

# SITE DEVELOPMENT PLAN

## COLUMBIA GATEWAY - PARCEL 'D8'

### OFFICE BUILDING No.3 & PARKING STRUCTURE

SIXTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

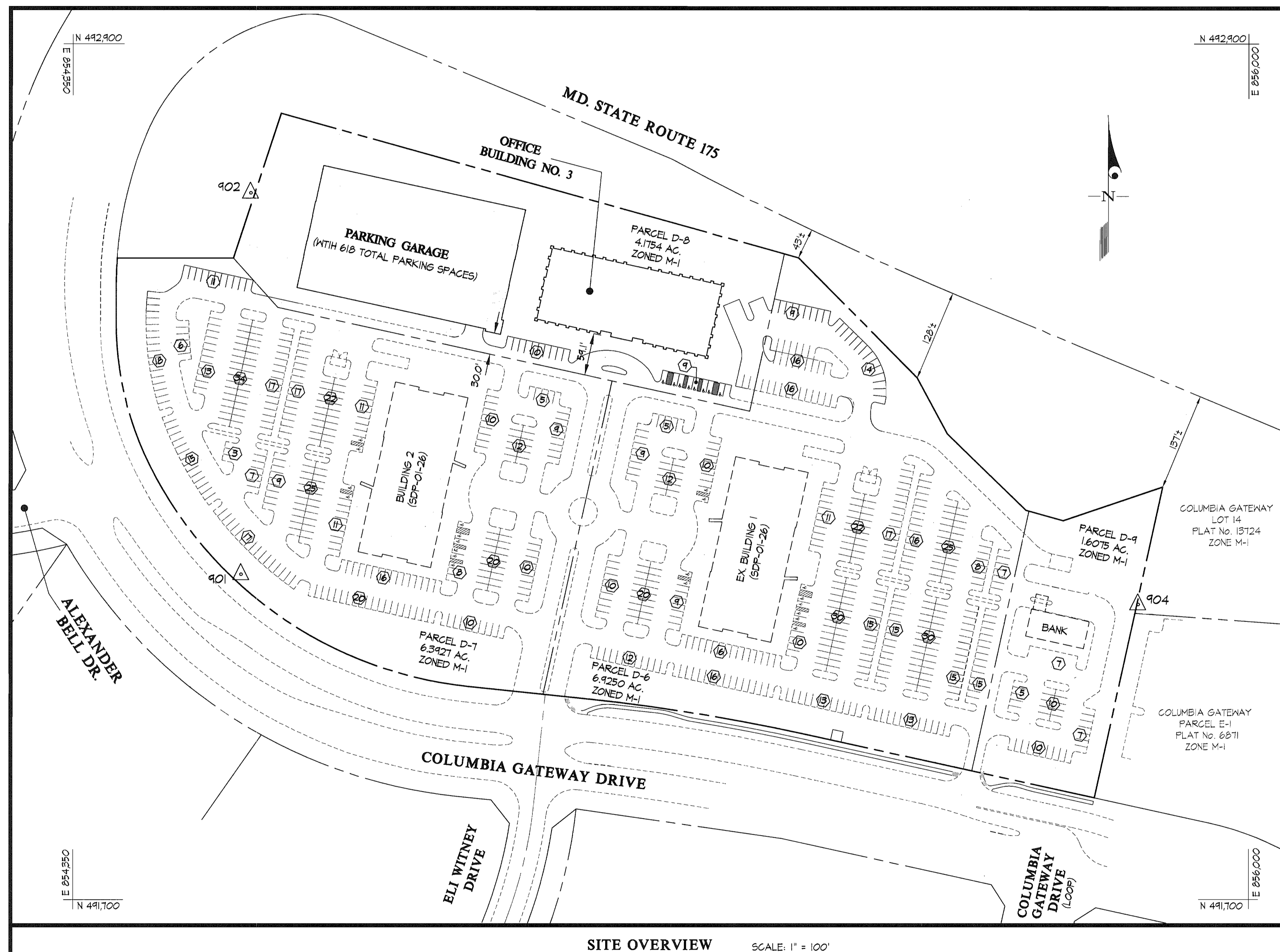
#### GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MEHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
  - THE CONTRACTOR SHALL NOTIFY THE BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1820 AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF WORK.
  - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-251-7771 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: 1.0691 AC FOR PARCELS D-4 (TOTAL PROJECT AREA IS 19.1006 AC, SEE SITE ANALYSIS CHART), ITEM 2A ON THE SHEET
- APPROVED NAME AND DEPT. OF PLANNING & ZONING REF. FILE NOS.  
S-24-44, F-25-63, P-26-22, F-26-17, F-27-11, SDP-28-80 (FOR THE SWM FACILITY THAT IS SERVING THIS SITE & THE ADJACENT HOWARD CO. COLUMBIA GATEWAY BUILDINGS), F-28-103 AND F-00-127.  
HE-20-25 WHICH APPROVED (ON 7/11/00) THE REQUEST TO HAVE SECTION 16.155 (A)(1) TO PERMIT MASS GRADINGS UNDER SDP-01-26.  
SDP-01-26 FOR OFFICE BUILDINGS 1, 2 AND THE BANK PAD.  
HE-28-62 WHICH WAS APPROVED ON 1/15/05 TO HAVE SECTION 16.156 (A)(1)(II) OF THE SUBDIVISION REGULATIONS TO ALLOW AN EXTENSION OF THE 2 YEAR DEADLINE TO APPLY FOR BUILDING PERMITS AFTER APPROVAL OF SDP-01-26.  
F-02-152 WHICH RE-SUBDIVIDED (BY PLAT 12152) PARCELS D-4 AND D-5 INTO PARCELS D-6 (BLDG. #1), PARCEL D-7 (BLDG. #2), PARCEL D-8 (BLDG. #3 and PARKING GARAGE) AND PARCEL D-4.

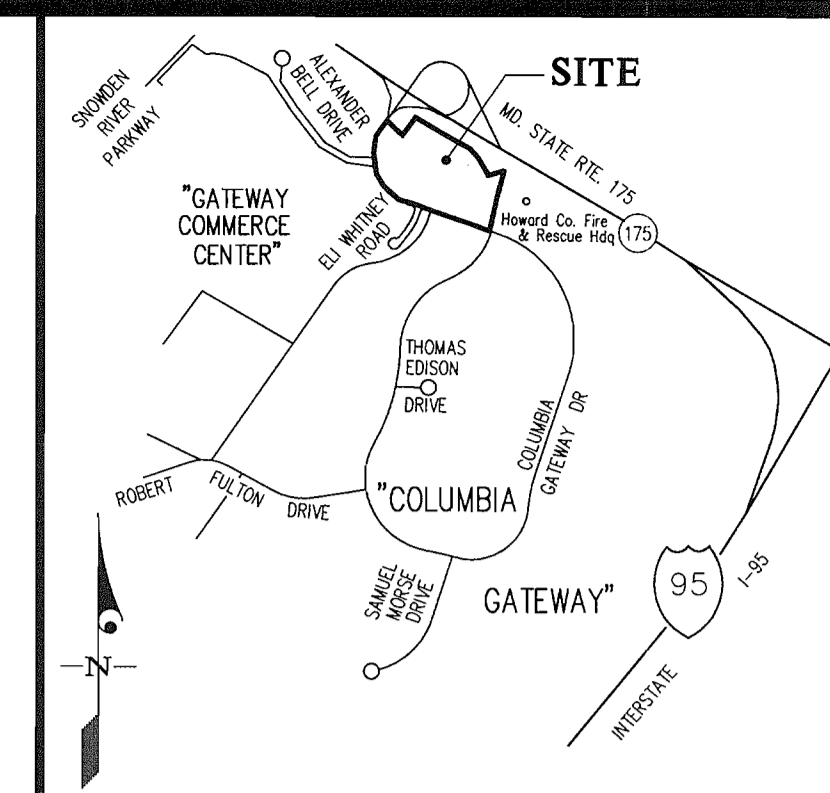
- TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- ALL PLAN DIMENSIONS ARE TO THE FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIALLY BETWEEN ITEMS UNLESS OTHERWISE NOTED.
- EXISTING TOPOGRAPHY AND FEATURES WERE DERIVED FROM SDP-01-26, AVAILABLE PUBLIC RECORDS AND FROM SURVEY BY GUTSCHICK, LITTLE & WEBER, P.A. DONE IN FEBRUARY, 2005.
- COORDINATES ARE BASED ON THE PREVIOUSLY RECORDED PLAT (M1462) AS PROJECT BY HOWARD COUNTY GEODETIC CONTROL STA. NOS. 901, 902 AND 904. THE VERTICAL DATUM IS IN NVD'24.
- THIS SITE WILL BE SERVED BY PUBLIC WATER & SEWER UNDER THE EXISTING CONTRACT #24-1439-0 AND THE ON-SITE CONTRACT #44-3907-0 AND #24-3927-0 (THE LATTER 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-04-80.
- ALL ON-SITE STORM DRAINS PROPOSED UNDER THIS SDP ARE PRIVATE.
- THE EXISTING UTILITIES SHOWN HEREIN WERE DERIVED FROM AVAILABLE PUBLIC RECORDS (SDP-01-26). 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 ADA 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.
- CURB GUTTER PAN SHALL BE PITCHED TO CONFORM TO THE ADJACENT DRAINAGE PATTERN OF THE ADJOINING PAVING FOR VEHICULAR USE.
- ALL CURB FILLETS ARE 5' RADIUS UNLESS NOTED OTHERWISE. SPOT ELEVATIONS ALONG CURB LINE ARE FOR THE FLOW LINE AT PIS, PDS & CORNERS, UNLESS NOTED OTHERWISE.
- THERE ARE NO KNOWN GRAVE SITES OR CEMETERIES ON THIS SITE.
- OTHER TOPICS RELATED TO THIS SITE:  
- TRAFFIC STUDY PREPARED BY HELLS & ASSOCIATES, LLC. (DATED 21, 2005)  
- SUBSURFACE EXPLORATION AND GEOTECHNICAL EVALUATION BY ENGINEERING CONSULTING SERVICES, LTD. DATED APRIL 21, 2000 AND UPDATED FEBRUARY 14, 2005.
- ALL OUTSIDE LIGHTING SHALL COMPLY WITH ZONING REGULATION SECTION 154 WHICH REQUIRES LIGHTS TO BE INSTALLED TO DIRECT/REFLECT LIGHT DOWNWARDS AND INWARDS ON SITE AWAY FROM ALL ADJOINING PUBLIC STREETS AND RESIDENTIAL AREAS.
- ALL BUILDINGS SHALL HAVE AN INSIDE WATER METER SETTING. ALL HABITABLE BUILDINGS SHALL BE EQUIPPED WITH AN AUTOMATIC FIRE PREVENTION SPRINKLER SYSTEM. THIS SITE IS SERVED BY PUBLIC WATER.
- THIS SITE DEVELOPMENT PLAN IS EXEMPT FROM THE FOREST CONSERVATION ORDINANCE IN ACCORDANCE WITH SECTION 16.202(B)(1)(v), A PLANNED BUSINESS PARK OF AT LEAST 75 ACRES WHICH HAS PRELIMINARY PLAN APPROVED BEFORE DECEMBER 31, 1992.
- THE SHARED ACCESS AND PARKING AGREEMENT FOR PARCELS D6 THRU D4 IS RECORDED AT L-5422 F-566
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL WITH 3 SHADE TREES, THE LANDSCAPE SURETY IN THE AMOUNT OF \$400,000 IS POSTED WITH THE DEVELOPER'S AGREEMENT. (SEE SHEET 4 FOR DETAIL)

#### SHEET INDEX

- COVER SHEET
- SITE DEVELOPMENT PLAN / SITE DETAILS
- SITE DEVELOPMENT PLAN / SITE DETAILS
- DETAILS
- DEMOLITION PLAN / SITE DETAILS
- SEDIMENT CONTROL PLAN
- SEDIMENT CONTROL NOTES AND DETAILS
- UTILITY PROFILES / STORM DRAIN DRAINAGE AREA MAP
- LANDSCAPE PLAN / NOTES & DETAILS



SITE OVERVIEW SCALE: 1" = 100'



VICINITY MAP 1" = 2000'

BENCHMARKS	
BM 901 N 442156.1655 E 854506.0265 RNC=333.47	
BM 902 N 442691.4343 E 854549.5661 RNC=346.47	
BM 904 N 442113.6484 E 855845.1281 RNC=314.55	

#### SITE ANALYSIS DATA CHART

- GENERAL SITE DATA  
A. PRESENT ZONING: M-1  
B. PROPOSED USE OF SITE OR STRUCTURES: GENERAL OFFICE AND PARKING GARAGE
- AREA TABULATION  
A. TOTAL PROJECT AREA: 19.10± ACRES (GROSS FOR PARCELS D6, D-7, D-8 & D-9)  
B. AREA OF THIS PLAN SUBMISSION: 5.12± AC (LOD ON D-8 & PART OF D-6 & D-7)  
C. LIMIT OF DISTURBED AREA BY THIS SDP: 5.12± ACRES  
D. BUILDING AREA:  
BUILDINGS 1 & 2 = 127,635 S.F. EACH (255,270 SF TOTAL, SDP-01-26)  
BANK PER SDP-01-26 = 4,500± S.F. (EXCLUDING CANOPY & DRIVE THROUGH)  
BUILDINGS 3 (THIS SDP) = 131,550 SF - 1155 SF (PENTHOUSE/ ELEVATOR EQUIP.) = 130,395 SF (TOTAL)  
E. BUILDING COVERAGE OF SITE:  
BUILDING NUMBER 1 2 3 PARKING GARAGE BANK TOTAL  
BUILDING COVERAGE (IN ACRES) 0.60± 0.60± 0.62± 1.16± 0.10± 3.08±  
% COVERAGE OF PROJECT AREA 3.14% 3.14% 3.25% 6.07% 0.54% 16.14%
- TOTAL PAVED SURFACES (BITUMINOUS PAVEMENTS, SIDEWALKS, PLAZAS, ETC.) ON SITE: 9.80± AC.
- OPEN SPACE DATA  
A. OPEN SPACE REQUIRED ON SITE: N/A  
B. OPEN SPACE PROPOSED: N/A

#### PARKING TABULATION

BUILDING NUMBER	1	2	3	BANK	TOTAL
BUILDING SQUARE FOOTAGE (GROSS)	127,635	127,635	130,395	4,500±	450,265
REQUIRED PARKING PER HOWARD COUNTY ZONING REGULATIONS*	422	422	431	23	1298
SURFACE PARKING SPACES PROVIDED	449	356	22	23	850
GARAGE PARKING SPACES PROVIDED	0	0	618	0	618
TOTAL PARKING SPACES PROVIDED	449	356	640	23	1468
PARKING RATIO PROVIDED (per 1000)	3.75 OVERALL (GROSS)				5.1/1000

\* SECTION 1330.3.A. (GENERAL OFFICES AT 33 SPACES PER 1000 S.F.) AND 1330.4.A. (BANKS AT 5.0 SPACES PER 1000 S.F.)  
REG. (4x18 min.) SURFACE PKG. SPACES = 820  
ADA ACCESSIBLE SURFACE PKG. SPACES\*\* = 30  
TOTAL SURFACE PARKING SPACES = 850  
TOTAL GARAGE PARKING SPACES\*\* = 618  
TOTAL PARKING SPACES = 1468

\*\* A TOTAL OF 32 ADA ACCESSIBLE SPACES ARE PROVIDED, WHICH INCLUDES 30 SURFACE PKG. SPACES DISTRIBUTED NEAR THE ENTRANCES TO THE BUILDINGS AND 2 SPACES IN THE GROUND TIER OF THE PARKING STRUCTURE. THERE ARE 10 ACCESSIBLE SPACES (8 SURFACE + 2 GARAGE SPACES) NEAR THE FRONT ENTRANCE TO OFFICE BUILDING #3. OF THESE 10 SPACES, 4 ARE VAN ACCESSIBLE.

ADDRESS CHART	
BUILDING	STREET ADDRESS
No.3	6721 COLUMBIA GATEWAY DR.
PARKING GARAGE	6715 COLUMBIA GATEWAY DR.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
Director: *Stephen Lafferty* Date: 3/17/06  
Chief, Division of Land Development: *Christy Homan* Date: 3/17/06  
Chief, Development Engineering Division: *Michael M...* Date: 3/13/06

**GLWGUTSCHICK 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

15/JAN/06  
BID SET  
NOT FOR CONSTRUCTION

PREPARED FOR:  
PROPERTY OWNER:  
6721 GATEWAY, LLC  
By: Corporate Office Properties, LP.  
It's Site Member:  
By: Corporate Office Properties Trust,  
General Partner  
Roger A. Woschke, Jr.  
Executive Vice President

C/O:  
Corporate Development Services, LLC  
8815 Centre Park Drive, Suite 400  
Columbia, MD 21045-2272  
Phone: 410-992-7312  
Attn: Peter Z. Garver

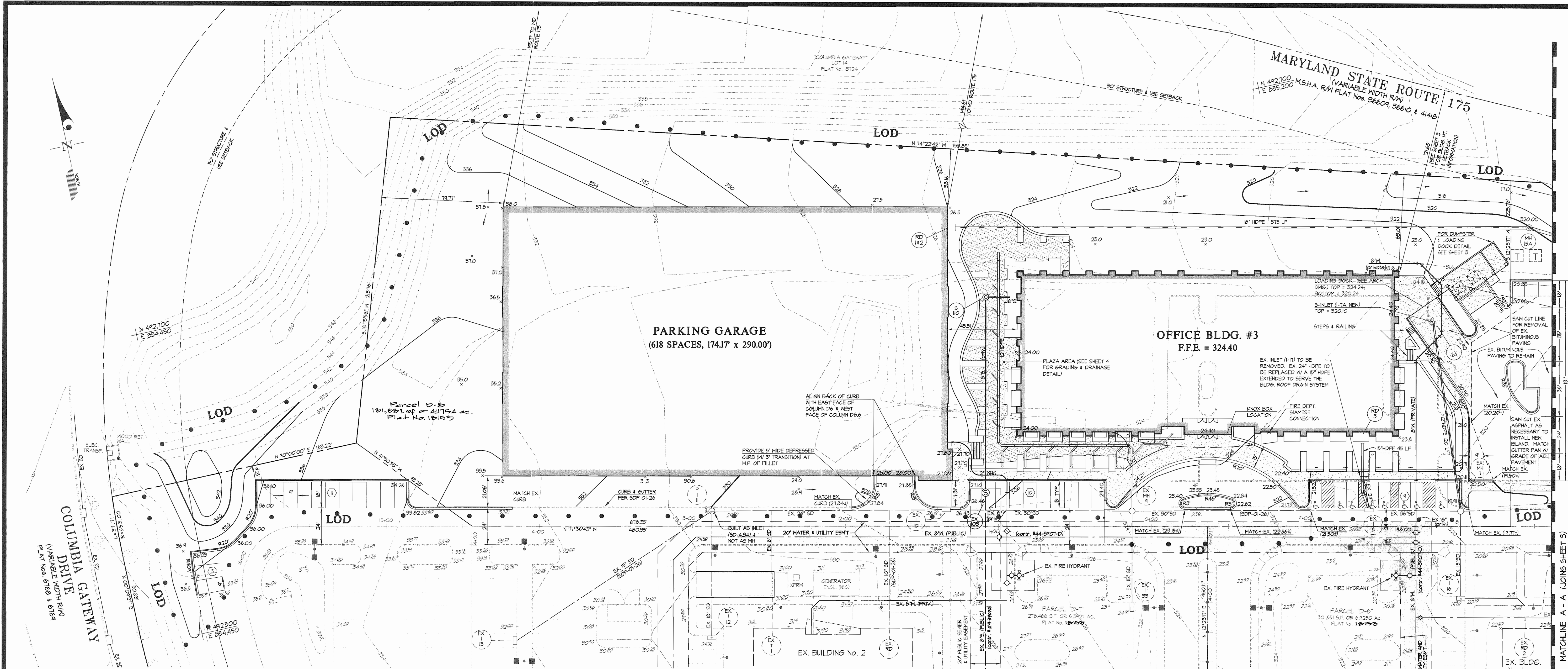
COVER SHEET  
**COLUMBIA GATEWAY**  
OFFICE BUILDING No.3 and PARKING STRUCTURE  
PARCEL D-8  
PLAT NO. 12152  
ELECTION DISTRICT No. 6  
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	M-1	04-112
DATE	TAX MAP - GRID	SHEET
FEB/06	37 - 19	1 OF 9

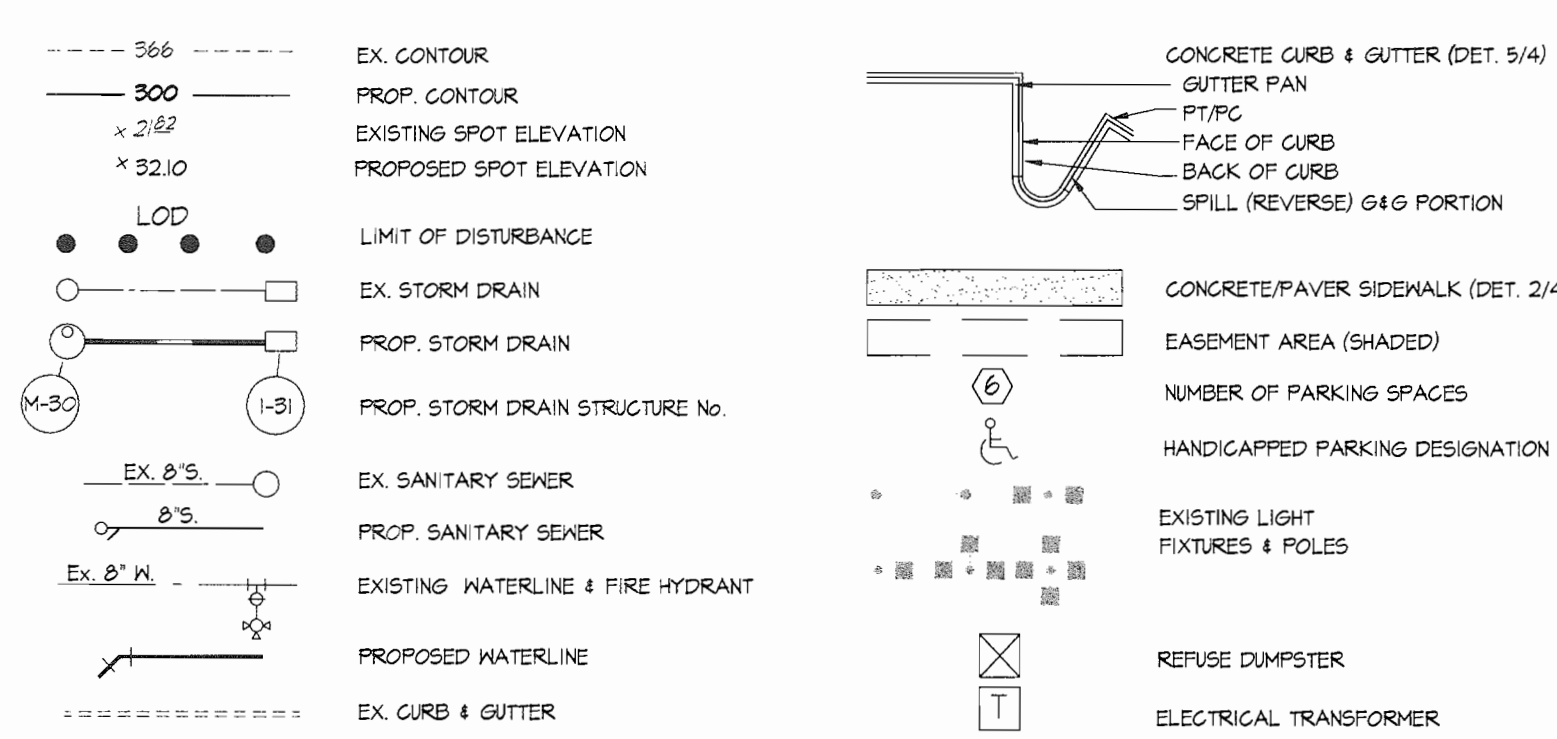
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DATE	REVISION	BY	APPR.



