

Construction Notes

- THE CONTRACTOR SHALL NOTIFY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS CONSTRUCTION INSPECTION DIVISION AT 410-313-1800 AT LEAST 24 HOURS PRIOR TO STARTING ANY OF THE WORK SHOWN HEREON.
- ALL AREAS NOT BEING PAVED OR REGENING BUILDING COVERAGE SHALL BE STABILIZED IN ACCORDANCE WITH THE PLANS APPROVED BY THE HOWARD SOIL CONSERVATION DISTRICT.
- THE CONTRACTOR SHALL NOTE THAT IN CASE OF DISCREPANCY BETWEEN ANY SCALED DIMENSIONS AND THE FIGURED DIMENSIONS SHOWN ON THESE PLANS, THE FIGURED DIMENSIONS SHALL GOVERN.
- CONTRACTOR SHALL MEET ALL EXISTING IMPROVEMENTS SMOOTHLY FOR LINE, GRADE AND FINISH.
- ALL WORK SHOWN ON THESE PLANS SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS AND OF THE MARYLAND STATE HIGHWAY ADMINISTRATION AND THE HOWARD COUNTY PLUMBING CODE, UNLESS OTHERWISE NOTED.
- IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO MENTION SPECIFICALLY ANY WORK WHICH WOULD NORMALLY BE REQUIRED TO COMPLETE THIS PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO PERFORM SUCH WORK. THE COST OF SUCH WORK SHALL BE INCLUDED IN THE BASE BID.
- THE CONTRACTOR SHALL INSPECT THE SITE TO DETERMINE IF ANY TREES, PAVING, ETC. ARE TO BE REMOVED PRIOR TO PLACING A BID ON SUCH ITEMS.
- THE LOCATIONS OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE LOCATIONS ARE TAKEN FROM LOCATIONS. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 A MINIMUM OF 5 WORKING DAYS PRIOR TO DIGGING. THE CONTRACTOR SHALL CONFIRM TO HIS OWN SATISFACTION THE LOCATION OF ALL UTILITIES PRIOR TO ANY EXCAVATION OR PLACEMENT OF MATERIALS. IF ANY CONFLICT IS FOUND BETWEEN UNDERGROUND UTILITIES AND THE PROPOSED LOCATION OF ANY CONSTRUCTION, THE CONTRACTOR SHALL CONTACT G. W. STEPHENS AND THE OWNER OF THE UTILITY IMMEDIATELY. ANY DAMAGE OR DISRUPTION OF SERVICE SHALL BE AT THE EXPENSE OF THE CONTRACTOR. RELOCATION OF ANY EXISTING UTILITIES, IF NECESSARY, SHALL BE AT THE EXPENSE OF THE OWNER. THE CONTRACTOR SHALL COORDINATE RELOCATION OF THESE FACILITIES, IF NECESSARY.
- CONTRACTOR SHALL PROTECT ALL EXISTING TREES OUTSIDE THE LIMIT OF DISTURBANCE AT ALL TIMES DURING CONSTRUCTION.
- CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS NOT SCHEDULED FOR REMOVAL OR DEMOLITION. COST OF REPAIR TO EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE BASE BID. ALL EXISTING SITE FEATURES NOT BEING RETAINED SHALL BE REMOVED AND DISPOSED OF AT AN APPROVED LOCATION. ANY DAMAGE TO OFFSITE ROADS, RIGHTS OF WAY, OR ADJACENT PROPERTY SHALL BE REPAIRED IMMEDIATELY AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR SHALL CLEAR THE PROJECT SITE OF ALL TREES, PAVING, STRUCTURES, ETC. WITHIN THE CONSTRUCTION AREA UNLESS OTHERWISE NOTED ON THE PLAN.
- ONLY SUITABLE MATERIAL SHALL BE USED AS FILL AND ALL FILL SHALL BE PLACED AND COMPACTED AS SPECIFIED IN THE SOILS REPORT PREPARED FOR THIS SITE OR AS RECOMMENDED BY THE EXCEPTING THOSE ASSOCIATED WITH LANDSCAPE BERMING. ALL GRADING UNDER PROPOSED PAVING, AND ALL FILL AND COMPACTION SHALL BE APPROVED BY A GEOTECHNICAL ENGINEER.
- CONTRACTOR SHALL PROVIDE MINIMUM 4 FOOT BENCH AT EDGE OF PAVING IN FILL AREAS. MAXIMUM SLOPE OF BENCH SHALL BE 4% (1/4 IN PER FOOT).
- MAXIMUM SLOPE SHALL BE 2 HORIZONTALLY TO 1 VERTICALLY.
- CONTRACTOR SHALL PLACE 4" MINIMUM TOPSOIL IN LANDSCAPE AREAS.
- CONTRACTOR SHALL PLACE A WITNESS POST AT THE TERMINUS OF ALL UTILITY STUBS.
- CONTRACTOR SHALL PROVIDE A MINIMUM OF 1 FOOT OF PROTECTIVE FILL OVER STORM DRAIN PIPES DURING CONSTRUCTION.
- ALL TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES." ALL STREET AND REGULATORY SIGNS SHALL BE INSTALLED PRIOR TO INSTALLATION OF FINISHED PAVING.
- THE CONTRACTOR SHALL REPLACE ANY EXISTING BITUMINOUS PAVING OR SUB-BASE WHICH IS DAMAGED OR REMOVED DURING CONSTRUCTION. ALL EXCAVATED AREAS SHALL BE BACKFILLED AND IN ACCORDANCE WITH THE SOILS REPORT AND/OR AS DIRECTED BY GEOTECHNICAL ENGINEER. ANY AREAS TO BE PAVED WHICH EXHIBIT UNSTABLE SUBGRADE CONDITIONS SHALL BE EXCAVATED TO BEARING SOIL, REILLED AND COMPACTED.
- IN AN AREA WHERE EXCAVATION IS NEEDED WITHIN THE ROAD RIGHT-OF-WAY, EXCAVATION MUST BE MADE WITHIN ONE (1) FOOT OF THE FINAL SUBGRADE.
- WHERE FILL IS PROPOSED WITHIN THE ROAD RIGHT-OF-WAY, THE FILL SHALL BE A MINIMUM OF TWO (2) FEET BELOW THE FINAL ROAD SUBGRADE.
- ALL LIGHTING TO COMPLY WITH ZONING REGULATION SPECIFICATIONS SECTION 154 OUTDOOR LIGHTING.
- ALL STORM DRAINS TO BE RCCP OR HDPE UNLESS OTHERWISE NOTED.

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTIONS DIVISION AT (410) 313-1800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- THE EXISTING TOPOGRAPHY IS TAKEN FROM A FIELD RUN SURVEY WITH MAXIMUM TWO FOOT CONTOUR INTERVALS PREPARED BY G. W. STEPHENS, JR. & ASSOC. DATED MARCH 2004.
- THE COORDINATES SHOWN HEREON ARE BASED UPON HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 234401 AND 2343001 WERE USED FOR THIS PROJECT.
- WATER IS PRIVATE.
- SEWER IS PRIVATE.
- A RETENTION STORMWATER MANAGEMENT FACILITY (PARCEL A-33 PLAT NO. 12624) IS EXISTING FOR THIS DEVELOPMENT UNDER SDP 87-190C AND IS OWNED BY BH ROBB IV LIMITED PARTNERSHIP.
- EXISTING UTILITIES ARE BASED ON SITE DEVELOPMENT PLAN SDP 95-58.
- THERE IS NO FLOOD PLAIN ON SITE.
- THERE ARE NO WETLANDS ON SITE.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY TRAFFIC CONCEPTS, DATED SEPTEMBER 2004 AND WAS APPROVED ON
- THIS SUBJECT IS ZONED NT / EC-IND PER THE COMPREHENSIVE ZONING PLAN AND FDP 117A-11
- PREVIOUSLY APPROVED SDP NO. 95-58
- ALL EXTERIOR LIGHTING WILL BE DIRECTED / REFLECTED AWAY FROM ALL ADJACENT PUBLIC ROADS AND RESIDENTIAL ZONED DISTRICTS AND COMPLY WITH ALL OTHER REQUIREMENTS OF SECTION 154 OF THE ZONING REGULATIONS.
- THERE ARE NO CEMETERIES OR BURIAL GROUNDS LOCATED ON THIS SITE.
- FOREST CONSERVATION PLAN EXEMPT PER SECTION 16.1202 (b)(1)(ii) A PLANNED UNIT DEVELOPMENT WHICH HAS PRELIMINARY DEVELOPMENT PLAN APPROVAL AND 50% OR MORE OF THE LAND IS RECORDED AND SUBSTANTIALLY DEVELOPED BEFORE DECEMBER 31, 1992.
- PREVIOUS RELATED FILE NUMBERS F 72-90C, F91-30, F 89-24B, F 88-109, F88-24B, F93-30, F 95-52, FDP 117A-11 S 87-24, P 87-43, SDP 95-58, F 05-56.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS.
- THIS SITE IS A REDEVELOPMENT SITE.
- THE LANDSCAPE SURETY AMOUNT IS \$10,350.00.
- GREASE INTERCEPTORS ARE LOCATED INSIDE THE FOOD SERVICE FACILITY'S ISOLATED FROM FOOD PREPARATION AREA AND MUST BE APPROVED BY THE HOWARD COUNTY HEALTH DEPARTMENT. GREASE INTERCEPTORS WILL BE SHOWN ON THE MECHANICAL PLANS WHICH WILL IDENTIFY THE TYPE AND LOCATION OF THE INTERCEPTOR FOR BOTH RESTAURANT BUILDINGS 'A' AND 'B'.

25. See F. OS. 56, plot # 17529 recorded 6/17/05

Site Data

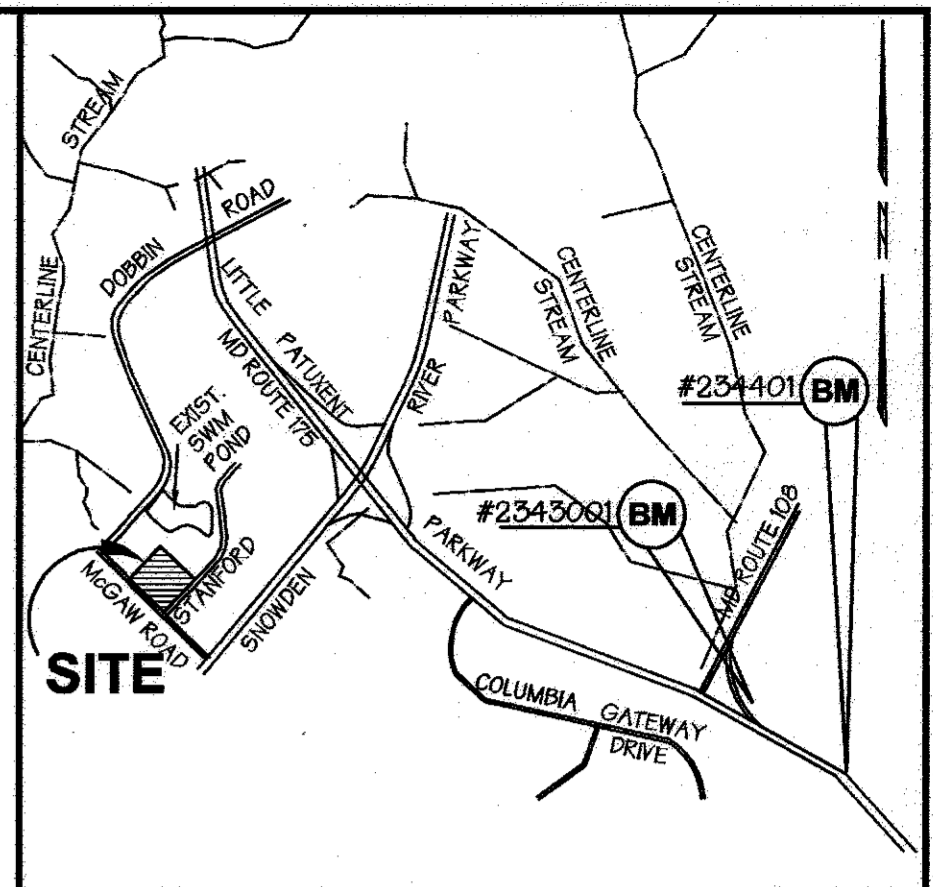
- TOTAL AREA OF SITE PARCELS A-38 AND A-39: 5.499 AC±
PARCEL A-38 = 1450 ACRES
PARCEL A-39 = 4.049 ACRES
- EXISTING ZONING = NEW TOWN / EC - IND, FDP 117A-11
- PROPERTY REFERENCE = LIBER 3880 FOLIO 415
- EXISTING USE = AUTOMOBILE DEALERSHIP
- PROPOSED USE =

BUILDING 'A' & 'B' RESTAURANT
STANDARD RESTAURANT = 17,214 SQ. FT. + 3,167 S.F. PATIOS (Outdoor seating areas).
CARRYOUT RESTAURANT = 5,279 SQ. FT.
TOTAL = 25,560 SQ. FT. WITH PATIOS
- BANK = 7,250 SQ.FT. WITHOUT THE CANOPY.
- BUILDING COVERAGE
PARCEL A-38 = 7,250 SQ. FT. OR 0.16 AC± INCLUDING THE CANOPY.
PARCEL A-39 = 22,493 SQ. FT. OR 0.52 AC.
- % OF BUILDING COVERAGE
PARCEL A-38 = 11.47% INCLUDING THE CANOPY.
PARCEL A-39 = 12.75%
- AREA TO BE PAVED PLUS BUILDING AREA = 161,128 SQ. FT. OR 3.7 AC±
- NUMBER OF PARKING SPACES REQUIRED
PARCEL A-38 = 37 P.S.
PARCEL A-39 = 130 P.S.
- NUMBER OF PARKING SPACES PROVIDED
PARCEL A-38 = 48 P.S. (INCL. 2 HANDICAPPED)
PARCEL A-39 = 271 P.S. (INCL. 11 HANDICAPPED)
- AREA TO BE DISTURBED = 248,292 SQ. FT. OR 5.70 AC.
- AREA TO BE VEGETATIVELY STABILIZED = 62,726.40 SQ. FT. OR 1.44 AC±

See sheet 5 for new impervious area

New Impervious Area			
Date	New Impervious Area	Total Additional Impervious Area	Limit of Disturbance
6/12/05	1,075± S.F.	1,075± S.F.	1,712± S.F.

Note: The new impervious area of 1,075 S.F. is exempt from providing stormwater management. Any additional impervious area added that cumulatively exceeds 5,000 S.F. shall meet current stormwater requirements.



Vicinity Map
SCALE: 1" = 2,000'

BENCH MARKS:
BM # 234401 ELEV. 507.49
STANDARD CONCRETE MONUMENT SET FLUSH SURFACE
M91033.01B E668206723
BM # 2343001 ELEV. 288.24
SAPPHIRE SET 0.3' BELOW THE SURFACE
M91034.001 E267226171

Site Development Plans

for

COLUMBIA CORPORATE PARK

Parcel A-38 AND A-39

Howard County, Maryland

SDP 05 - 057

Index of Sheets

- SHEET NO. 1 - COVER SHEET
- SHEET NO. 2 - EXISTING CONDITIONS PLAN
- SHEET NO. 3 - SITE PLAN
- SHEET NO. 4 - SITE PLAN DETAILS
- SHEET NO. 5 - SITE PLAN HANDICAPP DETAILS
- SHEET NO. 6 - DRAINAGE AREA MAP & STORM DRAIN PROFILES
- SHEET NO. 7 - STORM DRAIN PROFILES & UTILITY PROFILES
- SHEET NO. 8 - SEDIMENT EROSION CONTROL PLAN
- SHEET NO. 9 - SEDIMENT EROSION CONTROL NOTES & DETAILS
- SHEET NO. 10 - SEDIMENT EROSION CONTROL PROFILES & DETAILS
- SHEET NO. 11 - STORMCEPTOR PLAN AND DETAILS
- SHEET NO. 12 - LANDSCAPE PLAN & DETAILS
- SHEET NO. 13 - STRIPING AND SIGNING PLAN
- SHEET NO. 14 - TRAFFIC CONTROL TYPICAL DETAILS

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: 05/11/05

SITE USE AND PARKING TABULATION

A. EXISTING USE : AUTOMOBILE DEALERSHIP

B. PROPOSED USE:

BUILDING 'A' & 'B' RESTAURANT PARCEL A-39	
STANDARD RESTAURANT	17,214 SQ. FT.
CARRYOUT RESTAURANT	5,279 SQ. FT.
PATIO / OUTDOOR SEATING AREA	3,167 SQ. FT.
	TOTAL 25,660 SQ. FT.

BANK - PARCEL A-38
7,250 SQ.FT.

C. NUMBER OF PARKING SPACES REQUIRED (PER ZONING REQUIREMENTS SECTION 133) & FDP 117A-11

PARCEL A-39

BUILDING STANDARD RESTAURANT 5 SPC. / 1,000 X 17,214 SQ. FT. = 87 P.S.
BUILDING CARRYOUT RESTAURANT 5 SPC. / 1,000 X 5,279 SQ. FT. = 27 P.S.
PATIO / OUTDOOR SEATING AREA 5 SPC. / 1,000 X 3,167 SQ. FT. (total patio area) = 16 P.S.
TOTAL PARKING SPACES REQUIRED PARCEL A-39 = 130 P.S.

PARCEL A-38
BANK 5 SPC / 1,000 X 7,250 SQ. FT. = 36 P.S. REQUIRED

D. NUMBER OF PARKING SPACES PROVIDED
PARCEL A-39 = 271 P.S. (INCLUDING BUILDING 'A' 6 HANDICAPPED AND BUILDING 'B' 5 HANDICAPPED)
PARCEL A-38 = 48 P.S. (INCLUDING 2 HANDICAPPED)

APPROVED: Howard County Department of Planning and Zoning

Shelton 6/16/05
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Cindy Hamaker 6/22/05
CHIEF, DIVISION OF LAND DEVELOPMENT

Frank McLaughlin 6/16/05
DIRECTOR

FOR REVISION #2
PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE No. 12975
EXPIRATION DATE: MAY 26, 2015

12-13-16

GEORGE W. STEPHENS, JR. AND ASSOCIATES, INC.
Civil Engineers and Land Surveyors
1020 Cromwell Bridge Road
Towson, Maryland 21286
(410) 825-8120



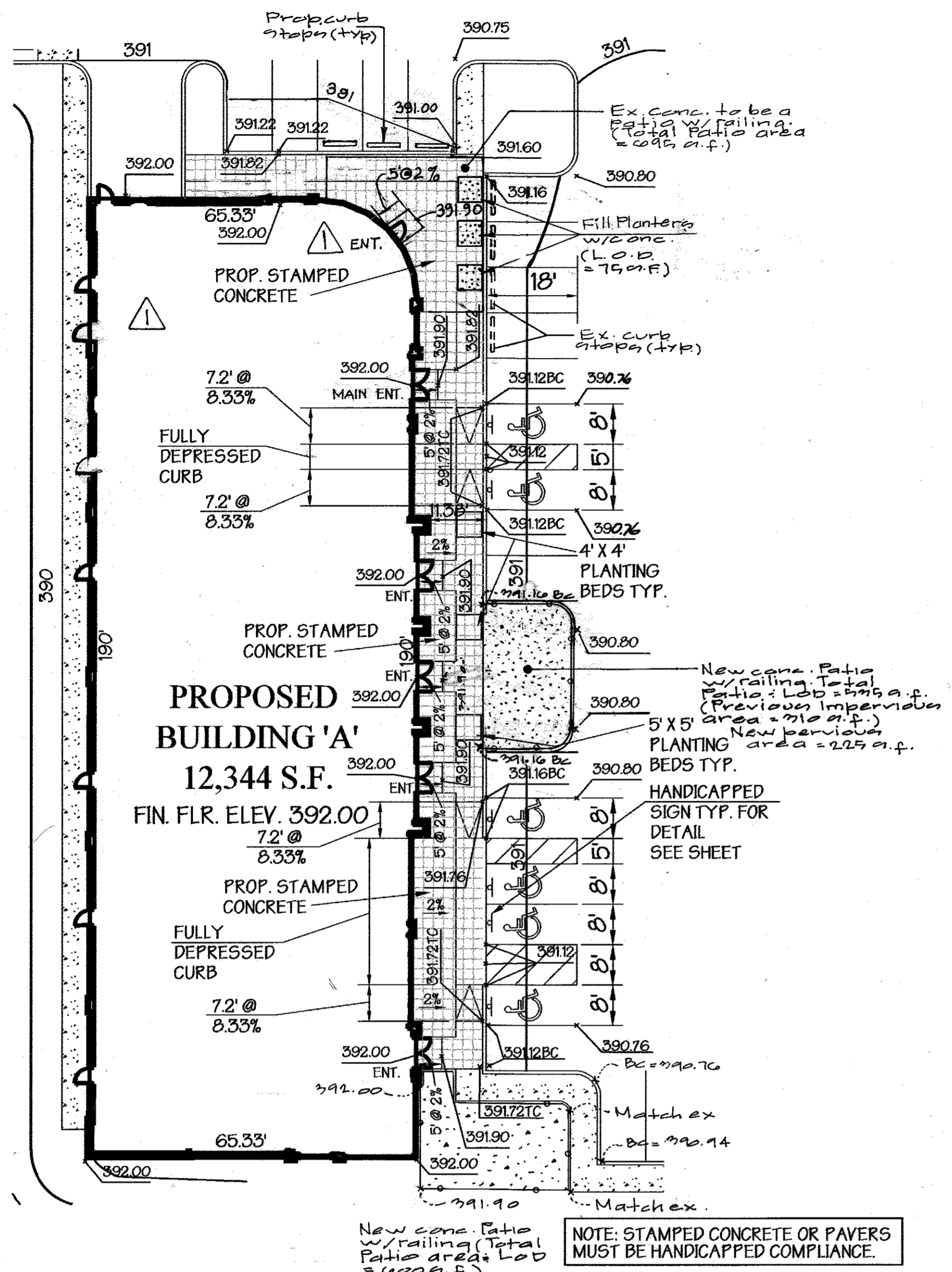
NOTE:
The owner shall provide a separate and independent sewer connection for each tenant or occupant of any building shown on this site development plan who will discharge non-domestic waste to the public sewerage system if each separate and independent sewer connection shall include a standard manhole and other waste pretreatment devices as required and approved by Howard County. Waste lines on the interior of the building shall be designed, constructed or modified such that non-domestic waste will be discharged to the separate and independent sewer connection. No tenant or occupant of any building shown on this site development plan shall discharge regulated non-domestic waste to the public sewerage system prior to installation of the separate and independent sewer connection and related interior waste lines. The above statement shall apply to all initial and future occupants or tenants.

OWNER DEVELOPER CONTRACTOR PURCHASER
MOR McGAW ACQUISITIONS, LLC
7061 COLUMBIA GATEWAY DRIVE
COLUMBIA, MARYLAND 21046
410-290-1400

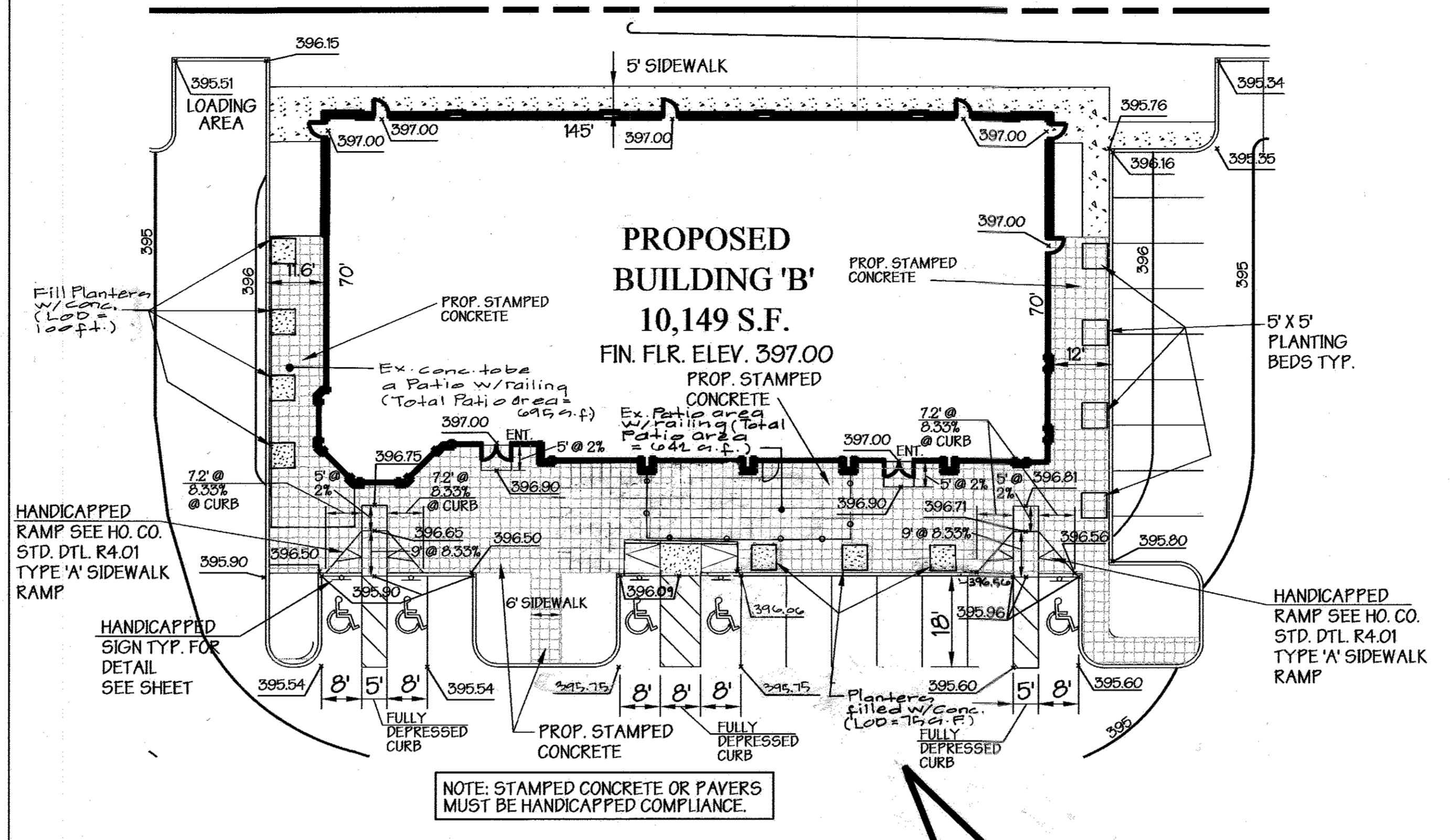
DESIGNED BY: P.C.
DRAWN BY: K.E. HC.
CHECKED BY: P.C.

REVISIONS
1. Revise Parking tabulation to add patio to site plan and Parking tabulation by G.L.W. on 12/16/05

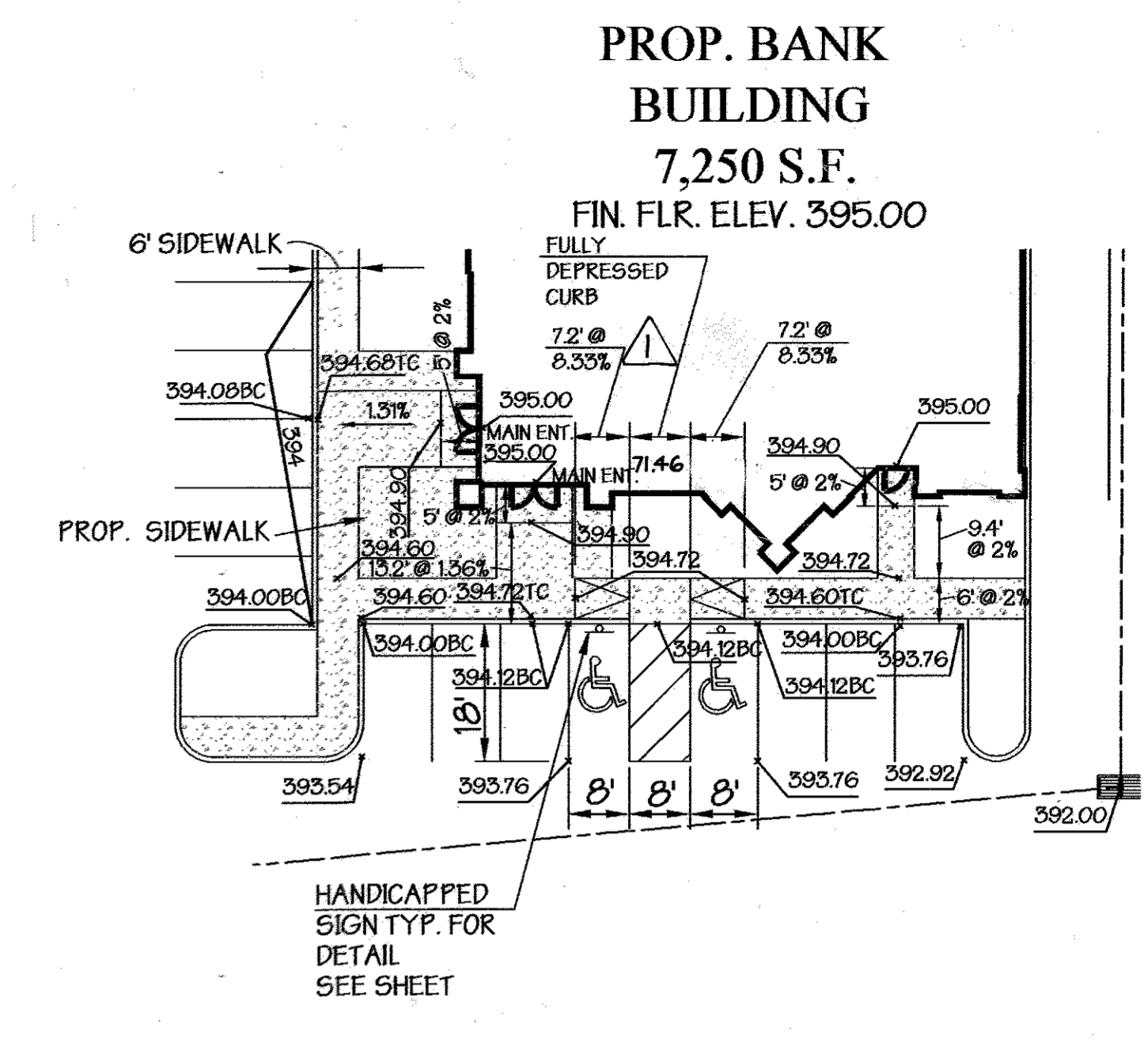
Cover Sheet
COLUMBIA CORPORATE PARK
Parcels A-38 and A-39
PREVIOUS FILE NUMBERS: F 72-90C, F 89-24B, F 88-109, F 93-30, F 95-52, FDP 117A-1, S 87-24, P 87-43, SDP 95-58
SDP 05 - 057
ELECTION DISTRICT : 6th SDP SCALE : 1"=30'
HOWARD CO., MARYLAND SHT. 1 OF 14 DATE : MAY 18, 2005
SDP 05 - 057



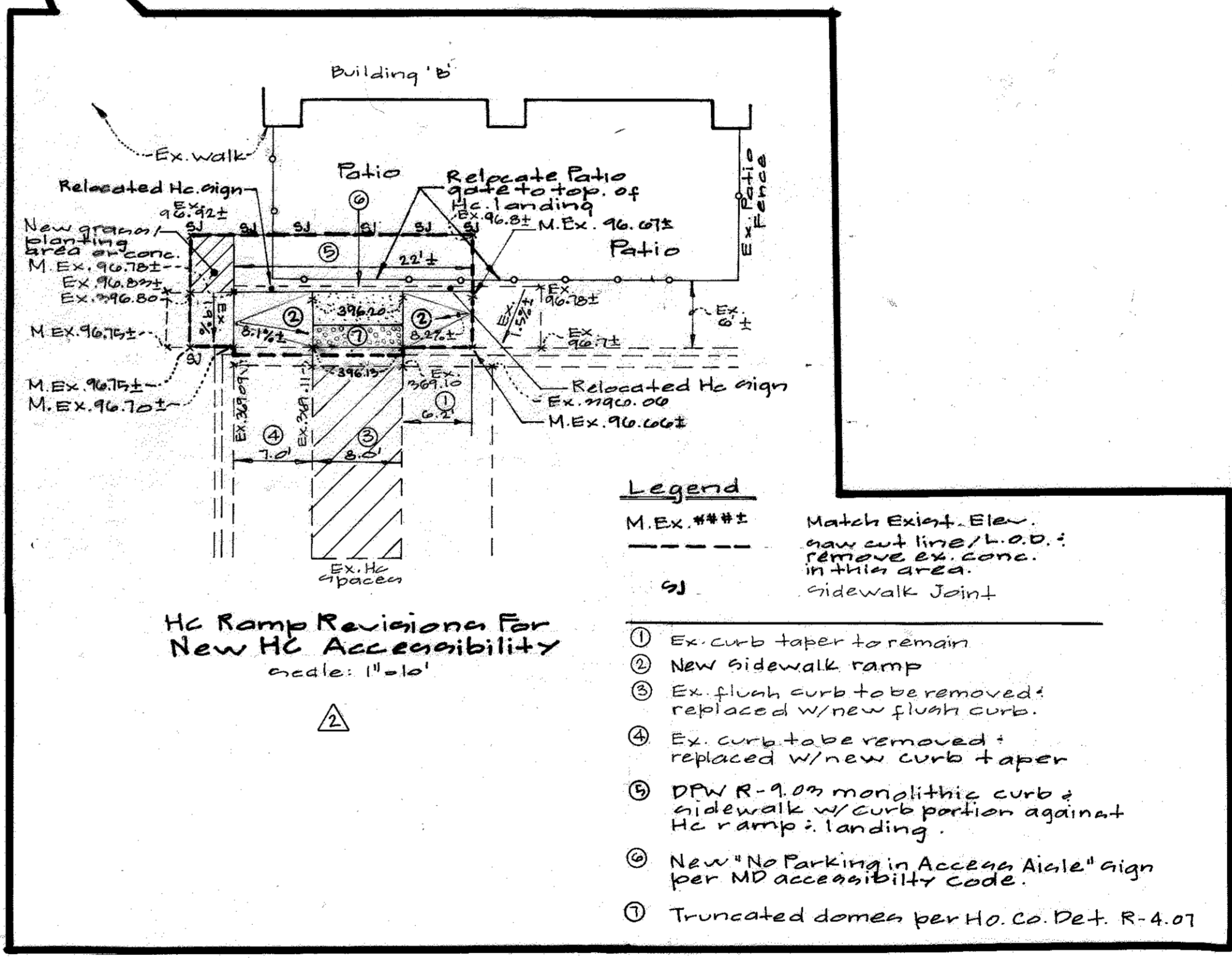
Handicapped Detail Building 'A'
SCALE: 1" = 20'



