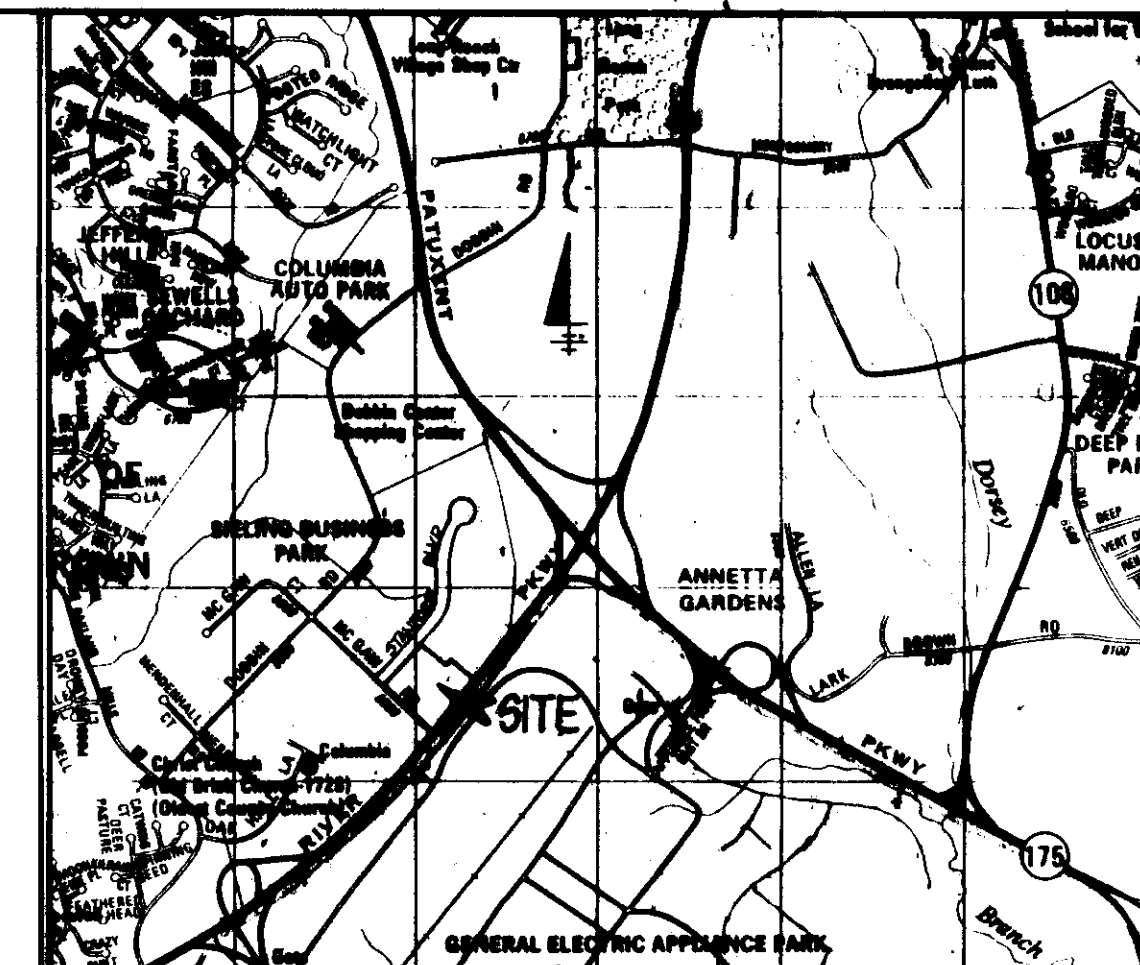


GENERAL NOTES

1. MAXIMUM BUILDING HEIGHT - 18'
2. ALL AREAS NOT BEING PAVED OR RECEIVING BUILDING COVERAGE SHALL BE STABILIZED IN ACCORDANCE WITH THE PLANS APPROVED BY HOWARD SOIL CONSERVATION DISTRICT.
3. ANY DAMAGE TO PUBLIC RIGHT-OF-WAY AND/OR ADJACENT PROPERTIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
4. THE CONTRACTOR SHALL MAINTAIN AT LEAST A 2' LEVEL BENCH BEHIND ALL CURB AND GUTTER IN FILL AREAS.
5. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES TO HIS OWN SATISFACTION BEFORE STARTING CONSTRUCTION.
6. ALL SLOPES SHALL BE 2:1 OR FLATTER.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY.
8. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS BUREAU OF CONSTRUCTION INSPECTION AT (301) 792-7272 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
9. FOR DETAILS OF RAMPS AND SIGNS FOR THE HANDICAPPED AND THE AGED AND AS SHOWN HEREON - SEE SHEET 2 OF 8.
10. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4' COVER OVER ALL PROPOSED WATER LINES.
11. ALL RIP-RAP SHALL BE PLACED ON FILTER CLOTH.
12. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK AT.
13. THE CONTRACTOR SHALL REMOVE ALL EXISTING PAVING, CURB AND GUTTER, ETC. THAT MAY INTERFERE WITH PROPOSED CONSTRUCTION.
14. ALL UTILITIES INSTALLED SHALL RECEIVE FULL TRENCH COMPACTION.
15. ALL WATER MAIN TEES, BENDS, CAPS, ETC. SHALL BE BUTTRESSED IN ACCORDANCE WITH HOWARD COUNTY DESIGN REQUIREMENTS.
16. ALL SIDEWALKS WILL BE 6' WIDE (SEE ARCHITECTURAL PLANS FOR DETAILS).
17. 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.
18. TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
19. ALL PLAN DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.



BENCHMARKS

BM#234401 ELEVATION: 307.49	BM#2343001 ELEVATION: 288.24
STANDARD CONCRETE MONUMENT	3/4" REBAR SET 0.3' BELOW THE SURFACE
SET FLUSH SURFACE	
N 491333.018 E 858206.723	N 492140.801 E 857226.671

SITE DATA

TOTAL AREA OF SITE: 6.969 Ac +/-
 EXISTING ZONING: NEW TOWN, EMPLOYMENT CENTER-INDUSTRIAL FDP-117A
 PROPERTY REFERENCE: PLAT 10755
 EXISTING USE: VACANT
 PROPOSED USE: AUTOMOBILE DEALERSHIP, REPAIR & MAINTENANCE BUILDING COVERAGE: 54,814 Sq. Ft. OR 1.26 Ac +/-
 FLOOR AREA: 54,814 Sq. Ft. OR 1.26 Ac +/-
 FLOOR AREA RATIO: 0.20
 AREA TO BE PAVED + BUILDING AREA: 54,814 Sq. Ft. OR 1.26 Ac +/-
 OPEN SPACE: 3,155 Sq. Ft. OR 0.73 Ac +/-
 % OPEN SPACE: 45.3%
 % BUILDING COVERAGE: 54.7%
 % BUILDING COVERAGE WITH PAVING: 78%
 TOTAL AREA OF PARKING LOT: 197,909 Sq. Ft. OR 4.51 Ac +/-
 AREA OF LANDSCAPED ISLANDS IN PARKING: 3,498 Sq. Ft. OR 0.36 Ac +/-
 % LANDSCAPED ISLANDS IN PARKING: 1.77%
 AREA TO BE DISTURBED: 6,275 Ac +/-
 AREA TO BE VEGETATIVELY STABILIZED: 1.05 Ac +/-
 PREVIOUS SKETCH NO.: S87-24
 PRELIMINARY NO.: 87-43
 FINAL PLAT NO.: F-84-240, F-95-90

PARKING TABULATION

AREA OF SALES FOR VEHICLES & PARTS	6758 Sq. Ft.
AREA OF SHOP, REPAIR & SERVICE	42,376 Sq. Ft.
AREA OF OFFICE	5680 Sq. Ft.

PARKING REQUIRED

RETAIL: 5 P.S. / 1000 S.F. 6758 S.F. =	34 SPACES
SHOP, REPAIR & SERVICE: 1 P.S. / 500 S.F. 42,376 S.F. =	85 SPACES
OFFICE: 2 P.S. / 1000 S.F. 5680 S.F. =	12 SPACES
OR	
(25 EMPLOYEES) @ 1 P.S. / 2 EMPLOYEES =	13 SPACES
TOTAL PROVIDED:	132 SPACES REQ'D
	332 SPACES PROV.

ALL-BUILT CERTIFICATION

I HEREBY CERTIFY THAT THE ALL-BUILT PLAN IS ACCURATE AND COMPLETE AND THAT THE CONSTRUCTION OF THE PROJECT WILL BE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS OF THIS PLAN.

R. Lopez
 DATE: 10/20/97
 TIME: 9/19/94

THESE PLANS FOR S.W.M. CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF HOWARD SOIL CONSERVATION DISTRICT.

APPROVED: *[Signature]* 9/19/97
 HOWARD SOIL CONSERVATION DISTRICT

PLAN NUMBER: _____ DATE: _____

REVIEWED FOR THE HOWARD CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

APPROVED: *[Signature]* 11/14/93
 U.S. SOIL CONSERVATION SERVICE DATE: 11/14/93

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

APPROVED: *[Signature]* 4-13-93
 COUNTY HEALTH OFFICER DATE: 4-13-93

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

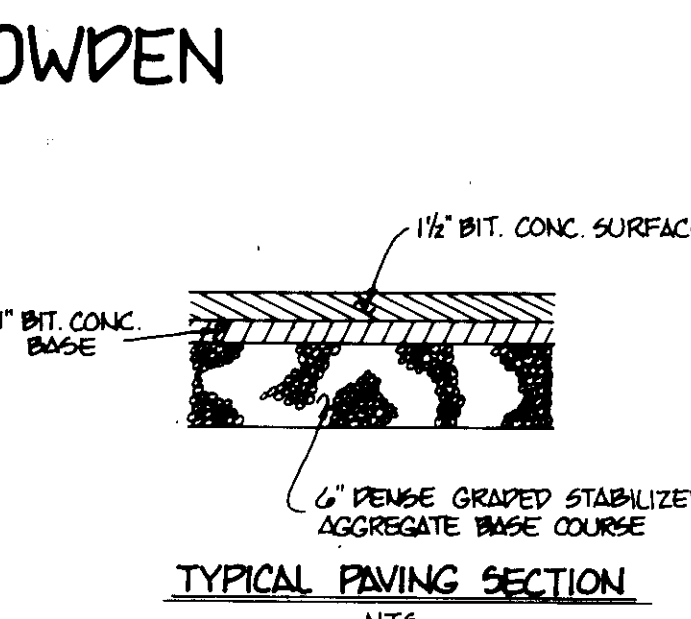
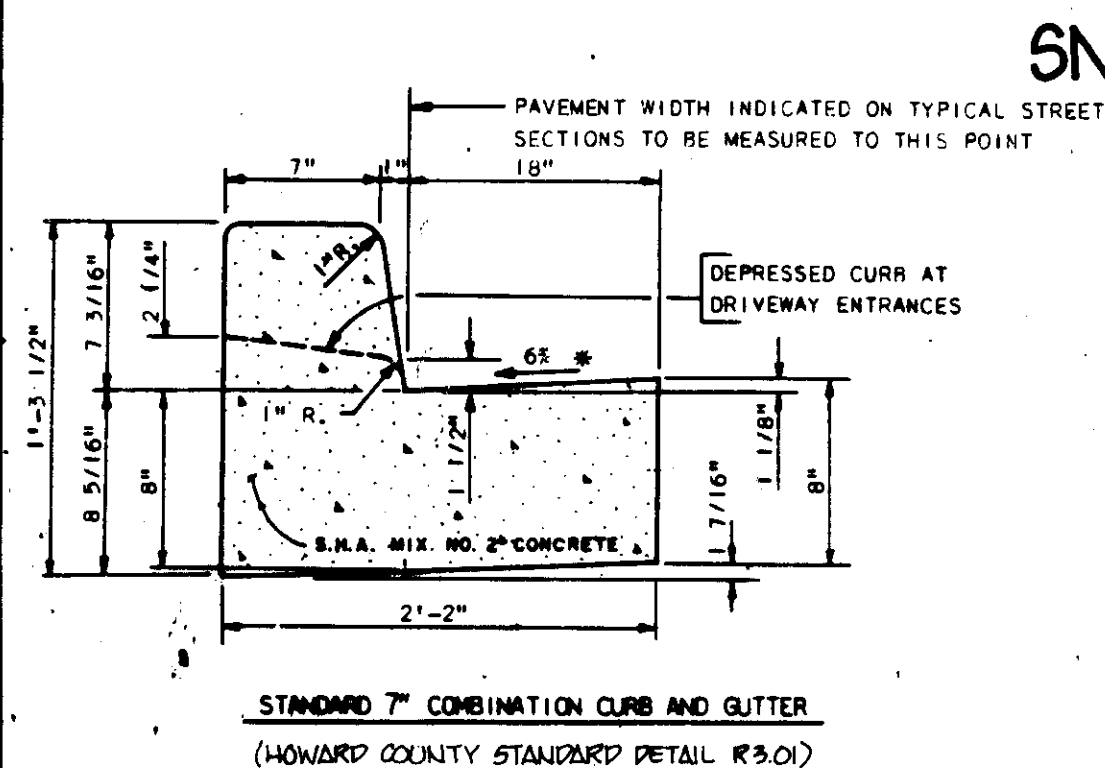
APPROVED: *[Signature]* 4/23/93
 DIRECTOR DATE: 4/23/93

APPROVED: *[Signature]* 4/23/93
 CHIEF DIVISION OF COMMUNITY PLANNING DATE: 4/23/93

APPROVED: FOR PUBLIC WATER, SEWER, STORM DRAIN SYSTEM, AND PUBLIC ROADS.
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

APPROVED: *[Signature]* 4/7/93
 DIRECTOR DATE: 4/7/93

APPROVED: *[Signature]* 4-7-93
 CHIEF BUREAU OF ENGINEERING DATE: 4/7/93



PLAN SCALE: 1"=50'

- LEGEND**
- EX. GROUND
 - PROP. GRADE
 - EX. CONC. CURB & GUTTER
 - PROP. CONC. CURB & GUTTER
 - PROPERTY LINE
 - BUILDING RESTRICTION LINE
 - EX. WATER LINE
 - PROP. WATER LINE
 - EX. STORM DRAIN
 - PROP. STORM DRAIN
 - EX. SANITARY SEWER
 - PROP. SANITARY SEWER
 - EX. GAS LINE
 - PROP. LIGHT
 - PROP. HANDICAPPED PARKING
 - NO. OF PARKING SPACES

SHEET INDEX

SHEET 1 - SITE GRADING PLAN
SHEET 2 - SECTIONS & DETAILS
SHEET 3 - STORM DRAIN & SEWER PROFILES
SHEET 4 - WATER QUALITY DETAILS
SHEET 5 - SEDIMENT & EROSION CONTROL
SHEET 6 - SEDIMENT & EROSION CONTROL DETAILS
SHEET 7 - LANDSCAPE PLAN

2-2-93

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 658 KENILWORTH DRIVE, SUITE 100
 TOWSON, MARYLAND 21204
 (410) 825-8120

ENGINEER CERTIFICATION

"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: *[Signature]* DATE: 10/22/97
 Name: JAPBORATA CHAKRABARTI PE# 8930

OWNER / DEVELOPER
 COLUMBIA CORPORATE PARK ASSOCIATES
MERRITT
 2066 Lord Baltimore Drive
 Baltimore, Maryland 21207
 (410) 298-2600

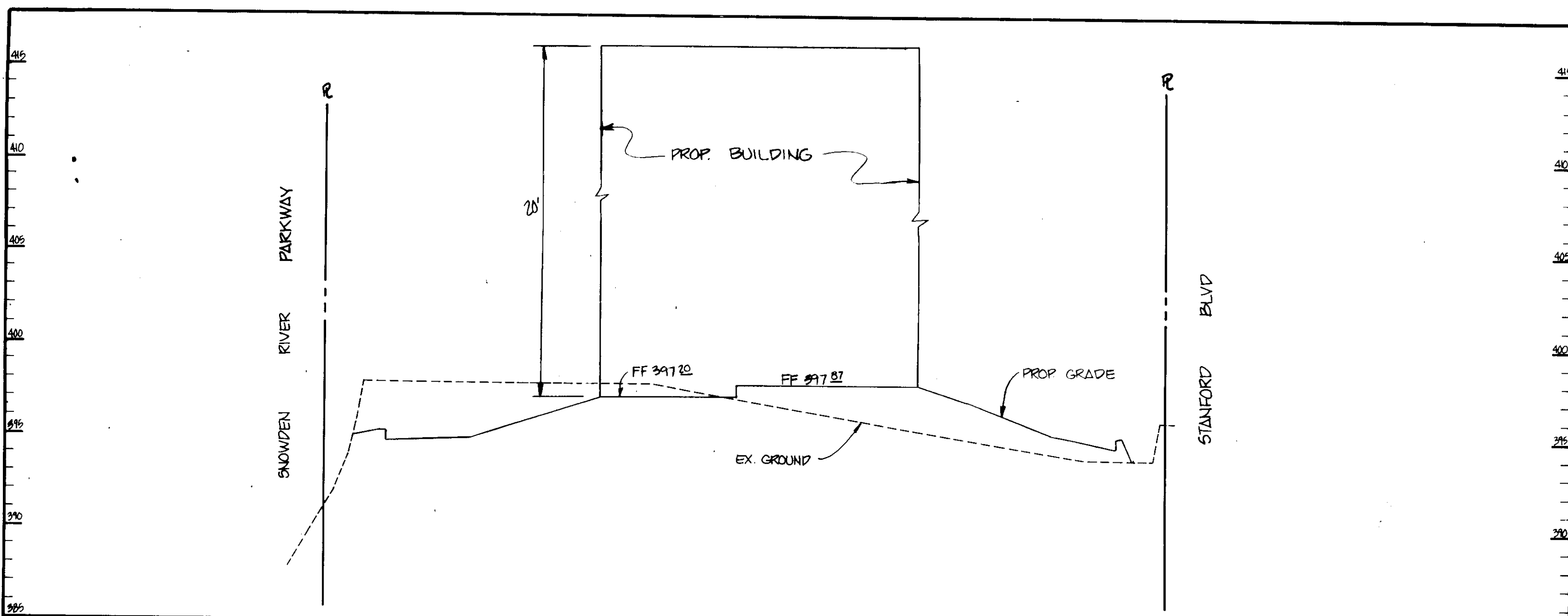
DEVELOPER CERTIFICATION

"I/We certify that all development and construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspections by the Howard Soil Conservation District."

