

SITE ANALYSIS DATA CHART

- General Data
 - Present Zoning: M-1
 - Applicable DPZ File References: F-40-10, F-27-23, F-27-125, F-27-36, W-40-21, F-40-44 (Plat numbers 12443, 12444, 13005), F-40-42, SDF40-40, F-40-62, F-08-142
 - Proposed Use of Site or Structure(s): Office and Office/Warehouse
 - Proposed Water and Sewer Systems: Public
 - Water and Sewer Contract #'s: 44-3648D and 44-3644D
- Area Tabulation
 - Total Parcel Area: 15.0 Ac (653,400 SF)
 - Net Area of Site: 15.0 Ac (653,400 SF)
 - Area of this Plan Submission: 0.45 Ac (41,322 SF)
 - Limit of Disturbed Area: 0.45 Ac (41,322 SF)
 - Building 'E' Coverage of Site: 0.23 Ac (10,000 SF) and 1.5% of Gross Area (Proposed)
 - Total Building Coverage: 3.2 Ac (140,987 SF)
- Open Space: None Required
- Parking Analysis
 - Floor Space per floor of proposed use on site: 113,474 SF Office (Bldgs A,B,E), 47,325 SF Office/Warehouse (Bldgs C, D & E)
 - Building 'A' Floor 1: 16,150 SF Office, Building 'A' Floor 2: 16,150 SF Office, Building 'A' Floor 3: 16,150 SF Office
 - Building 'B' Floor 1: 22,512 SF Office, Building 'B' Floor 2: 22,512 SF Office
 - Building 'C' Floor 1: 54,225 SF Office/Warehouse
 - Building 'D' Floor 1: 57,500 SF Office/Warehouse
 - Building 'E' Floor 1: 10,000 SF Office, Building 'E' Floor 2: 10,000 SF Office, Building 'E' Basement: 5,000 SF Office/Warehouse
 - Number of Parking Spaces Required by Zoning Regulations: 618 (113,474 SF Office @ 5.31/1,000 SF, 47,325 SF Office/Warehouse @ 25/1,000 SF)
 - Total Number of Existing Parking Spaces: 721 including 20 Handicapped Spaces (8 Van and 12 Regular)
 - Total Number of Proposed Parking Spaces: 680 including 24 Handicapped Spaces (10 Van and 14 Regular)

GENERAL NOTES

- The subject property is zoned M-1 per the February 2, 2004 Comprehensive Zoning Plan and the "Comp Lite" Zoning Amendments effective July 29, 2006.
- All construction shall be performed in accordance with the latest standards and specifications of Howard County, plus MSHA standards and specifications if applicable or as specified.
- Approximate location of existing utilities are based solely on available records. Contractor shall verify the location of any utilities which may be impacted by the work. The contractor shall take all necessary precautions to protect the existing utilities and maintain uninterrupted service. Any damage incurred due to contractor's operation shall be repaired immediately at the contractor's expense.
- The contractor shall test pit existing utilities at least five (5) days before starting work shown on these drawings to verify their location and elevation. The contractor shall notify the engineer immediately if location of utilities is other than shown.
- The contractor shall notify "Miss Utility" at 1-800-257-7771 at least 48 hours prior to any excavation work being done, and shall notify the Department of Public Works/Bureau of Engineering/Construction Inspection Division at (410) 313-1880 at least five (5) working days prior to the start of work.
- Traffic control devices, markings, and signing shall be in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD). All street and regulatory signs shall be in place prior to the placement of any asphalt.
- Any damage caused by the Contractor to existing public right-of-way, existing paving, existing curb, and gutter, existing utilities, etc. shall be repaired at the Contractor's expense.
- The existing topography within the limit of disturbance is based on a field run survey by Shanberger and Lane, dated June 2007. The courses and coordinates shown hereon are based on the following Howard County monuments:

| Point | Northing | Eastng | Elevation |
|-----------|-------------|-------------|-----------|
| 2243002-R | 485,647.100 | 854,376.884 | 319.74 |
| 2243003-R | 487,448.365 | 856,755.255 | 301.49 |
- All hydraulic data is for the 10-year storm unless otherwise noted.
- The subsurface exploration and geotechnical engineering analysis for this project was completed by Hills Carnes on September 1997.
- All fill areas shall be compacted to a minimum of 95% of the maximum dry density as determined and verified in accordance with AASHTO T-180.
- All plan dimensions are to face-of-curb unless otherwise noted. Numerically written dimensions take precedence over scale dimensions.
- The coordinates shown hereon are based upon the Howard County geodetic control which is based upon the Maryland State plane coordination system. Howard County monument nos 2243002-R and 2243003-R were used for this project.
- Storm water quality management is provided by proposed stormceptors onsite in connection with SDP-40-40 (Privately Maintained). Stormwater quantity management is provided in a regional facility on parcel 5-5 under contract no. F40-42 (Publicly Maintained).
- Public water to be utilized. (Contract --, main Patuxent Drainage Area) 44-3644-D, 44-3648-D
- Public Sewer to be utilized. (Contract --, main Patuxent Drainage Area) 24-1624-D
- There are no 100-year floodplain, wetlands or wetland buffers on this site. Wetland limits on Parcel 5-5 per record plat and mitigation plan, CDE Permit RM 04-10123, MDE no. 28 KP-0481. There are no streams, stream buffers or Forest Conservation Easements onsite.
- There are no known cemeteries, burial grounds or historic sites and structures on this site.
- The traffic study for this project was prepared by Wells & Associates on June 28, 2007 and was approved on August 31, 2007, as amended. The project is exempt from the APFO roads test as there are no APFO intersections within the 1/2 road mile limits.
- Exterior lighting will be in conformance with Section 13.4, Zoning Regulations. Street light placement and the type of fixture and pole shall be in accordance with the Howard County Design Manual, Volume III (1985) 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.
- Electric, gas, cable and telephone lines designed by others.
- MP 40-27, approved September 5, 1997, waived the submission of an SDP to allow mass grading with the following conditions:
 - Obtaining signature approval from the Howard Soil Conservation District on the grading exhibit.
 - Grading cannot occur in wetlands or wetland buffers, stream buffers, steep slopes or forest areas.
 - The fee-simple owner must provide written permission for grading, if not the applicant.
- No grading, removal of vegetative cover of trees, paving and new structures shall be permitted within the required wetlands, streams, or their buffers, forest conservation easement areas and 100 year floodplain.
- All existing structures onsite are to remain and were constructed in connection with SDP-40-40.
- Proposed Building 'E' will have an automatic sprinkler system and an inlets water meter.
- Financial Surety for the required trees in the amount of \$4,050 is part of the Developer's Agreement for Building 'E' on Parcel 5-23.
- This project is exempt from the requirements of Section 16.1202(b)(1)(v) of the Howard County Code for Forest Conservation because it is in part of a planned business park of at least 75 acres which has preliminary plan approval before December 31, 1992, and which meets the intent of this subtitle by retaining forest in high-priority locations (floodplains, wetlands, wetland and stream buffers, steep slopes, and/or wildlife corridors).
- 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 1/2" diameter) inserted into a 2-1/2" galvanized steel perforated, square tube sleeve (12 gauge) - 3' long. A galvanized steel pole cap shall be mounted on top of each post.
- The landscape plan has been prepared in accordance with Section 16.124 of the Howard County Code and the New Town Alternative Compliance Provisions of chapter VI of the Howard County Landscape Manual.

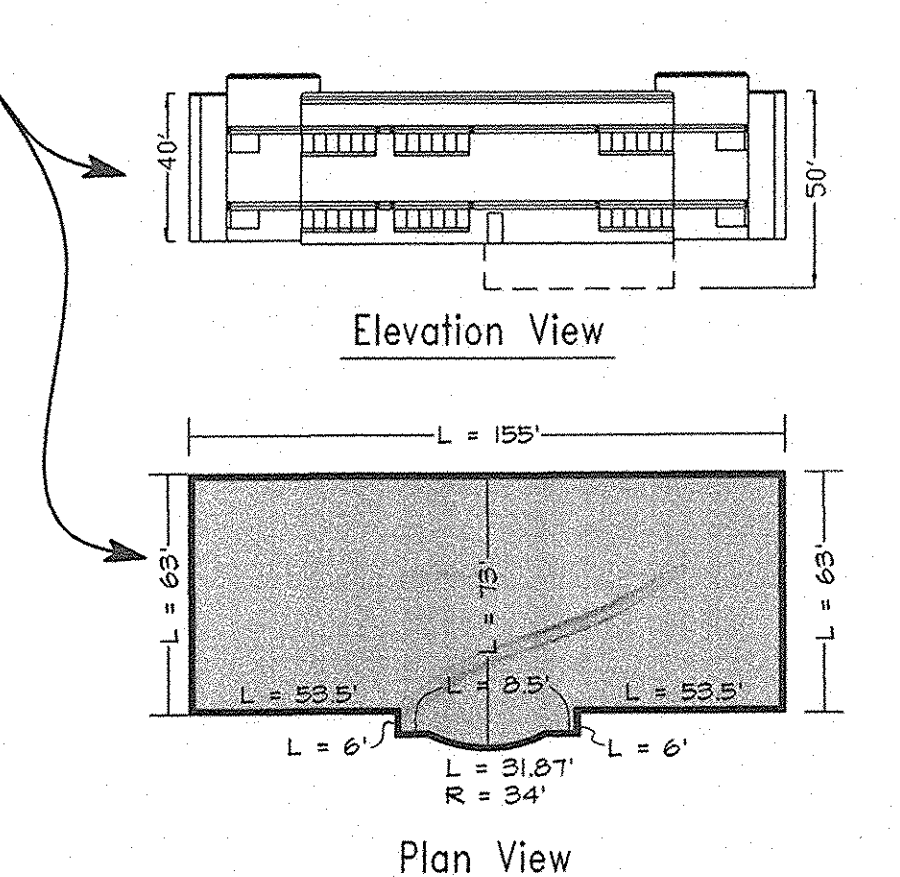
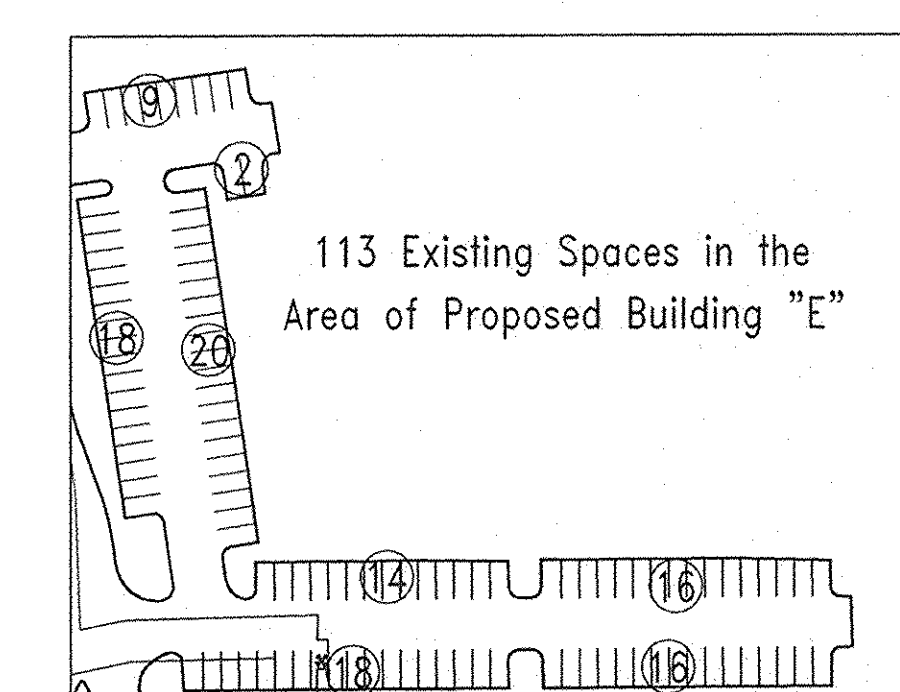
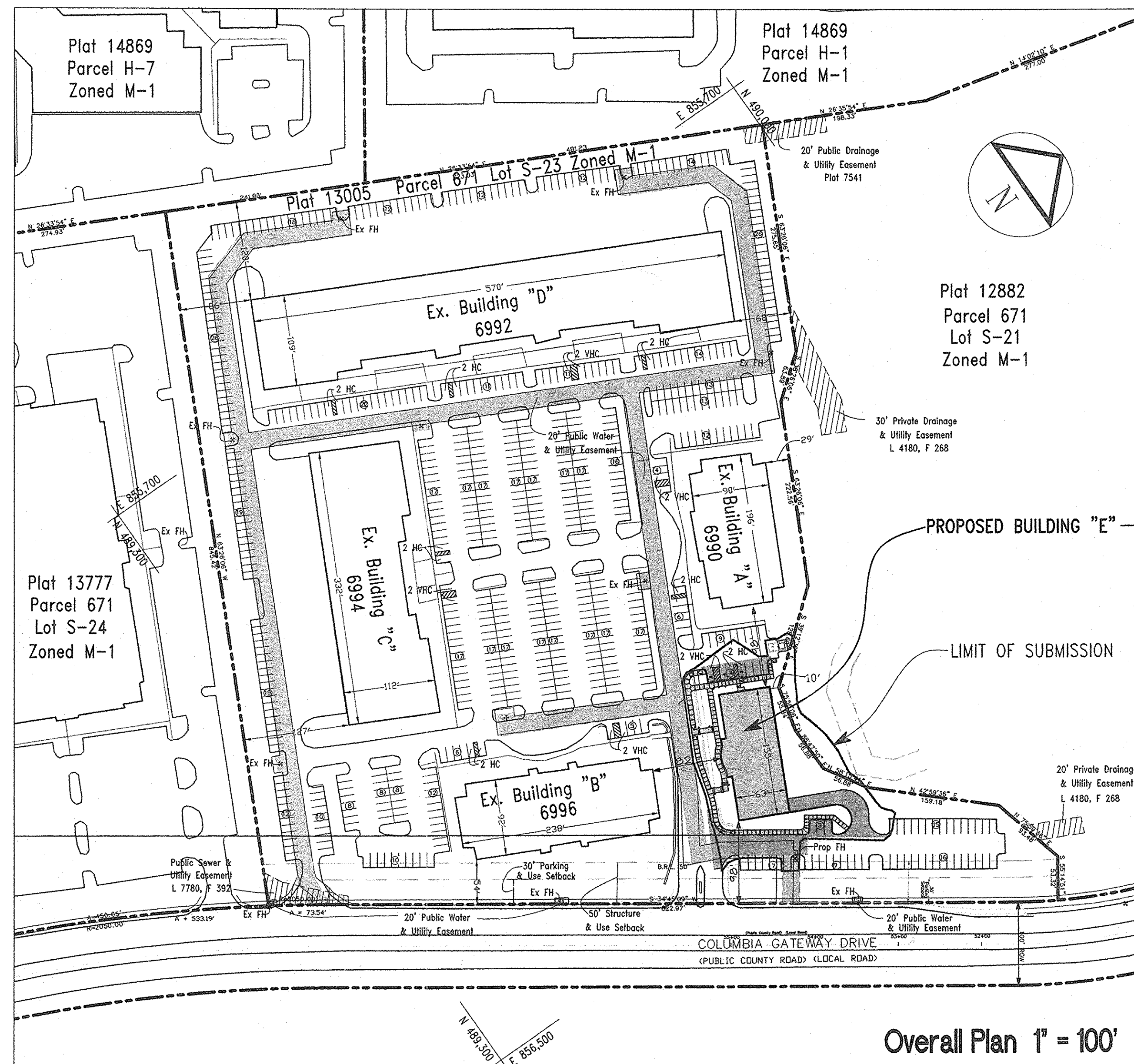
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature] 2/4/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 3/24/08
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

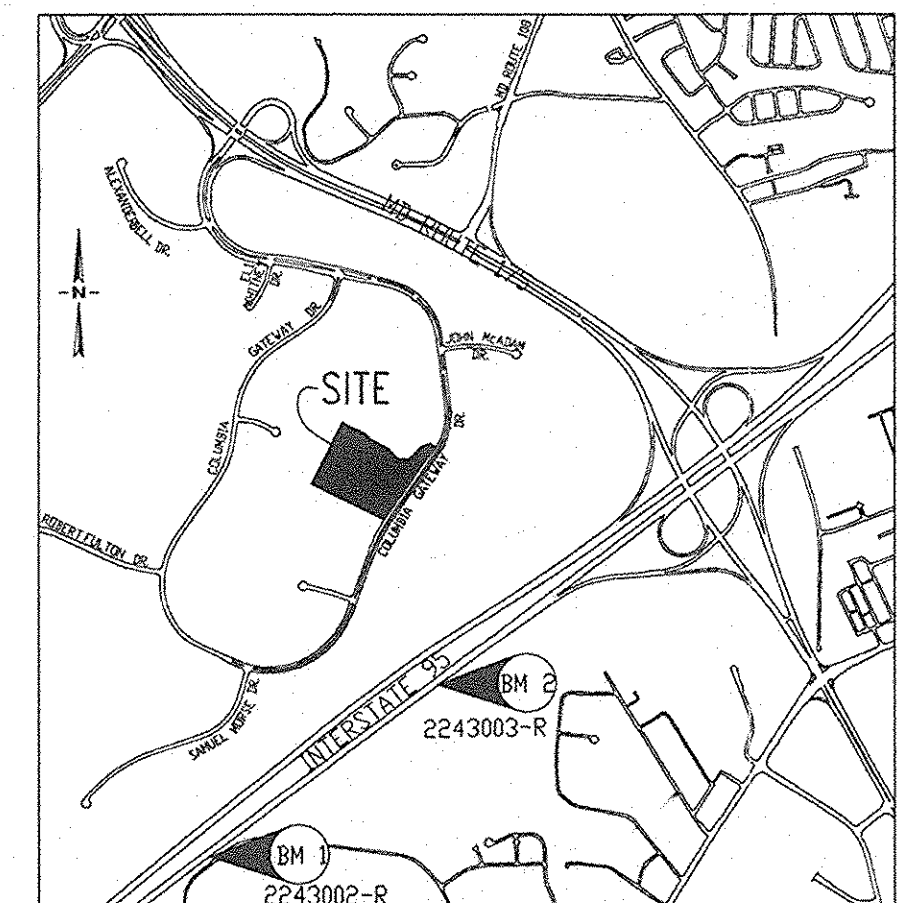
[Signature] 3-25-08
 DIRECTOR DATE

- A Knox Box is required on the front of the building, no more than 6 feet from the front door, in accordance with NFPA-1 10.12.1
- Signage at the street and on the building identifying the address is required.
- No landscaping shall be planted within 7.5 feet of each side of the Fire Department Connection (FDC)



Existing vegetative community:
 Shade Trees: Green Ash, Pin Oak
 4 - 54 Cal, 16 - 18' Ht.
 Good condition
 Evergreen Trees: White Pines
 5 - 64 Cal, 10 - 12' Ht.
 Good condition
 Ornamental Trees: Malus 'Snowcloud', Cornus kousa, Crataegus viridis
 4A Cal, 12 - 15' Ht.
 Good condition

There are no existing specimen trees on site. Other than species listed above, the site consists of lawn.



VICINITY MAP Scale: 1" = 2000'
 ADG The Map People - Permitted Use # 20612205
 Map 16 Grid F12

BENCHMARK DESCRIPTIONS

The existing topography within the limit of disturbance is based on a field run survey by Shanberger and Lane, dated June 2007. The courses and coordinates shown hereon are based on the following Howard County monuments:

| Point | Northing | Eastng | Elevation |
|-----------|-------------|-------------|-----------|
| 2243002-R | 485,647.100 | 854,376.884 | 319.74 |
| 2243003-R | 487,448.365 | 856,755.255 | 301.49 |

ADDRESS CHART

| LOT | DESCRIPTION |
|---------|-----------------------------|
| BLDG. A | 6990 Columbia Gateway Drive |
| BLDG. B | 6996 Columbia Gateway Drive |
| BLDG. C | 6994 Columbia Gateway Drive |
| BLDG. D | 6992 Columbia Gateway Drive |
| BLDG. E | 6998 Columbia Gateway Drive |

SHEET INDEX

| SHEET | DESCRIPTION |
|-------|----------------------------------|
| 1 | Cover Sheet |
| 2 | Site Development Plan |
| 3 | Demolition Plan |
| 4 | Sediment Erosion Control Plan |
| 5 | Sediment Erosion Control Details |
| 6 | Landscaping Plan and Details |
| 7 | Soils Map and Drainage Area Map |
| 8 | Utility Profiles |
| 9 | Site Details |
| 10 | Site Details |

Professional Certification: I hereby certify that these drawings were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 14323, Expiration Date: 12/31/08.

