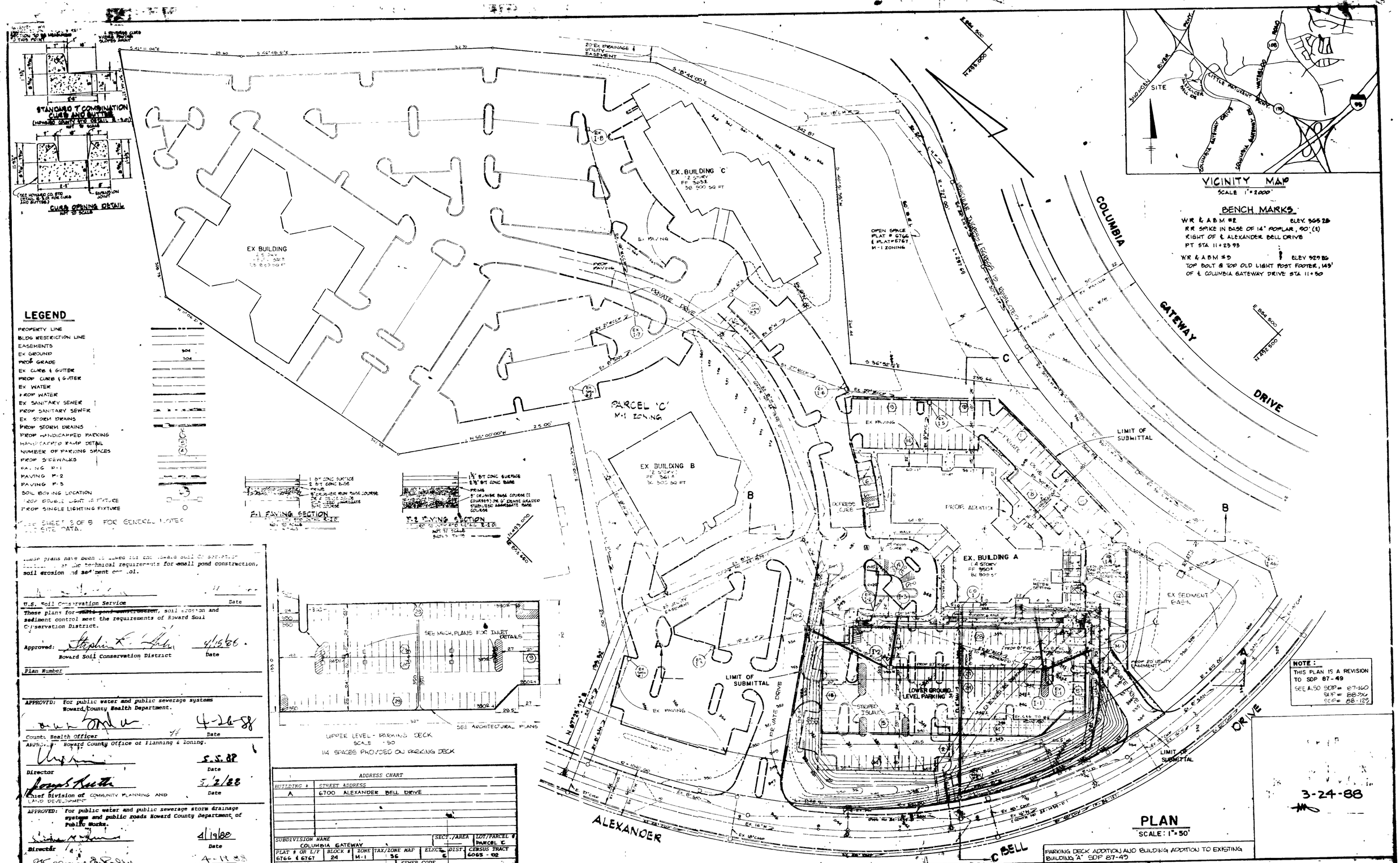
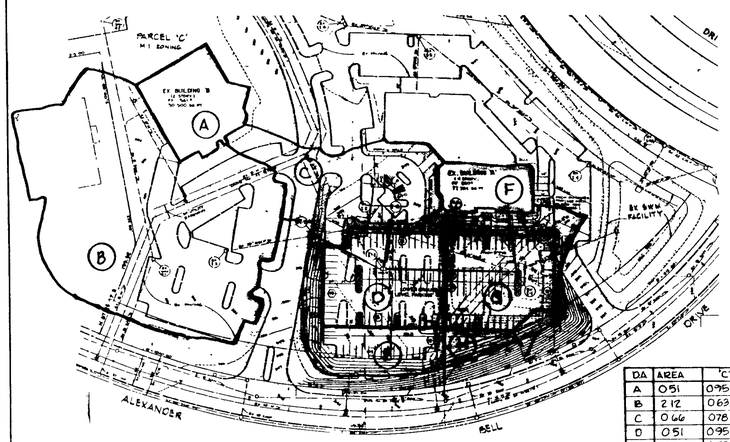
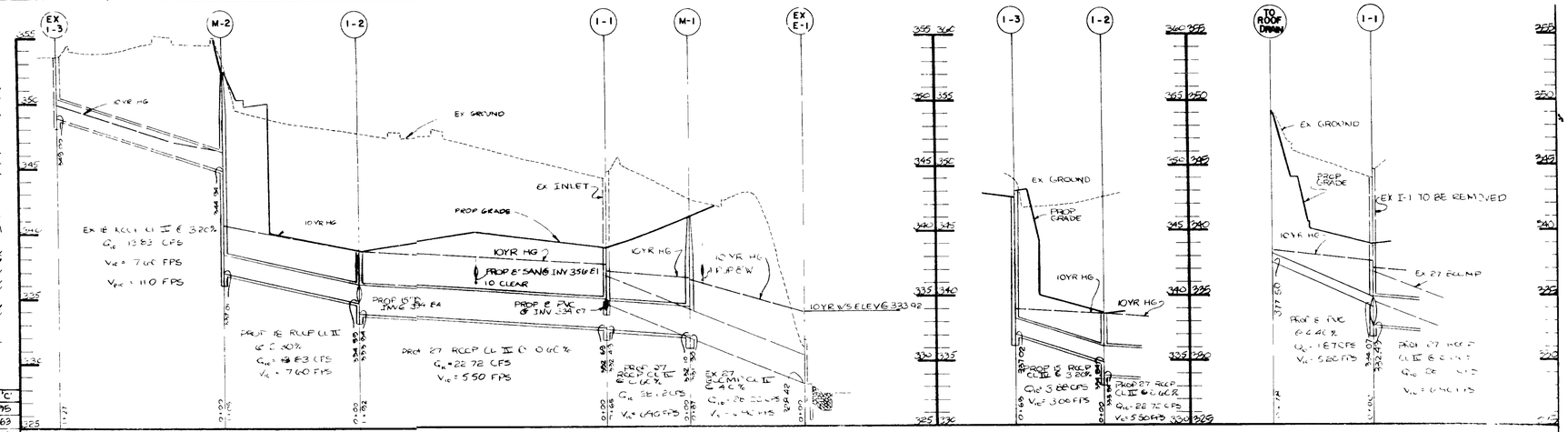

