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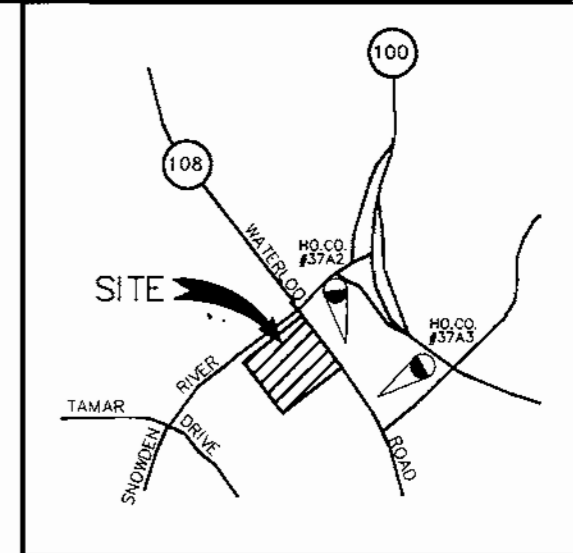
# SITE DEVELOPMENT PLAN

# ROUTE 108 COMMERCIAL 1/1

## PARCEL B-7

## 6th ELECTION DISTRICT

## HOWARD COUNTY, MARYLAND



VICINITY MAP  
SCALE: 1"=2000'

### GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- 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.
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 37A2 AND 37A3 WERE USED FOR THIS PROJECT.
- WATER IS PUBLIC. CONTRACT NO. 24-3813-D
- SEWER IS PUBLIC. SEWER DRAINAGE AREA: PATAPSCO CONTRACT NO. 24-3813-D
- APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN. 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. EXISTING UTILITIES ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION.
- A 100-YEAR FLOODPLAIN STUDY IS NOT REQUIRED FOR THIS PROJECT.
- THERE ARE NO WETLANDS AFFECTING THIS PROJECT.
- AN AFPO TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY WELLS & ASSOCIATES, LLC DATED APRIL, 2001, WITH A PREVIOUSLY APPROVED STUDY DATED NOVEMBER, 1999.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- THE BOUNDARY FOR THIS PROJECT IS BASED ON PREVIOUSLY RECORDED PLAT NO. 14821.
- SUBJECT PROPERTY ZONED NT PER 10-18-93 COMPREHENSIVE ZONING PLAN.
- ALL ELEVATIONS SHOWN ARE BASED ON THE U.S.C. AND G.S. MEAN SEA LEVEL DATUM, 1929.
- SEE DEPARTMENT OF PLANNING AND ZONING FILE NOS.: SP-98-05, PB-315, FDP PHASE 229, WP-97-107, WP-98-34, F-98-101, F-00-57, F-01-21, F-01-178, SDP-00-44, SDP-00-125.
- THE CONTRACTOR SHALL TEST PIT EXISTING UTILITIES AT LEAST (5) DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
- PIPE SHALL NOT BE INSTALLED BY THE CONTRACTOR UNTIL THE LENGTH CALLED FOR AT EACH STATION HAS BEEN APPROVED BY THE ENGINEER IN THE FIELD.
- NO PIPE SHALL BE LAID UNTIL LINES OF EXCAVATION HAVE BEEN BROUGHT WITHIN 6" OF FINISHED GRADE.
- ALL INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARDS.
- ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS.
- STORM DRAIN TRENCHES WITHIN ROAD RIGHT OF WAY SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, I.E., STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION, LATEST AMENDMENTS.
- PROFILES STATIONS SHALL BE ADJUSTED AS NECESSARY TO CONFORM TO PLAN DIMENSIONS.
- ALL FILL AREAS WITHIN ROADWAY AND UNDER STRUCTURES TO BE COMPACTED TO A MINIMUM OF 95% COMPACTION OF AASHTO T100.
- THE EXISTING TOPOGRAPHY IS TAKEN AS THE PROPOSED MASS GRADES FROM SDP-00-44 WITH MAXIMUM TWO FOOT CONTOUR INTERVALS.
- A GEOTECHNICAL STUDY IS NOT REQUIRED FOR THIS PROJECT.
- STORMWATER QUALITY AND QUANTITY MANAGEMENT IS PROVIDED VIA A REGIONAL FACILITY APPROVED UNDER F-98-101.
- THERE ARE NO CEMETARIES OR BURIAL GROUNDS ON THE SITE TO THE BEST OF OUR KNOWLEDGE.
- THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE THE PRELIMINARY DEVELOPMENT PLAN OF COLUMBIA WAS APPROVED PRIOR TO DECEMBER 31, 1992.
- LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL IS PROVIDED USING ALTERNATIVE COMPLIANCE. REQUIRED SURETY IN THE AMOUNT OF 4,350 SHALL BE PROVIDED WITH THE DPW GRADING PERMIT.

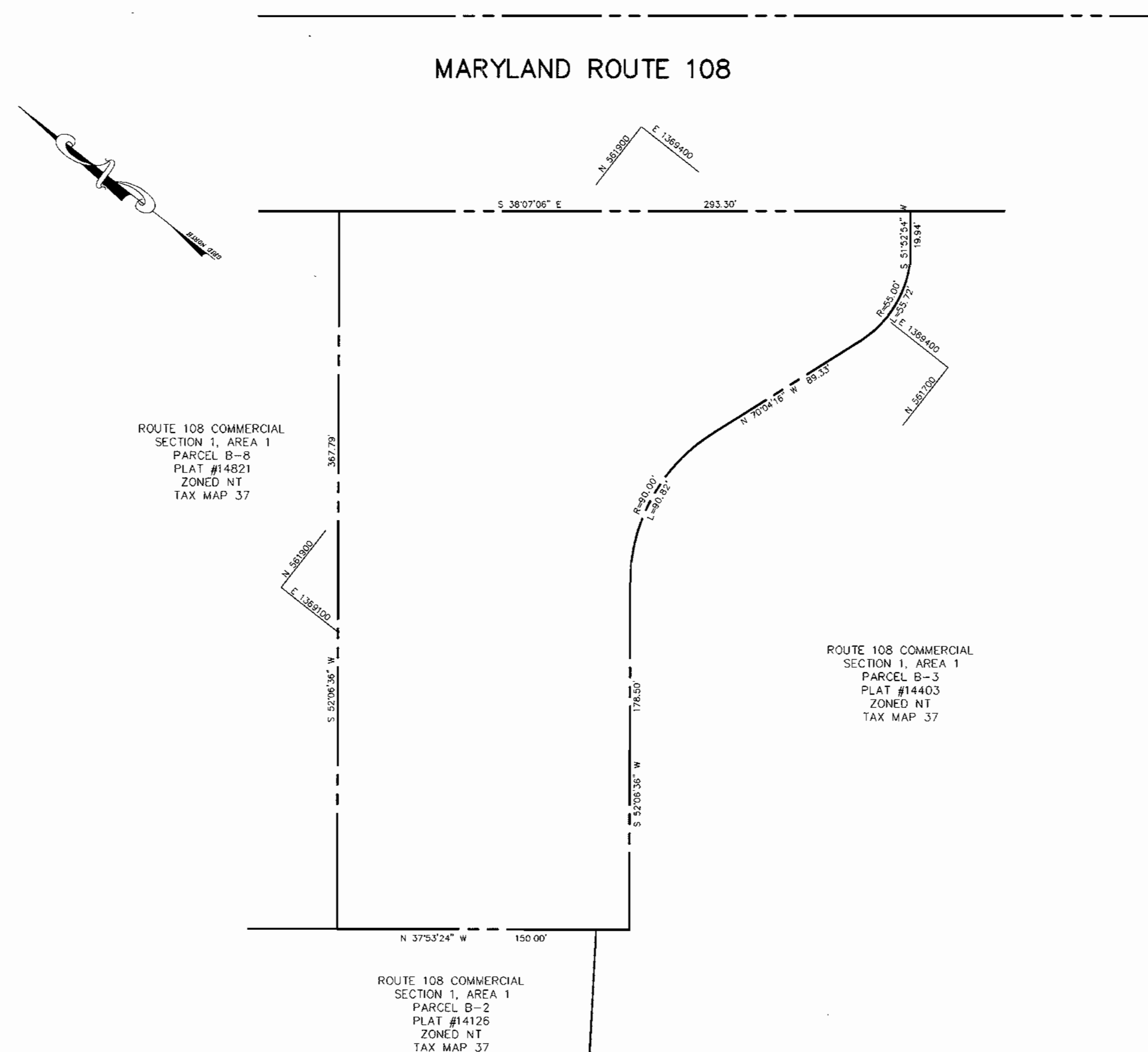
### HOWARD COUNTY CONTROL STATIONS

37A2  
N 562120.85  
E 1369300.2  
CONC. MONUMENT 0.1' BELOW SURFACE

37A3  
N 561130.83  
E 1368913.3  
ELEV. 385.859  
CONC. MONUMENT 0.3' BELOW SURFACE  
@ TOE OF SLOPE

### SITE ANALYSIS

AREA OF PARCEL B-7	1.59 ACRES
DISTURBED AREA	1.24 ACRES
PRESENT ZONING	NT EMPLOYMENT CENTER COMMERCIAL
PROPOSED BUILDING COVERAGE	0.15 ACRES (6704 SF) (9% OF TOTAL PARCEL)
AREA OF FIRST FLOOR	6704 SF
AREA OF SECOND FLOOR	5425 SF
PROPOSED BUILDING USE	GENERAL OFFICE
# OF PARKING SPACES REQ'D: SF OFFICE @ 2 SP/1000 SF	24 SPACES
# OF PARKING SPACES PROVIDED	50 SPACES (INCLUDING 2 HC)



PLAN  
SCALE: 1"=50'

**APPROVED**  
PLANNING BOARD  
of HOWARD COUNTY  
DATE: October 18, 2001

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*James Rust* 11/29/01  
DIRECTOR DATE

*Christopher J. Reid* 11/21/01  
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE

*Cindy Hamilton* 11/21/01  
CHIEF, DIVISION OF LAND DEVELOPMENT RB DATE

DATE NO. REVISION

DEVELOPER/OWNER:  
CASC LIMITED PARTNERSHIP  
C/O SIENA CORPORATION  
12011 GUILDFORD ROAD, SUITE 101  
ANNAPOLIS JUNCTION, MARYLAND 20701  
410-792-8395

PROJECT  
**ROUTE 108 COMMERCIAL 1/1**  
PARCEL B-7

AREA TAX MAP 37 ZONED NT EMPL CENTER COMM  
PARCEL B-7, PLAT NO. 14821  
6th ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

TITLE  
**TITLE SHEET**

**RIEMER MUEGGE**  
a division of  
**Patton Harris Rust & Associates, pc**  
ENGINEERS • SURVEYORS • PLANNERS  
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SPECIALISTS  
8818 Centre Park Drive, Columbia, MD 21045 • tel 410.997.8900 fax 410.997.9282

DESIGNED BY: C.J.R.  
DRAWN BY: MAD  
CHECKED BY: C.J.R.  
PROJECT NO.: 01100/  
SDP1 DWG  
DATE: OCTOBER 25, 2001  
SCALE: AS SHOWN  
DRAWING NO. 1 OF 6

DATE  
STATE OF MARYLAND  
REGISTERED PROFESSIONAL SURVEYOR  
1994  
*Christopher J. Reid*  
CHRISTOPHER J. REID #19949

ADDRESS CHART	
PARCEL	ADDRESS
B-7	8221 SNOWDEN RIVER PARKWAY

SUBDIVISION NAME		SECT./AREA	PARCEL			
ROUTE 108 COMMERCIAL		1/1	B-7			
PLAT #	BLK #	ZONING	TAX MAP NO.	BLK. DIST.	ZONING	GEN. TRACT #
14821	1	NT	37	6TH	6066	
PATR. CODE	GEN. CODE					
E06	3550000					

**BUILDING ELEVATION**  
NO SCALE

**LEGEND**

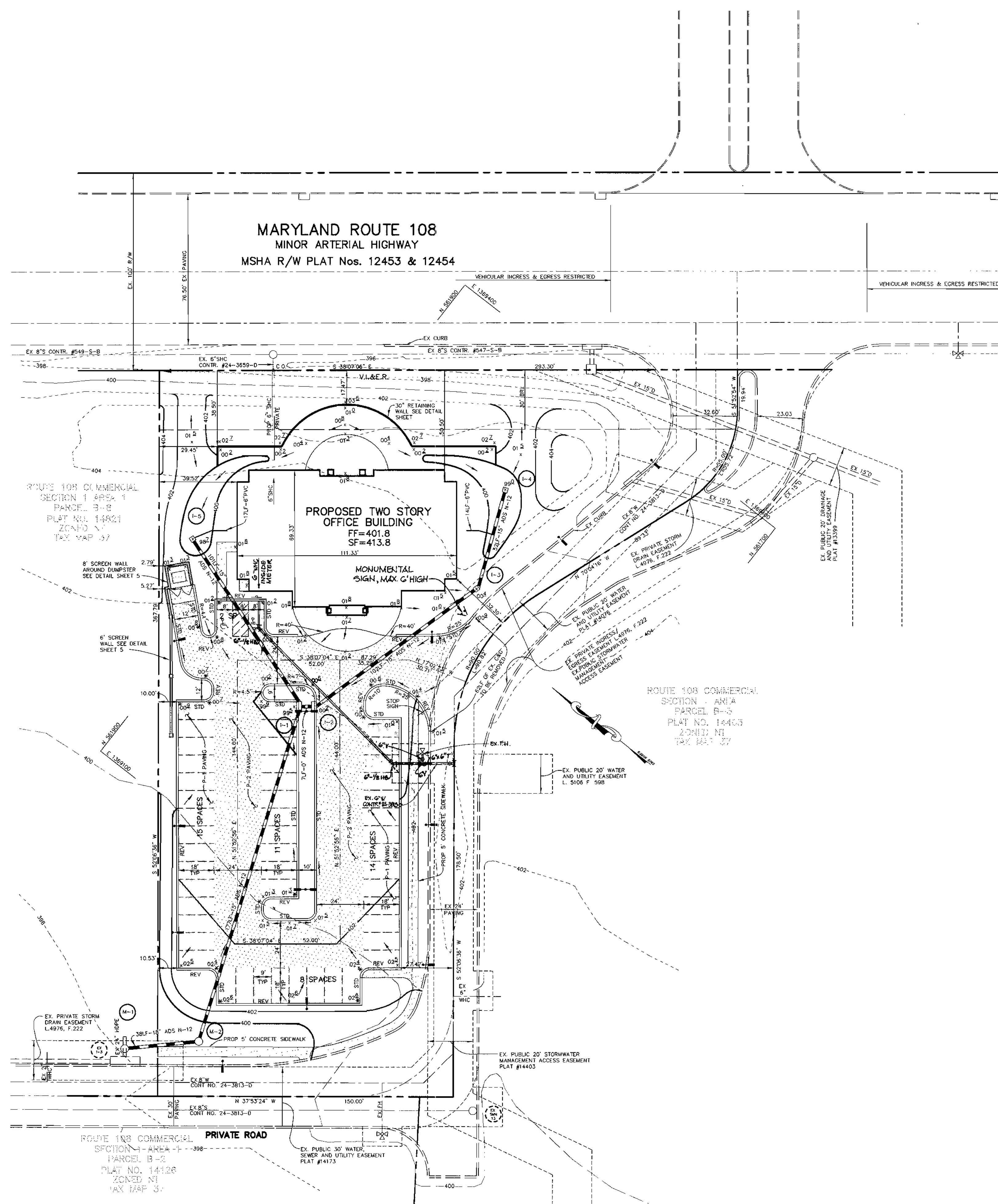
- EX CURB
- PROP CURB
- EX WATER
- PROP WATER
- EX STORM DRAIN
- PROP STORM DRAIN
- BRL BUILDING RESTRICTION LINE
- PROP SINGLE LIGHT FIXTURE
- PROP DUAL LIGHT FIXTURE
- REV REVERSE CURB & GUTTER
- STD STANDARD CURB & GUTTER
- EX 2' CONTOUR
- EX 10' CONTOUR
- PROP 2' CONTOUR
- PROP 10' CONTOUR
- VI&ER VEHICULAR INGRESS & EGRESS RESTRICTED

**NOTES:**

- - - KIM LIGHTING SHOEBOX OUTDOOR LIGHTING FIXTURE ENTABLATURE SERIES, 250 WATT METAL HALIDE WITH 8" ARM MOUNTED ON 25' BLACK ALUMINUM POLE
- KIM LIGHTING SHOEBOX OUTDOOR LIGHTING FIXTURE ENTABLATURE SERIES 2 HEADS, 250 WATT METAL HALIDE WITH 8" ARM MOUNTED ON 25' BLACK ALUMINUM POLE

**NOTES:**

1. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
  2. ALL DIMENSIONS ARE TO FACE OF CURB OR BUILDING UNLESS OTHERWISE NOTED.
  3. ALL ON-SITE ROADS ARE PRIVATE.
  4. ALL LIGHTING IS TO BE DIRECTED/REFLECTED AWAY FROM ADJACENT PUBLIC ROADS AND RESIDENTIALLY ZONED PROPERTIES AND BE IN ACCORDANCE WITH SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS.
  5. \* STD/REV - STANDARD TO REVERSE CURB TRANSITION.
- 6. P-1 PAVING
  - 7. P-2 PAVING
  - 8. CONCRETE
  - 9. BRICK PAVING



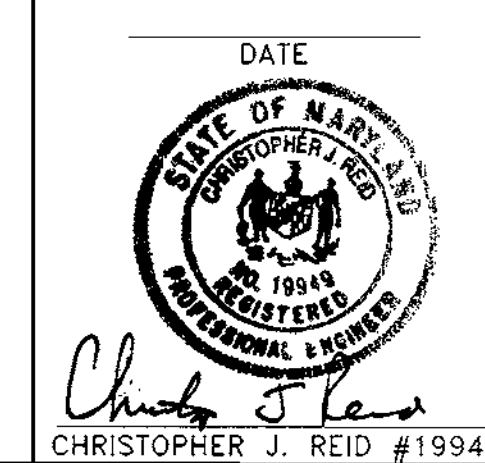
**APPROVED**  
**PLANNING BOARD**  
 of HOWARD COUNTY  
 DATE October 18, 2001

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*James S. Pratt* 11/24/01  
 DIRECTOR DATE  
*William W. ...* 11/7/01  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE  
*Andy ...* 11/21/01  
 CHIEF, DIVISION OF LAND DEVELOPMENT #B DATE

DATE	NO.	REVISION
DEVELOPER/OWNER: CASC LIMITED PARTNERSHIP c/o SIENA CORPORATION 12011 GUILFORD ROAD, SUITE 101 ANNAPOLIS JUNCTION, MARYLAND 20701 410-792-8395		
PROJECT ROUTE 108 COMMERCIAL 1/1 PARCEL B-7		
AREA TAX MAP 37 ZONED NT EMPL CENTER COMM PARCEL B-7, PLAT NO. 14821 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE SITE DEVELOPMENT PLAN		

**RIEMER MUEGGE**  
 a division of:  
**Patton Harris Rust & Associates, pc**  
 ENGINEERS • SURVEYORS • PLANNERS  
 LANDSCAPE ARCHITECTS • ENVIRONMENTAL SPECIALISTS  
 8818 Centre Park Drive, Columbia, MD 21045 • tel 410.997.8900 fax 410.997.9282

DESIGNED BY : C.J.R.  
 DRAWN BY : MAD  
 CHECKED BY : C.J.R.  
 PROJECT NO : 01100/  
 SDP2.DWG  
 DATE : OCTOBER 25, 2001  
 SCALE : 1"=30'  
 DRAWING NO. 2 OF 6



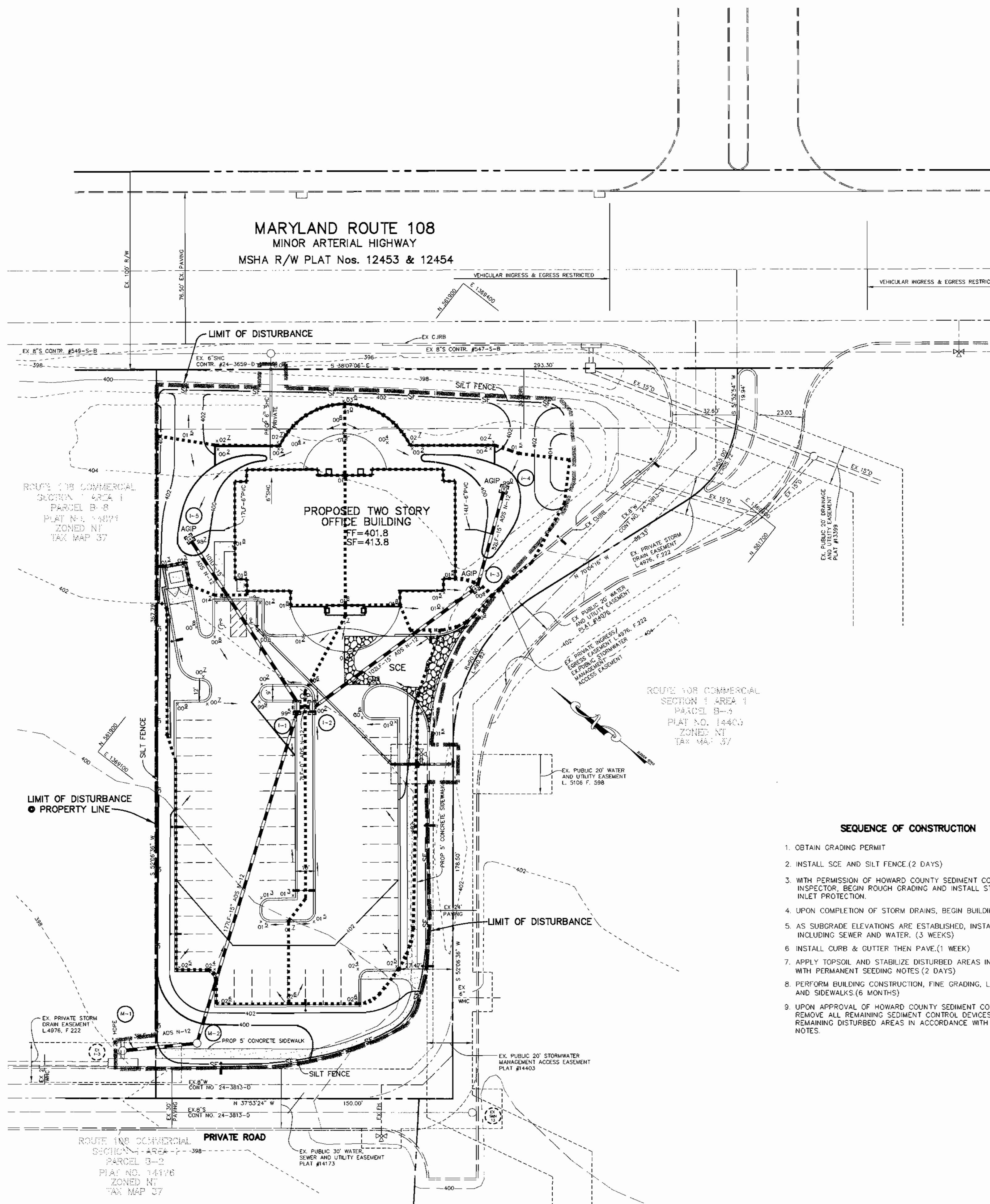
J:\PROJECTS\100\SDP2.dwg 8/13/01 1:14:00 PM 2001: 10/18/01 10:00:00 AM: S & ASSOCIATES

**DRAINAGE DATA**

INLET NOS.	AREA IN ACRES	'C' FACTOR	PERCENT IMPERVIOUS
1	0.32	0.72	84
2	0.25	0.72	76
3	0.02	0.72	0
4	0.10	0.72	10
5	0.09	0.72	11

**LEGEND**

- ..... DRAINAGE AREA DIVIDE
- SF ——— SF ——— SF SILT FENCE
- LIMIT OF DISTURBANCE



**APPROVED**  
 PLANNING BOARD  
 of HOWARD COUNTY  
 DATE October 18, 2001

**SEQUENCE OF CONSTRUCTION**

- OBTAIN GRADING PERMIT
- INSTALL SCE AND SILT FENCE (2 DAYS)
- WITH PERMISSION OF HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, BEGIN ROUGH GRADING AND INSTALL STORM DRAINS WITH INLET PROTECTION.
- UPON COMPLETION OF STORM DRAINS, BEGIN BUILDING CONSTRUCTION.
- AS SUBGRADE ELEVATIONS ARE ESTABLISHED, INSTALL REMAINING UTILITIES, INCLUDING SEWER AND WATER. (3 WEEKS)
- INSTALL CURB & GUTTER THEN PAVE. (1 WEEK)
- APPLY TOPSOIL AND STABILIZE DISTURBED AREAS IN ACCORDANCE WITH PERMANENT SEEDING NOTES (2 DAYS)
- PERFORM BUILDING CONSTRUCTION, FINE GRADING, LANDSCAPING, LIGHTING AND SIDEWALKS. (6 MONTHS)
- UPON APPROVAL OF HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE ALL REMAINING SEDIMENT CONTROL DEVICES AND STABILIZE REMAINING DISTURBED AREAS IN ACCORDANCE WITH PERMANENT SEEDING NOTES.

