

GENERAL NOTES

- THE EXISTING TOPOGRAPHIC SURVEY IS TAKEN FROM A FIELD RUN SURVEY WITH MAXIMUM TWO FEET CONTOUR INTERVALS PREPARED BY THE RBA GROUP DATED MARCH 5, 1999. THE BASE SURVEY IS GIVEN ON SHEET C-2 OF THIS DRAWING SET. ALL EXISTING SITE CONDITIONS SHALL BE DETERMINED BY EXAMINATION OF THE RBA SURVEY SHEETS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- DEVIATION FROM THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR WRITTEN CONSENT FROM THE ENGINEER MAY CAUSE THE WORK TO BE UNACCEPTABLE.
- THE RBA GROUP SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION, MEANS, METHODS, TECHNIQUES, OR PROCEDURES, UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND STANDARD CONSTRUCTION PRACTICES.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES WHICH ARE TO REMAIN FREE FROM DAMAGE AND MAINTAIN UNINTERRUPTED SERVICE TO ALL USERS. ANY DAMAGE INCURRED DUE TO THE CONTRACTOR'S OR SUBCONTRACTOR'S ACTIONS SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- FAILURE TO MENTION SPECIFICALLY ANY WORK WHICH WOULD NORMALLY BE REQUIRED TO COMPLETE THIS PROJECT SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH WORK.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING AT LEAST 48 HOURS PRIOR TO BEGINNING ANY WORK ON THE PROJECT:
MISS UTILITY (800) 257-7777
BALTIMORE GAS AND ELECTRIC CO. (410) 859-9065
BELL ATLANTIC TELEPHONE (410) 393-3648
HOWARD COUNTY SCD (410) 465-3180

THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS / BUREAU OF ENGINEERING / CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.

CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO BEGINNING WORK. HE SHALL VERIFY SIZE AND LOCATIONS OF ALL UNDERGROUND UTILITIES AND TEST PIT AT PROPOSED TIE IN LOCATIONS. DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER WELL IN ADVANCE OF CONSTRUCTION START. START OF CONSTRUCTION BY THE CONTRACTOR SHALL CONSTITUTE FULL ACCEPTANCE OF ALL SITE CONDITIONS BY THE CONTRACTOR. ALL EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON A FIELD RUN SURVEY PREPARED BY THE RBA GROUP.

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR CONSTRUCTION PRIOR TO BEGINNING WORK.
- ALL UTILITIES ARE TO REMAIN UNLESS DESIGNATED TO BE REMOVED AND ALL APPURTENANCES SHALL BE ADJUSTED TO FINISH GRADE.
- PRIOR TO START OF CONSTRUCTION CONTRACTOR SHALL STAKE OUT AND VERIFY LOCATIONS OF ALL IMPROVEMENTS AND UTILITY TIE IN LOCATIONS.
- SCALING OF THESE PLANS IS DISCOURAGED UNLESS DIRECTED BY THE ENGINEER. IN THE EVENT OF A DISCREPANCY BETWEEN THE SCALED AND THE FIGURED DIMENSIONS, THE FIGURED DIMENSIONS SHALL BE HELD.
- THE CONTRACTOR SHALL ENSURE THAT CURRENT AS-BUILT RECORDS ARE MAINTAINED DURING CONSTRUCTION. UPON COMPLETION OF CONSTRUCTION, CERTIFIED (i.e. P.E. STAMPED) AS-BUILT DRAWINGS SHALL BE SUBMITTED TO THE OWNER. THESE AS-BUILT DRAWINGS SHALL BE FOUND ACCEPTABLE BY HOWARD COUNTY PRIOR TO RELEASE OF ANY REMAINING SECURITY.
- ALL CHANGES TO A PREVIOUS PLAN SUBMISSION HAVE BEEN FLAGGED AND REFERENCED TO THE APPROPRIATE REVISION DATE.
- CONTRACTOR SHALL MAINTAIN ALL SEDIMENT CONTROL DEVICES WITHIN THE LIMITS OF THE SITE DURING CONSTRUCTION OF THE SITE IMPROVEMENTS. CONTRACTOR SHALL PROVIDE ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES AS MAY BE NECESSARY DURING CONSTRUCTION AND/OR BY GOVERNING AGENCIES.
- STORMWATER MANAGEMENT IS PROVIDED BY A REGIONAL FACILITY CONSTRUCTED UNDER GRADING PERMIT G-86-57 AND F-87-82. POND PROVIDES BOTH WATER QUALITY AND QUANTITY FOR PARCEL D-1. COLUMBIA 100 PARKWAY CONSTRUCTED UNDER F-87-82. PUBLIC WATER (LITTLE PATUXENT DRAINAGE AREA) TO BE CONSTRUCTED UNDER CONTRACT #44-3815-D. SEWER IS PRIVATE SYSTEM CONNECTED TO PUBLIC SYSTEM.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- THERE IS NO FLOODPLAIN ON THIS SITE.
- THERE ARE NO WETLANDS ON THIS SITE.
- A TRAFFIC STUDY WAS PREPARED BY THE RBA GROUP DATED 9/13/99 AND WAS APPROVED ON 10/14/99.
- OTHER REFERENCED SITE PLANS:
STAYBRIDGE SUITES HOTEL: SDP-99-38
NACM: SDP-98-122
ONE HUNDRED BUSINESS CENTER: SDP-96-38
COLUMBIA 100 OFFICE RESEARCH PARK: F-90-94, F-87-13
COLUMBIA 100 PARKWAY PLAN AND PROFILE: F-87-82
- A FOREST CONSERVATION "DECLARATION OF INTENT" SINGLE LOT EXEMPTION HAS BEEN FILED, AS PER SECTION 16.1202 (b)(2)(i) OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL.

UTILITY NOTES

- REFER TO THE MEP PLANS FOR THE CONTINUATION OF ALL UTILITIES INTO THE BUILDING.
- STANDARD CONCRETE THRUST BLOCKS SHALL BE INSTALLED AT EACH BEND OR TEE IN THE WATER AND FIRE SYSTEM PIPING NETWORK.
- EXTERIOR NATURAL GAS LINES ARE TO BE INSTALLED BY BALTIMORE GAS AND ELECTRIC INCLUDING THE METER. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE LINES WITH THE ON-SITE UTILITY WORK, INCLUDING ARRANGING THE SCHEDULE WITH BGE AND ALL SUBCONTRACTORS. CONTACT BGE AT (410) 859-9065 WELL IN ADVANCE OF ANTICIPATED CONSTRUCTION START.
- ELECTRIC WILL BE INSTALLED BY BALTIMORE GAS AND ELECTRIC WHICH INCLUDES THE PRIMARY CABLING AND SUPPLYING AND SETTING OF THE TRANSFORMER. THE CONTRACTOR SHALL SUPPLY AND INSTALL THE TRANSFORMER PAD AS PER BGE SPECIFICATIONS. THE CONTRACTOR MUST ALSO INSTALL THE CONDUITS WITH FULL WIRES FOR BGE CABLING. CONTRACTOR SHALL COORDINATE BGE WORK WITH ALL ON-SITE CONSTRUCTION INCLUDING SCHEDULING OF THE INSTALLATION. CONTACT BGE AT (410) 859-9065 WELL IN ADVANCE OF ANTICIPATED CONSTRUCTION.
- ALL STORM DRAIN PIPES SHALL BE HDPE UNLESS OTHERWISE NOTED.
- ALL SANITARY SEWER PIPE SHALL BE PVC SCH-40.
- WATER IS PUBLIC. METER TO BE PROVIDED INSIDE THE BUILDING.
- SEWER IS PRIVATE LINE CONNECTED TO THE COUNTY'S PUBLIC SEWER SYSTEM.
- EXISTING UTILITIES ARE BASED ON FIELD RUN SURVEYS AND HOWARD COUNTY AS BUILT PLANS.
- ALL EXTERIOR LIGHTING FIXTURES SHALL BE ORIENTED TO DIRECT OR REFLECT LIGHT INWARDS AND DOWNWARDS AWAY FROM ALL ADJOINING PUBLIC STREETS AND RESIDENTIAL AREAS IN COMPLIANCE WITH SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS.

COLUMBIA 100 CORPORATE CENTER

COLUMBIA 100 LLC

COLUMBIA 100 OFFICE RESEARCH PARK

SECTION 1, AREA 1, PARCEL D-1

8820 COLUMBIA 100 PARKWAY

HOWARD COUNTY, COLUMBIA, MARYLAND 21045

STAKING NOTES

- ALL CURB RADII ARE 3 FEET UNLESS NOTED OTHERWISE. ALL SIDEWALK RADII ARE 2 FEET UNLESS NOTED OTHERWISE.
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB AND FACE OF FINISHED STRUCTURE UNLESS OTHERWISE NOTED.
- BENCH MARK INFORMATION - HOWARD COUNTY GEODETIC CONTROL: 30FC LOCATION: 0.65 MILES NORTH OF CENTRE PARK DRIVE WEST OF ROUTE 100 ELEVATION: 386.842
BENCH MARK INFORMATION - HOWARD COUNTY GEODETIC CONTROL: 30FB LOCATION: 0.16 MILES NORTH OF CENTRE PARK DRIVE WEST OF ROUTE 100 ELEVATION: 500.553
NOTE: THE HOWARD COUNTY GEODETIC CONTROL IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT Nos. 30FC AND 30FB AS LISTED ABOVE WERE USED ON THIS PROJECT.

