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# SITE DEVELOPMENT PLAN

# ONE HUNDRED BUSINESS CENTRE

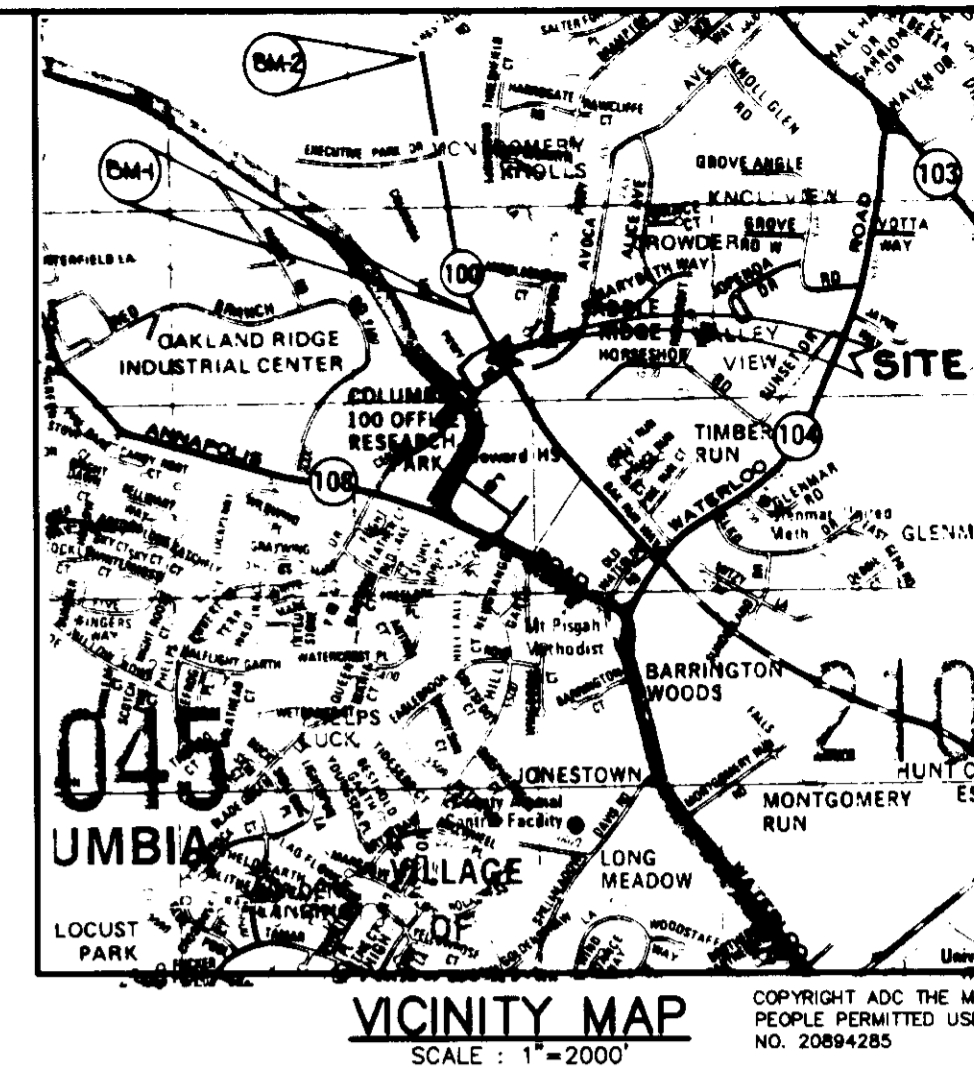
## 2nd ELECTION DISTRICT

## HOWARD COUNTY, MARYLAND

### BENCHMARK DESCRIPTIONS

**BENCH MARK #1**  
 N 570134.286 E 1365194.137 ELEV. 500.632  
 4.4' WEST OF ROUTE 100, 0.15 MILES NORTH OF  
 CENTRE PARK DRIVE

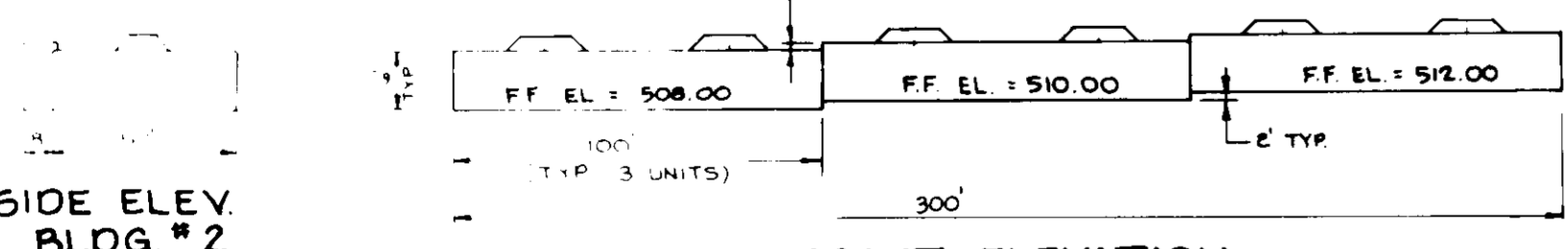
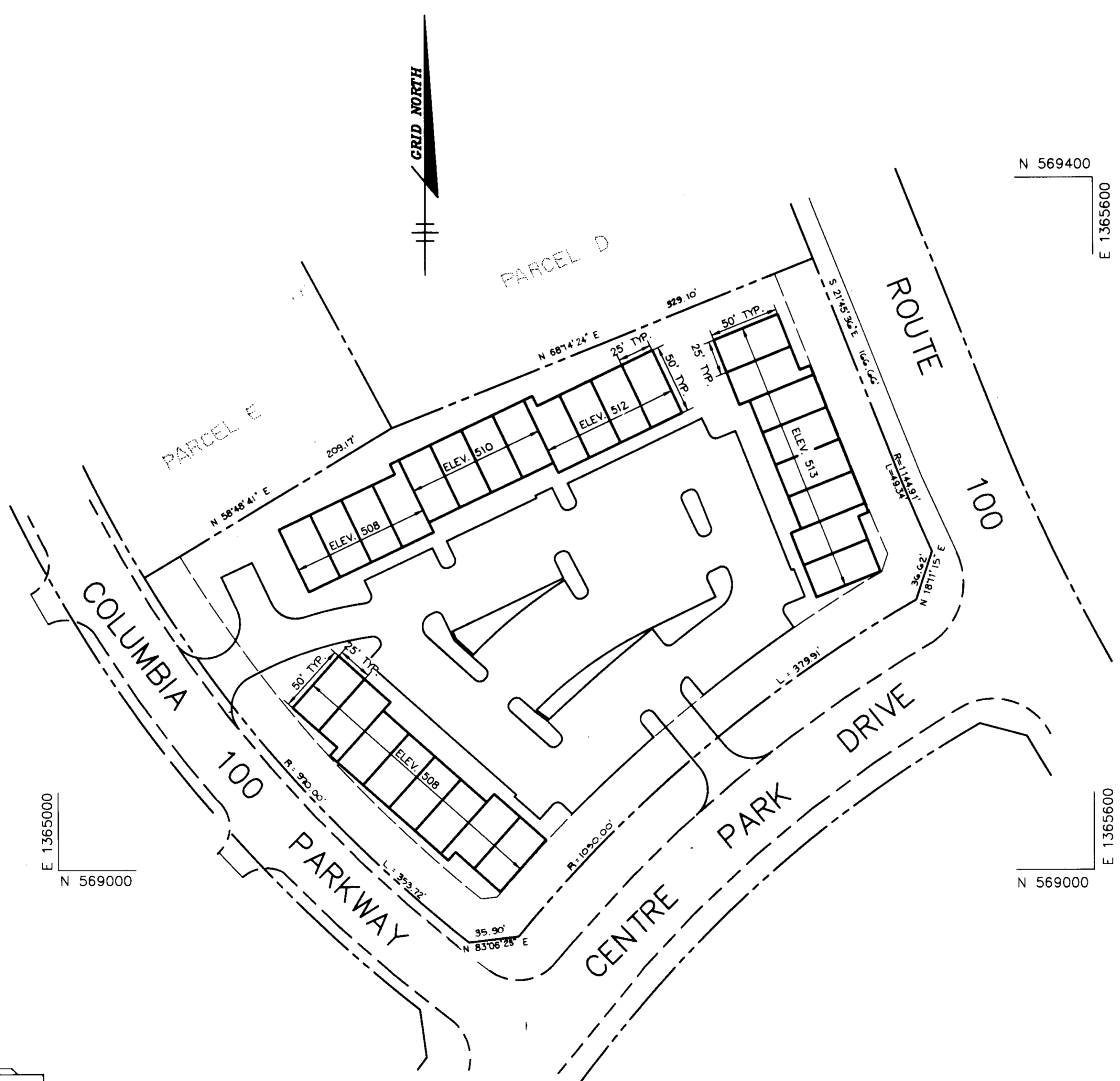
**BENCH MARK #2**  
 N 572916.535 E 1364670.171 ELEV. 386.927  
 4.3' WEST OF ROUTE 100, 0.65 MILES NORTH OF  
 CENTRE PARK DRIVE



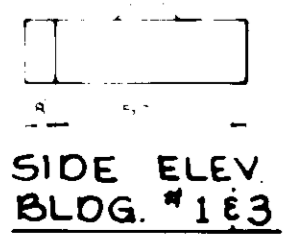
VICINITY MAP  
 SCALE: 1" = 2000'

### GENERAL NOTES

- ALL WATER LINES SHALL BE CONSTRUCTED A MINIMUM OF 42" COVER BELOW FINISHED GRADE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS M.S.H.A. STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- 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 ALL EXISTING UTILITIES AT LEAST (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.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS CONSTRUCTION INSPECTION DIVISION AT 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- CONTRACTOR TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS:  
 W.S.S. UTILITY 1-800-257-7777  
 CAP TELEPHONE COMPANY 725-9978  
 HOWARD COUNTY BUREAU OF UTILITIES 313-4800  
 AT&T CABLE LOCATION DIVISION 383-3533  
 BALTIMORE GAS & ELECTRIC COMPANY 888-0133  
 STATE HIGHWAY ADMINISTRATION 531-5533
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- ALL INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARDS.
- ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS. INVERT ELEVATIONS
- THE CONTRACTOR SHALL PROVIDE A JOINT IN ALL SEWER MAINS WITHIN 2'-0" OF EXTERIOR MANHOLE WALLS.
- PROFILES 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.
- TOPG TAKEN FROM FIELD RUN SURVEY DATED JUNE, 1995 BY RIEMER MUEGGE AND ASSOCIATES, INC. CONTOURS SHOWN AT 2 FOOT INTERVAL.
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL STORM DRAIN PIPE BEDDINGS SHALL BE AS SHOWN IN DETAIL 22.01 (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, STORMWATER MANAGEMENT PRACTICES AND THE DISCHARGE OF STORMWATER 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 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. ANY PAVEMENT SECTION DETERMINED BY THE GEOTECHNICAL ENGINEER THAT IS LESS THAN THE HOWARD COUNTY MINIMUM STANDARD SHALL FIRST BE APPROVED BY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS. THE TESTING AND GEOTECHNICAL ENGINEER SHALL BE FURNISHED BY THE OWNER.
- STORMWATER MANAGEMENT QUANTITY AND QUALITY CONTROL FOR THIS DEVELOPMENT IS PROVIDED UNDER F-87-B2. STORMWATER QUALITY IS PROVIDED ON SITE BY AN OIL-GREASE SEPARATOR.
- ELEVATIONS SHOWN ARE BASED ON U.S.C. AND G.S. MEAN SEA LEVEL DATUM, 1929.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
- ALL ON-SITE PAVING TO BE P-2.
- THERE ARE NO WETLANDS ON SITE.
- THERE IS NO 100 YEAR FLOODPLAIN ON SITE.
- THE OIL-GREASE SEPARATOR WILL BE PRIVATELY OWNED AND MAINTAINED.
- PREVIOUS OFFICE OF PLANNING AND ZONING FILE NUMBERS:  
 OP-86-57, F-87-13
- ALL CURB RADI ARE 5 FEET UNLESS OTHERWISE NOTED.
- WHEN REMOVING EXISTING CURB AND GUTTER, REMOVE TO NEAREST JOINT.
- EXIST. SEWER & WATER CONTRACT SERVING THIS SITE IS # 24-1561-D



FRONT ELEVATION BUILDING #2  
 SCALE: 1" = 50'



FRONT ELEVATION BUILDING #1 & #3  
 SCALE: 1" = 50'

\* FF EL BLDG. No 1 = 508.00  
 FF EL BLDG. No 3 = 519.00

PLAN  
 SCALE: 1" = 60'

### ADDRESS CHART

| PARCEL C | STREET ADDRESS         |
|----------|------------------------|
| BLDG # 1 | 8875 CENTRE PARK DRIVE |
| BLDG # 2 | 8889 CENTRE PARK DRIVE |
| BLDG # 3 | 8895 CENTRE PARK DRIVE |

| SUBDIVISION NAME                    | BLK/AREA              | PARCEL               |
|-------------------------------------|-----------------------|----------------------|
| COLUMBIA 100 - OFFICE RESEARCH PARK | 1/1                   | PARCEL C             |
| PLAT # - 7032                       | BLOCK # - 18          | ZONING - P.O.R.      |
| FAV MAP NO. - 30                    | ELECT. DIST. - 2      | DENRUS TRACT - 23.02 |
| WATER CODE - GO2                    | SEWER CODE - 96974.00 |                      |

### SITE ANALYSIS

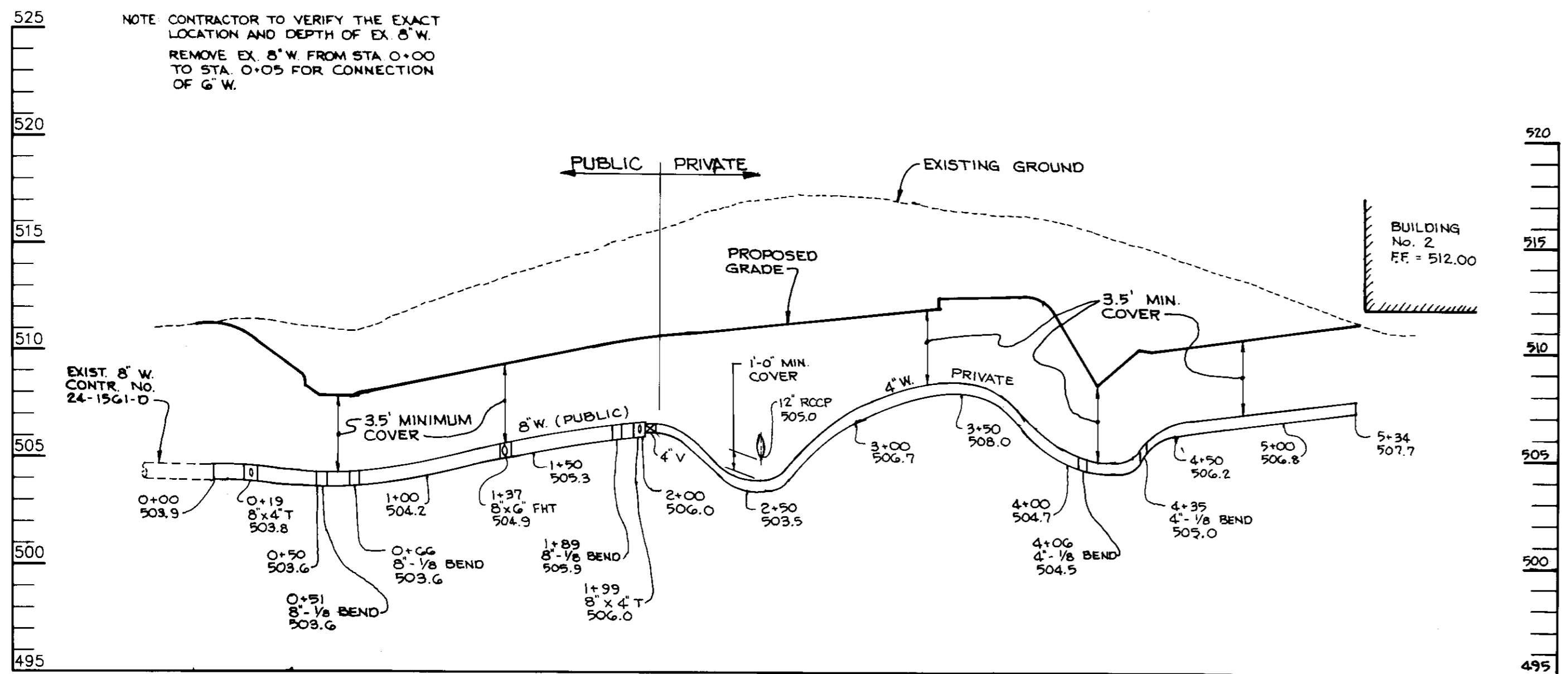
|  |   |
|--|---|
| AREA OF PARCEL                         | 3.47 ACRES (151,200 SQ. FT.)  |
| PRESENT ZONING                         | P.O.R.  |
| BUILDING AREAS                         | BUILDING 1 10,000 SQ. FT. (8 UNITS)<br>BUILDING 2 15,000 SQ. FT. (12 UNITS)<br>BUILDING 3 10,000 SQ. FT. (8 UNITS)<br>TOTAL 35,000 SQ. FT. (28 UNITS)   |
| PROPOSED USE OF STRUCTURE              | OFFICE 75% - 26,250 SQ. FT. (21 UNITS)<br>RETAIL 25% - 9,750 SQ. FT. (7 UNITS)  |
| NUMBER OF PARKING SPACES REQUIRED      | OFFICE (3.3 SPACES/1000 SQ. FT.) (25) = 87<br>RETAIL (5.0 SPACES/1000 SQ. FT.) (10) = 44<br>TOTAL: 131  |
| NUMBER OF PARKING SPACES PROVIDED      | 145 (INCLUDES 5 HANDICAP)<br>3 LOADING SPACES   |
| RETAIL AND PERSONAL SERVICES PERMITTED | A PERSONAL SERVICE ESTABLISHMENTS SUCH AS BARBER AND BEAUTY SHOPS, OPTICIANS, PHOTOGRAPHERS, AND TAILORS<br>B RETAIL STORES, LIMITED TO FOOD STORES, DRUG AND COSMETIC STORES, CONVENIENCE STORES, AND SPECIALTY STORES<br>C RESTAURANTS, CARRY-OUT, INCLUDING INCIDENTAL DELIVERY SERVICES |

| APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING                |              |
|--|--------------|
| <i>Joseph S. Butler</i><br>DIRECTOR                                      | 3/5/96 DATE  |
| <i>Chris Dammer</i><br>CHIEF, DEVELOPMENT ENGINEERING DIVISION           | 2/27/96 DATE |
| <i>Chris Swinney</i><br>CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH | 3/5/96 DATE  |

