

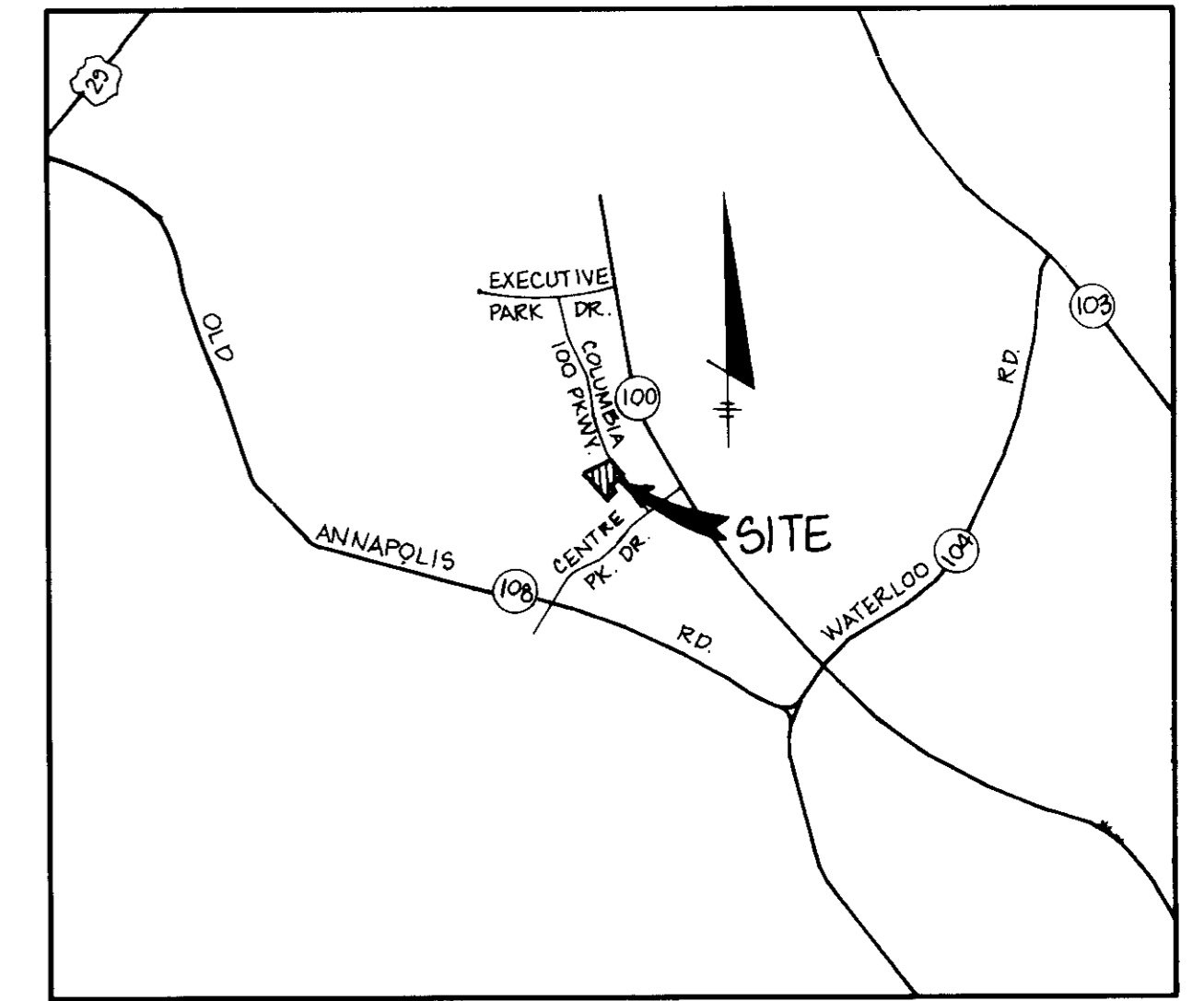
SHEET INDEX	
NO.	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN
3	GRADING, SEDIMENT CONTROL PLAN & DRAINAGE AREA MAP
4	PROFILES AND DETAIL SHEET
5	DETAIL SHEET
6	LANDSCAPE PLAN

SITE DEVELOPMENT PLAN

SIGNATURE CENTRE

2nd ELECTION DISTRICT

HOWARD COUNTY, MARYLAND



VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES:

- ALL WATER LINES SHALL BE CONSTRUCTED A MINIMUM OF 42" COVER BELOW FINISHED GRADE.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, I.E., STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION, 1989 AMENDMENTS.
- APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FROM BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL TEST PIT EXISTING UTILITIES AT LEAST FIVE (5) DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS TO VERIFY THEIR LOCATION AND ELEVATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF LOCATION OF UTILITIES IS OTHER THAN SHOWN.
- CONTRACTOR TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS:

- MISS UTILITY 1-800-257-7777
 - CAP TELEPHONE COMPANY 725-9976
 - HOWARD COUNTY BUREAU OF UTILITIES 992-2366
 - STATE CABLE LOCATION DIVISION 393-3553
 - BALTIMORE GAS & ELECTRIC COMPANY 685-0123
 - STATE HIGHWAY ADMINISTRATION 531-5533
 - HOWARD COUNTY CONSTRUCTION INSPECTION SURVEY DIVISION (24 HOURS NOTICE PRIOR TO COMMENCEMENT OF WORK) 792-7232
- ALL INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARDS.
 - ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS.
 - THE CONTRACTOR SHALL PROVIDE A JOINT IN ALL SEWER MAINS WITHIN 2'-0" OF EXTERIOR MANHOLE WALLS.
 - PROFILE STATIONS SHALL BE ADJUSTED AS NECESSARY TO CONFORM TO PLAN DIMENSIONS.
 - NO PIPE SHALL BE LAID UNTIL LINES OF EXCAVATION HAVE BEEN BROUGHT TO SUBGRADE.
 - TOPO TAKEN FROM FIELD RUN SURVEY DATED MAY, 1989 BY: **MUEGGE & ASSOCIATES**
 - ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL STORM DRAIN PIPE BEDDING SHALL BE AS SHOWN IN DETAIL 02.01 (TRENCH IN ROCK OR TRENCH IN BATH AS DETERMINED BY FIELD CONDITIONS) IN VOL. IV OF HOWARD COUNTY DESIGN MANUAL UNLESS OTHERWISE DIRECTED BY THE ENGINEER OR AS SHOWN ON THE DRAWINGS.
 - THE DEVELOPER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS AND/OR RIGHTS-OF-WAY THAT MAY BE REQUIRED FOR THE SEDIMENT AND EROSION CONTROL PRACTICES, STORM WATER MANAGEMENT PRACTICES AND THE DISCHARGE OF STORM WATER ONTO OR ACROSS ADJACENT OR DOWNSTREAM PROPERTIES INCLUDED IN THIS PLAN. HE IS ALSO RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS AND/OR WORK ON ADJACENT PROPERTIES INCLUDED IN THIS PLAN.
 - THE OWNER SHALL PROVIDE A SEPARATE AND INDEPENDENT SEWER CONNECTION FOR EACH TENANT OR OCCUPANT OF ANY BUILDING, SHOWN ON THIS SITE DEVELOPMENT PLAN, WHO WILL DISCHARGE NON-DOMESTIC WASTE TO THE PUBLIC SEWERAGE SYSTEM IF THIS WASTE IS REGULATED UNDER SECTION 18.122A OF THE HOWARD COUNTY CODE. EACH SEPARATE AND INDEPENDENT SEWER CONNECTION SHALL INCLUDE A STANDARD MANHOLE AND OTHER WASTE PRETREATMENT DEVICES AS REQUIRED AND APPROVED BY HOWARD COUNTY. WASTE LINES ON THE INTERIOR OF THE BUILDING SHALL BE DESIGNED, CONSTRUCTED OR MODIFIED SUCH THAT NON-DOMESTIC WASTE WILL BE DISCHARGED TO THE SEPARATE AND INDEPENDENT SEWER CONNECTION. NO TENANT OR OCCUPANT OF ANY BUILDING SHOWN ON THIS SITE DEVELOPMENT PLAN SHALL DISCHARGE REGULATED NON-DOMESTIC WASTE TO THE PUBLIC SEWERAGE SYSTEM PRIOR TO INSTALLATION OF THE SEPARATE AND INDEPENDENT SEWER CONNECTION AND RELATED INTERIOR WASTE LINES. THE ABOVE REQUIREMENTS SHALL APPLY TO ALL INITIAL AND FUTURE OCCUPANTS OR TENANTS.
 - STORM WATER MANAGEMENT PROVIDED BY A RETENTION POND UNDER F.01-02.
 - PREVIOUS OFFICE OF PLANNING & ZONING FILE NOS. F-01-02, P-08-75
 - AS PER OUR INVESTIGATION IN AUGUST 89, THERE ARE NO EXISTING WETLANDS ON THIS SITE. HENCE, ARMY CORPS OF ENGINEERS PERMIT (SECTION 404) AND A WATER QUALITY CERTIFICATION FROM THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT (401) ARE NOT REQUIRED FOR THE WORK PROPOSED UNDER THIS SITE DEVELOPMENT PLAN.
 - THE OWNER OF THIS PROPERTY WILL BE RESPONSIBLE FOR MAINTAINING THE WATER QUALITY STRUCTURE PROPOSED ON THIS PLAN.

BENCH MARKS

B.M. #1	Elev. 482.29
Ho.Co. 274-5010-R	
3/4" Rebar 0.4' below the surface, 34.7' south of curb on Maryland Route 108 175'± East of Phelps Luck Drive.	
B.M. #2	Elev. 525.51
Nail in stone at property corner Columbia 100 - Office Research Park	

SITE TABULATION

Area of Parcel:	2.704 Acres	117,786.2 sq. ft.
Present Zoning:	P.O.R.	
Proposed Use:	Office Building	
Proposed Building Coverage:	6.84 Acres	(25.3% of site)
Proposed Building Areas:		
Building A -	9,932 sq. ft.	
Building B -	9,932 sq. ft.	
Building C -	9,932 sq. ft.	
Number of Parking Spaces Required:	Based on 7/10 Employees Customarily Working At One Time	
Number of Parking Spaces Required	104 Spaces	148 Employees
Number of Parking Spaces Provided	111 Spaces	
Number of Handicap Spaces Required	5 Spaces	
Number of Handicap Spaces Provided	5 Spaces	
Open Space Required (incl. internal landscaped areas)	23,557 sq. ft. / .5408 Acres (20%)	
Open Space Provided	48,815 sq. ft. / 1.124 Acres (41.5%)	
Landscaped Islands Required	1,703 sq. ft. (5% of Parking Area)	
Landscaped Islands Provided	1,960 sq. ft. (5.8% of Parking Area)	
Proposed Parking Area Coverage:	34,065 sq. ft. / .78 Acres	

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

James J. Zelen 2/11/90
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

W.R.S. 2.5.90
DIRECTOR DATE

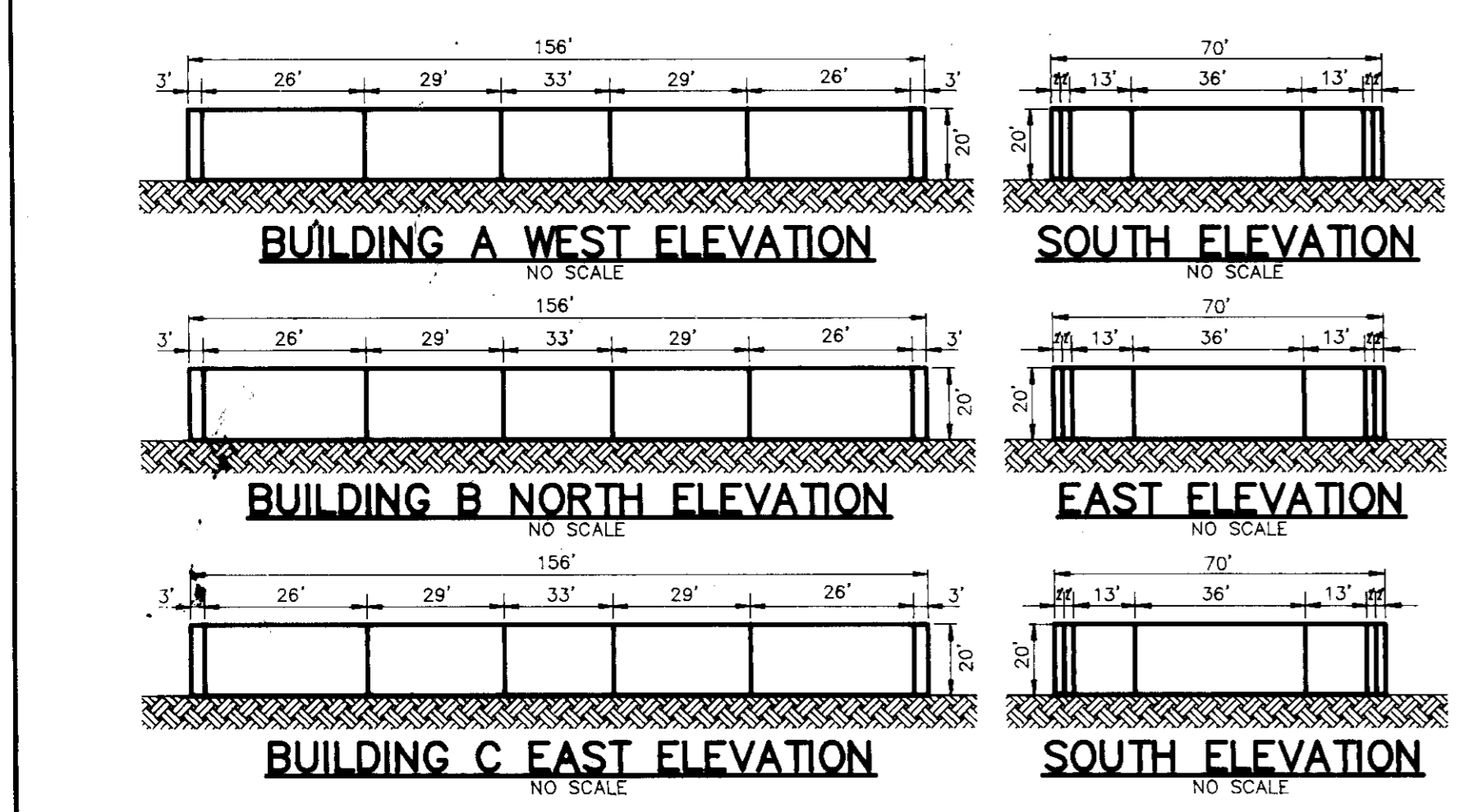
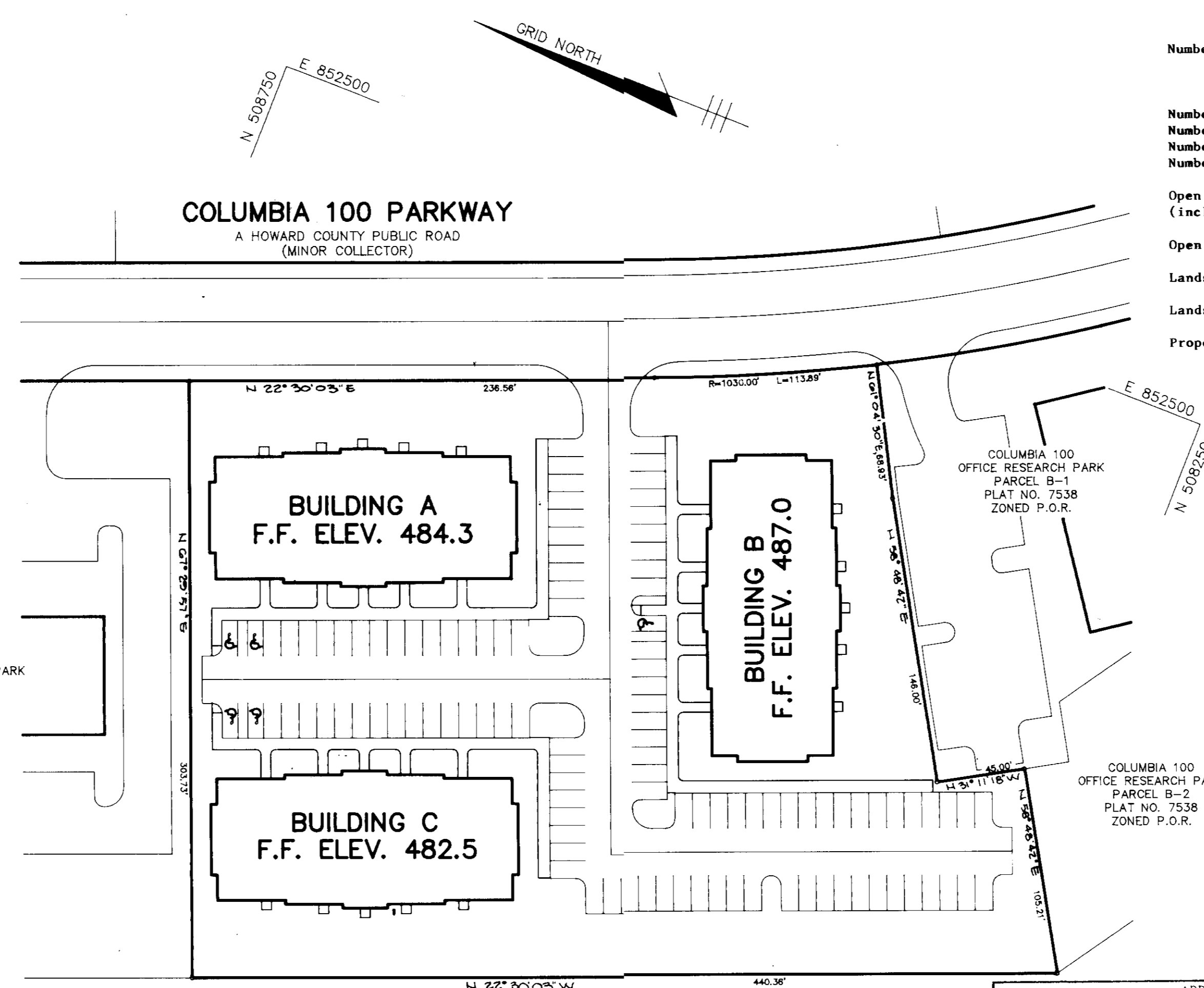
James J. Zelen 2/2/90
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

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

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

James J. Zelen 2/7/90
DIRECTOR DATE

Michael J. Ryan 1.26.90
CHIEF, BUREAU OF ENGINEERING DATE



PLAN
SCALE: 1"=50'

OAKLAND RIDGE INDUSTRIAL PARK SECTION 2 P.B. 15, F. B. ZONED NT-EMPLOYMENT CENTER

ADDRESS CHART

PARCEL	STREET ADDRESS
F-1	8815 COLUMBIA 100 PARKWAY

SUBDIVISION NAME	SECT./AREA	LOT/PARCEL #			
COLUMBIA 100 OFFICE RESEARCH PARK	1/1	F-1			
PLAT # OR L/F	BLOCK #	ZONE	TAX/ZONE MAP	ELEC. DIST.	CENSUS TR
7996	18	P.O.R.	30	249	0028.02
WATER CODE	SEWER CODE				
G02	6057400				

APPROVED PLANNING BOARD OF HOWARD COUNTY

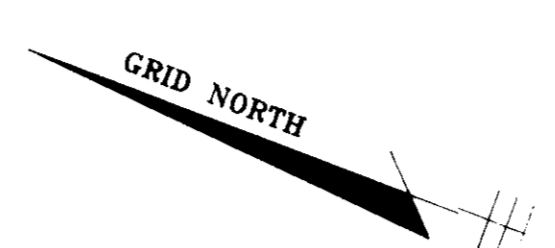
DATE: 11-22-89
Arthur E. Muegge

RIEMER MUEGGE & ASSOCIATES, INC.
A Land Planning, Engineering and Consulting Firm
3105 North Ridge Road Ellicott City, Maryland 21043
301-461-2690 FAX: 301-750-3176

