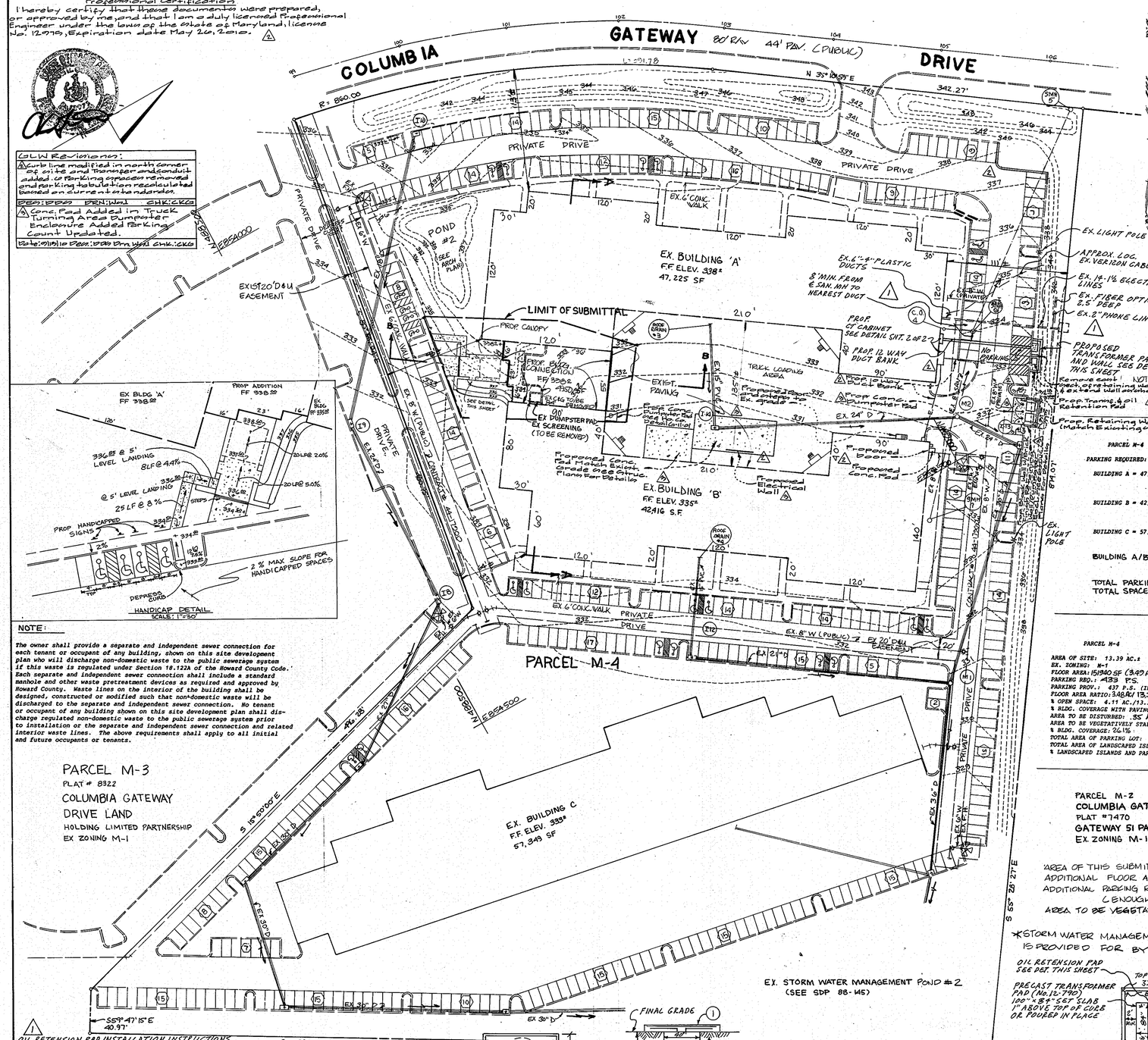
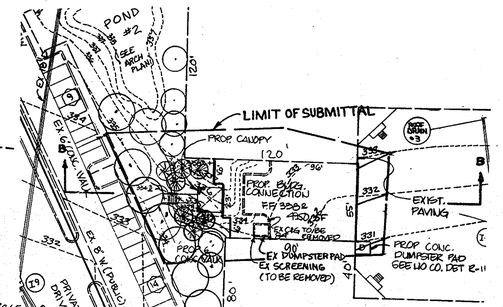
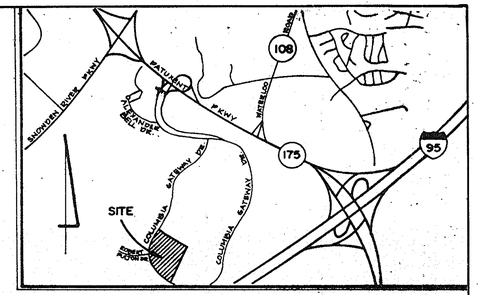
Professional Certification

I hereby certify that these documents were prepared, or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No. 12970, Expiration date May 26, 2010. △4

COLUM Revisions:
△3 Curb line modified in north corner of site and transfer and conduit added. 12 parking spaces removed and parking tabulation recalculated based on current standards.
DES: EBS DRN: WJ1 CHK: CKG
△4 Conc. Pad Added in Truck Turning Area. Dumpster Enclosure Added. Parking Count Updated.
Date: 7/18/10 DES: EBS DRN: WJ1 CHK: CKG







VICINITY MAP

SCALE: 1" = 2000'

BENCH MARKS:

WK. & A. #9: ELEV. 358.65
R.R. SPIKE IN BASE OF 14" OAK, 45' LEFT OF ℄ COLUMBIA GATEWAY DRIVE. STA. 119+45

WK. & A. #5: ELEV. 351.66
R.R. SPIKE IN BASE OF 10" TWIN POPLAR, 75' LEFT OF ℄ COLUMBIA GATEWAY DRIVE STA. 129+45.

LANDSCAPING PLAN

SCALE: 1" = 50'

209	SHADE TREES 2½"-3" CAL. OCTOBER GLORY MAPLES, PIN OAKS, LONDON PLANE
270	ORNAMENTAL TREES 8'-10' HEIGHT REDBUD PEARS, YOSHINO CHERRIES, ZUMI CRABS
310	EVERGREEN TREES 6'-8' HEIGHT WHITE PINES

NOTE: SEE SDP 88-145 SHEET 3 OF 3 FOR LANDSCAPING OF PARCELS M-2 & M-4. THIS PLAN IS ONLY TO RELOCATE THE TREES FROM THAT PLAN. - THE TOTAL # OF TREES REMAINS THE SAME.