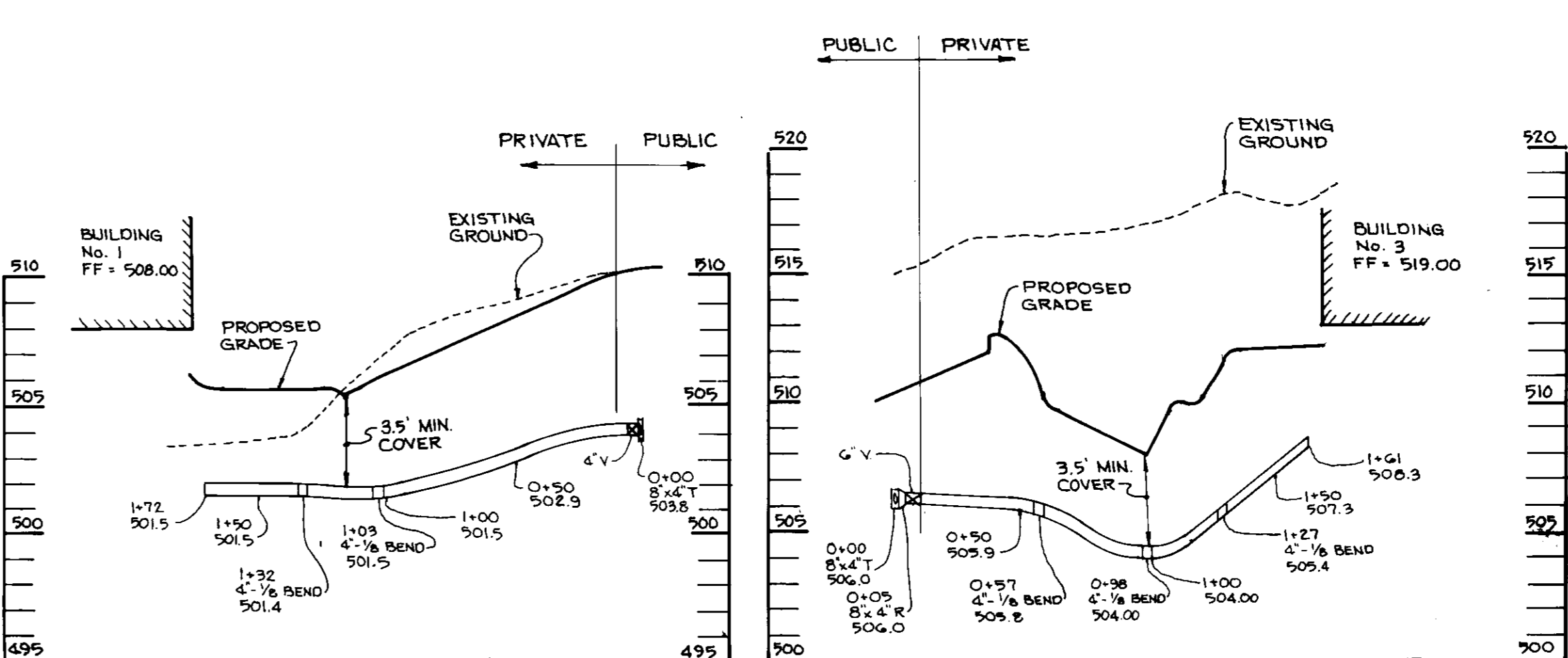
| DATE   | NO. | REVISION |
|--|-----|----------|
| OWNER / DEVELOPER  |     |          |
| JEROME WILLIAMS<br>8835-F COLUMBIA 100 PARKWAY<br>COLUMBIA, MD 21045                               |     |          |
| PROJECT  |     |          |
| ONE HUNDRED BUSINESS CENTRE<br>3 OFFICE AND RETAIL BUILDINGS                                       |     |          |
| AREA TAX MAP NO. 30 ZONING P.O.R.  |     |          |
| COLUMBIA 100 - OFFICE RESEARCH PARK, V1, PARCEL C<br>2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND |     |          |
| TITLE  |     |          |
| TITLE SHEET  |     |          |

RIEMER MUEGGE & ASSOCIATES, INC.  
 Planners • Engineers • Surveyors  
 8818 Centre Park Drive • Suite 200 • Columbia, MD 21045  
 410-997-8900 FAX: 410-997-9282

|   |                         |
|---|-------------------------|
| 2.13.96<br>DATE                             | DESIGNED BY: BLW        |
|   | DRAWN BY: BLW           |
|   | PROJECT NO: 95H109601   |
|   | DATE: FEBRUARY 13, 1996 |
|   | SCALE: AS SHOWN         |
| <i>J. Lareh</i><br>JAYKANT D. PAREKH #19148 | DRAWING NO. 1 OF 7      |

