

# SHEET INDEX

NO.	DESCRIPTION
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2	SITE DEVELOPMENT PLAN
3	GRADING, SEDIMENT CONTROL AND DRAINAGE AREA MAP
4	PROFILES AND DETAIL SHEET
5	PLANTING PLAN

## GENERAL NOTES

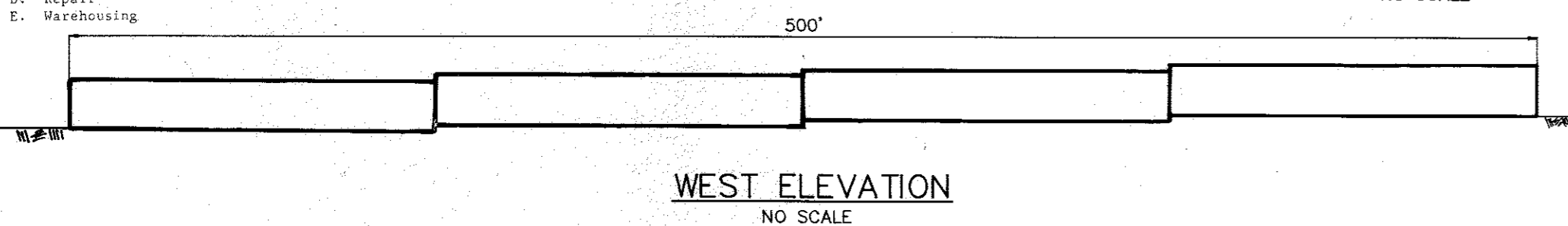
- ALL WATER LINES SHALL BE CONSTRUCTED A MINIMUM OF 42" COVER BELOW FINISHED GRADE.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, I.E., STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION.
- APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FROM BEST 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 PIT EXISTING UTILITIES AT LEAST FIVE (5) DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS TO VERIFY THEIR LOCATION AND ELEVATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF LOCATION OF UTILITIES IS OTHER THAN SHOWN.
- CONTRACTOR TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS:
  - MISS UTILITY 1-800-257-7777
  - 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) 792-2272
- 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 5-87 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 02.01 (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 WORK ON ADJACENT PROPERTIES INCLUDED IN THIS PLAN.
- THE OWNER SHALL PROVIDE A SEPARATE AND INDEPENDENT SEWER CONNECTION FOR EACH TENANT OR OCCUPANT OF ANY BUILDING, SHOWN ON THIS SITE DEVELOPMENT PLAN, WHO WILL DISCHARGE NON-DOMESTIC WASTE TO THE PUBLIC SEWERAGE SYSTEM IF THIS WASTE IS REGULATED UNDER SECTION 18.122A OF THE HOWARD COUNTY CODE. EACH SEPARATE AND INDEPENDENT SEWER CONNECTION SHALL INCLUDE A STANDARD MANHOLE AND OTHER WASTE PRETREATMENT DEVICES AS REQUIRED AND APPROVED BY HOWARD COUNTY. WASTE LINES ON THE INTERIOR OF THE BUILDING SHALL BE DESTROYED, 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.
- PREVIOUS OFFICE OF PLANNING AND ZONING REFERENCE NUMBERS: S-83-82, P-82-44, PB-177, PB-102, P-87-26, P-88-103, P-89-116
- STORM WATER MANAGEMENT FOR THIS SITE IS PROVIDED UNDER P-87-82.

## SITE TABULATION

Total Area of Property:	4.10 Acres (178,593 S.F.)
Area of Submission:	4.10 Acres (178,593 S.F.)
Proposed Use:	Office: 23,945 SF (73%) Personal Service Establishment: 6,420 SF (21%) Health Club: 1,800 SF (6%)
Floor Space of One Story Building:	31,165 S.F.
Building Coverage Allowed:	35.0% (62,508 S.F.)
Building Coverage Proposed:	17.45% (31,165 S.F.)
Open Space Required:	20% (35,719 S.F.)
Open Space Proposed:	32.0% (57,211 S.F.)
Parking Required (Total):	126 Spaces
Office:	76 spaces (3.3 sp/1,000 sf) (22,945 / 1,000 x 3.3 sp)
Personal Service Establishment:	32 spaces (5 sp/1,000 sf)
Proposed Parking:	126 Spaces (Including 6 Handicap Spaces)
Area of Parking:	0.83 Ac. - (36,193 S.F.)
Landscaped Islands Required:	5% (0.06 Ac. - 1,810 S.F.)
Landscaped Islands Proposed:	6.7% (0.06 Ac. - 2,436 S.F.)

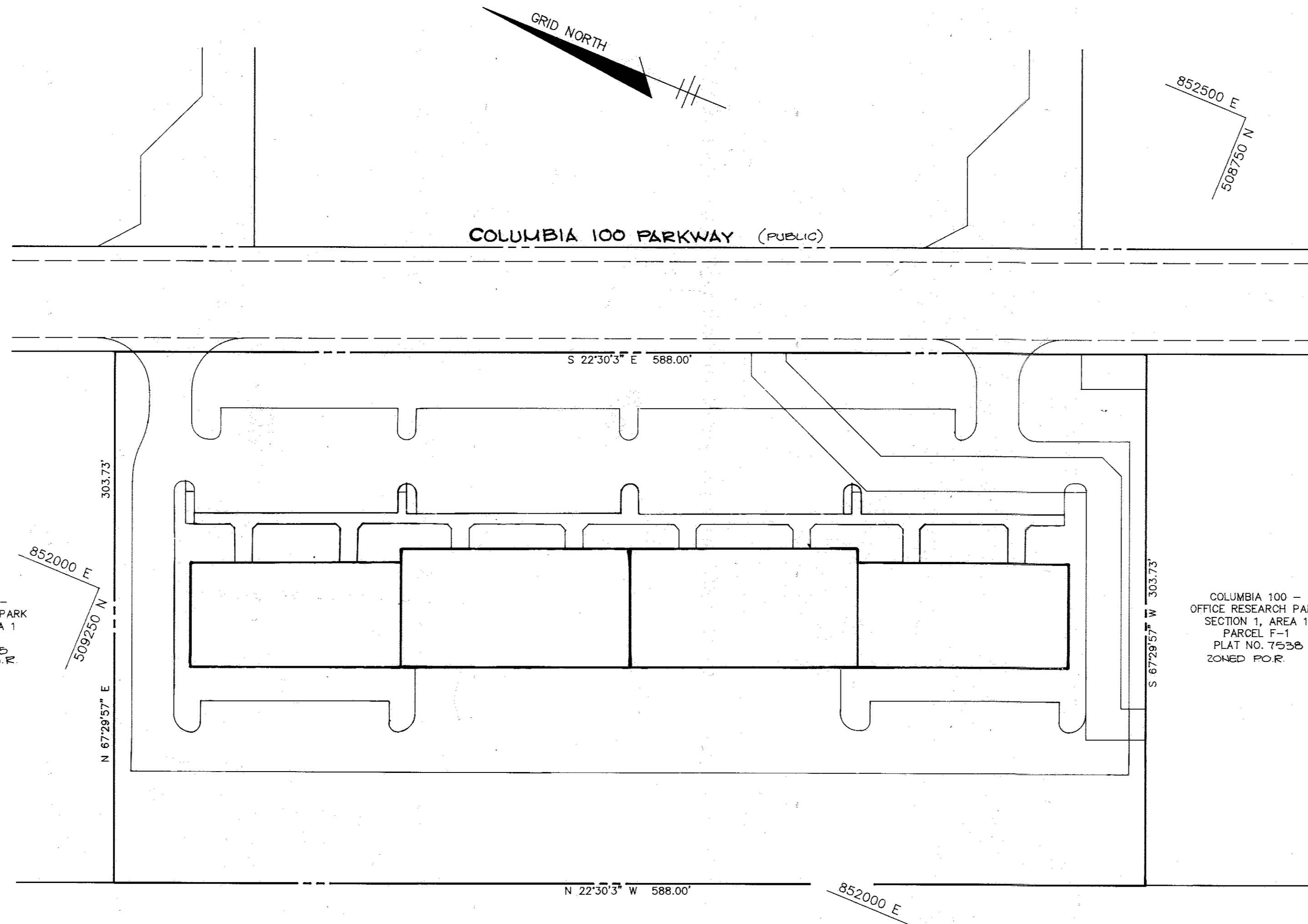
NOTE: In accordance with Section 113.C.3 of the Zoning Regulations the total floor area of the following necessary uses that must be associated with research laboratory use are not to exceed 30 percent of the total developed floor area of research laboratory use located in all buildings on this parcel:

- A. Light Manufacturing
- B. Assembly
- C. Service
- D. Repair
- E. Warehousing



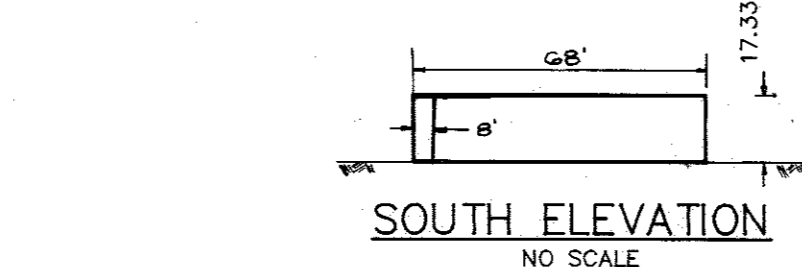
PLAT OF OAKLAND RIDGE INDUSTRIAL PARK SECTION 2 PB 15, F 8 ZONED HT

PLAN SCALE: 1"=50'



COLUMBIA 100 - OFFICE RESEARCH PARK SECTION 1, AREA 1 PARCEL L PLAT NO. 7525 ZONED FOR

COLUMBIA 100 - OFFICE RESEARCH PARK SECTION 1, AREA 1 PARCEL F-1 PLAT NO. 7535 ZONED FOR



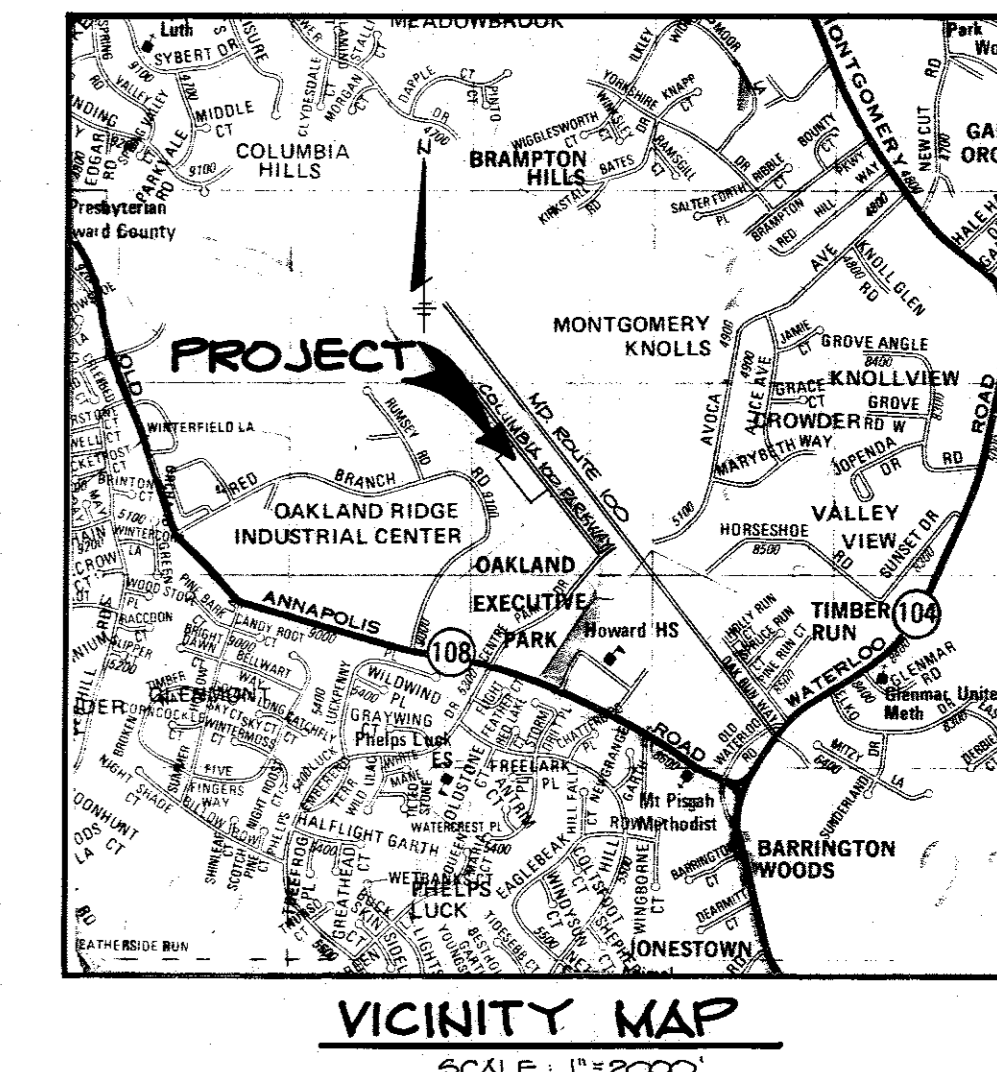
MARYLAND BLUEPRINT CO., INC. 18002

# SITE DEVELOPMENT PLAN

## COLUMBIA 100 BUSINESS CENTER

### 2nd ELECTION DISTRICT

### HOWARD COUNTY, MARYLAND



VICINITY MAP SCALE: 1"=2000'

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
OFFICE/WAREHOUSE	8835 COLUMBIA 100 PARKWAY

11/9/17	3	REVISE BUILDING USE & UPDATE PARKING REQUIREMENTS
DATE	NO	REVISION

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

*J. J. B. [Signature]* 1-30-88  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

*[Signature]* 2-6-89  
PLANNING DIRECTOR DATE

*[Signature]* 2-6-89  
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

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

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

*[Signature]* 1-24-89  
DIRECTOR DATE

*[Signature]* 1-24-89  
CHIEF, BUREAU OF ENGINEERING DATE

7-27-17	2	REVISE BUILDING USE & UPDATE PARKING REQUIREMENTS
1-17-80	1	REVISED SITE TABULATION
DATE	NO	REVISION

OWNER/DEVELOPER:

JEROME WILLIAMS  
6660 DOBBIN ROAD  
COLUMBIA, MARYLAND  
21045

PROJECT:  
COLUMBIA 100 BUSINESS CENTER  
BUILDING AND PARKING REVISIONS TO SDP 89-118

AREA TAX MAP 30 PARCEL G-1 PLAT NO. 7747  
COLUMBIA 100 OFFICE RESEARCH PARK SEC. 1, AREA 2  
2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

