



TECHNICAL STAFF REPORT

Vantage House
Columbia Town Center – Section 7, Area 7

Planning Board Meeting of January 7, 2016

File No./Petitioner: SDP-85-151, Vantage House/Meriann Ritacco

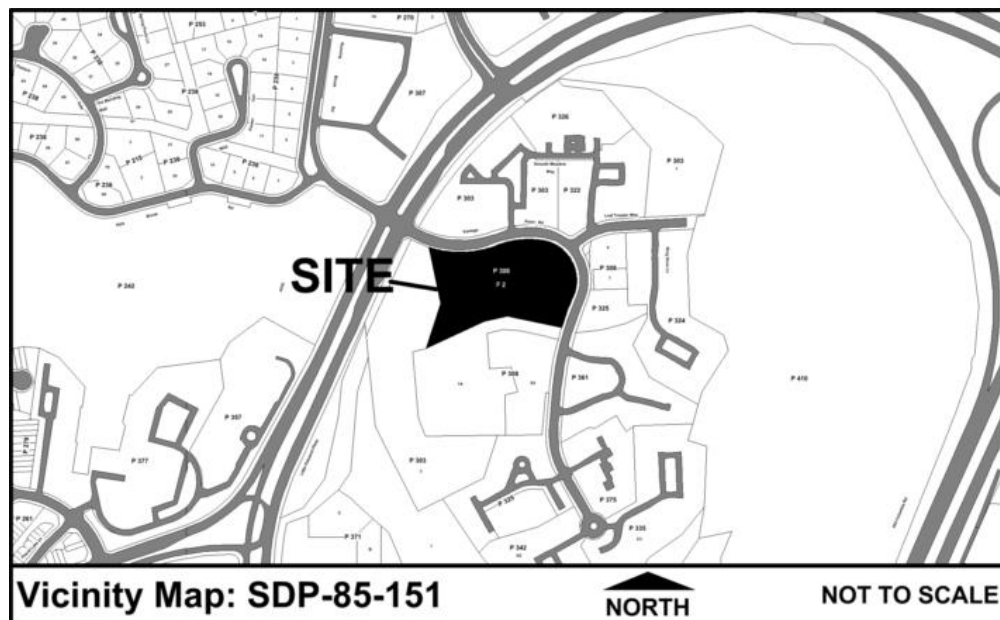
Project Name: Vantage House – Columbia Town Center, Section 7, Area 7, Parcel F-2

DPZ Planner: Julia Boone, Planning Specialist II
(410) 313-4342, jboone@howardcountymd.gov

Request: To approve a redline revision to a previously approved Site Development Plan, SDP-85-151, for a parking adjustment to the parking criteria indicated in Final Development Plan, FDP-107-A-III, in accordance with Section 125.0.G.4 of the Howard County Zoning Regulations. The subject property is zoned New Town – Apartments.

Location: 5400 Vantage Point Road – Vantage House (Parcel F-2) is an elderly housing complex located along the southwest side of Vantage Point Road, closest to the intersection at Little Patuxent Parkway.

DPZ Recommendation: **Approval**, subject to compliance with the redline revision technical comments, and compliance with any conditions imposed by the Planning Board.



Vicinal Properties:

North & East Side – Vantage Point Road, a Howard County local road, is located north and east of Vantage House. Across Vantage Point Road is New Town – Apartments and New-Town Open Space, both of which are subject to FDP-107-A-III.

South Side – The Historic Oakland house, built in 1811, is located south of Vantage House. The Historic Oakland house is zoned New Town-Open Space and is subject to FDP-163-A-I.

West Side – An unimproved open space lot, adjacent to Little Patuxent Parkway, is located west of Vantage House. The open space lot is zoned New Town-Open Space and is subject to FDP-107-A-III.

Legal Notice:

The property was properly posted with one (1) Planning Board meeting poster with the date, time and place of the Planning Board meeting for 15 days prior to the meeting.

Site Background:

Planning Board Case #132 – On November 20, 1980 an amendment to the Final Development Plan was approved by the Planning Board to permit the use of a life care facility on Parcel F-2. The FDP amendment also included specific parking ratios for a life care facility; 0.7 off-street parking spaces for each dwelling unit, 0.5 off-street parking spaces for each personal care or nursing bed and 1.0 off-street parking space for each employee on a major shift.

Site Development Plan #85-151 – Vantage House was constructed in 1990 as an elderly housing complex consisting of a 15 story building with 242 surface and deck parking spaces. The Site Development Plan was approved with 225 apartments, 67 personal care beds and 50 employees.

Site Proposal:

The redline revision to the site development plan includes:

- A ± 18' x 32' library/office addition
- Canopy overhang for drop off convenience
- 3' reduction of the existing drop off island to improve turning movements
- **Conversion of 14 parking spaces on the 2nd level parking deck for physical and occupational therapy common space (17 spaces as shown on the approved SDP).**
- **Redistribution of facility to 212 apartments, 94 care beds and 96 employees.**

Planning Board Review:

Parking Requirements – The redistribution of apartments, care beds, and employees proposed under the redline revision increases the required parking spaces from 242 parking spaces to 292 parking spaces. The conversion of 14 parking spaces to usable floor area for the physical and occupational therapy common area further decreases the parking to 231 parking spaces. This results in a deficit of 61 parking spaces; **therefore the applicant is requesting an adjustment to the parking requirements.**

Parking Study – The Traffic Group, Inc. conducted a Parking Occupancy Study and Parking Analysis for Vantage House. The Occupancy Study included counting the number of vehicles on-site between the hours of 9AM and 7PM (at 30-minute intervals) on two weekdays and one Saturday. In addition to counting the vehicles in the parking lot, parked vehicles along the access road to the south of Vantage House were also counted. The Study was based on the current operation of 225 apartment units, 67 care beds, 80 employees, and 245 existing parking spaces (note – the SDP parking requirement was based on 50 employees and 242 parking spaces).

The Parking Occupancy Study showed a minimum of 49 parking spaces, out of 245 parking spaces, available at any time during the three-day study.

Based on the proposal, the parking requirements for the redistribution of uses, in accordance with the FDP criteria, would result in the occupancy of 20 more parking spaces (see the Parking Study exhibit for calculations), or 29 available spaces. And the conversion of 14 parking spaces to usable floor area would further reduce the parking to 15 available parking spaces.