SITE ANALYSIS

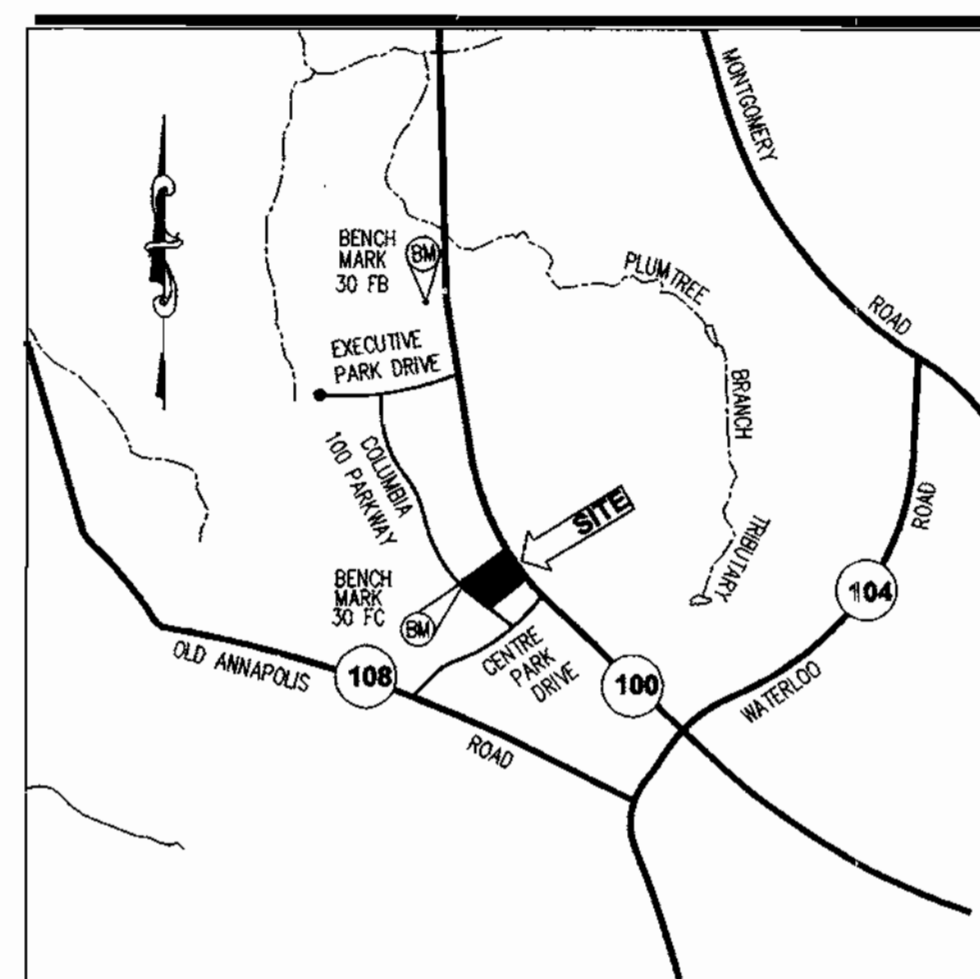
1. AREA OF PARCEL:	216,624 S.F. (4.973 AC)
2. AREA OF PLAN SUBMISSION:	216,624 S.F. (4.973 AC)
3. LIMIT OF DISTURBED AREA:	216,624 S.F. (4.973 AC)
4. PRESENT ZONING:	PLANNED OFFICE RESEARCH (POR)
5. EXISTING USE:	VACANT LOT
6. PROPOSED USE:	4-STORY OFFICE BUILDING
7. BUILDING DATA	
A. GROSS SQUARE FOOTAGES:	
1st FLOOR	21,323 SF
2nd-4th FLOORS	21,491 SF EACH FL
TOTAL	85,798 SF
B. NUMBER OF STORIES:	4
C. TOTAL BUILDING HEIGHT:	(47' SETBACK) 58'-6"
	SEE E BELOW
D. MAXIMUM NUMBER OF EMPLOYEES:	UNKNOWN
E. SETBACK INFORMATION:	30 FT. PLUS 2 FEET FOR EVERY FOOT OF ELEVATION OVER 50 FT. = 30 + 2 x 8.5 = 47 FT.

8. PARKING DATA	
A. TOTAL SPACES REQUIRED:	283
B. CALCULATION METHOD:	3.3 SPACES PER 1000 S.F.
C. NUMBER OF SPACES PROVIDED:	372
1. 9' x 18'	8
2. HANDICAP ACCESSIBLE	8
3. TOTAL SPACES	16
9. IMPERVIOUS COVERAGE DATA	
A. BUILDING:	21,323 S.F. (0.489 AC)
B. DUMPSTER:	480 S.F. (0.011 AC)
C. DRIVE AISLES:	64,896 S.F. (1.490 AC)
D. PARKING SPACES:	61,830 S.F. (1.419 AC)
E. SIDEWALKS:	2,341 S.F. (0.054 AC)
F. TOTAL COVERAGE:	150,870 S.F. (3.463 AC)
G. PERCENT OF LOT:	69.65%
10. GREEN SPACE	
A. TOTAL:	65,754 S.F. (1.510 AC)
B. PERCENT OF LOT:	30.35%

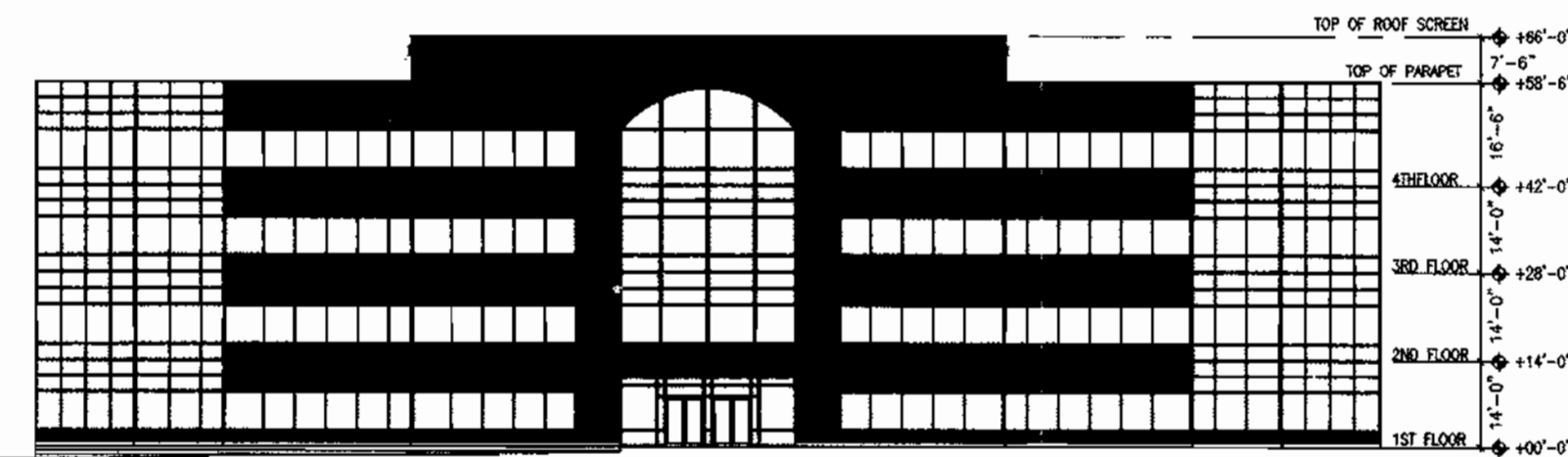
PROJECT MILESTONES

DATE	DESCRIPTION
09/15/99	SUBMIT SDP TO HOWARD COUNTY
11/05/99	RESUBMITTED TO HOWARD COUNTY

SITE DEVELOPMENT PLAN



LOCATION PLAN
SCALE: 1"=200'



BUILDING ELEVATION
SCALE: 1" = 30'

PREPARED FOR:
HOLLAND PROPERTIES
751 FREDERICK STREET
HANOVER, PENNSYLVANIA 17331
(717) 632-5300

PREPARED BY:

The **RBA** GROUP
ENGINEERS • ARCHITECTS • PLANNERS
7164 COLUMBIA GATEWAY DRIVE
SUITE 205
COLUMBIA, MARYLAND 21046
(410) 312-0966

ADDRESS CHART

LOT/PARCEL #	STREET ADDRESS
COLUMBIA 100 CORPORATE CENTER, PARCEL D-1 (PLAT NO. 9149)	8820 COLUMBIA 100 PARKWAY

PERMIT INFORMATION CHART

SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL #			
COLUMBIA 100 OFFICE RESEARCH PARK	SECTION 1, AREA 1	PARCEL D-1			
PLAT NO.	BLOCK NO.	ZONING	TAX MAP	ELECTION DIST.	CENSUS TRACT
9149	18	POR	30	2nd	6023.02
WATER CODE	SEWER CODE	007	5750639		

LEGEND

LEGEND	EXISTING	PROPOSED	ABBREVIATIONS
CENTERLINE (WITH +25' TICS)	SEE SHEET C-2		R/W = RIGHT-OF-WAY
PROPERTY LINE			PL = PROPERTY LINE
CURB			INTX = INTERSECTION
GRADE CONTOUR			AHD = AHEAD
SPOT ELEVATION			BK = BACK
CURVE NUMBER			PC = POINT OF CURVATURE (HORIZONTAL)
FLARED END SECTION			PVC = POINT OF CURVE (VERTICAL)
HEADWALL			PT = POINT OF TANGENCY (HORIZONTAL)
STORM SEWER			PVT = POINT OF TANGENCY (VERTICAL)
YARD INLET			PI = POINT OF INTERSECTION
STANDARD INLET			DELTA = INTERNAL ANGLE
CURB INLET			R = RADIUS OF CURVE
STORM WATER MANHOLE			ARC = LENGTH OF CURVE
GENERAL CLEAN OUT			TAN = TANGENT OF CURVE LENGTH
SANITARY SEWER LINE AND MANHOLE			CHD LEN = LENGTH OF CHORD
DOMESTIC WATER LINE			CHD BRG = CHORD BEARING
FIRE LINE			CL = CENTERLINE
WATER METER			S.S.E. = SANITARY SEWER EASEMENT
TELEPHONE LINE			F.F.E. = LOWEST FINISH FLOOR ELEVATION
CABLE TV			MH = MANHOLE (STORM)
FIRE HYDRANT			SMH = MANHOLE (SEWER)
WATER LINE TEE			CI = COMBINATION INLET
GATE VALVE			YI = YARD INLET
PLUG (WITH 2" BLOW OFF VALVE)			HW = HEAD WALL
DOUBLE DETECTOR CHECK WITH BACKFLOW PREVENTOR			FES = FLARED END SECTION
IRRIGATION CUT OFF VALVE			RCP = REINFORCED CONCRETE PIPE
POWER POLE			CMP = CORRUGATED METAL PIPE
GAS METER			PVC = POLYVINYL CHLORIDE PIPE OR POINT OF VERTICAL CURVE
GAS LINE			DIP = DUCTILE IRON PIPE
CHAIN LINK FENCE			C&G = CURB AND GUTTER
FILTER FENCE			PROP = PROPOSED
WOOD FENCE			TC = TOP OF CURB
TRANSFORMER			BC = BOTTOM OF CURB
RETAINING WALLS			TW = TOP OF WALL
STRUCTURE NUMBER REFER TO PROFILE SHEETS (INLETS AND MANHOLES)			BW = BOTTOM OF WALL
LIMITS OF DISTURBANCE			SY = SQUARE YARD
PROPOSED TREE (TYPICAL)			SF = SQUARE FEET
SINGLE HEAD LIGHT			CF = CUBIC FEET
DOUBLE HEAD LIGHT			CY = CUBIC YARD
YARD LIGHT			CFS = CUBIC FEET PER SECOND
COORDINATE NUMBER			V = VELOCITY
DETAIL CALL-OUT			Smin = MINIMUM FRICTION SLOPE
			N = NORTH
			GSF = GROSS SQUARE FEET
			ASPH = ASPHALT
			D.O.T. = DEPARTMENT OF TRANSPORTATION
			C.O. = GENERAL CLEAN OUT
			STD = STANDARD
			LP = LOW POINT
			HP = HIGH POINT
			EDP = EDGE OF PAVEMENT
			DS = DOWNSPOUT

SHEET INDEX

SHEET	TITLE	REF. NO.
1	TITLE SHEET	C-1
2	EXISTING CONDITIONS PLAN	C-2
3	SITE DEVELOPMENT, STAKING & STRIPING PLAN	C-3
4	UTILITY PLAN	C-4
5	GRADING AND DRAINAGE PLAN	C-5
6	DETAILS I	C-6
7	DETAILS II	C-7
8	PROFILES	C-8
9	SEDIMENT & EROSION CONTROL PLAN	C-9
10	SEDIMENT & EROSION CONTROL DETAILS I	C-10
11	SEDIMENT & EROSION CONTROL DETAILS II	C-11
12	DRAINAGE AREA MAP	C-12
13	LANDSCAPE PLAN	L-1