## TITLE SHEET

APPROVED DIVISION OF COMMUNITY PLANNING & LAND DEVELOPMENT

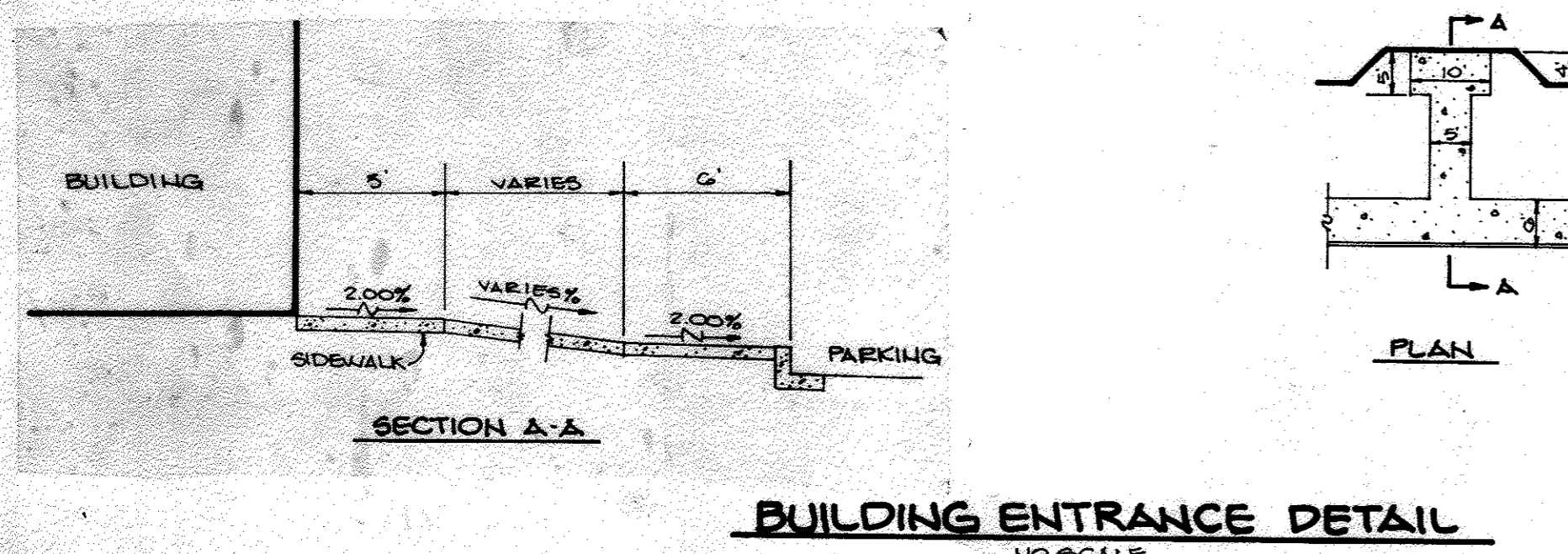
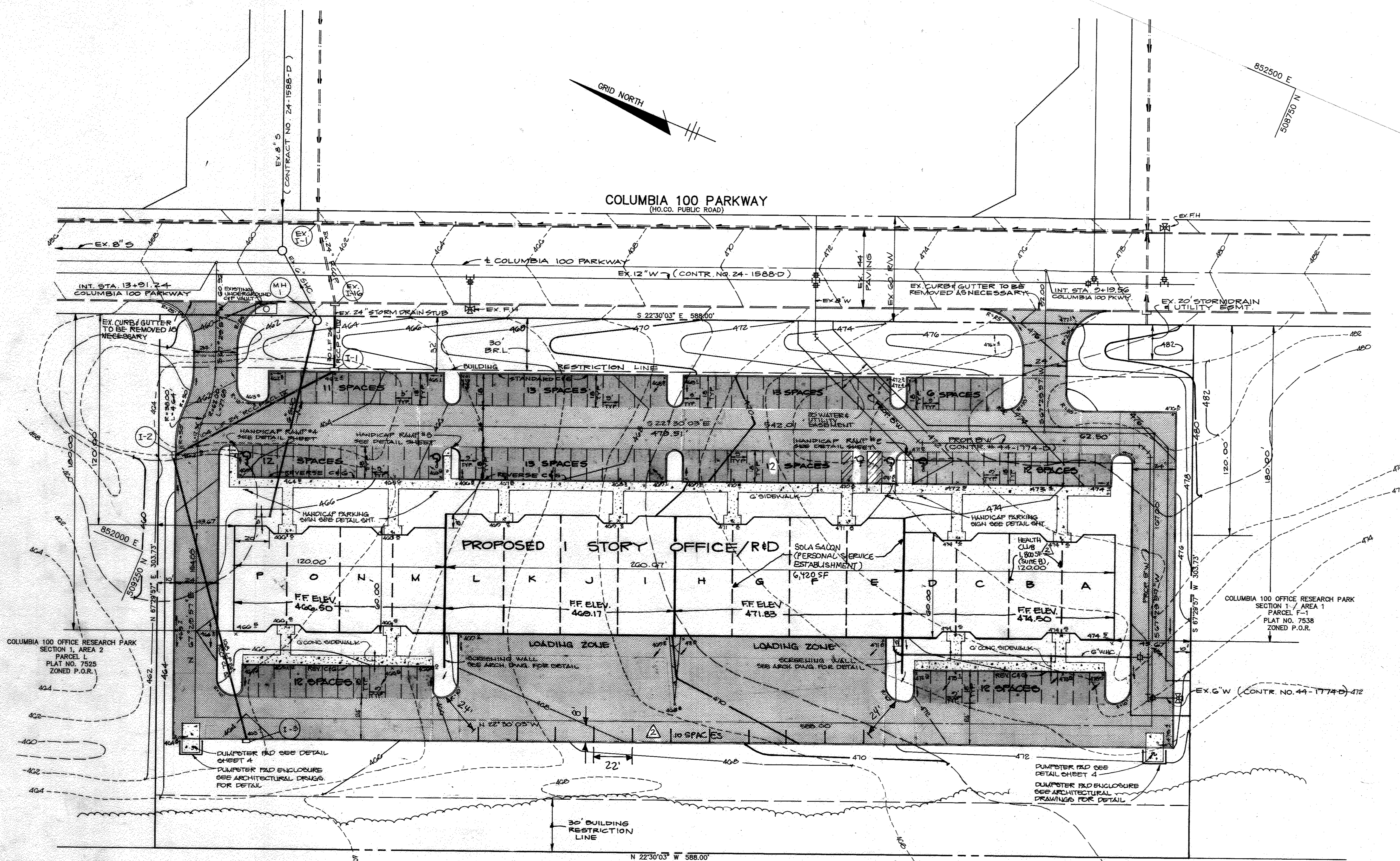
HOWARD COUNTY, MARYLAND

DATE 12-15-88

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 1-9-89	SDP 89-118
DESIGNED BY: W.C.W.	
DRAWN BY: M.A.D.	
PROJECT NO: 44700	
DATE: NOVEMBER 16, 1988	
SCALE: AS SHOWN	
DRAWING NO. 1 OF 5	

SUBDIVISION NAME	COLUMBIA 100 - OFFICE RESEARCH PARK	SECT./AREA	1/2	LOT/PARCEL #	G-1
PLAT #	7747	BLOCK #	16	ZONE	POE.
WATER CODE	G02	TAX	30	MAP	ELEC. DIST.
					2
					CENSUS TR
					6023.72
					SEWER CODE
					5257400



OAKLAND RIDGE INDUSTRIAL PARK  
SECTION 2  
P.B. 15 / F. 8  
ZONED NEW TOWN EMPLOYMENT CENTER

- LEGEND**
- P-1 PAVING (PARKING)
  - P-1 PAVING
  - CONCRETE
  - ASPHALT GRADE TRANSITION

- NOTES:**
1. ALL CURB RADII 5' UNLESS OTHERWISE NOTED.
  2. CONTRACTOR TO FIELD LOCATE G SEWER HOUSE CONNECTION @ WH-1 AND 24\"/>

**APPROVED**  
DIVISION OF  
COMMUNITY PLANNING  
& LAND DEVELOPMENT  
HOWARD COUNTY,  
MARYLAND  
DATE 12-15-88

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS,  
HOWARD COUNTY HEALTH DEPARTMENT  
*James Byrd* 1-30-89  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.  
*William J. ...* 2-6-89  
PLANNING DIRECTOR DATE

*Thomas J. ...* 2-2-89  
CHIEF, DIVISION OF  
COMMUNITY PLANNING AND  
LAND DEVELOPMENT DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM  
DRAINAGE SYSTEMS AND PUBLIC ROADS.  
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*James ...* 1-24-89  
DIRECTOR DATE

*William ...* 1-24-89  
CHIEF, BUREAU OF ENGINEERING DATE

DATE	NO	REVISION
11-17-87	2	ADD HEALTH CLUB AND 10 PARKING SPACES
7-27-87	1	ADD SALON AND ONE HC PARKING SPACE

OWNER/DEVELOPER  
JEROME W. WILLIAMS  
6000 DOBBIN ROAD  
COLUMBIA, MARYLAND  
21045

**PROJECT:**  
**COLUMBIA 100 BUSINESS CENTER**  
BUILDING AND PARKING REVISIONS TO SDP-88-118

AREA TAX MAP 90 PARCEL G-1 PLAT NO. 7747  
COLUMBIA 100 OFFICE RESEARCH PARK SEC. 1, AREA 2  
END ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

**TITLE:**  
**SITE DEVELOPMENT PLAN**

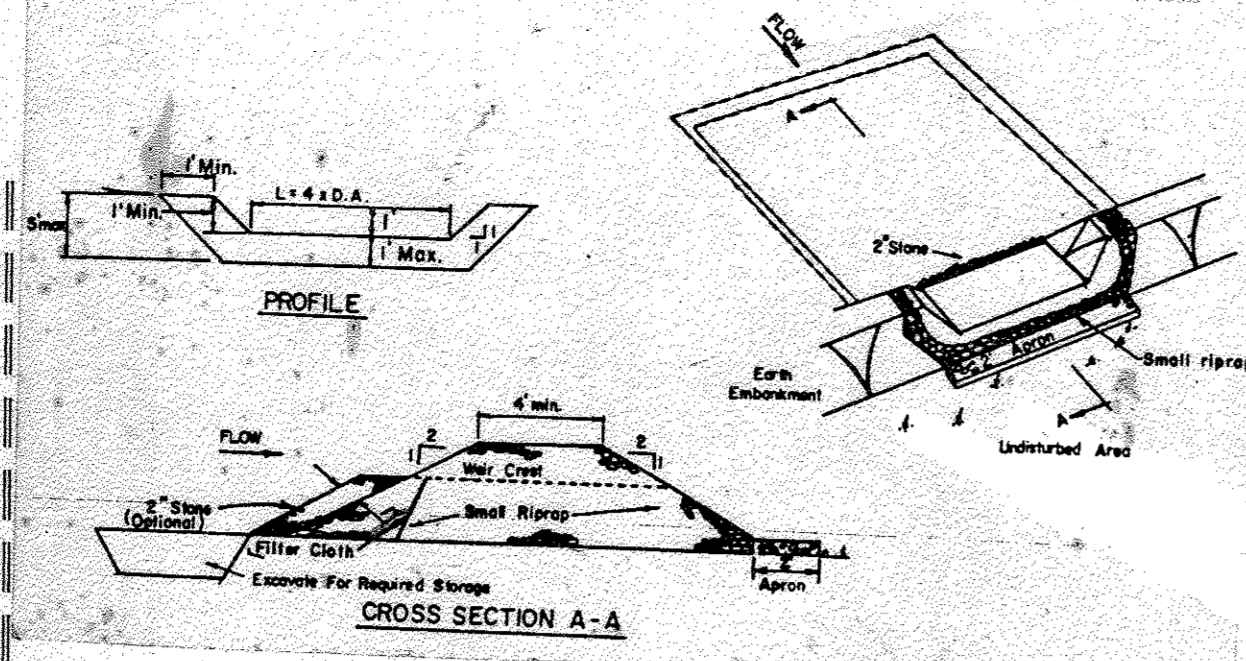
**THE RIEMER GROUP, INC.**

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

DATE 1-9-89 SDP-88-118  
DESIGNED BY: W.C.W.  
DRAWN BY: J.L.B.  
PROJECT NO: 44700  
DATE: NOVEMBER 10, 1988  
SCALE: 1"=30'  
DRAWING NO. 2 OF 5

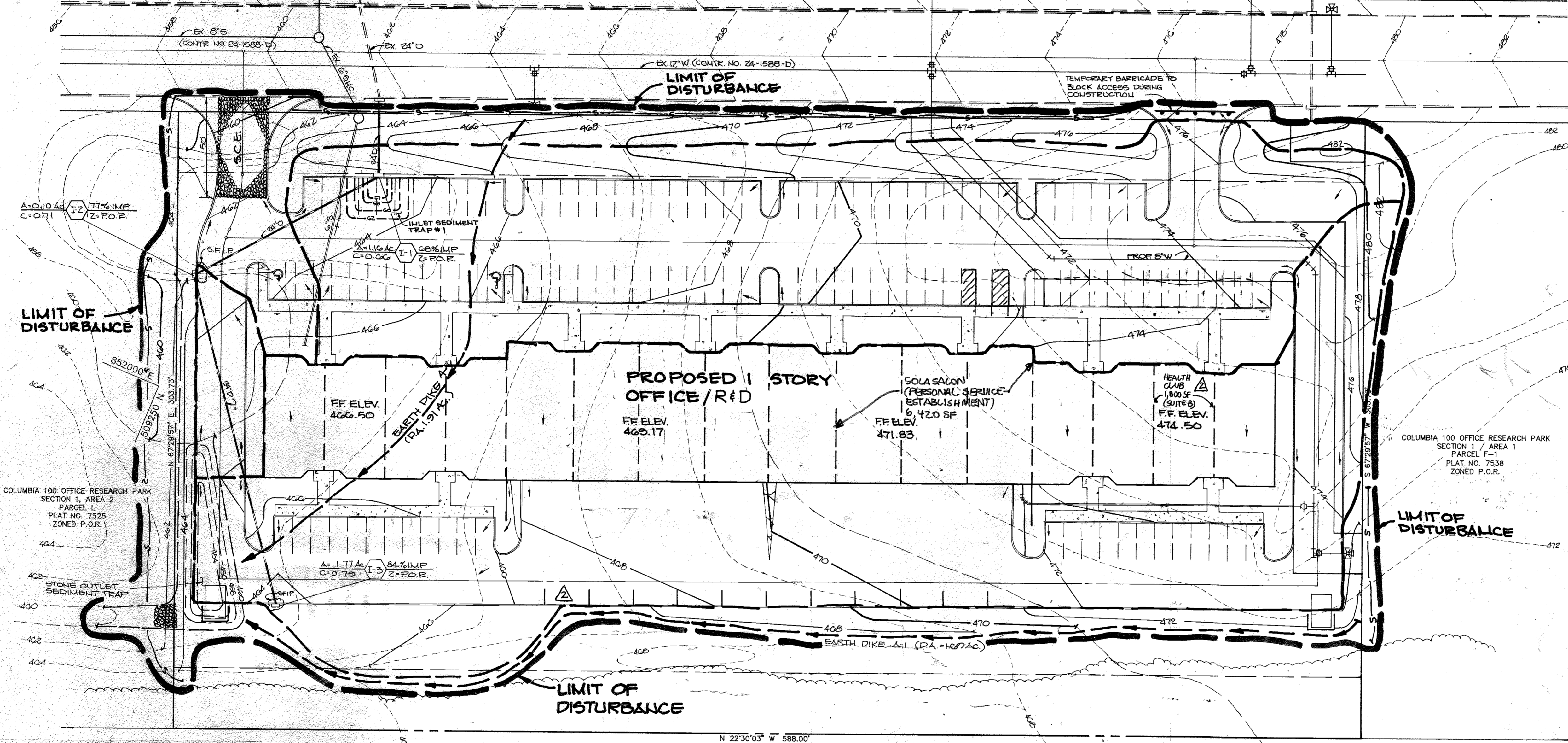
OPTION: A one foot layer of 2" stone may be placed on the upstream side of the riprap in place of the embedded filter cloth.

- CONSTRUCTION SPECIFICATIONS FOR ST-V**
- Area under embankment shall be cleared, grubbed and stripped of any vegetation and root mat. The pool area shall be cleared.
  - The fill material for the embankment shall be free of roots and other woody vegetation as well as oversized stones, rocks, organic material or other objectionable material. The embankment shall be compacted by traversing with equipment while it is being constructed.
  - All cut and fill slopes shall be 2:1 or flatter.
  - The stone used in the outlet shall be small riprap 4"-8" along with a 1' thickness of 2" aggregate placed on the up-grade side on the small riprap on embedded filter cloth in the riprap.
  - Sediment shall be removed and trap restored to its original dimensions when the sediment has accumulated to 1/2 the design depth of the trap.
  - The structure shall be inspected after each rain and repairs made as needed.
  - Construction operations shall be carried out in such a manner that erosion and water pollution is minimized.
  - The structure shall be removed and the area stabilized when the drainage area has been properly stabilized.



**STONE OUTLET SEDIMENT TRAP**  
NO SCALE

**COLUMBIA 100 PARKWAY**  
(HO. CO. PUBLIC ROAD)



**PROPOSED 1 STORY OFFICE/R&D**  
FF ELEV. 469.17

**SOLA SALON (PERSONAL SERVICE ESTABLISHMENT)**  
6,142.0 SF  
FF ELEV. 471.83

**HEALTH CLUB**  
1,800 SF (SUITE B)  
FF ELEV. 474.50

COLUMBIA 100 OFFICE RESEARCH PARK  
SECTION 1 / AREA 1  
PARCEL F-1  
PLAT NO. 7535  
ZONED P.O.R.

