = 147,520 sf
 - a. First floor = 88,250 sf
 - b. Second floor = 79,270 sf
3. Proposed Building = 147,520 sf
 - a. First floor = 88,250 sf
 1. Sears = 88,250 sf
 - b. Second floor = 79,270 sf
 1. Entertainment/retail = 51,905 sf
 2. Restaurant = 10,785 sf
 3. Book store = 16,580 sf

NOTE: See Sheets 57 and 58 for site grading and layout.



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 NUMBER: _____ EXPIRATION DATE: _____

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division _____ Date _____
 Chief, Division of Land Development _____ Date _____
 Director _____ Date _____

CENTURY ENGINEERING
 CONSULTING ENGINEERS - PLANNERS
 10710 Gilroy Road, Hunt Valley, MD 21031
 Phone: 443.589.2400 Fax: 443.589.2401

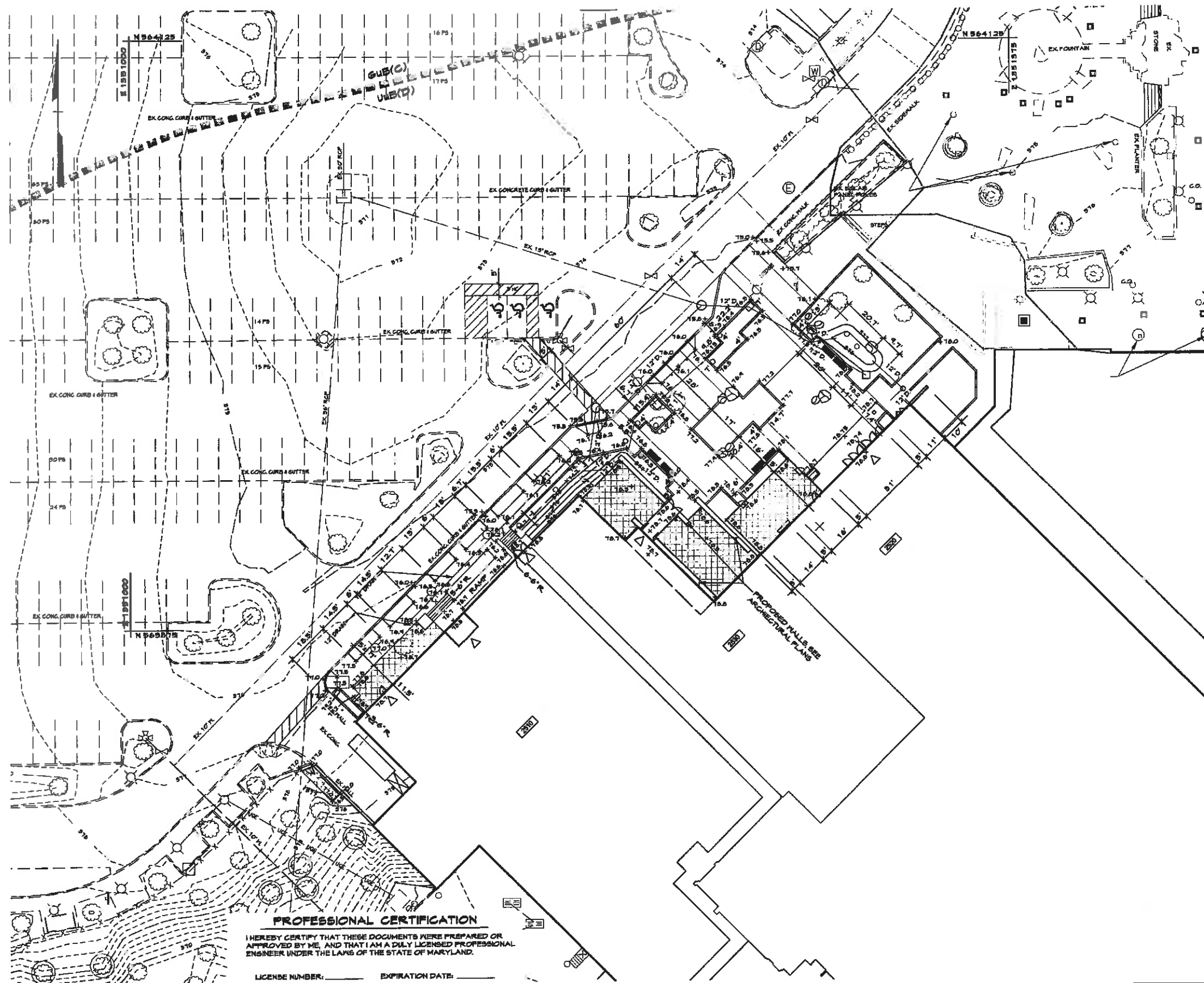
DESIGN BY:	M.J.P.
DRAWN BY:	M.S.S.
CHECKED BY:	
DATE:	
BY NO.	REVISION
	DATE

DEVELOPER
GENERAL GROWTH PROPERTIES
 10440 LITTLE PATUXENT PARKWAY, SUITE 1000
 COLUMBIA, MARYLAND 21044
 410-992-6000

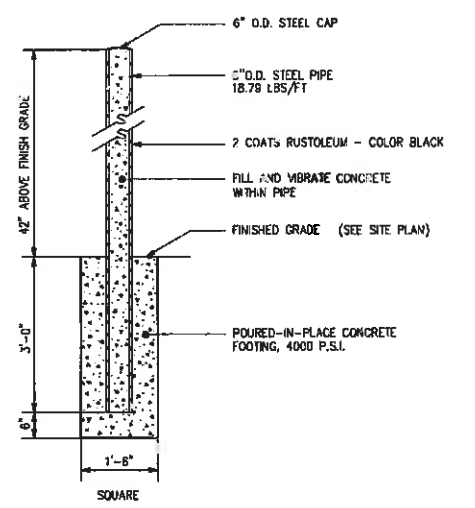
SUPPLEMENTAL DRAWING
SITE DEVELOPMENT PLAN
THE MALL IN COLUMBIA
 BUILDING EXPANSION COLUMBIA TOWN CENTER
 TAX MAP: 36, 36 LOT: 47 & 22 GRID: 19, 20, 1, 2 ZONED: NT PARCEL: 460 F-04-045
 ELECTION DISTRICT 3 HOWARD COUNTY, MARYLAND
 SHEET 56 OF 64

C.E.I. PROJECT NUMBER
 28141.06
 SCALE:
 1" = 20'

S:\2008\Projects\2014\100 Columbia Mall\CAD\DDP\mulhigh\seers Rev\DWG\2014.08\977 Layout Grading Plan.dwg Mar. 18, 2011 1:04pm msmith

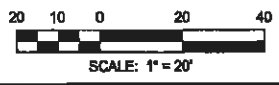


- LEGEND**
- - - - - 478 - Existing Minor Contour
 - - - - - 470 - Existing Major Contour
 - - - - - Existing Edge of Road
 - — — — — Soil Line
 - EX. 12" D. Existing Storm Drain and Inlet
 - EX. 12" S. Existing Water and Fire Hydrant
 - — — — — Existing Sewer
 - — — — — EX. 8" S. Existing Curb and Gutter
 - - - - - Existing Tree Line
 - - - - - Existing Drive
 - - - - - Tract Boundary
 - - - - - Utility Easement Line
 - Existing Building
 - Proposed Building
 - 6.50 - 8.00 Proposed Grades
 - 8" S. Proposed Sewer
 - 8" S. Proposed Water and Fire Hydrant
 - 12" D. Proposed Storm Drain and Inlets
 - 8" S. Proposed Curb & Gutter
 - - - - - Limit of Disturbance
 - Proposed Bench (see Sheet 55)
 - Proposed Boulders (see Sheet 55)
 - ▨ Proposed Path



