

SITE DATA (TOTAL SITE)

TOTAL AREA OF SITE = 909,932 S.F. / 20.884 AC ±
 EXISTING ZONING: M-1
 PROPOSED USE: OFFICE/WAREHOUSE - RESEARCH & DEVELOPMENT
 TOTAL FLOOR AREA: 204,670.36 S.F.
 PARKING PROVIDED: 625 P.S.
 PARKING REQUIRED: 625 P.S.
 FLOOR AREA RATIO: 6.46 AC./120.85 AC. = 22.36%
 % OPEN SPACE: 7.75 AC./120.85 AC. = 37.17%
 % BUILDING COVERAGE (W/PARKING): 13.16 AC./120.85 AC. = 43.12%
 AREA TO BE DISTURBED: 5,380 S.F. (0.73 AC. ±)
 AREA TO BE VEGETATIVELY STABILIZED: 7.75 AC./120.85 AC. ±
 AREA OF SUBMITTAL: 58355 S.F. / 1.33 AC. ±

BUILDING	OFFICE	WAREHOUSE	TOTAL
A	31,250.41 S.F.	16,887 S.F.	48,137.41 S.F.
B	21,158.4 S.F.	11,375 S.F.	32,533.4 S.F.
C	22,859.75 S.F.	12,241 S.F.	35,100.75 S.F.
D	39,952.8 S.F.	21,481 S.F.	61,433.8 S.F.
E	12,916.5 S.F.	0 S.F.	12,916.5 S.F.
F	1,632 S.F.	0 S.F.	1,632 S.F.
ADDITION 'G'	1,632 S.F.	0 S.F.	1,632 S.F.

TOTAL AREA OF PARKING LOT = 260,375 S.F. / 5.98 AC. ±
 TOTAL AREA OF LANDSCAPED ISLANDS = 26,400 S.F. / 0.61 AC. ±
 PERCENTAGE OF LANDSCAPED ISLANDS & PARKING LOTS = 10.2%

PARKING TABULATION

PARKING REQUIRED:

BUILDING "A" - OFFICE = 31,250.41 S.F. - 157 EMP. @ 7 P.S./10 EMP. = 110 P.S.
 WAREHOUSE = 16,887 S.F. @ 1 P.S./500 S.F. = 34 P.S. - EMP. = 7
 TOTAL PARKING SPACES REQUIRED = 144 P.S.

BUILDING "B" - OFFICE = 21,158.4 S.F. - 106 EMP. @ 7 P.S./10 EMP. = 75 P.S.
 WAREHOUSE = 11,375 S.F. @ 1 P.S./500 S.F. = 23 P.S. - EMP. = 6
 TOTAL PARKING SPACES REQUIRED = 98 P.S.

BUILDING "C" - OFFICE = 22,859.75 S.F. - 114 EMP. @ 7 P.S./10 EMP. = 80 P.S.
 WAREHOUSE = 12,241 S.F. @ 1 P.S./500 S.F. = 25 P.S. - EMP. = 7
 TOTAL PARKING SPACES REQUIRED = 105 P.S.

