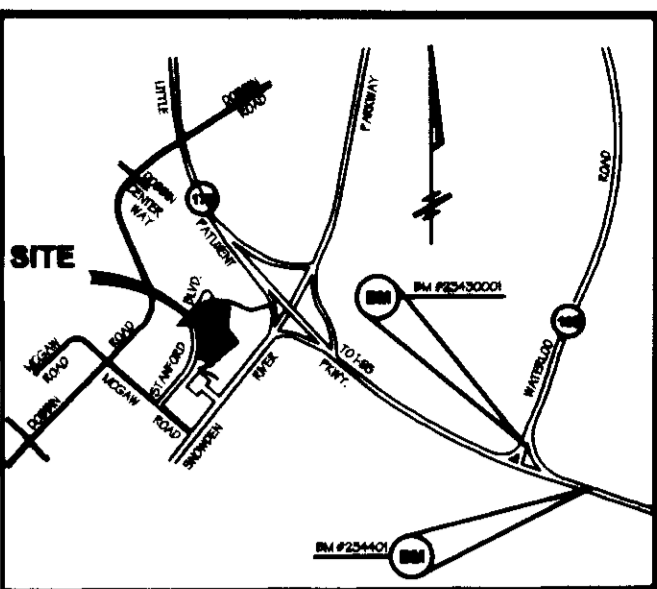


PARKING TABULATION

REQUIRED	
LOWER LEVEL	31,178 Sq. Ft.
FIRST LEVEL	29,086 Sq. Ft.
SECOND LEVEL	29,305 Sq. Ft.
THIRD LEVEL	31,144 Sq. Ft.
FOURTH LEVEL	31,144 Sq. Ft.
FIFTH LEVEL	30,012 Sq. Ft.
PENTHOUSE LEVEL	8,250 Sq. Ft.
TOTAL	190,119 Sq. Ft.
	© 2 P.S./1,000 S.F. = 381 P.S.
PROVIDED	
480 SPACES (INCLUDES 9 HANDICAPPED)	

SITE DATA

TOTAL AREA OF SUBMITTAL	2,1758 Ac.±
TOTAL AREA OF SITE	7,6849 Ac.±
EXISTING ZONING	NC, ENDR
PROPERTY REFERENCE	FDP#A-1, 3275 / A-2
EXISTING USE	VACANT
PROPOSED USE	OFFICE
BUILDING COVERAGE	30,365 Sq. Ft. or 0.72 Ac.±
FLOOR AREA RATIO	0.81%
AREA TO BE PAVED PLUS BUILDING AREA	220,000 Sq. Ft. or 5.05 Ac.±
OPEN SPACE	102,249 Sq. Ft. or 2.35 Ac.±
TOTAL AREA OF PARKING LOT	286,630 Sq. Ft. or 6.53 Ac.±
% PARKING LOT COVERAGE	3.2%
AREA TO BE VEGETATED	362,250 Sq. Ft. or 8.32 Ac.±
AREA TO BE VEGETATEDLY STABILIZED	137,253 Sq. Ft. or 3.15 Ac.±
PREVIOUS SKETCH NO.	S-87-24
PRELIMINARY NO.	P-87-43
FINAL PLAT NO.	F-97-108



LOCATION MAP
SCALE: 1" = 2000'

BENCHMARKS:
BM #234401 ELEVATION: 308.49
STANDARD CONCRETE MONUMENT SET FLUSH @ SURFACE
N 49°33'07" E 068'206.723

BM #23430001 ELEVATION: 288.24
3" REBAR SET 0.3' BELOW THE SURFACE
N 49°24'00" E 067'226.671

Legend

Ex. 2' Contours	---
Ex. 10' Contours	---
Prop. 2' Contours	---
Prop. 10' Contours	---
Ex. Curb & Gutter	---
Prop. Curb & Gutter	---
Bldg. Restriction Line	---
Ex. Sanitary	---
Ex. Storm Drain	---
Ex. Water	---
Prop. Sanitary	---
Prop. Storm Drain	---
Prop. Water	---
Concrete Paving	---
Light Duty Paving (P-3)	---

SHEET INDEX

SHEET #1-	SITE PLAN
SHEET #2-	SECTIONS & DETAILS
SHEET #3-	DRAINAGE AREA MAP & PROFILES
SHEET #4-	GENERAL NOTES, PROFILES
SHEET #5-	SEDIMENT CONTROL PLAN
SHEET #6-	SEDIMENT CONTROL DETAILS
SHEET #7-	LANDSCAPE PLAN

Notes:

1. STORMWATER MANAGEMENT FOR THIS SITE HAS BEEN PROVIDED FOR IN A REGIONAL FACILITY ON PARCEL A-7 (F88-109 & SDP 87-193)
2. MINIMUM BUILDING SETBACK FROM PUBLIC ROAD R/W FOR BUILDING 65' HIGH IS 70.5' HIGH.
3. SUBJECT TO WATER PROTECTION WP-97-64 GRANTED. WAIVING THE REQUIREMENT THAT A LOT MUST HAVE A MINIMUM OF 60' OF FRONTAGE ON A PUBLIC ROAD.

Note:
SUBJECT TO COUNTY COUNCIL BILL 65-1997 ADOPTED JUNE 02, 1997 TERMINATION OF EASEMENT AND RELEASE OF RIGHT OF WAY LIBER 4014 / FOLIO 573

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: 11/29/97

NOTE:
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 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 designed, constructed or modified such that non-domestic waste will be discharged to the separate and independent sewer connection. No tenant or occupant of any building shown on this site development plan shall discharge regulated non-domestic waste to the public sewerage system prior to installation of the separate and independent sewer connection and related interior waste lines. The above statement shall apply to all initial and future occupants or tenants.

These plans for S.W.M. construction soil erosion and sediment control meet the requirements of Howard Soil Conservation District.

APPROVED: HOWARD SOIL CONSERVATION DISTRICT
PLAN NUMBER _____ DATE _____
Reviewed for the Howard Conservation District and meets technical requirements.

NATURAL RESOURCES CONSERVATION SERVICE DATE _____
APPROVED: Howard County Department of Planning and Zoning

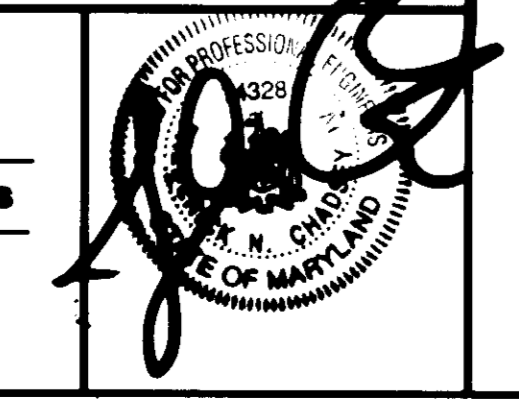
John Damman 11/18/97
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Carol Hamilton 11/19/97
CHIEF, DIVISION OF LAND DEVELOPMENT DATE
James Scott 11/20/97
DIRECTOR DATE

ADDRESS CHART
PARCEL NO. A-34 STREET ADDRESS 8830 STANFORD BOULEVARD

SUBDIVISION NAME	SECTION NAME	PARCEL #
COLUMBIA CORPORATE PARK	N/A	A-34
PLAT # 12187	BLOCK # 24	ZONE / ZONING MAP 36
WATER CODE E06	ELECT. DIST. 6	CENSUS TRACT 6067.05
	SEWER CODE 5333000	

SITEPLAN
PARCEL A-34
COLUMBIA CORPORATE PARK
FILE NO'S: S-87-24, F-72-90C, P-87-43, F-88-109, FDP-177A-1, F-96-28, F-96-50, F-97-108, WP-97-64
ELECTION DISTRICT: 6 HOWARD CO., MARYLAND SHT. 1 OF 7 SCALE: As Shown DATE: DECEMBER 2, 1996
SDP-97-65 P/N: 8314 NAME: s1eplan01 K.E. 11-15-97

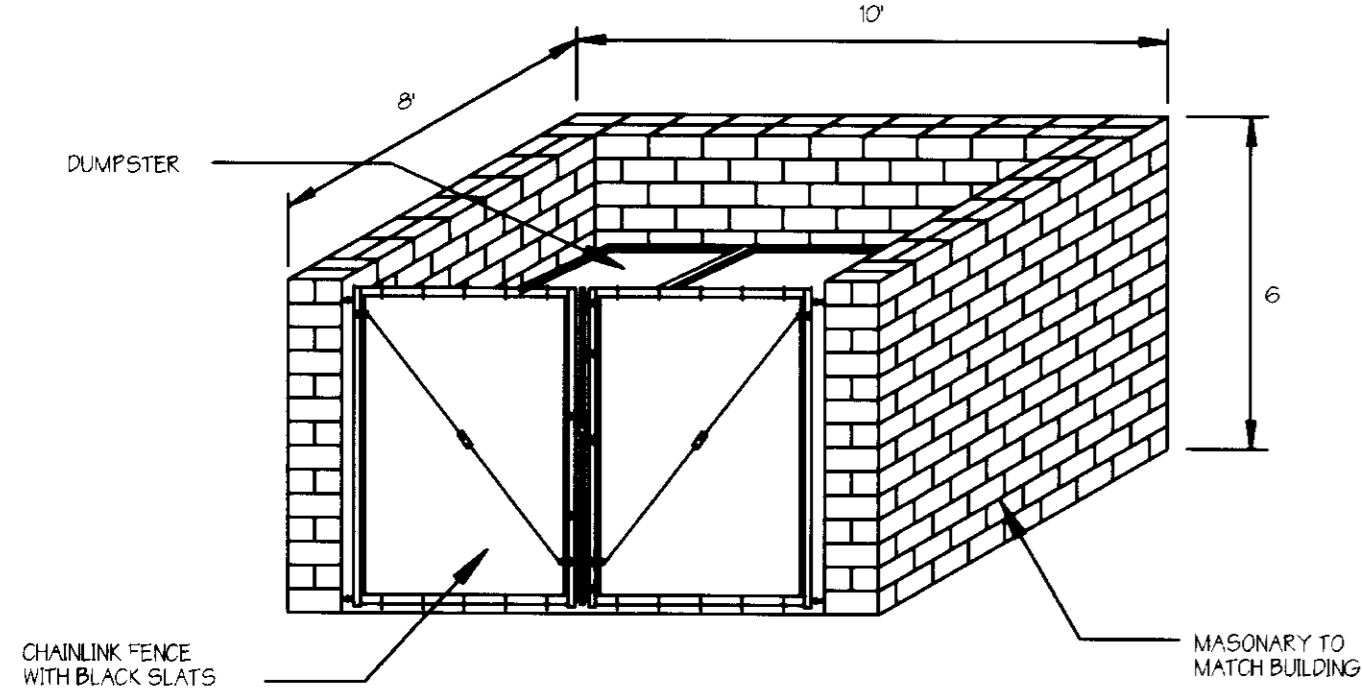
PREPARED BY:
GEORGE W. STEPHENS, JR. AND ASSOCIATES, INC.
Civil Engineers and Land Surveyors
658 Kenilworth Drive, Suite 100
Towson, Maryland 21204
(410) 828-8120



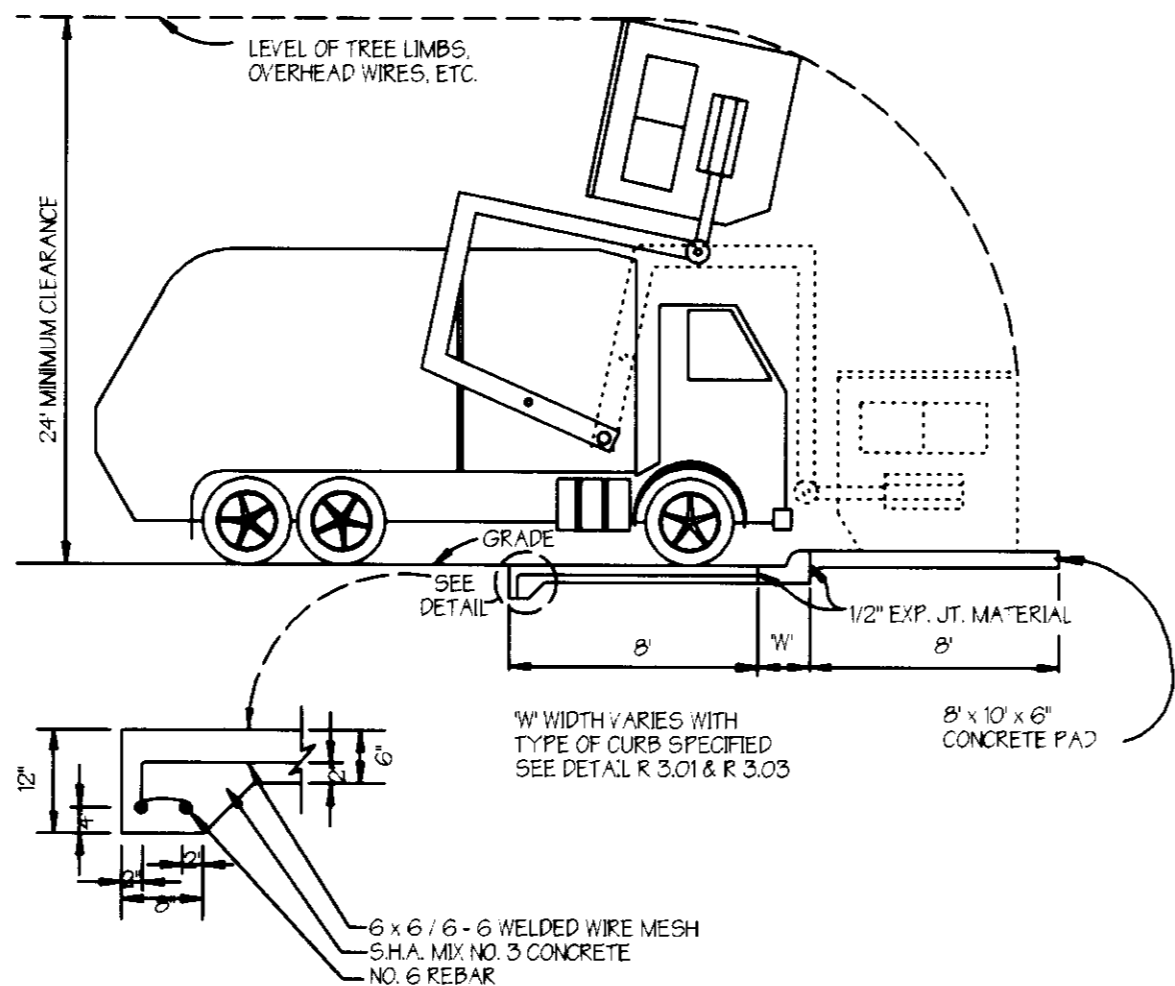
PLAN SCALE: 1" = 50'

OWNER/DEVELOPER
BH ROBB IV LIMITED PARTNERSHIP CO
MERRITT
2066 Lord Baltimore Drive
Baltimore, Maryland 21207
(410) 298-2600

