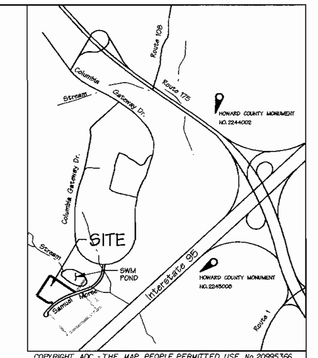
SITE DEVELOPMENT PLAN
for
Gateway Commerce Center
Columbia Gateway, Parcel Q3
Howard County, Maryland

Sheet Index

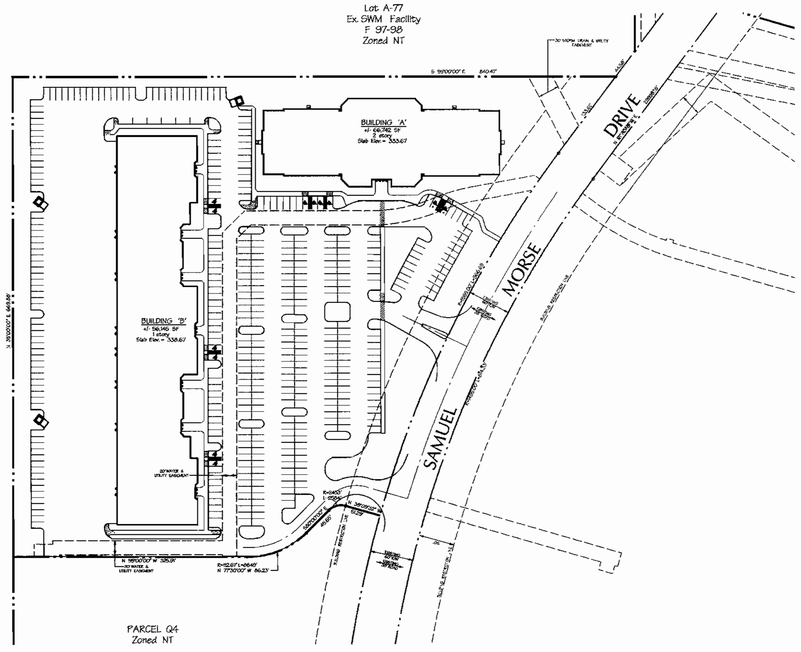


NORTH

LOCATION MAP
SCALE: 1" = 2000'

General Notes

1. 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.
2. 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. The contractor shall take all necessary precautions to protect the existing utilities and maintain uninterrupted service. Any damage incurred due to contractors operation shall be repaired immediately at the contractor's expense.
3. The contractor shall test pit 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.
4. 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.
5. 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.
6. 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 Contactors expense.
7. The existing topography inside property line per mass grading as shown on GP-89-15
8. All hydraulic data is for the 10-year storm unless otherwise noted.
9. All fill areas shall be compacted to a minimum of 95% of the maximum dry density as determined and verified in accordance with AASHTO T-180.
10. All plan dimensions are to face of curb unless otherwise noted. Numerically written dimensions take precedence over scaled dimensions.
11. The coordinates shown hereon 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.
12. Stormwater management quantity and quality control in a regional facility on Parcel A-77 under contract F-97-98
13. Public water (Contract # 44-3877-D) and Private sewer to service the site.
14. There are no 100 year floodplain or wetlands on this site.
15. There are no known cemeteries or burial grounds on this site.
16. A traffic report update has been prepared by Wells & Associates, dated May, 2000.
17. Exterior Lighting will be in conformance with Section 134, Zoning Regulations
18. Electric, gas, cable and telephone lines designed by others.
19. This Site is exempt from Forest Conservation Ordinance in accordance with Section 16.1202(b)(1)(v).
20. On July 27, 2000 the Howard County Subdivison and Land Development Regulations, approved WP-01-08 Columbia Gateway Parcel Q-3 Mass Grading, under waive Section 16155 (a)(1), subject to the following condition(s)
    1. Obtaining signature approval from the Howard Soil Conservation District on the grading exhibit prior to applying for a grading permit.
    2. Grading cannot occur in wetlands or wetland buffers, stream buffers, steep slopes or forest areas.



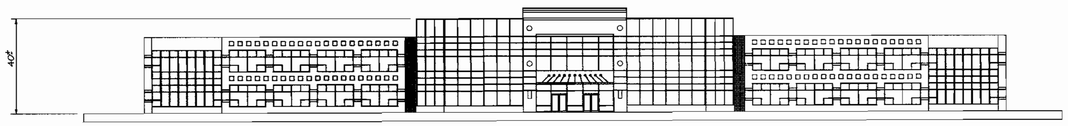
Overall Property Outline
Scale: 1" = 100'
NORTH

Site Analysis Data Chart

1. General Site Data
   a. Present Zoning: M-1 & NT-EMPLOYMENT
   b. Applicable DPZ File References: GP-89-15, F-88-34, F-01-02, F-86-22, S-84-44, S-85-28, F-86-127, F-86-182, WP-98-130, WP-01-08
   c. Proposed Use of Site or Structure(s): Office and Office / Warehouse
   d. Proposed Water: Public - X Proposed Sewer: Private X
   e. Water and contract number (44-3846-D)
2. Area Tabulation
   a. Total Project Area: +/- 9.6 Acres (Indicate by Section and Area As Shown on Final Plat or As Shown on Deed)
   b. Net Area of Site: +/- 9.6 Acres (Indicate by Section and Area As Shown on Final Plat)
   c. Area of This Plan Submission: +/- 9.6 Acres
   d. Limit of Disturbed Area: +/- 9.3 Acres
   e. Building Coverage of Site: 2.0 Acres and 21 % of Gross Area (Proposed)
3. Open Space Data: N / A
4. Parking Space Data
   a. Floor Space per floor of proposed use on site: 66742 s.f. Office (Bldgs. A), 56,145 s.f. Off./Warehouse (Bldgs. B)

   Building 'A' floor 1: 33,371 s.f. Office, Building 'A' floor 2: 33,371 s.f. Office
   Building 'B' floor 56,145 s.f. Office/ Warehouse

   b. Number of Parking Spaces Required by Zoning Regulations: 361 (66,742 S.F. Office @ 3.3/1000 , 56,145 s.f. Office/Warehouse @ 2.5/1000)
   c. Total Number of Parking Spaces Provided On-Site: 444
   d. Number of Handicapped Parking Spaces Provided: 12 (2.7 % of Total)



Building 'A' Elevation
Not to Scale

Building 'B' Elevation
Not to Scale

Address Chart

Bldg.	Street Address
A	7070 SAMUEL MORSE DRIVE
B	7080 SAMUEL MORSE DRIVE

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE JUNE 29, 2000

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION MK — DATE 9/15/00
CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 9/15/00 R
DIRECTOR — DATE 9/18/00

Date	No.	Revision Description

Columbia Gateway Parcel Q3

OWNER:
The Howard Research and Development Corporation
10275 Little Patuxent Parkway
Suite 101
Columbia, Maryland 21044

DEVELOPER:
AAK III, LLC.
8805 COLUMBIA 100 PKWY
SUITE 101
COLUMBIA, MD 21045

DMW
Dan-McCune-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

9/5/00
Date

STATE OF MARYLAND — JOHN W. MACCUNE — No. 10551 — PROFESSIONAL ENGINEER

Professional Engr. No. 10551

SUBDIVISION NAME: COLUMBIA GATEWAY		SECTION/AREA		LOT/PARCEL #: Q3	
PLAT OR L.U. 13667	BLOCK # 12 & 7	ZONE M-1	TAX/ZONE MAP 42-43	ELEC. DISTRICT 6	CENSUS TRACT 6067.03
MAP/E. CODE E06		SEWER CODE 4900000			

TITLE
Cover Sheet

Des By	MM	Scale	SEE PLAN	Proj. No.	00021.A
Drn By	BKC	Date	8-30-00	1 OF 12	
Chk By		Approved			

~~SDP-132~~ SDP-00-132

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Legend

SYMBOL	DESCRIPTION
BRL	BUILDING RESTRICTION LINE
(9)	PARKING COUNT
	VAN HANDICAPPED PARKING
	HANDICAPPED PARKING
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOURS
	SERVICE PAD & DUMPSTER BIN
	REVERSE CURB & GUTTER (C-10)
	DEPRESSED CURB
	STANDARD CURB & GUTTER
(M-10)	STORM DRAIN STRUCTURE LABEL
	EXISTING SEWER
	EXISTING STORM DRAIN
	EXISTING WATER
12" S.D.	PROPOSED STORM DRAIN
8" S.	PROPOSED SEWER
8" W.	PROPOSED WATER
	PROPOSED LIGHT

COLUMBIA GATEWAY COMMERCE CENTER
PARCEL 'U'

COLUMBIA GATEWAY COMMERCE CENTER
PARCEL A-77

COLUMBIA GATEWAY COMMERCE CENTER
PARCEL Q4
Zoned NT

Ex. SWM Facility
F 97-98
Zoned NT

S 55°00'00" E 840.47'

30' STORM DRAIN & UTILITY EASEMENT

Remove existing 36" drain and connect 12" HDPE to existing manhole.

BUILDING 'A'
+/- 66,742 SF
2 story
Slab Elev. = 333.67

BUILDING 'B'
+/- 56,145 SF
1 story
Slab Elev. = 338.67

ZONED NEW TOWN ZONED M-1

ZONED M

DRIVE

MORSE

SAMUEL

BUILDING RESTRICTION LINE

N 35°00'00" E 669.88'

N 55°00'00" W 325.91'

S 80°00'00" E 45.65'

N 39°09'32" W 51.29'

N 77°30'00" W 86.23'

R=1955.00' L=560.69'

R=1955.00' L=814.33'

R=2433' L=258.84'

20' WATER & UTILITY EASEMENT

Proposed Asphalt Curb

Note: Contractor to remove existing 30" Stub and install proposed 30" pipe. Inv=323.89 (Contractor to verify Elevation)

Note: Contractor to remove existing 30" Stub and install proposed 24" pipe. Inv=325.59 (Contractor to verify Elevation)

NOTE: WATER METERS TO BE LOCATED WITHIN EACH BUILDING

STRUCTURE SCHEDULE △

NO.	TYPE	INV. IN	INV. OUT	TOP ELEVATION	REMARKS
I-1	A-10 INLET W= 2'-6"	324.21	324.11	329.90	HO.CO. STD. S.D.4.41
I-2	A-5 INLET W= 2'-6"	325.03	324.83	332.50	HO.CO. STD. S.D.4.40
M-3	STD. MANHOLE DIA.=5'-0"	326.00	325.80	335.70	HO.CO. STD. G.5.02
I-4A	YARD INLET		328.88	332.00	HO.CO. STD. S.D.4.44
M-5	STD. MANHOLE DIA.=5'-0"	326.96 / 327.16	326.95	335.30	HO.CO. STD. G.5.02
I-5A	A-5 INLET W= 2'-6"		330.35	334.50	HO.CO. STD. S.D.4.40
I-6	A-5 INLET W= 3'-0"	327.52	327.32	334.70	HO.CO. STD. S.D.4.01
M-7	STD. MANHOLE DIA.=5'-0"	329.08 / 329.33	328.58	333.80	HO.CO. STD. G.5.02
I-7A	A-10 INLET W= 2'-6"		330.60	332.90	HO.CO. STD. S.D.4.41
I-9	SINGLE 'S'	330.97	330.77	336.50	HO.CO. STD. S.D.4.22
I-10	SINGLE 'S'	331.69	331.49	336.50	HO.CO. STD. S.D.4.22
I-11	SINGLE 'S'	332.71	332.21	336.50	HO.CO. STD. S.D.4.22
I-12	DOUBLE 'S'		333.43	336.50	HO.CO. STD. S.D.4.23
I-13	A-10 INLET W= 2'-6"	329.50	329.00	333.50	HO.CO. STD. S.D.4.41
I-14	DOUBLE 'S'		331.36	335.00	HO.CO. STD. S.D.4.23

△ ALL INVERTS TO BE FULLY DEVELOPED.