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 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.

*[Signature]*  
 DEVELOPER  
 10-24-01  
 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.

*[Signature]*  
 ENGINEER  
 10-24-01  
 DATE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

*[Signature]*  
 NATURAL RESOURCES CONSERVATION SERVICE  
 10/24/01  
 DATE

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

*[Signature]*  
 HOWARD SOIL CONSERVATION DISTRICT  
 10/24/01  
 DATE

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*[Signature]*  
 DIRECTOR  
 11/29/01  
 DATE

*[Signature]*  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MK  
 11/7/01  
 DATE

*[Signature]*  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 11/21/01  
 DATE

DATE	NO.	REVISION

DEVELOPER/OWNER:  
 CASC LIMITED PARTNERSHIP  
 c/o SIENA CORPORATION  
 12011 GUILFORD ROAD, SUITE 101  
 ANNAPOLIS JUNCTION, MARYLAND 20701  
 410-792-8395

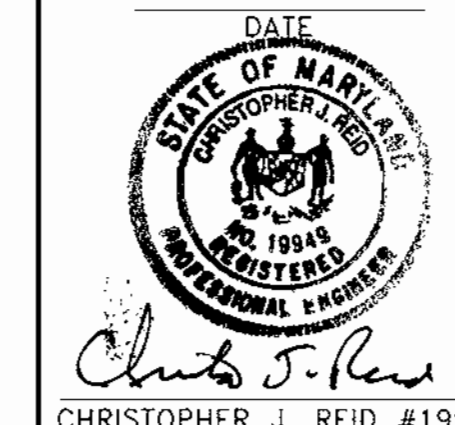
PROJECT  
**ROUTE 108 COMMERCIAL 1/1**  
 PARCEL B-7

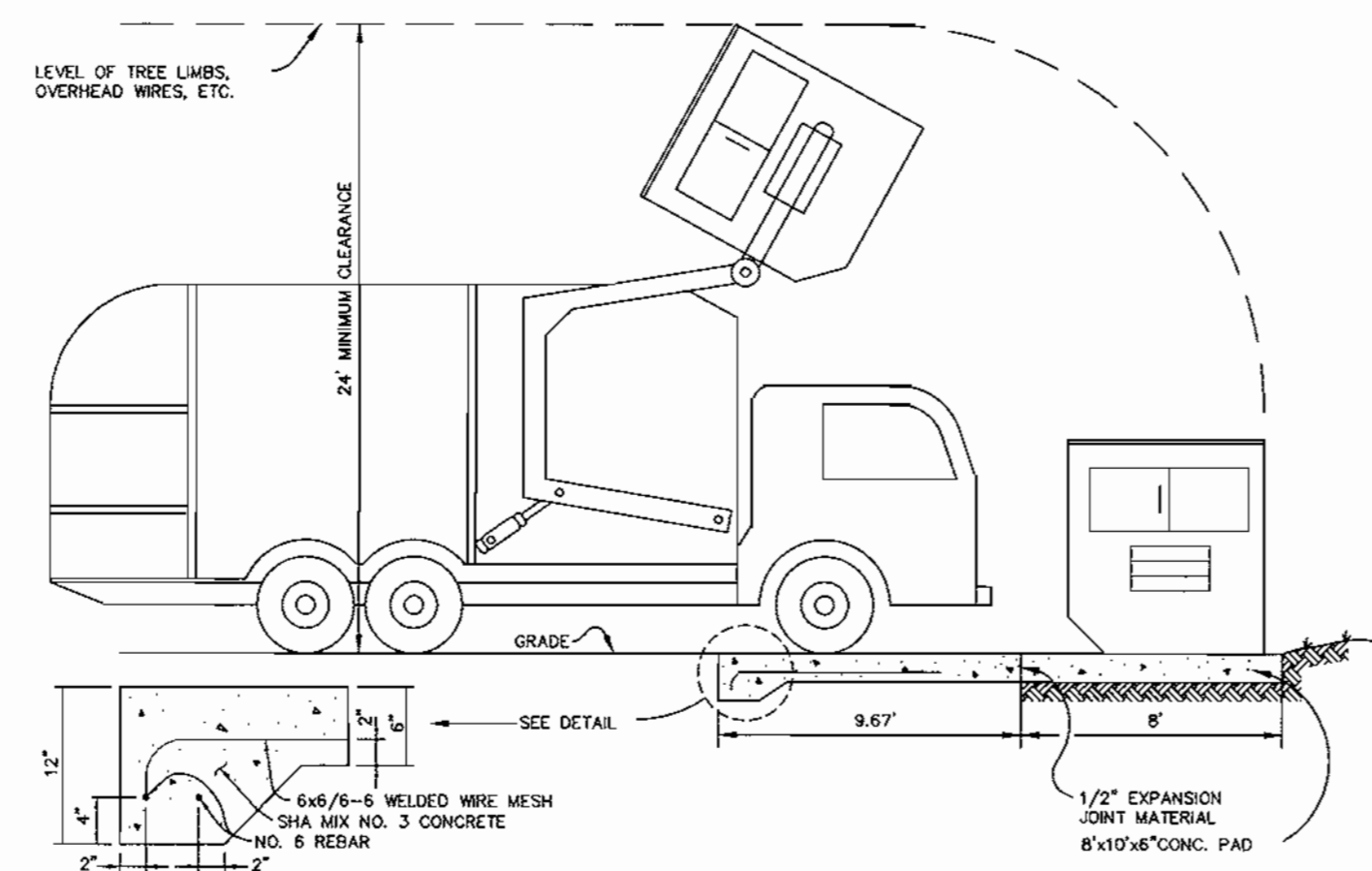
AREA TAX MAP 37 ZONED NT EMPL CENTER COMM  
 PARCEL B-7, PLAT NO. 14821  
 6th ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

TITLE  
**GRADING, SEDIMENT CONTROL PLAN & DRAINAGE AREA MAP**

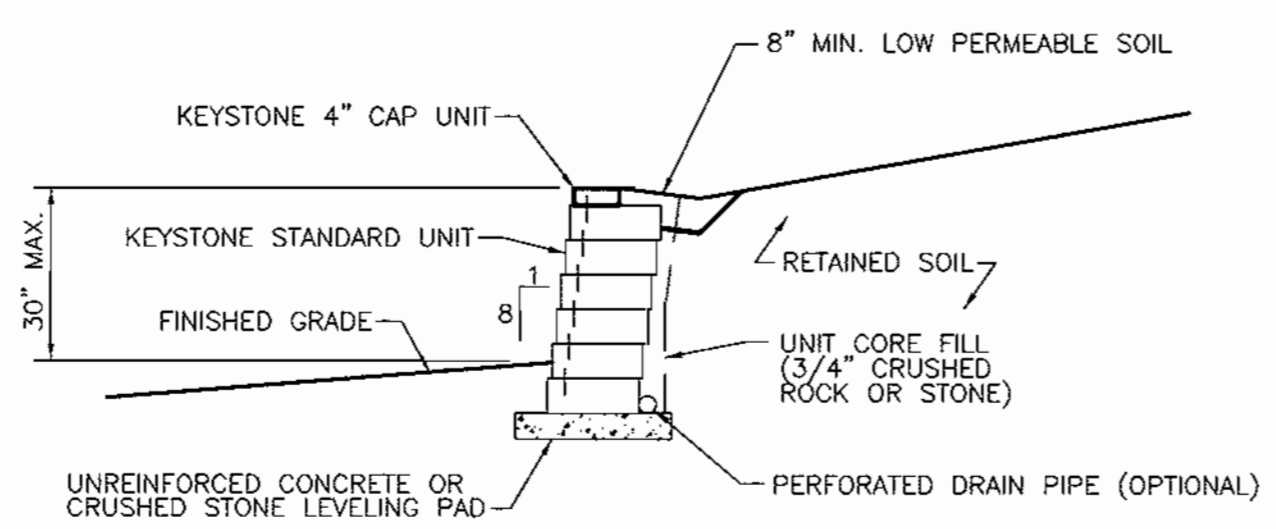
**RIEMER MUEGGE**  
 a division of:  
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DESIGNED BY : C.J.R.  
 DRAWN BY : MAD  
 CHECKED BY : C.J.R.  
 PROJECT NO : 01100/  
 SDF3.DWG  
 DATE : OCTOBER 25, 2001  
 SCALE : 1"=30'  
 DRAWING NO. 3 OF 6

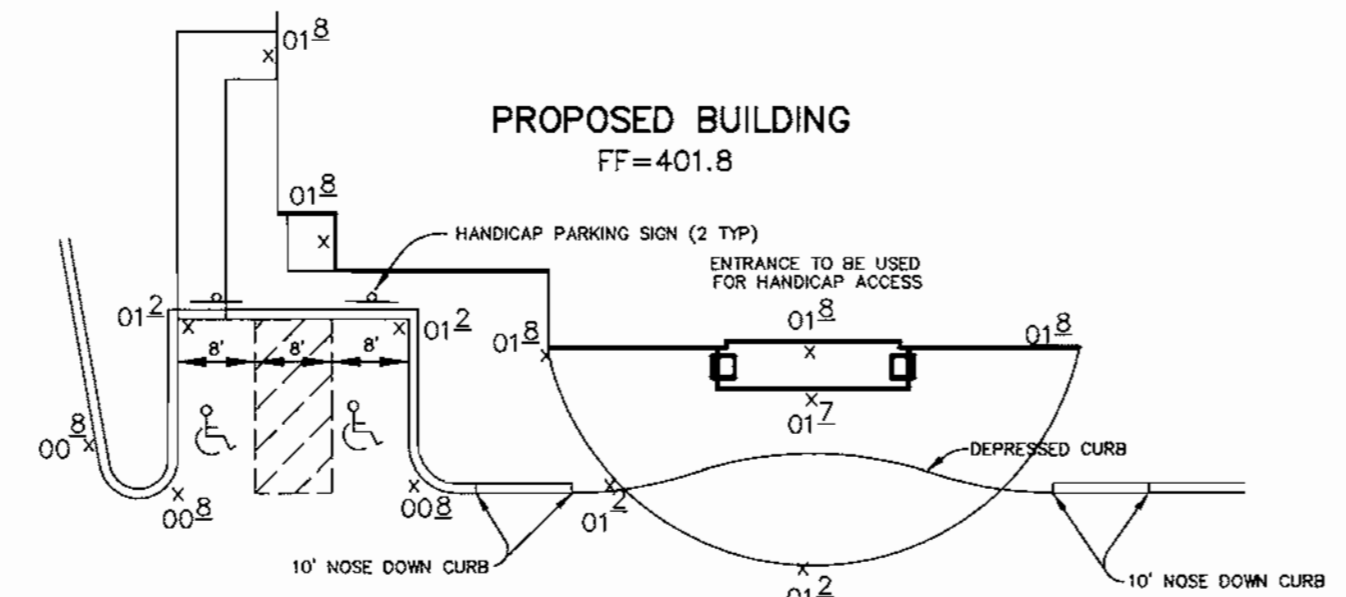




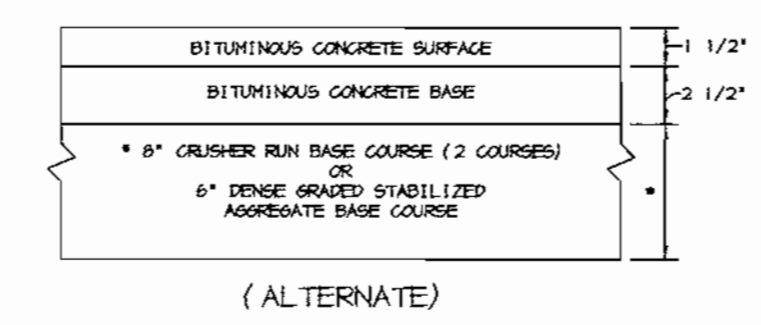
**DUMPSTER PAD**  
NO SCALE



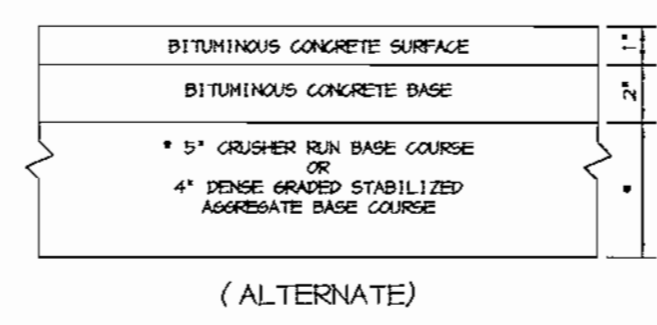
**TYPICAL RETAINING WALL SECTION**  
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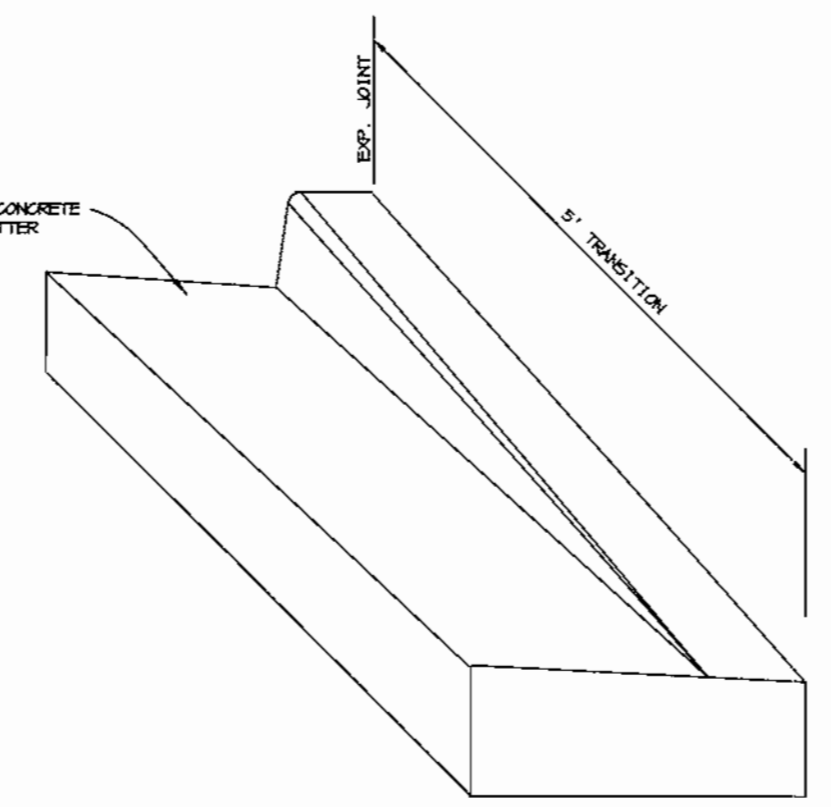
**HANDICAP ACCESS DETAIL**  
SCALE: 1"=20'



**P-2 PAVING**  
NO SCALE



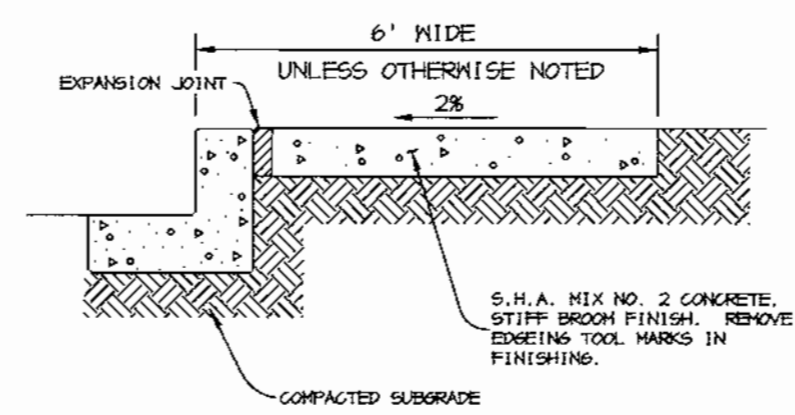
**P-1 PAVING**  
NO SCALE



**NOSE DOWN CURB DETAIL**  
NO SCALE

**PIPE SCHEDULE**

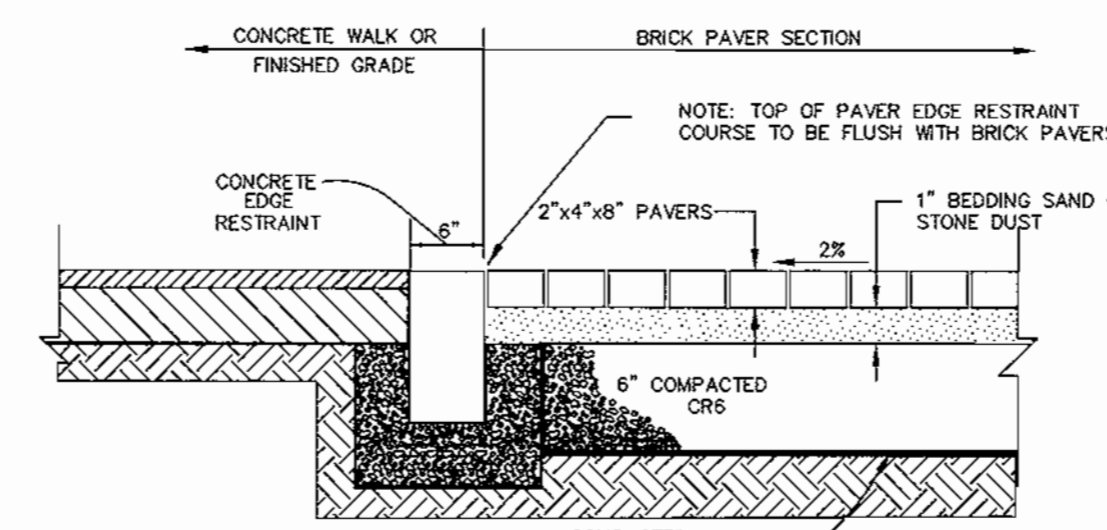
SIZE	TYPE	QUANTITY
8"	PVC	31 LF
15"	ADS N-12	439 LF
18"	ADS N-12	36 LF



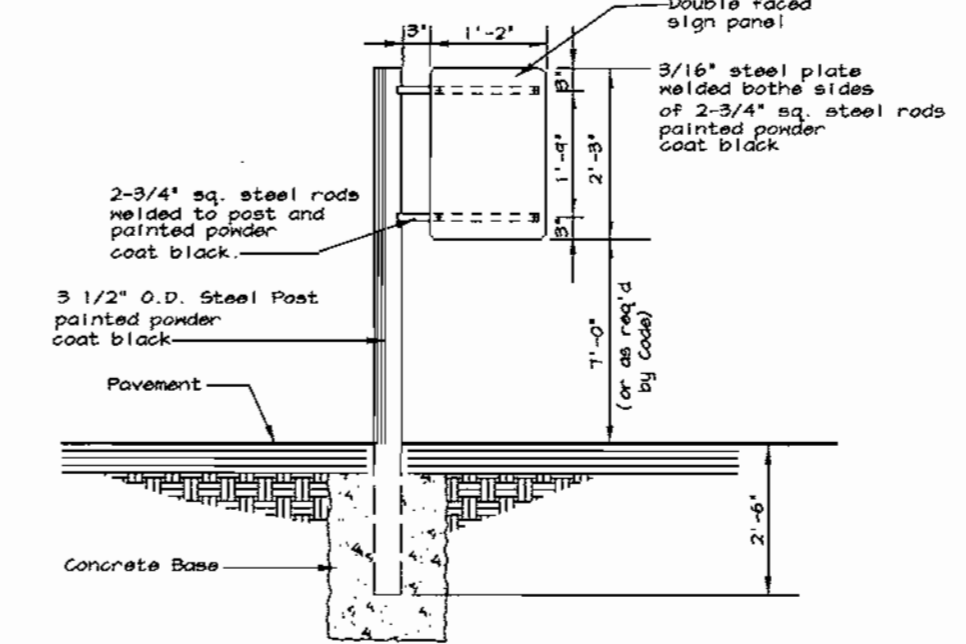
**SIDEWALK DETAIL ADJACENT TO CURB**  
NO SCALE

**STRUCTURE SCHEDULE**

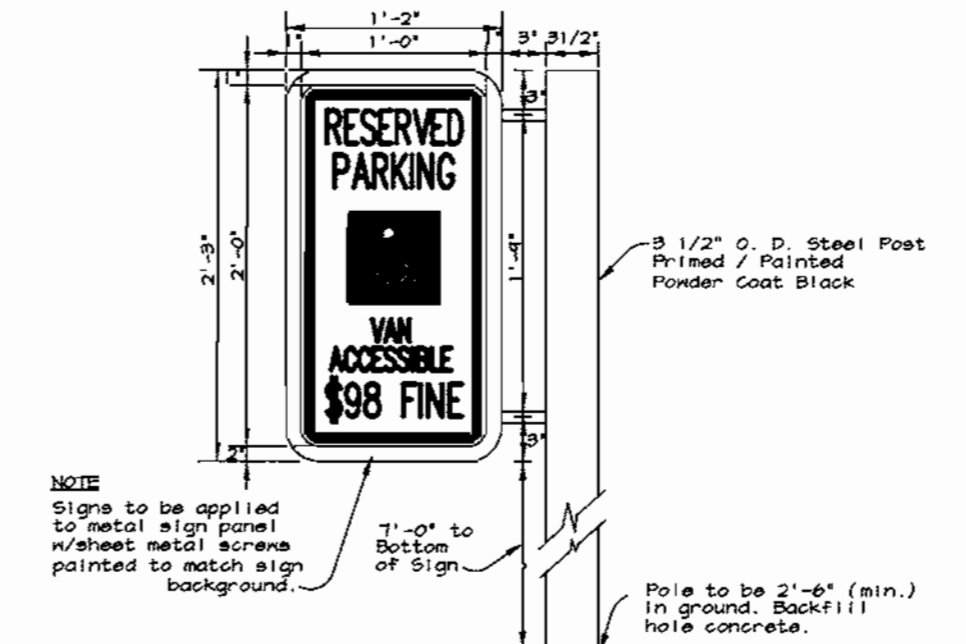
STRUCTURE	TYPE	LOCATION	INV. IN	INV. OUT	TOP	REMARKS
I-1	A-S	N 561835.67 E 1369179.06	395.15 (15')	393.09 (15')	400.1	HOOD STD. DETAIL SD 4.01
I-2	A-S	N 561827.80 E 1369185.23	393.33 (15')	393.23 (15')	400.8	HOOD STD. DETAIL SD 4.01
I-3	S	N 561800.52 E 1369282.29	395.48 (15')	395.38 (15')	400.4	HOOD STD. DETAIL SD 4.22
I-4	S	N 561819.89 E 1369330.73	396.00 (15')	396.00 (15')	399.0	HOOD STD. DETAIL SD 4.22
I-5	S	N 561829.57 E 1369213.39	396.45 (8')	395.70 (15')	396.7	HOOD STD. DETAIL SD 4.22
M-1	4" MH	N 561797 E 1368999	391.76 (18')	391.28 (24')	398.1	HOOD STD. DETAIL G 5.12
M-2	4" MH	N 561770 E 1369015	392.20 (15')	391.99 (18')	399.2	HOOD STD. DETAIL G 5.12



