

GENERAL NOTES

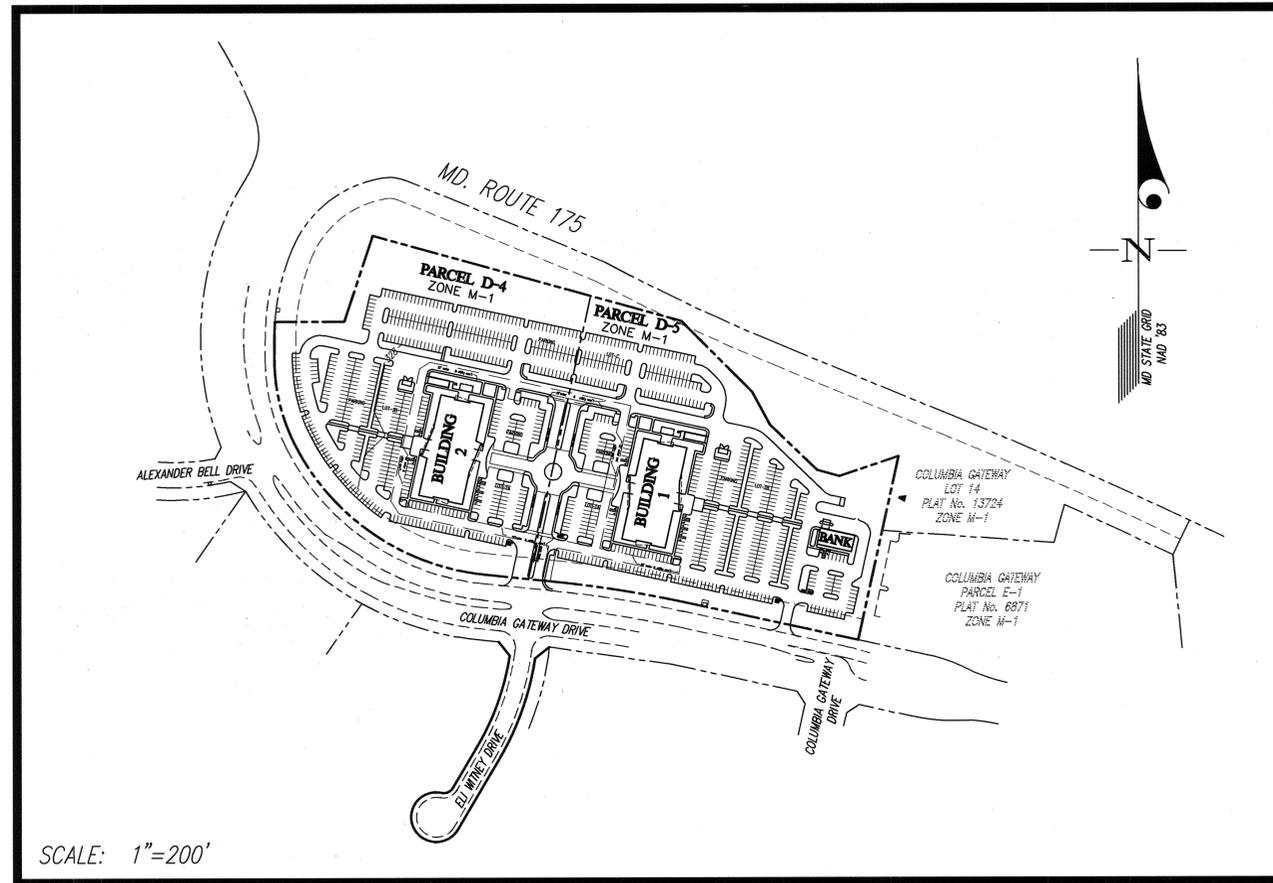
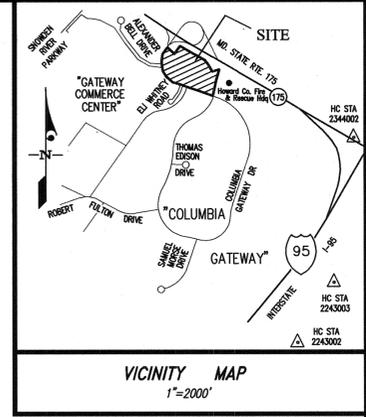
- All construction shall be in accordance with the latest standards and specifications of Howard County plus MSHA standards and specifications if applicable.
- The contractor shall notify the Bureau of Engineering/Construction Inspection Division at (410) 313-1890 at least five (5) working days prior to start of work.
- The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48-hours prior to any excavation work.
- Project Background:
 Location: Tax Map 37
 Zoning: M-1
 Election District: 6th Election District
 Section/Area: N/A
 Site Area: 9.49 (Par. D-4) + 9.62 (Par. D-5) = 19.10 acres total
 Approved Name and Dept. of Planning & Zoning Ref. File Nos.:
 S-84-44, F-85-63, P-86-22, F-86-17, F-87-11, SDP-89-80 (for the of the SMM facility for this site & the adjacent Howard Co. Columbia Gateway Building), F-89-103, F-00-127 and W-01-05 which approved (on 7/19/00) the request to waive Section 16.155 (a)(1) to permit mass grading under GP-01-09, W-01-05-00.
- Traffic control devices, markings, and signing shall be in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD). All street and regulatory signs shall be in place prior to the placement of any asphalt of any asphalt.
- All plan dimensions are to the face of curb or face of building unless otherwise noted. Dimensions are measured perpendicular or radially between items unless otherwise noted.
- Existing topography and features were derived from GP-01-03, available public records and from survey by Gutschick, Little & Weber, P.A. done in March, 2000.
- Coordinates are based on the previously recorded plat (#14162) as project by Howard County Geodetic Control Sta. Nos. 2243003, 2243003 and 2243002. The vertical datum is in NAD'28.
- This site will be served by public water & sewer under the existing Contract #24-1439-D and the on-site Contract #44-3907-D to be constructed under a Developer's Agreement. These are located in the Little Patuxent Drainage Area.
- Stormwater Management (for quantity and quality) is provided by the existing facility located on Parcel E-1. This facility was built under SDP-89-80.
- All on-site storm drains proposed under this SDP are private.
- The existing utilities shown herein were derived from available public records. The contractor must hand dig test pits at all utility crossings and connection points to verify exact location.
- All proposed ramps shall be in accordance with current A.D.A. Standards. Maximum sidewalk cross slope shall be (2%) two percent. Provide a minimum of (5x5) five by five foot level landing (2% max.) at the top and bottom of all ramps and building ingress/egress points.
- All driveways and parking are privately owned and maintained.
- Any damage to County owned right-of-way to be corrected at the contractor's expense.
- Trench bedding for storm drainage structures shall be in accordance with Howard County Standard G2.01, Class "C" bedding, unless otherwise noted.
- Gutter pan of curbs shall be pitched to conform to the adjacent drainage pattern of the adjoining paving for vehicular use. For concrete curb and gutter, see detail on sheet.
- All curb fillets are 5' radius unless noted otherwise. Spot elevations along curb line are for the FLOW LINE, unless noted otherwise.
- There are no known grave sites or cemeteries on this site.
- Other topics related to this site:
 - Traffic Study prepared by Wells & Associates, LLC.
 - Subsurface Exploration and Geotechnical Evaluation by Engineering Consulting Services, LTD. dated April 21, 2000.
- All outside lighting shall comply with Zoning Regulation Section 134 which requires lights to be installed to direct/reflect light downwards and inwards on site away from all adjoining public streets and residential areas. See drawing electrical drawings to be submitted with.
- All buildings shall have an inside water meter setting. All buildings shall be equipped with an automatic Fire Prevention Sprinkler System.
- See Architectural drawings for details of Messory Dumpster Enclosures & Loading Dock Area.
- The construction of this site shall be phased. The 1st Phase is Parcel D5; the 2nd, Parcel D4.
- This SDP is exempt from the Forest Conservation Ordinance in accordance with section 16.1202(b)(1)(v), a planned office park.

PARCELS 'D4' AND 'D5'

SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SHEET INDEX

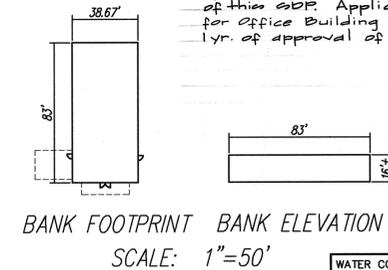
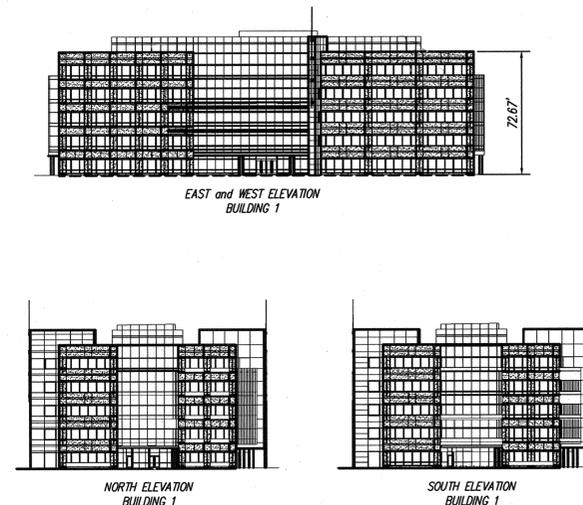
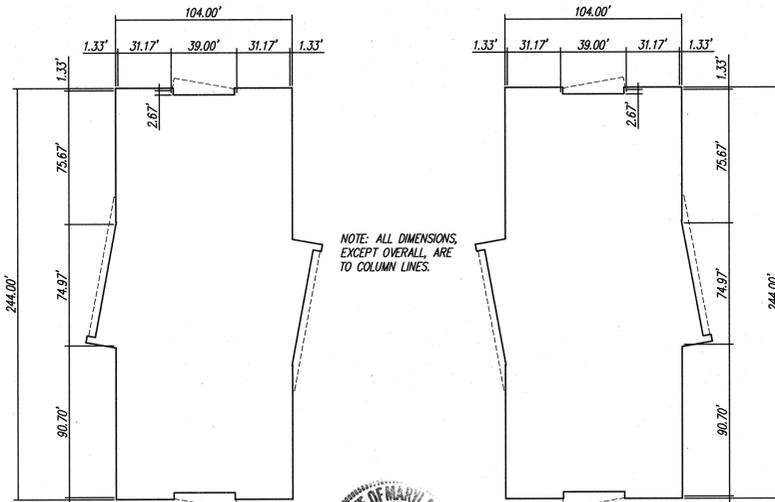
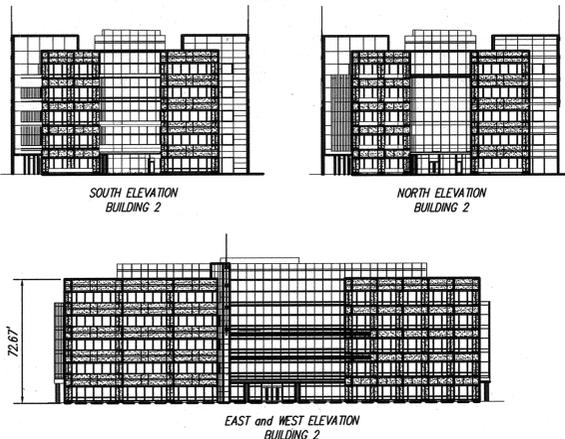
No.	TITLE
1	COVER SHEET
2	SITE DEVELOPMENT PLAN
3	DETAILS: BUILDINGS 1 & 2
4	BANK and SITE DETAILS
5	PAVING DELINEATION PLAN
6	SEDIMENT CONTROL PLAN
7	SEDIMENT CONTROL NOTES AND DETAILS
8	DETAILS, NOTES AND CONSTRUCTION SEQUENCE
9	STORM DRAIN PROFILES
10	STORM DRAIN PROFILES
11	UTILITY PROFILES (private water & sewer)
12	LANDSCAPE PLAN
13	PLANTING NOTES, SCHEDULES & DETAILS
14	DRAINAGE AREA MAP



SITE ANALYSIS DATA CHART

- General Site Data
 - Present Zoning: M-1
 - Proposed Use of Site or Structures: General Office and Banking
- Area Tabulation
 - Total Project Area: 19.10± acres (gross)
 - Area of This Plan Submission: 19.10± AC
 - Limit of Disturbed Area by this SDP: 18.0± acres
 - Building area:
 - Building 1 = 127,635 S.F. TOTAL (24,649 S.F. 1st FLR.; 26,259 S.F. ea. 2nd-4th FLR.; 24,209 S.F. 5th FLR.)
 - Building 2 = 127,635 S.F. TOTAL (mirror of building 1) (24,649 S.F. 1st FLR.; 26,259 S.F. ea. 2nd-4th FLR.; 24,209 S.F. 5th FLR.)
 - Bank = 3,210± S.F. (excluding canopy & drive through)
 - Building Coverage of Site:
 - Building 1 = 0.60± acres
 - Building 2 = 0.60± acres
 - Bank = 0.07± acres
 Total = 1.27± acres or 6.6 % of Gross Site Area
 - Total paved surfaces (parking, driveways, plazas, etc.) on site: 10.4± Ac. or 54.6±%
- Open Space Data
 - Open Space Required on Site: N/A
 - Open Space Proposed: N/A
- Parking Space Data
 - Parcel D-4 (Building No.2)
 - Standard 9x18 Surface Parking: 522 spaces
 - Accessible Parking (including 2 van spaces): 10
 - TOTAL Proposed for Parcel D-4: 532 spaces
 - Parcel D-5 (Building No.1 & Bank)
 - Standard 9x18 Surface Parking: 510 spaces
 - Accessible Parking (including 3 van spaces): 12
 - TOTAL Proposed for Parcel D-5: 522 spaces
 - TOTAL PARKING Proposed for the site: 1054 spaces (22 HC spaces or 2% of total)
 - REQUIRED PARKING PER ZONING REGULATIONS
 - Sec. 133D.3.a. ("General Office Uses" at 3.3 spaces per 1000 S.F.)
 - Building #1 (127,635 S.F.): 422 spaces
 - Building #2 (127,625 S.F.): 422 spaces
 - Sec. 133D.4.a. ("Banks" at 5.0 spaces per 1000 S.F.)
 - Bank Building (3300± S.F.): 16 spaces
 - TOTAL PARKING Required for the site: 860 spaces

WP-09-02 was app. on Jan. 13, 2009 to waive Sect 10.156 (m)(1)(i) of the Subdivision Regulations, to allow an extension of the 2 year deadline to apply for permits after approval of this SDP. Application for the required building permits for Office Building 2 and the bank must be made within 1 yr. of approval of this waiver (on or before Jan. 13, 2010)



ADDRESS CHART	
BUILDING	STREET ADDRESS
No.1	6731 COLUMBIA GATEWAY DR.
No.2	6711 COLUMBIA GATEWAY DR.
BANK	6741 COLUMBIA GATEWAY DR.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Joseph Butts 10/27/00
 Director Date
Cindy Klemke 10/27/00
 Chief, Division of Land Development Date
William Klemke 10/27/00
 Chief, Development Engineering Division MK Date

GMP & Preliminary Building Permit 9/15/00



BUILDING 2 FOOTPRINT
SCALE: 1"=50'

BUILDING 1 FOOTPRINT
SCALE: 1"=50'

BANK FOOTPRINT BANK ELEVATION
SCALE: 1"=50'

GLW GUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

CADD:\DRAWINGS\00052\DESIGN\00052CS.DWG DES. DRN. CHK. DATE add waiver note REVISION BY APPR.

Owners: 6711 Gateway, LLC (Parcel D-4) and 6731 Gateway, LLC (Parcel D-5)
 Developer and Owner's Agent: Corporate Development Services, LLC 8815 Centre Park Drive, Suite 400 Columbia, MD. 21045-2272
 By: Corporate Office Properties, L.P., Sole Member ATTN: MR. KENT JOHNSON
 By: Corporate Office Properties Trust, Gen. Partner ATTN: MR. KENT JOHNSON
 By: Roger A. Waesche, Jr., Sr. Vice President PH: 410-992-7490

"COLUMBIA GATEWAY"
PARCELS 'D-4' & 'D-5'
 PLAT No. 14162

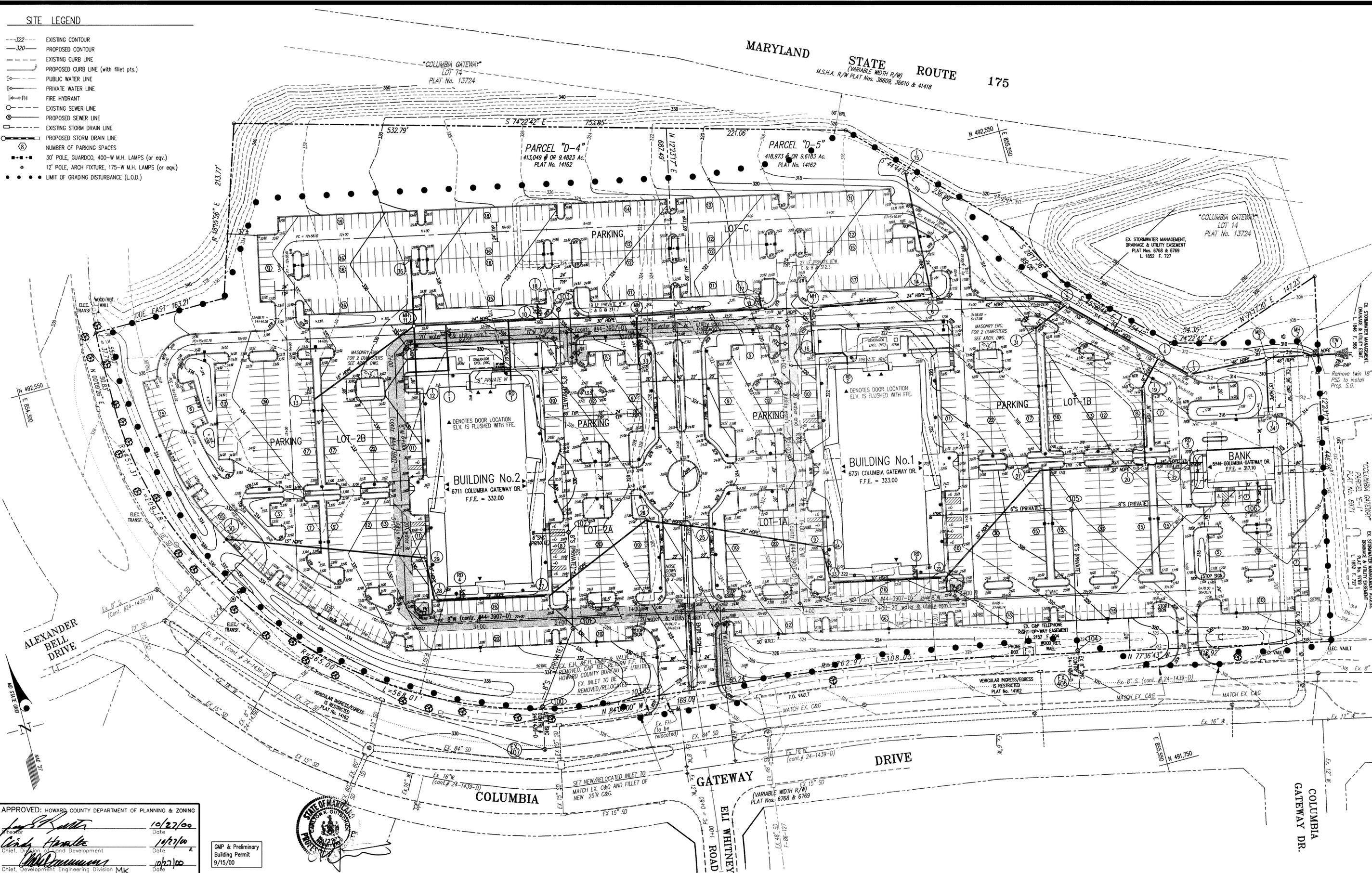
PROJ. NAME:	COLUMBIA GATEWAY, Parcels D4 & D5 (GATEWAY EXCHANGE)	SECTION/AREA:	N/A	PARCEL(S):	D4 and D5
PLAT:	#14162	ZONE:	M-1	TAX MAP:	37
BLOCK:		ELEC. DIST.:	6	CENSUS TRACT:	6067.03

SCALE:	AS SHOWN	ZONING:	M-1	G. L. W. FILE No.:	00052
DATE:	10/19/00	TAX MAP - GRID:	37-19	SHEET:	1 of 14

SDP-01-26

SITE LEGEND

- 322--- EXISTING CONTOUR
- 320--- PROPOSED CONTOUR
- EXISTING CURB LINE
- PROPOSED CURB LINE (with fillet pts.)
- PUBLIC WATER LINE
- PRIVATE WATER LINE
- FH --- FIRE HYDRANT
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- EXISTING STORM DRAIN LINE
- PROPOSED STORM DRAIN LINE
- ⊙ NUMBER OF PARKING SPACES
- 30' POLE, GUARDCO, 400-W.M.H. LAMPS (or eqv.)
- ⊙ 12' POLE, ARCH FIXTURE, 175-W.M.H. LAMPS (or eqv.)
- ⊙ LIMIT OF GRADING DISTURBANCE (L.O.D.)