Handicapped Detail Building 'B'
SCALE: 1" = 20'

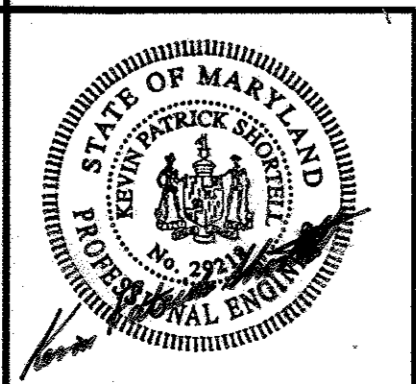


Handicapped Detail Bank Building
SCALE: 1" = 20'



APPROVED: Howard County Department of Planning and Zoning
 CHISE, DEVELOPMENT ENGINEERING DIVISION
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 4/16/05
 DATE: 6/22/05
 DATE: 6/22/05

PREPARED BY:
GEORGE W. STEPHENS, JR. AND ASSOCIATES, INC.
 Civil Engineers and Land Surveyors
 1020 Cromwell Bridge Road
 Towson, Maryland 21286
 (410) 825-8120



Professional Certification
 I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the Laws of the State of Maryland.
 License No. 12345
 Expiration Date: May 20, 2013

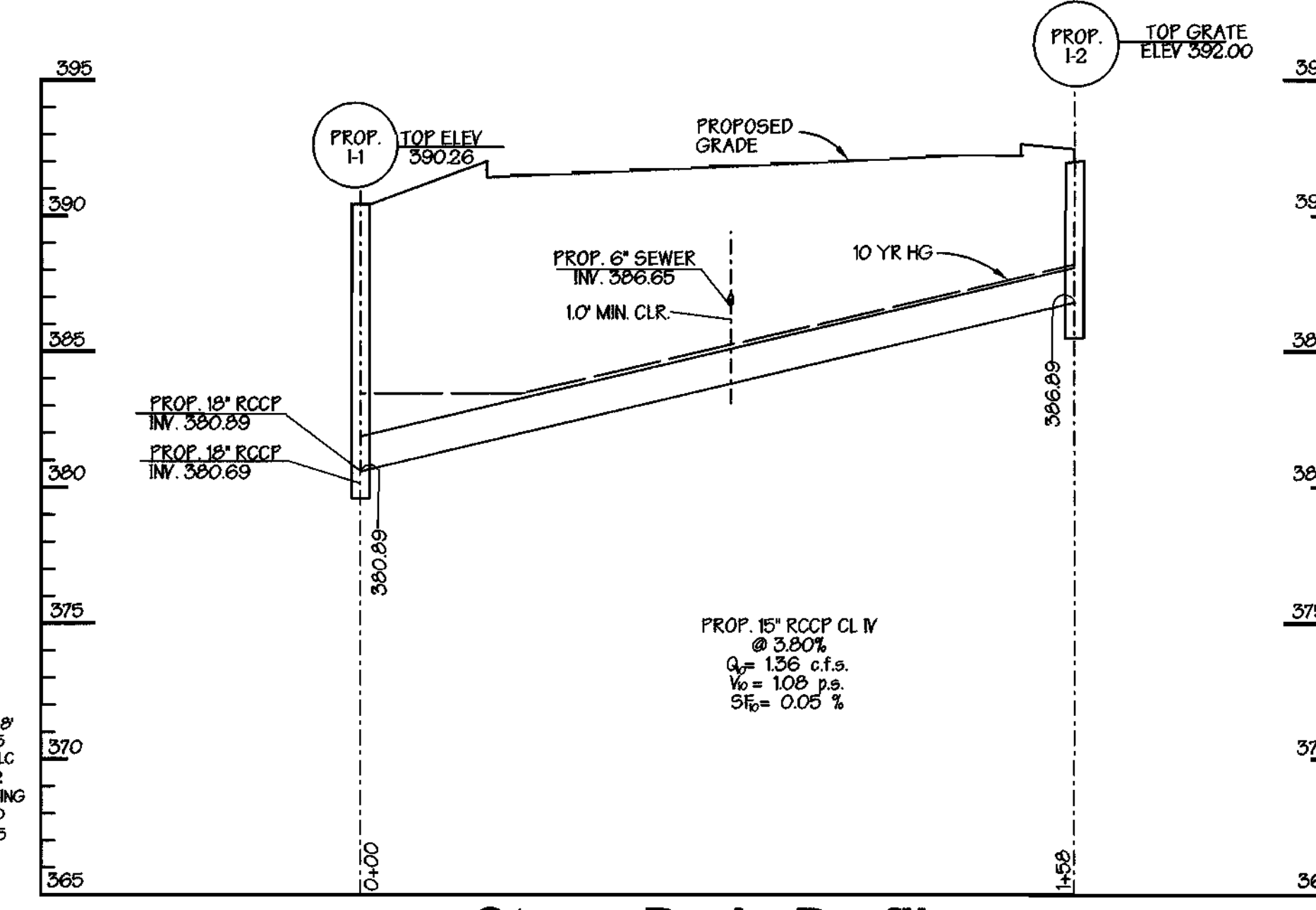
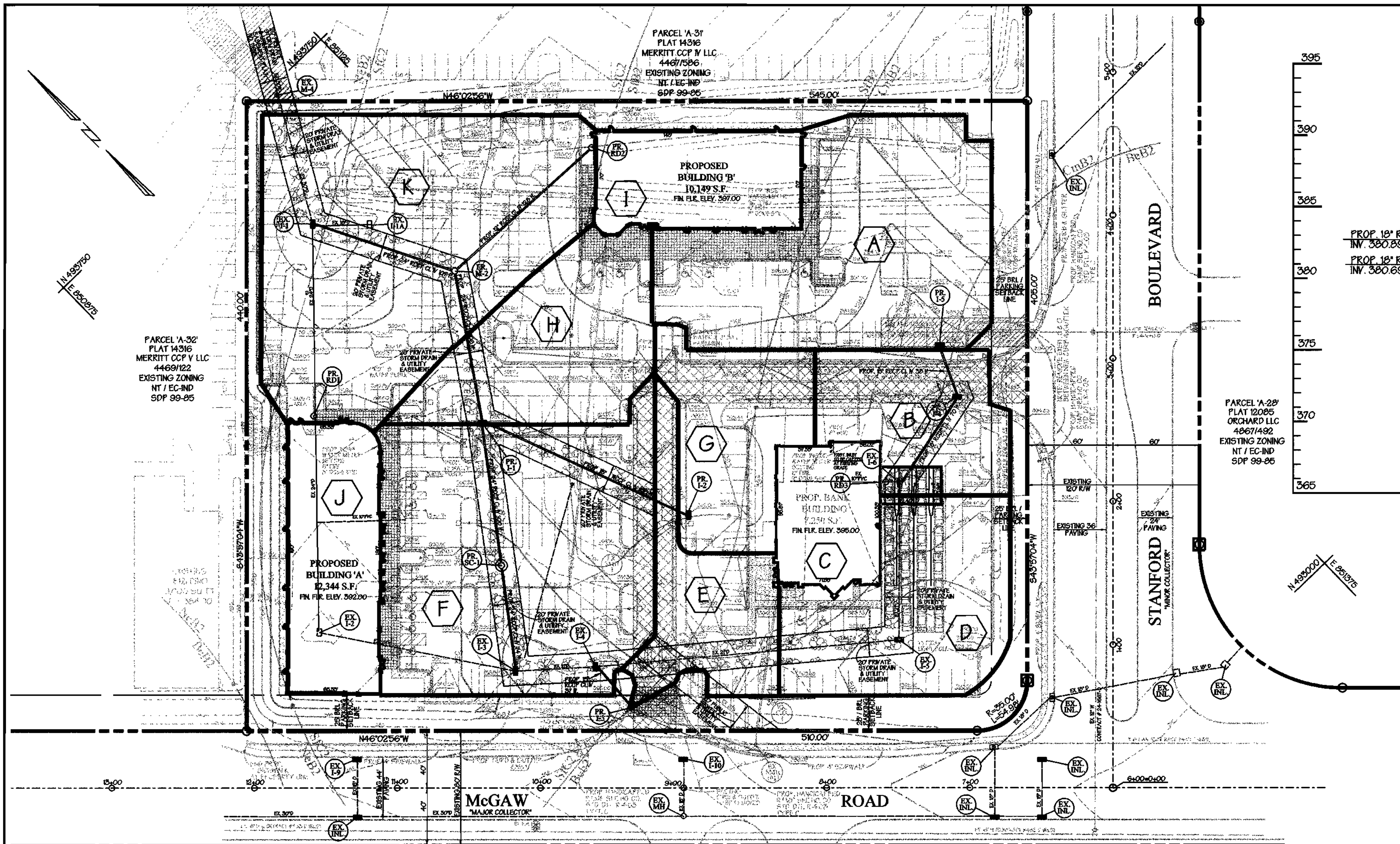
MOR McGAW ACQUISITIONS, LLC
 7061 COLUMBIA GATEWAY DRIVE
 COLUMBIA, MARYLAND 21046
 410-290-1400

DESIGNED BY: P.C.
 DRAWN BY: K.E. HC.
 CHECKED BY: P.C.
 REVISIONS
 REVISED DOOR LOCATIONS BUILDING 'A' AND REVISED HANDICAPPED DETAIL ACCORDINGLY. REVISED BANK BLDG. DIMENSION FOR BANK BLDG. BY GWS DATED 08/24/05.

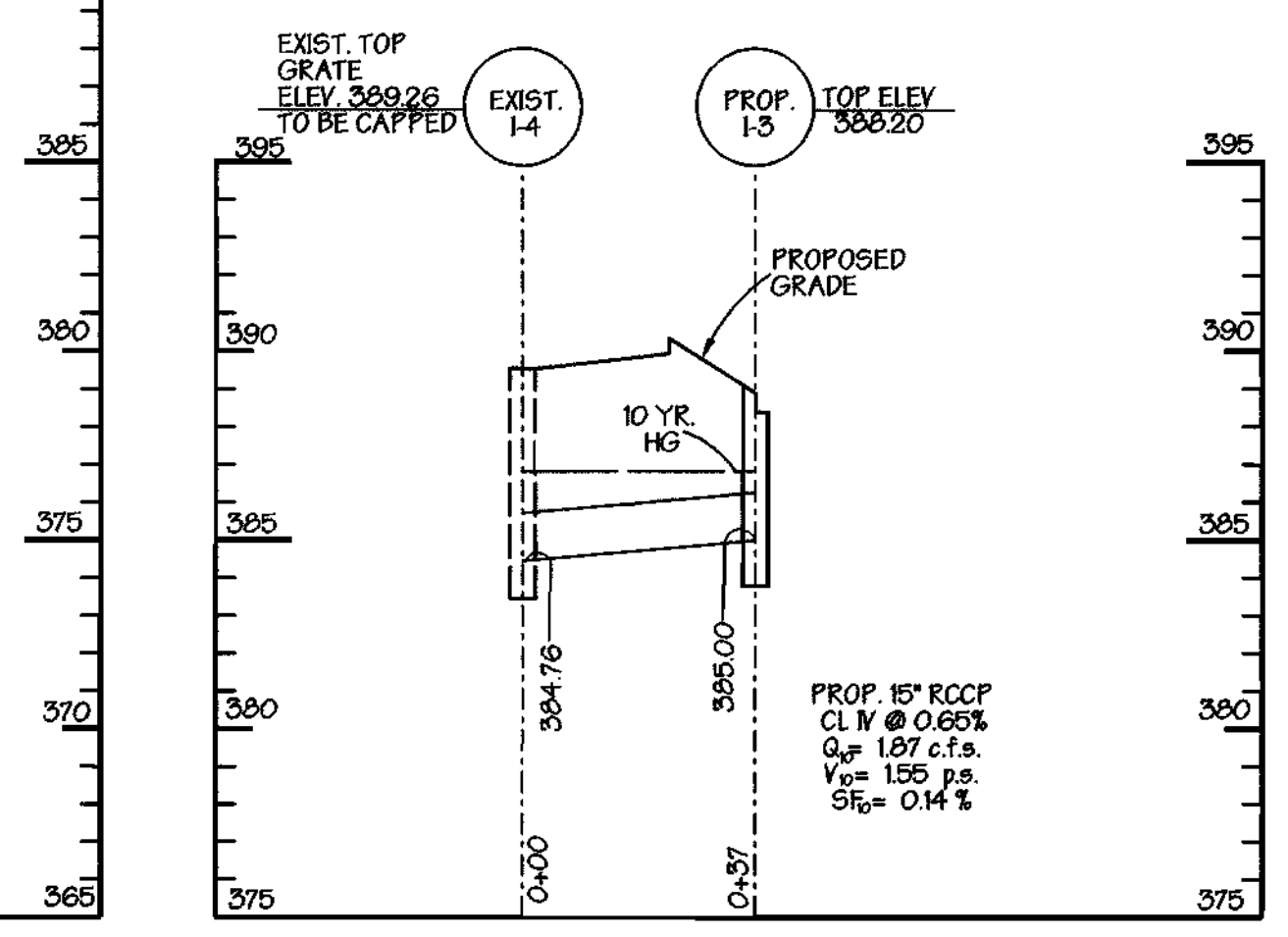
ADDRESS CHART					
PARCEL NO.	STREET ADDRESS				
PARCEL A-38	8870 McGAW ROAD BANK BUILDING				
PARCEL A-39	8870 McGAW ROAD BUILDING 'A'				
PARCEL A-39	8872 McGAW ROAD BUILDING 'B'				
PROJECT NAME	SECTION NAME	PARCEL #			
COLUMBIA CORPORATE PARK	N/A	A-38 and A-39			
PLAT #	GRID	ZONE	TAX MAP	ELECT. DIST.	CENSUS TRACT
11615, 17529	24	EC-102	56	6	6067.03
WATER CODE	E-06	SEWER CODE	5333000		

Site Plan Handicapp Details
COLUMBIA CORPORATE PARK
 Parcels A-38 and A-39
 ELECTION DISTRICT: 6th
 HOWARD CO., MARYLAND
 SHT. 5 OF 14
 SDP 05 - 057
 DATE: MAY 18, 2005
 SCALE: 1" = 30'

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE: 05/11/05



Storm Drain Profile
SCALE: HORIZ. 1"=30'
VERT. 1"=5'



Storm Drain Profile
SCALE: HORIZ. 1"=30'
VERT. 1"=5'

Drainage Area Map
SCALE: 1"=50'

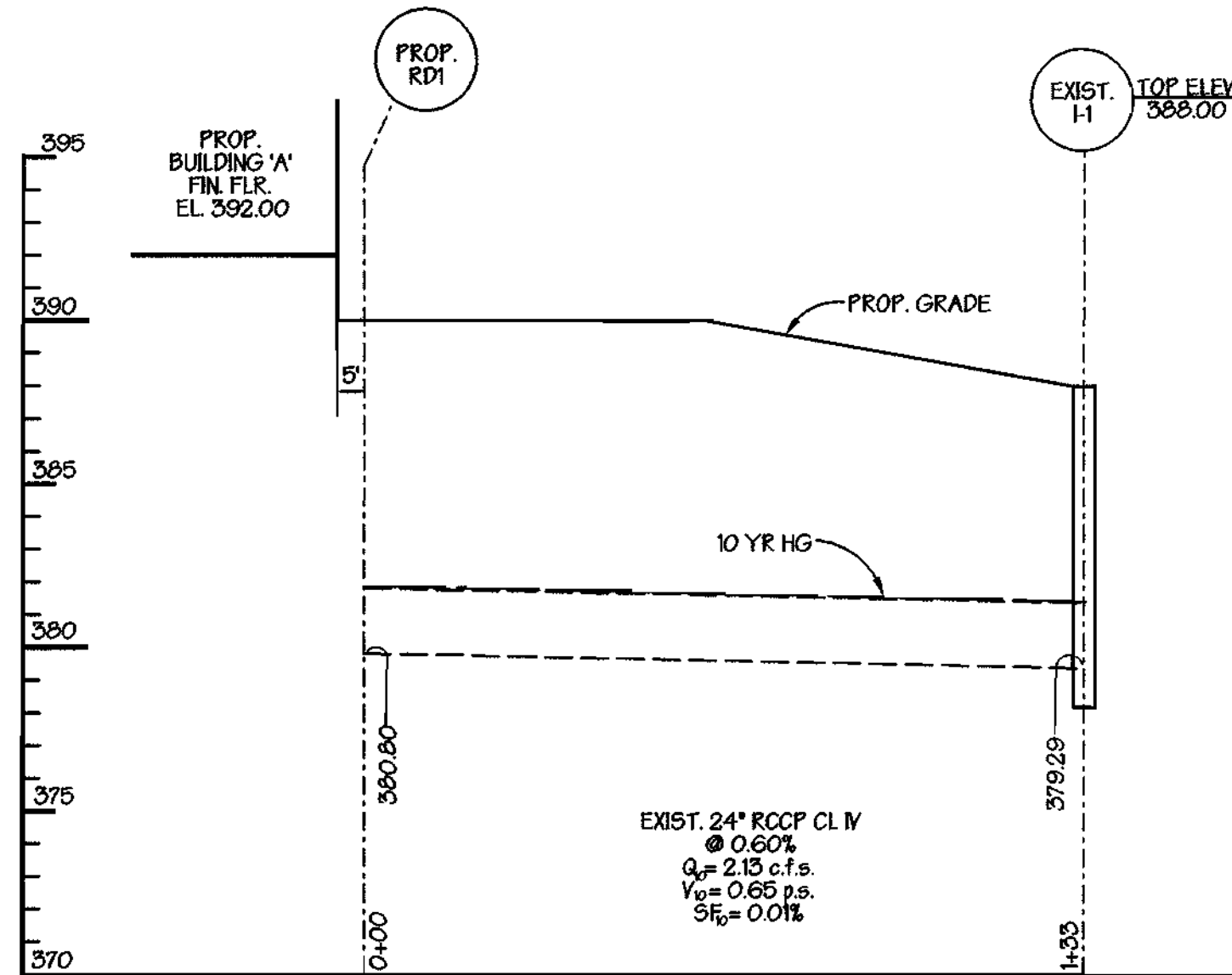
AREA	ACREAGE	C'	% IMP.
A	0.67Ac	0.91	93%
B	0.24Ac	0.70	75%
C	0.16Ac	0.85	100%
D	0.40Ac	0.70	76%
E	0.28Ac	0.79	90%
F	0.77Ac	0.82	94%
G	0.29Ac	0.54	55%
H	0.40Ac	0.75	85%
I	0.23Ac	0.86	100%
J	0.29Ac	0.86	100%
K	0.98Ac	0.84	96%

INLET SCHEDULE						
NO.	TYPE	TOP ELEV.	INV. IN	INV. OUT	Q _p c.f.s.	HO. CO. DTL.
I-1	DOUBLE 15" COMB	390.26	380.89	---	2.55	SD-4.34
I-2	DOUBLE 15" COMB	392.00	---	386.89	1.36	SD-4.34
I-3	DOUBLE 15" COMB	388.20	---	385.00	1.87	SD-4.34
I-4	DOUBLE 15" COMB	392.66	387.75	387.50	1.36	SD-4.34
I-5	DOUBLE 15" COMB	392.00	---	387.96	4.59	SD-4.34
EX. I-1	DOUBLE 15" GRATE	388.34	379.29	---	6.97	
EX. I-3	DOUBLE 15" GRATE	388.76	384.44	383.14	5.36	
EX. I-5	DOUBLE 15" GRATE	391.45	386.25	386.17	2.38	

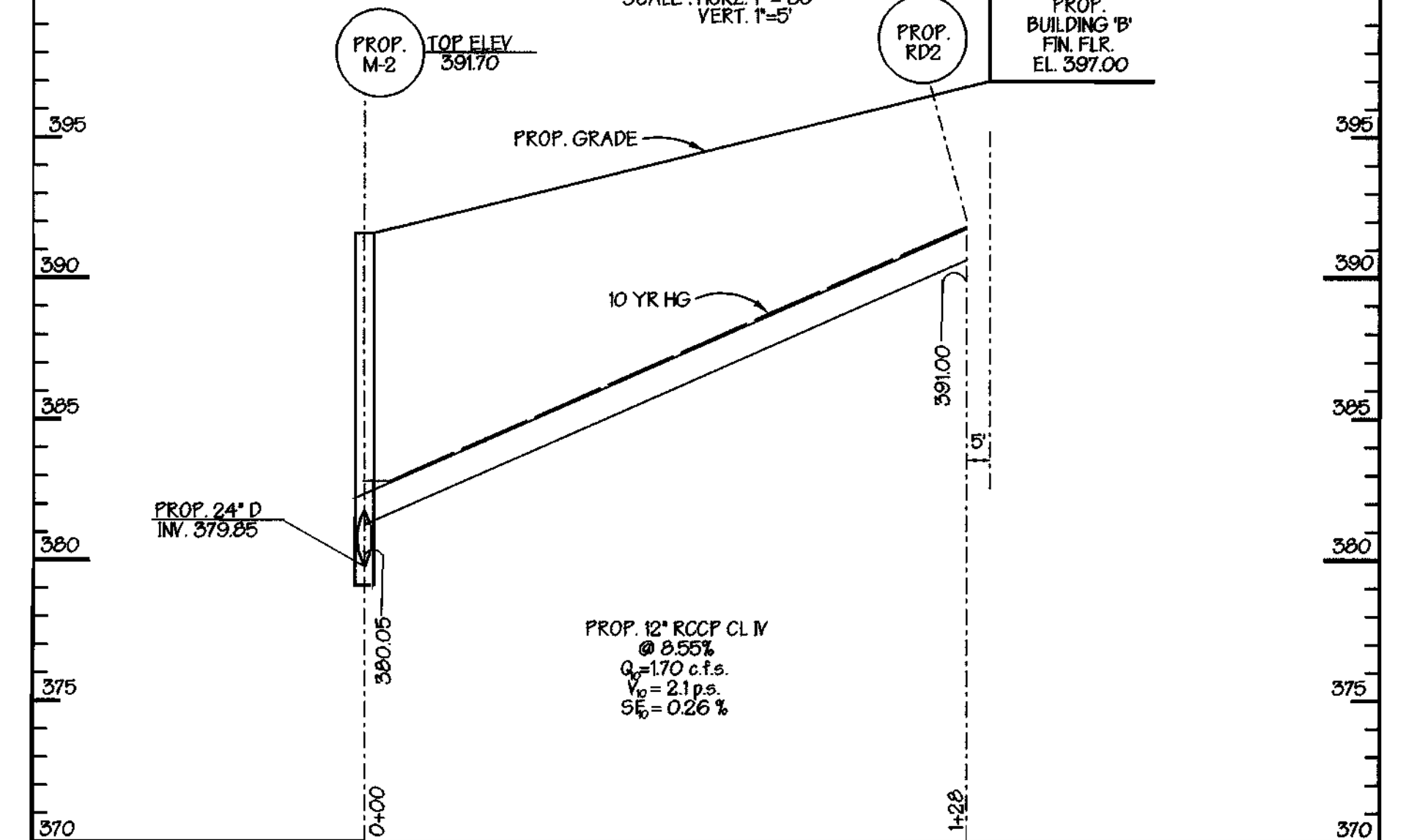
* TOP GRATE ELEVATION
** TO BE MODIFIED FROM COMB. INLET TO GRATE INLET
NOTE: EX. I-2 TO BE ABANDONED; EX. I-4 & EX. I-6 TO BE CAPPED.

PIPE SCHEDULE			
NO.	TYPE	CLASS	TOTAL LENGTH
12"	RCCP	CL-V	920
15"	RCCP	CL-V	280
18"	RCCP	CL-V	70
24"	RCCP	CL-V	509

STRUCTURE SCHEDULE					
NO.	TYPE	TOP ELEV.	INV. IN	INV. OUT	HO. CO. DTL.
M-2	STD. PRECAST MANHOLE	392.10	380.05	379.85	G-5.13
SC-1	STORMCEPTOR 3600	390.00	382.77	382.67	SEE SHEET #1 OF #4 FOR DETAILS



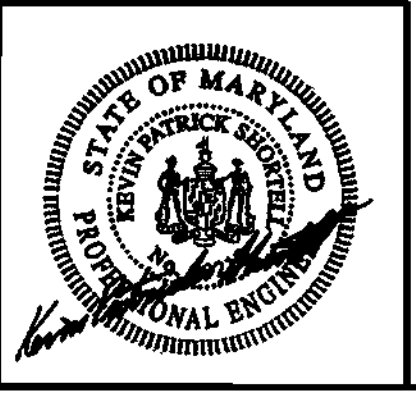
Storm Drain Profile
SCALE: HORIZ. 1"=30'
VERT. 1"=5'



Storm Drain Profile
SCALE: HORIZ. 1"=30'
VERT. 1"=5'

APPROVED: Howard County Department of Planning and Zoning
 [Signature] 6/16/05
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 6/20/05
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 6/16/05
 DIRECTOR

PREPARED BY:
GEORGE W. STEPHENS, JR.
AND ASSOCIATES, INC.
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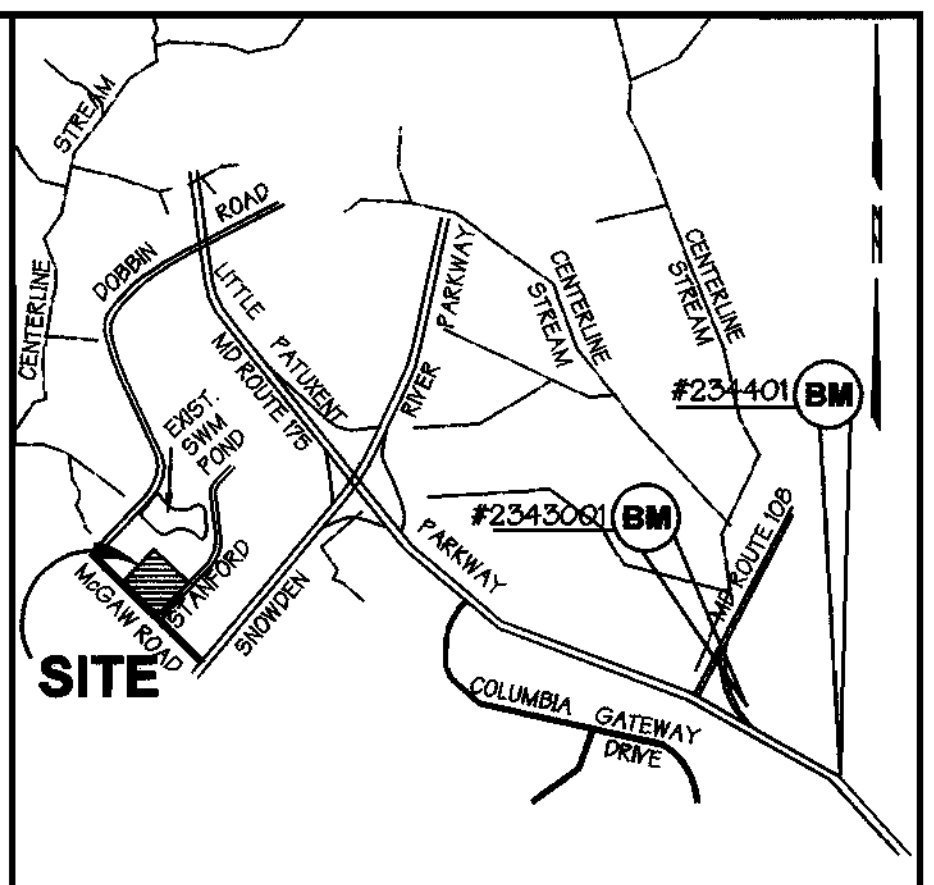
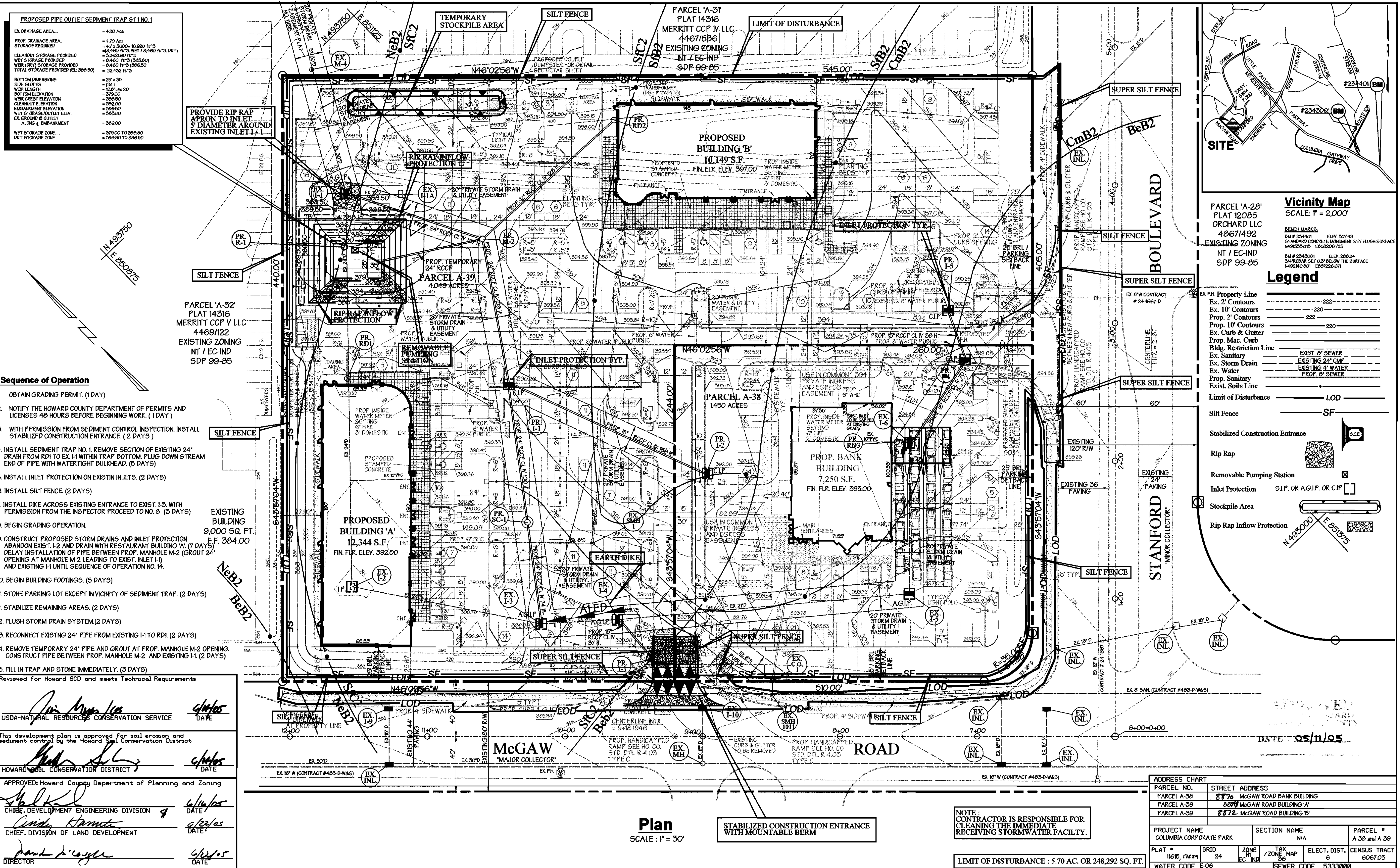
OWNER DEVELOPER CONTRACTOR PURCHASER
MOR McGAW ACQUISITIONS, LLC
 7061 COLUMBIA GATEWAY DRIVE
 COLUMBIA, MARYLAND 21046
 410-290-1400

DESIGNED BY: P.C.
 DRAWN BY: K.E., H.C.
 CHECKED BY: P.C.
 REVISIONS

ADDRESS CHART	
PARCEL NO.	STREET ADDRESS
PARCEL A-38	8870 McGAW ROAD BANK BUILDING
PARCEL A-39	8878 McGAW ROAD BUILDING 'A'
PARCEL A-39	8872 McGAW ROAD BUILDING 'B'

PROJECT NAME: COLUMBIA CORPORATE PARK
 SECTION NAME: N/A
 PARCEL #: A-38 and A-39
 PLAT #: 11615, 11619
 GRID: 24
 ZONE: EC-IND
 TAX MAP: 26
 ELECT. DIST.: 6
 CENSUS TRACT: 6067.03
 WATER CODE: E-06
 ISEWER CODE: 5333000

Drainage Area Map and Storm Drain Profiles
COLUMBIA CORPORATE PARK
 Parcels A-38 and A-39
 ELECTION DISTRICT: 6th
 HOWARD CO., MARYLAND
 SHT 6 OF 14
 DATE: MAY 18, 2005
 SDP 05 - 057
 SCALE: 1"=30'
 SDP 05 - 057
 FILE NAME: 10583drainagearea.mxd



Vicinity Map
SCALE: 1" = 200'

PARCEL 'A-28'
PLAT 12085
ORCHARD LLC
40671492
EXISTING ZONING
NT / EC-IND
SDP 99-05

Legend

Ex. 2' Contours	---
Ex. 10' Contours	---
Prop. 2' Contours	---
Prop. 10' Contours	---
Ex. Curb & Gutter	---
Prop. Mac. Curb	---
Bldg. Restriction Line	---
Ex. Sanitary	---
Ex. Storm Drain	---
Ex. Water	---
Prop. Sanitary	---
Exist. Soils Line	---
Limit of Disturbance	LOD
Silt Fence	SF
Stabilized Construction Entrance	SCE
Rip Rap	[Symbol]
Removable Pumping Station	[Symbol]
Inlet Protection	S.I.P. OR A.G.I.P. OR C.I.P.
Stockpile Area	[Symbol]
Rip Rap Inflow Protection	[Symbol]

PROPOSED PIPE OUTLET SEDIMENT TRAP ST. NO. 1

EX. DRAINAGE AREA	= 4.20 Acs
PROP. DRAINAGE AREA	= 4.70 Acs
STORAGE REQUIRED	= 4.7 x 3600 = 16,920 ft ³
CLEANOUT STORAGE PROVIDED	= 10,400 ft ³ (WET / 10,400 ft ³ DRY)
WET STORAGE PROVIDED	= 3,261,600 ft ³
WET (DRY) STORAGE PROVIDED	= 3,440 ft ³ (360,200)
TOTAL STORAGE PROVIDED (EX. 360,200)	= 3,440 ft ³
BOTTOM DIMENSIONS	= 25' x 35'
SIDE SLOPES	= (2:1)
WEIR LENGTH	= 19.25' @ 20'
BOTTOM ELEVATION	= 375.00
WEIR CREST ELEVATION	= 388.50
CLEANOUT ELEVATION	= 392.00
EMBANKMENT ELEVATION	= 393.50
WET STORAGE/OUTLET ELEV.	= 393.50
EX. GROUND @ OUTLET	= 399.00
ALONG & EMBANKMENT	= 399.00
WET STORAGE ZONE	= 379.00 TO 393.50
DRY STORAGE ZONE	= 393.50 TO 396.50

- Sequence of Operation**
- OBTAIN GRADING PERMIT. (1 DAY)
 - NOTIFY THE HOWARD COUNTY DEPARTMENT OF PERMITS AND LICENSES 48 HOURS BEFORE BEGINNING WORK. (1 DAY)
 - WITH PERMISSION FROM SEDIMENT CONTROL INSPECTION, INSTALL STABILIZED CONSTRUCTION ENTRANCE. (2 DAYS)
 - INSTALL SEDIMENT TRAP NO. 1. REMOVE SECTION OF EXISTING 24" DRAIN FROM RD1 TO EX. I-1 WITHIN TRAP BOTTOM. PLUG DOWN STREAM END OF PIPE WITH WATERTIGHT BULKHEAD. (5 DAYS)
 - INSTALL INLET PROTECTION ON EXIST. INLETS. (2 DAYS)
 - INSTALL SILT FENCE. (2 DAYS)
 - INSTALL DIKE ACROSS EXISTING ENTRANCE TO EXIST. I-3. WITH PERMISSION FROM THE INSPECTOR PROCEED TO NO. 8 (3 DAYS)
 - BEGIN GRADING OPERATION.
 - CONSTRUCT PROPOSED STORM DRAINS AND INLET PROTECTION ABANDON EXIST. I-2 AND DRAIN WITH RESTAURANT BUILDING 'A'. (7 DAYS) DELAY INSTALLATION OF PIPE BETWEEN PROP. MANHOLE M-2 (GROUT 24" OPENING AT MANHOLE M-2 LEADING TO EXIST. INLET I-1) AND EXISTING I-1 UNTIL SEQUENCE OF OPERATION NO. 14.
 - BEGIN BUILDING FOOTINGS. (5 DAYS)
 - STONE PARKING LOT EXCEPT IN VICINITY OF SEDIMENT TRAP. (2 DAYS)
 - STABILIZE REMAINING AREAS. (2 DAYS)
 - FLUSH STORM DRAIN SYSTEM. (2 DAYS)
 - RECONNECT EXISTING 24" PIPE FROM EXISTING I-1 TO RD1. (2 DAYS)
 - REMOVE TEMPORARY 24" PIPE AND GROUT AT PROP. MANHOLE M-2 OPENING. CONSTRUCT PIPE BETWEEN PROP. MANHOLE M-2 AND EXISTING I-1. (2 DAYS)
 - FILL IN TRAP AND STONE IMMEDIATELY. (3 DAYS)

Reviewed for Howard SCD and meets Technical Requirements

Jim Myer 6/16/05
USDA-NATURAL RESOURCES CONSERVATION SERVICE DATE

John S. ... 6/16/05
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: Howard County Department of Planning and Zoning

Chad ... 6/16/05
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

... 6/22/05
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

David ... 6/22/05
DIRECTOR DATE

Plan
SCALE: 1" = 30'

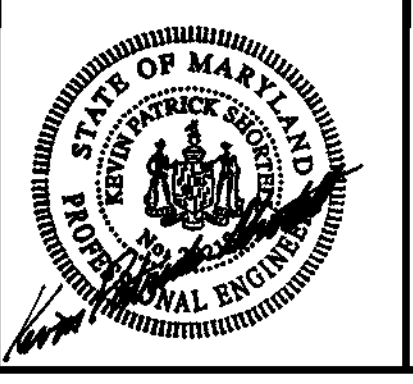
STABILIZED CONSTRUCTION ENTRANCE WITH MOUNTABLE BERM

NOTE: CONTRACTOR IS RESPONSIBLE FOR CLEANING THE IMMEDIATE RECEIVING STORMWATER FACILITY.

