

COLUMBIA GATEWAY PARCEL 'T-23' SITE DEVELOPMENT PLAN

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) 315-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-291-TITTI AT LEAST 48-HOURS PRIOR TO ANY EXCAVATION WORK.
- PROJECT BACKGROUND:
LOCATION: TAX MAP 51, GRID 2
ZONING: M-1 PER 2-2-04 COMPREHENSIVE ZONING PLAN AND THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 1/25/06
ELECTION DISTRICT: 6TH DISTRICT
SECTION/AREA: N/A
SITE AREA: 7.6181 AC. (PARCEL T-23)
DEPT. OF PLANNING & ZONING APPROVED FILE NUMBERS FOR REFERENCES:
P-86-22, S-84-44, S-85-28, M-88-47, VP-84-150, VP-85-24, VP-85-35, VP-86-61, VP-86-73, VP-86-114, P-86-121, P-86-182, P-87-63, P-87-125, P-88-81, P-89-91, P-00-182, P-06-051 (PLAT 11744), P-07-016, P-07-028 (resub plus 18967) and P-07-114 (resub plus).

- 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 OF RADIALLY BETWEEN ITEMS UNLESS OTHERWISE NOTED.

- EXISTING TOPOGRAPHY AND FEATURES WERE DERIVED FROM AVAILABLE PUBLIC RECORDS (F-00-152) AND FROM FIELD SURVEY BY GJM IN FEB/07 AND BY SHANDBERGER-LANE IN JUL/06 & FEB/07. THIS SITE WAS MASS GRADED UNDER F-00-152.

- COORDINATES ARE BASED ON HOWARD COUNTY GEODETIC CONTROL STA. N26, 42CB AND 42CC. THE VERTICAL DATUM IS IN NAVD83.

- THIS SITE WILL BE SERVED BY PUBLIC WATER & SEWER UNDER THE EXISTING CONTRACT #24-3814-D, #24-4361-D AND #24-1621-D AND THE ON-SITE PUBLIC WATER & SEWER EXTENSION UNDER CONTRACT #24-4474-D TO BE CONSTRUCTED UNDER A DEVELOPER'S AGREEMENT PER THIS SDP.

- STORMWATER MANAGEMENT (FOR 2 & 10 YR QUANTITY & QUALITY) IS PROVIDED BY THE SHM FACILITY CONSTRUCTED UNDER F-00-152, ON PARCELS T-10 AND T-15. TEMPORARY SHM FOR NEWLY GRADED LAND IS PROVIDED IN THE SAME POND (F-00-152).

- ALL ON-SITE STORM DRAINS PROPOSED UNDER THIS SDP ARE PRIVATE.

- THE EXISTING UTILITIES SHOWN HEREIN WERE DERIVED FROM AVAILABLE PUBLIC RECORDS. 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 INGRESSES/EGRESS POINTS.

- ALL ON-SITE PAVING AND ROADWAYS 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 #2.01, CLASS "C" BEDDING, UNLESS OTHERWISE NOTED.

- GUTTER PAN OF CURBS SHALL BE FITTED TO CONFORM TO THE ADJACENT DRAINAGE PATTERN OF THE ADJOINING PAVING FOR VEHICULAR USE. FOR PAVING AND CURB DESIGNATION, SEE SHEET 3.

- ALL CURB FILLETS ARE 5' RADIUS UNLESS NOTED OTHERWISE. SPOT ELEVATIONS ALONG CURB LINE ARE FOR THE FLOW LINE (BOTTOM OF CURB), UNLESS NOTED OTHERWISE.

- THERE ARE NO KNOWN GRAVE SITES OR CEMETERIES ON THIS SITE.

- OTHER TOPICS RELATED TO THIS SITE:
- TRAFFIC ANALYSIS PREPARED BY WELLS & ASSOCIATES, LLC. (DATED FEB/21/07)
- AFD STUDY ANALYSIS APPROVED AS SUBMITTED IN MARCH, 2007

- ALL OUTSIDE LIGHTING SHALL COMPLY WITH ZONING REGULATION SECTION 134 WHICH REQUIRES LIGHTS TO BE INSTALLED TO DIRECT/REFLECT LIGHT DOWNWARDS AND INWARDS ON SITE AWAY FROM ALL ADJOINING PUBLIC STREETS AND RESIDENTIAL AREAS. SEE ELECTRICAL DRAWINGS WHICH IS PART OF THE ARCHITECTURAL PLAN SET SUBMITTED FOR BUILDING PERMIT REVIEW.

- THE BUILDING SHALL HAVE AN INSIDE WATER METER SETTING AND IT SHALL BE EQUIPPED WITH AN AUTOMATIC FIRE PREVENTION SPRINKLER SYSTEM.

- SEE ARCHITECTURAL DRAWINGS FOR CONSTRUCTION DETAILS FOR SERVICE AREA.

- THIS SDP IS EXEMPT FROM THE FOREST CONSERVATION ORDINANCE IN ACCORDANCE WITH SECTION 16.1202(B)(1)(V), A PLANNED OFFICE PARK.

- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN STREAMS, FOREST CONSERVATION AREAS, WETLANDS, WETLAND BUFFERS, STREAM BUFFERS OR FLOODPLAINS.

- LANDSCAPE SURETY IN THE AMOUNT OF \$26,450.00 IS POSTED AS PART OF THE DEVELOPER'S AGREEMENT FOR THIS SDP. FOR INFORMATION ON THE REQUIRED LANDSCAPE PLANTING AND ASSOCIATED SURETY, SEE SHEETS 4 & 10.

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

- STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURE AND POLE SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III (REV) AND AS MODIFIED BY "GUIDELINES FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS (JUNE 1993)". A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREETLIGHT AND ANY TREE.

- ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED SQUARE TUBE POST (1/4 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED SQUARE TUBE SLEEVE (1/2 GAUGE) - 3' LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.

- THERE IS NO FLOODPLAIN ON THIS SITE.

- THERE IS NO WETLANDS ON THIS SITE.

- THIS SITE WAS PREVIOUSLY CLEARED AND MASS-GRADED UNDER F-00-152. THE SOIL IS THEREFORE "MAN-MADE". THERE ARE NO STEEP EXISTING SLOPES 25% AND GREATER OR 15%-24.24%. EXISTING STREET TREES ALONG COLUMBIA GATEWAY DRIVE THAT ARE IMPACTED BY THE DEVELOPMENT OF PARCEL T-23 SHALL BE RELOCATED PER THE LANDSCAPE PLAN (SHEET 4).

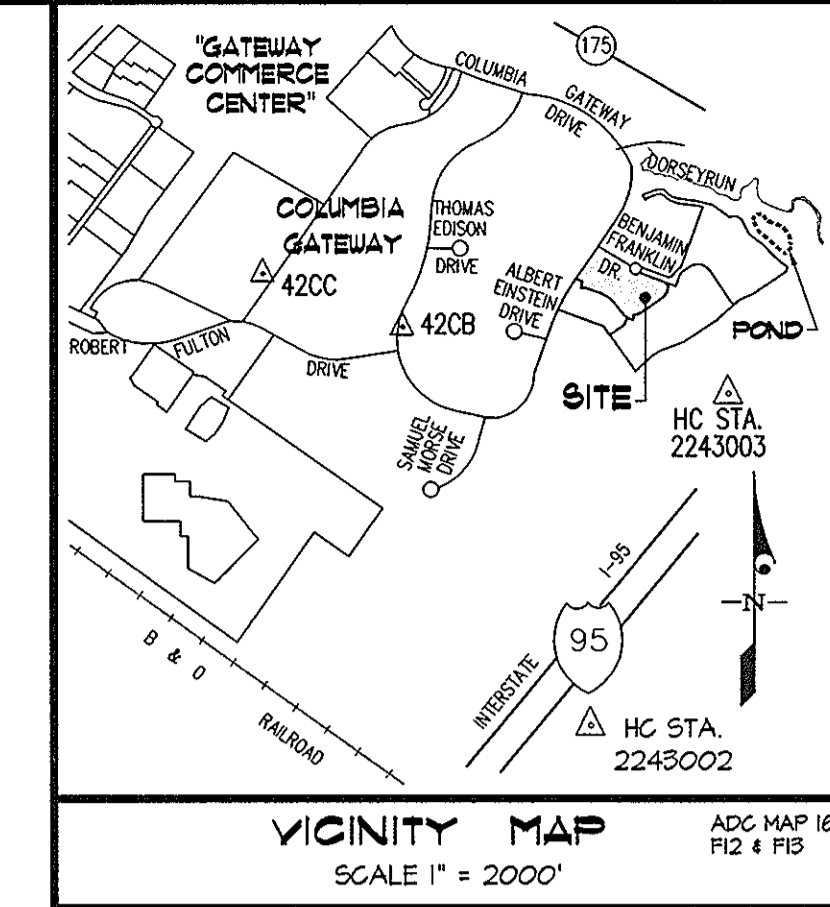
- THE SHARED ACCESS AND PARKING REQUIREMENT FOR PARCELS T-22 THRU T-24 IS COVERED IN DECLARATION OF RECIPROCAL EASEMENTS AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9707 AT FOLIO 368.

HOWARD COUNTY CONTROL

NAD21 HORIZONTAL DATA
& NAVD21 VERTICAL DATA

42CB N 488572.0
E 859408.9
ELV.=336.23

42CC N 484127.3
E 852454.6
ELV.=346.72



SITE ANALYSIS DATA CHART

- GENERAL SITE DATA
 - PRESENT ZONING: M-1
 - PROPOSED USE OF SITE OR STRUCTURES: GENERAL OFFICE
 - SEE GENERAL NOTE #4 FOR APPLICABLE DPZ FILE NUMBERS.
- AREA TABULATION

A. TOTAL PROJECT AREA:	7.6181 ACRES (AREA OF PARCEL T-23)
B. AREA OF THIS PLAN SUBMISSION:	10.75 ACRES (L.O.D.)
C. LIMIT OF DISTURBED AREA BY THIS SDP:	10.7 ACRES
D. BUILDING AREA (GFA) and EMPLOYEES:	

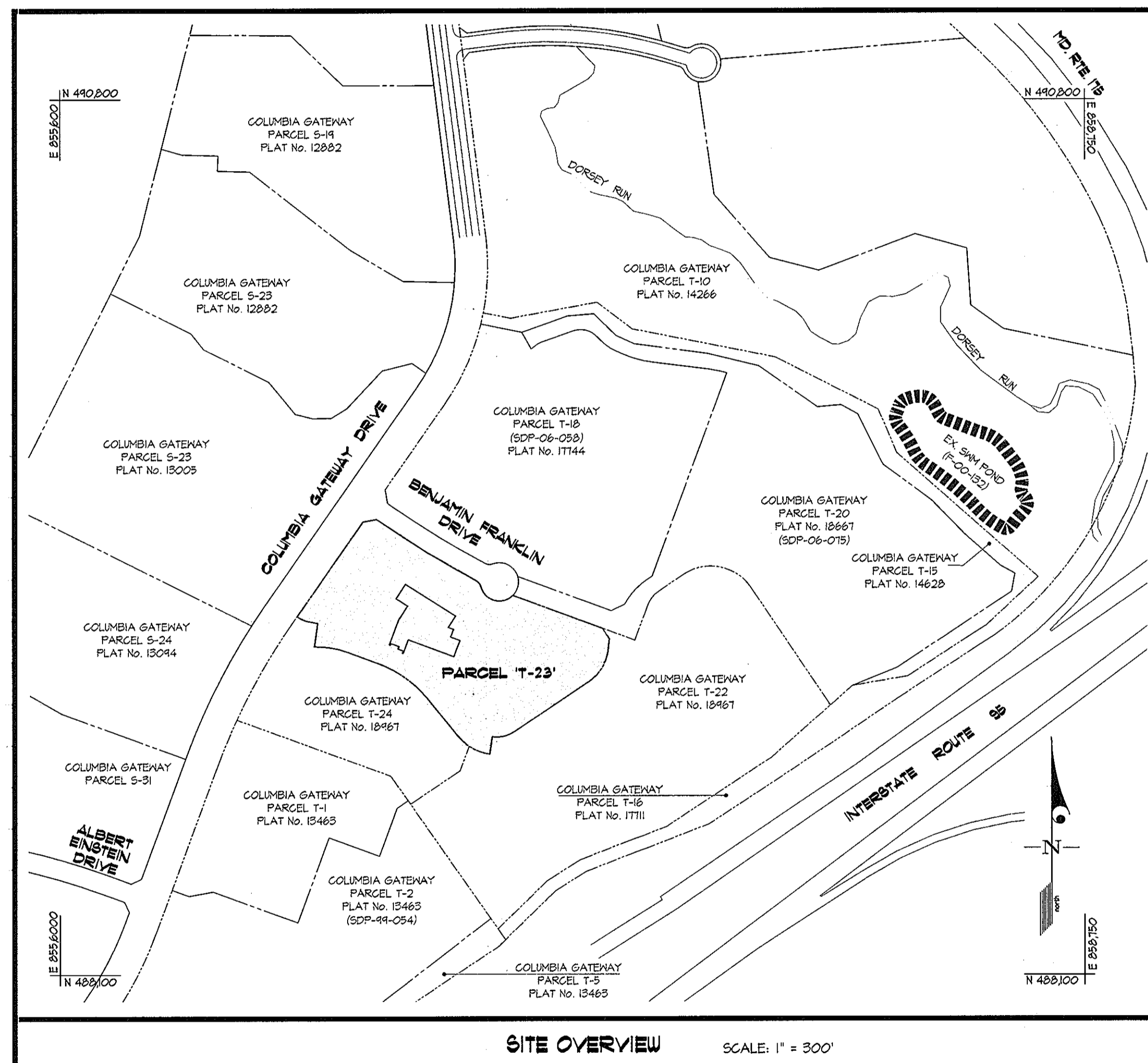
	BLDG. AREA (SQ. FT.)	OCCUPANTS/EMPLOYEES
FIRST FLOOR	25,607	256
SECOND FLR.	25,811	258
THIRD FLR.	22,856	228
4TH & 5TH FLR.	45,628 (22,814 ea.)	456 (228 ea.)
	119,912 TOTAL	1,198 TOTAL

 - BUILDING COVERAGE OF SITE: 0.62 ACRES OR 8.1% OF PARCEL T-23 SITE AREA
 - TOTAL PAVED SURFACES (PARKING, DRIVEWAYS, SIDEWALKS, SERVICE AREA, ETC.): 5.20± AC. (0.58 AC OFF-SITE AND 4.62 AC ON-SITE WHICH IS 60% OF THE PARCEL T-23 SITE).
- OPEN SPACE DATA
 - OPEN SPACE REQUIRED ON SITE: N/A
 - OPEN SPACE PROPOSED: N/A
- PARKING SPACE DATA
 - REQUIRED PARKING PER ZONING REGULATIONS SEC. 13D3.5.A. ("GENERAL OFFICE USES" AT 3.5 SPACES PER 1000 S.F.):
119,912 x 3.5/1000 = 346 SPACES MINIMUM
 - THE TOTAL NUMBER OF PARKING SPACES PROVIDED IS 460 (OR 3.83 PER 1000), OF WHICH 9 ARE ACCESSIBLE SPACES. THE PARKING SPACES PROVIDED ARE:

451	9x10' STANDARD PARKING SPACES
6	REGULAR ACCESSIBLE SPACES
3	DESIGNATED VAN ACCESSIBLE SPACES
460	TOTAL PARKING SPACES

SHEET INDEX

- COVER SHEET
- SITE DEVELOPMENT PLAN
- CURB AND PAVING DELINEATION PLAN
- SITE DETAILS
- STORM DRAIN PROFILES / UTILITY PROFILES
- SEDIMENT CONTROL PLAN
- SEDIMENT CONTROL NOTES AND DETAILS
- DRAINAGE AREA MAP
- LANDSCAPE PLAN
- PLANTING NOTES, SCHEDULES & DETAILS
- WORK ZONE TRAFFIC CONTROL PLAN / PAVEMENT MARKING PLAN



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Derek L. Leight 6/1/07
Director Date

David Hantz 6/1/07
Chief, Division of Land Development Date

William Williams 6/1/07
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 BAL: 410-880-1820 DC/VA: 301-989-2854 FAX: 301-421-4186

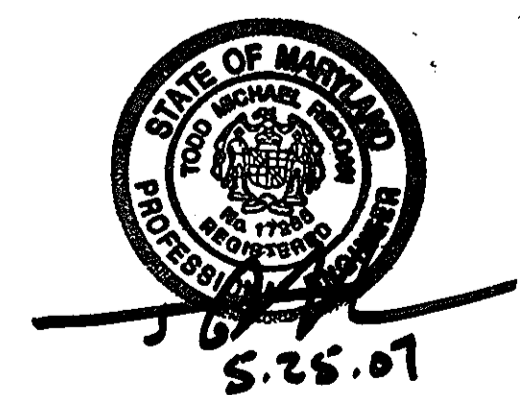
DATE	REVISION	BY	APPR.

PREPARED FOR:
OWNER:
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATIENT PARKWAY
COLUMBIA, MD 21044
Phone: 410-892-8027
Attn: PAUL CAVANAUGH

CONTRACT PURCHASER/DEVELOPER:
GATEWAY T23 LLC
c/o MANEXIN LLC
1800 ROBERT FULTON DRIVE, SUITE 200
COLUMBIA, MD 21046-2278
Phone: 410-423-2002
Attn: ALEX KOPICKI

COVER SHEET
**COLUMBIA GATEWAY
OFFICE BUILDING
PARCEL 'T-23'**
PLAT Nos. 18967 & 19111
ELECTION DISTRICT No. 6
HOWARD COUNTY, MARYLAND

ADDRESS CHART	
STREET ADDRESS	
1001 COLUMBIA GATEWAY DRIVE	
WATER CODE: E06	SEWER CODE: 3380000
PROJ. NAME: COLUMBIA GATEWAY PARCEL T-23	SECTION/AREA N/A T-23
PLAT 18967 & 19111	TAX MAP BLOCK 43 2
ELEC. DIST. 6	CENSUS TRACT 606703
SCALE AS SHOWN	ZONING M-1
DATE MAY/2007	G. L. W. FILE No. 06-077
TAX MAP - GRID 43 2	SHEET 1 OF 11



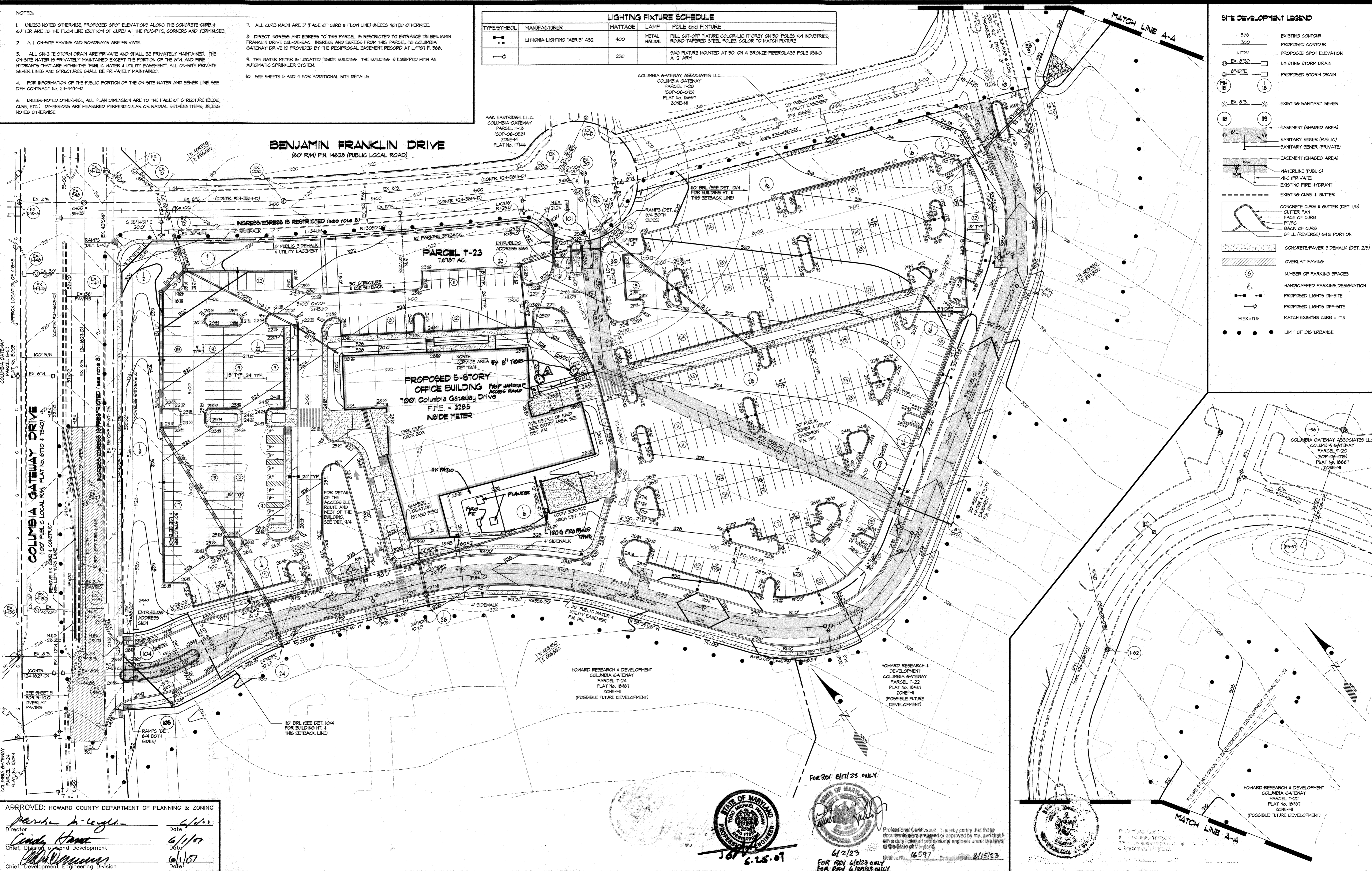
NOTES:

- UNLESS NOTED OTHERWISE, PROPOSED SPOT ELEVATIONS ALONG THE CONCRETE CURB & GUTTER ARE TO THE FLOW LINE (BOTTOM OF CURB) AT THE PC'S/PT'S, CORNERS AND TERMINUSES.
- ALL ON-SITE PAVING AND ROADWAYS ARE PRIVATE.
- ALL ON-SITE STORM DRAIN ARE PRIVATE AND SHALL BE PRIVATELY MAINTAINED. THE ON-SITE WATER IS PRIVATELY MAINTAINED EXCEPT THE PORTION OF THE 8" AND FIRE HYDRANTS THAT ARE WITHIN THE "PUBLIC WATER & UTILITY EASEMENT". ALL ON-SITE PRIVATE SEWER LINES AND STRUCTURES SHALL BE PRIVATELY MAINTAINED.
- FOR INFORMATION OF THE PUBLIC PORTION OF THE ON-SITE WATER AND SEWER LINE, SEE DPM CONTRACT NO. 24-4414-D.
- UNLESS NOTED OTHERWISE, ALL PLAN DIMENSION ARE TO THE FACE OF STRUCTURE (BLDG, CURB, ETC.). DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIAL BETWEEN ITEMS, UNLESS NOTED OTHERWISE.
- ALL CURB RADII ARE 5' (FACE OF CURB @ FLOW LINE) UNLESS NOTED OTHERWISE.
- DIRECT INGRESS AND EGRESS TO THIS PARCEL IS RESTRICTED TO ENTRANCE ON BENJAMIN FRANKLIN DRIVE CAL-DE-SAC. INGRESS AND EGRESS FROM THIS PARCEL TO COLUMBIA GATEWAY DRIVE IS PROVIDED BY THE RECIPROCAL EASEMENT RECORD AT L1701 F. 368.
- THE WATER METER IS LOCATED INSIDE BUILDING. THE BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM.
- SEE SHEETS 5 AND 4 FOR ADDITIONAL SITE DETAILS.

LIGHTING FIXTURE SCHEDULE				
TYPE/SYMBOL	MANUFACTURER	WATTAGE	LAMP	POLE and FIXTURE
■	LITHONIA LIGHTING "AERIS" AS2	400	METAL HALIDE	FULL CUT-OFF FIXTURE COLOR-LIGHT GREY ON 30' POLES KW INDUSTRIES, ROUND TAPERED STEEL POLES, COLOR TO MATCH FIXTURE
○		250		SAG FIXTURE MOUNTED AT 30' ON A BRONZE FIBERGLASS POLE USING A 12' ARM

SITE DEVELOPMENT LEGEND

- 366 --- EXISTING CONTOUR
- 302 --- PROPOSED CONTOUR
- + 1150 --- EXISTING SPOT ELEVATION
- EX. 2'5" --- EXISTING STORM DRAIN
- EX. 2'5" --- PROPOSED STORM DRAIN
- EX. 2'5" --- EXISTING SANITARY SEWER
- EX. 2'5" --- SANITARY SEWER (PRIVATE)
- EX. 2'5" --- SANITARY SEWER (PUBLIC)
- EX. 2'5" --- EASEMENT (SHADED AREA)
- EX. 2'5" --- WATERLINE (PUBLIC)
- EX. 2'5" --- WATERLINE (PRIVATE)
- EX. 2'5" --- EXISTING FIRE HYDRANT
- EX. 2'5" --- EXISTING CURB & GUTTER
- EX. 2'5" --- CONCRETE CURB & GUTTER (DET. 1/3)
- EX. 2'5" --- GUTTER PAN
- EX. 2'5" --- FACE OF CURB
- EX. 2'5" --- FUTURE CURB
- EX. 2'5" --- BACK OF CURB
- EX. 2'5" --- SPILL (REVERSE) 6/16 PORTION
- EX. 2'5" --- CONCRETE/PAVER SIDEWALK (DET. 2/3)
- EX. 2'5" --- OVERLAY PAVING
- EX. 2'5" --- NUMBER OF PARKING SPACES
- EX. 2'5" --- HANDICAPPED PARKING DESIGNATION
- EX. 2'5" --- PROPOSED LIGHTS ON-SITE
- EX. 2'5" --- PROPOSED LIGHTS OFF-SITE
- EX. 2'5" --- MEX-1175
- EX. 2'5" --- MATCH EXISTING CURB = 1175
- EX. 2'5" --- LIMIT OF DISTURBANCE



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Parke A. Leggett* Date: 6/1/23

Chief, Division of Land Development: *Cindy Ham* Date: 6/1/23

Chief, Development Engineering Division: *John Williams* Date: 6/1/23

GLW GUTSCHICK 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 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.
6/1/23	PROP PIT AND PONDING TANK ON EXISTING PAVD	PER	PER
6/26/23	PROPOSED HANDICAP RAMP SEE SHT 5 FOR DETAIL	PER	PER
8/17/23	ADJUST PONDING TANK LOCATION	PER	PER

PREPARED FOR:

OWNER: THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATRICK PARKWAY
COLUMBIA, MD 21044
Phone: 410-992-6027
Attn: PAUL CAVANAUGH

CONTRACT PURCHASER/DEVELOPER:
GATEWAY 123 LLC
c/o MANEXN LLC
8601 ROBERT FULTON DRIVE, SUITE 200
COLUMBIA, MD 21046-2278
Phone: 410-423-2002
Attn: ALEX KOPICKI

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.

