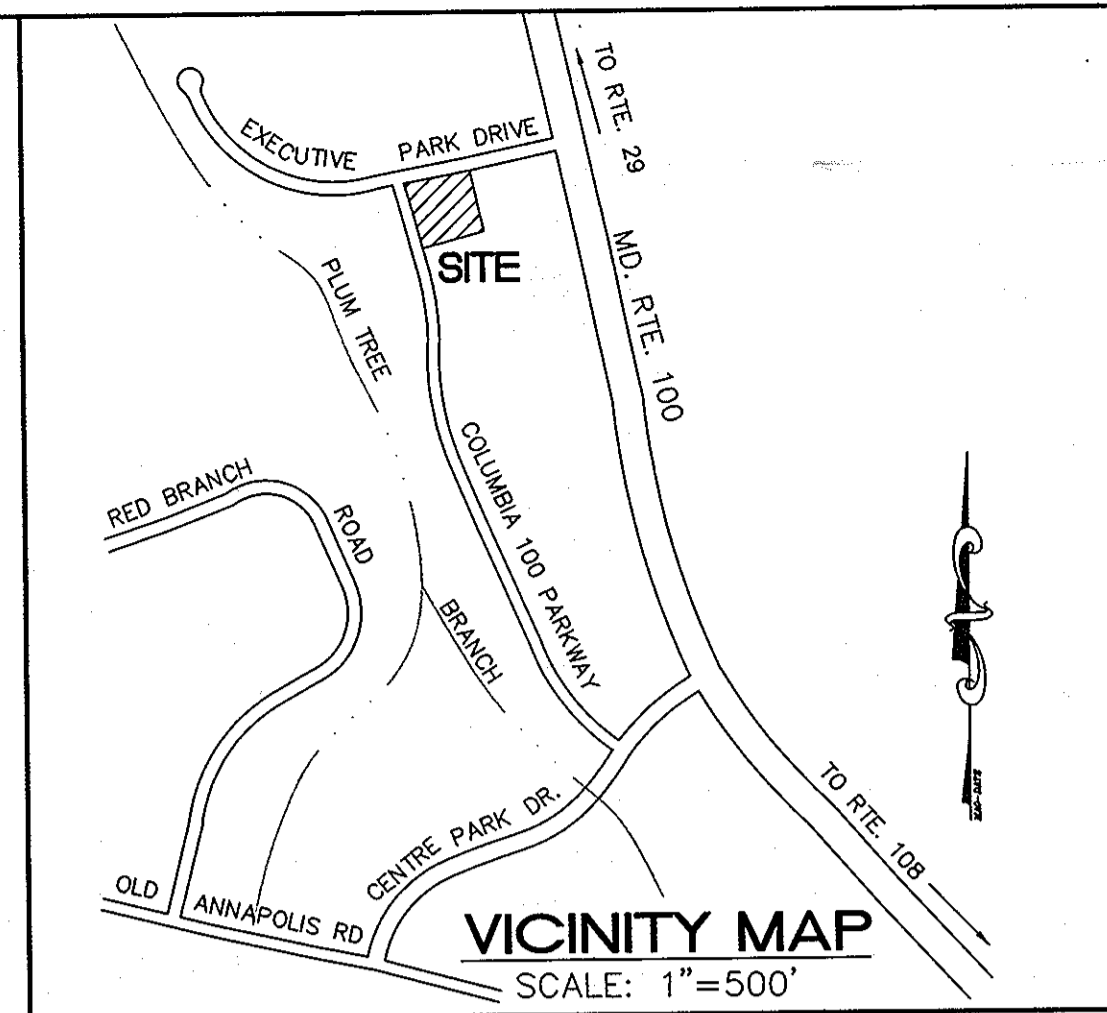


COLUMBIA 100 OFFICE RESEARCH PARK PARCEL Q-1, SECTION 1, AREA 2 #8900 COLUMBIA 100 PARKWAY SITE DEVELOPMENT PLANS HOWARD COUNTY, MARYLAND



GENERAL CONSTRUCTION NOTES

- All construction shall be in accordance with the latest Standards and Specifications of Howard County plus MSHA standards and specifications.
- 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.
- The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work being done.
- 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 sign shall be in place prior to the placement of any asphalt.
- All plan dimensions are to face of curb unless otherwise noted.
- The existing topography is taken from field run survey with two foot contour intervals prepared by KCW Engineering Technologies, Inc. in March 2000.
- The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System. Howard County Monuments #2442003 and #2442002 were used for this project.
- Water is public. Howard County Contract 24-1588-D. Drainage Area Rte 108 Pumping Station.
- Sewer is public. Howard County Contract 24-1588-D. Drainage Area Rte 108 Pumping Station.
- Existing utilities shown on these plans are based upon observable field information, previous construction drawings for the site, the best available information from the utility companies and Howard County. The Developer and Engineer do not warrant or guarantee the completeness or the correctness of this existing utility information. The Contractor shall verify all such information to his own satisfaction.
- Contractor shall take all necessary precautions to support and protect all existing utilities when working adjacent to or crossing existing utilities. Any damage to existing facilities shall be repaired or replaced at Contractor's expense.
- "Full Trench Compaction" to 95% of AASHTO T-180 density shall be used for all utility construction.
- Contractor shall adhere to all Federal, State and County health, safety, and environmental regulations.
- All excess excavation and other unsuitable material shall be removed from this site to an area with an approved Sediment Control plan and permit.
- All grading shall be accomplished in accordance with the grades specified on Grading Plan Sheet 3 of 8, C-103.

GENERAL NOTES

- DEVELOPER: Q-1 Columbia 100, LLP
Attn: Keith Grayson
P.O. Box 65115
Baltimore, Maryland 21209
- OWNER: Grayson 100 Limited Partnership
9025 Chevrolet Drive, Suite 'K'
Ellicott City, Maryland 21042
- PROPERTY LOCATION: Parcel "Q-1", Section 1, Area 2
Columbia 100 Office Research Park
Plat No. 8740
E. Columbia 100 Parkway
Columbia, Maryland 21045
- TAX ACCOUNT NO.: 324393
ELECTION DISTRICT: 02
DEED: 2034-071
TAX MAP: 30, Grid 12, Parcel 406
AREA: 68,432 sf = 1.57 ac.
- ZONING: POR
- EXISTING LAND USE: Vacant, Unimproved.
- PROPOSED LAND USE: **MEDICAL, OFFICE AND RETAIL**
- BUILDING AREA: **MEDICAL OFFICE** 75% 13,875 sf
Total Use 25% 18,101 sf (maximum)
BUILDING HEIGHT: 1-Story 23.5 ft. < 50 ft.
- USE SETBACKS FROM PUBLIC STREET R/W:
Minimum Proposed
Building 30 ft 30 ft
Parking 30 ft 15 ft *
- * VARIANCE, per BA-99-66 Order dated Feb. 15, 2000, granted from HCZR Section 130.B.2.a.(4) to allow a Use Setback from public street R/W for Parking of 15 ft. in lieu of 30 ft. in POR Zoning District.
- PARKING: **PERSONAL SERVICE + OFFICE** 12,555 / 1,000 = 4 p.s.
RETAIL + MEDICAL USE 10,886 / 1,000 = 10 p.s.
Total Required = 14 p.s.
Total Provided = 81 p.s.
- UTILITIES: Public utilities exist in Executive Park Drive and Columbia 100 Parkway to serve this site.
Sanitary Sewer Contr.No. 24-1588-D
Water Main Contr.No. 24-1588-D
Storm Drains Plan F-87-82
Gas, Electric, Telephone
- STORMWATER MANAGEMENT: Quantity and Quality control for this development is a retention facility provided under F-87-82 and maintained by Howard County.
- LANDSCAPING: See Landscape Plan Sheet 8 of 8, C-108.
- FOREST CONSERVATION: This plan is exempt from the Forest Conservation Ordinance in accordance with Section 16.1202(b)(iii). This site was mass graded in accordance with Plan F-87-82, Nov. 4, 1986.
- LIGHTING: All exterior lighting shall comply with Zoning Regulations, Section 134.
- ADEQUATE PUBLIC FACILITIES: Proposed project is in compliance with APFO per Traffic Report prepared by The Traffic Group, dated March 7, 2000.
- THERE ARE NO KNOWN historic buildings, archaeological sites, endangered species habitats, cemeteries, wells, or septic systems located on this property. There are no wetlands, streams, flood plains, or steep slopes located on or adjacent to this property.



SITE ANALYSIS DATA CHART

TOTAL PROJECT AREA	68,432 S.F. / 1.57 AC.
AREA OF PLAN SUBMISSION	68,432 S.F. / 1.57 AC.
LIMIT OF DISTURBED AREA	
PRESENT ZONING	POR
PROPOSED USES FOR THE SITE AND STRUCTURES	GENERAL OFFICE BUILDING & RETAIL
FLOOR SPACE ON EACH LEVEL OF BUILDING PER USE	1ST FLOOR - 13,875 S.F. OFFICE + MEDICAL USE - 4,520 S.F. RETAIL USE (45% of 1st Floor Area)
MAXIMUM NUMBER OF EMPLOYEES	80 PARKING SPACES
NUMBER OF PARKING SPACES REQUIRED BY H.C.Z.R.	81 PARKING SPACES (INCLUDING 4 H/C SPACES)
NUMBER OF PARKING SPACES PROVIDED ON SITE	18,295 S.F. (27%)
BUILDING COVERAGE OF SITE:	32,000 S.F. (47%)
PARKING, DRIVES AND WALKS:	18,000 S.F. (26%)
LANDSCAPE AREA:	F-87-82 for STORMWATER MANAGEMENT
APPLICABLE DPZ FILE REFERENCES	BA-99-66V for USE SETBACK VARIANCE

REDLINE NOTES:

- DPZ REDLINE REVISION SHALL UPDATE BUILDING AREA TO REFLECT 18,101 S.F. (GROSS BUILDING COVERAGE) - 214 S.F. (UNOCCUPIED MECHANICAL ROOM) = 18,101 S.F. (NET FLOOR AREA).
- REDLINE REVISION SHALL ALLOW A 45/1,000 PARKING RATIO FOR MEDICAL/MEDICAL OFFICE AND RETAIL.
- DPZ REDLINE REVISION SHALL ALLOW 81 PARKING SPACES FOR SDP-00-66.

LIST OF DRAWINGS

- C-101 TITLE SHEET
- C-102 SITE DEVELOPMENT PLAN
- C-103 GRADING PLAN
- C-104 STORM DRAIN DESIGN DATA & PROFILES
- C-105 UTILITY PROFILES & CONSTRUCTION DETAILS
- C-106 SEDIMENT CONTROL PLAN
- C-107 SEDIMENT CONTROL DETAILS
- C-108 LANDSCAPE PLAN

* REDUCE RATIOS BASED ON PARKING STUDY DATED 5/21/2013 AND APPROVED BY DPZ ON JUNE 12, 2013.



ADDRESS CHART				
Parcel #	Street Address			
Q-1	#8900 Columbia 100 Parkway Columbia, MD 21042			
PERMIT INFORMATION CHART				
Subdivision Name	Section/Area	Plot	Parcel #	Grid
Columbia 100 Office Research Park	1/2	8740	406	12
T/F	Block #	Zoning	Election District	Genus Tract
2034/071	N/A	POR	30	6023.02
Water Code:	G-02	Sewer Code:	5657400	

TITLE SHEET	
PARCEL Q-1, SECTION 1, AREA 2 COLUMBIA 100 OFFICE RESEARCH PARK #8900 COLUMBIA 100 PARKWAY EXECUTIVE PARK DRIVE at COLUMBIA 100 PARKWAY HOWARD COUNTY, MARYLAND ELECTION DISTRICT - 2	

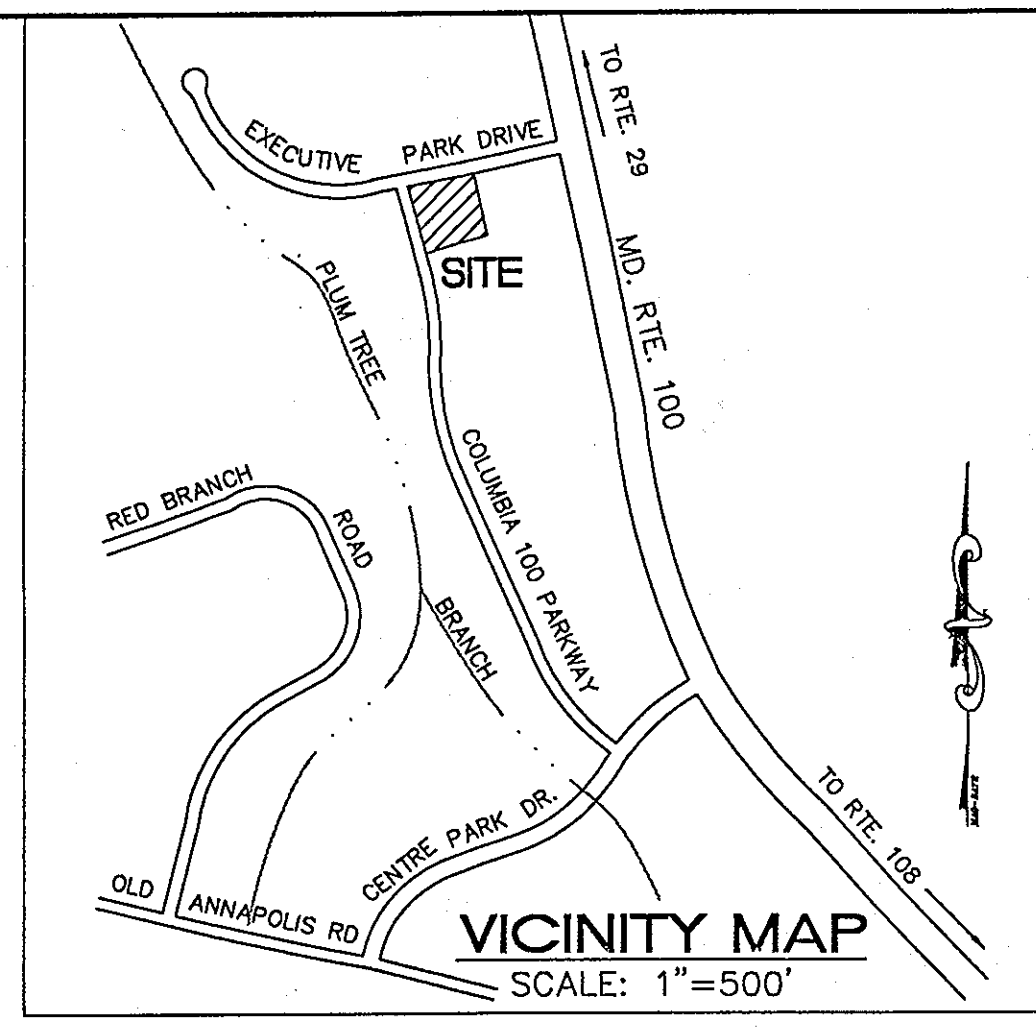
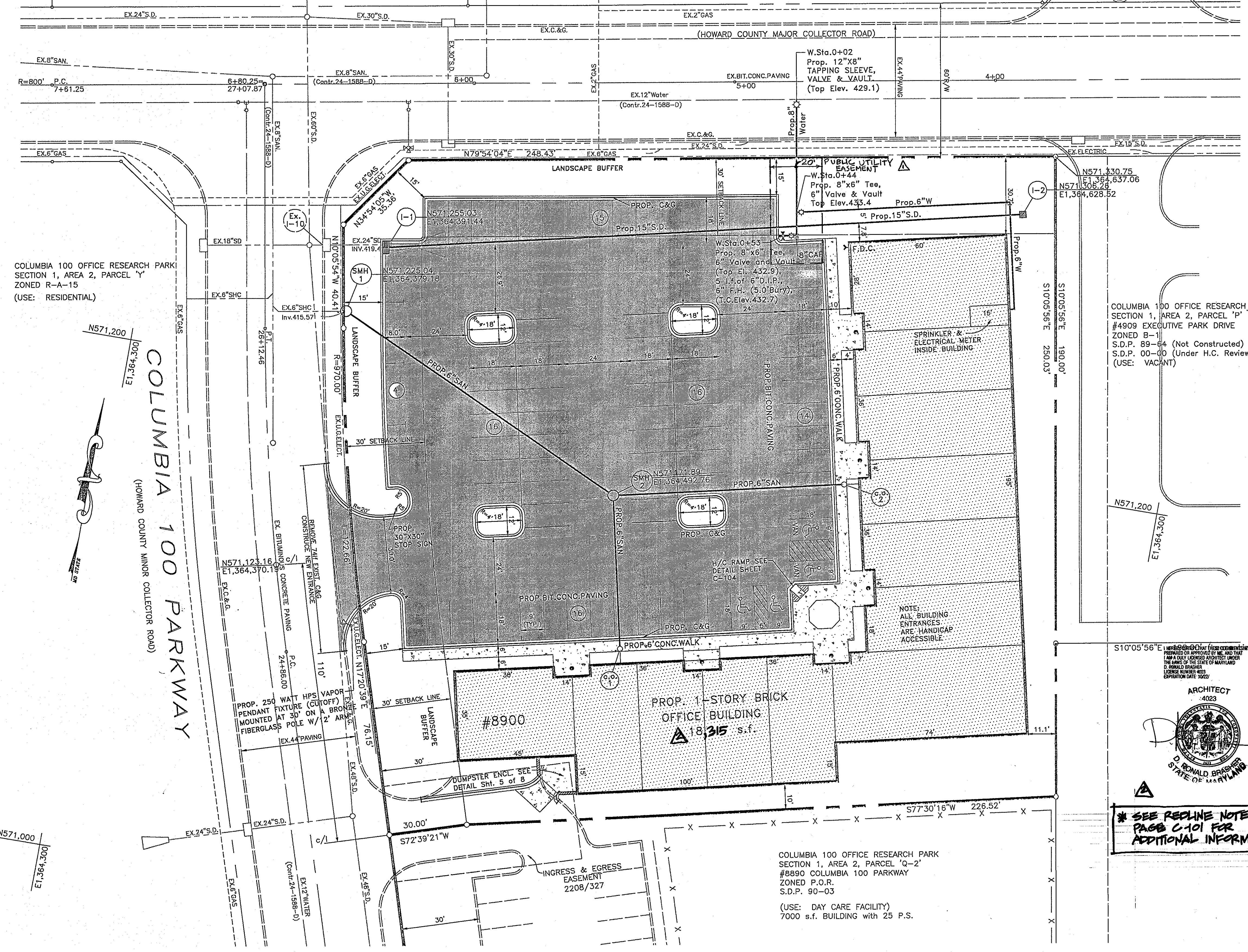
<p>KCW Engineering Technologies, Inc. 3104 Timanus Lane, Suite 101 Baltimore, MD 21244 (410) 281-0033 Fax (410) 281-1065 www.KCW-ET.com</p>	<p>DEVELOPER: Q-1 COLUMBIA 100, LLP P.O. BOX 65115 Baltimore, Maryland 21209 Attn: Keith Grayson Tele: (410) 466-2797</p>	<p>THIS PLAN HAS BEEN REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.</p> <p>USDA-NATURAL RESOURCES CONSERVATION SERVICE DATE: 7/2/00</p> <p>THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD COUNTY CONSERVATION DISTRICT.</p> <p>HOWARD SOIL CONSERVATION DISTRICT DATE: 7/2/00</p>	<p>APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING</p> <p><i>[Signature]</i> 7/2/00 DIRECTOR</p> <p><i>[Signature]</i> 7/2/00 CHIEF, DIVISION OF LAND DEVELOPMENT</p> <p><i>[Signature]</i> 7/2/00 CHIEF, DEVELOPMENT ENGINEERING DIVISION</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> <tr> <td>1</td> <td>REVISED BUILDING AREA + PARKING DATA</td> <td>6/10/2013</td> </tr> <tr> <td>2</td> <td>ADD 20' PUBLIC UTILITY EASEMENT</td> <td>9-18-01</td> </tr> </table>	NO.	DESCRIPTION	DATE	1	REVISED BUILDING AREA + PARKING DATA	6/10/2013	2	ADD 20' PUBLIC UTILITY EASEMENT	9-18-01	<p>KCW J.O.: 99833</p> <p>(SCALE: 1" = 20')</p> <p>DESIGNED: D.L.K./K.M.W.</p> <p>DRAWN: K.M.W.</p> <p>CHECKED: D.L.K.</p> <p>DATE: June 23, 2000</p> <p>DRAWING NO. Shr. 1 of 8 C-101</p>
				NO.	DESCRIPTION	DATE								
1	REVISED BUILDING AREA + PARKING DATA	6/10/2013												
2	ADD 20' PUBLIC UTILITY EASEMENT	9-18-01												
<p>6-23-00</p> <p><i>[Signature]</i></p>														

COLUMBIA 100 OFFICE RESEARCH PARK
SECTION 1, AREA 2, PARCEL 'T'
ZONED: R-A-15
F-87-82
STORMWATER MANAGEMENT FACILITY #2

COLUMBIA 100 OFFICE RESEARCH PARK
SECTION 1, AREA 2, PARCEL 'U'
ZONED: R-A-15
(USE: CONDOMINIUM TOWNHOUSES)

PARCEL 'V'
ZONED: POR
HOTEL and
RESTAURANT

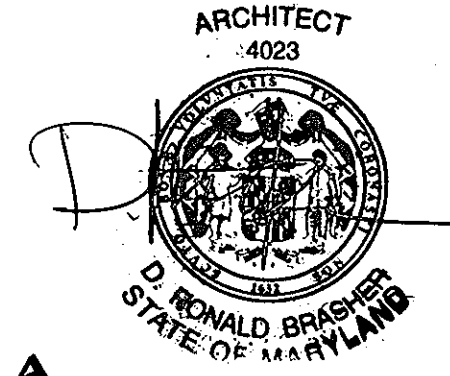
EXECUTIVE PARK DRIVE



GENERAL NOTES

- DEVELOPER: Q-1 Columbia 100, LLP
Attn: Keith Grayson
P.O. Box 65115
Baltimore, Maryland 21209
- OWNER: Grayson 100 Limited Partnership
9025 Chevrolet Drive, Suite 'K'
Ellicott City, Maryland 21042
- PROPERTY LOCATION: Parcel 'Q-1', Section 1, Area 2
Columbia 100 Office Research Park
Plot No. 8740
E. Columbia 100 Parkway
Columbia, Maryland 21045
- TAX ACCOUNT NO.: 324393
ELECTION DISTRICT: 02
DEED: 2034-071
TAX MAP: 30, Grid 12, Parcel 406
AREA: 68,432 sf = 1.57 ac.
- ZONING: POR
- EXISTING LAND USE: Vacant, Unimproved.
- PROPOSED LAND USE: **MEDICAL, OFFICE** and Retail
- BUILDING AREA: **MEDICAL OFFICE USE 10,500 sf**
Retail Use 25% **4,500 sf** (maximum)
Total **15,000 sf**
1-Story 23.5 ft. < 50 ft.
- USE SETBACKS FROM PUBLIC STREET R/W:
Building 30 ft 30 ft
Parking 30 ft 15 ft *
* VARIANCE, per BA-99-66 Order dated Feb. 15, 2000, granted from HCZR Section 130.B.2.a.(4) to allow a Use Setback from public street R/W for Parking of 15 ft. in lieu of 30 ft. in POR Zoning District.
- PARKING: **PERSONAL SERVICE + OFFICE 1,045 SP** 3.3/1000 = **4** p.s.
RETAIL + MEDICAL USE 10,500 S.F. 15 /1000 = **15** p.s.
Total Required = **19** p.s.
Total Provided = **81** p.s.
- UTILITIES: Public utilities exist in Executive Park Drive and Columbia 100 Parkway to serve this site.
Sanitary Sewer Contr.No. 24-1588-D
Water Main Contr.No. 24-1588-D
Storm Drains Plan F-87-82
Gas, Electric, Telephone
- STORMWATER MANAGEMENT: Quantity and Quality control for this development is a retention facility provided under F-87-82 and maintained by Howard County.
- LANDSCAPING: See Landscape Plan Sheet 8 of 8, C-108.
- FOREST CONSERVATION: This Plan is exempt from the Forest Conservation Ordinance in accordance with Section 16.1202(b)(iii). This site was mass graded in accordance with Plan F-87-82 on Nov. 4, 1986.
- LIGHTING: Shall comply with Zoning Regulations Section 134.
- ADEQUATE PUBLIC FACILITIES: Proposed project is in compliance with APFO per Traffic Report prepared by The Traffic Group, dated March 7, 2000.
- THERE ARE NO KNOWN historic buildings, archaeological sites, endangered species habitats, cemeteries, wells, or septic systems located on this property. There are no wetlands, streams, flood plains, or steep slopes located on or adjacent to this property.