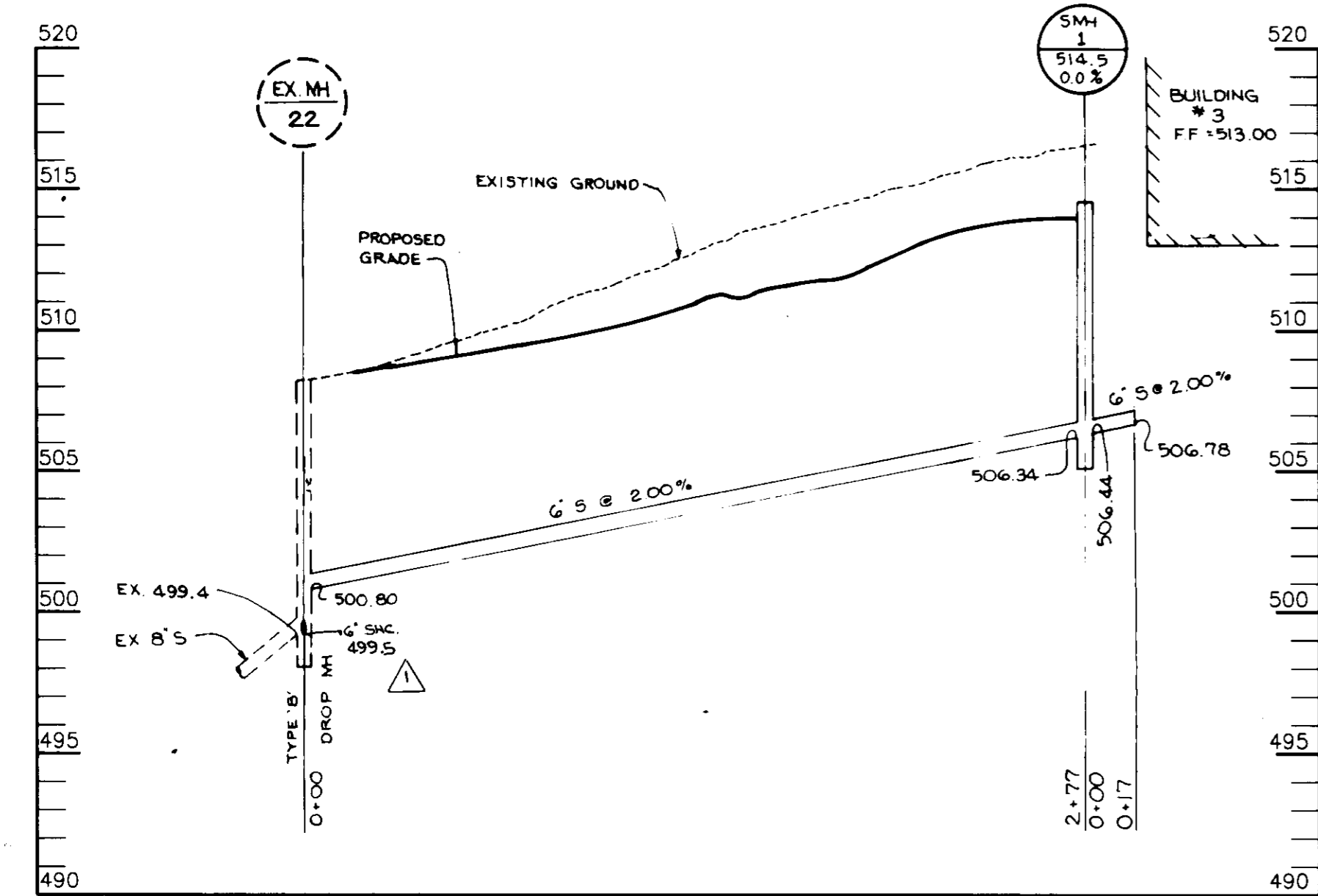


**WATER PROFILE #1**  
 SCALE:  
 HOR. - 1" = 50'  
 VERT. - 1" = 5'

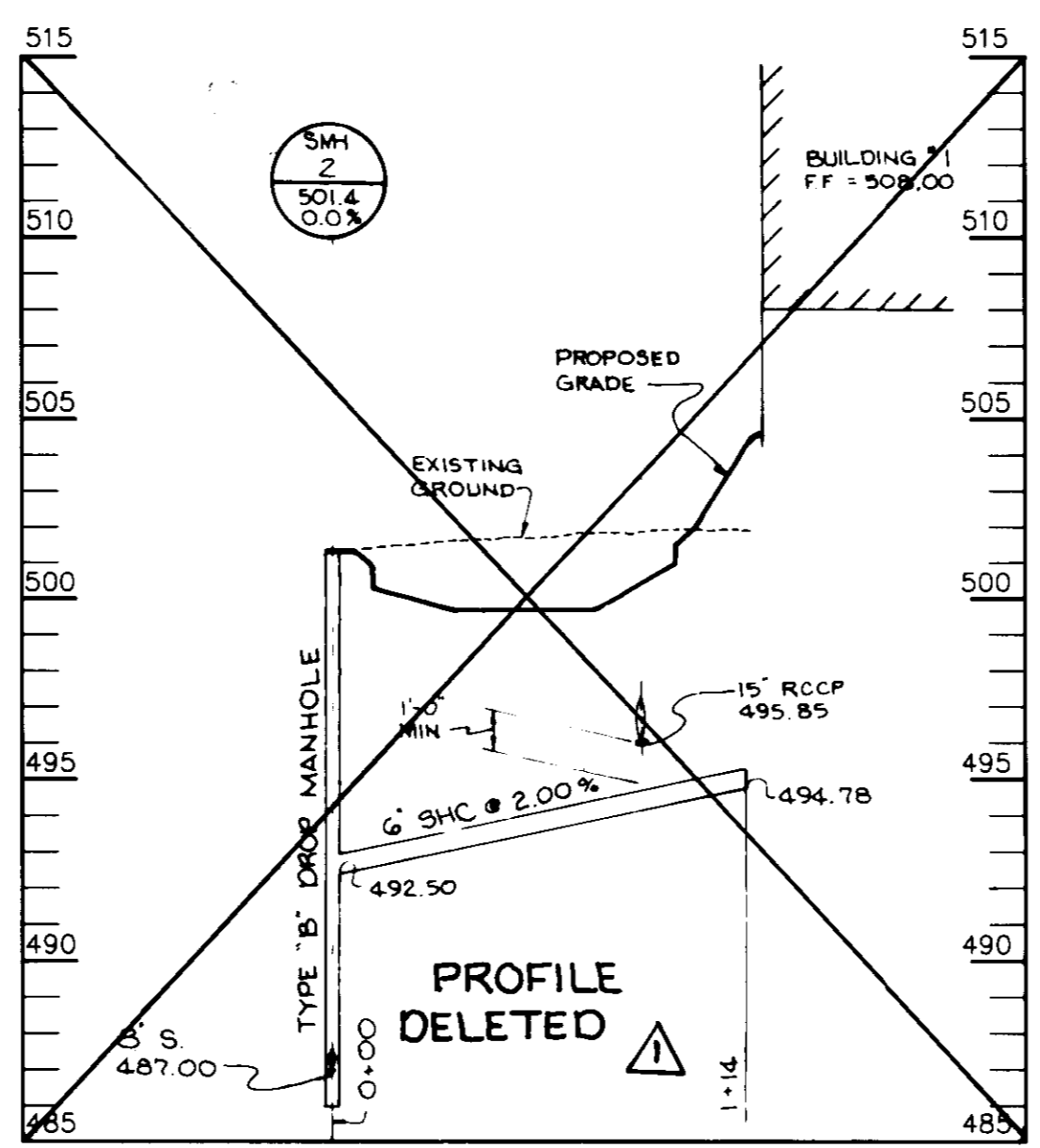


**WATER PROFILE #2**  
 SCALE:  
 HOR. - 1" = 50'  
 VERT. - 1" = 5'

**WATER PROFILE #3**  
 SCALE:  
 HOR. - 1" = 50'  
 VERT. - 1" = 5'

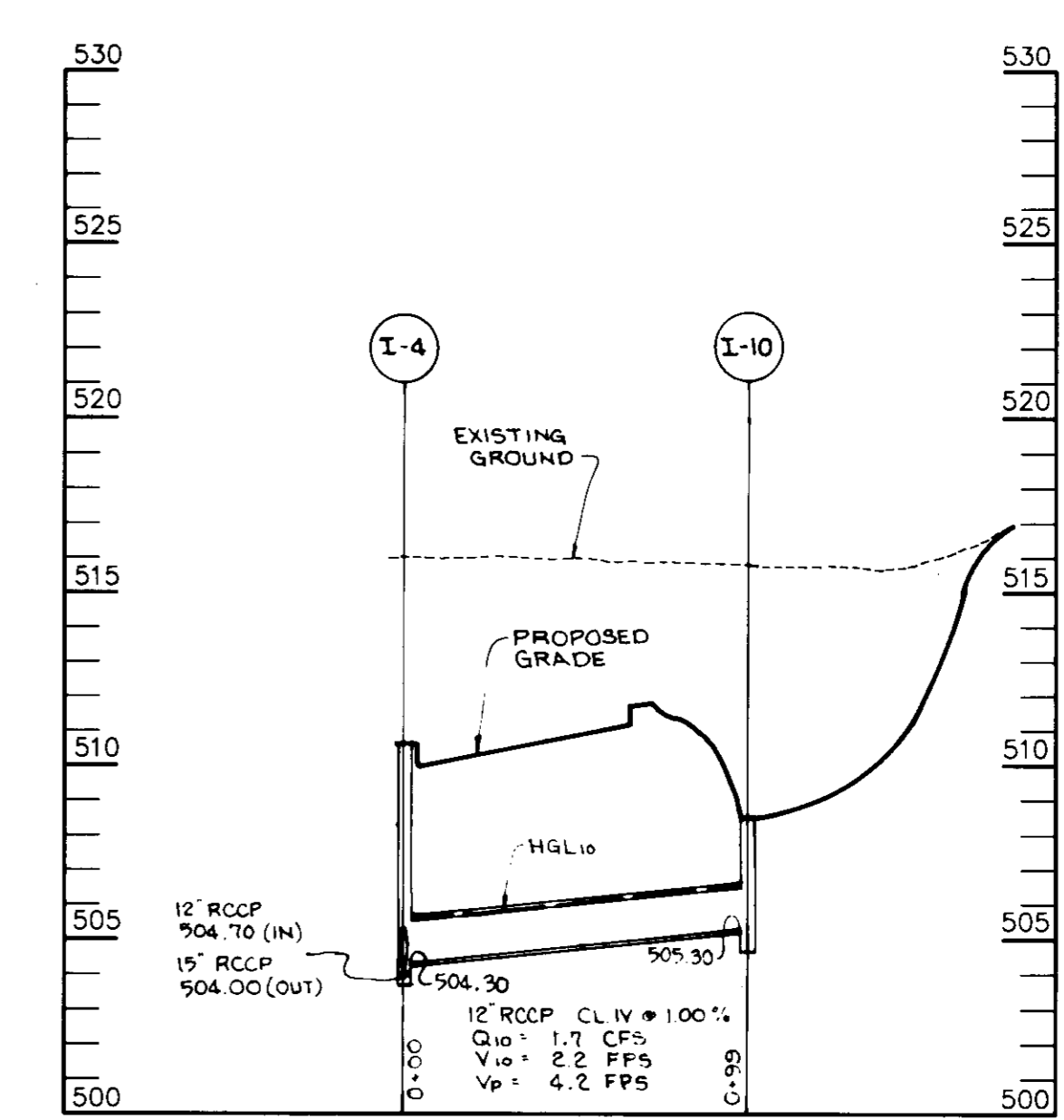
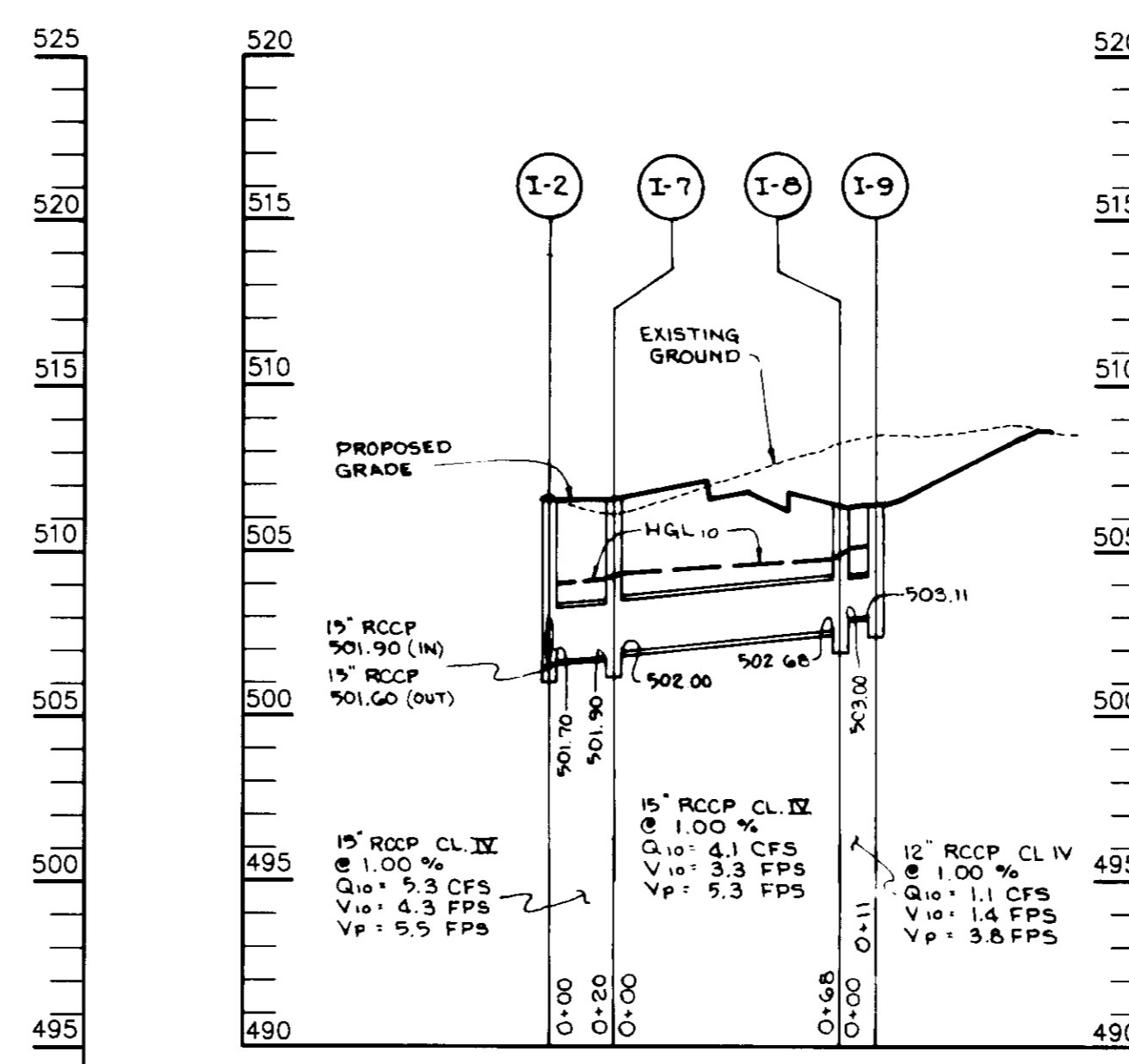
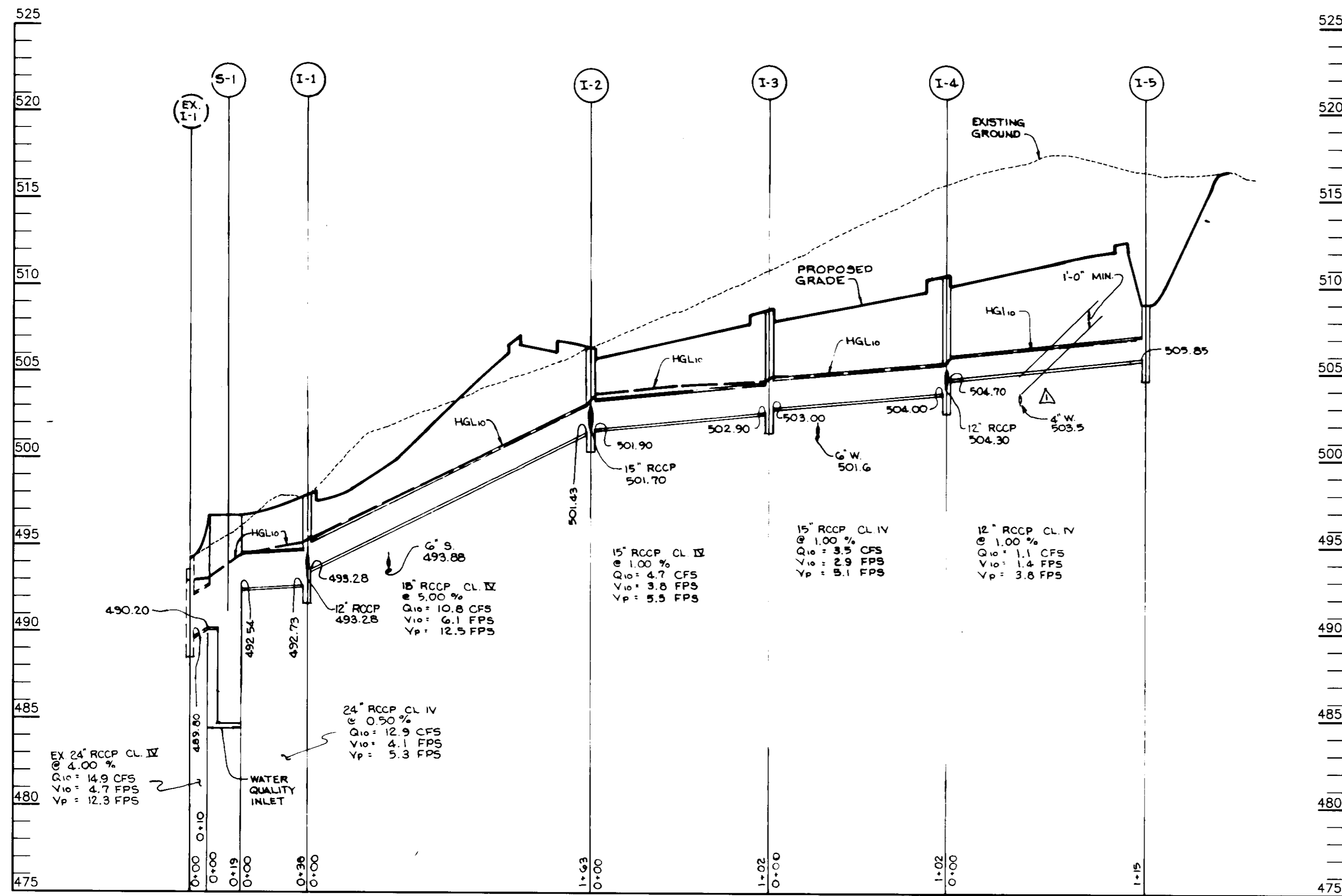


**SEWER PROFILE**  
 SCALE:  
 HOR. - 1" = 50'  
 VERT. - 1" = 5'



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

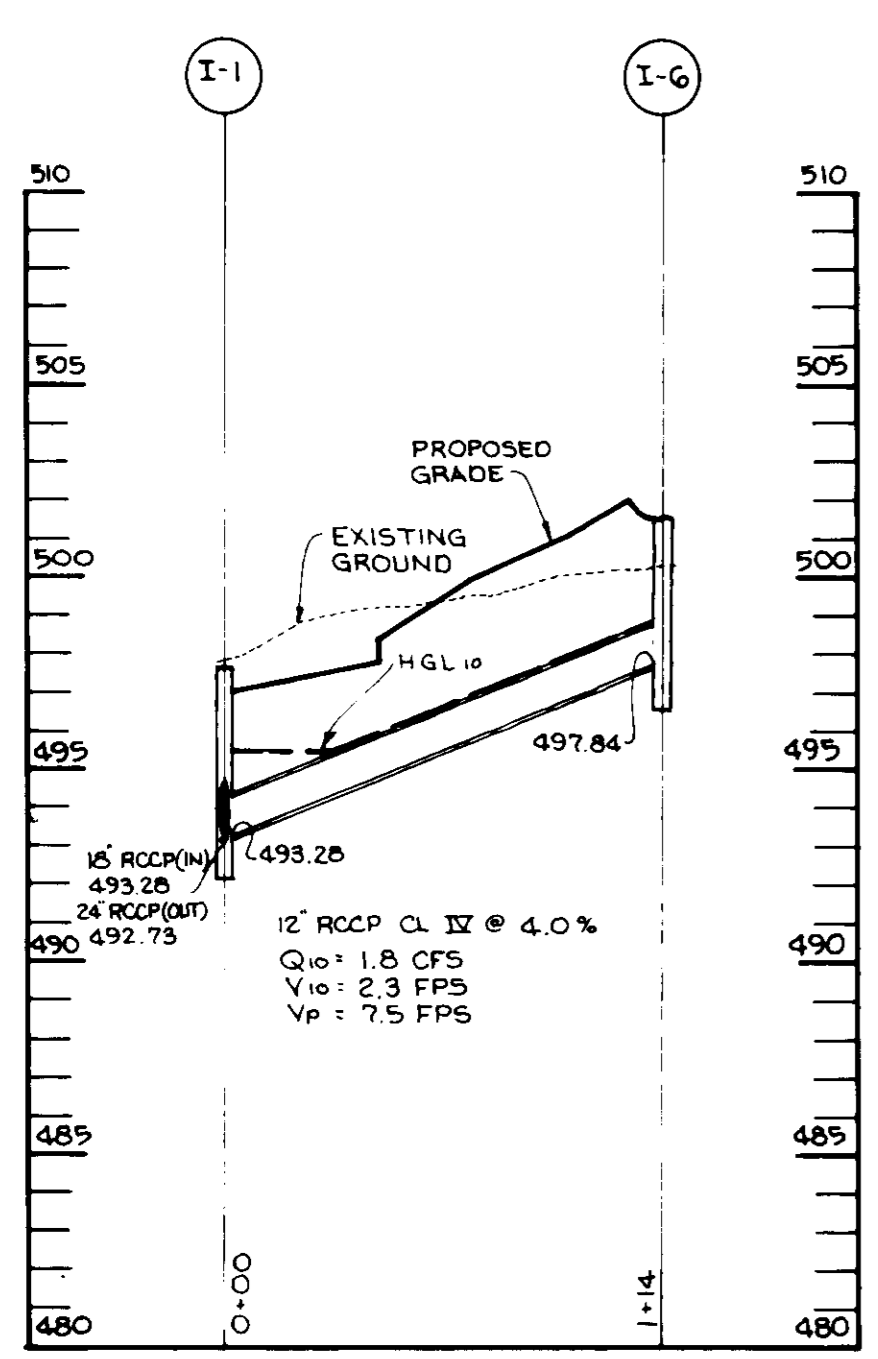
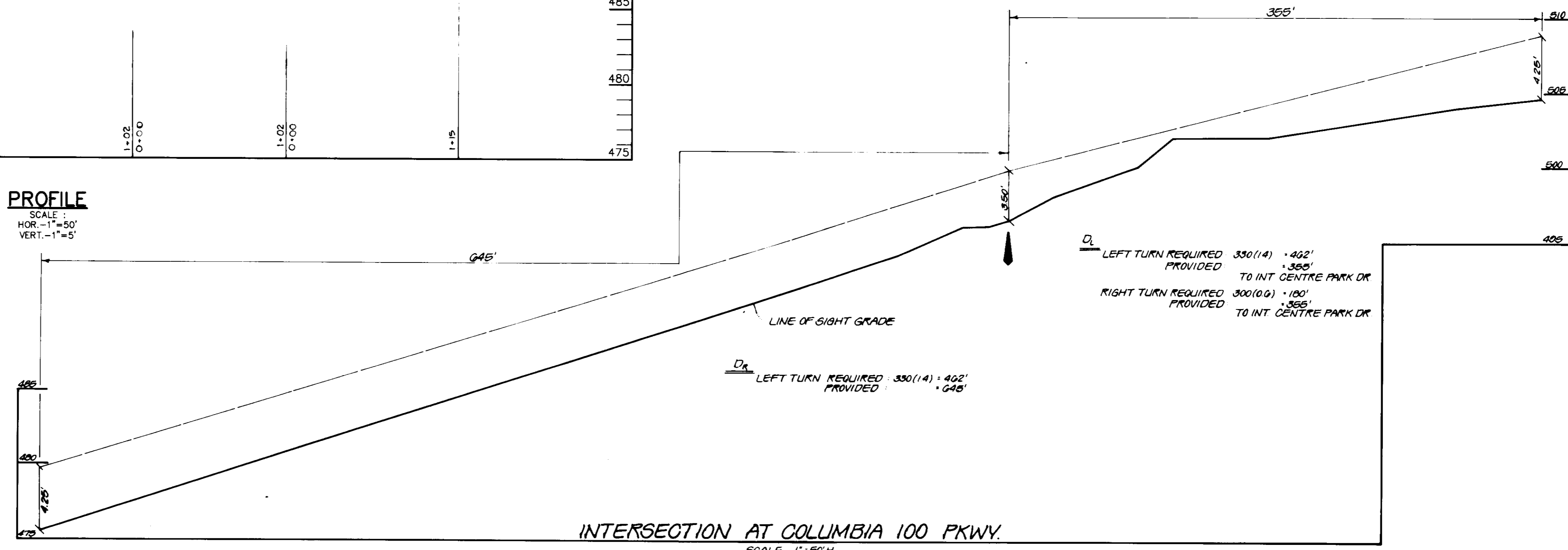
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| APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  |   |
| <i>[Signature]</i><br>DIRECTOR   | 3/5/96<br>DATE                                      |
| <i>[Signature]</i><br>CHIEF, DEVELOPMENT ENGINEERING DIVISION  | 2/27/96<br>DATE                                     |
| <i>[Signature]</i><br>CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH   | 3/5/96<br>DATE                                      |
| 5-20-96  | REVISED WATER PROFILES 1-3, DELETED WP #4.          |
| 3-28-96  | DELETED SMH 2 PROFILE - MOVED 6" SMC ON EX. SMH 22. |
| DATE   | NO. REVISION  |
| OWNER / DEVELOPER  |   |
| JEROME WILLIAMS<br>8835-F COLUMBIA 100 PARKWAY<br>COLUMBIA, MD 21045   |   |
| PROJECT  |   |
| ONE HUNDRED BUSINESS CENTRE  |   |
| AREA TAX MAP NO. 30 ZONING P.O.R.<br>COLUMBIA 100 - OFFICE RESEARCH PARK, 1/4 PARCEL C<br>2nd ELECTION DISTRICT - HOWARD COUNTY, MARYLAND                          |   |
| TITLE  |   |
| WATER AND SEWER PROFILES   |   |
| RIEMER MUEGGE & ASSOCIATES, INC.<br>Planners • Engineers • Surveyors<br>8818 Centre Park Drive • Suite 200 • Columbia, MD 21045<br>410-997-8900 FAX : 410-997-8282 |   |
| 2.13.96<br>DATE  | DESIGNED BY : BLW                                   |
|  | DRAWN BY: BLW                                       |
|  | PROJECT NO : 95H109601                              |
|  | DATE : FEBRUARY 13, 1996                            |
|  | SCALE : AS SHOWN                                    |
| <i>[Signature]</i><br>JAYKANT D. PAREKH #19148   | DRAWING NO. 4 OF 7                                  |



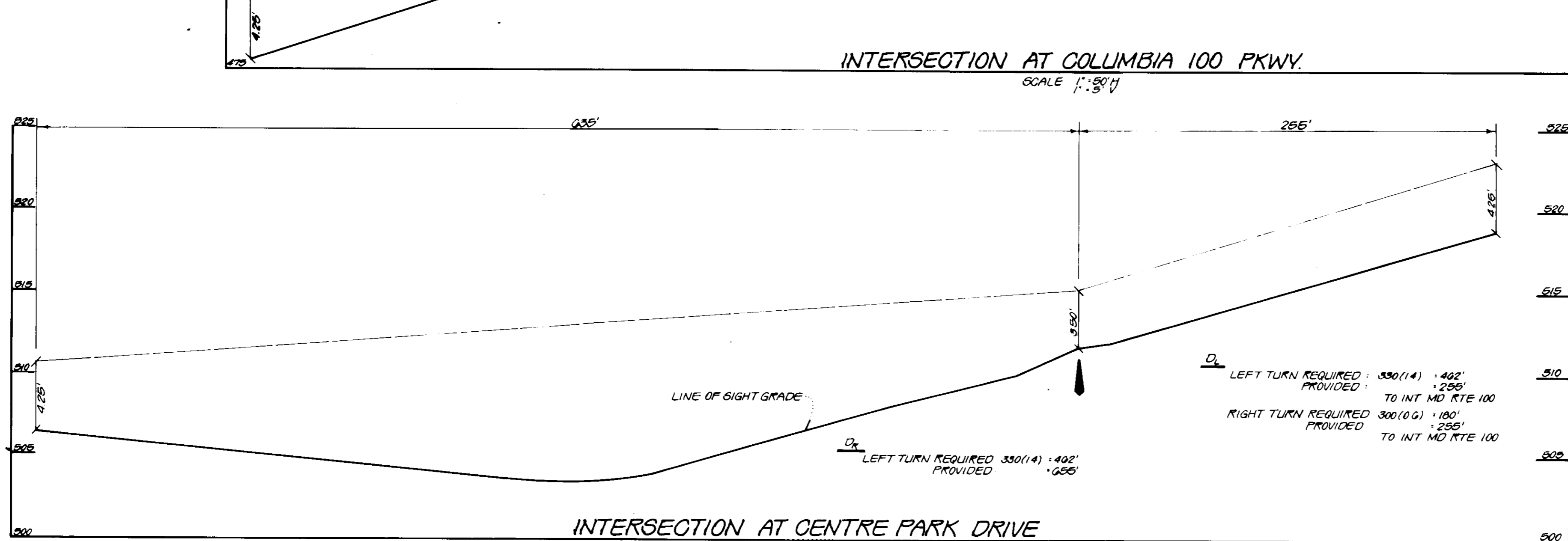
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HOR. - 1" = 50'  
VERT. - 1" = 5'

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

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



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



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

DIRECTOR: *John S. Keith* DATE: 3/5/96

CHIEF, DEVELOPMENT ENGINEERING DIVISION: *Chris Dammann* DATE: 2/21/96

CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH: *Quinn Sullivan* DATE: 3/5/96

DATE NO. 5-21-96 REVISION: BETWEEN INLETS I-5 & I-4: DELETED G" W. LINE, ADDED 4" WATER LINE.