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature] 10/27/00
Date

[Signature] 10/27/00
Date

[Signature] 10/27/00
Date

Chief, Division of Land Development

Chief, Development Engineering Division MK



GMP & Preliminary Building Permit
9/15/00

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
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TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-889-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.

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By: Roger A. Woosche, Jr., Sr. Vice President

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8815 Centre Park Drive, Suite 400
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PH: 410-992-7490

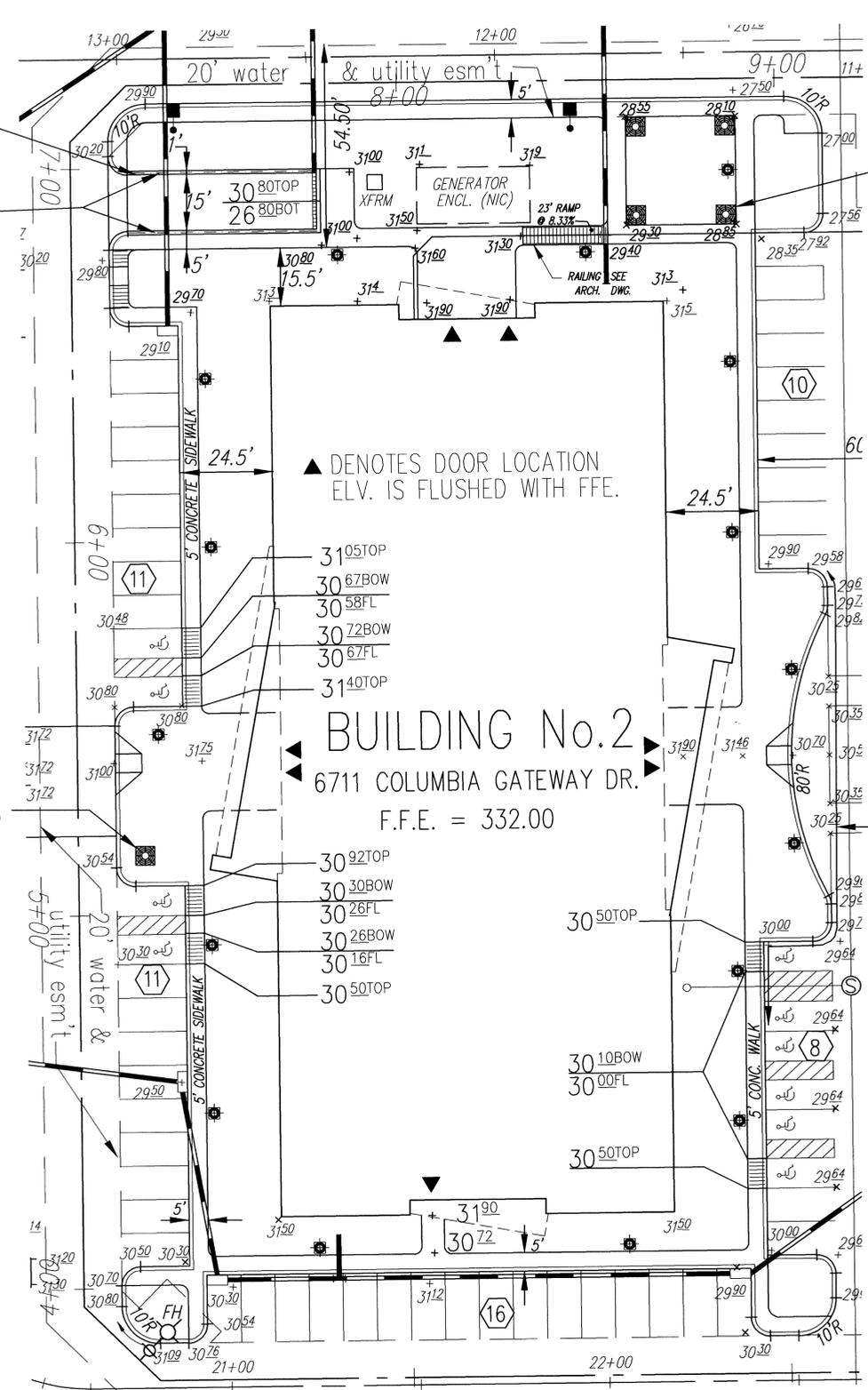
SITE DEVELOPMENT PLAN
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PARCELS "D-4" & "D-5"
PLAT No. 14162

ELECTION DISTRICT No. 6

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1"=50'	M-1	00052
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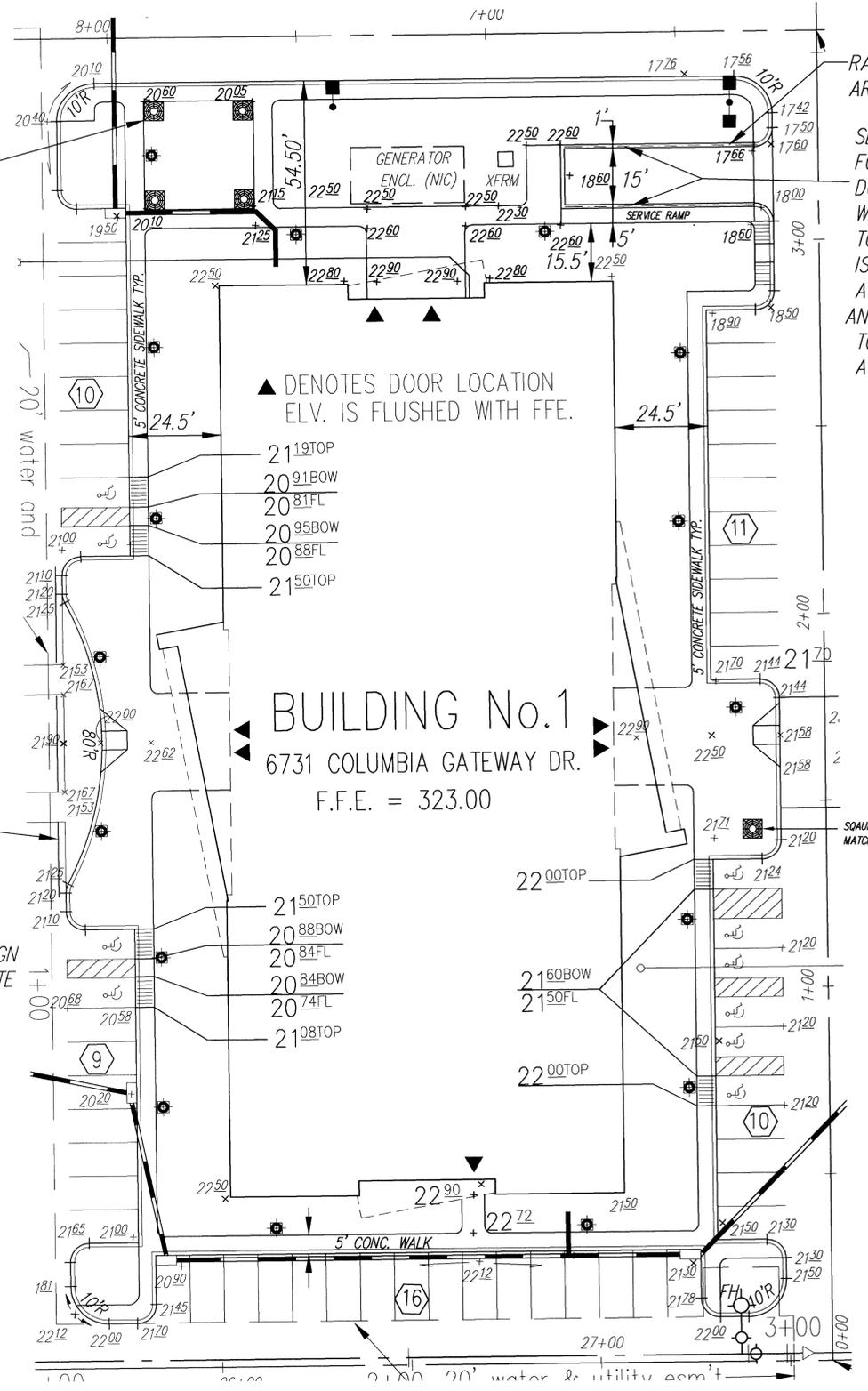
RAILING SEE ARCH. DWG.
SEE ARCH. DWG. FOR LOADING DOCK RETAINING WALL DETAIL. TOP OF WALL IS LEVEL W/DOCK AT THE BACK AND FLUSHED W/ TOP OF CURB AT THE FRONT



BUILDING No. 2
6711 COLUMBIA GATEWAY DR.
F.F.E. = 332.00

SQUARE TREE GRATE (4 IN EACH SITTING AREA) SIZE & STYLE TO BE DETERMINED BY DESIGN AND PAVING PATTERN.

1' WIDE X 16'DEEP CONCRETE BAND (SHA MIX No. 3) SEPARATION BETWEEN SPECIALTY PAVING & ASPHALT PAVING. BAND TO ALIGN WITH EDGE OF CONCRETE GUTTER PAN.



BUILDING No. 1
6731 COLUMBIA GATEWAY DR.
F.F.E. = 323.00

RAILING SEE ARCH. DWG.

SEE ARCH. DWG. FOR LOADING DOCK RETAINING WALL DETAIL. TOP OF WALL IS LEVEL W/DOCK AT THE BACK AND FLUSHED W/ TOP OF CURB AT THE FRONT

SQUARE TREE GRATE (STYLE TO MATCH GRATES IN SITTING AREA)

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Howard R. Smith 10/27/00
Cindy Hamlett 10/27/00
 Chief, Development Engineering Division MK 10/27/00

GMP & Preliminary Building Permit 9/15/00



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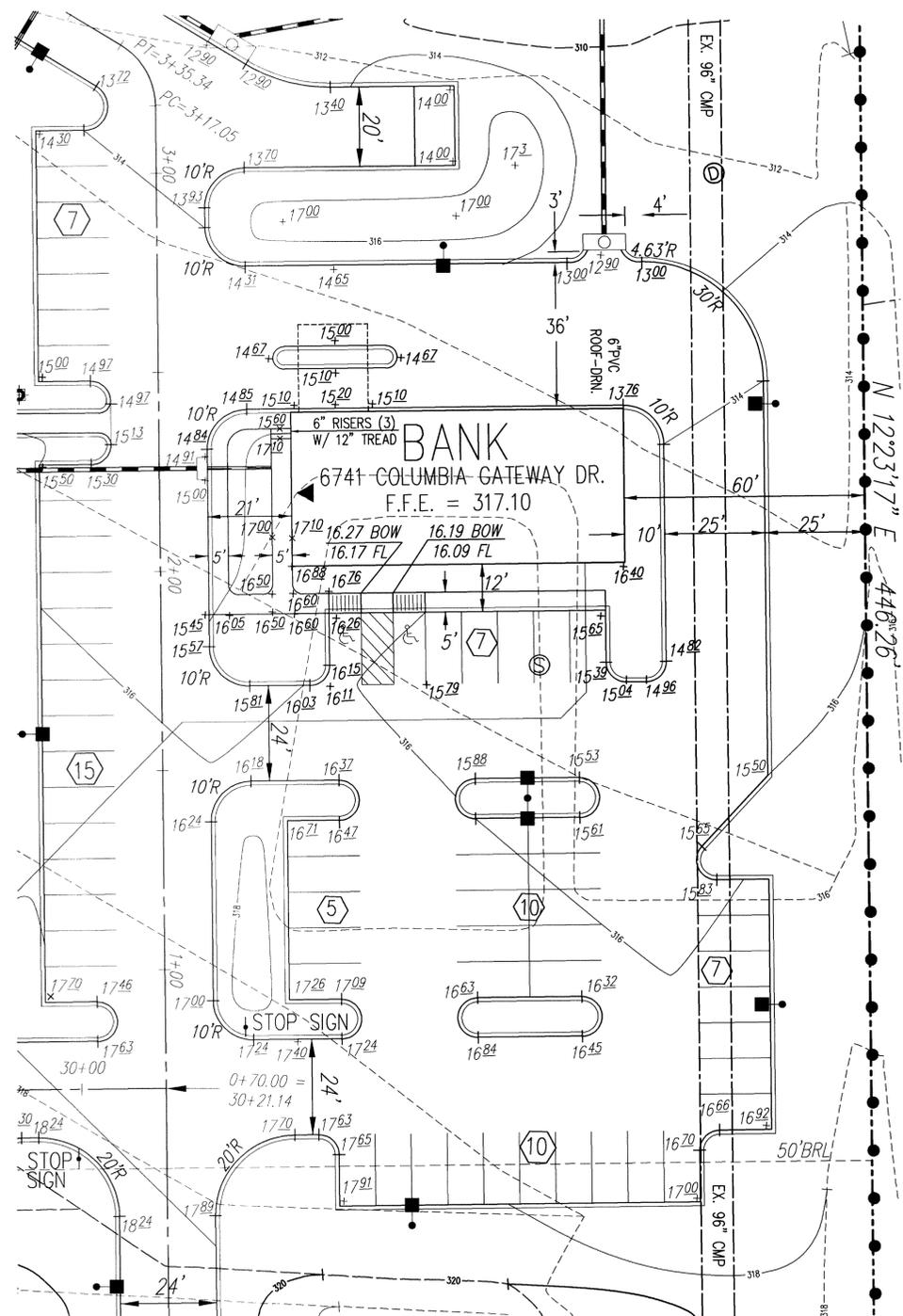
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 By: Corporate Office Properties Trust, Gen. Partner
 By: Roger A. Woessche, Jr., Sr. Vice President

Developer and Owner's Agent
 Corporate Development Services, LLC
 8815 Centre Park Drive, Suite 400
 Columbia, MD. 21045-2272
 ATTN: MR. KENT JOHNSON
 PH: 410-592-7490

DETAILS: BUILDINGS 1 & 2
"COLUMBIA GATEWAY"
 PARCELS 'D-4' & 'D-5'
 PLAT No. 14162
 ELECTION DISTRICT No. 6
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=20'	M-1	00052
DATE	TAX MAP - GRID	SHEET
10/19/00	37-19	3 of 14



BANK SITE
SCALE: 1" = 20'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *[Signature]* Date: 10/27/00
 Chief, Planning & Land Development: *[Signature]* Date: 10/29/00
 Chief, Development Engineering Division: *[Signature]* Date: 10/27/00

