

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

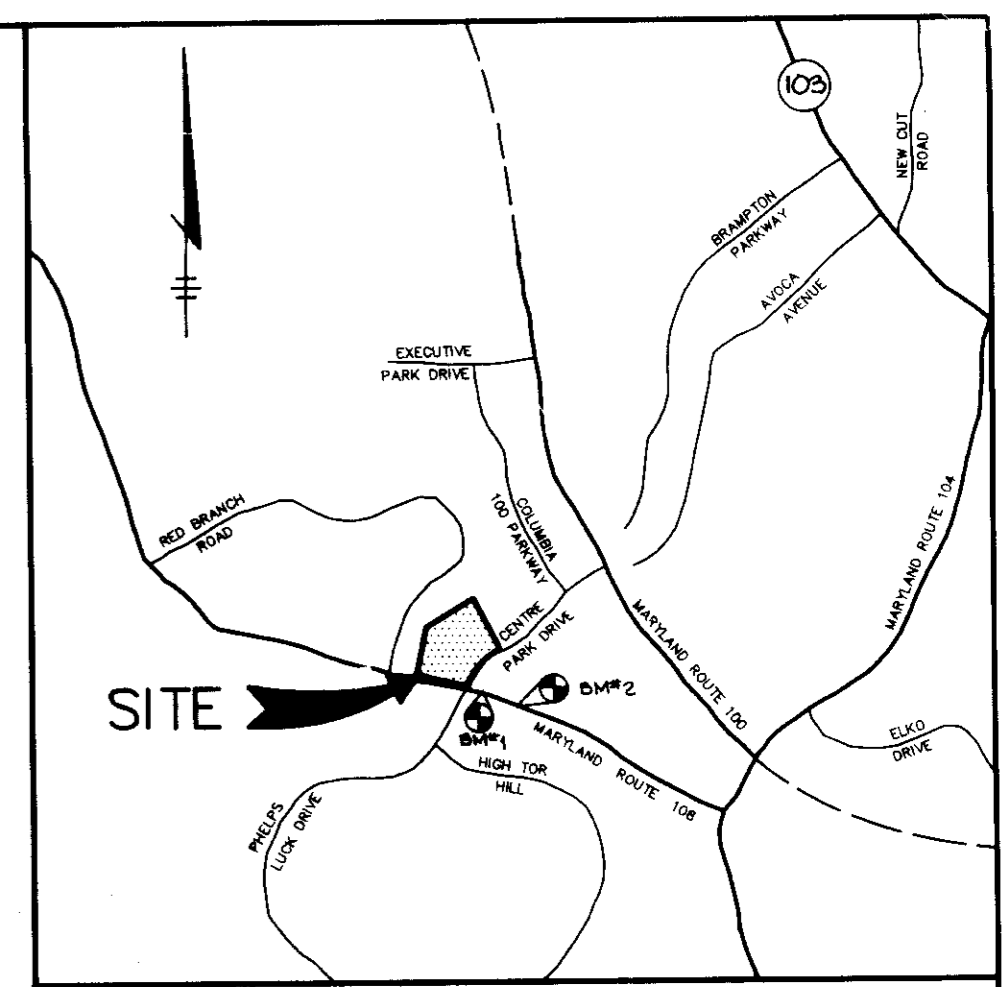
SITE DEVELOPMENT PLAN

COLUMBIA PALACE OFFICE CENTER

BUILDING ADDITIONS TO SDP-86-49

2nd ELECTION DISTRICT

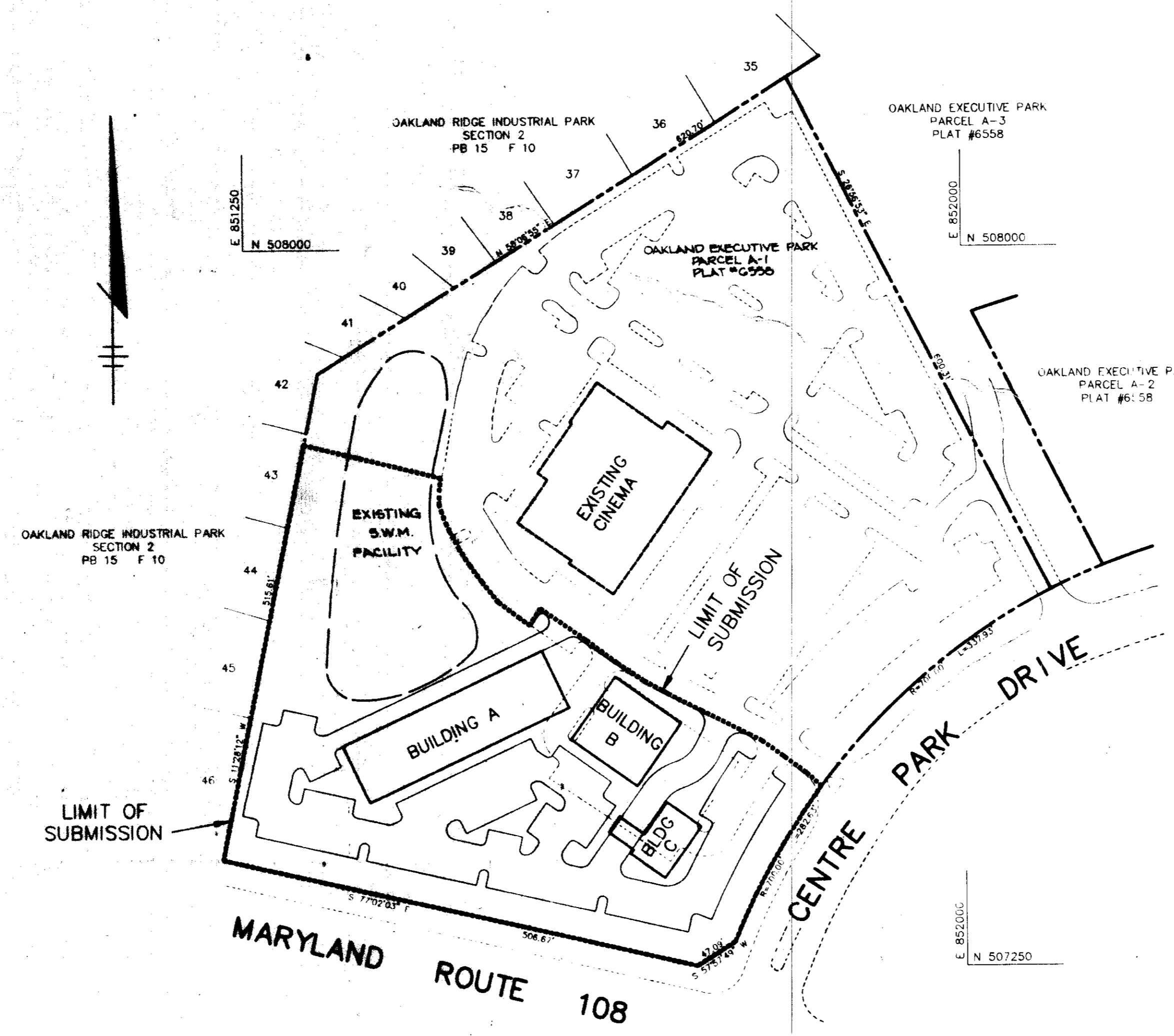
HOWARD COUNTY, MARYLAND



VICINITY MAP
SCALE: 1" = 200'

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, 1990 AMENDMENTS.
- 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 (5) DAY 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
 CAP TELEPHONE COMPANY 725-9976
 HOWARD COUNTY BUREAU OF UTILITIES 313-4900
 AT&T CABLE LOCATION DIVISION 393-3553
 BALTIMORE GAS & ELECTRIC COMPANY 685-0103
 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 AUGUST, 1991 BY RIEMER MUEGGE AND ASSOCIATES, 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 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 16.122A OF THE HOWARD COUNTY CODE. EACH SEPARATE AND INDEPENDENT SEWER CONNECTION SHALL INCLUDE A STANDARD MANHOLE AND OTHER WATER PRETREATMENT DEVICES AS REQUIRED AND APPROVED BY HOWARD COUNTY. WASTE LINES ON THE INTERIOR OF THE BUILDING SHALL BE DESIGNED, CONSTRUCTED OR MODIFIED SUCH THAT NON-DOMESTIC WASTE WILL BE DISCHARGED TO THE SEPARATE AND INDEPENDENT SEWER CONNECTION. NO PLAN SHALL DISCHARGE REGULATED NON-DOMESTIC WATER 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.
- STORMWATER MANAGEMENT FOR THIS DEVELOPMENT IS PROVIDED BY STORMWATER MANAGEMENT DETENTION FACILITY AS PER P. 24. THE FACILITY TO BE MODIFIED TO BE EXTENDED DETENTION TO PROVIDE FOR WATER QUALITY MANAGEMENT.
- THE PAVEMENT DETAILS SHOWN ON THESE PLANS REFLECT THE HOWARD COUNTY MINIMUM STANDARD PAVEMENT SECTIONS AND ARE NOT BASED ON SITE SPECIFIC CONDITIONS. PRIOR TO PAVING, THE FINAL PAVEMENT SECTIONS SHALL BE DETERMINED BY A QUALIFIED GEOTECHNICAL ENGINEER BASED ON IN-SITU TESTING OF THE FINISHED SUBGRADE. THE TESTING AND GEOTECHNICAL ENGINEER SHALL BE FURNISHED BY THE OWNER. APPROVAL FROM THE COUNTY SHALL BE OBTAINED IF THE ON-SITE TESTING REQUIRES PAVEMENT DESIGN TO BE CHANGED.
- WP-92-108 WAS A WAIVER OF SECTION 16.115(1)(c) TO PERMIT DIRECT COMMERCIAL DRIVEWAY ACCESS TO A MINOR ARTERIAL HIGHWAY, MARYLAND ROUTE 108. THE WAIVER REQUEST WAS DENIED ON JANUARY 31, 1992.



PLAN
SCALE: 1" = 100'

SITE TABULATION

TOTAL AREA PARCEL A-1	11.108 AC. (483,777 SF)
EXISTING ZONING	M-1
EXISTING USE (PRIMARY)	Cinema (1,710 seats) & Related Parking
EXISTING BUILDING COVERAGE	23,038 SF (4.8%)
TOTAL AREA OF SUBMISSION	4.31 AC. (187,744 SF)
PROPOSED USES:	GENERAL M-1 DISTRICT USES, INCLUDING: Blueprinting services, Laundry/Dry Cleaning establishments, general light manufacturing with related limited Retail Sales, Offices, and Accessory Uses such as Personal Service establishments, Service Agencies
Building A	1,150 SF RESTAURANT (MEAT FOND RESTAURANT NOT PROHIBITED BY M-1 DISTRICT) & 1,600 SF FOOD PRODUCTION
Building B	14,930 SF
Building C	6,950 SF
Building D	3,145 SF
Building E	2,445 SF
TOTAL	47,580 SF (25.6% of total parcel)
PARKING REQUIRED	(See Shared Parking Request)
1,710 seats Cinema @ 1 sq/3seats	570 SPACES
3,145 Royal Farms Store @ 1 sq/1000 S.F.	19 SPACES
1,150 SF Restaurant @ 1 sq/100 SF	19 SPACES
2,000 SF Retail @ 1 sq/200 SF	10 SPACES
2,000 SF General Use @ 1 sq/1000 SF	2 SPACES
TOTAL	605 SPACES
PARKING PROVIDED	90 AT CINEMA (SEE 1991 CONSTRUCTION PERMITS) 606 TOTAL SPACES @ 28 (M-1-7) TOTAL 696 SPACES
HANDICAPPED SPACES	6 Provided 18 Total Handicapped Spaces
TOTAL PARKING AREA	28,454 SF (6.1%)
Landscape Islands Required	55 (1,975 SF)
Landscape Islands Provided	6,224 (3,225 SF)
NO CHANGE	CURBWAY LAYOUT IS 97 S.F. LESS PAVING THAN ORIGINAL SDP

Note: Per Shared Parking Request, there is a shared parking agreement between the various users, as the cinema peak parking demand is in the evenings, while the peak parking demand for the General M-1 District uses and the bank will be in the daytime.