LIMIT OF DISTURBANCE: 5.70 AC. OR 248,292 SQ. FT.

PREPARED BY:

GEORGE W. STEPHENS, JR. AND ASSOCIATES, INC.
Civil Engineers and Land Surveyors
1020 Cromwell Bridge Road
Towson, Maryland 21286
(410) 825-8120



ENGINEER CERTIFICATION:

I certify that this plan for sediment and erosion 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 of Engineer: *Kevin Patrick Shortall* Date: 01 JUN 05
Print Name: Kevin Patrick Shortall PE # 29218

DEVELOPER CERTIFICATION:

I/We certify that all development and/or construction will be done according to this plan for sediment and erosion control and that all responsible personnel involved in the construction project will have a certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspections by the Howard Soil Conservation District.

Signature of Developer: *R. Gary ...* Date: 06/16/05
Print Name: R. Gary ...

OWNER DEVELOPER CONTRACTOR PURCHASER

MOR McGAW ACQUISITIONS, LLC
7061 COLUMBIA GATEWAY DRIVE
COLUMBIA, MARYLAND 21046
410-290-1400

DESIGNED BY: P.C.
DRAWN BY: K.E.H.C.
CHECKED BY: P.C.
REVISIONS

Erosion & Sediment Control Plan
COLUMBIA CORPORATE PARK
Parcels A-38 and A-39

ELECTION DISTRICT: 6th
HOWARD CO., MARYLAND
SDP 05 - 057

SECTION NAME: N/A
PARCEL #: A-38 and A-39

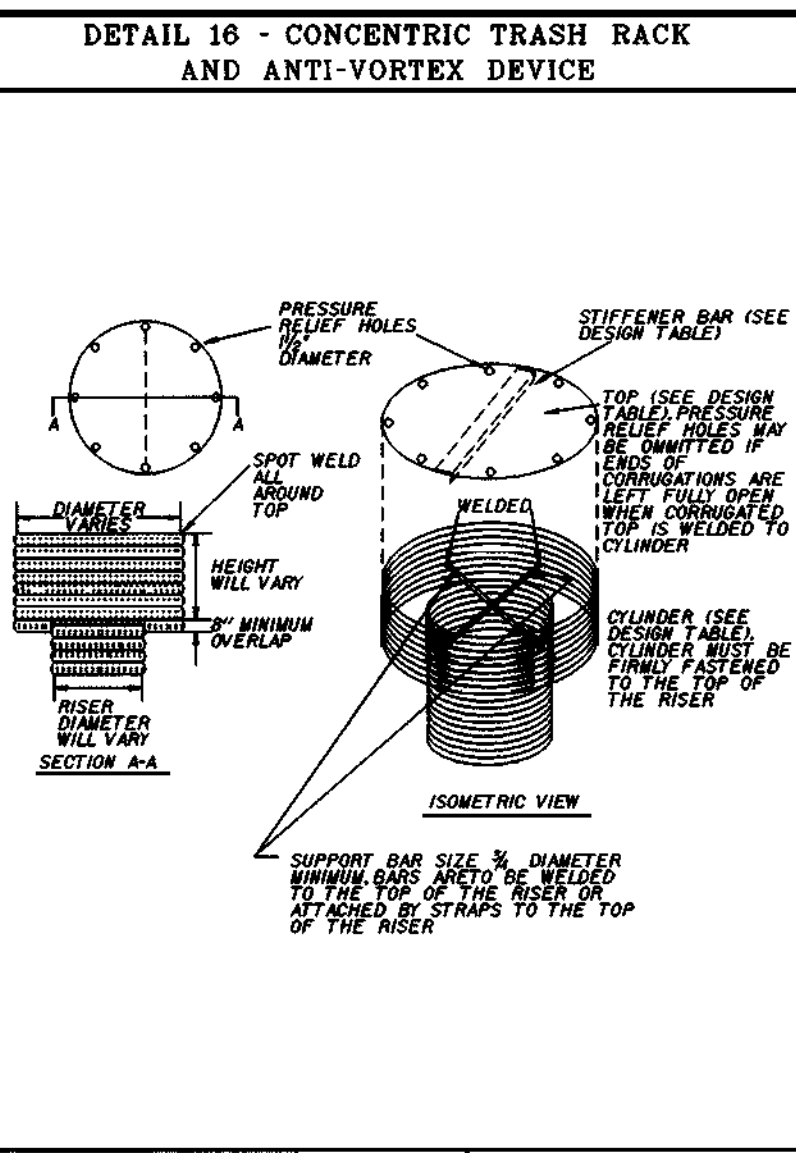
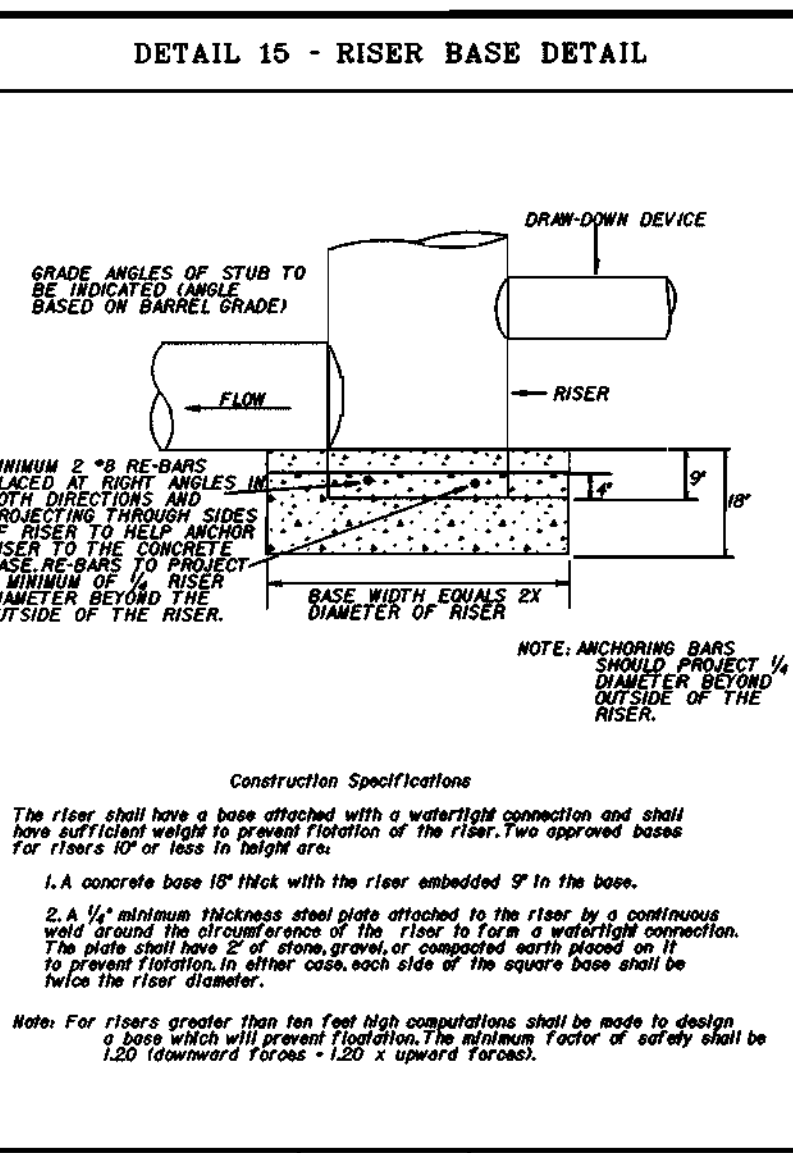
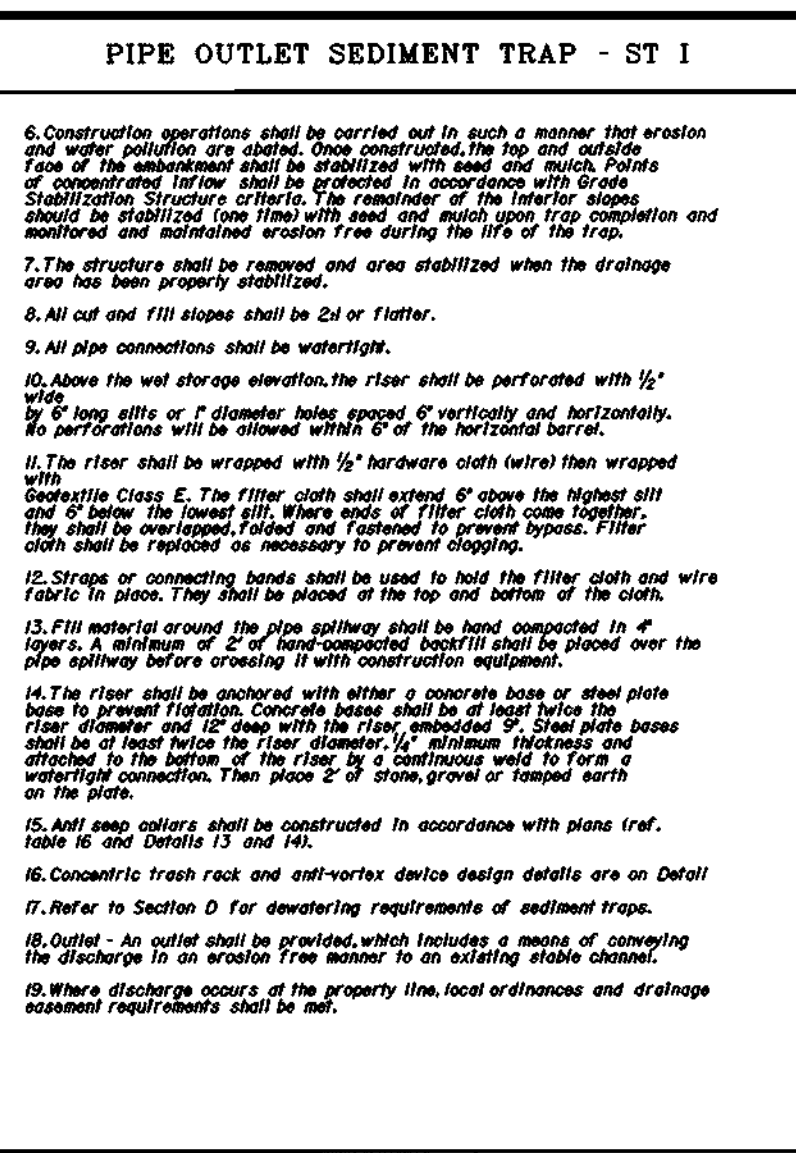
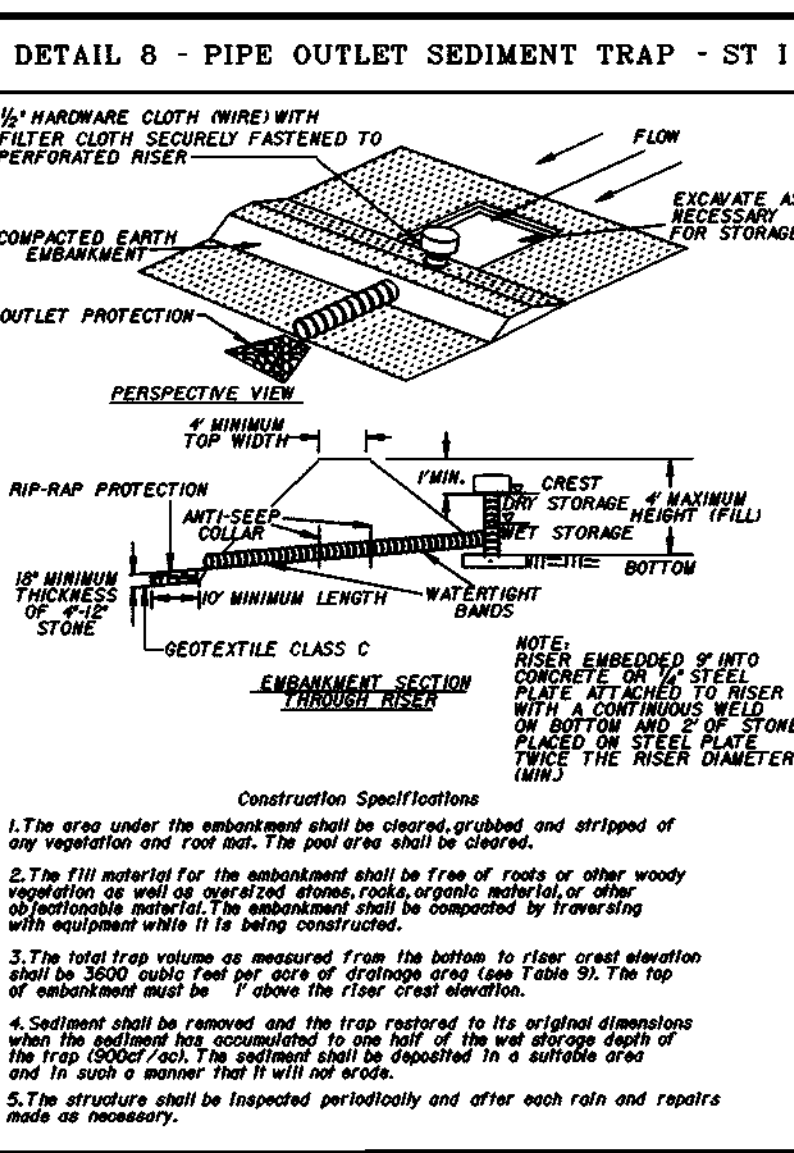
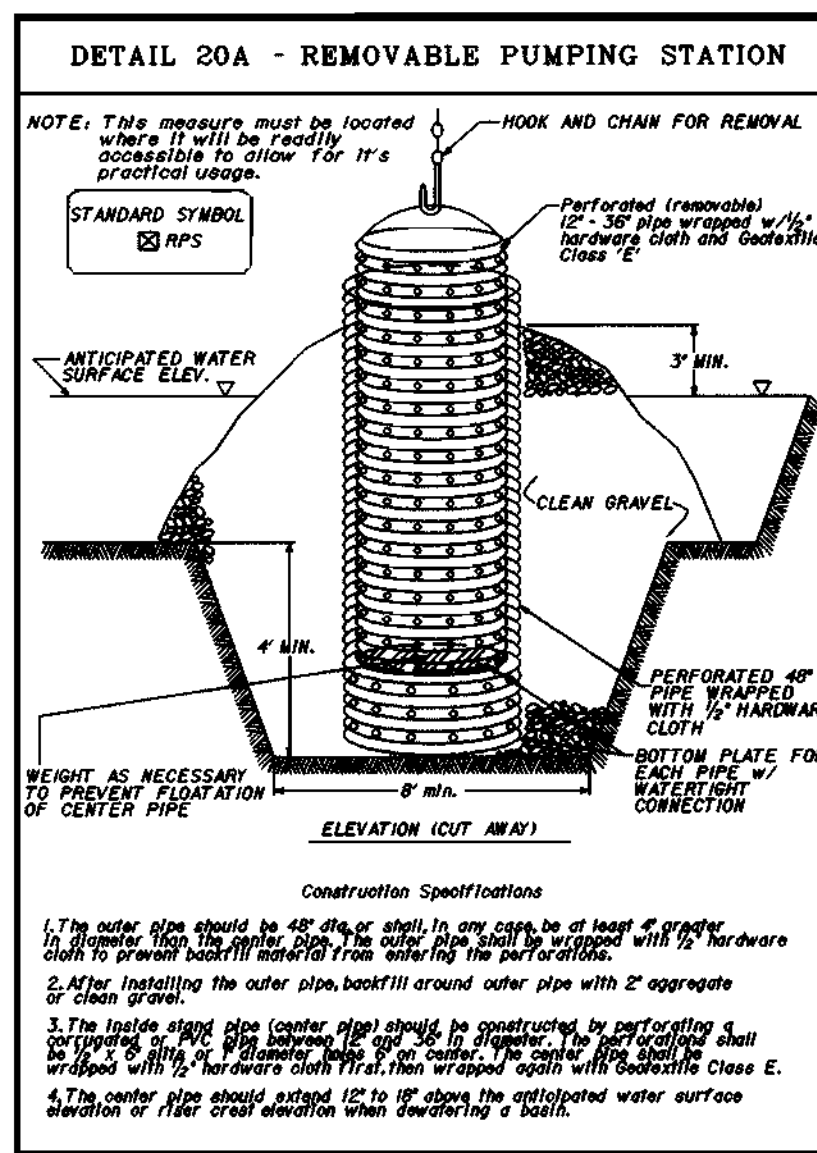
PLAT #: 11615, 02211
GRID: 24
ZONE: EC-IND
TAX / ZONE MAP: 6
ELECT. DIST.: 6
CENSUS TRACT: 0067.03

PROJECT NAME: COLUMBIA CORPORATE PARK
SECTION NAME: N/A
PARCEL #: A-38 and A-39

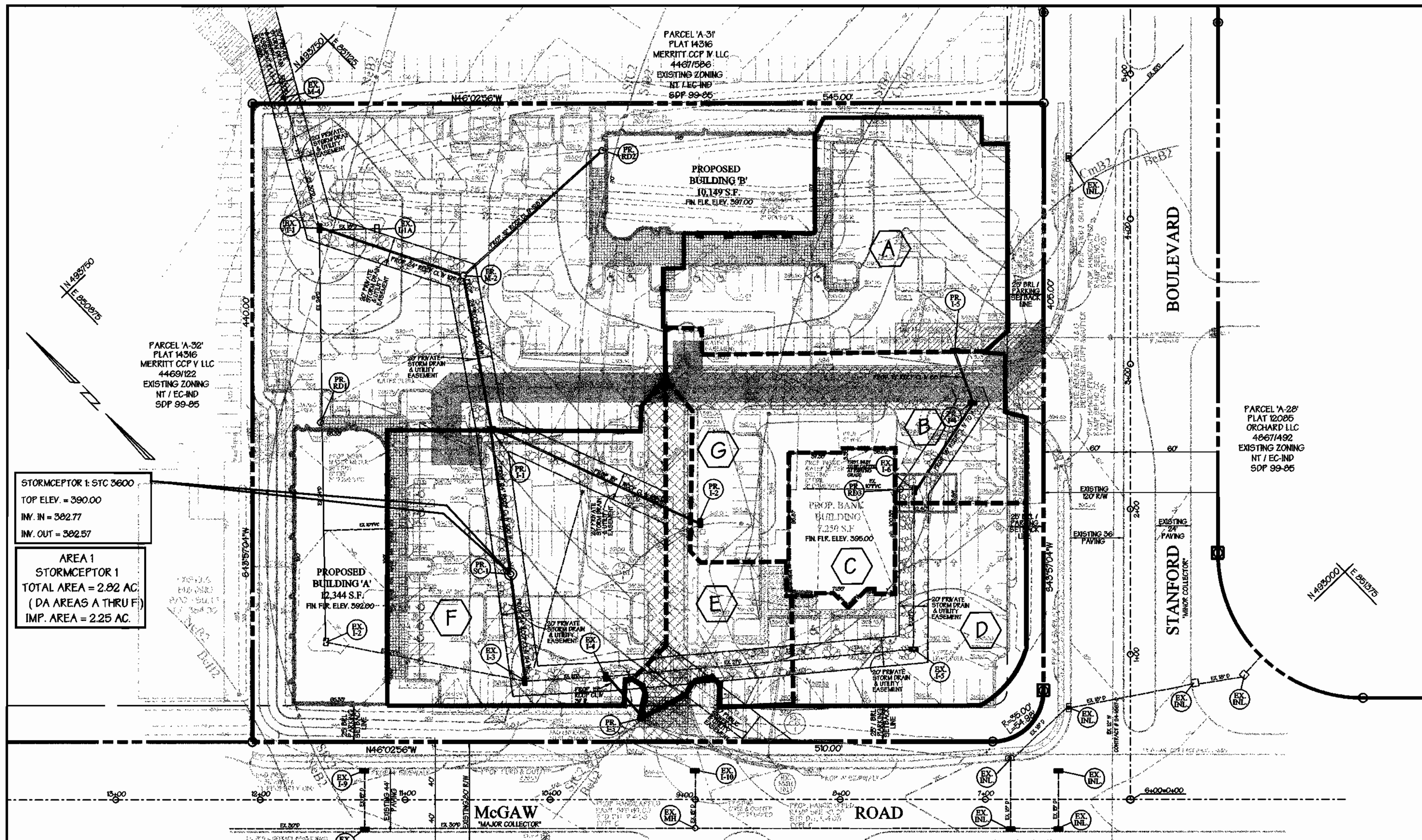
DATE: 05/11/05

DATE: MAY 18, 2005

FILE NAME: 1030502005plan.01
SDP-05-057



Riser Elev. In.	Trash Rack Elev. In.	Trash Rack Dia. In.	Minimum Size Support Bar	Minimum Top Thickness	Stiffener
12	18	16	8 Rabor	16 ga.	-
15	21	16	8 Rabor	16 ga.	-
18	24	16	8 Rabor	16 ga.	-
21	27	16	8 Rabor	16 ga.	-
24	30	16	8 Rabor	16 ga.	-
27	33	16	8 Rabor	16 ga.	-
30	36	16	8 Rabor	16 ga.	-
33	39	16	8 Rabor	16 ga.	-
36	42	16	8 Rabor	16 ga.	-
39	45	16	8 Rabor	16 ga.	-
42	48	16	8 Rabor	16 ga.	-
45	51	16	8 Rabor	16 ga.	-
48	54	16	8 Rabor	16 ga.	-
51	57	16	8 Rabor	16 ga.	-
54	60	16	8 Rabor	16 ga.	-
57	63	16	8 Rabor	16 ga.	-
60	66	16	8 Rabor	16 ga.	-
63	69	16	8 Rabor	16 ga.	-
66	72	16	8 Rabor	16 ga.	-
69	75	16	8 Rabor	16 ga.	-
72	78	16	8 Rabor	16 ga.	-
75	81	16	8 Rabor	16 ga.	-
78	84	16	8 Rabor	16 ga.	-
81	87	16	8 Rabor	16 ga.	-
84	90	16	8 Rabor	16 ga.	-
87	93	16	8 Rabor	16 ga.	-
90	96	16	8 Rabor	16 ga.	-
93	99	16	8 Rabor	16 ga.	-
96	102	16	8 Rabor	16 ga.	-
99	105	16	8 Rabor	16 ga.	-
102	108	16	8 Rabor	16 ga.	-
105	111	16	8 Rabor	16 ga.	-
108	114	16	8 Rabor	16 ga.	-
111	117	16	8 Rabor	16 ga.	-
114	120	16	8 Rabor	16 ga.	-
117	123	16	8 Rabor	16 ga.	-
120	126	16	8 Rabor	16 ga.	-
123	129	16	8 Rabor	16 ga.	-
126	132	16	8 Rabor	16 ga.	-
129	135	16	8 Rabor	16 ga.	-
132	138	16	8 Rabor	16 ga.	-
135	141	16	8 Rabor	16 ga.	-
138	144	16	8 Rabor	16 ga.	-
141	147	16	8 Rabor	16 ga.	-
144	150	16	8 Rabor	16 ga.	-
147	153	16	8 Rabor	16 ga.	-
150	156	16	8 Rabor	16 ga.	-
153	159	16	8 Rabor	16 ga.	-
156	162	16	8 Rabor	16 ga.	-
159	165	16	8 Rabor	16 ga.	-
162	168	16	8 Rabor	16 ga.	-
165	171	16	8 Rabor	16 ga.	-
168	174	16	8 Rabor	16 ga.	-
171	177	16	8 Rabor	16 ga.	-
174	180	16	8 Rabor	16 ga.	-
177	183	16	8 Rabor	16 ga.	-
180	186	16	8 Rabor	16 ga.	-
183	189	16	8 Rabor	16 ga.	-
186	192	16	8 Rabor	16 ga.	-
189	195	16	8 Rabor	16 ga.	-
192	198	16	8 Rabor	16 ga.	-
195	201	16	8 Rabor	16 ga.	-
198	204	16	8 Rabor	16 ga.	-
201	207	16	8 Rabor	16 ga.	-
204	210	16	8 Rabor	16 ga.	-
207	213	16	8 Rabor	16 ga.	-
210	216	16	8 Rabor	16 ga.	-
213	219	16	8 Rabor	16 ga.	-
216	222	16	8 Rabor	16 ga.	-
219	225	16	8 Rabor	16 ga.	-
222	228	16	8 Rabor	16 ga.	-
225	231	16	8 Rabor	16 ga.	-
228	234	16	8 Rabor	16 ga.	-
231	237	16	8 Rabor	16 ga.	-
234	240	16	8 Rabor	16 ga.	-
237	243	16	8 Rabor	16 ga.	-
240	246	16	8 Rabor	16 ga.	-
243	249	16	8 Rabor	16 ga.	-
246	252	16	8 Rabor	16 ga.	-
249	255	16	8 Rabor	16 ga.	-
252	258	16	8 Rabor	16 ga.	-
255	261	16	8 Rabor	16 ga.	-
258	264	16	8 Rabor	16 ga.	-
261	267	16	8 Rabor	16 ga.	-
264	270	16	8 Rabor	16 ga.	-
267	273	16	8 Rabor	16 ga.	-
270	276	16	8 Rabor	16 ga.	-
273	279	16	8 Rabor	16 ga.	-
276	282	16	8 Rabor	16 ga.	-
279	285	16	8 Rabor	16 ga.	-
282	288	16	8 Rabor	16 ga.	-
285	291	16	8 Rabor	16 ga.	-
288	294	16	8 Rabor	16 ga.	-
291	297	16	8 Rabor	16 ga.	-
294	300	16	8 Rabor	16 ga.	-
297	303	16	8 Rabor	16 ga.	-
300	306	16	8 Rabor	16 ga.	-
303	309	16	8 Rabor	16 ga.	-
306	312	16	8 Rabor	16 ga.	-
309	315	16	8 Rabor	16 ga.	-
312	318	16	8 Rabor	16 ga.	-
315	321	16	8 Rabor	16 ga.	-
318	324	16	8 Rabor	16 ga.	-
321	327	16	8 Rabor	16 ga.	-
324	330	16	8 Rabor	16 ga.	-
327	333	16	8 Rabor	16 ga.	-
330	336	16	8 Rabor	16 ga.	-
333	339	16	8 Rabor	16 ga.	-
336	342	16	8 Rabor	16 ga.	-
339	345	16	8 Rabor	16 ga.	-
342	348	16	8 Rabor	16 ga.	-
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351	357	16	8 Rabor	16 ga.	-
354	360	16	8 Rabor	16 ga.	-
357	363	16	8 Rabor	16 ga.	-
360	366	16	8 Rabor	16 ga.	-
363	369	16	8 Rabor	16 ga.	-
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369	375	16	8 Rabor	16 ga.	-
372	378	16	8 Rabor	16 ga.	-
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381	387	16	8 Rabor	16 ga.	-
384	390	16	8 Rabor	16 ga.	-
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393	399	16	8 Rabor	16 ga.	-
396	402	16	8 Rabor	16 ga.	-
399	405	16	8 Rabor	16 ga.	-
402	408	16	8 Rabor	16 ga.	-
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459	465	16	8 Rabor	16 ga.	-
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477	483	16	8 Rabor	16 ga.	-
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483	489	16	8 Rabor	16 ga.	-
486	492	16	8 Rabor	16 ga.	-
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492	498	16	8 Rabor	16 ga.	-
495	501	16	8 Rabor	16 ga.	-
498	504	16	8 Rabor	16 ga.	-
501	507	16	8 Rabor	16 ga.	-
504	510	16	8 Rabor	16 ga.	-
507	513	16	8 Rabor	16 ga.	-
510	516	16	8 Rabor	16 ga.	-
513	519	16	8 Rabor	16 ga.	-
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525	531	16	8 Rabor	16 ga.	-
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531	537	16	8 Rabor	16 ga.	-
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537	543	16	8 Rabor	16 ga.	-
540	546	16	8 Rabor	16 ga.	-
543	549	16	8 Rabor	16 ga.	-
546	552	16	8 Rabor	16 ga.	-
549	555	16	8 Rabor	16 ga.	-
552	558	16	8 Rabor	16 ga.	-
555	561	16	8 Rabor	16 ga.	-
558	564	16	8 Rabor	16 ga.	-
561	567	16	8 Rabor	16 ga.	-
564	570	16	8 Rabor	16 ga.	-
567	573	16	8 Rabor	16 ga.	-
570	576	16	8 Rabor	16 ga.	-
573	579	16	8 Rabor	16 ga.	-
576	582	16	8 Rabor	16 ga.	-
579	585	16	8 Rabor	16 ga.	-
582	588	16	8 Rabor	16 ga.	-
585	591	16	8 Rabor	16 ga.	-
588	594	16	8 Rabor	16 ga.	-
591	597	16	8 Rabor	16 ga.	-
594	600	16	8 Rabor	16 ga.	-
597	603	16	8 Rabor	16 ga.	-
600	606	16	8 Rabor	16 ga.	-
603	609	16	8 Rabor	16 ga.	-
606	612	16	8 Rabor	16 ga.	-
609	615	16	8 Rabor	16 ga.	-
612	618	16	8 Rabor	16 ga.	-
615	621	16	8 Rabor	16 ga.	-
618	624	16	8 Rabor	16 ga.	-
621	627	16	8 Rabor	16 ga.	-
624	630	16	8 Rabor	16 ga.	-
627	633	16	8 Rabor	16 ga.	-
630	636	16	8 Rabor	16 ga.	-
633	639	16	8 Rabor	16 ga.	-
636	642	16	8 Rabor	16 ga.	-
639	645	16	8 Rabor	16 ga.	-
642	648	16	8 Rabor	16 ga.	-
645	651	16	8 Rabor	16 ga.	-
648	654	16	8 Rabor	16 ga.	-
651	657	16	8 Rabor	16 ga.	-
654	660	16	8 Rabor	16 ga.	-
657	663	16	8 Rabor	16 ga.	-
660	666	16	8 Rabor	16 ga.	-
663	669	16	8 Rabor	16 ga.	-
666	672	16	8 Rabor	16 ga.	-
669	675	16	8 Rabor	16 ga.	-
672	678	16	8 Rabor	16 ga.	-
675	681	16	8 Rabor	16 ga.	-
678	684	16	8 Rabor	16 ga.	-
681	687	16	8 Rabor	16 ga.	-
684	690	16	8 Rabor	16 ga.	-
687	693	16	8 Rabor	16 ga.	-
690	696	16	8 Rabor	16 ga.	-
693	699	16	8 Rabor	16 ga.	-
696	702	16	8 Rabor	16 ga.	-
699	705	16	8 Rabor	16 ga.	-
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705	711	16	8 Rabor	16 ga.	-
708	714	16	8 Rabor	16 ga.	-
711	717	16	8 Rabor	16 ga.	-
714	720	16	8 Rabor	16 ga.	-
717	723	16	8 Rabor	16 ga.	-
720	726	16	8 Rabor	16 ga.	-
723	729	16	8 Rabor	16 ga.	-
726	732	16	8 Rabor	16 ga.	-
729	735	16	8 Rabor	16 ga.	-
732	738	16	8 Rabor	16 ga.	-



Stormceptor Plan
SCALE: 1" = 50'

STORMCEPTOR 1: STC 3600
TOP ELEV. = 390.00
INV. IN = 382.77
INV. OUT = 382.57

AREA 1
STORMCEPTOR 1
TOTAL AREA = 2.02 AC.
(DA AREAS A THRU F)
IMP. AREA = 2.25 AC.