OAKLAND RIDGE INDUSTRIAL PARK  
SECTION 2  
P.B. 15 / F. 8  
ZONED NEW TOWN EMPLOYMENT CENTER

**LEGEND**

- SILT FENCE
- LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE
- S.F.I.P. STONE FILTER INLET PROTECTION (SEE DETAIL SHEET 4)

NOTES:  
1. GRADING SHOWN AROUND INLET SEDIMENT TRAPS ARE TEMPORARY. FINAL GRADING TO BE COMPLETED FOLLOWING SEDIMENT CONTROL.  
2. SEE SITE PLAN FOR FINE GRADING.

**STRUCTURE SCHEDULE**

NO.	TYPE	T.C. ELEV.	INV. IN.	INV. OUT.	REMARKS
1-1	A-5	463.40	454.67	454.67	HO. CO. STD DTL. SD. 4.01
1-2	A-5	463.50	456.37	456.27	HO. CO. STD DTL. SD. 4.01
1-3	A-10	464.30	-	461.10	HO. CO. STD DTL. SD. 4.01

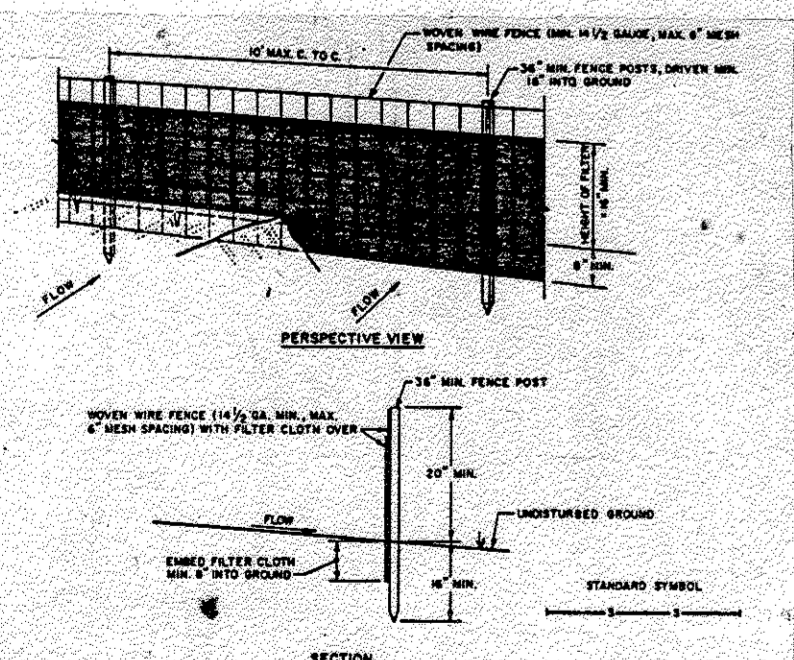
**STONE OUTLET SEDIMENT TRAP**

DRAINAGE AREA	8.88 AC
VOL. REQUIRED (CU. FT.)	6084
VOL. PROVIDED (CU. FT.)	6200
BOTTOM ELEV.	450.0
BOTTOM DIM.	16' x 20'
CREST ELEV.	462.0
CLEANOUT ELEV.	459.5

**INLET SEDIMENT TRAP**

DRAINAGE AREA	2.45 AC	1.16 AC
VOL. REQUIRED (CU. FT.)	300	2,088
VOL. PROVIDED (CU. FT.)	100	3,000
BOTTOM ELEV.	440.0	457.0
BOTTOM DIM.	8' x 8'	10' x 10'
CREST ELEV.	463.7	463.8
CLEANOUT ELEV.	462.3	460.1

\*FOR DETAIL, SEE SHEETS 3



- SILT FENCE**  
NO SCALE
- WIRE FENCE TO BE FASTENED SECURELY TO POSTS WITH WIRE TIES OR STAPLES.
  - FILTER CLOTH TO BE FASTENED SECURELY TO WIRE FENCE WITH TIES SPACED EVERY 4' AT TOP AND 6' AT BOTTOM.
  - WHEN TWO SECTIONS OF FILTER CLOTH MEET, EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FASTENED.
  - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIALS REPAIRED WHEN NEEDED TO MAINTAIN THE SILT FENCE.

BY THE DEVELOPER:  
"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."  
*James M. Williams* 12/8/88  
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."  
*Arthur E. Muegge* 11-29-88  
ENGINEER DATE

REVIEWED FOR **HOWARD** S.C.D.  
AND SETS TECHNICAL REQUIREMENTS  
*James M. Williams* 1-23-89  
S.O. SOIL CONSERVATION SERVICE DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.  
*Sharon L. Fisher* 1/23/89  
HOWARD S.C.D. DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT  
*Joseph W. Bogdan* 1-30-89  
HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.  
*Arthur E. Muegge* 2-6-89  
PLANNING DIRECTOR DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.  
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*James J. ...* 1/2/89  
DIRECTOR DATE

DATE	NO.	REVISION
11-9-17	2	ADD HEALTH CLUB AND 10 PARKING SPACES
7-27-17	1	ADD SALON AND ONE HC PARKING SPACE

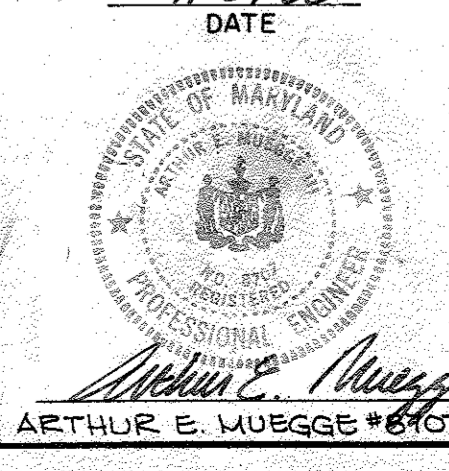
OWNER/DEVELOPER  
JEROME W. WILLIAMS  
6600 DOBBIN ROAD  
COLUMBIA, MARYLAND  
21045

PROJECT  
**COLUMBIA 100 BUSINESS CENTER**  
BUILDING AND PARKING REVISIONS TO SDP-88-118  
AREA 1A MAP 30 PARCEL G-1 PLAT NO. 1747  
COLUMBIA 100 OFFICE RESEARCH PARK SECTION 1, AREA 2  
2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