Site Development Plan

for

Westridge Corporate Center

At Columbia Gateway, Howard County, Maryland

PARCEL 671 LOT S-23

Tesseract
 TESSERACT SITES, INC
 401 Washington Ave, Suite 303
 Towson, Maryland, 21284
 P: 410.321.7690
 F: 410.321.7691

WESTRIDGE CORPORATE CENTER
 AT COLUMBIA GATEWAY
 New 25,000 S.F. Office/Warehouse Building 'E'
 Parcel S-23
 Columbia Gateway

Cover Sheet

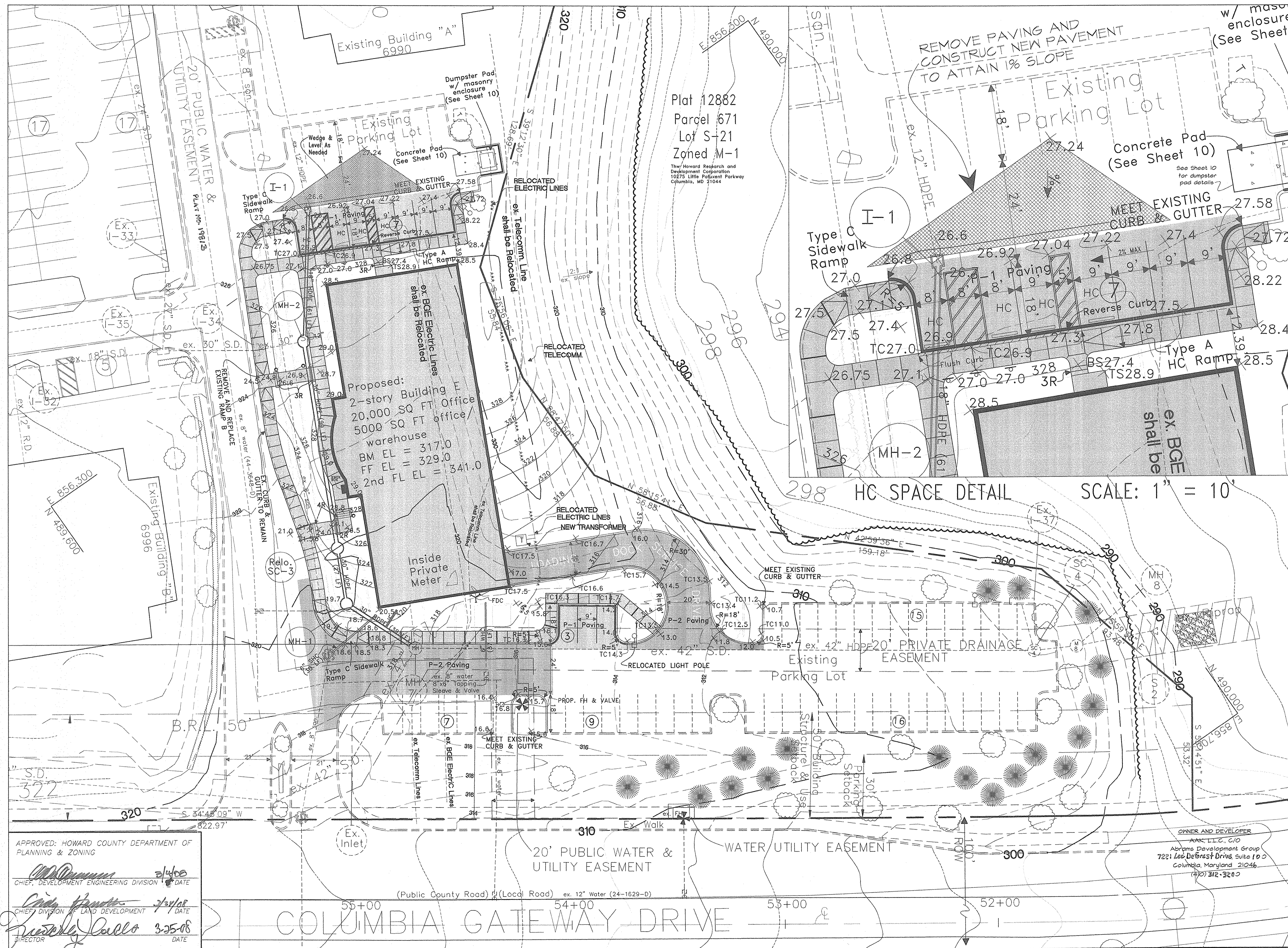
| | | |
|------------------------------------|---------------------|------------------------|
| SUBDIVISION NAME: COLUMBIA GATEWAY | SECTION/AREA: 4.3 | LOT/PARCEL: S-23 / 671 |
| PLAT OR C/D: 13005 / 1013 | DATE: 1-11-08 | PROJECT NAME: 6063.02 |
| WATER CODE: E06 | SEWER CODE: 3380000 | |

Date: February 5, 2008
 Proj. No. 07019
 Scale: AS SHOWN

OWNER AND DEVELOPER
 AAK, L.L.C., C/O
 Abrams Development Group
 7221 Lee Deforest Drive, Suite 100
 Columbia, Maryland 2104
 (410) 312-3280

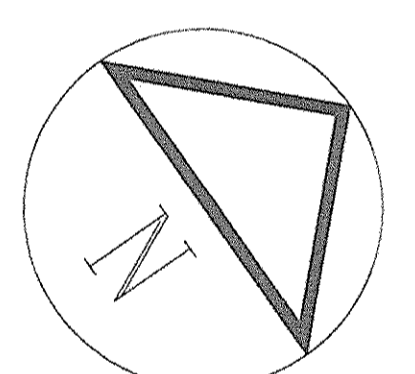


1 of 10



Legend

- Property Line
- Easement
- Ex. Building
- Ex. Contours
- Ex. Walk
- Ex. Utility
- Prop. Building
- Prop. Contour
- Prop. Curb
- Prop. Walk
- Expansion Joint
- Cut Joint
- Risers
- Prop. Sanitary
- Prop. Stormdrain
- Prop. Water
- Prop. Telecomm
- Prop. Electric Line
- Prop. P-1 Pavement
- Prop. P-2 Pavement
- Spot Elevation
- Tree Line
- Bollard
- Reverse Curb
- Flush Curb



Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 14230, Expiration Date: 12/31/08.

Tesseract
 TESSERACT SITES, INC
 401 Washington Ave. Suite 303
 Towson, Maryland, 21284
 P. 410.321.7600
 F. 410.321.7601

**WESTRIDGE CORPORATE CENTER
 AT COLUMBIA GATEWAY**
 New 25,000 S.F. Office/Warehouse Building 'E'
 Parcel S-23
 Columbia Gateway

SITE DEVELOPMENT PLAN

| | | |
|--|--------------------------|--------------------------|
| SUBDIVISION NAME COLUMBIA GATEWAY | SECTION/AREA 1 | LOT/PARCEL S-23 / 671 |
| DATE OF PLAN 1/30/08 | SCALE 1" = 20' | ELECTRICAL 6/17 |
| DATE OF PLAN 1/30/08 | SCALE 1" = 20' | CONTRACT NO. 6065.02 |
| OWNER AND DEVELOPER AAK LLC, C/O Abrams Development Group 7221 Lee DeBross Drive, Suite 100 Columbia, Maryland 21046 (410) 312-3200 | DATE February 5, 2008 | PROJECT NO. 07019 |
| DATE 3/25/08 | SCALE 1" = 20' | |

2 of 10

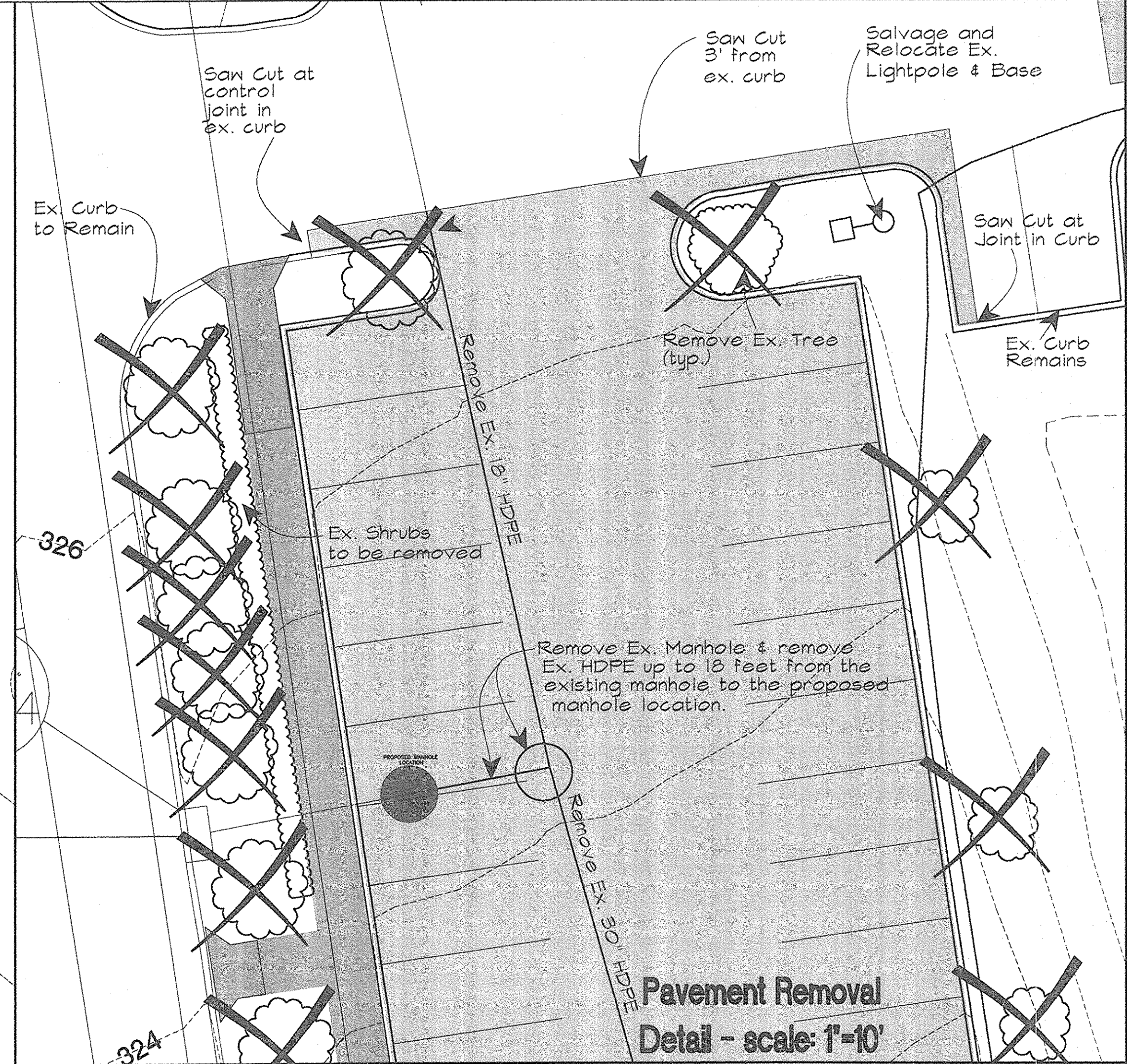
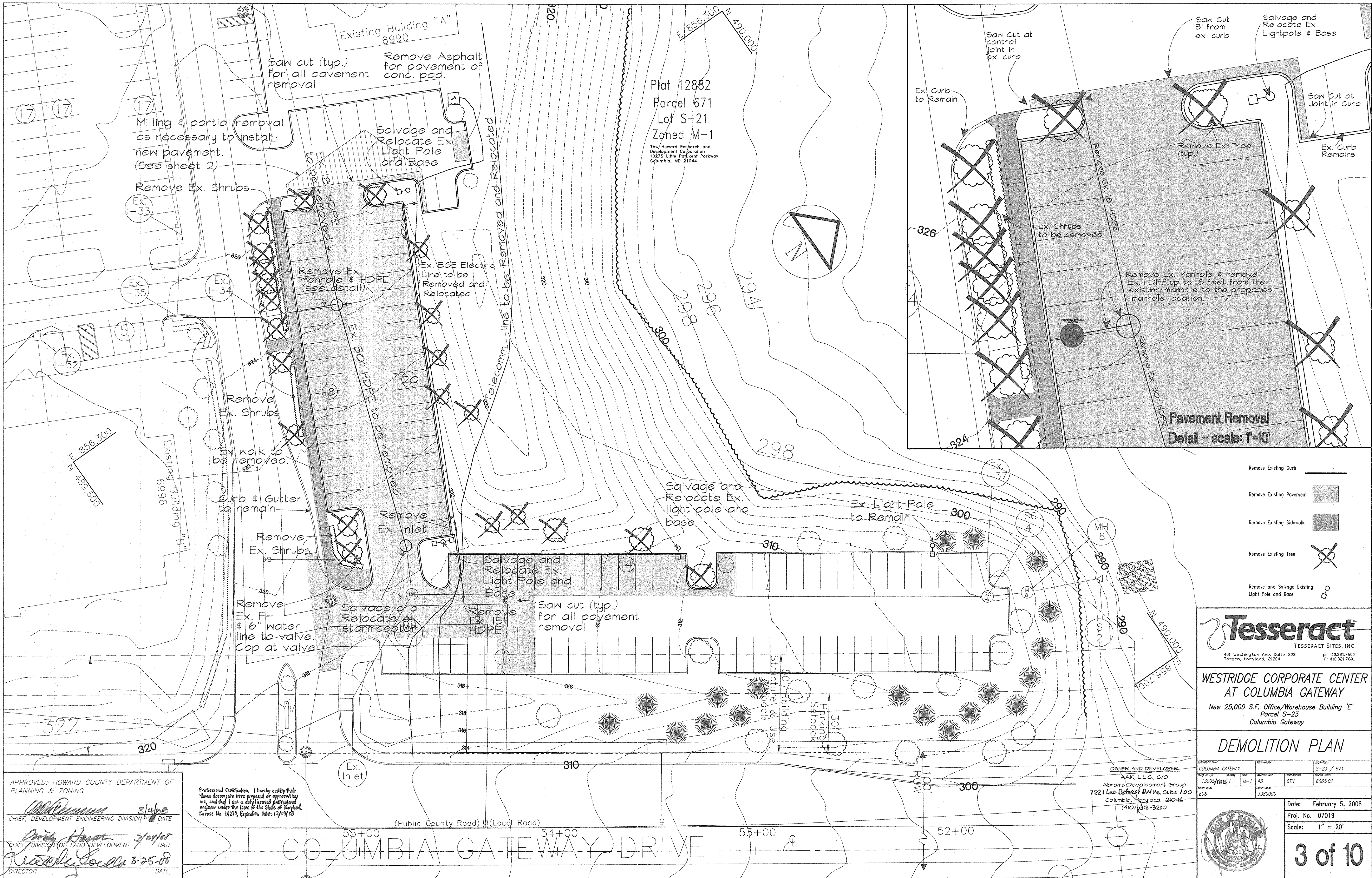
SDP 08-003

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature] 3/4/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 7/21/08
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 3-25-08
 DIRECTOR DATE



- Remove Existing Curb
- Remove Existing Pavement
- Remove Existing Sidewalk
- Remove Existing Tree
- Remove and Salvage Existing Light Pole and Base

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 TESSERACT SITES, INC
 401 Washington Ave. Suite 303
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 P. 410.281.7600
 F. 410.281.7601

**WESTRIDGE CORPORATE CENTER
 AT COLUMBIA GATEWAY**
 New 25,000 S.F. Office/Warehouse Building "E"
 Parcel S-23
 Columbia Gateway

DEMOLITION PLAN

OWNER AND DEVELOPER
 AAK LLC, C/O
 Abrams Development Group
 7221 Lee DeForest Drive, Suite 100
 Columbia, Maryland 21044
 (410) 312-3200

| | | | |
|--------------|------------------|------|------------|
| PROJECT NAME | COLUMBIA GATEWAY | DATE | 5-23 / 671 |
| PROJECT NO. | 13002/1001 | DATE | 6/05/02 |
| PROJECT TYPE | EDB | DATE | 3/30/00 |

Date: February 5, 2008
 Proj. No. 07019
 Scale: 1" = 20'



3 of 10

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 3/4/08

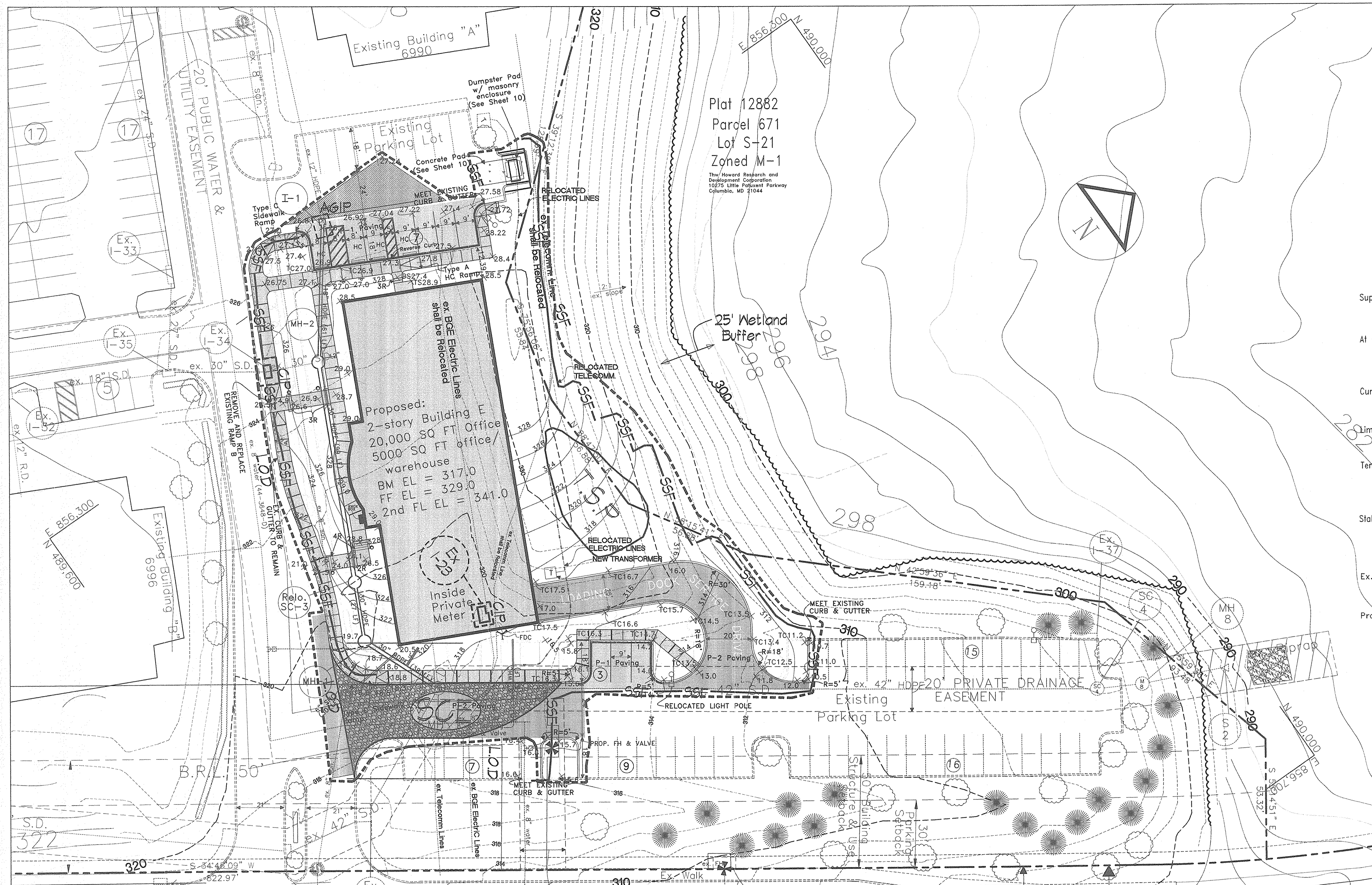
CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 3/25/08

DIRECTOR
 DATE: 3-25-08

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 14230, Expiration Date: 12/31/09

(Public County Road) (Local Road)

COLUMBIA GATEWAY DRIVE



Legend

- Super Silf Fence SSF
- At Grade Inlet Protection AGIP
- Curb Inlet Protection CIP
- Limit of Disturbance
- Temporary Stockpile Area T.S.P
- Stabilized Construction Entrance SCE
- Ex. Contours
- Prop. Contour 314

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 14239, Expiration Date: 12/31/08.

Tesseract
 TESSERACT SITES, INC.
 401 Washington Ave. Suite 303 P. 410.321.7600
 Towson, Maryland, 21284 F. 410.321.7601

**WESTRIDGE CORPORATE CENTER
 AT COLUMBIA GATEWAY**
 New 25,000 S.F. Office/Warehouse Building 'E'
 Parcel S-23
 Columbia Gateway

SEDIMENT AND EROSION CONTROL PLAN

| | |
|--------------------------------------|-----------------------------|
| SUBMISSION NAME: COLUMBIA GATEWAY | SECTION/AREA: S-23 / 671 |
| PLAT OF LOT: 1,3005/Plat 1 | TAX ZONE MAP: M-1 |
| WATER CODE: E06 | SEWER CODE: 3380000 |

OWNER AND DEVELOPER:
 AAK, L.L.C., C/O
 Abrams Development Group
 7221 Lee DeForest Drive, Suite 100
 Columbia, Maryland 21046
 ph: (410) 312-3200

Date: February 5, 2008
 Proj. No. 07019
 Scale: 1" = 20'

4 of 10

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

 CHIEF, DEVELOPMENT ENGINEERING DIVISION 2/4/08 DATE

 CHIEF, DIVISION OF LAND DEVELOPMENT 2/24/08 DATE

 DIRECTOR 2/25/08 DATE

BY THE DEVELOPER:
 "I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF 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 HOWARD SOIL CONSERVATION DISTRICT."

 SIGNATURE OF THE DEVELOPER 1/31/08 DATE
 James M. Abrams

BY THE ENGINEER:
 "I CERTIFY THAT HIS 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 HOWARD SOIL CONSERVATION DISTRICT."

