

COLUMBIA GATEWAY PARCEL 'A'

BUILDING 'G' AND PARKING STRUCTURE 'H'

GENERAL NOTES

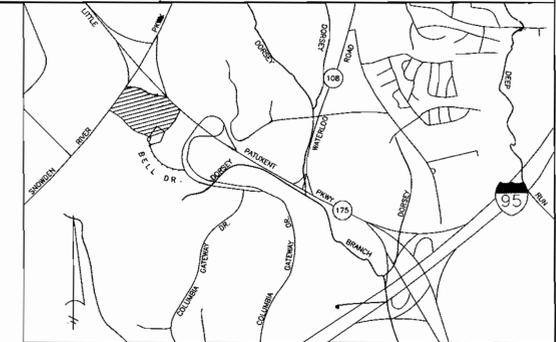
1. THE CONTRACTOR SHALL NOTIFY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS CONSTRUCTION INSPECTION DIVISION AT 410-313-1880 AT LEAST 24 HOURS PRIOR TO STARTING ANY OF THE WORK SHOWN HEREON.
2. ALL PLAN DIMENSIONS ARE GIVEN TO FACE OF CURB UNLESS OTHERWISE NOTED. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS.
3. THE CONTRACTOR SHALL NOTE THAT IN CASE OF DISCREPANCY BETWEEN ANY SCALED DIMENSIONS AND THE FIGURED DIMENSIONS SHOWN ON THESE PLANS, THE FIGURED DIMENSIONS SHALL GOVERN.
4. CONTRACTOR SHALL MEET ALL EXISTING IMPROVEMENTS SMOOTHLY FOR LINE, GRADE AND FINISH.
5. ALL WORK SHOWN ON THESE PLANS SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS AND OF THE MARYLAND STATE HIGHWAY ADMINISTRATION AND THE HOWARD COUNTY PLUMBING CODE, UNLESS OTHERWISE NOTED.
6. IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO MENTION SPECIFICALLY ANY WORK WHICH WOULD NORMALLY BE REQUIRED TO COMPLETE THIS PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO PERFORM SUCH WORK. THE COST OF SUCH WORK SHALL BE INCLUDED IN THE BASE BID.
7. THE CONTRACTOR SHALL INSPECT THE SITE TO DETERMINE IF ANY TREES, PAVING, ETC. ARE TO BE REMOVED PRIOR TO PLACING A BID ON SUCH ITEMS.
8. THE LOCATIONS OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE LOCATIONS ARE TAKEN FROM EXISTING RECORDS AND DO NOT REPRESENT FIELD-VERIFIED LOCATIONS. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 A MINIMUM OF 5 WORKING DAYS PRIOR TO DIGGING. THE CONTRACTOR SHALL CONFIRM TO HIS OWN SATISFACTION THE LOCATION OF ALL UTILITIES PRIOR TO ANY EXCAVATION OR PLACEMENT OF MATERIALS. IF ANY CONFLICT IS FOUND BETWEEN UNDERGROUND UTILITIES AND THE PROPOSED LOCATION OF ANY CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE OWNER OF THE UTILITY IMMEDIATELY. ANY DAMAGE OR DISRUPTION OF SERVICE SHALL BE AT THE EXPENSE OF THE CONTRACTOR. RELOCATION OF ANY EXISTING UTILITIES, IF NECESSARY, SHALL BE AT THE EXPENSE OF THE OWNER. THE CONTRACTOR SHALL COORDINATE RELOCATION OF THESE FACILITIES, IF NECESSARY.
9. CONTRACTOR SHALL PROTECT ALL EXISTING TREES OUTSIDE THE LIMIT OF DISTURBANCE AT ALL TIMES DURING CONSTRUCTION.
10. CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS NOT SCHEDULED FOR REMOVAL OR DEMOLITION. COST OF REPAIR TO EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE BASE BID. ALL EXISTING SITE FEATURES NOT BEING RETAINED SHALL BE REMOVED AND DISPOSED OF AT AN APPROVED LOCATION. ANY DAMAGE TO OFFSITE ROADS, RIGHTS OF WAY, OR ADJACENT PROPERTY SHALL BE REPAIRED IMMEDIATELY AT THE EXPENSE OF THE CONTRACTOR.
11. THE CONTRACTOR SHALL CLEAR THE PROJECT SITE OF ALL TREES, PAVING, STRUCTURES, ETC. WITHIN THE CONSTRUCTION AREA UNLESS OTHERWISE NOTED ON THE PLAN.
12. ONLY SUITABLE MATERIAL SHALL BE USED AS FILL AND ALL FILL SHALL BE PLACED AND COMPACTED AS SPECIFIED IN THE SOILS REPORT PREPARED FOR THIS SITE OR AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER. ALL 2:1 SLOPES SHOWN HEREON, EXCEPTING THOSE ASSOCIATED WITH LANDSCAPE BERMING. ALL GREADING UNDER PROPOSED PAVING, AND ALL FILL AND COMPACTION SHALL BE APPROVED BY A GEOTECHNICAL ENGINEER.
13. CONTRACTOR SHALL PROVIDE MINIMUM 4 FOOT BENCH AT THE EDGE OF PAVING IN FILL AREAS. MAXIMUM SLOPE OF BENCH SHALL BE 4% (1/4 PER FOOT).
14. MAXIMUM SLOPE SHALL BE 2 HORIZONTALLY TO 1 VERTICALLY.
15. CONTRACTOR SHALL PLACE A WITNESS POST AT THE TERMINUS OF ALL UTILITY STUBS.
16. ALL UTILITIES INSTALLED SHALL RECEIVE FULL TRENCH COMPACTION.
17. CONTRACTOR SHALL PROVIDE A MINIMUM OF 1 FOOT OF PROTECTIVE FILL OVER STORM DRAIN PIPES DURING CONSTRUCTION.
18. CONTRACTOR SHALL PROVIDE ALL PAVEMENT MARKINGS AND SIGNAGE FOR HANDICAP PARKING SPACES INDICATED HEREON IN ACCORDANCE WITH ALL APPLICABLE CODES. ALL PAVEMENT MARKINGS TO BE TRAFFIC WHITE.
19. ALL HANDICAPPED FACILITIES TO BE CONSTRUCTED IN ACCORDANCE WITH THE "DESIGN OF BARRIER FREE FACILITIES" AND THE MARYLAND BUILDING CODE FOR THE HANDICAPPED AND AGED, LATEST EDITION.
20. ALL TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES." ALL STREET AND REGULATORY SIGNS SHALL BE INSTALLED PRIOR TO INSTALLATION OF FINISHED PAVING.
21. THIS SITE IS EXEMPT FROM THE FOREST CONSERVATION ORDINANCE IN ACCORDANCE WITH SECTION 16.1202(b)(2)(v).
22. ALL EXTERIOR LIGHTING SHALL COMPLY WITH SECTION 134 OF THE ZONING REGULATIONS.
23. ON OCTOBER 4, 1999, BY COUNTY COUNCIL RESOLUTION #134-1999, A PORTION OF THE EXISTING WATER MAIN WAS ABANDONED.
24. THERE ARE NO CEMETERIES OR BURIAL GROUNDS ON PARCEL 'A'.

SHEET INDEX

SHEET 1	COVER SHEET
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SHEET 5	EXISTING AND PROPOSED SITE DIMENSIONS
SHEET 6	SEDIMENT AND EROSION CONTROL PLAN
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SHEET 8	SITE DEMOLITION PLAN
SHEET 9	SITE PAVING SECTIONS
SHEET 10	HANDICAP PARKING PLANS AND DETAILS
SHEET 11	LANDSCAPE AND LIGHTING PLAN
SHEET 12	LANDSCAPE DETAILS

SITE DATA

1. AREA OF SITE = 15.26 AC
2. AREA OF PLAN SUBMISSION = 3.82 AC
3. LIMIT OF DISTURBED AREA = 3.82 AC
4. EX. ZONING = M-1
5. PROP. USE = OFFICE BUILDING
6. TOTAL BUILDING COVERAGE = 90,303 SF
7. PROP. BUILDING COVERAGE = 21,234 SF
8. TOTAL # OF BUILDINGS ON SITE = 4
9. MAX. # OF EMPLOYEES, TENANTS ON SITE = 1580
10. PARKING SPACES REQUIRED = 790
11. PARKING SPACES PROVIDED = 822
12. OPEN SPACE ON SITE = 4.99 AC
13. AREA OF RECREATION OPEN SPACE REQUIRED = N/A
14. APPLICABLE DPZ FILE REFERENCES = SDP 88-129
15. GROSS FLOOR AREA PER FLOOR = 21,234 SF (FOR PROPOSED BUILDING)
16. TOTAL GROSS FLOOR AREA = 84,624 SF (FOR PROPOSED BUILDING)
17. TOTAL GROSS FLOOR AREA = 241,872 SF (FOR EXISTING AND PROPOSED BUILDINGS)
18. PROPOSED PARKING RATIO = **3.85** OR **931** SPACES
19. NUMBER OF EXISTING PARKING SPACES = 811
20. NUMBER OF PARKING SPACES LOST TO CONSTRUCTION = 184
21. NUMBER OF GARAGE PARKING SPACES PROPOSED BY THIS PLAN = **314**
22. NUMBER OF SURFACE PARKING SPACES PROPOSED BY THIS PLAN = 627
23. TOTAL NUMBER OF PARKING SPACES PROPOSED BY THIS PLAN = **931**
24. HANDICAP SPACES REQUIRED = **19**
25. HANDICAP SPACES PROVIDED = 22



VICINITY MAP
SCALE: 1" = 2000'

BENCH MARKS:
W.R. & A.B.M. #2: ELEV. 365.28
R.R. SPIKE IN BASE OF 14" POPLAR, 90'± RIGHT OF COLUMBIA GATEWAY DRIVE PT STA. 11+23.93.
W.R. & A.B.M. #3: ELEV. 329.26
TOP BOLT @ TOP OLD LIGHT POST FOOTER, 143' OF COLUMBIA GATEWAY DRIVE STA. 11+50.

Reviewed for HOWARD SCD and meets Technical Requirements
Cheryl Sumner / 6/5
USDA - Natural Resources Conservation Service
Date: 1/27/00

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
John A. Smith
HOWARD SCD
Date: 1/27/00

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Linda Hamilton
Chief, Division of Land Development
Date: 2/3/00

William J. Hamilton
Chief, Development Engineering Division MK
Date: 1/27/00

John A. Smith
Director - Department of Planning and Zoning
Date: 2/14/00

Baker
MICHAEL BAKER JR. INC.
Consulting Engineers
3601 Eisenhower Avenue,
Suite 600
Alexandria, Virginia 22304
703-960-8800



OWNER / DEVELOPER

GATEWAY 44, LLC
C/O CORPORATE DEVELOPMENT SERVICES
8815 CENTRE PARK DRIVE, SUITE #400
COLUMBIA, MD 21045
(410) 992-7312

DESIGNED BY: JAK
DRAWN BY: PAB
CHECKED BY: MCB
REVISIONS

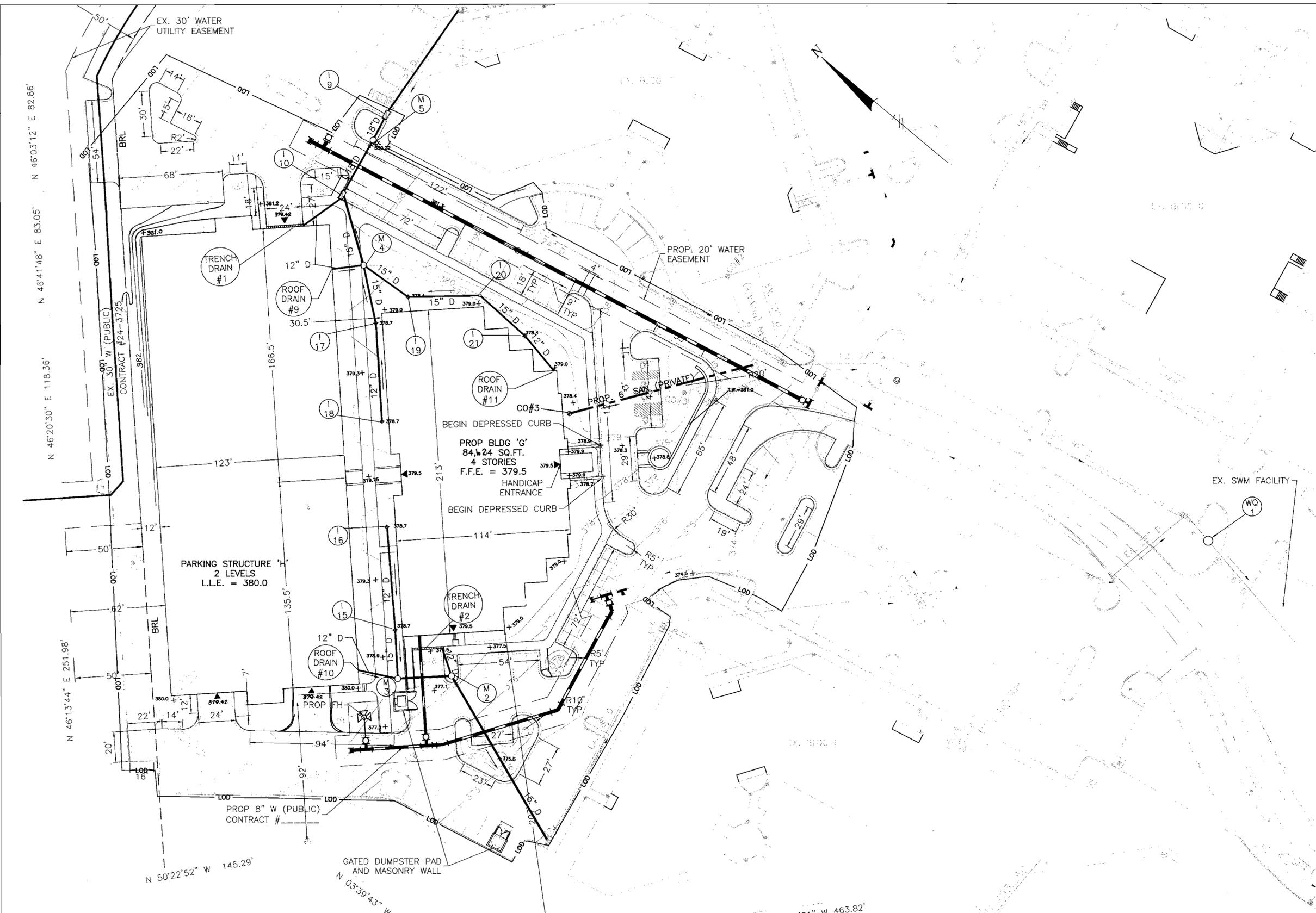
COVER SHEET
COLUMBIA GATEWAY PARCEL 'A'
BUILDING 'G' AND PARKING STRUCTURE 'H'

HOWARD COUNTY, MD
SCALE: NOT TO SCALE
P.N. 05806

ELECTION DISTRICT #6
DATE: JAN. 19, 2000

SHEET 1 OF 12

SDP-00-39



LEGEND

- PROPERTY LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EX. STORM DRAINS
- PROP. STORM DRAINS
- EX. SANITARY
- PROP. SANITARY
- EX. WATER
- PROP. WATER
- EX. CONC. C&G
- PROP. C&G (TYP.)
- EASEMENT
- PROP. FIRE HYDRANT

- NOTES:**
- SEE SHEET 5 OF 13 FOR HORIZONTAL DIMENSIONS.
 - SEE SHEET 8 OF 13 FOR EXISTING IMPROVEMENTS TO BE REMOVED.

Reviewed for HOWARD SCD and meets Technical Requirements.