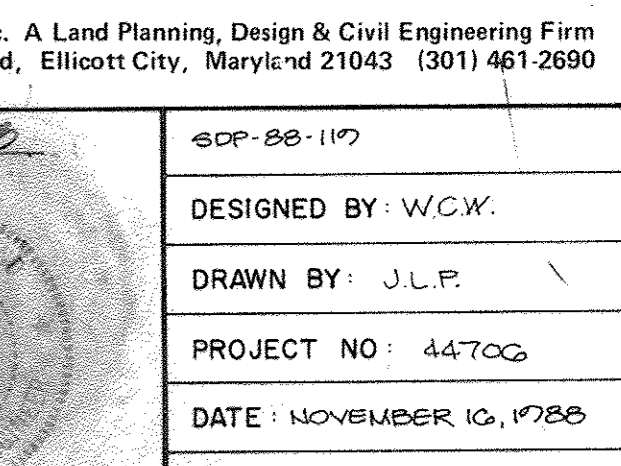
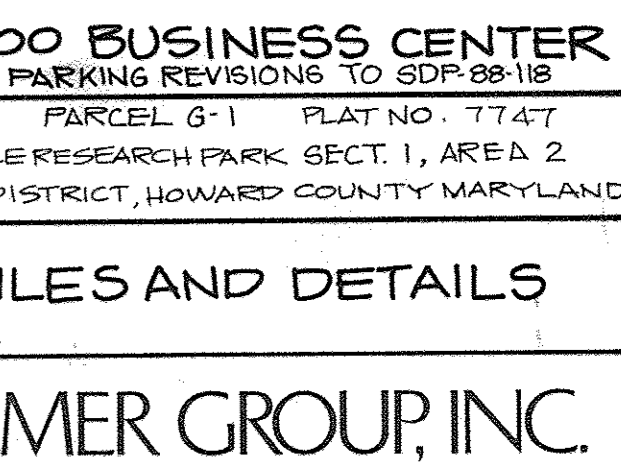
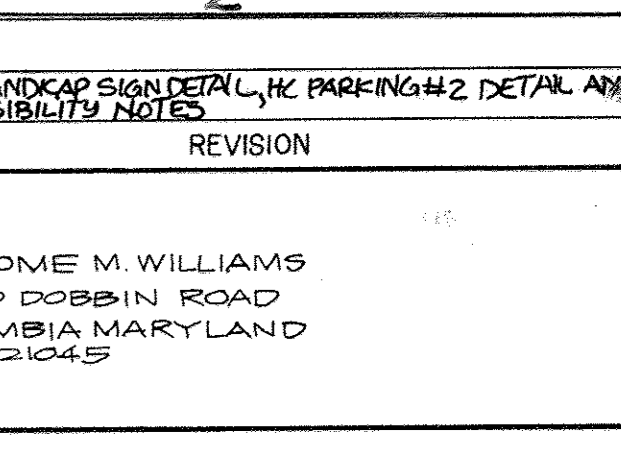
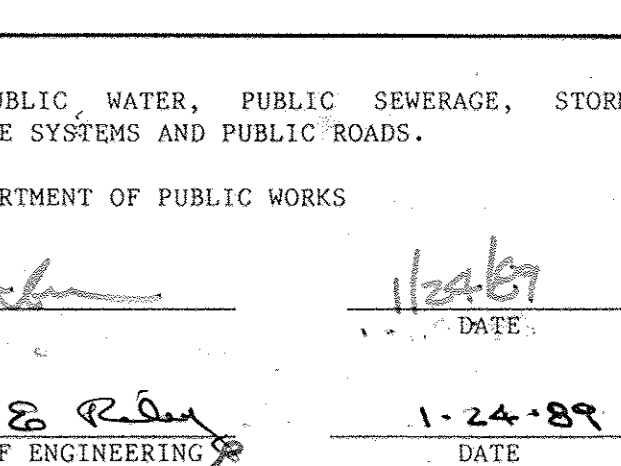
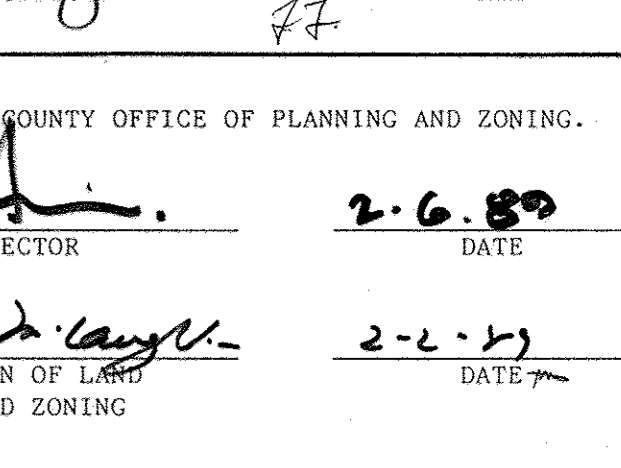
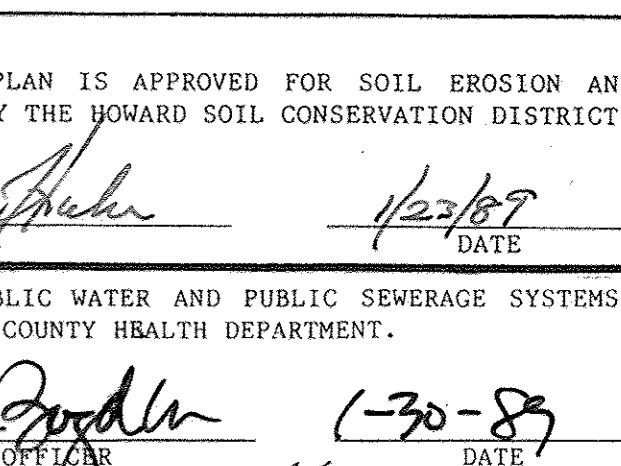
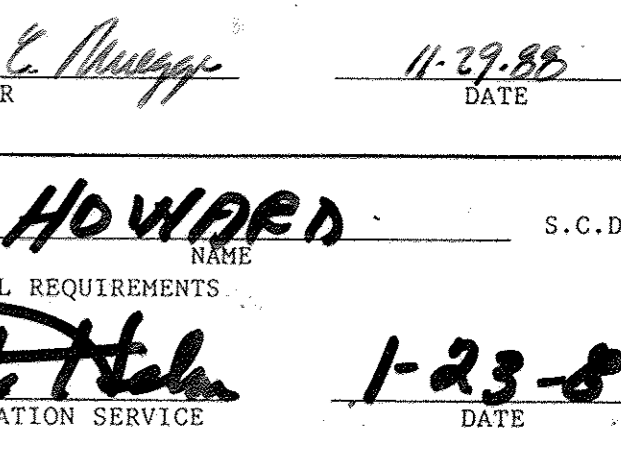
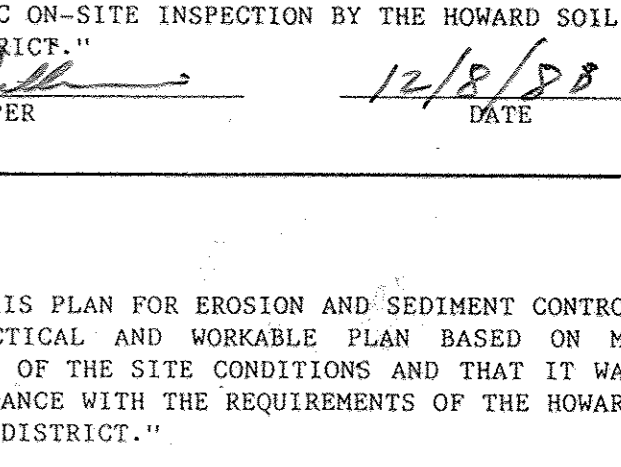
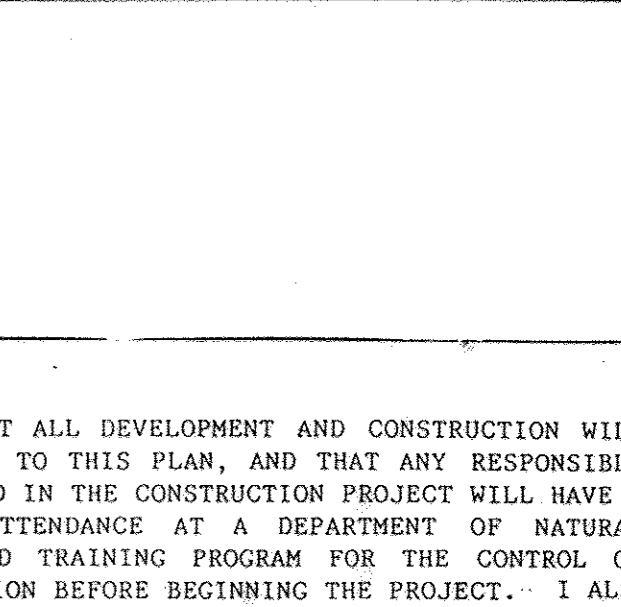
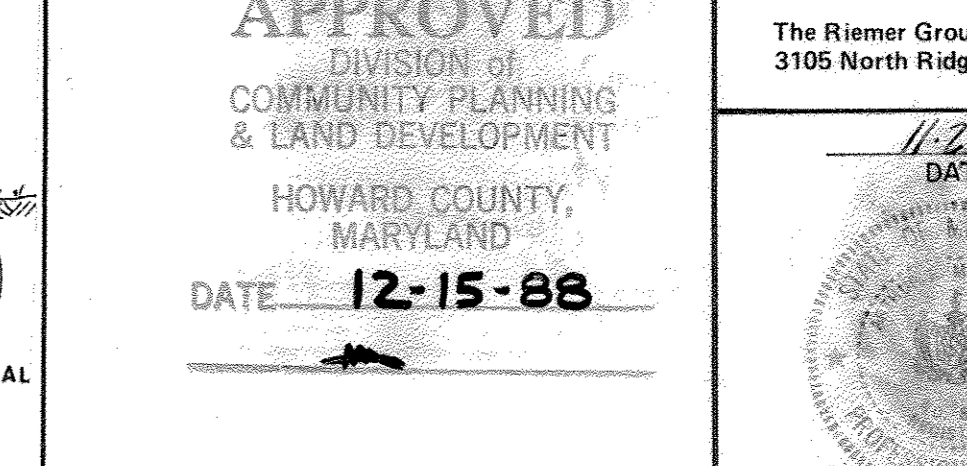
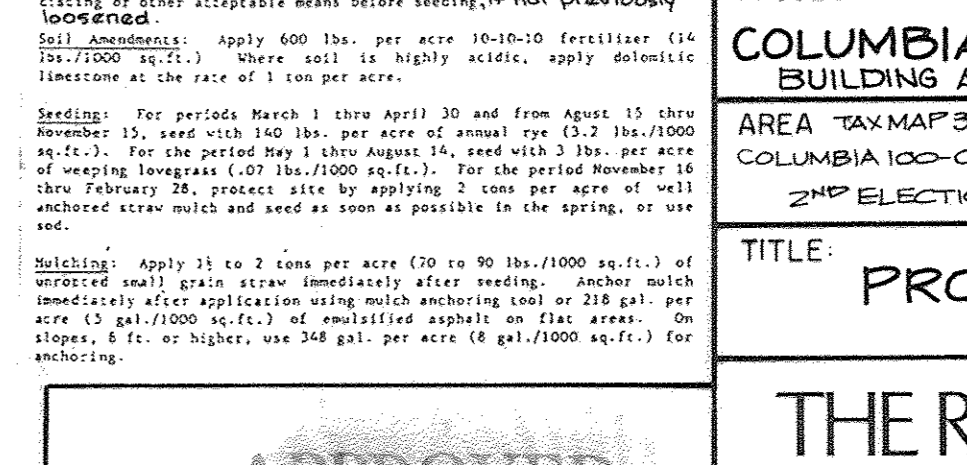
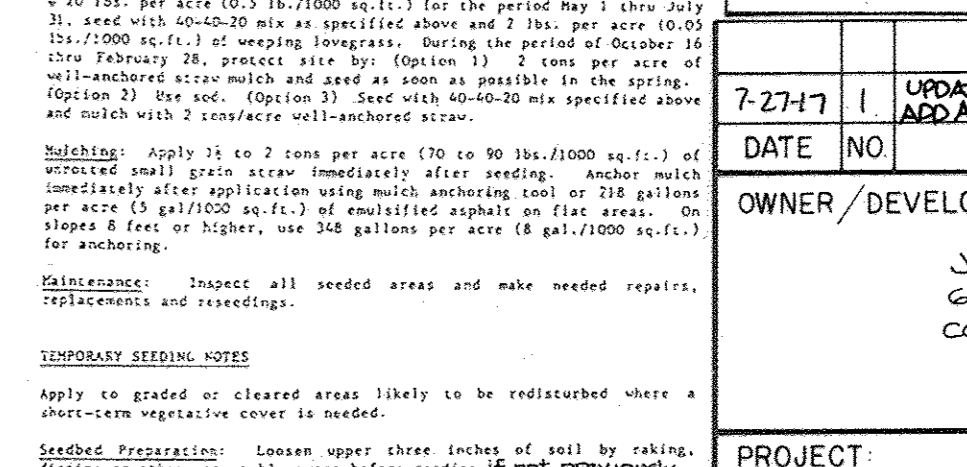
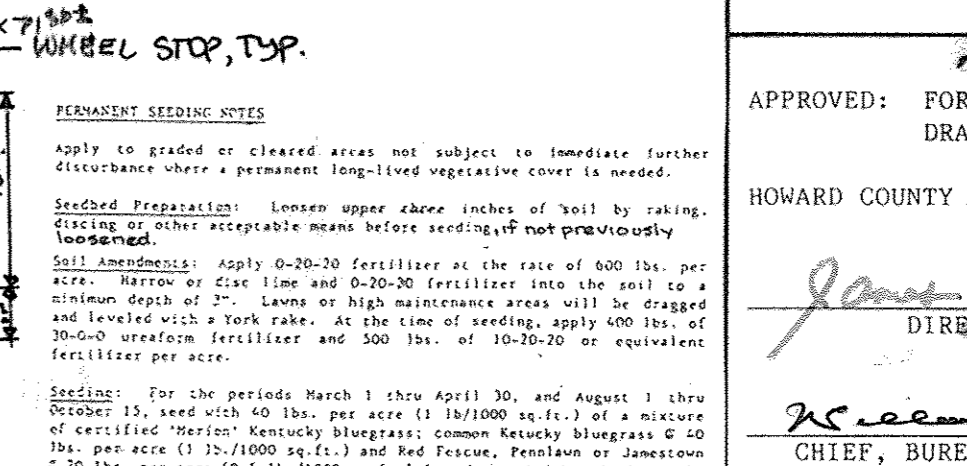
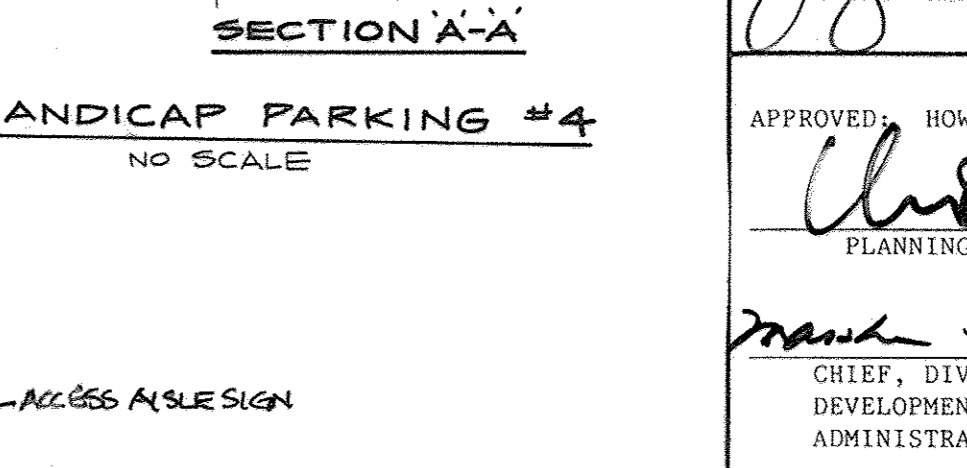
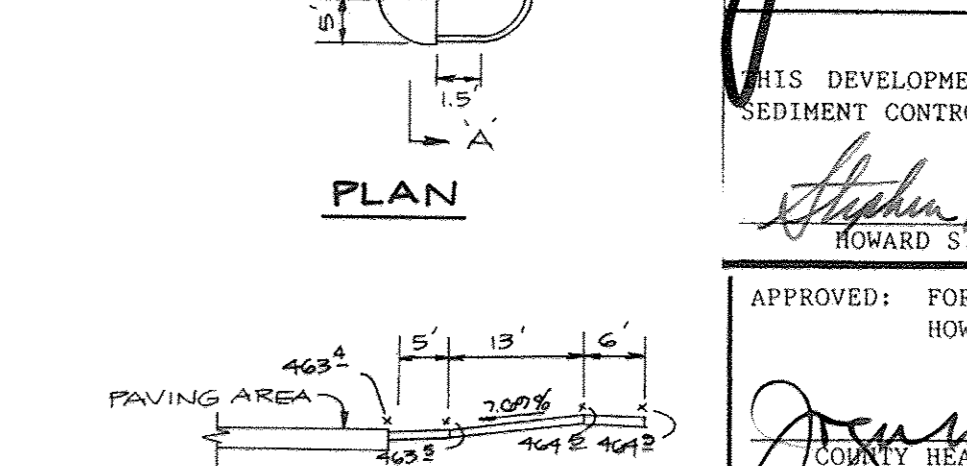
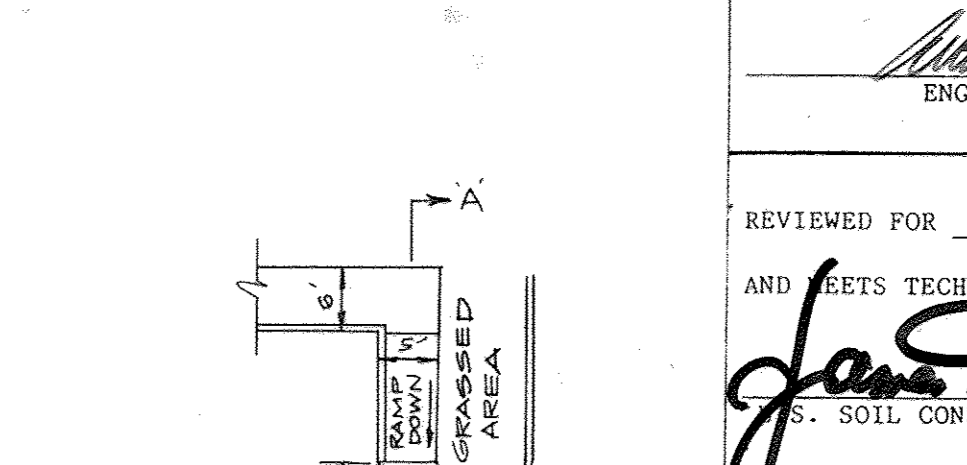