6/1/23
FOR REV 6/26/23 ONLY
FOR REV 8/17/23 ONLY

6.28.07
16597
8/15/23

SITE DEVELOPMENT PLAN

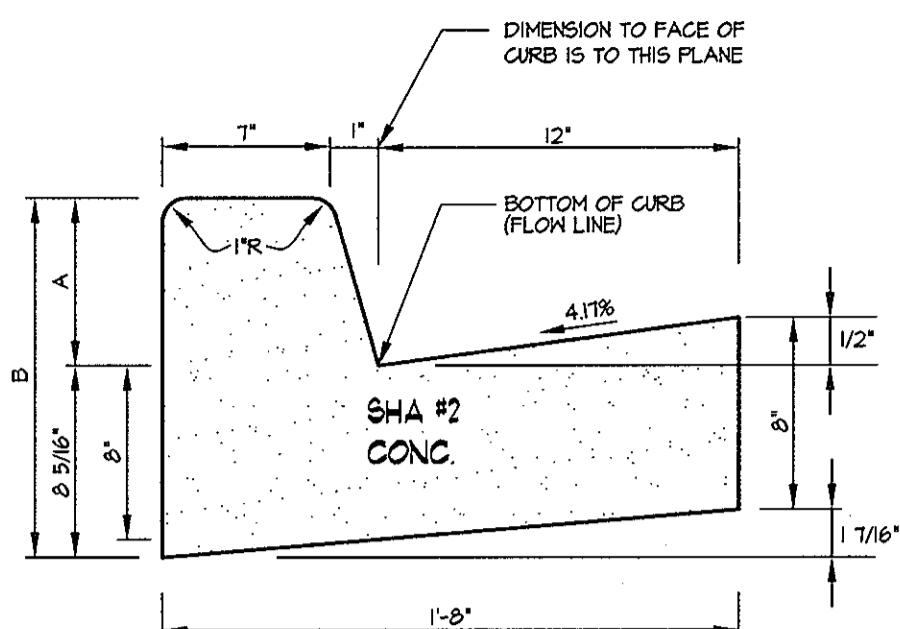
COLUMBIA GATEWAY
OFFICE BUILDING
PARCEL T-23'
PLAT Nos. 18967 & 19111

ELECTION DISTRICT No. 6

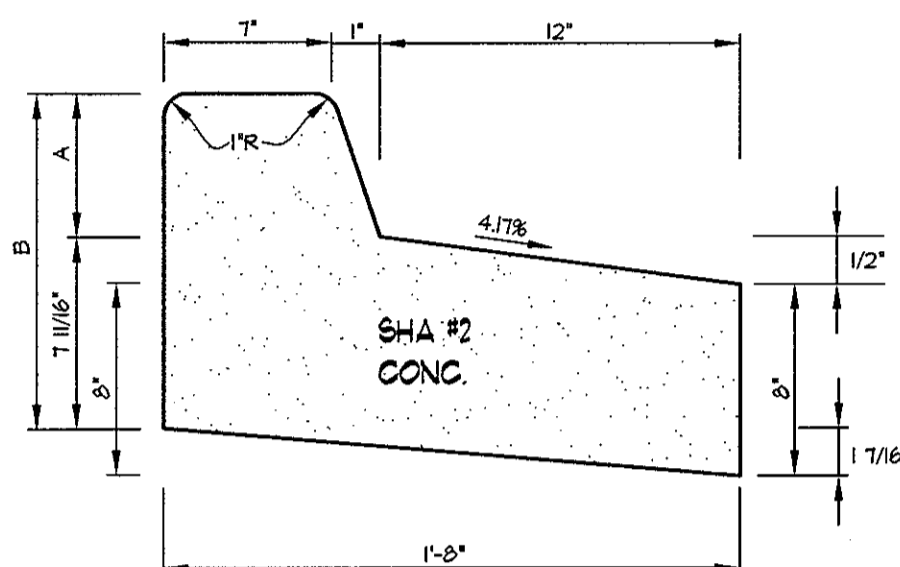
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=40'	M-1	06-077
DATE	TAX MAP - GRID	SHEET
MAY/2007	43 2	2 OF 11

CURB TYPE	A	B
6"-CURB	6"	1'-2 3/16"
T"-CURB	1 3/16"	1'-3 1/2"



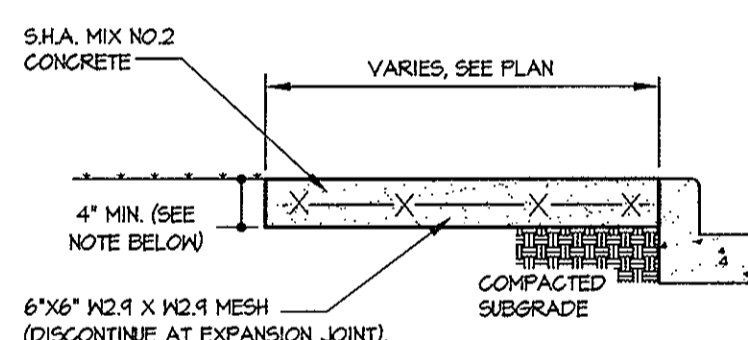
STANDARD COMBINATION CURB AND GUTTER



REVERSE COMBINATION CURB AND GUTTER

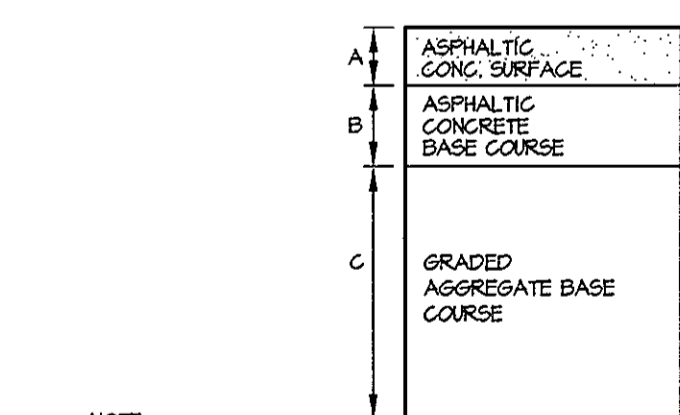
- NOTES:
- 50' MAX. BETWEEN EXPANSION JOINTS & 10' MAX. BETWEEN CONTROL JOINTS.
 - ALL ON-SITE CURB & GUTTER SHALL BE 6"-CURB. CURB & GUTTER IN AND THE PUBLIC R.O.M. SHALL BE T"-CURB.
 - STANDARD (CATCH) CURB & GUTTER SHALL BE USED WHERE THE ADJACENT PAVEMENT SLOPES TOWARDS THE CURB & GUTTER. REVERSE (SPILL) CURB & GUTTER SHALL BE USED WHERE THE ADJACENT PAVEMENT SLOPES AWAY FROM THE CURB & GUTTER.

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



- NOTES:
- UNLESS SHOWN OTHERWISE, INSTALL EXPANSION JOINTS AT MAX. 20'-0" O.C. AND SCORING JOINTS AT MAX. 5'-0" O.C.
 - CONCRETE THICKNESS SHALL BE 4" WHERE THE SIDEWALK CROSSES THE LOADING DOCK AREA (SEE DPM R-6.10). ALL CONCRETE PAVEMENT FOR VEHICULAR USE SHALL BE IN ACCORDANCE WITH DPM R-6.10.
 - PROVIDE 1/2" PREFORMED BITUMINOUS EXPANSION JOINT WHERE SIDEWALK ABUTS AGAINST CURB AND SET SIDEWALK 1/4" ABOVE CURB PER HO. CO. DET. R-5.05.

2 TYPICAL SIDEWALK SECTION NO SCALE



NOTE:
DEPENDING ON THE CBR VALUES OBTAINED IN THE FIELD, THE PAVING SECTIONS MAY BE REVISED, IF APPROVED BY A PROFESSIONAL SOILS ENGINEERS.

	A	B	C
P1	1"	2"	5"
P2	1.5"	2.5"	8"
P3	1.5"	4.5"	6"

3 BITUMINOUS PAVEMENT SECTIONS NO SCALE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

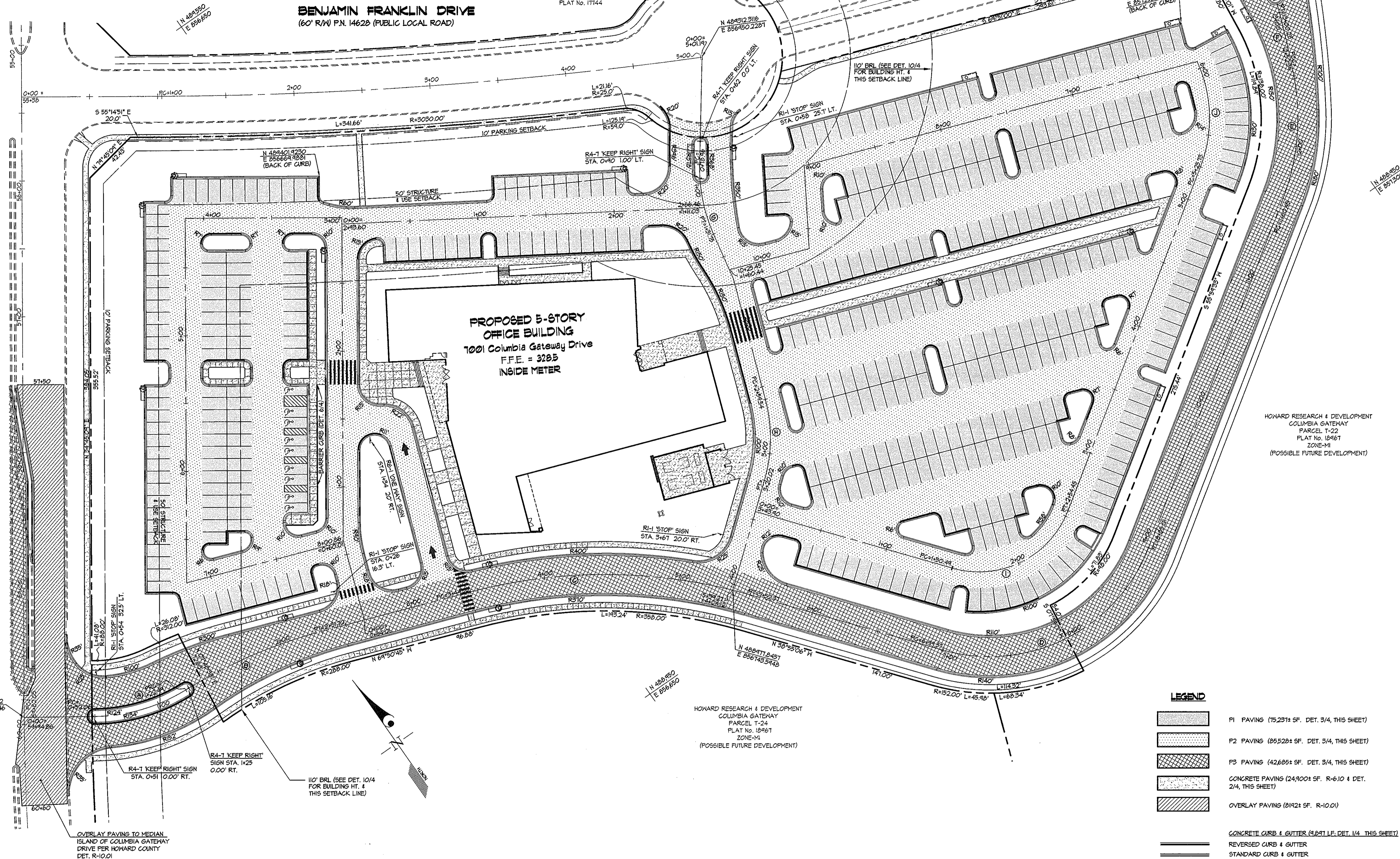
Director: *Paul H. Doyle* Date: 4/1/07
 Chief, Division of Land Development: *Guido Krone* Date: 6/1/07
 Chief, Development Engineering Division: *Chris DeMunnis* Date: 6/1/07

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 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20886
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\06077\SDP\06077--PAVING.dwg DES. MBT DRN. KLP CHK.

COLUMBIA GATEWAY DRIVE
 100' PUBLIC LOCAL R/W PLAT NO. 6710 & 7540

COLUMBIA GATEWAY
 PARCEL 5-24
 PLAT NO. 15094



LEGEND

- P1 PAVING (75,291 SF. DET. 3/4, THIS SHEET)
- P2 PAVING (85,528 SF. DET. 3/4, THIS SHEET)
- P3 PAVING (42,805 SF. DET. 3/4, THIS SHEET)
- CONCRETE PAVING (24,900 SF. R-6.10 & DET. 2/4, THIS SHEET)
- OVERLAY PAVING (8,921 SF. R-10.0)
- CONCRETE CURB & GUTTER (4,871 LF. DET. 1/4, THIS SHEET)
- REVERSED CURB & GUTTER
- STANDARD CURB & GUTTER

NOTE:
ALL CURB RADII ARE 5' UNLESS OTHERWISE NOTED.

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARINGS	DELTA
(A)	70.43'	124.00'	36.12	64.56	S 71°18'20" E	37°16'54"
(B)	104.21'	361.00'	55.01	109.21	N 78°22'16" N	17°03'02"
(C)	207.92'	335.00'	106.51	205.30	N 54°22'38" N	30°55'54"
(D)	185.64'	125.00'	114.72	164.04	S 21°27'41" E	85°05'22"
(E)	41.84'	165.00'	41.20	40.76	N 40°01'44" E	51°55'56"
(F)	41.84'	100.00'	23.43	41.83	N 22°06'28" E	3°54'51"
(G)	52.74'	120.00'	26.83	52.31	S 23°42'30" N	25°12'24"
(H)	60.48'	112.00'	30.88	54.74	N 35°36'41" E	30°56'15"
(I)	103.46'	10.00'	64.24	44.66	S 81°27'41" E	88°02'21"
(J)	74.57'	100.00'	42.02	71.48	N 53°11'59" E	49°59'16"



PREPARED FOR:

OWNER:
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATIENT PARKWAY
COLUMBIA, MD 21044
Phone: 410-992-8027
Attn: PAUL CAVANAUGH

CONTRACT PURCHASER/DEVELOPER:
GATEWAY T23 LLC
c/o MANEXIN LLC
8601 ROBERT FULTON DRIVE, SUITE 200
COLUMBIA, MD 21045-2278
Phone: 410-423-2002
Attn: ALEX KOPICKI