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CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 9/18/00 R

DIRECTOR — DATE 9/18/00

Date	No.	Revision Description

Columbia Gateway Parcel Q3

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

DEVELOPER:
AAK III, LLC.
8805 COLUMBIA 100 PKWY
SUITE 101
COLUMBIA, MD 21045

DMW
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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: Q3
PLAT OR L/F: 13667	BLOCK: 12 & 7	ZONE: M-1	TAX MAP: 42-43
ELECT. DISTRICT: 6	CENSUS TRACT: 6067.03		
WATER CODE: E06	SEWER CODE: 4900000		

TITLE:
Site Plan

Des By	MM	Scale 1" = 40'	Proj. No. 00021.A
Drn By	BKC	Date 8-30-00	2 OF 12
Chk By		Approved	

9/15/00
Date

Professional Engr. No. 10551

SDP-132 SDP-00-132

Wed Aug 30 13:48:40 2000 n:\C002\C0002\c0002a.dgn

Legend

SYMBOL	DESCRIPTION
BRL	BUILDING RESTRICTION LINE
(17)	PARKING COUNT
	VAN HANDICAPPED PARKING
	HANDICAPPED PARKING
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOURS
	PROPOSED CONTOURS
	DEPRESSED CURB
	STANDARD CURB & GUTTER
	EXISTING SEWER
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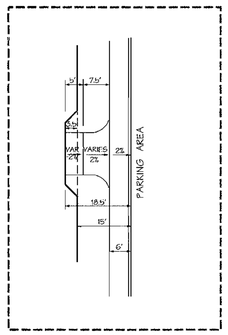
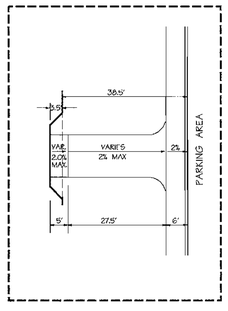
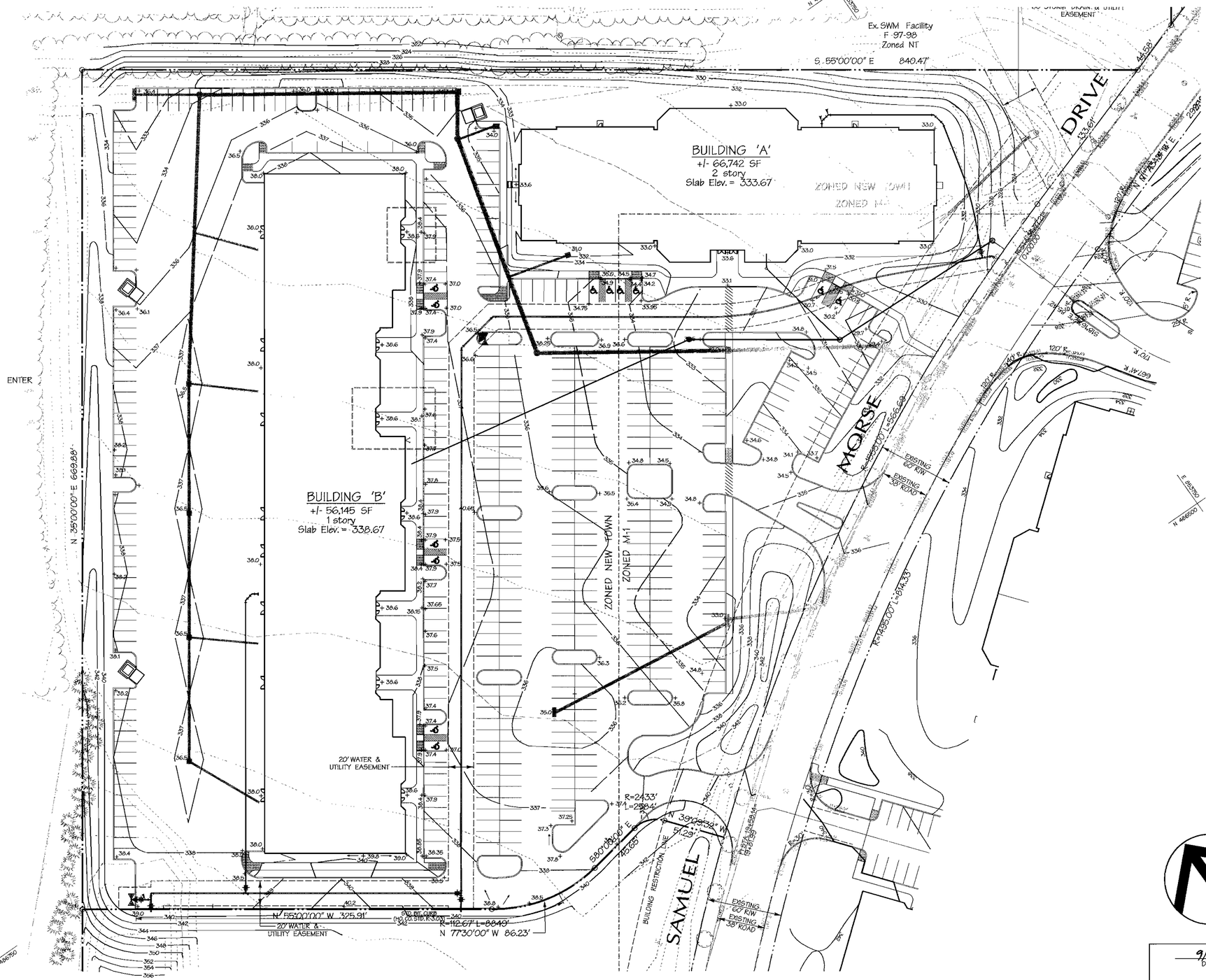
8" W.	PROPOSED WATER
	SERVICE PAD & DUMPSTER BIN



BUILDING 'B' SHORT WALK
SCALE: 1"=20'



BUILDING 'B' LONG WALK
SCALE: 1"=20'



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

APPROVED
PLANNING BOARD of HOWARD COUNTY
DATE June 27, 2000

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

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CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 9/11/00

DIRECTOR — DATE 9/18/00

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9/5/00
Date

STATE OF MARYLAND — JOHN W. McCUNE — No. 10557 — PROFESSIONAL ENGINEER

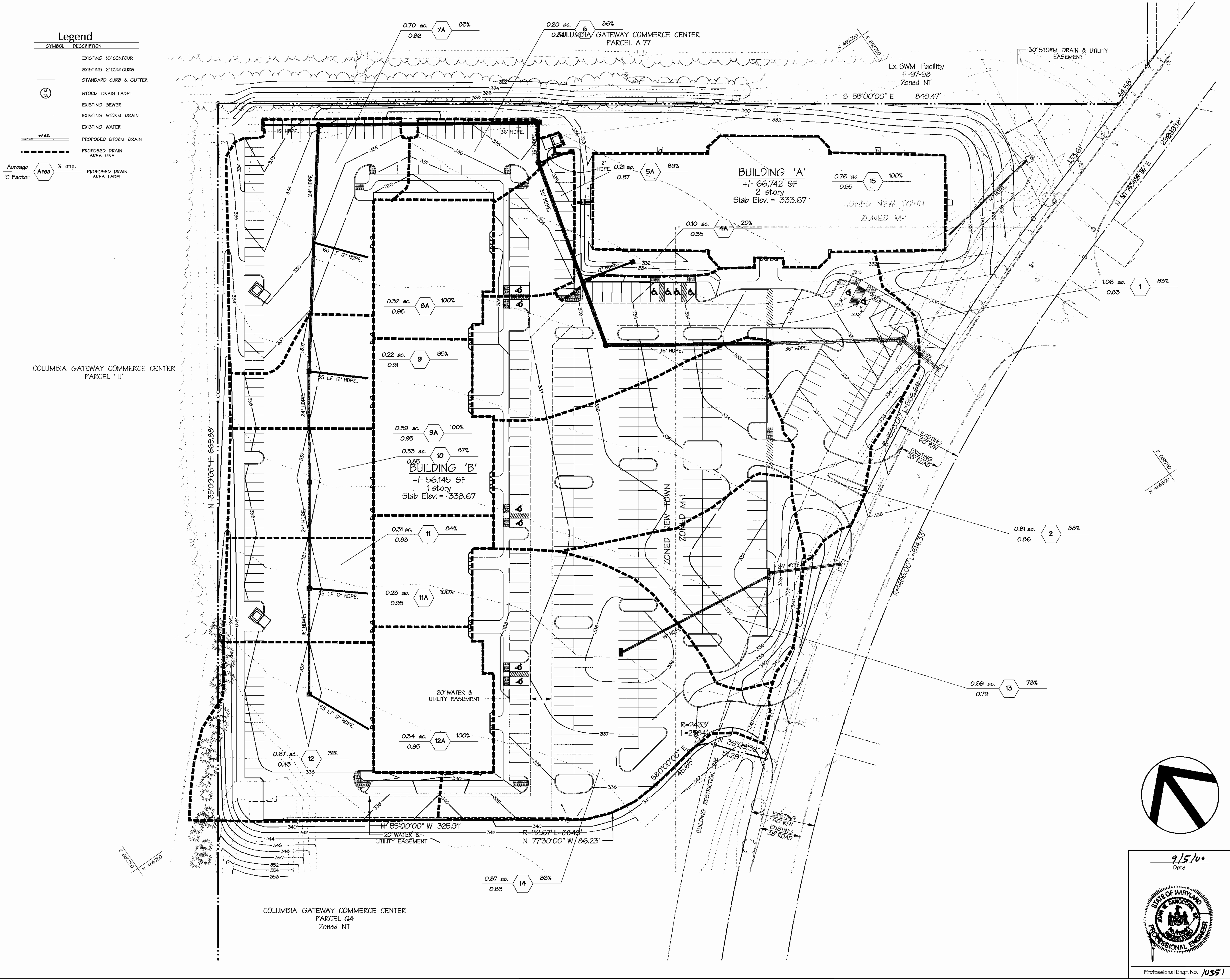
Professional Engr. No. 10557

SUBDIVISION NAME: COLUMBIA GATEWAY		SECTION/AREA	LOT/PARCEL: Q3
PLAT OR L/F: 13667	BLOCK: 12 & 7	ZONE: M-1	TAX/ZONE MAP: 42-A3
ELECT. DISTRICT: 6	CENSUS TRACT: 6067.03		
WATER CODE: E06	SEWER CODE: 4900000		

TITLE
Grading Plan

Des By	MM	Scale	1" = 40'	Proj. No.	00021.A
Drn By	BKC	Date	8-30-00	3	OF 12
Chk By		Approved			

~~SDP 132~~ SDP-00-132



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DATE: June 29, 2000

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Signature	Date
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK	9/15/00
CHIEF, DIVISION OF LAND DEVELOPMENT	9/15/00
DIRECTOR	9/18/00

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SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL
COLUMBIA GATEWAY		Q3

