

SITE DATA
 TOTAL AREA OF SITE: 5.499 AC +/-
 EXISTING ZONING: NEW TOWN EMPLOYMENT CENTER INDUSTRIAL FDP-117A
 PROPERTY REFERENCE: BH ROBB IV LIMITED PARTNERSHIP 3275/442
 EXISTING USE: VACANT
 PROPOSED USE: AUTOMOBILE DEALERSHIP, REPAIR AND MAINTENANCE
 BUILDING COVERAGE: 19,060 S.F. OR 0.44 AC +/-
 % BUILDING COVERAGE: 8%
 FLOOR AREA: 19,060 S.F. OR 0.44 AC +/-
 FLOOR AREA RATIO: 0.08
 AREA TO BE PAVED PLUS BUILDING AREA: 188,260 S.F. OR 4.32 AC +/-
 OPEN SPACE: 51,337 S.F. OR 1.18 AC +/-
 % OPEN SPACE: 21%
 TOTAL AREA OF PARKING LOT: 169,200 S.F. OR 3.88 AC +/-
 % PARKING LOT COVERAGE: 71%
 AREA TO BE DISTURBED: 5.91 AC +/-
 AREA TO BE VEGETATED/ATIVELY STABILIZED: 1.59 AC +/-
 PREVIOUS SKETCH NO.: S-87-24
 PRELIMINARY NO.: 87-43
 FINAL PLAT NO.: F-95-52

PARKING TABULATION

PHASE I - TOTAL BUILDING AREA	- 19,060 S.F.
BUILDING AREA MINUS SERVICE BAYS	- 12,404 S.F.
@ 2 SP./1,000 S.F.	= 25 SP.
SERVICE BAYS	14 @ 3 SP./BAY = 42 SP.
AREA OF OUTDOOR DISPLAY	- 36,551 S.F. =
@ 1 SP./1,000 S.F.	= 37 SP.
TOTAL REQ'D PHASE I	= 104 SP.
PHASE II - AREA OF OUTDOOR DISPLAY	- 18,720 S.F. =
@ 1 SP./1,000 S.F.	= 19 SP.
TOTAL REQUIRED PHASE I & II	= 123 SP.
TOTAL PROVIDED	= 123 SP. (INCLUDE 6 HDCT.)

LEGEND

- EX. GRADE
- 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
- NO. OF DISPLAY SPACES
- PROP. HANDICAPPED PARKING
- PAVED AREA (SEE PAVING SECTION SHT. 2)
- PHASE II PAVING SECTION (SEE PAVING SECTION SHT. 2)
- PARKING SPACES

VICINITY MAP
 SCALE: 1" = 2000'

BENCHMARKS
 BM 4234401 ELEVATION: 307.49
 STANDARD CONCRETE MONUMENT
 SET FLUSH SURFACE
 N 491333.018 E 838206.723
 BM 42343001 ELEVATION: 288.24
 3/4" REBAR SET 0.3" BELOW THE SURFACE
 N 492140.801 E 837226.671

PARCEL 'A-25'
 PLAT
 BH ROBB IV LIMITED PARTNERSHIP
 3275/442
 EXISTING ZONING NT

NOTE:
 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 each separate and independent sewer connection shall include a standard manhole and other waste pre-treatment 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 statement shall apply to all initial and future occupants or tenants.

These plans for S.W.M. construction, soil erosion and sediment control meet the requirements of Howard Soil Conservation District.

John R. Robertson 8/3/95
 APPROVED: HOWARD SOIL CONSERVATION DISTRICT

PLAN NUMBER	DATE
U.S. SOIL CONSERVATION SERVICE	0/3/8
APPROVED: DEPARTMENT OF PLANNING AND ZONING	
Chief, Development Engineering Division	0/4/95
Chief, Division of Land Development and Research	5/6/95
Director	8/1/95

ADDRESS CHART
 PARCEL NUMBER STREET ADDRESS
 PARCEL A-24 2066 MCGAW ROAD

SUBDIVISION NAME	SECT./AREA	PARCEL #
COLUMBIA CORPORATE PARK	N/A	A-24
PLAT #	BLOCK #	ZONE TAX/ZONE MAP
11015	24	EC-IND 36
WATER CODE: E00	SEWER CODE: 5333000	ELEC. DIST. 6th
		CENSUS TRACT 000703

SITE PLAN
 COLUMBIA CORPORATE PARK
 PARCEL A-24

O.P. & E. FILE NO. F-72-900; F-91-130; F-89-248; F-88-109;
 F-03-00; F-95-52; FDP 117A-1
 SKETCH NO. S-87-24
 PRELIMINARY NO. P-87-43

HOWARD COUNTY, MARYLAND
 ELECTION DISTRICT #2

SCALE: 1" = 30'
 DECEMBER 28, 1994
 SHEET 1 OF 7

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

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 or 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 Name: *Ray D. Swartz* Date: 6/2/95

