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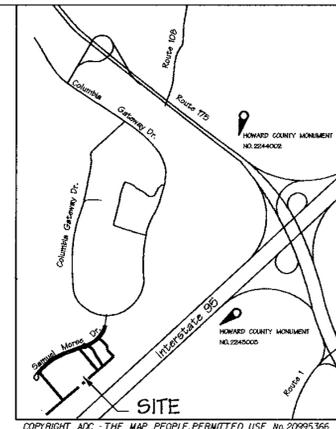
# SITE DEVELOPMENT PLAN

for

## Gateway Commerce Center

### Columbia Gateway, Parcel Q2

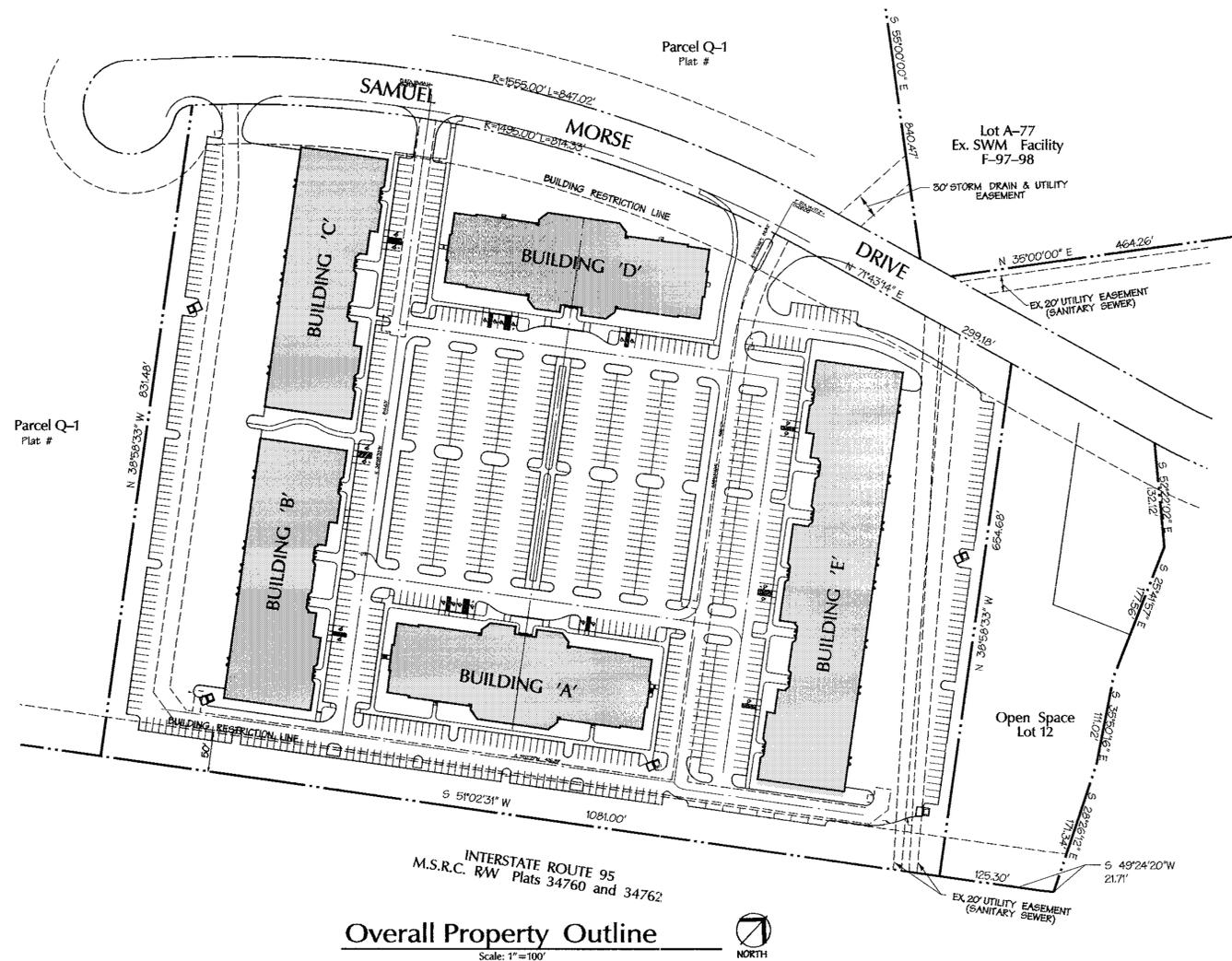
Howard County, Maryland



LOCATION MAP  
SCALE: 1" = 2000'

General Notes

- All construction shall be performed in accordance with the latest standards and specifications of Howard County, plus MSHA standards and specifications if applicable or as specified.
- Approximate location of existing utilities are based solely on available records. Contractor shall verify the location of any utilities which may be impacted by the work. Contractor shall take all necessary precautions to protect the existing utilities and maintain uninterrupted service. Any damage incurred due to contractor's operation shall be repaired immediately at the contractor's expense.
- The contractor shall test pits existing utilities at least five (5) days before starting work shown on these drawings to verify their location and elevation. The contractor shall notify the engineer immediately if location of utilities is other than shown.
- The contractor shall notify 'Miss Utility' at 1-800-257-7777 at least 48 hours prior to any excavation work being done, and shall notify the Department of Public Works/Bureau of Engineering/Construction Inspection Division at (410) 313-1880 at least five (5) working days prior to the start of work.
- 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.
- Any damage caused by the Contractor to existing public right-of-way, existing paving, existing curb and gutter, existing utilities, etc. shall be repaired at the Contractor's expense.
- The existing topography inside property line per mass grading as shown on GP-99-15
- All hydraulic data is for the 10-year storm unless otherwise noted.
- The subsurface exploration and geotechnical engineering analysis for this project was completed by Hillis Carnes dated February 1999.
- All fill areas shall be compacted to a minimum of 95% of the maximum dry density as determined and verified in accordance with ASTM T-180.
- All plan dimensions are to face of curb unless otherwise noted. Numerically written dimensions take precedence over scaled dimensions.
- The coordinates shown herein are based upon the Howard County geodetic control which is based upon the Maryland State plane coordinate system. Howard County monument nos 2243003 and 2244002 were used for this project.
- Stormwater management quantity and quality control in a regional facility on Parcel A-77 under contract F-97-98
- Public water and Public sewer to be utilized. (Contract 44-3764D)
- There are no 100 year floodplain or wetlands on this site.
- There are no known cemeteries or burial grounds on this site.
- A traffic report update has been prepared by Wells & Associates, dated February 1999.
- Exterior Lighting will be in conformance with Section 124, Zoning Regulations
- Electric, gas, cable and telephone lines designed by others.



Address Chart

Bldg.	Street Address
A	7075 SAMUEL MORSE DRIVE
B	7085 SAMUEL MORSE DRIVE
C	7095 SAMUEL MORSE DRIVE
D	7055 SAMUEL MORSE DRIVE
E	7065 SAMUEL MORSE DRIVE

**APPROVED**  
PLANNING BOARD  
of HOWARD COUNTY  
DATE MARCH 24, 1999

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

*Chris Cummings* 8/16/99  
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE

*Linda Hamilton* 8/31/99  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

*John Walker* 9/1/99  
DIRECTOR DATE

Date	No.	Revision Description

### Columbia Gateway Parcel Q-2

OWNER: The Howard Research and Development Corporation  
10275 Little Patuxent Parkway  
Columbia, Maryland 21044

DEVELOPER: AAK II, INC.  
8805 COLUMBIA 100 PKWY  
SUITE 101  
COLUMBIA, MD 21045

**DMW**  
Date: 8-17-99  
Date

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

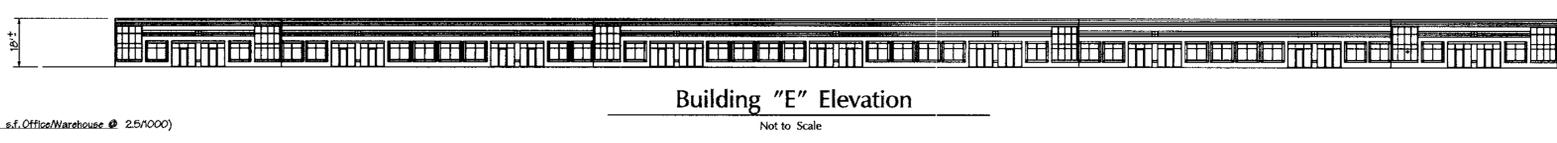
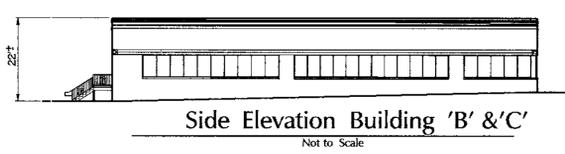
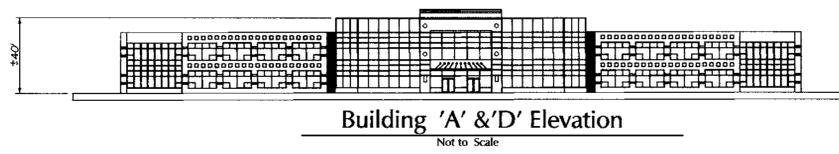
SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL #
COLUMBIA GATEWAY		Q-2
PLAT/ OR L/P BLOCK # ZONE	TAX ZONE MAP	ELECT. DISTRICT
13667 [2 & 7] M-1	42-43	6
WATER CODE	SEWER CODE	CENSUS TRACT
E06	4900000	6067.03

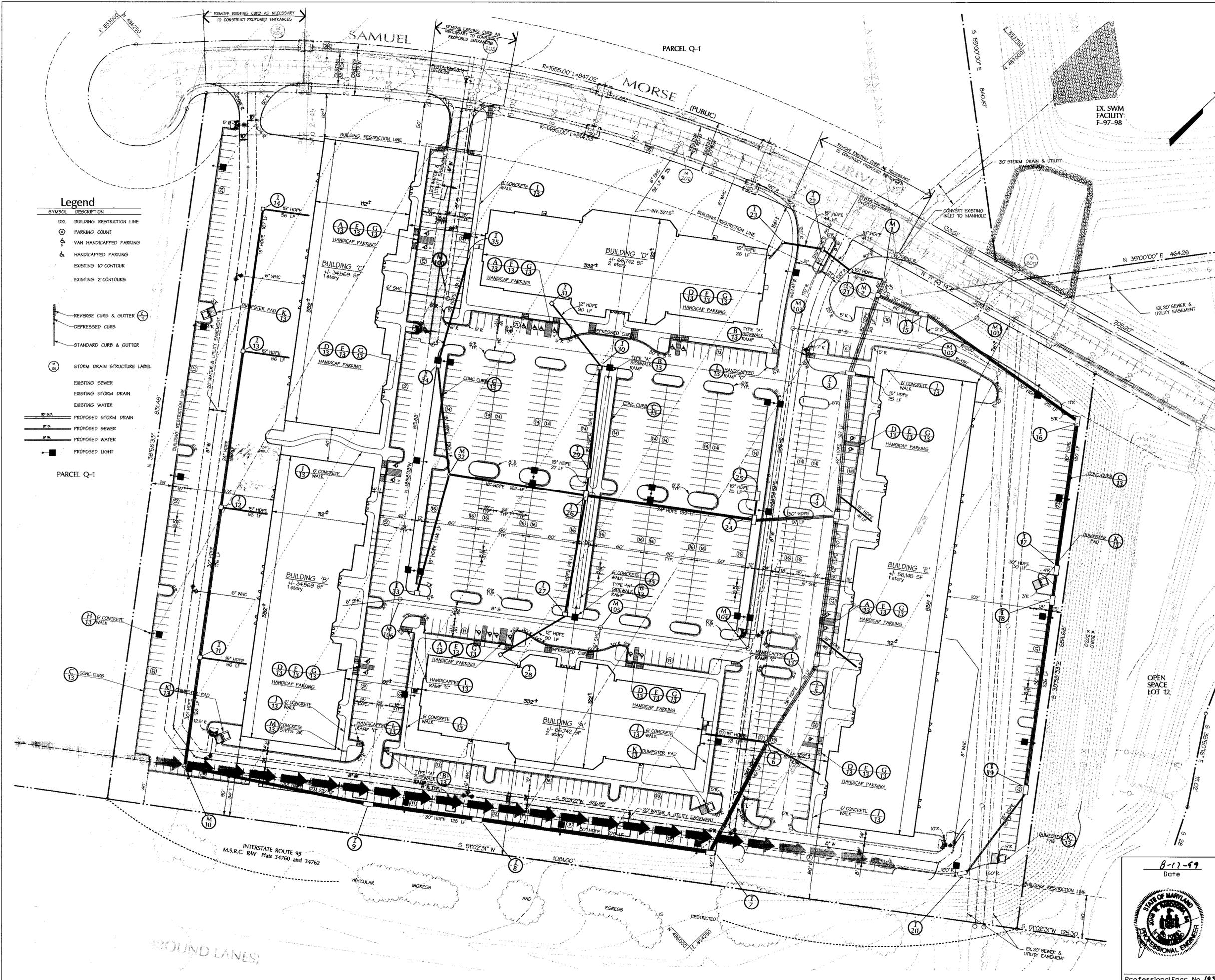
TITLE: **Cover Sheet**

Des By	Scale 1" = 50'	Proj. No. 98105.A
Dwn By	Date 9-16-99	1 OF 15
Chk By	Approved	

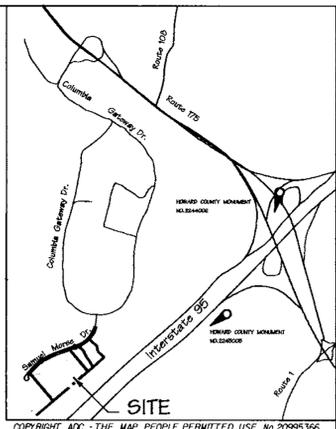
Site Analysis Data Chart

- General Site Data
  - Present Zoning: M-1 & NT-EMPLOYMENT
  - Applicable DPZ File References: GP-99-15, F-99-34, F-96-22, S-84-44, S-85-29, F-96-127, F-96-182, WP-98-190
  - Proposed Use of Site or Structure(s): Office and Office Warehouse
  - Proposed Water: Public -  Proposed Sewer: Public -
  - Water and Sewer contract number (44-3764D)
- Area Tabulation
  - Total Project Area: +/- 20 Acres (Indicate by Section and Area As Shown on Final Plat or As Shown on Deed)
  - Net Area of Site: +/- 20 Acres (Indicate by Section and Area As Shown on Final Plat)
  - Area of This Plan Submission: +/- 20 Acres
  - Limits of Disturbed Area: +/- 20 Acres
  - Building Coverage of Site: 4.4 Acres and 22 % of Gross Area (Proposed)
- Open Space Data: N/A
- Parking Space Data
  - Floor Space per floor of proposed use on site: 133,484 s.f. Office (Bldgs. A & D), 125,283 s.f. Off./Warehouses (Bldgs. B, C & E)
  - Building 'A' floor 1: 33,371 s.f. Office, Building 'A' floor 2: 33,371 s.f. Office/Warehouse
  - Building 'B' floor 1: 34,569 s.f. Office/Warehouse
  - Building 'C' floor 1: 34,569 s.f. Office/Warehouse
  - Building 'D' floor 1: 33,371 s.f. Office, floor 2: 33,371 s.f. Office/Warehouse
  - Building 'E' floor 1: 34,569 s.f. Office/Warehouse
  - Number of Parking Spaces Required by Zoning Regulations: 754 (133,484 s.f. Office @ 3.3/1000, 125,283 s.f. Office/Warehouse @ 2.5/1000)
  - Total Number of Parking Spaces Provided On-Site: 856
  - Number of Handicapped Parking Spaces Provided: 22 (2 % of Total)