PREPARED OR APPROVED BY ME, AND THAT I AM A LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 4033 EXPIRATION DATE 2027



*** SEE RECLINE NOTES PAGE C-101 FOR ADDITIONAL INFORMATION.**

ADDRESS CHART	
Parcel #	Q-1
Street Address	#8900 Columbia 100 Parkway Columbia, MD 21042
PERMIT INFORMATION CHART	
Subdivision Name	Columbia 100 Office Research Park
Block #	N/A
Section/Area	1/2
Plot	8740
Parcel #	406
Grid	12
Tax Map	2034/071
Zoning	POR
Election District	2nd
Census Tract	6023.02
Water Code	G-02
Sewer Code	5657400

COLUMBIA 100 OFFICE RESEARCH PARK
SECTION 1, AREA 2, PARCEL 'Q-2'
#8900 COLUMBIA 100 PARKWAY
ZONED P.O.R.
S.D.P. 90-03
(USE: DAY CARE FACILITY)
7000 s.f. BUILDING with 25 P.S.

KCW Engineering Technologies, Inc.
3104 Timanus Lane, Suite 101
Baltimore, MD 21244
(410) 281-0033
Fax (410) 281-1065
www.KCW-ET.com

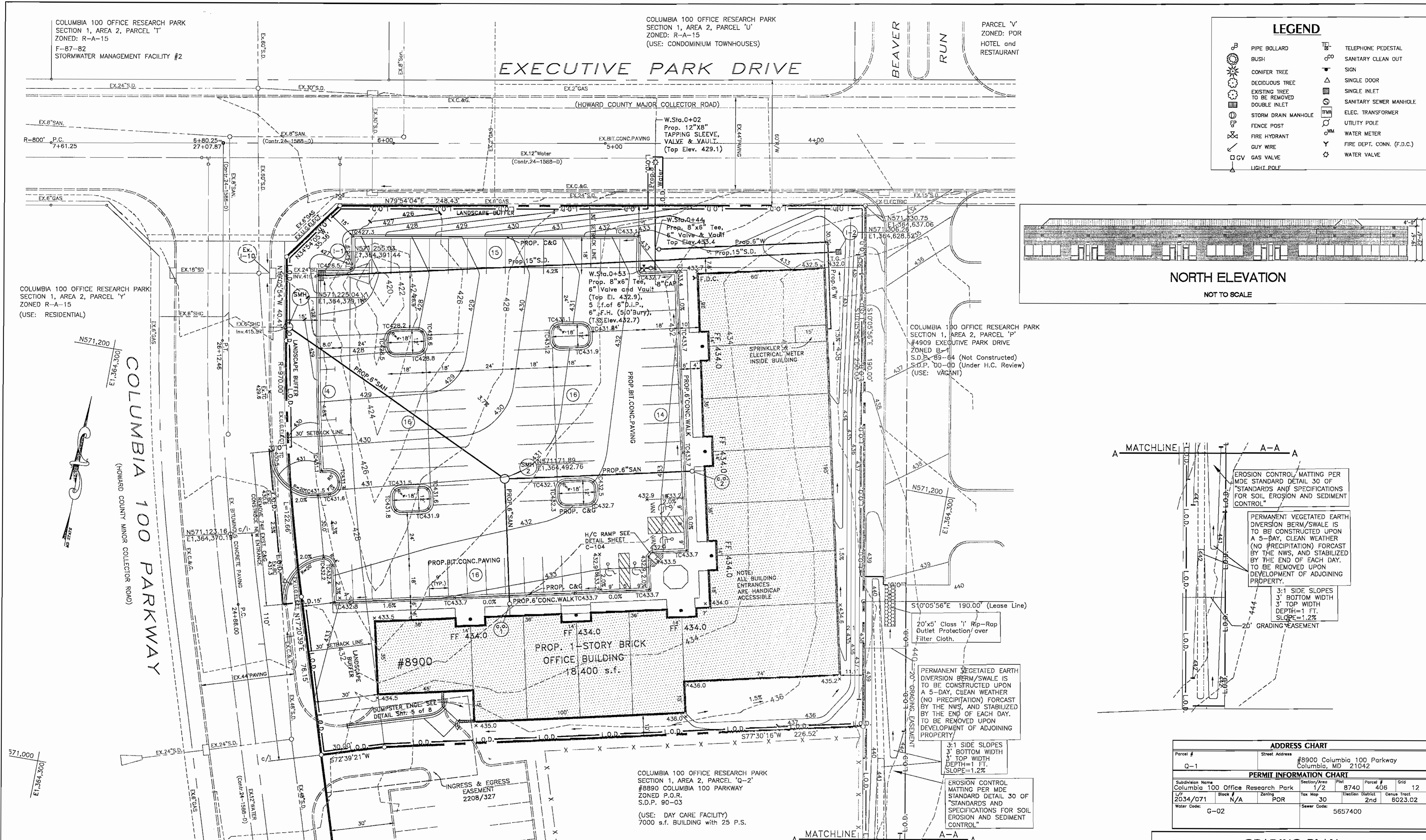


DEVELOPER:
Q-1 COLUMBIA 100, LLP
P.O. BOX 65115
Baltimore, Maryland 21209
Attn: Keith Grayson
Tel: (410) 466-2797

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
7/2/00
7/17/00

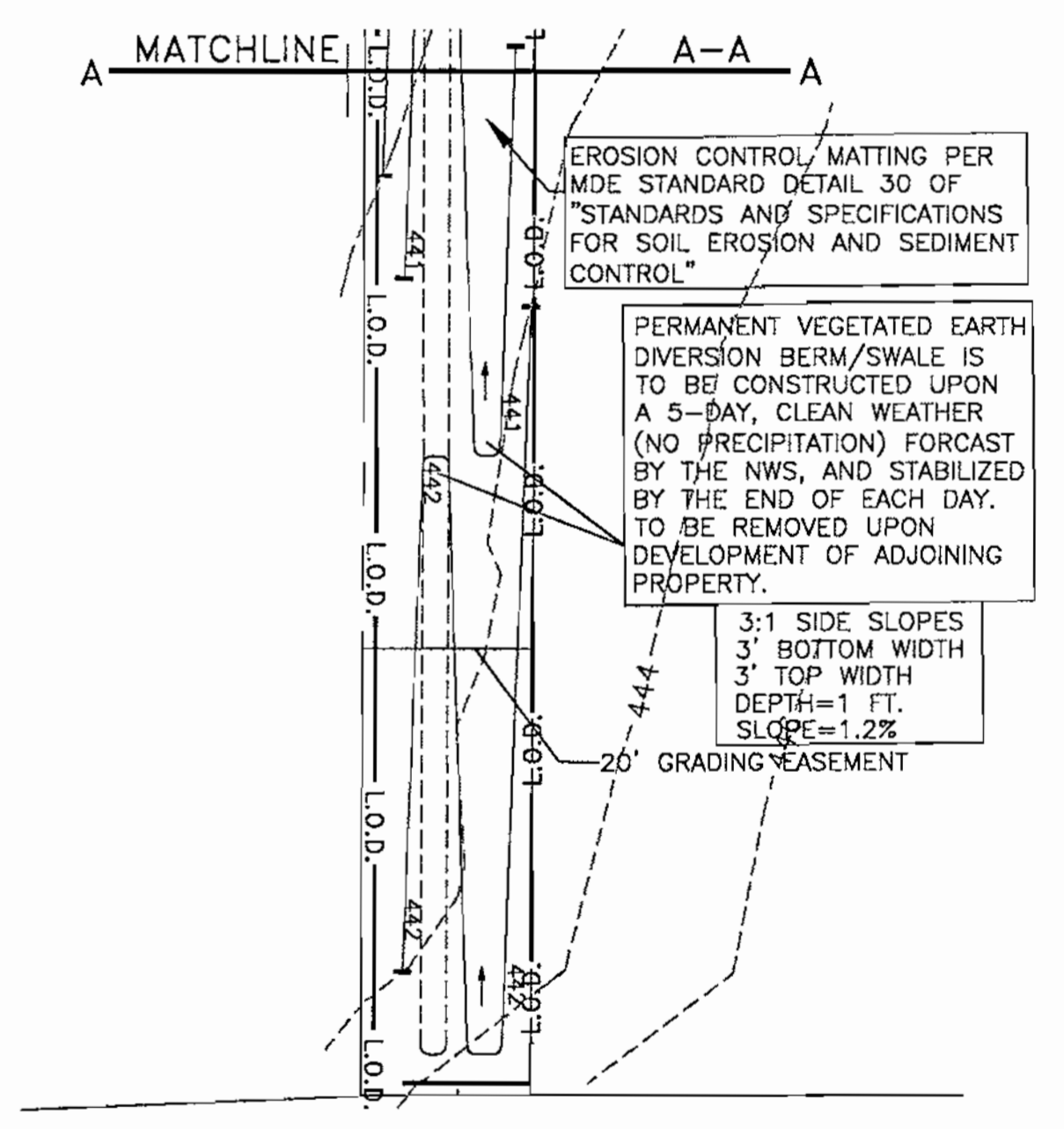
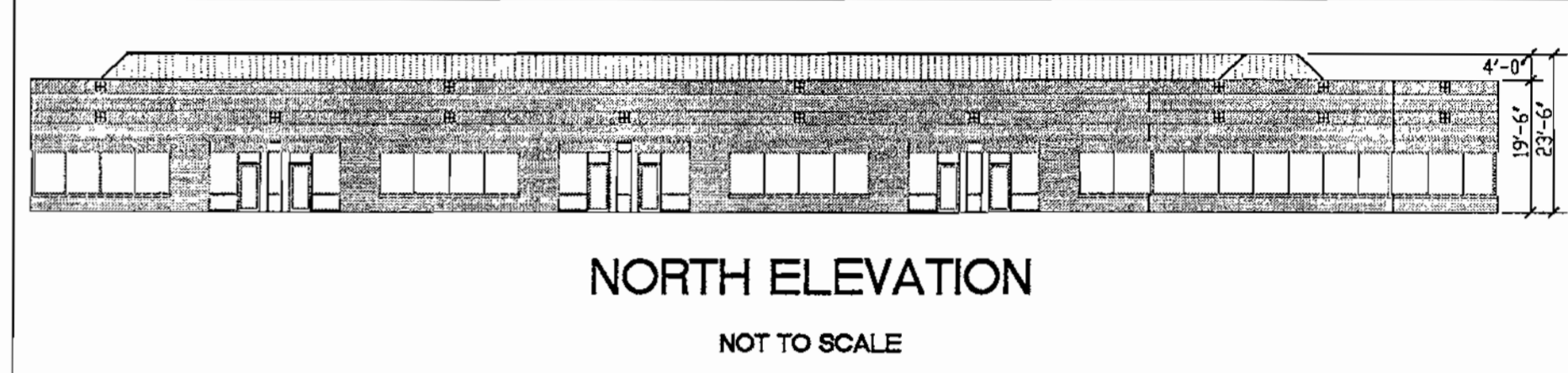
REVISIONS		
NO.	DESCRIPTION	DATE
1	REVISED BUILDING AREA + PARKING DATA	6/10/00
2	ADD 20' PUBLIC UTILITY EASEMENT	7-18-01

SITE DEVELOPMENT PLAN
PARCEL Q-1, SECTION 1, AREA 2
COLUMBIA 100 OFFICE RESEARCH PARK
#8900 COLUMBIA 100 PARKWAY
EXECUTIVE PARK DRIVE at COLUMBIA 100 PARKWAY
HOWARD COUNTY, MARYLAND ELECTION DISTRICT - 2



LEGEND

	PIPE BOLLARD		TELEPHONE PEDESTAL
	BUSH		SANITARY CLEAN OUT
	CONIFER TREE		SIGN
	DECIDUOUS TREE		SINGLE DOOR
	EXISTING TREE TO BE REMOVED		SINGLE INLET
	DOUBLE INLET		SANITARY SEWER MANHOLE
	STORM DRAIN MANHOLE		ELEC. TRANSFORMER
	FENCE POST		UTILITY POLE
	FIRE HYDRANT		WATER METER
	GUY WIRE		FIRE DEPT. CONN. (F.D.C.)
	GAS VALVE		WATER VALVE
	LIGHT POLE		



ADDRESS CHART

Parcel #	Street Address	#8900 Columbia 100 Parkway Columbia, MD 21042
Q-1		

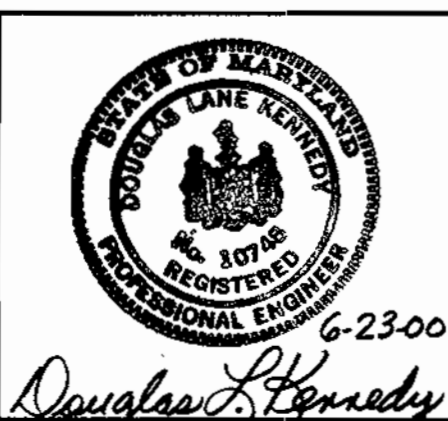
PERMIT INFORMATION CHART

Subdivision Name	Columbia 100 Office Research Park	Section/Area	1/2	Plot	8740	Parcel #	406	Grid	12
L/P	2034/071	Block	N/A	Zoning	POR	Tax Map	30	Election District	2nd
Water Code	G-02	Sewer Code						Census Tract	8023.02
									5657400

GRADING PLAN

PARCEL Q-1, SECTION 1, AREA 2
COLUMBIA 100 OFFICE RESEARCH PARK
#8900 COLUMBIA 100 PARKWAY
EXECUTIVE PARK DRIVE at COLUMBIA 100 PARKWAY
HOWARD COUNTY, MARYLAND ELECTION DISTRICT - 2

KCW Engineering Technologies, Inc.
3104 Timanus Lane, Suite 101
Baltimore, MD 21244
(410) 281-0033
Fax (410) 281-1065
www.KCW-ET.com



DEVELOPER:
Q-1 COLUMBIA 100, LLP
P.O. BOX 65115
Baltimore, Maryland 21209
Attn: Keith Grayson
Tel: (410) 466-2797

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Paul R. [Signature] 7/21/00
DIRECTOR DATE

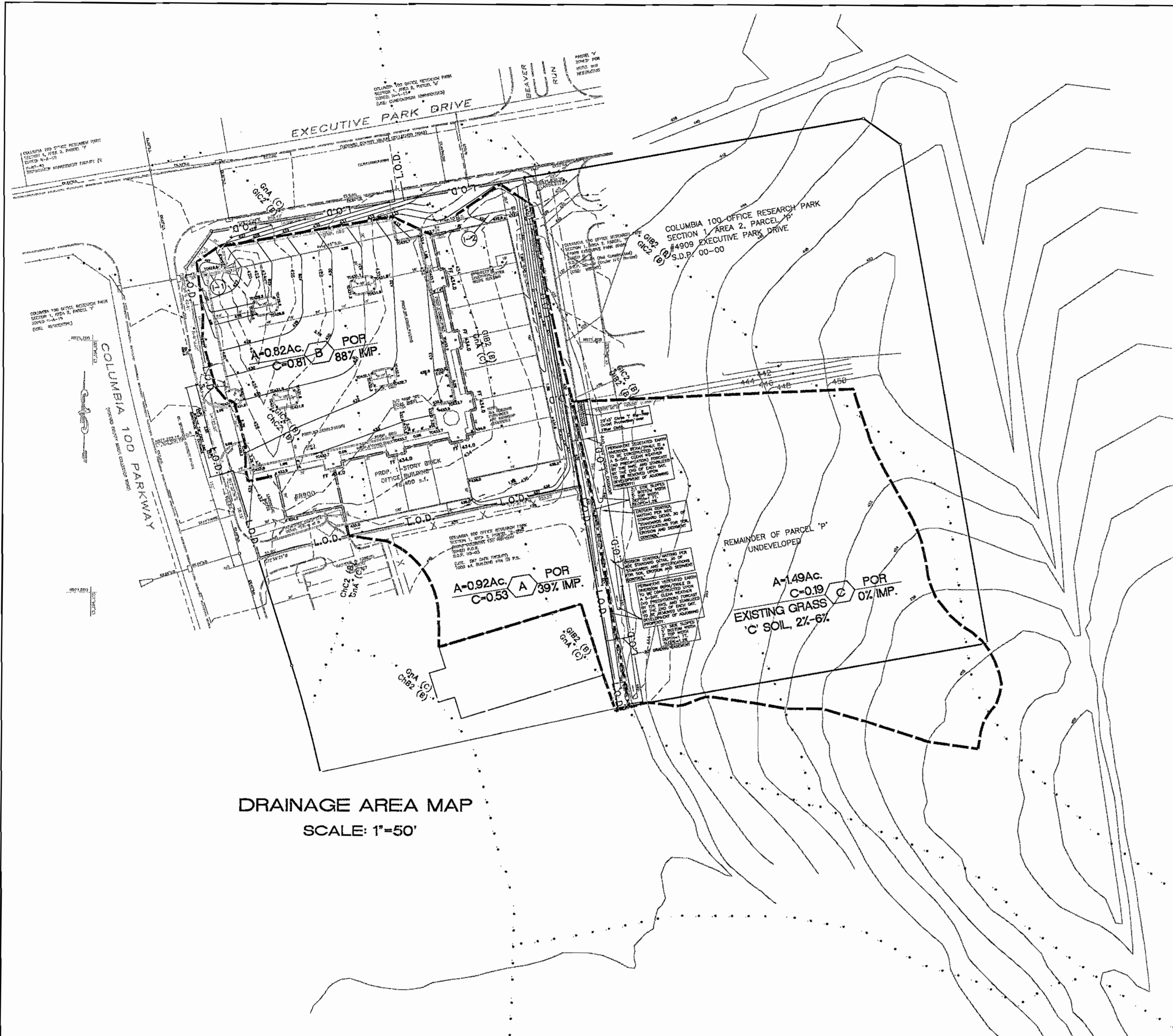
Carol [Signature] 7/21/00
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 7/17/00
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

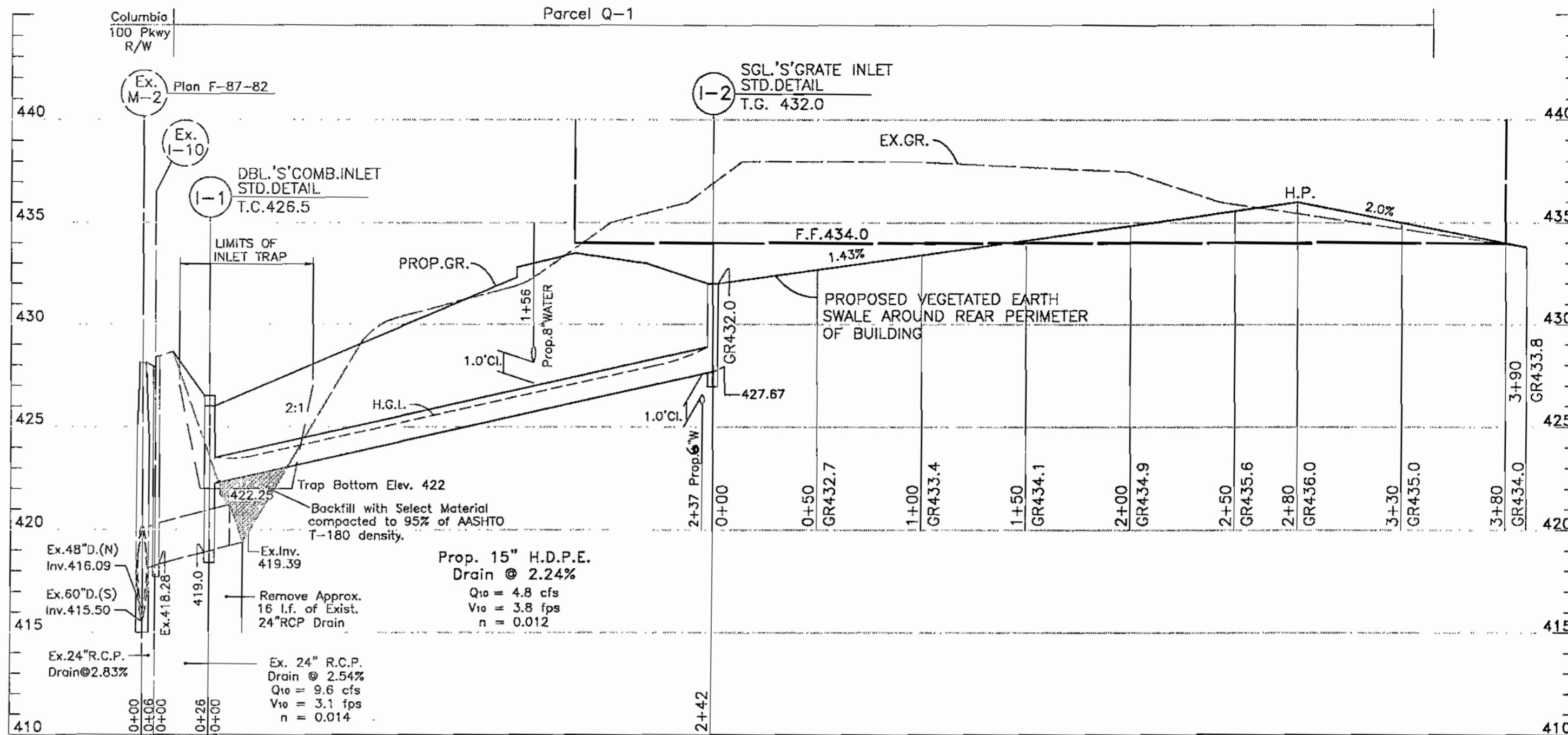
REVISIONS

NO.	DESCRIPTION	DATE

KCW J.O.: 99833
SCALE: 1" = 20'
DESIGNED: D.L.K.
DRAWN: K.M.W.
CHECKED: D.L.K.
DATE: JUNE 23, 2000
DRAWING NO.
Shr. 3 of 8 C-103



DRAINAGE AREA MAP
SCALE: 1"=50'



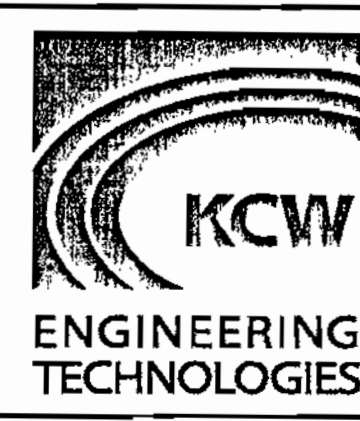
STORM DRAIN PROFILE Scale: 1"=50'H; 1"=5'V

STORM DRAIN STRUCTURE SCHEDULE					
NO.	TYPE	STD.DETAIL	INV.IN	INV.OUT	TOP ELEV.
I-1	DOUBLE 'S' COMBINATION INLET	SD-4.34	422.25	419.00	TC426.5
I-2	SINGLE 'S' GRATE INLET	SD-4.32	-	427.67	TG432.0

PIPE SCHEDULE		
PIPE MATERIAL	PIPE SIZE	PIPE LENGTH
HIGH DENSITY POLYETHYLENE SMOOTH LINED per AASHTO M294	15"	242 L.F.
REINFORCED CONCRETE	EX. 24"	26 L.F.