OWNER/DEVELOPER
 BH ROBB IV LIMITED PARTNERSHIP CO

MERRITT
 2066 LORD BALTIMORE DRIVE
 BALTIMORE, MARYLAND 21207
 (410) 298-2600

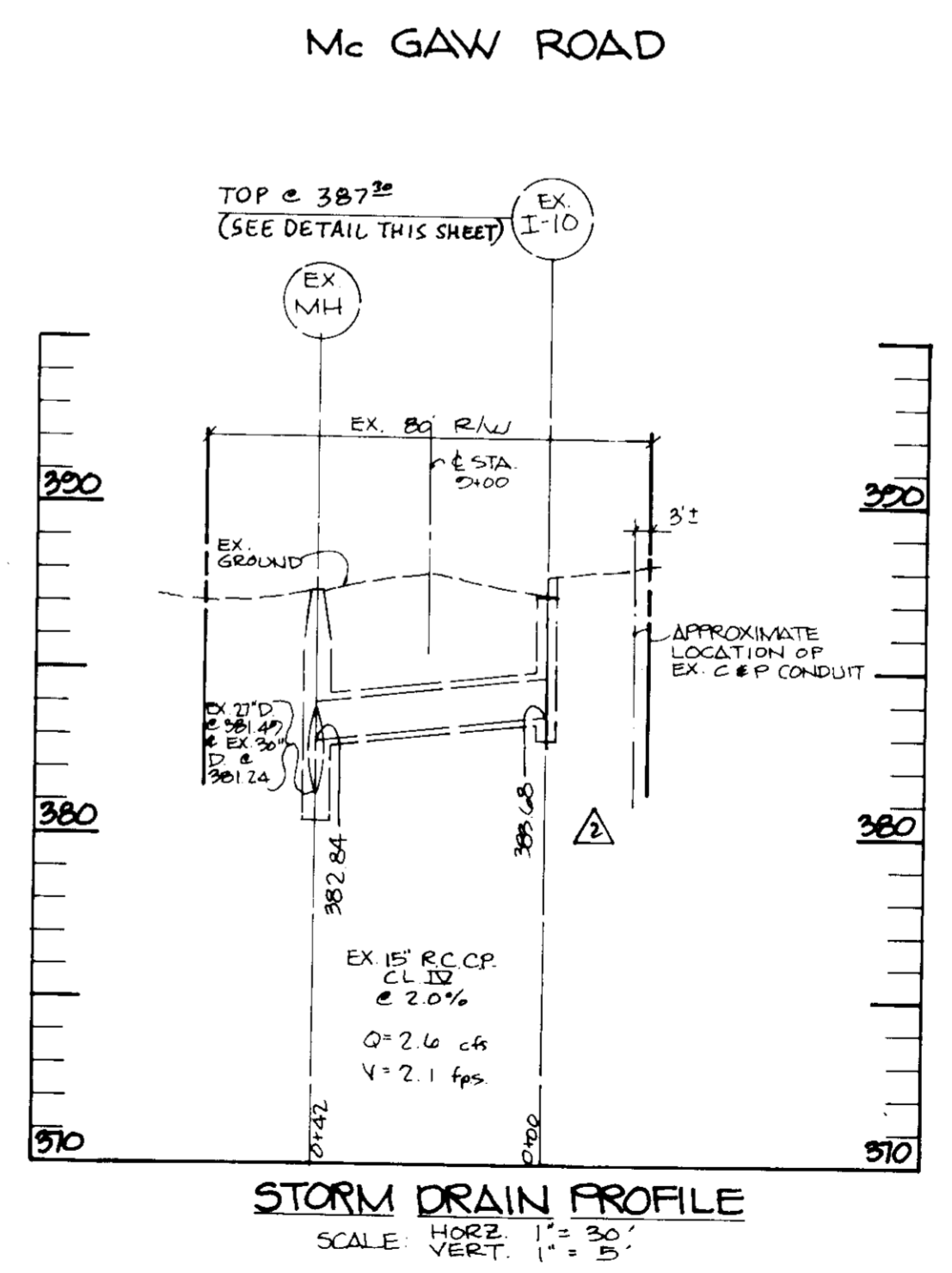
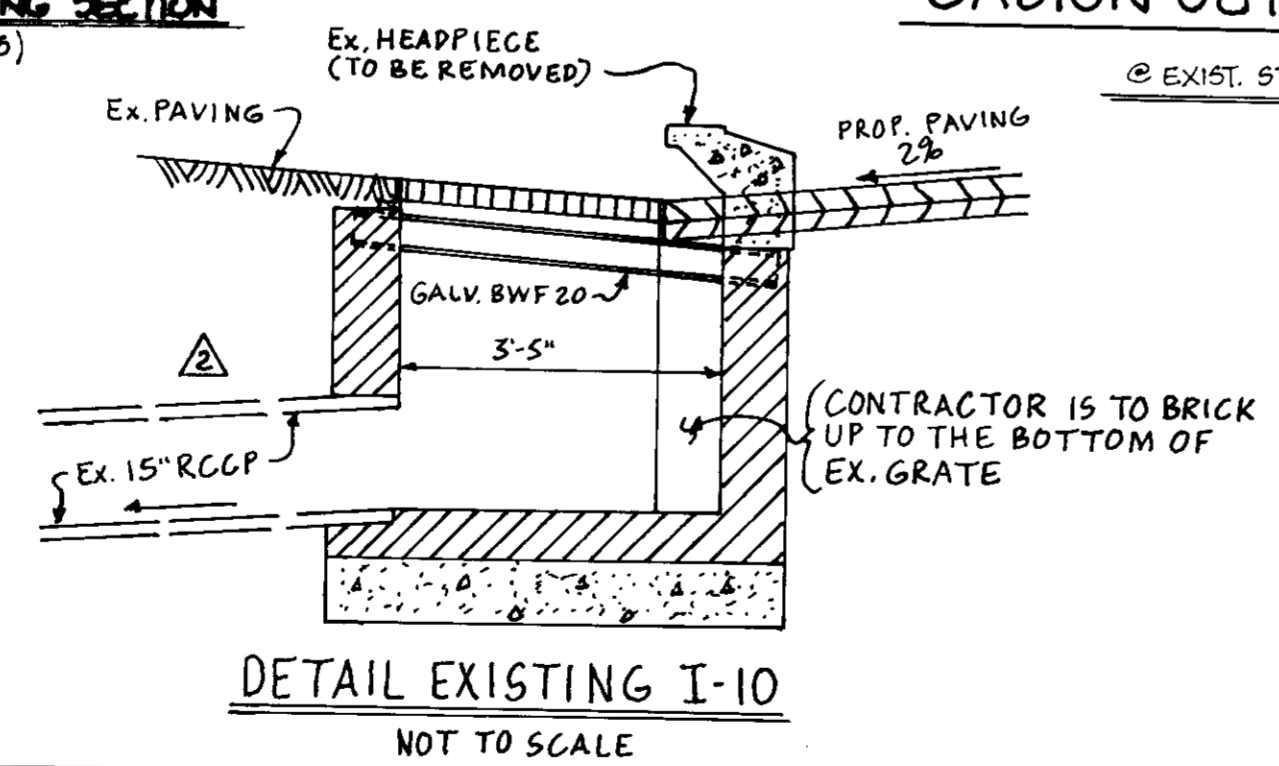
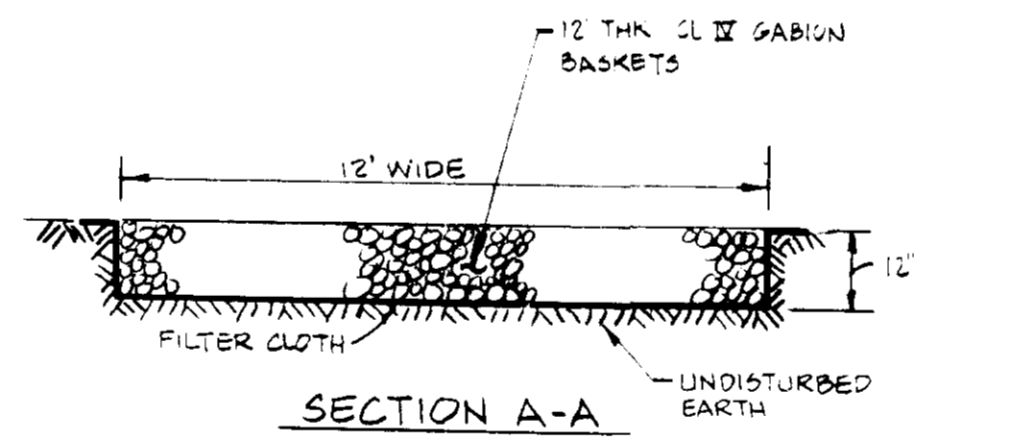
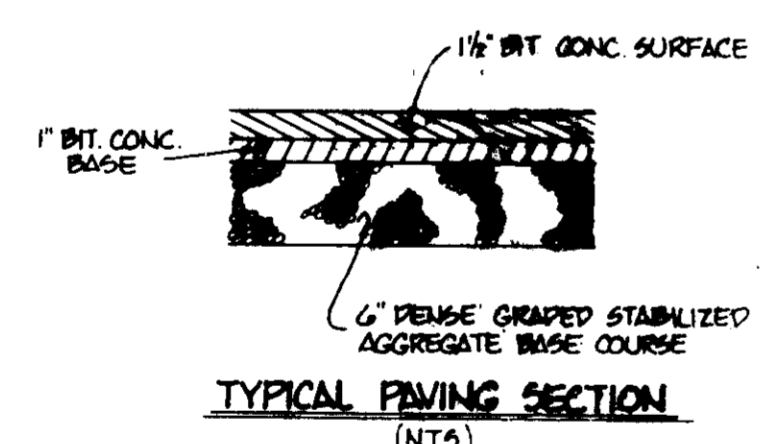
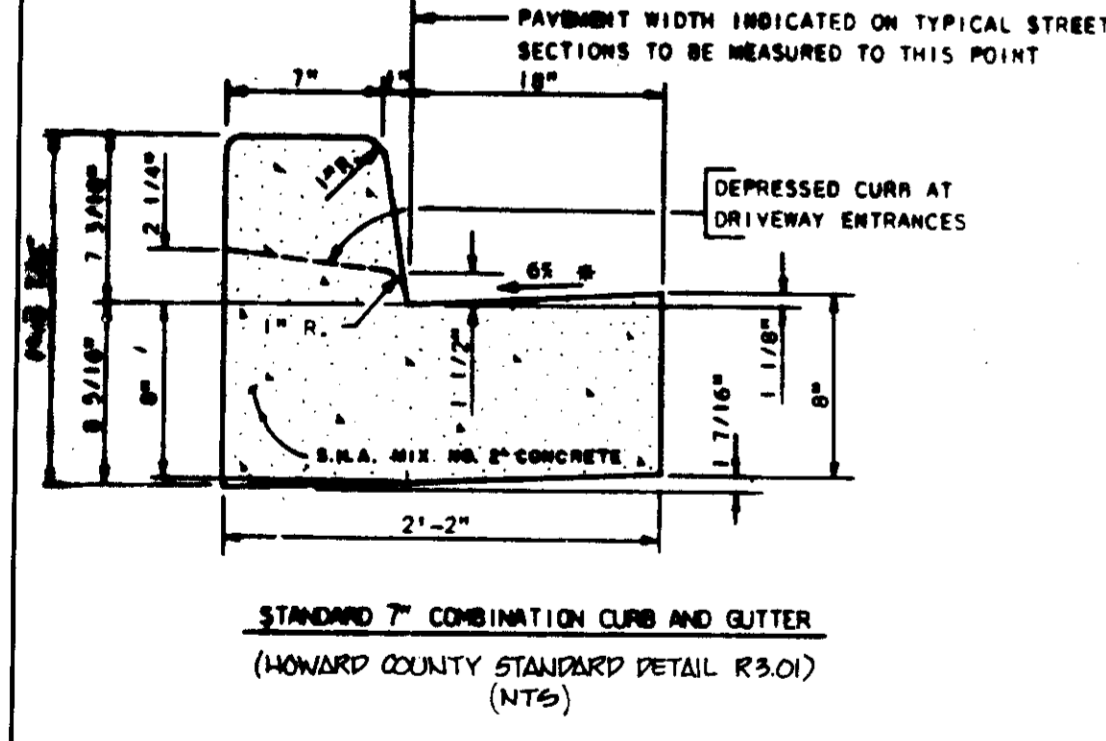
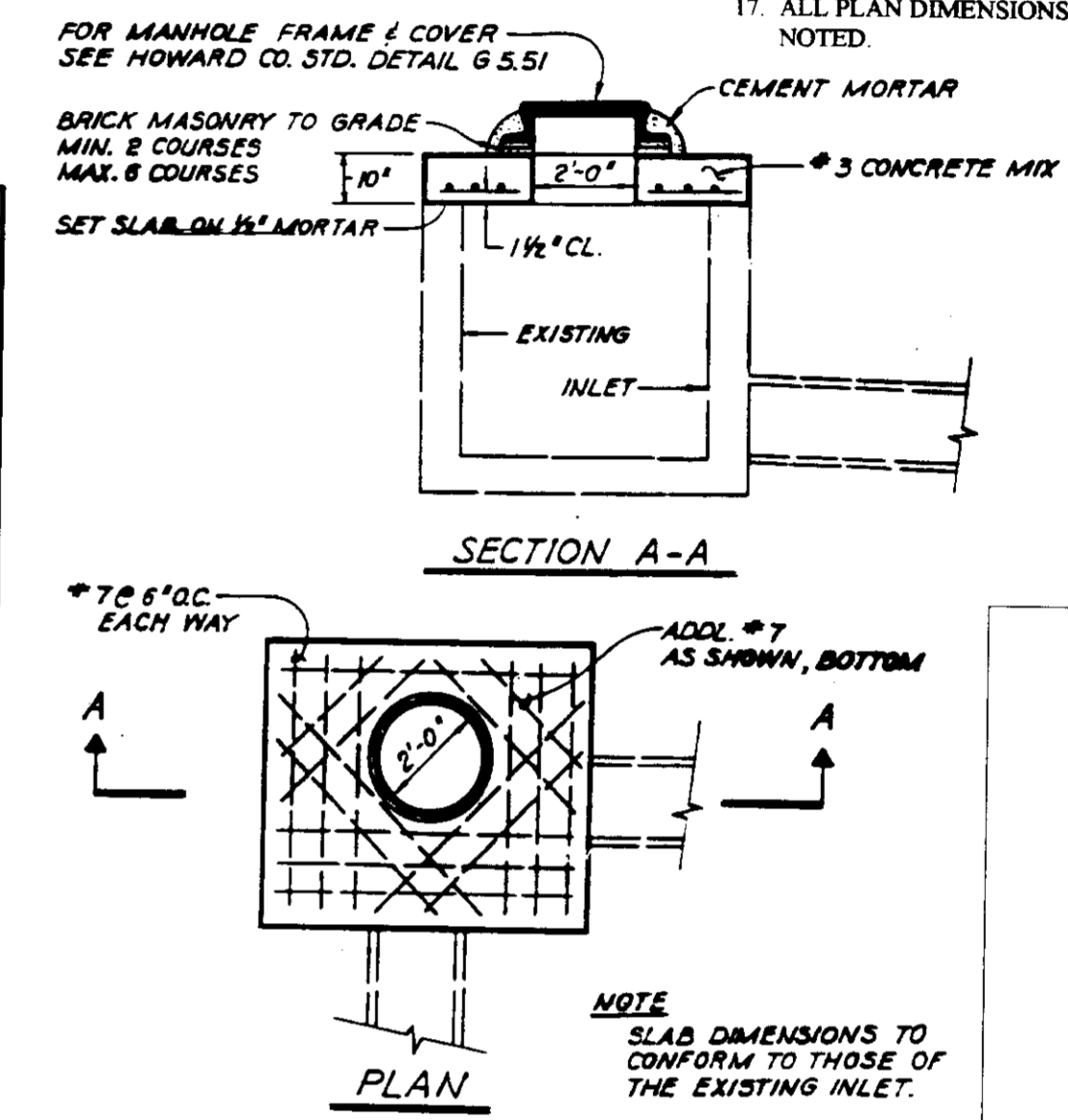
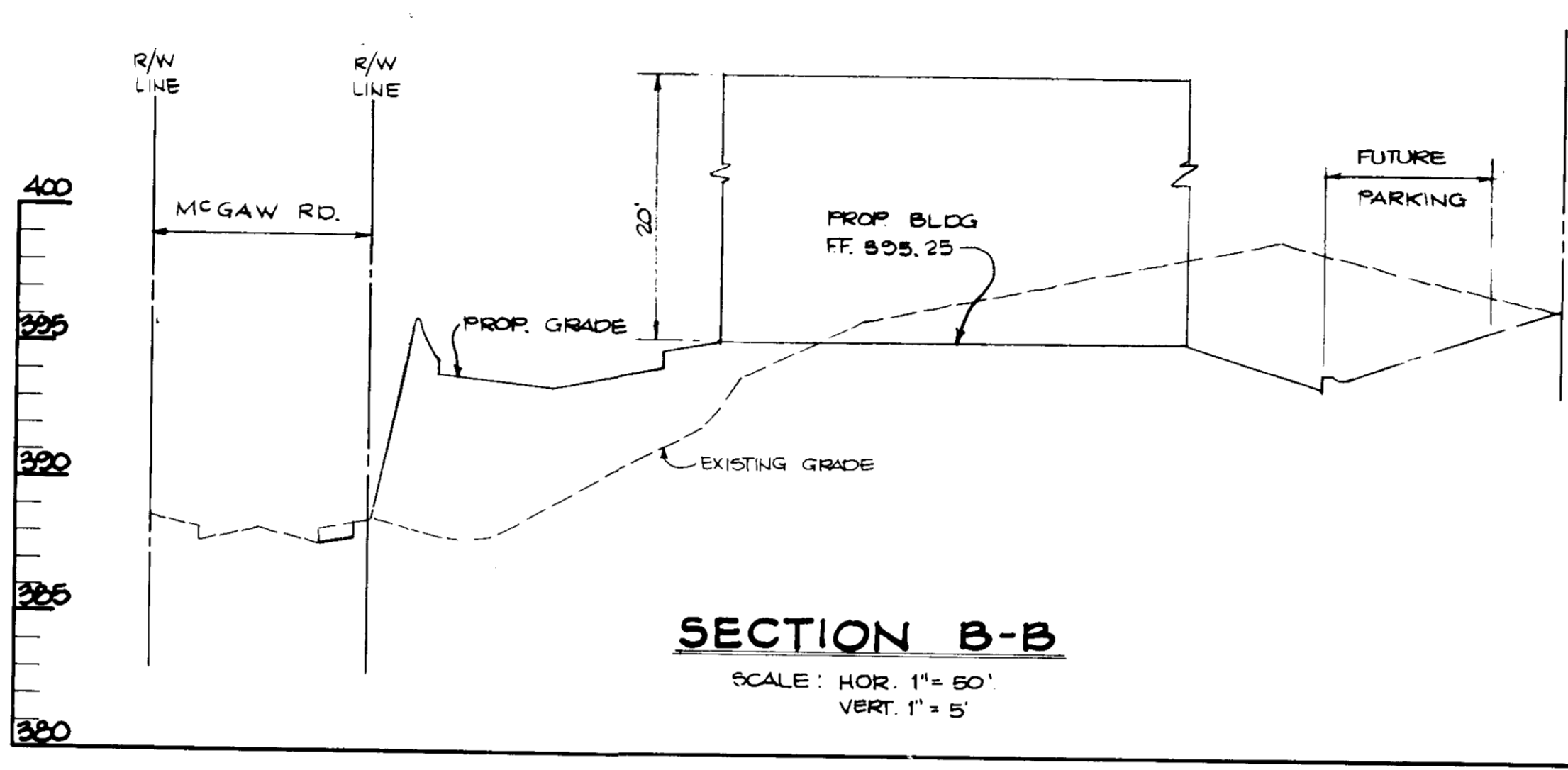
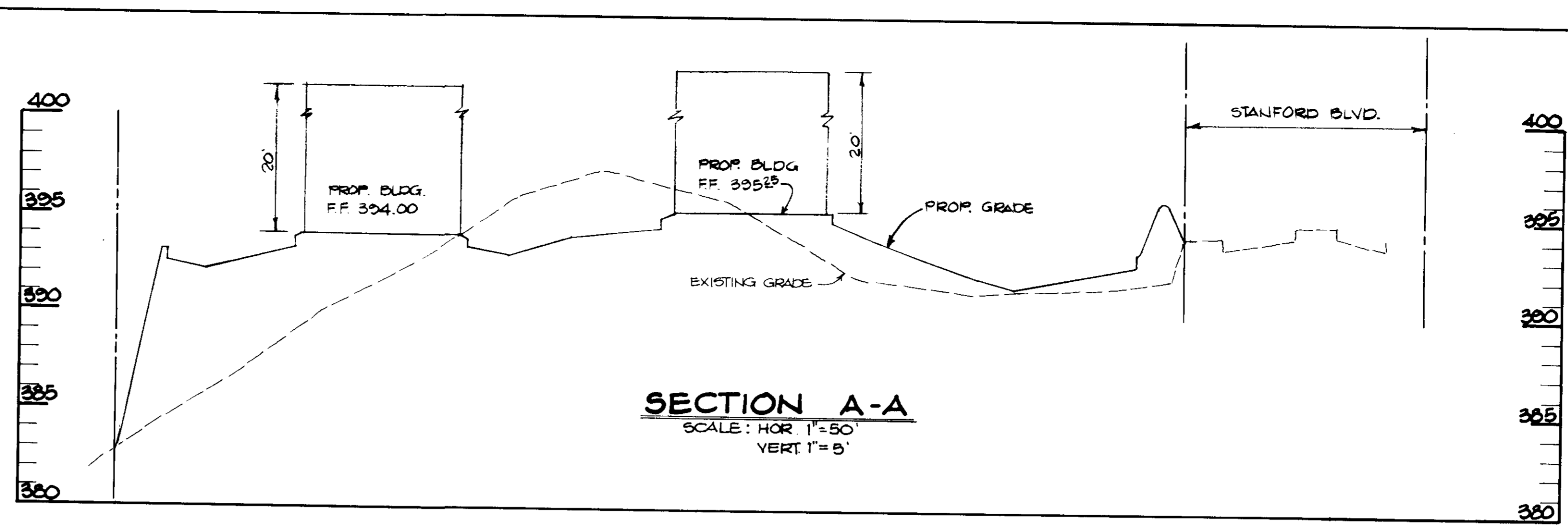
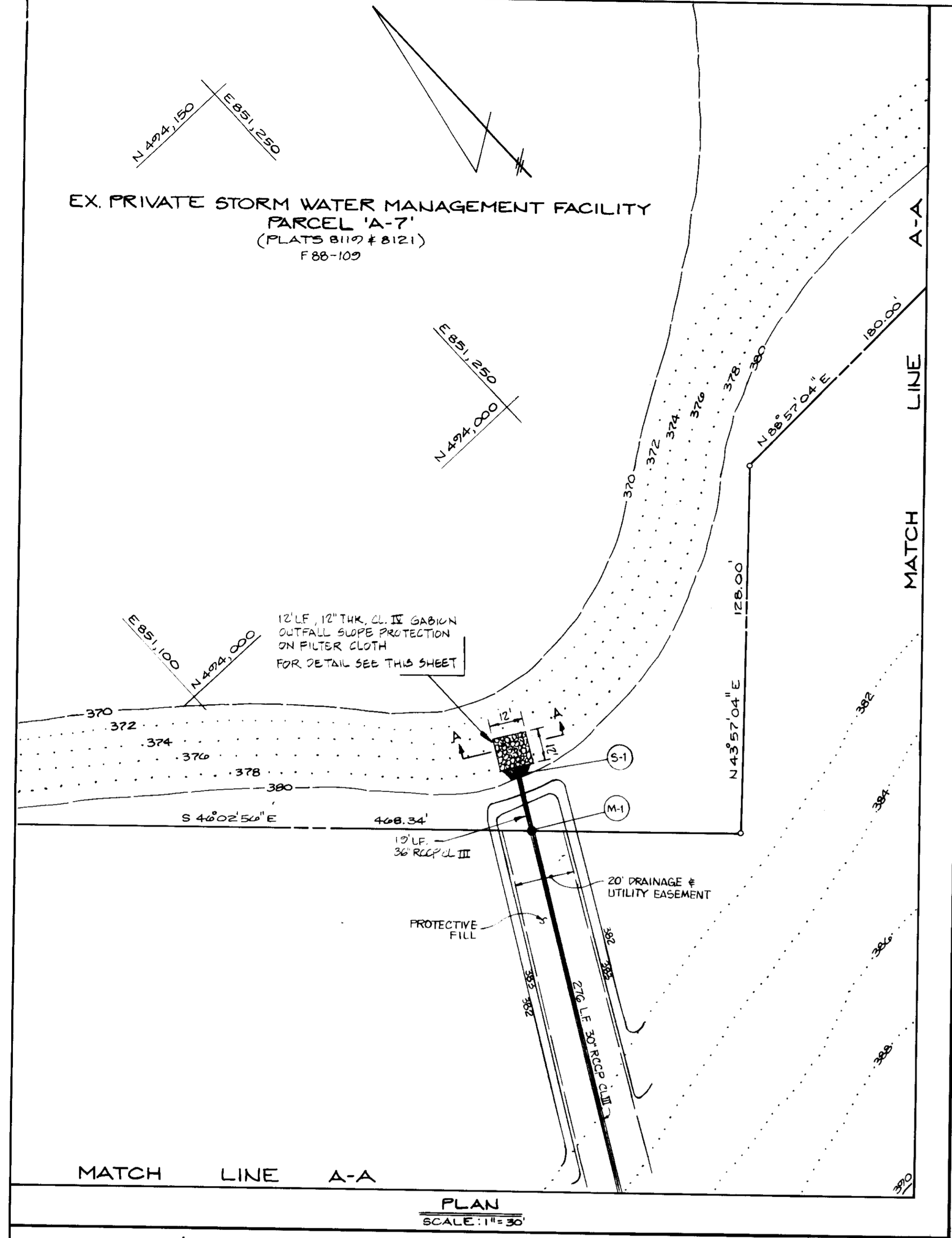
ENGINEER CERTIFICATION:
 I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