GMP & Preliminary Building Permit
 Date: 9/15/00



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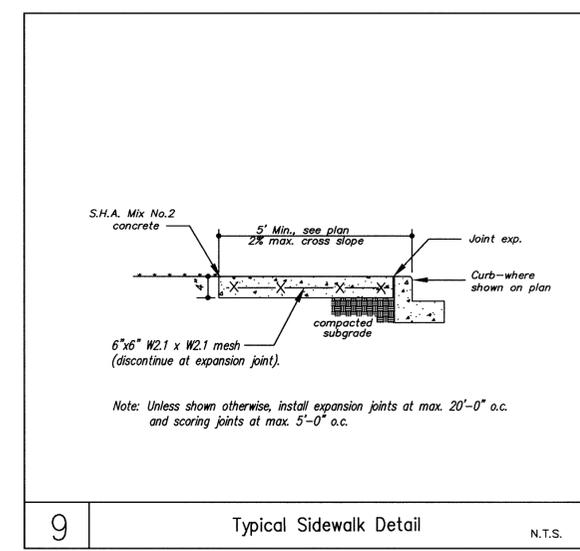
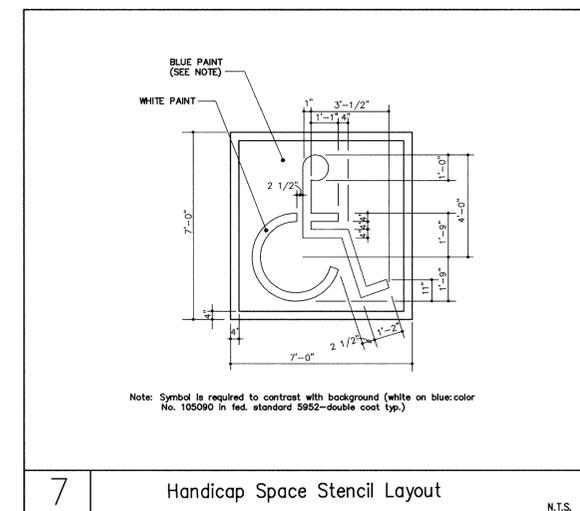
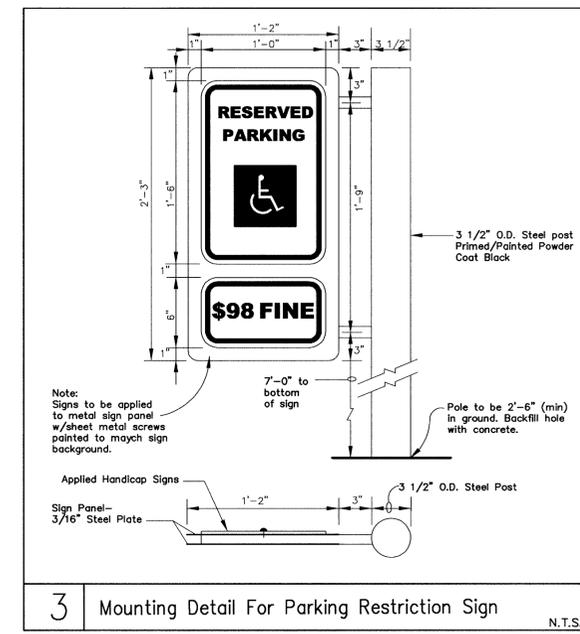
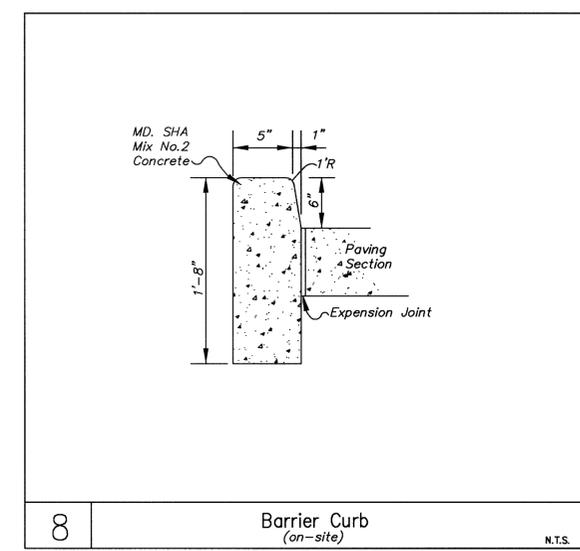
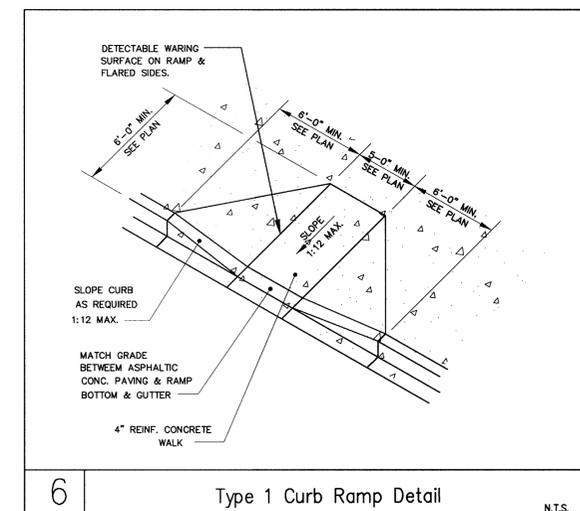
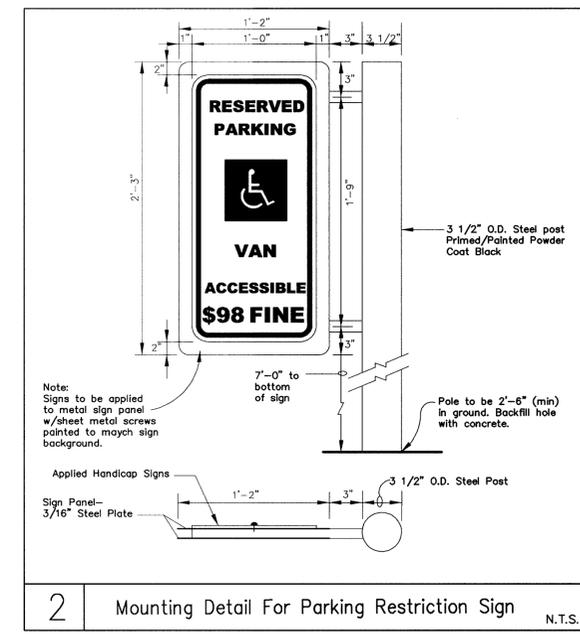
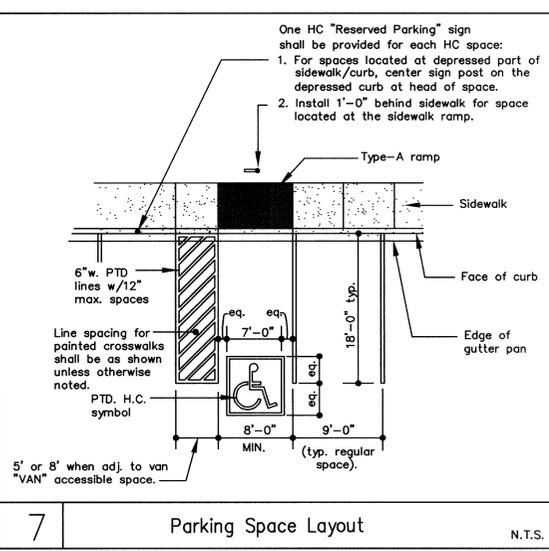
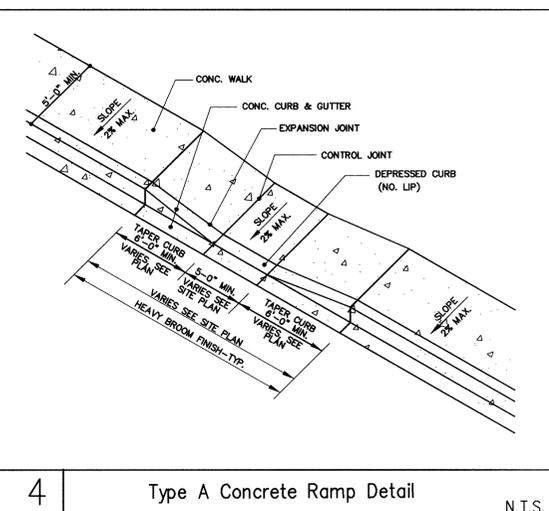
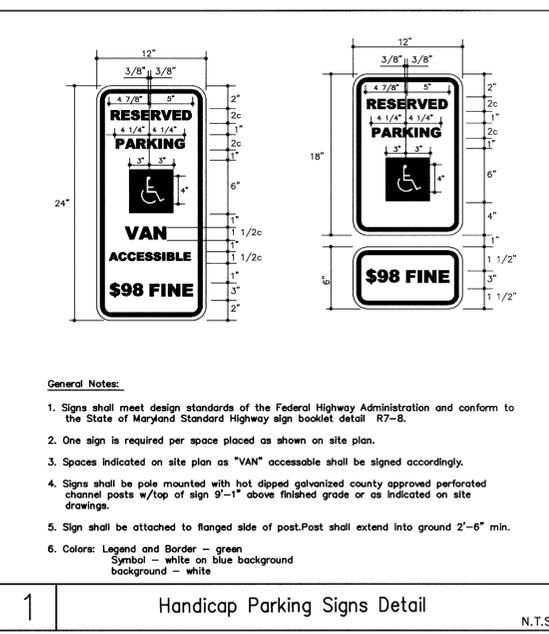
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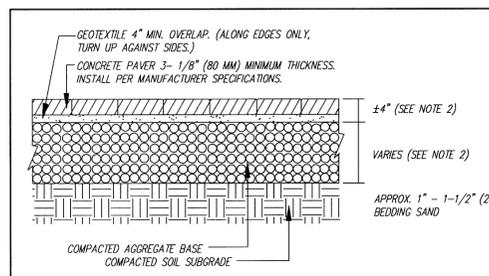
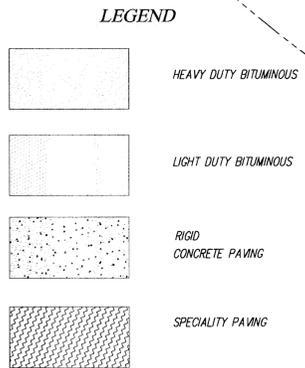
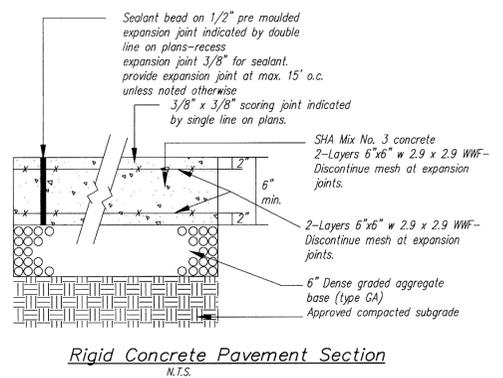
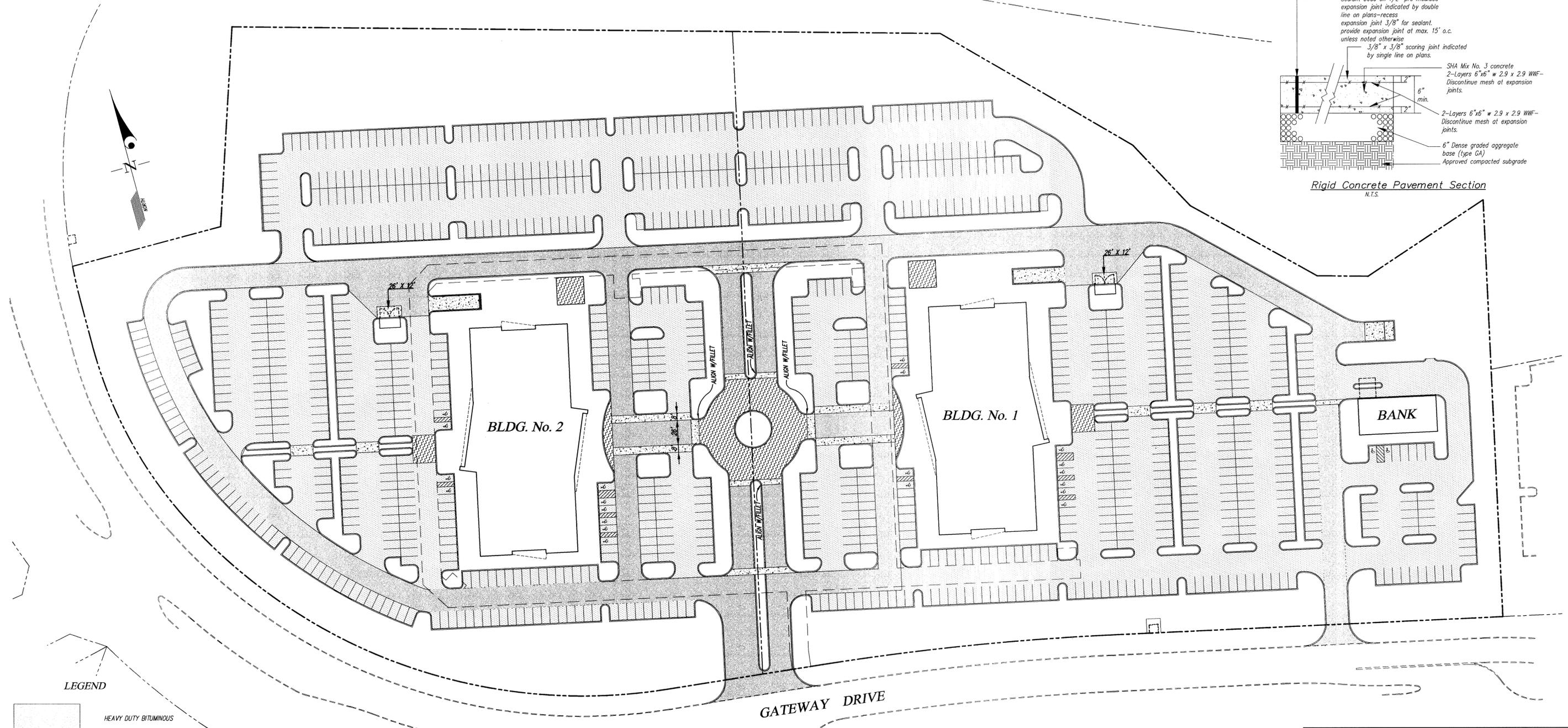
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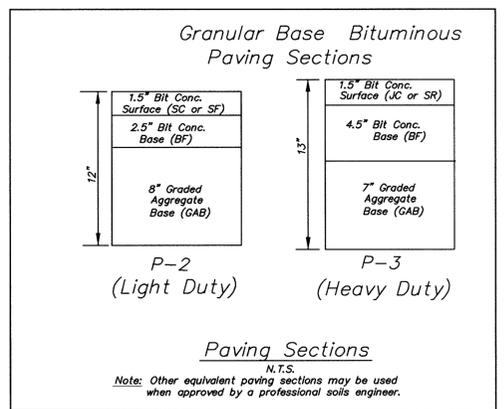
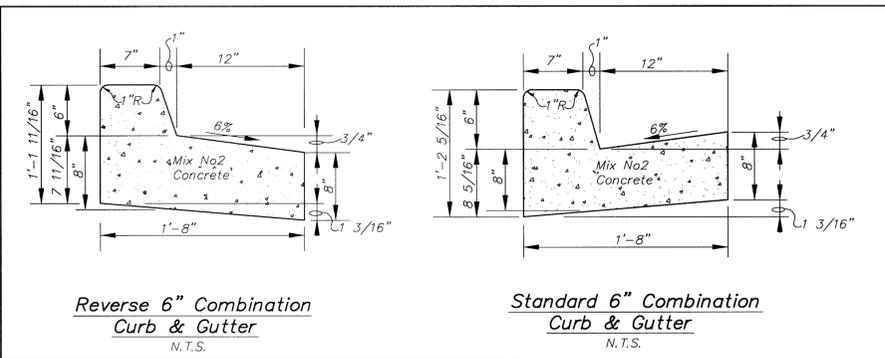
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HOWARD COUNTY, MARYLAND





1. DRAIN BEDDING SAND OF EXCESS MOISTURE THROUGH PAVEMENT AT LOWEST POINTS (AS SHOWN) OR AT CATCH BASINS.
2. ALL PAVEMENT DESIGN AND CROSS SECTIONS INCLUDING PARKING AREAS, SIDEWALKS, EMERGENCY ACCESS LANES, DECKS, ETC. SHALL BE REVIEWED BY A QUALIFIED ENGINEER AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT WHICH IDENTIFIES THE SPECIFIC SITE CHARACTERISTICS.
3. ALL PAVERS ARE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND ARE TO COMPLY WITH ALL APPLICABLE FAIR HOUSING AND AMERICANS WITH DISABILITIES ACT GUIDELINES.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Howard County
Date: 10/27/00

Cheryl Hamada
Chief, Division of Land Development
Date: 11/27/00

Mike DeMunnier
Chief, Development Engineering Division MK
Date: 01/27/02



NOTE: CONCRETE SIDEWALK IS NOT DELINEATED ON THIS PLAN. SEE SHEET 2 & 3

GLW GUTSCHICK LITTLE & WEBER, P.A.
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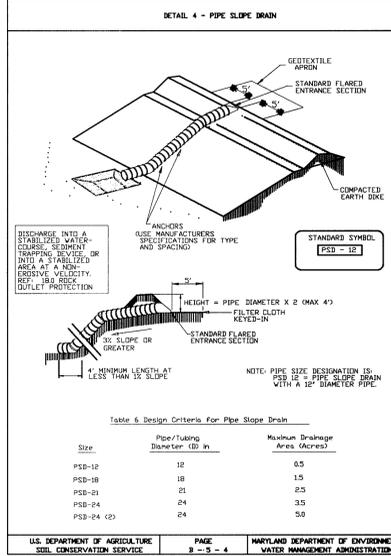
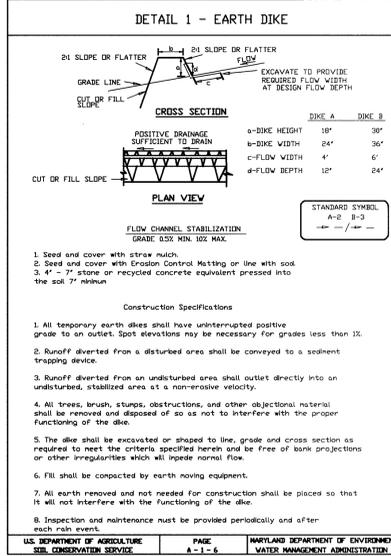
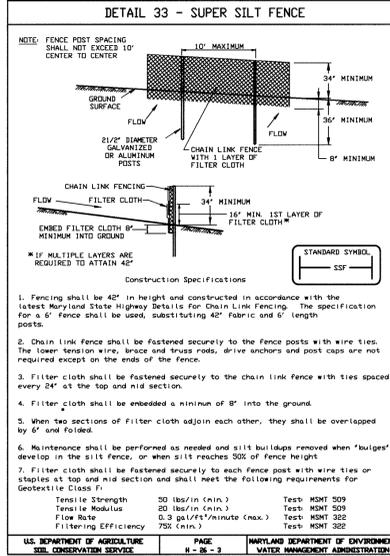
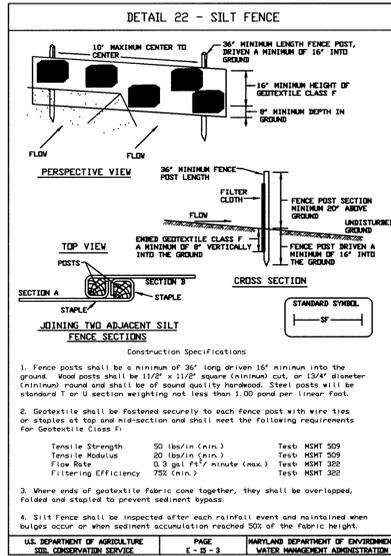
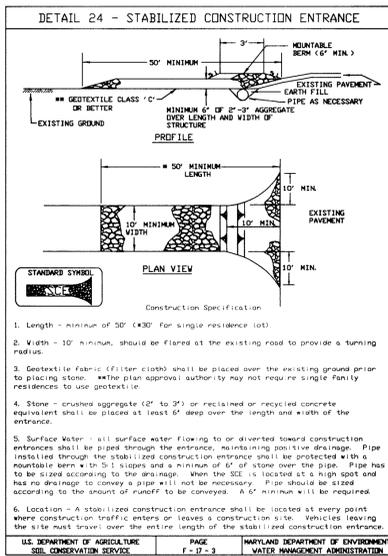
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PAVING DELINEATION PLAN
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PLAT No. 14162

ELECTION DISTRICT No. 6

HOWARD COUNTY, MARYLAND

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1" = 50'	M-1	00052
DATE	TAX MAP - GRID	SHEET
10/19/00	37-19	5 of 14



Dust Control

Definition: Controlling dust blowing and movement on construction sites and roads.

Purpose: To prevent blowing and movement of dust from exposed soil surfaces, reduce on and off-site damage, health hazards, and improve traffic safety.

Conditions Where Practice Applies: This practice is applicable to areas subject to dust blowing and movement where on and off-site damage is likely without treatment.

Specifications:

- Mulches - See standards for vegetative stabilization with mulches only, mulch should be crimped or tacked to the soil.
- Vegetative Cover - See standards for vegetative cover.
- Tillage - To roughen surface and bring clods to the surface. This is an emergency measure which should be used before soil blowing starts. Blows blown on windward side of site. Chisel-type plows spaced about 12' apart, spring-toothed hoes, and similar plows are examples of equipment which may produce the desired effect.
- Irrigation - This is generally done as an emergency treatment. Site is sprinkled with water until the surface is moist. Repeat as needed. At no time should the site be irrigated to the point that runoff begins to flow.
- Barriers - Solid board fences, silt fences, snow fences, straw bales, and similar material can be used to control air currents and soil blowing. Barriers placed at right angle to prevailing currents at intervals of about ten times their height are effective in controlling soil blowing.
- Calcium Chloride - Apply at rates that will keep surface moist. May need treatment.