**BRICK PAVER SECTION**  
N.T.S.

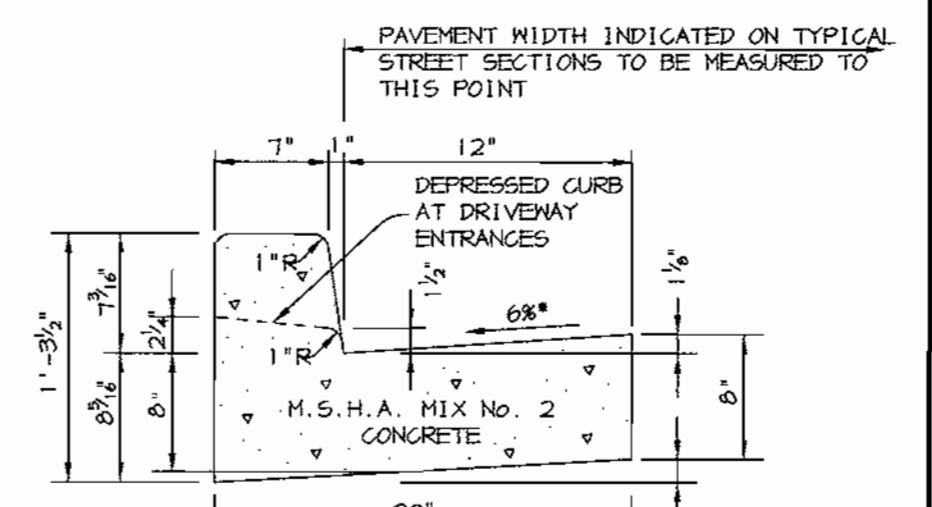


**POST & SIGN PANEL DETAIL FOR PARKING RESTRICTION SIGN**  
NO SCALE

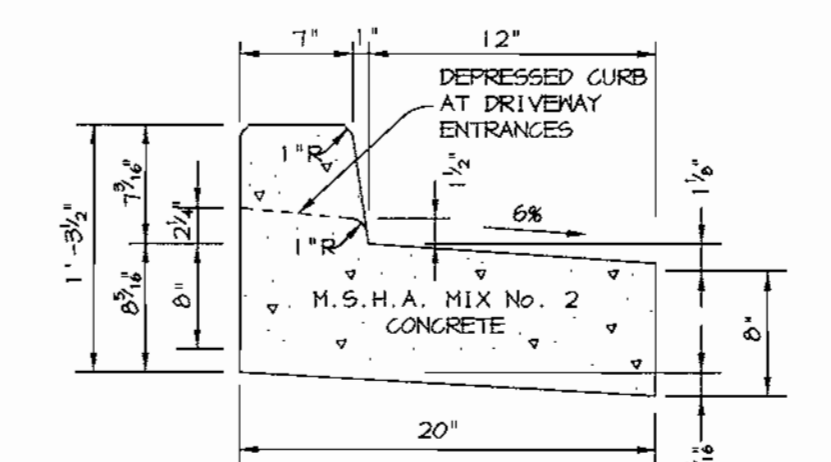


**MOUNTING DETAIL FOR PARKING RESTRICTION SIGN**  
NO SCALE

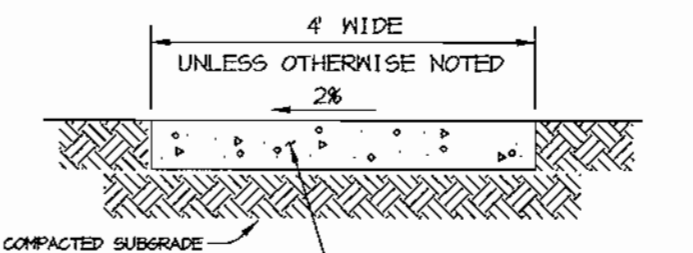
**APPROVED**  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE: October 18, 2001



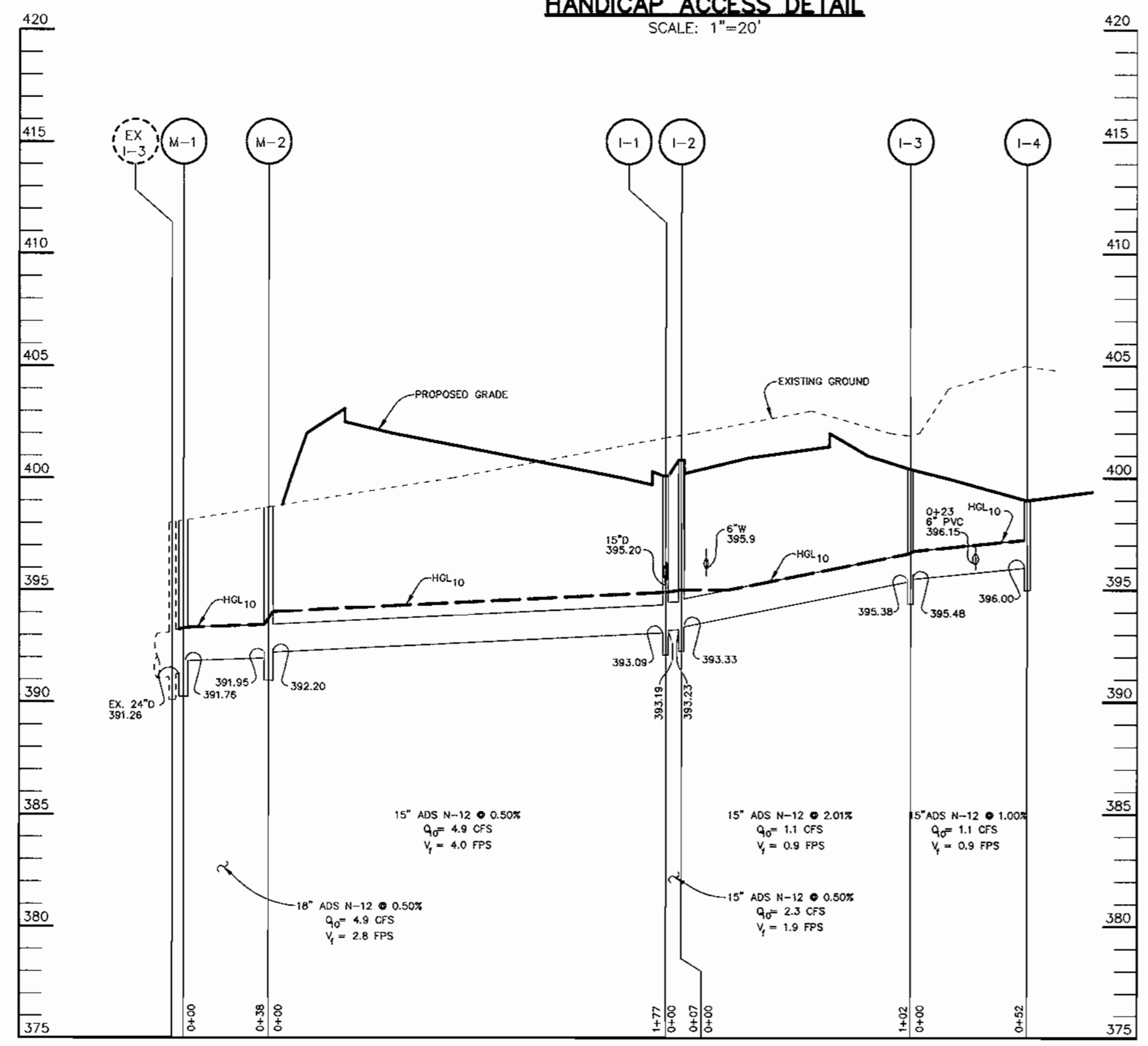
**STANDARD 7\"/>**



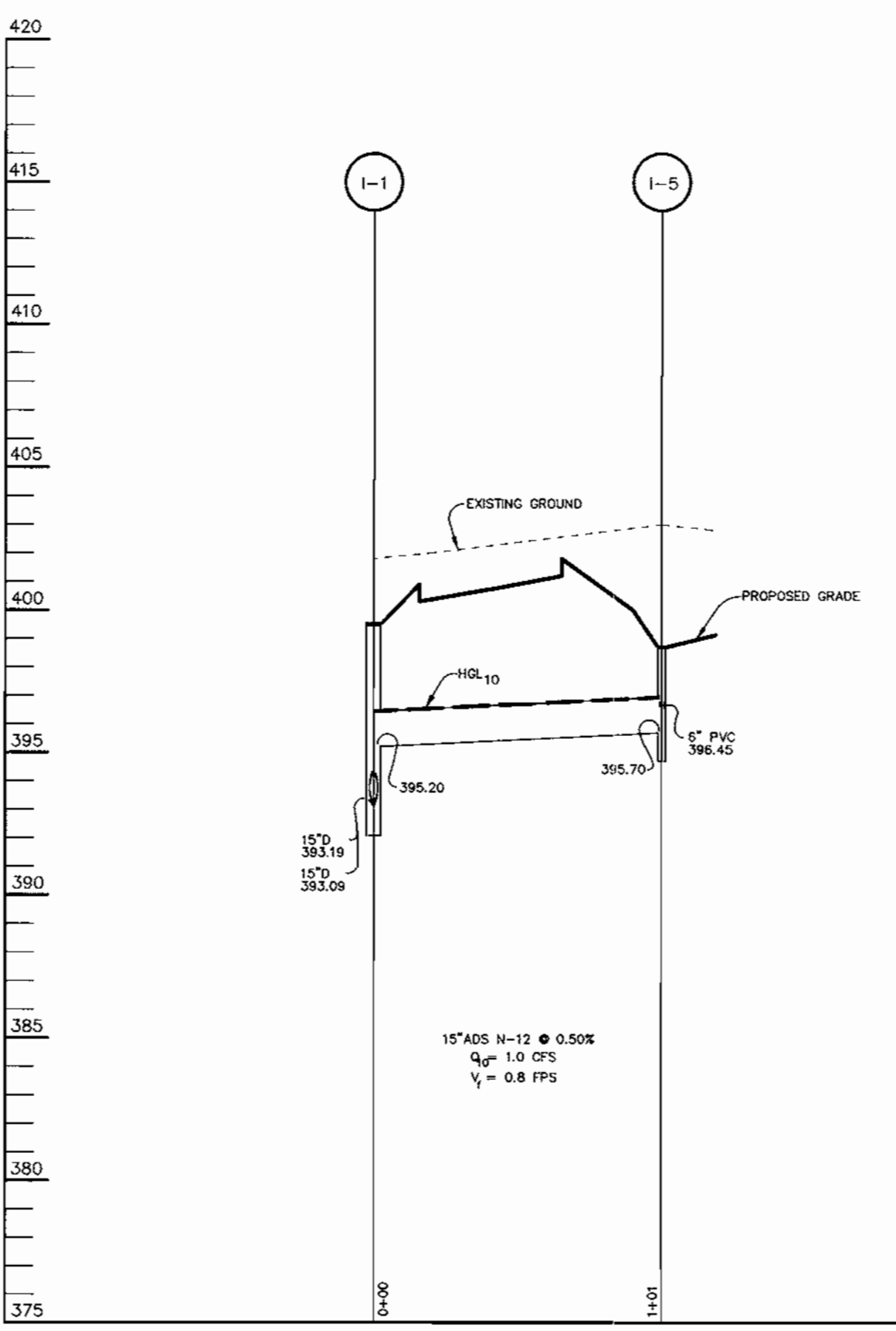
**REVERSE 7\"/>**



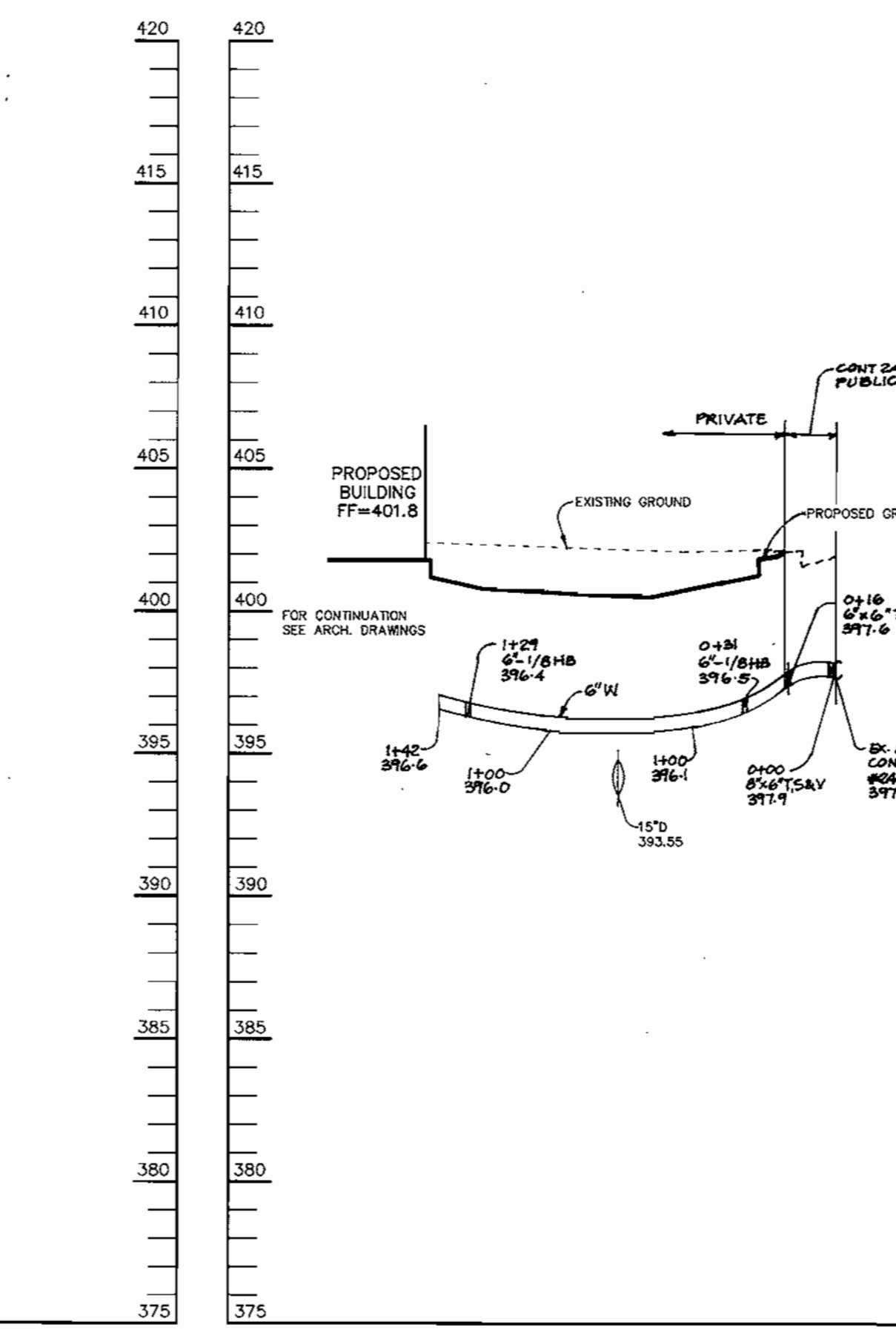
**SIDEWALK DETAIL**  
NO SCALE



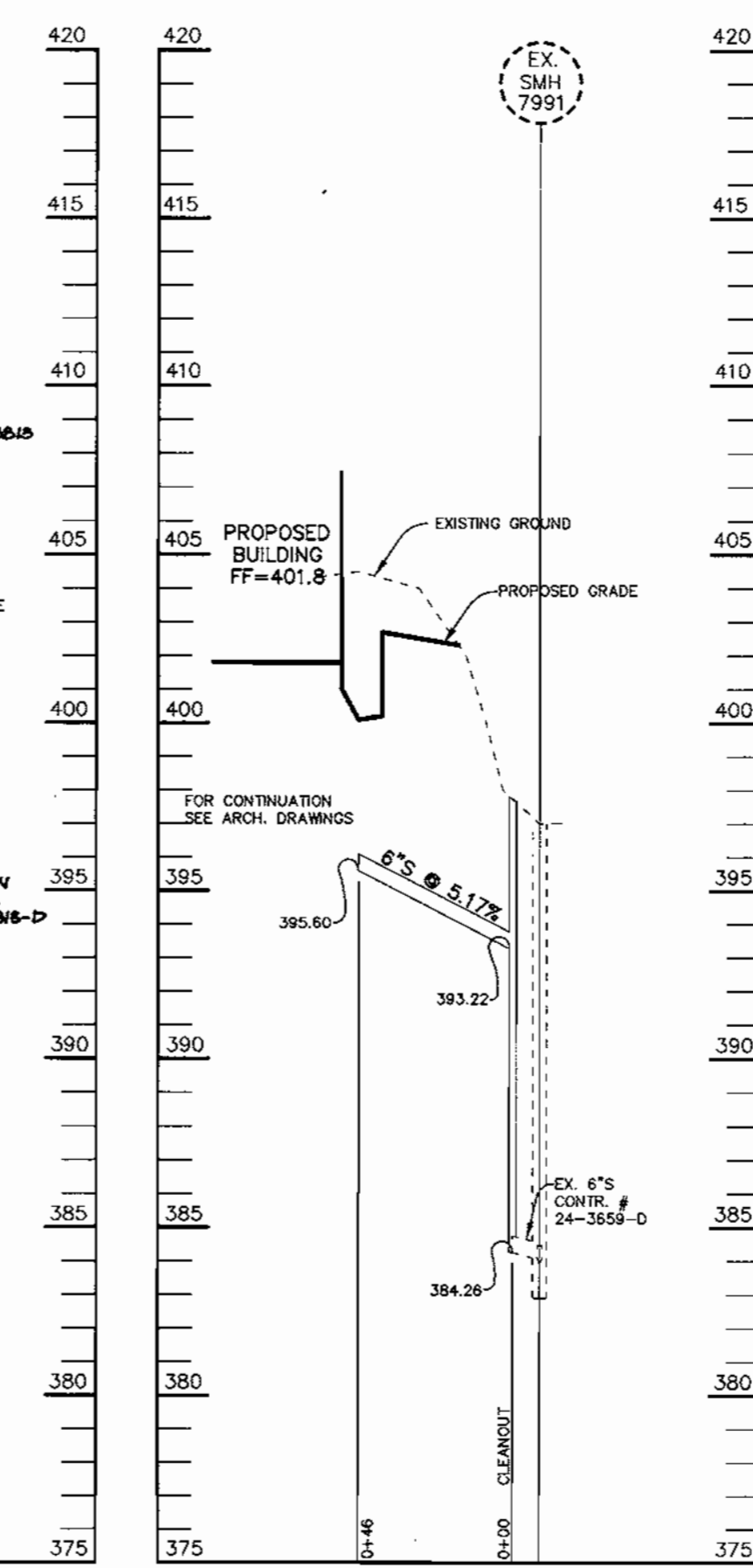
**STORM DRAIN PROFILE**  
SCALE: HOR.-1"=50' VERT.-1"=5'



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



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



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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
DIRECTOR: [Signature] 11/29/01 DATE  
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK 11/7/01 DATE  
CHIEF, DIVISION OF LAND DEVELOPMENT HB 11/1/01 DATE

DATE NO. REVISION  
DEVELOPER/OWNER: CASC LIMITED PARTNERSHIP c/o SIENA CORPORATION 12011 GUILDFORD ROAD, SUITE 101 ANNAPOLIS JUNCTION, MARYLAND 20701 410-792-8395  
PROJECT: ROUTE 108 COMMERCIAL 1/1 PARCEL B-7  
AREA TAX MAP 37 ZONED NT EML CENTER COMM PARCEL B-7, PLAT NO. 14821 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE: **PROFILES AND DETAILS**

**RIEMER MUEGGEL**  
a division of:  
**Patton Harris Rust & Associates, pc**  
ENGINEERS • SURVEYORS • PLANNERS  
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SPECIALISTS  
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DESIGNED BY: C.J.R.  
DRAWN BY: MAD  
CHECKED BY: C.J.R.  
PROJECT NO.: 01100/SDP4.DWG  
DATE: OCTOBER 25, 2001  
SCALE: AS SHOWN  
DRAWING NO. 4 OF 6





MARYLAND ROUTE 108  
MINOR ARTERIAL HIGHWAY  
MSHA R/W PLAT Nos. 12453 & 12454  
PERIMETER 2  
±295' TYPE 'B' BUFFER

SCHEDULE B - PARKING LOT INTERNAL LANDSCAPING	
PARKING LOT	* 1
NUMBER OF PARKING SPACES	50
NUMBER OF SHADE TREES REQUIRED (1/20 SPACES)	3
NUMBER OF TREES PROVIDED SHADE TREES OTHER TREES (2:1 SUBSTITUTION)	3 -
NUMBER OF ISLANDS REQUIRED (200 SF. AREA / ISLAND)	3
NUMBER OF ISLANDS PROVIDED	3

PLANT LIST				
<b>SHADE TREES</b>				
QUANTITY	CODE NAME	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE
11	AcruD	Acer rubrum 'October Glory'	October Glory Red maple	3" - 3 1/2"-Cal
4	Zese	Zelkova serrata 'Green Vase'	Japanese zelkova	3" - 3 1/2"-Cal
<b>ORNAMENTAL TREES</b>				
QUANTITY	CODE NAME	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE
6	Amca	Amelanchier canadensis	Serviceberry	2 1/2" - 3"-Cal
4	MaFlV	Malus floribunda 'Van Houtte'	Japanese Fr. crabapple	2 1/2" - 3"-Cal
8	PrceT	Prunus cerasifera 'Thundercloud'	Thundercloud Purpleleaf plum	2 1/2" - 3"-Cal
12	Pyca	Pyrus Calleryana 'Cleveland Select'	Cleveland Select Callery pear	2 1/2" - 3"-Cal
<b>EVERGREEN TREES</b>				
QUANTITY	CODE NAME	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE
12	IlatF	Ilex attenuata 'Foster1'	Foster's holly	4' - 6'
<b>SHRUBS</b>				
QUANTITY	CODE NAME	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE
156	Juv16	Juniperus virginiana 'Grey Owl'	Grey owl juniper	3-Cal
69	TameH	Taxus media 'Hicks11'	Hicks yew	3-Cal
69	Pr1a	Prunus laurocerasus 'Otto Luyken'	Otto Luyken cherry laurel	2'-3'

PLANT LIST NOTES:  
SURETY AMOUNT IS BASED ON REQUIRED LANDSCAPE MATERIAL ONLY.  
SEE GENERAL NOTE #2 FOR SURETY TOTAL.

### HOWARD COUNTY LANDSCAPE REQUIREMENTS\*

NOTE: CALCULATIONS FOR HOWARD COUNTY LANDSCAPE REQUIREMENTS ARE FOR SURETY BONDING PURPOSES ONLY. ALTERNATIVE COMPLIANCE-NEW TOWN GUIDELINES FOR COMMERCIAL PLANTINGS HAVE BEEN USED TO DETERMINE ACTUAL PLANTING REQUIREMENTS.

ALTERNATE COMPLIANCE REQUIRED		
HRD TREE REQUIREMENTS		
ZONING NEW TOWN, 1.56 ACRES		
26 SHADE TREES PER GROSS ACRE - (COVER TYPE)		
1.56 ACRES x 26 SHADE TREES/ACRE = 40.56		
(HRD REQUIRED SHADE TREE EQUIVALENTS) = 41		
PROVIDED:	PLANTED	S.T.E.
Each Shade Tree = 1 S.T.E.	(15)	15
Each Evergreen Tree = 0.5 S.T.E.	(12)	6
Each Flowering Tree = 0.5 S.T.E.	(30)	15
Each Shrub = 0.1 S.T.E.	(243)	24.3
SUBTOTAL S.T.E.		65.3
(CREDIT FOR EXISTING TREES) = XX S.T.E.	(0)	0
TOTAL		65.3

TOTAL SHADE TREE EQUIVALENCE= 65.3

SCHEDULE A - PERIMETER LANDSCAPE EDGE	ADJACENT TO	
	PERIM. PROP.	ADJACENT TO ROADWAYS
PERIMETER	1	2
LANDSCAPE TYPE	C	B
LINEAR FEET OF ROADWAY FRONTAGE/ PERIMETER	±60'	±295'
CREDIT FOR EXISTING DRIVE AISLE (LINEAR FEET)	-	±40'
CREDIT FOR EXISTING VEGETATION (YES/NO/ LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	-	-
LINEAR FEET REMAINING	±	±255'
CREDIT FOR WALL, FENCE, OR BERM (YES/NO/LINEAR FEET)	-	-
NUMBER OF PLANTS REQUIRED		
SHADE TREES	2	5
EVERGREEN TREES	1	6
SHRUBS	-	-
NUMBER OF PLANTS PROVIDED		
SHADE TREES	1	4
EVERGREEN TREES	1	8
SHRUBS	-	-

SCHEDULE 'A' SUBSTITUTION NOTES:

- PERIMETER 1:  
(2) EVERGREEN TREES WERE SUBSTITUTED FOR (1) SHADE TREE
- PERIMETER 2:  
(6) ORNAMENTAL TREES WERE SUBSTITUTED FOR (6) EVERGREEN TREES  
(2) ORNAMENTAL TREES WERE SUBSTITUTED FOR (1) SHADE TREE

GENERAL NOTES:

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL, NEW TOWN ALTERNATIVE COMPLIANCE.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING MUST BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$4,350.  
10 SHADE TREES @ \$300 = 3,000  
0 ORNAMENTAL TREES @ \$150 = 0  
4 EVERGREEN TREES @ \$150 = 1,350  
0 SHRUBS @ \$30 = 0
- THIS PLAN IS FOR LANDSCAPING PURPOSES ONLY.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.