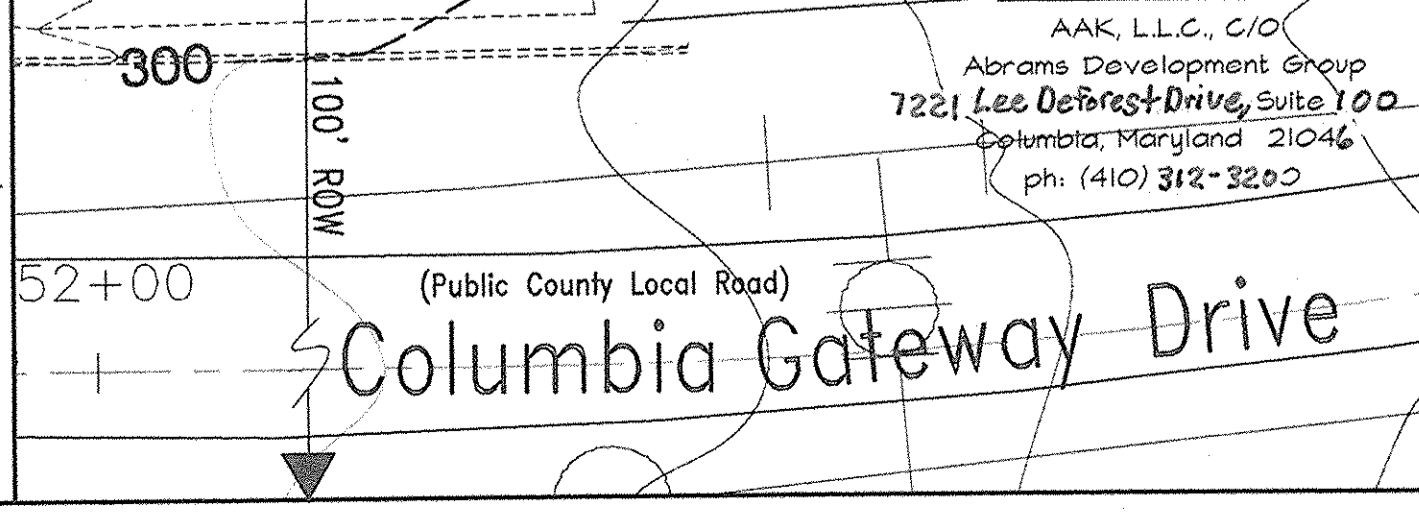
 SIGNATURE OF THE ENGINEER 2/3/08 DATE
 Jeffrey L. Schwab

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS:

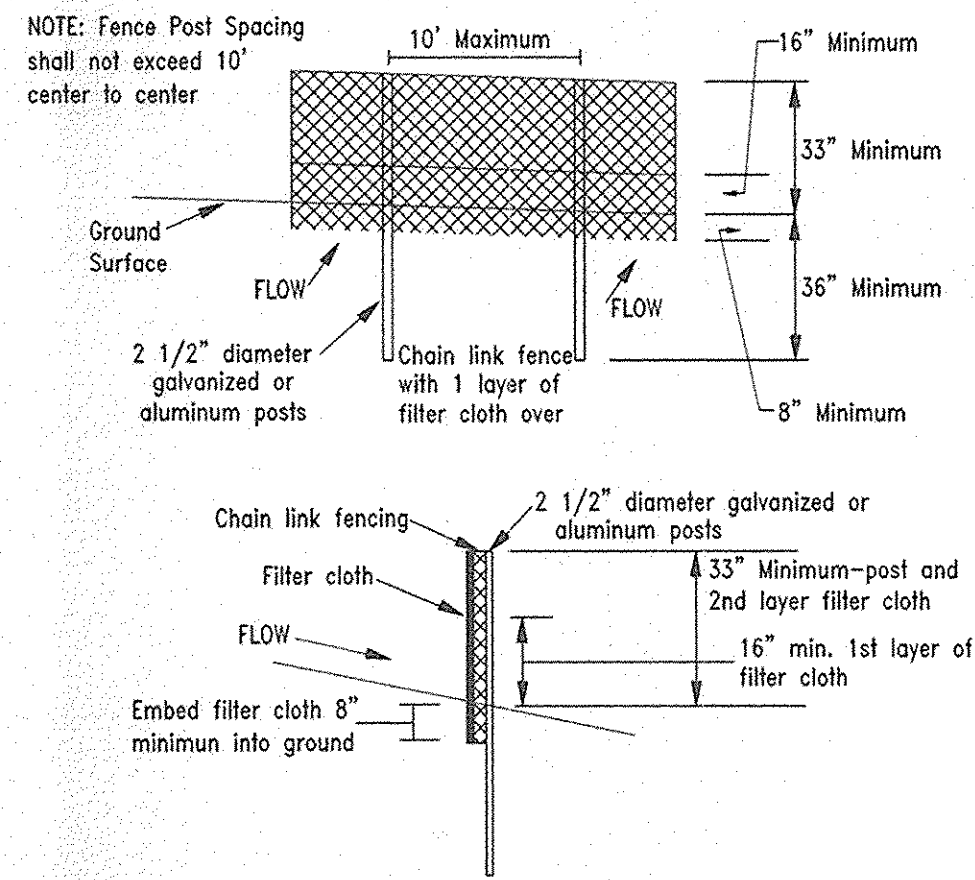
 USDA-NATURAL RESOURCES CONSERVATION SERVICE DATE

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

 HOWARD SOIL CONSERVATION DISTRICT 2/25/08 DATE

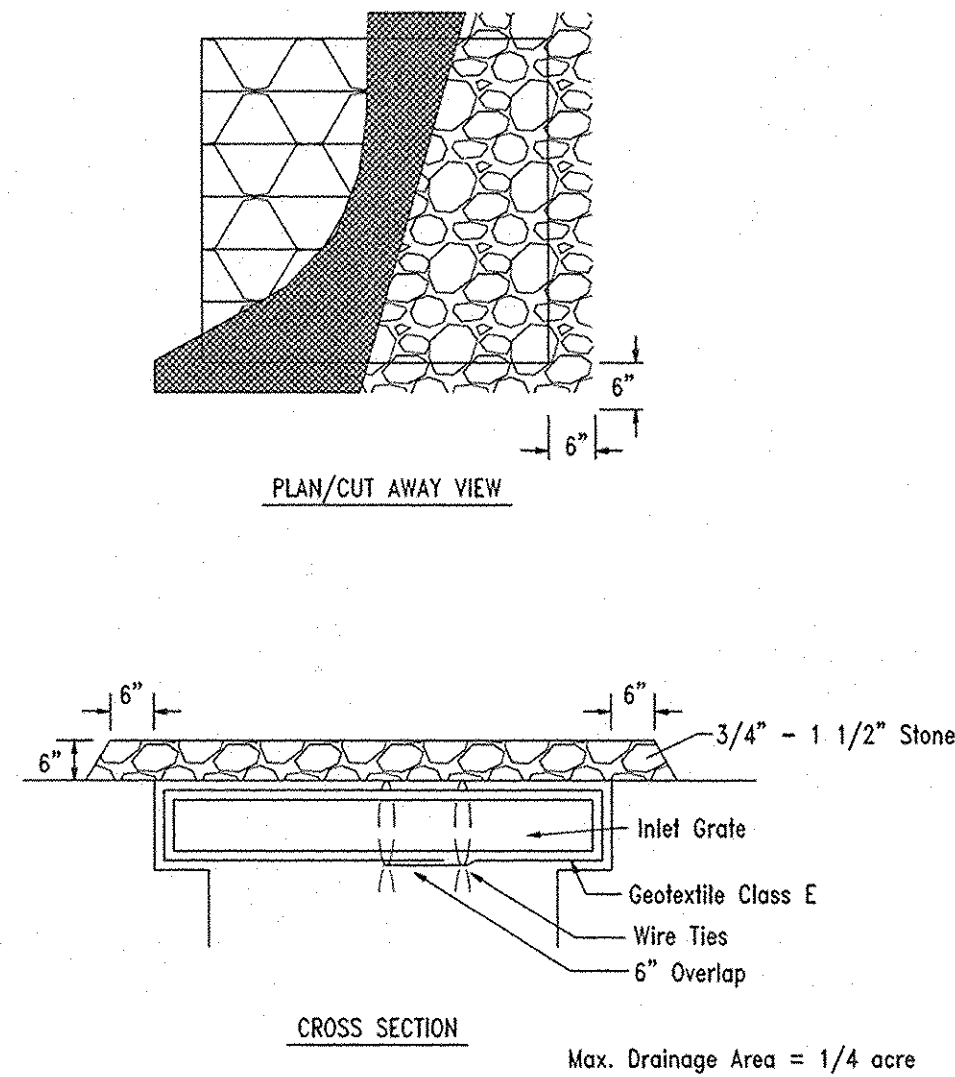


Super Silt Fence



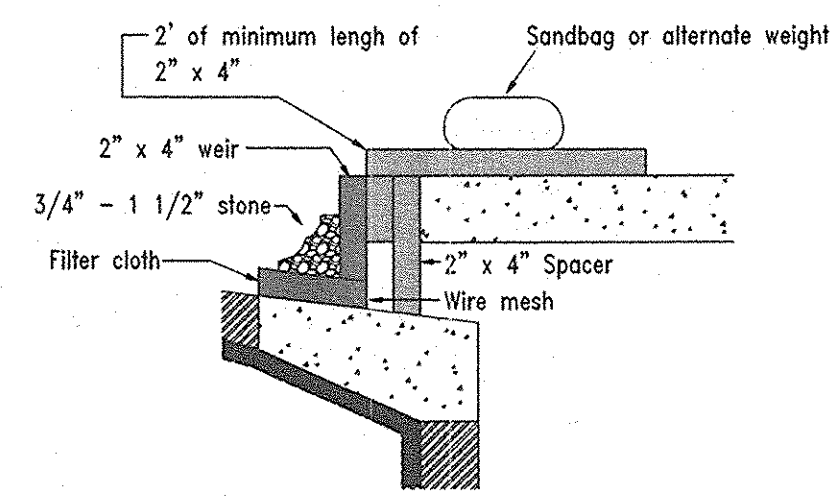
- Construction Specifications**
- Fencing shall be 42 inches in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6 foot fence shall be used, substituting 42 inch fabric and 6 foot length posts.
- The poles do not need to set in concrete.
 - Chain link fence shall be fastened securely to the fence posts with wire ties or staples.
 - Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" of the top and mid section.
 - Filter cloth shall be embedded a minimum of 6" into the ground.
 - When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.
 - Maintenance shall be performed as needed and silt buildups removed when "bulges" develop in the silt fence.

At Grade Inlet Protection



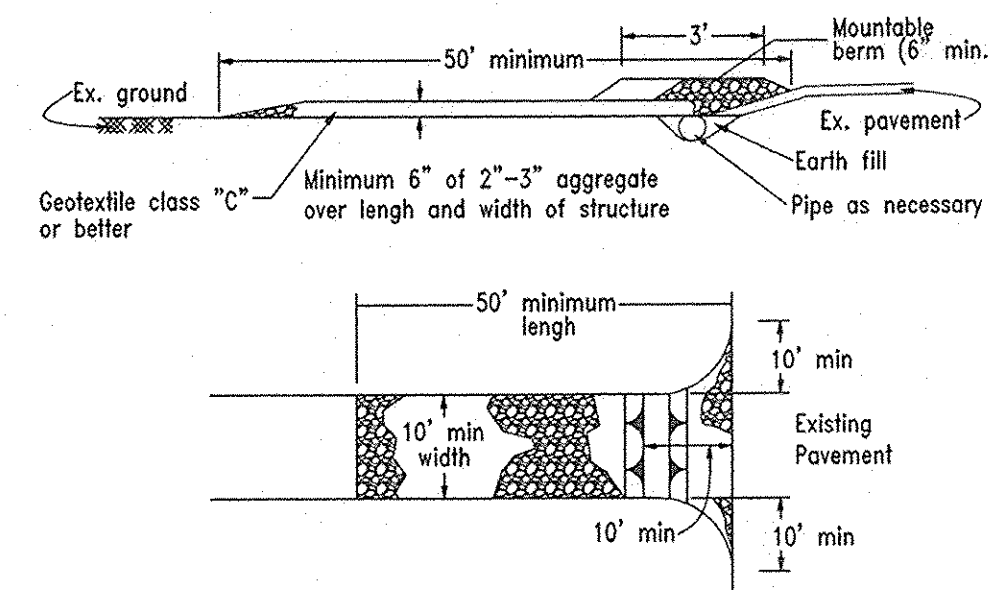
- Construction Specifications**
- Lift grate and wrap with Geotextile Class E to complete cover all openings, the set grate back in place.
 - Place 3/4" to 1 1/2" stone, 4"-6" thick on top of grate to secure the fabric and provide additional filtration.
- Max. Drainage Area = 1/4 acre

Curb Inlet Protection (COG or COS Inlets)



- Construction Specifications**
- Attach a continuous piece of wire mesh (30" minimum width by throat length plus 4") to the 2" x 4" weir (measuring throat length plus 2") as shown on the standard drawing.
 - Place a continuous piece of Geotextile Class E the same dimensions as the wire mesh over the wire mesh and securely attach it to the 2" x 4" weir.
 - Securely nail the 2" x 4" weir to a 9" long vertical spacer to be located between the weir and the inlet face (max. approx 4' apart).
 - Place the assembly against the inlet throat and nail (minimum 2' lengths of 2" x 4" to the top of the weir at spacer locations). These 2" x 4" anchors shall extend across the inlet top and be held in place by sandbags or alternative weight.
 - The assembly shall be placed so that the end spacers are a minimum 1' beyond both ends of the throat opening.
 - Form the 2" x 3" wire mesh and the geotextile fabric to the concrete gutter and against the face of the curb on both sides of the inlet, place clean 3/4" x 1 1/2" stone over the wire mesh and geotextile in such a manner to prevent water from entering the inlet under or around the geotextile.
 - This type of protection must be inspected frequently and the filter cloth and stone replaced when clogged with sediment.
 - Assure that storm flow does not bypass the inlet by installing a temporary earth or asphalt dike to direct the flow to the inlet.

STABILIZED CONSTRUCTION ENTRANCE



- Construction Specifications**
- Length - minimum of 50' (+30' for single residence lot)
 - Width - 10' minimum, should be flared at the existing road to provide a turning radius.
 - Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. **The plan approval authority may not require single family residences to use geotextile.
 - Stone - crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
 - Surface Water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.
 - Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

SEQUENCE OF CONSTRUCTION

| | NO. OF DAYS |
|---|-------------|
| 1. OBTAIN GRADING PERMIT. | 1 |
| 2. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK. | 1 |
| 3. CLEAR AND GRUB MINIMUM AREA REQUIRED FOR INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES. | 1 |
| 4. INSTALL SEDIMENT CONTROL MEASURES INCLUDING; STABILIZED CONSTRUCTION ENTRANCE (SCE), SUPER SILT FENCE (SSF) AND CURB INLET PROTECTION (CIP). | 7 |
| 5. WITH PERMISSION OF SEDIMENT CONTROL INSPECTOR, STRIP AND STOCKPILE TOPSOIL. | 1 |
| 6. RELOCATE UNDERGROUND GAS AND ELECTRIC LINES (BY BGE). | 7 |
| 7. INSTALL NEW STORM DRAIN LINES, STRUCTURES, RELOCATE EXISTING STORMCEPTOR AND REMOVE PORTIONS OF EXISTING STORM DRAIN LINE AS SHOWN ON PLANS. | 14 |
| 8. INSTALL AT GRADE INLET PROTECTION (AGIP) AROUND NEW INLET. | 1 |
| 9. INSTALL WATER AND SEWER LINES (HOUSE CONNECTIONS). | 7 |
| 10. GRADE SITE (EXCAVATE FOR BUILDING). | 7 |
| 11. CONSTRUCT BUILDING. | 150 |
| 12. PAVE REMAINING PORTIONS OF PARKING LOT, WALKS, DUMPSTER PAD AND TRANSFORMER PAD. | 1 |
| 13. STABILIZE UNPAVED AREAS WITH SEED AND MULCH. | 7 |
| 14. AFTER SITE IS STABILIZED AND WITH PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT CONTROL DEVICES. | 7 |

HOWARD SOIL CONSERVATION DISTRICT

STANDARD SEDIMENT CONTROL NOTES

- A minimum of 48 hours notice must be given to the Howard County Department of Inspections, Licenses and Permits, Sediment Control Division prior to the start of any construction (313-1855).
- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the most current MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL and revisions thereto.
- Following initial soil disturbance or re-disturbance, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes, 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 warning signs posted around their perimeter in accordance with Vol I, 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 seeding (Sec. 51), sod (Sec. 54), temporary seeding (Sec. 50) and mulching (Sec. 52). 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.
- Site Analysis:

| | |
|-------------------------------------|------------------|
| Total Area of Site | 15.0 Acres |
| Area Disturbed | 0.95 Acres |
| Area to be rooted or paved | 0.59 Acres |
| Area to be vegetatively stabilized | 0.42 Acres |
| Total Cut | 2,800 Cu. Yds. |
| Total Fill | 1,000 Cu. Yds. |
| Offsite waste/borrow area location: | To be determined |
- Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
- Additional sediment control must be provided, if deemed necessary by the Howard County Sediment Control Inspector.
- On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.
- Trenches for the construction of utilities is limited to three pipe lengths or that which shall be back-filled and stabilized by the end of each work day, whichever is shorter.

HOWARD SOIL CONSERVATION DISTRICT

PERMANENT SEEDING NOTES

- Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.
- Seeded Preparation:** Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, if not previously loosened.
- Soil Amendments:** In lieu of soil test recommendations, use one of the following schedules:
- Preferred -- Apply 2 tons/acre dolomitic limestone (92 lbs/1000 sq. ft.) and 600 lbs/acre 10-10-10 fertilizer (14 lbs/1000 sq. ft.) before seeding. Harrow or disk into upper three inches of soil. At time of seeding, apply 400 lbs/acre 30-0-0 ureaform fertilizer (9 lbs/1000 sq. ft.)
 - Acceptable -- Apply 2 tons/acre dolomitic limestone (92 lbs/1000 sq. ft.) and 1000 lbs/acre 10-10-10 fertilizer (23 lbs/1000 sq. ft.) before seeding. Harrow or disk into upper three inches of soil.

Seeding -- For the periods March 1 -- April 30, and August 1 -- October 15, seed with 60 lbs/acre (1.4 lbs/1000 sq. ft.) of Kentucky 31 Tall Fescue. For the period May 1 -- July 31, seed with 60 lbs/acre Kentucky 31 Tall Fescue per acre and 2 lbs/acre (.05 lbs/1000 sq. ft.) of weeping lovegrass. During the period of October 16 -- February 28, protect site by:

- Option 1 -- Two 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 30 Tall Fescue and mulch with 2 tons/acre well anchored straw.

Mulching -- Apply 1-1/2 to 2 tons per acre (70 to 90 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 gal/1000 sq. ft.) of emulsified asphalt on flat areas. On slope 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq. ft.) for anchoring.

Maintenance -- Inspect all seeding areas and make needed repairs, replacements and reseeding.

TEMPORARY SEEDING NOTES

- Apply to graded or cleared areas likely to be re-disturbed where a short-term vegetative cover is needed.
- Seeded preparation:** -- Loosen upper three inches of soil by raking, disking or other acceptable means before seeding, if not previously loosened.
- Soil Amendments:** -- Apply 600 lbs/acre 10-10-10 fertilizer (14 lbs/1000 sq. ft.).

Seeding: -- For periods March 1 -- April 30 and from August 15 -- October 15, seed with 2-1/2 bushel per acre of annual rye (3.2 lbs/1000 sq. ft.). For the period May 1 -- August 14, seed with 3 lbs/acre of weeping lovegrass (.07 lbs/1000 sq. ft.). For the period November 16 -- February 28, protect site by applying 2 tons/acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.

Mulching: -- Apply 1-1/2 to 2 tons/acre (70 to 90 lbs/1000 sq. ft.) of unrotted weed-free, small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal. per acre (5 gal/1000 sq. ft.) of emulsified asphalt on flat areas. On slope 8 ft. or higher, use 348 gal. per acre (8 gal/1000 sq. ft.) for anchoring.

Refer to the 1994 MAR4ND STANDARDS AND SPECIFICATIONS FOR SOL EROSION AND SEDIMENT CONTROL for additional rates and methods not covered.

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland License No. 14030. Expiration Date: 12/31/08.

Tesseract
TESSERACT SITES, INC
 481 Washington Ave. Suite 303 P. 410.321.7609
 Towson, Maryland, 21284 F. 410.321.7601

**WESTRIDGE CORPORATE CENTER
 AT COLUMBIA GATEWAY**
 New 25,000 S.F. Office/Warehouse Building "E"
 Parcel S-23
 Columbia Gateway

**SEDIMENT AND EROSION
 CONTROL DETAILS**

| | |
|---------------------------------------|-------------------------------|
| SUBDIVISION NAME: COLUMBIA GATEWAY | SECTION/PARCEL: S-23 / 671 |
| PLAT OF LOT: 13005/1000 | BLOCK/ZONE: M-1 / 43 |
| TAX ZONE MAP: 67H | CEMS TRACT: 6065.02 |
| WATER CODE: E08 | SEWER CODE: 3380000 |

Date: February 5, 2008
 Proj. No. 07019
 Scale: NOT TO SCALE

5 of 10

SDP 08-003

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature] 3/1/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 2/24/08
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 3-25-08
 DIRECTOR DATE

BY THE DEVELOPER:

"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF 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 HOWARD SOIL CONSERVATION DISTRICT."

[Signature] 1/31/08
 SIGNATURE OF THE DEVELOPER DATE

[Signature]
 James M. Abrams

BY THE ENGINEER:

"I CERTIFY THAT HIS 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 HOWARD SOIL CONSERVATION DISTRICT."