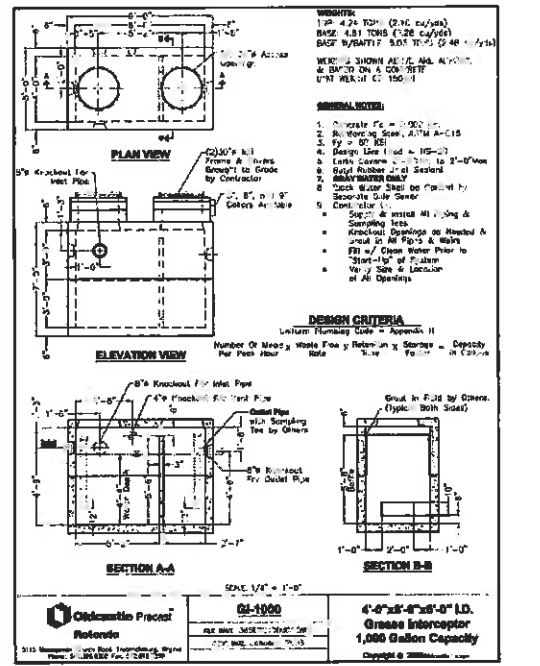
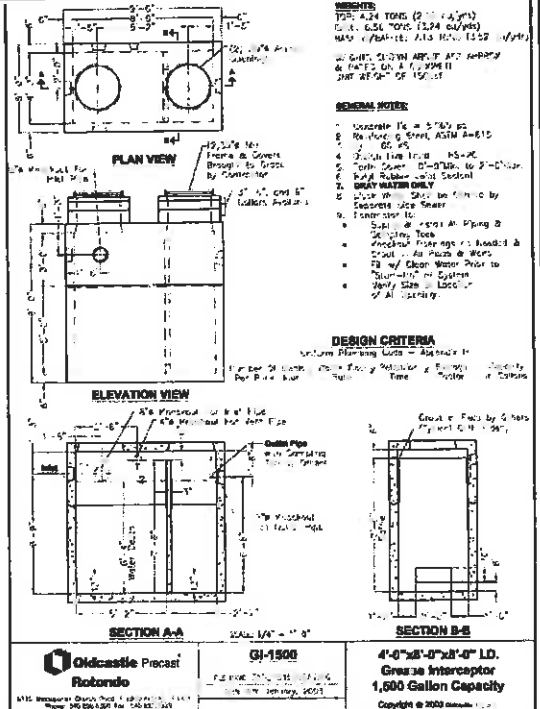
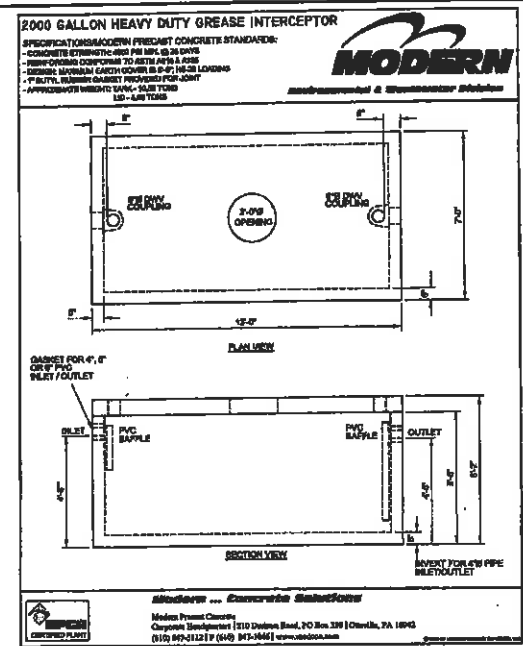
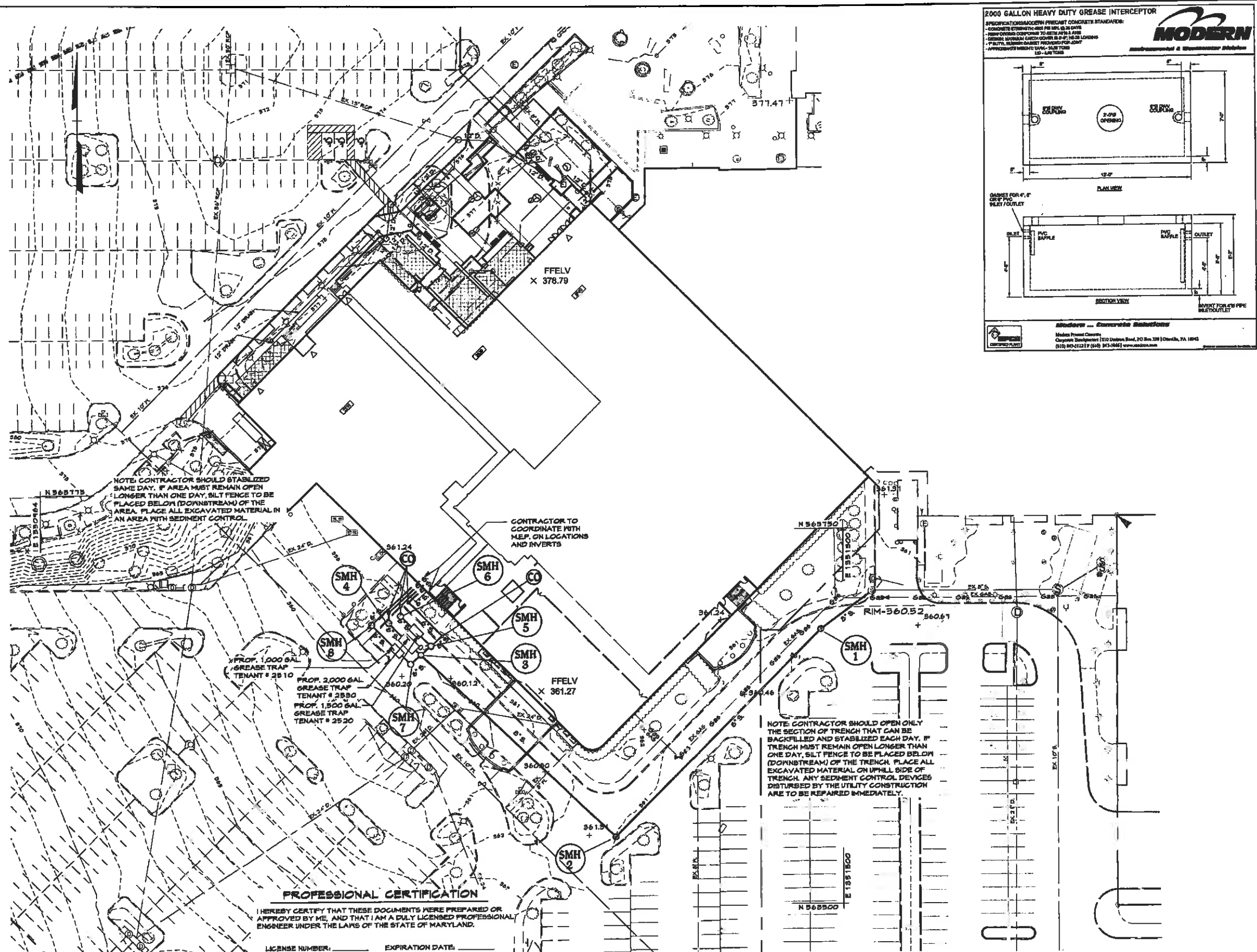
Bollard
Not to Scale

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APPROVED: DEPARTMENT OF PLANNING AND ZONING Chief, Development Engineering Division _____ Date _____ Chief, Division of Land Development _____ Date _____ Director _____ Date _____	 CENTURY ENGINEERING CONSULTING ENGINEERS - PLANNERS 10710 Gilroy Road, Hunt Valley, MD 21031 Phone: 443.889.2400 Fax: 443.889.2401	DESIGN BY: M.J.P. DRAWN BY: M.S.S. CHECKED BY: _____ DATE: _____	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BY</th> <th>NO.</th> <th>REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	BY	NO.	REVISION	DATE													DEVELOPER GENERAL GROWTH PROPERTIES 10440 LITTLE PATUXENT PARKWAY, SUITE 1000 COLUMBIA, MARYLAND 21044 410-992-6000	SUPPLEMENTAL DRAWING LAYOUT and GRADING PLAN THE MALL IN COLUMBIA BUILDING EXPANSION COLUMBIA TOWN CENTER <small>TAX MAP: 30, 38 LOT: 47 & 22 GRID: 19, 20, 1, 2 ZONED: NT PARCEL: 460 F-04-045 ELECTION DISTRICT 6 HOWARD COUNTY, MARYLAND</small> SHEET 57 OF 64	C.E.I. PROJECT NUMBER 28141.08 SCALE: 1" = 20' SDP-13-016
BY	NO.	REVISION	DATE																			

SA 200207 Facilities 28 14 1.00 Columbia Mall CIVIL/CADD/Drainage/Sewers Rev CHV 28 14 1.06 (88) Sanitary Sewer Plan/duh Mar 15, 2017 1:54 pm month



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Chief, Division of Land Development _____ Date _____

Director _____ Date _____

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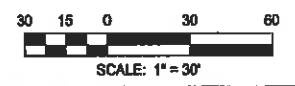
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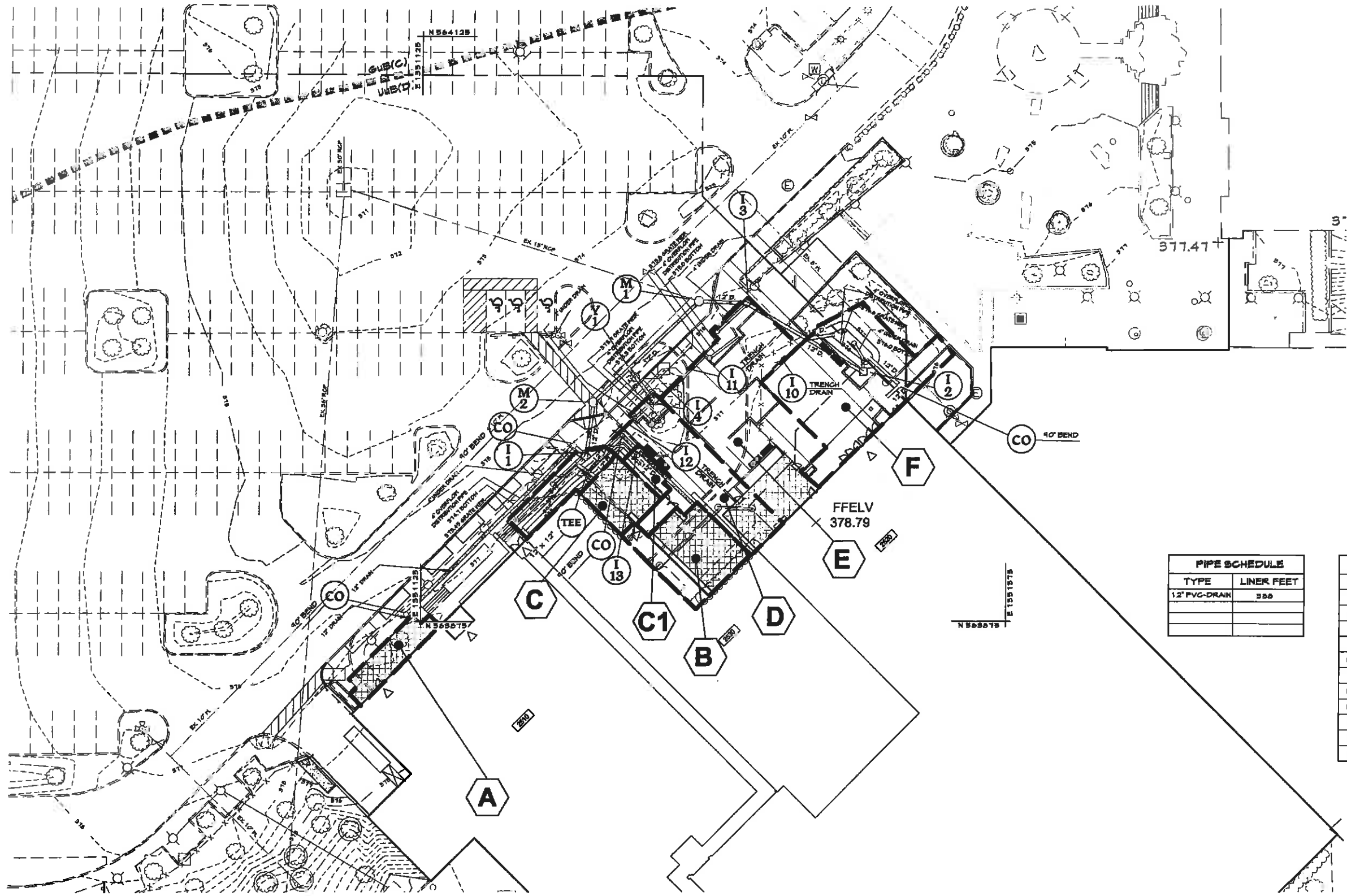
SUPPLEMENTAL DRAWING
UTILITY PLAN - SANITARY SEWER
THE MALL IN COLUMBIA
BUILDING EXPANSION COLUMBIA TOWN CENTER
TAX MAP: 30, 36 LOT: 47 & 22 GRID: 19, 20, 1, 2 ZONED: NT PARCEL: 460 F-04-045
ELECTION DISTRICT 6 HOWARD COUNTY, MARYLAND
SHEET 58 OF 64