USDA - Natural Resources Conservation Service Date

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

Howard SCD Date

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Linda Stambler 2/2/00
 Chief, Division of Land Development Date

Michael M. Keefe 1/21/00
 Chief, Development Engineering Division MK Date

Paul Keefe 2/4/00
 Director - Department of Planning and Zoning Date

BUILDING #	STREET ADDRESS
EXISTING D	6716 ALEXANDER BELL DRIVE
EXISTING E	6760 ALEXANDER BELL DRIVE
EXISTING F	6740 ALEXANDER BELL DRIVE
G	6750 ALEXANDER BELL DRIVE

PLAT # OR L/F	BLOCK #	ZONE	TAX/ZONE MAP	ELEC. DIST.	CENSUS TRACT
6766 & 6767	24	M-1	36	6	6065-02

WATER CODE: E-06 STORMWATER MANAGEMENT
 SEWER CODE: 339000 AS-BUILT 9-8-93

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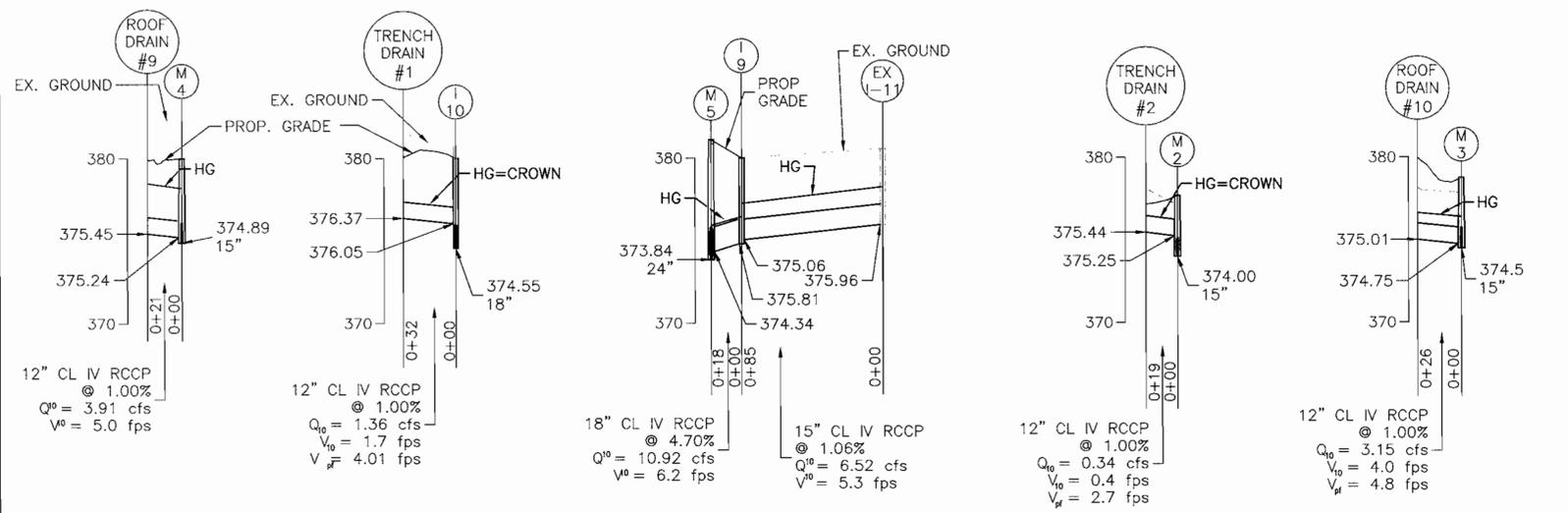
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 REVISIONS

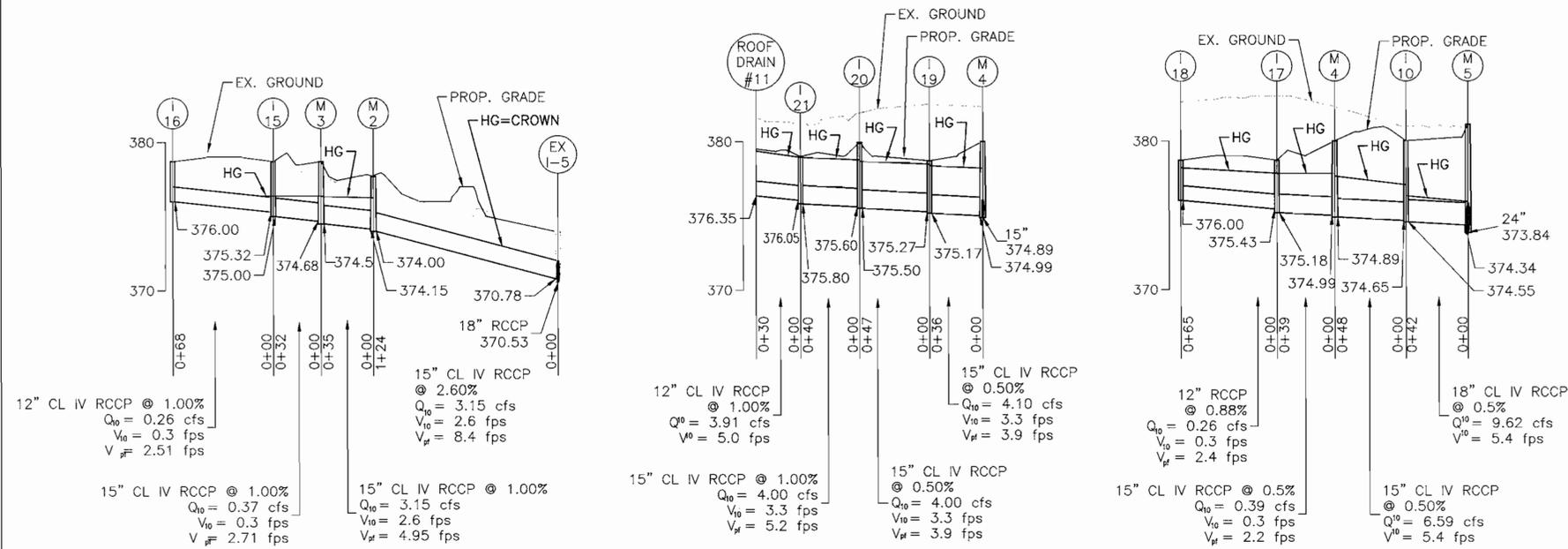
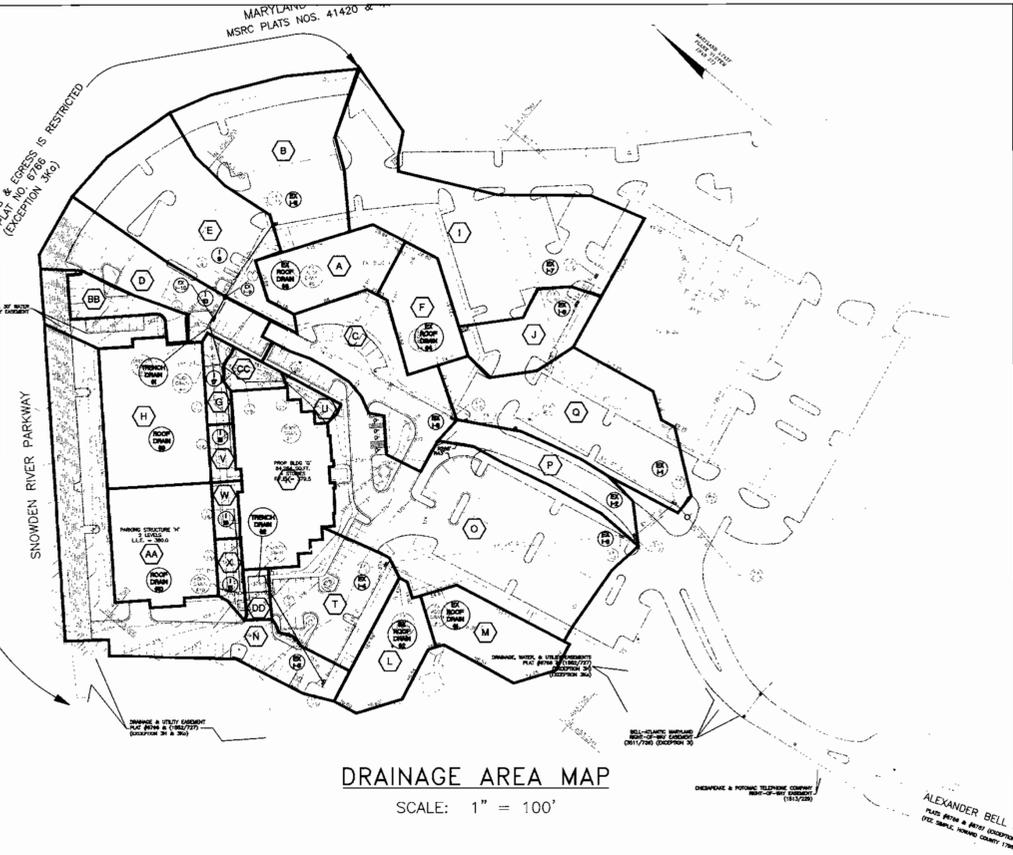
SITE PLAN
COLUMBIA GATEWAY PARCEL 'A'
 BUILDING 'G' AND PARKING STRUCTURE 'H'

HOWARD COUNTY, MD
 SCALE: 1" = 30'
 P.N. 05806

SHEET 2 OF 12
 ELECTION DISTRICT #6
 DATE: JAN. 19, 2000



DRAINAGE AREA	ACREAGE	'C'
A	0.24 AC±	0.95
B	0.71 AC±	0.77
C	0.45 AC±	0.71
D	0.40 AC±	0.79
E	0.72 AC±	0.76
F	0.24 AC±	0.95
G	0.06 AC±	0.45
H	0.48 AC±	0.95
I	1.00 AC±	0.81
J	0.25 AC±	0.77
K	0.48 AC±	0.95
L	0.21 AC±	0.95
M	0.21 AC±	0.95
N	0.90 AC±	0.57
O	1.27 AC±	0.83
P	0.28 AC±	0.84
Q	0.65 AC±	0.76
T	0.37 AC±	0.73
U	0.04 AC±	0.35
V	0.05 AC±	0.57
W	0.05 AC±	0.58
X	0.05 AC±	0.36
AA	0.39 AC±	0.95
BB	0.25 AC±	0.63
CC	0.06 AC±	0.35
DD	0.04 AC±	0.95



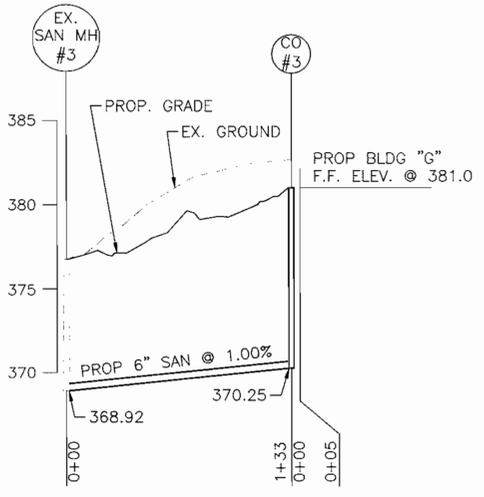
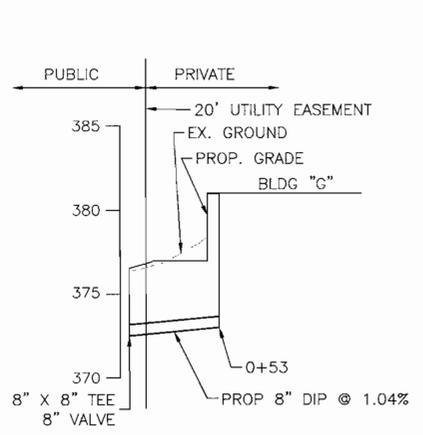
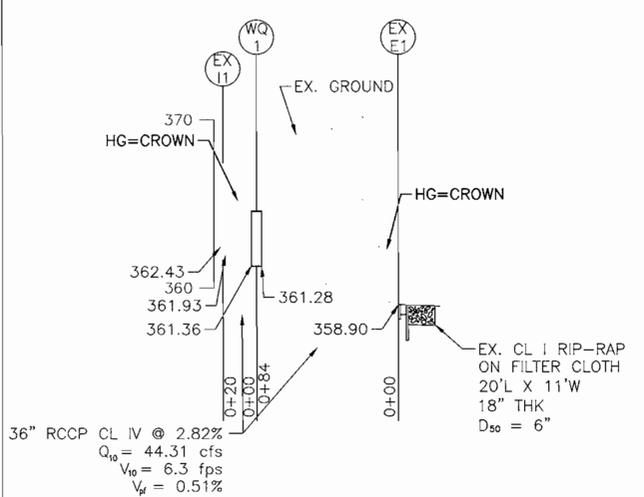
NO.	TYPE	INV. IN	INV. OUT	TOP ELEV.	Qc.f.s	REMARKS
I-9	DBL S COMB	375.81	375.06	380.40	4.7	HO. CO. STD. DETAIL SD-4.34
I-10	DBL S COMB	374.65	374.55	380.00	2.6	HO. CO. STD. DETAIL SD-4.34
I-15	YARD INLET	375.32	375.00	378.70	0.2	HO. CO. STD. DETAIL SD-4.14
I-16	YARD INLET	-	376.00	378.70	0.3	HO. CO. STD. DETAIL SD-4.14
I-17	YARD INLET	375.43	375.18	378.70	0.3	HO. CO. STD. DETAIL SD-4.14
I-18	YARD INLET	-	376.00	378.70	0.3	HO. CO. STD. DETAIL SD-4.14
I-19	YARD INLET	375.27	375.17	378.70	0.3	HO. CO. STD. DETAIL SD-4.14
I-20	YARD INLET	375.60	375.50	380.00	0.1	HO. CO. STD. DETAIL SD-4.14
I-21	YARD INLET	376.05	375.80	379.00	0.1	HO. CO. STD. DETAIL SD-4.14

*TOP OF GRATE ELEV.

SIZE / TYPE	LENGTH
6" PVC	133 LF
8" DIP	53 LF
12" RCCP CLIV	261 LF
15" RCCP CLIV	486 LF
18" RCCP CLIV	60 LF

NO.	TYPE	INV. IN	INV. OUT	TOP ELEV.	REMARKS
M2	TYPE C-MANHOLE	374.15	374.00	377.70	HO. CO. STD. DETAIL G-5.12
M3	TYPE C-MANHOLE	374.68	374.5	378.50	HO. CO. STD. DETAIL G-5.12
M4	TYPE C-MANHOLE	374.99	374.89	380.00	HO. CO. STD. DETAIL G-5.12
M5	TYPE C-MANHOLE	374.34	-	381.10	HO. CO. STD. DETAIL G-5.12
WQ1	STORMCEPTOR	361.36	361.28	370.00	SEE SHEET 4 FOR DETAILS

* SEE ARCHITECTURAL PLANS FOR TRENCHDRAIN DETAILS



PROFILES
 HORIZ. SCALE: 1" = 50'
 VERT. SCALE: 1" = 5'

Reviewed for HOWARD SCD and meets Technical Requirements.

USDA - Natural Resources Conservation Service

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Chief, Division of Land Development
 Chief, Development Engineering Division MK
 Director - Department of Planning and Zoning

Date: 2/3/10
 Date: 1/27/10
 Date: 2/3/10

Baker
 Michael Baker Jr., Inc.

