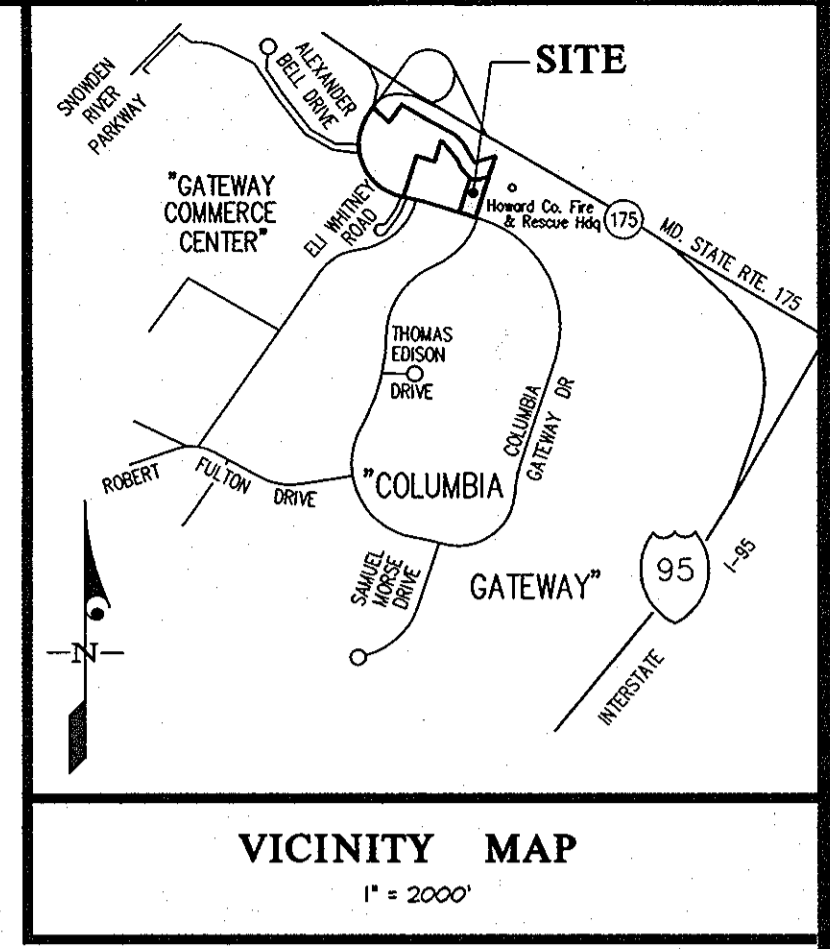


SITE DEVELOPMENT PLAN

COLUMBIA GATEWAY - PARCEL 'D-9'

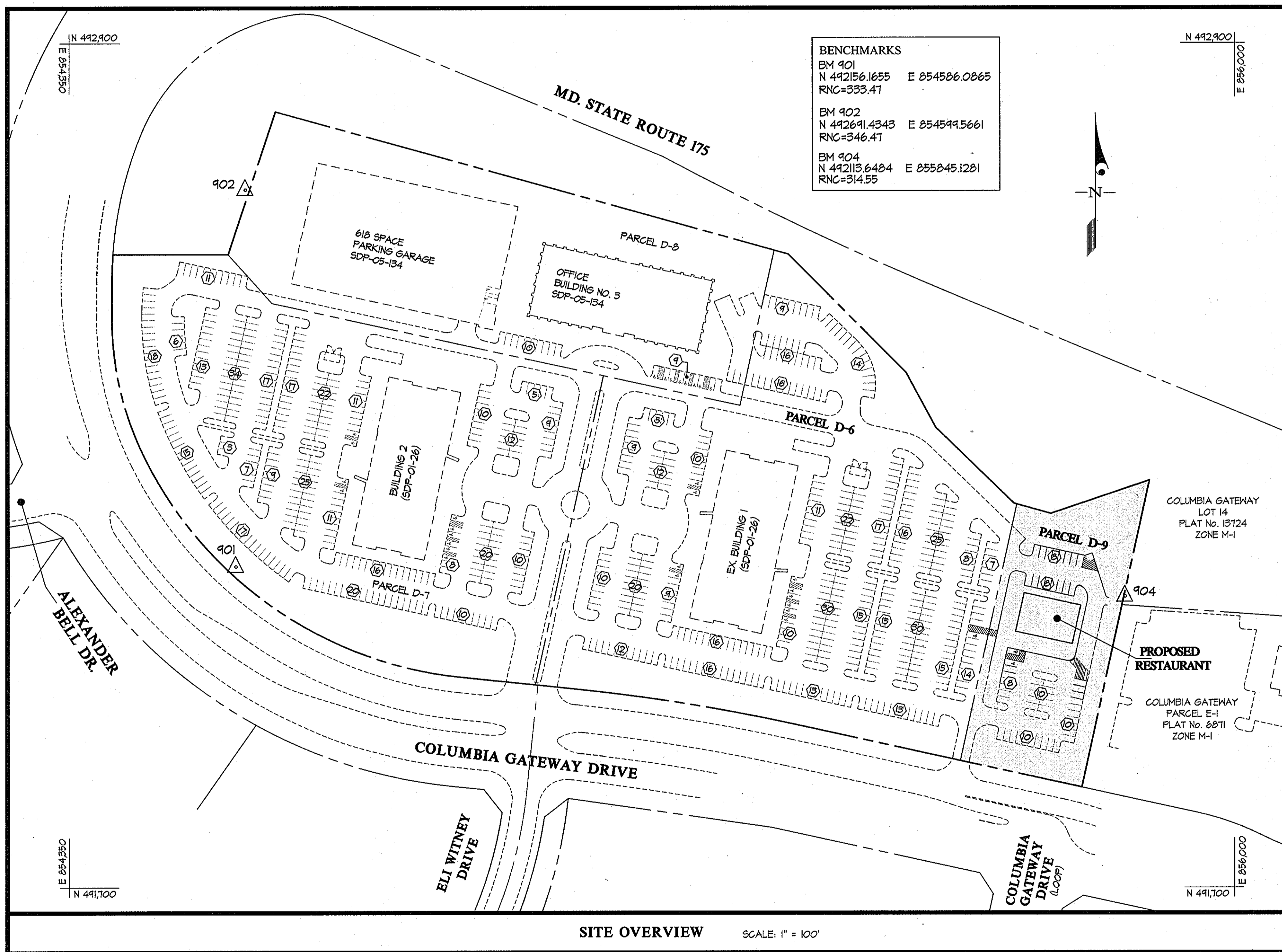
RESTAURANT

SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND



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 BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 315-1860 AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-251-7777 AT LEAST 48-HOURS PRIOR TO ANY EXCAVATION WORK.
- PROJECT BACKGROUND:
LOCATION: TAX MAP 37
ZONING: M-1
ELECTION DISTRICT: 6TH ELECTION DISTRICT
SECTION/AREA: N/A
SITE AREA: 1.0651 AC. FOR PARCEL D-9 (TOTAL PROJECT AREA IS 11.006 AC. SEE THE "SITE ANALYSIS CHART", ITEM 2A ON THIS SHEET)
APPROVED NAME AND DEPT. OF PLANNING & ZONING REF. FILE NOS.
5-84-44, F-85-63, F-86-22, F-86-11, F-87-11, SDP-84-80 (FOR THE S/M FACILITY THAT IS SERVING THIS SITE & THE ADJACENT HOWARD CO. COLUMBIA GATEWAY BUILDING), F-91-103, F-00-121 AND F-01-50, RE-01-02 WHICH APPROVED (ON 7/19/00) THE REQUEST TO HAVE SECTION 16.155 (A)(1) TO PERMIT MASS GRADING UNDER SDP-01-26.
SDP-01-26 FOR OFFICE BUILDINGS 1, 2 AND THE BANK PAD.
RE-02-80 WHICH WAS APPROVED ON 1/13/05 TO HAVE SECTION 16.156(A)(1) OF THE SUBDIVISION REGULATIONS TO ALLOW AN EXTENSION OF THE 2 YEAR DEADLINE TO APPLY FOR BUILDING PERMITS AFTER APPROVAL OF SDP-01-26.
E-02-152 WHICH RE-SUBDIVIDED (BY PLAT 18153) PARCELS D-4 AND D-5 INTO PARCELS D-6 (BLDG. #1), PARCEL D-7 (BLDG. #2), PARCEL D-8 (BLDG. #3 and PARKING GARAGE) AND PARCEL D-9.
SDP-02-254 FOR OFFICE BUILDING #3 AND THE PARKING GARAGE.
RE-02-021 WHICH WAS APPROVED ON 4/13/07 TO HAVE SECTION 16.156(A) OF THE SUBDIVISION REGULATIONS TO ALLOW THE EXTENSION OF THE NEW DEADLINE FOR THE SUBMISSION OF ORIGINAL MYLARS, PAYMENT OF FEES AND POSTING OF SURETY UNTIL MAY 28, 2007.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- ALL PLAN DIMENSIONS ARE TO THE FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIALLY BETWEEN ITEMS UNLESS OTHERWISE NOTED.
- EXISTING TOPOGRAPHY AND FEATURES WERE DERIVED FROM SDP-01-26, AVAILABLE PUBLIC RECORDS AND FROM SURVEY BY GUTSCHICK, LITTLE & WEBER, P.A. DONE IN FEBRUARY, 2005.
- COORDINATES ARE BASED ON THE PREVIOUSLY RECORDED PLAT (#14162) AS PROJECT BY HOWARD COUNTY GEODETIC CONTROL STA. NOS. 901, 902 AND 904. THE VERTICAL DATUM IS IN NVD'24.
- THIS SITE WILL BE SERVED BY PUBLIC WATER & SEWER UNDER THE EXISTING CONTRACT #24-4394-D AND THE ON-SITE CONTRACT #24-3401-D AND #24-4394-D (THE LATTER TO BE CONSTRUCTED UNDER A DEVELOPER'S AGREEMENT). THESE ARE LOCATED IN THE LITTLE PATUXENT DRAINAGE AREA.
- STORMWATER MANAGEMENT (FOR QUANTITY AND QUALITY) IS PROVIDED BY THE EXISTING FACILITY LOCATED ON PARCEL E-1. THIS FACILITY WAS BUILT UNDER SDP-84-80.
- ALL ON-SITE STORM DRAINS PROPOSED UNDER THIS SDP ARE PRIVATE.
- THE EXISTING UTILITIES SHOWN HEREIN WERE DERIVED FROM AVAILABLE PUBLIC RECORDS (SDP-01-26). THE CONTRACTOR MUST HAND DIG TEST PITS AT ALL UTILITY CROSSINGS AND CONNECTION POINTS TO VERIFY EXACT LOCATION.
- ALL PROPOSED RAMPS SHALL BE IN ACCORDANCE WITH CURRENT A.D.A. STANDARDS. MAXIMUM SIDEWALK CROSS SLOPE SHALL BE (2%) TWO PERCENT. PROVIDE A MINIMUM OF (5x5) FIVE BY FIVE FOOT LEVEL LANDING (2% MAX) AT THE TOP AND BOTTOM OF ALL RAMPS AND BUILDING INGRESS/EGRESS POINTS.
- ALL DRIVEWAYS AND PARKINGS ARE PRIVATELY OWNED AND MAINTAINED.
- ANY DAMAGE TO COUNTY OWNED RIGHT-OF-WAY TO BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- TRENCH BEDDING FOR STORM DRAINAGE STRUCTURES SHALL BE IN ACCORDANCE WITH HOWARD COUNTY STANDARD #201. CLASS "C" BEDDING, UNLESS OTHERWISE NOTED.
- CURB GUTTER PAN SHALL BE FITTED TO CONFORM TO THE ADJACENT DRAINAGE PATTERN OF THE ADJOINING PAVING FOR VEHICULAR USE.
- ALL CURB FILLETS ARE 5' RADIUS UNLESS NOTED OTHERWISE. SPOT ELEVATIONS ALONG CURB LINE ARE FOR THE FLOW LINE AT PTS, Pcs & CORNERS, UNLESS NOTED OTHERWISE.
- THERE ARE NO KNOWN GRAVE SITES OR CEMETERIES ON THIS SITE.
- OTHER TOPICS RELATED TO THIS SITE:
- TRAFFIC STUDY PREPARED BY HELLS & ASSOCIATES, LLC. (DATED AUG. 08, 2006)
- SUBSURFACE EXPLORATION AND GEOTECHNICAL EVALUATION BY ENGINEERING CONSULTING SERVICES, LTD. DATED APRIL 21, 2000 AND UPDATED FEBRUARY 14, 2005.
- ALL OUTSIDE LIGHTING SHALL COMPLY WITH ZONING REGULATION SECTION 154 WHICH REQUIRES LIGHTS TO BE INSTALLED TO DIRECT/REFLECT LIGHT DOWNWARDS AND INWARDS ON SITE AWAY FROM ALL ADJOINING PUBLIC STREETS AND RESIDENTIAL AREAS. EXISTING PARKING LIGHTS ARE FROM SDP-01-26.
- ALL BUILDINGS SHALL HAVE AN INSIDE WATER METER SETTING. ALL HABITABLE BUILDINGS SHALL BE EQUIPPED WITH AN AUTOMATIC FIRE PREVENTION SPRINKLER SYSTEM. THIS SITE IS SERVED BY PUBLIC WATER.
- THIS SITE DEVELOPMENT PLAN IS EXEMPT FROM THE FOREST CONSERVATION ORDINANCE IN ACCORDANCE WITH SECTION 16.1202(B)(1)(v). A PLANNED BUSINESS PARK OF AT LEAST 75 ACRES WHICH HAS PRELIMINARY PLAN APPROVED BEFORE DECEMBER 31, 1992.
- THE SHARED ACCESS AND PARKING AGREEMENT FOR PARCELS D6 THRU D9 IS RECORDED AT L. 9422 F. 566
- FINANCIAL SURETY (IN THE AMOUNT OF \$600,000) FOR THE REQUIRED LANDSCAPING AS SHOWN ON SHEET 6 WAS POSTED AS PART OF THE DPH DEVELOPER'S AGREEMENT FOR F-01-50 & ASSOCIATED CONTRACT #24-4394-D).
- THE SUBJECT PROPERTY IS ZONED M-1 PER THE FEBRUARY 2, 2004 COMPREHENSIVE ZONING PLAN.



BENCHMARKS

BM 901	N 442156.1655	E 854586.0865
RNC=5333.47		
BM 902	N 442691.4343	E 854599.5661
RNC=346.47		
BM 904	N 442113.6484	E 855045.1281
RNC=314.53		

SITE ANALYSIS DATA CHART

- GENERAL SITE DATA
A. PRESENT ZONING: M-1
B. PROPOSED USE OF SITE OR STRUCTURES: RESTAURANT ON PARCEL D-9
- AREA TABULATION
A. TOTAL PROJECT AREA: 6.9250 AC. (PARCEL D-6)
6.3421 AC. (PARCEL D-7)
4.1754 AC. (PARCEL D-8)
16.0718 AC. (PARCEL D-9)
19.1006 AC. TOTAL
B. AREA OF THIS PLAN SUBMISSION: 0.81± AC. (LOD ON D-6 AND D-9)
C. LIMIT OF DISTURBED AREA BY THIS SDP: 0.81± ACRES
D. BUILDING AREA:
BUILDINGS 1 & 2 (EXISTING) = 121,635 SF. EACH (255,270 SF TOTAL)
BUILDINGS 3 = 130,345 SF (PER SDP-05-134)
RESTAURANT = 4592 SF. (4,767 s.f. with 175 s.f. freezer addition)
E. BUILDING COVERAGE OF SITE (PROJECT AREA):
BUILDING NUMBER | 1 | 2 | 3 | RESTAURANT | TOTAL
BUILDING COVERAGE (IN ACRES) | 0.60± | 0.60± | 0.62± | 1.16± | 2.99±
% COVERAGE OF PROJECT AREA | 3.14% | 3.14% | 3.25% | 6.07% | 15.6%
F. TOTAL PAVED SURFACES (BITUMINOUS PAVEMENTS, SIDEWALKS, PLAZAS, ETC.) ON SITE: 9.80± AC.
- OPEN SPACE DATA
A. OPEN SPACE REQUIRED ON SITE: N/A
B. OPEN SPACE PROPOSED: N/A

PARKING TABULATION

BUILDING NUMBER	1	2	3	RESTAURANT	TOTAL
BUILDING SQUARE FOOTAGE	121,635	121,635	130,345	4,592	1540
REQUIRED PARKING PER HOWARD COUNTY ZONING REGULATIONS*	422	422	431	65	1540
SURFACE PARKING SPACES PROVIDED**	422	355	22	65	864
GARAGE PARKING SPACES PROVIDED			618	0	618
TOTAL PARKING SPACES PROVIDED			1417	65	1482
PARKING RATIO PROVIDED (per 1000)	3.61 OVERALL (GROSS)			14.16/1000	

* SECTION 150.5.A. (GENERAL OFFICES AT 33 SPACES PER 1000 SF) AND 150.5.A.1. (STD. RESTAURANT AT 14 PER 1000 SF)
** SHARED ACCESS AND PARKING AGREEMENT FOR PARCELS D6 THRU D9 IS RECORDED AT L. 9422 F. 566

BREAK DOWN OF PARKING SPACES PROVIDED

REG. (4x10 min) SURFACE PKG. SPACES = 833
ADA ACCESSIBLE SURFACE PKG. SPACES*** = 31
TOTAL SURFACE PARKING SPACES = 864
TOTAL GARAGE PARKING SPACES*** = 618
TOTAL PARKING SPACES = 1482

*** A TOTAL OF 33 ADA ACCESSIBLE SPACES ARE PROVIDED, WHICH INCLUDES 31 SURFACE PKG. SPACES DISTRIBUTED NEAR THE ENTRANCES TO THE BUILDINGS AND 2 SPACES IN THE GROUND TIER OF THE PARKING STRUCTURE.

SHEET INDEX

- COVER SHEET
- SITE DEVELOPMENT PLAN / SITE DETAILS
- DEMOLITION PLAN / PAVING PLAN / SITE DETAILS
- SEDIMENT CONTROL PLAN / NOTES & DETAILS
- STORM DRAIN DRAINAGE AREA MAP / UTILITY PROFILES / DETAILS
- LANDSCAPE PLAN / NOTES & DETAILS

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT

County Health Officer: _____ Date: _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *M. M. ...* Date: 5/14/07

Chief, Division of Land Development: *J. H. ...* Date: 5/14/07

Chief, Development Engineering Division: *M. S. ...* Date: 5/14/07

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONVILLE OFFICE PARK
BURTONVILLE, MARYLAND 20886
TEL: 301-421-4024 FAX: 410-882-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE: 07/6/07
BY: klp
APP'R: _____

PREPARED FOR:

PROPERTY OWNER: 5731 GATEWAY, LLC
By: Corporate Office Properties, L.P.
It's Site Member
Corporate Office Properties Trust, General Partner
By: Roger A. Woesche, Jr., Executive Vice President

C/O: C/OPT Development & Construction Services, LLC
6711 Columbia Gateway Drive
Suite 300
Columbia, MD 21046
Phone: 443-285-5400