Permanent Methods:

- Permanent Vegetation - See standards for permanent vegetative cover, and permanent stabilization with soil. Existing trees or large shrubs may afford valuable protection if left in place.
- Topping - Covering with less erosive soil material. See standards for top soil.
- Stonage - Cover surface with crushed stone or gravel.

References:

- Agriculture Handbook 346, Wind Erosion Forces in the United States and Their Use in Predicting Soil Loss.
- Agriculture Information Bulletin 354, How to Control Wind Erosion, USDA, ARS.

U.S. DEPARTMENT OF AGRICULTURE, PAGE: MARILAND DEPARTMENT OF ENVIRONMENT & NATURAL RESOURCES, PAGE: F-17-3

SEDIMENT CONTROL NOTES

- A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permits prior to the start of any construction. (410) 313-1855.
- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in accordance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes and perimeter slopes and all slopes greater than 3:1, b) 14 days for all other disturbed or graded areas on the project site.
- All sediment traps/basins show 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 SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings, soil, temporary seeding and mulching (Sec. 6). 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:
 - Area of Site (Grass): 18.1 ± AC
 - Area Disturbed (for grading): 18.0 ± AC
 - Area to be seeded or paved: 11.7 ± AC
 - Area to be vegetatively stabilized: 2.3 ± AC
 - Total Area: 27.000 ± AC
 - Total Fill: 7.000 ± AC
 - Off-site waste/borrow area location: N/A
- 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 control 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 grading or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.

PERMANENT SEEDING NOTES

Apply to graded or cleared area not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.

Seedbed Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding (unless previously loosened).

Soil Amendments: In lieu of soil test recommendations, use one of the following schedules:

- Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil. Minimum of 100 lbs/acre fertilizer (9 lbs/1000 sq ft).
- Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 1000 lbs per acre 10-10-10 fertilizer (23 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil. Minimum of 100 lbs/acre fertilizer (9 lbs/1000 sq ft).

Seeding: For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs per acre (14 lbs/1000 sq ft) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs Kentucky 31 Tall Fescue per acre. During the period of October 16 thru February 28, protect site by Option (1) 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use sod. Option (3) Seed with 60 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

Mulching: Apply 1-1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of unwashed small grain straw immediately after seeding. Another mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq ft) for anchoring.

Maintenance: Inspect all seeded areas and make needed repairs, replacements and reseeding.

TEMPORARY SEEDING NOTES

Apply to graded or cleared areas likely to be redistributed where a short-term vegetative cover is needed.

Seedbed Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding (unless previously loosened).

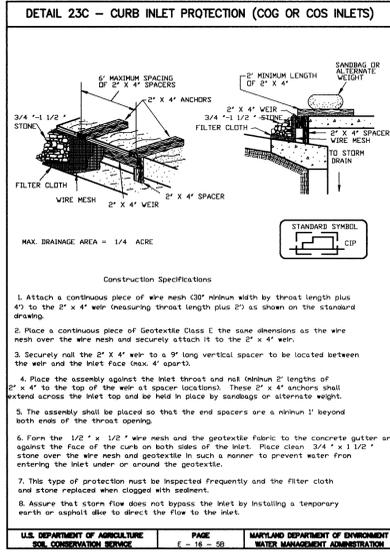
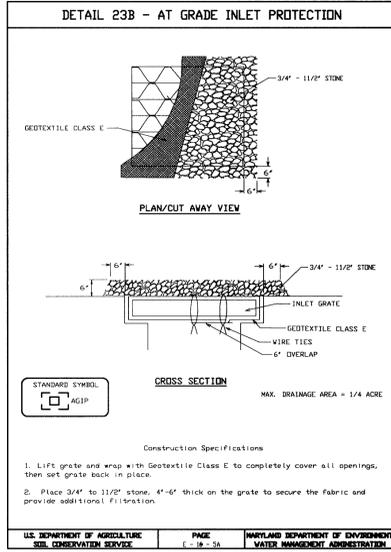
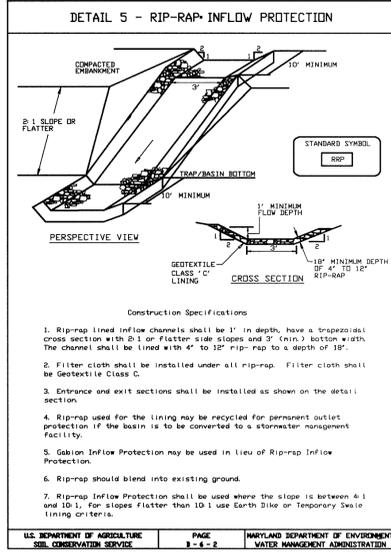
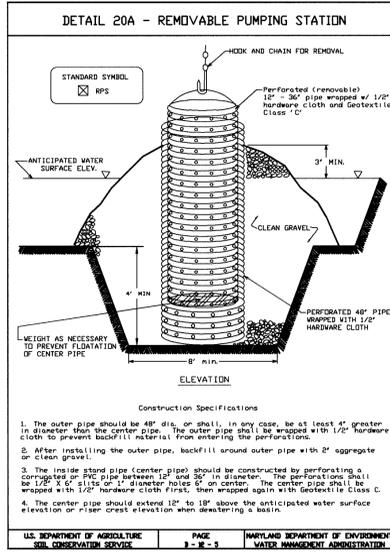
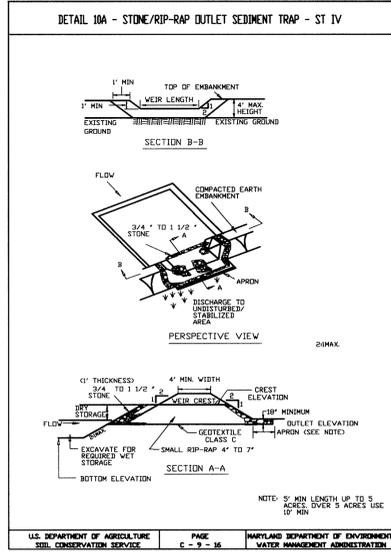
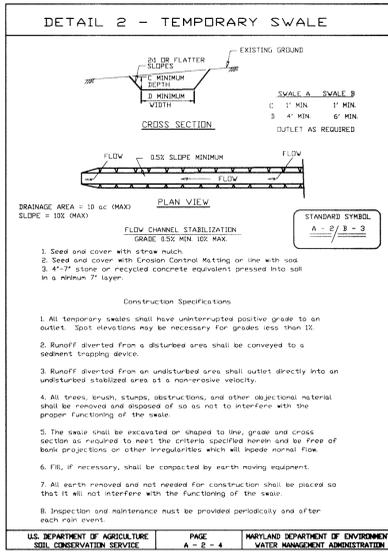
Soil Amendments: Apply 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft).

Seeding: For periods March 1 thru April 30 and August 15 thru October 15, seed with 2-1/2 bushel per acre of annual ryegrass (3.2 lbs/1000 sq ft). For the period May 1 thru August 14, seed with 3 lbs per acre of weeping lovegrass (0.7 lbs/1000 sq ft). For the period November 16 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

Mulching: Apply 1-1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of unwashed, weed-free, small grain straw immediately after seeding. Another mulch immediately after application using mulch anchoring tool or 218 gal per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes, 8 ft or higher, use 348 gal per acre (8 gal/1000 sq ft) for anchoring.

Refer to the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.

U.S. DEPARTMENT OF AGRICULTURE, PAGE: MARILAND DEPARTMENT OF ENVIRONMENT & NATURAL RESOURCES, PAGE: F-17-3



ENGINEER'S CERTIFICATE

This Development Plan is approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.

Howard S. O'D 10/19/00 Date

DEVELOPER/BUILDER'S CERTIFICATE

I/We certify that all development and/or 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 Maryland 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 HSCD.

Kent Johnson, Vice President 10-18-2000 Date
Capack Development Services, LLC
Signature of Developer/Builder

These plans have been reviewed for the Howard Soil Conservation District and meet the technical requirements.

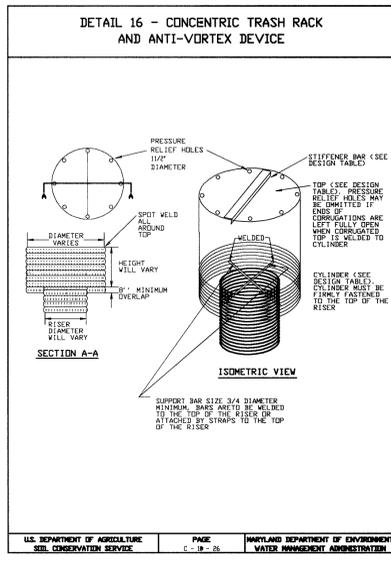
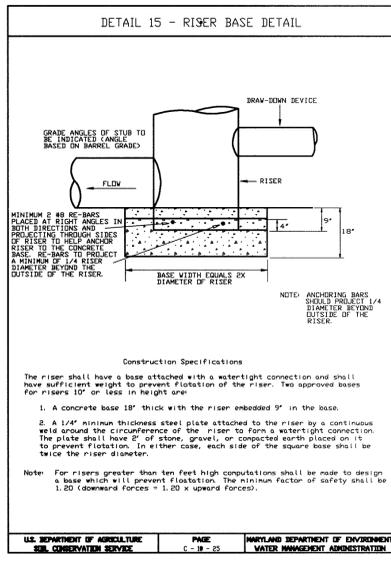
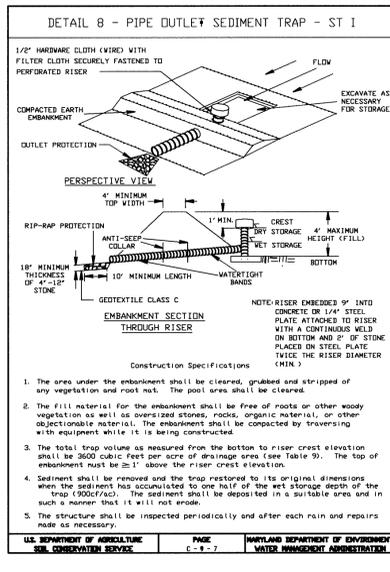
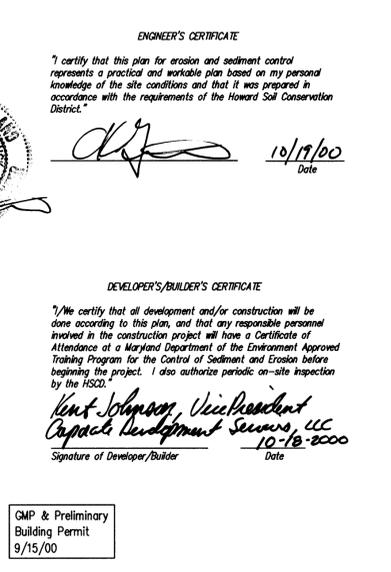
D.G. Wadsworth 10/26/00 Date
Natural Resources Cooperation Service

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

John M. Smith 10/27/00 Date
Chief, Division of Land Development

Chris Hamilton 10/27/00 Date
Chief, Development Engineering Division

OMP & Preliminary Building Permit 9/15/00



GLW GUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

3909 NATIONAL DRIVE - SUITE 203 BURTOWN OFFICE PARK
BURTOWN, MARYLAND 20686
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

CADD/DRAWINGS/00052/DESIGN/00052scd.dwg DES. DRN. CHK. DATE REVISION BY APPR.

Owners

6711 Gateway, LLC (Parcel D-4) and 6731 Gateway, LLC (Parcel D-5)
By: Corporate Office Properties, LP, Sale Member
By: Corporate Office Properties Trust, Gen. Partner
By: Roger A. Woessche, Jr., Sr. Vice President

Developer and Owner's Agent

Corporate Development Services, LLC
8815 Centre Park Drive, Suite 400
Columbia, MD 21045-2272
ATTN: MR. KENT JOHNSON
PH: 410-992-7490

SEDIMENT CONTROL NOTES & DETAILS

"COLUMBIA GATEWAY"
PARCELS 'D-4' AND 'D-5'
PLAT No. 14162

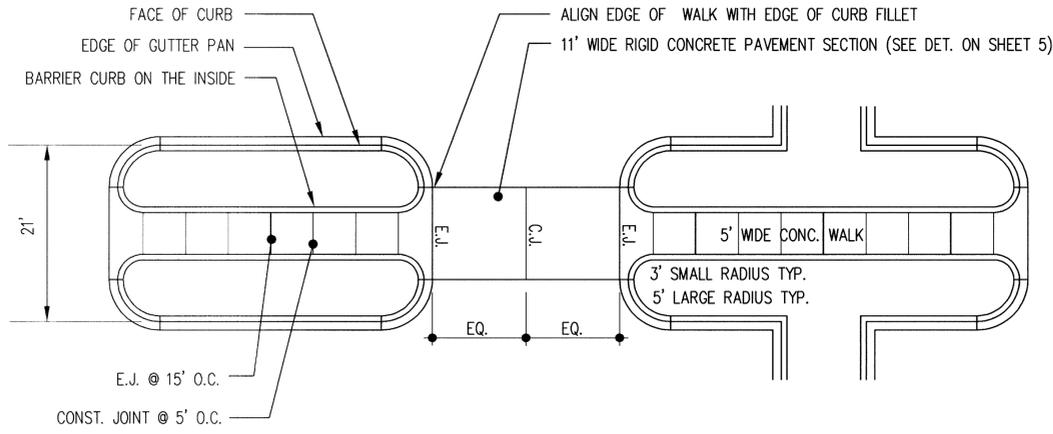
CLARKSVILLE ELECTION DISTRICT No. 6

SCALE: NO SCALE ZONING: M-1 G. L. W. FILE No.: 00052

DATE: 10/19/00 TAX MAP - GRID: 37 - 19 SHEET: 7 OF 14

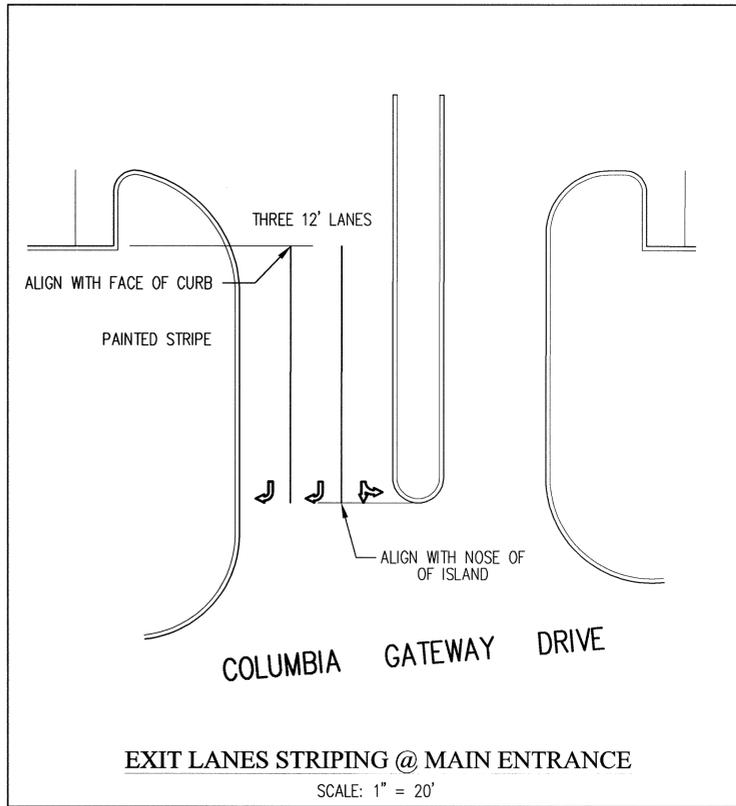
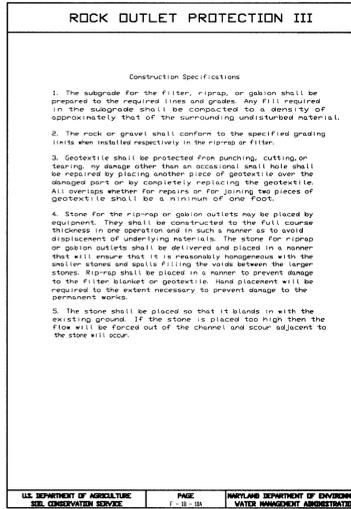
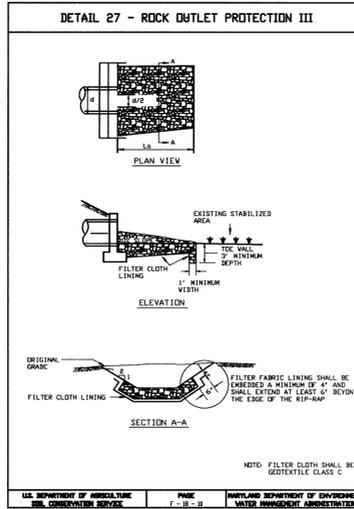
HOWARD COUNTY, MARYLAND

SDP-01-26



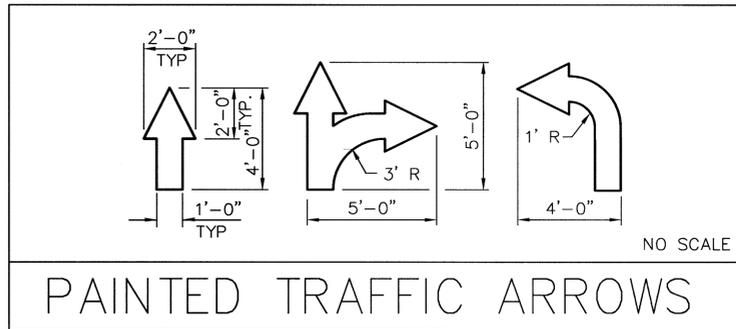
PARKING AREA PEDESTRIAN PATH

SCALE: 1" = 10'



EXIT LANES STRIPING @ MAIN ENTRANCE

SCALE: 1" = 20'



PAINTED TRAFFIC ARROWS

STANDARD AND SPECIFICATIONS FOR TOPSOIL DEFINITION

Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation.

PURPOSE

To provide a suitable soil medium for vegetative growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.

CONDITIONS WHERE PRACTICE APPLIES

- This practice is limited to areas having 2:1 or flatter slopes
 - The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
 - The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.
 - The original soil to be vegetated contains material toxic to plant growth.
 - The soil is so acidic that treatment with limestone is not feasible.
- For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.

CONSTRUCTION AND MATERIAL SPECIFICATIONS

Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the provided soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experiment Station.

- Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting textured subsoils and shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, twigs, or other materials larger than 1 1/2" in diameter.
- Topsoil must be free of plant parts such as bermuda grass, quackgrass, Johnsongrass, nutgrass, poison ivy, thistle, or others as specified.
- Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.

For sites having disturbed areas under 5 acres:

- Place topsoil (if required) and apply soil amendments as specified in 2.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.
- For sites having disturbed areas over 5 acres:
 - On soil meeting Topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:
 - pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0, sufficient lime shall be prescribed to raise the pH to 6.5 or higher.
 - Organic content of topsoil shall be not less than 1.5 percent by weight.
 - Topsoil having soluble salt greater than 500 parts per mill shall not be used.
 - No sod or seed shall be placed on soil which has been with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of photo-toxic materials.