PLAT OR L/F	BLOCK	ZONE	TAX/ZONE MAP	ELECT. DISTRICT	CENSUS TRACT
13667	12 & 7	M-1	42-43	6	6067.03

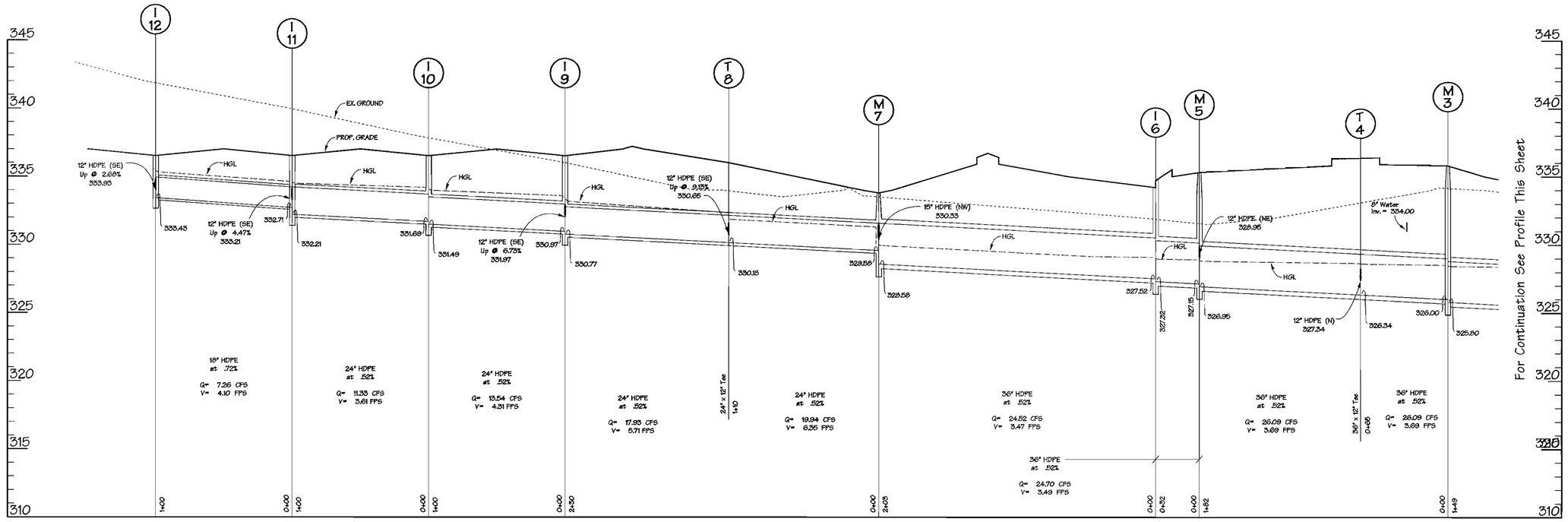
WATER CODE	SEWER CODE
E06	4900000

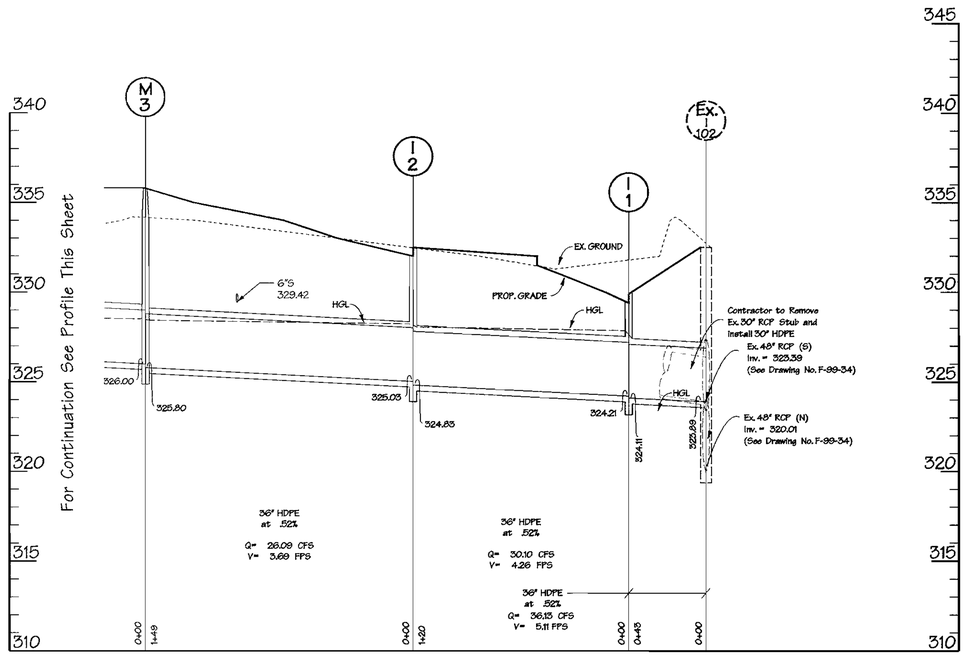
TITLE
Drainage Area Map

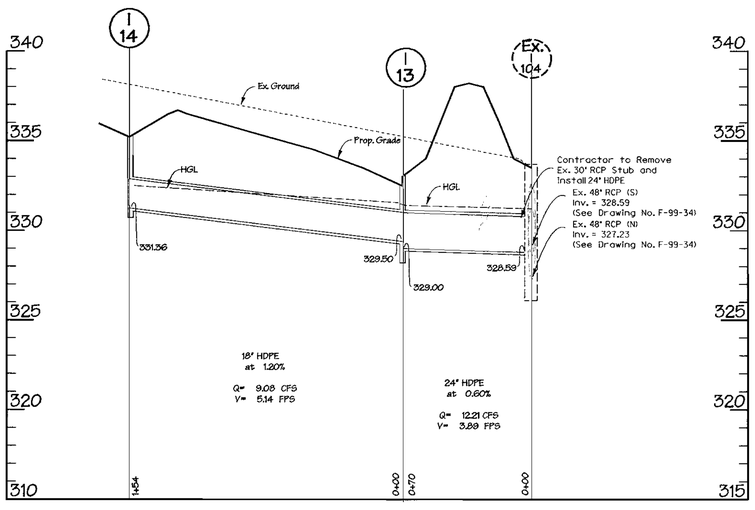
Des By JMH	Scale 1" = 40'	Proj. No. 00021.A	
Drn By JMH	Date 8-30-00		
Chk By	Approved	4 OF 12	

~~SDP-132~~ SDP-00-132

Wed Aug 30 13:51:40 2000







Storm Drain Profiles

Scale: 1" =40' (Horz.)
1" = 4' (Vert.)

APPROVED
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DATE June 29, 2000

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WATER CODE: E06			SEWER CODE: 4900000		

TITLE:
Storm Drain Profiles

Des By	JMH	Scale	AS SHOWN	Proj. No.	00021.A
Drn By	JMH	Date	8-30-00	5 OF 12	
Chk By		Approved			

9/5/00
Date

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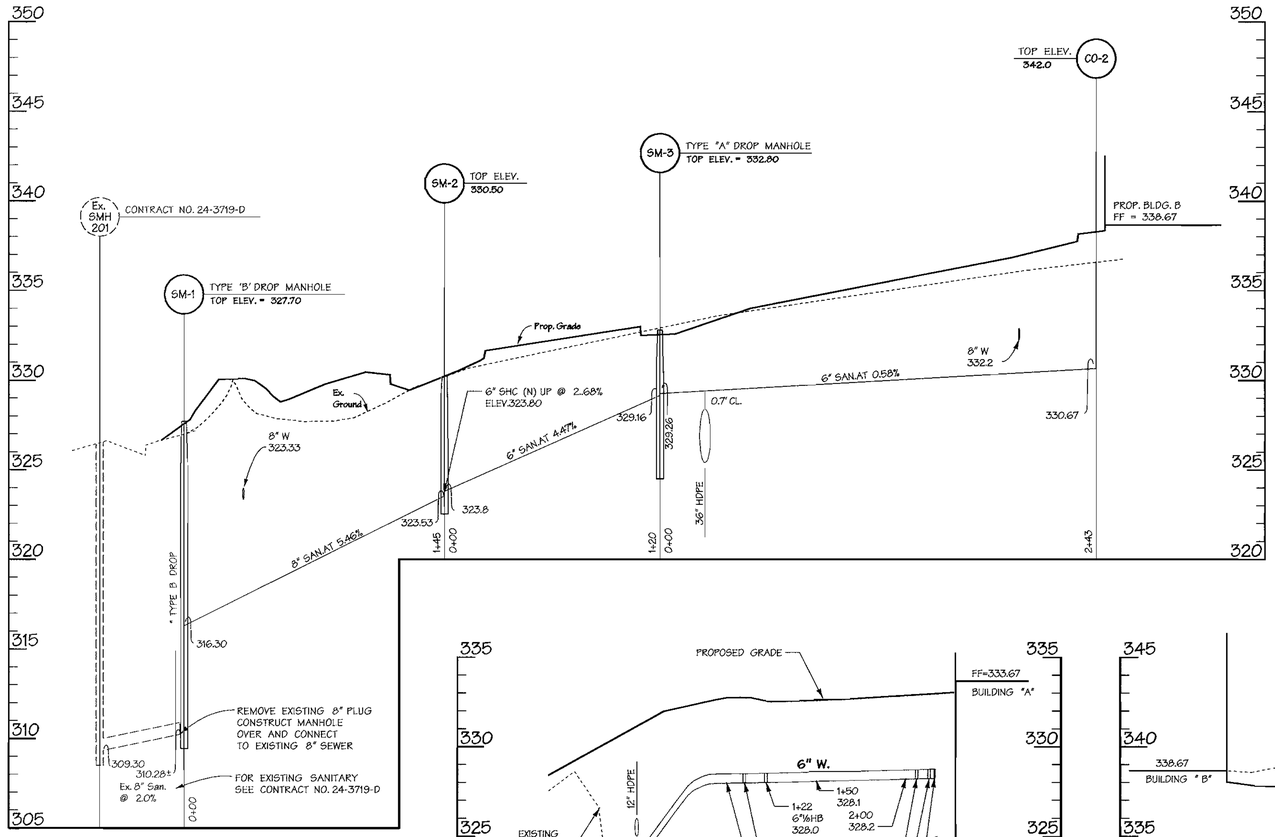
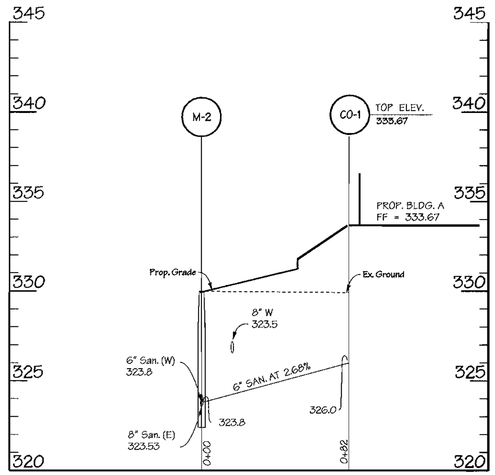
SDP-132 SDP-00-132

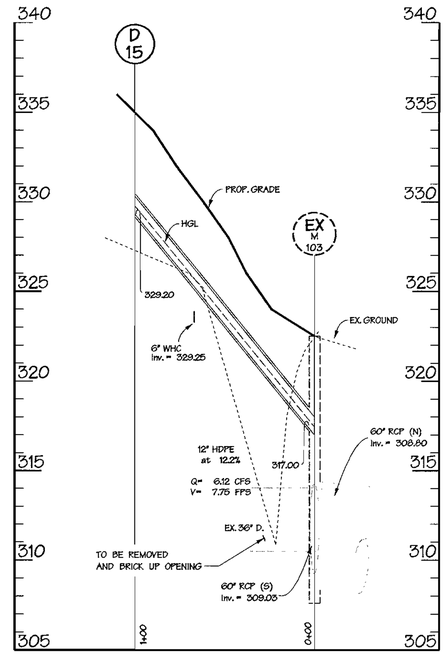


* The Type "B" MANHOLE DROP MUST BE HAND FORMED IN FIELD AND THE PIPE MUST BE D.I.P.