BENCH MARKS

- HORIZONTAL & VERTICAL CONTROL USED FOR AS-BUILT SURVEY
- B.M. #HO. CO. 2743010-R ELEV. 482.29
3/4" REBAR 0.4' BELOW SURFACE
34.7' SOUTH OF CURB ON MD. ROUTE 108
175' E. EAST OF CL OF PHELPS LUCKY DRIVE
 - B.M. #HO. CO. 2743009 ELEV. 530.07
CONCRETE MONUMENT AT SURFACE 49.2'
EAST OF NORTHWEST DRIVE OF HOWARD
HIGH SCHOOL ON NORTH SIDE OF MD.
ROUTE 108

AS BUILT CERTIFICATE

JAYKANT D. PAREKH #10140 DATE

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

Joseph Boyda 6-17-92 DATE
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Mark J. Dwyer 6/30/92 DATE
DIRECTOR

Anna H. Hismath 6/25/92 DATE
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT

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

James J. ... DATE
DIRECTOR

... 5-29-92 DATE
CHIEF, BUREAU OF ENGINEERING

16-18-92 5 REVISION BUILDING PER FOOD PRODUCTION

DATE NO. REVISION

OWNER COLUMBIA PALACE LIMITED PARTNERSHIP
17 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND, 21204
(301) 296-7570

DEVELOPER ABRAMS DEVELOPMENT GROUP, INC.
8821 COLUMBIA 100 PARKWAY
SUITE 3 COLUMBIA, MARYLAND 21045
(301) 995-5544

PROJECT COLUMBIA PALACE OFFICE CENTER
BUILDING ADDITIONS TO SDP-86-49

AREA TAX MAP NO. 30 ZONED M-1 PLAT #6558
OAKLAND EXECUTIVE PARK PARCEL A-1
2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE SHEET

RIEMER MUEGGE & ASSOCIATES, INC.
A Land Planning, Engineering and Consulting Firm
8818 Centre Park Drive • Suite 200 • Columbia, Md 21045
301-997-8900 FAX: 301-997-9282

4-14-92 DATE
WP-92-108
DESIGNED BY: C.J.R.
DRAWN BY: DAM
PROJECT NO: 78902
DATE: APRIL 14, 1992
SCALE: AS SHOWN
DRAWING NO. 1 OF 6

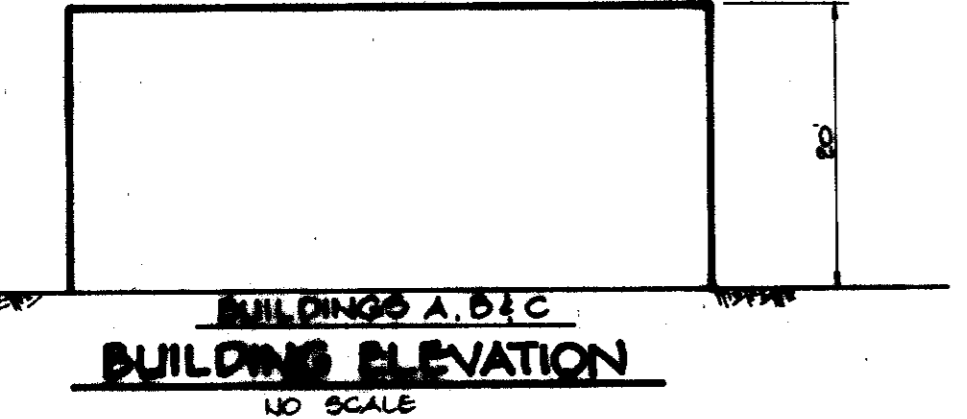
ADDRESS CHART

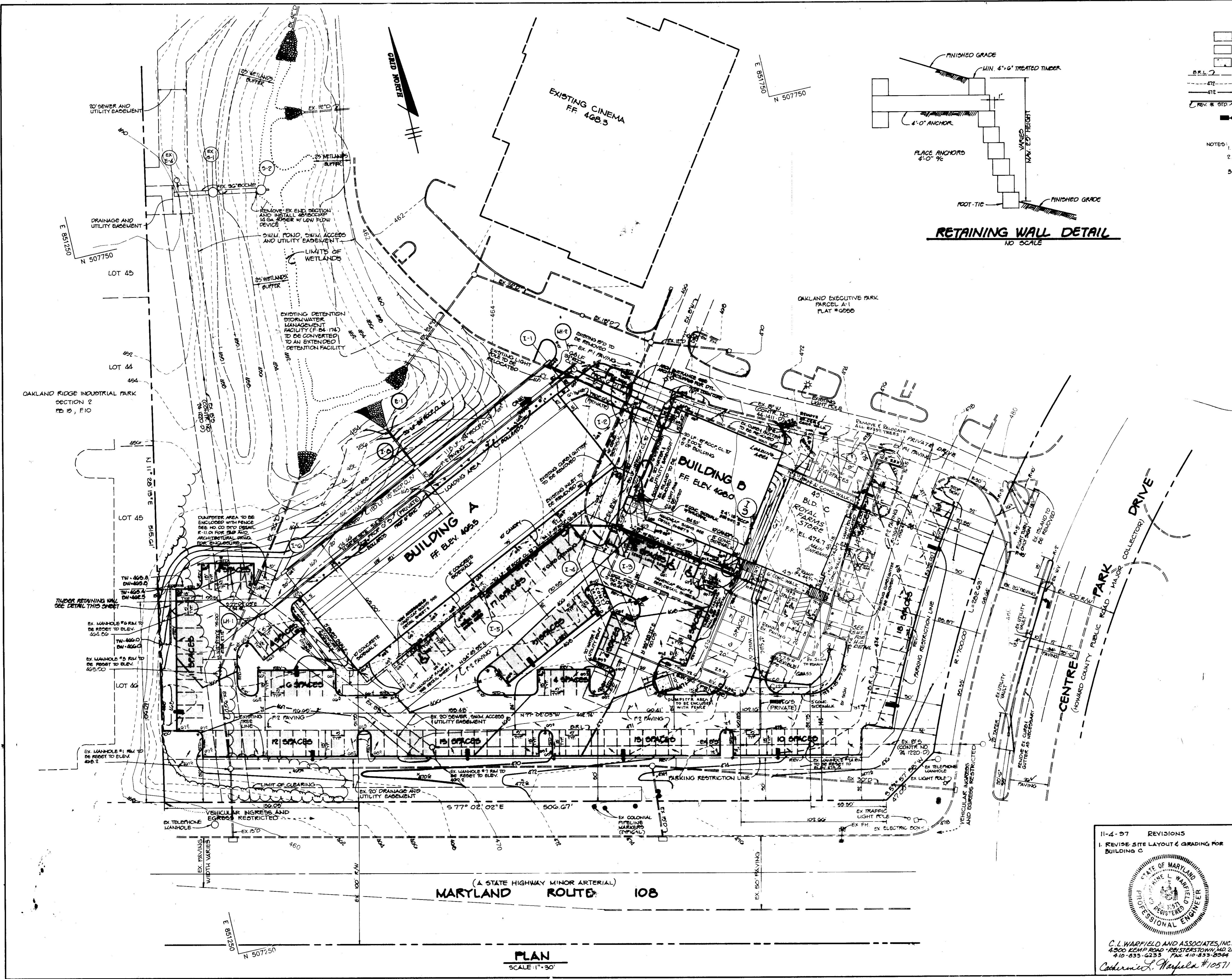
BUILDING	STREET ADDRESS
A	8775 CENTRE PARK DRIVE
B	8765 CENTRE PARK DRIVE
C	8755 CENTRE PARK DRIVE

BLDG & PARKING REVISIONS BY
C.L. WARFIELD AND ASSOCIATES, INC.
4900 KEMP ROAD
REISTERSTOWN, MD. 21136
410-833-6233



STATIONING NAME	SECT./AREA	PARCEL
OAKLAND EXECUTIVE PARK		A-1
PLAT # 6558	BLOCK # 18	ZONING M-1
	TAX MAP NO. 30	ELECT. DIST. SECOND
		CENSUS TRACT 6023.02
WATER CODE G07	SEWER CODE 5657400	

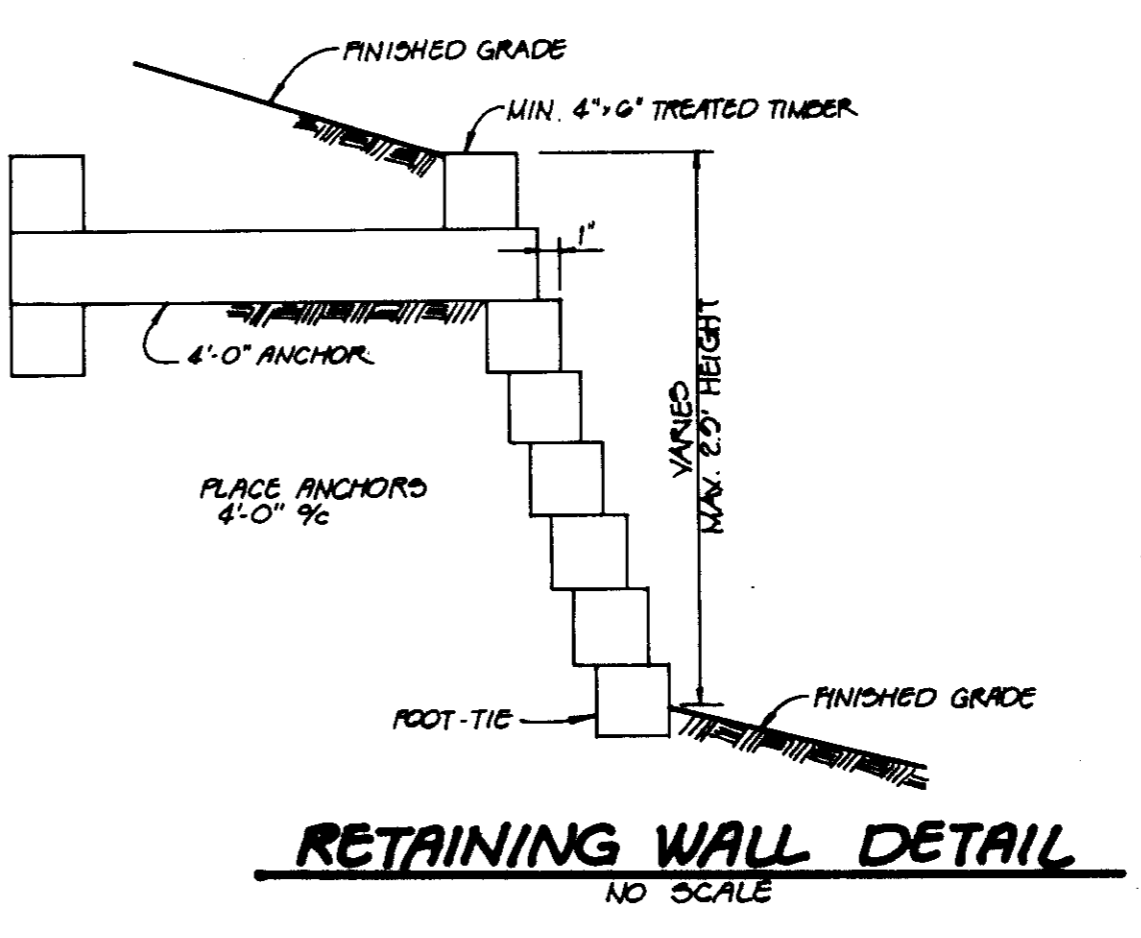




LEGEND

- P-1 PAVING
- P-2 PAVING
- CONCRETE SIDEWALK (SEE DETAIL SHEET 3)
- BUILDING RESTRICTION LINE
- EXISTING TOPOGRAPHY
- PROPOSED TOPOGRAPHY
- TRANSITION FROM REVERSE CONCRETE CURB AND GUTTER TO STANDARD CONCRETE CURB AND GUTTER
- LIGHT POLE - SHOEDOX TYPE ON 25' HIGH POLE LIGHT TYPE TO MATCH EXISTING LIGHTING AT CINEMA

NOTES:
 1. ALL CURB RADI ARE 5' UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO FACE OF BUILDING, FACE OF CURB OR CENTERLINE UNLESS OTHERWISE NOTED.
 3. ALL SIDEWALKS AND HANDICAP RAMPS ARE TO MEET CURRENT ADA REQUIREMENTS.