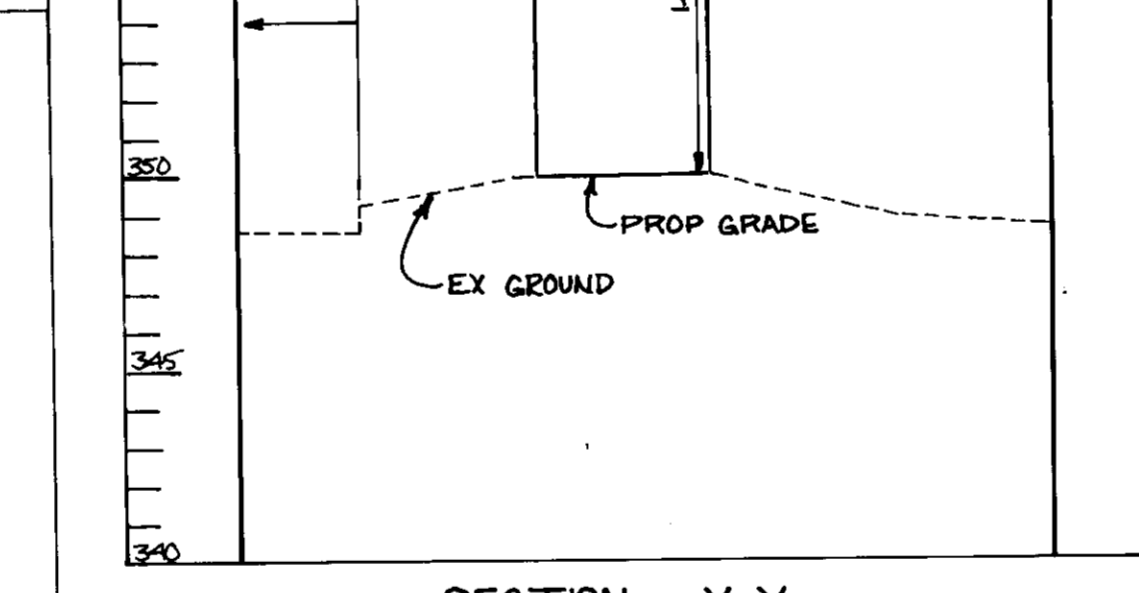
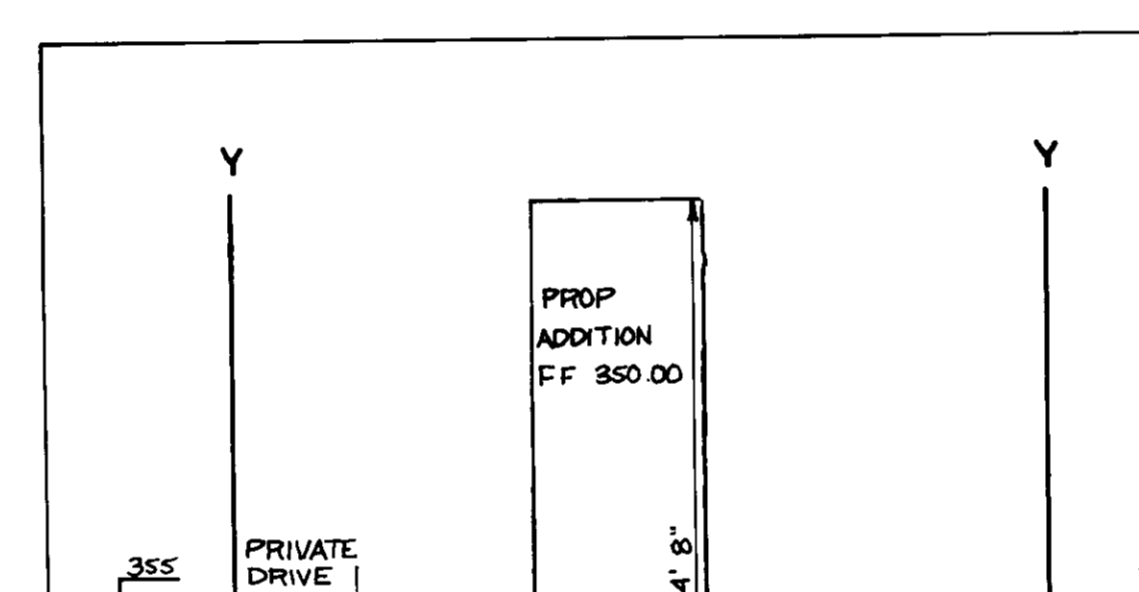
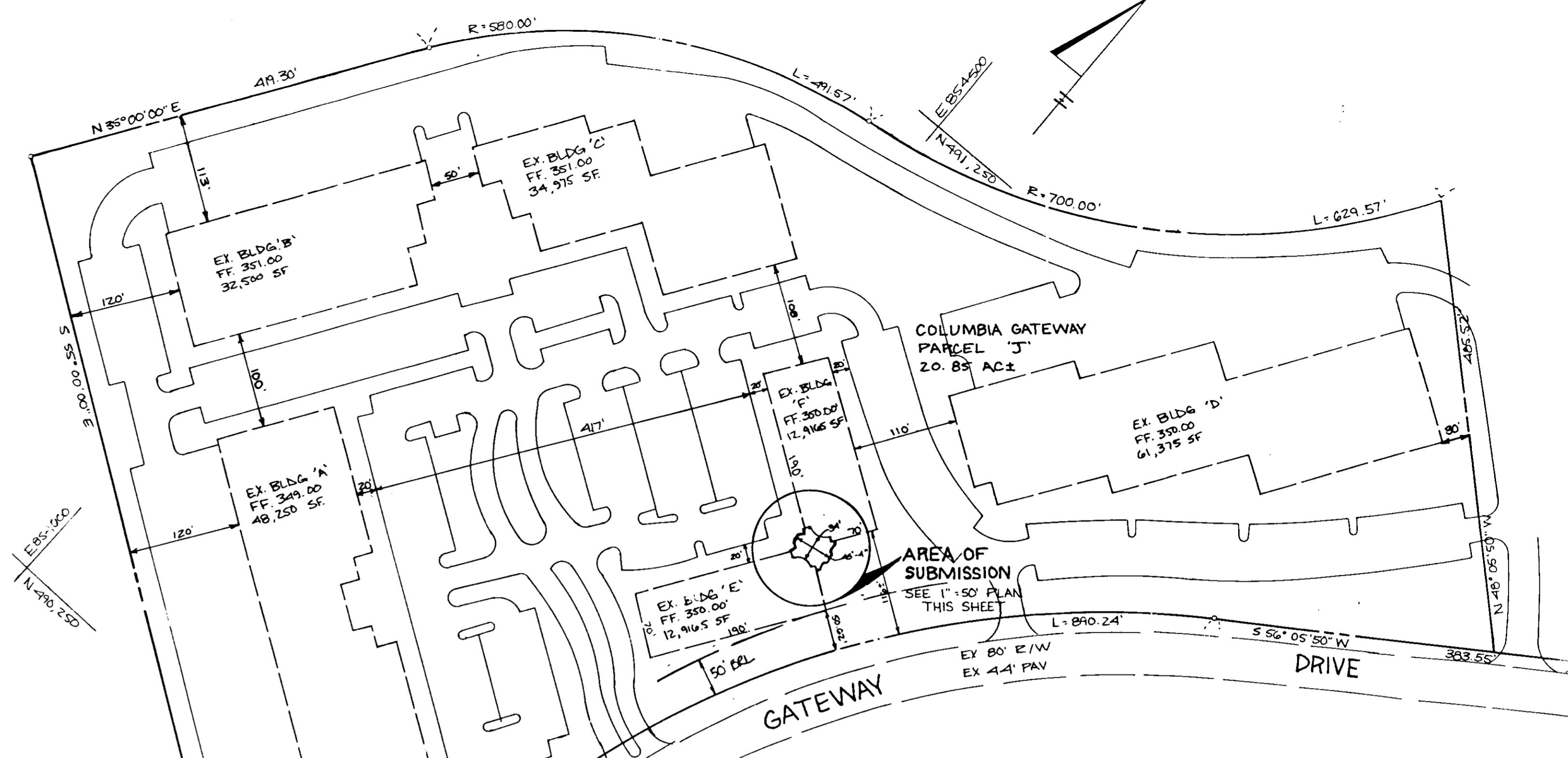
BUILDING "D" - OFFICE = 39,952.8 S.F. - 200 EMP. @ 7 P.S./10 EMP. = 140 P.S.
 WAREHOUSE = 21,481 S.F. @ 1 P.S./500 S.F. = 43 P.S. - EMP. = 11
 TOTAL PARKING SPACES REQUIRED = 183 P.S.