Sanitary Sewer

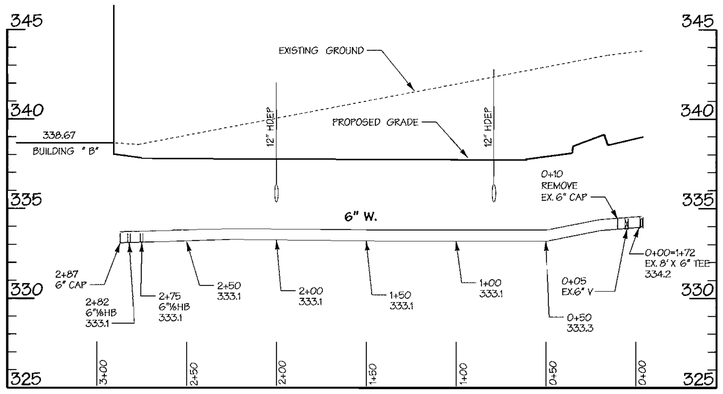


Sanitary Sewer



Storm Drain

Water Profile



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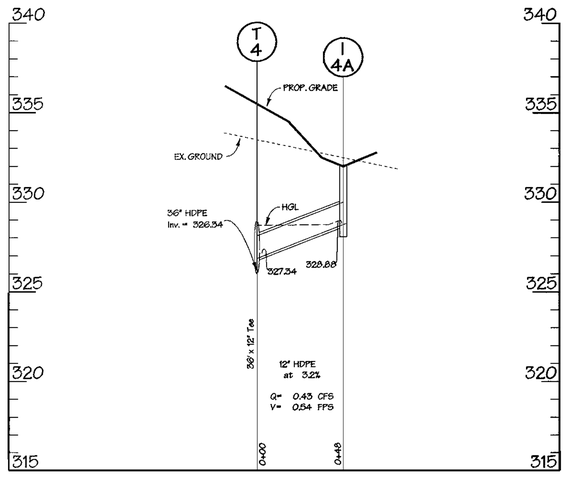
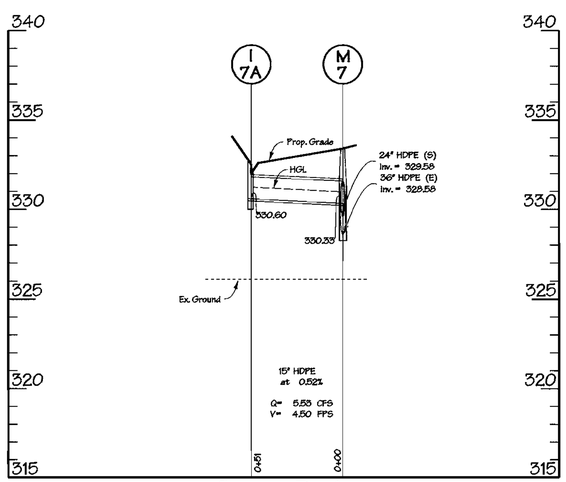
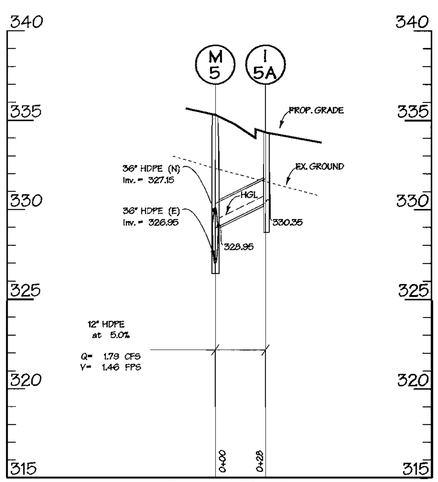


Storm Drain



Storm Drain



Storm Drain

All Profiles

Scale: 1" =40' (Hor.)
1" = 4' (Vert.)

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WATER CODE: E06			SEWER CODE: 4900000		

TITLE

Utility Profiles

Des By	BIS	Scale	AS SHOWN	Proj. No.	00021.A
Drn By	JMH	Date	8-30-00	6 OF 12	
Chk By		Approved			

9/5/00
Date

STATE OF MARYLAND — JOHN M. HANCOCK — No. 10551 — REGISTERED PROFESSIONAL ENGINEER

Professional Engr. No. 10551

SDP-99-132 SDP-99-132

PLACE HIGH-VISIBILITY FENCE ON LOW SIDE OF EARTH DIKE. PLACE MOUNTABLE BERM TO ALLOW CONSTRUCTION ACCESS TO BUILDING "A".

SUPER SILT FENCE 3' CURLS TO BE PLACED AT 50' INTERVALS. CURLS TO EXTEND 3 VERT. FT. BEFORE FILL IS PLACED.

PERMISSION HAS BEEN RECEIVED BY ALL ADJACENT PROPERTY OWNERS TO PERFORM LIMITED GRADING AND SEDIMENT CONTROL OPERATIONS.

SEDIMENT & EROSION CONTROL LEGEND

- SSF — SUPER SILT FENCE
- SF — SILT FENCE
- SCE — STABILIZED CONSTRUCTION ENTRANCE
- LIMIT OF DISTURBANCE
- EARTH DIKE
- RPS — REMOVABLE PUMPING STATION
- MOUNTABLE BERM
- GM — GABION MATTRESS INLET PROTECTION

Ex. SWM Facility
F 97-98
Zoned NT

BUILDING 'A'
+/- 66,742 SF
2 story
Slab Elev. = 333.67

BUILDING 'B'
+/- 56,145 SF
1 story
Slab Elev. = 338.67

ZONED NEW TOWN
ZONED M-1

ENTER

10' WIDE CLASS I RIP-RAP CHANNEL ON FILTER CLOTH

LIMIT OF PAVING AND UTILITY CONSTRUCTION - PHASE I SITE TO BE STABILIZED BEFORE TRAP REMOVAL AND FINAL PAVING CONSTRUCTION CAN BE COMPLETED. SEE SITE AND GRADING PLANS FOR FINAL UTILITY AND PAVING CONSTRUCTION.

CONSTRUCT 30 LF 36" HDEP @ 052%

CONTRACTOR TO CONSTRUCT 30 LF 36" HDEP FROM INLET TO TRAP. PLACE CLASS I RIP-RAP OUTFALL PROTECTION ALONG TRAP BOTTOM.

CONSTRUCT 23 LF 24" HDEP @ 060%

CONTRACTOR TO CONSTRUCT 25 LF 24" HDPE FROM INLET TO TRAP. PLACE CLASS I RIP-RAP OUTFALL PROTECTION ALONG TRAP BOTTOM.

EARTH DIKE (A-1)

SAMUEL CT.

MORSE DRIVE

COLUMBIA GATEWAY COMMERCE CENTER

BUILDING RESTRICTION LINE

LONG RESTRICTION LINE

EXISTING 60' R/W

EXISTING 38' ROAD

PERMISSION HAS BEEN RECEIVED BY ALL ADJACENT PROPERTY OWNERS TO PERFORM LIMITED GRADING AND SEDIMENT CONTROL OPERATIONS.

INITIAL SEDIMENT TRAP GRADING

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

U.S.D.A. NATURAL RESOURCES CONSERVATION SERVICE — DATE 9/12/00

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 9/12/00

PLAN NUMBER

DEVELOPERS CERTIFICATE:

I/WE 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 ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION. BEFORE BEGINNING THE PROJECT, I SHALL ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION, I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

SIGNATURE OF DEVELOPER — DATE 9/1/00
PRINT NAME BELOW SIGNATURE James Abrams

ENGINEERS CERTIFICATE:

I CERTIFY THAT THIS PLAN FOR POND 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 REQUIRMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTIFIED THE DEVELOPER THAT HE/SHE MUST ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION.

SIGNATURE OF ENGINEER — DATE 9/5/00
PRINT NAME BELOW SIGNATURE John W. Ranocchia, Sr.

9/5/00 Date

STATE OF MARYLAND — JOHN W. RANOCCHIA, SR. — REGISTERED PROFESSIONAL ENGINEER

Professional Engr. No. 10551

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE JUNE 29, 2000

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION MK — DATE 9/15/00

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 9/17/00 R

DIRECTOR — DATE 9/18/00

Date	No.	Revision Description

Columbia Gateway Parcel Q3

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

DEVELOPER:
AAK III, LLC
8805 COLUMBIA 100 PKWY
SUITE 101
COLUMBIA, MD 21045

DMW
Daft-McCune-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		SECTION/AREA		LOT/PARCEL
COLUMBIA GATEWAY				Q3
PLAT OR L/F	BLOCK	ZONE	TAX/ZONE MAP	ELEC. DISTRICT	CENSUS TRACT
13667	12 & 7	M-1	42-43	6	6067.03
WATER CODE		SEWER CODE		
E06		4900000		

TITLE
Erosion And Sediment Control Plan

Des By	BIS/SDS	Scale 1" = 40'	Proj. No. 00021.A
Dm By	WHJ	Date 8-30-00	7 OF 12
Chk By		Approved	

SDP-132 SDP-00132

Wed Aug 30 13:54:46 2000 n:\0002\00021\dgn\00021asst

21.0 STANDARD AND SPECIFICATIONS FOR TOPSOIL

Definition

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

Purpose

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

Conditions Where Practice Applies

I. This practice is limited to areas having 2:1 or flatter slopes where:

a. The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.

b. The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.

c. The original soil to be vegetated contains material toxic to plant growth.

d. The soil is so acidic that treatment with limestone is not feasible.

II. For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.

Construction and Material Specifications

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

II. Topsoil Specifications - Soil to be used as topsoil must meet the following:

i. Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be mixture of contrasting textured subsoils and shall contain less than 5% by volume of cinders, stones, slags, coarse fragments, gravel sticks, roots, trash, and other materials larger 1 1/2 inch in diameter.

ii. Topsoil must be free of plants or plant parts such as Bermuda grass, quackgrass, Johnsongrass, nutsedge, poison ivy, thistle, or others as specified.

iii. Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.

II. For sites having disturbed areas under 5 acres:

i. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section I - Vegetative Stabilization Methods and Materials.

III. For sites having disturbed areas over 5 acres:

i. On soil meeting Topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:

a. pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0, sufficient lime shall be prescribed to raise the pH to 6.5 or higher.

b. Organic contents of topsoil shall be not less than 1.5 percent by weight.

c. Topsoil having soluble salt content greater than 500 parts per million shall not be used.

or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phyto-toxic materials.

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

ii. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization- Section I-Vegetative Stabilization Methods and Materials.

V. Topsoil Application

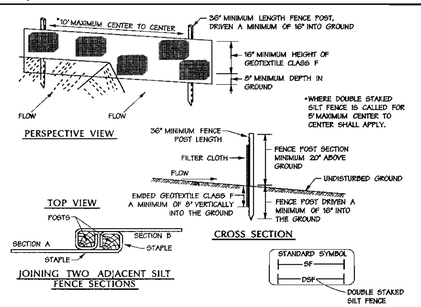
i. When topsoiling, maintain needed erosion and sediment control practices such as diversions, Grade Stabilization Structures, Earth Dikes, Slop Silt Fence and Sediment Traps and Basins.

ii. Grades on the areas to be topsoiled, which have been previously established, shall be maintained, albeit 4" - 8" higher in elevation.

iii. Topsoil shall be uniformly distributed in a 4" - 8" layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water pockets.

iv. Topsoil not be placed while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.

Topsoil Specifications



CONSTRUCTION SPECIFICATIONS

1. FENCE POSTS SHALL BE A MINIMUM OF 36" LONG DRIVEN 16" MINIMUM INTO THE GROUND. WOOD POSTS SHALL BE 1½" x 1½" SQUARE (MINIMUM) CUT, OR 1¾" DIAMETER (MINIMUM) ROUND AND SHALL BE OF SOUND QUALITY HARDWOOD. STEEL POSTS WILL BE STANDARD T OR U SECTION WEIGHTING NOT LESS THAN 1.00 POUND PER LINEAR FOOT.
2. GEOTEXTILE SHALL BE FASTENED SECURELY TO EACH FENCE POST WITH WIRE TIES OR STAPLES AT TOP AND MID-SECTION AND SHALL MEET THE FOLLOWING REQUIREMENTS FOR GEOTEXTILE CLASS F:

TENSILE STRENGTH	50 LBS/IN (MIN.)	TEST: MSMT 509
TENSILE MODULUS	20 LBS/IN (MIN.)	TEST: MSMT 509
FLOW RATE	0.3 GAL PT/MIN (MAX)	TEST: MSMT 322
FILTERING EFFICIENCY	75% (MIN.)	TEST: MSMT 322

3. WHERE ENDS OF GEOTEXTILE FABRIC COME TOGETHER, THEY SHALL BE OVERLAPPED, FOLDED AND STAPLED TO PREVENT SEDIMENT BYPASS.
4. SILT FENCE SHALL BE INSPECTED AFTER EACH RAINFALL EVENT AND MAINTAINED WHEN BULGES OCCUR OR WHEN SEDIMENT ACCUMULATION REACHED 50% OF THE FABRIC HEIGHT.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE — E - 15 - 3 — MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

Silt Fence — Not To Scale

1. A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (313-1855).
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 1994 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. SEVEN CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1.
   B. FOURTEEN DAYS AS TO ALL OTHER DISTURBED OF 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, CHAPTER 12, OF THE "HOWARD COUNTY MANUAL." STORM DRAINAGE.
5. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE "1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" FOR PERMANENT SEEDINGS, SODS, TEMPORARY SEEDINGS, AND MULCHING (SECTION G). 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	ACRES
AREA DISTURBED	ACRES
AREA TO BE ROOFED OR PAVED	ACRES
AREA TO BE VEGETATIVELY STABILIZED	ACRES
TOTAL CUT	CUBIC YARDS
TOTAL FILL	CUBIC YARDS
OFF-SITE WASTE/BORROW AREA LOCATION	WASTE =

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.
11. TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH SHALL BE BACK-FILLED AND STABILIZED WITHIN ONE DAY, WHICHEVER IS SHORTER.