STANDARD T COMBINATION CURB AND GUTTER
CURB OPENING DETAIL
EX BUILDING
EX. BUILDING 'C'
PARCEL 'C'
M-1 ZONING
EX BUILDING B
EX. BUILDING A
(4 STORY)
LOWER GROUND LEVEL PARKING
PROP. ADDITION
EX PAVING
PRIVATE DRIVE
LIMIT OF SUBMITTAL
EX SEDIMENT BASIN
OPEN SPACE PLAT # 6766 & PLAT # 6767 M-1 ZONING
COLUMBIA GATEWAY DRIVE
ALEXANDER BELL DRIVE
VICINITY MAP
SCALE 1" = 2000'
SITE
BENCH MARKS
WR & ABM #2 ELEV. 365.28
RR SPIKE IN BASE OF 14" POPLAR, 90' (±) RIGHT OF ℄ ALEXANDER BELL DRIVE PT STA 11+23.93
WR & ABM #3 ELEV 329.86
TOP BOLT @ TOP OLD LIGHT POST FOOTER, 149' OF ℄ COLUMBIA GATEWAY DRIVE STA 11+50
LEGEND
PROPERTY LINE
BLDG RESTRICTION LINE
EASEMENTS
EX GROUND
PROP GRADE
EX CURB & GUTTER
PROP CURB & GUTTER
EX WATER
PROP WATER
EX SANITARY SEWER
PROP SANITARY SEWER
EX STORM DRAINS
PROP STORM DRAINS
PROP HANDICAPPED PARKING
HANDICAPPED RAMP DETAIL
NUMBER OF PARKING SPACES
PROP SIDEWALKS
PAVING P-1
PAVING P-2
PAVING P-3
SOIL BORING LOCATION
PROP DOUBLE LIGHT FIXTURE
PROP SINGLE LIGHTING FIXTURE
SEE SHEET 3 OF 8 FOR GENERAL NOTES AND SITE DATA.
P-1 PAVING SECTION
P-2 PAVING SECTION
NOT TO SCALE
SEE MECH. PLANS FOR INLET DETAILS
UPPER LEVEL - PARKING DECK
SCALE 1"=50'
114 SPACES PROVIDED ON PARKING DECK
SEE ARCHITECTURAL PLANS
ADDRESS CHART
BUILDING # | STREET ADDRESS
A | 6700 ALEXANDER BELL DRIVE
SUBDIVISION NAME: COLUMBIA GATEWAY
SECT./AREA | LOT/PARCEL # PARCEL C
PLAT # OR L/F 6766 & 6767 | BLOCK # 24 | ZONE M-1 | TAX/ZONE MAP 36 | ELECT. 6 | DIST. | CENSUS TRACT 6065 - 02
WATER CODE E-06 | SEWER CODE 3390000
These plans have been reviewed for the general soil or erosion factors at the technical requirements for small pond construction, soil erosion and sediment control.
U.S. Soil Conservation Service Date
These plans for small pond construction, soil erosion and sediment control meet the requirements of Howard Soil Conservation District.
Approved: Howard Soil Conservation District 4/15/88 Date
Plan Number
APPROVED: For public water and public sewerage systems Howard County Health Department.
County Health Officer 4-26-88 Date
APPROVED: Howard County Office of Planning & Zoning.
Director 5.5.88 Date
Chief Division of COMMUNITY PLANNING AND LAND DEVELOPMENT 5/2/88 Date
APPROVED: For public water and public sewerage storm drainage systems and public roads Howard County Department of Public Works.
Director 4/19/88 Date
Chief Bureau of Engineering 4-18-88 Date
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301) 825-8120
ENGINEER'S CERTIFICATE
I CERTIFY THAT THIS PLAN FOR S.W.M. FACILITY CONSTRUCTION, EROSION AND SEDIMENT CONTROL REPRESENT A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTIFIED THE DEVELOPER THAT HE MUST PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH A RED-LINED "AS-BUILT" OF THE S.W.M. FACILITY WITHIN 30 DAYS OF COMPLETION.
ENGINEER
REG. NO. 5740 DATE:
OWNER / DEVELOPER
M.O.R. XUY PARTNERSHIP
C/O MANEKIN CORPORATION
10270 OLD COLUMBIA ROAD
COLUMBIA, MARYLAND 21046
(301) 995-6767
DEVELOPER'S CERTIFICATE
I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS AS SHALL BE DEEMED NECESSARY. DEVIATION FROM THIS PLAN WILL NOT BE MADE UNLESS AUTHORIZED BY THE HOWARD SOIL CONSERVATION DISTRICT. I WILL PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH A RED-LINED "AS-BUILT" OF THE S.W.M. FACILITY WITHIN 30 DAYS OF COMPLETION.
DEVELOPER: DATE: 4-7-88
DESIGNED: N.B.
DRAWN: K.B. / J.W.
CHECKED: N.B.
SITE PLAN
-FOR-
PROPOSED OFFICE AND RESEARCH DEVELOPMENT PARK
COLUMBIA GATEWAY - PARCEL C
BUILDING A & ADJACENT PARKING DECK
TAX MAP #32 & #36
HOWARD COUNTY, MD.
SCALE AS SHOWN
#N 05486
ELECTION DISTRICT 6
FEBRUARY 24 1988
SHEET 1 OF 5
SDP-88-
NOTE: THIS PLAN IS A REVISION TO SDP 87-49
SEE ALSO SDP # 87-160
SDP # 88-120
SDP # 88-129
3-24-88
PLAN
SCALE: 1"=50'
PARKING DECK ADDITION AND BUILDING ADDITION TO EXISTING BUILDING "A" SDP 87-49

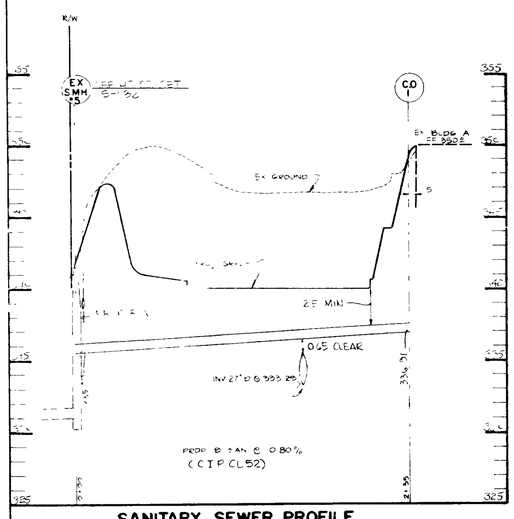


DRAINAGE AREA MAP
SCALE : 1" = 100'

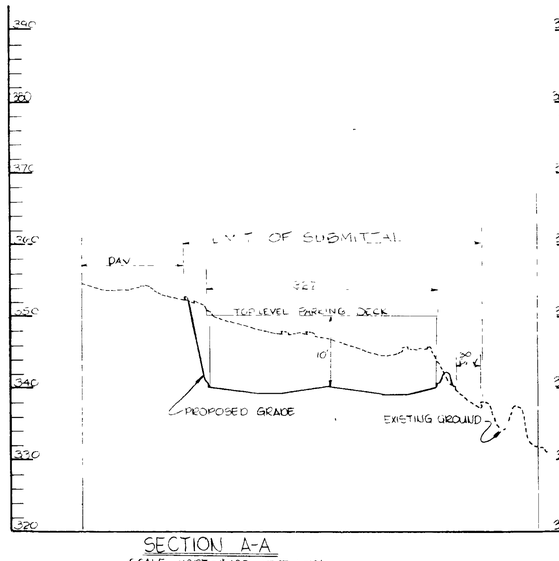
DA	AREA	'C'
A	0.51	0.95
B	2.12	0.63
C	0.66	0.78
D	0.51	0.95
E	0.44	0.58
F	0.23	0.95
G	0.44	0.95
H	0.37	0.58