SITE DEVELOPMENT PLANS FOR:
COLUMBIA 100 CORPORATE CENTER
COLUMBIA 100 LLC
COLUMBIA 100 OFFICE RESEARCH PARK
SECTION 1, AREA 1, PARCEL D-1
RECORD PLAT #9149, ZONING POR
ELECTION DISTRICT 2nd, TAX MAP 30
HOWARD COUNTY, MARYLAND

PLANS PREPARED FOR:
HOLLAND PROPERTIES, INC.
751 FREDERICK STREET
HANOVER, PENNSYLVANIA 17331
(717) 632-5300

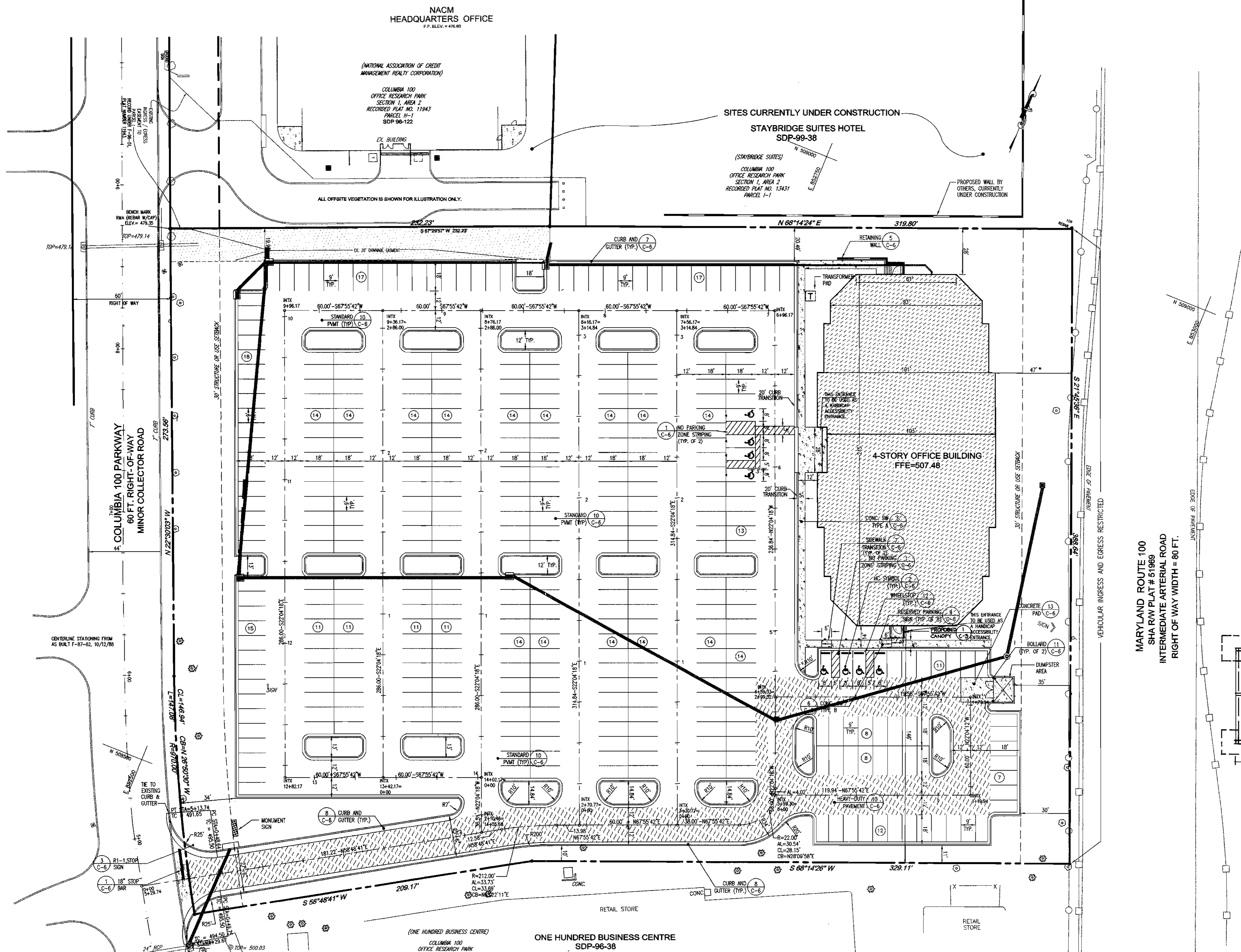
The **RBA** GROUP
ENGINEERS • ARCHITECTS • PLANNERS
7164 Columbia Gateway Drive
Hanover, PA 17331
Phone: (410) 312-0966, Fax: 312-0897

REVISIONS
11/05/99 COUNTY COMMENTS
12/13/99 COUNTY COMMENTS
4/3/03 AWINING REVISION



DATE: 06/22/99
JOB NUMBER: W2539.00
FILE NUMBER: 253900V
PLOTTED: 12/13/99
DRAWN BY: RJ

TITLE SHEET
SHEET C-1
1 of 13



STAKING NOTES

1. ALL CURB RADI ARE 3 FEET UNLESS NOTED OTHERWISE. ALL SIDEWALK RADI ARE 2 FEET UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE MEASURED FROM FACE OF CURB AND FACE OF FINISHED STRUCTURE UNLESS NOTED OTHERWISE.
3. ALL PROPERTY LINE INFORMATION WAS ADOPTED FROM SURVEY BY THE REA GROUP DATED 04/12/99. A COPY OF THE SURVEY IS GIVEN ON SHEET C-2.
4. COLUMBIA 100 OFFICE RESEARCH PARK, SECTION 1, AREA 1, PARCEL D-1, A RESUBDIVISION OF PARCELS D AND E AS RECORDED ON PLAT No. 7032.

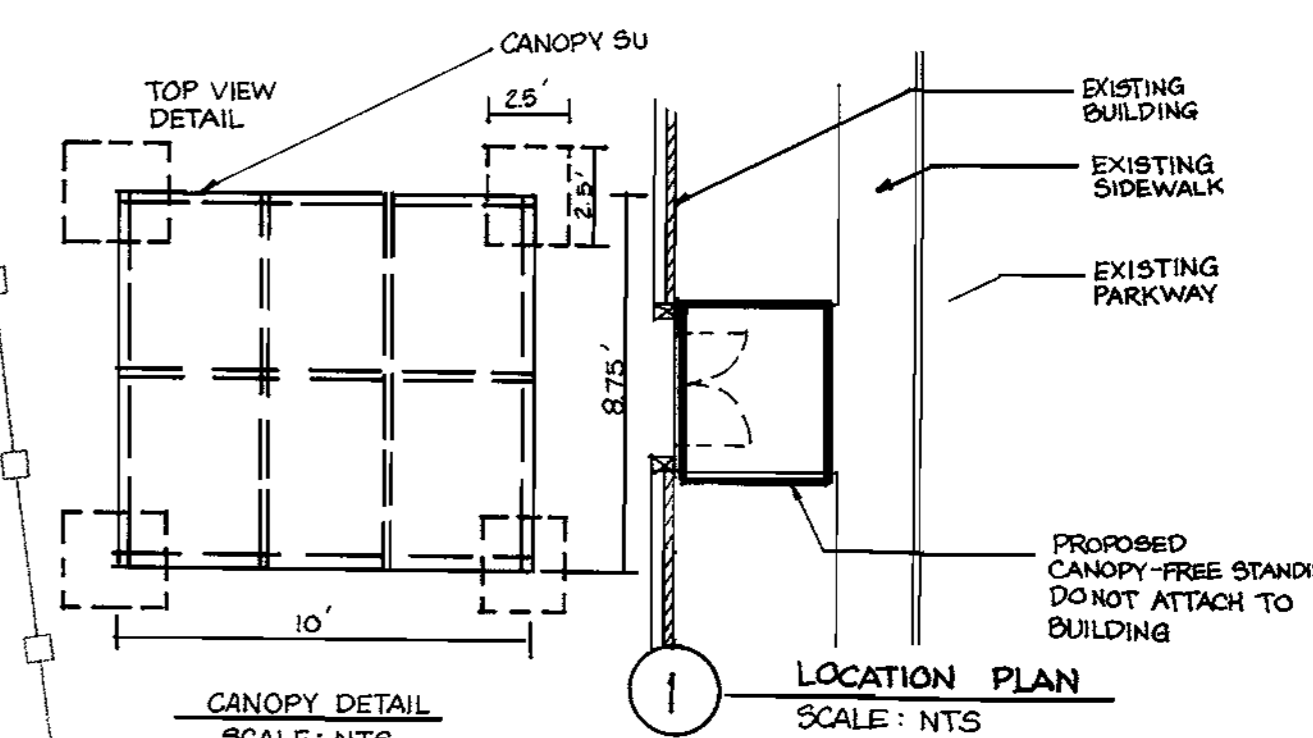
LEGEND

- BITUMINOUS PAVEMENT (HEAVY DUTY) / P-2
HOW. CO. STD. DET. R-2.01
- BITUMINOUS PAVEMENT (STANDARD DUTY) / P-1
HOW. CO. STD. DET. R-2.01
- CONCRETE SIDEWALK, HOW. CO. STD. DET. R-3.05
- CURB AND GUTTER, HOW. CO. STD. DET. R-3.01
- HANDICAP RAMPS, HOW. CO. STD. DET. R-4.01

LEGEND NOTES

1. REFER TO SITE DETAILS ON SHEETS C-6 AND C-7 FOR ALL HOWARD COUNTY STANDARD DETAILS.

* SEE SITE ANALYSIS 7, E ON SHEET C-1 FOR BUILDING HEIGHT AND SETBACK REQUIREMENT.



MARYLAND ROUTE 100
SHA R/W PLAT # 51969
INTERMEDIATE ARTERIAL ROAD
RIGHT OF WAY WIDTH = 80 FT.