C.E.L. PROJECT NUMBER
28141.06

SCALE:
1" = 30'



6:\2005\facilities\2814.06 Columbia Mall\CAD\DWG\Drainage\Storm Drain Plan.dwg Mar 15, 2011 1:55pm mambh

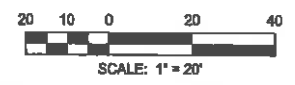


D.A.	AREA	'C'	% IMPERVIOUS
A	0.01	0.95	100
B	0.02	0.95	100
C	0.01	0.95	100
C1	0.01	0.20	0
D	0.04	0.79	79
E	0.07	0.79	79
F	0.07	0.89	89

PIPE SCHEDULE	
TYPE	LINER FEET
12" PVC-DRAIN	358

STRUCTURE SCHEDULE			
NO.	TYPE	SIZE	DETAIL
I-1	BEEHIVE GRATE	12"	R-2560
I-2	BEEHIVE GRATE	12"	R-2560
I-3	BEEHIVE GRATE	12"	R-2560
I-4	BEEHIVE GRATE	12"	R-2560
I-10	TRENCH DRAIN	12"	NEENAH R-4495-A1
I-11	TRENCH DRAIN	12"	NEENAH R-4495-A1
I-12	TRENCH DRAIN	12"	NEENAH R-4495-A1
I-13	12" PRECAST 12" PIPE GRATE	12"	PART 1244C6D
CO	CLEAN OUT	12"	5-5.21
M-1	STANDARD PRE-CAST MANHOLE	4'-0"	HQ CO, STD. DETAIL 6.5.12
M-2	STANDARD PRE-CAST MANHOLE	4'-0"	HQ CO, STD. DETAIL 6.5.12

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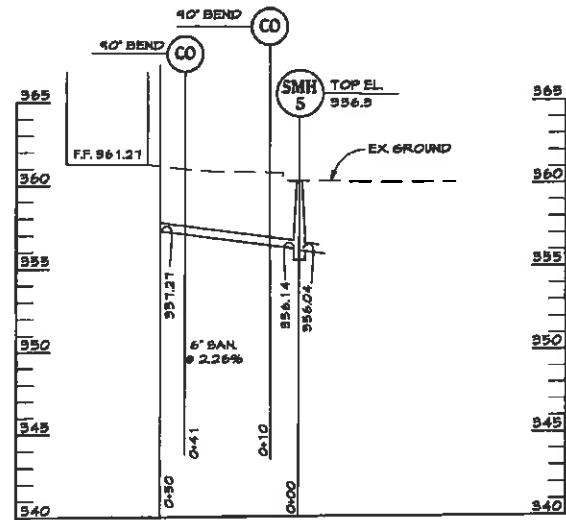
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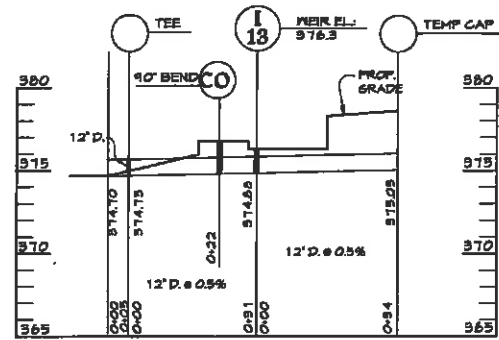
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DATE:				
	BY	NO.	REVISION	DATE

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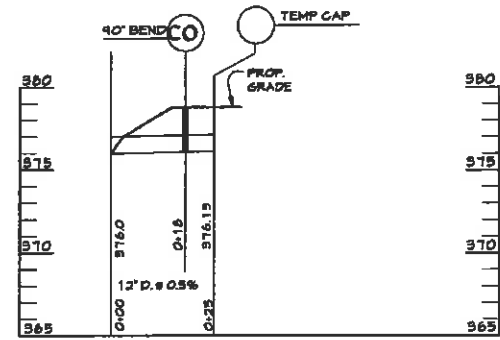
SUPPLEMENTAL DRAWING
 UTILITY PLAN - STORM DRAINS
THE MALL IN COLUMBIA
 BUILDING EXPANSION COLUMBIA TOWN CENTER
 TAX MAP: 30, 36 LOT: 47 & 22 GRID: 19, 20, 1, 2 ZONED: NT PARCEL: 480 F-04-046
 ELECTION DISTRICT 5 HOWARD COUNTY, MARYLAND
SHEET 59 OF 64
 C.E.I. PROJECT NUMBER 28141.06
 SCALE: 1" = 20'



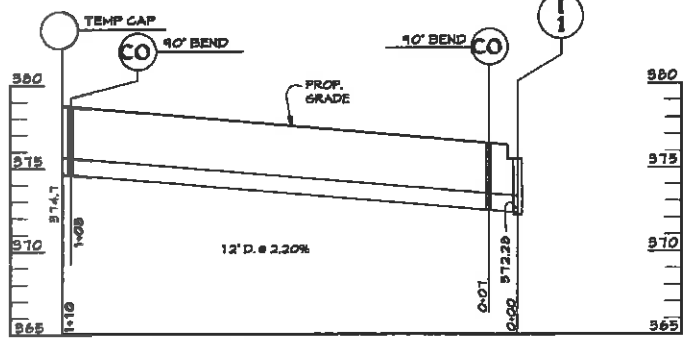
SANITARY SEWER PROFILE
SCALE: HORIZ: 1"-30'
VERT: 1"-5'



STORM DRAIN FROM PLAZA 2550 PROFILE
SCALE: HORIZ: 1"-20'
VERT: 1"-5'

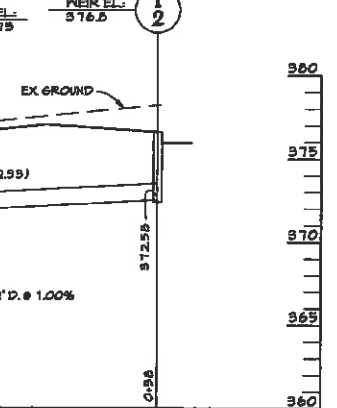
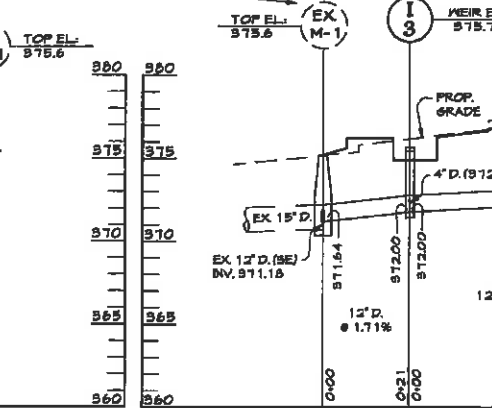
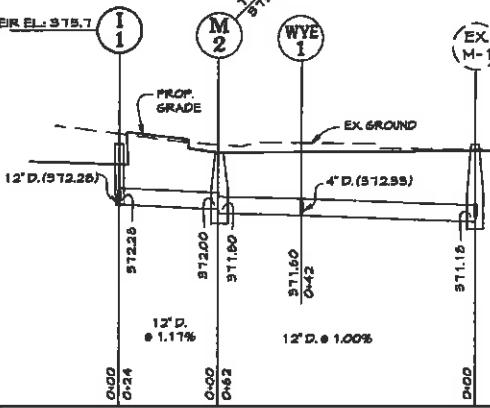
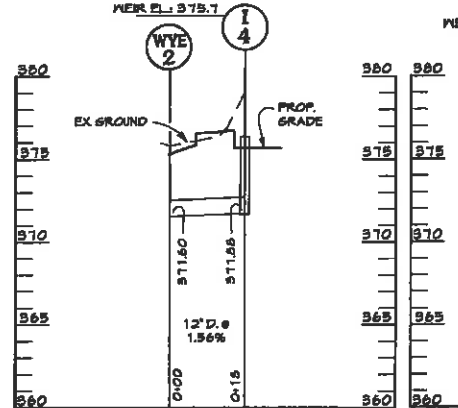