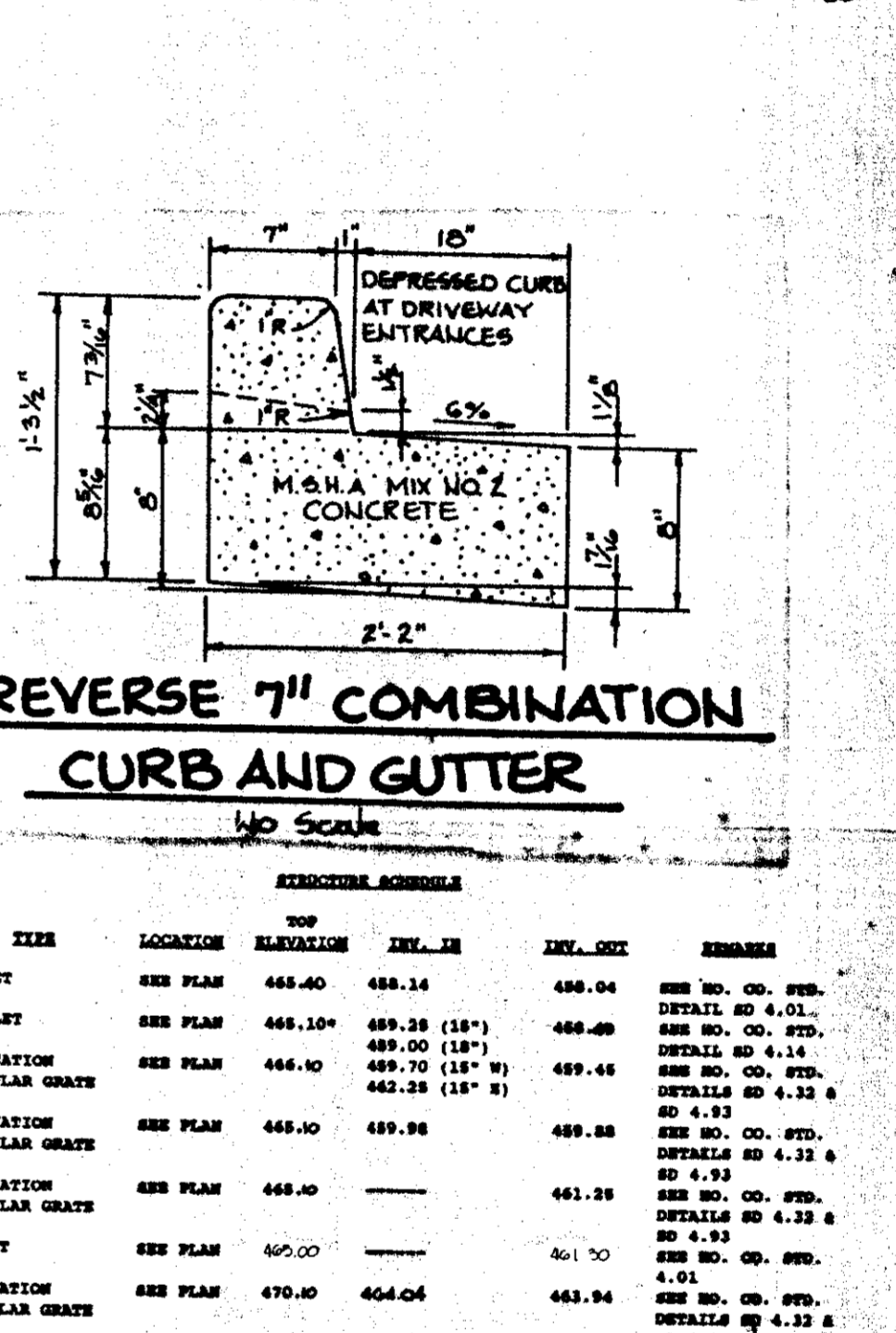
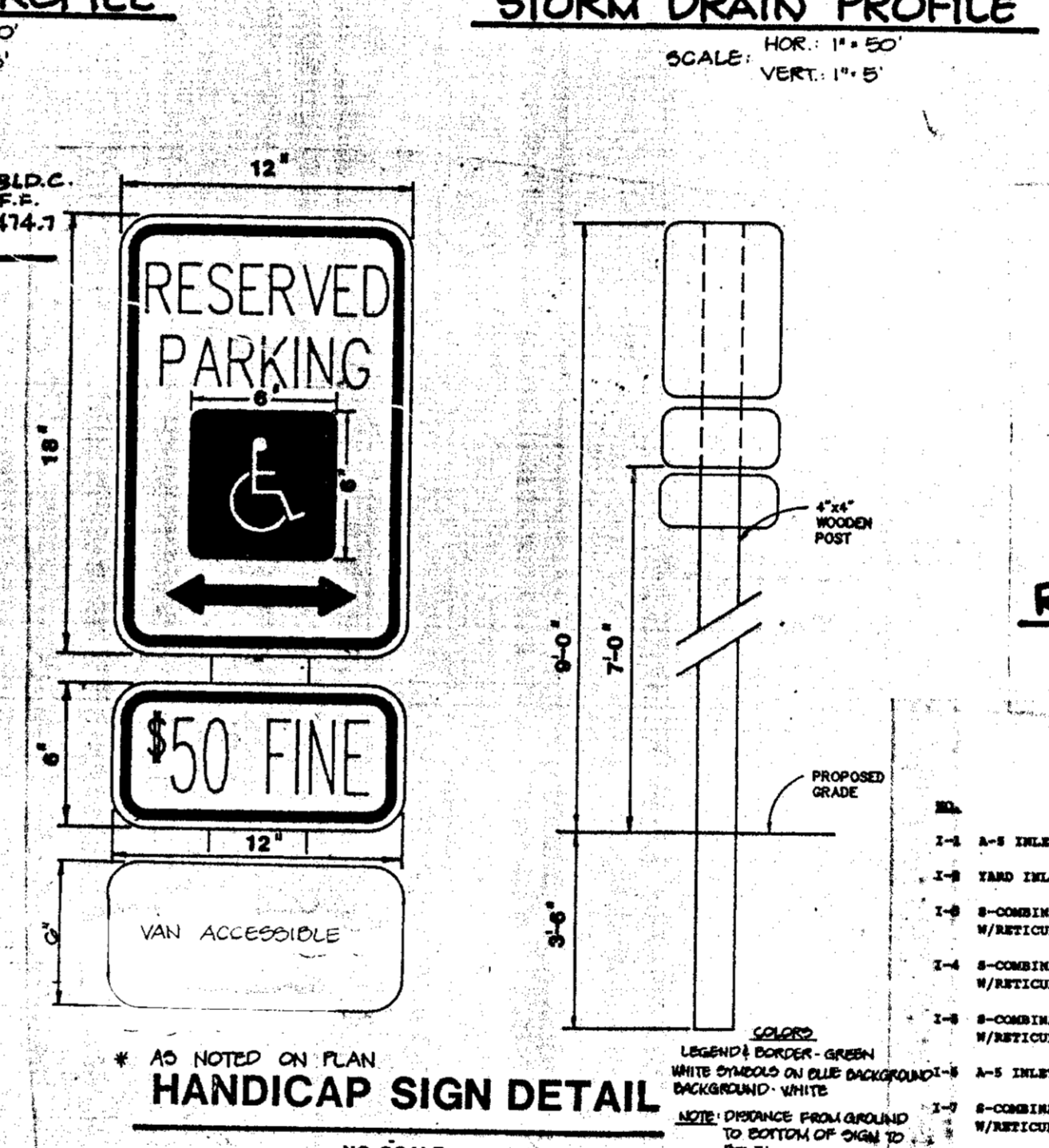
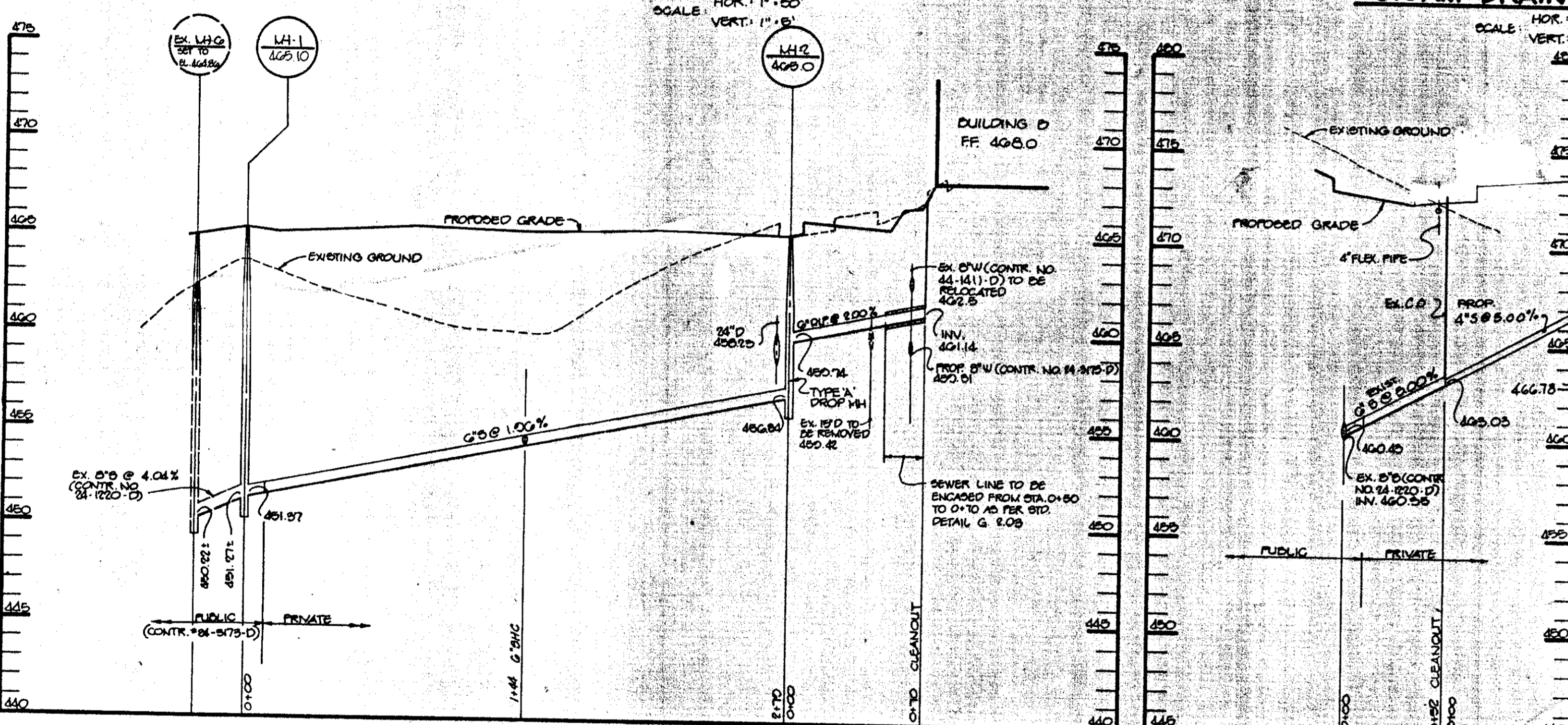
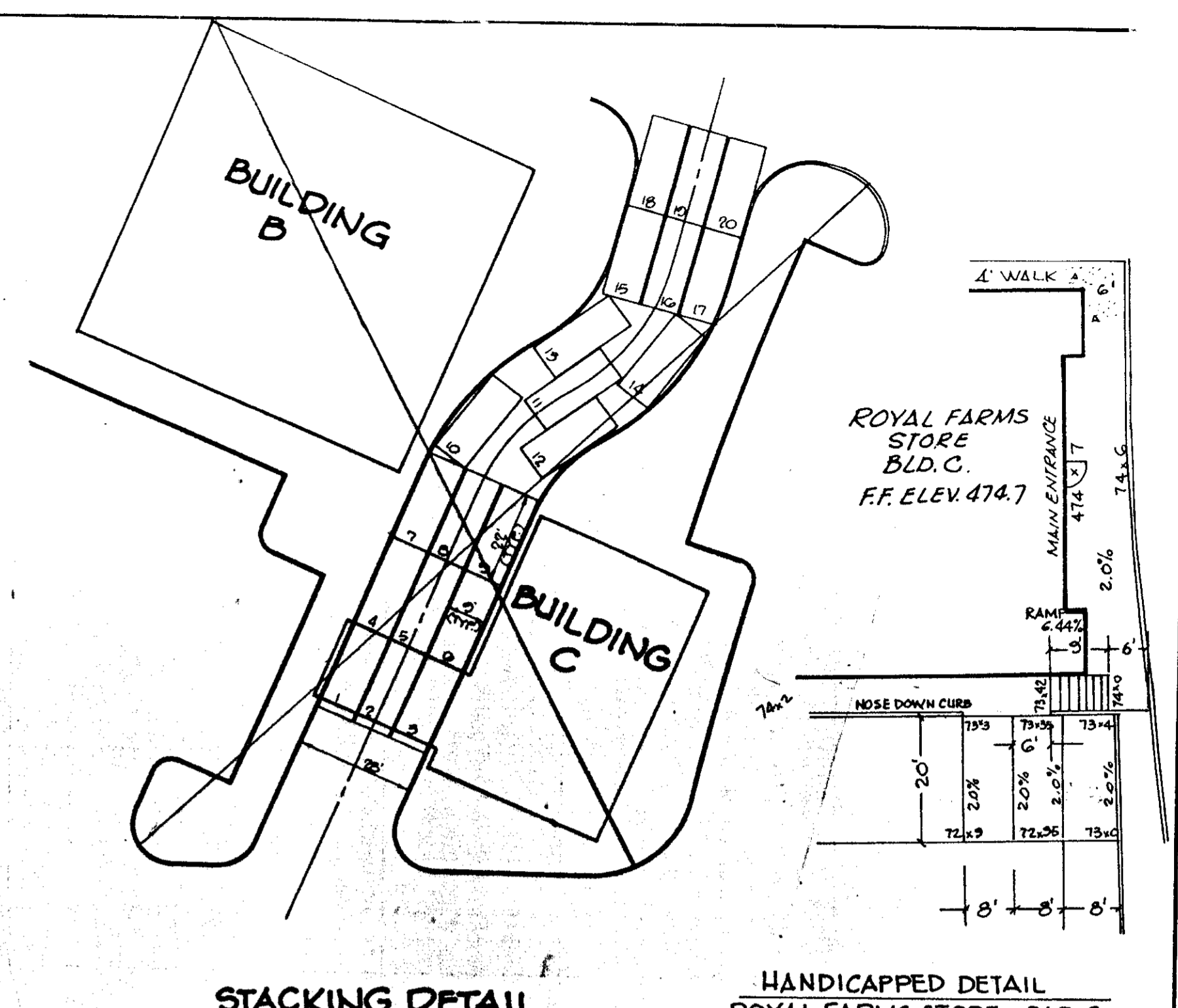
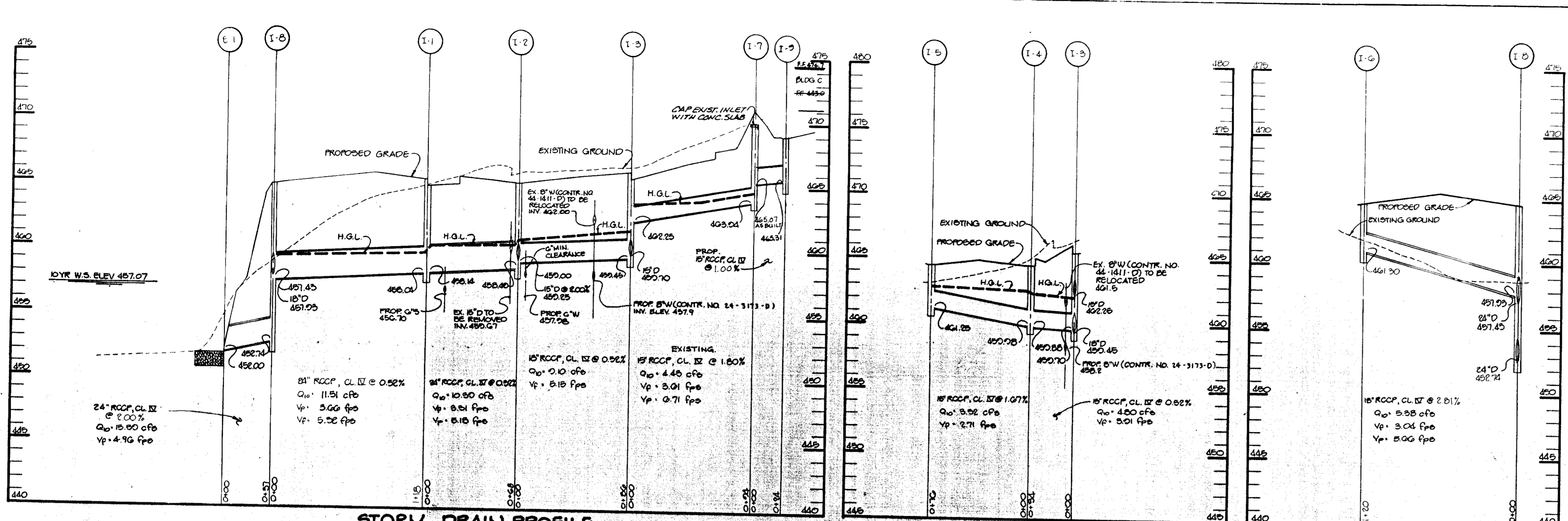
6-2-23 3		ADDED RAMP IN FRONT OF BLDG. D AS BUILT CERTIFICATION
JAYKANT D BAREKH #10142		DATE
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.		
Joseph B. B... #10142		6-17-92 DATE
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.		
Mark A. H... #10142		6/10/92 DATE
DIRECTOR		
Elmina Hornath #10142		6/2/92 DATE
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT		
APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.		
James Z... #10142		6/1/92 DATE
DIRECTOR		
K. S. ... #10142		5-29-92 DATE
CHIEF, BUREAU OF ENGINEERING		
5-19-92 2	REV. GRADING & STORM DRAIN OUTFALL	
6-7-92 1	REV. SIDEWALK, LIGHTING, BLDG. D & GRADING ADDED CANOPY TO BLDG. A & BLDG. D	
DATE NO.	REVISION	
OWNER COLUMBIA PALACE LIMITED PARTNERSHIP 17 WEST PENNSYLVANIA AVENUE TOWSON, MARYLAND 21204 (301) 296-7570		
DEVELOPER ABRAMS DEVELOPMENT GROUP, INC. 8021 COLUMBIA 100 PARKWAY SUITE 3 COLUMBIA, MARYLAND 21045 (301) 295-5544		
PROJECT COLUMBIA PALACE OFFICE CENTER BUILDING ADDITIONS TO 20P-06-42		
AREA TAX MAP NO 30 ZONED M-1 PLAT #6558 OAKLAND EXECUTIVE PARK PARCEL A-1 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND		
TITLE SITE DEVELOPMENT PLAN		
RIEMER-MUEGGE & ASSOCIATES, INC. A Land Planning, Engineering and Consulting Firm 8818 Centre Park Drive • Suite 200 • Columbia, Md 21045 301-997-8900 FAX: 301-997-9282		
4-14-92	DATE	WP-02-108
DESIGNED BY: C. J. R.		
DRAWN BY: DAM		
PROJECT NO: 78902		
DATE: APRIL 14, 1992		
SCALE: AS SHOWN		
DRAWING NO. 2 OF 6		

