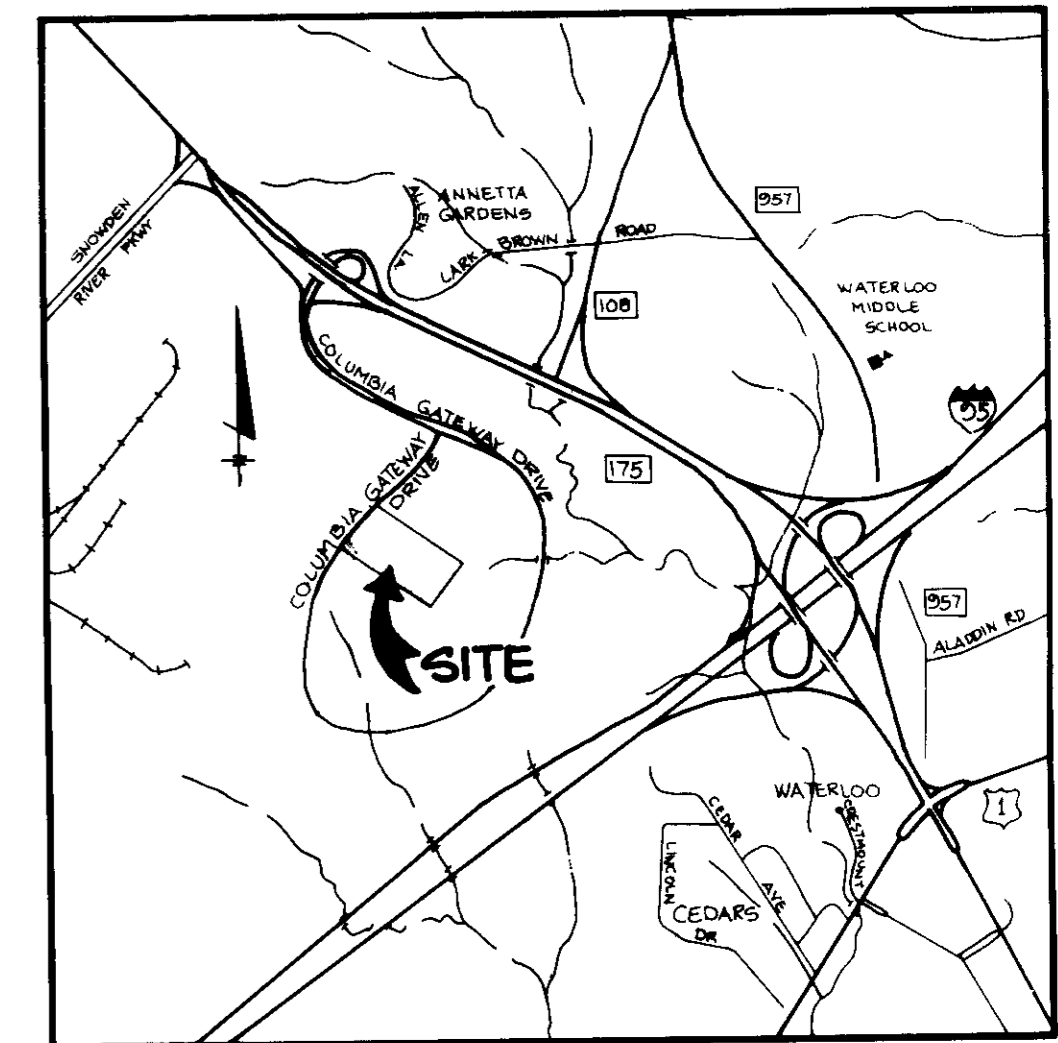


SHEET INDEX	
NO.	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN
3	SITE DEVELOPMENT PLAN
4	GRADING, SEDIMENT CONTROL AND DRAINAGE AREA MAP
5	GRADING, SEDIMENT CONTROL AND DRAINAGE AREA MAP
6	STORM DRAIN PROFILES AND DETAILS
7	WATER AND SEWER PROFILES AND DETAILS
8	DETAIL SHEET
9	PLANTING PLAN
10	PLANTING PLAN

SITE DEVELOPMENT PLAN

SAMMIS BUSINESS CENTER AT COLUMBIA



VICINITY MAP
SCALE 1"=2000'

6th ELECTION DISTRICT

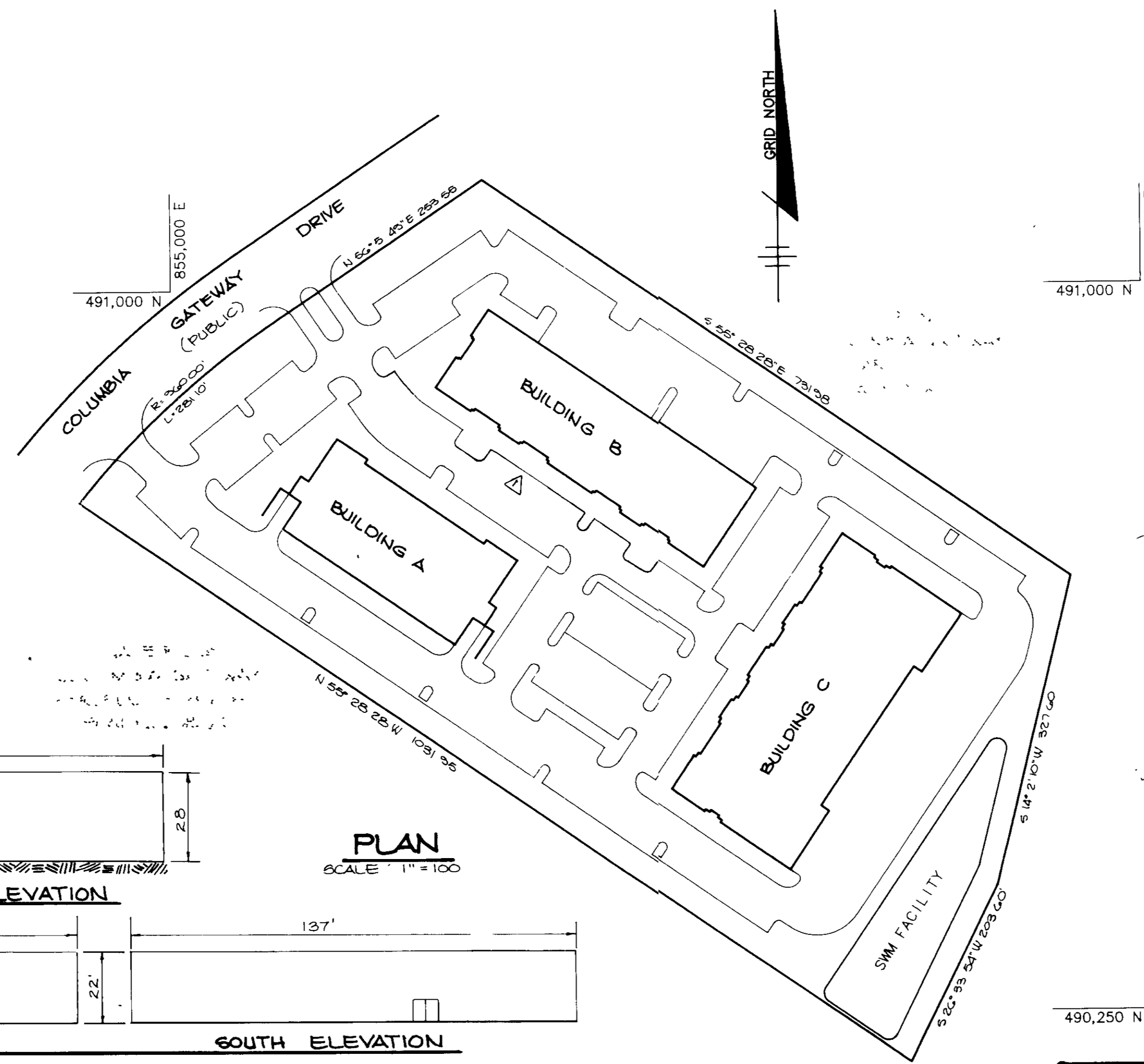
HOWARD COUNTY, MARYLAND

GENERAL NOTES

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

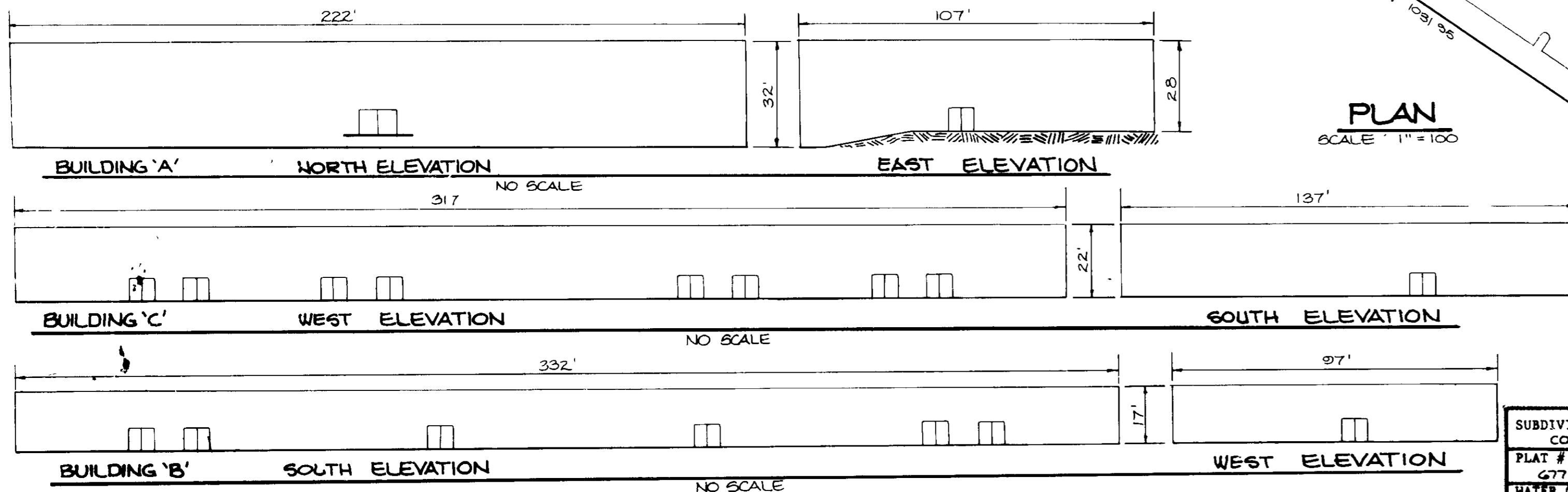
MISS UTILITY	1-800-257-7777
C & P TELEPHONE COMPANY	725-9976
HOWARD COUNTY BUREAU OF UTILITIES	992-2366
AT&T CABLE LOCATION DIVISION	393-3553
BALTIMORE GAS & ELECTRIC COMPANY	685-0123
STATE HIGHWAY ADMINISTRATION	531-5533
HOWARD COUNTY CONSTRUCTION/INSPECTION SURVEY DIVISION (24 HOURS NOTICE PRIOR TO COMMENCEMENT OF WORK)	792-7272

- ALL INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARDS.
- ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS.
- THE CONTRACTOR SHALL PROVIDE A JOINT IN ALL SEWER MAINS WITHIN 2'-0" OF EXTERIOR MANHOLE WALLS.
- PROFILE STATIONS SHALL BE ADJUSTED AS NECESSARY TO CONFORM TO PLAN DIMENSIONS.
- NO PIPE SHALL BE LAID UNTIL LINES OF EXCAVATION HAVE BEEN BROUGHT TO SUBGRADE.
- TOPO TAKEN FROM FIELD RUN SURVEY DATED JUNE, 1987 BY THE RIEMER GROUP, INC.
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL STORM DRAIN PIPE BEDDING SHALL BE AS SHOWN IN DETAIL G2 01 (TRENCH IN ROCK OR TRENCH IN EARTH AS DETERMINED BY FIELD CONDITIONS) IN VOL. IV OF HOWARD COUNTY DESIGN MANUAL UNLESS OTHERWISE DIRECTED BY THE ENGINEER OR AS SHOWN ON THE DRAWINGS.
- THE DEVELOPER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS AND/OR RIGHTS-OF-WAY THAT MAY BE REQUIRED FOR THE SEDIMENT AND EROSION CONTROL PRACTICES, STORM WATER MANAGEMENT PRACTICES AND THE DISCHARGE OF STORM WATER ONTO OR ACROSS ADJACENT OR DOWNSTREAM PROPERTIES INCLUDED IN THIS PLAN. HE IS ALSO RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS AND/OR RIGHTS-OF-WAY THAT MAY BE REQUIRED FOR GRADING AND/OR WORK ON ADJACENT PROPERTIES INCLUDED IN THIS PLAN.
- The owner shall provide a separate and independent sewer connection for each tenant or occupant of any building shown on this site development plan, who will discharge non-domestic waste to the public sewerage system. If this waste is regulated under Section 18.177A of the Howard County Code, each separate and independent sewer connection shall include a standard manhole and other waste pretreatment devices as required and approved by Howard County. Waste lines on the lot or of the building shall be designed, constructed or modified such that non-domestic waste will be discharged to the separate and independent sewer connection. No tenant or occupant of any building shown on this site development plan shall discharge regulated non-domestic waste to the public sewerage system prior to installation of the separate and independent sewer connection and related interior waste lines. The above requirements shall apply to all initial and future occupants or tenants.



SITE TABULATION

Total Area of Parcel	10 825 Area (462 866 S F)
Area of Submission	10 825 Area (462 826 S F)
Present Zoning	M-1
Proposed Use	Research and Development
Floor Space of One Story Building(s)	
Building B	31 700 S F
Building C	41 210 S F
Floor Space of Two Story Building(s)	
Building A	24 100 S F
First Floor	22 630 S F
Second Floor	1 470 S F
Total	46 730 S F
Total Floor Space (Buildings A, B & C)	113 660 S F
Building Coverage Proposed	
Building A	21 04 (47 030 S F)
Building B	5 24 (124 100 S F)
Building C	6 94 (151 720 S F)
Total	8 94 (41 210 S F)
Open Space Required	20% (92 566 S F)
Open Space Proposed	32 54 (150 240 S F)
Parking Required (1 per 10 Employees (540 Employees Max))	378 Spaces
Proposed Parking (Including 10 Handicap Spaces)	376 Spaces
Employees Per Building	
Building A	211 (30%)
Building B	143 (26%)
Building C	186 (34%)
Total	540 Employees Max
Area of Parking	3 (1 Ac. (131 116 S F))
Landscaped Islands Required	5% (0 15 Ac - 6 556 S F)
Landscaped Islands Proposed	7 84 (0 24 Ac - 10 260 S F)



SUBDIVISION NAME	SECT./AREA	PARCEL #
COLUMBIA GATEWAY	N/A	G
PLAT # OR L/F	BLOCK #	ZONE
6771	1	M-1
TAX/ZONE MAP	ELEC. DIST.	CENSUS TR.
45	G	6065 02
WATER CODE	SEWER CODE	
EDU	339000	

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
Bldg A	7164 Columbia Gateway Drive
Bldg B	7172 Columbia Gateway Drive
Bldg C	7168 Columbia Gateway Drive

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

Joseph P. ... 1-22-88
DATE

APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

Un... .. 2-3-88
DATE

James ... 1/26/88
DATE

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

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

James ... DATE

James ... 1-19-88
DATE

2-19-87 REV # PROP PARK SPACES

7-21-87 PARKING LAYOUT FOR BLDG B

DATE NO REVISION

OWNER/DEVELOPER

COLUMBIA GATEWAY LOT G VENTURE
% LEE SAMMIS ASSOCIATES, INC.
8300 GREENBORO DRIVE SUITE 1000
MC LEAN, VIRGINIA 22102-3606

PROJECT
SAMMIS BUSINESS CENTER
AT COLUMBIA

AREA TAX MAP No 43 COLUMBIA GATEWAY PARCEL G
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE
TITLE SHEET

THE RIEMER GROUP, INC.

The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm
3105 North Ridge Road, Ellicott City, Maryland 21043 (301) 461 2690

DATE

DESIGNED BY W.C.W.

DRAWN BY D.D.B.

PROJECT NO 42000

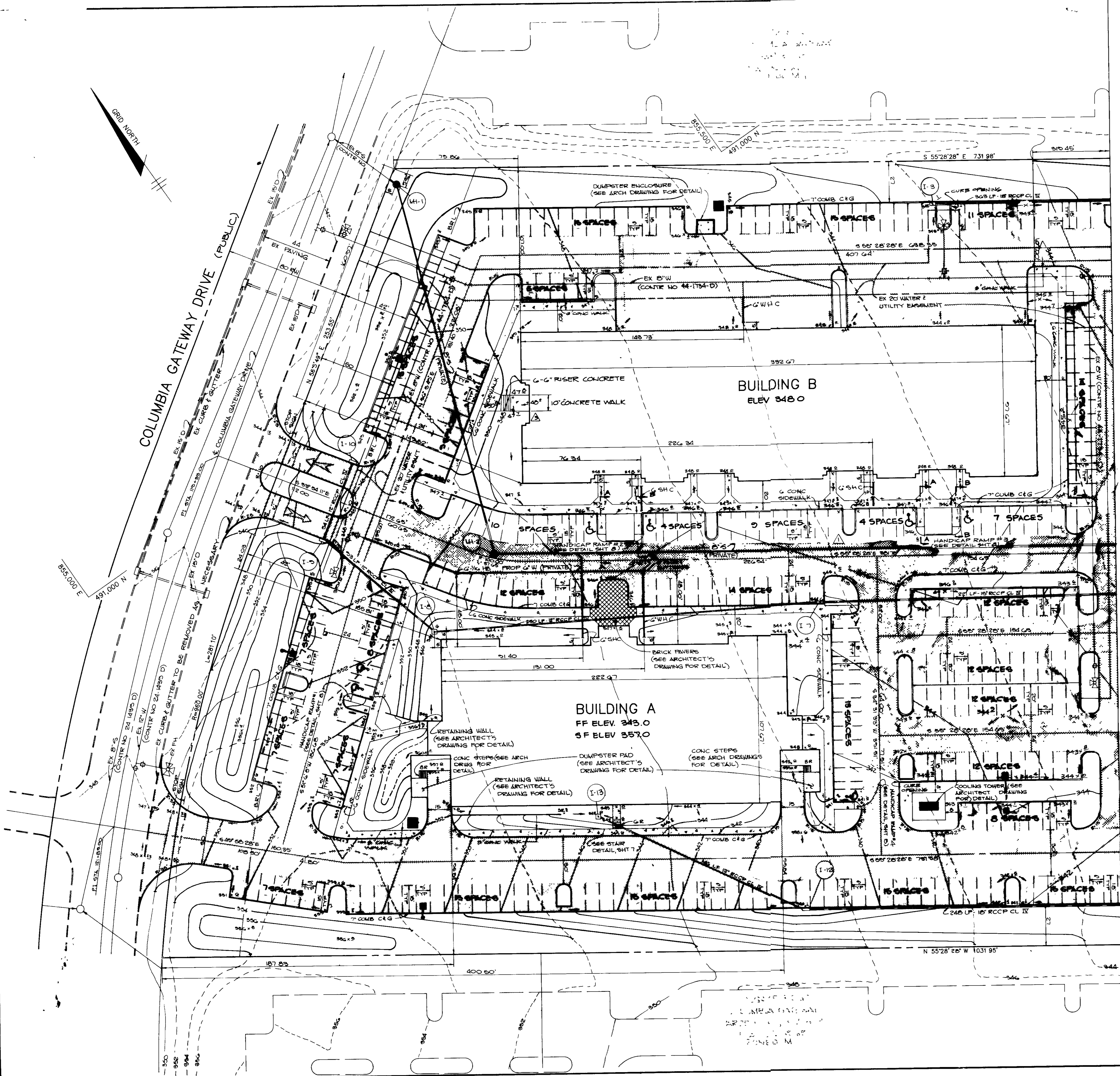
DATE SEPTEMBER 17, 1987

SCALE AS SHOWN

DRAWING NO 1 OF 10

ARTHUR E. MUEGGE #6707

SDP-88-55



- NOTES:**
1. ALL CURB RADII 5' UNLESS OTHERWISE NOTED
 2. EXISTING FEATURES ON THE ADJACENT FOX RUN SITE AS PER SDP-87-13. EXISTING FEATURES ON THE ADJACENT COLGATE RIDGE SITE AS PER SDP-87-154.
 3. CONTRACTOR TO FIELD LOCATE 8" SEWER CONNECTION MH-1
 4. EXISTING CURB AND GUTTER AT PROPOSED ENTRANCES TO BE REMOVED AS NECESSARY
 5. ALL DIMENSIONS TO FACE OF CURB, FACE OF BUILDING, OR CENTERLINE OF DRIVE LANE (WHERE APPLICABLE) UNLESS OTHERWISE NOTED
 6. ALL SEWER HOUSE CONNECTIONS TO BE 6"

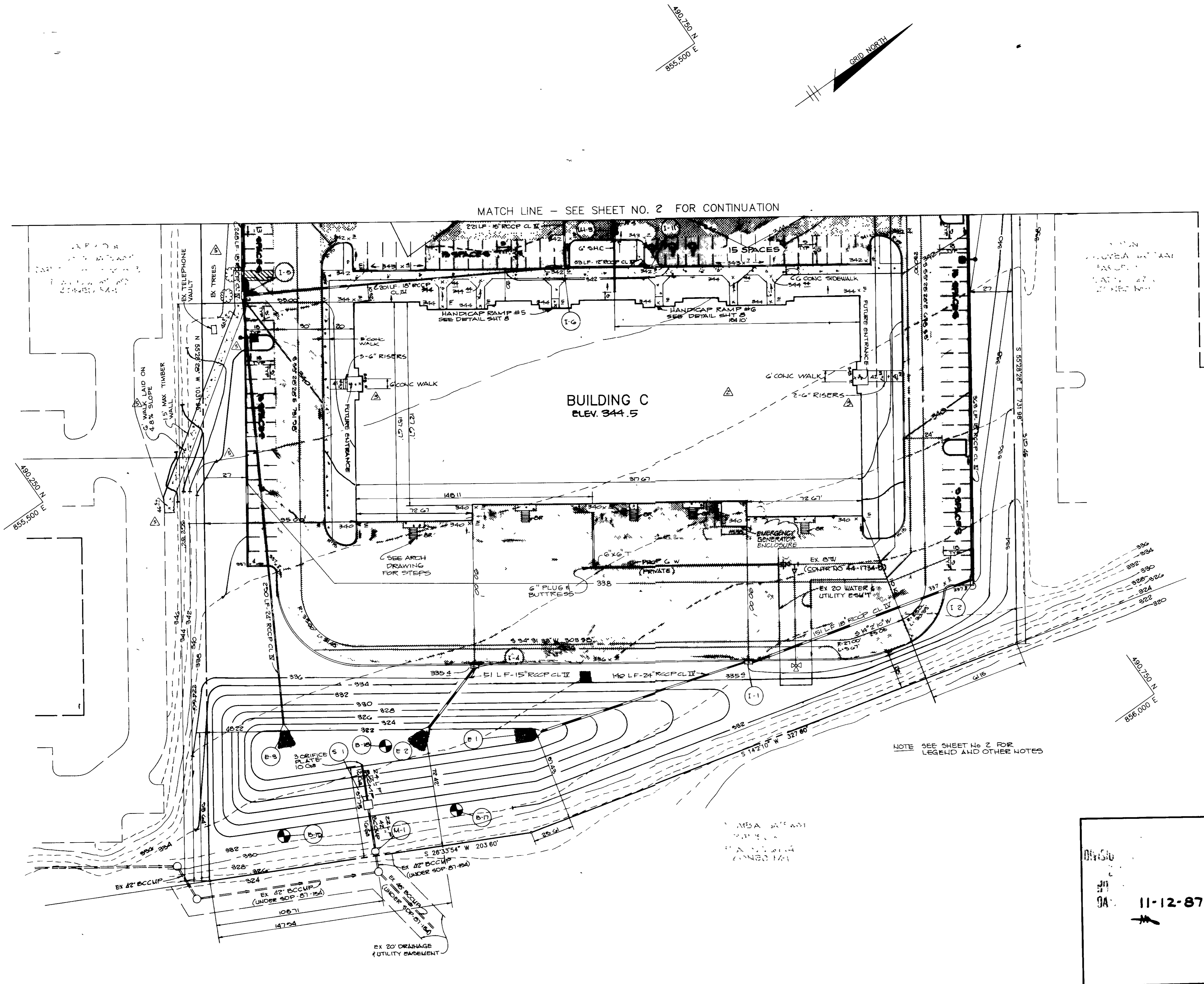
MATCH LINE - SEE SHEET NO. 3 FOR CONTINUATION