Reviewed for Howard SCD and meets Technical Requirements

Jim M.../12
USDA-NATURAL RESOURCES CONSERVATION SERVICE
DATE: 6/16/05

This development plan is approved for soil erosion and sediment control by the Howard Soil Conservation District

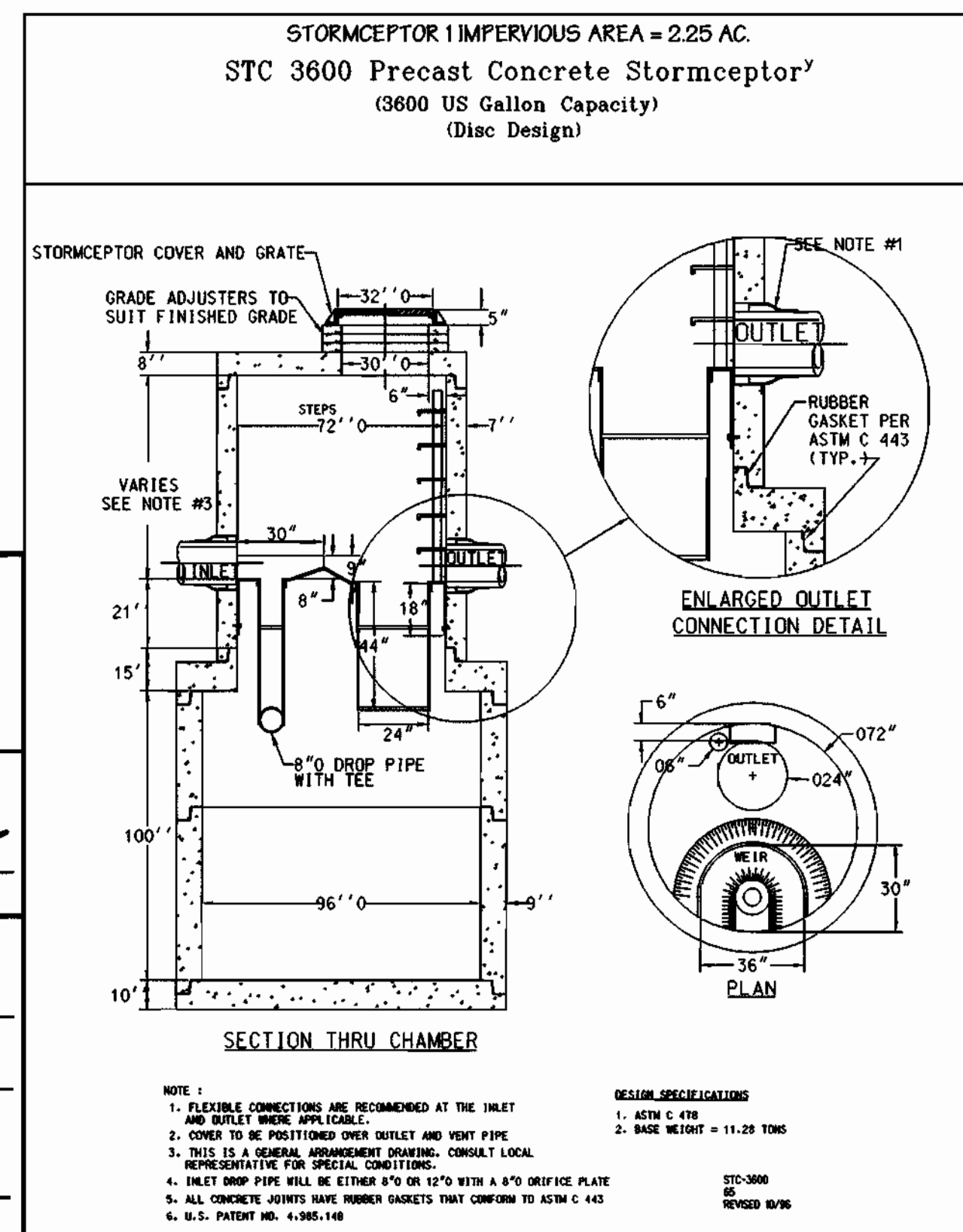
John A...
HOWARD SOIL CONSERVATION DISTRICT
DATE: 6/16/05

APPROVED: Howard County Department of Planning and Zoning

Mark K...
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 6/16/05

David R...
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 6/22/05

Thomas P. Doyle
DIRECTOR
DATE: 6/22/05



Concrete Stormceptor® Order Request Form

Contractor Information

Name: NOT KNOWN AT THIS TIME
Address: _____
City: _____
State: _____
Zip Code: _____
Contract: _____
Phone: _____
Fax: _____

Owner Information

Name: MOR MCGAW ACQUISITIONS LLC
Phone: 410-290-1400
Fax: 410-825-8120

Stormceptor® Model

900	3600	<input checked="" type="checkbox"/>
1200	4800	<input type="checkbox"/>
1800	6000	<input type="checkbox"/>
2400	7200	<input type="checkbox"/>

Insert Size

22"	<input type="checkbox"/>
32"	<input type="checkbox"/>
44"	<input type="checkbox"/>
Custom	<input type="checkbox"/>

Manhole Number

SC 1	390.00
	382.77
	382.57

Manhole Details:
Top Elevation (ft): 390.00
Inlet Pipe Invert (ft): 382.77
Outlet Pipe Invert (ft): 382.57
Pipe Type: 24" ROCP
Pipe Inside Diameter (in) [ID]: 24"
Pipe Outside Diameter (in) [OD]: 30"

Project Name: COLUMBIA CORPORATE PARK PARCELS A-38 & A-39
Approximate Installation Date (if required): _____
Delivery Address: Street: 8870 MCGAW ROAD
City: COLUMBIA **State:** MARYLAND **Zip Code:** 21043
Designer Company: GEORGE W. STEPHENS JR. AND ASSOCIATES, INC.
Designer Contact: PAT CHARLO/KEVIN ENGLE **Phone:** 410-825-8120 **Fax:** 410-583-0288

Please fax this order to stormceptor at (301) 762-4190
For Technical Assistance Please Call Stormceptor Corporation at (301) 762-8361 or toll free at 1 (800) 762-4703

ALL LIFTING APPARATUS TO BE PROVIDED BY THE INSTALLATION CONTRACTOR

* TO BE INCLUDED ON SWM PLAN BY DESIGNER

PREPARED BY:

GEORGE W. STEPHENS, JR. AND ASSOCIATES, INC.
Civil Engineers and Land Surveyors
1020 Cromwell Bridge Road
Towson, Maryland 21286
(410) 825-8120

ENGINEER CERTIFICATION:

I certify that this plan for sediment and erosion 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 of Engineer: *Kevin Patrick Shortall* Date: 01/JUN/05
Print Name: Kevin Patrick Shortall PE # 29218

DEVELOPER CERTIFICATION:

I/We certify that all development and/or construction will be done according to this plan for sediment and erosion control and that all responsible personnel involved in the construction project will have a certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspections by the Howard Soil Conservation District.

Signature of Developer: *R. Gary Schmitt Jr.* Date: 06/16/05
Print Name: R. Gary Schmitt Jr.

OWNER DEVELOPER CONTRACTOR PURCHASER

MOR MCGAW ACQUISITIONS, LLC
7061 COLUMBIA GATEWAY DRIVE
COLUMBIA, MARYLAND 21046
410-290-1400

DESIGNED BY: P.C.
DRAWN BY: K.E., H.C.
CHECKED BY: P.C.
REVISIONS:

Stormceptor Plan & Details
COLUMBIA CORPORATE PARK
Parcels A-38 and A-39

ELECTION DISTRICT: 6th
HOWARD CO., MARYLAND
SDP 05 - 057

SECTION: SHT 11 OF 14
DATE: MAY 18, 2005

SCALE: 1" = 30'

SDP 05 - 057

1.0 Installation Procedures

1.1 Concrete Stormceptor® Installation

The installation of the concrete Stormceptor® should conform in general to state highway or local specifications for the construction of manholes. Selected sections of a general specification that are applicable are summarized in the following sections:

Excavation

Excavation for the installation of the Stormceptor® should conform to state highway or local specifications. Topsoil that is removed during the excavation for the Stormceptor® should be stockpiled in designated areas and should not be mixed with subsoil or other materials. Topsoil stockpiles, and the general site preparation for the installation of the Stormceptor® should conform to state highway or local specifications.

The Stormceptor® should not be installed on frozen ground. Excavation should extend a minimum of 12 inches from the precast concrete surfaces plus an allowance for shoring and bracing where required. If the bottom of the excavation provides an unsuitable foundation additional excavation may be required.

In areas with a high water table, continuous dewatering should be provided to ensure that the excavation is stable and free of water.

Leveling

A 6 to 12 inch layer of granular material (conforming to local or state highway backfill specifications) should be installed, compacted, and leveled at the bottom of the excavation to the proper elevation for the installation of the Interceptor base.

Backfilling

Backfill material should conform to state highway or local specifications. Generally, backfill material should be placed in uniform layers not exceeding 12 inches in depth. Each layer should be compacted to 95% of the maximum dry density. Backfill is not to contain topsoil.

Stormceptor® Construction Sequence

The concrete Stormceptor® is installed in sections in the following sequence:

1. aggregate base
2. base slab
3. treatment chamber section(s)
4. transition slab (if required)
5. by-pass section
6. connect inlet and outlet pipes
7. transition slab
8. maintenance access way
9. frame and access cover

The precast base should be placed level at the specified grade. The entire base should be in contact with the underlying compacted granular material. Subsequent sections, complete with joint seals, should be installed in accordance with the precast concrete manufacturer's recommendations.

Adjustment of the Stormceptor® can be performed by lifting the upper sections free of the excavated area, re-leveling the base, and re-installing the sections. Damaged sections and gaskets should be replaced. Once the Stormceptor® has been constructed, the lift holes should be plugged with mortar.

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED STORMCEPTOR WATER QUALITY DEVICE

- A. THE STORMCEPTOR WATER QUALITY STRUCTURE SHALL BE PERIODICALLY INSPECTED AND CLEANED TO MAINTAIN OPERATION AND FUNCTION. THE OWNER SHALL INSPECT THE STORMCEPTOR UNIT YEARLY AT A MINIMUM, UTILIZING THE STORMCEPTOR INSPECTION/MONITORING FORM. INSPECTIONS SHALL BE DONE BY USING A CLEAR PLEXIGLASS TUBE ("SLUDGE JUDGE") TO EXTRACT A WATER COLUMN SAMPLE. WHEN THE SEDIMENT DEPTHS EXCEED THE LEVEL SPECIFIED IN TABLE 6 OF THE STORMCEPTOR TECHNICAL MANUAL, THE UNIT MUST BE CLEANED.
- B. THE STORMCEPTOR WATER QUALITY STRUCTURE SHALL BE CHECKED AND CLEANED IMMEDIATELY AFTER PETROLEUM SPILLS. THE OWNER SHALL CONTACT THE APPROPRIATE REGULATORY AGENCIES.
- C. THE MAINTENANCE OF THE STORMCEPTOR UNIT SHALL BE DONE USING A VACUUM TRUCK WHICH WILL REMOVE THE WATER, SEDIMENT, DEBRIS, FLOATING HYDROCARBONS AND OTHER MATERIALS IN THE UNIT. PROPER CLEANING AND DISPOSAL OF THE REMOVED MATERIALS AND LIQUID MUST BE FOLLOWED BY THE OWNER.
- D. THE INLET AND OUTLET PIPES SHALL BE CHECKED FOR ANY OBSTRUCTIONS AT LEAST ONCE EVERY SIX MONTHS. IF OBSTRUCTIONS ARE FOUND THE OWNER SHALL HAVE THEM REMOVED. STRUCTURAL PARTS OF THE STORMCEPTOR UNIT SHALL BE REPAIRED AS NEEDED.
- E. THE OWNER SHALL RETAIN AND MAKE THE STORMCEPTOR INSPECTION / MONITORING FORMS AVAILABLE TO THE HOWARD COUNTY OFFICIALS UPON THEIR REQUEST.

Down Pipe and Riser Pipe

Once the by-pass section has been attached to the treatment chamber the down pipe and riser pipe can be attached. To install these pipes a worker enters the treatment chamber through the central access way in the by-pass section.

STC 900, STC 1200, STC 1800

The inlet pipe (pipe with the tee at the end) is installed by coating the outside of the end of the pipe with quick dry PVC cement and pushing the pipe into the coupling provided on the underside of the by-pass section. The tee must be oriented such that water which enters the treatment chamber is directed tangentially around the inside walls of the chamber.

The outlet riser pipe (straight pipe without the tee) is installed in a similar fashion using the quick dry PVC cement and coupling provided underneath the by-pass section near the downstream pipe.

STC 2400, STC 3600, STC 4800, STC 6000, STC 7200

The inlet pipe (pipe with the tee at the end) is installed by coating the outside of the end of the pipe with lubricant and pushing the pipe into the pressure coupling provided on the underside of the by-pass section. The tee must be oriented such that water which enters the treatment chamber is directed tangentially around the inside walls of the chamber.

The outlet riser pipe (straight pipe without the tee) is installed in a similar fashion using pipe lubricant and a pressure coupling provided underneath the by-pass section near the downstream pipe.

Inlet and Outlet Pipes

Inlet and outlet pipes should be securely set into the by-pass chamber using grout or approved pipe seals so that the structure is watertight. Kor-N-Seal® boots are normally used and installed at the precast concrete plant prior to shipping. The Kor-N-Seal® boots are applicable for pipes with an outside diameter up to 46 inches. Stormceptor Corporation should be notified if the pipe is to be grouted in the field at the time of ordering (i.e. Kor-N-Seal® boots will not be used) since the boots are generally included in the price quotations.

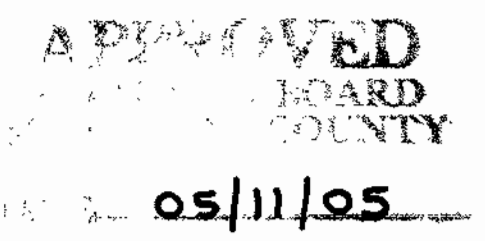
Installation of the Kor-N-Seal® Boots

Installation of the Kor-N-Seal® boots should follow the manufacturer's recommendations. As previously mentioned, the boots will already be attached to the Stormceptor® at the concrete plant. Accordingly, the following procedure should be followed to attach the inlet and outlet pipes to the Stormceptor® in the field:

1. Center the pipe in the boot opening
2. Lubricate the outside of the pipe and/or inside of the boot if the pipe outside diameter is the same as the inside diameter of the boot
3. Position the pipe clamp in the groove of the boot with the screw at the top
4. Tighten the pipe clamp screw to 60 inch pounds
5. On minimum outside diameter installations lift the boot such that it contacts the bottom of the pipe while tightening the pipe clamp to ensure even contraction of the rubber.
6. Move the pipe horizontally and/or vertically to bring it to grade

Frame and Cover Installation

Precast concrete adjustment units should be installed to set the frame and cover at the required elevation. The adjustment units should be laid in a full bed of mortar with successive units being joined using sealant recommended by the manufacturer. Frames for the cover should be set in a full bed of mortar at the elevation specified.



PARCEL NO.	STREET ADDRESS
PARCEL A-38	8870 MCGAW ROAD BANK BUILDING
PARCEL A-39	8870 MCGAW ROAD BUILDING 'A'
PARCEL A-39	8872 MCGAW ROAD BUILDING 'B'

PROJECT NAME	SECTION NAME	PARCEL #
COLUMBIA CORPORATE PARK	N/A	A-38 and A-39

PLAT #	GRID	ZONE	TAX / ZONE MAP	ELECT. DIST.	CENSUS TRACT
11615_17529	24	EC-IND	26	6	6067.03

ADDRESS CHART
WATER CODE E-06
SEWER CODE 5333000

Legend

Ex. 2' Contours
 Ex. 10' Contours
 Prop. 2' Contours
 Prop. 10' Contours
 Ex. Curb & Gutter
 Prop. Curb & Gutter
 Bldg. Restriction Line
 Ex. Sanitary
 Ex. Storm Drain
 Ex. Water
 Prop. Sanitary
 Prop. Storm Drain
 Prop. Water

PLANTING NOTES

PLANT LOCATIONS SHALL BE FIELD ADJUSTED TO AVOID UTILITIES. CONTRACTOR IS RESPONSIBLE FOR LOCATING UTILITIES PRIOR TO START OF WORK. ALL TREES AND SHRUBS SHALL BE MAINTAINED TO A MINIMUM OF 18" BEYOND THE EDGE OF THE ROOT BALL. SHRUBS AND TREES SHALL BE PLANTED IN CONTINUOUS HEDGES. ALL WIRE, PLASTIC AND TYNE TIES SHALL BE REMOVED FROM TOP OF THE ROOT BALL.

LANDSCAPE SPECIFICATIONS

LANDSCAPE SPECIFICATION SHALL CONFORM TO LCA LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREA, INCLUDING PLANTING PROCEDURES AND SOIL PREPARATION FOR SHRUBS AND PERENNIALS. A ONE-YEAR WARRANTY PERIOD SHALL BE REQUIRED. MAINTENANCE REQUIRED TO HONOR THE ONE-YEAR WARRANTY SHALL BE PERFORMED AS PART OF THIS CONTRACT.

SPECIAL PROVISIONS TO LCA STANDARD SPECIFICATIONS

CONTRACTOR IS ENCOURAGED TO PERFORM SOIL TESTING. TEST RESULTS SHALL BE SUBMITTED 30 DAYS BEFORE PLANTING. FAILURE TO PERFORM TESTING WILL NOT VOID GUARANTEE PROVISIONS.

PLANTS PROVIDED CALCULATIONS

SHADE TREES	50 @ 300.00	= 15,000.00
EVERGREEN TREES	4 @ 150.00	= 600.00
MINOR TREES	0 @ 150.00	= 0.00
SHRUBS	201 @ 30.00	= 6,030.00
TOTAL		= \$16,230.00

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.

SCHEDULE A PERIMETER LANDSCAPE EDGE

Landscape Type	ROADWAYS		PERIMETER PROPERTIES	
	B	E	A	C
Linear Feet of Perimeter 1	125	397	0	0
Linear Feet of Perimeter 2	25	415	0	0
Credit for existing Vegetation (Yes, No Linear Feet)	YES*	YES*	N/A	N/A
Credit for Wall, Fence, or Sorm (Yes, No Linear Feet)	NO	NO	N/A	N/A
Number of Plants Required				
Shade Trees	3	20	0	0
Evergreen Trees	4	0	0	0
Shrubs	0	201	0	0
Number of Plants Provided				
Shade Trees	3	20**	0	0
Evergreen Trees	4	0	0	0
Other Trees (2.1 sub)	0	0	0	0
Shrubs (10.1 sub)	0	201	0	0

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING

Number of Parking Spaces	321
Number of Islands Required	16
Number of Trees Required	16
Number of Islands Provided	16
Number of Shade Trees Provided	16

COMMENTS:

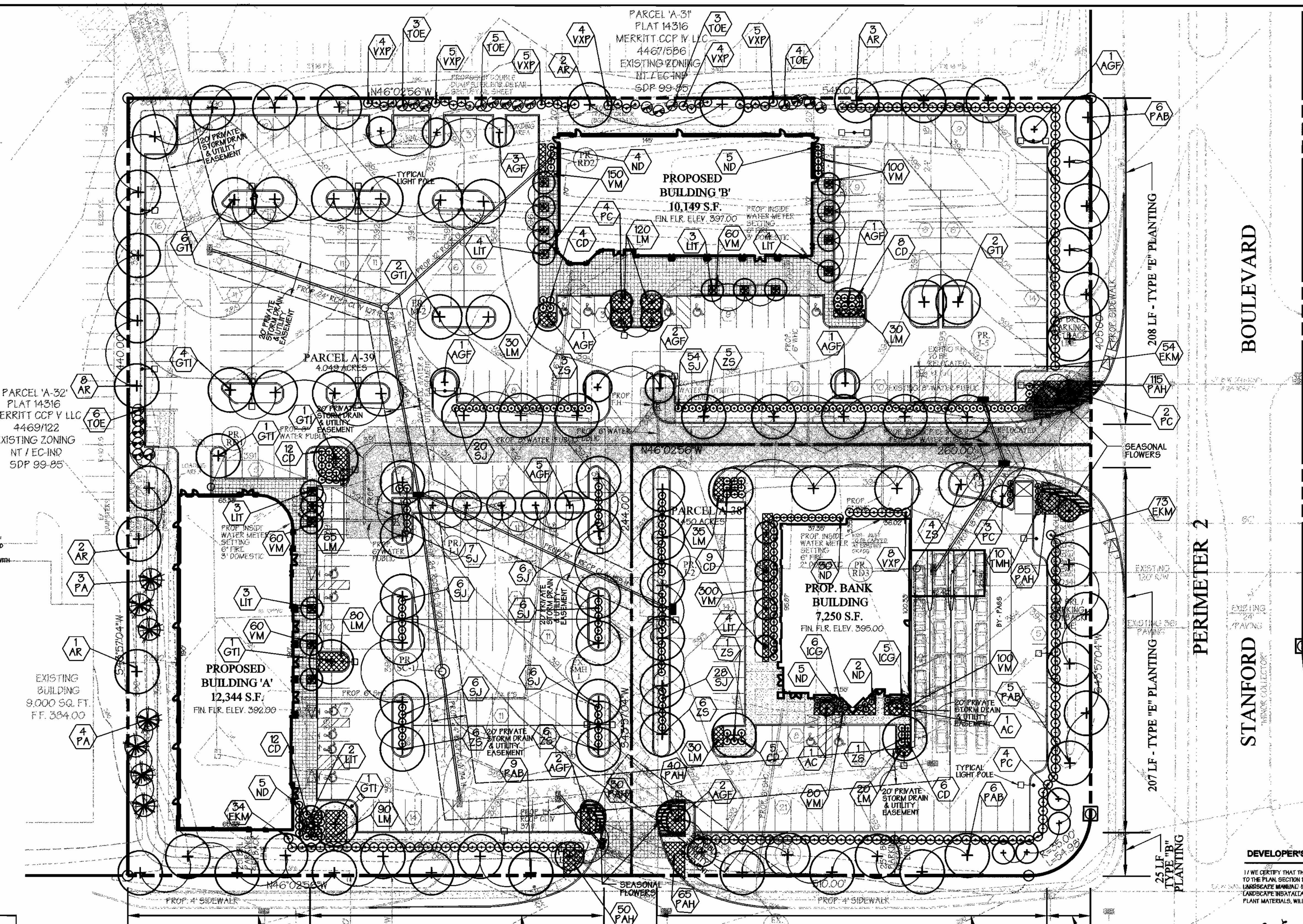
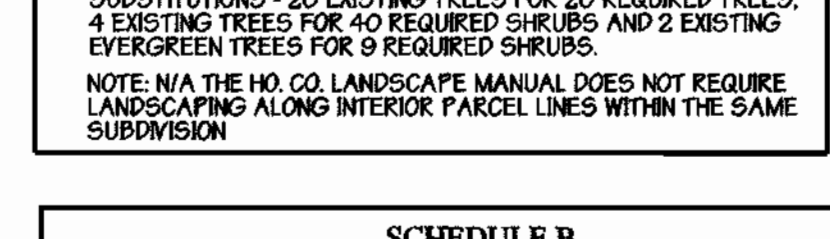
**EXISTING TREES INCLUDED IN PERIMETER 1 & 2 PLANTINGS - 29 SHADE TREES, 5 EVERGREEN TREES, & 6 ORNAMENTAL TREES
 **SUBSTITUTIONS - 20 EXISTING TREES FOR 20 REQUIRED TREES, 4 EXISTING TREES FOR 40 REQUIRED SHRUBS AND 2 EXISTING EVERGREEN TREES FOR 9 REQUIRED SHRUBS.
 NOTE: N/A THE HO. CO. LANDSCAPE MANUAL DOES NOT REQUIRE LANDSCAPING ALONG INTERIOR PARCEL LINES WITHIN THE SAME SUBDIVISION

APPROVED: Howard County Department of Planning and Zoning
 [Signature] 6/16/05
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 6/23/05
 CHIEF, DIVISION OF LAND DEVELOPMENT

[Signature] 6/23/05
 DIRECTOR

PREPARED BY:
GEORGE W. STEPHENS, JR. AND ASSOCIATES, INC.
 Civil Engineers and Land Surveyors
 1020 Cromwell Bridge Road
 Towson, Maryland 21286
 (410) 825-8120



PLANT SCHEDULE

KEY	QUANT.	BOTANICAL NAME / COMMON NAME	SIZE / COND.
PA	25	Platanus occidentalis / Bloodgood London Plane tree	2-1/2' - 3' cal / B&B
AR	15	Acer rubrum / Red Maple	2-1/2' - 3' cal / B&B
GT	10	Quercus prinus / White Oak	2-1/2' - 3' cal / B&B
ZS	35	Zelkova serrata / Village Green / Zelkova	2-1/2' - 3' cal / B&B

ORNAMENTAL TREES / EVERGREENS

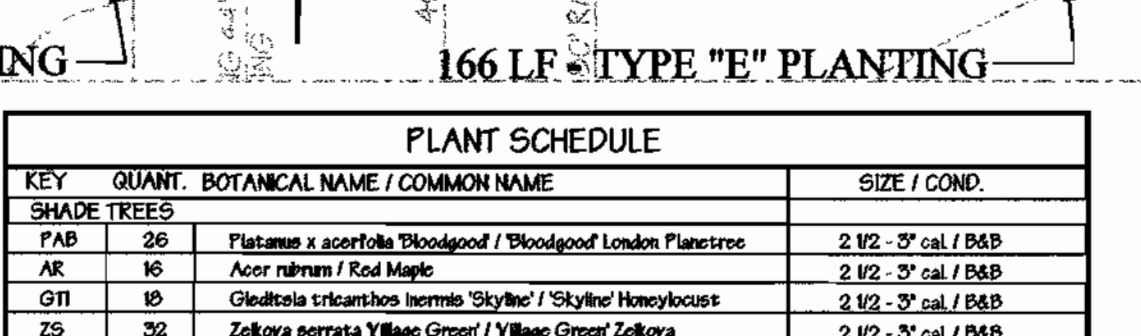
PA	7	Platanus occidentalis / Norway Spruce	6 - 8' ht. / B&B
PC	22	Thuja occidentalis / Emerald Green Arborvitae	6 - 8' ht. / B&B
LIT	23	Lagerstroemia indica / Crape Myrtle	6 - 10' ht. / B&B
PC	15	Prunus serotina / Black Cherry	2 - 2 1/2' cal / B&B
AGF	19	Acer glabrum / Maple	2 - 2 1/2' cal / B&B

SHRUBS

EKM	161	Euonymus alatus / Burning Bush	10 - 24" ht. / B&B
TMH	10	Taxus media / Hiko Yew	15 - 24" ht. / B&B
SJ	159	Spiraea japonica / Little Princess / Coral Beauty / Cotoneaster	15 - 18" ht. / #5 gal.
CD	56	Cornus sericea / Dogwood	15 - 18" ht. / #5 gal.
ND	51	Nandina domestica / Heavenly Bamboo	15 - 24" ht. / #5 gal.
KG	11	Koeleria cristata / Grass	15 - 18" ht. / #5 gal.
YOP	25	Yucca filamentosa / Yucca	10 - 24" ht. / B&B
AC	2	Amelanchier canadensis / Spicebush	4 - 12" ht. / B&B

PERENNIALS & GRASSES

LM	440	Limonium carolinianum / Sea Purslane	1 quart cont.
PAH	505	Penstemon apiculatus / Penstemon	1 gallon cont.
VM	500	Viburnum acerifolium / Viburnum	rooted cuttings

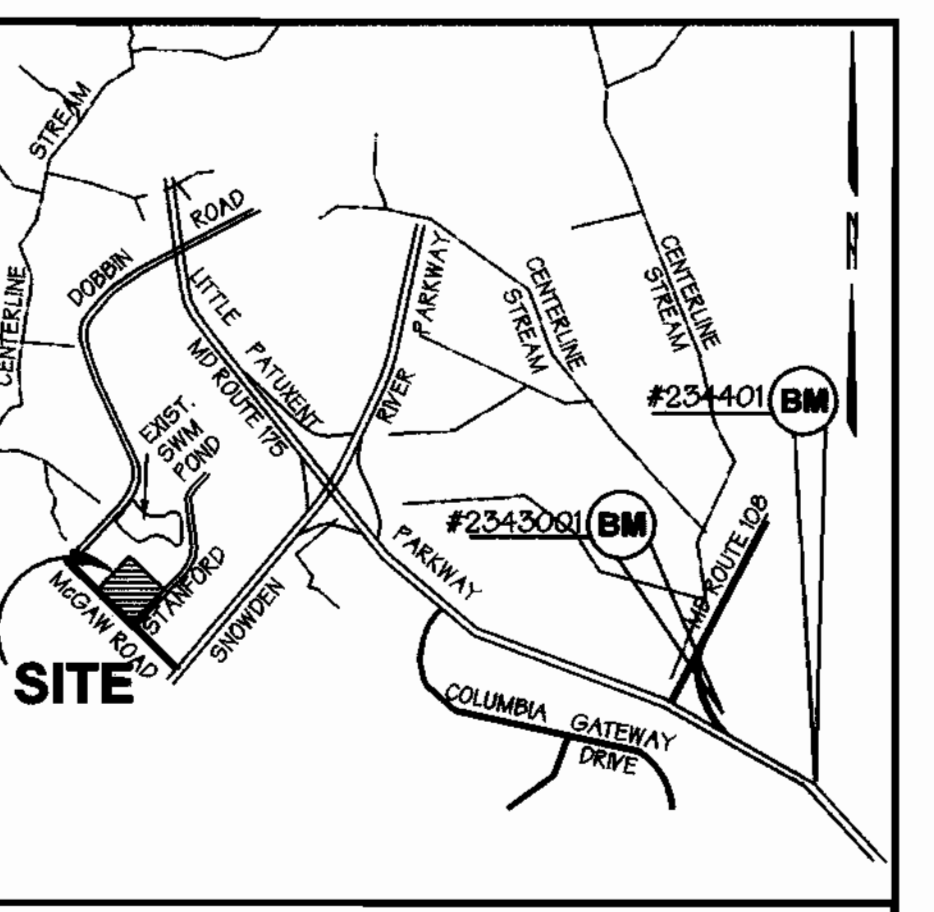


Landscaping Calculation for the HRD Plan

REQUIRED TREES
 Site 5.5 Acres @ 24 Shade Trees Per Acre = 132
 PROPOSED TREES
 Shade Trees = 92
 Ornamental and Evergreen Trees 84 @ 2.1 = 42
TOTAL = 134

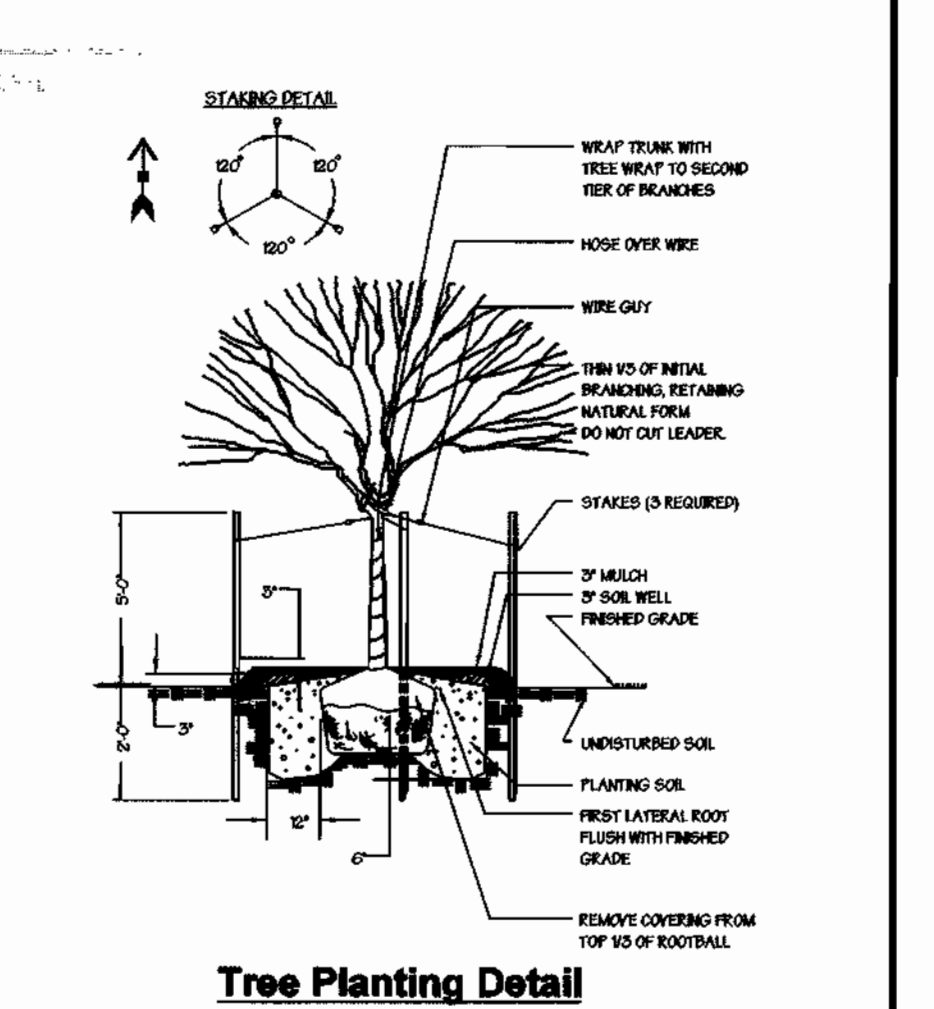
OWNER DEVELOPER CONTRACTOR PURCHASER
MOR McGAW ACQUISITIONS, LLC
 7061 COLUMBIA GATEWAY DRIVE
 COLUMBIA, MARYLAND 21046
 410-290-1400

DESIGNED BY: P.C.
 DRAWN BY: K.E. H.C.
 CHECKED BY: P.C.
 REVISIONS



Vicinity Map

SCALE: 1" = 2,000'
 BENCH MARKS:
 BM # 234401 ELEV. 307.49
 STANDARD CONCRETE MONUMENT SET FLUSH SURFACE
 HANCOCK CO. E265202725
 BM # 234301 ELEV. 326.64
 3/4" IRON SET 0.2' BELOW SURFACE
 HANCOCK CO. E265202725



DEVELOPER'S / BUILDER'S CERTIFICATION

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.24 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.