Sediment Control General Notes

FLOW CHANNEL STABILIZATION
GRADE 0.5% MIN. 10% MAX.

1. SEED AND COVER WITH STRAW MULCH.
2. SEED AND COVER WITH EROSION CONTROL MATTING OR LINE WITH SOD.
3. 4"-7" STONE OR RECYCLED CONCRETE EQUIVALENT PRESSED INTO SOIL IN A MINIMUM 7" LAYER.

CONSTRUCTION SPECIFICATIONS

1. ALL TEMPORARY SWALES SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET. SPOT ELEVATIONS MAY BE NECESSARY FOR GRADES LESS THAN 1%.
2. RUNOFF DIVERTED FROM A DISTURBED AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE.
3. RUNOFF DIVERTED FROM AN UNDISTURBED AREA SHALL OUTLET DIRECTLY INTO AN UNDISTURBED STABILIZED AREA AT A NON-EROSIVE VELOCITY.
4. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTIONAL MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE SWALE.
5. THE SWALE SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
6. FILL, IF NECESSARY, SHALL BE COMPACTED BY EARTH MOVING EQUIPMENT.
7. ALL EARTH REMOVED AND NOT NEEDED FOR CONSTRUCTION SHALL BE PLACED SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE SWALE.
8. INSPECTION AND MAINTENANCE MUST BE PROVIDED PERIODICALLY AND AFTER EACH RAIN EVENT.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE — A - 2 - 4 — MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

Temporary Swale — Not To Scale

PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED.

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES:

1. PREFERRED - APPLY 2 TONS PER ACRED DOLOMITIC LIMESTONE (92 LBS./1000 SQ.FT.) AND 1000 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS./1000 SQ.FT.) BEFORE SEEDING. HARROW OR DISK 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 DISK 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./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. (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 - 90 LBS./1000 SQ.FT.) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATIONS USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL/1000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ.FT.) FOR ANCHORING.

MAINTENANCE - INSPECT ALL SEEDING AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDING.

TEMPORARY SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.

SEEDBED PREPARATION - LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

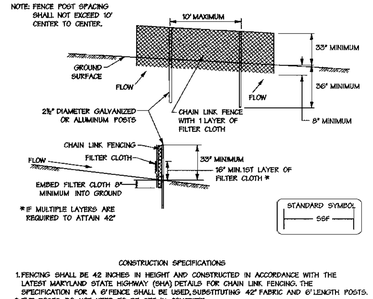
SOIL AMENDMENTS - APPLY 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS./1000 SQ.FT.)

SEEDING - FOR THE PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 15 THRU OCTOBER 15, SEED WITH 2½ BUSHEL 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 WEED FREE SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GAL. PER ACRE (5 GAL/1000 SQ.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FT. OR HIGHER, USE 348 GAL. PER ACRE (8 GAL/1000 SQ.FT.) FOR ANCHORING.

REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR ADDITIONAL RATES AND METHODS NOT COVERED.

Permanent/Temporary Seeding Notes

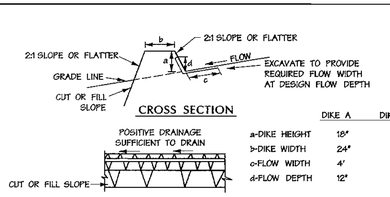


CONSTRUCTION SPECIFICATIONS

1. FENCING SHALL BE 42 INCHES IN HEIGHT AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST MARYLAND STATE HIGHWAY (SHA) DETAILS FOR CHAIN LINK FENCING. THE SPECIFICATION FOR A 6' FENCE SHALL BE USED, SUBSTITUTING 42" FABRIC AND 6' LENGTH POSTS.
2. THE POSTS DO NOT NEED TO BE SET IN CONCRETE.
3. CHAIN LINK FENCE SHALL BE FASTENED SECURELY TO THE FENCE POSTS WITH WIRE TIES OR STAPLES. THE LOWER TENSION WIRE, BRACE AND TRUSS RODS, DRIVE ANCHORS AND POST CAPS ARE NOT REQUIRED EXCEPT ON THE ENDS OF THE FENCE. THE CHAIN LINK FENCING SHALL BE 6GC (6) GAUGE OR HEAVIER.
4. FILTER CLOTH SHALL BE FASTENED SECURELY TO THE CHAIN LINK FENCE WITH TIES SPACED EVERY 24" AT THE TOP AND MID SECTION.
5. FILTER CLOTH SHALL BE EMBEDDED A MINIMUM OF 8" INTO THE GROUND.
6. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.
7. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SILT BUILDUPS REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE, OR WHEN SILT REACHES 50% OF FENCE HEIGHT.

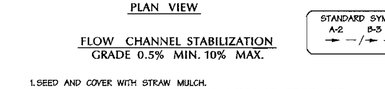
U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE — M - 26 - 3 — MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

Super Silt Fence — Not To Scale



CROSS SECTION

	DIKE A	DIKE B
a-DIKE HEIGHT	18"	30"
b-DIKE WIDTH	24"	36"
c-FLOW WIDTH	4'	6'
d-FLOW DEPTH	12"	24"



PLAN VIEW

STANDARD SYMBOL: A-2 / B-3

FLOW CHANNEL STABILIZATION
GRADE 0.5% MIN. 10% MAX.

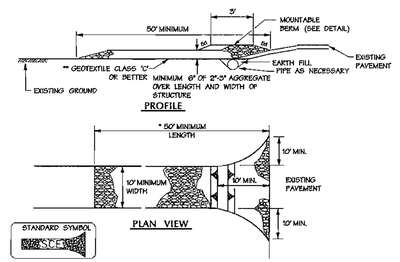
1. SEED AND COVER WITH STRAW MULCH.
2. SEED AND COVER WITH EROSION CONTROL MATTING OR LINE WITH SOD.
3. 4" - 7" STONE OR RECYCLED CONCRETE EQUIVALENT PRESSED INTO THE SOIL 7" MINIMUM.

CONSTRUCTION SPECIFICATIONS

1. ALL TEMPORARY EARTH DIKES SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET. SPOT ELEVATIONS MAY BE NECESSARY FOR GRADES LESS THAN 1%.
2. RUNOFF DIVERTED FROM A DISTURBED AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE.
3. RUNOFF DIVERTED FROM AN UNDISTURBED AREA SHALL OUTLET DIRECTLY INTO AN UNDISTURBED, STABILIZED AREA AT A NON-EROSIVE VELOCITY.
4. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTIONAL MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE DIKE.
5. THE DIKE SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
6. FILL SHALL BE COMPACTED BY EARTH MOVING EQUIPMENT.
7. ALL EARTH REMOVED AND NOT NEEDED FOR CONSTRUCTION SHALL BE PLACED SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE DIKE.
8. INSPECTION AND MAINTENANCE MUST BE PROVIDED PERIODICALLY AND AFTER EACH RAIN EVENT.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE — A - 1 - 6 — MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

Earth Dike — Not To Scale



CONSTRUCTION SPECIFICATIONS

1. LENGTH - MINIMUM OF 50' ("50' FOR SINGLE RESIDENCE LOT).
2. WIDTH - 10' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
3. GEOTEXTILE FABRIC CLASS C (FILTER CLOTH) SHALL BE PLACED OVER THE EXISTING GROUND PRIOR TO PLACING STONE. **THE PLAN APPROVAL AUTHORITY MAY NOT REQUIRE SINGLE FAMILY RESIDENCES TO USE GEOTEXTILE.
4. STONE - CRUSHED AGGREGATE (2" TO 3") OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT SHALL BE PLACED AT LEAST 6" DEEP OVER THE LENGTH AND WIDTH OF THE ENTRANCE.
5. SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 6" OF STONE OVER THE PIPE. PIPE HAS TO BE SIZED ACCORDING TO THE DRAINAGE. WHEN THE SITE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE WILL NOT BE NECESSARY, PIPE SHOULD BE SIZED ACCORDING TO THE AMOUNT OF RUNOFF TO BE CONVEYED. A 6" MINIMUM WILL BE REQUIRED.
6. LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED AT EVERY POINT WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES A CONSTRUCTION SITE, VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE STABILIZED CONSTRUCTION ENTRANCE.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE — F - 17 - 3 — MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

Stabilized Construction Entrance — Not To Scale

TRAP #1 TABLE

TRAP NUMBER		1
TRAP TYPE		ST-IV
EXISTING DRAINAGE AREA AC.		7.97
INTERIM DRAINAGE AREA AC.		8.29
PROPOSED DRAINAGE AREA AC.		n/a
STORAGE REQUIRED C.F.	WET	23,522
	DRY	23,522
	TOTAL	47,044
STORAGE PROVIDED C.F.	WET	84,576
	DRY	36,721
	TOTAL	121,297
EXISTING GROUND ELEV.		334.00
TOP EMBANKMENT ELEV.		338.00
WEIR CREST ELEV.		332.00
WET STORAGE / OUTLET ELEV.		330.00
CLEANOUT ELEV.		327.0
BOTTOM ELEV.		324.00
DEPTH OF CHANNEL (A)		1.0'
OUTLET WIDTH (B)		34.0' MIN.
TRAP DEPTH	WET	6.0
	DRY	2.0
	TOTAL	8.0
TRAP SIDE SLOPES		2 :1
BARREL DIAMETER		N/A
RISER DIAMETER		N/A
WET STORAGE ZONE ELEV.		324.00-330.00
DRY STORAGE ZONE ELEV.		330.00-332.00
BOTTOM DIMENSION		150' X 70'

SEQUENCE OF CONSTRUCTION

SEQUENCE	NUMBE OF DAYS
1. Obtain a grading permit.	7
2. Clear and grub for and install all perimeter and interior sediment control devices, including sediment trap.	14
3. With permission to proceed from the Sediment Control inspector, clear, grub and grade site. (Provide dust control per specifications this sheet)	21
4. Construct all utilities except in the area of sediment trap. Bulkhead where necessary.	90
5. Fine grade site and construct buildings "A" and "B" and as much paving as possible up to area of sediment trap. Stabilize all disturbed areas excluding sediment trap.	120
6. With the permission of the Sediment Control inspector, remove sediment trap and construct remainder of utilities and parking.	30
7. Construct sidewalks and install surface paving for site.	30
8. Fine grade and stabilize disturbed areas onsite in accordance with current standards and specifications.	14
9. With the permission of the Sediment Control inspector, remove all sediment control measures and stabilize any remaining disturbed areas onsite.	14

Sediment Control

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE JUNE 29, 2000

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION MK — DATE 9/15/00
CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 9/8/00
DIRECTOR — DATE 9/12/00

Date	No.	Revision Description

Columbia Gateway Parcel Q3

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

DEVELOPER:
AAK III, LLC.
8805 COLUMBIA 100 PKWY
SUITE 101
COLUMBIA, MD 21045

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL.
USDA, NATURAL RESOURCES CONSERVATION SERVICE — 9/12/00 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 — 9/12/00 DATE
PLAN NUMBER

DEVELOPERS CERTIFICATE:

I/WE 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 ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I SHALL ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

SIGNATURE OF DEVELOPER — 9/1/00 DATE
PRINT NAME BELOW SIGNATURE J. FRED M. ABRAMS

ENGINEERS CERTIFICATE:

I CERTIFY THAT THIS PLAN FOR POND 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 HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTIFIED THE DEVELOPER THAT HE/SHE MUST ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION.

SIGNATURE OF ENGINEER — 9/5/00 DATE
PRINT NAME BELOW SIGNATURE John W. Ranocchia, Jr.