[Signature] 2/2/08
 SIGNATURE OF THE ENGINEER DATE

[Signature]
 Jeffrey L. Schwab

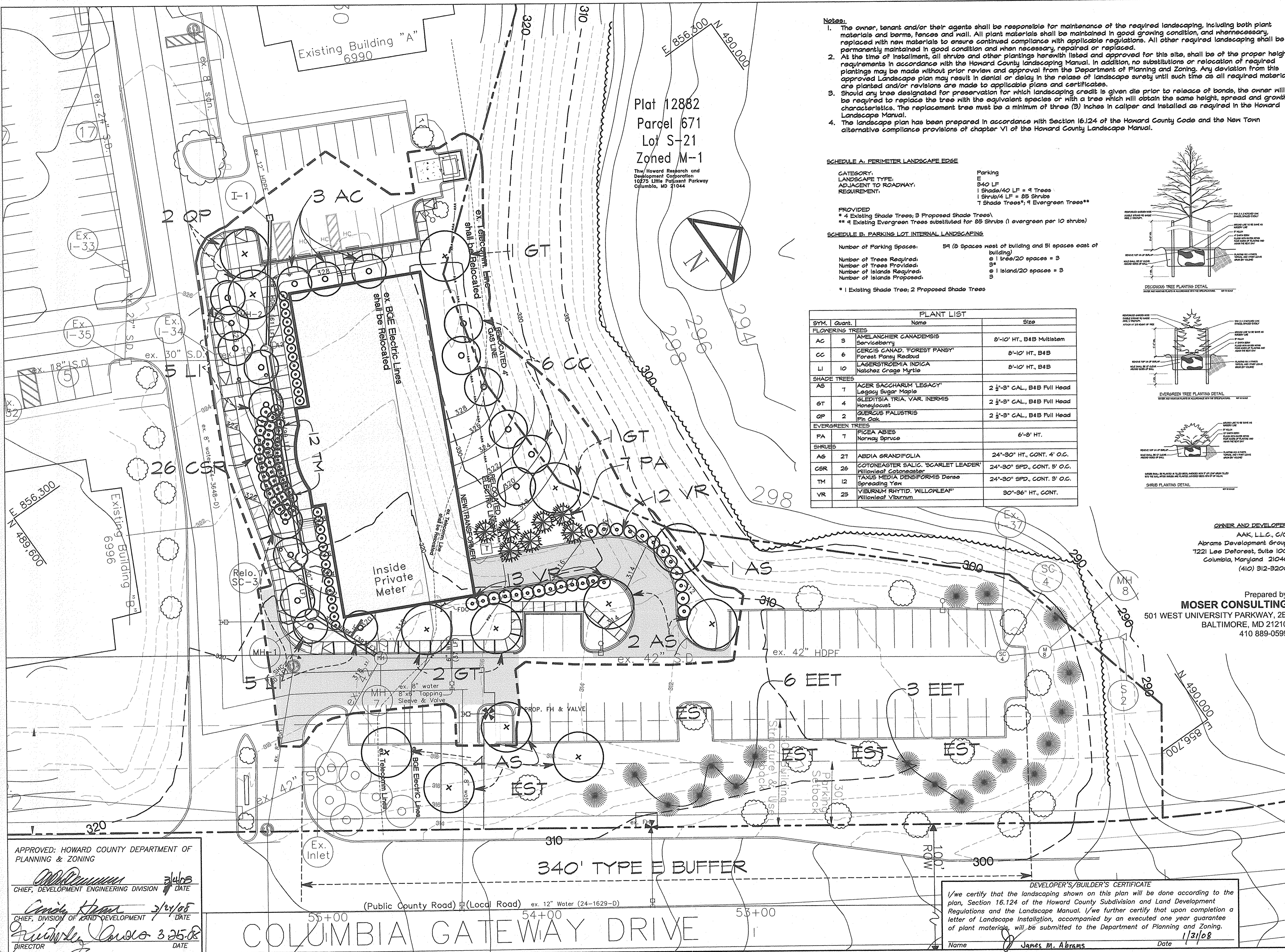
REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS.

[Signature]
 USDA-NATURAL RESOURCES CONSERVATION SERVICE DATE

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

[Signature] 2/28/08
 HOWARD SOIL CONSERVATION DISTRICT DATE

OWNER AND DEVELOPER
 AAK, L.L.C. C/O
 Abrams Development Group
 7221 Lee Deforest Drive, Suite 100
 Columbia, Maryland 21046
 ph: (410) 312-3380



- Notes:**
- The owner, tenant and/or their agents shall be responsible for maintenance of the required landscaping, including both plant materials and berms, fences and wall. 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.
 - At the time of installation, all shrubs and other plantings herewith listed and approved for this site, shall be of the proper height requirements in accordance with the Howard County Landscape 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. Any deviation from this approved Landscape plan may result in denial or delay in the release of landscape surety until such time as all required materials are planted and/or revisions are made to applicable plans and certificates.
 - Should any tree designated for preservation for which landscaping credit is given die prior to release of bonds, the owner will be required to replace the tree with the equivalent species or with a tree which will obtain the same height, spread and growth characteristics. The replacement tree must be a minimum of three (3) inches in caliper and installed as required in the Howard County Landscape Manual.
 - The landscape plan has been prepared in accordance with Section 16.124 of the Howard County Code and the New Town alternative compliance provisions of chapter VI of the Howard County Landscape Manual.

SCHEDULE A: PERIMETER LANDSCAPE EDGE

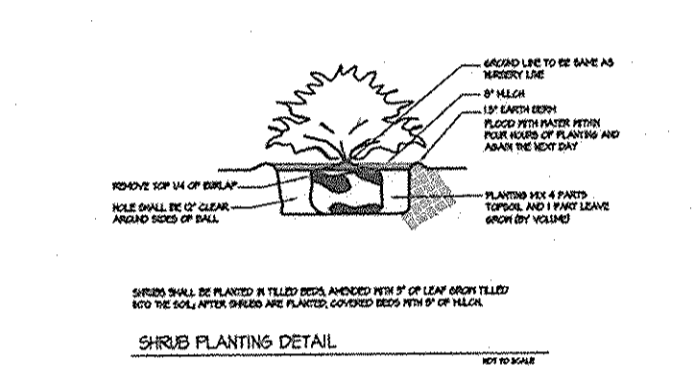
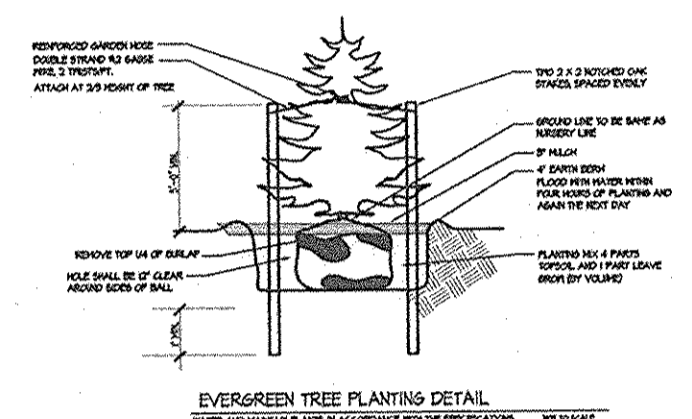
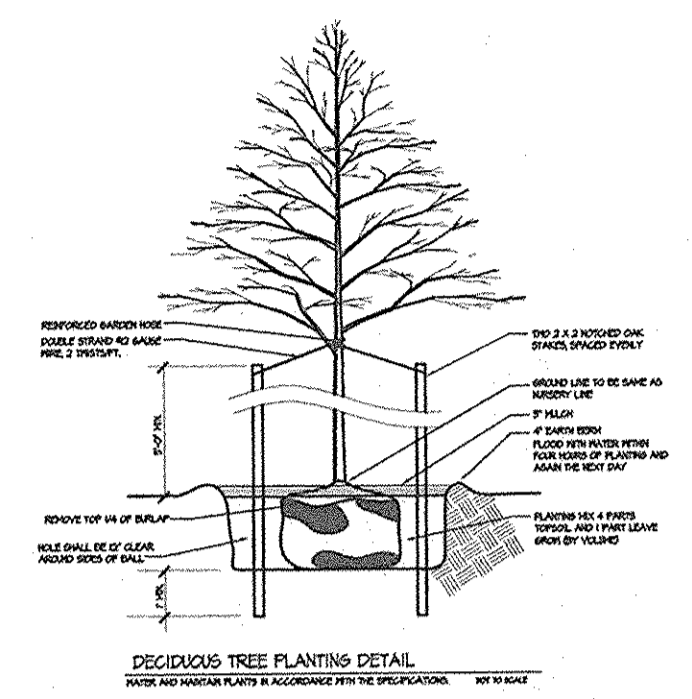
CATEGORY: LANDSCAPE TYPE: ADJACENT TO ROADWAY: REQUIREMENT:
 Parking
 E 340 LF
 I Shade/40 LF = 9 Trees
 I Shrub/4 LF = 25 Shrubs
 I Shade Trees*, 9 Evergreen Trees**

PROVIDED:
 * 4 Existing Shade Trees; 3 Proposed Shade Trees
 ** 1 Existing Evergreen Tree substituted for 25 Shrubs (1 evergreen per 10 shrubs)

SCHEDULE B: PARKING LOT INTERNAL LANDSCAPING

Number of Parking Spaces: 54 (8 Spaces west of building and 51 spaces east of building)
 Number of Trees Required: 1 Tree/20 spaces = 3
 Number of Trees Provided: 3
 Number of Islands Required: 1 Island/20 spaces = 3
 Number of Islands Proposed: 3
 * 1 Existing Shade Tree; 2 Proposed Shade Trees

| PLANT LIST | | |
|------------------------|--------|--|
| SYM. | Quant. | Name |
| FLOWERING TREES | | |
| AC | 9 | AMELANCHIER CANADENSIS Serviceberry 8'-10' HT., B&B Multistem |
| CC | 6 | CERCIS CANAD. 'FOREST PANSY' Forest Pansy Redbud 8'-10' HT., B&B |
| LI | 10 | LASERSTROEMIA INDICA Natchez Grace Myrtle 8'-10' HT., B&B |
| SHADE TREES | | |
| AS | 7 | ACER SACCHARUM 'LEGACY' Legacy Sugar Maple 2 1/2'-3' CAL., B&B Full Head |
| GT | 4 | GLEDITSIA TRIA. VAR. INERMIS Honeylocust 2 1/2'-3' CAL., B&B Full Head |
| QP | 2 | QUERCUS PALUSTRIS Pin Oak 2 1/2'-3' CAL., B&B Full Head |
| EVERGREEN TREES | | |
| PA | 7 | PICEA ABIES Norway Spruce 6'-8' HT. |
| SHRUBS | | |
| AS | 21 | ABDIA GRANDIFOLIA 24"-30" HT., CONT. 4' O.C. |
| CSR | 26 | COTONEASTER SALIC. 'SCARLET LEADER' Willowleaf Cotoneaster 24"-30" SPD., CONT. 5' O.C. |
| TM | 12 | TAXUS MEDIA DENSIFORMIS Dense Spreading Yew 24"-30" SPD., CONT. 3' O.C. |
| VR | 25 | VIBURNUM RHYTID. 'WILLOWLEAF' Willowleaf Viburnum 30"-36" HT., CONT. |



LEGEND

- Prop. Shade Tree
- Ex. Shade Tree
- Prop. Flowering Tree
- Ex. Flowering Tree
- Prop. Evergreen
- Ex. Evergreen
- Prop. Hedge/shrubs
- Ex. hedge/shrubs
- Ex. Treeline
- Ex. Evergreen Tree
- Ex. Shade Tree
- Limit of Disturbance

NOTE: This project will be constructed under Alternate Compliance (HRD Standards). The landscape calculations shown have been prepared in accordance with the provisions of Section 16.124 of the Howard County Landscape Manual for bonding purposes only.

Bonding Amounts:
 5 Proposed Shade Trees @ \$300/tree = \$1,500
 25 Shrubs @ \$30/shrub = \$2,250
Total Bond: \$4,250

The surety for the landscaping will be addressed with the Developer's Agreement.

HRD Landscape Requirement:
 26 Shade Trees/Acre
 0.45 Ac = 26 Shade Trees

Landscape Provided:
 Shade Trees Provided (10 Ex + 12 Prop) = 22 Shade Trees
 Ornamental/Evergreen 23E/5S/Shade = 11 Equivalents
Total 33 Shade Equiv.

OWNER AND DEVELOPER
 AAK, L.L.C., C/O
 Abrams Development Group
 7121 Lee DeForest, Suite 100
 Columbia, Maryland 21046
 (410) 312-3200

Prepared by
MOSER CONSULTING
 501 WEST UNIVERSITY PARKWAY, 2B
 BALTIMORE, MD 21210
 410 889-0599

Tesseract
 TESSERACT SITES, INC
 401 Washington Ave. Suite 303 p. 410.321.7600
 Towson, Maryland, 21284 F. 410.321.7601

WESTRIDGE CORPORATE CENTER AT COLUMBIA GATEWAY
 New 25,000 S.F. Office/Warehouse Building "E"
 Parcel S-23
 Columbia Gateway

LANDSCAPING PLAN AND DETAILS

| | | |
|------------------------------------|--------------------------|-------------------------|
| SUBDIVISION NAME: COLUMBIA GATEWAY | SECTION/AREA: 5-23 / 671 | LOT/PARCEL: 1.3305/1001 |
| FRONT OF LOT: 1 | RECORDING ZONE: M-1 | ELECTRICAL: 6TH |
| WATER CODE: E06 | SHEET CODE: 3380000 | COURSE TRACT: 6065.02 |

Date: February 5, 2008
 Proj. No. 07019
 Scale: 1" = 20'

6 of 10

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 [Signature] 3/4/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
 [Signature] 3/21/08
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE
 [Signature] 3/25/08
 DIRECTOR DATE

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 Subdivision and Land Development Regulations and the 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.
 Name: James M. Abrams Date: 1/31/08

55+00 (Public County Road) (Local Road) ex. 12" Water (24-1629-D) 54+00 53+00
COLUMBIA GATEWAY DRIVE



LEGEND

Steep Slopes

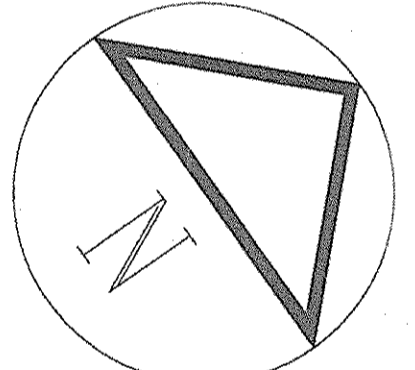
SOILS

| SYMB TYPE | DESCRIPTION | SLOPES | K |
|-----------|--|------------------------|------|
| CIC3 | C Chillum gravelly loam, severely eroded | 5-10% | 0.24 |
| CID2 | C Chillum gravelly loam, moderately eroded | 10-15% | 0.24 |
| CMB2 | C Chillum silt loam, moderately eroded | 1-5% | 0.43 |
| Gp | D Gravel Pit | N/A | 0.02 |
| Ho | D Hatboro silt loam | N/A | 0.49 |
| LI | D Leonardtown silt loam | N/A </td <td>0.43</td> | 0.43 |

None of the soils listed above are hydric soils

Neither of the two soils to be disturbed, CIC3 & CID2, are considered to be erodible, since K < 0.35

| DA NO. | INLET | AREA (AC) | % IMP. | C' |
|--------|------------|-----------|--------|------|
| A | EX I-29 | 0.31 | 77 | 0.80 |
| B | EX I-32 | 0.55 | 82 | 0.83 |
| C | RD TO I-32 | 0.25 | 100 | 0.95 |
| D | EX I-26 | 0.36 | 83 | 0.84 |
| E | EX I-27 | 0.95 | 88 | 0.87 |
| F | EX I-28 | 0.84 | 95 | 0.85 |
| G | EX I-33 | 0.15 | 95 | 0.95 |
| H | EX I-36 | 0.36 | 92 | 0.90 |
| I | RD TO CO 2 | 0.18 | 100 | 0.95 |
| J | I-1 | 0.27 | 60 | 0.70 |
| K | RD TO M-7 | 0.23 | 95 | 0.95 |
| L | EX I-34 | 0.17 | 82 | 0.83 |



Professional Certification. I hereby certify that these drawings were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 14239, Expiration Date: 12/01/08.

Tesseract
 TESSERACT SITES, INC
 401 Washington Ave, Suite 303
 Towson, Maryland, 21284
 P. 410.281.7600
 F. 410.281.7601

WESTRIDGE CORPORATE CENTER AT COLUMBIA GATEWAY
 New 25,000 S.F. Office/Warehouse Building "E"
 Parcel S-23
 Columbia Gateway

Soils Map and Drainage Area Map

| | | |
|---------------------------------------|------------------------|-----------------------------|
| SUBDIVISION NAME: COLUMBIA GATEWAY | SECTION/AREA: M-1 | LOT/PARCEL: S-23 / 671 |
| PLAT OF LAY: 13005/PLD 1 | TAX ZONE MAP: M-1 | ELECTRICAL DISTRICT: 67H |
| GENUS TRACT: 6065.02 | SEWER CODE: 3380000 | WATER CODE: ED6 |



Date: February 5, 2008
 Proj. No. 07019
 Scale: 1" = 50'

7 of 10

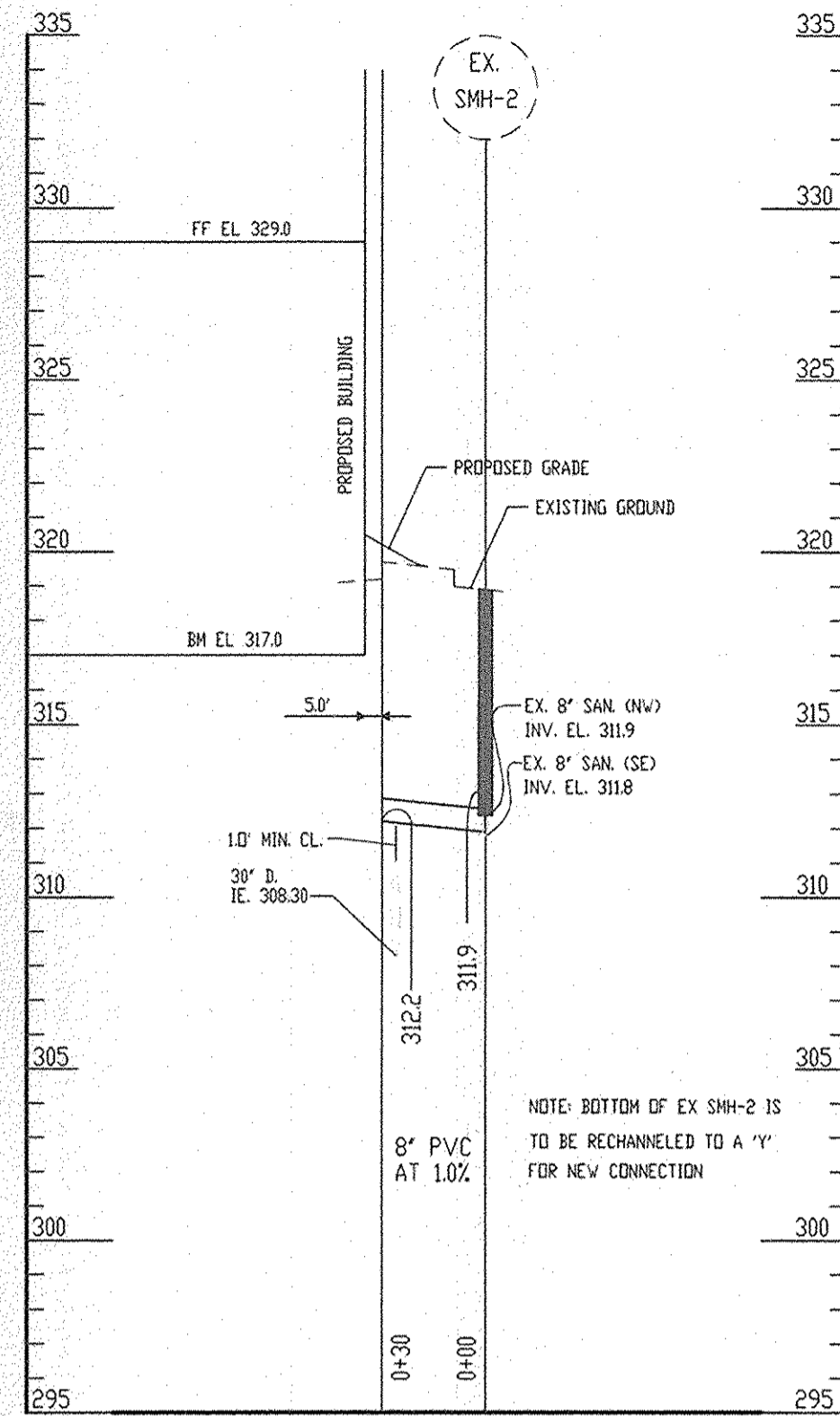
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature] 2/4/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 2/4/08
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 2/06/08
 DIRECTOR DATE

OWNER AND DEVELOPER
 AAK, L.L.C. C/O
 Abrams Development Group
 7221 Lee DeForest Drive, Suite 100
 Columbia, Maryland 21046
 Ph: (410) 312-2200