CURB AND PAVING DELINEATION PLAN

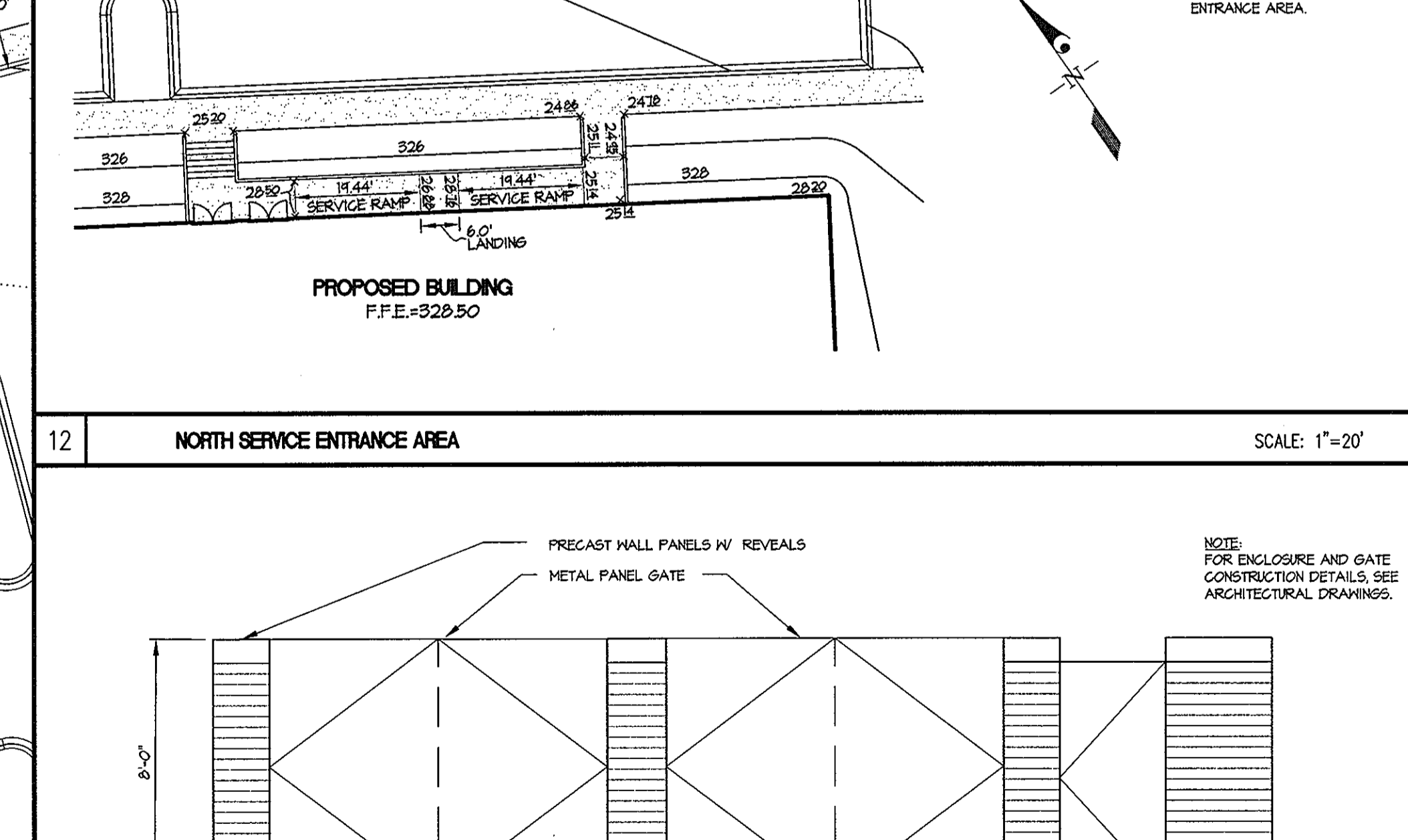
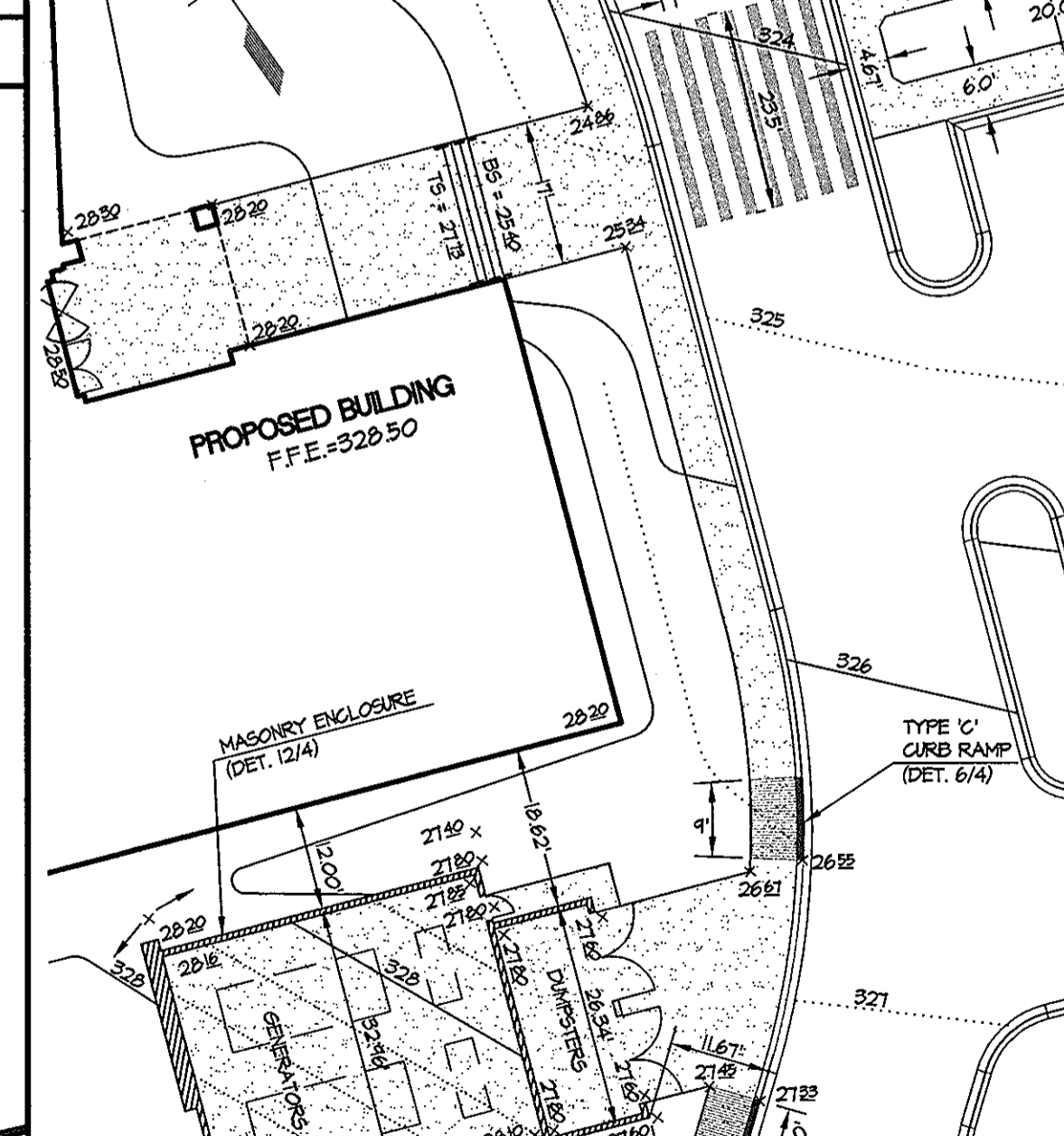
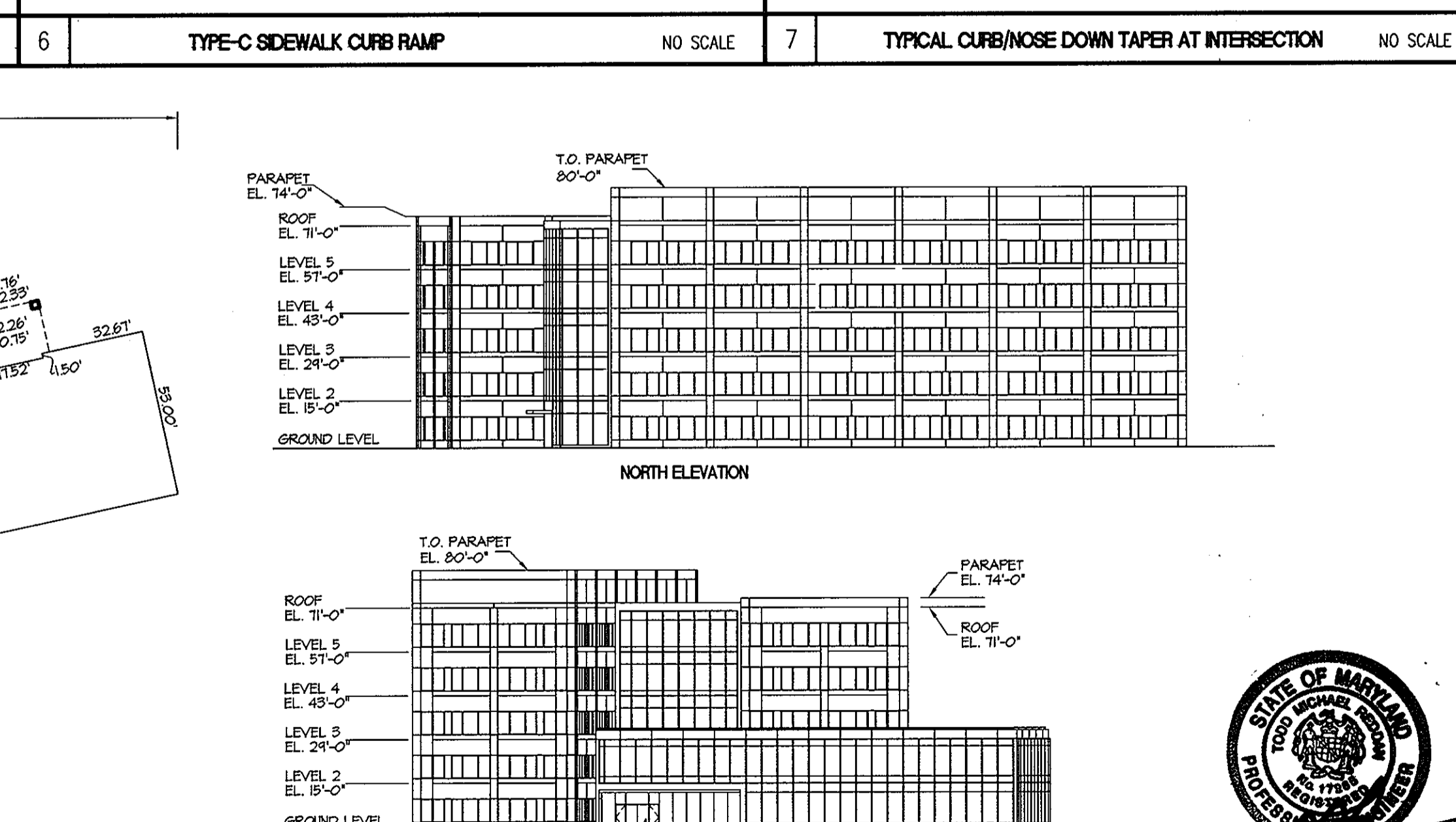
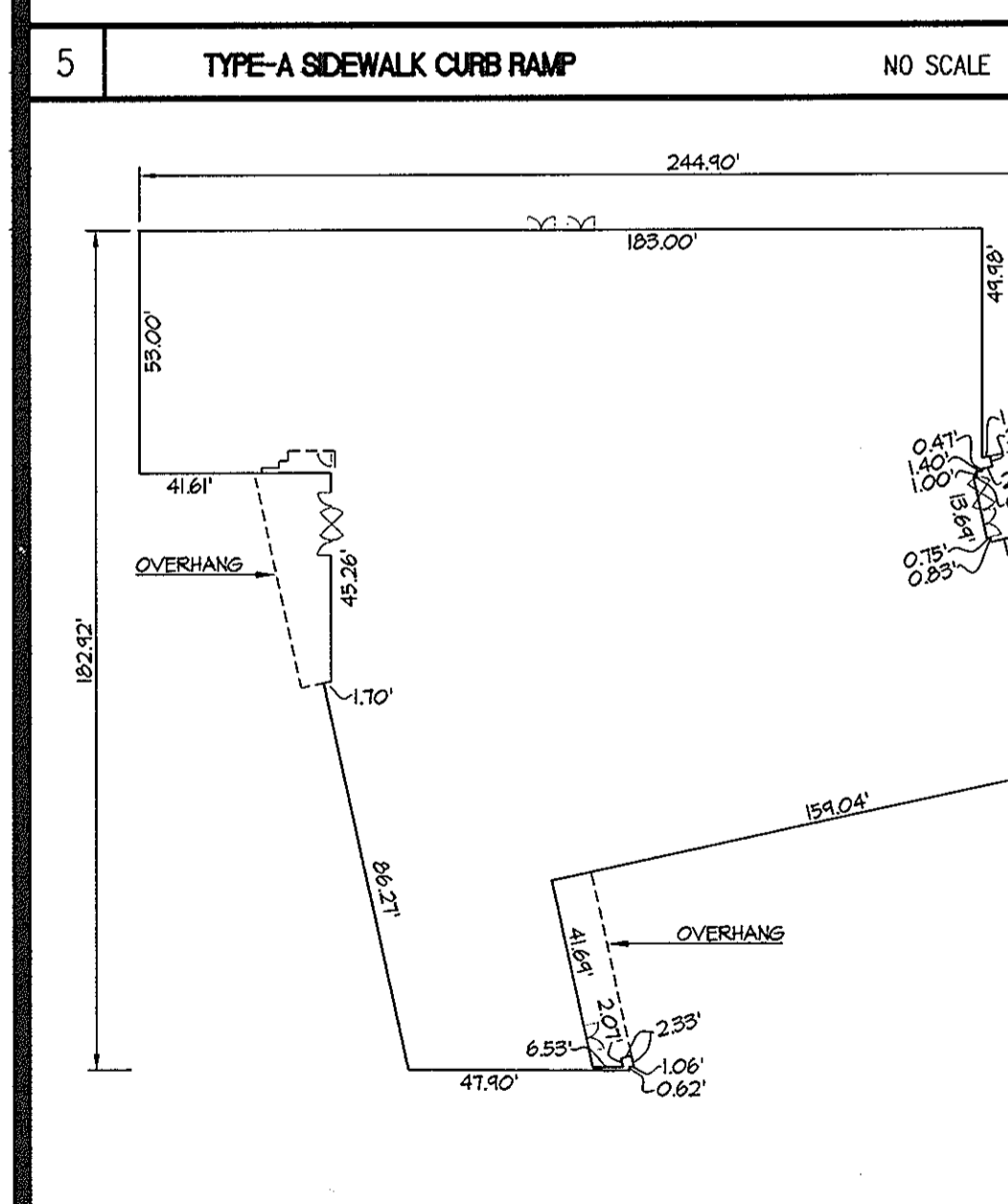
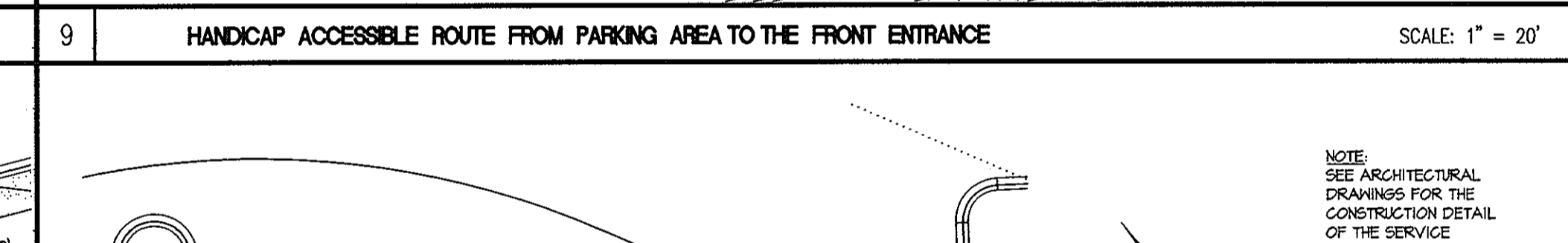
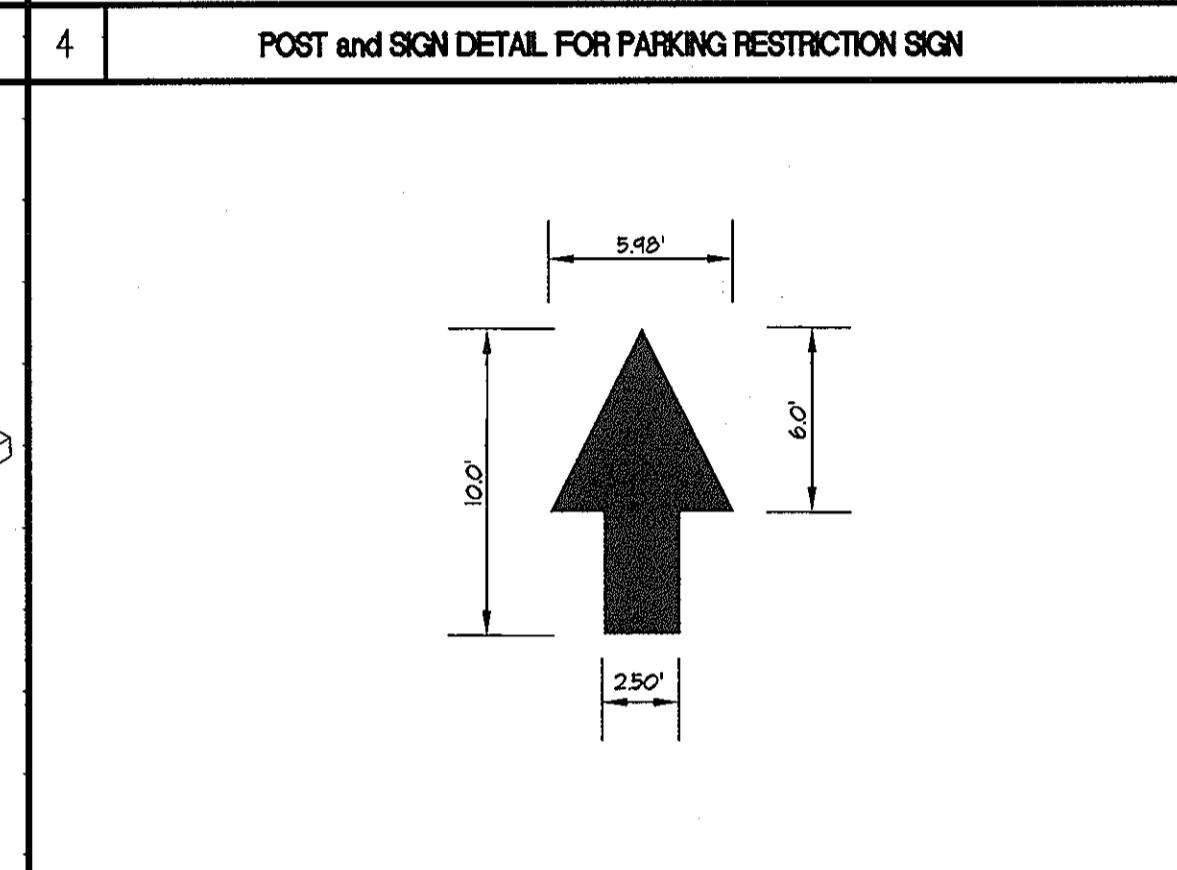
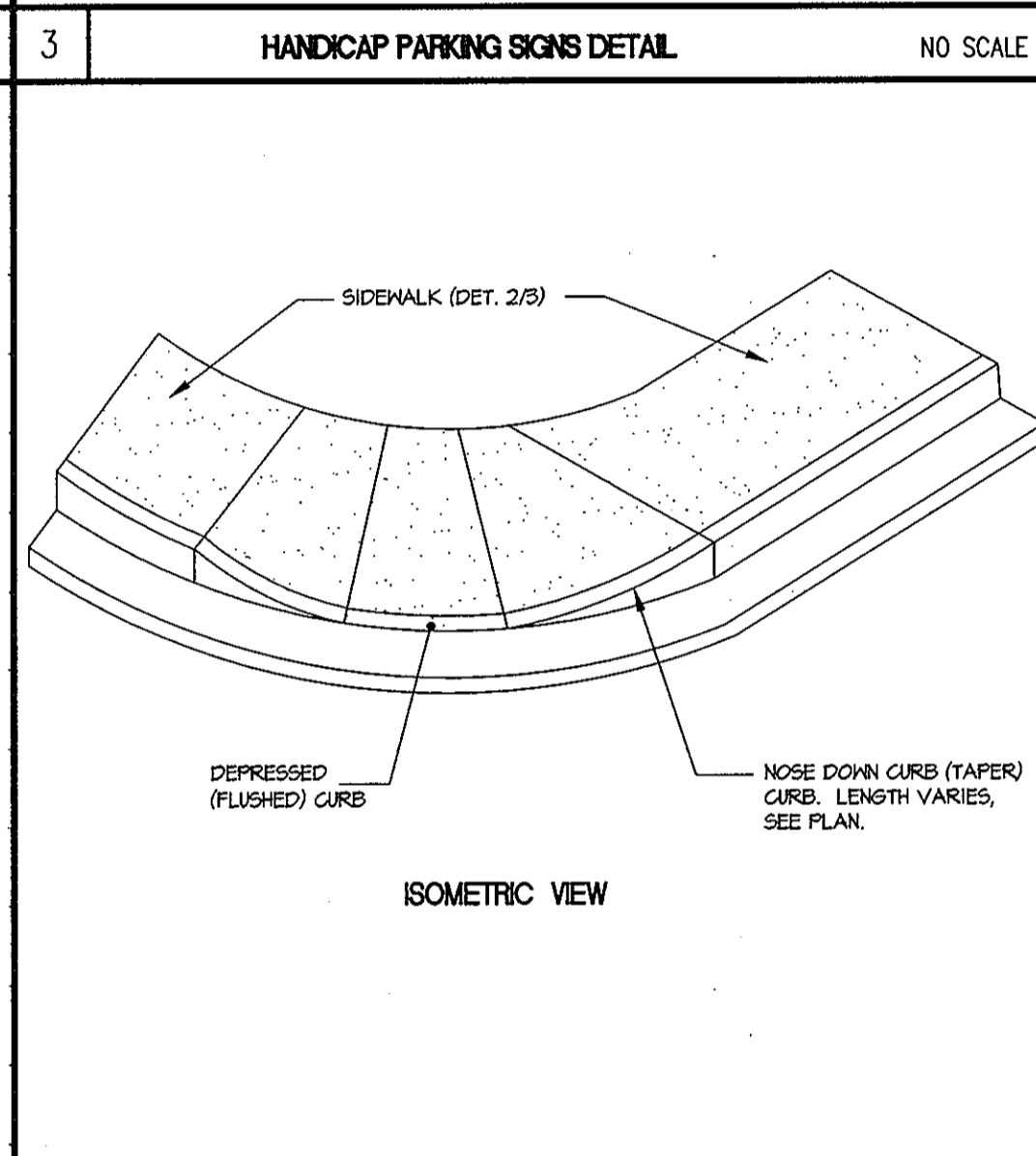
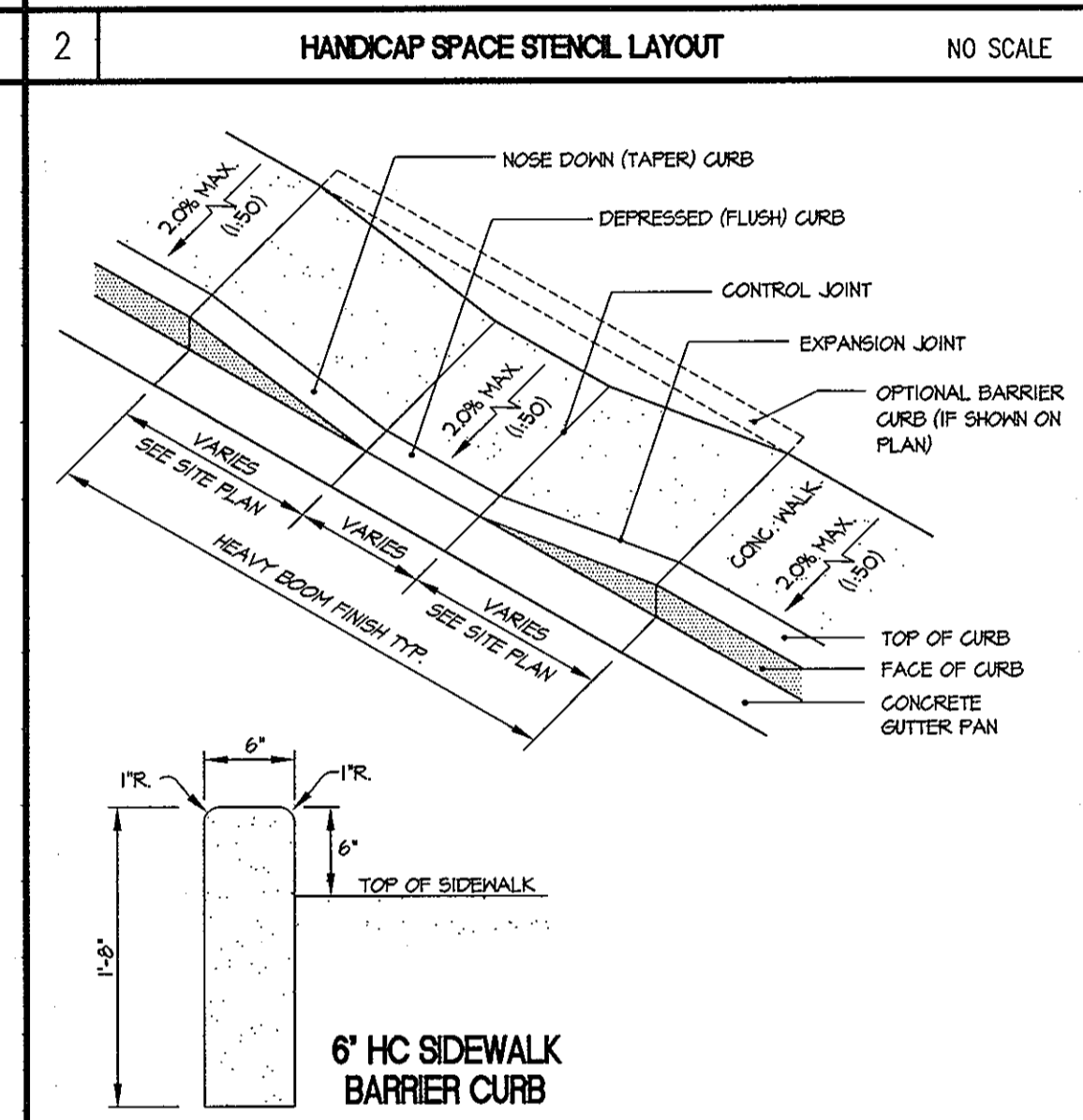
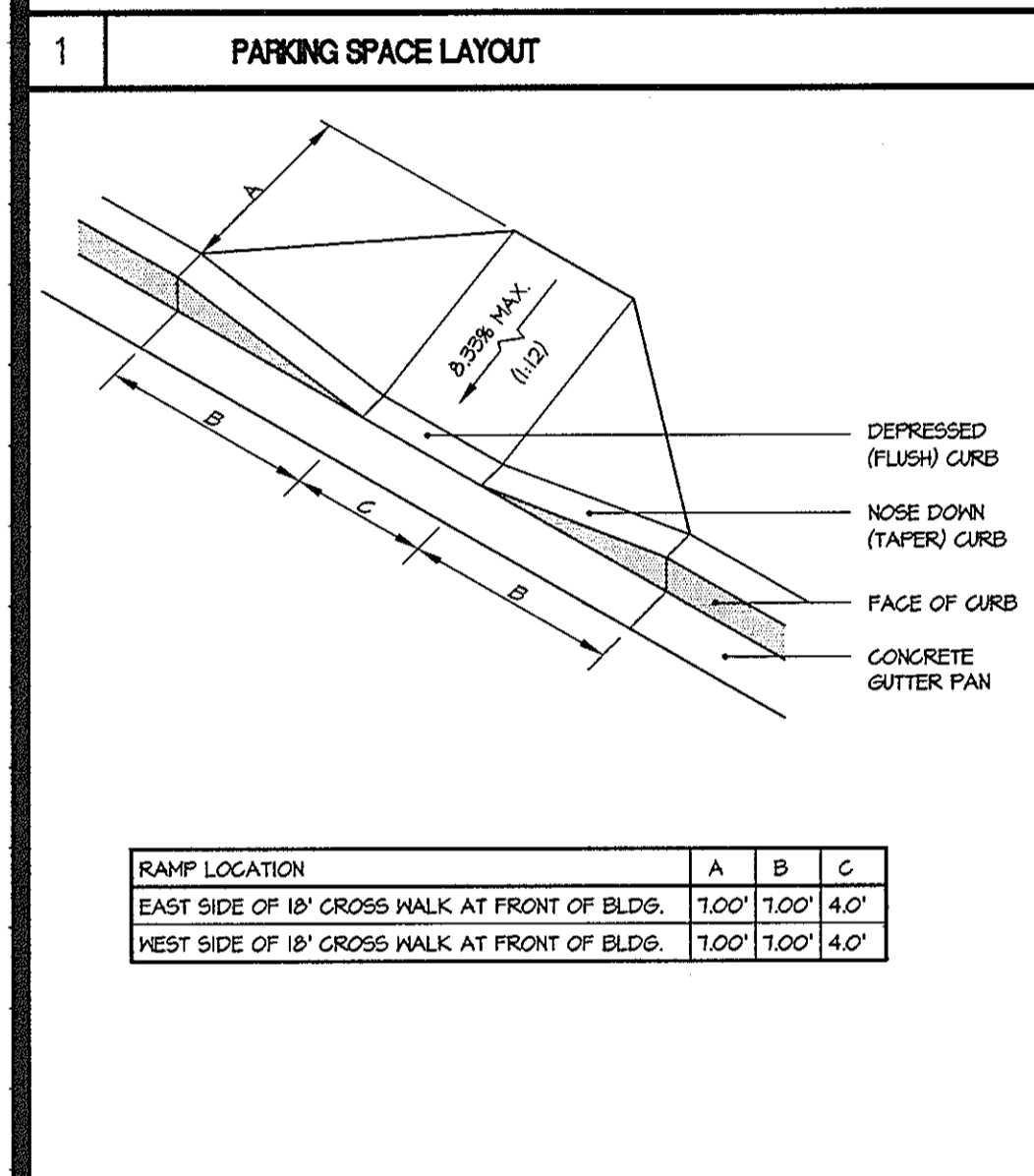
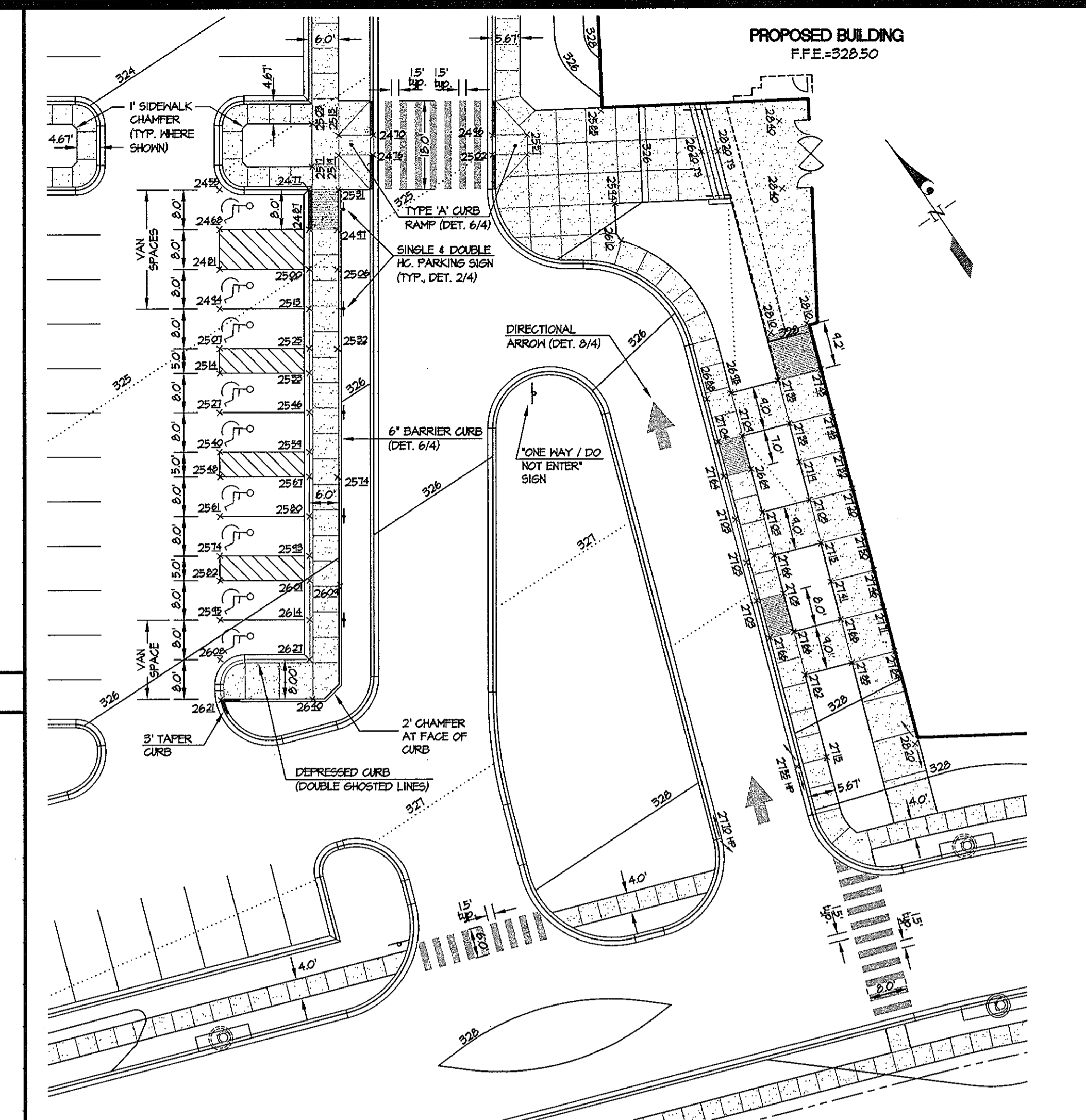
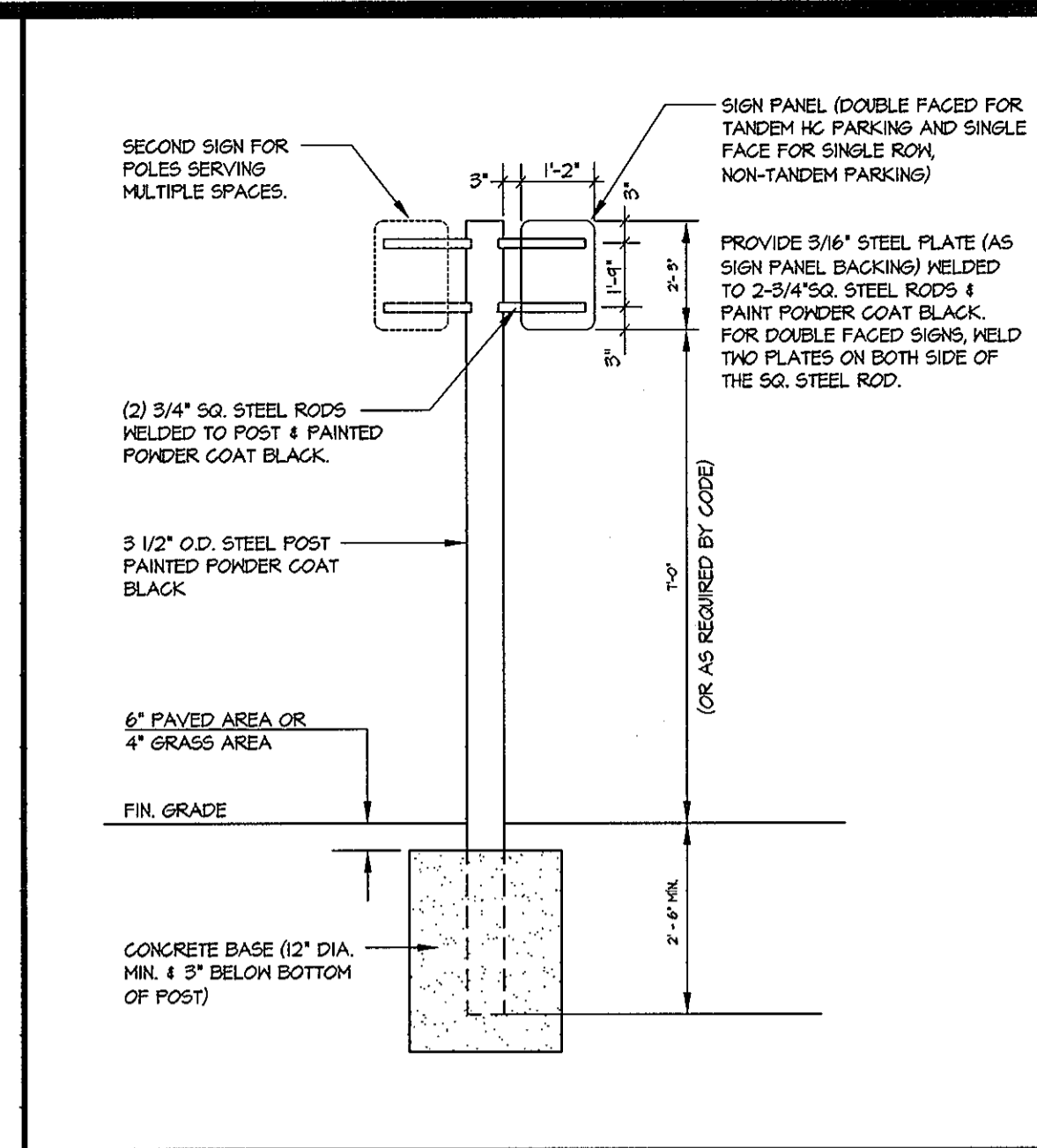
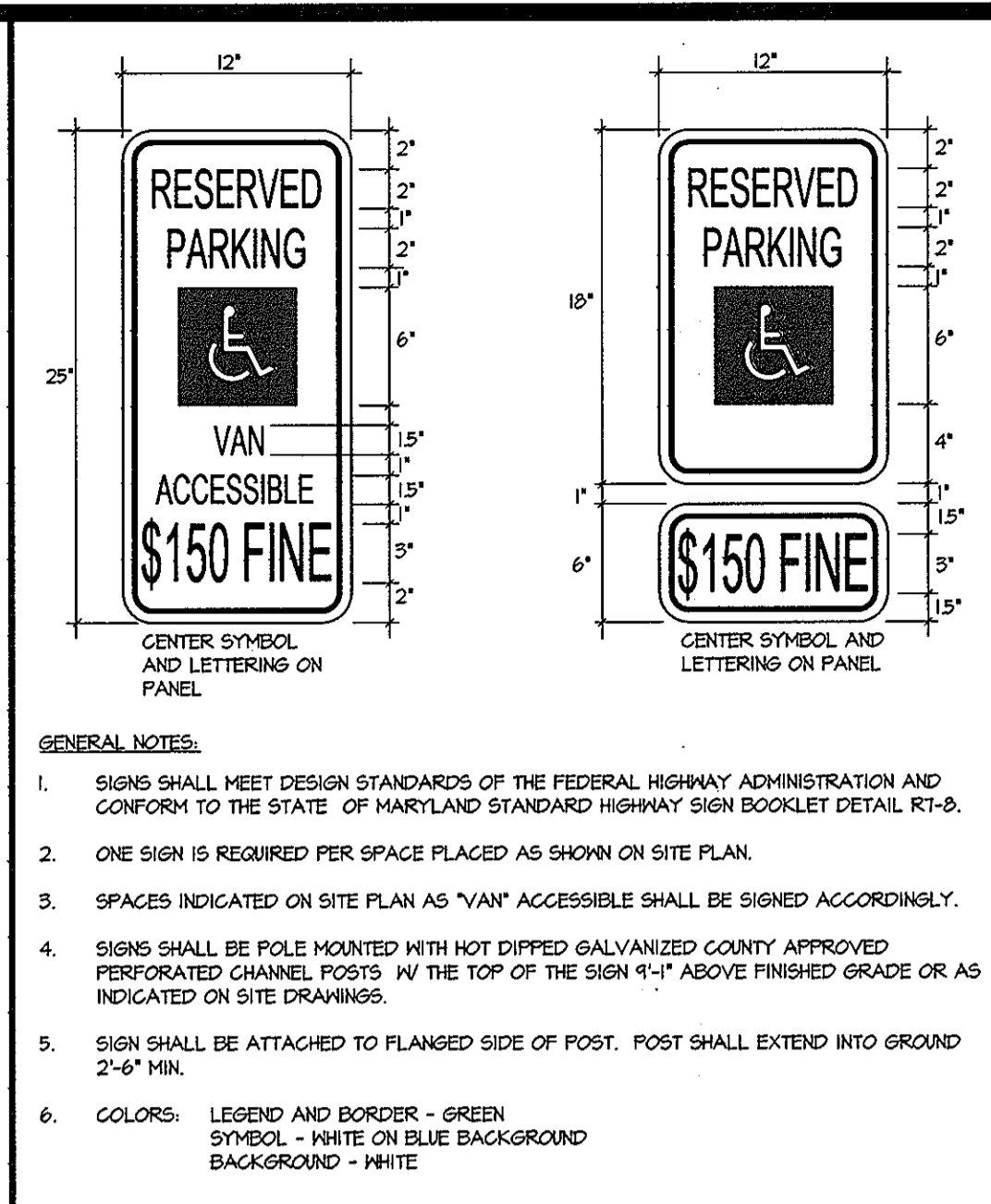
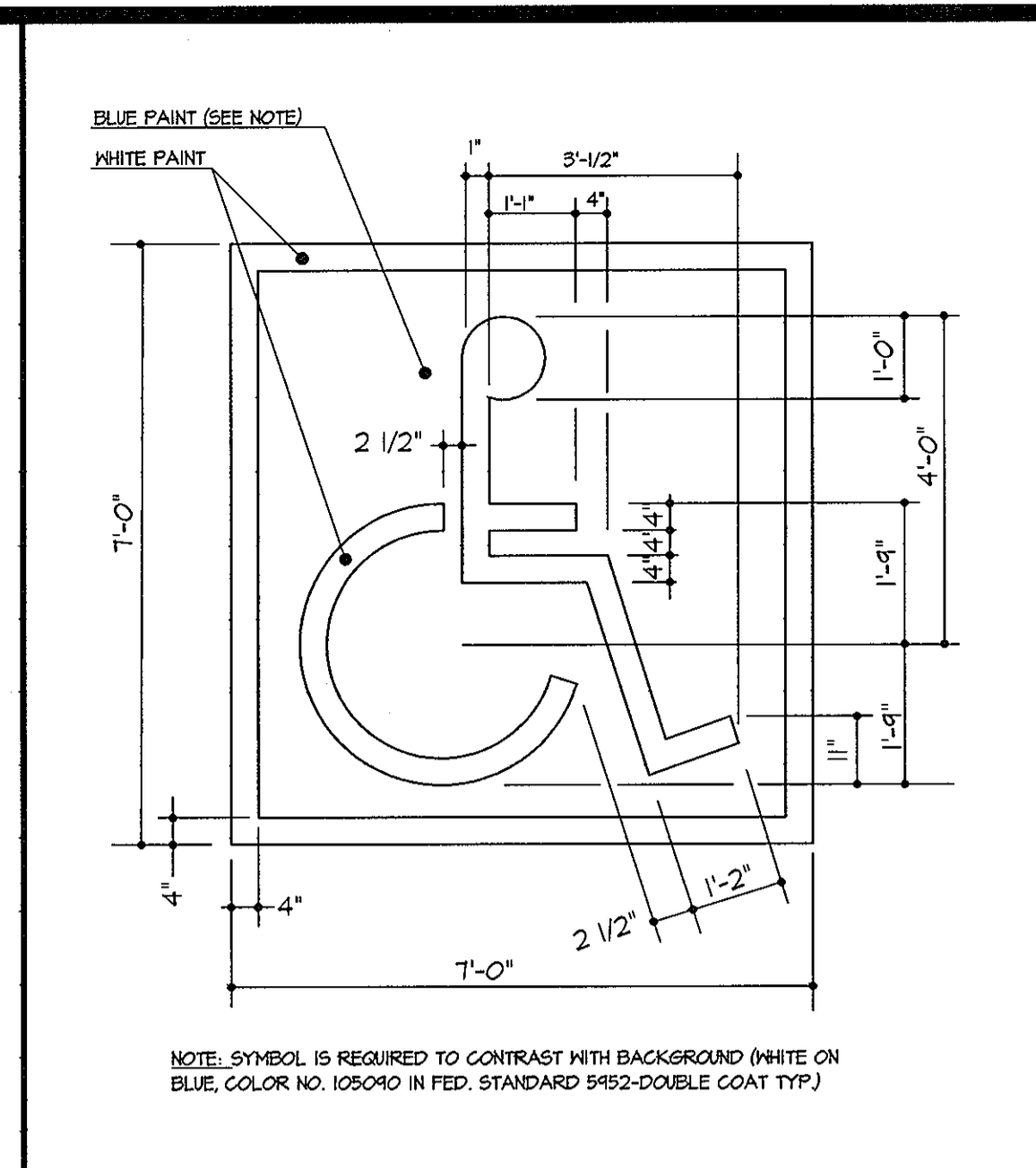
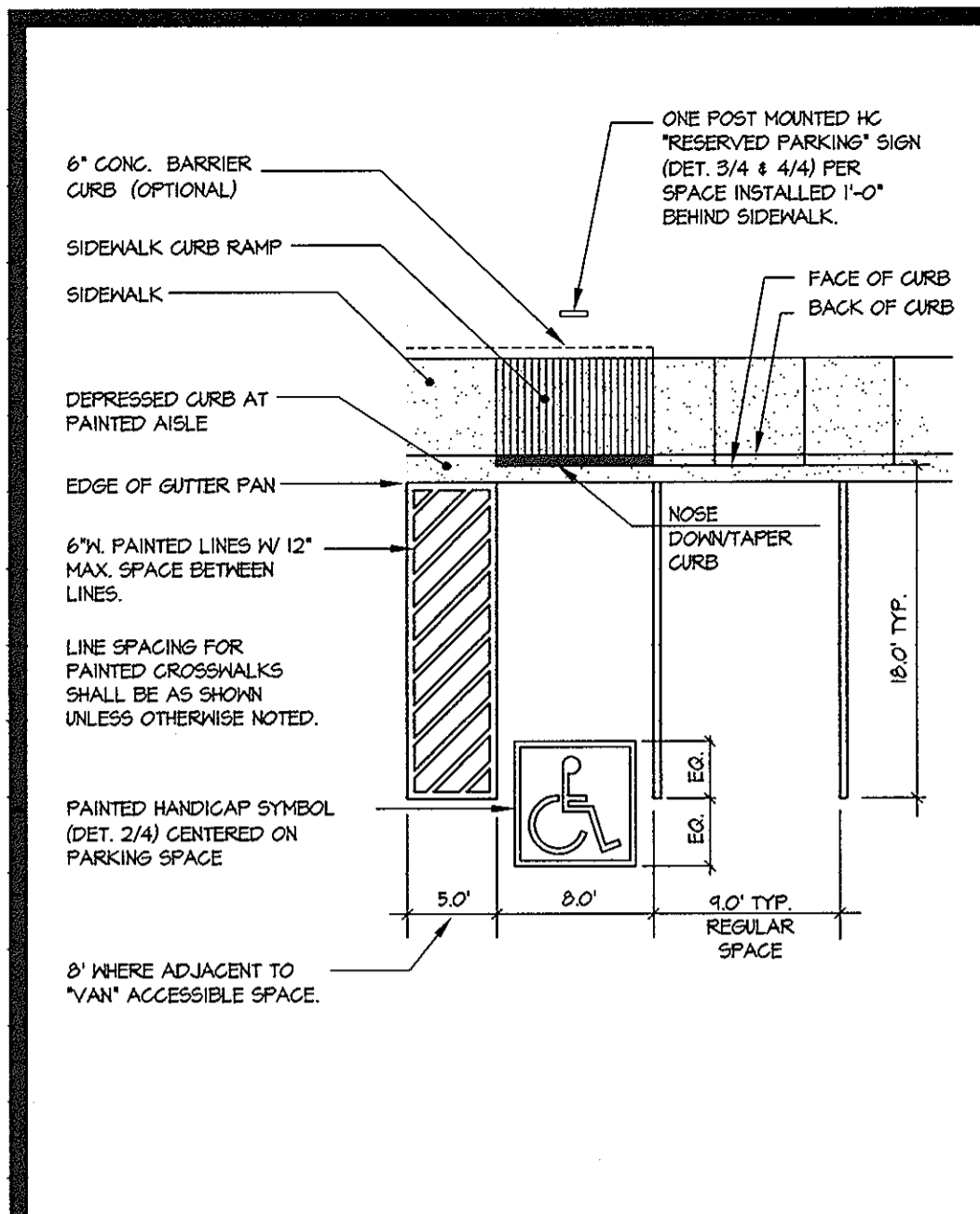
**COLUMBIA GATEWAY
 OFFICE BUILDING
 PARCEL T-23
 PLAT Nos. 18967 & 19111**