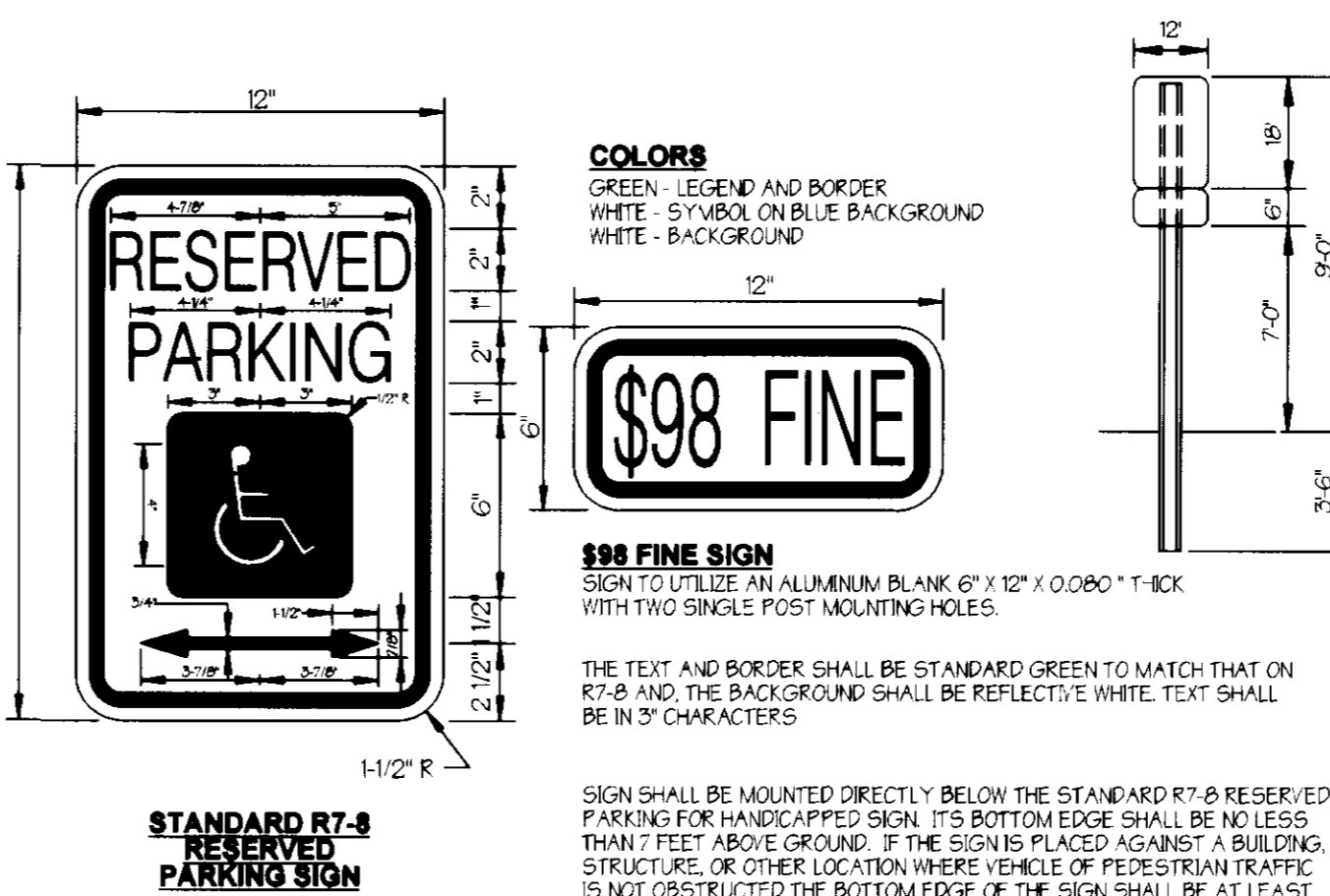
DESIGNED BY: R.A.M.
DRAWN BY: G.A.D.
CHECKED BY: P.R.C.
REVISIONS
1. 11/18/97 d.w.s. REVISION TO PARCEL A-34 TO ADD SEWER CONNECTIONS TO PENTHOUSE