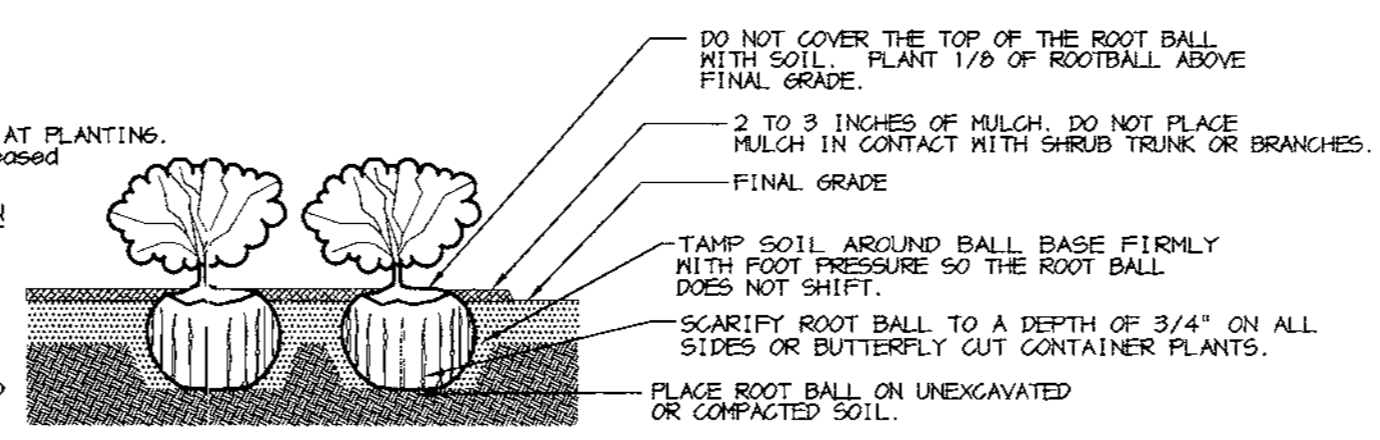
DEVELOPER'S/BUILDER'S CERTIFICATE:

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

SIGNATURE: *[Signature]* DATE: 10-29-01

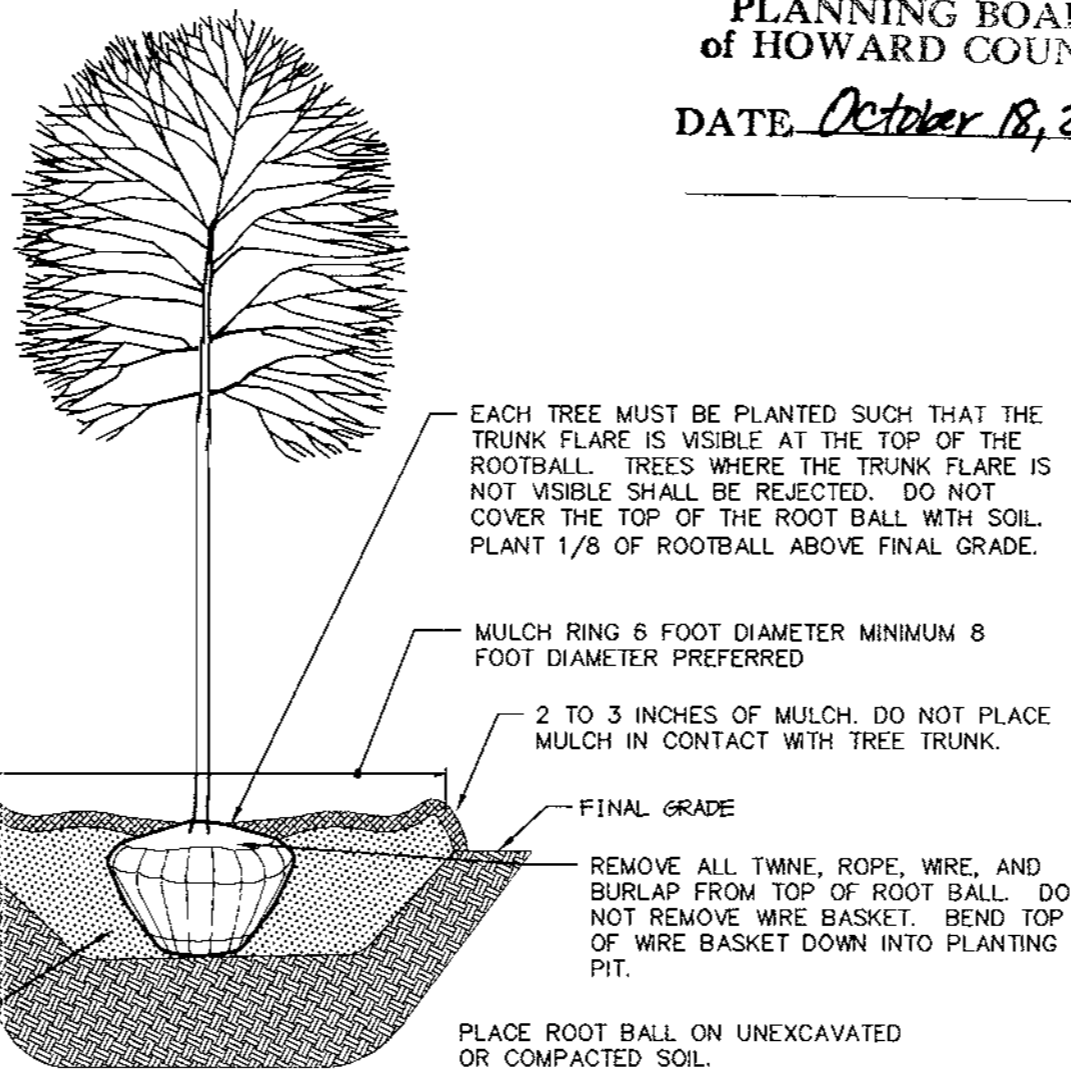
LANDSCAPE LEGEND	
PROP. SHADE TREE	
PROP. ORNAMENTAL TREE	
PROP. EVERGREEN TREE	
PROP. SHRUB	
EXISTING STREET TREE	

- NOTES:
- SEE PLANTING SPECIFICATIONS FOR PREPARATION OF PLANTING BED.
  - DO NOT HEAVILY PRUNE THE SHRUB AT PLANTING. PRUNE ONLY BROKEN, DAMAGED, OR DISEASED BRANCHES.
  - DIG PLANTING PIT 12" DEEPER THAN THE DIAMETER OF THE TOP OF THE ROOT BALL WITH A MINIMUM PLANTING PIT DIAMETER OF 18".
  - FOR B&B SHRUBS: REMOVE ALL TWINE, ROPE, AND BURLAP FROM TOP OF ROOT BALL.
  - ALL CONTAINERS SHALL BE REMOVED BEFORE INSTALLATION.



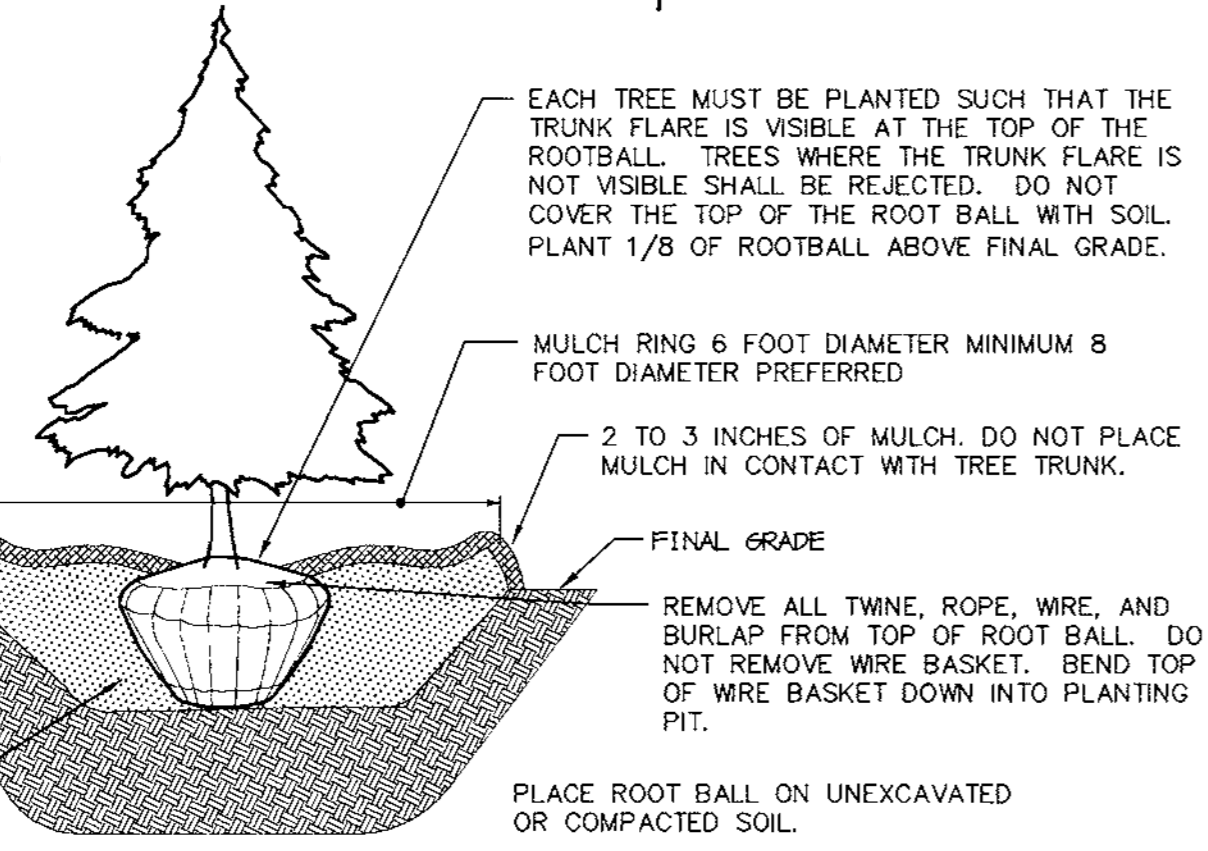
SHRUB BED PLANTING DETAIL - B&B AND CONTAINER SHRUBS  
NOT TO SCALE

- NOTES:
- DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR THIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
  - STAKE TREES ONLY IF RECOMMENDED ON THE PLANT SCHEDULE OR UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. STAKING DETAIL SHOWN ONLY IF RECOMMENDED.
  - DIG PLANTING PIT THICE AS WIDE AS THE DIAMETER OF THE TOP OF THE ROOT BALL WITH A MINIMUM PLANTING PIT DIAMETER OF 5".



DECIDUOUS B&B TREE PLANTING DETAIL  
NOT TO SCALE

- NOTES:
- SELECT ONLY NURSERY STOCK WITH A SINGLE LEADER UNLESS OTHERWISE SPECIFIED ON PLAN. PLANTS WITH CO-DOMINANT, MISSING, OR DAMAGED LEADERS SHALL BE REJECTED.
  - STAKE TREES ONLY IF RECOMMENDED ON THE PLANT SCHEDULE OR UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. STAKING DETAIL SHOWN ONLY IF RECOMMENDED.
  - DIG PLANTING PIT TWICE AS WIDE AS THE DIAMETER OF THE TOP OF THE ROOT BALL WITH A MINIMUM PLANTING PIT DIAMETER OF 5".



EVERGREEN B&B TREE PLANTING DETAIL  
NOT TO SCALE

APPROVED  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE: October 18, 2001

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*[Signature]* DIRECTOR 11/29/01 DATE  
*[Signature]* CHIEF, DEVELOPMENT ENGINEERING DIVISION MKK 11/7/01 DATE  
*[Signature]* CHIEF, DIVISION OF LAND DEVELOPMENT HB 11/21/01 DATE

DATE	NO.	REVISION

DEVELOPER/OWNER:  
CASC LIMITED PARTNERSHIP  
c/o SIENA CORPORATION  
12011 GULLFORD ROAD, SUITE 101  
ANNAPOLIS JUNCTION, MARYLAND 20701  
410-792-8395

PROJECT:  
ROUTE 108 COMMERCIAL 1/1  
PARCEL B-7

AREA: TAX MAP 37 ZONED NT EMPL CENTER COMM  
PARCEL B-7, PLAT NO. 14821  
6th ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

TITLE:  
LANDSCAPE PLAN

RIEMER MUEGGE  
a division of:  
Patton Harris Rust & Associates, pc  
ENGINEERS • SURVEYORS • PLANNERS  
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SPECIALISTS  
8818 Centre Park Drive, Columbia, MD 21045 • tel 410.997.8900 fax 410.997.8282

DESIGNED BY: D.M.D.  
DRAWN BY: D.M.D.  
CHECKED BY: D.T.D.  
PROJECT NO: 01100/  
LSCP.DWG  
DATE: OCTOBER 25, 2001  
SCALE: 1"=30'  
DRAWING NO. 6 OF 6

DATE: 10-29-01  
SIGNATURE: *[Signature]* DATE: 10-29-01

STATE OF MARYLAND  
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT  
Scott R. Welford  
SCOTT R. WELFORD #707

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

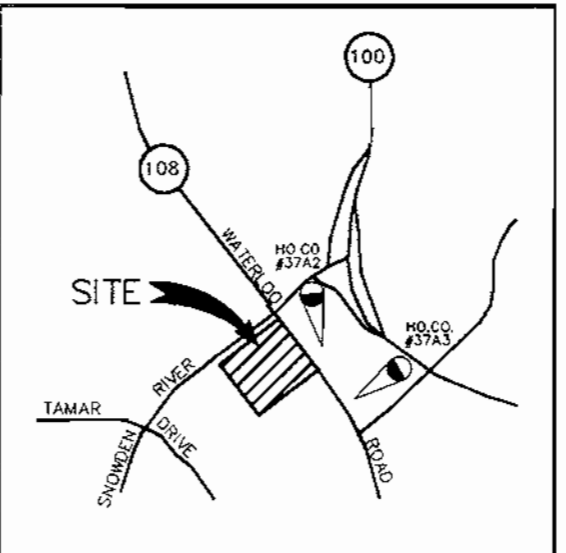
# SITE DEVELOPMENT PLAN

## ROUTE 108 COMMERCIAL 1/1

### PARCEL B-7

#### 6th ELECTION DISTRICT

#### HOWARD COUNTY, MARYLAND



VICINITY MAP  
SCALE: 1"=2000'

### GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/ CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- 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.
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 37A2 AND 37A3 WERE USED FOR THIS PROJECT.
- WATER IS PUBLIC. CONTRACT NO. 24-3813-D
- SEWER IS PUBLIC. SEWER DRAINAGE AREA: PATAPSCO CONTRACT NO. 24-3813-D
- APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN. 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. EXISTING UTILITIES ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION.
- A 100-YEAR FLOODPLAIN STUDY IS NOT REQUIRED FOR THIS PROJECT.
- THERE ARE NO WETLANDS AFFECTING THIS PROJECT.
- AN APPROPRIATE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY WELLS & ASSOCIATES, LLC DATED APRIL, 2001, WITH A PREVIOUSLY APPROVED STUDY DATED NOVEMBER, 1999.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- THE BOUNDARY FOR THIS PROJECT IS BASED ON PREVIOUSLY RECORDED PLAT NO. 14821.
- SUBJECT PROPERTY ZONED NT PER 10-18-93 COMPREHENSIVE ZONING PLAN.
- ALL ELEVATIONS SHOWN ARE BASED ON THE U.S.C. AND G.S. MEAN SEA LEVEL DATUM, 1929.
- SEE DEPARTMENT OF PLANNING AND ZONING FILE NOS: SP-98-05, PB-315, FDP PHASE 229, WP-97-107, WP-98-34, F-98-101, F-00-57, F-01-21, F-01-178, SDP-00-44, SDP-00-125.
- THE CONTRACTOR SHALL TEST PIT EXISTING UTILITIES AT LEAST (5) DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
- PIPE SHALL NOT BE INSTALLED BY THE CONTRACTOR UNTIL THE LENGTH CALLED FOR AT EACH STATION HAS BEEN APPROVED BY THE ENGINEER IN THE FIELD.
- NO PIPE SHALL BE LAID UNTIL LINES OF EXCAVATION HAVE BEEN BROUGHT WITHIN 6" OF FINISHED GRADE.
- ALL INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARDS.
- ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS.
- STORM DRAIN TRENCHES WITHIN ROAD RIGHT OF WAY SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, I.E., STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION, LATEST AMENDMENTS.
- PROFILES STATIONS SHALL BE ADJUSTED AS NECESSARY TO CONFORM TO PLAN DIMENSIONS.
- ALL FILL AREAS WITHIN ROADWAY AND UNDER STRUCTURES TO BE COMPACTED TO A MINIMUM OF 95% COMPACTION OF AASHTO T180.
- THE EXISTING TOPOGRAPHY IS TAKEN AS THE PROPOSED MASS GRADES FROM SDP-00-44 WITH MAXIMUM TWO FOOT CONTOUR INTERVALS.
- A GEOTECHNICAL STUDY IS NOT REQUIRED FOR THIS PROJECT.
- STORMWATER QUALITY AND QUANTITY MANAGEMENT IS PROVIDED VIA A REGIONAL FACILITY APPROVED UNDER F-98-101.
- THERE ARE NO CEMETARIES OR BURIAL GROUNDS ON THE SITE TO THE BEST OF OUR KNOWLEDGE.
- THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE THE PRELIMINARY DEVELOPMENT PLAN OF COLUMBIA WAS APPROVED PRIOR TO DECEMBER 31, 1992.
- LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL LANDSCAPING IS PROVIDED USING ALTERNATIVE COMPLIANCE. REQUIRED SURETY IN THE AMOUNT OF 4,350 SHALL BE PROVIDED WITH THE DPW GRADING PERMIT.

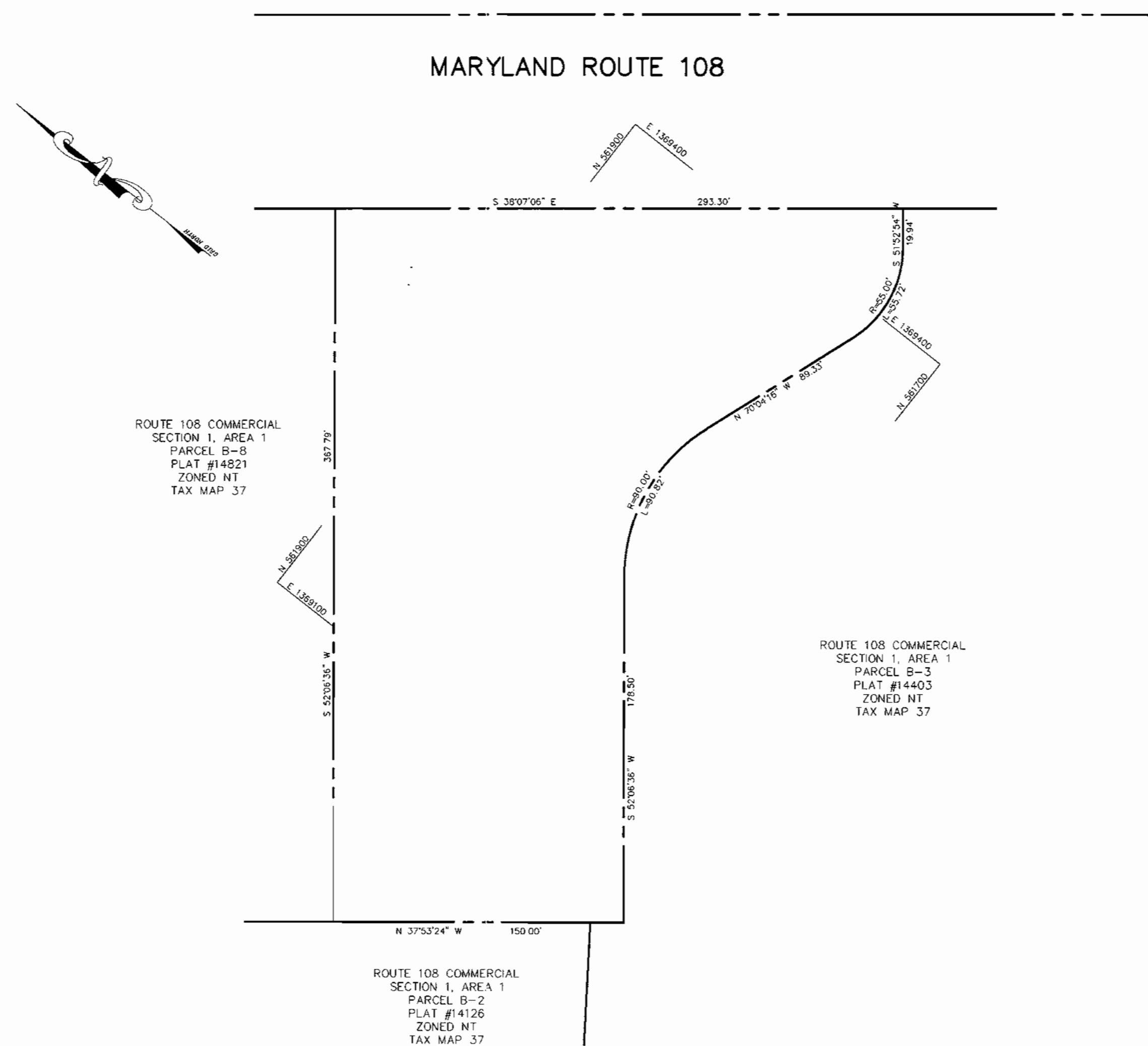
### HOWARD COUNTY CONTROL STATIONS

37A2  
N 562120.85  
E 1369300.2  
CONC. MONUMENT 0.1' BELOW SURFACE

37A3  
N 561130.83  
E 1369913.3  
ELEV. 395.659  
CONC. MONUMENT 0.3' BELOW SURFACE  
@ TOE OF SLOPE

### SITE ANALYSIS

AREA OF PARCEL B-7	1.59 ACRES
DISTURBED AREA	1.24 ACRES
PRESENT ZONING	NT EMPLOYMENT CENTER COMMERCIAL
PROPOSED BUILDING COVERAGE	0.16 ACRES (6762 SF) $\Delta$ (9% OF TOTAL PARCEL)
AREA OF FIRST FLOOR	6762 SF $\Delta$
AREA OF SECOND FLOOR	5425 SF
PROPOSED BUILDING USE	GENERAL OFFICE
# OF PARKING SPACES REQ'D:	25 SPACES $\Delta$
SF OFFICE @ 2 SP/1000 SF	
# OF PARKING SPACES PROVIDED	50 SPACES (INCLUDING 2 HC)



MARYLAND ROUTE 108

ROUTE 108 COMMERCIAL  
SECTION 1, AREA 1  
PARCEL B-8  
PLAT #14821  
ZONED NT  
TAX MAP 37

ROUTE 108 COMMERCIAL  
SECTION 1, AREA 1  
PARCEL B-7  
PLAT #14403  
ZONED NT  
TAX MAP 37

ROUTE 108 COMMERCIAL  
SECTION 1, AREA 1  
PARCEL B-2  
PLAT #14126  
ZONED NT  
TAX MAP 37

PLAN  
SCALE: 1"=50'

APPROVED  
DATE: October 18, 2001

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Joseph Rust* 11/29/01  
DIRECTOR DATE

*Chris Drummond* 11/1/01  
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE

*Cindy Hamilton* 11/21/01  
CHIEF, DIVISION OF LAND DEVELOPMENT HB DATE

01.31.02/1 MODIFIED SITE ANALYSIS

DEVELOPER/OWNER:  
CASC LIMITED PARTNERSHIP  
C/O SIENA CORPORATION  
2011 GUILFORD ROAD, SUITE 101  
ANNAPOLIS JUNCTION, MARYLAND 20701  
410-792-8395

PROJECT  
ROUTE 108 COMMERCIAL 1/1  
PARCEL B-7

AREA TAX MAP 37 ZONED NT EMPL CENTER COMM  
PARCEL B-7, PLAT NO. 14821  
6th ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

TITLE  
TITLE SHEET

RIEMER MUEGGE  
a division of  
Patton Harris Rust & Associates, pc  
ENGINEERS • SURVEYORS • PLANNERS  
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SPECIALISTS  
8818 Centre Park Drive, Columbia, MD 21045 • tel 410.997.8900 fax 410.997.9282

DESIGNED BY: C.J.R.  
DRAWN BY: MAD  
CHECKED BY: C.J.R.  
PROJECT NO.: 01100/  
SDP1.DWG  
DATE: OCTOBER 25, 2001  
SCALE: AS SHOWN  
DRAWING NO. 1 OF 6