ADDRESS CHART					
Parcel #	Street Address				
Q-1	#8900 Columbia 100 Parkway Columbia, MD 21042				
PERMIT INFORMATION CHART					
Subdivision Name	Section/area	Plot	Parcel #	Grid	
Columbia 100 Office Research Park	1/2	8740	406	12	
L/F	Block #	Zoning	Tax Map	Election District	Census Tract
2034/071	N/A	POR	30	2nd	6023.02
Water Code:	G-02		Sewer Code:	5657400	

STORM DRAIN DESIGN DATA	
PARCEL Q-1, SECTION 1, AREA 2 COLUMBIA 100 OFFICE RESEARCH PARK #8900 COLUMBIA 100 PARKWAY EXECUTIVE PARK DRIVE at COLUMBIA 100 PARKWAY HOWARD COUNTY, MARYLAND ELECTION DISTRICT - 2	



KCW Engineering Technologies, Inc.
3104 Timanus Lane, Suite 101
Baltimore, MD 21244
(410) 281-0033
Fax (410) 281-1065
www.KCW-ET.com

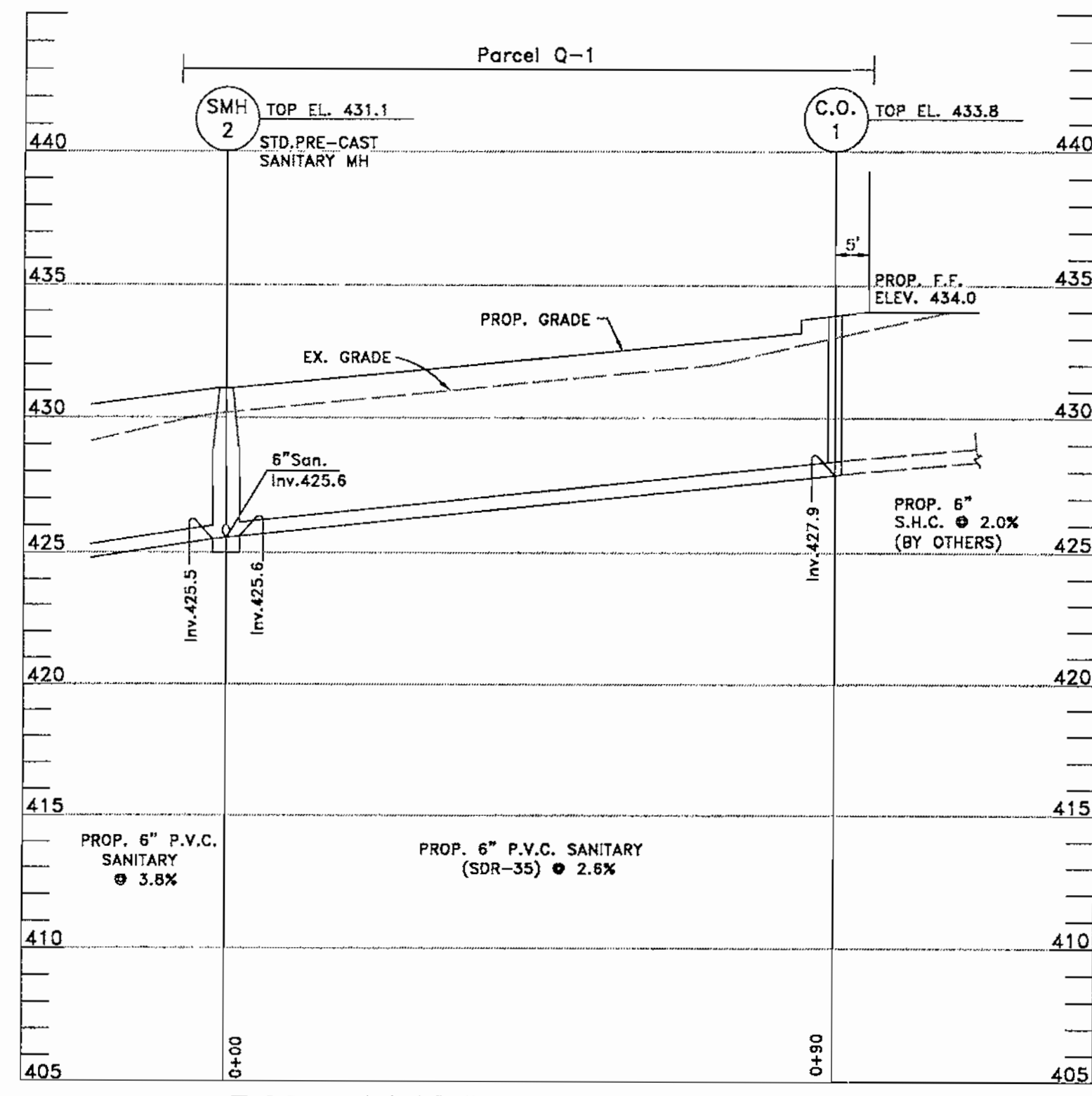


DEVELOPER:
Q-1 COLUMBIA 100, LLP
P.O. BOX 65115
Baltimore, Maryland 21209
Attn: Keith Grayson
Tele: (410) 466-2797

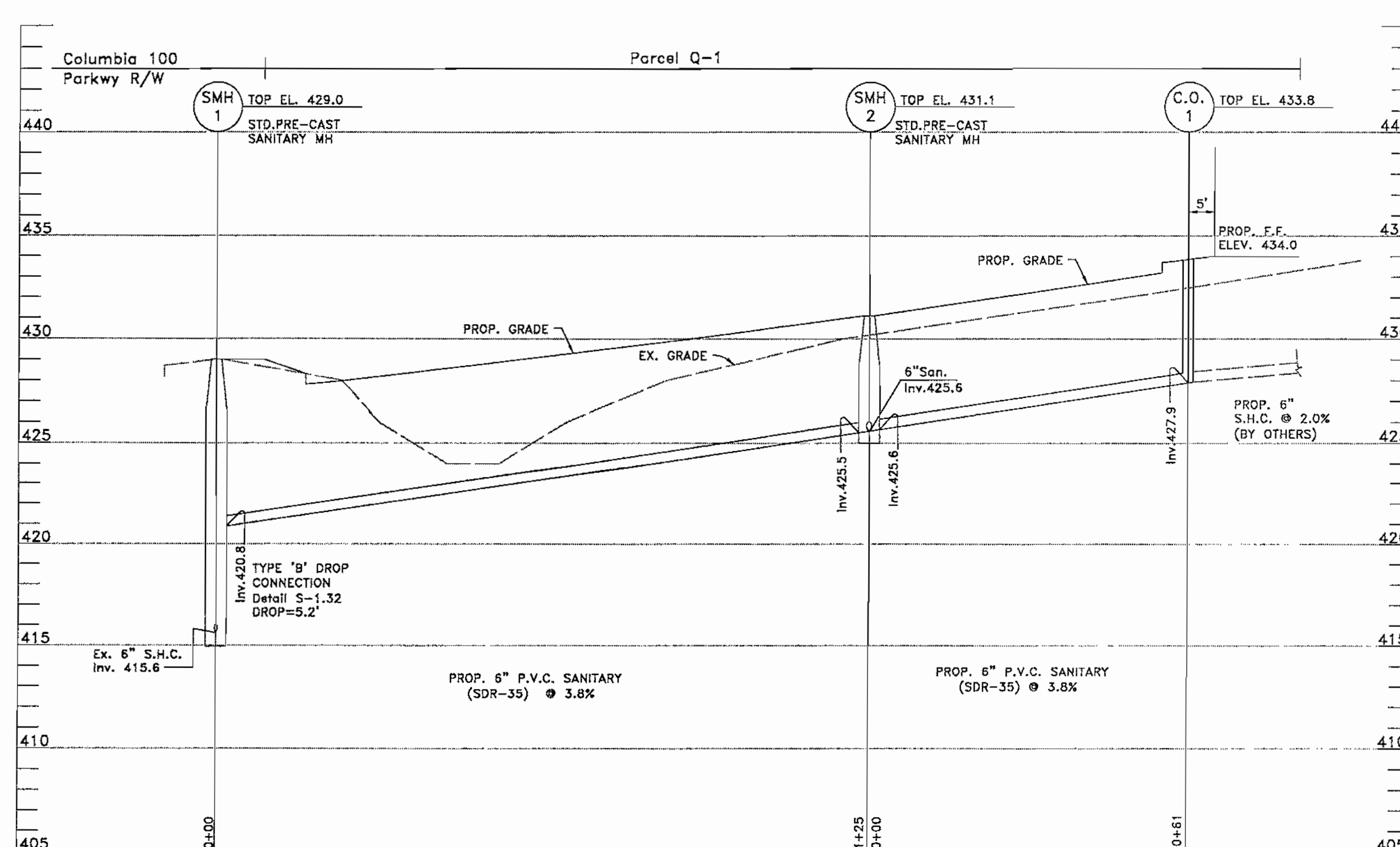
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Keith Grayson 7/18/99
Cathy Hamilton 7/20/99
William J. ... 7/17/99

REVISIONS		
NO.	DESCRIPTION	DATE

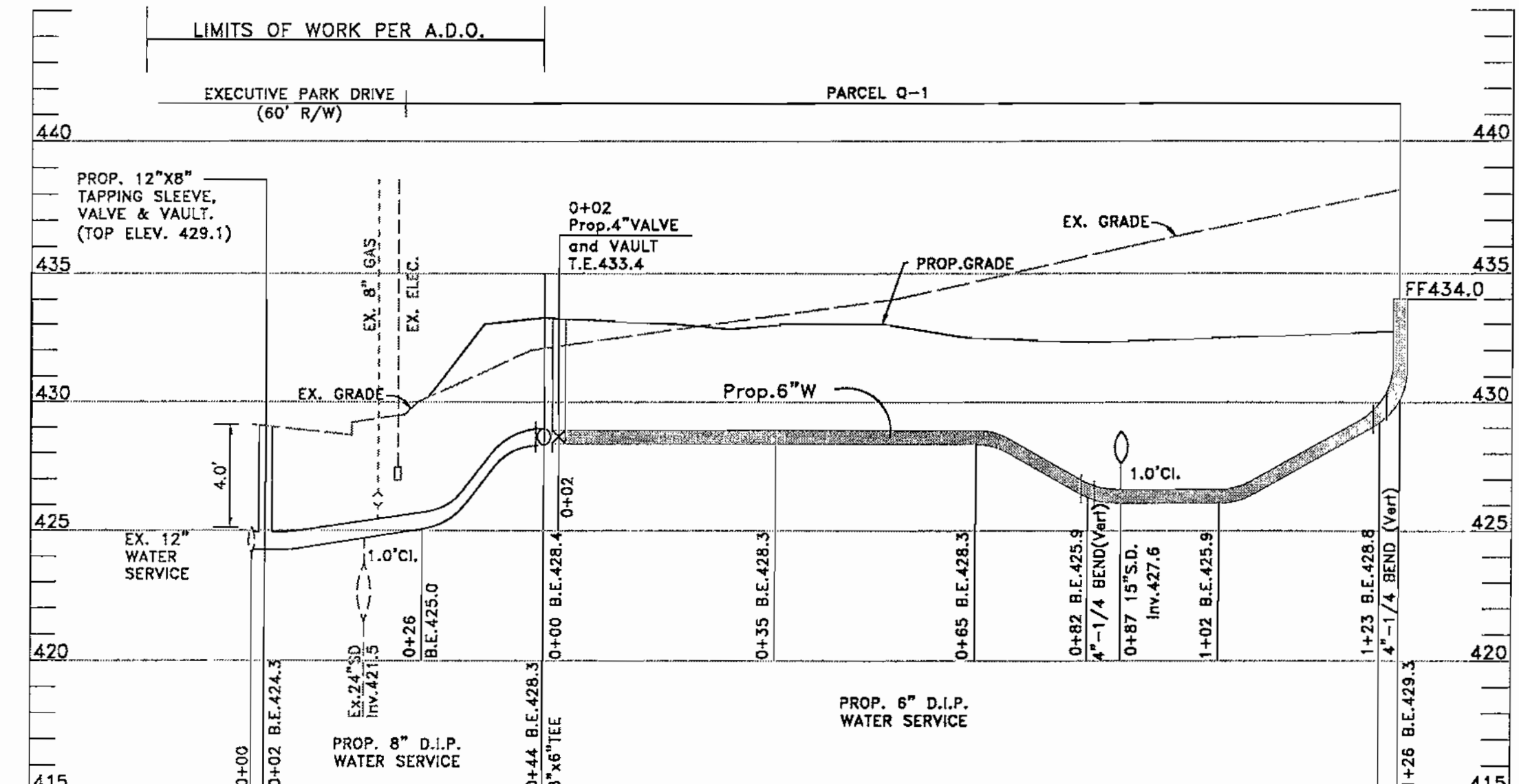
KCW J.O.: 99833
SCALE: 1" = 20'
DESIGNED: D.L.K.
DRAWN: K.M.W.
CHECKED: D.L.K.
DATE: JUNE 23, 1999
DRAWING NO.
Shr. 4 of 8 C-104



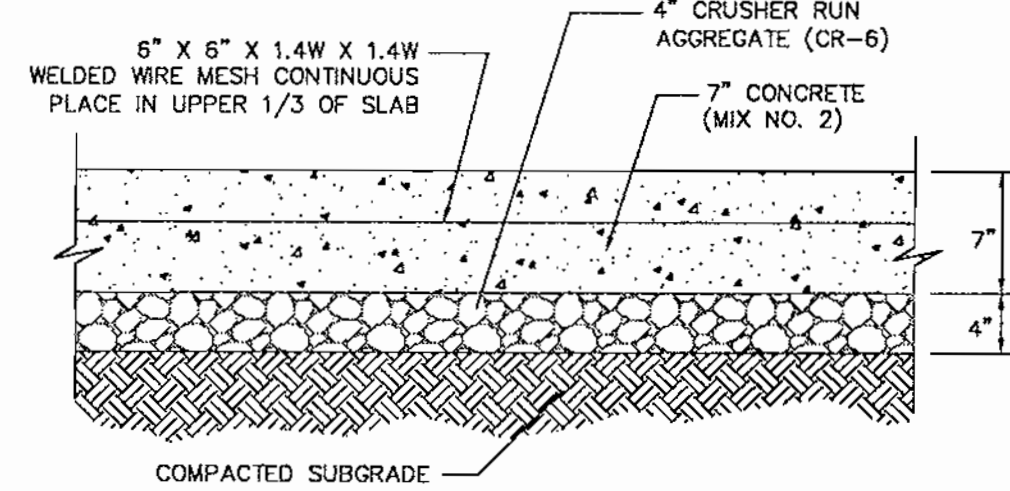
SANITARY SEWER PROFILE
SCALE: 1"=20'H; 1"=5'V



SANITARY SEWER PROFILE
SCALE: 1"=20'H; 1"=5'V

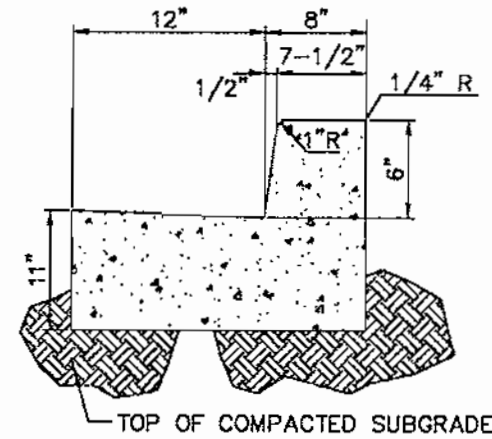


WATER SERVICE PROFILE
SCALE: 1"=20'H; 1"=5'V



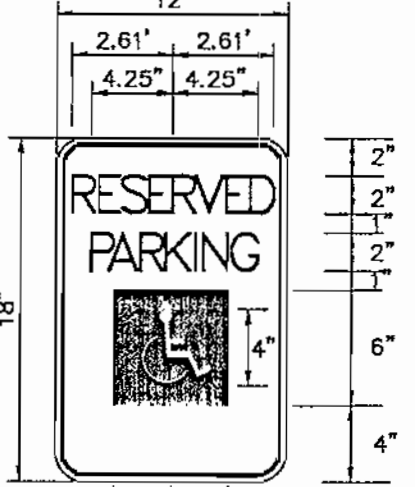
PROPOSED ON-SITE CONCRETE PAVING
NOT TO SCALE

NOTE: FOR STD. CURB & GUTTER SLOPE AT 4% FOR REVERSE SLOPE CURB & GUTTER, SLOPE AT SAME RATE AS LINEAR SLOPE ACROSS PAVING