STORM DRAIN FROM ROOF DRAIN PROFILE
SCALE: HORIZ: 1"-20'
VERT: 1"-5'

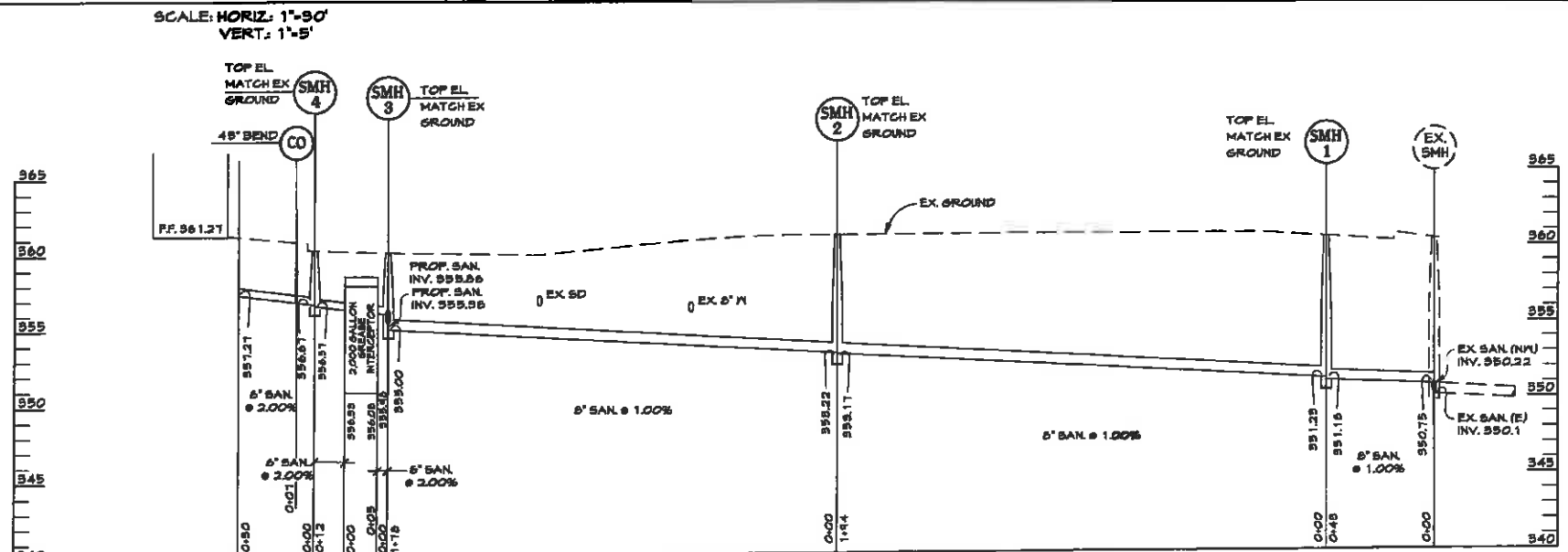


STORM DRAIN FROM PLAZA 25 10 PROFILE
SCALE: HORIZ: 1"-20'
VERT: 1"-5'

CONTRACTOR TO TEST FIT EX 15" STORM DRAIN FOR LINE, GRADE AND IS CONNECTED TO THE MAIN STORM DRAIN SYSTEM PRIOR TO INSTALLING ANY STORM DRAIN PIPES.

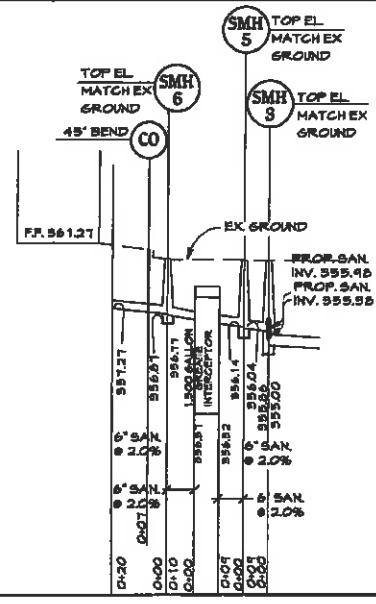


STORM DRAIN PROFILE
SCALE: HORIZ: 1"-20'
VERT: 1"-5'

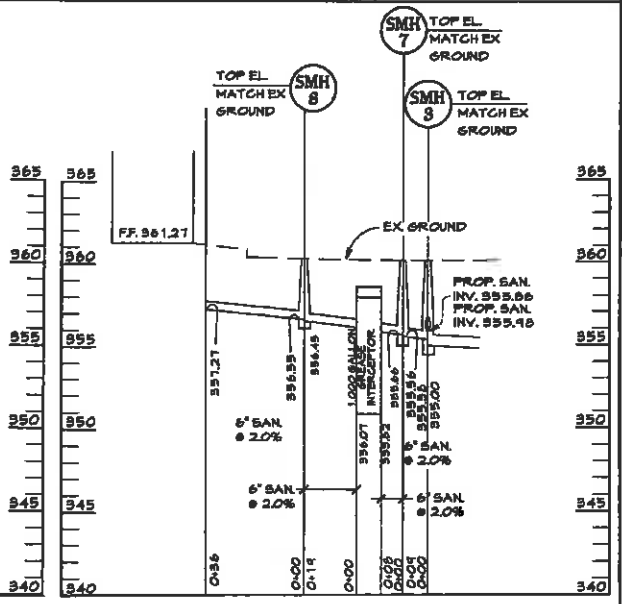


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SANITARY SEWER PROFILE
SCALE: HORIZ: 1"-30'
VERT: 1"-5'



SANITARY SEWER PROFILE
SCALE: HORIZ: 1"-30'
VERT: 1"-5'



SANITARY SEWER PROFILE
SCALE: HORIZ: 1"-30'
VERT: 1"-5'

S:\2006\Facilities\26 14 1.00 Columbia Mall\CIVIL\CADD Drawings\Sanitary\26 14 1.06 (60) Utility Profiles.dwg Mar 19, 2011 1:55pm msmith

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division	Date
Chief, Division of Land Development	Date
Director	Date

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DATE:			
BY	NO.	REVISION	DATE

DEVELOPER
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COLUMBIA, MARYLAND 21044
410-992-6000

SUPPLEMENTAL DRAWING
UTILITY PROFILES
THE MALL IN COLUMBIA
BUILDING EXPANSION COLUMBIA TOWN CENTER
TAX MAP: 30, 36 LOT: 47 & 22 GRID: 19, 20, 1, 2 ZONED: RT PARCEL: 480 F-04-045
ELECTION DISTRICT 5 HOWARD COUNTY, MARYLAND
SHEET 60 OF 64

C.E.I. PROJECT NUMBER
28141.06
SCALE:
As Shown

HOWARD SOIL CONSERVATION DISTRICT (HSCD)
STANDARD SEDIMENT CONTROL NOTES

1. A pre-construction meeting must occur with the Howard County Department of Public Works, Construction Inspection Division (CID), 410-313-1855 after the future LOD and protected areas are marked clearly in the field. A minimum of 48 hour notice to CID must be given at the following stages:

- Prior to the start of earth disturbance.
- Upon completion of the installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading.
- Prior to the start of another phase of construction or opening of another grading unit.
- Prior to the removal or modification of sediment control practices.

Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made. Other related state and federal permits shall be referenced, to ensure coordination and to avoid conflicts with this plan.

2. All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, and revisions thereto.

3. Following initial soil disturbance or re-disturbance, permanent or temporary stabilization is required within three (3) calendar days as to the surface of all perimeter controls, dikes, swales, ditches, perimeter slopes, and all slopes steeper than 3 horizontal to 1 vertical (3:1); and seven (7) calendar days as to all other disturbed areas on the project site except for those areas under active grading.

4. All disturbed areas must be stabilized within the time period specified above in accordance with the 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for topsoil (Sec. B-4-2), permanent seeding (Sec. B-4-3), temporary seeding (Sec. B-4-4) and mulching (Sec. B-4-5). Temporary stabilization with mulch alone can only be applied between the fall and spring seeding dates if the ground is frozen. Incremental stabilization (Sec. B-4-1) specifications shall be enforced in areas with >15' of cut and/or fill. Stockpiles (Sec. B-4-6) in excess of 20 fl. must be benched with stable outlet. All concentrated flow, steep slopes, and highly erodible areas shall receive soil stabilization matting (Sec. B-4-5).

5. 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 CID.

6. Site Analysis:
Total Area of Site: 82.34 Acres
Area Disturbed: 0.48 Acres
Area to be roofed or paved: 0.38 Acres
Area to be vegetatively stabilized: 0.10 Acres
Total Cut: xx Cu. Yds.
Total Fill: xx Cu. Yds.
Offsite waste/borrow area location: N/A

7. Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.

8. Additional sediment control must be provided, if deemed necessary by the CID. The site and all controls shall be inspected by the contractor weekly, and the next day after each rain event. A written report by the contractor, made available upon request, is part of every inspection and should include:

- Inspection date
- Inspection type (routine, pre-storm event, during rain event)
- Name and title of inspector
- Weather information (current conditions as well as time and amount of last recorded precipitation)
- Brief description of project's status (e.g., percent complete) and/or current activities
- Evidence of sediment discharges
- Identification of plan deficiencies
- Identification of sediment controls that require maintenance
- Identification of missing or improperly installed sediment controls
- Compliance status regarding the sequence of construction and stabilization requirements
- Photographs
- Monitoring/sampling
- Maintenance and/or corrective action performed
- Other inspection items as required by the General Permit for Stormwater Associated with Construction Activities (NPDES, MCE).