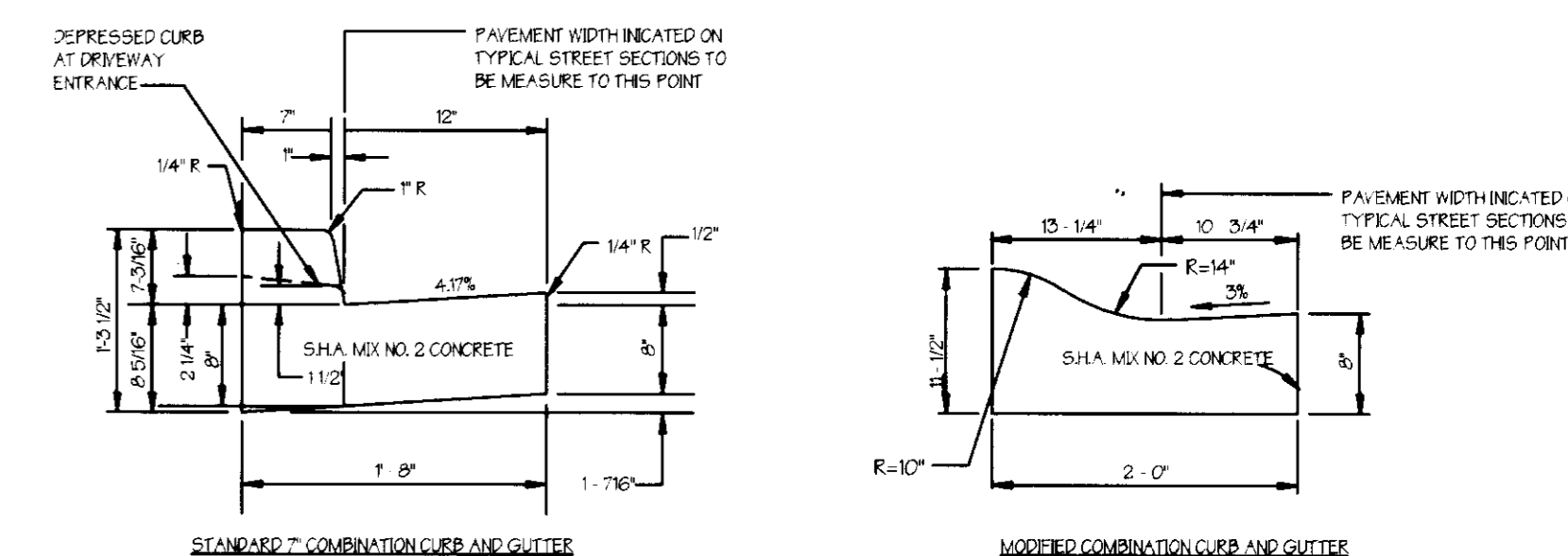
Dumpster Enclosure Detail
NOT TO SCALE



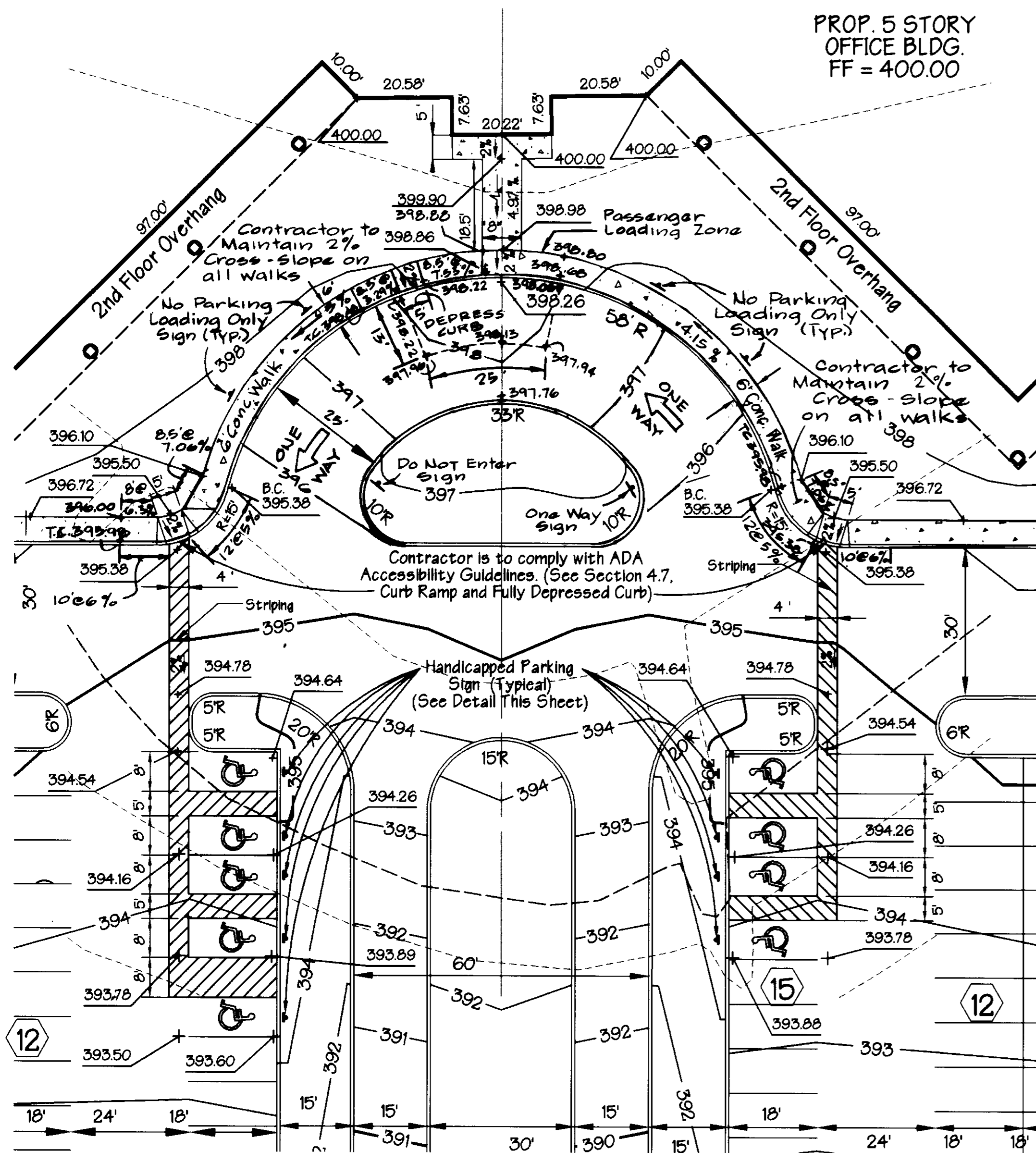
Solid Waste Service Pad
NOT TO SCALE



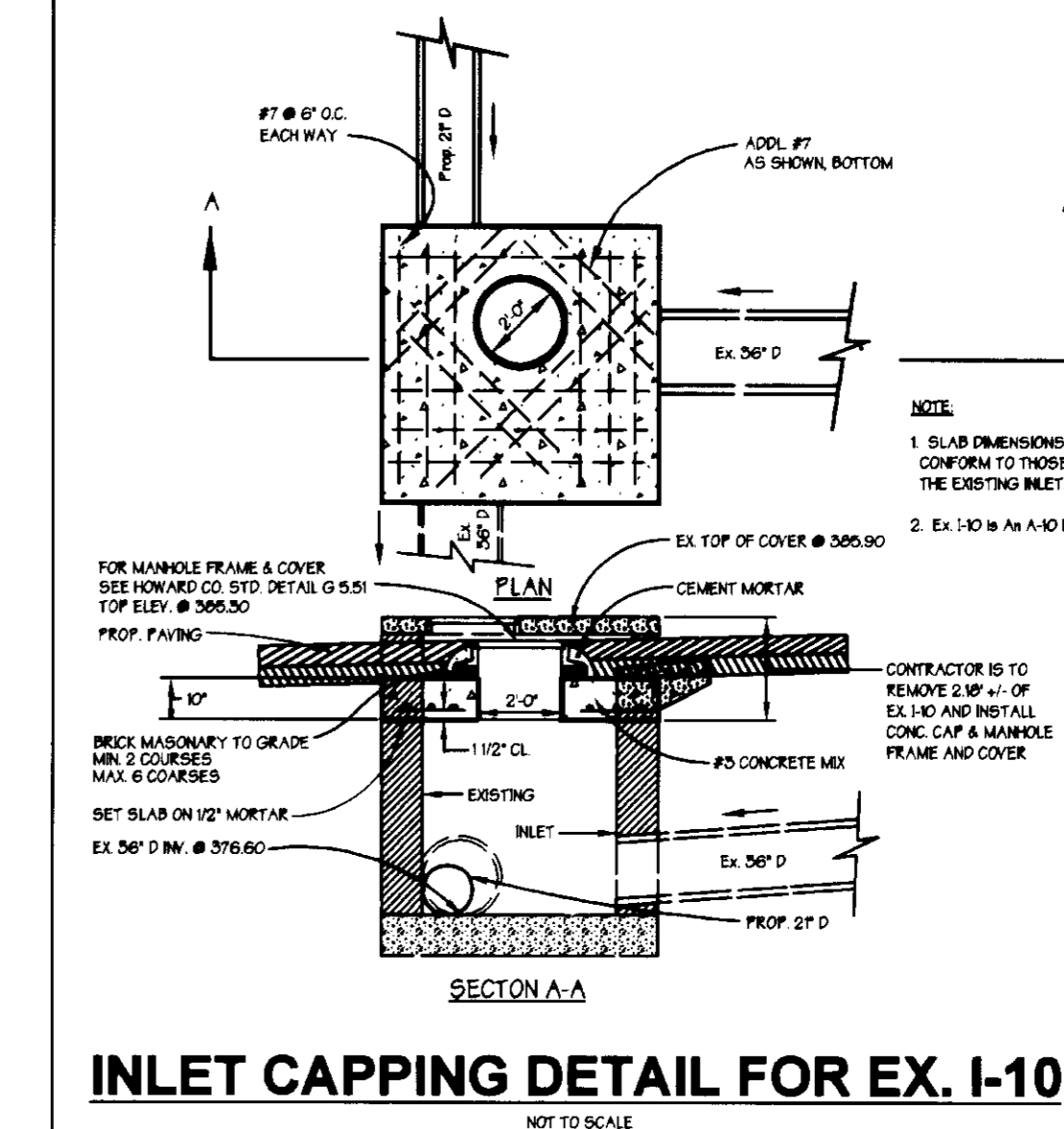
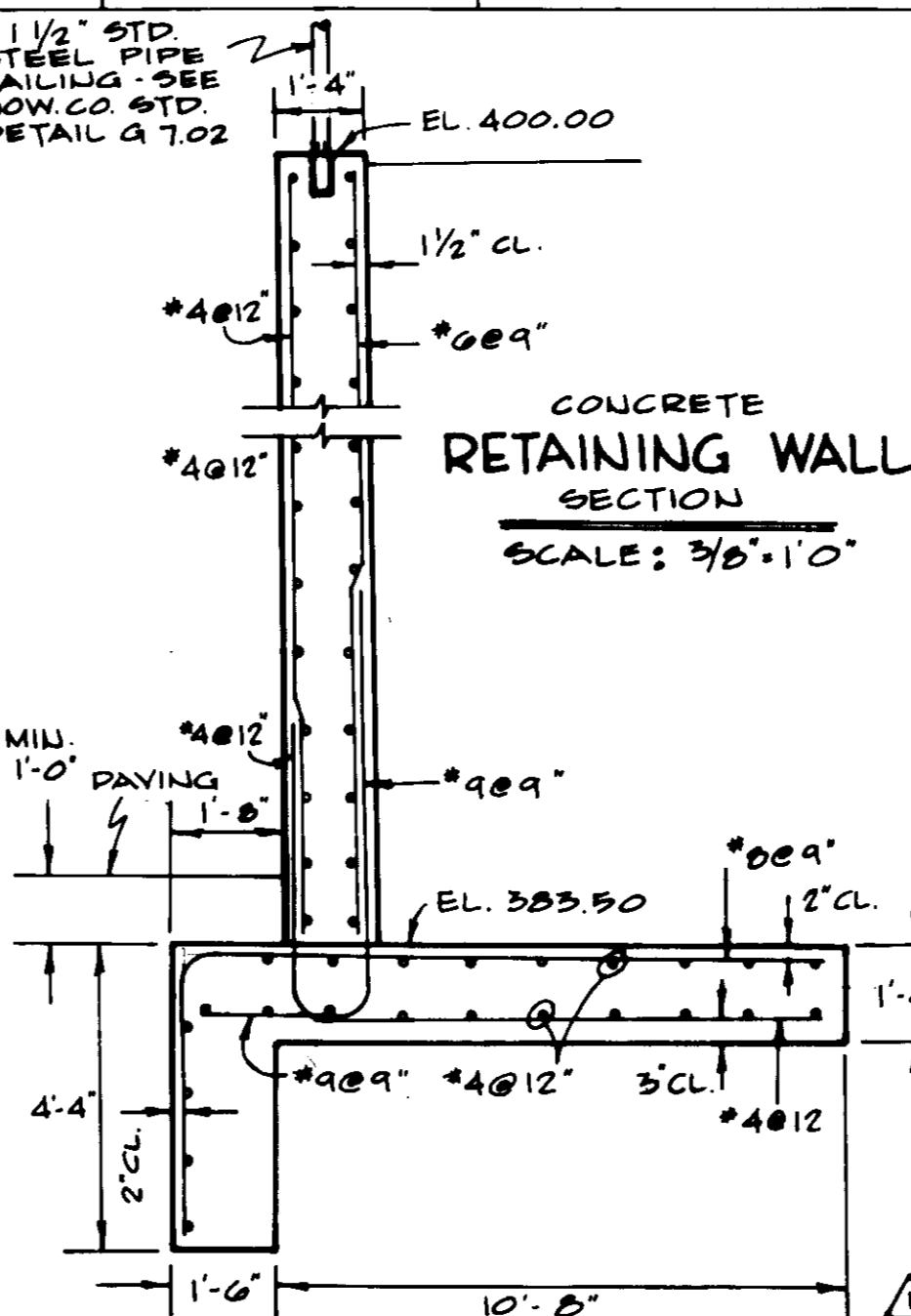
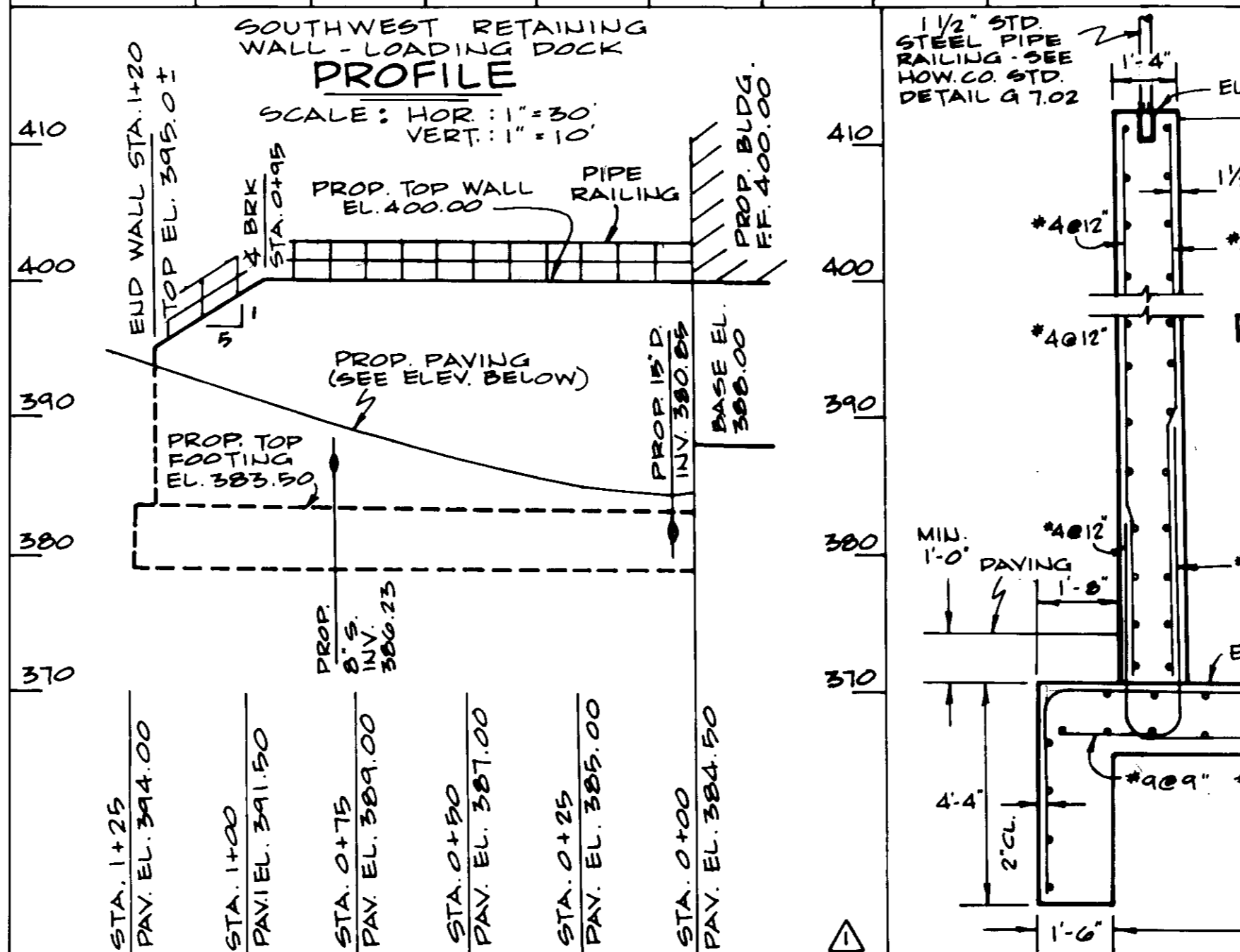
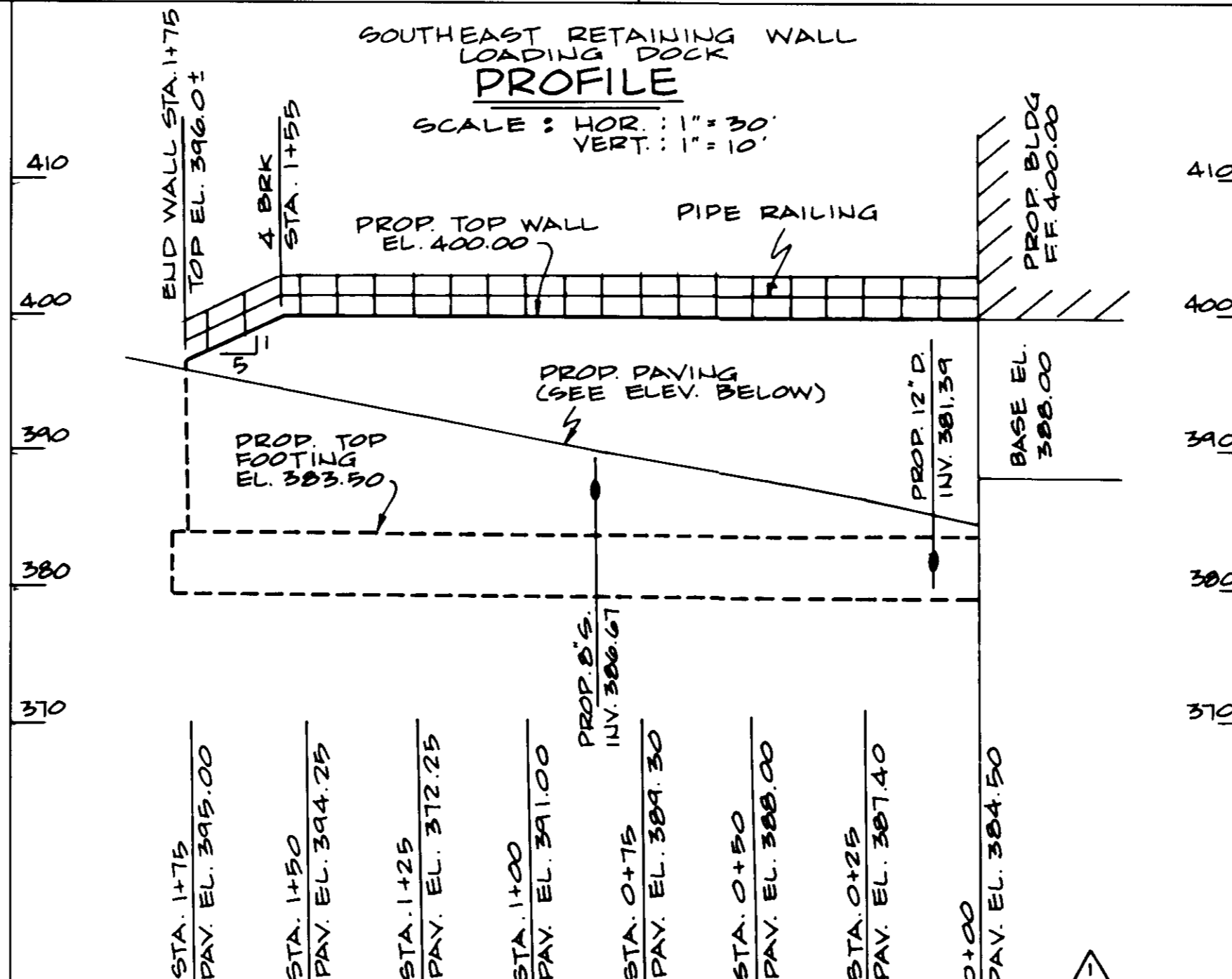
Handicapped Parking Sign Detail
NOT TO SCALE



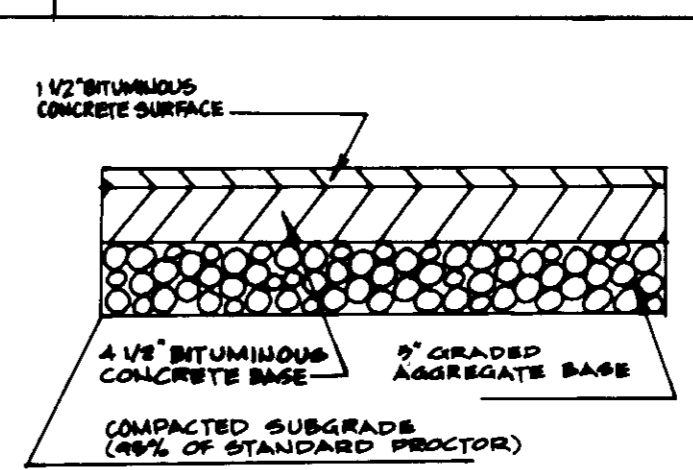
Howard County Curb and Gutter Detail
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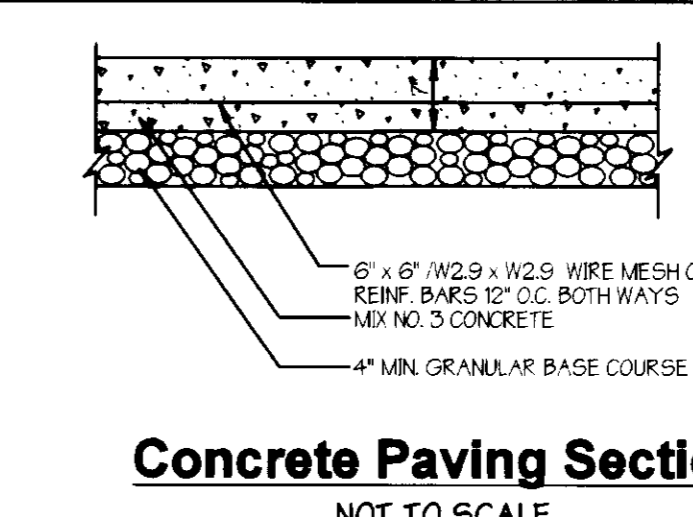
HANDICAPPED DETAIL # 1
SCALE: 1" = 20'



INLET CAPPING DETAIL FOR EX. I-10
NOT TO SCALE



P-3 Pavement Section
NOT TO SCALE



Concrete Paving Section
NOT TO SCALE

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: 11/29/97

These plans for S.W.M. construction, soil erosion and sediment control meet the requirements of Howard Soil Conservation District.