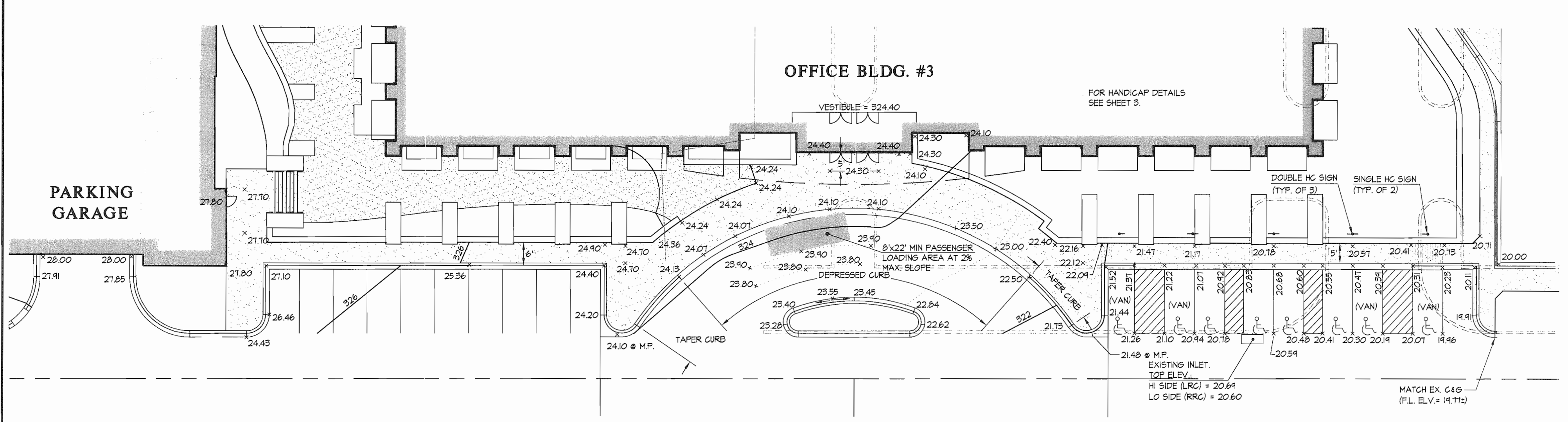


**SITE DEVELOPMENT LEGEND**



**NOTES:**

- UNLESS NOTED OTHERWISE, PROPOSED SPOT ELEVATIONS ALONG THE CONCRETE CURB & GUTTER ARE TO THE FLOW LINE (BOTTOM OF CURB) AT THE FACE OF CURB, CORNERS AND TERMINUSES.
- ALL ON-SITE PAVING AND ROADWAYS ARE PRIVATE.
- ALL ON-SITE STORM SYSTEMS ARE PRIVATELY MAINTAINED. ALL ON-SITE WATER ARE PRIVATELY MAINTAINED EXCEPT THE PORTION OF THE 8" W. AND FIRE HYDRANTS THAT ARE WITHIN THE "PUBLIC WATER & UTILITY EASEMENT" (CONTRACT NO. 44-3407-D). ALL ON-SITE SANITARY SYSTEMS ARE PRIVATELY MAINTAINED EXCEPT THE PORTION WITHIN THE "PUBLIC SEWER & UTILITY EASEMENT" (CONTRACT NO. 24-4296-D).
- FOR INFORMATION ON THE PUBLIC PORTION OF THE ON-SITE WATER LINE & SEWER LINE SEE DPM CONTRACT NO. 44-3407-D AND NO. 24-4296-D. BUILDING NO. 3 IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM AND WITH AN INSIDE WATER METER.
- UNLESS NOTED OTHERWISE ALL PLAN DIMENSIONS ARE TO THE FACE OF STRUCTURE (BLDG., CURB, ETC.). DIMENSIONS ARE MEASURED PERPENDICULAR OR BETWEEN ITEMS UNLESS NOTED OTHERWISE. BUILDING NO. 3 AND ITS FRONT PASSENGER LOADING/DROP-OFF AREA IS CENTERED ON THE COMMON PARCEL LINE OF PARCELS D-6 & D-1 (THE CENTER LINE OF THE MAIN ENTRANCE DRIVE).
- ALL CURB RADI ARE 5' (FACE OF CURB @ FLOW LINE) UNLESS NOTED OTHERWISE.
- VEHICULAR ACCESS TO PARCELS D-6 THROUGH D-1 FROM COLUMBIA GATEWAY DRIVE RESTRICTED TO THE 2 LOCATIONS SHOWN ON SOP-01-26 (SEE SITE OVERVIEW ON COVER SHEET).
- BRICK POINT BUILDING CONSTRUCTION UNLESS NOTED OTHERWISE.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Stephen J. Kelly* 3/17/06  
Director Date

*Andy Hammit* 3/17/06  
Chief, Division of Land Development Date

*M. K.* 3/18/06  
Chief, Development Engineering Division Date



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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.

PROPERTY OWNER  
8721 GATEWAY, LLC  
By: Corporate Office Properties, L.P.  
It's A Safe Member  
By: Corporate Office Properties Trust,  
General Partner  
By: Roger A. Woessche, Jr.  
Executive Vice President

PREPARED FOR:  
C/O: Corporate Development Services, LLC  
8815 Centre Park Drive, Suite 400  
Columbia, MD 21045-2272  
Phone: 410-992-7312  
Attn: Peter Z. Garver

**SITE DEVELOPMENT PLAN / SITE DETAILS**

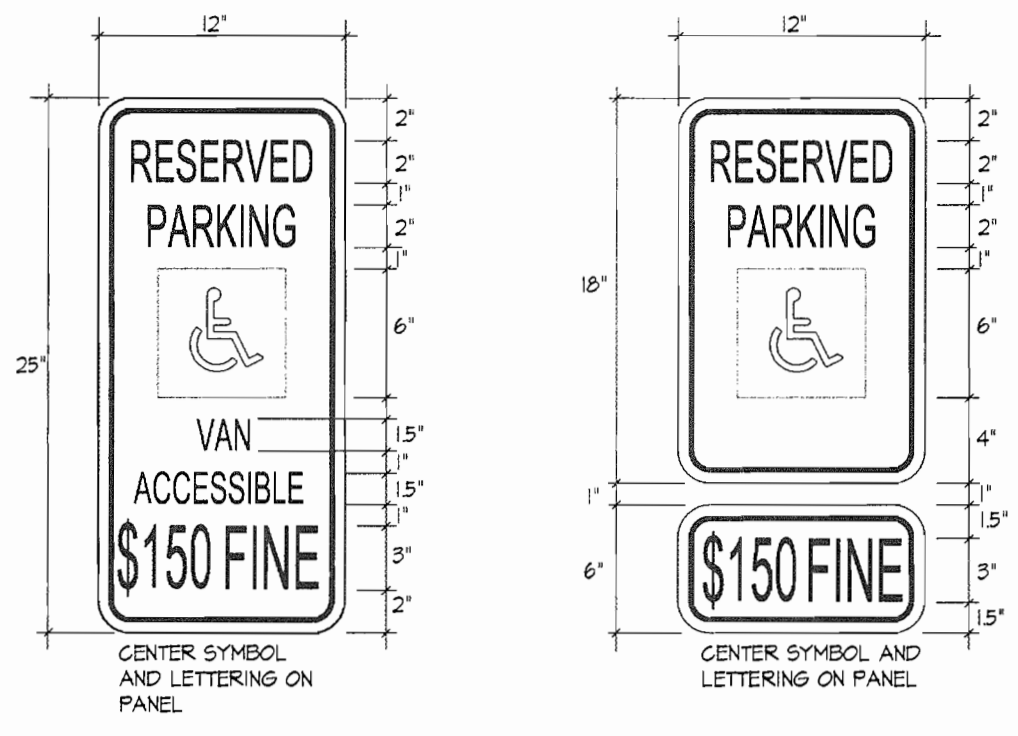
**COLUMBIA GATEWAY**  
**OFFICE BUILDING No.3 and PARKING STRUCTURE**  
PARCEL D-8  
PLAT NO. 181532

ELECTION DISTRICT No. 6

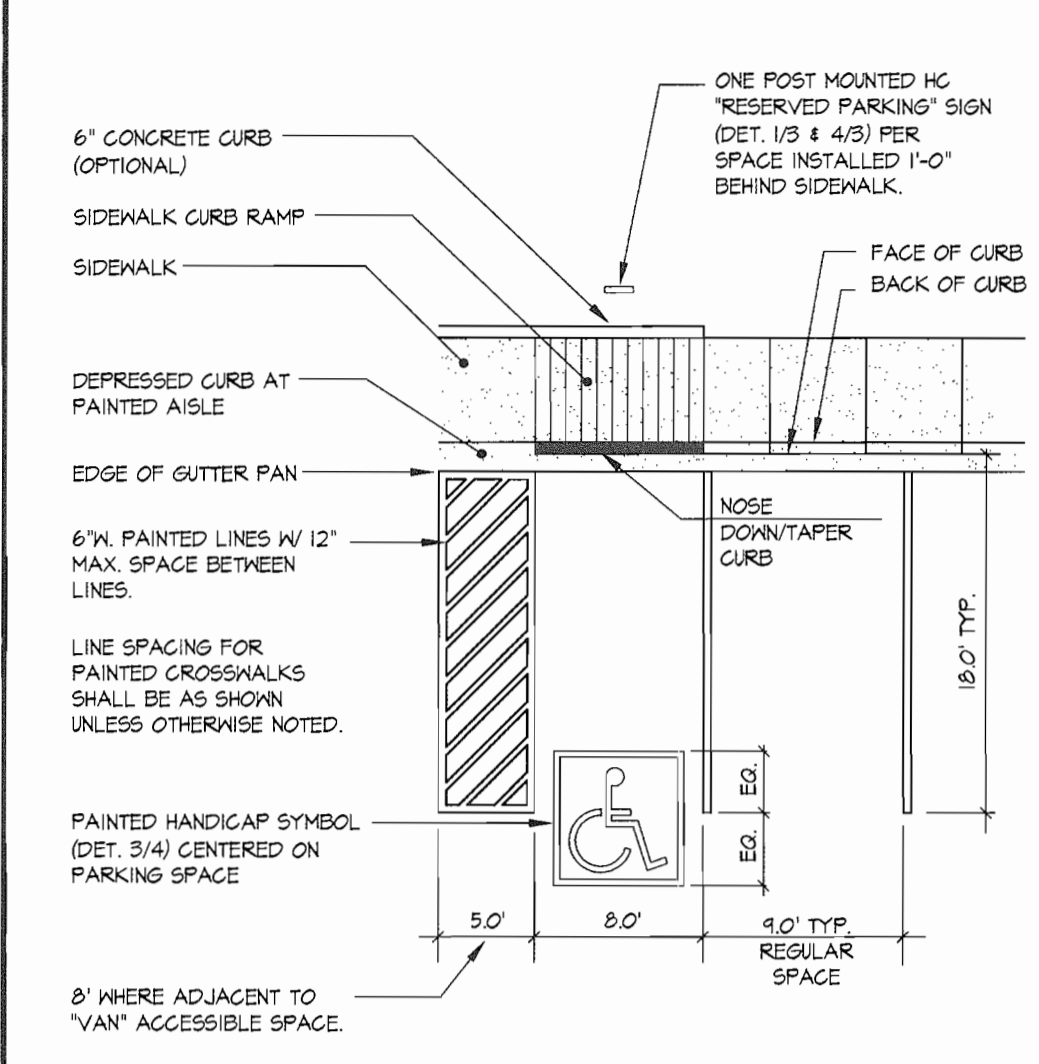
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 30'	M-1	04-112
DATE	TAX MAP - GRID	SHEET
FEB/06	37 - 19	2 OF 9

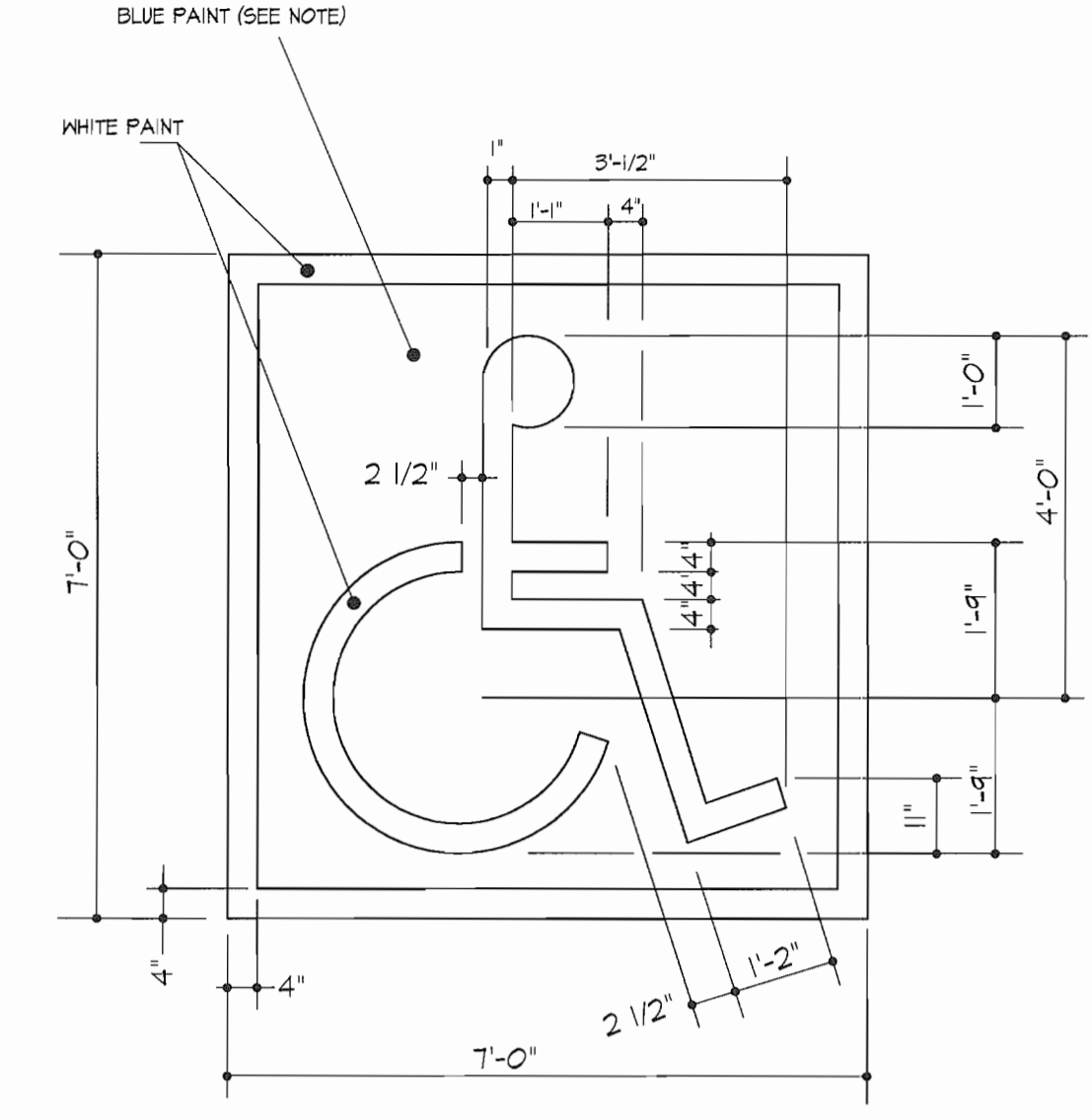




- GENERAL NOTES:**
- SIGNS SHALL MEET DESIGN STANDARDS OF THE FEDERAL HIGHWAY ADMINISTRATION AND CONFORM TO THE STATE OF MARYLAND STANDARD HIGHWAY SIGN BOOKLET DETAIL RT-8.
  - ONE SIGN IS REQUIRED PER SPACE PLACED AS SHOWN ON SITE PLAN.
  - SPACES INDICATED ON SITE PLAN AS "VAN ACCESSIBLE" SHALL BE SIGNED ACCORDINGLY.
  - SIGNS SHALL BE POLE MOUNTED WITH HOT DIPPED GALVANIZED COATED APPROVED PERFORATED CHANNEL POSTS W/ THE TOP OF THE SIGN 4'-1" ABOVE FINISHED GRADE OR AS INDICATED ON SITE DRAWINGS.
  - SIGN SHALL BE ATTACHED TO FLANGED SIDE OF POST. POST SHALL EXTEND INTO GROUND 2'-6" MIN.
  - COLORS: LEGEND AND BORDER - GREEN  
SYMBOL - WHITE ON BLUE BACKGROUND  
BACKGROUND - WHITE



6" CONCRETE CURB (OPTIONAL)  
SIDEWALK CURB RAMP  
SIDEWALK  
DEPRESSED CURB AT PAINTED AISLE  
EDGE OF GUTTER PAN  
6"X PAINTED LINES W/ 12" MAX. SPACE BETWEEN LINES  
LINE SPACING FOR PAINTED CROSSWALKS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.  
PAINTED HANDICAP SYMBOL (DET. 3/4) CENTERED ON PARKING SPACE  
8" WHERE ADJACENT TO "VAN" ACCESSIBLE SPACE

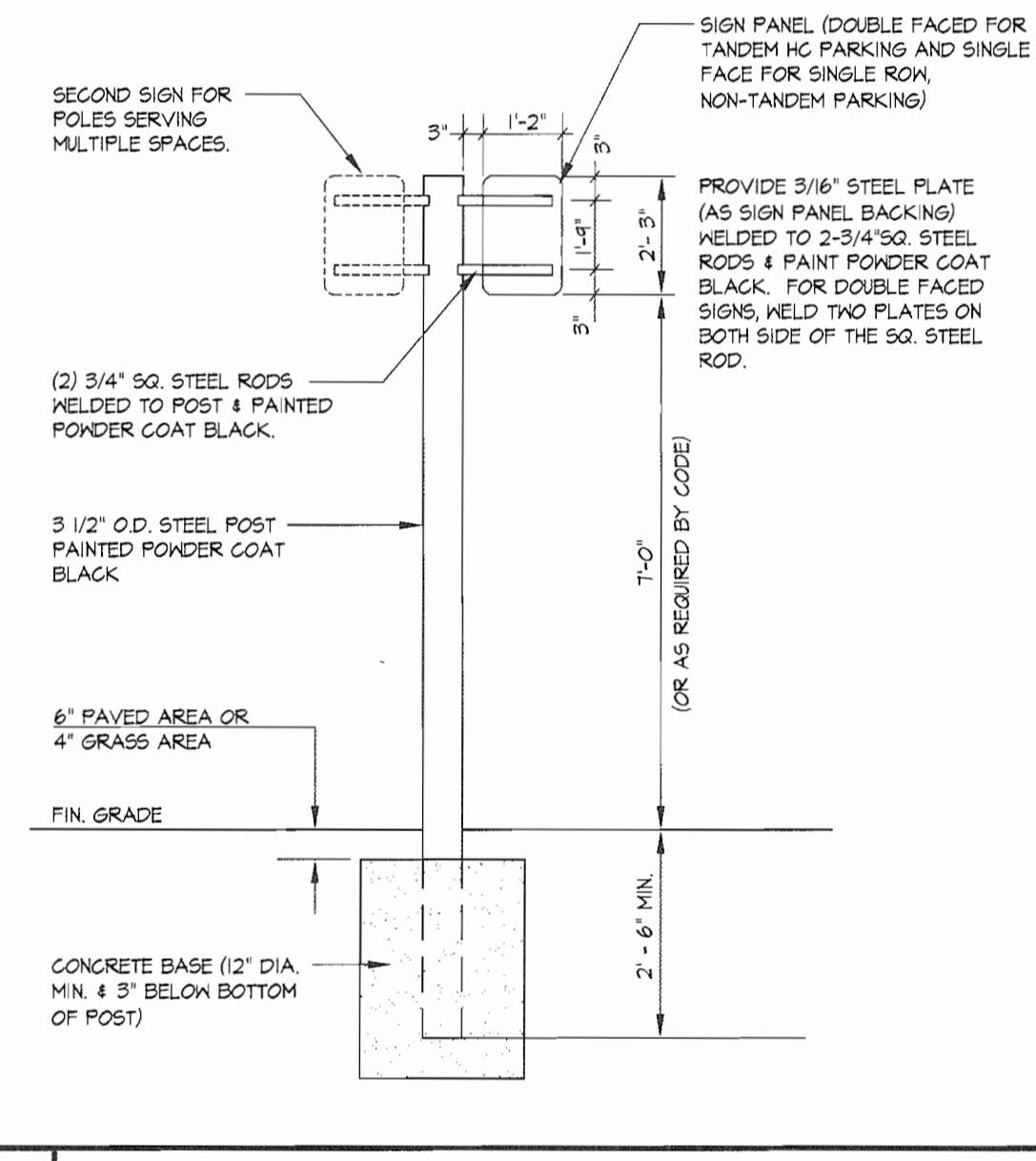


NOTE: SYMBOL IS REQUIRED TO CONTRAST WITH BACKGROUND (WHITE ON BLUE, COLOR NO. 10590 IN FED. STANDARD 4852-DOUBLE COAT TYP.)