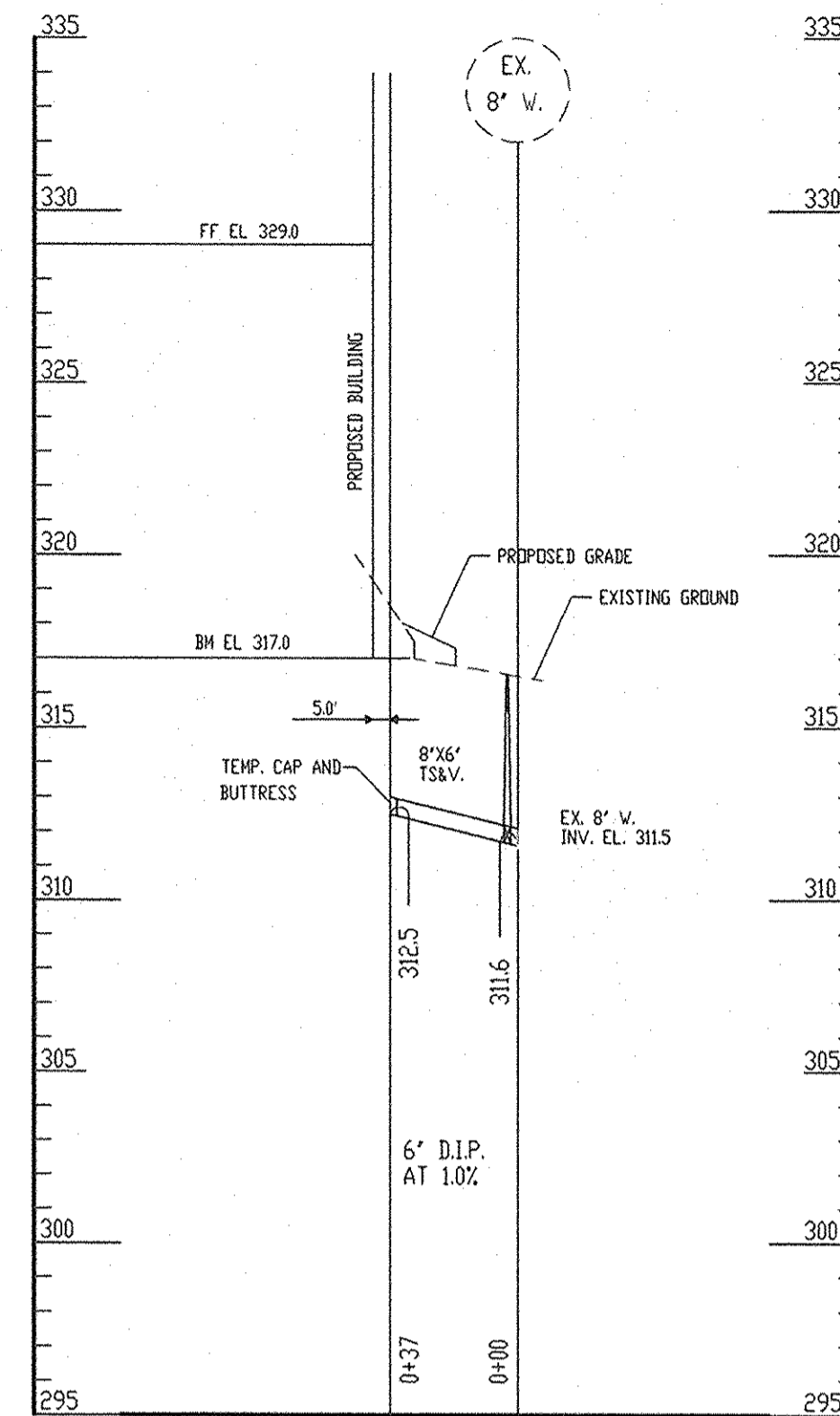
SANITARY SEWER PROFILE

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

SANITARY PIPE SCHEDULE

| SIZE | MATERIAL | LENGTH |
|---------|----------|--------|
| 8" DIA. | PVC* | 30 FT. |

* SDR 35 MEETING ASTM D 3034



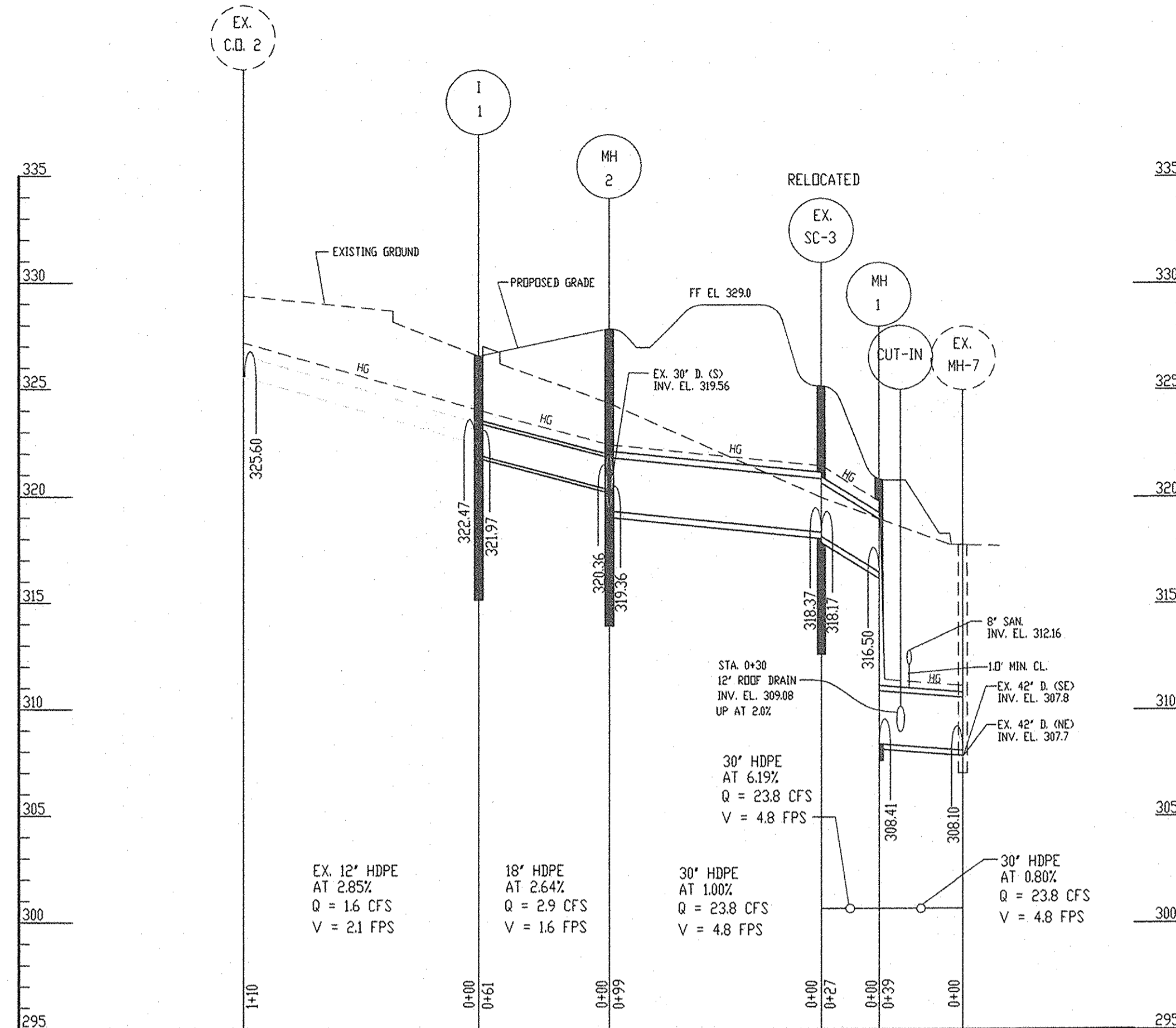
6" WATER LINE PROFILE

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

WATER PIPE SCHEDULE

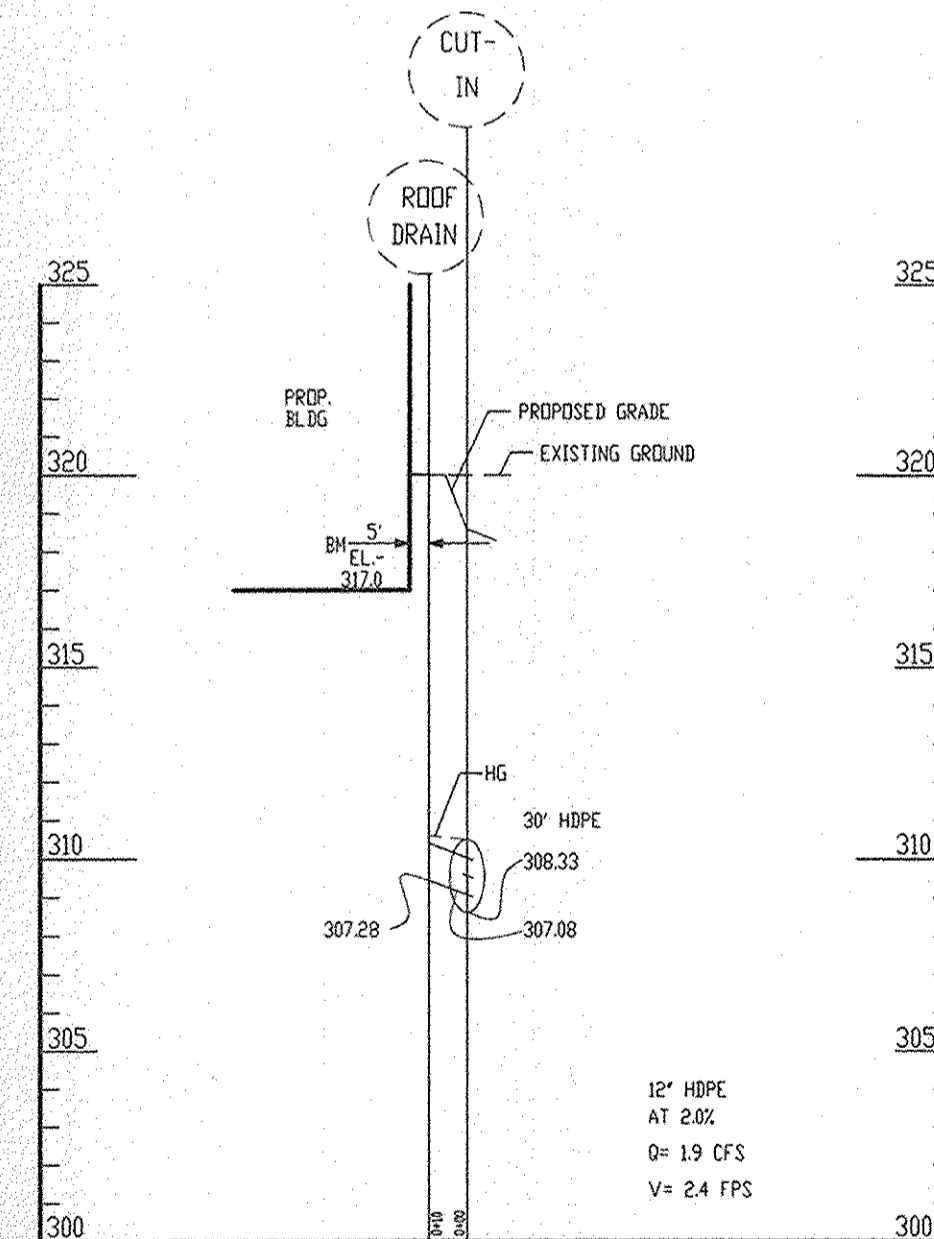
| SIZE | MATERIAL | LENGTH |
|---------|-------------|--------|
| 6" DIA. | D.I.P. CL52 | 37 FT. |

NOTE: ALL D.I.P. FITTINGS SHALL BE IN ACCORDANCE WITH AWWA C-153



STORM DRAIN PROFILE

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



ROOF DRAIN PROFILE

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

WATER GENERAL NOTES

- All water mains to be D.I.P. Class 54 unless otherwise noted.
- Tops of all water mains to have minimum of 3'-6" of cover unless otherwise noted.
- Valves adjacent to tees shall be strapped to tees.
- All fittings shall be buttressed or anchored with concrete in accordance with the Standard Details unless otherwise provided for on the drawings.
- The contractor shall not operate any water main valves on the existing water system.

STORM DRAIN PIPE SCHEDULE

| SIZE | MATERIAL | LENGTH |
|----------|----------|--------|
| 12" DIA. | HDPE | 10 LF |
| 18" DIA. | HDPE | 61 LF |
| 30" DIA. | HDPE | 165 LF |

STORM DRAIN STRUCTURE SCHEDULE

| NO. | HO.CO. DET | TOP EL | INV. IN | INV. OUT | LOCATION |
|----------|---------------------------|--------|---------|----------|----------|
| I-1 | SD-4.37 (PRECAST VIB) | 326.6 | 324.47 | 321.97 | SEE PLAN |
| MH-1 | 65.13 (5" DIA.) | 321.1 | 316.50 | 308.41 | SEE PLAN |
| MH-2 | 65.13 (5" DIA.) | 328.1 | 320.36 | 319.36 | SEE PLAN |
| EX. SC-3 | N/A RELOCATED STORMCEPTOR | 325.0 | 318.37 | 318.17 | SEE PLAN |

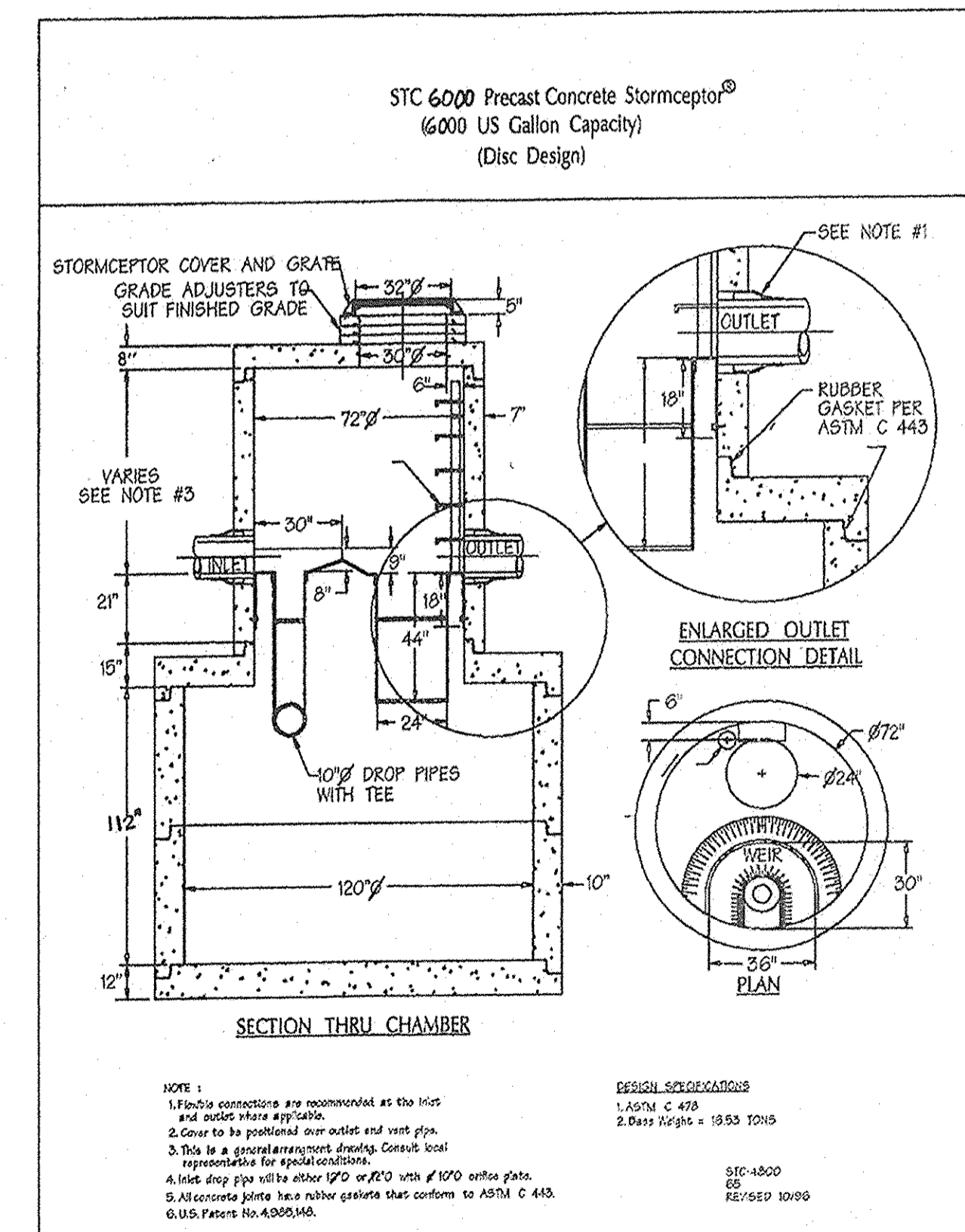
Precast Concrete Order Request Form

Contractor Information
 Name: Rinsley Construction
 Address: 7700 Water Street
 City: York
 State: Pennsylvania
 Zip Code: 17403-9308
 Contact: 717-741-3341
 Fax: 717-741-5252

Owner Information
 Name: AAK, L.L.C.
 Phone: 410-720-0400
 Fax:

Project Name: WESTRIDGE CORPORATE CENTER

PLEASE FILL OUT COMPLETELY AND FAX TO: **ICSS** Hydro Conduit
 ATTN: ED O'MALLEY FAX: (703)922-3659, PHONE: (703)971-1900
 FOR TECHNICAL ASSISTANCE PLEASE CALL MIKE BARG, PHONE (703)971-1900



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

- The Stormceptor water quality structure shall be periodically inspected and cleaned to maintain operation and function. The owner shall inspect the Stormceptor unit yearly at a minimum, utilizing the Stormceptor Inspection/Monitoring Form. Inspections shall be done by using a clear Plexiglass tube (sludge judge) to extract a water column sample. When the sediment depths exceed the level specified in Table 6 of the Stormceptor Technical Manual, the unit must be cleaned.
- The stormceptor water quality structure shall be checked and cleaned immediately after petroleum spills. The owner shall contact the appropriate regulatory agencies.
- The maintenance of the Stormceptor unit shall be done using a vacuum truck which will remove the water, sediment, debris, floating hydrocarbons and other materials in the unit. Proper cleaning and disposal of the removed materials and liquid must be followed by the owner.
- The inlet and outlet pipes shall be checked for any obstructions at least once every six months. If obstructions are found the owner shall have them removed. Structural parts of the Stormceptor unit shall be repaired as needed.
- The owner shall retain and make the Stormceptor Inspection/Monitoring Forms available the Howard County officials upon their request.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature] 3/1/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 7/21/08
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 3-25-08
 DIRECTOR DATE

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 14230. Expiration Date: 12/31/08.

Tesseract
 TESSERACT SITES, INC.
 401 Washington Ave, Suite 303 P. 410.321.7600
 Towson, Maryland, 21284 F. 410.321.7600

WESTRIDGE CORPORATE CENTER AT COLUMBIA GATEWAY
 New 25,000 S.F. Office/Warehouse Building "E"
 Parcel S-23
 Columbia Gateway

Utility Profiles

| PROJECT NAME | DATE | SCALE | DATE |
|------------------|-----------|----------|-----------|
| COLUMBIA GATEWAY | 3-23 / 07 | AS SHOWN | 3-23 / 07 |
| 1:3000/1"=1' | 4:30 | 67H | 6065.02 |
| 606 | 3380000 | | |

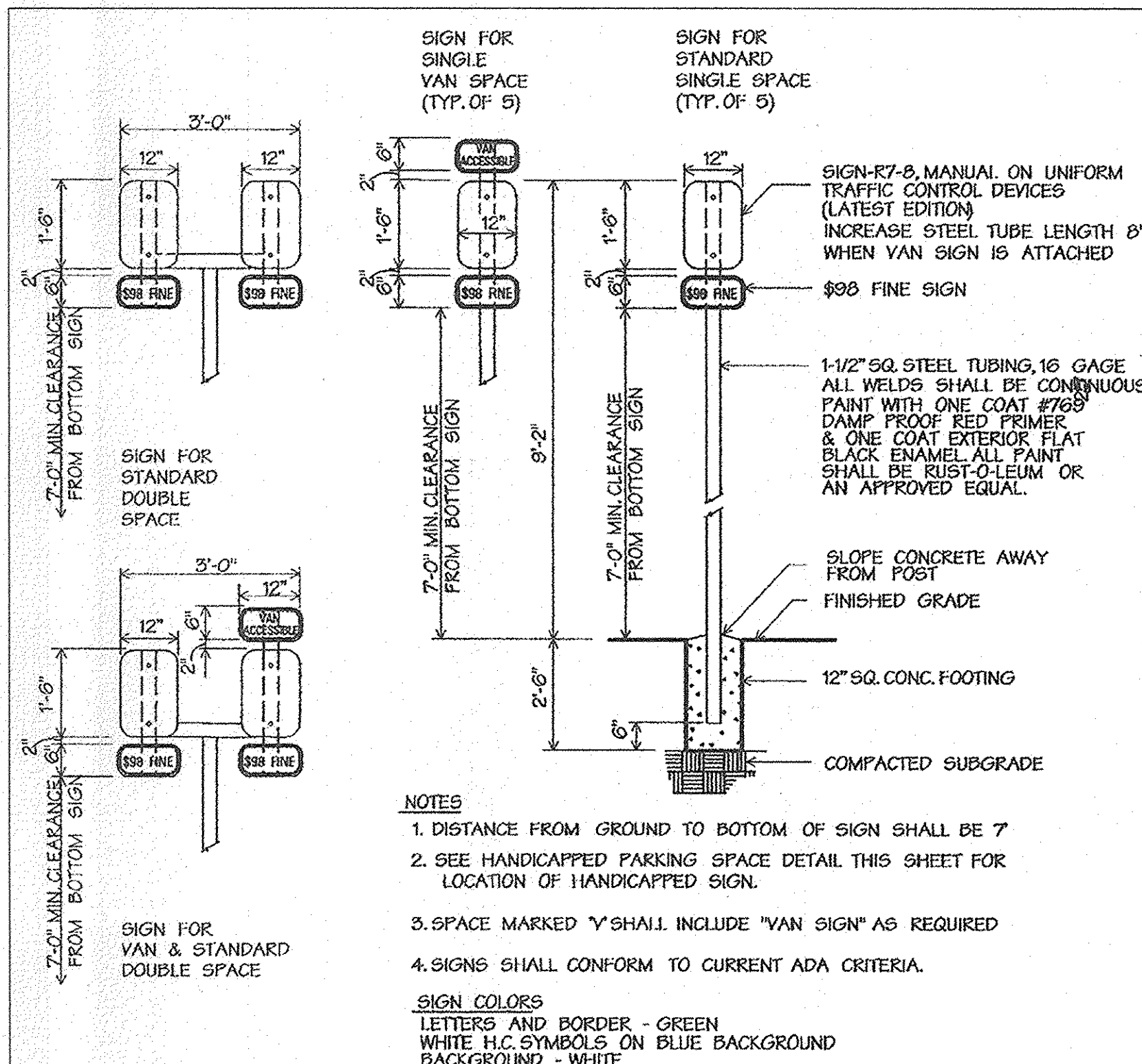
Date: February 5, 2008
 Proj. No. 07019
 Scale: See Sheet