FDP Criteria:

The SDP redline revision is in compliance with all applicable requirements of FDP-107-A-III, except for the parking requirement.

Planning Board Criteria:

In accordance with Section 125.0.G.4 of the Zoning Regulations, the Planning Board may approve parking requirements, which differ from those required by the Final Development Plan, based on the following criteria:

- 1. The adjustment will not alter the character of the neighborhood or area in which the property is located, will not impair the appropriate use or development of adjacent property, and will not be detrimental to the public welfare; and**

Vantage House will be operating the same functions as currently exist today, and that existed at the time of FDP and SDP approval. There is no expansion of the living facilities, only a redistribution of the facilities provided. The additional floor area for the occupational and therapy common space does not affect the parking count since the parking requirements, in accordance with the FDP, are based on the distribution of apartment units, care units, and number of employees. No new surface parking area is proposed; therefore, the site or neighborhood will not be altered. The Parking Occupancy Study and Parking Analysis confirm the proposed parking will be sufficient for the proposed redistribution of uses.

- 2. The adjustment a) is needed due to practical difficulties or unnecessary hardships which arise in complying strictly with the Final Development Plan; and/or b) results in better design than would be allowed by strict compliance with the development criteria.**

Vantage House proposes to expand the existing building and redistribute the uses to stay current with industrial trends. The parking adjustment is required as a result of a practical difficulty in attempting to comply with parking ratios

from 30 years ago. Strict compliance with the FDP would require additional parking and unnecessary paving which would reduce the green space.

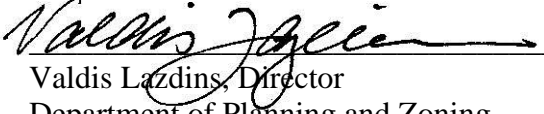
Vantage House has been operational since 1990. The FDP parking ratios for the life care facility were established based on similar life care facilities in 1980, prior to Vantage House becoming operational. Currently, Vantage House provides a daily shuttle service for all residents and around 20% of staff arrives via public transportation. The Parking Occupancy Study and Parking Analysis were conducted to record real-time information for the facility. The parking scenario summarized in the Study's results in the excess of parking, which is less restrictive than the FDP regulations.

SRC Action:

The Subdivision Review committee has recommended approval.

Recommendation:

The Department of Planning and Zoning recommends approval of the redline revision to SDP-85-151 and the parking adjustment, subject to the owner/manager of the property monitoring the parking spaces and resolving any parking inadequacies should they arise.

 12/22/15
Valdis Lazdins, Director Date
Department of Planning and Zoning

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



A VETERAN-OWNED
SMALL BUSINESS

CORPORATE OFFICE

Baltimore, MD
Suite H
9900 Franklin Square Drive
Baltimore, Maryland 21236
410.931.6600
fax: 410.931.6601
1.800.583.8411

DELMARVA OFFICE

1.800.396.4491

FIELD LOCATIONS

Arkansas
Maryland
New York
North Carolina
North Dakota
Ohio
Texas
Virginia
Washington State
West Virginia

November 25, 2015

Mr. Michael Pieranunzi, VP, RLA
Century Engineering, Inc.
Engineers & Planners
10710 Gilroy Road
Hunt Valley, MD 21031

RE: Vantage House
PARKING OCCUPANCY STUDY
Howard County, Maryland
Our Job No.: 2015-1112

Dear Mr. Pieranunzi:

The Traffic Group, Inc. has conducted a Parking Occupancy Study and Parking Analysis for the Vantage House located in the Columbia vicinity of Howard County, Maryland. The purpose of this letter is to provide the results of the Parking Analysis.

Vantage House is located along Vantage Point Road, east of Little Patuxent Parkway. Vantage House is an elderly housing complex consisting of a 15-story building with surface and deck parking. The existing development includes 225 independent living units and 67 domiciliary and comprehensive care beds. The number of employees on the largest shift is 80. The site currently has a total of 245 marked parking spaces.

Vantage House is proposing to expand the existing building which would include changes to the number of the independent living units and domiciliary and comprehensive beds. Under the proposal, the number of independent living units would be reduced by 13 units to a total of 212. The number of domiciliary and comprehensive care beds would be increased by 27 beds to a total of 94 beds. The number of employees on the largest shift would also increase by 16 to a total of 96 employees. Along with the renovations, 14 parking spaces would be eliminated on the parking deck, resulting in a total of 231 parking spaces available for the renovated project.

In order to determine whether the proposed parking lot will be sufficient to accommodate the use, a Parking Occupancy Study was conducted at the existing facility. This study included counting the number of vehicles on the site between the hours of 9 AM and 7 PM on two weekdays and one Saturday. In addition to counting the vehicles on the parking lot, parked vehicles along the access road to the south of Vantage House were also counted.

Exhibit 1 of this letter report identifies the existing facility and parking areas. Vehicle parking occupancy counts were then collected between the hours of 9 AM and 7 PM at 30-minute intervals during the following days:

- Wednesday, November 18, 2015
- Thursday, November 19, 2015
- Saturday, November 21, 2015

Summary sheets showing the total vehicles counted at the facility in 30-minute intervals during each of these days are attached to this letter. A review of the observed parking provides the following results:

- On Wednesday, November 18, 2015, the maximum number of vehicles parked on site and along the adjacent road was 196 vehicles at 9:30 AM. The vehicles parked along the street could be parked in the lot. The total number of remaining vacant spaces was determined to be 49. At that time, eight of the vehicles were parked along the adjacent street, and if you assume those vehicles would be parked in the lot, 49 vacant spaces would still be available.
- On Thursday, November 19, 2015, the maximum number of vehicles parked on site was identified to be 194 at 12:30 PM. Once again, seven of these vehicles were parked along the street and assuming those vehicles were relocated to the lot, 51 parking spaces would still be available.
- On Saturday, November 21, 2015 the maximum number of vehicles parked on site was 167 at 11 AM with seven of those parked on the adjacent street. If the vehicles on the street were relocated on the lot, 78 parking spaces would still be vacant.
- Overall, weekday parking was identified to be higher than the Saturday parking.
- Weekday parking was fairly consistent between the hours of 9 AM and 3 PM, and then the number of vehicles parked on site started to decrease.
- Although an average of seven vehicles parked along the street adjacent to the site, there were available parking spaces on site at all times. Those drivers just chose to park along the road.
- With the proposed changes to the site, the parking needs would be revised as follows:

Mr. Michael Pieranunzi
November 25, 2015
Page 3 of 3


- Independent living units – a reduction of 13 units at 0.7 parking spaces per unit equals a reduction of 10 spaces.
- Domiciliary and comprehensive care beds – an increase of 27 beds at 0.5 spaces per bed equals an increase of 14 spaces.
- An increase of 16 employees on the largest shift at one parking space per employee equals an increase of 16 parking spaces.