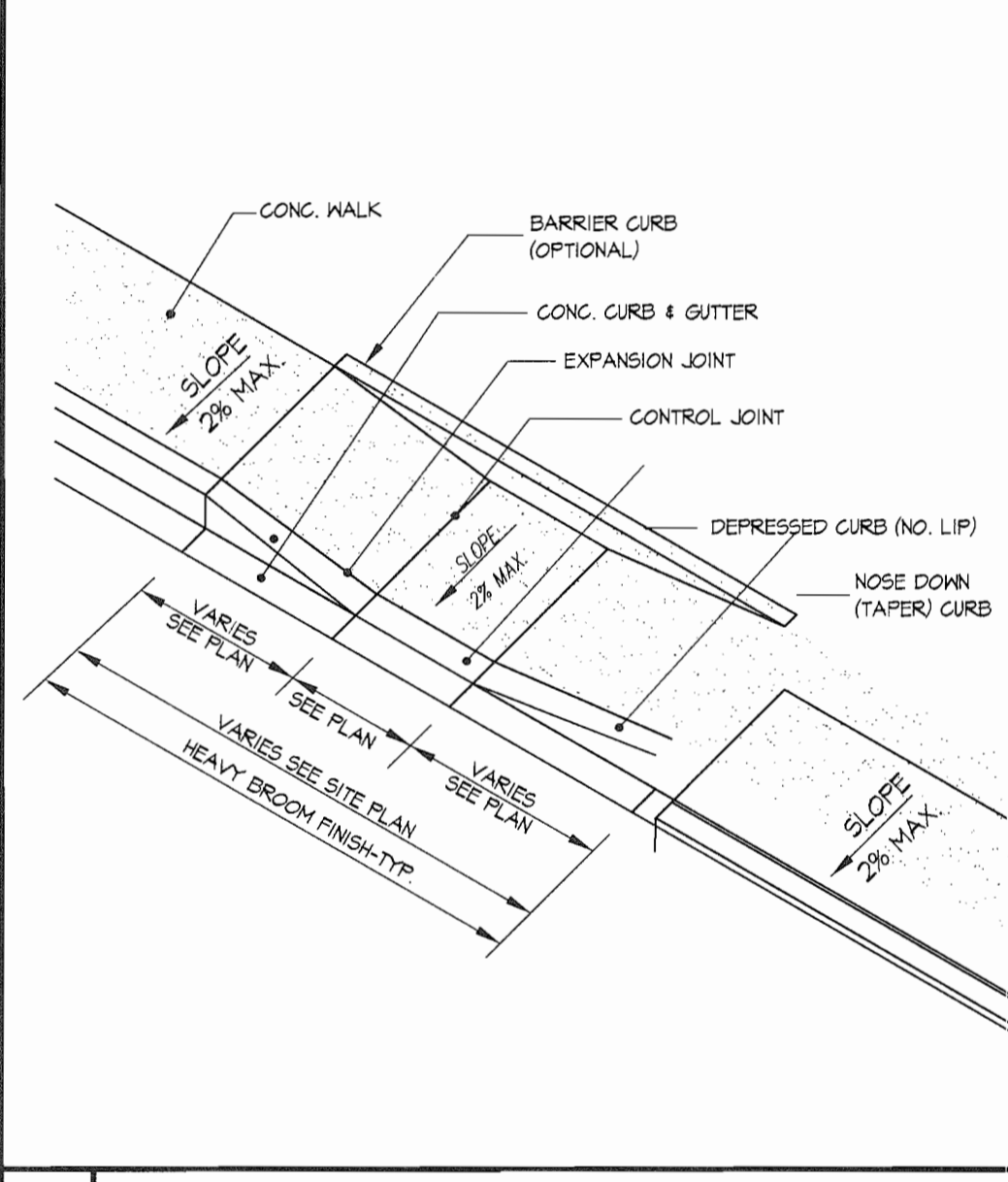
1 HANDICAP PARKING SIGNS DETAIL NO SCALE

2 PARKING SPACE LAYOUT NO SCALE

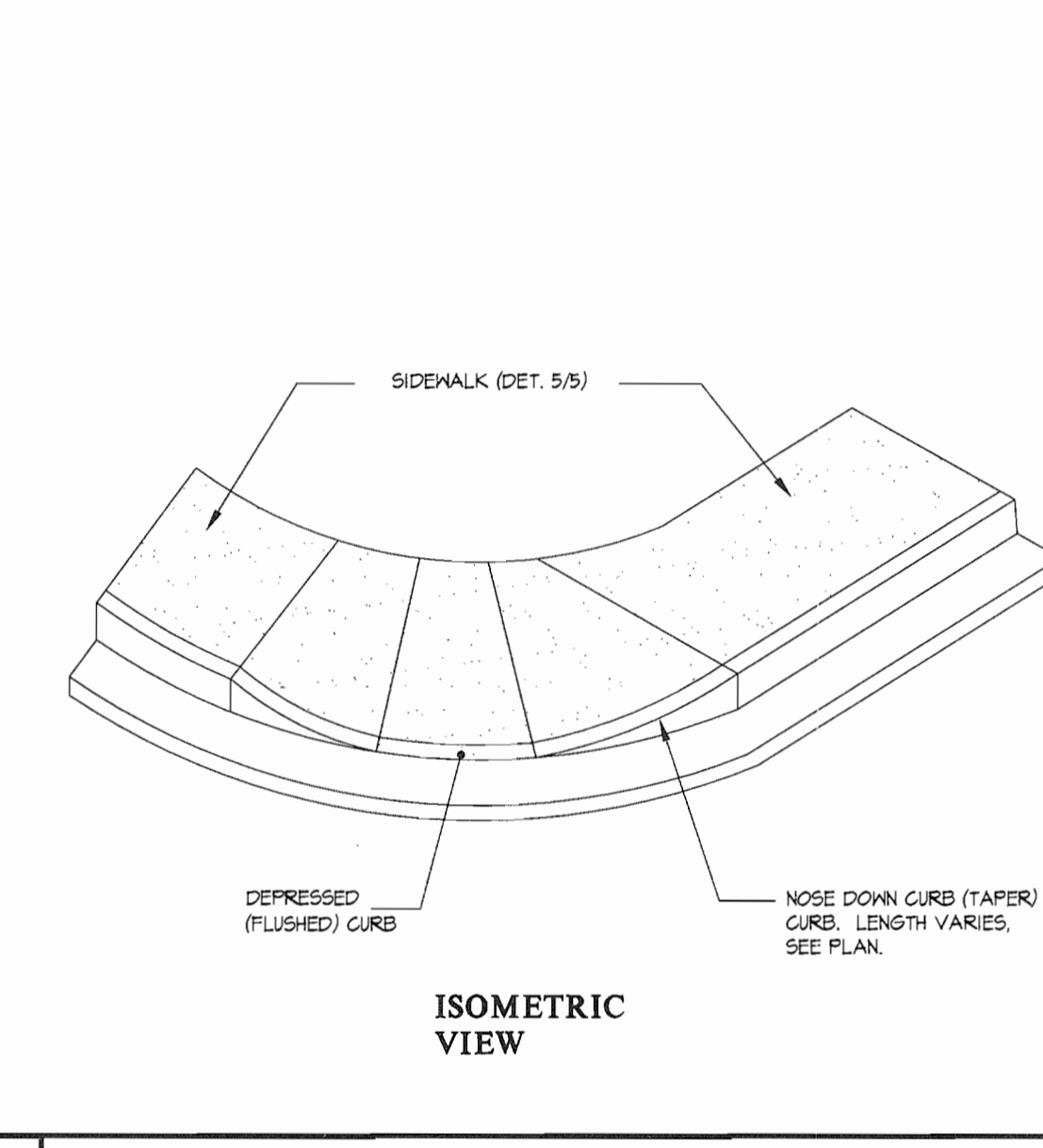
3 HANDICAP SPACE STENCIL LAYOUT NO SCALE



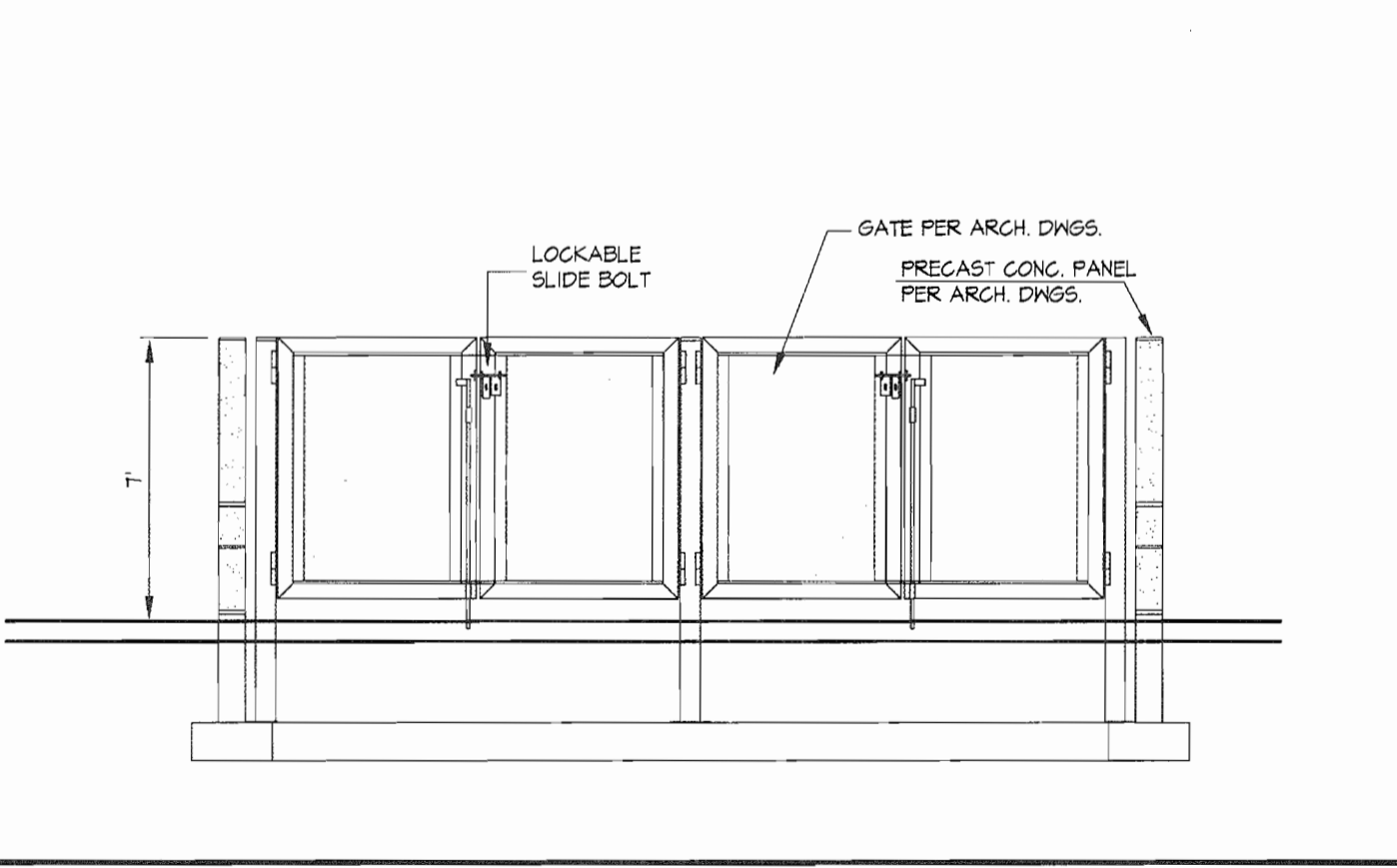
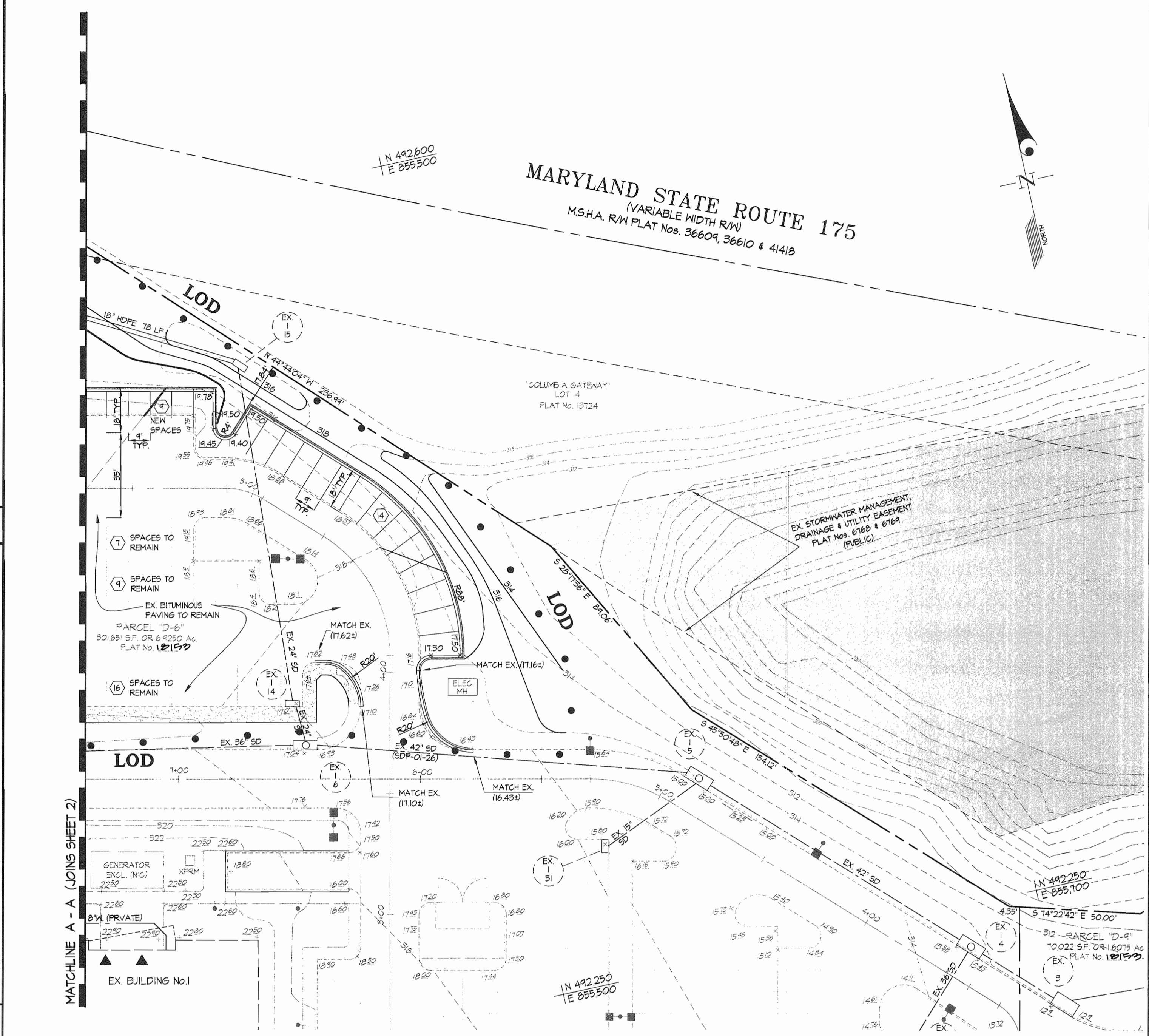
4 POST & SIGN DETAIL FOR PARKING RESTRICTION SIGN NO SCALE



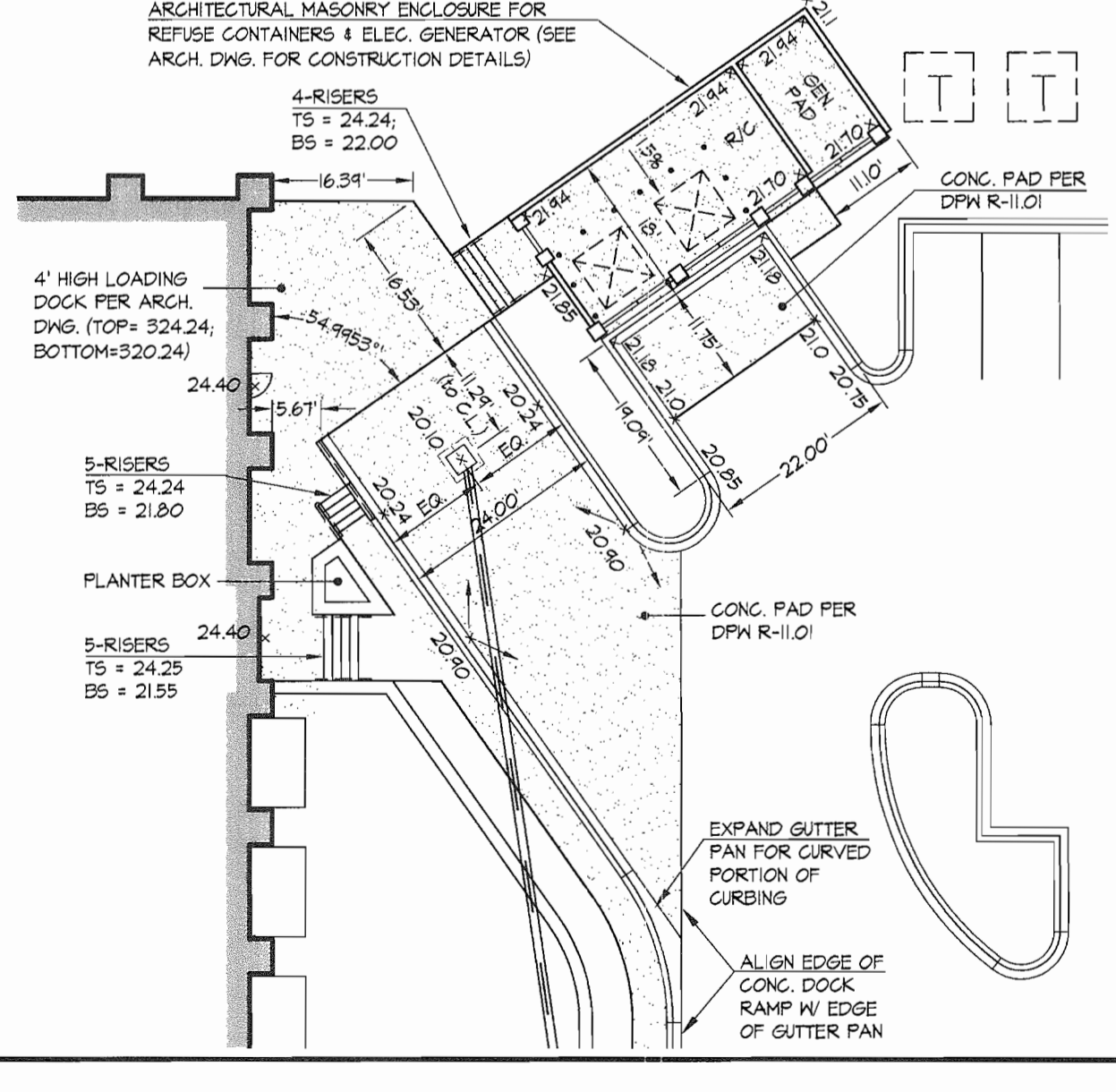
5 TYPE-A HANDICAP RAMP DETAIL NO SCALE



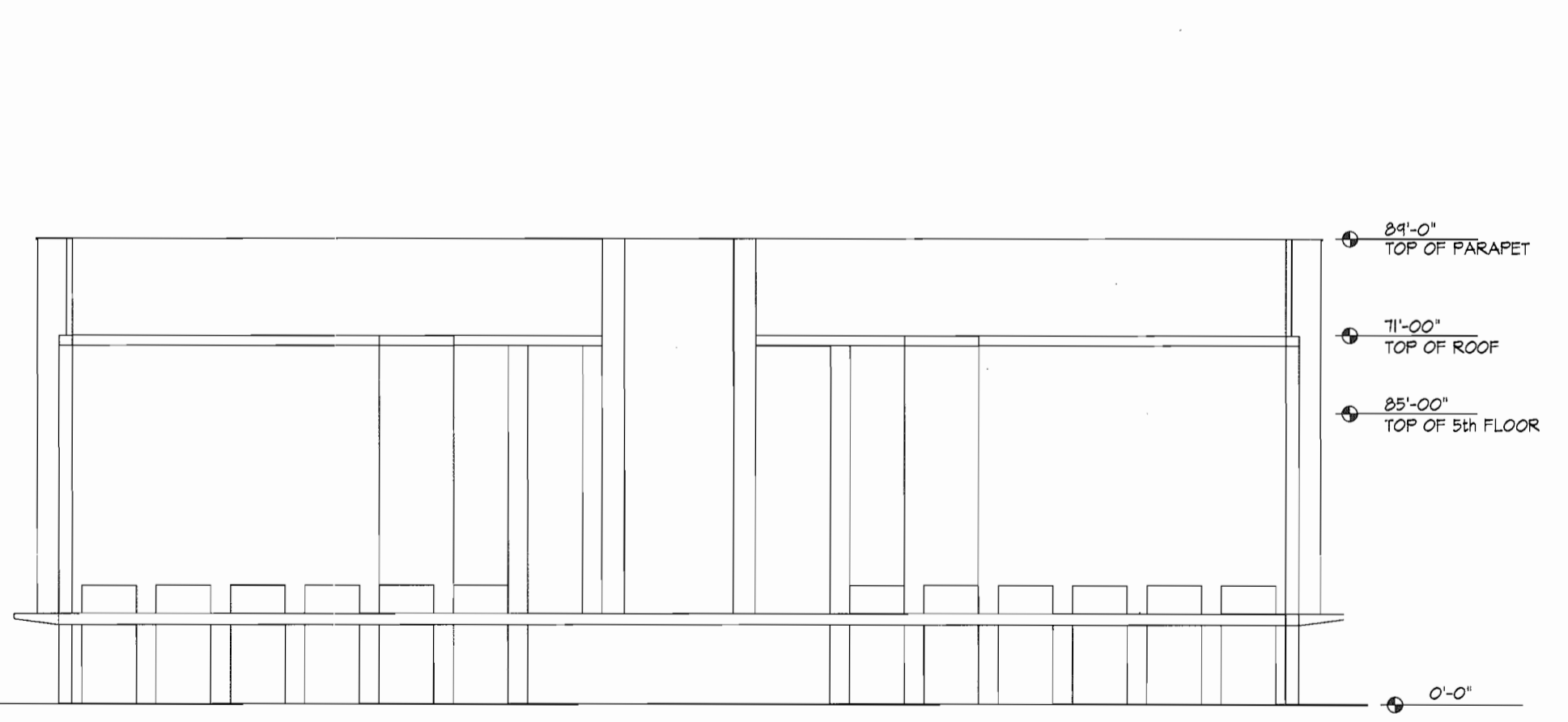
6 TYPICAL CURB/NOSE DOWN TAPER AT INTERSECTION NO SCALE



GATED DUMPSTER ENCLOSURE NO SCALE

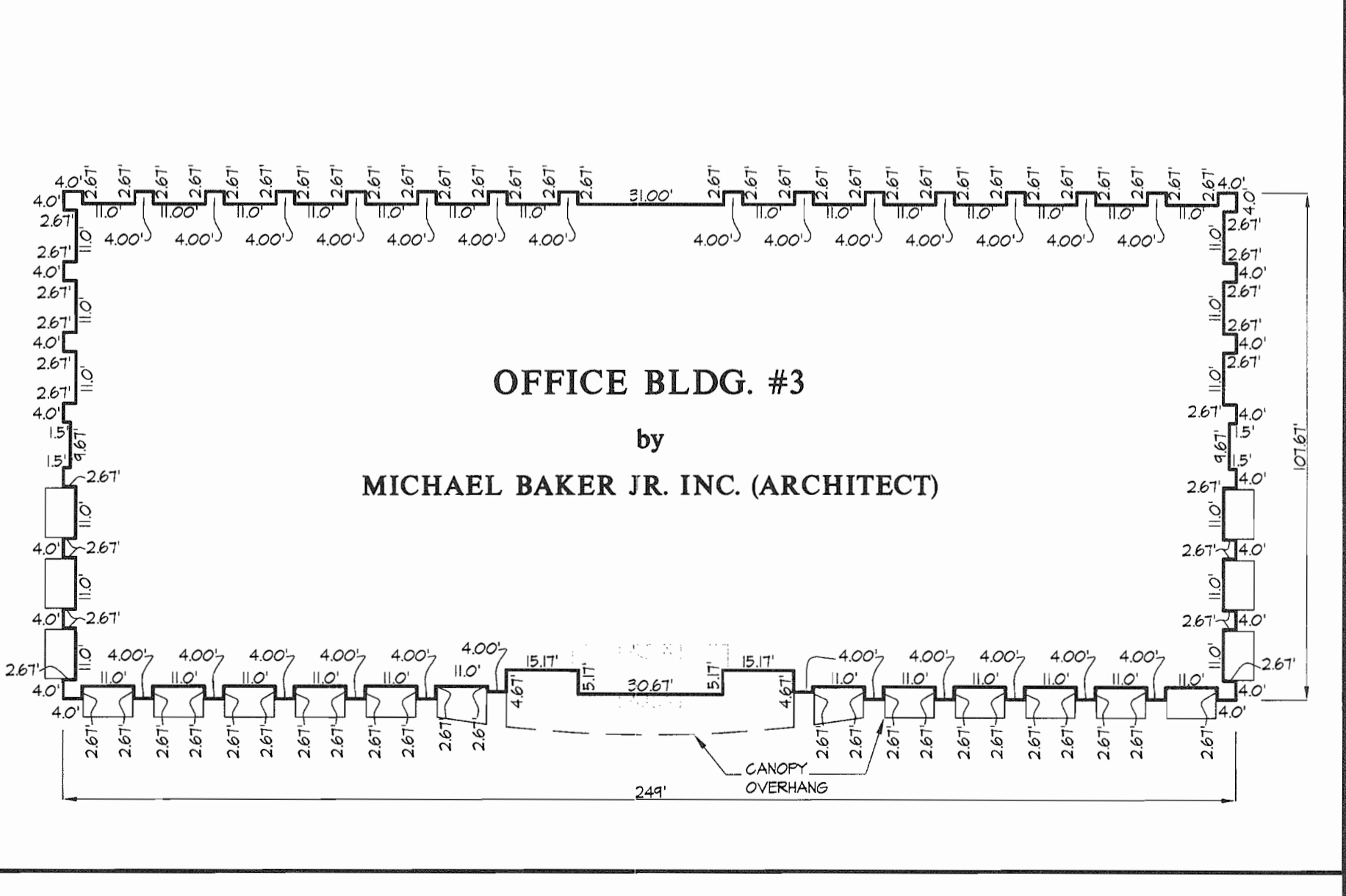


LOADING DOCK AND DUMPSTER AREA DETAIL SCALE: 1" = 20'



NOTES:  
1. IN THE M-1 ZONING DISTRICT THE MAXIMUM BUILDING HEIGHT IS 50 FEET. FOR THE MINIMUM STRUCTURE SETBACK OF 50 FEET FROM ANY EXTERNAL PUBLIC STREET RIGHT-OF-WAY (MD RTE 175). A STRUCTURE WITH AN ADDITIONAL 1 FOOT IN HEIGHT (UP TO 100 FT. MAX.) REQUIRES AN ADDITIONAL 2 FT. OF SETBACK FOR EVERY FOOT OF BUILDING HEIGHT ABOVE 50 FEET.  
2. PARAPET WALLS AND PENTHOUSES ARE EXEMPT FROM THE BUILDING HEIGHT RESTRICTION PER SECTION 12B-A-3-a-b.