APPROVED: HOWARD SOIL CONSERVATION DISTRICT
PLAN NUMBER: _____ DATE: _____
Reviewed for the Howard Conservation District and meets technical requirements.
NATURAL RESOURCES CONSERVATION SERVICE DATE: 11/18/97
APPROVED: Howard County Department of Planning and Zoning
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: 11/18/97
CHIEF, DIVISION OF LAND DEVELOPMENT DATE: 12/9/97
DIRECTOR DATE: 12/10/97

ADDRESS CHART	
PARCEL NO. A-34	STREET ADDRESS 2830 STANFORD BOULEVARD
SUBDIVISION NAME COLUMBIA CORPORATE PARK	SECTION NAME N/A
PLAT 12987	BLOCK 24
WATER CODE E-06	SEWER CODE 5335000
PARCEL # A-34	CENSUS TRACT 6067.03

PREPARED BY:
GEORGE W. STEPHENS, JR. AND ASSOCIATES, INC.
Civil Engineers and Land Surveyors
658 Kenilworth Drive, Suite 100
Towson, Maryland 21204
(410) 825-8120

DEVELOPER CERTIFICATION:
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 inspection by the Howard Soil Conservation District.
Developer Name: GARY J SWATKO Date: 3-17-97

OWNER/DEVELOPER:
BH ROBB IV LIMITED PARTNERSHIP CO
MERRITT
2086 Lord Baltimore Drive
Baltimore, Maryland 21207
(410) 298-2600

ENGINEER CERTIFICATION:
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.
Engineer Name: JAMES A. MARRAS, JR. Date: 7/24/97
PE # 11005

DESIGNED BY: R.A.M.
DRAWN BY: C.A.D.
CHECKED BY: P.R.C.
REVISIONS:
11/18/97 G.W.S. ADD LOADING DOCK RETAINING WALL PROFILES & SECTION
FILE NO'S: S-87-24, F-72-90C, P-87-43, F-88-109, FDP-117A-1, F-96-28, F-96-90, F-97-10B, WP-97-64
ELECTION DISTRICT: 6 HOWARD CO., MARYLAND
SCALE: As Shown
DATE: DECEMBER 2, 1996
SHEET: 2 OF 7

SEQUENCE OF CONSTRUCTION

- OBTAIN GRADING PERMIT.
- NOTIFY THE HOWARD COUNTY DEPARTMENT OF PERMITS AND LICENSES 48 HOURS BEFORE BEGINNING WORK.
- INSTALL STABILIZED CONSTRUCTION ENTRANCE (1 DAY).
- CLEAR AND GRUB FOR SEDIMENT CONTROL MEASURES (2 DAYS).
- INSTALL SILT FENCE (1 DAY).
- INSTALL STONE OUTLET SEDIMENT TRAPS 1 AND 2 (4 DAYS).
- INSTALL EXISTING PERIMETER DRES (2 DAYS).
- CLEAR AND GRUB REMAINDER OF SITE TO BE DISTURBED (2 DAYS).
- WITH PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR ROUGH GRADE THE REMAINDER OF THE SITE. EXISTING DRIVEWAY AT STATION 10+50.1 TO REMAIN UP TO STABILIZED CONSTRUCTION ENTRANCE (6 DAYS).
- INSTALL TEMPORARY SWALES AT HEAD OF PROPOSED BUILDING AS NECESSARY TO MAINTAIN POSITIVE DRAINAGE FROM BETWEEN BUILDINGS (2 DAYS).
- BEGIN BUILDING CONSTRUCTION.
- INSTALL UTILITIES AND STORM DRAINS. CONTRACTOR TO MAKE REPAIRS AS NECESSARY TO SEDIMENT CONTROL MEASURES AT THE END OF EACH WORKING DAY (10 DAYS).
- FINE GRADE THE SITE AND INSTALL CURB AND GUTTER WHERE POSSIBLE.
- WITH PERMISSION OF THE SEDIMENT CONTROL INSPECTOR AND DURING FAVORABLE WEATHER FORECAST INSTALL REMAINDER OF CURB AND GUTTER. STABILIZE AREAS OUTSIDE PAVING OPERATIONS (5 DAYS).
- INSTALL SURFACE REMOVE EXISTING DRIVEWAY (3 DAYS).
- BEGIN PAVING OPERATIONS (5 DAYS).
- WITH PERMISSION OF THE SEDIMENT CONTROL INSPECTOR REMOVE REMAINING SEDIMENT CONTROL DEVICES AND STABILIZE WITH PERMANENT SEEDING (4 DAYS).

Legend

- Ex. 2' Contours - 394
- Ex. 10' Contours - 395
- Prop. 2' Contours - 394
- Prop. 10' Contours - 395
- Ex. Curb & Gutter
- Prop. Curb & Gutter
- Bldg. Restriction Line
- Ex. Sanitary
- Ex. Storm Drain
- Ex. Water
- Prop. Sanitary
- Prop. Storm Drain
- Prop. Water

- Concrete Paving
- Light Duty Paving (P-3)
- Limit of Disturbance - LOD
- Silt Fence - SF
- Temporary Swale
- Perimeter Dike / Swale
- Earth Dike
- Inlet Protection - IP
- Stabilized Construction Entrance



PERIMETER DIKE / SWALE (MAINTAIN MIN. 0.5% SLOPE)

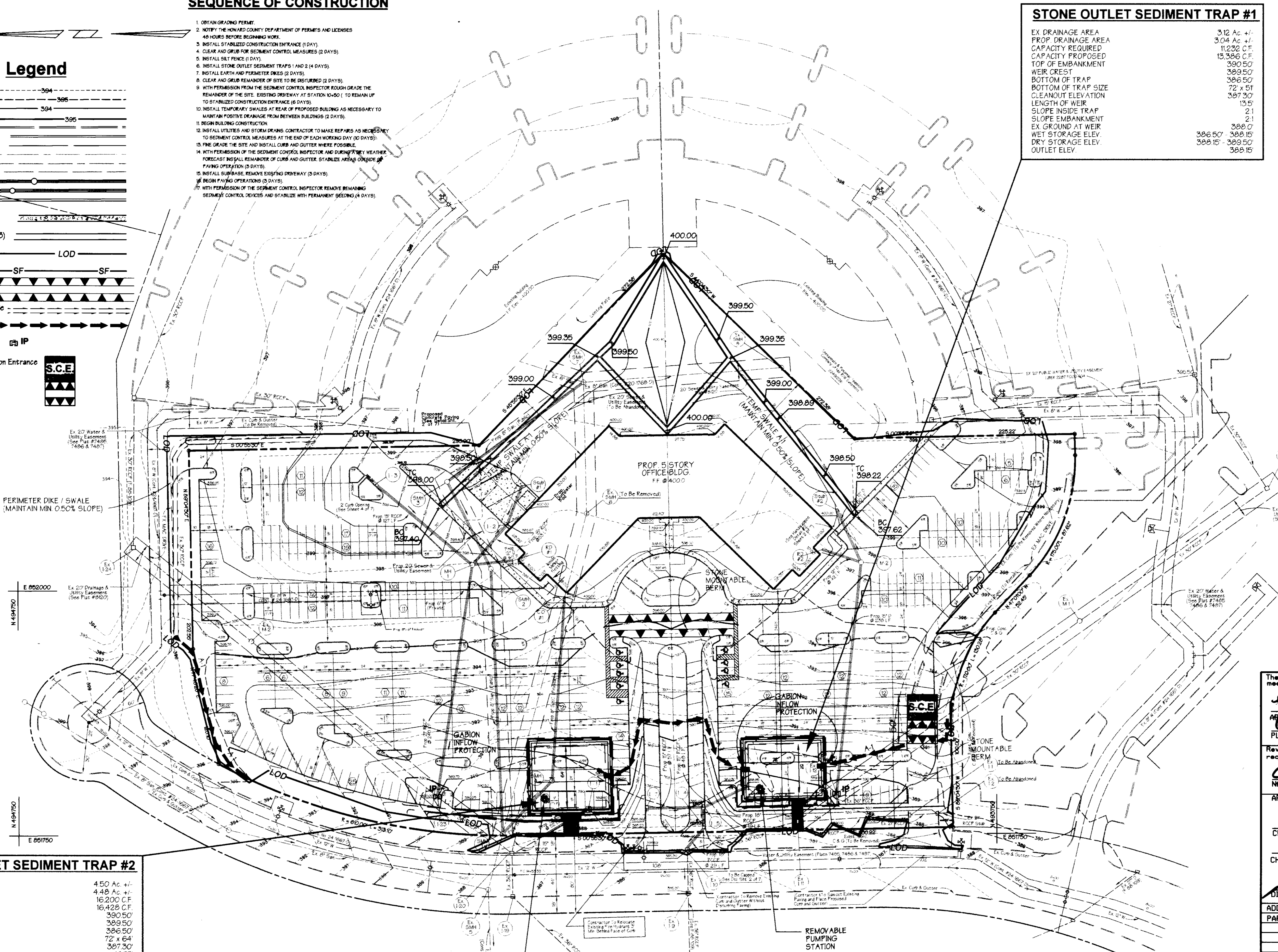
STONE OUTLET SEDIMENT TRAP #1

EX DRAINAGE AREA	3.12 Ac +/-
PROP DRAINAGE AREA	3.04 Ac +/-
CAPACITY REQUIRED	11,232 C.F.
CAPACITY PROPOSED	13,386 C.F.
TOP OF EMBANKMENT	390.50'
WEIR CREST	389.50'
BOTTOM OF TRAP	386.50'
BOTTOM OF TRAP SIZE	72' x 51'
CLEANOUT ELEVATION	387.30'
LENGTH OF WEIR	13.5'
SLOPE INSIDE TRAP	2:1
SLOPE EMBANKMENT	2:1
EX GROUND AT WEIR	388.0'
WET STORAGE ELEV.	388.50' - 388.15'
DRY STORAGE ELEV.	388.15' - 388.50'
OUTLET ELEV.	388.15'

Sediment Control Notes

- A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF PERMITS AND LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (19B-1006).
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THEREOF.
- FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:
 - 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES (DRES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3%).
 - 14 DAYS FOR ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- ALL SEDIMENT TRAPS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1 CHAPTER 7, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING, SOIL TEMPORARY SEEDING AND MULCHING (SEC G). TEMPORARY STABILIZATION WITH MULCH SHALL ONLY BE DONE WHEN RECOMMENDED SEEDING DATES 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: 87958 ACRES
 - AREA DISTURBED: 8322 ACRES - 308,550 S.F.
 - AREA TO BE ROOFED OR PAVED: 517 ACRES - 225,206 S.F.
 - AREA TO BE VEGETATIVELY STABILIZED: 315 ACRES - 137,223 S.F.
 - TOTAL CUT: 22,435.6 C.Y.
 - TOTAL FILL: 3,257.4 C.Y.
- OFFICE WASTE/BREWERY AREA LOCATION: EXCESS CUT SHALL BE TAKEN TO A SITE WITH AN APPROVED SEDIMENT CONTROL PLAN.
- 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 SEDIMENT CONTROL INSPECTOR.
- ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THE INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE FEET LENGTHS OR THAT WHICH SHALL BE BACKFILLED AND STABILIZED WITH ONE WORKING DAY, WHICHEVER IS SHORTER.

APPROVED
PLANNING BOARD
of HOWARD COUNTY
11/29/97



PLAN
SCALE: 1" = 50'

STONE OUTLET SEDIMENT TRAP #2

EX DRAINAGE AREA	4.50 Ac +/-
PROP DRAINAGE AREA	4.48 Ac +/-
CAPACITY REQUIRED	16,200 C.F.
CAPACITY PROPOSED	16,428 C.F.
TOP OF EMBANKMENT	390.50'
WEIR CREST	389.50'
BOTTOM OF TRAP	386.50'
BOTTOM OF TRAP SIZE	72' x 64'
CLEANOUT ELEVATION	387.30'
LENGTH OF WEIR	16.75'
SLOPE INSIDE TRAP	2:1
SLOPE EMBANKMENT	2:1
EX GROUND AT WEIR	388.0'
WET STORAGE ELEV.	388.50' - 388.15'
DRY STORAGE ELEV.	388.15' - 388.50'
OUTLET ELEV.	388.15'

These plans for **Stone Outlet Sediment Traps** and erosion and sediment control meet the requirements of Howard Soil Conservation District.

John R. Robertson
APPROVED HOWARD SOIL CONSERVATION DISTRICT
DATE: 11/13/97
PLAN NUMBER

Reviewed for the Howard Conservation District and meets technical requirements:
Charles J. Swartz
NATURAL RESOURCES CONSERVATION SERVICE
DATE: 11-14-97
APPROVED: Howard County Department of Planning and Zoning

William J. Swartz
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 11/18/97

Andy Hamilton
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 12/4/97

James H. Swartz, Jr.
DIRECTOR
DATE: 12/10/97

ADDRESS CHART

PARCEL NO.	STREET ADDRESS
A-34	8830 STANFORD BOULEVARD

SUBDIVISION NAME	SECTION NAME	PARCEL #
COLUMBIA CORPORATE PARK	N/A	A-34

PLAT #	BLOCK #	ZONE	TAX MAP	ELECT. DIST.	CENSUS TRACT
12187	24	EC-ND	36	6	6067.03

WATER CODE	SEWER CODE
E06	5335000

PREPARED BY:

GEORGE W. STEPHENS, JR. AND ASSOCIATES, INC.
Civil Engineers and Land Surveyors
658 Kenilworth Drive, Suite 100
Towson, Maryland 21204
(410) 825-8120

DEVELOPER CERTIFICATION:

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 inspection by the Howard Soil Conservation District.

Developer: **GARY J SWATKO** Date: 12-20-97

OWNER/DEVELOPER

BH ROBB IV LIMITED PARTNERSHIP CO

MERRITT
2066 Lord Baltimore Drive
Baltimore, Maryland 21207
(410) 298-2600

ENGINEER CERTIFICATION:

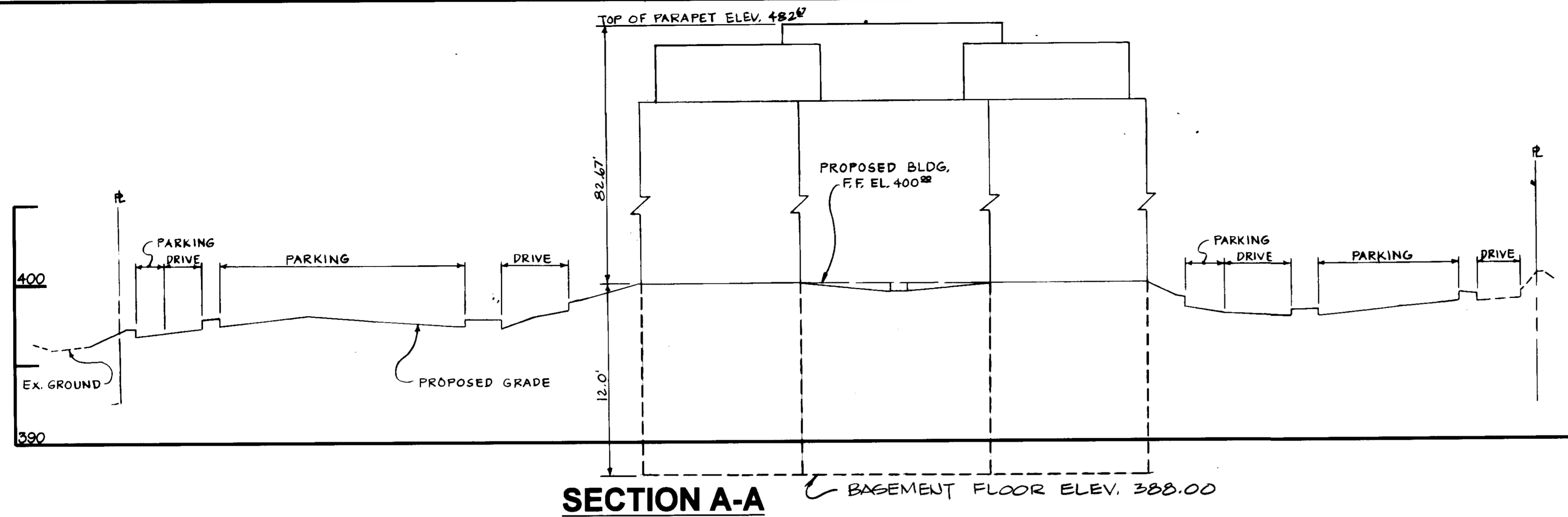
I certify that this plan for **Stone Outlet Sediment Traps** and sediment control represents a practical and workable design based on personal knowledge of the site conditions and that I am a duly licensed Professional Engineer in accordance with the requirements of the Howard Soil Conservation District.

Engineer: **James H. Swartz, Jr.** Date: 3/12/97
Name: **JAMES H. SWARTZ, JR.** PE # 11005

DESIGNED BY: R.A.M.
DRAWN BY: C.A.D.
CHECKED BY: P.R.C.