LEGEND

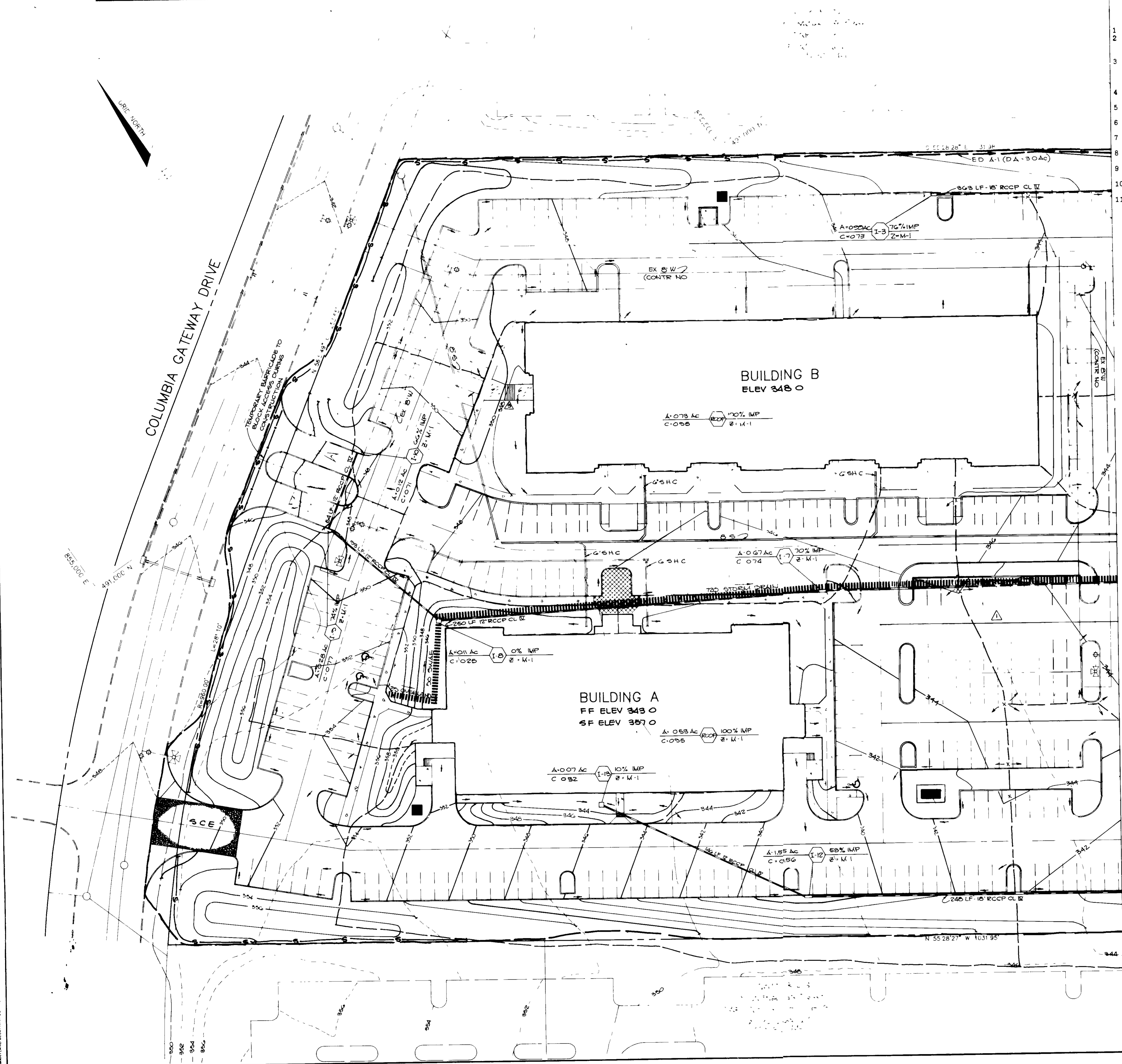
- P2 PAVING
- P1 PAVING
- P3 PAVING
- CONCRETE
- POLE LIGHT
- TRANSFORMER PAD
- BRL BUILDING RESTRICTION LINE
- FLOW ARROW
- HANDICAP PARKING SIGN
- TYPICAL HANDICAP PARKING SPACE SEE DETAIL SHEET 8
- 5-10 DUMPSTER PAD WITH ENCLOSURE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT	
<i>Joyner Pappas</i> COUNTY HEALTH OFFICER	1-22-88 DATE
APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.	
<i>Wm. P. A...</i> PLANNING DIRECTOR	2-3-88 DATE
APPROVED: DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION	
<i>James R. Roth</i> CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION	1/26/88 DATE
APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS	
<i>James J. ...</i> DIRECTOR	1/9/88 DATE
APPROVED: CHIEF, BUREAU OF ENGINEERING	
<i>William S. ...</i> CHIEF, BUREAU OF ENGINEERING	1-11-88 DATE
10/17/80 ADDED ENTRANCE TO BUILDING B	
7-21-88 GRADING CHANGE AND PARKING LAYOUT CHANGE	
DATE	NO. REVISION
OWNER/DEVELOPER	
COLUMBIA GATEWAY LOT G VENTURE % LEE SALLIS ASSOCIATES, INC. 8300 GREENSBORO DRIVE SUITE 1000 MC LEAN, VIRGINIA 22102-3606	
PROJECT SALLIS BUSINESS CENTER AT COLUMBIA	
AREA TAX MAP No 43 COLUMBIA GATEWAY PARCEL G 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
TITLE SITE DEVELOPMENT PLAN	
THE RIEMER GROUP, INC. The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm 3105 North Ridge Road, Elliott City, Maryland 21043 (301) 461-2690	
DATE	DESIGNED BY W.C.W.
11-12-87	DRAWN BY M.A.D.
	PROJECT NO 42000
	DATE SEPTEMBER 17, 1987
	SCALE 1"=30'
	DRAWING NO. 2 OF 10

SDP-88-55



2-19-97	ADDED 6" WALK @ BLDG 'C', ALSO EX. TREES & TEL VAULT, REV GRADING, # OF PAVY PARK SPACES
6-27-97	ADDED EMERGENCY GENERATOR ENCLOSURE
10/17/98	ADDED 2 ENTRANCES TO BUILDING C
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.	
<p style="text-align: right;"><i>Joseph Boyles</i> 1-22-88 COUNTY HEALTH OFFICER DATE</p>	
APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.	
<p style="text-align: right;"><i>W. Amis</i> 2-3-88 PLANNING DIRECTOR DATE</p>	
<p style="text-align: right;"><i>James R. Rath</i> 1/26/88 DEPT. DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE</p>	
APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.	
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS	
<p style="text-align: right;"><i>James J. Lewis</i> 11/4/85 DIRECTOR DATE</p>	
<p style="text-align: right;"><i>James R. D. Smith</i> 1-19-88 CHIEF, BUREAU OF ENGINEERING DATE</p>	
7-21-88	RAISED BLDG. C
7-21-88	GRADING CHANGE
DATE NO	REVISION
OWNER/DEVELOPER	
COLUMBIA GATEWAY LOT G VENTURE 96 LEE GAMMIS ASSOCIATES, INC. 3300 GREENBORO DRIVE SUITE 1000 MC LEAN, VIRGINIA 22102-3606	
PROJECT SAMMIS BUSINESS CENTER AT COLUMBIA	
AREA TAX MAP No 43 COLUMBIA GATEWAY PARCEL G 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
TITLE SITE DEVELOPMENT PLAN	
THE RIEMER GROUP, INC.	
The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm 3105 North Ridge Road, Ellicott City, Maryland 21043 (301) 461-2690	
DATE 11-2-88	DESIGNED BY W.C.W.
DATE 11-12-87	DRAWN BY M.A.D.
	PROJECT NO 42000
	DATE SEPTEMBER 17, 1987
	SCALE 1" = 50'
	DRAWING NO 5 OF 10

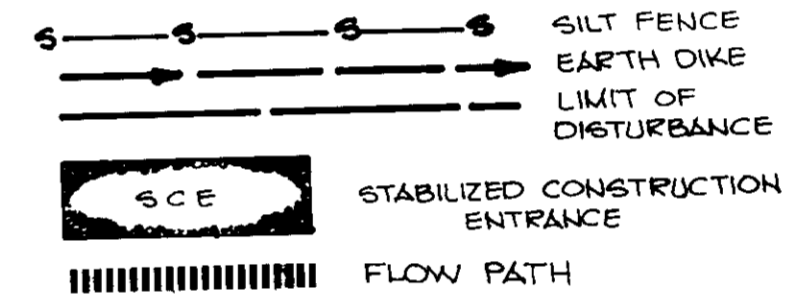


MATCH LINE - SEE SHEET NO. 5 FOR CONTINUATION

SEQUENCE OF CONSTRUCTION

- 1 OBTAIN A GRADING PERMIT
- 2 INSTALL STABILIZED CONSTRUCTION ENTRANCE AND BLOCK THE NORTHERNMOST ENTRANCE FROM CONSTRUCTION TRAFFIC (1 DAY)
- 3 INSTALL SILT FENCE, EARTH DIKE, SEDIMENT BASIN AND CONTROL STRUCTURE BLOCK THE 2-YEAR LOW FLOW ORIFICE ON THE CONTROL STRUCTURE DURING THE SEDIMENT CONTROL PHASE (4 DAYS)
- 4 GRADE SITE MAINTAINING POSITIVE DRAINAGE FOR THE EARTH DIKE (10 DAYS)
- 5 INSTALL STORM DRAINS, WATER AND SEWER (10 DAYS)
- 6 STABILIZE IN ACCORDANCE WITH THE TEMPORARY SEEDING NOTES (1 DAY)
- 7 BEGIN BUILDING CONSTRUCTION AND INSTALL CURB AND GUTTER (20 DAYS)
- 8 COMPLETE ALL CONSTRUCTION INCLUDING PAVING (10 DAYS)
- 9 REMOVE ENTRANCE BLOCKING FROM THE NORTHERNMOST ENTRANCE (1/2 DAY)
- 10 STABILIZE ALL DISTURBED AREAS IN ACCORDANCE WITH THE PERMANENT SEEDING NOTES (1 DAY)
- 11 UPON APPROVAL OF THE DEPARTMENT OF PUBLIC WORKS SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT CONTROL DEVICES AND CONVERT SEDIMENT CONTROL BASIN TO STORM WATER MANAGEMENT FACILITY AS FOLLOWS
 - a. FLOOD STORM DRAIN SYSTEM (1/2 DAY)
 - b. PUMP OUT IMPOUNDED WATER (1/2 DAY)
 - c. REMOVE SEDIMENT AND PLACE AS DIRECTED BY THE DEPARTMENT OF PUBLIC WORKS SEDIMENT CONTROL INSPECTOR (1/2 DAY)
 - d. UNBLOCK 2-YEAR LOW FLOW ORIFICE (1/2 DAY)
 - e. STABILIZE THE REMAINING DISTURBED AREAS IN ACCORDANCE WITH THE PERMANENT SEEDING NOTES (1/2 DAY)

LEGEND



- NOTES**
- 1 SEE SITE DEVELOPMENT PLAN FOR SPOT ELEVATION AND FINE GRADING
 - 2 ALL SOILS ON-SITE ARE 'B' TYPE SOILS

BY THE DEVELOPER

"I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I WILL PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN 'AS-BUILT' PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."

Helen M. M... ..
DEVELOPER
12 Jan 1988
DATE

BY THE ENGINEER

"I CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION, EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTIFIED THE DEVELOPER THAT HE MUST PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN 'AS-BUILT' PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION."

Arthur E. Muegge
ENGINEER
1-13-88
DATE

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

James M. Helm
U.S. SOIL CONSERVATION SERVICE
1-14-88
DATE

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

APPROVED *Richard Ziehm*
HOWARD S.D.
1-14-88
DATE

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

Joyce Boyler
JOYCE BOYLER
1-22-88
DATE

APPROVED, HOWARD COUNTY OFFICE OF PLANNING AND ZONING

Un... ..
PLANNING DIRECTOR
2.3.88
DATE

Joseph Smith
SHEFF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION
1/26/88
DATE

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

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

James M. Helm
DIRECTOR
1/27/88
DATE

James M. Helm
CHIEF, BUREAU OF ENGINEERING
1-27-88
DATE

10/17/80 **ADDED ENTRANCE TO BUILDING**

REVISOR **REVISOR**

DATE NO REVISION

OWNER DEVELOPER

COLUMBIA GATEWAY LOT G VENTURE
90 LEE SALLIS ASSOCIATES, INC.
8300 GREENSBORO DRIVE SUITE 1000
MC LEAN, VIRGINIA 22102 3606

PROJECT **SALLIS BUSINESS CENTER AT COLUMBIA**

AREA TAX MAP No 43 COLUMBIA GATEWAY PARCEL G
GTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE **GRADING, SEDIMENT CONTROL AND DRAINAGE AREA MAP**

THE RIEMER GROUP, INC.

The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm
3105 North Ridge Road, Ellicott City, Maryland 21043 (301) 461-2690

1-12-88
DATE

DESIGNED BY W.C.W.

DRAWN BY M.A.O.

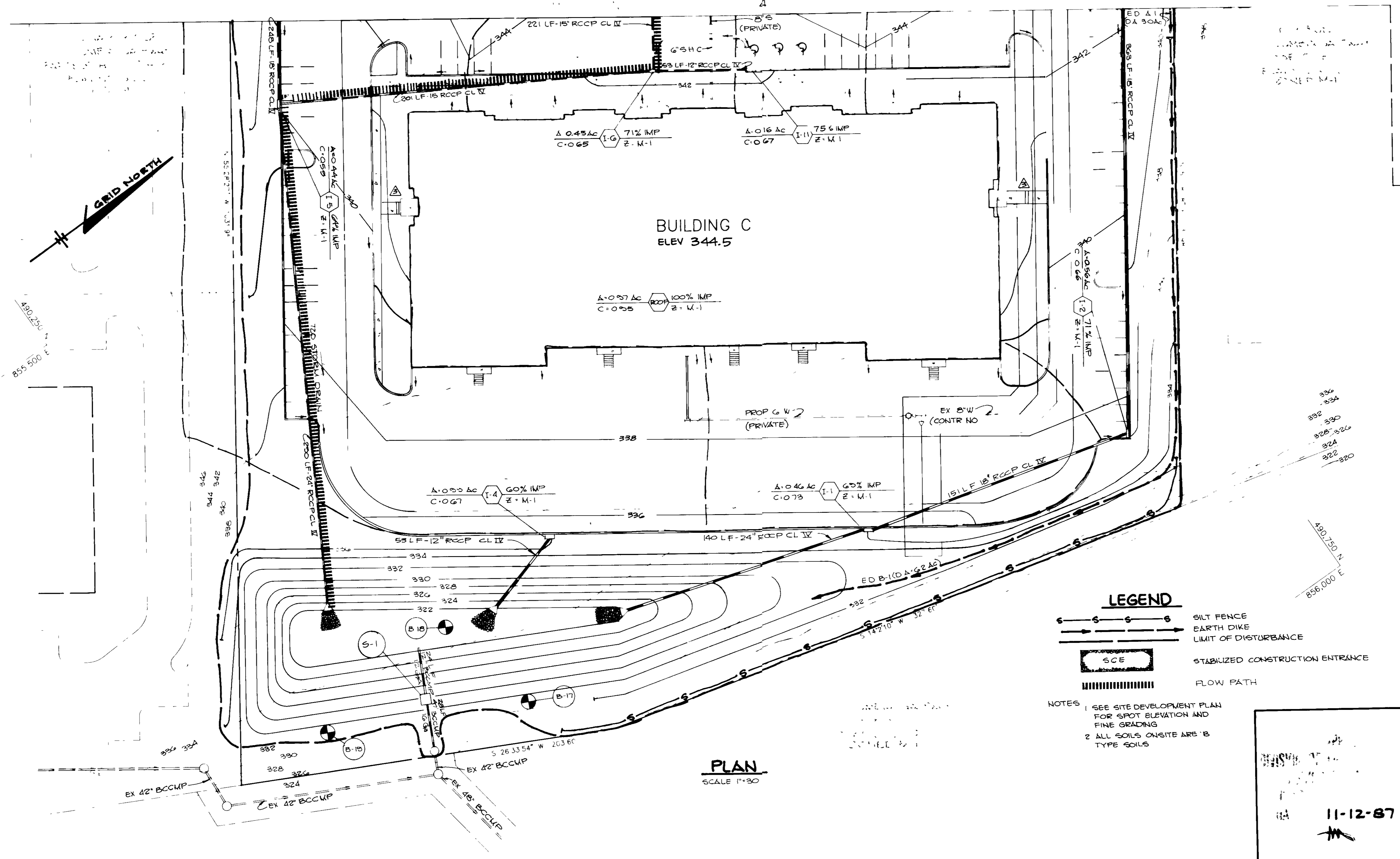
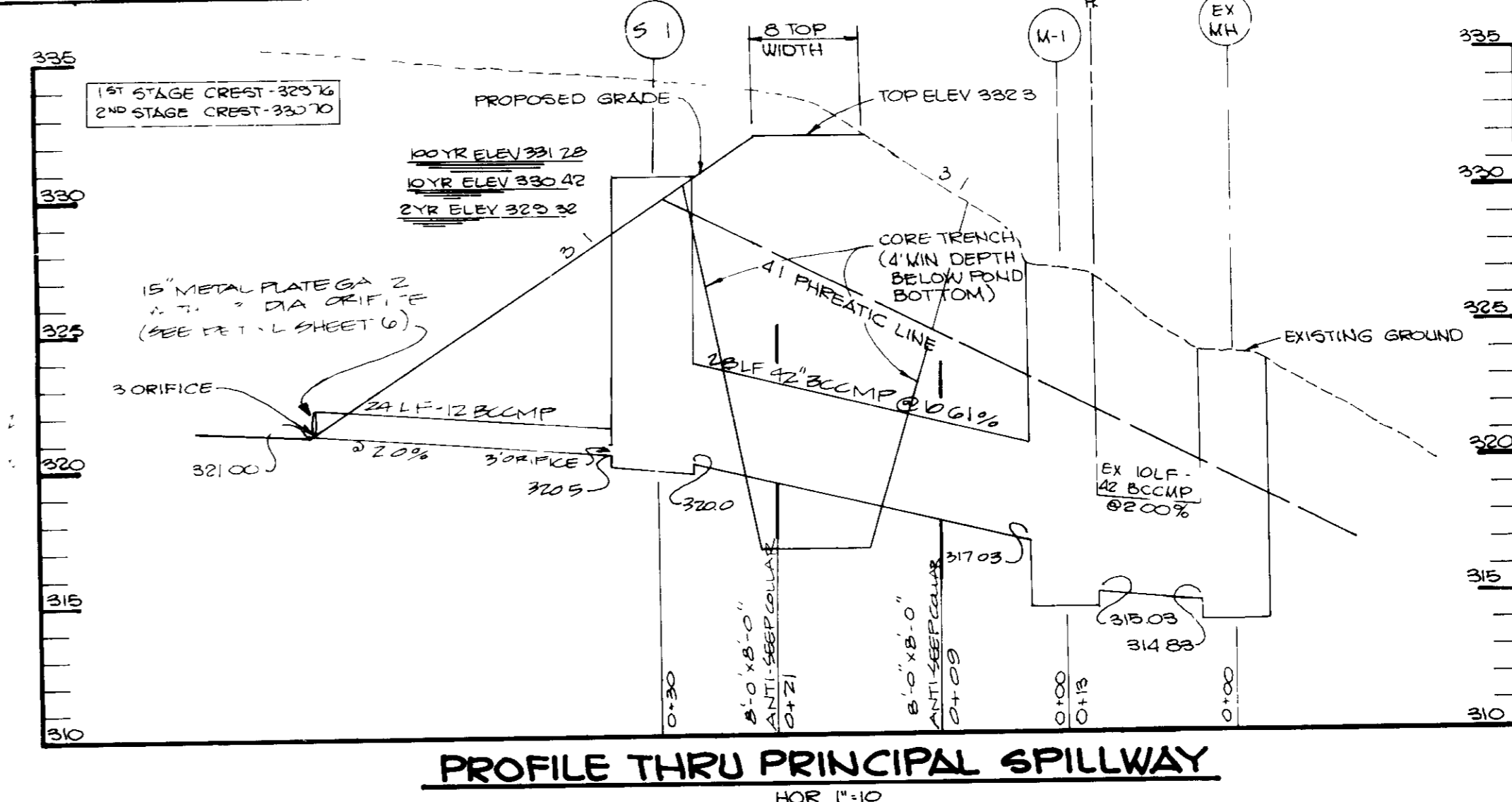
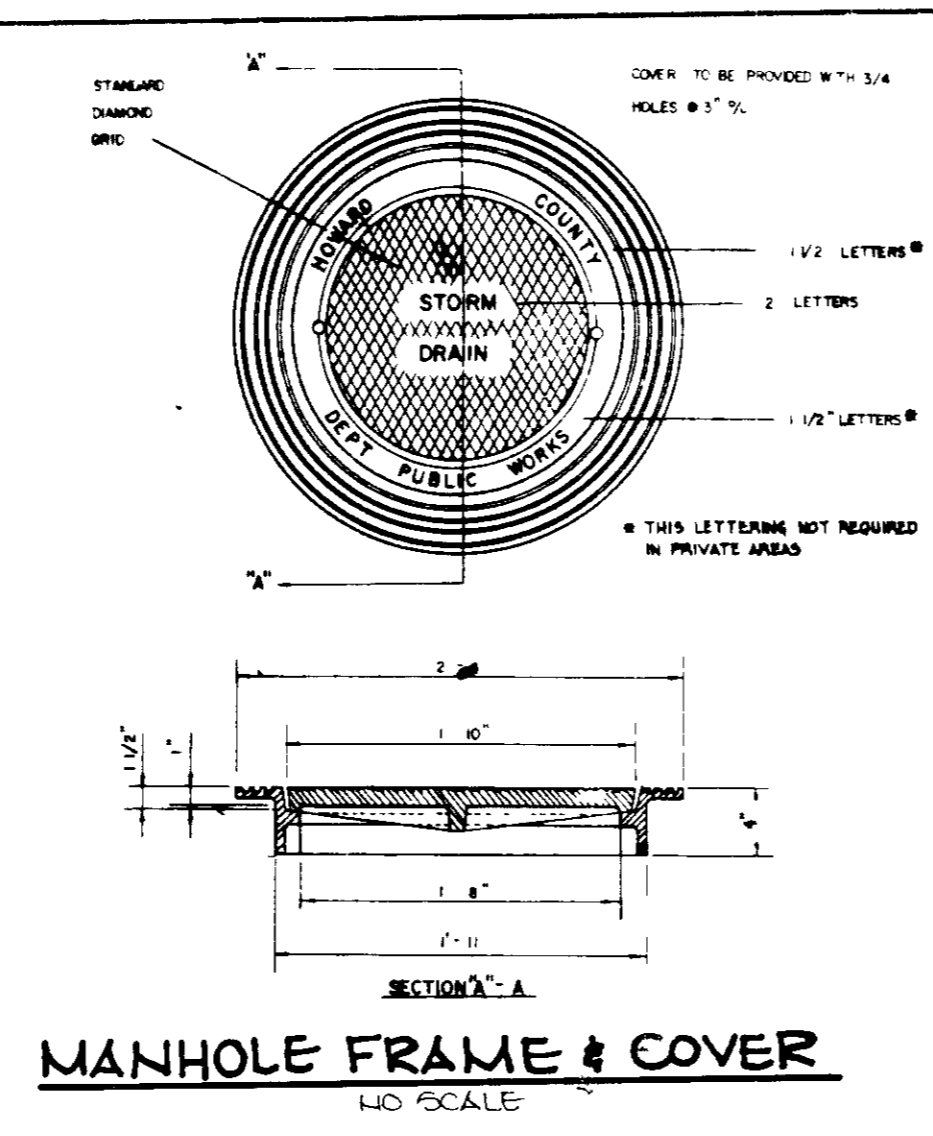
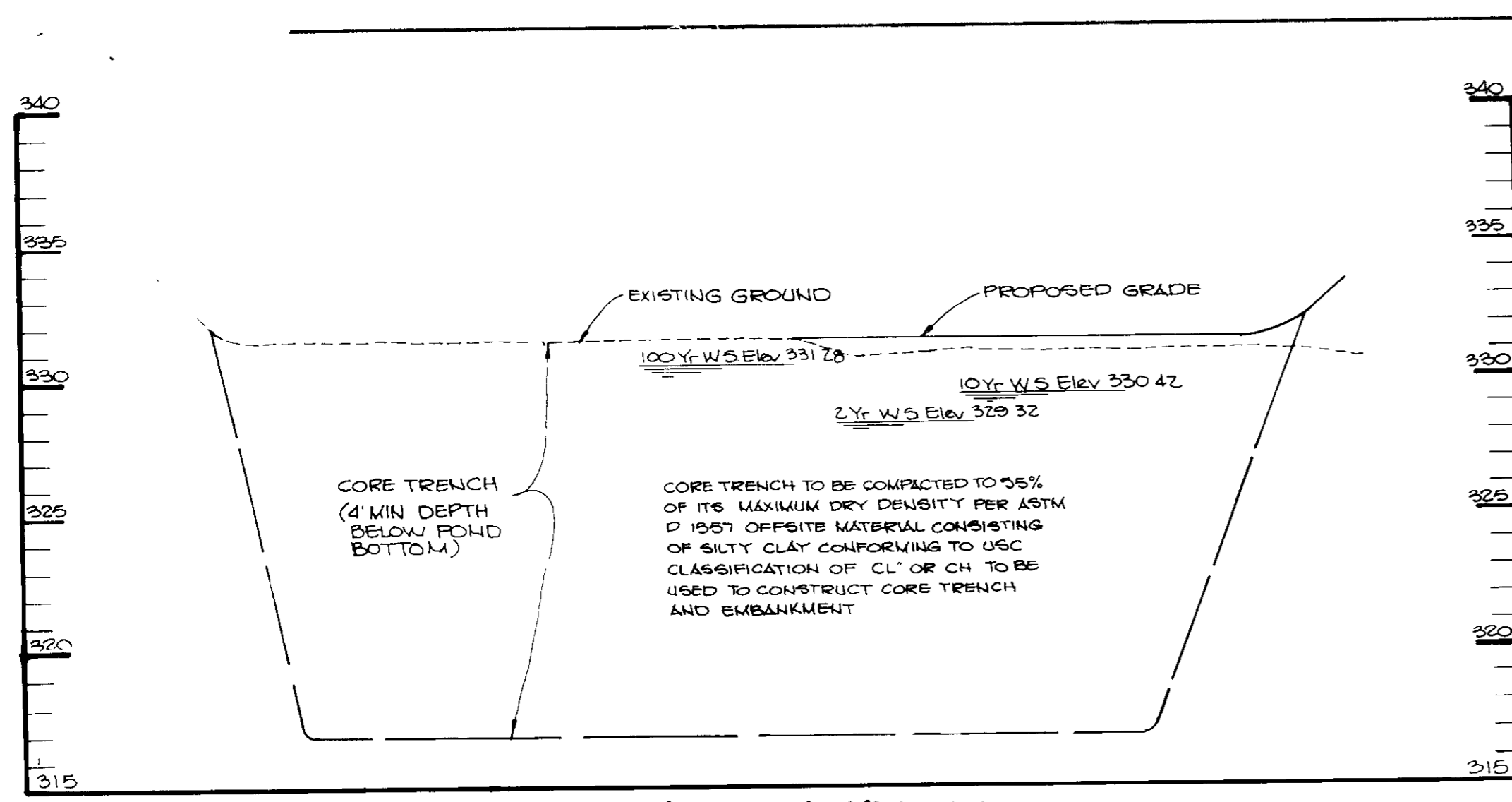
PROJECT NO. A2000