FRONT BUILDING ELEVATION SCALE: 1" = 30'



BUILDING FOOTPRINT SCALE: 1" = 30'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Stephen Lafferty* 3/17/06  
 Director Date  
*Cindy Hammett* 3/17/06  
 Chief, Division of Land Development CA1 Date  
*Michael M. ...* 3/13/06  
 Chief, Development Engineering Division MK Date

**GLWGUTSCHICK 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: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.

PROPERTY OWNER  
 6721 GATEWAY, LLC  
 By: Corporate Office Properties, LP.  
 It's Sole Member  
 By: Corporate Office Properties Trust,  
 General Partner  
 Roger A. Wosche, Jr.  
 Executive Vice President

PREPARED FOR:  
 C/O: Corporate Development Services, LLC  
 8815 Centre Park Drive, Suite 400  
 Columbia, MD 21045-2272  
 Phone: 410-992-7312  
 Attn: Peter Z. Garver

SITE DEVELOPMENT PLAN / SITE DETAILS  
**COLUMBIA GATEWAY**  
**OFFICE BUILDING No.3 and PARKING STRUCTURE**  
 PARCEL D-8  
 PLAT NO. 18153

SCALE: 1"=30'  
 ZONING: M-1  
 G. L. W. FILE NO.: 04-112

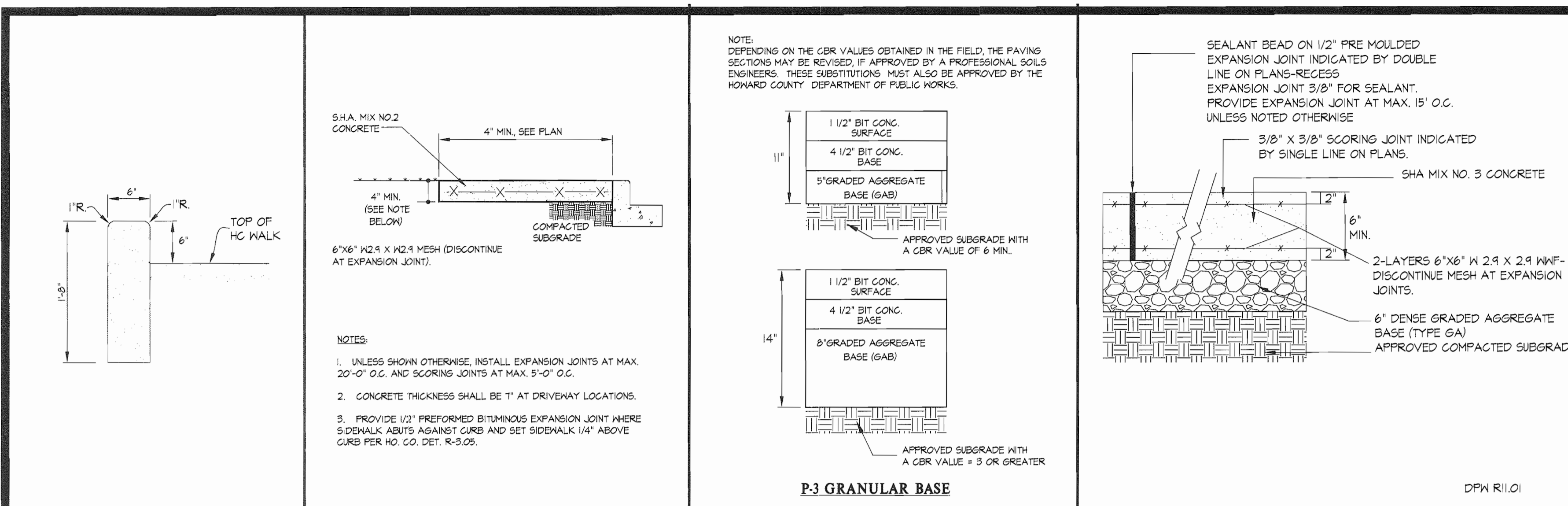
DATE: FEB/06  
 TAX MAP - GRD: 37-19  
 SHEET: 3 OF 9

ELECTION DISTRICT No. 6  
 HOWARD COUNTY, MARYLAND

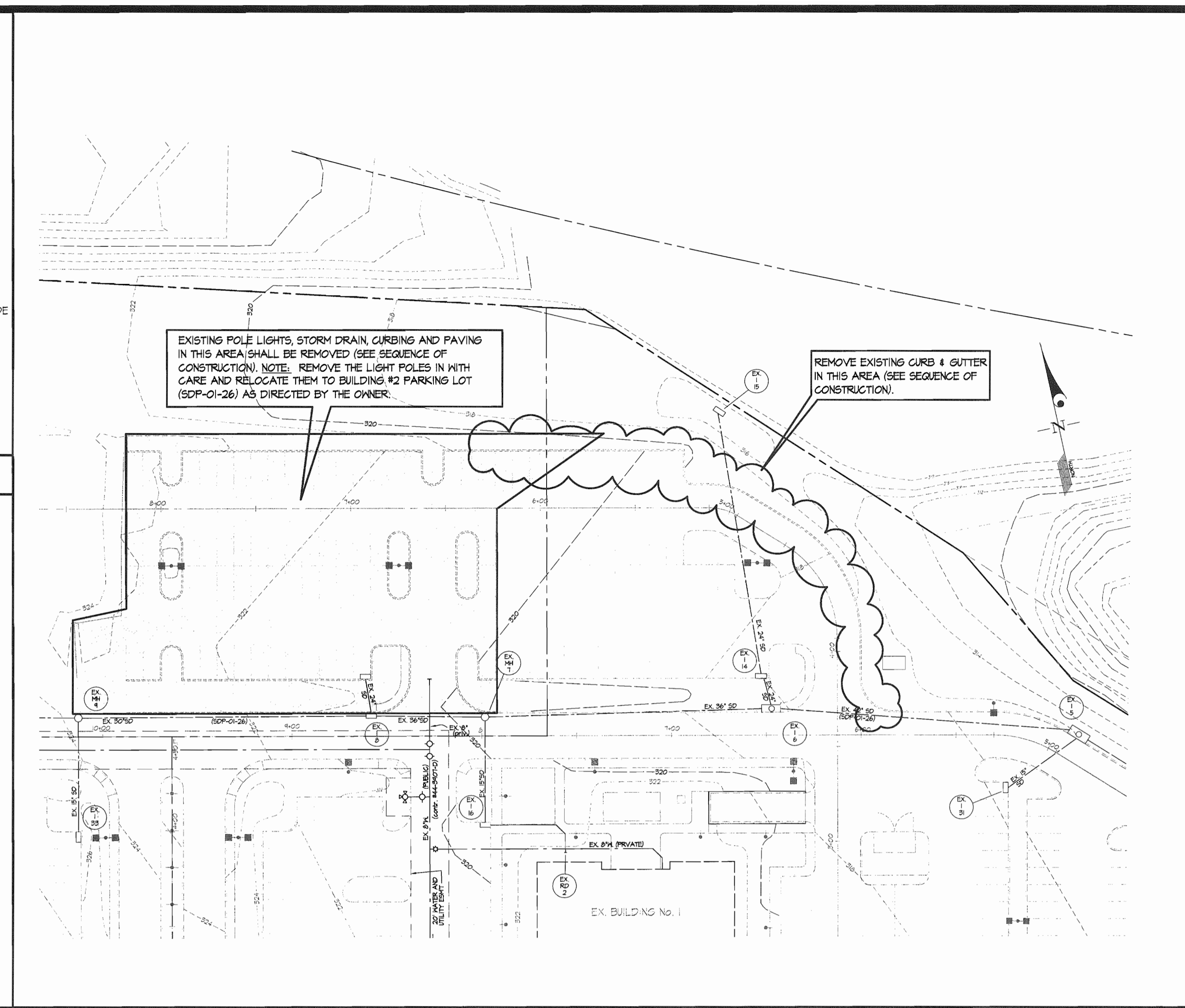
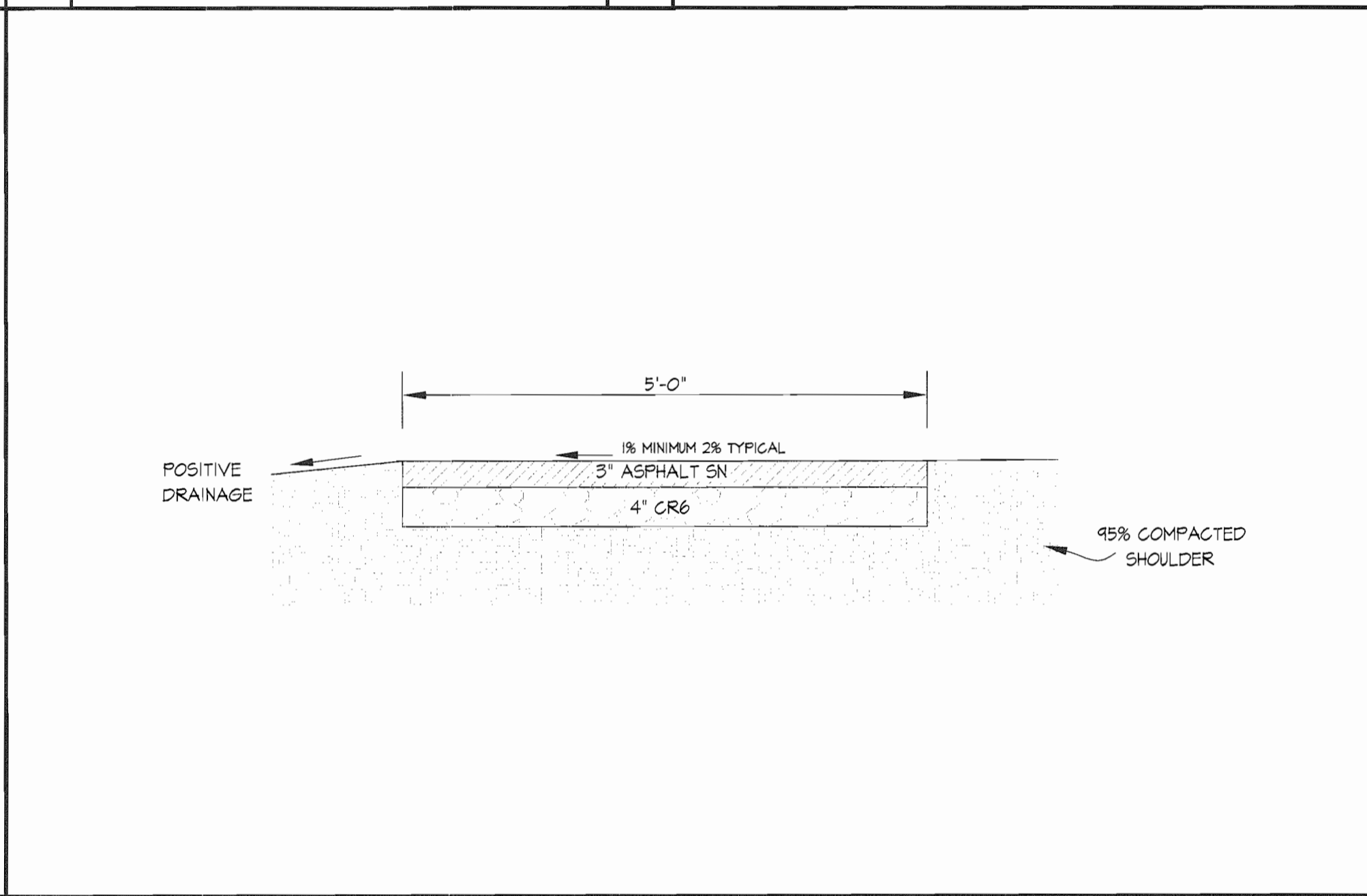
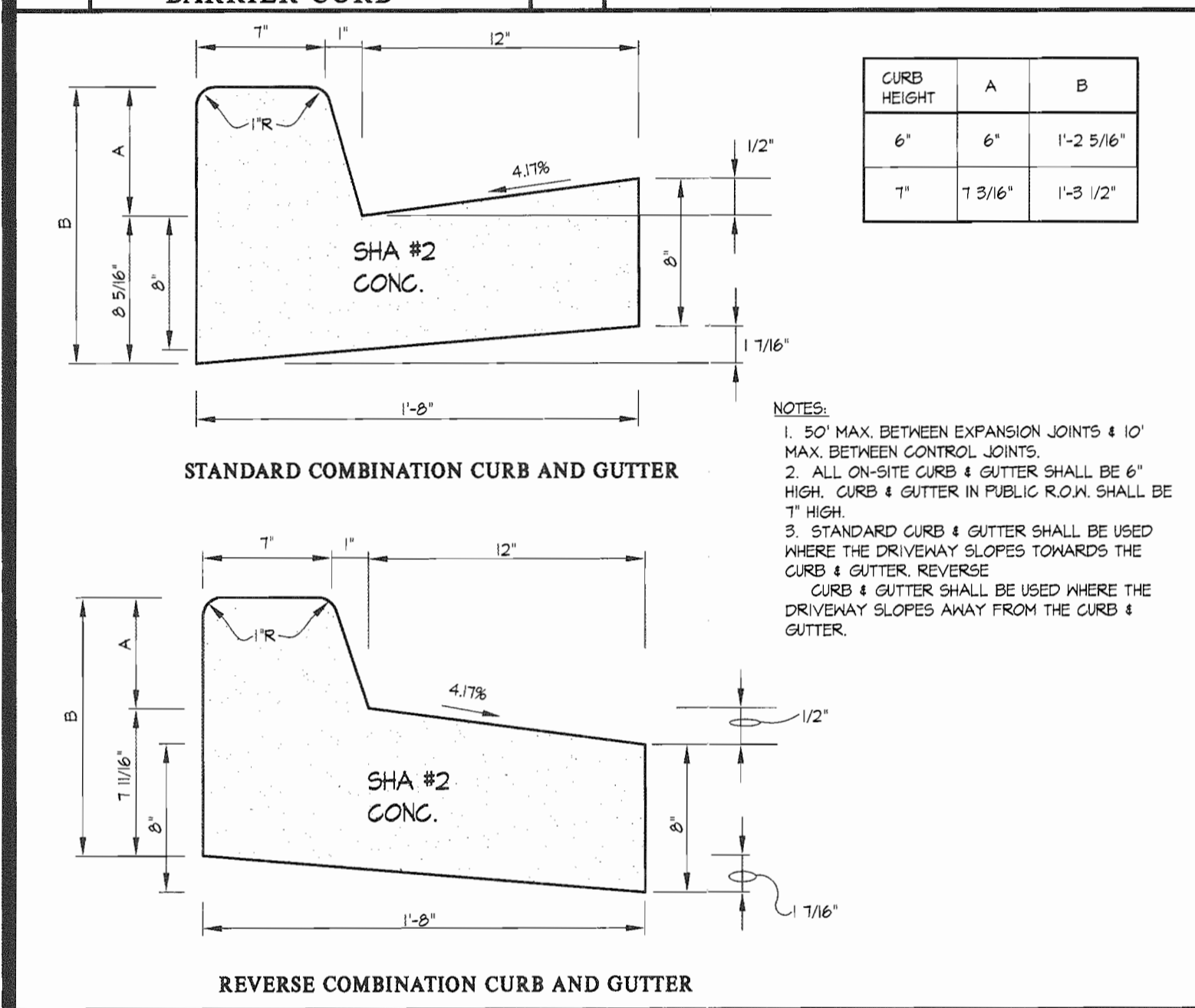




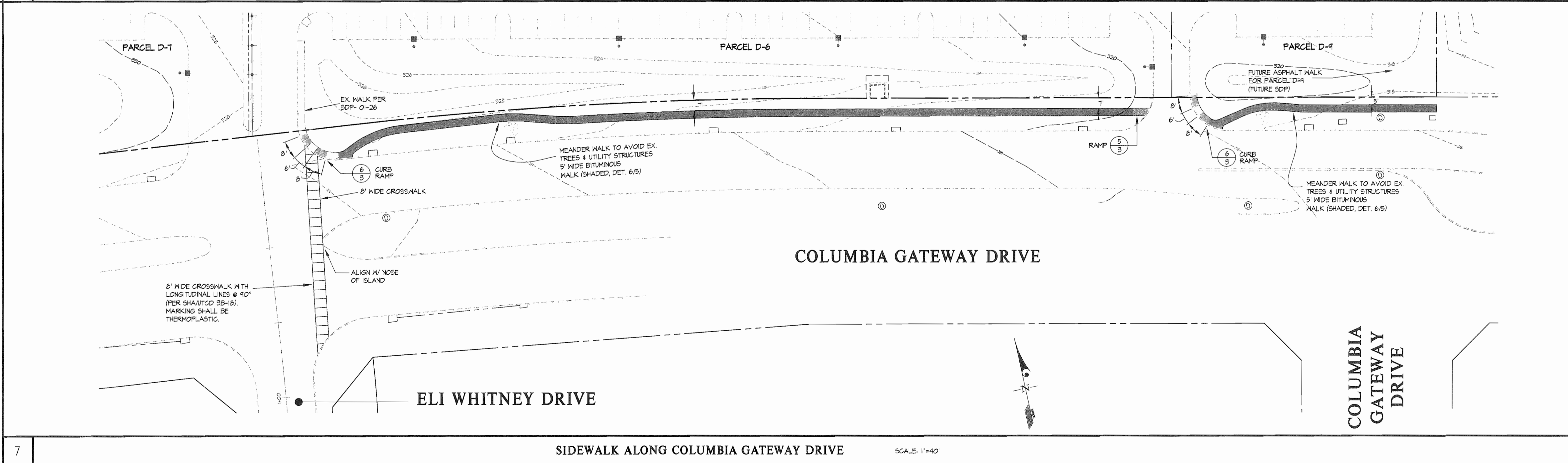
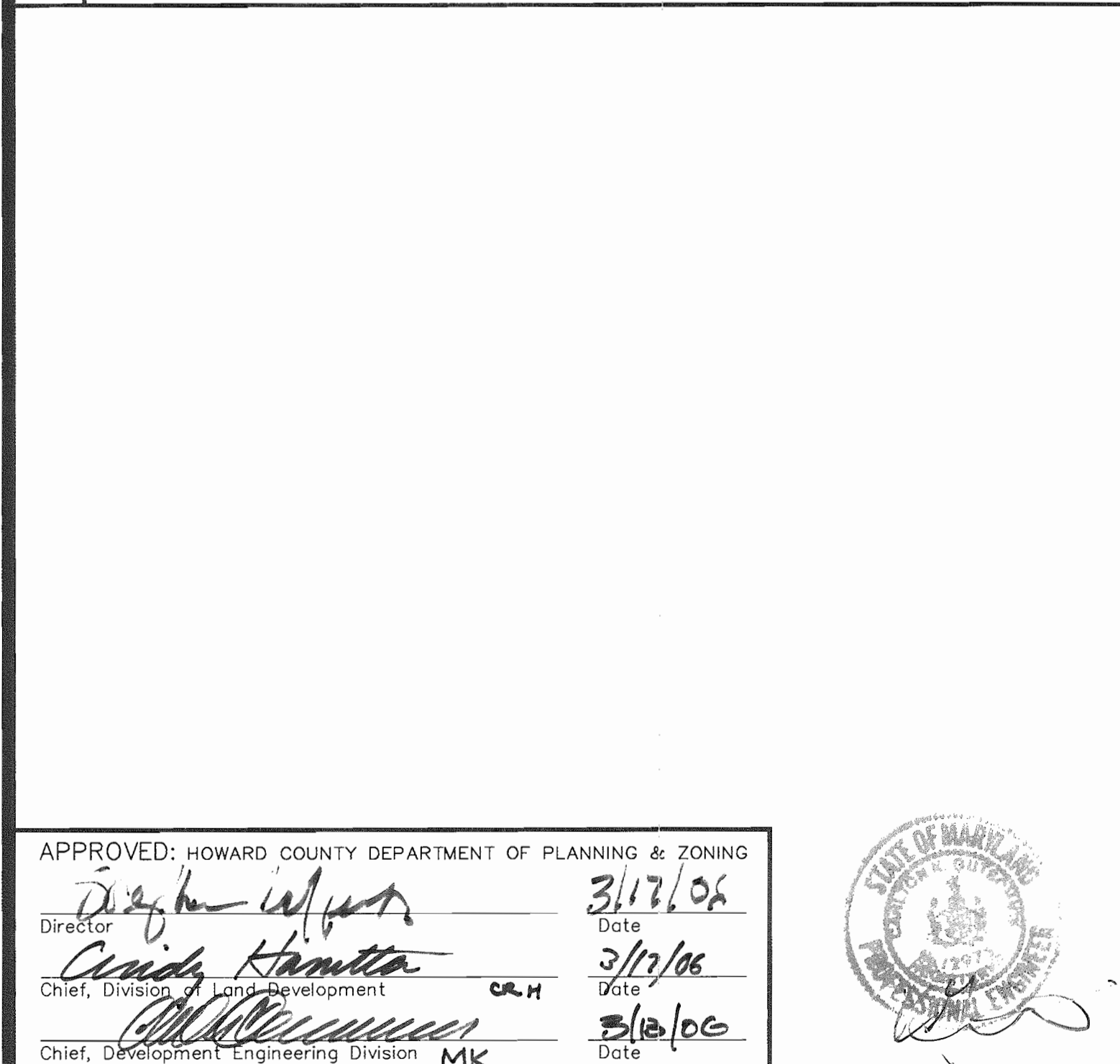




1 6" HC SIDEWALK BARRIER CURB NO SCALE 2 TYPICAL SIDEWALK SECTION NO SCALE 3 BITUMINOUS PAVING SECTIONS NO SCALE 4 RIGID CONCRETE PAVEMENT SECTION NO SCALE



DEMOLITION PLAN SCALE: 1"=40'



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Director: *[Signature]* Date: 3/13/06  
 Chief, Division of Land Development: *[Signature]* Date: 3/13/06  
 Chief, Development Engineering Division: *[Signature]* Date: 3/13/06

NO.	REVISION	DATE	BY	APP'R.

PROPERTY OWNER: 6721 GATEWAY, LLC  
 PREPARED FOR: C/O Corporate Office Properties, LP  
 8815 Centre Park Drive, Suite 400  
 Columbia, MD 21045-2272  
 Phone: 410-992-7312  
 Attn: Peter Z. Garver

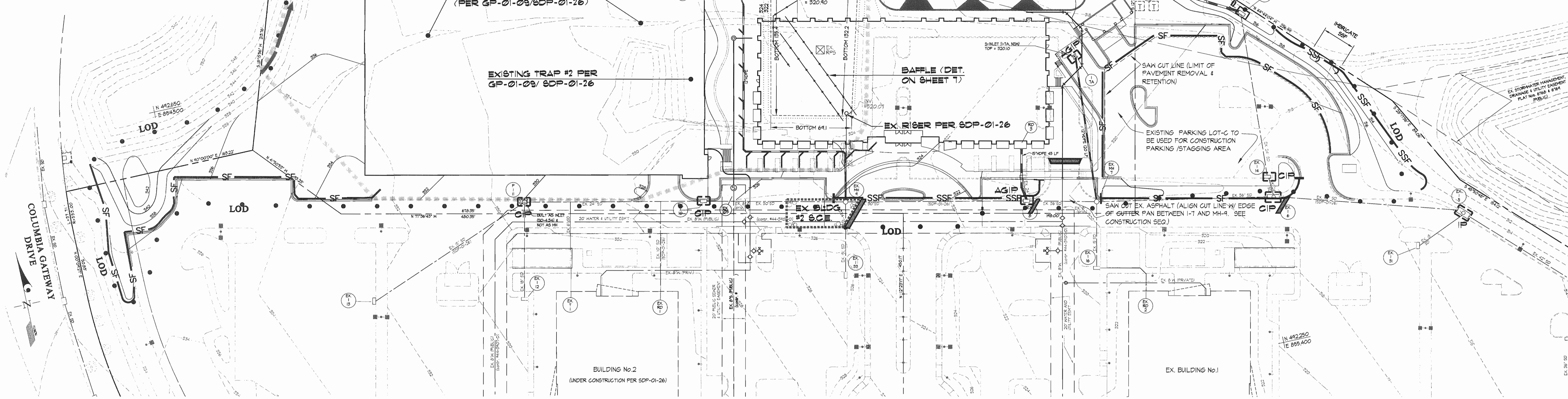
DEMOLITION PLAN / SITE DETAILS  
**COLUMBIA GATEWAY OFFICE BUILDING No.3 and PARKING STRUCTURE**  
 PARCEL D-8  
 PLAT NO. 18153  
 ELECTION DISTRICT No. 6  
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	M-1	04-112
DATE	TAX MAP - GRID	SHEET
FEB/06	37 - 19	5 OF 9



TRAP NO.2 DATA		
FILE NO.	SDP-01-26	THIS SDP
TYPE	ST-1*	ST-1 (RESHAPED)
EX. DRAINAGE AREA (IN ACRES)	6.0 AC **	LESS THAN 6.0 AC. (4.1)
PROP. DRAINAGE AREA (IN ACRES)	4.1	2.5
NET STORAGE VOLUME REQUIRED (IN C.F.)	1380	1380
NET STORAGE VOLUME PROVIDED (IN C.F.)	1586	1586
DRY STORAGE VOLUME REQUIRED (IN C.F.)	1380	1380
DRY STORAGE VOLUME PROVIDED (IN C.F.)	10442	10442
BOTTOM DIMENSION	6'1" x 143'	12' x 134' (AVERAGE)
BOTTOM ELEVATION	320.90	SAME
TIER CREST ELEVATION	323.00	SAME
TIER LENGTH	N/A AS AN ST-1	N/A AS A ST-1
RISER DIAMETER	21"	SAME
BARREL DIAMETER	21"	SAME
TRASH RACK DIAMETER	42"	SAME
NET STORAGE ELEVATION	322.90	SAME
DRY STORAGE ELEVATION	323.90	SAME
TOTAL STORAGE DEPTH	21 FT.	SAME
TOP OF EMBANKMENT	324.00	SAME
CLEAN-OUT ELEVATION	321.50	SAME
MAXIMUM SIDE SLOPE	3:1	SAME
OUT-FALL CONDITION	STORM DRAIN	SAME

\* THIS TRAP WAS INITIALLY BUILT AS A ST-1 UNDER GP-01-01 AND THEN CONVERTED TO A P.O.S.T. (ST-1) UNDER SDP-01-26.  
 \*\* WORSE CASE SCENARIO UNDER GP-01-01.



**THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY!**

**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: [Signature] DATE: 2/21/06

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS.  
 Signature: [Signature] DATE: 3/9/06  
 NATURAL RESOURCES CONSERVATION SERVICE

**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.  
 Signature: [Signature] DATE: 2/15/06  
 CORPORATE DEVELOPMENT SERVICES, LLC

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.  
 Signature: [Signature] DATE: 3/9/06  
 HOWARD S.C.D.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Director: [Signature] DATE: 3/17/06  
 Chief, Division of Land Development: [Signature] DATE: 3/17/06  
 Chief, Development Engineering Division: [Signature] DATE: 3/17/06

**GLWGUTSCHICK 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 FAX: 410-889-1820 DC/VX: 301-989-2524 FAX: 301-421-4186

**CONSTRUCTION SEQUENCES**

- PARKING STRUCTURE AND BUILDING #3**
- NOTIFY THE TENANTS IN BUILDING #1 OF CONSTRUCTION IN THIS AREA AND UPDATE THE GRADING PERMIT FROM SDP-01-26 (PHASE 2, BUILDING 2) FOR THE WORK ON THIS SDP. (1 DAY)
  - INSTALL INLET PROTECTION AT EXISTING INLET I-15 AND THE SUPER SILT FENCE (SSF) IN THIS VICINITY. IF SSF IS ALREADY IN PLACE FROM SDP-01-26, CHECK AND REPAIR AS NECESSARY. INSTALL THE SILT FENCE (SF) AND SSF ALONG THE EXISTING CURB IN FRONT OF BUILDING 3. (1-2 DAYS)
  - INSTALL THE TEMPORARY ASPHALT BERM IN THE VICINITY OF MH-4. DELAY THE REMOVAL OF ANY EXISTING CURB/GUTTER WEST OF THE TEMP. ASPHALT BERM. ALSO DELAY THE INSTALLATION OF ANY CURB AND PAVING IN FRONT OF BUILDING #3. (1 DAY)
  - CHECK TRAP #2 AND ITS RISER STRUCTURE AND DRAIN PIPE TO MH-4. THEN OBTAIN PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR (SCI) TO RESHAPE THE TRAP AND RELOCATE THE CLEAN WATER DIVERSION. DRAIN TRAP #2 VIA THE REMOVABLE PUMPING STATION (RPS) AND CLEAN IT OUT PRIOR TO RESHAPING IT. (2-3 DAYS)
  - BACK FILL THE PORTION OF TRAP #2 WITHIN THE PARKING GARAGE STRUCTURE'S ZONE OF INFLUENCE AS DIRECTED BY THE GEOTECHNICAL ENGINEER AND BEGIN BUILDING THE PARKING GARAGE. (BACKFILL (1 DAY), PARKING GARAGE CONSTRUCTION (6-8 MONTHS))
  - INSTALL INLET PROTECTIONS AT EXISTING I-5, I-6, I-4, I-17 AND I-8. ALSO INSTALL A TEMPORARY ASPHALT BERM BELOW I-8. (1 DAY)
  - INSTALL CURB AND BASE PAVING IN FRONT AND WEST OF THE PARKING GARAGE. HOWEVER, STILL DELAY (PER SOC 3) THE CURB AND PAVING WORK BY BUILDING 3. (3-4 DAYS)
  - MAKE SURE INLET I-10 IS BLOCKED PER SDP-01-26 PHASE 2 CONSTRUCTION SEQUENCE.
  - ONCE THE AREA DRAINING TO TRAP #2 IS SUBSTANTIALLY STABILIZED, OBTAIN PERMISSION FROM THE SCI TO BACKFILL THE TRAP AND REMOVE ITS RISER STRUCTURE AND DRAINAGE PIPE TO MH-4. UNBLOCK I-10 AND INSTALL INLET PROTECTION. (2-3 DAYS)
  - INSTALL A TEMPORARY ASPHALT BERM BETWEEN THE EXISTING LANDSCAPE PENINGULAS NEAR EXISTING MH-1 AND I-8.
  - OBTAIN PERMISSION FROM THE SCI TO REMOVE THE EXISTING CURB/GUTTER AND PAVING IN THE VICINITY OF BUILDING 3. REMOVE ENOUGH CURB/GUTTER AND PAVING IN ORDER TO START BUILDING #3 CONSTRUCTION (LEAVING THE REMAINING PAVEMENT FOR CONSTRUCTION STAGING). HOWEVER, STILL DELAY THE REMOVAL OF THE EXISTING CURB/GUTTER ALONG THE EAST-WEST DRIVE BETWEEN MH-1 AND MH-4 AND UP TO THE TEMP. ASPHALT BERM. (DEMOLITION 1-2 DAYS, BUILDING CONSTRUCTION 10-12 MONTHS) NOTE: REMOVE THE EXISTING LIGHT POLES WITH CARE AND RELOCATE THEM TO BUILDING #2'S PARKING LOT AS DIRECTED BY THE OWNER.
  - INSTALL THE STORM DRAINS ON THE EAST AND WEST SIDES OF BUILDING #3. PROVIDE INLET PROTECTIONS AT I-17A AND ALL THE PLAZA DRAINS ONCE THEY ARE INSTALLED. (2 DAYS)
  - INSTALL THE EXISTING SPACES AND DROP-OFF LOOP ON THE SOUTH SIDE OF BUILDING #3.
    - SAW CUT THE EXISTING ASPHALT DRIVE BETWEEN MH-1 AND MH-4. THE SAW CUT LINE SHALL BE A STRAIGHT LINE APPROXIMATELY 8' FROM THE EDGE OF THE EXISTING CURB/GUTTER. (1-HR.)
    - REMOVE ANY REMAINING CURB/GUTTER AND PAVING IN THIS VICINITY. DO NOT REMOVE THE SSF BETWEEN EX I-8 AND MH-4. RELOCATE THE SSF IMMEDIATELY NORTH-EAST OF I-8 TO THE EDGE OF PAVING (AT CUT LINE FROM I-4A ABOVE) AND ADD A SHORT SECTION OF SSF TO EXTEND TO MEET THE SILT FENCE NEAR MH-1. (1 DAY)
    - NOTE: TO FACILITATE THE CURB REMOVAL WITHOUT DISTURBING THE SSF, PLACE THE SSF (WHEN INSTALLING IT IN SEQ. #2) 1' BEHIND THE BACK OF CURB.
    - INSTALL NEW CURB/GUTTER, SIDEWALK AND BRICK PAVERS (2-3 DAYS)
    - OBTAIN PERMISSION FROM THE SCI TO REMOVE THE SSF IN ORDER TO BASE PAVE THIS AREA. (1 DAY)
    - INSTALL THE NEW CURB/GUTTER, SIDEWALK AND LOADING DOCK ON THE EAST SIDE OF THE BUILDING (1 DAY)
    - OBTAIN PERMISSION FROM THE SCI TO REMOVE ANY REMAINING SEDIMENT CONTROL MEASURES ONCE ALL AREA TO BE PAVED AND PERMANENTLY SEEDED (OR SOODED) ARE STABILIZED AS SUCH. (1 DAY)
    - INSTALL TOP BITUMINOUS PAVING COURSE AND STRIPE THE NEW PARKING SPACES.
    - COMPLETE BUILDING INTERIOR AND OBTAIN A USE OCCUPANCY PERMIT.

**LEGEND**

- 388.00 PROPOSED SPOT ELEVATION
- 600 EXISTING CONTOUR
- 600 PROPOSED CONTOUR THIS PHASE
- SF PROPOSED SILT FENCE
- SSF PROPOSED SUPER SILT FENCE
- LOD LIMIT OF DISTURBANCE
- DRAINAGE DIVIDE
- ASPHALT BERM
- EARTH DIKE
- AGIP AT GRADE INLET PROTECTION
- CIP/IF INLET PROTECTION
- EX RPS EXISTING REMOVABLE PUMPING STATION
- SEDIMENT TRAP BAFFLES

**MODIFICATION TO PARKING LOT-C EAST OF BUILDING #3**

- NOTE: THE FOLLOWING SEQUENCES CAN BE DONE ANY TIME AFTER SEQ. #6.
- INFORM TENANTS IN BUILDING #1 OF PARKING LOT-C CONSTRUCTION WORK AND TEMPORARY CLOSURE.
  - INSTALL SSF ALONG THE BACK OF THE CURB TO BE REMOVED.
  - BRING AREA BEHIND PARKING LOT-C AND DRIVE AISLE UP TO APPROPRIATE SUBGRADE. (1 DAY)
  - SAW CUT THE EXISTING ASPHALT APPROXIMATELY 6' FROM THE EDGE OF THE EXISTING CONC. CURB/GUTTER TO BE REMOVED (1/2 DAY)
  - FOR THE NEW LANDSCAPE ISLAND, SAW CUT & REMOVE THE EXISTING ASPHALT AS MUCH AS NECESSARY IN ORDER TO INSTALL THE CONC. CURB & GUTTER FOR THE ISLAND.
  - INSTALL THE NEW PERIMETER CONC. CURB/GUTTER AND TERMINATE IT AT THE JOINT CLOSEST TO THE EXISTING CURB TO BE REMOVED THAT IS NEAR THE ENTRANCE TO PARKING LOT-C. (1 DAY)
  - REMOVE THE EXISTING CURB/GUTTER AND COMPLETE THE NEW TIE-IN CURB/GUTTER PORTION. (1 DAY)
  - OBTAIN PERMISSION FROM THE SCI TO REMOVE THE SSF IN ORDER TO INSTALL THE NEW BITUMINOUS PAVING. (1 DAY)
  - REMOVE THE EXISTING PARKING STRIPS WEST OF THE NEW ISLAND AND THOSE ALONG THE OUTSIDE CURB LINE (1/2 DAY)
  - STRIPE THE NEW PARKING SPACES AND RESTRIPE THE FADED EXISTING SPACES THAT ARE LEFT IN PARKING LOT-C. (1/2 DAY)

DATE	REVISION	BY	APPR.

DATE	REVISION	BY	APPR.

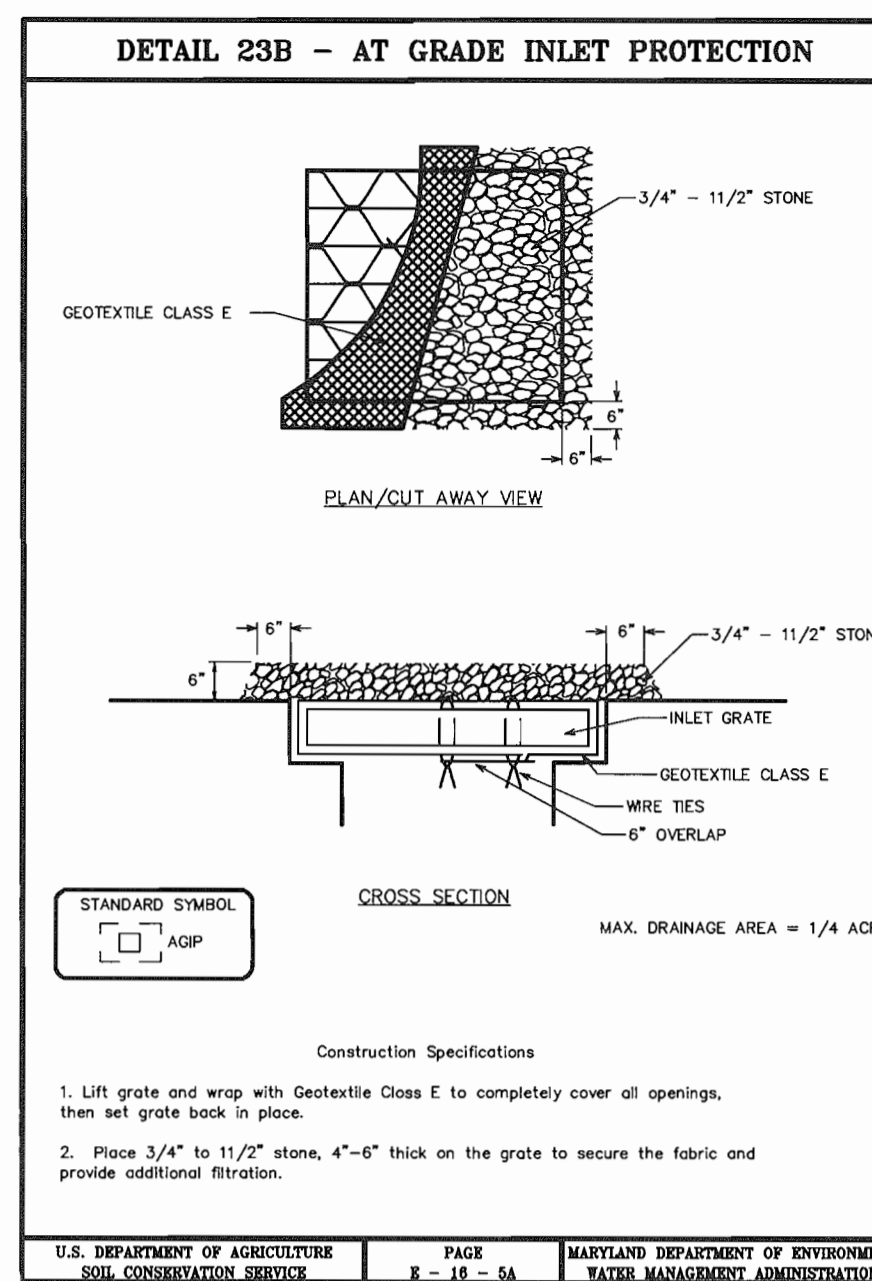
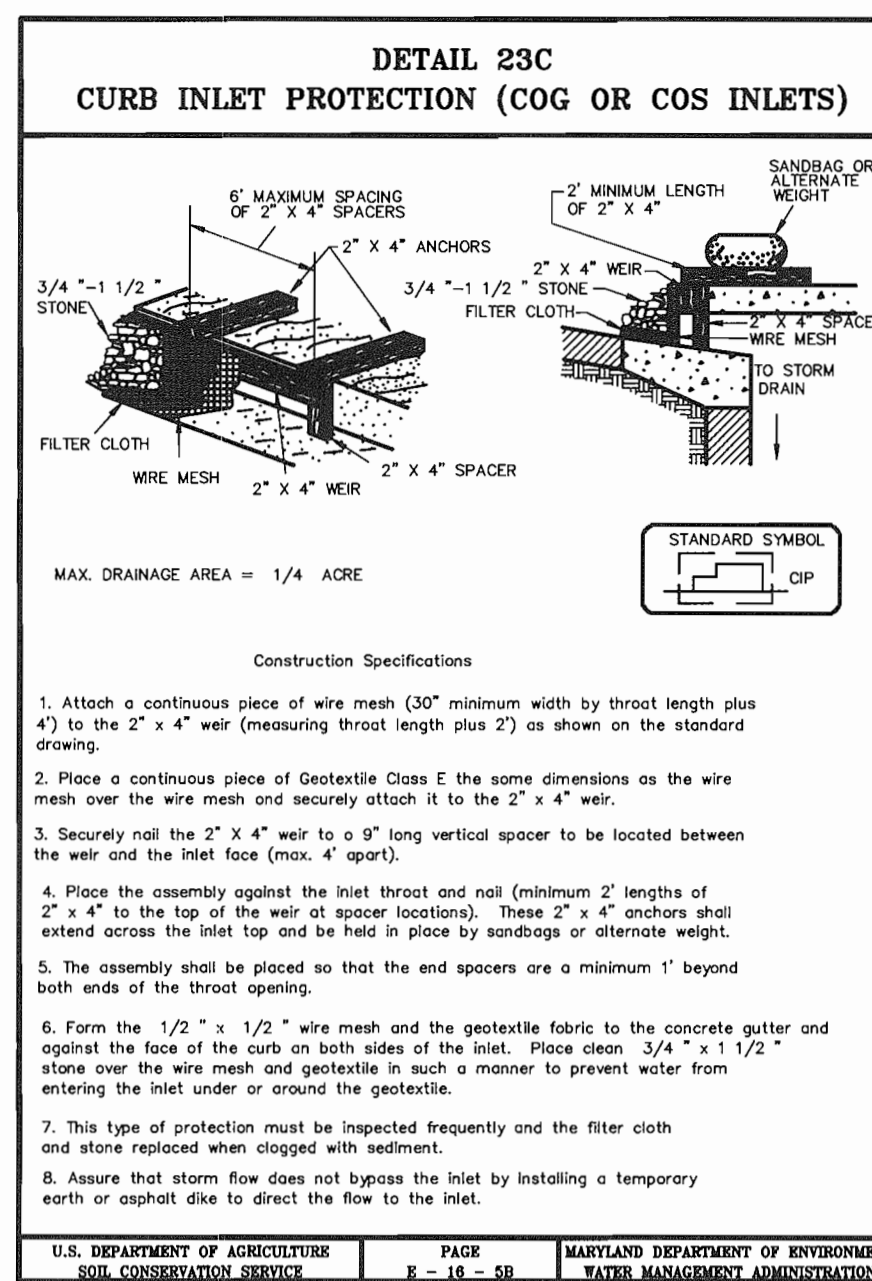
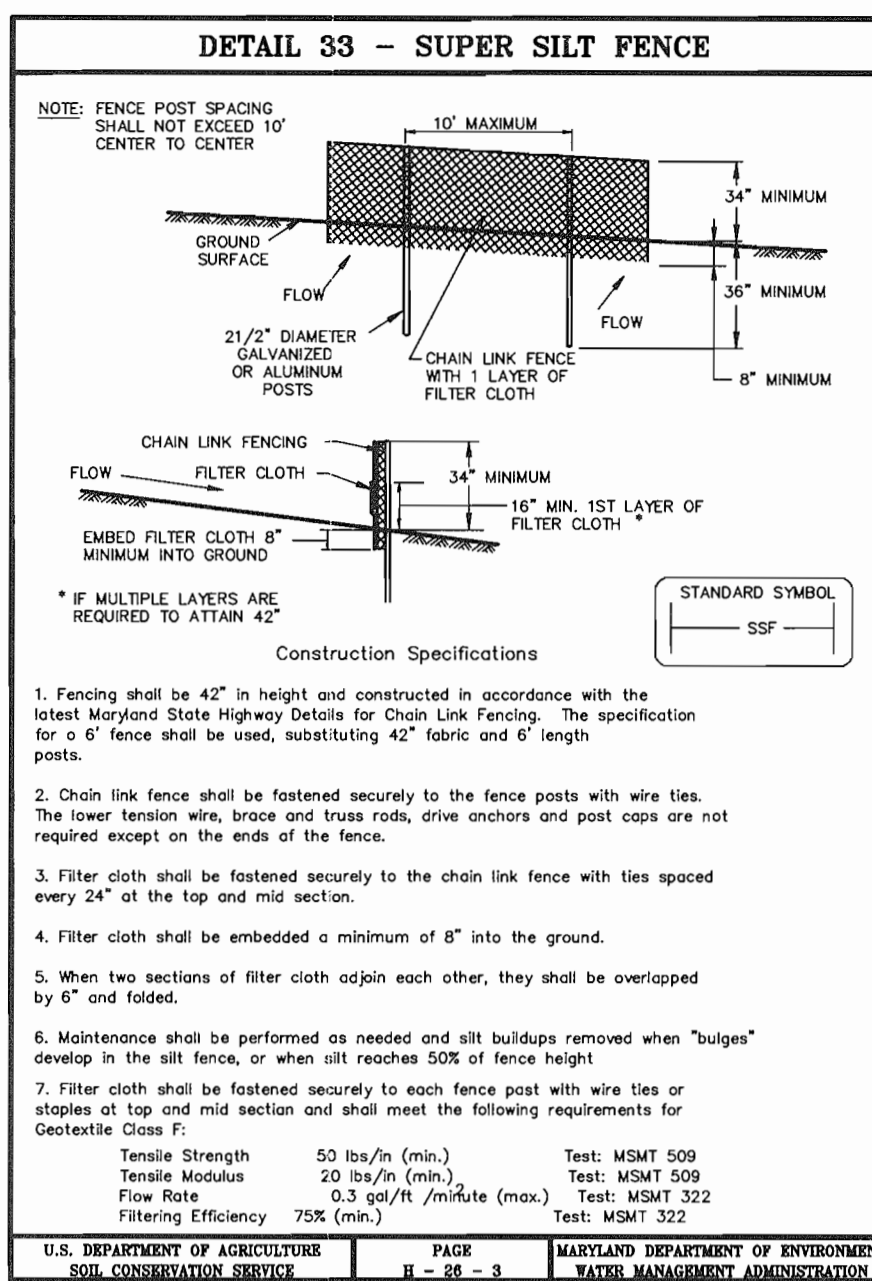
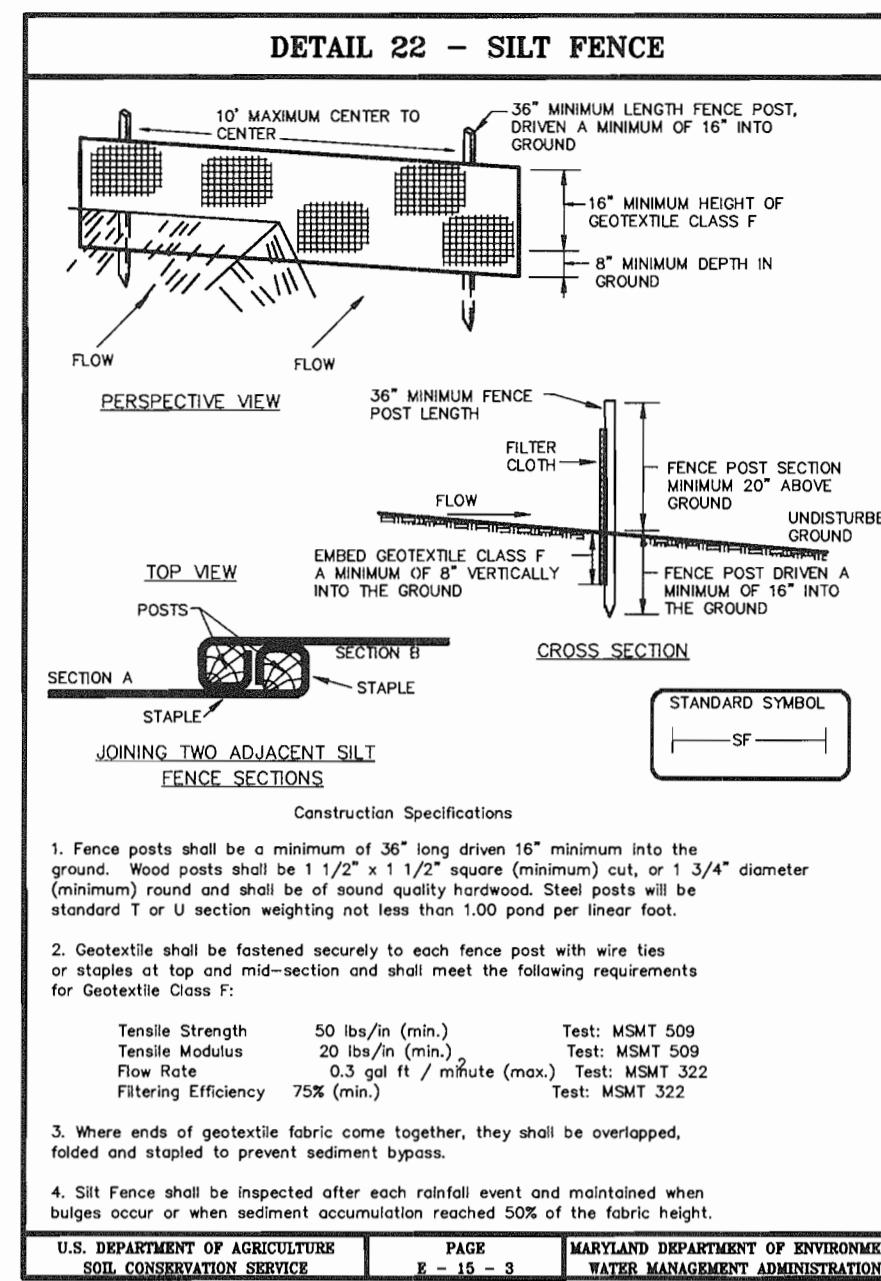
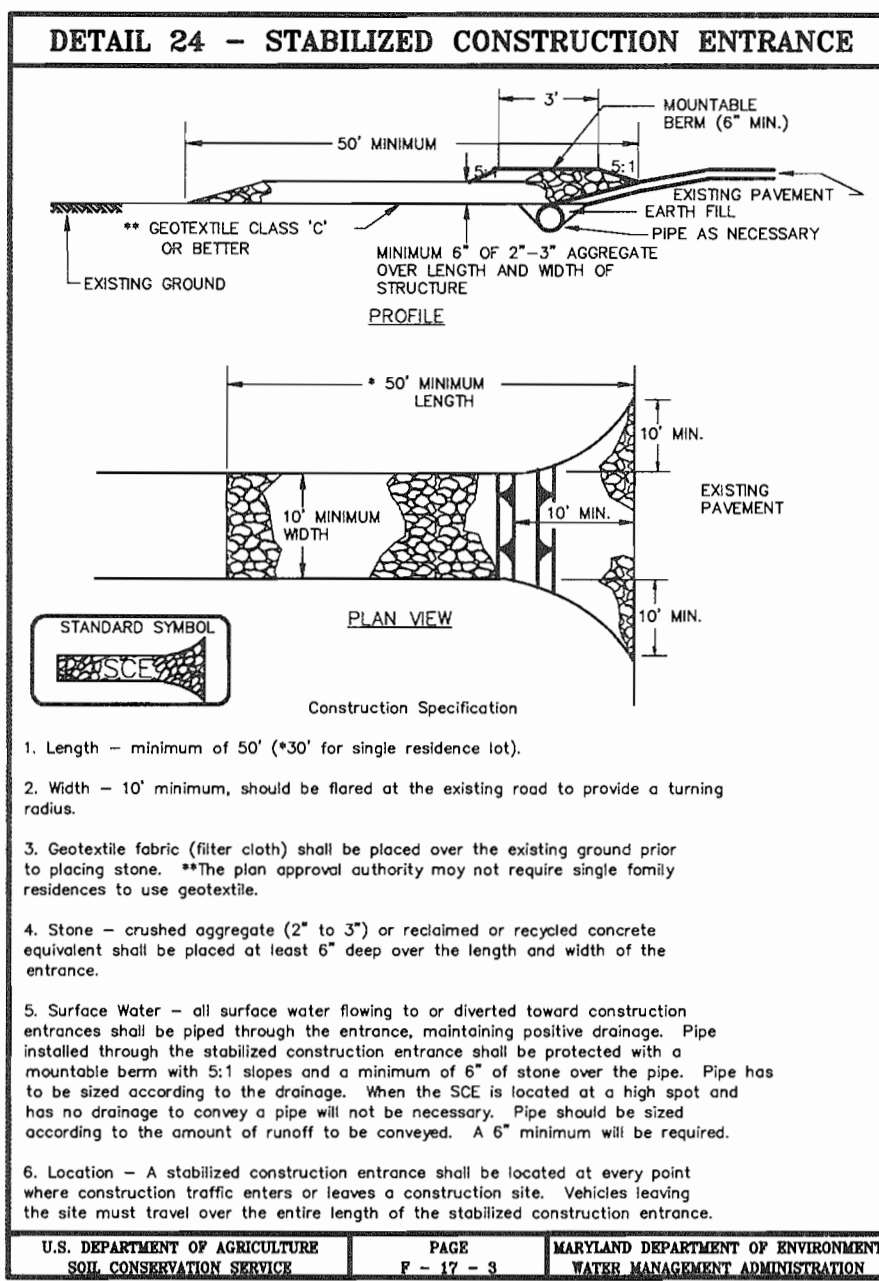
**PROPERTY OWNER**  
 6721 GATEWAY, LLC  
 Corporate Office Properties, LP  
 It's Sole Member  
 Corporate Office Properties Trust,  
 General Partner  
 Roger A. Weesche, Jr.  
 Executive Vice President