COVER SHEET
COLUMBIA GATEWAY RESTAURANT
PARCEL D-9
PLAT NO. 18153

ELECTION DISTRICT No. 6

SCALE: AS SHOWN
ZONING: M-1
DATE: APRIL, 2007
TAX MAP - GRID: 37 - 19
SHEET: 1 OF 6

G. L. W. FILE No.: 05-040

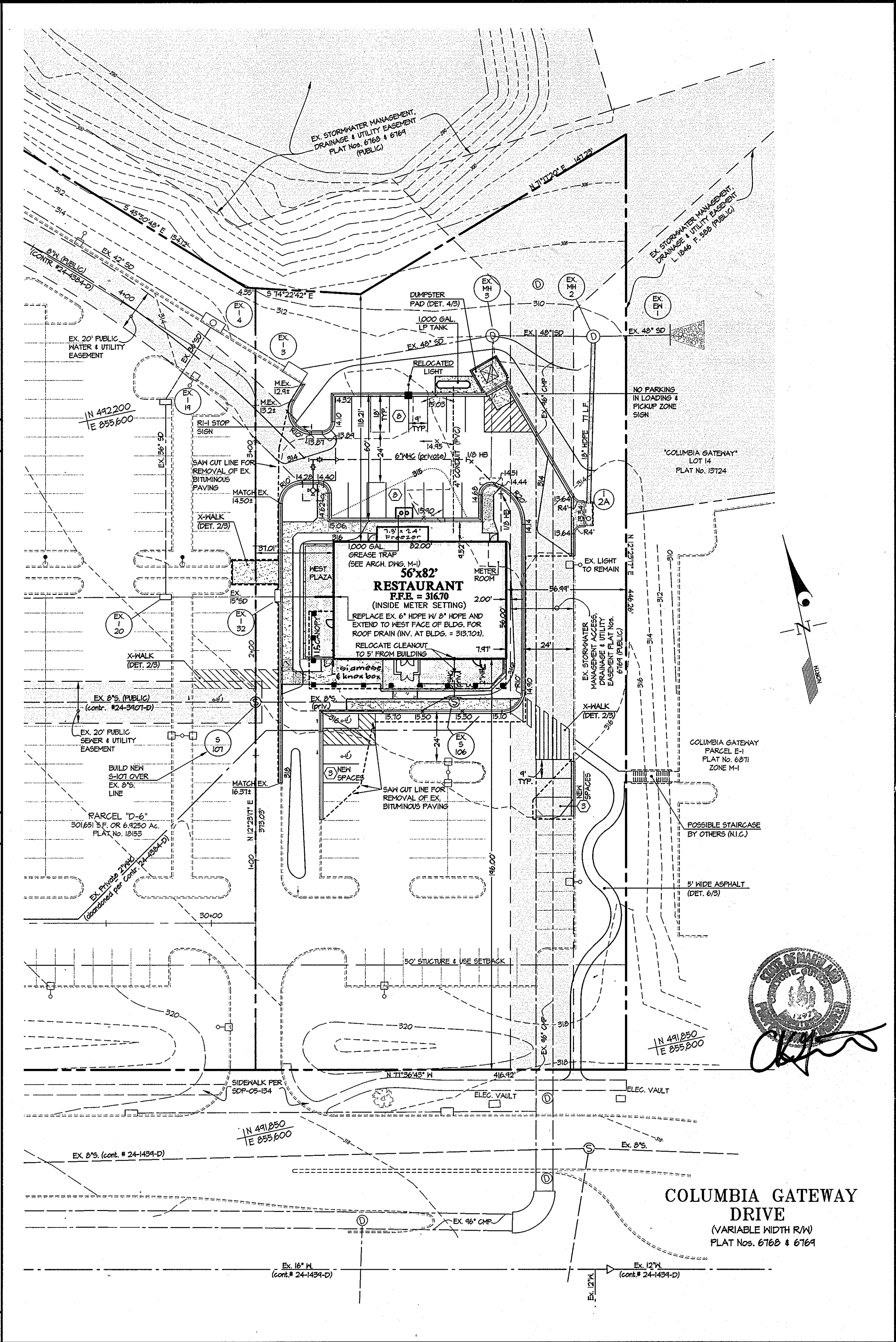
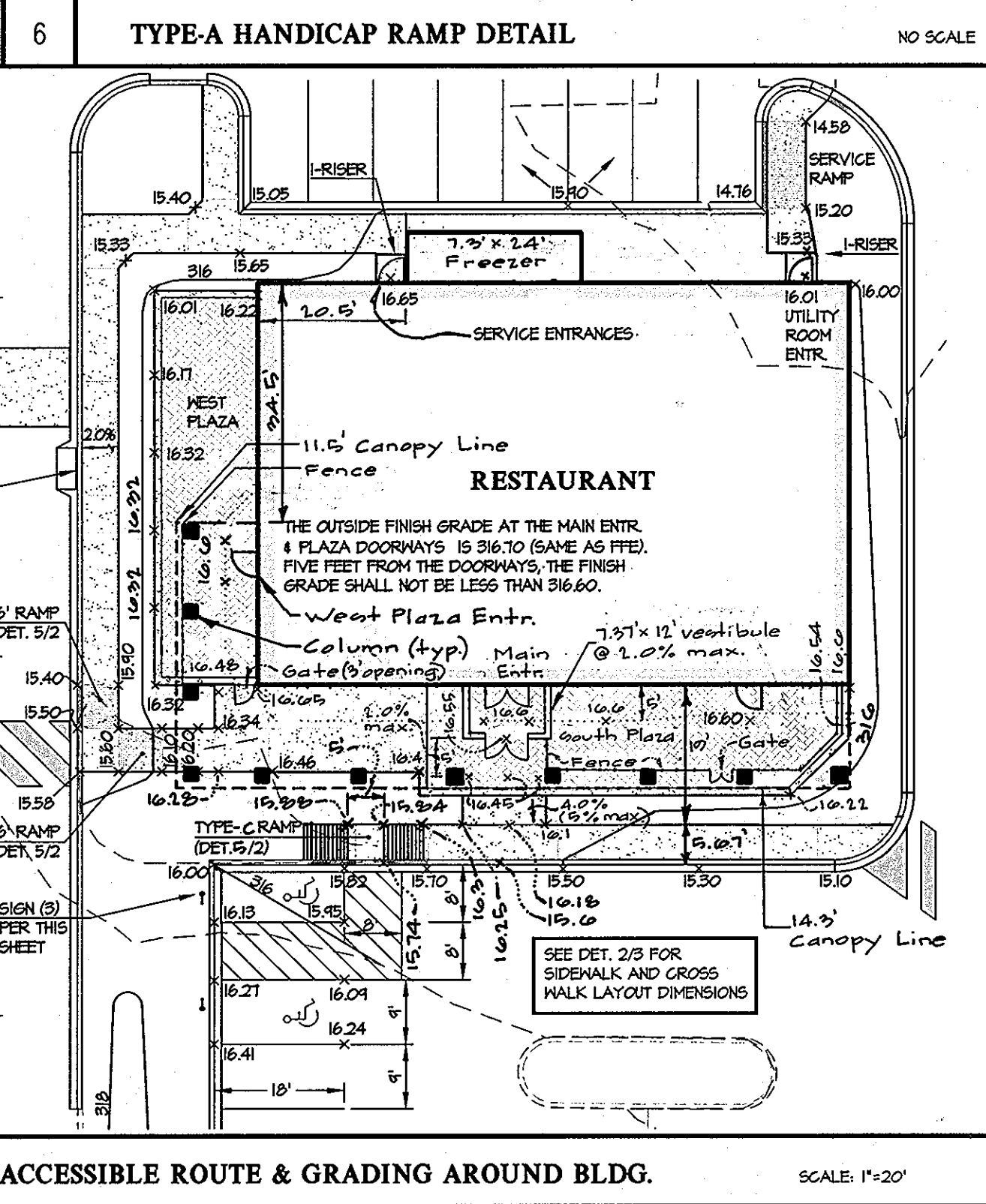
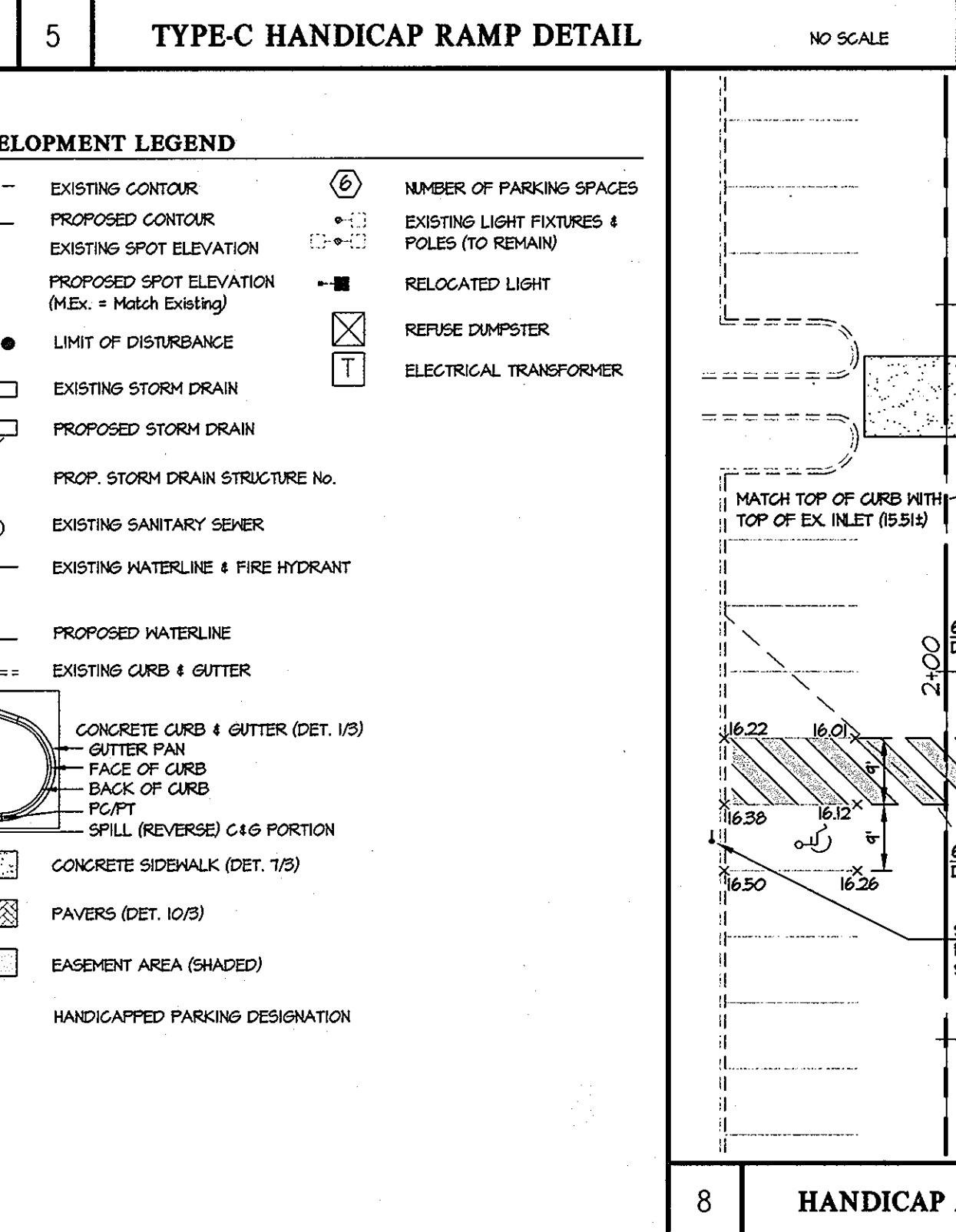
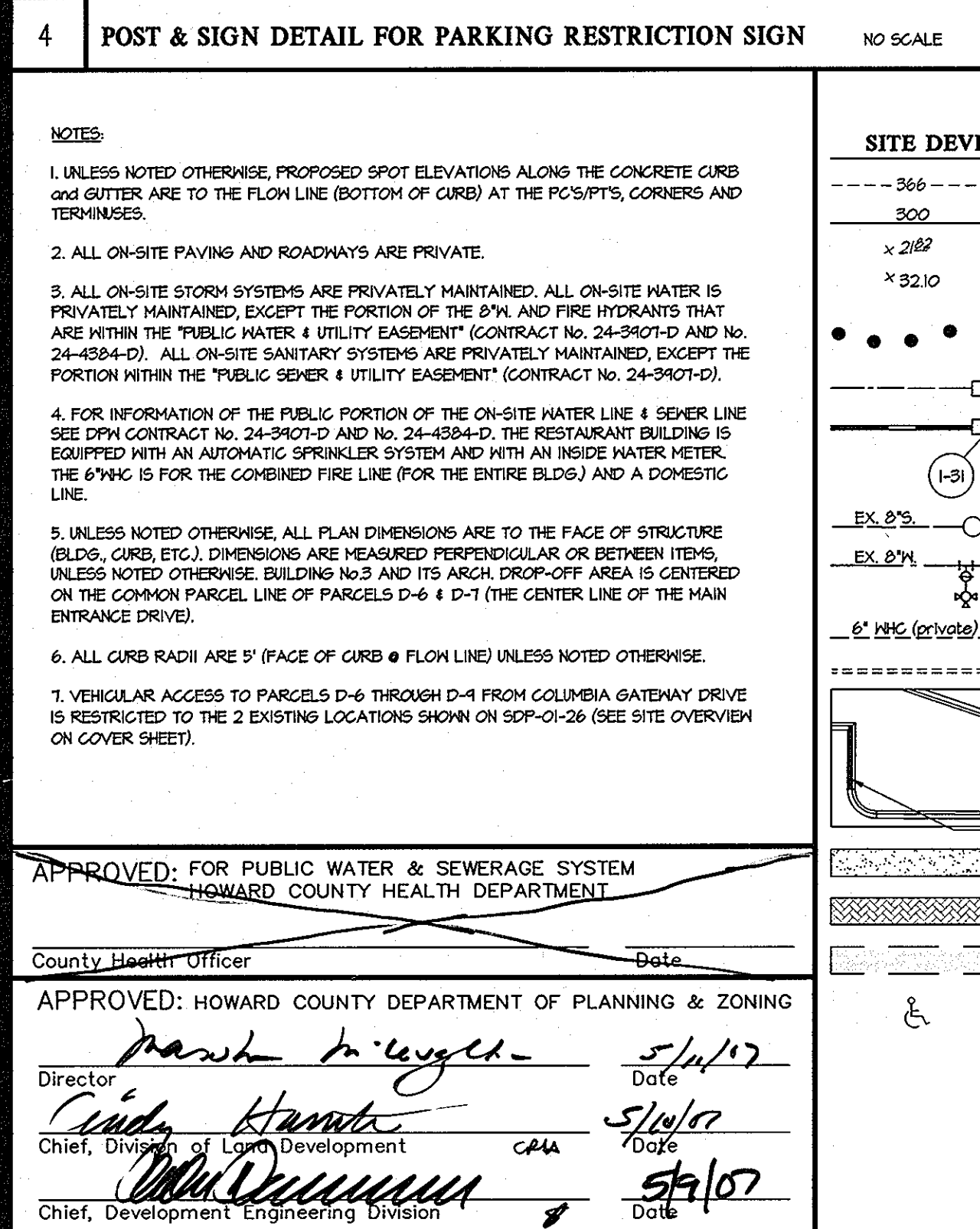
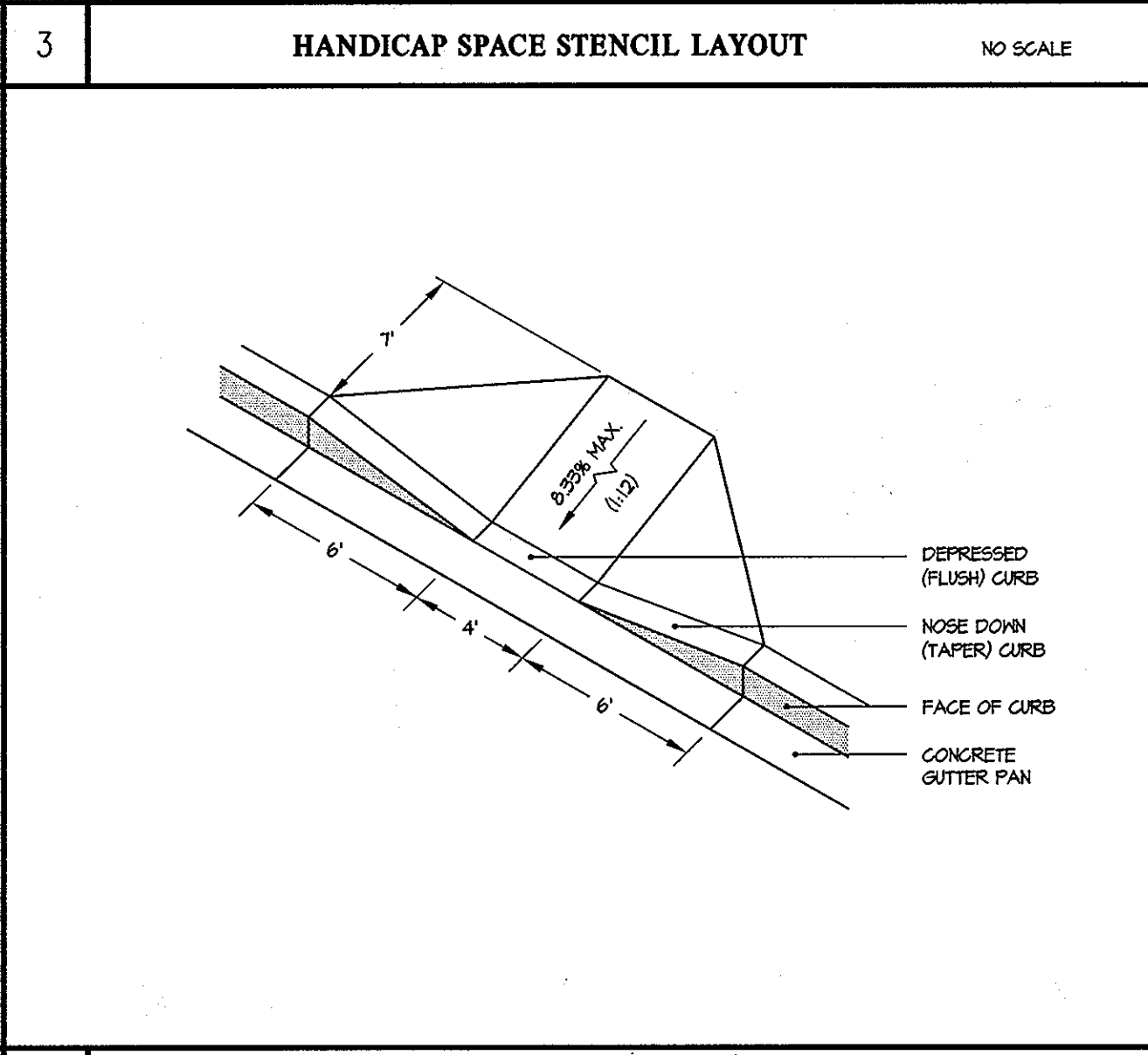
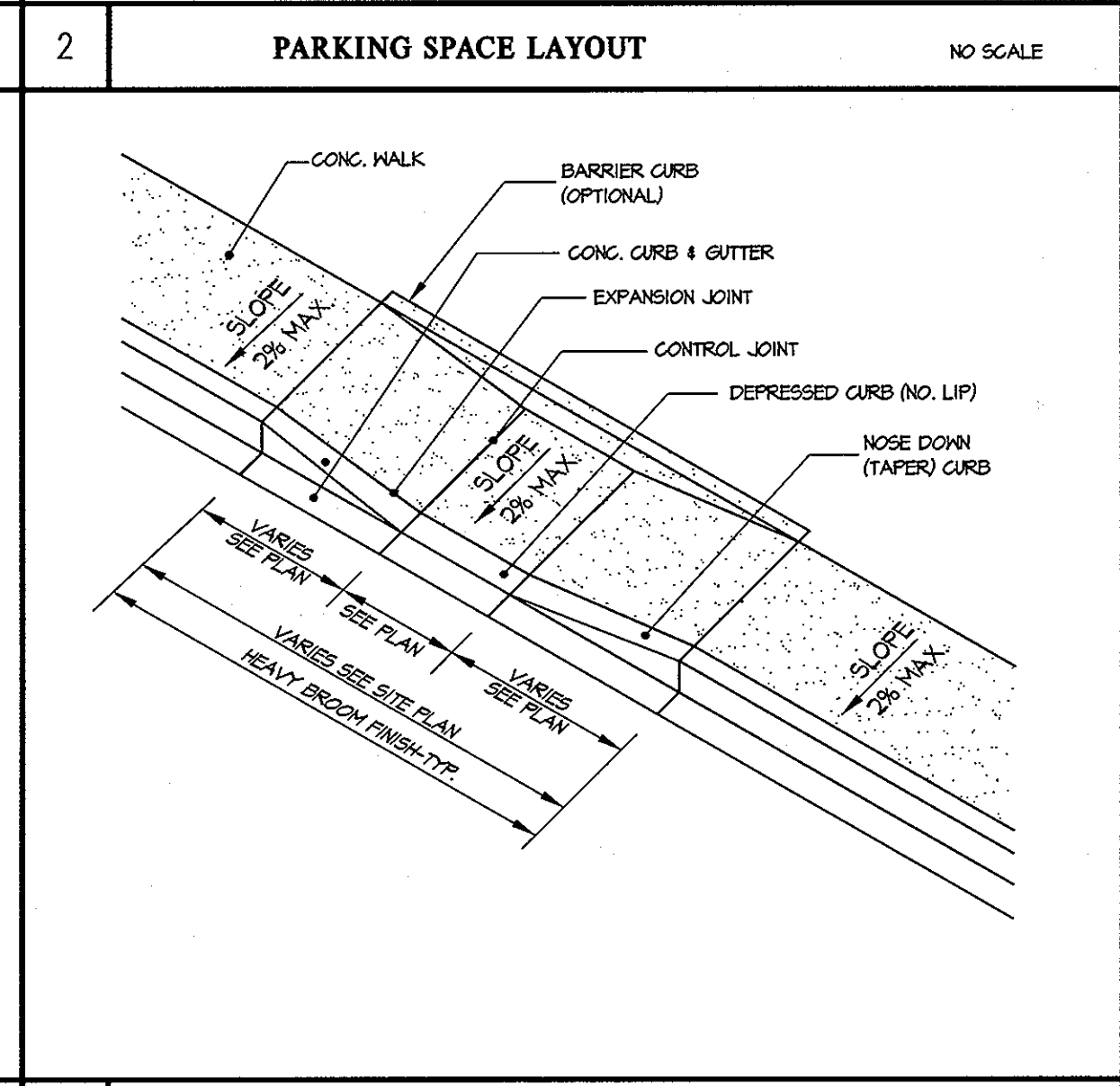
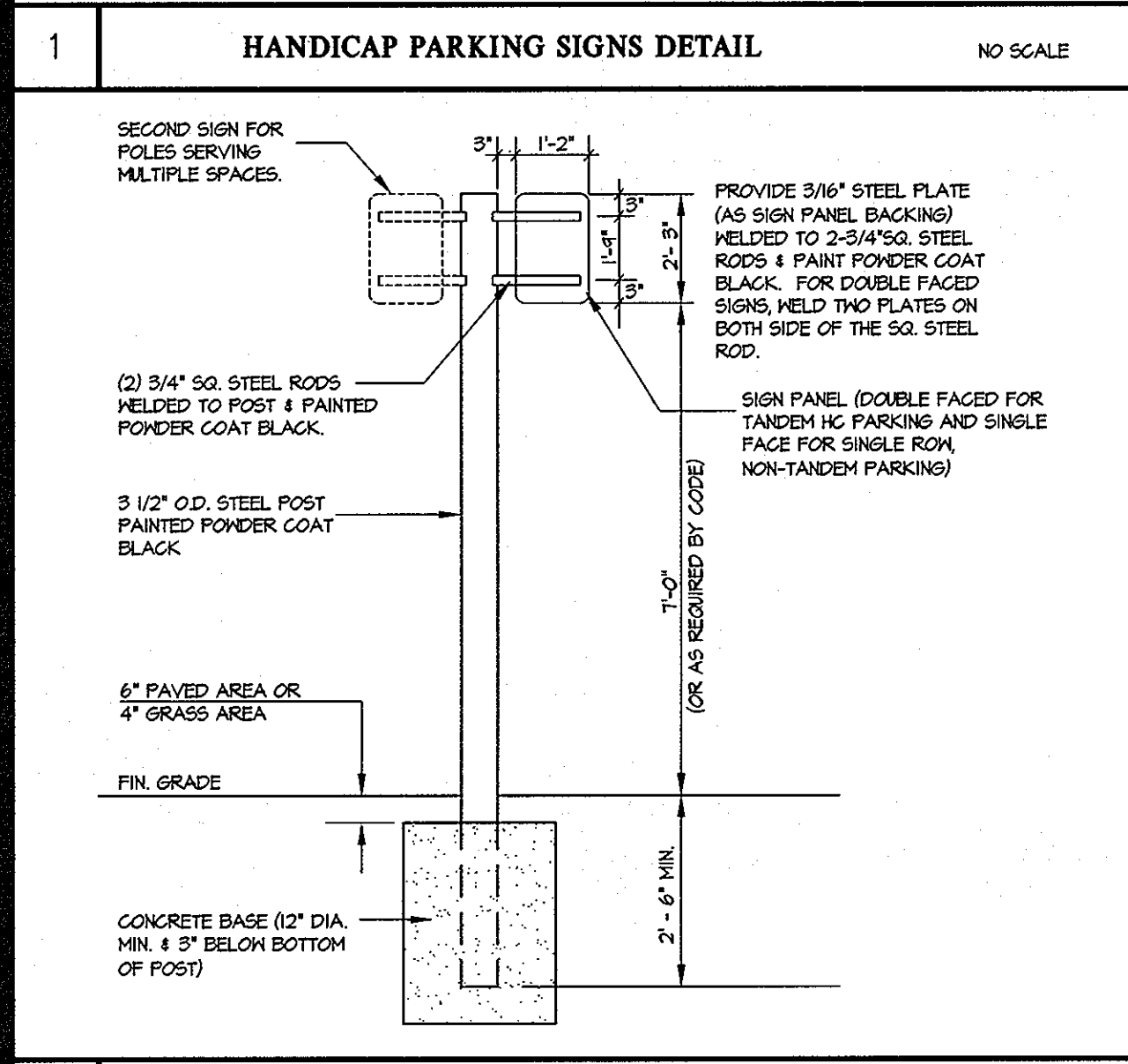
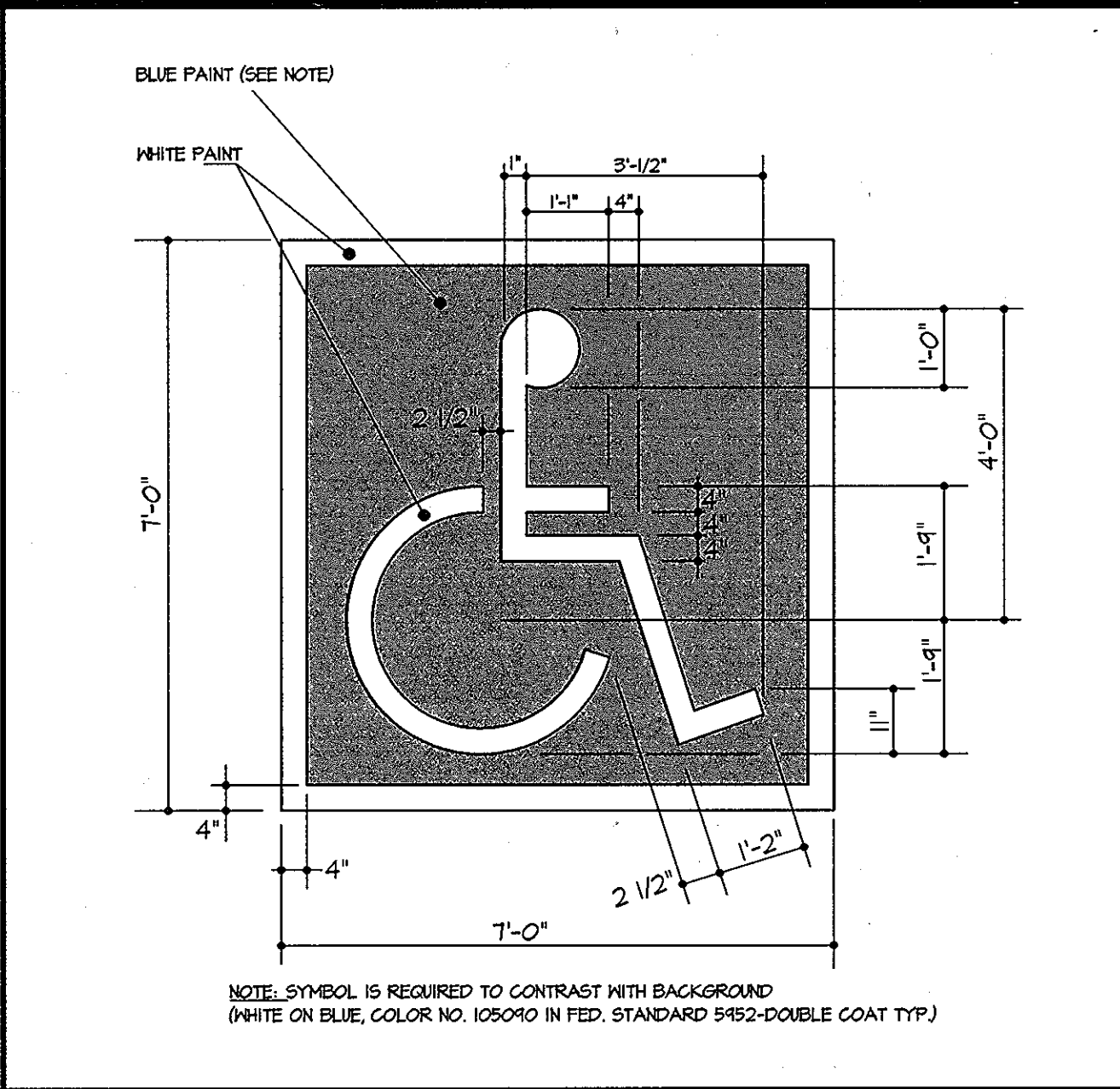
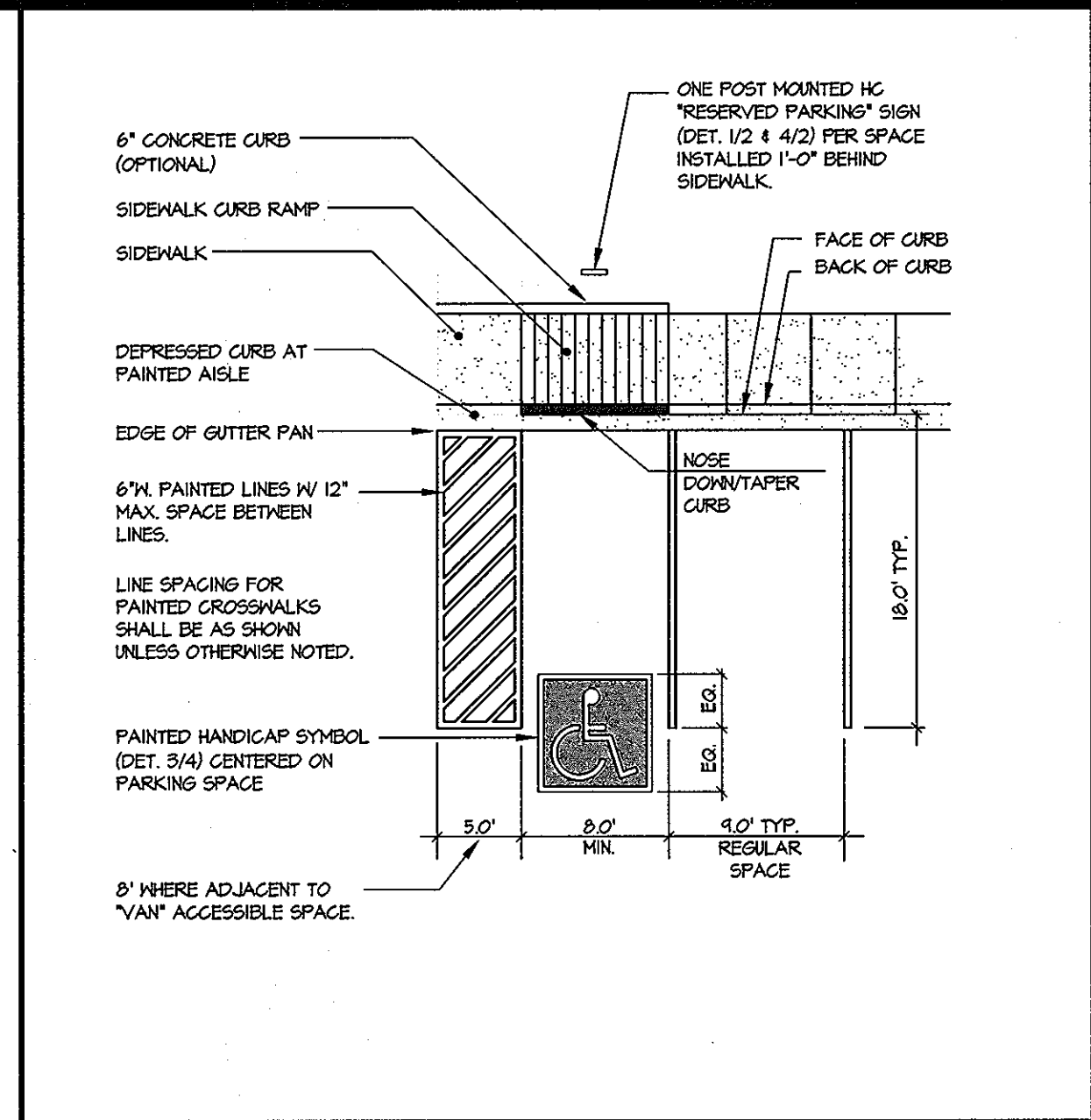
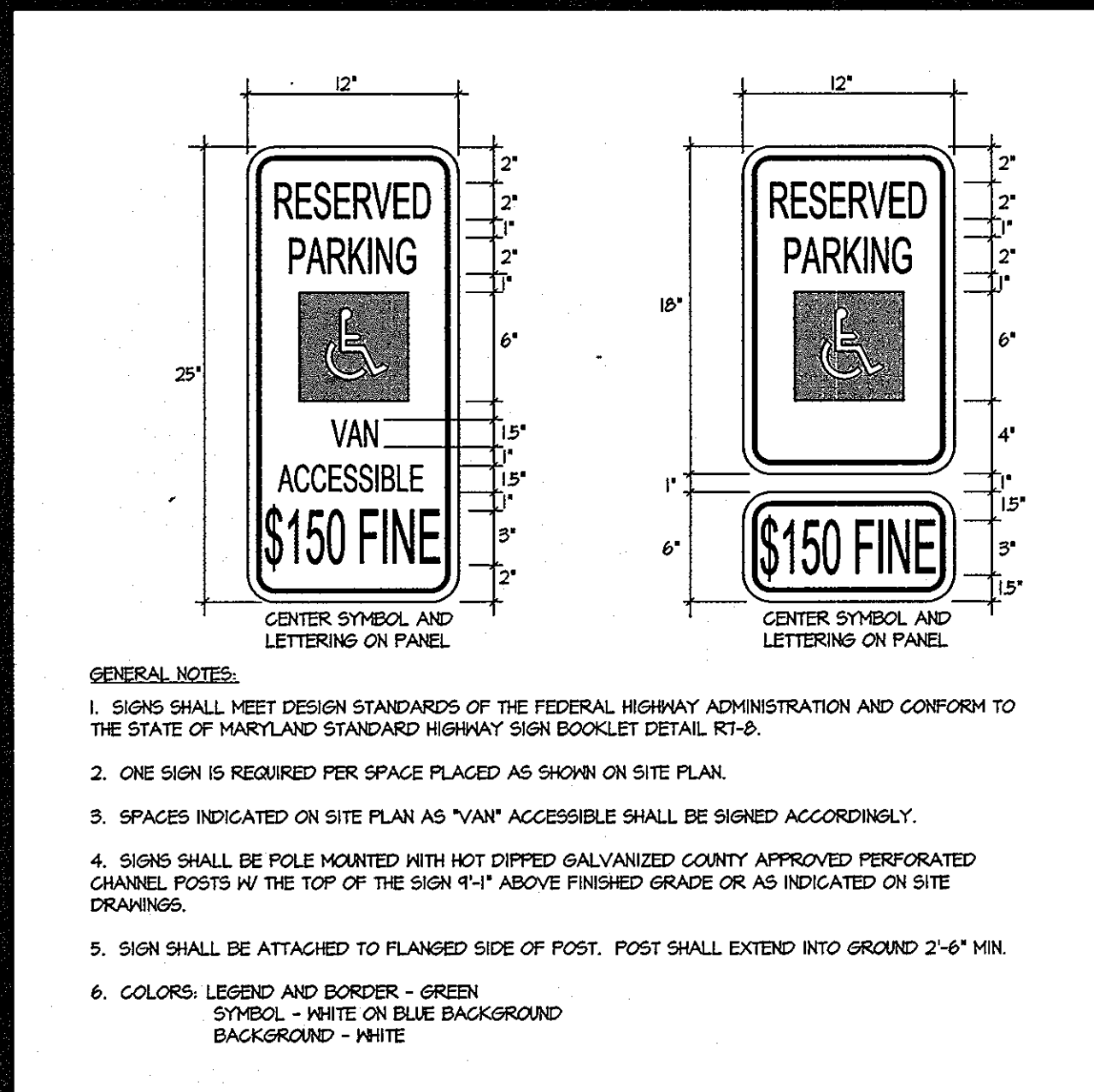
ADDRESS CHART