DATE SEPTEMBER 17, 1987

SCALE 1"=30'

DRAWING NO. 4 OF 10

Arthur E. Muegge
ARTHUR E. MUEGGE
SDF-88-55



10/17/80 ADDED 2 ENTRANCES TO BUILDING C

BY THE DEVELOPER

"I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I WILL PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN 'AS-BUILT' PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."

12 JAN 1988
DATE

DEVELOPER

BY THE ENGINEER

"I CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION, EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTIFIED THE DEVELOPER THAT HE MUST PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN 'AS-BUILT' PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION."

1-11-88
DATE

ENGINEER

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

1-14-88
DATE

SOIL CONSERVATION SERVICE

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

1-14-88
DATE

HOWARD S.C.D.

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

1-22-88
DATE

HEALTH OFFICER

APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING

2-3-88
DATE

PLANNING DIRECTOR

CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION

1/26/88
DATE

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

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

11-1-88
DATE

DIRECTOR

CHIEF, BUREAU OF ENGINEERING

1-19-88
DATE

RAISED BLDG 'C'
REVISED GRADING

DATE NO REVISION

OWNER DEVELOPER

COLUMBIA GATEWAY LOT G, VENTURE
% LEE SAMMIS ASSOCIATES, INC.
8300 GREENSBORO DRIVE SUITE 1000
MC LEAN, VIRGINIA 22102 3606

PROJECT SAMMIS BUSINESS CENTER AT COLUMBIA

AREA TAX MAP NO 43 COLUMBIA GATEWAY PARK EL G 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE GRADING, SEDIMENT CONTROL AND DRAINAGE AREA MAP

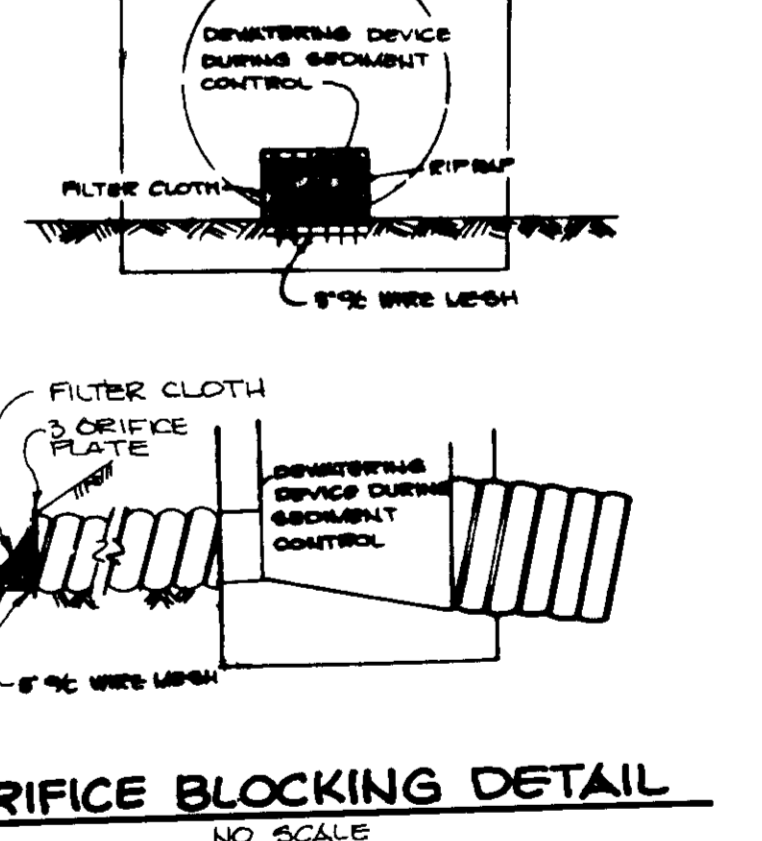
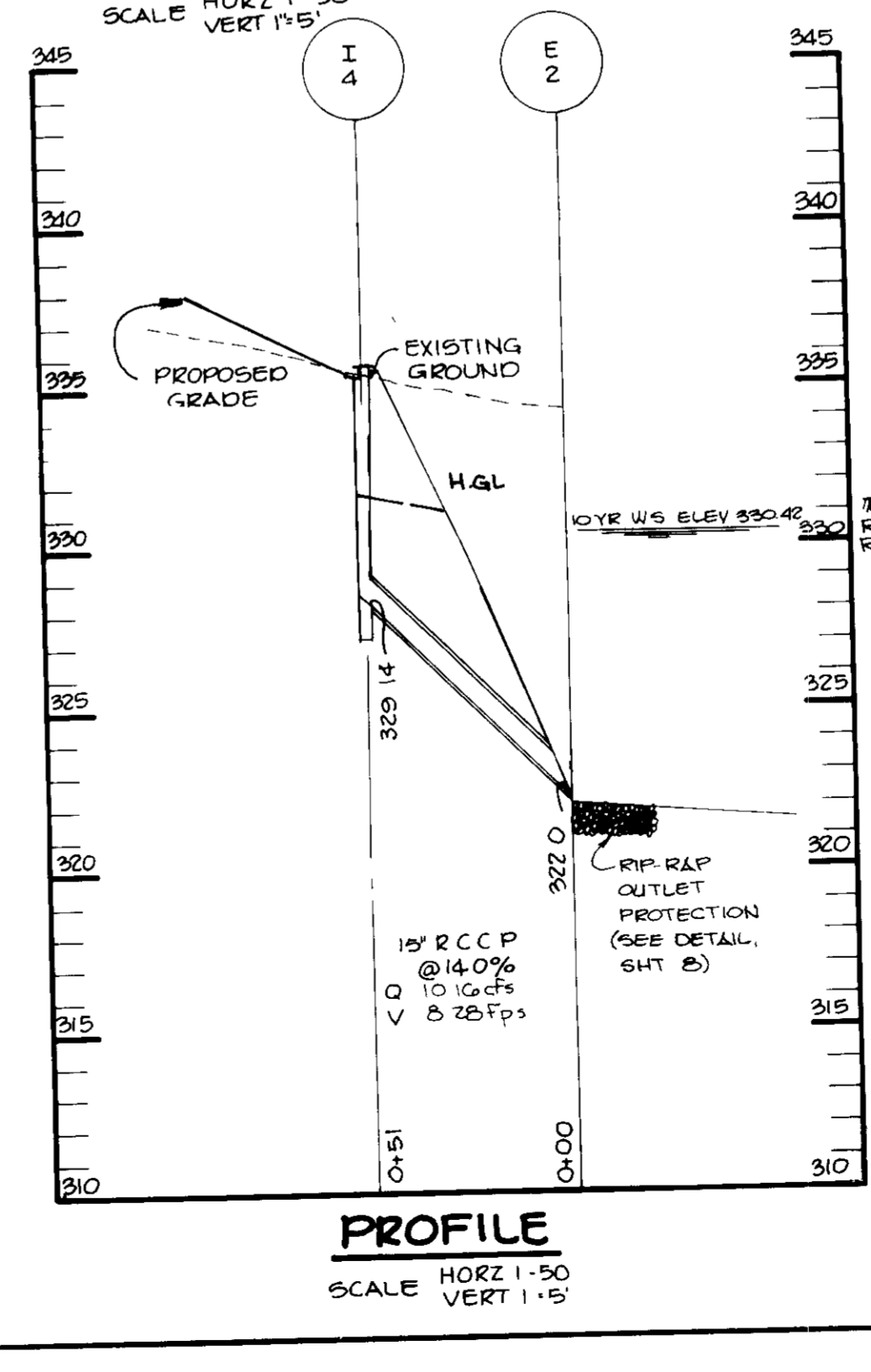
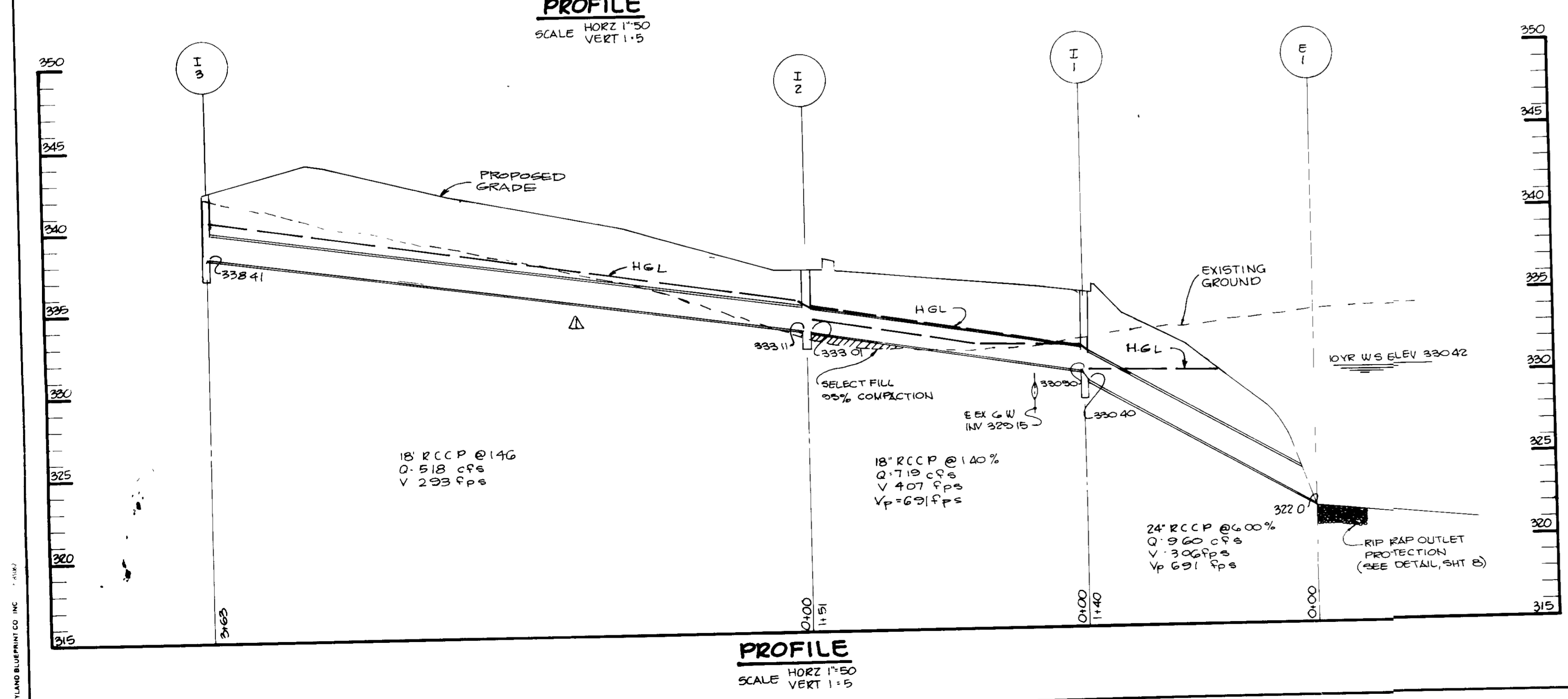
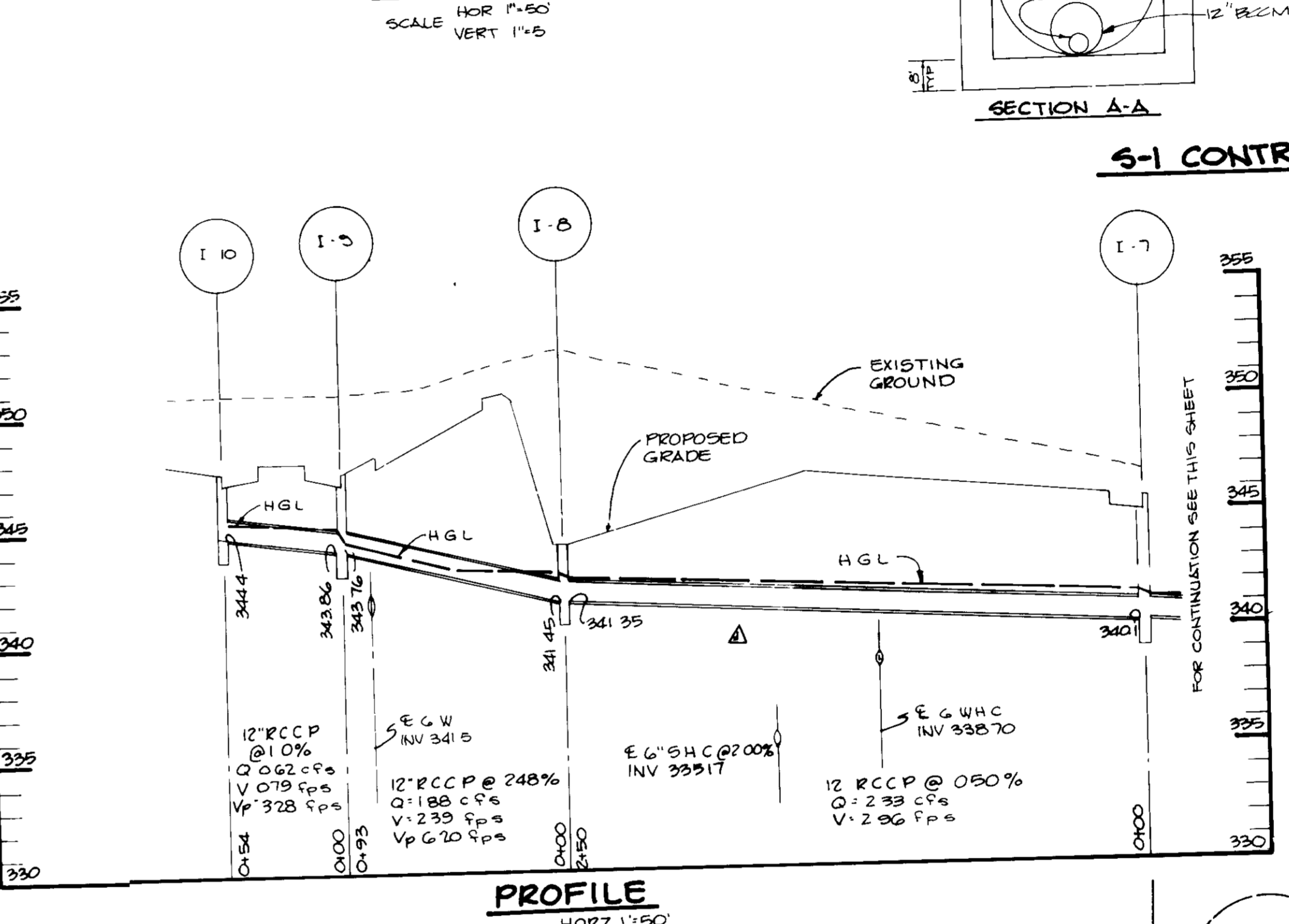
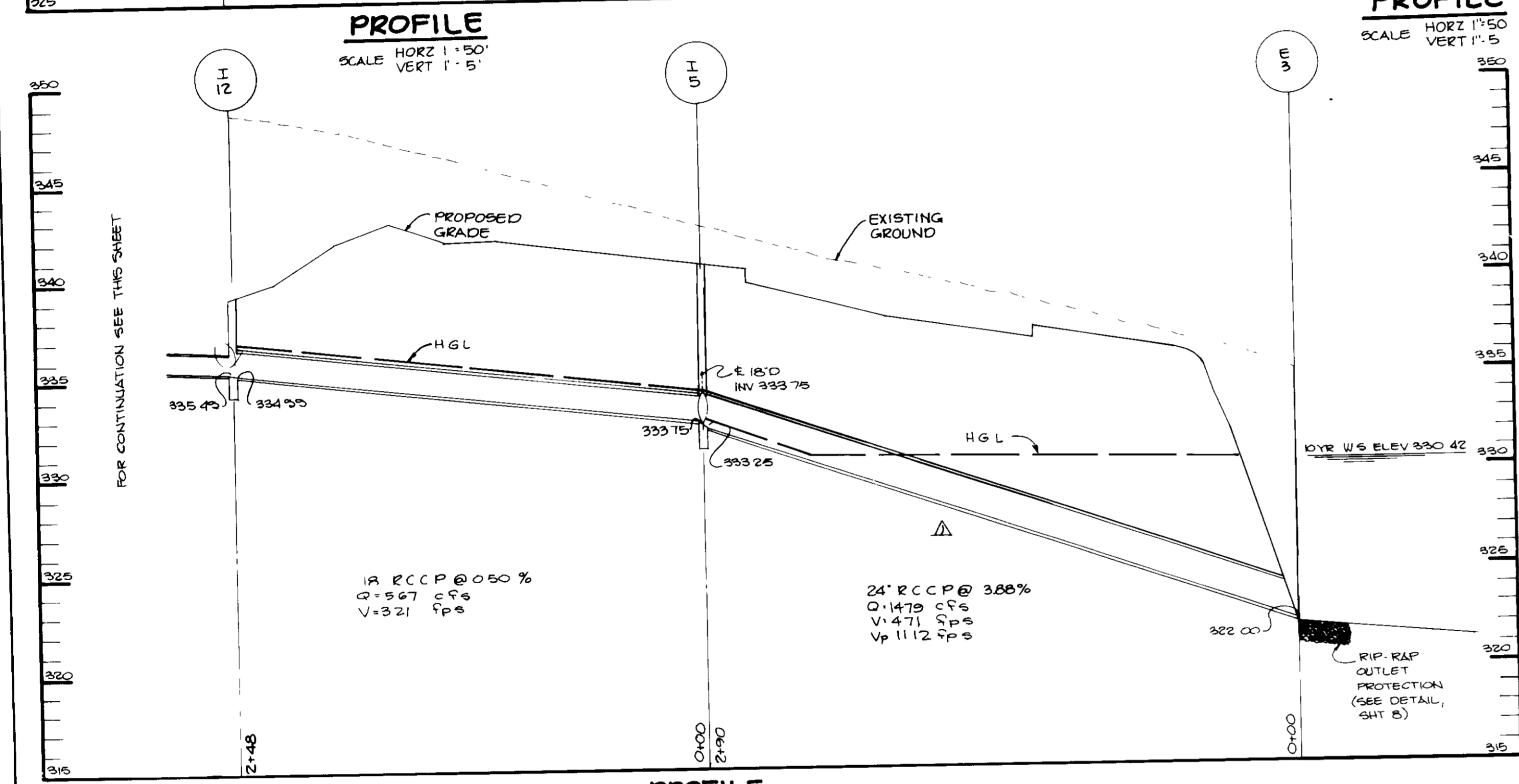
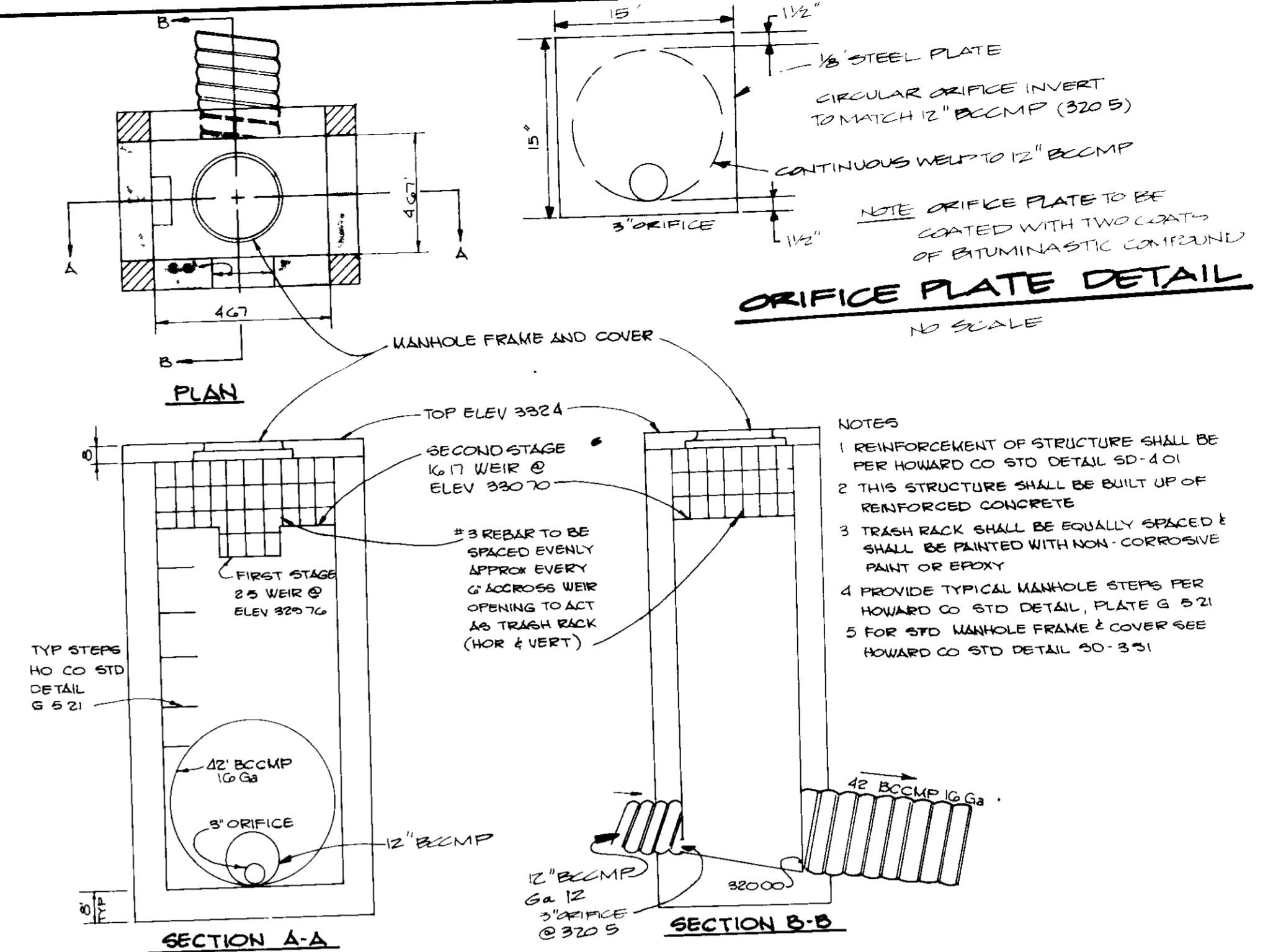
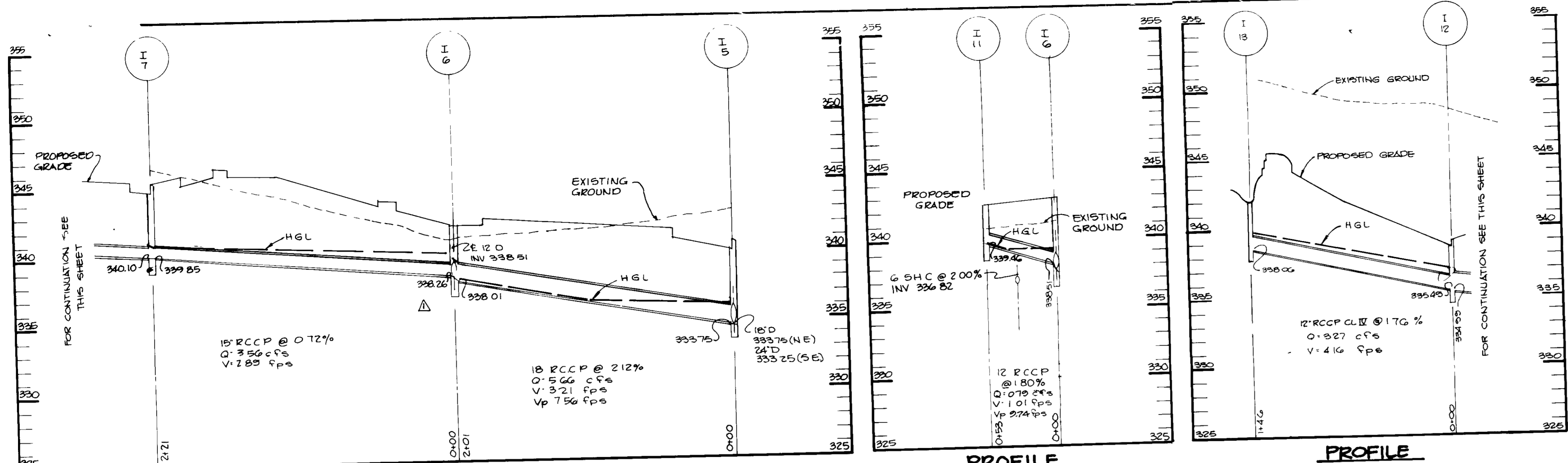
THE RIEMER GROUP, INC.