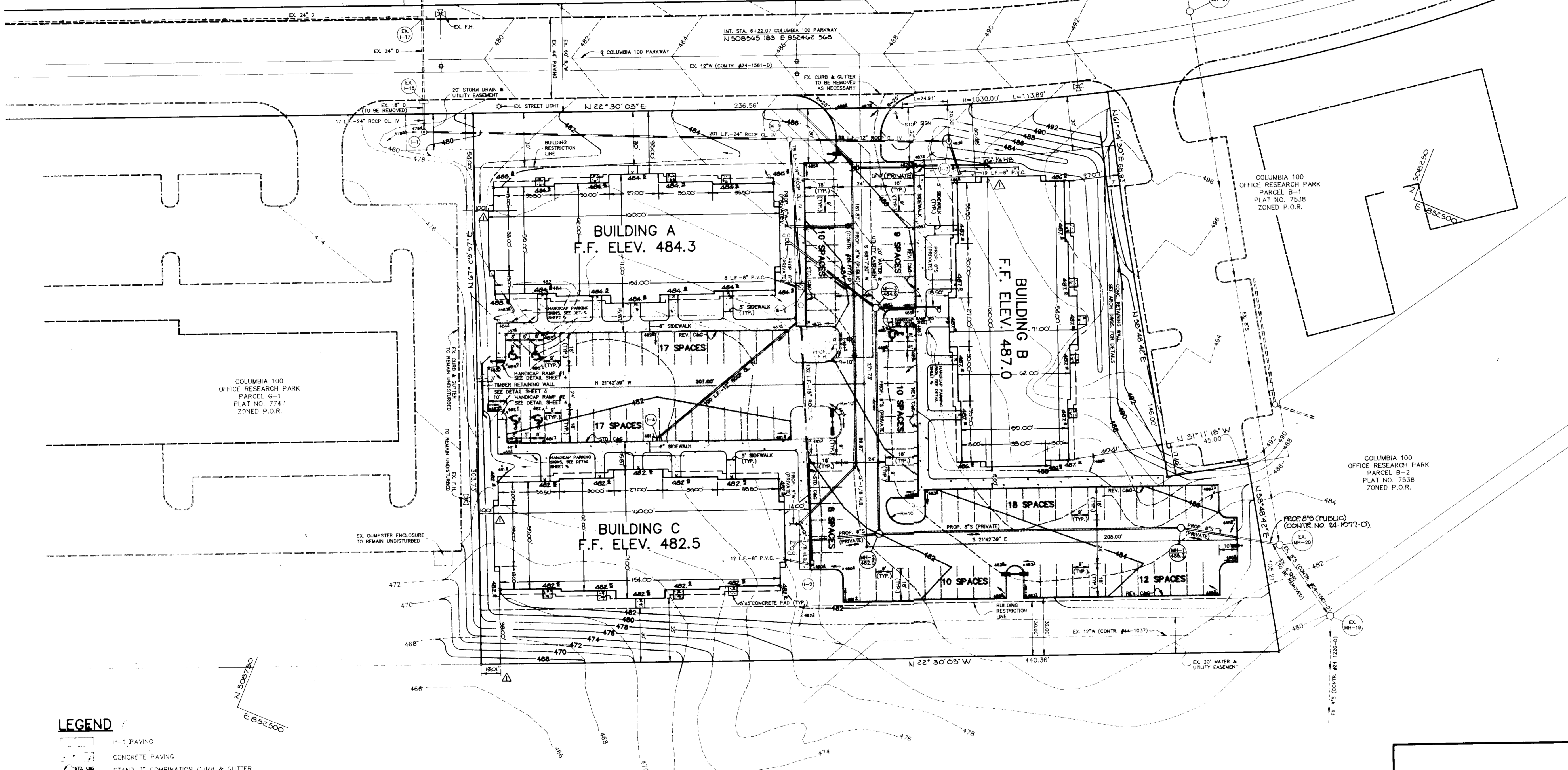
12.19.89 DATE

DESIGNED BY: N.C.W.
DRAWN BY: C.A.D.
PROJECT NO: 61002
DATE: JANUARY 10, 1990
SCALE: AS SHOWN
DRAWING NO: 1 OF 6

ARTHUR E. MUEGGE 6107



COLUMBIA 100 PARKWAY
A HOWARD COUNTY PUBLIC ROAD
(MINOR COLLECTOR)



LEGEND

- H-1 PAVING
- CONCRETE PAVING
-
-
- DOUBLE FIXTURE LIGHT POLE
- SINGLE FIXTURE LIGHT POLE

- NOTES**
1. ALL RADII 5' UNLESS OTHERWISE NOTED.
 2. DIMENSIONS TO FACE OF BUILDING, PALE OF CURB OR CENTERLINE.
 3. LETTERS OF PERMISSION TO GRADE OFFSITE IN PARCEL B-1 AND PARCELS B-1 TO BE OBTAINED BY THE DEVELOPER.
 4. COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE GRID SYSTEM AND PLAT NO. 753R.
 5. FOR LOCATION OF UTILITY CONNECTIONS TO BUILDINGS A, B & C. SEE DETAILS SHOWN.

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

James Gordon 2-11-90
JOINT HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

W. P. ... 2-15-90
DIRECTOR DATE

James ... 2/22/90
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

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

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

James ... 2/16/90
DIRECTOR DATE

James ... 1-26-90
CHIEF, BUREAU OF ENGINEERING DATE

DATE	NO.	REVISION
4-25-90	1	REVISED W/C TO PLUG P, ADDED SIDEWALK, RELOCATE BUILDINGS A & B FROM PROPERTY LINE

OWNER / DEVELOPER
SIGNATURE 100 LIMITED PARTNERSHIP
8000 LA SALLE ROAD
SUITE 610
TOWSON, MARYLAND 21284

PROJECT **SIGNATURE CENTRE**
BONE STORE OFFICE/COMMERCIAL BUILDINGS

AREA TAX MAP 90 ZONED FOR PLAT # 753B
COLUMBIA 100 OFFICE RESEARCH PARK, SEC 1, AREA 1 PARCEL P-1
2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

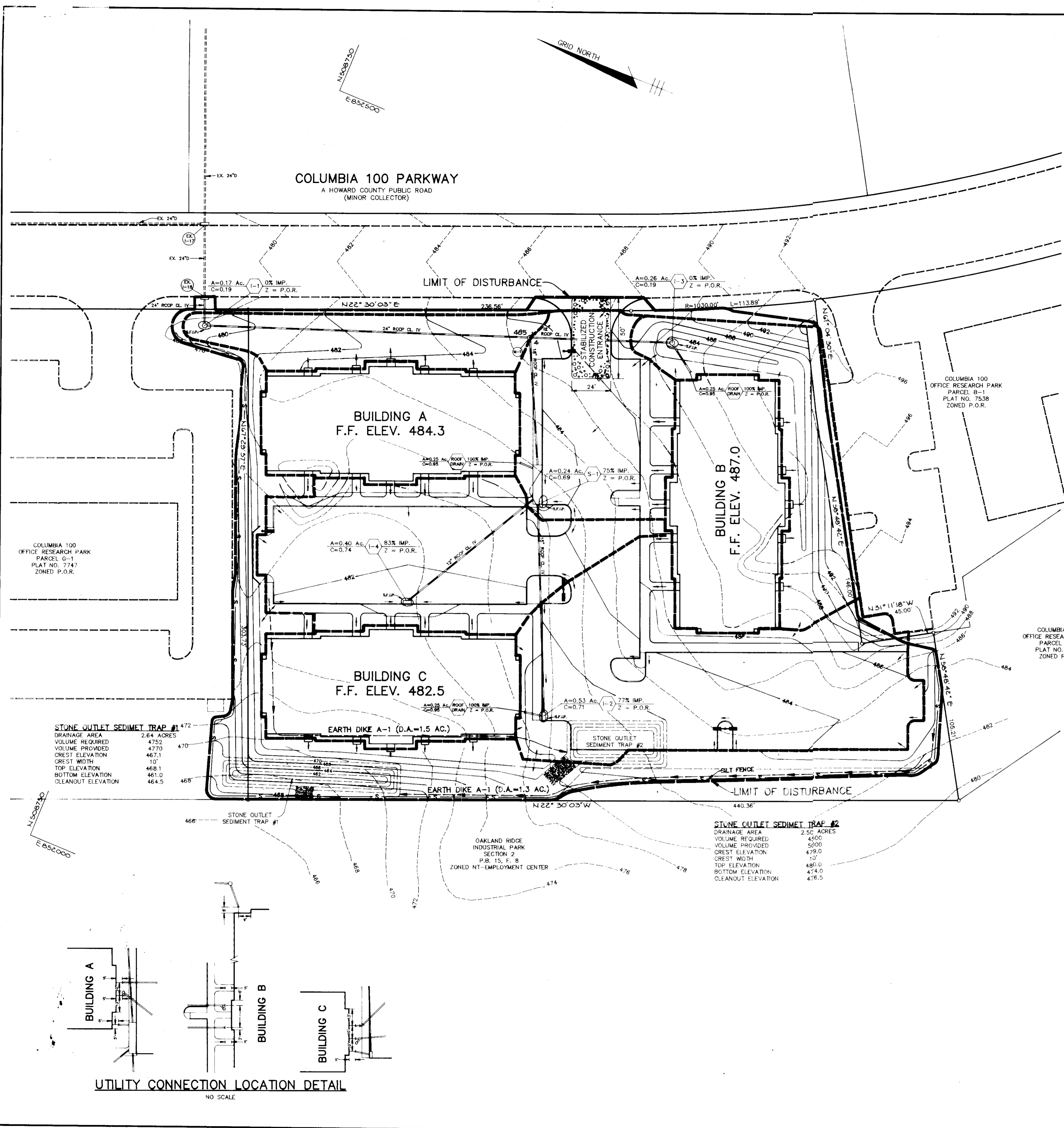
TITLE **SITE DEVELOPMENT PLAN**

RIEMER MUEGGE & ASSOCIATES, INC.
A Land Planning, Engineering and Consulting Firm
3105 North Ridge Road Ellicott City, Maryland 21043
301-461-2690 FAX: 301-750-3176

APPROVED
PLANNING BOARD
OF HOWARD COUNTY

DATE: **11-22-89**
Kathryn ...

DATE: 12-17-89	DESIGNED BY: W.C.W.
	DRAWN BY: C.A.D.
	PROJECT NO: G1002
DATE: JANUARY 10, 1990	SCALE: 1"=30'
<i>Arthur E. Muegge</i>	DRAWING NO: 2 OF 3
ARTHUR E. MUEGGE #6101	



- LEGEND**
- S — S — SILT FENCE
 - E — E — EARTH DIKE
 - L — L — LIMIT OF DISTURBANCE
 - D — D — DRAINAGE AREA LIMIT
 - S.F.I.P. — S.F.I.P. — STONE FILTER INLET PROTECTION

NOTE: LETTERS OF PERMISSION TO GRADE OFFSITE IN PARCEL B-1 AND PARCEL C-1 TO BE OBTAINED BY THE DEVELOPER.

- SEQUENCE OF CONSTRUCTION**
1. OBTAIN A GRADING PERMIT. (1 DAY)
 2. INSTALL STABILIZED CONSTRUCTION ENTRANCE (1/2 DAY)
 3. INSTALL SILT FENCE, GRADE FOR AND INSTALL STONE OUTLET SEDIMENT TRAP #1 AND INSTALL EARTH DIKE TO TRAP #1. (2 DAYS)
 4. BEGIN SITE GRADING. GRADE SITE TO SUBGRADE FOR THE PROPOSED PAVING AND BUILDING PADS. AS GRADING PROGRESSES, INSTALL STONE OUTLET SEDIMENT TRAP #2 AND EARTH DIKE TO TRAP #2. STABILIZE DISTURBED AREAS IN ACCORDANCE WITH THE TEMPORARY SEEDING NOTES. (10 DAYS)
 5. UPON COMPLETION OF STONE OUTLET SEDIMENT TRAP #2, REMOVE STONE OUTLET SEDIMENT TRAP #1 AND THE EARTH DIKE TO TRAP #1. FINISH GRADING IN THE AREA OF TRAP #1. (1 DAY)
 6. INSTALL WATER, SEWER AND STORM DRAINS. (10 DAYS)
 7. INSTALL STONE FILTER INLET PROTECTION. (1 DAY)
 8. BEGIN THE BUILDING CONSTRUCTION AND INSTALL CURB AND GUTTER AND PAVING. (15 DAYS)
 9. FINISH CONSTRUCTION ACTIVITIES.
 10. STABILIZE ALL DISTURBED AREAS IN ACCORDANCE WITH THE TEMPORARY SEEDING NOTES. (1/2 DAY)
 11. UPON APPROVAL OF THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT CONTROL DEVICES. (1 DAY)
 12. STABILIZE ALL REMAINING DISTURBED AREAS IN ACCORDANCE WITH THE PERMANENT SEEDING NOTES. (1 DAY)

BY THE DEVELOPER:

"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT."

DEVELOPER DATE

BY THE ENGINEER:

"I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

ENGINEER DATE

REVIEWED FOR **HOWARD** S.C.D.
NAME
AND MEETS TECHNICAL REQUIREMENTS

DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

DATE

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

DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

DATE

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

DATE

DATE	NO	REVISION

OWNER/DEVELOPER
SIGNATURE 100 LIMITED PARTNERSHIP
8600 LA SALLE ROAD
SUITE 610
TOWSON, MARYLAND 21204

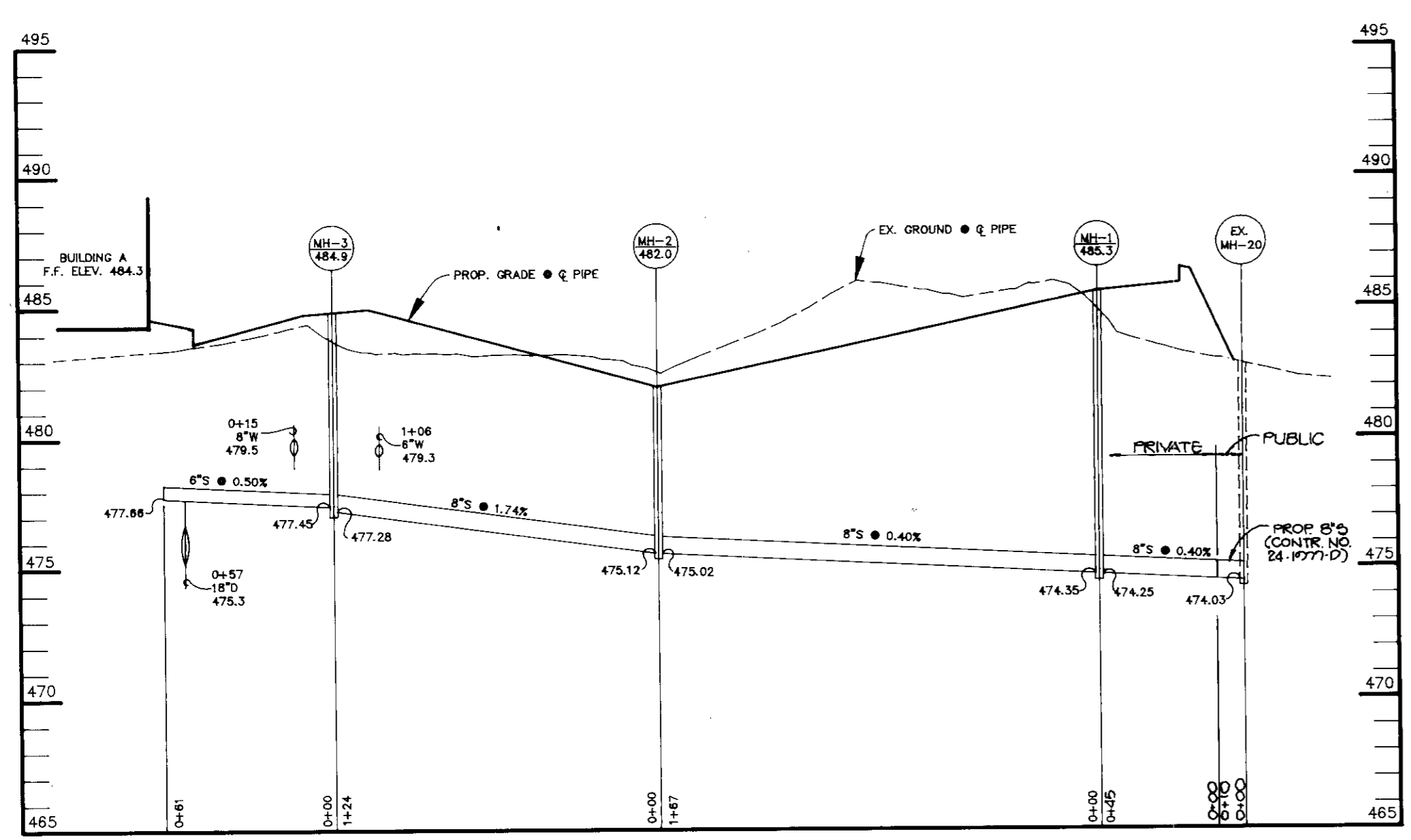
PROJECT:
SIGNATURE CENTRE
3 ONE STORY OFFICE/COMMERCIAL BUILDINGS
AREA TAX MAP 30 ZONED P.O.R. PLAT # 15908
COLUMBIA 100 OFFICE RESEARCH PARK SEC 1, AREA 1 PARCEL F-1
2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
TITLE: **GRADING, SEDIMENT CONTROL PLAN AND DRAINAGE AREA MAP**

RIEMER MUEGGE & ASSOCIATES, INC.
A Land Planning, Engineering and Consulting Firm
3105 North Ridge Road Ellicott City, Maryland 21043
301-461-2690 FAX: 301-750-3176

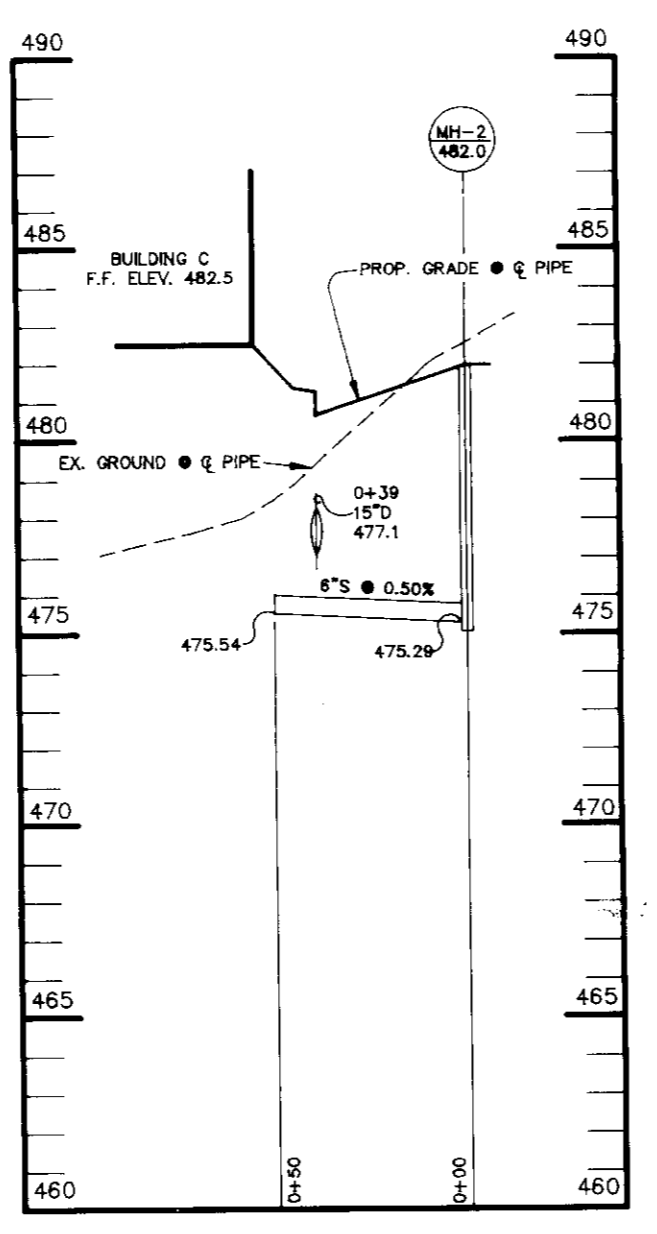
APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE **11-22-89**