BUILDING	STREET ADDRESS
RESTAURANT	6741 COLUMBIA GATEWAY DR.

WATER CODE: E06
SEWER CODE: 3340000

PROJ. NAME: COLUMBIA GATEWAY, PARCEL D9
SECTION/AREA: N/A
PARCEL(S): D9

PLAT: 18153
ZONE: M-1
TAX MAP: 37
BLOCK: 6
ELEC. DIST.: 6
CENSUS TRACT: 606103



APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT

County Health Officer _____ Date _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director _____ Date 5/11/07

Chief, Division of Land Development _____ Date 5/11/07

Chief, Development Engineering Division _____ Date 5/11/07

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4188

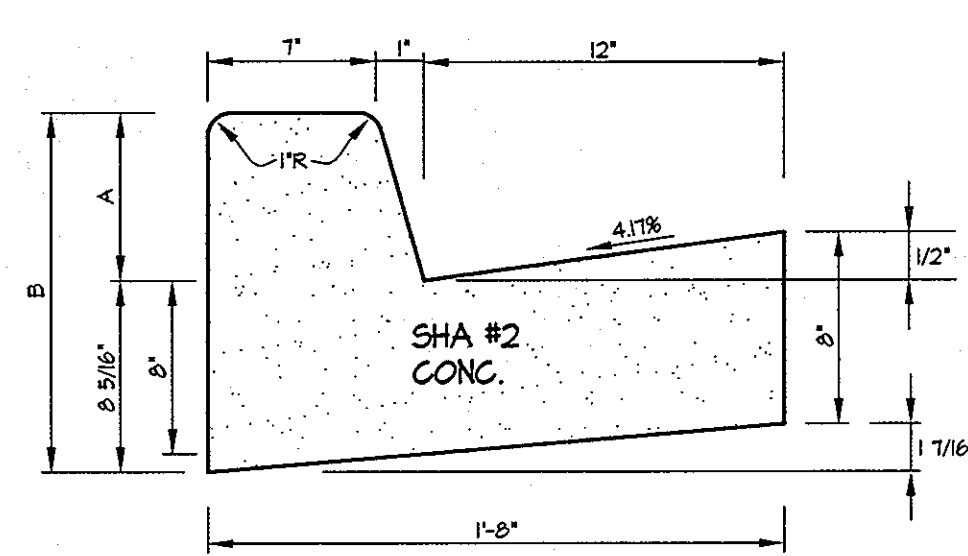
DATE	REVISION	BY	APPR.
07/01/06	added freezer to rear of bldg & vestibule to prevent	klp	
11/01/06	rev. bldg. canopy & door locations; rev. ramp & south sidewalk in plan view & det. 3	klp	

PROPERTY OWNER
6731 GATEWAY, LLC
By: Corporate Office Properties, LP, It's Sole Member
By: Corporate Office Properties Trust, General Partner
By: Roger A. Nussba, Jr., Executive Vice President

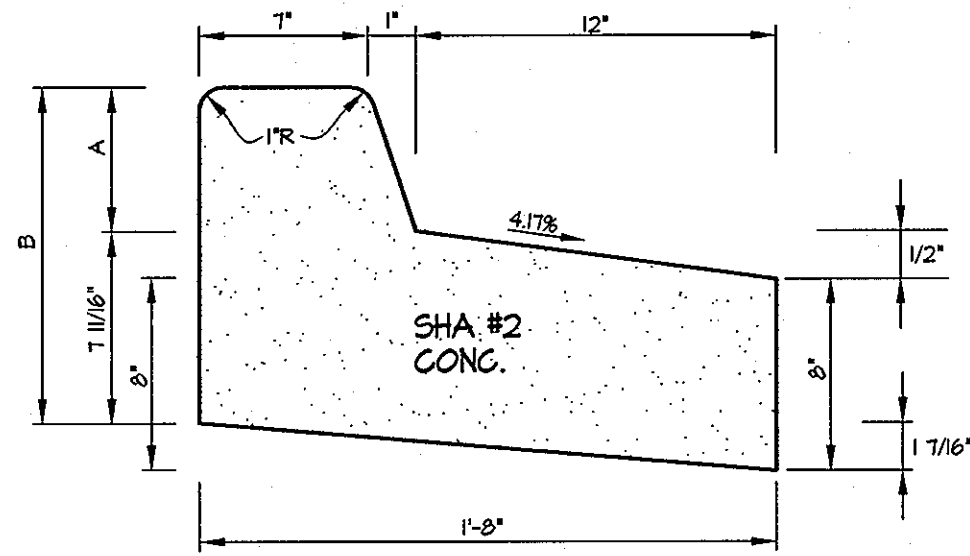
PREPARED FOR:
C/O: COPT Development & Construction Services, LLC
6711 Columbia Gateway Drive
Suite 300
Columbia, MD 21048
Phone: 443-285-5400

SITE DEVELOPMENT PLAN		SCALE	ZONING	G. L. W. FILE NO.
COLUMBIA GATEWAY RESTAURANT PARCEL D-9 FLAT NO. 18153		1"=30'	M-1	05-040
DATE	TAX MAP - GRID	SHEET		
APRIL/2007	37 - 19	2 OF 6		

HOWARD COUNTY, MARYLAND
ELECTION DISTRICT No. 6



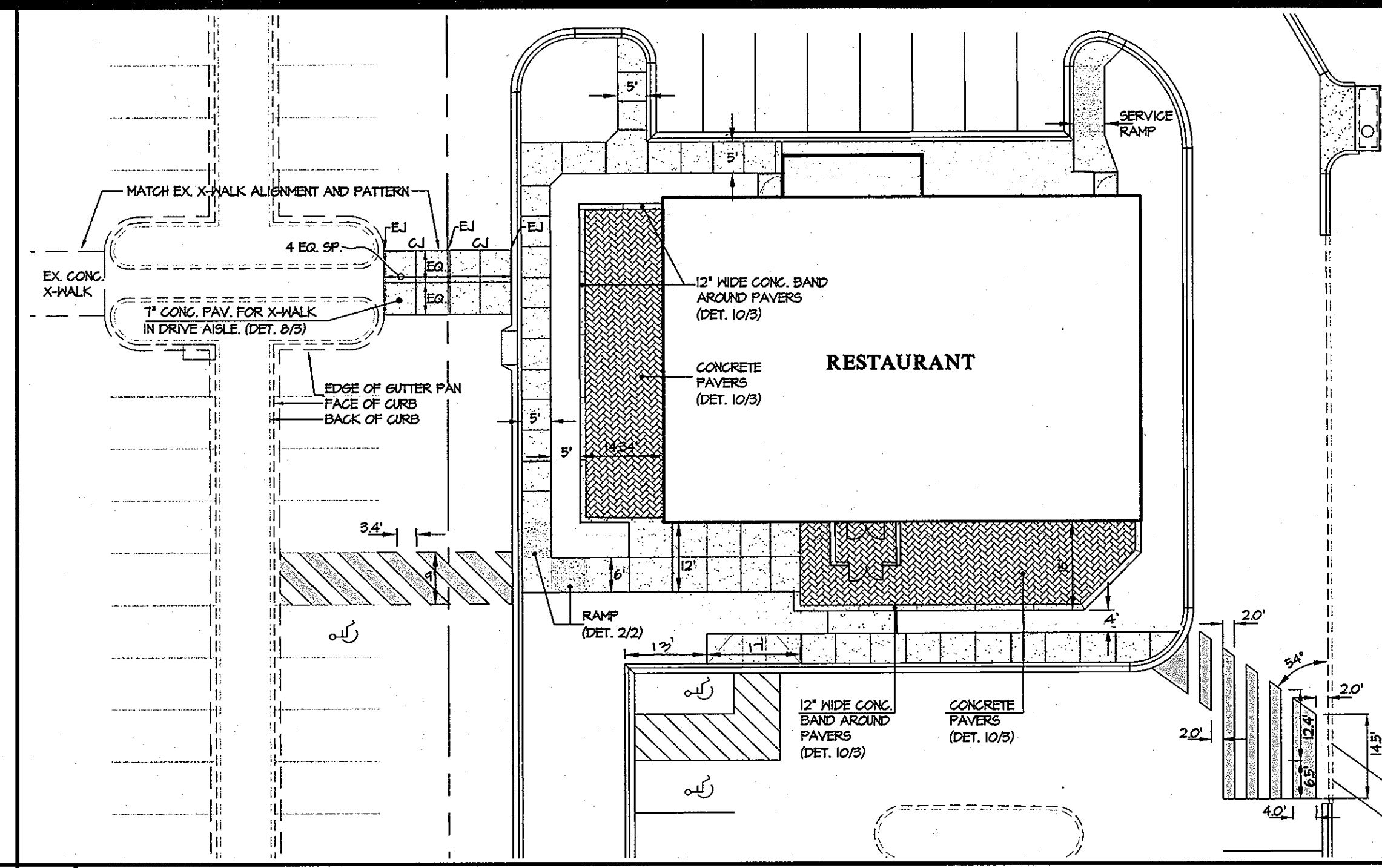
STANDARD COMBINATION CURB AND GUTTER



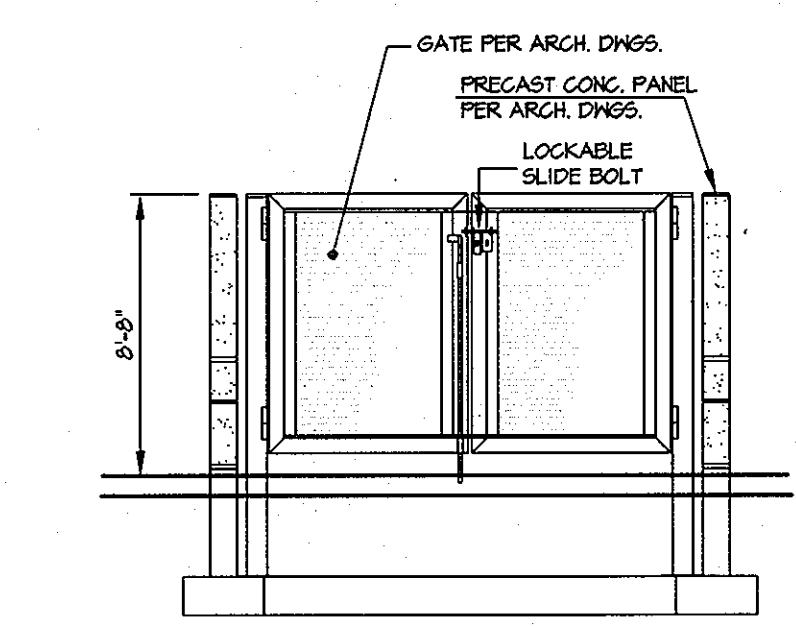
REVERSE COMBINATION CURB AND GUTTER

CURB HEIGHT	A	B
6"	6"	1'-2 5/16"
7"	7 5/16"	1'-3 1/2"