SCALE	ZONING	G. L. W. FILE No.
1" = 40'	M-1	06-077
DATE	TAX MAP - GRID	SHEET
MAY/2007	43 2	3 OF 11

DATE REVISION BY APPR.

ELECTION DISTRICT No. 6

HOWARD COUNTY, MARYLAND



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Mark A. Loyl* Date: 6/1/07
 Chief, Division of Land Development: *Linda K. Hantz* Date: 6/1/07
 Chief, Development Engineering Division: *John J. ...* Date: 6/1/07

NOTES:
 IN THE M-1 ZONING DISTRICT THE MAXIMUM BUILDING HEIGHT IS 50 FEET. FOR THE MINIMUM STRUCTURE SETBACK OF 50 FEET FROM ANY EXTERNAL PUBLIC STREET RIGHT-OF-WAY (COLUMBIA GATEWAY DRIVE AND BENJAMIN FRANKLIN DRIVE FOR THE SUBJECT PROPERTY). A STRUCTURE THAT IS MORE THAN 50' HIGH (UP TO 100 FT. MAX.) REQUIRES AN ADDITIONAL 2 FT. OF SETBACK FOR EVERY FOOT OF BUILDING HEIGHT ABOVE 50 FEET. THE PROPOSED BUILDING ON PARCEL T-23 MUST BE SETBACK AT LEAST 10' (WHICH IS 50' x 30'x2) FROM THE NEAREST PUBLIC STREET R.O.W. (BENJAMIN FRANKLIN DRIVE).

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20886
 TEL: 301-421-4024 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.

PREPARED FOR:
 OWNER: THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 10275 LITTLE PATIENT PARKWAY
 COLUMBIA, MD 21044
 Phone: 410-992-8027
 Attn: PAUL CAVANAUGH

CONTRACT PURCHASER/DEVELOPER:
 GATEWAY T23 LLC
 c/o MANEXX LLC
 8601 ROBERT FULTON DRIVE, SUITE 200
 COLUMBIA, MD 21046-2275
 Phone: 410-423-2002
 Attn: ALEX KOPICKI

COLUMBIA GATEWAY OFFICE BUILDING
 PARCEL T-23
 PLAT Nos. 18967 & 19111
 ELECTION DISTRICT No. 6

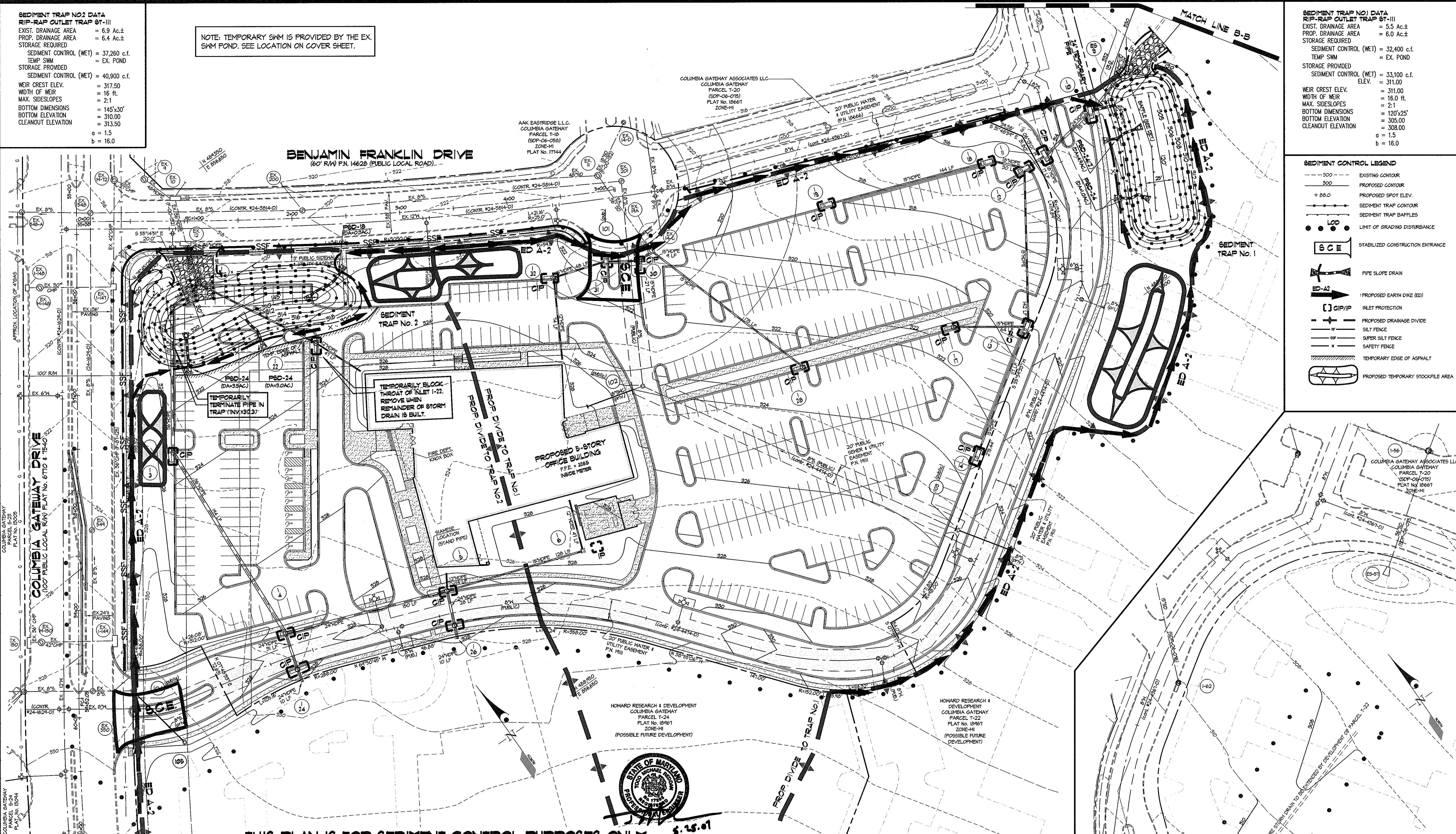
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DATE	TAX MAP - GRID	SHEET
MAY/2007	43 2	4 OF 11

SEDIMENT TRAP NO.2 DATA
 RIP-RAP OUTLET TRAP ST-III
 EXIST. DRAINAGE AREA = 6.9 Ac.±
 PROP. DRAINAGE AREA = 6.4 Ac.±
 STORAGE REQUIRED
 SEDIMENT CONTROL (WET) = 37,260 c.f.
 TEMP SWM = EX. POND
 STORAGE PROVIDED
 SEDIMENT CONTROL (WET) = 40,900 c.f.
 WEIR CREST ELEV. = 317.50
 WIDTH OF WEIR = 16 ft.
 MAX. SIDESLOPES = 2:1
 BOTTOM DIMENSIONS = 145'x30'
 BOTTOM ELEVATION = 310.00
 CLEANOUT ELEVATION = 313.50
 a = 1.5
 b = 16.0

NOTE: TEMPORARY SWM IS PROVIDED BY THE SWM POND. SEE LOCATION ON COVER SHEET.

SEDIMENT TRAP NO.1 DATA
 RIP-RAP OUTLET TRAP ST-III
 EXIST. DRAINAGE AREA = 5.5 Ac.±
 PROP. DRAINAGE AREA = 6.0 Ac.±
 STORAGE REQUIRED
 SEDIMENT CONTROL (WET) = 32,400 c.f.
 TEMP SWM = EX. POND
 STORAGE PROVIDED
 SEDIMENT CONTROL (WET) = 33,100 c.f.
 ELEV. = 311.00
 WEIR CREST ELEV. = 311.00
 WIDTH OF WEIR = 16.0 ft.
 MAX. SIDESLOPES = 2:1
 BOTTOM DIMENSIONS = 120'x25'
 BOTTOM ELEVATION = 305.00
 CLEANOUT ELEVATION = 308.00
 a = 1.5
 b = 16.0

- SEDIMENT CONTROL LEGEND**
- - - 300 - - - EXISTING CONTOUR
 - - - 300 - - - PROPOSED CONTOUR
 - + 88.0 - - - PROPOSED SPOT ELEV.
 - - - SEDIMENT TRAP CONTOUR
 - - - SEDIMENT TRAP Baffles
 - LOD - - - LIMIT OF GRADING DISTURBANCE
 - [SCE] - - - STABILIZED CONSTRUCTION ENTRANCE
 - [SLOPE] - - - PIPE SLOPE DRAIN
 - ED-A2 - - - PROPOSED EARTH DIKE (ED)
 - [CIP/PIP] - - - INLET PROTECTION
 - - - PROPOSED DRAINAGE DIVIDE
 - - - SILT FENCE
 - - - SUPER SILT FENCE
 - - - SAFETY FENCE
 - - - TEMPORARY EDGE OF ASPHALT
 - - - PROPOSED TEMPORARY STOCKPILE AREA



THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *[Signature]* Date: 6/1/07
 Chief, Division of Land Development: *[Signature]* Date: 6/1/07
 Chief, Development Engineering Division: *[Signature]* Date: 6/1/07

DEVELOPER'S/BUILDER'S CERTIFICATE
 I HEREBY 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.
[Signature] DATE: 5/25/07

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 HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
[Signature] DATE: 5/25/07