Engineer: *P.L. Umbarger* Date: 7/3/95
 Name: P.L. Umbarger PE # 12568

SHEET INDEX

SHEET 1	SITE GRADING PLAN
SHEET 2	SECTIONS & DETAILS, GENERAL NOTES
SHEET 3	DETAILS, SEWER & WATER PROFILES
SHEET 4	STORM DRAIN PROFILES, DRAINAGE AREA MAP
SHEET 5	SEDIMENT AND EROSION CONTROL PLAN
SHEET 6	SEDIMENT AND EROSION CONTROL PLAN
SHEET 7	LANDSCAPE PLAN

CHANGED ONE DISPLAY P.E. TO PARKING SPACE
 6/19/96
 HANICAPPED DETAIL A EARTH FINISH & REAR OF PROPERTY
 DRAWN BY CAD
 DESIGNED P.E.
 CHECKED P.E.
 REVISIONS:
 1. REVISED HANICAPPED SPACES S.E. CORNER BLDG. 10-3-95
 2. REMOVED I10A & MODIFIED EX I-10
 3. ADDED B&E TRANSFORMER 1-4-96
 4. ADDED DRAINAGE AREA A-A



- 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 CONSTRUCTION INSPECTION DIVISION AT 410-313-1880.
 8. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS CONSTRUCTION INSPECTION DIVISION AT 410-313-1880.
 9. FOR DETAILS OF RAMP AND SIGNS FOR THE HANDICAPPED, SEE THE MARYLAND BUILDING CODE FOR THE HANDICAPPED AND THE AGED AND AS SHOWN HEREON. SEE SHEET 2 OF
 10. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 1' 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.
 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 TRUNCT COMPACTON.
 15. ALL WATER MAIN TEES, BENDS, CAPS, ETC. SHALL BE BUTTRESSED IN ACCORDANCE WITH HOWARD COUNTY DESIGN REQUIREMENTS.
 16. 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.
 17. ALL PLAN DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

These plans for S.W.M. construction, soil erosion and sediment control meet the requirements of Howard Soil Conservation District.

John R. Hunter 8/2/95
APPROVED: HOWARD SOIL CONSERVATION DISTRICT

PLAN NUMBER	DATE
8/3/95	8/3/95
APPROVED: DEPARTMENT OF PLANNING AND ZONING	DATE
8/4/95	8/4/95
APPROVED: DIVISION OF LAND DEVELOPMENT AND RESEARCH	DATE
8/7/95	8/7/95

ADDRESS CHART
PARCEL A-24 8870 Mc GAW ROAD

SUBDIVISION NAME: COLUMBIA CORPORATE PARK
SECT./AREA: N/A
PARCEL #A-24

PLAT # 11015, BLOCK # 24, ZONE NT, TAX/ZONE MAP 30, ELEC. DIST. 2, CENSUS TRACT 6067.03
WATER CODE: E-06, SEWER CODE: S333000

SECTIONS
COLUMBIA CORPORATE PARK
PARCEL A-24

0.752 FILE NO. F-7E-200; F-9I-30; F-8D-248; F-8D-109; F-018-00; F-08-52; F-117A-1
SKETCH NO. S-87-14
PRELIMINARY NO. P-87-43

HOWARD COUNTY, MARYLAND
ELECTION DISTRICT #6

SCALE: AS SHOWN
DECEMBER 28, 1994
SHEET 2 OF 7

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

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 inspection by the Howard Soil Conservation District.