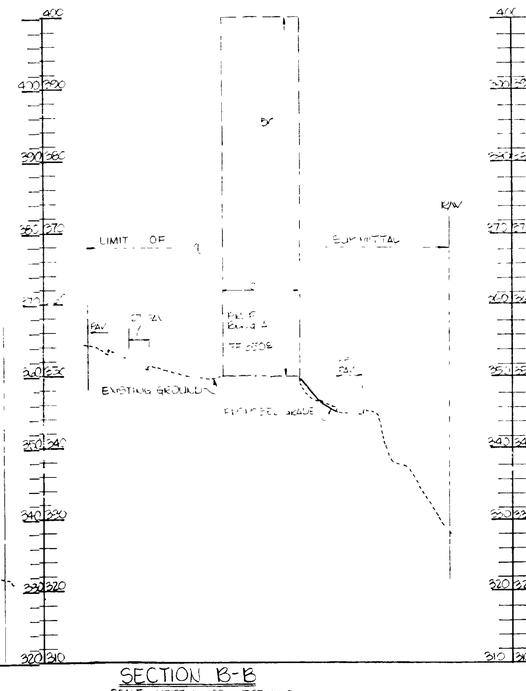
STORM DRAIN PROFILE
SCALE. HORZ 1" = 50' VERT 1" = 5'



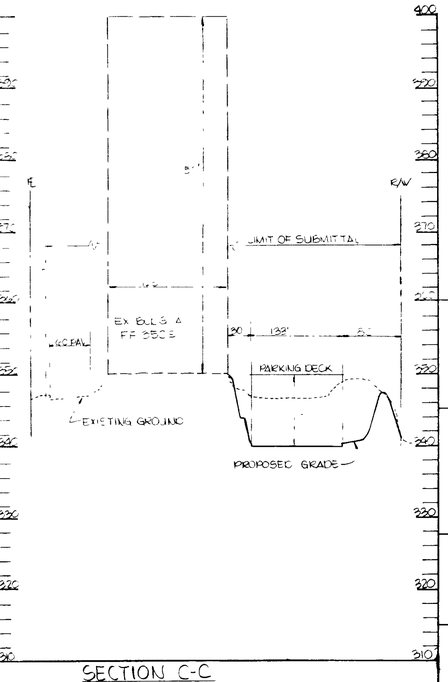
SANITARY SEWER PROFILE
SCALE HORZ. 1" = 50' VERT 1" = 5'



SECTION A-A
SCALE. HORZ. 1" = 100' VERT 1" = 10'



SECTION B-B
SCALE HORZ 1" = 100' VERT 1" = 10'



SECTION C-C
SCALE HORZ 1" = 100' VERT 1" = 10'

INLET SCHEDULE					
NO.	TYPE	TOP ELEV*	INV. IN	INV. OUT	REMARKS
I-1	S COMB	338.70	332.69	332.49	SEE HO CO DET SD 4.22
I-2	S COMB	338.70	334.59	333.84	SEE HO CO DET SD 4.22
I-3	S COMB	347.50	—	337.02	SEE HO CO DET SD 4.32

* TOP OF GRATE ELEV

MANHOLE SCHEDULE					
NO.	TYPE	TOP ELEV	INV. IN	INV. OUT	REMARKS
M-1	BRICK MANHOLE	341.20	332.10	331.90	SEE HO CO DET G-5.01
M-2	BRICK MANHOLE	352.50	344.94	337.01	SEE HO CO DET G-5.01

REFERENCE : SDP 87-49
SDP 87-160
SDP 86-56
SDP 88-129

PARKING DECK ADDITION AND BUILDING ADDITION TO EXISTING BUILDING 'A' SDP 87-49

DIVISION OF ZONING
HOWARD
DATE 3-24-88

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT & MEET THE MINIMUM REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.
U.S. SOIL CONSERVATION SERVICE

THESE PLANS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF HOWARD SOIL CONSERVATION DISTRICT
APPROVED 4/15/88
HOWARD SOIL CONSERVATION DISTRICT
PLAN NUMBER

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
4-26-88
COUNTY HEALTH OFFICER

APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING
5-5-88
DIRECTOR
5/2/88
CHIEF DIVISION OF COMMUNITY PLANNING & LAND DEVELOPMENT

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
4-14-88
DIRECTOR
4-14-88
CHIEF BUREAU OF ENGINEERING

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301) 825-8120

ENGINEER'S CERTIFICATE
I CERTIFY THAT THIS PLAN FOR S.W.M. FACILITY CONSTRUCTION, EROSION AND SEDIMENT CONTROL REPRESENT A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTIFIED THE DEVELOPER THAT HE MUST PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH A RED-LINED "AS-BUILT" OF THE S.W.M. FACILITY WITHIN 60 DAYS OF COMPLETION.
ENGINEER PARIBRATA CHAKRABARTI
REG. NO. 8930 DATE 4-14-88

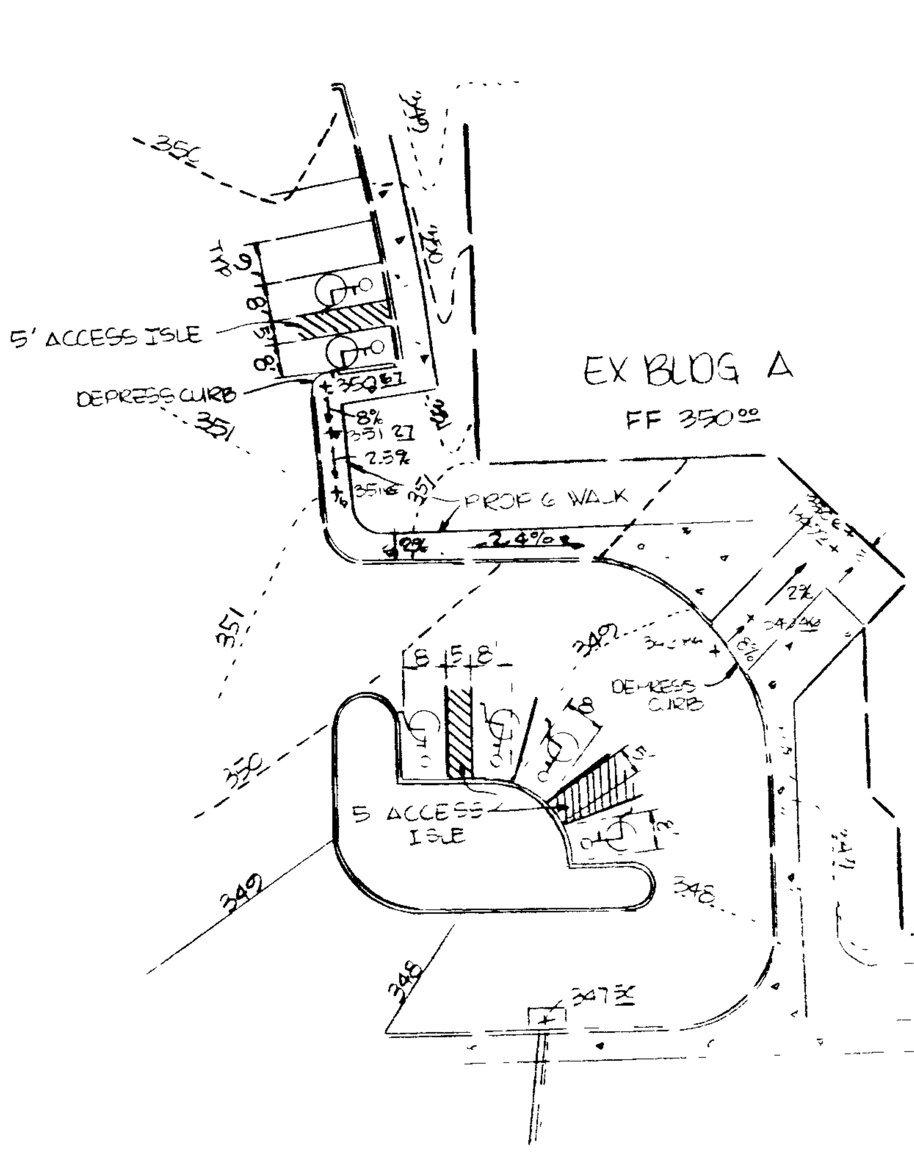
OWNER / DEVELOPER
M.O.R. XIV PARTNERSHIP
C/O MENKIN CORPORATION
10270 OLD COLUMBIA ROAD
COLUMBIA, MARYLAND
21046
(301) 995-6767