PERMIT INFORMATION CHART

SUBDIVISION NAME COLUMBIA 100 OFFICE RESEARCH PARK	SECTION/AREA SECTION 1, AREA 1	LOT/PARCEL # PARCEL D-1
PLAT NO. 9149	BLOCK NO. 18	ZONING POR
TAX MAP 30	ELECTION DIST. 2nd	CENSUS TRACT 6023.02
WATER CODE 607	SEWER CODE 5760639	

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad D. [Signature] 5/16/00
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cindy Hamatta 3/7/00
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

James V. [Signature] 3/6/00
DIRECTOR DATE

SITE DEVELOPMENT PLANS FOR:
COLUMBIA 100 CORPORATE CENTER
COLUMBIA 100 LLC
COLUMBIA 100 OFFICE RESEARCH PARK
SECTION 1, AREA 1, PARCEL D-1
RECORD PLAT #9149, ZONING POR
ELECTION DISTRICT 2nd, TAX MAP 30
HOWARD COUNTY, MARYLAND

PLANS PREPARED FOR:
HOLLAND PROPERTIES, INC.
751 FREDERICK STREET
HANOVER, PENNSYLVANIA 17331
(717) 632-5300

RBA
The RBA Group
ENGINEERS • ARCHITECTS • PLANNERS
Columbia, Maryland 21046
Suite 100, Gateway Center
Phone (410) 312-0966, Fax 312-0887

REVISIONS

11/05/99	COUNTY COMMENTS
12/13/99	COUNTY COMMENTS
4/3/03	AWNING REVISION

PROPOSED CANOPY-FREE STANDING
DO NOT ATTACH TO BUILDING

LOCATION PLAN
SCALE: NTS

CANOPY DETAIL
SCALE: NTS

DATE: 05/26/99
JOB NUMBER: M2539.00
FILE NUMBER: 2539BASE
PLOTTED BY: 12/13/99
DRAWN BY: RLM

SITE DEVELOPMENT, STAKING & STRIPING PLAN

SHEET C-3
3 of 13

NACM
HEADQUARTERS OFFICE
111 E. ELY - 47403

(NATIONAL ASSOCIATION OF CREDIT
MANAGEMENT REALTY CORPORATION)

COLUMBIA 100
OFFICE RESEARCH PARK
SECTION 1, AREA 2
RECORDED PLAT NO. 11943
PARCEL H-1
SDP 98-122

STAYBRIDGE SUITES HOTEL
SDP-99-38

(STAYBRIDGE SUITES)
COLUMBIA 100
OFFICE RESEARCH PARK
SECTION 1, AREA 2
RECORDED PLAT NO. 13431
PARCEL I-1
SITES CURRENTLY UNDER CONSTRUCTION

PROPOSED WALL BY
OTHERS, CURRENTLY
UNDER CONSTRUCTION

CONTRACTOR SHALL TEST PIT
LOCATION PRIOR TO CONSTRUCTION.
CONTACT THE ENGINEER IMMEDIATELY
SHOULD A PROBLEM ARISE.

FIRE HYDRANT # 1
BURY ELEV. = 496.60
ELBOW INV. = 489.60
BURY LENGTH = 7'-0"

4-STORY OFFICE BUILDING
FFE=507.48

FIRE HYDRANT # 2
BURY ELEV. = 507.17
ELBOW INV. = 501.17
BURY LENGTH = 6'-0"

CONTRACTOR SHALL TEST PIT
LOCATION PRIOR TO CONSTRUCTION.
CONTACT THE ENGINEER IMMEDIATELY
SHOULD A PROBLEM ARISE.

ONE HUNDRED BUSINESS CENTRE
SDP-96-38

PIPE SCHEDULE

SIZE	TYPE	LINEAR FOOTAGE	SIZE	TYPE	LINEAR FOOTAGE
STORM DRAIN					
24"	RCP III	8	6"	PVC SCH 40	315
18"	RCP III	534			
15"	RCP III	335			
ROOF DRAIN					
8"	PVC SCH 40	297	6"	DIP CL. 52	368
WATER HOUSE CONNECTION					

STRUCTURE SCHEDULE

NUMBER	TYPE	LOCATION		INVERT		REMARKS
		NORTHING	EASTING	IN	OUT	
I-1	DOUBLE 'S' COMBINATION INLET DEPRESSED AND PARALLEL TO CURB	508,811.61	852,458.21	484.00	480.60	HO. CO. STD. SD 4.32
MH-1A	PRECAST MH OVER EXIST. STORM DRAIN	508,821.22	852,452.97	479.80	471.20	HO. CO. STD. GS.14
I-2	TYPE 'S' COMBINATION DEPRESSED INLET	508,785.84	852,447.32	-	-	HO. CO. STD SD 4.32
I-3	TYPE 'S' COMBINATION DEPRESSED INLET	508,625.88	852,514.04	492.75	490.75	HO. CO. STD SD 4.32
I-4	TYPE 'S' COMBINATION UNDEPRESSED INLET	508,688.82	852,850.92	496.18	495.18	HO. CO. STD SD 4.32
I-5	DOUBLE TYPE 'S' INLET	508,668.70	852,850.92	498.79	498.00	USE RETICULAR GRATE HO. CO. STD. 4.23
MH6	4 FT. PRECAST MANHOLE	508,757.69	852,966.92	501.22	500.22	HO. CO. STD GS.12
I-7	TYPE 'S' UNDEPRESSED INLET	508,862.86	852,948.01	-	502.25	HO. CO. STD SD 4.22
I-8	TYPE 'S' COMBINATION INLET	508,873.49	852,615.73	491.52	488.00	HO. CO. STD SD 4.32
I-9	A-10 INLET	508,468.14	852,566.95	-	490.67	HO. CO. STD. SD 4.02

PERMIT INFORMATION CHART

SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL #
COLUMBIA 100 OFFICE RESEARCH PARK	SECTION 1, AREA 1	PARCEL D-1
PLAT NO. 9149	ELOCK NO. 18	ZONING POR
	TAX MAP 30	ELECTION DIST. 2nd
		CENSUS TRACT 6023.02
WATER CODE 007	SEWER CODE	5750639

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

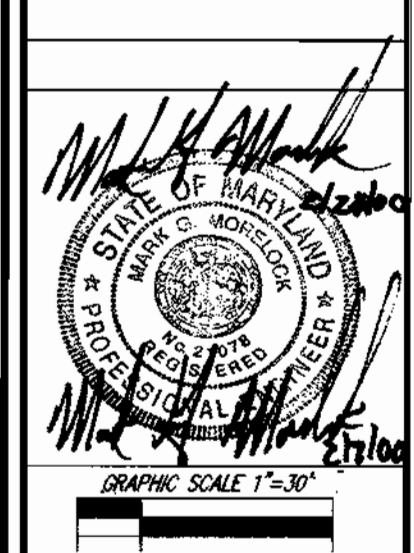
[Signature] 2/6/00
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE
[Signature] 2/7/00
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE
[Signature] 2/8/00
DIRECTOR
DATE

SITE DEVELOPMENT PLANS FOR:
COLUMBIA 100 CORPORATE CENTER
COLUMBIA 100 LLC
COLUMBIA 100 OFFICE RESEARCH PARK
SECTION 1, AREA 1, PARCEL D-1
RECORD PLAT #91149, ZONING POR
ELECTION DISTRICT 2nd, TAX MAP 30
HOWARD COUNTY, MARYLAND

PLANS PREPARED FOR:
HOLLAND PROPERTIES, INC.
751 FREDERICK STREET
HANOVER, PENNSYLVANIA 17331
(717) 632-5300

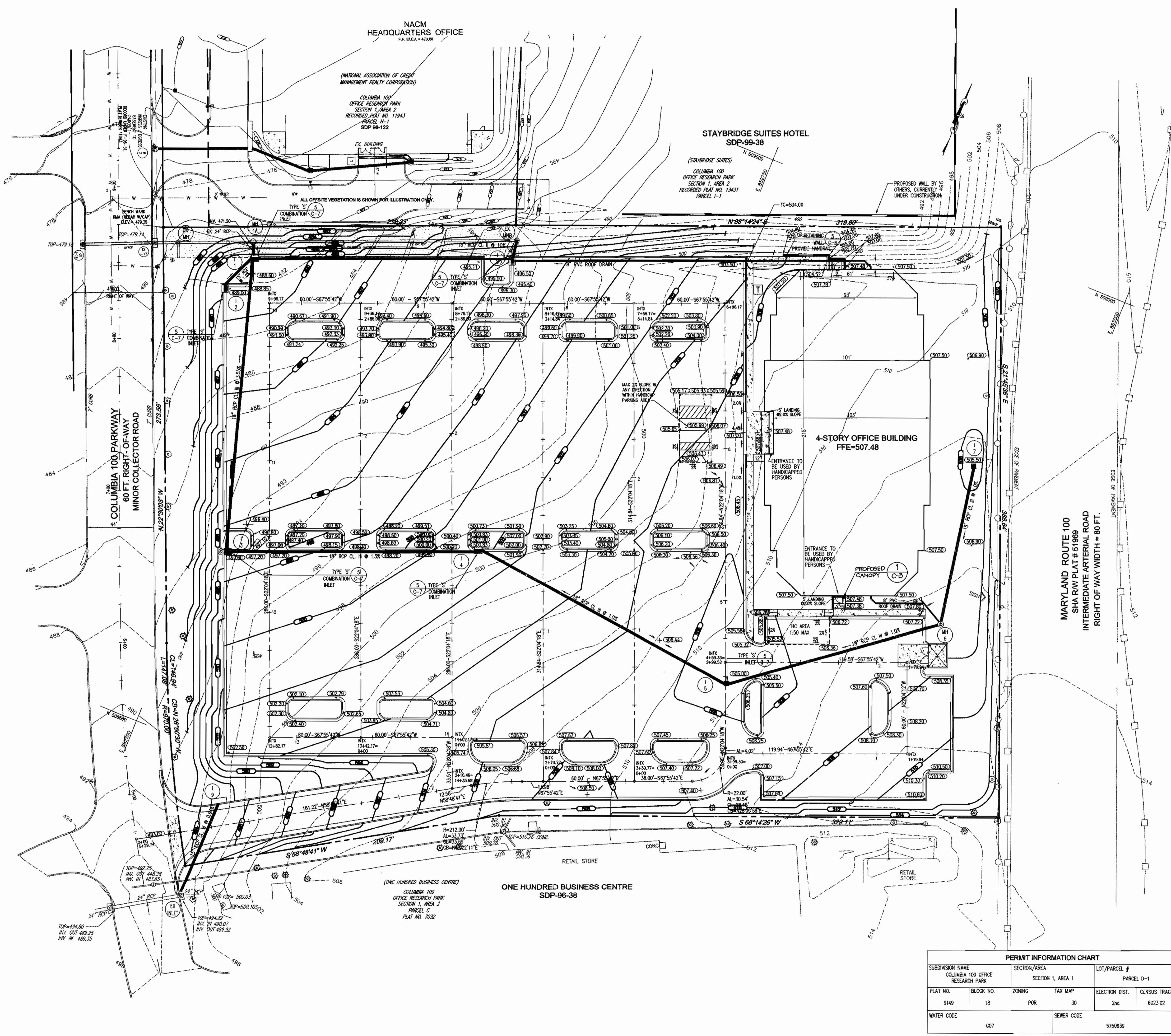
RBA Group
ENGINEERS & ARCHITECTS • PLANNERS
7184 Columbia Gateway Drive
Suite 205, Columbia, Maryland 21046
Phone (410) 312-0960, Fax 312-0987

REVISIONS
11/05/99 COUNTY COMMENTS
12/13/99 COUNTY COMMENTS
4/3/03 AWWING REVISION



DATE: 05/26/99
JOB NUMBER: M2539.00
FILE NUMBER: 2539BASE
PLOTTED: 12/13/99
DRAWN BY: RLM

UTILITY PLAN
SHEET C-4
4 of 13



HOWARD SOIL CONSERVATION DISTRICT
STANDARD SEDIMENT CONTROL NOTES

1. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTION, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (313-18.85).
2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN COMPLIANCE WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THERETO.
3. FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: (A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOTES AND ALL SLOTES GREATER THAN 3:1; (B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
4. ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL 1, CHAPTER 12 OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
5. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING (SEC 51), SOD (SEC 54), TEMPORARY SEEDING (SEC 52) AND MULCHING (SEC 52). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
6. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
7. SITE ANALYSIS :
 TOTAL AREA OF SITE 4.97 ACRES
 AREA DISTURBED 4.97 ACRES
 AREA TO BE ROOFED OR PAVED 3.46 ACRES
 AREA TO BE VEGETATIVELY STABILIZED 1.51 ACRES
 TOTAL CUT 0.00 CU.YDS.
 TOTAL FILL 285.00 CU.YDS.
 OFFSITE WASTE / BORROW AREA LOCATION TO BE DETERMINED BY CONTRACTOR
8. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
9. ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
10. 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 THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
11. TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH SHALL BE BACK-FILLED AND STABILIZED BY THE END OF EACH WORK DAY, WHICHEVER IS SHORTER.