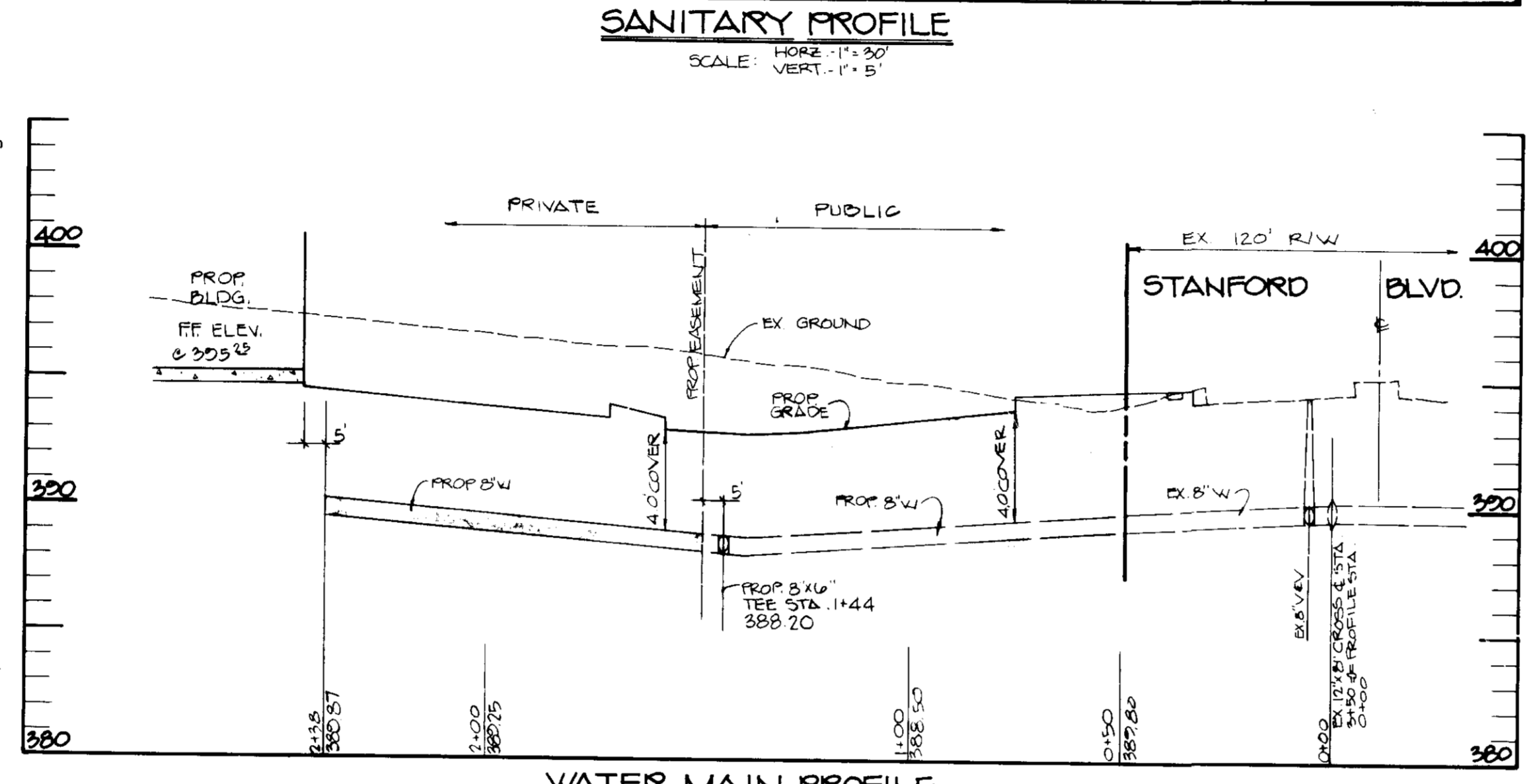
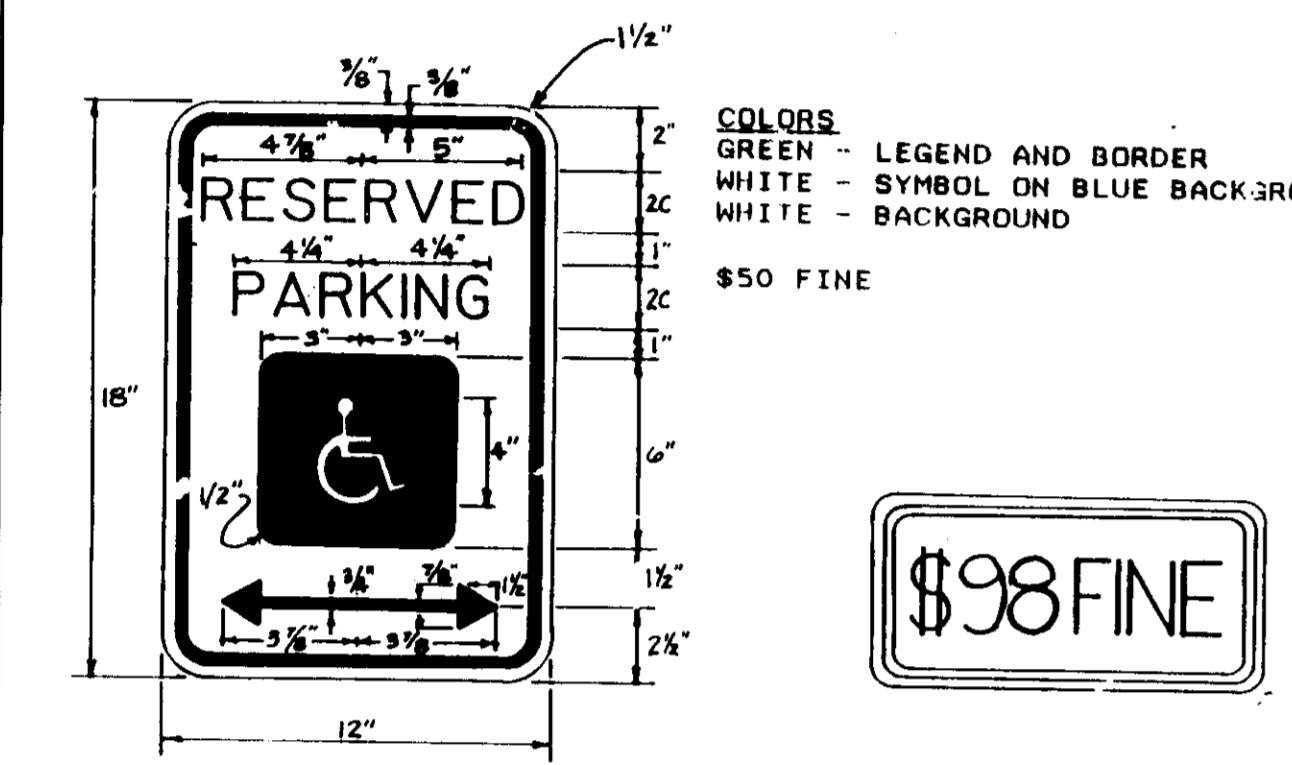
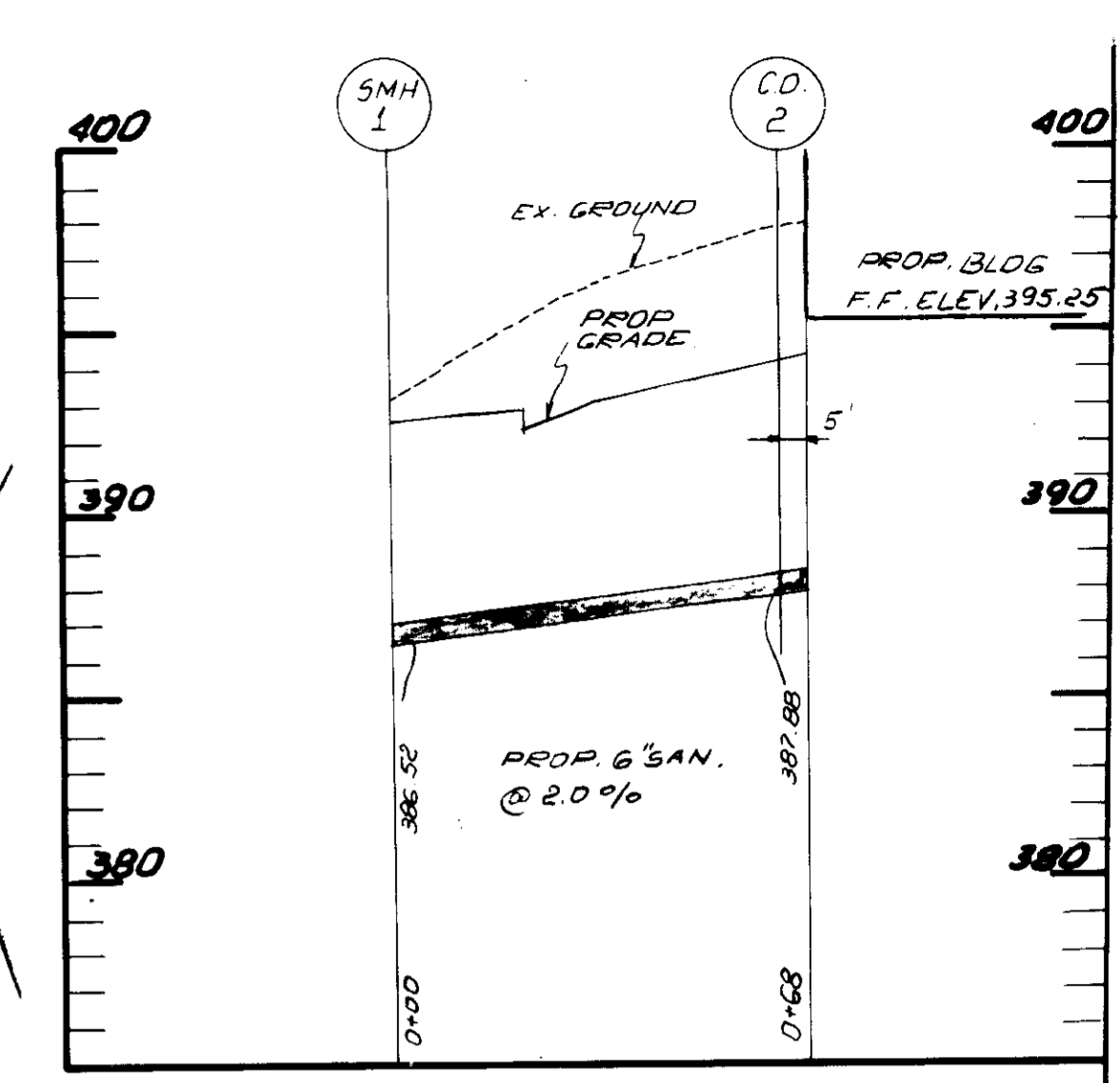
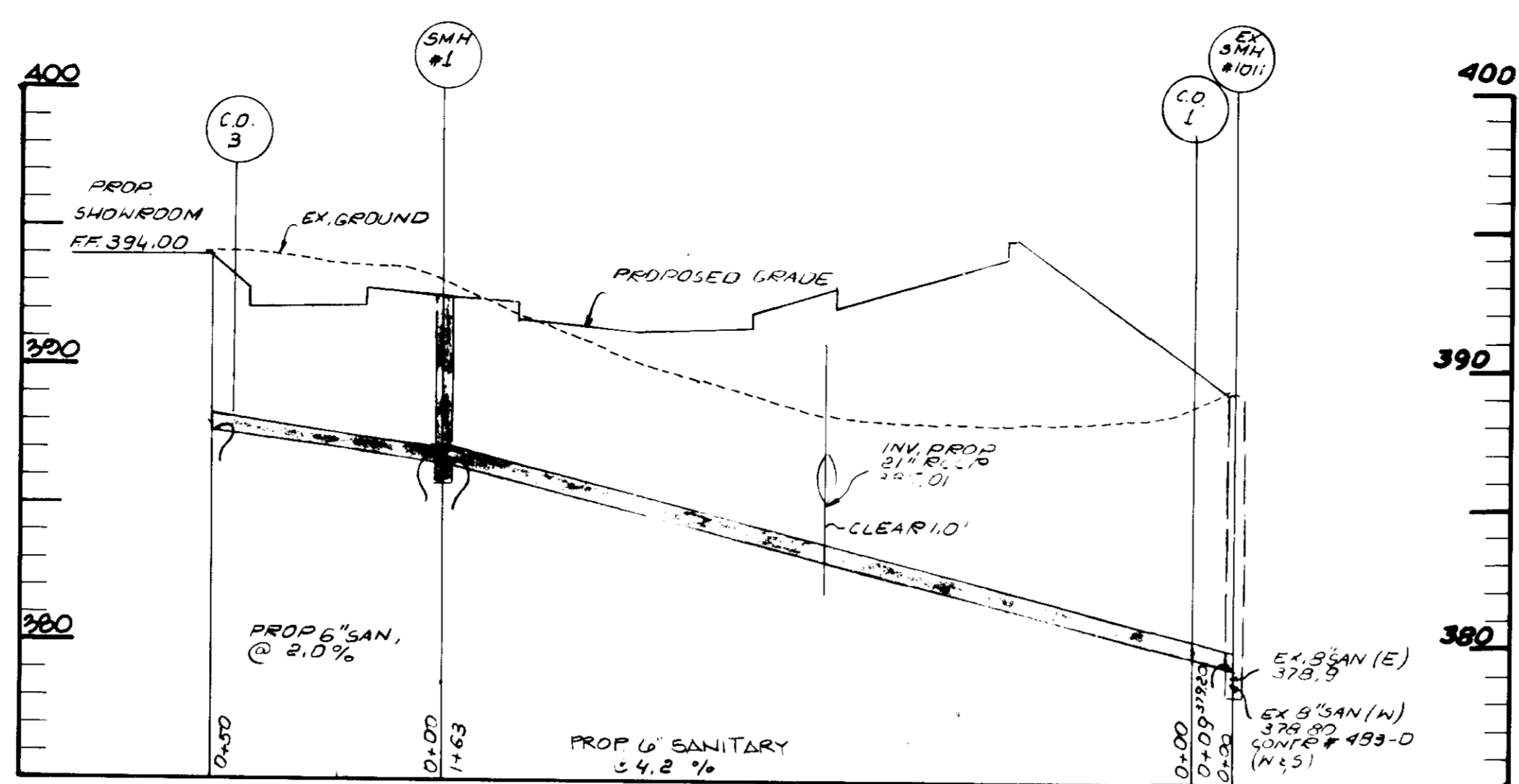
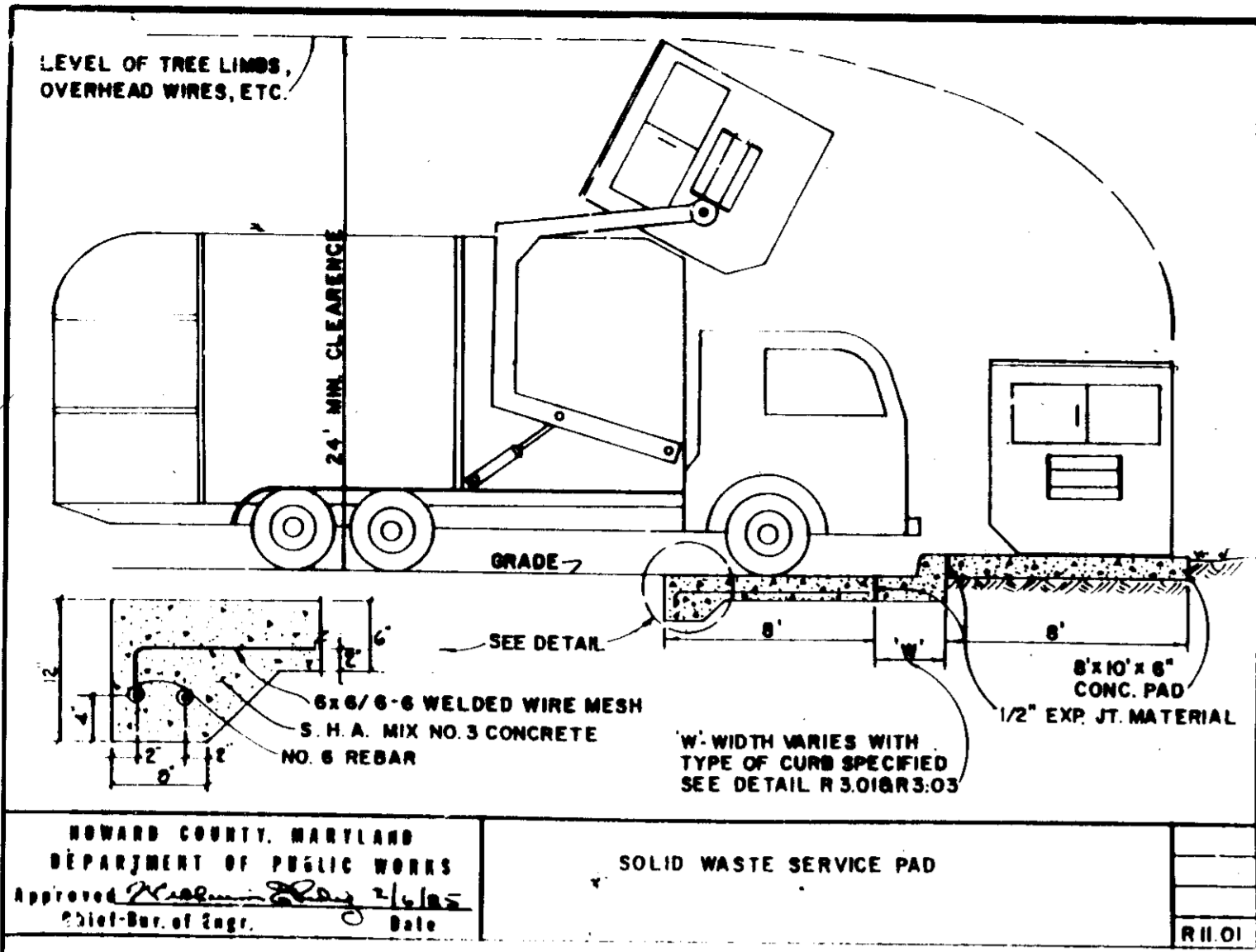
Developer Name: *Ray J. Swartz* Date: 6-12-95