Note: Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of natural topsoil.

- Place topsoil (if required) and apply soil amendments as specified in 2.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.

V. Topsoil Application

- When topsoiling, maintain needed erosion and sediment control practices such as diversion, Grade Stabilization Structures, Earth Dikes, Slope Silt Fence and Sediment Traps and Basins.
- Grades on the areas to be topsoiled, which have been previously established, shall be maintained, about 4" - 8" higher in elevation. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water.
- Topsoil shall not be placed while the topsoil or subsoil is frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.

VI. Alternative for Permanent Seeding - Instead of applying the full amounts of lime and commercial fertilizer, composted sludge and amendments may be applied as specified below:

- Composted Sludge Material for use as a soil conditioner for sites having disturbed areas over 5 acres shall be tested to prescribe amendments and for sites having disturbed areas under 5 acres shall conform to the following requirements:
 - Composted sludge shall be supplied by, or originate from, a person or persons that are permitted (at the time of acquisition of the compost) by the Maryland Department of the Environment under COMAR 26.04.06.
 - Composted sludge shall contain at least 1 percent nitrogen, 1.5 percent phosphorus, and 0.2 percent potassium and have a Ph of 7.0 to 8.0. If compost does not meet these requirements, the appropriate constituents must be added to meet the requirements prior to use.
 - Composted sludge shall be applied at a rate of 1 ton/1,000 square feet.
 - Composted sludge shall be amended with a potassium fertilizer applied at a rate of 40/1,000 square feet, and 1/3 the normal lime application rate.
- Alternative for Permanent Seeding - Instead of applying the full amounts of lime and commercial fertilizer, composted sludge and amendments may be applied as specified below:

References: Guidelines Specifications, Soil Preparation and Seeding, MD-VA Pub. #1, Cooperative Extension Service, University of Maryland and Virginia Polytechnic Institutes. Revised 1973.

SEQUENCE OF CONSTRUCTION for COLUMBIA GATEWAY PARCELS D4 & D5

- Update grading permit from GP-01-09 for the work on this SDP. (1 day)
- Check GP-01-09 sediment control devices and make any necessary repairs. Unless indicated otherwise in these sequences, the earth dikes and sediment traps constructed under GP-01-09 shall remain in place throughout the construction of Phase 1 (Parcel D4) and Phase 2 (Parcel D5).

Phase 1 - Parcel D5

- Install perimeter silt fence and super silt fences then start building #1 construction work on the pads established under GP-01-09. (1 day)
- Lower the bottom western half of trap #1 to 308.4 and install rip-rap for the outlet of the temporary 36" pipe to be installed between the trap and inlet 1-20. (2 days)
- Install site utilities and the storm drain system from 1-20 to 1-32 and 1-25. Stub the storm drain line from 1-25 to 1-26 between the proposed concrete curb and the East Side of the existing earth dike separating Phases 1 & 2. (4 weeks)
- Remove the existing twin 18" PSD to install the storm drain system between EW-1 and MH-2. At MH-2, install only the first section of pipe to MH-3. Anchor this section of pipe and leave it OPEN to collect and convey runoff (in the existing stone lined swale that was installed under GP-01-09) to the existing SWM facility. Delay completing the pipe connection between MH-2 and MH-3 until S.O.C. #6 below. (2 days max.)
- Install the storm drain system from MH-3 to 1-34, 1-18, 1-31, 1-15, 1-16 and 1-17 and temporary BLOCK ALL INLETS along these areas. Install the section of pipe between the existing earth dike (separating Phases 1 & 2) and 1-8 and stub is on the East Side of the dike. In the vicinity of 1-3, relocate the existing stone lined swale (installed under GP-01-09) as necessary. CAUTION: See sediment control notes, especially Nos. 8 & 11. (4 weeks)
- Complete the pipe connection between MH-3 and MH-2 then UNLOCK ONLY inlet 1-5. (2 days max.)
- Grade the area around 1-15 (contour 316) and immediately stabilize this area with sod then relocate the existing earth dike in the vicinity of 1-14 and 1-15. Obtain permission from the inspector before proceeding further. (2 days max.)
- Make final grading adjustments to parking lot area 1-A, C, and part of 1-8, then install curb and gutter except at locations indicated to be delayed. (4-5 weeks)
- Install base paving in area with curb/gutter and install landscaping to the curb islands. (2-3 weeks)
- Once the area draining to a blocked inlet is stabilized (paved), the blocking can be removed if permitted by the Sediment Control Inspector (SCI). Complete the curb and gutter in the vicinity of 1-14 and 1-17 once these inlets are no longer blocked. (1 week)
- With permission from the inspector, remove the temporary 36" pipe from 1-20 to the trap and complete the pipe connection between 1-19 and 1-20 once the areas draining to the inlets feeding 1-20 are stabilized. (2 to 3 days)
- De-water the trap #1 via a RPS as necessary. (1 day)
- With permission from the SCI, install inlet protection 1-3 and 1-19 then back fill the sediment trap in order to complete the concrete curb/gutter and paving in the area that was delayed by the trap. (4 to 6 days)
- Install finished paving course for the asphalt pavement area, stripe parking spaces and stabilize all area within Parcel D5 that is not planted or paved with sod or with permanent seeding in accordance with the seeding notes. Obtain permission from the inspector before proceeding to Phase 2. (5 to 7 days)

Phase 2 - Parcel D4

- Install the S.C.E., the perimeter silt fence and super silt fences. Check existing sediment control measures installed under GP-01-09 make any necessary repairs. (1 to 3 days)
- Relocate and expand the earth dike in the northwest corner of parking lot 2-B. (1 day)
- Convert Trap #2 to a P.O.S.T. (2 to 3 days)
 - Install MH-9 and riser structure in trap #2.
 - Install the remainder of the 30"HDPE from 1-8 to MH-9 and immediately repair the earth dike separating Phases 1 & 2.
 - Install the 18" CMP between the riser and MH-9.
 - Remove the stone outlet and provide the embankment as noted.
- Excavate and start constructing Trap #3. (1 to 2 days)
- Install 1-26 in order to tie in the riser for trap #3. Complete the 24"HDPE pipe connection between the stub (from S.O.C. Phase 1, #3) and 1-26. Immediately block inlet 1-26 and repair the earth dike separating Phases 1 & 2. Once trap #3 is completed and permission has been granted by inspector, start building and utility construction. (2-3 days)
- Install the rip-rap in trap #3 for the outlet from 1-27 then install the storm drain system to 1-30. Note: Delay any direct connection between 1-26 and 1-27. (2 to 3 weeks)
- Install the storm system from MH-9 to 1-33, RD-1, 1-18, T-1, 1-12 and 1-13. BLOCK all inlets and drains except T-1. Provide ADP at T-1. (2 to 3 weeks)
- Upon permission from the inspector, grade site to appropriate sub-grade to install curb/gutter and paving (all of Parking Lot 2-B and part of Parking Lot 2-C and 2-A). (1-2 weeks)
- Install curb/gutter except at locations indicated to be delayed (in the vicinity of MH-9, 1-33, 1-18 and the sediment traps). (2 to 3 weeks)
- Install base paving in area with curb/gutter and install landscaping to the curb islands. (2-3 weeks)
- Once the area draining to a blocked inlet is stabilized (paved), the blocking can be removed if permitted by the inspector. Complete the curb and gutter in the vicinity of 1-18 and MH-9. (3 days)
- Upon permission from the inspector and once the drainage areas feeding the two traps are stabilized, flush the storm drain system between 1-30 and 1-27 then de-water the traps for their eventual back fill. (1 day)
 - At Trap #2, remove the riser assembly and complete the connection between inlets 1-26 and 1-27. Provide inlet protection at 1-26 and back fill the trap then complete the missing curb/gutter and paving. (4 to 6 days)
 - At Trap #3, the 18" CMP from the riser assembly can be excavated and removed or it can be abandoned in-place by filling with a concrete slurry (and removed when future construction occurs in this area). Back fill the trap and complete the missing curb/gutter and paving (by 1-18, MH-9 and in the trap area). (4 to 6 days)
- Install finished paving course for the asphalt pavement area and stabilize all area within Parcel D4 (that is not planted or paved) with sod or with permanent seeding in accordance with the seeding notes. (5 to 7 days)

DETAILS, NOTES and CONSTRUCTION SEQUENCE

"COLUMBIA GATEWAY" PARCELS D-4 & D-5 PLAT No. 14162

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	M-1	00052
DATE	TAX MAP - GRID	SHEET
10/19/00	37-19	8 of 14

HOWARD COUNTY, MARYLAND

DEVELOPER'S/BUILDER'S CERTIFICATE

"I/We certify that all development and/or 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 Maryland 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 HSCD."

Kent Johnson, Vice President
Corporate Development Services, LLC
10-18-2000
Signature of Developer/Builder Date

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."

10/19/00
Date

This Development Plan is approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.

These plans have been reviewed for the Howard Soil Conservation District and meet the technical requirements.

10/24/00
Date

10/24/00
Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING	Date
10/27/00	
10/27/00	
10/27/00	

GMP & Preliminary Building Permit 9/15/00

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTOMSVILLE OFFICE PARK
BURTOMSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

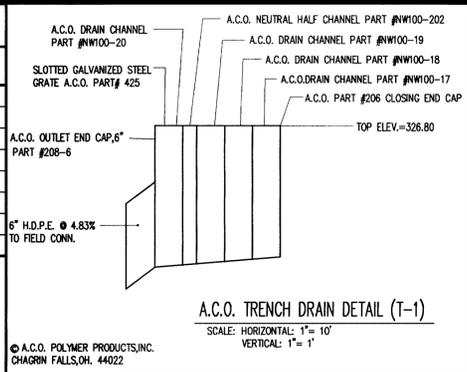
DES.	DRN.	CHK.	DATE	REVISION	BY	APPR.

Owners	Developer and Owner's Agent
6711 Gateway, LLC (Parcel D-4) and 6731 Gateway, LLC (Parcel D-5) By: Corporate Office Properties, L.P., Sole Member By: Corporate Office Properties Trust, Gen. Partner By: Roger A. Woelsche, Jr., Sr. Vice President	8815 Centre Park Drive, Suite 400 Columbia, MD, 21045-2272 ATTN: MR. KENT JOHNSON PH: 410-992-7490

ELECTION DISTRICT No. 6

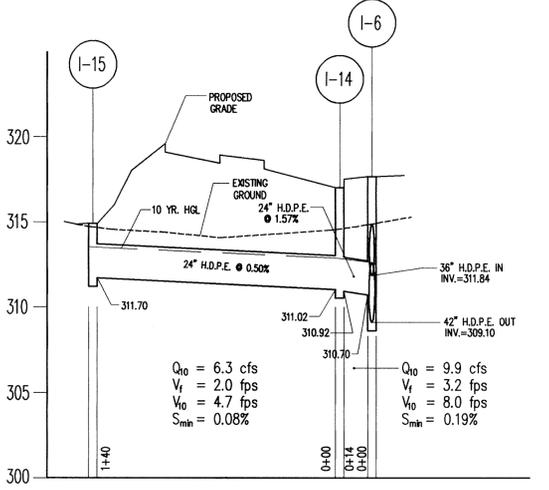
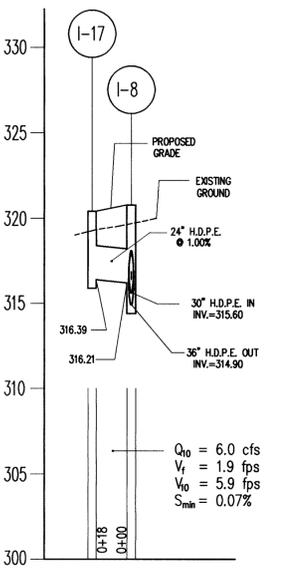
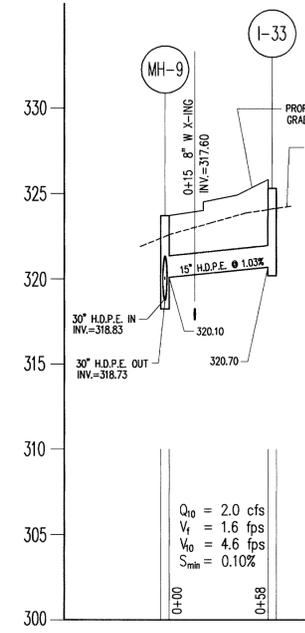
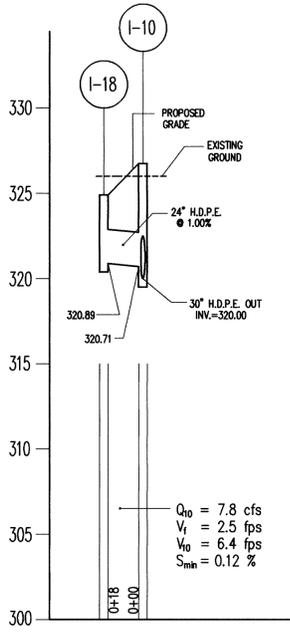
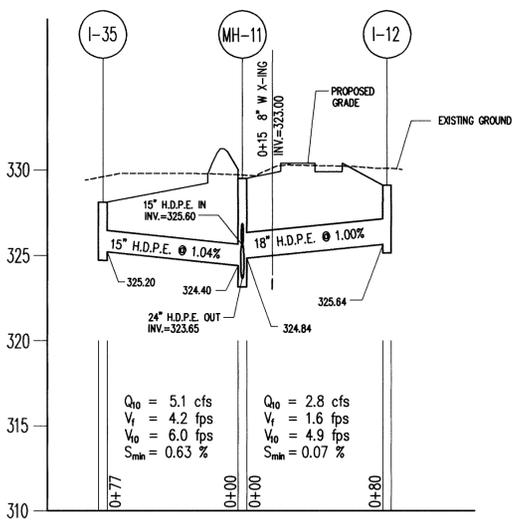
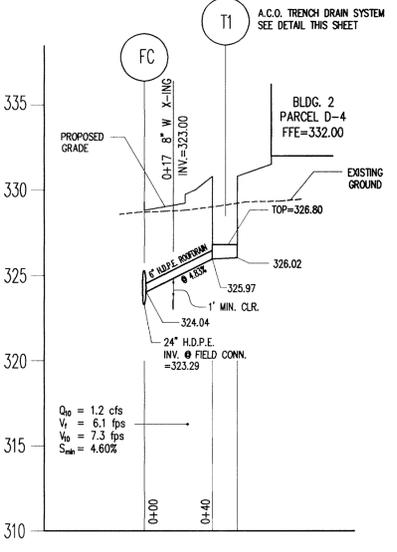
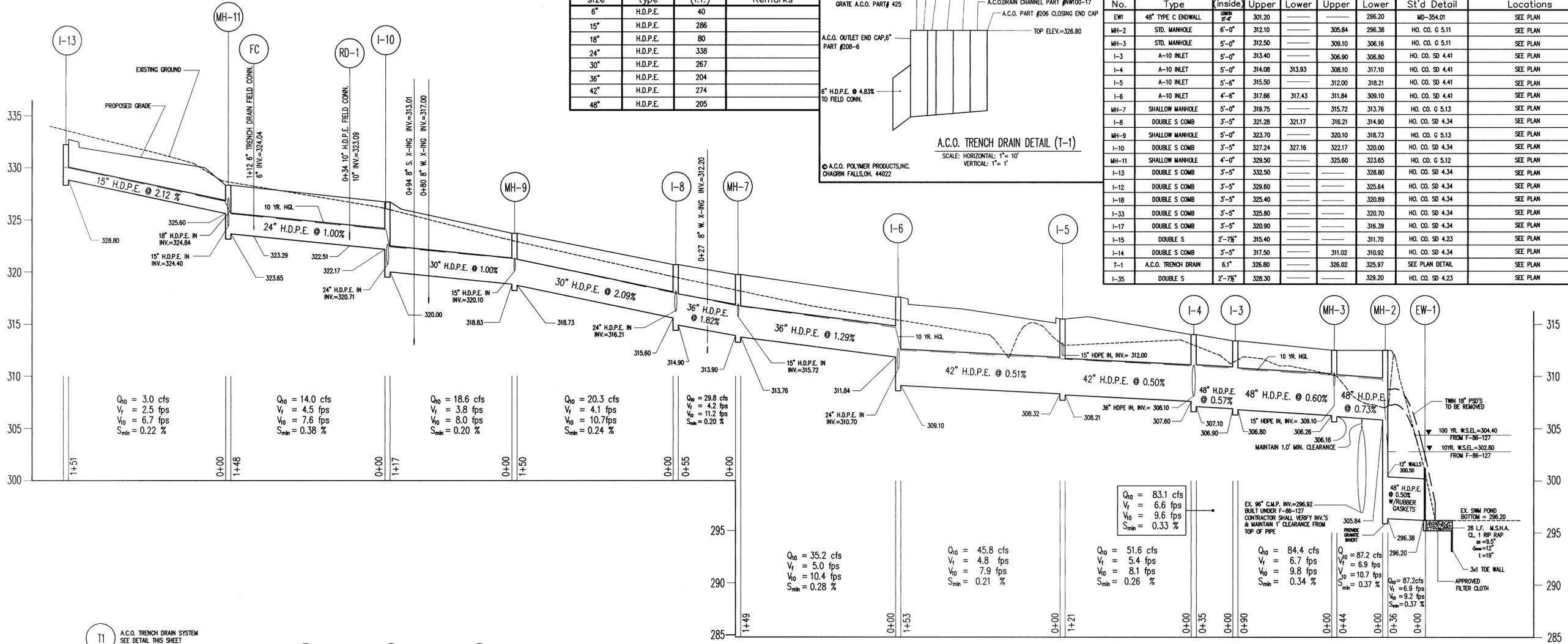
Pipe Schedule

size	type	quantity (l.f.)	Remarks
6"	H.D.P.E.	40	
15"	H.D.P.E.	286	
18"	H.D.P.E.	80	
24"	H.D.P.E.	338	
30"	H.D.P.E.	267	
36"	H.D.P.E.	204	
42"	H.D.P.E.	274	
48"	H.D.P.E.	205	