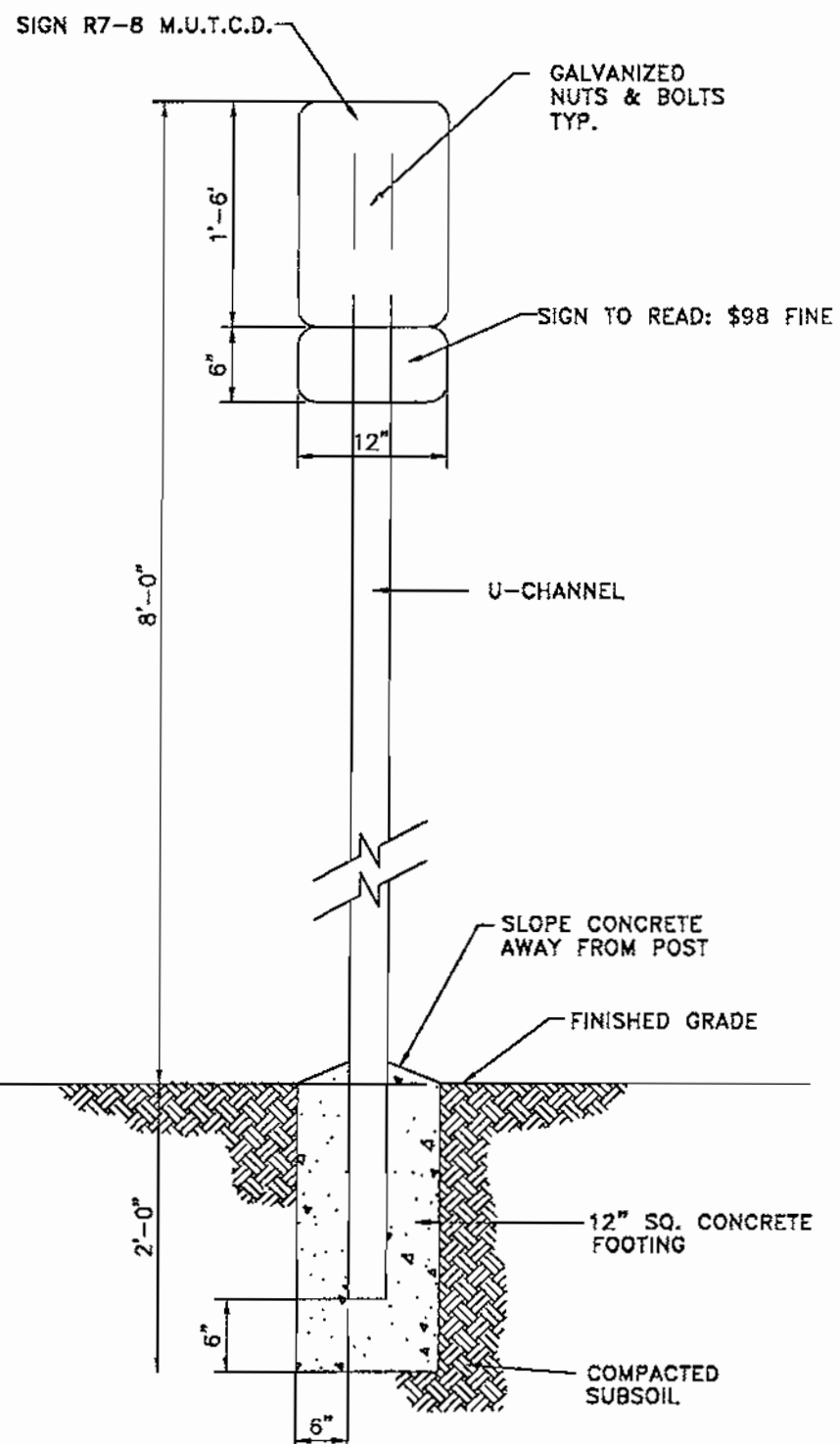


ON-SITE CONCRETE CURB AND GUTTER
NOT TO SCALE

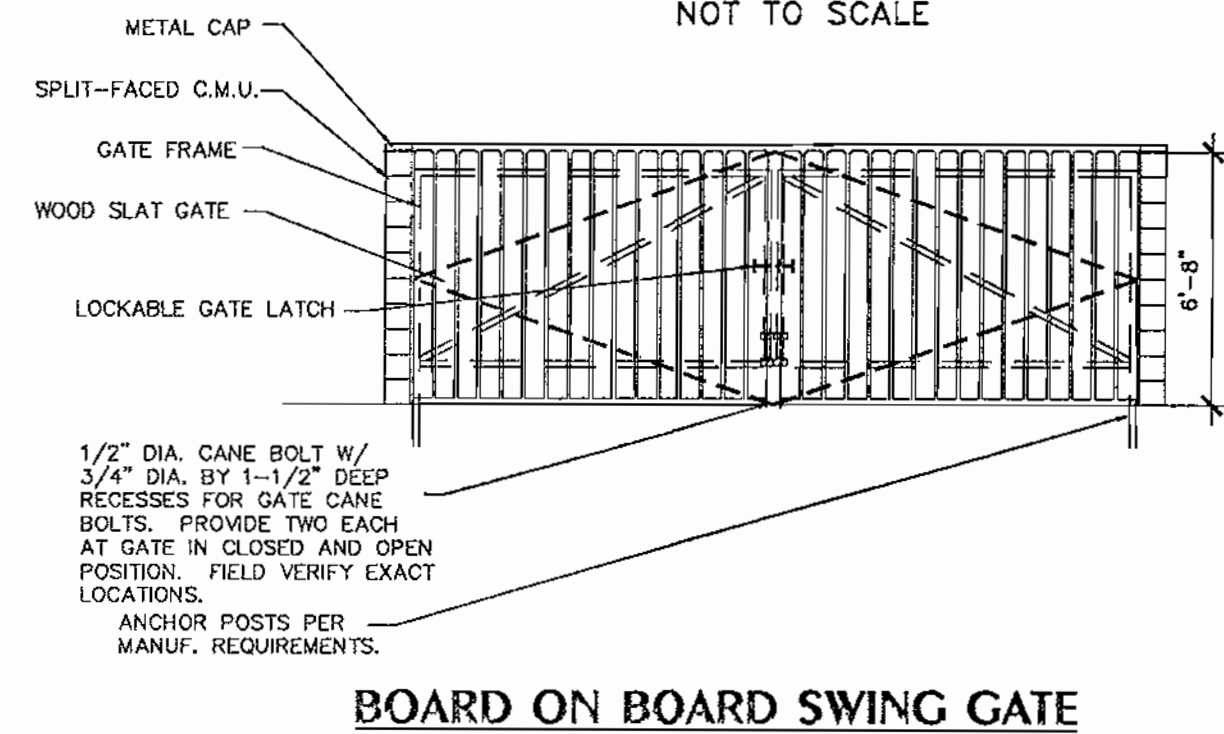
TO BE LOCATED 2' OFF CURB, CENTERED BEFORE EACH INDIVIDUAL SPACE, AND CONSTRUCTED 7" ABOVE GROUND.



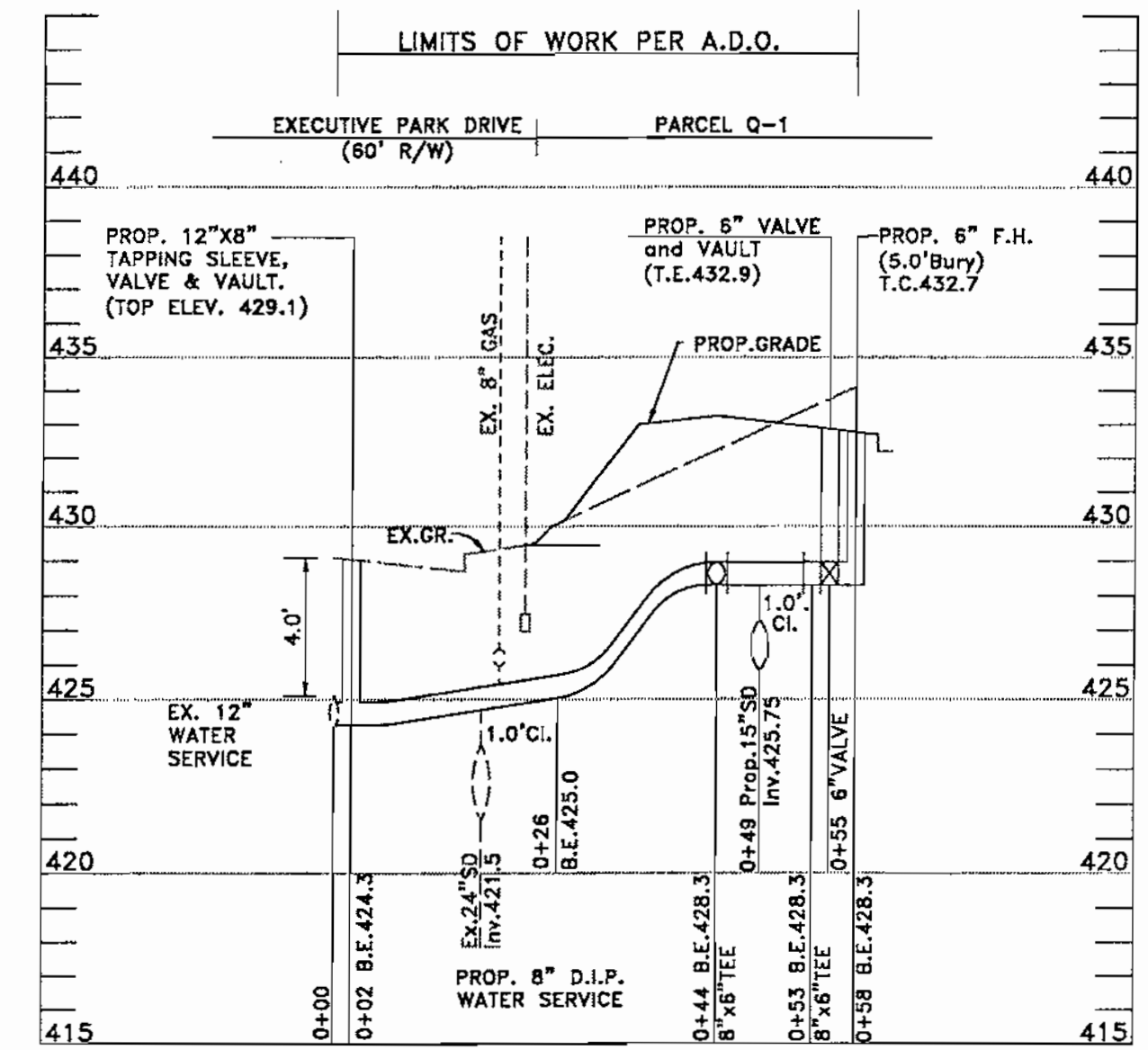
HANDICAP PARKING SIGN
NOT TO SCALE



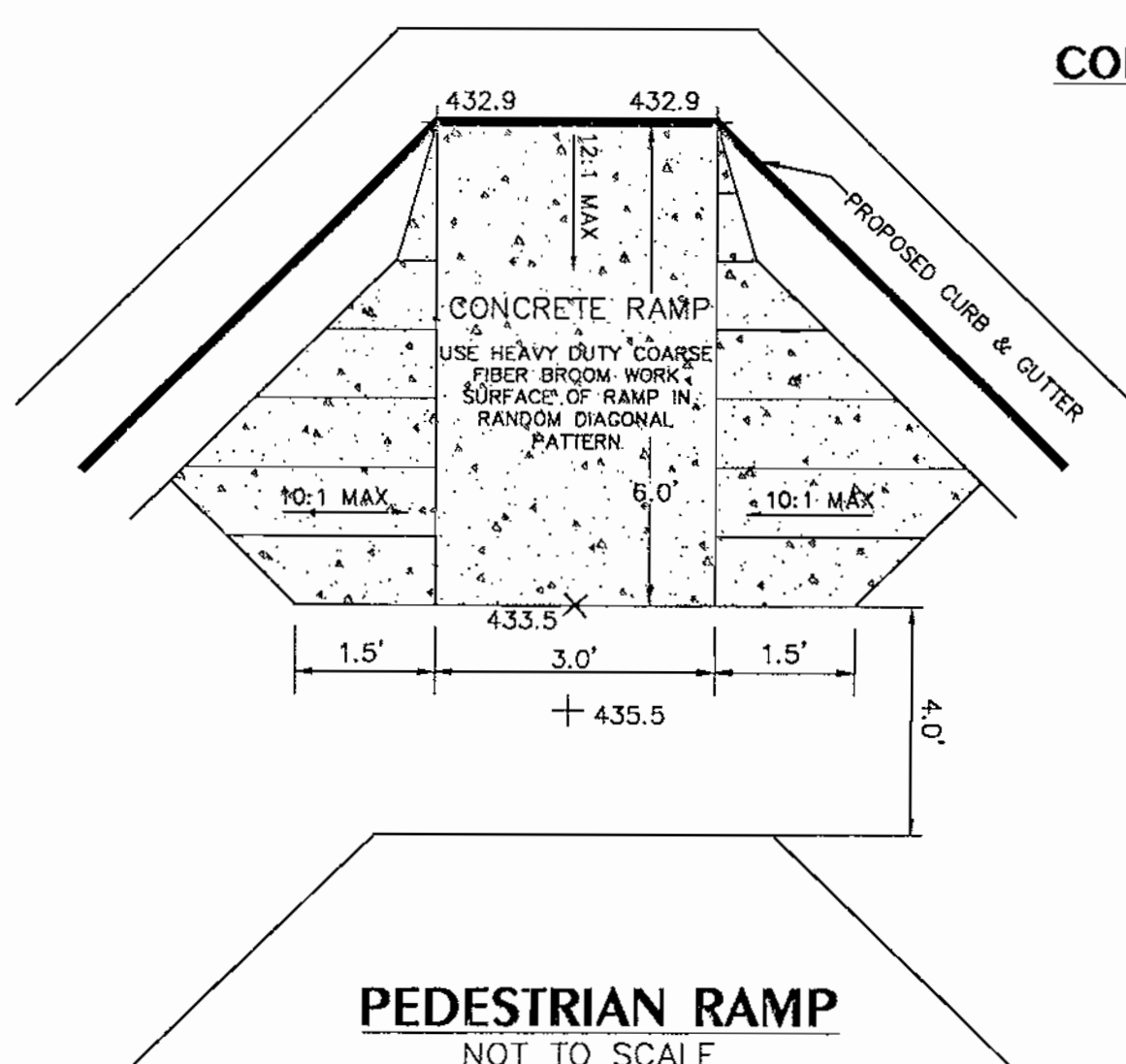
MASONRY DUMPSTER ENCLOSURE
NOT TO SCALE



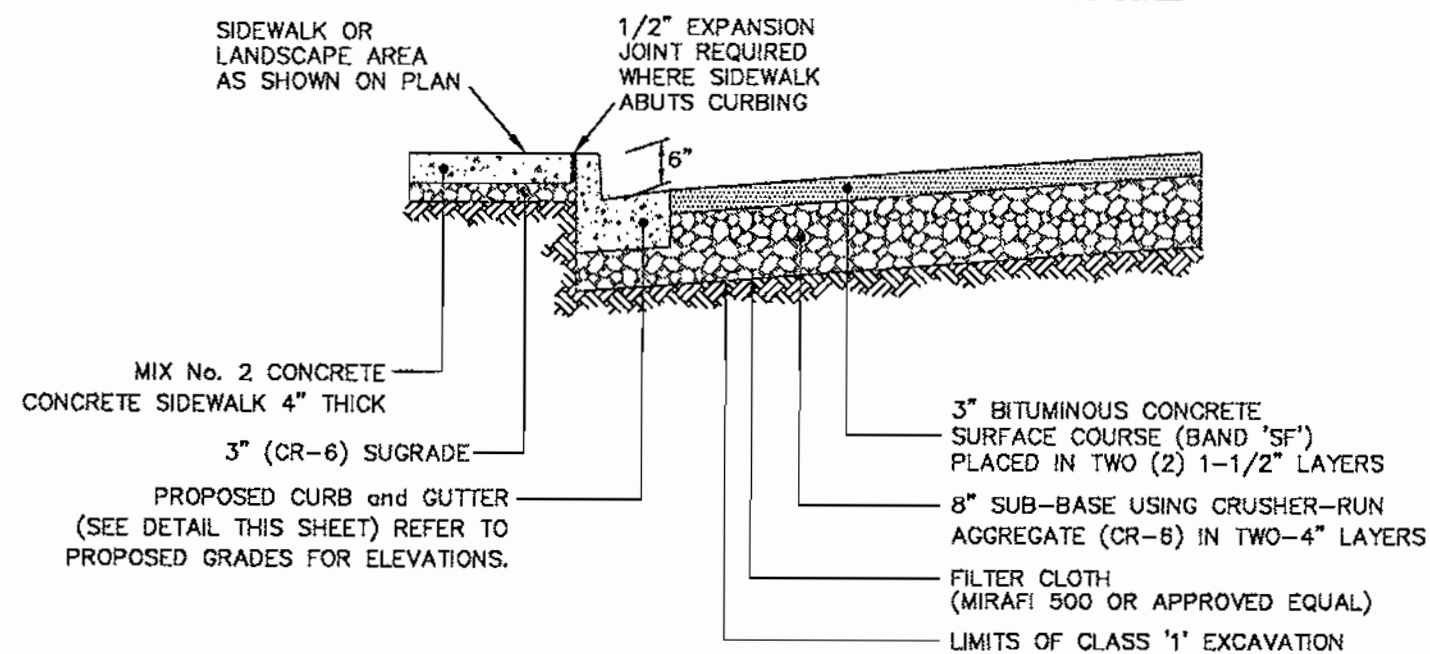
BOARD ON BOARD SWING GATE
NOT TO SCALE



WATER SERVICE PROFILE
SCALE: 1"=20'H; 1"=5'V



PEDESTRIAN RAMP
NOT TO SCALE



PROPOSED ON-SITE PAVING and SIDEWALK
NOT TO SCALE

ADDRESS CHART					
Parcel #	Street Address				
Q-1	#8900 Columbia 100 Parkway Columbia, MD 21042				
PERMIT INFORMATION CHART					
Subdivision Name	Section/Area	Plot	Parcel #	Grid	
Columbia 100 Office Research Park	1/2	8740	406	12	
1/2	Block #	Zoning	Tax Map	Election District	Census Tract
2034/071	N/A	POR	30	2nd	8023.02
Water Code:	G-02		Sewer Code:	5657400	

UTILITY PROFILES & CONSTRUCTION DETAILS

KCW Engineering Technologies, Inc.
3104 Timanus Lane, Suite 101
Baltimore, MD 21244
(410) 281-0033
Fax (410) 281-1065
www.KCW-ET.com



DEVELOPER:
Q-1 COLUMBIA 100, LLP
P.O. BOX 65115
Baltimore, Maryland 21209
Attn: Keith Grayson
Tele: (410) 456-2797

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Keith Grayson 7/2/10
CHIEF, DEVELOPMENT ENGINEERING DIVISION

REVISIONS

NO.	DESCRIPTION	DATE

KCW J.O.: 99833
SCALE: 1" = 20"
DESIGNED: K.M.W.
DRAWN: K.M.W.
CHECKED: D.L.K.
DATE: JUNE 23, 1999
DRAWING NO.
Sht. 5 of 8 C-105

PARCEL Q-1, SECTION 1, AREA 2
COLUMBIA 100 OFFICE RESEARCH PARK
#8900 COLUMBIA 100 PARKWAY
EXECUTIVE PARK DRIVE at COLUMBIA 100 PARKWAY
HOWARD COUNTY, MARYLAND ELECTION DISTRICT - 2

COLUMBIA 100 OFFICE RESEARCH PARK
SECTION 1, AREA 2, PARCEL 'I'
ZONED: R-A-15
F-87-82
STORMWATER MANAGEMENT FACILITY #2

COLUMBIA 100 OFFICE RESEARCH PARK
SECTION 1, AREA 2, PARCEL 'U'
ZONED: R-A-15
(USE: CONDOMINIUM TOWNHOUSES)

PARCEL 'V'
ZONED: POR
HOTEL and
RESTAURANT

EXECUTIVE PARK DRIVE

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.

Douglas L. Kennedy, P.E. 6-23-00
SIGNATURE DATE

BY THE DEVELOPER:

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

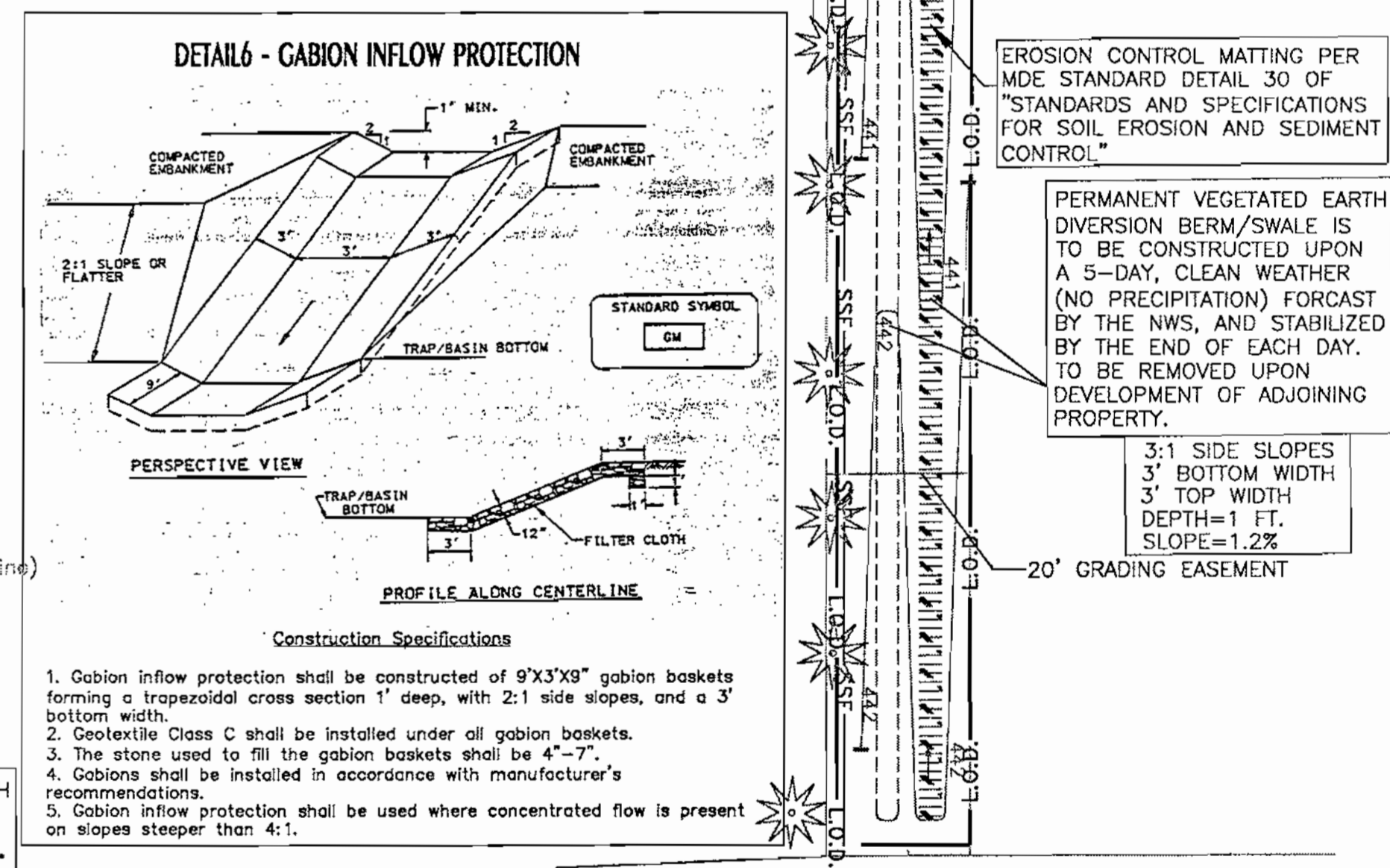
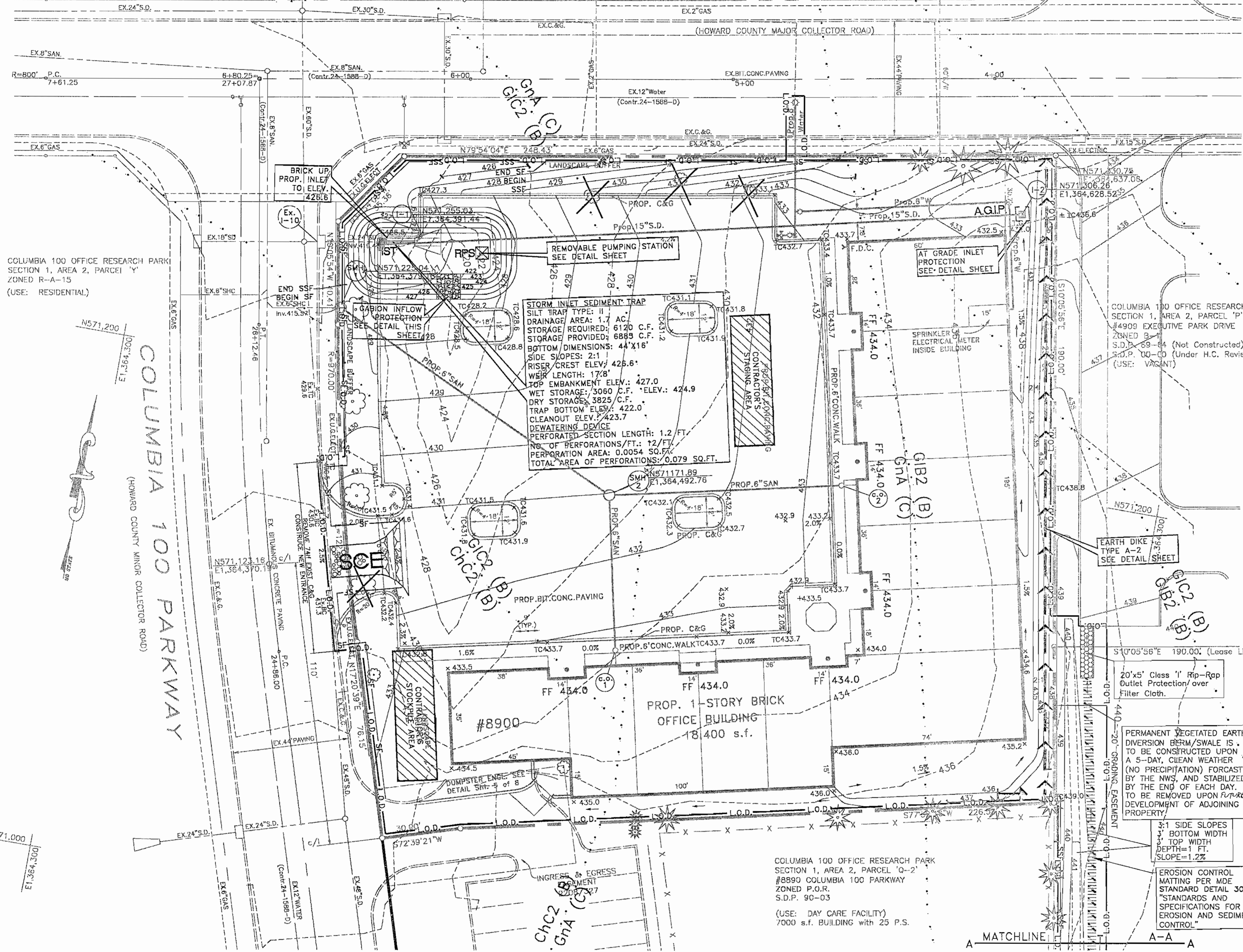
Keith Grayson 6/22/2000
SIGNATURE DATE