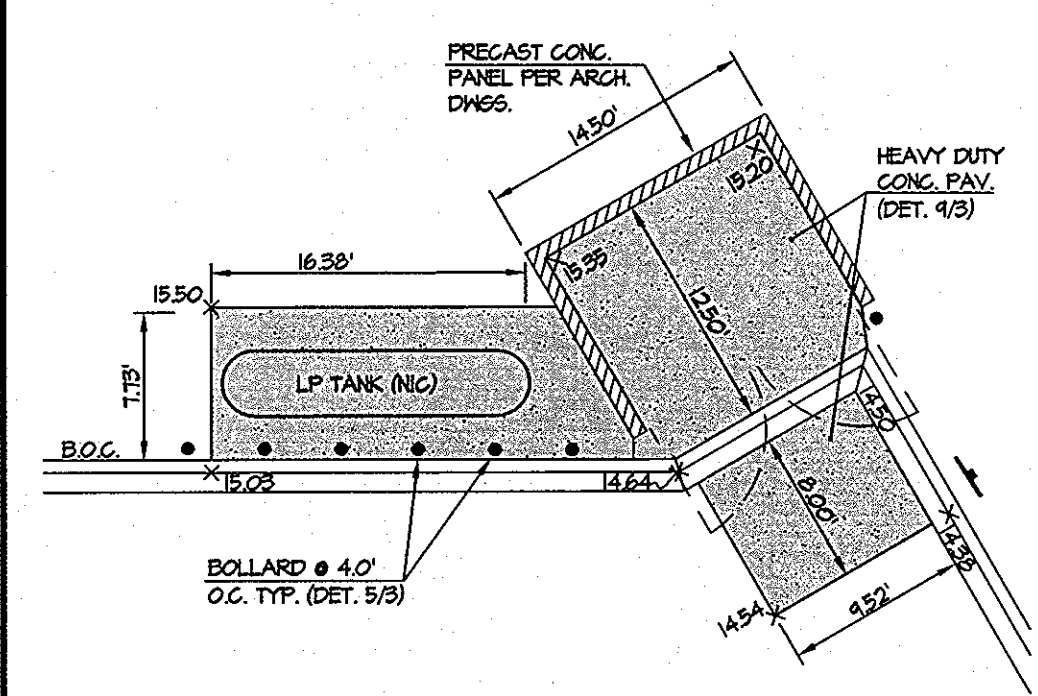
NOTES:
 1. 50' MAX. BETWEEN EXPANSION JOINTS & 10' MAX. BETWEEN CONTROL JOINTS.
 2. ALL ON-SITE CURB & GUTTER SHALL BE 6" HIGH. CURB & GUTTER IN PUBLIC R.O.M. SHALL BE 7" HIGH.
 3. STANDARD CURB & GUTTER SHALL BE USED WHERE THE DRIVEWAY SLOPES TOWARDS THE CURB & GUTTER. REVERSE CURB & GUTTER SHALL BE USED WHERE THE DRIVEWAY SLOPES AWAY FROM THE CURB & GUTTER.



2 CROSS WALKS and SIDEWALK LAYOUT DETAIL SCALE: 1" = 20'

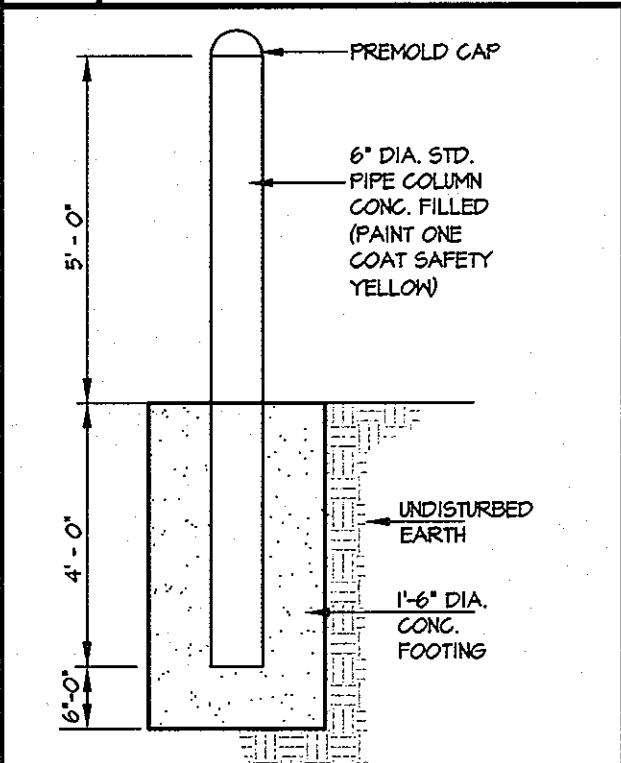


3 GATED DUMPSTER ENCLOSURE NO SCALE

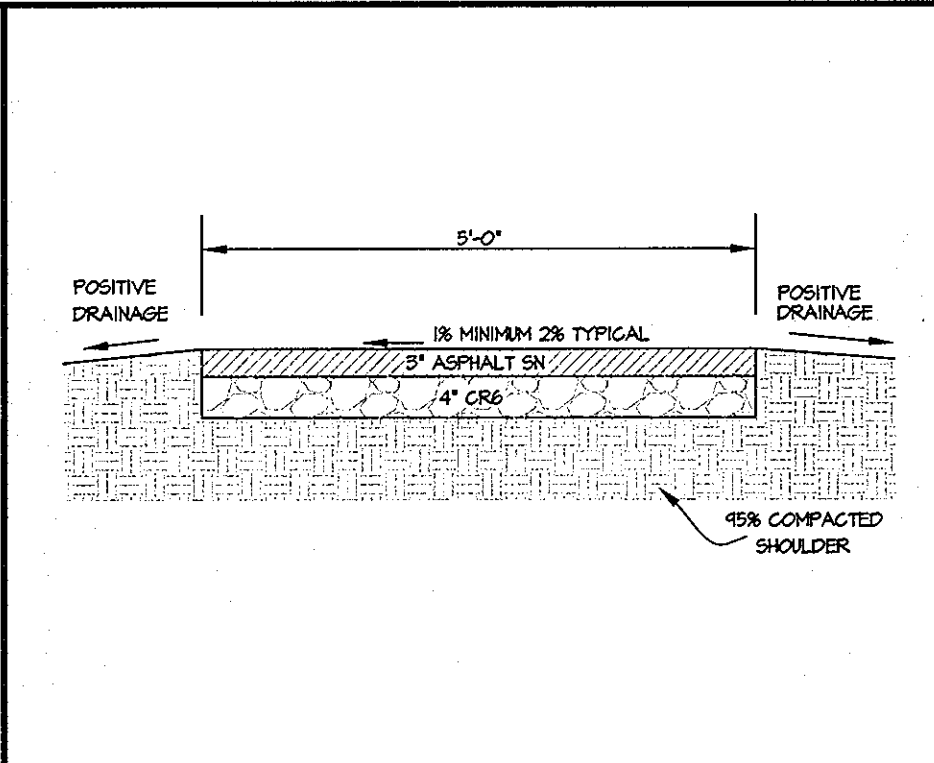


4 DUMPSTER & LP TANK AREA DETAIL SCALE: 1" = 10'

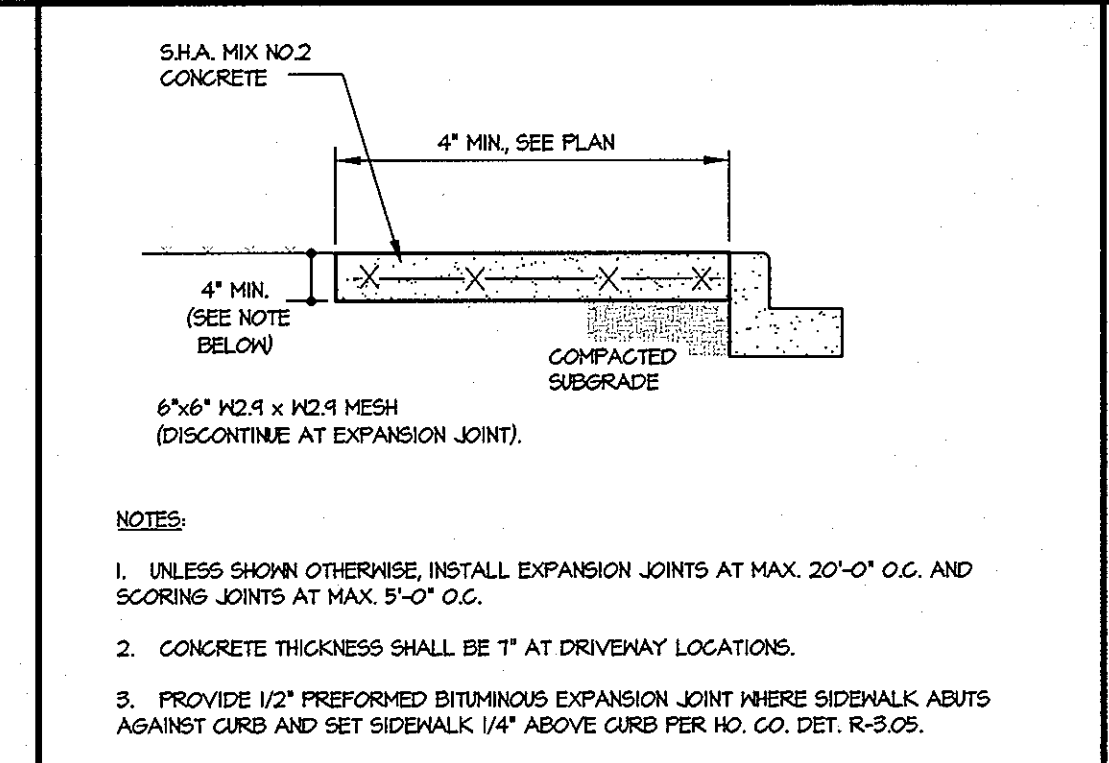
1 TYPE-A CONCRETE CURB AND GUTTER (STANDARD AND REVERSE) NO SCALE



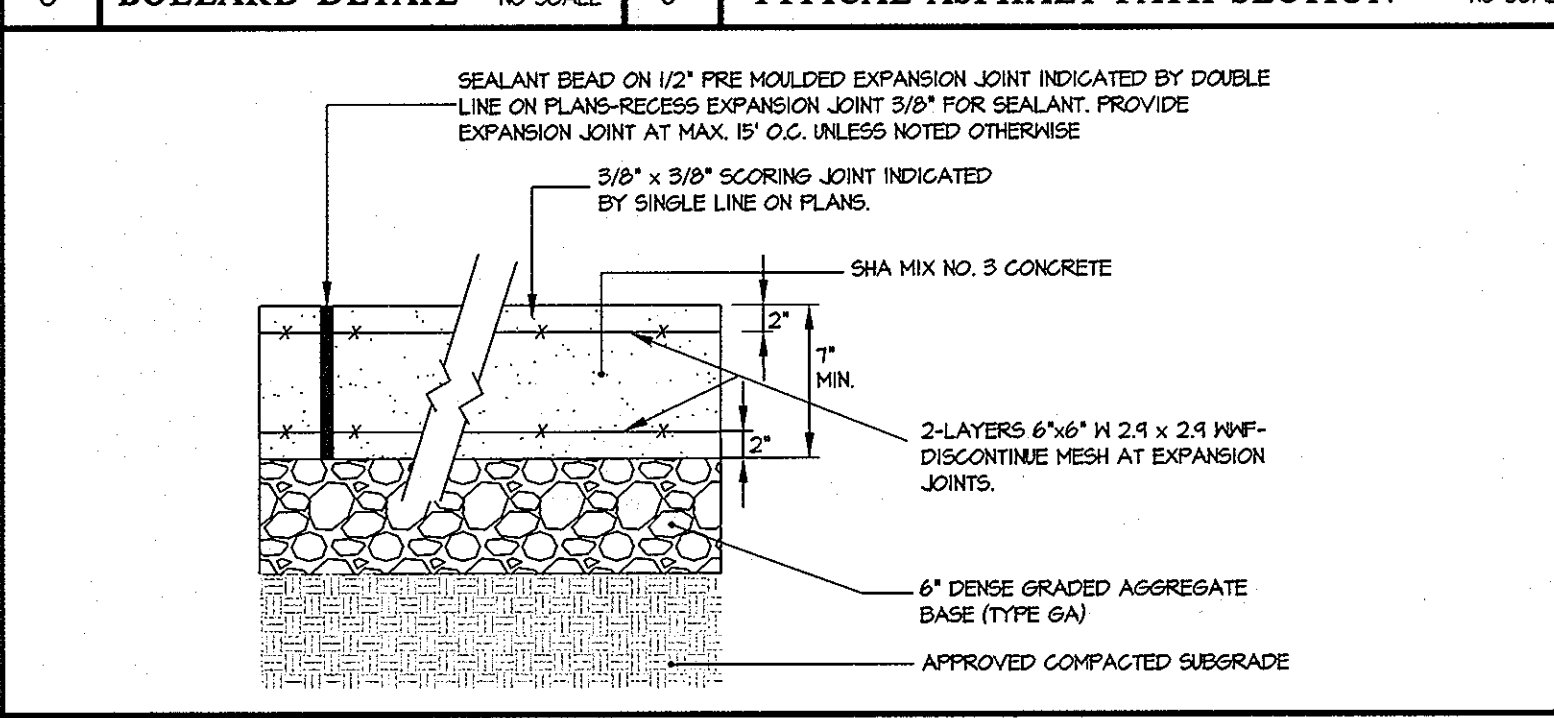
5 BOLLARD DETAIL NO SCALE



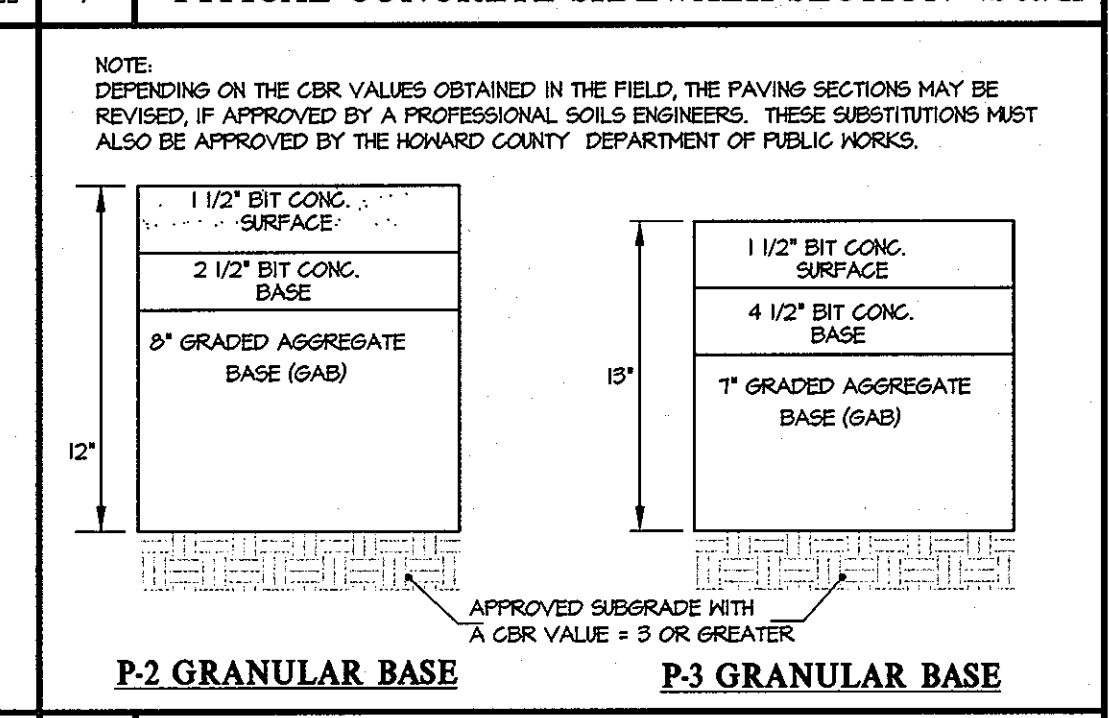
6 TYPICAL ASPHALT PATH SECTION NO SCALE



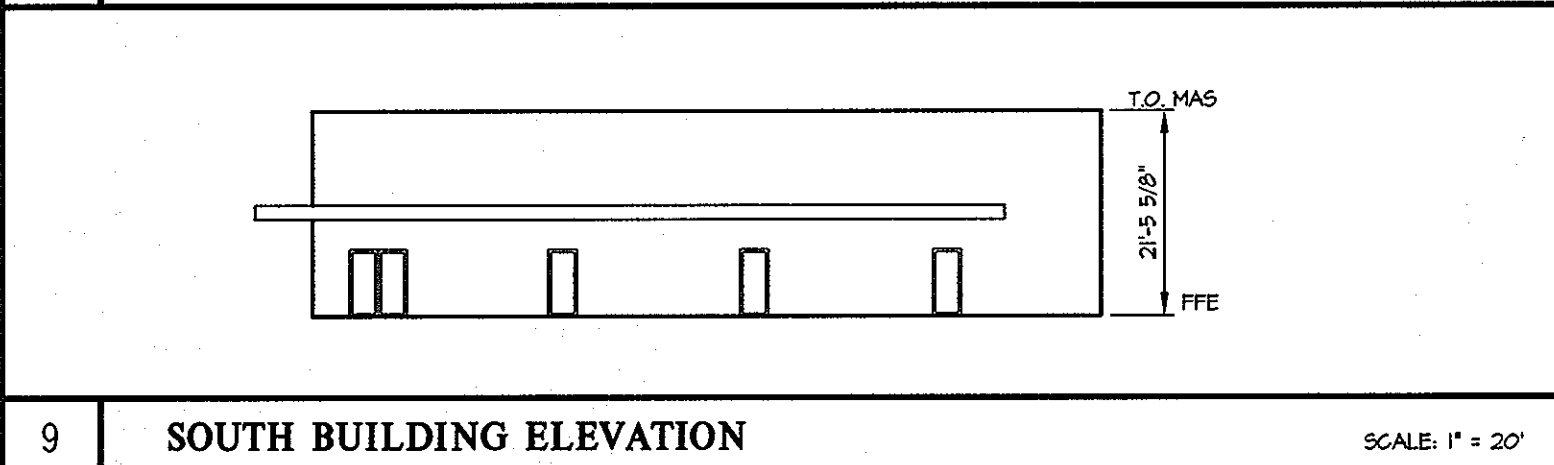
7 TYPICAL CONCRETE SIDEWALK SECTION NO SCALE



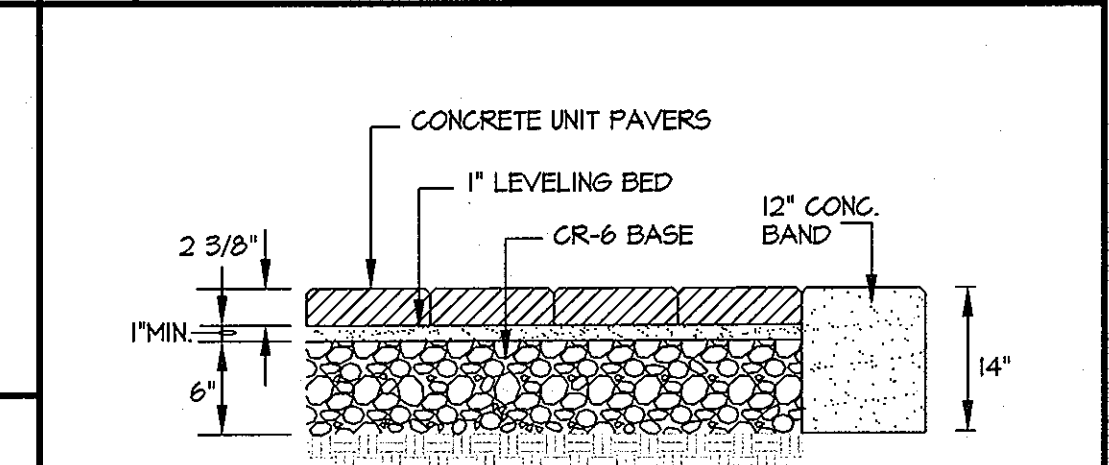
8 HEAVY DUTY CONCRETE PAVEMENT SECTION NO SCALE