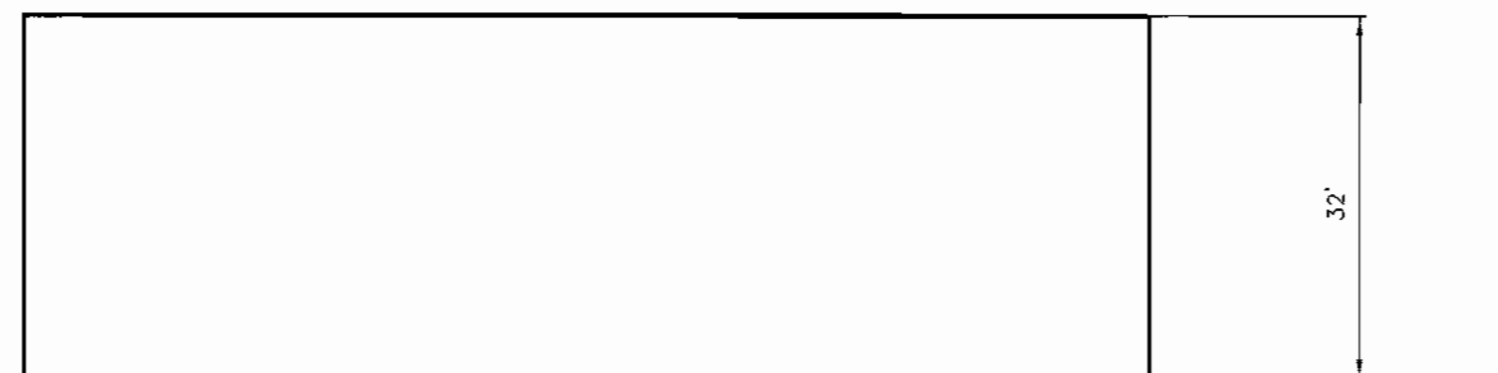
DATE: \_\_\_\_\_  
STATE OF MARYLAND  
DEPARTMENT OF PLANNING AND ZONING  
CHRISTOPHER J. REID #19949

ADDRESS CHART	
PARCEL	ADDRESS
B-7	8221 SNOWDEN RIVER PARKWAY

PLAT #	BLDG #	ZONING	TAX MAP NO.	ELECT. DIST.	CENSUS TRACT
14821	1	NT	37	6TH	6066

WATER CODE: E06 SEWER CODE: 3550000

BUILDING ELEVATION  
NO SCALE



**LEGEND**

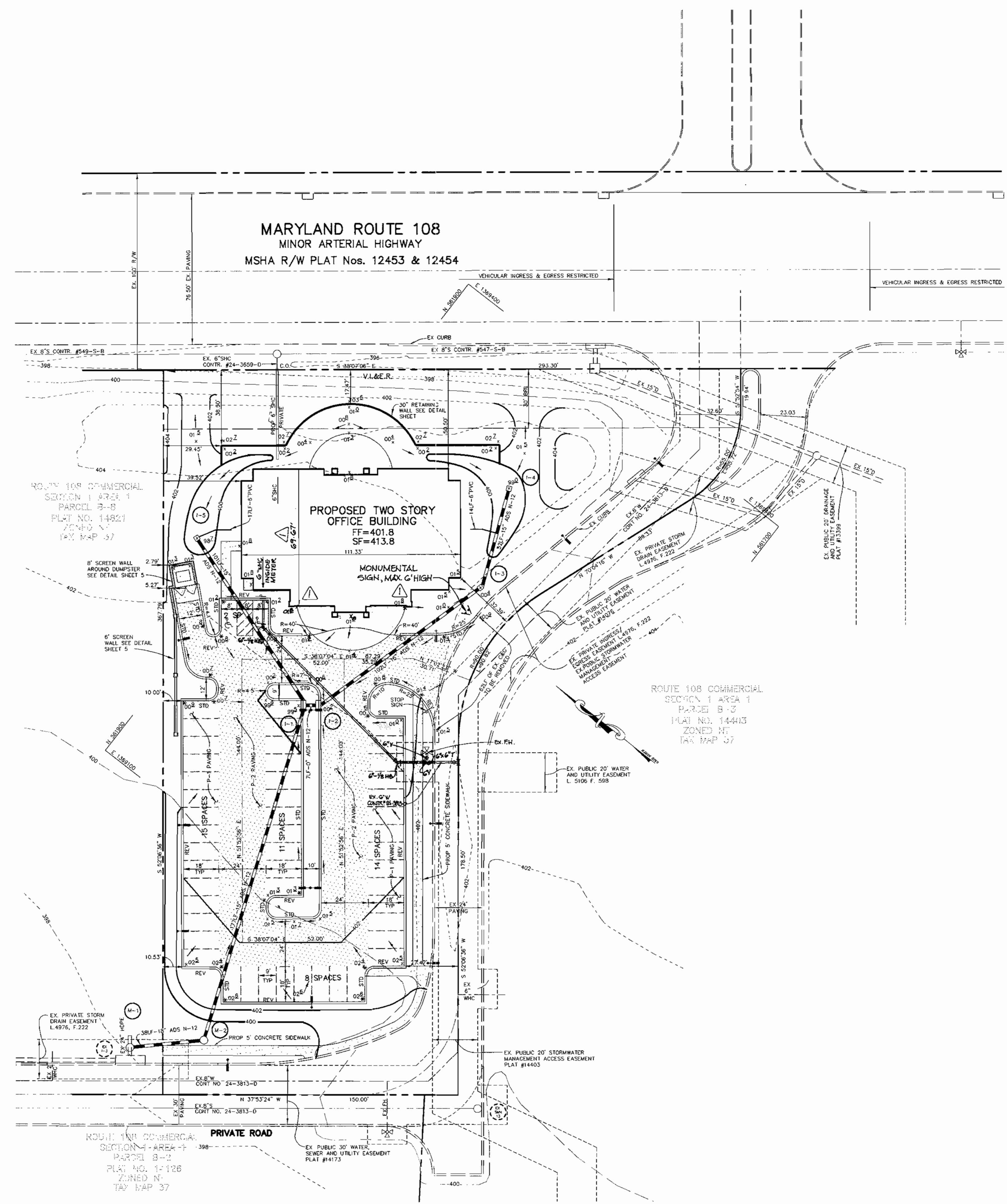
- EX CURB
- PROP CURB
- EX WATER
- PROP WATER
- EX STORM DRAIN
- PROP STORM DRAIN
- BRL
- PROP SINGLE LIGHT FIXTURE
- PROP DUAL LIGHT FIXTURE
- REV
- STD
- EX 2' CONTOUR
- EX 10' CONTOUR
- PROP 2' CONTOUR
- PROP 10' CONTOUR
- V.I.&E.R.

**NOTES:**

- KIM LIGHTING SHOEBOX OUTDOOR LIGHTING FIXTURE, ENTABLATURE SERIES, 250 WATT METAL HALIDE WITH 8" ARM MOUNTED ON 25' BLACK ALUMINUM POLE
- KIM LIGHTING SHOEBOX OUTDOOR LIGHTING FIXTURE, ENTABLATURE SERIES 2 HEADS, 250 WATT METAL HALIDE WITH 8" ARM MOUNTED ON 25' BLACK ALUMINUM POLE

**NOTES:**

1. ALL RADII ARE 5' UNLESS OTHERWISE NOTED
2. ALL DIMENSIONS ARE TO FACE OF CURB OR BUILDING UNLESS OTHERWISE NOTED.
3. ALL ON-SITE ROADS ARE PRIVATE.
4. ALL LIGHTING IS TO BE DIRECTED/REFLECTED AWAY FROM ADJACENT PUBLIC ROADS AND RESIDENTIALLY ZONED PROPERTIES, AND BE IN ACCORDANCE WITH SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS.
5. \* STD/REV - STANDARD TO REVERSE CURB TRANSITION.
6. P-1 PAVING
7. P-2 PAVING
8. CONCRETE
9. BRICK PAVERS



APPROVED  
PLANNING BOARD  
of HOWARD COUNTY  
DATE October 18, 2001

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.	
<i>James S. Pratt</i> DIRECTOR	11/29/01 DATE
<i>William J. ...</i> CHIEF, DEVELOPMENT ENGINEERING DIVISION MK	11/7/01 DATE
<i>Christy ...</i> CHIEF, DIVISION OF LAND DEVELOPMENT #9	11/21/01 DATE
01-31.02	MODIFIED BUILDING FOOTPRINT
DATE NO.	REVISION
DEVELOPER/OWNER: CASC LIMITED PARTNERSHIP c/o SIENA CORPORATION 12011 GULFORD ROAD, SUITE 101 ANNAPOLIS JUNCTION, MARYLAND 20701 410-792-8395	
PROJECT ROUTE 108 COMMERCIAL 1/1 PARCEL B-7	
AREA TAX MAP 37 ZONED NT EML CENTER COMM PARCEL B-7, PLAT NO. 14821 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
TITLE SITE DEVELOPMENT PLAN	
RIEMER MUEGGE a division of: Patton Harris Rust & Associates, pc ENGINEERS • SURVEYORS • PLANNERS LANDSCAPE ARCHITECTS • ENVIRONMENTAL SPECIALISTS 8818 Centre Park Drive, Columbia, MD 21045 • tel 410.997.8800 fax 410.997.9282	
DESIGNED BY : C.J.R.	DRAWN BY : MAD
CHECKED BY : C.J.R.	PROJECT NO : 01100/ SDP2.DWG
DATE : OCTOBER 25, 2001	SCALE : 1"=30'
DRAWING NO. 2 OF 6	DATE
<i>Christopher J. Reid</i> CHRISTOPHER J. REID #19949	

DRAWING: 0108-SDP2.dwg and file: 01-31-02-SDP2.dwg PATTON HARRIS RUST & ASSOCIATES



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

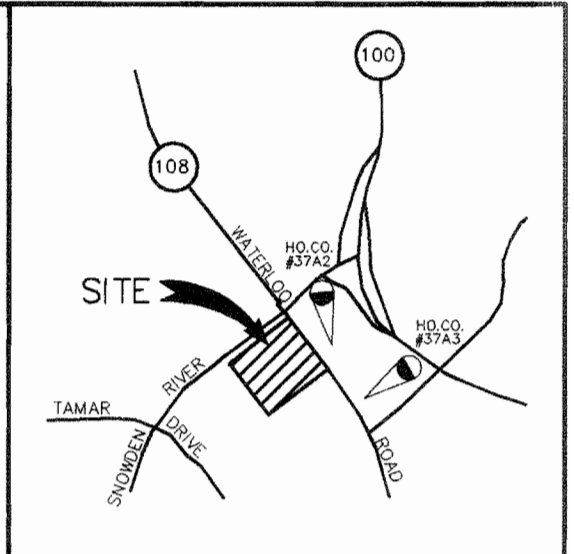
# SITE DEVELOPMENT PLAN

## ROUTE 108 COMMERCIAL 1/1

### PARCEL B-7

### 6th ELECTION DISTRICT

### HOWARD COUNTY, MARYLAND



VICINITY MAP  
SCALE: 1"=2000'

#### GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- 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.
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 37A2 AND 37A3 WERE USED FOR THIS PROJECT.
- WATER IS PUBLIC. CONTRACT NO. 24-3813-D
- SEWER IS PUBLIC. SEWER DRAINAGE AREA: PATAPSCO CONTRACT NO. 24-3813-D
- APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN. 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. EXISTING UTILITIES ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION.
- A 100-YEAR FLOODPLAIN STUDY IS NOT REQUIRED FOR THIS PROJECT.
- THERE ARE NO WETLANDS AFFECTING THIS PROJECT.
- AN AFPO TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY WELLS & ASSOCIATES, LLC DATED APRIL, 2001, WITH A PREVIOUSLY APPROVED STUDY DATED NOVEMBER, 1999.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- THE BOUNDARY FOR THIS PROJECT IS BASED ON PREVIOUSLY RECORDED PLAT NO. 14821.
- SUBJECT PROPERTY ZONED NT PER 10-18-93 COMPREHENSIVE ZONING PLAN.
- ALL ELEVATIONS SHOWN ARE BASED ON THE U.S.C. AND G.S. MEAN SEA LEVEL DATUM, 1929.
- SEE DEPARTMENT OF PLANNING AND ZONING FILE NOS.: SP-98-05, PB-315, FDP PHASE 229, WP-97-107, WP-98-34, F-98-101, F-00-57, F-01-21, F-01-178, SDP-00-44, SDP-00-125.
- THE CONTRACTOR SHALL TEST PIT EXISTING UTILITIES AT LEAST (5) DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
- PIPE SHALL NOT BE INSTALLED BY THE CONTRACTOR UNTIL THE LENGTH CALLED FOR AT EACH STATION HAS BEEN APPROVED BY THE ENGINEER IN THE FIELD.
- NO PIPE SHALL BE LAID UNTIL LINES OF EXCAVATION HAVE BEEN BROUGHT WITHIN 6" OF FINISHED GRADE.
- ALL INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARDS.
- ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS.
- STORM DRAIN TRENCHES WITHIN ROAD RIGHT OF WAY SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, I.E., STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION, LATEST AMENDMENTS.
- PROFILES STATIONS SHALL BE ADJUSTED AS NECESSARY TO CONFORM TO PLAN DIMENSIONS.
- ALL FILL AREAS WITHIN ROADWAY AND UNDER STRUCTURES TO BE COMPACTED TO A MINIMUM OF 95% COMPACTION OF AASHTO T88.
- THE EXISTING TOPOGRAPHY IS TAKEN AS THE PROPOSED MASS GRADES FROM SDP-00-44 WITH MAXIMUM TWO FOOT CONTOUR INTERVALS.
- A GEOTECHNICAL STUDY IS NOT REQUIRED FOR THIS PROJECT.
- STORMWATER QUALITY AND QUANTITY MANAGEMENT IS PROVIDED VIA A REGIONAL FACILITY APPROVED UNDER F-98-101.
- THERE ARE NO CEMETARIES OR BURIAL GROUNDS ON THE SITE TO THE BEST OF OUR KNOWLEDGE.
- THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE THE PRELIMINARY DEVELOPMENT PLAN OF COLUMBIA WAS APPROVED PRIOR TO DECEMBER 31, 1992.
- LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. LANDSCAPING IS PROVIDED USING ALTERNATIVE COMPLIANCE. REQUIRED SURETY IN THE AMOUNT OF 4,350 SHALL BE PROVIDED WITH THE DPW GRADING PERMIT.

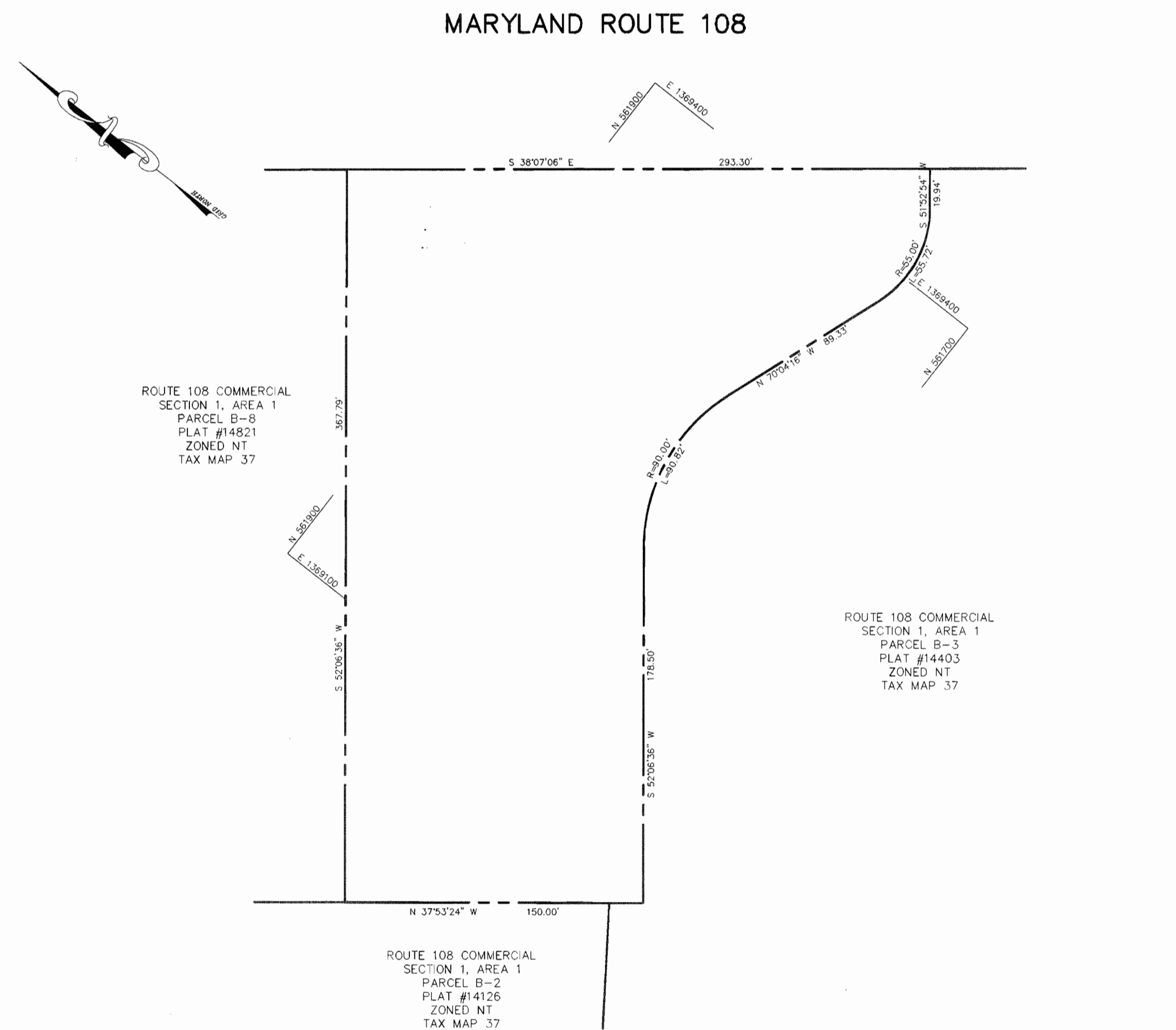
#### HOWARD COUNTY CONTROL STATIONS

37A2  
N 562120.85  
E 1369300.2  
CONC. MONUMENT 0.1' BELOW SURFACE

37A3  
N 561130.83  
E 1369913.3  
ELEV. 365.659  
CONC. MONUMENT 0.3' BELOW SURFACE  
@ TOE OF SLOPE

#### SITE ANALYSIS

AREA OF PARCEL B-7	1.59 ACRES
DISTURBED AREA	1.24 ACRES
PRESENT ZONING	NT EMPLOYMENT CENTER COMMERCIAL
PROPOSED BUILDING COVERAGE	0.16 ACRES (6762 SF) $\Delta$ (9% OF TOTAL PARCEL)
AREA OF FIRST FLOOR	6762 SF $\Delta$
AREA OF SECOND FLOOR	5425 SF
PROPOSED BUILDING USE	GENERAL OFFICE
# OF PARKING SPACES REQ'D:	25 SPACES $\Delta$
SF OFFICE @ 2 SP/1000 SF	
# OF PARKING SPACES PROVIDED	50 SPACES (INCLUDING 2 HC)



PLAN  
SCALE: 1"=50'

APPROVED  
PLANNING DIVISION  
of HOWARD COUNTY  
DATE: October 18, 2001

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.	
<i>James B. Rust</i>	11/29/01
DIRECTOR	DATE
<i>Mike Drummond</i>	11/7/01
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK	DATE
<i>Cindy Hamstra</i>	11/6/01
CHIEF, DIVISION OF LAND DEVELOPMENT HB	DATE

DATE	NO.	REVISION
01-31-02	1	MODIFIED SITE ANALYSIS

DEVELOPER/OWNER:  
CASC LIMITED PARTNERSHIP  
c/o SIENA CORPORATION  
12011 GUILFORD ROAD, SUITE 101  
ANNAPOLIS JUNCTION, MARYLAND 20701  
410-792-8395

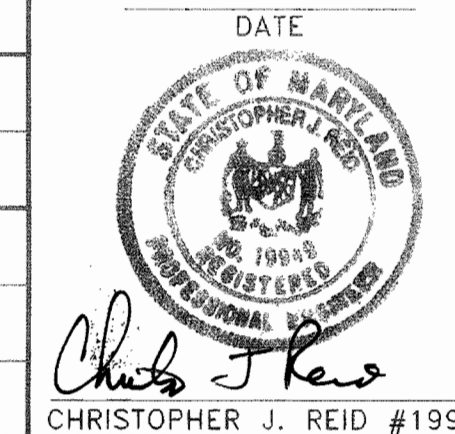
PROJECT  
**ROUTE 108 COMMERCIAL 1/1**  
PARCEL B-7

AREA TAX MAP 37 ZONED NT EMPL CENTER COMM  
PARCEL B-7, PLAT NO. 14821  
6th ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

TITLE  
**TITLE SHEET**

**RIEMER MUEGGLE**  
a division of:  
**Patton Harris Rust & Associates, pc**  
ENGINEERS • SURVEYORS • PLANNERS  
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SPECIALISTS  
8818 Centre Park Drive, Columbia, MD 21045 • tel 410.997.8900 fax 410.997.9282

DATE	DESIGNED BY :
	C.J.R.
DRAWN BY :	MAD
CHECKED BY :	C.J.R.
PROJECT NO. :	01100/ SDPT.DWG
DATE :	OCTOBER 25, 2001
SCALE :	AS SHOWN
DRAWING NO. :	1 OF 6



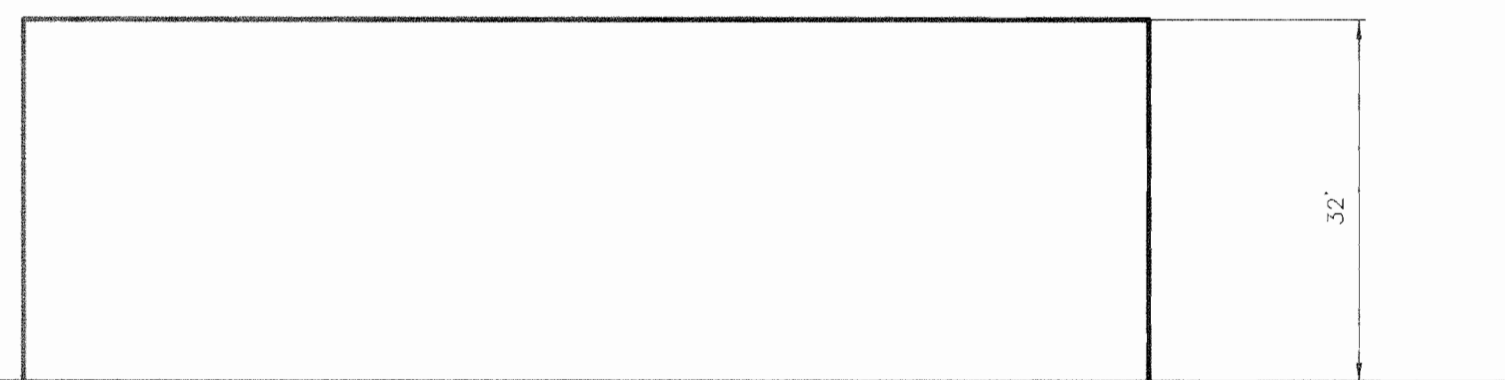
#### ADDRESS CHART

PARCEL	ADDRESS
B-7	8221 SNOWDEN RIVER PARKWAY

PLAT #	BLOCK #	ZONING	TAX MAP NO.	ELECT. DIST.	CENSUS TRACT
14821	1	NT	37	6TH	6066

#### BUILDING ELEVATION

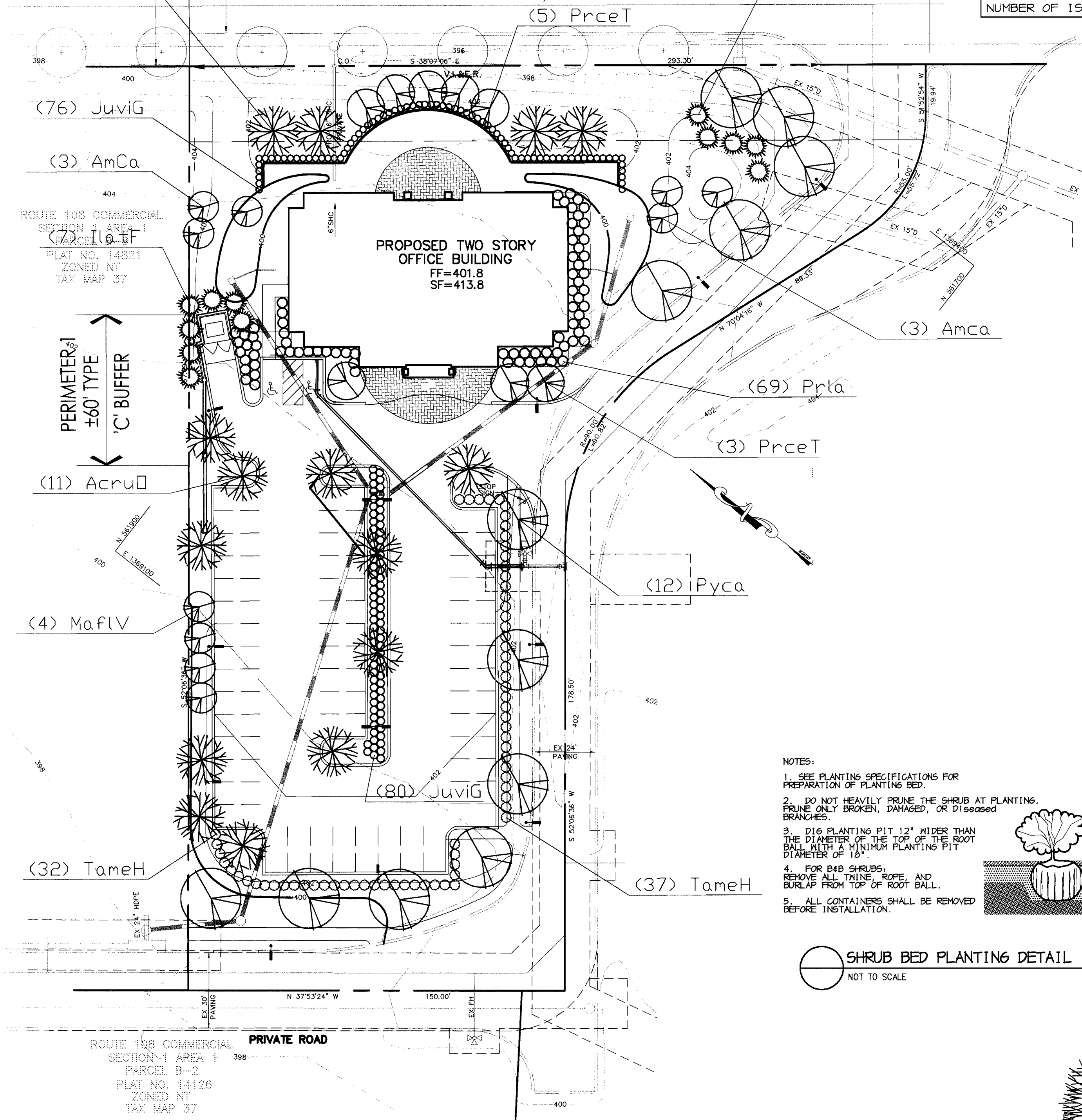
NO SCALE



MARYLAND ROUTE 108  
MINOR ARTERIAL HIGHWAY  
MSHA R/W PLAT Nos. 12453 & 12454  
PERIMETER 2  
±295' TYPE 'B' BUFFER

SCHEDULE B - PARKING LOT INTERNAL LANDSCAPING	
PARKING LOT	* 1
NUMBER OF PARKING SPACES	50
NUMBER OF SHADE TREES REQUIRED (1/20 SPACES)	3
NUMBER OF TREES PROVIDED SHADE TREES OTHER TREES (2:1 SUBSTITUTION)	3 -
NUMBER OF ISLANDS REQUIRED (200 SF. AREA / ISLAND)	3
NUMBER OF ISLANDS PROVIDED	3