DEVELOPER'S CERTIFICATE
I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPT. OF NATURAL RESOURCES APPROVED PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS AS ARE DEEMED NECESSARY. DEVIATION FROM THIS PLAN WILL NOT BE MADE UNLESS AUTHORIZED BY THE HOWARD SOIL CONSERVATION DISTRICT. I WILL PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH A RED-LINE "AS-BUILT" OF THE S.W.M. FACILITY WITHIN 60 DAYS OF COMPLETION.
DEVELOPER
DATE 4-24-87

DESIGNED: N.B
DRAWN: J.W./R.T
CHECKED: N.B

PROFILES & DETAILS
-FOR-
PROPOSED OFFICE AND RESEARCH DEVELOPMENT PARK
COLUMBIA GATEWAY - PARCEL C
BUILDING A & ADJACENT PARKING DECK
TAX MAP #42 & #48
HOWARD COUNTY, MD
SCALE AS SHOWN
SPN 05486
ELECTION DISTRICT #6
FEBRUARY 24 1988
SHEET 2 OF 5

SDP-88-153

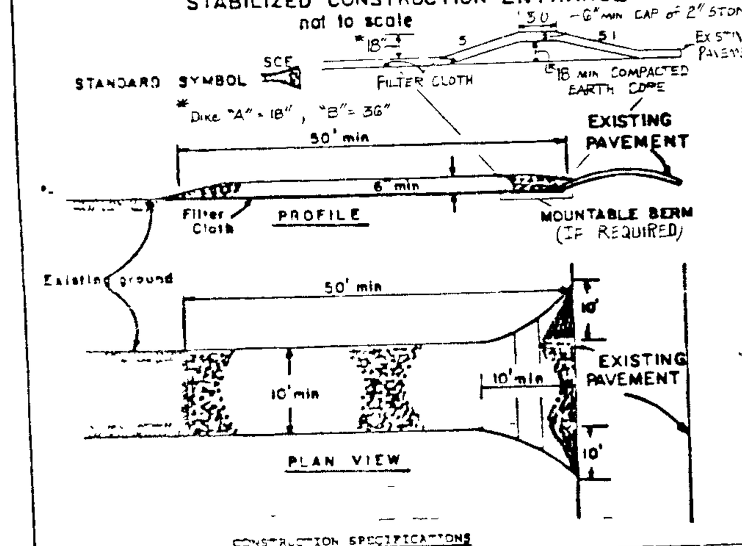


HANDICAP DETAIL "A"
SCALE 1"=30'

GENERAL NOTES

1. Maximum building height = 50'.
2. All areas not being paved or receiving building coverage shall be stabilized in accordance with the plans approved by Howard Soil Conservation District.
3. Any damage to public rights-of-way and/or adjacent properties shall be repaired immediately at the contractor's expense.
4. The contractor shall maintain at least a 2' level bench behind all curb and gutter in fill areas.
5. The contractor shall verify all existing utilities to his own satisfaction before starting construction.
6. All slopes shall be 3:1 or flatter.
7. All work shall be done in accordance with Howard County Standard Specifications and Details for Construction, or as shown on these plans.
8. The contractor shall notify the C&P Telephone Co. and the Gas and Electric Company five days prior to starting work shown on these plans by calling "Miss Utility" Call collect 1-559-0100.
9. For details of ramps and signs for the handicapped see the Maryland Building Code for the Handicapped and Aged and as shown hereon. See Sheet of .
10. The contractor shall maintain a minimum of 4' cover over all proposed water lines.
11. All rip-rap shall be placed on filter cloth.
12. The contractor or developer shall contact the Construction Inspection/Survey Division, 24 hours in advance of commencement of work at 992-2417 or 793-7272.
13. The contractor shall remove all existing paving, curb and gutter etc. that may interfere with proposed construction.
14. All utilities installed shall receive full trench compaction.
15. All water main tees, bends, caps, etc. shall be buttressed in accordance with Howard County Design requirements.
16. All sidewalks will be 6' wide (see architectural plans for details).
17. The owner shall provide a separate and independent sewer connection for each tenant or occupant of any building, shown on this site development plan, who will discharge non-domestic waste to the public sewerage system if this waste is regulated under Section 18.122A of the Howard County Code. Each separate and independent sewer connection shall include a standard manhole and other waste pretreatment devices as required and approved by Howard County. Waste lines on the interior of the building shall be designed, constructed or modified such that non-domestic waste will be discharged to the separate and independent sewer connection. No tenant or occupant of any building shown on this site development plan shall discharge regulated non-domestic waste to the public sewerage system prior to installation of the separate and independent sewer connection and related interior waste lines. The above requirements shall apply to all initial and future occupants of tenants.

STABILIZED CONSTRUCTION ENTRANCE
not to scale



CONSTRUCTION SPECIFICATIONS

1. Stone Size - Use 2" stone, or reclaimed or recycled concrete equivalent
2. Length - As required but not less than 50 ft (except on a single residence lot where a 30 ft minimum length would apply)
3. Thickness - Not less than six (6) inches
4. Width - Ten (10') ft minimum but not less than the full width at points where ingress or egress occurs
5. Filter Cloth - Will be placed over the entire area prior to placing of stone. Filter will not be required on a single family residence lot
6. Surface water - All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical a mountable berm with 5:1 slopes will be permitted
7. Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately
8. Washing - Wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device
9. Periodic inspection and needed maintenance shall be provided after each rain

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE College Park, Md.	STABILIZED CONSTRUCTION ENTRANCE	Standard Drawing SCE-1

SEDIMENT CONTROL NOTES

1) 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. (992-2437)
2) All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
3) Following initial soil disturbance or redisturbance, permanent or temporary stabilization shall be completed within a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1, b) 14 days as to all other disturbed or graded areas on the project site.
4) All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chaper 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
5) All disturbed areas must be stabilized within the time period specified above in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings (Sec. 51) sod (Sec. 54), temporary seeding (Sec. 50) and mulching (Sec. 52.) Temporary stabilization with mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
6) All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector
7) Site Analysis:
   - Total Area of Site 16.16 Acres
   - Area Disturbed 3.31 Acres
   - Area to be roofed or paved 2.44 Acres
   - Area to be vegetatively stabilized 0.87 Acres
   - * Total Cut 13,000 Cu. yds
   - Total Fill — Cu. yds
   - Offsite (waste)/borrow area location
8) Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
9) Additional sediment controls must be provided, if deemed necessary by the Howard County DPW sediment control inspector
10) On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made

* EXCESS MATERIAL TO BE HAULED TO A SITE WITH AN APPROVED SEDIMENT CONTROL PLAN

PERMANENT SEEDING NOTES

Seedbed Preparation Loosen upper 3 inches of soil by raking, discing or other acceptable means before seeding, IF NOT PREVIOUSLY LOOSENED

Soil Amendments Use one of the following schedules

1) Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs 1000 square 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 At time of seeding apply 400 lbs per acre 30-0-0 ureaform fertilizer (9 lbs 1000 sq ft)
2) 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

Seeding - For the periods March 1 thru April 30 and August 15 thru October 15 seed with 60 lbs per acre (1.4 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 and 2 lbs per acre (.05 lbs 1000 sq ft) of weeping lovegrass. 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 Kentucky 31 tall fescue and mulch with 2 tons acre well anchored straw.