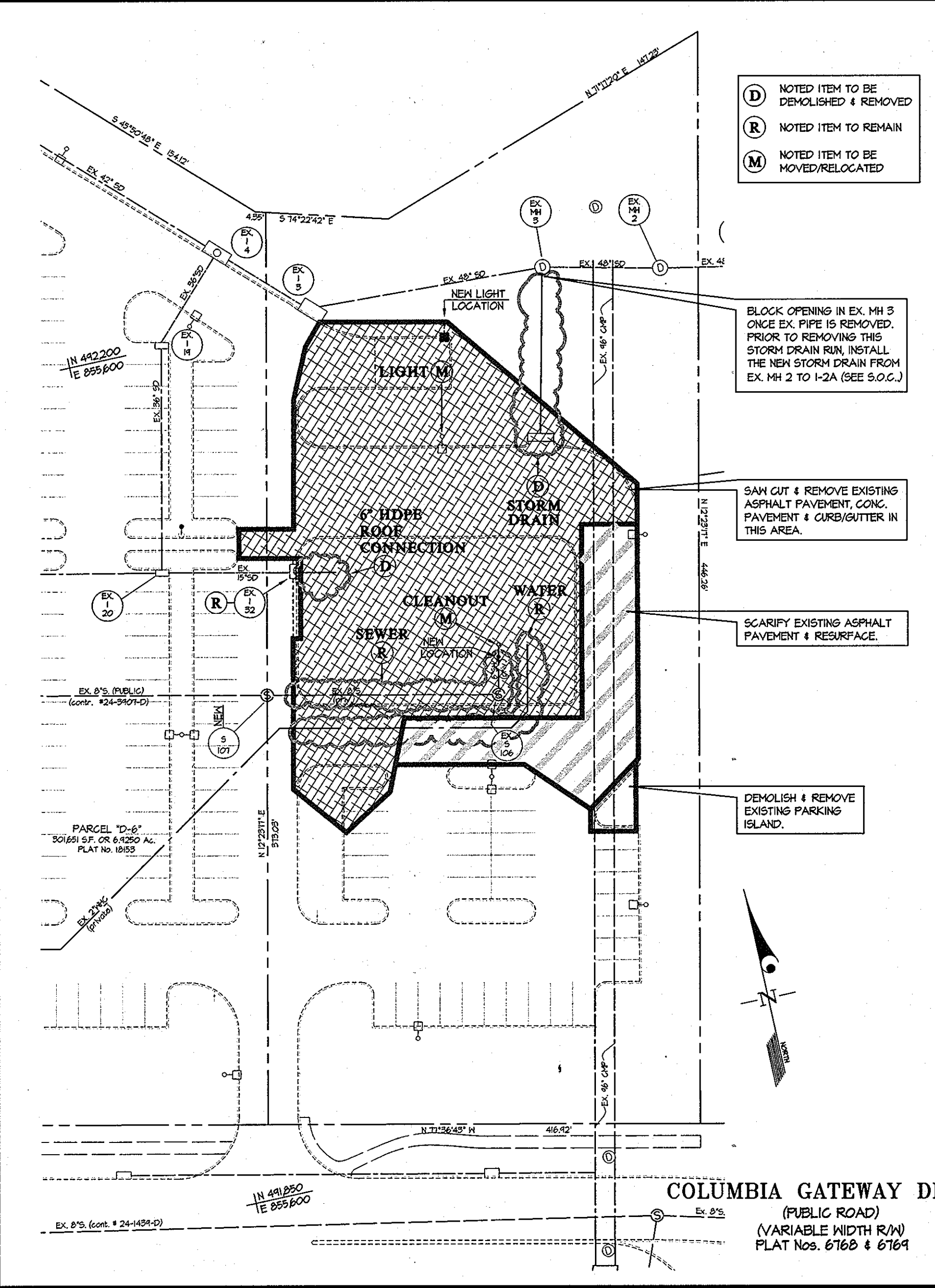
9 BITUMINOUS PAVING SECTIONS NO SCALE



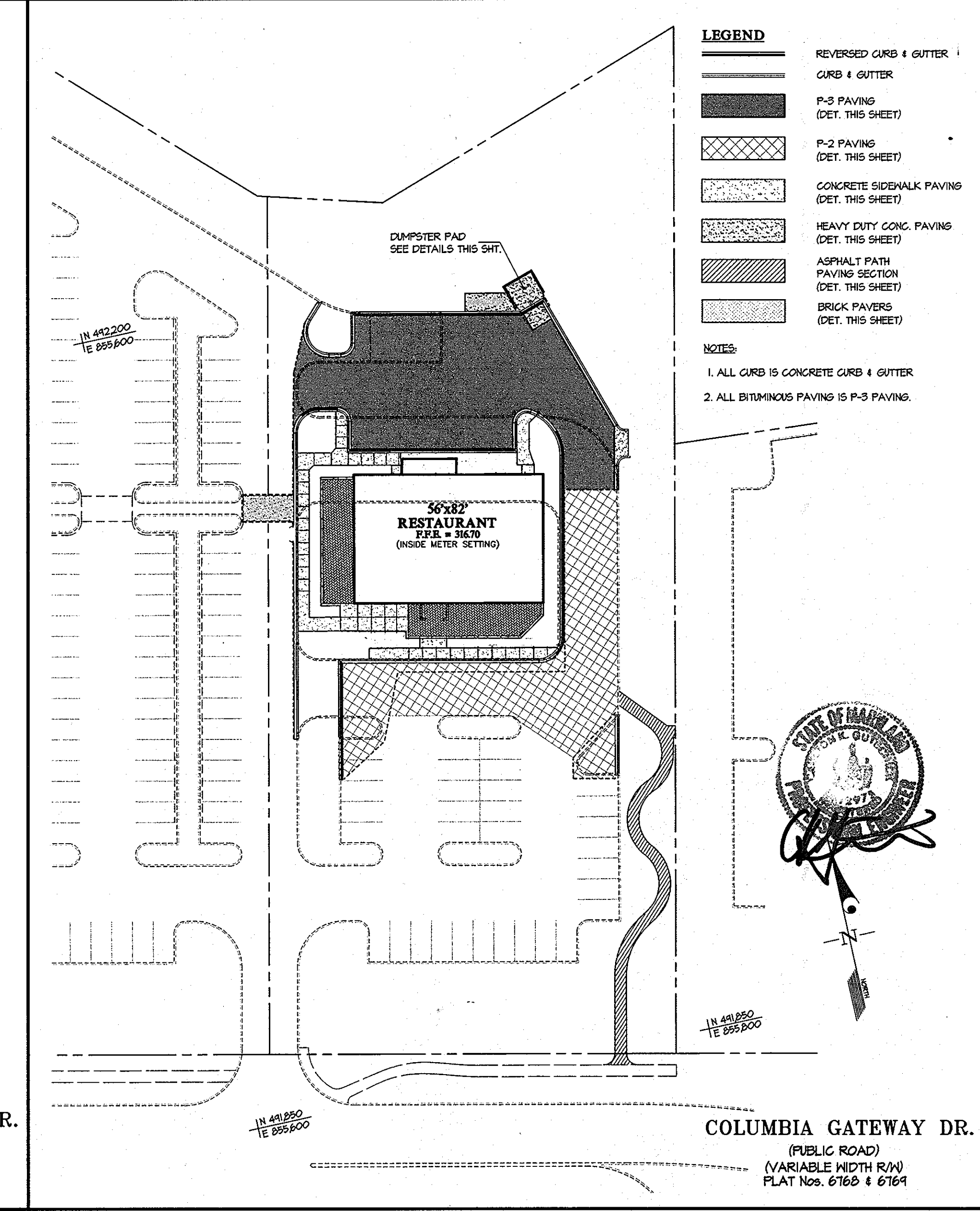
9 SOUTH BUILDING ELEVATION SCALE: 1" = 20'



10 CONC. PAVER/ CONC. BAND DETAIL NO SCALE



DEMOLITION PLAN SCALE: 1" = 40'



PAVING DELINEATION PLAN SCALE: 1" = 40'

LEGEND

- REVERSED CURB & GUTTER
- CURB & GUTTER
- P-3 PAVING (DET. THIS SHEET)
- P-2 PAVING (DET. THIS SHEET)
- CONCRETE SIDEWALK PAVING (DET. THIS SHEET)
- HEAVY DUTY CONC. PAVING (DET. THIS SHEET)
- ASPHALT PATH PAVING SECTION (DET. THIS SHEET)
- BRICK PAVERS (DET. THIS SHEET)

NOTES:
 1. ALL CURB IS CONCRETE CURB & GUTTER.
 2. ALL BITUMINOUS PAVING IS P-3 PAVING.

APPROVED FOR PUBLIC WATER & SEWERAGE SYSTEM
 HOWARD COUNTY HEALTH DEPARTMENT

County Health Officer: _____ Date: _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Mark K. Wright* Date: 5/11/07

Chief, Division of Land Development: *Cindy Hamer* Date: 5/16/07

Chief, Development Engineering Division: *Michael...* Date: 5/19/07

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT. 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

Drawings: 05040\Restaurant\05040-DET.dwg DES. MBT DRN. KLP CHK. _____

DATE	REVISION	BY	APPR.
7/8/07	Revised paving plan & sidewalk layout detail with freezer & vestibule	klp	

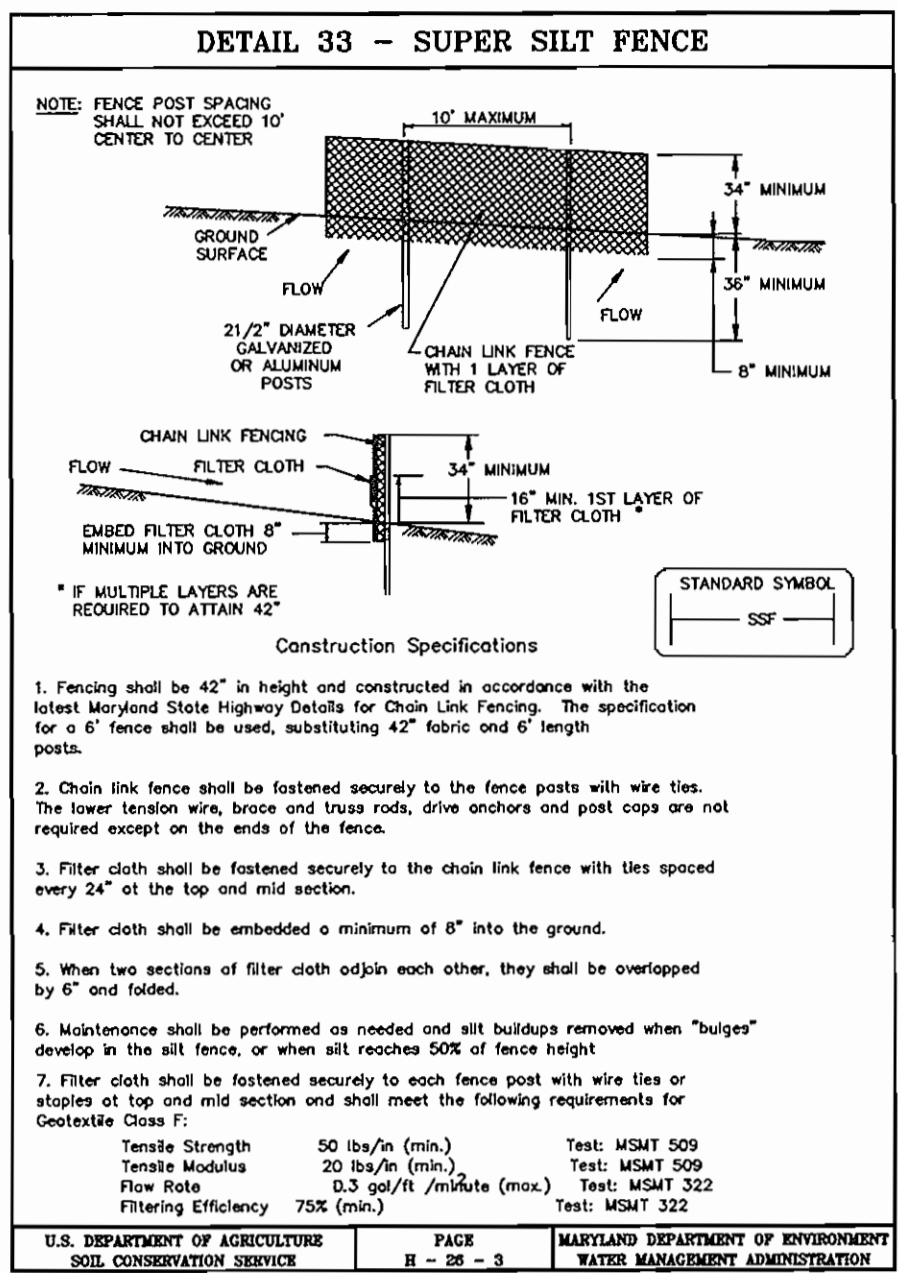
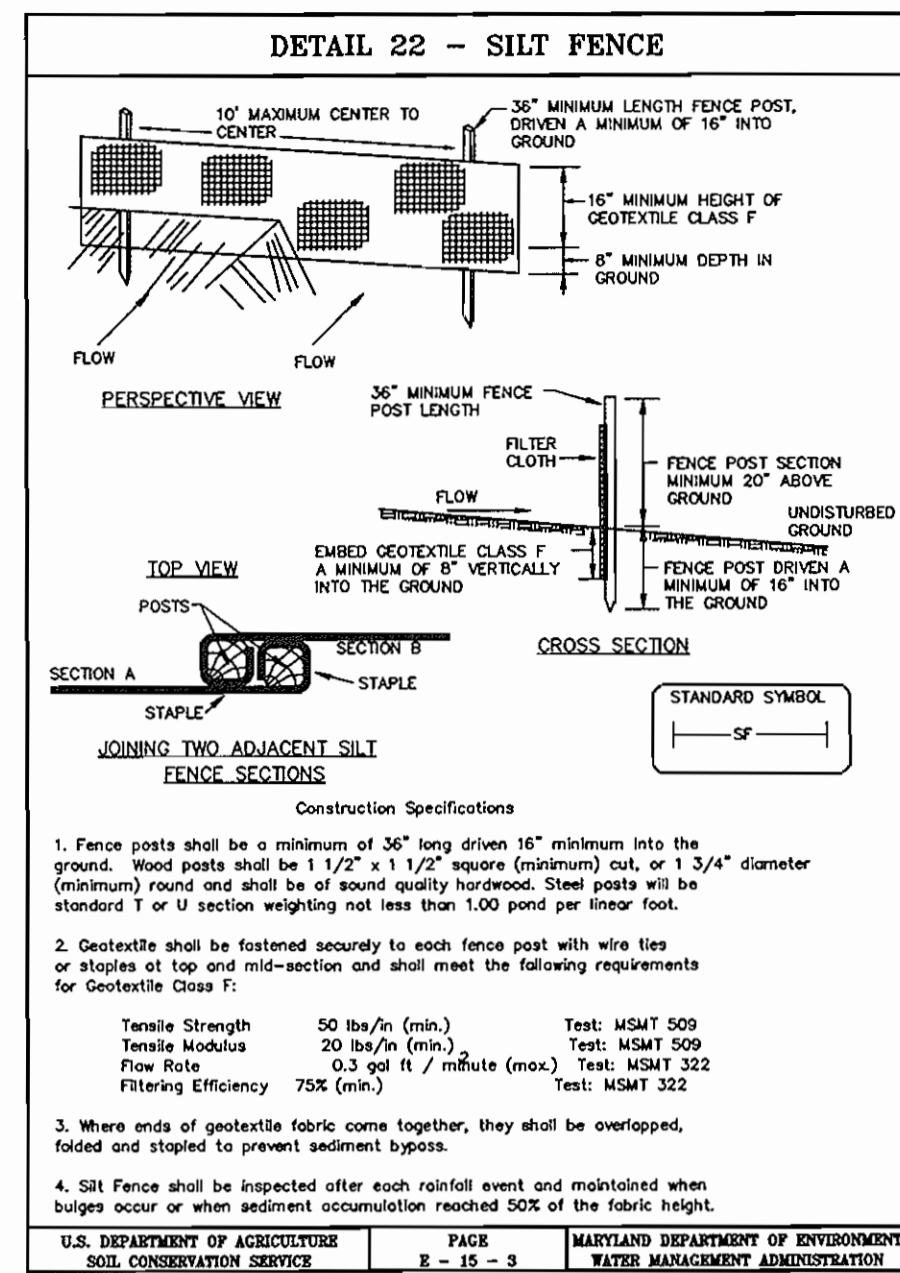
PROPERTY OWNER: 6731 GATEWAY, LLC
 PREPARED FOR: C/O: 00PT Development & Construction Services, LLC
 It's A Sale Member
 By: Corporate Office Properties Trust, General Partner
 Roger A. Woodhouse, Jr. Executive Vice President

DEMOLITION PLAN / PAVING PLAN / SITE DETAILS

COLUMBIA GATEWAY RESTAURANT
 PARCEL D-9
 PLAT NO. 18153

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	M-1	05-040
DATE	TAX MAP - GRID	SHEET
APRIL/2007	37 - 19	3 OF 6



STANDARD AND SPECIFICATIONS FOR TOPSOIL

DEFINITION
PLACEMENT OF TOPSOIL OVER A PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION.

PURPOSE
TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.

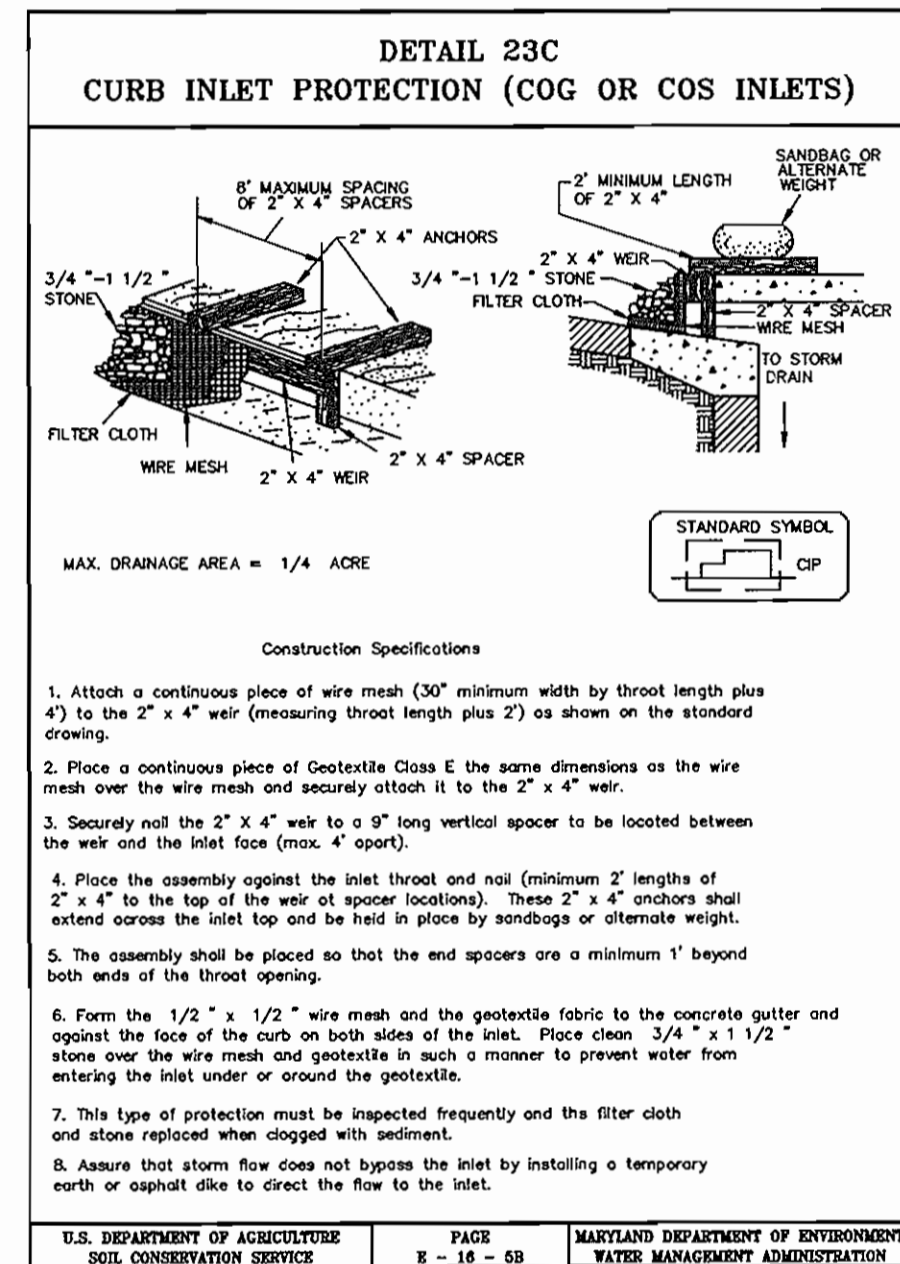
CONDITIONS WHERE PRACTICE APPLIES

- THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPE WHERE:
 - THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
 - THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUOUS SUPPLY OF MOISTURE AND PLANT NUTRIENTS.
 - THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
 - THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.