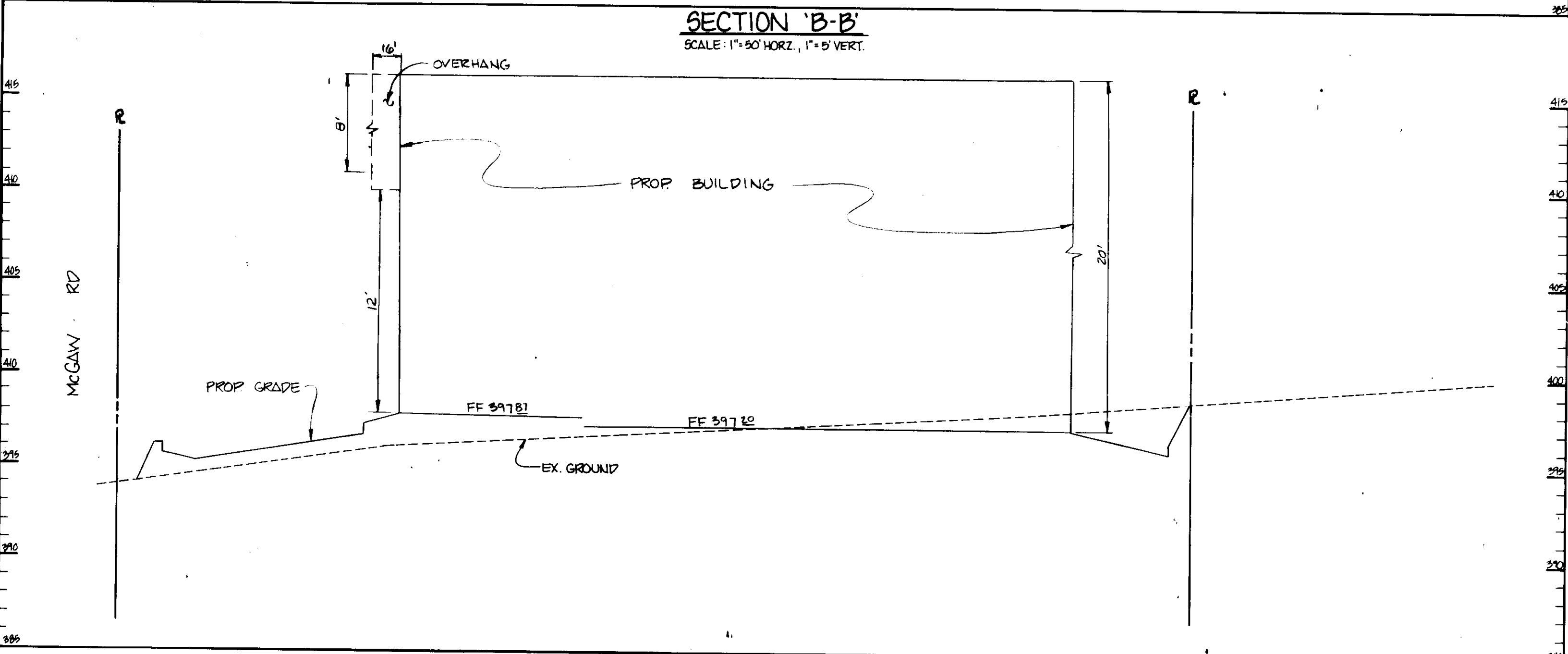
Developer: *[Signature]* DATE: 10/22/97
 Name: GARY SWARTZ

DESIGNED: PRC
 DRAWN: JME
 CHECKED: PRC

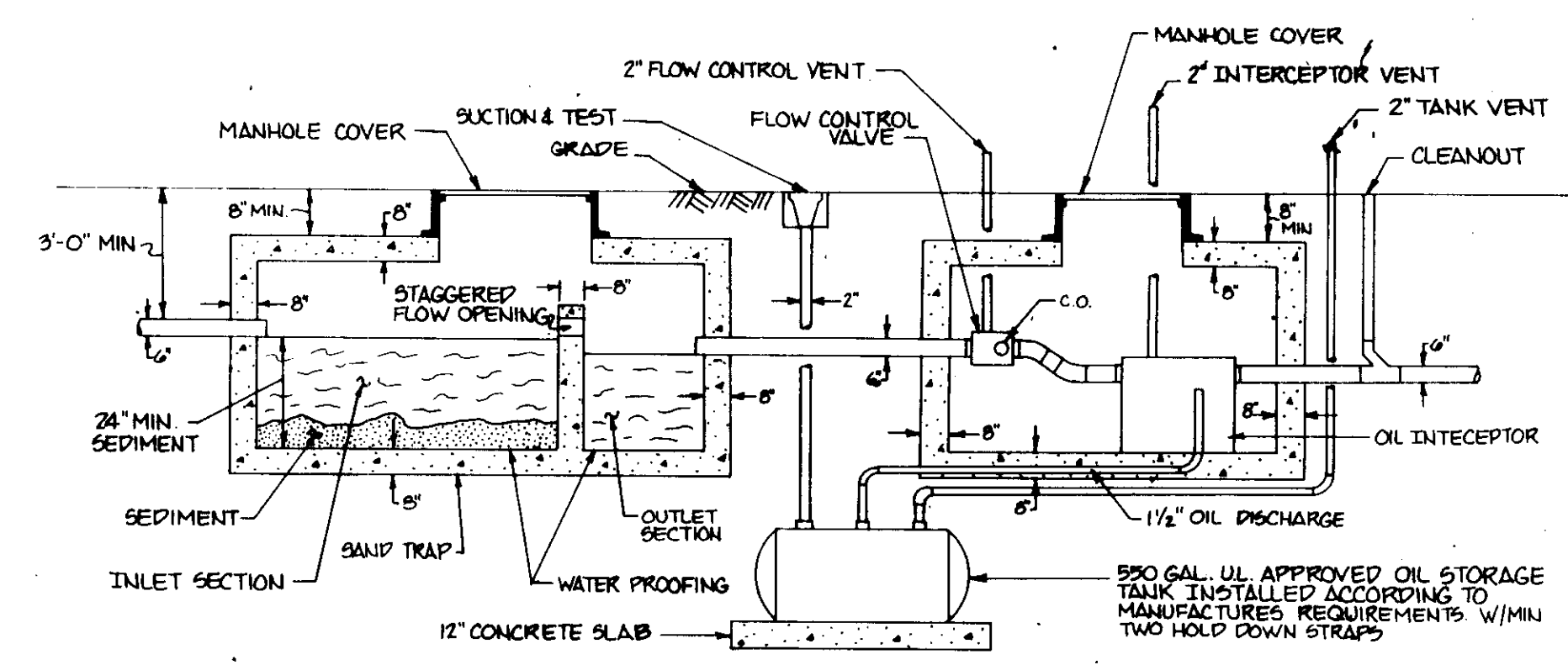
SITE PLAN FOR
FORD LEASING DEVELOPING COMPANY
COLUMBIA CORPORATE PARK
 PARCEL A-22
 HOWARD COUNTY, MARYLAND DATE: FEBRUARY 10, 1992
 ELECTION DISTRICT #6 SCALE: AS SHOWN
 SHEET 1 OF 7



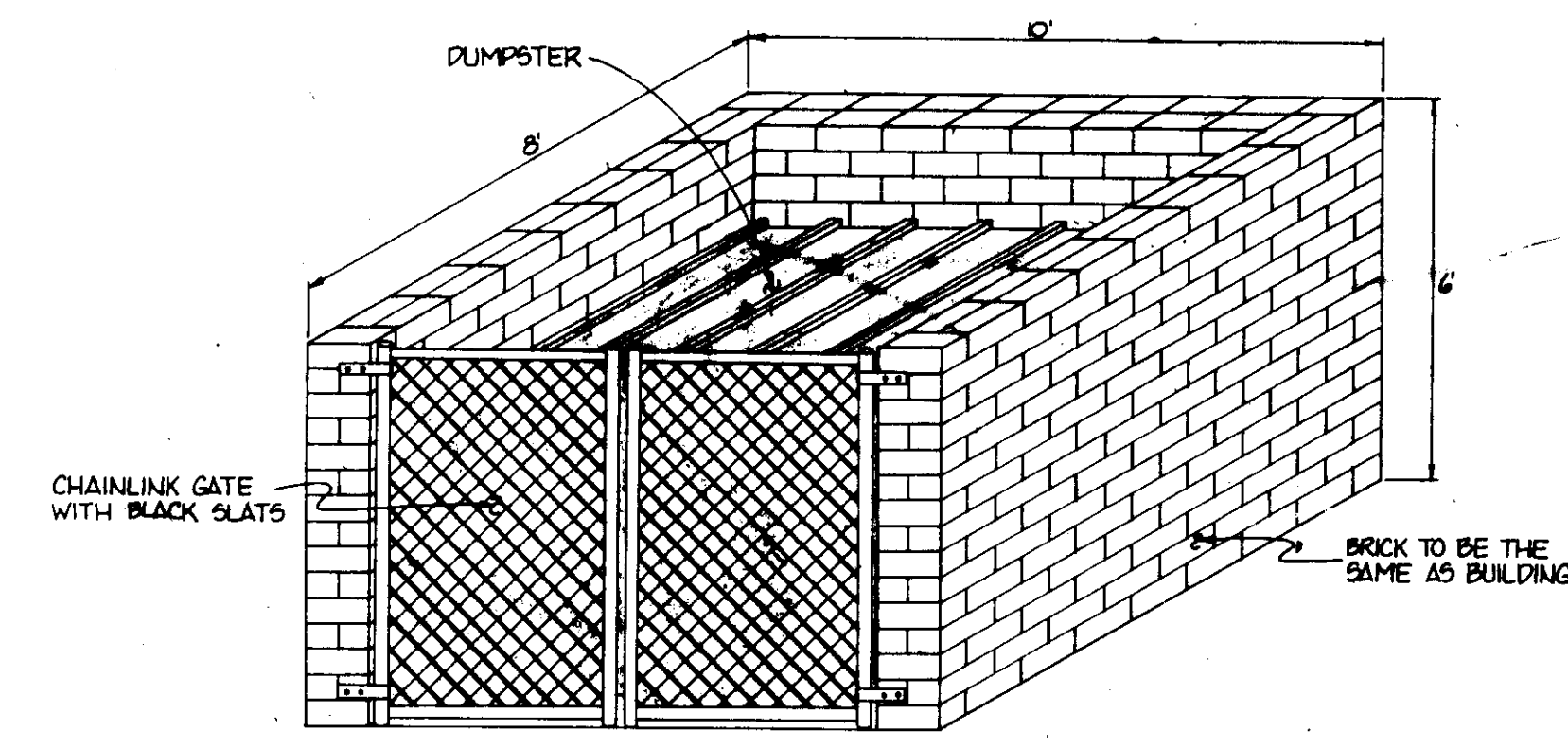
SECTION 'B-B'
SCALE: 1"=50' HORIZ., 1"=5' VERT.



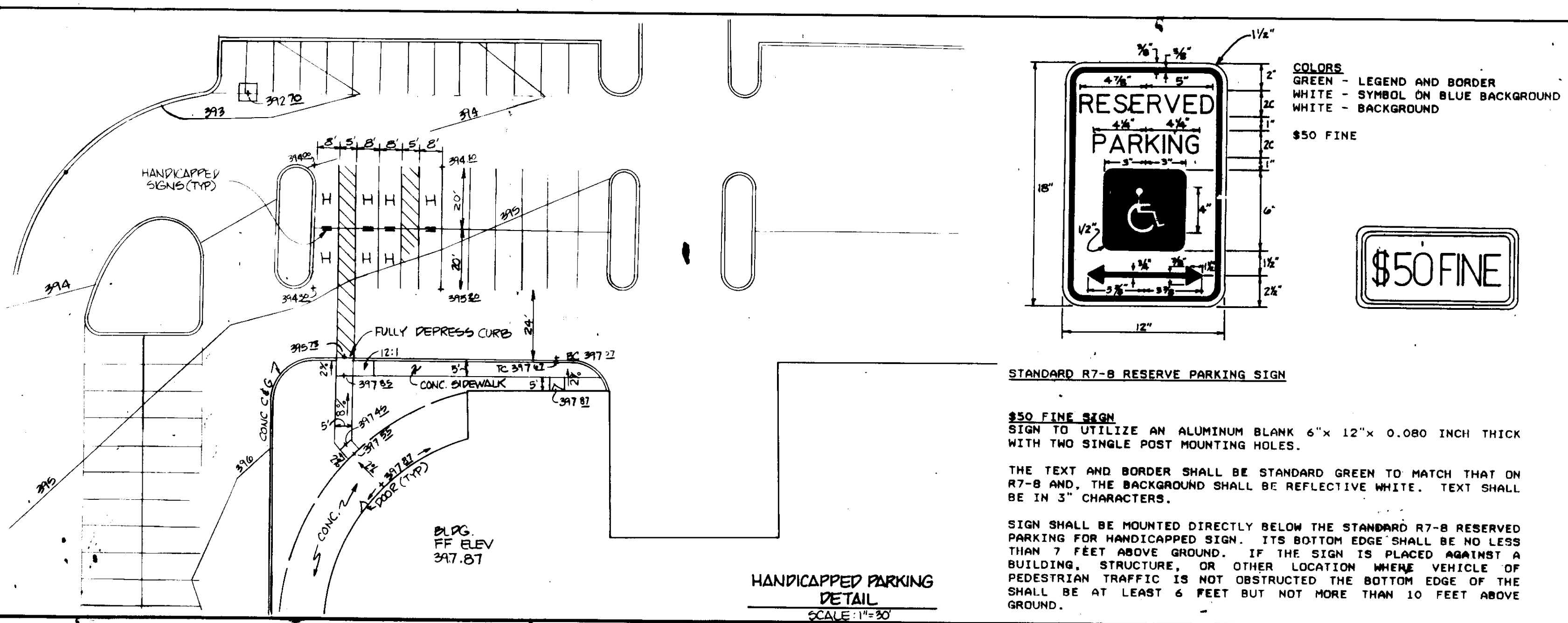
SECTION 'A-A'
SCALE: 1"=50' HORIZ., 1"=5' VERT.



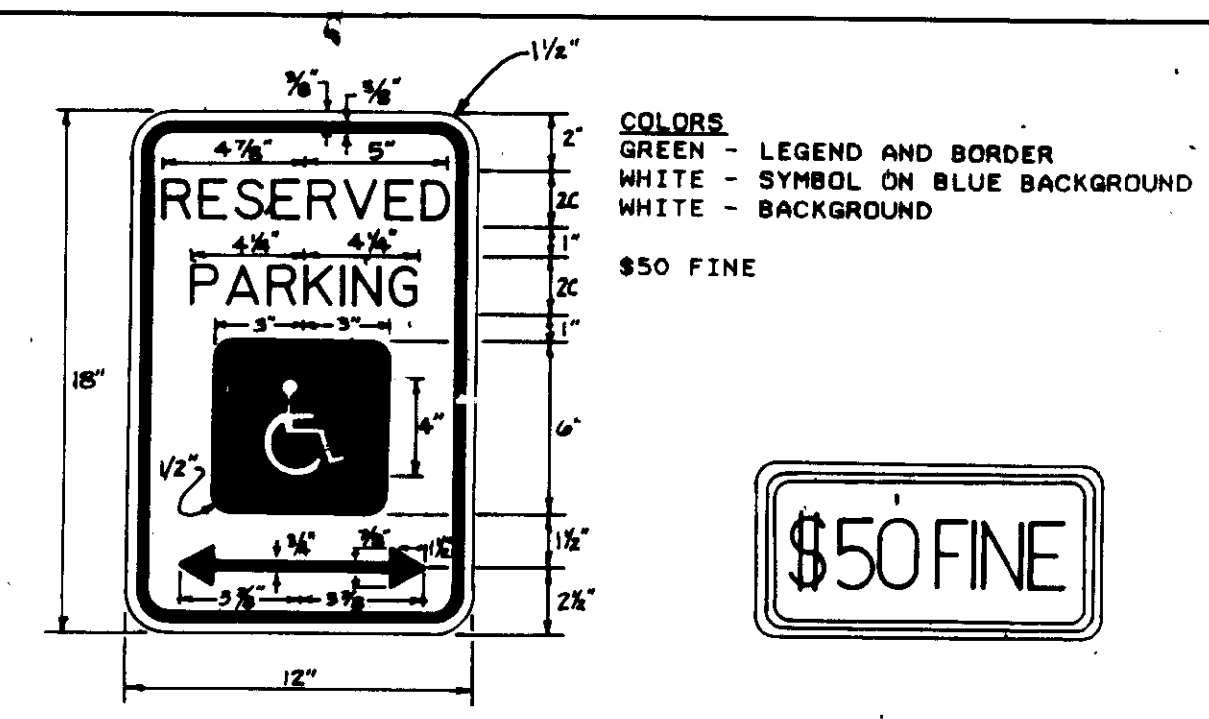
SAND TRAP & OIL INTERCEPTOR DETAIL
NO SCALE



PROPOSED DUMPSTER ENCLOSURE
NO SCALE



HANDICAPPED PARKING DETAIL
SCALE: 1"=50'

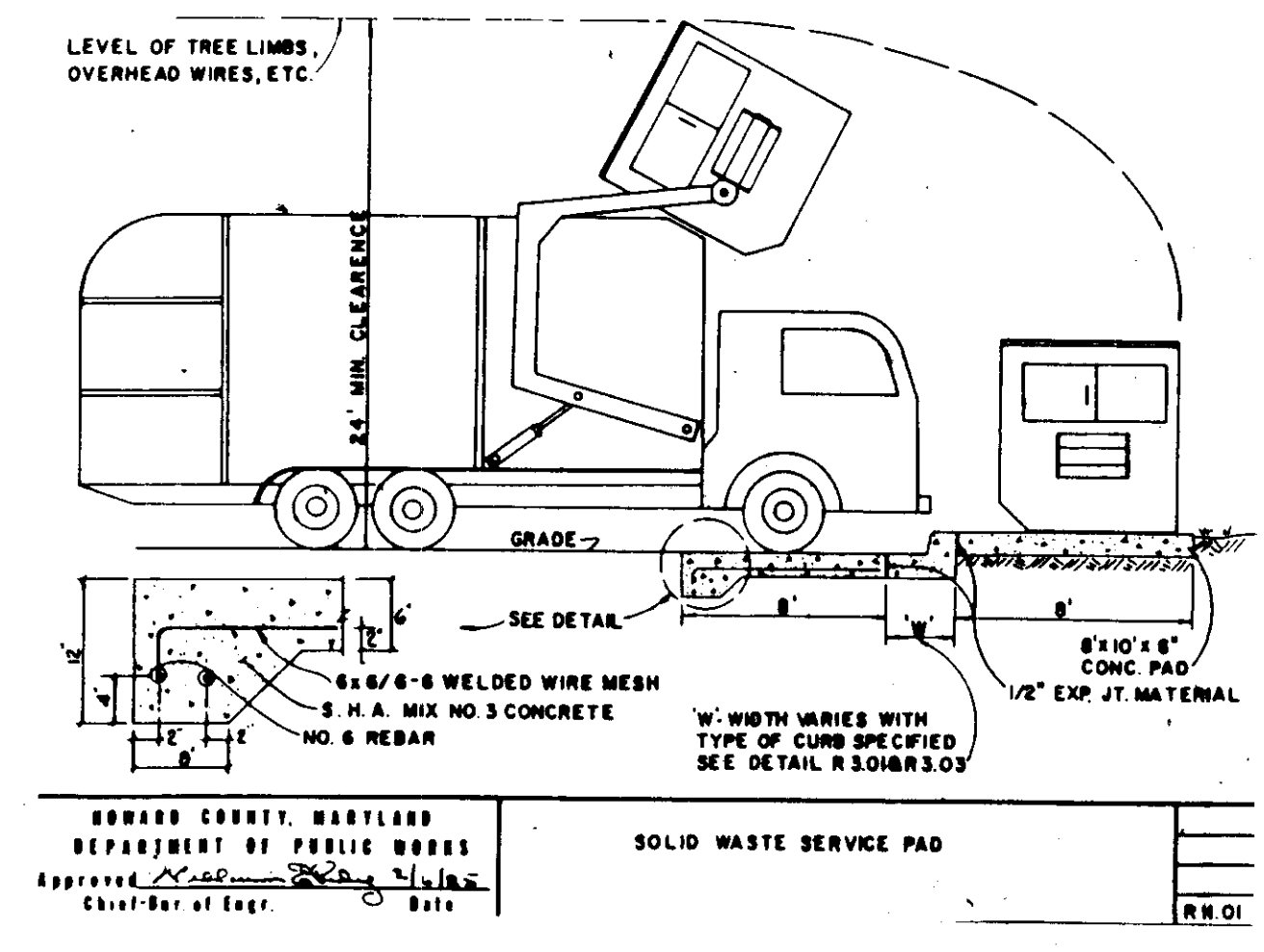


STANDARD R7-8 RESERVE PARKING SIGN

\$50 FINE SIGN
SIGN TO UTILIZE AN ALUMINUM BLANK 6" x 12" x 0.080 INCH THICK WITH TWO SINGLE POST MOUNTING HOLES.

THE TEXT AND BORDER SHALL BE STANDARD GREEN TO MATCH THAT ON R7-8 AND, THE BACKGROUND SHALL BE REFLECTIVE WHITE. TEXT SHALL BE IN 3" CHARACTERS.

SIGN SHALL BE MOUNTED DIRECTLY BELOW THE STANDARD R7-8 RESERVED PARKING FOR HANDICAPPED SIGN. ITS BOTTOM EDGE SHALL BE NO LESS THAN 7 FEET ABOVE GROUND. IF THE SIGN IS PLACED AGAINST A BUILDING, STRUCTURE, OR OTHER LOCATION WHERE VEHICLE OR PEDESTRIAN TRAFFIC IS NOT OBSTRUCTED THE BOTTOM EDGE OF THE SHALL BE AT LEAST 6 FEET BUT NOT MORE THAN 10 FEET ABOVE GROUND.



SOLID WASTE SERVICE PAD
R.R. 01

2-2-93

THIS PLAN FOR S.W.M. CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL MEETS THE REQUIREMENTS OF HOWARD SOIL CONSERVATION DISTRICT.