The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm
3105 North Ridge Road, Ellicott City, Maryland 21043 (301) 461-2690

1-12-88
DATE

DESIGNED BY W.C.W.
DRAWN BY M.A.D.
PROJECT NO 42000
DATE SEPTEMBER 17, 1987
SCALE AS SHOWN
DRAWING NO 5 OF 10

SDP-88-55



APPROVED
DIVISION OF ZONING
HOWARD COUNTY
DATE 11-12-87

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT
James Boyle 1-22-88
COUNTY HEALTH OFFICER DATE

APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
W. J. ... 2.3.88
PLANNING DIRECTOR DATE

James ... 1/26/88
CHIEF, DIVISION OF LAND
DEVELOPMENT AND ZONING
ADMINISTRATION DATE

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM
DRAINAGE SYSTEMS AND PUBLIC ROADS.
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
James ... 1/19/88
DIRECTOR DATE

James ... 1-19-88
CHIEF, BUREAU OF ENGINEERING DATE

CHANGE STORM DRAIN PROFILES

DATE	NO	REVISION

OWNER/DEVELOPER
COLUMBIA GATEWAY LOT G VENTURE
% LEE SAMMIS ASSOCIATES, INC
8300 GREENSBORO DRIVE SUITE 1000
MC LEAN, VIRGINIA 22102 - 3606

PROJECT **SAMMIS BUSINESS CENTER**
AT COLUMBIA

AREA TAX MAP NO 43 COLUMBIA GATEWAY PARCEL G
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

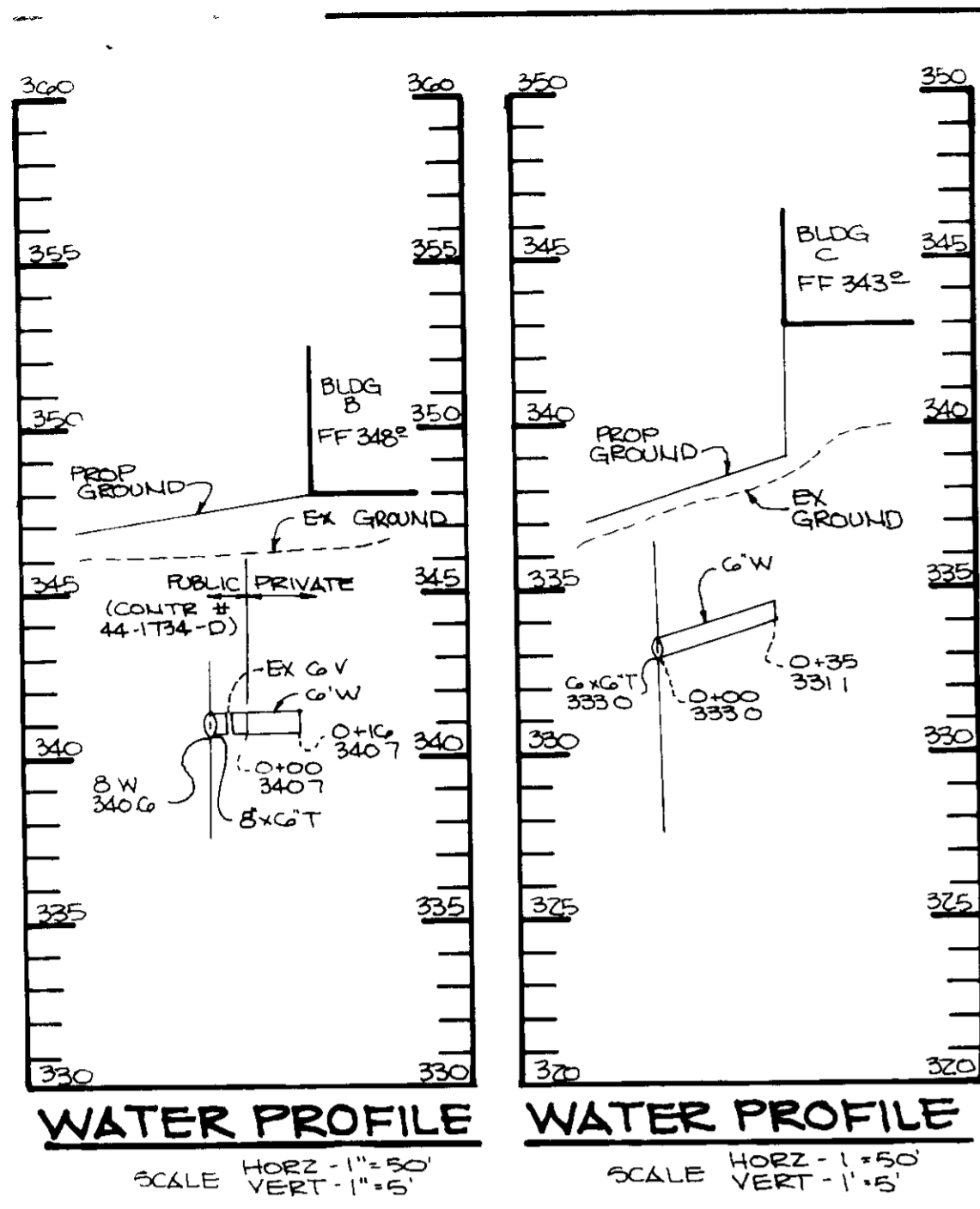
TITLE **STORM DRAIN PROFILES
AND DETAILS**

THE RIEMER GROUP, INC.
The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm
3105 North Ridge Road, Ellicott City, Maryland 21043 (301) 461-2690

DATE 11-88

DESIGNED BY W.C.W.
DRAWN BY D.V.P.
PROJECT NO 42000
DATE SEPTEMBER 17, 1987
SCALE AS SHOWN
DRAWING NO 6 OF 10

SDP-88-55



SITE PREPARATION
Areas under the borrow areas, embankment, and structural works shall be cleared, grubbed and the topsoil stripped to remove all trees, vegetation, roots or other objectionable material. Channel banks and sharp breaks shall be sloped to no steeper than 1:1.

Areas covered by the pond or reservoir will be cleared of all trees, brush, logs, fences, rubbish and other objectionable material unless otherwise designated on the plans. Trees, brush and stumps shall be cut approximately level with the ground surface.

All cleared and grubbed material shall be disposed of outside the limits of the dam and reservoir as directed by the owner or his representative. When specified, a sufficient quantity of topsoil will be stockpiled in a suitable location for use on the embankment and other designated areas.

WATER FILL
Material
The fill material shall be taken from approved designated borrow area or areas. It shall be free of roots, stumps, wood, rubbish, concrete stones, trunks or other objectionable materials. The embankment shall be constructed to an elevation which provides for anticipated settlement to the design elevation. The fill height all along the length of the embankment shall be increased above the design elevation (including freeboard) as shown on the plans.

Placement
Areas on which fill is to be placed shall be scarified prior to placement of fill. Fill materials shall be placed in 8-inch maximum thickness (before compaction) layers which are to be continuous over the entire length of the fill. The most porous borrow material shall be placed in the downstream portions of the embankment.

Compaction
The movement of the hauling and spreading equipment over the fill shall be controlled so that the entire surface of each lift shall be traversed by not less than one tread track of the equipment or compaction shall be achieved by a minimum of four complete passes of a sheepsfoot, rubber tired or vibratory roller. Fill material shall contain sufficient moisture such that the required degree of compaction can be obtained with the equipment used.

Cutoff Trench
Where specified, a cutoff trench shall be excavated along or parallel to the concrete of the embankment as shown on the plans. The bottom width of the trench shall be governed by the equipment used for excavation, with the minimum width being four feet. The depth shall be at least four feet or as shown on the plans. The side slope of the trench shall be 1 to 1 or flatter. The backfill material for the cutoff trench shall be the most impervious material available and shall be compacted with equipment or rollers to assure maximum density and minimum permeability.

STRUCTURAL BACKFILL
Backfill material shall be of the type and quality conforming to that specified for the adjoining fill material. The fill shall be placed in horizontal layers not to exceed four inches in thickness and compacted by hand tampers or other compaction equipment. The material needs to fill completely all spaces under and adjacent to the pipe. At no time during the backfilling operation shall driven equipment be allowed to operate closer than four feet, measured horizontally, to any part of a structure. Under no circumstances shall the contractor drive equipment over any part of a concrete structure or pipe unless there is a compacted fill of twenty-four inches or greater over the structure or pipe.

CORRUGATED METAL PIPE
Material
(Steel Pipe)-This pipe and its appurtenances shall be galvanized and fully bituminous coated and shall conform to the requirements of ASTM Specification M-190 Type A with watertight coupling bands. Any bituminous coating damaged or otherwise removed shall be replaced with cold applied bituminous coating compound.

Connections
All connections with pipes must be completely watertight. The drain pipe or barrel connection to the riser shall be welded all around when the pipe and riser are metal. Watertight coupling bands shall be used at all joints. Antiseep collars shall be connected to the pipe in such a manner as to be completely watertight.

Reinforcing
The pipe shall be firmly and uniformly bedded throughout its entire length. Where rock or soft, spongy or other unstable soil is encountered, all such material shall be removed and replaced with suitable earth compacted to provide adequate support.

CONCRETE
Material
1. Cement - Normal Portland cement shall conform to the latest ASTM Specification C-150.
2. Water - The water used in concrete shall be clean, free from oil, acid, alkali, scales, organic matter or other objectionable substances.
3. Sand - The sand used in concrete shall be ASTM; hard, strong and durable, and shall be well graded with 100 percent passing a one-quarter inch sieve. Limestone sand shall not be used.
4. Course Aggregate - The coarse aggregate shall be clean, hard, strong and durable, and free from clay or dirt. It shall be well graded with a maximum size of one and one-half (1-1/2) inches.
5. Reinforcing Steel - The reinforcing steel shall be deformed bars of intermediate grade with steel or rail steel conforming to ASTM Specification A-615.

Design Mix
The concrete shall be mixed in the following proportions, measured by weight. The water-cement ratio shall be 3/4 to 8 U.S. gallons of water per 94 pound bag of cement. The proportion of materials for the trial mix shall be 1:2:3. The combination of aggregates may be adjusted to produce a plastic and workable mix that will not produce harshness in placing or honeycombing in the structure.

MINERAL
The concrete ingredients shall be mixed in batch mixers until the mixture is homogeneous and of uniform consistency. The mixing of each batch shall continue for not less than one and one-half minutes after all the ingredients, except the full amount of water, are in the mixer. The minimum mixing time is predicated on proper control of the speed of rotation of the mixer and of the introduction of the material, including water, into the mixer. Water shall be added prior to discharging, and following the meter-charging operation. Excessive overwatering requiring the addition of water to preserve the required concrete consistency shall not be permitted. Truck mixing will be allowed provided that the use of this method shall cause no violation of any applicable provisions of the specifications given here.

Forms
The forms shall have sufficient strength and rigidity to hold the concrete and to withstand the necessary pressure, tamping, and vibration without deflection from the prescribed lines. They shall be mortar-tight and constructed so that they can be removed without hammering or prying against the concrete.

The inside of forms shall be oiled with a non-staining mineral oil or thoroughly wetted before concrete is placed.

Forms may be removed 24 hours after the placement of concrete. All wire ties and other devices used shall be recessed from the surface of the concrete.

Reinforcing Steel
All reinforcing material shall be free of dirt, rust, scale, oil, paint or other coatings. The steel shall be accurately placed and securely tied and blocked into position so that no movement of the steel will occur during placement of concrete.