OWNER / DEVELOPER: JEROME WILLIAMS, 8835-F COLUMBIA 100 PARKWAY, COLUMBIA, MD 21045

PROJECT: ONE HUNDRED BUSINESS CENTRE

AREA: TAX MAP NO. 30 ZONING P.O.R. COLUMBIA 100 - OFFICE RESEARCH PARK, 1/1 PARCEL C 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND

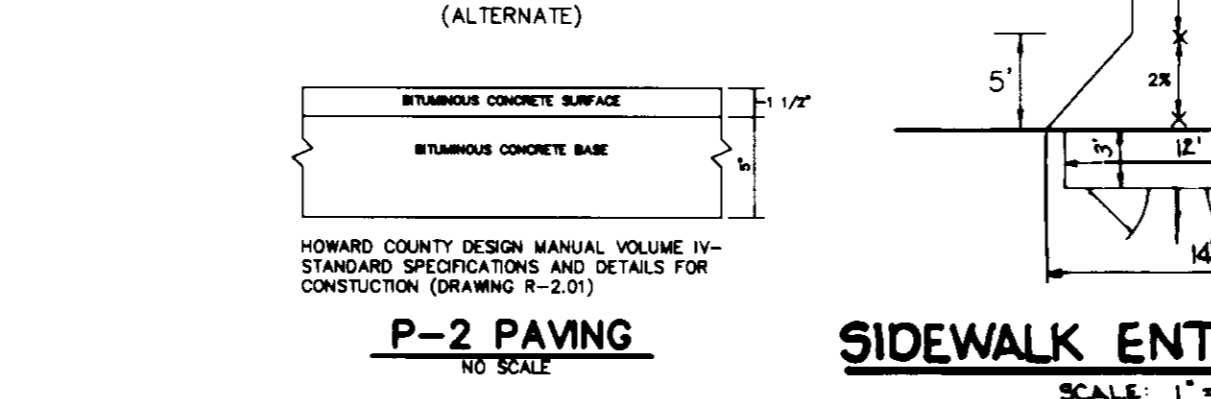
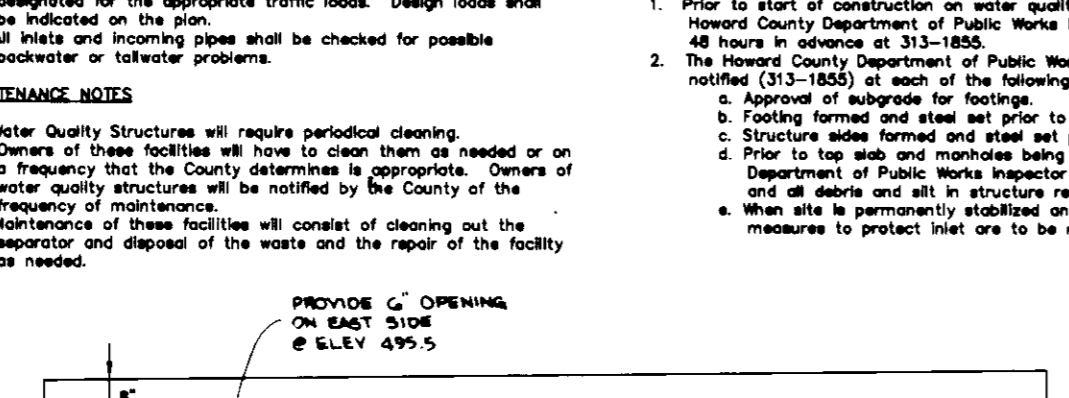
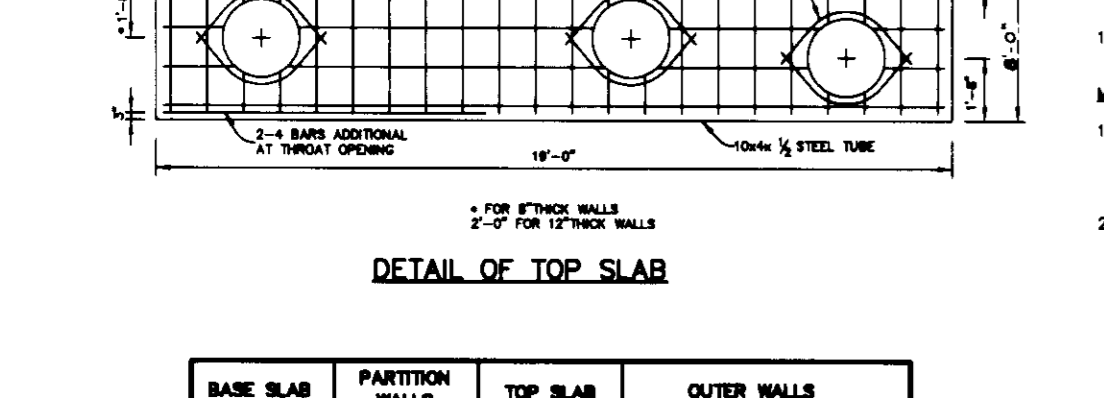
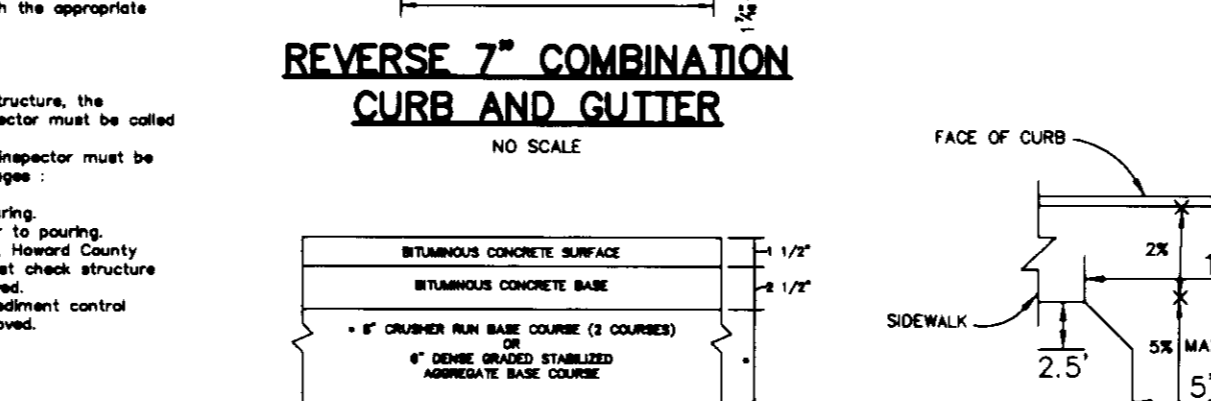
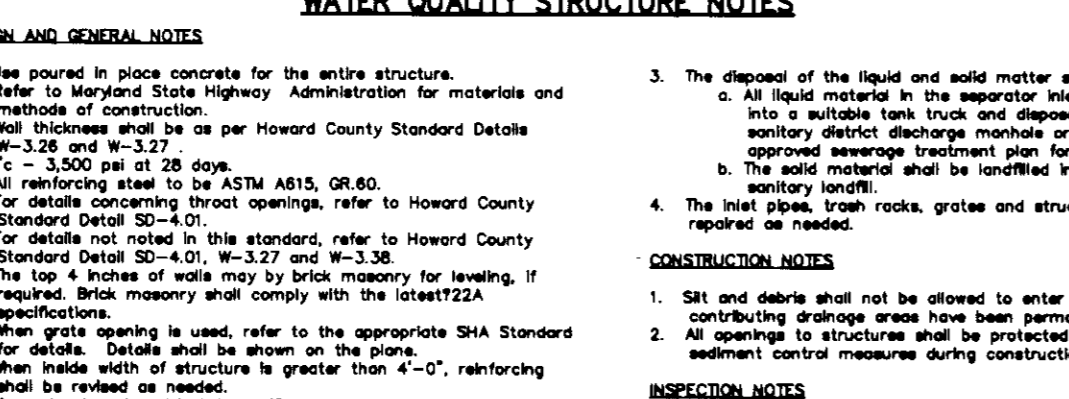
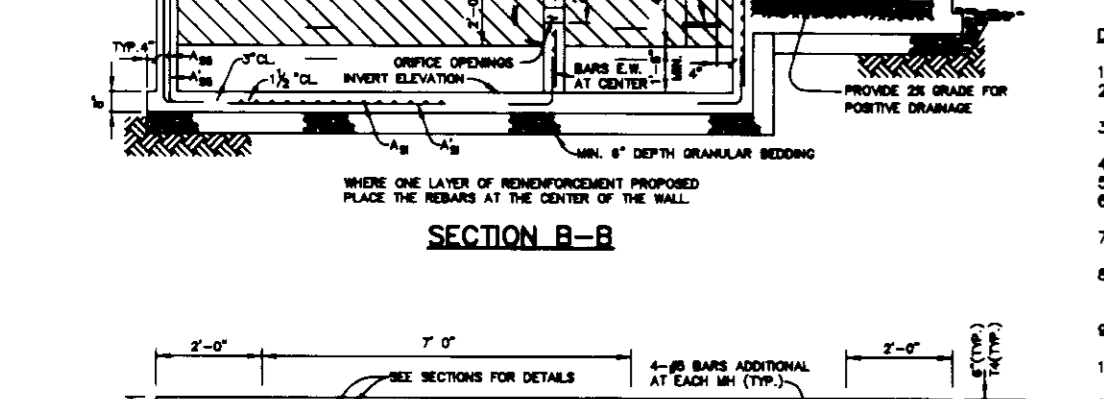
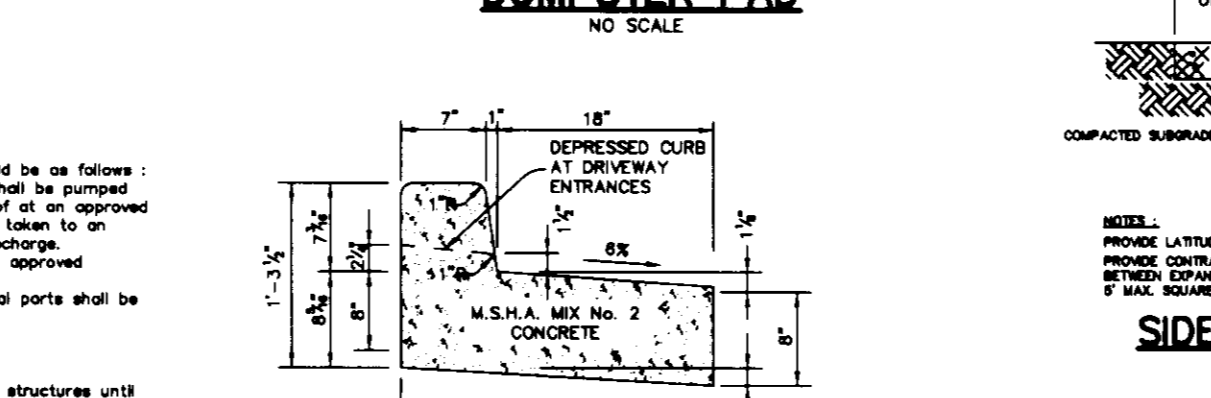
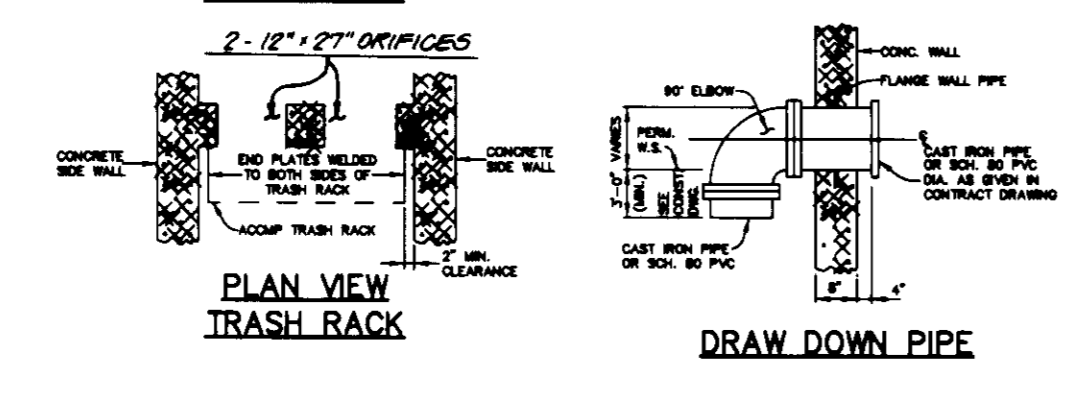
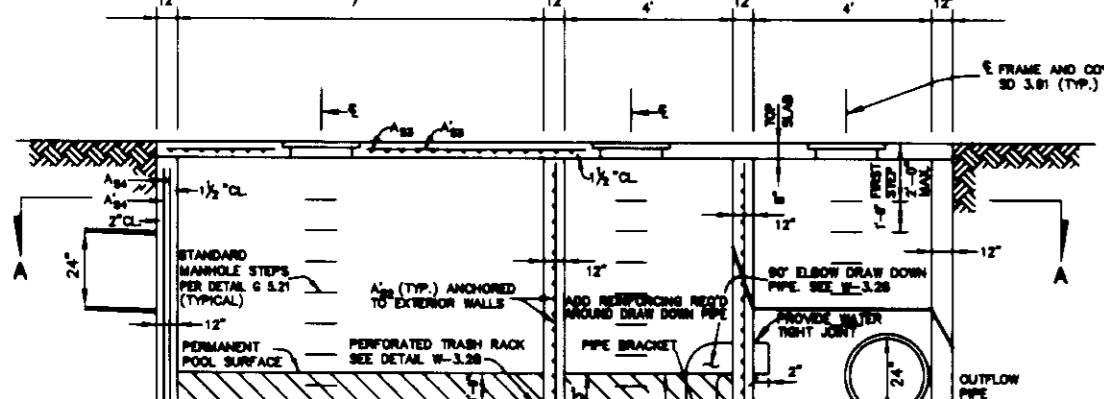
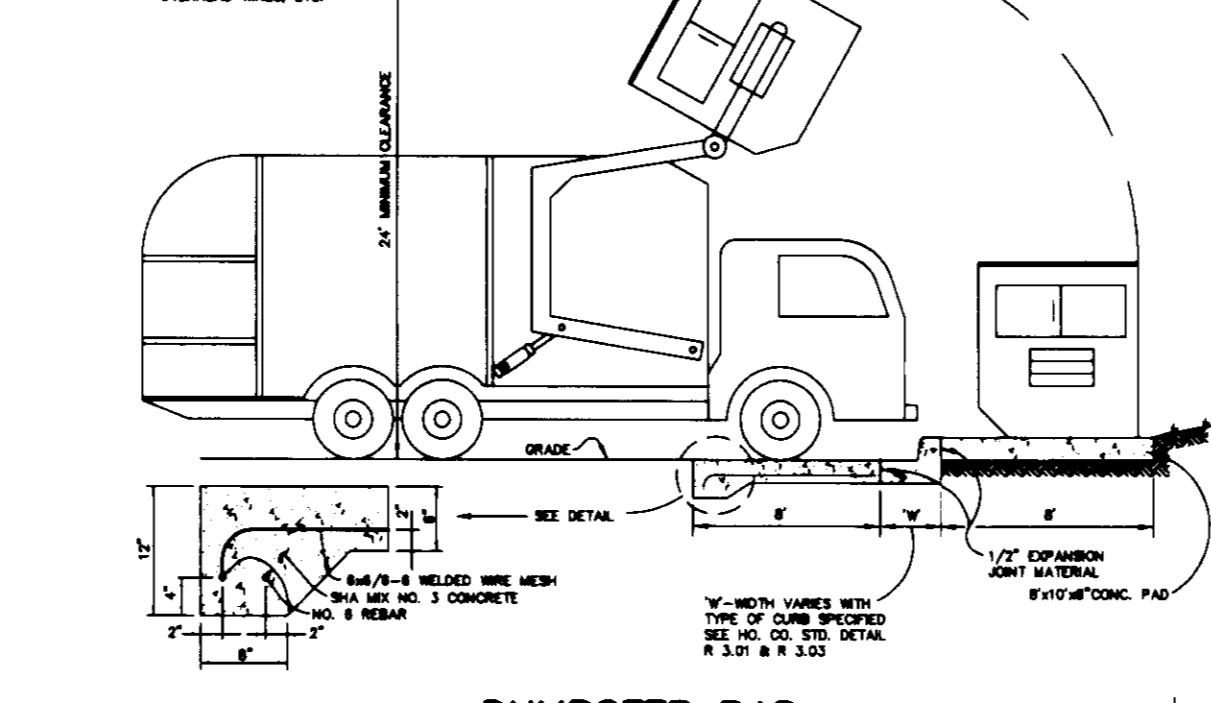
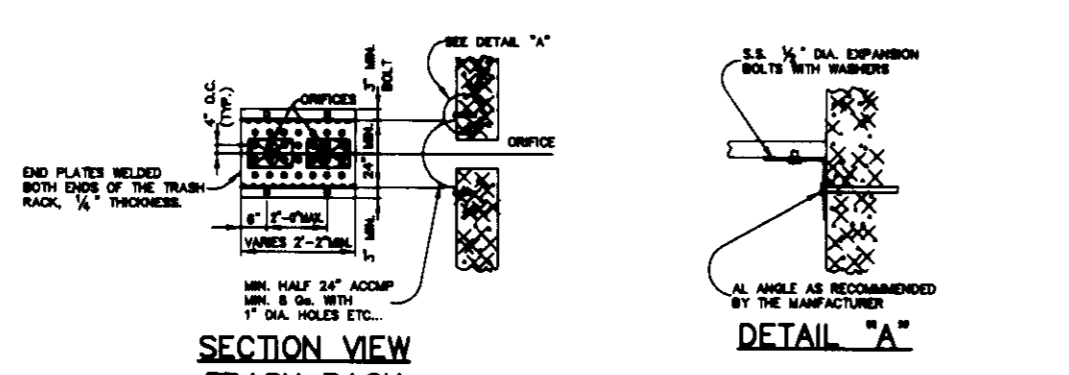
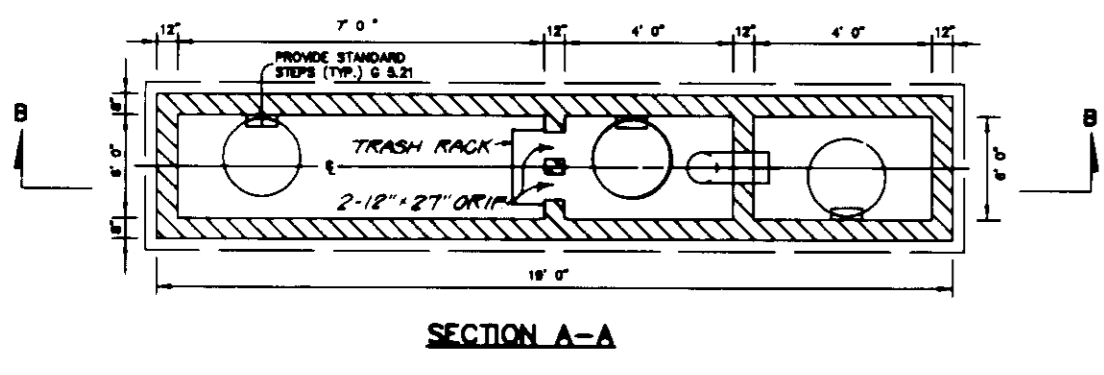
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8818 Centre Park Drive • Suite 200 • Columbia, MD 21045  
410-997-8900 FAX: 410-997-9282