OWNER/DEVELOPER
B.H. ROBB IV LIMITED PARTNERSHIP c/o
MERRITT
2066 LORD BALTIMORE DRIVE
BALTIMORE, MARYLAND 21207
(410) 298-2600

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: *R.L. Umbarger* Date: 7/31/95
Name: R.L. Umbarger PE # 10568

REMOVED I-10 & MODIFIED EX. I-10 & ADDED DETAIL EXISTING I-10



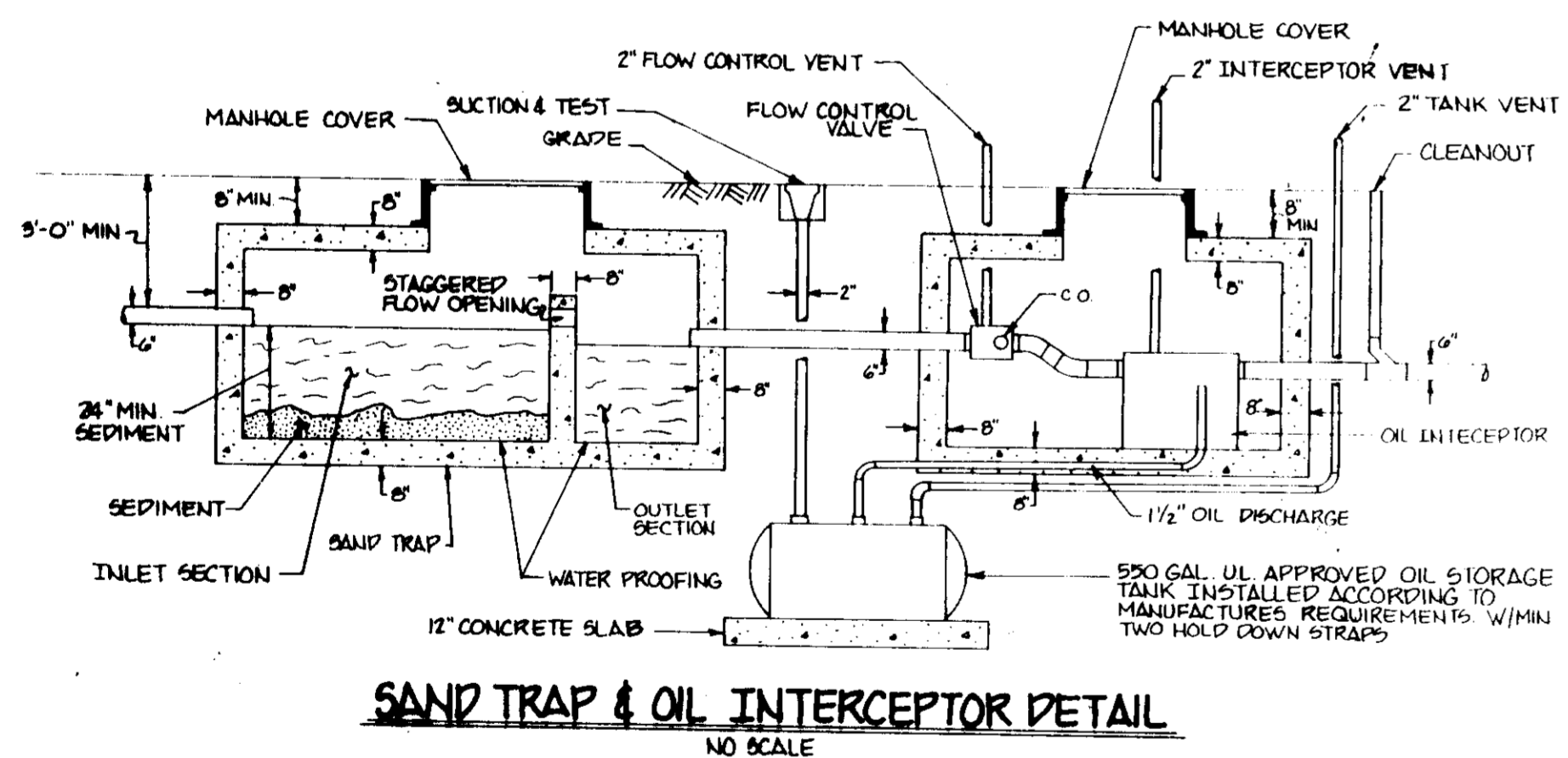
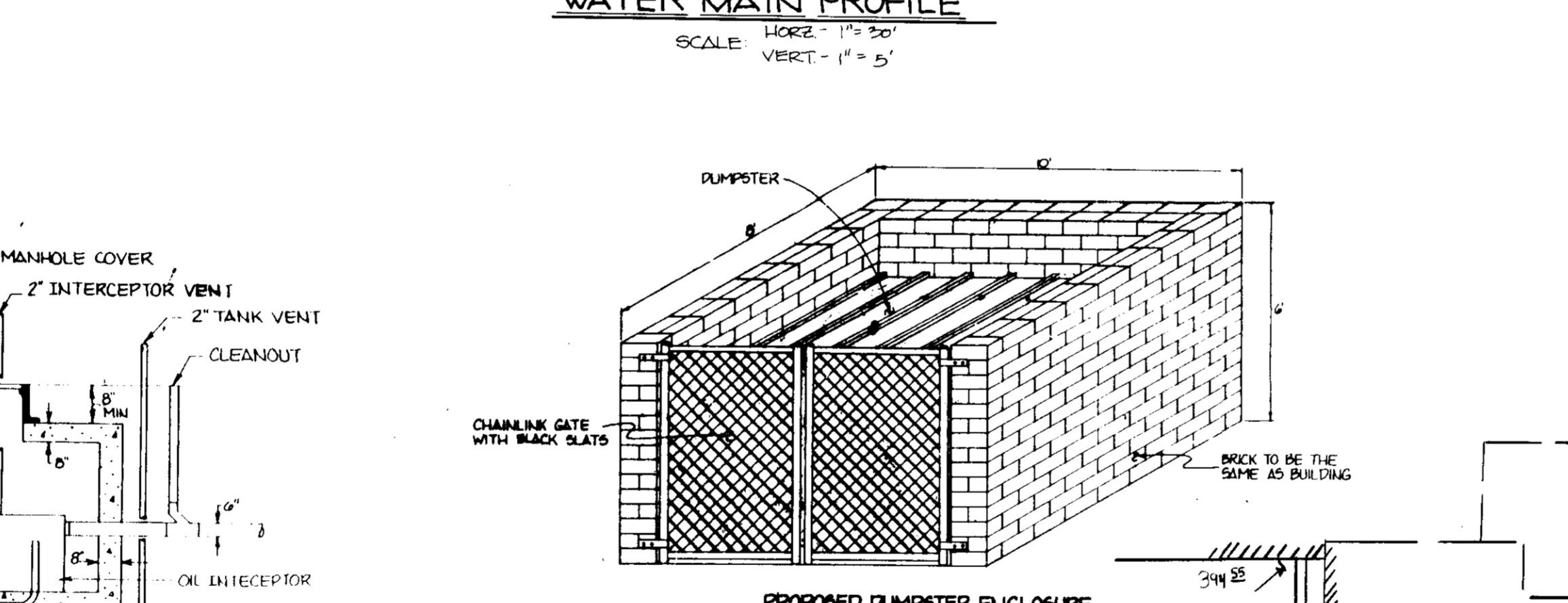
STANDARD R7-8 RESERVE PARKING SIGN

\$98 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 of pedestrian traffic is not obstructed the bottom edge of the sign shall be at least 6 feet but not more than 10 feet above ground.



SAND TRAP & OIL INTERCEPTOR DETAIL

NO SCALE

NOTE: 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 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 statement shall apply to all initial and future occupants or tenants.

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS

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

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 inspection by the Howard Soil Conservation District.

Developer: *Gary J. Swartz* Date: 6-12-95

OWNER/DEVELOPER

BH ROBB IV LIMITED PARTNERSHIP c/o MERRITT

2066 LORD BALTIMORE DRIVE
BALTIMORE, MARYLAND 21207
(410) 298-2600

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: *R.L. Umbarger* Date: 7/31/95
Name: R.L. Umbarger PE # 10568

REVISIONS:

- REVISOR: *R.L. Umbarger* DATE: 10/15/95
- REVISOR: *R.L. Umbarger* DATE: 10/15/95

APPROVED HOWARD SOIL CONSERVATION DISTRICT

4/26/95

These plans for S.W.M. construction, soil erosion and sediment control meet the requirements of Howard Soil Conservation District.

John R. Plutson 8/3/95
APPROVED: HOWARD SOIL CONSERVATION DISTRICT

PLAN NUMBER: _____ DATE: _____

Reviewed for the Howard Conservation District and meets technical requirements.

Patricia Eyer 8/1/95
U.S. SOIL CONSERVATION SERVICE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Mike Dammann 8/14/95
Chief, Development Engineering Division

Richard Blood 8/1/95
Chief, Division of Land Development and Research

James Scott 8/1/95
Director

ADDRESS CHART

PARCEL NUMBER STREET ADDRESS

PARCEL A-24 8870 M. SAW ROAD

SUBDIVISION NAME: COLUMBIA CORPORATE PARK

SECT./AREA: 1/A

PARCEL #: A-24

PLAT #: 24 BLOCK #: NT ZONE: EC-IMP TAX/ZONE MAP: 30 ELEC. DIST.: 63 CENSUS TRACT: 6067.03

WATER CODE: E06 SEWER CODE: 5333000

PROFILES & DETAILS

COLUMBIA CORPORATE PARK

PARCEL A-24

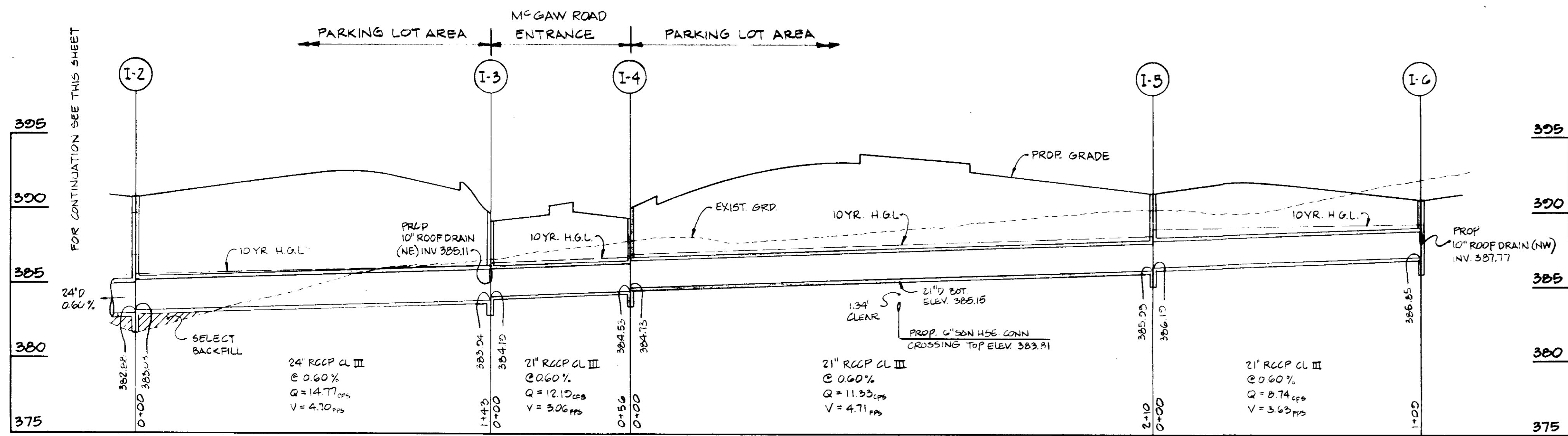
O.P. & E. FILE NO. F-72-90C; F-71-130; F-80-248; F-88-109; F-93-90; F-95-82; F-117A-1