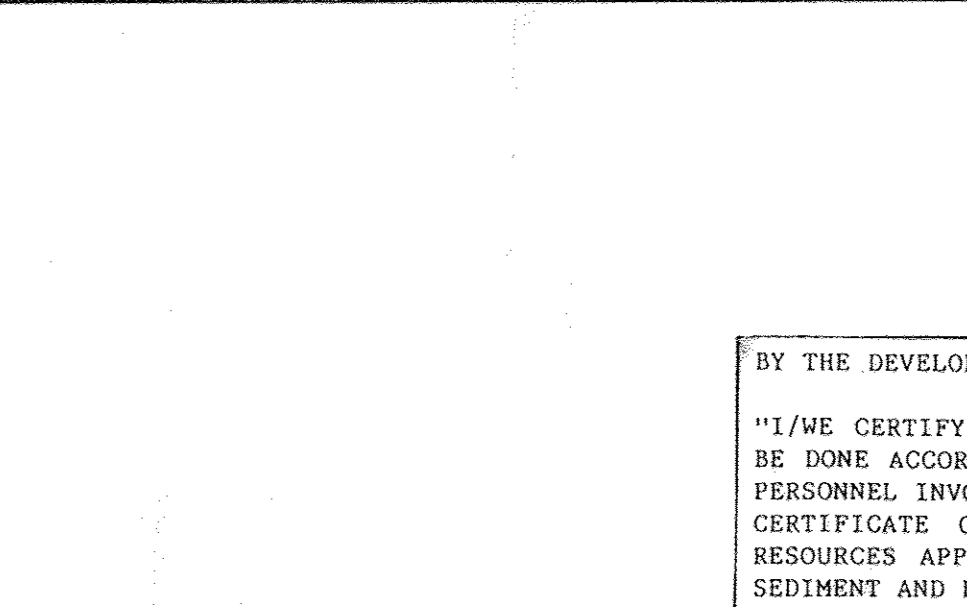
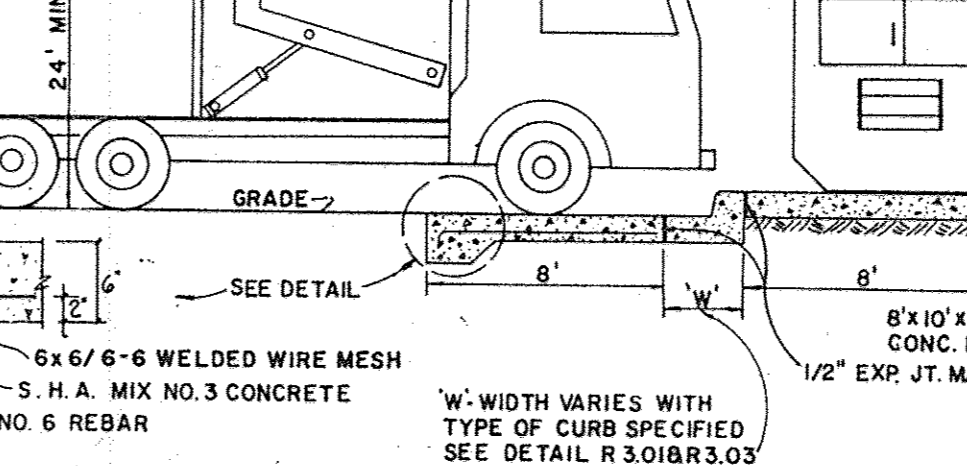
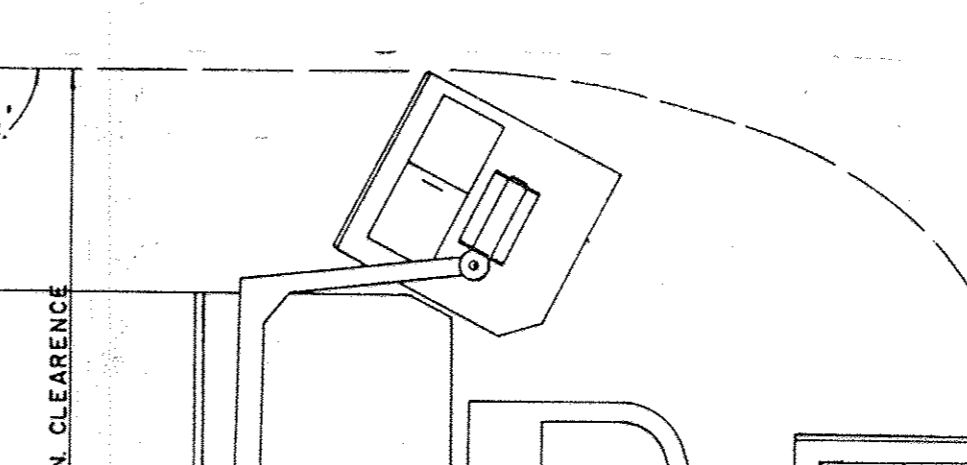
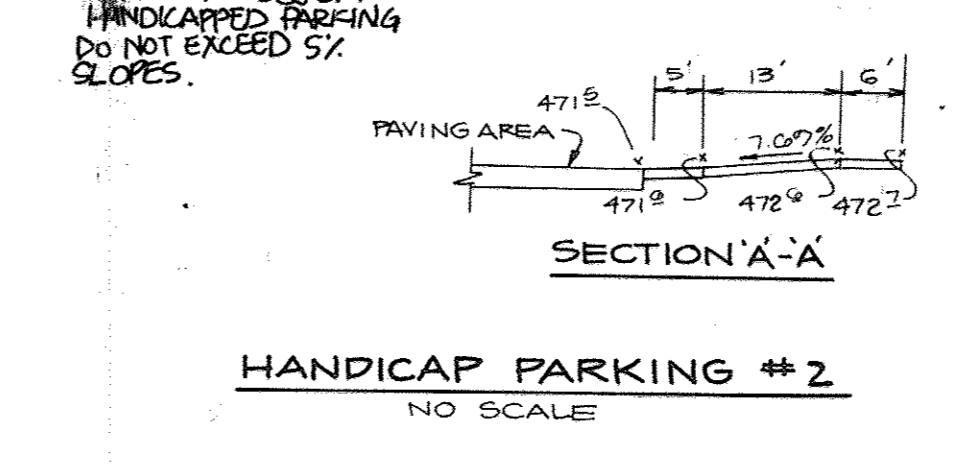
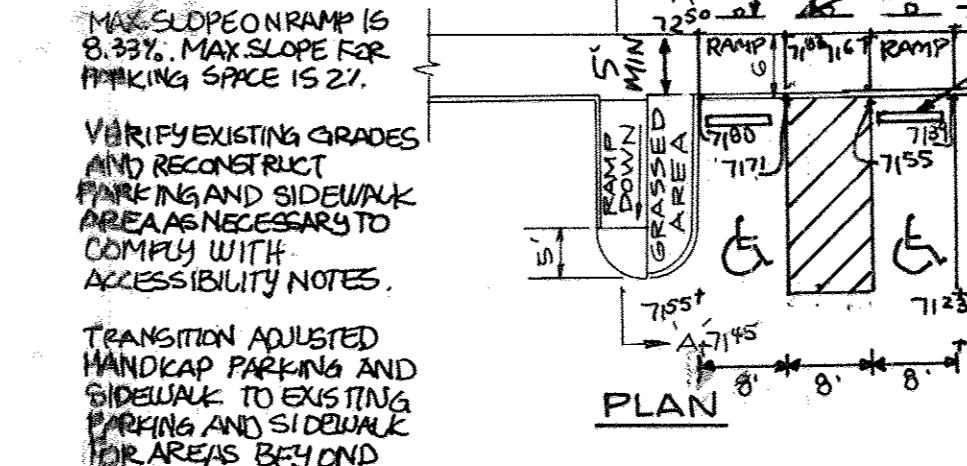
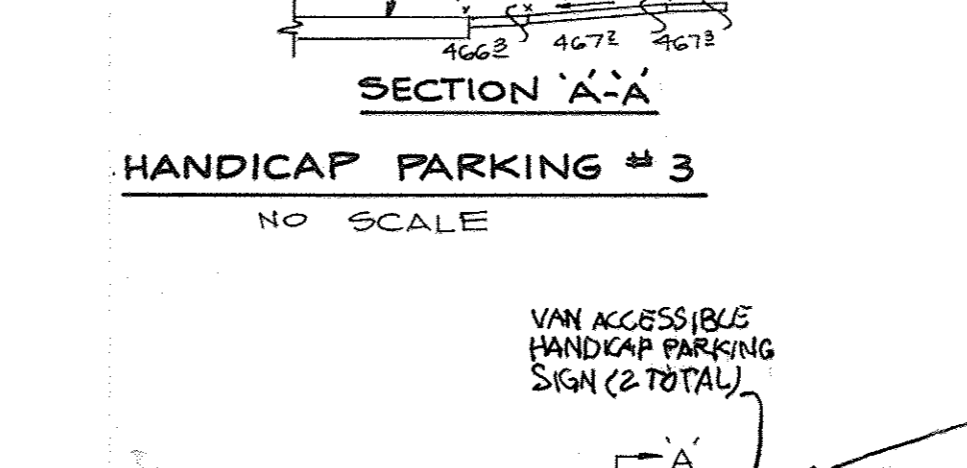
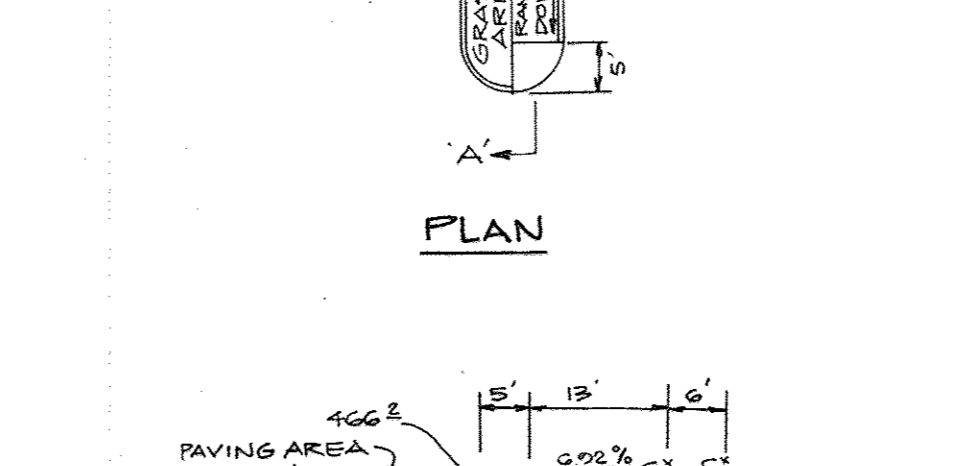
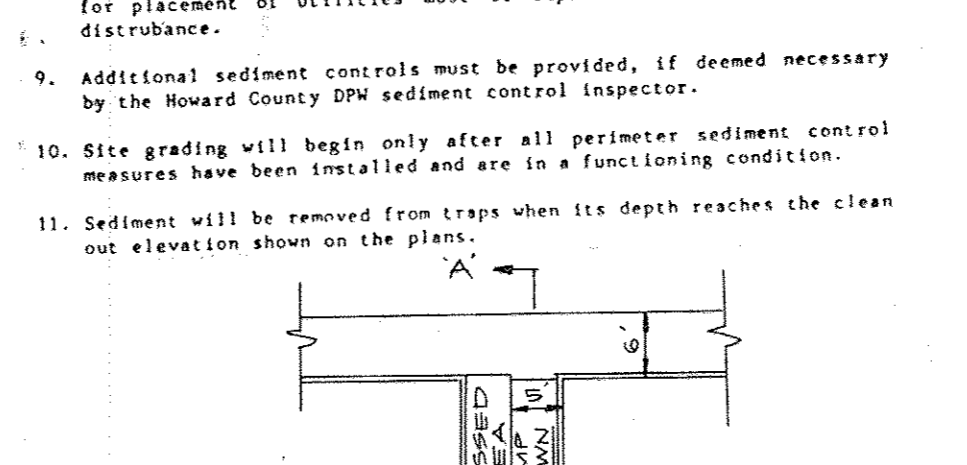
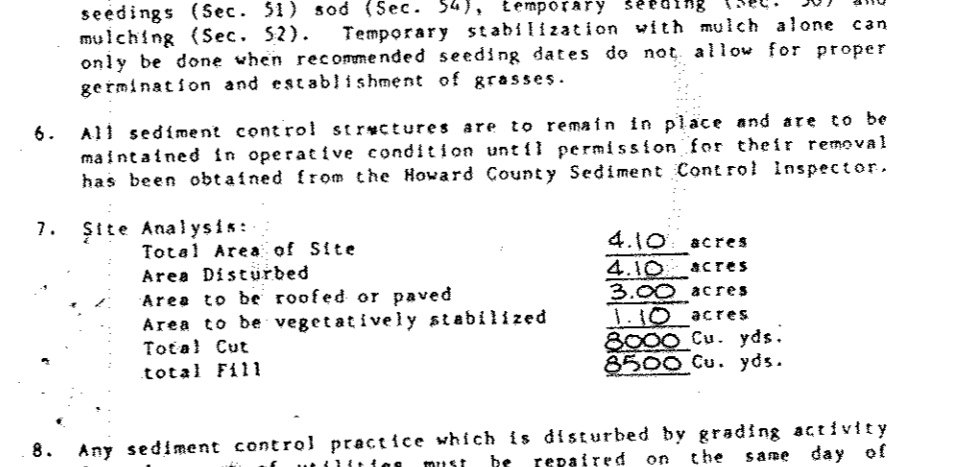
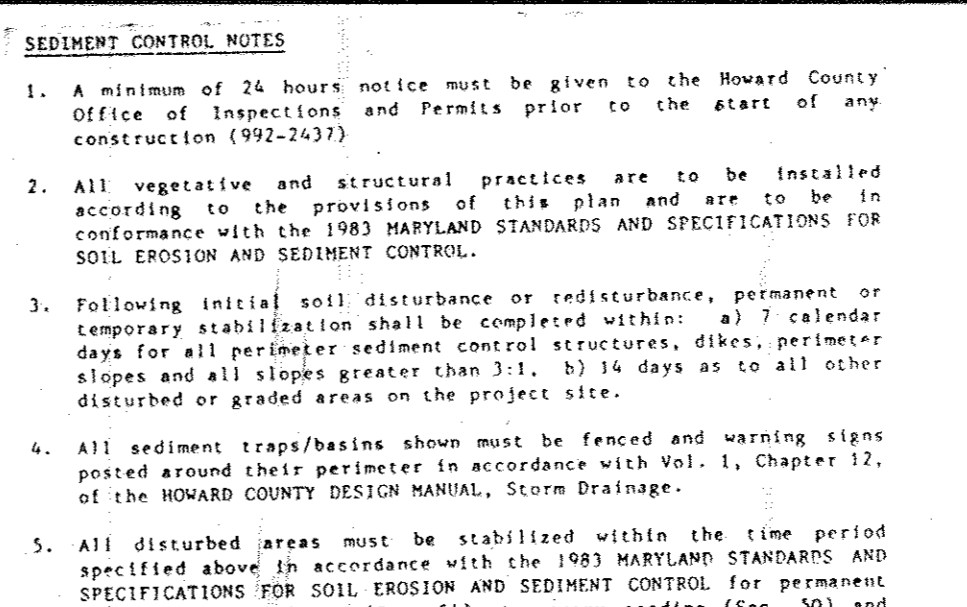
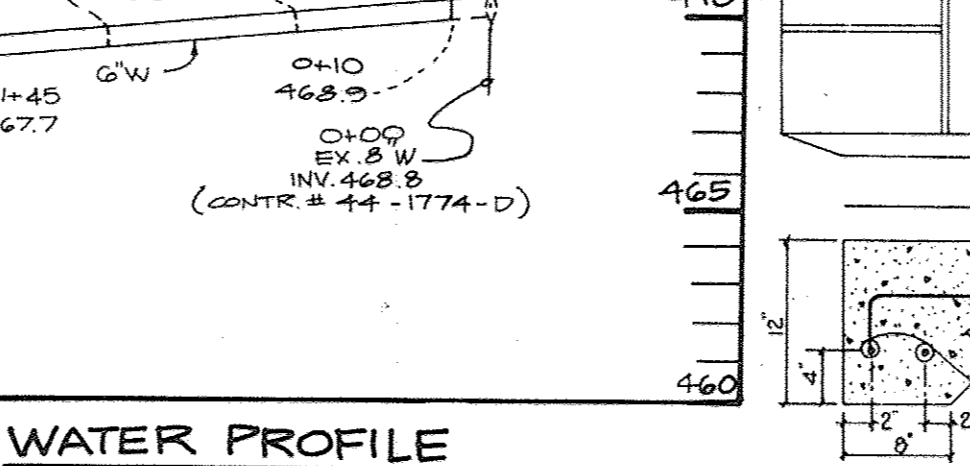
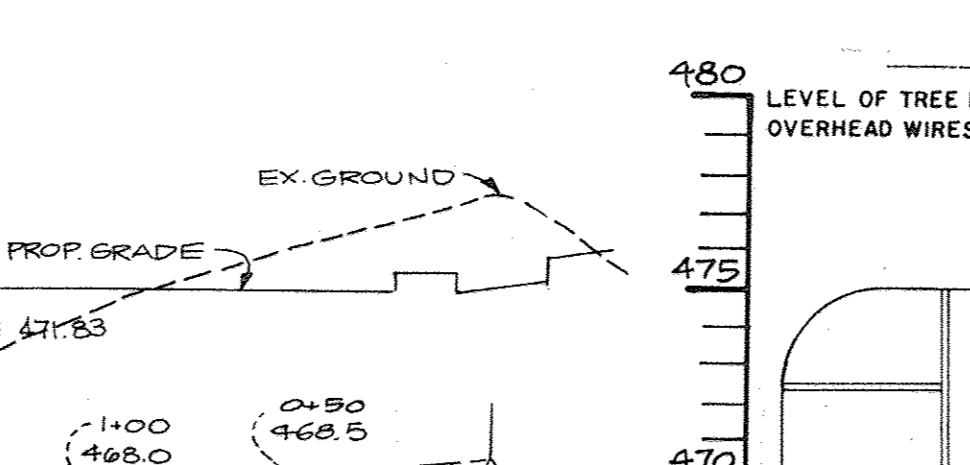
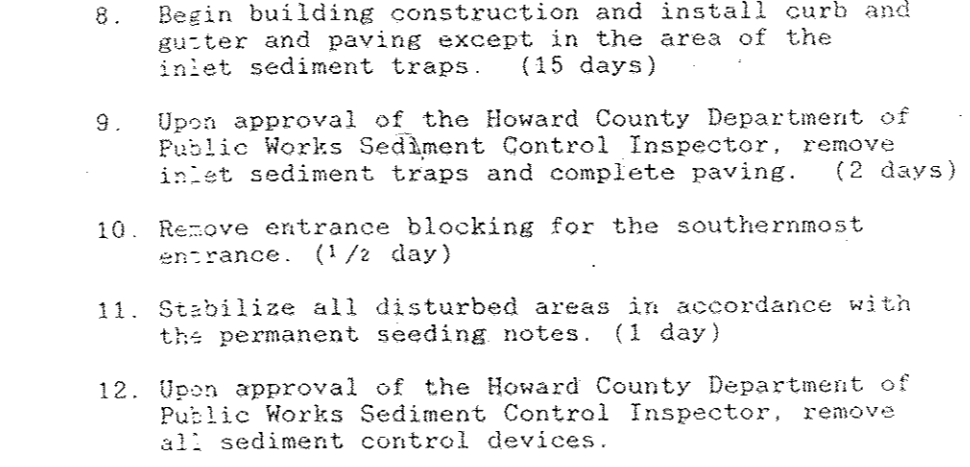
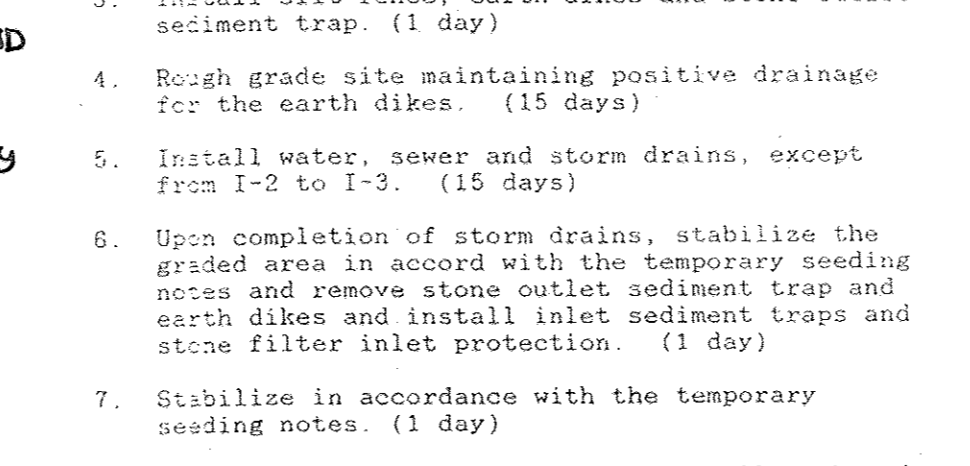
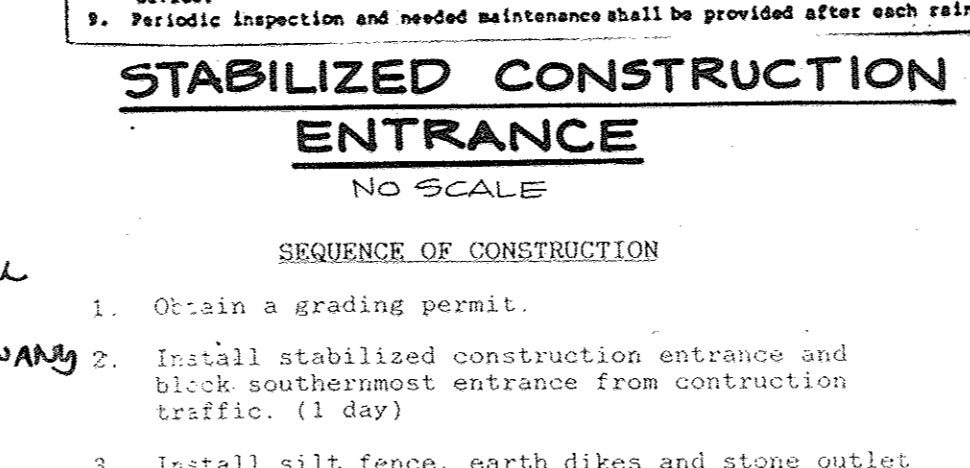
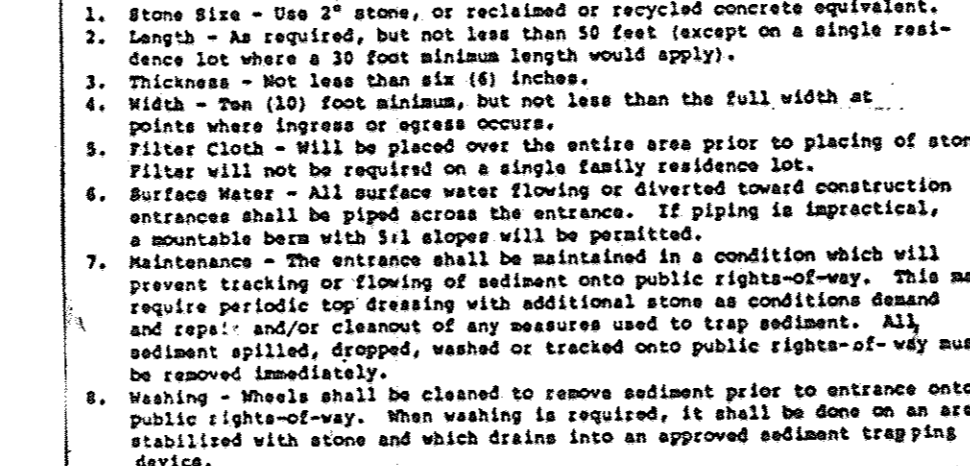