8 of 10

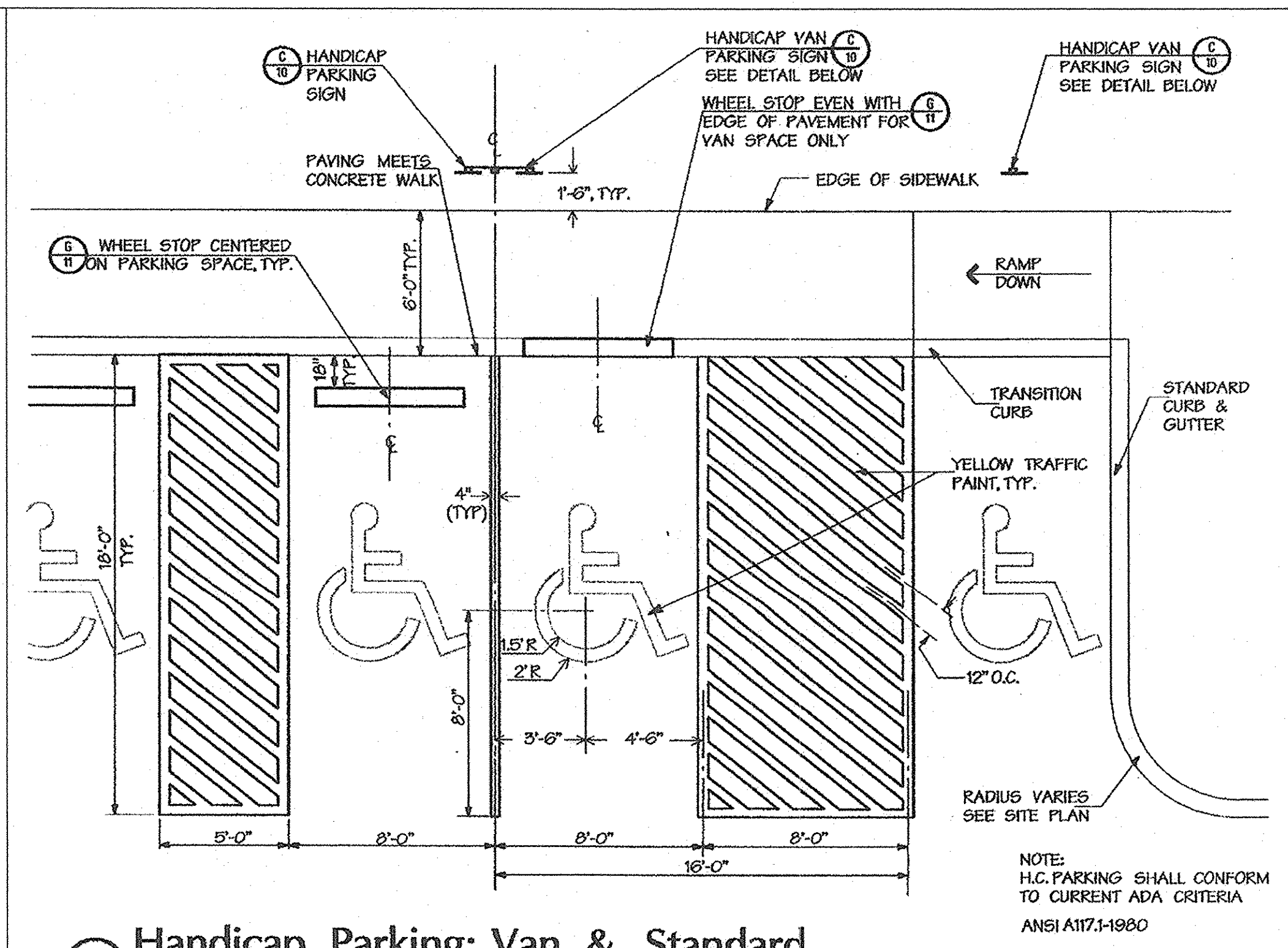
Stormceptor Reuse Guidelines given by Rinker Materials

- The structure should be thoroughly cleaned prior to deconstruction to allow for visual inspection.
- Each concrete component should be excavated and removed individually and carefully inspected for any damage.
- Any grout that was applied to the joints should be removed so as not to interfere with the reassembly process.
- All original gaskets should be discarded and the structure re-assembled with new gaskets at each joint.

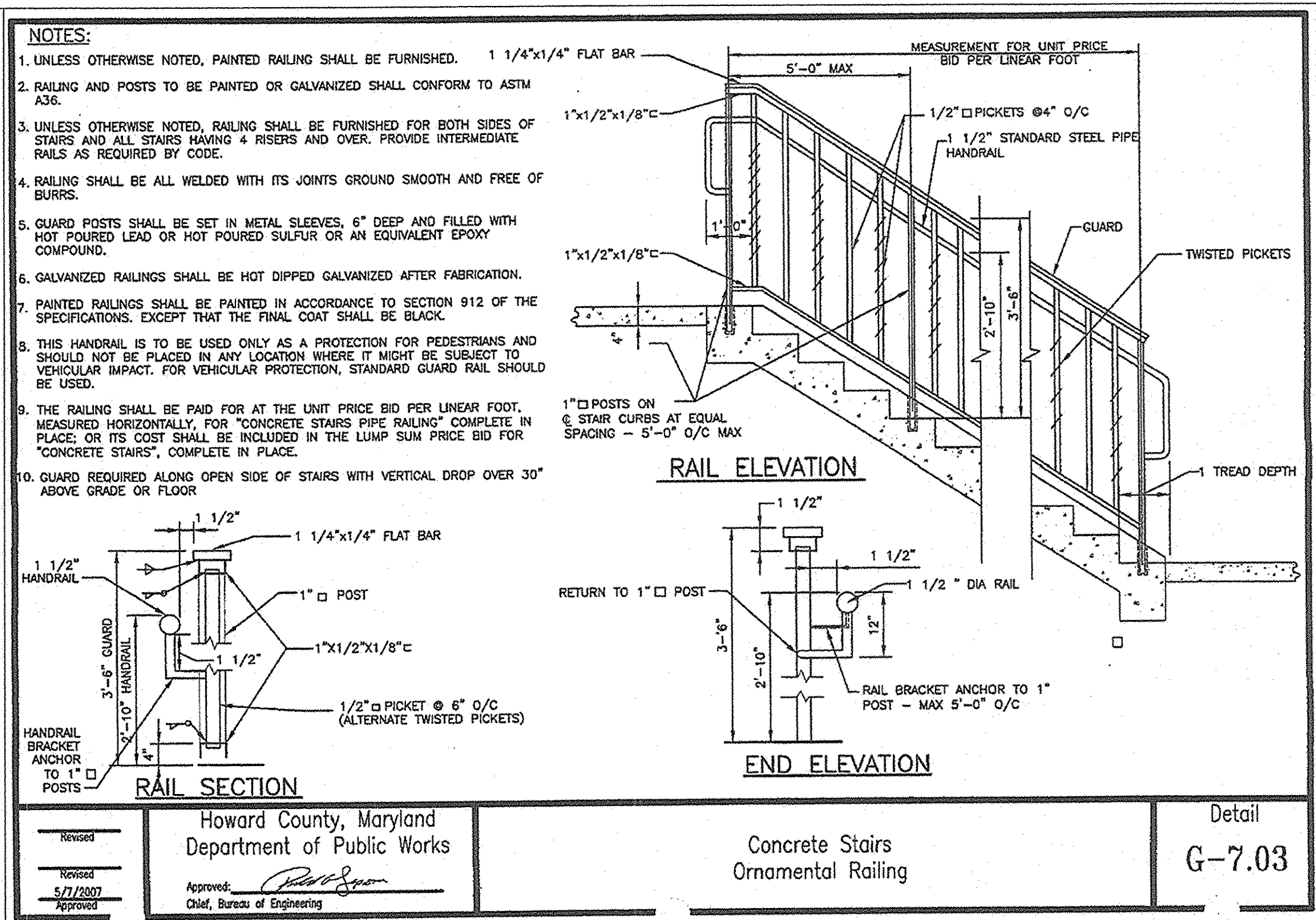
OWNER AND DEVELOPER
 AAK, L.L.C. C/O
 Abrams Development Group
 7221 Lee Octoforest Drive, Suite 100
 Columbia, Maryland 21046
 ph: (410) 312-3200



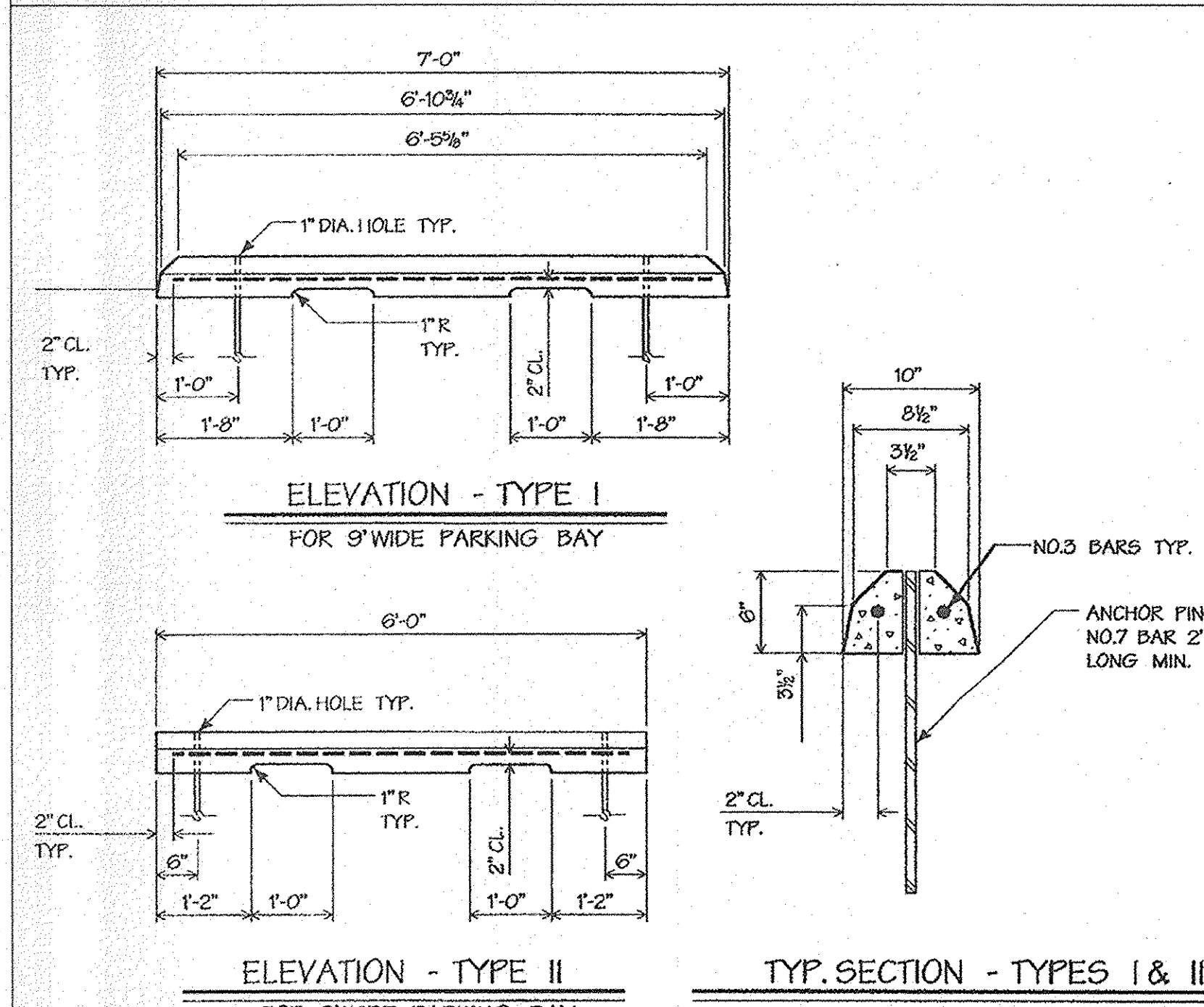
B Handicap Parking Signs
 Not To Scale



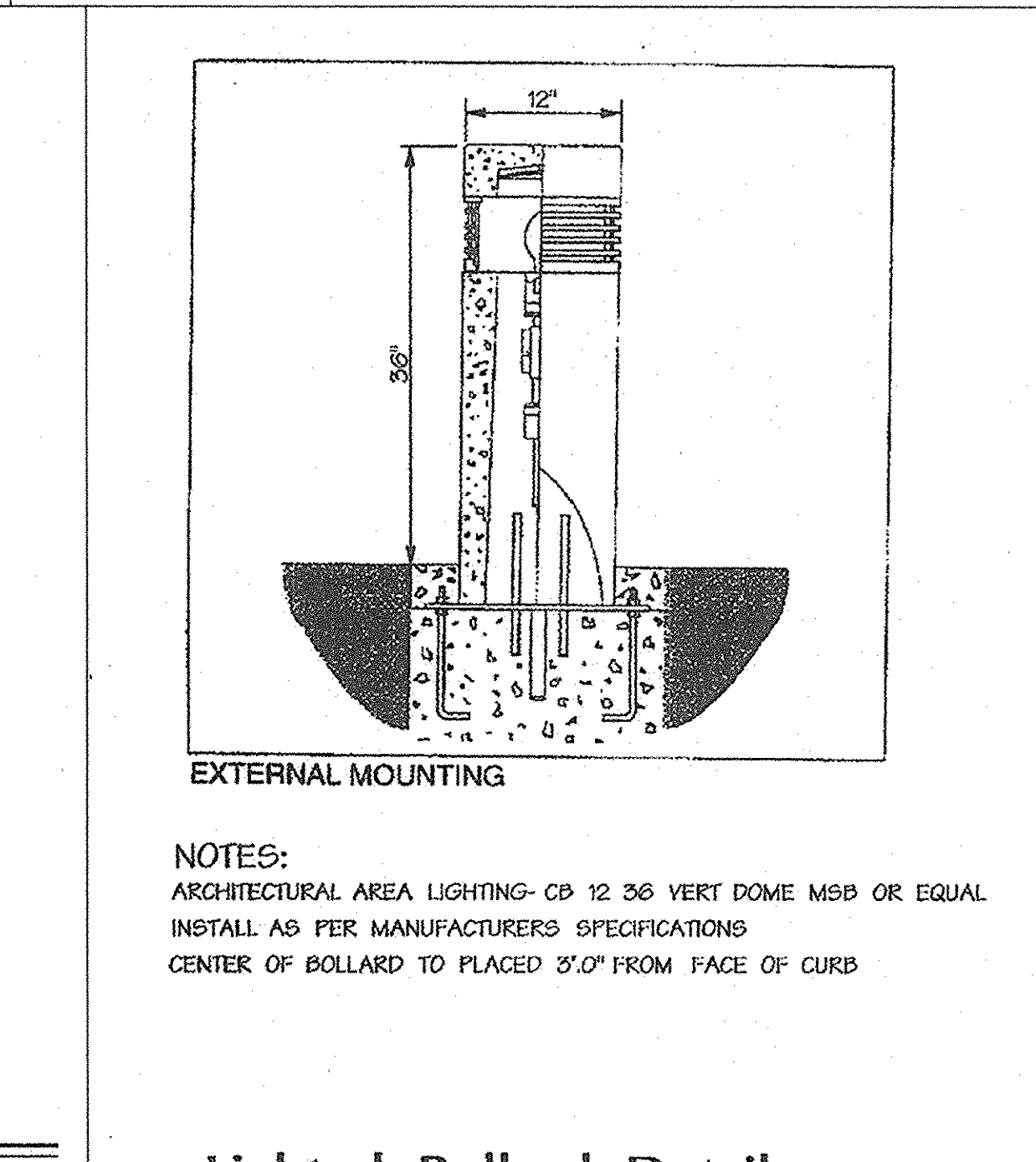
F Handicap Parking: Van & Standard
 Not To Scale



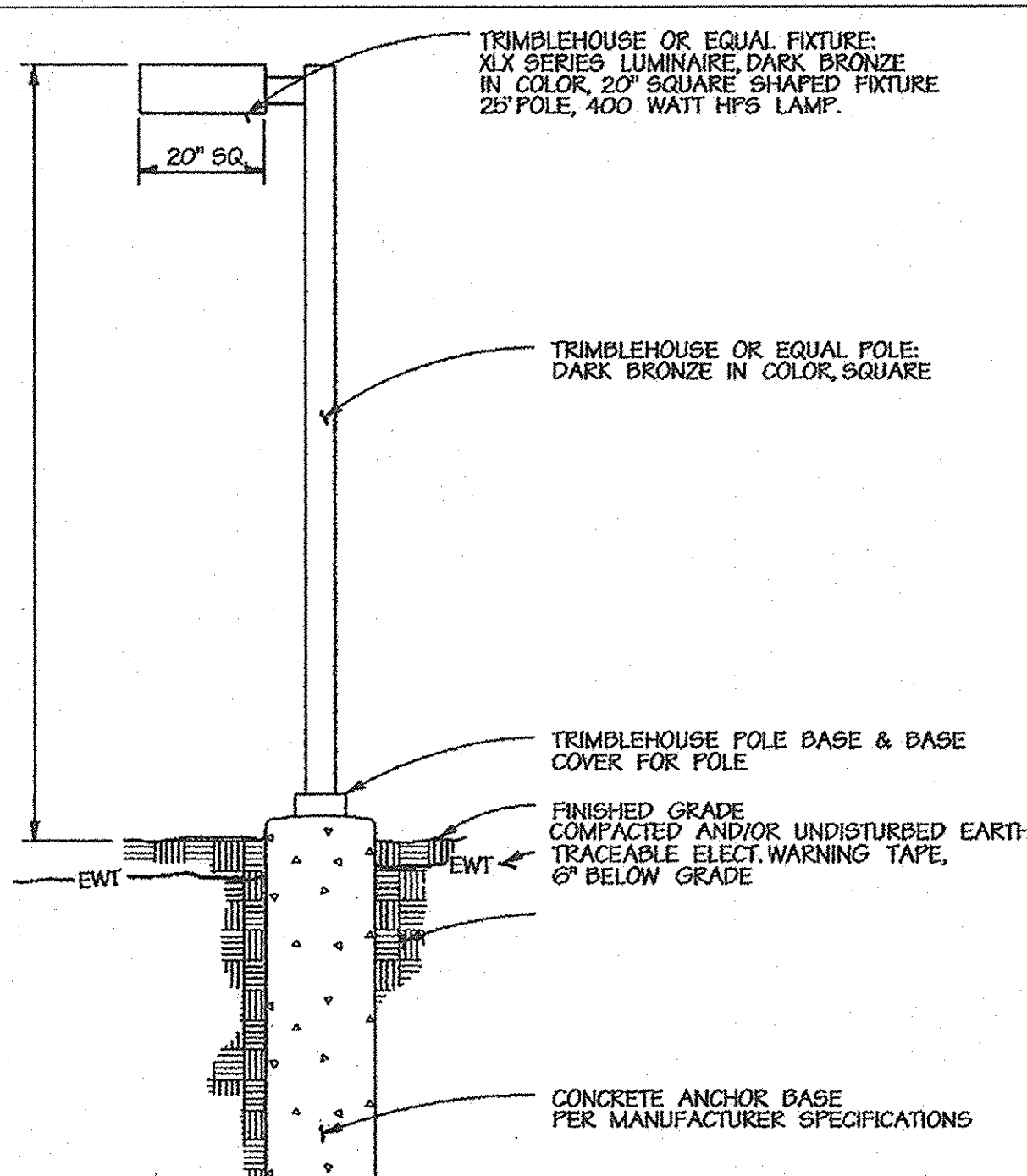
Howard County, Maryland
 Department of Public Works
 Concrete Stairs
 Ornamental Railing
 Detail
 G-7.03



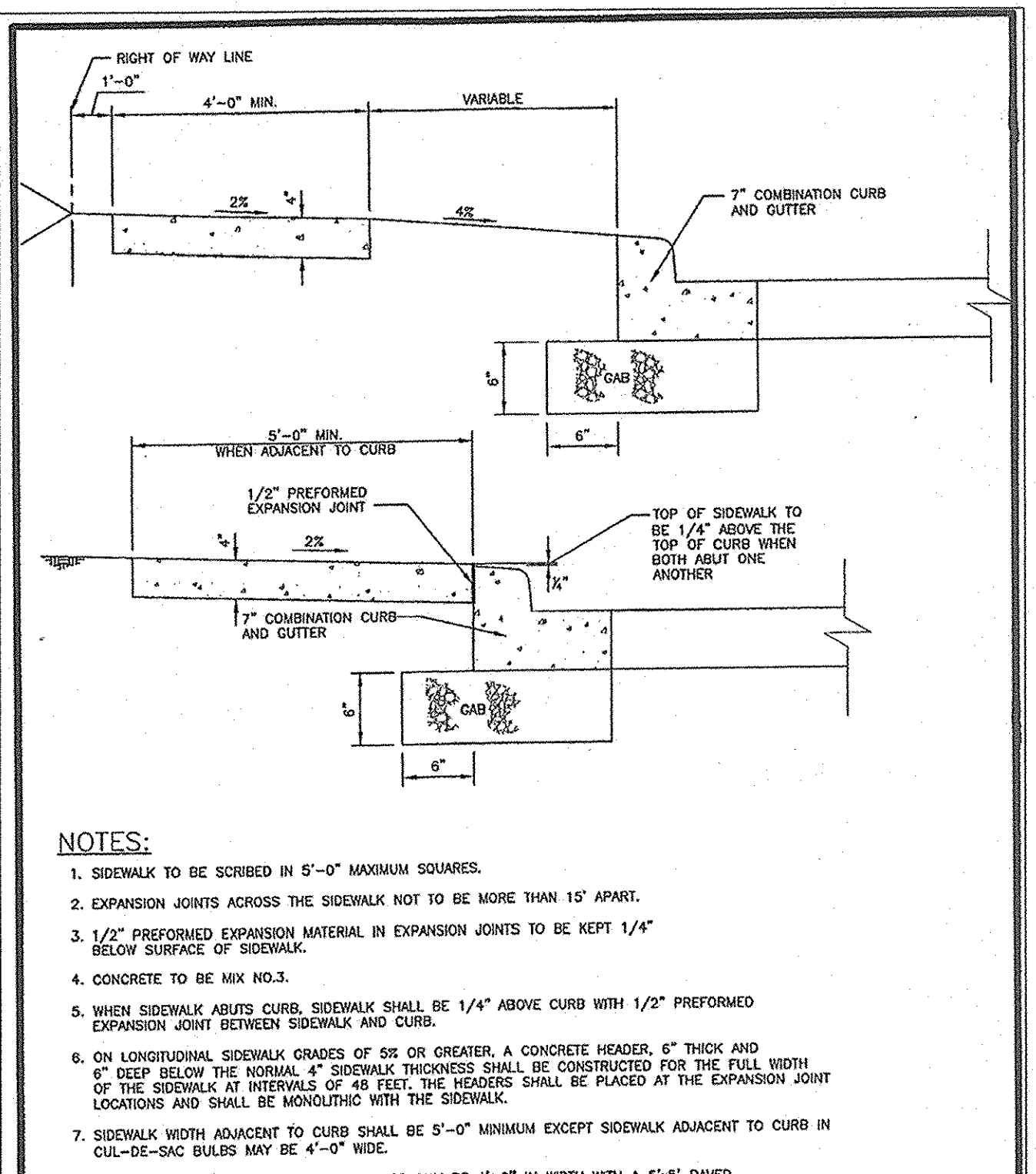
C Precast Concrete Wheelstop
 1/2" = 1'-0"
 Not To Scale