PLANT LIST				
SHADE TREES				
QUANTITY	CODE NAME	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE
11	AcrU	Acer rubrum 'October Glory'	October Glory Red maple	3" - 3 1/2"-Cal
4	Zese	Zelkova serrata 'Green Vase'	Japanese zelkova	3" - 3 1/2"-Cal
ORNAMENTAL TREES				
QUANTITY	CODE NAME	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE
6	Amca	Amelanchier canadensis	Serviceberry	2 1/2" - 3"-Cal
4	MaflV	Malus floribunda 'Van Houtte'	Japanese Fr. crabapple	2 1/2" - 3"-Cal
8	PrceT	Prunus cerasifera 'Thundercloud'	Thundercloud Purpleleaf plum	2 1/2" - 3"-Cal
12	PfycA	Pyrus Calleryana 'Cleveland Select'	Cleveland Select Callery pear	2 1/2" - 3"-Cal
EVERGREEN TREES				
QUANTITY	CODE NAME	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE
12	IlatF	Ilex attenuata 'Fosteri'	Foster's holly	4' - 6'
SHRUBS				
QUANTITY	CODE NAME	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE
156	JuviG	Juniperus virginiana 'Grey Owl'	Grey owl juniper	3-6al
69	TameH	Taxus x media 'Hicksii'	Hicks yew	3-6al
69	PrLa	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Cherry laurel	2'-3'



LANDSCAPE LEGEND	
PROP. SHADE TREE	
PROP. ORNAMENTAL TREE	
PROP. EVERGREEN TREE	
PROP. SHRUB	
EXISTING STREET TREE	

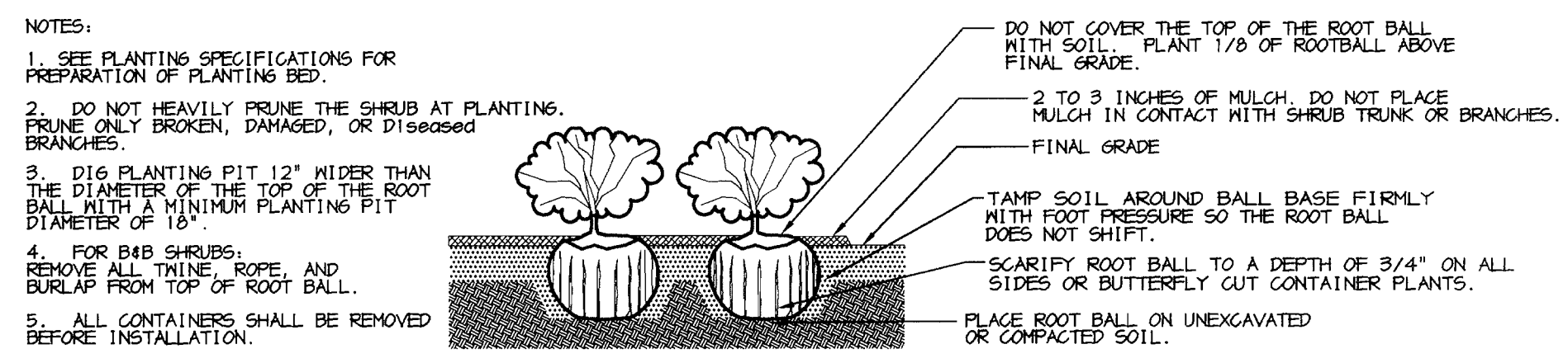
SCHEDULE A - PERIMETER LANDSCAPE EDGE		
	ADJACENT TO PERIM. PROP.	ADJACENT TO ROADWAYS
PERIMETER	1	2
LANDSCAPE TYPE	C	B
LINEAR FEET OF ROADWAY FRONTAGE/ PERIMETER	±60'	±295'
CREDIT FOR EXISTING DRIVE AISLE (LINEAR FEET)	-	±40'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	-	-
LINEAR FEET REMAINING	±	±255'
CREDIT FOR WALL, FENCE, OR BERM (YES/NO/LINEAR FEET)	-	-
NUMBER OF PLANTS REQUIRED		
SHADE TREES	3	5
EVERGREEN TREES	3	6
SHRUBS	3	6
NUMBER OF PLANTS PROVIDED		
SHADE TREES	1	4
EVERGREEN TREES	5	8
SHRUBS	5	8

### HOWARD COUNTY LANDSCAPE REQUIREMENTS\*

NOTE: CALCULATIONS FOR HOWARD COUNTY LANDSCAPE REQUIREMENTS ARE FOR SURETY BONDING PURPOSES ONLY. ALTERNATIVE COMPLIANCE-NEW TOWN \*GUIDELINES FOR COMMERCIAL PLANTINGS\* HAVE BEEN USED TO DETERMINE ACTUAL PLANTING REQUIREMENTS.

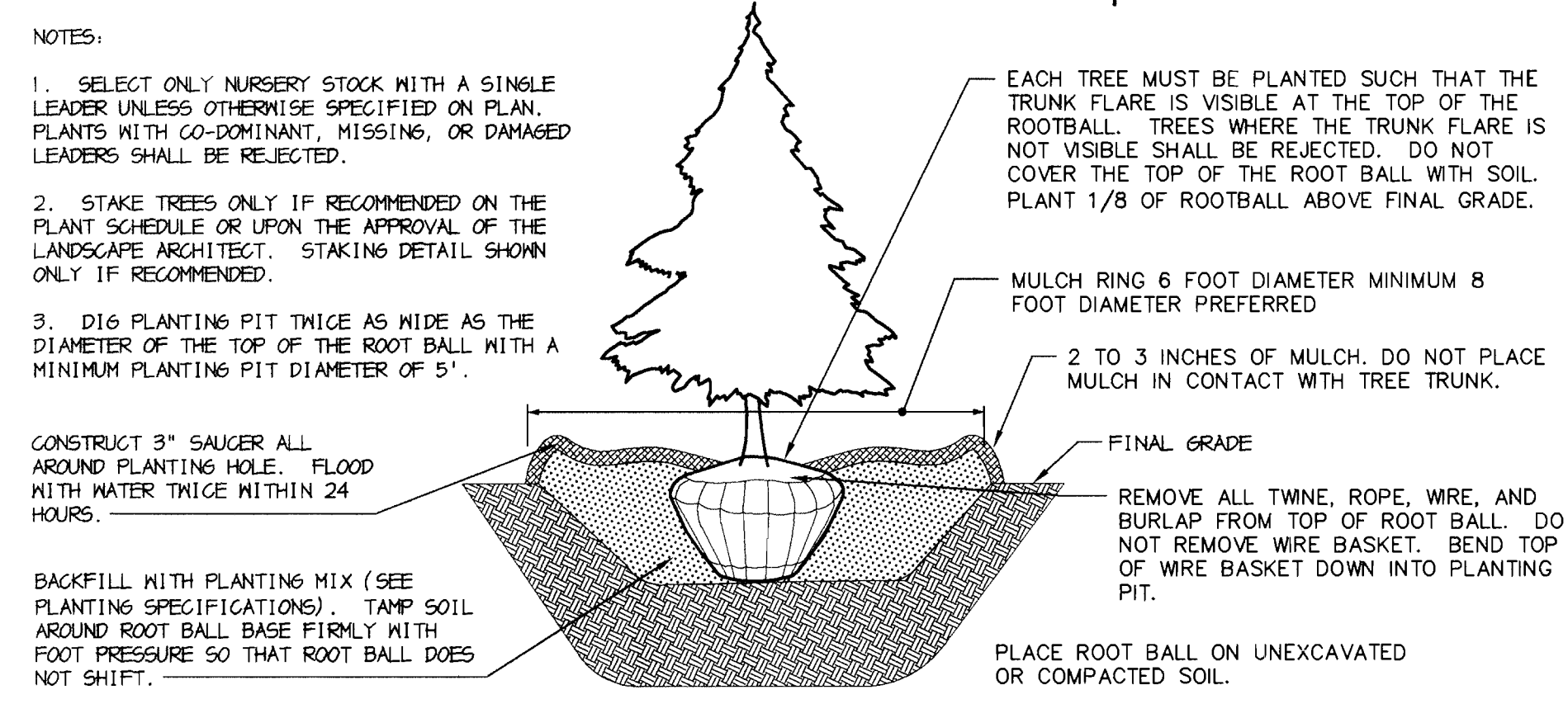
ALTERNATE COMPLIANCE REQUIRED		
HRD TREE REQUIREMENTS		
ZONING NEW TOWN, 1.56 ACRES		
26 SHADE TREES PER GROSS ACRE - (COVER TYPE)		
1.56 ACRES x 26 SHADE TREES/ACRE = 40.56		
(HRD REQUIRED SHADE TREE EQUIVALENTS) = 41		
PROVIDED:	PLANTED	S.T.E.
Each Shade Tree = 1 S.T.E.	(15)	15
Each Evergreen Tree = 0.5 S.T.E.	(12)	6
Each Flowering Tree = 0.5 S.T.E.	(30)	15
Each Shrub = 0.1 S.T.E.	(243)	24.3
SUBTOTAL S.T.E.		65.3
(CREDIT FOR EXISTING TREES) = XX S.T.E.	(0)	0
TOTAL		65.3

TOTAL SHADE TREE EQUIVALENCE = 65.3

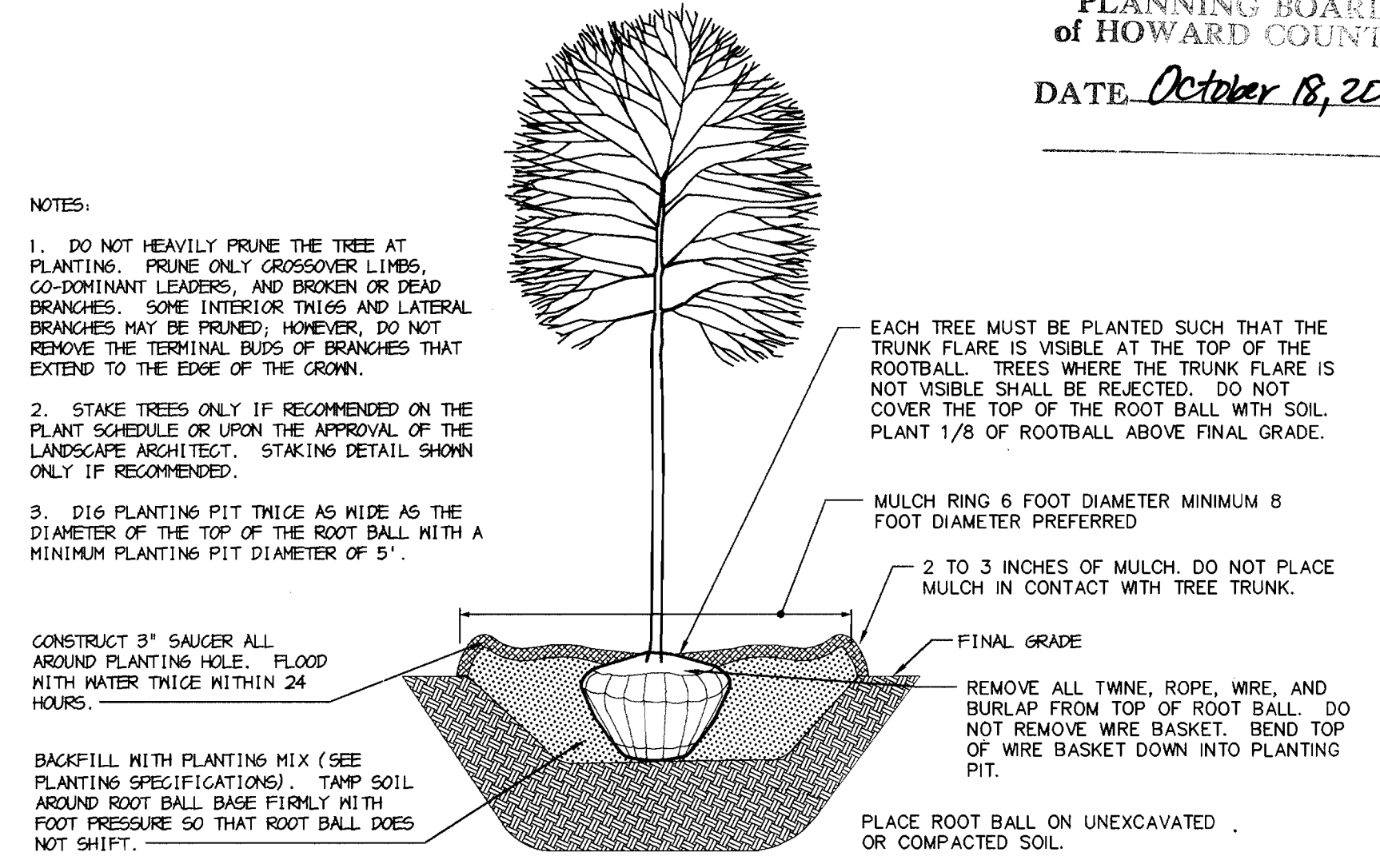


SHRUB BED PLANTING DETAIL - B&B AND CONTAINER SHRUBS  
NOT TO SCALE

APPROVED  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE: October 18, 2001



EVERGREEN B&B TREE PLANTING DETAIL  
NOT TO SCALE



DECIDUOUS B&B TREE PLANTING DETAIL  
NOT TO SCALE

- SCHEDULE 'A' SUBSTITUTION NOTES:
- PERIMETER 1:  
(2) EVERGREEN TREES WERE SUBSTITUTED FOR (1) SHADE TREE
- PERIMETER 2:  
(6) ORNAMENTAL TREES WERE SUBSTITUTED FOR (6) EVERGREEN TREES  
(2) ORNAMENTAL TREES WERE SUBSTITUTED FOR (1) SHADE TREE
- GENERAL NOTES:
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL, NEW TOWN ALTERNATIVE COMPLIANCE.
  - FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING MUST BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$4,350.  
10 SHADE TREES @ \$300 = 3,000  
0 ORNAMENTAL TREES @ \$150 = 0  
4 EVERGREEN TREES @ \$150 = 1,350  
0 SHRUBS @ \$30 = 0
  - THIS PLAN IS FOR LANDSCAPING PURPOSES ONLY.
  - CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
  - AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HERENTH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.

DEVELOPER'S/BUILDER'S CERTIFICATE:

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

DESIGNED BY: D.M.D.  
DRAWN BY: D.M.D.  
CHECKED BY: D.T.D.  
PROJECT NO: 01100/LSCP/DWG  
DATE: OCTOBER 25, 2001  
SCALE: 1"=30'  
DRAWING NO. 6 OF 6

10-29-01  
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Scott R. Wolford* 11/29/01  
DIRECTOR DATE

*Wendy Stewart* 11/7/01  
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE

*Wendy Stewart* 11/21/01  
CHIEF, DIVISION OF LAND DEVELOPMENT HB DATE

DATE NO. REVISION

DEVELOPER/OWNER:  
CASC LIMITED PARTNERSHIP  
c/o SIENA CORPORATION  
12011 GUILFORD ROAD, SUITE 101  
ANNAPOLIS JUNCTION, MARYLAND 20701  
410-792-8395

PROJECT  
ROUTE 108 COMMERICAL 1/1  
PARCEL B-7

AREA TAX MAP 37 ZONED NT EMBL CENTER COMM  
PARCEL B-7, PLAT NO. 14821  
6th ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

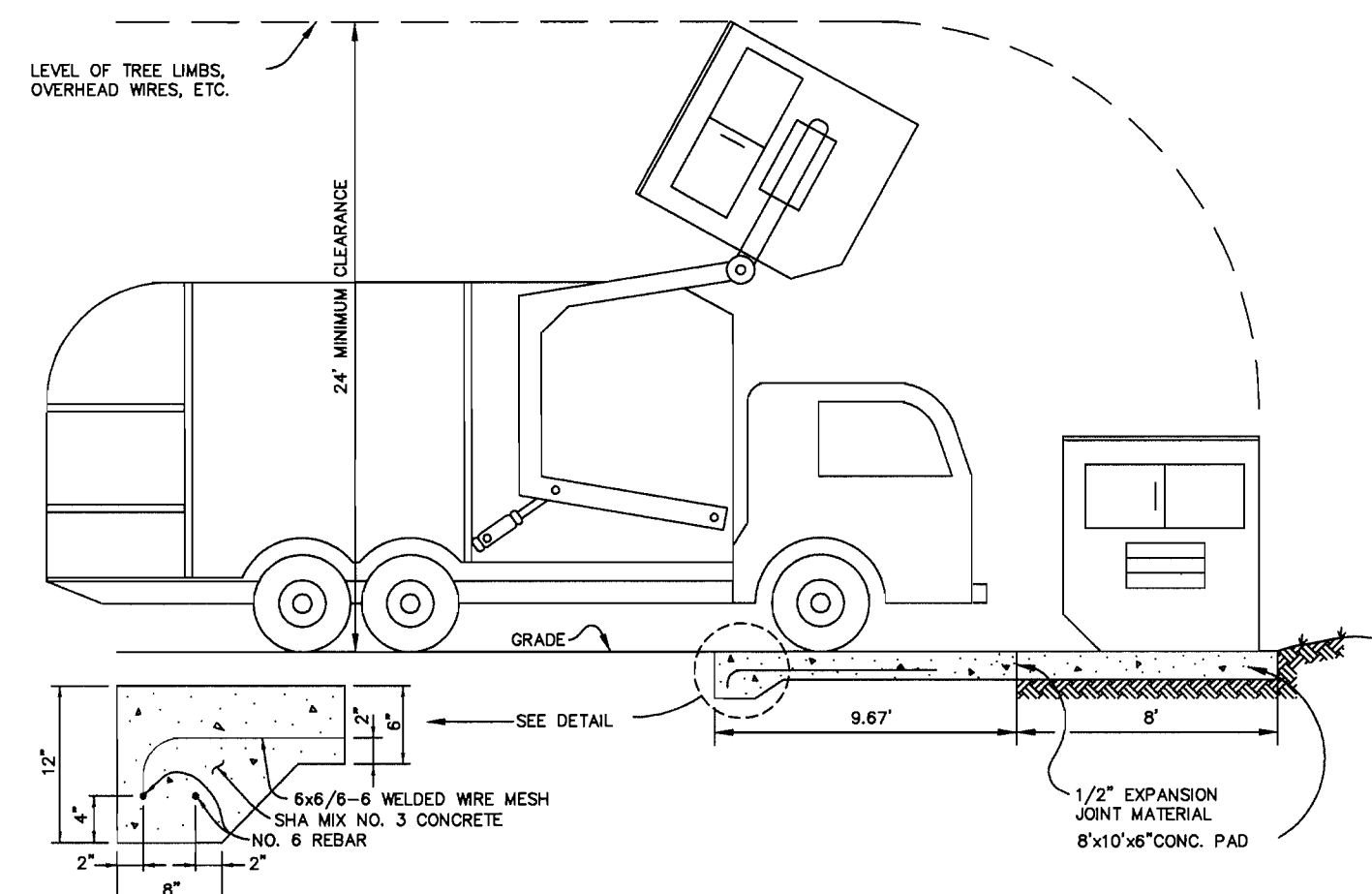
TITLE  
LANDSCAPE PLAN

RIEMER MUEGGE  
a division of:  
Patton Harris Rust & Associates, pc  
ENGINEERS • SURVEYORS • PLANNERS  
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SPECIALISTS  
8818 Centre Park Drive, Columbia, MD 21045 • tel: 410.367.8500 fax: 410.367.9282

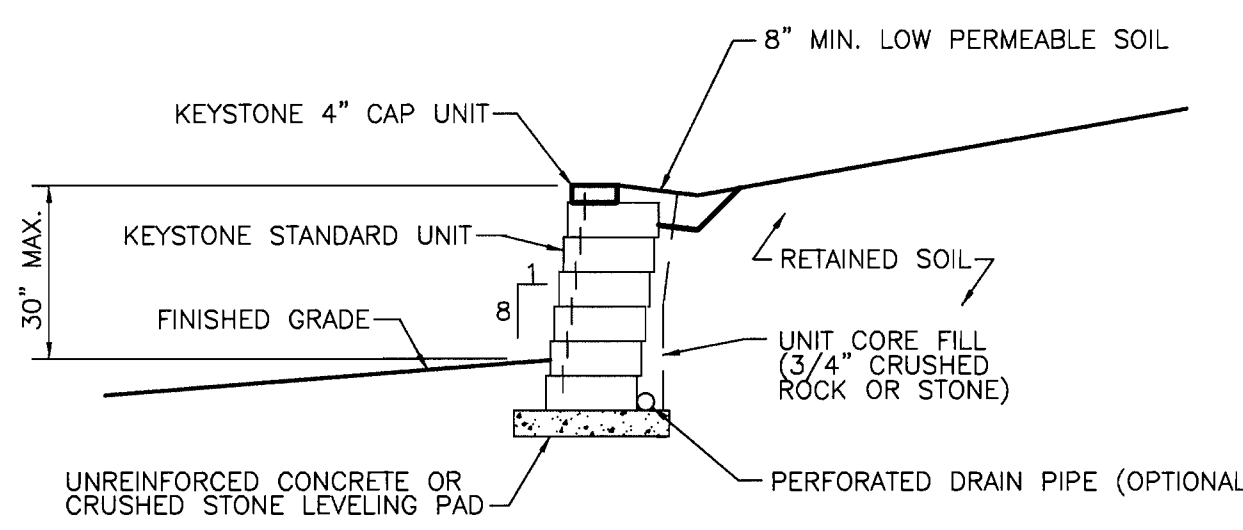
DATE  
DESIGNED BY: D.M.D.  
DRAWN BY: D.M.D.  
CHECKED BY: D.T.D.  
PROJECT NO: 01100/LSCP/DWG  
DATE: OCTOBER 25, 2001  
SCALE: 1"=30'  
DRAWING NO. 6 OF 6