MICHAEL BAKER JR. INC.
 Consulting Engineers
 3601 Eisenhower Avenue,
 Suite 600
 Alexandria, Virginia 22304
 703-960-8800

OWNER / DEVELOPER
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 C/O CORPORATE DEVELOPMENT SERVICES
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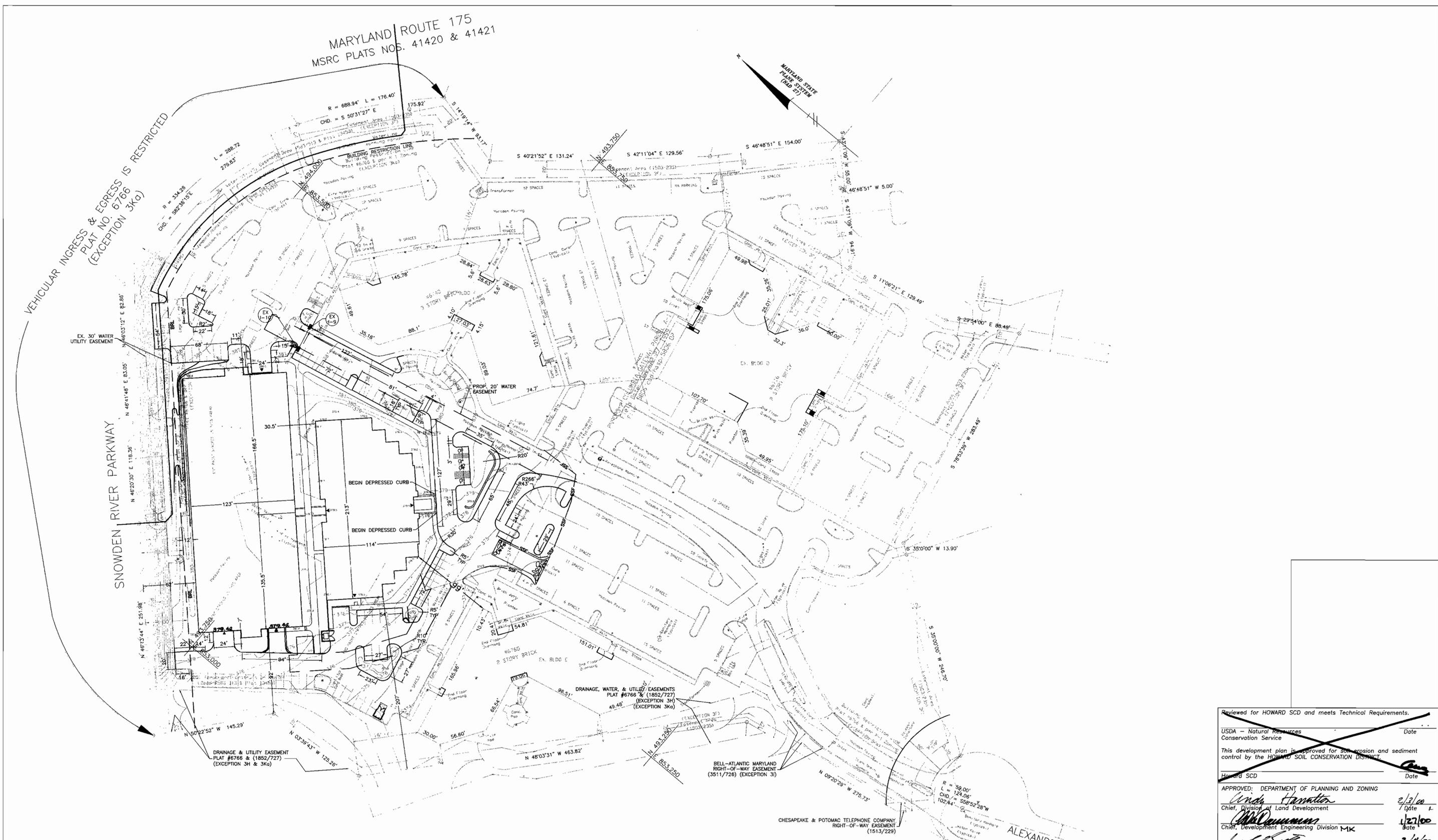
DESIGNED BY: JAK
 DRAWN BY: FAB
 CHECKED BY: MCB

STORM DRAIN PROFILES AND DRAINAGE AREA MAP
COLUMBIA GATEWAY PARCEL 'A'
 BUILDING 'G' AND PARKING STRUCTURE 'H'

HOWARD COUNTY, MD
 SCALE: AS SHOWN
 P.N. 05806

SHEET 3 OF 12
 ELECTION DISTRICT #6
 DATE: JAN. 19, 2000

SDP-00-39



Reviewed for HOWARD SCD and meets Technical Requirements.

USDA - Natural Resources Conservation Service _____ Date _____

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

Howard SCD _____ Date _____

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Wendy Hamilton 2/3/00
 Chief, Division of Land Development /Date/

Michael M. ... 1/27/00
 Chief, Development Engineering Division MK /Date/

Paul ... 2/4/00
 Director - Department of Planning and Zoning /Date/

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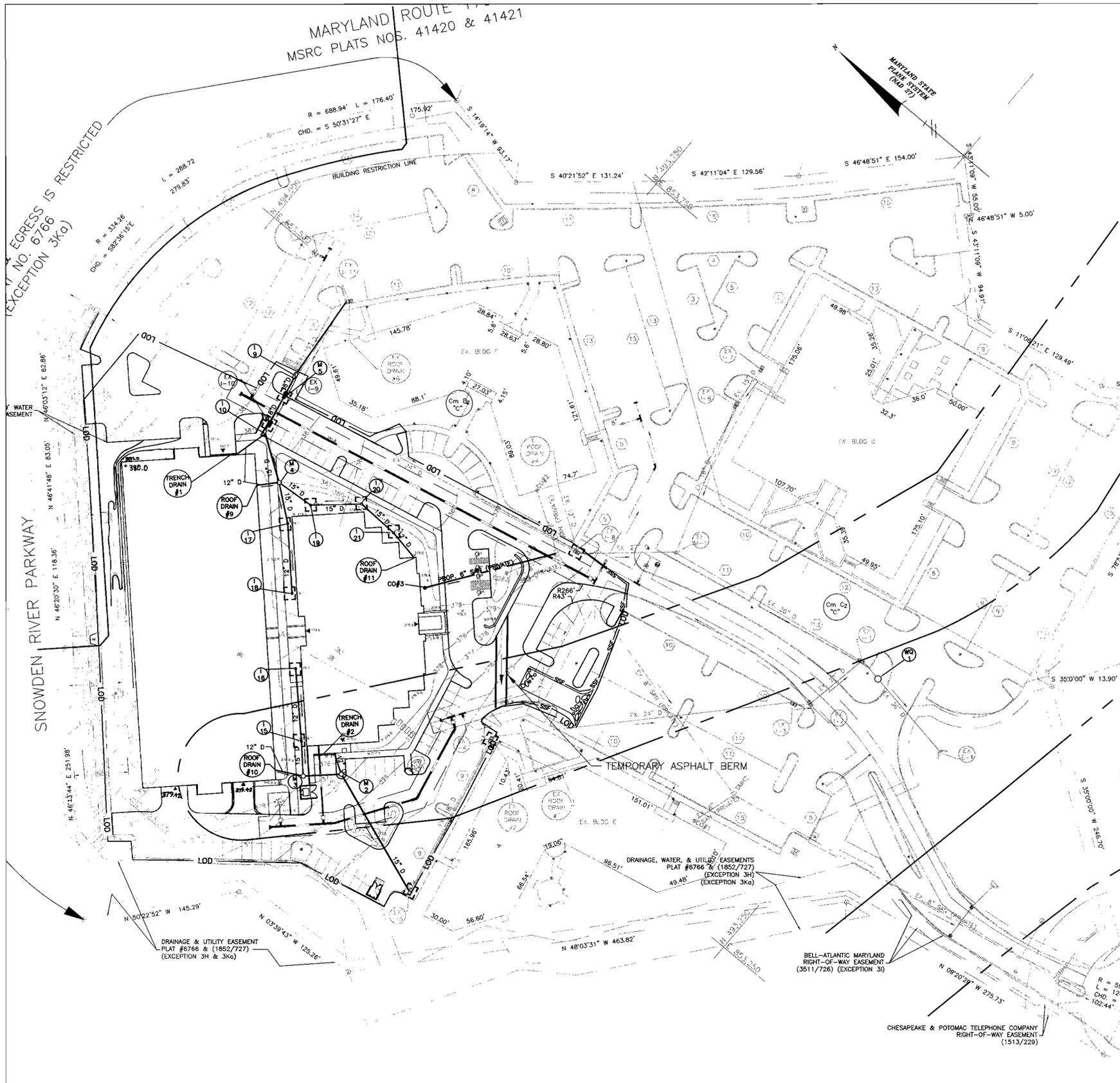
DESIGNED BY: JAK
 DRAWN BY: PAB
 CHECKED BY: MCB
 REVISIONS

EXISTING AND PROPOSED SITE DIMENSION
COLUMBIA GATEWAY PARCEL 'A1'
 BUILDING 'G' AND PARKING STRUCTURE 'H'

HOWARD COUNTY, MD
 SCALE: 1" = 50'
 P.N. 05806

SHEET 5 OF 12
 ELECTION DISTRICT #6
 DATE: JAN. 19, 2000

SDP-00-39



SEDIMENT CONTROL NOTES

- A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (313-1855).
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATION FOR SOIL EROSION AND SEDIMENT CONTROL, AND REVISIONS THERETO.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:
 - 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1.
 - 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- 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.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATION FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING (SEC. 51), SOD (SEC 54), TEMPORARY SEEDING (SEC. 50) 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.
- ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- SITE ANALYSIS:

TOTAL AREA OF SITE	3.82 ACRES
AREA DISTURBED	3.82 ACRES
AREA TO BE ROOFED OR PAVED	2.82 ACRES
AREA TO BE VEGETATIVELY STABILIZED	1.00 ACRES
TOTAL CUT	1398 CU. YDS
TOTAL FILL	5134 CU. YDS
OFFSITE WASTE/BORROW AREA LOCATION	MUST BE A SITE WITH ACTIVE GRADING PERMIT
- ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
- ADDITIONAL SEDIMENT CONTROLS MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY DPW SEDIMENT CONTROL INSPECTOR.
- ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
- 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.

LEGEND

PROPERTY LINE	---	AT GRADE	
EXISTING CONTOURS	---(dashed)---	INLET PROTECTION	
PROPOSED CONTOURS	---(dotted)---	CURB INLET PROTECTION	
EX. STORM DRAINS	---	EASEMENT	---
PROP. STORM DRAINS	---	PROP TEMPORARY ASPHALT BERM	---
LIMIT OF DISTURBANCE	---LOD---	SOIL TYPE DIVISION	---
SUPER SILT FENCE	---SSF---	STABILIZED CONSTRUCTION ENTRANCE	

Reviewed for HOWARD SCD and meets Technical Requirements:

Cheryl Simon / as 1/22/00
 USGS - Natural Resources Conservation Service Date

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

John A. [Signature] 1/22/00
 Howard SCD Date

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Linda Hamilton 2/3/00
 Chief, Division of Land Development Date

[Signature] 1/27/00
 Chief, Development Engineering Division MK Date

[Signature] 2/14/00
 Director - Department of Planning and Zoning Date

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 MICHAEL BAKER JR. INC.
 Consulting Engineers
 3601 Eisenhower Avenue,
 Suite 600
 Alexandria, Virginia 22304
 703-960-8800



ENGINEER'S CERTIFICATE

"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."

[Signature] 1/19/00
 SIGNATURE OF ENGINEER DATE
 PRINT NAME BELOW SIGNATURE

OWNER / DEVELOPER

GATEWAY 44, LLC
 C/O CORPORATE DEVELOPMENT SERVICES
 8815 CENTRE PARK DRIVE, SUITE #400
 COLUMBIA, MD 21045
 (410) 992-7312

DEVELOPER'S CERTIFICATE

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

[Signature] 1/19/00
 SIGNATURE OF DEVELOPER DATE
 PRINT NAME BELOW SIGNATURE

DESIGNED BY:	JAK
DRAWN BY:	PAB
CHECKED BY:	MCB
REVISIONS	

SEDIMENT AND EROSION CONTROL PLAN

COLUMBIA GATEWAY PARCEL 'A'
 BUILDING 'G' AND PARKING STRUCTURE 'H'

HOWARD COUNTY, MD
 SCALE: 1" = 50'
 P.N. 05806

SHEET 6 OF 12

ELECTION DISTRICT #6
 DATE: JAN. 19, 2000

Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within seven calendar days for the surface of all perimeter controls, dikes, swales, ditches, perimeter slopes, and all slopes greater than 3 horizontal to 1 vertical (3:1) and fourteen days for all other disturbed or graded areas on the projects site.

1. Permanent Seeding:

A. Soil Tests: Lime and fertilizer will be applied per soil test results for sites greater than 5 acres. Soil tests will be done at completion of rough grading. Rates and analyses will be provided to the grading inspector as well as the contractor.

1. Occurrence of acid sulfate soils (grayish black color) will require covering with a minimum of 12 inches of clean soil with 6 inches minimum capping of top soil. No stockpiling of material is allowed. If needed, soil tests should be done before and after a 6 week incubation period to allow oxidation of sulfates.

B. Seedbed Preparation: Area to be seeded shall be loose and friable to a depth of at least 3 inches. The top layer shall be loosened by raking, disking or other acceptable means before seeding occurs. For sites less than 5 acres, apply 100 pounds of dolomitic limestone and 21 pounds of 10-20-20 fertilizer per 1,000 square feet. Harrow or disk lime and fertilizer into the soil to a depth of at least 3 inches on slopes flatter than 3:1.

C. Seeding: Apply 5-6 pounds per 1,000 square feet of tall fescue between February 1 and April 30 or between August 15 and October 31. Apply seed uniformly on a moist firm seedbed with a cyclone seeded drill, cutlispicker seeder or hydroseeder (slurry includes seeds and fertilizer, recommended on steep slopes only). Maximum seed depth should be 1/4 inch in clayey soils and 1/2 inch in sandy soils when using other than the hydroseeder method. Irrigate if soil moisture is deficient to support adequate growth until vegetation is firmly established. If other seed mixes are to be used, select from Table 25, entitled Permanent Seeding For Low Maintenance Areas from the 1994 Standards and Specifications for Soil Erosion and Sediment Control. Mixes suitable for this area are 1, 3 and 5-7. Mixes 5-7 are suitable in non-movable situations.

D. Mulching: Mulch shall be applied to all seeded areas immediately after seeding. During the time periods when seeding is not permitted, mulch shall be applied immediately after grading. Mulch shall be unrotted, unchopped, small grain straw applied at a rate of 2 tons per acre or 10 pounds per 1,000 square feet (2 bales). If a mulch anchoring tool is used, apply 2.5 tons per acre. Mulch materials shall be relatively free of any kinds of weeds and shall be completely free of prohibited noxious weeds. Spread mulch uniformly, mechanically or by hand, to a depth of 1-2 inches.

E. Securing straw Mulch: Straw mulch shall be secured immediately following mulch application to minimize movement by wind or water. The following methods are permitted:

(i) Use a mulch anchoring tool which is designed to punch and anchor mulch into the soil surface to a minimum depth of 2 inches. This is the most effective method for securing mulch, however, it is limited to relatively flat areas where equipment can operate safely.

(ii) Wood cellulose fiber may be used for anchoring straw. Apply the fiber binder at a net dry weight of 750 pounds per acre. If mixed with water, use 50 pounds of wood cellulose fiber per 100 gallons of water.

(iii) Liquid binders may be used and applied heavier at the edges where wind catches mulch, such as in valleys and on crests of slopes. The remainder of the area should appear uniform after binder application. Binders listed in the 1994 Standards and Specifications for Soil Erosion and Sediment Control or approved equal shall be applied at rates recommended by the manufacturers.

(iv) Lightweight plastic netting may be used to secure mulch. The netting will be stapled to the ground according to manufacturer's recommendations.

Temporary Seeding:

Lime: 100 pounds of dolomitic limestone per 1,000 square feet.

Fertilizer: 15 pounds of 10-10-10 per 1,000-square feet.

Seed: Perennial rye - 0.92 pounds per 1,000 square feet (February 1 through April 30 or August 15 through November 1).

Millet - 0.92 pounds Per 1,000 square feet (May 1 through August 15).

Mulch: Same as 1 D and E above.

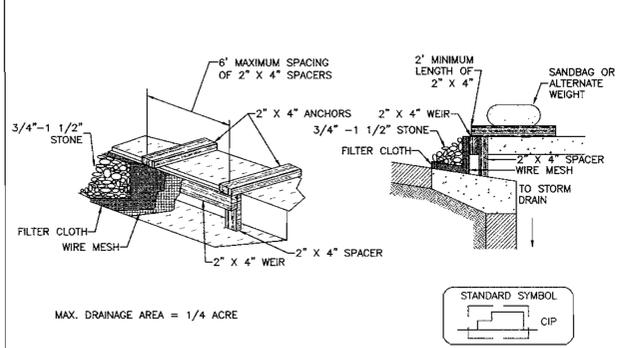
3. No fills may be placed on frozen ground. All fill to be placed in approximately horizontal layers, each layer having a loose thickness of not more than 8 inches. Any fill within the building area is to be compacted to a minimum of 95% as determined by methods previously mentioned. Fills for pond embankments shall be compacted as per MD-378 Construction Specifications. All other fills shall be compacted sufficiently so as to be stable and prevent erosion and slippage.