ARTHUR E. MUEGGE

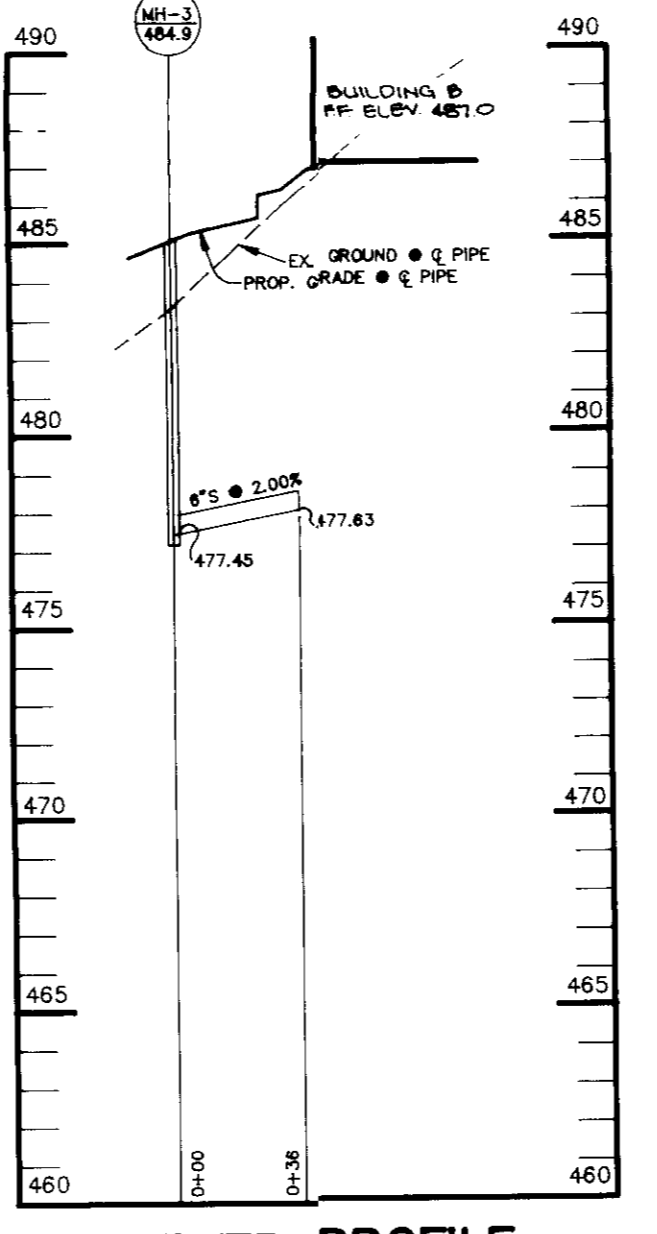
DATE **12-17-89**
DESIGNED BY: W.C.W.
DRAWN BY: M.A.D.
PROJECT NO: 61002
DATE: JANUARY 10, 1990
SCALE: 1"=30'
DRAWING NO. **3** OF **6**



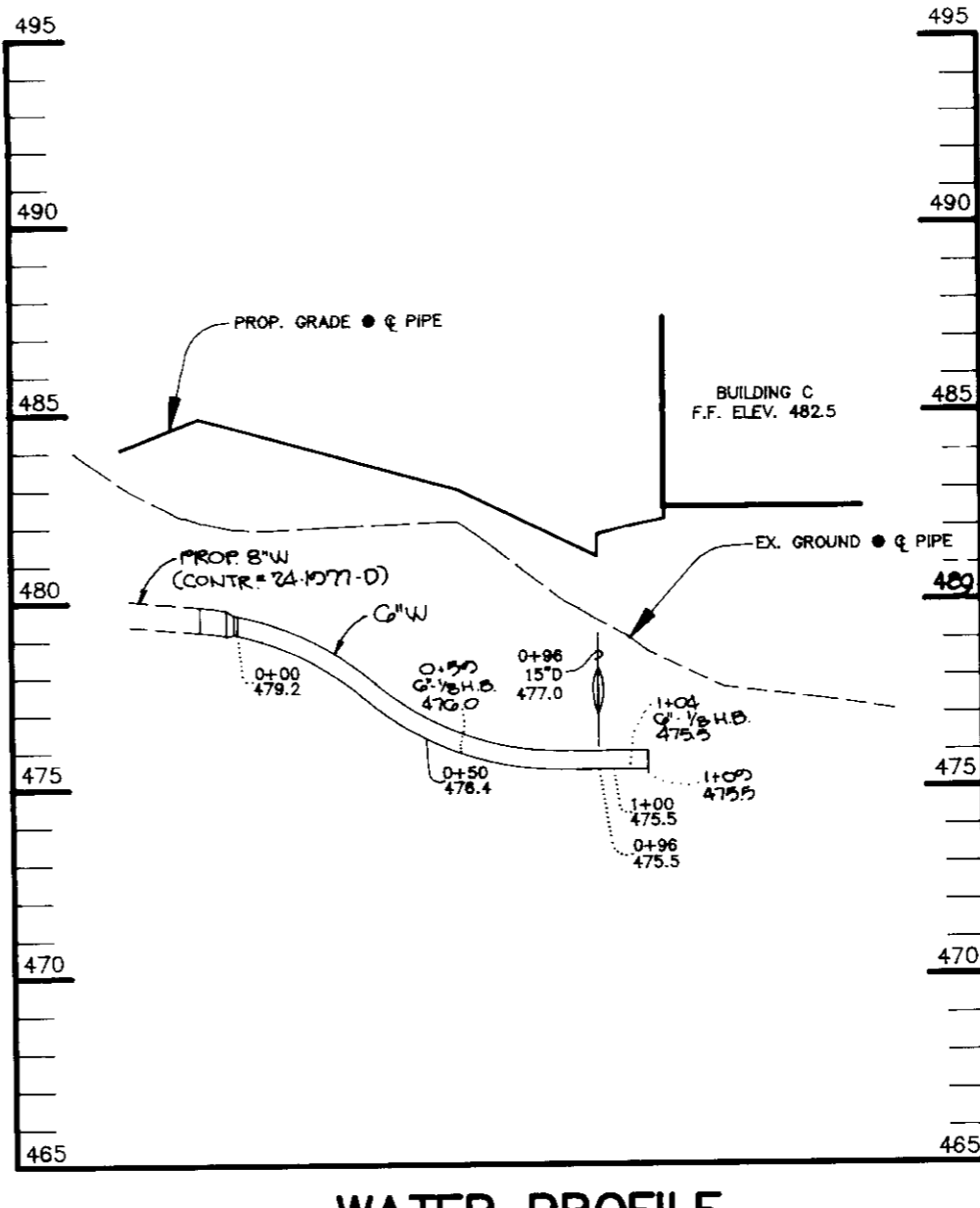
SEWER PROFILE
SCALE:
HORIZ. - 1"=50'
VERT. - 1"=5'



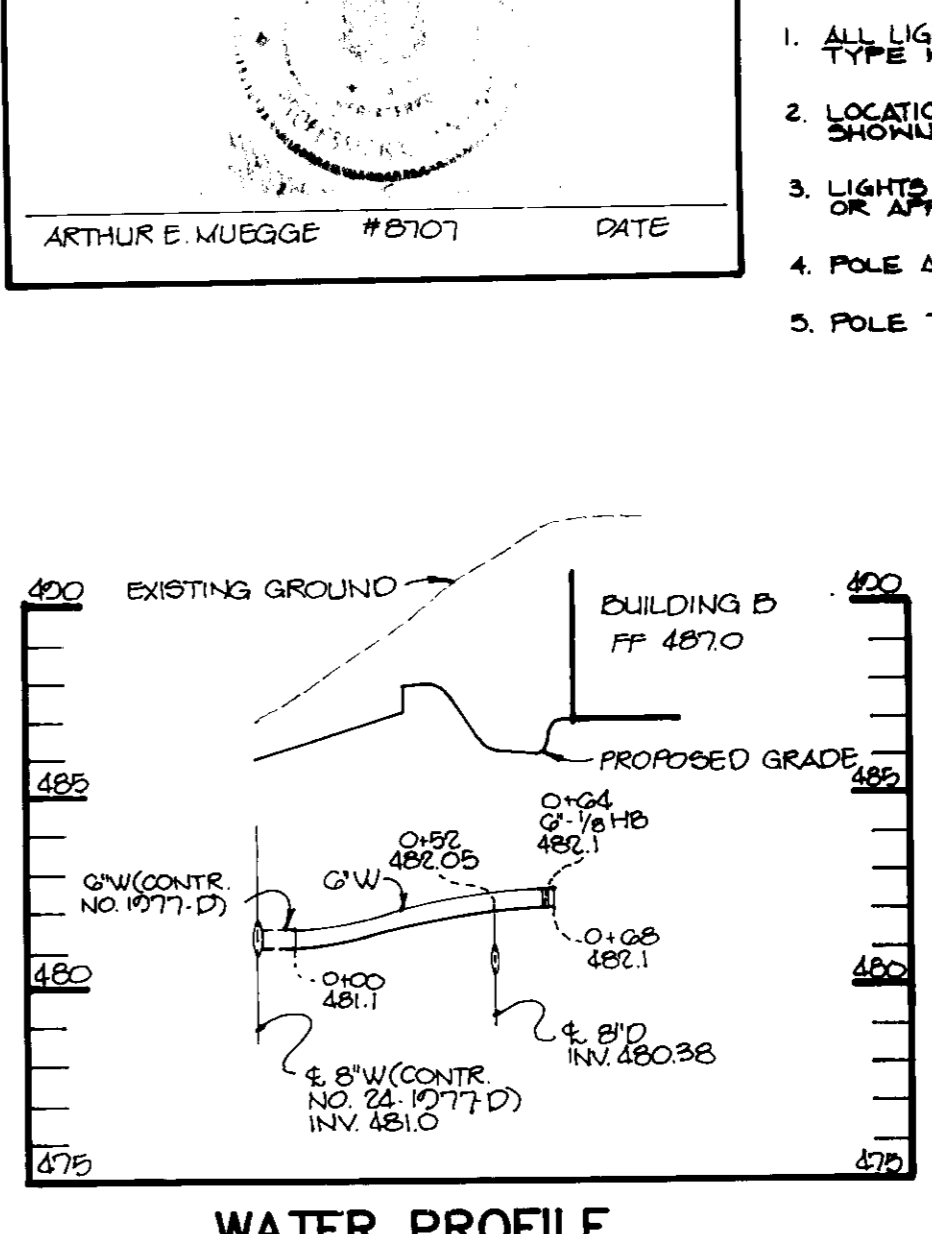
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SCALE:
HORIZ. - 1"=50'
VERT. - 1"=5'



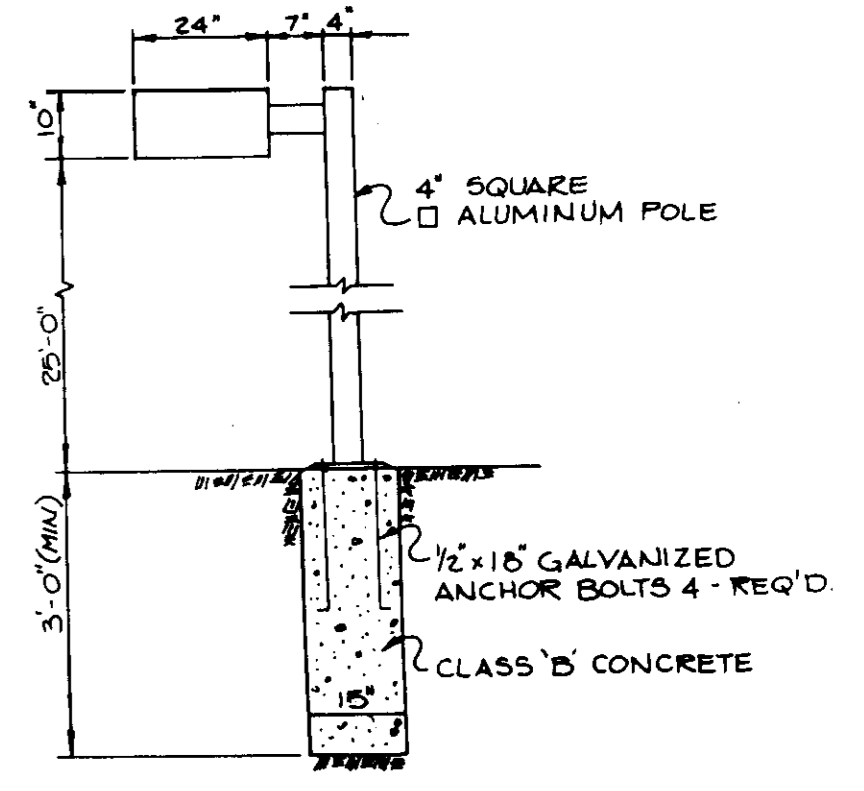
SEWER PROFILE
SCALE:
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VERT. - 1"=5'



WATER PROFILE
SCALE:
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VERT. - 1"=5'



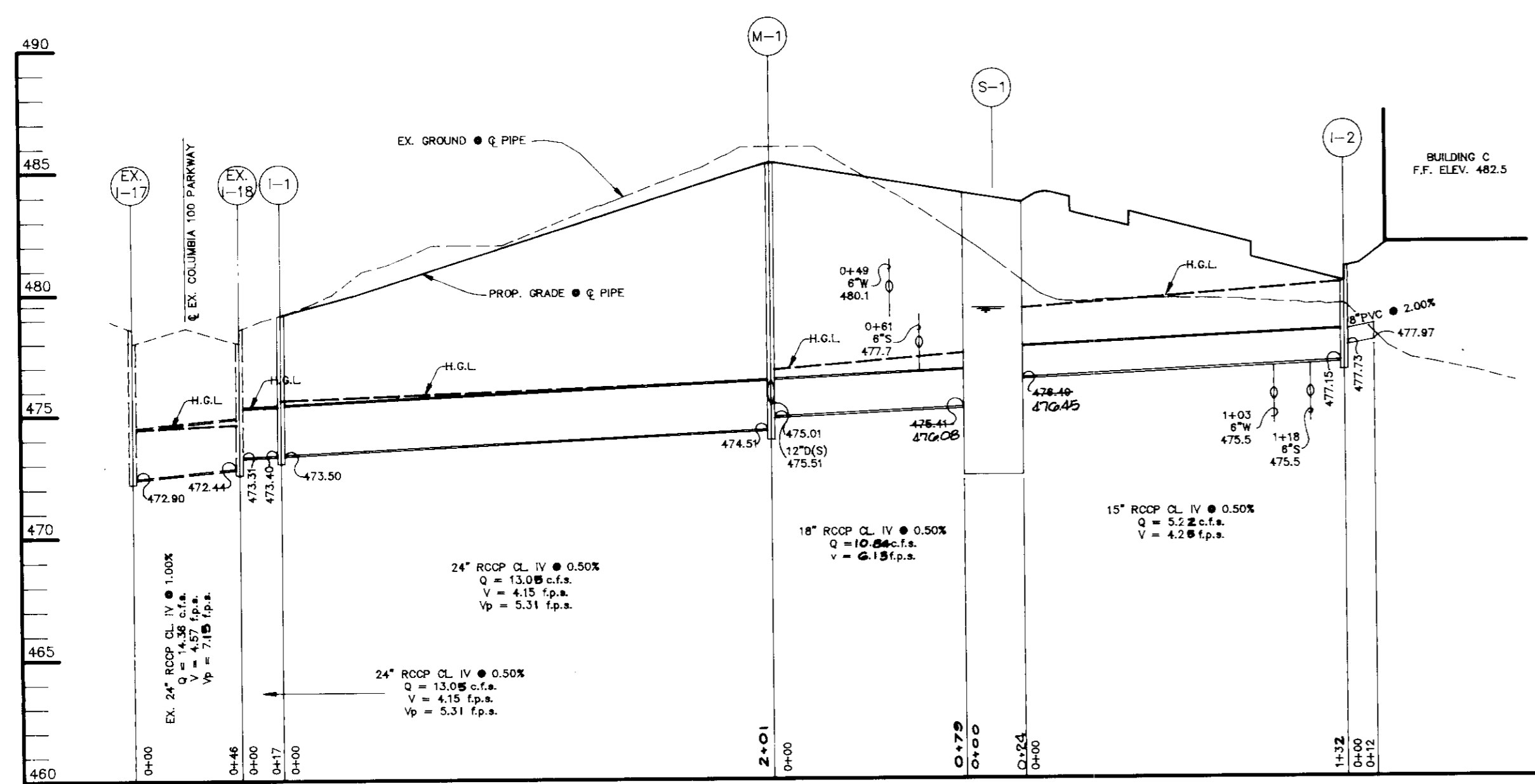
WATER PROFILE
SCALE:
HORIZ. - 1"=50'
VERT. - 1"=5'