Structure Schedule

No.	Type	Width (inside)	Top Elevation		Invert Elevation		St'd Detail	Locations	Remarks
			Upper	Lower	Upper	Lower			
EW-1	48" TYPE C ENDWALL	3'-0"	301.20			296.20	MD-354.01	SEE PLAN	
MH-2	STD. MANHOLE	6'-0"	312.10			305.84	296.38	HO. CO. G 5.11	SEE PLAN
MH-3	STD. MANHOLE	5'-0"	312.50			309.10	306.16	HO. CO. G 5.11	SEE PLAN
I-3	A-10 INLET	5'-0"	313.40			306.90	306.80	HO. CO. SD 4.41	SEE PLAN
I-4	A-10 INLET	5'-0"	314.08	313.93		308.10	317.10	HO. CO. SD 4.41	SEE PLAN
I-5	A-10 INLET	5'-6"	315.50			312.00	318.21	HO. CO. SD 4.41	SEE PLAN
I-6	A-10 INLET	4'-6"	317.66	317.43		311.84	309.10	HO. CO. SD 4.41	SEE PLAN
MH-7	SHALLOW MANHOLE	5'-0"	319.75			315.72	313.76	HO. CO. G 5.13	SEE PLAN
I-8	DOUBLE S COMB	3'-5"	321.28	321.17		316.21	314.90	HO. CO. SD 4.34	SEE PLAN
MH-9	SHALLOW MANHOLE	5'-0"	323.70			320.10	318.73	HO. CO. G 5.13	SEE PLAN
I-10	DOUBLE S COMB	3'-5"	327.24	327.16		322.17	320.00	HO. CO. SD 4.34	SEE PLAN
MH-11	SHALLOW MANHOLE	4'-0"	329.50			325.60	323.65	HO. CO. G 5.12	SEE PLAN
I-13	DOUBLE S COMB	3'-5"	332.50			328.80	328.80	HO. CO. SD 4.34	SEE PLAN
I-12	DOUBLE S COMB	3'-5"	329.60			325.64	325.64	HO. CO. SD 4.34	SEE PLAN
I-18	DOUBLE S COMB	3'-5"	325.40			320.89	320.89	HO. CO. SD 4.34	SEE PLAN
I-33	DOUBLE S COMB	3'-5"	325.80			320.70	320.70	HO. CO. SD 4.34	SEE PLAN
I-17	DOUBLE S COMB	3'-5"	320.90			316.39	316.39	HO. CO. SD 4.34	SEE PLAN
I-15	DOUBLE S	2'-7 1/2"	315.40			311.70	311.70	HO. CO. SD 4.23	SEE PLAN
I-14	DOUBLE S COMB	3'-5"	317.50			311.02	310.92	HO. CO. SD 4.34	SEE PLAN
T-1	A.C.O. TRENCH DRAIN	6.1"	326.80			326.02	325.97	SEE PLAN DETAIL	SEE PLAN
I-35	DOUBLE S	2'-7 1/2"	328.30			329.20	329.20	HO. CO. SD 4.23	SEE PLAN



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature] Director Date 11/15/00

[Signature] Chief, Division of Land Development Date 11/15/00

[Signature] Chief, Development Engineering Division MK Date 11/16/00

GMP & Preliminary Building Permit 9/15/00



GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20886
TEL: 301-421-4024 BALT: 410-890-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

Owners
6711 Gateway, LLC (Parcel D-4) and
6731 Gateway, LLC (Parcel D-5)
By: Corporate Office Properties, L.P., Sole Member
By: Corporate Office Properties Trust, Gen. Partner
By: Roger A. Woesche, Jr., Sr. Vice President

Developer and Owner's Agent
Corporate Development Services, LLC
8815 Centre Park Drive, Suite 400
Columbia, MD 21045-2272
ATTN: MR. KENT JOHNSON
PH: 410-992-7490

STORM DRAIN PROFILES

"COLUMBIA GATEWAY"
PARCELS "D-4" & "D-5"
PLAT No. 14162

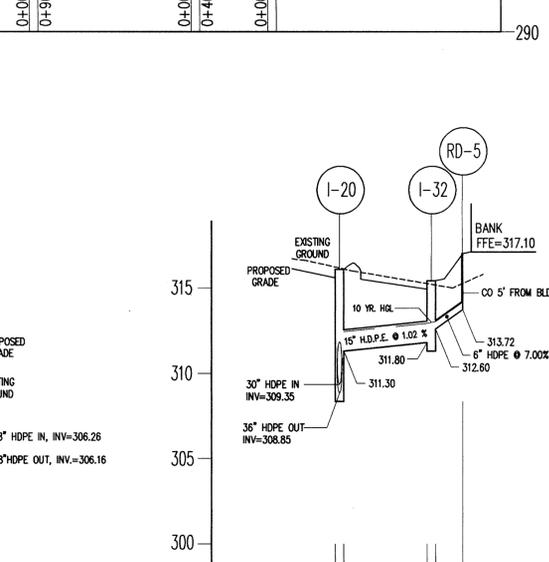
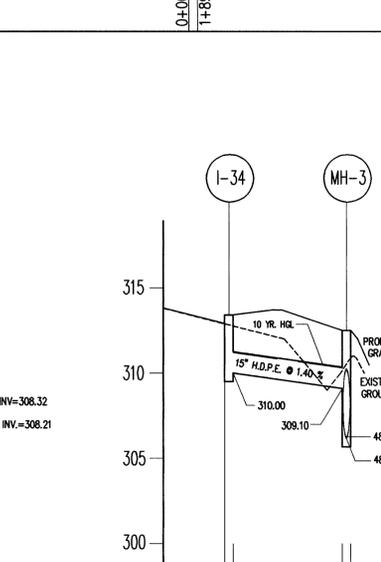
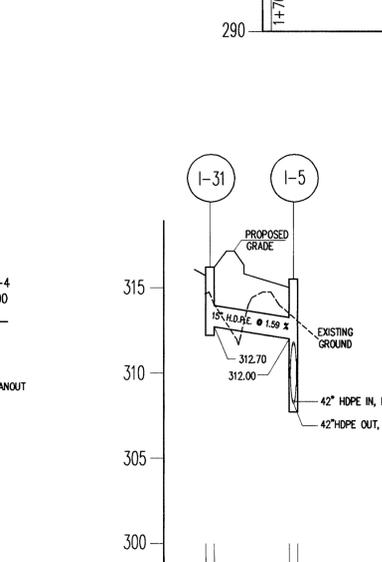
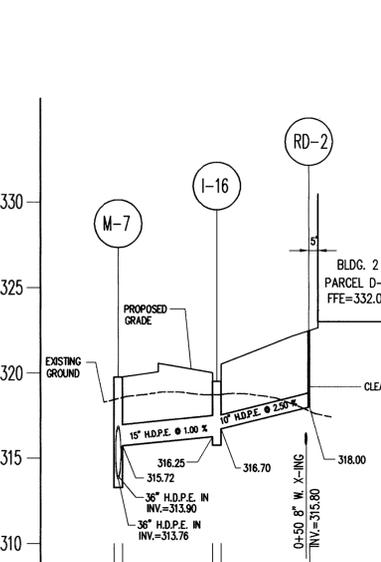
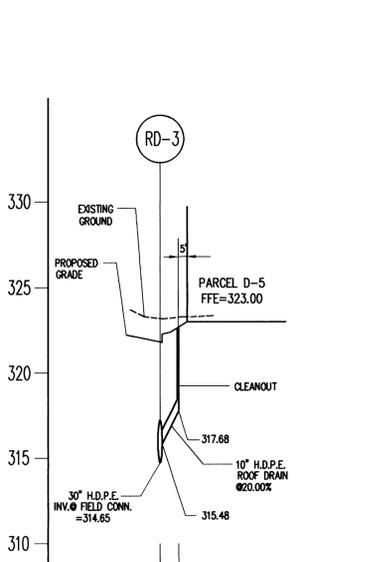
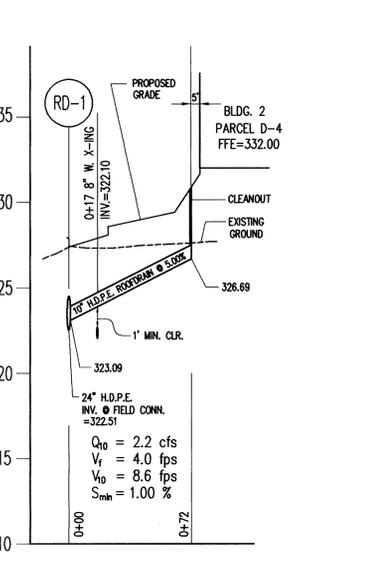
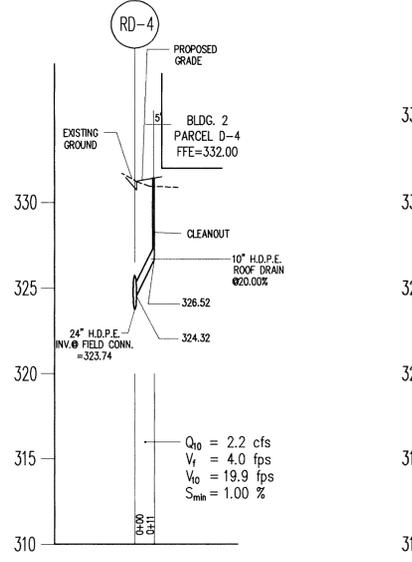
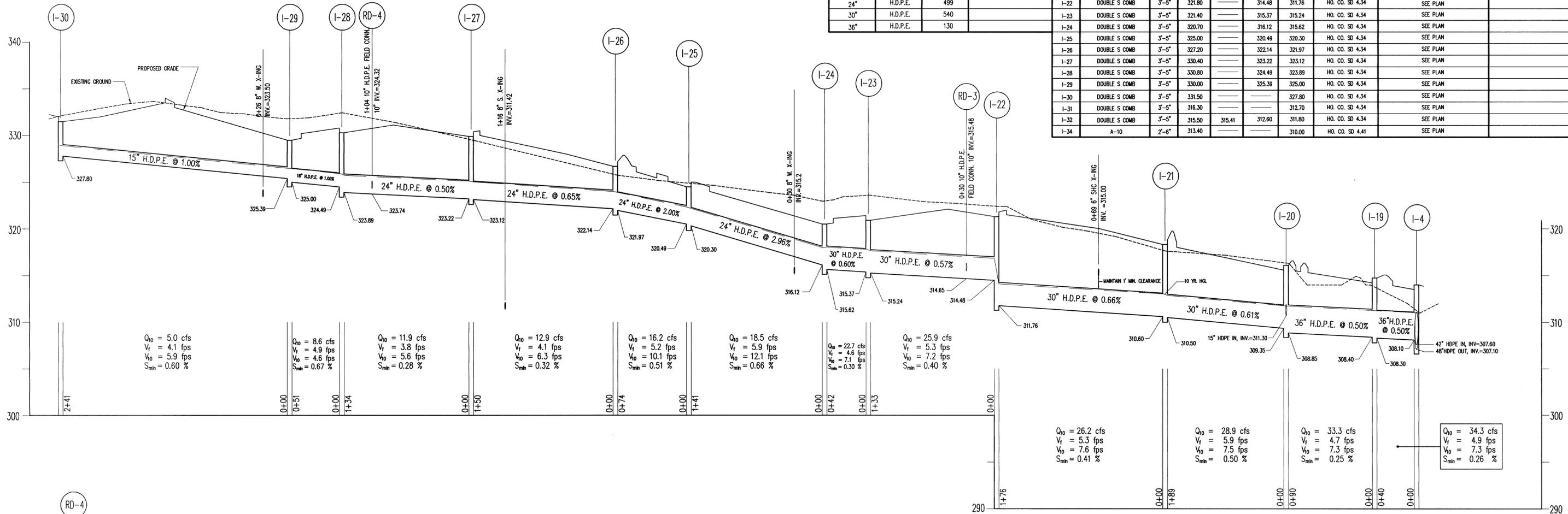
ELECTION DISTRICT No. 6

SCALE HORZ. : 1" = 50' VERT. : 1" = 5'	ZONING M-1	G. L. W. FILE No. 00052
DATE 10/19/00	TAX MAP - GRID 37-19	SHEET 9 OF 14

HOWARD COUNTY, MARYLAND
SDP-01-26

size	type	quantity (l.f.)	Remarks
6"	H.D.P.E.	16	
10"	H.D.P.E.	146	
15"	H.D.P.E.	451	
18"	H.D.P.E.	51	
24"	H.D.P.E.	499	
30"	H.D.P.E.	540	
36"	H.D.P.E.	130	

Structure Schedule				No.	Type	Width (inside)	Top Elevation		Invert Elevation		St'd Detail	Locations	Remarks
							Upper	Lower	Upper	Lower			
I-16	DOUBLE S COMB	3'-5"	320.00		316.70	316.25	HO. CO. SD 4.34	SEE PLAN					
I-19	DOUBLE S COMB	3'-5"	314.72		308.40	308.30	HO. CO. SD 4.34	SEE PLAN					
I-20	DOUBLE S COMB	3'-5"	316.08		311.30	308.85	HO. CO. SD 4.34	SEE PLAN					
I-21	DOUBLE S COMB	3'-5"	318.80		310.60	310.50	HO. CO. SD 4.34	SEE PLAN					
I-22	DOUBLE S COMB	3'-5"	321.80		314.48	311.76	HO. CO. SD 4.34	SEE PLAN					
I-23	DOUBLE S COMB	3'-5"	321.40		315.37	315.24	HO. CO. SD 4.34	SEE PLAN					
I-24	DOUBLE S COMB	3'-5"	320.70		316.12	315.62	HO. CO. SD 4.34	SEE PLAN					
I-25	DOUBLE S COMB	3'-5"	325.00		320.49	320.30	HO. CO. SD 4.34	SEE PLAN					
I-26	DOUBLE S COMB	3'-5"	327.20		322.14	321.97	HO. CO. SD 4.34	SEE PLAN					
I-27	DOUBLE S COMB	3'-5"	330.40		323.22	323.12	HO. CO. SD 4.34	SEE PLAN					
I-28	DOUBLE S COMB	3'-5"	330.80		324.49	323.89	HO. CO. SD 4.34	SEE PLAN					
I-29	DOUBLE S COMB	3'-5"	330.00		325.39	325.00	HO. CO. SD 4.34	SEE PLAN					
I-30	DOUBLE S COMB	3'-5"	331.50			327.80	HO. CO. SD 4.34	SEE PLAN					
I-31	DOUBLE S COMB	3'-5"	316.30			312.70	HO. CO. SD 4.34	SEE PLAN					
I-32	DOUBLE S COMB	3'-5"	315.50	315.41	312.60	311.80	HO. CO. SD 4.34	SEE PLAN					
I-34	A-10	2'-6"	313.40			310.00	HO. CO. SD 4.41	SEE PLAN					



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 [Signature] 11/15/00
 Chief, Division of Land Development
 [Signature] 11/15/00
 Chief, Development Engineering Division MK

GMP & Preliminary Building Permit
 9/15/00



GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20886
 TEL: 301-421-4024 BALT: 410-890-1820 DC/VA: 301-389-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

Owners
 6711 Gateway, LLC (Parcel D-4) and
 6731 Gateway, LLC (Parcel D-5)
 By: Corporate Office Properties, L.P., Sole Member
 By: Corporate Office Properties Trust, Gen. Partner
 By: Roger A. Woesske, Jr., Sr. Vice President

Developer and Owner's Agent
 Corporate Development Services, LLC
 8815 Centre Park Drive, Suite 400
 Columbia, MD 21045-2272
 ATTN: MR. KENT JOHNSON
 PH: 410-992-7490

STORM DRAIN PROFILES
"COLUMBIA GATEWAY"
 PARCELS "D-4" & "D-5"
 PLAT No. 14162

ELECTION DISTRICT No. 6
 RE PLAT COMMUNIT

HOWARD COUNTY, MARYLAND

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

ZONING
 M-1

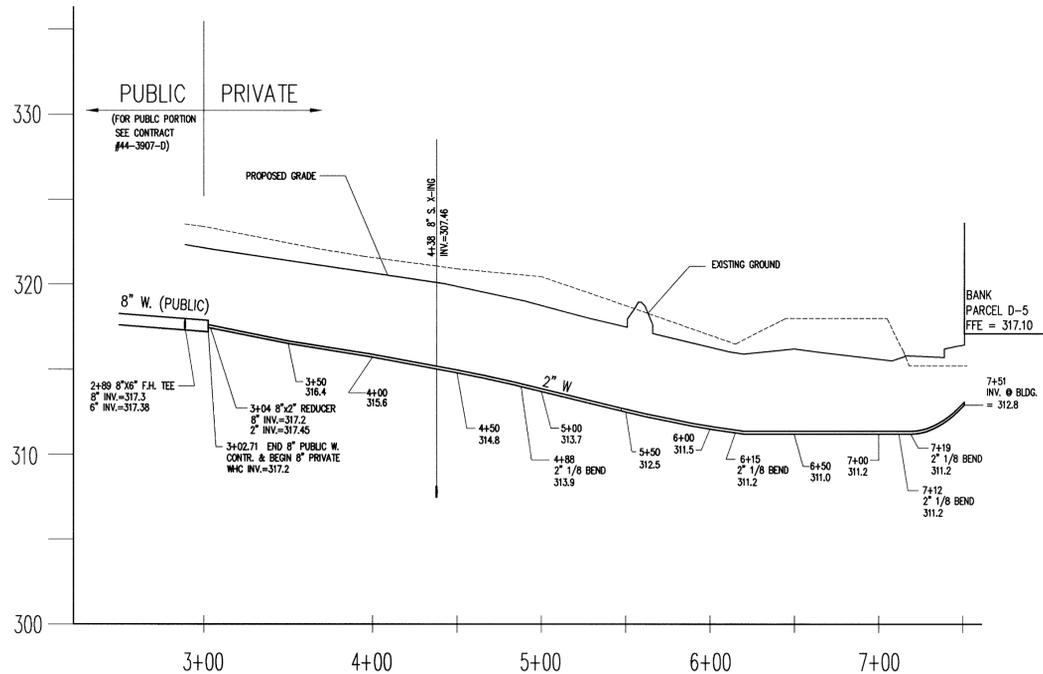
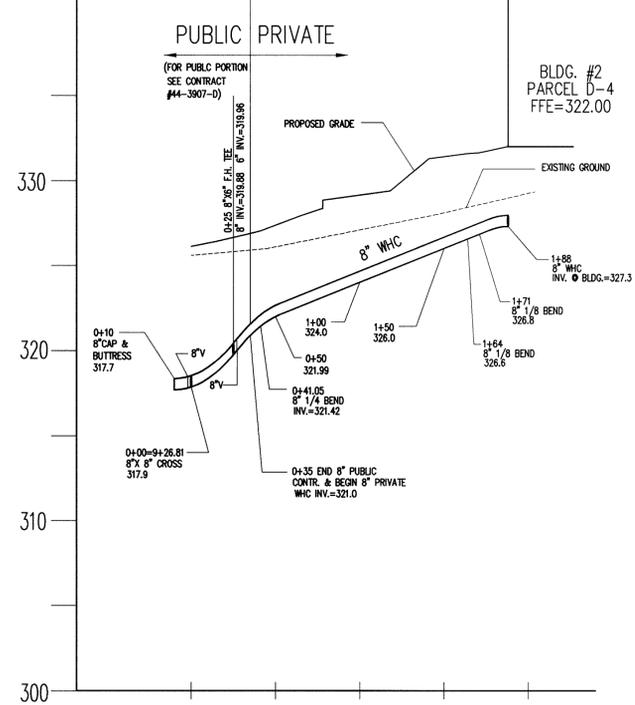
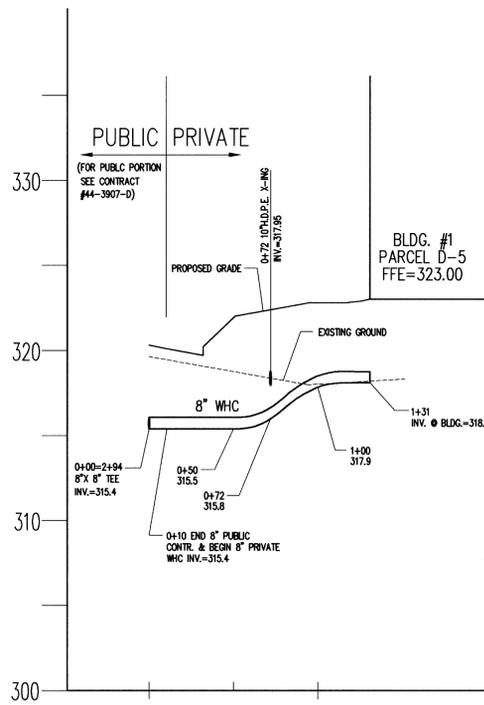
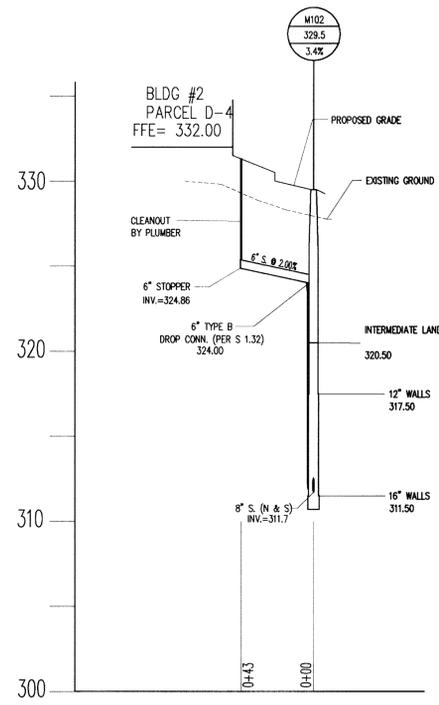
G. L. W. FILE No.
 00052