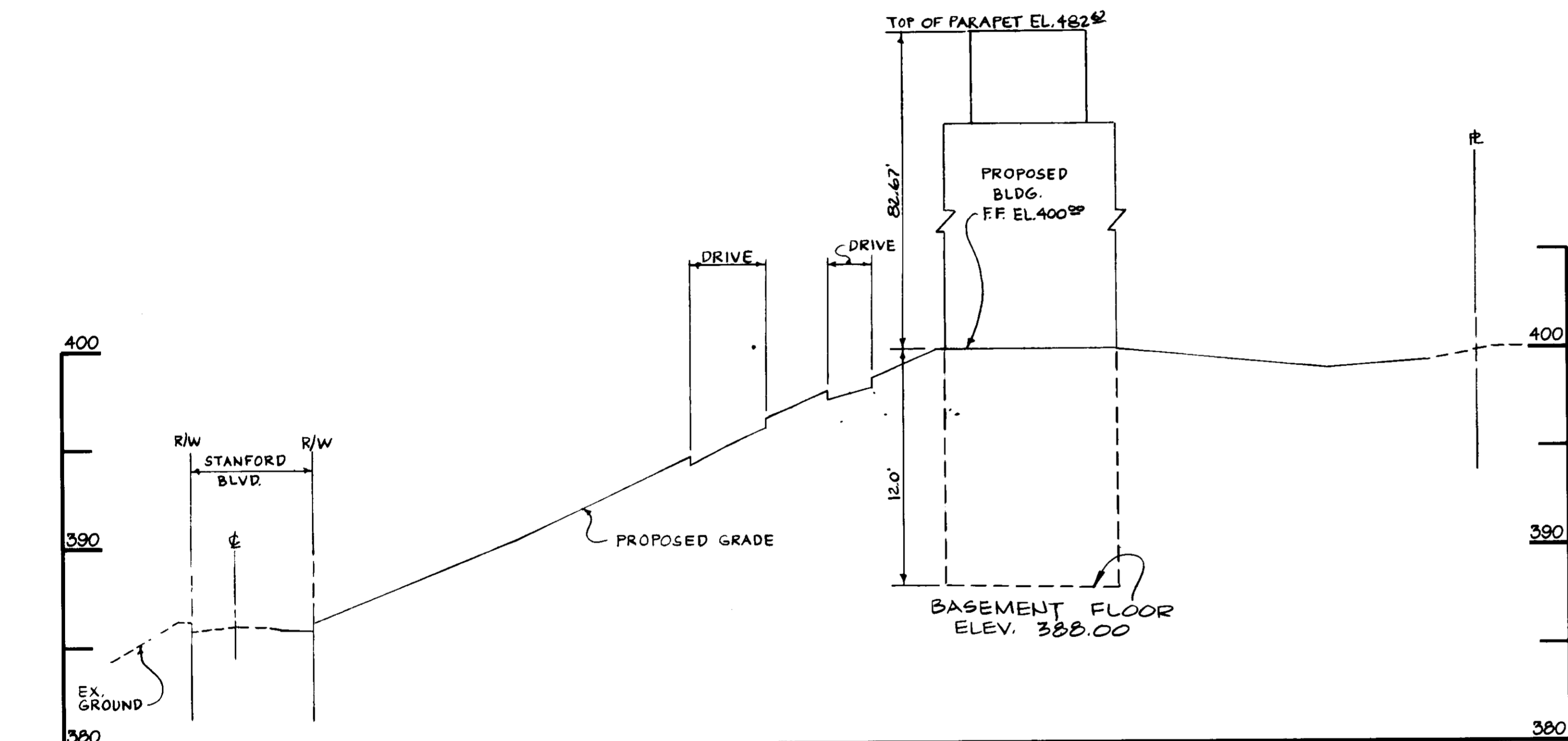
REVISIONS

SEDIMENT CONTROL PLAN
PARCEL A-34
COLUMBIA CORPORATE PARK
FILE NO'S: S-87-24, F-72-90C, P-87-43,
F-88-109, FDP-117A-1, F-96-28, F-96-90, F-97-108, WP-97-64
ELECTION DISTRICT: 6
HOWARD CO., MARYLAND SHT. 5 OF 7 SCALE: As Shown DATE: DECEMBER 2, 1996



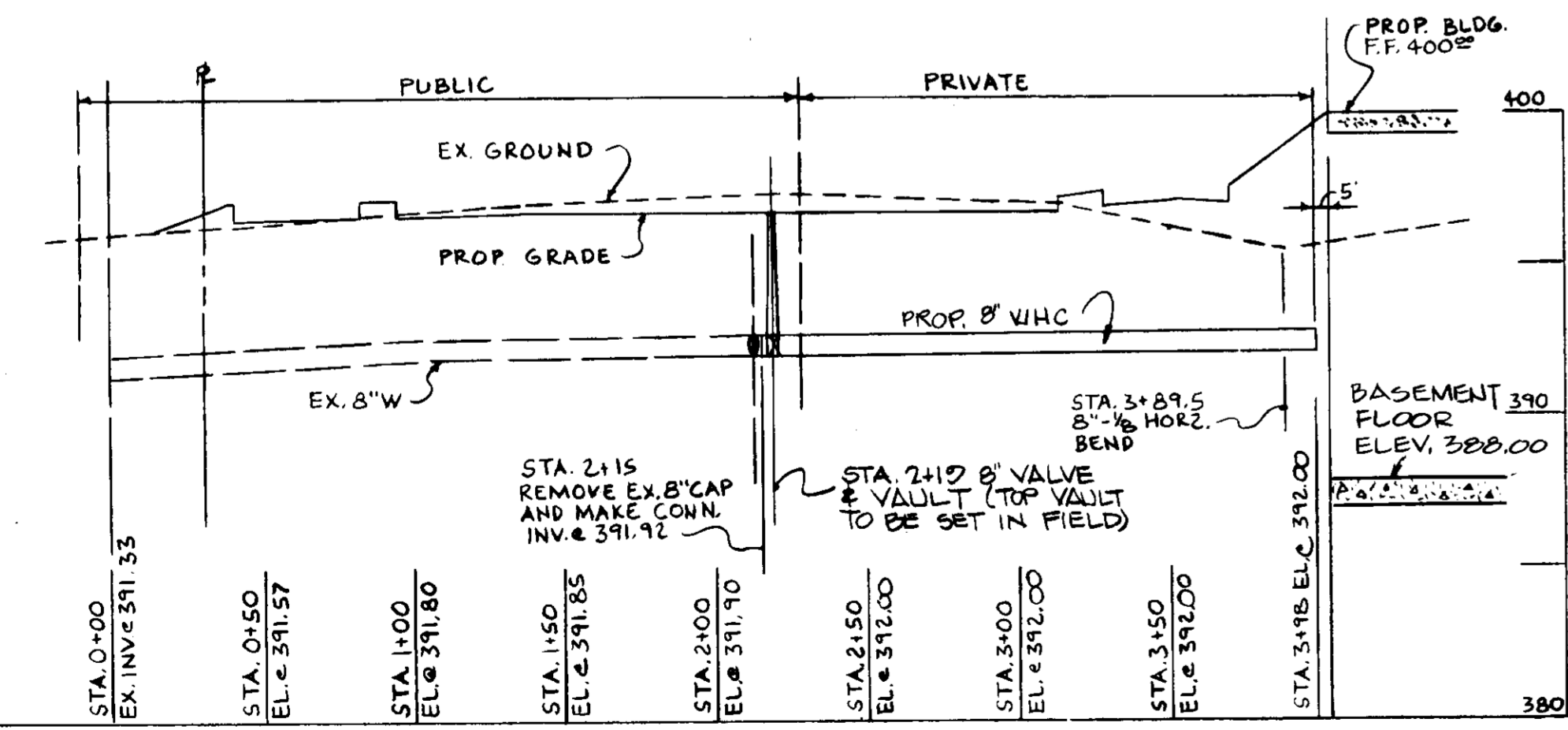
SECTION A-A

HORZ. 1"=50'
VERT. 1"=5'



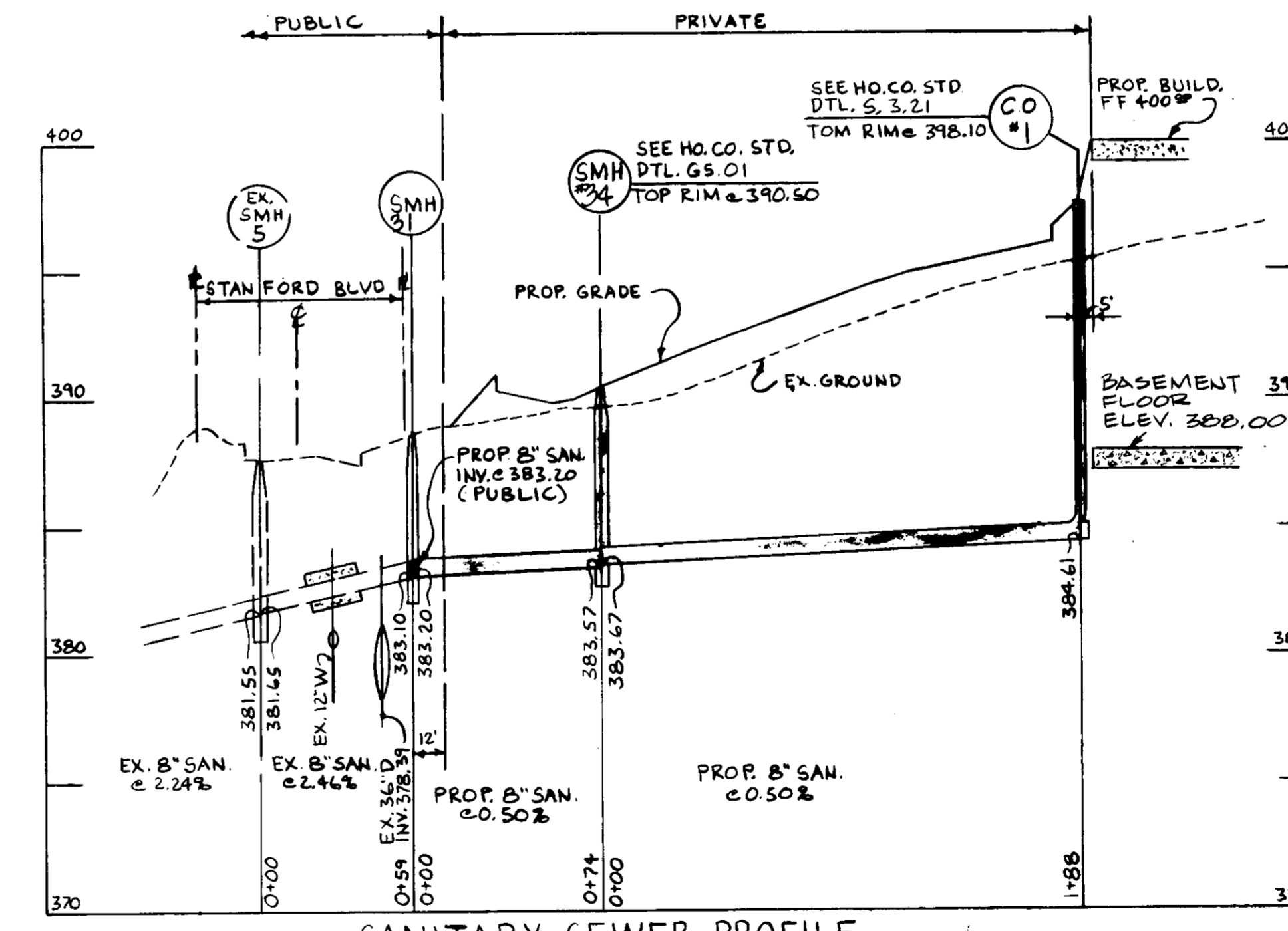
SECTION B-B

HORZ. 1"=50'
VERT. 1"=5'



WATERMAIN PROFILE

HORZ. 1"=50'
VERT. 1"=5'

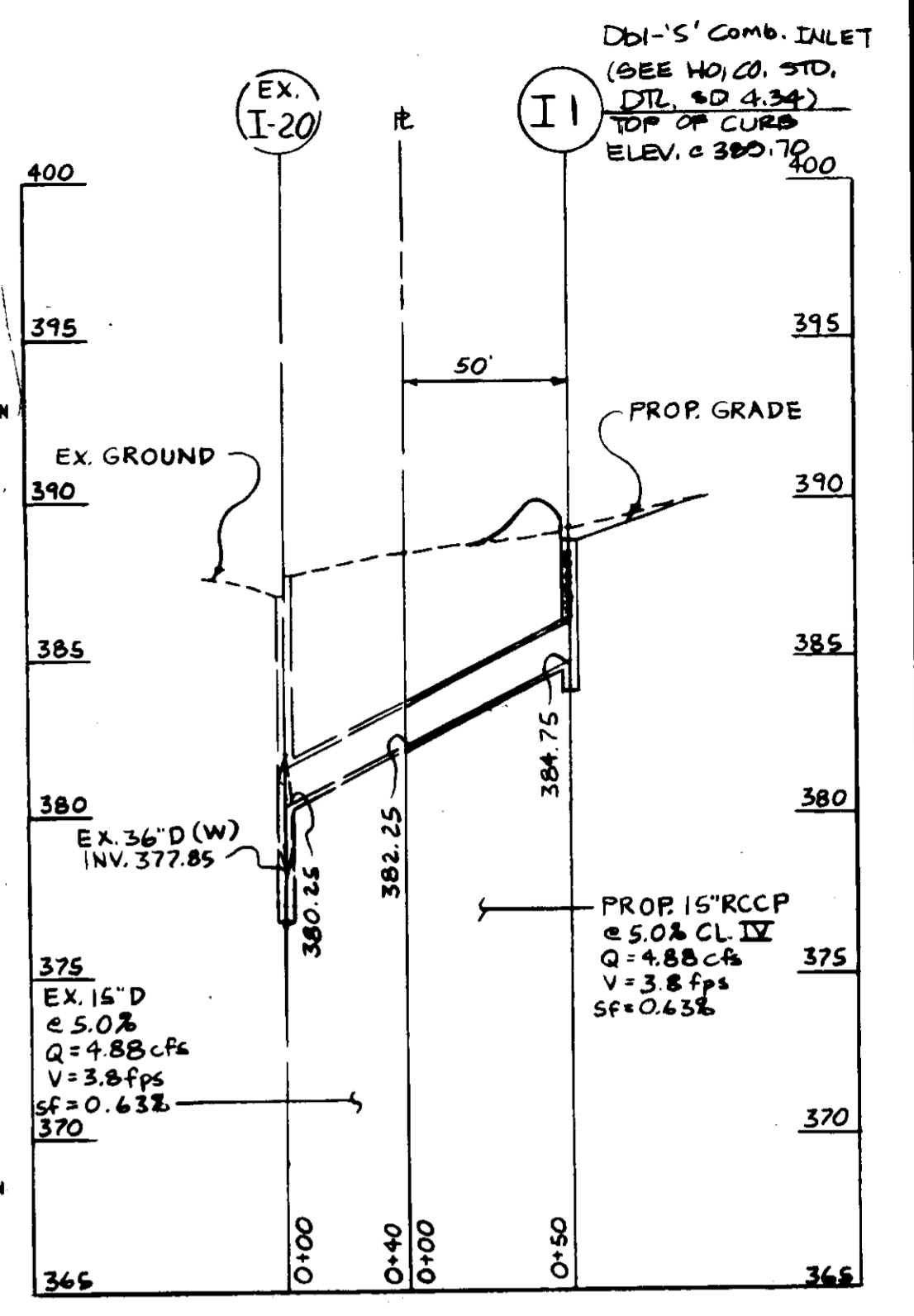


SANITARY SEWER PROFILE

HORZ. 1"=50'
VERT. 1"=5'