11-4-97 REVISIONS
 1. REVISE SITE LAYOUT & GRADING FOR BUILDING C

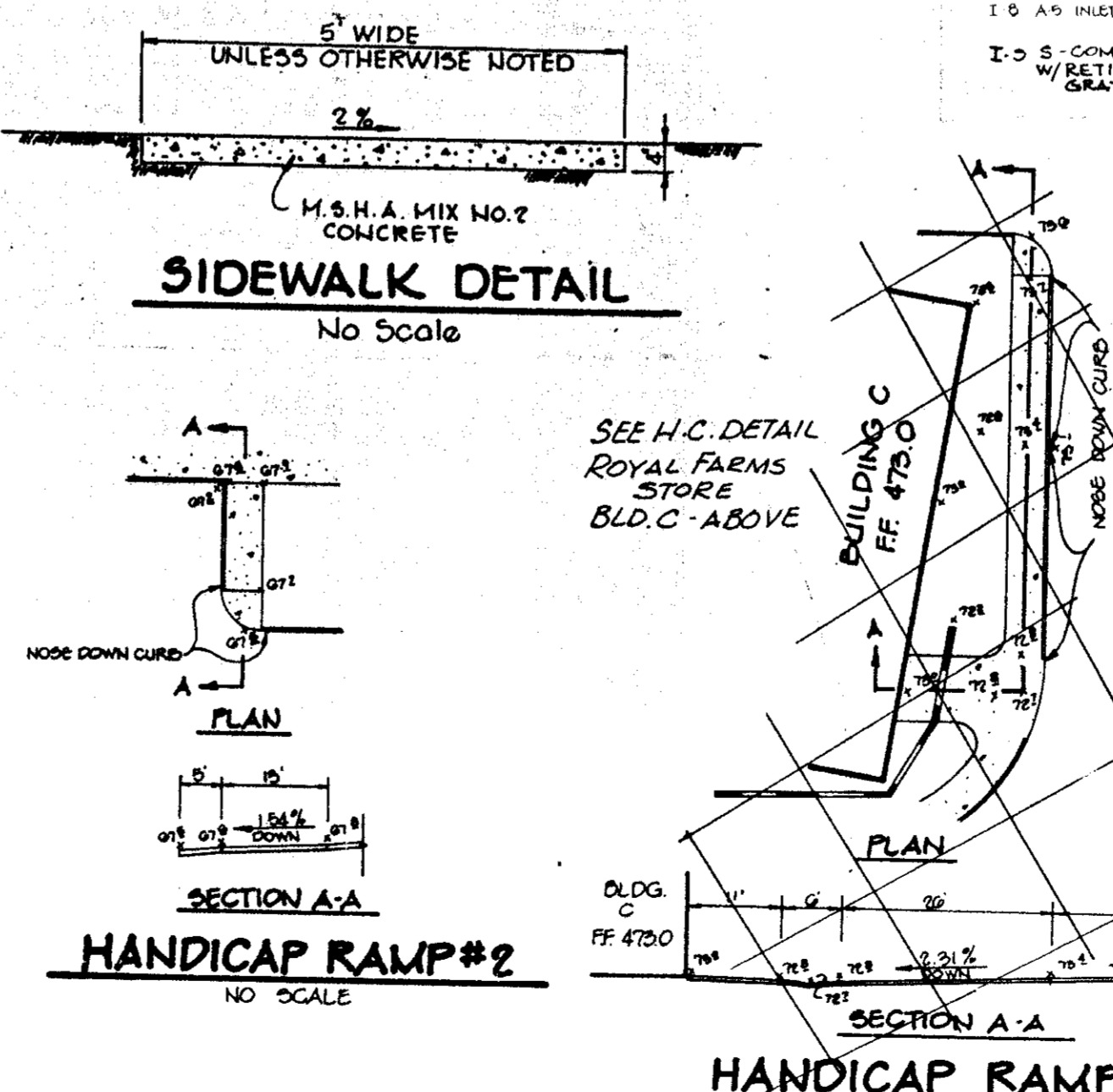
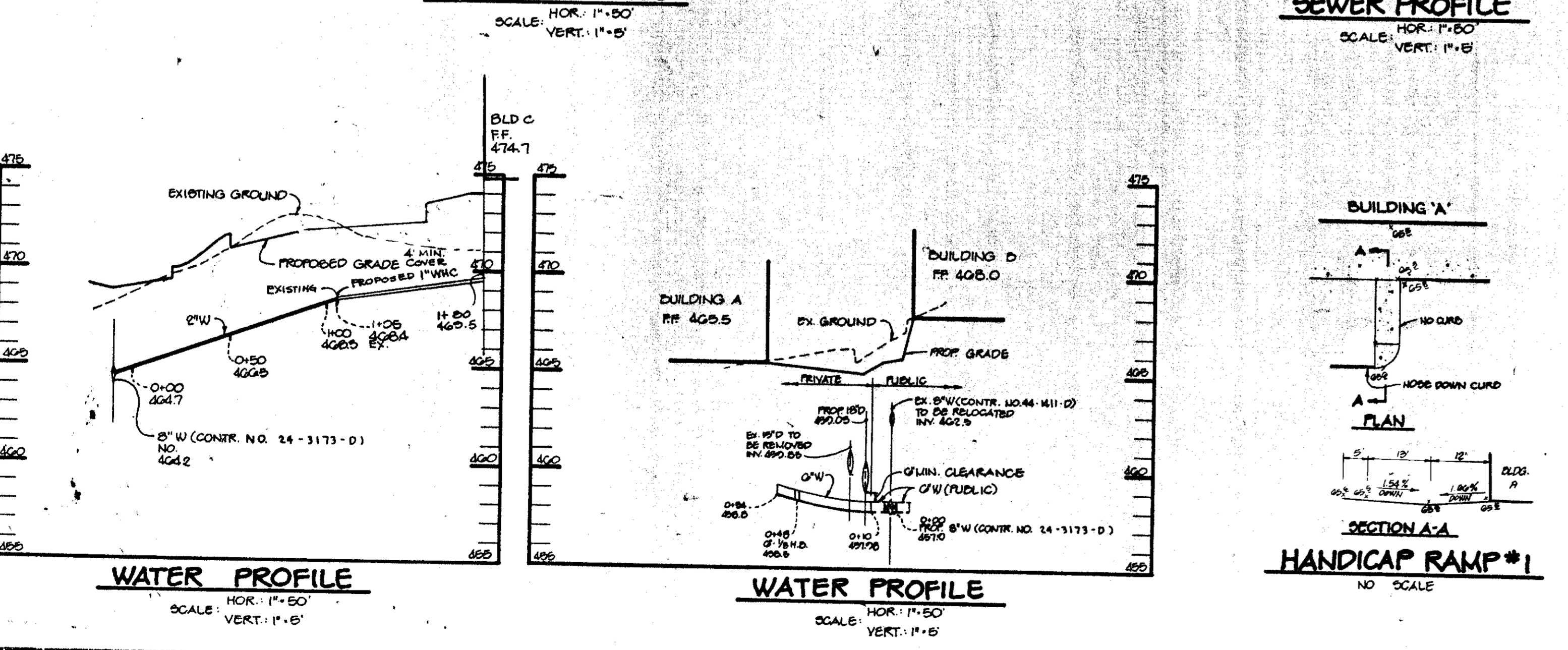
C. L. WARFIELD AND ASSOCIATES, INC.
 4300 KEMP ROAD • RESTON, VA 20190
 410-855-4233 FAX: 410-853-8544
 C. L. Warfield #10571