APPROVED: HOWARD SOIL CONSERVATION DISTRICT

PLAN NUMBER: _____ DATE: _____

REVIEWED FOR THE HOWARD CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

U.S. SOIL CONSERVATION SERVICE DATE: _____

APPROVED FOR PUBLIC WATER AND PUBLIC SEWAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

[Signature] 4/13/93
COUNTY HEALTH OFFICER DATE

APPROVED HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 4/22/93
DATE

[Signature] 4/22/93
CHIEF DIVISION OF COMMUNITY PLANNING DATE

APPROVED FOR PUBLIC WATER, SEWER, STORM DRAIN SYSTEM, AND PUBLIC ROADS.
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

[Signature] 4/19/93
DIRECTOR DATE

[Signature] 4-7-93
CHIEF BUREAU OF ENGINEERING DATE

ADDRESS CHART

PARCEL NO.	STREET ADDRESS
A-22	8500 STANFORD BLVD

SUBDIVISION NAME	SECT./AREA	LOT/PARCEL
COLUMBIA CORPORATE PARK		A-22

PLAT NO. OR LIF	BLOCK NO.	ZONE	TAX MAP	ELECT. DIST.	CENSUS TRACT
10753	24	RT EC-34F	8C	G	16067.03

WATER CODE	SEWER CODE
EOG	5333.000

GW'S

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS

658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(410) 825-8120

[Signature]
R.E. 1/20/92

ENGINEER CERTIFICATION

"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."

Engr. *[Signature]* DATE 12/22/92
Name: **TAPOBARATA CHARRABARTI** PE # 8930

OWNER / DEVELOPER

COLUMBIA CORPORATE PARK ASSOCIATED

MERRITT

2066 Lord Baltimore Drive
Baltimore, Maryland 21207
(410) 298-2800

DEVELOPER CERTIFICATION

"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 as a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspections by the Howard Soil Conservation District."

Developer *[Signature]* Date 12/22/92
Name: **GARY SWATHO**

DESIGNED: PRC
DRAWN: SHE
CHECKED: PRC
REVISIONS

SECTIONS & DETAILS

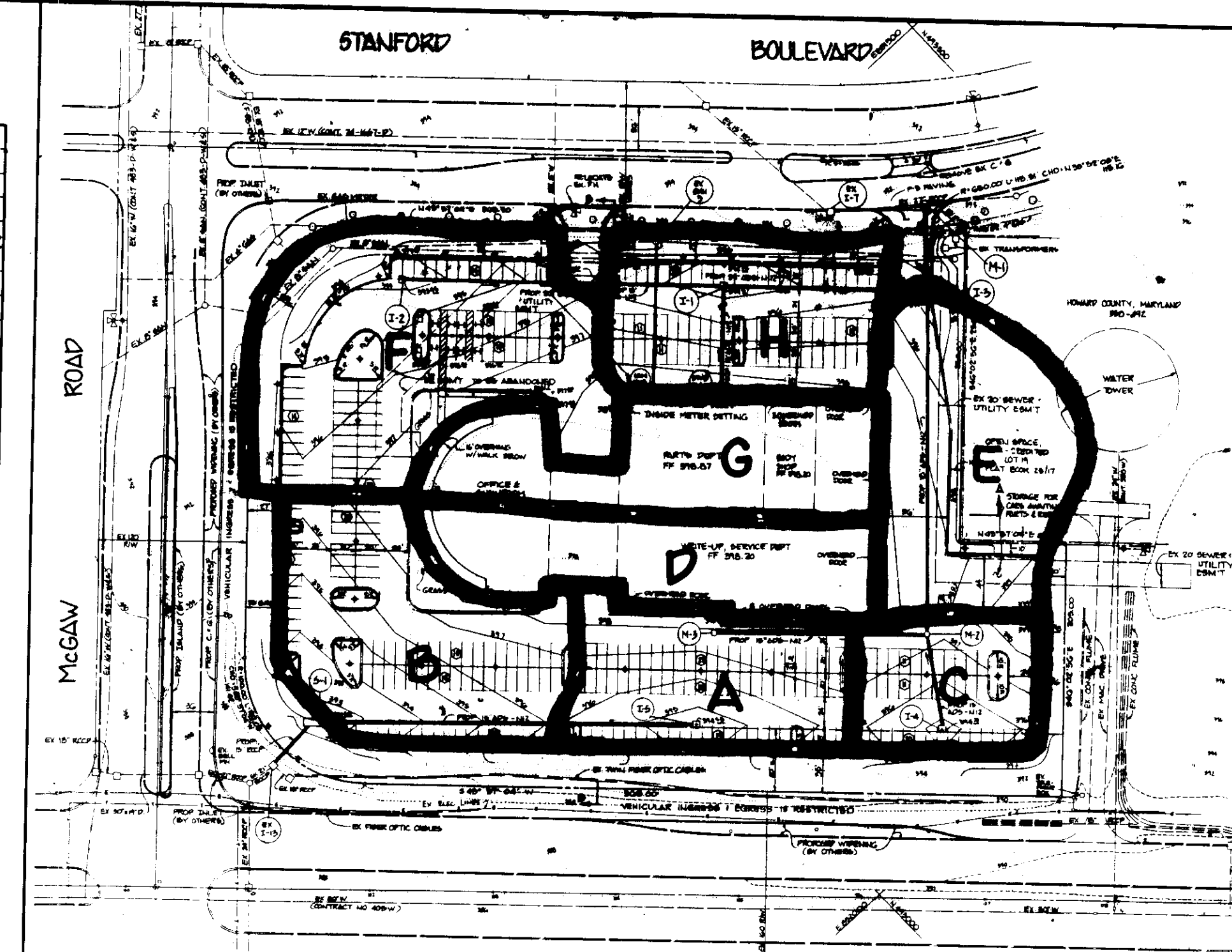
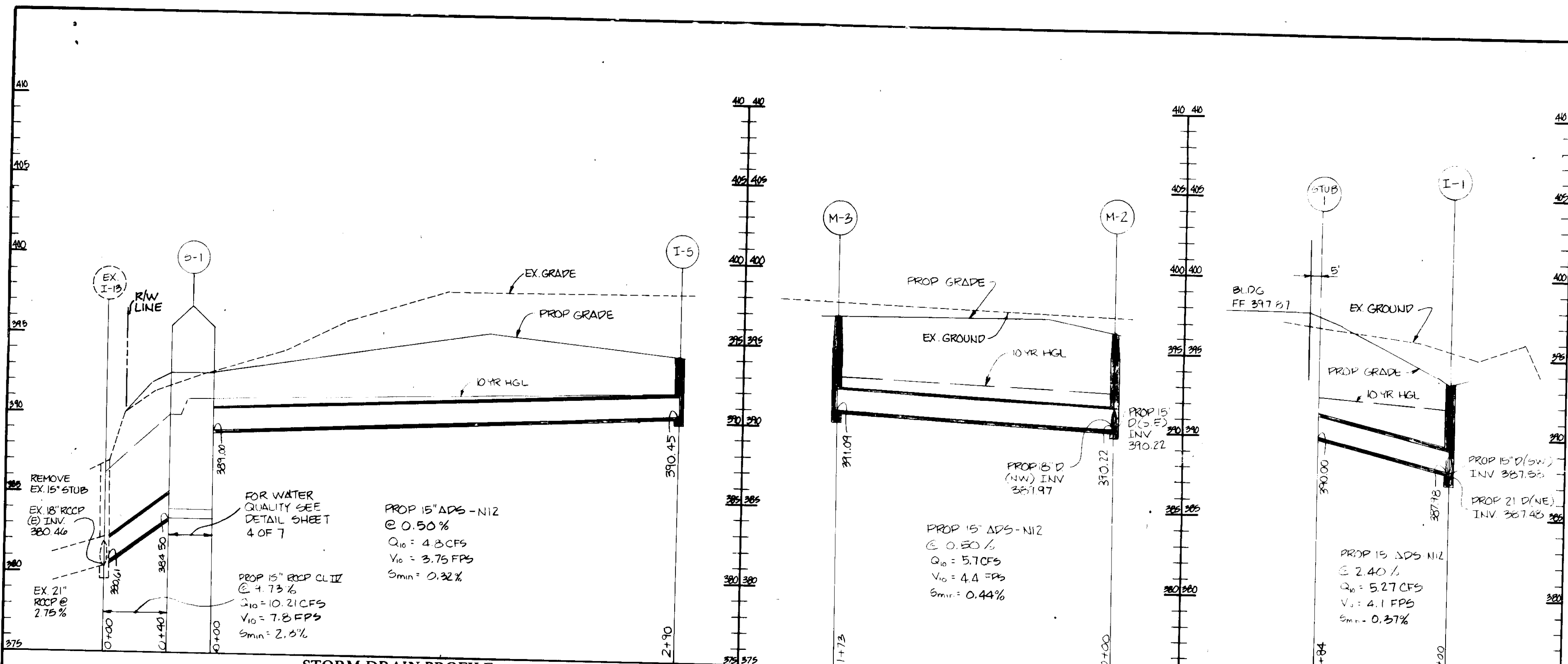
FORD LEASING DEVELOPING COMPANY

COLUMBIA CORPORATE PARK

PARCEL A-22

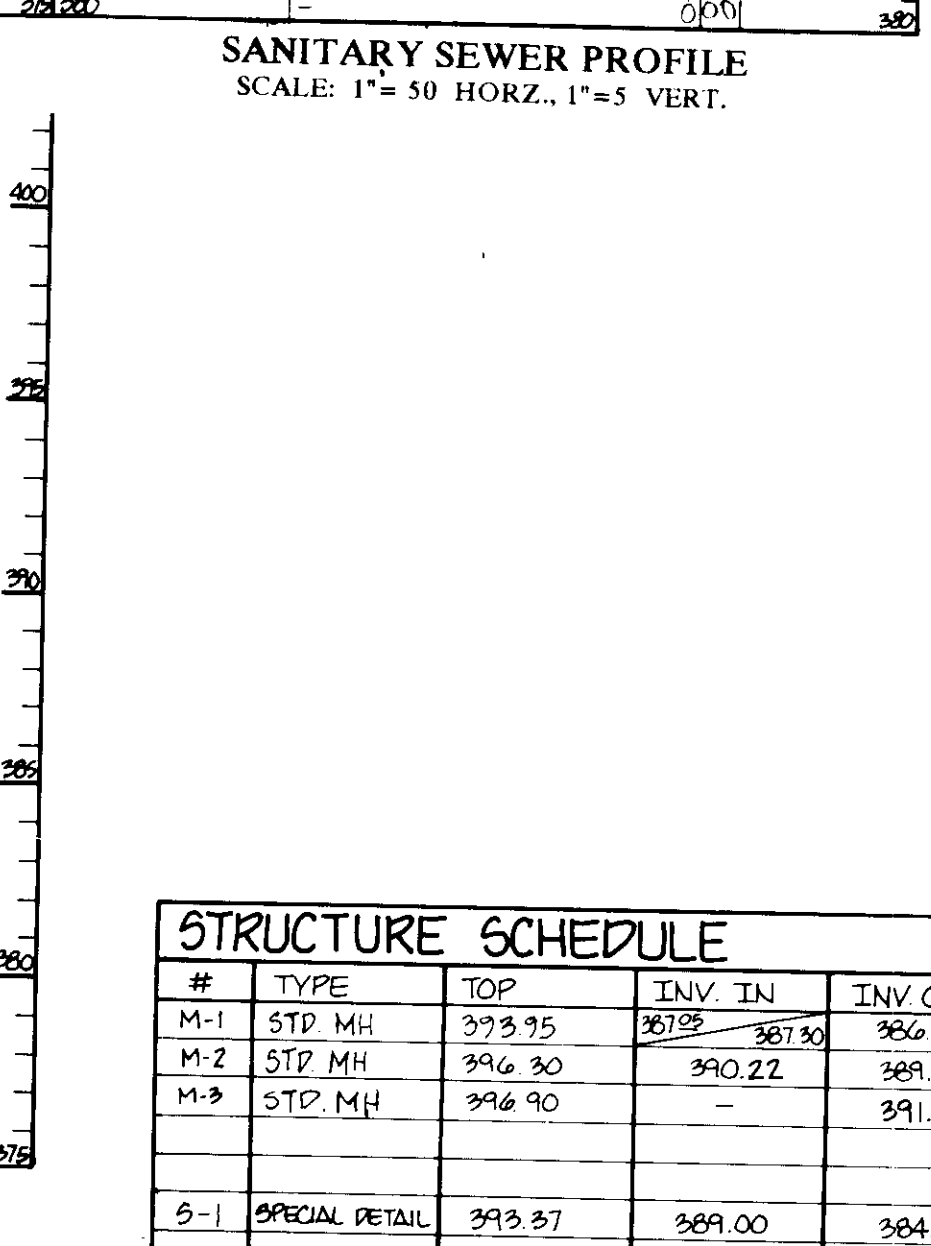
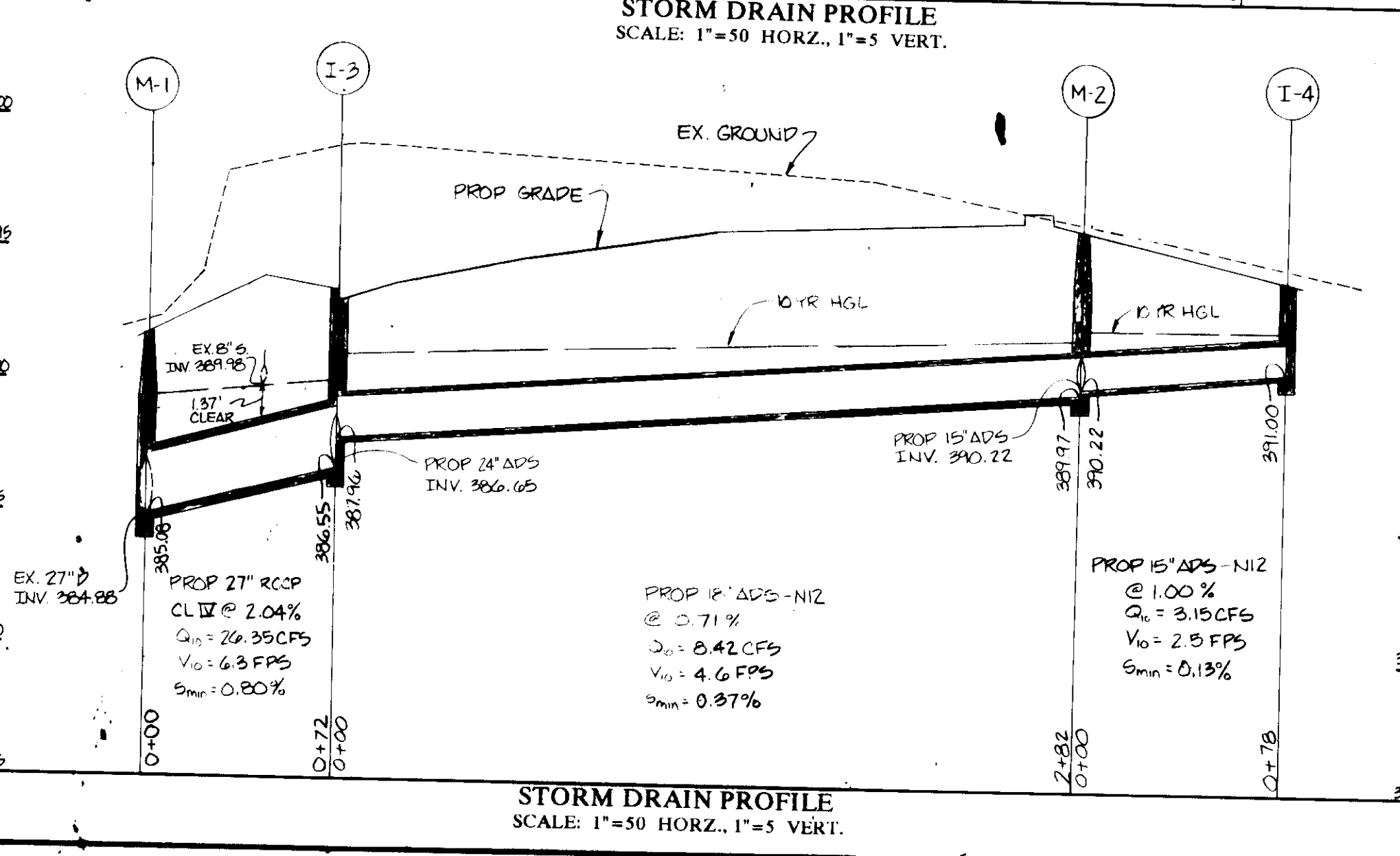
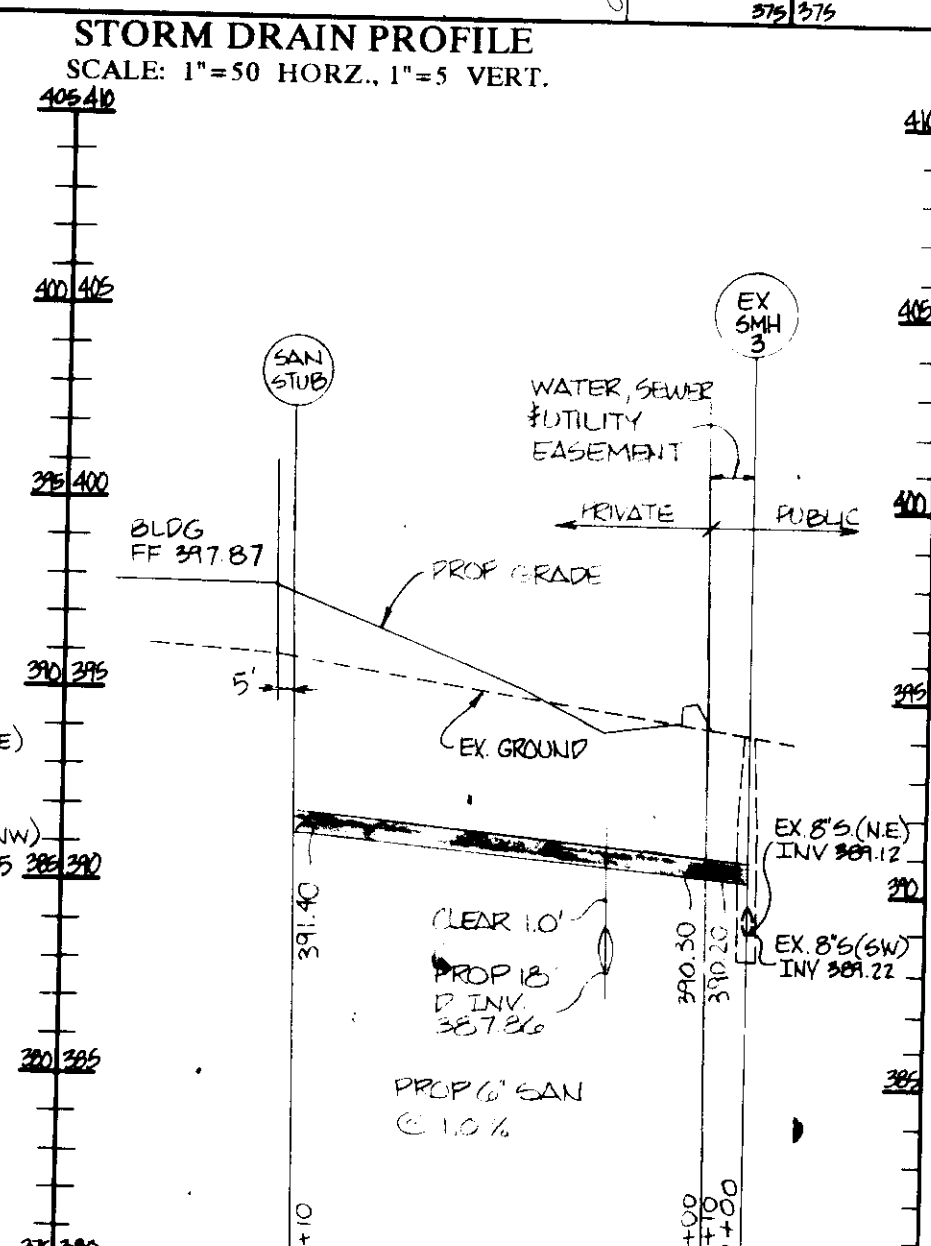
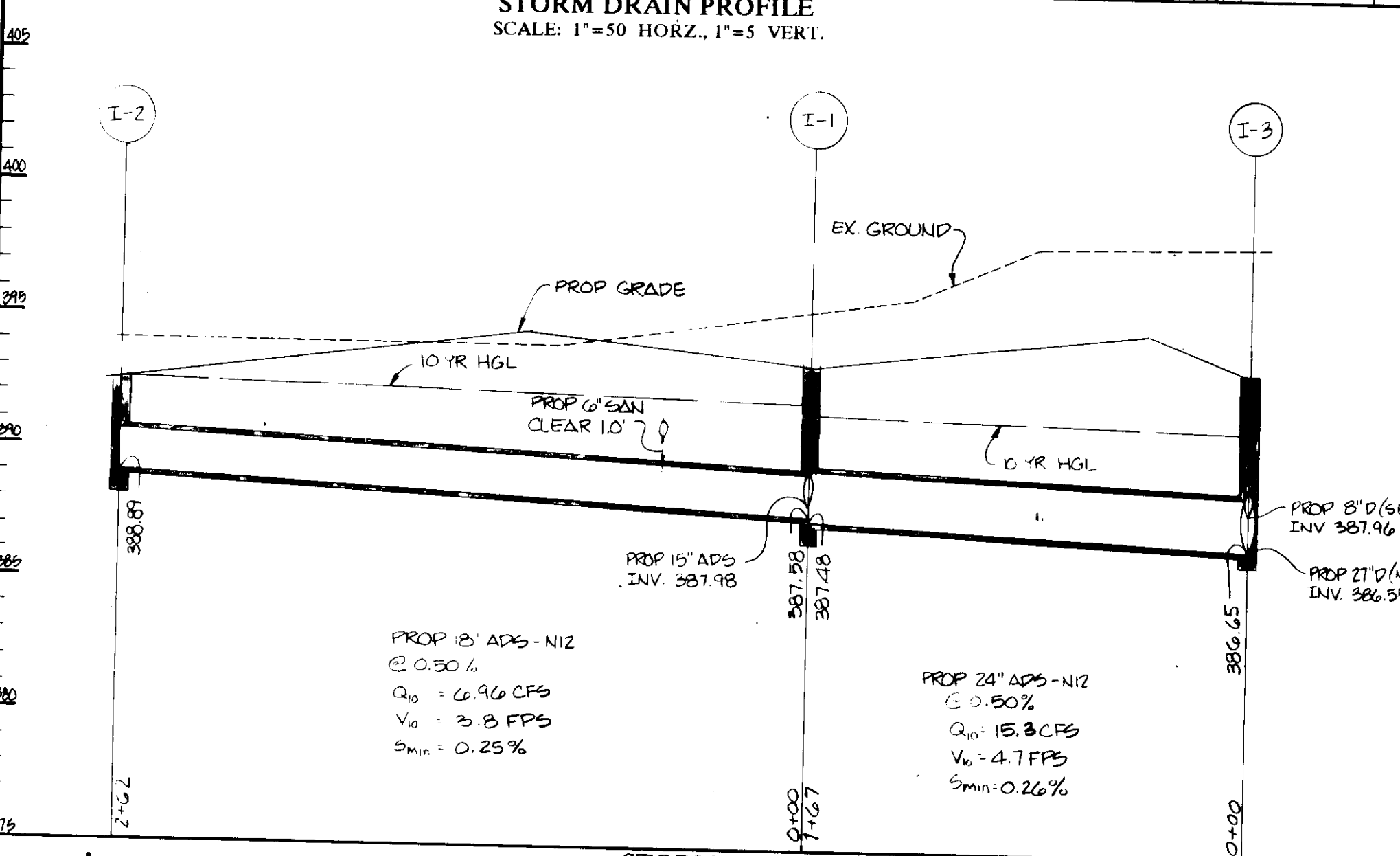
HOWARD COUNTY, MARYLAND DATE: DECEMBER 10 1992
ELECTION DISTRICT #G SCALE: AS SHOWN