- Legend**
- SYMBOL DESCRIPTION
  - BRL BUILDING RESTRICTION LINE
  - ⊙ PARKING COUNT
  - ⊙ VAN HANDICAPPED PARKING
  - ⊙ HANDICAPPED PARKING
  - ⊙ EXISTING 10' CONTOUR
  - ⊙ EXISTING 2' CONTOURS
  - ⊙ REVERSE CURB & GUTTER
  - ⊙ DEPRESSED CURB
  - ⊙ STANDARD CURB & GUTTER
  - ⊙ STORM DRAIN STRUCTURE LABEL
  - ⊙ EXISTING SEWER
  - ⊙ EXISTING STORM DRAIN
  - ⊙ EXISTING WATER
  - ⊙ PROPOSED STORM DRAIN
  - ⊙ PROPOSED SEWER
  - ⊙ PROPOSED WATER
  - ⊙ PROPOSED LIGHT



LOCATION MAP  
SCALE: 1" = 2000'

**APPROVED**  
PLANNING BOARD  
of HOWARD COUNTY  
DATE: March 24, 1999

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

*Chad Pennington* 8/20/99  
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE

*Candy Hamilton* 8/21/99  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

*David J. Sullivan* 9/1/99  
DIRECTOR DATE

Date	No.	Revision Description

**Columbia Gateway  
Parcel Q-2**

OWNER: The Howard Research and Development Corporation  
10275 Little Patuxent Parkway  
Columbia, Maryland 21044

DEVELOPER: AAK II, INC.  
8805 COLUMBIA 100 PKWY  
SUITE 101  
COLUMBIA, MD 21045

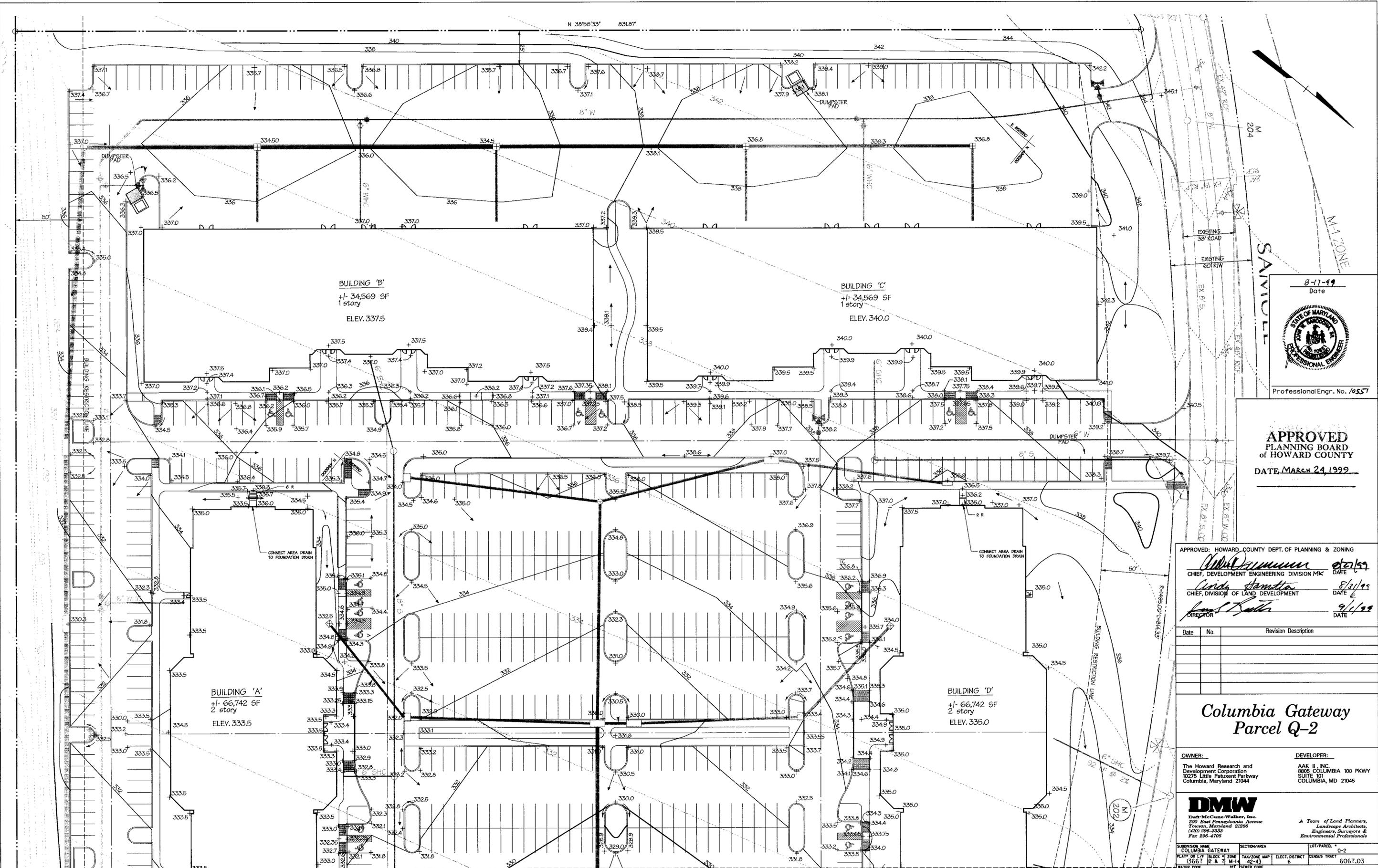
**DMW**  
Duff-McCune-Walker, Inc.  
200 East Pennsylvania Avenue  
Towson, Maryland 21286  
(410) 296-3333  
Fax 296-4706

A Team of Land Planners,  
Landscape Architects,  
Engineers, Surveyors &  
Environmental Professionals

SUBDIVISION NAME	COLUMBIA GATEWAY	SECTION/AREA	LOT/PARCEL	Q-2
PLAT OR L.P.	15667	BLOCK # ZONE	2 & 71	M-1
TAX MAP	42-43	ELECT. DISTRICT	6	6067.03
WATER CODE	E06	SEWER CODE	4900000	

<b>Site Plan</b>			
Des By	TPC	Scale	1" = 50'
Dm By		Date	9-16-99
Chk By		Approved	
Professional Engr. No. 10537			2 OF 15

8-17-99  
Date



N 38°58'33" 831.87'

8-17-99  
Date

Professional Engr. No. /0557

**APPROVED**  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE MARCH 24, 1999

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

*John D. ...* 8/27/99  
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE

*Andy Hamilton* 8/27/99  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

*...* 9/1/99  
DIRECTOR DATE

Date	No.	Revision Description

**Columbia Gateway Parcel Q-2**

OWNER: The Howard Research and Development Corporation  
10275 Little Patuxent Parkway  
Columbia, Maryland 21044

DEVELOPER: AAK II, INC.  
8805 COLUMBIA 100 PKWY  
COLUMBIA, MD 21045

**DMW**  
Darr McCaskey Walker, Inc.  
200 East Pennsylvania Avenue  
Towson, Maryland 21286  
(410) 296-5833  
Fax 296-4705

A Team of Land Planners,  
Landscape Architects,  
Engineers, Surveyors &  
Environmental Professionals

SUBDIVISION NAME COLUMBIA GATEWAY	SECTION/AREA 1565.7	LOT/PARCEL 0-2
PLAT OF 1/7 1565.7	BLOCK # ZONE 42-43	ELECT. DISTRICT 6
WATER CODE E06	SEWER CODE 4900000	CENSUS TRACT 6067.03

TITLE  
**GRADING PLAN**

Des By \_\_\_\_\_ Scale 1" = 30'  
Dm By \_\_\_\_\_ Date 9-16-99  
Chk By \_\_\_\_\_ Approved

Proj. No. 98105.A  
**3 OF 15**

NOTE: A FIVE FOOT LEVEL LANDING SHALL BE PROVIDED AT ALL ENTRANCES (2% MAXIMUM SLOPE) SPOT ELEVATION SHOWN.

MATCH LINE SEE SHEET 4 OF 15

MATCH LINE SEE SHEET 3 OF 15

BUILDING 'A'  
± 66,742 SF  
2 story  
ELEV. 333.5

BUILDING 'D'  
± 66,742 SF  
2 story  
ELEV. 335.0

BUILDING 'E'  
± 56,145 SF  
1 story  
ELEV. 328.0

NOTE: A FIVE FOOT LEVEL LANDING SHALL BE PROVIDED AT ALL ENTRANCES (2% MAXIMUM SLOPE) SPOT ELEVATION SHOWN.

8-17-99  
Date



Professional Engr. No. 10537

APPROVED  
PLANNING BOARD  
of HOWARD COUNTY  
DATE: MARCH 24, 1999

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION MKC DATE 8/27/99  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE 8/21/99  
DIRECTOR DATE 9/1/99

Date	No.	Revision Description

### Columbia Gateway Parcel Q-2

OWNER: The Howard Research and Development Corporation  
10275 Little Patuxent Parkway  
Columbia, Maryland 21044

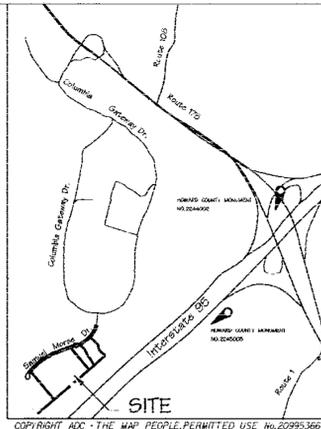
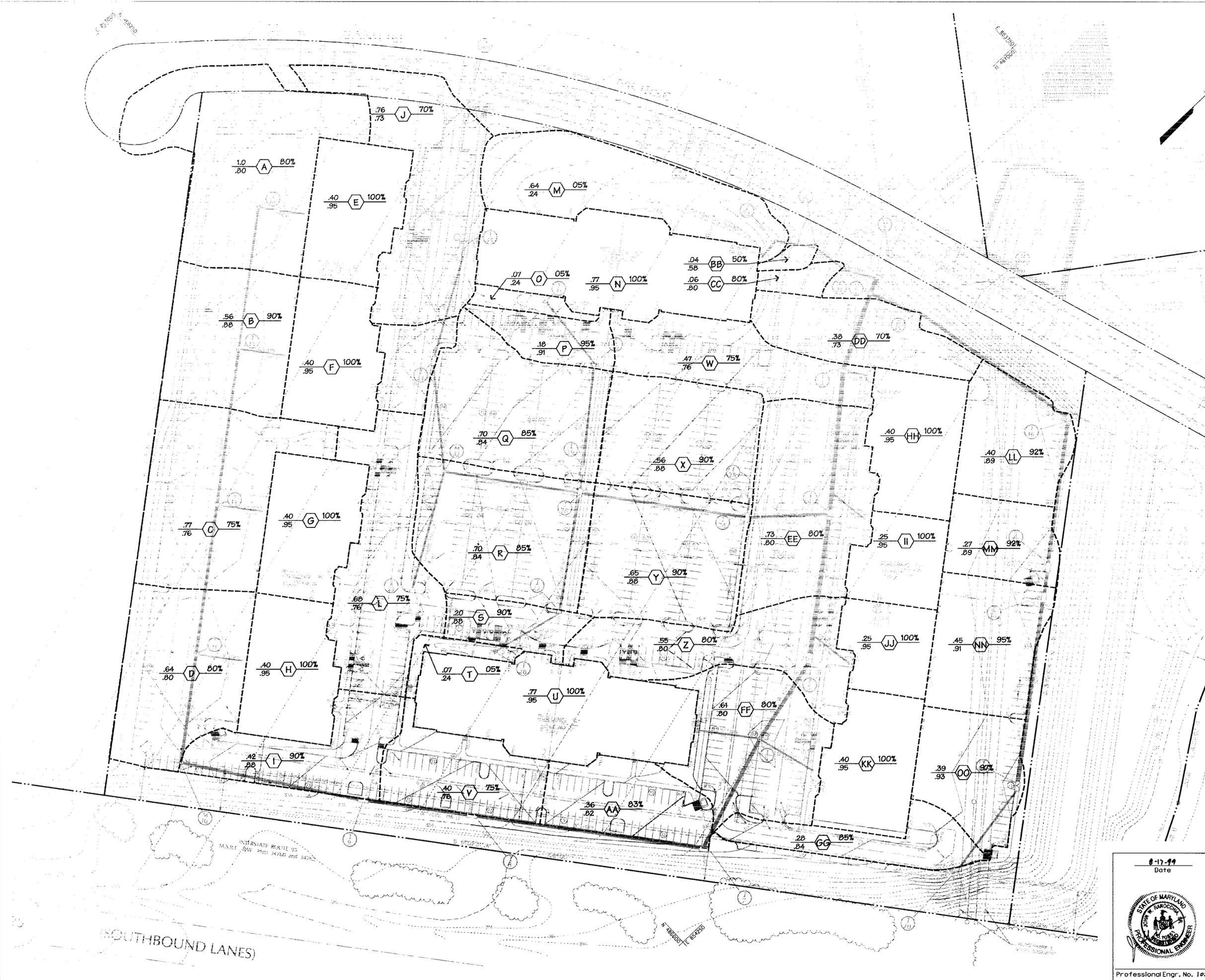
DEVELOPER: AAK II, INC.  
8805 COLUMBIA 100 PKWY  
SUITE 101  
COLUMBIA, MD 21045

**DMW**  
Duff MacCune-Walkers, Inc.  
200 East Pennsylvania Avenue  
Towson, Maryland 21286  
(410) 296-3583  
Fax 296-4705

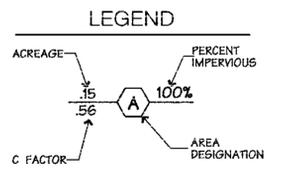
A Team of Land Planners,  
Landscape Architects,  
Engineers, Surveyors &  
Environmental Professionals