SKETCH NO. S-87-24

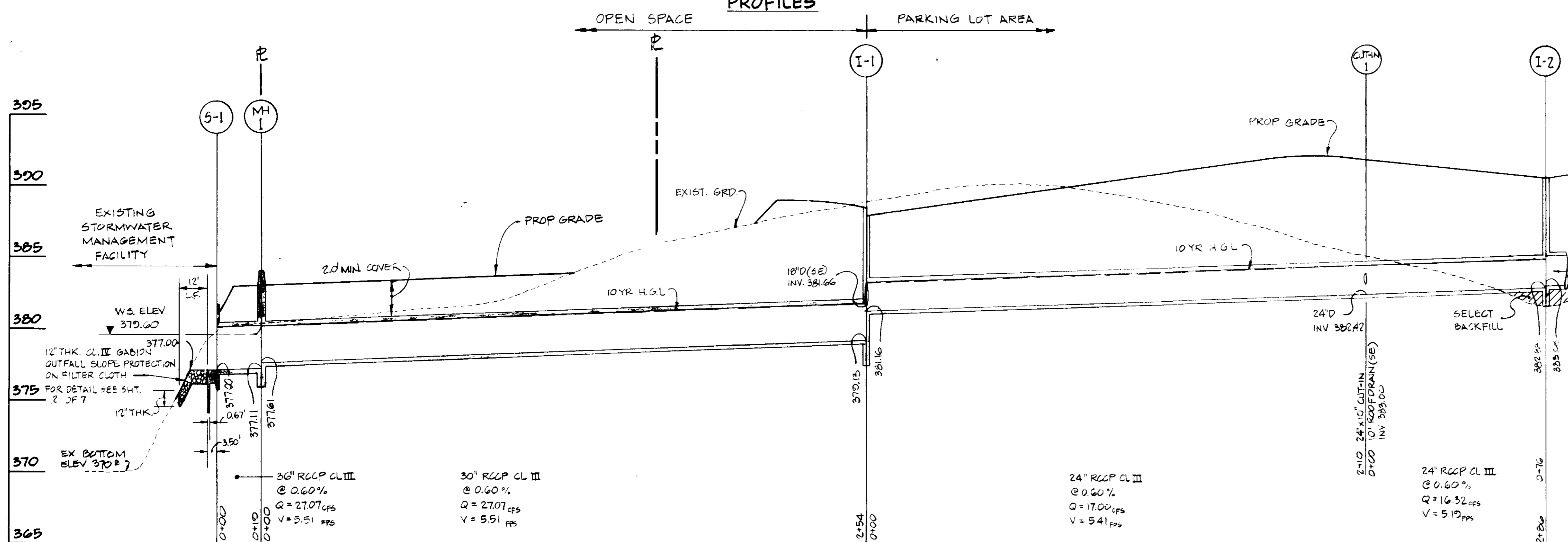
PRELIMINARY NO. P-87-43

HOWARD COUNTY, MARYLAND
ELECTION DISTRICT # 6

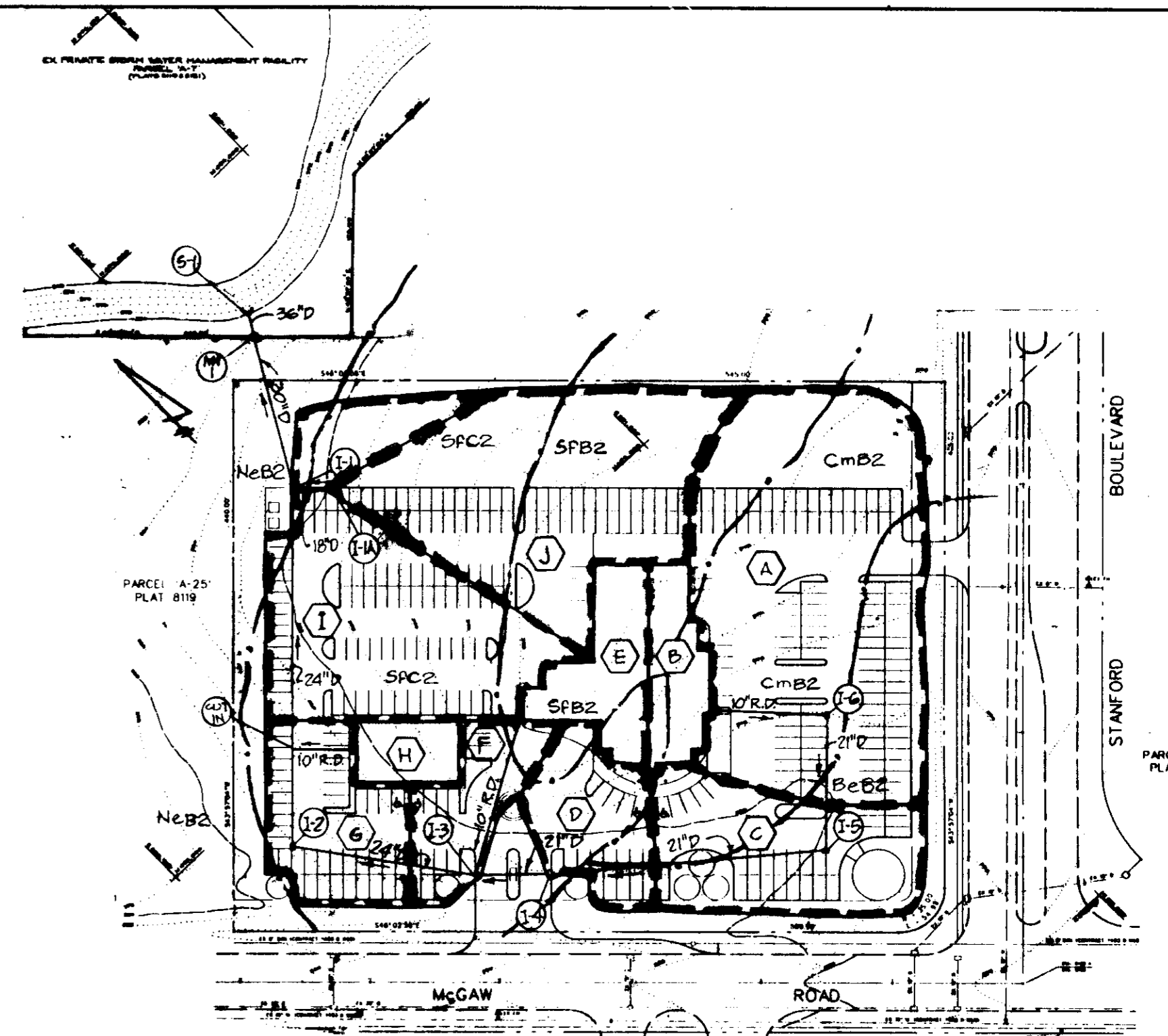
SCALE: AS SHOWN
FEBRUARY 28, 1994
SHEET 3 OF 7



STORM DRAIN PROFILES SCALE: 1"=30' HORIZ, 1"=5' VERT.



STORM DRAIN PROFILES SCALE: 1"=30' HORIZ, 1"=5' VERT.



Drainage Area Map SCALE: 1"=100'

AREA	ACRES	'C'
A	1.20 Ac.	180 *
B	0.14 Ac.	25
C	0.47 Ac.	75
D	0.26 Ac.	52
E	0.19 Ac.	35
F	0.22 Ac.	36
G	0.32 Ac.	50
H	0.10 Ac.	15
I	0.83 Ac.	124 *
J	0.84 Ac.	124 *

* 'C' IS BASED ON THE ULTIMATE DESIGN

APPROVED
PLANNING AND ZONING
4/26/95

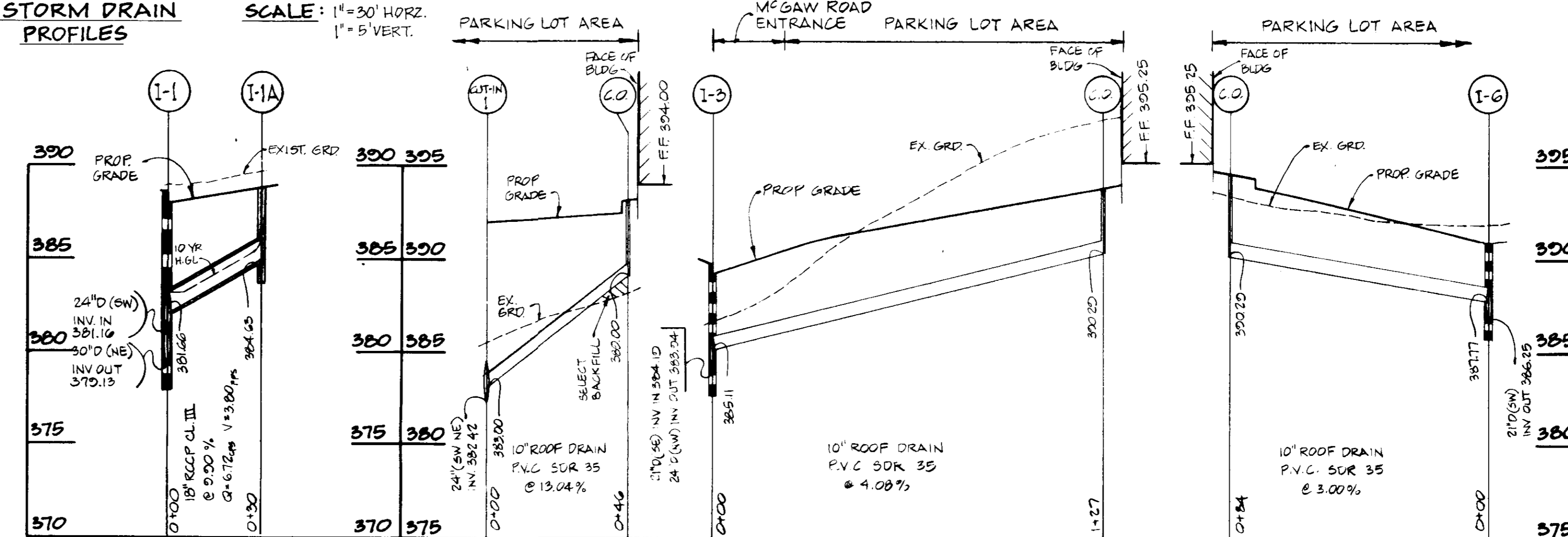
NO.	TYPE	TOP ELEV.	INV. IN.	INV. OUT.	Q ₁₀ cfs	H _{0.60} DETAIL
I-1	DBL'S	308.85	301.16	370.13	6.63	5.0 - 4.34
I-2	DBL'S	300.70	303.08	302.80	2.47	5.0 - 4.25
I-3	DBL'S	300.81	304.10	303.94	1.62	5.0 - 4.34
I-4	DBL'S	300.05	304.73	304.55	2.04	5.0 - 4.34
I-5	DBL'S	301.45	306.10	305.99	2.28	5.0 - 4.25
I-6	DBL'S	300.99	-	306.85	7.75	5.0 - 4.25
I-1A	DBL'S	308.06	-	304.65	6.72	5.0 - 4.25

NO.	TYPE	TOP ELEV.	INV. IN.	INV. OUT.	H _{0.60} DETAIL
S-1	SEWER	380.00	-	377.00	3.0 - 3.11
MH-1	MANHOLE	304.00	377.01	377.11	6.5.13 *

* HOWARD COUNTY DOUBLE 'S' COMBINATION INLET 5.0-4.34 TOP ELEV. = TOP OF CURB

* TOP ELEV. OF THE WATERTIGHT FRAME & COVER SHALL BE SET 1.0' ABOVE THE PROP. GRADE

NOTE: 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 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 statement shall apply to all initial and future occupants or tenants.



STORM DRAIN PROFILES SCALE: 1"=30' HORIZ, 1"=5' VERT.

ROOF DRAIN PROFILES SCALE: 1"=30' HORIZ, 1"=5' VERT.

These plans for S.W.M. construction, soil erosion and sediment control meet the requirements of Howard Soil Conservation District.

John P. Rebertus
APPROVED: HOWARD SOIL CONSERVATION DISTRICT DATE: 8/3/95

PLANNING NUMBER: _____ DATE: _____

Reviewed for the Howard Conservation District and meets technical requirements.
Patricia Gruber
U.S. SOIL CONSERVATION SERVICE DATE: 8/3/95

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Richard Blount
Chief, Division of Land Development and Research DATE: 8/1/95

ADDRESS CHART
PARCEL NUMBER: A-24 STREET ADDRESS: 2870 Mc GAW ROAD

SUBDIVISION NAME: COLUMBIA CORPORATE PARK SECT./AREA: N/A PARCEL #: A-24

PLAT #: 11615 BLOCK #: 24 ZONE: MT TAX/ZONE MAP: 30 ELEC. DIST.: 22 CENSUS TRACT: 6067.03
WATER CODE: E06 SEWER CODE: 5335000

STORM DRAIN PROFILES & DRAINAGE AREA MAP
COLUMBIA CORPORATE PARK
PARCEL A-24
O.P. & E. FILE NO. F-72-000; F-91-130; F-89-248; F-88-109; F-93-00; F-92-82; F-91-17A-1
SKETCH NO. S-87-54
PRELIMINARY NO. P-87-45
HOWARD COUNTY, MARYLAND ELECTION DISTRICT #6 SCALE: DECEMBER 28, 1994 SHEET 4 OF 7