9. Trenches for the construction of utilities is limited to three pipe lengths or that which can and shall be back-filled and stabilized by the end of each workday, whichever is shorter.

10. Any major changes or revisions to the plan or sequence of construction must be reviewed and approved by the HSCD prior to proceeding with construction. Minor revisions may be allowed by the CID per the list of HSCD-approved field changes.

11. Disturbances shall not occur outside the L.O.D. A project is to be sequenced so that grading activities begin on one grading unit (maximum acreage of 20 ac. per grading unit) at a time. Work may proceed to a subsequent grading unit when at least 50 percent of the disturbed area in the preceding grading unit has been stabilized and approved by the HSCD. Unless otherwise specified and approved by the HSCD, no more than 30 acres cumulatively may be disturbed at a given time.

12. Wash water from any equipment, vehicles, wheels, pavement, and other sources must be treated in a sediment basin or other approved washout structure.

13. Topsoil shall be stockpiled and preserved on-site for redistribution onto final grade.

14. All SRI Fence and Super SRI Fence shall be placed on-the-contour, and be imbricated at 25' minimum intervals, with lower ends curled uphill by 2' in elevation.

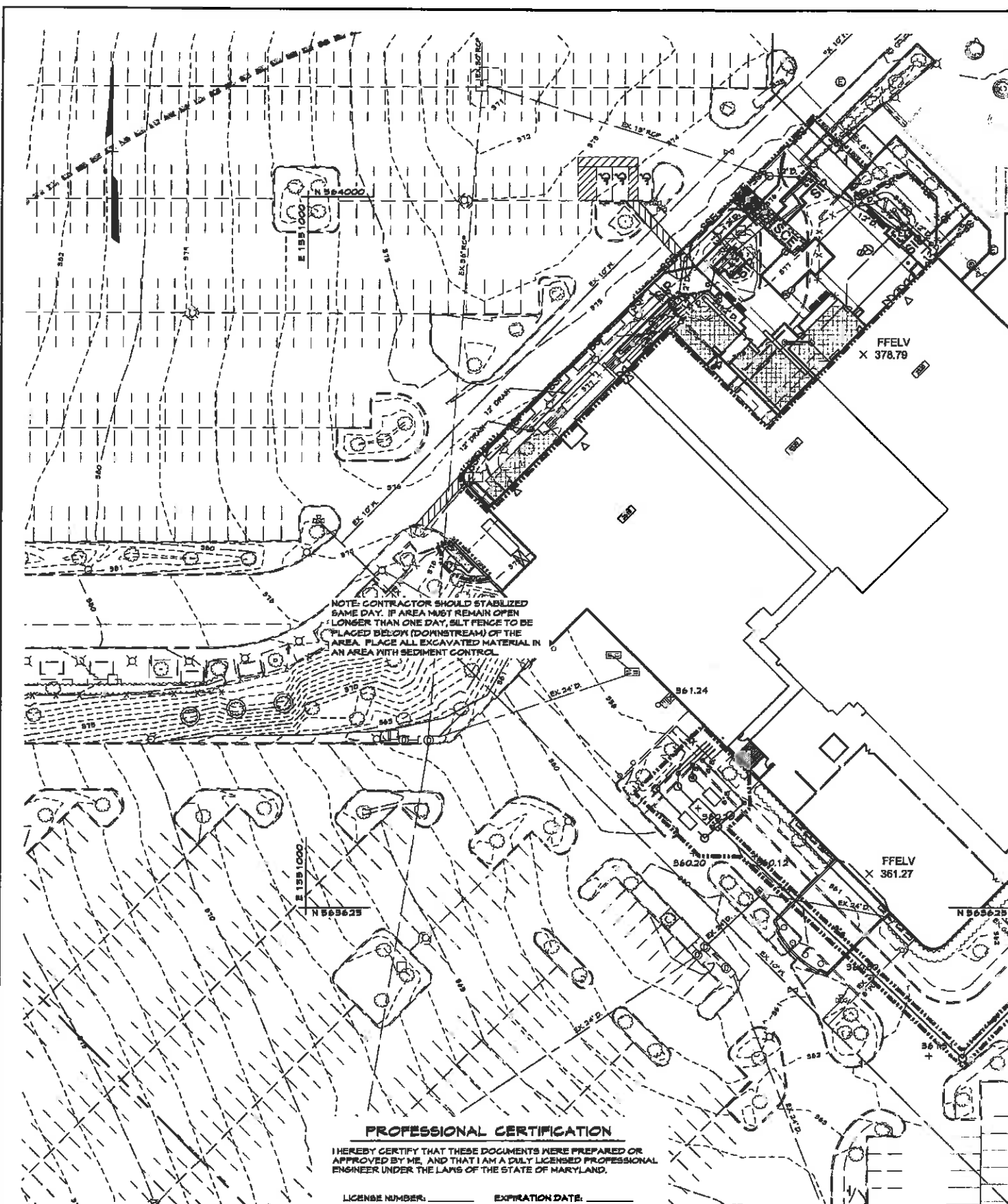
15. Stream channels must not be disturbed during the following restricted time periods (inclusive):
Use I and II: March 1 - June 15
Use III and IV: October 1 - April 30
Use V: March 1 - May 31

16. A copy of this plan, the 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, and associated permits shall be on-site and available when the site is active.

Rev. 8 /2015

LEGEND

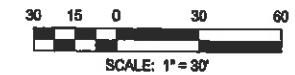
- Existing Minor Contour
- Existing Major Contour
- Existing Edge of Road
- Existing Stream
- Existing Trees/Tree Line
- Existing Curb & Gutter
- Existing Storm Drain
- Existing Water Main
- Existing Sanitary Sewer
- Tract Boundary
- Utility Easement Line
- Existing Building
- Soils
- Proposed Grades
- Proposed Sewer
- Proposed Water and Fire Hydrant
- Proposed Storm Drain and Inlets
- Proposed Curb & Gutter
- Proposed Tree Line
- Super SRI Fence
- Curb Inlet Protection
- Mountable Barn
- Stabilized Construction Entrance
- Limit of Disturbance



NOTE: CONTRACTOR SHOULD STABILIZED SAME DAY. IF AREA MUST REMAIN OPEN LONGER THAN ONE DAY, SILT FENCE TO BE PLACED BELOW (DOWNSTREAM) OF THE AREA. PLACE ALL EXCAVATED MATERIAL IN AN AREA WITH SEDIMENT CONTROL.

NOTE: CONTRACTOR SHOULD OPEN ONLY THE SECTION OF TRENCH THAT CAN BE BACKFILLED AND STABILIZED EACH DAY. IF TRENCH MUST REMAIN OPEN LONGER THAN ONE DAY, SILT FENCE TO BE PLACED BELOW (DOWNSTREAM) OF THE TRENCH. PLACE ALL EXCAVATED MATERIAL ON UPHILL SIDE OF TRENCH. ANY SEDIMENT CONTROL DEVICES DISTURBED BY THE UTILITY CONSTRUCTION ARE TO BE REPAIRED IMMEDIATELY.

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NUMBER: _____ EXPIRATION DATE: _____



S:\2008\facilities\2614.100 Columbia Mall\N\Civil\ADD\Drawings\Seams Rev\2614.106 (6.1) Erosion Sediment Control Final.dwg Mar. 19, 2011 1:56pm msmith

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division	Date
Chief, Division of Land Development	Date
Director	Date

CENTURY ENGINEERING
CONSULTING ENGINEERS - PLANNERS
10710 Gilroy Road, Hunt Valley, MD 21031
Phone: 443.589.2400 Fax: 443.589.2401