**PREPARED FOR:**  
 C/D: Corporate Development Services, LLC  
 8815 Centre Park Drive, Suite 400  
 Columbia, MD 21045-2272  
 Phone: 410-992-7312  
 Attn: Peter Z. Gower

**SEDIMENT CONTROL PLAN**  
**COLUMBIA GATEWAY**  
**OFFICE BUILDING No.3 and PARKING STRUCTURE**  
**PARCEL D-3**  
**PLAT NO. 12152**  
 ELECTION DISTRICT No. 6  
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=40'	M-1	04-112
DATE	TAX MAP - GRID	SHEET
FEB/06	37 - 19	6 OF 9





**STANDARD AND SPECIFICATIONS FOR TOPSOIL**

**DEFINITION**  
FLACMENT 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**  
I. THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPE WHERE:  
A. THE TEXTURE OF THE EXPOSED SUBSOIL MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.  
B. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLY OF MOISTURE AND PLANT NUTRIENTS.  
C. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.  
D. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.

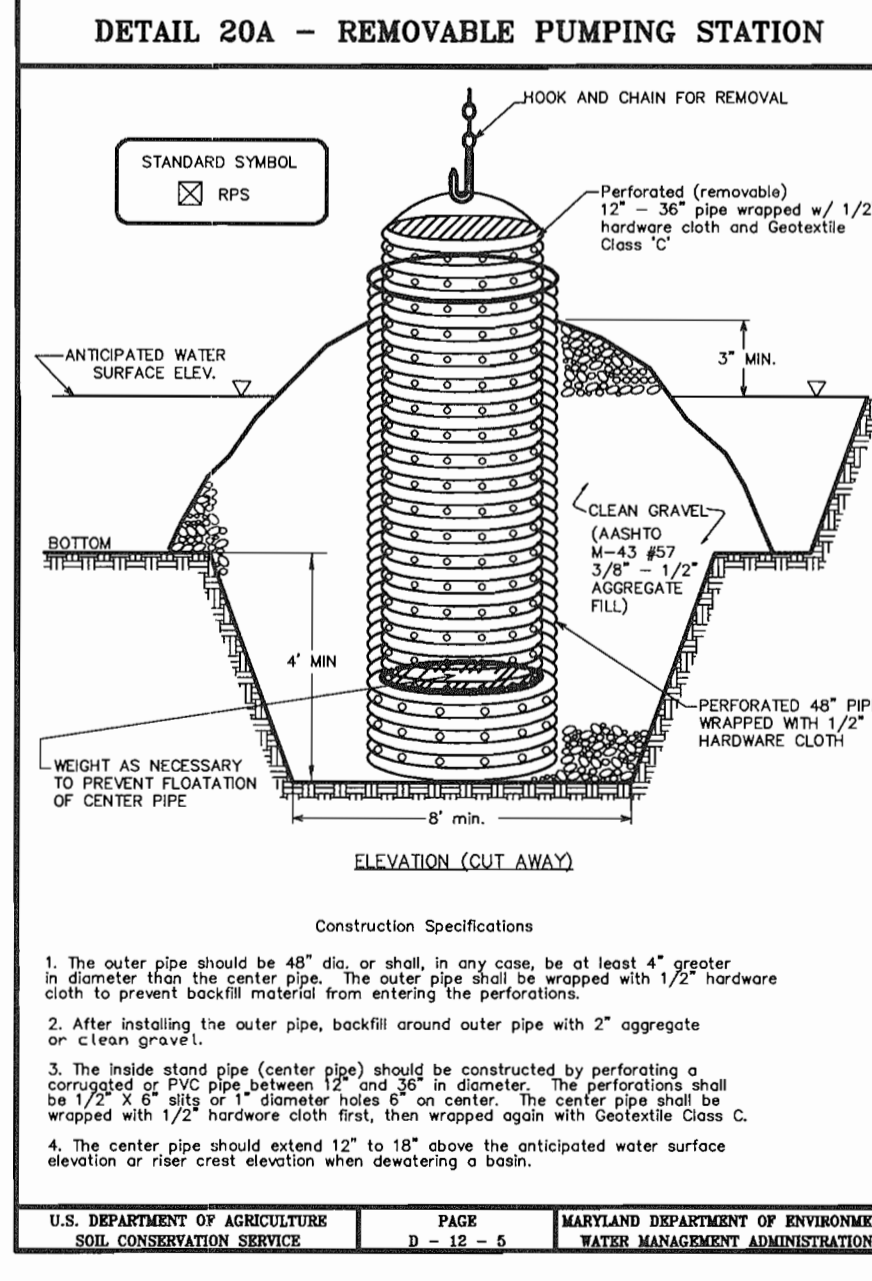
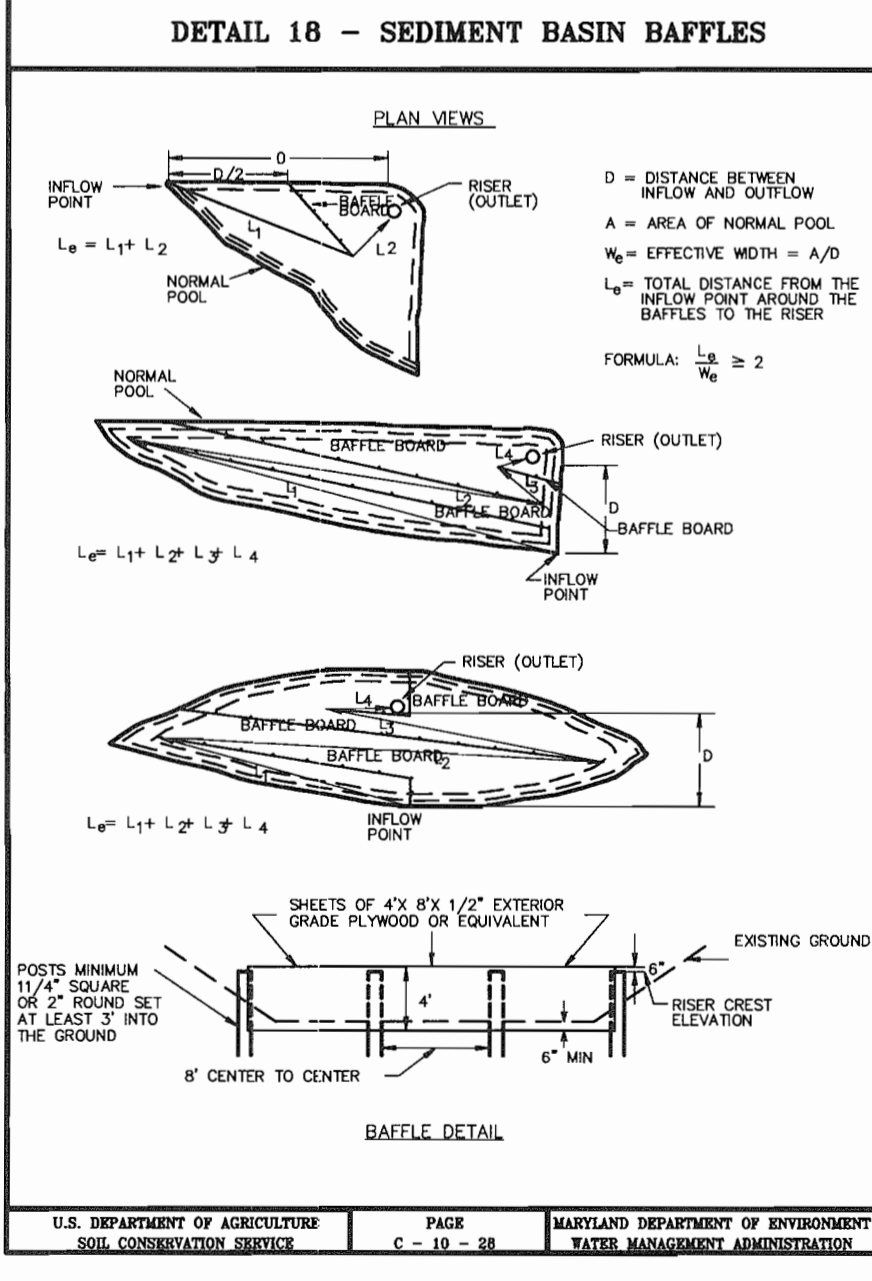
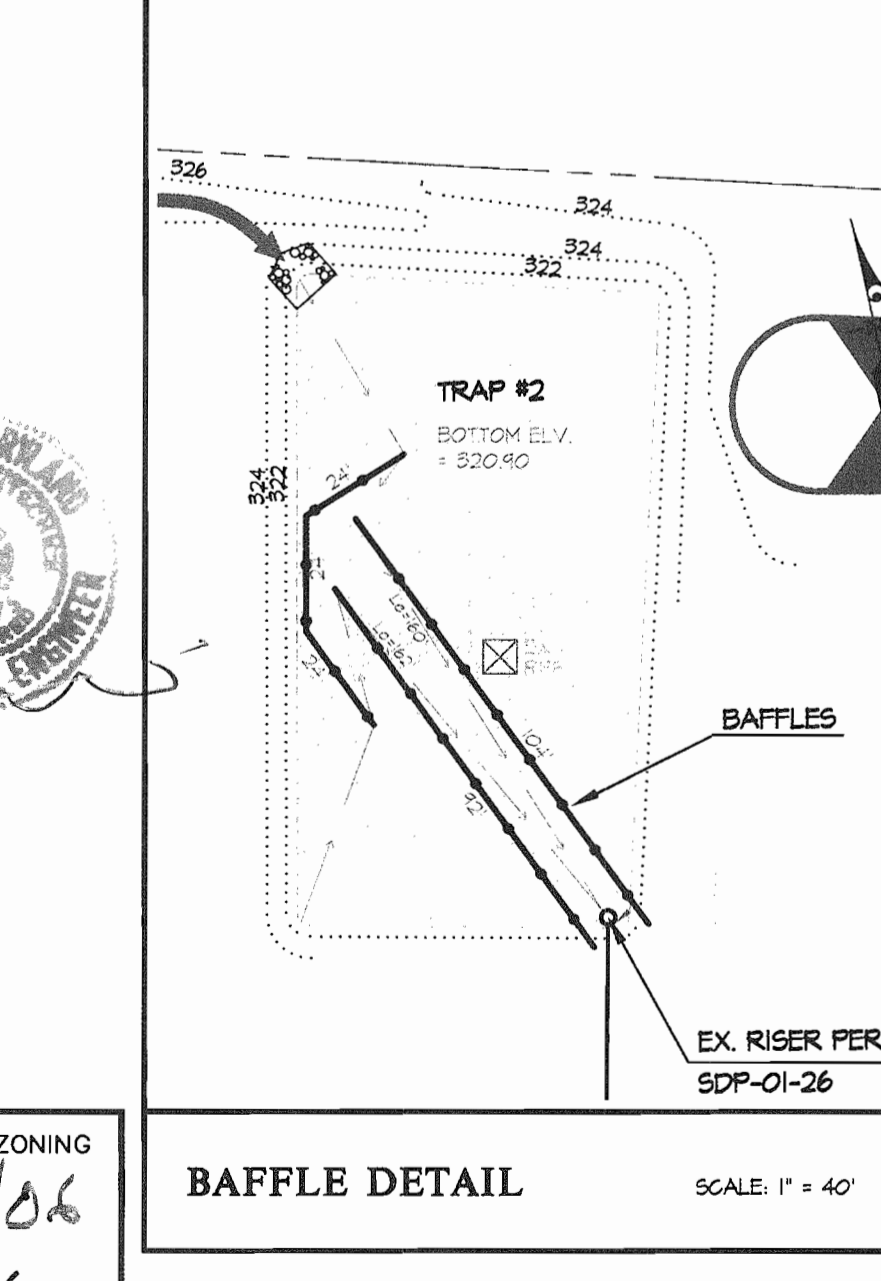
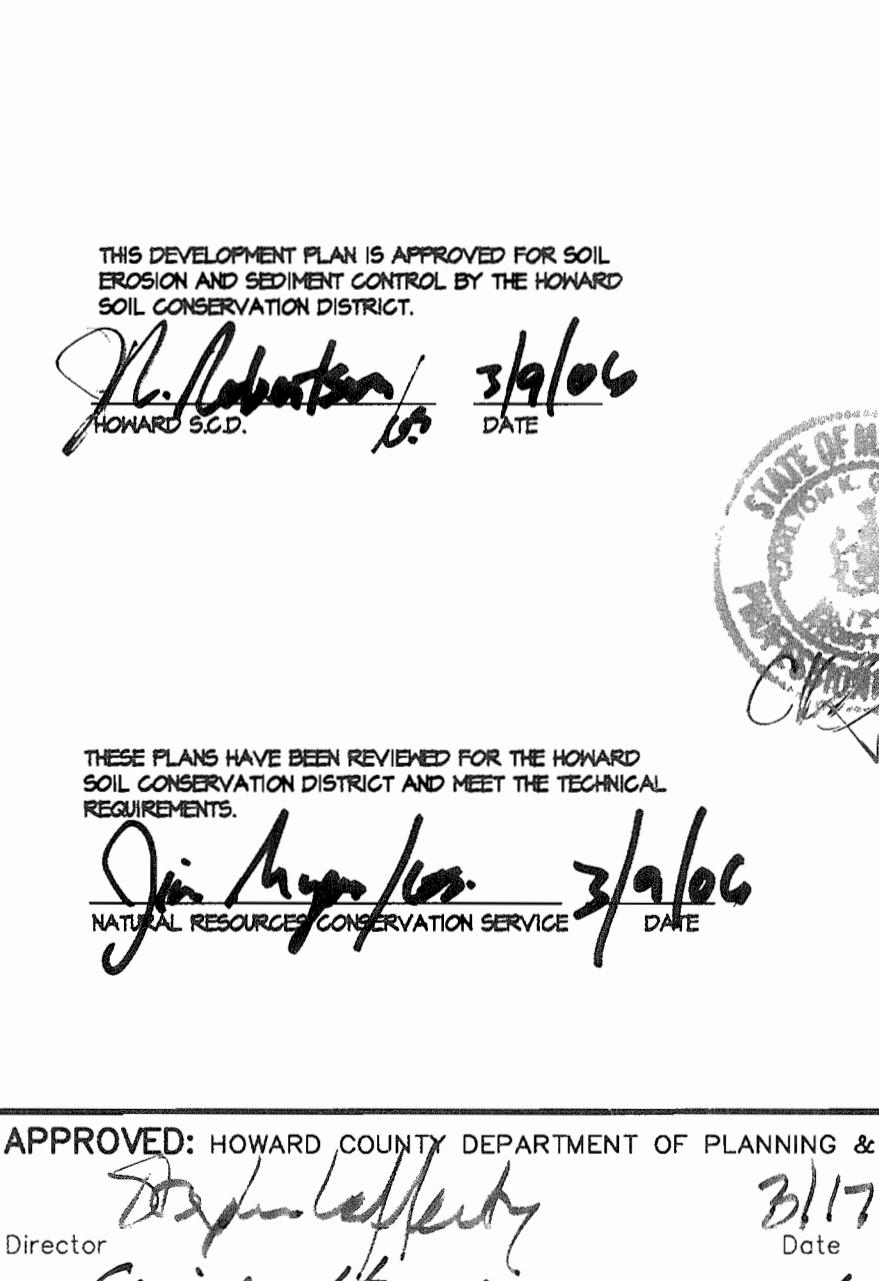
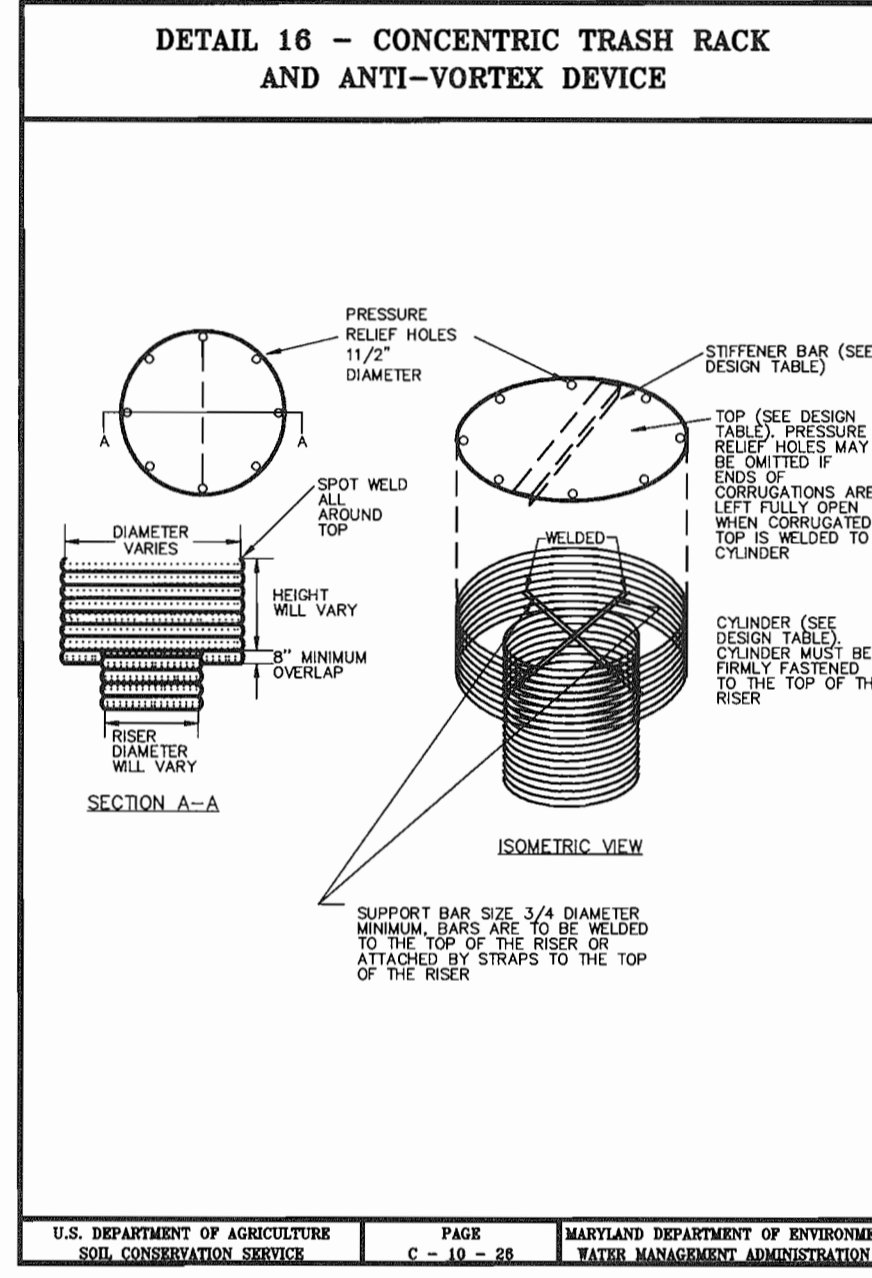
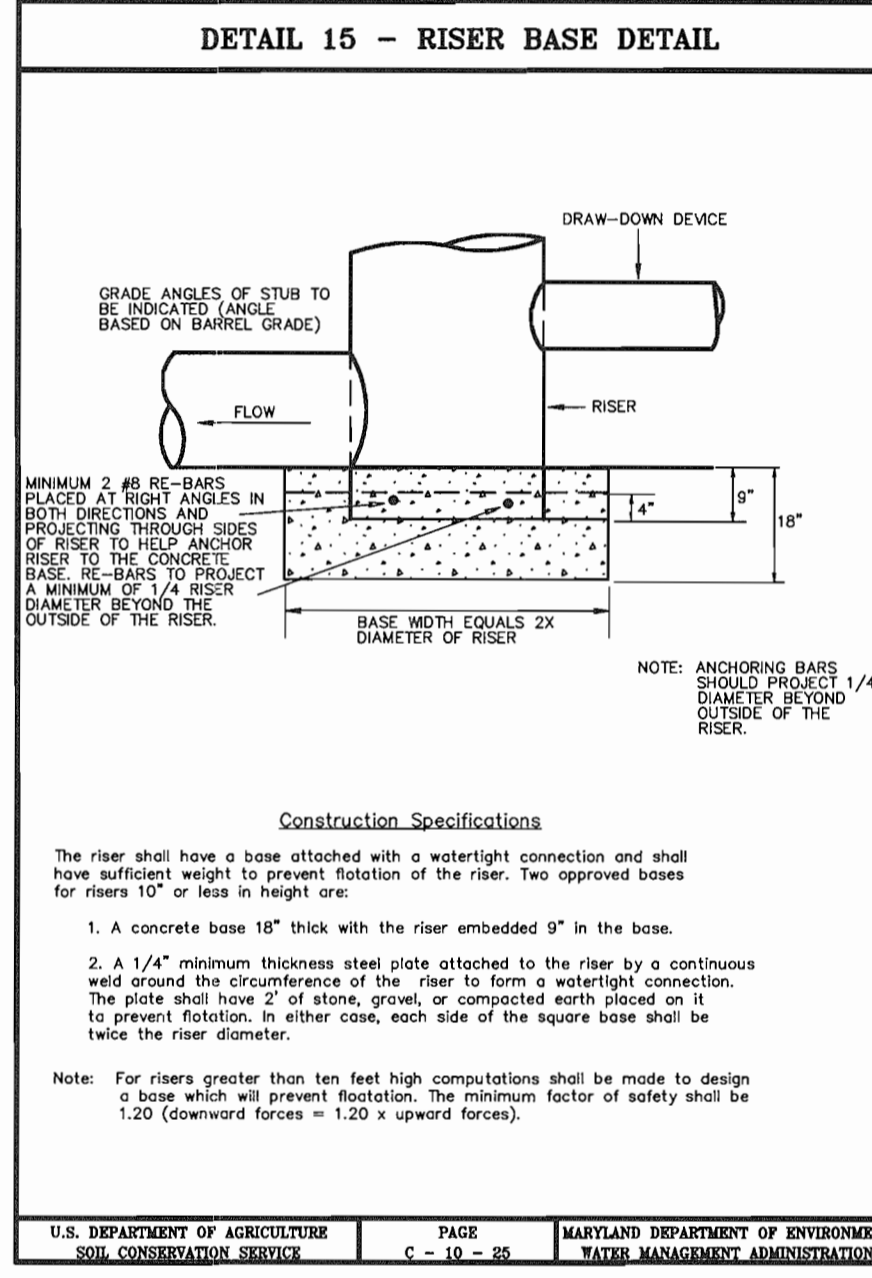
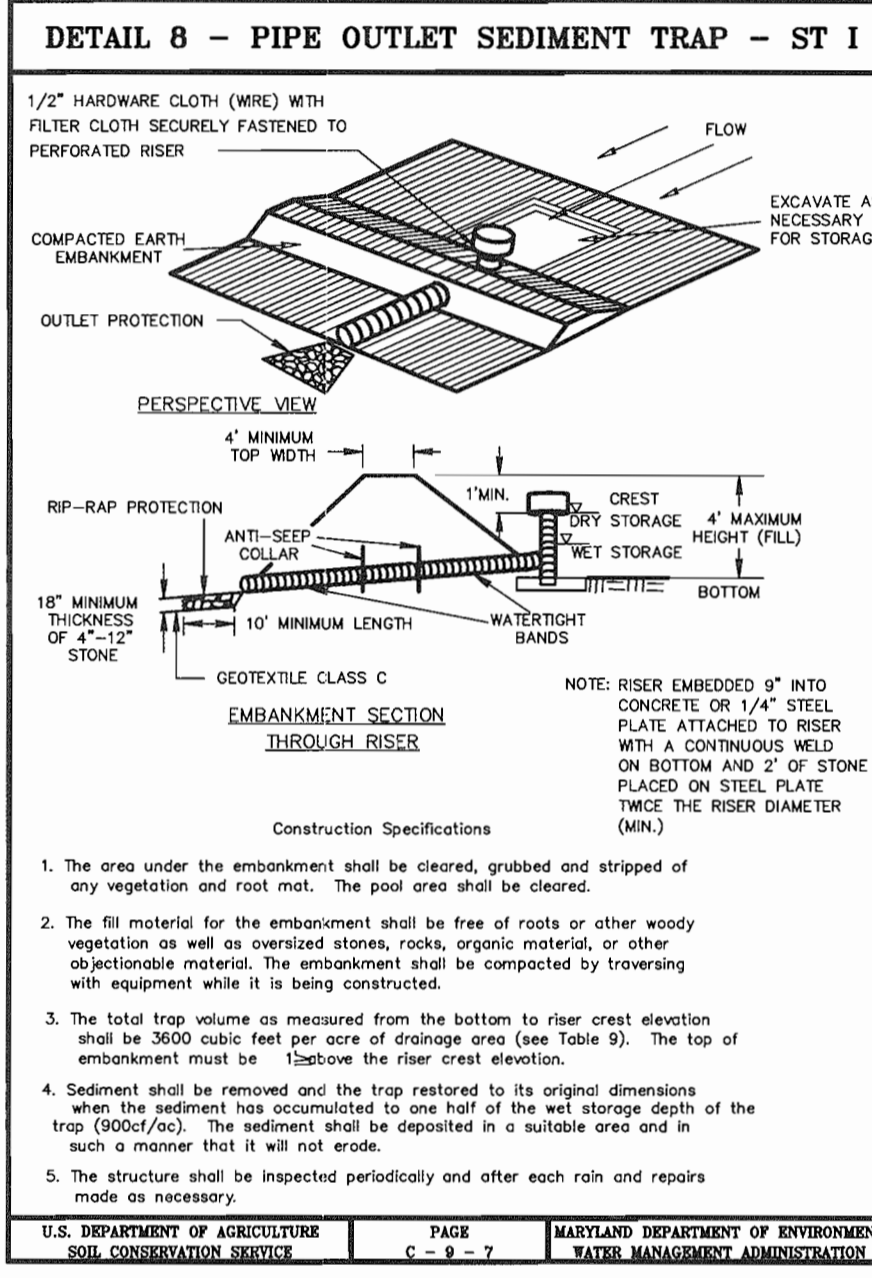
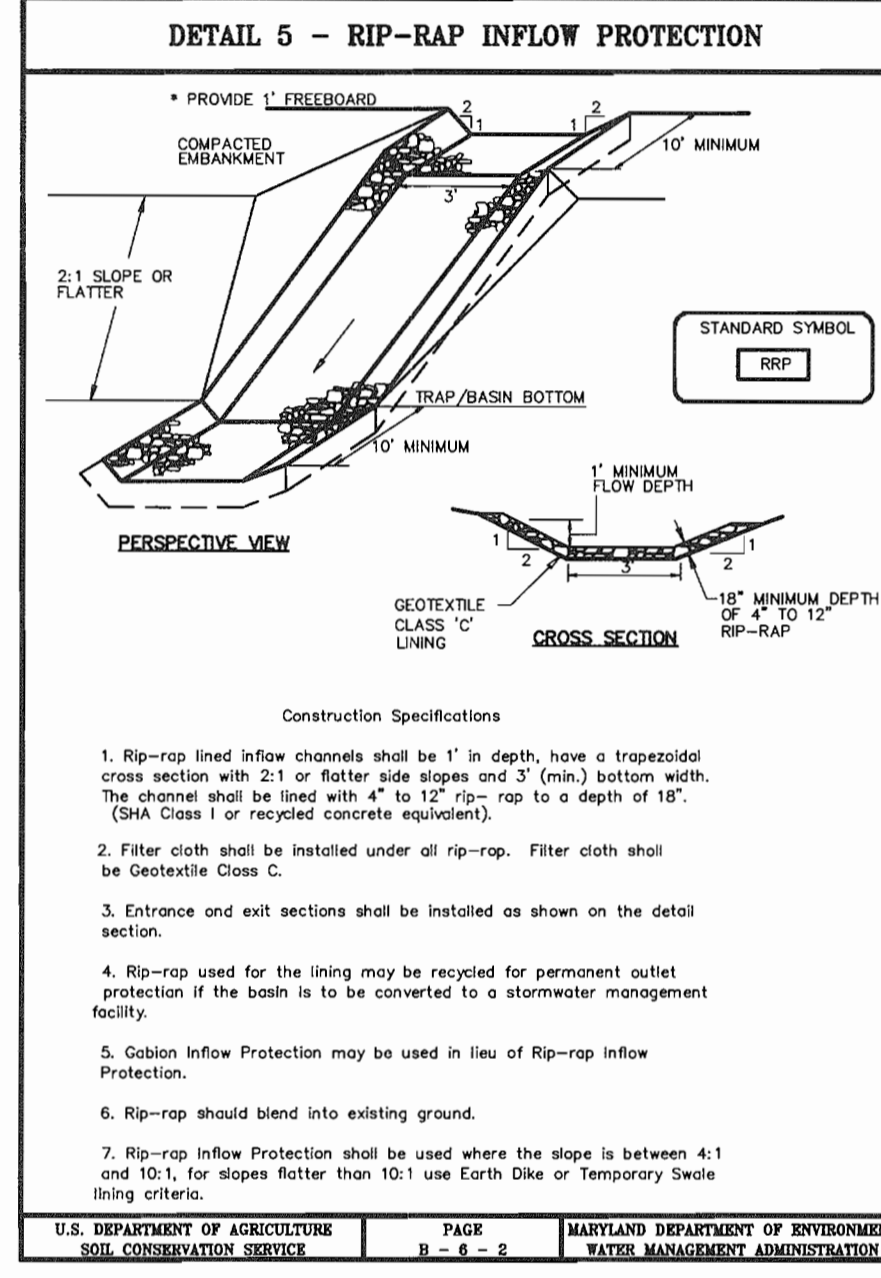
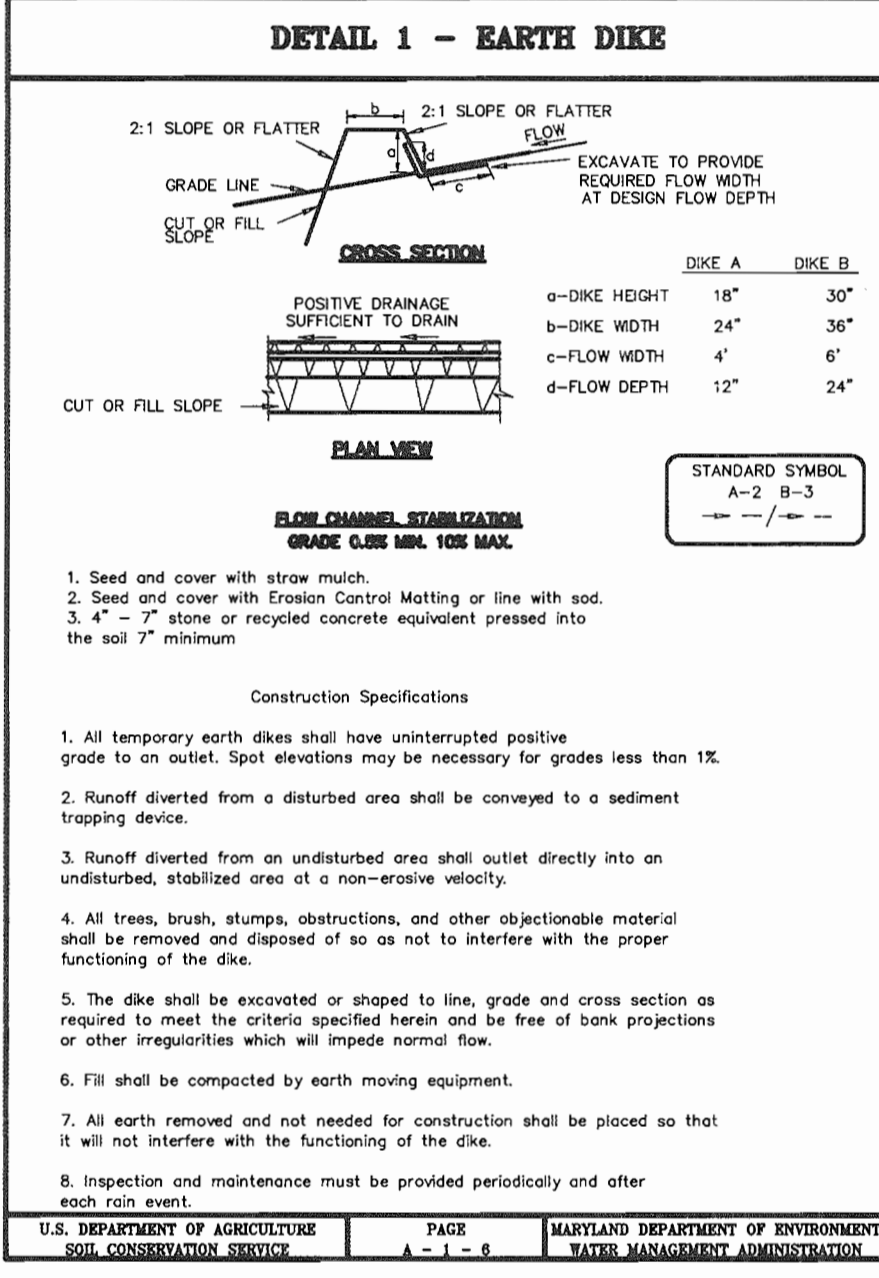
**CONSTRUCTION AND MATERIAL SPECIFICATIONS**  
I. TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE RESPECTIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-SSS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.  
II. TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:  
A. TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY A 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 CONCRETE, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2" IN DIAMETER.  
B. TOPSOIL MUST BE FREE OF PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, WEDGEPOISON, NYCTAGINEA, THISTLE OR OTHERS AS SPECIFIED.  
C. 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 1000 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.  
III. FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:  
A. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 200 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS (OR SEE SEEDING NOTES).  
B. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 200 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS (OR SEE SEEDING NOTES).  
IV. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:  
A. ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER & LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:  
1. PH FOR TOPSOIL SHALL BE BETWEEN 6.0 AND 7.5. IF THE TESTED SOIL CONCENTRATES A PH OF LESS THAN 6.0, SUFFICIENT LIME SHALL BE PRESCRIBED TO RAISE THE PH TO 6.5 OR HIGHER.  
2. ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 15 PERCENT BY WEIGHT.  
3. TOPSOIL HAVING SOLUBLE SALT GREATER THAN 500 PARTS PER MILL SHALL NOT BE USED.  
4. NO SOD OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN WITH SOIL STERILANTS OR GEMMALS AS PH OF LESS THAN 6.0. SUFFICIENT LIME SHALL BE SPREAD 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 WELLS ANCHORED STRAW.  
B. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 200 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS (OR SEE SEEDING NOTES).  
C. TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4"-8" LAYER AND LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF 4". SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT SOODING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER D. TOPSOIL SHALL NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS FROZEN OR MIDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY NET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.  
V. TOPSOIL APPLICATION  
A. WHEN TOPSOILING MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSION GRADE STABILIZATION STRUCTURES, EARTH DIKES, SILT FENCE AND SEDIMENT TRAPS AND BASINS.  
B. GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBEIT 4"-6" HIGHER IN ELEVATION.  
C. TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4"-8" LAYER AND LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF 4". SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT SOODING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER D. TOPSOIL SHALL NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS FROZEN OR MIDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY NET 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:  
A. COMPOSTED SLUDGE MATERIAL FOR USE AS A SOIL CONDITIONER FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES SHALL BE TESTED TO PRESURE AMENDMENTS AND FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:  
1. 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 26.04.06.  
2. COMPOSTED SLUDGE SHALL CONTAIN AT LEAST 1 PERCENT NITROGEN, 15 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.  
3. COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1000 SQUARE FEET.  
B. COMPOSTED SLUDGE SHALL BE AMENDED WITH A POTASSIUM FERTILIZER APPLIED AT A RATE OF 4 LB/1000 SQUARE FEET, AND 1/3 THE NORMAL LIME APPLICATION RATE.  
REFERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SOODING, MD-VA PUB. 81, COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES, REVISED 1/78.