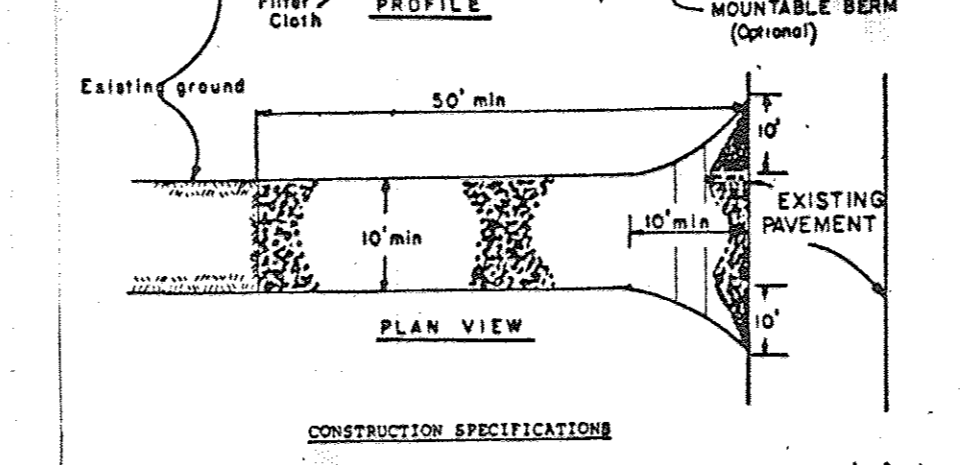
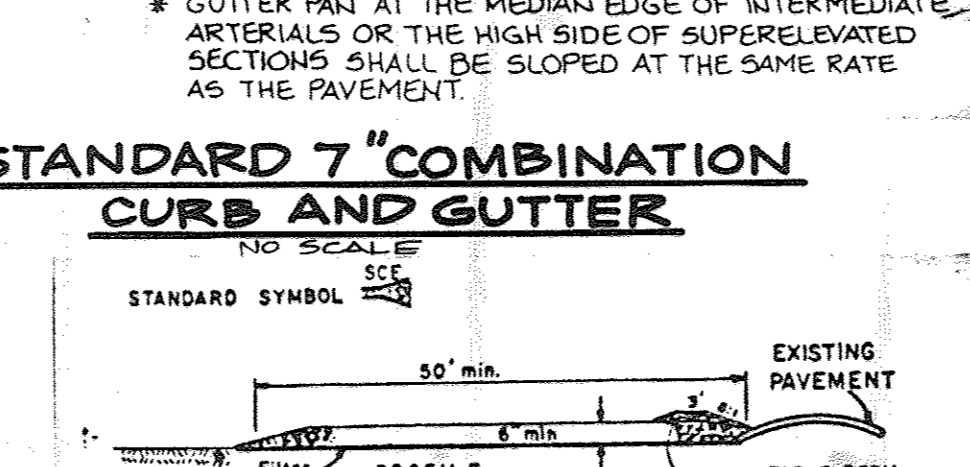
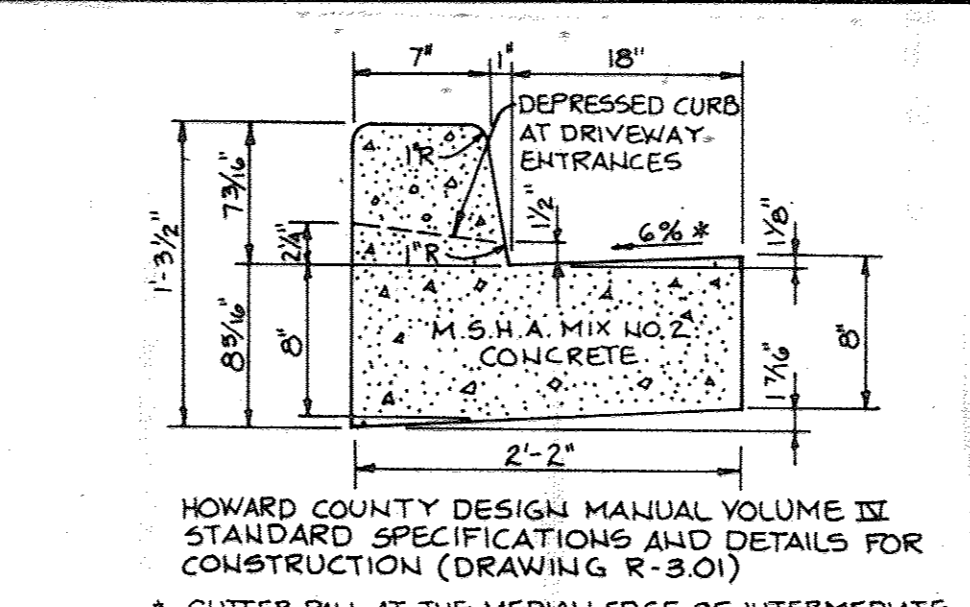
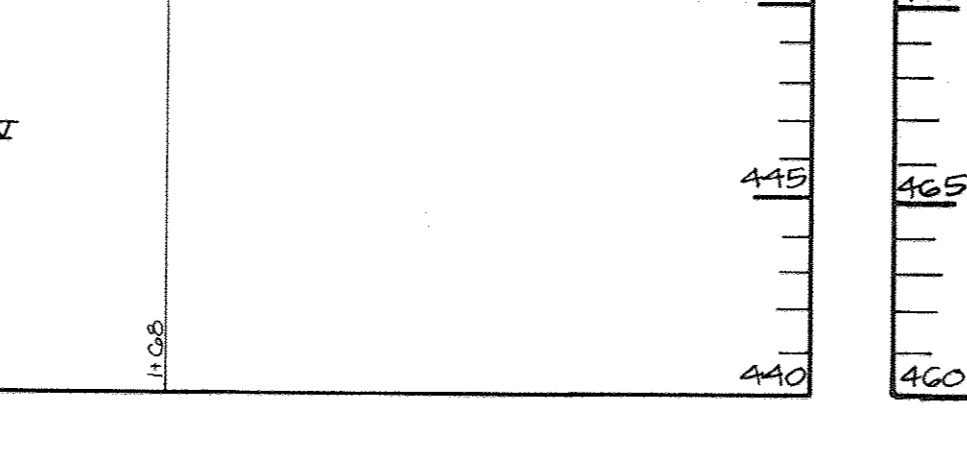
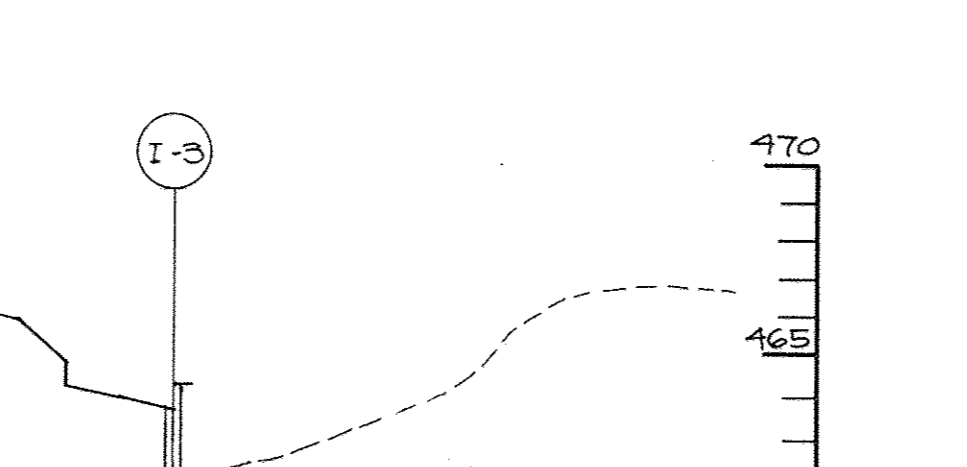
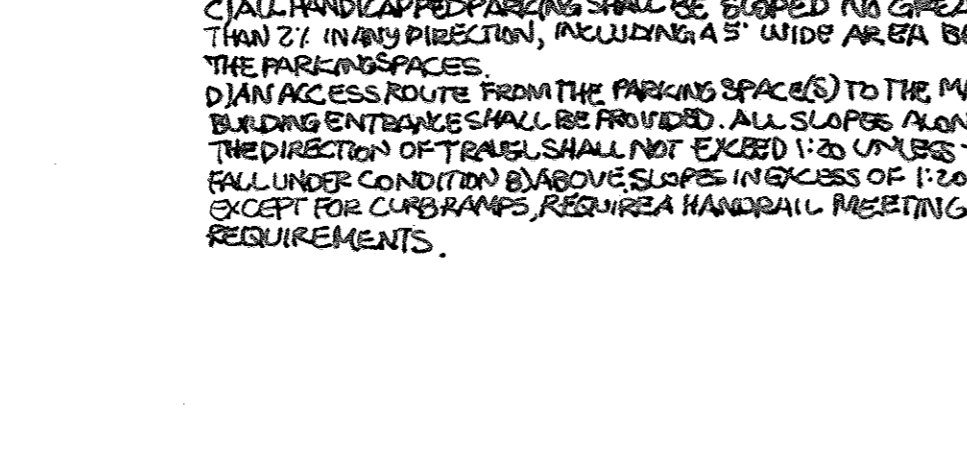
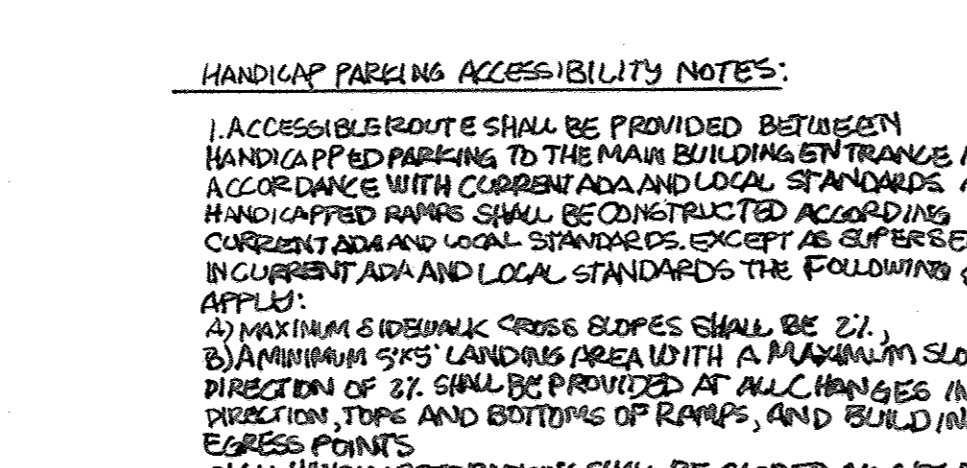
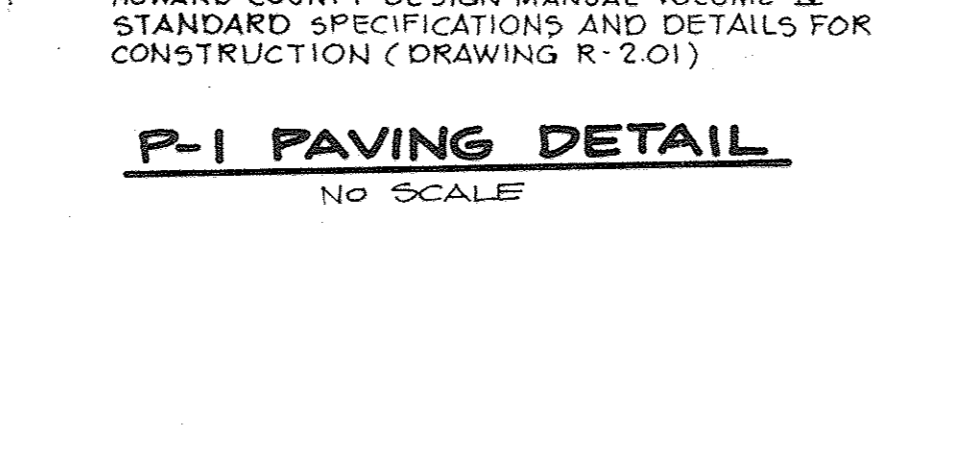
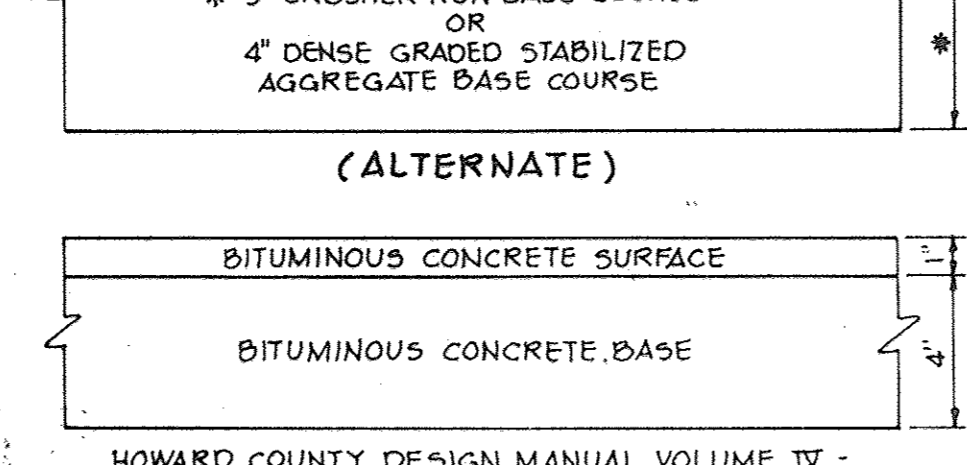
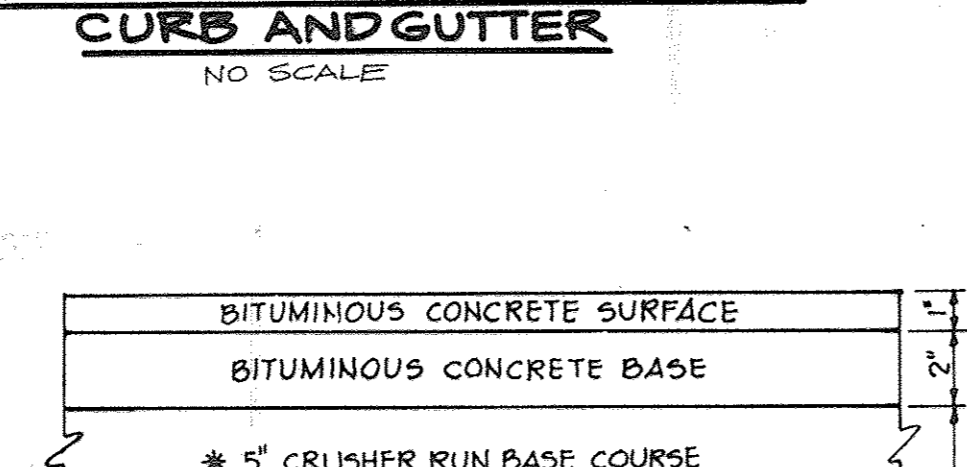
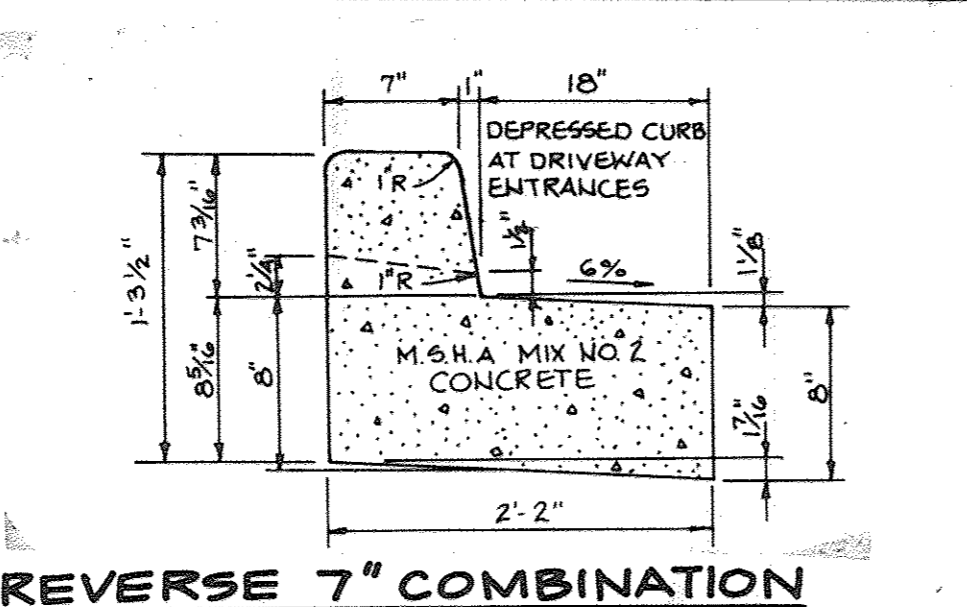
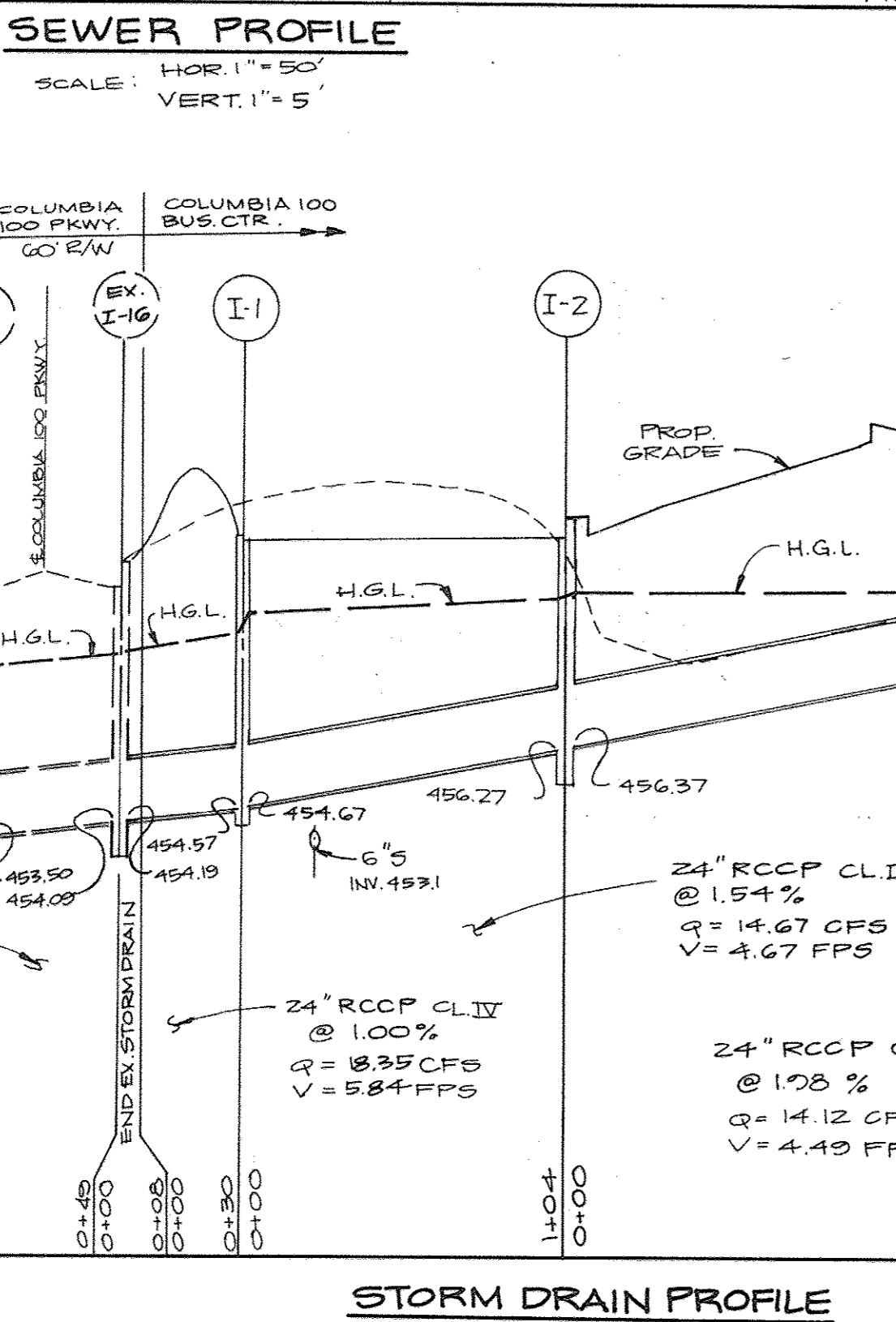
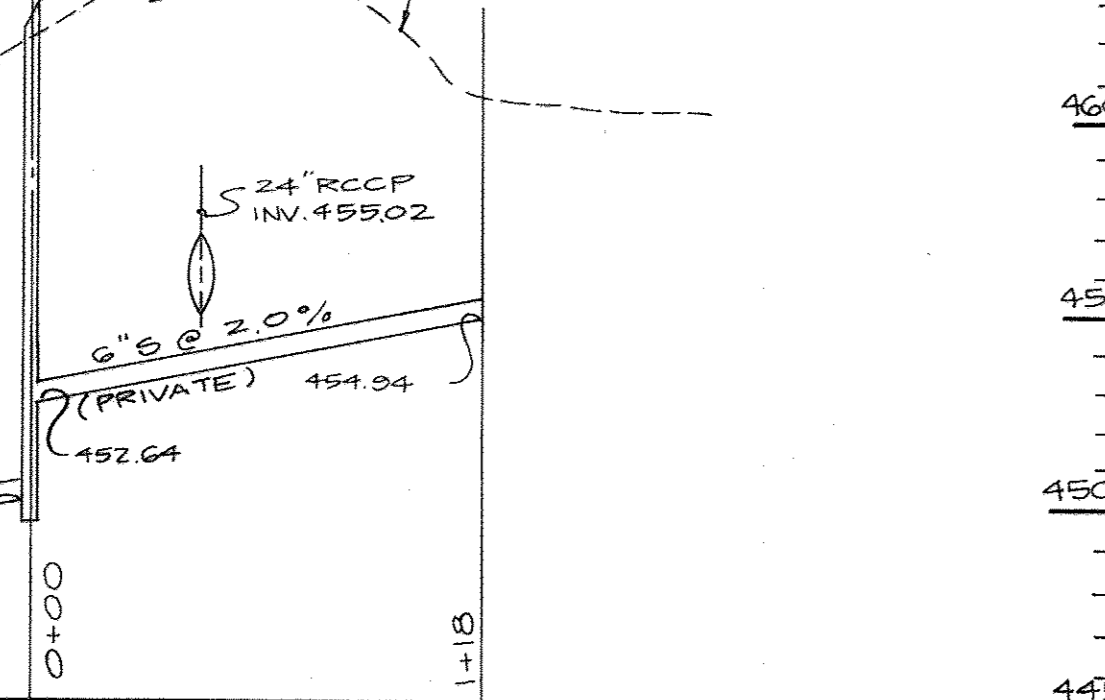
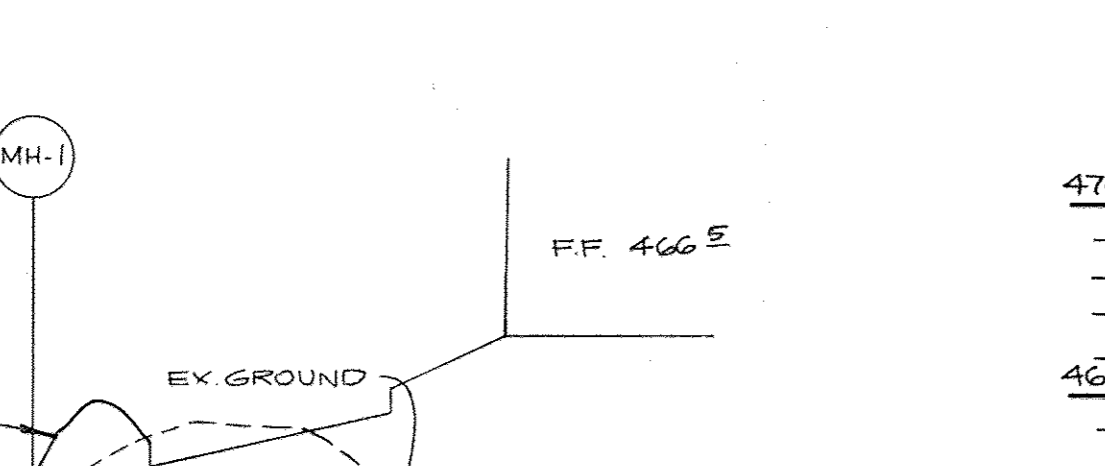
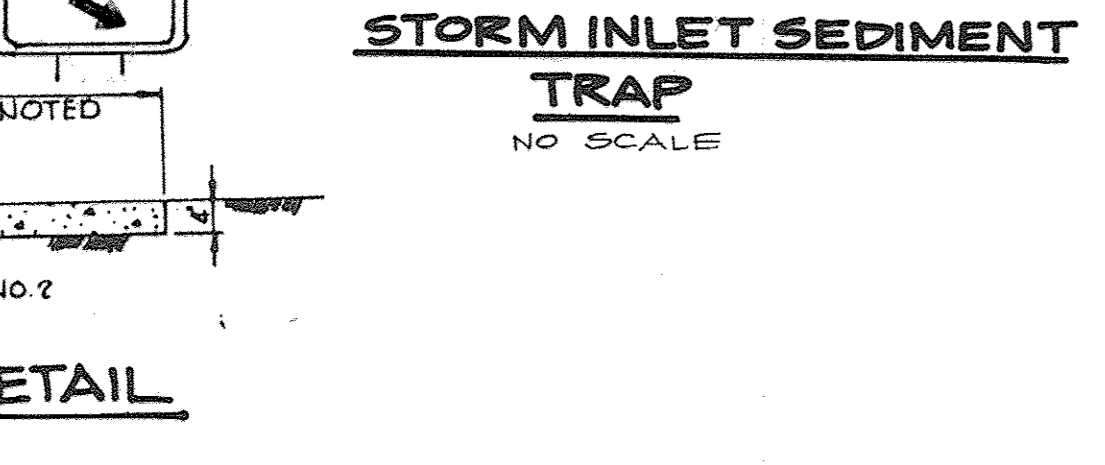
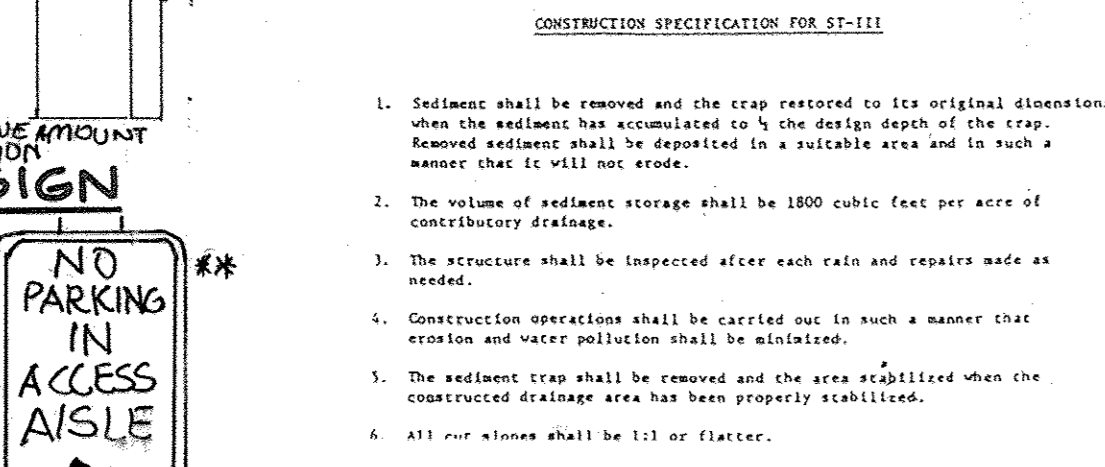