Mulching - Apply 1½ to 2 tons per acre (70 to 90 lbs 1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor 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 ft 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 reseedings

TEMPORARY SEEDING NOTES

Seedbed Preparation Loosen upper 3 inches of soil by raking, discing or other acceptable means before seeding, IF NOT PREVIOUSLY LOOSENED

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

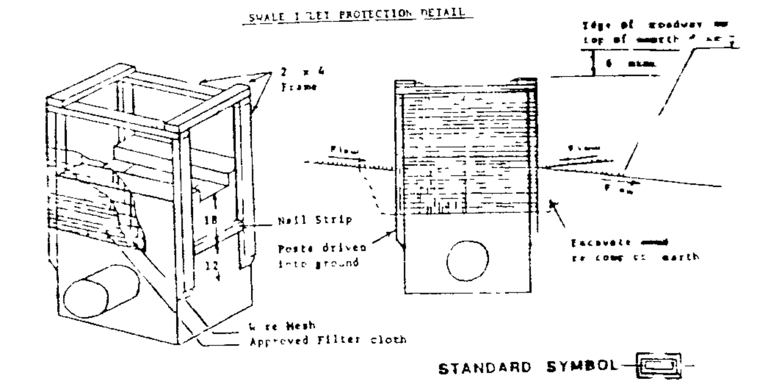
Seeding For periods March 1 thru April 30 and from August 15 thru Nov. 15 seed with 2½ bu per acre of annual rye (3.2 lbs 1000 sq ft) For the period May 1 thru August 14 seed with 3 lbs per acre of weeping lovegrass (.07 lbs 1000 sq ft) For the period November 16 thru February 28 protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod

Mulching Apply 1½ to 2 tons per acre (70-90 lbs /1000 sq ft) of unrotted small grain straw immediately after seeding Anchor mulch immediately after application using mulch anchoring tool or 218 gal per acre (5gal /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

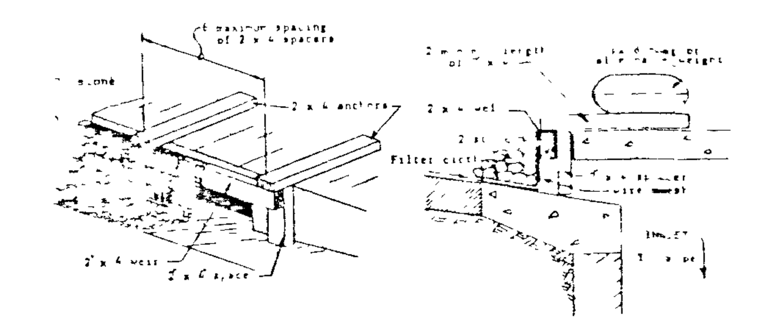
SEQUENCE OF OPERATION

1) NOTIFY HOWARD COUNTY DEPARTMENT OF INSPECTIONS, PERMIT INSPECTOR 48 HOURS PRIOR TO BEGINNING WORK (2 DAYS)
2) CLEAR AND GRUB FOR SEDIMENT CONTROL MEASURES ONLY (2 DAYS)
3) INSTALL THE STABILIZED CONSTRUCTION ENTRANCE (1 DAY)
4) THE EXISTING SEDIMENT BASIN SHALL BE USED DURING GRADING OPERATIONS.
5) BEGIN GRADING OPERATIONS MAINTAIN COVER OVER THE EXISTING 21" DRAIN FROM EXISTING I-1 TO EXISTING I-2. (21 DAYS)
6) AS SOON AS MOST OF THE GRADING IS DONE, INSTALL THE STORM DRAIN SYSTEM. BEGIN APPROXIMATELY 5 FEET FROM EXISTING I-1 TO I-2, FROM I-2 TO A POINT APPROXIMATELY 5 FEET FROM I-3 AND FROM I-2 TO A POINT APPROXIMATELY 5 FEET FROM M-2 SEE THE STRUCTURAL ENGINEER FOR ANY SPECIAL PRACTICES FOR THE STORM DRAIN CROSSING UNDER THE RETAINING WALL (15 DAYS)
7) THE REMAINDER OF THE STORM DRAIN SYSTEM CAN BE COMPLETED WHEN FIVE DAYS OF DRY WEATHER IS FORCASTED. CONSTRUCT M-2 AND I-3 AND CONNECT THEM TO THE SYSTEM CONSTRUCT M-1 AND THE STORM DRAIN TO I-1 ANY EXISTING STORM DRAINS CAN BE REMOVED (5 DAYS)
8) PROVIDE ADEQUATE PROTECTION FOR ALL INLETS (1 DAY)
9) FINE GRADE AND INSTALL SUBBASE IN AREAS TO BE PAVED (10 DAYS)
10) AFTER OBTAINING PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR, REMOVE THE SEDIMENT CONTROL DEVICES AND STABILIZE CONVERT THE SEDIMENT BASIN TO A STORM WATER FACILITY WHEN NECESSARY ACCORDING TO SDP 87-49

SWALE INLET PROTECTION DETAIL



CURB INLET PROTECTION DETAIL



U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	INLET PROTECTION	STANDARD DRAWING IPC-1

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

U.S. SOIL CONSERVATION SERVICE

THESE PLANS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF HOWARD SOIL CONSERVATION DISTRICT

APPROVED: [signature] HOWARD SOIL CONSERVATION DISTRICT

PLAN NUMBER

COLORS GREEN LEGEND AND BORDER
WHITE SYMBOL ON BLUE BACKGROUND
WHITE BACKGROUND

STANDARD R7-8
RESERVE PARKING
SIGN

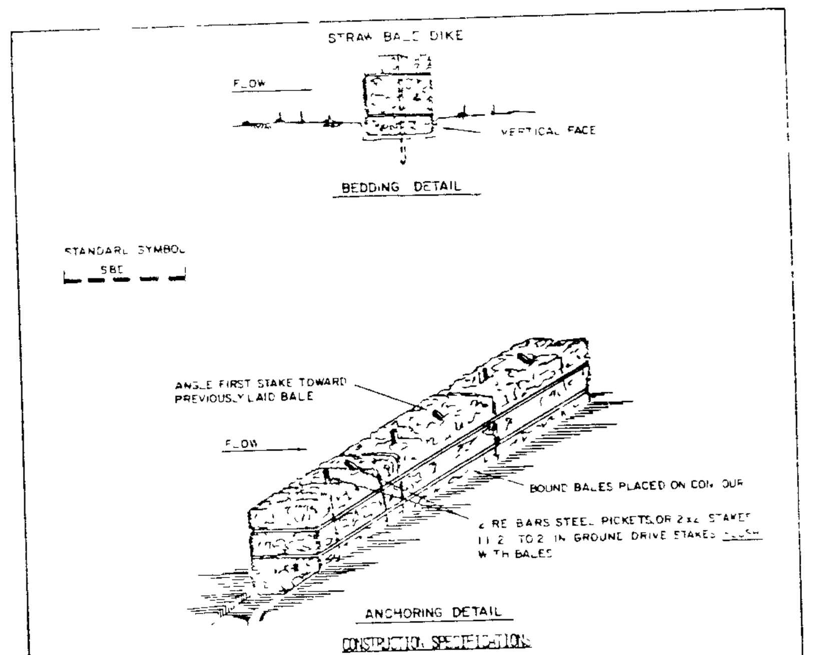
$50 Fine Sign

Sign to utilize an aluminium blank 6" x 12" x 0.080 inch thick with two single post mounting holes.