Overall, with the proposed site modifications, an increase of 20 parking spaces would be needed.

The Parking Occupancy Studies showed a minimum of 49 parking spaces available at any time during the three-day study. Assuming a reduction of 14 parking spaces, the minimum number of spaces available would be 35. With an increase of 20 parking spaces needed, based upon the changes and a minimum of 35 spaces available, the existing parking is adequate to accommodate the proposed modifications to Vantage House.

If you have any questions, or need additional information, please contact me.

Sincerely,



Mickey A. Cornelius, P.E., PTOE
Senior Vice President

MAC:rek

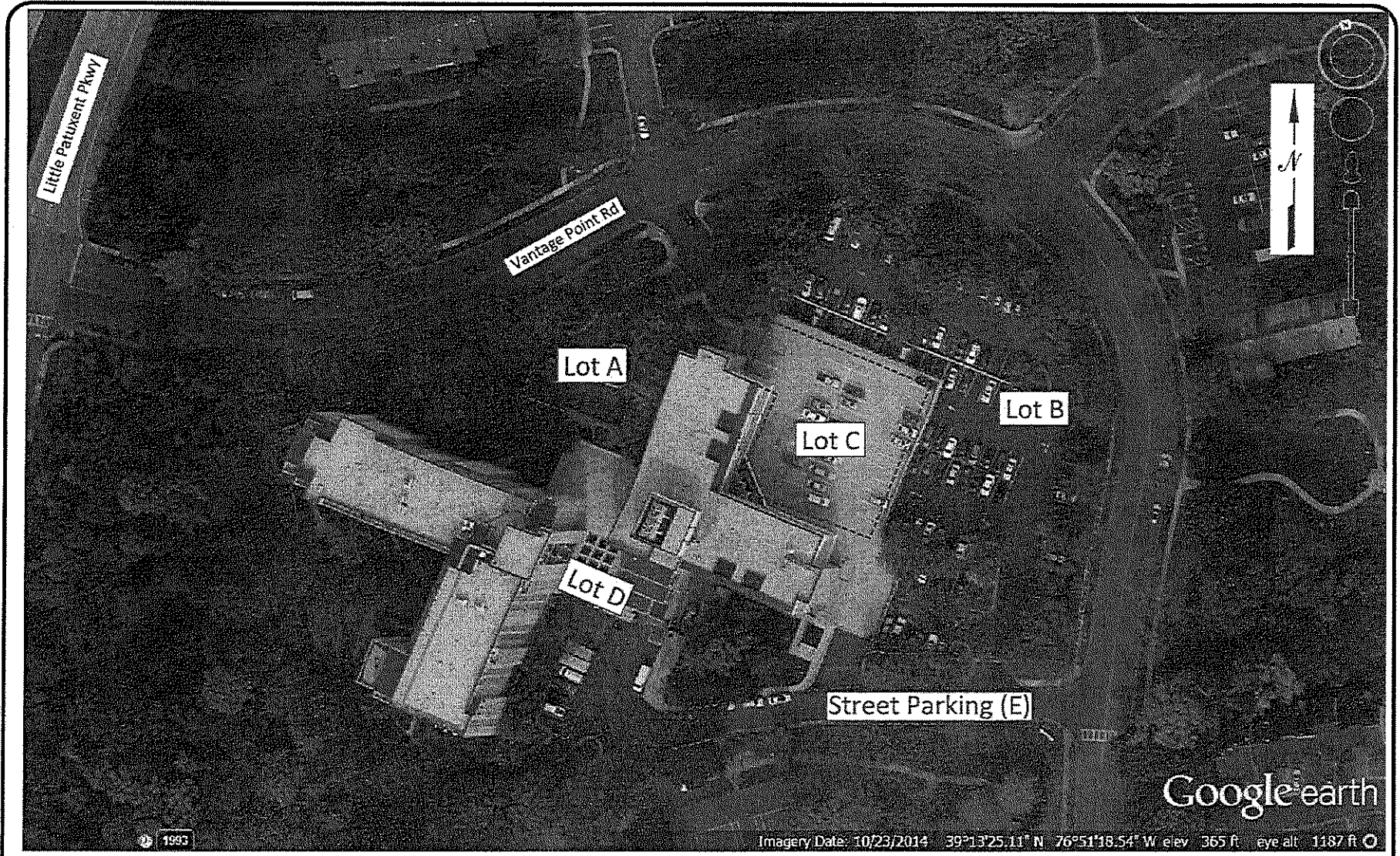


EXHIBIT 1
PARKING LOT MAP FOR
VANTAGE HOUSE

Parking Occupancy Count - Summary

Vantage House
November 18, 2015
Wednesday



Time	Parking Lot (245 Spaces)					Total	Total
	Lot A - 4 Spaces	Lot B - 184 Spaces	Lot C - 50 Spaces	Lot D - 7 Spaces	Street Parking (E)	Occupied Spaces	Vacant Spaces
9:00	1	134	38	4	8	185	60
9:30	1	145	37	5	8	196	49
10:00	3	140	35	5	8	191	54
10:30	2	138	32	6	8	186	59
11:00	1	136	32	6	7	182	63
11:30	1	120	35	5	8	169	76
12:00	4	126	34	5	8	177	68
12:30	3	134	32	4	7	180	65
13:00	1	133	38	5	8	185	60
13:30	3	133	31	5	7	179	66
14:00	2	134	34	5	6	181	64
14:30	1	122	34	5	6	168	77
15:00	3	126	38	5	8	180	65
15:30	2	113	41	4	4	164	81
16:00	2	111	37	2	3	155	90
16:30	4	113	37	2	2	158	87
17:00	4	105	37	2	2	150	95
17:30	3	110	36	2	2	153	92
18:00	2	100	36	2	3	143	102
18:30	2	95	34	2	2	135	110
19:00	2	92	35	2	2	133	112