REV. 7/99

MARYLAND ROUTE 100
 SHA R/W PLAT # 51969
 INTERMEDIATE ARTERIAL ROAD
 RIGHT OF WAY WIDTH = 80 FT.

PERMIT INFORMATION CHART					
SUBDIVISION NAME COLUMBIA 100 OFFICE RESEARCH PARK	SECTION/AREA SECTION 1, AREA 1	LOT/PARCEL # PARCEL D-1			
PLAT NO. 9149	BLOCK NO. 18	ZONING POR	TAX MAP 30	ELECTION DIST. 2nd	CENSUS TRACT 6023.02
WATER CODE 607	SEWER CODE 5750639				

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 3/6/00
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 3/7/00
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 3/6/00
 DIRECTOR DATE

SITE DEVELOPMENT PLANS FOR:
COLUMBIA 100 CORPORATE CENTER
COLUMBIA 100 LLC
 COLUMBIA 100 OFFICE RESEARCH PARK
 SECTION 1, AREA 1, PARCEL D-1
 RECORD PLAT #9149, ZONING FOR
 ELECTION DISTRICT 2nd, TAX MAP 30
 HOWARD COUNTY, MARYLAND

PLANS PREPARED FOR:
HOLLAND PROPERTIES, INC.
 751 FREDERICK STREET
 HANOVER, PENNSYLVANIA 17331
 (717) 632-5300

RBA-
 Group
 ENGINEERS • ARCHITECTS • PLANNERS
 7104 Columbia Gateway, P.O. Box 6048
 Suite 100, Columbia, Maryland 21046
 Phone (410) 312-0966, Fax 312-0987

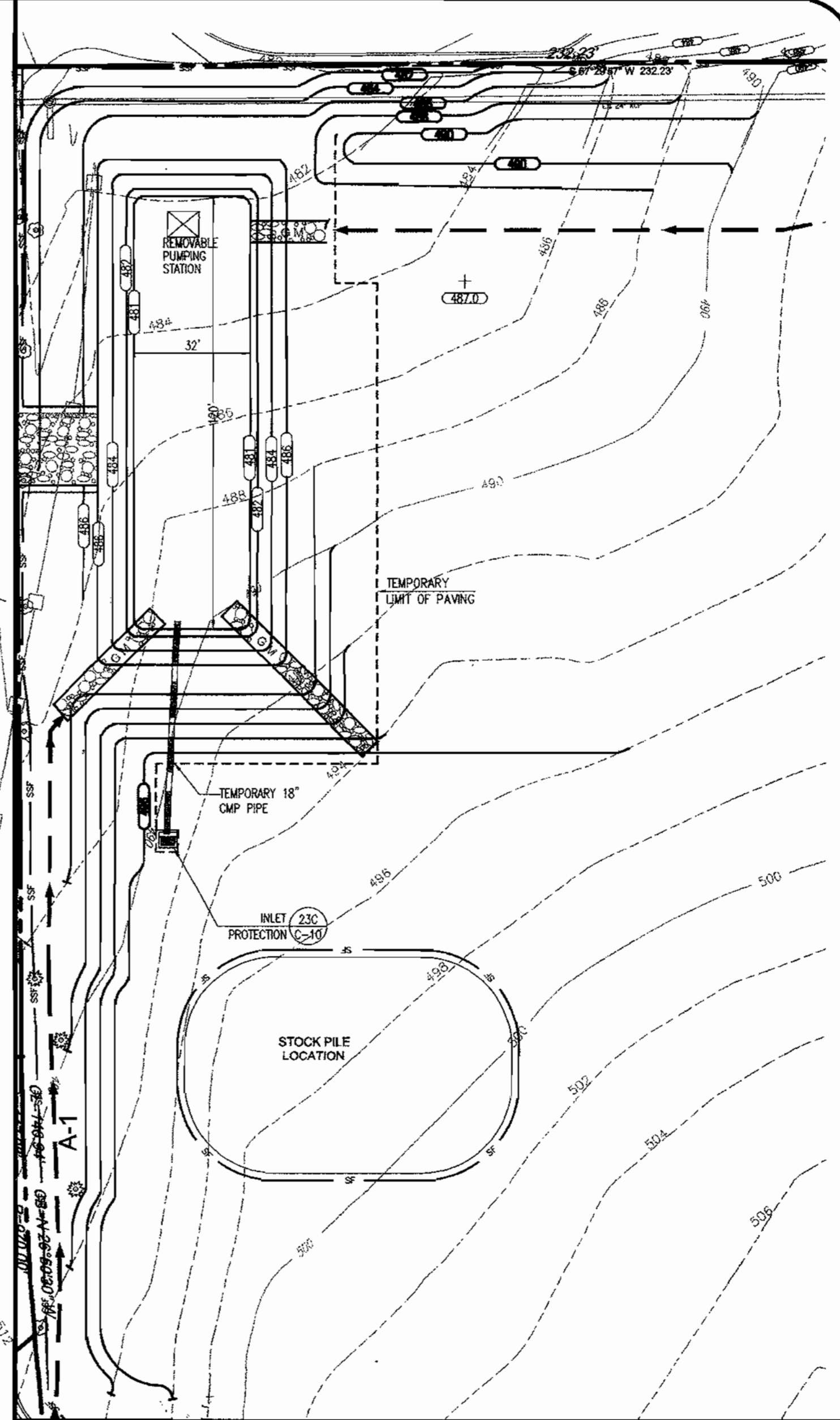
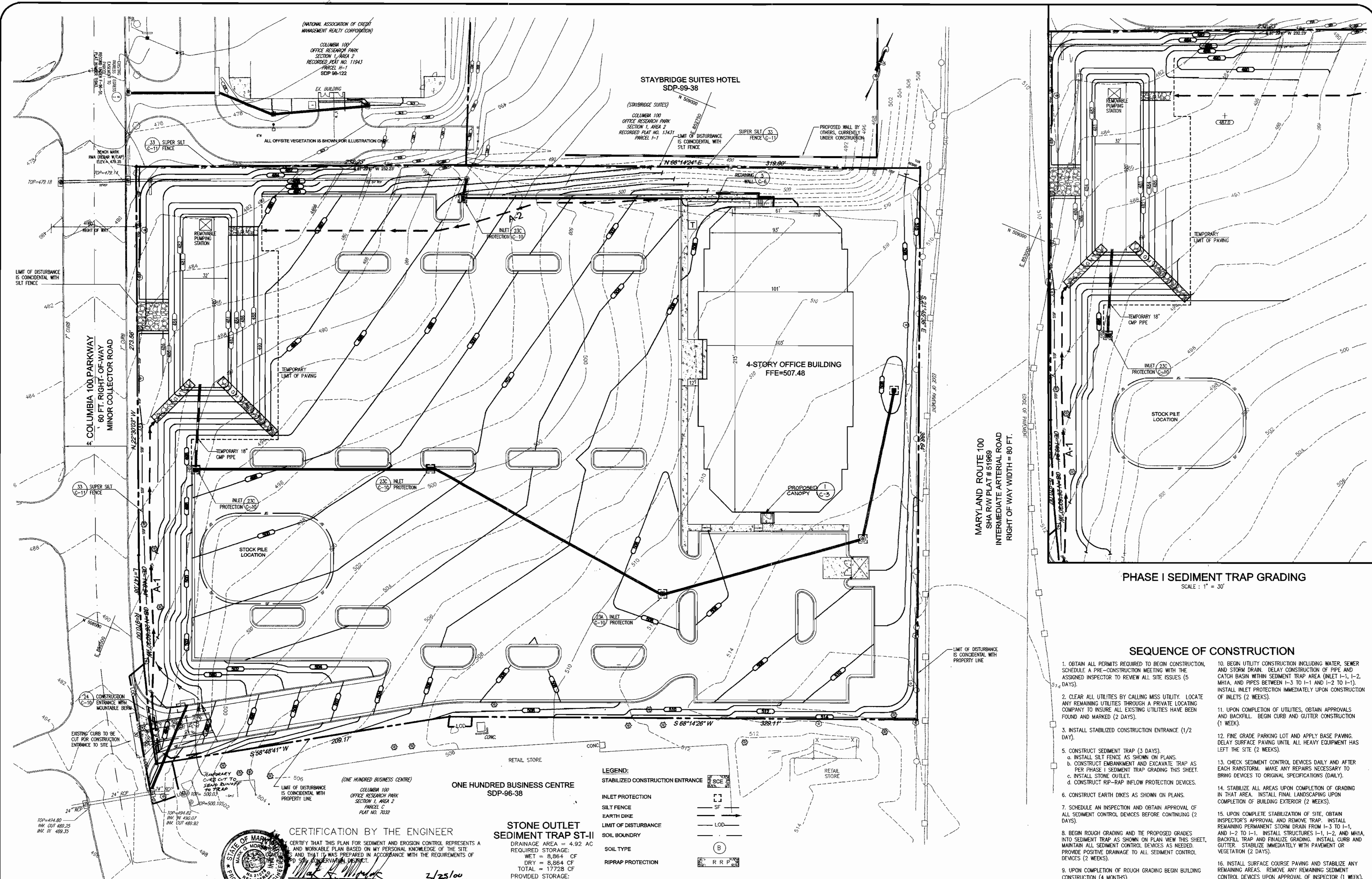
REVISIONS
11/05/99 COUNTY COMMENTS
12/13/99 COUNTY COMMENTS
4/3/03 AWNING REVISION

[Signature]
 MARYLAND PROFESSIONAL ENGINEER
 No. 10119
 State of Maryland
 1999

GRAPHIC SCALE 1"=50'

10' 0' 30'

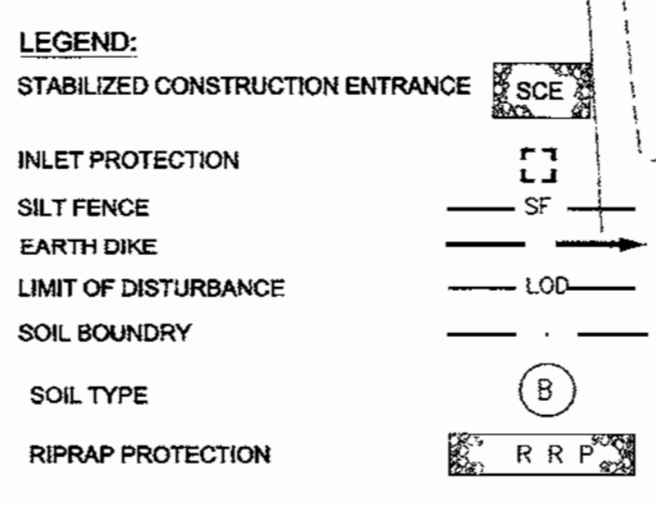
DATE:	05/26/99
JOB NUMBER:	M2539.00
FILE NUMBER:	2539BASE
PLOTTED:	12/13/99
DRAWN BY:	Rd
GRADING & DRAINAGE PLAN	
SHEET	C-5
	5 of 13