SEDIMENT CONTROL LEGEND

EXISTING CONTOURS	---
PROPOSED GRADES	---
PROPERTY LINE	---
EARTH DIKE	---
LIMIT OF DISTURBANCE	---
SILT FENCE	---
STONE CONSTRUCTION ENTRANCE WITH MOUNTABLE BERM	---
AT GRADE INLET PROTECTION	---
STORM INLET SEDIMENT TRAP	---
STORM DRAIN INLETS	---
TREE TO BE REMOVED	---
REMOVABLE PUMPING STATION	---
EROSION CONTROL MATTING	---

SEQUENCE OF CONSTRUCTION

- OBTAIN GRADING PERMIT 1 DAY
- NOTIFY HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT 410-313-1880 AT LEAST 24 HOURS PRIOR TO COMMENCING ANY WORK
- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE 1 DAY
- PERMANENT VEGETATED EARTH DIVERSION BERM/SWALE IS TO BE CONSTRUCTED UPON A 5-DAY, CLEAN WEATHER (NO PRECIPITATION) FORECAST BY THE NWS, AND STABILIZED BY THE END OF EACH DAY. CONSTRUCT RIP RAP OUTLET PROTECTION AND TYPE A-2 EARTH DIKE. 5 DAYS
- INSTALL I-1 ON TOP OF EXISTING 24" STORM DRAIN. BUILD STORM INLET SEDIMENT TRAP AROUND I-1. 3 DAYS
- WITH SEDIMENT CONTROL DEVICES IN PLACE AND WITH PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR, BEGIN GRADING SITE. 3 DAYS
- INSTALL STORM DRAIN RUN FROM I-2 TO I-1. 2 DAYS
- INSTALL REMAINING UTILITIES, ON-SITE CURB AND GUTTER, CONSTRUCT BUILDING, WALKS, AND REMAINING SITE IMPROVEMENTS. DISTURB ONLY THAT WHICH CAN BE STABILIZED AT THE END OF EACH WORKING DAY. 56 DAYS
- FINE GRADE AND PAVE THE SITE. 5 DAYS
- UPON STABILIZATION OF ALL DISTURBED AREAS AND WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT CONTROL DEVICES AND VEGETATIVELY STABILIZE THE AREA DISTURB BY THIS PROCESS. 3 DAYS



LIMIT OF DISTURBANCE: 73,000 S.F./1.7 ACRES

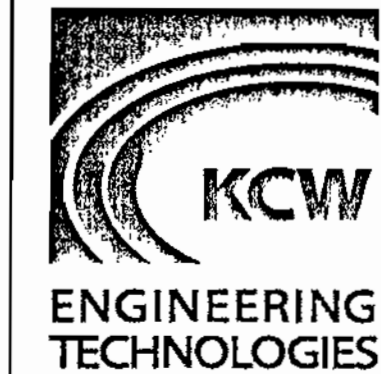
ADDRESS CHART				
Parcel #	Street Address			
Q-1	#8900 Columbia 100 Parkway Columbia, MD 21042			
PERMIT INFORMATION CHART				
Subdivision Name	Section/Area	Plot	Parcel #	Grid
Columbia 100 Office Research Park	1/2	8740	406	12
Block	Zoning	Tax Map	Election District	Census Tract
2034/071	N/A	30	2nd	6023.02
Water Code:	Sewer Code:			
G-02	5657400			

NOTE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING THE RECEIVING SWM FACILITY OF SEDIMENT ATTRIBUTED TO THIS PLAN.

SEDIMENT CONTROL PLAN

PARCEL Q-1, SECTION 1, AREA 2
COLUMBIA 100 OFFICE RESEARCH PARK
#8900 COLUMBIA 100 PARKWAY

EXECUTIVE PARK DRIVE at COLUMBIA 100 PARKWAY
HOWARD COUNTY, MARYLAND ELECTION DISTRICT - 2



KCW Engineering Technologies, Inc.
3104 Timanus Lane, Suite 101
Baltimore, MD 21244
(410) 281-0033
Fax (410) 281-1065
www.KCW-ET.com



DEVELOPER:
Q-1 COLUMBIA 100, LLP
P.O. BOX 65115
Baltimore, Maryland 21209
Attn: Keith Grayson
Tel: (410) 468-2797

THIS PLAN HAS BEEN REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

Paul Simon 6/23/00
USDA-NATURAL RESOURCES CONSERVATION SERVICE DATE

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

John L. Smith
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John L. Smith 7/2/00
DIRECTOR DATE

Condy Keenan 7/2/00
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

John D. Williams 7/17/00
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

REVISIONS		
NO.	DESCRIPTION	DATE

KCW J.O.: 99833
SCALE: 1" = 20'
DESIGNED: K.M.W.
DRAWN: K.M.W.
CHECKED: D.L.K.
DATE: JUNE 23, 2000
DRAWING NO.
Sht. 6 of 8 C-106

COLUMBIA 100 OFFICE RESEARCH PARK
SECTION 1, AREA 2, PARCEL 'T'
ZONED: R-A-15
F-87-82
STORMWATER MANAGEMENT FACILITY #2

COLUMBIA 100 OFFICE RESEARCH PARK
SECTION 1, AREA 2, PARCEL 'U'
ZONED: R-A-15
(USE: CONDOMINIUM TOWNHOUSES)

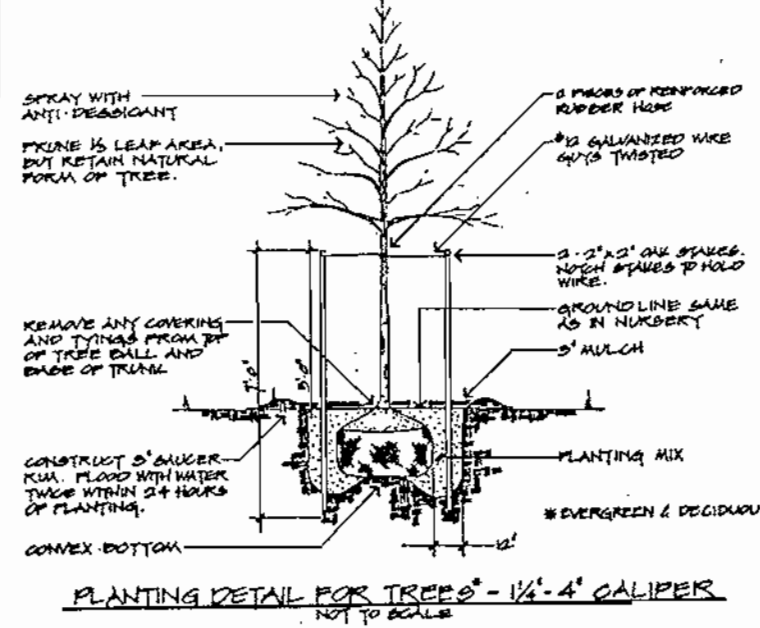
PARCEL 'V'
ZONED: POR
HOTEL AND RESTAURANT

EXECUTIVE PARK DRIVE

BEAVER RUN

- NOTES:**
- CONTRACTOR IS TO NOTIFY MISS UTILITY A MINIMUM OF 72 HOURS PRIOR TO DIGGING. TELEPHONE: 1-800-257-7777.
 - THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED 48 HOURS BEFORE PLANTING BEGINS. THE LOCATION OF ALL PLANT MATERIAL IS TO BE APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT.
 - THIS PLAN IS FOR PLANTING ONLY.
 - NO TREE OR SHRUB PLANTING PITS ARE TO BE LEFT OPEN OR UNATTENDED.
 - SHRUBS ARE TO BE GROUPED INTO MULCHED BEDS. BEDS ARE TO BE EDGED AND THE GRASS IS TO BE KILLED OR REMOVED PRIOR TO MULCHING.
 - THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
 - ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND SHALL CONFORM TO AMERICAN ASSOCIATION OF NURSEYMEN LATEST STANDARDS. PLANT INSTALLATION MUST CONFORM TO THE MINIMUM STANDARDS CITED IN THE LATEST EDITION OF THE LANDSCAPE SPECIFICATION GUIDELINES BY THE LANDSCAPE CONTRACTORS ASSOCIATION.

COLUMBIA 100 OFFICE RESEARCH PARK
SECTION 1, AREA 2, PARCEL 'Y'
ZONED R-A-15
(USE: RESIDENTIAL)



NOTE:
FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE D.P.W. GRADING PERMIT IN THE AMOUNT OF SIX THOUSAND, NINE HUNDRED, THIRTY DOLLARS.

- (1) SHADE TREES @ \$300 EA = \$3,000-
 - (2) EVERGREENS @ \$150 EA = \$300-
 - (3) SHRUBS @ \$30 EA = \$2,430-
 - 5,730-
 - (4) SHADE TREES @ \$300 EA = \$1,200
 - 6,930
- TOTAL: \$6,930**

NOTE:
THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.

DEVELOPER'S / BUILDER'S CERTIFICATE

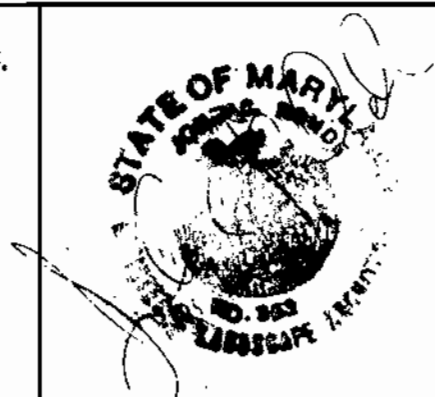
I / We certify that the landscaping shown on this plan will be done according to the plan, Section 16.124 of the Howard County Code and the Howard County Landscape Manual.
I / We further certify that upon completion, a Certification of Landscape Installation, accompanied by an executed one year guarantee of plant materials, will be submitted to the Department of Planning and Zoning.

Keith Grayson 7/7/2000
Date

LANDSCAPE PLAN PREPARED BY:

HUMAN & ROHDE, INC.
Landscape Architects
512 Virginia Avenue
Towson, Maryland 21286
(410) 825-3885

KCW Engineering Technologies, Inc.
3104 Timanus Lane, Suite 101
Baltimore, MD 21244
(410) 281-0033
Fax (410) 281-1065
www.KCW-ET.com



DEVELOPER:
Q-1 COLUMBIA 100, LLP
P.O. BOX 65115
Baltimore, Maryland 21209
Attn: Keith Grayson
Tel: (410) 466-2797

OWNER:
Grayson 100 Limited Partnership
9025 Chevrolet drive, Suite 'K'
Ellicott City, Maryland 21042

THIS PLAN HAS BEEN REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL

USDA-NATURAL RESOURCES CONSERVATION SERVICE DATE

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

HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Keith Grayson 7/2/00
Director

Cathy Hamilton 7/2/00
Chief, Division of Land Development

William J. ... 7/17/00
Chief, Development Engineering Division

ADDRESS CHART

Parcel # Q-1 Street Address Columbia Parkway Columbia, MD 21042

PERMIT INFORMATION CHART

Subdivision Name	Section/Block	Plot	Parcel #	Grid
Columbia 100 Office Research Park	1/2	8740	406	12
L/F 2034/071	N/A	Zoning POR	Tax Map 30	Election District 2nd
Water Code: G-02			Sewer Code: 5657400	Dens. Tract 6023.02

KCW J.O.: 99833
SCALE: 1" = 20'
DESIGNED: LBP
DRAWN: LBP
CHECKED: D.L.K.
DATE: DEC. 8, 1999
DRAWING NO. C-108 JWB 8-23

LANDSCAPE PLAN

Parcel Q-1, Section 1, Area 2
COLUMBIA 100 OFFICE RESEARCH PARK

EXECUTIVE PARK DRIVE at COLUMBIA 100 PARKWAY
HOWARD COUNTY, MARYLAND ELECTION DISTRICT - 2

SDP-00-66

SCHEDULE A: PERIMETER LANDSCAPE EDGE

PERIMETER NO.	LENGTH	EDGE TYPE	TREES REQUIRED	
①	NON-RES. TO ROAD (FRONT)	90'	B	SHADE @ 1:50 = 2 EVERGREEN @ 1:40 = 2
	PARKING TO ROAD	183'	E	SHADE @ 1:40 = 5 SHRUBS @ 1:4 = 46
②	NON-RES. TO NON-RES.	190'	A	SHADE @ 1:60 = 3
③	NON-RES. TO NON-RES.	250'	N/A	-
	DUMPSTER TO NON-RES.	24'	C	SHADE @ 1:40 = 1 EVERGREEN @ 1:20 = 1
④	NON-RES. TO ROAD (SIDE)	70'	B	SHADE @ 1:50 = 1 EVERGREEN @ 1:40 = 2
	PARKING TO ROAD	140'	E	SHADE @ 1:40 = 3 SHRUBS @ 1:4 = 35

*** CREDIT FOR EXISTING TREES:**

PERIMETER 1: (1) SHADE TREE
(3) EVERGREEN TREES

PERIMETER 4: (4) SHADE TREES

NO CREDIT FOR WALL, FENCE OR BERM

NUMBER OF PLANTS REQUIRED:

SHADE TREES: 15 - 5 (CREDIT) = 10
EVERGREENS: 5 - 3 (CREDIT) = 2
SHRUBS: = 81

NUMBER OF PLANTS PROVIDED:

(9) SHADE TREES = 9 SHADE
(5) CREDIT FOR EXISTING SHADE TREES = 5 SHADE
(2) OTHER TREES (2:1 SUBSTITUTION)
(1) SMALL DECIDUOUS TREE = 1.5 SHADE
(1) EVERGREEN TREE (EXISTING) = 1.5 SHADE
(3) SMALL DECID. TREES SUB. FOR EVERGREENS = 3 EVERGREEN
(2) CREDIT FOR OTHER EXIST. EVERGREENS = 2 EVERGREEN
(81) SHRUBS = 81 SHRUBS

COMMENTS:

- PERIMETER 1: CREDIT TAKEN FOR (1) EXISTING SHADE TREE AND (2) EXISTING EVERGREEN TREES.
- (1) SMALL DECID. TREE + (1) EXISTING EVERGREEN TREE SUBSTITUTED FOR (1) SHADE TREE
- PERIMETER 3: AT DUMPSTER: (1) SMALL DECID. TREE SUB. FOR (1) EVERGREEN (1) SHADE TREE RELOCATED TO PERIMETER 4.
- PERIMETER 4: (2) SMALL DECID. TREES SUB. FOR (2) EVERGREENS
- CREDIT TAKEN FOR (4) EXISTING SHADE TREES

SCHEDULE B: PARKING LOT INTERNAL LANDSCAPING

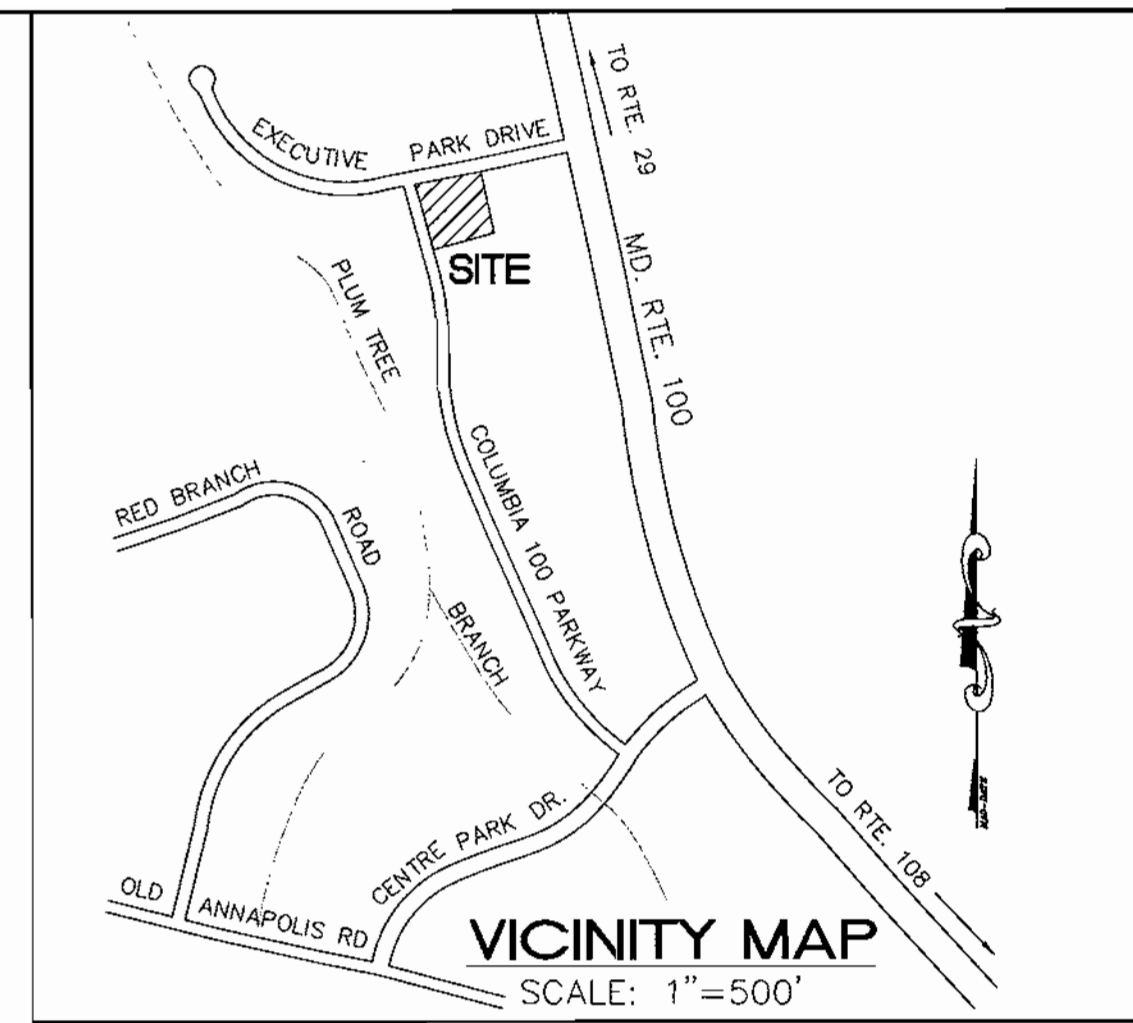
NO. OF PARKING SPACES: 80
INTERNAL ISLANDS REQUIRED: 1/20 SPACES = 4 (MIN. 12' W. / 200 SF)
INTERNAL ISLANDS PROVIDED: 4
NO. SHADE TREES REQUIRED: 1/20 SPACES = 4
NO. SHADE TREES PROVIDED: 4

*** NOTE:** SHOULD ANY TREE, FOR WHICH LANDSCAPE CREDIT IS GIVEN, DIE PRIOR TO RELEASE OF BONDS, THE OWNER SHALL REPLACE THE TREE WITH THE EQUIVALENT SPECIES AT A MINIMUM 3" CALIPER, INSTALLED AS REQUIRED IN THE LANDSCAPE MANUAL.