DATE
 10/19/00

TAX MAP - GRID
 37-19

SHEET
 10 OF 14

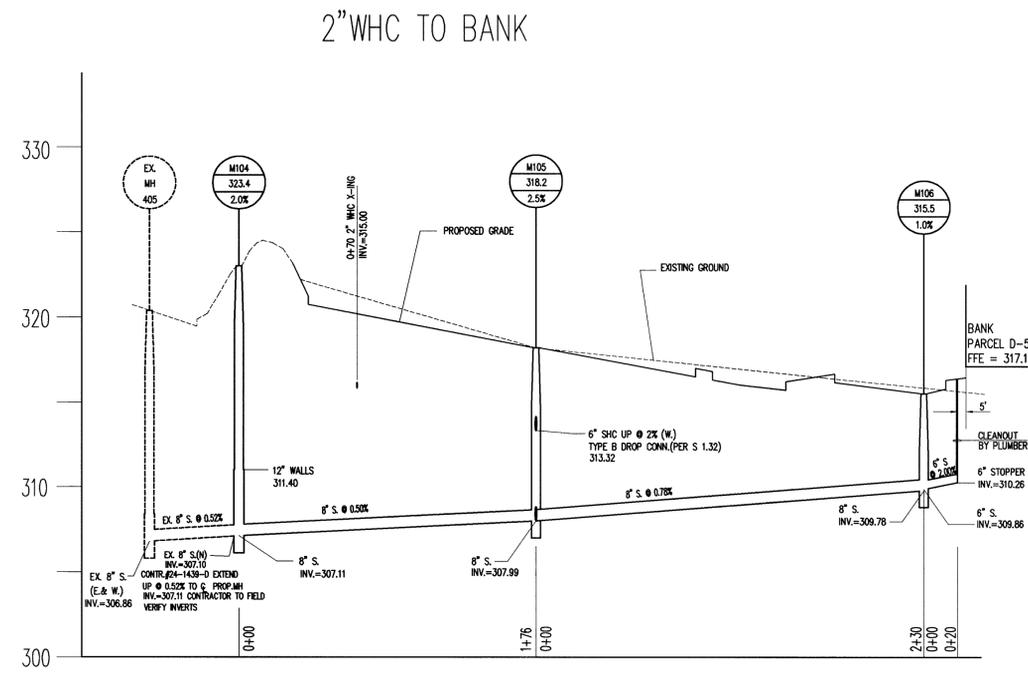
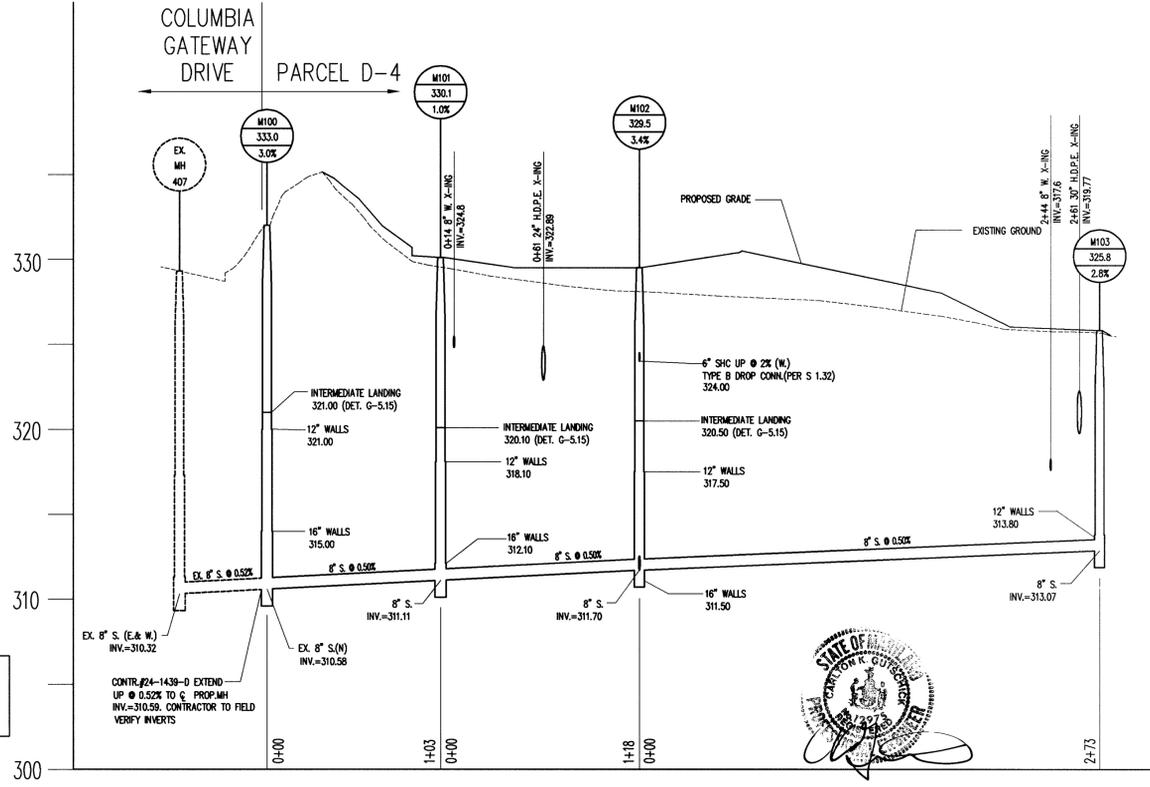
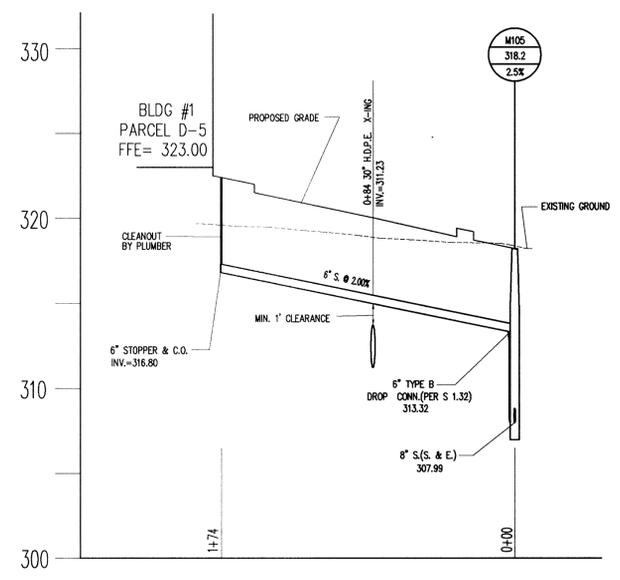
SDP-01-26



ITEMS	QUANTITIES ESTIMATED	QUANTITIES AS-BUILT		
		QUANTITIES	TYPE	MANUFACTURER/SUPPLIER
8" 1/8 HB	4			
8" 1/4 HB	1			
8" W	274 LF			
2" W	448 LF			
2" 1/8 HB	2			
8" X 2" REDUCER	1			
SAN. SEWER MH	7			
8" PVC	900 LF			
6" PVC	237 LF			
6" PVC-DROP CONN.(TYPE B)	2			

PROFILE SCALES

HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Date: 10/27/00
 Chief, Development Engineering Division MK

NOTE: ALL SEWER MANHOLES PER HOWARD COUNTY G 5.11 & G 5.12 UNLESS NOTED OTHERWISE.

GMP & Preliminary Building Permit 9/15/00



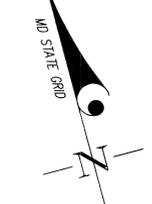
GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20886
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

NO.	REVISION	DATE	BY	APPR.

Owners
 6711 Gateway, LLC (Parcel D-4) and
 6731 Gateway, LLC (Parcel D-5)
 By: Corporate Office Properties, L.P., Sole Member
 By: Corporate Office Properties Trust, Gen. Partner
 By: Roger A. Waesch, Jr., Sr. Vice President

Developer and Owner's Agent
 Corporate Development Services, LLC
 8815 Centre Park Drive, Suite 400
 Columbia, MD 21045-2272
 ATTN: MR. KENT JOHNSON
 PH: 410-992-7490

UTILITY PROFILES (private water & sewer)		SCALE	ZONING	G. L. W. FILE No.
"COLUMBIA GATEWAY" PARCELS 'D-4' & 'D-5' PLAT No. 14162		AS SHOWN	M-1	00052
DATE	TAX MAP - GRID	SHEET		
10/19/00	37 - 19	11 OF 14		



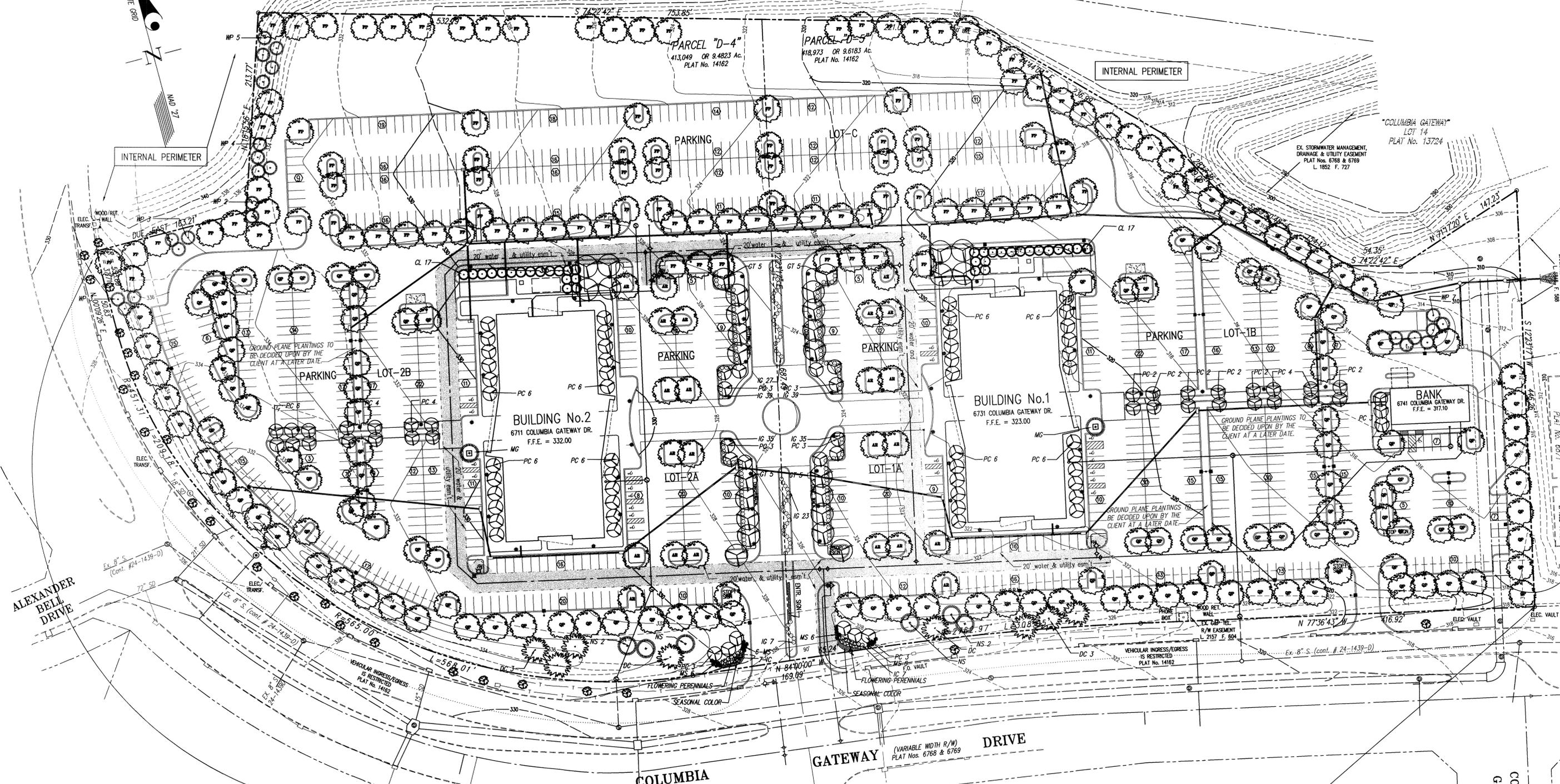
MARYLAND STATE ROUTE 175
(VARIABLE WIDTH R/W)
M.S.H.A. R/W PLAT Nos. 36609, 36610 & 41410

"COLUMBIA GATEWAY"
LOT 14
PLAT No. 13724

INTERNAL PERIMETER

INTERNAL PERIMETER

INTERNAL PERIMETER



"COLUMBIA GATEWAY"
LOT 14
PLAT No. 13724
EX. STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
PLAT Nos. 6768 & 6769
L. 1852 F. 727

BANK
6741 COLUMBIA GATEWAY DR.
F.F.E. = 317.10

BUILDING No.1
6731 COLUMBIA GATEWAY DR.
F.F.E. = 323.00

BUILDING No.2
6711 COLUMBIA GATEWAY DR.
F.F.E. = 332.00

ALEXANDER BELL DRIVE

COLUMBIA DRIVE

GATEWAY DRIVE
(VARIABLE WIDTH R/W)
PLAT Nos. 6768 & 6769

COLUMBIA GATEWAY DRIVE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Scott R. Smith 10/27/00
Andy Hanrahan 10/27/00
Mike Damann 10/27/00
 Chief, Development Engineering Division

GMP & Preliminary Building Permit
9/15/00



EXTERNAL PERIMETER ADJ. TO PUBLIC ROADWAY
1611 L.F. OF TYPE 'E' BUFFER REQUIRED
(1760' - 149' ENTRANCES = 1611)

THIS PLAN IS FOR PLANTING PURPOSES ONLY!!!

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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LANDSCAPE PLAN
"COLUMBIA GATEWAY"
PARCELS 'D-4' & 'D-5'
 PLAT No. 14162

SCALE	ZONING	G. L. W. FILE No.
1"=50'	M-1	00052
DATE	TAX MAP - GRID	SHEET
10/19/00	37-19	12 OF 14

\\DRAWINGS\00052\DESIGN\00052L51.DWG DES. DRN. CHK.

ELECTION DISTRICT No. 6

HOWARD COUNTY, MARYLAND

PLANT MATERIALS AND PLANTING METHODS

A. Plant Materials

The landscape contractor shall furnish and install and/or dig, ball, burlap and transport all of the plant materials called for on drawings and/or listed in the Plant Schedule.

- Plant Names
Plant names used in the Plant Schedule shall conform with "Standardized Plant Names," latest edition.
- Plant Standards
All plant material shall be equal to or better than the requirements of the "USA Standard for Nursery Stock" latest edition, as published by the American Association of Nurserymen (hereafter referred to as AAN Standards). All plants shall be typical of their species and variety, shall have a normal habit of growth and shall be first quality, sound, vigorous, well-branched and with healthy, well-furnished root systems. They shall be free of disease, insect pests and mechanical injuries.

All plants shall be nursery grown and shall have been grown under the same climate conditions as the location of this project for at least two years before planting. Neither heeled-in plants nor plants from cold storage will be accepted.

- Plant Measurements
All plants shall conform to the measurements specified in the Plant Schedule as approved by the ARC.
a. Caliper measurements shall be taken six inches (6") above grade for trees under four-inch (4") caliper and twelve (12") above grade for trees four inches (4") in caliper and over.

- Plant Measurements
b. Minimum branching height for all shade trees shall be six feet (6'), maximum eight feet (8').

- Plant Measurements
c. Caliper, height, spread and size of ball shall be generally as follows:

CALIPER	HEIGHT	SPREAD	SIZE OF BALL
3" - 3.5"	14' - 16'	6' - 8'	32" diameter
3.5" - 4"	14' - 16'	8' - 10'	36" diameter
4" - 4.5"	16' - 18'	8' - 10'	40" diameter
4.5" - 5"	16' - 17'	10' - 12'	44" diameter
5" - 5.5"	16' - 20'	10' - 12'	48" diameter
5.5" - 6"	18' - 20'	12' - 14'	52" diameter

All plant material shall generally average the median for the size ranges indicated above as indicated in the "AAN Standards".

- Plant Identification
Legible labels shall be attached to all shade trees, minor trees, specimen shrubs and bundles or boxes of other plant material giving the botanical and common names, size and quantity of each. Each shipment of plants shall bear certificates of inspection as required by Federal, State and County authorities.

- Plant Inspection
The ARC may, upon request by the builder or developer, at least ten (10) days prior to the installation of any proposed plant material, inspect all proposed plant material at the source of origin.

B. Planting Methods

All proposed plant materials that meet the specifications in Section A are to be planted in accordance with the following methods during the proper planting seasons as described in the following:

- Planting Seasons
The planting of deciduous trees, shrubs and vines shall be from March 1st to June 15th and from September 15th to December 15th. Planting of deciduous material may be continued during the winter months providing there is no frost in the ground and frost-free topsoil planting mixtures are used.
The planting of evergreen material shall be from March 15th to June 15th and from August 15th to December 1st. No planting shall be done when ground is frozen or excessively moist. No frozen or wet topsoil shall be used at any time.

- Excavation of Plant Pits
The landscaping contractor shall excavate all plant pits, vine pits, hedge trenches and shrub beds in accordance with the following schedule:
a. Locations of all proposed plant material shall be staked and approved in the field by the landscape architect before any of the proposed plant material is installed by the landscape contractor.
b. All pits shall be generally circular in outline, vertical sides; depth shall not be less than 6" deeper than the root ball, diameter shall not be less than two times the diameter of the root ball as set forth in the following schedule.
c. If areas are designated as shrub beds or hedge trenches, they shall be excavated to at least 18" depth minimum. Areas designated for ground covers and vines shall be excavated to at least 12" in depth minimum.
d. Diameter and depth of tree pits shall generally be as follows:

PLANT SIZE	ROOT BALL	PIT DIAMETER	PIT DEPTH
3" - 3.5" cal.	32"	64"	28"
3.5" - 4" cal.	36"	72"	32"
4" - 4.5" cal.	40"	80"	36"
4.5" - 5" cal.	44"	88"	40"
5" - 5.5" cal.	48"	96"	44"
5.5" - 6" cal.	52"	104"	48"

A 20% compaction figure of the soil to be removed is assumed and will be allowed in calculation of extra topsoil. The tabulated pit sizes are for purposes of uniform calculation and shall not override the specified depths below the bottoms of the root balls.