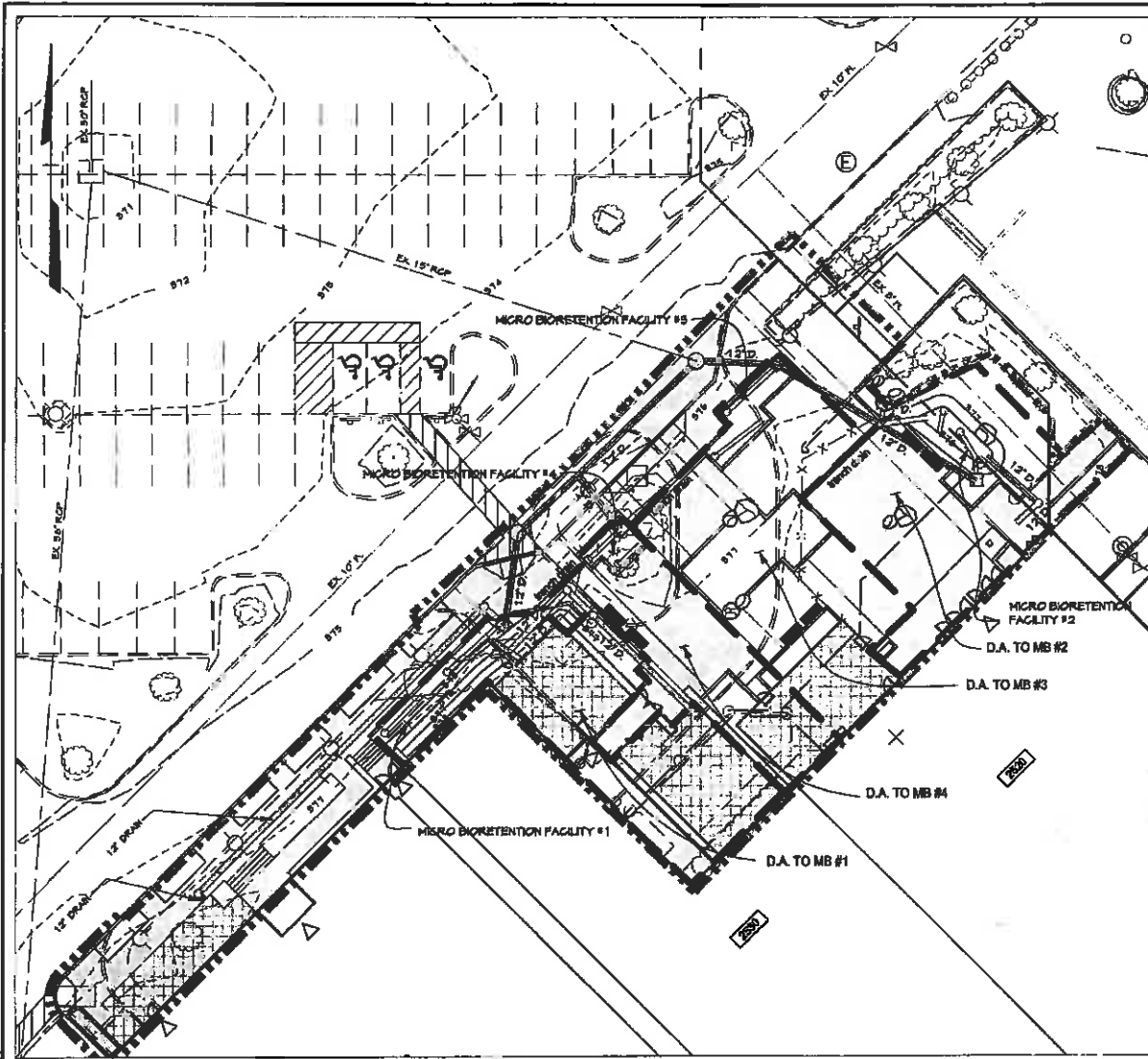
DESIGN BY:	M.I.P.		
DRAWN BY:	M.S.S.		
CHECKED BY:			
DATE:			
BY	NO.	REVISION	DATE

DEVELOPER
GENERAL GROWTH PROPERTIES
10440 LITTLE PATUXENT PARKWAY, SUITE 1000
COLUMBIA, MARYLAND 21044
410-992-6000

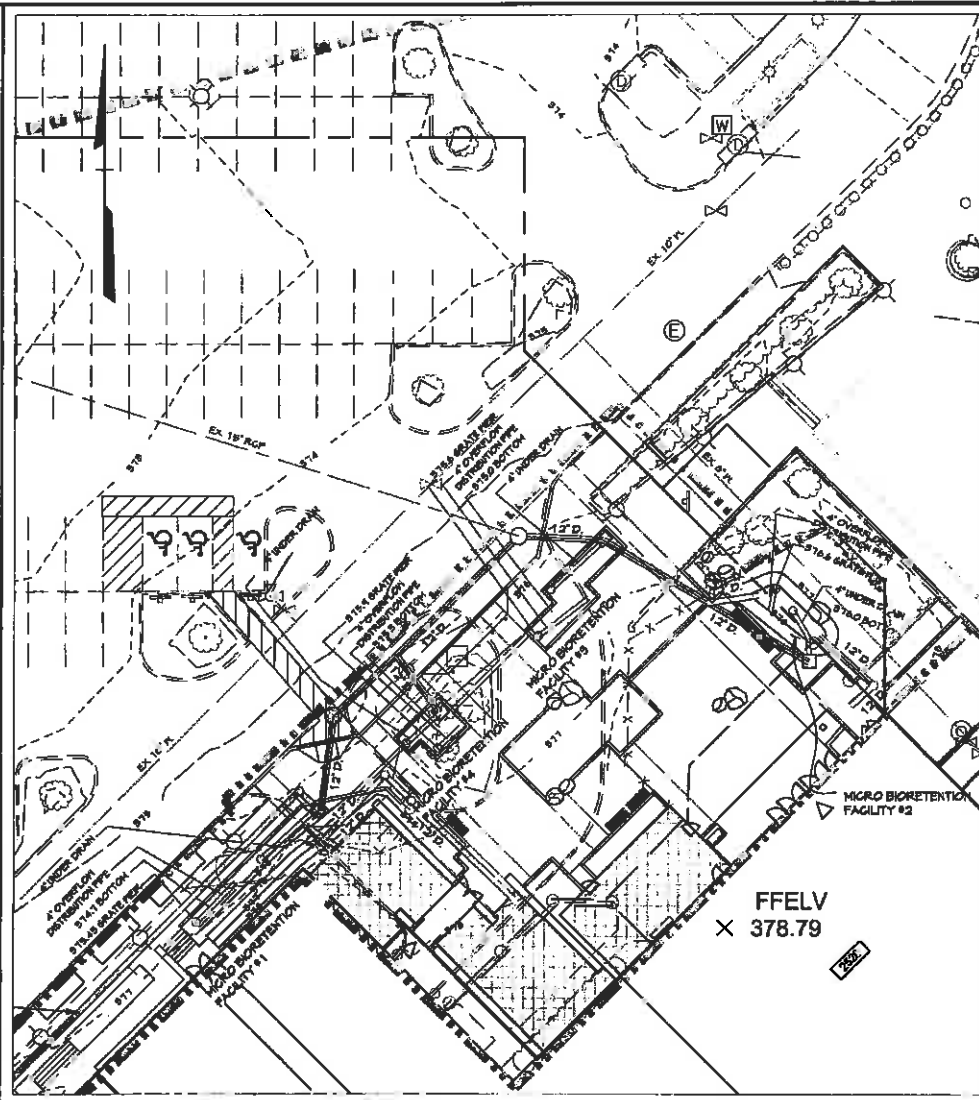
SUPPLEMENTAL DRAWING
EROSION & SEDIMENT CONTROL PLAN
THE MALL IN COLUMBIA
BUILDING EXPANSION COLUMBIA TOWN CENTER
TAX MAP: 30, 36 LOT: 47 & 22 GRID: 1R, 20, 1, 2 ZONED: NT PARCEL: 460 F-04-045
ELECTION DISTRICT 5 HOWARD COUNTY, MARYLAND
SHEET 61 OF 64

C.E.L. PROJECT NUMBER
26141.06
SCALE:
1" = 30'

SA-2026\Projects\25 14 1.00 Columbia Mall\CD\DWG\Stormwater Management\Planning\18, 20 1 1 18 59 pm.mxd
 SA-2026\Projects\25 14 1.00 Columbia Mall\CD\DWG\Stormwater Management\Planning\18, 20 1 1 18 59 pm.mxd



STORM WATER MANAGEMENT PROPOSED CONDITIONS DRAINAGE AREA MAP
PLAN
 SCALE: 1"=20'



STORM WATER MANAGEMENT
PLAN
 SCALE: 1"=20'

LEGEND

- - - - - Existing Minor Contour
- - - - - Existing Major Contour
- - - - - Existing Edge of Road
- - - - - Existing Trees/Tree Line
- - - - - Existing Curb & Gutter
- - - - - EX. 18" S.D. Existing Storm Drains
- - - - - EX. 8" S.D. Existing Meter Main
- - - - - Existing Building
- HBB Soils
- W Wetland
- Proposed Impervious Area
- Drainage Divide
- Limit of Disturbance
- Proposed Patio

SEE GRADING AND LAYOUT PLAN FOR DIMENSIONS FOR SWM FACILITIES

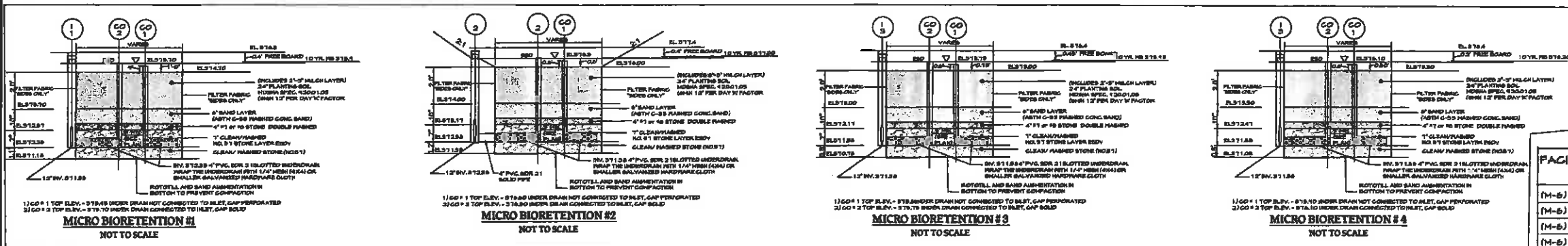
ESD Summary Table

ESD # Facility Type	Drainage Area Ac.	Impervious Area Ac.	PE Required	ESDv (req @ Pe) cu.ft.	PE Achieved	Volume provided cu.ft.	ESDv (provided @ Achieved PE) cu.ft.
1 MB	0.060	0.032	1.00	116	1.92	222	222
2 MB	0.067	0.044	1.00	156	1.19	189	186
3 MB	0.074	0.054	1.00	190	1.08	220	206
4 MB	0.043	0.034	1.00	119	1.01	122	121
DA A	10,646 s.f. 0.24 Ac.	7,144 s.f. 0.16 Ac.		579		753	735

* The ESDv Required was obtained from the Environmental Site Design Requirements (redevelopment and new development) within LOD. See sheet 6.