9/5/00 Date

STATE OF MARYLAND — JOHN WILLIAM RANOCCHIA JR. — No. 10537 — REGISTERED PROFESSIONAL ENGINEER

Professional Engr. No. 10537

DMW
Daft-McCune-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		SECTION/AREA		LOT/PARCEL
COLUMBIA GATEWAY				Q3
PLAT OR L/F	BLOCK	ZONE	TAX/ZONE MAP	ELECT. DISTRICT	CENSUS TRACT
13667	32 & 7	M-1	42-43	6	6067.03
WATER CODE			SEWER CODE	
E06			4900000	

TITLE
Erosion And Sediment Control Details

Des By	BIS /SDS	Scale	1" = 40'
Drn By	WHJ	Date	8-30-00
Chk By		Approved	

Proj. No. 00021.A

8 OF 12

SDP-132 SDP-00-132

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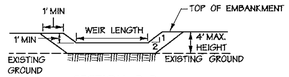
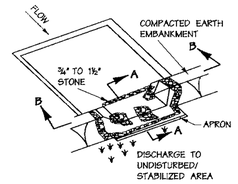
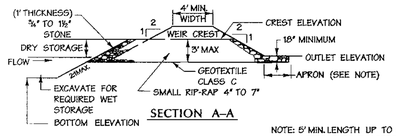


SECTION B–B



PERSPECTIVE VIEW



SECTION A–A

NOTE: 5' MIN. LENGTH UP TO 5 ACRES. OVER 5 ACRES, USE 10' MIN.

U.S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

C - 9 - 16

MARYLAND DEPARTMENT OF ENVIRONMENT
WATER MANAGEMENT ADMINISTRATION

Stone /Rip–Rap Outlet Sediment Trap – ST IV

CONSTRUCTION SPECIFICATIONS

1. THE AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED.
2. THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS OR OTHER WOODY VEGETATION AS WELL AS OVER-SIZED STONES, ROCKS, ORGANIC MATERIAL OR OTHER OBJECTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED. MAXIMUM HEIGHT OF EMBANKMENT SHALL BE 4', MEASURED AT CENTERLINE OF EMBANKMENT.
3. ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER.
4. ELEVATION OF THE TOP OF ANY DIKE DIRECTING WATER INTO TRAP MUST EQUAL OR EXCEED THE HEIGHT OF TRAP EMBANKMENT.
5. STORAGE AREA PROVIDED SHALL BE FIGURED BY COMPUTING THE VOLUME MEASURED FROM TOP OF EXCAVATION. (FOR STORAGE REQUIREMENTS SEE TABLE 9.)
6. GEOTEXTILE CLASS C SHALL BE PLACED OVER THE BOTTOM AND SIDES OF THE OUTLET CHANNEL PRIOR TO PLACEMENT OF STONE. SECTION OF FABRIC MUST OVERLAP AT LEAST 1' WITH SECTION NEAREST THE ENTRANCE PLACED ON TOP. FABRIC SHALL BE EMBEDDED AT LEAST 6" INTO EXISTING GROUND AT ENTRANCE OF OUTLET CHANNEL.
7. 4" - 7" STONE SHALL BE USED TO CONSTRUCT THE WEIR AND 4" - 12" OR CLASS I RIP-RAP SHALL BE USED TO CONSTRUCT THE OUTLET CHANNEL.
8. OUTLET - AN OUTLET SHALL INCLUDE A MEANS OF CONVEYING THE DISCHARGE IN AN EROSION FREE MANNER TO AN EXISTING STABLE CHANNEL. PROTECTION AGAINST SCOUR AT THE DISCHARGE POINT SHALL BE PROVIDED AS NECESSARY.
9. OUTLET CHANNEL MUST HAVE POSITIVE DRAINAGE FORM THE TRAP.
10. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ½ OF THE WET STORAGE DEPTH OF THE TRAP (900 CF/AC). REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IN WILL NOT ERODE.
11. THE STRUCTURE SHALL BE INSPECTED PERIODICALLY AFTER EACH RAIN AND REPAIRED AS NEEDED.
12. CONSTRUCTION OF TRAPS SHALL BE CARRIED OUT IN SUCH A MANNER THAT SEDIMENT POLLUTION IS ABATED. ONCE CONSTRUCTED, THE TOP AND OUTSIDE FACE OF THE EMBANKMENT SHALL BE STABILIZED WITH SEED AND MULCH. POINTS OF CONCENTRATED INFLOW SHALL BE PROTECTED IN ACCORDANCE WITH GRADE STABILIZATION STRUCTURE CRITERIA. THE REMAINDER OF THE INTERIOR SLOPES SHOULD BE STABILIZED (ONE TIME) WITH SEED AND MULCH UPON TRAP COMPLETION AND MONITORED AND MAINTAINED EROSION FREE DURING THE LIFE OF THE TRAP.
13. THE STRUCTURE SHALL BE DEWATERED BY APPROVED METHODS, REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

U.S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

C - 9 - 16A

MARYLAND DEPARTMENT OF ENVIRONMENT
WATER MANAGEMENT ADMINISTRATION

Stone /Rip–Rap Outlet Sediment Trap – ST IV

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

U.S.D.A. NATURAL RESOURCES CONSERVATION SERVICE — DATE 9/12/00

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 9/12/00

PLAN NUMBER

DEVELOPERS CERTIFICATE:

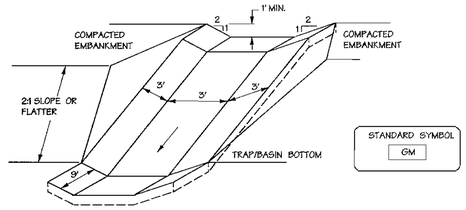
I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I SHALL ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

SIGNATURE OF DEVELOPER — DATE 9/1/00
PRINT NAME BELOW SIGNATURE
James M. Abrams

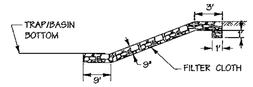
ENGINEERS CERTIFICATE:

I CERTIFY THAT THIS PLAN FOR POND 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 HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTIFIED THE DEVELOPER THAT HE/SHE MUST ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION.

SIGNATURE OF ENGINEER — DATE 9/5/00
PRINT NAME BELOW SIGNATURE John W. Ranocchia, Sr.



PERSPECTIVE VIEW



PROFILE ALONG CENTERLINE

CONSTRUCTION SPECIFICATIONS

1. 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.
2. GEOTEXTILE CLASS C SHALL BE INSTALLED UNDER ALL GABION BASKETS.
3. THE STONE USED TO FILL THE GABION BASKETS SHALL BE 4" - 7".
4. GABIONS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
5. 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

B - 7 - 2

MARYLAND DEPARTMENT OF ENVIRONMENT
WATER MANAGEMENT ADMINISTRATION

Gabion Inflow Protection

Not To Scale

TABLE 28 STONE SIZE

	SIZE RANGE	D_{50}	D_{100}	AASHTO	WEIGHT
NUMBER 57*	⅜" - 1½"	½"	1½"	M-43	N/A
NUMBER 1	2" - 3"	2½"	3"	M-43	N/A
RIP-RAP**	4" - 7"	5½"	7"	N/A	N/A
CLASS I	N/A	9.5"	15"	N/A	150LB MAX.
CLASS II	N/A	16"	24"	N/A	700LB MAX.
CLASS III	N/A	23"	34"	N/A	2000LB MAX.

*THIS CLASSIFICATION IS TO BE USED ON THE INSIDE FACE OF STONE OUTLETS AND CHECK DAMS.
**THIS CLASSIFICATION IS TO BE USED WHEN EVER SMALL RIP-RAP IS REQUIRED. THE STATE HIGHWAY ADMINISTRATION DESIGNATION FOR THIS STONE IS STONE FOR GABIONS (905.01.04).

STONE FOR GABION BASKETS

BASKET THICKNESS		SIZE OF INDIVIDUAL STONES	
INCHES	MM	INCHES	MM
6	150	3 - 5	75 - 125
9	225	4 - 7	100 - 175
12	300	4 - 7	100 - 175
18	460	4 - 7	100 - 175
36	910	4 - 12	100 - 300

NOTE: RECYCLED CONCRETE EQUIVALENT MAY BE SUBSTITUTED FOR ALL STONE CLASSIFICATIONS. RECYCLED CONCRETE EQUIVALENT SHALL BE CONCRETE BROKEN INTO THE SIZES MEETING THE APPROPRIATE CLASSIFICATION, SHALL CONTAIN NO STEEL REINFORCEMENT, AND SHALL HAVE A DENSITY OF 150 POUNDS PER CUBIC FOOT.

H - 24 - 1

Materials Specifications

TABLE 27 GEOTEXTILE FABRICS

CLASS	APPARENT OPENING SIZE MM. MAX.	GRAB TENSILE STRENGTH LB. MIN.	BURST STRENGTH PSI. MIN.
A	0.30**	250	500
B	0.60	200	320
C	0.30	200	320
D	0.60	90	145
E	0.30	90	145
F (SILT FENCE)	0.40-0.80*	90	190

*US STD. SIEVE CW-02215 **.50 MM MAX. FOR SUPER SILT FENCE

THE PROPERTIES SHALL BE DETERMINED IN ACCORDANCE WITH THE FOLLOWING PROCEDURES:
- APPARENT OPENING SIZE MSMT 323.
- GRAB TENSILE STRENGTH ASTMD 1682: 4 x 8" SPECIMEN, 1 x 2" CLAMPS, 12"/MIN. STRAIN RATE IN BOTH PRINCIPAL DIRECTIONS OF GEOTEXTILE FABRIC.
- BURST STRENGTH ASTMD D 3786

THE FABRIC SHALL BE INERT TO COMMONLY ENCOUNTERED CHEMICALS AND HYDROCARBONS, AND WILL BE ROT AND MILDEW RESISTANT. IT SHALL BE MANUFACTURED FROM FIBERS CONSISTING OF LONG CHAIN SYNTHETIC POLYMERS, AND COMPOSED OF A MINIMUM OF 85% BY WEIGHT OF POLYOLEPHINS, POLYESTERS, OR POLYAMIDES. THE GEOTEXTILE FABRIC SHALL RESIST DETERIORATION FROM ULTRA VIOLENT EXPOSURE.

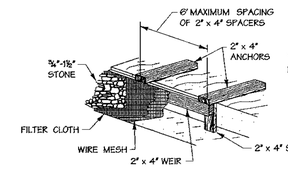
IN ADDITION, CLASSES A THROUGH E SHALL HAVE A 0.01 CM./SEC. MINIMUM PERMEABILITY WHEN TEATED IN ACCORDANCE WITH MSMT 507, AND AN APPARENT MINIMUM ELONGATION OF 20 PERCENT (20%) WHEN TESTED IN ACCORDANCE WITH THE GRAB TENSILE STRENGTH REQUIREMENTS LISTED ABOVE.

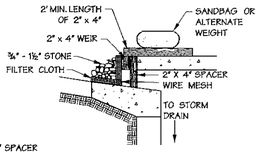
SILT FENCE
CLASS F GEOTEXTILE FABRICS FOR SILT FENCE SHALL HAVE A 50 LB./IN. MINIMUM TENSILE STRENGTH AND A 20 LB./IN. MINIMUM TENSILE MODULES WHEN TESTED IN ACCORDANCE WITH MSMT 509. THE MATERIAL SHALL ALSO HAVE A 0.2 GAL./FT./MIN. FLOW RATE AND SEVENTY-FIVE PERCENT (75%) MINIMUM FILTERING EFFICIENCY WHEN TESTED IN ACCORDANCE WITH MSMT 322. GEOTEXTILE FABRICS USED IN THE CONSTRUCTION OF SILT FENCE SHALL RESIST DETERIORATION FROM ULTRA VIOLENT EXPOSURE. THE FABRIC SHALL CONTAIN SUFFICIENT AMOUNTS OF ULTRA VIOLENT RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF 12 MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 0 TO 120 DEGREES FAHRENHEIT.