**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) 315-1855
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, FOR SOIL EROSION AND SEDIMENT CONTROL, AND REVISIONS THEREOF.
- FOLLOWING INITIAL SOIL DISTURBANCE OR RESTORATION, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 7 CALENDAR DAYS FOR ALL PERMETER SEDIMENT CONTROL STRUCTURES, DIKES AND PERIMETER FENCES AND ALL SLOPES GREATER THAN 3:1, B) 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 PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, FOR PERMANENT SEEDINGS, SOD, TEMPORARY SEEDINGS AND MULCHING (SEC. G). 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 PERMISION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

TOTAL AREA OF SITE : 14102 ACRES  
AREA DISTURBED : 5121 ACRES  
AREA TO BE ROOFED OR PAVED : 2954 ACRES  
AREA TO BE VEGETATIVELY STABILIZED : 2174 ACRES  
TOTAL CUT : 7500 CU. YDS.  
TOTAL FILL : 7500 CU. YDS.  
OFF-SITE WASTE/BORROW AREA LOCATION : NONE

- 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 DPM 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 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 3 PIPE LENGTHS OR THAT WHICH SHALL BE BACKFILLED AND STABILIZED WITHIN 1 WORKING DAY, WHICHEVER IS SHORTER.



**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 dust, 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 dusting is likely without treatment.  
Specifications:  
1. Mulches - See standards for vegetative stabilization with mulches only, mulch should be crimped or locked to prevent blowing.  
2. Vegetative Cover - See standards for temporary vegetative cover.  
3. Tillage - To roughen surface and bring clods to the surface. This is an emergency measure which should be used before soil blowing starts. High plowing on windward side of site. Disc-type plows spaced about 12' apart, spring-tooled harrows, and similar plows are examples of equipment which may produce the desired effect.  
4. Irrigation - This is generally done as an emergency treatment. It 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.  
5. Barriers - Solid board fences, silt fences, snow fences, straw bales, and similar material can be used to control 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.  
6. Calcium Chloride - Apply at rates that will keep surface moist. May need treatment.  
Permanent Methods:  
1. Permanent Vegetation - See standards for permanent vegetative cover, and permanent stabilization with sod. Existing trees or large shrubs may offer suitable protection if left in place.  
2. Topsoiling - Covering with less erosive soil material. See standards for topsoil.  
3. Stone - Cover surface with crushed stone or gravel.  
References:  
1. Agriculture Handbook 346. Wind Erosion Forces in the United States and Their Use in Predicting Soil Loss.  
2. Agriculture Information Bulletin 354. How to Control Wind Erosion, USDA, ARS.

**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/WE ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE USDO."  
*Robert Wassche Jr.* 2/15/06  
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 I WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD COUNTY SOIL CONSERVATION DISTRICT."  
*[Signature]* 2/21/06  
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
Director: *[Signature]* 3/17/06  
Chief, Division of Land Development: *[Signature]* 3/17/06  
Chief, Development Engineering Division: *[Signature]* 3/13/06

BAFFLE DETAIL SCALE: 1" = 40'

REVISION BY APPR.

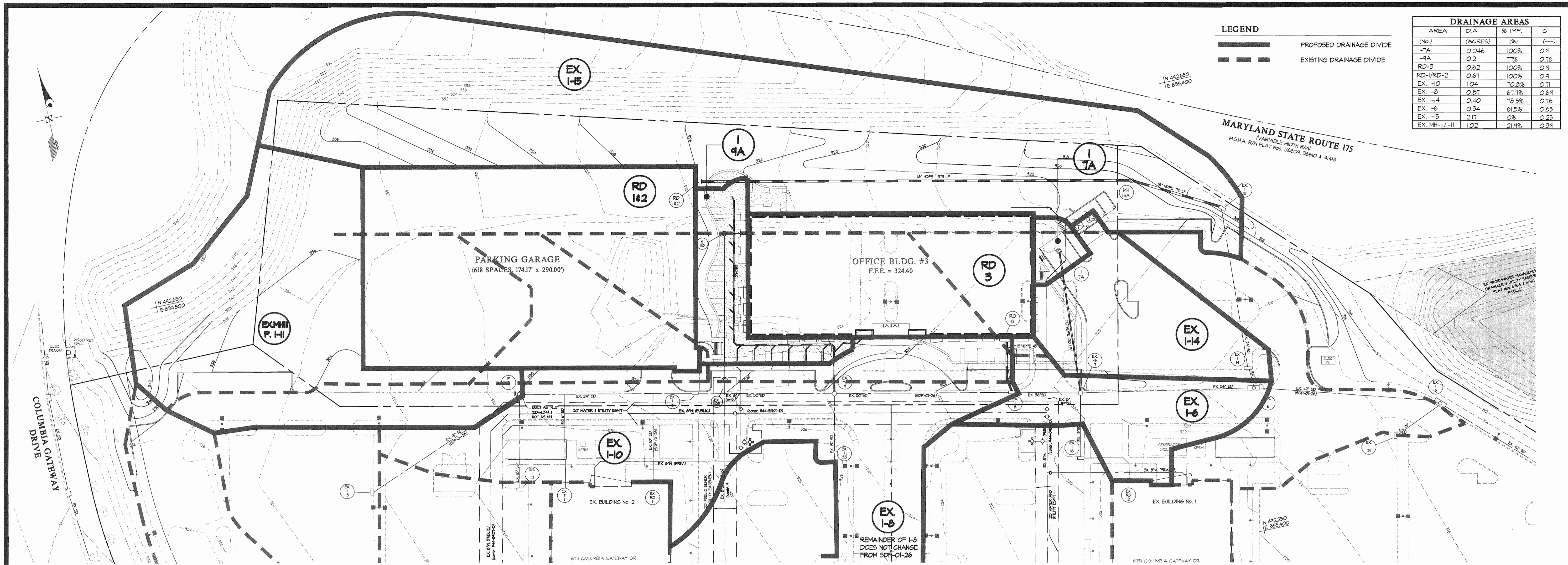
PROPERTY OWNER: 6721 GATEWAY, LLC  
PREPARED FOR: C/O: Corporate Development Services, LLC  
115 S. Sola Mather  
Columbia, MD 21045-2272  
Phone: 410-992-7312  
Attn: Peter Z. Gover

SEDIMENT CONTROL NOTES & DETAILS  
**COLUMBIA GATEWAY**  
OFFICE BUILDING No3 and PARKING STRUCTURE  
PARCEL D-8  
PLAT NO. 10-11-2

SCALE: NO SCALE  
ZONING: M-1  
DATE: FEB/06  
TAX MAP - GRID: 37-19  
SHEET: 7 OF 9

G. L. W. FILE NO.: 04-112  
ELECTION DISTRICT No. 6  
HOWARD COUNTY, MARYLAND  
SDP-05-134





STORM DRAIN DRAINAGE AREA MAP SCALE: 1" = 40'