PHASE I SEDIMENT TRAP GRADING
SCALE: 1" = 30'

SEQUENCE OF CONSTRUCTION

- OBTAIN ALL PERMITS REQUIRED TO BEGIN CONSTRUCTION. SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ASSIGNED INSPECTOR TO REVIEW ALL SITE ISSUES (5 DAYS).
- CLEAR ALL UTILITIES BY CALLING MISS UTILITY. LOCATE ANY REMAINING UTILITIES THROUGH A PRIVATE LOCATING COMPANY TO INSURE ALL EXISTING UTILITIES HAVE BEEN FOUND AND MARKED (2 DAYS).
- INSTALL STABILIZED CONSTRUCTION ENTRANCE (1/2 DAY).
- CONSTRUCT SEDIMENT TRAP (3 DAYS).
 - INSTALL SILT FENCE AS SHOWN ON PLANS.
 - CONSTRUCT EMBANKMENT AND EXCAVATE TRAP AS PER PHASE I SEDIMENT TRAP GRADING THIS SHEET.
 - INSTALL STONE OUTLET.
 - CONSTRUCT RIP-RAP INFLOW PROTECTION DEVICES.
- CONSTRUCT EARTH DIKES AS SHOWN ON PLANS.
- SCHEDULE AN INSPECTION AND OBTAIN APPROVAL OF ALL SEDIMENT CONTROL DEVICES BEFORE CONTINUING (2 DAYS).
- BEGIN ROUGH GRADING AND THE PROPOSED GRADES INTO SEDIMENT TRAP AS SHOWN ON PLAN VIEW THIS SHEET. MAINTAIN ALL SEDIMENT CONTROL DEVICES AS NEEDED. PROVIDE POSITIVE DRAINAGE TO ALL SEDIMENT CONTROL DEVICES (2 WEEKS).
- UPON COMPLETION OF ROUGH GRADING BEGIN BUILDING CONSTRUCTION (4 MONTHS).
- BEGIN UTILITY CONSTRUCTION INCLUDING WATER, SEWER AND STORM DRAIN. DELAY CONSTRUCTION OF PIPE AND CATCH BASIN WITHIN SEDIMENT TRAP AREA (INLET 1-1, 1-2, MHA, AND PIPES BETWEEN 1-3 TO 1-1 AND 1-2 TO 1-1). INSTALL INLET PROTECTION IMMEDIATELY UPON CONSTRUCTION OF INLETS (2 WEEKS).
- UPON COMPLETION OF UTILITIES, OBTAIN APPROVALS AND BACKFILL. BEGIN CURB AND GUTTER CONSTRUCTION (1 WEEK).
- FINE GRADE PARKING LOT AND APPLY BASE PAVING. DELAY SURFACE PAVING UNTIL ALL HEAVY EQUIPMENT HAS LEFT THE SITE (2 WEEKS).
- CHECK SEDIMENT CONTROL DEVICES DAILY AND AFTER EACH RAINSTORM. MAKE ANY REPAIRS NECESSARY TO BRING DEVICES TO ORIGINAL SPECIFICATIONS (DAILY).
- STABILIZE ALL AREAS UPON COMPLETION OF GRADING IN THAT AREA. INSTALL FINAL LANDSCAPING UPON COMPLETION OF BUILDING EXTERIOR (2 WEEKS).
- UPON COMPLETE STABILIZATION OF SITE, OBTAIN INSPECTOR'S APPROVAL AND REMOVE TRAP. INSTALL REMAINING PERMANENT STORM DRAIN FROM 1-3 TO 1-1 AND 1-2 TO 1-1. INSTALL STRUCTURES 1-1, 1-2, AND MHA. BACKFILL TRAP AND FINALIZE GRADING. INSTALL CURB AND GUTTER. STABILIZE IMMEDIATELY WITH PAVEMENT OR VEGETATION (2 DAYS).
- INSTALL SURFACE COURSE PAVING AND STABILIZE ANY REMAINING AREAS. REMOVE ANY REMAINING SEDIMENT CONTROL DEVICES UPON APPROVAL OF INSPECTOR (1 WEEK).



STONE OUTLET SEDIMENT TRAP ST-II
DRAINAGE AREA = 4.92 AC
REQUIRED STORAGE:
WET = 8,864 CF
DRY = 8,864 CF
TOTAL = 17,728 CF
PROVIDED STORAGE:
WET = 8,960 CF
DRY = 11,738 CF
TOTAL = 20,698 CF
BOTTOM ELEV = 481.00
TOP OF EMBANKMENT ELEV = 486.00
WEIR CREST ELEV = 485.00
WET ELEVATION = 483.00
CLEAN OUT ELEVATION = 482.00
STORAGE DEPTH = 4.0'
BOTTOM DIMENSIONS: SEE PLAN

NOTE: SEE STANDARD SEDIMENT CONTROL NOTES IN SHEET C-5.

PERMIT INFORMATION CHART

SUBDIVISION NAME: COLUMBIA 100 OFFICE RESEARCH PARK	SECTION/AREA SECTION 1, AREA 1	LOT/PARCEL # PARCEL D-1
PLAT NO. 9149	BLOCK NO. 18	ZONING POR
TAX MAP 30	ELECTION DIST. 2nd	CENSUS TRACT 6023.02
WATER CODE 607	SEWER CODE 5750639	

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 3/6/00
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE

[Signature] 3/7/00
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE

[Signature] 3/6/00
DIRECTOR
DATE



CERTIFICATION BY THE ENGINEER
I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A TRUE AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEPARTMENT OF ENVIRONMENTAL AND NATURAL RESOURCES CONSERVATION SERVICE DISTRICT.
[Signature] 2/25/00
DATE

REVIEWED FOR HOWARD COUNTY S.C.D. AND MEETS TECHNICAL REQUIREMENTS.
[Signature] 2/25/00
DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
[Signature] 2/25/00
DATE

CERTIFICATION BY THE DEVELOPER/BUILDER
I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF ENVIRONMENTAL AND NATURAL RESOURCES CONSERVATION SERVICE DISTRICT 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 OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY.
[Signature] 2/25/00
DATE

SITE DEVELOPMENT PLANS FOR:
COLUMBIA 100 CORPORATE CENTER
COLUMBIA 100 LLC
COLUMBIA 100 OFFICE RESEARCH PARK
SECTION 1, AREA 1, PARCEL D-1
RECORDING PLAT #9149, ZONING POR
ELECTION DISTRICT 2nd, TAX MAP 30
HOWARD COUNTY, MARYLAND

PLANS PREPARED FOR:
HOLLAND PROPERTIES, INC.
751 FREDERICK STREET
HANOVER, PENNSYLVANIA 17331
(717) 632-5300

THE RBA Group
ENGINEERS • ARCHITECTS • PLANNERS
Suite 206 Columbia Gateway Center
Columbia, Maryland 21046
Phone (410) 312-0966; Fax 312-0887

REVISIONS

11/05/99	COUNTY COMMENTS
12/13/99	COUNTY COMMENTS
4/3/00	ANNING REVISION

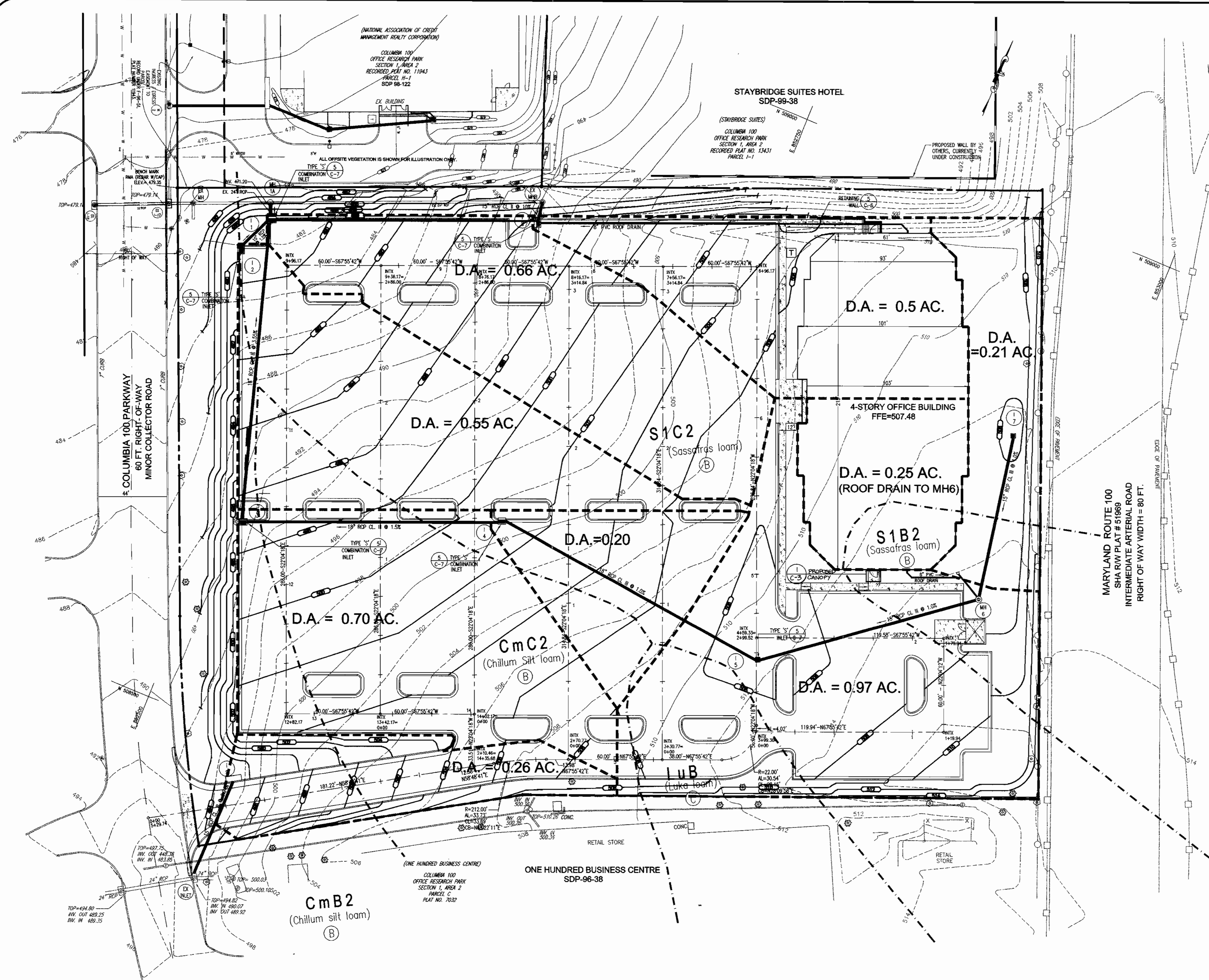


GRAPHIC SCALE 1"=30'