9/5/00
Date

PROFESSIONAL ENGINEER — STATE OF MARYLAND — JOHN W. RANOCCHIA SR. — NO. 10551

Professional Engr. No. 10551





MAX. DRAINAGE AREA = 1/4 ACRE

STANDARD SYMBOL: CIP

CONSTRUCTION SPECIFICATIONS

1. ATTACH A CONTINUOUS PIECE OF ½" x ½" WIRE MESH (30" MINIMUM WIDTH BY THROAT LENGTH PLUS 4') TO THE 2" x 4" WEIR (MEASURING THROAT LENGTH PLUS 2') AS SHOWN ON THE STANDARD DRAWING.
2. 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.
3. 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).
4. PLACE THE ASSEMPLY 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.
5. THE ASSEMBLY SHALL BE PLACED SO THAT THE END SPACERS ARE A MINIMUM 1' BEYOND BOTH ENDS OF THE THROAT OPENING.
6. FORM THE ½" x ½" 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 ¾" X 1½" STONE OVER THE WIRE MESH AND GEOTEXTILE IN SUCH A MANNER TO PREVENT WATER FROM ENTERING THE INLET UNDER OR AROUND THE GEOTEXTILE.
7. THIS TYPE OF PROTECTION MUST BE INSPECTED FREQUENTLY AND THE FILTER CLOTH AND STONE REPLACED WHEN CLOGGED WITH SEDIMENT.
8. 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

E - 16 - 5D

MARYLAND DEPARTMENT OF ENVIRONMENT
WATER MANAGEMENT ADMINISTRATION

Curb Inlet Protection (COG or COS Inlets)

Not To Scale

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE JUNE 29, 2000

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION MK — DATE 9/15/00

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 9/15/00 R

DIRECTOR — DATE 9/18/00

Date	No.	Revision Description

Columbia Gateway Parcel Q3

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

DEVELOPER:
AAK III, LLC.
8805 COLUMBIA 100 PKWY
SUITE 101
COLUMBIA, MD 21045

DMW
Daft-McCune-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			SECTION/AREA		LOT/PARCEL #
COLUMBIA GATEWAY					OI - A
PLAT# OR L/F	BLOCK #	ZONE	TAX/ZONE MAP	ELECT. DISTRICT	CENSUS TRACT
13667	2 & 7	M-1	42-43	6	6067.03
WATER CODE			SEWER CODE		
E06			4900000		

TITLE

Erosion And Sediment Control Details

Des By	BIS	Scale	1" = 40'	Proj. No.	00021.A
Drn By	WHJ	Date	7-25-00	9	OF 12
Chk By		Approved			

SDP-00-132

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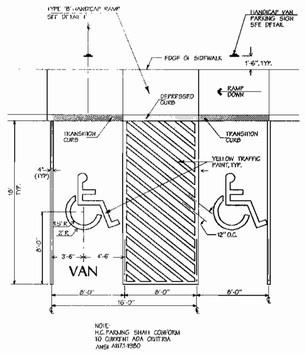
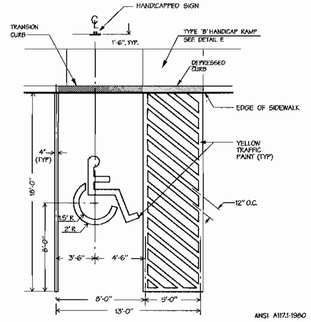
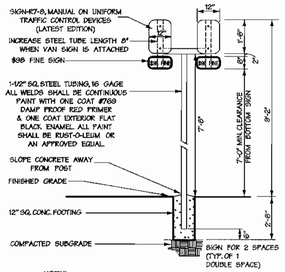


(A) Handicap Parking: Van & Standard
Not To Scale



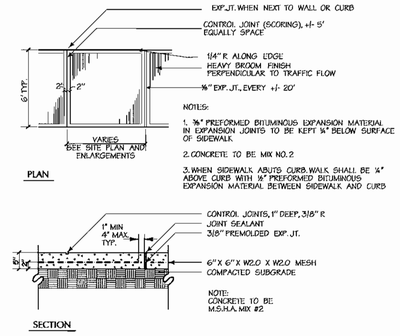
(D) Handicap Parking Space
Not To Scale



NOTES:
1. DISTANCE FROM GROUND TO BOTTOM OF SIGN SHALL BE 7'
2. SEE HANDICAPPED PARKING SPACE DETAIL THIS SHEET FOR LOCATION OF HANDICAPPED SIGN.
3. SPACE MARKED 'V' ON SITE PLAN SHALL INCLUDE "VAN SIGN" AS REQUIRED
4. SIGNS SHALL CONFORM TO CURRENT ADA CRITERIA.

SIGN COLORS
LETTERS AND BORDER - GREEN
WHITE H.C. SYMBOLS ON BLUE BACKGROUND
BACKGROUND - WHITE

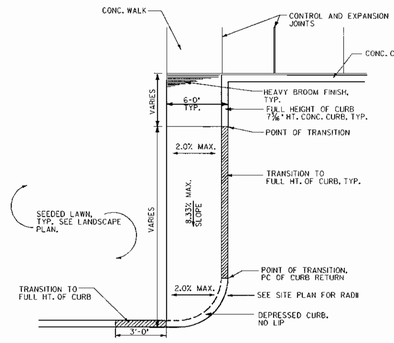
(G) Handicap Parking Signs
Not To Scale



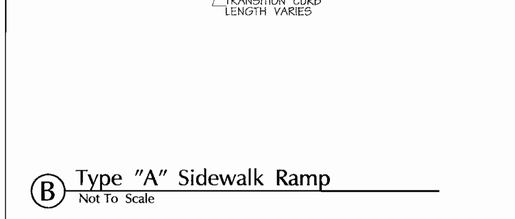
NOTES:
1. 1/2" PREFORMED BITUMINOUS EXPANSION MATERIAL IN EXPANSION JOINTS TO BE KEPT 1/4" BELOW SURFACE OF SIDEWALK
2. CONCRETE TO BE MIX NO. 2
3. WHEN SIDEWALK ABUTS CURB, WALK SHALL BE 1/4" ABOVE CURB WITH 1/2" PREFORMED BITUMINOUS EXPANSION MATERIAL BETWEEN SIDEWALK AND CURB

NOTE:
CONCRETE TO BE M.S.H.A. MIX #2

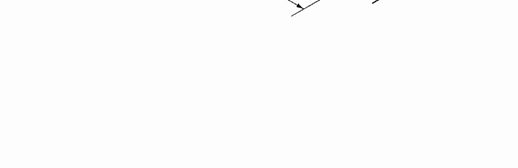
(J) Concrete Walk
Not To Scale



(L) Handicapped Ramp –C
Not To Scale

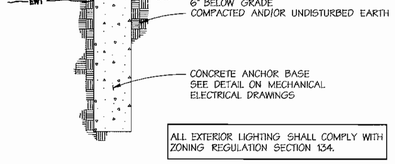


(B) Type "A" Sidewalk Ramp
Not To Scale



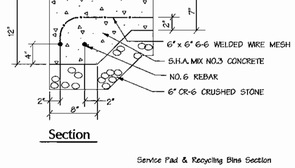
ISOMETRIC

(E) Type "B" Handicapped Ramp
Not To Scale



ALL EXTERIOR LIGHTING SHALL COMPLY WITH ZONING REGULATION SECTION 134.

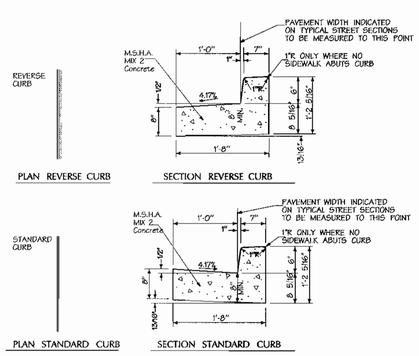
(H) Sharp Cuttoff Area Light
Not To Scale



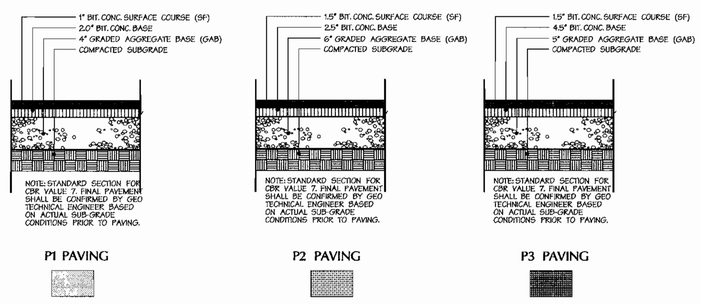
Section

Service Pad & Recycling Bins Section
Not To Scale

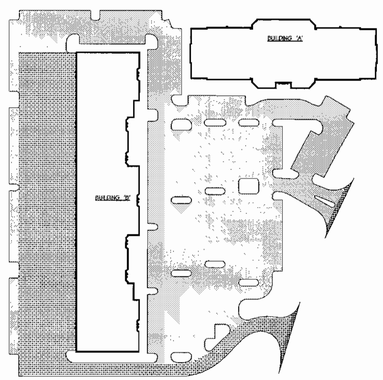
(K) Service Pad & Dumpster Bin
Not To Scale



(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: June 29, 2000

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION MK — DATE 9/15/00

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 9/15/00

DIRECTOR — DATE 9/19/00

Date	No.	Revision Description

Columbia Gateway Parcel Q3

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

DEVELOPER:
AAK III, LLC.
8805 COLUMBIA 100 PKWY
SUITE 101
COLUMBIA, MD 21045

DMW
Daft-McCune-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

9/15/00
Date

STATE OF MARYLAND — JOHN W. BANCROFT — No. 10557 — PROFESSIONAL ENGINEER

Professional Engr. No. 10557

SUBDIVISION NAME: COLUMBIA GATEWAY			SECTION/AREA	LOT/PARCEL: Q3	
PLAT OR L/F: 13667	BLOCK: 12 & 7	ZONE: M-1	TAX/ZONE MAP: 42-43	ELECT. DISTRICT: 6	CENSUS TRACT: 6067.03
WATER CODE: E06			SEWER CODE: 4900000		

TITLE

Site Detail Plan

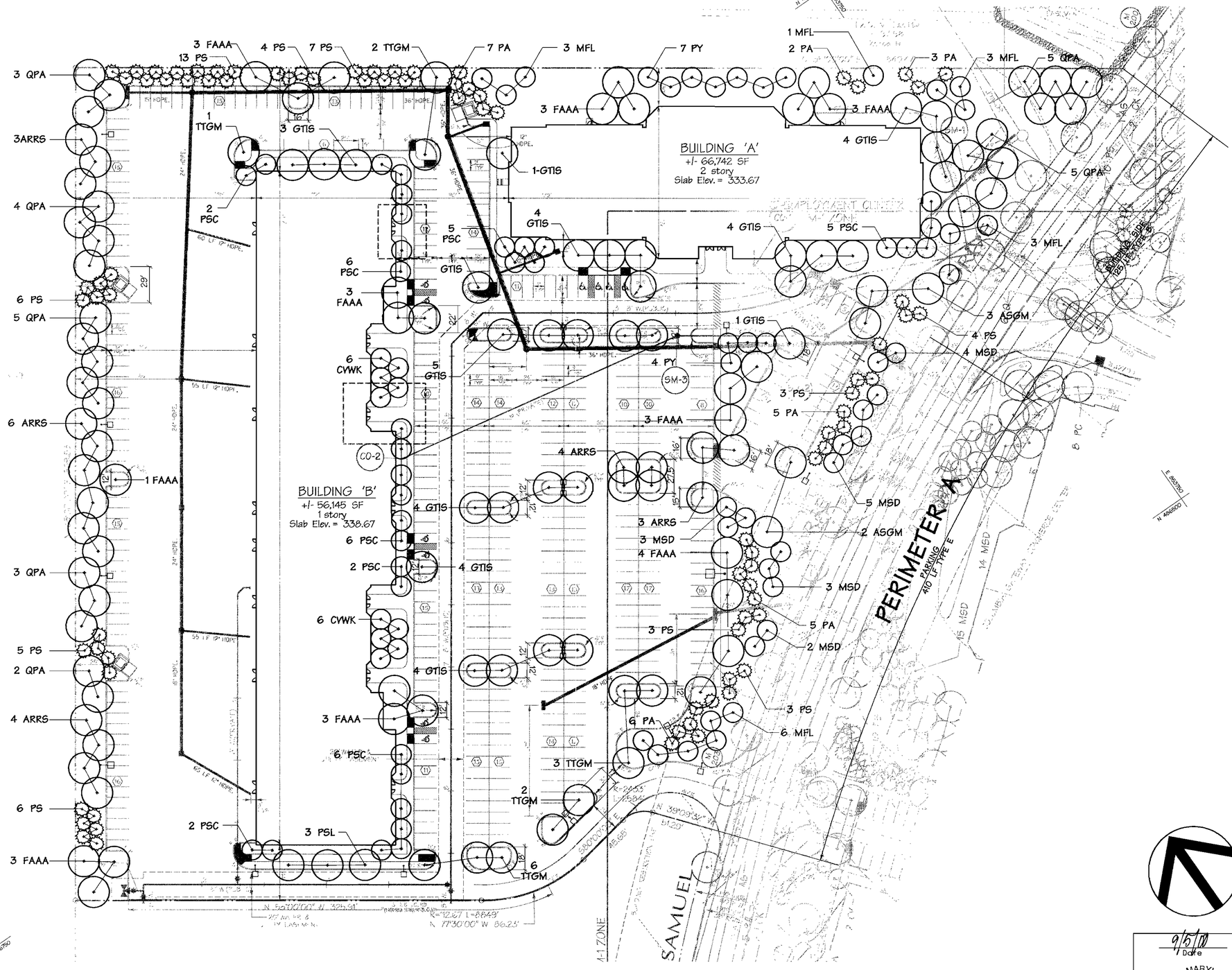
Des By	Scale	Proj. No. 00021.A
Drn By	Date 8-30-00	10 OF 12
Chk By	Approved	