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS.
[Signature] DATE: 6-1-07

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
[Signature] 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 FAX: 410-880-1820
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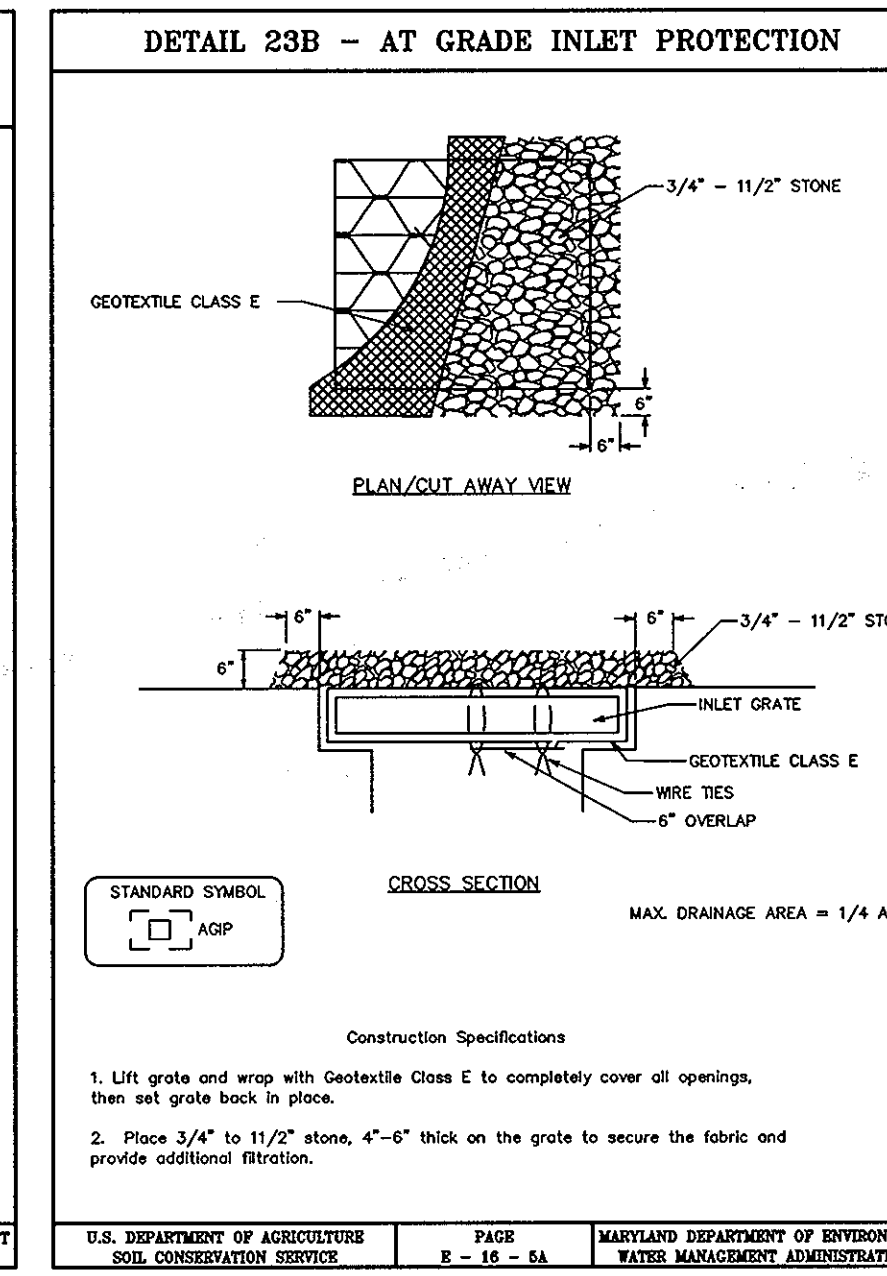
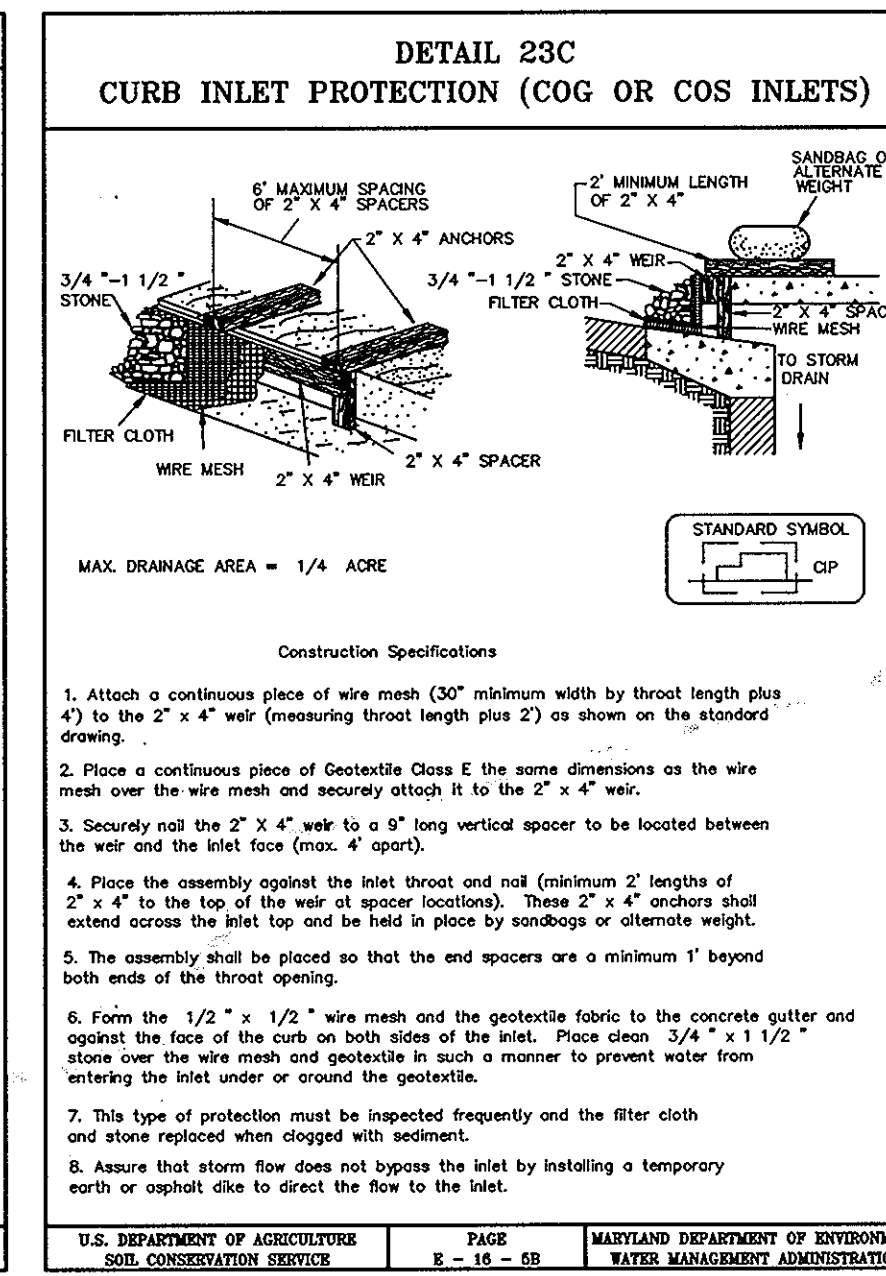
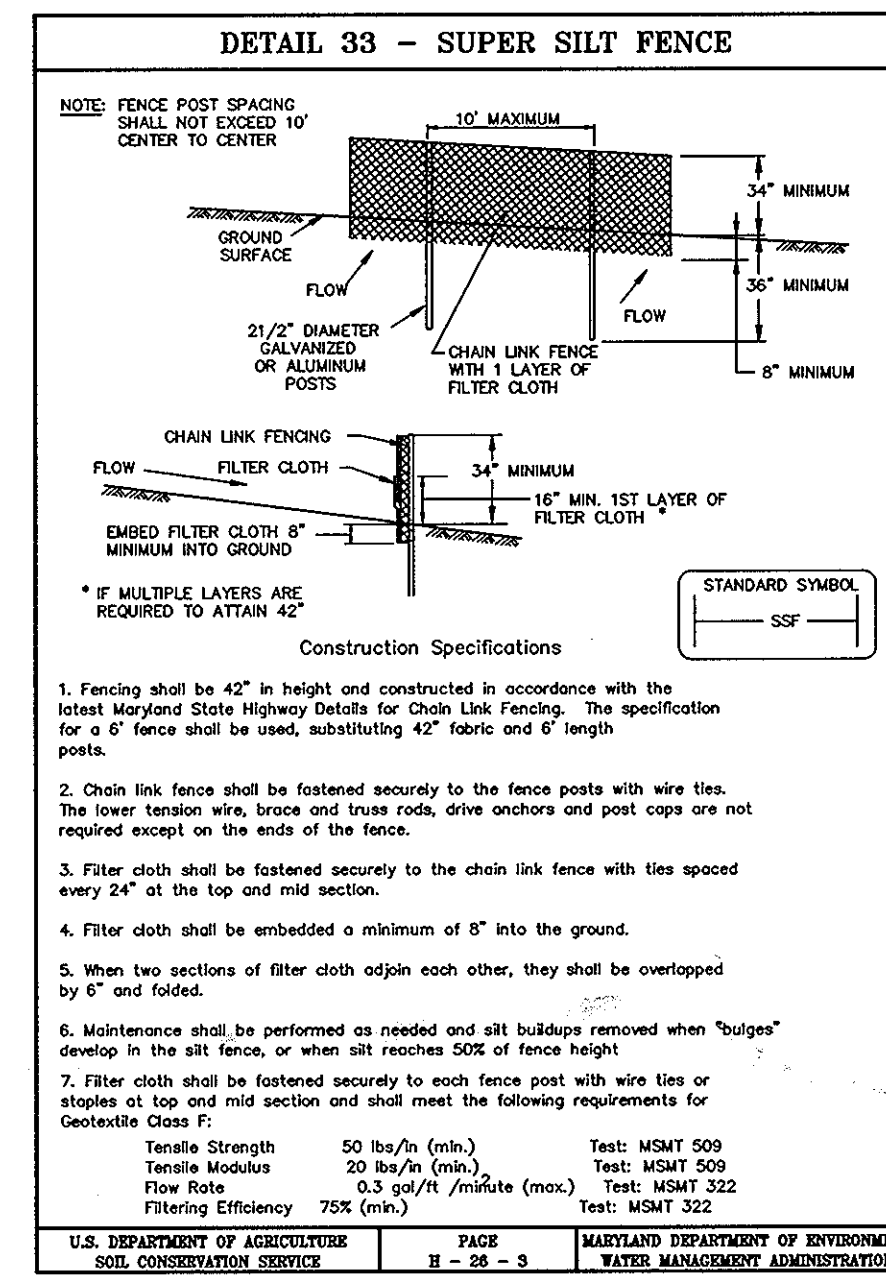
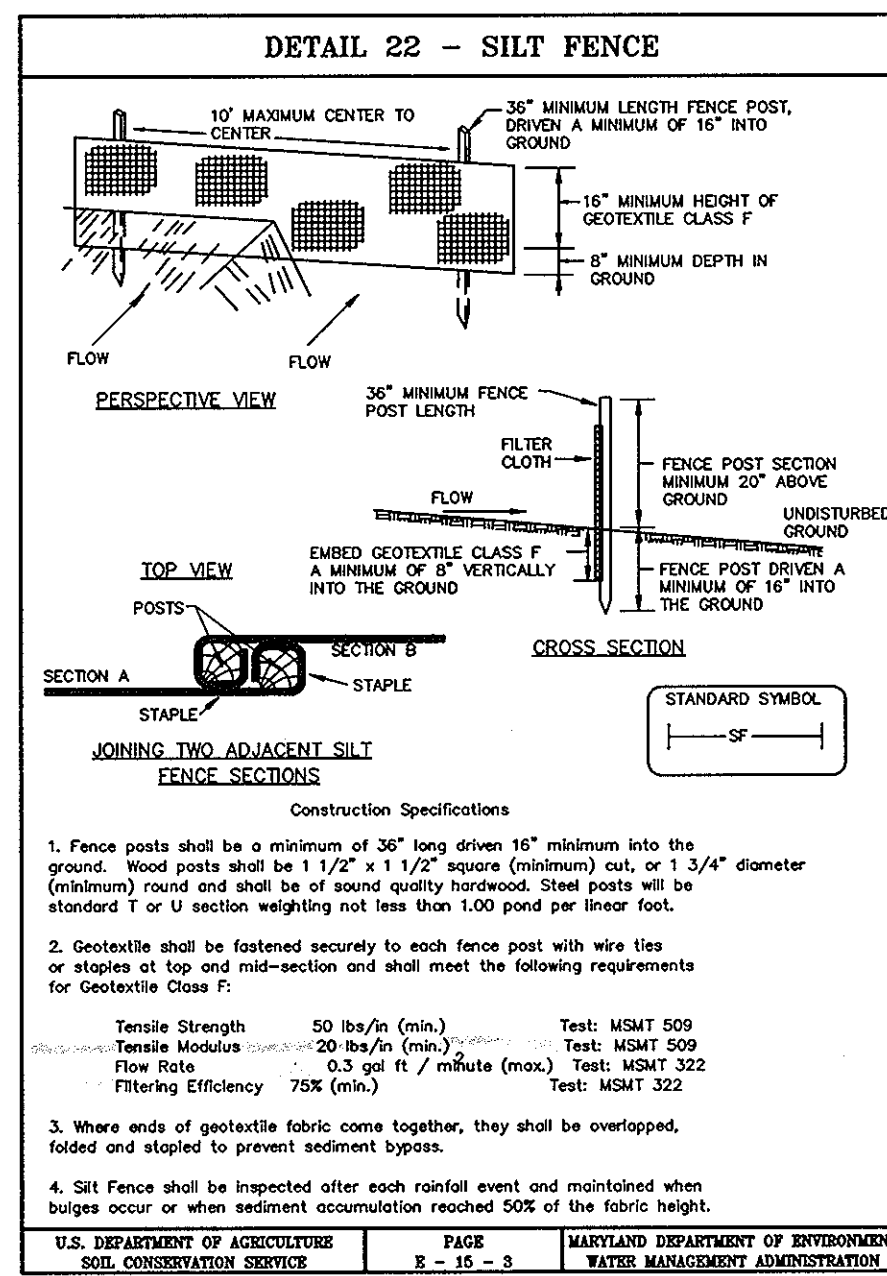
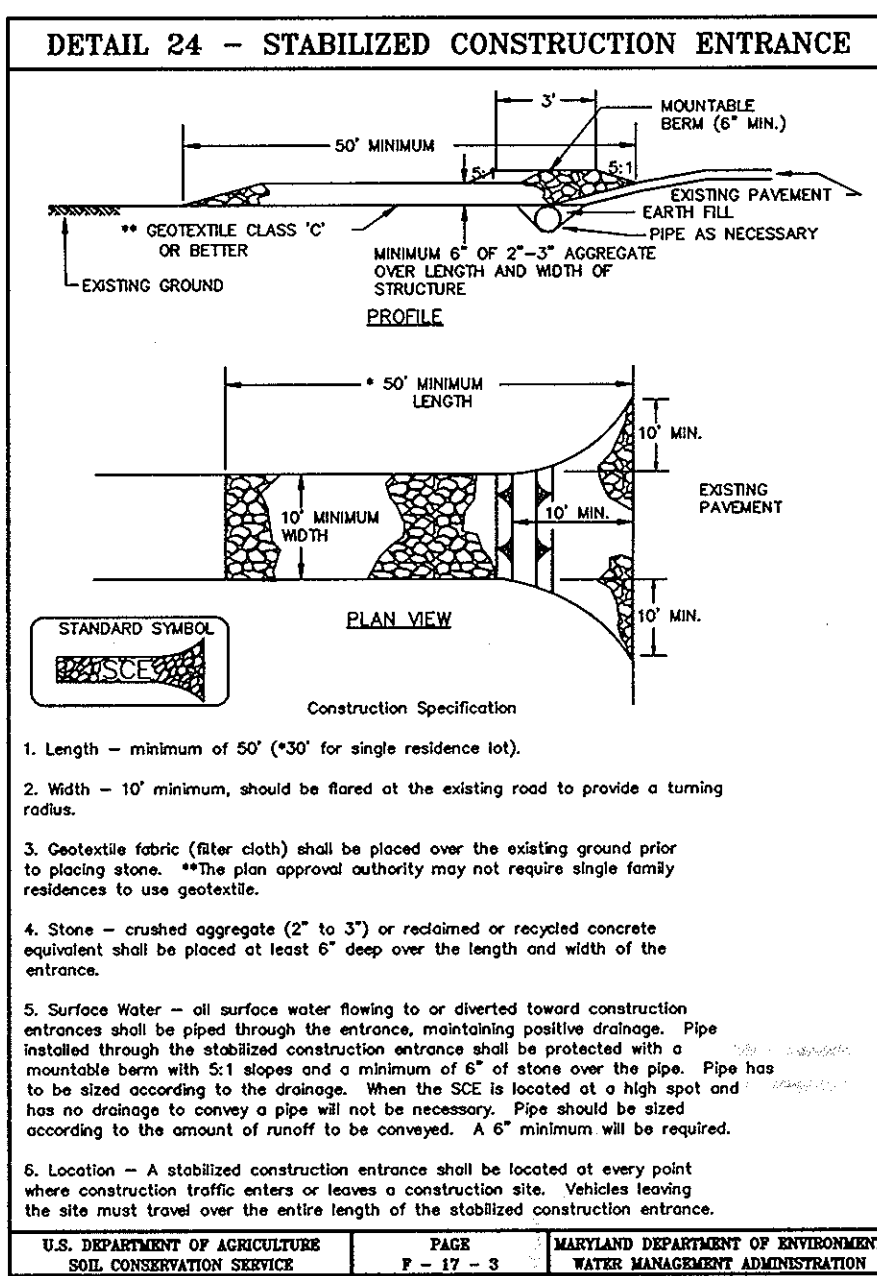
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 Attn: ALEX KOPICKI

SEDIMENT CONTROL PLAN
COLUMBIA GATEWAY OFFICE BUILDING
 PARCEL T-23
 PLAT Nos. 18967 & 19111
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
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MAY/2007	43 2	6 OF 11



STANDARD AND SPECIFICATIONS FOR TOPSOIL

DEFINITION

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

SCOPE

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 CONTINUING 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.
- FOR THE PURPOSE OF THESE STANDARDS AND SPECIFICATIONS, AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN FOR ADEQUATE STABILIZATION. AREAS HAVING SLOPES STEEPER THAN 2:1 SHALL HAVE THE APPROPRIATE STABILIZATION SHOWN ON THE PLANS.

CONSTRUCTION AND MATERIAL SPECIFICATIONS

- 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 5% BY VOLUME OF CLAGGERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1 1/2" IN DIAMETER.
 - TOPSOIL SHALL BE FREE OF PLANT PARTS SUCH AS BERBERIS GRASS, QUACKGRASS, JOHNSONGRASS, NUISANCE 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 IF 4-8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.
 - AREAS HAVING DISTURBED AREAS UNDER 5 ACRES:
 - PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 2.0 VEGETATIVE STABILIZATION - SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS (OR SEE SEEING 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 OF 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 SOIL OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN) TO PERMIT DISPERSION OF PHYTO-TOXIC MATERIALS.
 - IRRIGATION - This is generally done as an emergency treatment. Site is irrigated with water until the surface is moist. Repeat as needed at no time should the site be irrigated to the point that runoff begins to flow.
 - Barriers - Solid board fences, tall fences, straw bales, and similar material can be used to control access to and soil blowing. Barriers should be right angle to prevailing currents of winds at about ten times their height are effective in controlling soil blowing.
 - Calcium Chloride - Apply at rates that will keep surface moist. May need treatment.
 - PERMANENT VEGETATION - See standards for permanent vegetation, and permanent stabilization with sod. Existing trees or large shrubs may afford valuable protection if left in place.
 - Topping - Covering with less erosive soil material. See standards for top soil.
 - Stone - Cover surface with crushed stone or gravel.

U.S. DEPARTMENT OF AGRICULTURE PAGE 1-19-3
MARYLAND DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES WATER MANAGEMENT ADMINISTRATION

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) 315-1855
- 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 THERETO.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DICES AND PERMETER SLOPES AND ALL SLOPES GREATER THAN 3:1, B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADUED AREAS ON THE PROJECT SITE.
- ALL SEDIMENT TRAPS/BASINS SHALL BE FENCED AND WARNING 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, SO, TEMPORARY SEEDINGS AND MULCHING (SEC. 6). 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 PERMISSOR FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

TOTAL AREA OF SITE : 125 ± ACRES
AREA DISTURBED : 10.7 ± ACRES
AREA TO BE ROOFED OR PAVED : 6.1 ± ACRES
AREA TO BE VEGETATIVELY STABILIZED : 45.8 ± ACRES
TOTAL CUT : 6400 ± CU. YDS.
OFF-SITE FILL/EMBANKMENT AREA LOCATION : N/A

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 PRIOR TO COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.

11. TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO 5 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, DISKING 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 THE 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 (23 LBS/1000 SQ FT) BEFORE SEEDING.
- HARROW OR DISC INTO UPPER THREE INCHES OF SOIL.

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 1 THRU OCTOBER 31, SEED WITH 60 LBS PER ACRE (4 LBS/1000 SQ FT) OF KENTUCKY 31 TALL FESCUE. FOR PERIOD MAY 1 THRU JULY 31, SEED WITH 60 LBS KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS PER ACRE OF LBS/1000 SQ FT OF KEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THRU FEBRUARY 28, PROTECT SITE BY: OPTION (I) 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING. OPTION (II) USE SOIL. OPTION (III) 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 UNWEIGHTED STRAW STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 2 1/2 GALL PER ACRE (5 GALL/1000 SQ FT) OF EMULSIFIED ASPHALT ON FLAT AREAS, ON SLOPES 3 FEET OR HIGHER, USE 3/4 GALLONS PER ACRE (8 GALL/1000 SQ FT) FOR ANCHORING.

MAINTENANCE: INSPECT ALL SEEDED 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, DISKING 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 1 THRU OCTOBER 15, SEED WITH 2-1/2 BUSHEL PER ACRE OF ANNUAL RYE (3.2 LBS/1000 SQ FT). FOR PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS PER ACRE OF KEEPING LOVEGRASS (4 LBS/1000 SQ FT). FOR 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 SOIL.

3. COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1000 SQUARE FEET.

B. COMPOSTED SLUDGE SHALL BE AMENDED WITH A POTASSIUM FERTILIZER APPLIED AT A RATE OF 48 LBS/1000 SQUARE FEET, AND 1/3 THE NORMAL LIME APPLICATION RATE.

REFERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SODDING, MD/VA PUB. # COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES, REVISED 1978.