- Staking, Guying and Wrapping
All plant material shall be staked or guyed, and wrapped in accordance with the following specifications:

- Stakes: Shall be sound wood 2" x 2" rough sawn oak or similar durable woods, or lengths, minimum 7'-0" for major trees and 5'-0" minimum for minor trees.
- Wire and Cable: Wire shall be #10 ga. galvanized or bethanized annealed steel wire. For trees over 3" caliper, provide 5/16" turn buckles, eye and eye with 4" take-up. For trees over 5" caliper, provide 3/16", 7 strand cable cadmium plated steel, with galvanized "eye" thimbles of wire and hose on trees up to 3" in caliper.
- Hose: Shall be new, 2 ply reinforced rubber hose, minimum 1/2" I.D. "Plastic Lock Ties" or "Paul's Trees Braces" may be used in place of wire and hose on trees up to 3" in caliper.
- All trees under 3" in caliper are to be planted and staked in accordance with the attached "Typical Tree Staking Detail".

- Plant Pruning, Edging and Mulching
a. Each tree, shrub or vine shall be pruned in an appropriate manner to its particular requirements, in accordance with accepted standard practice. Broken or bruised branches shall be removed with clean cuts flush with the adjacent trunk or branches. All cuts over 1" in diameter shall be painted with an approved antiseptic tree wound dressing.
b. All trenches and shrub beds shall be edged and cultivated to the lines shown on the drawing. The areas around isolated plants shall be edged and cultivated to the full diameter of the pit. Sod which has been removed and stacked shall be used to trim the edges of all excavated areas to the neat lines of the plant pit saucers, the edges of shrub areas, hedge trenches and vine pockets.

- After cultivation, all plant materials shall be mulched with a 2" layer of fine, shredded pine bark, peat moss, or another approved material over the entire area of the bed or saucer.

- Plant Inspection and Acceptance
The ARC shall be responsible for inspecting all planting projects on a periodic basis to assure that all work is proceeding in accordance with the approved plans and specifications.

- Plant Guarantee
All plant material shall be guaranteed for the duration of one full growing season, after final inspection and acceptance of the work in the planting project. Plants shall be alive and in satisfactory growing condition at the end of the guarantee period.

- For this purpose, the "growing season" shall be that period between the end of the "Spring" planting season, and the commencement of the "Fall" planting season.
- Guarantee for planting performed after the specified end of the "Spring" planting season, shall be extended through the end of the next following "Spring" planting season.

Sodding
All sodding shall be in accordance to the "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Areas" latest edition, approved by the Landscape Contractors Association of Metropolitan Washington and the American Society of Landscape Architects.

All sod shall be strongly rooted sod, not less than two years old and free of weeds and undesirable native grasses. Provide only sod capable of growth development when planted and in strips not more than 18" wide x 4" long. Provide sod composed principally of improved strain Kentucky bluegrass, such as, Columbia, Victa, or Escort.

LANDSCAPING NOTES

- This plan has been prepared in accordance with Section 16.124 of the Howard County Code and Chapter VI (Alternative Compliance) of the Howard County Landscape Manual.
- Contractor shall notify all utilities at least (5) five days before starting work. All General Notes, especially those regarding utilities, on Sheet 1 shall apply.
- Field verify underground utility locations and existing conditions before starting planting work. Contact engineer / landscape architect if any relocation's are required.
- Plant quantities shown on Plant List are provided for the convenience of the contractor only. If discrepancies exist between quantities shown on the plan and those shown on the plant list, the quantities on the plan shall take precedence.
- All plant material shall be full, heavy, well formed, and symmetrical, and conform to the A.A.N. Specifications, and be installed in accordance with project specifications.
- No substitution shall be made without written consent of the owner or his representative.
- All areas disturbed by construction activities but not otherwise planted, paved, or mulched shall be seeded or sodded in accordance with the project specifications.
- The contractor shall notify the owner in writing if he/she encounters soil drainage conditions which may be detrimental to the growth of the plants.
- All exposed earth within limits of planting beds shall be mulched with shredded hardwood mulch per Planting Details.
- Schedule A - Perimeter Landscape Edge and Schedule B - Parking Lot Internal Landscaping are provided for landscape surety calculation purposes only. Financial surety for the required landscaping shall be posted with the developers' agreement in the amount of \$30,840.00.

11. Tabulation for landscape shown: Required planting by HRD for 19.10 acre of office combined at 20 trees/acre = 382 Shade Trees or eqv.

Planting provided:	
Shade Trees (plants provided)	94 = 288
Ornamental Trees	72 = 36 E.S.T. @ 2:1
Evergreen Trees	72 = 36 E.S.T. @ 2:1
Shrubs provided:	211 = 21 E.S.T. @ 10:1
TOTAL EQV. SHADE TREES PROVIDED	392

E. S. T. = Equivalent Shade Tree

SCHEDULE A		
PERIMETER LANDSCAPE EDGE Category	Perimeter	
	Adj. to Roadways	Interior Perimeter - Not Applicable
Landscape Buffer Type	E	
Linear Feet of Roadway/ Perimeter Frontage	1,611 L. F.	
Credit for Ex. Vegetation (Yes, No, Linear Feet) (describe below if needed)	No	
Credit for Wall, Fence or Berm (Yes, No, Linear Feet) (describe below if needed)	1260 LF OF BERM 3'-FT OR HIGHER	
Number of Plants Required		
Shade Trees (1:40 subst.)	40	
Evergreen Trees	0	
Shrubs (1:4 for 351 LF)	88	
Number of Plants Provided		Provided through Alternative Compliance.
Shade Trees		- Alternative Compliance...exceeds county req. -
Evergreen Trees		- Alternative Compliance...exceeds county req. -
Other Trees (2:1 subst.)		- Alternative Compliance...exceeds county req. -
Shrubs (10:1 subst.) (describe plant substitution credits below if needed)		

SCHEDULE B	
PARKING LOT INTERNAL LANDSCAPING	
Number of Parking Spaces = 1,072 Spaces (Provided)	
Number of Trees Required = 54 Trees @ 1 per 20 spaces	
Number of Trees Provided more than 54 provided with alternative compliance	
Shade Trees	
Other Trees (2:1 substitution)	
NOTE: Alternative Compliance per HRD's Standards	
Alternative Compliance exceeds County requirements	

SURETY CALCULATION FOR THE REQUIRED HOWARD COUNTY LANDSCAPING:

Schedule 'A' Number of Shade Trees	40	X \$300 EA =	\$12,000.00
Schedule 'A' Number of Evergreen Trees	0	X \$150 EA =	
Schedule 'A' Number of Shrubs	88	X \$30 EA =	\$2,640.00
Schedule 'A' Number of Ornamental Trees	0	X \$150 EA =	
Schedule 'B' Number of required Shade	54	X \$300 EA =	\$16,200.00
TOTAL LANDSCAPE SURETY REQUIRED WITH DEVELOPER'S AGREEMENT:			\$30,840.00

DEVELOPER'S / BUILDER'S CERTIFICATE

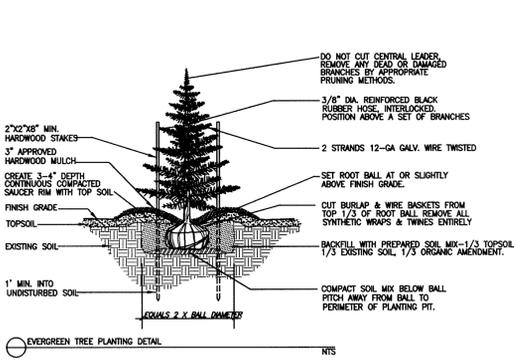
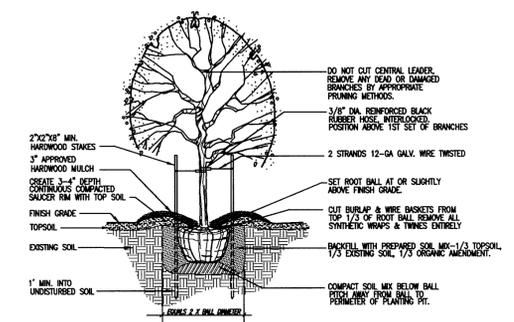
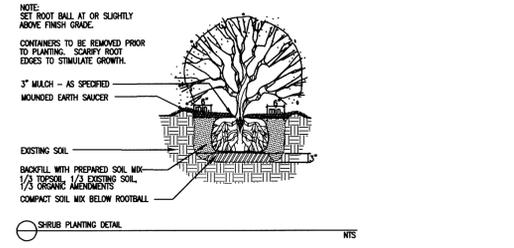
I/We certify that the landscaping shown on this plan will be done according to the plan, Section 16.124 of the Howard County Code and the Howard County Landscape manual. I/We further certify that upon completion, a Certification of Landscape Installation, accompanies by an executed one-year guarantee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

Kent Johnson, Vice President
Corporate Development Services, LLC 10-18-2000
Name (Developer's / Builder's) Date

PLANT LIST

SYMBOL	QTY.	NAMES (BOTANICAL / SCIENTIFIC)	SIZE	ROOT	COMMENTS
SHADE TREES					
AR	24	Acer rubrum 'Red Sunset' / Red Sunset Red Maple	2 1/2-3" Cal.	B&B	
FP	102	Fraxinus pennsylvanica/ Marshall's Seedless	2 1/2-3" Cal.	B&B	
GT	28	Gleditsia triacanthos 'Shademaster' / Shademaster Honey Locust Tree	2 1/2-3" Cal.	B&B	
MG	2	Metasequoia glyptostroboides Dawn Redwood Tree	3"-4" Cal.	B&B	Specimen trees planted in tree grates.
QP	132	Quercus phellos/ Willow Oak	2 1/2-3" Cal.	B&B	
EVERGREEN TREES					
CL	34	Cupressocyparix leylandii/ Leyland Cypress	10-12' Ht.	B&B	
DC	8	Cedrus deodar/ Deodara Cedar	12-14' Ht.	B&B	
NS	6	Picea abies/ Norway Spruce	8'-10' Ht.	B&B	
WP	24	Pinus strobus/White Pine	8'-10' Ht.	B&B	
ORNAMENTAL TREES					
PC	94	Prunus cerasifera 'Thundercloud' / Thundercloud Plum	8'-10' Ht.	B&B	
SHRUBS					
IC	12	Ilex convexa 'Helleri' / Helleri Holly	2-2 1/2' Spr.	B&B	
IG	209	Ilex glabra/ Inkberry	24"-30" Spr.	Cont.	

NOTE: Seasonal color to be selected by Owner. Perennial selections to be made at a later date. *All areas not paved or mulched or planted shall be sodded or seeded.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
[Signature] 10/27/00
[Signature] 10/27/00
[Signature] 10/27/00

GMP & Preliminary Building Permit 9/15/00
[Signature]

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT. 410-860-1620 DC/VA. 301-989-2524 FAX: 301-421-4186

DES.	DRN.	CHK.	DATE	REVISION	BY	APP'R.

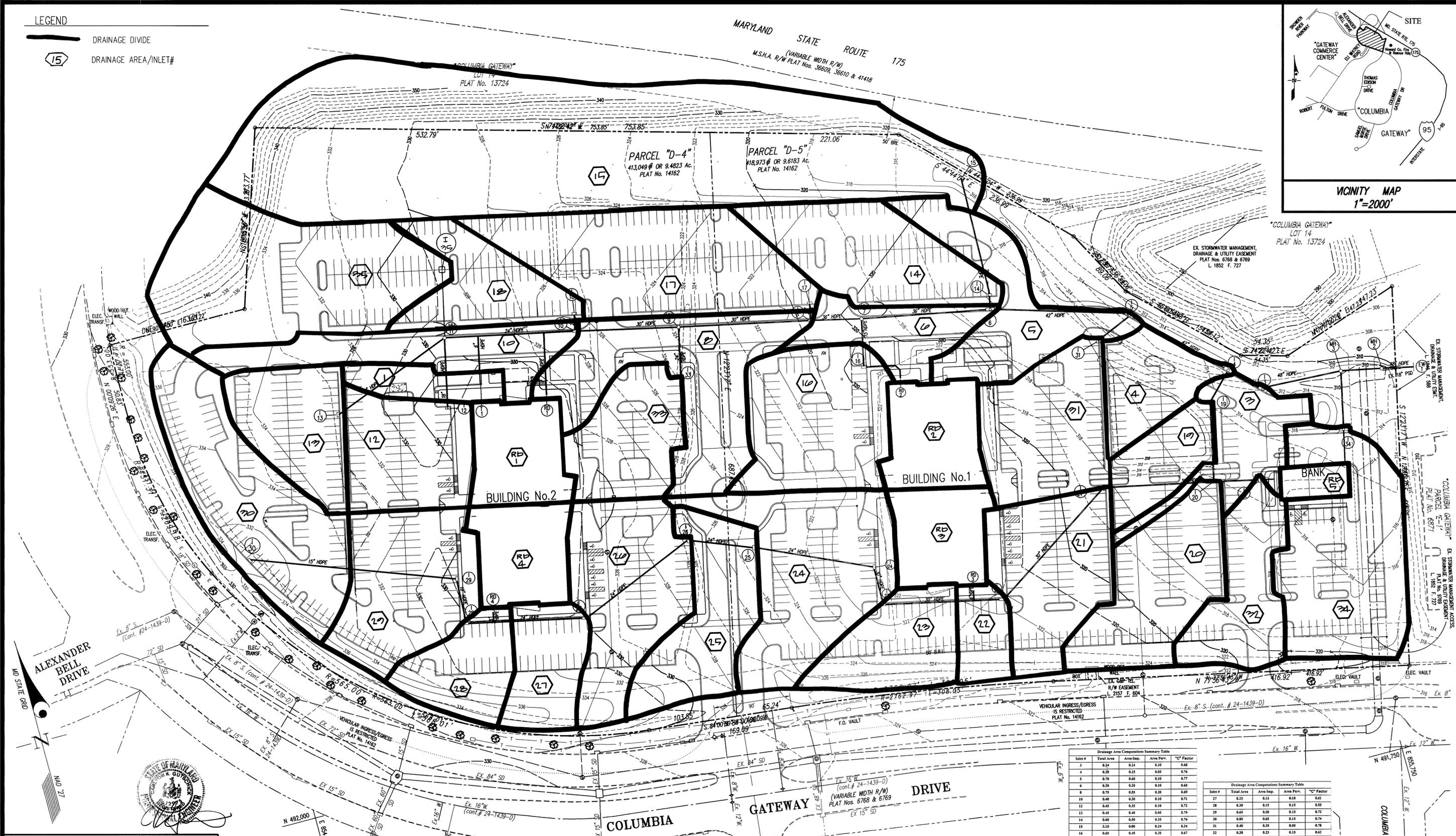
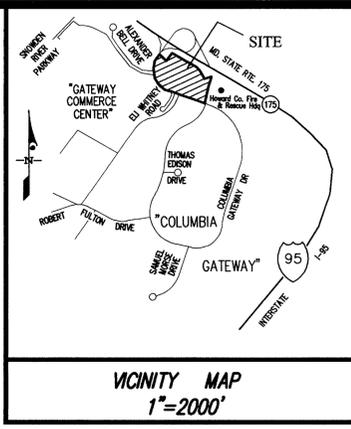
Owners: 6711 Gateway, LLC (Parcel D-4) and 6731 Gateway, LLC (Parcel D-5)
By: Corporate Office Properties, L.P., Sole Member
By: Corporate Office Properties Trust, Gen. Partner
By: Roger A. Woese, Jr., Sr. Vice President

Developer and Owner's Agent: Corporate Development Services, LLC
8915 Centre Park Drive, Suite 400
Columbia, MD 21045-2272
ATTN: MR. KENT JOHNSON
PH: 410-992-7490

LANDSCAPE NOTES & DETAILS
COLUMBIA GATEWAY
PARCEL 'D-4' & 'D-5'
PLAT No. 14162
GUILFORD ELECTION DISTRICT No. 6
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
NTS	M1	00052
DATE	TAX MAP - GRID	SHEET
10/19/00	37 - 19	13 OF 14

LEGEND
 DRAINAGE DIVIDE
 DRAINAGE AREA/INLET#



Drainage Area Computations Summary Table

Inlet #	Total Area	Area Imp.	Area Per.	"C" Factor
3	0.34	0.24	0.10	0.68
4	0.30	0.25	0.05	0.76
5	0.73	0.60	0.10	0.77
6	0.30	0.20	0.10	0.65
8	0.75	0.55	0.20	0.69
10	0.40	0.30	0.10	0.71
12	0.45	0.35	0.10	0.72
13	0.45	0.40	0.05	0.79
14	0.60	0.50	0.10	0.76
15	3.10	0.80	2.34	0.24
16	0.65	0.45	0.20	0.67
17	0.90	0.80	0.10	0.79
18	0.25	0.20	0.05	0.74
19	0.50	0.40	0.10	0.74
20	0.60	0.50	0.10	0.76
21	0.60	0.50	0.10	0.76
22	0.15	0.10	0.05	0.65
23	0.35	0.15	0.20	0.61
24	0.85	0.60	0.25	0.68
25	0.50	0.30	0.20	0.61
26	0.65	0.50	0.15	0.72

Drainage Area Computations Summary Table

Inlet #	Total Area	Area Imp.	Area Per.	"C" Factor
27	0.35	0.15	0.10	0.61
28	0.30	0.15	0.15	0.55
29	0.65	0.50	0.15	0.72
30	0.90	0.65	0.25	0.74
31	0.40	0.25	0.15	0.78
32	0.38	0.25	0.13	0.62
33	0.35	0.25	0.10	0.68
34	0.77	0.52	0.25	0.66
71	0.20	0.15	0.05	0.71
RD 1	0.30	0.20	0.00	0.66
RD 2	0.30	0.20	0.00	0.66
RD 3	0.30	0.20	0.00	0.66
RD 4	0.30	0.20	0.00	0.66
RD 5	0.07	0.07	0.00	0.56
265	1.1	0.55	0.55	0.55

Note:
This Plan Is For
Drainage
Analysis Only.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 [Signature] 10/27/00
 [Signature] 10/21/00
 [Signature] 10/27/00

NOTE:
SINCE THE SITE WAS MASS GRADED,
"C" SOIL IS USED FOR DESIGN ANALYSIS.

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 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-863-1820 DC/VA: 301-589-2524 FAX: 301-421-4186

NO.	DATE	REVISION	BY	APPR.
1				

DRAINAGE AREA MAP
"COLUMBIA GATEWAY"
PARCELS 'D-4' & 'D-5'
 PLAT No. 14162

SCALE	ZONING	G. L. W. FILE No.
1"=50'	M-1	00052
DATE	TAX MAP - GRID	SHEET
10/19/00	37-19	14 OF 14

GMP + Preliminary Permit Set
9/15/00