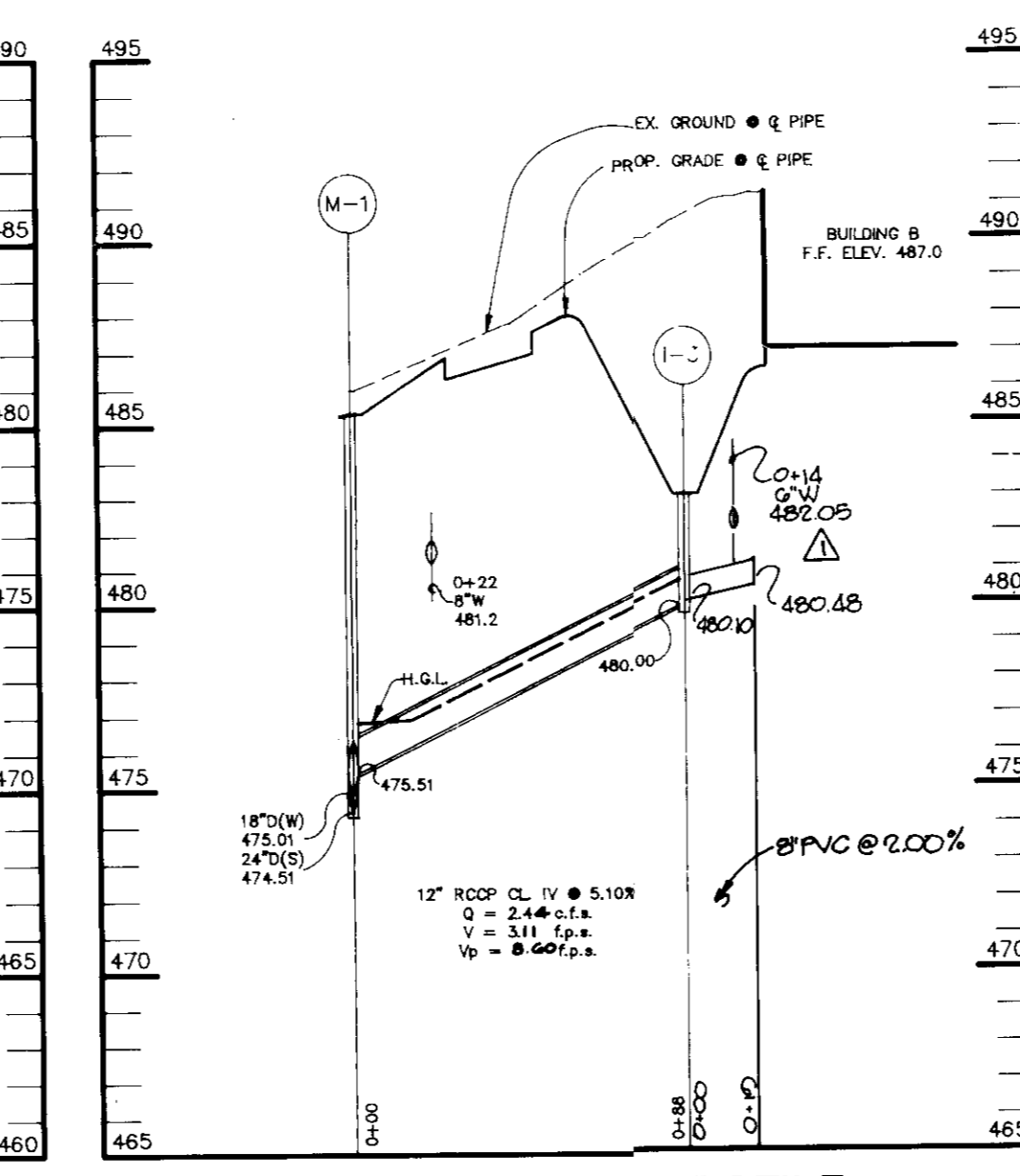
LIGHT POLE DETAIL
NO SCALE

AS-BUILT CERTIFICATION
ARTHUR E. MUEGGE #2707 DATE

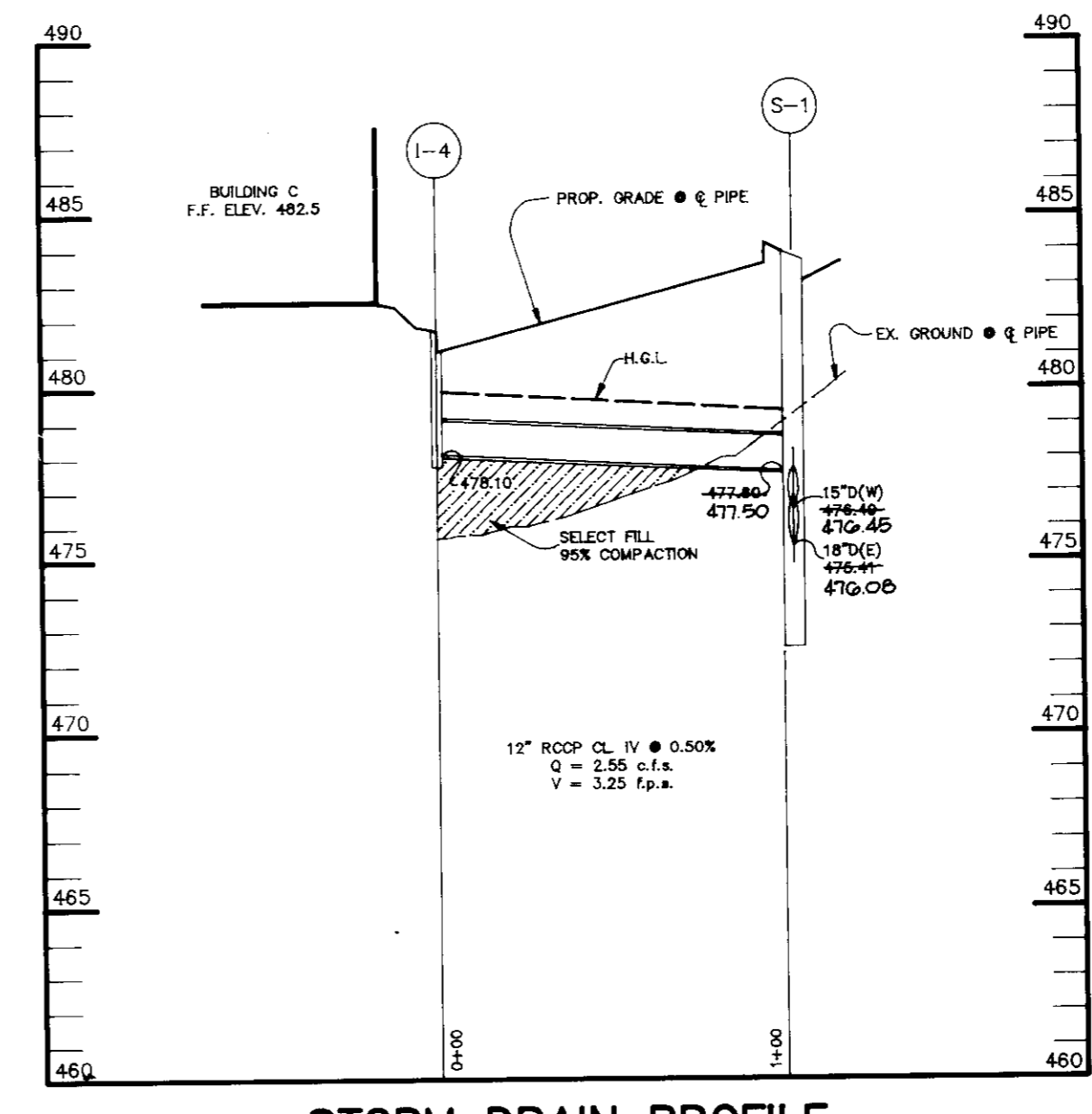
1. ALL LIGHT FIXTURES TO BE SINGLE LUMINAIRE 400 WATT MERCURY TYPE WITH METAL POLES AND DIRECTED DOWNWARD.
2. LOCATIONS OF LIGHT FIXTURES ARE ON THE PLAN AND ARE SHOWN THUS
3. LIGHTS TO BE MODULE II TYPE AS MANUFACTURED BY MOLDCAST OR APPROVED EQUAL.
4. POLE AND FIXTURE TO HAVE BLACK POLYESTER ENAMEL FINISH.
5. POLE TO BE LOCATED 3' BACK FROM BACK OF CURB.



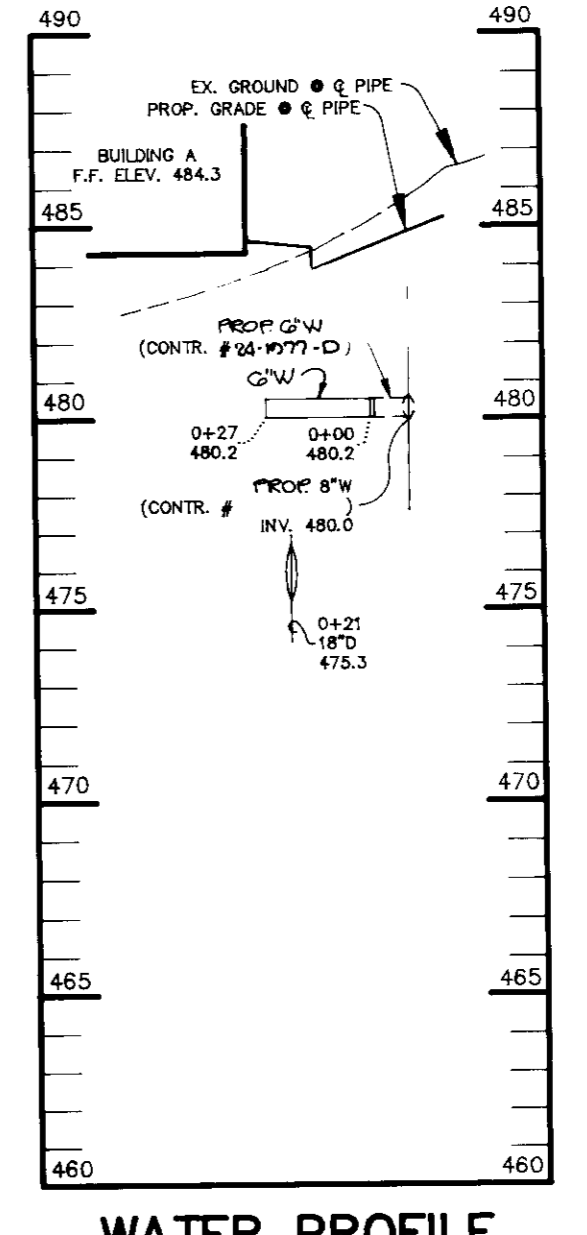
STORM DRAIN PROFILE
SCALE:
HORIZ. - 1"=50'
VERT. - 1"=5'



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



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



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

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

John W. Boyd 2/11/90
JOHN W. BOYD
JOHN W. BOYD HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

W. J. Campbell 2/22/90
W. J. CAMPBELL
DIRECTOR DATE
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT

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

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
James J. ... 2/16/90
DIRECTOR DATE
Arthur E. Muegge 2/22/90
CHIEF, BUREAU OF ENGINEERING DATE

4-25-00	REVIS	REVISED WATER & STORM DRAIN PROFILE TO BLDG. B
DATE	NO.	REVISION

OWNER/DEVELOPER
SIGNATURE 100 LIMITED PARTNERSHIP
8600 LA SALLE ROAD
SUITE 610
TOWSON, MARYLAND 21284

PROJECT: **SIGNATURE CENTRE**
3 ONE STORY OFFICE/COMMERCIAL BUILDINGS
AREA TAX MAP 30 ZONED FOR PLAT # 7500
COLUMBIA 100 OFFICE RESEARCH PARK SEC. 1, AREA 1 PARCEL # 1
2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

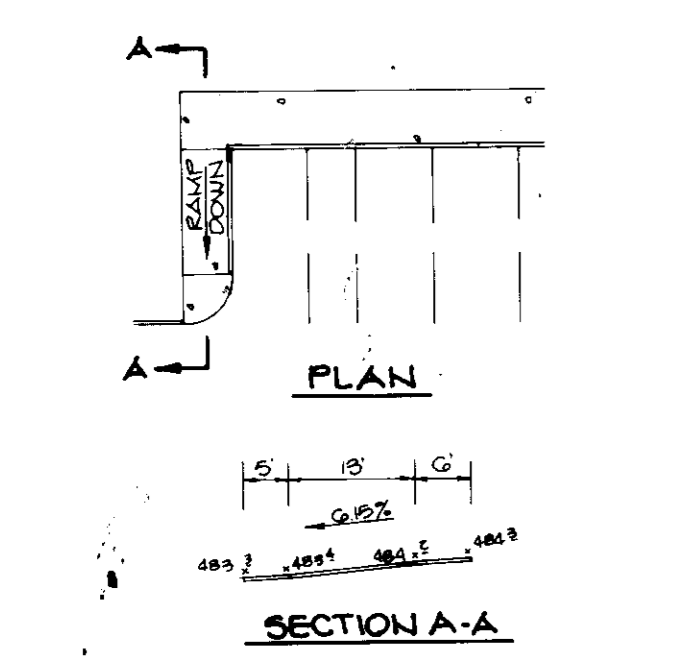
TITLE: **PROFILES AND DETAILS**

RIEMER MUEGGE & ASSOCIATES, INC.
A Land Planning, Engineering and Consulting Firm
3105 North Ridge Road, Ellicott City, Maryland 21043
301-461-2690 FAX: 301-750-1178

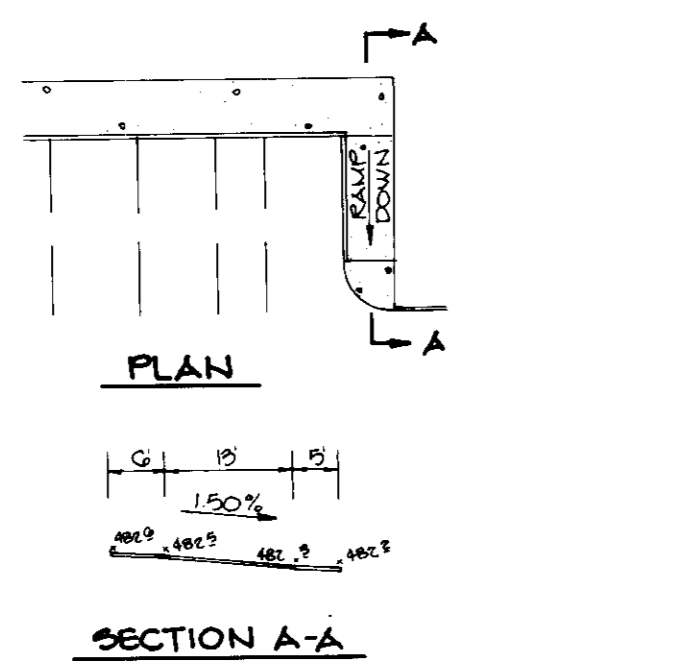
DATE: 12-7-89

DESIGNED BY: W.C.W.
DRAWN BY: C.A.D./M.A.O.
PROJECT NO: G1002
DATE: JANUARY 10, 1990
SCALE: AS SHOWN
DRAWING NO: 4 OF 6

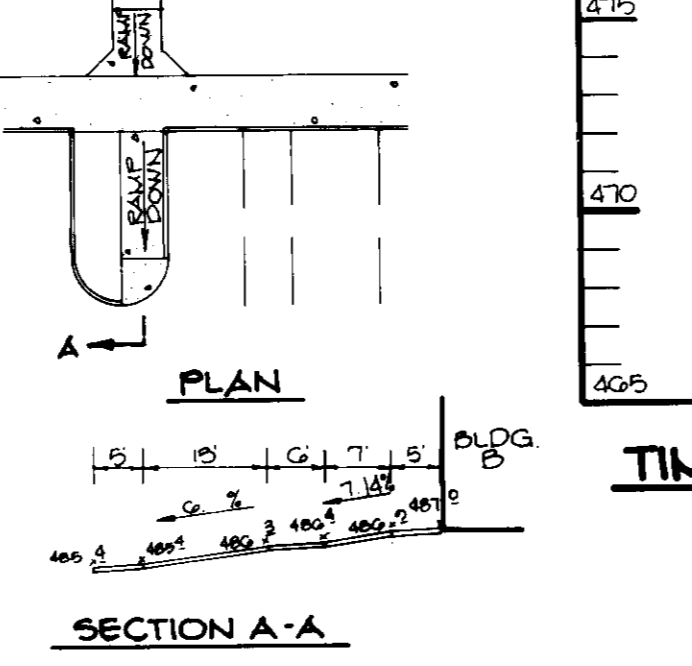
APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: 11-22-89
Arthur E. Muegge