LEGEND

PROPERTY LINE	
BLDG. RESTRICTION LINE	
EASEMENTS	
EX. GROUND	100
PROP. GRADE	100
EX. CURB AND GUTTER	
EX. WATER	
PROP. WATER	
EX. SANITARY SEWER	
PROP. SANITARY SEWER	
EX. STORM DRAINS	
PROP. STORM DRAINS	
PROP. HANDICAPPED PARKING	
HANDICAPPED DETAIL RAMP	
NUMBER OF PARKING SPACES	
PROP. SIDEWALKS	
PROP. LIGHTS	
PROP. DUMPSTER PADS	
PROP. CURB AND GUTTER	
BORING LOCATION	
EXIST. FIRE HYDRANT	

APPROVED
DIVISION OF
COMMUNITY PLANNING
& LAND DEVELOPMENT
HOWARD COUNTY,
MARYLAND
DATE 8-17-89

HANDICAP DETAIL
SCALE: 1" = 30'

NOTE:

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 or the separate and independent sewer connection and related interior waste lines. The above requirements shall apply to all initial and future occupants or tenants.

PARKING TABULATION

PARCEL M-4

PARKING REQUIRED:

BUILDING A = 47,225 S.F. — 60% OFFICE 28,395 S.F. @ 3.3/1000 = 94 P.S.; 40% WAREHOUSE 18,890 S.F. @ 0.5/1000 = 10 P.S. TOTAL = 104 P.S. △2

BUILDING B = 42,416 S.F. — 50% OFFICE 21,208 S.F. @ 3.3/1000 = 70 P.S.; 50% WAREHOUSE 21,208 S.F. @ 0.5/1000 = 11 P.S. TOTAL = 81 P.S.

BUILDING C = 57,349 S.F. — 50% OFFICE 28,674 S.F. @ 3.3/1000 = 95 P.S.; 50% WAREHOUSE 28,674 S.F. @ 0.5/1000 = 15 P.S. TOTAL = 110 P.S.

BUILDING A/B CONNECTION = 4950 S.F. 100% OFFICE - 4950 SF @ 3.3/1000 = 17 P.S. TOTAL = 17 P.S.

TOTAL PARKING SPACES REQUIRED = 312
TOTAL SPACES PROVIDED = 437 (INCLUDES 20 HANDICAPPED SPACES) △1 ~~429~~ 426

SITE DATA

PARCEL M-4

AREA OF SITE: 13.39 AC.±
EX. ZONING: M-1
FLOOR AREA: 15,940 SF (3.49 AC.±)
PARKING REQ.: 433 P.S.
PARKING PROV.: 437 P.S. (INCL. 20 HANDICAPPED)
FLOOR AREA RATIO: 3.48 AC/13.39 AC = .261
% OPEN SPACE: 4.11 AC./13.39 AC. = 30.8%
% BLDG. COVERAGE WITH PAVING: 9.23 AC./13.39 AC. = 69.2%
AREA TO BE DISTURBED: 55 AC±
AREA TO BE VEGETATIVELY STABILIZED: 2000 S.F. (.05 AC±)
% BLDG. COVERAGE: 26.1%
TOTAL AREA OF PARKING LOT: 2.96 AC.±
TOTAL AREA OF LANDSCAPED ISLANDS: 0.19 AC.±
% LANDSCAPED ISLANDS AND PARKING: 6.4%

PARCEL M-2
COLUMBIA GATEWAY
PLAT #7470
GATEWAY 51 PARTNERSHIP
EX. ZONING M-1

AREA OF THIS SUBMITTAL = 0.35 AC±
ADDITIONAL FLOOR AREA = 4950 SF.
ADDITIONAL PARKING REQUIRED = 18 P.S.
(ENOUGH ALREADY PROVIDED)
AREA TO BE VEGETATIVELY STABILIZED = 0.05 AC±

*STORM WATER MANAGEMENT FOR THIS SITE IS PROVIDED FOR BY SDP 88-145, POND #2

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 2:1 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 792-2272.
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).

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT MEET THE TECHNICAL REQUIREMENTS FOR ~~SEDIMENT CONTROL~~ SOIL EROSION AND SEDIMENT CONTROL.

U.S. SOIL CONSERVATION SERVICE — DATE 8/19/89

THESE PLANS FOR ~~SOIL CONSERVATION~~ SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF HOWARD SOIL CONSERVATION DISTRICT.

APPROVED: HOWARD SOIL CONSERVATION DISTRICT — DATE 9-19-89

PLAN NUMBER

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

COUNTY HEALTH OFFICER — DATE 9-27-89

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING.

DIRECTOR — DATE 10.2.89

CHIEF DIVISION OF COMMUNITY PLANNING & LAND DEVELOPMENT — DATE 9/27/89

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

DIRECTOR — DATE 9/25/89

CHIEF BUREAU OF ENGINEERING — DATE 9-25-89

ADDRESS CHART

BUILDING #	STREET ADDRESS
A	7120 COLUMBIA GATEWAY DRIVE
B	7110 COLUMBIA GATEWAY DRIVE
C	7100 COLUMBIA GATEWAY DRIVE

SUBDIVISION NAME COLUMBIA GATEWAY				SECT./AREA	LOT/PARCEL # M-3/M-4
PLAT # OR LF 8322	BLOCK # 7	ZONE M-1	TAX/ZONE MAP 43	ELECT. DIST. 6	CENSUS TRACT 6005.02
WATER CODE E-06			SEWER CODE 4900000		

OIL RETENSION PAD INSTALLATION INSTRUCTIONS

A. INTALL SUMP BENEATH PAD ONLY WHEN THE FINAL GRADE SLOPES TOWARD ANY ADJACENT BUILDINGS. THIS ONLY FOR TRANSFORMERS THAT CONTAIN 500 OR MORE GALLONS OF OIL.