Parking Occupancy Count - Summary

Vantage House
November 19, 2015
Thursday



Time	Parking Lot (245 Spaces)					Total	Total
	Lot A - 4 Spaces	Lot B - 184 Spaces	Lot C - 50 Spaces	Lot D - 7 Spaces	Street Parking (E)	Occupied Spaces	Vacant Spaces
9:00	1	134	36	9	6	186	59
9:30	2	134	38	8	7	189	56
10:00	2	140	36	7	7	192	53
10:30	2	137	39	7	7	192	53
11:00	0	137	37	7	6	187	58
11:30	1	135	38	8	7	189	56
12:00	0	139	35	7	7	188	57
12:30	2	142	36	7	7	194	51
13:00	2	132	36	6	7	183	62
13:30	2	140	30	5	6	183	62
14:00	2	146	34	4	5	191	54
14:30	2	137	35	3	5	182	63
15:00	3	148	35	3	4	193	52
15:30	3	132	37	3	3	178	67
16:00	3	128	36	2	2	171	74
16:30	2	123	38	2	4	169	76
17:00	3	114	39	2	4	162	83
17:30	3	112	35	2	3	155	90
18:00	6	111	36	2	3	158	87
18:30	4	109	36	2	3	154	91
19:00	5	107	35	2	3	152	93

Parking Occupancy Count - Summary

Vantage House

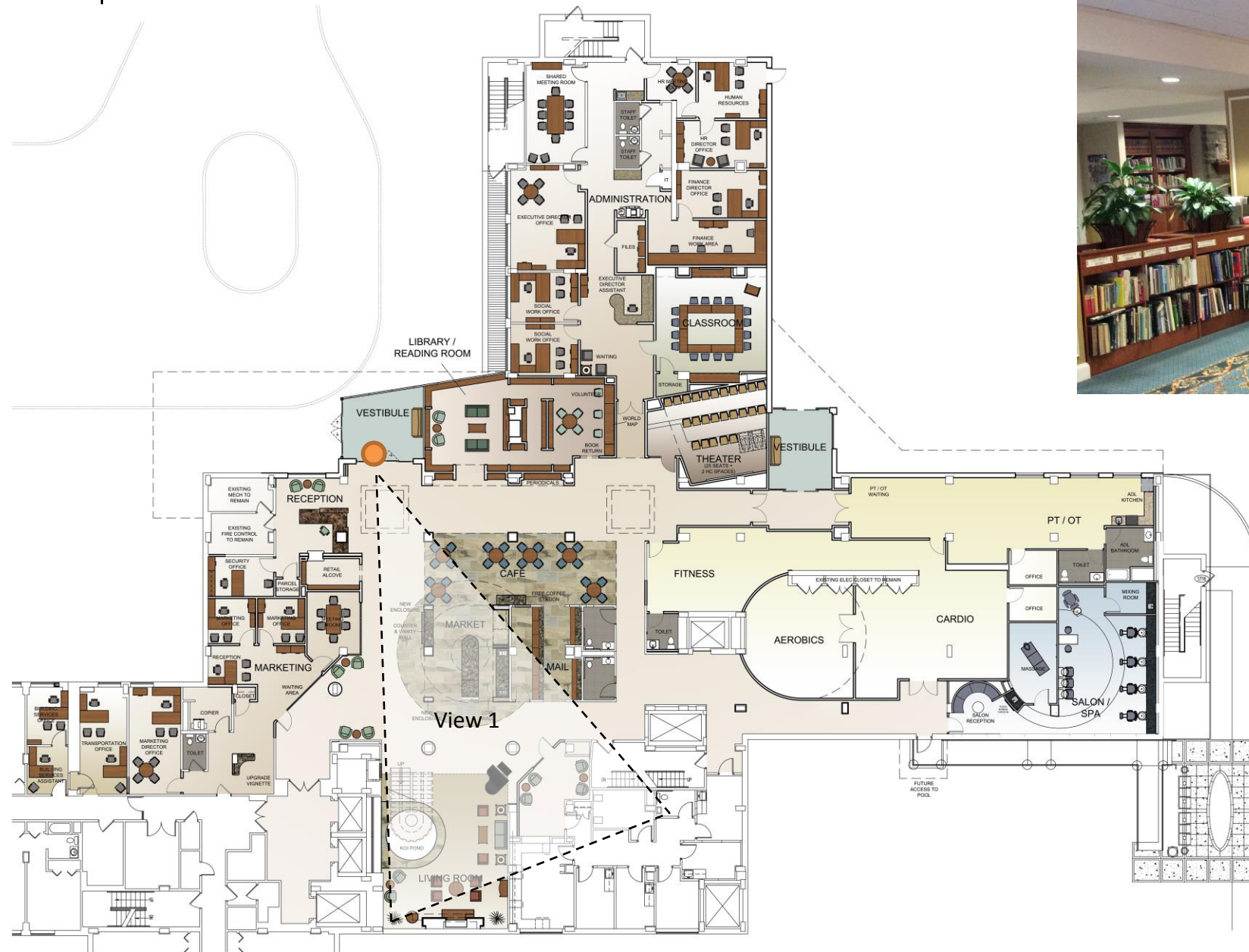
November 21, 2015

Saturday



Time	Parking Lot (245 Spaces)					Total	Total
	Lot A - 4 Spaces	Lot B - 184 Spaces	Lot C - 50 Spaces	Lot D - 7 Spaces	Street Parking (E)	Occupied Spaces	Vacant Spaces
9:00	3	98	40	1	7	149	96
9:30	2	108	38	1	7	156	89
10:00	1	107	39	1	7	155	90
10:30	0	111	41	1	6	159	86
11:00	3	113	43	1	7	167	78
11:30	2	116	40	1	6	165	80
12:00	2	115	42	1	6	166	79
12:30	2	110	43	1	6	162	83
13:00	2	113	41	1	6	163	82
13:30	2	115	40	1	6	164	81
14:00	2	106	43	1	4	156	89
14:30	3	99	41	2	4	149	96
15:00	3	94	38	2	3	140	105
15:30	3	82	40	2	3	130	115
16:00	3	76	41	2	1	123	122
16:30	3	78	39	2	1	123	122
17:00	3	78	42	2	1	126	119
17:30	2	71	43	2	1	119	126
18:00	2	80	42	2	1	127	118
18:30	2	83	41	2	1	129	116
19:00	2	91	41	2	1	137	108