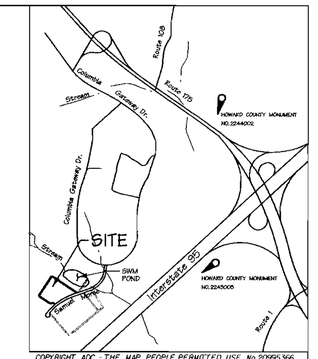
SDP-132 SDP-00-132

Wed Aug 30 13:59:21 2000 n:\0002\0002la\0002la.sup2

Legend

SYMBOL	DESCRIPTION
BRL	BUILDING RESTRICTION LINE
(12)	PARKING COUNT
	VAN HANDICAPPED PARKING
	HANDICAPPED PARKING
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOURS
	REVERSE CURB & GUTTER
	DEPRESSED CURB
	STANDARD CURB & GUTTER
(M 105)	STORM DRAIN STRUCTURE LABEL
	EXISTING SEWER
	EXISTING STORM DRAIN
	EXISTING WATER
8" S.D.	PROPOSED STORM DRAIN
8" S.	PROPOSED SEWER
8" W.	PROPOSED WATER
	PROPOSED LIGHT
	PROPOSED SHADE TREE
	PROPOSED FLOWERING TREE
	PROPOSED EVERGREEN TREE
	EXISTING TREE
	EXISTING TREE TO BE REMOVED





LOCATION MAP

SCALE: 1" = 2000'

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE June 29, 2000

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION MK — DATE 7/15/00

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 7/17/00 R

DIRECTOR — DATE 7/19/00

Date	No.	Revision Description

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200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

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

9/5/00 Date

STATE OF MARYLAND — THOMAS H. REPSHER — No. 268 — REGISTERED LANDSCAPE ARCHITECT

Landscape Arch. No. 268

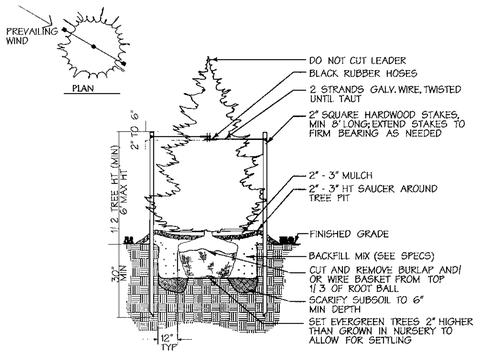
SUBDIVISION NAME: COLUMBIA GATEWAY		SECTION/AREA	LOT/PARCEL # Q3
PLAT OR L/F 13667	BLOCK # 12 & 7	ZONE M-1	TAX/ZONE MAP 42 43
ELECT. DISTRICT 6	CENSUS TRACT 6067.03		
WATER CODE E06	SEWER CODE 4900000		

TITLE

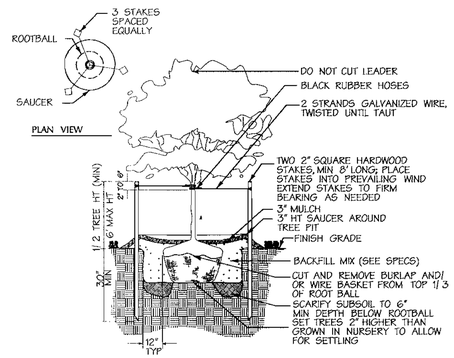
Landscape & Lighting Plan

Des By	MM	Scale 1" = 40'	Proj. No. 00021.A
Dm By	BKC	Date 8-30-00	11 OF 12
Chk By		Approved	

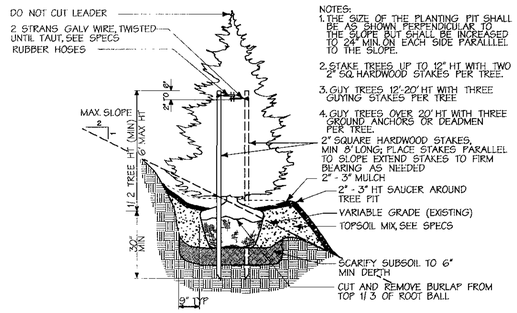
SDP-132 SDP-00-132



(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

1. The contractor shall review architecturalengineering plans to become thoroughly familiar with grading and surface utilities.

2. 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.

3. The contractor shall coordinate with lighting and irrigation contractors regarding timing of installation of plant material.

4. The contractor shall insure that his work does not interrupt established or projected drainage patterns.

5. During planting operations, excess waste materials shall be promptly and frequently removed from the site.

6. 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.

7. 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.

8. 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.

9. 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.

10. 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.

11. 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.

12. 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.

13. 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.

14. 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.

15. No substitutions shall be made without written consent of the owner or landscape architect.

16. 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.

17. 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.

18. 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.

19. All planting beds adjacent to lawn, sod, or seeded areas shall be spade edged.

20. 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.

21. 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.

22. All trees shall be guaranteed for 12 months from the date of acceptance.

23. 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.

24. PLANTING MIX
a. Planting mix shall be prepared at approved on-site staging area using approved on-site existing soil. Mix minimum quantities of 20 cubic yards or sufficient mix for entire job if less than 20 cubic yards is required.

b. Thoroughly mixed in the following proportions for tree and shrub planting mix:
.5 cy existing soil
.2 cy sharp sand
.3 cy wood residuals
4.5 lbs treble superphosphate
5 lbs dolmonite limestone (eliminate for acid loving plants)

c. For bed planting, shrubs and groundcover spaces 24 inches or closer, incorporate the following ingredients per 20 sf and incorporate into top 8 inches of existing soils by rotortilling or similar method of incorporation.
.2 cy sharp sand
.3 cy organic material
4.5 lbs treble superphosphate
5 lbs dolmonite limestone (eliminate for acid loving plants)

25. The contractor shall dispose of stumps and major roots of all plants to be removed. Any depressions caused by removal operations shall be refilled with fertile, friable soil placed and compacted so as to reestablish proper grade for new planting and/or lawn areas.

26. The contractor shall insure adequate vertical drainage in all plant beds and planters.

SCHEDULE A
PERIMETER LANDSCAPE EDGE

Category	Landscape Type	Adjacent to Roadways	Formula
Parking	E	410 LF	1 shade/40' + 1 shrub/4'
Building Side	B	125 LF	1 shade/50' + 1 evergreen/40'
Credit for Existing Vegetation (yes, No, Linear Feet) (Described below if needed)		NO	
Credit for Wall, Fence or Berm (Yes, No, Linear Feet) Describe below if needed)		NO	
Number of Plants Required Shade Trees Evergreen Trees Shrubs			11 + 3 = 14 shade trees 4 evergreen trees 105 shrubs
Number of Plants Provided Shade Trees Evergreen Trees Other Trees (2:1 substitution) Shrubs (10:1 Substitution) (Describe plant substitution credits Below if needed)			14 4 52 0

Substitutions: 11 Flowering Trees have been substituted for 105 shrubs

SCHEDULE B
PARKING LOT INTERNAL LANDSCAPING

Number of Parking Spaces	482
Number of Trees Required	@ 1/20 sp. = 25
Number of Trees Provided Shade Trees Other Trees (2:1 substitution)	25
Number of Islands Required @ 1/20 sp.	25
Number of Islands Provided	38

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: 37 shade trees @ $300
4 evergreen trees @ $150
105 shrubs @ $20
Total: $14,760

Plant List

QTY	SYM	BOTANICAL NAME/COMMON NAME	SIZE	REMARKS
SHADE TREES				
20	ARRS	ACER RUBRUM 'RED SUNSET' RED SUNSET MAPLE	2 1/2" – 3" CAL. 12'-14' HT	B & B FULL HEAD
5	ASGM	ACER SACCHARUM 'GREEN MOUNTAIN' GREEN MOUNTAIN MAPLE	2 1/2" – 3" CAL. 12'-14' HT	B & B FULL HEAD
35	GTIS	GLEDITSIA TRIA. VAR. INERMIS 'SHADEMASTER' SHADEMASTER HONEY LOCUST	2 1/2" – 3" CAL. 12'-14' HT	B & B FULL HEAD
27	QPA	QUERCUS PALUSTRIS PIN OAK	2 1/2" – 3" CAL. 12'-14' HT	B & B FULL HEAD
26	FAAA	FRAXINUS AMERICANA 'AUTUMN APPLAUSE' AUTUMN APPLAUSE WHITE ASH	2 1/2" – 3" CAL. 12'-14' HT	B & B FULL HEAD
14	TTGM	TILIA TOMENTOSA 'GREEN MOUNTAIN' GREEN MOUNTAIN LINDEN	2 1/2" – 3" CAL. 12'-14' HT	B & B FULL HEAD
FLOWERING TREES				
12	CVWK	CRATAEGUS VIRIDIS 'WINTER KING' WINTER KING HAWTHORN	8'-10' HT.	B & B MATCHED GROUPS
16	MFL	MALUS FLORIBUNDA JAPANESE FLOWERING CRAB	8'-10' HT.	B & B FULL HEAD
17	MSD	MALUS 'SNOW DRIFT' SNOW DRIFT CRAB	8'-10' HT.	B & B FULL HEAD
34	PSC	PRUNUS SARGENTII 'COLUMNARIS' COLUMNAR SARGENT CHERRY	8'-10' HT.	B & B FULL HEAD
11	PY	PRUNUS YEDOENSIS YOSHINO CHERRY	8'-10' HT.	B & B FULL HEAD
EVERGREEN TREES				
28	PA	PICEA ABIES NORWAY SPRUCE	6'-8' HT.	B & B HEAVY / UNSHEARED
54	PS	PINUS STROBUS WHITE PINE	6'-8' HT.	B & B HEAVY / UNSHEARED

NOTE: FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF $12,600

DEVELOPER'S / BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL.

I/WE FURTHER CERTIFY THAT UPON COMPLETION, A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

NAME _____ 9/1/00 DATE

"THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL."

PROVIDE THE FOLLWING NOTE ON THE LANDSCAPE PLAN:

THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.

APPROVED
PLANNING BOARD
of HOWARD COUNTY
DATE June 29, 2000

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION M.K. — DATE 9/15/00

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 9/15/00

DIRECTOR — DATE 9/18/00

Date	No.	Revision Description

Columbia Gateway Parcel Q3

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

DEVELOPER:
AAK III, LLC.
8805 COLUMBIA 100 PKWY
SUITE 101
COLUMBIA, MD 21045

9/5/00
Date

STATE OF MARYLAND
THOMAS H. REPASHY
NO. 268
REGISTERED LANDSCAPE ARCHITECT

Landscape Arch. No. 268

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SUBDIVISION NAME: COLUMBIA GATEWAY		SECTION/AREA	LOT/PARCEL: Q3
PLAT OR L.D. 13667	BLOCK 12 & 7	ZONE M-1	TAX/ZONE MAP 42-43
ELECT. DISTRICT 6	CENSUS TRACT 6067.03		
WATER CODE E06	SEWER CODE 4900000		

TITLE
Landscape Notes & Details

Des By MM	Scale 1" = 40'	Proj. No. 00021.A	
Drn By BKC	Date 8-30-00	12 OF 12	
Chk By	Approved		

SDP-132 SDP-00-132