KEY	QUAN.	BOTANICAL NAME COMMON NAME	SIZE	COND.	REMARKS
⊙	6	LIQUIDAMBAR STYRACFLUA SWEETGUM	2 1/2" CAL	B&B	FULL SPECIMEN
+	3	QUERCUS PHELLOS WILLOW OAK			
△	4	TILIA AMERICANA 'REDMOND' REDMOND			
⊕	1	ACER GRISEUM PAPERBARK MAPLE	1 1/2" - 2" CAL		
⊙	3	PRUNUS YEDOENSIS YOSHINO CHERRY	1 1/2" - 2" CAL.		FULL, HEAVY SPECIMEN
⊙	81	EUONYMUS ALATUS 'COMPACTA' COMPACT WINGED EUONYMUS	2-2 1/2 HT.	✓	FULL, SPACED 4' OC. STAGGERED

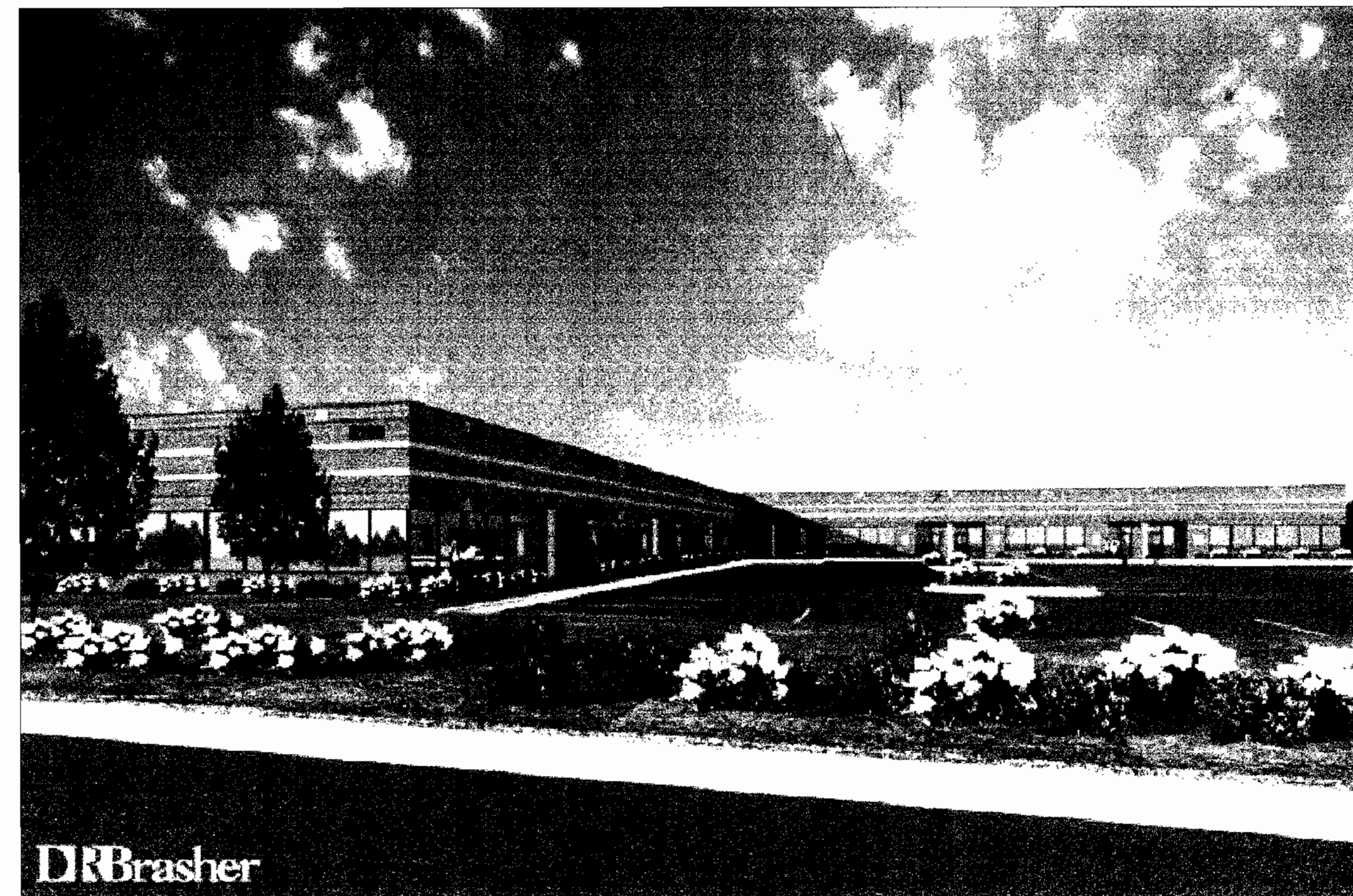
REV. 1-27-00 PER DISCUSSION WITH COUNTY (RICHARD BLOOD)

COLUMBIA 100 OFFICE RESEARCH PARK PARCEL Q-1, SECTION 1, AREA 2 #8900 COLUMBIA 100 PARKWAY SITE DEVELOPMENT PLANS HOWARD COUNTY, MARYLAND



GENERAL CONSTRUCTION NOTES

- All construction shall be in accordance with the latest Standards and Specifications of Howard County plus MSHA standards and specifications.
- 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.
- The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work being done.
- 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 sign shall be in place prior to the placement of any asphalt.
- All plan dimensions are to face of curb unless otherwise noted.
- The existing topography is taken from field run survey with two foot contour intervals prepared by KCW Engineering Technologies, Inc. in March 2000.
- The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System. Howard County Monuments #2442003 and #2442002 were used for this project.
- Water is public. Howard County Contract 24-1588-D. Drainage Area Rte 108 Pumping Station.
- Sewer is public. Howard County Contract 24-1588-D. Drainage Area Rte 108 Pumping Station.
- Existing utilities shown on these plans are based upon observable field information, previous construction drawings for the site, the best available information from the utility companies and Howard County. The Developer and Engineer do not warrant or guarantee the completeness or the correctness of this existing utility information. The Contractor shall verify all such information to his own satisfaction.
- Contractor shall take all necessary precautions to support and protect all existing utilities when working adjacent to or crossing existing utilities. Any damage to existing facilities shall be repaired or replaced at Contractor's expense.
- "Full Trench Compaction" to 95% of AASHTO T-180 density shall be used for all utility construction.
- Contractor shall adhere to all Federal, State and County health, safety, and environmental regulations.
- All excess excavation and other unsuitable material shall be removed from this site to an area with an approved Sediment Control plan and permit
- All grading shall be accomplished in accordance with the grades specified on Grading Plan Sheet 3 of 8, C-103.



DRBrasher

GENERAL NOTES

- DEVELOPER: Q-1 Columbia 100, LLP
Attn: Keith Grayson
P.O. Box 65115
Baltimore, Maryland 21209
- OWNER: Grayson 100 Limited Partnership
9025 Chevrolet Drive, Suite "K"
Ellicott City, Maryland 21042
- PROPERTY LOCATION: Parcel "Q-1", Section 1, Area 2
Columbia 100 Office Research Park
Plot No. 8740
E. Columbia 100 Parkway
Columbia, Maryland 21045
- TAX ACCOUNT NO.: 324393
ELECTION DISTRICT: 02
DEED: 2034-071
TAX MAP: 30, Grid 12, Parcel 406
AREA: 68,432 sf = 1.57 ac.
- ZONING: POR
- EXISTING LAND USE: Vacant, Unimproved.
- PROPOSED LAND USE: General Office Building and Retail
- BUILDING AREA: Office Use 75% 13,800 sf
Retail Use 25% 4,600 sf (maximum)
Total 18,400 sf
BUILDING HEIGHT: 1-Story 23.5 ft. < 50 ft.
- USE SETBACKS FROM PUBLIC STREET R/W:
Minimum Proposed
Building 30 ft 30 ft
Parking 30 ft 15 ft *
- * VARIANCE, per BA-99-66 Order dated Feb. 15, 2000, granted from HCZR Section 130.B.2.a.(4) to allow a Use Setback from public street R/W for Parking of 15 ft. in lieu of 30 ft. in POR Zoning District.
- PARKING: General Office 13,800sf x 3.3/1000 = 46 p.s.
Retail 4,600sf x 5.0/1000 = 23 p.s.
Total Required = 69 p.s.
Total Provided = 81 p.s.
- UTILITIES: Public utilities exist in Executive Park Drive and Columbia 100 Parkway to serve this site.
Sanitary Sewer Contr.No. 24-1588-D
Water Main Contr.No. 24-1588-D
Storm Drains Plan F-87-82
Gas, Electric, Telephone
- STORMWATER MANAGEMENT: Quantity and quality control for this development is a retention facility provided under F-87-82 and maintained by Howard County.
- LANDSCAPING: See Landscape Plan Sheet 8 of 8, C-108.
- FOREST CONSERVATION: This plan is exempt from the Forest Conservation Ordinance in accordance with Section 16.1202(b)(iii). This site was mass graded in accordance with Plan F-87-82, Nov. 4, 1986.
- LIGHTING: All exterior lighting shall comply with Zoning Regulations, Section 134.
- ADEQUATE PUBLIC FACILITIES: Proposed project is in compliance with APTD per Traffic Report prepared by The Traffic Group, dated March 7, 2000.
- THERE ARE NO KNOWN historic buildings, archaeological sites, endangered species habitats, cemeteries, wells, or septic systems located on this property. There are no wetlands, streams, flood plains, or steep slopes located on or adjacent to this property.

SITE ANALYSIS DATA CHART

TOTAL PROJECT AREA	68,432 S.F. / 1.57 AC.
AREA OF PLAN SUBMISSION	68,432 S.F. / 1.57 AC.
LIMIT OF DISTURBED AREA	
PRESENT ZONING	POR
PROPOSED USES FOR THE SITE AND STRUCTURES	GENERAL OFFICE BUILDING & RETAIL
FLOOR SPACE ON EACH LEVEL OF BUILDING PER USE	1ST FLOOR - 13,800 S.F. OFFICE USE --- 4,600 S.F. RETAIL USE (25% of 1st Floor Area)
MAXIMUM NUMBER OF EMPLOYEES	69 PARKING SPACES
NUMBER OF PARKING SPACES REQUIRED BY H.C.Z.R.	81 PARKING SPACES (INCLUDING 4 H/C SPACES)
NUMBER OF PARKING SPACES PROVIDED ON SITE	
BUILDING COVERAGE OF SITE:	18,400 S.F. (27%)
PARKING, DRIVES AND WALKS:	32,000 S.F. (47%)
LANDSCAPE AREA:	18,000 S.F. (26%)
APPLICABLE DPZ FILE REFERENCES	F-87-82 for STORMWATER MANAGEMENT BA-99-66V for USE SETBACK VARIANCE

LIST OF DRAWINGS

- C-101 TITLE SHEET
- C-102 SITE DEVELOPMENT PLAN
- C-103 GRADING PLAN
- C-104 STORM DRAIN DESIGN DATA & PROFILES
- C-105 UTILITY PROFILES & CONSTRUCTION DETAILS
- C-106 SEDIMENT CONTROL PLAN
- C-107 SEDIMENT CONTROL DETAILS
- C-108 LANDSCAPE PLAN

ADDRESS CHART					
Parcel #	Street Address				
Q-1	#8900 Columbia 100 Parkway Columbia, MD 21042				
PERMIT INFORMATION CHART					
Subdivision Name	Section/Area	Plot	Parcel #	Grid	
Columbia 100 Office Research Park	1/2	8740	406	12	
L/P	Block #	Zoning	Tax Map	Election District	Census Tract
2034/071	N/A	POR	30	2nd	6023.02
Water Code:	Sewer Code:				
G-02	5657400				

TITLE SHEET

<p>KCW Engineering Technologies, Inc. 3104 Timanus Lane, Suite 101 Baltimore, MD 21244 (410) 281-0033 Fax (410) 281-1065 www.KCW-ET.com</p>	<p>6-23-00 Douglas Kennedy</p>	<p>DEVELOPER: Q-1 COLUMBIA 100, LLP P.O. BOX 65115 Baltimore, Maryland 21209 Attn: Keith Grayson Tel: (410) 466-2797</p>	<p>THIS PLAN HAS BEEN REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.</p> <p>USDA-NATURAL RESOURCES CONSERVATION SERVICE DATE</p> <p>THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.</p> <p>HOWARD SOIL CONSERVATION DISTRICT DATE</p>	<p>APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING</p> <p><i>Joseph Smith</i> 7/2/00 DATE DIRECTOR</p> <p><i>Cindy Hamula</i> 7/2/00 DATE CHIEF, DIVISION OF LAND DEVELOPMENT</p> <p><i>John J. ...</i> 7/17/00 DATE CHIEF, DEVELOPMENT ENGINEERING DIVISION</p>	<table border="1"> <thead> <tr> <th colspan="3">REVISIONS</th> </tr> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>ADD 20' PUBLIC UTILITY EASEMENT</td> <td>9-18-01</td> </tr> </tbody> </table>	REVISIONS			NO.	DESCRIPTION	DATE	1	ADD 20' PUBLIC UTILITY EASEMENT	9-18-01	<p>KCW J.O.: 99833 SCALE: 1" = 20' DESIGNED: D.L.K./K.M.W. DRAWN: K.M.W. CHECKED: D.L.K. DATE: June 23, 2000 DRAWING NO. Str. 1 of 8 C-101</p>	<p>PARCEL Q-1, SECTION 1, AREA 2 COLUMBIA 100 OFFICE RESEARCH PARK #8900 COLUMBIA 100 PARKWAY EXECUTIVE PARK DRIVE at COLUMBIA 100 PARKWAY HOWARD COUNTY, MARYLAND ELECTION DISTRICT - 2</p>
						REVISIONS										
NO.	DESCRIPTION	DATE														
1	ADD 20' PUBLIC UTILITY EASEMENT	9-18-01														
<p>SDP-00-66</p>																

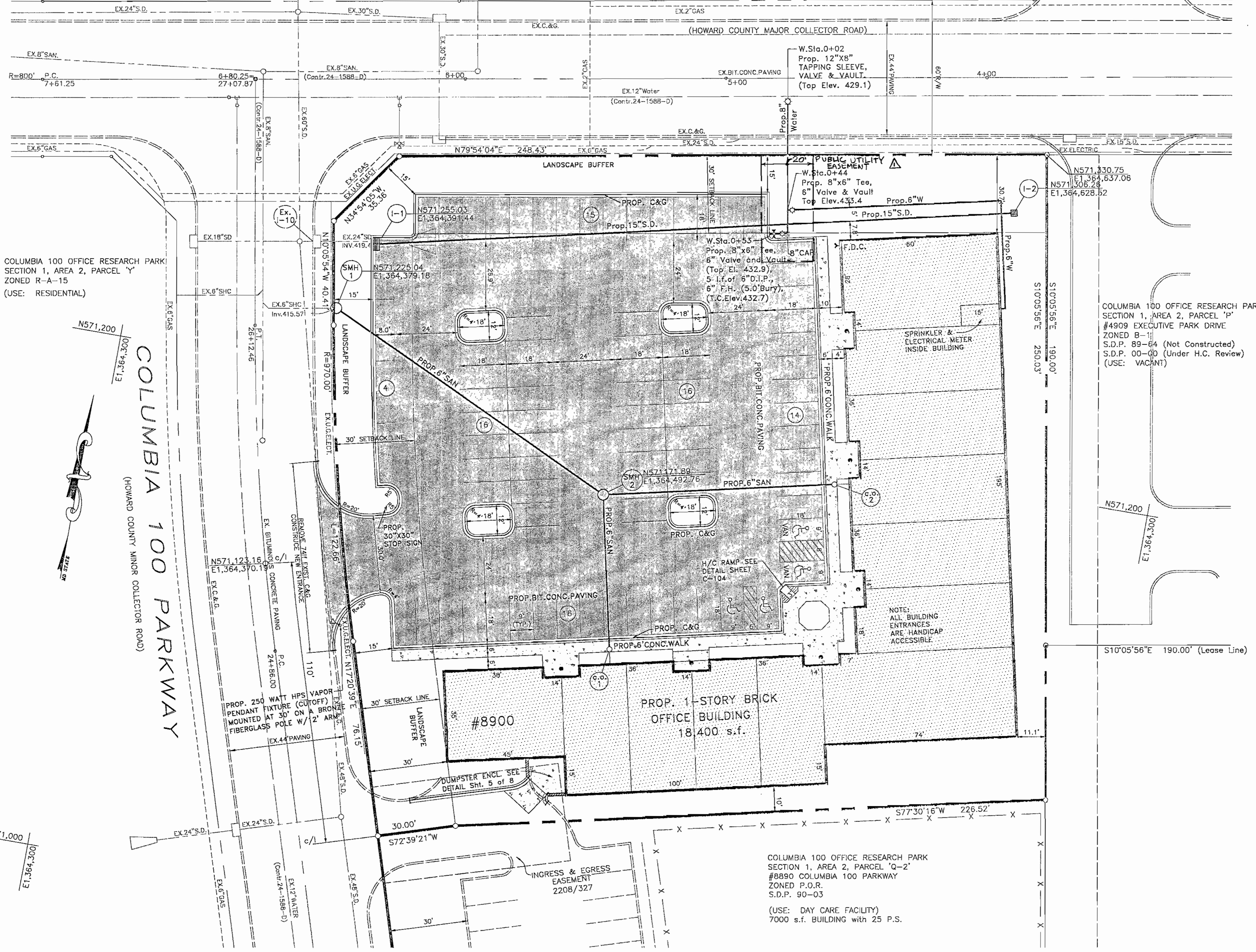
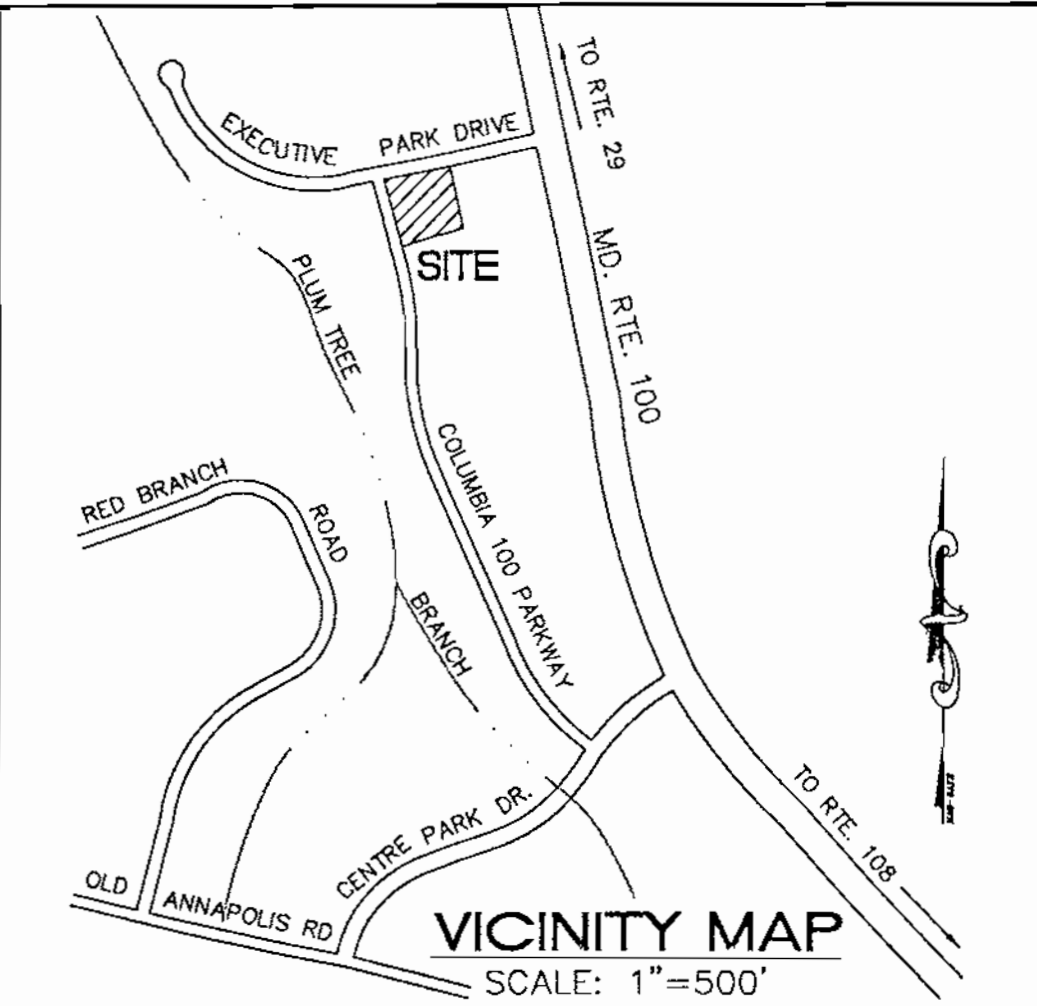
COLUMBIA 100 OFFICE RESEARCH PARK
SECTION 1, AREA 2, PARCEL 'T'
ZONED: R-A-15
F-87-82
STORMWATER MANAGEMENT FACILITY #2

COLUMBIA 100 OFFICE RESEARCH PARK
SECTION 1, AREA 2, PARCEL 'U'
ZONED: R-A-15
(USE: CONDOMINIUM TOWNHOUSES)

PARCEL 'V'
ZONED: POR
HOTEL and
RESTAURANT

EXECUTIVE PARK DRIVE

BEAVER
RUN



COLUMBIA 100 OFFICE RESEARCH PARK
SECTION 1, AREA 2, PARCEL 'Y'
ZONED R-A-15
(USE: RESIDENTIAL)

COLUMBIA 100 PARKWAY



GENERAL NOTES

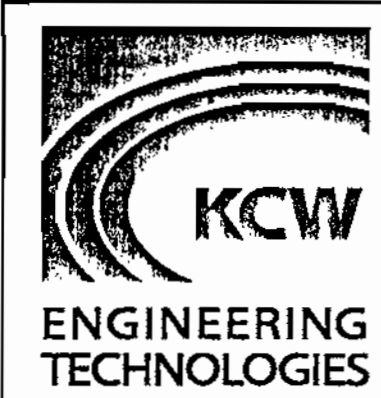
- DEVELOPER: Q-1 Columbia 100, LLP
Attn: Keith Grayson
P.O. Box 65115
Baltimore, Maryland 21209
- OWNER: Grayson 100 Limited Partnership
9025 Chevrolet Drive, Suite 'K'
Ellicott City, Maryland 21042
- PROPERTY LOCATION: Parcel 'Q-1', Section 1, Area 2
Columbia 100 Office Research Park
Plot No. 8740
E. Columbia 100 Parkway
Columbia, Maryland 21045
- TAX ACCOUNT NO.: 324393
ELECTION DISTRICT: 02
DEED: 2034-071
TAX MAP: 30, Grid 12, Parcel 406
AREA: 68,432 sf = 1.57 ac.
- ZONING: POR
- EXISTING LAND USE: Vacant, Unimproved.
- PROPOSED LAND USE: General Office Building and Retail
- BUILDING AREA: Office Use 75% 13,800 sf
Retail Use 25% 4,600 sf (maximum)
Total 18,400 sf
BUILDING HEIGHT: 1-Story 23.5 ft. < 50 ft.
- USE SETBACKS FROM PUBLIC STREET R/W:
Building Minimum 30 ft Proposed 30 ft
Parking Minimum 30 ft Proposed 15 ft *
- * VARIANCE, per BA-99-66 Order dated Feb. 15, 2000, granted from HCZR Section 130.B.2.a.(4) to allow a Use Setback from public street R/W for Parking of 15 ft. in lieu of 30 ft. in POR Zoning District.
- PARKING: General Office 13,800sf x 3.3/1000 = 46 p.s.
Retail 4,600sf x 5.0/1000 = 23 p.s.
Total Required = 69 p.s.
Total Provided = 81 p.s.
- UTILITIES: Public utilities exist in Executive Park Drive and Columbia 100 Parkway to serve this site.
Sanitary Sewer Contr.No. 24-1588-D
Water Main Contr.No. 24-1588-D
Storm Drains Plan F-87-82
Gas, Electric, Telephone
- STORMWATER MANAGEMENT: Quantity and Quality control for this development is a retention facility provided under F-87-82 and maintained by Howard County.
- LANDSCAPING: See Landscape Plan Sheet 8 of 8, C-108.
- FOREST CONSERVATION: This Plan is exempt from the Forest Conservation Ordinance in accordance with Section 16.1202(b)(iii). This site was mass graded in accordance with Plan F-87-82 on Nov. 4, 1986.
- LIGHTING: Shall comply with Zoning Regulations Section 134.
- ADEQUATE PUBLIC FACILITIES: Proposed project is in compliance with APFO per Traffic Report prepared by The Traffic Group, dated March 7, 2000.
- THERE ARE NO KNOWN historic buildings, archaeological sites, endangered species habitats, cemeteries, wells, or septic systems located on this property. There are no wetlands, streams, flood plains, or steep slopes located on or adjacent to this property.