SHEET 2 OF 7



#	AREA	Q
A	0.69 Ac ±	0.5
B	0.85 Ac ±	0.5
C	0.45 Ac ±	0.8
D	0.70 Ac ±	0.4
E	0.97 Ac ±	0.6
F	1.15 Ac ±	0.7
G	0.65 Ac ±	0.9
H	0.65 Ac ±	0.8

2-2-93



STRUCTURE SCHEDULE

#	TYPE	TOP	INV. IN	INV. OUT	HO CO DETAIL #
M-1	STP MH	373.75	367.90	366.80	G-5.11
M-2	STP MH	396.30	390.22	389.97	G-5.11
M-3	STP MH	396.90	-	391.09	G-5.11
S-1	SPECIAL DETAIL	393.37	389.00	384.50	SEE DETAIL SHT 4 OF 7

INLET SCHEDULE

#	TYPE	TOP	INV. IN	INV. OUT	Q _c CFS	HO CO DETAIL #
I-1	0'x1'5"	393.37	387.98	387.46	5.7	SD 4.23
I-2	0'x1'5"	392.70	-	386.89	6.3	SD 4.23
I-3	0'x1'5"	393.25	387.96	386.89	4.7	SD 4.23
I-4	5'x1'5"	394.90	-	391.00	3.1	SD 4.22
I-5	0'x1'5"	394.00	-	390.45	3.92	SD 4.23

THESE PLANS FOR SWM CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF HOWARD SOIL CONSERVATION DISTRICT.

APPROVED: HOWARD SOIL CONSERVATION DISTRICT

PLAN NUMBER: _____ DATE: _____

REVIEWED FOR THE HOWARD CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

U.S. SOIL CONSERVATION SERVICE DATE: _____

APPROVED FOR PUBLIC WATER AND PUBLIC SEWAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT

County Health Officer: *[Signature]* DATE: 4/13/93

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Director: *[Signature]* DATE: 4/23/93

Chief Division of Community Planning and Land Development: *[Signature]* DATE: 4/23/93

APPROVED FOR PUBLIC WATER, SEWER, STORM DRAIN SYSTEMS AND PUBLIC ROADS.
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

Director: *[Signature]* DATE: 4/13/93

Chief Bureau of Engineering: *[Signature]* DATE: 4/13/93

ADDRESS CHART

PARCEL NO.	STREET ADDRESS
A-22	8800 STANFORD BLVD

SUBDIVISION NAME: COLUMBIA CORPORATE PARK SECT./AREA: _____ LOT/PARCEL: A-22

PLAT NO. OR LIF: 10793 BLOCK NO.: 24 ZONE: EC-300 TAX MAP: 3G ELECT. DIST.: G CENSUS TRACT: 6067.03

WATER CODE: E 06 SEWER CODE: 530000

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 658 KENILWORTH DRIVE, SUITE 100
 TOWSON, MARYLAND 21204
 (410) 825-8120

ENGINEER CERTIFICATION

"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: *[Signature]* DATE: 12/22/92
 Name: TAPOBRATA CHAKRABARTI PE# 8930

OWNER / DEVELOPER

MERRITT
 2066 Lord Baltimore Drive
 Baltimore, Maryland 21207
 (410) 298-2600

DEVELOPER CERTIFICATION

"I certify that all development and construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District."

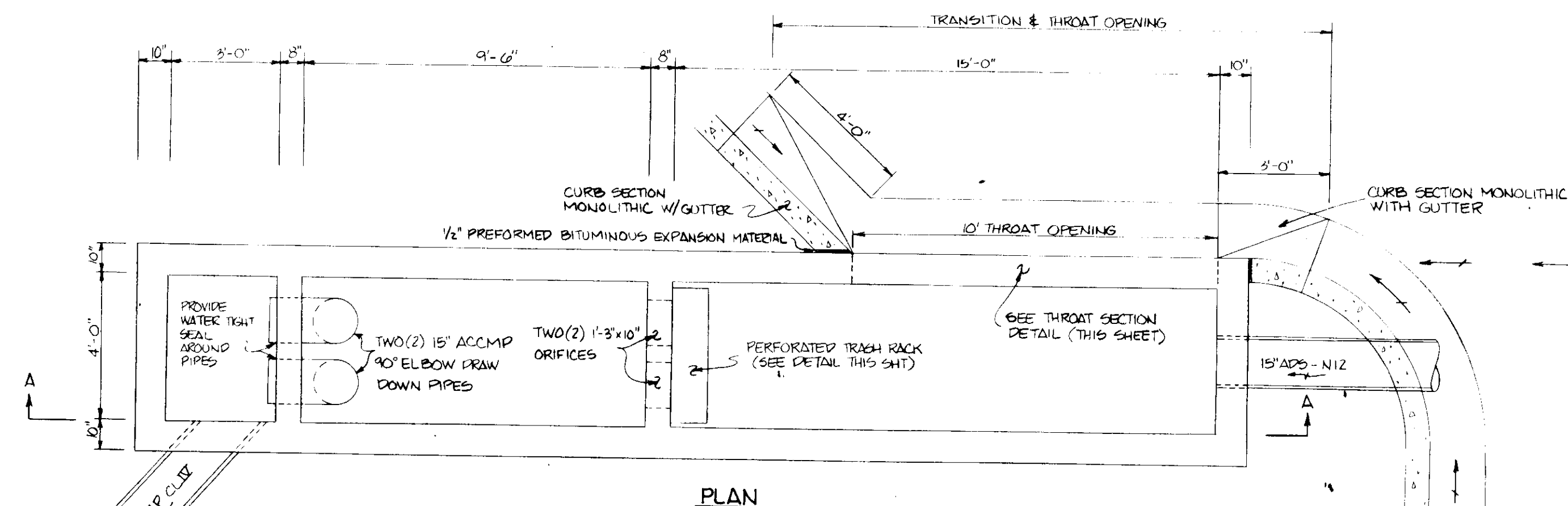
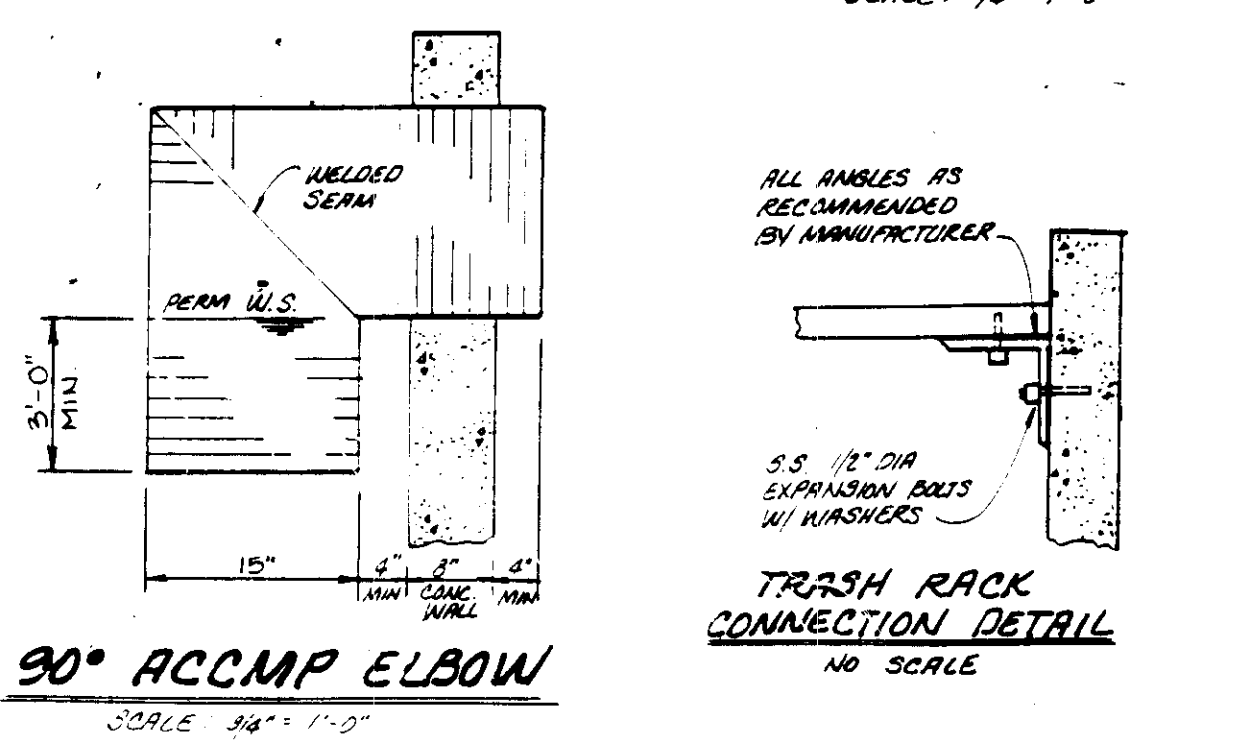
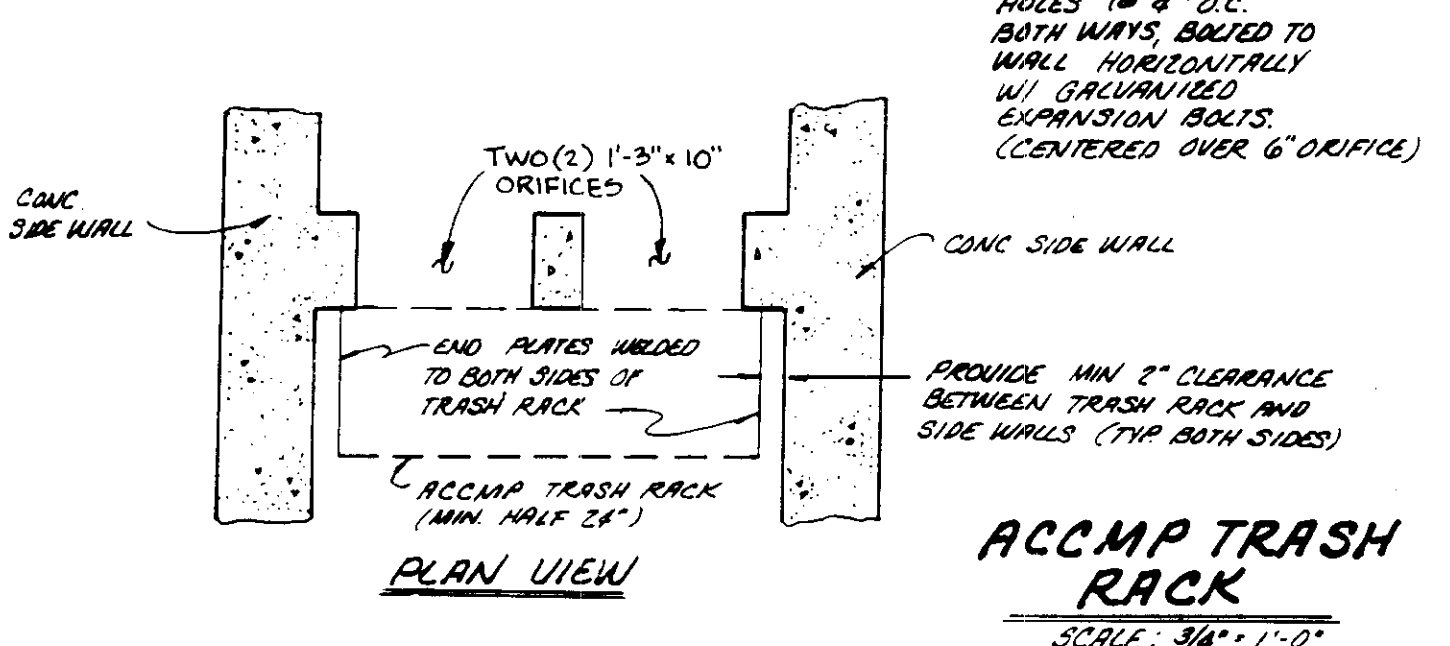
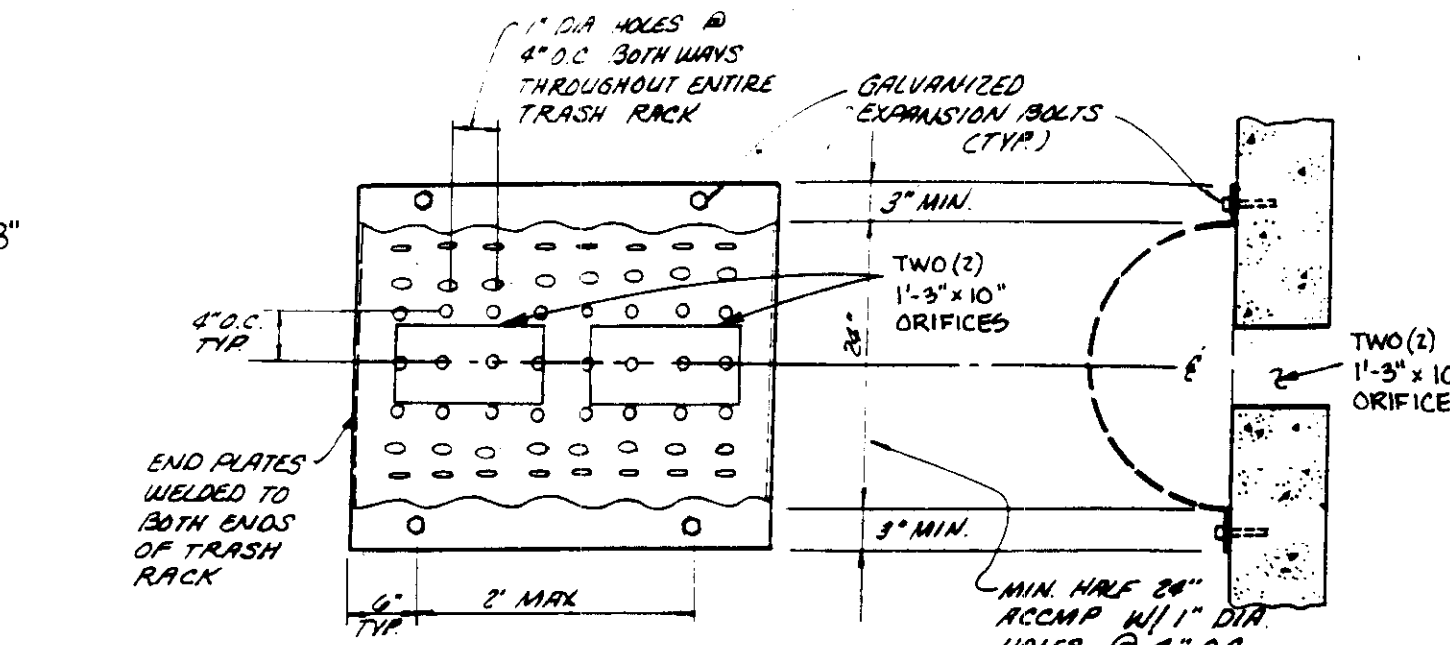
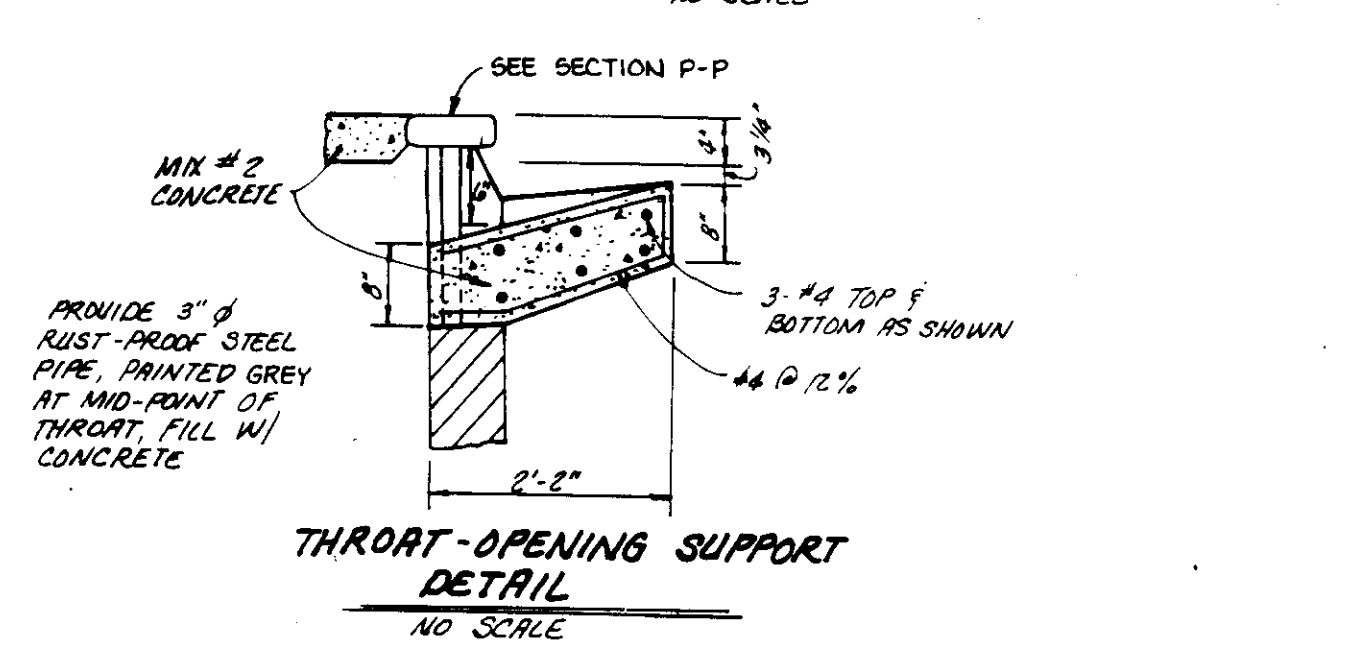
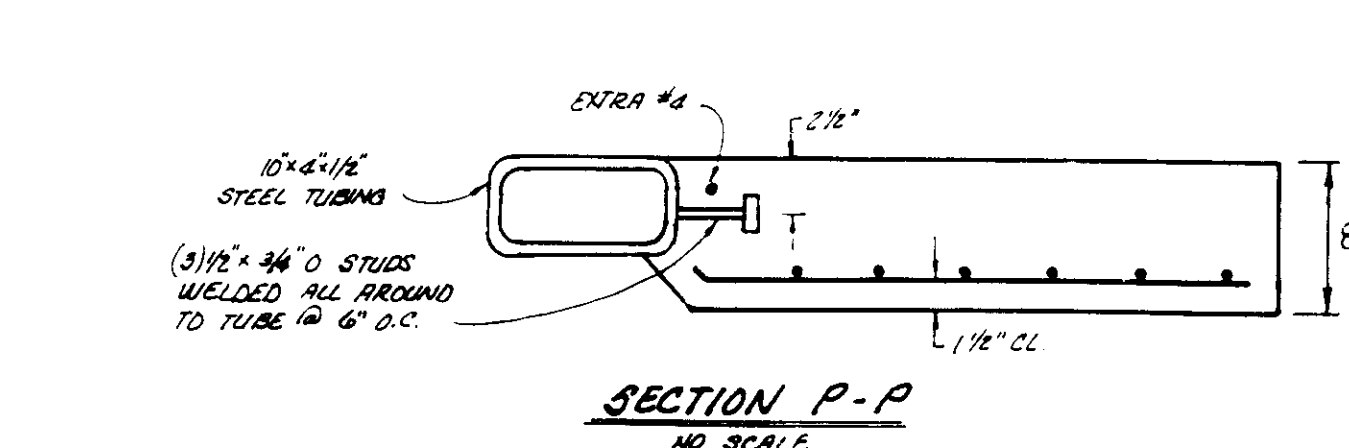
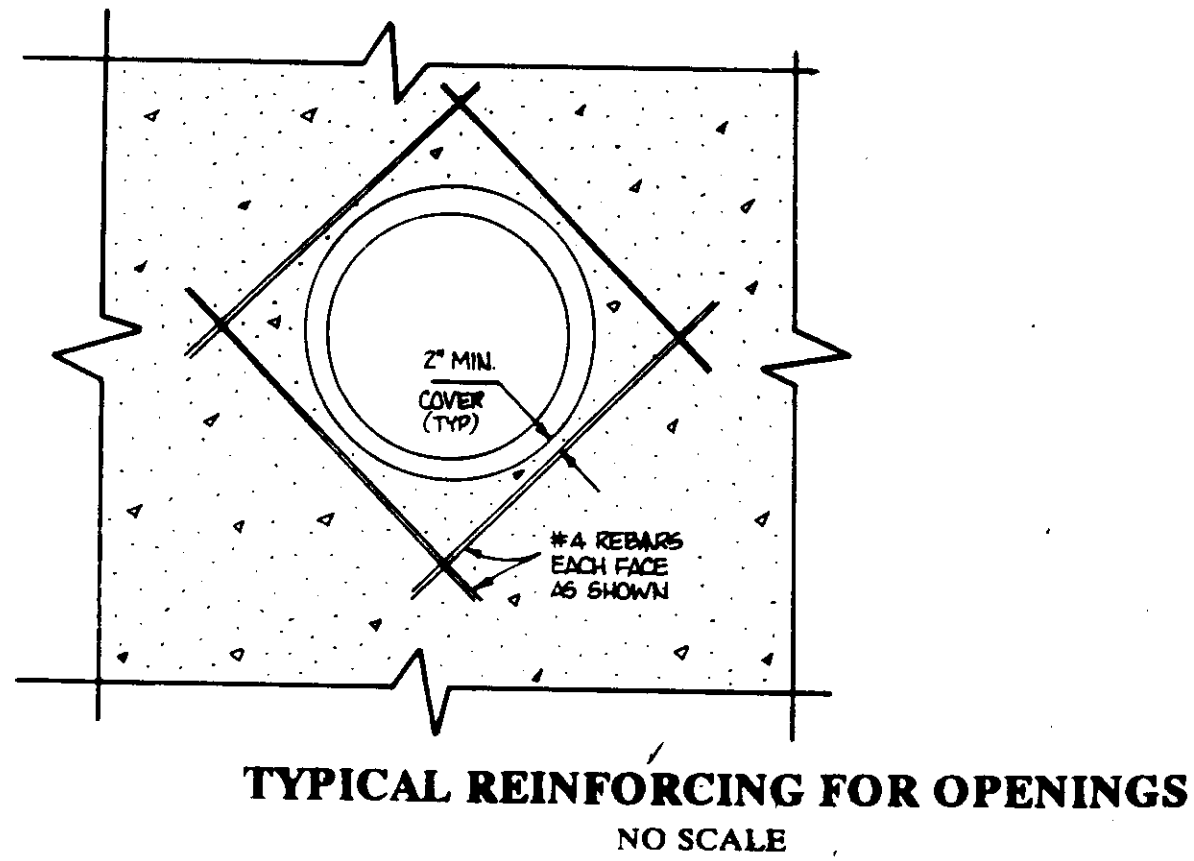
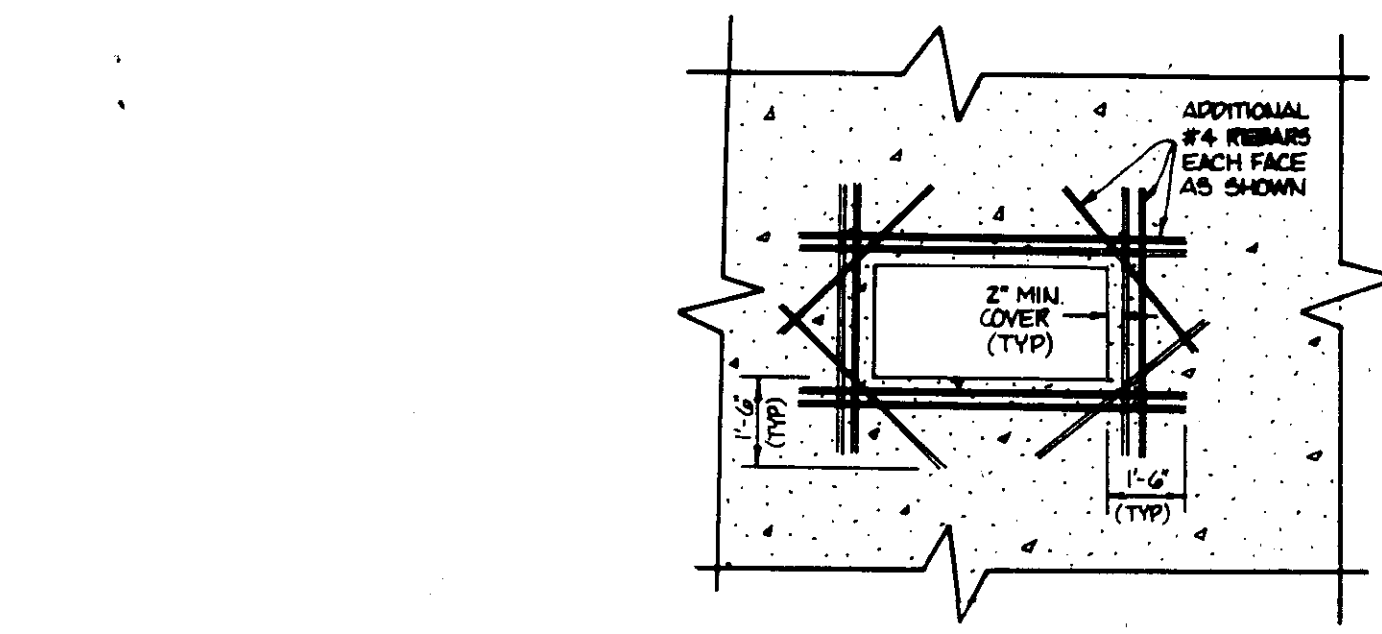
Developer: *[Signature]* DATE: 12/22/92
 Name: GARY SWATKO