SCOTT R. WOLFORD #797

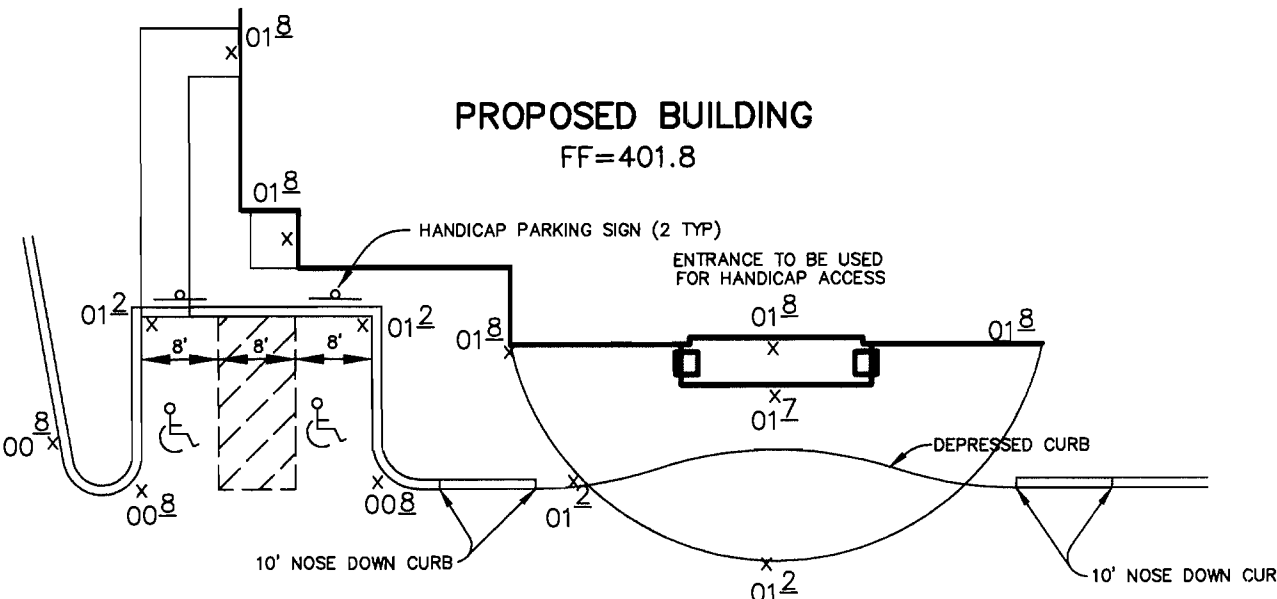




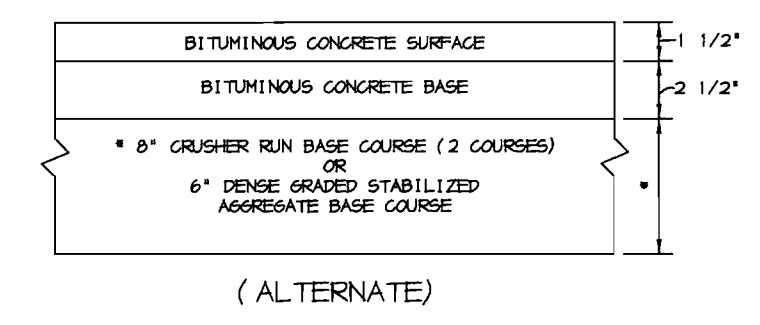
**DUMPSTER PAD**  
NO SCALE



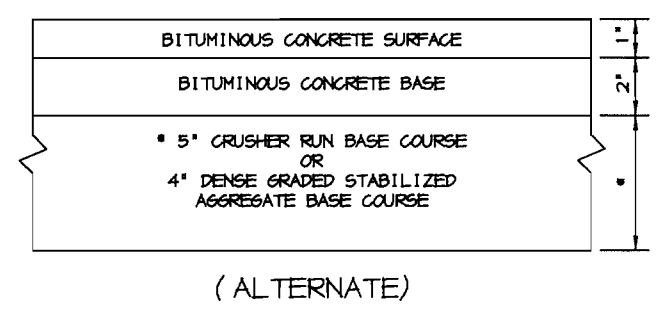
**TYPICAL RETAINING WALL SECTION**  
NO SCALE



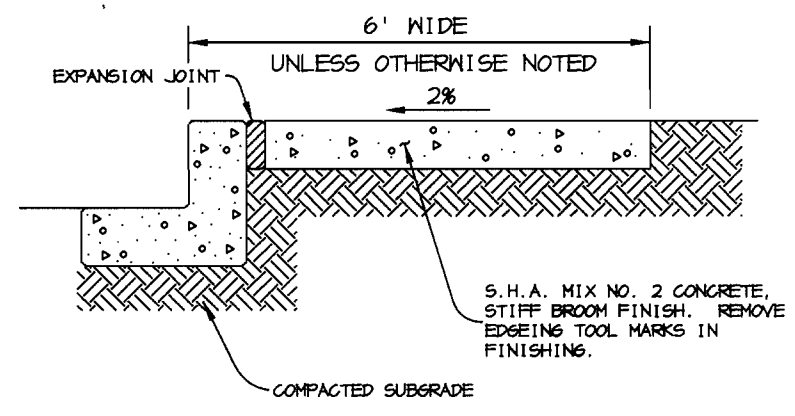
**HANDICAP ACCESS DETAIL**  
SCALE: 1"=20'



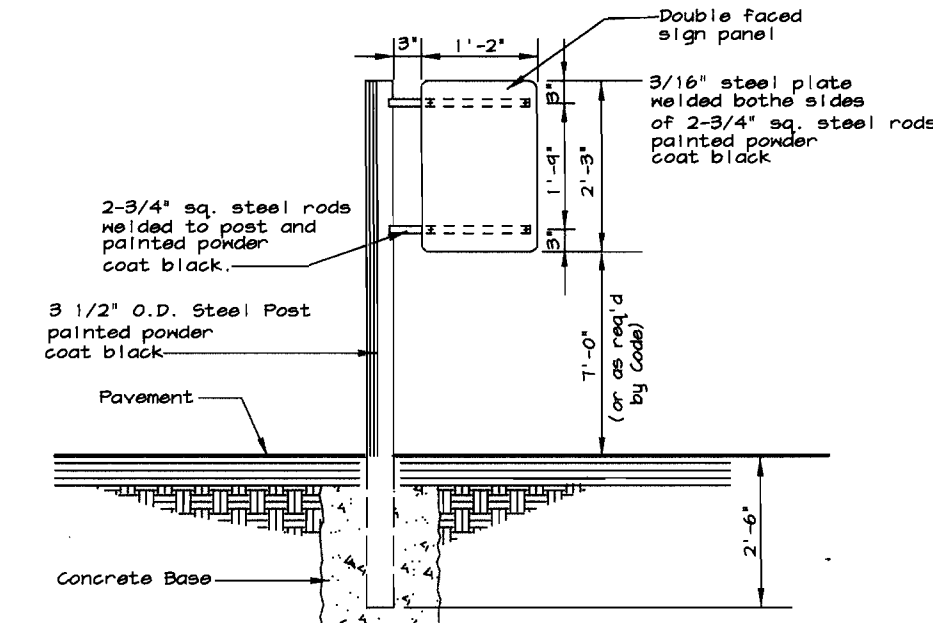
**P-2 PAVING**  
NO SCALE



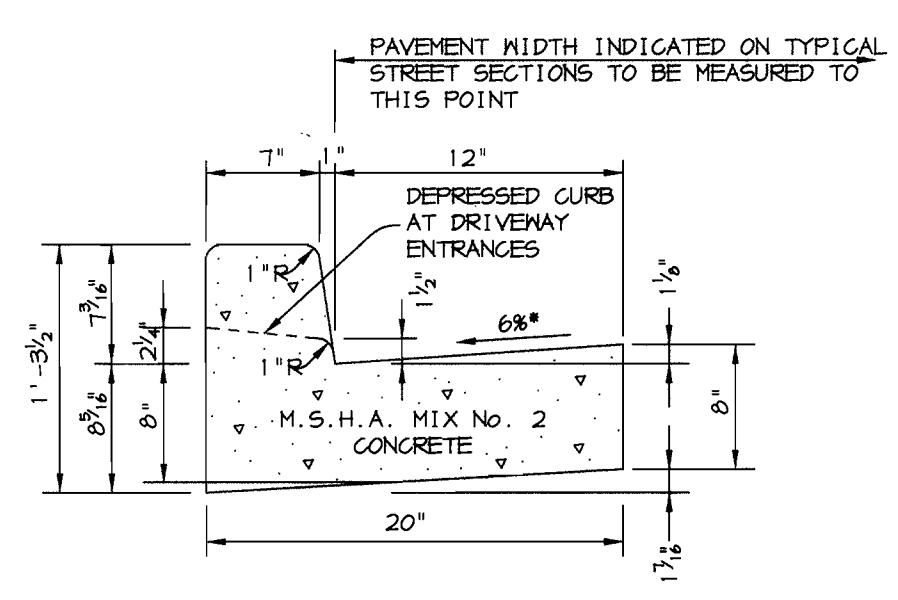
**P-1 PAVING**  
NO SCALE



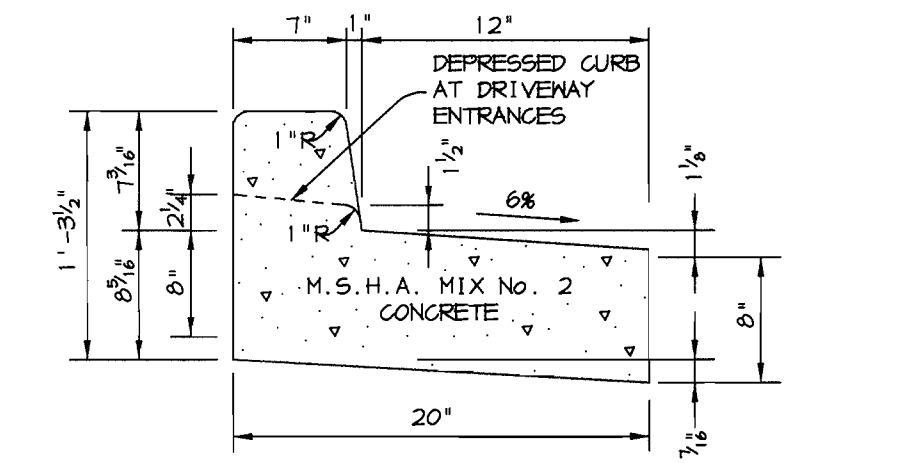
**SIDEWALK DETAIL ADJACENT TO CURB**  
NO SCALE



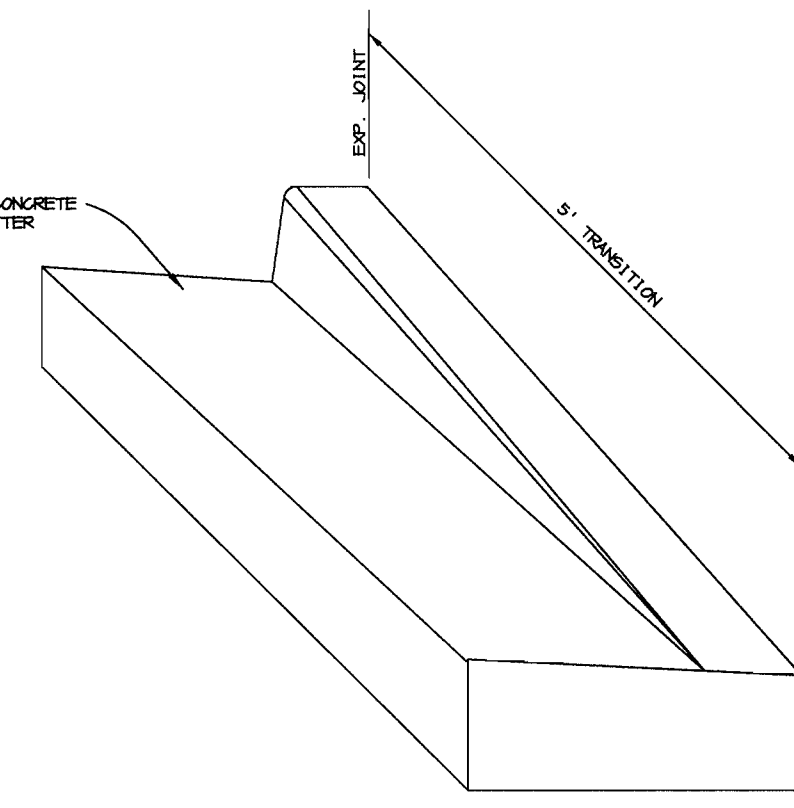
**POST & SIGN PANEL DETAIL FOR PARKING RESTRICTION SIGN**  
NO SCALE



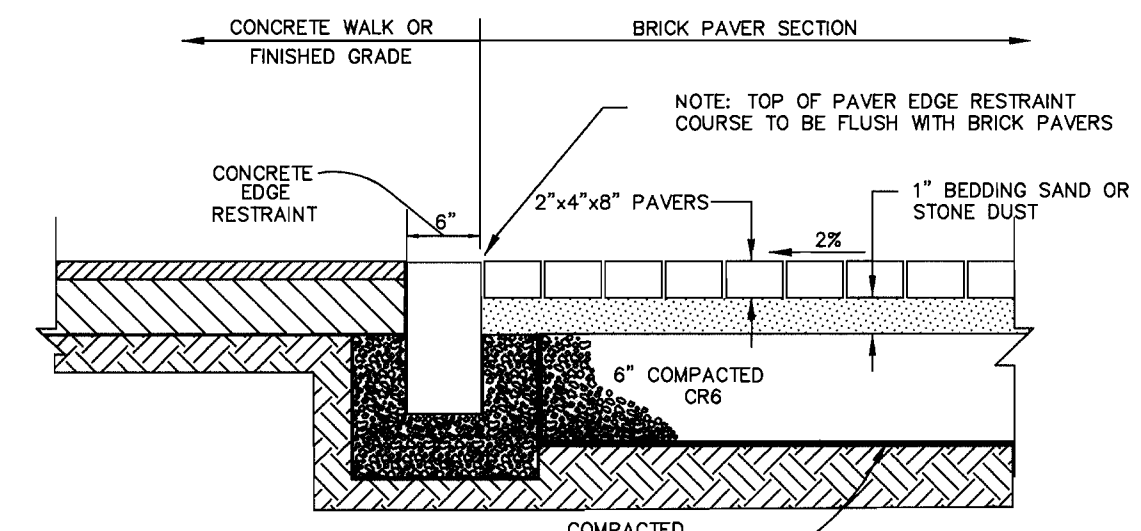
**STANDARD 7\"/>**



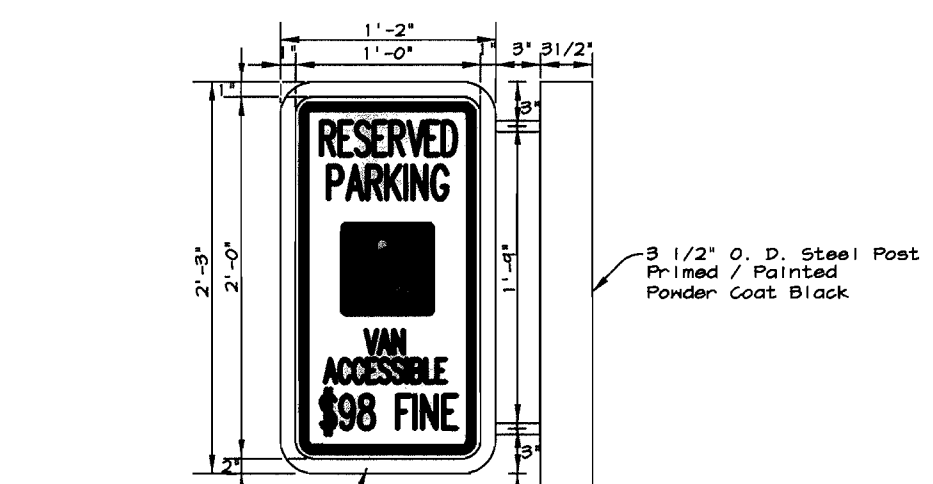
**REVERSE 7\"/>**



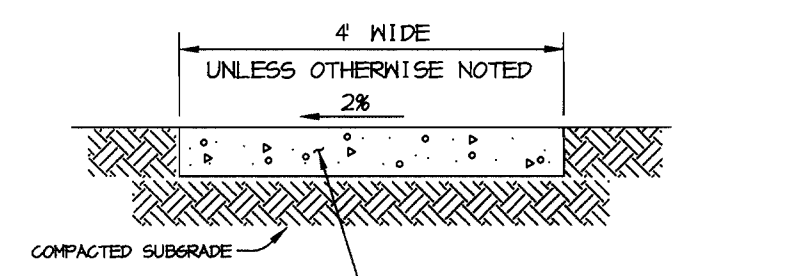
**NOSE DOWN CURB DETAIL**  
NO SCALE



**BRICK PAVER SECTION**  
N.T.S.



**MOUNTING DETAIL FOR PARKING RESTRICTION SIGN**  
NO SCALE



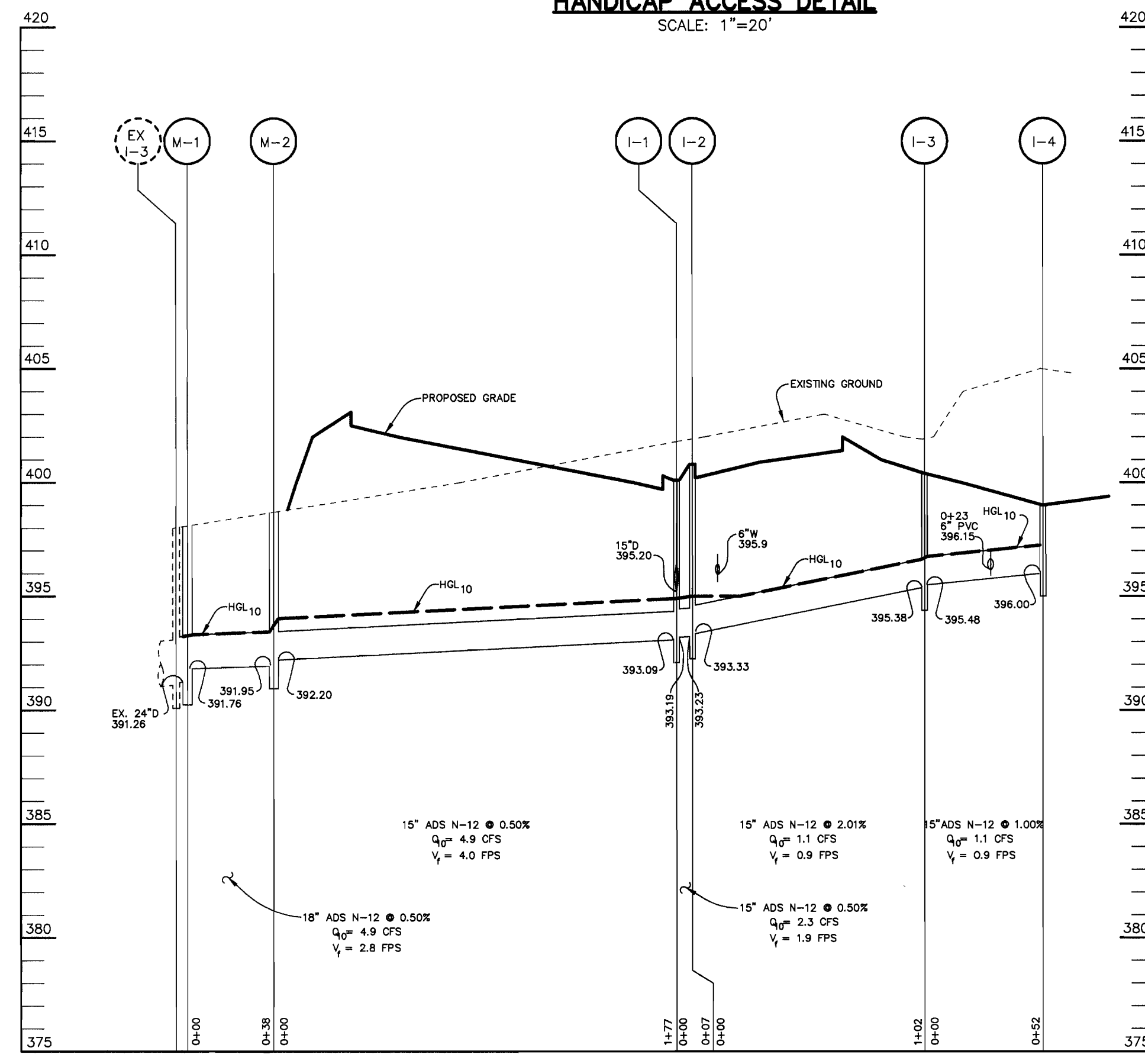
**SIDEWALK DETAIL**  
NO SCALE

**PIPE SCHEDULE**

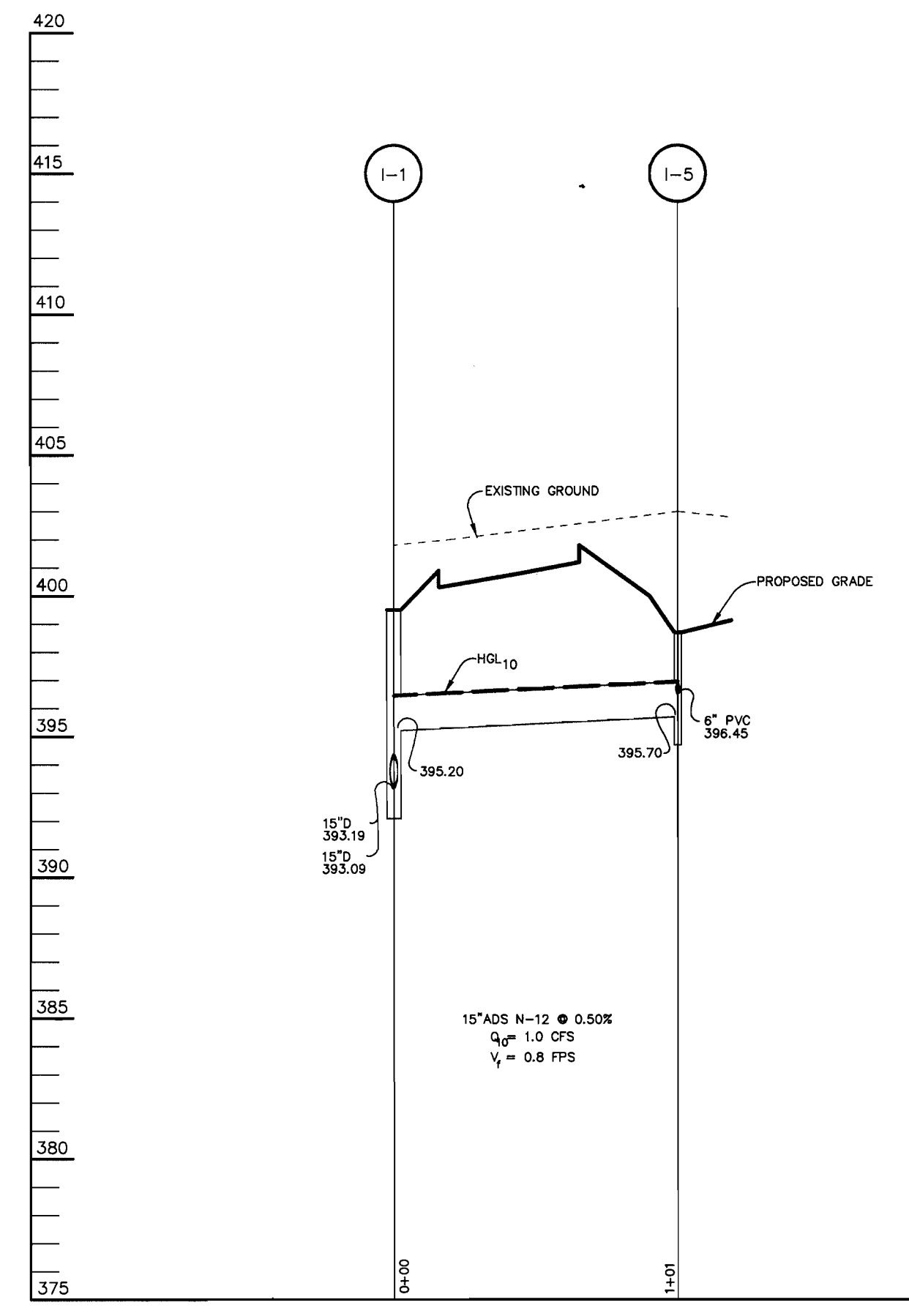
SIZE	TYPE	QUANTITY
6"	PVC	31 LF
15"	ADS N-12	439 LF
18"	ADS N-12	38 LF

NOTE: CONTRACTOR SHALL COORDINATE COLOR OF BRICK PAVERS WITH ARCHITECT TO PROVIDE CONTINUITY WITH BUILDING EXTERIOR MATERIALS. PROVIDE MIRAFI 600X GRADE STABILIZATION FABRIC OR EQUAL.