4. Permanent sod:

Installation of sod should follow permanent seeding dates. Permanent sod is to be tall fescue, state approved sod, lime and fertilizer per permanent seeding specifications and lightly irrigate soil prior to laying sod. Sod is to be laid on the contour with an ends tightly abutting. Joints are to be staggered between rows. Water and roll or tamp sod to insure positive root contact with the soil. All slopes steeper than 3:1, as shown, are to be permanently sodded or protected with an approved erosion control netting. Additional watering for establishment may be required. Sod is not to be applied on frozen ground. Sod shall not be harvested or transplanted when moisture content (dry or wet) and/or extreme temperature may adversely affect its survival. In the absence of adequate rainfall, irrigation should be performed to insure established sod.

NOTE: Use of this information does not preclude meeting all of the requirements of the 1994 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

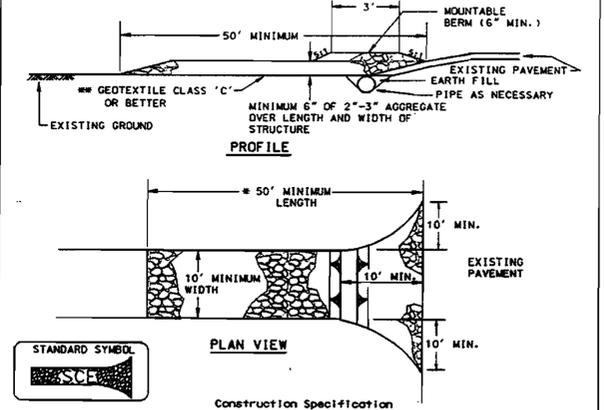
DETAIL 23C - CURB INLET PROTECTION (COG OR COS INLETS)



- CONSTRUCTION SPECIFICATIONS**
- ATTACH A CONTINUOUS PIECE OF WIRE MESH (30" MINIMUM WIDTH BY THROAT LENGTH PLUS 4") TO THE 2" X 4" WEIR (MEASURING THROAT LENGTH PLUS 2") AS SHOWN ON THE STANDARD DRAWING.
 - PLACE A CONTINUOUS PIECE OF GEOTEXTILES CLASS E THE SAME DIMENSIONS AS THE WIRE MESH OVER THE WIRE MESH AND SECURELY ATTACH IT TO THE 2" X 4" WEIR.
 - SECURELY NAIL THE 2" X 4" WEIR TO A 9" LONG VERTICAL SPACER TO BE LOCATED BETWEEN THE WEIR AND THE INLET FACE (MAX. 4" APART).
 - PLACE THE ASSEMBLY AGAINST THE INLET THROAT AND NAIL (MINIMUM 2' LENGTHS OF 2" X 4" TO THE TOP OF THE WEIR AT SPACER LOCATIONS). THESE 2" X 4" ANCHORS SHALL EXTEND ACROSS THE INLET TOP AND BE HELD IN PLACE BY SANDBAGS OR ALTERNATE WEIGHT.
 - THE ASSEMBLY SHALL BE PLACED SO THAT THE END SPACERS ARE A MINIMUM 1' BEYOND BOTH ENDS OF THE THROAT OPENING.
 - FORM THE 1/2" X 1/2" WIRE MESH AND THE GEOTEXTILE FABRIC TO THE CONCRETE GUTTER AND AGAINST THE FACE TO THE CURB ON BOTH SIDES OF THE INLET. PLACE CLEAN 3/4" X 1 1/2" STONE OVER THE WIRE MESH AND GEOTEXTILE IN SUCH A MANNER TO PREVENT WATER FROM ENTERING THE INLET UNDER OR AROUND THE GEOTEXTILE.
 - THIS TYPE OF PROTECTION MUST BE INSPECTED FREQUENTLY AND THE FILTER CLOTH AND STONE REPLACE WHEN CLOGGED WITH SEDIMENT.
 - ASSURE THAT STORM FLOW DOES NOT BYPASS THE INLET BY INSTALLING A TEMPORARY EARTH OR ASPHALT DIKE TO DIRECT THE FLOW TO THE INLET.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE E-16-5B	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
1994		

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE

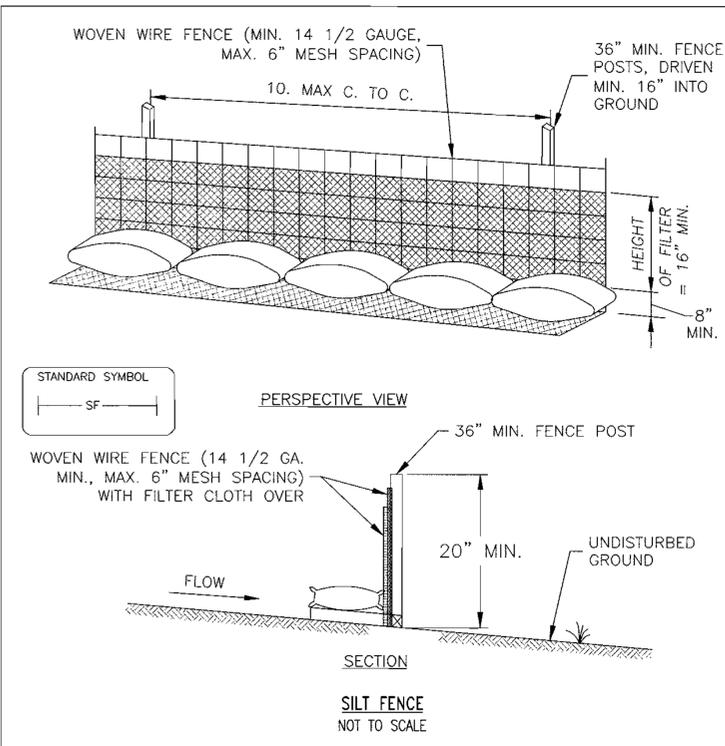
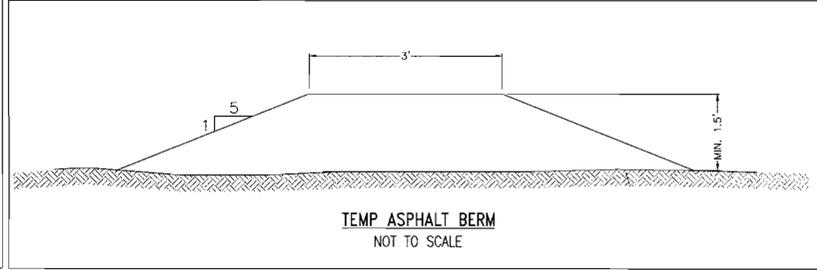


- Construction Specification**
- Length - minimum of 50' (#30' for single residence lot).
 - Width - 10' minimum, should be flared at the existing road to provide a turning radius.
 - Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. The plan approval authority may not require single family residences to use geotextile.
 - Stone - crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
 - Surface Water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.
 - Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE F-17-5	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
1994		

SEQUENCE OF CONSTRUCTION

- OBTAIN GRADING PERMIT.
- (2 DAYS) NOTIFY HOWARD COUNTY DEPARTMENT OF INSPECTIONS, PERMIT INSPECTOR 48 HOURS PRIOR TO BEGINNING WORK.
- (1 DAY) INSTALL STABILIZED CONSTRUCTION ENTRANCES.
- (3 DAYS) INSTALL TEMPORARY ASPHALT BERM.
- (20 DAYS) INSTALL STORM DRAINS AND OTHER UTILITIES. PROVIDE ADEQUATE PROTECTION FOR ALL INLETS. BLOCK ROOF DRAINS UNTIL CONTRIBUTING DRAINAGE AREAS ARE PERMANENTLY STABILIZED.
- (12 DAYS) BEGIN MAJOR GRADING.
- (2 DAYS) STABILIZE AREAS NOT RECEIVING PAVING.
- (14 DAYS) FINE GRADE AND INSTALL SUBBASE MATERIAL IN PARKING AND BUILDING AREAS.
- (7 DAYS) FINE GRADE ANY REMAINING AREAS AND STABILIZE.
- (3 DAYS) AFTER OBTAINING PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR, REMOVE THE REMAINING SEDIMENT CONTROL DEVICES AND STABILIZE.



Reviewed for HOWARD SCD and meets Technical Requirements
Carol Sam/ea 1/27/00
 USDA - Natural Resources Conservation Service
 Date
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
John Solis 1/27/00
 Howards CD
 Date
 APPROVED: DEPARTMENT OF PLANNING AND ZONING
Linda Hamilton 2/3/00
 Chief, Division of Land Development
 Date
John Hamilton 1/27/00
 Chief, Development Engineering Division MK
 Date
John Hamilton 2/14/00
 Director - Department of Planning and Zoning
 Date

Baker
 MICHAEL BAKER JR. INC.
 Consulting Engineers
 3601 Eisenhower Avenue,
 Suite 600
 Alexandria, Virginia 22304
 703-960-8800

ENGINEER'S CERTIFICATE
 "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."
Mitchell C. Bernstein 1/19/00
 MITCHELL C. BERNSTEIN, P.E.
 MICHAEL BAKER, JR., INC.
 DATE

OWNER / DEVELOPER
 GATEWAY 44, LLC
 C/O CORPORATE DEVELOPMENT SERVICES
 8815 CENTRE PARK DRIVE, SUITE #400
 COLUMBIA, MD 21045
 (410) 992-7312

DEVELOPER'S CERTIFICATE
 "I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT."
Stanley A. Link 1/19/00
 STANLEY A. LINK, SENIOR VICE PRESIDENT
 CORPORATE DEVELOPMENT SERVICES
 DATE

DESIGNED BY: JAK
 DRAWN BY: PAB
 CHECKED BY: MCB
 REVISIONS

SEDIMENT AND EROSION CONTROL NOTES AND DETAILS
COLUMBIA GATEWAY PARCEL 'A'
 BUILDING 'G' AND PARKING STRUCTURE 'H'
 HOWARD COUNTY, MD
 SCALE: AS SHOWN
 P.N. 05806
 SHEET 7 OF 12
 ELECTION DISTRICT #6
 DATE: JAN. 19, 2000

LEGEND

- PROPERTY LINE -----
- EXISTING CONTOURS TO BE REMOVED -----
- LIMIT OF DISTURBANCE --- LOD ---
- EXISTING WATER LINE TO BE REMOVED -----
- EXISTING EASEMENT TO BE ABANDONED -----
- EXISTING LIGHTING TO BE REMOVED *



EX. CONTRACT #44-278 B D RETURN BY FIRE HYDRANT TO HOWARD COUNTY BUREAU OF UTILITIES.

~~Reviewed for HOWARD SCD and meets Technical Requirements.~~

~~USDA - Natural Resources Conservation Service~~ Date

~~This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.~~

~~Howard SCD~~ Date

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Linda Hamlett 2/3/00
 Chief, Division of Land Development /Date

Mike DeGarmo 1/27/00
 Chief, Development Engineering Division /Date

John S. ... 2/14/00
 Director - Department of Planning and Zoning /Date

Baker
 Michael Baker Jr., Inc.
 MICHAEL BAKER JR. INC.
 Consulting Engineers
 3601 Eisenhower Avenue,
 Suite 600
 Alexandria, Virginia 22304
 703-960-8800

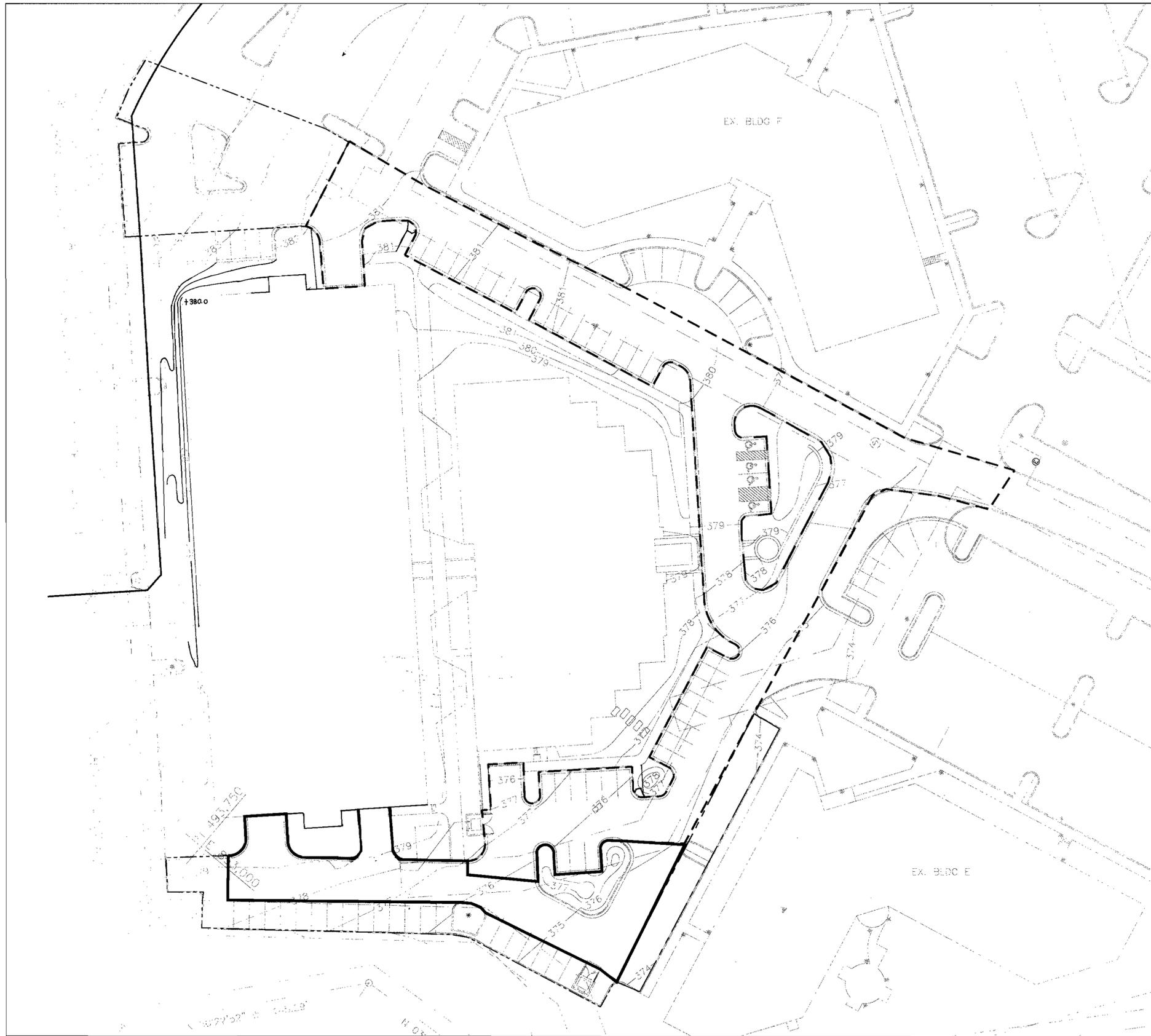
OWNER / DEVELOPER
GATEWAY 44, LLC
 C/O CORPORATE DEVELOPMENT SERVICES
 8815 CENTRE PARK DRIVE, SUITE #400
 COLUMBIA, MD 21045
 (410) 992-7312

DESIGNED BY: JAK
DRAWN BY: PAB
CHECKED BY: MCB
REVISIONS

SITE DEMOLITION PLAN
COLUMBIA GATEWAY PARCEL 'A1'
BUILDING 'G' AND PARKING STRUCTURE 'H'

HOWARD COUNTY, MD
 SCALE: 1" = 30'
 P.N. 05806

SHEET 8 OF 12
 ELECTION DISTRICT #6
 DATE: JAN. 19, 2000



SECTION NUMBER	ROAD AND STREET CLASSIFICATION	PAVEMENT MATERIALS	
		FULL DEPTH BIT. CONC. ALTERNATE	GRANULAR BASE ALTERNATES
P-1	PARKING BAYS APARTMENTS AND COMMERCIAL-INDUSTRIAL ZONES WITH NO HEAVY TRUCKS TRAVELWAYS FOR APARTMENTS AND COMMERCIAL INDUSTRIAL ZONES WITH NO HEAVY TRUCK	1" BIT. CONC. SURFACE 4" BIT. CONC. BASE	1" BIT. CONC. SURFACE 2" BIT. CONC. BASE 4" GRADED AGGREGATE BASE (GAB)
P-2	RESIDENTIAL ZONES LOCAL, CUL-DE-SAC STS, ALLEYS AND PRIVATE ROADS SERVING INDIVIDUAL LOTS TRAVELWAYS	1 1/2" BIT. CONC. SURFACE 5" BIT. CONC. BASE	1 1/2" BIT. CONC. SURFACE 2 1/2" BIT. CONC. BASE 6" GRADED AGGREGATE BASE (GAB)
P-3	RESIDENTIAL ZONES MINOR AND MAJOR COLLECTORS COMMERCIAL-INDUSTRIAL ZONES LOCAL AND CUL-DE-SAC STREETS ALLEYS TRAVELWAYS APARTMENTS AND COMMERCIAL-INDUSTRIAL ZONES WITH MORE THAN 10 HEAVY TRUCKS PER DAY*	1 1/2" BIT. CONC. SURFACE 1 1/2" BIT. CONC. BASE 5" BIT. CONC. BASE	1 1/2" BIT. CONC. SURFACE 4 1/2" BIT. CONC. BASE 5" GRADED AGGREGATE BASE (GAB)

*TRAVELWAYS ARE DEFINED AS THE ROADWAYS LEADING TO THE PARKING BAYS.
*HEAVY TRUCKS ARE DEFINED AS THOSE WITH 6 WHEEL OR MORE INCLUDING GARBAGE TRUCKS.