The text and border shall be standard green to match that on R7-8 and the background shall be reflective white. Text shall be in 3" characters

Sign shall be mounted directly below the standard R7-8 Reserved Parking for Handicapped sign. Its bottom edge shall be no less than 7 feet above ground. If the sign is placed against a building, structure or other location where vehicle or pedestrian traffic is not obstructed the bottom edge of sign shall be at least 6 feet but not more than 10 feet above ground.

STRAW BALE DIKE



CONSTRUCTION SPECIFICATIONS

1. BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF (4) INCHES AND PLACED SO THE BINDINGS ARE HORIZONTAL
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE
4. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OF DRAINAGE

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE COLLEGE PARK MARYLAND	STRAW BALE DIKE	STANDARD DRAWING SBD-1

SITE DATA

TOTAL AREA OF SITE 16.16 AC
AREA OF THIS SUBMITTAL 3.31 AC
PROPERTY REFERENCE PLAT # 6716 & 6767
EXISTING USE RESEARCH AND DEVELOPMENT
PROPOSED USE RESEARCH AND DEVELOPMENT

EXISTING FLOOR AREA	BLDG A - 77,704 S F	304 EMPLOYEES
	BLDG B - 36,300 S F	152 EMPLOYEES
	BLDG C - 39,526 S F	193 EMPLOYEES
	BLDG D - 53,83[illegible] S F	[illegible] EMPLOYEES
TOTALS	[illegible] S F	750 EMPLOYEES
PROPOSED FLOOR AREA	BLDG [illegible] 87,8[illegible] S F	414 EMPLOYEES
	BLDG [illegible] 36,300 S F	152 EMPLOYEES
	BLDG [illegible] 39,526 S F	193 EMPLOYEES
	BLDG D - 53,830 S F	6 EMPLOYEES
	PARKING DECK - 32,200 S F	6 EMPLOYEES
TOTALS	248,750 S F	971 EMPLOYEES

TOTAL PARKING REQUIRED = 710
EXISTING PARKING PROVIDED = 75[illegible] (INCLUDING 18 HANDICAP SPACES)
PROPOSED PARKING PROVIDED = 86[illegible] (INCLUDING 19 HANDICAP SPACES)
AREA TO BE DISTURBED 3.31 AC.
AREA TO BE VEGETATIVELY STABILIZED 0.87 AC
EXISTING % BUILDING COVERAGE 1.87 AC /16.16 AC = 11.6%
PROPOSED % BUILDING COVERAGE (INCLUDING DECK) = 2.87 AC /16.16 AC = 17.8%
EXISTING AREA OF PARKING LOT 7.01 AC
PROPOSED AREA OF PARKING LOT = 7.77 AC
EXISTING AREA OF LANDSCAPED ISLANDS = 0.54 AC
PROPOSED AREA OF LANDSCAPED ISLANDS 0.48 AC
EXISTING % LANDSCAPED ISLANDS IN PARKING 0.54 AC /7.01 AC = 7.70%
PROPOSED % LANDSCAPED ISLANDS IN PARKING 0.48 AC / 7.77 AC = 6.18%
EXISTING % OPEN SPACE = 5.82 AC /16.16 AC = 36.0%
PROPOSED % OPEN SPACE 5.79 AC /16.16 AC = 35.8%
EXISTING % BUILDING COVERAGE W. PAVING 10.34 AC /16.16 AC = 64.0%
PROPOSED % BUILDING COVERAGE W. PAVING (INCLUDING DECK) 10.37 AC /16.16 AC = 64.2%

PARKING TABULATION

BUILDING A - OFFICE-82,800 S F 414 EMP @ 7 P S /10 EMP = 290 SPACES
BUILDING B - OFFICE-36,300 S F 152 EMP @ 7 P S /10 EMP = 107 SPACES
BUILDING C - OFFICE-38,500 S F 193 EMP @ 7 P S /10 EMP = 136 SPACES
WAREHOUSE-1026 S.F 1 P.S /500 S F = 3 SPACES
BUILDING D OFFICE-43,030 S.F. 218 EMP @ 7 P S /10 EMP = 152 SPACES
WAREHOUSE-10,800 S F. 1 P.S /500 S.F. = 22 SPACES

TOTAL REQUIRED = 710 SPACES
TOTAL PROVIDED = 860 SPACES
(INCLUDES 17 HANDICAP SPACES)
(114 SPACES PROVIDED ON THE DECK)