DESIGNED: PRC
 DRAWN: JME
 CHECKED: PRC
 REVISIONS

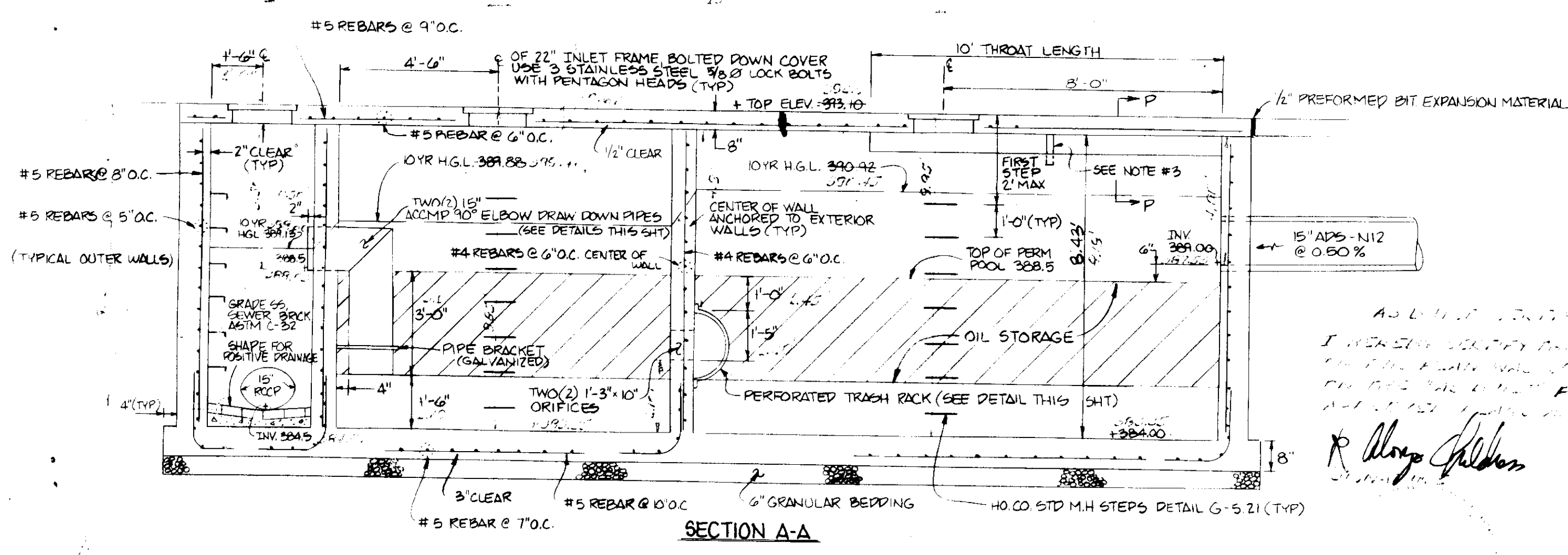
PROFILES & DETAILS

FORD LEASING DEVELOPING COMPANY
COLUMBIA CORPORATE PARK
 PARCEL A-22
 HOWARD COUNTY, MARYLAND DATE: DECEMBER 10, 1992
 ELECTION DISTRICT #G SCALE: AS SHOWN

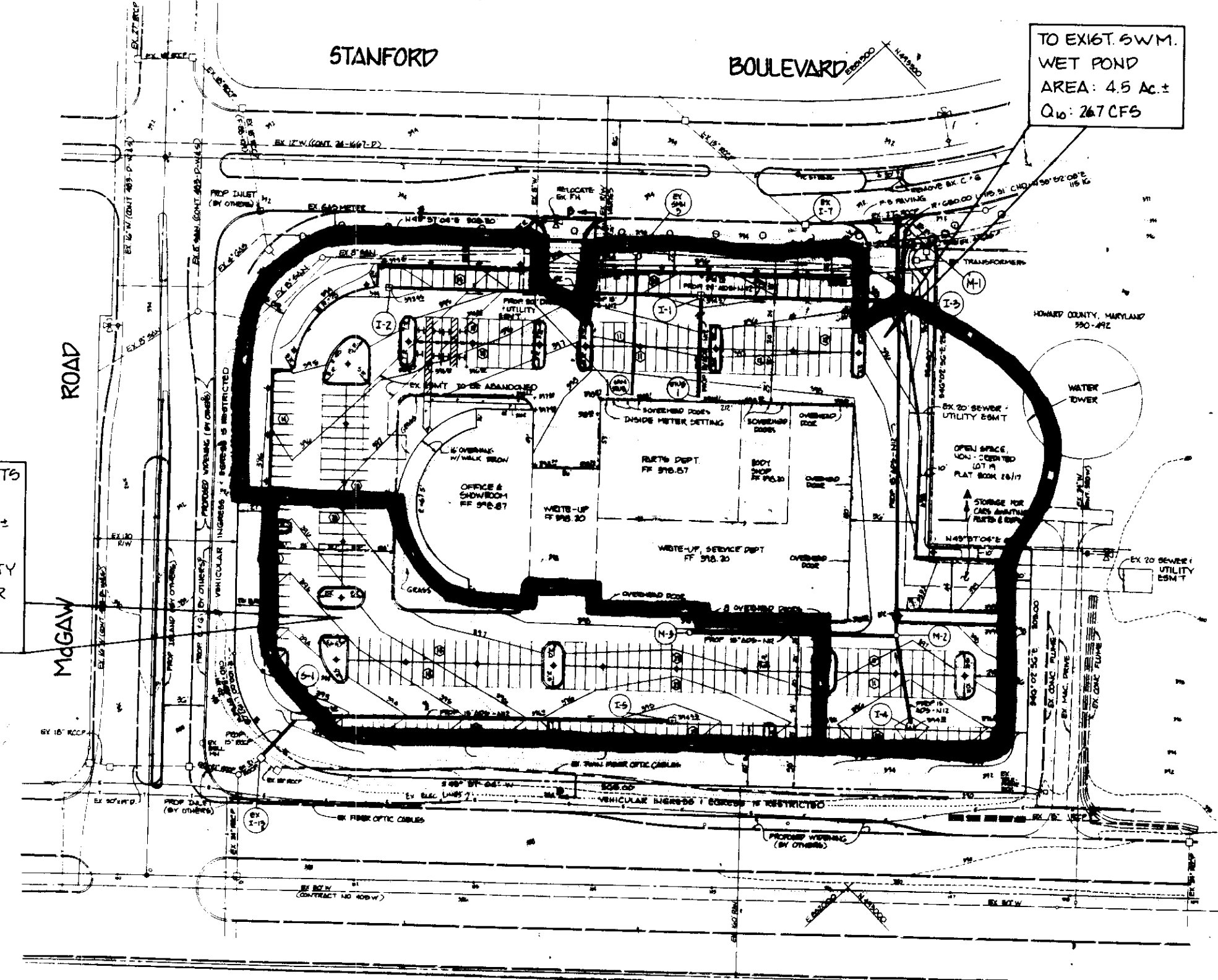
SHEET 3 OF 7



- NOTES
1. ALL REINFORCING STEEL TO BE ASTM A 615 GRADE 60 & CONCRETE TO BE $f_c = 4000$ PSI @ 28 DAYS.
 2. 2" MINIMUM CONCRETE COVER UNLESS SPECIFIED.
 3. PROVIDE 3" Ø RUST PROOF STEEL PIPE, PAINTED GRAY, AT MID-POINT OF THROAT, FILL WITH CONCRETE.



STRUCTURE S-1
SCALE: 1/4" = 1'-0"



2-2-93

THESE PLANS FOR S.W.M. CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF HOWARD SOIL CONSERVATION DISTRICT.

APPROVED HOWARD SOIL CONSERVATION DISTRICT

PLAN NUMBER _____ DATE _____

REVIEWED FOR THE HOWARD CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

U.S. SOIL CONSERVATION SERVICE DATE _____

APPROVED FOR PUBLIC WATER AND PUBLIC SEWAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

James P. Shaw 4-15-93
COUNTY HEALTH OFFICER DATE

APPROVED HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

James P. Shaw 4/28/93
DIRECTOR DATE

James P. Shaw 4/28/93
DIRECTOR DATE

APPROVED FOR PUBLIC WATER, SEWER, STORM DRAIN SYSTEM, AND PUBLIC ROADS.
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

James P. Shaw 4-7-93
DIRECTOR DATE

James P. Shaw 4-7-93
DIRECTOR DATE

ADDRESS CHART

PARCEL NO.	STREET ADDRESS
A-22	8600 STANFORD BLVD

SUBDIVISION NAME	SECT./AREA	LOT/PARCEL
COLUMBIA CORPORATE PARK		A-22

PLAT NO. OR LIF	BLOCK NO.	ZONE	TAX MAP	ELECT. DIST.	CENSUS TRACT
10753	24	EC-24P	36	6	6067.03

WATER CODE E06 SEWER CODE 5333000

GW'S

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS

658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(410) 825-8120

ENGINEER CERTIFICATION

"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."

Engr. *Apobrata Chakrabarti* DATE 12/22/92
Name: **APOBRATA CHAKRABARTI** PE# 8930

OWNER / DEVELOPER

COLUMBIA CORPORATE PARK ASSOCIATES

MERRITT

2066 Lord Baltimore Drive
Baltimore, Maryland 21207
(410) 298-2600

DEVELOPER CERTIFICATION

"I certify that all development and construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District."

Developer: *Clayton Swallow* DATE 12/12/92
Name: **GARY SWARTKO**

DESIGNED: PEC, KS
DRAWN: JME
CHECKED: PEC, KS
REV: 16/10/93

DETAILS

FORD LEASING DEVELOPING COMPANY
COLUMBIA CORPORATE PARK

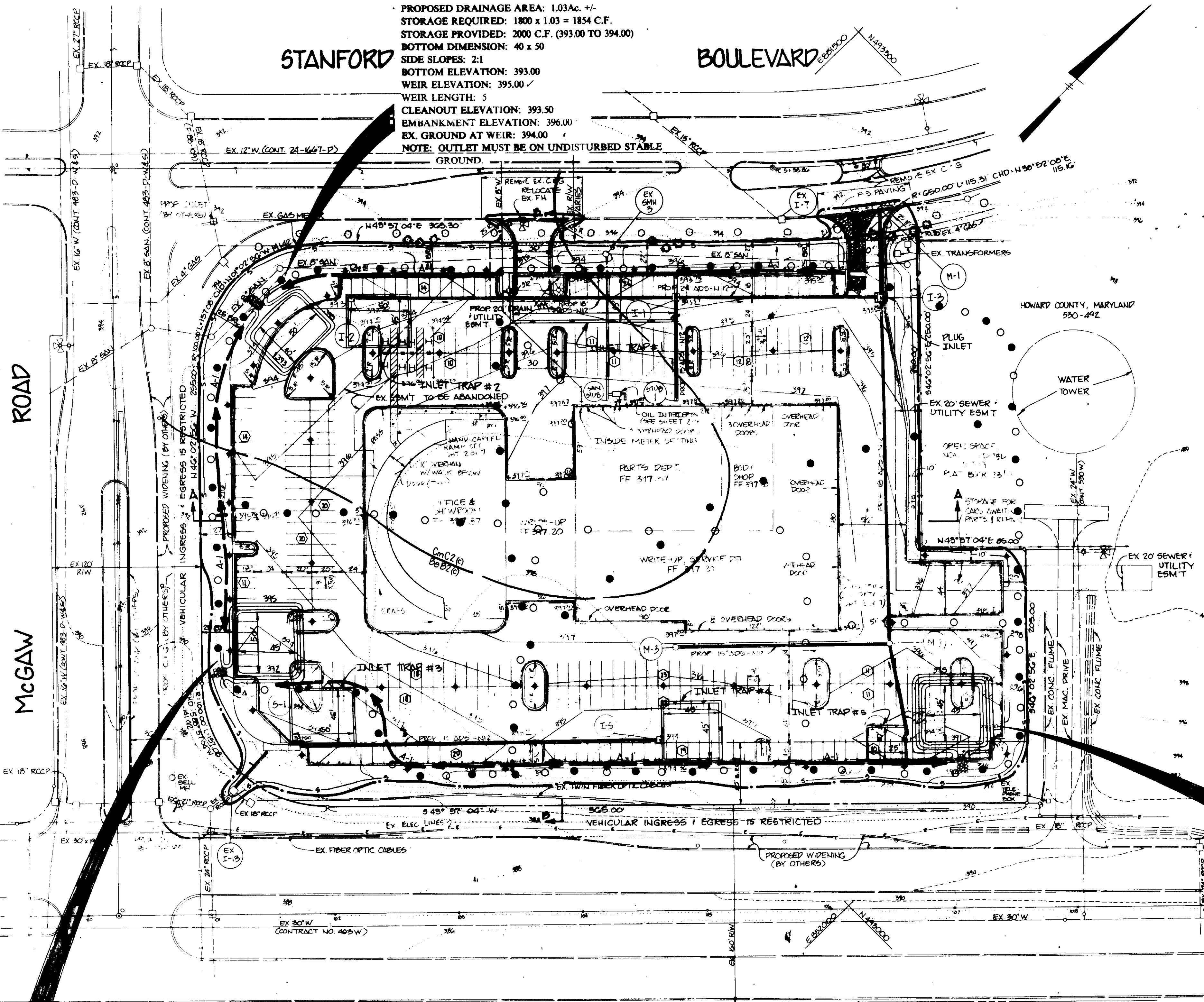
PARCEL A-22

HOWARD COUNTY, MARYLAND DATE: DECEMBER 10, 1992
ELECTION DISTRICT #6 SCALE: AS SHOWN

SHEET 4 OF 7

STONE OUTLET SEDIMENT TRAP #1 (ST-V)

EXISTING DRAINAGE AREA: 0.98Ac +/-
 PROPOSED DRAINAGE AREA: 1.03Ac +/-
 STORAGE REQUIRED: 1800 x 1.03 = 1854 C.F.
 STORAGE PROVIDED: 2000 C.F. (393.00 TO 394.00)
 BOTTOM DIMENSION: 40 x 50
 SIDE SLOPES: 2:1
 BOTTOM ELEVATION: 393.00
 WEIR ELEVATION: 393.00
 WEIR LENGTH: 5
 CLEANOUT ELEVATION: 393.50
 EMBANKMENT ELEVATION: 396.00
 EX. GROUND AT WEIR: 394.00
 NOTE: OUTLET MUST BE ON UNDISTURBED STABLE GROUND.