REV. OCT 1990
REV. JAN 1989
REV. JUN 1982

HOWARD COUNTY, MARYLAND
DEPARTMENT OF PUBLIC WORKS

Approved: *W. C. ...* 1-12-81
Chief-Bureau of Engineering Date

PAVING SECTIONS
P-1 THROUGH P-4

DRAWN BY
W.T. BALLARD
CHECKED BY
J.L.R.
NO SCALE
R-2.01

LEGEND

- PROPERTY LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- P1 PAVING SECTION
- P2 PAVING SECTION
- P3 PAVING SECTION

Reviewed for HOWARD SCD and meets Technical Requirements.

~~USDA - Natural Resources Conservation Service~~ Date

~~This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.~~ Date

~~Howard SCD~~ Date

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Cindy Hamilton 2/3/00
 Chief, Division of Land Development Date

Michael M. ... 1/27/00
 Chief, Development Engineering Division MK Date

... 2/4/00
 Director - Department of Planning and Zoning Date

Baker
 MICHAEL BAKER JR. INC.
 Consulting Engineers
 3601 Eisenhower Avenue,
 Suite 600
 Alexandria, Virginia 22304
 703-960-8800



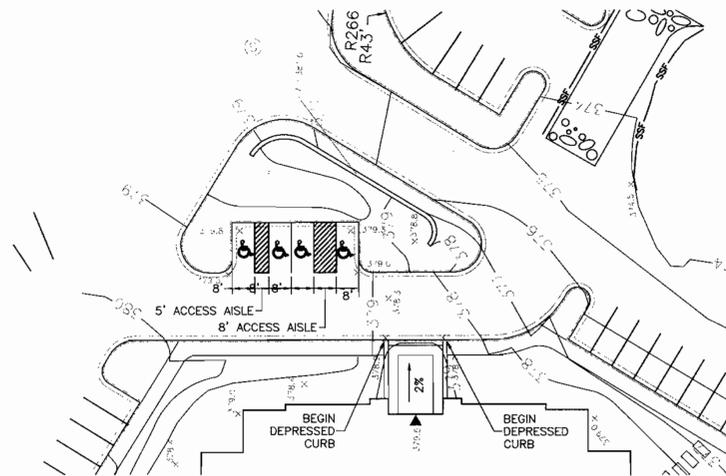
OWNER / DEVELOPER
GATEWAY 44, LLC
 C/O CORPORATE DEVELOPMENT SERVICES
 8815 CENTRE PARK DRIVE, SUITE #400
 COLUMBIA, MD 21045
 (410) 992-7312

DESIGNED BY: JAK
 DRAWN BY: PAB
 CHECKED BY: MCB
 REVISIONS

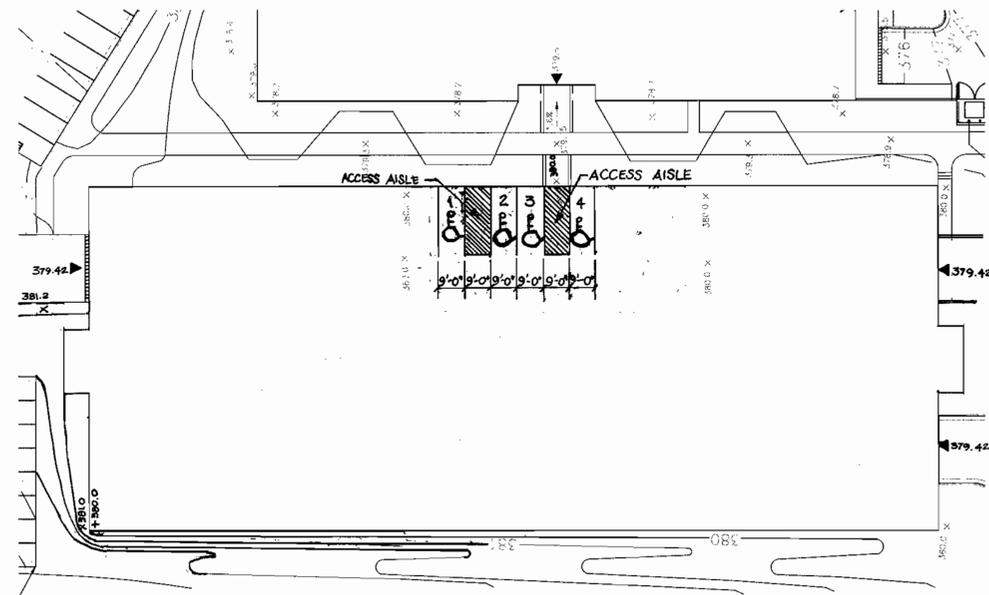
SITE PAVING SECTIONS
COLUMBIA GATEWAY PARCEL 'A1'
BUILDING 'G' AND PARKING STRUCTURE 'H'

HOWARD COUNTY, MD
 SCALE: 1" = 50'
 P.N. 05806

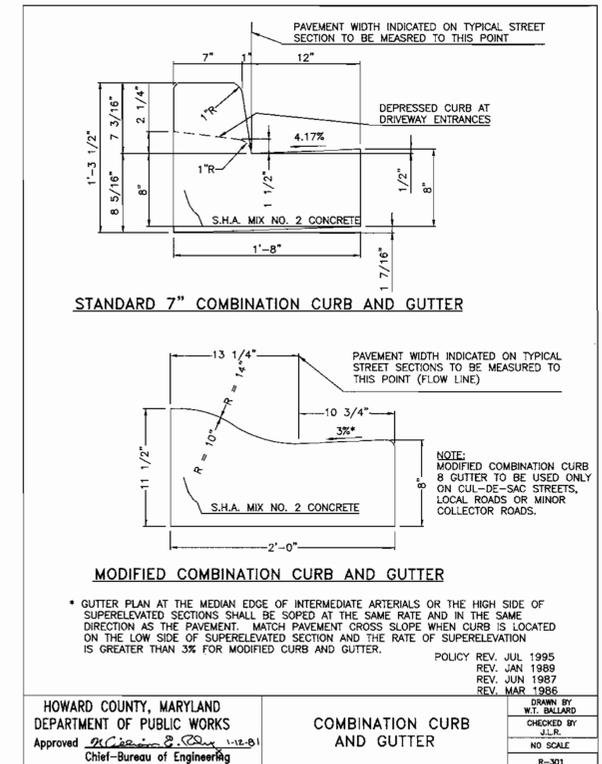
SHEET 9 OF 12
 ELECTION DISTRICT #6
 DATE: JAN. 19, 2000



DETAIL 'A'
SCALE: 1" = 30'



DETAIL 'B'
SCALE: 1" = 30'



HOWARD COUNTY, MARYLAND
DEPARTMENT OF PUBLIC WORKS
Approved: *[Signature]*
Chief-Bureau of Engineering

COMBINATION CURB
AND GUTTER

DRAWN BY:
W.T. BULLARD
CHECKED BY:
J.L.R.
NO SCALE
R-301

~~Reviewed for HOWARD SCD and meets Technical Requirements.~~

~~USDA - Natural Resources Conservation Service~~

~~This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.~~

~~Howard SCD~~

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Cindy Hamilton 2/3/00
Chief, Division of Land Development

[Signature] 1/27/00
Chief, Development Engineering Division MK

[Signature] 2/14/00
Director - Department of Planning and Zoning

Baker

MICHAEL BAKER JR. INC.
Consulting Engineers
3601 Eisenhower Avenue,
Suite 600
Alexandria, Virginia 22304
703-960-8800



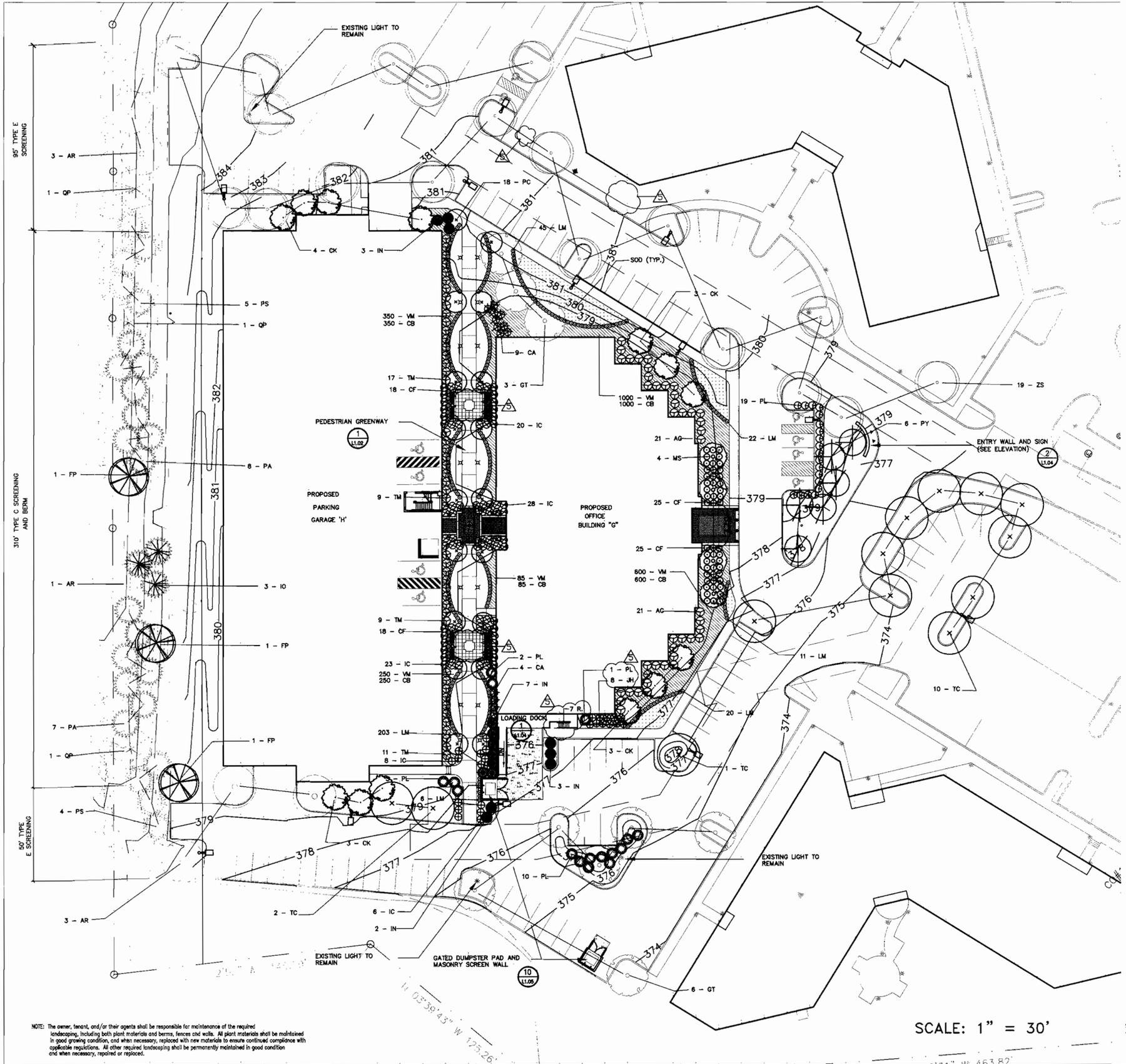
OWNER / DEVELOPER

GATEWAY 44, LLC
C/O CORPORATE DEVELOPMENT SERVICES
8815 CENTRE PARK DRIVE, SUITE #400
COLUMBIA, MD 21045
(410) 992-7312

DESIGNED BY: JAK
DRAWN BY: PAB
CHECKED BY: MCB

HANDICAP PARKING PLANS AND DETAILS
COLUMBIA GATEWAY PARCEL 'A'
BUILDING 'G' AND PARKING STRUCTURE 'H'
HOWARD COUNTY, MD
SCALE: AS SHOWN
P.N. 05806
SHEET 10 OF 12
ELECTION DISTRICT #6
DATE: JAN. 19, 2000

SDP-00-39



LANDSCAPE NOTES

- THIS SHEET IS FOR LANDSCAPING PURPOSES ONLY. REFER TO CIVIL AND ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO STARTING LANDSCAPE WORK.
- PLANT SPACING AND QUANTITIES SHALL BE AS SHOWN ON THE PLANS.
- THIS SITE IS EXEMPT FROM THE FOREST CONSERVATION ORDINANCE IN ACCORDANCE WITH SECTION 16.1202(D)(3)(A).
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- LANDSCAPING WILL MEET H.R.D. ALTERNATE LANDSCAPING STANDARDS. LANDSCAPE BONDING WILL BE BASED ON COUNTY REQUIREMENTS ONLY.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DDP DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$8,310.00.

SCHEDULE A PERIMETER LANDSCAPE EDGE ADJACENT TO ROADWAYS

Landscaping Type:	C	E
Linear Feet of Roofway Frontage / Perimeter	310 LF.	145 LF.
Credit For Existing Vegetation	NO	NO
Credit For Wall, Fence or Berm	NO (SEE COMMENT)	YES (SEE COMMENT)
Number of Plants Required		
Shade Trees	8	4
Evergreen Trees	16	8
Shrubs	0	37
Number of Plants Provided		
Shade Trees	5	4
Evergreen Trees	24	3
Other Trees (2:1 Substitution)	0	0
Shrubs (10:1 Substitution)	0	0

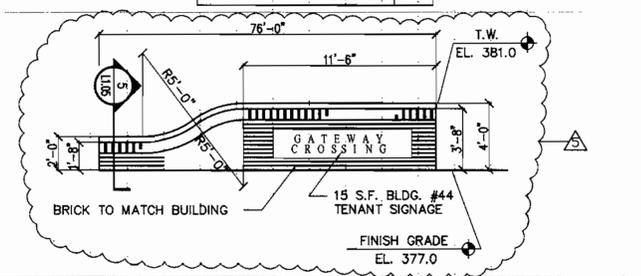
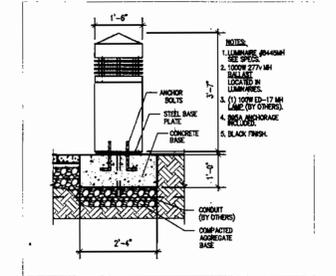
Type C Comment: Applicant wishes credit for existing berm.
 Type E Comment: Applicant requests 30% credit & waiver of shrubs for ex. berm.
 NOTE: NO INCREASE IN PARKING LOT LIGHTING IS PROPOSED.
 EXISTING LIGHTS WILL BE RELOCATED AS INDICATED.
 ALL EXTERIOR LIGHTING SHALL COMPLY WITH SECTION 134 OF THE ZONING REGULATIONS.