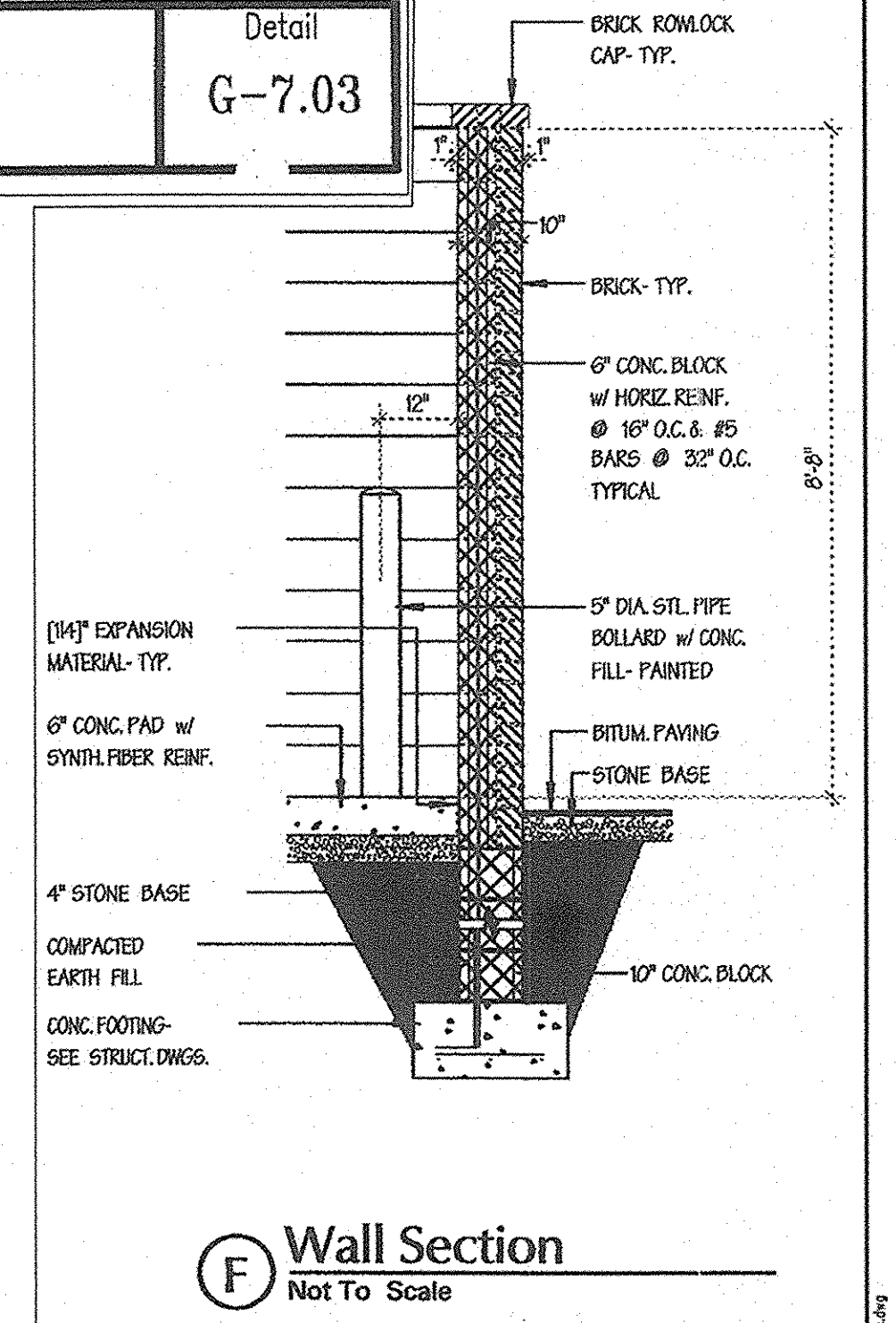
G Lighted Bollard Detail
 Not To Scale



E Sharp Cutoff Area Light
 Not To Scale



Howard County, Maryland
 Department of Public Works
 Concrete Sidewalk
 Detail
 R-3.05



F Wall Section
 Not To Scale

Tesseract
 TESSERACT SITES, INC
 401 Washington Ave, Suite 303
 Towson, Maryland, 21284
 P. 410.321.7600
 F. 410.321.7601

WESTRIDGE CORPORATE CENTER AT COLUMBIA GATEWAY
 New 25,000 S.F. Office/Warehouse Building 'E'
 Parcel S-23
 Columbia Gateway

Site Details

| | | |
|------------------------------------|--------------------------|------------------------|
| SUBDIVISION NAME: COLUMBIA GATEWAY | SECTION/AREA: S-23 / 671 | LOT/PARCEL: S-23 / 671 |
| PLAT OF L&P: 1,300/1002 | MAX. ZONE MAP: M-1 4.3 | ELECT. DISTRICT: 67H |
| WATER CODE: E06 | SEWER CODE: 3380000 | GEN. SURVEY: 6065.02 |

Date: February 5, 2008
 Proj. No. 07019
 Scale: NOT TO SCALE

9 of 10

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature] 3/4/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

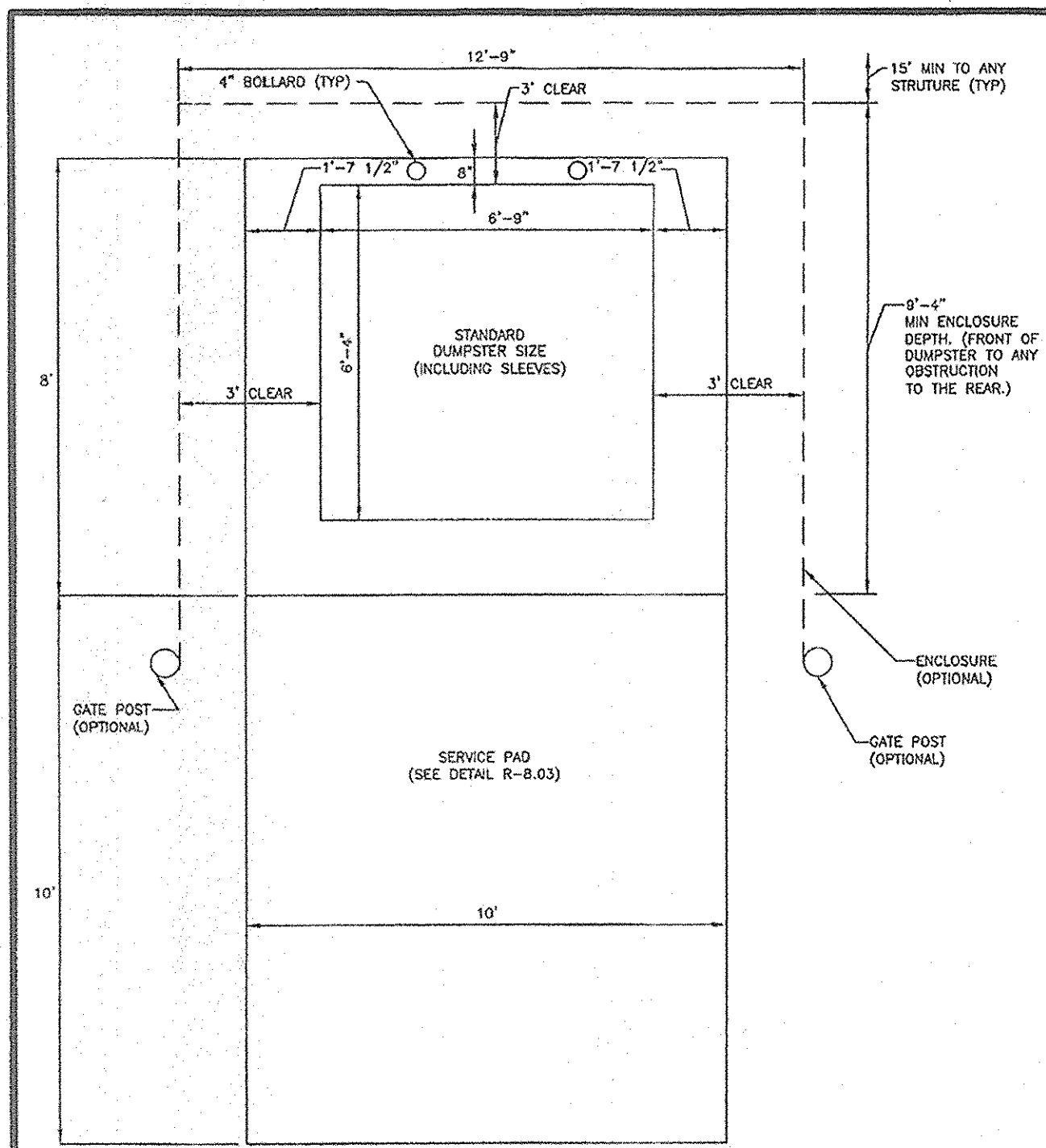
[Signature] 3/24/08
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 3/26/08
 DIRECTOR DATE

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 14280, Expiration Date: 12/31/08.

OWNER AND DEVELOPER
 AAK, L.L.C. c/o
 Abrams Development Group
 7221 Lee DeForest Drive, Suite 100
 Columbia, Maryland 21046
 ph: (410) 312-3200

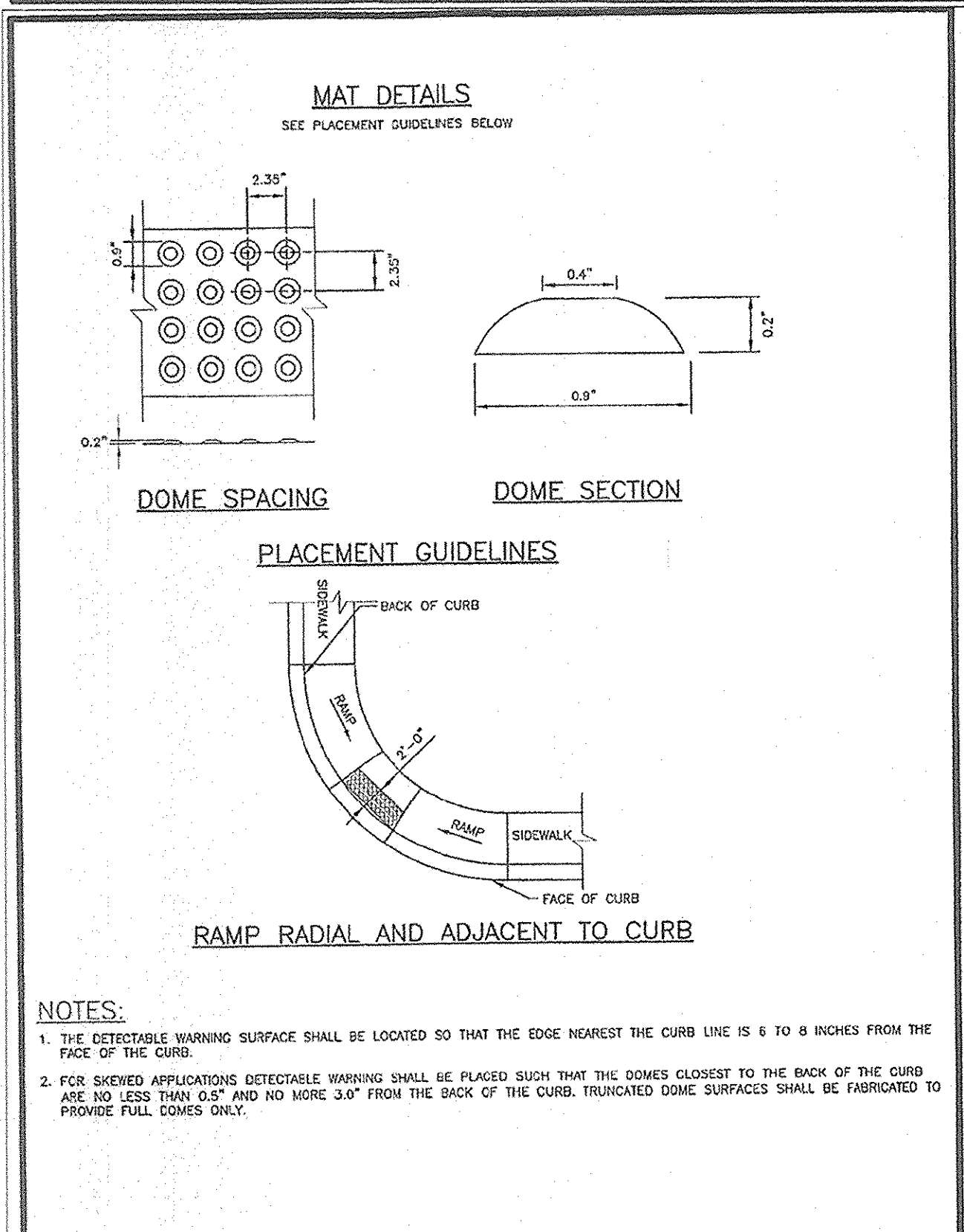




NOTES:
 1. ENCLOSURE GATES ARE NOT RECOMMENDED.
 2. IF ENCLOSURE GATES ARE INSTALLED, MINIMUM OPENING OF 12'-9" MUST BE MAINTAINED WHEN GATES ARE SECURED OPEN.
 3. A MINIMUM OF 15' CLEAR SPACE SHALL BE PROVIDED FROM THE ENCLOSURE TO ANY STRUCTURE.

Howard County, Maryland
 Department of Public Works
 Approved: [Signature] 5/7/2007
 Chief, Bureau of Engineering

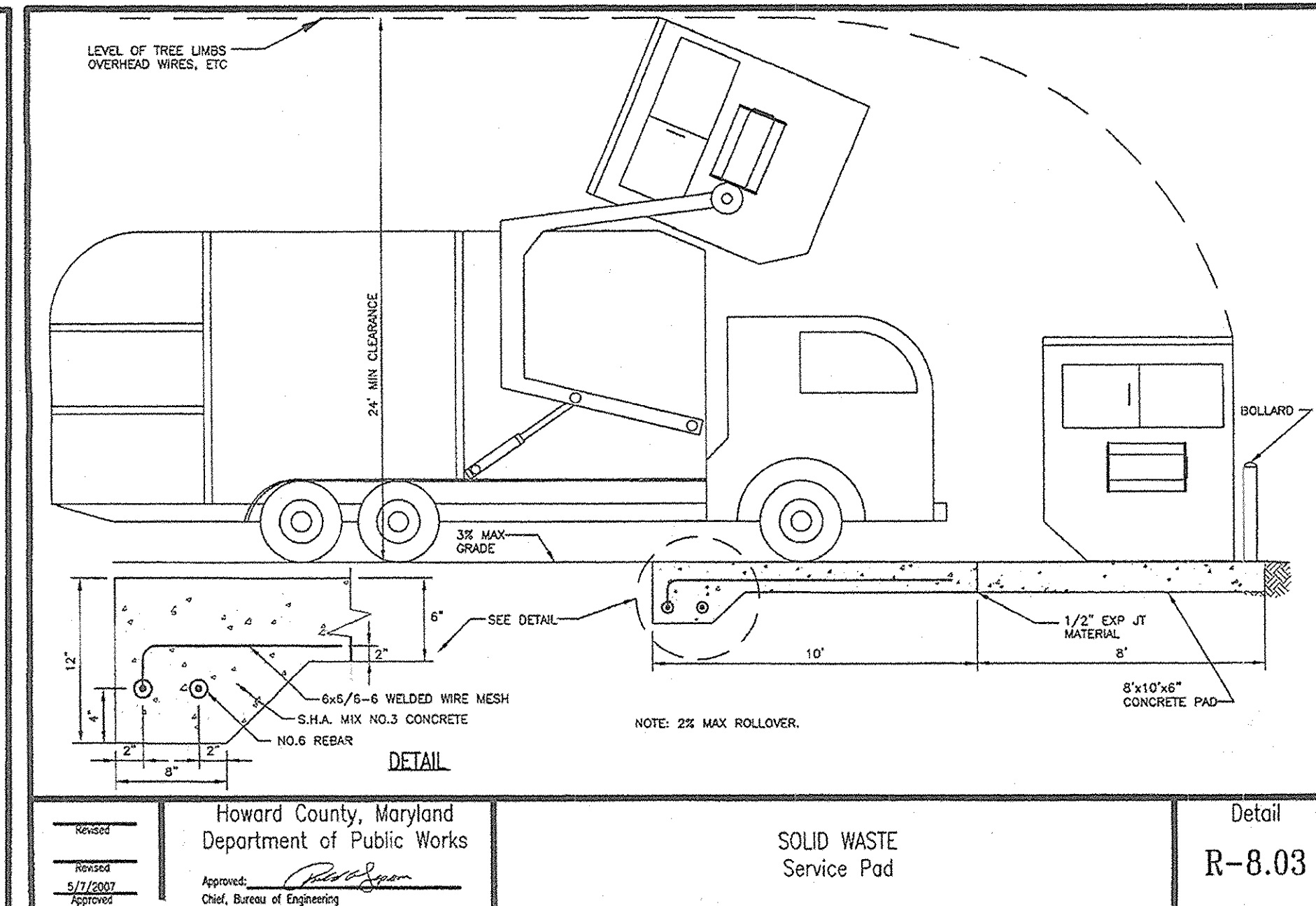
SOLID WASTE
 Single Container Enclosure
 Detail R-8.04



Howard County, Maryland
 Department of Public Works
 Approved: [Signature] 3/4/08
 Chief, Bureau of Engineering

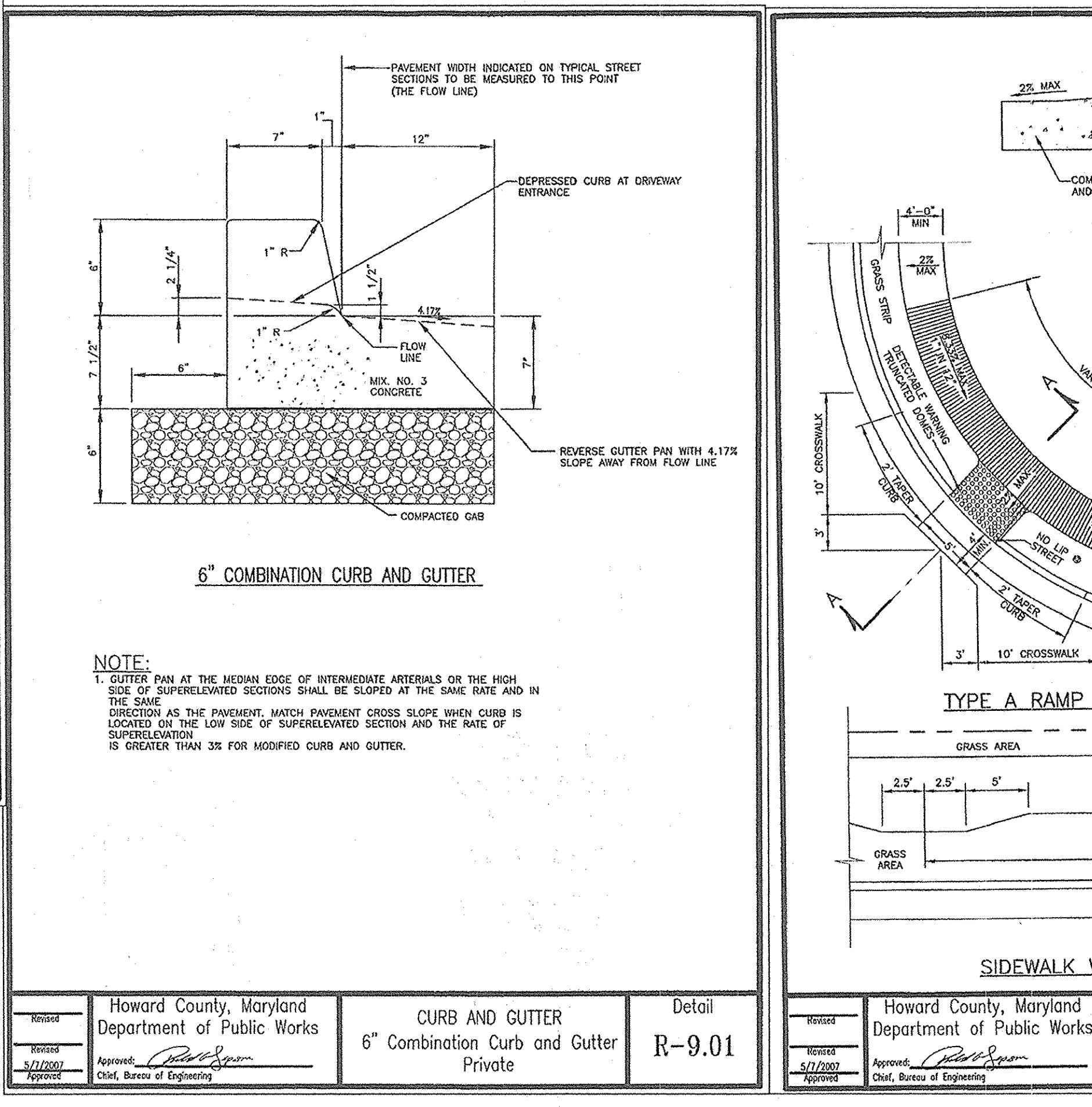
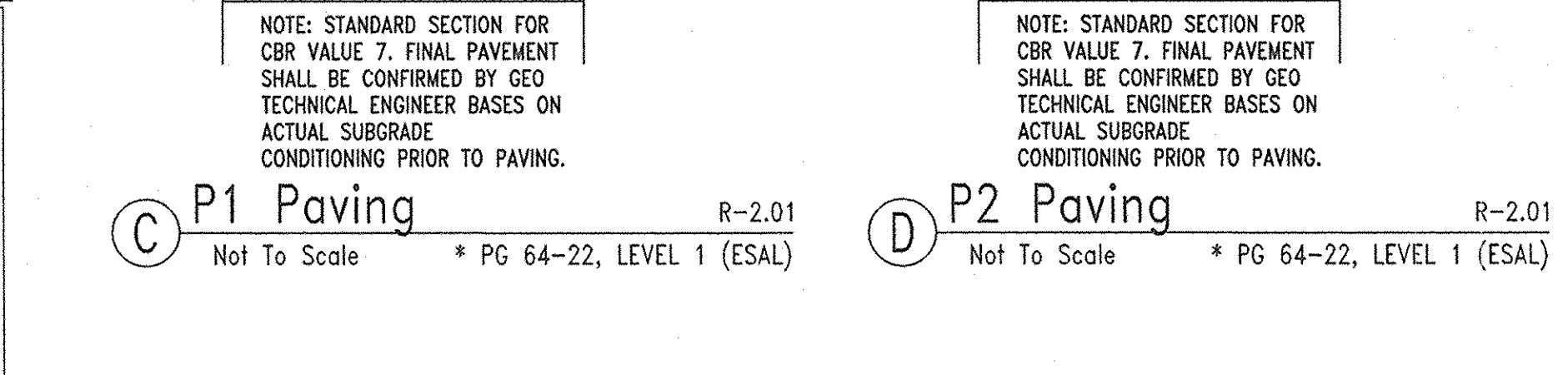
SIDEWALK RAMP
 Detectable Warning Truncated Domes
 Detail R-4.07