REFERENCE: SDP 87-49
SDP 87-160
SDP 88-36
SDP 88-129

PARKING DECK ADDITION AND BUILDING ADDITION TO EXISTING BUILDING A SDP 87-49

DIVISION ... DATE 3-24-88

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT

[signature] 4-26-88
COUNTY HEALTH OFFICER

APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING

[signature] 5.5.88
DIRECTOR

[signature] 5/2/88
CHIEF DIVISION OF COMMUNITY PLANNING & LAND DEVELOPMENT

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

[signature]
DIRECTOR

[signature]
CHIEF BUREAU OF ENGINEERING

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301) 825-8120

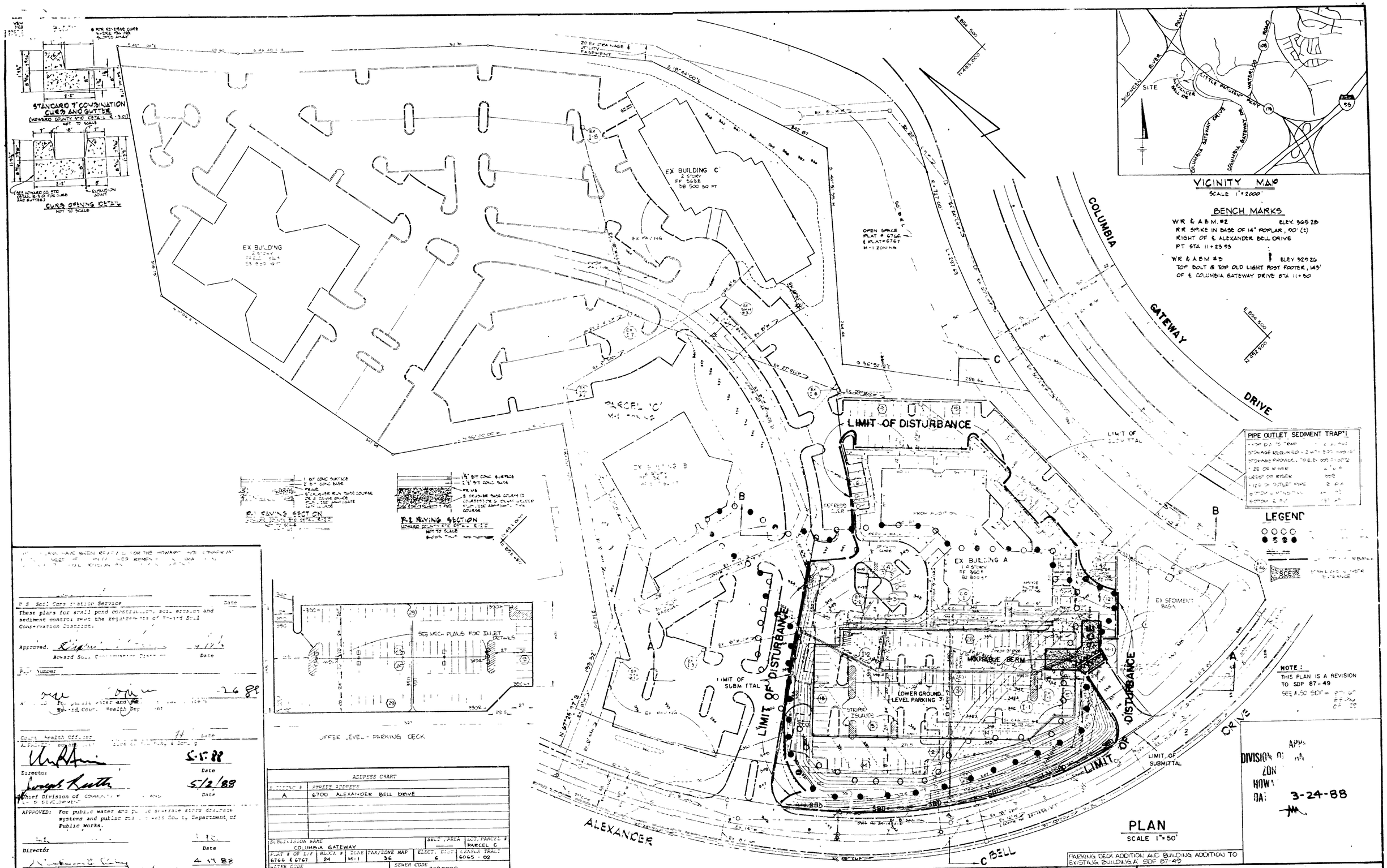
ENGINEER'S CERTIFICATE
I CERTIFY THAT THIS PLAN FOR S.W.M. FACILITY CONSTRUCTION, EROSION AND SEDIMENT CONTROL REPRESENT A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SITE CONDITIONS THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT I HAVE NOTIFIED THE DEVELOPER THAT HE MUST PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH A RED-LINED "AS-BUILT" OF THE S.W.M. FACILITY WITHIN 30 DAYS OF COMPLETION
ENGINEER [signature] TAPPERATA CHAKRAPARTI
REG NO 8712 DATE 2-24-88

OWNER / DEVELOPER
M.O.R. XLIV PARTNERSHIP
C/O MANEKIN CORPORATION
10270 OLD COLUMBIA ROAD
COLUMBIA, MARYLAND
21046
(301) 995-6767

DEVELOPER'S CERTIFICATE
I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPT. OF NATURAL RESOURCES APPROVED PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS AS ARE DEEMED NECESSARY. DEVIATION FROM THIS PLAN WILL NOT BE MADE UNLESS AUTHORIZED BY THE HOWARD SOIL CONSERVATION DISTRICT. I WILL PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH A RED-LINE "AS-BUILT" OF THE S.W.M. FACILITY WITHIN 30 DAYS OF COMPLETION
DEVELOPER [signature] DATE 2-24-88

DESIGNED	N.B.
DRAWN	N.B.
CHECKED	N.B.

DETAILS & NOTES
-FOR-
PROPOSED OFFICE AND RESEARCH DEVELOPMENT PARK
COLUMBIA GATEWAY - PARCEL C
BUILDING A & ADJACENT PARKING DECK
TAX MAP #42 & #43
HOWARD COUNTY, MD
SCALE AS SHOWN
PN 05486
ELECTION DISTRICT #
FEBRUARY 24 1988
SHEET 3 OF 5
SDP-88-153



U.S. Soil Conservation Service — Date

These plans for small pond construction, soil erosion and sediment control meet the requirements of Howard Soil Conservation District.

Approved: Howard Soil Conservation District — Date

Permit Number

Howard County Health Department — 2-6-88

County Health Officer — Date

Director — 5-5-88 Date

Chief Division of Community Development — 5/2/88 Date

APPROVED: For public water and public sewerage utility drainage systems and public roads in Howard County, Department of Public Works.

Director — Date

Chief Bureau of Engineering — 4-14-88 Date

ADDRESS CHART	
BUILDING #	STREET ADDRESS
A	6700 ALEXANDER BELL DRIVE

SUBDIVISION NAME	SECT./AREA	LOT/PARCEL #
COLUMBIA GATEWAY		PARCEL C

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

WATER CODE E-06 SEWER CODE 3380000

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204

ENGINEER'S CERTIFICATE

I CERTIFY THAT THIS PLAN FOR S.W.M. FACILITY CONSTRUCTION, EROSION AND SEDIMENT CONTROL REPRESENT A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTIFIED THE DEVELOPER THAT HE MUST PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH A RED-LINED "AS-BUILT" OF THE S.W.M. FACILITY WITHIN 30 DAYS OF COMPLETION.

ENGINEER — DATE

REG. NO. 8125

OWNER / DEVELOPER
M.O.R. XLIV PARTNERSHIP
C/O MANEKIN CORPORATION
10270 OLD COLUMBIA ROAD
COLUMBIA, MARYLAND
21046
(301) 995 - 6767