SUBDIVISION NAME COLUMBIA GATEWAY	SECTION/AREA BLOCK 17	LOT/PARCEL # Q-2
PLAT OR 1/2 BLOC # 13567 12 & 11	TAX/ZONE MAP 42-43	ELECT. DISTRICT 6
WATER CODE ED6	SEWER CODE 4900000	CENSUS TRACT 6067.03

TITLE <b>GRADING PLAN</b>		
Des By ADL	Scale 1" = 30'	Proj. No. 98105.A
Dm By	Date 9-16-99	4 OF 15
Chk By	Approved	



LOCATION MAP  
SCALE: 1" = 2000'



**APPROVED**  
PLANNING BOARD  
of HOWARD COUNTY  
DATE: MARCH 24, 1999

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING  
 Chief, Development Engineering Division MKC DATE: 8/27/99  
 Chief, Division of Land Development DATE: 8/27/99  
 Director DATE: 9/1/99

Date	No.	Revision Description

**Columbia Gateway Parcel Q-2**

OWNER: The Howard Research and Development Corporation  
 10275 Little Patuxent Parkway  
 Columbia, Maryland 21044

DEVELOPER: AAK II, INC.  
 8805 COLUMBIA 100 PKWY  
 SUITE 101  
 COLUMBIA, MD 21045



A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

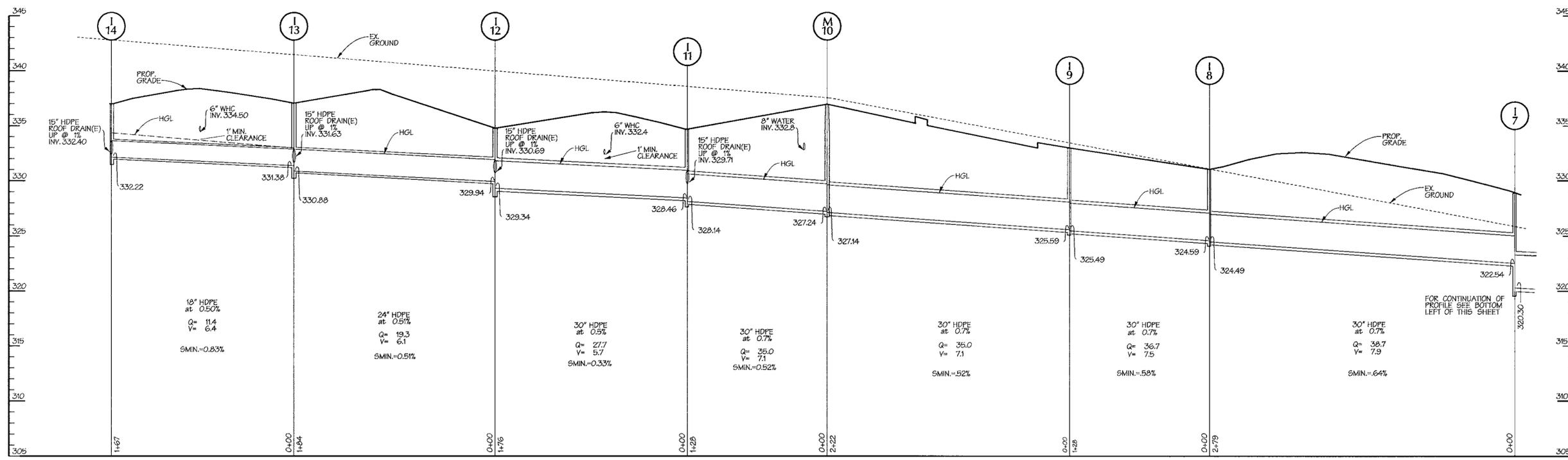
SUBDIVISION NAME: COLUMBIA GATEWAY	SECTION/AREA:	LOT/PARCEL: Q-2
PLAT OR LOT: 13667	BLOCK: 12 & 7	ZONE: M-14
TAX/ZONE MAP: 42-43	ELECT. DISTRICT: 6	DEMOS TRACT: 6067.03
WATER CODE: E06	SEWER CODE: 4900000	

**DRAINAGE AREA MAP**

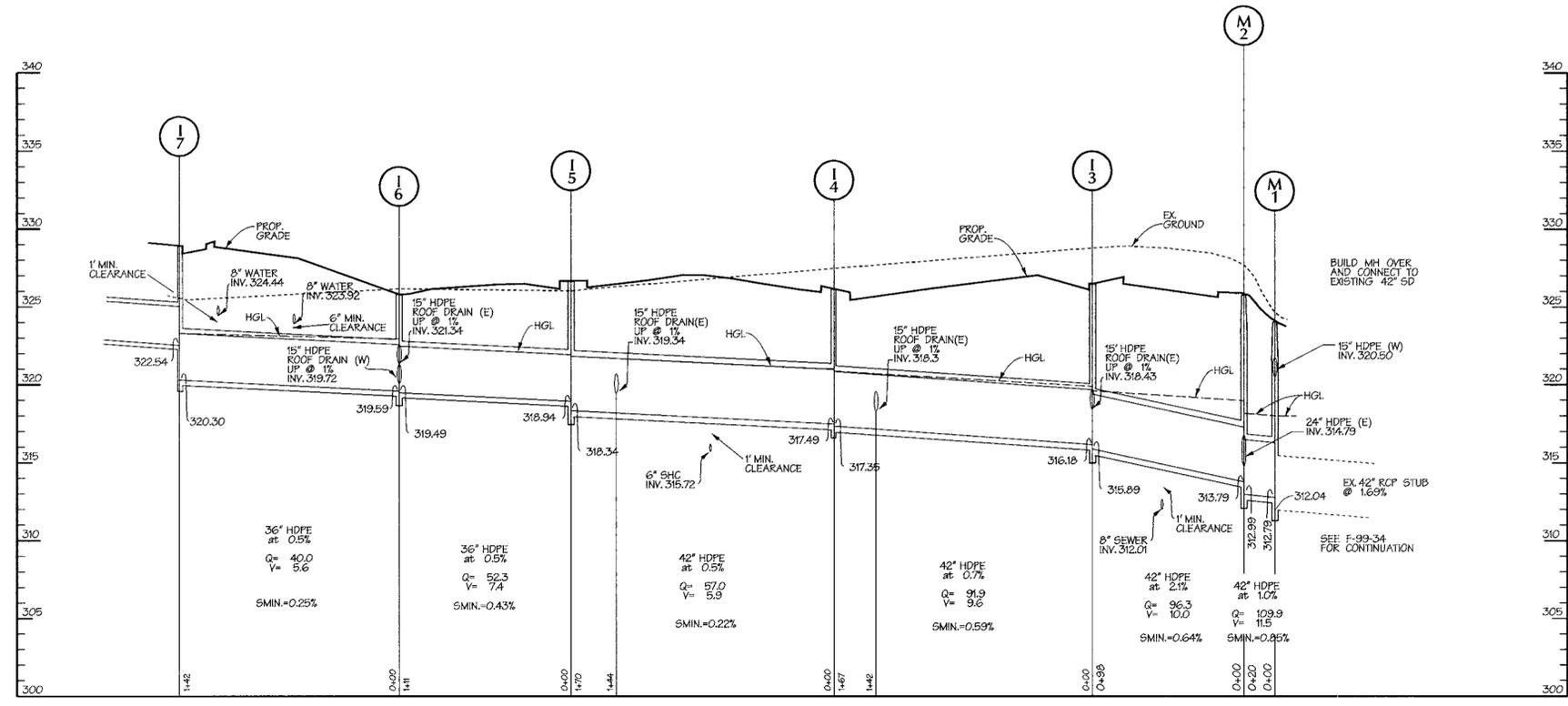
Des By: ZAL	Scale: 1"=50'	Proj. No.: 98105.A
Dm By: ADL	Date: 9-16-99	5 OF 15
Chk By: Approved		

8-17-99  
Date

Professional Engr. No. 10551



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



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

**APPROVED**  
PLANNING BOARD  
of HOWARD COUNTY  
DATE March 21, 1999

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING  
*[Signature]* 8/27/99  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MK- DATE  
*[Signature]* 8/21/99  
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE  
*[Signature]* 9/1/99  
 DIRECTOR DATE

Date	No.	Revision Description

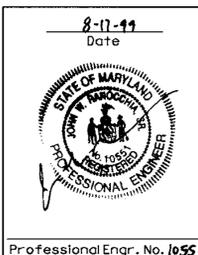
**Columbia Gateway  
Parcel Q-2**

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 10275 Little Patuxent Parkway  
 Columbia, Maryland 21044

DEVELOPER: AAK II, INC.  
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 SUITE 101  
 COLUMBIA, MD 21045

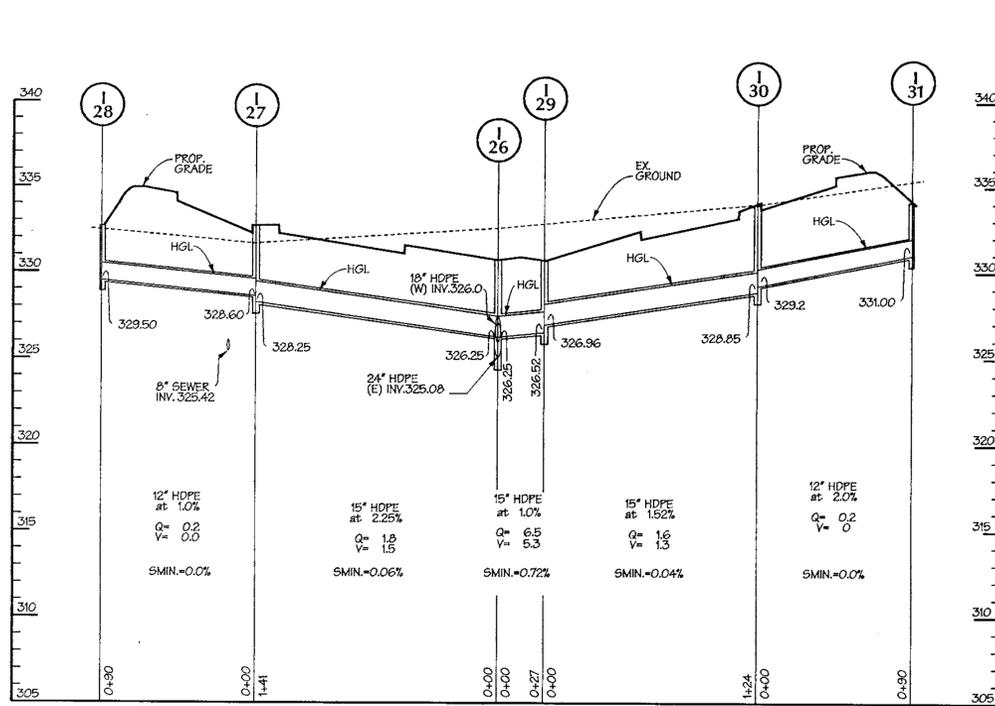
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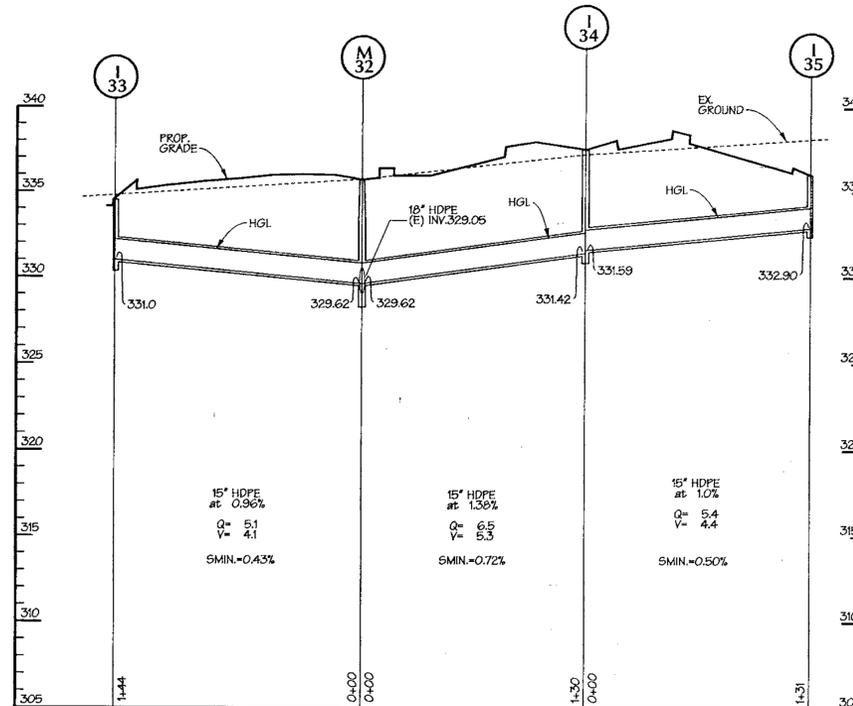


SUBDIVISION NAME COLUMBIA GATEWAY	SECTION AREA	LOT/PARCEL
PLAT/BLK/LF/BLOCK/ZONE 13567 12 & 11 42-43	TAX/ZONE MAP 42-43	ELECT. DISTRICT 6
CENSUS TRACT 6067.03	WATER CODE E06	SEWER CODE 4900000

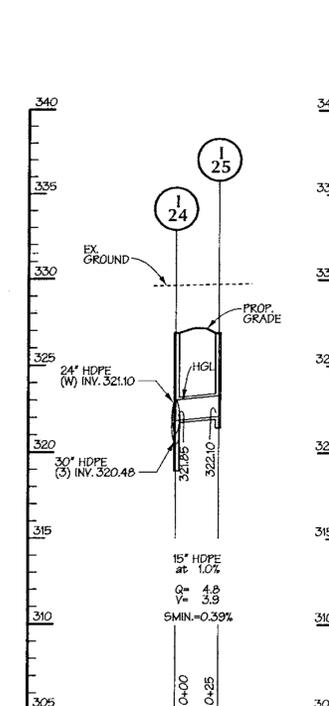
TITLE <b>STORM DRAIN PROFILES</b>		
Des By JWM	Scale 1" = 50'	Proj. No. 98105.A
Drn By ADL	Date 9-16-99	6 OF 15
Chk By	Approved	