STONE OUTLET SEDIMENT TRAP #2 (ST-V)

EXISTING DRAINAGE AREA: 1.13Ac +/-
 PROPOSED DRAINAGE AREA: 1.13Ac +/-
 STORAGE REQUIRED: 1800 x 1.13 = 2034 C.F.
 STORAGE PROVIDED: 2250 C.F. (392.00 TO 393.00)
 BOTTOM DIMENSION: 45 x 50
 SIDE SLOPES: 2:1
 BOTTOM ELEVATION: 392.00
 WEIR ELEVATION: 394.00
 WEIR LENGTH: 5
 CLEANOUT ELEVATION: 392.50
 EMBANKMENT ELEVATION: 395.00
 EX. GROUND AT WEIR: 393.00
 NOTE: OUTLET MUST BE ON UNDISTURBED STABLE GROUND.

PLAN SCALE 1"=50'

STORM INLET SEDIMENT TRAP SCHEDULE

TRAP #	PROP. DA. (ACS)	EX. DA.	STORAGE (C.F.)	PROPOSED (C.F.)	TOP OF GRATE	BOT. OF TRAP	CLEANOUT ELEVATION	SIDE SLOPES	BOT. DIMEN.
1	2.25	1.67	4014	4950	393.87	392.37	392.87	2:1	25' x 180'
2	1.05	-	1864	2000	392.60	391.50	392.00	2:1	40' x 50'
3	1.15	-	2194	2250	392.50	391.50	392.10	2:1	45' x 50'
4	1.11	-	1995	2025	394.00	393.00	393.50	2:1	45' x 45'
5	0.97	-	666	750	394.50	393.50	394.00	2:1	25' x 50'

* THROAT OPENING

SEQUENCE OF OPERATION

- OBTAIN GRADING PERMIT
- NOTIFY THE HOWARD COUNTY DEPARTMENT OF PERMITS AND LICENSES INSPECTOR 48 HOURS BEFORE BEGINNING WORK.
- INSTALL STABILIZED CONSTRUCTION ENTRANCE.
- CLEAR AND GRUB FOR SEDIMENT CONTROL MEASURES ONLY.
- CONSTRUCT/INSTALL STONE OUTLET SEDIMENT TRAP #1, 2, AND 3; AND INSTALL ALL SILT FENCE AND EARTH DIKES.
- INSTALL STORM DRAIN FROM #1 TO I-1.
- INSTALL INLET TRAP #1.
- BEGIN ROUGH GRADING FOR ENTIRE SITE WHILE MAINTAINING POSITIVE DRAINAGE TOWARDS STONE OUTLET STRUCTURES, INLET TRAP #1 AND SILT FENCE.
- ROUGH GRADE THE AREA IN THE VICINITY OF THE UNDERGROUND WATER QUALITY STONE PIT.
- BEGIN CONSTRUCTION OF BUILDING.
- INSTALL ALL UTILITIES FOR THE SITE INCLUDING S-1.
- INSTALL INLET TRAPS.
- WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE STONE OUTLET SEDIMENT TRAPS #1, 2 AND 3 WHILE MAINTAINING POSITIVE DRAINAGE TOWARDS THE INLET SEDIMENT TRAPS WITHIN THE DRAINAGE AREA AND INSTALL WATER LINE.
- FINE GRADE THE SITE AND INSTALL SUBBASE MATERIAL FOR THE PARKING LOT AND ANY RELATED PAVING.
- INSTALL SUBBASE MATERIAL AND RELATED PAVING. REMOVE INLET PLUG OF I-3.
- DURING THE PAVING OPERATIONS, REMOVE THE INLET SEDIMENT TRAPS AND ANY INLET PLUGS, WITH THE PERMISSION OF THE SEDIMENT CONTROL INSPECTOR.
- AFTER OBTAINING PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR, REMOVE ANY REMAINING SEDIMENT CONTROL DEVICES AND STABILIZE IMMEDIATELY.

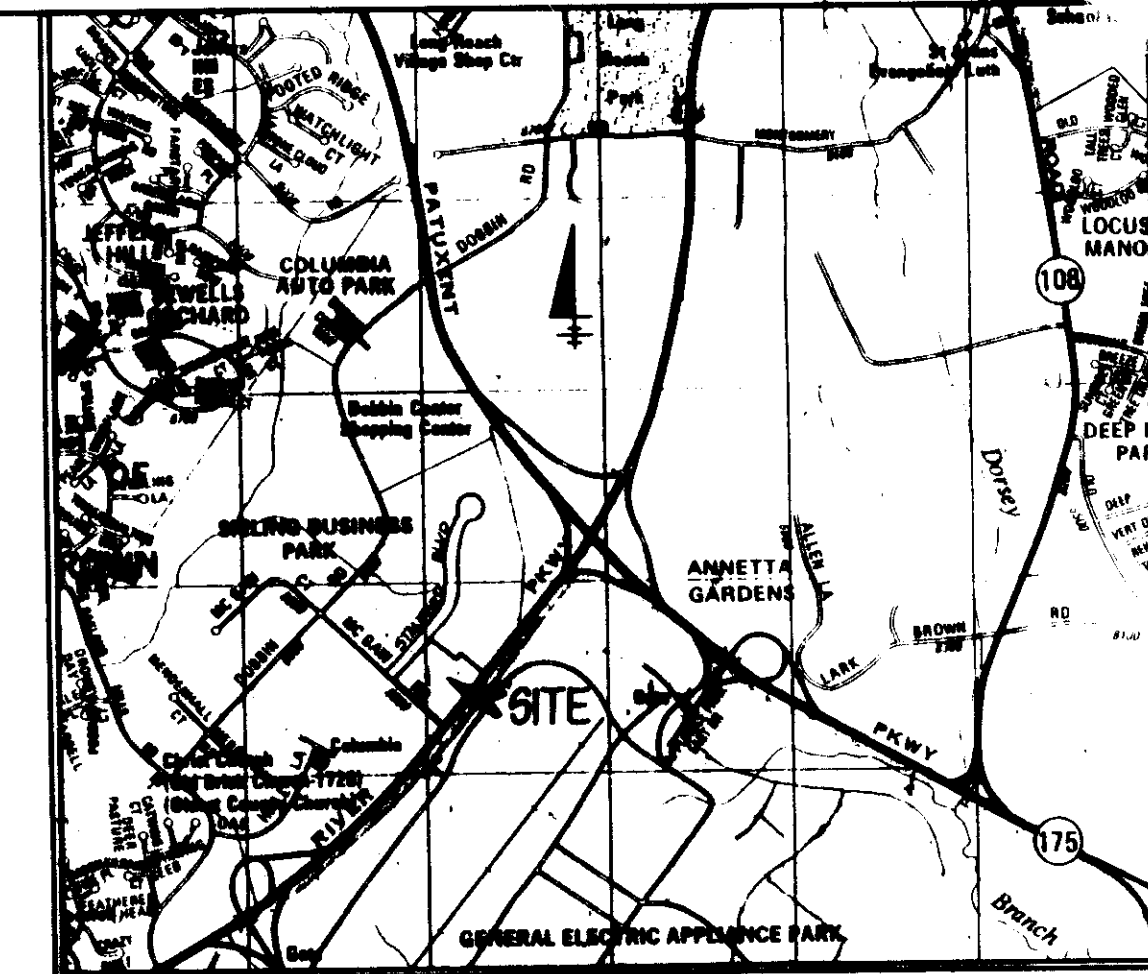
LEGEND

- LIMIT OF DISTURBANCE
- SILT FENCE
- EARTH DIKE
- MOUNTABLE BERM
- STABILIZED CONSTRUCTION ENTRANCE
- EX. RIDGELINE TO STONE OUTLET TRAP
- PROP. RIDGELINE TO STONE OUTLET TRAP

STONE OUTLET SEDIMENT TRAP #3 (ST-V)

EXISTING DRAINAGE AREA: 2.03Ac +/-
 PROPOSED DRAINAGE AREA: 2.03Ac +/-
 STORAGE REQUIRED: 1800 x 2.03 = 3654 C.F.
 STORAGE PROVIDED: 4050 C.F. (391.00 TO 393.00)
 BOTTOM DIMENSION: 45 x 45
 SIDE SLOPES: 2:1
 BOTTOM ELEVATION: 391.00
 WEIR ELEVATION: 394.00
 WEIR LENGTH: 5
 CLEANOUT ELEVATION: 392.00
 EMBANKMENT ELEVATION: 395.00
 EX. GROUND AT WEIR: 393.00
 NOTE: OUTLET MUST BE ON UNDISTURBED STABLE GROUND.

LIMIT OF DISTURBANCE: 6.275 Ac +/-
 AREA TO BE VEGETATIVELY STABILIZED: 1.65 Ac +/-



VICINITY MAP SCALE 1"=2000'
 BENCHMARKS
 BM#234401 ELEVATION: 307.49
 STANDARD CONCRETE MONUMENT SET FLUSH SURFACE
 N 491333.018 E 858206.723
 BM#2343001 ELEVATION: 288.24
 3/4" REBAR SET 0.3" BELOW THE SURFACE
 N 492140.801 E 857226.671

THESE PLANS FOR S.W.M. CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF HOWARD COUNTY SOIL CONSERVATION DISTRICT.

APPROVED HOWARD COUNTY SOIL CONSERVATION DISTRICT
 PLAN NUMBER _____ DATE _____
 REVIEWED FOR THE HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.
 APPROVED HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 APPROVED FOR PUBLIC WATER AND PUBLIC SEWAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT
 APPROVED FOR PUBLIC WATER, SEWER, STORM DRAIN SYSTEMS, AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

ADDRESS CHART

PARCEL NO.	STREET ADDRESS
A-22	8800 STANFORD BLVD

SUBDIVISION NAME: COLUMBIA CORPORATE PARK
 SECT./AREA: A-22
 LOT/PARCEL: A-22
 PLAT NO. OR LIF: 0769
 BLOCK NO.: 24
 ZONE: EC-300
 TAX MAP: BG
 ELECT. DIST.: G
 CENSUS TRACT: 6067 05
 WATER CODE: ECG
 SEWER CODE: 5933000

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 658 KEMLWORTH DRIVE, SUITE 100
 TOWSON, MARYLAND 21204
 (410) 825-8120

ENGINEER CERTIFICATION
 "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: *T. Charrabari* Date: 12/22/92
 Name: TAPDRATA CHARRABARI PE # 8930

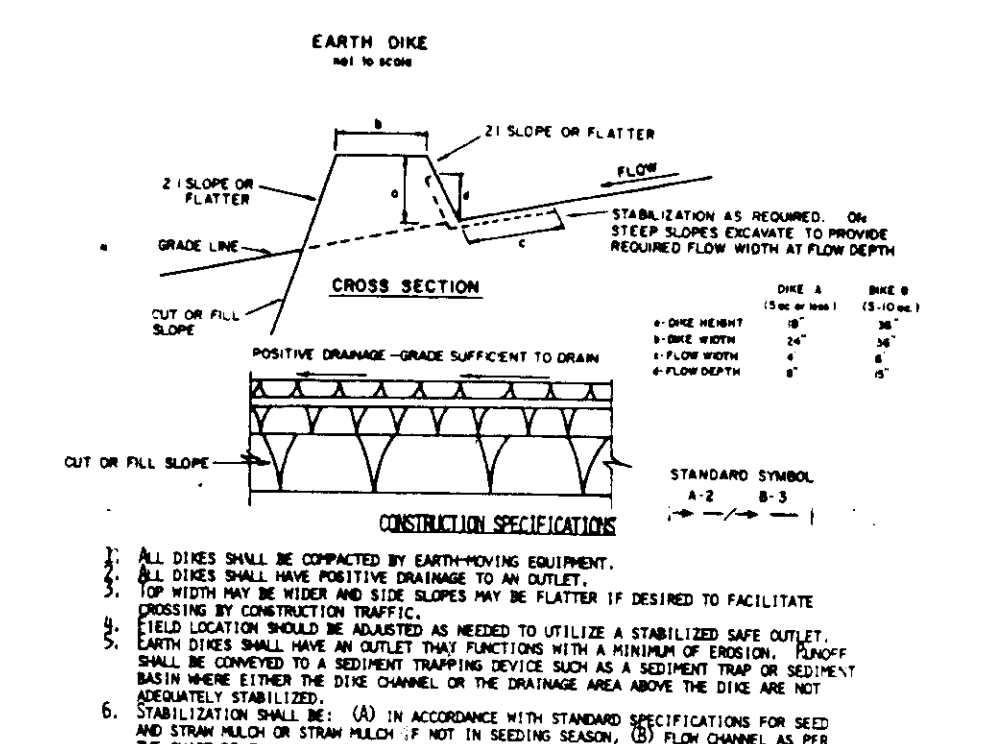
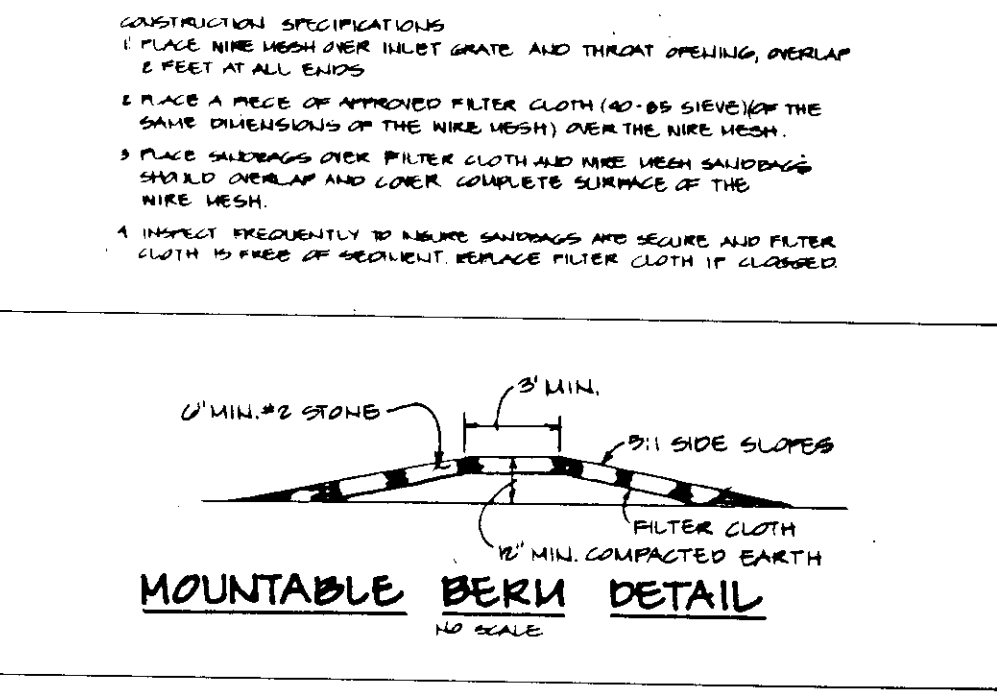
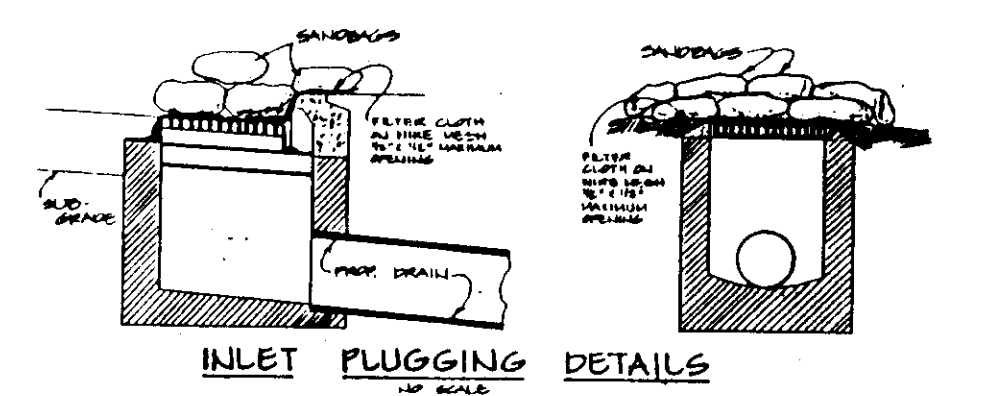
OWNER / DEVELOPER
 COLUMBIA CORPORATE PARK ASSOCIATES
MERRITT
 2066 Lord Baltimore Drive
 Baltimore, Maryland 21207
 (410) 298-2600

DEVELOPER CERTIFICATION
 "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 as a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District."
 Developer: *Gary Swatko* Date: 12/22/92
 Name: GARY SWATKO

SEDIMENT AND EROSION CONTROL PLAN
 FORD LEASING DEVELOPING COMPANY
COLUMBIA CORPORATE PARK
 PARCEL A-22
 HOWARD COUNTY, MARYLAND DATE: DECEMBER 10, 1992
 ELECTION DISTRICT #6 SCALE: AS SHOWN
 SHEET 5 OF 7

SEDIMENT CONTROL NOTES

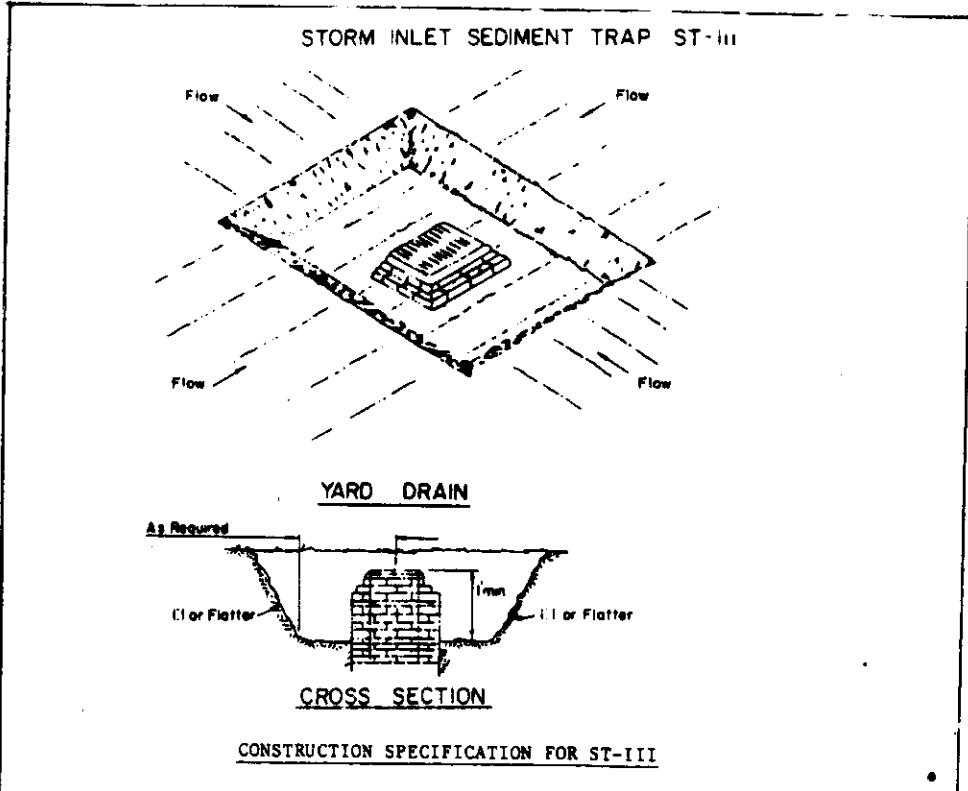
- A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permits prior to the start of any construction. (992-2437)
- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1983 MARYLAND 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 13, 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. 51) sod (Sec. 54), temporary seeding (Sec. 50) and mulching (Sec. 52). Temporary stabilization with mulch alone 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: 6.369 Acres
 Area Disturbed: 4.719 Acres
 Area to be roofed or paved: 4.719 Acres
 Area to be vegetatively stabilized: 1.65 Acres
 Total Cut: 8900 Cu. Yds
 Total Fill: 8900 Cu. Yds
 Offsite waste/borrow area location: N/A
- 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 DPW sediment control inspector.
- On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE FEET LENGTHS OR THAT WHICH CAN BE BACK FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.