LANDSCAPE SCHEDULE

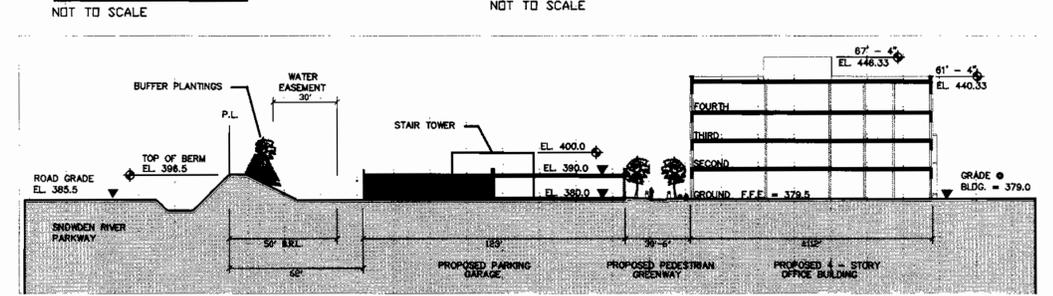
QTY	SYM	BOTANICAL NAME	COMMON NAME	MIN. SIZE	CONDITION
3	GT	Quercus bicolor	IMPERIAL THORNLESS HONEYLOCUST	3" cal.	B&B
3	QP	Quercus phellos	WILLOW OAK	3" cal.	B&B
19	ZS	Zelkova serrata	GREEN VASE ZELKOVA	3" cal.	B&B
7	AR	Acer rubrum	OCTOBER GLORY RED MAPLE	3" cal.	B&B
3	FP	Fraxinus pennsylvanica	PALMERS GREEN ASH	3" cal.	B&B
13	TC	Tilia cordata	GREENSPRING LITTLE LEAF LINDBERGH	3" cal.	B&B
6	PT	Prunus pennsylvanica	YOSHINO CHERRY	2" cal., 10'-12'	B&B
18	YC	Prunus cerasifera	THUNDERBOLT PLUM	2" cal., 10'-12'	B&B
4	MS	Magnolia speciosa	STAR MAGNOLIA	2" cal., 10'-12'	B&B
13	CK	Cornus kousa	KOUSA DOGWOOD	2" cal., 10'-12'	B&B
3	IO	Ilex opaca	AMERICAN HOLLY	2" cal., 8'-10'	B&B 2-FEMALF, 1-MALE
3	PS	Pinus strobus	EASTERN WHITE PINE	2" cal., 8'-10'	B&B SINGLE LEADER
15	PA	Platanus acerifolia	NORWAY SPRUCE	2" cal., 8'-10'	B&B SINGLE LEADER
12	PF	Photinia x fraseri	FRASERS PHOTOPIA	36" - 42" ht.	B&B
80	IC	Ilex crenata	GREEN LUSTRE HOLLY	30" - 36" ht.	B&B
42	AG	Abelia grandifolia	GLOSSY ABELIA	30" - 36" ht.	B&B
68	CF	Cotoneaster adonidifolius	WILDLEAF COTONEASTER	24" spd.	CONT.
36	PL	Prunus laurocerasus	SKIP CHERYLAUREL	36" ht.	B&B, HEAVY
13	QA	Quercus alifolia	SUMMERSWEET OLEIFRUA	36" ht.	B&B
15	IN	Ilex 'Nelle R. Stevens'	NELLE STEVENS HOLLY	6' ht.	B&B, HEAVY
9	SI	Sorbus h. 'Prince of Wales'	PRINCE OF WALES JUMPSPR	18" - 24" spd.	CONT.
46	TM	Taxus media	HICKS YEW	30" - 36" ht.	B&B
2285	CB	Crocus sp.	MIXED GENT CROCUS	TOP-SIZE	B&B
2285	VM	Vinca minor	PERENNIAL	1 GAL.	CONT., 12" cal.
307	LM	Liriodendron 'Big Blue'	BIG BLUE LIRIOPE	1 gal.	CONT.

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING

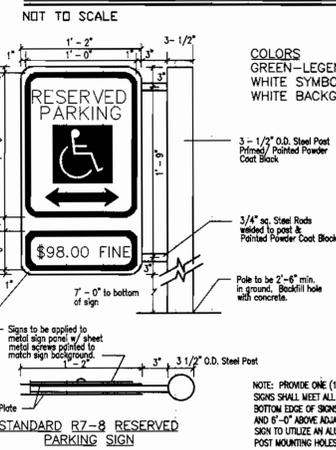
NUMBER OF PARKING SPACES	70
NUMBER OF TREES REQUIRED	4
NUMBER OF TREES PROVIDED:	
SHADE TREES	18
SHADE SHRUBS	0



SCHEMATIC ELEVATION THRU SITE



RESERVED PARKING SIGN



Reviewed for HOWARD SCD and meets Technical Requirements.

USDA - Natural Resources Conservation Service

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

HOWARD SCD

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Linda Hamilton, Chief, Division of Land Development, 2/13/00
 [Signature], Chief, Development Engineering Division MK, 1/27/00
 [Signature], Director - Department of Planning and Zoning, 2/14/00

Baker
 Michael Baker Jr., Inc.
 MICHAEL BAKER JR. INC.
 Consulting Engineers
 3601 Eisenhower Avenue,
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 703-960-8800

OWNER / DEVELOPER
 GATEWAY 44, LLC
 C/O COPORATE DEVELOPMENT SERVICES
 8815 CENTRE PARK DRIVE, SUITE #400
 COLUMBIA, MD 21045
 (410) 992-7312

DEVELOPER'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.

DEVELOPER: [Signature] DATE: 1/19/00

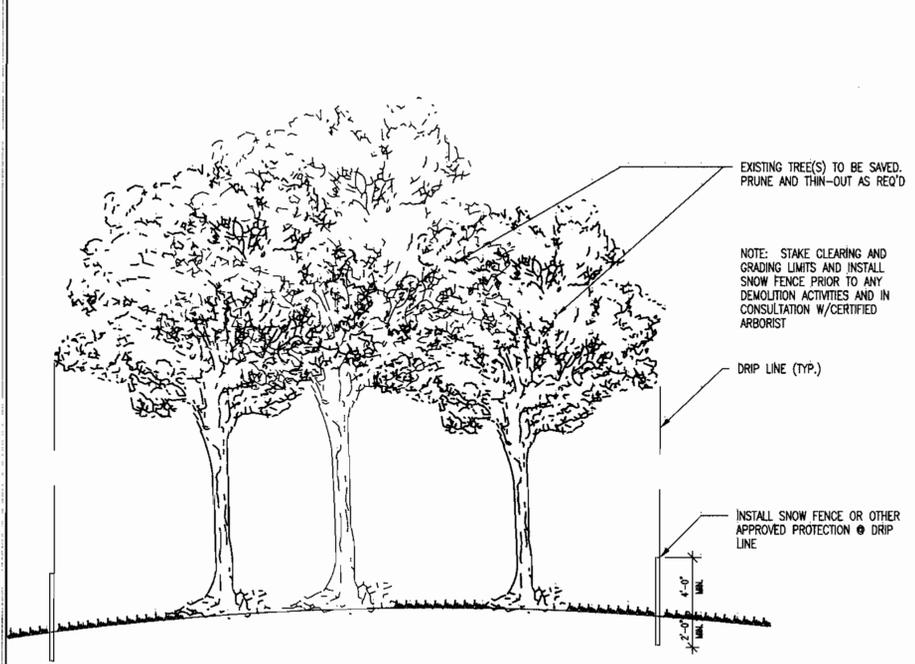
DESIGNED BY: MJM
DRAWN BY: JDR
CHECKED BY: MJM

REVISIONS
 10-20-99 - Rouse Sub.

LANDSCAPE & LIGHTING PLAN
COLUMBIA GATEWAY PARCEL 'A1'
 BUILDING 'G' AND PARKING STRUCTURE 'H'

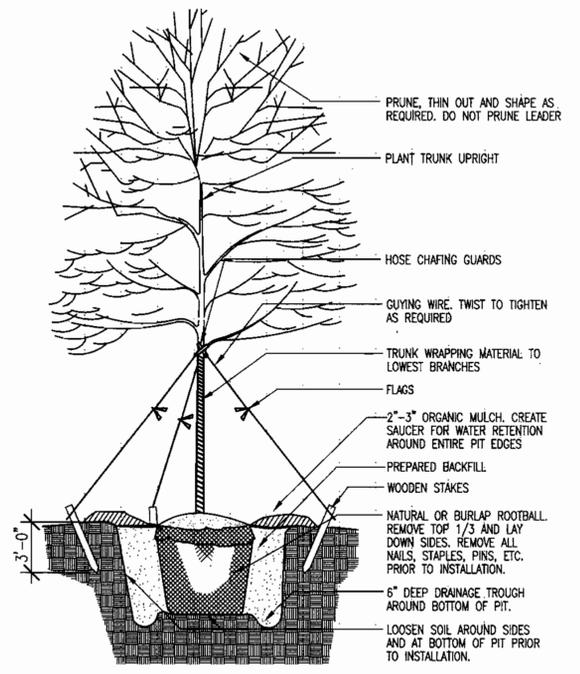
HOWARD COUNTY, MD
 SCALE: AS NOTED
 P.N. 05806

SHEET 11 OF 12
 ELECTION DISTRICT #6
 DATE: JAN. 19, 2000



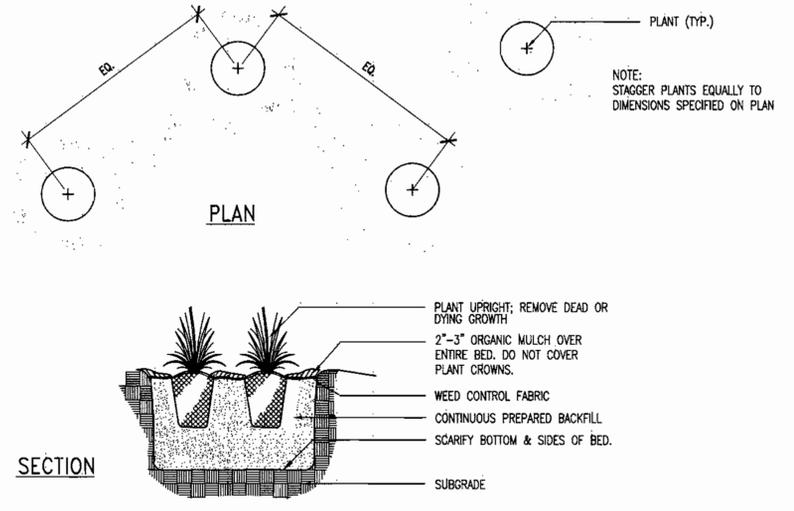
TREE PROTECTION DETAIL

N.T.S.



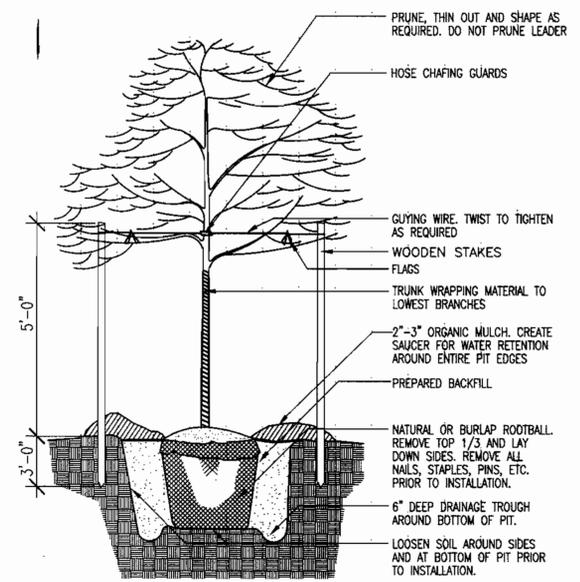
TYP. DETAIL - MULTI - STEM TREE PLANTING

N.T.S.



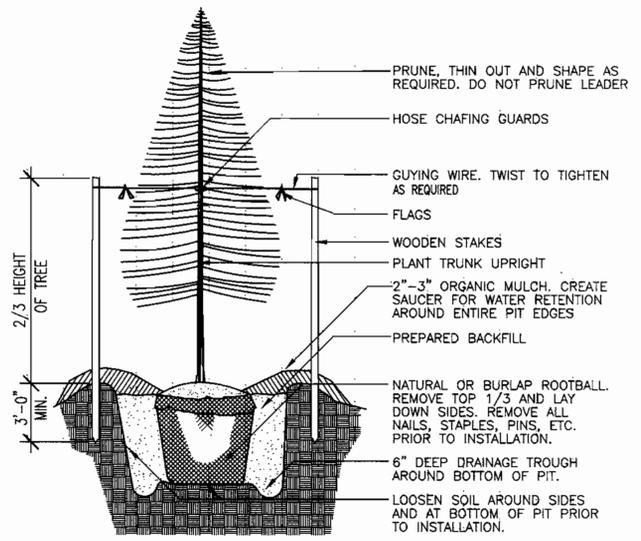
TYP. DET. - GROUND COVER PERENNIAL PLANTING

N.T.S.



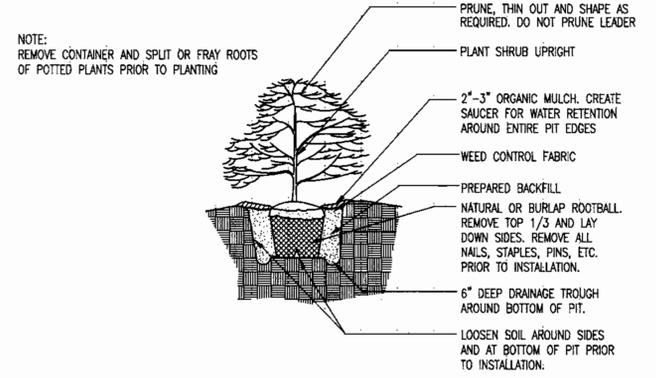
TYP. DETAIL - SINGLE TRUNK TREE PLANTING

N.T.S.



TYP. DETAIL - EVERGREEN TREE PLANTING

N.T.S.



TYP. DETAIL - SHRUB PLANTING

N.T.S.

Approved for HOWARD SCD and meets Technical Requirements.	
USDA - Natural Resources Conservation Service	Date
This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.	
Howard SCD	Date
APPROVED: DEPARTMENT OF PLANNING AND ZONING	
<i>Cathy Hamilton</i>	2/3/00
Chief, Division of Land Development	Date
<i>Mike Williams</i>	1/27/00
Chief, Development Engineering Division MK	Date
<i>Paul Roth</i>	2/9/00
Director - Department of Planning and Zoning	Date

Baker
 Michael Baker Jr., Inc.
 MICHAEL BAKER JR. INC.
 Consulting Engineers
 3601 Eisenhower Avenue,
 Suite 600
 Alexandria, Virginia 22304
 703-960-8800