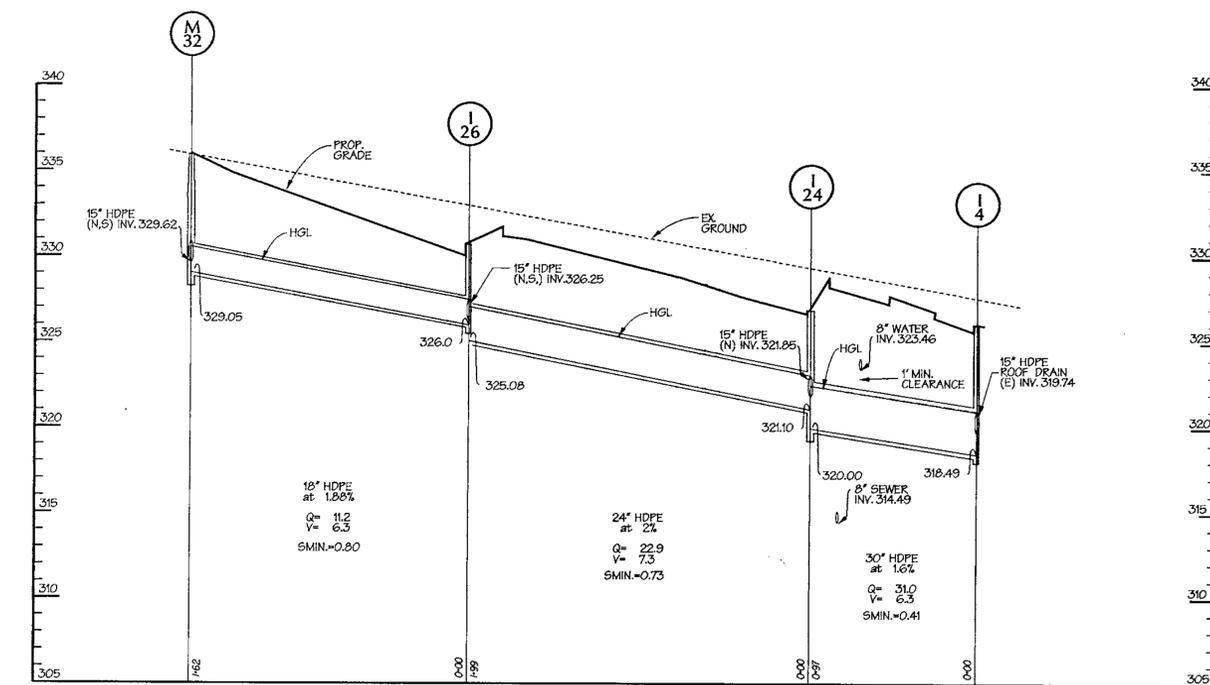
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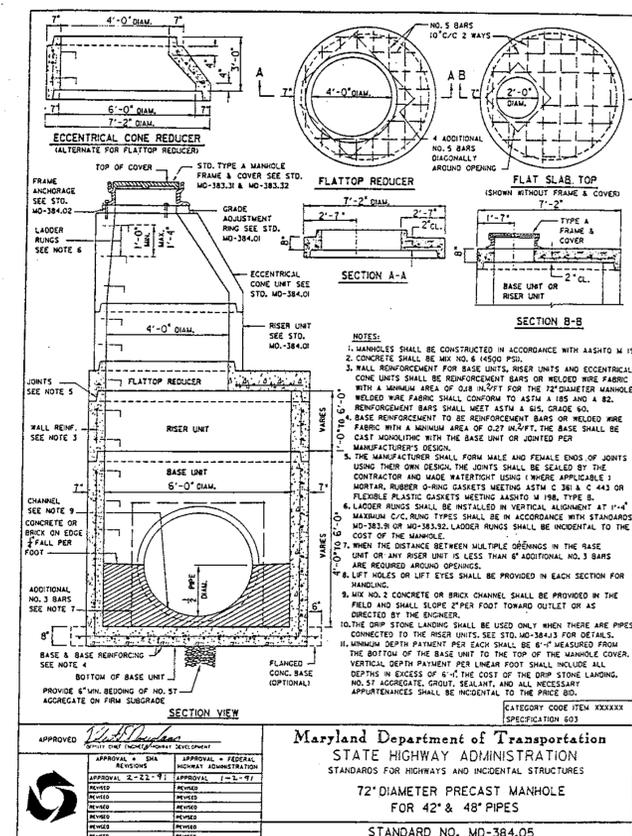
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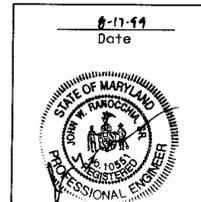
SCALE: HORIZ. 1" = 50'  
VERT. 1" = 5'



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



APPROVED: [Signature]  
Maryland Department of Transportation  
STATE HIGHWAY ADMINISTRATION  
STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES  
72" DIAMETER PRECAST MANHOLE  
FOR 42" & 48" PIPES  
STANDARD NO. MD-384.05



**APPROVED**  
PLANNING BOARD  
of HOWARD COUNTY  
DATE: March 21, 1999

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING  
[Signature] 8/10/99  
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE  
[Signature] 8/21/99  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE  
[Signature] 9/1/99  
DIRECTOR DATE

Date	No.	Revision Description

**Columbia Gateway  
Parcel Q-2**

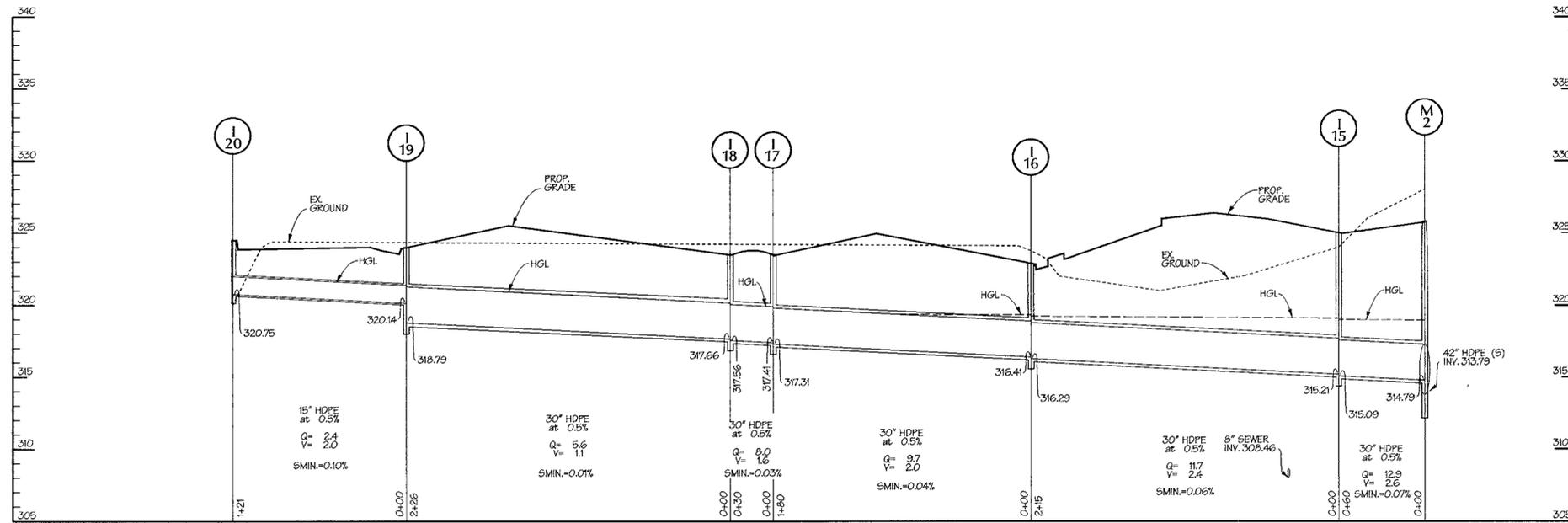
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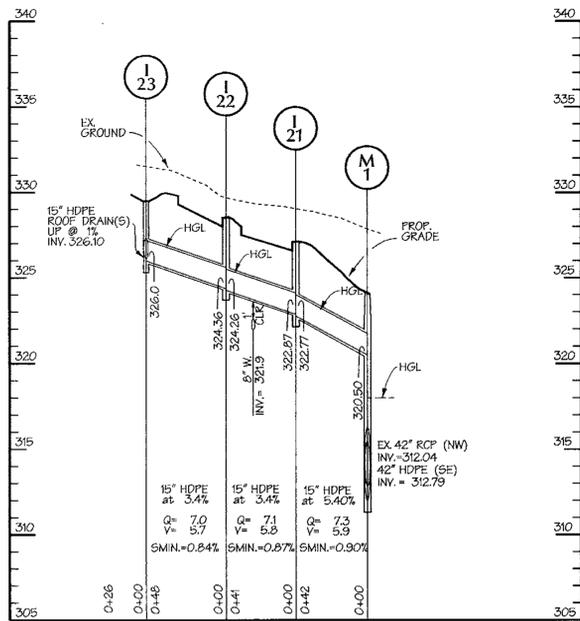
SUBDIVISION NAME: COLUMBIA GATEWAY		SECTION/AREA	LOT/PARCEL: Q-2
PLAT OR L/P: 13667	BLOCK: 2 & 3	TAX/ZONE MAP: 42-45	ELECT. DISTRICT: 6
WATER CODE: E06	SEWER CODE: 4900000	CENSUS TRACT: 6067.03	

TITLE: <b>STORM DRAIN PROFILES</b>		
Des By: JWM	Scale: 1" = 50'	Proj. No.: 98105.A
Dwn By: ADL	Date: 9-16-99	
Chk By:	Approved:	7 OF 15

Professional Engr. No. 10551



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



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

STRUCTURE SCHEDULE  $\Delta$

NO.	TYPE	INV. IN	INV. OUT	TOP ELEVATION		REMARKS
				UPPER	LOWER	
M-1	STD. MANHOLE DIA.=6'-0"	312.04	312.04	324.20	324.20	SHA STD. MD-384.05
M-2	STD. MANHOLE DIA.=6'-0"	312.99	312.99	325.80	325.80	SHA STD. MD-384.05
I-3	A-10 INLET W=2'-6"	317.49	317.49	326.50	326.50	HO.CO. STD. S.D.4.41
I-4	A-10 INLET W=4'-6"	317.35	317.35	325.90	325.90	HO.CO. STD. S.D.4.41
I-5	A-10 INLET W=4'-6"	318.34	318.34	326.50	326.50	HO.CO. STD. S.D.4.41
I-6	SINGLE 'S' W=4'-0"	319.49	319.49	325.50	325.50	HO.CO. STD. S.D.4.22
I-7	A-10 INLET W=4'-0"	322.54	320.30	328.94	328.70	HO.CO. STD. S.D.4.41
I-8	A-10 INLET W=3'-6"	324.59	324.49	330.80	330.80	HO.CO. STD. S.D.4.41
I-9	A-10 INLET W=3'-6"	325.59	325.49	332.80	332.80	HO.CO. STD. S.D.4.41
M-10	STD. MANHOLE DIA.=5'-0"	327.24	327.14	336.82	336.82	HO.CO. STD. S.D.5.13
I-11	SINGLE 'S' W=4'-0"	328.41	328.14	334.50	334.50	HO.CO. STD. S.D.4.22
I-12	SINGLE 'S' W=4'-0"	329.34	329.34	334.50	334.50	HO.CO. STD. S.D.4.22
I-13	SINGLE 'S' W=3'-6"	330.88	330.88	336.80	336.80	HO.CO. STD. S.D.4.22
I-14	SINGLE 'S' W=3'-0"	332.40	332.22	336.80	336.80	HO.CO. STD. S.D.4.22
I-15	A-10 INLET W=3'-6"	335.21	335.09	325.18	325.00	HO.CO. STD. S.D.4.41
I-16	A-10 INLET W=3'-6"	336.41	336.29	323.20	323.00	HO.CO. STD. S.D.4.41
I-17	A-10 INLET W=3'-6"	337.41	337.31	323.71	323.50	HO.CO. STD. S.D.4.41
I-18	A-10 INLET W=3'-6"	337.66	337.56	323.65	323.50	HO.CO. STD. S.D.4.41
I-19	A-10 INLET W=3'-6"	320.14	318.79	324.00	324.00	HO.CO. STD. S.D.4.41
I-20	A-10 INLET W=2'-6"	---	320.75	324.50	324.50	HO.CO. STD. S.D.4.41
I-21	A-5 INLET W=2'-6"	322.87	322.77	326.85	326.50	HO.CO. STD. S.D.4.40
I-22	A-5 INLET W=2'-6"	324.36	324.26	328.62	328.50	HO.CO. STD. S.D.4.40
I-23	YARD INLET W=2'-0"	326.10	326.00	329.50	329.50	HO.CO. STD. S.D.4.14
I-24	A-10 INLET W=2'-6"	327.00	327.00	327.07	326.90	HO.CO. STD. S.D.4.41
I-25	A-10 INLET W=2'-6"	322.10	322.10	327.10	326.90	HO.CO. STD. S.D.4.41
I-26	A-10 INLET W=2'-6"	325.08	325.08	330.66	330.50	HO.CO. STD. S.D.4.41
I-27	A-5 INLET W=2'-6"	328.60	328.25	332.50	332.50	HO.CO. STD. S.D.4.40
I-28	YARD INLET W=2'-0"	---	329.50	332.50	332.50	HO.CO. STD. S.D.4.14
I-29	A-10 INLET W=2'-6"	326.96	326.52	330.80	330.50	HO.CO. STD. S.D.4.41
I-30	A-5 INLET W=2'-6"	329.20	328.85	333.90	333.90	HO.CO. STD. S.D.4.40
I-31	YARD INLET W=2'-0"	---	331.00	334.00	334.00	HO.CO. STD. S.D.4.14
M-32	STD. MANHOLE DIA.=4'-0"	329.05	329.05	335.50	335.50	HO.CO. STD. S.D.5.12
I-33	A-5 INLET W=2'-6"	---	331.00	334.50	334.50	HO.CO. STD. S.D.4.40
I-34	A-10 INLET W=2'-6"	331.59	331.42	337.50	337.50	HO.CO. STD. S.D.4.41
I-35	A-10 INLET W=2'-6"	---	332.90	336.40	336.40	HO.CO. STD. S.D.4.41

$\Delta$  ALL INVERTS TO BE FULLY DEVELOPED.

Date

Professional Engr. No.