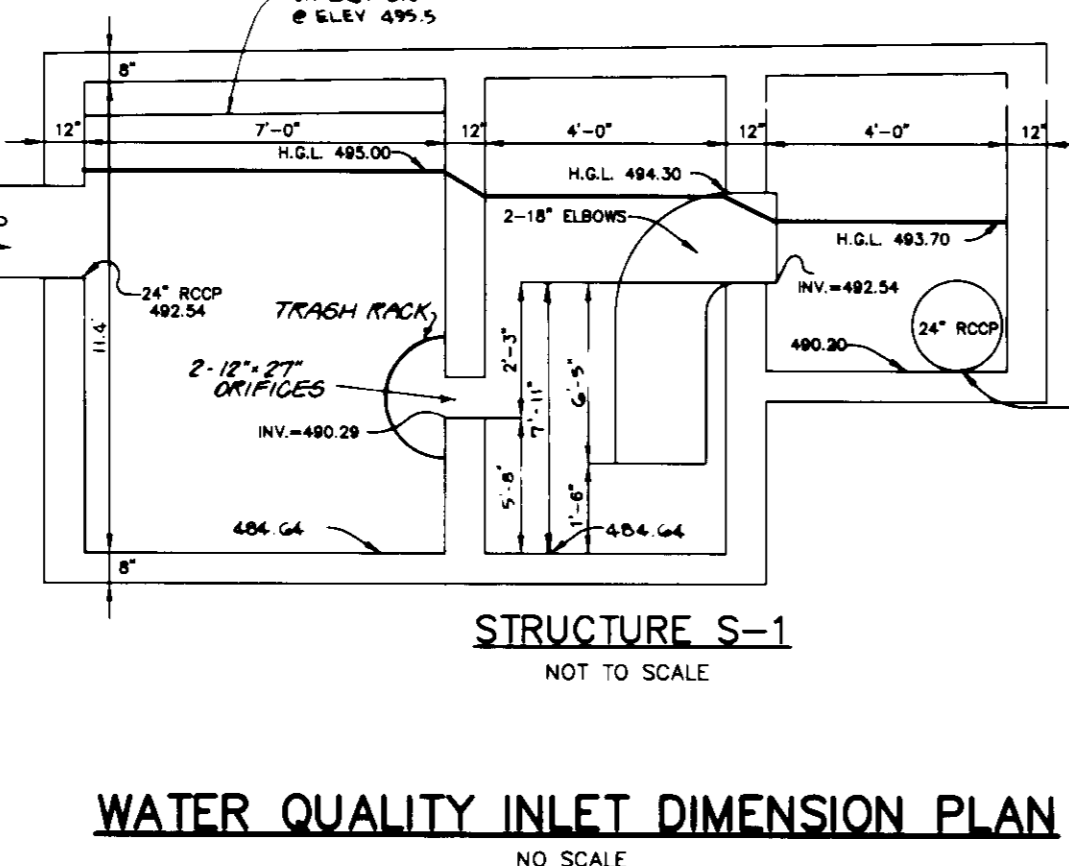
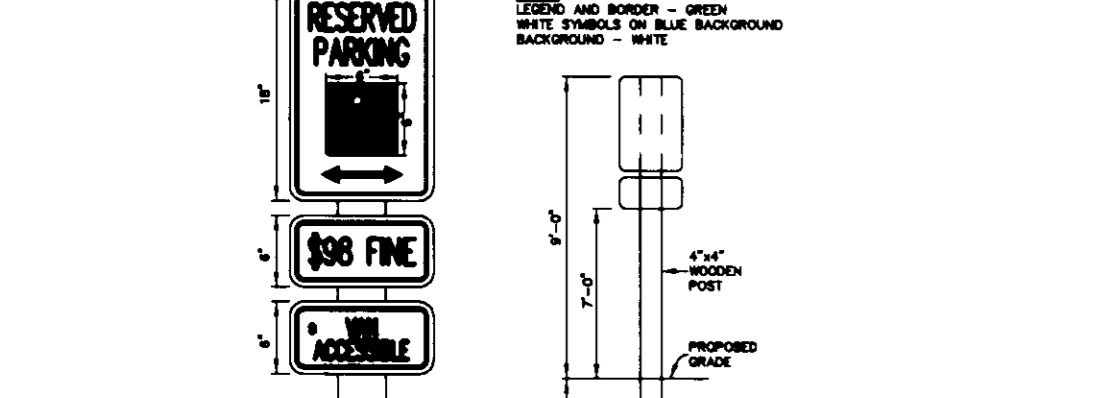
DATE: 2-13-96

DESIGNED BY: BLW  
DRAWN BY: BLW  
PROJECT NO: 95H109601  
DATE: FEBRUARY 13, 1996  
SCALE: AS SHOWN  
DRAWING NO. 5 OF 7

J. Farrell  
JAYKANT B. PAREKH #19148



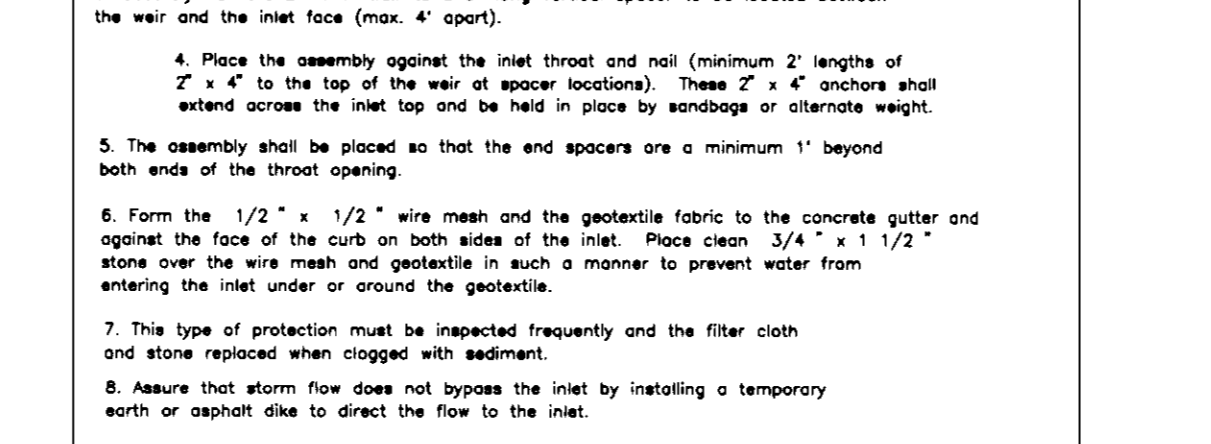
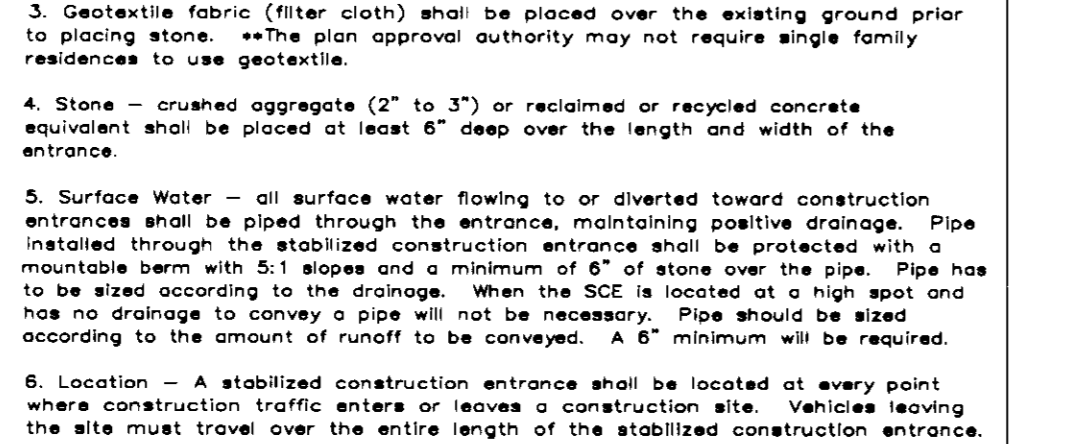
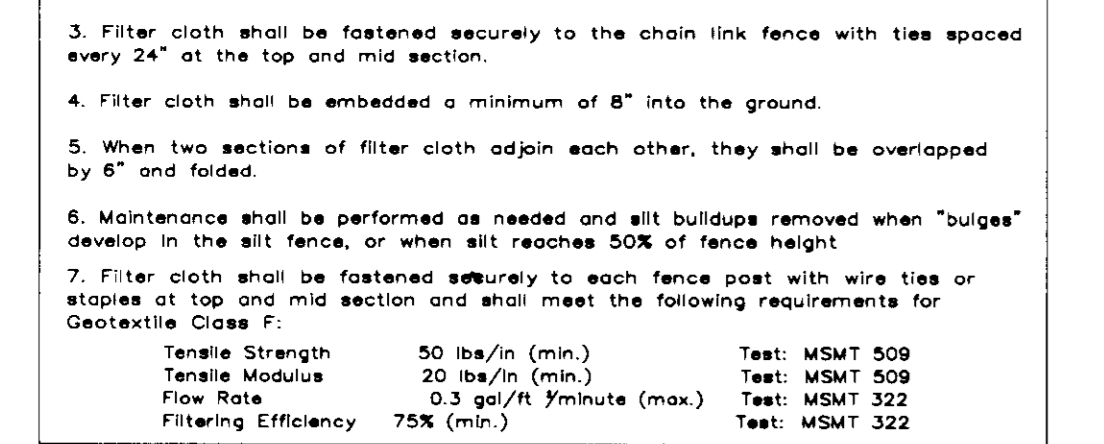
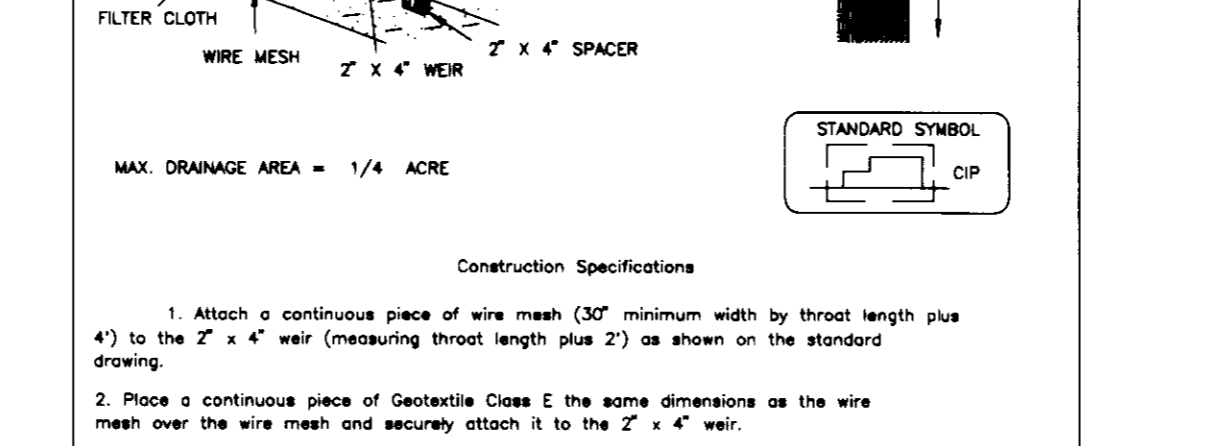
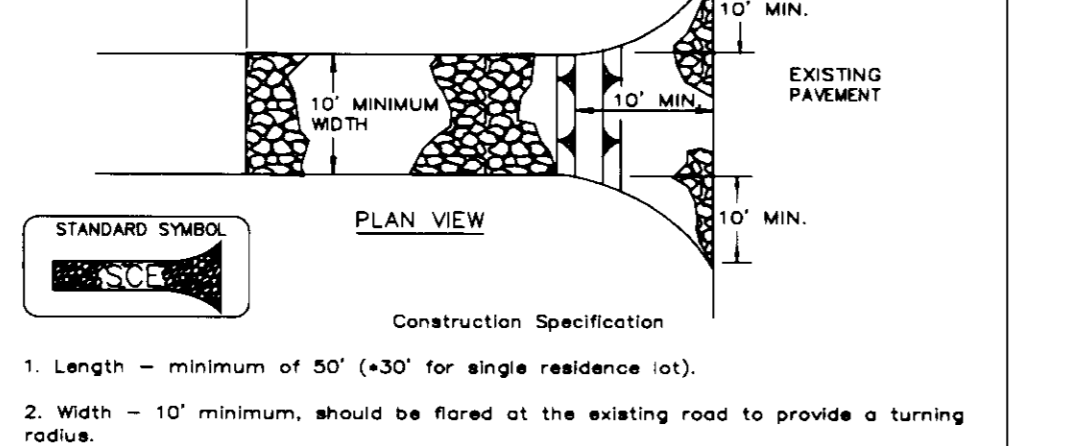
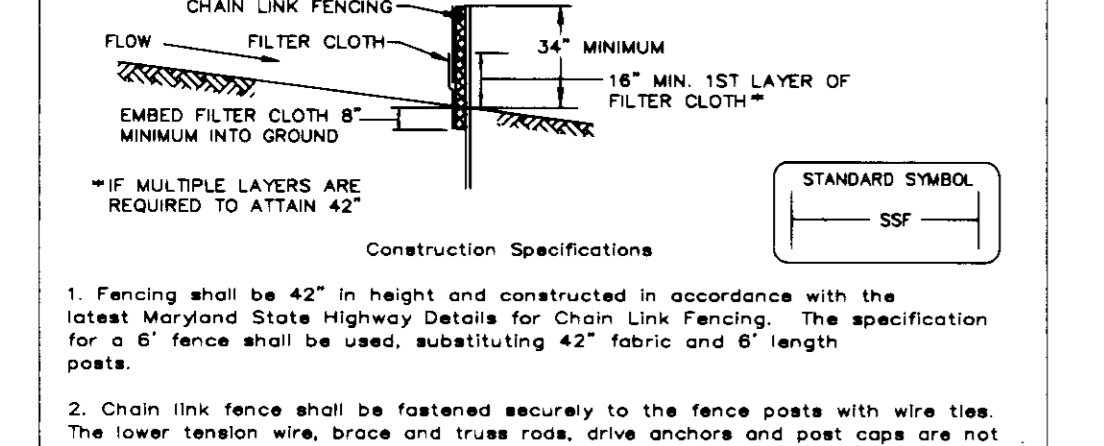
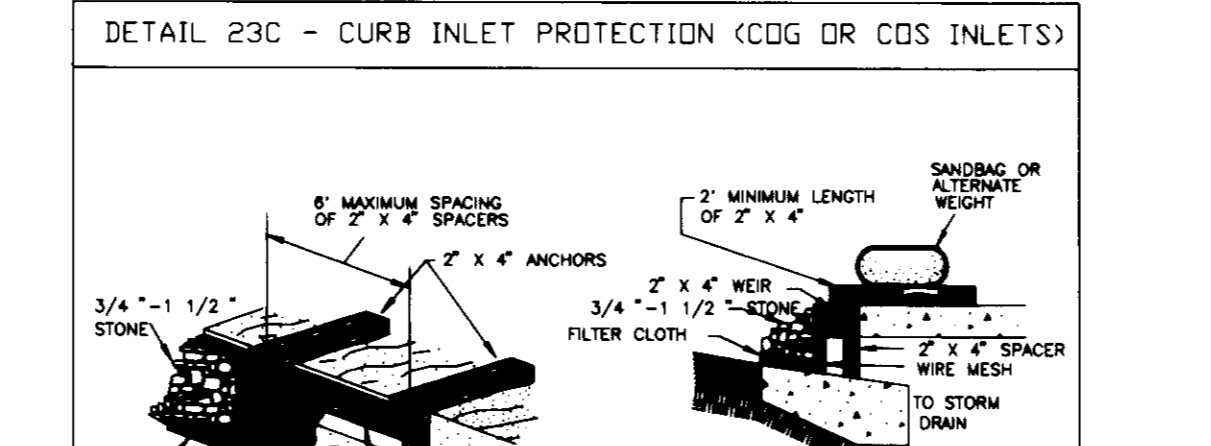
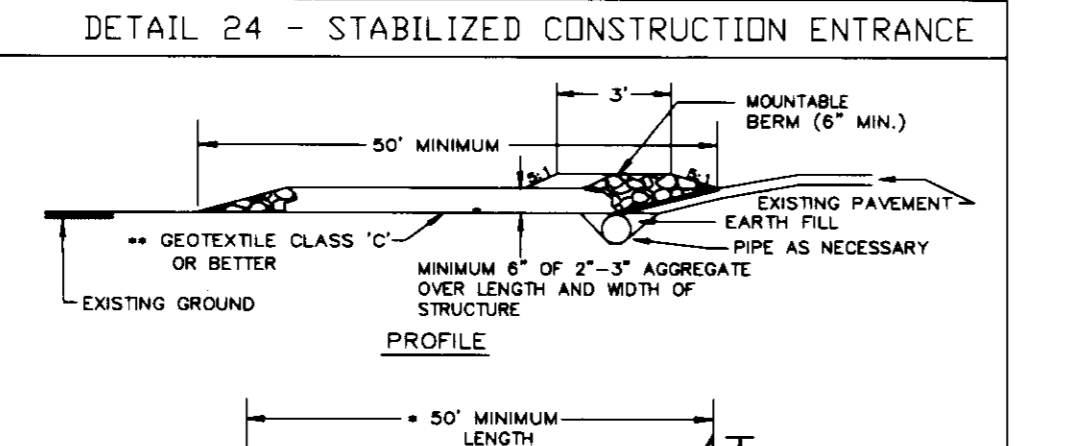
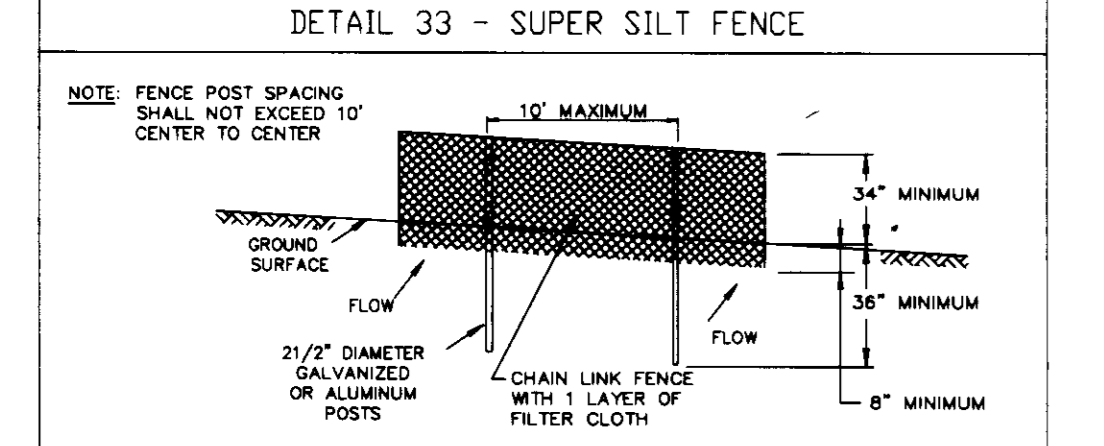
| BASE SLAB       | PARTITION WALLS | TOP SLAB        | OUTER WALLS     |
|-----------------|-----------------|-----------------|-----------------|
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| A <sub>4</sub>  | A <sub>4</sub>  | A <sub>5</sub>  | A <sub>5</sub>  |
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| A <sub>14</sub> | A <sub>14</sub> | A <sub>15</sub> | A <sub>15</sub> |
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| A <sub>18</sub> | A <sub>18</sub> | A <sub>19</sub> | A <sub>19</sub> |
| A <sub>20</sub> | A <sub>20</sub> | A <sub>21</sub> | A <sub>21</sub> |
| A <sub>22</sub> | A <sub>22</sub> | A <sub>23</sub> | A <sub>23</sub> |
| A <sub>24</sub> | A <sub>24</sub> | A <sub>25</sub> | A <sub>25</sub> |
| A <sub>26</sub> | A <sub>26</sub> | A <sub>27</sub> | A <sub>27</sub> |
| A <sub>28</sub> | A <sub>28</sub> | A <sub>29</sub> | A <sub>29</sub> |
| A <sub>30</sub> | A <sub>30</sub> | A <sub>31</sub> | A <sub>31</sub> |
| A <sub>32</sub> | A <sub>32</sub> | A <sub>33</sub> | A <sub>33</sub> |
| A <sub>34</sub> | A <sub>34</sub> | A <sub>35</sub> | A <sub>35</sub> |
| A <sub>36</sub> | A <sub>36</sub> | A <sub>37</sub> | A <sub>37</sub> |
| A <sub>38</sub> | A <sub>38</sub> | A <sub>39</sub> | A <sub>39</sub> |
| A <sub>40</sub> | A <sub>40</sub> | A <sub>41</sub> | A <sub>41</sub> |
| A <sub>42</sub> | A <sub>42</sub> | A <sub>43</sub> | A <sub>43</sub> |
| A <sub>44</sub> | A <sub>44</sub> | A <sub>45</sub> | A <sub>45</sub> |
| A <sub>46</sub> | A <sub>46</sub> | A <sub>47</sub> | A <sub>47</sub> |
| A <sub>48</sub> | A <sub>48</sub> | A <sub>49</sub> | A <sub>49</sub> |
| A <sub>50</sub> | A <sub>50</sub> | A <sub>51</sub> | A <sub>51</sub> |