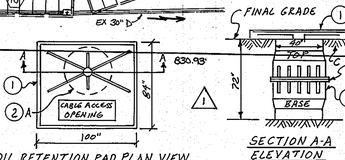
B. IF A UGRSURFACE OBSTRUCTION EXISTS WHICH WILL PREVENT THE INSTALLATION OF A SUMP CONTACT THE STANDARDS, TRAINING AND PRACTICE UNIT, DISTRIBUTION ENGINEERING DEPARTMENT.

C. BACKFILL SHALL BE COMPACTED IN LAYERS NOT IN EXCESS OF 6 INCHES. MANUAL COMPACTION SHALL NOT BE PERFORMED WITHIN 6 INCHES OF BURIED CABLE.

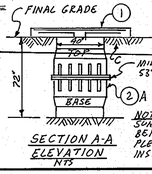
D. THE PLASTIC SUMP IS MADE UP OF A TOP AND A BASE WHICH INTERLOCK AT THE MIDDLE.

COLUMBIA GATEWAY
PARCEL R
PLAT #7127
EX ZONING M-1

ITEM	DESCRIPTION	PARTS AND ACCESSORIES MAT'L NO.
1	PRE-CAST CONC. PAD	12-790
2	PLASTIC SUMP	12-789



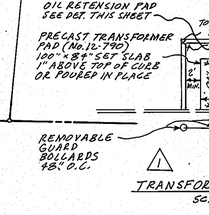
OIL RETENTION PAD PLAN VIEW
NTS



SECTION A-A
ELEVATION
NTS

NOTE: DO NOT INSTALL SUMP AUTOMATICALLY BENEATH PAD No. 12-790. PLEASE REFER TO INSTALLATION INSTRUCTIONS.

PLAN
SCALE: 1" = 50'



TRANSFORMER PAD DETAIL
SCALE: 1" = 10'

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

STATE OF MARYLAND — TAPOBRATA CHAKRAVARTI — No. 8930 — REGISTERED PROFESSIONAL ENGINEER — 7/20/89

ENGINEER'S CERTIFICATE

I CERTIFY THAT THIS PLAN FOR CONSTRUCTION, EROSION AND SEDIMENT CONTROL REPRESENTS 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.

ENGINEER Tapobrata Chakravarti
REG. NO. 8930 TAPOBRATA CHAKRAVARTI DATE 7/20/89

OWNER / DEVELOPER
COLUMBIA GATEWAY DRIVE LTD. PARTNERSHIP
C/O ROUSE & ASSOCIATES
5950 SYMPHONY WOODS RD.
COLUMBIA MD. 21044
(301) 740-0200

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 THIS CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPT. OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS AS ARE DEEMED NECESSARY. DEVIATION FROM THIS PLAN WILL NOT BE MADE UNLESS AUTHORIZED BY THE HOWARD SOIL CONSERVATION DISTRICT.

DEVELOPER: Allen V. Kahn DATE: 9-15-89

DESIGNED: K.B.
DRAWN: A.D.
CHECKED: N.B.

REVISIONS
ADDED PROP. TRANSFORMER, CT CABINET AND 12 WAY DUCT BANK AT EXIST. BLDG. A. ALSO PROVIDED TRANSFORMER PAD DETAIL, OIL RETENSION PAD, FINAL ELEVATION AND NOTE. ALSO DELETED TWO PARKING SPACES FOR PROP. TRANSFORMER. ADJUSTED PARKING TABULATION BY G.W.S. DATED 4/10/03