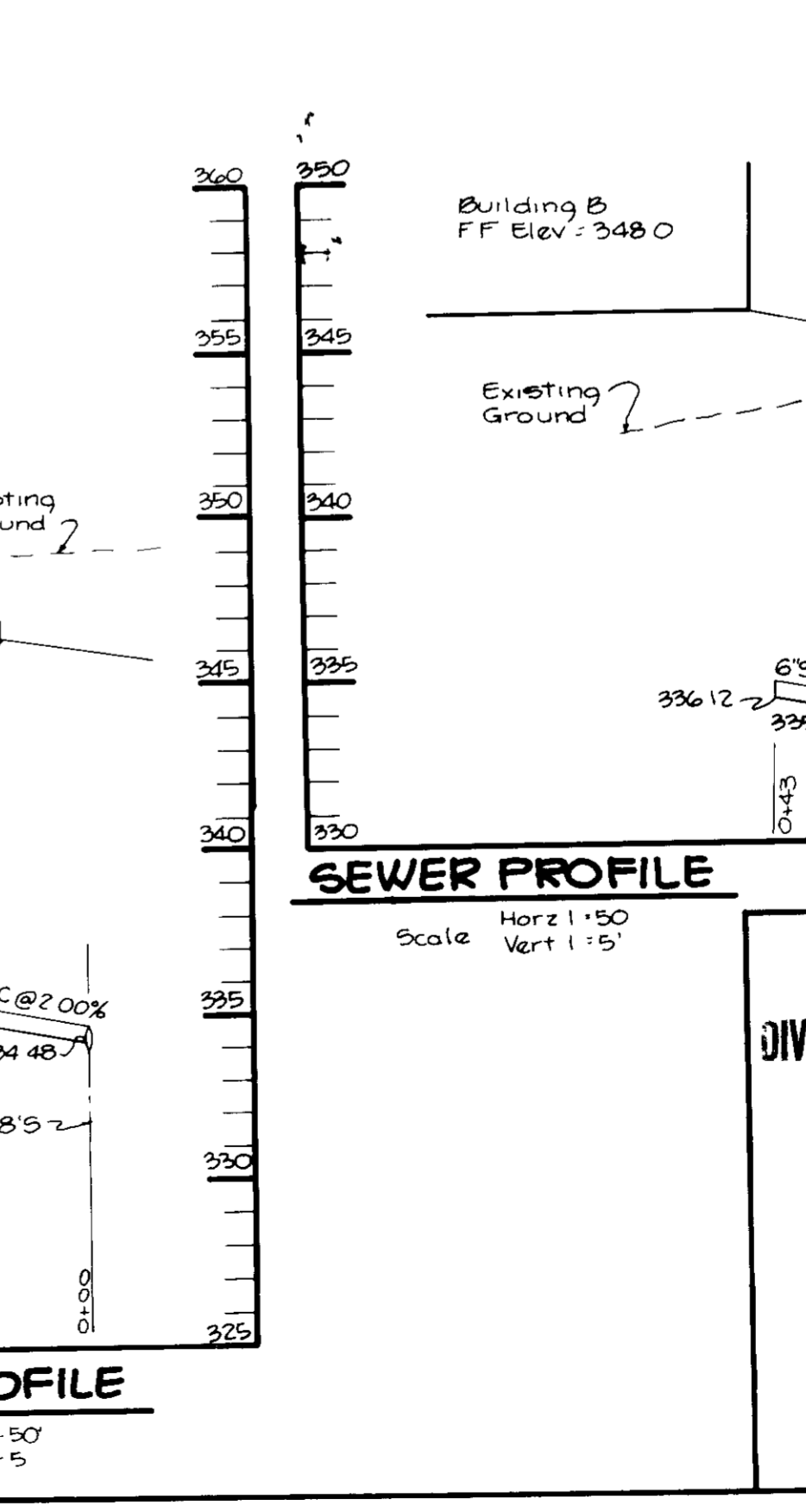
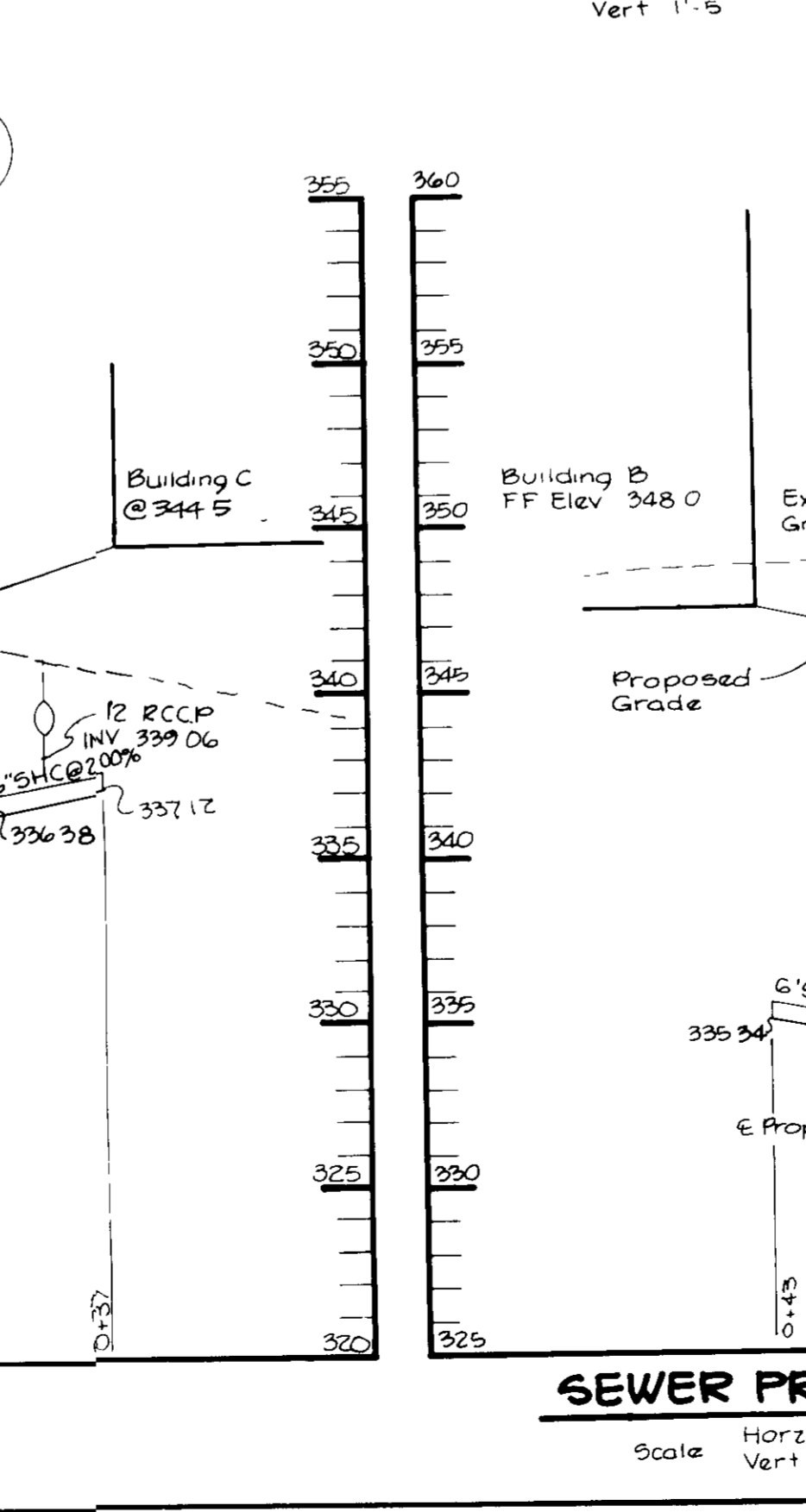
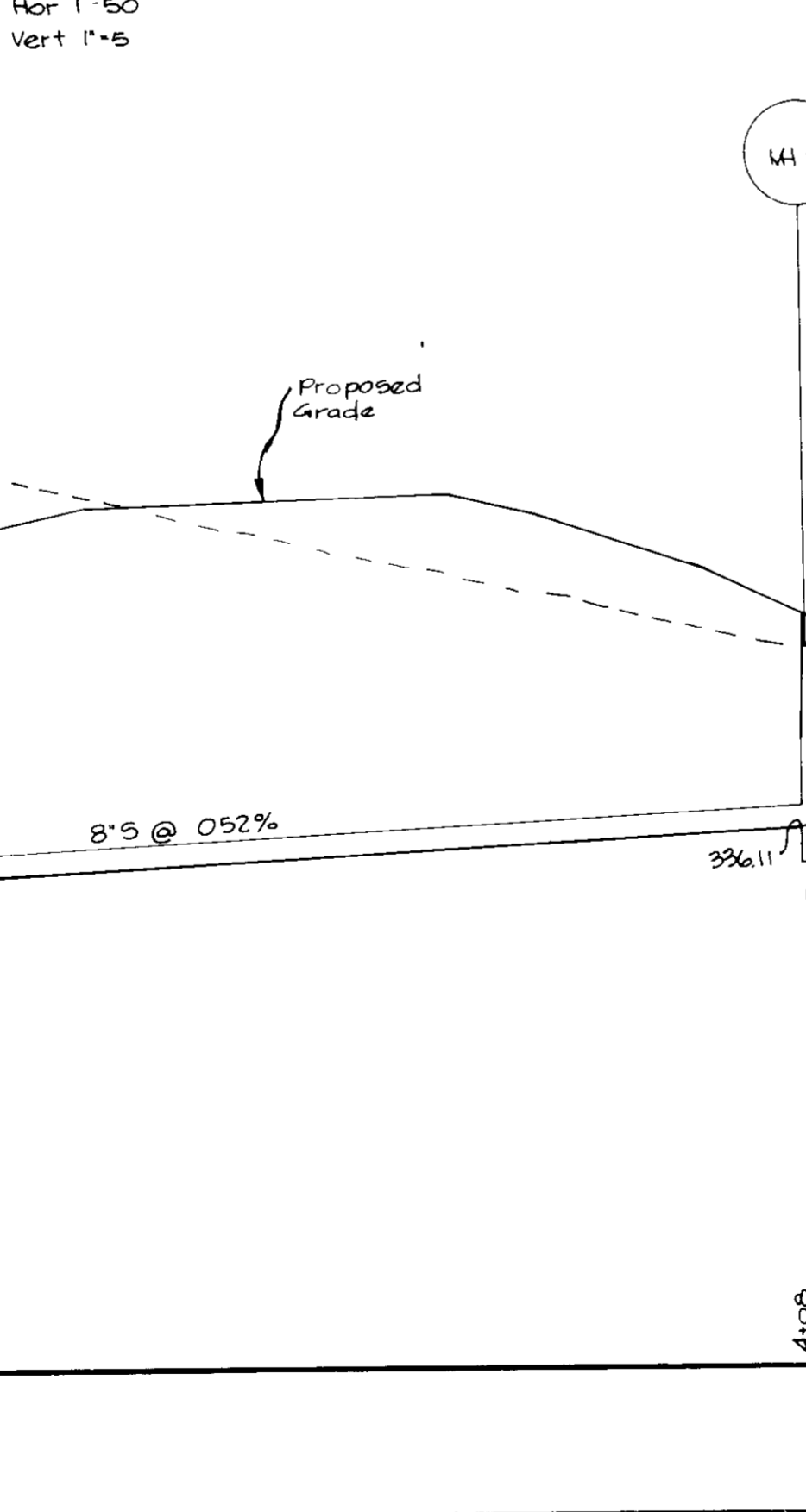
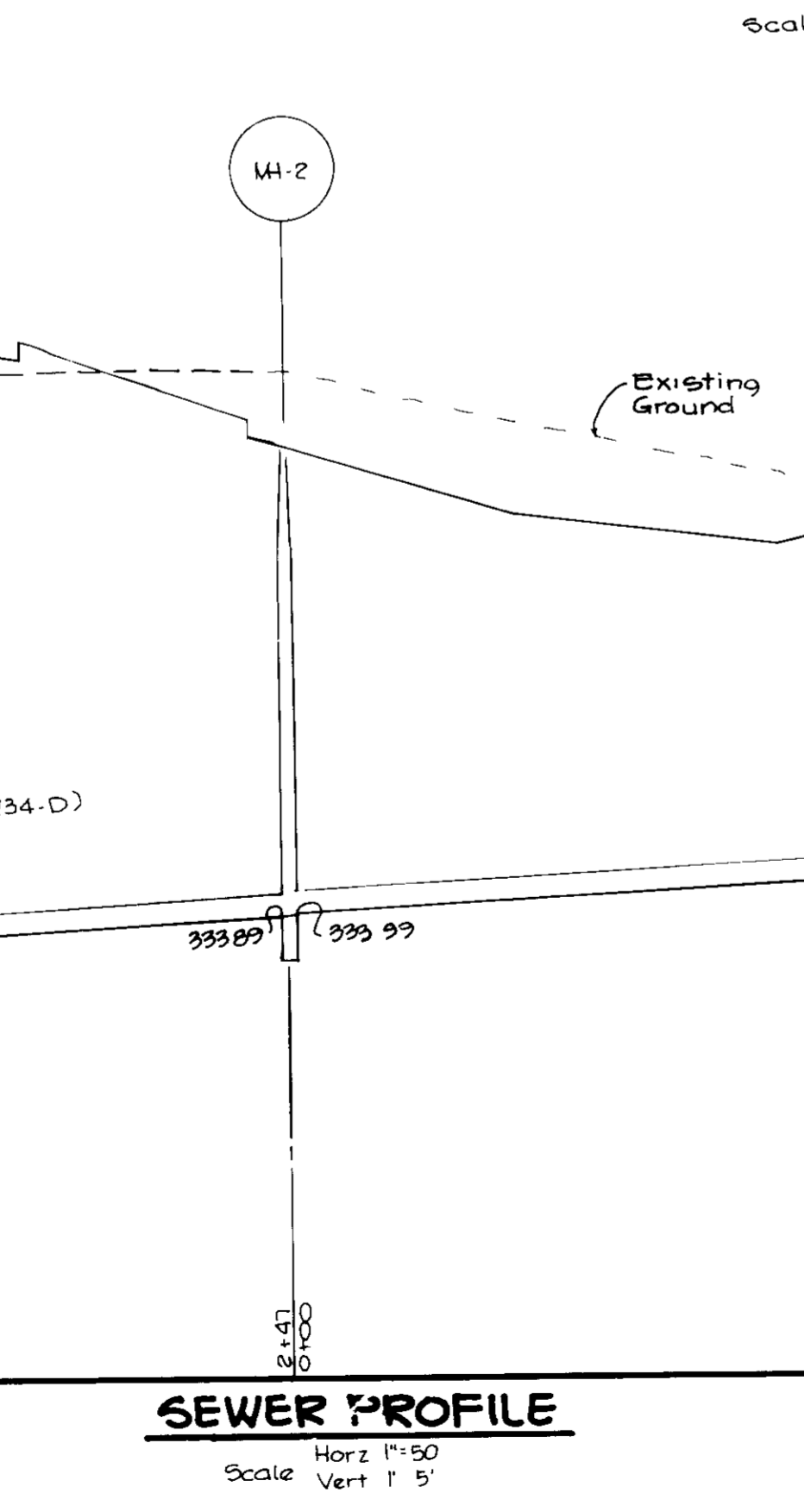
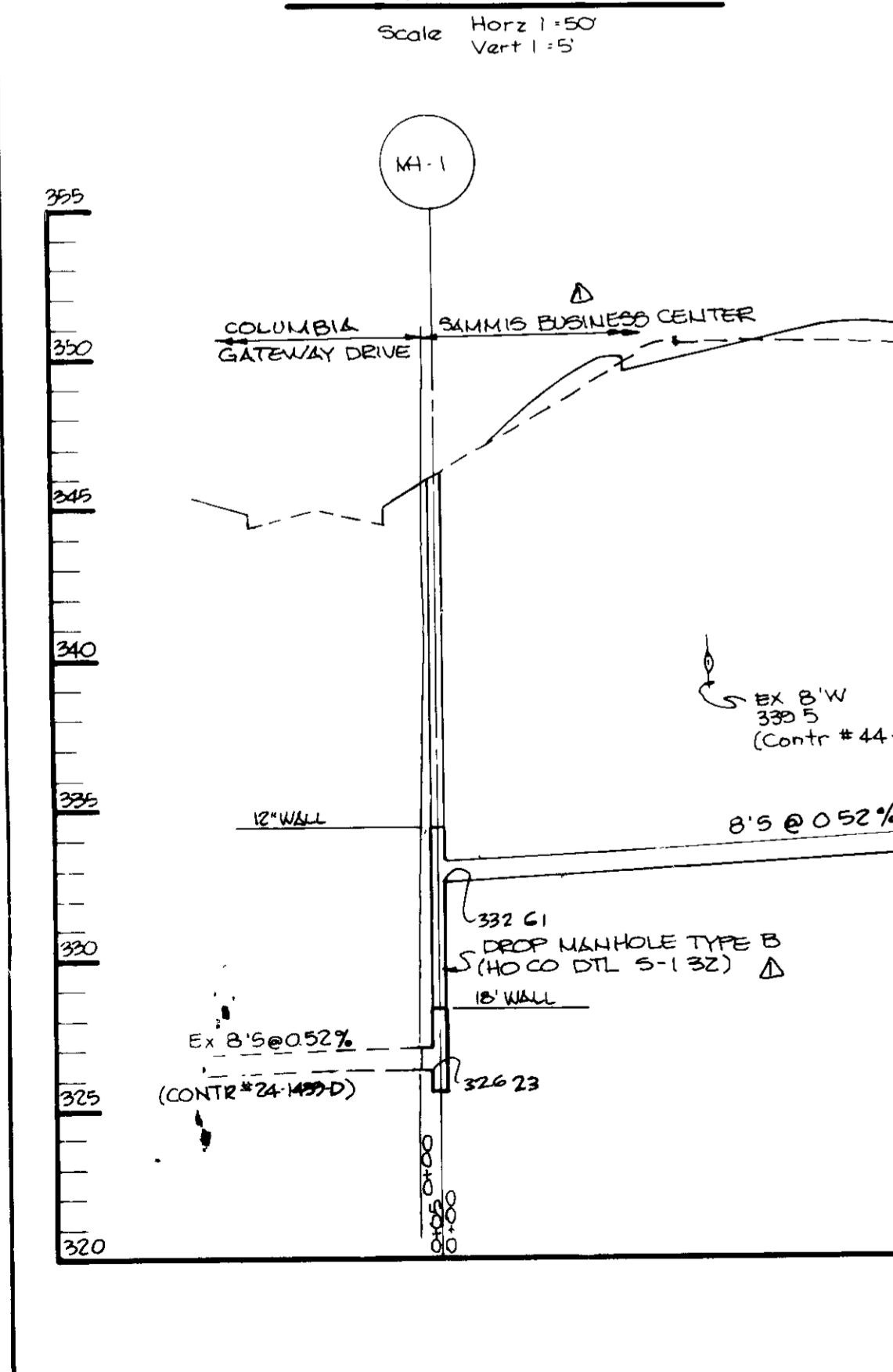
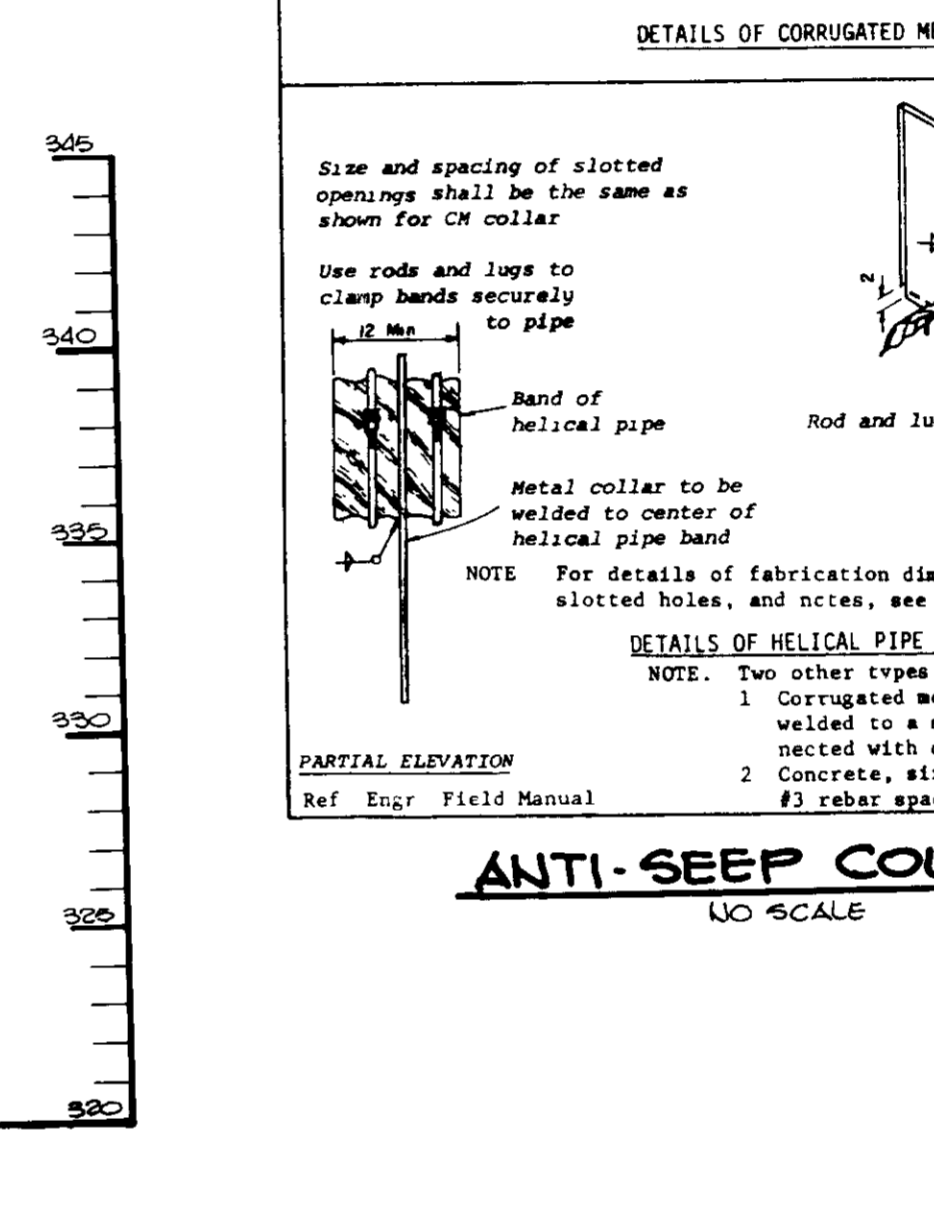
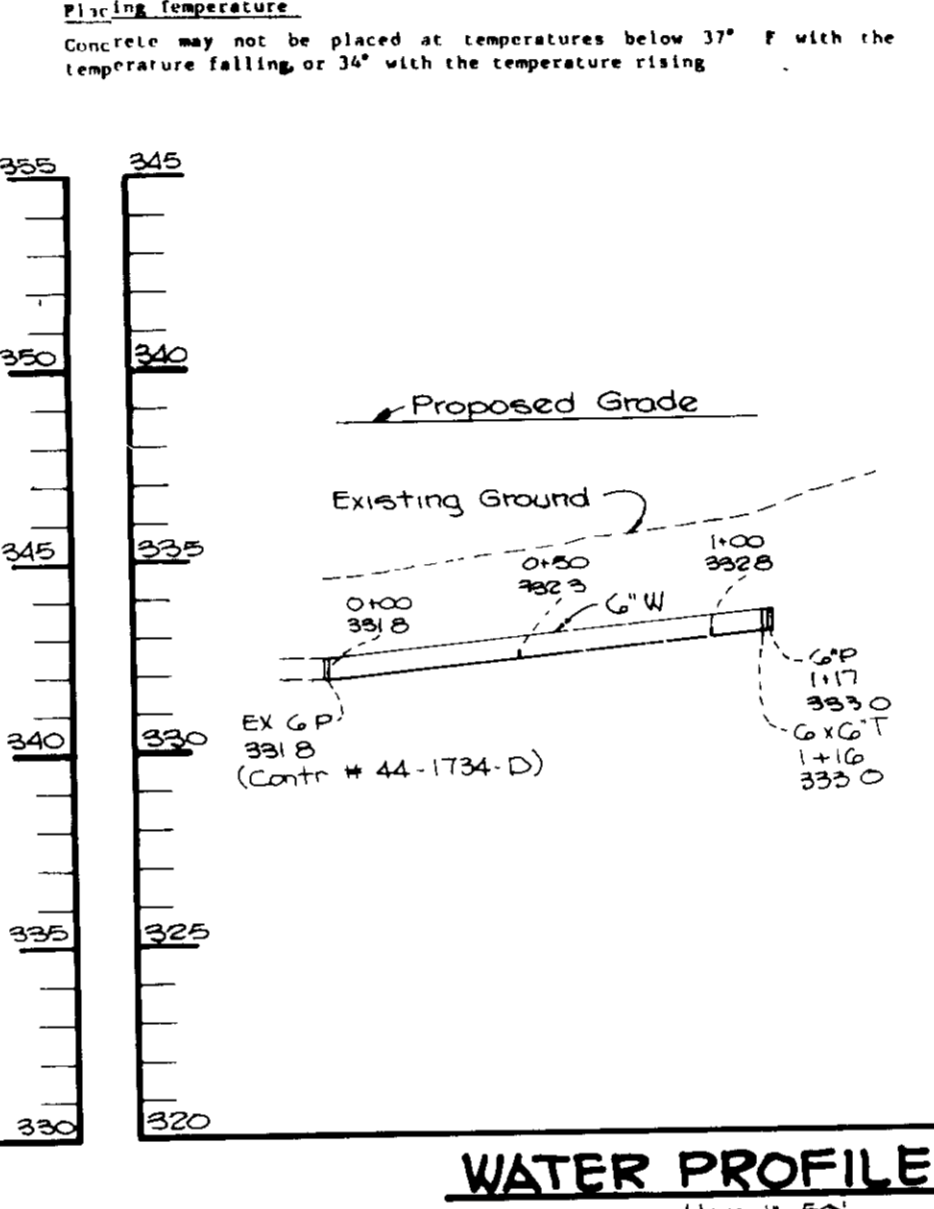
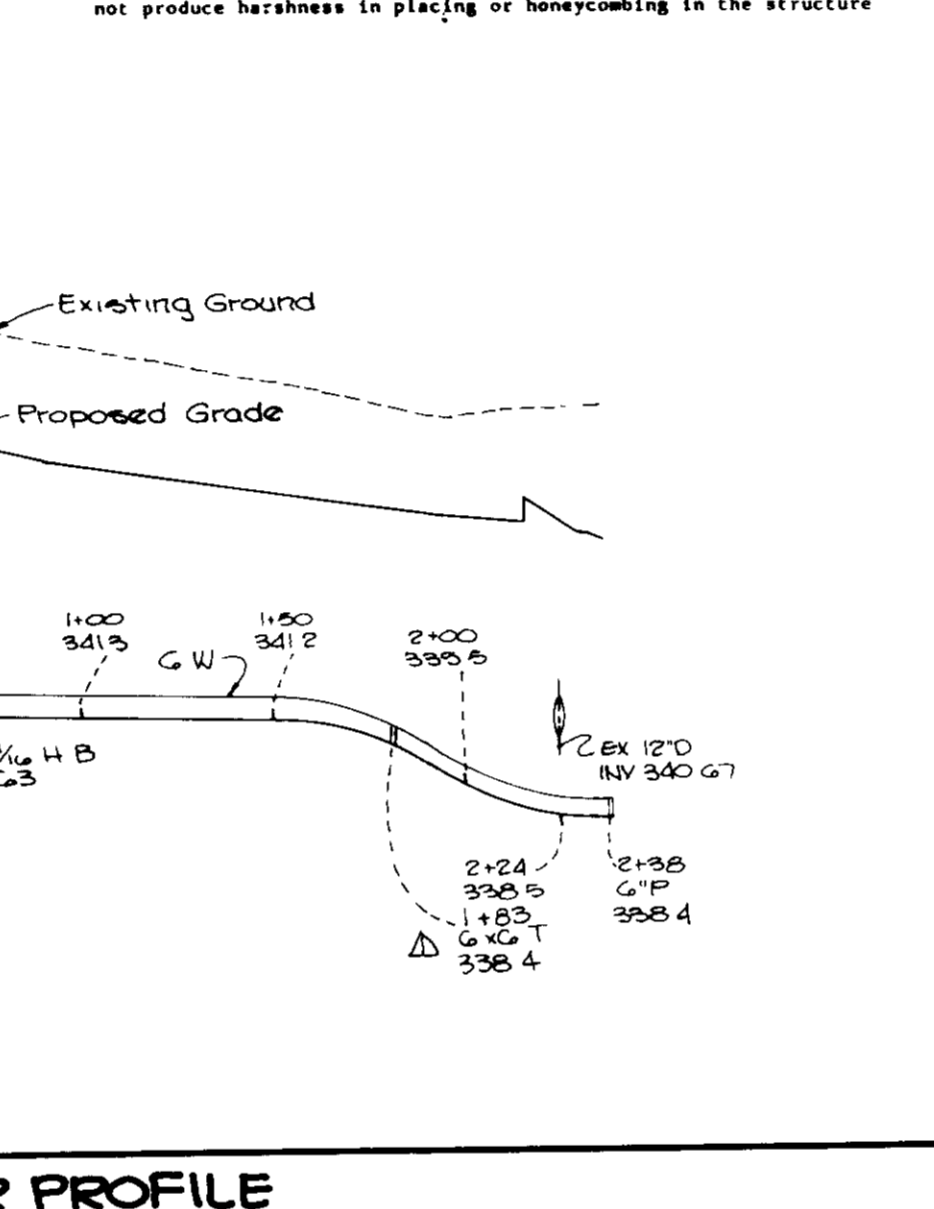
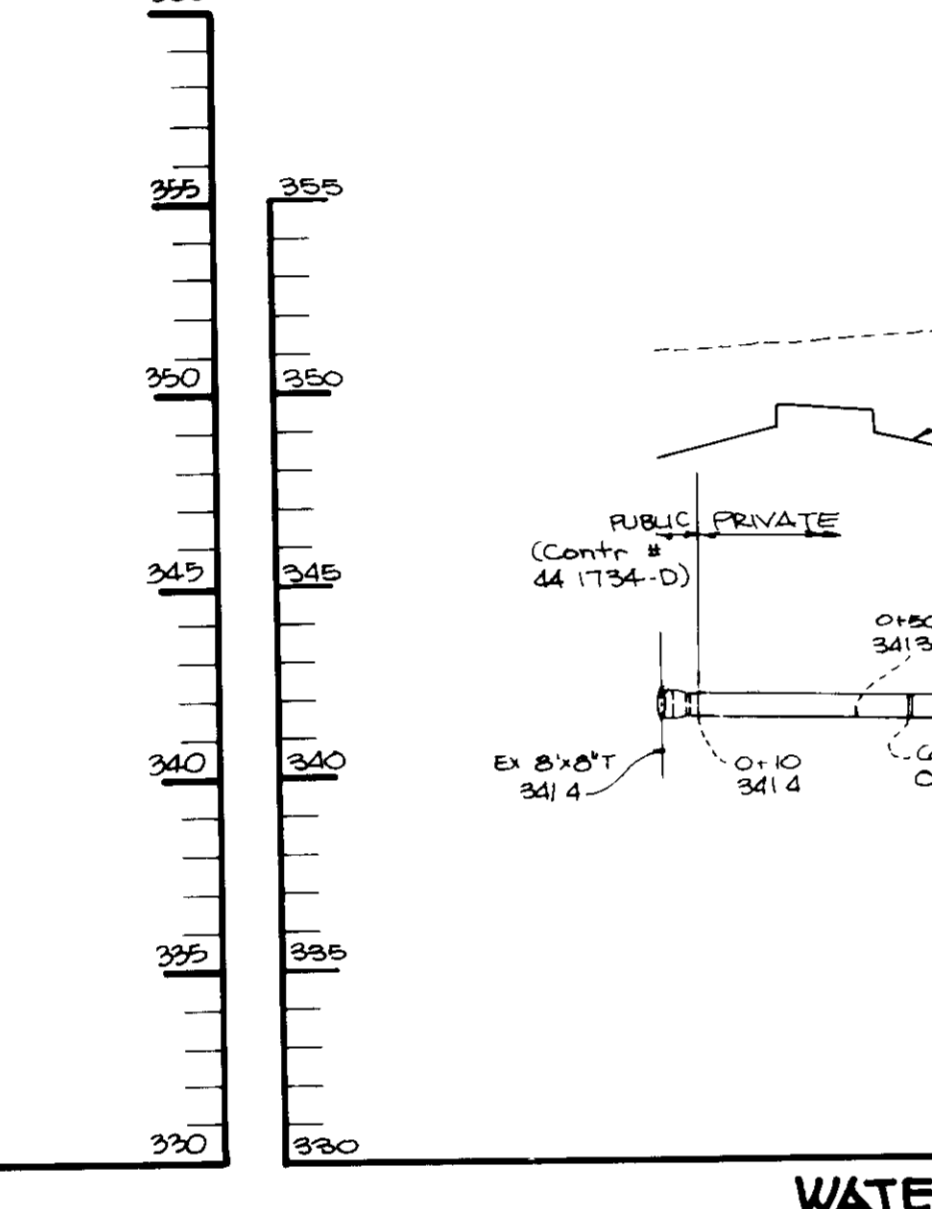
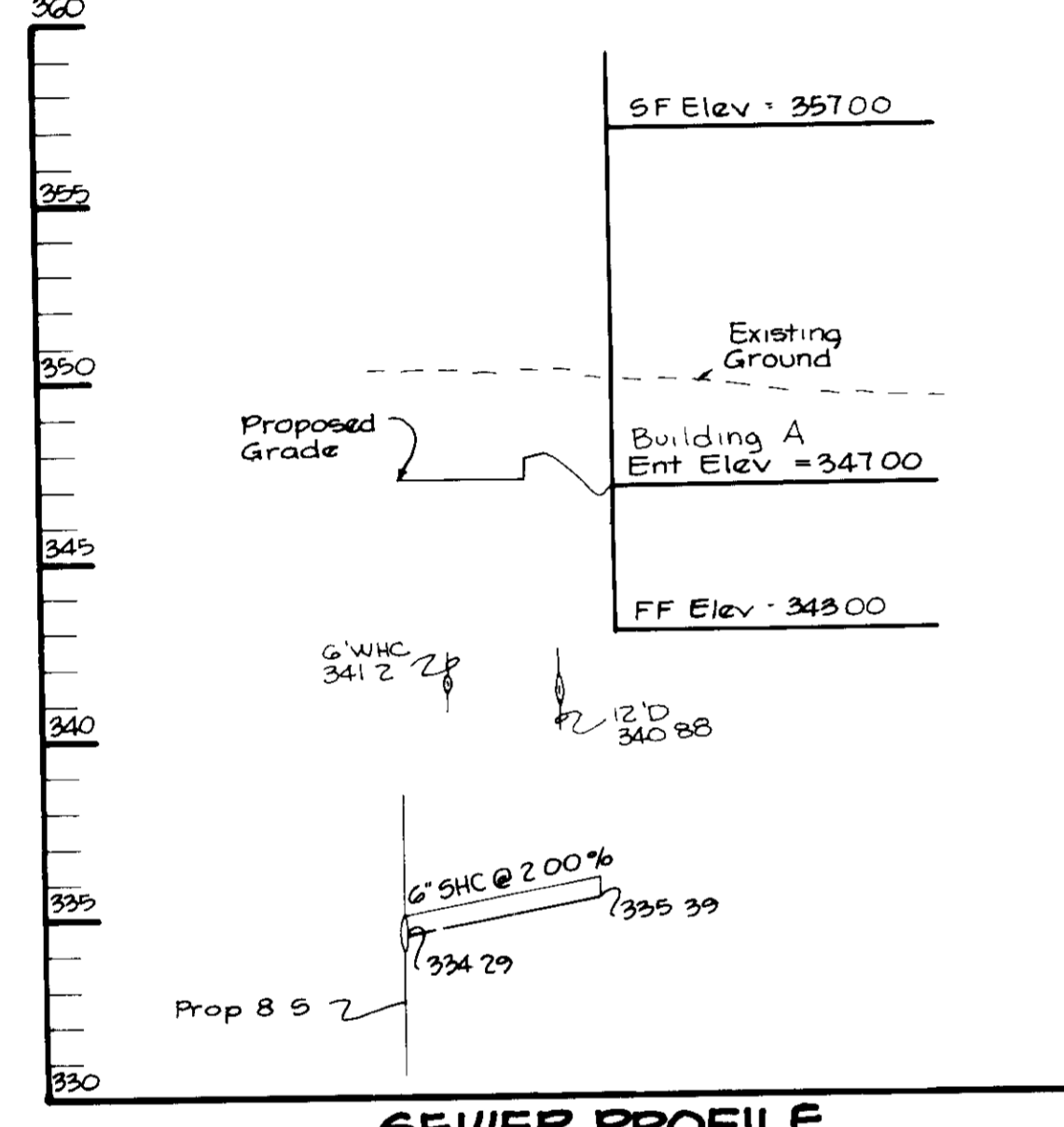
Consolidation
Forms shall be consolidated with internal type mechanical vibrators. Vibration shall be supplemented by spading and hand tamping, as necessary to insure smooth and dense concrete along form surfaces, in corners, and around embedded items.