BUILDING "E" - OFFICE = 12,916.5 S.F. - 65 EMP. @ 7 P.S./10 EMP. = 46 P.S.
 TOTAL PARKING SPACES REQUIRED = 46 P.S.

BUILDING "F" - OFFICE = 1,632 S.F. - 9 EMP. @ 7 P.S./10 EMP. = 7 P.S.
 TOTAL PARKING SPACES REQUIRED = 7 P.S.

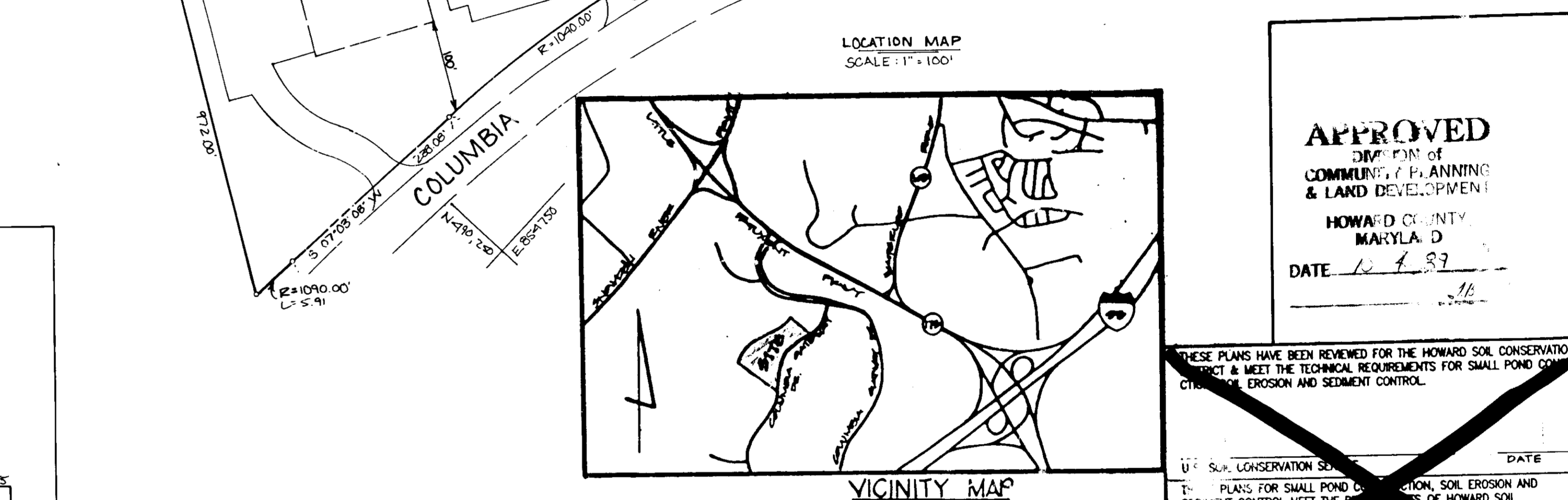
ADDITION "G" - OFFICE = 1,632 S.F. - 9 EMP. @ 7 P.S./10 EMP. = 7 P.S.
 TOTAL PARKING SPACES REQUIRED = 7 P.S.