| Slope    | Slope Steepness | Slope Length (maximum) | Silt Fence Length (maximum) |
|----------|-----------------|------------------------|-----------------------------|
| 0 - 10%  | 0 - 10:1        | Unlimited              | Unlimited                   |
| 10 - 20% | 10:1 - 5:1      | 200 feet               | 1,500 feet                  |
| 20 - 33% | 5:1 - 3:1       | 100 feet               | 1,000 feet                  |
| 33 - 50% | 3:1 - 2:1       | 100 feet               | 500 feet                    |
| 50% +    | 2:1 +           | 50 feet                | 250 feet                    |



| Slope    | Slope Steepness | Slope Length (maximum) | Silt Fence Length (maximum) |
|----------|-----------------|------------------------|-----------------------------|
| 0 - 10%  | 0 - 10:1        | Unlimited              | Unlimited                   |
| 10 - 20% | 10:1 - 5:1      | 200 feet               | 1,500 feet                  |
| 20 - 33% | 5:1 - 3:1       | 100 feet               | 1,000 feet                  |
| 33 - 50% | 3:1 - 2:1       | 100 feet               | 500 feet                    |
| 50% +    | 2:1 +           | 50 feet                | 250 feet                    |

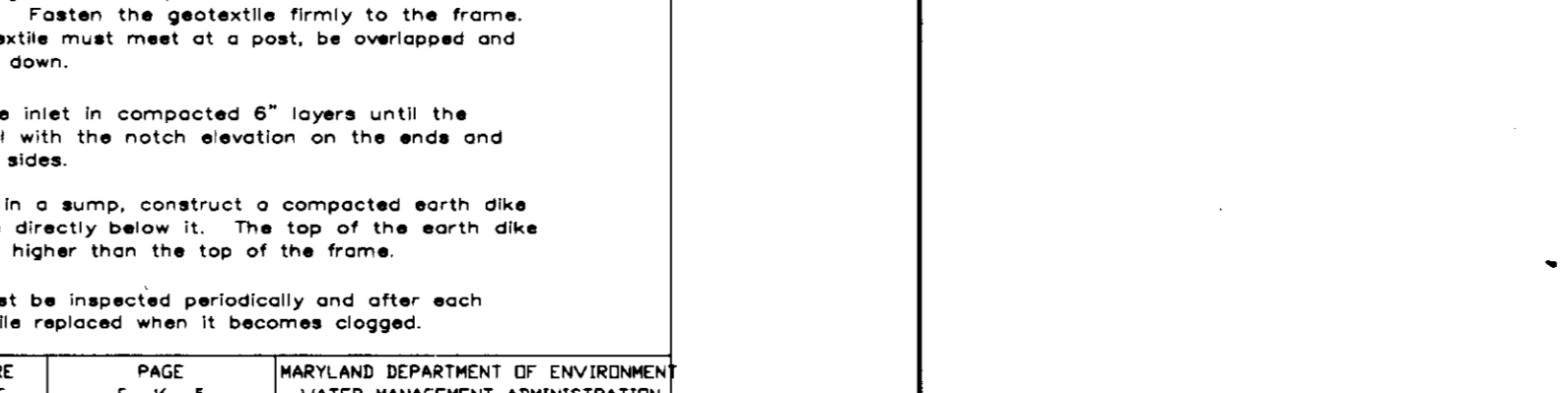
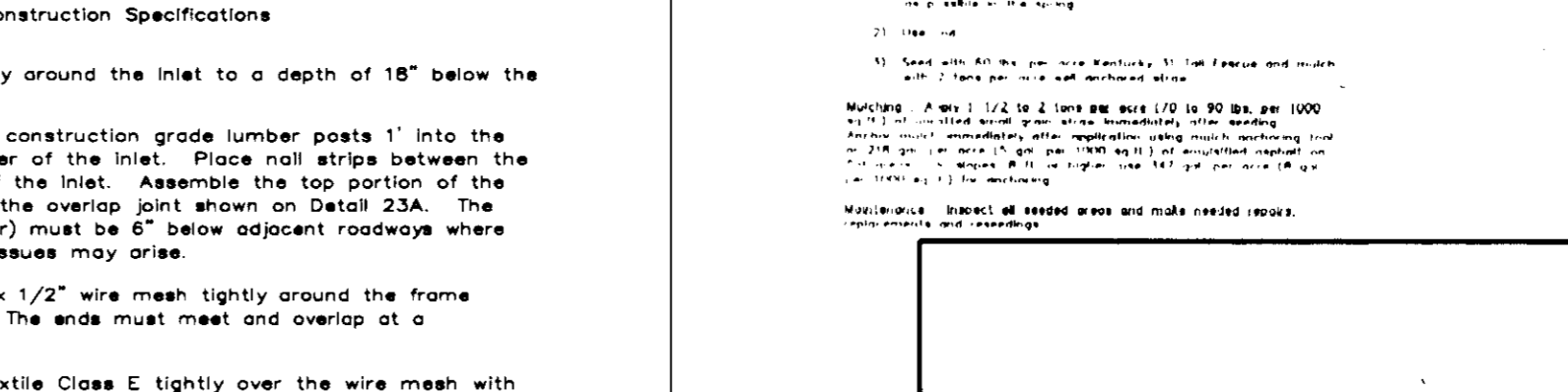
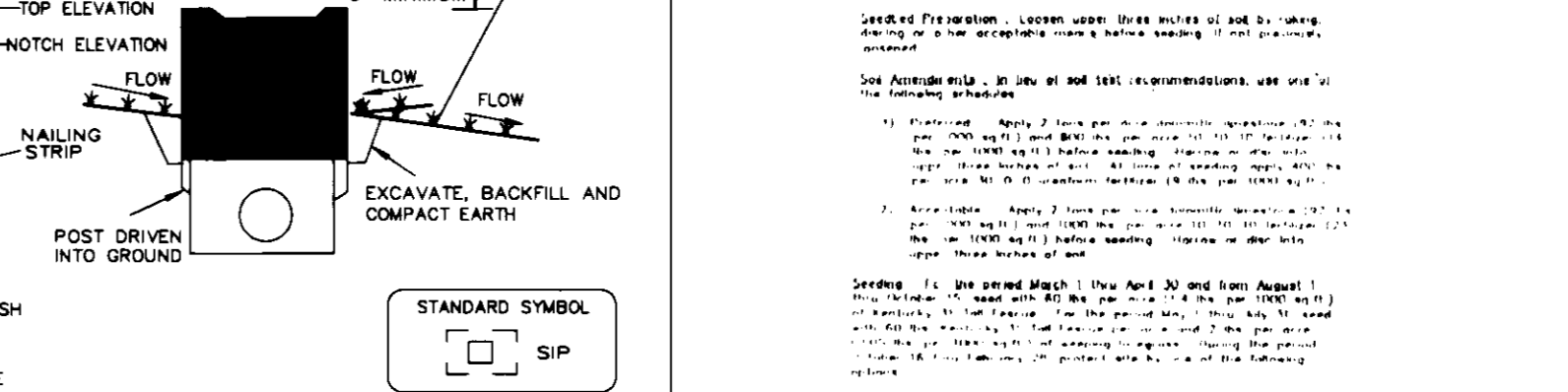
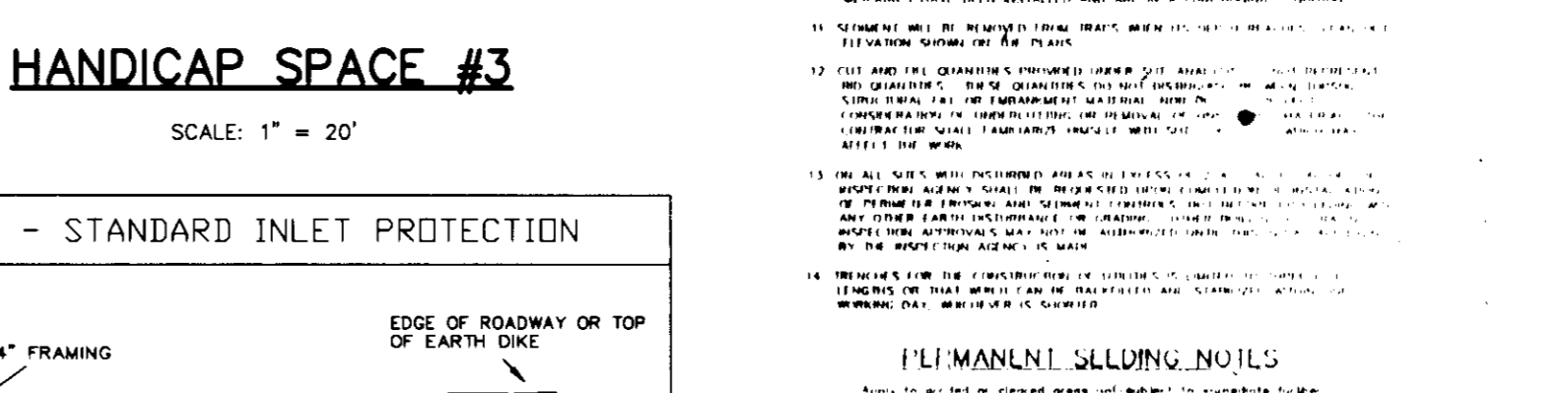
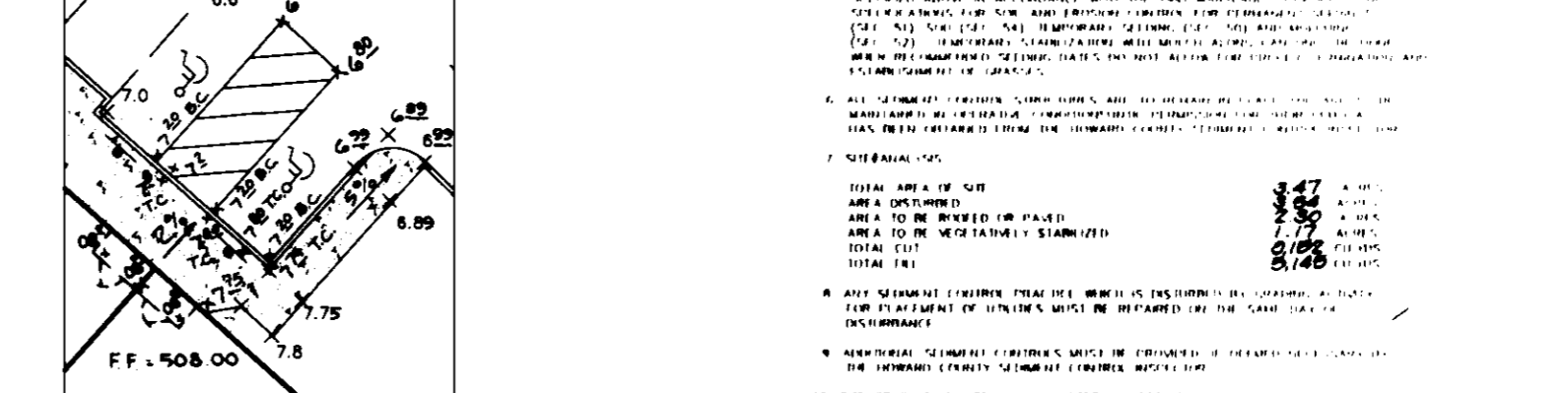
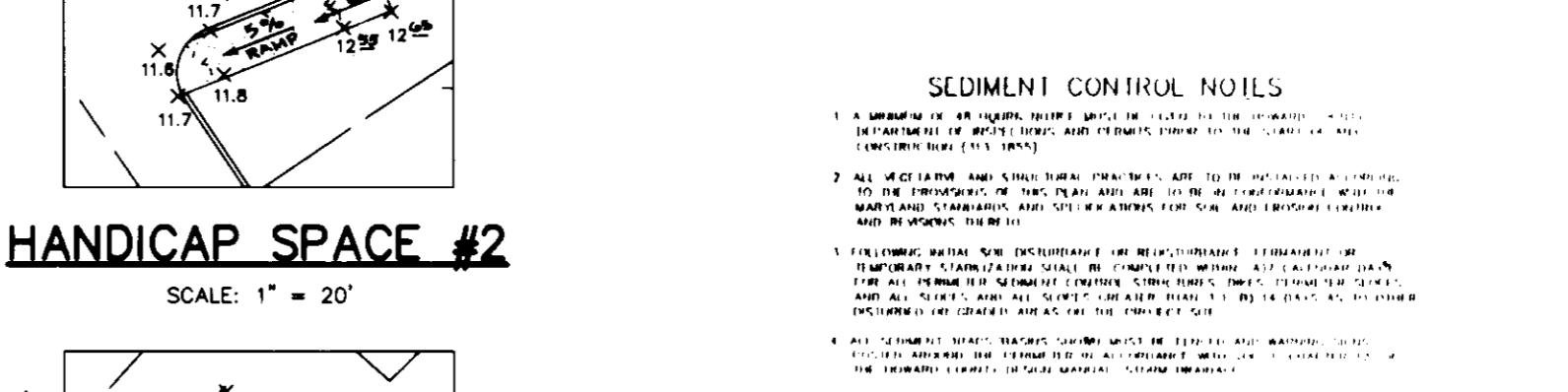
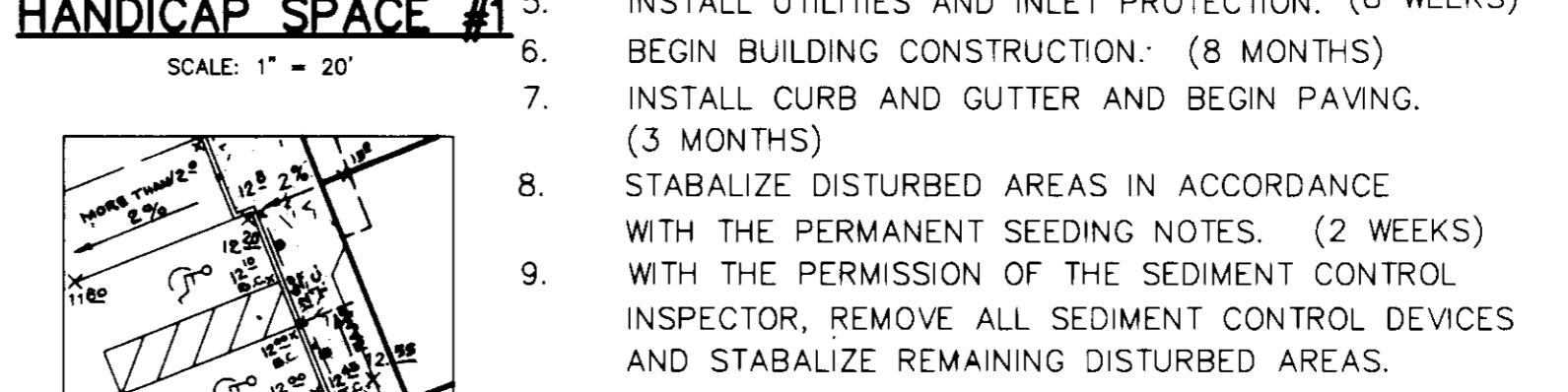
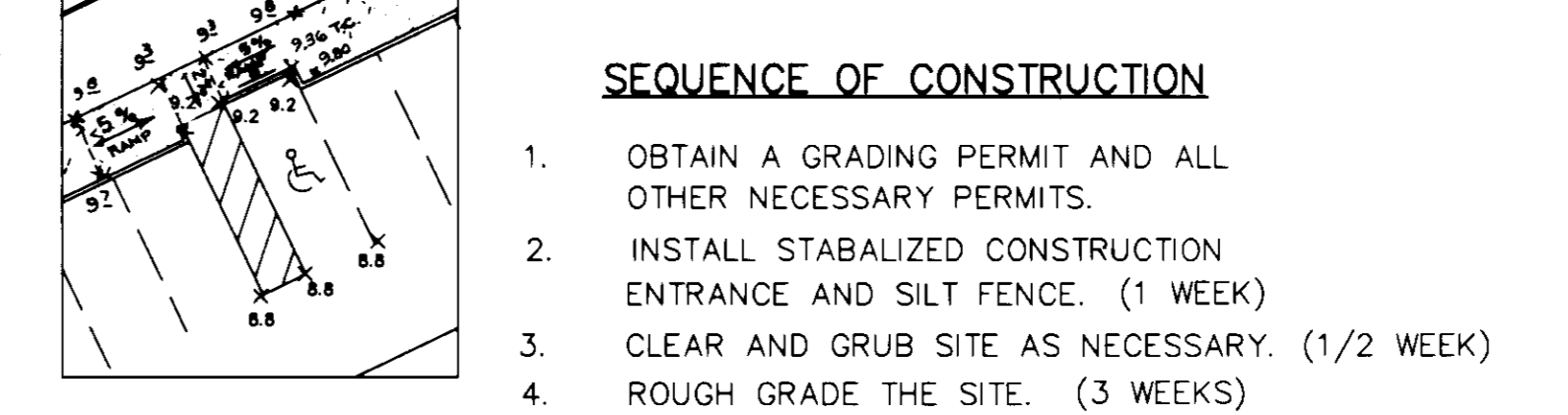