(A STATE HIGHWAY MINOR ARTERIAL)
MARYLAND ROUTE 108

PLAN
 SCALE 1" = 30'



NO.	ITEM	LOCATION	TOP ELEVATION	INT. DI.	INT. EXT.	REMARKS
1-1	A-5 INLET	SEE PLAN	468.40	488.14	488.04	SEE NO. CO. STD. DETAIL SD 4.01
1-2	TARD INLET	SEE PLAN	468.10*	489.38 (18")	488.80	SEE NO. CO. STD. DETAIL SD 4.14
1-3	S-COMBINATION W/RETICULAR GRATE	SEE PLAN	466.10	489.70 (18" S)	489.45	SEE NO. CO. STD. DETAIL SD 4.32 S
1-4	S-COMBINATION W/RETICULAR GRATE	SEE PLAN	468.10	489.88	489.88	SEE NO. CO. STD. DETAIL SD 4.32 S
1-5	S-COMBINATION W/RETICULAR GRATE	SEE PLAN	468.40	---	461.38	SEE NO. CO. STD. DETAIL SD 4.32 S
1-6	A-5 INLET	SEE PLAN	465.00	---	461.70	SEE NO. CO. STD. DETAIL SD 4.01
1-7	S-COMBINATION W/RETICULAR GRATE	SEE PLAN	470.10	404.04	---	SEE NO. CO. STD. DETAIL SD 4.32 S
1-8	14" CONCRETE END SECTION	SEE PLAN	---	463.00	---	SEE NO. CO. STD. DETAIL SD 4.32 S
1-9	A-5 INLET	SEE PLAN	465.00	491.70 (18")	492.7	SEE NO. CO. STD. DETAIL SD 4.01
1-10	S-COMBINATION W/RETICULAR GRATE	SEE PLAN	465.00	---	445.31	SEE NO. CO. STD. DETAIL SD 4.32 S



AS BUILT CERTIFICATION

ARTHUR E. MUEGGE #8707 DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
James Boyd 6-17-92
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Mark D. Layton 6/20/92
DIRECTOR DATE

Anna H. Smith 6/20/92
CHIEF DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
James Boyd 6/18/92
DIRECTOR DATE

James Boyd 5-29-92
CHIEF, BUREAU OF ENGINEERING DATE

DATE	NO.	REVISION
5-10-92	2	REV. S.D. PROFILES, GEN. PROFILE & STRUC. SCHED.
5-7-92	1	REVISED H.C. PLAN #1, H.C. SIGN DETAIL & ADDED GROUND TO COVER PROFILE

OWNER: COLUMBIA PALACE LIMITED PARTNERSHIP
17 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21284
(301) 208-7870

DEVELOPER: ABRAMS DEVELOPMENT GROUP, INC.
8821 COLUMBIA 100 PARKWAY
SUITE 3, COLUMBIA, MARYLAND 21045
(301) 208-5244

PROJECT: **COLUMBIA PALACE OFFICE CENTER**
BUILDING ADDITIONS TO 30P-80-47

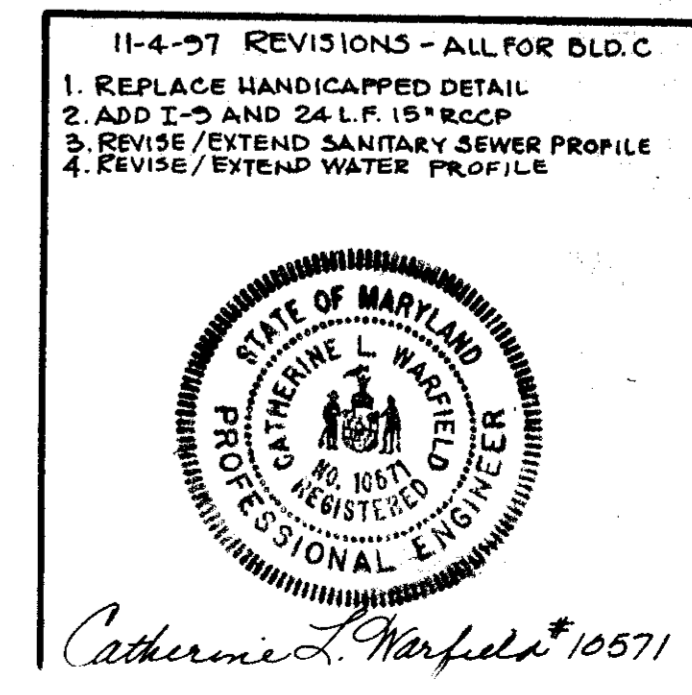
AREA TAX MAP NO. 30 ZONED M-1 PLAT # 0558
OAKLAND EXECUTIVE PARK PARCEL A-1
2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

TITLE: **PROFILES AND DETAILS**

RIEMER MUEGGE & ASSOCIATES, INC.
A Land Planning, Engineering and Consulting Firm
8818 Centre Park Drive • Suite 200 • Columbia, Maryland 21045
301-997-8900 • FAX: 301-997-9282

DATE: 6-18-92
WP-02-100

DESIGNED BY: CJR
DRAWN BY: MAD
PROJECT NO: 78002
DATE: APRIL 14, 1992
SCALE: AS SHOWN
DRAWING NO. 3 OF 9



DRAINAGE AREA DATA FOR INLETS

STRUCTURE	DRAINAGE AREA	C FACTOR	% IMPERVIOUS	ZONING
I-1	0.22 Ac.	0.82	91%	U-1
I-2	0.29 Ac.	0.80	86%	U-1
I-3	0.14 Ac.	0.80	97%	U-1
I-4	0.28 Ac.	0.74	81%	U-1
I-5	0.60 Ac.	0.65	97%	U-1
I-6	0.74 Ac.	0.77	85%	U-1
I-7	0.95 Ac.	0.65	100%	U-1
I-8	0.07 Ac.	0.81	100%	U-1

SEQUENCE OF CONSTRUCTION

1. Obtain a grading permit.
2. Install stabilized construction entrance (SCE) and silt fence. (1/2 day)
3. Install 40' rear and low flow device in existing stormwater management pond. (1 day)
4. Remove existing curb and gutter and paving as necessary and begin rough grading site.
5. Upon bringing site to subgrade, install storm drainage systems and stone filter inlet protection as shown. Reset all existing manhole rims as necessary, and relocate existing water line.
6. Install all remaining utilities (3 DAY)
7. Install curb and gutter and paving, perform modification to Centre Park Drive and to Columbia Palace entrance. (3 DAYS)
8. Stabilize Stormwater management pond slope in accordance with permanent seeding notes, immediately upon completion of grading. (1 day)
9. Complete fine grading and building construction.
10. Upon permission of the Howard County Sediment Control Inspector, remove all sediment control devices, and stabilize all areas in accordance with permanent seeding notes.

BY THE DEVELOPER :
I/WE 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 THE ENVIRONMENT 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 INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

DEVELOPER: AWA DATE: 4/11/92

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.

ENGINEER: Arthur E. Muegge DATE: 4/14/92

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.

HOWARD SOIL CONSERVATION SERVICE: James M. Teller DATE: 4/29/92

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

HOWARD SOIL CONSERVATION DISTRICT: Robert J. Ziehm DATE: 4/30/92

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

COUNTY HEALTH OFFICER: Joyce Bogdan DATE: 6-17-92

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

DIRECTOR: James J. DeLoach DATE: 6-30-92

CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT: Thomas H. Halmatt DATE: 6/29/92

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

DIRECTOR: James J. DeLoach DATE: 6/12/92

CHIEF, BUREAU OF ENGINEERING: William E. Reilly DATE: 6-29-92

OWNER: COLUMBIA PALACE LIMITED PARTNERSHIP, 17 WEST PENNSYLVANIA AVENUE, TOWSON, MARYLAND 21286 (301) 253-7570

DEVELOPER: ABRAMS DEVELOPMENT GROUP, INC., 8021 COLUMBIA 100 PARKWAY, SUITE 3, COLUMBIA, MARYLAND 21046 (301) 255-5544

PROJECT: COLUMBIA PALACE OFFICE CENTER, BUILDING ADDITIONS TO SGP-92-47

TITLE: GRADING, SEDIMENT CONTROL AND DRAINAGE AREA MAP

RIEMER MUEGGE & ASSOCIATES, INC., A Land Planning, Engineering and Consulting Firm, 8818 Centre Park Drive • Suite 209 • Columbia, Md 21045, 301-997-8900 • FAX: 301-997-9282

DATE: 4/14/92 WP-92-108

DESIGNED BY: C.J.R.