APPROVED  
PLANNING BOARD  
of HOWARD COUNTY  
DATE: MARCH 29, 1999

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING  
*David Williams* 8/20/99  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION M1K DATE  
*David Hamilton* 8/21/99  
 CHIEF, LAND DEVELOPMENT & DIVISION DATE  
*James S. Kelly* 9/1/99  
 DIRECTOR DATE

Date	No.	Revision Description

Columbia Gateway  
Parcel Q-2

OWNER: The Howard Research and Development Corporation  
 10275 Little Patuxent Parkway  
 Columbia, Maryland 21044

DEVELOPER: AAK II, INC.  
 8805 COLUMBIA 100 PKWY  
 SUITE 101  
 COLUMBIA, MD 21045

**DMW**  
 Dawn McCune Walker, Inc.  
 200 East Pennsylvania Avenue  
 Towson, Maryland 21286  
 (410) 296-3359  
 Fax 296-4705

A Team of Land Planners,  
 Landscape Architects,  
 Engineers, Surveyors &  
 Environmental Professionals

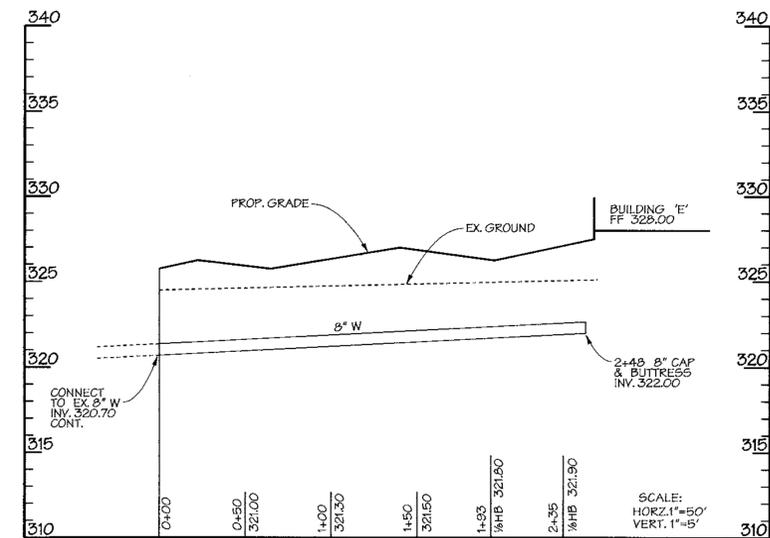
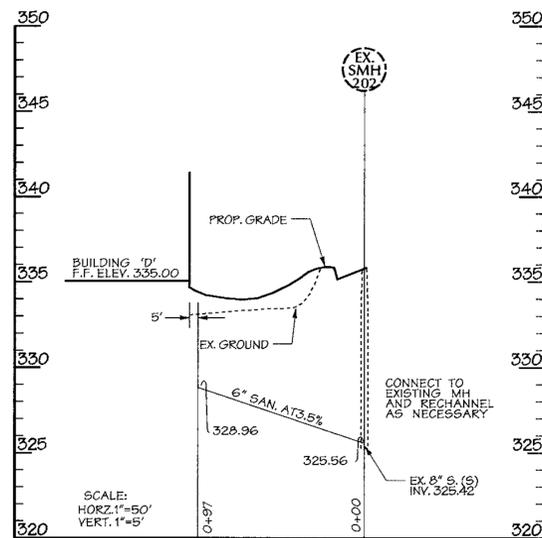
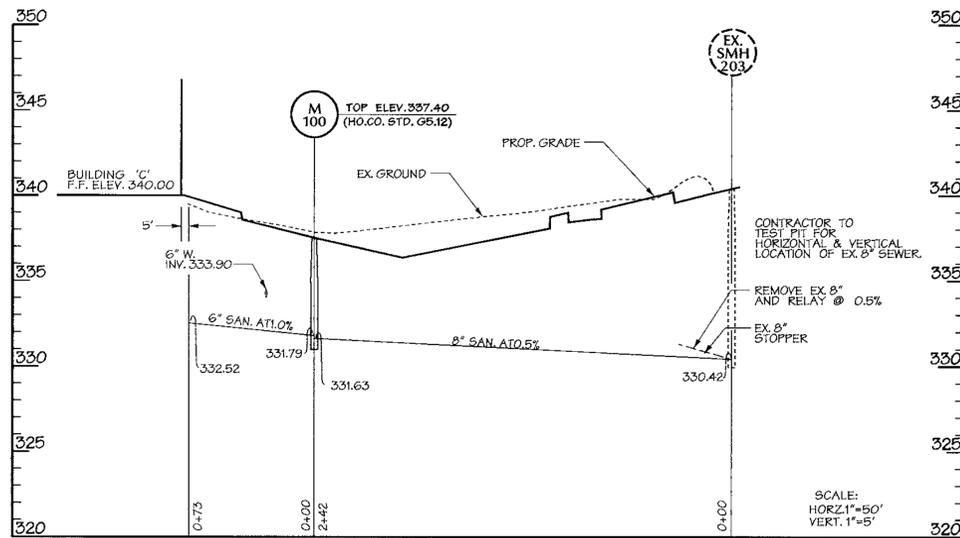
9-17-99  
Date

Professional Engr. No. 10551

SUBDIVISION NAME COLUMBIA GATEWAY	SECTION/AREA BLOCK 1 ZONE 2 & 7 M-H 42-43	LOT/PARCEL * Q-2
PLAT OR L/T 1365.7	TAX ZONE MAP 6	ELECT. DISTRICT 6
WATER CODE E06	SEWER CODE 4900000	CENSUS TRACT 6067.03

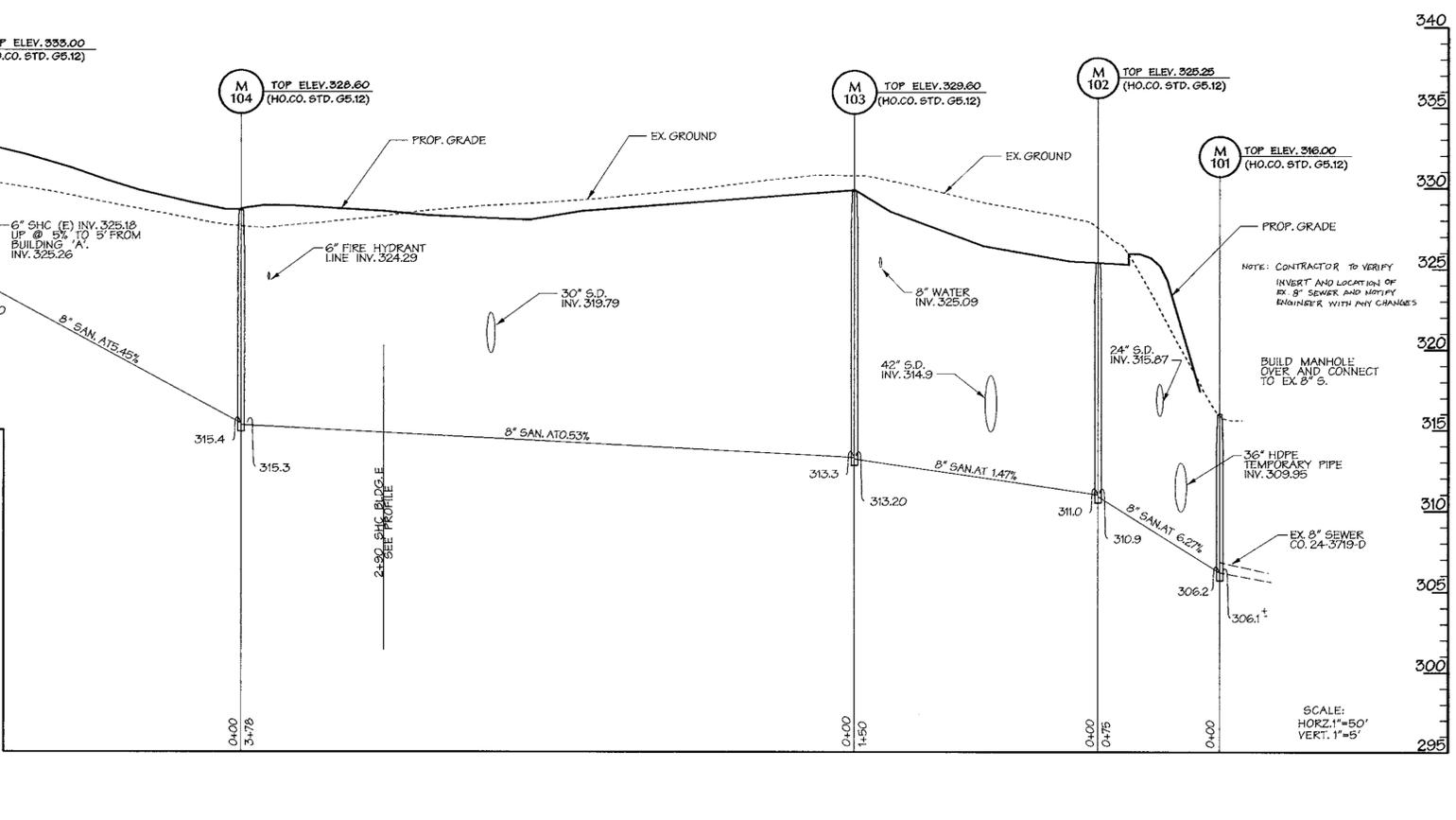
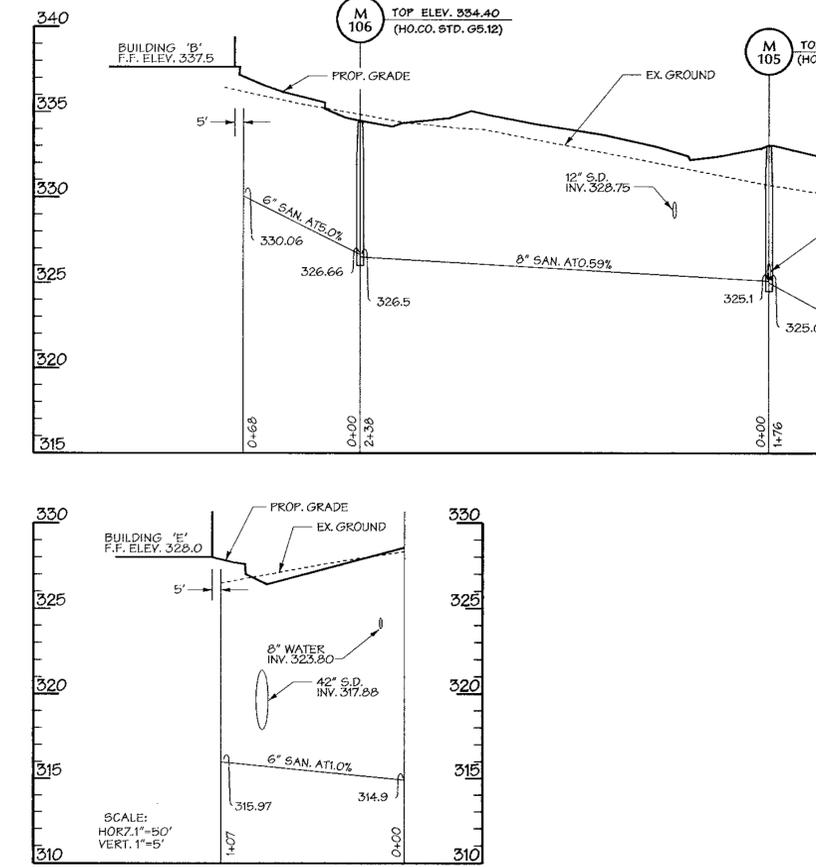
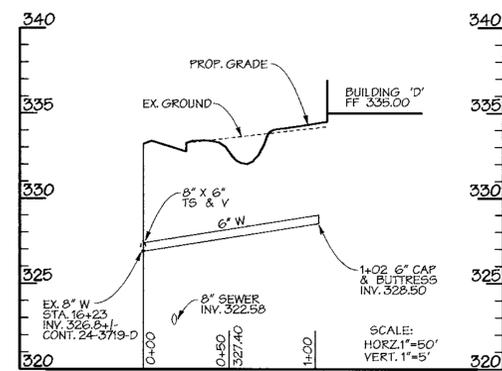
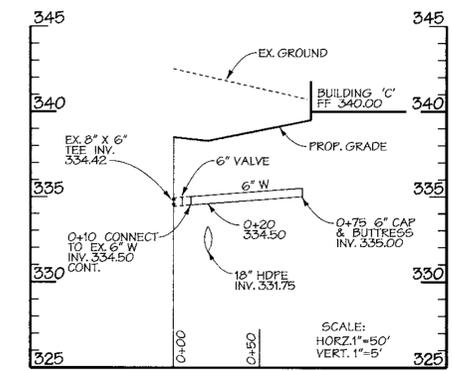
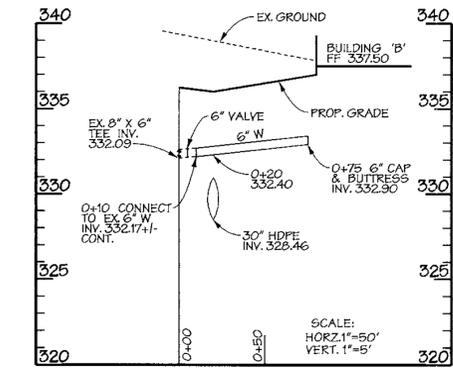
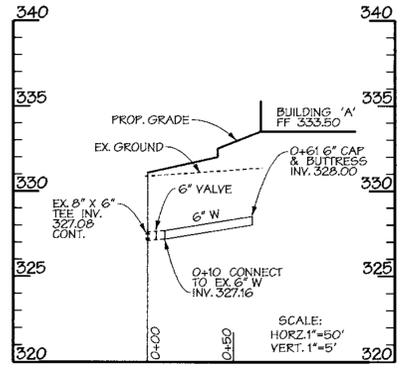
TITLE  
**STORM DRAIN PROFILES**

Des By JWM Scale 1" = 50' Proj. No. 98105.A  
 Dm By ADL Date 9-16-99  
 Chk By Approved 8 OF 15



- PART II - WATER
1. ALL WATER MAINS TO BE D.I.P. CLASS 52 UNLESS OTHERWISE NOTED.
  2. TOPS OF ALL WATER MAINS TO HAVE A MINIMUM OF 3-1/2" COVER UNLESS OTHERWISE NOTED.
  3. VALVES ADJACENT TO TEES SHALL BE STRAPPED TO TEES.
  4. ALL FITTINGS SHALL BE BUTTRESSED OR ANCHORED WITH CONCRETE IN ACCORDANCE WITH THE STANDARD DETAILS UNLESS OTHERWISE PROVIDED FOR ON THE DRAWINGS.
  5. FIRE HYDRANTS SHALL BE SET TO THE BURY LINE ELEVATIONS SHOWN ON THE DRAWINGS. ALL FIRE HYDRANTS SHALL BE STRAPPED AND BUTTRESSED WITH CONCRETE IN ACCORDANCE WITH STANDARD DETAILS. SOIL AROUND THE FIRE HYDRANT SHALL BE COMPACTED IN ACCORDANCE WITH SECTION 1003 OF THE STANDARD SPECIFICATIONS.
  6. THE CONTRACTOR SHALL NOT OPERATE ANY WATER MAIN VALVES ON THE EXISTING WATER SYSTEM.
  7. ALL WATER HOUSE CONNECTIONS SHALL BE FOR INSIDE METER SETTING, UNLESS OTHERWISE NOTED ON THE PLANS OR IN THE SPECIFICATIONS.
  8. ALL D.I.P. FITTINGS SHALL BE IN ACCORDANCE WITH A.W.W.A. SPECIFICATION C-153 DUCTILE IRON COMPACT FITTINGS, 3 INCH THROUGH 12 INCH FOR WATER AND OTHER LIQUIDS.