| US DEPARTMENT OF AGRICULTURE | PAGE       | MARYLAND DEPARTMENT OF ENVIRONMENT |
|------------------------------|------------|------------------------------------|
| SOIL CONSERVATION SERVICE    | H - 26 - 3 | WATER MANAGEMENT ADMINISTRATION    |

| US DEPARTMENT OF AGRICULTURE | PAGE       | MARYLAND DEPARTMENT OF ENVIRONMENT |
|------------------------------|------------|------------------------------------|
| SOIL CONSERVATION SERVICE    | F - 17 - 3 | WATER MANAGEMENT ADMINISTRATION    |

| US DEPARTMENT OF AGRICULTURE | PAGE        | MARYLAND DEPARTMENT OF ENVIRONMENT |
|------------------------------|-------------|------------------------------------|
| SOIL CONSERVATION SERVICE    | E - 16 - 5B | WATER MANAGEMENT ADMINISTRATION    |

| STRUCTURE NUMBER | TYPE       | LOCATION                    | INVERT |        | TOP ELEV. | HO. CO. STD. DETAIL |
|------------------|------------|-----------------------------|--------|--------|-----------|---------------------|
|                  |            |                             | IN     | OUT    |           |                     |
| S-1              | WQ INLET   | SEE PLAN                    | 492.54 | 490.20 | 496.30    | SD 4.42             |
| I-1              | A-5        | 12.2' LT OF CL. STA 46.6    | 501.90 | 492.73 | 498.10    | SD 4.01             |
| I-2              | A-5        | SEE PLAN                    | 501.90 | 501.43 | 506.40    | SD 4.01             |
| I-3              | A-5        | 30' LT OF CL. STA 7+44.5    | 503.00 | 502.90 | 508.60    | SD 4.01             |
| I-4              | A-5        | 12' LT OF CL. STA 5+97.3    | 504.70 | 504.00 | 510.60    | SD 4.01             |
| I-5              | D          | SEE PLAN                    | 505.85 | 509.80 | 511.00    | SD 4.11             |
| I-6              | YARD INLET | 40.6' RT OF CL. STA 2+50.10 | 505.85 | 509.80 | 511.00    | SD 4.14             |
| I-7              | A-5        | 12' LT OF CL. STA 2+17.5    | 502.00 | 501.90 | 506.40    | SD 4.01             |
| I-8              | A-5        | 24' LT OF CL. STA 2+84.8    | 503.00 | 502.68 | 506.40    | SD 4.01             |
| I-9              | A-5        | 12' LT OF CL. STA 2+93.4    | 503.11 | 506.40 | 511.00    | SD 4.01             |
| I-10             | D          | SEE PLAN                    | 505.30 | 509.30 | 511.00    | SD 4.11             |
| SMH-1            | STAND. MH  | SEE PLAN                    | 506.44 | 506.34 | 514.50    | G 5.12              |
| SMH-2            | B          | SEE PLAN                    | 492.50 | 487.00 | 501.40    | S 1.32              |



| US DEPARTMENT OF AGRICULTURE | PAGE       | MARYLAND DEPARTMENT OF ENVIRONMENT |
|------------------------------|------------|------------------------------------|
| SOIL CONSERVATION SERVICE    | H - 26 - 3 | WATER MANAGEMENT ADMINISTRATION    |

BY THE DEVELOPER:  
 I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.  
 Jerome M. Williams 2/13/96  
 DEVELOPER DATE

BY THE ENGINEER:  
 I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONSERVATION 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.  
 J. Sarell 2-13-96  
 ENGINEER DATE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.  
 J. M. Warkentin/V.M. 2/23/96  
 NATURAL RESOURCES CONSERVATION SERVICE DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.  
 John R. Robertson 2/23/96  
 HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
 Joseph S. Keith 3/5/96  
 DIRECTOR DATE

CHIEF, DIVISION OF ENVIRONMENTAL ENGINEERING  
 Chad Deussen 2/27/96  
 CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE

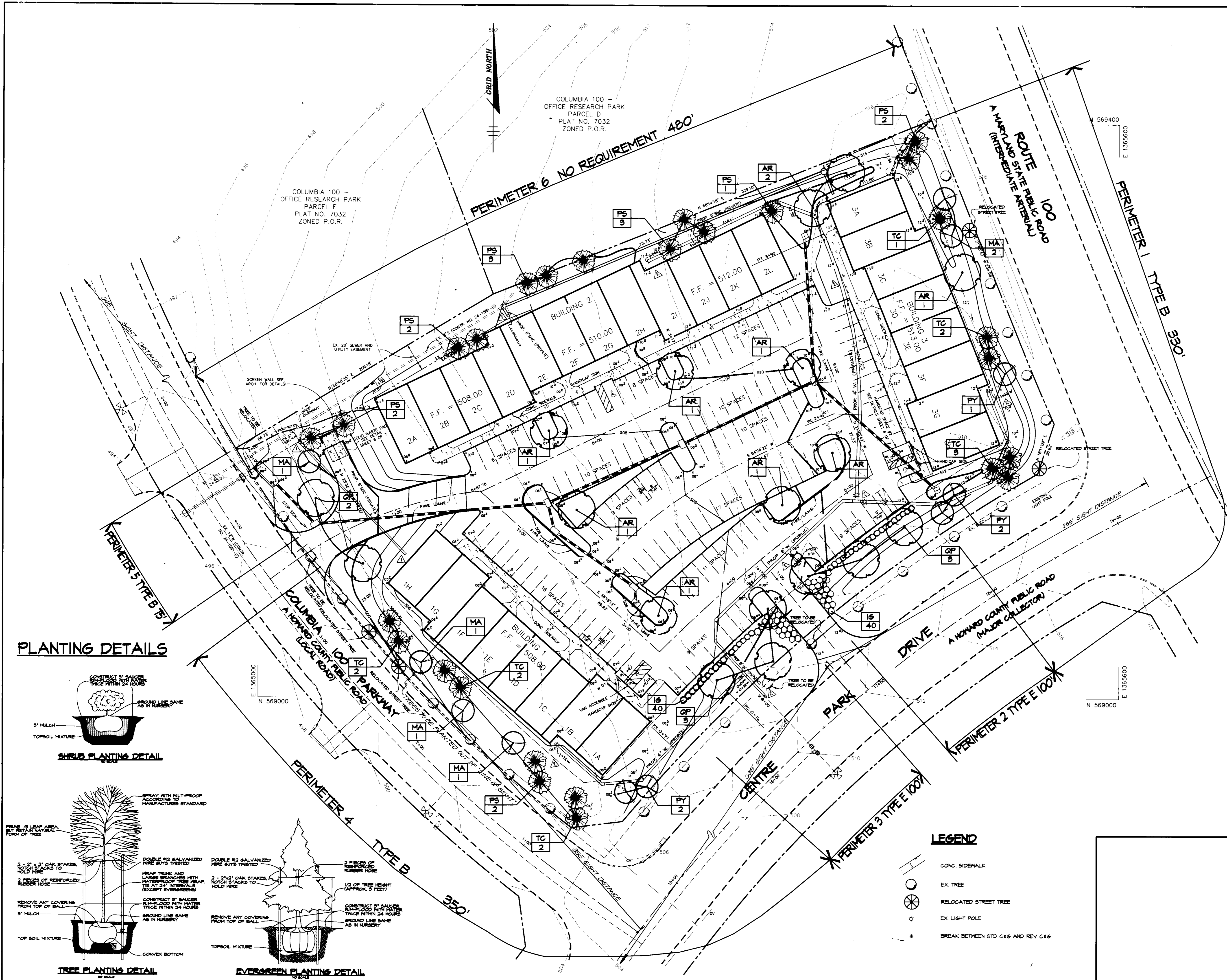
OWNER / DEVELOPER  
 JEROME WILLIAMS  
 8835-F COLUMBIA 100 PARKWAY  
 COLUMBIA, MD 21045

PROJECT  
 ONE HUNDRED BUSINESS CENTRE  
 AREA TAX MAP NO. 30 ZONING P.O.R.  
 COLUMBIA 100 - OFFICE RESEARCH PARK, 1/4 PARCEL C  
 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE  
 SEDIMENT CONTROL NOTES & DETAILS

RIEMER MUEGGE & ASSOCIATES, INC.  
 Planners & Engineers & Surveyors  
 8818 Centre Park Drive • Suite 200 • Columbia, MD 21045  
 410-997-8900 FAX: 410-997-9282

2-13-96  
 DATE  
 DESIGNED BY: BLW  
 DRAWN BY: BLW  
 PROJECT NO: 95H109601  
 DATE: FEBRUARY 13, 1996  
 SCALE: AS SHOWN  
 DRAWING NO. 6 OF 7



| SCHEDULE A<br>PERIMETER LANDSCAPE EDGE                                |                             |                                  |                           |          |
|---|-----------------------------|----------------------------------|---------------------------|----------|
|   | ADJACENT TO PERIMETER ROADS | ADJACENT TO PERIMETER PROPERTIES | PARKING ADJACENT TO ROADS | TOTAL    |
| PERIMETER   | 4 + 5                       | 6                                | 2 + 3                     | -NA-     |
| LANDSCAPE TYPE  | B                           | A                                | E                         | -NA-     |
| LINEAR FEET OF ROADWAY FRONTAGE PERIMETER                             | 560                         | 425                              | 460                       | 200      |
| CREDIT FOR EXISTING VEGETATION YES NO LINEAR FEET OF ROADWAY FRONTAGE | NO                          | NO                               | NO                        | NO       |
| NUMBER OF PLANTS PROVIDED   | 1/50 * 6.6<br>1/40 * 8.25   | 1/50 * 8.5<br>1/40 * 10.6        | 1/40 * 5<br>1/4 * 30      | 20<br>15 |
| NUMBER OF PLANTS PROVIDED   | 1                           | 2                                | 4                         | 6        |
| SHRUBS  | 5                           | 6                                | 1                         | 12       |
| SMALL FLOWERING TREES   | 5                           | 6                                | 1                         | 12       |
| *# SEE SUBSTITUTION NOTES BELOW                                       |                             |                                  |                           |          |

| SCHEDULE B<br>PARKING LOT INTERNAL LANDSCAPING   |      |
|--|------|
| NUMBER OF PARKING SPACES   | 145  |
| NUMBER OF SHADE TREES REQUIRED @ 1:5.750 SPACES  | 7.25 |
| NUMBER OF TREES PROVIDED   | 7.00 |
| SHADE TREES (2:1 SUBSTITUTION)   | 7.25 |
| NUMBER OF ISLANDS PROVIDED (1 ISLAND/20 SPACES)  | 7.25 |
| NUMBER OF ISLANDS PROVIDED @ 200 SQ. FT. ISLAND (EQUIVALENT) 2750 TOTAL SQ. FT. PER ISLAND | 3.75 |

| PLANT MATERIAL LIST |     |   |                 |         |
|---------------------|-----|---|-----------------|---------|
| KEY                 | QTY | BOTANICAL - COMMON NAME                       | SIZE            | REMARKS |
| <b>TREES</b>        |     |   |                 |         |
| AR                  | 10  | Acer rubrum 'October Glory'                   | 2 1/2 - 3' Cal. | B # B   |
| MA                  | 6   | Malus 'Indian Summer'                         | 1 1/2 - 2' Cal. | B # B   |
| PS                  | 15  | Pinus strobus 'White Pine'                    | 6' - 8' Ht.     | B # B   |
| PY                  | 5   | Prunus x yedoensis 'Yoshino Flowering Cherry' | 1 1/2 - 2' Cal. | B # B   |
| GP                  | 8   | Quercus palustris 'Pin Oak'                   | 2 1/2 - 3' Cal. | B # B   |
| TC                  | 12  | Taxus canadensis 'Canadian Hemlock'           | 6' - 8' Ht.     | B # B   |
| <b>SHRUBS</b>       |     |   |                 |         |
| IS                  | 80  | Ilex glabra 'Shamrock'                        | 2 1/2 - 3' Ht.  | B # B   |

**\*\* SUBSTITUTION NOTES**

PERIMETER 1: 5 FLOWERING TREES FOR 2.5 SHADE TREES; 20 SHRUBS FOR 2 SHADE TREES THAT WERE PLANTED ALONG PERIMETER 4, 2 & 3; 1 SHADE TREE WAS PLANTED ALONG PERIMETER 4, 2 & 3.