Finishing
Defective concrete, honeycombed areas, voids left by the removal of wire rods, ridges on all concrete surfaces permanently exposed to view or exposed to water on the finished structure, shall be repaired immediately after the removal of forms. All voids shall be framed and completely filled with dry-packing mortar.

Protection and Curing
Exposed surfaces of concrete shall be protected from the direct rays of the sun for at least the first three (3) days. All concrete shall be kept continuously moist for at least ten (10) days after being placed. Moisture may be applied by spraying or sprinkling as necessary to prevent the concrete from drying. Concrete shall not be exposed to freezing during the curing period. Curing compounds may also be used.

Placing Temperature
Concrete may not be placed at temperatures below 32° F with the temperature falling or 34° with the temperature rising.

STABILIZATION
All borrow areas shall be graded to provide proper drainage and left in a slightly condition. All exposed surfaces of the embankment, spillway, spoil and borrow areas, and berms shall be stabilized by seeding, fertilizing and mulching (if required) in accordance with the vegetative treatment specifications shown on or accompanying the drawings.



BY THE DEVELOPER

"I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I WILL PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN 'AS-BUILT' PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."

DEVELOPER: [Signature] DATE: 12 Jan 1988

BY THE ENGINEER

"I CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION, EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE SITE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTIFIED THE DEVELOPER THAT HE MUST PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN 'AS-BUILT' PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION."

ENGINEER: [Signature] DATE: 1-14-88

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

U.S. SOIL CONSERVATION SERVICE DATE: 1-14-88

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

APPROVED: [Signature] DATE: 1-14-88

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

APPROVED: [Signature] DATE: 1-22-88

APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING

PLANNING DIRECTOR DATE: 2.3.88

CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE: 1/26/88

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

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

APPROVED: [Signature] DATE: 1/19/88

CHIEF, BUREAU OF ENGINEERING

4-14-88 Add Notation to Sewer Profile Change Sewer and Water Line

7-22-88 CHANGE PROPOSED GRADES ON PROFILE

DATE NO REVISION

OWNER/DEVELOPER

COLUMBIA GATEWAY LOT G VENTURE
90 LEE SAMMIS ASSOCIATES, INC
8300 GREENSBORO DRIVE SUITE 1000
MC LEAN, VIRGINIA 22102-3606

PROJECT **SAMMIS BUSINESS CENTER**
AT COLUMBIA

AREA TAX MAP NO 43 COLUMBIA GATEWAY PARCEL G
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

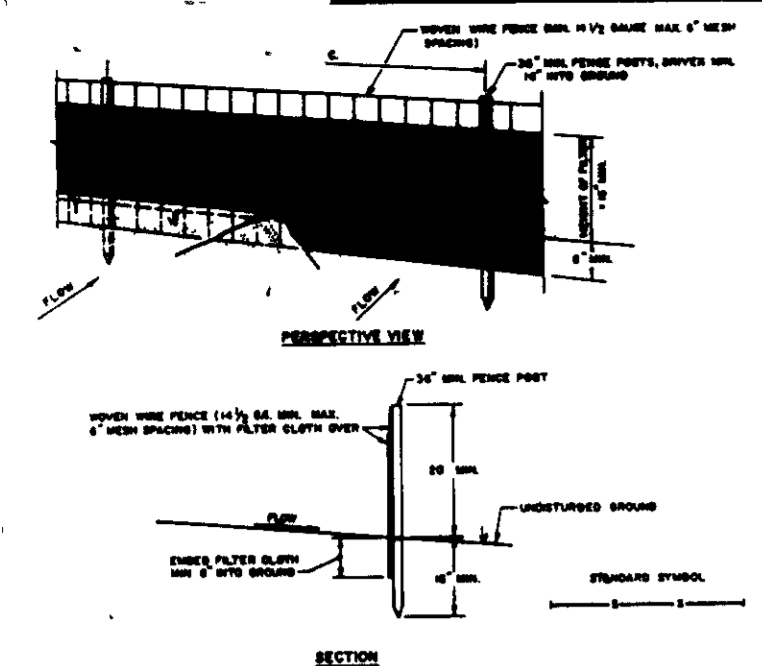
TITLE **WATER AND SEWER PROFILES AND DETAILS**

THE RIEMER GROUP, INC.
The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm
3105 North Ridge Road, Ellicott City, Maryland 21043 (301) 461-2690

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING
HOWARD COUNTY
DATE: 11-12-87

DESIGNED BY WCV
DRAWN BY DVP
PROJECT NO 42000
DATE SEPTEMBER 17, 1987
SCALE AS SHOWN
DRAWING NO 7 OF 10

SDP-88-55



PERMANENT SEEDING NOTES

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

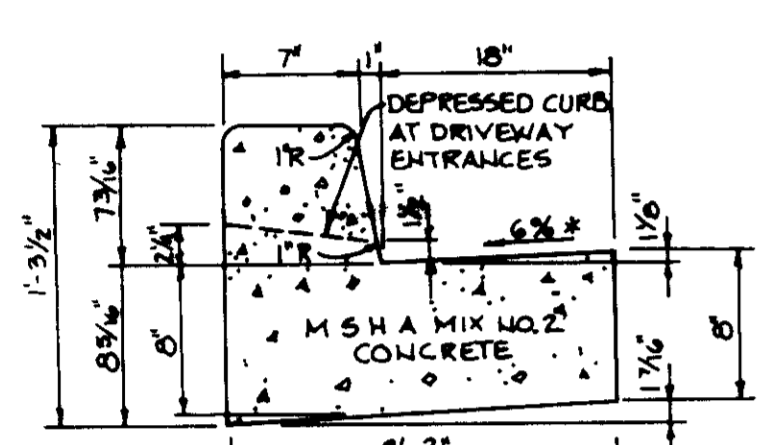
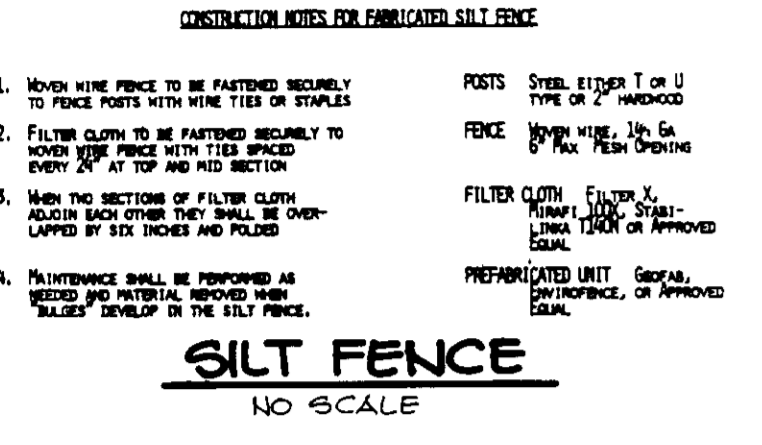
Seeding Preparation Loosen upper three inches of soil by raking, disking or other acceptable means before seeding.

Soil Amendments Apply 0-20-20 fertilizer at the rate of 400 lbs per acre. Narrow row disc 1/2 and 0-20-20 fertilizer into the soil to a minimum depth of 3". Lawn or high maintenance areas will be dragged and leveled with a York roller. At the time of seeding, apply 400 lbs of 10-0-0 ureaform fertilizer and 500 lbs of 10-20-20 or equivalent fertilizer per acre.

Seeding For the periods March 1 thru April 30, and August 1 thru October 15, seed with 40 lbs per acre (1 lb/1000 sq ft) of a mixture of certified "Marston" Kentucky Bluegrass, Common Kentucky Bluegrass @ 20 lbs per acre (0.5 lb/1000 sq ft) and Red Fescue, Pennlawn or Jamestown @ 20 lbs per acre (0.5 lb/1000 sq ft) for the period May 1 thru July 31, seed with 40-20-20 mix as specified above and 2 lbs per acre (0.05 lb/1000 sq ft) of weeping lovegrass. During the period of October 16 thru February 15, protect site by (Option 1) 2 tons per acre of well-anchored straw mulch and seed as soon as possible in the spring (Option 2) Use sod (Option 3) Seed with 40-40-20 mix specified above and mulch with 2 concrete well-anchored straw.

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

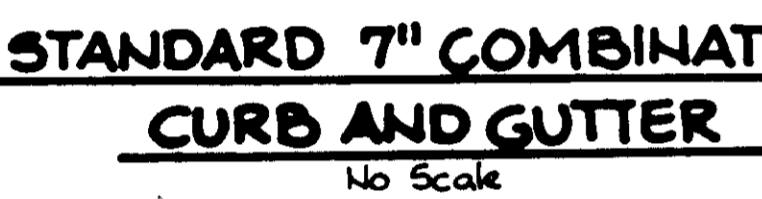
Maintenance Inspect all seeded areas and make needed repairs, replacements and reseedings.



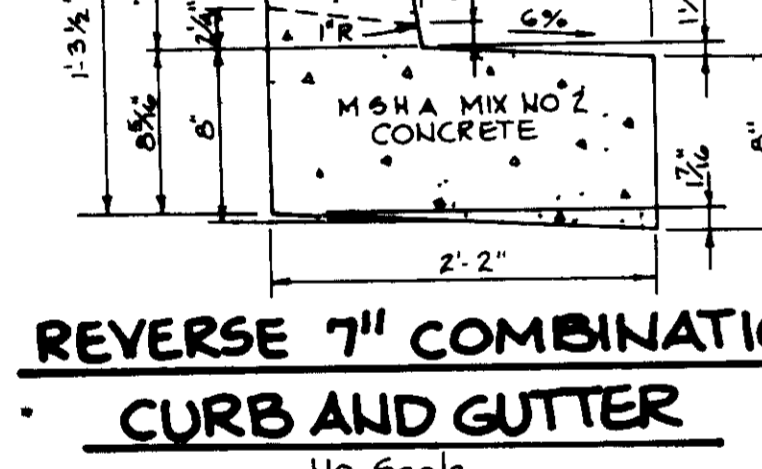
STANDARD 7" COMBINATION CURB AND GUTTER
No Scale

HOWARD COUNTY DESIGN MANUAL VOLUME III - STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (DRAWING R-301)

* GUTTER PAN AT THE MEDIAN EDGE OF INTERMEDIATE ARTERIALS OR THE HIGH SIDE OF SUPERELEVATED SECTIONS SHALL BE SLOPED AT THE SAME RATE AS THE PAVEMENT



REVERSE 7" COMBINATION CURB AND GUTTER
No Scale



TEMPORARY SEEDING NOTES

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

Seeding Preparation Loosen upper three inches of soil by raking, disking or other acceptable means before seeding.

Soil Amendments Apply 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft) where soil is highly acidic, apply dolomitic limestone at the rate of 1 ton per acre.

Seeding For periods March 1 thru April 30 and from August 15 thru November 15, seed with 340 lbs per acre of annual rye (3.2 lbs/1000 sq ft). For the period May 1 thru August 14, seed with 3 lbs per acre of weeping lovegrass (0.075 lb/1000 sq ft). For the period November 16 thru February 15, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

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

SEEDING CONTROL NOTES

1. A minimum of 24 hours notice must be given to the Howard County Office of Inspections and Permits prior to the start of any construction (992-2437)

2. All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

3. Following initial soil disturbance or redisturbance, permanent or temporary stabilization shall be completed within a) 7 calendar days for all perimeter sediment control structures, ditches, perimeter slopes and all slopes greater than 3:1, b) 14 days as to all other disturbed or graded areas on the project site.

4. All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.

5. All disturbed areas must be stabilized within the time period specified above in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings (Sec. 51) and (Sec. 54), temporary seedings (Sec. 50) and mulching (Sec. 52). Temporary stabilization with mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.

6. All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.

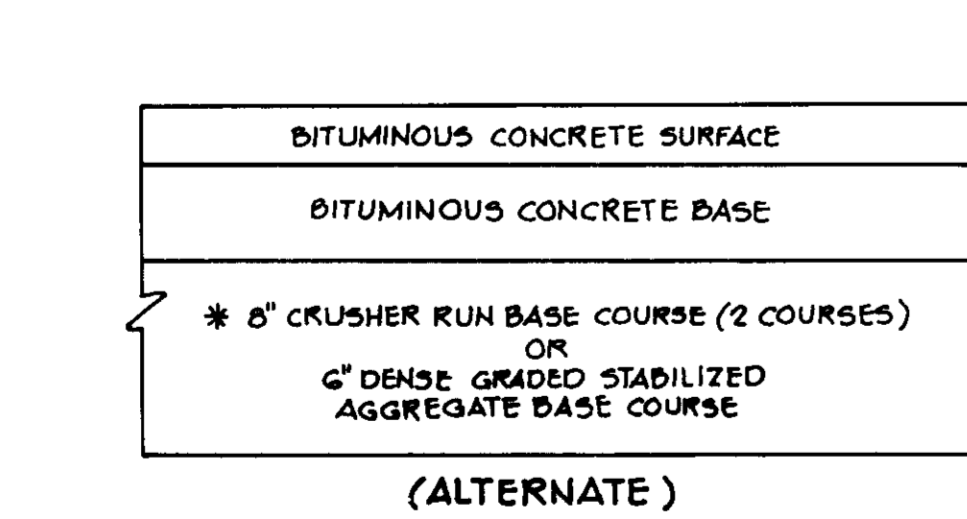
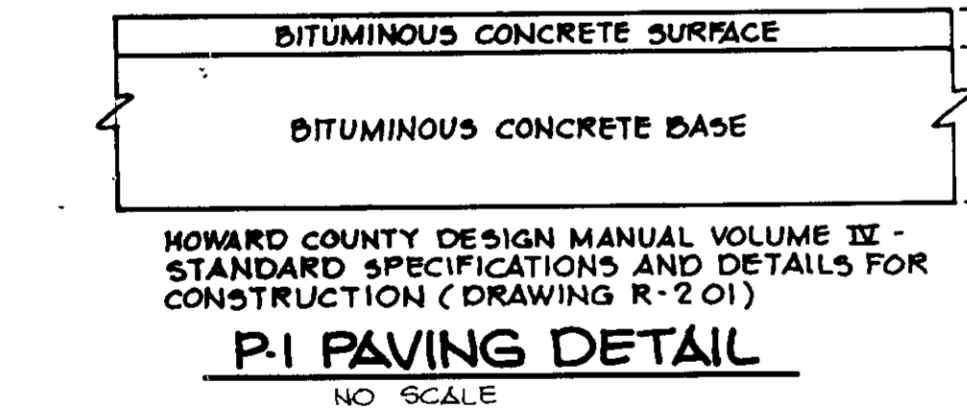
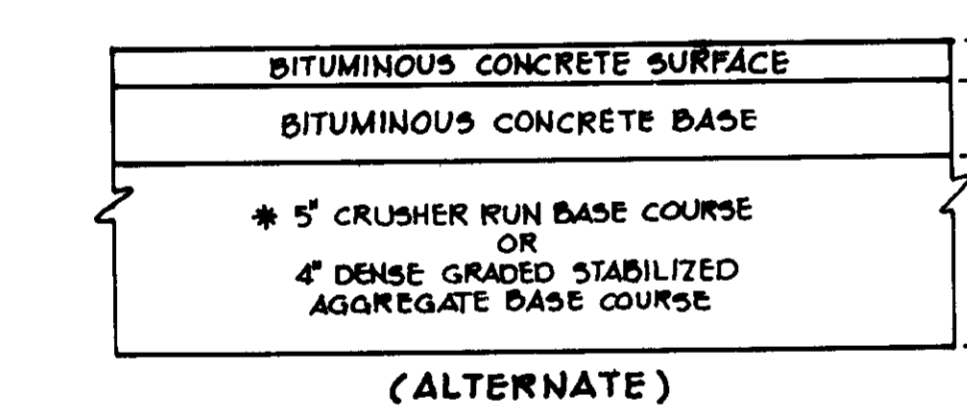
7. Site Analysis
Total Area of Site: 10,000 acres
Area to be roofed or paved: 1,000 acres
Area to be vegetatively stabilized: 3,000 Cu yds
Total Cut: 2,000 Cu yds

8. Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.

9. Additional sediment controls must be provided, if deemed necessary by the Howard County DPM sediment control inspector.

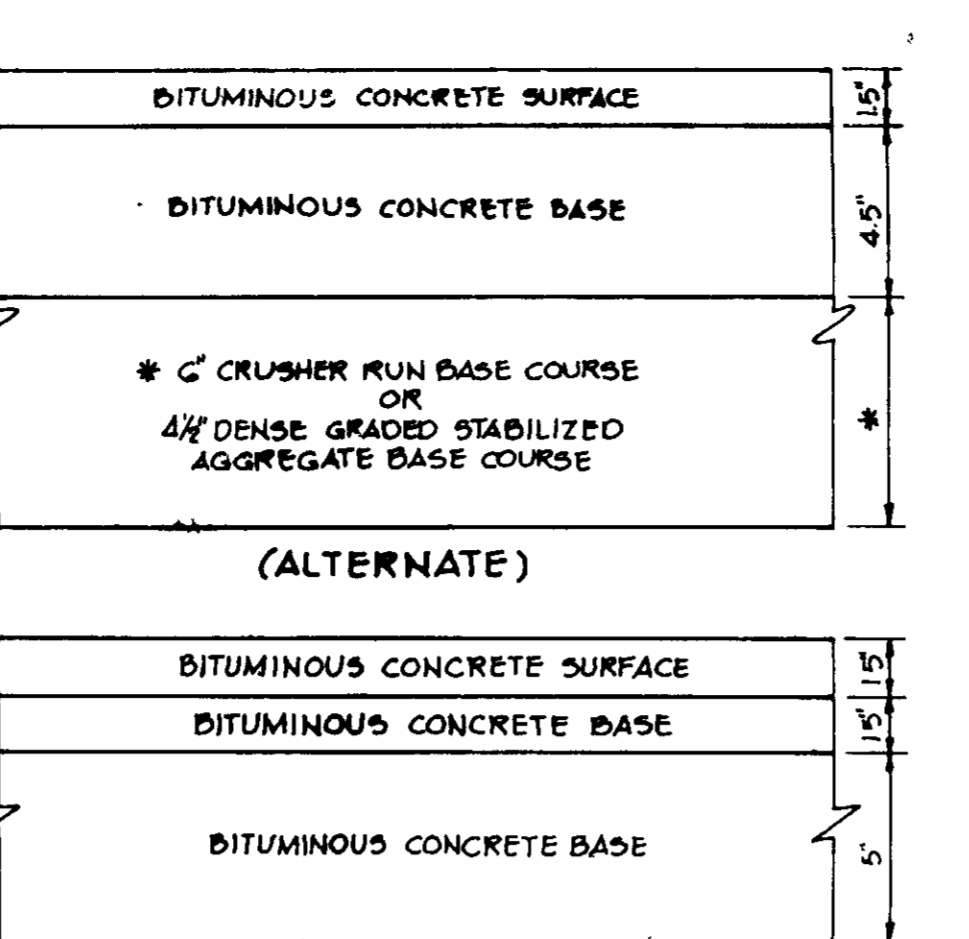
10. Site grading will begin only after all perimeter sediment control measures have been installed and are in a functioning condition.