R. Cox Jr. 06/16/05
 NAME DATE

R. G. K. School Jr.
 FRUIT NAME

ADDRESS CHART

PARCEL NO.	STREET ADDRESS
PARCEL A-38	8770 McGAW ROAD BANK BUILDING
PARCEL A-39	2877 McGAW ROAD BUILDING 'A'
PARCEL A-39	8772 McGAW ROAD BUILDING 'B'

PROJECT NAME

PROJECT NAME	SECTION NAME	PARCEL #
COLUMBIA CORPORATE PARK	N/A	A-38 and A-39

LANDSCAPE PLAN

COLUMBIA CORPORATE PARK
 Parcels A-38 and A-39

ELECTION DISTRICT: 6th
 HOWARD CO., MARYLAND
 SDP 05 - 057
 SHEET 12 OF 14
 DATE: MAY 18, 2005
 SCALE: 1"=30'
 SDP-05-057

4.0 SIGNS

4.1 Signs should be spaced at the distances shown on the TTCA diagrams.

4.2 See the "Sign and Buffer Spacing Charts/Standard Temporary Traffic Control Operations" for the appropriate spacing of the advance warning signs for lower speed highway facilities.

4.3 At locations where queues extend beyond the first advance warning sign, additional advance warning signs (static and/or PCMS) shall be placed in advance of the longest observed queue.

4.4 When bus and/or truck volumes are high, an initial advance warning sign may be placed on the left side of a multilane undivided roadway.

4.5 As of December 31, 2003, Fluorescent Orange High Performance Wide Angle (FHPWA) Retroreflective Sign Sheeting material shall be used on all temporary post-mounted warning signs erected in work zones.

4.6 FHPWA Retroreflective Sign Sheeting material may be used for maintenance work along freeways and major expressways at the discretion of the Engineer.

4.7 Approved temporary roll-up signs may be used for maintenance work along all roadways.

4.8 When work zone speed limits along 85 and 60 mph roadways are reduced, temporary regulatory speed signing shall be posted for work activities of one-hour duration or longer, unless otherwise directed by the Engineer. These signs are to be placed as directed in Standard Nos. MD 104.01-06 and MD 104.01-07.

4.9 Sign designations and messages for the signs most commonly used in work zones are shown within these General Notes. See Specification 104.08-03 for information on other temporary traffic signs.

4.10 G85-4 (Hat and Shovel) signs shall be used for projects lasting greater than two months in duration, unless otherwise specified by the Engineer.

4.11 Along streets in urban areas where the prevailing speed is 35 mph or less, and along secondary roads where the Average Daily Traffic (ADT) is less than 1000 vehicles, the minimum sign size of 36" x 36" may be used.

APPROVED: [Signature] DATE: [Date]
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

APPROVED: [Signature] DATE: [Date]
 CHIEF, DIVISION OF LAND DEVELOPMENT

APPROVED: [Signature] DATE: [Date]
 DIRECTOR

Maryland Department of Transportation
 STATE HIGHWAY ADMINISTRATION
 STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES
 GENERAL NOTES
 STANDARD NO. MD 104.00-06

4.12 For utility operations, the word "AHEAD" may be used on warning signs in lieu of distance messages for warning signs placed up to and including 1600 feet in advance of the work area. At greater distances, the correct distance messages shall be used on such warning signs. Also, the message "UTILITY WORK" may be used in lieu of "ROAD WORK" or "SHOULDER WORK". "ROAD WORK AHEAD" signs may also be used in lieu of distance messages on side streets and entrance ramps that intersect roads where work is being performed (see shown in the Typical Applications) and on the main road during mobile and mowing operations.

4.13 ROAD WORK AHEAD signs shall be installed on all side streets and entrance ramps that intersect roads within work zones. The signing shall be placed along the intersection approach to the right of the travel lane. Refer to Standard Detail 104.01-02 for guidance on sign placement. For side streets intersecting roads outside of work zone boundaries, no advanced signing should be installed.

4.14 Warning signs mounted on wood posts, and those mounted on approved portable supports, shall be mounted in conformance with Standard No. MD 104.01-17. Signs mounted on concrete barriers shall be installed using clamps that are on the Office of Traffic & Safety's Approved Product List.

4.15 For shoulder closures greater than a half (1/2) mile in length, advance warning signs should be placed as follows:

a. A NEXT XX MILES supplemental plate should be provided with the first SHOULDER CLOSED sign in the sequence

b. The second SHOULDER CLOSED sign in the sequence should be replaced with either:

- a NO PULL OFF AREA warning sign with NEXT XX MILES supplemental plate, if there are no pull off areas throughout the work area, or
- a PULL OFF AREA warning sign with EVERY XX MILES supplemental plate, if pull off areas are provided (see MD 104.06-14).

APPROVED: [Signature] DATE: [Date]
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

APPROVED: [Signature] DATE: [Date]
 CHIEF, DIVISION OF LAND DEVELOPMENT

Maryland Department of Transportation
 STATE HIGHWAY ADMINISTRATION
 STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES
 GENERAL NOTES
 STANDARD NO. MD 104.00-07

TEMPORARY TRAFFIC CONTROL TYPICAL APPLICATION

STANDARD TEMPORARY TRAFFIC CONTROL OPERATIONS

APPROVED: [Signature] DATE: [Date]
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

APPROVED: [Signature] DATE: [Date]
 CHIEF, DIVISION OF LAND DEVELOPMENT

Maryland Department of Transportation
 STATE HIGHWAY ADMINISTRATION
 STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES
 SIGN SPACING CHART
 STANDARD NO. MD 104.01-02

TEMPORARY TRAFFIC CONTROL TYPICAL APPLICATION

STANDARD TEMPORARY TRAFFIC CONTROL OPERATIONS

APPROVED: [Signature] DATE: [Date]
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

APPROVED: [Signature] DATE: [Date]
 CHIEF, DIVISION OF LAND DEVELOPMENT

Maryland Department of Transportation
 STATE HIGHWAY ADMINISTRATION
 STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES
 SHOULDER WORK/MULTILANE UNDIV. EQ/LESS THAN 40 MPH
 STANDARD NO. MD 104.03-02

McGAW ROAD

TEMPORARY TRAFFIC CONTROL TYPICAL APPLICATION

STANDARD TEMPORARY TRAFFIC CONTROL OPERATIONS

APPROVED: [Signature] DATE: [Date]
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

APPROVED: [Signature] DATE: [Date]
 CHIEF, DIVISION OF LAND DEVELOPMENT

Maryland Department of Transportation
 STATE HIGHWAY ADMINISTRATION
 STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES
 RIGHT LANE CLOSURE/MULTILANE UNDIV. EQ/LESS THAN 40 MPH
 STANDARD NO. MD 104.03-06

TEMPORARY TRAFFIC CONTROL TYPICAL APPLICATION

STANDARD TEMPORARY TRAFFIC CONTROL OPERATIONS

APPROVED: [Signature] DATE: [Date]
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

APPROVED: [Signature] DATE: [Date]
 CHIEF, DIVISION OF LAND DEVELOPMENT

Maryland Department of Transportation
 STATE HIGHWAY ADMINISTRATION
 STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES
 SHOULDER WORK/DIVIDED UNCON. EQ/LESS THAN 40 MPH
 STANDARD NO. MD 104.04-02

TEMPORARY TRAFFIC CONTROL TYPICAL APPLICATION

STANDARD TEMPORARY TRAFFIC CONTROL OPERATIONS

APPROVED: [Signature] DATE: [Date]
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

APPROVED: [Signature] DATE: [Date]
 CHIEF, DIVISION OF LAND DEVELOPMENT

Maryland Department of Transportation
 STATE HIGHWAY ADMINISTRATION
 STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES
 LEFT LANE CLOSURE/DIVIDED UNCON. EQ/LESS THAN 40 MPH
 STANDARD NO. MD 104.04-04

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE 05/11/05

McGAW ROAD

STANFORD BLVD.

STANFORD BLVD.

APPROVED: [Signature] DATE: [Date]
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

APPROVED: [Signature] DATE: [Date]
 CHIEF, DIVISION OF LAND DEVELOPMENT

APPROVED: [Signature] DATE: [Date]
 DIRECTOR

PREPARED BY:
GEORGE W. STEPHENS, JR. AND ASSOCIATES, INC.
 Civil Engineers and Land Surveyors
 1020 Cromwell Bridge Road
 Towson, Maryland 21286
 (410) 825-8120



PARCEL NO.	STREET ADDRESS
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PROJECT NAME	SECTION NAME	PARCEL #
COLUMBIA CORPORATE PARK	N/A	A-38 and A-39

PLAT #	GRID	ZONE	TAX / ZONE MAP	ELECT. DIST.	CENSUS TRACT
11615, 17224	24	EC-IND	36	6	6067.05

WATER CODE	SEWER CODE
E-06	5333000

OWNER DEVELOPER CONTRACTOR PURCHASER
MOR McGAW ACQUISITIONS, LLC
 7061 COLUMBIA GATEWAY DRIVE
 COLUMBIA, MARYLAND 21046
 410-290-1400

DESIGNED BY: P.C.
 DRAWN BY: K.E.H.C.
 CHECKED BY: P.C.
 REVISIONS

Traffic Control Details
COLUMBIA CORPORATE PARK
 Parcels A-38 and A-39

ELECTION DISTRICT: 6th
 HOWARD CO., MARYLAND

SDP 05 - 057
 SCALE: 1"=30'
 DATE: MAY 18, 2005

SDP 05 - 057

Legend

Ex. 2' Contours
 Ex. 10' Contours
 Prop. 2' Contours
 Prop. 10' Contours
 Ex. Curb & Gutter
 Prop. Curb & Gutter
 Bldg. Restriction Line
 Ex. Sanitary
 Ex. Storm Drain
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PLANTING NOTES

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PLANT STANDARDS

ALL NURSERY STOCK SHALL BE TOP QUALITY AND IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AMERICAN STANDARDS FOR NURSERY STOCK. LATEST EDITION. NURSERY NURSERY STOCK WILL BE SUBJECT TO INSPECTION BY THE LANDSCAPE ARCHITECT. BARE ROOT SHALL NOT BE ALLOWED FOR ANY TREE DEFINED AS MAJOR DECIDUOUS, MINOR DECIDUOUS OR EVERGREEN.

CHANGES MAY IMPACT REQUIRED CERTIFICATION

PLANT TYPES (DECIDUOUS TREES, EVERGREEN, ETC.), QUANTITIES, SPACING, LOCATION, AND SPECIES SHOWN ON THE APPROVED LANDSCAPE PLAN ARE BASED ON REQUIREMENTS STATED IN THE LATEST HOWARD COUNTY LANDSCAPE MANUAL. ANY CHANGE IN THESE ITEMS MAY AFFECT THE REQUIRED APPROVAL AND CERTIFICATION OF THE INSTALLED PLANTING. OWNER IS REQUIRED TO ARRANGE AND PAY FOR CERTIFICATION BY LANDSCAPE ARCHITECT.

LANDSCAPE SPECIFICATIONS

LANDSCAPE SPECIFICATION SHALL CONFORM TO LCA LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE WASHINGTON METROPOLITAN AREA, INCLUDING PLANTING PROCEDURES AND SOIL PREPARATION FOR SHRUBS AND PERENNIAL BEDS. A ONE-YEAR WARRANTY PERIOD SHALL BE REQUIRED. MAINTENANCE REQUIRED TO HONOR THE ONE-YEAR WARRANTY SHALL BE PERFORMED AS PART OF THIS CONTRACT.

SPECIAL PROVISIONS TO LCA STANDARD SPECIFICATIONS

CONTRACTOR IS ENCOURAGED TO PREPARE SOIL TESTING. TEST RESULTS SHALL BE SUBMITTED 30 DAYS BEFORE PLANTING. FAILURE TO PERFORM TESTING WILL VOID WARRANTY PROVISIONS.

CONTRACTOR SHALL REVIEW AND TEST SUBSOIL DRAINAGE CHARACTERISTICS 30 DAYS PRIOR TO PLANTING AND NOTIFY OWNER UNACCEPTABLE CONDITIONS.

NO EXCEPTIONS TO THE GUARANTEE PROVISIONS ARE ALLOWED UNLESS AGREED TO IN WRITING PRIOR TO PLANTING.

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 10.124 OF THE HOWARD COUNTY CODE AND THE NEW TOWN ALTERNATIVE COMPLIANCE PROVISIONS OF THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING IN THE AMOUNT OF \$10,330.00 HAS BEEN POSTED AS A PART OF THE DEVELOPER'S AGREEMENT.

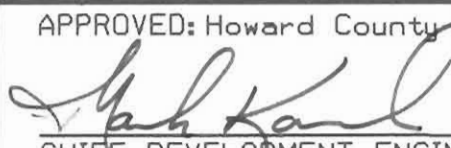
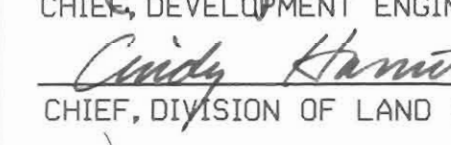
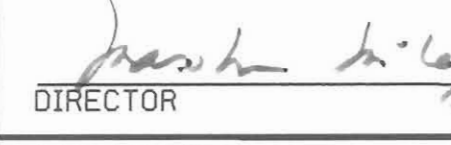
PLANTS PROVIDED CALCULATIONS
 SHADE TREES 39 @ 300.00 = 11,700.00
 EVERGREEN TREES 4 @ 150.00 = 600.00
 MINOR TREES 0 @ 150.00 = 0.00
 SHRUBS 201 @ 30.00 = 6,030.00
TOTAL = \$18,330.00

NOTE: 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.

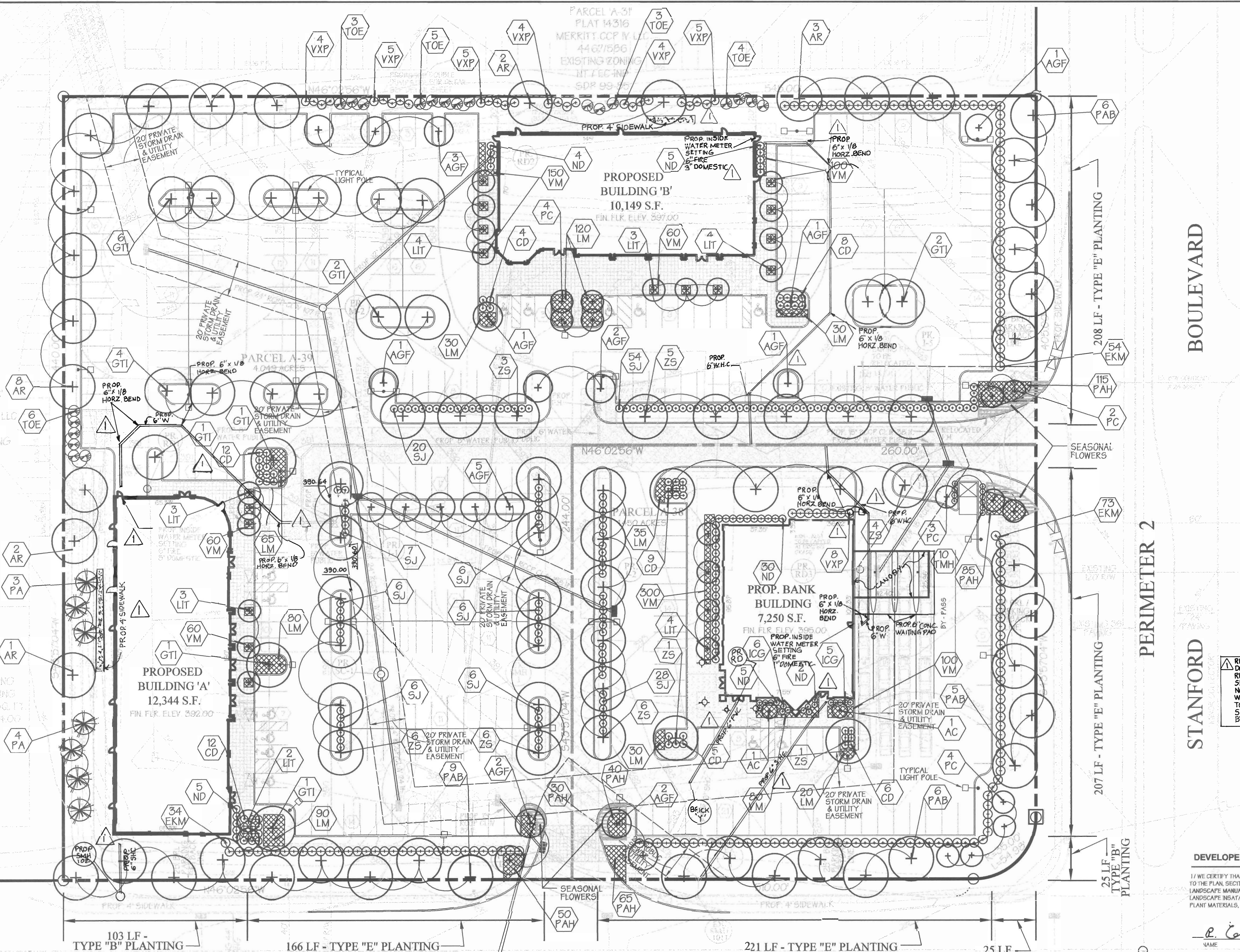
Landscape Type	ROADWAYS		PERIMETER PROPERTIES	
	B	E	A	C
Linear Feet of Perimeter 1	128	387	0	0
Linear Feet of Perimeter 2	25	415	0	0
Credits for existing Vegetation (Yes, No Linear Feet)	NO	NO	N/A	N/A
Credits for Wall Fence, or Berm (Yes, No Linear Feet)	NO	NO	N/A	N/A
Number of Plants Required				
Shade Trees	3	20	0	0
Evergreen Trees	4	0	0	0
Shrubs	0	201	0	0
Number of Plants Provided				
Shade Trees	3	20**	0	0
Evergreen Trees	4	0	0	0
Other Trees (21 sub.)	0	0	0	0
Shrubs (101 sub.)	0	201	0	0

COMMENTS:
 NOTE: VIA THE HQ CO. LANDSCAPE MANUAL DOES NOT REQUIRE LANDSCAPING ALONG INTERIOR PARCEL LINES WITHIN THE SAME SUBDIVISION.

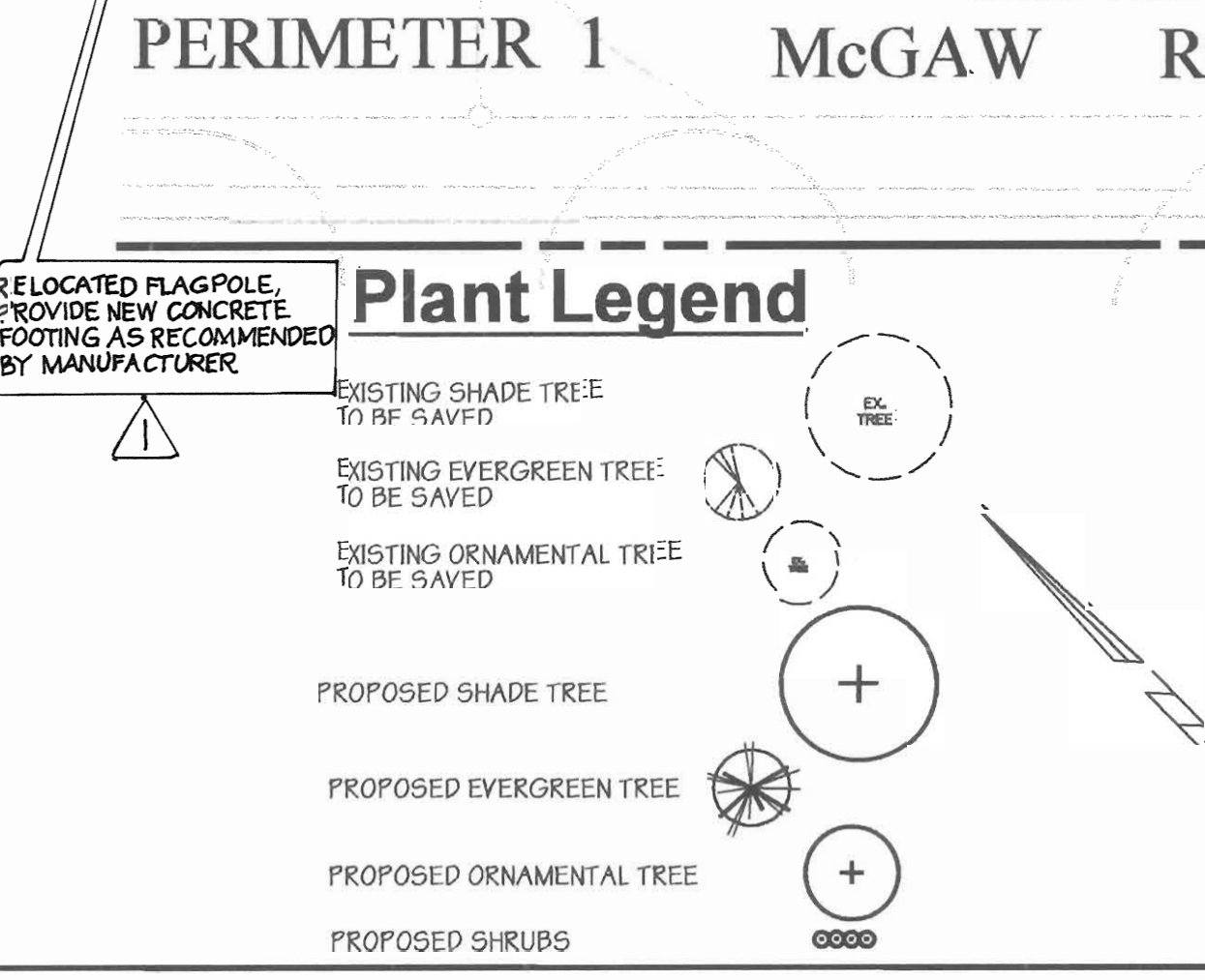
SCHEDULE B PARKING LOT INTERNAL LANDSCAPING	
Number of Parking Spaces	321
Number of Islands Required	16
Number of Trees Required	16
Number of Islands Provided	16
Number of Trees Provided	16

APPROVED: Howard County Department of Planning and Zoning
 4/16/05
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 4/23/05
 CHIEF, DIVISION OF LAND DEVELOPMENT
 4/23/05
 DIRECTOR

PREPARED BY:
GEORGE W. STEPHENS, JR. AND ASSOCIATES, INC.
 Civil Engineers and Land Surveyors
 1020 Cromwell Bridge Road
 Towson, Maryland 21286
 (410) 825-8120



PLANT SCHEDULE			
KEY	QUANT.	BOTANICAL NAME / COMMON NAME	SIZE / COND.
SHADE TREES			
PAB	26	Platanus x acerifolia 'Bloodgood' / Bloodgood London Planetree	2 1/2' - 3' cal. / B&B
AR	16	Acer rubrum / Red Maple	2 1/2' - 3' cal. / B&B
GTI	15	Olethia loricata / 'Skyline' / 'Skyline' Honeylocust	2 1/2' - 3' cal. / B&B
ZS	32	Zelkova serrata 'Village Green' / Village Green Zelkova	2 1/2' - 3' cal. / B&B
ORNAMENTAL TREES / EVERGREENS			
EX	7	Ficus sphenoloba 'Honey Spire'	6'-8' ht. / B&B
YV	28	Thuja occidentalis 'Nana' / American Arborvitae Nana	6'-8' ht. / B&B
LIT	25	agrostis japonica 'Little Princess' / Little Princess Spirea	8' - 10' ht. / B&B
PC	15	Prunus sargentii 'Cokemar' / Cokemar Sargent Cherry	2 - 2 1/2' cal. / B&B
AGF	19	Acer ginnala 'Flame' / Flame Amur Maple (Single Stem Type)	2 - 2 1/2' cal. / B&B
SHRUBS			
EKM	161	Euonymus alatus 'Alatus' / Alatus Euonymus	10 - 24" ht. / B&B
TMH	12	Taxus media 'Hicksii' / Hicks Yew	10 - 24" ht. / B&B
SJ	139	Spiraea japonica 'Little Princess' / Little Princess Spirea	10 - 12" ht. / #5 gal.
CD	56	Cotoneaster dammeri 'Coral Beauty' / Coral Beauty Cotoneaster	10 - 12" ht. / #5 gal.
ND	51	Nandina domestica / Heavenly Bamboo	10 - 24" ht. / #5 gal.
IGG	11	Ilex crenata 'Green Leafy' / Green Leafy Holly	10 - 12" ht. / #5 gal.
YVP	36	Viburnum x pragnae / Pragnae Viburnum	10 - 24" ht. / B&B
AC	2	Aronia canadensis / Serviceberry	4 - 5' ht. / B&B
PERENNIALS & GRASSES			
LM	440	Liriope muscari 'Big Blue' / Liriope	1 1/2" x 1 1/2" sp.
FAH	305	Festuca alpestris 'Dwarf Fountain Grass' / Dwarf Fountain Grass	1 1/2" x 1 1/2" sp.
YM	950	Vilca minor / Periwinkle	rooted cuttings

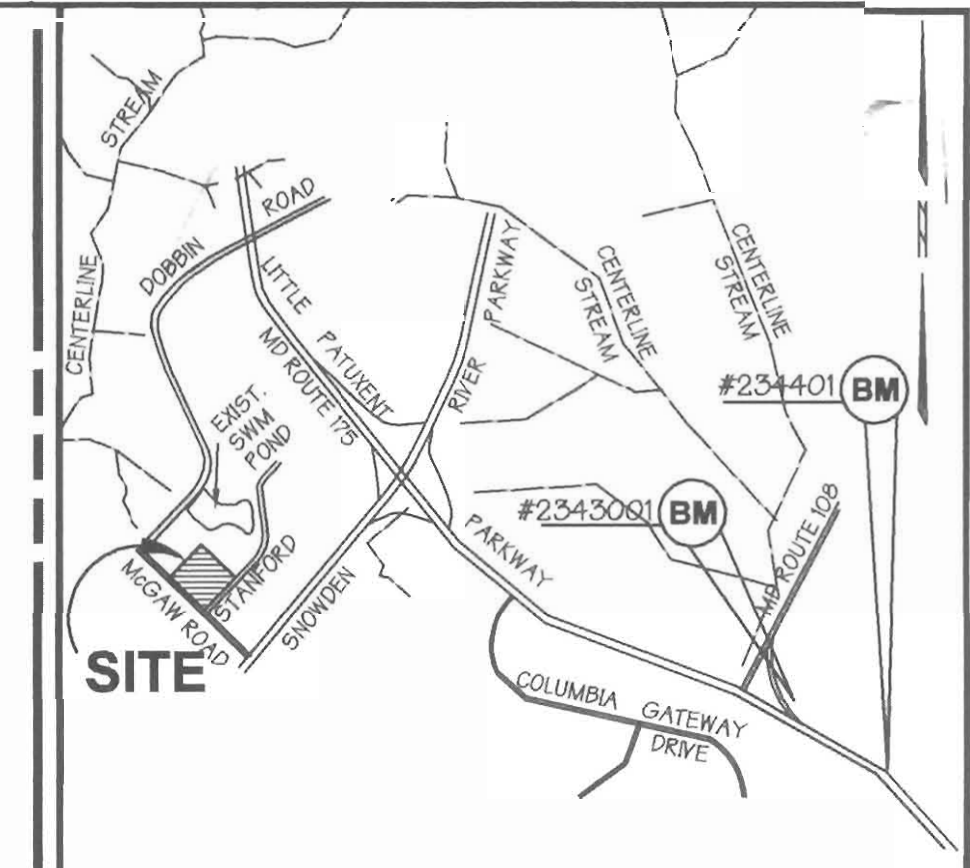


Landscape Calculation for the HRD Plan

REQUIRED TREES
 Site 5.5 Acres @ 24 Shade Trees Per Acre = 132
 PROPOSED TREES
 Shade Trees = 92
 Ornamental and Evergreen Trees 84 @ 2:1 = 42
TOTAL = 134

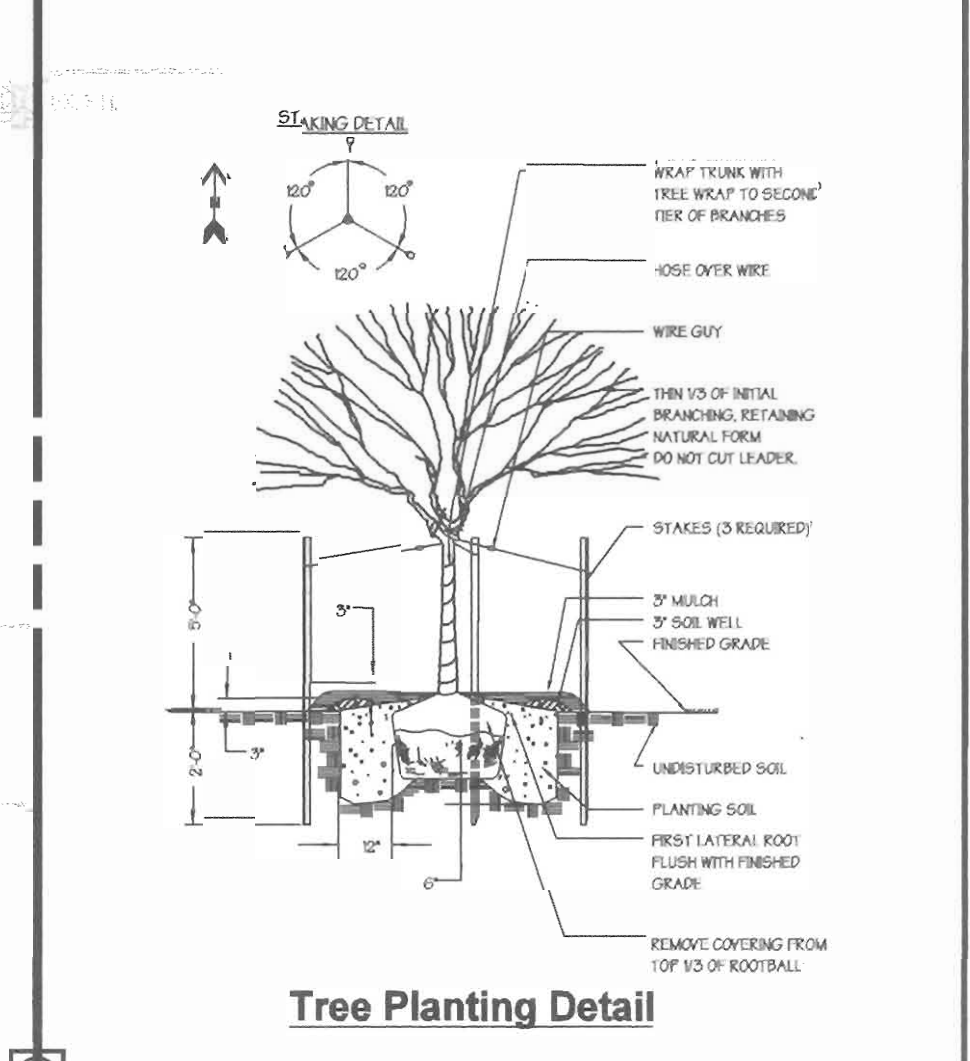
OWNER DEVELOPER CONTRACTOR PURCHASER
MOR McGAW ACQUISITIONS, LLC
 7061 COLUMBIA GATEWAY DRIVE
 COLUMBIA, MARYLAND 21046
 410-290-1400

DESIGNED BY: P.C.
 DRAWN BY: K.E. H.C.
 CHECKED BY: P.C.
 REVISIONS



Vicinity Map

SCALE: 1" = 2,000'
 BENCH MARKS:
 BM # 234401 ELEV. 307.49
 STANDARD CONCRETE MONUMENT SET FLUSH SURFACE
 MARS35.019 1585006.723
 BM # 234301 ELEV. 288.24
 5/8" DIA. SET 0.2' BELOW SURFACE
 MARS20.021 1585228.671



Tree Planting Detail

REVISED WATER HOUSE CONNECTIONS TO BUILDING 'A', 'B' AND BANK REVISED DOMESTIC WATER FOR BANK TO 'A'. REVISED DOOR LOCATIONS FOR BUILDING 'A'. REMOVED TWO CURB OPENINGS & REVISED GRADING ACCORDINGLY. REVISED SEWER HOUSE CONNECTION TO BUILDING 'A' AND BANK. ADDED ROOF DRAIN 'A' AND SOLARIES TO BANK BUILDING. ADDED RELOCATED FLAGPOLE. WIDENED SECTION OF SIDEWALK BEHIND BUILDINGS 'A' AND 'B' IN ORDER TO CLEAR GAS METERS, ETC. REMOVED EXISTING TREE CROTS AND SUBSTITUTIONS FROM SCHEDULE 'A', REVISED SCHEDULE 'A' ACCORDINGLY BY GWS DATED AUGUST 24, 2005.