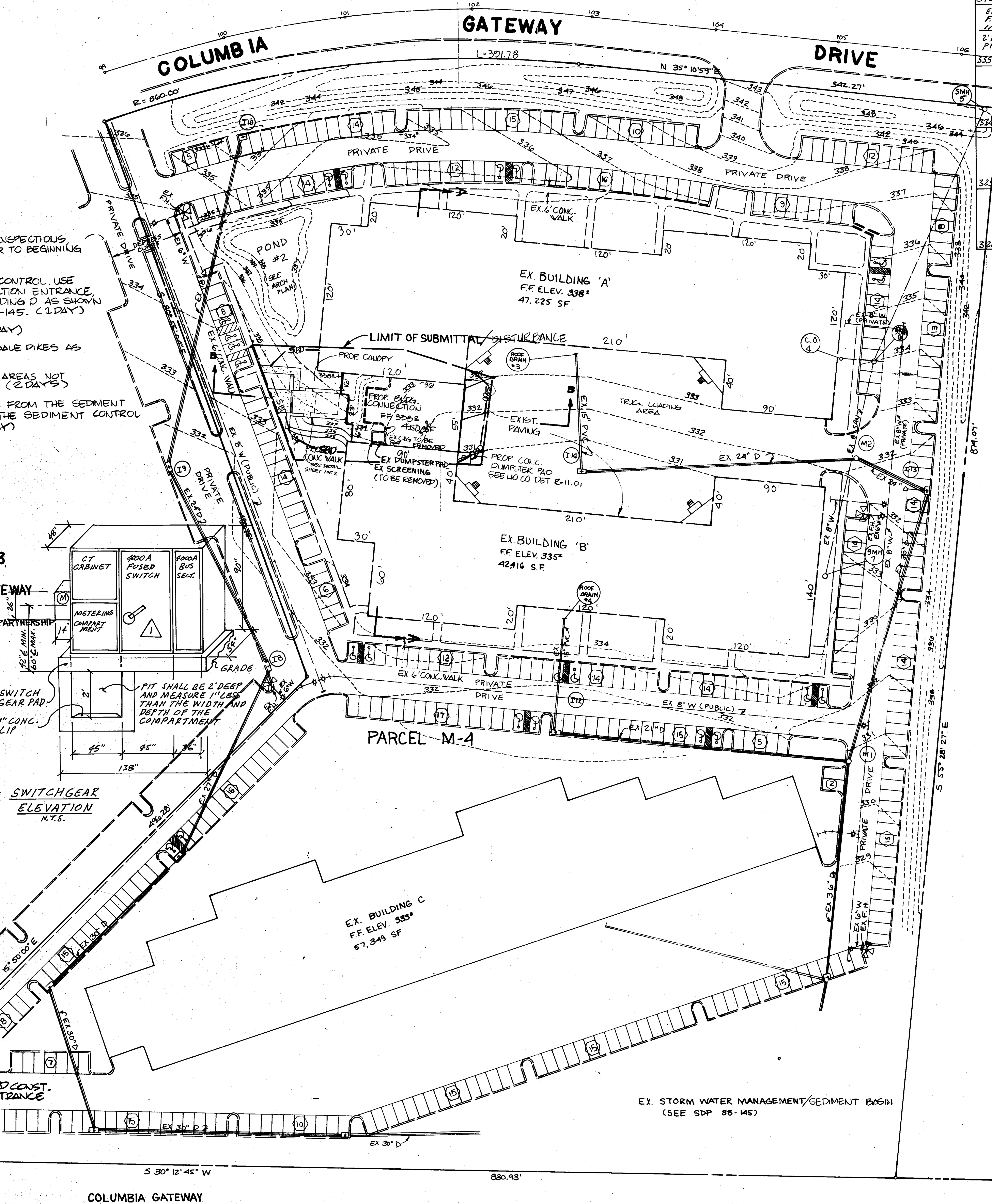
SITE PLAN
FOR
THREE PONDS BUSINESS PARK
COLUMBIA GATEWAY PARCEL M-3 & M-4

REFERENCE FILES: SDP 88-145, F 89-40

TAX MAP 43
HOWARD CO. MD
SCALE: AS SHOWN

PARCEL "M-3" ELECTION DIST. "6"
JULY 11, 1989
SHEET 1 OF 2

SDP 90-25



PLAN

SCALE: 1"=50'

SEQUENCE OF OPERATION

1. NOTIFY HOWARD COUNTY, DEPT. OF INSPECTIONS, PERMIT INSPECTOR 48 HOURS PRIOR TO BEGINNING WORK. (2 DAYS)
2. CLEAR AND GRUB FOR SEDIMENT CONTROL. USE EXISTING STABILIZED CONSTRUCTION ENTRANCE, LOCATED TO THE SOUTH OF BUILDING D AS SHOWN ON SHEET 7 OF 9 OF SDP 88-145. (1 DAY)
3. INSTALL STRAW BALE DIKES (1 DAY)
4. BEGIN GRADING, ADJUST STRAW BALE DIKES AS NECESSARY. (1 DAY)
5. FINE GRADE AND STABILIZE ANY AREAS NOT RECEIVING PAVING OR BUILDING (2 DAYS)
6. AFTER OBTAINING PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR, REMOVE THE SEDIMENT CONTROL DEVICES AND STABILIZE. (1 DAY)

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 urea form 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 (23lbs./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 1 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./acre 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 ga./1000 sq.ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal./1000 sq.ft.) for anchoring.

Maintenance - Inspect all seeded areas and make needed repairs, replacements and reseedings.

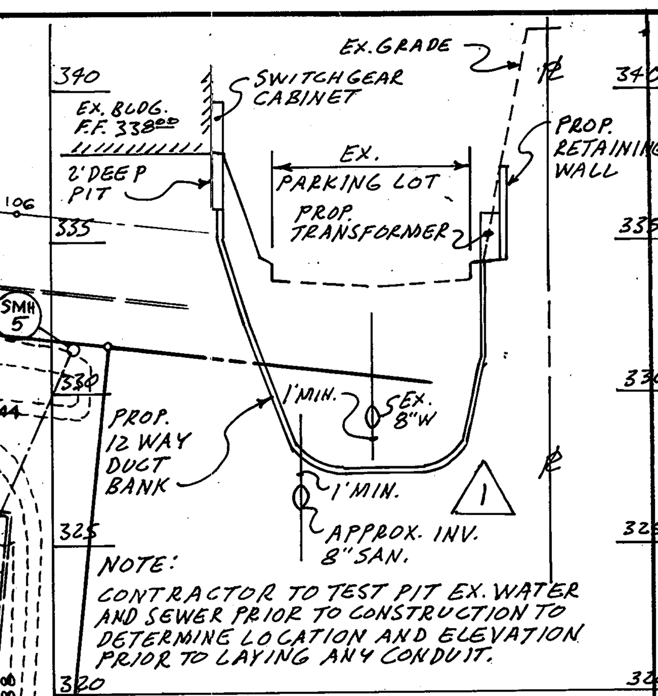
TEMPORARY SEEDING NOTES

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.

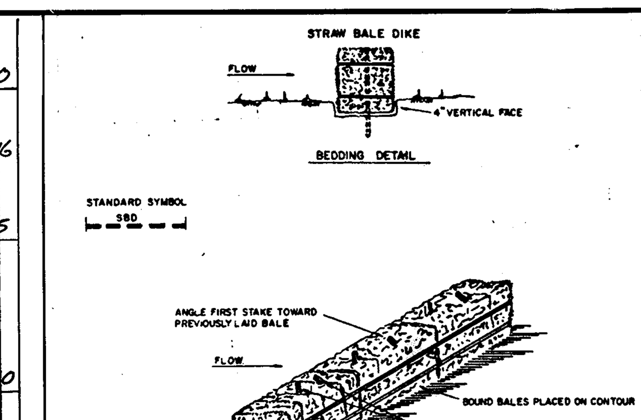
Mulching: Apply 1½ to 2 tons per acre (70-90 lbs./1000 sq.ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal. per acre (5gal./1000 sq.ft.) of emulsified asphalt on flat areas. On slopes, 8 ft. or higher, use 348 gal. per acre (8 gal./1000 sq.ft.) for anchoring.



NOTE:
CONTRACTOR TO TEST PIT EX. WATER AND SEWER PRIOR TO CONSTRUCTION TO DETERMINE LOCATION AND ELEVATION PRIOR TO LAYING ANY CONDUIT.