ADDRESS CHART			
Parcel #	Street Address	#8900 Columbia 100 Parkway Columbia, MD 21042	
Q-1			
PERMIT INFORMATION CHART			
Subdivision Name	Section/Area	Plot	Grid
Columbia 100 Office Research Park	1/2	8740	406
L/Z	Block #	Zoning	Tax Map
2034/071	N/A	POR	30
Water Code:	G-02	Section/District	2nd
		Census Tract	6023.02
		Sewer Code:	5657400

SITE DEVELOPMENT PLAN

PARCEL Q-1, SECTION 1, AREA 2
COLUMBIA 100 OFFICE RESEARCH PARK
#8900 COLUMBIA 100 PARKWAY

EXECUTIVE PARK DRIVE at COLUMBIA 100 PARKWAY
HOWARD COUNTY, MARYLAND ELECTION DISTRICT - 2



KCW Engineering Technologies, Inc.
3104 Timanus Lane, Suite 101
Baltimore, MD 21244
(410) 281-0033
Fax (410) 281-1065
www.KCW-ET.com

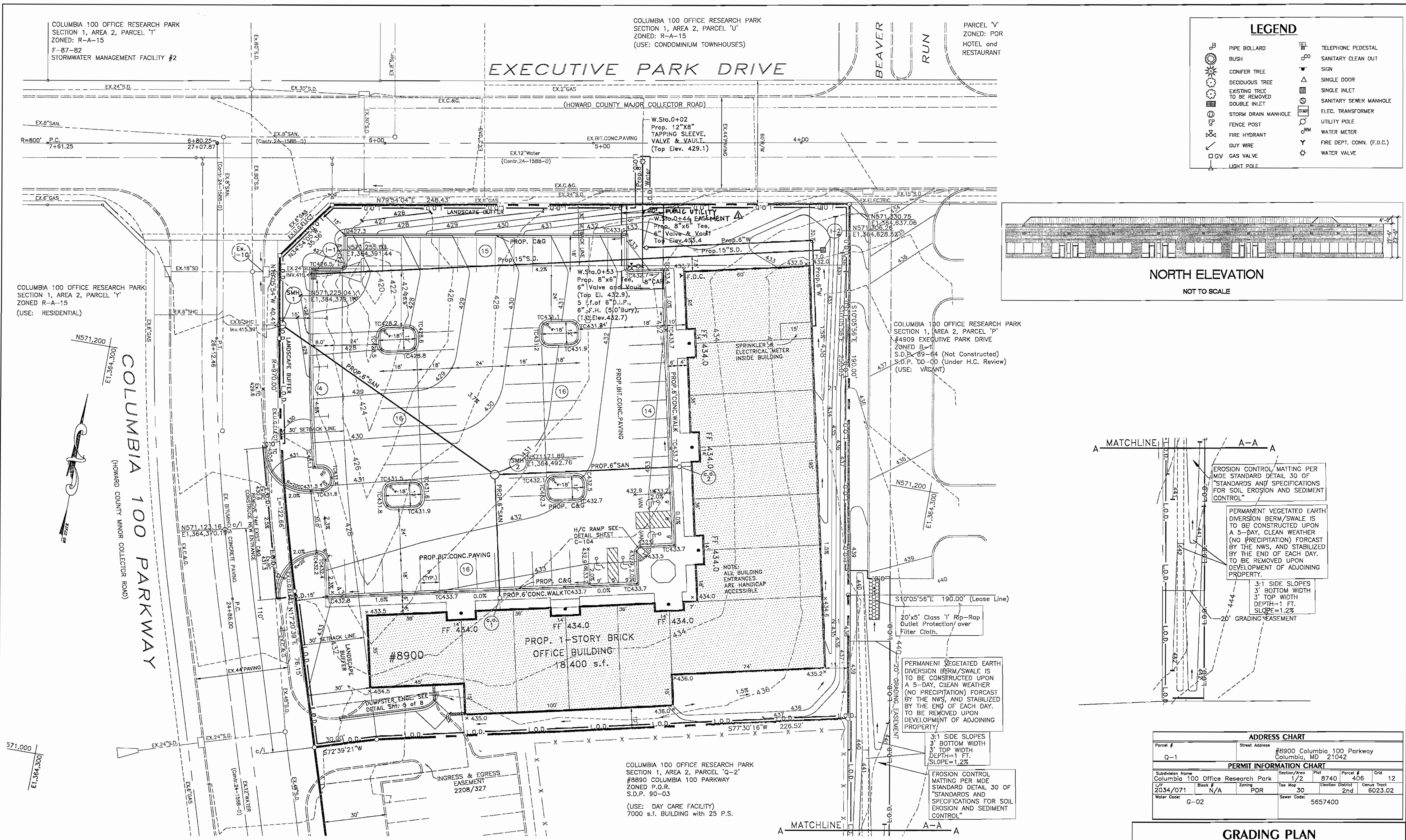


DEVELOPER:
Q-1 COLUMBIA 100, LLP
P.O. BOX 65115
Baltimore, Maryland 21209
Attn: Keith Grayson
Tele: (410) 466-2797

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
John S. Smith 7/21/00
DIRECTOR
Chris Hendon 7/13/00
CHIEF, DIVISION OF LAND DEVELOPMENT
Chris Hendon 7/13/00
CHIEF, DEVELOPMENT ENGINEERING DIVISION

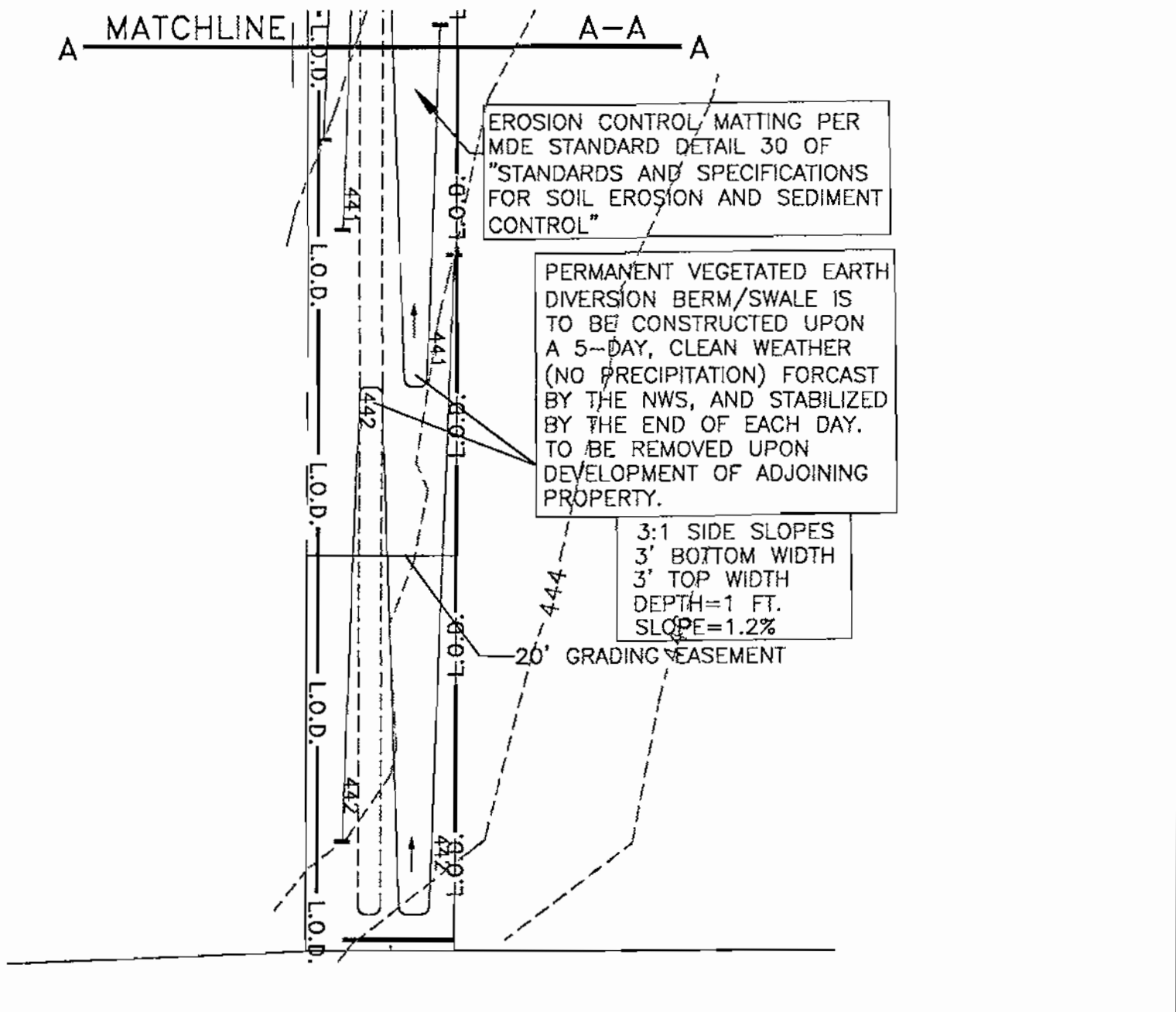
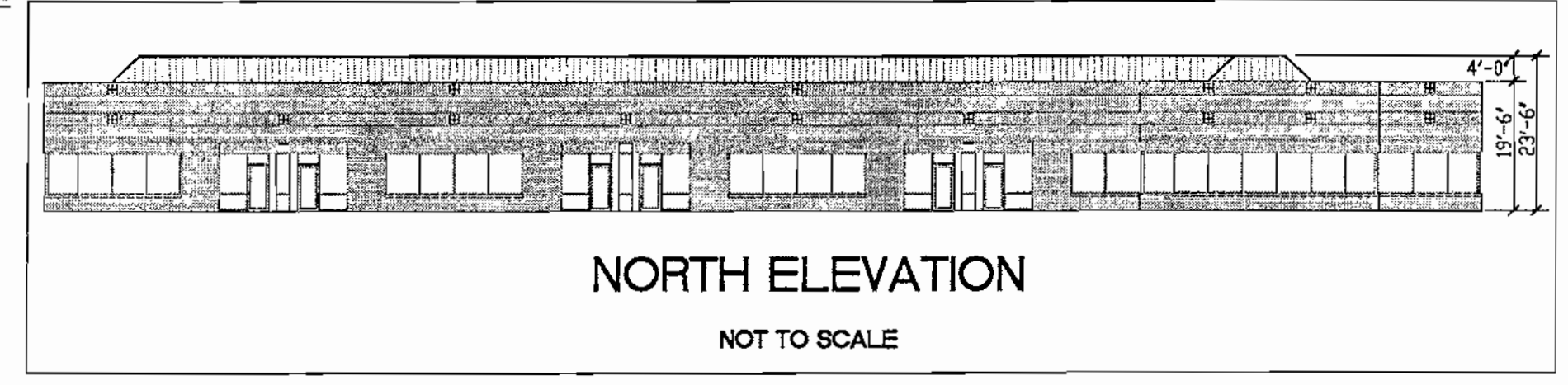
REVISIONS		
NO.	DESCRIPTION	DATE
1	ADD 20' PUBLIC UTILITY EASEMENT	7-18-01

KCW J.O.: 99833
SCALE: 1" = 20'
DESIGNED: D.L.K.
DRAWN: K.M.W.
CHECKED: D.L.K.
DATE: DEC. 9, 1999
DRAWING NO. Shr. 2 of 8 C-102



LEGEND

	PIPE BOLLARD		TELEPHONE PEDESTAL
	BUSH		SANITARY CLEAN OUT
	CONIFER TREE		SIGN
	DECIDUOUS TREE		SINGLE DOOR
	EXISTING TREE TO BE REMOVED		SINGLE INLET
	DOUBLE INLET		SANITARY SEWER MANHOLE
	STORM DRAIN MANHOLE		ELEC. TRANSFORMER
	FENCE POST		UTILITY POLE
	FIRE HYDRANT		WATER METER
	GUY WIRE		FIRE DEPT. CONN. (F.D.C.)
	GAS VALVE		WATER VALVE
	LIGHT POLE		

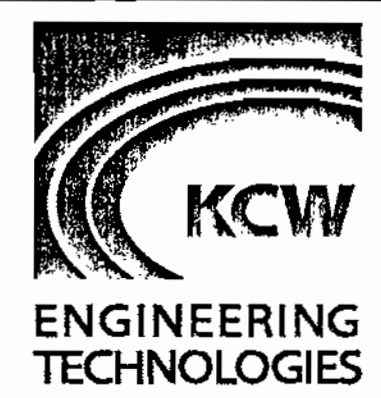


ADDRESS CHART

Parcel #	Street Address	
Q-1	#8900 Columbia 100 Parkway Columbia, MD 21042	

PERMIT INFORMATION CHART

Subdivision Name	Section/Area	Plot	Parcel #	Grid
Columbia 100 Office Research Park	1/2	8740	406	12
L/F	Block #	Zoning	Tax Map	Election District
2034/071	N/A	POR	30	2nd
Water Code	Sewer Code			
G-02	5657400			



KCW Engineering Technologies, Inc.
3104 Timanus Lane, Suite 101
Baltimore, MD 21244
(410) 281-0033
Fax (410) 281-1065
www.KCW-ET.com



DEVELOPER:
Q-1 COLUMBIA 100, LLP
P.O. BOX 65115
Baltimore, Maryland 21209
Attn: Keith Grayson
Tel: (410) 466-2797

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 7/21/00
DIRECTOR

[Signature] 7/21/00
CHIEF, DIVISION OF LAND DEVELOPMENT

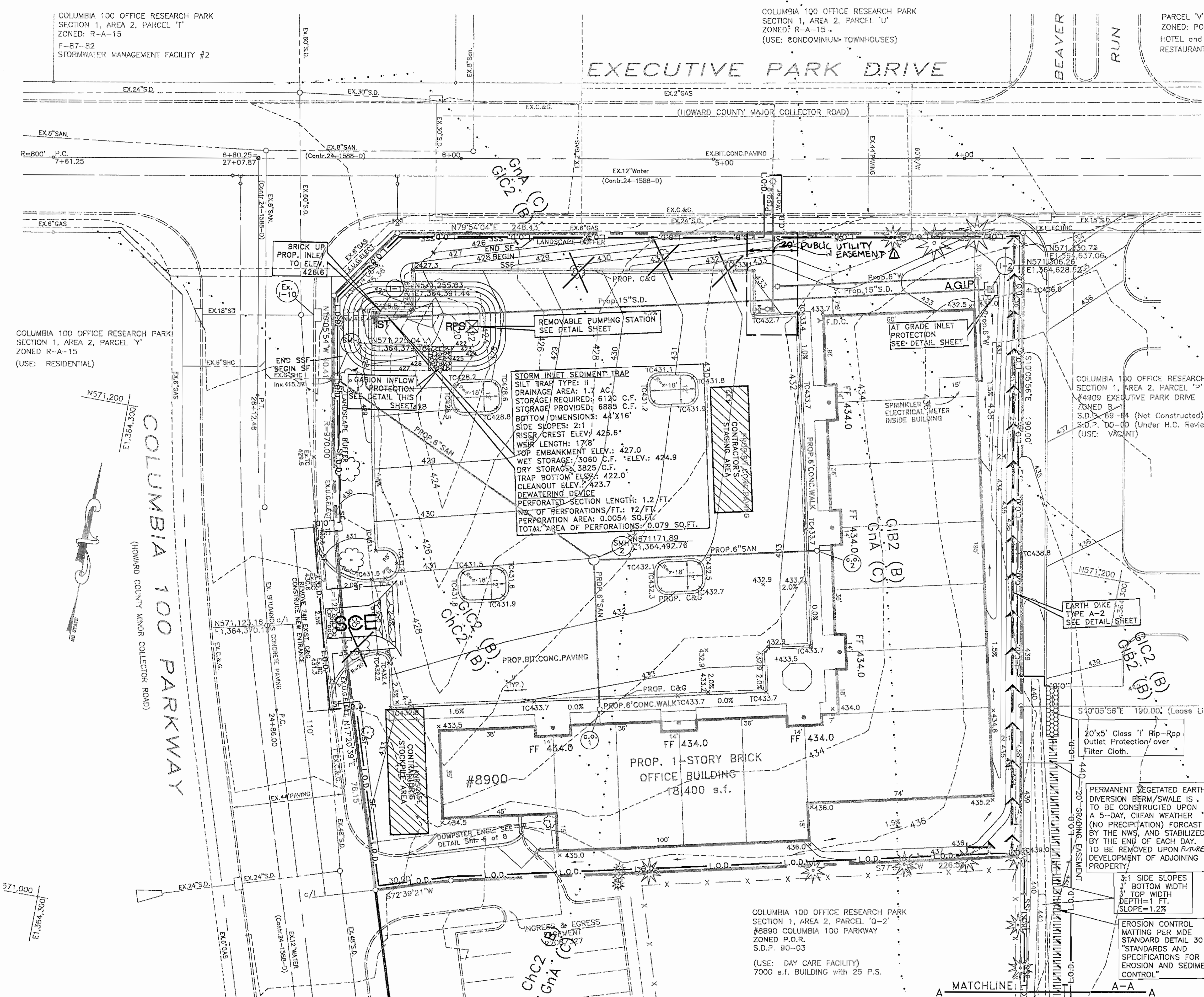
[Signature] 7/21/00
CHIEF, DEVELOPMENT ENGINEERING DIVISION

REVISIONS

NO.	DESCRIPTION	DATE
Δ	ADD 20' PUBLIC UTILITY EASEMENT	9-18-01

KCW J.O.: 99833
SCALE: 1" = 20'
DESIGNED: D.L.K.
DRAWN: K.M.W.
CHECKED: D.L.K.
DATE: JUNE 23, 2000
DRAWING NO.
Shr. 3 of 8 C-103

PARCEL Q-1, SECTION 1, AREA 2
COLUMBIA 100 OFFICE RESEARCH PARK
#8900 COLUMBIA 100 PARKWAY
EXECUTIVE PARK DRIVE at COLUMBIA 100 PARKWAY
HOWARD COUNTY, MARYLAND ELECTION DISTRICT - 2



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.

Douglas L. Kennedy, P.E. 6-23-00
SIGNATURE DATE

BY THE DEVELOPER:

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

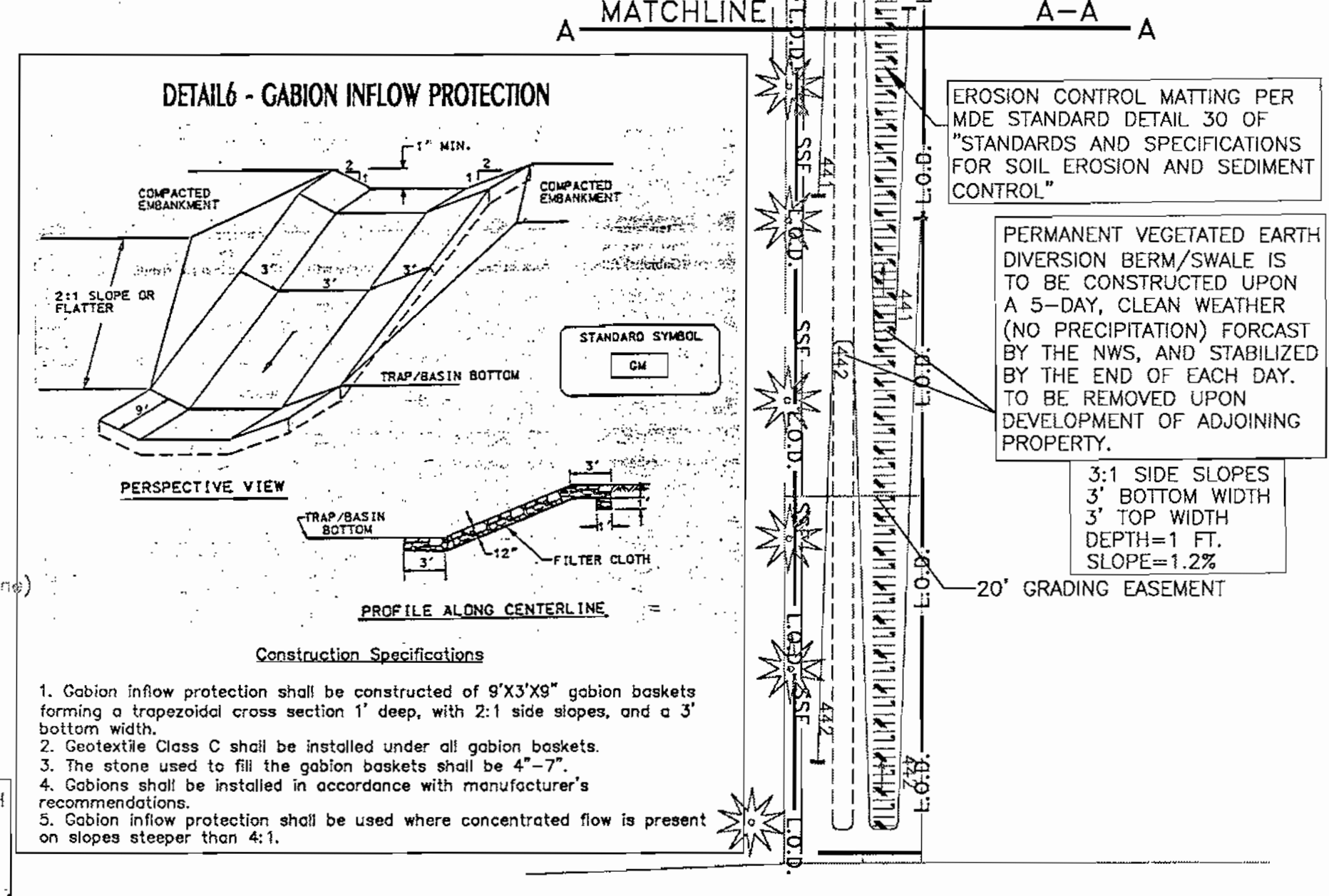
Keith Grayson 6/22/2000
SIGNATURE DATE

SEDIMENT CONTROL LEGEND

EXISTING CONTOURS	---
PROPOSED GRADES	---
PROPERTY LINE	---
EARTH DIKE	— — —
LIMIT OF DISTURBANCE	LOD
SILT FENCE	—SF—SF—
STONE CONSTRUCTION ENTRANCE WITH MOUNTABLE BERM	SCE
AT GRADE INLET PROTECTION	AGIP
STORM INLET SEDIMENT TRAP	IST
STORM DRAIN INLETS	— — —
TREE TO BE REMOVED	✕
REMOVABLE PUMPING STATION	RPS
EROSION CONTROL MATTING	— — —

SEQUENCE OF CONSTRUCTION

- OBTAIN GRADING PERMIT 1 DAY
- NOTIFY HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT 410-313-1880 AT LEAST 24 HOURS PRIOR TO COMMENCING ANY WORK
- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE 1 DAY
- PERMANENT VEGETATED EARTH DIVERSION BERM/SWALE IS TO BE CONSTRUCTED UPON A 5-DAY, CLEAN WEATHER (NO PRECIPITATION) FORECAST BY THE NWS, AND STABILIZED BY THE END OF EACH DAY. CONSTRUCT RIP RAP OUTLET PROTECTION AND TYPE A-2 EARTH DIKE. 5 DAYS
- INSTALL I-1 ON TOP OF EXISTING 24" STORM DRAIN. BUILD STORM INLET SEDIMENT TRAP AROUND I-1. 3 DAYS
- WITH SEDIMENT CONTROL DEVICES IN PLACE AND WITH PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR, BEGIN GRADING SITE. 3 DAYS
- INSTALL STORM DRAIN RUN FROM I-2 TO I-1. 2 DAYS
- INSTALL REMAINING UTILITIES, ON-SITE CURB AND GUTTER, CONSTRUCT BUILDING, WALKS, AND REMAINING SITE IMPROVEMENTS. DISTURB ONLY THAT WHICH CAN BE STABILIZED AT THE END OF EACH WORKING DAY. 56 DAYS
- FINE GRADE AND PAVE THE SITE. 5 DAYS
- UPON STABILIZATION OF ALL DISTURBED AREAS AND WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT CONTROL DEVICES AND VEGETATIVELY STABILIZE THE AREA DISTURB BY THIS PROCESS. 3 DAYS



LIMIT OF DISTURBANCE: 73,000 S.F./1.7 ACRES

ADDRESS CHART

Parcel #	Street Address	#8900 Columbia 100 Parkway Columbia, MD 21042
Q-1		

PERMIT INFORMATION CHART

Subdivision Name	Section/Area	Parcel #	Grid
Columbia 100 Office Research Park	1/2	8740	406
2034/071	Block #	N/A	Zoning
			Tax Map
			Election District
			Census Tract
Water Code:	G-02	Sewer Code:	5657400

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING THE RECEIVING SWM FACILITY OF SEDIMENT ATTRIBUTED TO THIS PLAN.