- PART III - SEWER
1. ALL SEWER MAINS SHALL BE C.S.P.X., R.C.S.P., V.C.P.X., A.C.P. CLASS 2400 OR P.V.C. UNLESS OTHERWISE NOTED.
  2. THE CONTRACTOR SHALL PROVIDE A JOINT IN ALL SEWER MAINS WITHIN 2'-0" OF EXTERIOR MANHOLE WALL.
  3. ALL MANHOLES SHALL BE 4'-0" INSIDE DIAMETER UNLESS OTHERWISE NOTED.
  4. FORCE MAINS SHALL BE D.I.P. ONLY.
  5. MANHOLES SHOWN WITH 12" AND 16" WALLS ARE FOR BRICK MANHOLES ONLY. MANHOLES DESIGNATED W.T. IN PLAN AND PROFILE SHALL HAVE WATERTIGHT FRAME AND COVERS, STANDARD DETAIL G5.52. WHERE WATERTIGHT MANHOLE FRAME AND COVER IS USED, SET TOP OF FRAME 1'-6" ABOVE FINISHED GRADE UNLESS OTHERWISE NOTED ON THE DRAWINGS.
  6. HOUSE(S) WITH THE SYMBOL "C.N.S." INDICATES THAT CELLAR CANNOT BE SERVED.
  7. SLOPE MANHOLE FRAME AND COVER TO MEET PROPOSED PAVING CROSS SLOPE.



8-1-99  
 Date  
 PROFESSIONAL ENGINEER  
 Professional Engr. No. 10551

APPROVED  
 PLANNING BOARD  
 of HOWARD COUNTY  
 DATE March 24, 1999

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING  
 Chief, Development Engineering Division MKK  
 Chief, Division of Land Development  
 Director

Date	No.	Revision Description

**Columbia Gateway Parcel Q-2**

OWNER: The Howard Research and Development Corporation  
 8805 COLUMBIA 100 PKWY  
 SUITE 101  
 COLUMBIA, MARYLAND 21044

DEVELOPER: AAK II, INC.  
 8805 COLUMBIA 100 PKWY  
 SUITE 101  
 COLUMBIA, MD 21045

**DMW**  
 Drafting & Consulting, Inc.  
 200 East Pennsylvania Avenue  
 Towson, Maryland 21286  
 (410) 296-3333  
 Fax 296-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

SUBDIVISION NAME	COLUMBIA GATEWAY	SECTION/AREA	LOT/PARCEL #
PLAT OR L2	BLOCK 7	TAX/ZONE MAP	42-43
WATER CODE	E06	SEWER CODE	4900000

TITLE: **Water & Sewer Profiles**

Des By	Scale	1" = 50'	Proj. No.	98105.A
Drn By	Date	9-15-99		
Chk By	Approved			

9 OF 15

**MODIFIED BASIN DATA**  
 MIN. REQ. VOL.=3600 CU. FT. IAC X 55.2 AC= 198,720 CU. FT.  
 VOLUME PROVIDED=153,847 CU. FT.  
 PERM. POOL EL.=291.71 (EXISTING)  
 STORAGE BELOW PERM. POOL=42,007 CU. FT.  
 ELEV. OF MIN. REQ. VOLUME=293.23  
 BASIN CLEANOUT ELEVATION=290.42  
 BOTTOM OF BASIN=289.0  
 RISER CREST=296.10 (EXISTING)  
 MIN. TOP OF SETTLED DAM=298.50 (EXISTING)

**LEGEND**

- A-2 → EXISTING TEMPORARY SWALE
- → EXISTING EARTH DIKE
- - - 210 - - - EXISTING CONTOUR
- - - 210 - - - EXISTING CURB INLET PROTECTION
- - - 210 - - - PROPOSED CONTOUR
- [Hatched Box] STABILIZED CONSTRUCTION ENTRANCE
- - - SF - - - SILT FENCE
- - - SSF - - - SUPER SILT FENCE
- ||||| LIMIT OF DISTURBANCE
- [Hatched Box] GABION MATTRESS
- A-2 ED → EARTH DIKE TYPE A-2 ED
- [Square Box] CIP CURB INLET PROTECTION

**EXISTING SEDIMENT BASIN DATA**

MIN. REQ'D VOLUME=3600 CU. FT. IAC X 55.2 AC= 198,720 CU. FT.  
 VOLUME PROVIDED=318,437 CU. FT.  
 ELEV. OF MIN. REQ'D VOLUME=293.92  
 PERM. POOL ELEVATION=291.71  
 BASIN CLEANOUT ELEVATION=290.43  
 DESIGN HIGHWATER=297.20  
 MIN. SETTLED TOP OF DAM=298.50  
 BOTTOM OF BASIN=289.00

NOTE: THIS BASIN IS TO BE PARTIALLY FILLED TO ACCOMMODATE GRADING ON PARCEL Q-2 AND REDUCTION OF THE DRAINAGE AREA TO THE BASIN.

**APPROVED**  
**PLANNING BOARD**  
**OF HOWARD COUNTY**  
 DATE March 24, 1999

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

*[Signature]* 8/27/99  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE  
*[Signature]* 8/21/99  
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE  
*[Signature]* 9/1/99  
 DIRECTOR DATE

Date No. Revision Description

Date	No.	Revision Description

**Columbia Gateway Parcel Q-2**

**OWNER:**  
 The Howard Research and Development Corporation  
 200 East Pennsylvania Avenue  
 Columbia, Maryland 21044

**DEVELOPER:**  
 AAK II, INC.  
 8805 COLUMBIA 100 PKWY  
 SUITE 101  
 COLUMBIA, MD 21045

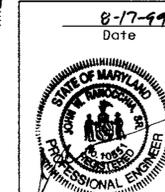
**DMW**  
 Dawn McCusker-Walker, Inc.  
 200 East Pennsylvania Avenue  
 Towson, Maryland 21286  
 (410) 296-3383  
 Fax: 296-4700

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

SUBDIVISION NAME: COLUMBIA GATEWAY SECTION/AREA: LOT/PARCEL: Q-2  
 PLAT: OR L/P: BLOCK: 1 ZONE: TAX/ZONE MAP: ELECT. DISTRICT: CENSUS TRACT:  
 1366.7 2 & 7 M-14 42-43 6 6067.03  
 WATER CODE: E06 WT: SEWER CODE: 4900000

**Erosion & Sediment Control Plan**

Des By: BIS Scale: 1" = 50' Proj. No.: 98105.A  
 Dwn By: ADL Date: 9-16-99  
 Chk By: Approved 10 OF 15

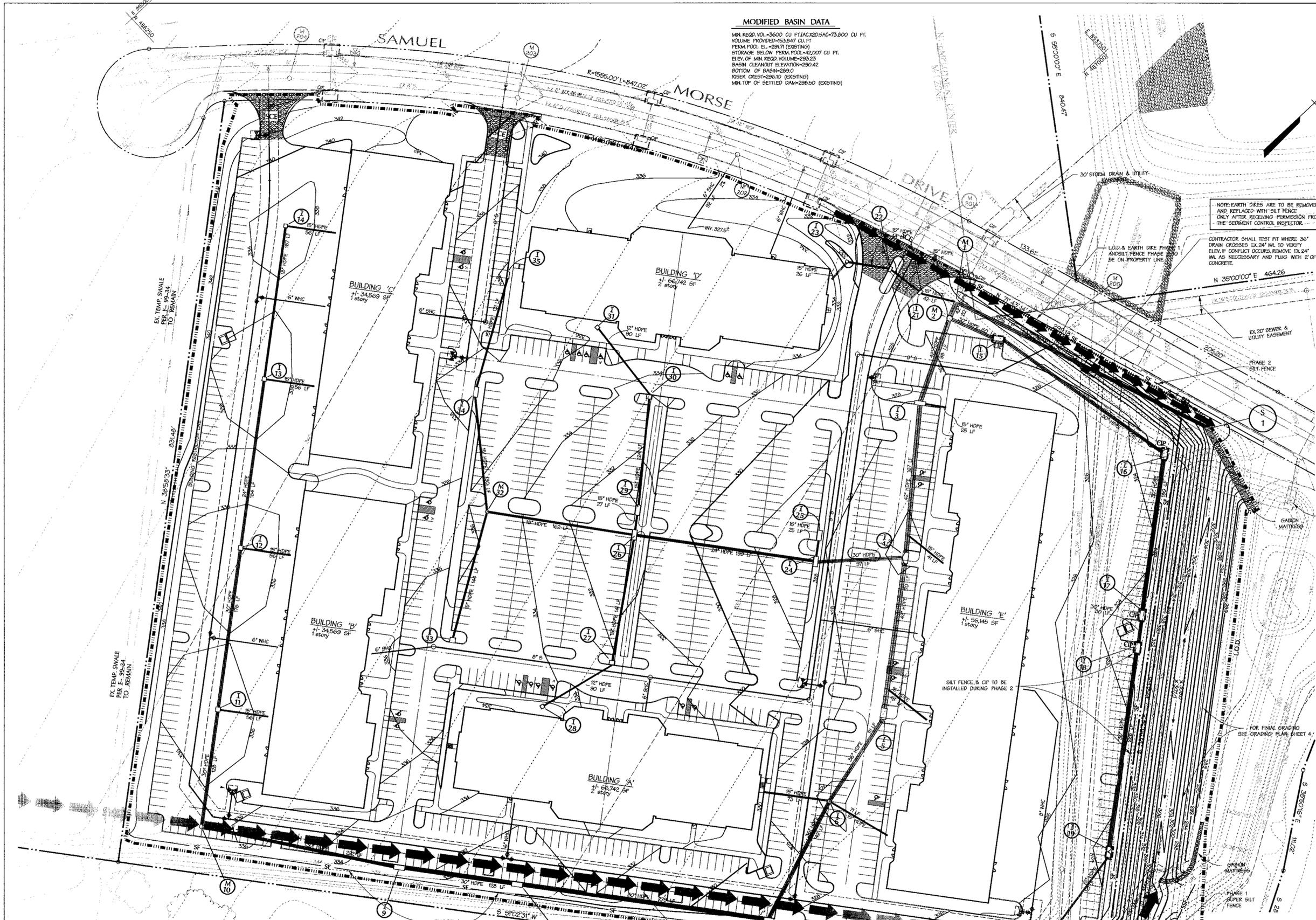


Professional Engr. No. 10551

REVIEWED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS.  
*[Signature]* 8/23/99  
 U.S. SOIL CONSERVATION SERVICE DATE  
 THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.  
*[Signature]* 8/23/99  
 HOWARD S.C.D. DATE

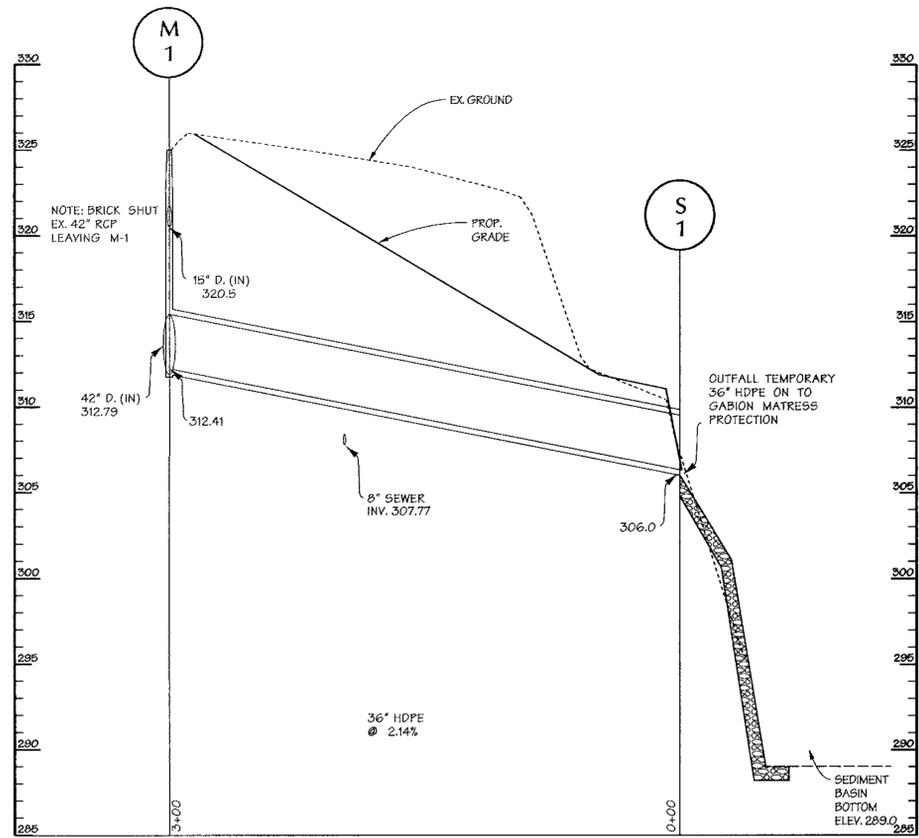
**CERTIFICATION BY THE ENGINEER:**  
 I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.  
*[Signature]* 9/17/99  
 John W. Ramoachia, S.E. DATE

**CERTIFICATION BY THE DEVELOPER:**  
 I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I/ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.  
*[Signature]* 8/13/99  
 DATE



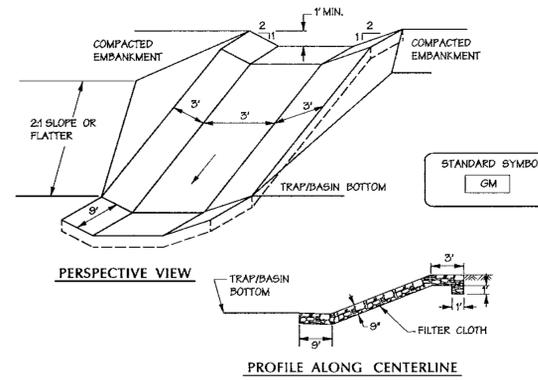
8-17-99  
 Date





TEMPORARY STORM DRAIN PROFILE

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

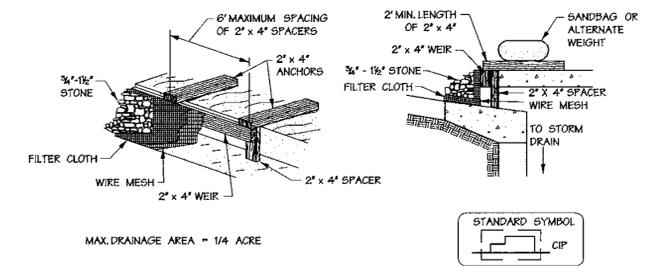


- CONSTRUCTION SPECIFICATIONS
- GABION INFLOW PROTECTION SHALL BE CONSTRUCTED OF 9" X 3" X 9" GABION BASKETS FORMING A TRAPEZOIDAL CROSS SECTION 1' DEEP, WITH 2:1 SIDE SLOPES, AND A 3" BOTTOM WIDTH.
  - GEOTEXTILE CLASS C SHALL BE INSTALLED UNDER ALL GABION BASKETS.
  - THE STONE USED TO FILL THE GABION BASKETS SHALL BE 4" - 7".
  - GABIONS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
  - GABION INFLOW PROTECTION SHALL BE USED WHERE CONCENTRATED FLOW IS PRESENT ON SLOPES STEEPER THAN 4:1.