PROP. 12 WAY DUCT BANK PROFILE

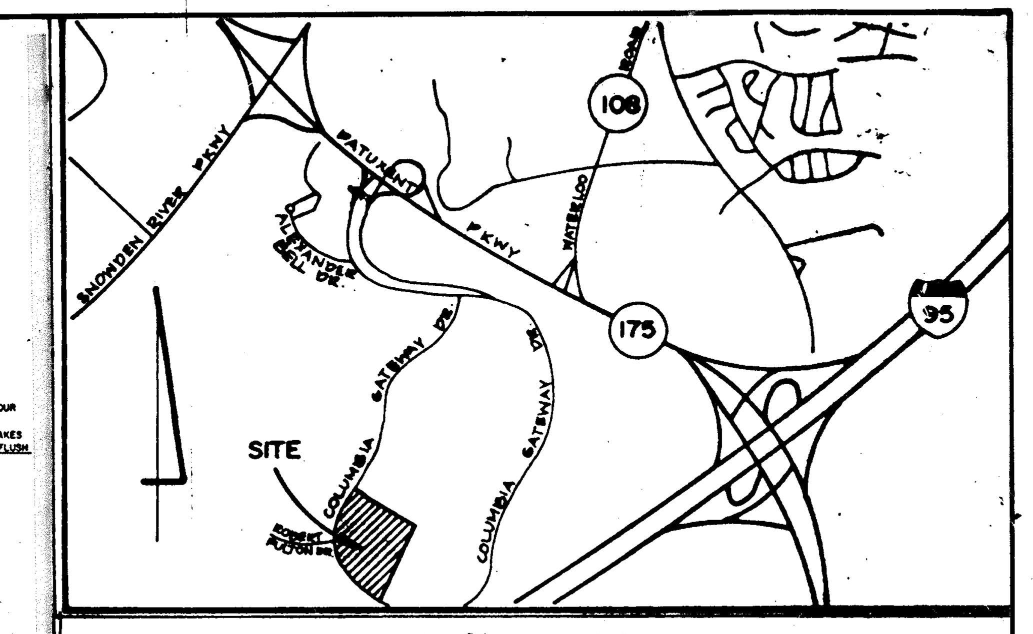
SCALE: HORZ. 1"=50'
VERT. 1"=5'



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 OR DRAINAGE.

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



VICINITY MAP

SCALE: 1"=2000'

BENCH MARKS:

W.R.&A. #9: ELEV. 338.05
R.R. SPIKE IN BASE OF 14" OAK, 45' LEFT OF ℄ COLUMBIA GATEWAY DRIVE. STA. 113+40

W.R.&A. #8: ELEV. 351.66
R.R. SPIKE IN BASE OF 10" TWIN POPLAR, 75' LEFT OF ℄ COLUMBIA GATEWAY DRIVE STA. 123+45.

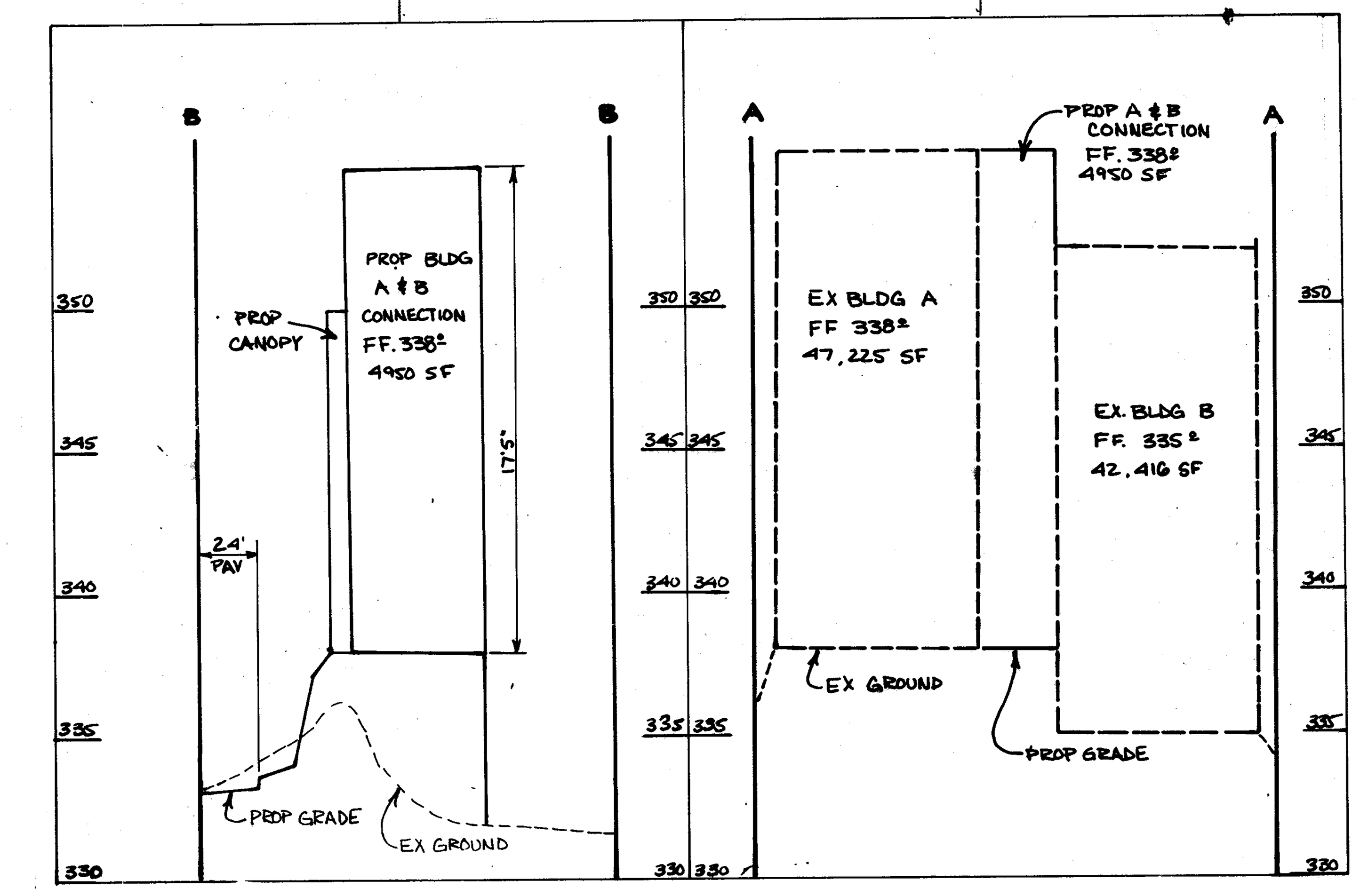
SEDIMENT CONTROL NOTES

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 13.39 Acres
   Area Disturbed 0.35 Acres
   Area to be roofed or paved 0.30 Acres
   Area to be vegetatively stabilized 0.05 Acres
   Total Cut — Cu. yds
   Total Fill 1300 Cu. yds
   Offsite waste/borrow area location
   Borrow to be obtained from a site with an approved sed. control plan.
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.