KCW Engineering Technologies, Inc.
3104 Timanus Lane, Suite 101
Baltimore, MD 21244
(410) 281-0033
Fax (410) 281-1065
www.KCW-ET.com

STATE OF MARYLAND
DIVISION OF LAND DEVELOPMENT
PROFESSIONAL ENGINEER
6-23-00
Douglas L. Kennedy

DEVELOPER:
Q-1 COLUMBIA 100, LLP
P.O. BOX 65115
Baltimore, Maryland 21209
Attn: Keith Grayson
Tele: (410) 466-2797

THIS PLAN HAS BEEN REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

Carl Schmitt 6/24/00
DIRECTOR, HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

USA-NATURAL RESOURCES CONSERVATION SERVICE

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

Keith Grayson
CHIEF, DEVELOPMENT ENGINEERING DIVISION

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Keith Grayson 7/2/00
CHIEF, DIVISION OF LAND DEVELOPMENT

Keith Grayson 7/17/00
CHIEF, DEVELOPMENT ENGINEERING DIVISION

REVISIONS

NO.	DESCRIPTION	DATE
ADD 20' PUBLIC UTILITY EASEMENT		9-18-01

KCW J.O.: 99833
SCALE: 1" = 20'
DESIGNED: K.M.W.
DRAWN: K.M.W.
CHECKED: D.L.K.
DATE: JUNE 23, 2000
DRAWING NO.
Str. 6 of 8 C-106

SEDIMENT CONTROL PLAN

PARCEL Q-1, SECTION 1, AREA 2
COLUMBIA 100 OFFICE RESEARCH PARK
#8900 COLUMBIA 100 PARKWAY

EXECUTIVE PARK DRIVE at COLUMBIA 100 PARKWAY
HOWARD COUNTY, MARYLAND ELECTION DISTRICT - 2

SDP-00-66

COLUMBIA 100 OFFICE RESEARCH PARK
SECTION 1, AREA 2, PARCEL 'T'
ZONED: R-A-15
F-87-82
STORMWATER MANAGEMENT FACILITY #2

COLUMBIA 100 OFFICE RESEARCH PARK
SECTION 1, AREA 2, PARCEL 'U'
ZONED: R-A-15
(USE: CONDOMINIUM TOWNHOUSES)

PARCEL 'V'
ZONED: POR
HOTEL and
RESTAURANT

EXECUTIVE PARK DRIVE

BEAVER
RUN

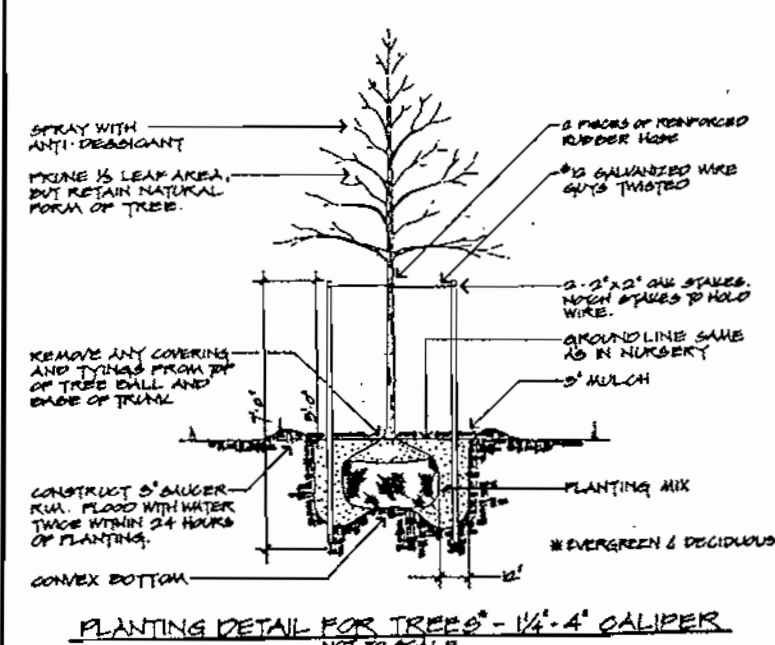
SCHEDULE A : PERIMETER LANDSCAPE EDGE

PERIMETER NO.	DESCRIPTION	LENGTH	EDGE TYPE	TREES REQUIRED
①	NON-PES. TO ROAD (FRONT)	90'	B	SHADE @ 1:50 = 2 EVERGREEN @ 1:40 = 2
	PARKING TO ROAD	183'	E	SHADE @ 1:40 = 5 SHRUBS @ 1:4 = 46
②	NON-PES. TO NON-PES.	190'	A	SHADE @ 1:60 = 3
③	NON-PES. TO NON-PES.	256'	N/A	-
	DUMPSTER TO NON-PES.	24'	C	SHADE @ 1:40 = 1 EVERGREEN @ 1:20 = 1
④	NON-PES. TO ROAD (SIDE)	70'	B	SHADE @ 1:50 = 1 EVERGREEN @ 1:40 = 2
	PARKING TO ROAD	140'	E	SHADE @ 1:40 = 3 SHRUBS @ 1:4 = 35

NOTES:

- CONTRACTOR IS TO NOTIFY MISS UTILITY A MINIMUM OF 72 HOURS PRIOR TO DIGGING. TELEPHONE: 1-800-257-7777
- THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED 48 HOURS BEFORE PLANTING BEGINS. THE LOCATION OF ALL PLANT MATERIAL IS TO BE APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT.
- THIS PLAN IS FOR PLANTING ONLY.
- NO TREE OR SHRUB PLANTING PITS ARE TO BE LEFT OPEN OR UNATTENDED.
- SHRUBS ARE TO BE GROUPED INTO MULCHED BEDS. BEDS ARE TO BE EDGED AND THE GRASS IS TO BE KILLED OR REMOVED PRIOR TO MULCHING.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND SHALL CONFORM TO AMERICAN ASSOCIATION OF NURSERYMEN LATEST STANDARDS. PLANT INSTALLATION MUST CONFORM TO THE MINIMUM STANDARDS CITED IN THE LATEST EDITION OF THE 'LANDSCAPE SPECIFICATION GUIDELINES' BY THE LANDSCAPE CONTRACTORS ASSOCIATION.

COLUMBIA 100 OFFICE RESEARCH PARK
SECTION 1, AREA 2, PARCEL 'Y'
ZONED: RESIDENTIAL
(USE: RESIDENTIAL)



NOTE:
FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE D.P.W. GRADING PERMIT IN THE AMOUNT OF SIX THOUSAND, NINE HUNDRED, THIRTY DOLLARS.

- (A) (1) SHADE TREES @ \$300 EA = \$3,000
(2) EVERGREENS @ \$150 EA = \$300
(3) SHRUBS @ \$20 EA = \$2,420
\$5,720
- (B) (4) SHADE TREES @ \$300 EA = \$1,200
TOTAL: \$6,920

NOTE:
THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.

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.

1/7/2000
Date

LANDSCAPE PLAN PREPARED BY:

HUMAN & ROHDE, INC.
Landscape Architects
512 Virginia Avenue
Towson, Maryland 21286
(410) 825-3885

KCW Engineering Technologies, Inc.
3104 Timanus Lane, Suite 101
Baltimore, MD 21244
(410) 281-0033
Fax (410) 281-1065
www.KCW-ET.com



DEVELOPER:
Q-1 COLUMBIA 100, LLP
P.O. BOX 65115
Baltimore, Maryland 21209
Attn: Keith Grayson
Tel: (410) 466-2797

OWNER:
Grayson 100 Limited Partnership
9025 Chevrolet drive, Suite 'K'
Ellicott City, Maryland 21042

THIS PLAN HAS BEEN REVIEWED FOR HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

USDA-NATURAL RESOURCES CONSERVATION SERVICE DATE

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

HOWARD SOIL CONSERVATION DISTRICT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

7/2/00
7/6/00
7/17/00

ADDRESS CHART	
Parcel #	Street Address
Q-1	Columbia Parkway Columbia, MD 21042
PERMIT INFORMATION CHART	
Subdivision Name	Columbia 100 Office Research Park
Section/Area	1/2 8740
Plot	406
Grid	12
Block #	N/A
Zoning	POR
Tax Map	30
Section District	2nd
Genus Tract	6023.02
Water Code	G-02
Sewer Code	5657400

KCW J.O.: 99833
SCALE: 1" = 20'
DESIGNED: LBP
DRAWN: LBP
CHECKED: D.L.K.
DATE: DEC. 8, 1999
DRAWING NO.: C-108 SW: E of 3

SCHEDULE B : PARKING LOT INTERNAL LANDSCAPING

NO. OF PARKING SPACES: 80
INTERNAL ISLANDS REQUIRED: 1/20 SPACES = 4 (MIN. 12' W. / 200 SF)
INTERNAL ISLANDS PROVIDED: 4
NO. SHADE TREES REQUIRED: 1/20 SPACES = 4
NO. SHADE TREES PROVIDED: 4

* NOTE: SHOULD ANY TREE FOR WHICH LANDSCAPE CREDIT IS GIVEN, DIE PRIOR TO RELEASE OF BONDS, THE OWNER SHALL REPLACE THE TREE WITH THE EQUIVALENT SPECIES AT A MINIMUM 3" CALIPER, INSTALLED AS REQUIRED IN THE LANDSCAPE MANUAL.

KEY	QUAN.	BOTANICAL NAME COMMON NAME	SIZE	COND.	REMARKS
⊙	6	LIQUIDAMBAR STYRACIFLUA SWEETGUM	2 1/2" CAL	P&B	FULL SPECIMEN
+	3	QUERCUS PHELLOS WILLOW OAK			
△	4	TILIA AMERICANA 'REDMOND' REDMOND			
⊕	1	ACER GRiseum PAPER-BARK MAPLE	1 1/2" CAL		
⊗	3	PRUNUS YEDOENSIS YOSHINO CHERRY	1 1/2" CAL		FULL, HEAVY SPECIMEN
⊙	81	EUONYMUS ALATUS 'COMPACTA' COMPACT WINGED EUONYMUS	2-2 1/2" HT.		FULL, SPACED 4' OC. STAGGERED

REV. 1-27-00 PER DISCUSSION WITH COUNTY (RICHARD BLOOD).

LANDSCAPE PLAN

PARCEL Q-1, SECTION 1, AREA 2

COLUMBIA 100 OFFICE RESEARCH PARK

EXECUTIVE PARK DRIVE at COLUMBIA 100 PARKWAY
HOWARD COUNTY, MARYLAND ELECTION DISTRICT - 2

S.D.P. 00-66

COLUMBIA 100 OFFICE RESEARCH PARK
SECTION 1, AREA 2, PARCEL 'T'
ZONED: R-A-15
F-87-82
STORMWATER MANAGEMENT FACILITY #2

COLUMBIA 100 OFFICE RESEARCH PARK
SECTION 1, AREA 2, PARCEL 'U'
ZONED: R-A-15
(USE: CONDOMINIUM TOWNHOUSES)

PARCEL 'V'
ZONED: POR
HOTEL AND
RESTAURANT

EXECUTIVE PARK DRIVE

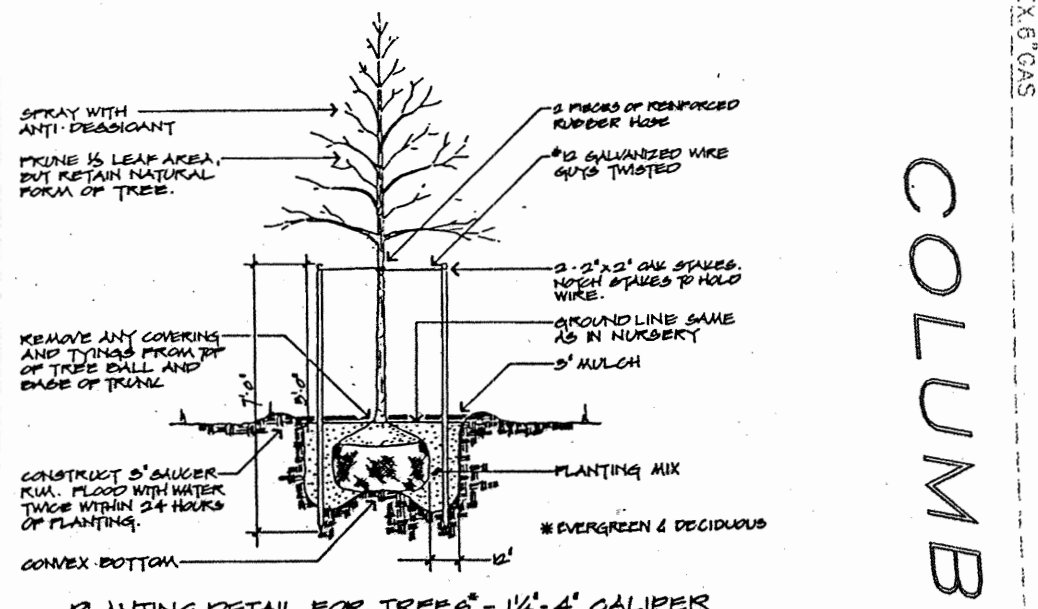
BEAVER
RUN

SCHEDULE A: PERIMETER LANDSCAPE EDGE

PERIMETER NO.	LENGTH	EDGE TYPE	TREES REQUIRED	
①	NON-RES. TO ROAD (FRONT) PARKING TO ROAD	90' 183'	B E	SHADE @ 1:50 = 2 EVERGRN @ 1:40 = 2 SHADE @ 1:40 = 5 SHRUBS @ 1:4 = 46
②	NON-RES. TO NON-RES.	190'	A	SHADE @ 1:60 = 3
③	NON-RES. TO NON-RES. DUMPSTER TO NON-RES.	256' 24'	N/A C	SHADE @ 1:40 = 1 EVERGRN @ 1:20 = 1
④	NON-RES. TO ROAD (SIDE) PARKING TO ROAD	70' 140'	B E	SHADE @ 1:50 = 1 EVERGRN @ 1:40 = 2 SHADE @ 1:40 = 3 SHRUBS @ 1:4 = 35

- NOTES:**
- CONTRACTOR IS TO NOTIFY MISS UTILITY A MINIMUM OF 72 HOURS PRIOR TO DIGGING. TELEPHONE: 1-800-257-7777.
 - THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED 48 HOURS BEFORE PLANTING BEGINS. THE LOCATION OF ALL PLANT MATERIAL IS TO BE APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT.
 - THIS PLAN IS FOR PLANTING ONLY.
 - NO TREE OR SHRUB PLANTING PITS ARE TO BE LEFT OPEN OR UNATTENDED.
 - SHRUBS ARE TO BE GROUPED INTO MULCHED BEDS. BEDS ARE TO BE EDGED AND THE GRASS IS TO BE KILLED OR REMOVED PRIOR TO MULCHING.
 - THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
 - ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND SHALL CONFORM TO AMERICAN ASSOCIATION OF NURSERYMEN LATEST STANDARDS. PLANT INSTALLATION MUST CONFORM TO THE MINIMUM STANDARDS CITED IN THE LATEST EDITION OF THE 'LANDSCAPE SPECIFICATION GUIDELINES' BY THE LANDSCAPE CONTRACTORS ASSOCIATION.

COLUMBIA 100 OFFICE RESEARCH PARK
SECTION 1, AREA 2, PARCEL 'Y'
ZONED R-A-15
(USE: RESIDENTIAL)



NOTE:
FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE D.P.W. GRADING PERMIT IN THE AMOUNT OF SIX THOUSAND NINE HUNDRED THIRTY DOLLARS.

(1) 10 SHADE TREES @ \$300 EA = \$3,000
(2) EVERGREENS @ \$150 EA = \$1,500
(3) SHRUBS @ \$20 EA = \$2,430

(4) 4 SHADE TREES @ \$300 EA = \$1,200

TOTAL: \$6,930

NOTE:
THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.

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.

Keith Grayson 1/7/2004
Name Date

LANDSCAPE PLAN PREPARED BY:
HUMAN & ROHDE, INC.
Landscape Architects
512 Virginia Avenue
Towson, Maryland 21286
(410) 825-3885

THIS PLAN HAS BEEN REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

USDA-NATURAL RESOURCES CONSERVATION SERVICE DATE

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

HOWARD SOIL CONSERVATION DISTRICT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Keith Grayson 7/2/04
Andrew Hamilton 7/2/04
William D. ... 7/17/04

DATE DATE DATE

ADDRESS CHART

Parcel # Q-1
Street Address # Columbia Parkway
Columbia, MD 21042

PERMIT INFORMATION CHART

Subdivision Name	Columbia 100 Office Research Park	Lot	1/2	Parcel	8740	Grid	12
L/P	2034/071	Block #	N/A	Zoning	POR	Tax Map	30
Water Code	G-02	City	2nd	Genus Tract	6023.02	Sewer Code	5657400

REV. 1-27-00 PER DISCUSSION WITH COUNTY (NICHARD BLOOD)

7-16-04 LANDSCAPE PLAN AS BUILT

KEY	QUAN.	BOTANICAL NAME COMMON NAME	SIZE	COND.	REMARKS
⊙	6	LIQUIDAMBAR STYRACIFLUA SWEETGUM	2 1/2" CAL	BBB	FULL SPECIMEN
⊕	3	ACER RUBRUM RED MAPLE	1 1/2" CAL		
⊙	10	THIA AMERICANA 'DIAMOND' PEACH	1 1/2" CAL		
⊕	1	ACER GRiseum PAPERBARK MAPLE	1 1/2" CAL		
⊕	42	JUNIPER			
⊕	3	FRAXUS YEDOENSIS YOSHINO CHERRY	1 1/2" CAL		FULL, HEAVY SPECIMEN
⊙	293	EVONYMI'S ALATUS 'COMPACTA' COMPACT WINGED EVONYMUS	2'-2 1/2' HT.		FULL, SPACED 4' OC STAGGERED

SCHEDULE B: PARKING LOT INTERNAL LANDSCAPING

NO. OF PARKING SPACES: 80
INTERNAL ISLANDS REQUIRED: 1/30 SPACES = 2 (MIN. 12' W. / 200 SF.)
INTERNAL ISLANDS PROVIDED: 4
NO. SHADE TREES REQUIRED: 1/30 SPACES = 4
NO. SHADE TREES PROVIDED: 4

* NOTE: SHOULD ANY TREE FOR WHICH LANDSCAPE CREDIT IS GIVEN, DIE PRIOR TO RELEASE OF BONDS, THE OWNER SHALL REPLACE THE TREE WITH THE EQUIVALENT SPECIES AT A MINIMUM 3" CALIPER, INSTALLED AS REQUIRED IN THE LANDSCAPE MANUAL.

KCW Engineering Technologies, Inc.
3104 Timanor Lane, Suite 101
Baltimore, MD 21244
(410) 281-0033
Fax: (410) 281-1065
www.KCW-ET.com



DEVELOPER:
Q-1 COLUMBIA 100, LLP
P.O. BOX 65115
Baltimore, Maryland 21209
Attn: Keith Grayson
Tel: (410) 466-2797

OWNER:
Grayson 100 Limited Partnership
3025 Chevrolet drive, Suite 'K'
Ellicott City, Maryland 21042

PARCEL Q-1, SECTION 1, AREA 2
COLUMBIA 100 OFFICE RESEARCH PARK

EXECUTIVE PARK DRIVE at COLUMBIA 100 PARKWAY
HOWARD COUNTY, MARYLAND ELECTION DISTRICT - 2

SEP-07-06