VANTAGE HOUSE | INTERIOR RENDERINGS

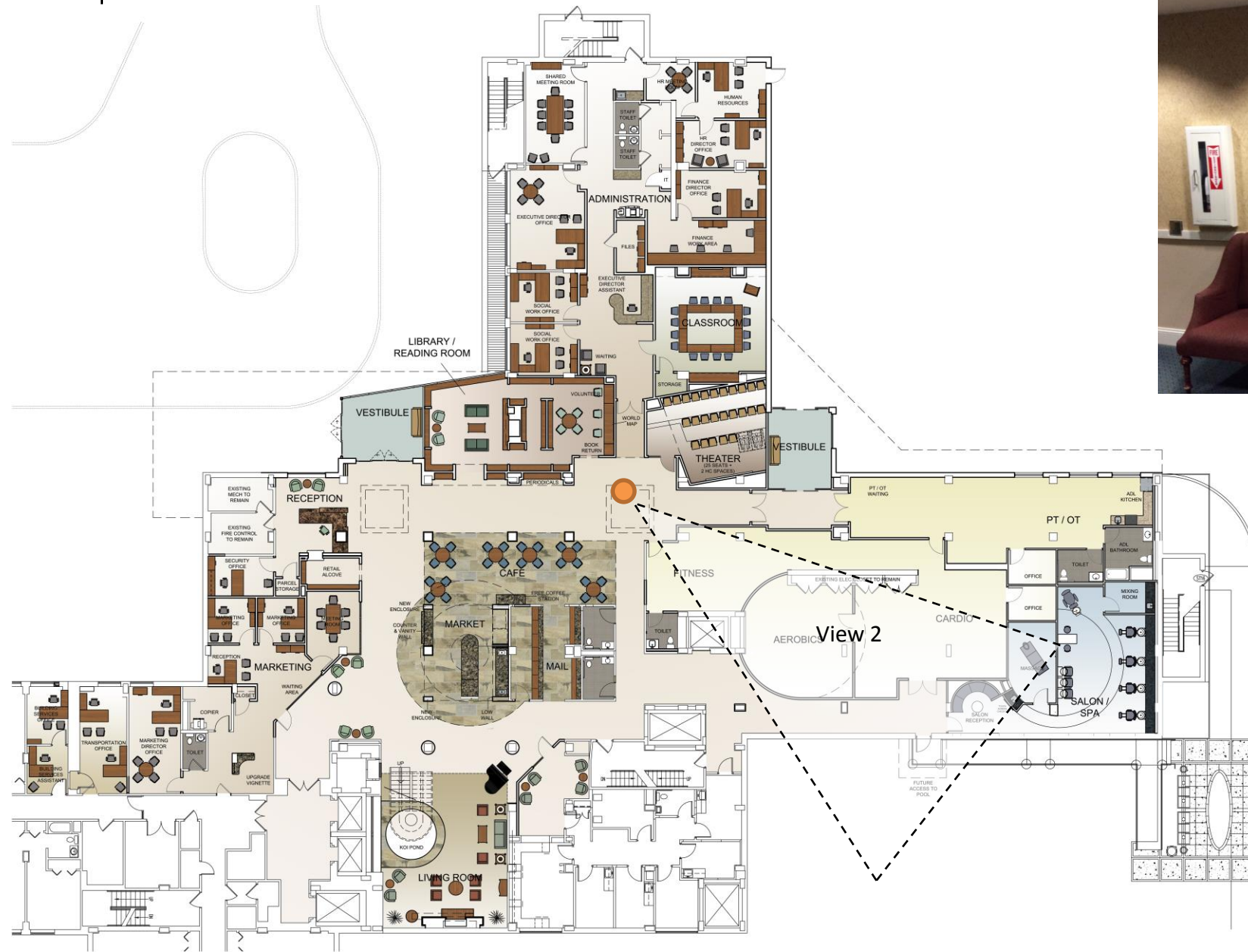


Existing



CAFÉ | MARKETPLACE

VANTAGE HOUSE | INTERIOR RENDERINGS



Existing



FITNESS CENTER

VANTAGE HOUSE | INTERIOR RENDERINGS



Existing



V
VANTAGE GRILL

VANTAGE GRILL

VANTAGE HOUSE | INTERIOR RENDERINGS

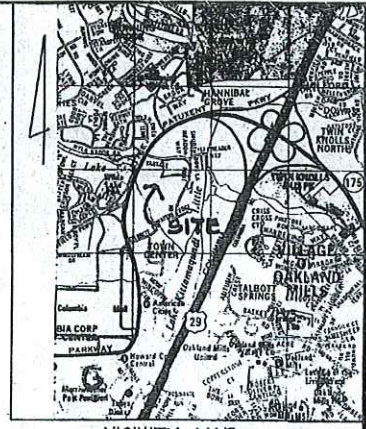


Existing



COUNTRY KITCHEN





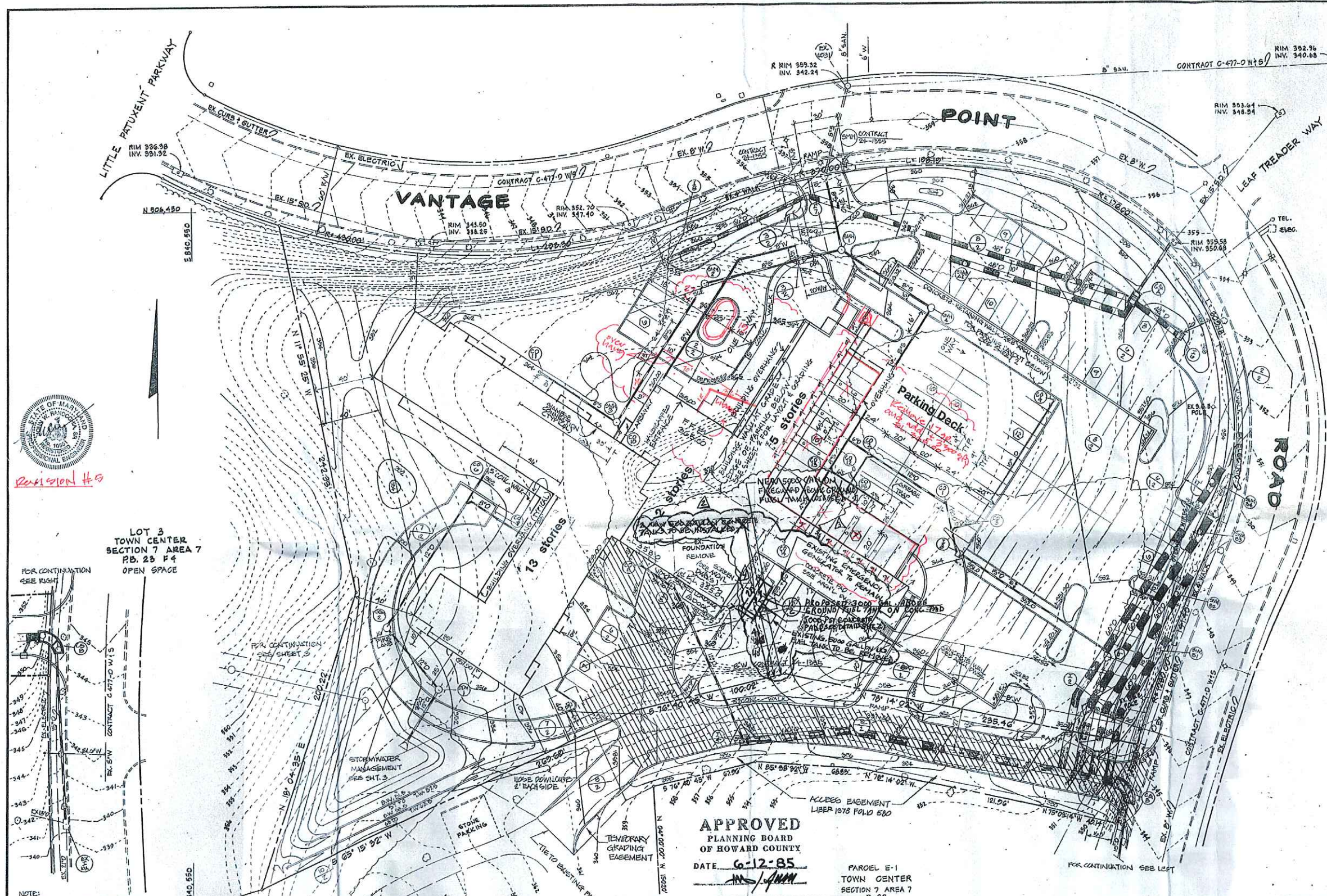
VICINITY MAP
SCALE: 1" = 2000'

- GENERAL NOTES**
- All materials and construction to be in accordance with Howard County Design Manual Volume IV, Standard Specifications and Details for Construction.
 - This plan is covered by Final Development Plan 107-A-111.
 - Any change in existing right-of-way shall be corrected at the developer's expense.
 - Topography was compiled from actual field survey.
 - The area included is located on Tax Map 400.
 - All easements and parking areas to be privately owned and maintained.
 - All coordinates are based on Howard County Geodetic Control traverse which is based upon the Maryland State Plane Coordinate system.
 - Class "C" trench bedding shall be used for all storm drainage unless otherwise noted.
 - Information concerning underground utilities was obtained from available records, but the contractor must determine the exact location and elevation of the water by digging test pits, by hand, at all utility crossing, well in advance of construction.
 - The contractor or developer shall contact the Construction Inspection Bureau Division 24 hours in advance of commencement of work at 932-2432 or 932-2272.
 - All development drains shall be handled by one of the following methods:
 - Development to splash blocks and discharged to ground having good permeability.
 - Development in front of water pipe to curb.
 - Development connected to storm drain.
 - Handicap parking signs above them shall be placed in appropriate locations above in plan accordance with the Maryland Building Code for the Handicapped Section 3-01 - 3.03.