DEVELOPER'S/BUILDER'S CERTIFICATE

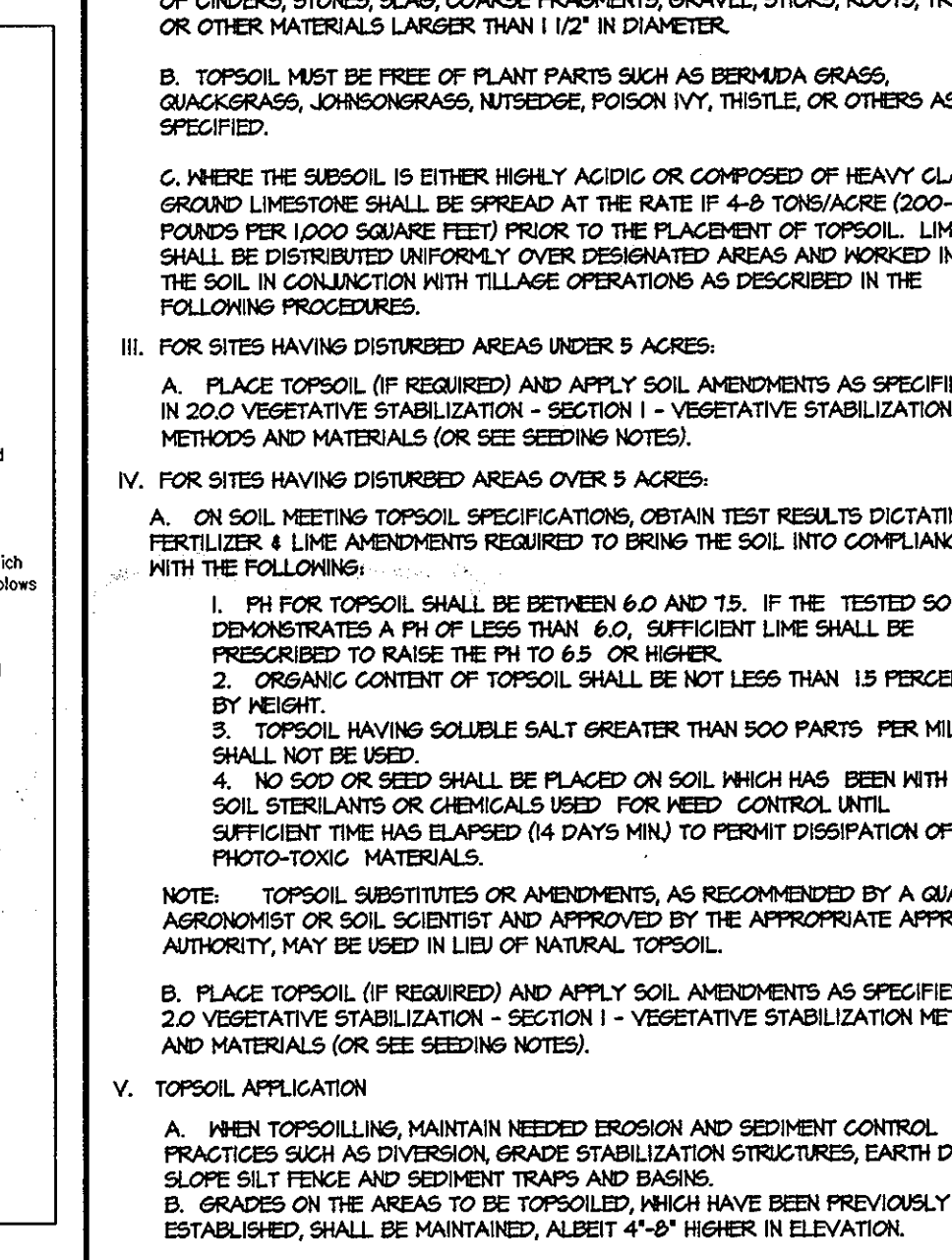
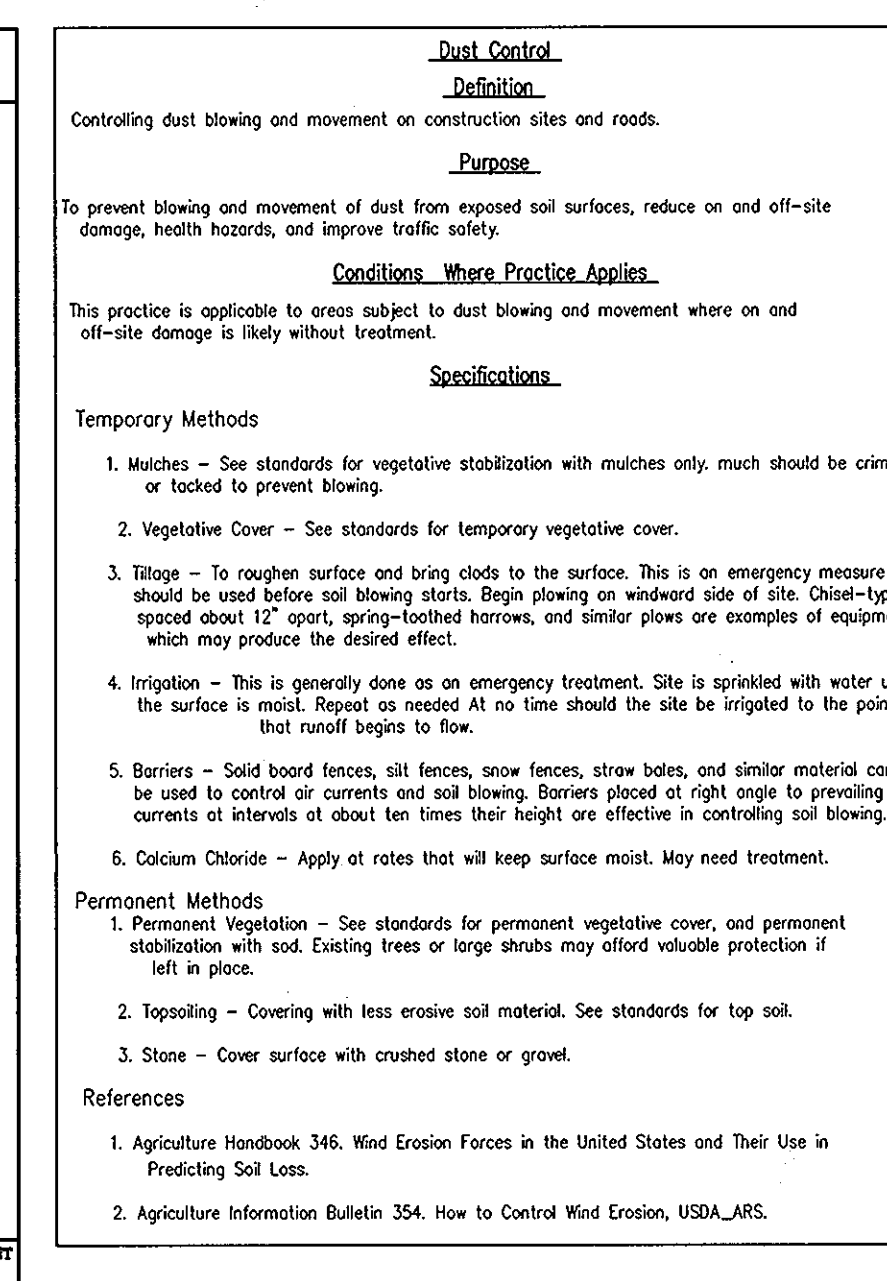
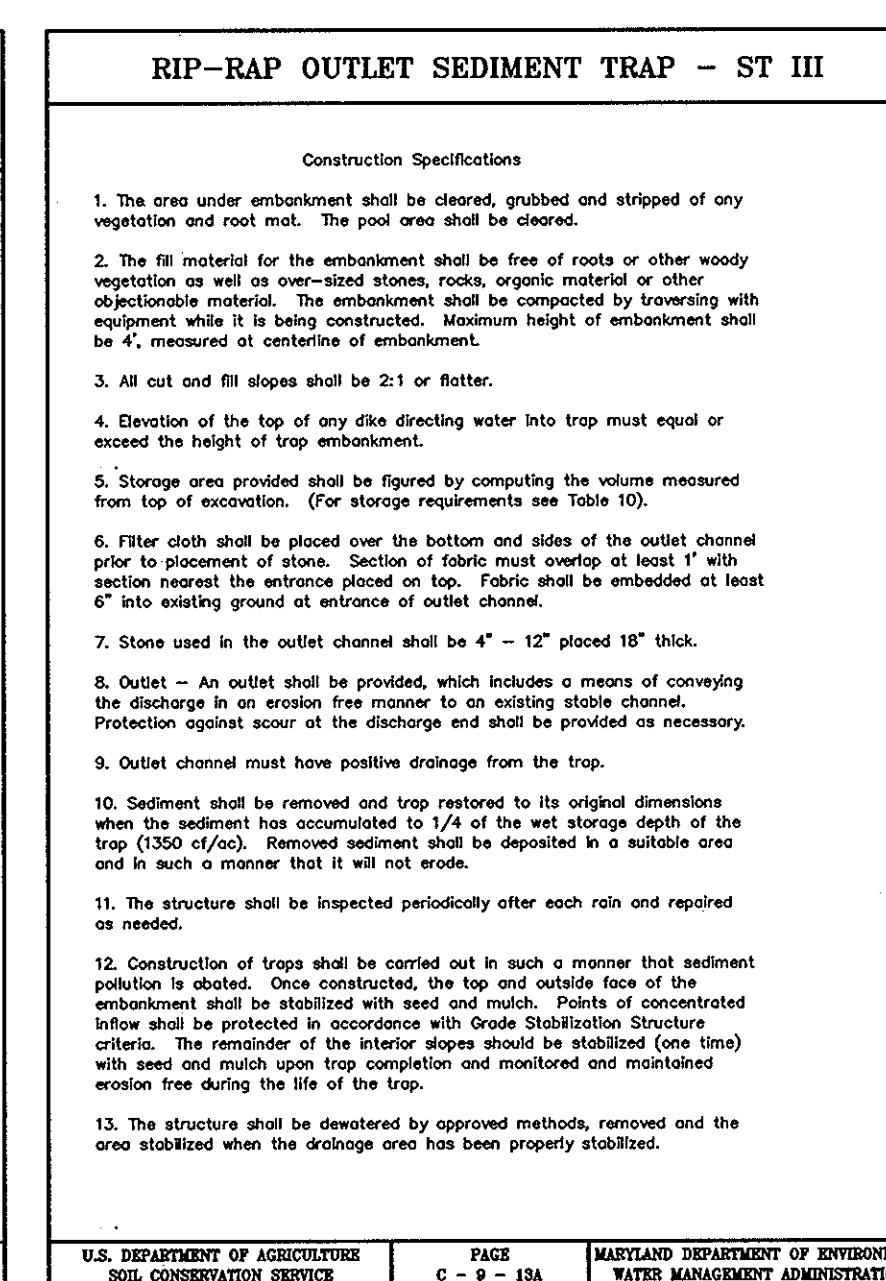
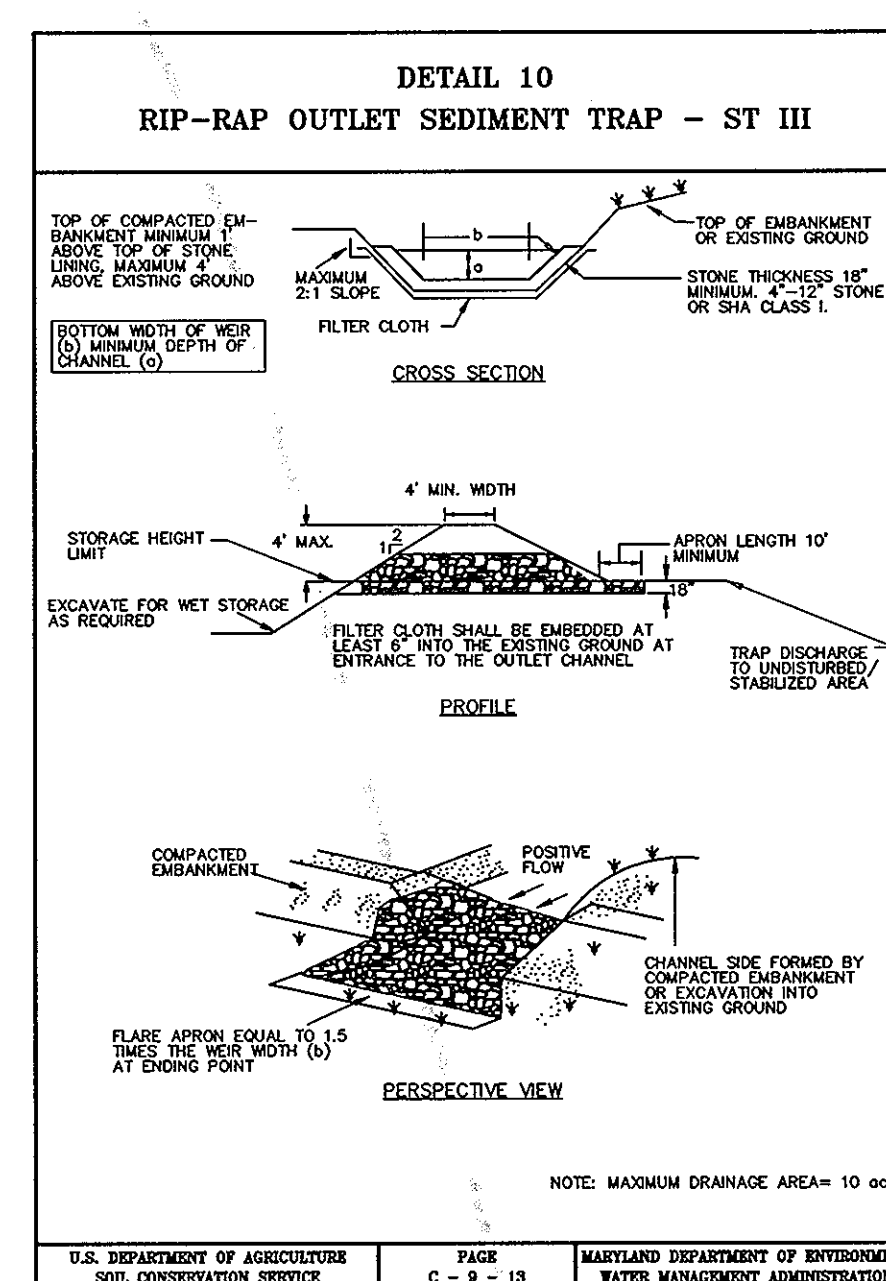
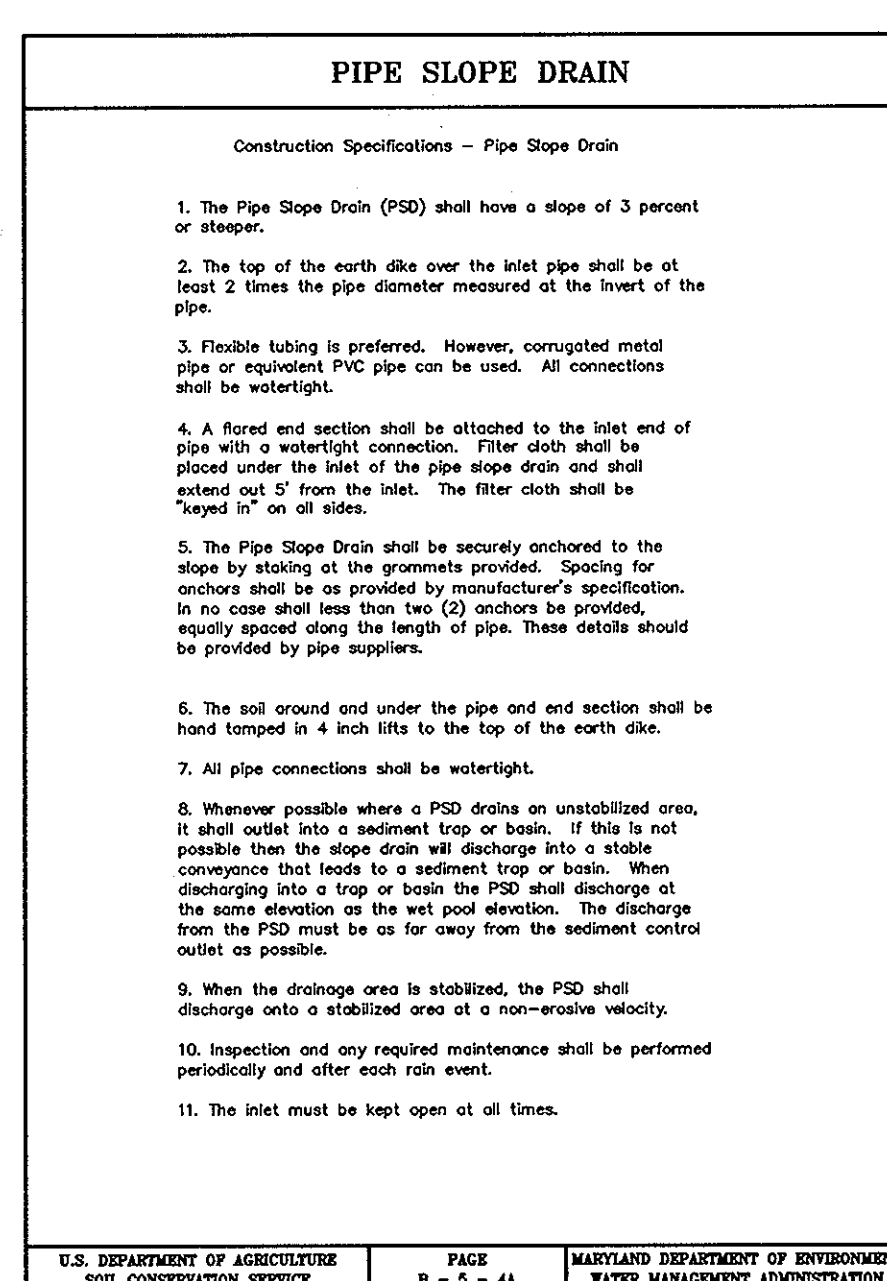
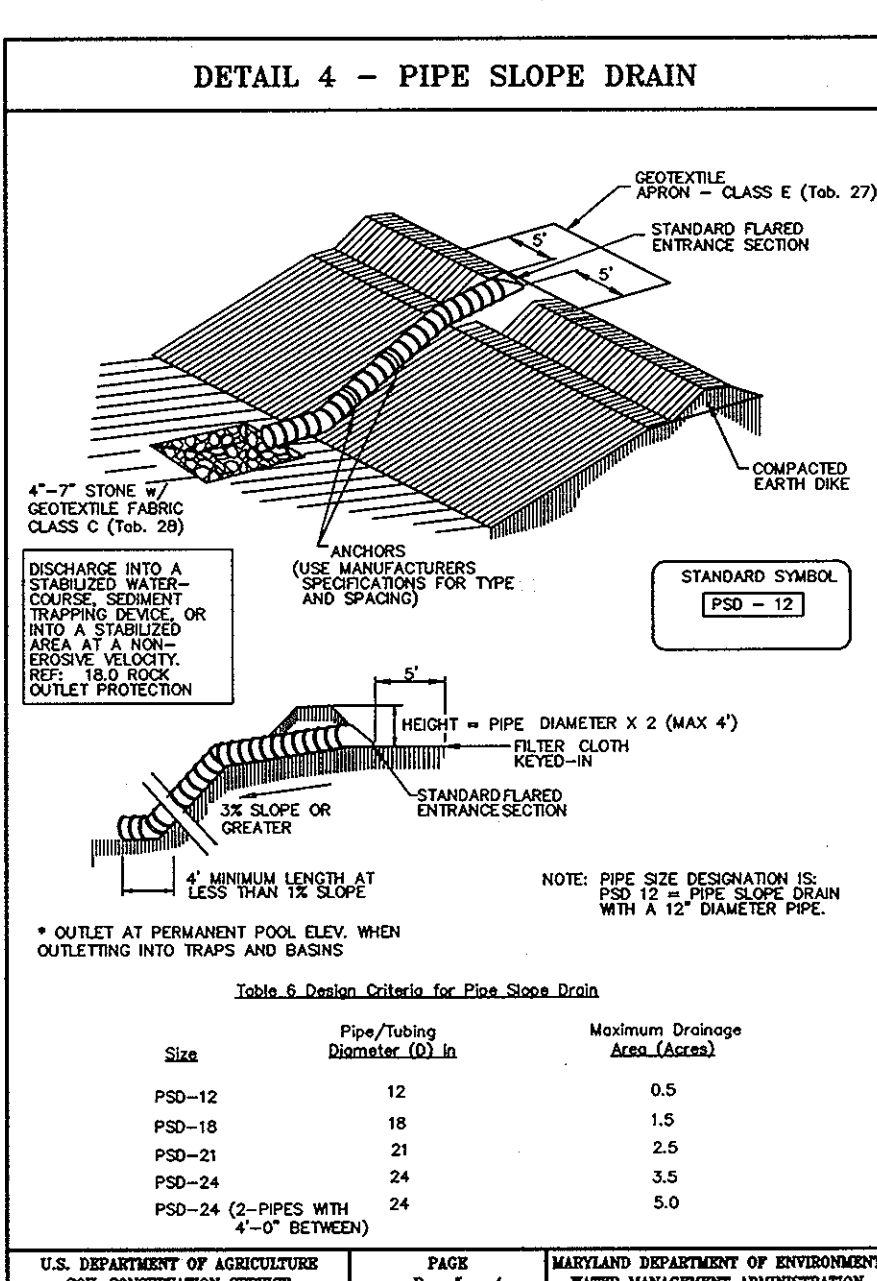
"I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND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

Signature: [Signature] DATE: 5/25/07

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 SOIL CONSERVATION DISTRICT."

Signature: [Signature] DATE: 5/25/07



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

Signature: [Signature] DATE: 6/1/07

Signature: [Signature] DATE: 6/1/07

Signature: [Signature] DATE: 6/1/07

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

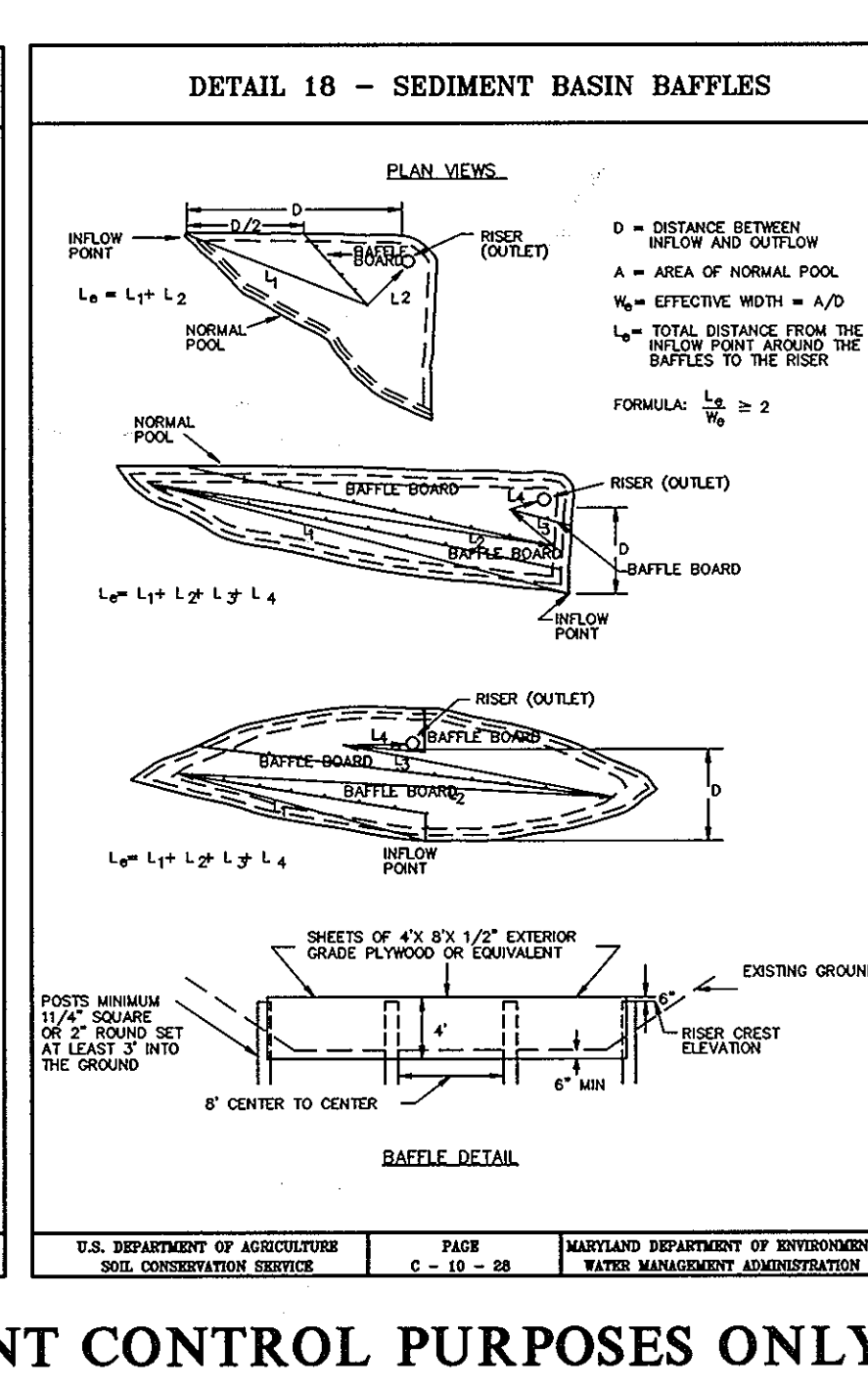
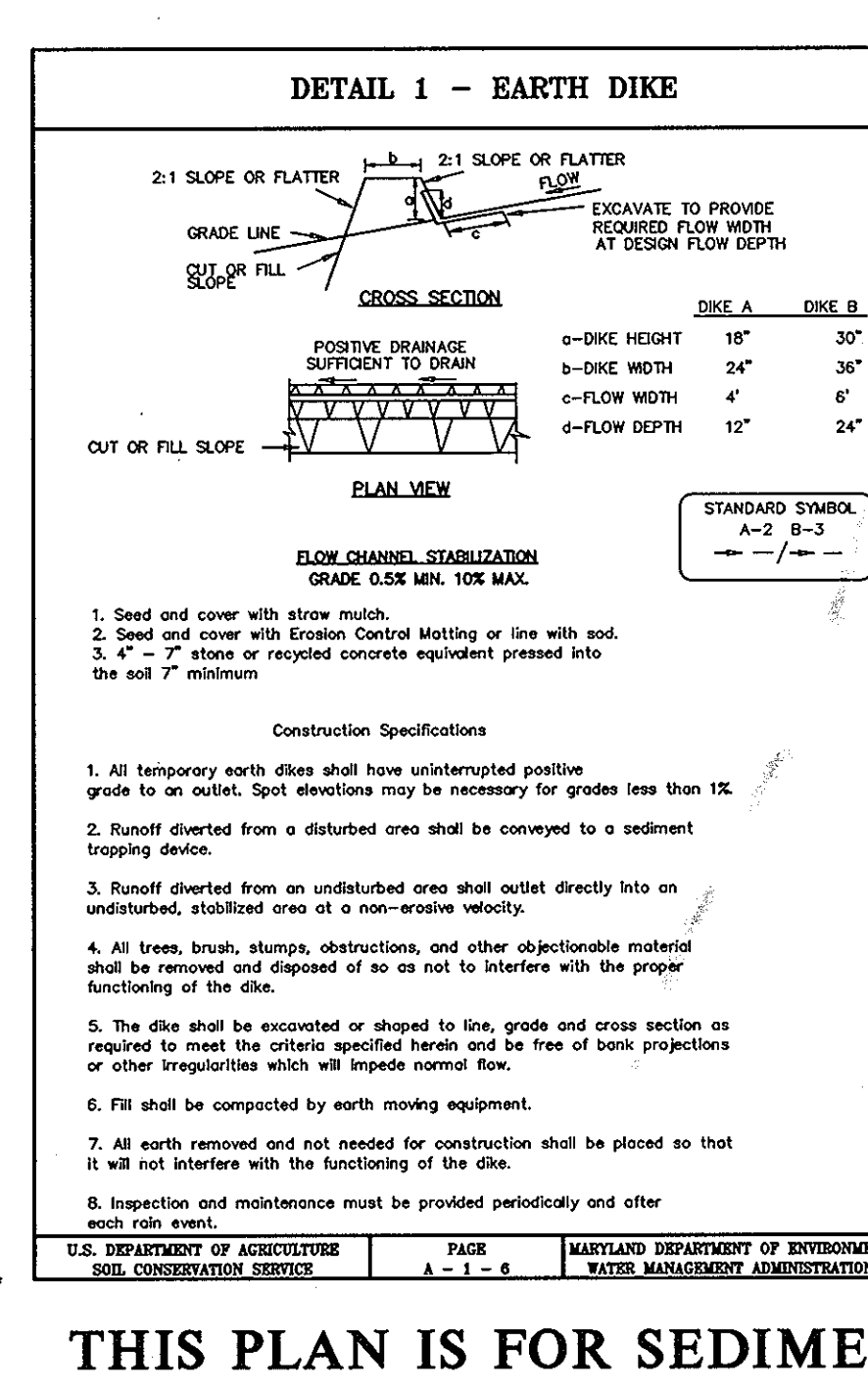
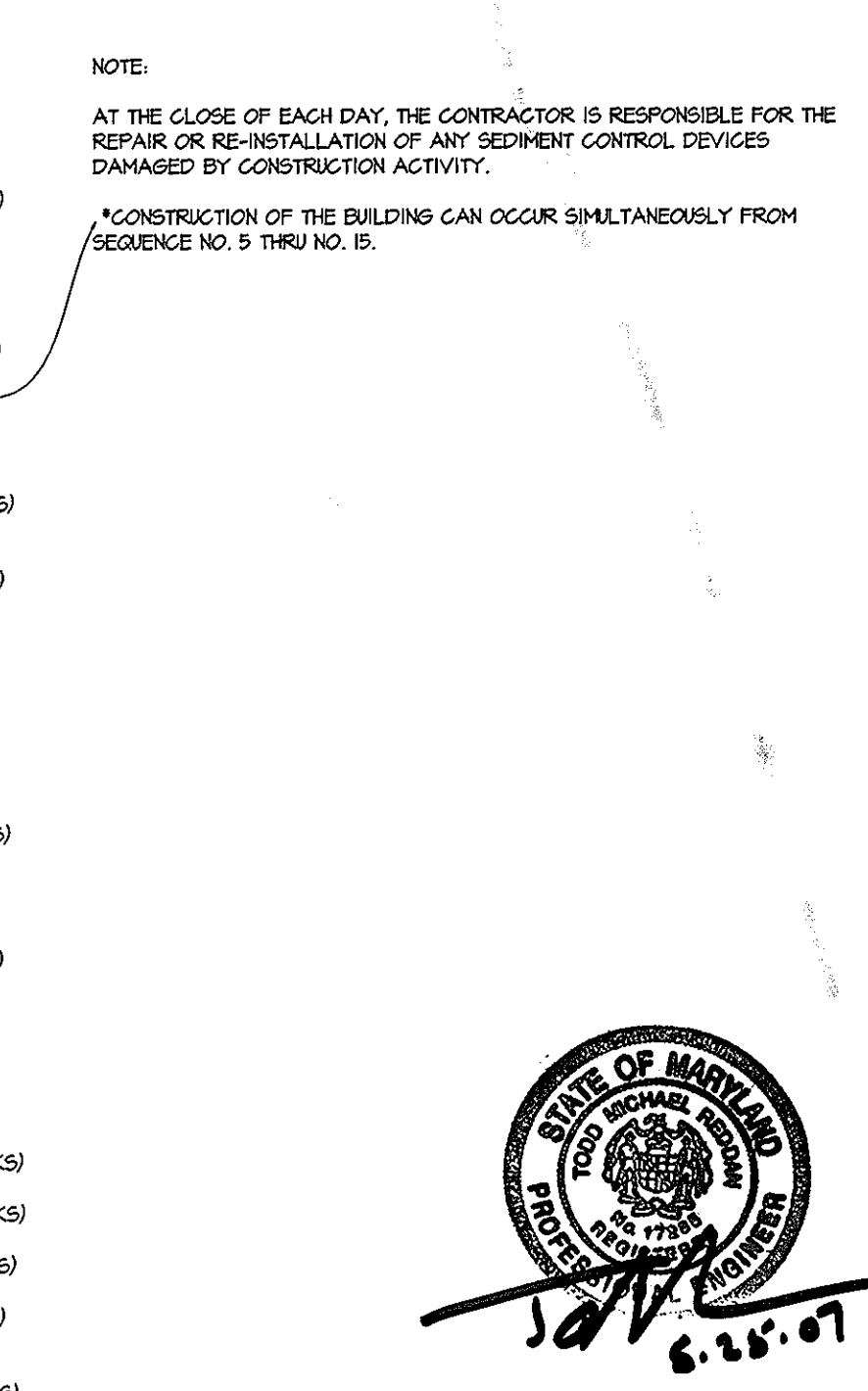
Director: [Signature] DATE: 6/1/07

Chief, Division of Land Development: [Signature] DATE: 6/1/07

Chief, Development Engineering Division: [Signature] DATE: 6/1/07

SEQUENCE OF CONSTRUCTION

- APPLY FOR GRADING PERMIT.
- OBTAIN GRADING PERMIT AT PRE-CONSTRUCTION MEETING (1 DAY)
- INSTALL SEDIMENT CONTROL DEVICES. (7 DAYS)
 - STABILIZED CONSTRUCTION ENTRANCE
 - SEDIMENT TRAP NO. 1 AND NO. 2
 - EARTH DIKES, INSTALL TRAPPING DEVICE PRIOR TO EARTH DIKE.
 - SILT FENCE
- ROUGH GRADE SITE WITHIN LIMITS OF DISTURBANCE. (2 WEEKS)
- CONSTRUCT BUILDINGS (4 MONTHS)
- INSTALL WATER, SEWER AND STORM DRAIN. INSTALL TEMPORARY OUTFALL IN TRAP NO. 1 AND NO. 2 AS SHOWN. INSTALL OTHER UNDERGROUND UTILITIES. (5 WEEKS)
- INSTALL CURB AND GUTTER, EXCEPT FOR AREA AROUND TRAP NO. 2. (4 WEEKS)
- INSTALL BASE COURSE PAVING, PAVE UP TO TEMPORARY EDGE OF ASPHALT AT TRAP NO. 2 (1 WEEK)
- INSTALL INLET PROTECTION DEVICES AROUND ALL INLETS AND FLUSH OUT STORM DRAIN PIPES. (2 DAYS)
- WITH PRIOR APPROVAL OF SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT TRAP NO. 2 AND COMPLETE STORM DRAIN TO STR. EX-12 ON BENJAMIN FRANKLIN DRIVE (2 WEEKS)
- WITH PRIOR APPROVAL OF SEDIMENT CONTROL INSPECTOR, REMOVE EARTH DIKE ALONG SOUTHERN PROPERTY LINE AND SEDIMENT TRAP NO. 1 AND COMPLETE STORM DRAIN TO STRUCTURE NO. ES-4. EARTH DIKE ALONG WESTERN PROPERTY LINE BORDERING T-21 TO REMAIN TO DIVERT OFF-SITE RUNOFF AROUND DISTURBED AREA. (1 WEEK)
- INSTALL SILT FENCE AS SHOWN WHERE EARTH DIKE HAS REMOVED. (1 DAY)
- COMPLETE REMAINING CURB AND GUTTER AND BASE COURSE PAVING IN VICINITY OF FORMER TRAP NO. 2 (2 WEEKS)
- INSTALL LANDSCAPING AND SIDEWALK (2 WEEKS)
- INSTALL SURFACE COURSE PAVING, STRIPE PARKING LOT (2 WEEKS)
- PERMANENTLY STABILIZE ALL DISTURBED AREAS. (1 WEEK)
- REMOVE REMAINING SEDIMENT CONTROL DEVICES WITH PRIOR APPROVAL OF SEDIMENT CONTROL INSPECTOR (2 DAYS)



THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY

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: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

L:\CADD\DRAWINGS\06077\06077-SDT-DET.dwg DES. MGT DRN. KLP CHK.