CONSTRUCTION AND MATERIAL SPECIFICATIONS

- TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE RESPECTIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-SCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.
- TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:
 - TOPSOIL SHALL BE A LOAM SANDY LOAM CLAY LOAM, SILT LOAM SANDY CLAY LOAM, LOAMY SAND, OTHER SOILS MAY BE USED IF RECOMMENDED BY A AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. REGARDLESS, TOPSOIL SHALL NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 9% BY VOLUME OF SANDS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1/2" IN DIAMETER.
 - TOPSOIL MUST BE FREE OF PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
 - WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE SPREAD AT THE RATE OF 4-8 TONS/ACRE (200-400 POUNDS PER 1000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.
- FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:
 - PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 2.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS (OR SEE SEEDING NOTES).
- FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:
 - ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER & LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:
 - PH FOR TOPSOIL SHALL BE BETWEEN 6.0 AND 7.5. IF THE TESTED SOIL DEMONSTRATES A PH LESS THAN 6.0, SUFFICIENT LIME SHALL BE PRESCRIBED TO RAISE THE PH TO 6.5 OR HIGHER.
 - ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 15 PERCENT BY WEIGHT.
 - TOPSOIL HAVING SOLUBLE SALT GREATER THAN 500 PARTS PER MILL SHALL NOT BE USED.
 - NO SOD OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (4 DAYS MIN) TO PERMIT DISPERSION OF PHOTO-TOXIC MATERIALS.
 - PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 2.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS (OR SEE SEEDING NOTES).
- TOPSOIL APPLICATION
 - WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSION, GRADE STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE AND SEDIMENT TRAPS AND BASINS.
 - GRASSES OR THE AREAS TO BE TOPSOILED WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBERT 4"-8" HIGHER IN ELEVATION.
 - TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4"-8" LAYER AND LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF 4". SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER DROPPY CONDITION WHEN THE SEED IS EXPOSED TO SOIL IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDING PREPARATION.
- ALTERNATIVE FOR PERMANENT SEEDING - INSTEAD OF APPLYING THE FULL AMOUNTS OF LIME AND COMMERCIAL FERTILIZER, COMPOSTED SLUDGE AND AMENDMENTS MAY BE APPLIED AS SPECIFIED BELOW:
 - COMPOSTED SLUDGE MATERIAL FOR USE AS A SOIL CONDITIONER FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES SHALL BE TESTED TO PRESCRIBE AMENDMENTS AND FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
 - COMPOSTED SLUDGE SHALL BE SUPPLIED BY, OR ORIGINATE FROM, A PERSON OR PERSONS THAT ARE PERMITTED (AT THE TIME OF ACQUISITION OF THE COMPOST) BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT UNDER COMPOST 26.04.08.
 - COMPOSTED SLUDGE SHALL CONTAIN AT LEAST 1 PERCENT NITROGEN (15 PERCENT PHOSPHORUS), AND 0.2 PERCENT POTASSIUM AND HAVE A PH OF 7.0 TO 8.0. IF COMPOST DOES NOT MEET THESE REQUIREMENTS, THE APPROPRIATE CONSTITUENTS MUST BE ADDED TO MEET THE REQUIREMENTS PRIOR TO USE.
 - COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1,000 SQUARE FEET.
 - COMPOSTED SLUDGE SHALL BE AMENDED WITH A POTASSIUM FERTILIZER APPLIED AT A RATE OF 4 LB/1,000 SQUARE FEET, AND 1/3 THE NORMAL LIME APPLICATION RATE.

REFERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SODDING, MD-VA PUB. #1, COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES, REVISED 1/73.



Dust Control

Definition: Controlling dust blowing and movement on construction sites and roads.

Purpose: To prevent blowing and movement of dust from exposed surfaces, reduce on and off-site damage, health hazards, and other traffic safety.

Conditions Where Practice Applies: This practice is applicable to areas subject to dust blowing and movement where on and off-site damage is likely without treatment.

Specifications:

Temporary Methods

- Matting - See standards for vegetative stabilization with matting only; matting should be crimped or locked to prevent blowing.
- Vegetative Cover - See standards for temporary vegetative cover.
- Blanket - To roughen surface and bring solids to the surface. This is an emergency measure which should be used before soil blowing starts. Begin blowing on windward side of site. Blanket-type piles spaced about 12' apart, spring-toothed harrows, and similar tools are examples of equipment which may produce the desired effect.
- Irrigation - This is generally done as an emergency treatment. Site is irrigated with water until the surface is moist. Repeat as needed if no line should the site be irrigated to the point that runoff begins to flow.
- Barriers - Solid board fences, silt fences, snow fences, straw bales, and similar material can be used to control air currents and soil blowing. Barriers placed at right angle to prevailing currents at about ten times their height are effective in controlling soil blowing, which may produce the desired effect.
- Oxalic Chloride - Apply at rates that will keep surface moist. May need treatment.

Permanent Methods

- Permanent Vegetation - See standards for permanent vegetative cover, and permanent stabilization with sod. Existing trees or large shrubs may afford valuable protection if left in place.
- Topsoiling - Covering with less erodible soil material. See standards for top soil.
- Stone - Cover surface with crushed stone or gravel.

References:

- Agriculture Handbook 346, Wind Erosion Forces in the United States and Their Use in Predicting Soil Loss.
- Agriculture Information Bulletin 354, How to Control Wind Erosion, USDA, 1983.

SEQUENCE OF CONSTRUCTION

- APPLY A GRADING PERMIT AND SCHEDULE A PRE-CONSTRUCTION MEETING. AT THIS MEETING, OBTAIN THE GRADING PERMIT FROM THE SEDIMENT CONTROL INSPECTOR (SCI). COORDINATE THE WORK UNDER THIS SOP WITH SOP-01-26 (OFFICE BUILDINGS) & 2) AND SOP-05-134 (OFFICE BLDG. 3 AND THE PARKING GARAGE).
- INSTALL THE TEMPORARY CHAIN LINK CONSTRUCTION FENCE, THE SILT FENCE (-SF-), THE SUPER SILT FENCE (-SSF-) AND CURB INLET PROTECTION (CIP) AT THE EXISTING INLETS 1-3, 1-20 AND 1-32). DURATION: 1-2 DAYS.
- EXECUTE THE DEMOLITION WORK SHOWN ON SHEET 3. DELAY THE REMOVAL OF THE EX STORM DRAIN FROM EX 1-34 TO EX 1-34-2 UNTIL THE NEW 1-2A TO EX 1-34-2 IS INSTALLED. DURATION: 2-5 DAYS.
- INSTALL THE NEW CURB & GUTTER, SITE UTILITY EXTENSIONS AND INLET 2A. PROVIDE INLET PROTECTION AT THIS INLET IMMEDIATELY AFTER ITS INSTALLED. DURATION: 2-5 DAYS.
- FINAL-TIME THE SUBGRADE IN ORDER TO CONSTRUCT THE BUILDING AND INSTALL THE VARIOUS PAVING. DURATION: 2-5 DAYS (UP TO 6-4 MONTHS FOR BUILDING CONSTRUCTION).
- STABILIZE ALL GREEN AREA WITHIN THE L.O.D. WITH LANDSCAPE PLANTINGS, MULCH AND PERMANENT SEEDING (OR WITH SOD). DURATION: 2-5 DAYS.
- OBTAIN PERMISSION FROM THE SCI TO REMOVE THE SEDIMENT CONTROL DEVICES ONCE THE SITE IS STABILIZED.
- FINISH BUILDING INTERIOR WORK AND OBTAIN A PERMIT FOR U.O.

NOTE: SOG ITEMS 3-6 CAN BE CONCURRENT.

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

John R. Robertson 5.4.07
DATE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD COUNTY SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS.

Jim Myer 5.9.07
DATE

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT

County Health Officer _____ Date _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director *March 10 2007* 5/10/07
Date

Chief, Division of Land Development *5/10/07* 5/10/07
Date

Chief, Development Engineering Division *5/10/07* 5/10/07
Date

GLW Gutschick Little & Weber, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

Drawings\05040\Restaurant\05040-SNE.dwg DES. MBT DRN. CHK.

SEDIMENT CONTROL NOTES

- A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY OFFICE OF INSPECTION AND PERMITS PRIOR TO THE START OF ANY CONSTRUCTION. (410) 815-8959
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THEREOF.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN A 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES AND PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1, B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND MARKING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12 OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDINGS, SOD, TEMPORARY SEEDINGS AND MULCHING (SEC. G) TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
- ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

4. ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY DPM SEDIMENT CONTROL INSPECTOR.

10. ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROL, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.

11. TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO 3 PIPE LENGTHS OR THAT WHICH SHALL BE BACKFILLED AND STABILIZED WITHIN 1 WORKING DAY, WHICHEVER IS SHORTER.

PERMANENT SEEDING NOTES

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

SEEDING PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING (UNLESS PREVIOUSLY LOOSENED).

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

- PREFERRED - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (42 LBS/1000 SQUARE FEET) AND 600 LBS PER ACRE 10-10-10 FERTILIZER (4 LBS/1000 SQ FT) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING, APPLY 400 LBS PER ACRE 30-0-0 UREA-FORM FERTILIZER (4 LBS/1000 SQ FT).
- ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (42 LBS/1000 SQ FT) AND 1000 LBS PER ACRE OF 10-10-10 FERTILIZER (28 LBS/1000 SQ FT) BEFORE SEEDING. HARROW OR DISC INTO UPPER THREE INCHES OF SOIL.

SEEDING: FOR THE PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 1 THRU OCTOBER 15, SEED WITH 60 LBS PER ACRE OF ANNUAL RYE (3.2 LBS PER ACRE OF KENTUCKY 31 TALL FESCUE FOR THE PERIOD MAY 1 THRU JULY 31, SEED WITH 60 LBS KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS PER ACRE (25 LBS/1000 SQ FT) OF KEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THRU FEBRUARY 28, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (2) USE SOD. OPTION (3) SEED WITH 60 LBS/ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS/ACRE WELL ANCHORED STRAW.

MULCHING: APPLY 1/2 TO 2 TONS PER ACRE (10 TO 40 LBS/1000 SQ FT) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GALLON/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES, 8 FT OR HIGHER, USE 348 GALLONS PER ACRE (8 GALLON/1000 SQ FT) FOR ANCHORING.

MAINTENANCE: INSPECT ALL SEEDING AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.

TEMPORARY SEEDING NOTES

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

SEEDING PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING (UNLESS PREVIOUSLY LOOSENED).

SOIL AMENDMENTS: APPLY 600 LBS PER ACRE 10-10-10 FERTILIZER (4 LBS/1000 SQ FT).

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30 AND FROM AUGUST 15 THRU OCTOBER 15, SEED WITH 2-1/2 BUHEL PER ACRE OF ANNUAL RYE (3.2 LBS PER ACRE OF KEEPING LOVEGRASS (71 LBS/1000 SQ FT). FOR THE PERIOD NOVEMBER 16 THRU FEBRUARY 28, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOD.

MULCHING: APPLY 1/2 TO 2 TONS PER ACRE (10 TO 40 LBS/1000 SQ FT) OF UNROTTED WHEAT-FREE SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GAL PER ACRE (5 GALLON/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES, 8 FT OR HIGHER, USE 348 GALLONS PER ACRE (8 GALLON/1000 SQ FT) FOR ANCHORING.

DEVELOPER'S/BUILDER'S CERTIFICATE

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

Dogstroschke 4/17/07
DATE

ENGINEER'S CERTIFICATE

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD COUNTY CONSERVATION DISTRICT.

Alf 4/10/07
DATE

PROPERTY OWNER
6731 GATEWAY, LLC
By: Corporate Office Properties, LP,
It's Sole Member
By: Corporate Office Properties Trust,
General Partner
By: Roger A. Wauson, Jr.,
Executive Vice President

C/O:
C/O: Development & Construction Services, LLC
6711 Columbia Gateway Drive
Suite 300
Ridge A, Wauson, MD 21046
Phone: 443-285-5400

PREPARED FOR:
COLUMBIA GATEWAY RESTAURANT
PARCEL D-9
PLAT NO. 18153

SEDIMENT CONTROL PLAN / NOTES & DETAILS

SCALE: 1" = 30'

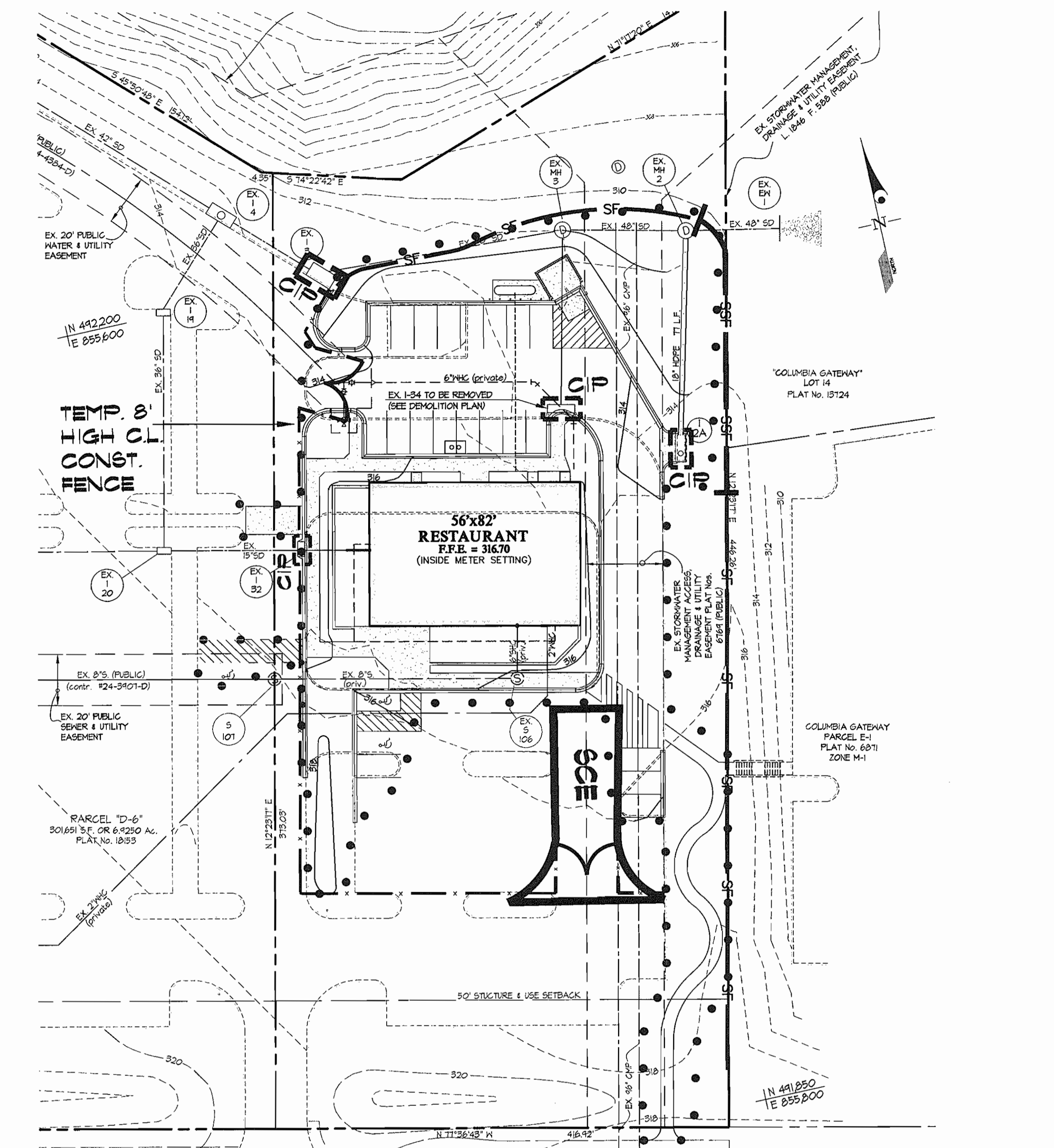
DATE: APRIL/2007

ZONING: M-1

TAX MAP - GRID: 37 - 19

G. L. W. FILE NO.: 05-040

SHEET: 4 OF 6



COLUMBIA GATEWAY DRIVE (PUBL. ROAD) (VARIABLE WIDTH R/W) PLAT Nos. 6168 & 6164

LEGEND

- 600 --- EXISTING CONTOUR
- 600 --- PROPOSED CONTOUR THIS PHASE
- ● ● ● LIMIT OF DISTURBANCE
- - - - - SF - PROPOSED SILT FENCE
- - - - - SSF - PROPOSED SUPER SILT FENCE
- CIP - INLET PROTECTION
- 8" HIGH CHAIN LINK CONSTRUCTION FENCE

NOTE: STOCKPILING WILL NOT BE PERMITTED ON THIS SITE.

SEDIMENT CONTROL PLAN / NOTES & DETAILS

SCALE: 1" = 30'

DATE: APRIL/2007

ZONING: M-1

TAX MAP - GRID: 37 - 19

G. L. W. FILE NO.: 05-040

SHEET: 4 OF 6

SEDIMENT CONTROL PLAN / NOTES & DETAILS

SCALE: 1" = 30'

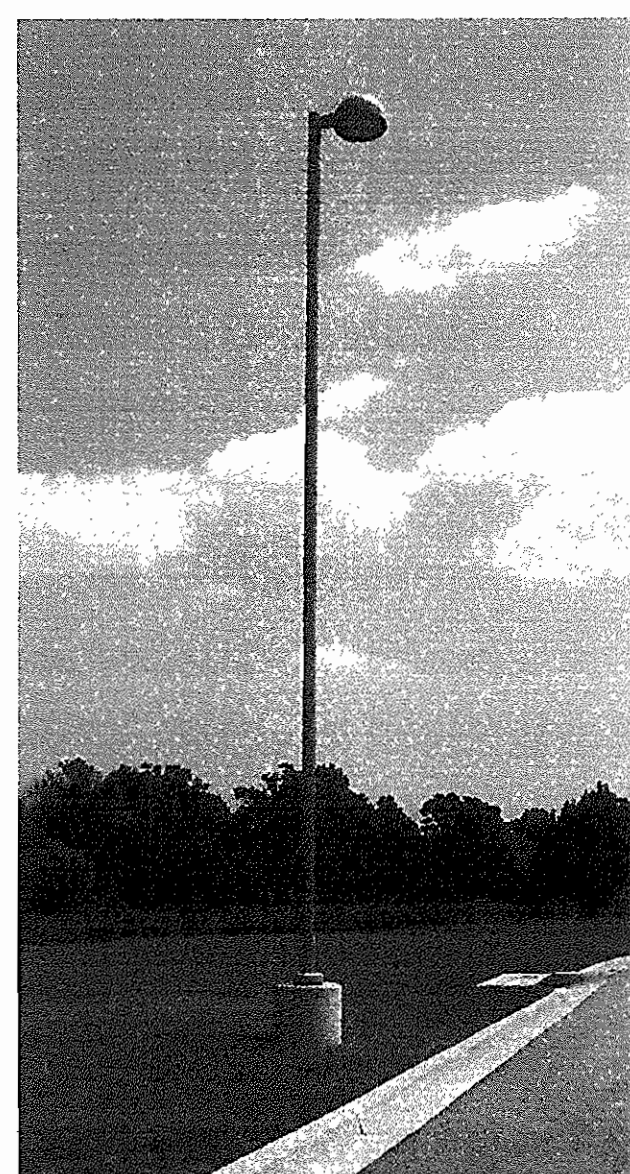
DATE: APRIL/2007

ZONING: M-1

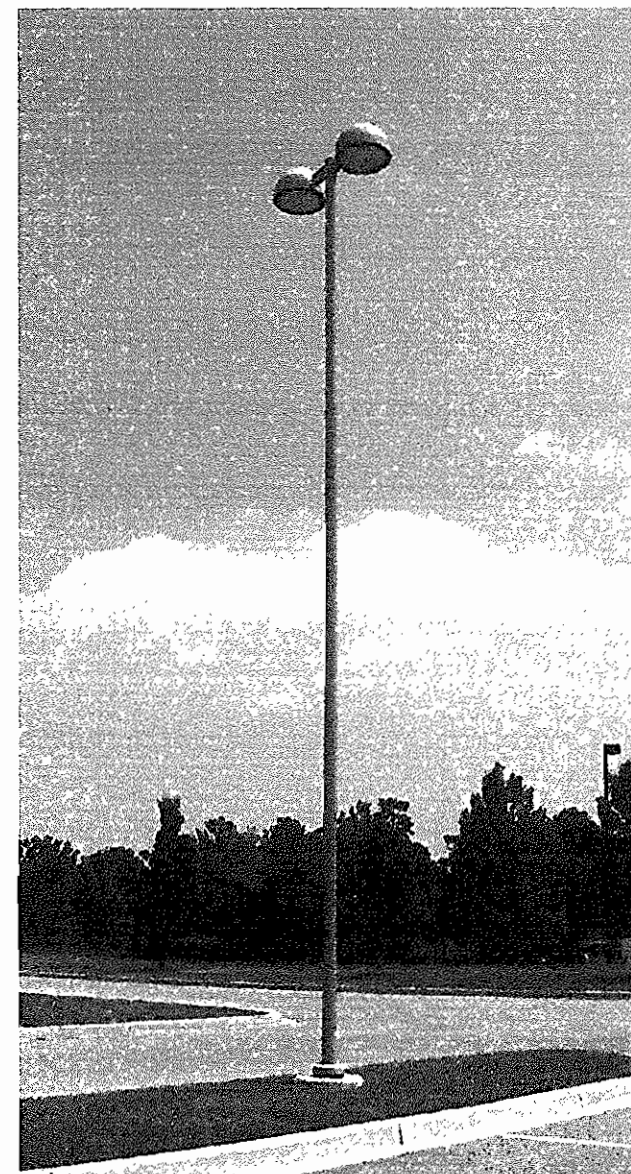
TAX MAP - GRID: 37 - 19

G. L. W. FILE NO.: 05-040

SHEET: 4 OF 6



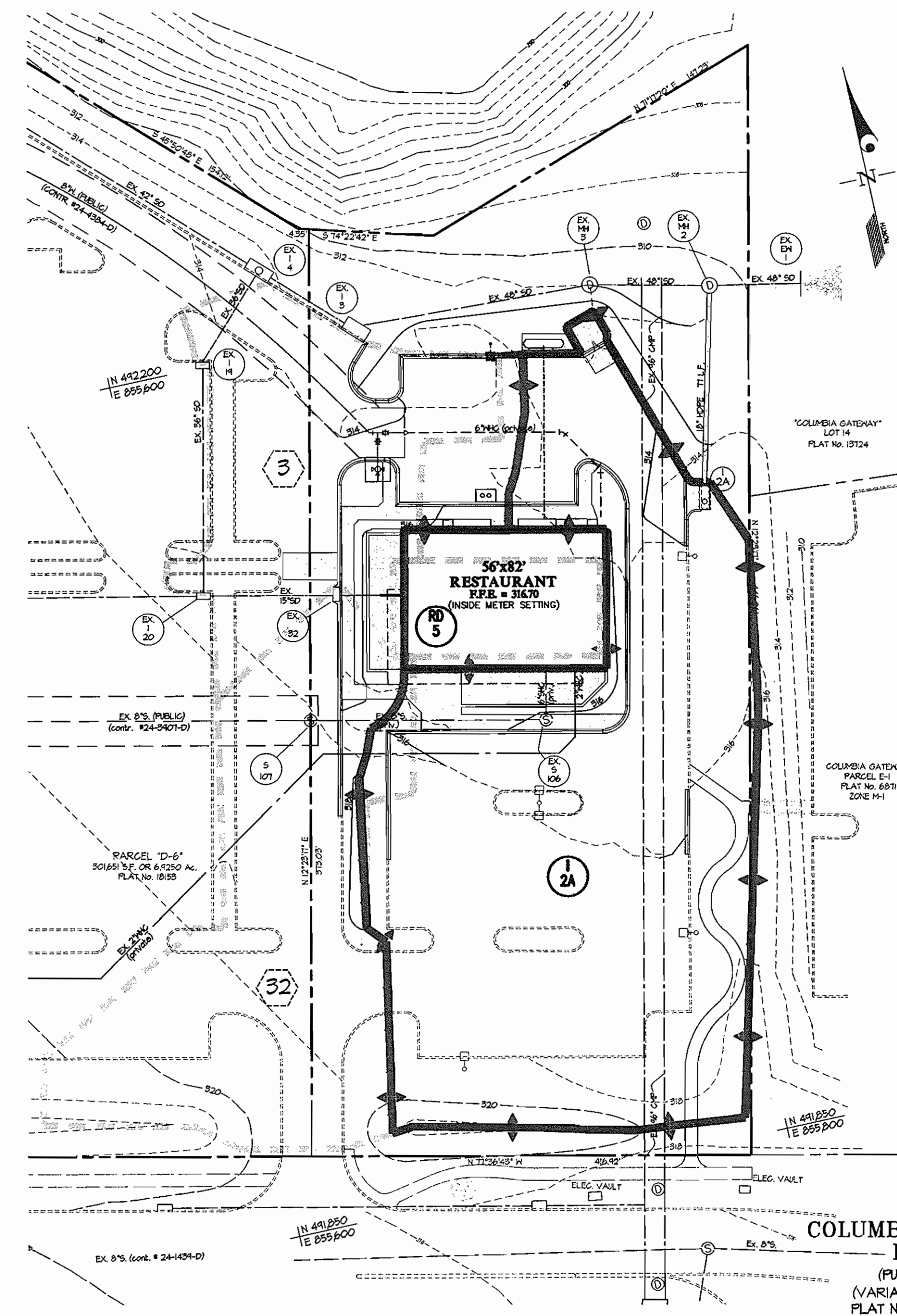
TYPICAL EXISTING LIGHT (single fixture) NORTH OF PROPOSED RESTAURANT (to be relocated)