11. Sediment will be removed from traps when its depth reaches the clean out elevation shown on the plans.



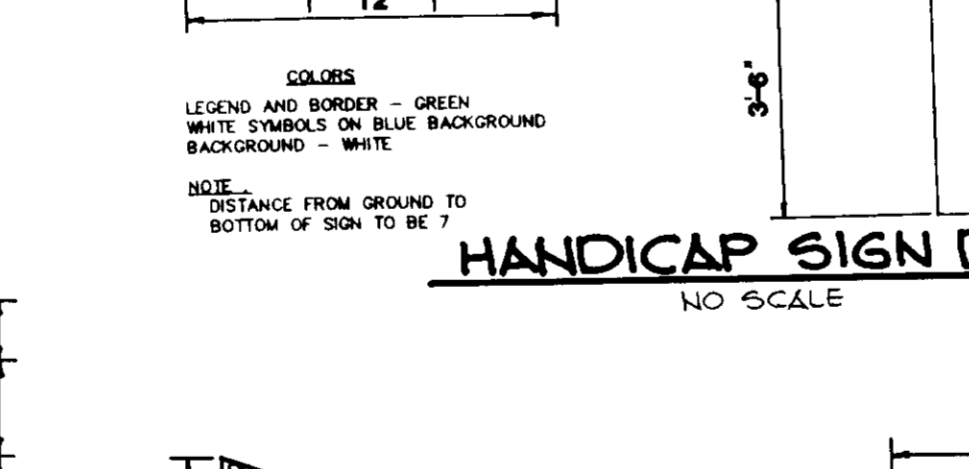
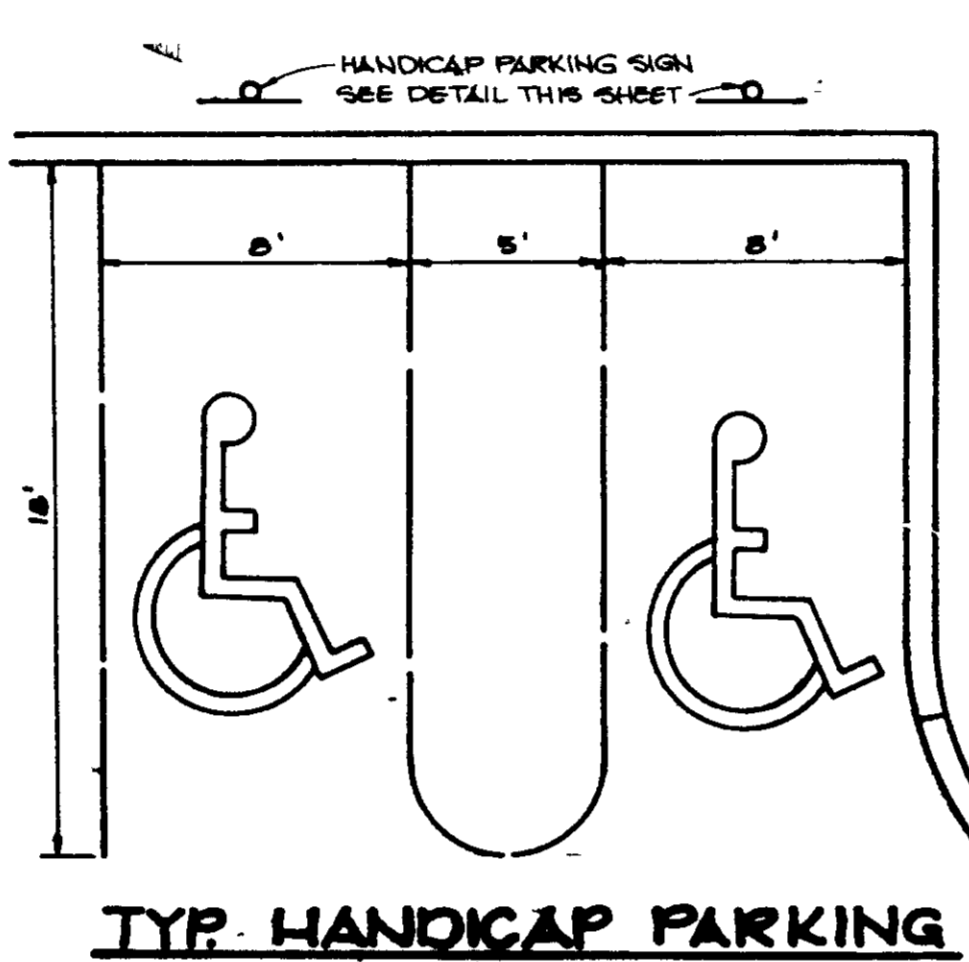
HOWARD COUNTY DESIGN MANUAL VOLUME III - STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (DRAWING R-201)

(6" PAVING, P-2)



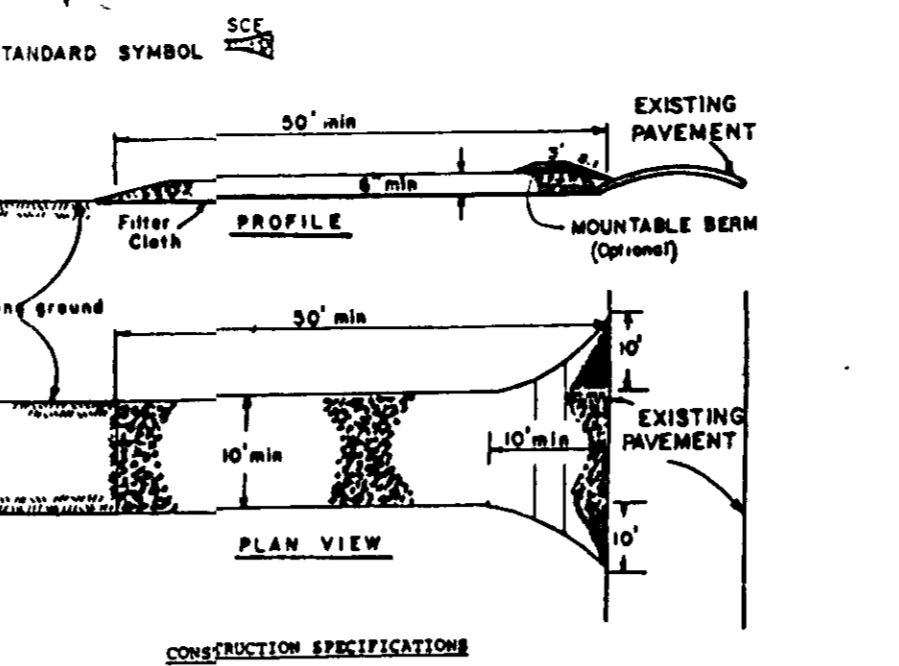
HOWARD COUNTY DESIGN MANUAL VOLUME III - STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (DRAWING R-201)

P-3 PAVING DETAIL
NO SCALE



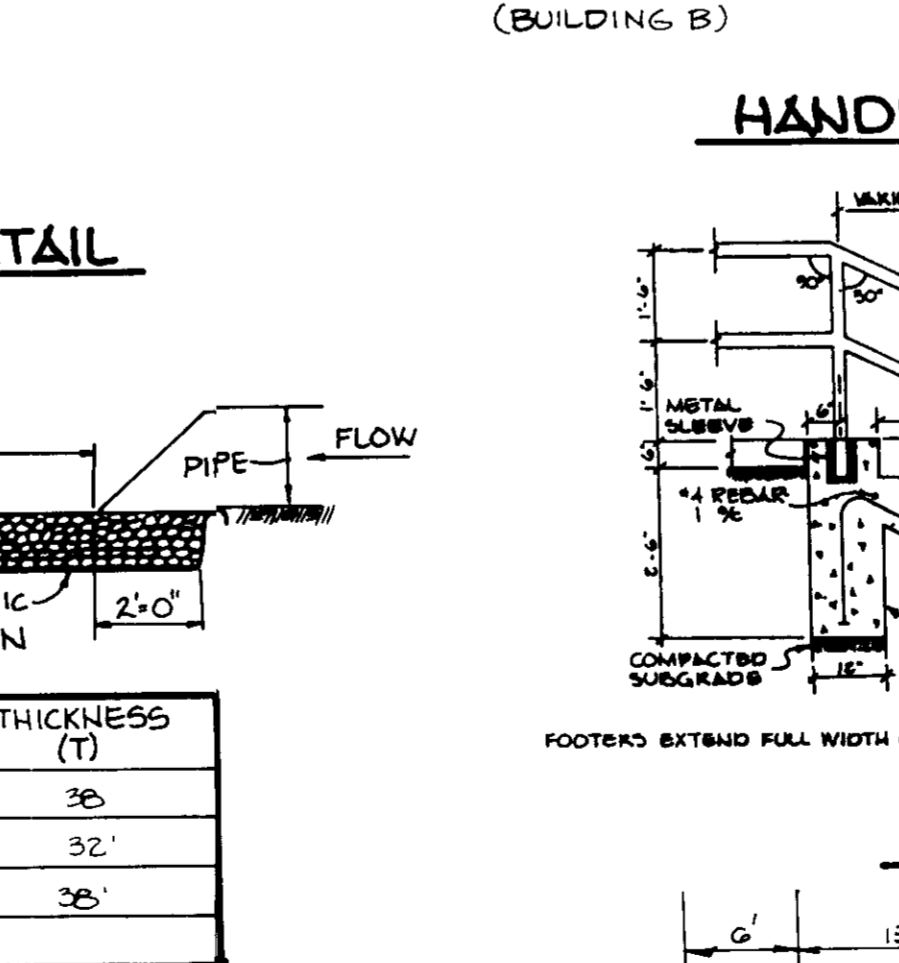
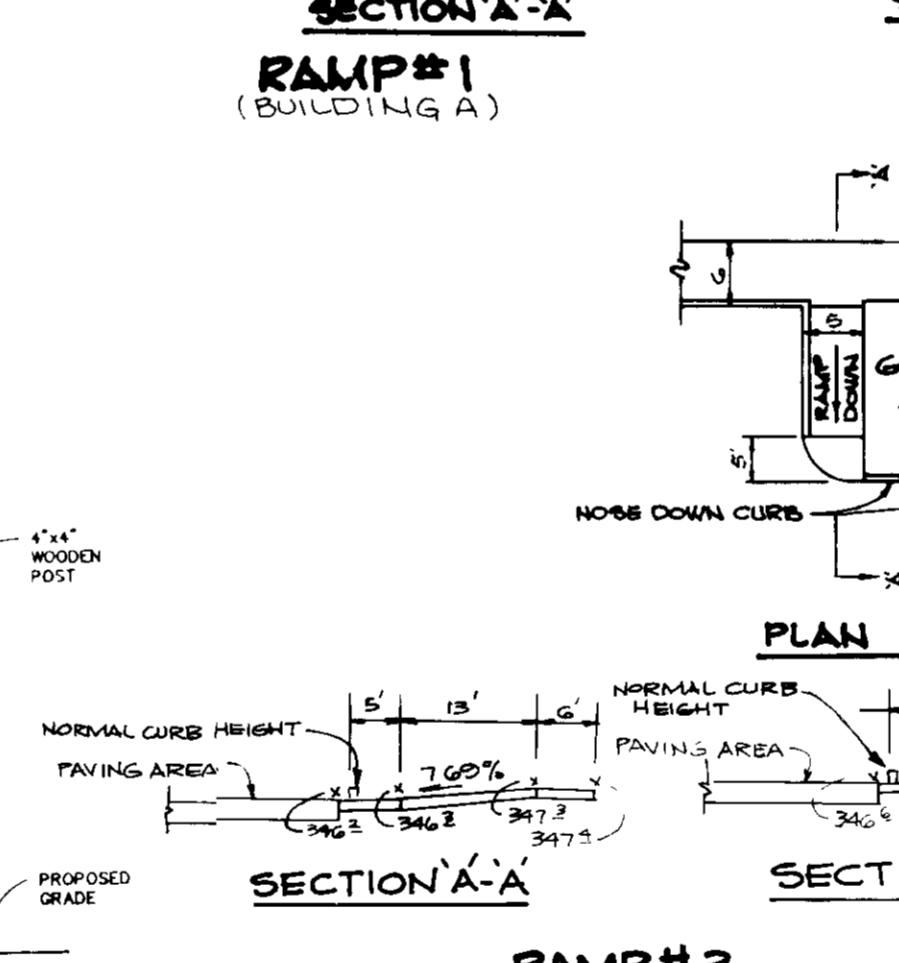
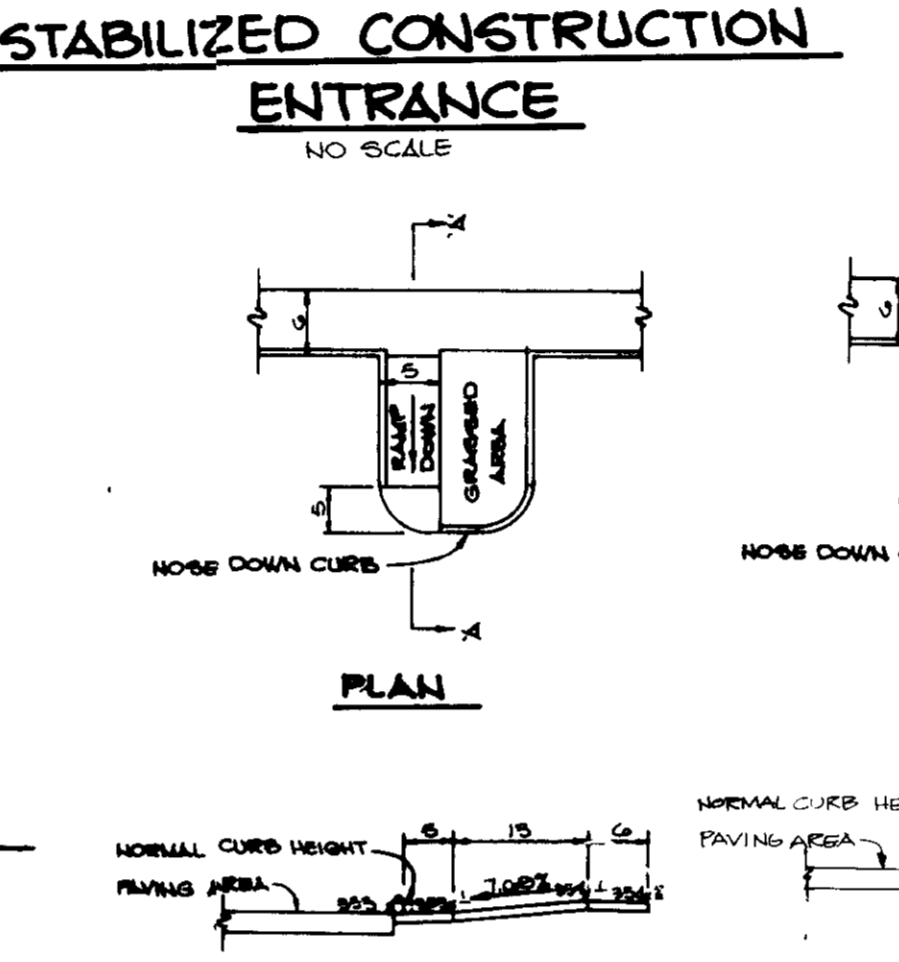
STRUCTURE	MEDIUM STONE DIA.	LENGTH (L)	WIDTH (W)	THICKNESS (T)
E-1	21"	12'	8'8"	36"
E-2	18"	9'	5'6"	32"
E-3	21"	12'	8'8"	36"

OUTLET PROTECTION DETAIL
No Scale



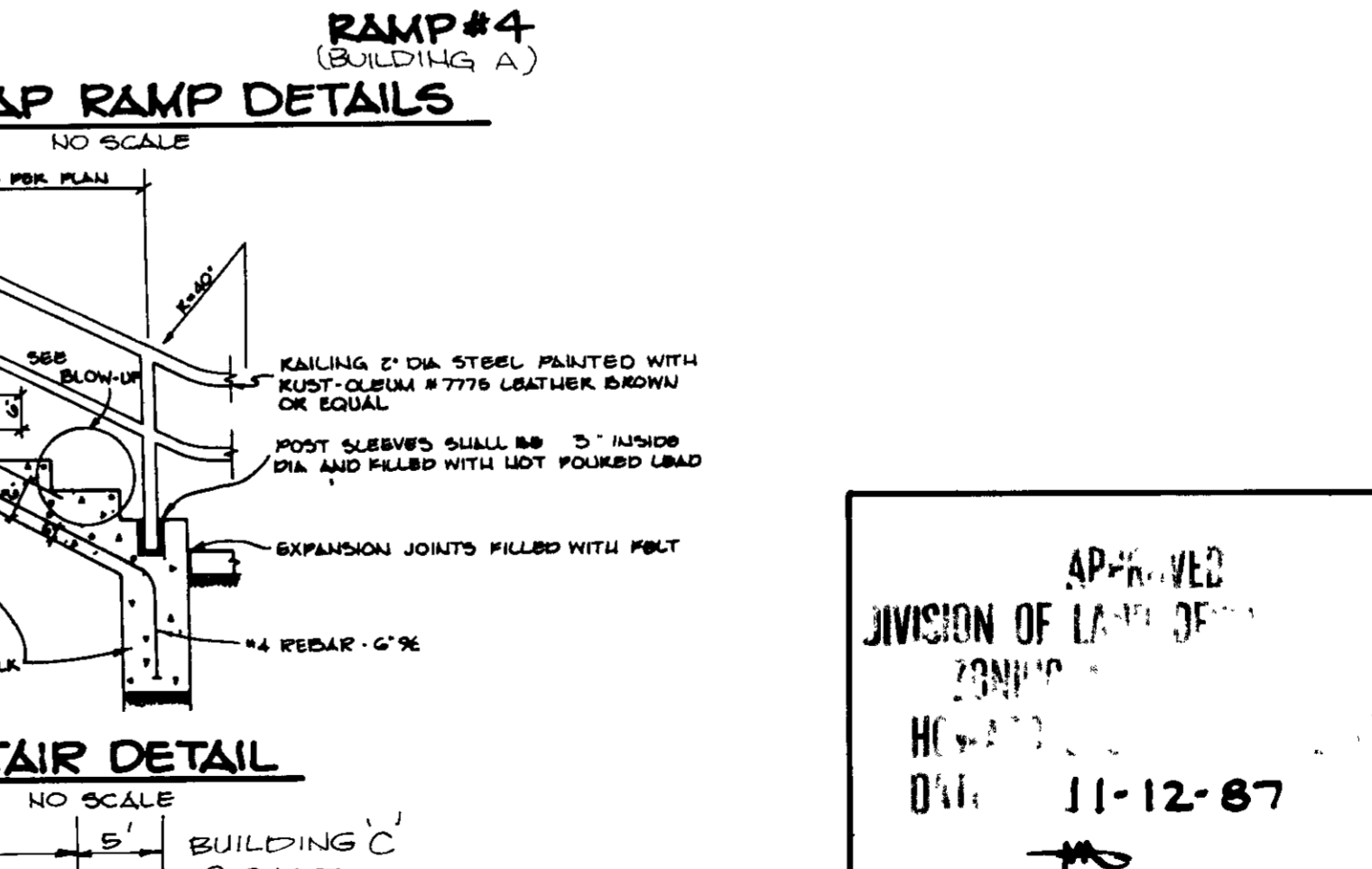
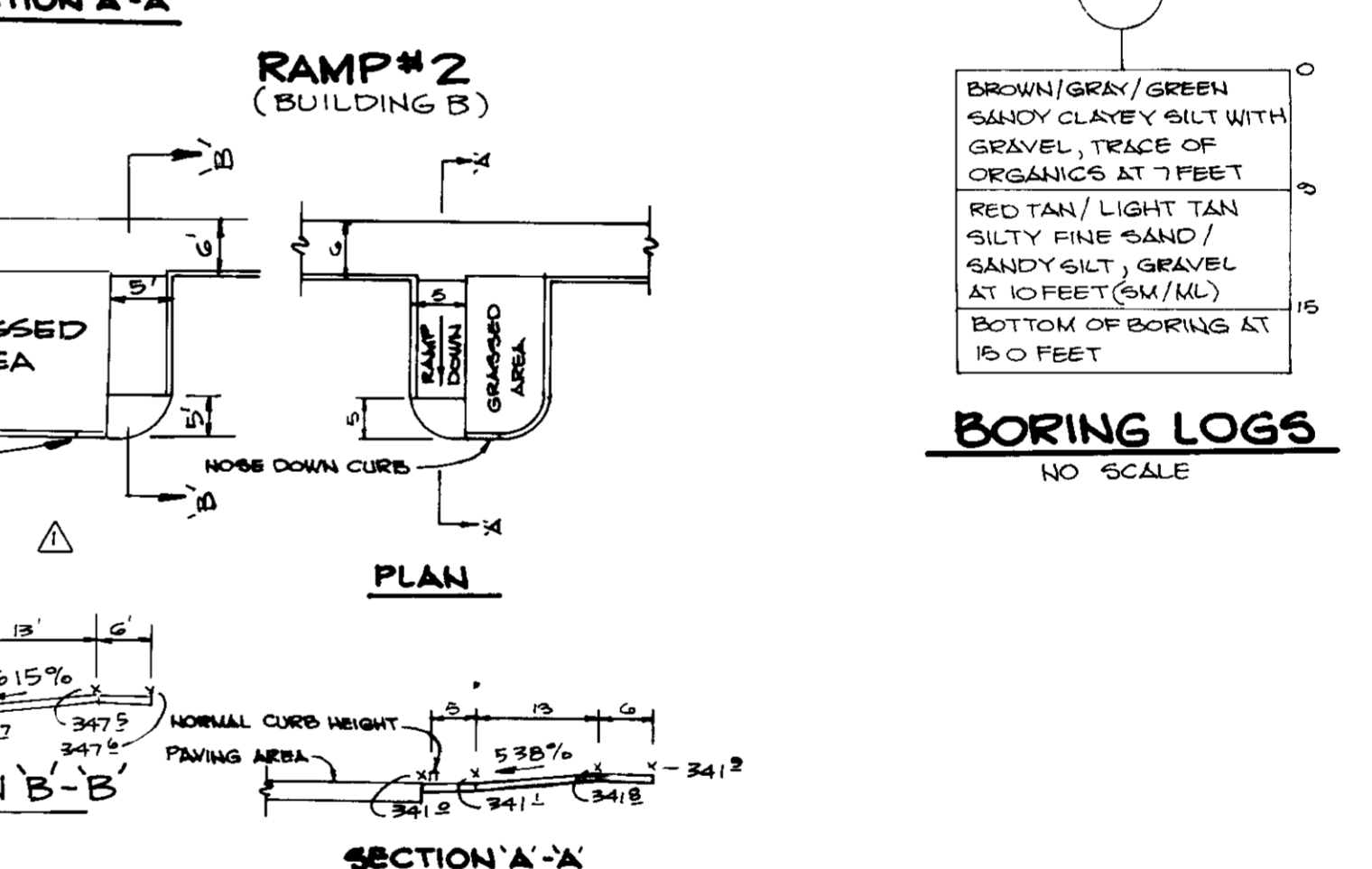
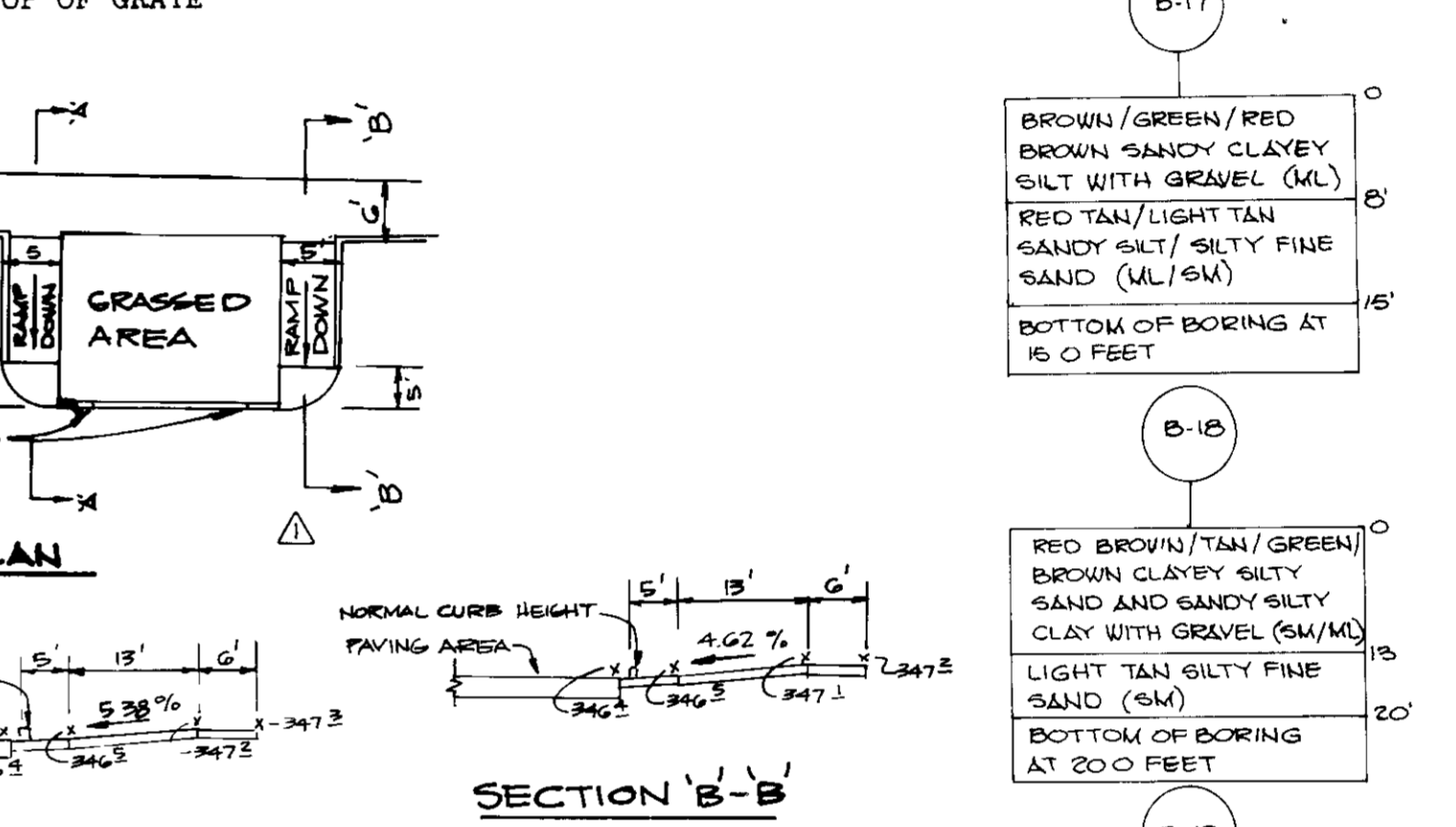
CONSTRUCTION SPECIFICATIONS

- Stone Size - Use 1" stone, or replaced or recycled concrete equivalent.
- Length - As required, but not less than 10 feet (except on a slope resistance less than a 30 foot minimum length would apply).
- Thickness - Not less than 8" (8" inches).
- Width - The (18" foot minimum, but not less than the full width at points where ingress or egress occurs.
- Filter Cloth - Will be placed over the entire area prior to placing of stone. Filter will not be required on a single family residence lot.
- Surface Water - All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 3:1 slope will be provided.
- Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleaning of any measure used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.
- Filter - Wheel shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
- Periodic inspection and needed maintenance shall be provided after each rain.