DRAWN BY: DAM

PROJECT NO: 789002

DATE: APRIL 14, 1992

SCALE: AS SHOWN

DRAWING NO. 4 OF 6

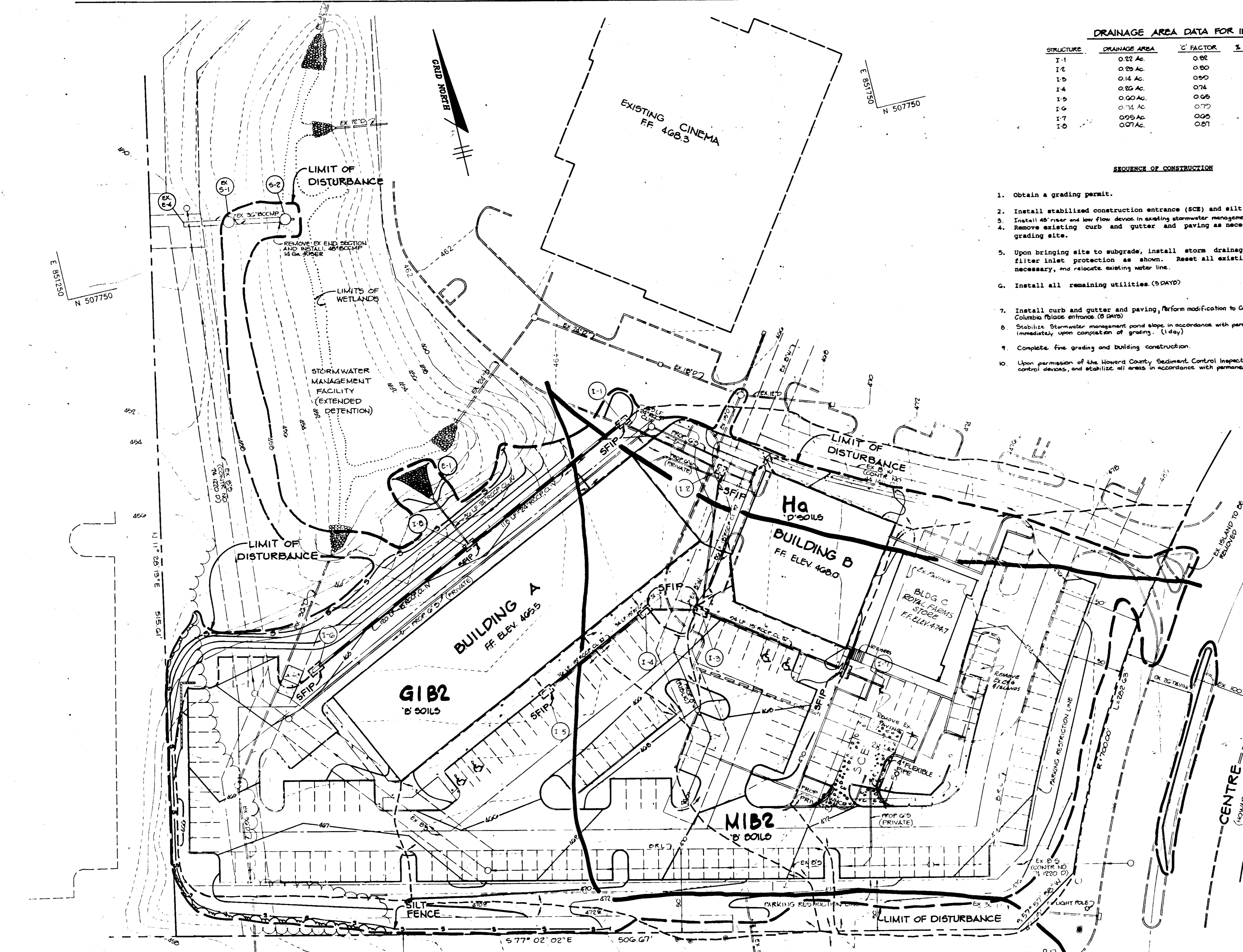
11-4-91 REVISIONS AT BLD.G
1. REVISE LAYOUT FOR ROYAL FARMS STORE
2. REVISE LOCATION OF SCE



O.L. WARFIELD AND ASSOCIATES, INC., 4900 LEAHY ROAD - RESTON, VA 22090, 410-633-6233, FAX: 410-633-8344, Catherine A. Marple #10571

AS BUILT CERTIFICATE

JAYKANT D. PAREKH #10148 DATE



SOIL LEGEND
G1B2 - GLENNED LOAM, 3 TO 8 PERCENT SLOPED, MODERATELY ERODED
Ha - HARDWOOD OIL LOAM
M1B2 - MAJOR LOAM, 3 TO 8 PERCENT SLOPED, MODERATELY ERODED

PLAN SCALE 1"=30'

PERMANENT SEEDING NOTES

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

Seeded Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously loosened.

Soil Amendments: In lieu of soil test recommendations, use one of the following schedules:

- 1) Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs. per 1000 sq. ft.) and 600 lbs. per acre 10-10-10 fertilizer (14 lbs. per 1000 sq. ft.) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs. per acre 30-0-0 ureaform fertilizer (9 lbs. per 1000 sq. ft.).
- 2) Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs. per 1000 sq. ft.) and 1000 lbs. per acre 10-10-10 fertilizer (23 lbs. per 1000 sq. ft.) before seeding. Harrow or disc into upper three inches of soil.

Seeding: For the period March 1 thru April 30 and from August 1 thru October 15, seed with 60 lbs. per acre (1.4 lbs. per 1000 sq. ft.) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs. Kentucky 31 Tall Fescue per acre and 2 lbs. per acre (0.05 lbs. per 1000 sq. ft.) of weeping lovegrass. During the period October 16 thru February 28, protect site by one of the following options:

- 1) 2 tons per acre of well-anchored mulch straw and seed as soon as possible in the spring.
- 2) Use sod.
- 3) Seed with 60 lbs. per acre Kentucky 31 Tall Fescue and mulch with 2 tons per acre well-anchored straw.

Mulching: Apply 1-1/2 to 2 tons per acre (70 to 90 lbs. per 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. per 1000 sq. ft.) of emulsified asphalt on flat areas. On slopes, 8 ft. or higher, use 347 gal. per acre (8 gal. per 1000 sq. ft.) for anchoring.

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

TEMPORARY SEEDING NOTES

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

Seeded Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously loosened.

Soil Amendments: Apply 600 lbs. per acre 10-10-10 fertilizer (14 lbs. per 1000 sq. ft.).

Seeding: For periods March 1 thru April 30 and from August 15 thru November 15, seed with 2-1/2 bushels per acre of annual rye (3.2 lbs. per 1000 sq. ft.). For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (0.07 lbs. per 1000 sq. ft.). For the period November 16 thru February 28, 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.

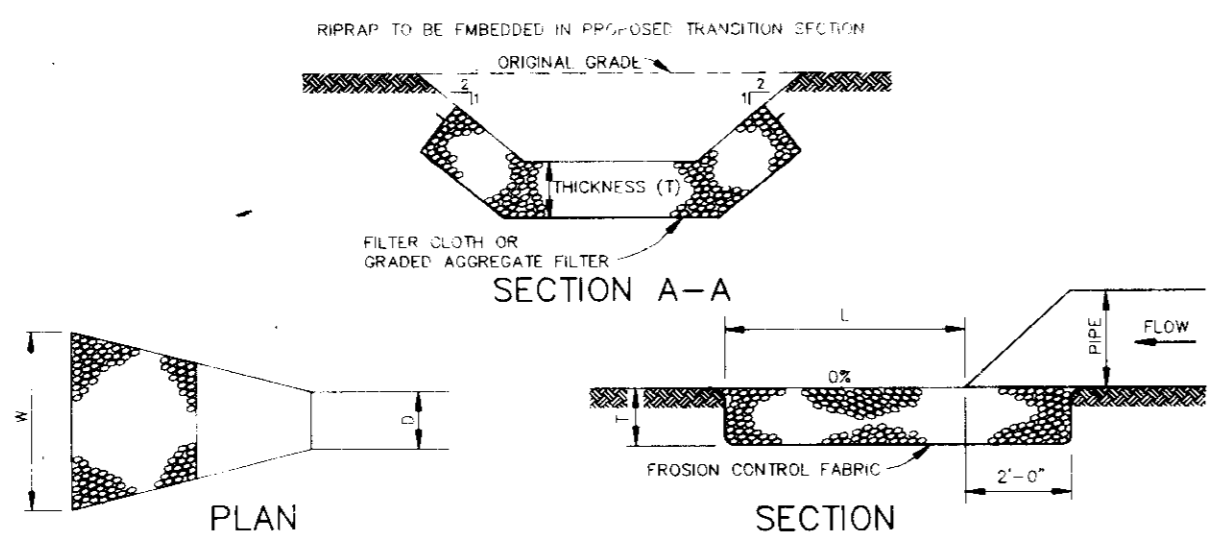
Mulching: Apply 1-1/2 to 2 tons per acre (70 to 90 lbs. per 1000 sq. ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal. per acre (5 gal. per 1000 sq. ft.) of emulsified asphalt on flat areas. On slopes, 8 ft. or higher, use 347 gal. per acre (8 gal. per 1000 sq. ft.) for anchoring.

Refer to the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.

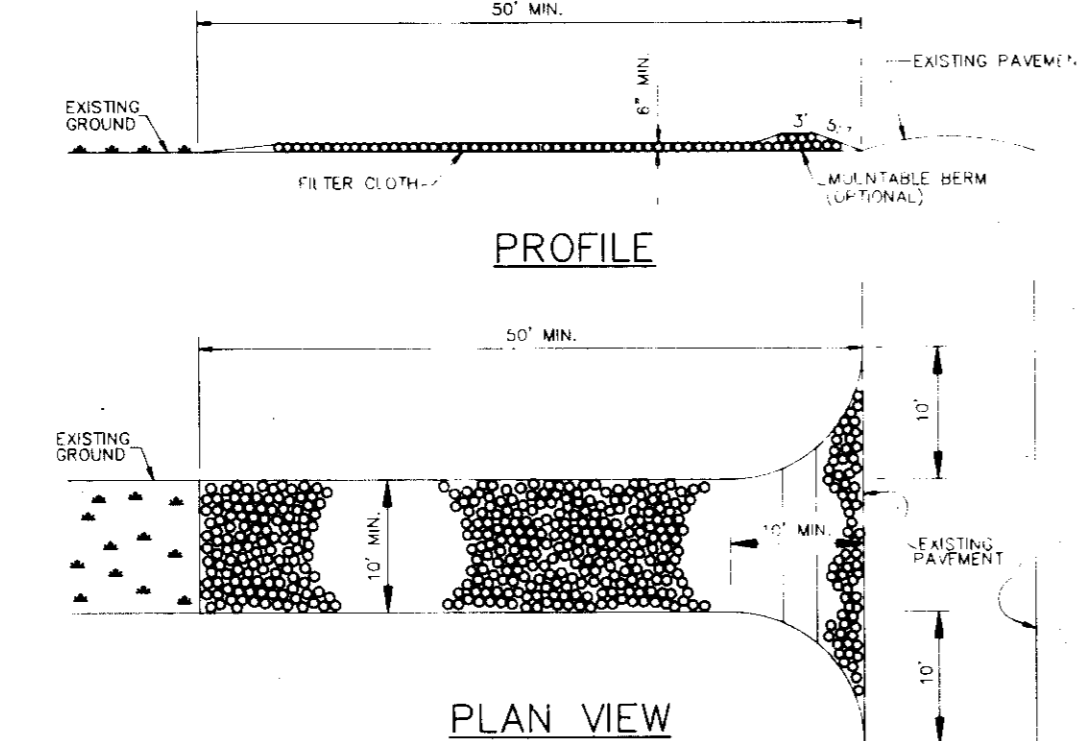
SEDIMENT CONTROL NOTES

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 (89-2437).
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 AND EROSION CONTROL.
3. 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 other disturbed or graded areas on the project site.
4. All sediment traps/basins shown must be fenced and warning signs posted around the 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 AND EROSION CONTROL for permanent seedings (Sec. 51), sod (Sec. 54), temporary seedings (Sec. 55) and mulching (Sec. 52). Temporary stabilization with mulch alone can only be done when recommended seeding dates do not allow for prior 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