SWM MANAGEMENT IS BEING PROVIDED BY THE FOLLOWING METHODS

4 MICRO BIO RETENTION FACILITIES WHICH ARE TREATING PART OF THE NEW ESD VOLUME.



SUMMARY TABLE

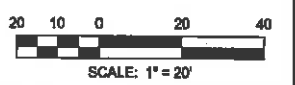
ESDv Required (new development):	104 CF.
ESDv Provided (Total):	753 CF.
Pe:	1.0' (Redevelopment)
Q10, Q100:	Not Required
ESDv Required (redevelopment):	475 CF.
ESDv Provided:	Micro-Bioretention

FACILITY	D.A. TO FACILITY (AC)	IMPERVIOUS AREA	PERVIOUS AREA
(M-5) MB #1	0.06	0.03	0.03
(M-5) MB #2	0.07	0.04	0.03
(M-5) MB #3	0.07	0.05	0.03
(M-5) MB #4	0.04	0.03	0.01

PROFESSIONAL CERTIFICATION

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LICENSE NUMBER: _____ EXPIRATION DATE: _____



APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division _____ Date _____

Chief, Division of Land Development _____ Date _____

Director _____ Date _____

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 CONSULTING ENGINEERS - PLANNERS
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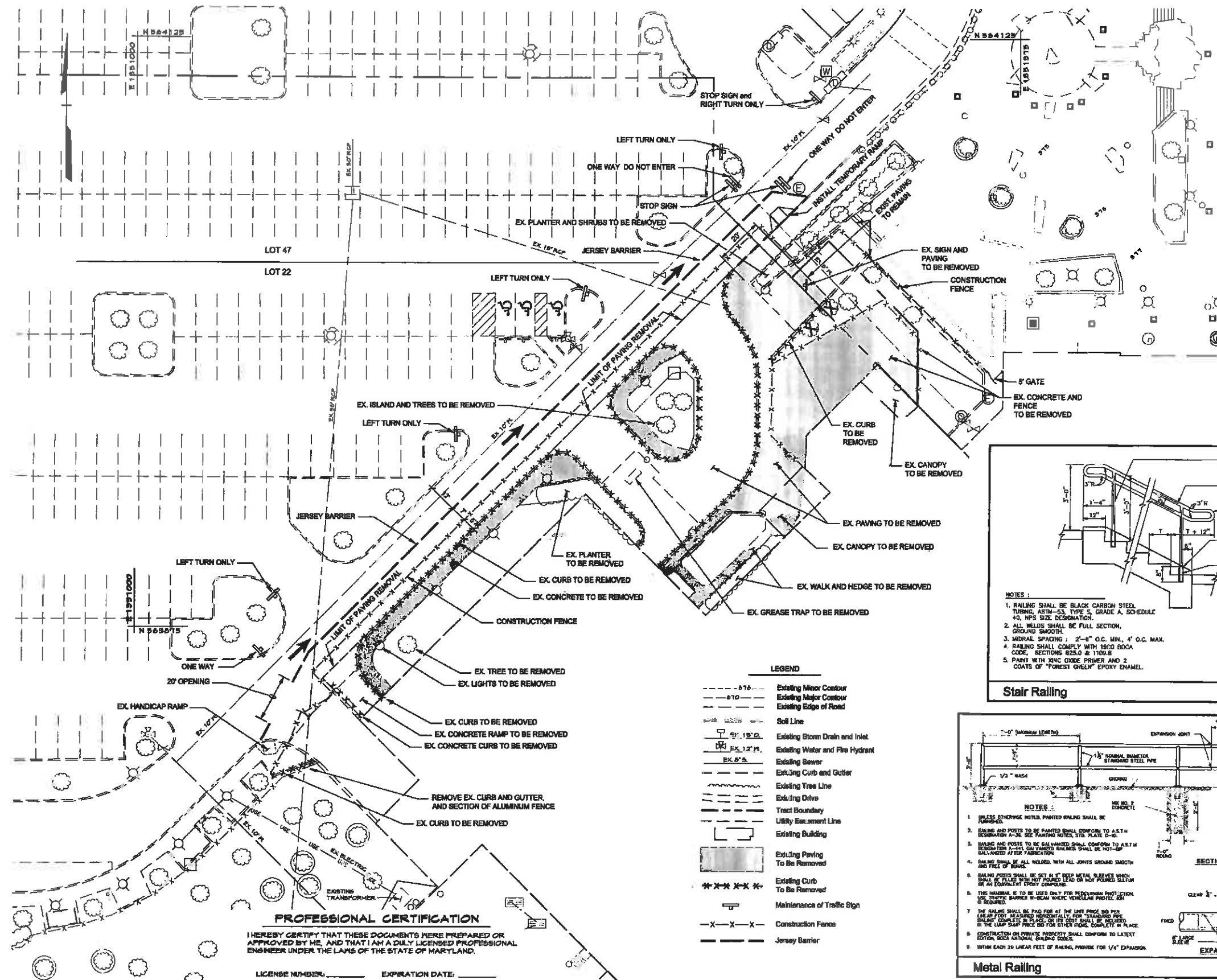
DESIGN BY:	M.L.P.
DRAWN BY:	M.S.S.
CHECKED BY:	
DATE:	
BY NO.	REVISION
	DATE

DEVELOPER
GENERAL GROWTH PROPERTIES
 10440 LITTLE PATUXENT PARKWAY, SUITE 1000
 COLUMBIA, MARYLAND 21044
 410-992-6000

SUPPLEMENTAL DRAWING
STORM WATER MANAGEMENT PLAN
THE MALL IN COLUMBIA
 BUILDING EXPANSION COLUMBIA TOWN CENTER
 TAX MAP: 30, 36 LOT: 47 & 22 GRID: 18, 20, 1, 2 ZONED: NT PARCEL: 480 F-04-045
 ELECTION DISTRICT 5 HOWARD COUNTY, MARYLAND
 SHEET 62 OF 64

C.E.L. PROJECT NUMBER 28141.06
 SCALE: 1"=20'

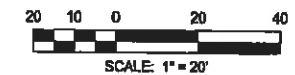
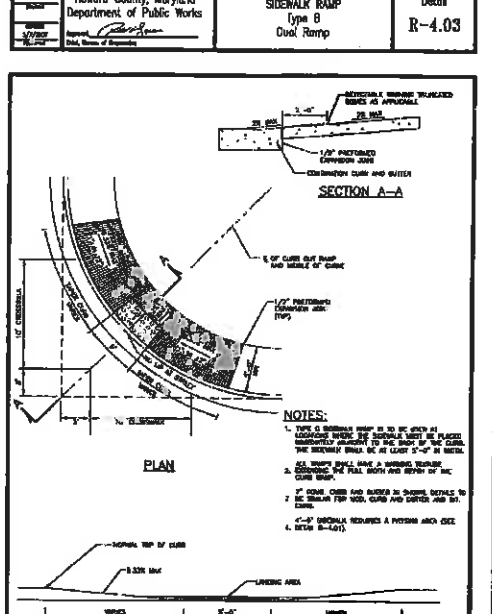
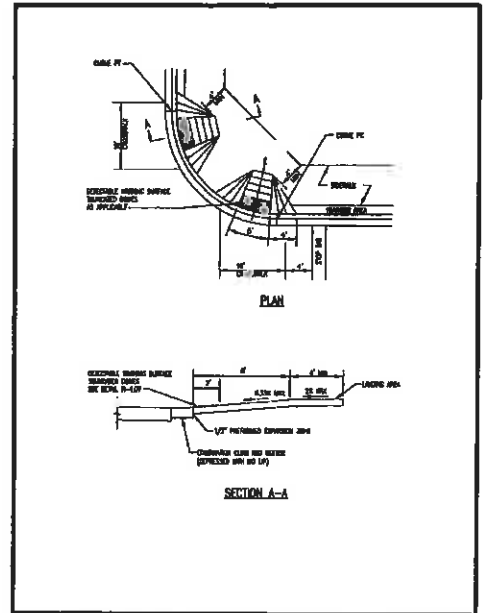
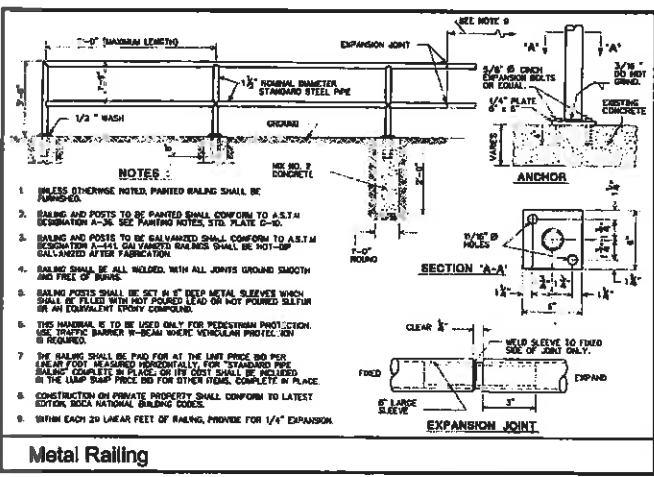
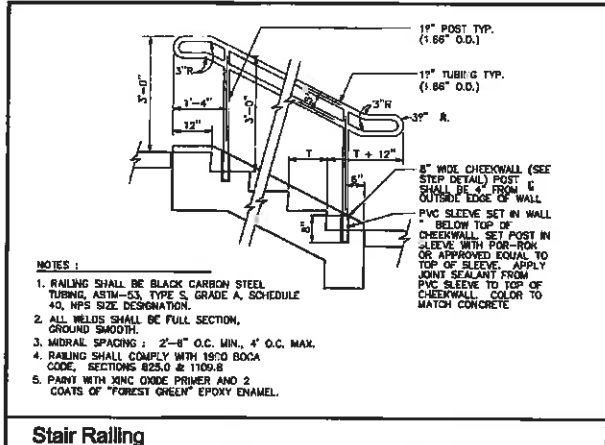
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 LICENSE NUMBER: _____ EXPIRATION DATE: _____