DATE: 05/26/99
JOB NUMBER: M2539.00
FILE NUMBER: 2539BASE
PLOTTED: 12/13/99
DRAWN BY: RLM

SEDIMENT & EROSION CONTROL PLAN

SHEET C-9
9 of 13



DRAINAGE AREA SUMMARY TABLE

INLET #	DRAINAGE AREA (ACRES)	'C' FACTOR	% IMPERVIOUS
I-1	0.66	0.91	94%
I-2	0.55	0.92	95%
I-3	0.70	0.90	93%
I-4	0.20	0.88	90%
I-5	0.97	0.79	77%
I-6	NOT USED		
I-7	0.21	0.20	0%
I-8	0.50	0.91	94%
I-9	0.26	0.55	46%

LEGEND

- SOIL BOUNDARY
- DRAINAGE DIVIDE

NOTE: ALL 'C' VALUES ARE 0.89

SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL #
COLUMBIA 100 OFFICE RESEARCH PARK	SECTION 1, AREA 1	PARCEL D-1
PLAT NO. 9149	BLOCK NO. 18	ZONING POR
TAX MAP 30	ELECTION DIST. 2nd	CENSUS TRACT 6023.02
WATER CODE 007	SEWER CODE	5750639

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

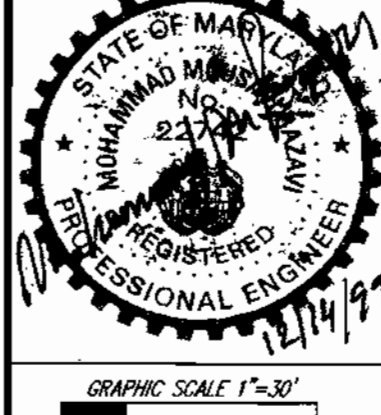
Chris D... 3/6/00
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Cindy Hamilton 3/7/00
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE
Janice W. ... 3/6/00
 DIRECTOR DATE

SITE DEVELOPMENT PLANS FOR:
COLUMBIA 100 CORPORATE CENTER
COLUMBIA 100 LLC
 COLUMBIA 100 OFFICE RESEARCH PARK
 SECTION 1, AREA 1, PARCEL D-1
 RECORD PLAT #9149, ZONING FOR
 ELECTION DISTRICT 2nd, TAX MAP 30
 HOWARD COUNTY, MARYLAND

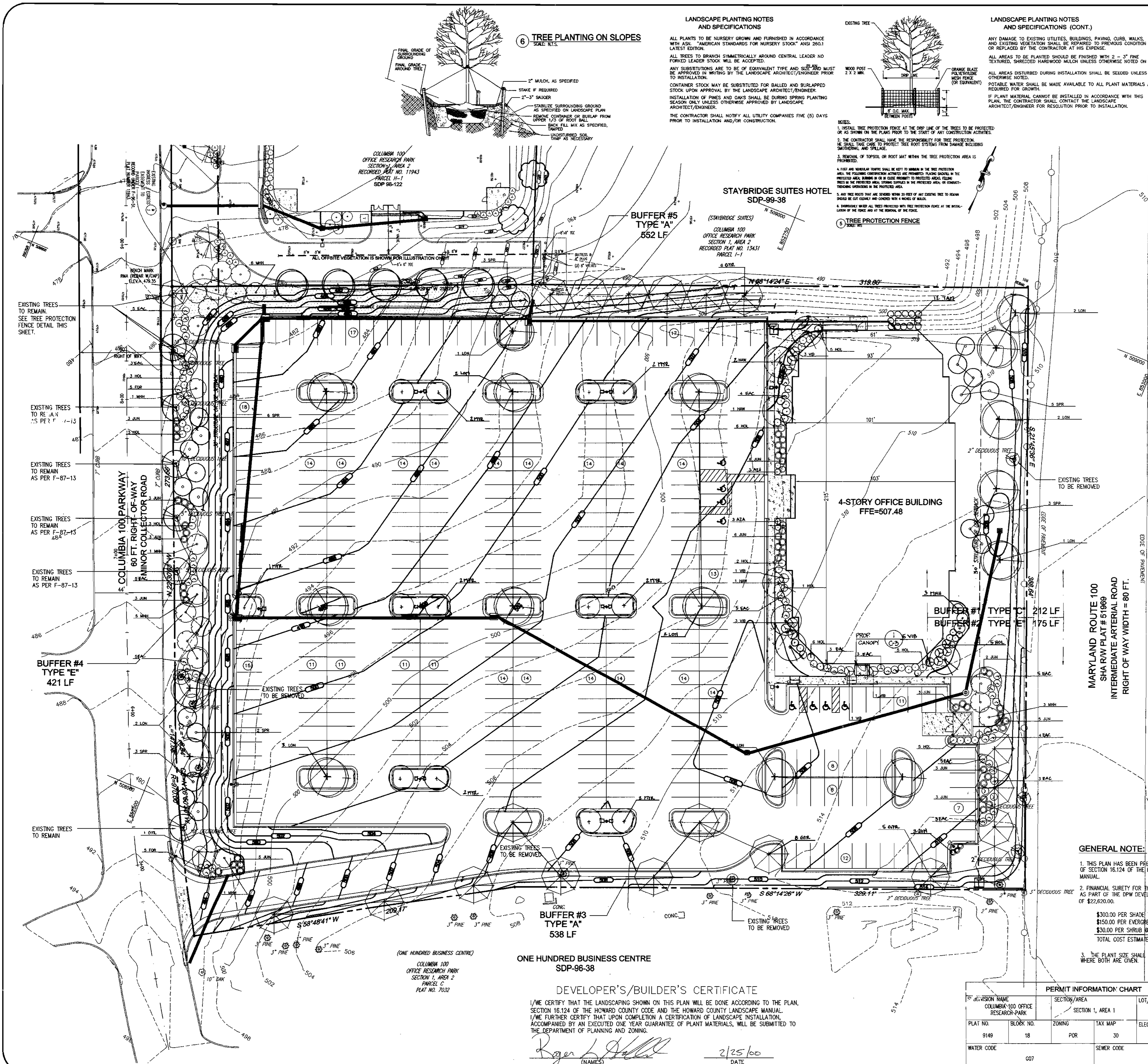
PLANS PREPARED FOR:
HOLLAND PROPERTIES, INC.
 751 FREDERICK STREET
 HANOVER, PENNSYLVANIA 17331
 (717) 632-5300



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GRAPHIC SCALE 1"=30'
 DATE: 05/26/99
 JOB NUMBER: M2539.00
 FILE NUMBER: 2539BASE
 PLOTTED: 12/13/99
 DRAWN BY: RLM
DRAINAGE AREA MAP
 SHEET C-12
 12 of 13

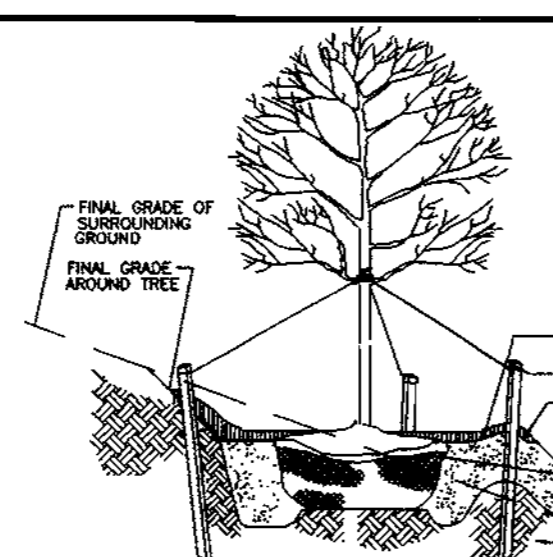


LANDSCAPE PLANTING NOTES AND SPECIFICATIONS

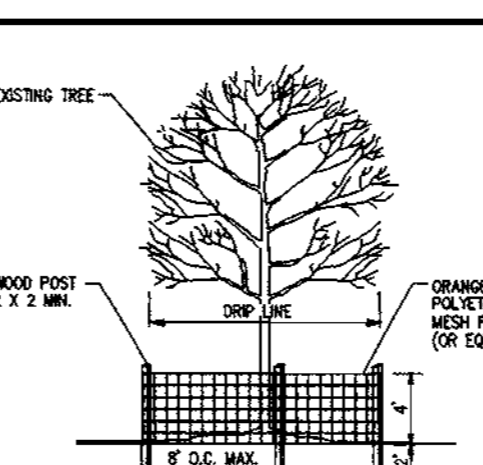
ALL PLANTS TO BE NURSERY GROWN AND FURNISHED IN ACCORDANCE WITH ANSI "AMERICAN STANDARDS FOR NURSERY STOCK" ANSI Z661 LATEST EDITION.
 ALL TREES TO BE BRANCHED SYMMETRICALLY AROUND CENTRAL LEADER NO FORKED LEADER STOCK WILL BE ACCEPTED.
 ANY SUBSTITUTIONS ARE TO BE OF EQUIVALENT TYPE AND SIZE AND MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT/ENGINEER PRIOR TO INSTALLATION.
 CONTAINER STOCK MAY BE SUBSTITUTED FOR BALLED AND BURLAPPED STOCK UPON APPROVAL BY THE LANDSCAPE ARCHITECT/ENGINEER.
 INSTALLATION OF PINES AND OAKS SHALL BE DURING SPRING PLANTING SEASON ONLY UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT/ENGINEER.
 THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES FIVE (5) DAYS PRIOR TO INSTALLATION AND/OR CONSTRUCTION.

LANDSCAPE PLANTING NOTES AND SPECIFICATIONS (CONT.)

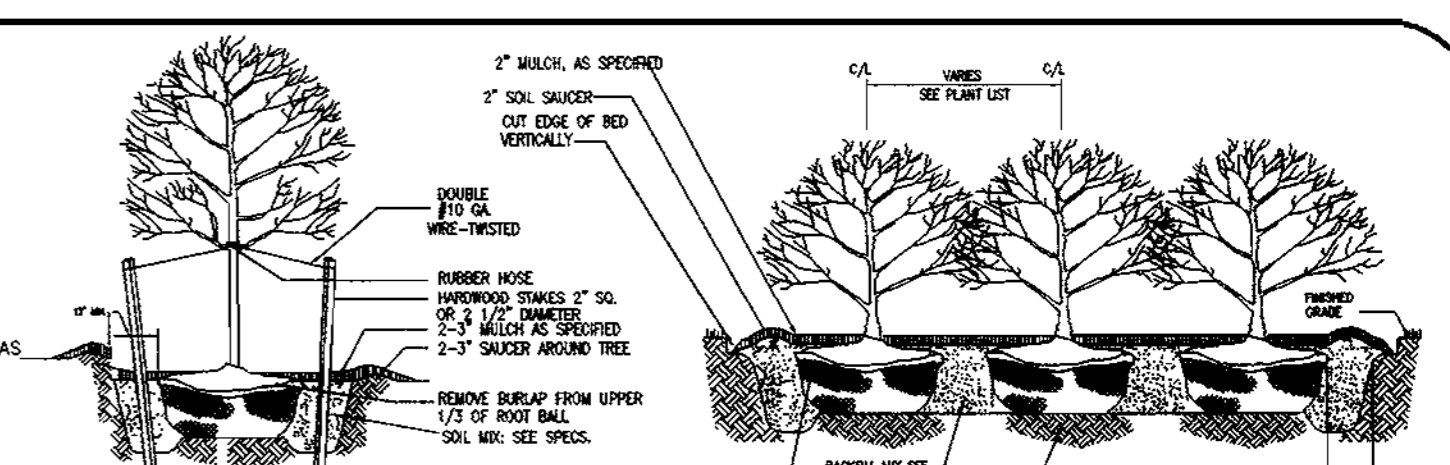
ANY DAMAGE TO EXISTING UTILITIES, BUILDINGS, PAVING, CURBS, WALKS, AND EXISTING VEGETATION SHALL BE REPAIRED TO PREVIOUS CONDITION OR REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
 ALL AREAS TO BE PLANTED SHOULD BE FINISHED WITH 2" - 3" FINE TEXTURED, SHREDDED HARDWOOD MULCH UNLESS OTHERWISE NOTED ON OTHERWISE NOTED.
 ALL AREAS DISTURBED DURING INSTALLATION SHALL BE SEEDED UNLESS OTHERWISE NOTED.
 POTABLE WATER SHALL BE MADE AVAILABLE TO ALL PLANT MATERIALS AS REQUIRED FOR GROWTH.
 IF PLANT MATERIAL CANNOT BE INSTALLED IN ACCORDANCE WITH THIS PLAN, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT/ENGINEER FOR RESOLUTION PRIOR TO INSTALLATION.