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 [Signature] 3/4/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
 [Signature] 3/24/08
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE
 [Signature] 3.25.08
 DIRECTOR DATE



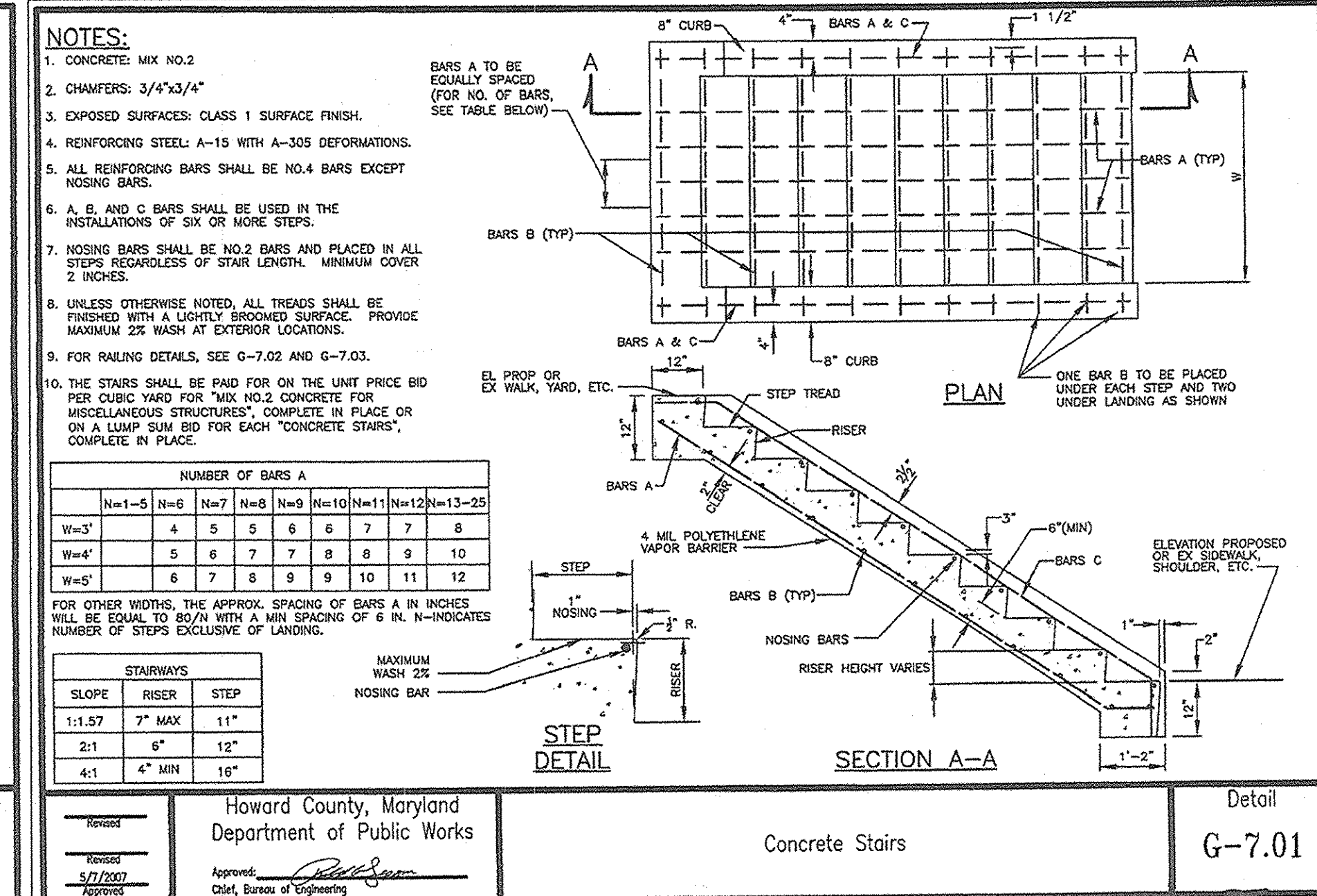
Howard County, Maryland
 Department of Public Works
 Approved: [Signature] 5/7/2007
 Chief, Bureau of Engineering

SOLID WASTE
 Service Pad
 Detail R-8.03



Howard County, Maryland
 Department of Public Works
 Approved: [Signature] 5/7/2007
 Chief, Bureau of Engineering

CURB AND GUTTER
 6" Combination Curb and Gutter Private
 Detail R-9.01

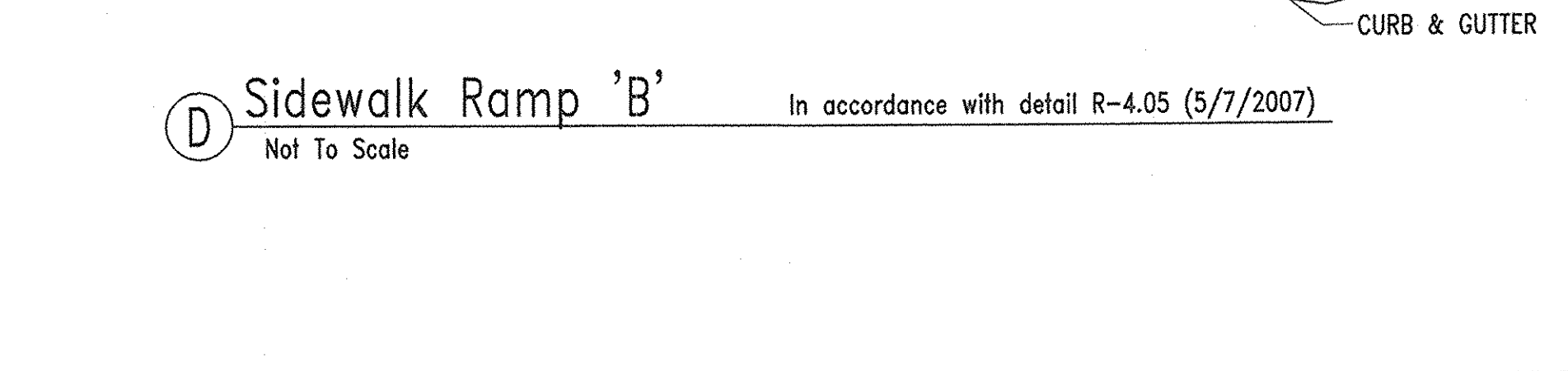


NOTES:
 1. CONCRETE: MIX NO.2
 2. CHAMFERS: 3/4"x3/4"
 3. EXPOSED SURFACES: CLASS 1 SURFACE FINISH.
 4. REINFORCING STEEL: A-15 WITH A-305 DEFORMATIONS.
 5. ALL REINFORCING BARS SHALL BE NO.4 BARS EXCEPT NOSING BARS.
 6. A, B, AND C BARS SHALL BE USED IN THE INSTALLATIONS OF SIX OR MORE STEPS.
 7. NOSING BARS SHALL BE NO.2 BARS AND PLACED IN ALL STEPS REGARDLESS OF STAIR LENGTH. MINIMUM COVER 2" INCHES.
 8. UNLESS OTHERWISE NOTED, ALL TREADS SHALL BE FINISHED WITH A LIGHTLY BROOMED SURFACE. PROVIDE MAXIMUM 2% WASH AT EXTERIOR LOCATIONS.
 9. FOR PAILING DETAILS, SEE G-7.02 AND G-7.03.
 10. THE STAIRS SHALL BE PAID FOR ON THE UNIT PRICE BID PER CUBIC YARD FOR "MIX NO.2 CONCRETE FOR MISCELLANEOUS STRUCTURES", COMPLETE IN PLACE OR ON A LUMP-SUM BID FOR EACH "CONCRETE STAIRS", COMPLETE IN PLACE.

| NUMBER OF BARS A | |
|------------------|--------------------|
| N=n-5 | N=n-1 |
| W=n-3 | 4 5 5 6 6 7 7 8 |
| W=n-4 | 5 6 7 7 8 8 9 10 |
| W=n-5 | 6 7 8 9 9 10 11 12 |

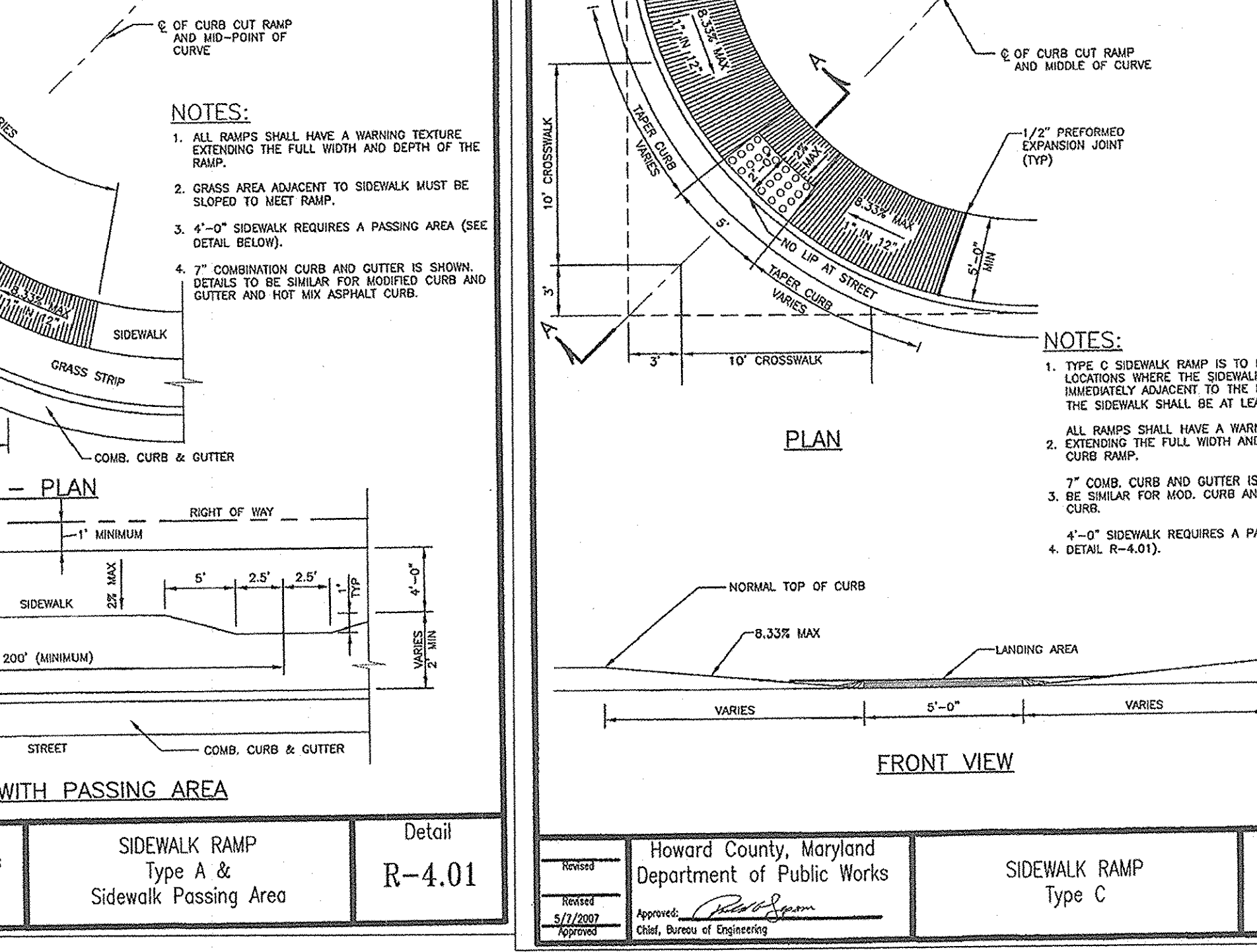
Howard County, Maryland
 Department of Public Works
 Approved: [Signature] 5/7/2007
 Chief, Bureau of Engineering

Concrete Stairs
 Detail G-7.01



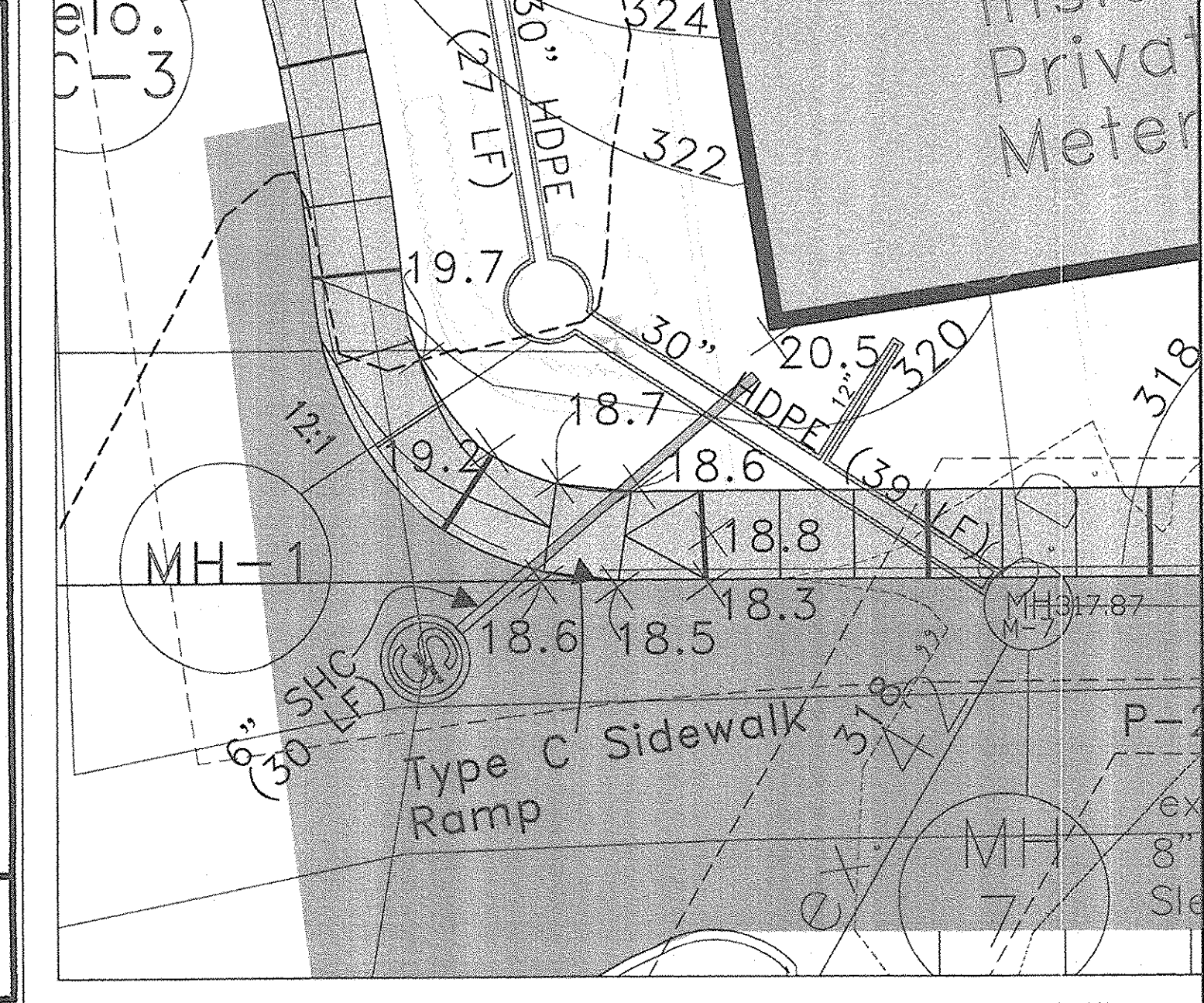
Howard County, Maryland
 Department of Public Works
 Approved: [Signature] 5/7/2007
 Chief, Bureau of Engineering

Sidewalk Ramp 'B'
 Not To Scale
 In accordance with detail R-4.05 (5/7/2007)



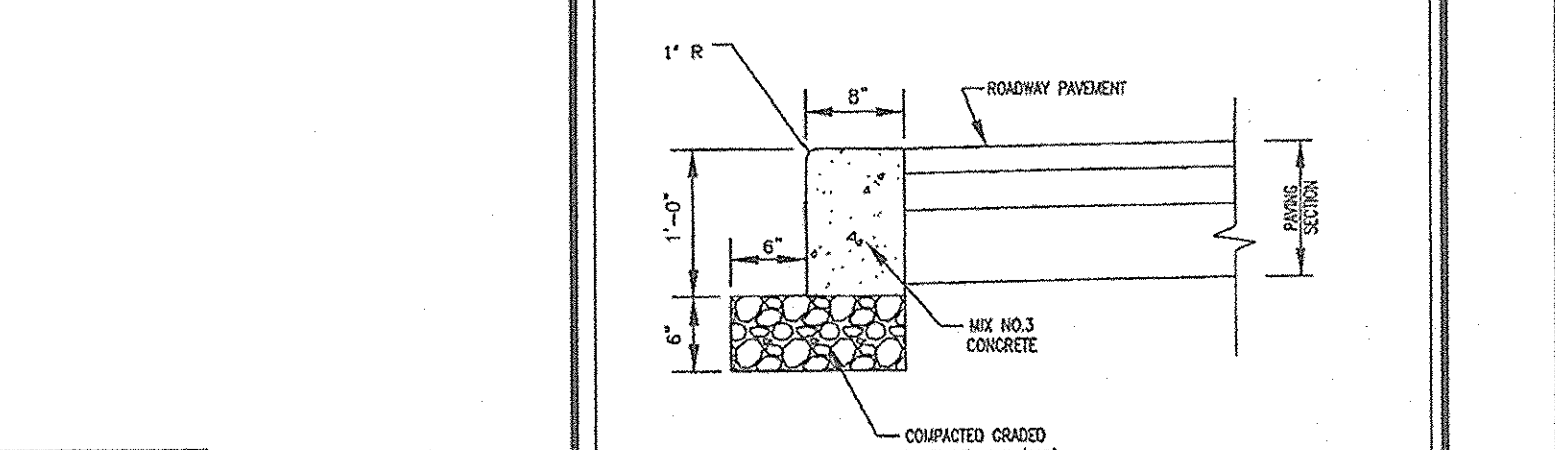
Howard County, Maryland
 Department of Public Works
 Approved: [Signature] 5/7/2007
 Chief, Bureau of Engineering

SIDEWALK RAMP
 Type A & Sidewalk Passing Area
 Detail R-4.01



Howard County, Maryland
 Department of Public Works
 Approved: [Signature] 5/7/2007
 Chief, Bureau of Engineering

SITE PLAN HANDICAP RAMP DETAIL
 CONCRETE SIDEWALK



Howard County, Maryland
 Department of Public Works
 Approved: [Signature] 5/7/2007
 Chief, Bureau of Engineering

Curb Flush
 Detail R-3.07

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 14229, Expiration Date: 12/01/09.

Tesseract
 TESSERACT SITES, INC.
 401 Washington Ave. Suite 303
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WESTRIDGE CORPORATE CENTER AT COLUMBIA GATEWAY
 New 25,000 S.F. Office/Warehouse Building 'E'
 Parcel S-23
 Columbia Gateway

Site Details

| | | |
|------------------------------------|-----------------------|------------------------|
| SUBDIVISION NAME: COLUMBIA GATEWAY | SECTION/AREA: 1 | LOT/PARCEL: S-23 / 671 |
| PLAT OF LOTS: 1,300/94 | TAX ZONE MAP: M-1 4.3 | ELECT. DISTRICT: 6TH |
| WATER CODE: E06 | SEWER CODE: 3380000 | CENSUS TRACT: 6065.02 |

Date: February 5, 2008
 Proj. No. 07019
 Scale: NOT TO SCALE

OWNER AND DEVELOPER
 AAK, L.L.C., C/O
 Abrams Development Group
 7221 Lee Detorest Drive, Suite 100
 Columbia, Maryland 21046
 ph: (410) 312-3200

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SDP 08-003