LEGEND

- PROPERTY LINE
- BLDG. RESTRICTION LINE
- EASEMENTS
- EX. GROUND (100)
- PROP. GRADE (100)
- EX. CURB AND GUTTER
- EX. WATER
- PROP. WATER
- EX. SANITARY SEWER
- PROP. SANITARY SEWER
- EX. STORM DRAINS
- PROP. STORM DRAINS
- PROP. HANDICAPPED PARKING
- HANDICAPPED DETAIL RAMP
- NUMBER OF PARKING SPACES
- PROP. SIDEWALKS
- PROP. LIGHTS
- PROP. DUMPSTER PADS
- PROP. CURB AND GUTTER
- BORING LOCATION
- STRAW BALE DIKE (—SBD— SBD)

APPROVED
DIVISION of
COMMUNITY PLANNING
& LAND DEVELOPMENT
HOWARD COUNTY, MARYLAND
DATE 8-17-89
CD



SECTION B-B
SCALE: HORZ. 1"=100' VERT. 1"=5'

SECTION A-A
SCALE: HORZ. 1"=100' VERT. 1"=5'

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT MEET THE TECHNICAL REQUIREMENTS FOR ~~SMALL POND CONSTRUCTION~~, SOIL EROSION AND SEDIMENT CONTROL.

James M. [signature] 9/19/89
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: Stephen L. [signature] 9-19-89
HOWARD SOIL CONSERVATION DISTRICT DATE

PLAN NUMBER

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

[signature] 9-27-89
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING.

[signature] 10.3.89
DIRECTOR DATE

[signature] 9/29/89
CHIEF DIVISION OF COMMUNITY PLANNING & LAND DEVELOPMENT CD

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

James [signature] 9/25/89
DIRECTOR

[signature] 9.25.89
CHIEF BUREAU OF ENGINEERING DATE

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

STATE OF MARYLAND
TAPOBRATA CHAKRABARTI
No. 8930
REGISTERED PROFESSIONAL ENGINEER

ENGINEER'S CERTIFICATE

I CERTIFY THAT THIS PLAN FOR CONSTRUCTION, EROSION AND SEDIMENT CONTROL REPRESENTS 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.

ENGINEER: Tapobrata Chakrabarti (TAPOBRATA CHAKRABARTI)
REG. NO. 8930 DATE 7/20/89

OWNER / DEVELOPER

COLUMBIA GATEWAY DRIVE LTD. PARTNERSHIP
C/O ROUSE & ASSOCIATES
5950 SYMPHONY WOODS RD.
COLUMBIA MD. 21044
(301) 740-0200

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 THIS CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPT. OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS AS ARE DEEMED NECESSARY. DEVIATION FROM THIS PLAN WILL NOT BE MADE UNLESS AUTHORIZED BY THE HOWARD SOIL CONSERVATION DISTRICT.

DEVELOPER: [signature] DATE: 9-15-89 ~~7-20-89~~

DESIGNED: K.B.
DRAWN: A.D.
CHECKED: N.B.

REVISIONS
ADDED 12 WAY DUCT BANK PROFILE AND SWITCHGEAR ELEVATION BY G.W.S. DATED 4/10/03

SEDIMENT CONTROL PLAN
FOR
THREE PONDS BUSINESS PARK
COLUMBIA GATEWAY PARCEL M-3 & M-4

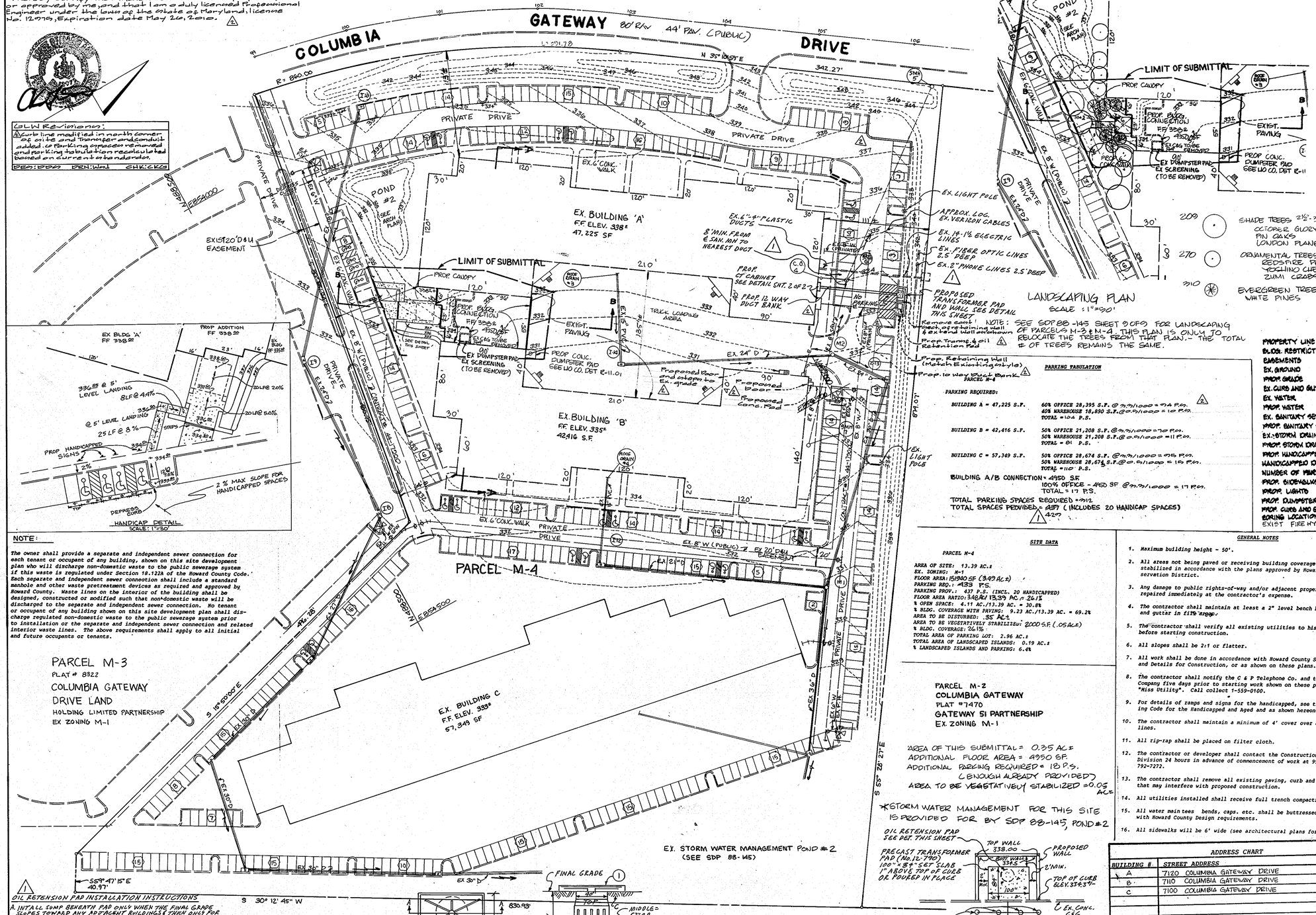
REFERENCE FILES: SDP 88-145, F89-49
TAX MAP 43
HOWARD CO. MD
SCALE: AS SHOWN