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

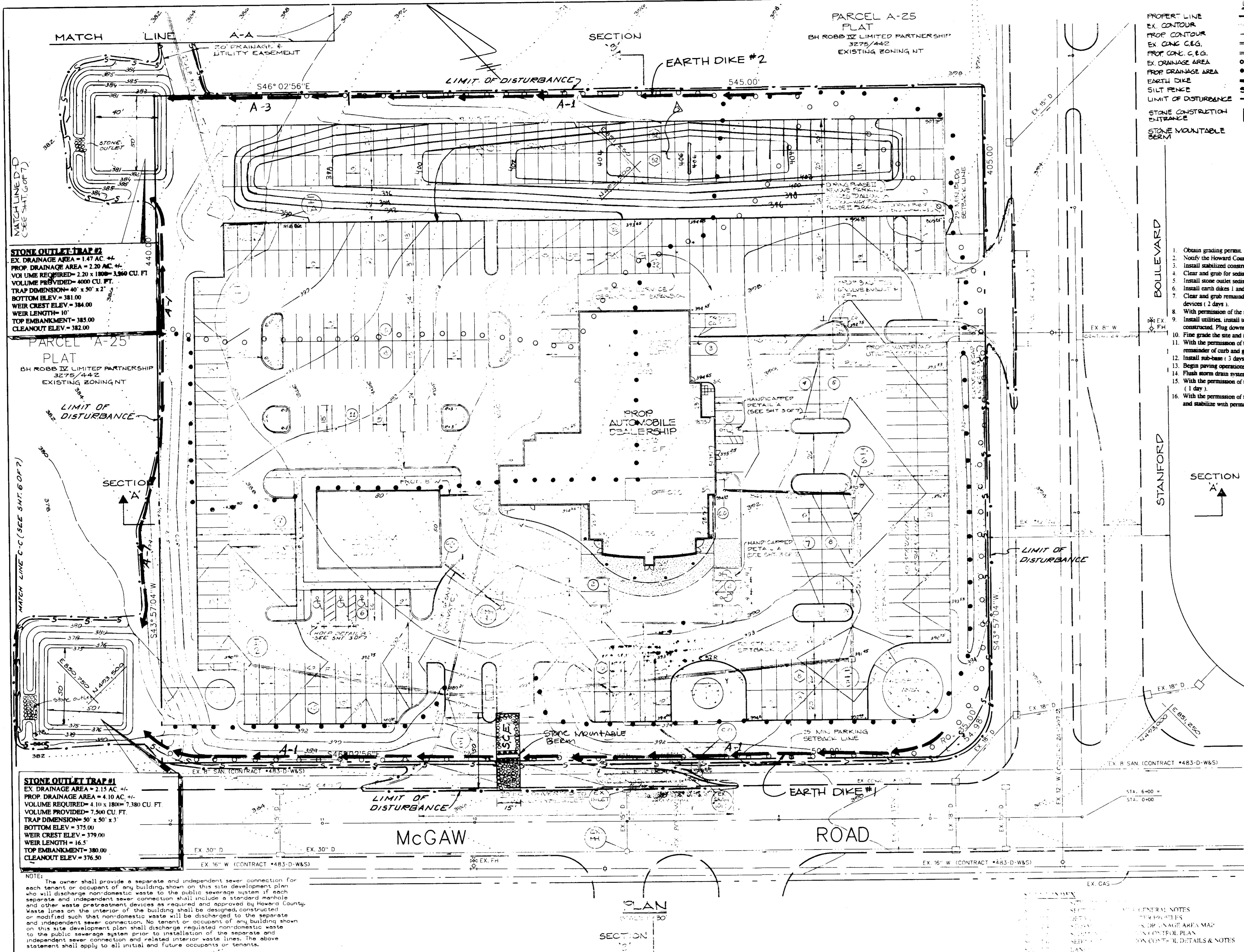
DEVELOPER CERTIFICATION:
I/We certify that all development and construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of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

Developer: *Ray J. Smith* Date: 6/12/95

OWNER/DEVELOPER
BH ROBB IV LIMITED PARTNERSHIP c/o MERRITT
2066 LORD BALTIMORE DRIVE
BALTIMORE, MARYLAND 21207
(410) 298-2600

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: *R.L. Umbarger* Date: 2/4/95
Name: R.L. Umbarger PE # 10568



STONE OUTLET TRAP #2
 EX DRAINAGE AREA = 1.47 AC +/-
 PROP DRAINAGE AREA = 2.20 AC +/-
 VOLUME REQUIRED = 2.20 x 1800 = 3,960 CU. FT.
 VOLUME PROVIDED = 4000 CU. FT.
 TRAP DIMENSION = 40' x 50' x 2'
 BOTTOM ELEV = 381.00
 WEIR CREST ELEV = 384.00
 WEIR LENGTH = 10'
 TOP EMBANKMENT = 385.00
 CLEANOUT ELEV = 382.00

PARCEL A-25 PLAT
 BH ROBB II LIMITED PARTNERSHIP
 3275/442 Z
 EXISTING ZONING NT

STONE OUTLET TRAP #1
 EX DRAINAGE AREA = 2.15 AC +/-
 PROP DRAINAGE AREA = 4.10 AC +/-
 VOLUME REQUIRED = 4.10 x 1800 = 7,380 CU. FT.
 VOLUME PROVIDED = 7,500 CU. FT.
 TRAP DIMENSION = 50' x 50' x 3'
 BOTTOM ELEV = 375.00
 WEIR CREST ELEV = 379.00
 WEIR LENGTH = 16.5'
 TOP EMBANKMENT = 380.00
 CLEANOUT ELEV = 376.50

NOTE: 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. Each separate and independent sewer connection shall include a standard manhole and other waste pre-treatment 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 statement shall apply to all initial and future occupants or tenants.

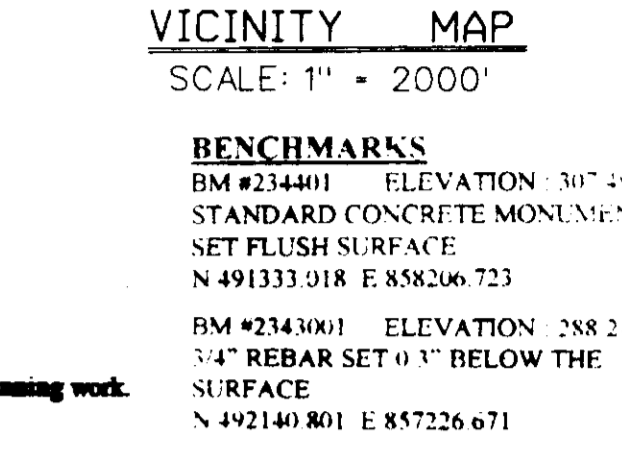
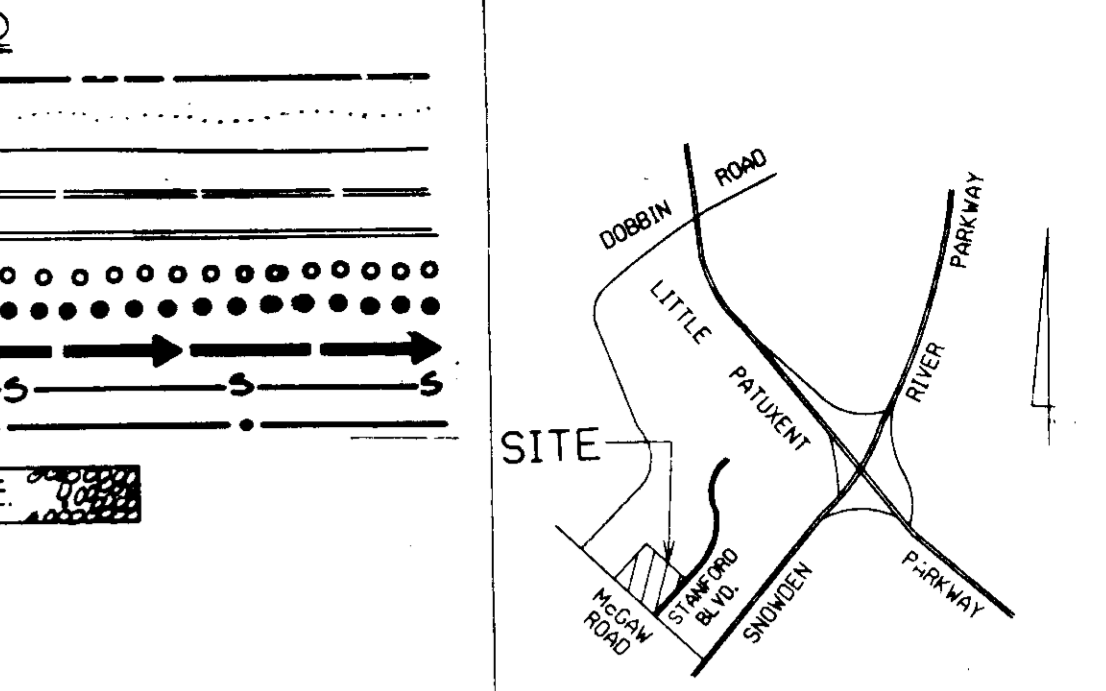
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 658 KENILWORTH DRIVE, SUITE 100
 TOWSON, MARYLAND 21284
 (410) 825-8120

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 inspection by the Howard Soil Conservation District.
 Developer: *George A. Swartz* Date: *6/2/95*

OWNER/DEVELOPER
 BH ROBB II LIMITED PARTNERSHIP c/o
MERRITT
 2066 LORD BALTIMORE DRIVE
 BALTIMORE, MARYLAND 21207
 (410) 298-2600

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: *P.L. Umbarger* Date: *7/31/95*
 Name: *P.L. Umbarger* PE # *10582*

DRAWN BY: *CLD*
 DESIGNED: *PLC*
 CHECKED: *PLC*
 REVISIONS:
 A HANDICAPPED DETAIL A EARTH MOUND @ REAR OF PROPERTY. 6/18/96



- SEQUENCE OF OPERATIONS**
1. Obtain grading permit.
 2. Notify the Howard County Department of Permits and Licenses 48 hours before beginning work.
 3. Install stabilized construction entrance (1 day).
 4. Clear and grub for sediment control measures (2 days).
 5. Install stone outlet sediment traps 1 and 2 (3 days).
 6. Install earth dikes 1 and 2, adjust earth dike 1 as grading progresses, install silt fence (3 days).
 7. Clear and grub remainder of site to be disturbed, maintain positive drainage to all sediment control devices (2 days).
 8. With permission of the sediment control inspector rough grade site (6 days).
 9. Install utilities, install temporary 15" CMP from 1-2 to stone outlet trap #1 as soon as 1-2 is constructed. Plug downstream 24" RCCP at 1-2, plug inlets 1-1 and 1-1A (10 days).
 10. Fine grade the site and install curb and gutter where possible (7 days).
 11. With the permission of the sediment control inspector and during a dry weather forecast install remainder of curb and gutter. Stabilize areas outside of paving operation (2 days).
 12. Install sub-base (3 days).
 13. Begin paving operations (3 days).
 14. Flush storm drain system from 1-6 through temporary 15" CMP (1 day).
 15. With the permission of the sediment control inspector remove temporary 15" CMP and plug at 1-2 (1 day).
 16. With the permission of the sediment control inspector remove remaining sediment control devices and stabilize with permanent seeding (4 days).

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE: *4/26/95*

These plans for S.W.M. construction soil erosion and sediment control meet the requirements of Howard Soil Conservation District.

APPROVED: <i>John R. Denton</i> 8/3/95 DIRECTOR, HOWARD SOIL CONSERVATION DISTRICT	DATE
PLAN NUMBER	DATE
Reviewed for the Howard Conservation District and meets technical requirements. <i>Patricia Eng</i> U.S. SOIL CONSERVATION SERVICE	8/3/95 DATE
APPROVED: DEPARTMENT OF PLANNING AND ZONING <i>John Dammann</i> Chief, Development Engineering Division WJC	8/14/95 DATE
<i>Richard Blodgett</i> Chief, Division of Land Development and Research	5/11/95 DATE
<i>George A. Swartz</i> Director	8/7/95 DATE