PERIMETER 4: 15 G FLOWERING TREES FOR 3 SHADE TREES; 2 SHADE TREES WERE PLANTED ALONG PERIMETER 6; 4 EVERGREEN TREES FOR 2 SHADE TREES WERE PLANTED ALONG PERIMETER 6; EVERGREEN TREE FOR 0 G EVERGREEN TREES WERE PLANTED ALONG PERIMETER 6.

PARKING LOT INTERNAL: SUBSTITUTE 25 SHADE TREES FOR 10 SHRUBS ON PERIMETERS 2 & 3.

**GENERAL NOTES**

"THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL."

"FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$ 4,300.00."

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*[Signature]* DIRECTOR 3/15/96 DATE

*[Signature]* CHIEF, DEVELOPMENT ENGINEERING DIVISION 2/27/96 DATE

*[Signature]* CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH 3/15/96 DATE

DATE NO. REVISION

5-21-96  
3-28-96

OWNER / DEVELOPER

JEROME WILLIAMS  
8835-F COLUMBIA 100 PARKWAY  
COLUMBIA, MD 21045

PROJECT

**ONE HUNDRED BUSINESS CENTRE**

AREA TAX MAP NO. 30 ZONING P.O.R.  
COLUMBIA 100 - OFFICE RESEARCH PARK, 1/1 PARCEL C  
2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE

**LANDSCAPE PLAN**

RIEMER MUEGGE & ASSOCIATES, INC.  
Planners • Engineers • Surveyors  
8818 Centre Park Drive • Suite 200 • Columbia, MD 21045  
410-997-8900 FAX: 410-997-9282

2-13-96 DATE

DESIGNED BY: DD/MSL

DRAWN BY: MSL

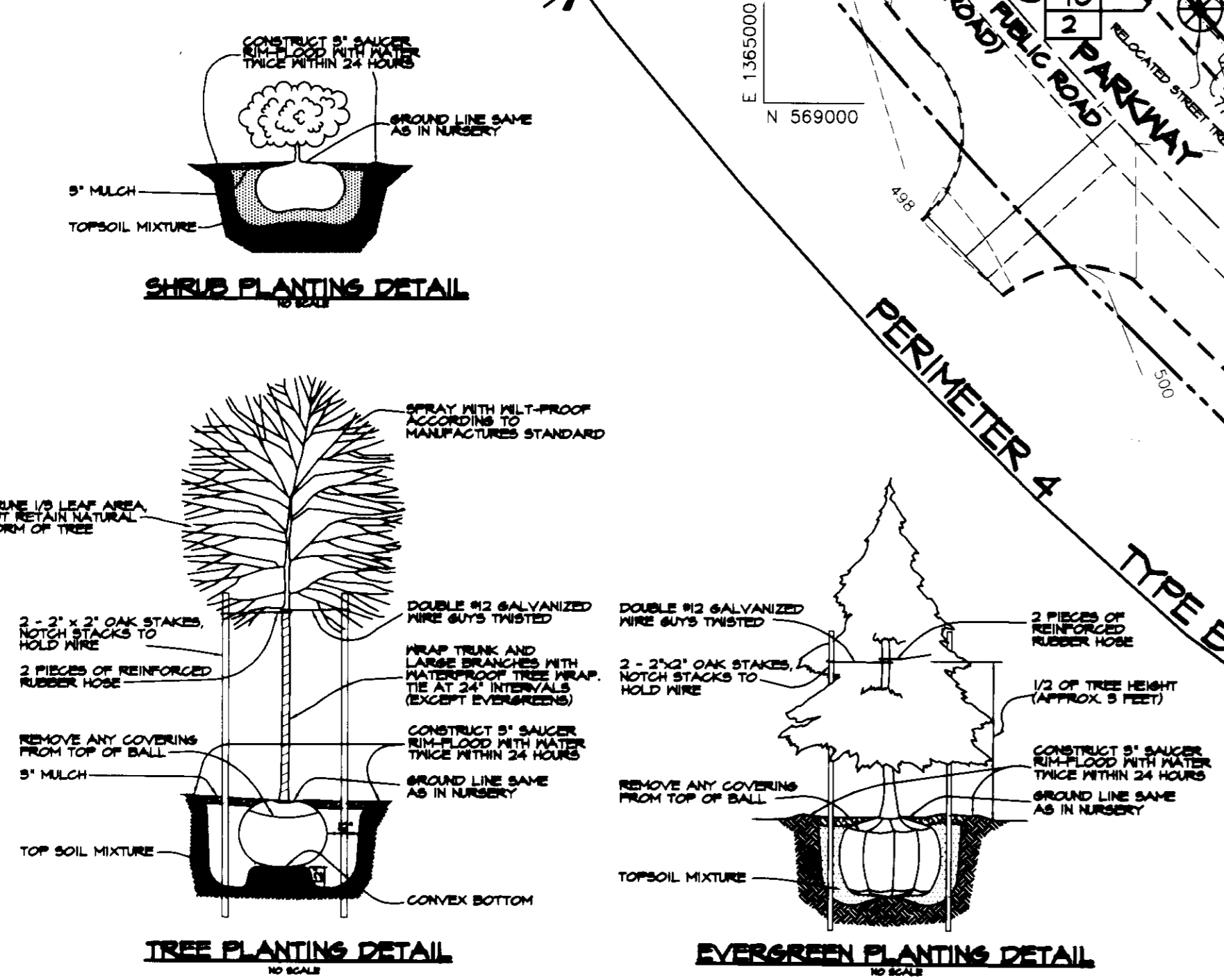
PROJECT NO: 109601

DATE: FEBRUARY 13, 1996

SCALE: 1" = 30'

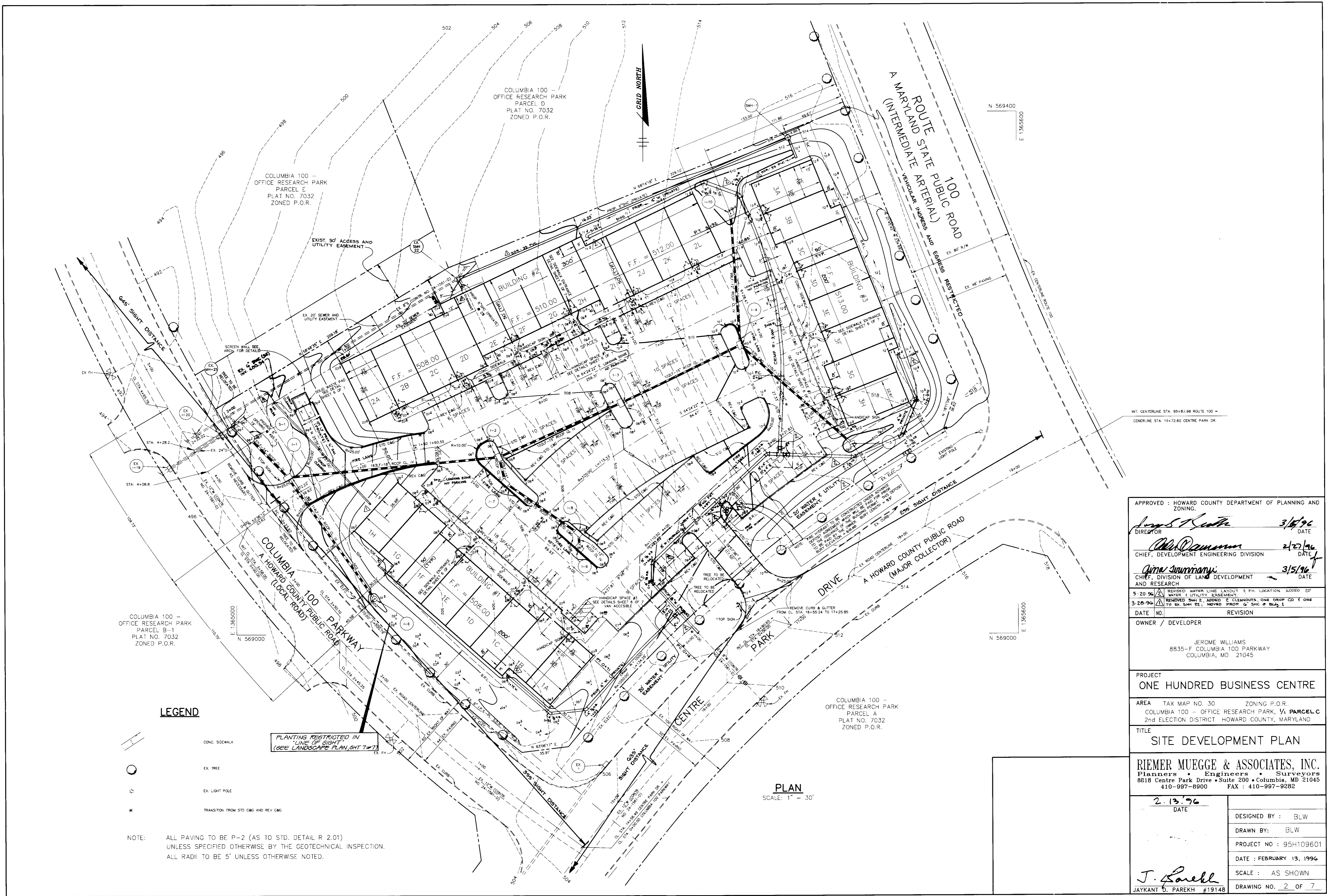
DRAWING NO. 7 OF 7

**PLANTING DETAILS**



**LEGEND**

- CONC. SIDEWALK
- EX. TREE
- RELOCATED STREET TREE
- EX. LIGHT POLE
- BREAK BETWEEN STD C16 AND REV C16



COLUMBIA 100 - OFFICE RESEARCH PARK PARCEL B-1 PLAT NO. 7032 ZONED P.O.R.

COLUMBIA 100 - OFFICE RESEARCH PARK PARCEL E PLAT NO. 7032 ZONED P.O.R.

COLUMBIA 100 OFFICE RESEARCH PARK PARCEL D PLAT NO. 7032 ZONED P.O.R.

COLUMBIA 100 - OFFICE RESEARCH PARK PARCEL A PLAT NO. 7032 ZONED P.O.R.

**LEGEND**

- CONC. SIDEWALK
- EX. TREE
- EX. LIGHT POLE
- TRANSITION FROM STD. C&G AND REV. C&G

PLANTING RESTRICTED IN "LINE OF SIGHT" (SEE LANDSCAPE PLAN, SHT 7 OF 7)

NOTE: ALL PAVING TO BE P-2 (AS TO STD. DETAIL R 2.01) UNLESS SPECIFIED OTHERWISE BY THE GEOTECHNICAL INSPECTION. ALL RADII TO BE 5' UNLESS OTHERWISE NOTED.

**PLAN**  
SCALE: 1" = 30'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

DIRECTOR: *[Signature]* DATE: 3/16/96  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION: *[Signature]* DATE: 2/27/96  
 CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH: *[Signature]* DATE: 3/5/96

5-20-96: REVISED WATER LINE LAYOUT & FH. LOCATION ADDED 22' WATER & UTILITY EASEMENT.  
 3-28-96: REMOVED SHAW 2, ADDED 5' CLEANOUTS, ONE DROP CO & ONE TO EX. SHAW 22, MOVED PROP. G. SHAW 1.

OWNER / DEVELOPER: JEROME WILLIAMS  
 8835-F COLUMBIA 100 PARKWAY  
 COLUMBIA, MD 21045

PROJECT: ONE HUNDRED BUSINESS CENTRE

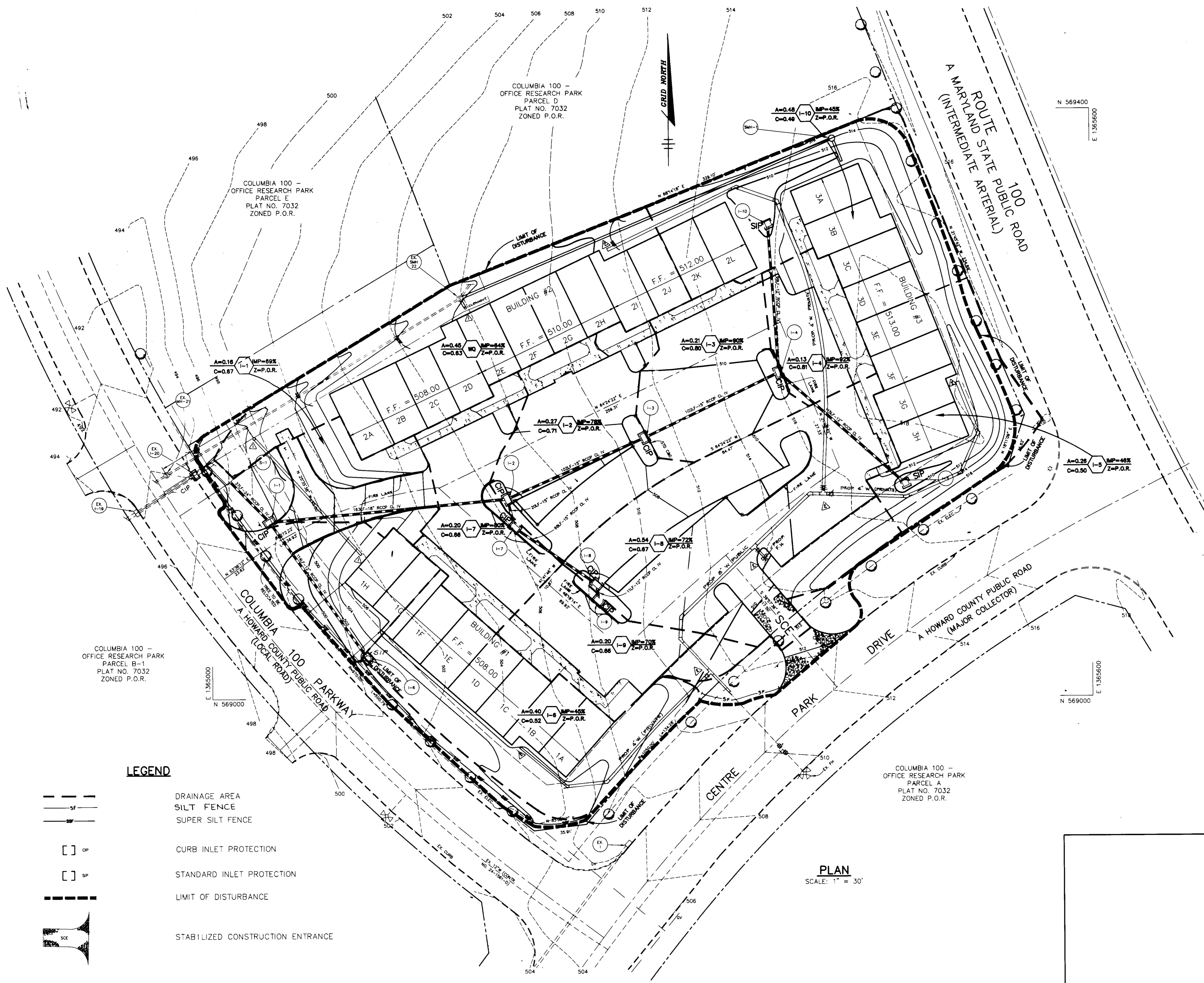
AREA: TAX MAP NO. 30 ZONING P.O.R.  
 COLUMBIA 100 - OFFICE RESEARCH PARK, VI PARCEL C  
 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE: SITE DEVELOPMENT PLAN

RIEMER MUEGGE & ASSOCIATES, INC.  
 Planners • Engineers • Surveyors  
 8818 Centre Park Drive • Suite 200 • Columbia, MD 21045  
 410-997-8900 FAX: 410-997-9282

DATE: 2.13.96  
 DESIGNED BY: BLW  
 DRAWN BY: BLW  
 PROJECT NO.: 95H109601  
 DATE: FEBRUARY 13, 1996  
 SCALE: AS SHOWN  
 DRAWING NO.: 2 OF 7

J. Parekh #19148



**LEGEND**

- DRAINAGE AREA
- SILT FENCE
- SUPER SILT FENCE
- CURB INLET PROTECTION
- STANDARD INLET PROTECTION
- LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE

BY THE DEVELOPER :

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

*Jerome Williams* 2/13/96  
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.

*J. Parikh* 2.13.96  
ENGINEER DATE

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

*J. A. Workfield* 2/23/96  
NATURAL RESOURCE CONSERVATION SERVICE DATE

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

*John R. Robertson* 2/23/96  
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Angela Santa* 3/5/96  
DIRECTOR DATE

*John D. Williams* 2/27/96  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Gina Swinomy* 3/5/96  
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE

5-21-96 RELOCATED WATER LINE & FIRE HYDRANT.

3-20-96 REMOVED SILE FENCE, ADDED CLEANOUT G' SMC @ EX. SMC 22, RELOCATED G' SMC TO BLOCK 1, ADDED DROP CLEANOUT TO G' LINE

| DATE | NO. | REVISION |
|------|-----|----------|
|      |     |          |

OWNER / DEVELOPER

JEROME WILLIAMS  
8835-F COLUMBIA 100 PARKWAY  
COLUMBIA, MD 21045

PROJECT  
**ONE HUNDRED BUSINESS CENTRE**

AREA TAX MAP NO. 30 ZONING P.O.R.  
COLUMBIA 100 - OFFICE RESEARCH PARK, YI PARCEL C  
2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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

**RIEMER MUEGGE & ASSOCIATES, INC.**  
Planners • Engineers • Surveyors  
8818 Centre Park Drive • Suite 200 • Columbia, MD 21045  
410-997-8900 FAX : 410-997-9282

2.13.96  
DATE

DESIGNED BY : BLW  
DRAWN BY : BLW  
PROJECT NO : 95H109601  
DATE : FEBRUARY 13, 1996  
SCALE : AS SHOWN  
DRAWING NO. 3 OF 7

*J. Parikh*  
JAYKANT D. PAREKH #19148