EXISTING LIGHT (twin fixture) IN PARKING ISLAND IMMEDIATELY SOUTH OF PROPOSED RESTAURANT (to remain)

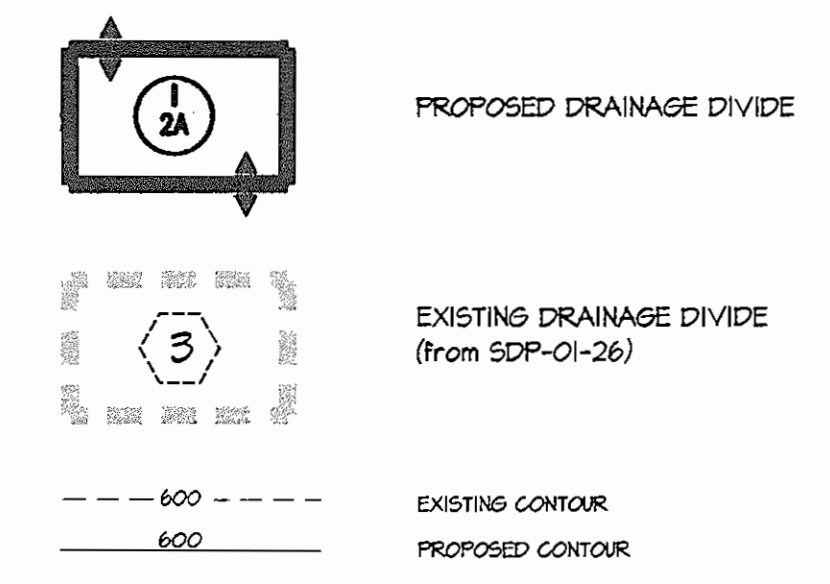
PLAN SYMBOL	■ (RELOCATED)	○ (NO CHANGE)
MANUFACTURER	GARCO LIGHTING 2661 ALVARADO ST. SAN LEANDRO, CA 94577	
CATALOG No.	MA22	
CONFIGURATION	SINGLE	TWIN
QUANTITY	4 EX. (INCLUDING THE ONE RELOCATION)	ONE EX.
DISTRIBUTION	HORIZONTAL LAMP TYPE III FULL CUTOFF	
WATTAGE	400 METAL HALIDE	
VOLTAGE	277	
FINISH	NATURAL ANODIZED	
POLE HEIGHT	50 FT.	30 FT.

EXISTING SITE LIGHTING NO SCALE



DRAINAGE AREA MAP SCALE: 1"=40'

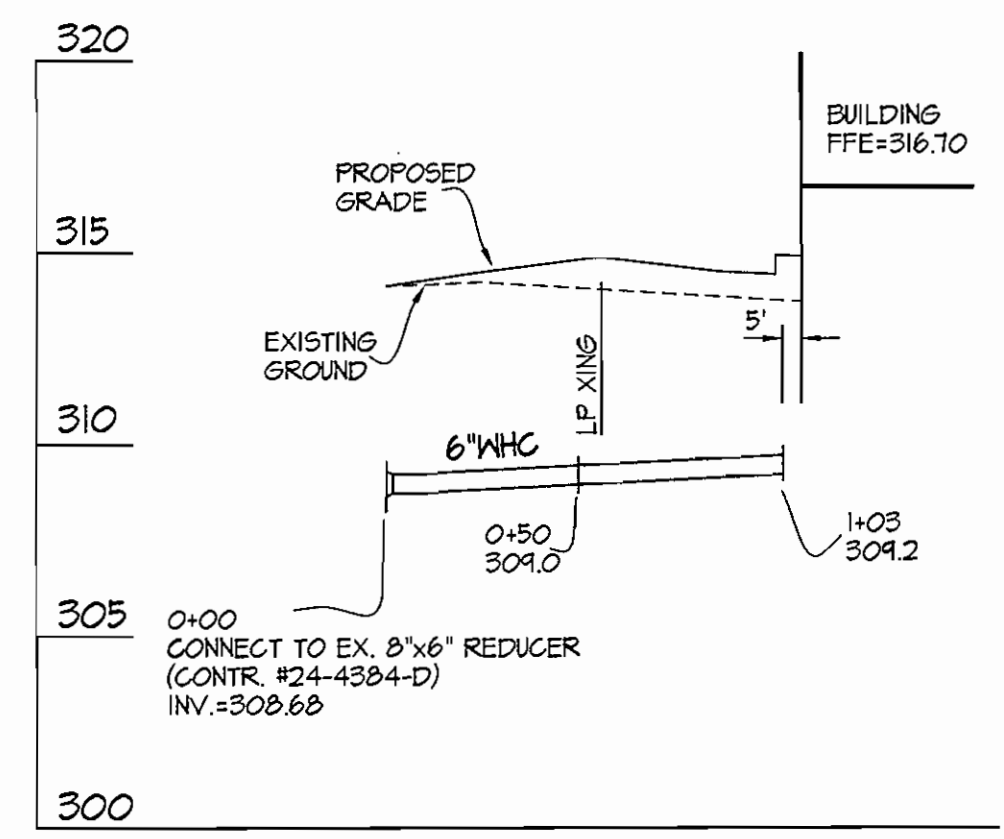
LEGEND



DRAINAGE AREA INFORMATION				
INLET	AREA (AC)	C' VALUE	% IMPV.	COMMENTS
I-2A	0.82	0.70	68%	see comment #1 below.
EX. I-3	0.31	0.78	85%	no significant changes
EX. I-32	0.38	0.62	61%	no significant changes
ROOF DRAIN STUB				
RD-5	0.10	0.86	100%	Area increased from 0.07

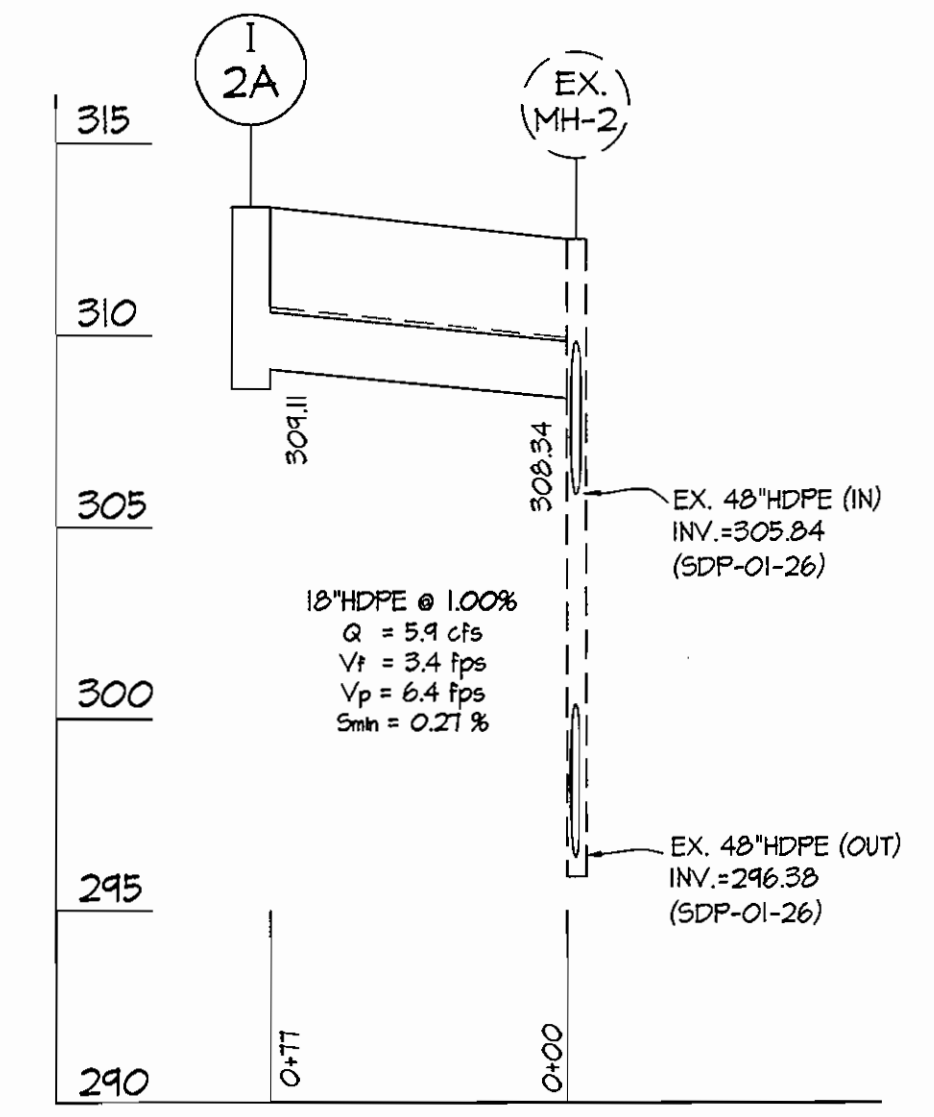
COMMENTS:
 1. INLET I-2A REPLACES THE EXISTING INLET I-34 THAT IS REMOVED FOR THIS RE-DEVELOPMENT. INLET I-34 HAS RECEIVING 0.77 AC (PER SDP-01-26).

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



STRUCTURE SCHEDULE								
NO.	TYPE	WIDTH (INSIDE)	TOP ELEVATION	UPPER LOWER	INVERT ELEVATION	UPPER LOWER	STANDARD DETAIL	LOCATIONS & REMARKS
I-2A	A-10	3'-0"	313.84	(SUMP)	309.11	terminal	SD-4.02	SEE PLANS

NOTE:
 1. ALL STRUCTURES TO BE PRECAST.



PIPE SCHEDULE		
SIZE & TYPE	QUANTITY (LF)	REMARKS
18" HDPE	TT	



APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEM
 HOWARD COUNTY HEALTH DEPARTMENT
 County Health Officer _____ Date _____
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Debbie DeLoach* Date: 5/4/07
 Chief, Division of Land Development: *Condy Hamilton* Date: 5/10/07
 Chief, Development Engineering Division: *Chris DeLoach* Date: 5/10/07

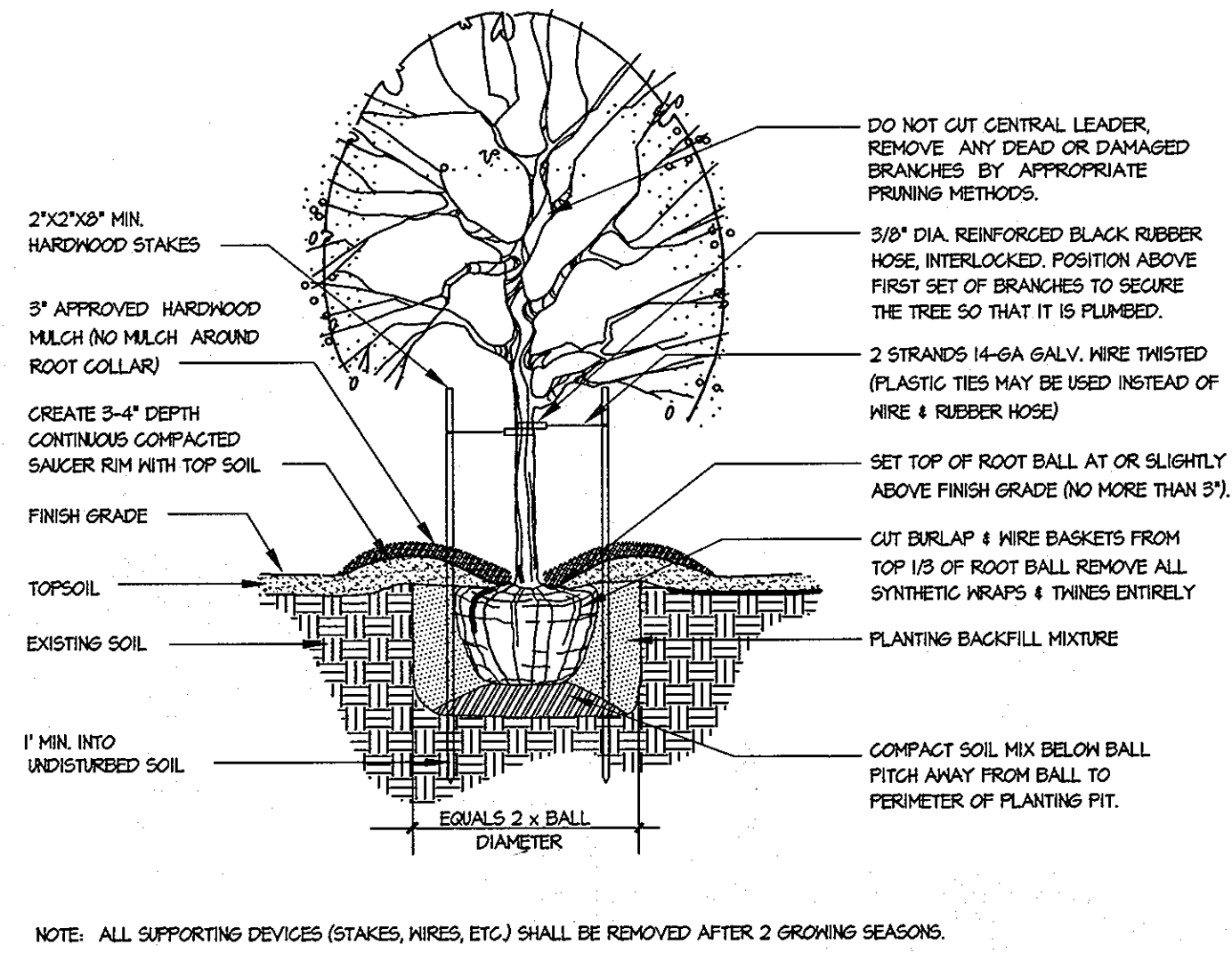
GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

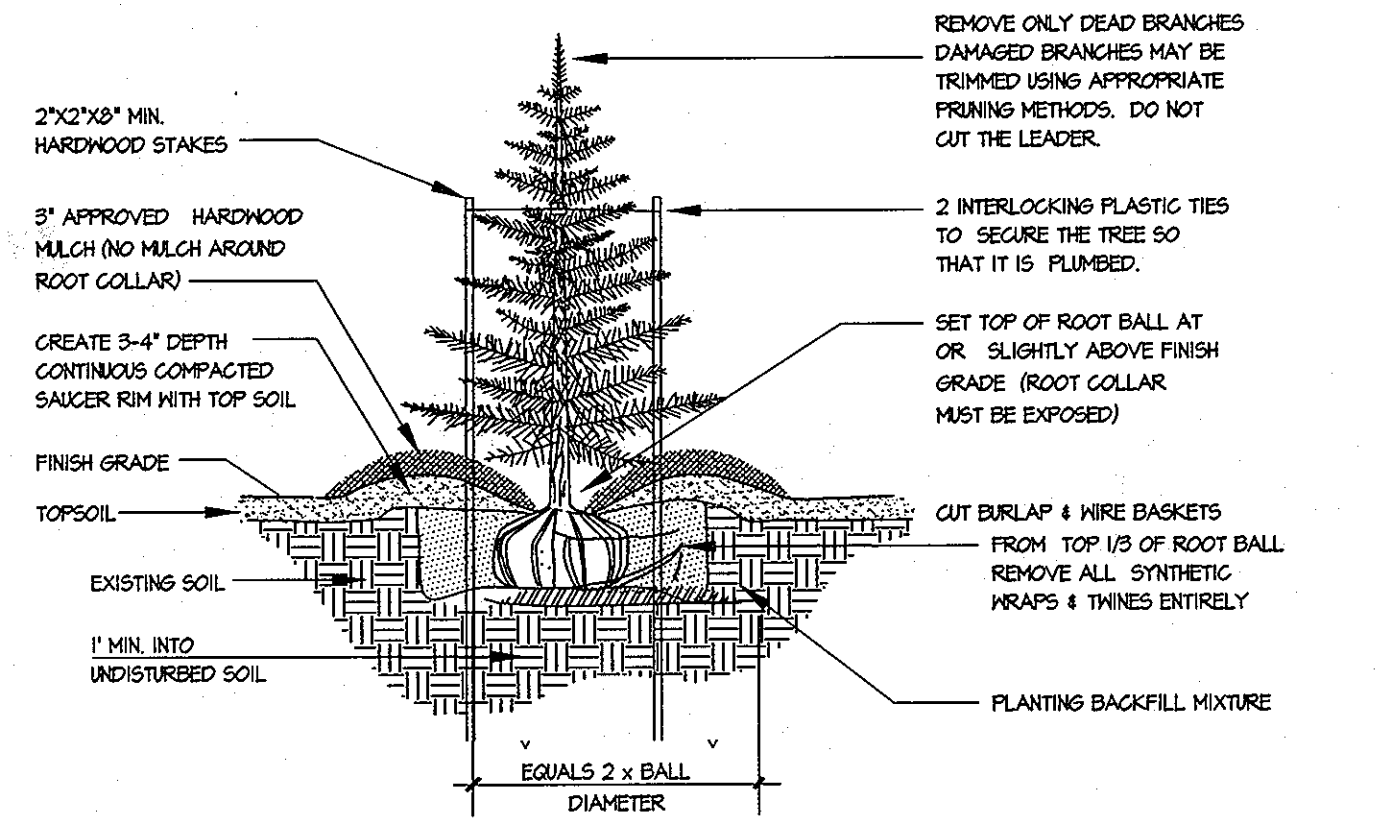
PREPARED FOR:
 PROPERTY OWNER
 6731 GATEWAY, LLC
 By: Corporate Office Properties, LP, It's Sole Member
 By: Corporate Office Properties Trust, General Partner
 By: Roger A. Woesche, Jr., Executive Vice President
 C/O: OPT Development & Construction Services, LLC
 6711 Columbia Gateway Drive
 Suite 300
 Columbia, MD 21046
 Phone: 443-285-5400

STORM DRAIN DRAINAGE AREA MAP / UTILITY PROFILES / DETAILS
COLUMBIA GATEWAY RESTAURANT
 PARCEL D-9
 PLAT NO. 18153
 ELECTION DISTRICT No. 6
 HOWARD COUNTY, MARYLAND

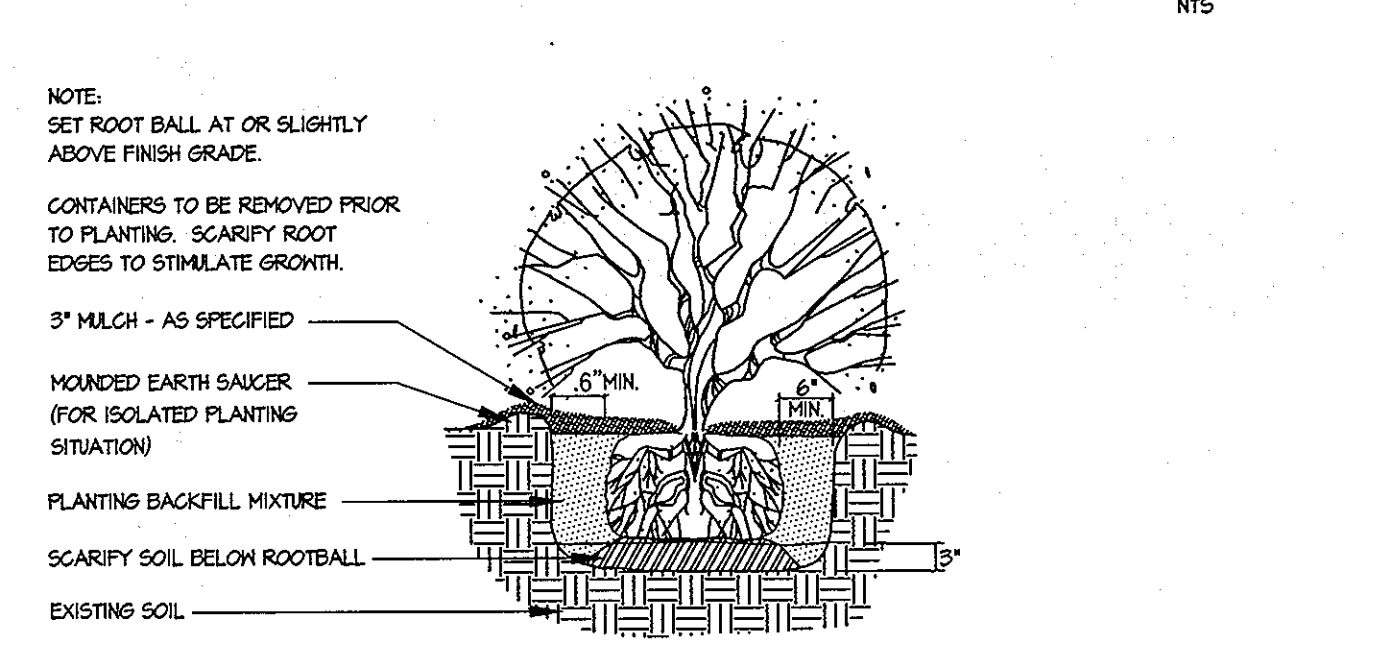
SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	M-1	05-040
DATE	TAX MAP - GRID	SHEET
APRIL/2007	37 - 19	5 OF 6



DECIDUOUS TREE PLANTING DETAIL
FOR PLANTING MATERIAL UP TO 3 1/2" CALIPER



EVERGREEN TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

DEVELOPER'S / BUILDER'S CERTIFICATE
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE-YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Roger A. Waesche Jr. 4/17/07
NAME OF DEVELOPER(S) / BUILDER(S)
Roger A. Waesche, Jr., EVP
DATE

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT

County Health Officer _____ Date _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Mark A. Lough 5/16/07
Director Date

C. J. Smith 5/16/07
Chief, Division of Land Development Date

William J. ... 5/16/07
Chief, Development Engineering Division Date

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 FAX: 301-421-4186

SPECIFICATIONS: PLANT MATERIALS AND PLANTING METHODS

A. PLANT MATERIALS
THE LANDSCAPE CONTRACTOR SHALL FURNISH AND INSTALL AND/OR DIG, BALL, BURLAP AND TRANSPANT ALL 4" OF THE PLANT MATERIALS CALLED FOR ON DRAWINGS AND/OR LISTED IN THE PLANT SCHEDULE.