DEVELOPER'S CERTIFICATE

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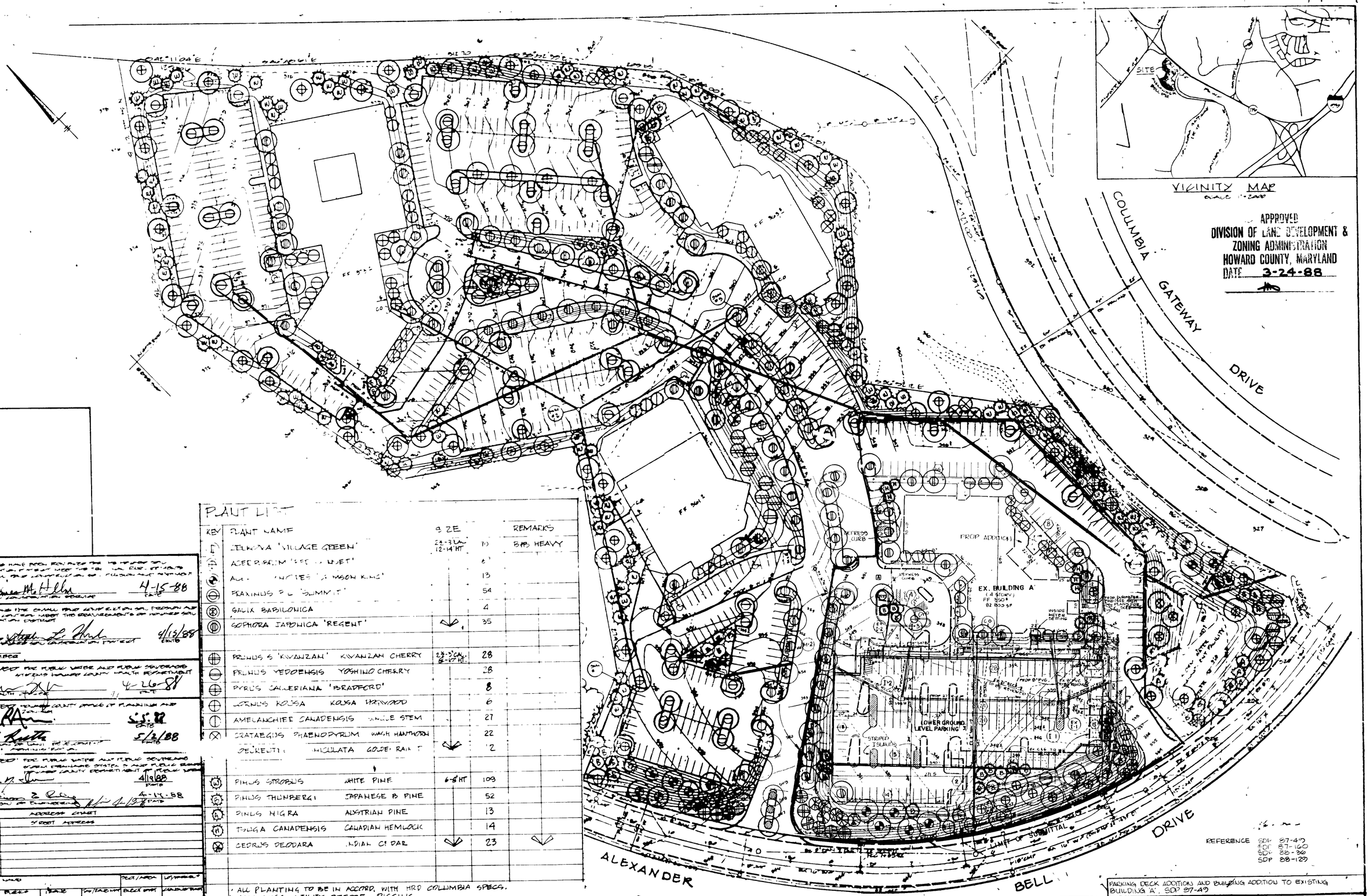
DEVELOPER — DATE

DESIGNED	N.B.
DRAWN	J.W.
CHECKED	N.B.

SEDIMENT EROSION CONTROL PLAN
-FOR-
PROPOSED OFFICE AND RESEARCH DEVELOPMENT PARK
COLUMBIA GATEWAY - PARCEL C
BUILDING A & ADJACENT PARKING DECK
TAX MAP #42 & #43
HOWARD COUNTY, MD.
SCALE AS SHOWN
ELECTION DISTRICT #6
FEBRUARY 24 1988
SHEET 4 OF 5

SDP-88-153



PLANT LIST

KEY	PLANT NAME		SIZE		REMARKS
	ZELKOVA 'VILLAGE GREEN'		2½-3" CAL. 12-14' HT.	70	B&B HEAVY
	ACER RUBRUM 'SEPTEMBER RUBY'			6	
	ACER PLATANOIDES 'CRIMSON KING'			13	
	FRAXINUS PENNSYLVANICA 'SUMMIT'			54	
	SALIX BABILONICA			4	
	SOPHORA JAPONICA 'REGENT'			35	
	PRUNUS SERRULATA 'KWANZAN'	KWANZAN CHERRY	2½-3" CAL. 8-10' HT.	28	
	PRUNUS YEDOENSIS	YOSHINO CHERRY		28	
	PYRUS CALLERIANA 'BRADFORD'			8	
	CORNUS KOUSA	KOUSA DOGWOOD		6	
	AMELANCHIER CANADENSIS	SINGLE STEM		27	
	CRATAEGUS PHAENOPYRUM	WASH HAWTHORN		22	
	SECKELLII	INCULATA GOLDEN RAIN T		2	
	PINUS STROBUS	WHITE PINE	6-8' HT	109	
	PINUS THUNBERGI	JAPANESE B PINE		52	
	PINUS NIGRA	AUSTRIAN PINE		13	
	TSUGA CANADENSIS	CANADIAN HEMLOCK		14	
	CEDRUS DEODARA	INDIAN CEDAR		23	

1. ALL PLANTING TO BE IN ACCORD. WITH HRD COLUMBIA SPECS.
2. CALL MISS UTILITY BEFORE DIGGING.

THESE PLANS HAVE BEEN REVIEWED AND ARE ACCEPTABLE TO THE HOWARD SOIL CONSERVATION DISTRICT. THEY MEET THE GENERAL INTENT OF SOIL EROSION AND SEDIMENT CONTROL PRINCIPLES AND PRACTICES AS SET FORTH IN THE HOWARD SOIL CONSERVATION DISTRICT STANDARDS AND SPECIFICATIONS.
4-15-88
DISTRICT CONSERVATIONIST DATE

THESE PLANS THE OVERALL GRADING AND SEDIMENT CONTROL PLAN MEET THE REQUIREMENTS OF HOWARD SOIL CONSERVATION DISTRICT.
APPROVED 4/15/88
HOWARD SOIL CONSERVATION DISTRICT DATE
PLAN NUMBER

APPROVED THE PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT
4-26-88
COUNTY HEALTH OFFICER DATE

APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING
DIRECTOR 5-2-88 DATE
5/2/88
DEPARTMENT OF PUBLIC WORKS DATE

APPROVED: THE PUBLIC WATER AND PUBLIC SEWERAGE SYSTEM DRAINAGE SYSTEM AND PUBLIC ROADS OF HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
4/19/88
DIRECTOR DATE
4-19-88
CHIEF DIVISION OF ENGINEERING DATE

ADDRESS CHART

BUILDING #	STREET ADDRESS
A	
B	
C	
D	
E	
F	

NORTH AND WEST				EAST AND SOUTH	
POINT OF BEGIN	BEARING	DISTANCE	POINT OF ENDING	BEARING	DISTANCE

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301)825-8120

STATE OF MARYLAND
MATTHEW C. AMOS
No. 22[illegible]
PROFESSIONAL ENGINEER
3-1-88

ENGINEER'S CERTIFICATE
I CERTIFY THAT THIS PLAN FOR S.W.M. FACILITY CONSTRUCTION EROSION AND SEDIMENT CONTROL REPRESENT A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SITE CONDITIONS THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTIFIED THE DEVELOPER THAT HE MUST PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH A RED-LINED "AS-BUILT" OF THE S.W.M. FACILITY WITHIN 30 DAYS OF COMPLETION
ENGINEER
REG. NO. DATE

OWNER/DEVELOPER
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COLUMBIA, MARYLAND
21046
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DEVELOPER DATE

REVISION:
REVISED 3/1/88 TO SHOW BUILDING 'A' ADDIT. ON 4 PARKING DECK JCP

PARKING DECK ADDITION AND BUILDING ADDITION TO EXISTING BUILDING 'A', SDP 87-49

REFERENCE SDP 87-49
SDP 87-160
SDP 88-30
SDP 88-129

REVISED LANDSCAPING PLAN
-FOR-
PROPOSED OFFICE AND RESEARCH DEVELOPMENT PARK
COLUMBIA GATEWAY - PARCEL C
BUILDING A & ADJACENT PARKING DECK
TAX MAP #42 & #43
HOWARD COUNTY, MD
SCALE AS SHOWN
PN 05486
ELECTION DISTRICT #6
FEBRUARY 24 1988
SDP-88-153
SHEET 5 OF 5