U.S. DEPARTMENT OF AGRICULTURE  
SOIL CONSERVATION SERVICE  
**Gabion Inflow Protection**

B-7-2

MARYLAND DEPARTMENT OF ENVIRONMENT  
WATER MANAGEMENT ADMINISTRATION  
Not To Scale



- CONSTRUCTION SPECIFICATIONS
- ATTACH A CONTINUOUS PIECE OF 1/2" X 1/2" WIRE MESH (20" MINIMUM WIDTH BY THROAT LENGTH PLUS 4") TO THE 2" X 4" WEIR (MEASURING THROAT LENGTH PLUS 2) AS SHOWN ON THE STANDARD DRAWING.
  - PLACE A CONTINUOUS PIECE OF GEOTEXTILE CLASS E THE SAME DIMENSIONS AS THE WIRE MESH OVER THE WIRE MESH AND SECURELY ATTACH IT TO THE 2" X 4" WEIR.
  - SECURELY NAIL THE 2" X 4" WEIR TO A 9" LONG VERTICAL SPACER TO BE LOCATED BETWEEN THE WEIR AND THE INLET FACE (MAX. 4" APART).
  - PLACE THE ASSEMBLY AGAINST THE INLET THROAT AND NAIL (MINIMUM 2" LENGTHS OF 2" X 4" TO THE TOP OF THE WEIR AT SPACER LOCATIONS). THESE 2" X 4" ANCHORS SHALL EXTEND ACROSS THE INLET TOP AND BE HELD IN PLACE BY SANDBAGS OR ALTERNATE WEIGHT.
  - THE ASSEMBLY SHALL BE PLACED SO THAT THE END SPACERS ARE A MINIMUM 1" BEYOND BOTH ENDS OF THE THROAT OPENING.
  - FORM THE 1/2" X 1/2" WIRE MESH AND THE GEOTEXTILE FABRIC TO THE CONCRETE GUTTER AND AGAINST THE FACE OF THE CURB ON BOTH SIDES OF THE INLET. PLACE CLEAN 3/4" X 1 1/4" STONE OVER THE WIRE MESH AND GEOTEXTILE IN SUCH A MANNER TO PREVENT WATER FROM ENTERING THE INLET UNDER OR AROUND THE GEOTEXTILE.
  - THIS TYPE OF PROTECTION MUST BE INSPECTED FREQUENTLY AND THE FILTER CLOTH AND STONE REPLACED WHEN CLOGGED WITH SEDIMENT.
  - ASSURE THAT STORM FLOW DOES NOT BYPASS THE INLET BY INSTALLING A TEMPORARY EARTH OR ASPHALT DIKE TO DIRECT THE FLOW OF THE INLET.

U.S. DEPARTMENT OF AGRICULTURE  
SOIL CONSERVATION SERVICE  
**Curb Inlet Protection (COG or COS Inlets)**

E-16-50

MARYLAND DEPARTMENT OF ENVIRONMENT  
WATER MANAGEMENT ADMINISTRATION  
Not To Scale

APPROVED  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE: MARCH 24, 1999

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

*[Signature]* 8/27/99  
CHIEF, DEVELOPMENT ENGINEERING DIVISION MJK DATE

*[Signature]* 8/27/99  
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

*[Signature]* 8/1/99  
DIRECTOR DATE

Date	No.	Revision Description

**Columbia Gateway Parcel Q-2**

OWNER: The Howard Research and Development Corporation  
10275 Little Patuxent Parkway  
Columbia, Maryland 21044

DEVELOPER: AAK II, INC.  
8805 COLUMBIA 100 PKWY  
SUITE 101  
COLUMBIA, MD 21045

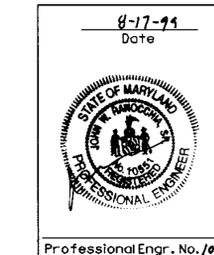
**DMW**  
Dan M. Walker, Inc.  
200 East Pennsylvania Avenue  
Towson, Maryland 21286  
(410) 296-3333  
Fax 296-4705

A Team of Land Planners,  
Landscape Architects,  
Engineers, Surveyors &  
Environmental Professionals

SUBDIVISION NAME COLUMBIA GATEWAY	SECTION/AREA	LOT/PARCEL # 0-2
PLAT OR L/T 13657	BLOCK # ZONE 12 & 11 M-1	ELECT. DISTRICT 42-13
WATER CODE E06	SEWER CODE 4900000	CENSUS TRACT 6067.03

**EROSION & SEDIMENT CONTROL DETAILS**

Des By BIS	Scale 1" = 50'	Proj. No. 98105.A
Drn By ADL	Date 9-16-99	12 OF 15
Chk By Approved	Professional Engr. No. 10551	



REVIEWED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS.

*[Signature]* 8/23/99  
U.S. SOIL CONSERVATION SERVICE DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

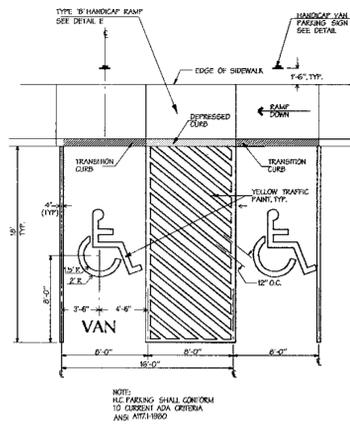
*[Signature]* 8/23/99  
HOWARD S.C.D. DATE

CERTIFICATION BY THE ENGINEER:  
"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."

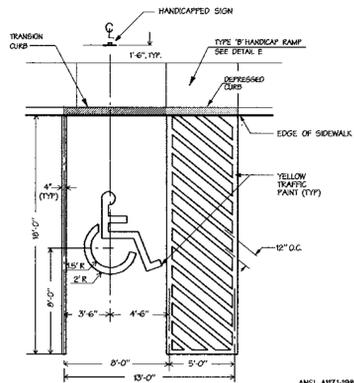
*[Signature]* John W. Ranocchia, Sr.  
DATE

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

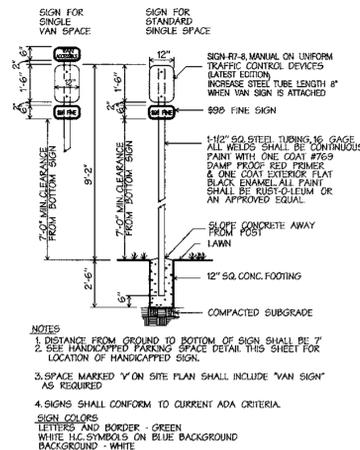
*[Signature]* James M. Allen  
8/13/99  
DATE



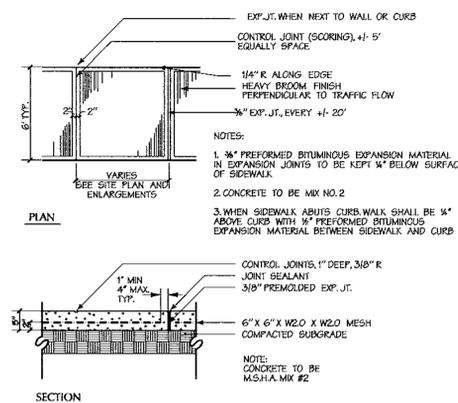
**A** Handicap Parking: Van & Standard  
Not To Scale



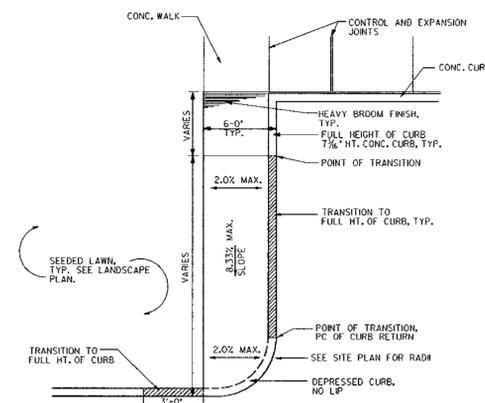
**D** Handicap Parking Space  
Not To Scale



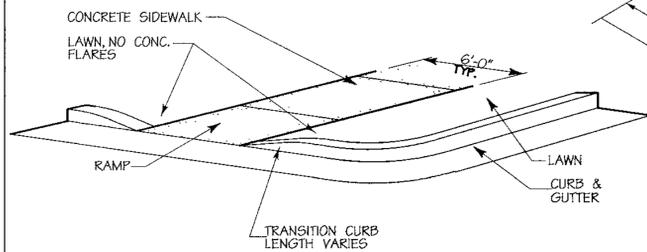
**G** Handicap Parking Signs  
Not To Scale



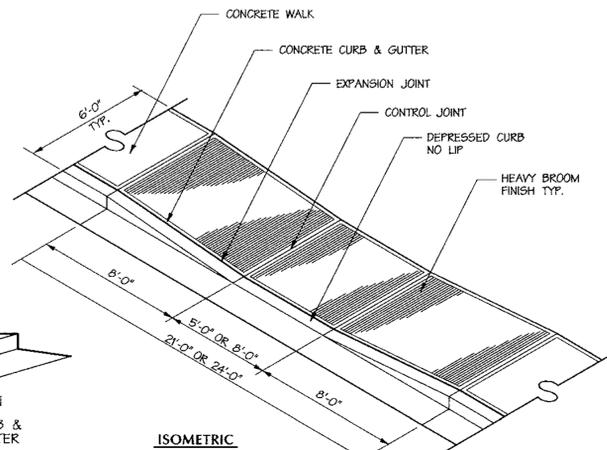
**J** Concrete Walk  
Not To Scale



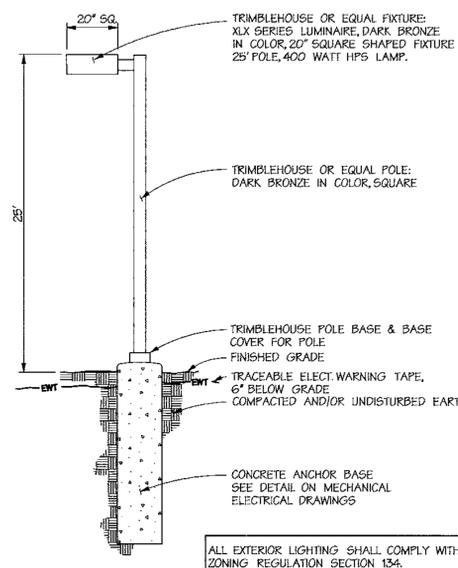
**L** Handicapped Ramp - C  
Not To Scale



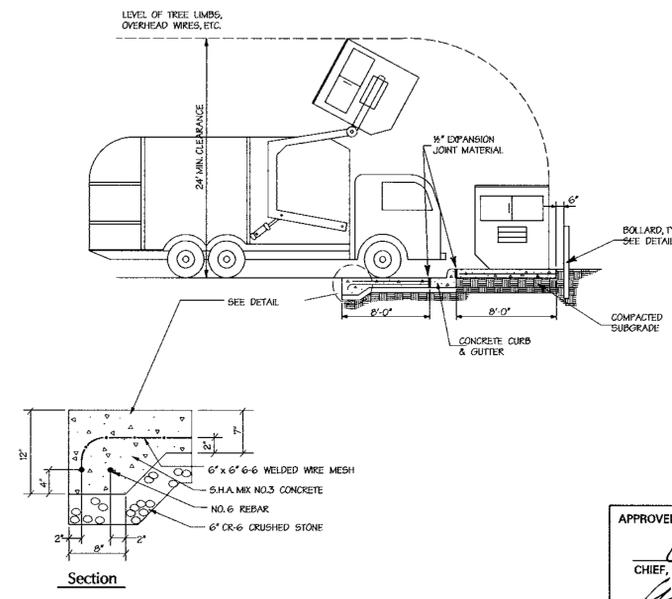
**B** Type "A" Sidewalk Ramp  
Not To Scale



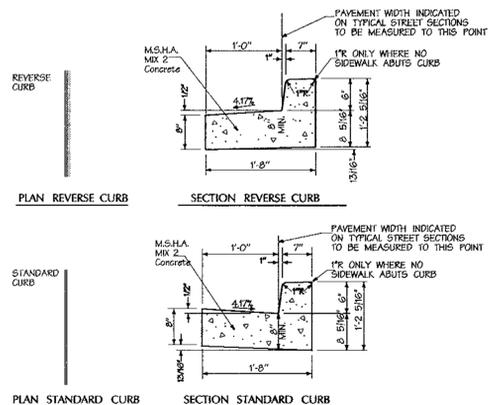
**E** Type "B" Handicapped Ramp  
Not To Scale



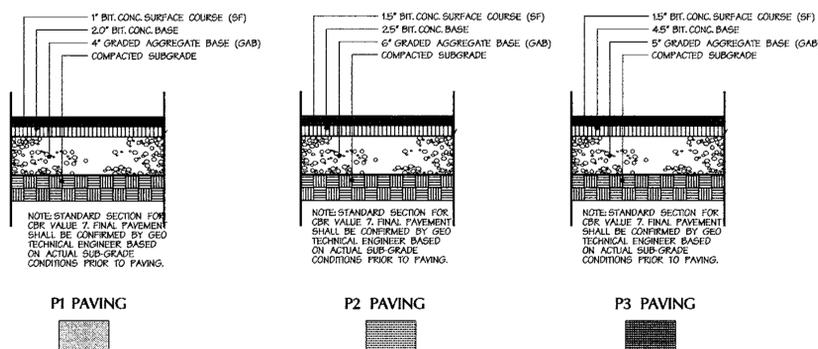
**H** Sharp Cutoff Area Light  
Not To Scale



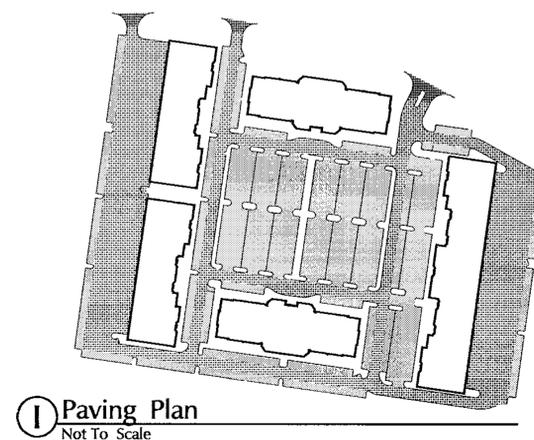
**K** Service Pad & Dumpster Bin  
Not To Scale