General Notes

1. THE CONTRACTOR SHALL NOTIFY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS CONSTRUCTION INSPECTION DIVISION AT 410-388-8800 AT LEAST 24 HOURS PRIOR TO STARTING ANY OF THE WORK SHOWN HEREON.
2. ALL PLAN DIMENSIONS ARE GIVEN TO FACE OF CURB UNLESS OTHERWISE NOTED. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS.
3. THE CONTRACTOR SHALL NOTE THAT IN CASE OF DISCREPANCY BETWEEN ANY SCALED DIMENSIONS AND THE FIGURED DIMENSIONS SHOWN ON THESE PLANS, THE FIGURED DIMENSIONS SHALL GOVERN.
4. CONTRACTOR SHALL MEET ALL EXISTING IMPROVEMENTS SMOOTHLY FOR LINE, GRADE AND FINISH.
5. ALL WORK SHOWN ON THESE PLANS SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS AND OF THE MARYLAND STATE HIGHWAY ADMINISTRATION AND THE HOWARD COUNTY PLANNING CODE, UNLESS OTHERWISE NOTED.
6. IF IT SHALL BE DICTATORILY UNDERSTOOD THAT FAILURE TO MENTION SPECIFICALLY ANY WORK WHICH WOULD NORMALLY BE REQUIRED TO COMPLETE THIS PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO PERFORM SUCH WORK. THE COST OF SUCH WORK SHALL BE INCLUDED IN THE BASE BID.
7. THE CONTRACTOR SHALL INSPECT THE SITE TO DETERMINE IF ANY TREES, PAVING, ETC. ARE TO BE REMOVED PRIOR TO PLACING A BID ON SUCH ITEMS.
8. THE LOCATIONS OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE LOCATIONS ARE TAKEN FROM EXISTING RECORDS AND DO NOT REPRESENT FIELD-VERIFIED LOCATIONS. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-887-7777 A MINIMUM OF 5 WORKING DAYS PRIOR TO DIGGING. THE CONTRACTOR SHALL CONFIRM TO HIS OWN SATISFACTION THE LOCATION OF ALL UTILITIES PRIOR TO ANY EXCAVATION OR PLACEMENT OF MATERIALS. IF ANY CONFLICT IS FOUND BETWEEN UNDERGROUND UTILITIES AND THE PROPOSED LOCATION OF ANY CONSTRUCTION, THE CONTRACTOR SHALL CONTACT G. W. STEPHENS AND THE OWNER OF THE UTILITY IMMEDIATELY. ANY DAMAGE OR DISRUPTION OF SERVICE SHALL BE AT THE EXPENSE OF THE CONTRACTOR. RELOCATION OF ANY EXISTING UTILITIES, IF NECESSARY, SHALL BE AT THE EXPENSE OF THE OWNER. THE CONTRACTOR SHALL COORDINATE RELOCATION OF THESE UTILITIES, IF NECESSARY.
9. CONTRACTOR SHALL PROTECT ALL EXISTING TREES OUTSIDE THE LIMIT OF DISTURBANCE AT ALL TIMES DURING CONSTRUCTION.
10. CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS NOT SCHEDULED FOR REMOVAL OR DEMOLITION. COST OF REPAIR TO EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE BASE BID. ALL EXISTING SITE FEATURES NOT BEING RETAINED SHALL BE REMOVED AND DISPOSED OF AT AN APPROVED LOCATION. ANY DAMAGE TO OPPOSITE ROADS, RIGHTS OF WAY, OR ADJACENT PROPERTY SHALL BE REPAIRED IMMEDIATELY AT THE EXPENSE OF THE CONTRACTOR.
11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY G. W. STEPHENS OF ANY DEVIATION FROM THIS PLAN PRIOR TO ANY CHANGE BEING MADE. ANY DEVIATION FROM THIS PLAN WITHOUT WRITTEN AUTHORIZATION FROM G. W. STEPHENS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
12. THE CONTRACTOR SHALL CLEAR THE PROJECT SITE OF ALL TREES, PAVING, STRUCTURES, ETC. WITHIN THE CONSTRUCTION AREA UNLESS OTHERWISE NOTED ON THE PLAN.
13. ONLY SUSTAINABLE MATERIAL SHALL BE USED AS FILL AND ALL FILL SHALL BE PLACED AND COMPACTED AS SPECIFIED IN THE SOILS REPORT PREPARED FOR THIS SITE OR AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER. ALL SLOPES SHOWN HEREON, EXCEPT THOSE ASSOCIATED WITH LANDSCAPE FINISHING, ALL GRADING UNDER PROPOSED PAVING, AND ALL FILL AND COMPACTION SHALL BE APPROVED BY A GEOTECHNICAL ENGINEER.
14. CONTRACTOR SHALL PROVIDE MINIMUM 4 FOOT BENCH AT EDGE OF PAVING IN FILL AREAS. MINIMUM SLOPE OF BENCH SHALL BE 4% (14 IN PER FOOT).
15. MINIMUM SLOPE SHALL BE 2% HORIZONTALLY TO 1% VERTICALLY.
16. CONTRACTOR SHALL PLACE A WITNESS POST AT THE TERMINUS OF ALL UTILITY STUMPS.
17. ALL UTILITIES INSTALLED SHALL RECEIVE FULL TRENCH PROTECTION.
18. CONTRACTOR SHALL PROVIDE A MINIMUM OF 1 FOOT OF PROTECTIVE FILL OVER STORM DRAIN PIPES DURING CONSTRUCTION.
19. CONTRACTOR SHALL MAINTAIN TRAFFIC ON ADJACENT ROAD AT ALL TIMES DURING CONSTRUCTION.
20. CONTRACTOR SHALL PROVIDE ALL PAVEMENT MARKINGS AND SIGNAGE FOR HANDICAPPED PARKING SPACES INDICATED HEREON IN ACCORDANCE WITH ALL APPLICABLE CODES. ALL PAVEMENT MARKINGS TO BE TRAFFIC WHITE.
21. ALL HANDICAPPED FACILITIES TO BE CONSTRUCTED IN ACCORDANCE WITH THE "DESIGN OF BARRIER FREE FACILITIES" AND THE MARYLAND BUILDING CODE FOR THE HANDICAPPED AND AGED, LATEST EDITION.
22. ALL TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES." ALL STREET AND REGULATORY SIGNS SHALL BE INSTALLED PRIOR TO INSTALLATION OF FINISHED PAVING.
23. THE CONTRACTOR SHALL REPLACE ANY EXISTING BITUMINOUS PAVING OR SUB-BASE WHICH IS DAMAGED OR REMOVED DURING CONSTRUCTION. ALL EXCAVATED AREAS SHALL BE BACKFILLED AND IN ACCORDANCE WITH THE SOILS REPORT AND/OR AS DIRECTED BY GEOTECHNICAL ENGINEER. ANY AREAS TO BE PAVED WHICH EXHIBIT UNSTABLE SUBGRADE CONDITIONS SHALL BE EXCAVATED TO BEARING SOIL, REPELLED AND COMPACTED.
24. THE CONTRACTOR SHALL PLACE PROPOSED SURFACE COURSE OVERLAY 5 FEET BEYOND LIMITS OF REPLACEMENT PAVING, UNLESS DIRECTED OTHERWISE BY THE ENGINEER IN THE FIELD. ALL OVERLAYS SHALL HAVE SMOOTH, STRAIGHT EDGES, STRIP AND RESURFACE EXISTING PAVING AS NEEDED TO PROVIDE SMOOTH TRANSITION.
25. ALL AREAS NOT BEING PAVED OR RECEIVING BUILDING COVERAGE SHALL BE STABILIZED IN ACCORDANCE WITH THE PLANS APPROVED BY THE HOWARD SOIL CONSERVATION DISTRICT.
26. SIDEWALK SHALL CONFORM TO DETAIL 8-308 OF THE AFOREMENTIONED HOWARD COUNTY STANDARDS. SLOPE, WIDTH AND LOCATION AS SHOWN HEREON. SIDEWALK SHALL BE PLACED ON A 4" CRUSHED STONE BASE AND IS SHALL BE REINFORCED WITH WIRE MESH.
27. PREFORMED ELASTOMERIC COMPRESSION JOINT MATERIAL SHALL BE INSTALLED AT ALL MEETINGS OF EXISTING AND PROPOSED CONCRETE PAVING AND SIDEWALKS.



STORM DRAIN PROFILE

HORZ. 1"=50'
VERT. 1"=5'

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: 1/29/97

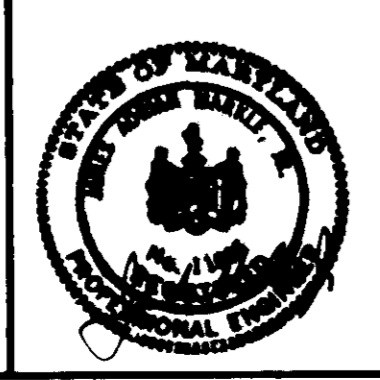
These plans for S.W.M. construction, soil erosion and sediment control meet the requirements of Howard Soil Conservation District.

APPROVED: HOWARD SOIL CONSERVATION DISTRICT	DATE
PLAN NUMBER	DATE
Reviewed for the Howard Conservation District and meets technical requirements.	
Natural Resources Conservation Service	DATE
APPROVED: Howard County Department of Planning and Zoning	DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
DIRECTOR	DATE
ADDRESS CHART	
PARCEL NO.	STREET ADDRESS
A-34	8850 STANFORD BLVD.
SUBDIVISION NAME	
COLUMBIA CORPORATE PARK	SECTION NAME
	N/A
PLAT #	BLOCK #
12987	24
WATER CODE	SEWER CODE
E06	5335000
PARCEL #	
A-34	
ELECTION DISTRICT: 6	
HOWARD CO., MARYLAND	
SHT. 4 OF 7	
SCALE: As Shown	
DATE: DECEMBER 2, 1996	

PREPARED BY:

GWS

GEORGE W. STEPHENS, JR. AND ASSOCIATES, INC.
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Towson, Maryland 21204
(410) 826-8120



OWNER/DEVELOPER
BH ROBB IV LIMITED PARTNERSHIP CO

MERRITT
2066 Lord Baltimore Drive
Baltimore, Maryland 21207
(410) 298-2600

SECTIONS & PROFILES
PARCEL A-34

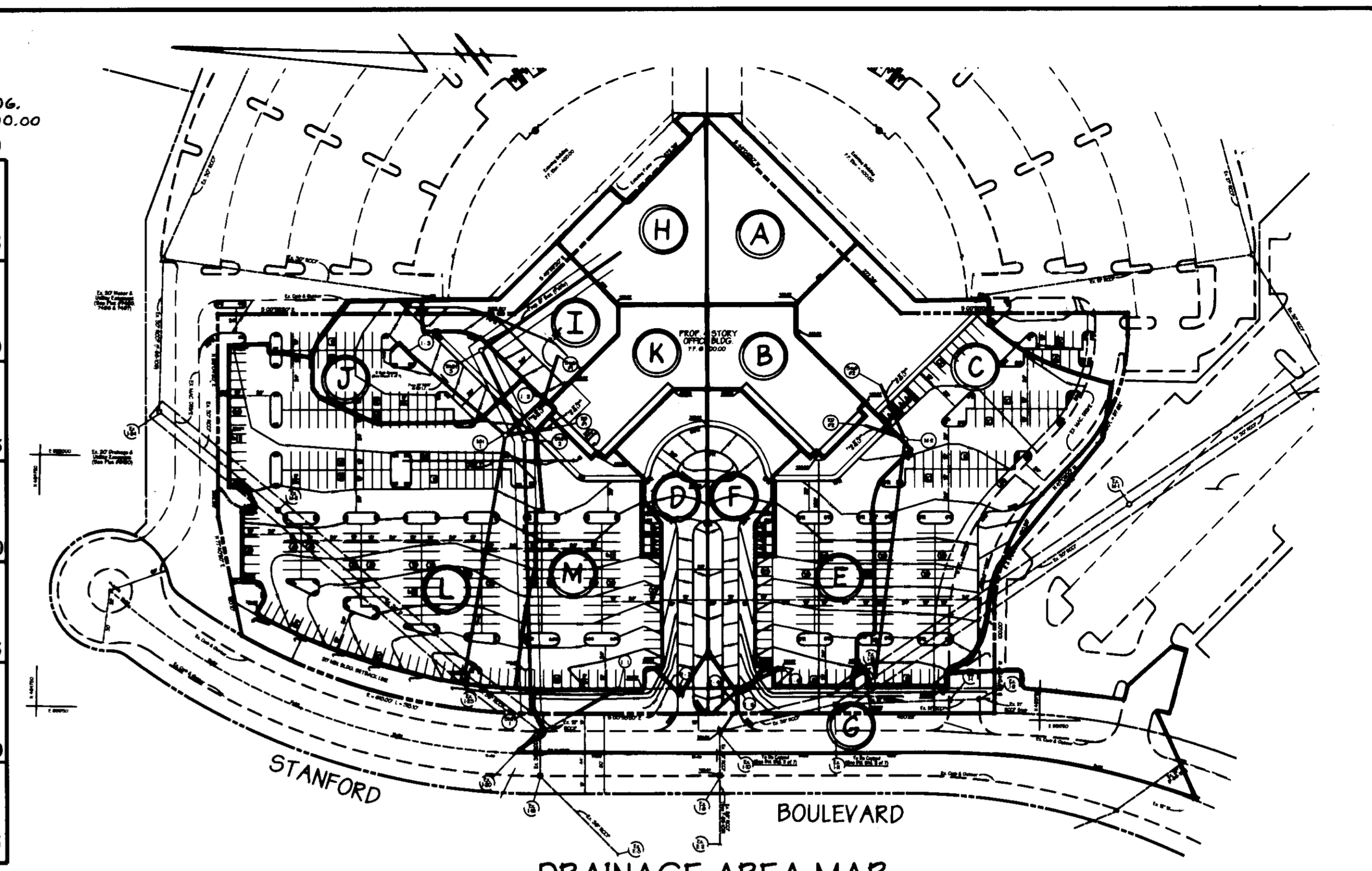
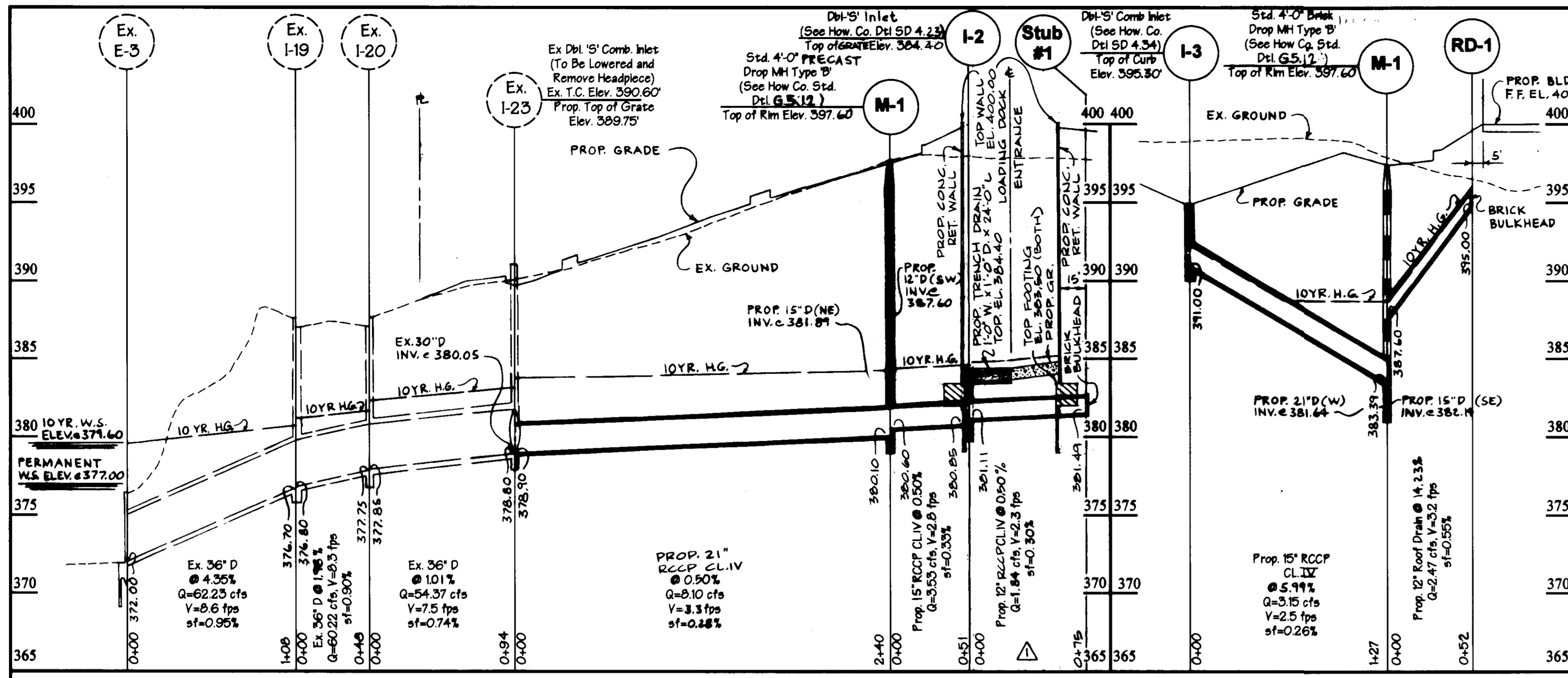
COLUMBIA CORPORATE PARK