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

**STORM DRAIN PROFILES**

**PIPE SCHEDULE**

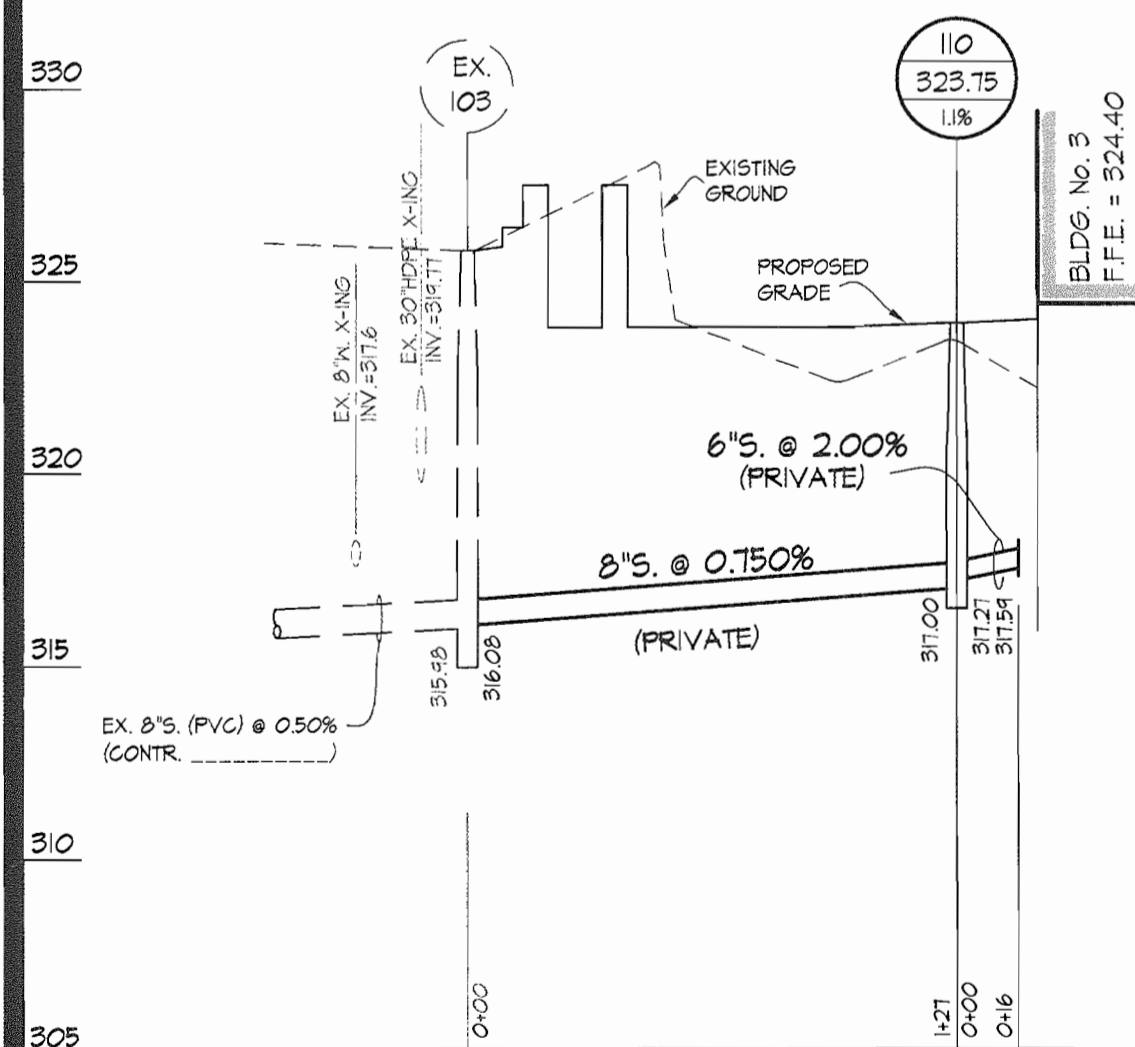
SIZE & TYPE	QUANTITY (LF)	REMARKS
12" HDPE	120	
15" HDPE	45	
18" HDPE	451	

**STRUCTURE SCHEDULE**

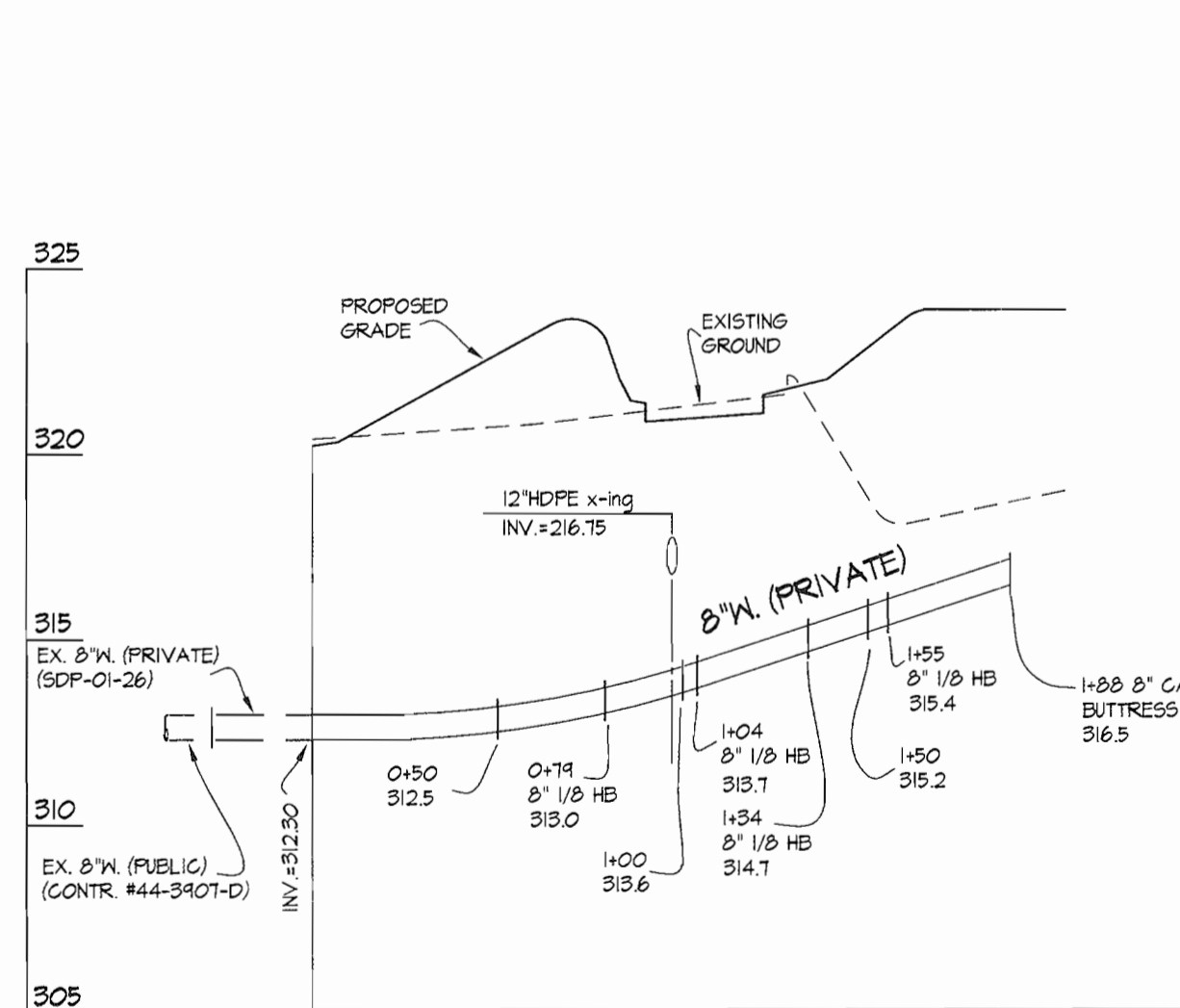
NO.	TYPE	WIDTH (INSIDE)	TOP ELEVATION		INVERT ELEVATION		STANDARD DETAIL	LOCATIONS & REMARKS
			UPPER	LOWER	UPPER	LOWER		
I-7A	SINGLE 5' INLET		320.10		316.80	terminal	SD-4.22	SEE PLANS
MH 15A	4' MANHOLE	4'-0"	320.00		313.27	312.58	HO. CO. G. 5.12	N 442573.1143 E 855353.3366

- ALL STRUCTURES TO BE PRECAST.
- COORDINATES FOR LOCATIONS ARE TO CENTERLINE OF THE STRUCTURE AT FACE OF CURB FOR INLETS AND TO THE CENTERLINE OF STRUCTURE FOR MANHOLES.

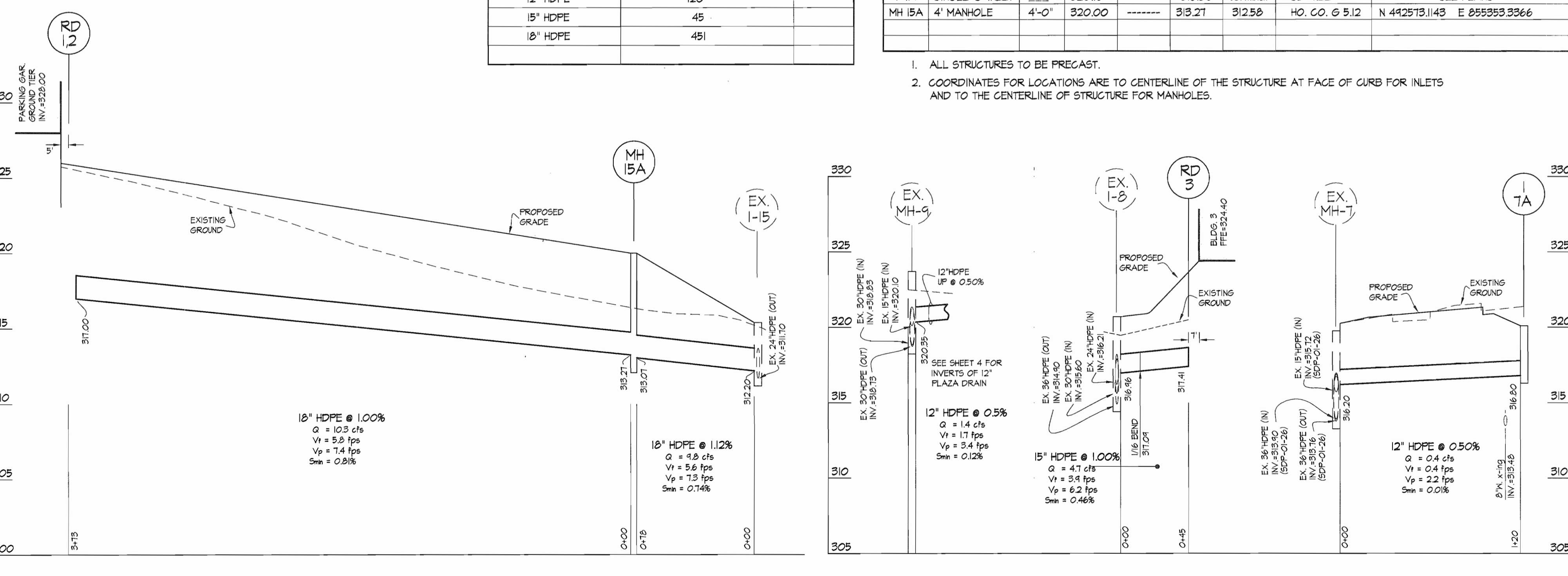
**SANITARY SEWER PROFILE**



**WATER HOUSE CONNECTION TO BUILDING #3**



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Director: *Steph Kennedy* Date: 3/17/06  
 Chief, Division of Land Development: *Candy Hanote* Date: 3/17/06  
 Chief, Development Engineering Division: *Mike* Date: 3/13/06



**GLWGUTSCHICK 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

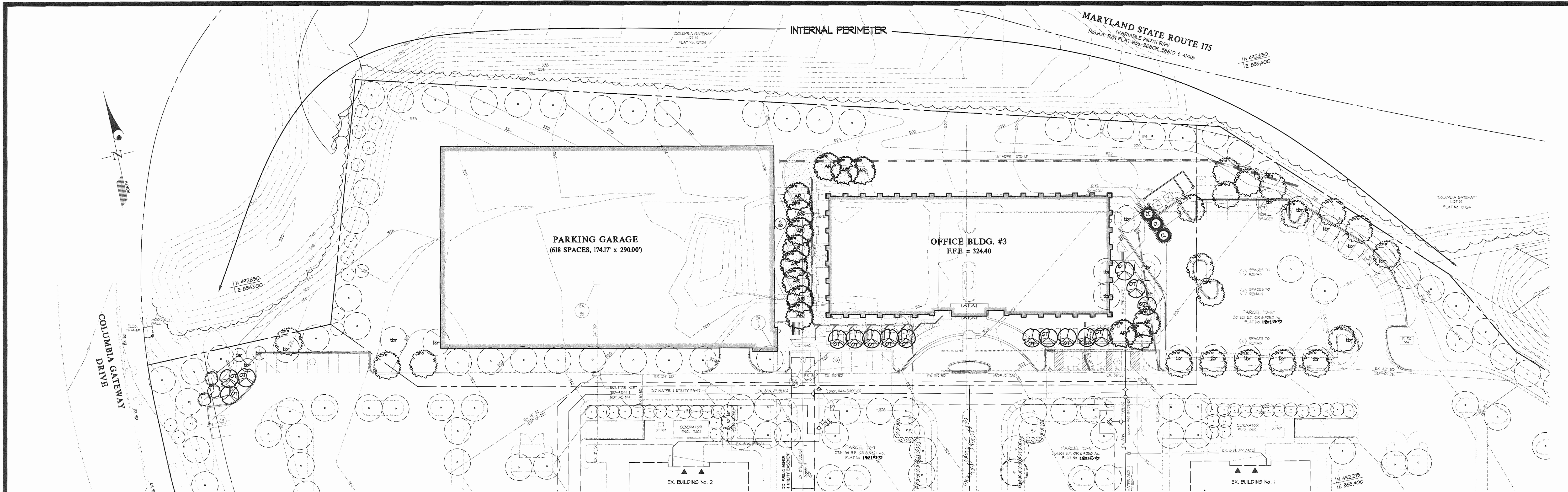
DATE	REVISION	BY	APPR.

PROPERTY OWNER: 6721 GATEWAY, LLC  
 PREPARED FOR: C/O Corporate Development Services, LLC  
 8815 Centre Park Drive, Suite 400  
 Columbia, MD 21045-2272  
 Phone: 410-992-7312  
 Attn: Peter Z. Garver

**UTILITY PROFILES / STORM DRAIN DRAINAGE AREA MAP**  
**COLUMBIA GATEWAY**  
**OFFICE BUILDING No.3 and PARKING STRUCTURE**  
 PARCEL D-8  
 PLAT NO. 181522  
 ELECTION DISTRICT No. 6  
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	M-1	04-112
DATE	TAX MAP - GRID	SHEET
FEB/06	37 - 19	8 OF 9





THIS PLAN IS FOR PLANTING PURPOSES ONLY!

**SCHEDULE B -- PARKING LOT INTERNAL LANDSCAPING**

NUMBER OF PARKING SPACES	56 NEW SURFACE PARKING SPACES
NUMBER OF TREES REQUIRED	3 (1 SHADE TREE PER 20 PARKING SPACES)
NUMBER OF TREES PROVIDED	
SHADE TREES	OVER 3
OTHER TREES (2:1 substitution)	N/A

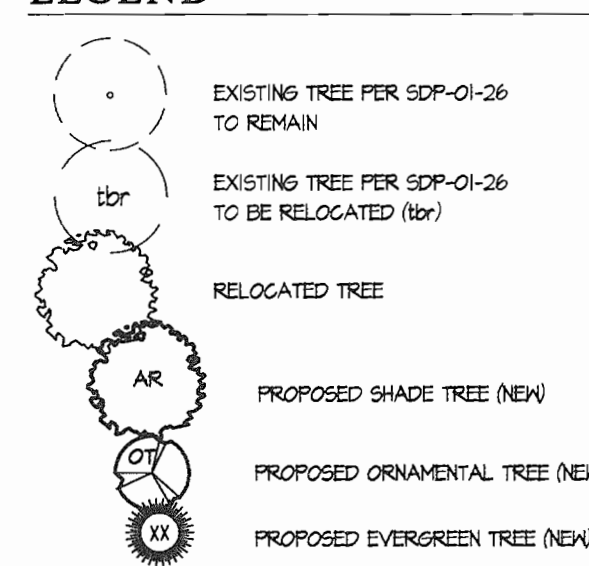
THE SURETY FOR THE REQUIRED PLANTING PER SCHEDULE-B IS: 3 trees x \$500/tree = \$1500.00  
(ALL LANDSCAPE PLANTING ABOVE THE MINIMUM IS VOLUNTARY AND NOT MANDATORY)

**PLANT LIST**

SYMBOL	QUANT.	SIZE	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	COMMENTS
AR	14	3-3.5' GAL.	ACER RUBRUM 'RED SUNSET' / RED SUNSET RED MAPLE	ALL B4B
OT	5	8' HT. MIN.	CUPRESSOCYPARIS LEYLANDII / LEYLAND CYPRESS	ALL B4B
OT	16	ALL ORNAMENTAL FLOWERING TREES SHALL BE A MIN. OF 2' GAL. AND 8-10' HT.	CHOICE OF THE FOLLOWING SPECIES: BETULA NIGRA / RIVER BIRCH LAGERSTROEMIA INDICA / CRAPE MYRTLE MALUS 'ZIM' GALOCARPA / ZIM CRABAPPLE	ALL B4B

NOTE: FOR SHRUBS AND GROUNDCOVERS SEE ARCH. PLAZA DETAIL DRAWINGS BY MICHAEL BAKER JR., INC.

**LEGEND**



**LANDSCAPE NOTES**

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE & 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 NO.1 SHALL APPLY.
- FIELD VERIFY UNDERGROUND UTILITY LOCATIONS AND EXISTING CONDITIONS BEFORE STARTING PLANTING WORK. CONTACT CONSTRUCTION MANAGER OR OWNER IF ANY RELOCATIONS ARE REQUIRED.
- PLANT QUANTITIES SHOWN ON THE PLAN 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, SYMMETRICAL, AND CONFORM TO THE A.A.N. SPECIFICATIONS. IN ADDITION, ALL REQUIRED PLANTING FOR THE LANDSCAPE ISLANDS IN THE PARKING LOT SHALL CONFORM TO THE HOWARD COUNTY LANDSCAPE MANUAL. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THIS PLAN. SEE SHEET 4 FOR PLANTING DETAILS.
- NO SUBSTITUTION SHALL BE MADE WITHOUT PRIOR APPROVAL FROM HOWARD COUNTY DPZ AND THE OWNER OR HIS REPRESENTATIVE.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES BUT NOT OTHERWISE PLANTED, PAVED, OR MULCHED SHALL BE SODDED OR SEEDED IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATION. A MINIMUM OF 4" OF TOPSOIL SHALL BE PROVIDED TO ALL PLANTING AREAS.
- THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING IF HE/SHE ENCOUNTERS SOIL DRAINAGE CONDITIONS THAT MAY BE DETRIMENTAL TO THE GROWTH OF THE PLANTS.
- ALL EXPOSED EARTH WITHIN THE LIMITS OF PLANTING BEDS SHALL BE MULCHED WITH SHREDDED HARDWOOD MULCH PER THE PLANTING DETAILS.
- DO NOT PLANT WITHIN THE PUBLIC WATER, SEWER AND UTILITY EASEMENT.
- COORDINATE THE PLANTING UNDER SDP-01-26, PHASE 2 (CURRENTLY UNDER CONSTRUCTION) WITH THE WORK ON THIS SITE DEVELOPMENT.
- "SCHEDULE-B" IS PROVIDED FOR LANDSCAPE SURETY CALCULATION PURPOSES. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED AS PART OF THE SDP DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$400.00 FOR THE FOLLOWING PLANTS:  
3 SHADE TREES AT \$500/TREE = \$1500.00

FOR LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE SURETY, CONTACT HOWARD COUNTY DEPT. OF PLANNING & ZONING AT 410-313-2250.

**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, AND THE APPROVED MARLE LAWN FARMS LANDSCAPE DESIGN DEVELOPMENT CRITERIA. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION ACCOMPANIED BY AN EXECUTED ONE-YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

CORPORATE DEVELOPMENT SERVICES, LLC  
By: *Dogate Wasseh* 2/15/06  
NAME (DEVELOPER/BUILDER) DATE

**SPECIFICATIONS: PLANT MATERIALS AND PLANTING METHODS**

**A. PLANT MATERIALS**

THE LANDSCAPE CONTRACTOR SHALL FURNISH AND INSTALL AND/OR DIS. BALL, BURLAP AND TRANSPARENT 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 NURSEYMEN (HERE- AFTER 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 "HEEL-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 DESIGN REVIEW COMMITTEE (DRG).

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.

B. MINIMUM BRANCHING HEIGHT FOR ALL SHADE TREES SHALL BE SIX FEET (6'), MAXIMUM EIGHT FEET (8').

C. CALIPER, HEIGHT, SPREAD AND SIZE OF BALL SHALL BE GENERALLY AS FOLLOWS:

CALIPER	HEIGHT	SPREAD	SIZE OF BALL
3" - 3.5"	14'-6"	6'-8"	32" DIAMETER
3.5" - 4"	14'-6"	8'-0"	36" DIAMETER
4" - 4.5"	16'-8"	8'-0"	40" DIAMETER
4.5" - 5"	16'-11"	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 DESIGN REVIEW COMMITTEE 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 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 THE GROUND IS FROZEN OR EXCESSIVELY MOIST. NO FROZEN OR WET TOPSOIL SHALL BE USED AT ANY TIME.

- DIGGING  
ALL PLANT MATERIAL SHALL BE DUG, BALLED AND BURLAPPED (B4B) IN ACCORDANCE WITH THE "AAN STANDARDS".

- 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 DIA.	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"	80"	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:

A. STAKES SHALL BE SOUND WOOD 2" X 2" ROUGH SAWN OAK OR SIMILAR DURABLE WOODS, OR LENGTHS, MINIMUM 1'-0" FOR MAJOR TREES AND 5'-0" MINIMUM FOR MINOR TREES.

B. 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" 1 STRAND CABLE GALVANIUM PLATED STEEL, WITH GALVANIZED "EYE" THIMBLES OF WIRE AND HOSE ON TREES UP TO 3" IN CALIPER.

C. 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.

D. ALL TREES UNDER 3" IN CALIPER ARE TO BE PLANTED AND STAKED IN ACCORDANCE WITH THE ATTACHED PLANTING DETAILS.

- PLANT FINISH, EDGING AND MULCHING  
A. EACH TREE SHRUB OR VINE SHALL BE FINISHED 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 DRAWINGS. THE AREAS AROUND ISOLATED PLANTS SHALL BE EDGED AND CULTIVATED TO THE FULL DIAMETER OF THE PIT. SOIL WHICH HAS BEEN REMOVED AND STAKED SHALL BE USED TO TRIM THE EDGES OF ALL EXCAVATED AREAS TO THE NEAT LINES OF THE PLANT PIT SCHEDULES, THE EDGES OF SHRUB AREAS, HEDGE TRENCHES AND VINE POCKETS.

C. AFTER CULTIVATION ALL PLANT MATERIALS SHALL BE MULCHED WITH A 3" LAYER OF FINE, SHREDDED PINE BARK, PEAT MOSS, OR ANOTHER APPROVED MATERIAL OVER THE ENTIRE AREA OF THE BED OR SAUGER.

- PLANT INSPECTION AND ACCEPTANCE  
THE DESIGN REVIEW COMMITTEE 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.

1. 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.

A. 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.

B. 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.

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

DATE	REVISION	BY	APPR.

PROPERTY OWNER  
6721 GATEWAY, LLC  
By: Corporate Office Properties, L.P.  
It's Sole Member  
Corporate Office Properties Trust,  
General Partner  
Roger A. Wasseh, Jr.  
Executive Vice President

PREPARED FOR:  
C/O: Corporate Development Services, LLC  
8815 Centre Park Drive, Suite 400  
Columbia, MD 21045-2272  
Phone: 410-992-7312  
Attn: Peter Z. Garver

**LANDSCAPE PLAN / NOTES & DETAILS**  
**COLUMBIA GATEWAY**  
**OFFICE BUILDING No.3 AND PARKING STRUCTURE**  
PARCEL D-8  
PLAT NO. 121522  
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=40'	M-1	04-112
DATE	TAX MAP - GRID	SHEET
FEB/06	37 - 19	9 OF 9