 - All setbacks and criteria as shown in P.D.P. Plans 107-A-111.
 - All sewer mains shall be C.S.P., V.C.P., P.V.C. or A.C.P. class 1500 unless otherwise noted.
 - All water mains 4" and larger are to be C.P.P. or P.P.P. All main and service connections less than 4" diameter are to be copper in accordance with Howard Co. Plumbing Code.
 - All concrete sidewalks to conform to Board of Health standards.
 - Provide one (1) handicapped parking sign for each handicapped parking space as per Maryland Department of Transportation 87-8 with \$50.00 fine also to be placed beneath. Center sign in parking space. Bottom of sign to be placed no less than 4' nor more than 10' above the ground. All signs to be mounted on wall.
 - Refuse collection will be handled by a private service.
 - All sidewalk ramps to be Howard County Standard Type A in accordance with Howard County Design Manual Volume IV, Standard Specifications and Details for Construction, unless otherwise noted.

LEGEND

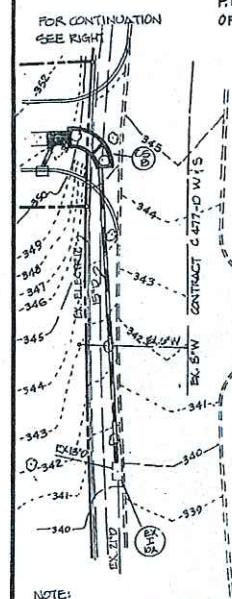
INDICATES AREAS TO RECEIVE HEAVY DUTY PAVING (ALL OTHER PAVED AREAS TO BE LIGHT DUTY)

DETAIL NO. 2
SHEET NO. 2



Revision #8

LOT 3
TOWN CENTER
SECTION 7 AREA 7
PB. 23 F4
OPEN SPACE



NOTE:
REFRANK/REPLACE ALL DISTURBED AREAS FROM STORM DRAIN CONSTRUCTION TO EXISTING.

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 6-12-85
10/1/85

PARCEL E-1
TOWN CENTER
SECTION 7 AREA 7
R-20

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

Address Chart
5400 VANTAGE
POINT ROAD

OWNER / DEVELOPER
ROC-VANTAGE ASSOCIATES
% ROBERT S. OLNIK
903 THIRD AVENUE
NEW YORK, NEW YORK 10022

DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
530 E. JOPPA ROAD
TOWSON, MD. 21284
TELEPHONE: (301) 286-3333



NO.	DATE	REVISION
1	7/11/85	FINAL ARCH. COORDINATION
2	10/1/85	REVISOR FUEL TANKS
3	10/1/85	REVISED FUEL TANK
4	10/1/85	REVISED FUEL TANK FROM 5000 GAL. TO 3000 GAL.