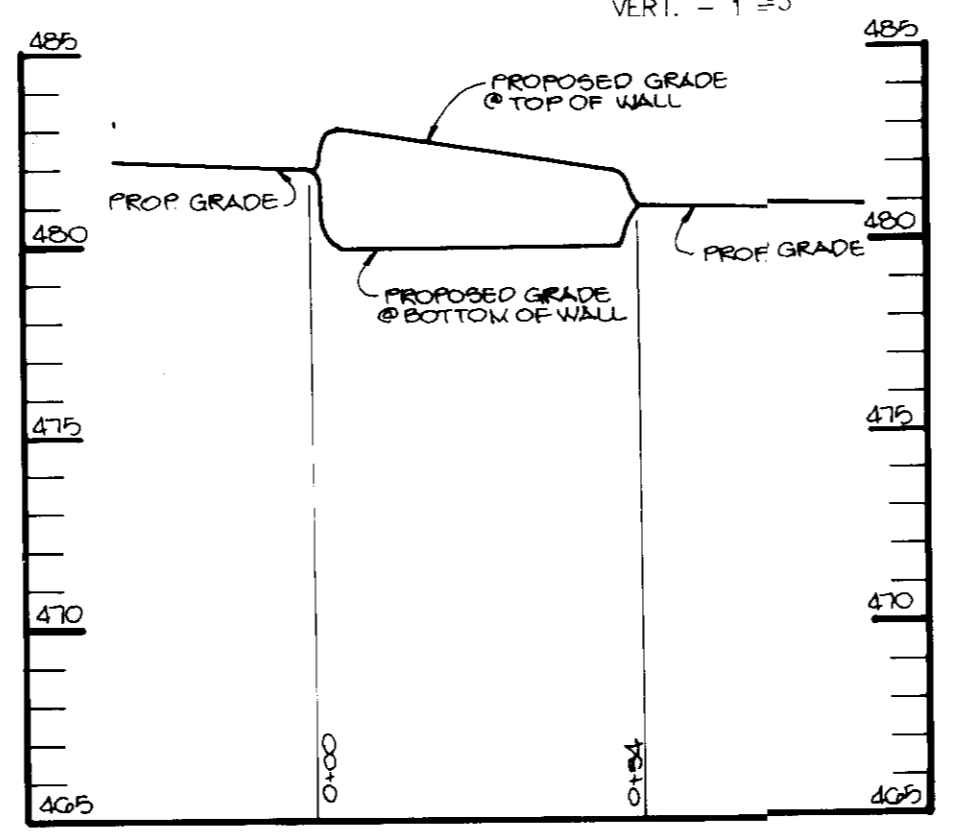
HANDICAP RAMP #1
NO SCALE



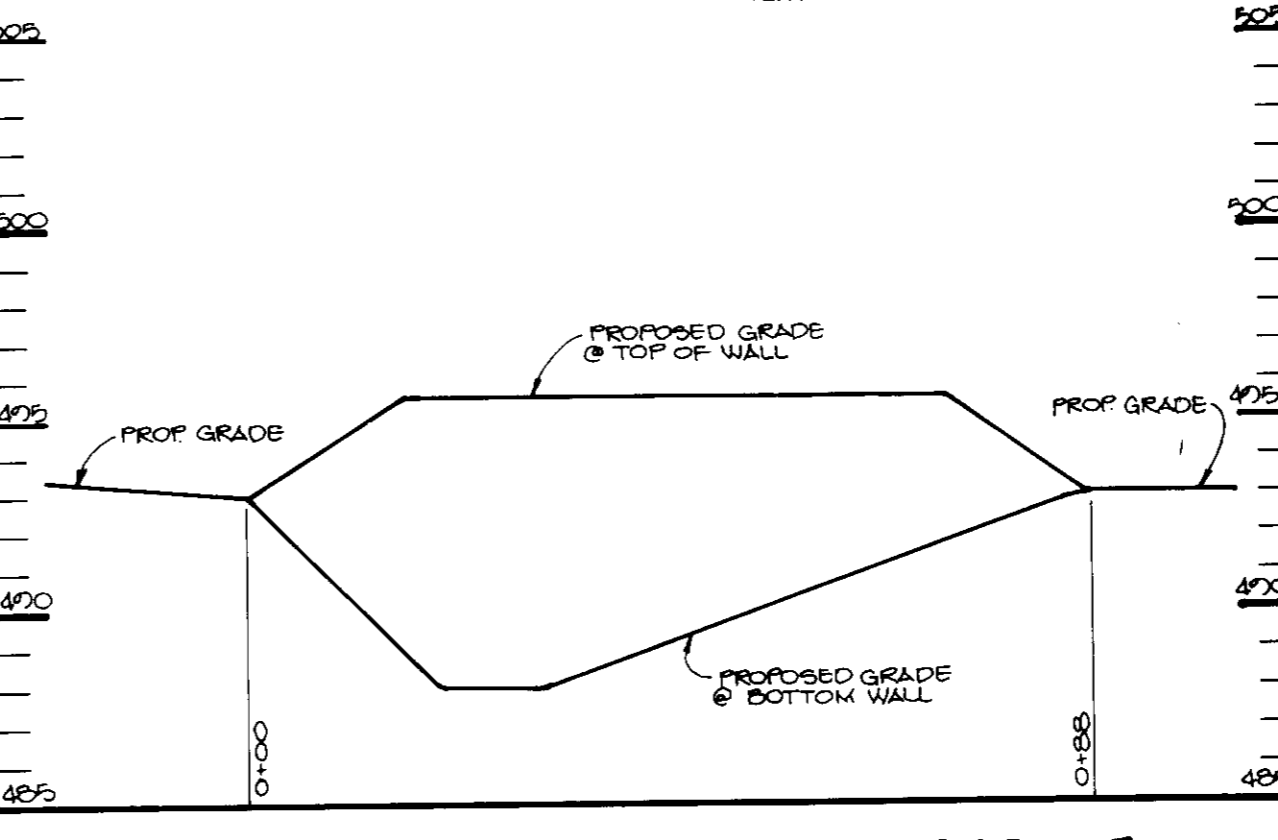
HANDICAP RAMP #2
NO SCALE



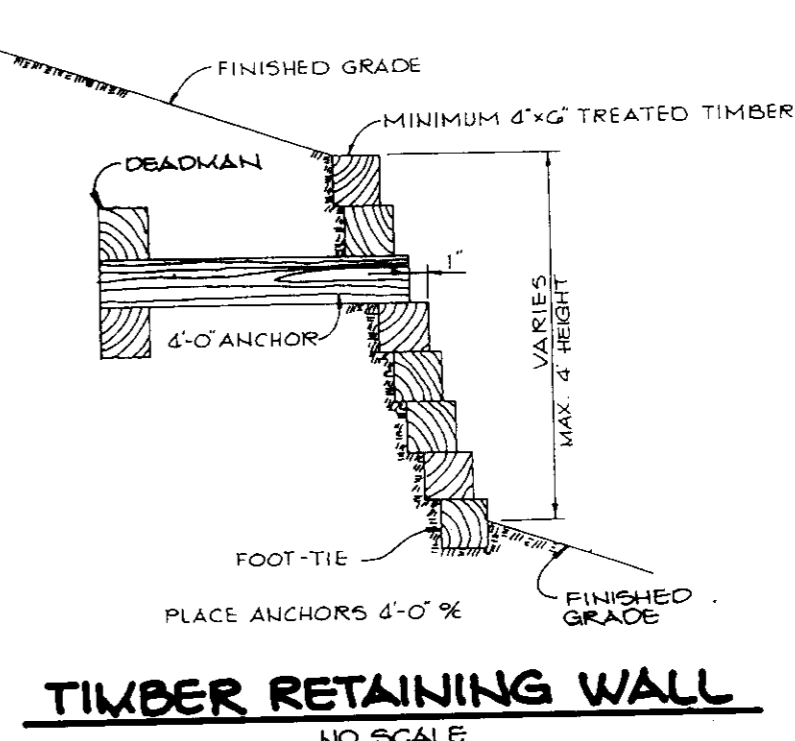
HANDICAP RAMP #3
NO SCALE



TIMBER RETAINING WALL PROFILE
SCALE:
HOR. 1"=20'
VERT. 1"=5'



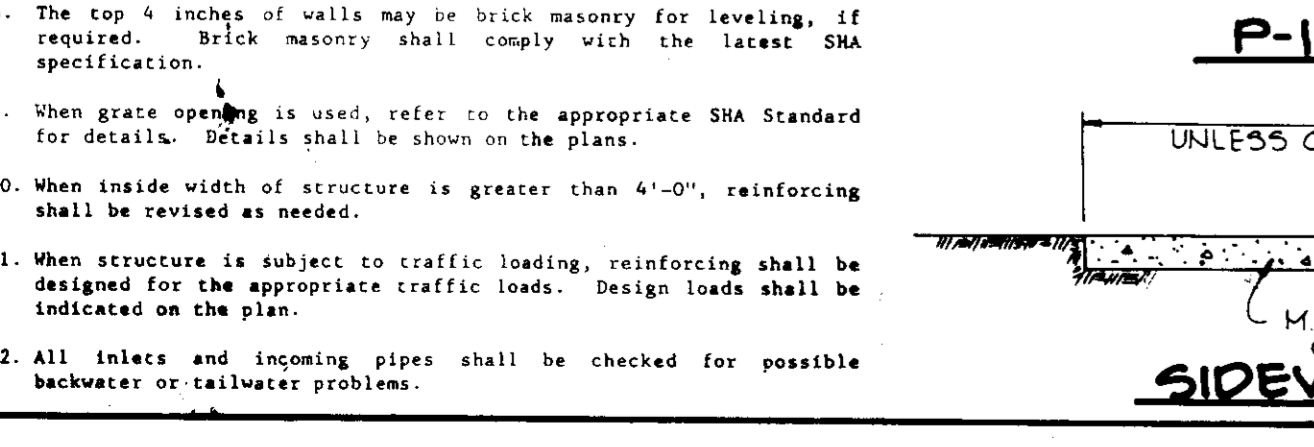
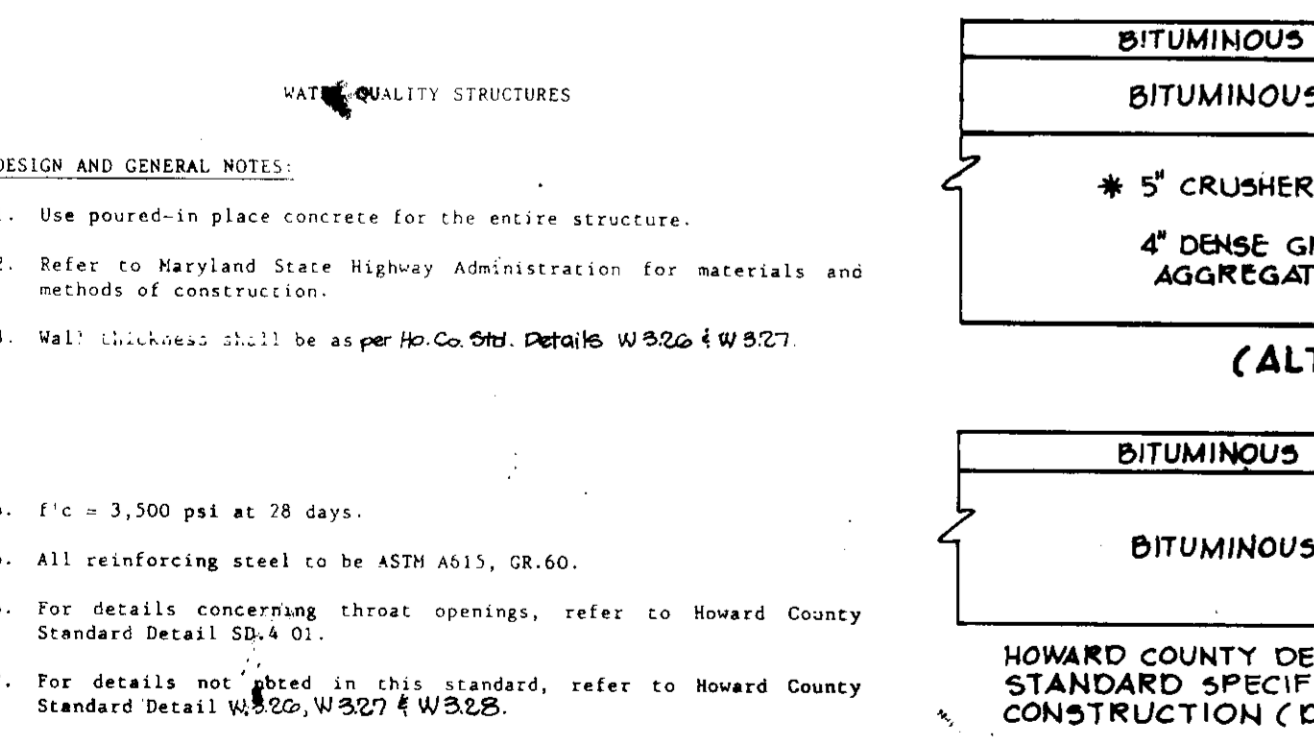
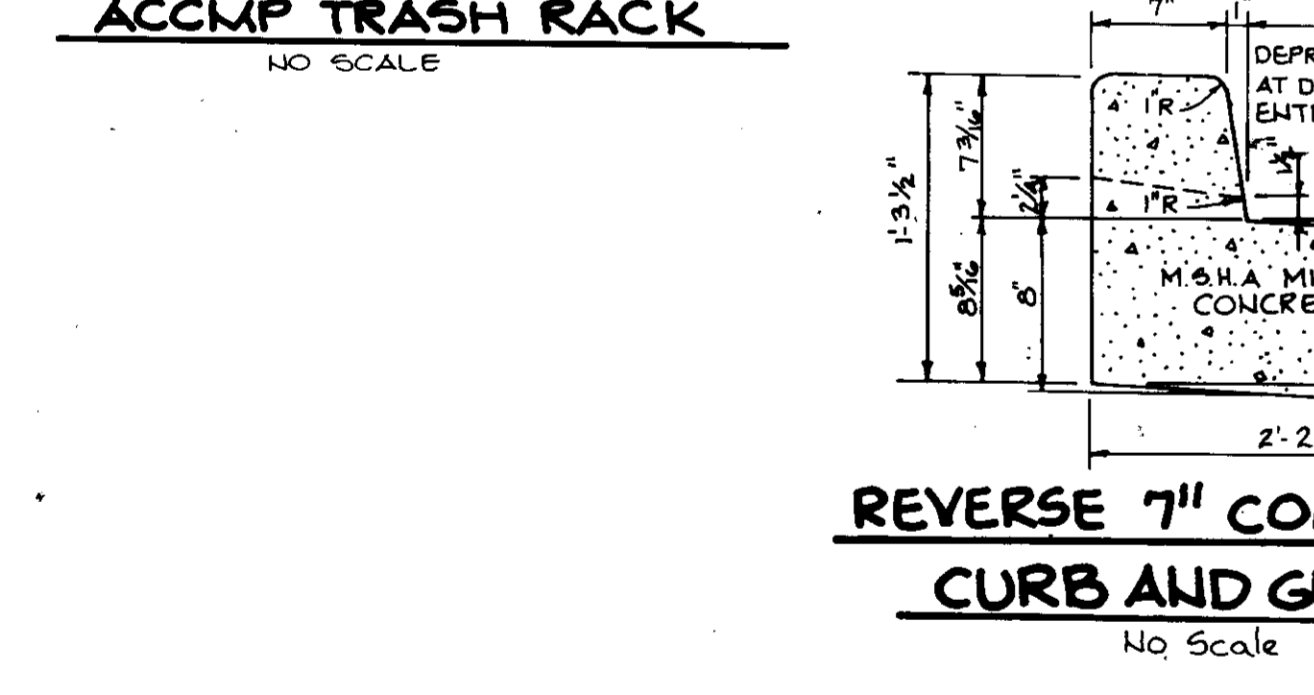
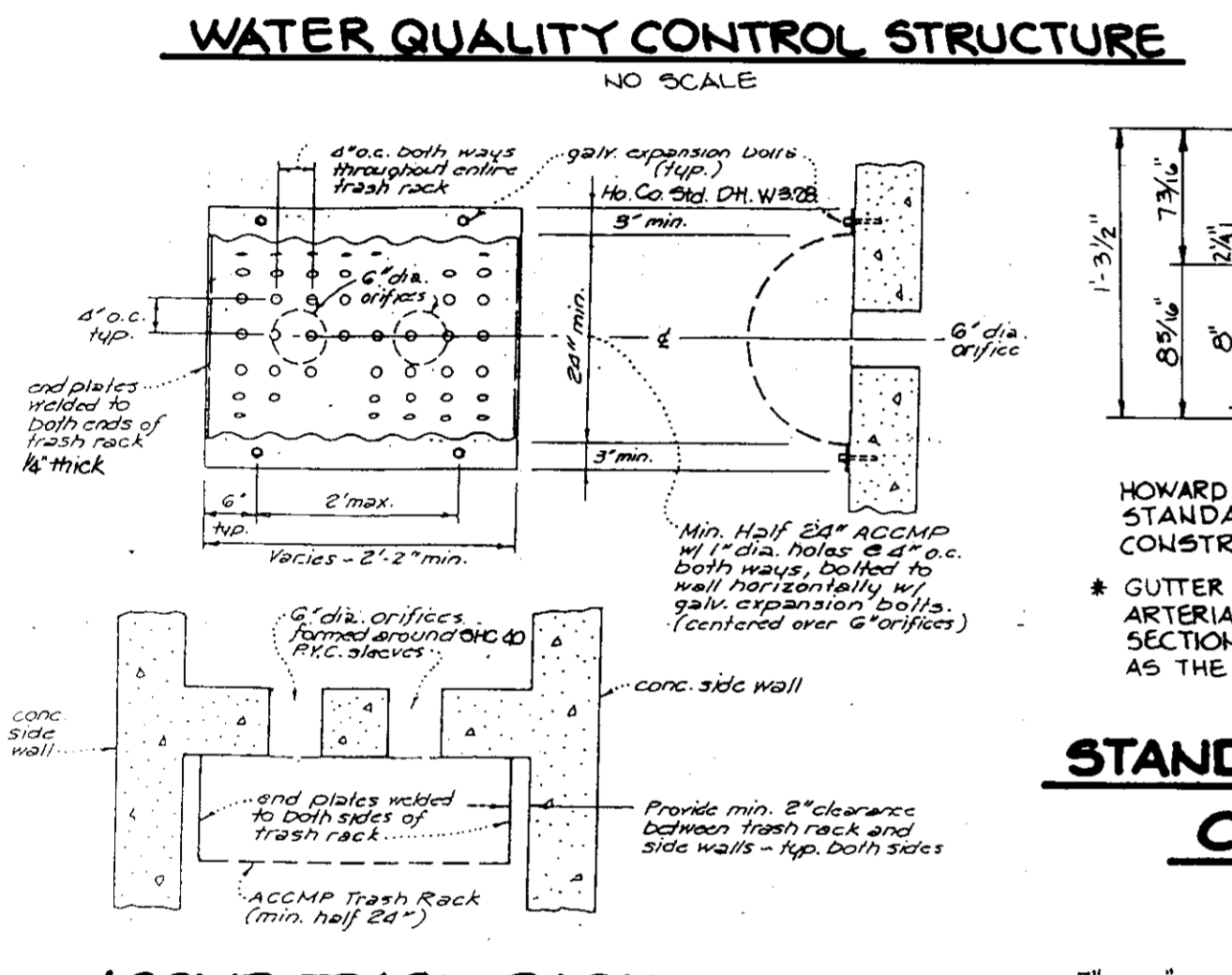
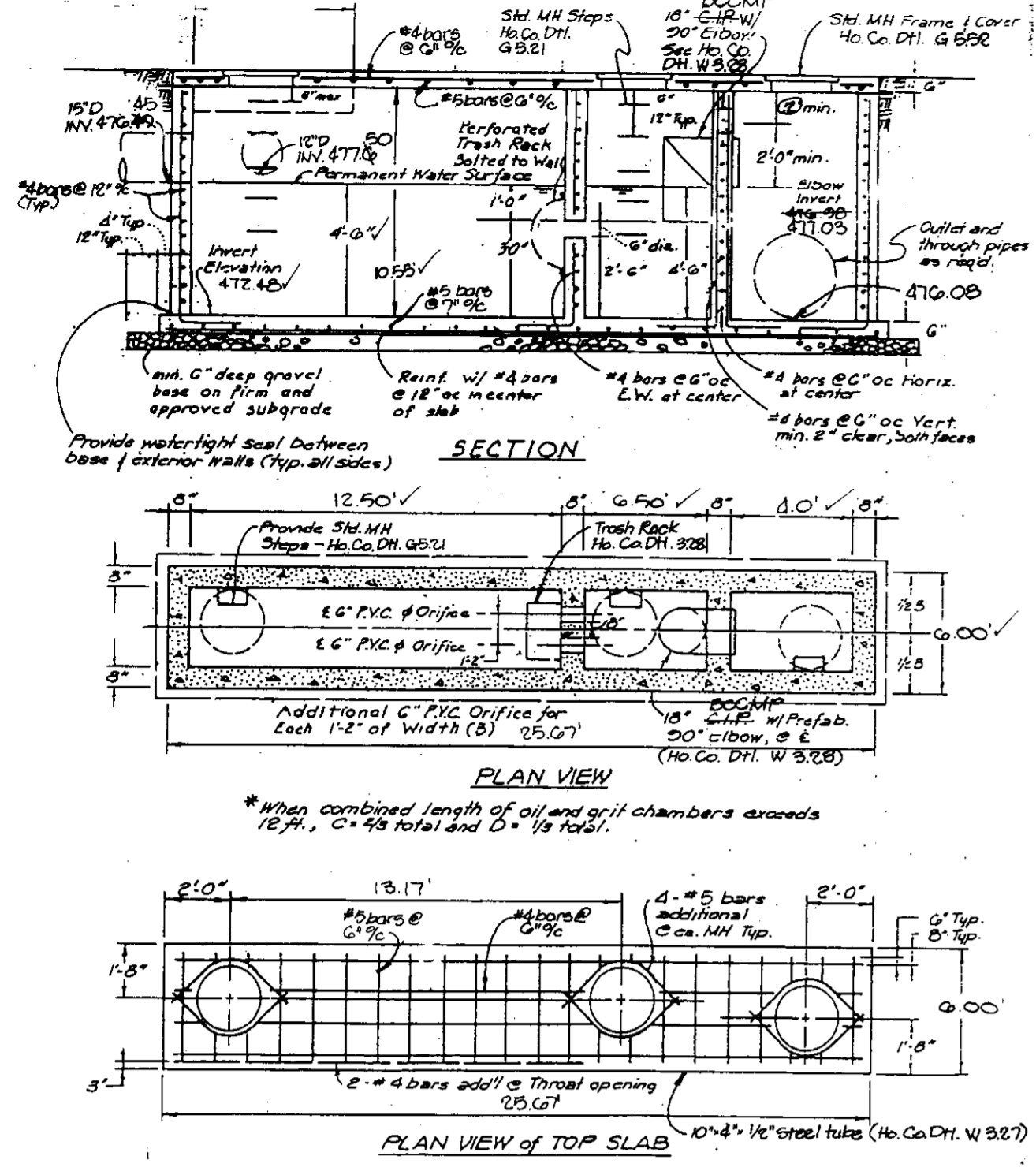
CONCRETE RETAINING WALL PROFILE
SCALE:
HOR. 1"=20'
VERT. 1"=5'



TIMBER RETAINING WALL
NO SCALE

NO.	TYPE	T.C. ELEV.	INV. IN	INV. OUT	REMARKS
I-1	YARD INLET	479.40*	473.50	473.40	HO.CO. STD. DTL. SD-4.14
I-2	"8" COMB INLET	481.00	477.73 (6)	477.15	HO.CO. STD. DTL. SD-4.32
I-3	YARD INLET	483.00*	---	480.00	HO.CO. STD. DTL. SD-4.14
I-4	"8" COMB INLET	481.70	---	478.10	HO.CO. STD. DTL. SD-4.32
M-1	STD. 4' MANHOLE	485.40*	(15) 475.01 (12) 475.51	474.51	HO.CO. STD. DTL. G-5.12
S-1	WATER QUALITY STRUCTURE				SEE DETAIL SHEET NO. 4 OF THIS PLAN

* RIM ELEVATION



CONSTRUCTION NOTES:

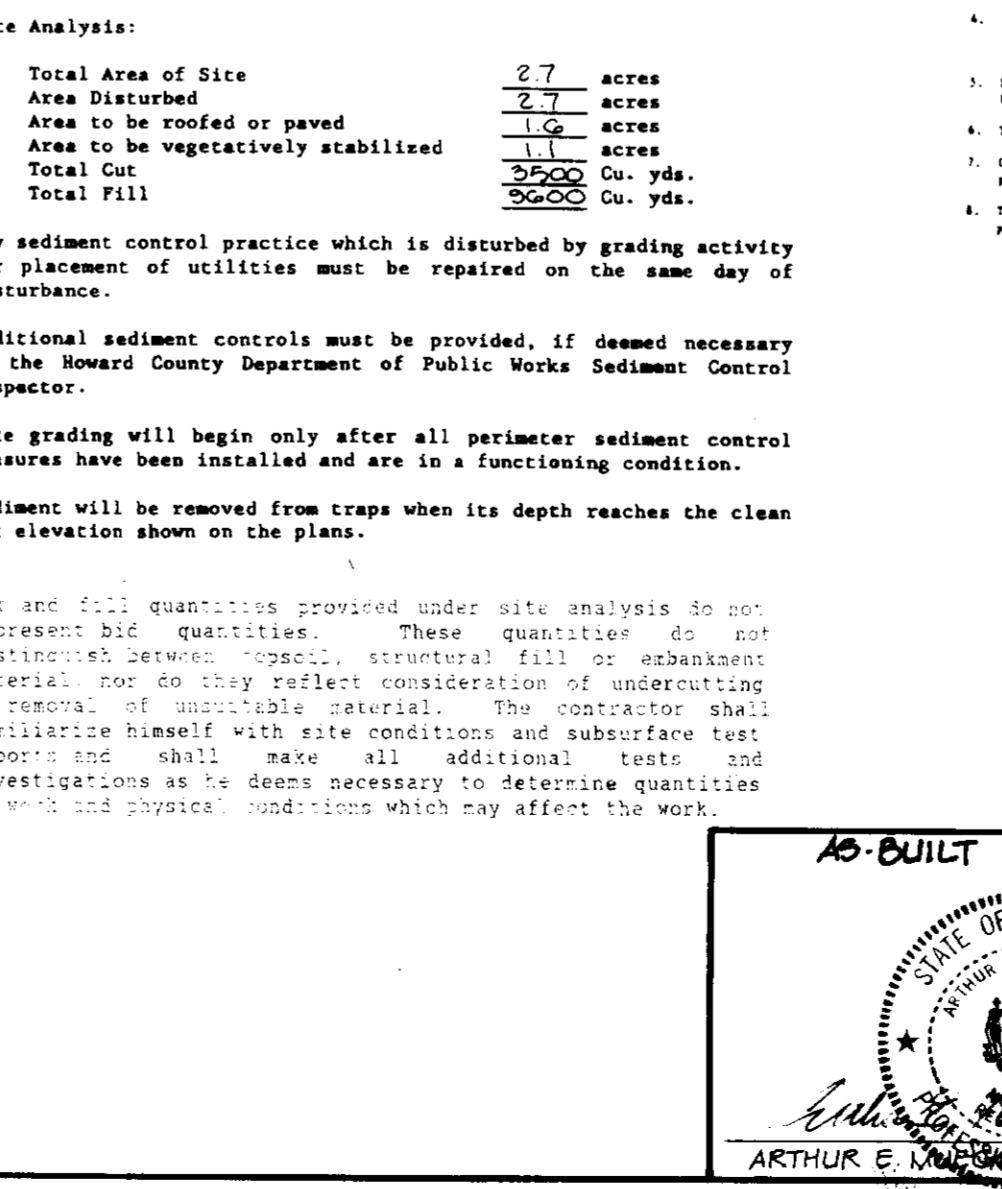
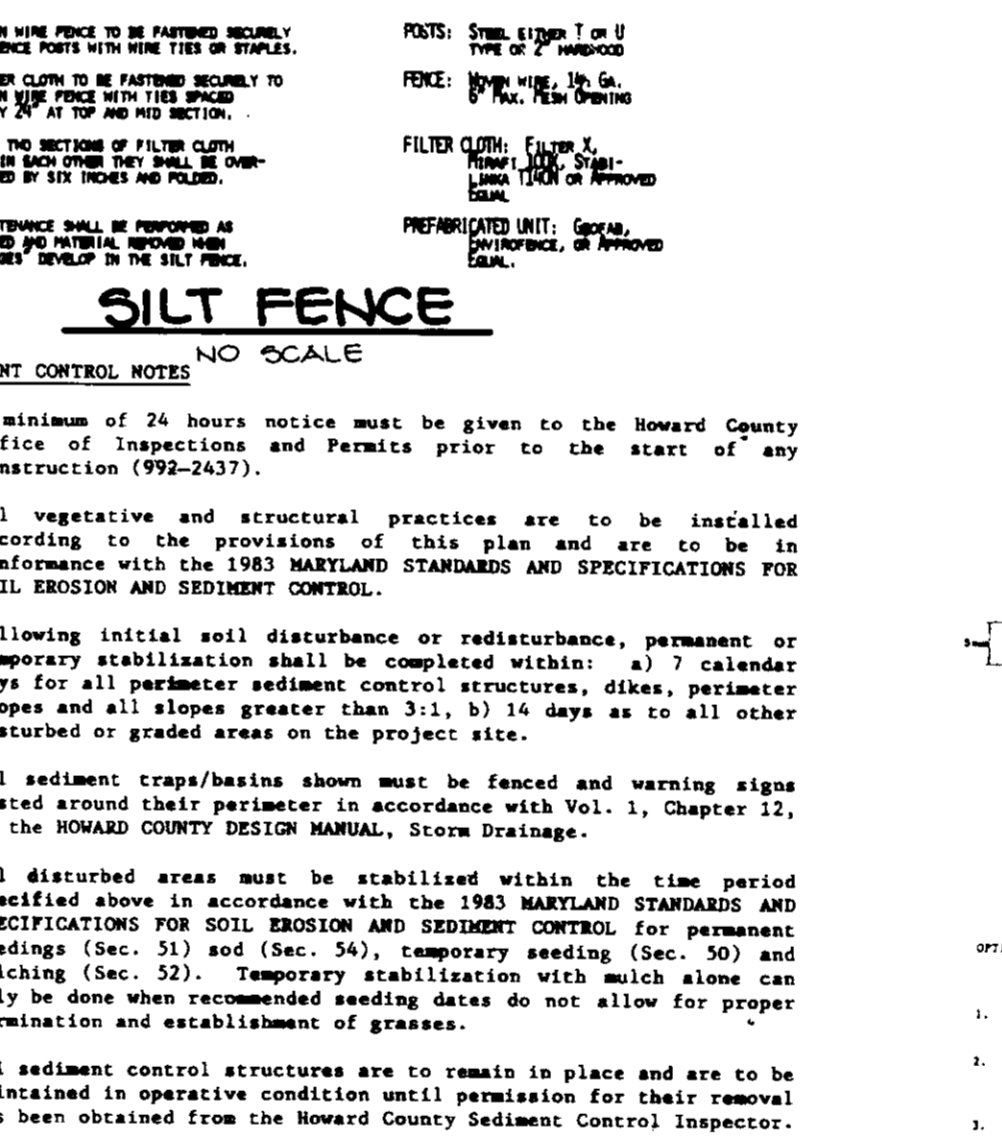
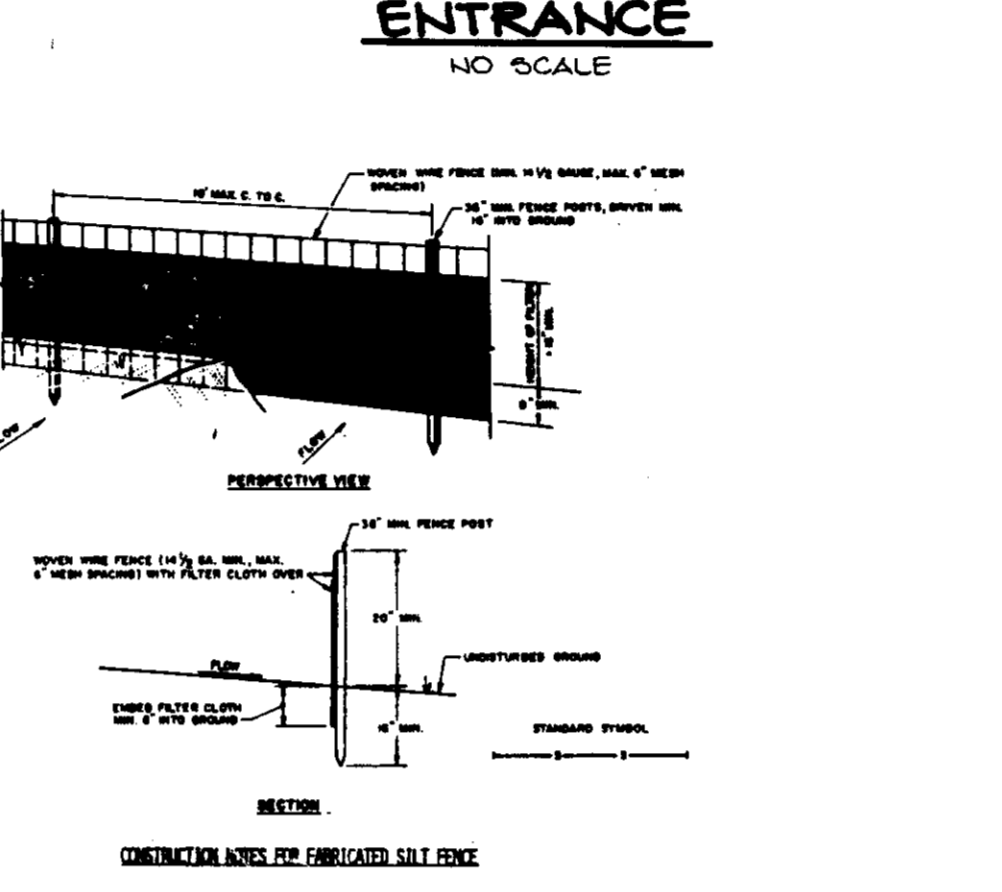
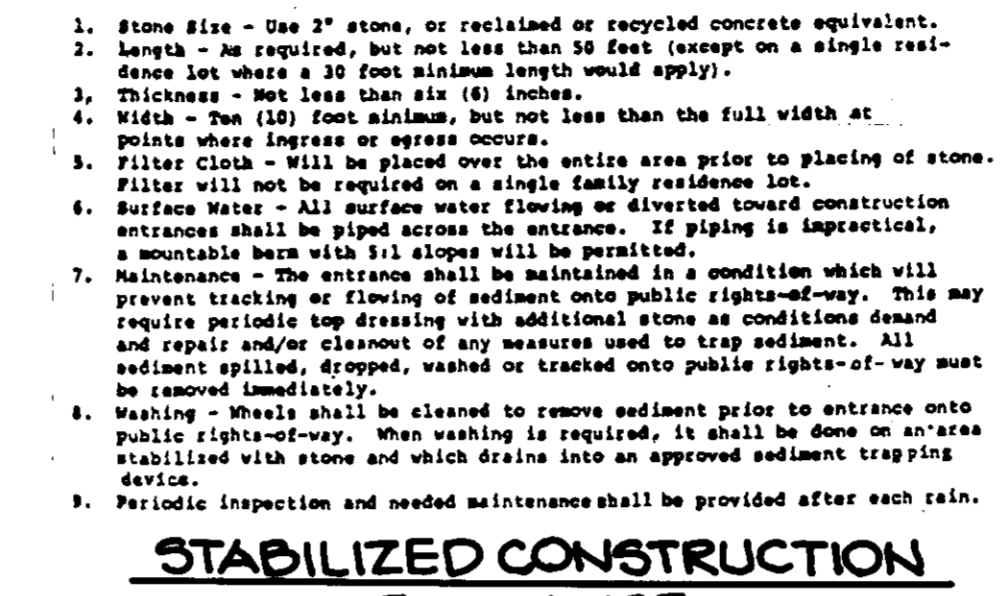
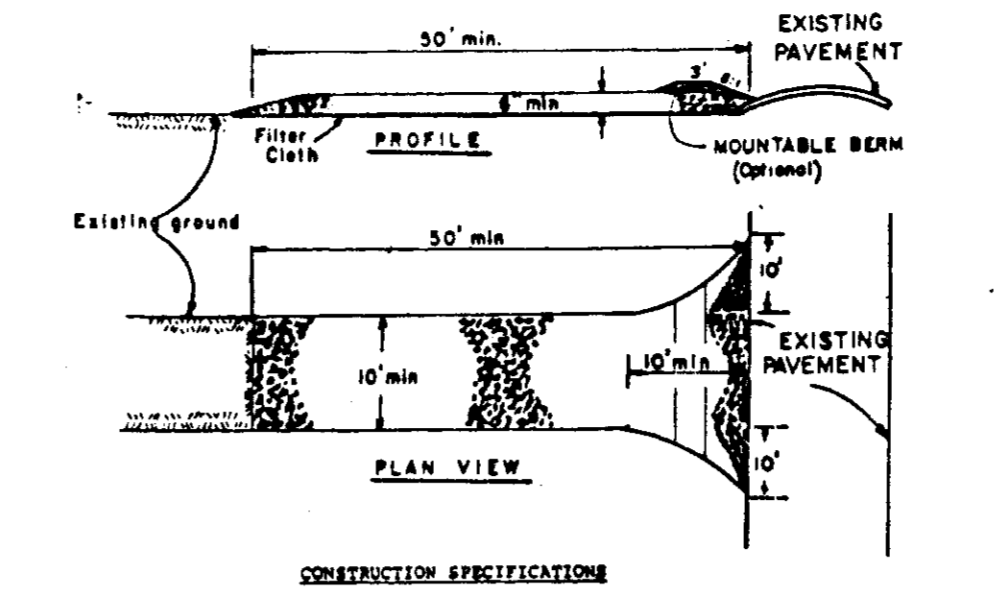
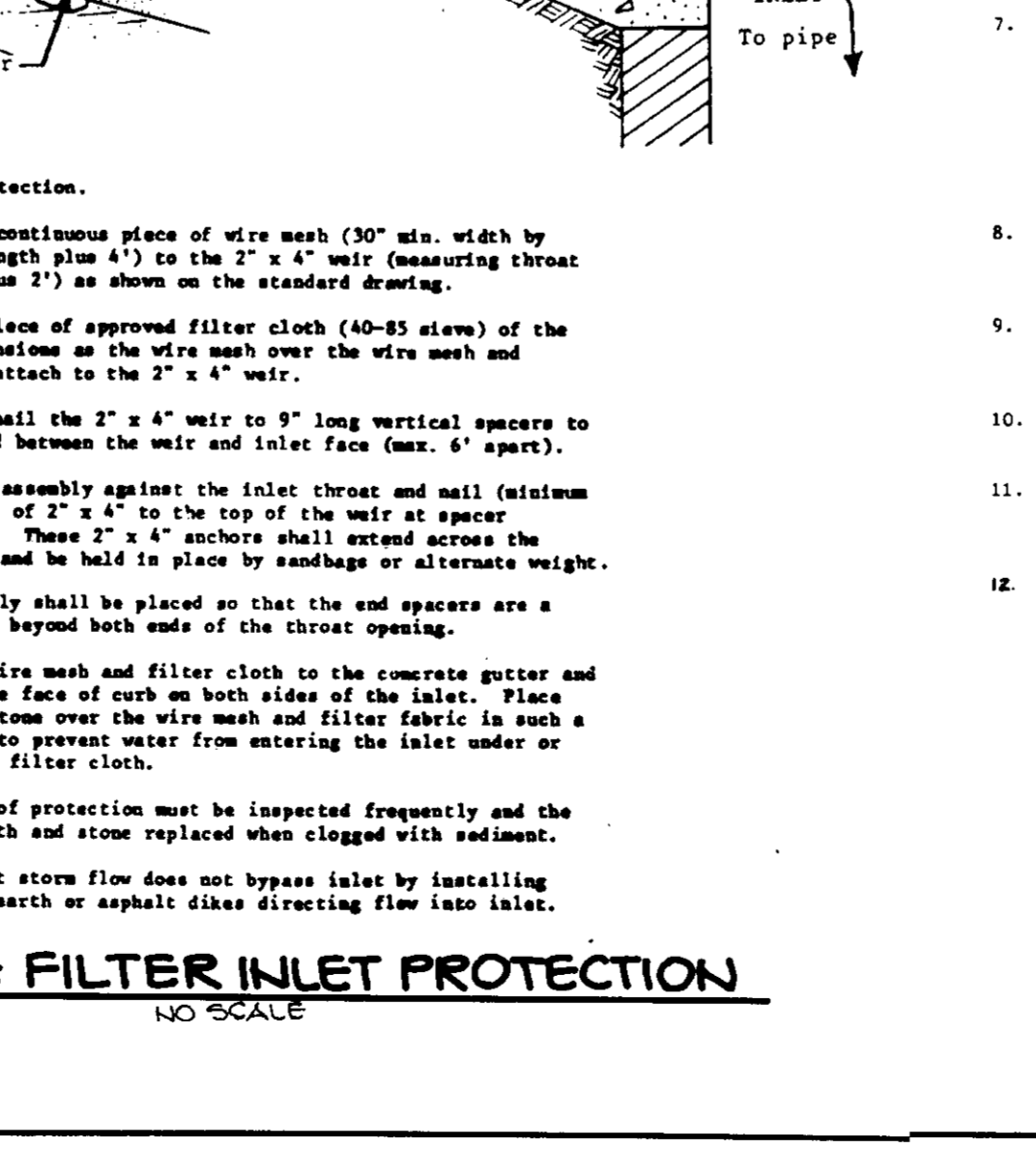
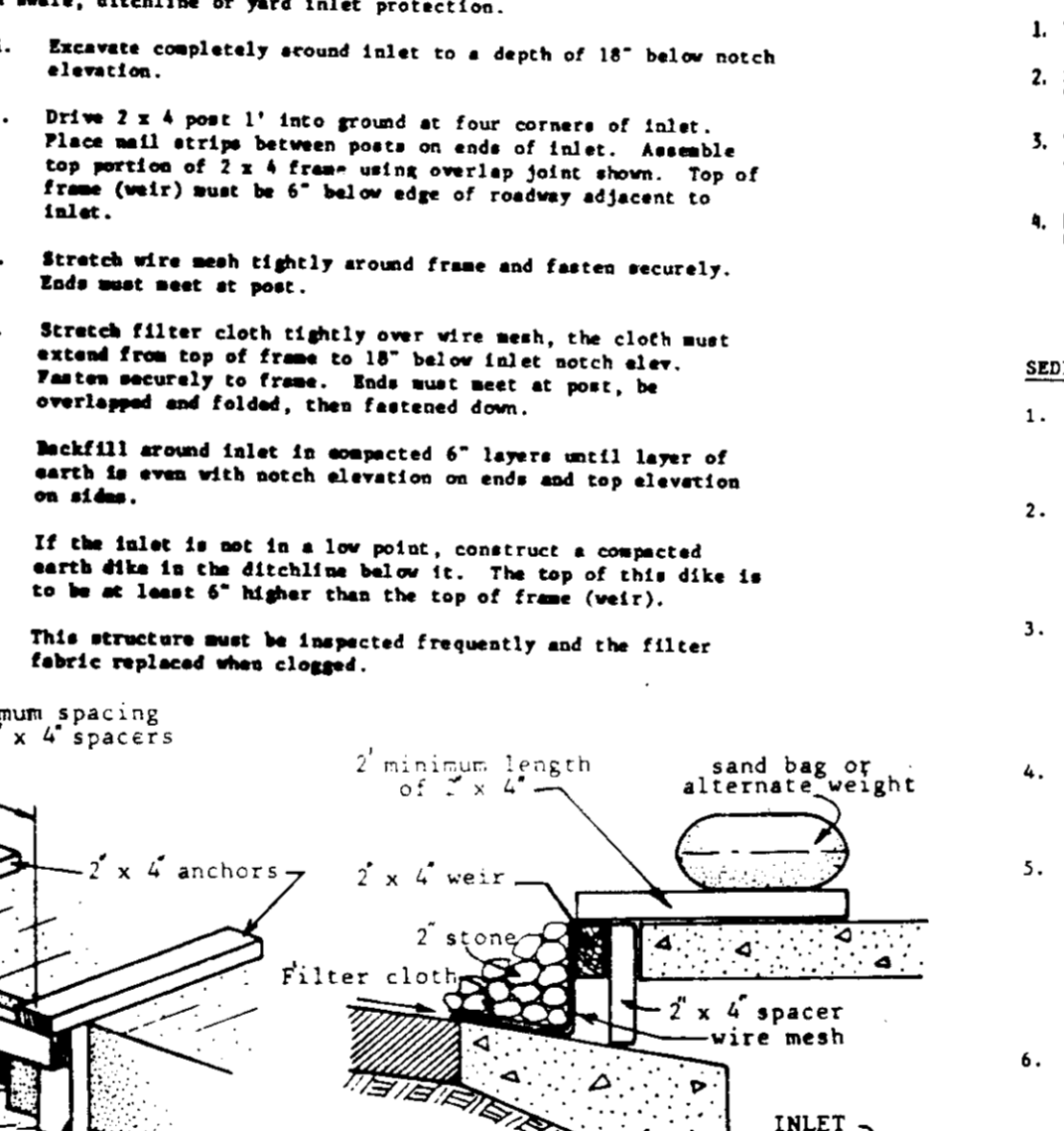
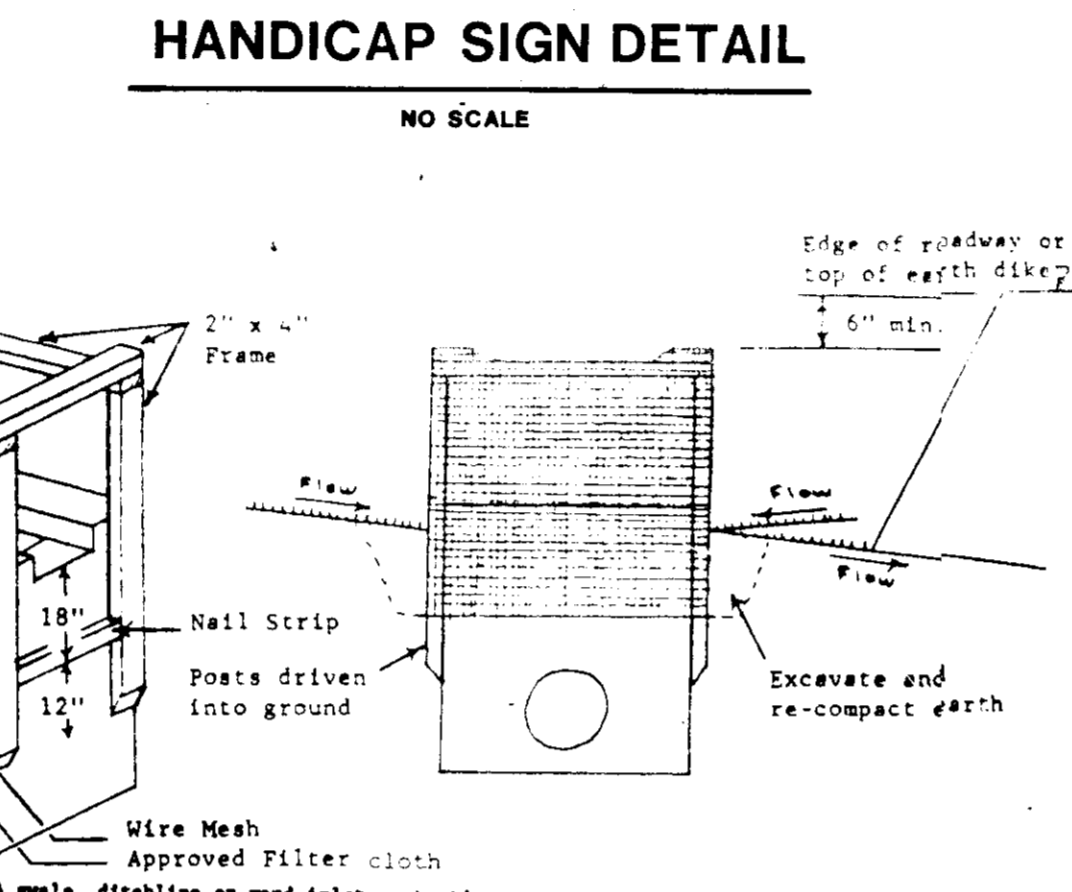
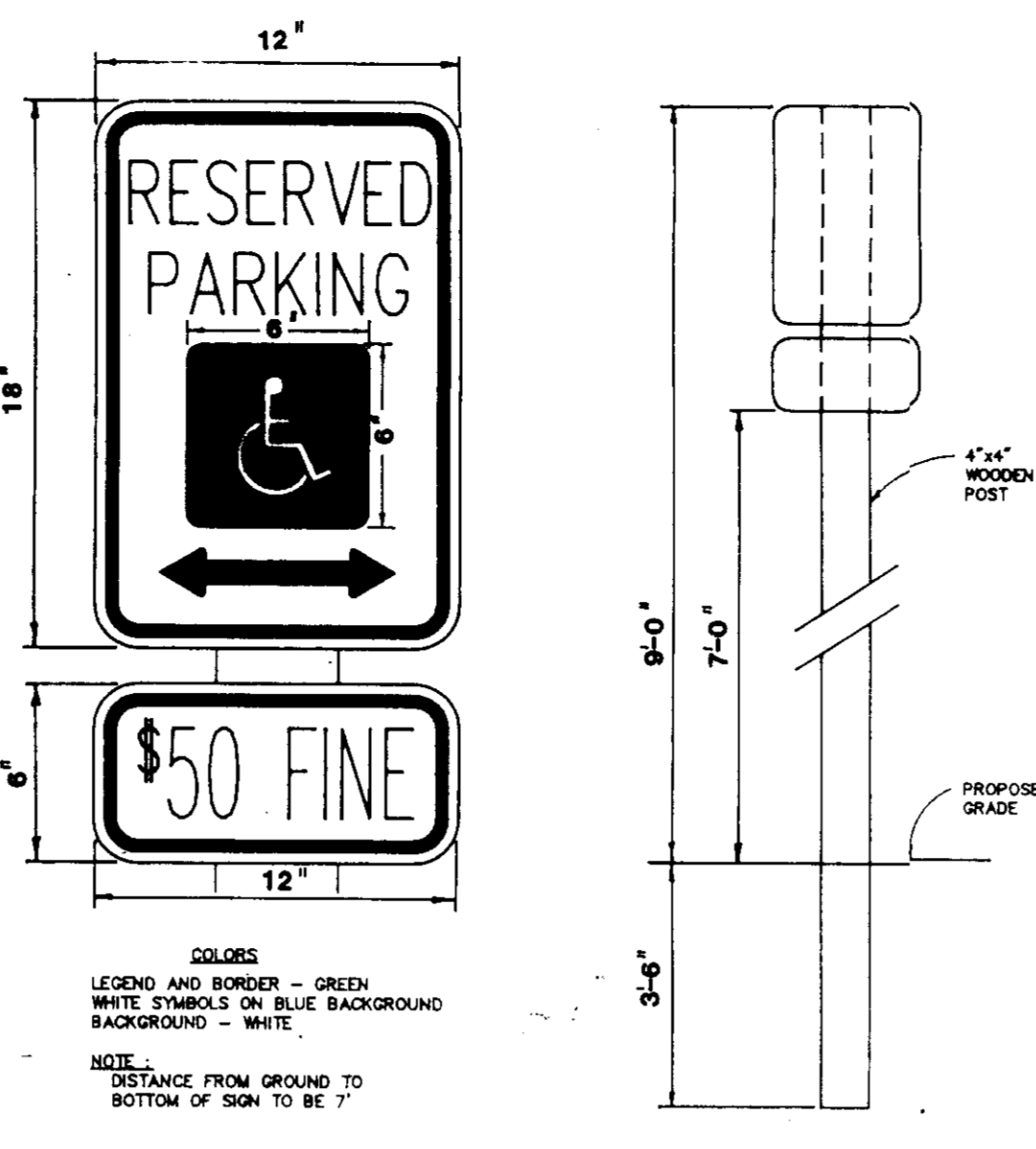
- Silt and debris shall not be allowed to enter the structures until contributing drainage areas have been permanently stabilized.
- All openings to structures shall be protected with the appropriate sediment control measures during construction.