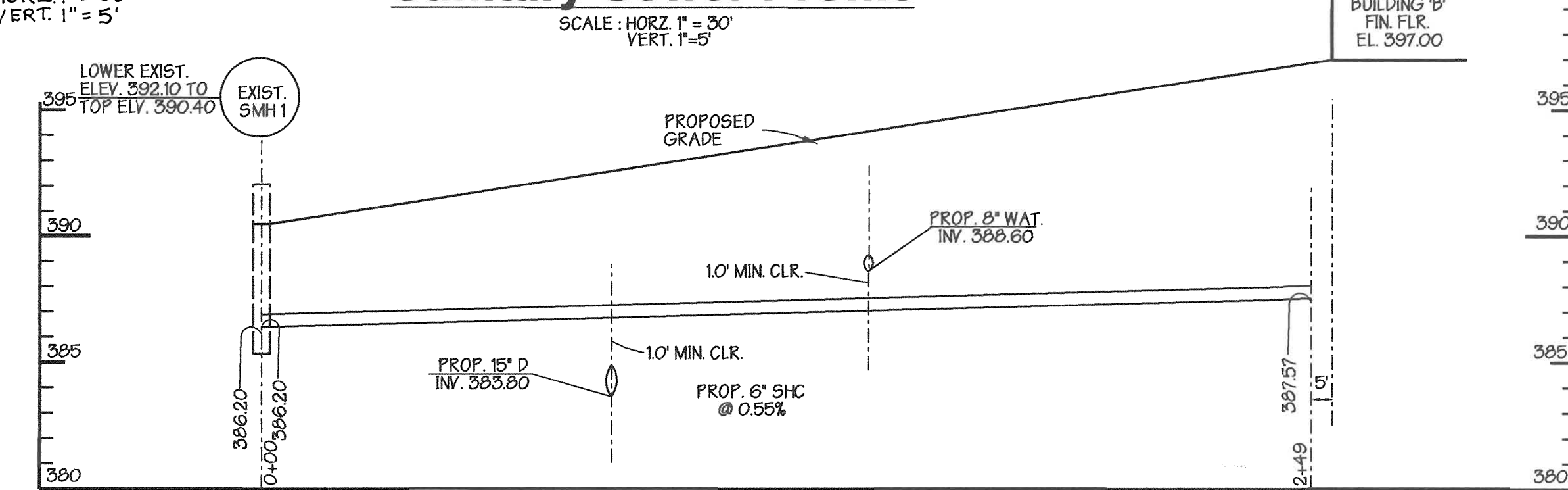
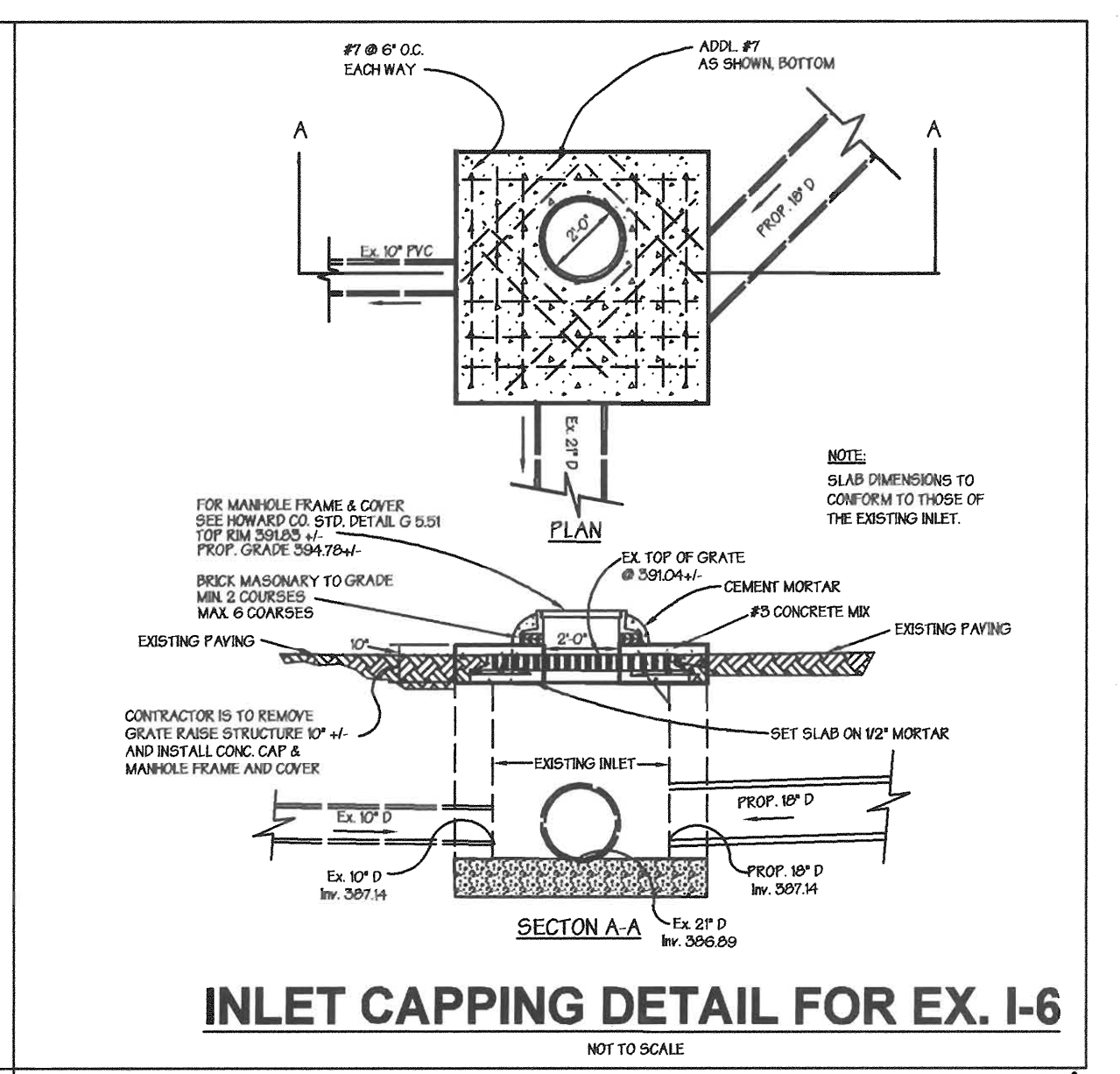
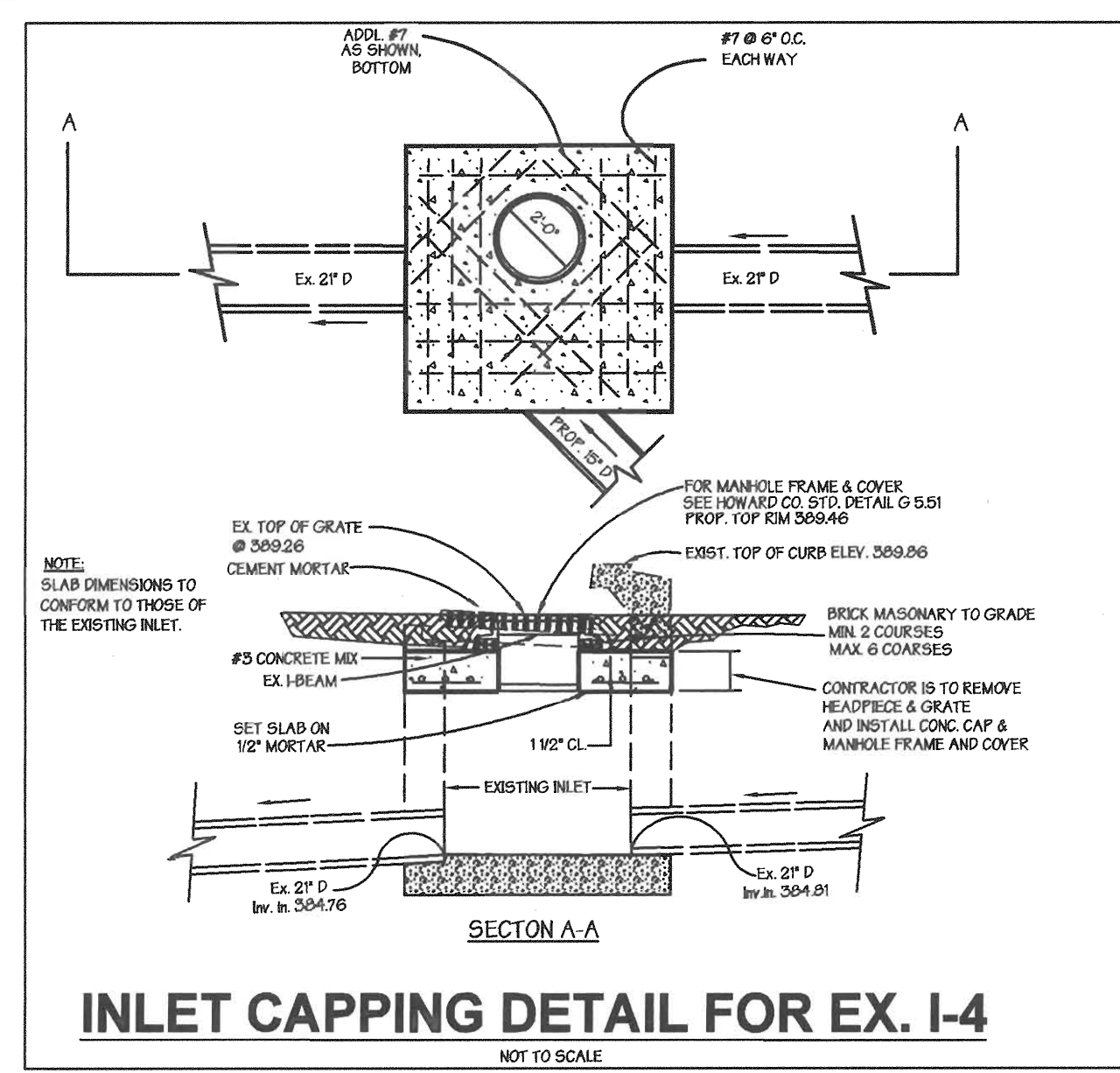
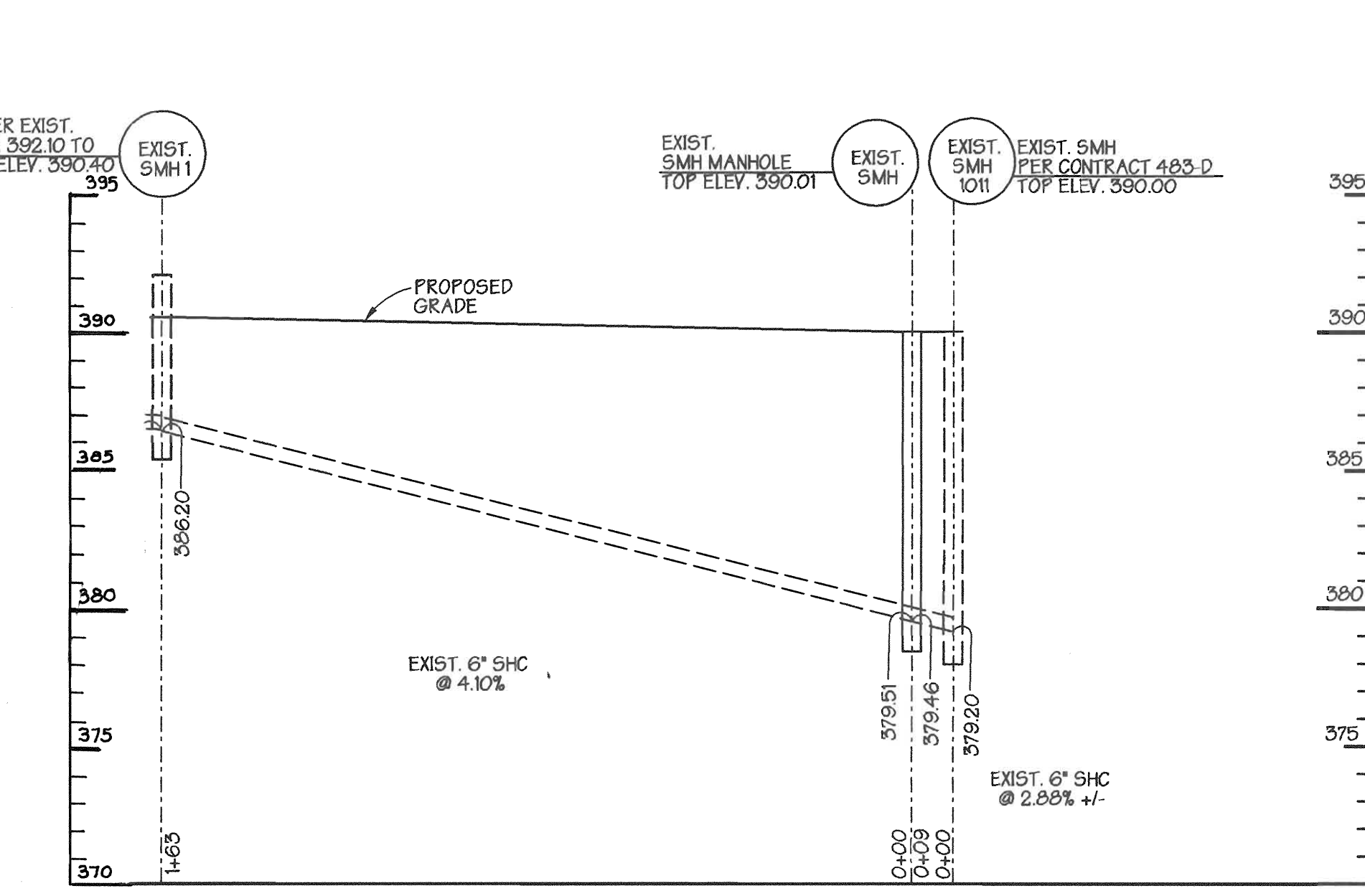
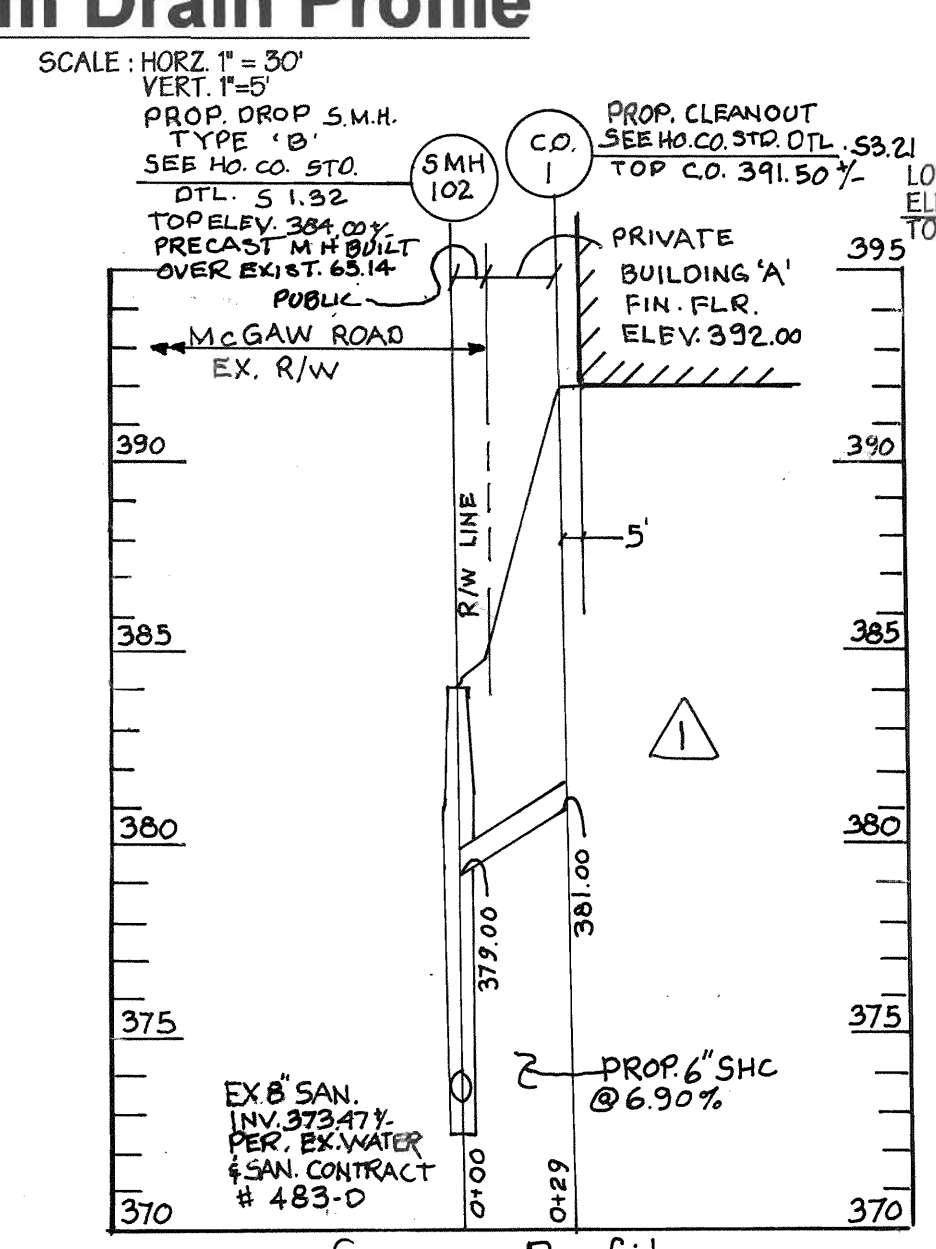
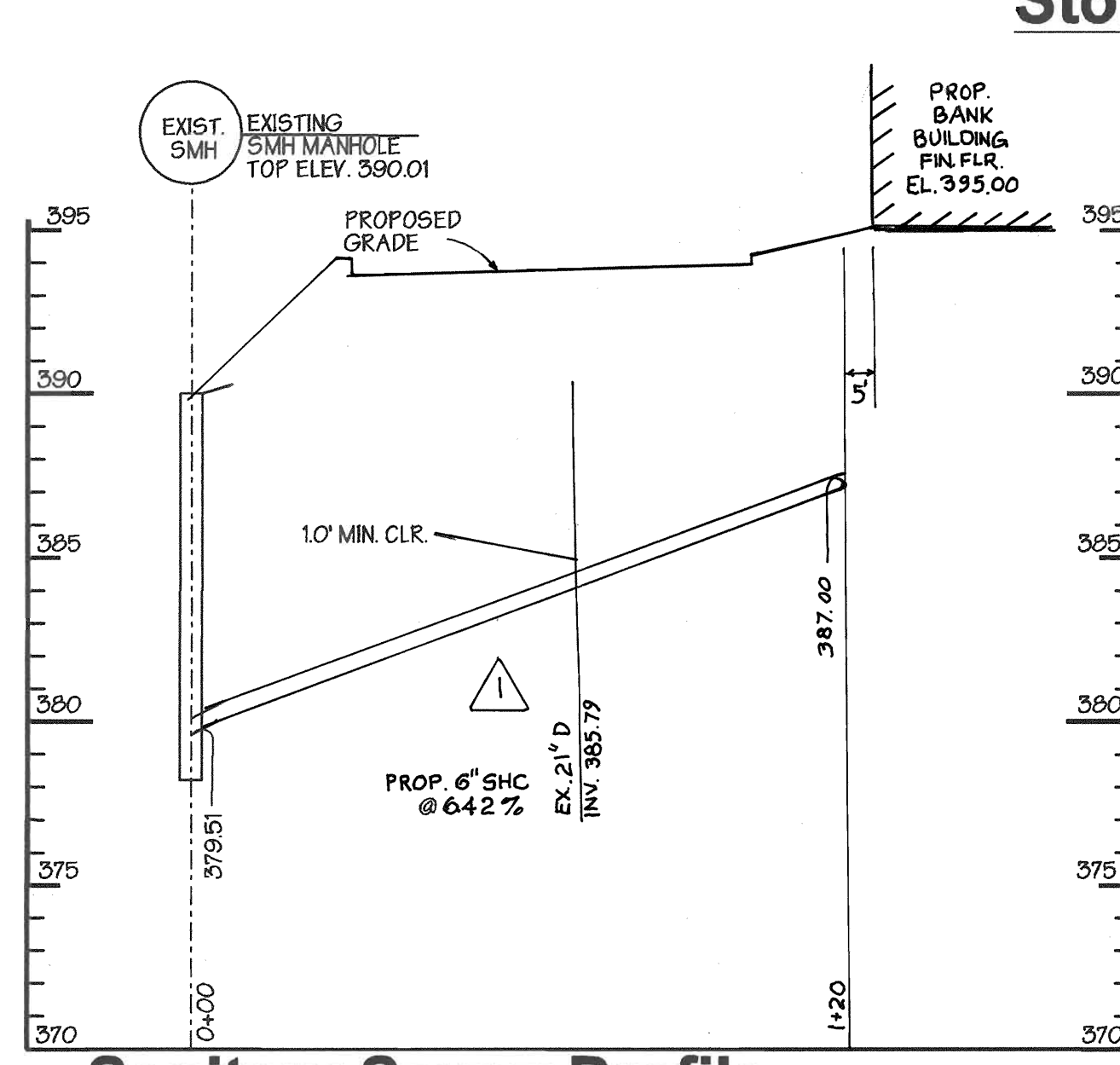
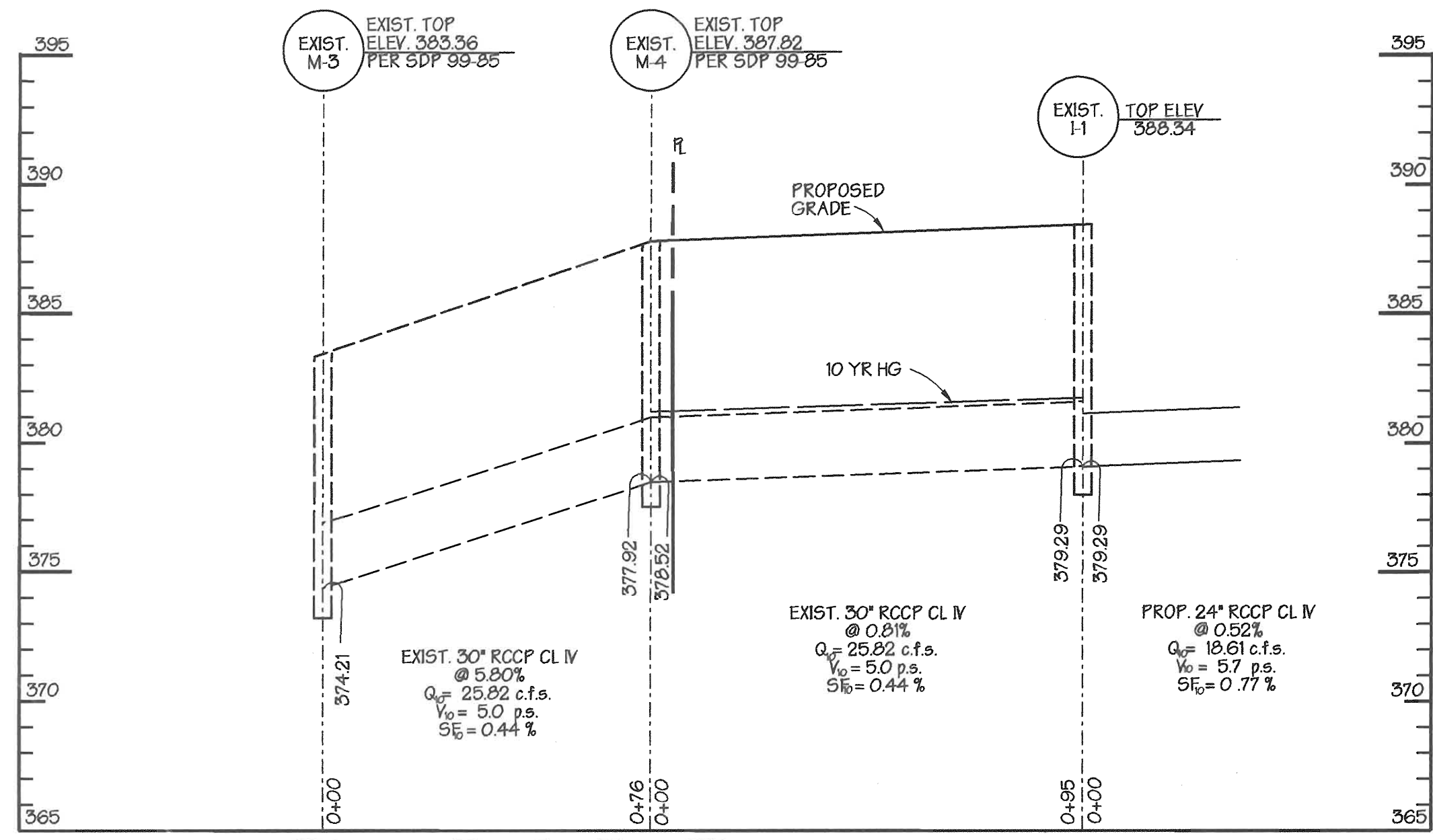
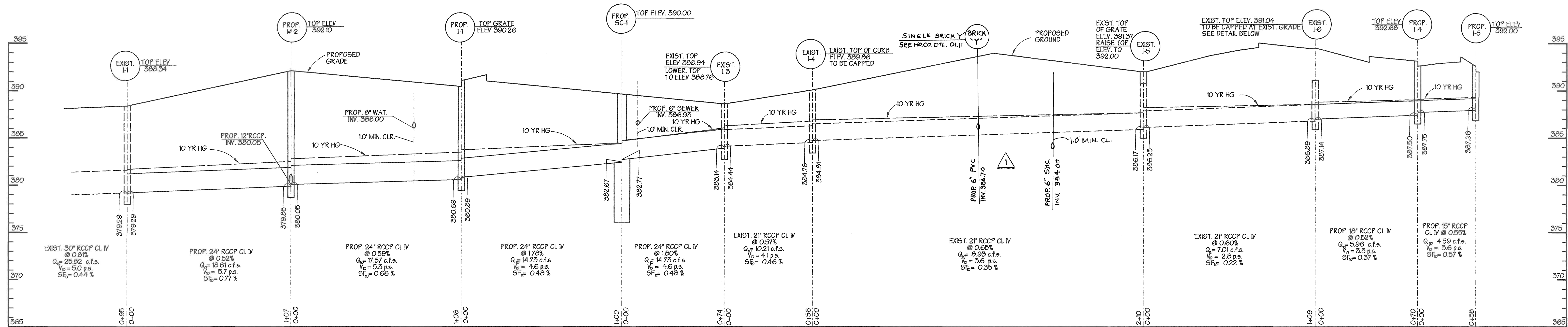
05/11/05
DEVELOPER'S / BUILDER'S CERTIFICATION
 I / WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 10.124 OF THE HOWARD COUNTY CODE, AND THE HOWARD COUNTY LANDSCAPE MANUAL. I / WE FURTHER CERTIFY THAT UPON COMPLETION A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE-YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.
 P. Coy M. G. 05/11/05
 R. G. Schaefer Jr.
 NAME DATE

ADDRESS CHART	
PARCEL NO.	STREET ADDRESS
PARCEL A-38	8770 McGAW ROAD BANK BUILDING
PARCEL A-39	8879 McGAW ROAD BUILDING 'A'
PARCEL A-39	8872 McGAW ROAD BUILDING 'B'

PROJECT NAME: COLUMBIA CORPORATE PARK SECTION NAME: N/A PARCEL: A-38 and A-39
 PLAT #: 11615, 17549 GRID: 24 ZONE: EC-IND TAX MAP: 56 ELECT. DIST.: 6 CENSUS TRACT: 6067.03
 WATER CODE: E-06 SEWER CODE: 5333000

Landscape Plan
COLUMBIA CORPORATE PARK
 Parcels A-38 and A-39

ELECTION DISTRICT: 6th SDP 05 - 057
 HOWARD CO., MARYLAND SHT 12 OF 14 SCALE: 1" = 30'
 DATE: MAY 10, 2005
 P/N: 10-10368 FILE NAME: 10368LandscapePlanrev-501



APPROVED: Howard County Department of Planning and Zoning
 Chief, Development Engineering Division
 Chief, Division of Land Development
 Director
 DATE: 6/16/05, 6/22/05, 6/24/05

PREPARED BY:
GEORGE W. STEPHENS, JR. AND ASSOCIATES, INC.
 Civil Engineers and Land Surveyors
 1020 Cromwell Bridge Road
 Towson, Maryland 21286
 (410) 825-8120



REVISIONS
 REVISED SEWER HOUSE CONNECTION PROFILES TO BUILDING 'A' AND BANK BUILDING. ADDED BRICK 'Y' CONNECTION TO DRAIN PROFILES AND ADDED WATER CROSSING S. BY G.W.S. DATED 8/21/05.

OWNER DEVELOPER CONTRACTOR PURCHASER
MOR McGAW ACQUISITIONS, LLC
 7061 COLUMBIA GATEWAY DRIVE
 COLUMBIA, MARYLAND 21046
 410-290-1400

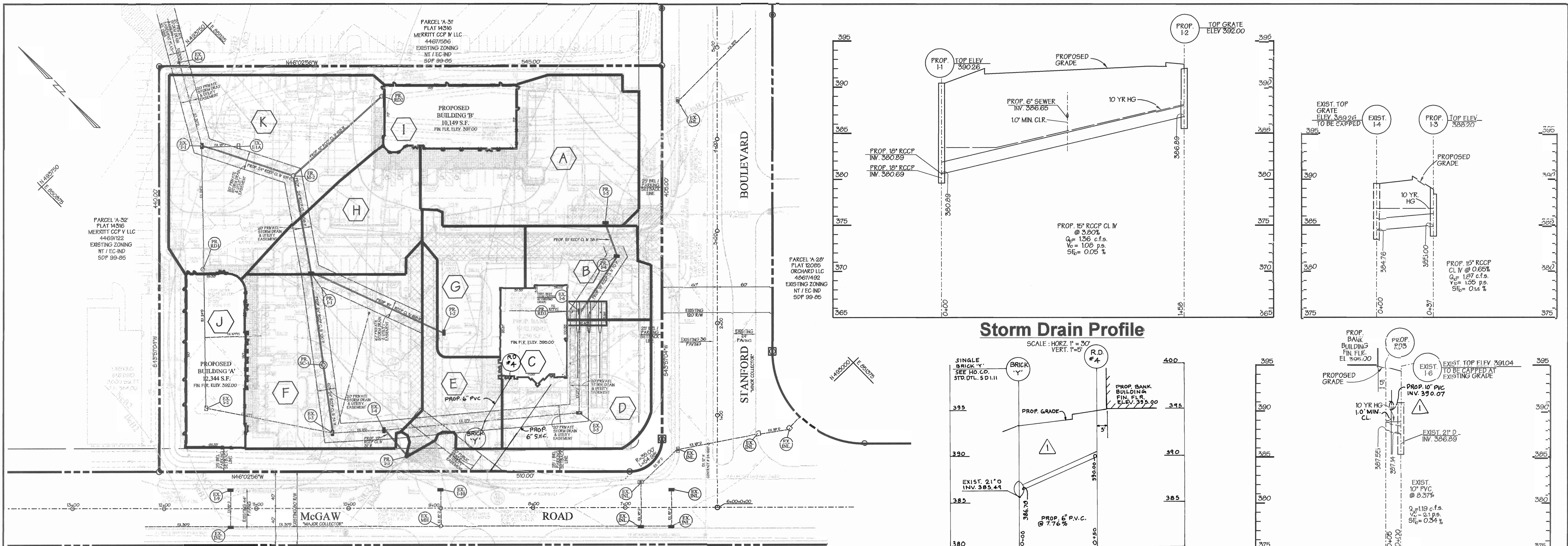
DESIGNED BY: P.C.
 DRAWN BY: KE. HC.
 CHECKED BY: P.C.
 REVISIONS

PARCEL NO.	STREET ADDRESS
PARCEL A-38	5270 MCGAW ROAD BANK BUILDING
PARCEL A-39	8872 MCGAW ROAD BUILDING 'A'
PARCEL A-39	8872 MCGAW ROAD BUILDING 'B'

PROJECT NAME	SECTION NAME	PARCEL #
COLUMBIA CORPORATE PARK	N/A	A-38 and A-39

Storm Drain Profiles & Utility Profiles
COLUMBIA CORPORATE PARK
 Parcels A-38 and A-39

ELECTION DISTRICT: 6th
 HOWARD CO., MARYLAND
 SHEET 7 OF 14
 DATE: MAY 18, 2005
 SDP 05 - 057
 SCALE: 1"=30'



Drainage Area Map

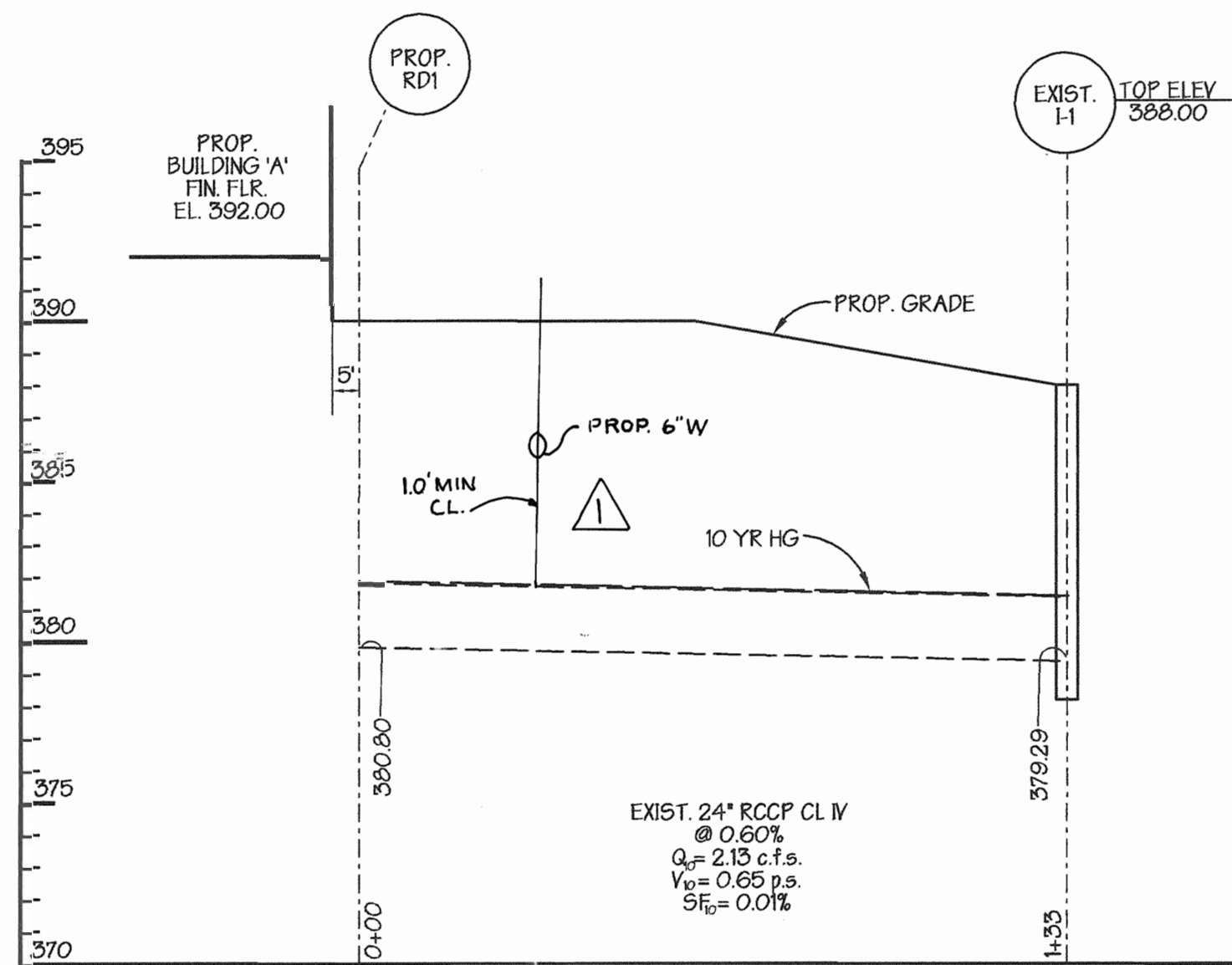
AREA	ACREAGE	'C'	% IMP.
A	0.67Ac±	0.81	93%
B	0.24Ac±	0.70	75%
C	0.16Ac±	0.85	100%
D	0.40Ac±	0.70	76%
E	0.28Ac±	0.79	90%
F	0.77Ac±	0.82	94%
G	0.29Ac±	0.54	55%
H	0.40Ac±	0.75	85%
I	0.23Ac±	0.86	100%
J	0.29Ac±	0.86	100%
K	0.98Ac±	0.84	96%

INLET SCHEDULE						
NO.	TYPE	TOP ELEV.	INV. IN	INV. OUT	Q _{c.f.s.}	HO. CO. DTL.
I-1	DOUBLE 5" COMB	390.26	380.89	---	2.95	SD-4.34
I-2	DOUBLE 5" COMB	392.00	---	386.89	1.36	SD-4.34
I-3	DOUBLE 5" COMB	388.20	---	386.00	1.87	SD-4.34
I-4	DOUBLE 5" COMB	392.68	387.75	387.50	1.36	SD-4.34
I-5	DOUBLE 5" COMB	392.00	---	387.96	4.59	SD-4.34
EX. I-1	DOUBLE 5" GRATE	388.34	379.29	---	6.97	---
EX. I-3	DOUBLE 5" GRATE	388.76	384.44	383.14	5.36	---
EX. I-5	DOUBLE 5" GRATE	391.45	386.23	386.17	2.38	---

* TOP GRADE ELEVATION
 ** TO BE MODIFIED FROM COMB. INLET TO GRATE INLET
 NOTE: EX. I-2 TO BE ABANDONED; EX. I-4 & EX. I-6 TO BE CAPPED.