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DESIGNED BY: MJM
 DRAWN BY: JDR
 CHECKED BY: MJM
 REVISIONS

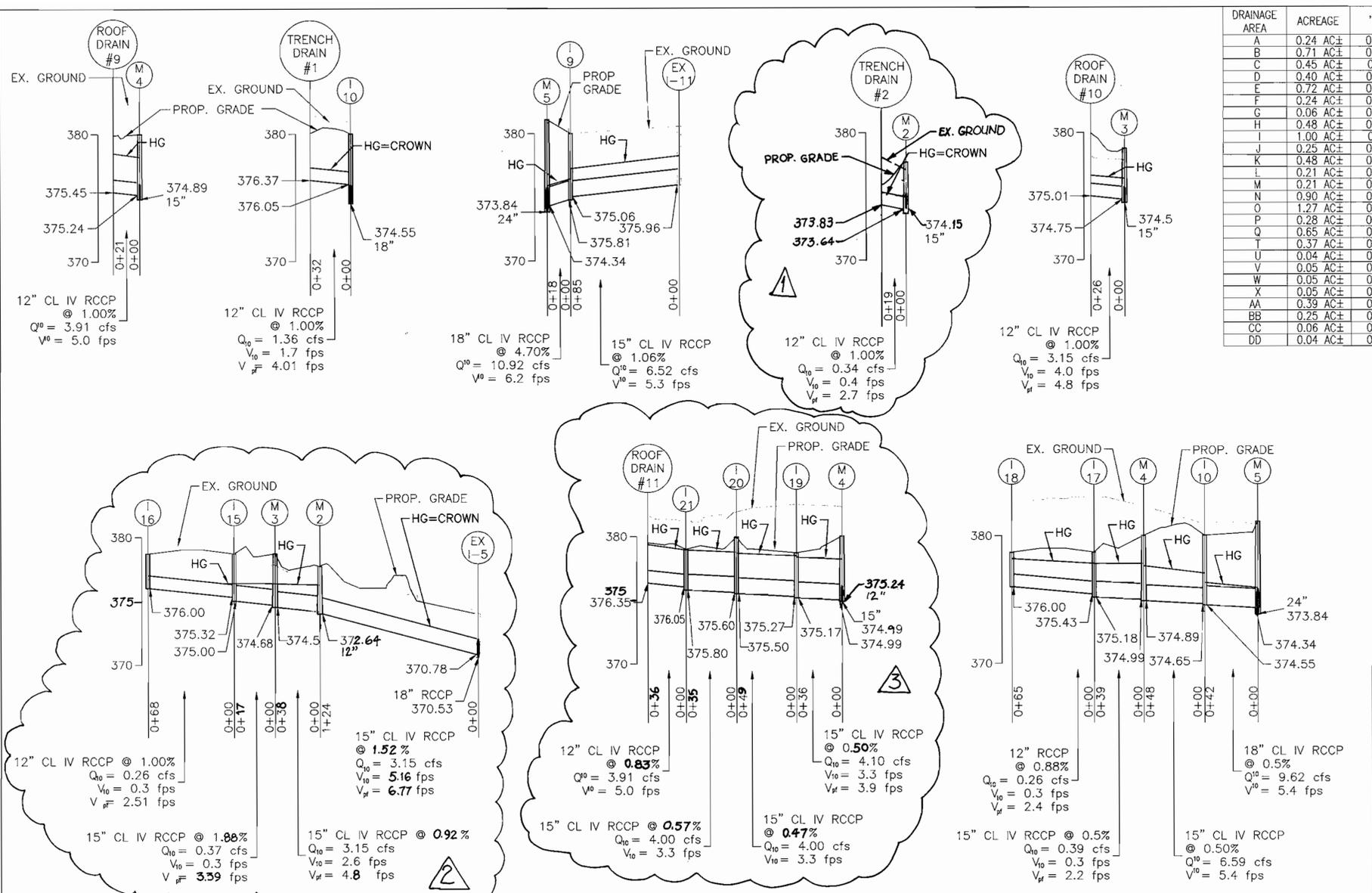
DEVELOPER: *Stacy A. Lutz* DATE: 1/19/00

DESIGNED BY: MJM
 DRAWN BY: JDR
 CHECKED BY: MJM
 REVISIONS

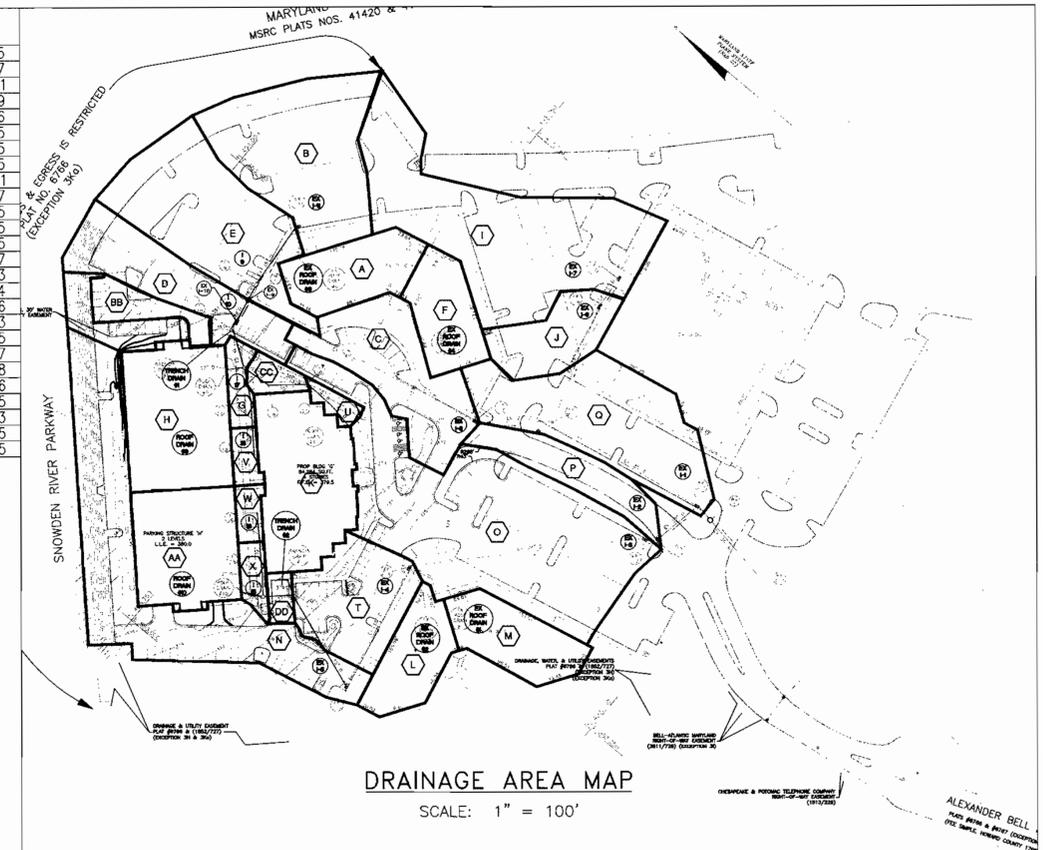
LANDSCAPE DETAILS
COLUMBIA GATEWAY PARCEL 'A'
 BUILDING 'G' AND PARKING STRUCTURE 'H'

HOWARD COUNTY, MD
 SCALE: AS NOTED
 P.N. 05806

SHEET 12 OF 12
 ELECTION DISTRICT #6
 DATE: JAN. 19, 2000



DRAINAGE AREA	ACREAGE	'C'
A	0.24 AC±	0.95
B	0.71 AC±	0.77
C	0.45 AC±	0.71
D	0.40 AC±	0.79
E	0.72 AC±	0.76
F	0.24 AC±	0.95
G	0.06 AC±	0.45
H	0.48 AC±	0.95
I	1.00 AC±	0.81
J	0.25 AC±	0.77
K	0.48 AC±	0.95
L	0.21 AC±	0.95
M	0.21 AC±	0.95
N	0.90 AC±	0.57
O	1.27 AC±	0.83
P	0.28 AC±	0.84
Q	0.65 AC±	0.76
T	0.37 AC±	0.73
U	0.04 AC±	0.35
V	0.05 AC±	0.57
W	0.05 AC±	0.58
X	0.05 AC±	0.36
AA	0.39 AC±	0.95
BB	0.25 AC±	0.63
CC	0.06 AC±	0.35
DD	0.04 AC±	0.95



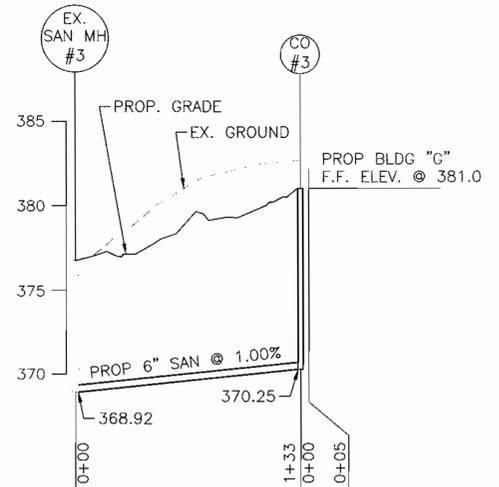
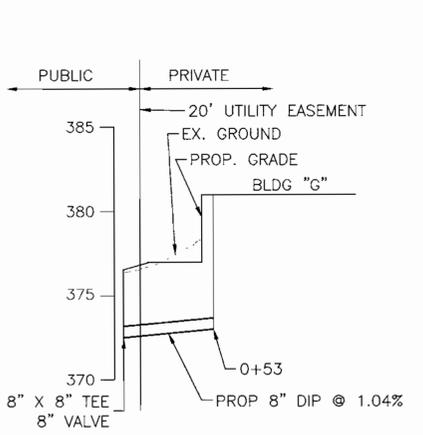
INLET SCHEDULE						
NO.	TYPE	INV. IN	INV. OUT	TOP ELEV*	Qc.f.s	REMARKS
I-9	DBL S COMB	375.81	375.06	380.40	4.7	HO. CO. STD. DETAIL SD-4.34
I-10	DBL S COMB	374.65	374.55	380.00	2.6	HO. CO. STD. DETAIL SD-4.34
I-15	YARD INLET	375.32	375.00	378.70	0.2	HO. CO. STD. DETAIL SD-4.14
I-16	YARD INLET	-	376.00	378.70	0.3	HO. CO. STD. DETAIL SD-4.14
I-17	YARD INLET	375.43	375.18	378.70	0.3	HO. CO. STD. DETAIL SD-4.14
I-18	YARD INLET	-	376.00	378.70	0.3	HO. CO. STD. DETAIL SD-4.14
I-19	YARD INLET	375.27	375.17	378.70	0.3	HO. CO. STD. DETAIL SD-4.14
I-20	YARD INLET	375.60	375.50	380.00	0.1	HO. CO. STD. DETAIL SD-4.14
I-21	YARD INLET	376.05	375.80	379.00	0.1	HO. CO. STD. DETAIL SD-4.14

*TOP OF GRATE ELEV.

PIPE SCHEDULE		
SIZE / TYPE	LENGTH	
6" PVC	133 LF	
8" DIP	53 LF	
12" RCCP CLIV	261 LF	
15" RCCP CLIV	486 LF	
18" RCCP CLIV	60 LF	

STRUCTURE SCHEDULE					
NO.	TYPE	INV. IN	INV. OUT	TOP ELEV	REMARKS
M2	TYPE C-MANHOLE	374.15	374.00	377.70	HO. CO. STD. DETAIL G-5.12
M3	TYPE C-MANHOLE	374.68	374.5	378.50	HO. CO. STD. DETAIL G-5.12
M4	TYPE C-MANHOLE	374.99	374.89	380.00	HO. CO. STD. DETAIL G-5.12
M5	TYPE C-MANHOLE	374.34	-	381.10	HO. CO. STD. DETAIL G-5.12
WQ1	STORMCEPTOR	361.36	361.28	370.00	SEE SHEET 4 FOR DETAILS

* SEE ARCHITECTURAL PLANS FOR TRENCHDRAIN DETAILS



PROFILES	
HORIZ. SCALE:	VERT. SCALE:
1" = 50'	1" = 5'

Reviewed for HOWARD SCD and meets Technical Requirements.

USDA - Natural Resources Conservation Service

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

Approved: DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development: *[Signature]* 2/3/00

Chief, Development Engineering Division: *[Signature]* 1/27/00

Director - Department of Planning and Zoning: *[Signature]* 2/5/00

Baker
 MICHAEL BAKER JR. INC.
 Consulting Engineers
 3601 Eisenhower Avenue,
 Suite 600
 Alexandria, Virginia 22304
 703-960-8800

PROFESSIONAL ENGINEER
 No. 19919

OWNER / DEVELOPER
 GATEWAY 44, LLC
 C/O CORPORATE DEVELOPMENT SERVICES
 8815 CENTRE PARK DRIVE, SUITE #400
 COLUMBIA, MD 21045
 (410) 992-7312

REVISIONS

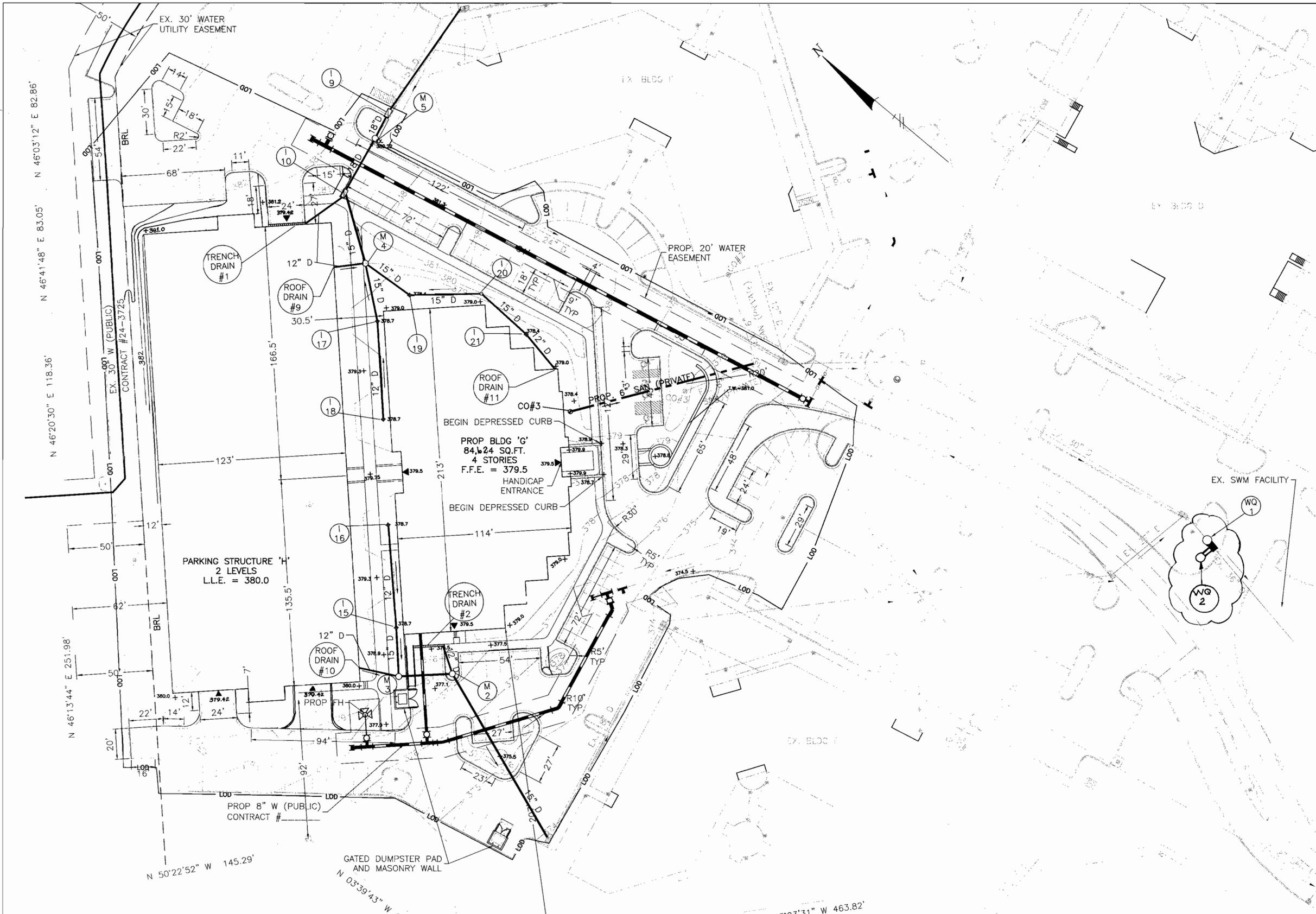
- REVISION 1: REVISE PROFILE TO SHOW NEW INVERTS AND HG 3/16/00
- REVISION 2: REVISE PROFILE TO SHOW CHANGES DUE TO RELOCATION OF M3. 3/16/00
- REVISION 3: ADJUSTED ALIGNMENT OF STORM DRAIN PIPE BETWEEN ROOF DRAIN #1 AND I-19 TO AVOID CONFLICT W/ BLDG. FOUNDATION.

DESIGNED BY: JAK
 DRAWN BY: PAB
 CHECKED BY: MCB

STORM DRAIN PROFILES AND DRAINAGE AREA MAP
COLUMBIA GATEWAY PARCEL 'A'
 BUILDING 'G' AND PARKING STRUCTURE 'H'

HOWARD COUNTY, MD
 SCALE: AS SHOWN
 P.N. 05806

SHEET 3 OF 12
 ELECTION DISTRICT #6
 DATE: JAN. 19, 2000



LEGEND

- PROPERTY LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EX. STORM DRAINS
- PROP. STORM DRAINS
- EX. SANITARY
- PROP. SANITARY
- EX. WATER
- PROP. WATER
- EX. CONC. C&G
- PROP. C&G (TYP.)
- EASEMENT
- PROP. FIRE HYDRANT

- NOTES:**
- SEE SHEET 5 OF 13 FOR HORIZONTAL DIMENSIONS.
 - SEE SHEET 8 OF 13 FOR EXISTING IMPROVEMENTS TO BE REMOVED.