INSPECTION NOTES:

- Prior to start of construction on water quality structures, the Howard County Department of Public Works Inspector must be called 48 hours in advance at 792-2630.
- The Howard County Department of Public Works Inspector must be notified (792-2630) at each of the following stages:
 - Approval of subgrade for footings.
 - Forming and steel set prior to pouring.
 - Structure sides formed and steel set prior to pouring.
 - Prior to top slab and manholes being set, Howard County Department of Public Works Inspector must check structure and all debris and silt in structure removed.
 - When site is permanently stabilized and sediment control measures to protect inlet are to be removed.

MAINTENANCE NOTES (WATER QUALITY STRUCTURE MAINTENANCE):

- Water Quality Structures will require periodic cleaning. Owners of these facilities will have to clean them as needed or on a frequency that the County determines is appropriate. Owners of water quality structures will be notified by the County of the frequency of maintenance.
- Maintenance of these facilities will consist of cleaning out the separator and disposal of the waste and the repair of the facility as needed. Periodic inspections of these facilities will be made by the County Stormwater Management Group.
- The disposal of the liquid and solid matter should be as follows:
 - All liquid material in the separator inlet shall be pumped into a suitable tank truck and disposed of at an approved sanitary district discharge manhole or be taken to an approved sewage treatment plant for discharge.
 - The solid material shall be landfilled in an approved sanitary landfill.
- The inlet pipes, trash racks, grates, and structural parts shall be repaired as needed.



TEMPORARY SKIDING NOTES:

Apply to graded or cleared areas likely to be redistributed where a short-term vegetative cover is needed.

Seedbed Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously loosened.

Soil Amendments: Apply 600 lbs. per acre 10-10-10 fertilizer (14 lbs./1000 sq. ft.).

Seeding: For periods March 1 thru April 30 and from August 15 thru November 15, seed with 28 bushel per acre of annual ryegrass (3.2 lbs./1000 sq. ft.). For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (.07 lbs./1000 sq. ft.). For the period November 16 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

Mulching: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs./1000 sq. ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal. per acre (5 gal./1000 sq. ft.) of emulsified asphalt on flat areas. On slopes, 8 ft. or higher, use 348 gal. per acre (8 gal./1000 sq. ft.) for anchoring.

Refer to the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.

PERMANENT SKIDING NOTES:

Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.

Seedbed Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously loosened.

Soil Amendments: In lieu of soil test recommendations, use one of the following schedules:

- Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs./1000 sq. ft.) and 600 lbs. per acre 10-10-10 fertilizer (14 lbs./1000 sq. ft.) before seeding. 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 sq. ft.).
- Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs./1000 sq. ft.) and 1000 lbs. per acre 10-10-10 fertilizer (23 lbs./1000 sq. ft.) before seeding. Harrow or disc into upper three inches of soil.

Seeding: For the periods March 1 thru April 30 and August 1 thru October 15, seed with 60 lbs. per acre (1.4 lbs./1000 sq. ft.) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs. Kentucky 31 Tall Fescue per acre and 2 lbs. per acre (.05 lbs./1000 sq. ft.) of weeping lovegrass. During the period of October 16 thru February 28, protect site by Option (1) 2 tons per acre of well-anchored straw mulch and seed as soon as possible in the spring, Option (2) Use sod, Option (3) Seed with 60 lbs./acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well-anchored straw.

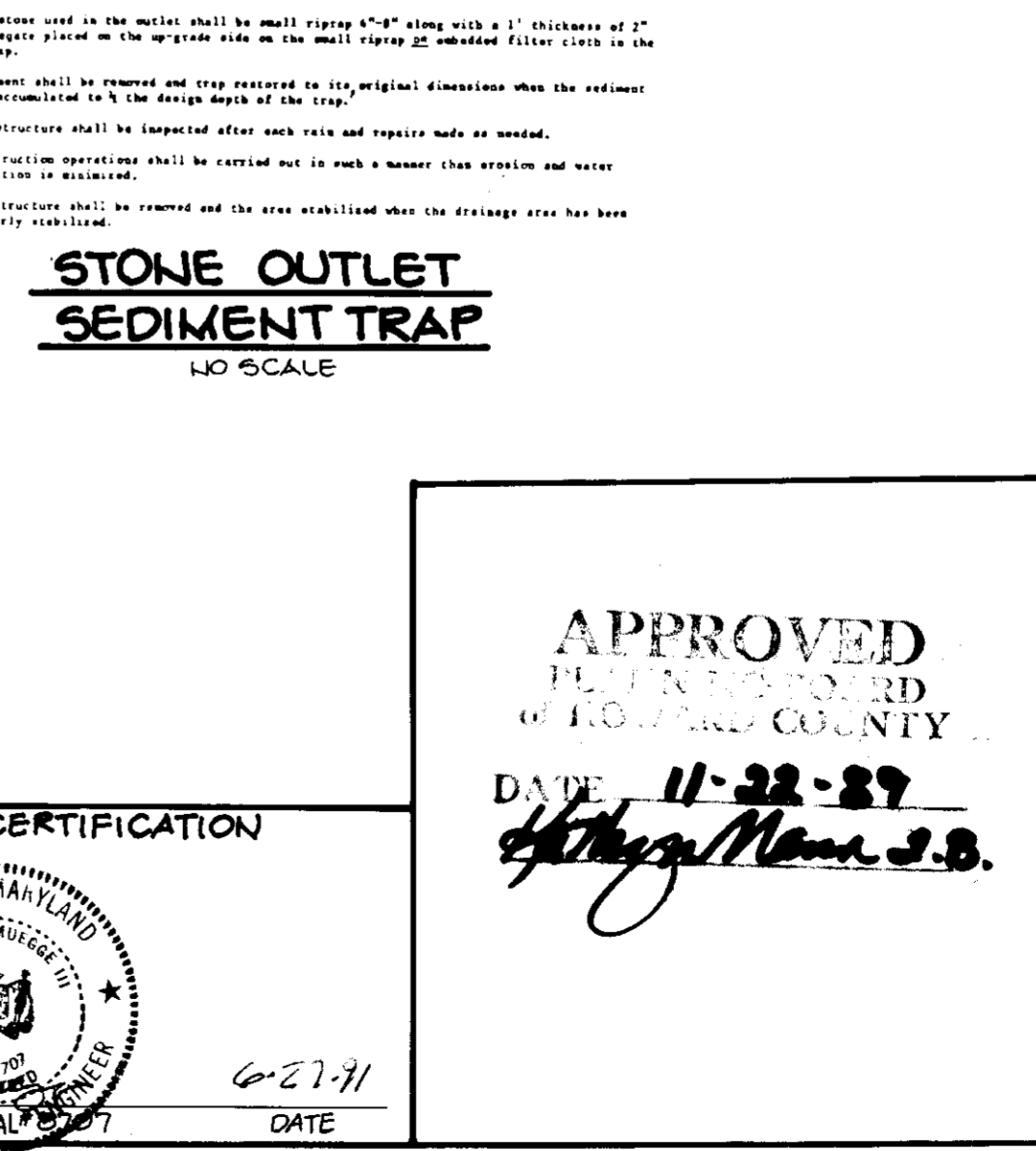
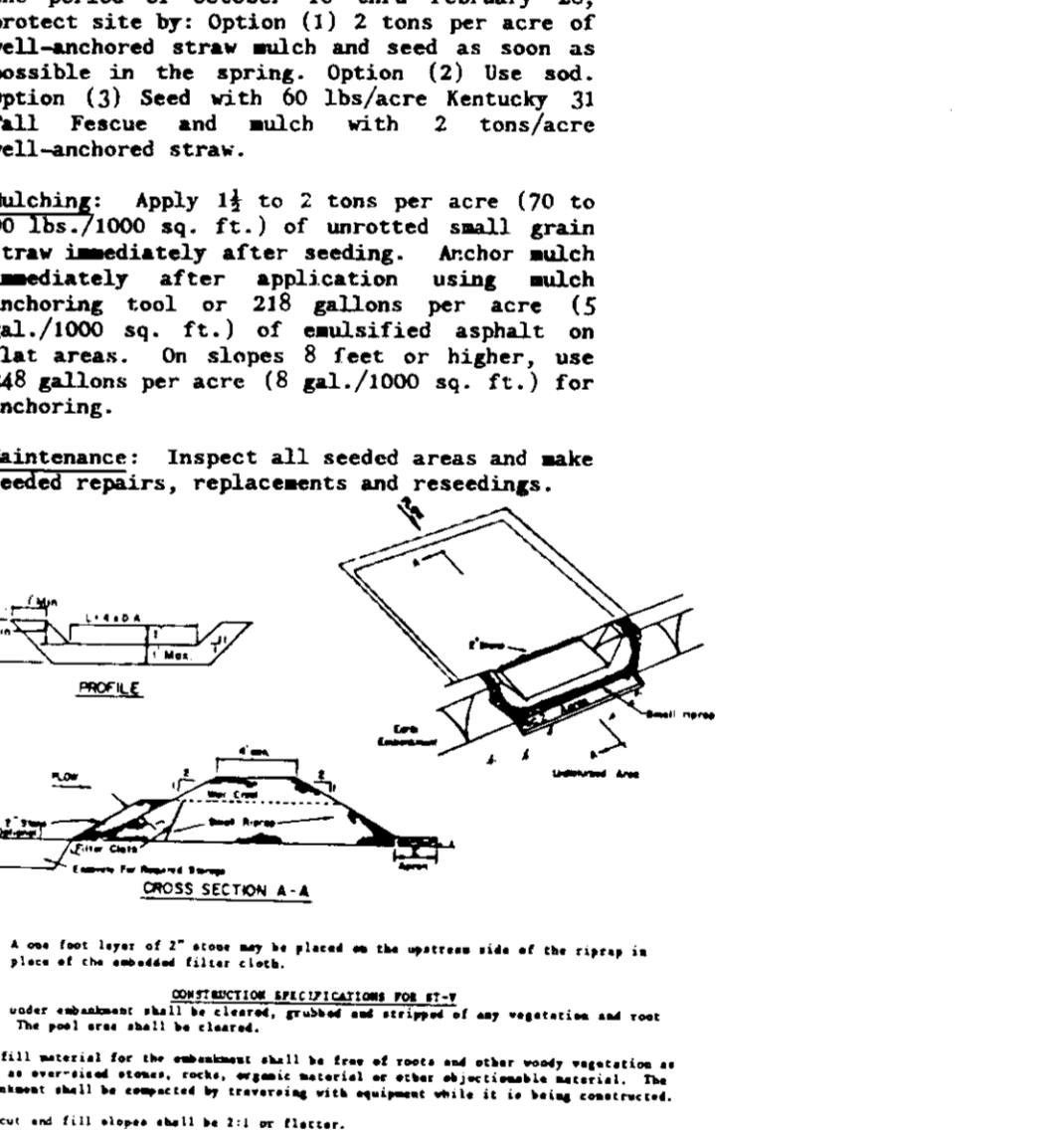
Mulching: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs./1000 sq. ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal./1000 sq. ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal./1000 sq. ft.) for anchoring.

Maintenance: Inspect all seeded areas and make needed repairs, replacements and reseedings.