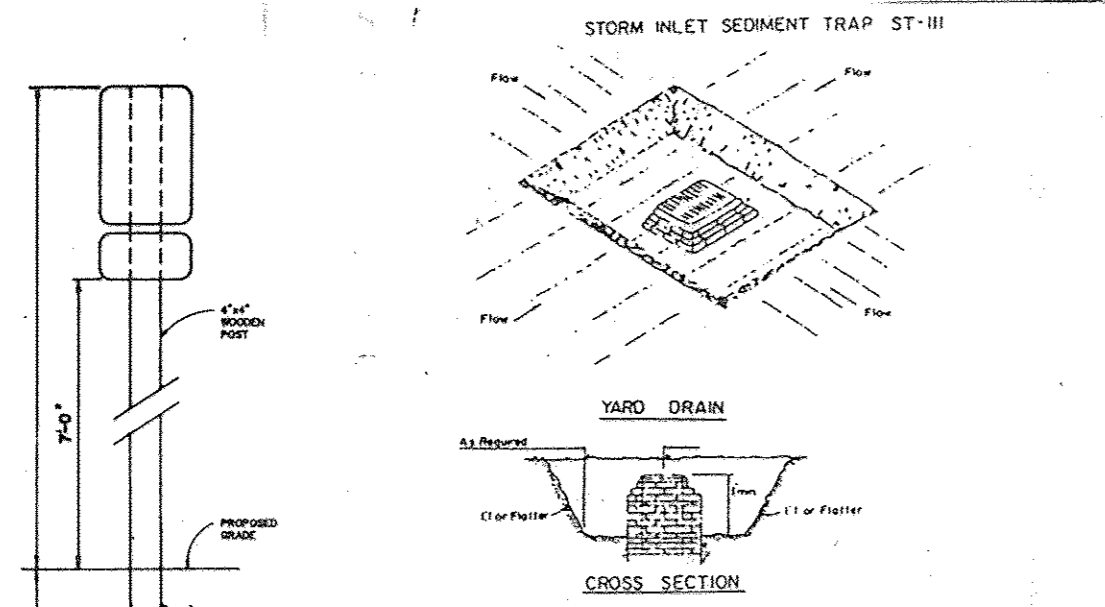
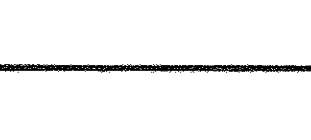
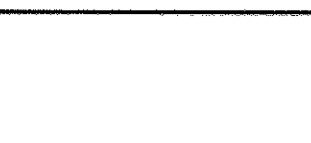
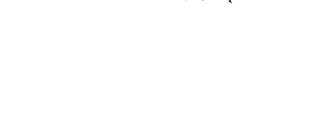
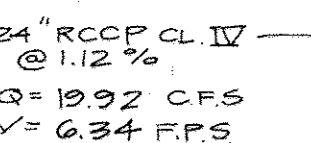
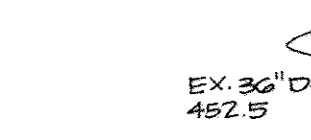
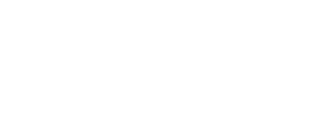
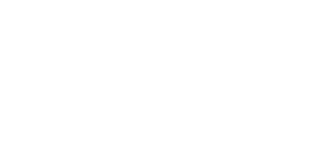
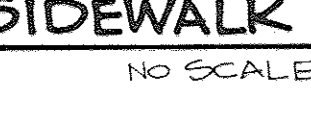
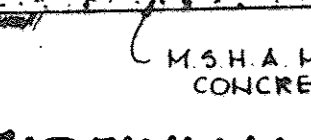
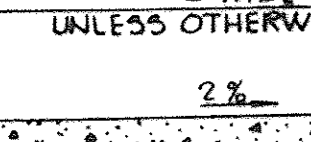
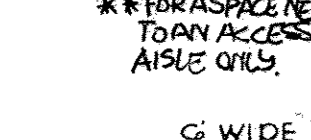
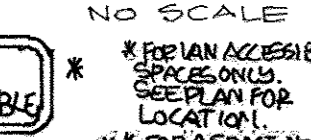
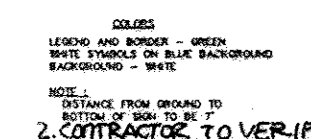
TITLE  
GRADING, SEDIMENT CONTROL  
DRAINAGE AREA MAP