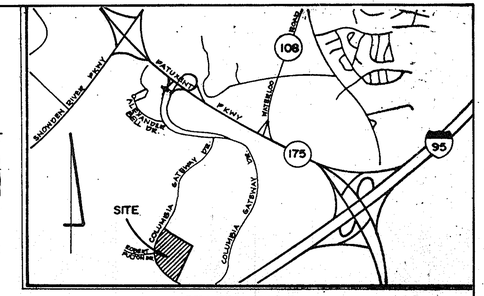
PARCEL [illegible]
ELECTION DIST. #6
JULY 11, 1989
SHEET 2 OF 2

SDP-90-25

Professional Certification
I hereby certify that these documents were prepared, or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No. 12079, Expiration date May 20, 2010.

GLW Revisions:
△1 Curb line modified in north corner of site and transformer and conduit added. 12 Parking space removed and parking tabulation recalculated based on current standards.
DES: DBB DRN: WJ CHK: KG





VICINITY MAP
SCALE: 1" = 2000'

BENCH MARKS:
WR. & A. #9: ELEV. 338.03
R.R. SPIKE IN BASE OF 14" OAK, 45 LEFT OF & COLUMBIA GATEWAY DRIVE, STA. 119+45

WR. & A. #8: ELEV. 351.66
R.R. SPIKE IN BASE OF 10" TWIN POPLAR, 75' LEFT OF & COLUMBIA GATEWAY DRIVE STA. 123+45.

LANDSCAPING PLAN
SCALE: 1" = 50'

NOTE: SEE SDP 88-145 SHEET 2 OF 3 FOR LANDSCAPING OF PARCELS M-3 & M-4. THIS PLAN IS ONLY TO RELOCATE THE TREES FROM THAT PLAN. - THE TOTAL # OF TREES REMAINS THE SAME.

209	SHADE TREES 2½"-3" CAL. OCTOBER GLORY MAPLES, PIN OAKS, LONDON PLANE
270	ORNAMENTAL TREES 8'-10' HEIGHT REDSPIRE PEARS, YOSHINO CHERRIES, ZUMI CRABS
210	EVERGREEN TREES 6'-8' HEIGHT WHITE PINES

LEGEND
PROPERTY LINE
BLDG. RESTRICTION LINE
EASEMENTS
EX. GROUND 100
PROP. GRADE 100
EX. CURB AND GUTTER
EX. WATER
PROP. WATER
EX. SANITARY SEWER
PROP. SANITARY SEWER
EX. STORM DRAINS
PROP. STORM DRAINS
PROP. HANDICAPPED PARKING
HANDICAPPED DETAIL RAMP
NUMBER OF PARKING SPACES
PROP. SIDEWALKS
PROP. LIGHTS
PROP. DUMPSTER PADS
PROP. CURB AND GUTTER
BORING LOCATION
EXIST. FIRE HYDRANT

APPROVED
DIVISION OF COMMUNITY PLANNING & LAND DEVELOPMENT
HOWARD COUNTY, MARYLAND
DATE 8-17-89

HANDICAP DETAIL
SCALE: 1" = 50'

NOTE:

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 or the separate and independent sewer connection and related interior waste lines. The above requirements shall apply to all initial and future occupants or tenants.

PARKING TABULATION
PARCEL M-4

PARKING REQUIRED:

BUILDING A = 47,225 S.F. — 60% OFFICE 28,395 S.F. @ 3.3/1000 = 94 P.S.; 40% WAREHOUSE 18,830 S.F. @ 0.5/1000 = 10 P.S.; TOTAL = 104 P.S.

BUILDING B = 42,416 S.F. — 50% OFFICE 21,208 S.F. @ 3.3/1000 = 70 P.S.; 50% WAREHOUSE 21,208 S.F. @ 0.5/1000 = 11 P.S.; TOTAL = 81 P.S.

BUILDING C = 57,349 S.F. — 50% OFFICE 28,674 S.F. @ 3.3/1000 = 95 P.S.; 50% WAREHOUSE 28,674 S.F. @ 0.5/1000 = 15 P.S.; TOTAL = 110 P.S.

BUILDING A/B CONNECTION = 4950 S.F. — 100% OFFICE - 4950 SF @ 3.3/1000 = 17 P.S.; TOTAL = 17 P.S.

TOTAL PARKING SPACES REQUIRED = 312
TOTAL SPACES PROVIDED = 437 (INCLUDES 20 HANDICAP SPACES)

SITE DATA
PARCEL M-4

AREA OF SITE: 13.39 AC.±
EX. ZONING: M-1
FLOOR AREA: 151,980 SF (3.49 AC.±)
PARKING REQ.: 493 P.S.
PARKING PROV.: 437 P.S. (INCL. 20 HANDICAPPED)
FLOOR AREA RATIO: 3.48/13.39 AC. = 26.1%
% OPEN SPACE: 4.11 AC./13.39 AC. = 30.8%
% BLDG. COVERAGE WITH PAVING: 9.23 AC./13.39 AC. = 69.2%
AREA TO BE DISTURBED: .55 AC.±
AREA TO BE VEGETATIVELY STABILIZED: 2000 S.F. (.05 AC.±)
% BLDG. COVERAGE: 26.1%
TOTAL AREA OF PARKING LOT: 2.96 AC.±
TOTAL AREA OF LANDSCAPED ISLANDS: 0.19 AC.±
% LANDSCAPED ISLANDS AND PARKING: 6.4%

PARCEL M-2
COLUMBIA GATEWAY
PLAT #7470
GATEWAY 51 PARTNERSHIP
EX. ZONING M-1

AREA OF THIS SUBMITTAL = 0.35 AC.±
ADDITIONAL FLOOR AREA = 4950 SF.
ADDITIONAL PARKING REQUIRED = 18 P.S. (ENOUGH ALREADY PROVIDED)
AREA TO BE VEGETATIVELY STABILIZED = 0.05 AC.±

*STORM WATER MANAGEMENT FOR THIS SITE IS PROVIDED FOR BY SDP 88-145, POND #2

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 2:1 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 792-7272.
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 mainlines 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).