SUBDIVISION NAME	SECTION/AREA	PARCEL NO.
TOWN CENTER	7/7	F-2
PLAT NO./L/F	BLOCK	ZONE
3912/L1095R364	20	NTAPARTM
TAX/ZONE MAP	ELEC. DIST.	CENSUS TRACT
30	5th	6052.01
WATER CODE	SEWER CODE	
E.03	5600100	
GRADING, UTILITY, AND LAYOUT PLAN		
VANTAGE HOUSE		
COLUMBIA TOWN CENTER		
SECTION 7 AREA 7		
HOWARD COUNTY, MARYLAND	JOB NO. 80050	
SCALE: 1" = 20'	SHEET 1 OF 2	1556 DATE: APRIL 23, 1985
SDP-85-151.		

LEGEND

- EX. D.A. LIMIT - - - - -
- PROP. D.A. LIMIT - - - - -
- LIMIT OF DISTURBANCE - - - - -
- SILT FENCE - - - - -
- STABILIZED CONSTRUCTION S.C.E
- EARTH DIKE - - - - -
- TEMPORARY SWALE - - - - -
- INLET PROTECTION - - - - -

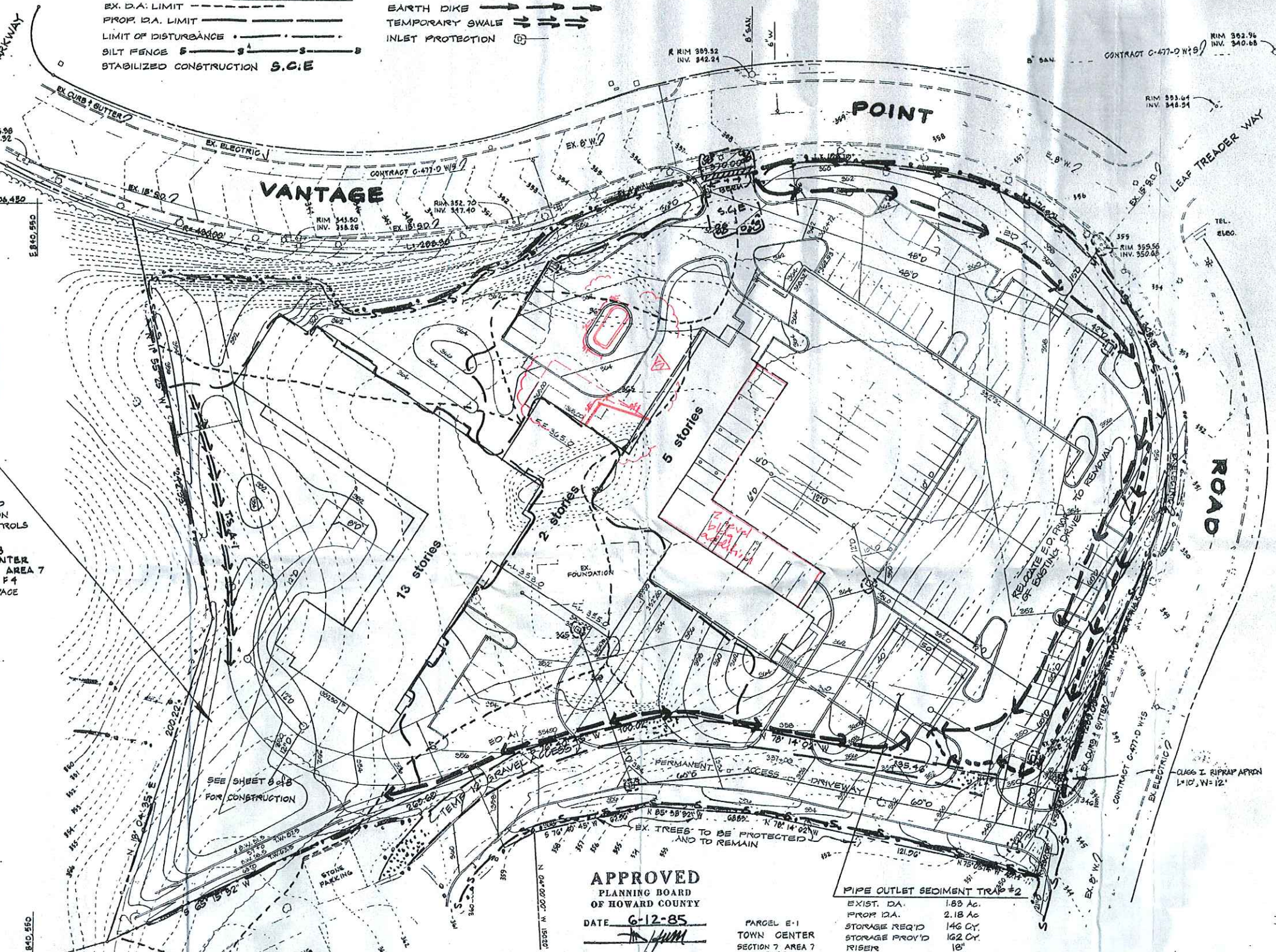
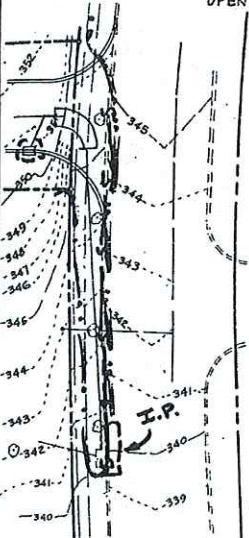


Revisions #5 only

MODIFIED PIPE OUTLET SEDIMENT TRAP #1
 EX. D.A. 1.74 Ac.
 PROP. D.A. 1.22 Ac.
 STORAGE REQ'D 82 CY.
 STORAGE PROV'D 152 CY.
 RISER CREST 340.5
 BOT. ELEV. 344.0
 CLEANTOUT ELEV. 345.25