PREPARED FOR:

OWNER: THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10775 LITTLE PATENT PARKWAY
COLUMBIA, MD 21044
Phone: 410-992-8027
Attn: PAUL CAVANAUGH

CONTRACT PURCHASER/DEVELOPER:
GATEWAY 123 LLC
c/o MANEXION LLC
8001 ROBERT FULTON DRIVE, SUITE 200
COLUMBIA, MD 21046-2278
Phone: 410-423-2002
Attn: ALEX KOPKOP

SEDIMENT CONTROL NOTES & DETAILS

PREPARED FOR

LEGEND

- 300 --- EXISTING CONTOUR
- 300 — PROPOSED CONTOUR
- +— EXISTING DRAINAGE DIVIDE
- +--- PROPOSED STORM DRAIN DRAINAGE DIVIDE
- +— STORM DRAIN DRAINAGE DIVIDE PER SDP-06-075
- ① 33 ② 35 DRAINAGE AREA DESIGNATION
(same as inlet & pipe stub number)
- +— PROPOSED NEW CURB & GUTTER (double parallel line)
- +--- ANTICIPATED FUTURE CURB & GUTTER (single dash line)

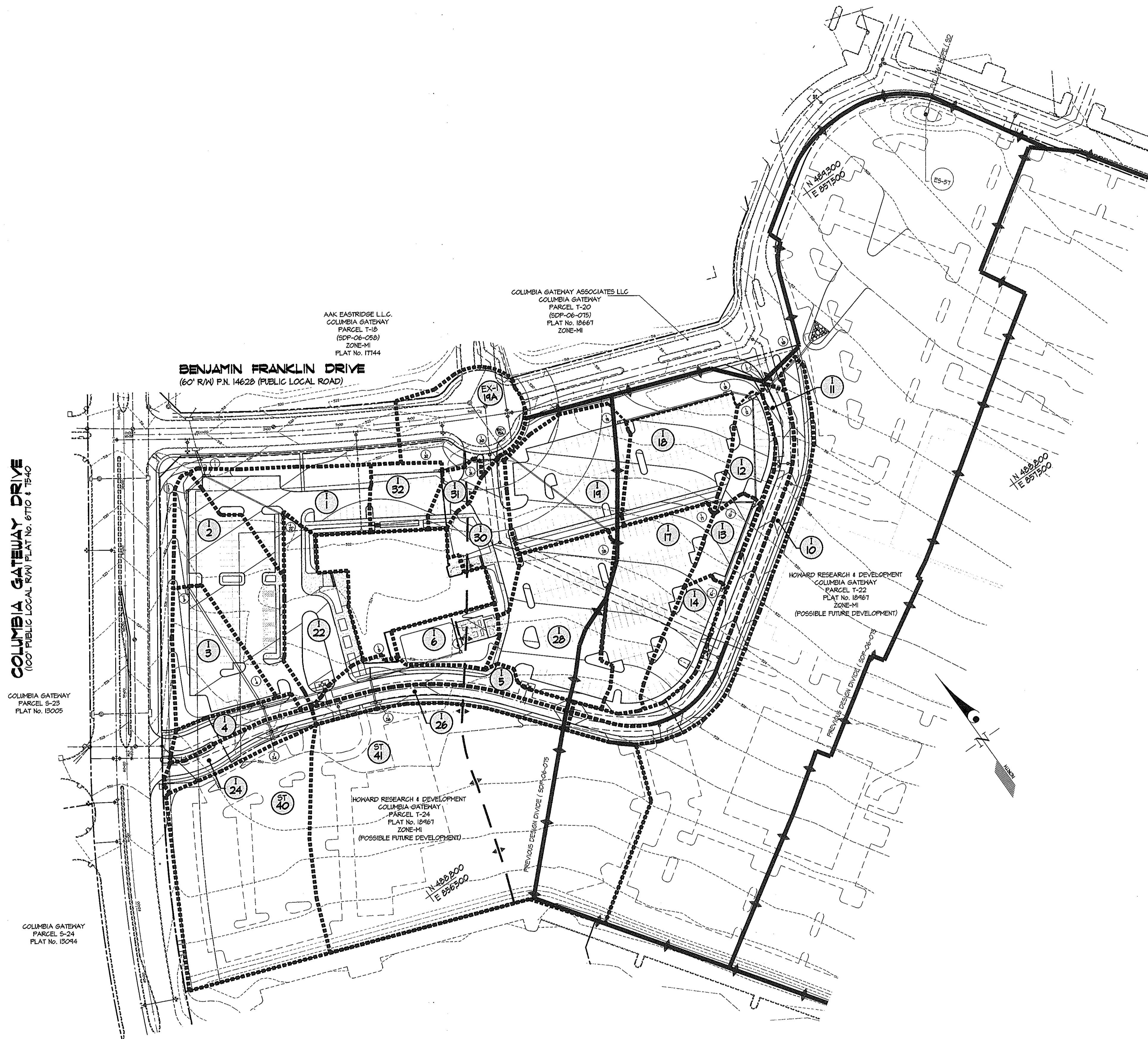
DRAINAGE AREA INFORMATION

INLET	AREA (ACRES)	'C' VALUE
I-1	0.48	0.75
I-2	0.60	0.75
I-3	0.40	0.75
I-4	0.14	0.75
I-5	0.24	0.75
I-6	0.21	0.75
I-10	0.44	0.75
I-11	0.35	0.75
I-12	0.19	0.75
I-13	0.16	0.75
I-14	0.24	0.75
I-17	0.58	0.75
I-18	0.48	0.75
I-19	0.64	0.75
I-22	0.42	0.75
I-24	0.18	0.75
I-26	0.22	0.75
I-28	0.61	0.75
I-29	0.28	0.75
I-31	0.10	0.75
I-32	0.20	0.75
ST-40	1.34	0.75
ST-41	2.45	0.75
EX-H9A	0.45	0.75

NOTE:
 1. THIS SITE WAS PREVIOUSLY MASS GRADED UNDER F-00-132 (ASSUME C-SOIL).

TOTAL DESIGN DRAINAGE AREA TO STR. ES-5T UNDER SDP-06-075 = 10.0 AC.

TOTAL DRAINAGE AREA TO ES-5T, THIS PLAN = 9.1 AC.

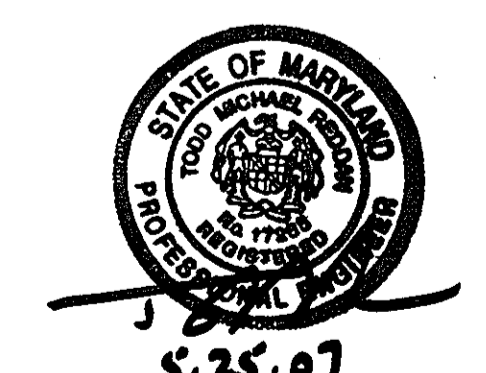


APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Mark A. Lough 6/1/07
 Director Date

Chris Harris 6/1/07
 Chief, Division of Land Development Date

William D. ... 6/1/07
 Chief, Development Engineering Division Date



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

DATE	REVISION	BY	APP'R.

PREPARED FOR:

OWNER:
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MD 21044
 Phone: 410-892-6027
 Attn: PAUL CAVANAUGH

CONTRACT PURCHASER/DEVELOPER:
 GATEWAY T23 LLC
 c/o MANEXIN LLC
 8601 ROBERT FULTON DRIVE, SUITE 200
 COLUMBIA, MD 21046-2278
 Phone: 410-423-2002
 Attn: ALEX KOPICZ

DRAINAGE AREA MAP




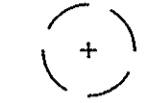


COLUMBIA GATEWAY
OFFICE BUILDING
PARCEL T-23'
PLAT Nos. 18967 & 19111

ELECTION DISTRICT No. 6

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=80'	M-1	06-077
DATE	TAX MAP - GRID	SHEET
MAY/2007	43 2	8 OF 11

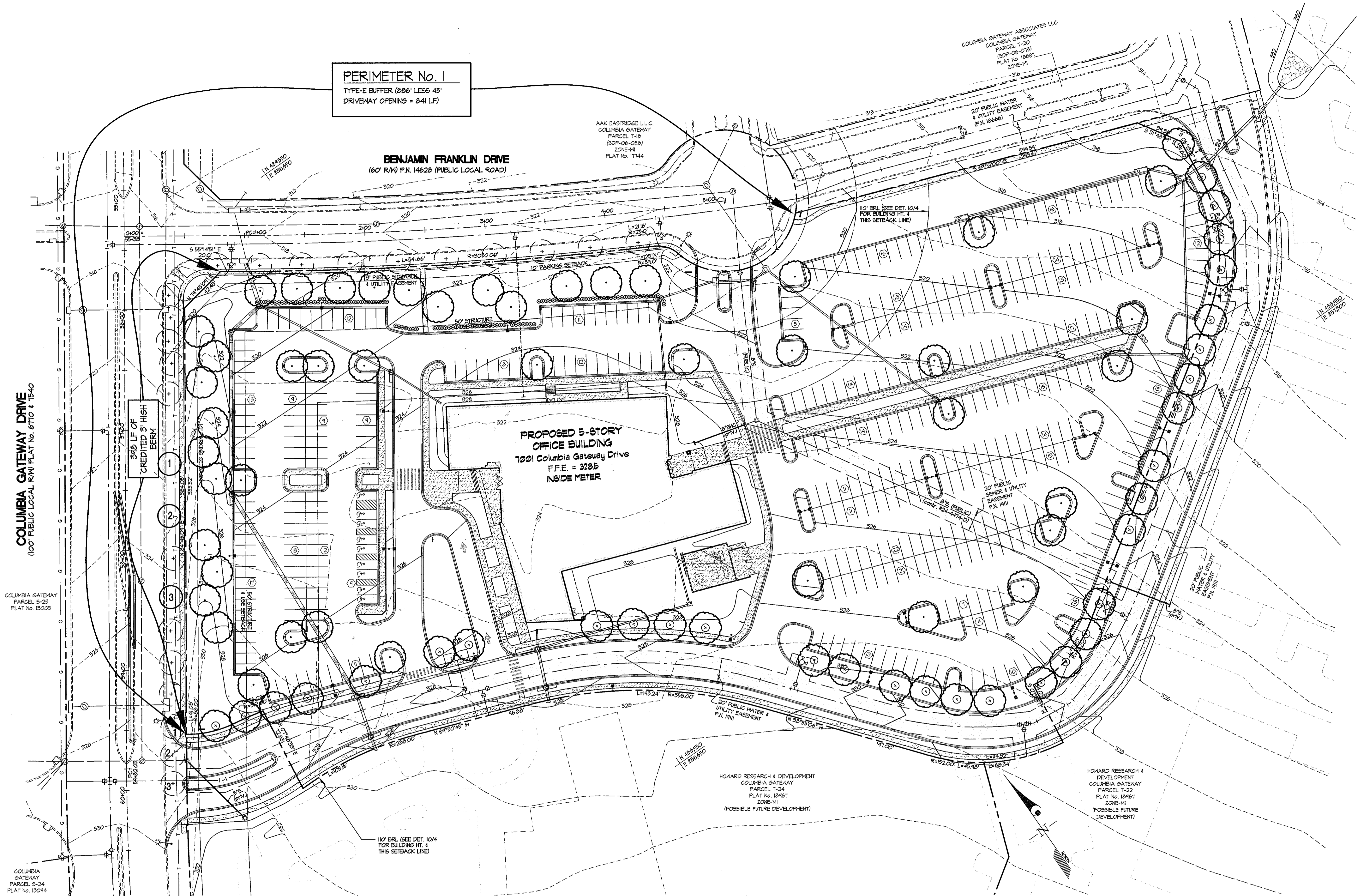
PLANT LEGEND

-  PROPOSED LANDSCAPE SHADE TREE
-  PROPOSED PRIVATE ROADWAY STREET TREE
-  PROPOSED SHRUBS
-  EXISTING STREET TREE
BENJAMIN FRANKLIN DR. (F-00-132)
& COLUMBIA GATEWAY DR.
-  EXISTING STREET TREE
TO BE RELOCATED
-  EXISTING STREET TREE AT
NEW LOCATION

SEE SHEET 10 FOR LANDSCAPE NOTES,
SCHEDULES, DETAILS AND REQUIRED SURETY.

PERIMETER No. 1

TYPE-E BUFFER (288' LESS 45'
DRIVEWAY OPENING = 241 LF)



DEVELOPER'S / BUILDER'S CERTIFICATE

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

R. Tran (Signature)
NAME (DEVELOPER'S/BUILDER'S) _____ DATE 5/25/07

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Marsha R. Lough (Signature) 6/6/07 (Date)
Director

Wanda K. Harris (Signature) 6/1/07 (Date)
Chief, Division of Land Development

John J. Williams (Signature) 6/1/07 (Date)
Chief, Development Engineering Division

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 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

PREPARED FOR:

OWNER:
THE HOWARD RESEARCH AND
DEVELOPMENT CORPORATION
10275 LITTLE PATRICK PARKWAY
COLUMBIA, MD 21044
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Attn: PAUL CAVANAUGH

CONTRACT PURCHASER/DEVELOPER:
GATEWAY T23 LLC
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3600 ROBERT FULTON DRIVE, SUITE 200
COLUMBIA, MD 21046-2278
Phone: 410-423-2002
Attn: ALEX KOPICKI

LANDSCAPE PLAN

**COLUMBIA GATEWAY
OFFICE BUILDING
PARCEL T-23'
PLAT Nos. 18967 & 19111**

SCALE	ZONING	G. L. W. FILE No.
1"=40'	M-1	06-077
DATE	TAX MAP - GRID	SHEET
MAY/2007	43 2	9 OF 11

THIS PLAN IS FOR PLANTING PURPOSES ONLY

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DATE	REVISION	BY	APPR.

ELECTION DISTRICT No. 6

HOWARD COUNTY, MARYLAND

SPECIFICATIONS: PLANT MATERIALS AND PLANTING METHODS

A. PLANT MATERIALS

THE LANDSCAPE CONTRACTOR SHALL FURNISH AND INSTALL AND/OR DIG, BALL, BURLAP AND TRANSPORT ALL 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 NURSERMEN (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.

ALL PLANTS SHALL BE NURSERY GROWN 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-IN PLANTS NOR PLANTS FROM COLD STORAGE WILL BE ACCEPTED.

3. PLANT MEASUREMENTS
ALL PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED IN THE PLANT SCHEDULE AS APPROVED BY THE DESIGN REVIEW COMMITTEE (DRC).

A. CALIPER MEASUREMENTS SHALL BE TAKEN SIX INCHES (6") ABOVE GRADE FOR TREES UNDER FOUR-INCH (4") CALIPER AND THIRTEEN (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'-17'	10'-12"	44" DIAMETER
5" - 5.5"	18'-20'	10'-12"	48" DIAMETER
5.5" - 6"	18'-20'	12'-14"	52" DIAMETER

ALL PLANT MATERIAL SHALL GENERALLY AVERAGE THE MEAN FOR THE SIZE RANGES INDICATED ABOVE AS INDICATED IN THE "AAN STANDARDS".

4. PLANT IDENTIFICATION
LEGIBLE LABELS SHALL BE ATTACHED TO ALL SHADE TREES, MINOR TREES, SPECIMEN SHRUBS AND BUNDLES 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.

THE PLANTING OF EVERGREEN MATERIAL SHALL BE FROM MARCH 15TH TO JUNE 15TH AND FROM AUGUST 15TH TO DECEMBER 15TH. NO PLANTING SHALL BE DONE WHEN THE GROUND IS FROZEN OR EXCESSIVELY MOIST. NO FROZEN OR WET TOPSOIL SHALL BE USED AT ANY TIME.

2. DIGGING
ALL PLANT MATERIAL SHALL BE DUG, 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:

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"

DEVELOPER'S / BUILDER'S CERTIFICATE

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

[Signature] 5/25/07
NAME (DEVELOPER/BUILDER) DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature] 6/1/07
Director Date

[Signature] 6/1/07
Chief, Division of Land Development Date

[Signature] 6/1/07
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
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A 20% CONTRACTION FIGURE OF THE SOIL TO BE REMOVED IS ASSIGNED AND WILL BE ALLOWED IN CALCULATION OF EXTRA TOPSOIL. THE TABULATED PIT 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.

B. WIRE AND CABLE: WIRE SHALL BE #10 GA. GALVANIZED OR BETHANIZED ANNEALED STEEL WIRE. FOR TREES OVER 3" CALIPER, PROVIDE 3/16" TURN BUCKLES, EYE AND EYE WITH 4" TAKE-UP. FOR TREES OVER 3" CALIPER, PROVIDE 3/16" T STRAND CABLE CADMIUM PLATED STEEL, WITH GALVANIZED "EYE" THIMBLES OF WIRE AND HOSE ON TREES UP TO 3" IN CALIPER.

C. HOSE: SHALL BE NEH, 2-PLY REINFORCED RUBBER HOSE, MINIMUM 1/2" I.D., "PLASTIC LOCK TIES" OR "PAUL'S TREES BRACES" MAY BE USED IN PLACE OF WIRE AND HOSE ON TREES UP TO 3" IN CALIPER.

D. ALL TREES UNDER 3" IN CALIPER ARE TO BE PLANTED AND STAKED IN ACCORDANCE WITH THE ATTACHED PLANTING DETAILS.

5. PLANT PRUNING, EDGING AND MULCHING

A. EACH TREE, SHRUB OR VINE SHALL BE PRUNED IN AN APPROPRIATE MANNER TO ITS PARTICULAR REQUIREMENTS, IN ACCORDANCE WITH ACCEPTED STANDARD PRACTICE. BROKEN OR BRUISED BRANCHES SHALL BE REMOVED WITH CLEAN CUTS FLUSH WITH THE ADJACENT TRUNK OR BRANCHES. ALL CUTS OVER 1" IN DIAMETER SHALL BE PAINTED WITH AN APPROVED ANTISEPTIC TREE WOUND DRESSING.

B. ALL TRENCHES AND SHRUB BEDS SHALL BE EDGED AND CULTIVATED TO THE LINES SHOWN ON THE DRAWING. THE AREAS AROUND ISOLATED PLANTS SHALL BE EDGED AND CULTIVATED TO THE FULL DIAMETER OF THE PIT. SOIL WHICH HAS BEEN REMOVED AND STAKED SHALL BE USED TO TRIM THE EDGES OF ALL EXCAVATED AREAS TO THE NEAT LINES OF THE PLANT PIT SAUCERS, THE EDGES OF SHRUB AREAS, HEDGE TRENCHES AND VINE POCKETS.

C. AFTER CULTIVATION ALL PLANT MATERIALS SHALL BE MULCHED WITH A 3" LAYER OF FINE, SHREDDED PINE BARK, PEAT MOSS, OR ANOTHER APPROVED MATERIAL OVER THE ENTIRE AREA OF THE BED OR SAUCER.

6. PLANT INSPECTION AND ACCEPTANCE
THE DESIGN REVIEW COMMITTEE SHALL BE RESPONSIBLE FOR INSPECTING ALL PLANTING PROJECTS ON A PERIODIC BASIS TO ASSURE THAT ALL WORK IS PROCEEDING IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.

7. PLANT GUARANTEE
ALL PLANT MATERIAL SHALL BE GUARANTEED FOR THE DURATION OF ONE FULL GROWING SEASON, AFTER FINAL INSPECTION AND ACCEPTANCE OF THE WORK IN THE PLANTING PROJECT. PLANTS SHALL BE ALIVE AND IN SATISFACTORY GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD.

A. FOR THIS PURPOSE, THE "GROWING SEASON" SHALL BE THAT PERIOD BETWEEN THE END OF THE "SPRING" PLANTING SEASON, AND THE COMMENCEMENT OF THE "FALL" PLANTING SEASON.

B. GUARANTEE FOR PLANTING PERFORMED AFTER THE SPECIFIED END OF THE "SPRING" PLANTING SEASON, SHALL BE EXTENDED THROUGH THE END OF THE NEXT FOLLOWING "SPRING" PLANTING SEASON.

SODDING
ALL SODDING SHALL BE IN ACCORDANCE TO THE "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS" LATEST EDITION, APPROVED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF METROPOLITAN WASHINGTON AND THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS.
ALL SOD SHALL BE STRONGLY ROOTED SOD, NOT LESS THAN TWO YEARS OLD AND FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES. PROVIDE ONLY SOD CAPABLE OF GROWTH DEVELOPMENT WHEN PLANTED AND NOT MORE THAN 18" WIDE X 4" LONG. PROVIDE SOD COMPOSED PRINCIPALLY OF IMPROVED STRAIN KENTUCKY BLUEGRASS, SUCH AS, COLUMBIA, VICTA, OR ESCORT.

LANDSCAPE NOTES

1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE & THE HOWARD COUNTY LANDSCAPE MANUAL.

2. 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.

3. FIELD VERIFY UNDERGROUND UTILITY LOCATIONS AND EXISTING CONDITIONS BEFORE STARTING PLANTING WORK. CONTACT CONSTRUCTION MANAGER OR OWNER IF ANY RELOCATIONS ARE REQUIRED.

4. 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.

5. ALL PLANT MATERIAL SHALL BE FULL, HEAVY, WELL-FORMED, SYMMETRICAL, AND CONFORM TO THE AAN SPECIFICATIONS. IN ADDITION, ALL REQUIRED PLANTING FOR THE LANDSCAPE ISLANDS IN THE PARKING LOT SHALL CONFORM TO THE HOWARD COUNTY LANDSCAPE MANUAL. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THIS PLAN.

6. NO SUBSTITUTION SHALL BE MADE WITHOUT PRIOR APPROVAL FROM HOWARD COUNTY DPZ AND THE OWNER OR HIS REPRESENTATIVE.

7. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES BUT NOT OTHERWISE PLANTED, PAVED, OR MULCHED SHALL BE SODDED OR SEEDDED IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATION. A MINIMUM OF 4" OF TOPSOIL SHALL BE PROVIDED TO ALL PLANTING AREAS.

8. 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.

9. ALL EXPOSED EARTH WITHIN THE LIMITS OF PLANTING BEDS SHALL BE MULCHED WITH SHREDDED HARDWOOD MULCH PER THE PLANTING DETAILS.

10. DO NOT PLANT WITHIN THE PUBLIC WATER, SEWER AND UTILITY EASEMENT.

11. COORDINATE THE PLANTING UNDER F-00-152 THE WORK ON THIS SITE DEVELOPMENT PLAN.



12. AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREBY LISTED AND APPROVED FOR THIS SITE, SHALL BE OF PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPING MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING.

13. THE OWNER, TRAVEL 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.

14. SCHEDULES 'A' AND 'B' AND STREET TREE SCHEDULE ARE PROVIDED FOR LANDSCAPE SURETY CALCULATION PURPOSES. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED AS PART OF THE DPZ DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$26,450.00 FOR THE FOLLOWING PLANTS:

33 PRIVATE STREET TREES AT \$300/TREE	= \$ 9,900.00
44 LANDSCAPE SHADE TREES AT \$500/TREE	= \$13,200.00
III SHRUBS AT \$350/SHRUB	= \$ 3,330.00

FOR LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE SURETY, CONTACT HOWARD COUNTY DEPT. OF PLANNING & ZONING AT 410-313-2250.

PLANT SCHEDULE				
TYPE & SYMBOL	QUANT.	SELECT FROM THE FOLLOWING NAME (BOTANICAL/COMMON)	MINIMUM SIZE	REMARK
CANOPY SHADE TREE 	77	ACER RUBRUM / OCTOBER GLORY / OCTOBER GLORY RED MAPLE	2.5"-3.0" CAL.	B4B, FULL
		LIQUIDAMBAR STRACIFLUA / SWEETGUM	2.5"-3.0" CAL.	B4B, FULL
		PLATANUS OCCIDENTALIS / SYCAMORE	2.5"-3.0" CAL.	B4B, FULL
		QUERCUS COCCINEA / SCARLET OAK	2.5"-3.0" CAL.	B4B, FULL
		QUERCUS PHELLOS / HILLTOP OAK	2.5"-3.0" CAL.	B4B, FULL
SHRUBS 	III	QUERCUS PALUSTRIS / PIN OAK	2.5"-3.0" CAL.	B4B, FULL
		ZELKOVA SERRATA / VILLAGE GREEN / VILLAGE GREEN ZELKOVA *	2.5"-3.0" CAL.	B4B, FULL
		TAXUS MEDIA / DENSE YEW	2' - 2.5' HT.	CONT.