STAIR DETAIL
NO SCALE

STRUCTURE SCHEDULE							
NO	TYPE	T	C	ELEV	INV IN	INV OUT	REMARKS
I-1	A-5			325.98	330.90	330.40	HO CO STD DTL SD 4 01
I-2	'S' COMB DEPRESSED			337.88	333.11	333.01	HO CO STD DTL SD 4.32 & SD 4.81
I-3	'S' COMB			342.68	---	338.92	HO CO STD DTL SD 4.32
I-4	A-5			335.98	---	328.12	HO CO STD DTL SD 4.01
I-5	A-50			340.98	339.75	333.25	HO CO STD DTL SD 4.01
I-6	'S' COMB			343.18	338.26	338.01	HO CO STD DTL SD 4.32
I-7	'S' COMB			345.18	340.10	339.85	HO CO STD DTL SD 4.32
I-8	YARD INLET			*344.00	341.45	341.35	HO CO STD DTL SD 4.14
I-9	A-5 W/DEFL			347.68	343.86	343.76	HO CO STD DTL SD 4.01 & SD 4.83
I-10	A-5			347.68	---	344.40	HO CO STD DTL SD 4.01
I-11	'S' COMB			343.18	---	339.46	HO CO STD DTL SD 4.32
I-12	'S' COMB			338.68	335.49	334.99	HO CO STD DTL SD 4.32
I-13	YARD INLET			*342.50	---	338.06	HO CO STD DTL SD 4.14
E-1	24 CONC END SECTION			---	322.00	---	HO CO STD DTL SD 5.51
E-2	15" CONC ENDSECTION			---	322.00	---	HO CO STD DTL SD 5.51
E-3	24" CONC END SECTION CONTROL STRUCTURE			*332.4	320.60	320.00	SEE DETAIL SHEET NO 8



HANDICAP RAMP DETAIL - NO SCALE

BY THE DEVELOPER:

"I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I WILL PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."

Arthur E. Muegge
DEVELOPER
12 JUN 1988
DATE

BY THE ENGINEER:

"I CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION, EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTIFIED THE DEVELOPER THAT HE MUST PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION"

Arthur E. Muegge
ENGINEER
1 1 88
DATE

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

James M. Helm
U.S. SOIL CONSERVATION SERVICE
1-14-88
DATE

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

APPROVED *Robert J. Sehn* 1-14-88
HOWARD S.C.D.
DATE

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

Joyce Agler 1-22-88
COUNTY HEALTH OFFICER
DATE

APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

Unlabeled 2.3.88
PLANNING DIRECTOR
DATE

James Smith 1/20/88
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION
DATE

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

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

James M. Helm 1-14-88
DIRECTOR
DATE

Robert J. Sehn 1-19-88
CHIEF, BUREAU OF ENGINEERING
DATE

7-22-88 Δ ADDED SECTION B-B TO HANDICAP RAMPS

DATE	NO	REVISION

OWNER / DEVELOPER

COLUMBIA GATEWAY LOT G VENTURE
% LEE SAMMIS ASSOCIATES, INC.
8500 GREENSBORO DRIVE SUITE 1000
MCLEAN, VIRGINIA 22102 3606

PROJECT

SAMMIS BUSINESS CENTER
AT COLUMBIA

AREA TAX MAP NO 28 COLUMBIA GATEWAY PARCEL G
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE

DETAIL SHEET

THE RIEMER GROUP, INC.

The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm
3105 North Ridge Road, Ellicott City, Maryland 21043 (301) 461 2690

1-12-88
DATE

DESIGNED BY WCW
DRAWN BY MAD
PROJECT NO 42000
DATE SEPTEMBER 17, 1987
SCALE AS SHOWN
DRAWING NO 8 OF 10

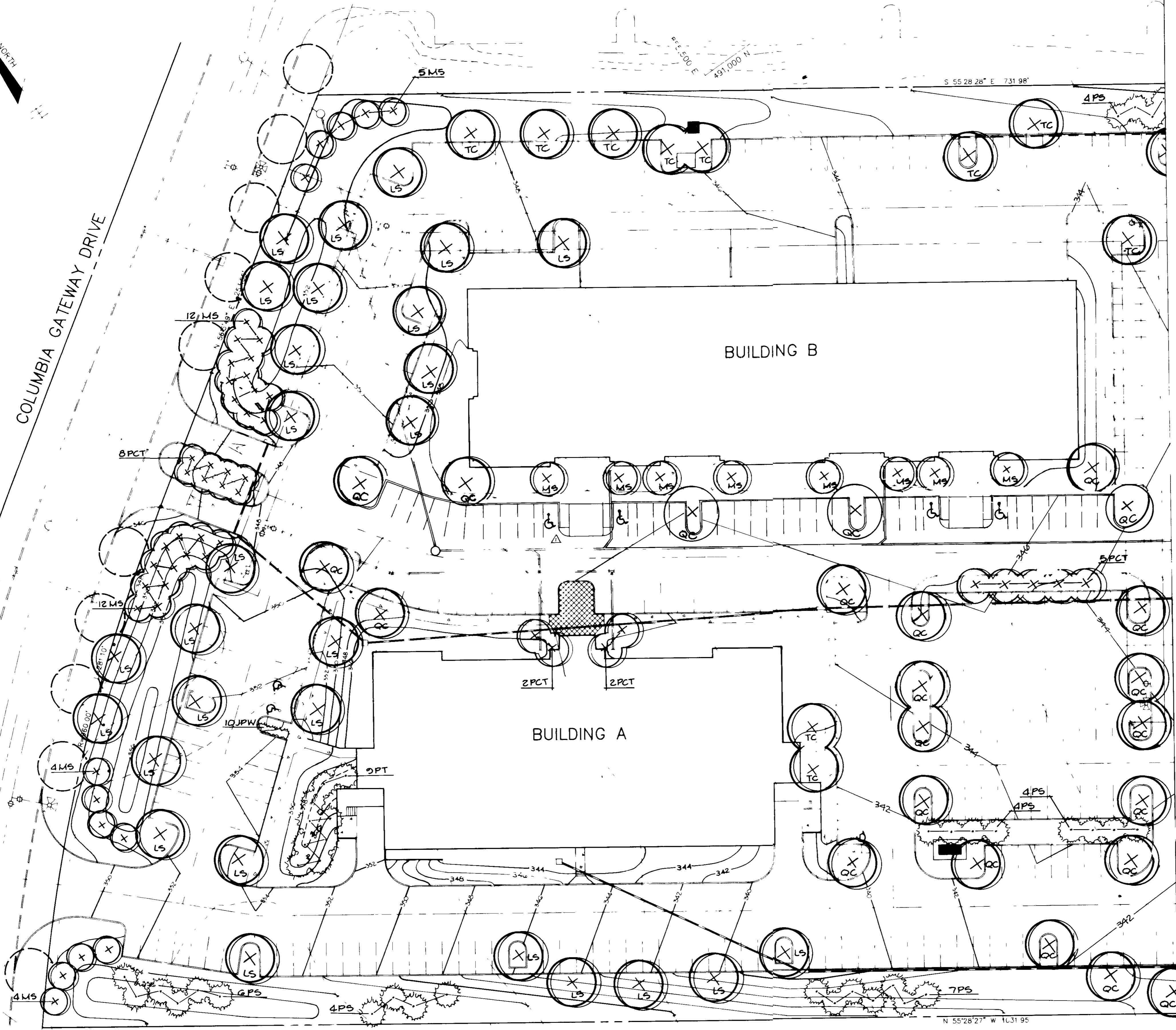
FOR THE
CLUMP & CLEAR
PARCEL
PLAN NO. 177

PLANT LIST

QUANTITY	SYMBOL	NAME	SIZE	REMARKS
28	LS	SHADE TREES LIQUIDAMBER STYRACIFLUA - SWEET GUM	2 1/2 - 3' CAL 13-15 HT	B & B FULL HEAD
32	OC	QUERCUS COCCINEA - SCARLET OAK	2 1/2 - 3' CAL 13-15 HT	
24	TC	TILIA CORDATA 'GREENSPIRE' - GREENSPIKE LINDEN	2 1/2 - 3' CAL 13-15 HT	
56	MS	FLOWERING TREES WALNUT 'SHOWCLOUD' - SNOWCLOUD CRAB	8-10 HT	B & B, HEAVY
20	PCT	PRUNUS CERASIFERA - THUNDERCLOUD - PURPLELEAF FLOWERING PLUM	7-8 HT	
35	PS	EVERGREEN TREES PINUS STROBUS - EASTERN WHITE PINE	6-8 HT	B & B UNSHEARED
9	PT	PINUS THUNBERGIA - JAPANESE BLACK PINE	6-7 HT	
32	CA	SHRUBS COTONEASTER APICULATA - CRANBERRY COTONEASTER	18" x 24" SPD COL	
50	JPW	JUNIPERUS HORIZ PRINCE OF WALES - PRINCE OF WALES JUNIPER	18" x 24" SPD COL	

LEGEND

SEE SHEET NO 10

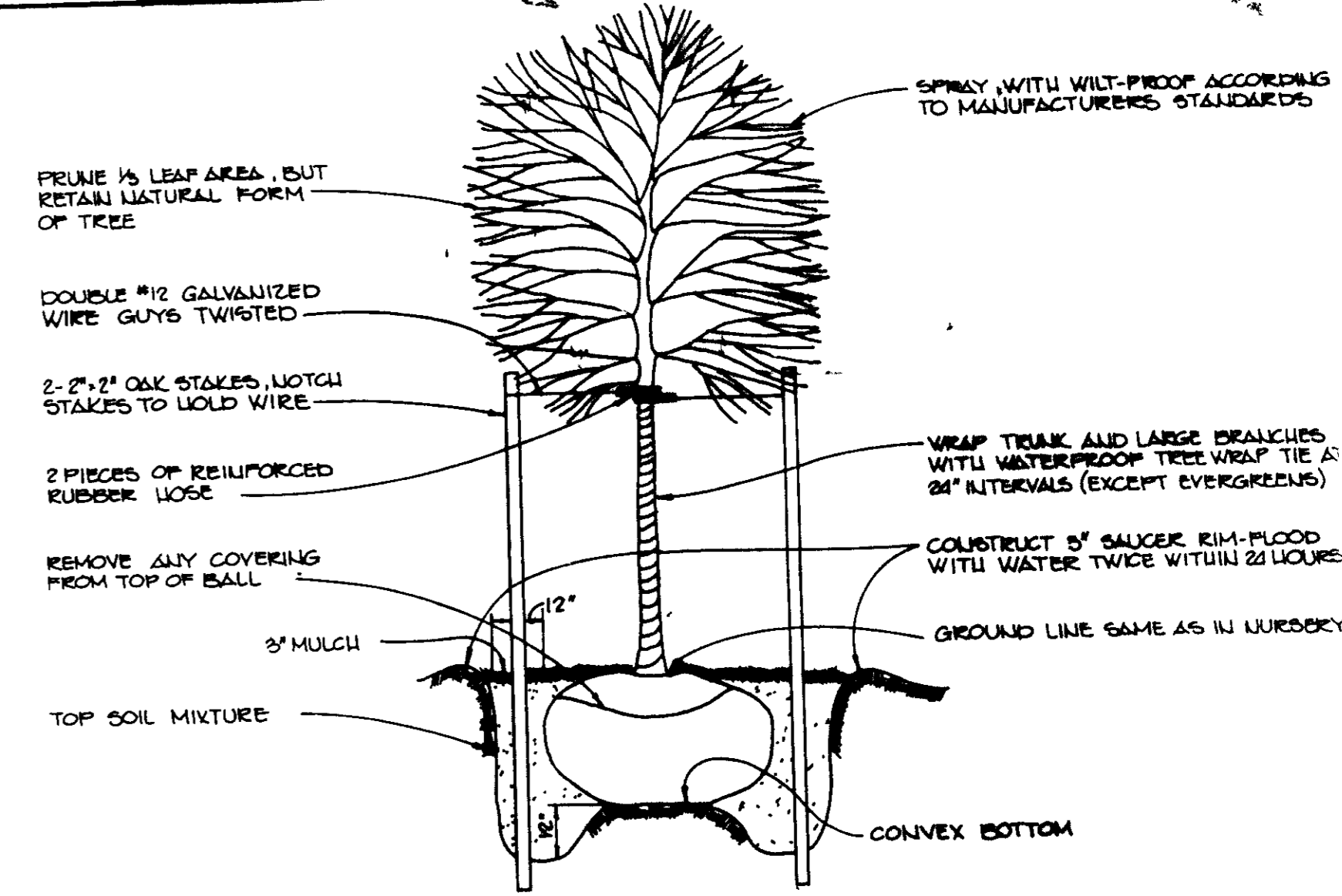
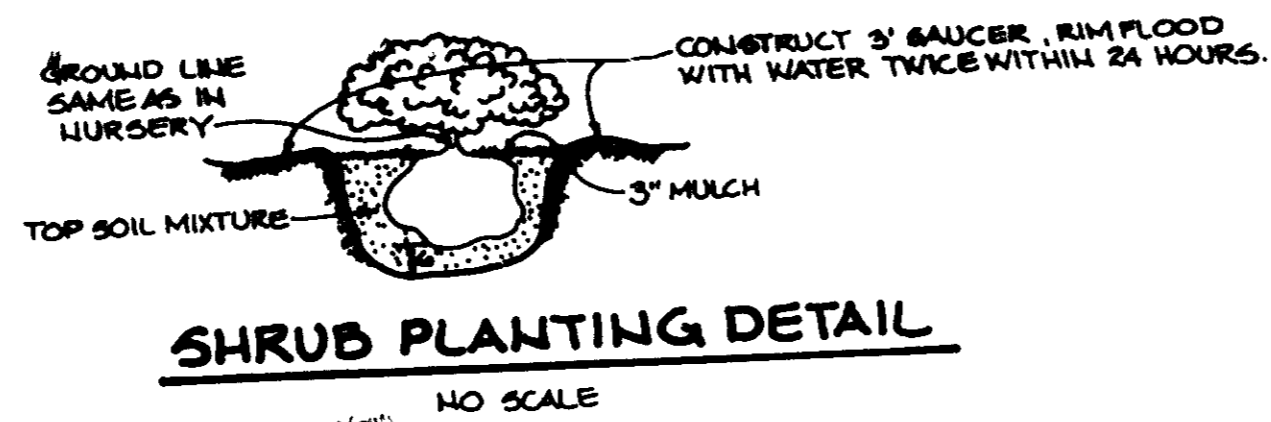
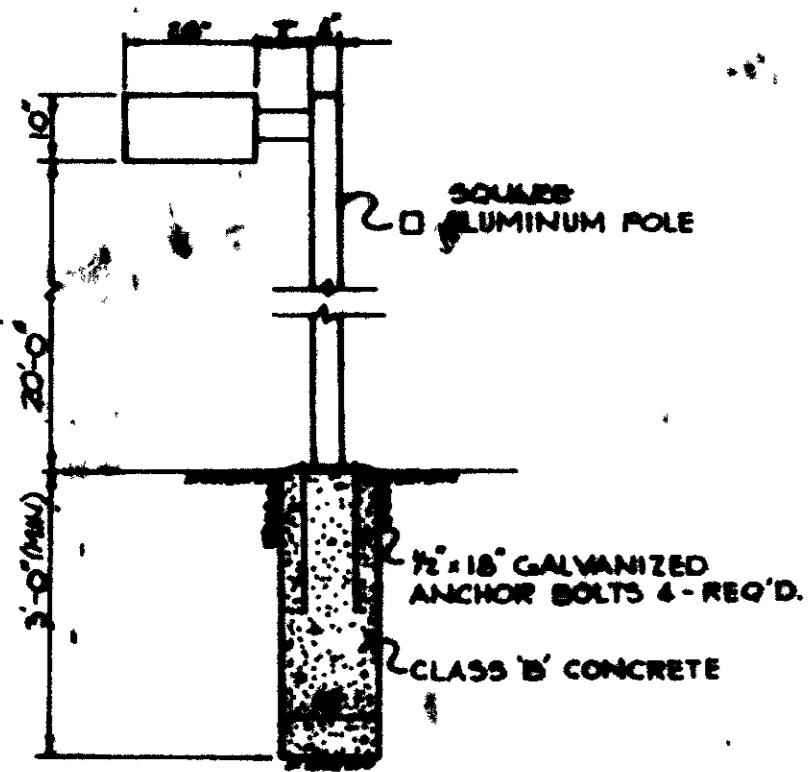


MATCH LINE - SEE SHEET NO 10 FOR CONTINUATION

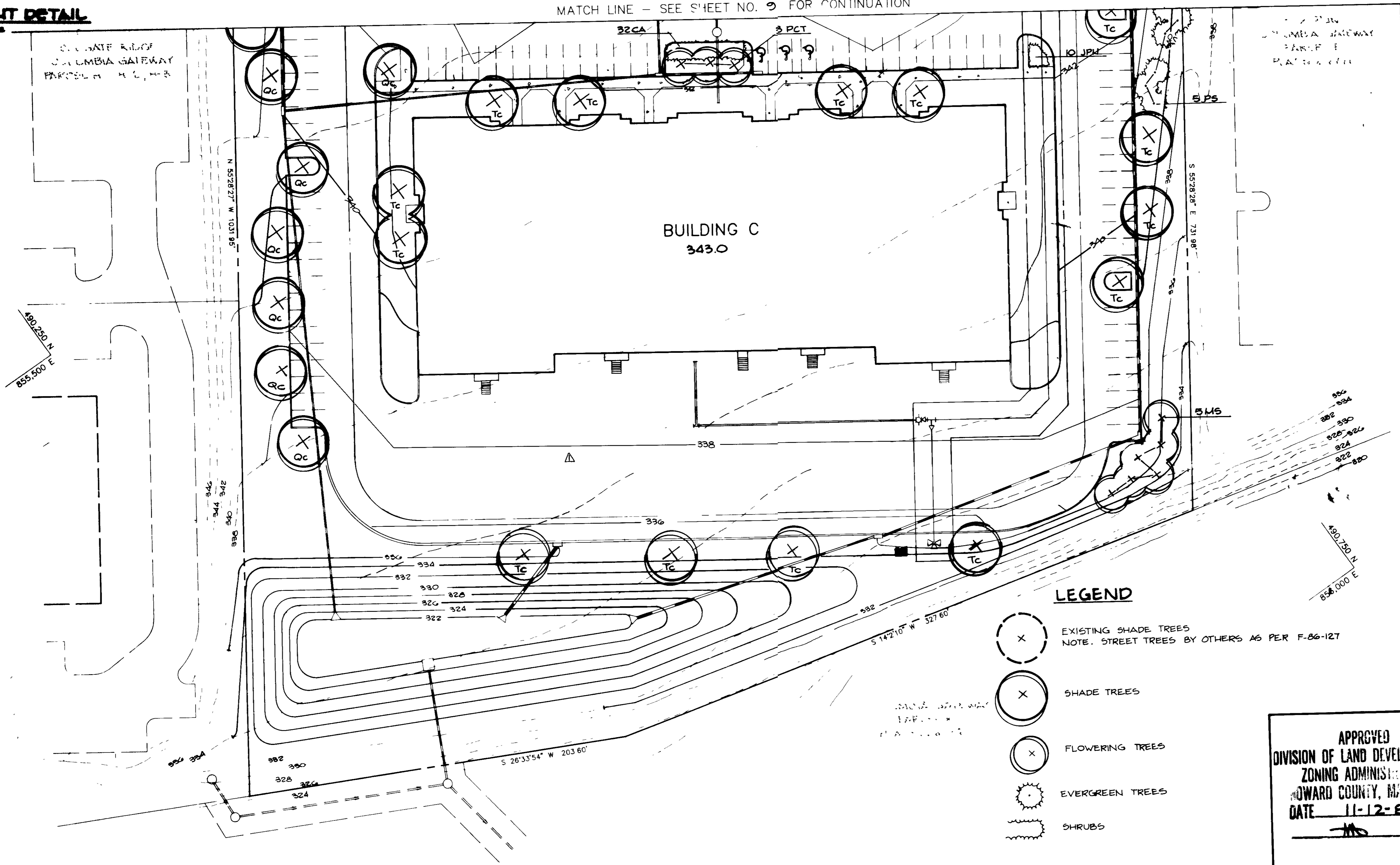
APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT	<i>[Signature]</i> COUNTY HEALTH OFFICER	1-22-88 DATE
APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING	<i>[Signature]</i> PLANNING DIRECTOR	2-2-88 DATE
APPROVED DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION	<i>[Signature]</i> DEVELOPMENT AND ZONING ADMINISTRATOR	1/26/88 DATE
APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS	<i>[Signature]</i> DIRECTOR	11/9/88 DATE
APPROVED CHIEF BUREAU OF ENGINEERING	<i>[Signature]</i> CHIEF BUREAU OF ENGINEERING	1-19-88 DATE
7-21-88 A GRADING CHANGE & PARKING LAYOUT CHANGE	DATE (NO)	REVISION
OWNER DEVELOPER COLUMBIA GATEWAY LOT G VENTURE 50 LEE GAMMIS ASSOCIATES, INC. 8300 GREENSBORO DRIVE SUITE 1000 MC LEAN, VIRGINIA 22102 3606		
PROJECT SAMMIS BUSINESS CENTER AT COLUMBIA		
AREA TAX MAP NO 43 COLUMBIA GATEWAY PARCEL G 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE PLANTING PLAN		
THE RIEMER GROUP, INC. The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm 3105 North Ridge Road, Ellicott City, Maryland 21043 301-961-7690		
DIVISION OF LAND PLANNING DATE 11-12-87	DATE 11-20-88	DESIGNED BY M.E.M. DRAWN BY P.E.R. PROJECT NO 42000 DATE SEPTEMBER 17, 1987 SCALE 1" = 30' DRAWING NO 9 OF 10

SDP-88-55

1. ALL LIGHT FIXTURES TO BE SINGLE LAMPHOUS 400 WATT MERCURY TYPE 2' HIGH WITH METAL POLES AND DIRECTED DOWNWARD
2. LOCATIONS OF LIGHT FIXTURES ARE ON THIS PLAN AND ARE SHOWN THIS WAY
3. LIGHTS TO BE MODUL X TYPE AS MANUFACTURED BY MOLCAST OR APPROVED EQUAL
4. POLES AND FIXTURES TO HAVE BLACK POLYESTER ENAMEL FINISH
5. POLES TO BE LOCATED 5' BACK FROM BACK OF CURB



MATCH LINE - SEE SHEET NO. 9 FOR CONTINUATION



- LEGEND**
- (X) EXISTING SHADE TREES
NOTE: STREET TREES BY OTHERS AS PER F-86-127
 - (X) SHADE TREES
 - (X) FLOWERING TREES
 - (*) EVERGREEN TREES
 - (~) SHRUBS

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.	<i>[Signature]</i>	1-22-88
APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING	<i>[Signature]</i>	2-2-88
APPROVED: DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION	<i>[Signature]</i>	1/26/88
APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS. HOWARD COUNTY, DEPARTMENT OF PUBLIC WORKS	<i>[Signature]</i>	1/12/88
CHIEF, BUREAU OF ENGINEERING	<i>[Signature]</i>	1-12-88

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 11-12-87

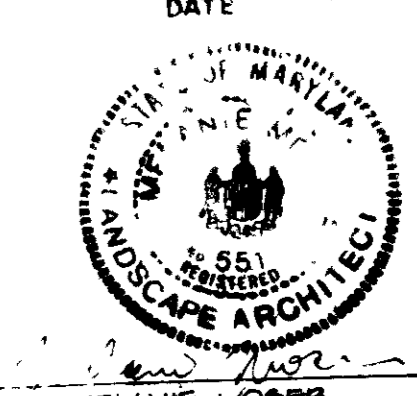
PROJECT **SAMMIS BUSINESS CENTER**
AT COLUMBIA

AREA TAX MAP No 43 COLUMBIA GATEWAY PARCEL G
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE
PLANTING PLAN

THE RIEMER GROUP, INC.
The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm
3106 North Ridge Road, Ellicott City, Maryland 21043 (301) 461 2650

DESIGNED BY MEM
DRAWN BY PER
PROJECT NO 42000
DATE SEPTEMBER 17, 1987
SCALE 1" = 30'
DRAWING NO 10 OF 10



MELANIE MOSER

SDP-88-55