FLOW CHANNEL STABILIZATION

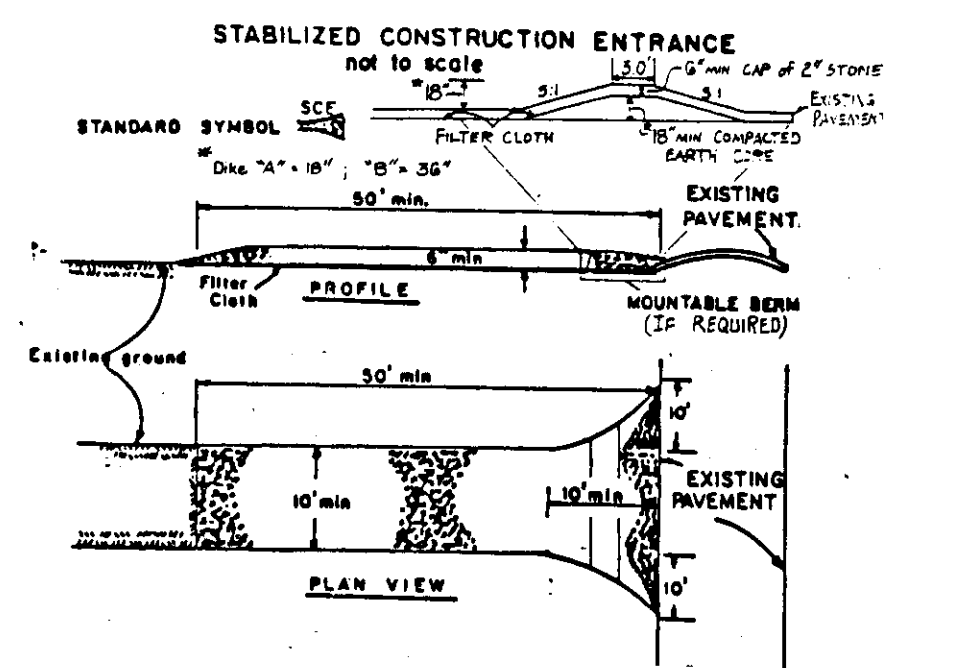
TYPE OF TREATMENT	CORRECTIVE ACTION	DISE A	DISE B
1	5-3-02	SEED AND STRAW MULCH	SEED AND STRAW MULCH
2	3-3-02	SEED AND STRAW MULCH	SEED USING JETTED, 2" STONE
3	5-3-02	SEED WITH JETTED, 2" STONE	LINED PIP-RAP 4" x 4"
4	8-3-02	LINED PIP-RAP 4" x 4"	ENGINEERING DESIGN

A. STONE TO BE 2 INCH STONE OR EQUIVALENT, IN A LAYER AT LEAST 5 INCHES IN THICKNESS AND BE PRESSED INTO THE SOIL WITH CONSTRUCTION EQUIPMENT.
 B. STRAW TO BE 1/4 INCHES TO 3/8 INCHES IN LENGTH AND PRESSED INTO THE SOIL.
 C. APPROVED EQUIVALENTS CAN BE SUBSTITUTED FOR ANY OF THE ABOVE MATERIALS PROVIDED PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.

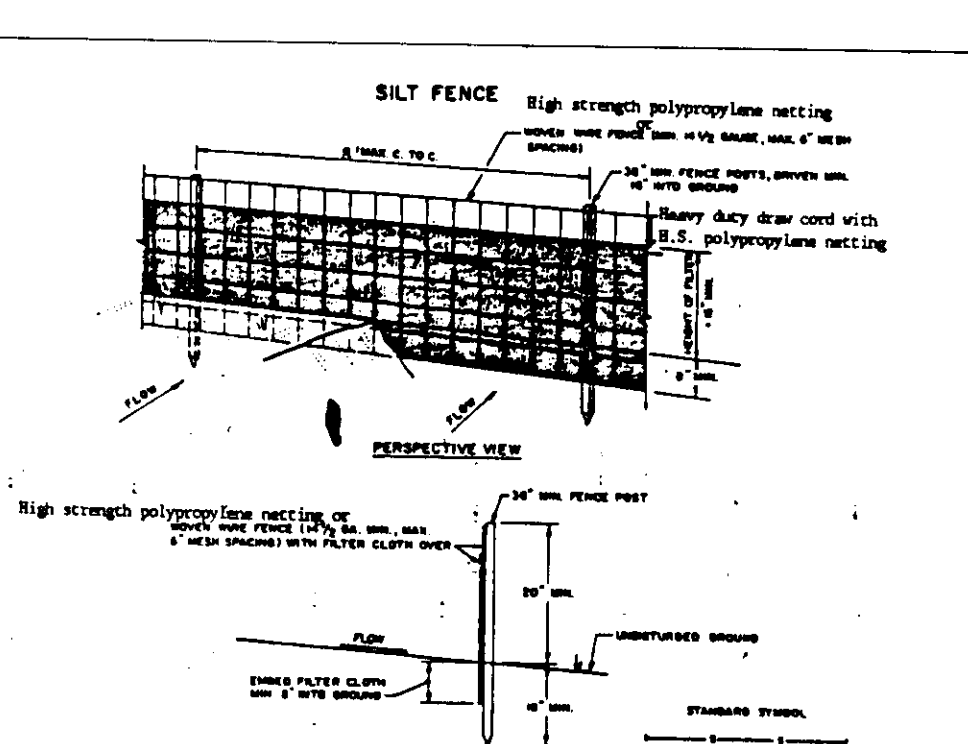


- Sediment shall be removed and the trap restored to its original dimensions when the sediment has accumulated to the design depth of the trap. Removed sediment shall be deposited in a suitable area and in such a manner that it will not erode.
 - The volume of sediment storage shall be 1800 cubic feet per acre of contributory drainage.
 - The structure shall be inspected after each rain and repairs made as needed.
 - Construction operations shall be carried out in such a manner that erosion and water pollution shall be minimized.
 - The sediment trap shall be removed and the area stabilized when the constructed drainage area has been properly stabilized.
 - All cut slopes shall be 1:1 or flatter.
- Maximum Drainage Area: 3 Acres

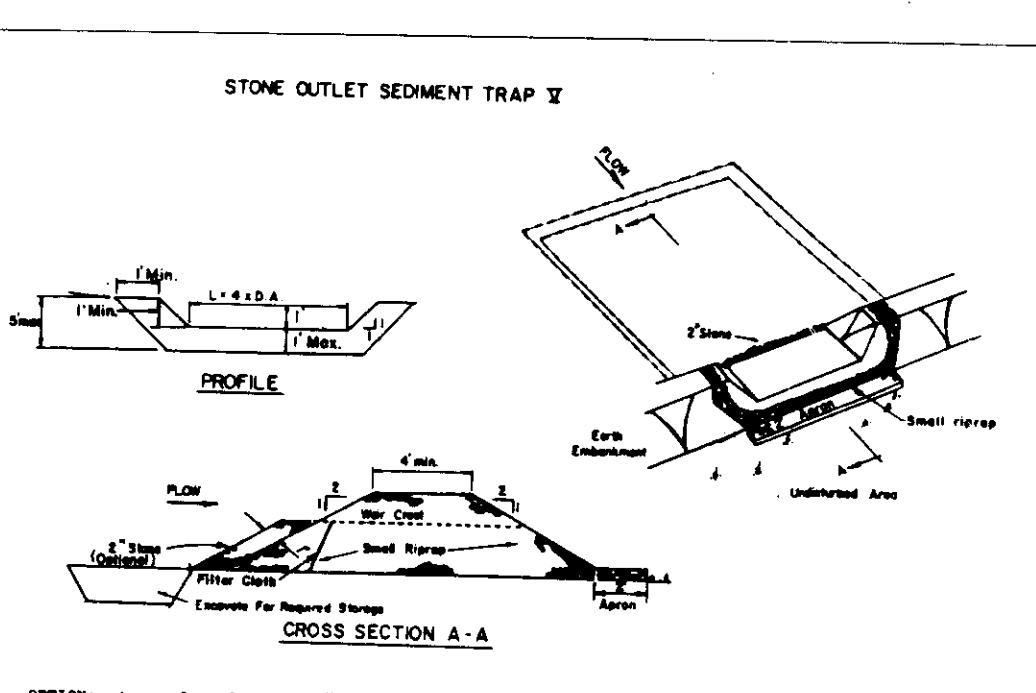
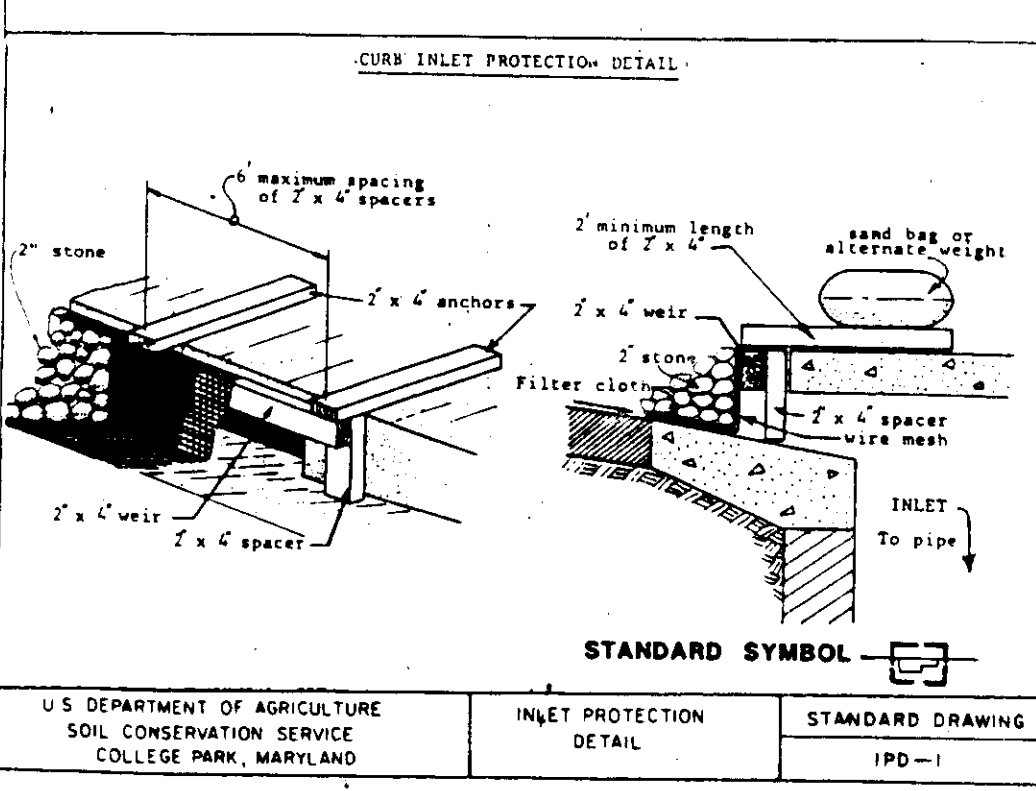
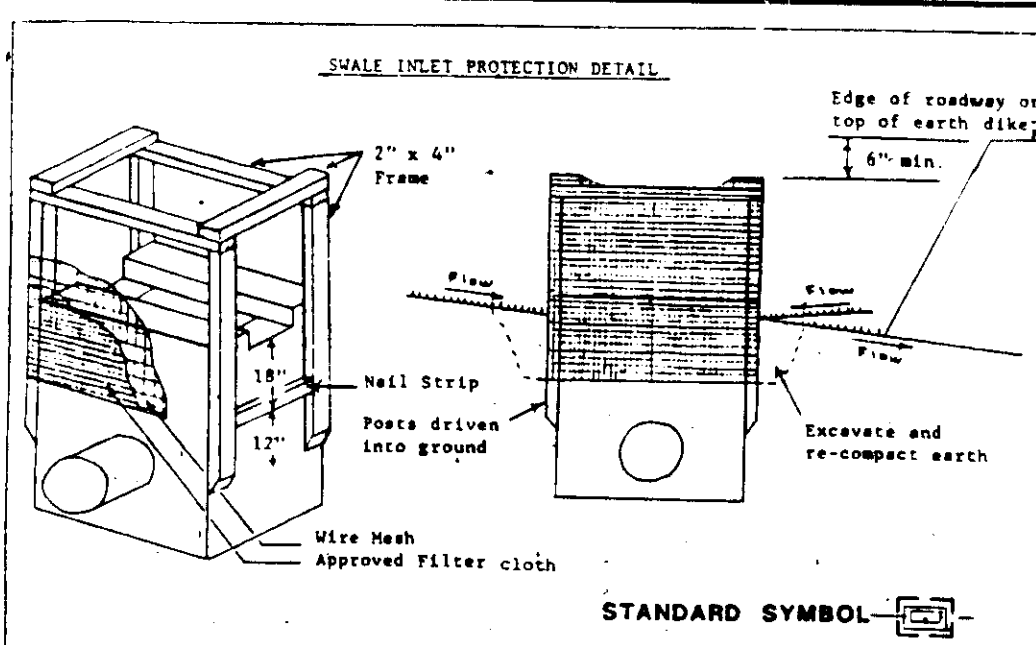
U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE COLLEGE PARK, MARYLAND	STORM INLET SEDIMENT TRAP	STANDARD DRAWING ST-III
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U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE COLLEGE PARK, MD.	STABILIZED CONSTRUCTION ENTRANCE	Standard Drawing ST-1
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U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE COLLEGE PARK, MARYLAND	SILT FENCE	STANDARD DRAWING SF-1
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U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE COLLEGE PARK, MARYLAND	STONE OUTLET SEDIMENT TRAP	STANDARD DRAWING ST-Y
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INLET PROTECTION SPECIFICATIONS

- A swale, ditchline or yard inlet protection.
 - Excavate completely around inlet to a depth of 18" below notch elevation.
 - Drive 2"x4" post 1' into ground at four corners of inlet. Place nail strips between posts on ends of inlet. Assemble top portion of 2"x4" frame using overlap joint shown. Top of frame (weir) must be 6" below edge of roadway adjacent to inlet.
 - Stretch wire mesh tightly around frame and fasten securely. Ends must meet at post.
 - Stretch filter cloth tightly over wire mesh, the cloth must extend from top of frame to 18" below inlet notch elevation. Fasten securely to frame. Ends must meet at post, be overlapped and folded, then fastened down.
 - Backfill around inlet in compacted 6" layers until layer of earth is even with notch elevation on ends and top elevation on sides.
 - If the inlet is not in a low point, construct a compacted earth dike in the ditchline below it. The top of this dike is to be at least 6" higher than the top of frame (weir).
 - This structure must be inspected frequently and the filter fabric replaced when clogged.
- Curb Inlet Protection
 - Attach a continuous piece of wire mesh (30" min. width by throat length plus 4") to the 2"x4" weir (measuring throat length plus 2") as shown on standard drawing.
 - Place a piece of approved filter cloth (40-85 sieve) of the same dimensions as the wire mesh over the wire mesh and securely attach to the 2"x4" weir.
 - Securely nail the 2"x4" weir to 9" long vertical spacers to be located between the weir and inlet face (max. 6' apart).
 - Place the assembly against the inlet throat and nail (min. 2" lengths of 2"x4" to the top of the weir at spacer locations). These 2"x4" anchors shall extend across the inlet top and be held in place by sandbags or alternate weight.
 - The assembly shall be placed so that the end spacers are a minimum 1' beyond both ends of the throat opening.
 - Form the wire mesh and filter cloth to the concrete gutter and against the face of curb on both sides of the inlet. Place clean 2" stone over the wire mesh and filter cloth in such a manner as to prevent water from entering the inlet under or around the filter cloth.
 - This type of protection must be inspected frequently and the filter cloth and stone replaced when clogged with sediment.
 - Assure that storm flow does not bypass inlet by installing temporary earth or asphalt dikes directing flow into inlet.
- Materials
 - Wooden frame is to be constructed of 2"x4" construction grade lumber.
 - Wire mesh must be of sufficient strength to support filter cloth, and stone for curb inlets, with water fully impounded against it.
 - Filter cloth must be of a type approved for this purpose: resistant to sunlight with mesh size: EOS, 40-85, to allow sufficient passage of water and removal of sediment.
 - Stone is to be 2" in size and clean, since fines would clog the cloth.

HOWARD SOIL CONSERVATION DISTRICT PERMANENT SEEDING 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, disking or other acceptable means before seeding, if not previously loosened.

Soil Amendments: In lieu of soil test recommendations, use one of the following schedules:
 1) FERTILIZER - 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 disk 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.).
 2) ACCEPTABLE - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq. ft.) and 1000 lbs per acre 10-10-10 fertilizer (23 lbs/1000 sq. ft.) before seeding. Harrow or disk 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 (.45 lbs/1000 sq. ft.) of weeping lovegrass. During the period of October 16 thru February 28, prepare 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 210 gallons per acre (5 gal/1000 sq. ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 340 gallons per acre (8 gal/1000 sq. ft.) for anchoring.

Maintenance - Inspect all seeding areas and make needed repairs, replacements and reseedings.

TEMPORARY SEEDING NOTES

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

Seedbed Preparation - Loosen upper three inches of soil by raking, disking 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 October 15, seed with 2-1/2 bushels 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, prepare 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 weed free small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 210 gal per acre (5 gal/1000 sq. ft.) of emulsified asphalt on flat areas. On slopes 8 ft. or higher, use 340 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 additional rates and methods not covered.

2-293

THESE PLANS FOR S.W.M. CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF HOWARD SOIL CONSERVATION DISTRICT.