SEE SEQUENCE THIS SHEET AND SHEET 3 OF 3 FOR CONSTRUCTION OF TRAP AND SEDIMENT CONTROLS FOR OUTFALL

LOT 3 TOWN CENTER SECTION 7 AREA 7 P.B. 25 F4 OPEN SPACE



- SEDEMENT CONTROL PLAN**
- 1) A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permits prior to the start of any construction (192-2437).
 - 2) All negative and structural functions are to be installed according to the provisions of this plan and are to be in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
 - 3) Retention sediment soil disturbances or re-entrainment, permanent or temporary stabilization shall be completed within 7 calendar days for all broader sediment control structures, ditches, perimeter slopes and all slopes greater than 3:1, 5:1 or 6:1 as set out in all other attached or related areas on the project site.
 - 4) All sediment traps/basins shall be fenced and warning signs posted around their perimeter in accordance with Part 1, Chapter 21 of the HOWARD COUNTY DESIGN MANUAL, Anne Arundel.
 - 5) All disturbed areas must be stabilized within the time period specified above in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL (see 192-2437) and (see 34), temporary seeding (see 30) and mulching (see 31). Temporary stabilization with which alone can only be done when recommended specific sites do not allow for proper stabilization and establishment of grasses.
 - 6) All sediment control structures are to remain in place and are to be maintained in operating condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
 - 7) Site Stabilization:
 Total Area of Site: 1.22 Ac.
 Area to be seeded or paved: 0.22 Ac.
 Area to be vegetatively stabilized: 1.00 Ac.
 Total Cost: \$10,000.00
 Office of Sediment Control Area Location: [Location]
 - 8) Any sediment control practices which is disturbed by other activity for placement of utilities must be restored on the same day of disturbance.
 - 9) Additional sediment controls must be provided, if deemed necessary by the Howard County TWP sediment control Inspector.

- SEQUENCE OF OPERATIONS**
1. Notify Howard County Office of Inspection and Permits (O.I.P.) (192-2437) a minimum of 24 hours prior to the start of any construction.
 2. Clear and grub for only those areas required for construction of sediment control devices.
 3. Construct sediment controls, including sediment trap number one.
 4. Notify Howard County (O.I.P.) (192-2437) following installation of sediment controls.
 5. With the approval of the (O.I.P.), construct the 12' temporary gravel access drive to the Red Cross Building. Clear and grub areas existing to trap #1 and silt fence. DO NOT remove existing asphalt driveway for Red Cross north of the temporary gravel access drive at this time. Construct sediment trap number one, including storm drain outlet, the storm drain for existing and layout, flag low flow orifice. Do not construct pilot channel at this time.
 6. Following construction of trap #1, clear and grub remaining areas to be disturbed.
 7. Rough grade site. Begin building. Construct utility. Following installation of stone base for permanent Red Cross storm drain, construct temporary gravel access drive and remainder of existing asphalt drive.
 8. Finish grade, pave and stabilize disturbed areas.
 9. Following stabilization of disturbed areas, and with the approval of the (O.I.P.), remove sediment controls.
 a. Spill to be removed to a site with an approved sediment control plan.
 b. Construct low flow orifice and pilot channel of Stormwater Management.
 10. Finish grade, park and stabilize these remaining disturbed areas.

SEDIMENT CONTROL PLAN CERTIFICATION

DEVELOPER'S CERTIFICATION
 "I/We certify that all development and construction will be done pursuant to this plan, and that any responsible personnel involved in the construction project will have received a Certificate of Attendance at a Department of Natural Resources Approved Training Program for the Control of Sediment and Erosion before beginning the project."
 Signature of Developer: *Robert S. Olinick* Date: *Aug 14, 1985*
 Name of Developer: *ROC Vantage Associates*

ENGINEER'S CERTIFICATION
 "I certify that this plan of erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site, and that this plan was prepared in accordance with the requirements of the Howard County Soil Conservation District."
 Signature of Engineer: *Ken Kinsey* Date: *8/14/85*
 Name of Engineer: *KEN KINSEY*

Reviewed For: *HOWARD* S.C.D.
 and waste Technical Requirements: *James M. Vahn* Date: *10-3-85*
 S.C. Soil Conservation Service

This development plan is approved for soil erosion and sediment control by the Howard County Soil Conservation District.
 Signature of District: *Stephen D. Fisher* Date: *10-3-85*
 Howard County Soil Conservation District

NOTE: ALL INLETS DRAINING TO UNDERGROUND STORMWATER MANAGEMENT FACILITIES SHALL BE BLOCKED UNTIL CONTRIBUTING AREAS HAVE BEEN STABILIZED.

FOR DETAILS AND SPECIFICATIONS, SEE SHEET 3 OF 3.

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE: 6-12-85
[Signature]

PIPE OUTLET SEDIMENT TRAP #2
 EXIST. D.A. 1.83 Ac.
 PROP. D.A. 2.18 Ac.
 STORAGE REQ'D 146 CY.
 STORAGE PROV'D 162 CY.
 RISER 18"
 BARREL 15"
 BOTTOM EL. 347.5
 RISER CREST 349.5
 CLEANTOUT EL. 348.5
 MIN. TOP BERM 351.0

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 County Health Officer: *James Boyle* Date: *10-16-85*

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
 Planning Director: *John W. [Signature]* Date: *10-23-85*
 Chief Division of Land, Development and Zoning Admin. Date: *10-23-85*

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC WORKS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 Director: *Bryce Neely* Date: *10-10-85*
 Chief of Bureau of Engineering: *[Signature]* Date: *10-10-85*

OWNER / DEVELOPER
 ROC-VANTAGE ASSOCIATES
 % ROBERT S. OLINICK
 903 THIRD AVENUE
 NEW YORK, NEW YORK 10022

SUBDIVISION NAME TOWN CENTER		SECTION/AREA 7/7	PARCEL NO. F-2
PLAT NO./L/P 3912/L1035 R34	BLOCK 20	TAXZONE MAP 30	ELEC. DIST. 5th
WATER CODE		SEWER CODE	

SEDIMENT CONTROL PLAN
VANTAGE HOUSE
 COLUMBIA TOWN CENTER
 SECTION 7 AREA 7

HOWARD COUNTY, MARYLAND SCALE: 1" = 30'
 JOB NO. B0050
 5th ELECTION DISTRICT
 SHEET 3 OF 3, ISSUE DATE: APRIL 30, 1985
SDP-85-151c

DAFT · McCUNE · WALKER INC.
 LAND PLANNING CONSULTANTS
 LANDSCAPE ARCHITECTS
 ENGINEERS
 530 E. JOPPA ROAD
 TOWSON, MD. 21284
 TELEPHONE: (301) 298-3333



9/8/85 add 1st floor addition. [Signature]