FILE NO'S: S-87-24, F-72-90C, P-87-43,
F-88-109, FDP-117A-1, F-96-28,
F-96-70, F-97-106, W-97-04

ELECTION DISTRICT: 6
HOWARD CO., MARYLAND

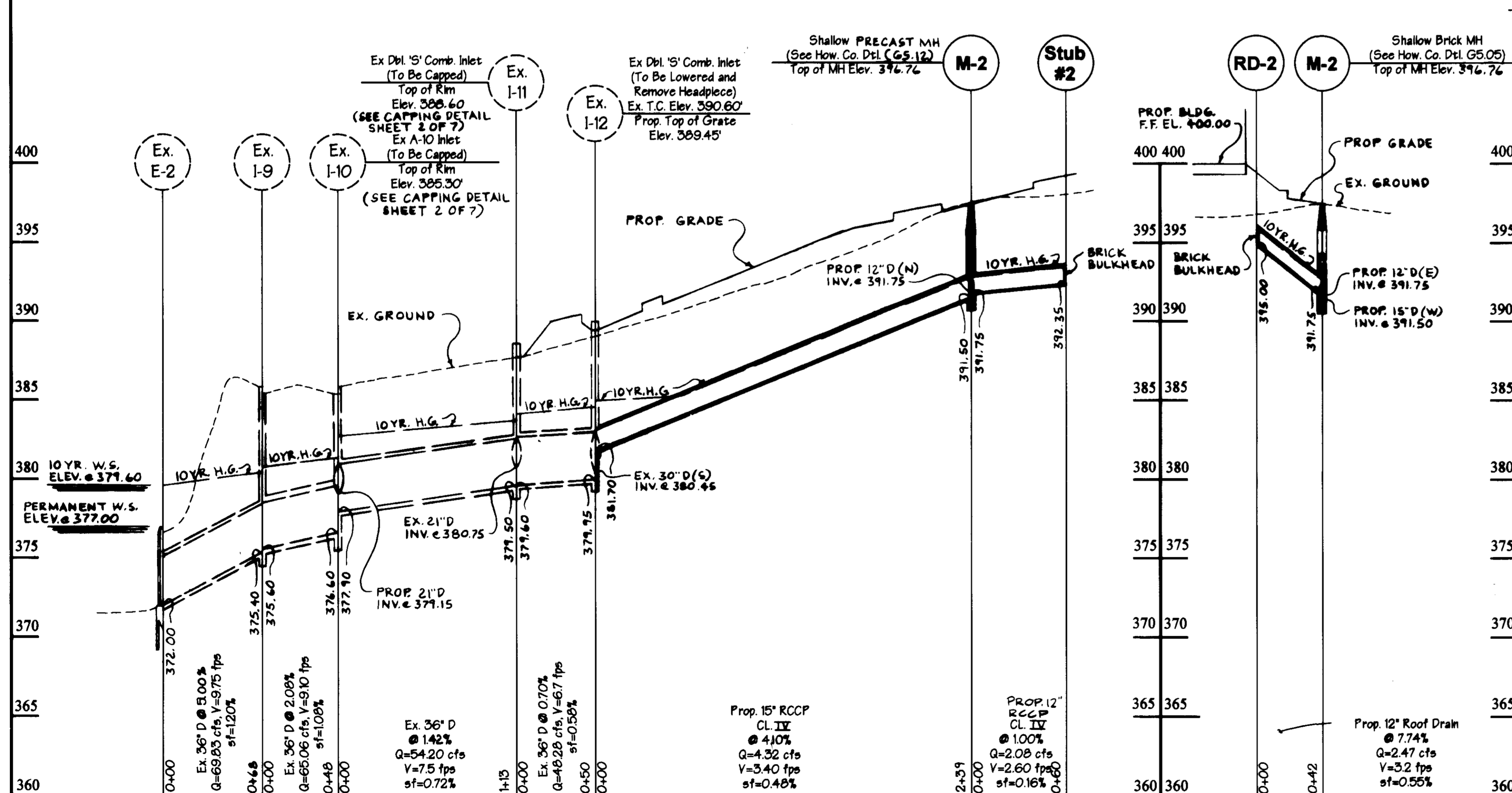
SCALE: As Shown
DATE: DECEMBER 2, 1996

SDP-97-65



STORM DRAIN PROFILES

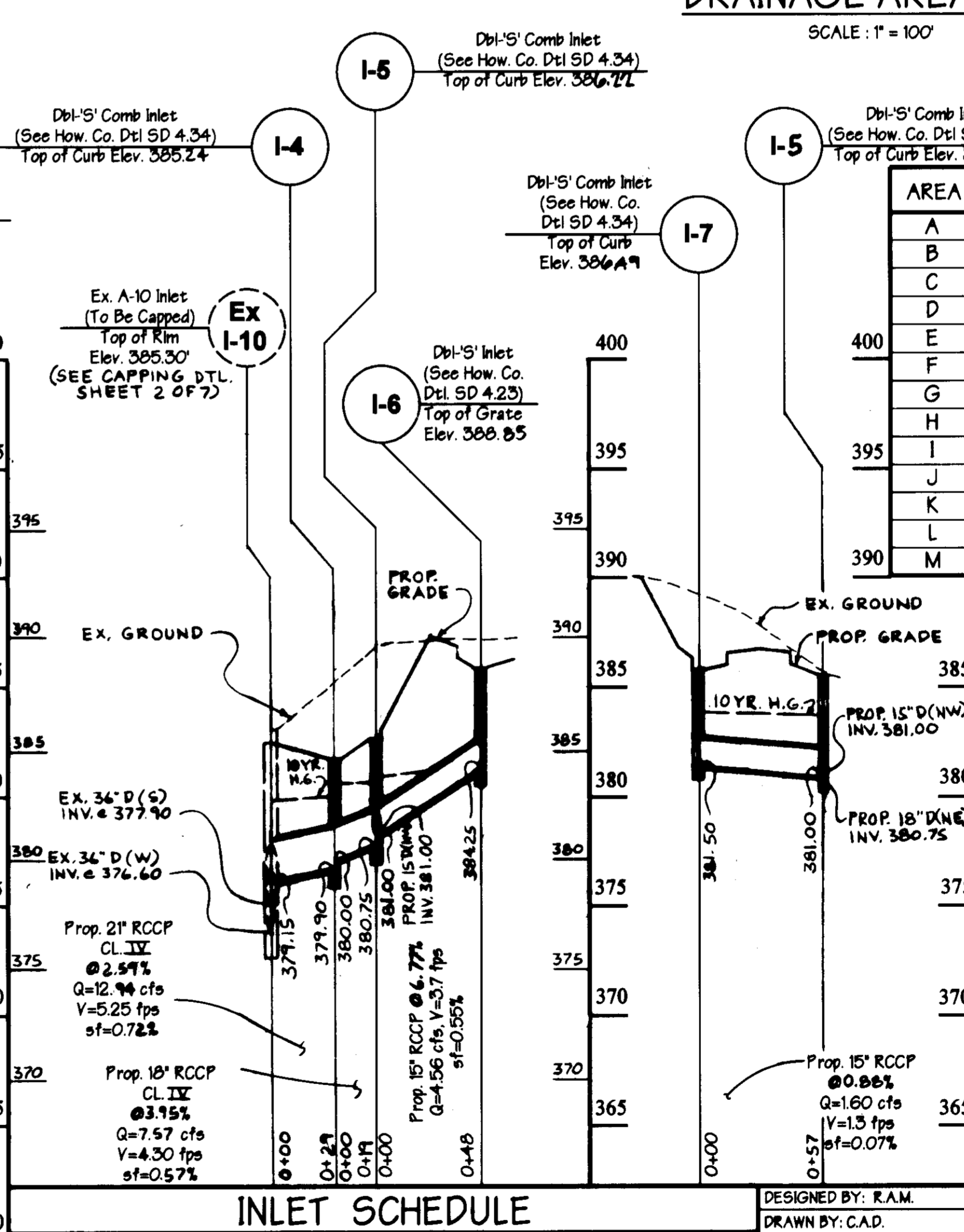
HORZ. 1"=50'
SCALE: VERT. 1"=5'



STORM DRAIN PROFILES

HORZ. 1"=50'
SCALE: VERT. 1"=5'

SEE SH. 4 OF 7 FOR EX. I-20 TO I-1 PROFILE.



INLET SCHEDULE

NO.	TYPE	TOP ELEV.	INV. IN	INV. OUT	Qcfs.	HO. CO. DTL.
I-1	DBL'S COMB	389.70	381.11	380.85	4.80	SD 4.34
I-2	DBL'S COMB	384.40	381.11	380.85	1.87	SD 4.23
I-3	DBL'S COMB	375.30	381.11	380.85	3.15	SD 4.34
I-4	DBL'S COMB	385.24	388.00	379.90	5.54	SD 4.34
I-5	DBL'S COMB	386.72	381.00	380.75	1.60	SD 4.34
I-6	DBL'S COMB	386.72	381.00	380.75	4.56	SD 4.23
I-7	DBL'S COMB	386.72	381.00	380.75	1.60	SD 4.34

AREA	ACREAGE	'C'
A	0.43	0.51
B	0.34	0.86
C	1.58	0.66
D	0.37	0.54
E	0.63	0.78
F	0.37	0.54
G	1.15	0.53
H	0.39	0.51
I	0.33	0.59
J	0.43	0.75
K	0.34	0.86
L	1.81	0.82
M	0.67	0.78

APPROVED
PLANNING BOARD
HOWARD COUNTY
DATE: 1-29-97

These plans for S.W.M. construction soil erosion and sediment control meet the requirements of Howard Soil Conservation District.

APPROVED HOWARD SOIL CONSERVATION DISTRICT

PLAN NUMBER _____ DATE _____

Reviewed for the Howard Soil Conservation District and meets technical requirements.

NATURAL RESOURCES CONSERVATION SERVICE DATE _____

APPROVED HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: 11/18/97

CHIEF, DIVISION OF LAND DEVELOPMENT DATE: 12/14/97

DIRECTOR DATE: 12/14/97

ADDRESS CHART
PARCEL NO. A-34 STREET ADDRESS 8850 STANFORD BLVD.

PREPARED BY:
GEORGE W. STEPHENS, JR. AND ASSOCIATES, INC.
Civil Engineers and Land Surveyors
658 Kenilworth Drive, Suite 100
Towson, Maryland 21204
(410) 825-8120

OWNER/DEVELOPER
BH ROBB IV LIMITED PARTNERSHIP CO
MERRITT
2086 Lord Baltimore Drive
Baltimore, Maryland 21207
(410) 298-2800

STRUCTURE SCHEDULE

NO.	TYPE	TOP ELEV.	INV. IN	INV. OUT	HO. CO. DTL.
MH-1	PRECAST	377.60	380.60	380.10	G 5.12
MH-2	PRECAST	376.74	391.75	391.50	G 5.12

DESIGNED BY: R.A.M.
DRAWN BY: C.A.D.
CHECKED BY: P.R.C.