1. PLANT NAMES
PLANT NAMES USED IN THE PLANT SCHEDULE SHALL CONFORM WITH "STANDARDIZED PLANT NAMES," LATEST EDITION.

2. PLANT STANDARDS
ALL PLANT MATERIAL SHALL BE EQUAL TO OR BETTER THAN THE REQUIREMENTS OF THE "USA STANDARD FOR NURSERY STOCK," LATEST EDITION, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN HERE-AFTER REFERRED TO AS AAN STANDARDS. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, SHALL HAVE A NORMAL HABIT OF GROWTH AND SHALL BE FIRST QUALITY, SOUND, VIGOROUS, WELL-BRANCHED AND WITH HEALTHY, WELL-FURNISHED ROOT SYSTEMS. THEY SHALL BE FREE OF DISEASE, INSECT PESTS AND MECHANICAL INJURIES.

3. PLANT MEASUREMENTS
ALL PLANTS SHALL BE MEASURED AND SHALL HAVE BEEN GROWN UNDER THE SAME CLIMATE CONDITIONS AS THE LOCATION OF THIS PROJECT FOR AT LEAST TWO YEARS BEFORE PLANTING. NEITHER HEEL-ED-IN PLANTS NOR PLANTS FROM COLD STORAGE WILL BE ACCEPTED.

A. CALIPER MEASUREMENTS SHALL BE TAKEN SIX INCHES (6") ABOVE GRADE FOR TREES UNDER FOUR-INCH (4") CALIPER AND TWELVE (12") ABOVE GRADE FOR TREES FOUR INCHES (4") IN CALIPER AND OVER.

B. MINIMUM BRANCHING HEIGHT FOR ALL SHADE TREES SHALL BE SIX FEET (6'), MAXIMUM EIGHT FEET (8').

C. CALIPER, HEIGHT, SPREAD AND SIZE OF BALL SHALL BE GENERALLY AS FOLLOWS:

CALIPER	HEIGHT	SPREAD	SIZE OF BALL
3" - 3.5"	14'-16'	6'-8'	32" DIAMETER
3.5" - 4"	14'-16'	8'-10'	36" DIAMETER
4" - 4.5"	16'-18'	8'-10'	40" DIAMETER
4.5" - 5"	16'-18'	10'-12'	44" DIAMETER
5" - 5.5"	16'-20'	10'-12'	48" DIAMETER
5.5" - 6"	18'-20'	12'-14'	52" DIAMETER

D. CALIPER, HEIGHT, SPREAD AND SIZE OF BALL SHALL BE GENERALLY AS FOLLOWS:

PLANT SIZE	ROOT BALL	PIT DIA.	PIT DEPTH
3" - 3.5" CAL.	32"	64"	28"
3.5" - 4" CAL.	36"	72"	32"
4" - 4.5" CAL.	40"	80"	36"
4.5" - 5" CAL.	44"	88"	40"
5" - 5.5" CAL.	48"	96"	44"
5.5" - 6" CAL.	52"	104"	48"

4. PLANT IDENTIFICATION
LEGIBLE LABELS SHALL BE ATTACHED TO ALL SHADE TREES, MINOR TREES, SPECIMEN SHRUBS AND BRANDES OR BOXES OF OTHER PLANT MATERIAL GIVING THE BOTANICAL AND COMMON NAMES, SIZE AND QUANTITY OF EACH. EACH SHIPMENT OF PLANTS SHALL BEAR CERTIFICATES OF INSPECTION AS REQUIRED BY FEDERAL, STATE AND COUNTY AUTHORITIES.

5. PLANT INSPECTION
THE DESIGN REVIEW COMMITTEE MAY, UPON REQUEST BY THE BUILDER OR DEVELOPER, AT LEAST TEN (10) DAYS PRIOR TO THE INSTALLATION OF ANY PROPOSED PLANT MATERIAL, INSPECT ALL PROPOSED PLANT MATERIAL AT THE SOURCE OF ORIGIN.

B. PLANTING METHODS
ALL PROPOSED PLANT MATERIALS THAT MEET THE SPECIFICATIONS IN SECTION A ARE TO BE PLANTED IN ACCORDANCE WITH THE FOLLOWING METHODS DURING THE PROPER PLANTING SEASONS AS DESCRIBED IN THE FOLLOWING:

1. PLANTING SEASONS
THE PLANTING OF DECIDUOUS TREES, SHRUBS AND VINES SHALL BE FROM MARCH 15TH TO JUNE 15TH AND FROM SEPTEMBER 15TH TO DECEMBER 15TH. PLANTING OF DECIDUOUS MATERIAL MAY BE CONTINUED DURING THE WINTER MONTHS PROVIDING THERE IS NO FROST IN THE GROUND AND FROST-FREE TOPSOIL PLANTING MIXTURES ARE USED.

2. DIGGING
ALL PLANT MATERIAL SHALL BE DIG, BALLED AND BURLAPPED (B4B) IN ACCORDANCE WITH THE "AAN STANDARDS."

3. EXCAVATION OF PLANT PITS
THE LANDSCAPING CONTRACTOR SHALL EXCAVATE ALL PLANT PITS, VINE PITS, HEDGE TRENCHES AND SHRUB BEDS IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

A. LOCATIONS OF ALL PROPOSED PLANT MATERIAL SHALL BE STAKED AND APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT BEFORE ANY OF THE PROPOSED PLANT MATERIAL IS INSTALLED BY THE LANDSCAPE CONTRACTOR.

B. ALL PITS SHALL BE GENERALLY CIRCULAR IN OUTLINE, VERTICAL SIDES, DEPTH SHALL NOT BE LESS THAN 6" DEEPER THAN THE ROOT BALL, DIAMETER SHALL NOT BE LESS THAN TWO TIMES THE DIAMETER OF THE ROOT BALL AS SET FORTH IN THE FOLLOWING SCHEDULE.

C. IF AREAS ARE DESIGNATED AS SHRUB BEDS OR HEDGE TRENCHES, THEY SHALL BE EXCAVATED TO AT LEAST 18" DEPTH MINIMUM. AREAS DESIGNATED FOR GRASS COVERS AND VINES SHALL BE EXCAVATED TO AT LEAST 12" IN DEPTH MINIMUM.

D. DIAMETER AND DEPTH OF TREE PITS SHALL GENERALLY BE AS FOLLOWS:

A. 20% COMPACTED FIGURE OF THE SOIL TO BE REMOVED IS ASSUMED AND WILL BE ALLOWED IN CALCULATION OF EXTRA TOPSOIL. THE TABULATED FIT SIZES ARE FOR PURPOSES OF UNIFORM CALCULATION AND SHALL NOT OVERRIDE THE SPECIFIED DEPTHS BELOW THE BOTTOMS OF THE ROOT BALLS.

4. STAKING, GUYING AND WRAPPING
ALL PLANT MATERIAL SHALL BE STAKED OR GUYED, AND WRAPPED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

A. STAKES SHALL BE SOUND WOOD 2" X 2" ROUGH SAWN OAK OR SIMILAR DURABLE WOODS, OR LENGTHS, MINIMUM 1'-0" FOR MAJOR TREES AND 5'-0" MINIMUM FOR MINOR TREES.

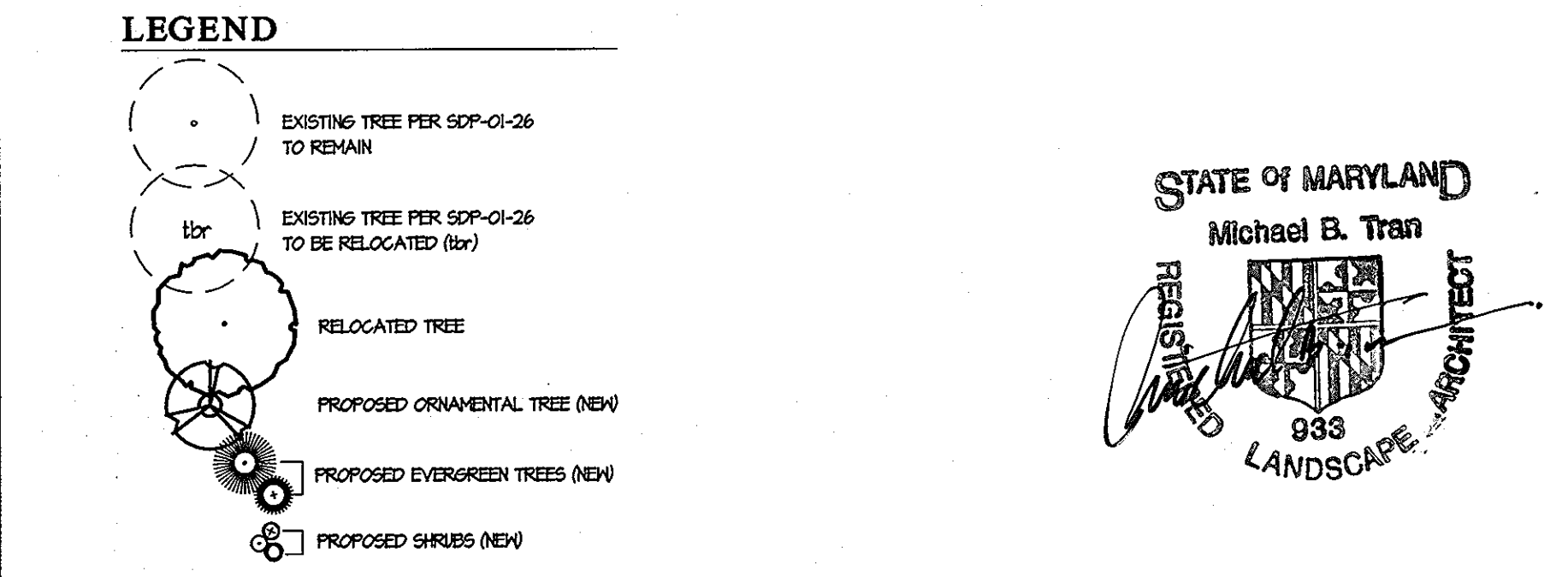
SCHEDULE B - PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	21 NET NEW SURFACE PARKING SPACES.
NUMBER OF TREES REQUIRED	1 (1 SHADE TREE PER 20 PARKING SPACES) + 1 REPLACEMENT
NUMBER OF TREES PROVIDED	
SHADE TREES	OVER 2
OTHER TREES (2:1 substitution)	N/A

THE SURETY FOR THE REQUIRED PLANTING PER SCHEDULE-B IS: 2 trees \$300/tree = \$600.00
(ALL LANDSCAPE PLANTING ABOVE THE MINIMUM IS VOLUNTARY AND NOT MANDATORY)

PLANT LIST

SYMBOL	SIZE	QUANT.	NAME (BOTANICAL/Common) OF PLANTS FOR SELECTION BY OWNER/BYTER	COMMENTS
●	8" HT. MIN.	6	GL - CUPRESSO CYPARIS LEYLANDII / LEYLAND CYPRESS	ALL B4B
●	8" HT. MIN.	23	PS - PINUS STROBUS / EASTERN WHITE PINE	ALL B4B
●	30"-36" SPDR.	13	TAXUS X MEDIA 'DENSIFORMIS' / DENSIFORMIS YEN	CONT.
●	MIN. OF 2" CAL. AND 3'-10" HT.	2	PG - PRUNUS CERASIFERA 'THUNDERGLOU' / THUNDERGLOU PLUM	ALL B4B
●	8'-10" HT. HEAVY	12	LI - LASERSTRODIA INDICA / GRAPE MYRTLE 'CATAMBA' OR 'TONTI'	DO NOT MIX VARIETY
●	24"-30" SPDR. CONTAINERIZED	36	IG - ILEX GLABRA / 'INKBERRY' SHAMROCK	CONT.
●	51	BK - BUNUS MICROPHYLLA KOREANA WINTER GEM / WINTER GEM BOXWOOD		
●	51	CD - COTONEASTER DAMMERI 'CORAL BEAUTY' / CORAL BEAUTY COTONEASTER		
●	1 GAL. CONTAINER	320	LIRIOPE MISCARI / GREEN LIRIOPE	18" O.C.

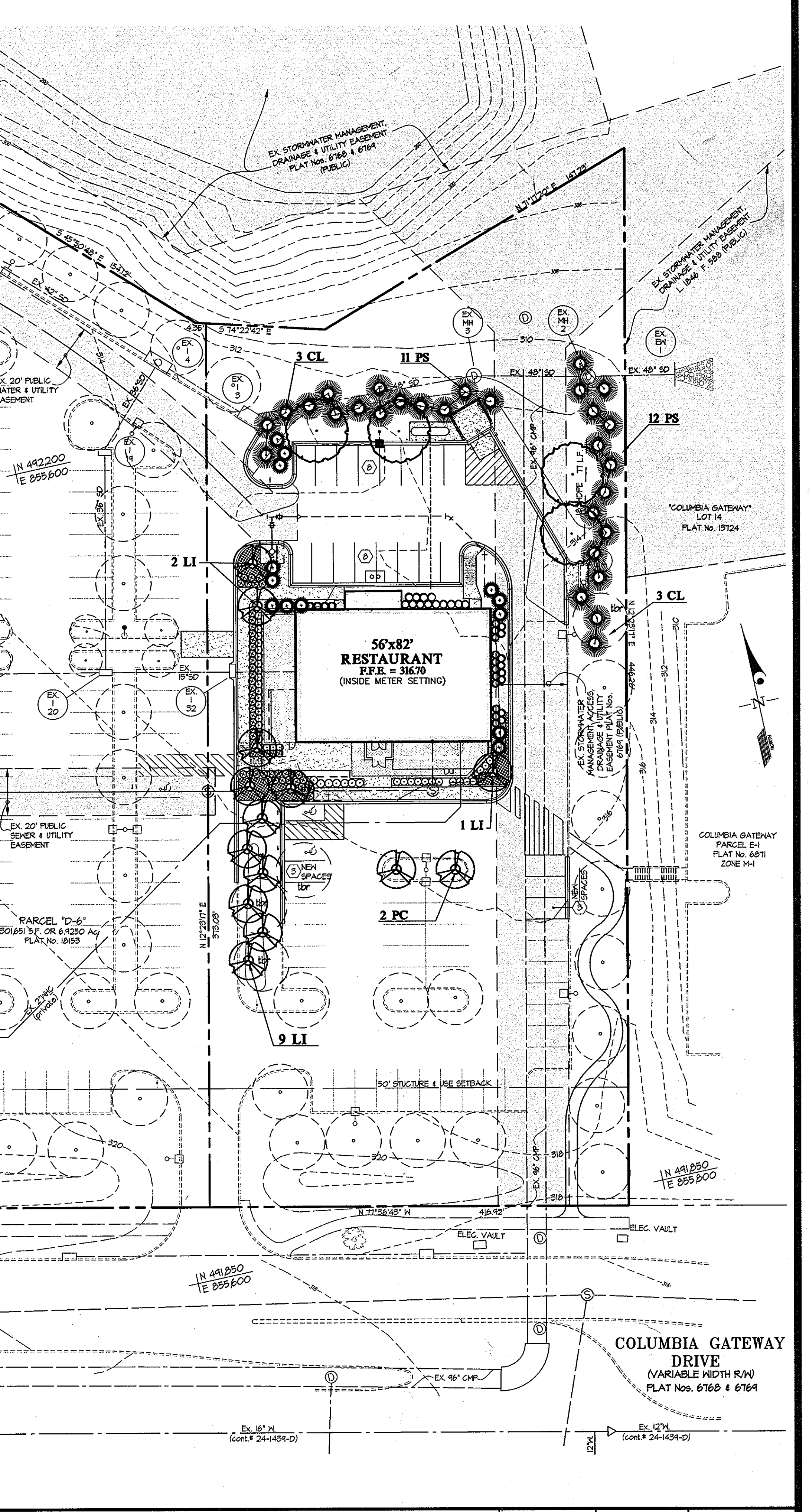


THIS PLAN IS FOR PLANTING PURPOSES ONLY.

LANDSCAPE NOTES

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE & THE HOWARD COUNTY LANDSCAPE MANUAL.
- CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST (5) FIVE DAYS BEFORE STARTING WORK. ALL GENERAL NOTES, ESPECIALLY THOSE REGARDING UTILITIES, ON SHEET NO.1 SHALL APPLY.
- FIELD VERIFY UNDERGROUND UTILITY LOCATIONS AND EXISTING CONDITIONS BEFORE STARTING PLANTING WORK. CONTACT CONSTRUCTION MANAGER OR OWNER IF ANY RELOCATIONS ARE REQUIRED.
- PLANT QUANTITIES SHOWN ON THE PLAN LIST ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IF DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN ON THE PLAN AND THOSE SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN SHALL TAKE PRECEDENCE.
- ALL PLANT MATERIAL SHALL BE FULL, HEAVY, WELL FORMED, SYMMETRICAL, AND CONFORM TO THE A.A.N. SPECIFICATIONS. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THIS PLAN.
- NO SUBSTITUTION SHALL BE MADE WITHOUT PRIOR APPROVAL FROM HOWARD COUNTY DPZ AND THE OWNER OR HIS REPRESENTATIVE.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES BUT NOT OTHERWISE PLANTED, PAVED OR MULCHED SHALL BE SOODED OR SEEDED IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATION. A MINIMUM OF 4" OF TOPSOIL SHALL BE PROVIDED TO ALL PLANTING AREAS.
- THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING IF HE/SHE ENCOUNTERS SOIL DRAINAGE CONDITIONS THAT MAY BE DETRIMENTAL TO THE GROWTH OF THE PLANTS.
- ALL EXPOSED EARTH WITHIN THE LIMITS OF PLANTING BEDS SHALL BE MULCHED WITH SHREDDED HARDWOOD MULCH PER THE PLANTING DETAILS.
- DO NOT PLANT TREES WITHIN THE PUBLIC WATER, SEWER AND UTILITY EASEMENT.
- COORDINATE THE PLANTING UNDER SDP-01-26, PHASE 2 (CURRENTLY UNDER CONSTRUCTION) WITH THE WORK ON THIS SITE DEVELOPMENT.
- "SCHEDULE-B" IS PROVIDED FOR LANDSCAPE SURETY CALCULATION PURPOSES. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WAS POSTED AS PART OF THE DPZ DEVELOPER'S AGREEMENT (FOR F-07-150 & ASSOCIATED CONTRACT # 24-1552-D) IN THE AMOUNT OF \$600.00 FOR THE FOLLOWING PLANTS:
2 SHADE TREES AT \$300/TREE = \$600.00
FOR LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE SURETY, CONTACT HOWARD COUNTY DEPT. OF PLANNING & ZONING AT 410-315-2950.

STATE OF MARYLAND
Michael B. Tran
REGISTERED LANDSCAPE ARCHITECT
933



LANDSCAPE PLAN / NOTES & DETAILS

COLUMBIA GATEWAY RESTAURANT
PARCEL D-9
PLAT NO. 18153

SCALE: 1" = 30'
ZONING: M-1
G. L. W. FILE NO.: 05-040

DATE: APRIL, 2007
TAX MAP - GRID: 37 - 19
SHEET: 6 OF 6

HOWARD COUNTY, MARYLAND