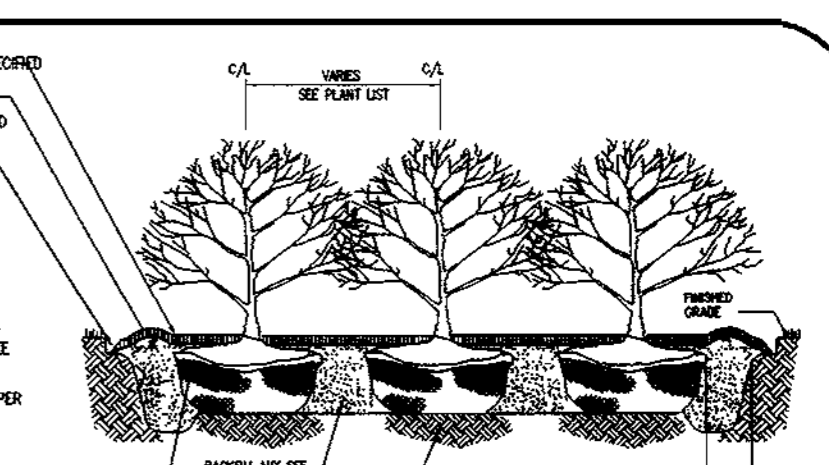
6 TREE PLANTING ON SLOPES
 SCALE: N.T.S.



- NOTES:**
1. PERMANENT TREE PROTECTION FENCE AT THE OUTER LINE OF THE TREES TO BE PROTECTED OR AS SHOWN ON THE PLANS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
 2. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY FOR TREE PROTECTION. HE SHALL TAKE CARE TO PROTECT TREE ROOT SYSTEMS FROM DAMAGE INCLUDING SMOKING, AND SPILLAGE.
 3. REMOVAL OF TOPSOIL OR ROOT MAT WITHIN THE TREE PROTECTION AREA IS PROHIBITED.
 4. FOOD AND BEVERAGE TRAYS SHALL BE KEPT TO MINIMUM IN THE TREE PROTECTION AREA. THE FOLLOWING CONSTRUCTION ACTIVITIES ARE PROHIBITED: PLACING BRADNAIL IN THE PROTECTION AREA, BURNING OR COOKING PROPERTY TO PROTECT AREA, FILLING, REPAIRS IN THE PROTECTED AREA, SPRING SURFACES IN THE PROTECTED AREA OF CONSTRUCTION OPERATIONS IN THE PROTECTED AREA.
 5. ALL TREE ROOTS THAT ARE SEVERED WITHIN 30 FEET OF ANY EXISTING TREE TO BE REMOVED OR CUT CLEANLY AND COVERED WITH 4 INCHES OF MULCH.
 6. HURRICANE WIND ALL TREES PROTECTED WITH TREE PROTECTION FENCE AT THE INTERSECTION OF THE FENCE AND AT THE TERMINAL OF THE FENCE.



1 DECIDUOUS TREE PLANTING
 SCALE: N.T.S.



2 MASS SHRUB PLANTING
 SCALE: N.T.S.

3 TREE ISLAND DETAIL
 SCALE: N.T.S.

4 PLANT BED EDGING
 SCALE: N.T.S.

TREE REPORT SCHEDULE - ENDORSEMENT & PRODUCTIONS

TEST DATE	TEST RESULT	TEST VALUE	TEST UNIT
4-8	1-1/2"	2.0	5'
10-10	1-1/2"	2.0	5'
10-14	1-1/2"	2.0	5'
12-14	2-1/2"	3.0	8'
11-16	3-4"	3.0	8'

TREES

SYMBOL	KEY	QUAN	SIZE	PLANT NAME	REMARKS
⊙	HAW	7	1 1/2" - 2" CAL.	THORNLESS COCKSPUR HAWTHORN CRATAEGUS CRUSGALLI 'INERMIS'	SPACE AS SHOWN
⊙	MHH	20	8" - 8"	MISS HELEN AMERICAN HOLLY ILEX OPACA MISS HELEN	12" O.C.
⊙	SPR	22	5" - 6"	SERBIAN SPRUCE PICEA OMORICA	15" O.C.
⊙	LON	17	2 1/2" - 3" CAL.	COLUMBIA LONDON PLANE TREE PLATANUS X ACERIFOLIA 'COLUMBIA'	SINGLE STEM
⊙	GTR	20	2 1/2" - 3" CAL.	THORNLESS HONEY LOCUST GLABRA	SPACE AS SHOWN
⊙	TYL	13	7-8"	GLABRA TENACANTHUS VINE 'LYONS'	AS SHOWN

SHRUBS

SYMBOL	KEY	QUAN	SIZE	PLANT NAME	REMARKS
⊙	AZA	8	5" GAL.	PINK VARIEGATED DAPHNE DAPHNE ODOBA AUREOMARGINATA	4" O.C.
⊙	FOR	11	5" GAL.	MR. AIRY WITCH ALDER FORTHEGALLIA GARDENII 'MT. AIRY'	4" O.C.
⊙	HOL	4	5" GAL.	NIGRA HICKBERRY ILEX GLABRA 'NIGRA'	4" O.C.
⊙	JUN	48	3" GAL.	PARSONS JUNIPER JUNIPERUS JUNIPERICA 'PARSONS'	4" O.C.
⊙	VIB	14	7" GAL.	LEATHERLEAF VIBURNUM VIBURNUM X RHYTIDOPHYLLOIDES	6" O.C.
⊙	EAC	4	24" - 30"	QUAKER BURNING BUSH ELYMUS ALBUS 'COMPACTA'	4" O.C.
⊙	TAN	12	12" - 18"	SPREADER YEW TAXUS SPP.	5' O.C.

GROUNDCOVER

SYMBOL	KEY	QUAN	SIZE	PLANT NAME	REMARKS
⊙	S00	57,370	SO. FT.	MD CERTIFIED TURF TALL FESCUE	QUANTITIES ARE APPROXIMATE

SCHEDULE A PERIMETER LANDSCAPE EDGES

CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES
LANDSCAPE TYPE	E	C	A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	(115 LF) (421 LF)	(212 LF)	(538 LF) (552 LF)
CREDIT FOR EXISTING VEGETATION	0	0	0
CREDIT FOR WALL, FENCE OR BERM	0	0	0
NUMBER OF PLANTS REQUIRED			
SHADE TREES	4	11	9
EVERGREEN TREES	0	0	11
SHRUBS	44	105	0
NUMBER OF PLANTS PROVIDED*			
SHADE TREES	3	3	5
EVERGREEN TREES	3	22	11
SHRUBS	39	55	0

* PLANT SUBSTITUTIONS ARE PROVIDED PER THE LANDSCAPE MANUAL TO COMPLY WITH THE REQUIRED LANDSCAPING.

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	380
INTERNAL ISLANDS REQUIRED (1/20)	19
INTERNAL ISLANDS PROVIDED	19
SHADE TREES REQUIRED (1/20)	19
SHADE TREES PROVIDED	19

19 SHADE TREES AND 19 INTERNAL ISLANDS PROVIDED AS SUBMITTED PER 1.5 SHADE TREES

GENERAL NOTE:

1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
2. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$22,620.00.
 \$300.00 PER SHADE TREE @ 45 = \$13,500.00
 \$150.00 PER EVERGREEN TREE @ 42 = \$8,300.00
 \$30.00 PER SHRUB @ 94 = \$2,820.00
 TOTAL COST ESTIMATE \$22,620.00
3. THE PLANT SIZE SHALL TAKE PRECEDENCE OVER THE CONTAINER SIZE, WHERE BOTH ARE GIVEN.

DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL.
 I/WE FURTHER CERTIFY THAT UPON COMPLETION A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.
 Roger L. Delle (NAME) 2/25/00 DATE

PERMIT INFORMATION CHART

SECTION/AREA	LOT/PARCEL #
SECTION 1, AREA 1	PARCEL D-1
PLAT NO. 9149	BLOCK NO. 18
ZONING POR	TAX MAP 30
ELECTION DIST. 2nd	CENSUS TRACT 6023.02
WATER CODE G07	SEWER CODE 5750339

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

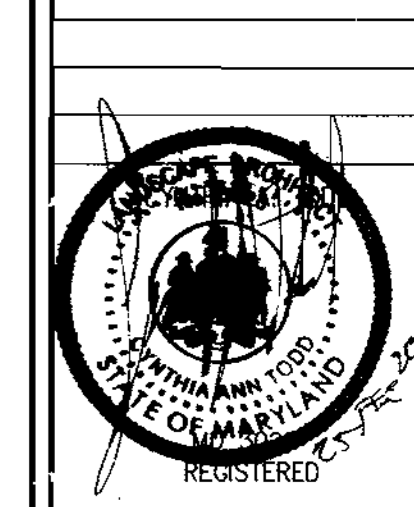
Chief, Development Engineering Division 3/6/00 DATE
 Chief, Division of Land Development 3/7/00 DATE
 Director 3/6/00 DATE

SITE DEVELOPMENT PLANS FOR:
COLUMBIA 100 CORPORATE CENTER
COLUMBIA 100 LLC
 COLUMBIA 100 OFFICE RESEARCH PARK
 SECTION 1, AREA 1, PARCEL D-1
 RECORD PLAT #9149, ZONING POR
 ELECTION DISTRICT 2nd, TAX MAP 30
 HOWARD COUNTY, MARYLAND

PLANS PREPARED FOR:
HOLLAND PROPERTIES, INC.
 751 FREDERICK STREET
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 Phone: (410) 312-0986, Fax: 312-0887

REVISIONS
 11/05/99 COUNTY COMMENTS
 12/13/99 COUNTY COMMENTS
 4/9/02 NS-BUILD REVISION
 4/3/03 ANNING REVISION



GRAPHIC SCALE 1"=30'
 DATE: 05/26/99
 JOB NUMBER: M2539.00
 FILE NUMBER: 2539BASE
 PLOTTED: 12/13/99
 DRAWN BY: RLM
LANDSCAPE PLAN
 SHEET L-1
 13 OF 13