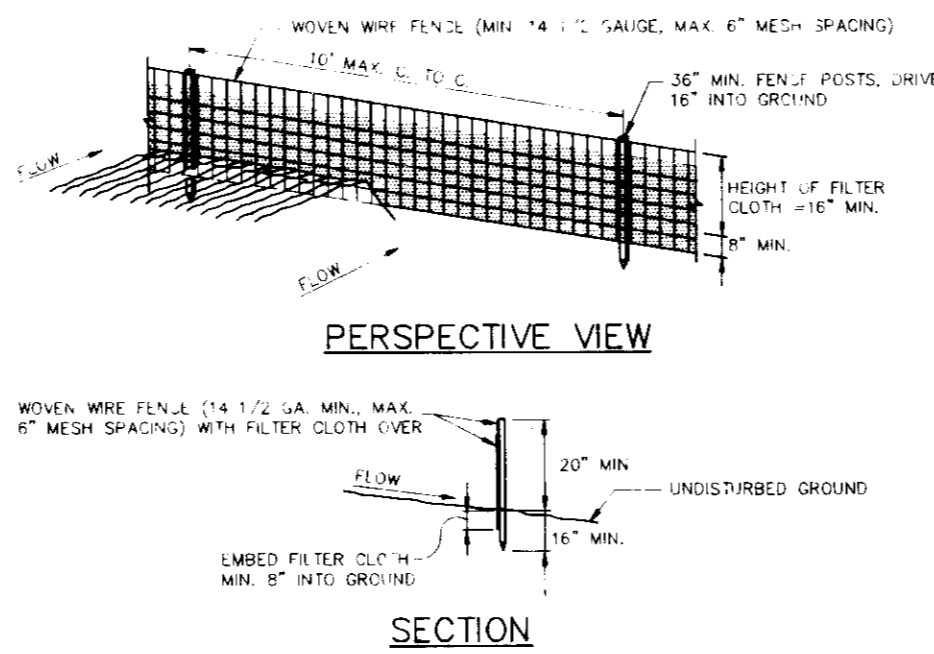
Total Area of Site	11.10E acres
Total Area of Submission	4.31 acres
Area Disturbed	3.00 acres
Area to be seeded or paved	1.77 acres
Area to be vegetatively stabilized	1.11 acres
Total Cut	347E cu. yds.
Total Fill	4600 cu. yds.
8. Any sediment control practice which is disturbed by grading activity or 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 Department of Licenses and Permits, 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 clean out elevation shown on the plans.
12. Cut and fill quantities provided under site analysis do not represent bid quantities. These quantities do not distinguish between topsoil, structural fill or embankment material, nor do they reflect consideration of undercutting or removal of unsuitable material. The contractor shall familiarize himself with site conditions which may affect the work.
13. Borrow site to be pre-approved by Sediment Control Inspector. In the case of excess material, an approved sediment control plan will be needed to deposit excess off-site.



RIPRAP OUTLET PROTECTION DETAIL
NO SCALE



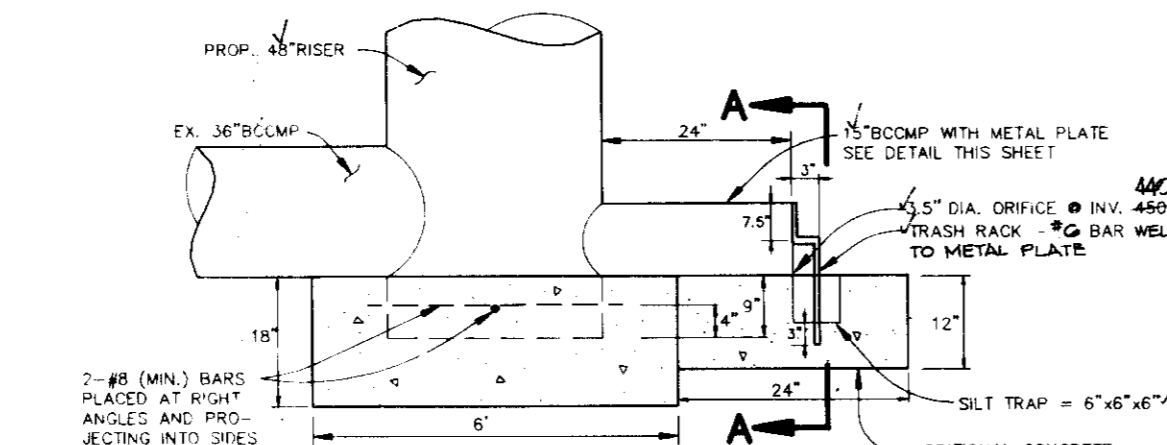
STONE FILTER INLET PROTECTION
NO SCALE



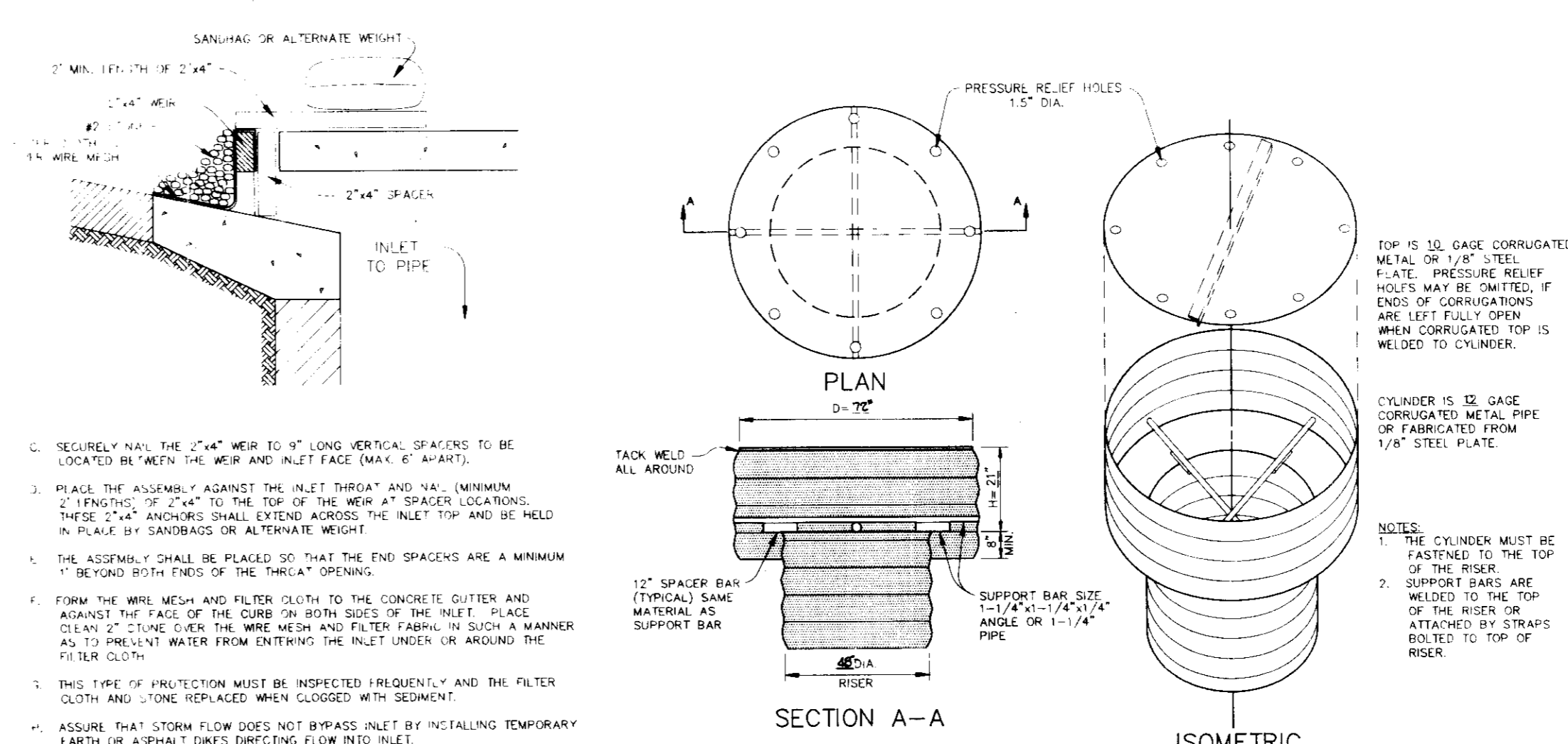
SILT FENCE DETAIL
NO SCALE

STABILIZED CONSTRUCTION ENTRANCE

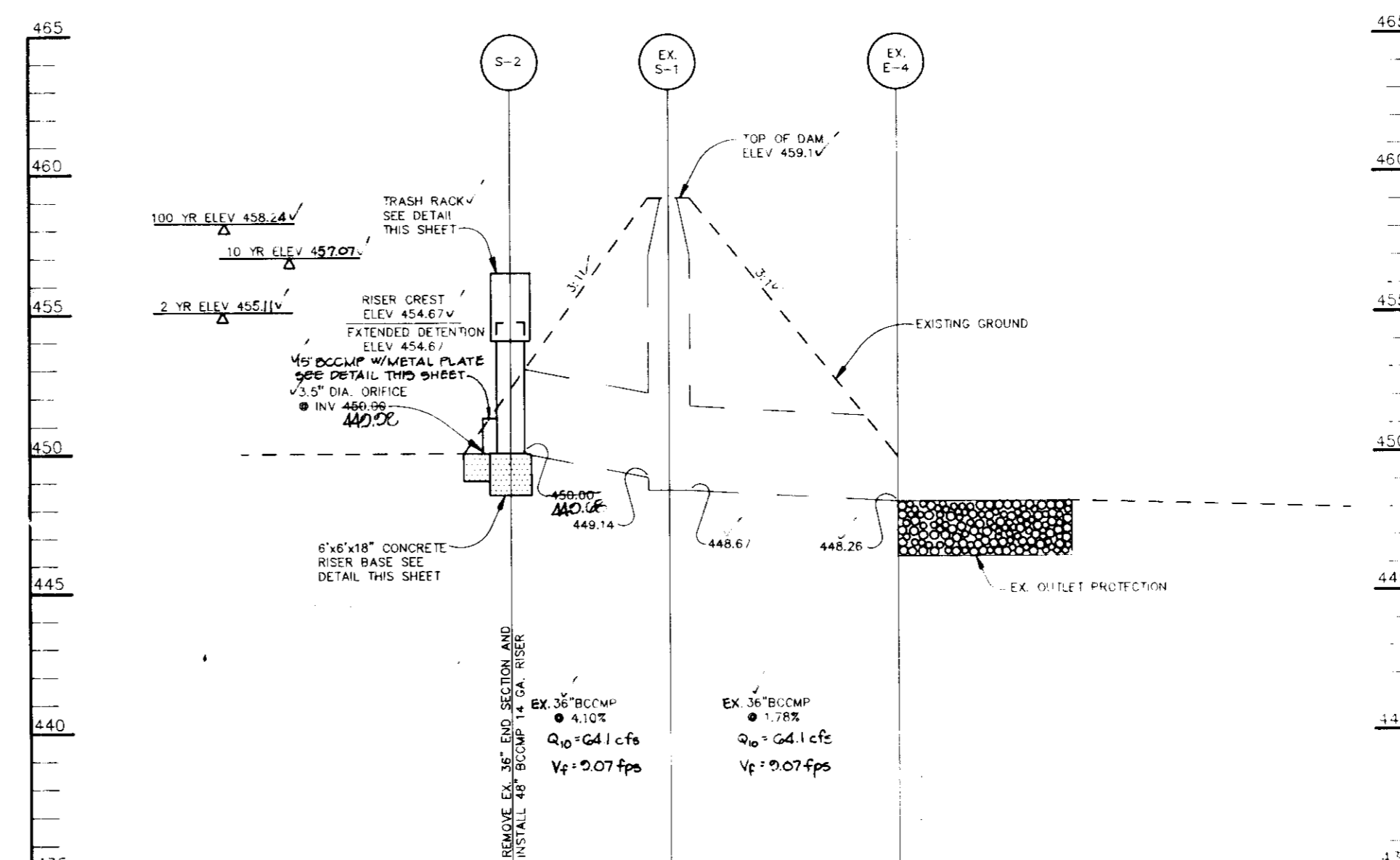
NO SCALE



RISER BASE DETAIL
NO SCALE



CONCENTRIC TRASH RACK AND ANTI-VORTEX DEVICE
NO SCALE



PROFILE
SCALE: HOR. - 1" = 20'
VERT. - 1" = 5'

AS BUILT CERTIFICATE

JAYKANT D. PAREKH #10102 DATE

BY THE DEVELOPER:
I/WE 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 THE ENVIRONMENT 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 INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

DEVELOPER: *James M. Allen* DATE: 4/17/92

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.