* THE VILLAGE GREEN ZELKOVA SHALL BE PLANTED AS THE PRIVATE STREET TREES

SCHEDULE-A: PERIMETER LANDSCAPE EDGE		
PERIMETER LOCATION	COLUMBIA GATEWAY DRIVE AND BENJAMIN FRANKLIN DRIVE, PERIMETER (I)	INTERNAL (ALL OTHERS)
USE SITUATION	Parking adjacent to public road	INTERNAL
LANDSCAPE BUFFER TYPE	E	N/A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	886' LESS 45' DRIVEWAY OPENING = 841'	N/A
CREDIT FOR EXISTING VEGETATION	NONE	N/A
CREDIT FOR WALL, FENCE OR BERM	348 LF OF 3' HIGH BERM ALONG COLUMBIA GATEWAY DRIVE	N/A
LENGTH OF PERIMETER TO BE BUFFERED	841' (FOR SHADE TREES @ 1:40) 443' (FOR SHRUBS @ 1:4, 841 - 348 = 443)	N/A
NUMBER OF PLANTS REQUIRED	SHADE TREES: 21 EVERGREEN TREES: NONE SHRUBS: III	N/A
NUMBER OF PLANTS PROVIDED	SHADE TREES: 21 EVERGREEN TREES: 0 OTHER TREES (@ 2:1 substitution): 0 SHRUBS (10:1 substitution): III	N/A

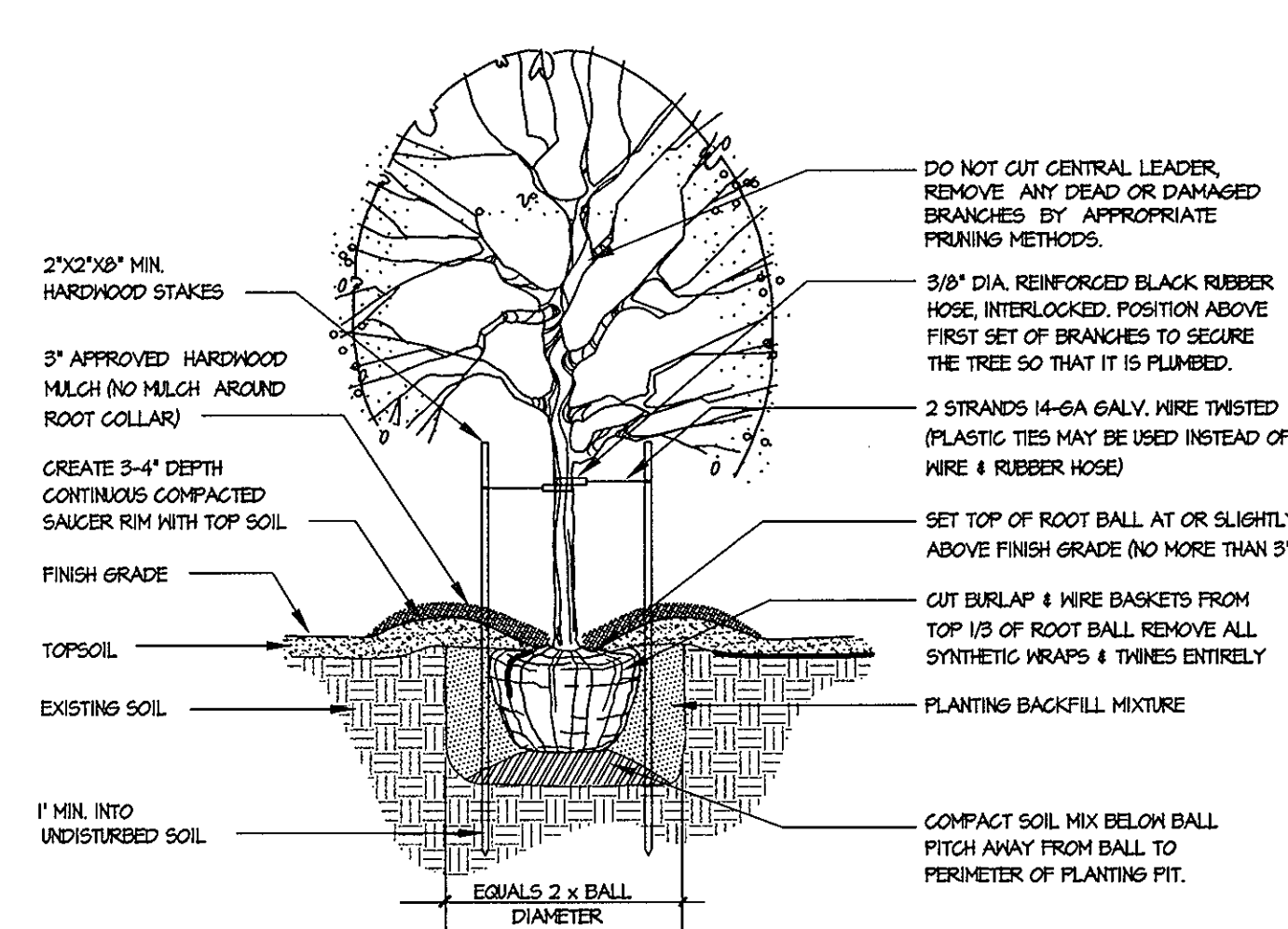
SCHEDULE B -- PARKING LOT INTERNAL LANDSCAPING	
NUMBER OF PARKING SPACES	460 SPACES
NUMBER OF TREES REQUIRED	23 (1 SHADE TREE PER 20 COMMERCIAL PARKING SPACES)
NUMBER OF TREES PROVIDED	SHADE TREES: 23 OTHER TREES (2:1 substitution): 46

STREET TREE SCHEDULE	
LENGTH OF ROADWAY	1,311 LF (PRIVATE DRIVE BETWEEN PARCELS T23 AND T21/24)
NUMBER OF TREES REQUIRED (AT 1:40)	33* (ON EACH SIDE OF THE PRIVATE DRIVE, 66 TOTAL)
NUMBER OF TREES PROVIDED	SHADE TREES: 33* OTHER TREES (2:1 substitution): 66

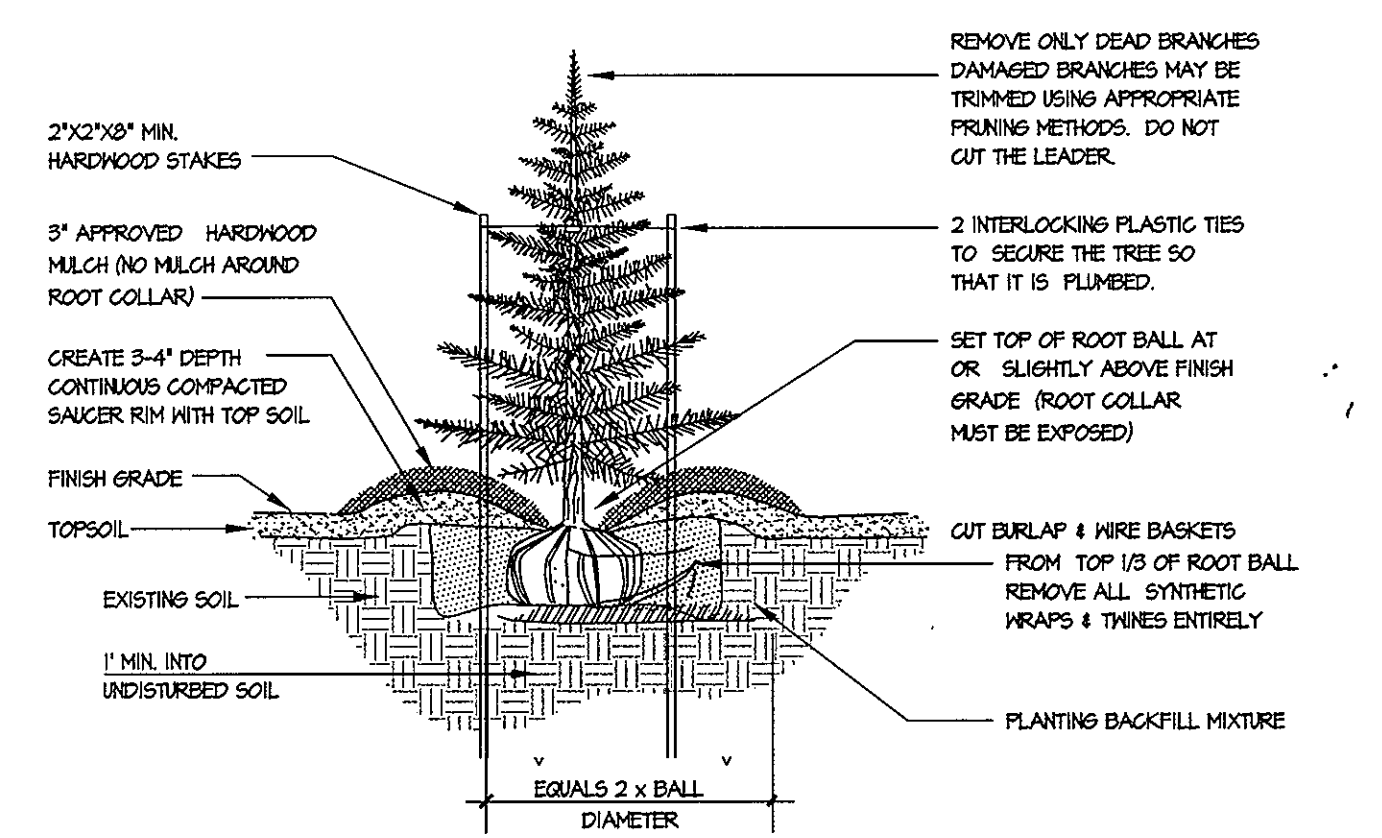
* THE REMAINING 33 ON THE RIGHT SIDE OF THE PRIVATE ROAD ARE DEFERRED TO THE FUTURE SITE DEVELOPMENT PLANS FOR PARCELS T21 AND T24. THE TREES ALONG THE PRIVATE ROADWAY SHALL BE VILLAGE GREEN ZELKOVA.

THE LANDSCAPE SURETY FOR THE REQUIRED QUANTITY OF PLANTS PER SCHEDULES A & B IS \$16,530.00 FOR THE FOLLOWING:	
44 SHADE TREES AT \$300/TREE	= \$13,200.00
III SHRUBS AT \$350/SHRUB	= \$ 3,330.00
TOTAL SURETY	= \$ 16,530.00

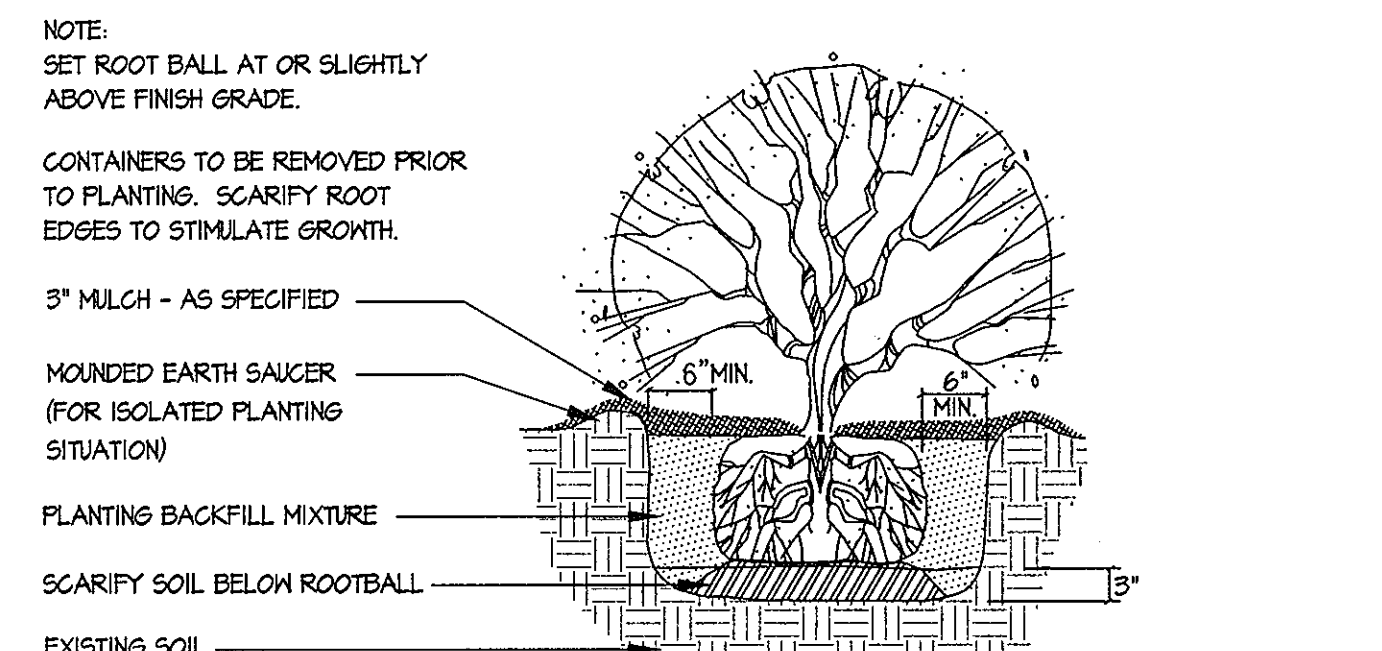
THE SURETY FOR THE 33 PRIVATE STREET TREES IS \$4,900.00.



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



EVERGREEN TREE PLANTING DETAIL
NTS



SHRUB PLANTING DETAIL
NTS

LANDSCAPING DETAILS AND NOTES

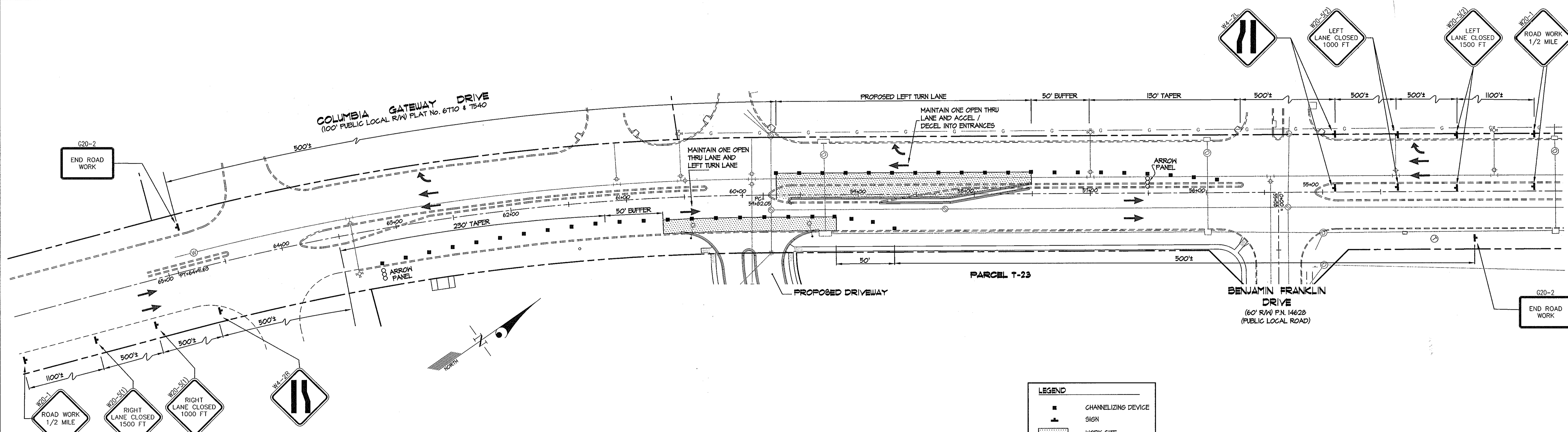
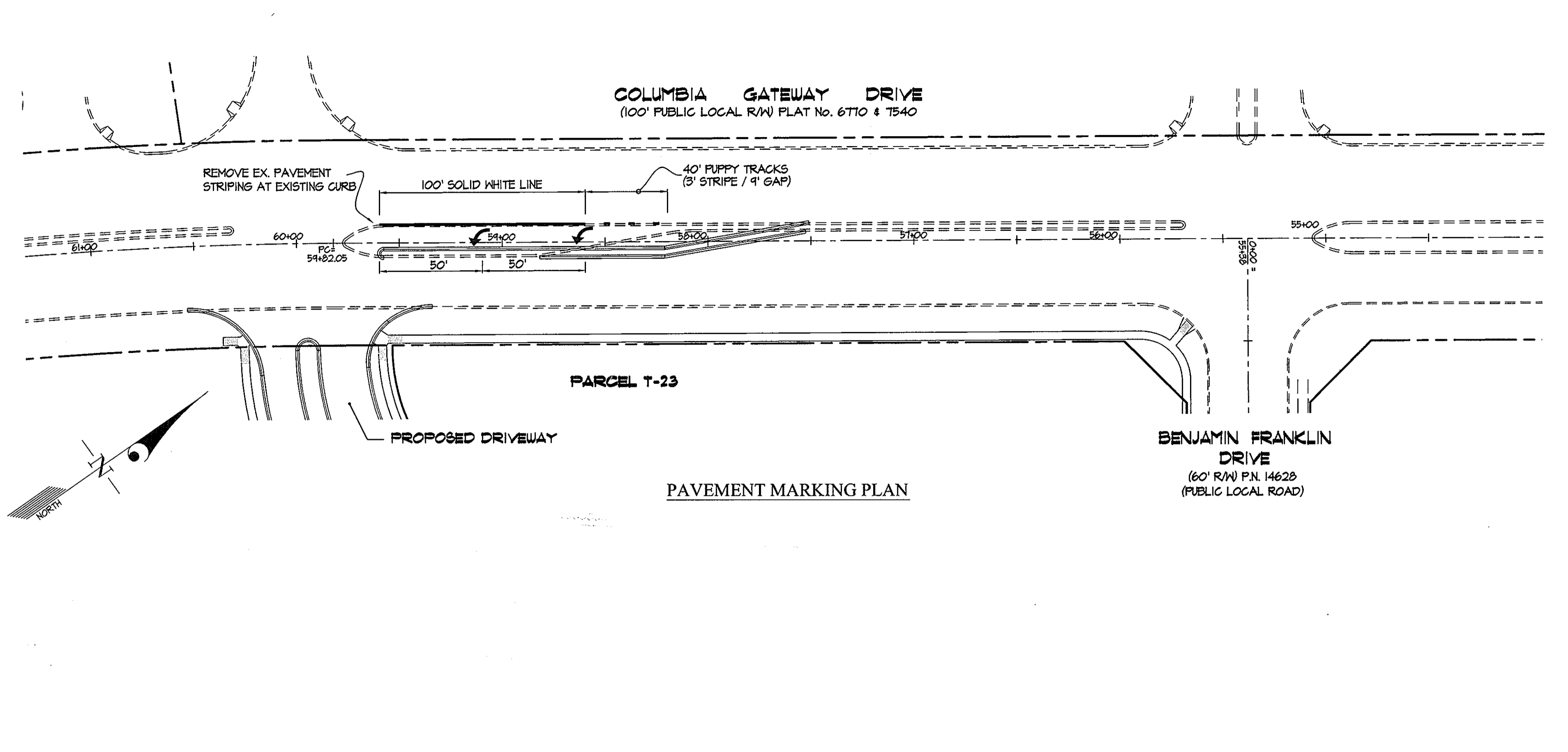
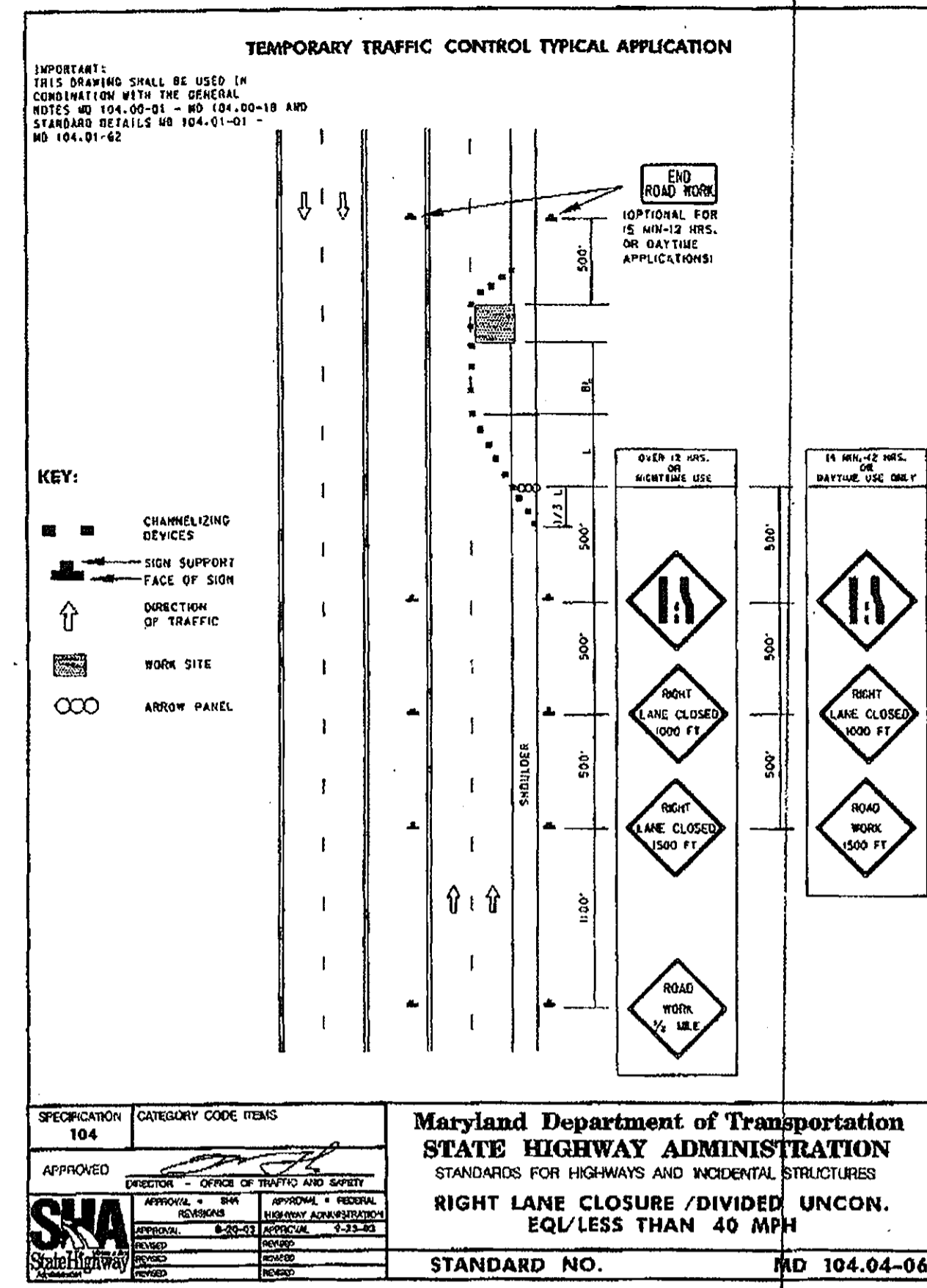
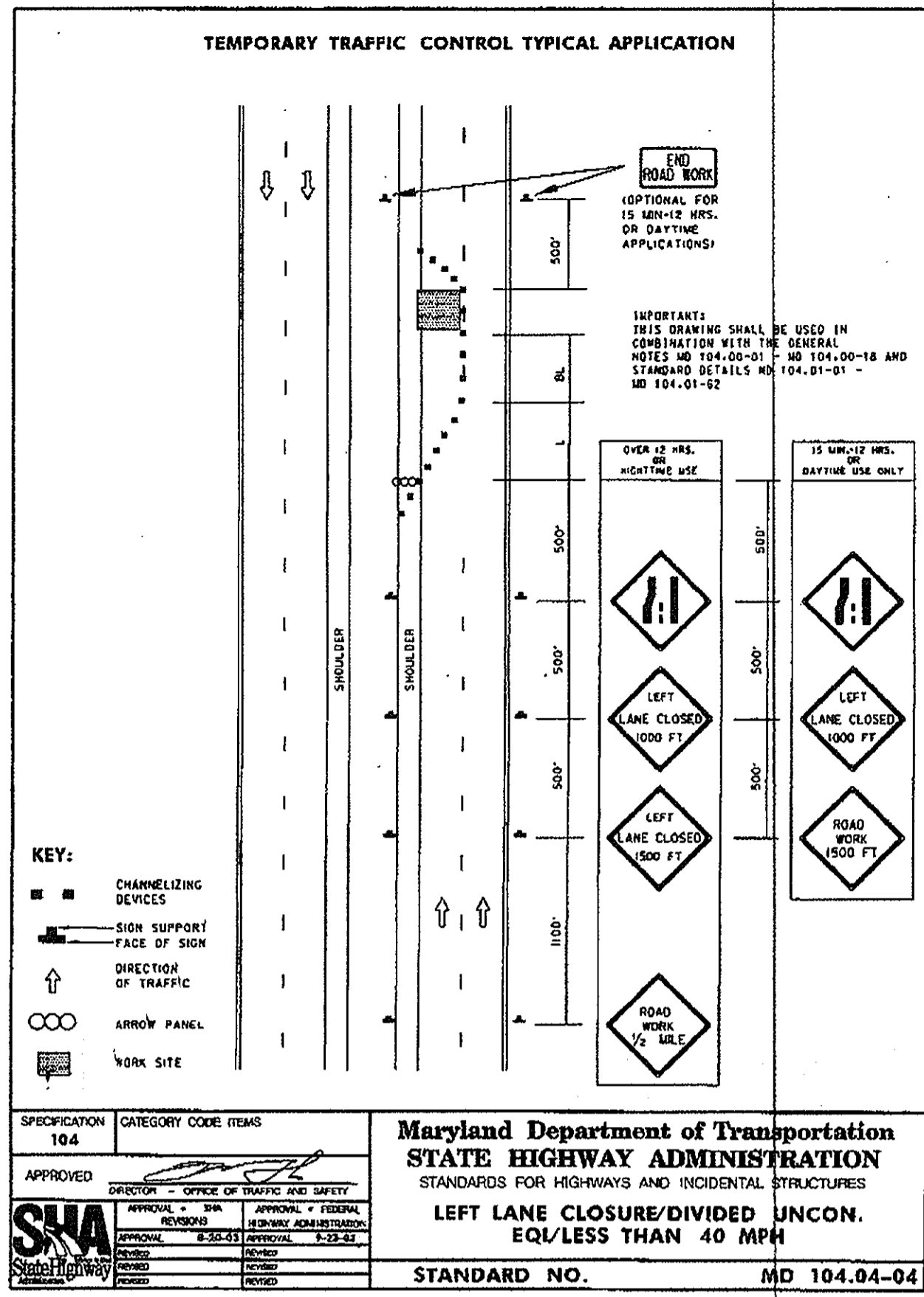
COLUMBIA GATEWAY OFFICE BUILDING
PARCEL T-23
PLAT Nos. 18967 & 19111

SCALE: AS SHOWN
ZONING: M-1
DATE: MAY/2007
TAX MAP - GRID: 43 2
SHEET: 10 OF 11

G. L. W. FILE No. 06-077

HOWARD COUNTY, MARYLAND

STATE OF MARYLAND
Michael B. Tran
REGISTERED LANDSCAPE ARCHITECT



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Mark A. Wright Director Date 6/1/07

David Hamel Chief, Division of Land Development Date 6/1/07

Paul Williams Chief, Development Engineering Division Date 6/1/07

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

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DATE	REVISION	BY	APPR.

PREPARED FOR:

OWNER:
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
10275 LITTLE PATRIOT PARKWAY
COLUMBIA, MD 21044
Phone: 410-992-8027
Attn: PAUL CAVANAUGH

CONTRACT PURCHASER/DEVELOPER:
GATEWAY 123 LLC
c/o MANEXIN LLC
8001 ROBERT FULTON DRIVE, SUITE 200
COLUMBIA, MD 21046-2278
Phone: 410-423-2002
Attn: ALEX KOPICKI

WORK ZONE TRAFFIC CONTROL PLAN / PAVEMENT MARKING PLAN

COLUMBIA GATEWAY OFFICE BUILDING
PARCEL T-23
PLAT Nos. 18967 & 19111

ELECTION DISTRICT No. 6

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=40'	M-1	06-077
DATE	TAX MAP - GRID	SHEET
MAY/2007	43 2	11 OF 11