LEGEND

	Existing Minor Contour
	Existing Major Contour
	Existing Edge of Road
	Soil Line
	Existing Storm Drain and Inlet
	Existing Water and Fire Hydrant
	Existing Sewer
	Existing Curb and Gutter
	Existing Tree Line
	Existing Drive
	Tract Boundary
	Utility Easement Lines
	Existing Building
	Existing Paving To Be Removed
	Existing Curb To Be Removed
	Maintenance of Traffic Sign
	Construction Fence
	Jersey Barrier



APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division	Date
Chief, Division of Land Development	Date
Director	Date

CENTURY ENGINEERING
 CONSULTING ENGINEERS - PLANNERS
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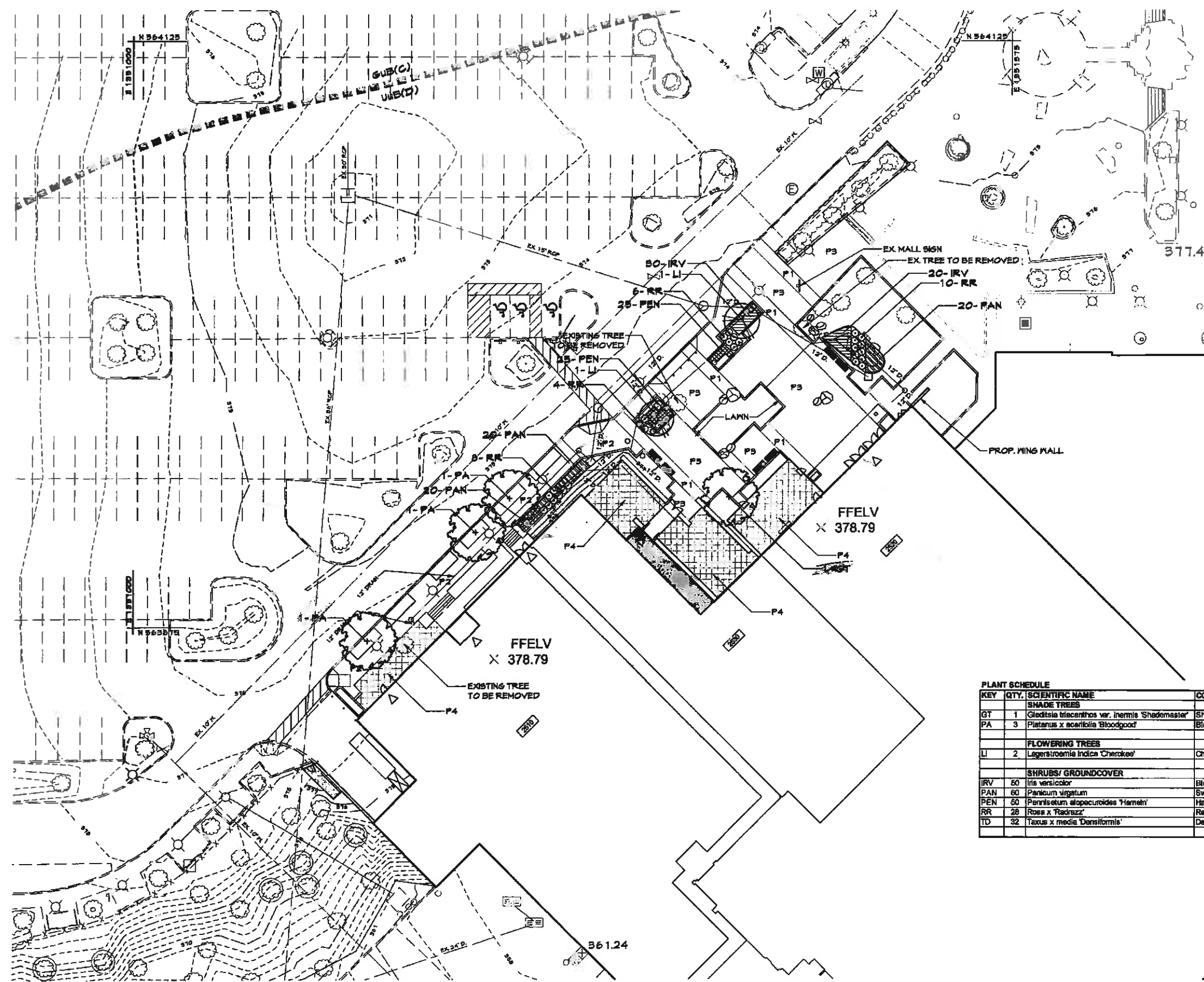
DESIGN BY:	M.J.P.		
DRAWN BY:	M.S.S.		
CHECKED BY:			
DATE:			
BY	NO.	REVISION	DATE

DEVELOPER
GENERAL GROWTH PROPERTIES
 10440 LITTLE PATUXENT PARKWAY, SUITE 1000
 COLUMBIA, MARYLAND 21044
 410-992-6000

SUPPLEMENTAL DRAWING
DEMOLITION & MAINTENANCE OF TRAFFIC PLAN
THE MALL IN COLUMBIA
 BUILDING EXPANSION COLUMBIA TOWN CENTER
 TAX MAP: 30, 36 LOT: 47 & 22 GRID: 19, 20, 1, 2 ZONED: NT PARCEL: 460 F-04-045
 ELECTION DISTRICT 5 HOWARD COUNTY, MARYLAND
 SHEET 63 OF 64

C.E.I. PROJECT NUMBER
 28141.06
 SCALE:
 1" = 20'

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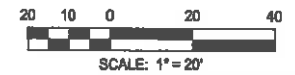
- ### LEGEND
- 576 --- Existing Minor Contour
 - 570 --- Existing Major Contour
 - --- Existing Edge of Road
 - --- Soil Line
 - EX 12" D. --- Existing Storm Drain and Inlet
 - EX 12" A. --- Existing Meter and Fire Hydrant
 - EX 6" S. --- Existing Sewer
 - --- Existing Curb and Gutter
 - --- Existing Tree Line
 - --- Existing Drive
 - --- Tract Boundary
 - --- Utility Easement Line
 - --- Existing Building
 - --- Proposed Building
 - 550 --- Proposed Grades
 - 8" S. --- Proposed Sewer
 - 8" F. --- Proposed Meter and Fire Hydrant
 - 12" D. --- Proposed Storm Drain and Inlets
 - --- Proposed Curb & Gutter
 - --- Proposed Bench (see Sheet 55)
 - --- Proposed Boulders (see Sheet 55)
 - --- Proposed Trash Receptacle (see Sheet 55)

- ### HARDSCAPE LEGEND
- P1 Proposed Concrete Banding
12", 18", or 24" wide concrete
band with decorative scoring
 - P2 Proposed Concrete Paving
concrete paving with decorative
scoring
 - P3 Proposed Concrete Pavers
12"x24" running bond paver field
to match existing mall pavers
 - P4 Proposed Tenant Seating Area
concrete paving with 24"x24"
decorative scoring

PLANT SCHEDULE

KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	COMMENTS
SHADE TREES						
GT	1	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Shademaster'	Shademaster Thornless Honeylocust	4" cal.	B & B	Strong central leader, full canopy, limb @ 6' ht. min.
PA	3	<i>Platanus x scariosa</i> 'Bloodgood'	Bloodgood London Planetree	4" cal.	B & B	Strong central leader, matched specimens
FLOWERING TREES						
LI	2	<i>Lagerstroemia indica</i> 'Cherokee'	Cherokee Crape Myrtle	6-8' ht.	B & B	Tree form, multi-stem, 3 cane min., 5 cane max., matched
SHRUBS/ GROUNDCOVER						
IRV	50	<i>Iris versicolor</i>	Blue Flag Iris	1 gal.	Cont.	18" o.c.
PAN	60	<i>Panicum virgatum</i>	Switch Grass	2 gal.	Cont.	36" o.c.
PEN	50	<i>Pennisetum alopecuroides</i> 'Hemeln'	Hemeln Dwarf Fountain Grass	1 gal.	Cont.	18" o.c.
RR	28	<i>Rosa x 'Radrazz'</i>	Red Knockout Rose	3 gal.	Cont.	18" o.c.
TD	32	<i>Taxus x media</i> 'Densiflora'	Densiflora Yew	7 gal.	Cont.	30" o.c.

- ### NOTES
- See Sheet 40 for Planting Notes and Details.
 - The surety for the required 5 trees will be posted as part of the Developers Agreement in the amount of \$1,500 (4 shade x \$300 + 2 flowering x \$150). This plan was prepared in accordance with Section 16.12.4 of the Howard County Code and the Howard County Landscape Manual.
 - Owner/tenant to plant remaining beds.



APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division _____ Date _____

Chief, Division of Land Development _____ Date _____

Director _____ Date _____

CENTURY ENGINEERING

CONSULTING ENGINEERS - PLANNERS

10710 Gilroy Road, Hanf Valley, MD 21031

Phone: 443.589.2400 Fax: 443.589.2401

DESIGN BY:	M.J.P.		
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DATE:			
BY NO.		REVISION	DATE

DEVELOPER

GENERAL GROWTH PROPERTIES

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COLUMBIA, MARYLAND 21044
410-992-6000

SUPPLEMENTAL DRAWING

LANDSCAPE PLAN

THE MALL IN COLUMBIA

BUILDING EXPANSION COLUMBIA TOWN CENTER

TAX MAP: 30, 36 LOT: 47 & 22 GRID: 19, 20, 1, 2 ZONED: NT PARCEL: 460 F-04-045
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SHEET 64 OF 64

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1" = 20'