APPROVED FOR HOWARD SOIL CONSERVATION DISTRICT
 [Signature] 8/19/93
 DATE

PLAN NUMBER: A-22 DATE: 8/19/93

REVIEWED FOR THE HOWARD CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.
 [Signature] 8/19/93
 U.S. SOIL CONSERVATION SERVICE DATE

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
 [Signature] 9-13-93
 COUNTY HEALTH OFFICER DATE

APPROVED HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature] 4/23/95
 DIRECTOR DATE

[Signature] 4/28/93
 CHIEF DIVISION OF COMMUNITY PLANNING DATE

APPROVED FOR PUBLIC WATER, SEWER, STORM DRAIN SYSTEM, AND PUBLIC ROADS.
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 [Signature] 4/7/93
 DIRECTOR DATE

[Signature] 4-7-93
 CHIEF BUREAU OF ENGINEERING DATE

ADDRESS CHART

PARCEL NO.	STREET ADDRESS
A-22	8800 STAMFORD BLVD

SUBDIVISION NAME: COLUMBIA CORPORATE PARK SECT./AREA: LOT/PARCEL: A-22

PLAT NO. OR LIF: 10753 BLOCK NO.: 24 ZONE: NT ELEC. DIST.: G CENSUS TRACT: 6067.03

WATER CODE: ECG SEWER CODE: 5933000

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 658 KENILWORTH DRIVE, SUITE 100
 TOWSON, MARYLAND 21204
 (410) 825-8120

ENGINEER CERTIFICATION

"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: [Signature] DATE: 12/22/92
 Name: TABORATA CHARRABARTI PE#: 8930

OWNER / DEVELOPER
 COLUMBIA CORPORATE PARK ASSOCIATES
MERRITT
 2066 Lord Baltimore Drive
 Baltimore, Maryland 21207
 (410) 296-2600

DEVELOPER CERTIFICATION

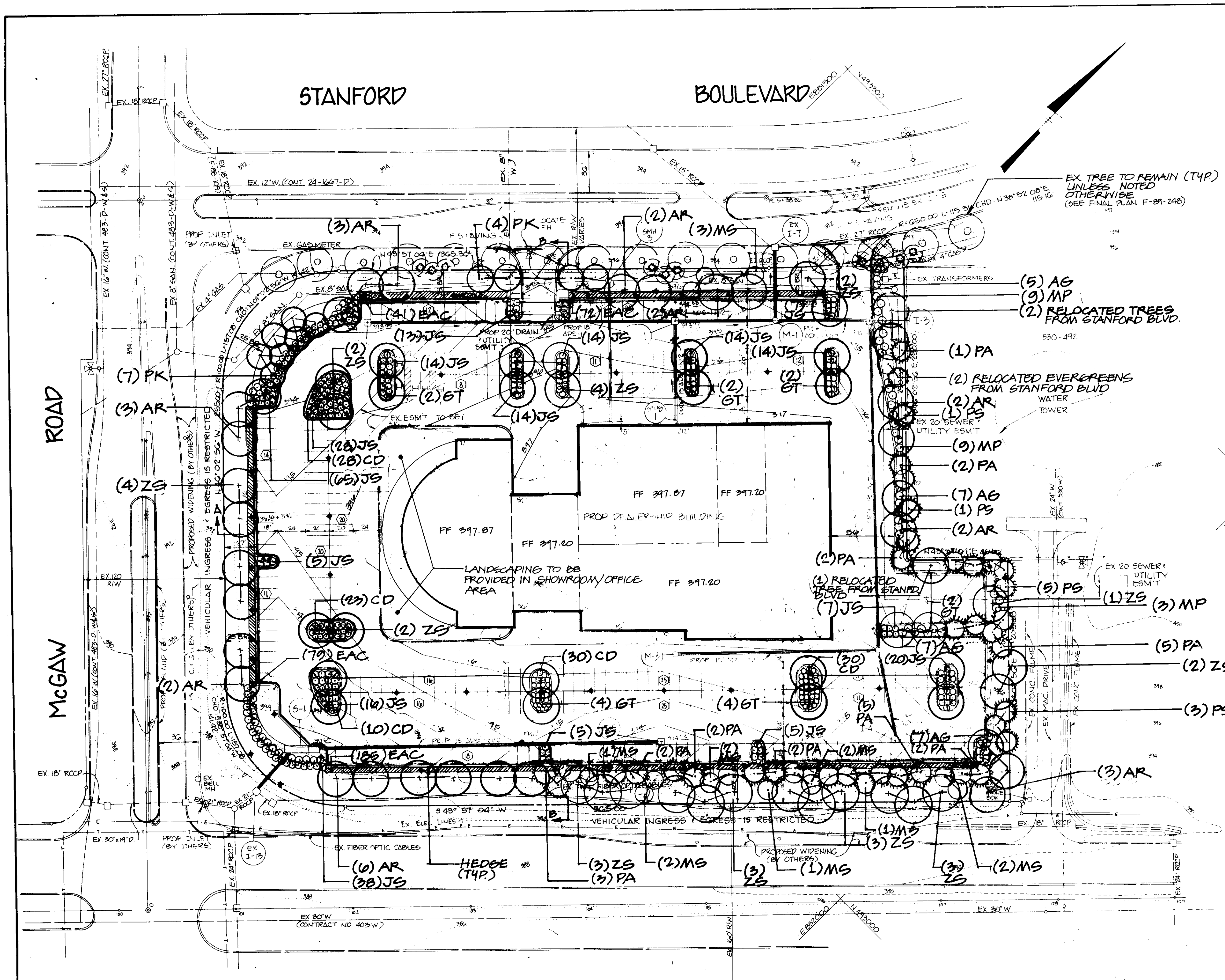
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Developer: [Signature] DATE: 12/22/92
 Name: GARY SWATHO

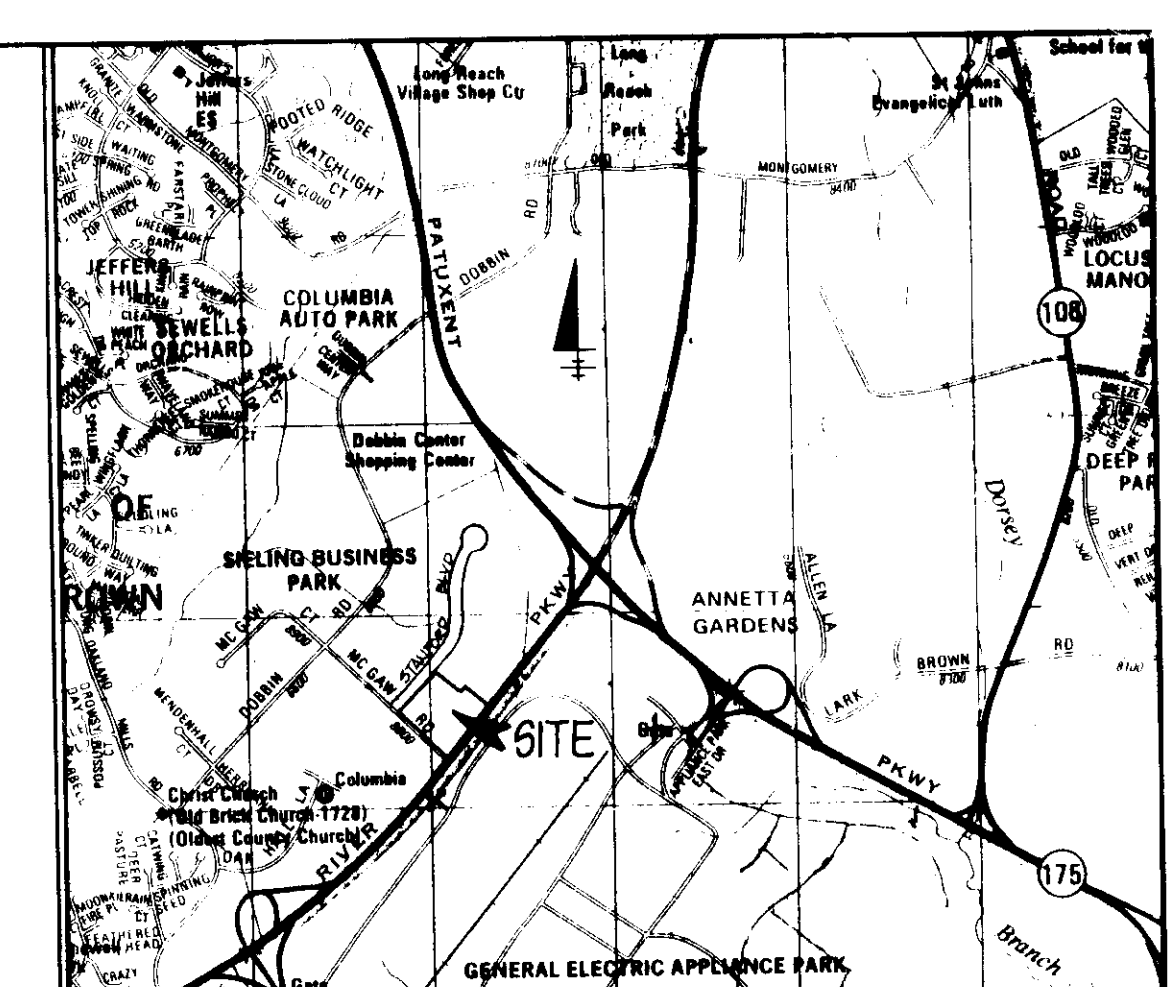
DESIGNED: PEC
 DRAWN: JME
 CHECKED: PEC
 REVISIONS:

SEDIMENT & EROSION CONTROL DETAILS
FORD LEASING DEVELOPING COMPANY
COLUMBIA CORPORATE PARK
 PARCEL A-22
 HOWARD COUNTY, MARYLAND
 ELECTION DISTRICT # G
 DATE: DECEMBER 10, 1992
 SCALE: AS SHOWN

SHEET 6 OF 7
 SDP 93-57



- ### GENERAL NOTES
- MAXIMUM BUILDING HEIGHT - 15'
 - ALL AREAS NOT BEING PAVED OR RECEIVING BUILDING COVERAGE SHALL BE STABILIZED IN ACCORDANCE WITH THE PLANS APPROVED BY HOWARD SOIL CONSERVATION DISTRICT.
 - ANY DAMAGE TO PUBLIC RIGHT-OF-WAY AND/OR ADJACENT PROPERTIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR SHALL MAINTAIN AT LEAST A 2' LEVEL BENCH BEHIND ALL CURBS AND GUTTER IN FILL AREAS.
 - THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES TO HIS OWN SATISFACTION BEFORE STARTING CONSTRUCTION.
 - ALL SLOPES SHALL BE 2:1 OR FLATTER.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY.
 - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS BUREAU OF CONSTRUCTION INSPECTION AT (301) 791-7272 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
 - FOR DETAILS OF RAMPS AND SIGNS FOR THE HANDICAPPED, SEE THE MARYLAND BUILDING CODE FOR THE HANDICAPPED AND THE AGED AND AS SHOWN HEREON. SEE SHEETS 08.
 - THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4' COVER OVER ALL PROPOSED WATER LINES.
 - ALL RIP-RAP SHALL BE PLACED ON FILTER TOWEL.
 - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
 - THE CONTRACTOR SHALL REMOVE ALL EXISTING PAVING, CURB AND GUTTER, ETC. THAT MAY INTERFERE WITH PROPOSED CONSTRUCTION.
 - ALL UTILITIES INSTALLED SHALL BE FULL TRENCH COMPACTION.
 - ALL WATER MAINS, BENDS, VALVES, ETC. SHALL BE BUTTRESSED IN ACCORDANCE WITH HOWARD COUNTY DESIGN REQUIREMENTS.
 - ALL SIDEWALKS WILL BE 6' WIDE SEE ARCHITECTURAL PLANS FOR DETAILS.
 - 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 18.122 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.
 - RAFFER CONTROL DEVICES, MARKINGS, AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGN SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
 - ALL PLAN DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.



VICINITY MAP

SCALE: 1" = 2000'

BENCHMARKS

BM#234401 ELEVATION: 307.49
STANDARD CONCRETE MONUMENT
SET FLUSH SURFACE
N 491333.018 E 858206.723

BM#234301 ELEVATION: 288.24
3/4" REBAR SET 0.5" BELOW THE SURFACE
N 491240.801 E 857226.671

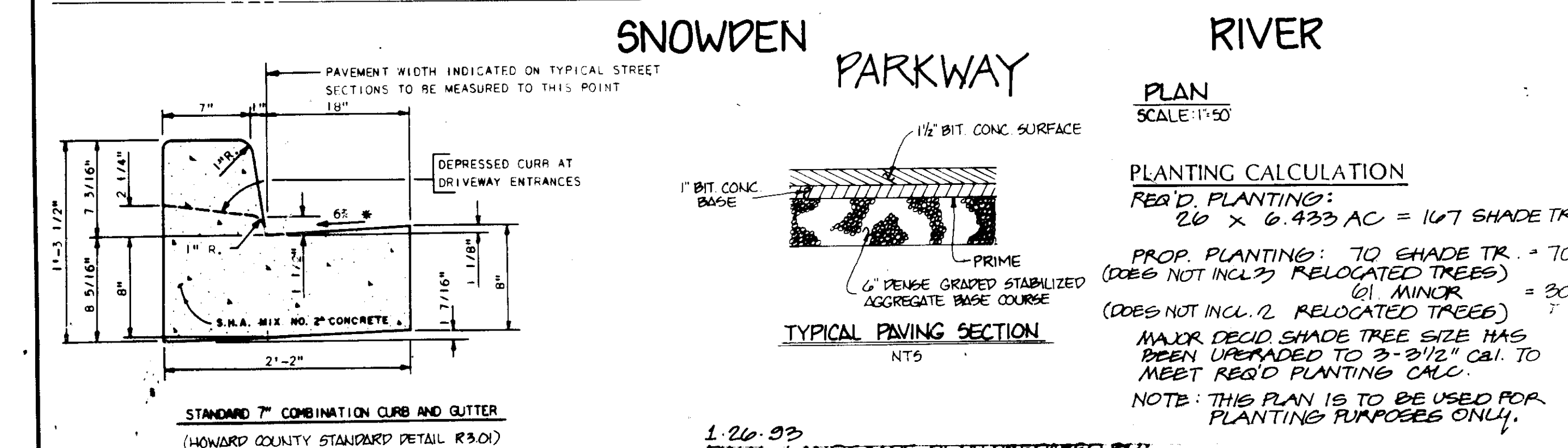
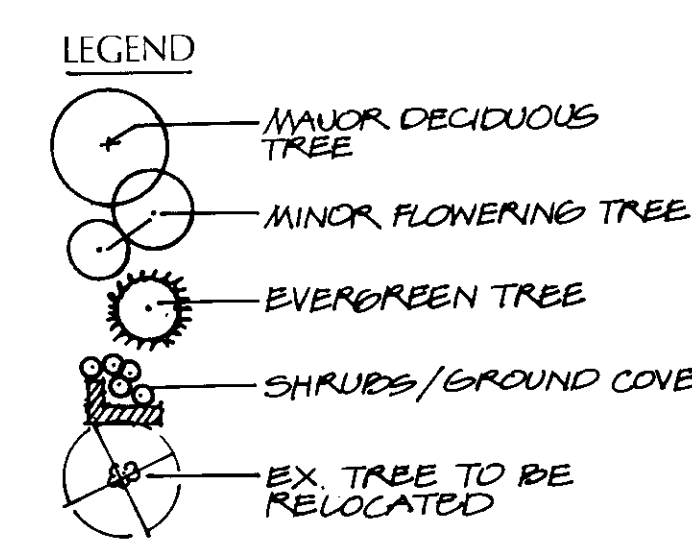
SITE DATA

TOTAL AREA OF SITE: 6.433 AC +/-
EXISTING ZONING: NEW TOWN, EMPLOYMENT CENTER INDUSTRIAL
PROPOSED ZONING: RESIDENTIAL PLANNED UNIT DEVELOPMENT
EXISTING USE: VACANT
PROPOSED USE: AUTOMOBILE DEALERSHIP
BUILDING COVERAGE: 53,284 Sq. Ft. OR 1.22 AC +/-
FLOOR AREA: 53,284 Sq. Ft. OR 1.22 AC +/-
FLOOR AREA RATIO: 8.19
TOTAL AREA OF PARKING: 185,144 Sq. Ft. OR 4.248 AC +/-
AREA TO BE PAVED: BUILDING AREA: 185,144 Sq. Ft. OR 4.248 AC +/-
OPEN SPACE: 95,179 Sq. Ft. OR 2.185 AC +/-
% OPEN SPACE: 34%
% BUILDING COVERAGE: 19%
% BUILDING COVERAGE WITH TERRACE: 86%
TOTAL AREA OF PARKING LOT: 185,144 Sq. Ft. OR 4.248 AC +/-
AREA OF LANDSCAPED ISLANDS IN PARKING: 9625 Sq. Ft. OR 0.22 AC +/-
% LANDSCAPED ISLANDS IN PARKING: 5.19%
AREA TO BE DISTURBED: 6.433 AC
AREA TO BE VEGETATIVELY STABILIZED: 2.065 AC
PREVIOUS SKETCH NO.: 587-24
PRELIMINARY NO.: 17-43
FINAL PLAN NO.: 1993E F 09-146, F 09-140

PARKING TABULATION

REQUIRE: 3 P.S./1000 Sq. Ft. = 265 SPACES (REQUIRED)
PROVIDED: 332 SPACES (PROVIDED)
(INCLUDING 8 HANDICAPPED SPACES)

- ### LANDSCAPE NOTES
- All nursery stock shall conform to American Association of Nurserymen, Inc. standards as described in "American Standards for Nursery Stock", publication ANSI 60.1-1986.
 - Landscape specifications shall conform to "Landscape Specification Guidelines for the Baltimore-Washington Metropolitan Area" prepared by the Landscape Contractors Association of Metropolitan Washington, latest edition.
 - A one year maintenance and warranty period shall be required.
 - Contractor shall notify Hoff & Antonucci, Assoc. at least 48 hours prior to the start of installation.
 - Any substitutions or changes to plant materials or their locations shall be approved by Hoff & Antonucci, Assoc. at least 48 hours prior to construction.
 - Contractor shall notify "Miss Utility" at least 72 hours prior to the start of any digging.

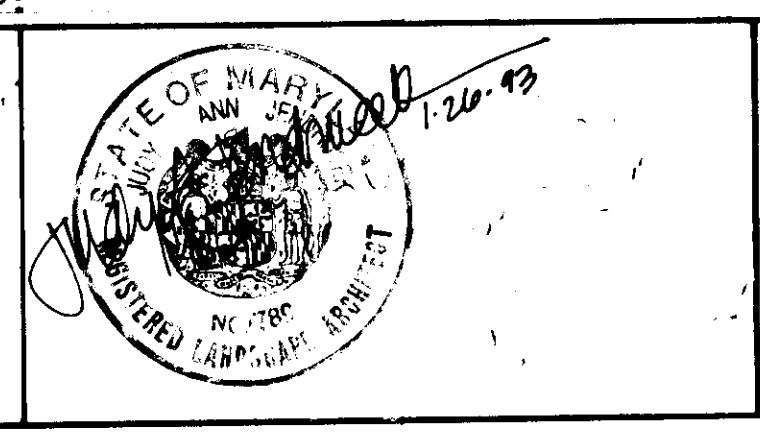


PLANT LIST

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
MAJOR DECIDUOUS TREES					
AR	23	Acer rubrum "Red Sunset"	Red Sunset Maple	3- 3 1/2" cal.	B & B
GT	16	Gleditsia t. inermis "Shademaster"	Shademaster Honey Locust	3- 3 1/2" cal.	B & B
ZS	29	Zelkova serrata "Village Green"	Village Green Zelkova	3- 3 1/2" cal.	B & B
FLOWERING TREES					
MS	14	Malus sargentii	Sargent Crab	2-2 1/2" cal.	B & B
PK	11	Prunus serrulata "Kwanzan"	Kwanzan Cherry	2-2 1/2" cal.	B & B
EVERGREEN TREES					
PA	26	Picea abies	Norway Spruce	6-8' HT.	B & B
PS	10	Pinus strobus	White Pine	6-8' HT.	B & B
SHRUBS/GROUND COVER					
AG	26	Abelia grandiflora	Glossy Abelia	18-24"	B & B - 5' o.c.
CD	121	Cotoneaster dammeri "Lowfast"	Lowfast cotoneaster	12-15"	B & B - 3' o.c.
EAC	377	Euonymus alatus compacta	Dwarf Winged Euonymus	24"	B & B - 3' o.c.
JS	279	Juniperus sabinia tamariscifolia	Tan's Juniper	12-15"	B & B - 4' o.c.
MP	21	Myrica pensylvanica	Northern Bayberry	18-24"	B & B - 5' o.c.

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(410) 825-8120

Land Development Consultants and Landscape Architects
HOFF & ANTONUCCI ASSOCIATES
1717 York Road • Suite 1B • Lutherville, MD 21093
301-628-9225 • Fax 301-628-9229



OWNER / DEVELOPER
COLUMBIA CORPORATE PARK ASSOCIATES
MERRITT
2066 Lord Baltimore Drive
Baltimore, Maryland 21207
(410) 298-2600

DEVELOPER CERTIFICATION
"I certify that all development and construction will be done according to this plan and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District."
Developer: *George Stephens* Date: 12/22/92
Name: GEORGE STEPHENS

DESIGNED: PRC
DRAWN: JME
CHECKED: PRC
REVISIONS:
1/21/93 FINAL LANDSCAPE PLAN JAJ
2/2/93 REV. PAVING LAYOUT, INT. EROSION CONTROL PLANTING PER H&A COMMENTS

FINAL LANDSCAPE PLAN
FORD LEASING DEVELOPING COMPANY
COLUMBIA CORPORATE PARK
PARCEL A-22
HOWARD COUNTY, MARYLAND DATE: DECEMBER 10, 1992
ELECTION DISTRICT #6 SCALE: AS SHOWN
SHEET 7 OF 7