**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

DATE 11-27-88  
SDP-88-118  
DESIGNED BY: W.C.W.  
DRAWN BY: W.C.W.  
PROJECT NO: 4470G  
DATE: NOVEMBER 16, 1988  
SCALE: 1" = 30'  
DRAWING NO. 3 OF 5



APPROVED  
DIVISION OF  
COMMUNITY PLANNING  
& LAND DEVELOPMENT  
HOWARD COUNTY,  
MARYLAND  
DATE 12-15-88



SEDIMENT CONTROL NOTES

- A minimum of 24 hours notice must be given to the Howard County Office of Inspections and Permits prior to the start of any construction (992-2437).
- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in accordance with the 1982 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1, b) 14 days as to all other disturbed or graded areas on the project site.
- All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 32, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- All disturbed areas must be stabilized within the time period specified above in accordance with the 1982 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 seedings do not allow for proper germination and establishment of grasses.
- All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
- Site Analysis:
  - Total Area of Site: 4.10 acres
  - Area Disturbed: 4.10 acres
  - Area to be roofed or paved: 3.00 acres
  - Area to be vegetatively stabilized: 1.10 acres
  - Total Cut: 8500 Cu. yds.
  - Total Fill: 8500 Cu. yds.
- Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
- Additional sediment controls must be provided, if deemed necessary by the Howard County DPM sediment control inspector.
- Site grading will begin only after all perimeter sediment control measures have been installed and are in a functioning condition.
- Sediment will be removed from traps when its depth reaches the clean out elevation shown on the plans.

BY THE DEVELOPER:  
 I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.  
 J. M. Williams 12/8/88  
 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 COUNTY SOIL CONSERVATION DISTRICT.  
 Arthur E. Muegge 11-29-88  
 ENGINEER DATE

REVIEWED FOR HOWARD COUNTY HEALTH DEPARTMENT  
 AND MEETS TECHNICAL REQUIREMENTS  
 Joan M. Helen 1-23-89  
 S. SOIL CONSERVATION SERVICE DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.  
 Stephen L. Fisher 1/23/89  
 HOWARD S.C.D. DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.  
 James P. Boddie 1-30-89  
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.  
 Charles A. 2-6-89  
 PLANNING DIRECTOR DATE

APPROVED: DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION  
 Mark J. A. 2-2-89  
 CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.  
 Jerome M. Williams 1-24-89  
 DIRECTOR DATE

7-27-77 | UPDATE HANDICAP SIGN DETAIL, HANDICAP #2 DETAIL AND ACCESSIBILITY NOTES  
 DATE NO REVISION

OWNER/DEVELOPER  
 JEROME M. WILLIAMS  
 6660 DOBBIN ROAD  
 COLUMBIA MARYLAND 21045

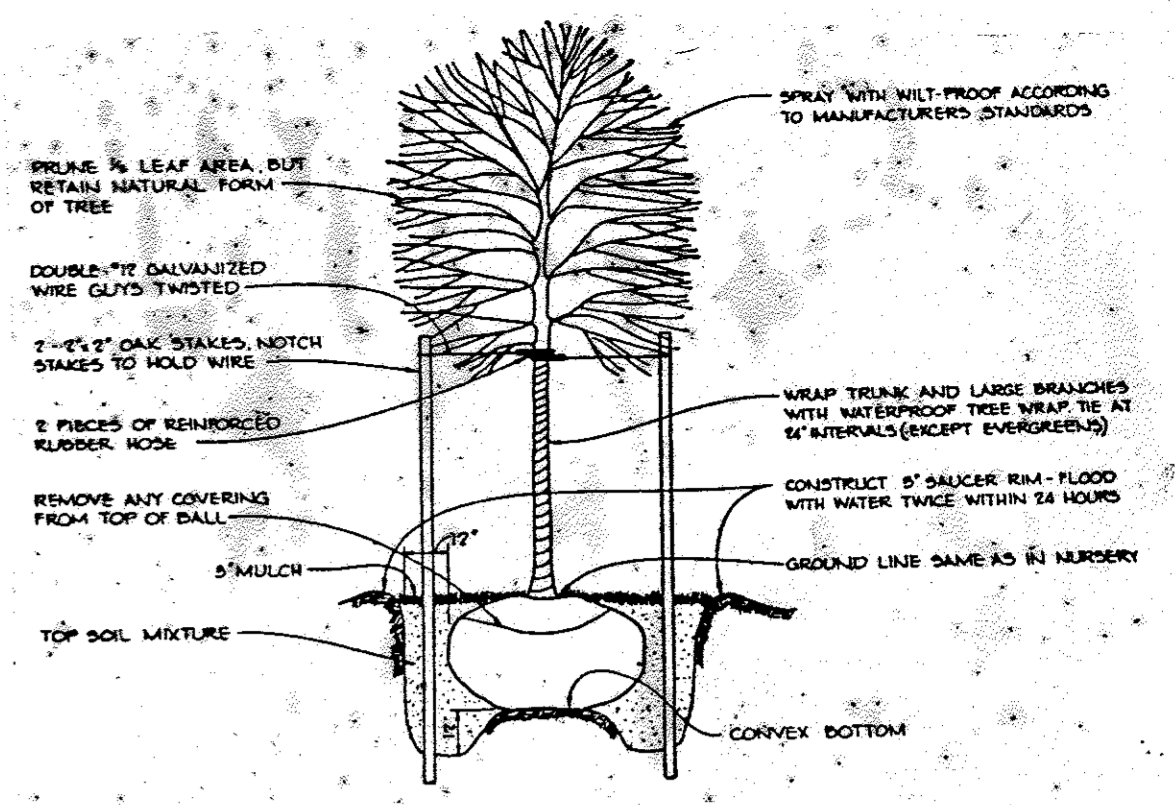
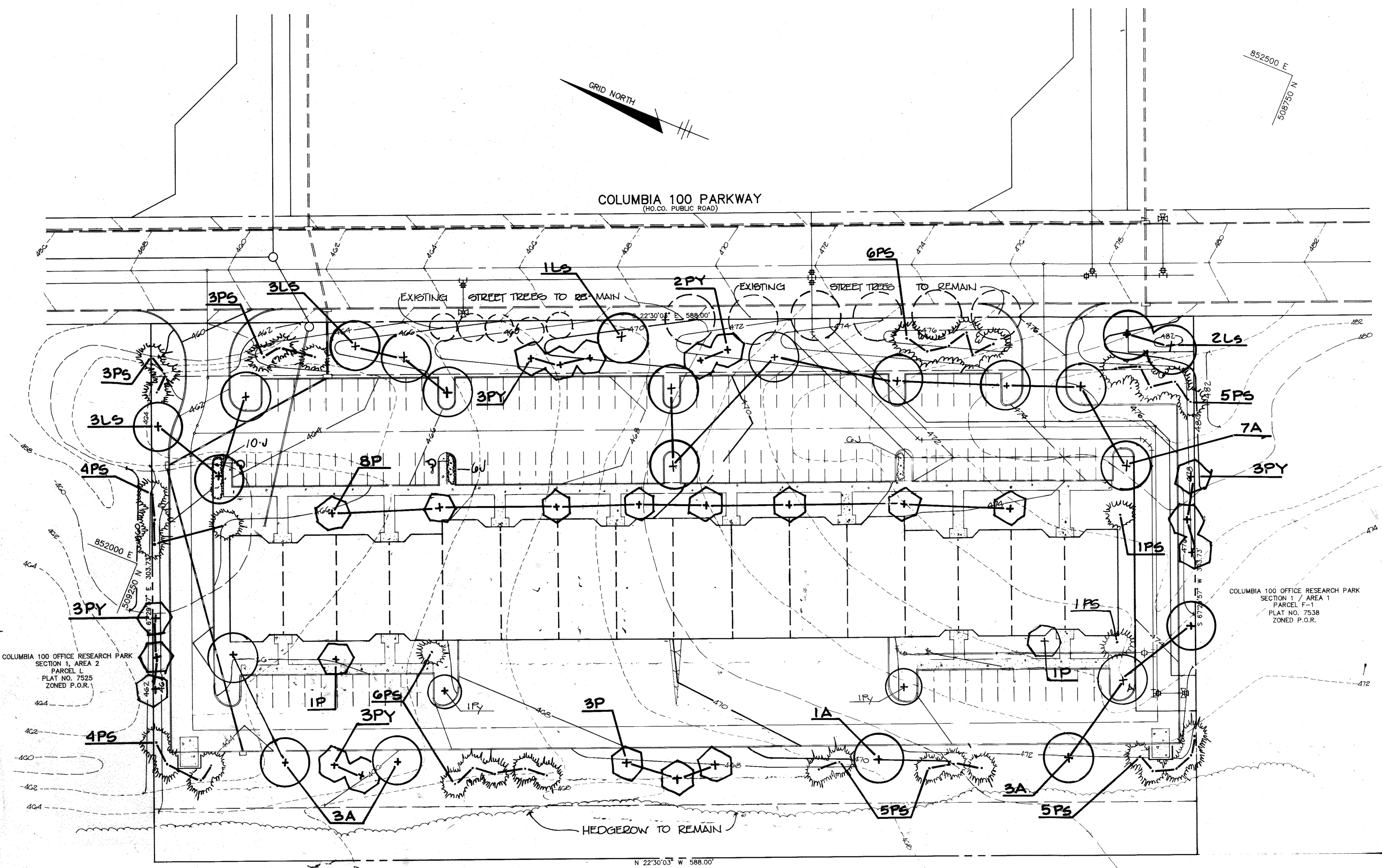
PROJECT:  
 COLUMBIA 100 BUSINESS CENTER BUILDING AND PARKING REVISIONS TO SDF-88-18  
 AREA TAX MAP 30 PARCEL G-1 PLAT NO. 7747  
 COLUMBIA 100 OFFICE RESEARCH PARK SECT. 1, AREA 2  
 2ND ELECTION DISTRICT, HOWARD COUNTY MARYLAND

TITLE: PROFILES AND DETAILS

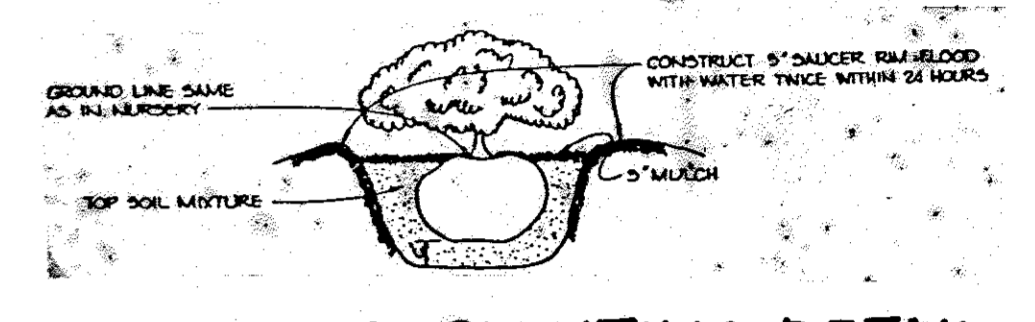
THE RIEMER GROUP, INC.  
 The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm  
 3105 North Ridge Road, Ellicott City, Maryland 21043 (301) 481-2690

DATE 11-29-88  
 DESIGNED BY: WCV  
 DRAWN BY: J.L.P.  
 PROJECT NO: 44-702  
 DATE: NOVEMBER 16, 1988  
 SCALE: AS SHOWN  
 DRAWING NO. 4 OF 5

APPROVED  
 DIVISION OF  
 COMMUNITY PLANNING  
 & LAND DEVELOPMENT  
 HOWARD COUNTY,  
 MARYLAND  
 DATE 12-15-88



**TREE PLANTING DETAIL**  
NOT TO SCALE



**SHRUB PLANTING DETAIL**  
NO SCALE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT  
*J. B. B. B.* 1-30-89  
 COUNTY HEALTH OFFICER DATE  
 APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING  
*W. H. H.* 2-6-89  
 PLANNING DIRECTOR DATE  
 APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*J. W. W.* 1/24/89  
 PERMITOR DATE  
 APPROVED: *M. S. S.* 1-24-89  
 CHIEF, BUREAU OF ENGINEERING DATE

DATE NO REVISION  
 OWNER/DEVELOPER  
 JEROME W. WILLIAMS  
 6600 DOBBIN ROAD  
 COLUMBIA, MARYLAND  
 21045

PROJECT  
**COLUMBIA 100 BUSINESS CENTER**  
 BUILDING AND PARKING REVISIONS TO SDP-88-118  
 AREA TAX MAP 30 PARCEL G-1 PLAT NO 7747  
 COLUMBIA 100 OFFICE RESEARCH PARK SEC 1, AREA 2  
 2ND 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) 461 2690

**APPROVED**  
 DIVISION OF  
 COMMUNITY PLANNING  
 & LAND DEVELOPMENT  
 HOWARD COUNTY,  
 MARYLAND  
 DATE **12-15-88**

1-9-89  
 DATE  
 DESIGNED BY M.C.S.  
 DRAWN BY W.C.W.  
 PROJECT NO 44700  
 DATE  
 SCALE 1"=30'  
 DRAWING NO 5 OF 5  
*Melanie E. Moser*  
 MELANIE E. MOSER

COLUMBIA 100 PARKWAY  
 (HO. CO. PUBLIC ROAD)

OAKLAND RIDGE INDUSTRIAL PARK  
 SECTION 2  
 P.B. 15 / F. 8  
 ZONED NEW TOWN EMPLOYMENT CENTER

**PLANT LIST**

Qty.	Symbol	Name	SIZE	Remarks
14	A	ACER RUBRUM 'OCTOBER GLORY' October Glory Maple	2 1/2 - 3" CAL. 13-15' HT.	B & B, FULL HEAD
9	Ls	LIQUIDAMBAR STYRACIFLUA Sweet Gum	2 1/2 - 3" CAL. 13-15' HT.	B & B, FULL HEAD
14	Py	PRUNUS YEDOENSIS Yoshino Cherry	2-2 1/2" CAL. 9-11' HT.	B & B, FULL HEAD
22	J	JUNIPERUS SABINA TAMARISCIFOLIA Tams Juniper	18-24" SPD	CONTAINER
43	PS	PINUS STROBUS White Pine	2-2 1/2 CAL.	6'-8' MIN. HT. Unsheared
13	P	PYRUS CALLERYANE Bradford Pear	2 1/2 - 3" CAL.	8'-10' MIN. HT.

NOTE: ANY EXISTING STREET TREES DAMAGED OR DESTROYED DURING GRADING AND CONSTRUCTION MUST BE REPLACED BY THE OWNER/DEVELOPER OF THIS PROJECT.