REVISIONS:
1/11/97 G.W.S. REVISE LOADING
2/10/97 P.R.C. REVISIONS PER STATE

DRAINAGE AREA MAP & PROFILES
PARCEL A-34
COLUMBIA CORPORATE PARK

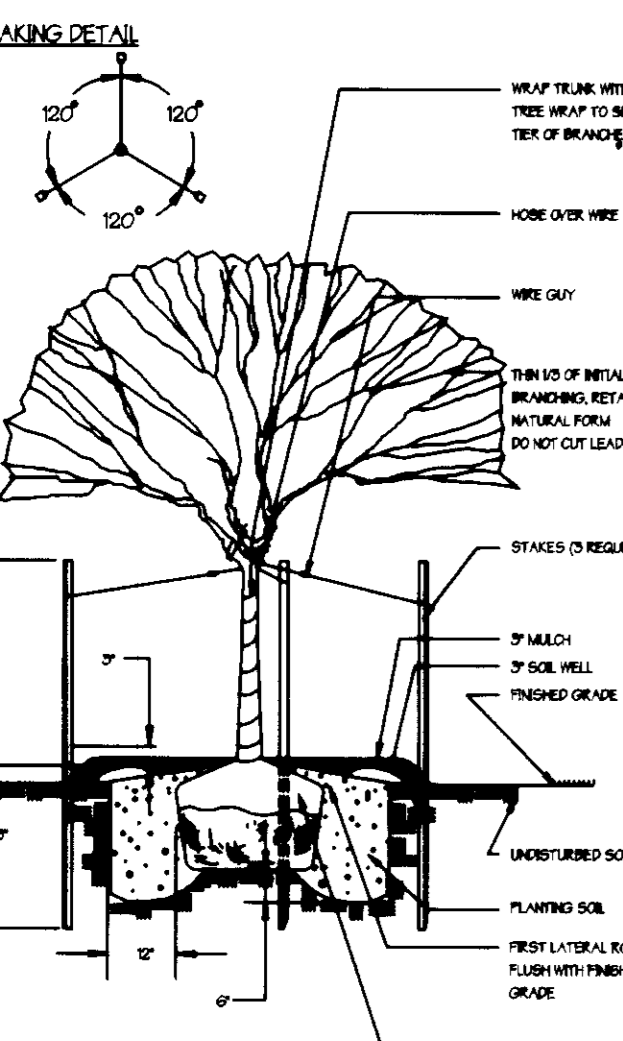
FILE NO. 5: S-87-24, F-72-90C, P-87-43
F-88-109, F-97-117A, F-96-28
F-94-90, F-97-108, W-97-44

ELECTION DISTRICT: 6 HOWARD CO., MARYLAND SHT. 3 OF 7 SCALE: As Shown DATE: DECEMBER 2, 1996

SDP-47-65 P/N: 834 NAME: map.01 EMT 11-26-96

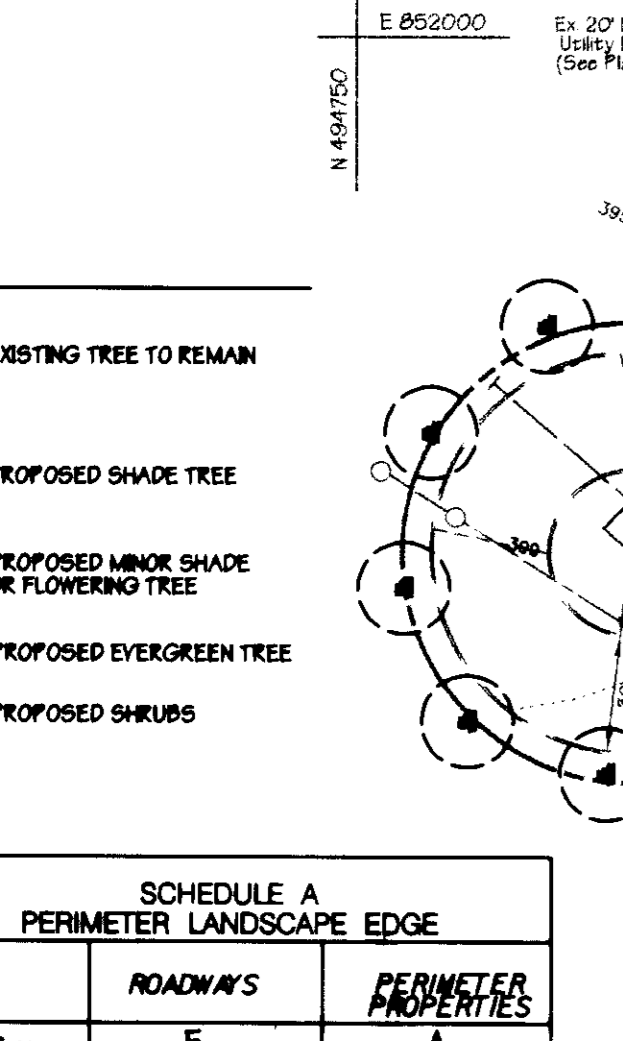
Evergreen Planting Detail

NOT TO SCALE



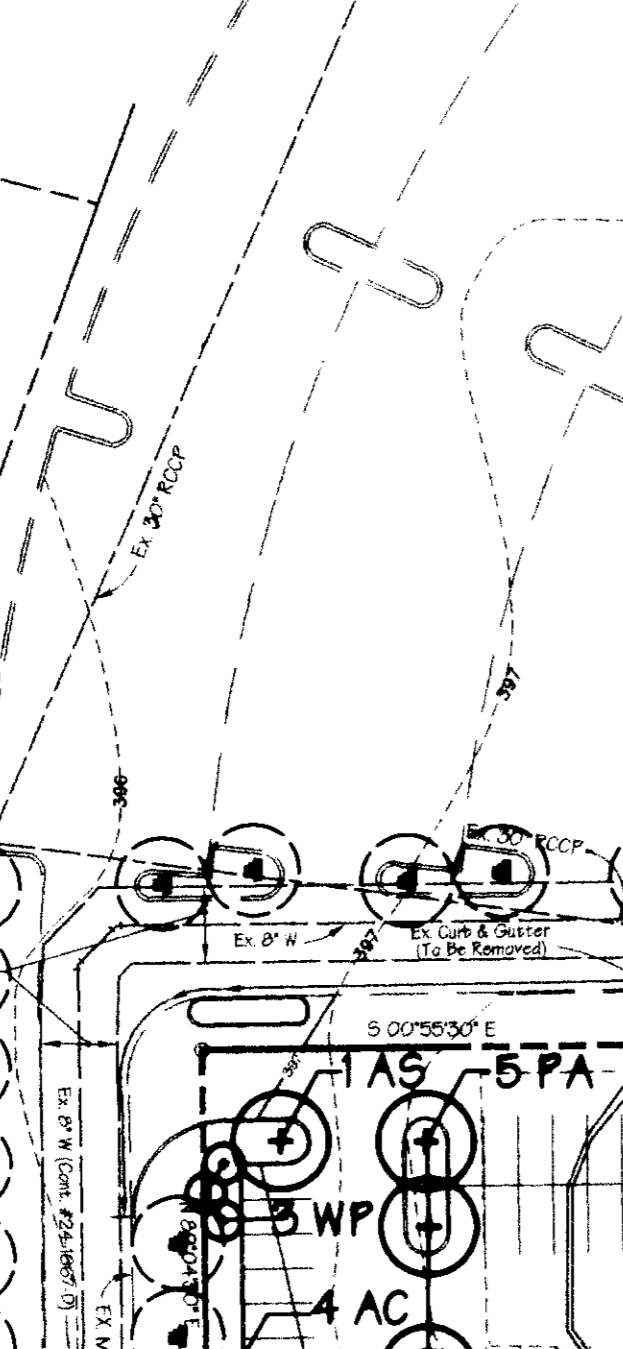
Tree Planting Detail

NOT TO SCALE



Shrub Planting Detail

NOT TO SCALE



- KEY**
- EXISTING TREE TO REMAIN
 - ⊕ PROPOSED SHADE TREE
 - ⊙ PROPOSED MINOR SHADE OR FLOWERING TREE
 - ⊗ PROPOSED EVERGREEN TREE
 - ⊛ PROPOSED SHRUBS

SCHEDULE A PERIMETER LANDSCAPE EDGE

ROADWAY'S	E	A
Number of Plants Provided	17	31
Number of Plants Required	164	51
Number of Plants Provided	25	50
Number of Plants Required	25	50

Comments: STREET TREES - REQ. - 765.92 / 40 = 19.09
PROV. - 20 SHADE TREES (15 EXISTING)

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING

Number of Parking Spaces	Number of Trees Required	Number of Trees Provided
480	24	52
		52

Other Trees (24 sub.)

Number of landscaped islands req. - 24
Number of landscaped islands provided - 34

PLANT SCHEDULE

KEY	QUANT.	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACING	REMARKS
AG	16	Acer saccharum Green Mountain / Green Mountain Sugar Maple	Green Mountain Sugar Maple	2 1/2' 3" cal.	B&B	as shown	full crown
QC	24	Quercus coccinea	Scarlet Oak	2 1/2' 3" cal.	B&B	as shown	full crown
PA	53	Platanus x scottii 'Bloodgood'	Bloodgood London Plane Tree	2 1/2' 3" cal.	B&B	as shown	full crown
SJ	27	Sophora japonica 'Ranger'	Ranger Schmetterling	2 1/2' 3" cal.	B&B	as shown	full crown
FP	11	Fraxinus pennsylvanica 'Marshall's Seedling'	Marshall's Seedling Green Ash	2 1/2' 3" cal.	B&B	as shown	full crown
PK	15	Prunus serotina 'Kortez'	Kortez Cherry	2 1/2' 3" cal.	B&B	as shown	matched crown
YI	11	Yucca x yuccoides	Yucca Cherry	2 1/2' 3" cal.	B&B	as shown	matched crown
AC	40	Azalea x grandiflora 'Lanart'	Lanart Azalea	8-17 in.	B&B	as shown	multi-stem
BP	6	Betula papyrifera 'Whitcepp'	Whitcepp Birch	8-17 in.	B&B	as shown	multi-stem
WF	16	Wisteria sibirica	Eastern White Pine	8-9 in.	B&B	12' OC, as shown	shrub
NS	21	Nyssa sylvatica	Hamamelis	6-8 in.	B&B	12' OC, as shown	fall to base
PT	11	Platanus occidentalis	Jacquemont Black Pine	6-8 in.	B&B	12' OC, as shown	fall to base
SS	10	Spiraea ovata	Sorbus Spirea	6-8 in.	B&B	as shown	fall to base
SHRUBS							
AG	22	Azalea x grandiflora 'Edward Goucher'	Edward Goucher Azalea	24-30"	cont.	4' OC	
EA	105	Euonymus alata 'Compact'	Dwarf Winged Euonymus	24-30"	cont.	4' OC	
RF	82	Rhododendron 'J.M. Rhododendron'	J.M. Rhododendron	24-30"	B&B	4' OC	
JF	24	Juniperus chinensis 'Pfitzeriana Compacta'	Compact Pfitzer Juniper	24-30"	app.	4' OC	
JS	42	Juniperus chinensis 'Old Gold'	Old Gold Juniper	24-30"	cont.	4' OC	
YF	4	Yucca filicata 'tomentosa Shasta'	Shasta Dodecatheon Yucca	24-30"	B&B	4' OC	

LANDSCAPE CALCULATIONS

PER HRD COMMERCIAL AND INDUSTRIAL GUIDELINES

-REQUIRED PLANTING UNITS

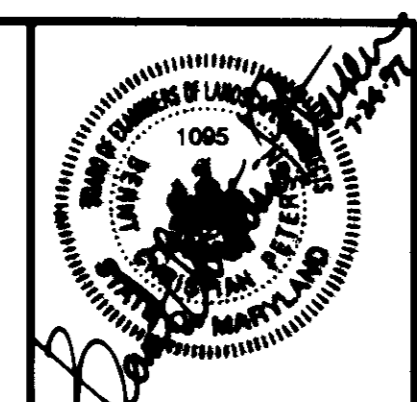
50 SHADE TREES PER GROSS ACRE UNWOODED OFFICE SITE (5-10 AC)
 8.18 AC. X 30 = 245.4 SHADE TREES (FOR 25-50% OF REQUIRED SHADE TREES, 2 FLOWERING TREES OR 2 EVERGREENS ARE REQUIRED TO BE SUBSTITUTED FOR EACH SHADE TREE)

-PLANTING UNITS PROVIDED - 244.9

151 SHADE TREES - (12-14' HT.) @ 1:1
 72 MINOR SHADE OR FLOWERING TREES (8-10HT.) @ 2:1
 58 EVERGREEN TREES (6-8' HT.) @ 2:1
 289 SHRUBS @ 10:1

PREPARED BY:

GEORGE W. STEPHENS, JR. AND ASSOCIATES, INC.
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 Towson, Maryland 21204
 (410) 825-8120



OWNER/DEVELOPER

BH ROBE IV LIMITED PARTNERSHIP CO.

MERRITT
 2066 Lord Baltimore Drive
 Baltimore, Maryland 21207
 (410) 298-2800

LANDSCAPE PLAN
 PARCEL A-34
COLUMBIA CORPORATE PARK

FILE NO'S: S-87-24, F-72-90C, P-87-43,
 F-88-109, FDP-117A-1, F-96-28, F-96-90, F-97-108, WP-97-64

ELECTION DISTRICT: 6
 HOWARD CO., MARYLAND

SCALE: As Shown
 SHEET 7 OF 7
 DATE: DECEMBER 2, 1996

These plans for **landscaping** soil erosion and sediment control meet the requirements of Howard Soil Conservation District.

APPROVED HOWARD SOIL CONSERVATION DISTRICT

PLAN NUMBER: 11/18/97

Reviewed for the Howard Conservation District and meets technical requirements.

APPROVED HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION: 11/18/97 DATE

CHIEF, DIVISION OF LAND DEVELOPMENT: 12/14/97 DATE

DIRECTOR: 12/16/97 DATE

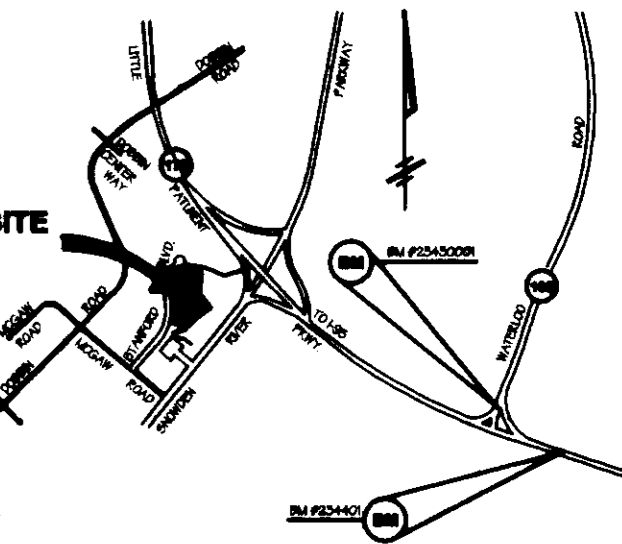
ADDRESS CHART

PARCEL NO.	STREET ADDRESS
A-34	8830 STANFORD BOULEVARD

SUBDIVISION NAME: COLUMBIA CORPORATE PARK
SECTION NAME: N/A
PARCEL #: A-34

PLAT #: 12/87
BLOCK #: 24
ZONE: EC-30
TAX / ZONE MAP #: 36
ELECT. DIST.: 6
CENSUS TRACT: 6067.03

WATER CODE: E06
SEWER CODE: 5333000



LOCATION MAP

SCALE: 1" = 200'

BENCHMARKS:

- BM #234401 ELEVATION: 309.49
STANDARD CONCRETE MONUMENT SET FLUSH @ SURFACE
N 491033.076 E 866206.723
- BM #23430001 ELEVATION: 226.24
3/4" REBAR SET 0.3' BELOW THE SURFACE
N 492403.801 E 807226.671

Legend

- Ex. 2' Contours
- Ex. 10' Contours
- Prop. 2' Contours
- Prop. 10' Contours
- Ex. Curb & Gutter
- Prop. Curb & Gutter
- Bldg. Restriction Line
- Ex. Sanitary
- Ex. Storm Drain
- Ex. Water
- Prop. Sanitary
- Prop. Storm Drain
- Prop. Water
- Concrete Paving

APPROVED PLANNING BOARD OF HOWARD COUNTY
 DATE: 11/29/97