ENGINEER: *Arthur E. Muegge* DATE: 4-18-92

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. Allen DATE: 4/20/92
U.S. SOIL CONSERVATION SERVICE

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

Robert W. Zielhuis DATE: 4/30/92
HOWARD SOIL CONSERVATION DISTRICT

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

Joseph M. Brodzian DATE: 6-17-92
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

James M. Allen DATE: 6/20/92
DIRECTOR

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

James M. Allen DATE: 6/20/92
DIRECTOR

James M. Allen DATE: 6/20/92
DIRECTOR

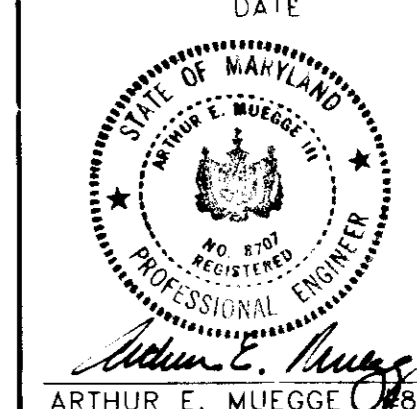
DATE NO. REVISION

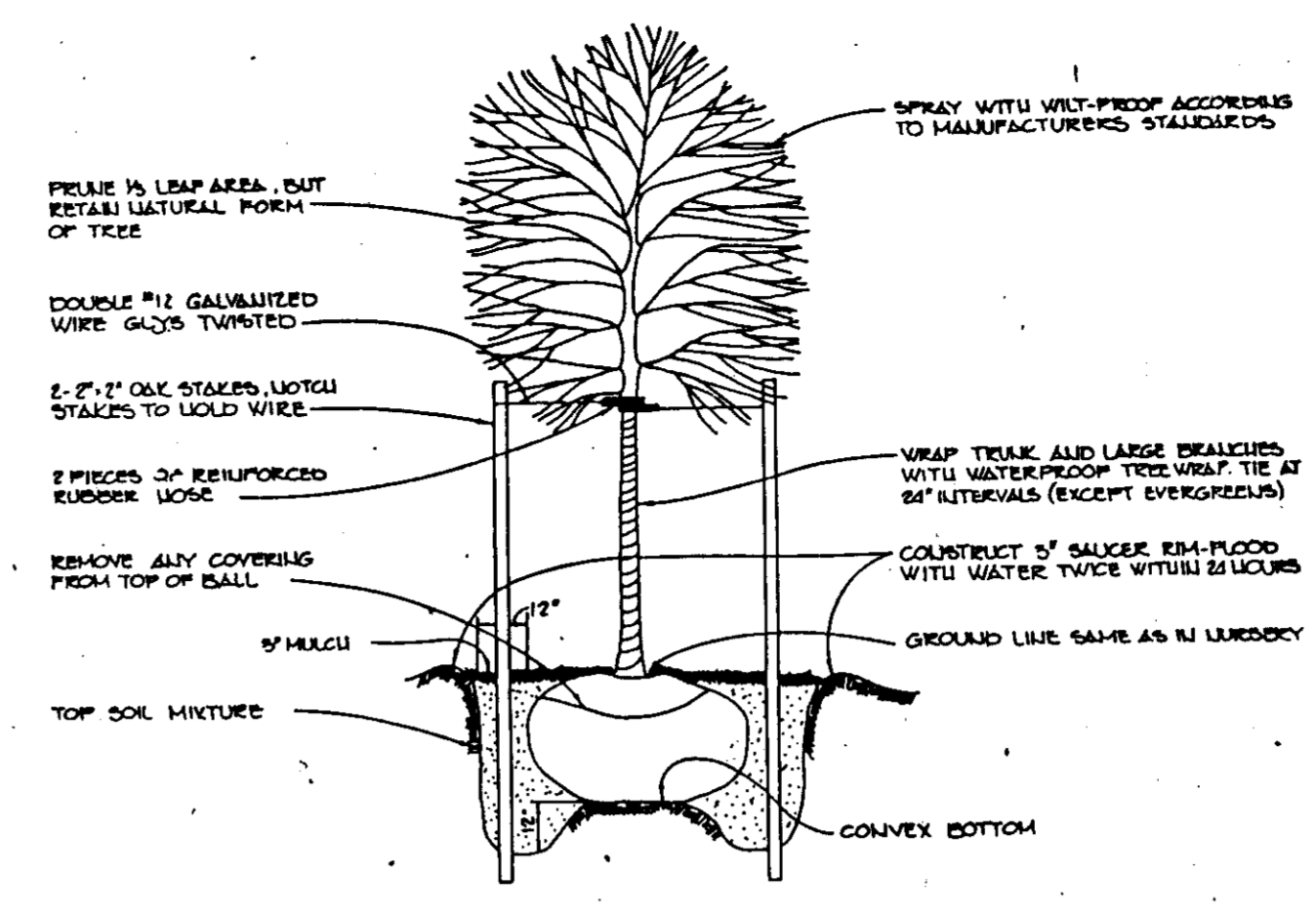
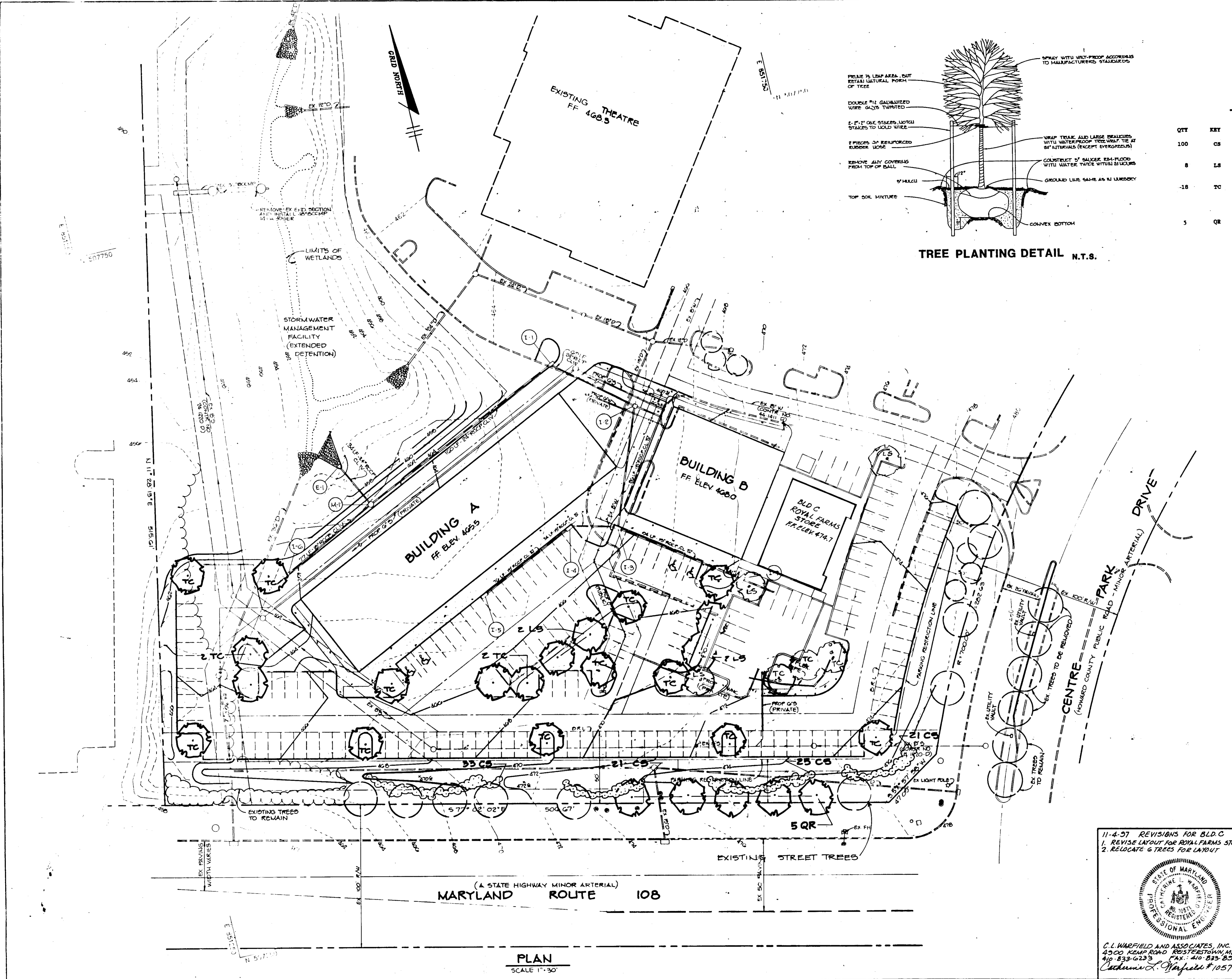
PROJECT: COLUMBIA PALACE OFFICE CENTER BUILDING ADDITIONS TO SDP 80-49

TITLE: SEDIMENT CONTROL NOTES AND DETAILS

RIEMER MUEGGE & ASSOCIATES, INC.
A Land Planning, Engineering and Consulting Firm
8818 Centre Park Drive • Suite 200 • Columbia, Md 21045
301-997-8900 FAX: 301-997-9282

DATE: 4-14-92
DESIGNED BY: CLK
DRAWN BY: JAM
PROJECT NO.: 78A
DATE: APRIL 14, 1992
SCALE: AS SHOWN
DRAWING NO.: 3 OF 9





TREE PLANTING DETAIL N.T.S.

PLANT LIST

QTY	KEY	NAME	SIZE	REMARKS
100	CS	COTONEASTER SALICIFOLIUS Willowleaf Cotoneaster	21-24" Spread	Cont.
8	LS	LIQUIDAMBAR STRACIPIFLUA Sweetgum	2 1/2-3" Cal. 12-14' Ht.	B & B Full Crown
18	TC	TILIA CORDATA 'GREENSPIRE' Greenspire Little leaf Linden	2 1/2-3" Cal. 12-14' Ht.	B & B Full Crown
5	QR	QUERCUS RUBRA Red Oak	2 1/2-3" cal. 12-14' ht.	B & B Full Crown

AS BUILT CERTIFICATION

ARTHUR E. MUEGGE #8707 DATE

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

Joseph Boyd 6-17-92
COUNTY HEALTH OFFICER DATE

APPROVED: FOR HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Melanie Moser 6-29-92
DIRECTOR DATE

Anna Holmard 6/25/92
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

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

James G. ... 6/14/92
DIRECTOR DATE

William S. ... 5-29-92
CHIEF, BUREAU OF ENGINEERING DATE

DATE	NO.	REVISION

OWNER: COLUMBIA PALACE LIMITED PARTNERSHIP
17 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
(301) 256-7570

DEVELOPER: ABRAMS DEVELOPMENT GROUP, INC.
2021 COLUMBIA 100 PARKWAY
SUITE 3, COLUMBIA, MARYLAND 21045
(301) 225-5544

PROJECT: COLUMBIA PALACE OFFICE CENTER
BUILDING ADDITIONS TO SDP 02-42

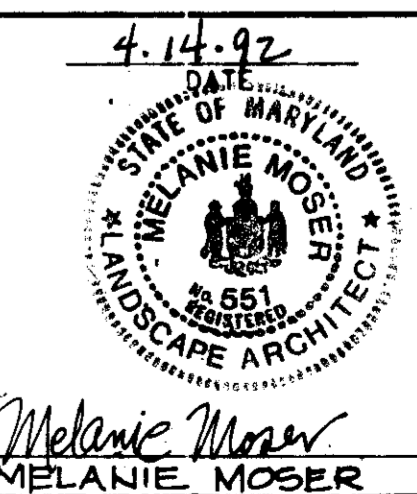
AREA TAX MAP NO 30 ZONED M-1 PLAT #658
OAKLAND EXECUTIVE PARK PARCEL A-1
2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE: LANDSCAPE PLAN

11-4-97 REVISIONS FOR BLD.C
1. REVISE LAYOUT FOR ROYAL FARMS STORE
2. RELOCATE 6 TREES FOR LAYOUT



C.L. WARFIELD AND ASSOCIATES, INC.
4500 KEMP ROAD RESTON, VA 20190
410-833-6233 FAX: 410-833-8944
Cedric L. Warfield #10571



4-14-92
DATE

WP-02-108
DESIGNED BY: ZLK.
DRAWN BY: ZLK.
PROJECT NO: 78902
DATE: APRIL 14, 1992
SCALE: AS SHOWN
DRAWING NO. 6 OF 6