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT MEET THE TECHNICAL REQUIREMENTS FOR [redacted], SOIL EROSION AND SEDIMENT CONTROL.
U.S. SOIL CONSERVATION SERVICE — DATE 9/19/89

THESE PLANS FOR [redacted], SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF HOWARD SOIL CONSERVATION DISTRICT.
APPROVED: HOWARD SOIL CONSERVATION DISTRICT — DATE 9-12-89
PLAN NUMBER

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT.
COUNTY HEALTH OFFICER — DATE 9-27-89

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING.
DIRECTOR — DATE 10.2.89

CHIEF DIVISION OF COMMUNITY PLANNING & LAND DEVELOPMENT — DATE 9/25/89

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
DIRECTOR — DATE 9/25/89
CHIEF BUREAU OF ENGINEERING — DATE 9.25.89

ADDRESS CHART

BUILDING #	STREET ADDRESS
A	7120 COLUMBIA GATEWAY DRIVE
B	7110 COLUMBIA GATEWAY DRIVE
C	7100 COLUMBIA GATEWAY DRIVE

SUBDIVISION NAME	SECT./AREA	LOT/PARCEL #
COLUMBIA GATEWAY		M-3/M-4

PLAT # OR L/F	BLOCK #	ZONE	TAX/ZONE MAP	ELECT. DIST.	CENSUS TRACT
8322	7	M-1	43	6	6065.02

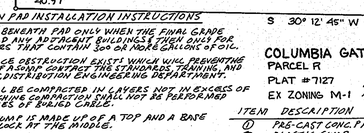
WATER CODE E-06 — SEWER CODE 490 0000

OIL RETENSION PAD INSTALLATION INSTRUCTIONS

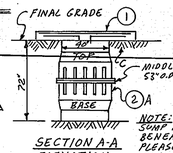
A. INTALL SUMP BENEATH PAD ONLY WHEN THE FINAL GRADE SLOPES TOWARD ANY ADJACENT BUILDINGS, EXCEPT ONLY FOR TRANSFORMERS THAT CONTAIN 500 OR MORE GALLONS OF OIL.
B. IF A SUBSURFACE OBSTRUCTION EXISTS WHICH WILL PREVENT THE INSTALLATION OF A SUMP CONTRARY TO THE STANDARDS, TRAINING, AND PRACTICE UNIT, DISTRIBUTION ENGINEERING DEPARTMENT.
C. BACKFILL SHALL BE COMPACTED IN LAYERS NOT IN EXCESS OF 8 INCHES. MACHINE COMPACTION SHALL NOT BE PERFORMED WITHIN 6 INCHES OF BURIED CABLES.
D. THE PLASTIC SUMP IS MADE UP OF A TOP AND A BASE WHICH INTERLOCK AT THE MIDDLE.

COLUMBIA GATEWAY
PARCEL R
PLAT # 7127
EX. ZONING M-1

ITEM	DESCRIPTION	PARTS AND ACCESSORIES MAT'L No.
1	PRE-CAST CONC. PAD	12-790
2	PLASTIC SUMP	12-789



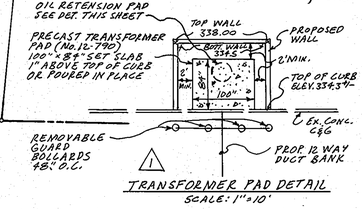
OIL RETENTION PAD PLAN VIEW
NTS



SECTION A-A
ELEVATION
NTS

NOTE: DO NOT INSTALL SUMP AUTOMATICALLY BENEATH PAD No. 12-790. PLEASE REFER TO INSTALLATION INSTRUCTIONS.

PLAN
SCALE: 1" = 50'



TRANSFORMER PAD DETAIL
SCALE: 1" = 10'

ENGINEER'S CERTIFICATE
I CERTIFY THAT THIS PLAN FOR CONSTRUCTION, EROSION AND SEDIMENT CONTROL REPRESENTS 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.
ENGINEER Taparata Chakraborty — REG. NO. 18930 — DATE 7/20/89

OWNER / DEVELOPER
COLUMBIA GATEWAY DRIVE LTD. PARTNERSHIP
C/O ROUSE & ASSOCIATES
8950 SYMPHONY WOODS RD.
COLUMBIA MD. 21044
(301) 740-0200

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 THIS CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPT. OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS AS ARE DEEMED NECESSARY. DEVIATION FROM THIS PLAN WILL NOT BE MADE UNLESS AUTHORIZED BY THE HOWARD SOIL CONSERVATION DISTRICT.
DEVELOPER: Allen V. Lynn — DATE: 9-15-89

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

DESIGNED: K.B.
DRAWN: A.D.
CHECKED: N.B.

REVISIONS
1 ADDED PROP. TRANSFORMER, CT CABINET AND 12 WAY DUCT BANK AT EXIST. BLDG. "A". ALSO PROVIDED TRANSFORMER PAD DETAIL, OIL RETENSION PAD DETAIL, ELEVATION AND NOTES. ALSO DELETED TWO PARKING SPACES FOR PROP. TRANSFORMER BOX AND REVISED PARKING TABULATION. GLW. DATED 8/14/03

SITE PLAN
FOR
THREE PONDS BUSINESS PARK
COLUMBIA GATEWAY PARCEL M-3 & M-4
REFERENCE FILES: SDP 88-145, F 89-40
TAX MAP 43
HOWARD CO. MD
SCALE: AS SHOWN
PARCEL 307
ELECTION DIST. 6
JULY 11, 1989
SHEET 1 OF 2

SDP-90-25