**C** Concrete Curb, Typical  
Not To Scale



**F** Paving  
Not To Scale



**I** Paving Plan  
Not To Scale

APPROVED  
PLANNING BOARD  
of HOWARD COUNTY  
DATE: MARCH 24, 1999

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING  
 Chief, Development Engineering Division M.K. DATE: 8/27/99  
 Chief, Division of Land Development DATE: 8/21/99  
 Director DATE: 9/1/99

Date	No.	Revision Description

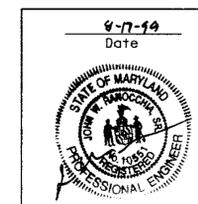
**Columbia Gateway  
Parcel Q-2**

OWNER: The Howard Research and Development Corporation  
 10275 Little Patuxent Parkway  
 Columbia, Maryland 21044

DEVELOPER: AAK II, INC.  
 8805 COLUMBIA 100 PKWY  
 SUITE 101  
 COLUMBIA, MD 21045

**DMW**  
 Dan McCaskey/Walken, Inc.  
 500 East Pennsylvania Avenue  
 Towson, Maryland 21286  
 (410) 296-3838  
 Fax: 296-4702

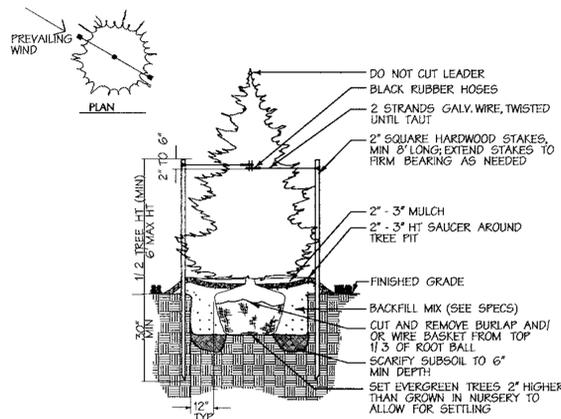
A Team of Land Planners,  
 Landscape Architects,  
 Engineers, Surveyors &  
 Environmental Professionals



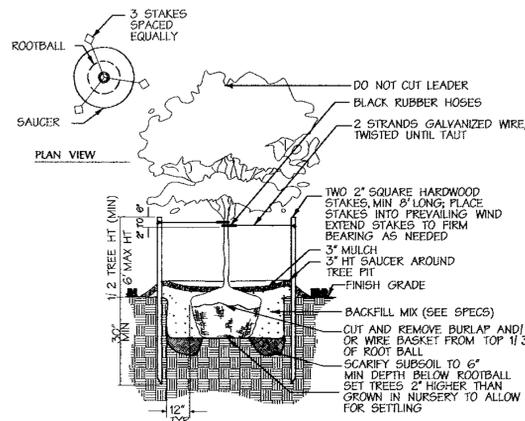
SECTION NAME	SECTION AREA	LOT/PARCEL
COLUMBIA GATEWAY		Q-2
PLAT OR L.P. NO.	BLOCK & ZONE	TAX/ZONE MAP
13657	2 & T1 M-14	42-43
ELECT. DISTRICT	6	CENSUS TRACT
6067.03		
WATER CODE	E06	NT SERVIC CODE
4900000		

TITLE		
Site Detail Plan		
Des By	Scale	Proj. No.
	1" = 50'	98105.A
Dim By	Date	
	9-16-99	
Chk By	Approved	13 OF 15

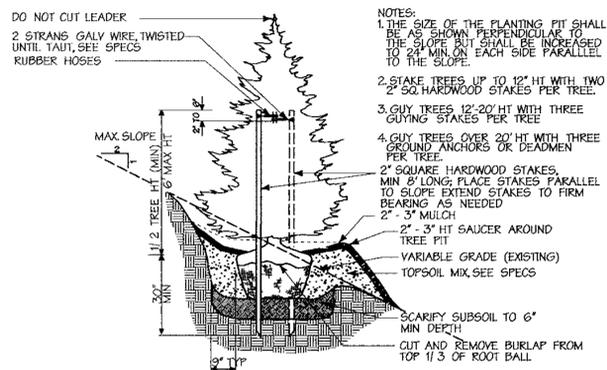




**A Evergreen Tree Planting**  
Not To Scale



**B Less Than 3" Cal. Tree Planting**  
Not To Scale



**C Evergreen Tree Planting on Slope**  
Not To Scale

**Landscape Notes**

- The contractor shall review architectural/engineering plans to become thoroughly familiar with grading and surface utilities.
- All equipment and tools shall be placed so as not to interfere or hinder the pedestrian and vehicular traffic flow. See Seasonal Plant List for planting times of bulbs and seasonal plants.
- The contractor shall coordinate with lighting and irrigation contractors regarding timing of installation of plant material.
- The contractor shall insure that his work does not interrupt established or projected drainage patterns.
- During planting operations, excess waste materials shall be promptly and frequently removed from the site.
- The contractor is advised of the existence of underground utilities on the site. Their exact location shall be verified in the field with the owner or general contractor prior to the commencement of any digging operations. In the event they are uncovered, the contractor shall be held responsible for all damage to utilities and such damage shall not result in any additional expenses to the owner.
- If utility lines are encountered in excavation of tree pits, other locations for trees shall be made by the contractor without additional compensation. No changes of location shall be made without approval of the landscape architect.
- Maintain positive drainage out of planting beds at a minimum 2% slope. All grades, dimensions, and existing conditions shall be verified by the contractor on site before construction begins. Any discrepancies shall be brought to the attention of the landscape architect or owner.
- Every possible safeguard shall be taken to protect building surfaces, equipment, and furnishing. The contractor shall be responsible for any damage or injury to person or property which may occur as a result of his negligence in the execution of the work.
- In the event of variation between quantities shown on the plant list and the plans, the plans shall control. The contractor is responsible for verifying all plant quantities prior to the commencement of work. All discrepancies shall be reported to the landscape architect for clarification prior to bidding. The contractor shall furnish plant material in sizes as specified in plant list.
- The contractor shall stake all material located on the site for review and/or adjustment by the landscape architect prior to planting. All locations are to be approved by the landscape architect before excavation.
- Plants shall conform to current "American Standards for Nursery Stock" by American Association of Nurserymen (AAN), particularly with regard to size, growth, size of ball, and density of branch structure. Plant material shall be tagged at the source by the landscape architect unless this requirement is specifically waived.
- All plants (B&B or container) shall be properly identified by weather-proof labels securely attached thereto before delivery to project site. Labels shall identify plants by name, species, and size. Labels shall not be removed until the final inspection by the landscape architect or agent in charge.
- Any material and/or work may be rejected by the landscape architect if it does not meet the requirements of the specifications. All rejected materials shall be removed from the site by the contractor.
- No substitutions shall be made without written consent of the owner or landscape architect.
- The landscape architect or owner shall have the right, at any stage of the operations, to reject any and all work and material which, in his opinion, does not meet the requirements of these plans and specifications.
- The contractor shall be wholly responsible for stability and conditions of all trees and shrubs and shall be legally liable for any damage caused by instability of any plant materials.
- All proposed trees to be installed either entirely in or entirely out of planting beds. Planting bed lines are not to be obstructed. Mulch shall have been shredded within the last six months.
- All planting beds adjacent to lawn, sod, or seeded areas shall be spade edged.
- Maintenance shall begin after each plant has been installed and shall continue until 90 days after final acceptance by the architect or owner representative. Maintenance includes mowing of turf, watering, pruning, weeding, fertilizing, mulching, replacement of sick or dead plants, and any other care necessary for the proper growth of the plant material. The contractor must be able to provide continued maintenance if requested by the owner.
- Upon completion of all landscaping, an acceptance of the work shall be held. The contractor shall notify the landscape architect or owner for scheduling the inspection at least seven (7) days prior to the anticipated inspection date.
- All trees shall be guaranteed for 12 months from the date of acceptance.
- The contractor is responsible for testing project soils. The contractor is to provide a certified soils report to the owner. The contractor shall verify that the soils on site are acceptable for the proper growth of the proposed plant material. Should the contractor find poor soil conditions, the contractor shall be required to provide soil amendments as necessary. These amendments shall include, but not be limited to, fertilizers, lime, and topsoil. Proper planting soils must be verified prior to planting of materials.

**SCHEDULE A  
PERIMETER LANDSCAPE EDGE**

Category	Landscape Type	Adjacent to Roadway	Formula
Parking	E	1025 LF	1 shade/40' + 1 shrub/4'
Loading	D	394 LF	1 shade/60' + 1 evergreen/40'
Building Side	B	309 LF	1 shade/60' + 1 evergreen/40'
Building Rear	C	267 LF	1 shade/40' + 1 evergreen/20'
Credits for Existing Vegetation (Yes, No, Linear Feet) (Describe below if needed)			
		NO	
Credits for Wall, Fence or Derrm (Yes, No, Linear Feet) (Describe below if needed)			
		NO	
Number of Plants Required			
Shade Trees		22+7+4+9= 50 shade trees	
Evergreen Trees		20+4+10= 65 evergreen trees	
Shrubs		222 shrubs	
Number of Plants Provided			
Shade Trees		50	
Evergreen Trees		65	
Other Trees (2:1 substitution)		29	
Shrubs (1:2 substitution)		0	
(Describe plant substitution credits below if needed)			
Substitutions: 29 Flowering Trees have been substituted for 222 shrubs			

**SCHEDULE B  
PARKING LOT INTERNAL LANDSCAPING**

Number of Parking Spaces	956
Number of Trees Required	1/20 sp. = 48
Number of Trees Provided	48
Other Trees (2:1 substitution)	
Number of Islands Required @ 1/20 sp.	48
Number of Islands Provided	48

NOTE:  
This project will be constructed under alternate compliance - HRD standards. The Landscape calculations shown have been prepared in accordance with the provisions in section 16.124 of the Howard County Landscape Manual for bonding purposes only.

Bonding Amount: 95 shade trees @ \$200  
65 evergreen trees @ \$150  
29 flowering trees @ \$150  
Total: \$43,500

**Plant List**

QTY	SYM	BOTANICAL NAME/Common Name	SIZE	REMARKS
<b>SHADE TREES</b>				
28	AS	ACER SACCHARUM 'LEGACY' LEGACY MAPLE	2 1/2" - 3" CAL.	B & B FULL HEAD
16	G	GLEDTISIA TRIA VAR INERMIS 'SHADEMASTER' SHADEMASTER HONEY LOCUST	2 1/2" - 3" CAL.	B & B FULL HEAD
35	PC	PRUNUS CALIFORNIANA 'CHANTICLEER' CHANTICLEER PEAR	2 1/2" - 3" CAL.	B & B FULL HEAD
26	Q	QUERCUS COCCINEA SCARLET OAK	2 1/2" - 3" CAL.	B & B FULL HEAD
27	QR	QUERCUS ROBUR 'FASTIGIATA' UPRIGHT ENGLISH OAK	2 1/2" - 3" CAL.	B & B FULL HEAD
15	S	SOPHORA JAPONICA 'GREEN MOUNTAIN' GREEN MOUNTAIN SCHOLAR-TREE	2 1/2" - 3" CAL.	B & B FULL HEAD
18	T	TILIA TOMENTOSA 'GREEN MOUNTAIN' GREEN MOUNTAIN LINDEN	2 1/2" - 3" CAL.	B & B FULL HEAD
47	Z	ZELKOVA SERPATA 'VILLAGE GREEN' VILLAGE GREEN ZELKOVA	2 1/2" - 3" CAL.	B & B FULL HEAD
<b>FLOWERING TREES</b>				
17	AL	AMELANCHIER LAEVIS ALLEGHENY SERVICEBERRY	8'-10' HT.	B & B
35	CK	CORNUS KOUSA KOUSA DOGWOOD	8'-10' HT.	B & B
20	CV	CRATAEGUS VIRIDIS 'WINTER KING' WINTER KING HAWTHORNE	8'-10' HT.	B & B
16	MSR	MAGNOLIA STELLATA 'ROYAL STAR' ROYAL STAR MAGNOLIA	8'-10' HT.	B & B
8	MS	MALUS SARGENTI SARGENT CRAB	8'-10' HT.	B & B
42	MSD	MALUS 'SNOW DRIFT' SNOW DRIFT CRAB	8'-10' HT.	B & B
22	PSC	PRUNUS SARGENTI 'COLUMNARIS' COLUMNAR SARGENT CHERRY	8'-10' HT.	B & B
<b>EVERGREEN TREES</b>				
18	CJ	CRYPTOMERIA JAP. 'YOSHINO' YOSHINO CRYPTOMERIA	6'-8' HT.	B & B UNSHEARED
105	PA	PICEA ABIES NORWAY SPRUCE	6'-8' HT.	B & B UNSHEARED
95	PS	PINUS STROBUS WHITE PINE	6'-8' HT.	B & B UNSHEARED

NOTE: FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$43,500.

APPROVED  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE: MARCH 24, 1999

8-17-99  
Date

STATE OF MARYLAND  
MELANIE MORGAN  
Landscape Architect  
Landscape Arch. No. 531

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING  
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK  
DATE: 9/21/99

CHIEF, DIVISION OF LAND DEVELOPMENT  
DATE: 8/31/99

DATE: 8/1/99

Date	No.	Revision Description

**Columbia Gateway  
Parcel Q-2**

OWNER: The Howard Research and Development Corporation  
10275 Little Patuxent Parkway  
Columbia, Maryland 21044

DEVELOPER: AAK II, INC.  
8805 COLUMBIA 100 PKWY  
SUITE 101  
COLUMBIA, MD 21045

**DMW**  
Duff-McCune-Walker, Inc.  
200 East Pennsylvania Avenue  
Towson, Maryland 21286  
(410) 296-3233  
Fax 296-4708

A Team of Land Planners,  
Landscape Architects,  
Engineers, Surveyors &  
Environmental Professionals

SUBDIVISION NAME: COLUMBIA GATEWAY SECTION/AREA: LOT/PARCEL: Q-2  
PLAT OR L/S: BLOCK: ZONE: TAX/ZONE MAP: ELECT. DISTRICT: CENSUS TRACT:  
13667 2 & 7 M-H 42-45 6 6067.03  
WATER CODE: E06 RT: SEWER CODE: 4900000

TITLE: **Landscape Notes & Details**

Des By: Scale: 1" = 50' Proj. No. 98105.A  
Dm By: Date: 9-16-99  
Chk By: Approved 15 OF 15