SEDIMENT CONTROL NOTES:

- A minimum of 24 hours notice must be given to the Howard County Office of Inspections and Permits prior to the start of any construction (892-2437).
- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1; b) 14 days as to all other disturbed or graded areas on the project site.
- All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- 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 for permanent seedings (Sec. 31) and (Sec. 34), temporary seeding (Sec. 30) and mulching (Sec. 32). Temporary stabilization with which slope can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
- 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 Howard County Sediment Control Inspector.
- Site Analysis:

Total Area of Site	27 acres
Area Disturbed	2.7 acres
Area to be roofed or paved	1.0 acres
Area to be vegetatively stabilized	1.7 acres
Total Cut	200 Cu. yds.
Total Fill	200 Cu. yds.
- Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
- Additional sediment controls must be provided, if deemed necessary by the Howard County Department of Public Works Sediment Control Inspector.
- Site grading will begin only after all perimeter sediment control measures have been installed and are in a functioning condition.
- Sediment will be removed from traps when its depth reaches the clean out elevation shown on the plans.
- Sediment will be removed from traps when its depth reaches the clean out elevation shown on the plans.
- Out and fill quantities provided under site analysis do not represent big quantities. These quantities do not distinguish between "topsoil", structural fill or subsoil material. Nor do they reflect consideration of undercutting or removal of undesirable material. The contractor shall investigate himself with site conditions and subsurface test reports and shall make all additional tests and investigations as he deems necessary to determine quantities of work and physical conditions which may affect the work.



BY THE DEVELOPER:

"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT."

DEVELOPER: _____ DATE: _____

BY THE ENGINEER:

"I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."

ENGINEER: *Arthur E. Muegge* DATE: *12-19-89*

REVIEWED FOR: **HOWARD** S.C.D.

AND HERE'S TECHNICAL REQUIREMENTS: *John P. Robertson* DATE: *2/19/90*

U.S. SOIL CONSERVATION SERVICE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

John P. Robertson DATE: *2/19/90*

HOWARD S.C.D.

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

Joseph J. Blyler DATE: *2-11-90*

COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

William J. ... DATE: *3-5-90*

DIRECTOR

APPROVED: CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT.

Mark J. ... DATE: *4/2/90*

CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT

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

James ... DATE: *2/7/90*

DIRECTOR

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

Arthur E. Muegge DATE: *1-26-90*

CHIEF, BUREAU OF ENGINEERING

DATE	NO.	REVISION

OWNER/DEVELOPER

SIGNATURE 100 LIMITED PARTNERSHIP
8000 LA SALLE ROAD
SUITE 610
TOWSON, MARYLAND 21284

PROJECT: **SIGNATURE CENTRE**
3 ONE STORY OFFICE/COMMERCIAL BUILDINGS

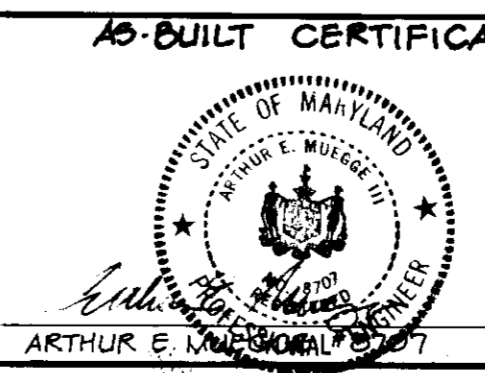
AREA TAX MAP 30 ZONED P.O.R. PLAT # 7988
COLUMBIA 100 OFFICE RESEARCH PARK SEC. 1, AREA 1 PARCEL F-1
2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

TITLE: **DETAIL SHEET**

RIEMER MUEGGE & ASSOCIATES, INC.
A Land Planning Engineering and Consulting Firm
3105 North Ridge Road Ellicott City, Maryland 21043-301-461-2690 FAX: 301-750-3176

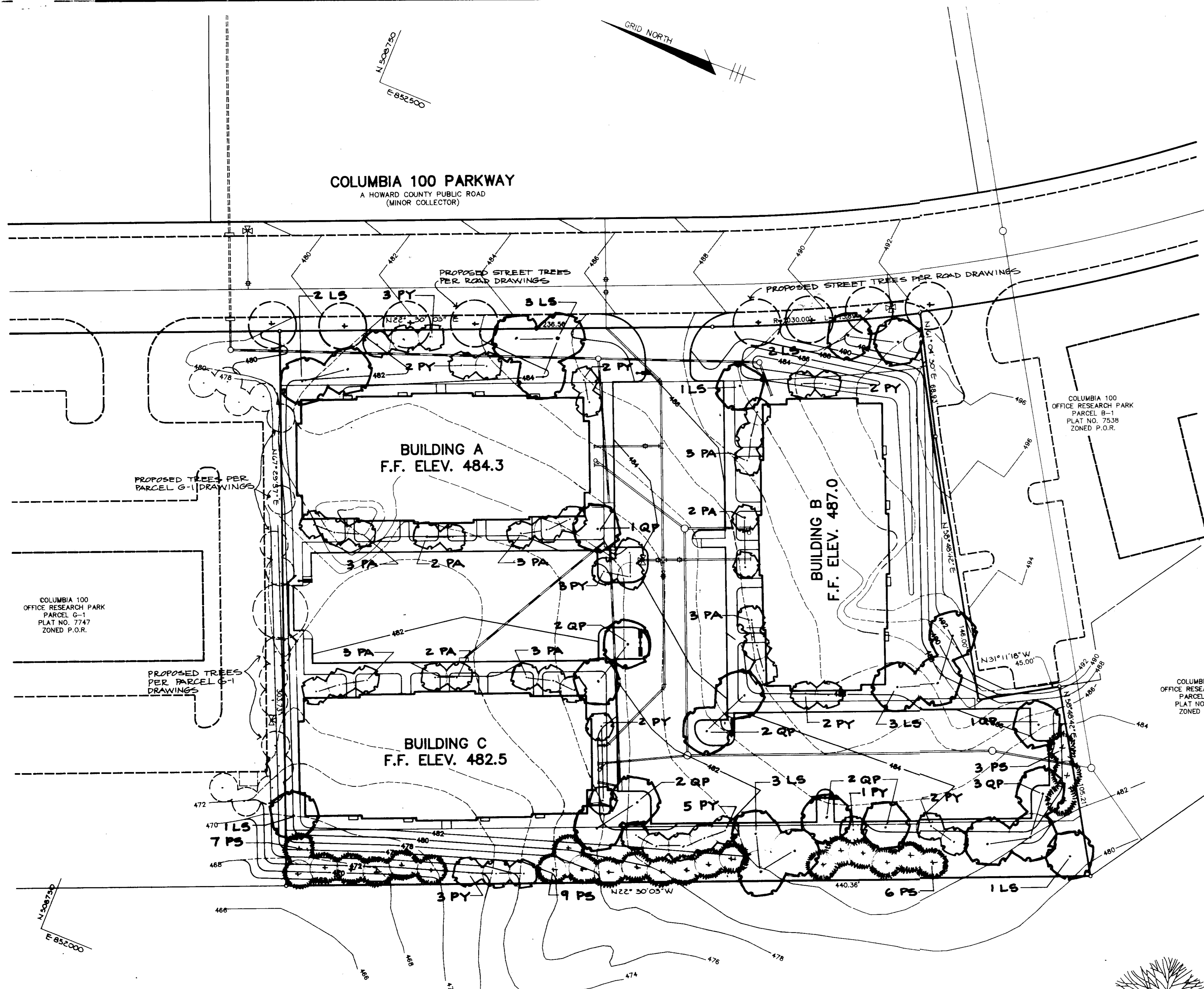
DATE: *12-19-89*

DESIGNED BY: W.C.W.
DRAWN BY: W.C.W.
PROJECT NO: 61002
DATE: JANUARY 10, 1990
SCALE: AS SHOWN
DRAWING NO: 15 OF 16



APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: *11-22-89*
Arthur E. Muegge

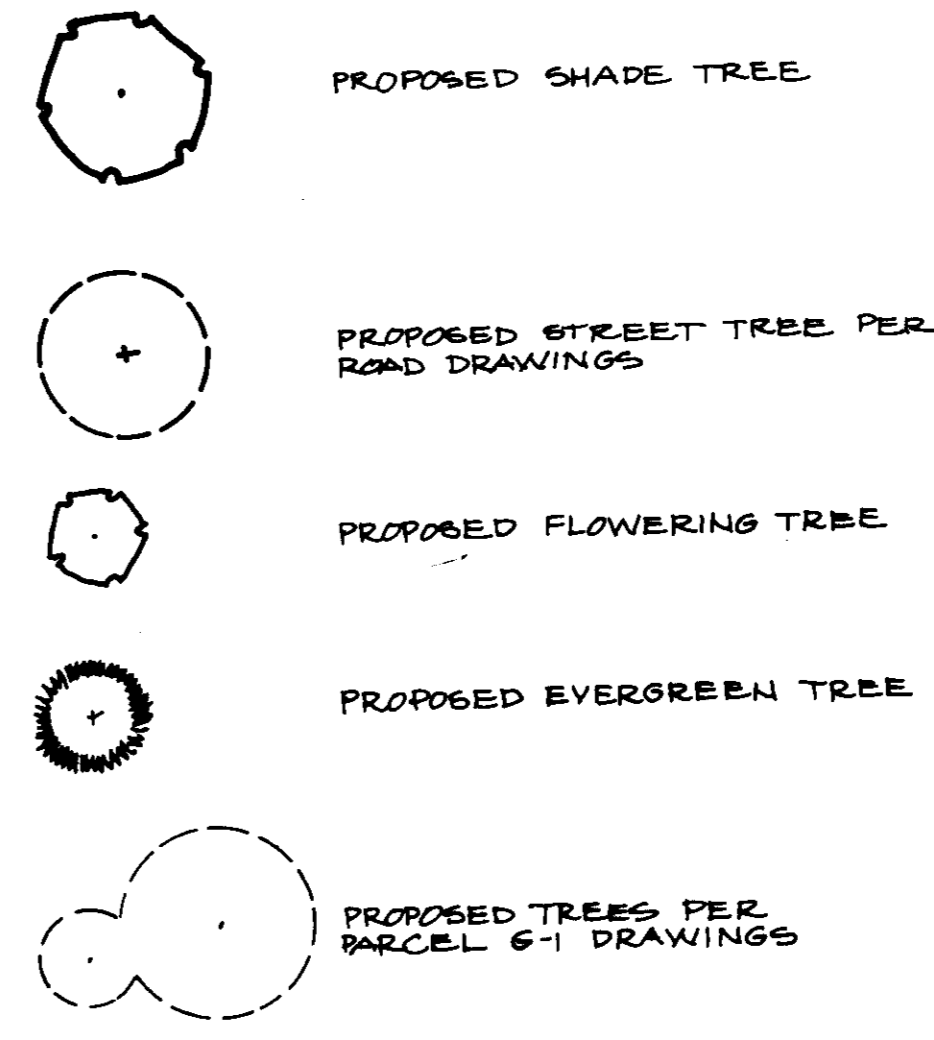
COLUMBIA 100 PARKWAY
A HOWARD COUNTY PUBLIC ROAD
(MINOR COLLECTOR)



PLANT LIST

Qty.	Symbol	Name	Size	Remarks
16	LS	LIQUIDAMBAR STYRACIFLUA Sweetgum	2 1/2"-3" cal 12-14"	B & B Full head
24	PA	PYRUS CALLERYANA 'ARISTOCRAT' Aristocrat Bradford Pear	2-2 1/2" cal 8-10'	B & B
25	PS	PINUS STROBUS White Pine	2-2 1/2" cal 6-8'	B & B Natural
27	PY	PRUNUS YEDOENSIS Yoshino Cherry	2-2 1/2" cal 8-10'	B & B
13	QP	QUERCUS PALUSTRIS Pin Oak	2 1/2"-3" cal 12-14"	B & B Full head

LEGEND



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

Joseph J. ... 2-11-98
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING.

URS 3.5.98
DIRECTOR DATE

March ... 2/27/98
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

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

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

James ... 2/2/98
DIRECTOR DATE

William ... 1-26-98
CHIEF, BUREAU OF ENGINEERING DATE

DATE	NO.	REVISION

OWNER/DEVELOPER
SIGNATURE 100 LIMITED PARTNERSHIP
8000 LA SALLE ROAD
SUITE 610
TOWSON, MARYLAND 21284

PROJECT: **SIGNATURE CENTRE**
BONE STORY OFFICE/COMMERCIAL BUILDING

AREA TAX MAP 30 ZONED P.O.R. PLAT # 7996
COLUMBIA 100 OFFICE RESEARCH PARK SEC.1 AREA 1 PARCEL F-1
2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

TITLE: **LANDSCAPE PLAN**

RIEMER MUEGGE & ASSOCIATES, INC.
A Land Planning, Engineering and Consulting Firm
3105 North Ridge Road Ellicott City, Maryland 21043
301-461-2690 FAX: 301-750-3176

12-19-99 DATE

DESIGNED BY: ZLK

DRAWN BY: ZLK

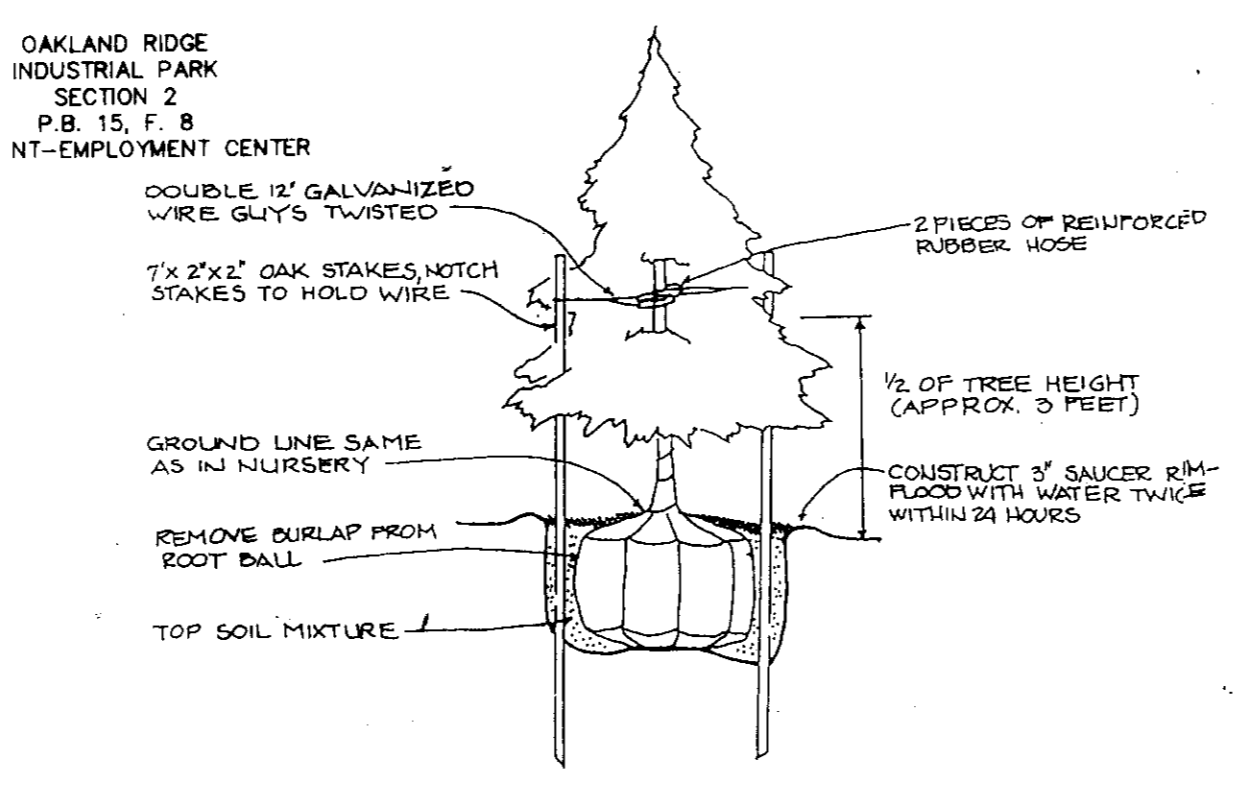
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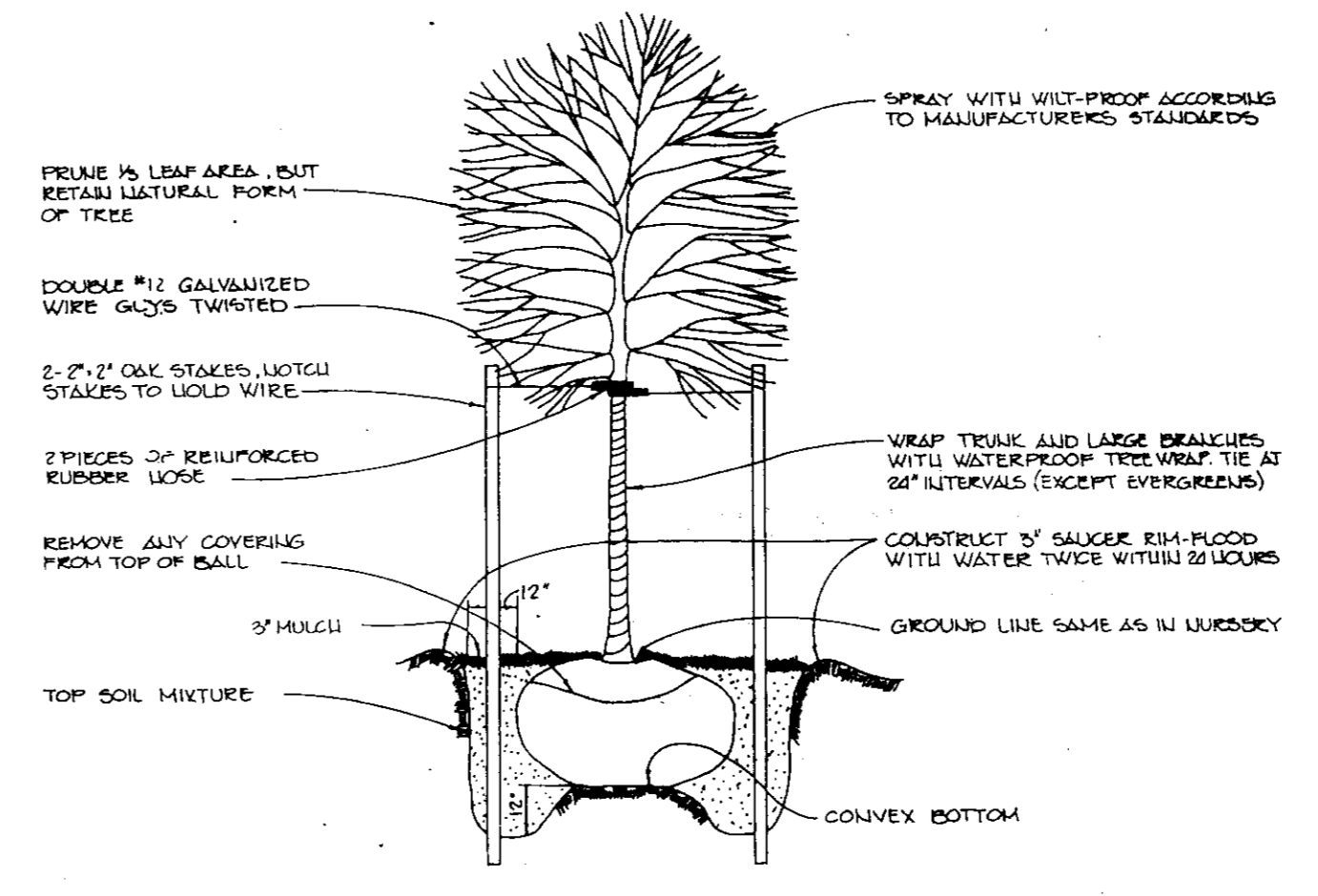
SCALE: 1" = 30'

DRAWING NO. G OF G

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 11-22-99
William ...



EVERGREEN PLANTING DETAIL
N.T.S.



TREE PLANTING DETAIL
N.T.S.