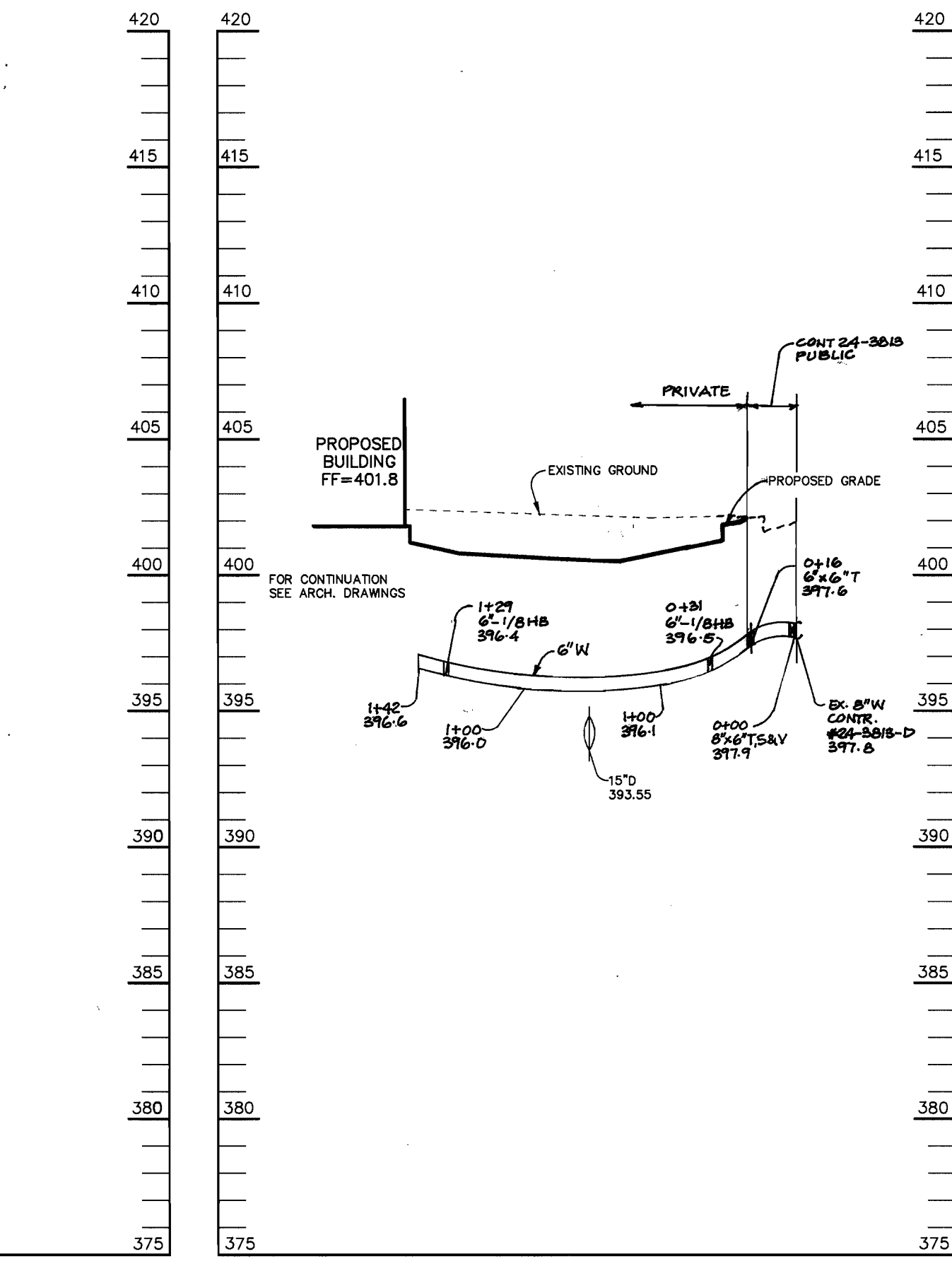
APPROVED  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE: October 18, 2001



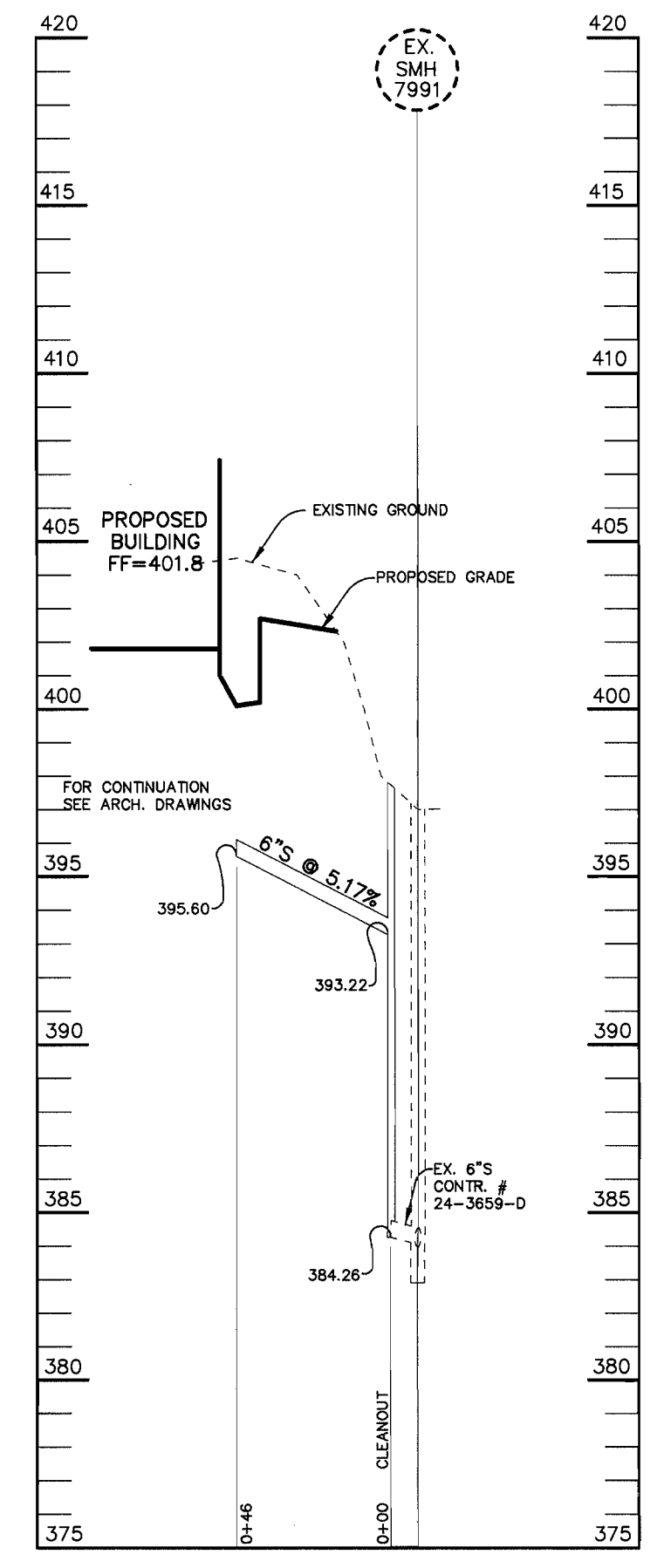
**STORM DRAIN PROFILE**  
SCALE: HOR. - 1"=50'  
VERT. - 1"=5'



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



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



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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
 Director: *Lucretia Rott* 11/29/01  
 Chief, Development Engineering Division: *Mark M...* 11/7/01  
 Chief, Division of Land Development: *Chris Hamilton* 11/21/01

DEVELOPER/OWNER:  
 CASO LIMITED PARTNERSHIP  
 c/o SIENA CORPORATION  
 12011 GUILFORD ROAD, SUITE 101  
 ANNAPOLIS JUNCTION, MARYLAND 20701  
 410-792-8395

PROJECT:  
**ROUTE 108 COMMERCIAL 1/1**  
 PARCEL B-7

AREA: TAX MAP 37 ZONED NT EMPL CENTER COMM  
 PARCEL B-7, PLAT NO. 14821  
 6th ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

TITLE: **PROFILES AND DETAILS**

RIEMER MUEGGE  
 Patton Harris Rust & Associates, pc  
 ENGINEERS • SURVEYORS • PLANNERS  
 LANDSCAPE ARCHITECTS • ENVIRONMENTAL SPECIALISTS  
 8818 Centre Park Drive, Columbia, MD 21045 • TEL 410.997.8900 fax 410.997.9282

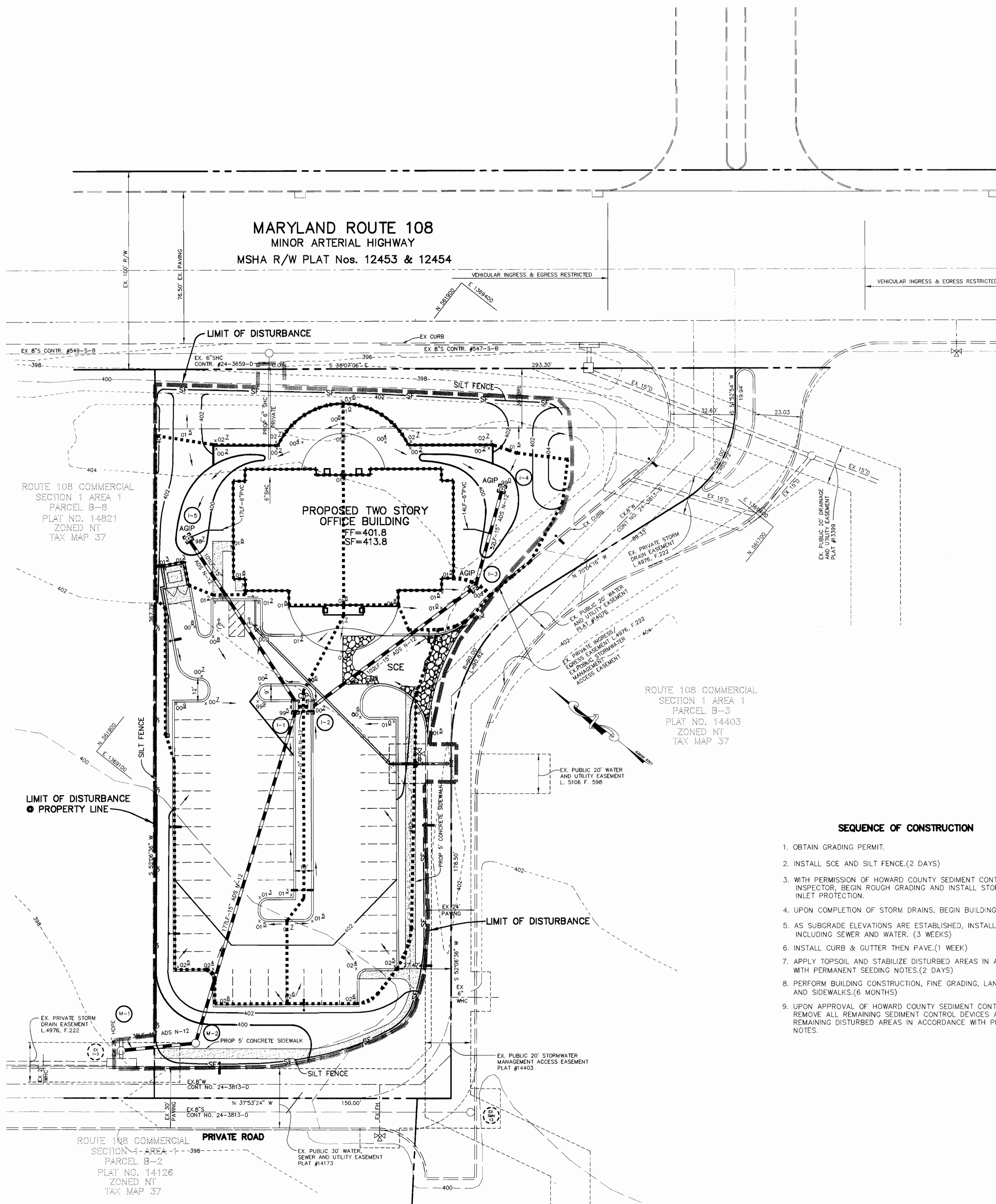
DESIGNED BY: C.J.R.  
 DRAWN BY: MAD  
 CHECKED BY: C.J.R.  
 PROJECT NO.: 01100/  
 SDP4.DWG  
 DATE: OCTOBER 25, 2001  
 SCALE: AS SHOWN  
 DRAWING NO. 4 OF 6

**DRAINAGE DATA**

INLET NOS.	AREA IN ACRES	C FACTOR	PERCENT IMPERVIOUS
1	0.32	0.72	84
2	0.25	0.72	76
3	0.02	0.72	0
4	0.10	0.72	10
5	0.04	0.72	11

**LEGEND**

- ..... DRAINAGE AREA DIVIDE
- SF ——— SF ——— SF SILT FENCE
- LIMIT OF DISTURBANCE



**MARYLAND ROUTE 108**  
MINOR ARTERIAL HIGHWAY  
MSHA R/W PLAT Nos. 12453 & 12454

**PROPOSED TWO STORY OFFICE BUILDING**  
FF=401.8  
SF=413.8

ROUTE 108 COMMERCIAL SECTION 1 AREA 1 PARCEL B-8 PLAT NO. 14821 ZONED NT TAX MAP 37

ROUTE 108 COMMERCIAL SECTION 1 AREA 1 PARCEL B-3 PLAT NO. 14403 ZONED NT TAX MAP 37

LIMIT OF DISTURBANCE  
● PROPERTY LINE

**SEQUENCE OF CONSTRUCTION**

- OBTAIN GRADING PERMIT.
- INSTALL SCE AND SILT FENCE.(2 DAYS)
- WITH PERMISSION OF HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, BEGIN ROUGH GRADING AND INSTALL STORM DRAINS WITH INLET PROTECTION.
- UPON COMPLETION OF STORM DRAINS, BEGIN BUILDING CONSTRUCTION.
- AS SUBGRADE ELEVATIONS ARE ESTABLISHED, INSTALL REMAINING UTILITIES, INCLUDING SEWER AND WATER. (3 WEEKS)
- INSTALL CURB & GUTTER THEN PAVE.(1 WEEK)
- APPLY TOPSOIL AND STABILIZE DISTURBED AREAS IN ACCORDANCE WITH PERMANENT SEEDING NOTES.(2 DAYS)
- PERFORM BUILDING CONSTRUCTION, FINE GRADING, LANDSCAPING, LIGHTING AND SIDEWALKS.(6 MONTHS)
- UPON APPROVAL OF HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE ALL REMAINING SEDIMENT CONTROL DEVICES AND STABILIZE REMAINING DISTURBED AREAS IN ACCORDANCE WITH PERMANENT SEEDING NOTES.

**APPROVED**  
PLANNING BOARD  
of HOWARD COUNTY  
DATE October 18, 2001

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 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.

*[Signature]* 10.14.01  
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.

*[Signature]* 10.24.01  
ENGINEER DATE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

*[Signature]* 10/29/01  
NATURAL RESOURCES CONSERVATION SERVICE DATE

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

*[Signature]* 10/29/01  
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*[Signature]* 11/29/01  
DIRECTOR DATE

*[Signature]* 11/7/01  
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE

*[Signature]* 11/2/01  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DATE	NO.	REVISION

DEVELOPER/OWNER:  
CASC LIMITED PARTNERSHIP  
c/o SIENA CORPORATION  
12011 GUILDFORD ROAD, SUITE 101  
ANNAPOLIS JUNCTION, MARYLAND 20701  
410-792-8395

PROJECT  
**ROUTE 108 COMMERCIAL 1/1**  
PARCEL B-7

AREA TAX MAP 37 ZONED NT EMPL CENTER COMM  
PARCEL B-7, PLAT NO. 14821  
6th ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

TITLE  
**GRADING, SEDIMENT CONTROL PLAN & DRAINAGE AREA MAP**  
RIEMER MUEGGE  
a division of:  
Patton Harris Rust & Associates, pc  
ENGINEERS • SURVEYORS • PLANNERS  
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SPECIALISTS  
8818 Centre Park Drive, Columbia, MD 21045 • Tel: 410.997.8900 Fax: 410.997.9282

DESIGNED BY : C.J.R.  
DRAWN BY : MAD  
CHECKED BY : C.J.R.  
PROJECT NO : 01100/  
SDP3.DWG  
DATE : OCTOBER 25, 2001  
SCALE : 1"=30'  
DRAWING NO. 3 OF 6

DATE  
STATE OF MARYLAND  
COMPTROLLER GENERAL  
CHRISTOPHER J. REID #19949

I:\projects\01100\SDP3.DWG and 08: 24 08:56: 34 2001 PATTON HARRIS RUST & ASSOCIATES

**LEGEND**

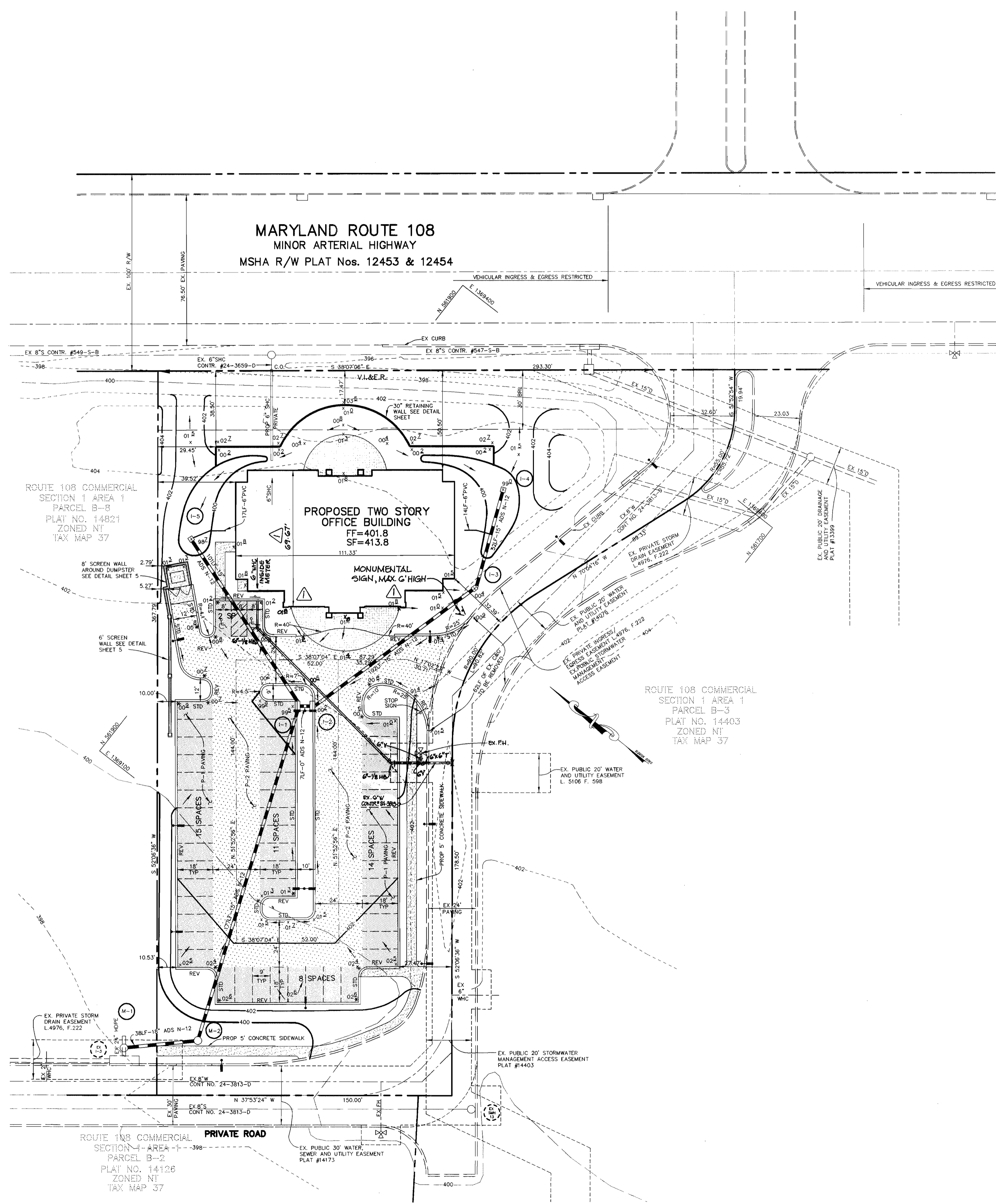
- EX CURB
- PROP CURB
- EX WATER
- PROP WATER
- EX STORM DRAIN
- PROP STORM DRAIN
- BRL BUILDING RESTRICTION LINE
- PROP SINGLE LIGHT FIXTURE
- PROP DUAL LIGHT FIXTURE
- REV STD
- EX 2' CONTOUR
- EX 10' CONTOUR
- PROP 2' CONTOUR
- PROP 10' CONTOUR
- VI&ER VEHICULAR INGRESS & EGRESS RESTRICTED

**NOTES:**

- KIM LIGHTING SHOEBOX OUTDOOR LIGHTING FIXTURE ENTABLATURE SERIES, 250 WATT METAL HALIDE WITH 8" ARM MOUNTED ON 25' BLACK ALUMINUM POLE
- KIM LIGHTING SHOEBOX OUTDOOR LIGHTING FIXTURE ENTABLATURE SERIES 2 HEADS, 250 WATT METAL HALIDE WITH 8" ARM MOUNTED ON 25' BLACK ALUMINUM POLE

**NOTES:**

- 1. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
- 2. ALL DIMENSIONS ARE TO FACE OF CURBS OR BUILDING UNLESS OTHERWISE NOTED.
- 3. ALL ON-SITE ROADS ARE PRIVATE.
- 4. ALL LIGHTING IS TO BE DIRECTED/REFLECTED AWAY FROM ADJACENT PUBLIC ROADS AND RESIDENTIALLY ZONED PROPERTIES, AND BE IN ACCORDANCE WITH SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS.
- 5. \* STD/REV - STANDARD TO REVERSE CURB TRANSITION.
- 6. P-1 PAVING
- 7. P-2 PAVING
- 8. CONCRETE
- 9. BRICK PAVERS



APPROVED  
PLANNING BOARD  
of HOWARD COUNTY  
DATE October 18, 2001

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.	
<i>James S. Rust</i> DIRECTOR	11/24/01 DATE
<i>William Vanover</i> CHIEF, DEVELOPMENT ENGINEERING DIVISION MK	11/17/01 DATE
<i>Christy Khunter</i> CHIEF, DIVISION OF LAND DEVELOPMENT	11/21/01 DATE

01-31-02	MODIFIED BUILDING FOOTPRINT
DATE	NO. REVISION
DEVELOPER/OWNER: CASC LIMITED PARTNERSHIP c/o SIENA CORPORATION 12011 GUILFORD ROAD, SUITE 101 ANNAPOLIS JUNCTION, MARYLAND 20701 410-792-8395	

PROJECT	ROUTE 108 COMMERCIAL 1/1 PARCEL B-7
AREA	TAX MAP 37 ZONED NT EMBL CENTER COMM PARCEL B-7, PLAT NO. 14821 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE	SITE DEVELOPMENT PLAN
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**RIEMER MUEGGE**  
a division of:  
**Patton Harris Rust & Associates, pc**  
ENGINEERS • SURVEYORS • PLANNERS  
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SPECIALISTS  
8818 Centra Park Drive, Columbia, MD 21045 • tel 410.987.8800 fax 410.987.9282

DATE	DESIGNED BY : C.J.R.
	DRAWN BY : MAD
<i>Christopher J. Reid</i> CHRISTOPHER J. REID #19949	CHECKED BY : C.J.R.
	PROJECT NO : 01100/ SDP2.DWG
	DATE : OCTOBER 25, 2001
	SCALE : 1"=30'
	DRAWING NO. 2 OF 6

p:\proj\proj\01100\SDP2.dwg 484 Oct 24 09:52:58 2001 PATTON HARRIS RUST & ASSOCIATES