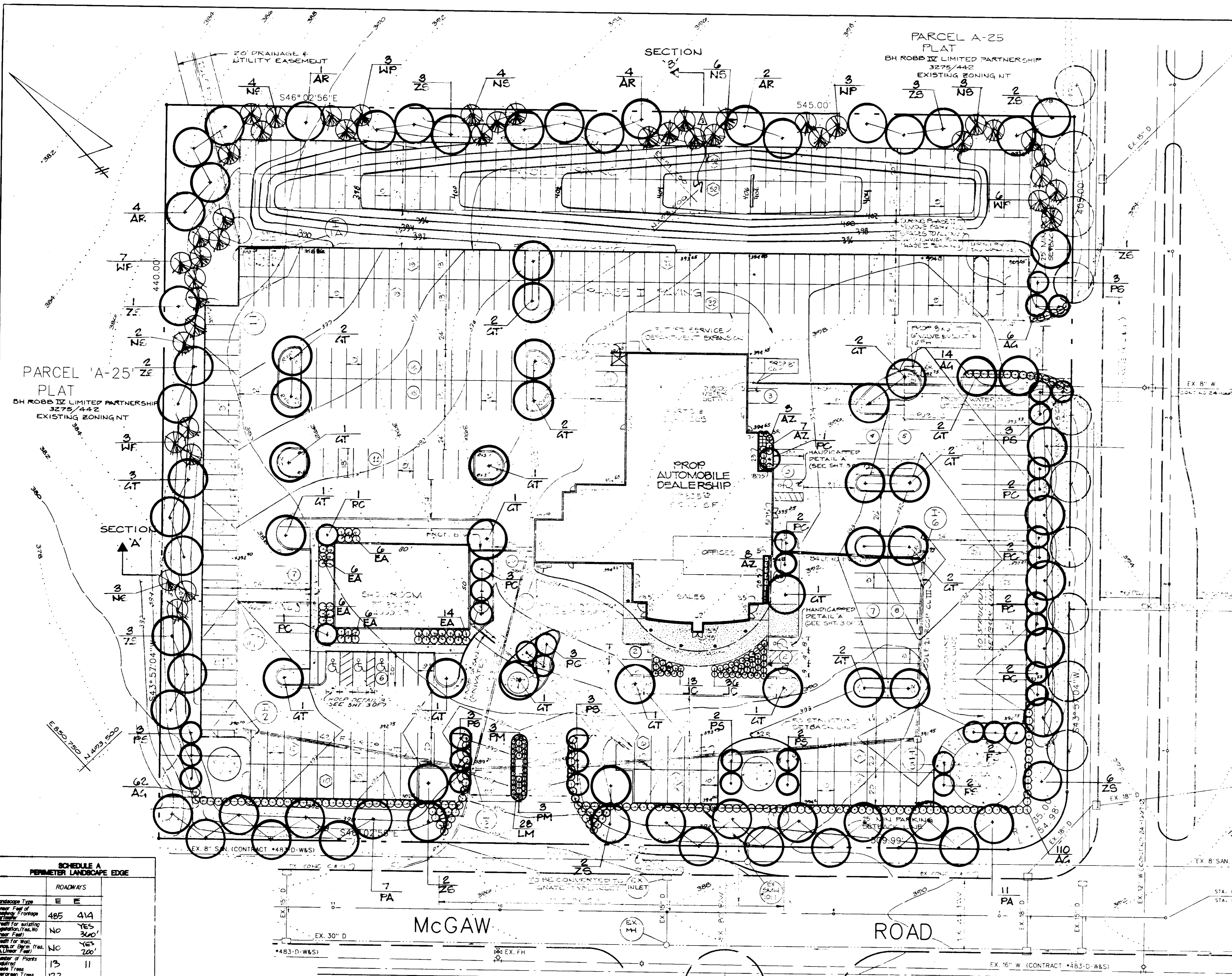
ADDRESS CHART
 PARCEL NUMBER STREET ADDRESS
 PARCEL A-24 2670 MCGAW ROAD

SUBDIVISION NAME COLUMBIA CORPORATE PARK
SECT./AREA N/A
PARCEL # A-24

PLAT # 11615 **BLOCK #** 24 **ZONE** EC-IND **TAX/ZONE MAP** 36 **ELEC. DIST.** 6th **CENSUS TRACT** 606703

WATER CODE : E06 **SEWER CODE :** 5333000

SEDIMENT & EROSION CONTROL PLAN
 FOR
COLUMBIA CORPORATE PARK
PARCEL A-24
 J.P.E. FILE NO. F-7E-00C; F-91-130; F-90-248; F-88-109;
 F-93-90; F-95-52; FFP 117A-1
 SKETCH NO. S-87-24
 PRELIMINARY NO. P-87-43
 SCALE: 1" = 30'
 DECEMBER 28, 1994
 SHEET 5 OF 7
 HOWARD COUNTY, MARYLAND
 ELECTION DISTRICT #2



PLANT STANDARDS
 ALL NURSERY STOCK SHALL BE TOP QUALITY AND BY ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. "AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION. DEFECTIVE NURSERY STOCK WILL BE SUBJECT TO REJECTION BY THE LANDSCAPE ARCHITECT. BARE ROOT SHALL NOT BE ALLOWED FOR ANY TREE DEFINED AS MAJOR DECIDUOUS, MINOR DECIDUOUS OR EVERGREEN.

CHANGES MAY IMPACT REQUIRED CERTIFICATION
 PLANT TYPES (DECIDUOUS TREES, EVERGREENS, ETC.), QUANTITIES, SPACING, LOCATION, AND SPECIES SHOWN ON THE APPROVED LANDSCAPE PLAN ARE BASED ON REQUIREMENTS STATED IN THE LATEST BALTIMORE COUNTY LANDSCAPE MANUAL. ANY CHANGE IN THESE ITEMS MAY AFFECT THE REQUIRED APPROVAL AND CERTIFICATION OF THE INSTALLED PLANTING. OWNER IS REQUIRED TO ARRANGE AND PAY FOR CERTIFICATION BY LANDSCAPE ARCHITECT.

LANDSCAPE CALCULATIONS

REQUIRED PLANTING UNITS
 (PER HED COMMERCIAL AND INDUSTRIAL DESIGN GUIDELINES)
 26 SHADE TREES PER GROSS ACRE UNWOODED ON A 5.5-ACRE SITE
 5.5 X 26 = 143 SHADE TREES

PLANTING UNITS PROVIDED

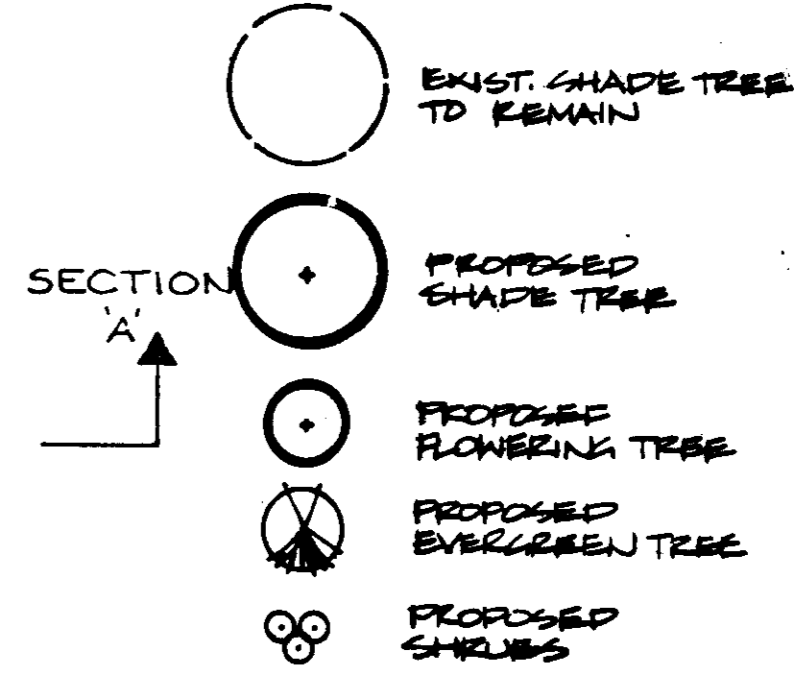
SHADE TREES	= 76
FLOWERING TREES	= 45
EVERGREEN TREES	= 44
SHRUBS	= 99

VICINITY MAP
 SCALE: 1" = 2000'

PLANT SCHEDULE

KEY	QUANT.	BOTANICAL NAME / COMMON NAME	SIZE / COND.	SPACING	REMARKS
AR	11	Acer rubrum / Red Maple	1 1/2-3" cal. B&B	as shown	
GT	26	Quercus tricanthos inermis 'Sunburst' / Sunburst Honeylocust	2-3 1/2" cal. B&B	as shown	
PA	16	Platanus x acerifolia 'Bloodgood' / Bloodgood London Planetree	2-3 1/2" cal. B&B	as shown	
PC	10	Prunus serotina 'Columarina' / Columbus Sargent Cherry	2-2 1/2" cal. B&B	as shown	
PM	24	Prunus serotina 'Kwanzaa' / Kwanzaa Cherry	2-2 1/2" cal. B&B	as shown	
ZS	23	Zelkova serrata 'Village Green' / Village Green Zelkova	2-2 1/2" cal. B&B	as shown	
NS	22	Picea abies / Norway Spruce	3-3 1/2" cal. B&B	as shown	
WP	22	Pinus strobus / Eastern White Pine	6-8' h. B&B	as shown	
SHRUBS					
AZ	16	Azalea 'Gumpo White' / Gumpo White Azalea	24" apr. cont.	3' oc.	
AG	192	Abelia x grandiflora 'Edward Goucher' / E.G. Gloway Abelia	24-30" apr. cont.	4' oc.	
PC	47	Jasminum chinensis 'Picramnia' / Picramnia Jasmine	24" apr. cont.	5' oc.	
PM	6	Pinus strobus 'Imperial' / Dwarf Imperial Pine	24" apr. cont.	3' oc.	
EA	36	Euonymus alatus 'compactus' / Dwarf Winged Euonymus	24-30" apr. cont.	4' oc.	
LM	28	Liriodendron / Liriodendron	1 gal. cont.	12" oc.	divide in half

KEY



APPROVED PLANNING BOARD OF HOWARD COUNTY
 DATE: 4/26/95

These plans for S.W.M. construction, soil erosion and sediment control meet the requirements of Howard Soil Conservation District.

John R. Hunter 8/13/95
 APPROVED: HOWARD SOIL CONSERVATION DISTRICT

PLAN NUMBER: _____ DATE: _____
 Reviewed for the Howard Conservation District and meets technical requirements.
Patricia End 8/13/95
 U.S. SOIL CONSERVATION SERVICE DATE: _____

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Richard Blum 8/14/95
 Chief, Development Engineering Division VJC DATE: _____
Richard Blum 8/15/95
 Chief, Division of Land Development and Research DATE: _____
James R. Rente 8/17/95
 Director DATE: _____

ADDRESS CHART
 PARCEL NUMBER, STREET ADDRESS
 PARCEL A-24

SUBDIVISION NAME: COLUMBIA CORPORATE PARK
 PLAT: 24 BLOCK: 24 ZONE: EC-IND TAX/ZONE MAP: 36 ELEC. DIST.: 6th CENSUS TRACT: 606703

WATER CODE: E06 SEWER CODE: 5333000

LANDSCAPE PLAN
 COLUMBIA CORPORATE PARK
 PARCEL A-24

OP&E FILE NO. F-72-90C (F-91-130); F-89-248; F-88-1097;
 F-93-902; F-95-52; F-97-117A-1
 SKETCH NO. S-87-24
 PRELIMINARY NO. P-87-43

HOWARD COUNTY, MARYLAND
 ELECTION DISTRICT 60

SCALE: 1" = 20'
 DECEMBER 28, 1994
 SHEET 7 OF 7

SCHEDULE A PERIMETER LANDSCAPE EDGE

ROADWAYS	E	E
Number of Plants	485	414
Number of Trees	NO	YES
Number of Shrubs	NO	YES
Number of Plants	13	11
Number of Trees	122	104
Number of Shrubs	20	8(9)
Number of Plants	154	12
Number of Trees		96
Number of Shrubs		36

Comments: NO PLANTING UNITS FOR CREDIT

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING

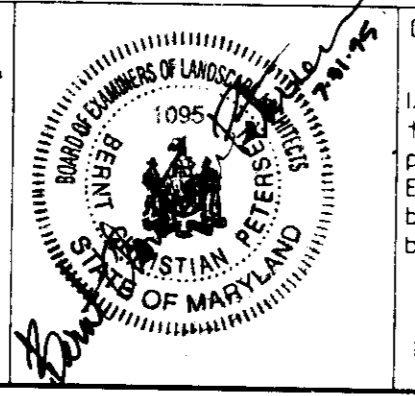
Number of Parking Spaces	171
Number of Trees Required	2
Number of Trees Provided	26
Number of Shrubs Provided	22
Number of Plants Provided	16

Number of landscaped islands req. = 16
 Number of landscaped islands provided = 16

SPECIAL PROVISIONS TO LCA STANDARD SPECIFICATIONS
 CONTRACTOR IS ENCOURAGED TO PERFORM SOIL TESTING. TEST RESULTS SHALL BE SUBMITTED 30 DAYS BEFORE PLANTING. FAILURE TO PERFORM TESTING WILL NOT VOID GUARANTEE PROVISIONS.
 CONTRACTOR SHALL REVIEW AND TEST SUBSOIL DRAINAGE CHARACTERISTICS 30 DAYS PRIOR TO PLANTING AND NOTIFY OWNER UNACCEPTABLE CONDITIONS.
 NO EXCEPTIONS TO THE GUARANTEE PROVISIONS ARE ALLOWED UNLESS AGREED TO IN WRITING PRIOR TO PLANTING.

PLANTING NOTES
 PLANT LOCATIONS SHALL BE FIELD ADJUSTED TO AVOID UTILITIES. CONTRACTOR IS RESPONSIBLE FOR LOCATING UTILITIES PRIOR TO START OF WORK.
 ALL TREES AND SHRUBS SHALL BE MULCHED TO A MINIMUM OF 18" BEYOND THE EDGE OF THE ROOT BALL.
 SHRUBS MULCHES SHALL BE PLANTED IN CONTINUOUS MULCH BEDS.
 ALL WIRE, PLASTIC AND TWINE TIES SHALL BE REMOVED FROM TOP OF THE ROOT BALL.

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 658 KENILWORTH DRIVE, SUITE 100
 TOWSON, MARYLAND 21284
 (410) 825-8120



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 inspection by the Howard Soil Conservation District.

Developer Name: *Don J. Swatter* Date: 6/12/95

MERRITT
 2066 LORD BALTIMORE DRIVE
 BALTIMORE, MARYLAND 21207
 (410) 298-2600

NOTE:
 THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE NEW TOWN ALTERNATIVE COMPLIANCE PROVISIONS OF SECTION 16-124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
LANDSCAPE SPECIFICATIONS
 LANDSCAPE SPECIFICATION SHALL CONFORM TO LCA LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREA, INCLUDING PLANTING PROCEDURES AND SOIL PREPARATION FOR SHRUBS AND PERENNIAL BEDS.
 A ONE YEAR WARRANTY FE. IS. SHALL BE REQUIRED. MAINTENANCE REQUIRED TO HONOR THE ONE YEAR WARRANTY SHALL BE PERFORMED AS PART OF THIS CONTRACT.
NOTE:
 FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$2,500.00.

DRAWN BY: CATO
 CHECKED BY: PIZ
 REVISIONS:
 A HANDICAPPED DETAIL 'A' EARTH MOUND & REAR OF PROPERTY 6/17/95