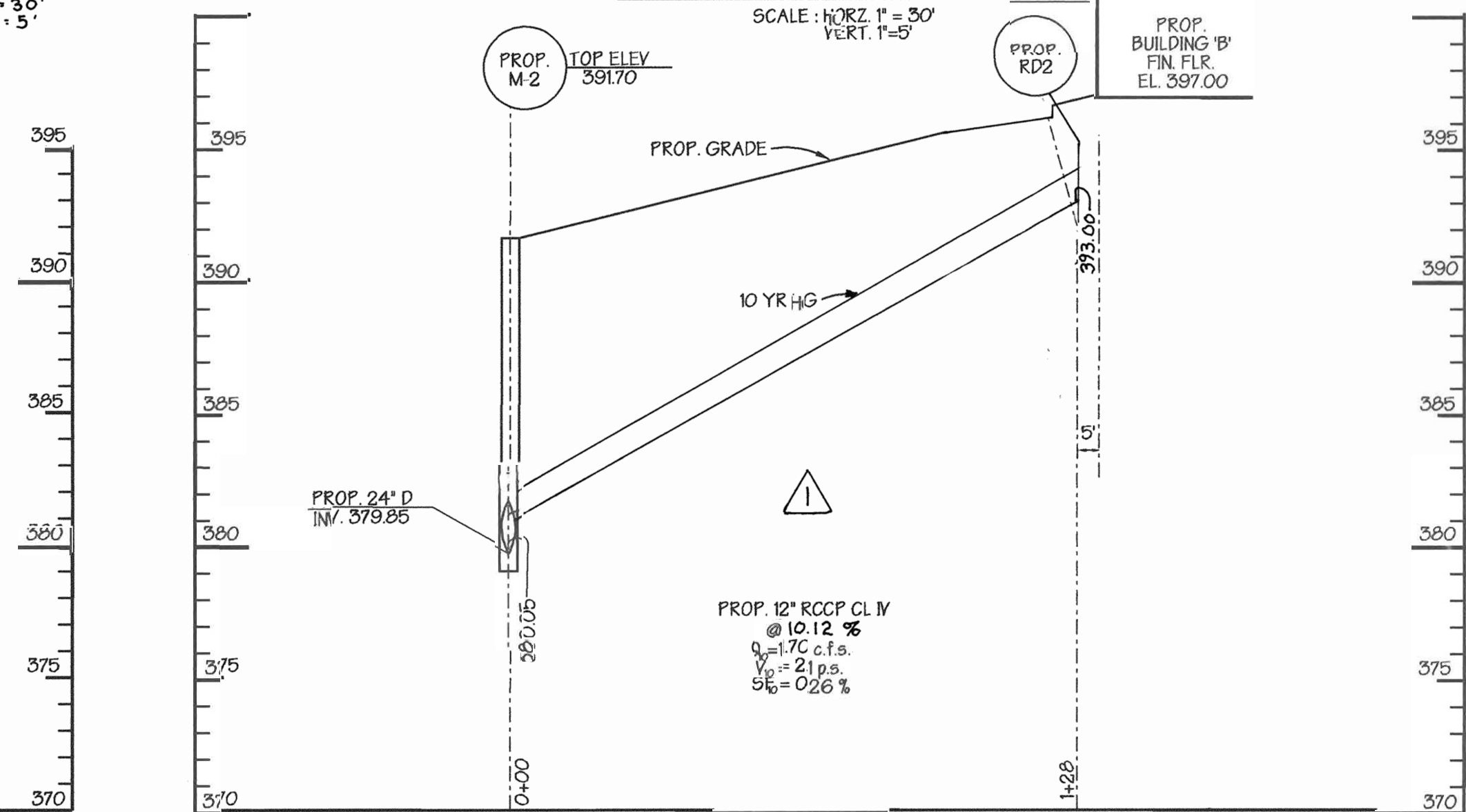
PIPE SCHEDULE			
NO.	TYPE	CLASS	TOTAL LENGTH
12"	RCCP	CL-V	889
12"	RCCP	CL-W	230
18"	RCCP	CL-W	70
24"	RCCP	CL-W	589

STRUCTURE SCHEDULE					
NO.	TYPE	TOP ELEV.	INV. IN	INV. OUT	HO. CO. DTL.
M-2	STD. PRECAST MANHOLE	392.10	380.05	379.85	G-5.13
SC-1	STORMCEPTOR	380.00	382.77	382.67	SEE SHEET #11 OF 14 FOR DETAILS
BRICK 'Y'	BRICK 'Y'	---	386.70	385.49	SD 1.11



Storm Drain Profile

SCALE: HORIZ. 1" = 30'
 VERT. 1" = 5'

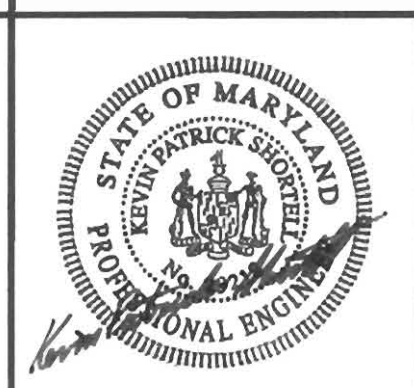


Storm Drain Profile

SCALE: HORIZ. 1" = 30'
 VERT. 1" = 5'

APPROVED: Howard County Department of Planning and Zoning
 [Signature] 6/16/05
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 6/22/05
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 6/22/05
 DIRECTOR

PREPARED BY:
GEORGE W. STEPHENS, JR. AND ASSOCIATES, INC.
 Civil Engineers and Land Surveyors
 1020 Cromwell Bridge Road
 Towson, Maryland 21286
 (410) 825-8120



ADDED ROOF DRAIN NO. 4 TO PLAN AND ADDED PROFILE TO BANK BUILDING, ADDED CROSSINGS FOR REVISED WATER LINE CONNECTIONS REVISED RD #2 PROFILE. BY G.W.S. DATED AUG. 24, 2005

05/11/05

OWNER DEVELOPER CONTRACTOR PURCHASER
MOR McGAW ACQUISITIONS, LLC
 7061 COLUMBIA GATEWAY DRIVE
 COLUMBIA, MARYLAND 21046
 410-290-1400

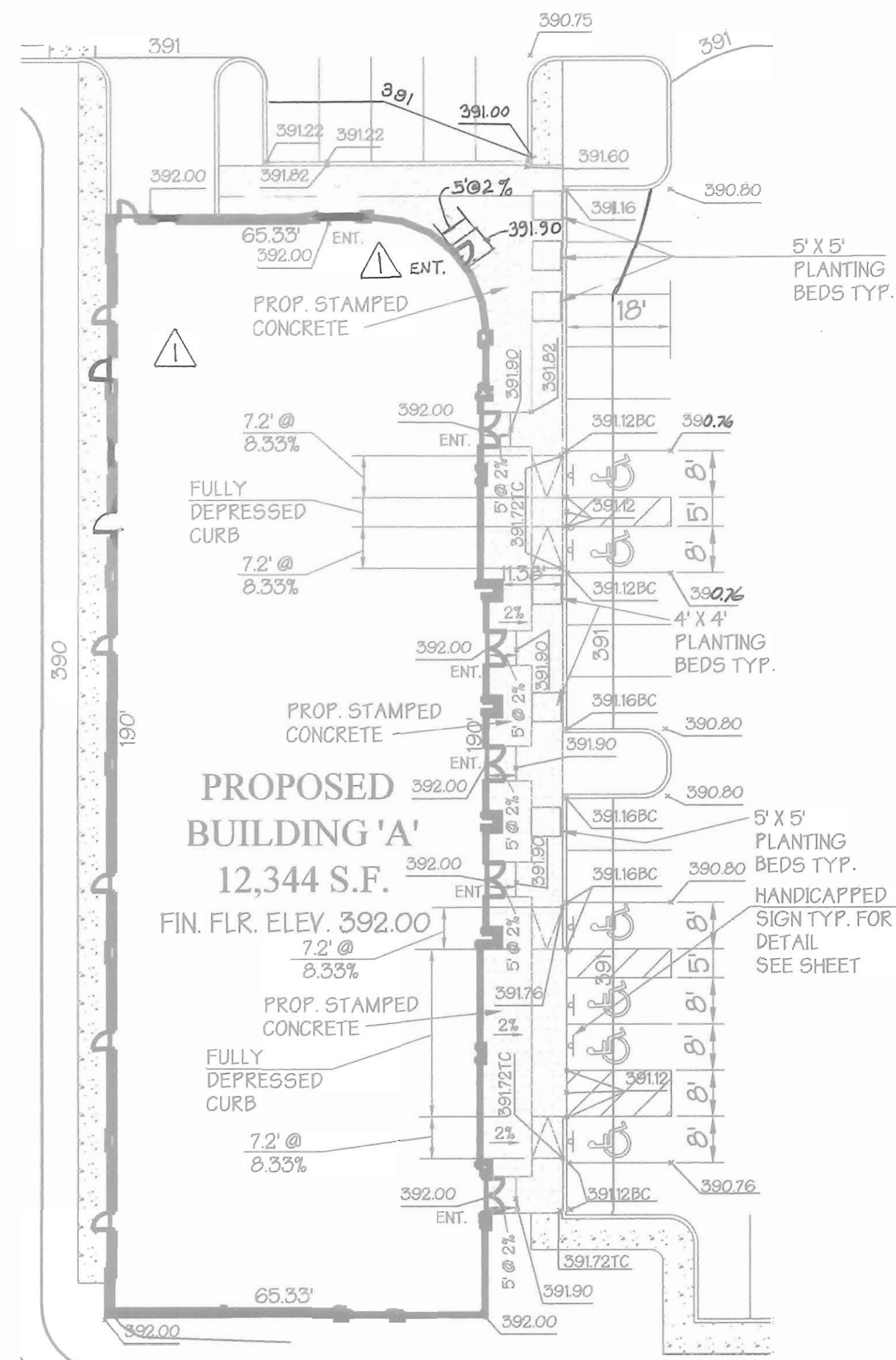
DESIGNED BY: P.C.
 DRAWN BY: K.E.H.C.
 CHECKED BY: P.C.
 REVISIONS

ADDRESS CHART					
PARCEL NO.	STREET ADDRESS				
PARCEL A-38	8870 McGAW ROAD BANK BUILDING				
PARCEL A-39	8874 McGAW ROAD BUILDING 3 'A'				
PARCEL A-39	8872 McGAW ROAD BUILDING 3 'B'				
PROJECT NAME	SECTION NAME				
COLUMBIA CORPORATE PARK	N/A				
PARCEL #	PARCEL #				
A-38 and A-39	A-38 and A-39				
PLAT #	GRID	ZONE	MAP	ELECT. DIST.	CENSUS TRACT
11615, 17529	24	NT	55	6	6067.03
WATER CODE E-06	SEWER CODE	5333000			

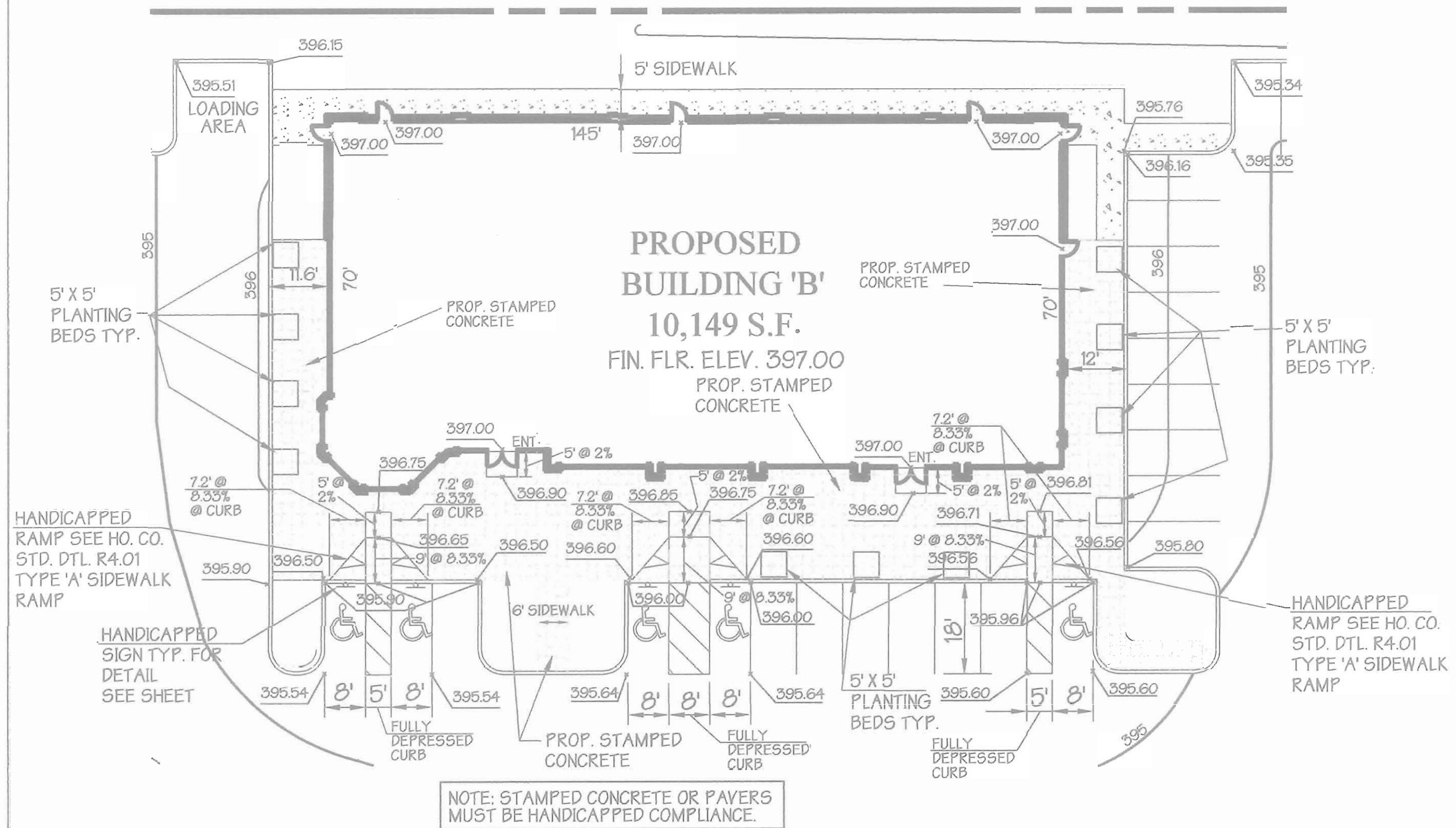
Drainage Area Map and Storm Drain Profiles
COLUMBIA CORPORATE PARK
 Parcels A-38 and A-39

ELECTION DISTRICT: 6th
 HOWARD CO., MARYLAND
 SHT 6 OF 14
 SDP 05 - 057
 SCALE: 1" = 30'
 DATE: MAY 18, 2005
 FILE NAME: 10383drainagearea.mxd

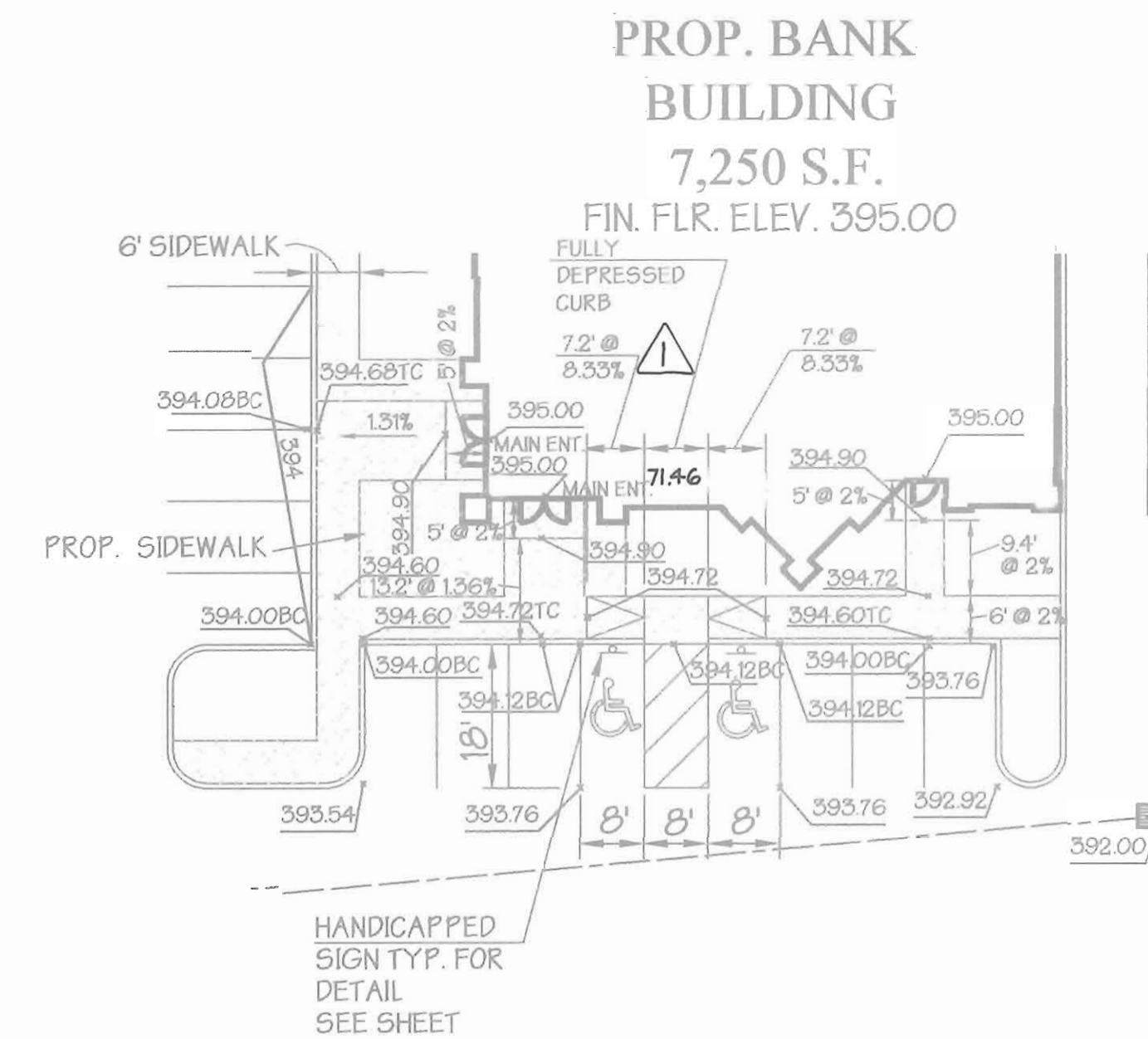
SDP-05-057



Handicapped Detail Building 'A'
SCALE: 1" = 20'



Handicapped Detail Building 'B'
SCALE: 1" = 20'



Handicapped Detail Bank Building.
SCALE: 1" = 20'

05/11/05

APPROVED: Howard County Department of Planning and Zoning

[Signature]
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 6/16/05

[Signature]
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 6/22/05

[Signature]
DIRECTOR
DATE: 6/22/05

PREPARED BY:

GEORGE W. STEPHENS, JR. AND ASSOCIATES, INC.
Civil Engineers and Land Surveyors
1020 Cromwell Bridge Road
Towson, Maryland 21286
(410) 825-8120



OWNER DEVELOPER CONTRACTOR PURCHASER

MOR McGAW ACQUISITIONS, LLC
7061 COLUMBIA GATEWAY DRIVE
COLUMBIA, MARYLAND 21046
410-290-1400

DESIGNED BY: P.C.
DRAWN BY: K.E. H.C.
CHECKED BY: P.C.

REVISIONS

REVISOR: P.C.
DATE: 08/24/05

ADDRESS CHART	
PARCEL NO.	STREET ADDRESS
PARCEL A-38	8870 McGAW ROAD BANK BUILDING
PARCEL A-39	8874 McGAW ROAD BUILDING 'A'
PARCEL A-39	8872 McGAW ROAD BUILDING 'B'

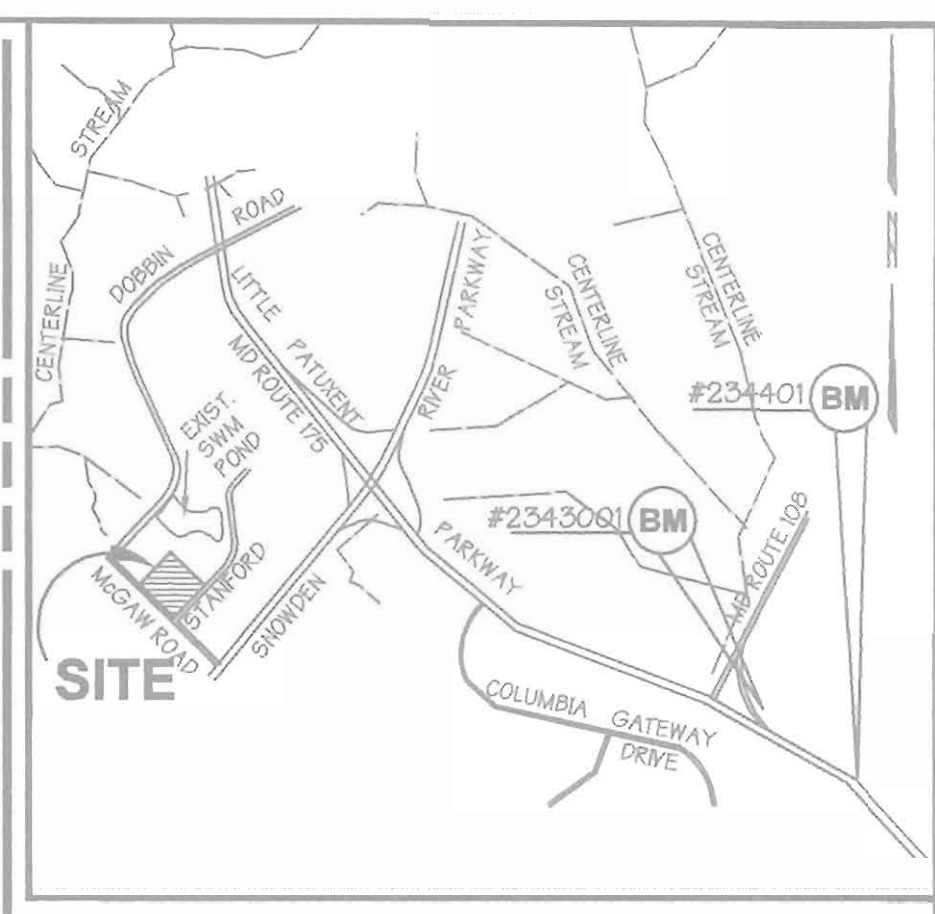
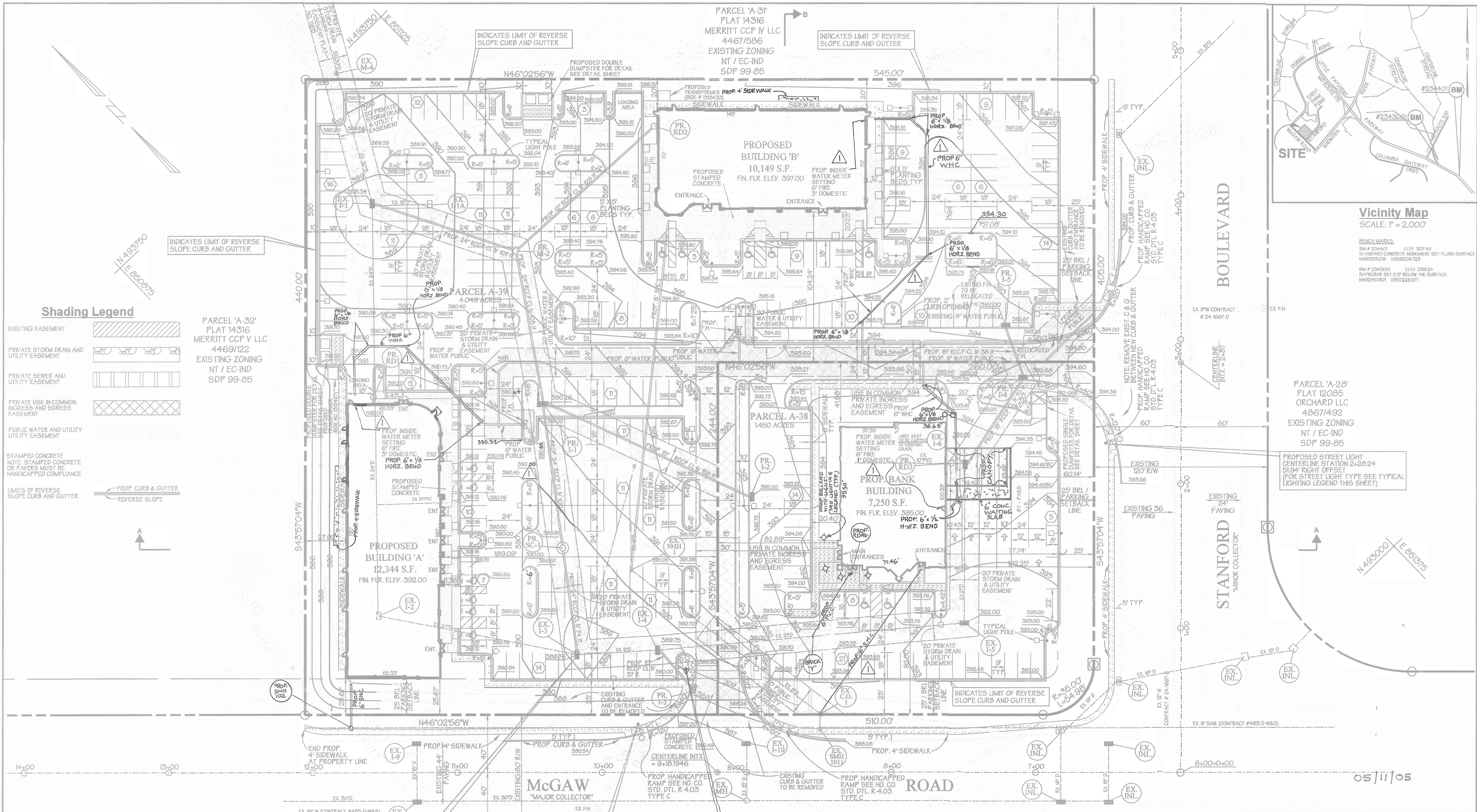
PROJECT NAME	SECTION NAME	PARCEL #
COLUMBIA CORPORATE PARK	N/A	A-38 and A-39

PLAT #	GRID	ZONE	TAX MAP	ELECT. DIST.	CENSUS TRACT
11615	17514	NT	56	6	6067.03

WATER CODE	SEWER CODE
E-06	5333000

Site Plan Handicapp Details
COLUMBIA CORPORATE PARK
Parcels A-38 and A-39

ELECTION DISTRICT: 6th
HOWARD CO., MARYLAND
SHT. 5 OF 14
DATE: MAY 18, 2005



Vicinity Map
SCALE: 1" = 2,000'

BENCH MARKS:
BM # 234401 ELEV. 307.49
STANDARD CONCRETE MONUMENT SET FLUSH SURFACE
M490325.019 E552026.723
BM # 2343001 ELEV. 299.24
3/4" REBAR SET 0.3' BELOW THE SURFACE
M492140.801 E552226.671

PARCEL 'A-28'
PLAT 12085
ORCHARD LLC
48671492
EXISTING ZONING
NT / EC-IND
SDP 99-85

PROPOSED STREET LIGHT
CENTERLINE STATION 2+28.24
51.94' RIGHT OFFSET
(FOR STREET LIGHT TYPE SEE TYPICAL
LIGHTING LEGEND THIS SHEET)

Shading Legend

- EXISTING EASEMENT
- PRIVATE STORM DRAIN AND UTILITY EASEMENT
- PRIVATE SEWER AND UTILITY EASEMENT
- PRIVATE USE IN COMMON INGRESS AND EGRESS EASEMENT
- PUBLIC WATER AND UTILITY UTILITY EASEMENT
- STAMPED CONCRETE
NOTE: STAMPED CONCRETE OR FAYERS MUST BE HANDICAPPED COMPLIANCE
- LIMITS OF REVERSE SLOPE CURB AND GUTTER

PARCEL 'A-31'
PLAT 14316
MERRITT CCP V LLC
44671586
EXISTING ZONING
NT / EC-IND
SDP 99-85

PROPOSED BUILDING 'A'
12,344 S.F.
FIN. FLR. ELEV. 392.00

PROPOSED BUILDING 'B'
10,149 S.F.
FIN. FLR. ELEV. 397.00

PROPOSED BANK BUILDING
7,250 S.F.
FIN. FLR. ELEV. 395.00

PROPOSED STREET LIGHT
CENTERLINE STATION 9+75.20
33.60' RIGHT OFFSET
(FOR STREET LIGHT TYPE SEE TYPICAL
LIGHTING LEGEND THIS SHEET)

NOTE:
GROUT 24" RCCP OPENING AT EXIST. I-5
LEADING TO EXIST. I-2 ONCE PROPOSED
DRAINS ARE IN PLACE.

NOTE:
FOR PAVING PLAN AND
STACKING EXHIBIT FOR BANK
SEE SHEET NO. 4 OF 13

Plan
SCALE: 1" = 30'

Typical Lighting Legend

- TWIN 400 W METAL HALIDE FIXTURES ON 25' POLE TYPE 3 DISTRIBUTION WIDELITE AL3M400 SERIES HORIZONTAL LAMP FLAT GLASS
 - SINGLE 400 W METAL HALIDE FIXTURES ON 25' POLE TYPE 3 DISTRIBUTION WIDELITE AL3M400 SERIES HORIZONTAL LAMP FLAT GLASS
 - STREET LIGHT 250 WATT HPS VAPOR PENDANT FIXTURE (SAG LENS) MOUNTED AT 30' ON A BRONZE FIBERGLASS POLE USING A 12' ARM
- NOTE:
ALL EXTERIOR LIGHTING SHALL CONFORM TO ZONING REGULATIONS, SECTION 134

REVISIONS
REVISED WATER HOUSE CONNECTIONS TO BUILDING 'A', 'B', AND BANK REVISED DOMESTIC WATER FOR BANK TO 'I'. REVISED DOOR LOCATIONS FOR BUILDING 'A' REMOVED TWO CURB OPENINGS & REVISED GRADING ACCORDINGLY. REVISED SEWER HOUSE CONNECTION TO BUILDING 'A' AND BANK. ADDED ROOF DRAIN NO. 4 AND BOLLARDS TO BANK BUILDING. ADDED RELOCATED FLAG POLE WIDENED SECTION OF SIDEWALK BEHIND BUILDINGS 'A' AND 'B' IN ORDER TO CLEAR GAS METERS, ETC. BY GWS DATED AUGUST 24, 2005

OWNER DEVELOPER CONTRACTOR PURCHASER
MOR McGAW ACQUISITIONS, LLC
7061 COLUMBIA GATEWAY DRIVE
COLUMBIA, MARYLAND 21046
410-290-1400

DESIGNED BY: P.C.
DRAWN BY: K.E. H.C.
CHECKED BY: P.C.
REVISIONS

PARCEL NO.	STREET ADDRESS
PARCEL A-30	5872 McGAW ROAD BANK BUILDING
PARCEL A-39	5874 McGAW ROAD BUILDING 'A'
PARCEL A-39	5872 McGAW ROAD BUILDING 'B'

PROJECT NAME	SECTION NAME	PARCEL
COLUMBIA CORPORATE PARK	N/A	A-39 and A-39

PLAT #	GRID	ZONE	TAX	ELECT. DIST.	CENSUS TRACT
11615, 17514	24	EC-IND	56	6	6067.03

WATER CODE	SEWER CODE
E-06	5333000

Site Plan
COLUMBIA CORPORATE PARK
Parcels A-38 and A-39

ELECTION DISTRICT: 6th
HOWARD CO., MARYLAND
SDP 05 - 057

DATE: MAY 18, 2005
SHT 3 OF 14
DATE: MAY 18, 2005
SDP 05 - 057

APPROVED: Howard County Department of Planning and Zoning

Howard K. Hamant 6/16/05
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Wanda Hamant 6/22/05
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Mark D. Taylor 6/26/05
DIRECTOR DATE

PREPARED BY:
GEORGE W. STEPHENS, JR. AND ASSOCIATES, INC.
Civil Engineers and Land Surveyors
1020 Cromwell Bridge Road
Towson, Maryland 21286
(410) 825-8120



Legend

- Ex. 2' Contours
- Ex. 10' Contours
- Prop. 2' Contours
- Prop. 10' Contours
- Ex. Curb & Gutter
- Prop. Curb & Gutter
- Bldg. Restriction Line
- Ex. Sanitary
- Ex. Storm Drain
- Ex. Water
- Prop. Sanitary
- Prop. Storm Drain
- Prop. Water

PLANTING NOTES
 PLANT LOCATIONS SHALL BE FIELD ADJUSTED TO AVOID UTILITIES. CONTRACTOR IS RESPONSIBLE FOR LOCATING UTILITIES PRIOR TO START OF WORK. ALL TREES AND SHRUBS SHALL BE MAINTAINED TO A MINIMUM OF 18" BEYOND THE EDGE OF THE ROOT BALL. SHRUBS MASSINGS SHALL BE PLANTED IN CONTINUOUS MICH BEDS. ALL WIRE, PLASTIC AND TWINE TIES SHALL BE REMOVED FROM TOP OF THE ROOT BALL.