Reviewed for HOWARD SCD and meets Technical Requirements.

USDA - Natural Resources Conservation Service Date

Howard SCD Date

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Cinda Hamilton 2/3/00
 Chief, Division of Land Development Date

M. J. ... 1/27/00
 Chief, Development Engineering Division Date

... 2/4/00
 Director - Department of Planning and Zoning Date

ADDRESS CHART

BUILDING #	STREET ADDRESS
EXISTING D	6716 ALEXANDER BELL DRIVE
EXISTING E	6760 ALEXANDER BELL DRIVE
EXISTING F	6740 ALEXANDER BELL DRIVE
G	6750 ALEXANDER BELL DRIVE

SUBDIVISION NAME	SECT./AREA	LOT/PARCEL
COLUMBIA GATEWAY		
PLAT # OR L/F	BLOCK #	ZONE
6765 & 6767	24	M-1
WATER CODE	ELEC. DIST.	CENSUS TRACT
E-06 STORMWATER MANAGEMENT	36	6065-02
	SEWER CODE	
	339000 AS-BUILT	9-8-93

Baker
 MICHAEL BAKER JR. INC.
 Consulting Engineers
 3601 Eisenhower Avenue,
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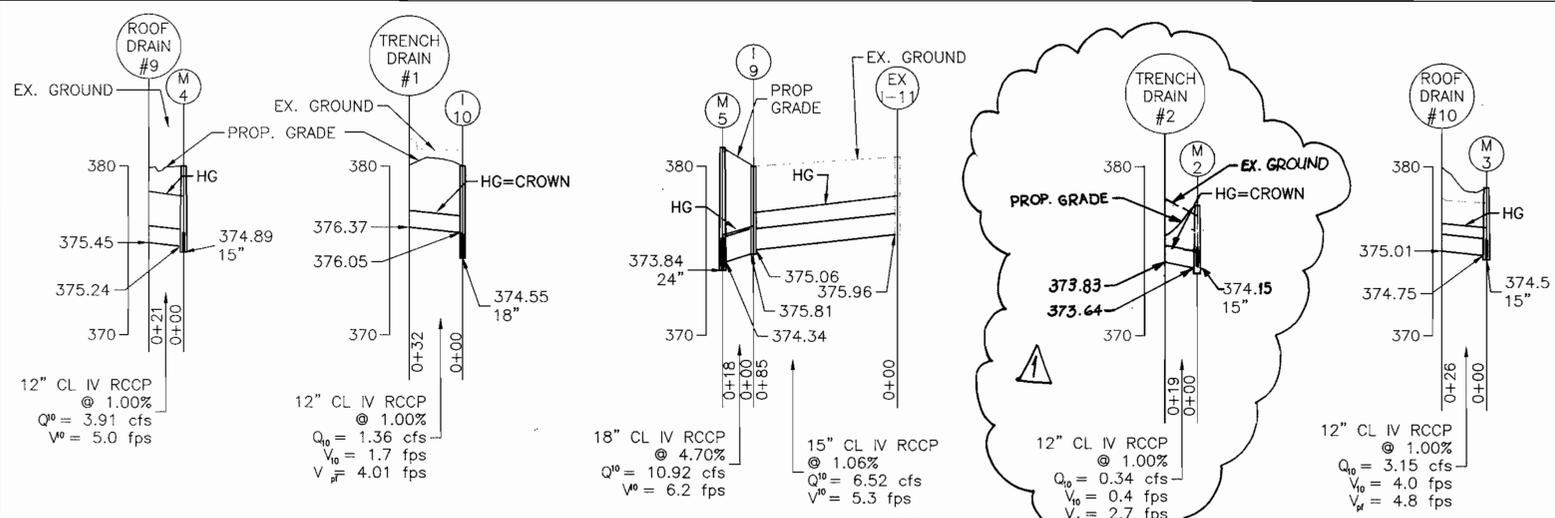


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 8815 CENTRE PARK DRIVE, SUITE #400
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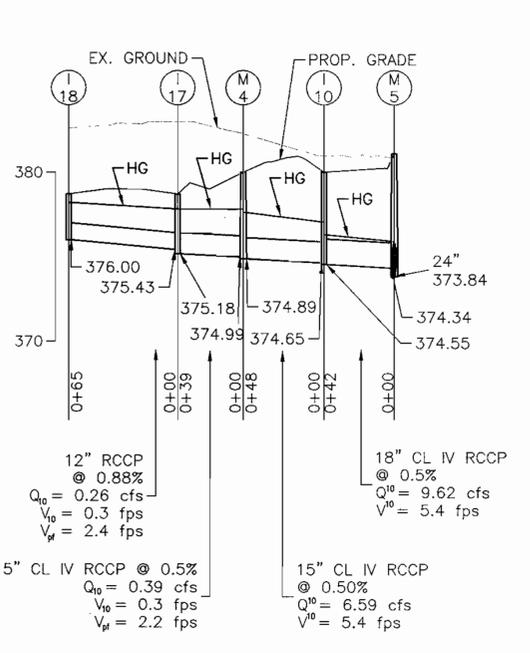
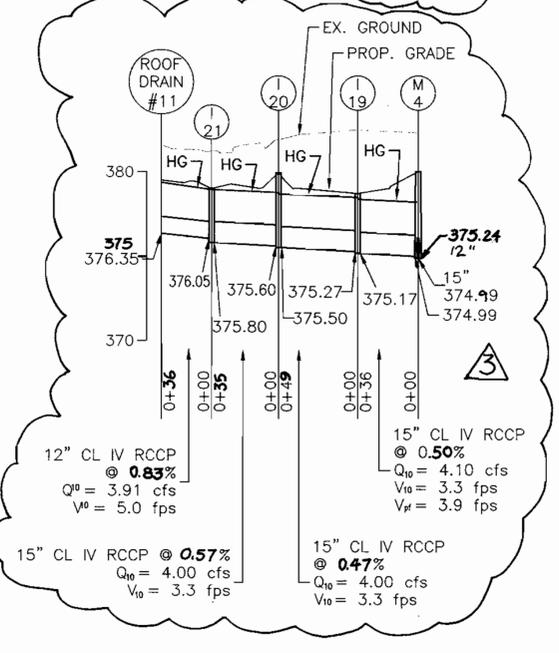
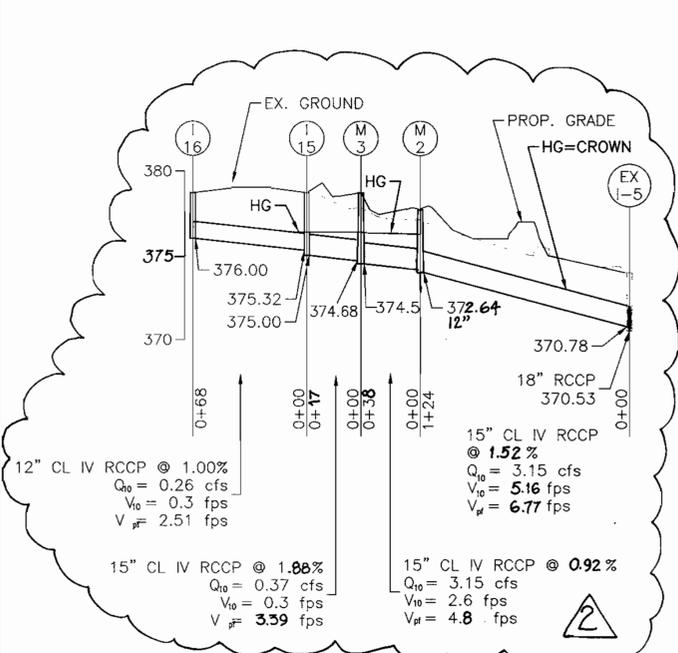
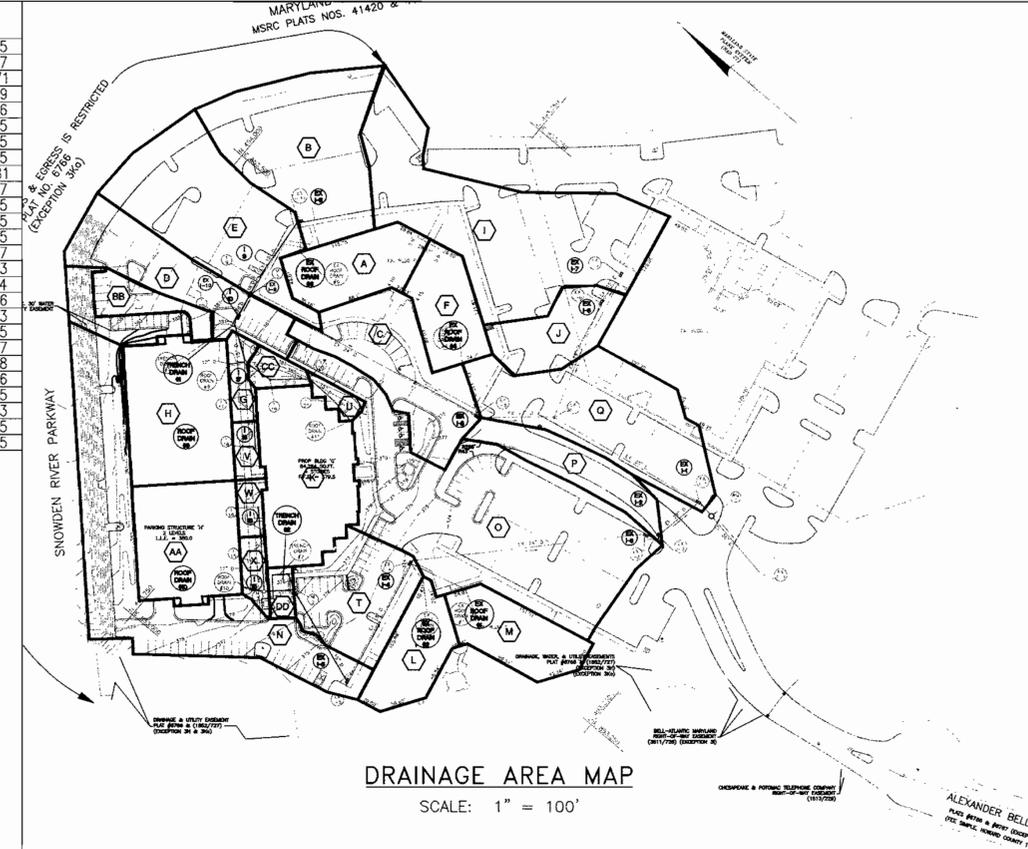
DESIGNED BY: JK
 DRAWN BY: FAB
 CHECKED BY: MCB
 REVISIONS
 REVISE TO SHOW BAYSAYER AT WQ1 AND WQ2. 06/01/00

SITE PLAN
COLUMBIA GATEWAY PARCEL 'A1'
 BUILDING 'G' AND PARKING STRUCTURE 'H'
 HOWARD COUNTY, MD
 SCALE: 1" = 30'
 P.N. 05806

SHEET 2 OF 12
 ELECTION DISTRICT #6
 DATE: JAN. 19, 2000



DRAINAGE AREA	ACREAGE	'C'
A	0.24 AC±	0.95
B	0.71 AC±	0.77
C	0.45 AC±	0.71
D	0.40 AC±	0.79
E	0.72 AC±	0.76
F	0.24 AC±	0.95
G	0.06 AC±	0.45
H	0.48 AC±	0.95
I	1.00 AC±	0.81
J	0.25 AC±	0.77
K	0.48 AC±	0.95
L	0.21 AC±	0.95
M	0.21 AC±	0.95
N	0.90 AC±	0.57
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V	0.05 AC±	0.57
W	0.05 AC±	0.58
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AA	0.39 AC±	0.95
BB	0.25 AC±	0.63
CC	0.06 AC±	0.35
DD	0.04 AC±	0.95



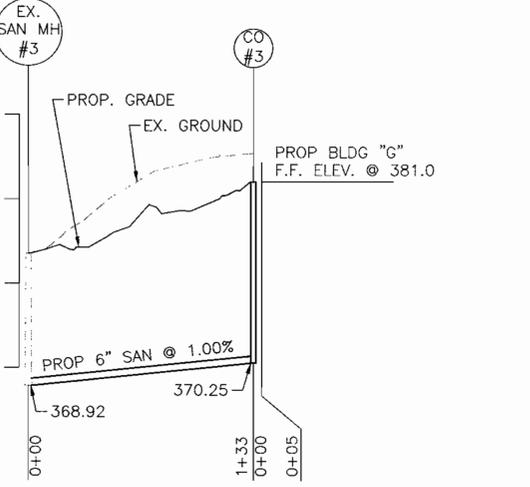
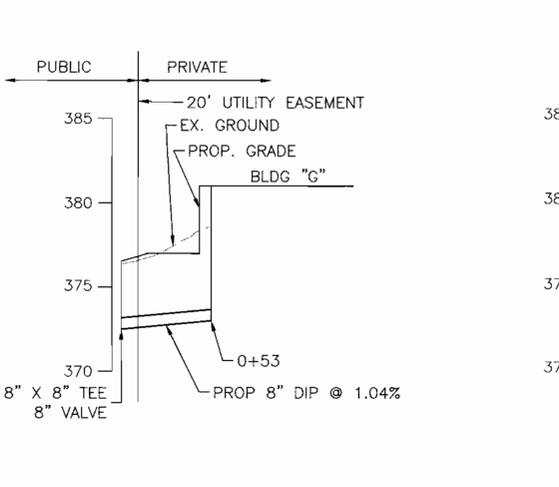
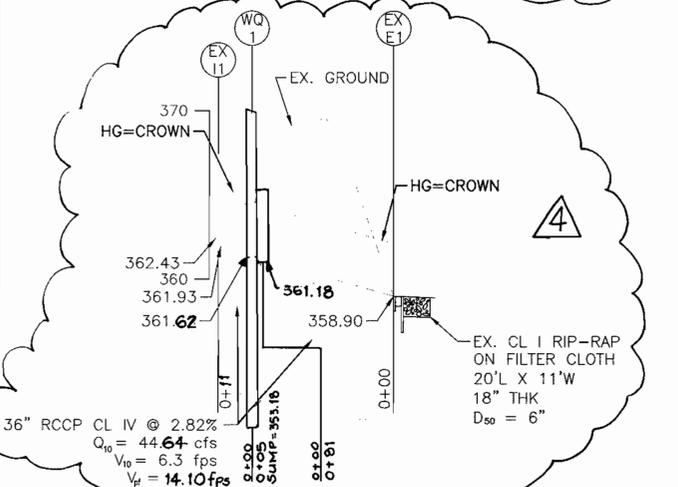
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*TOP OF GRATE ELEV.

SIZE / TYPE	LENGTH
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WQ1	STORMCEPTOR	361.36	361.28	370.00	SEE SHEET 4 FOR DETAILS

* SEE ARCHITECTURAL PLANS FOR TRENCH DRAIN DETAILS



PROFILES
 HORIZ. SCALE: 1" = 50'
 VERT. SCALE: 1" = 5'

Reviewed for HOWARD SCD and meets Technical Requirements.
 USDA - Natural Resources Conservation Service
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
 Approved: DEPARTMENT OF PLANNING AND ZONING
 Chief, Division of Land Development
 Chief, Development Engineering Division
 Director - Department of Planning and Zoning

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REVISIONS

- REVISION 1: REVISE PROFILE TO SHOW NEW INVERTS AND HG 3/16/00
- REVISION 2: REVISE PROFILE TO SHOW CHANGES DUE TO RELOCATION OF M3, 3/16/00
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DESIGNED BY: JAK
DRAWN BY: FAB
CHECKED BY: MCB
REVISIONS:
 REVISE TO SHOW BAYS AVER AT WQ1 AND WQ2.
 06/01/00

STORM DRAIN PROFILES AND DRAINAGE AREA MAP
COLUMBIA GATEWAY PARCEL 'A'
 BUILDING 'G' AND PARKING STRUCTURE 'H'

HOWARD COUNTY, MD
 SCALE: AS SHOWN
 P.N. 05806

SHEET 3 OF 12
 ELECTION DISTRICT #6
 DATE: JAN. 19, 2000