PLANT STANDARDS
 ALL NURSERY STOCK SHALL BE 10" QUALITY AND IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. "AMERICAN STANDARDS FOR NURSERY STOCK", LATEST EDITION. INDIAN NURSERY STOCK WILL BE SUBJECT TO REGULATION BY THE LANDSCAPE ARCHITECT. BARE-ROOT SHALL NOT BE ALLOWED FOR ANY TREE DEFINED AS MAJOR SPECIES, MAJOR DECIDUOUS OR EVERGREEN.

CHANGES MAY IMPACT REQUIRED CERTIFICATION
 PLANT TYPES (DECIDUOUS TREES, EVERGREEN ETC.), QUANTITIES, SPACING, LOCATION, AND SPECIES SHOWN ON THE APPROVED LANDSCAPE PLAN ARE BASED ON REQUIREMENTS STATED IN THE LATEST HOWARD COUNTY LANDSCAPE MANUAL. ANY CHANGE IN THESE ITEMS MUST BE PERFORMED AS PART OF THIS CONTRACT. CERTIFICATION BY LANDSCAPE ARCHITECT.

LANDSCAPE SPECIFICATIONS
 LANDSCAPE SPECIFICATION SHALL CONFORM TO ICA LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE WASHINGTON METROPOLITAN AREA INCLUDING PLANTING PROCEDURES AND SOIL PREPARATION FOR SHRUBS AND PERENNIAL BEDS. A ONE-YEAR WARRANTY PERIOD SHALL BE REQUIRED. MAINTENANCE REQUIRED TO MONITOR THE ONE-YEAR WARRANTY SHALL BE PERFORMED AS PART OF THIS CONTRACT.

SPECIAL PROVISIONS TO ICA STANDARD SPECIFICATIONS
 CONTRACTOR IS ENCOURAGED TO PERFORM SOIL TESTING. TEST RESULTS SHALL BE SUBMITTED 30 DAYS BEFORE PLANTING. FAILURE TO PERFORM TESTING WILL NOT VOID GUARANTEE PROVISIONS.

CONTRACTOR SHALL REVIEW AND TEST SUBSOIL DRAINAGE CHARACTERISTICS 30 DAYS PRIOR TO PLANTING AND NOTIFY OWNER UNACCEPTABLE CONDITIONS.

NO EXCEPTIONS TO THE GUARANTEE PROVISIONS ARE ALLOWED UNLESS AGREED TO IN WRITING PRIOR TO PLANTING.

PLANTS PROVIDED CALCULATIONS

SHADE TREES	59 @ 300.00	= 17,700.00
EVERGREEN TREES	4 @ 150.00	= 600.00
MINOR TREES	0 @ 150.00	= 0.00
SHRUBS	201 @ 30.00	= 6,030.00
TOTAL		= \$23,330.00

NOTE:
 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.

SCHEDULE A PERIMETER LANDSCAPE EDGE

Landscape Type	ROADWAYS		PERIMETER PROPERTIES	
	B	E	A	C
Linear Feet of Perimeter 1	120	387	0	0
Linear Feet of Perimeter 2	25	415	0	0
Credits for existing Vegetation (Yes, No Linear Feet)	NO	NO	N/A	N/A
Credits for Wall Fence, or Berm (Yes, No, Linear Feet)	NO	NO	N/A	N/A
Number of Plants Required				
Shade Trees	3	20	0	0
Evergreen Trees	4	0	0	0
Shrubs	0	201	0	0
Number of Plants Provided				
Shade Trees	3	20**	0	0
Evergreen Trees	4	0	0	0
Other Trees (2:1 sub.)	0	0	0	0
Shrubs (10:1 sub.)	0	201	0	0

COMMENTS:
 NOTE: N/A THE HO. CO. LANDSCAPE MANUAL DOES NOT REQUIRE LANDSCAPING ALONG INTERIOR PARCEL LINES WITHIN THE SAME SUBDIVISION

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING

Number of Parking Spaces	321
Number of Islands Required	16
Number of Trees Required	16
Number of Islands Provided	16
Number of Shade Trees Provided	16

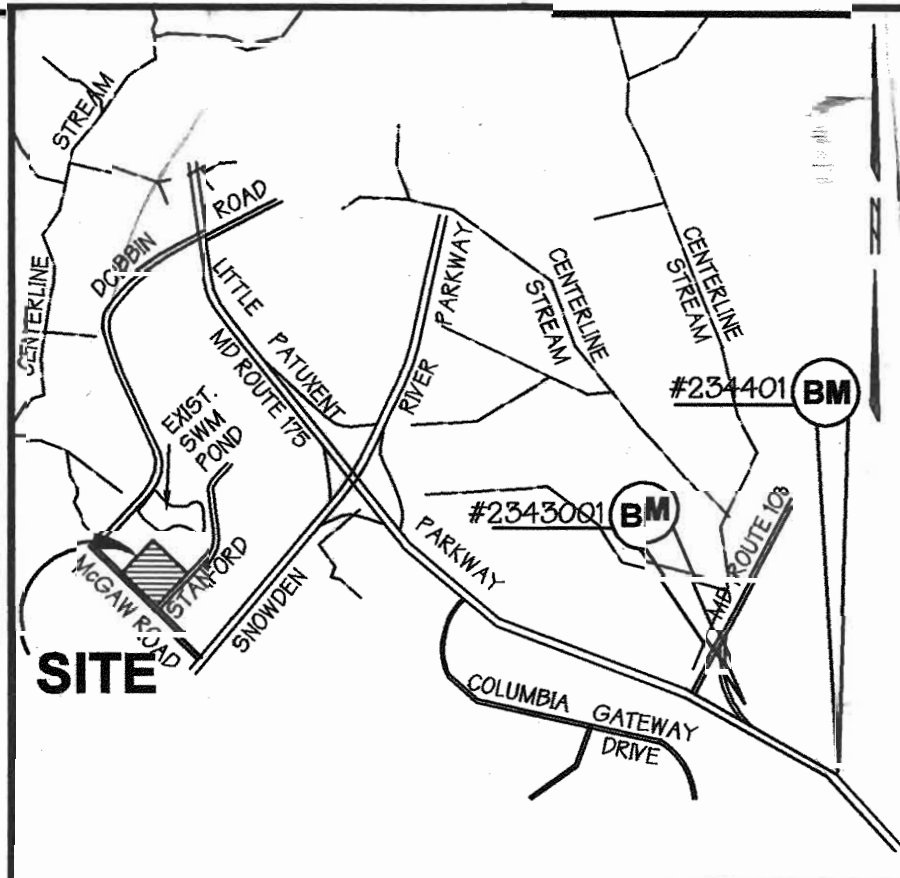
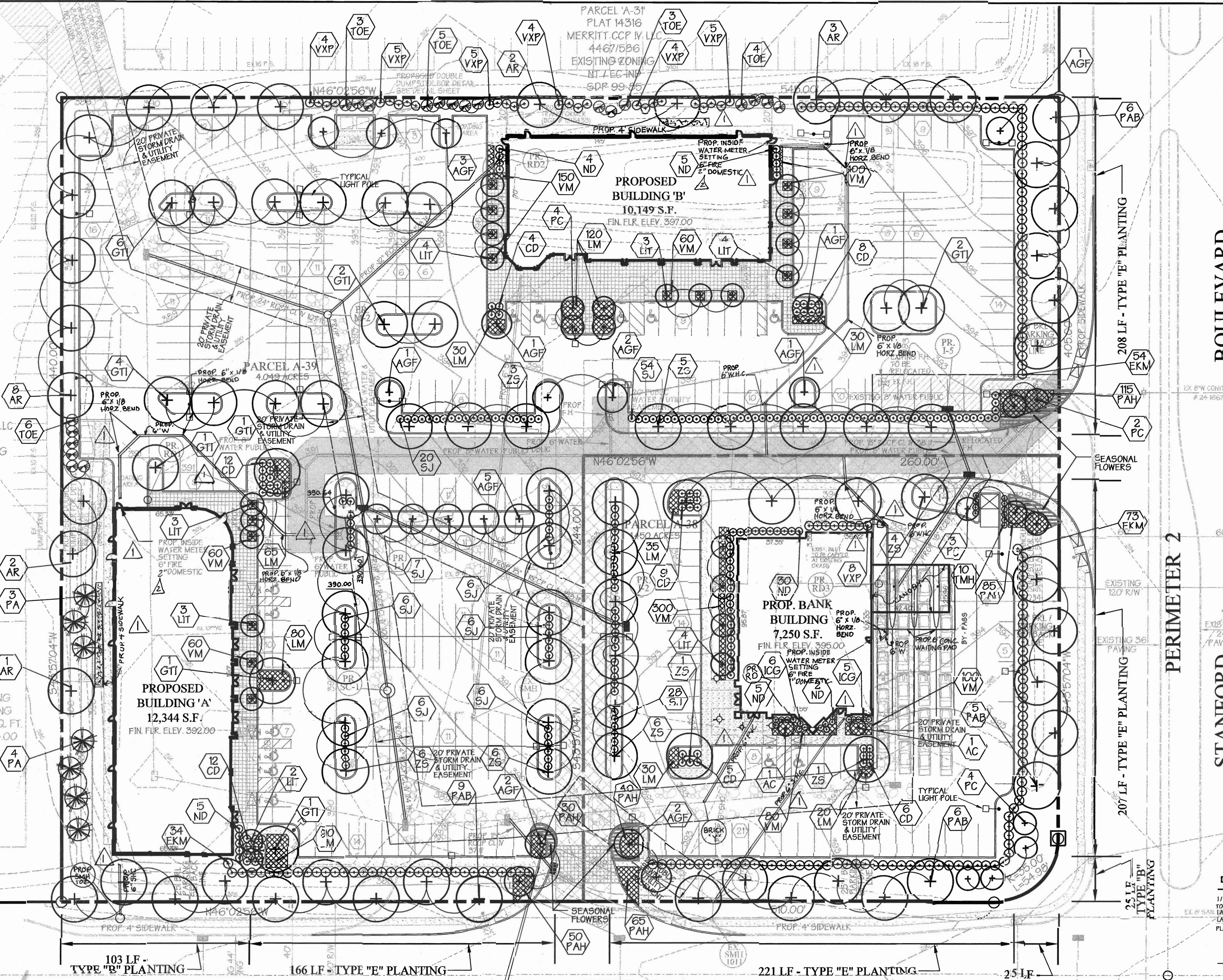
APPROVED: Howard County Department of Planning and Zoning

Chad Williams 6/16/05
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE

Cindy Hamilton 6/23/05
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE

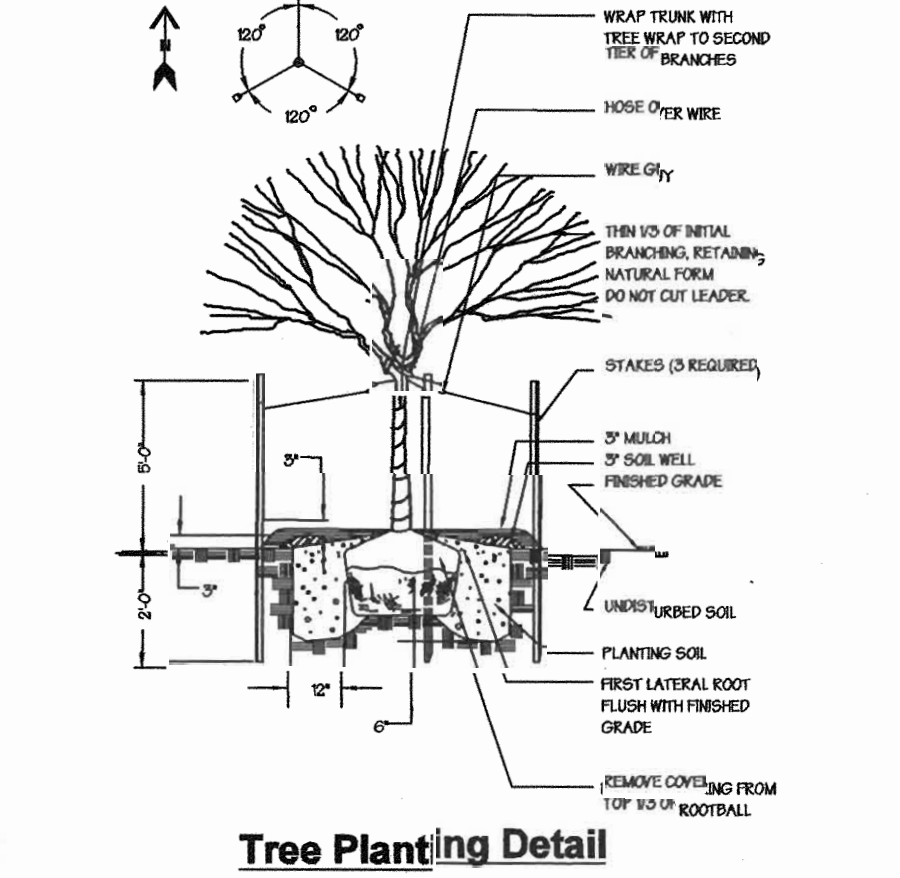
Frankie DeLoyle 6/23/05
 DIRECTOR
 DATE

PREPARED BY:
GEORGE W. STEPHENS, JR. AND ASSOCIATES, INC.
 Civil Engineers and Land Surveyors
 1020 Cromwell Bridge Road
 Towson, Maryland 21286
 (410) 825-8120



Vicinity Map
 SCALE: 1" = 2,000'

BENCH MARKS:
 BM # 234401 ELEV. 307.49
 STANDARD CONCRETE MONUMENT SET FLUSH SURFACE
 NAD83/0409 E260603723
 BM # 234307 ELEV. 280.04
 3" DIA. SET 2" BELOW THE SURFACE
 NAD83/0401 E267226071



Tree Planting Detail

REVISED WATER HOUSE CONNECTIONS TO BUILDING 'A', 'B' AND BANK REVISED DOMESTIC WATER FOR BANK TO 'I'. REVISED DOOR LOCATIONS FOR BUILDING 'A'. REMOVED TWO CURB OPENINGS. REVISED GRADING ACCORDINGLY. REVISED SEWER HOUSE CONNECTION TO BUILDING 'A' AND BANK. ADDED ROOF DRAIN NO. 4 AND BOLLARDS TO BANK BUILDING. ADDED RELOCATED FLAGPOLE. WIDENED SECTION OF SIDEWALK BEHIND BUILDINGS 'A' AND 'B' IN ORDER TO CLEAR GAS METERS, ETC. REMOVED EXISTING TREE CROCI 5 AND SUBSTITUTIONS FROM SCHEDULE 'A', REVISED SCHEDULE 'A' ACCORDINGLY BY GWS DATED AUGUST 24, 2005.

DATE: 05/11/05

DEVELOPER'S / BUILDER'S CERTIFICATION

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN SECTION 12.04 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. IF 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.

P. Cox Jr 6/16/05
 NAME DATE

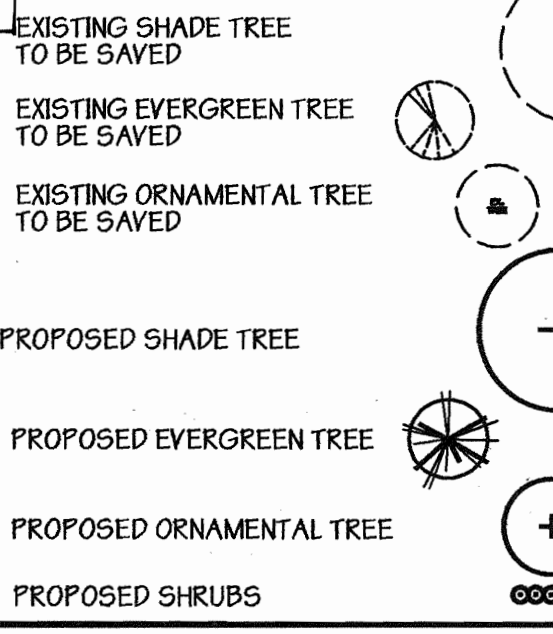
P. G. Schaefer Jr.
 PRINT NAME

PLANT SCHEDULE

KEY	QUANT.	BOTANICAL NAME / COMMON NAME	SIZE / COND.
SHADE TREES			
FAB	20	Platanus x acerifolia 'Woodstock' / Woodstock London Planetree	2-12" cal / B&B
AR	10	Acer rubrum / Red Maple	2-12" cal / B&B
GTI	10	Gleditsia tricanthos herms 'Skyline' / Skyline Honeylocust	2-12" cal / B&B
ZS	30	Zelkova serrata Village Green / Village Green Zelkova	2-12" cal / B&B
ORNAMENTAL TREES / EVERGREENS			
TA	7	Platanus acerifolia / Norway Spruce	6-8" ht / B&B
TOE	22	Thuja occidentalis 'Nana' / American Arborvitae Nana	6-8" ht / B&B
LIT	23	Lagotis indica 'Landscape' / Landscape Crape Myrtle	6-10" ht / B&B
PC	15	Prunus sargentii 'Columbaris' / Columbar Sargent Cherry	2-2 1/2" cal / B&B
AGF	19	Acer glabrum 'Flame' / Flame Amur Maple (Single Stem Type)	2-2 1/2" cal / B&B
SHRUBS			
EKM	101	Euonymus alatus 'Manhattan' / Manhattan Euonymus	10-24" ht / B&B
TMH	10	Taxus media 'Hicks' / Hicks Yew	10-24" ht / B&B
SJ	150	Spiraea japonica 'Little Princess' / Little Princess Spiraea	10-15" ht / #3 gal.
CD	150	Cotoneaster dammeri 'Coral Beauty' / Coral Beauty Cotoneaster	10-15" ht / #3 gal.
ND	51	Nandina domestica 'Heavenly Bamboo' / Heavenly Bamboo	10-24" ht / #3 gal.
ICG	11	Ilex cornuta 'Tropaeum' / Tropaeum Holly	10-15" ht / #3 gal.
YXP	35	Yucca filamentosa 'Fragrans' / Fragrans Yucca	10-24" ht / B&B
AC	2	Amelanchier canadensis / Serviceberry	4-5" ht / B&B
PERENNIALS & GRASSES			
LM	440	Liriodendron tulipifera 'Blue' / Liriodendron	1 quart cont.
PAH	300	Penstemon alpestris 'Yankee' / Yankee Dwarf Fountain Grass	1 gallon cont.
VM	900	Vinca minor / Periwinkle	rooted cuttings

RELOCATED FLAGPOLE, PROVIDE NEW CONCRETE FOOTING AS RECOMMENDED BY MANUFACTURER

Plant Legend



Landscape Calculation for the HRD Plan
 SCALE: 1" = 30'

REQUIRED TREES
 Site 5.5 Acres @ 24 Shade Trees Per Acre = 132

PROPOSED TREES
 Shade Trees = 92
 Ornamental and Evergreen Trees 84 @ 2:1 = 42
TOTAL = 134

OWNER DEVELOPER CONTRACTOR PURCHASER
MOR McGAW ACQUISITIONS, LLC
 7061 COLUMBIA GATEWAY DRIVE
 COLUMBIA, MARYLAND 21046
 410-290-1400

DESIGNED BY: P.C.
 DRAWN BY: K.E. H.C.
 CHECKED BY: P.C.

REVISIONS
 REVISED 2" DOMESTIC WATER TO 2" DOMESTIC WATER FOR BUILDINGS A AND B.
 BY GWS DATED 9/18/05

ADDRESS: CHART

PARCEL NO.	STREET ADDRESS
PARCEL A-38	8772 McGAW ROAD BANK BUILDING
PARCEL A-39	8872 McGAW ROAD BUILDING 'A'
PARCEL A-39	8872 McGAW ROAD BUILDING 'B'

PROJECT NAME: COLUMBIA CORPORATE PARK
SECTION NAME: N/A
PARCEL #: A-38 and A-39

PLAT #: 11615, 17519
GRID: 24
ZONE: NT
TAX MAP: EC-IND
ELECT. DIST.: 6
CENSUS TRACT: 6067.03

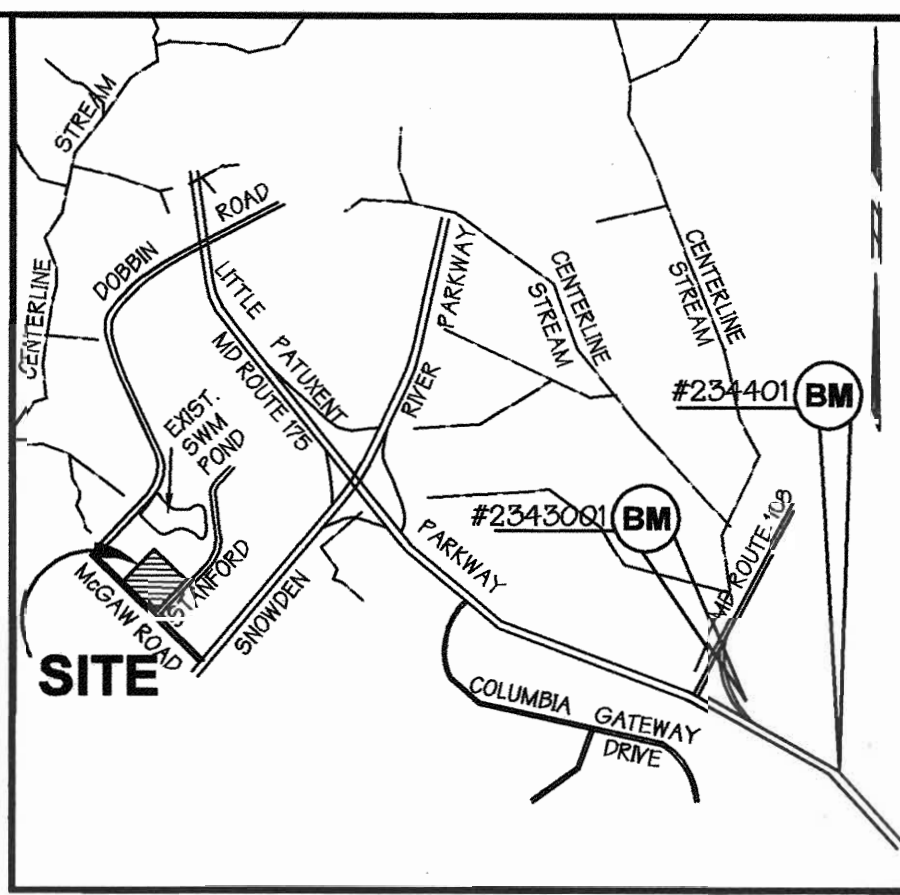
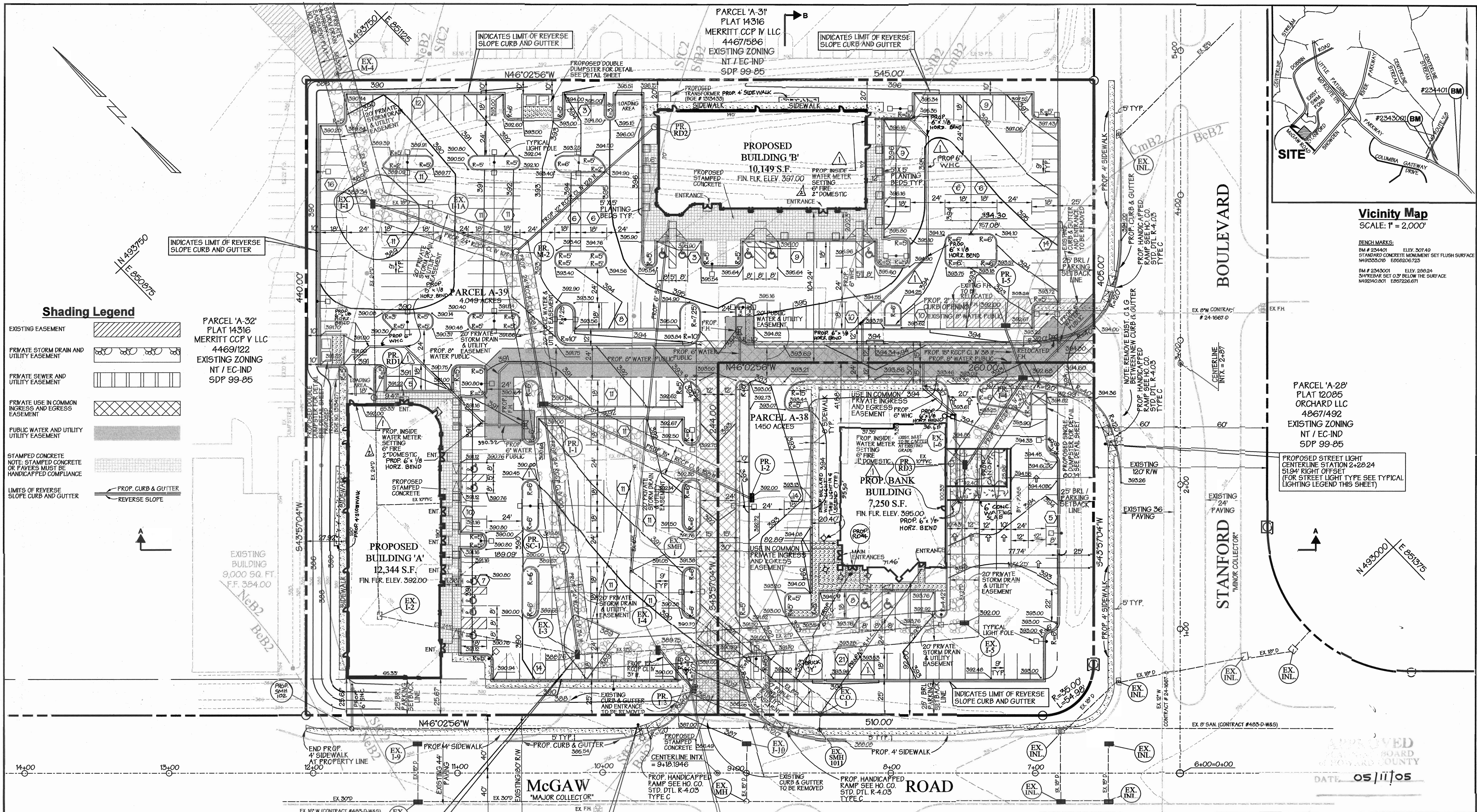
WATER CODE: E-06
SEWER CODE: 5333000A

Landscape Plan
COLUMBIA CORPORATE PARK
 Parcels A-38 and A-39

ELECTION DISTRICT: 6th
 HOWARD CO., MARYLAND

SDP 05 - 057
 SCALE: 1" = 30'
 SHEET 12 OF 14
 DATE: MAY 18, 2005

SDP 05 - 057
 FILE NAME: X:\380\landscapeplan\rev.s01



Vicinity Map
SCALE: 1" = 2,000'

BENCH MARKS:
BM # 234401 ELEV. 307.49
STANDARD CONCRETE MONUMENT SET FLUSH SURFACE
W919305.019 E266206.723
BM # 2343001 ELEV. 298.24
3" X 3" X 4" SET 0.7' BELOW SURFACE
M924401.807 E267226.671

PARCEL 'A-28'
PLAT 12085
ORCHARD LLC
4867/1492
EXISTING ZONING
NT / EC-IND
SDP 99-85

PROPOSED STREET LIGHT
CENTERLINE STATION 2+29.24
51.94' RIGHT OFFSET
(FOR STREET LIGHT TYPE SEE TYPICAL
LIGHTING LEGEND THIS SHEET)

Shading Legend

EXISTING EASEMENT	
PRIVATE STORM DRAIN AND UTILITY EASEMENT	
PRIVATE SEWER AND UTILITY EASEMENT	
PRIVATE USE IN COMMON INGRESS AND EGRESS EASEMENT	
PUBLIC WATER AND UTILITY EASEMENT	
STAMPED CONCRETE OR PAVERS MUST BE HANDICAPPED COMPLIANCE	
LIMITS OF REVERSE SLOPE CURB AND GUTTER	

PARCEL 'A-32'
PLAT 14316
MERRITT CCP V LLC
4469/122
EXISTING ZONING
NT / EC-IND
SDP 99-85

EXISTING BUILDING
9,000 SQ. FT.
F.F. 384.00

PROPOSED BUILDING 'A'
12,344 S.F.
FIN. FLR. ELEV. 392.00

PARCEL 'A-38'
1450 ACRES

PROPOSED BANK BUILDING
7,250 S.F.
FIN. FLR. ELEV. 395.00

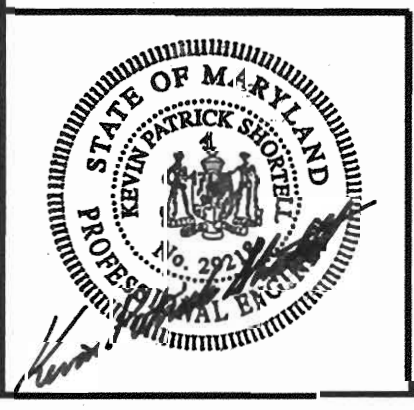
APPROVED: Howard County Department of Planning and Zoning

Sharon
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 6/16/05

Cindy Hamant
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 6/22/05

Mark D. Lytle
DIRECTOR
DATE: 6/24/05

PREPARED BY:
GEORGE W. STEPHENS, JR. AND ASSOCIATES, INC.
Civil Engineers and Land Surveyors
1020 Cromwell Bridge Road
Towson, Maryland 21286
(410) 825-8120



NOTE:
GROUT 24" RCCP OPENING AT EXIST. I-3
LEADING TO EXIST. I-2 ONCE PROPOSED
DRAINS ARE IN PLACE.

PROPOSED STREET LIGHT
CENTERLINE STATION 9+75.20
33.60' RIGHT OFFSET
(FOR STREET LIGHT TYPE SEE TYPICAL
LIGHTING LEGEND THIS SHEET)

Plan
SCALE: 1" = 30'

RELOCATED FLAGPOLE
PROVIDE NEW CONCRETE
FOOTING AS RECOMMENDED
BY MANUFACTURER

NOTE:
FOR PAVING PLAN AND
STACKING EXHIBIT FOR BANK
SEE SHEET NO. 4 OF 15

Typical Lighting Legend

- TWIN 400 W METAL HALIDE FIXTURES ON 25' POLE TYPE 3 DISTRIBUTION WIDELITE AL3M400 SERIES HORIZONTAL LAMP FLAT GLASS
- SINGLE 400 W METAL HALIDE FIXTURES ON 25' POLE TYPE 3 DISTRIBUTION WIDELITE AL3M400 SERIES HORIZONTAL LAMP FLAT GLASS
- STREET LIGHT 250 WATT HPS VAPOR PENDANT FIXTURE (SAG LENS) MOUNTED AT 30' ON A BRONZE FIBERGLASS POLE USING A 12' ARM
- NOTE:
ALL EXTERIOR LIGHTING SHALL CONFORM TO ZONING REGULATIONS, SECTION 134
- HD BOLLARD 42" HIGH, 8" DIAMETER ROUND EXTRUDED ALUMINUM HOUSING, 360 DEGREE REFLECTOR GREY FINISH MOUNTS ON 12" X 12" X 12" DEEP PSL CONC. PAD FLUSH WITH GRADE.

REVISIONS
REVISED WATER HOUSE CONNECTIONS TO BUILDING 'A', 'B', AND BANK. REVISED DOMESTIC WATER FOR BANK TO 'P'. REVISED DOOR LOCATIONS FOR BUILDING 'A'. REMOVED TWO CURB OPENINGS & REVISED GRADING ACCORDINGLY. REVISED SEWER HOUSE CONNECTION TO BUILDING 'A' AND BANK. ADDED ROOF DRAIN NO. 4 AND BOLLARDS TO BANK BUILDING. ADDED RELOCATED FLAG POLE WIDENED SECTION OF SIDEWALK BEHIND BUILDINGS 'A' AND 'B' IN COVER TO CLEAN GAS METERS, ETC. BY GWS DATED AUGUST 24, 2005.

OWNER DEVELOPER CONTRACTOR PURCHASER
MOR McGAW ACQUISITIONS, LLC
7061 COLUMBIA GATEWAY DRIVE
COLUMBIA, MARYLAND 21046
410-290-1400

DESIGNED BY: P.C.
DRAWN BY: K.E. HC.
CHECKED BY: P.C.

REVISIONS
REVISED 3" DOMESTIC WATER TO 2" DOMESTIC WATER FOR BUILDINGS 'A' AND 'B'.
BY GWS DATED 9/15/05

PARCEL NO.	STREET ADDRESS
PARCEL A-38	8720 McGAW ROAD BANK BUILDING
PARCEL A-39	8870 McGAW ROAD BUILDING 'A'
PARCEL A-39	8772 McGAW ROAD BUILDING 'B'

PROJECT NAME	SECTION NAME	PARCEL #
COLUMBIA CORPORATE PARK	N/A	A-38 and A-39

PLAT #	GRID	ZONE	TAX MAP	ELECT. DIST.	CENSUS TRACT
11615	17524	24	56	6	6067.03

WATER CODE	SEWER CODE
E-06	5333000

Site Plan
COLUMBIA CORPORATE PARK
Parcels A-38 and A-39

ELECTION DISTRICT: 6th
HOWARD CO., MARYLAND
SDP 05 - 057

SHT 3 OF 14
DATE: MAY 18, 2005
F/I: 10-10265 FILE NAME: 10000entplan2.dwg

SDP-05-057