TOTAL PARKING SPACES PROVIDED = 644 (INCLUDING 16 SPACES FOR THE HANDICAPPED)



LEGEND

PROPERTY LINE
 COLUMBIA RESTRICTION LINE
 EASEMENT
 EXISTING CURB
 PROPOSED CURB
 EXISTING CURB & GUTTER
 PROPOSED CURB & GUTTER
 EXISTING WATER
 PROPOSED WATER
 EXISTING SEWER
 PROPOSED SEWER
 EXISTING HANDICAPPED PARKING
 PROPOSED LIGHTS
 LIMIT OF SUBMITTAL
 LIMIT OF DISTURBANCE



- GENERAL NOTES**
- Maximum building height = 50'.
 - All areas not being paved or roofed building coverage shall be stabilized in accordance with the plans approved by Howard Soil Conservation District.
 - Any damage to public rights-of-way and/or adjacent properties shall be repaired immediately at the contractor's expense.
 - The contractor shall maintain at least a 2' level bench behind all curb and gutter in fill areas.
 - The contractor shall verify all existing utilities to his own satisfaction before starting construction.
 - All slopes shall be 3:1 or flatter.
 - All work shall be done in accordance with Howard County Standard Specifications and Details for Construction, or as shown on these plans.
 - The contractor shall notify the CAP Telephone Co. and the Gas and Electric Company five days prior to starting work shown on these plans by calling "Time Utility". Call number: 1-559-0100.
 - For details of ramps and signs for the handicapped see the Maryland Building Code for the Handicapped and Amd. and as shown hereon. See Sheet of C-100-11-80.
 - The contractor shall maintain a minimum of 4' cover over all proposed water lines.
 - All rip-rap shall be placed on filter cloth.
 - The contractor or developer shall contact the Construction Inspection/Survey Division, 24 hours in advance of commencement of work at 992-2417 or 792-7272.
 - The contractor shall remove all existing paving, curb and gutter, etc. that may interfere with proposed construction.
 - All utilities installed shall receive full trench connection.
 - All water main, gas, sewer, cable, etc. shall be buttressed in accordance with Howard County Design requirements.
 - All sidewalks shall be 6' wide (see architectural plans for details).
 - The owner shall provide a separate and independent sewer connection for each tenant or occupant of any building shown on this site development plan, who will discharge non-domestic waste to the public sewerage system if such is regulated under Section 18.122A of the Howard County Code. Each separate and independent sewer connection shall include a standard manhole and other waste protection devices as required and approved by Howard County. Waste lines on the interior of the building shall be designed, constructed or modified such that non-domestic waste will be discharged to the separate and independent sewer connection. No tenant or occupant of any building shown on this site development plan shall discharge regulated non-domestic waste to the public sewerage system prior to installation of the separate and independent sewer connection and related interior waste lines. The above requirements shall apply to all initial and future occupants or tenants.

ADDRESS CHART

BUILDING #	STREET ADDRESS
A	7151 COLUMBIA GATEWAY DRIVE
B	7155 COLUMBIA GATEWAY DRIVE
C	7161 COLUMBIA GATEWAY DRIVE
D	7175 COLUMBIA GATEWAY DRIVE
E	7171 COLUMBIA GATEWAY DRIVE
F	7165 COLUMBIA GATEWAY DRIVE

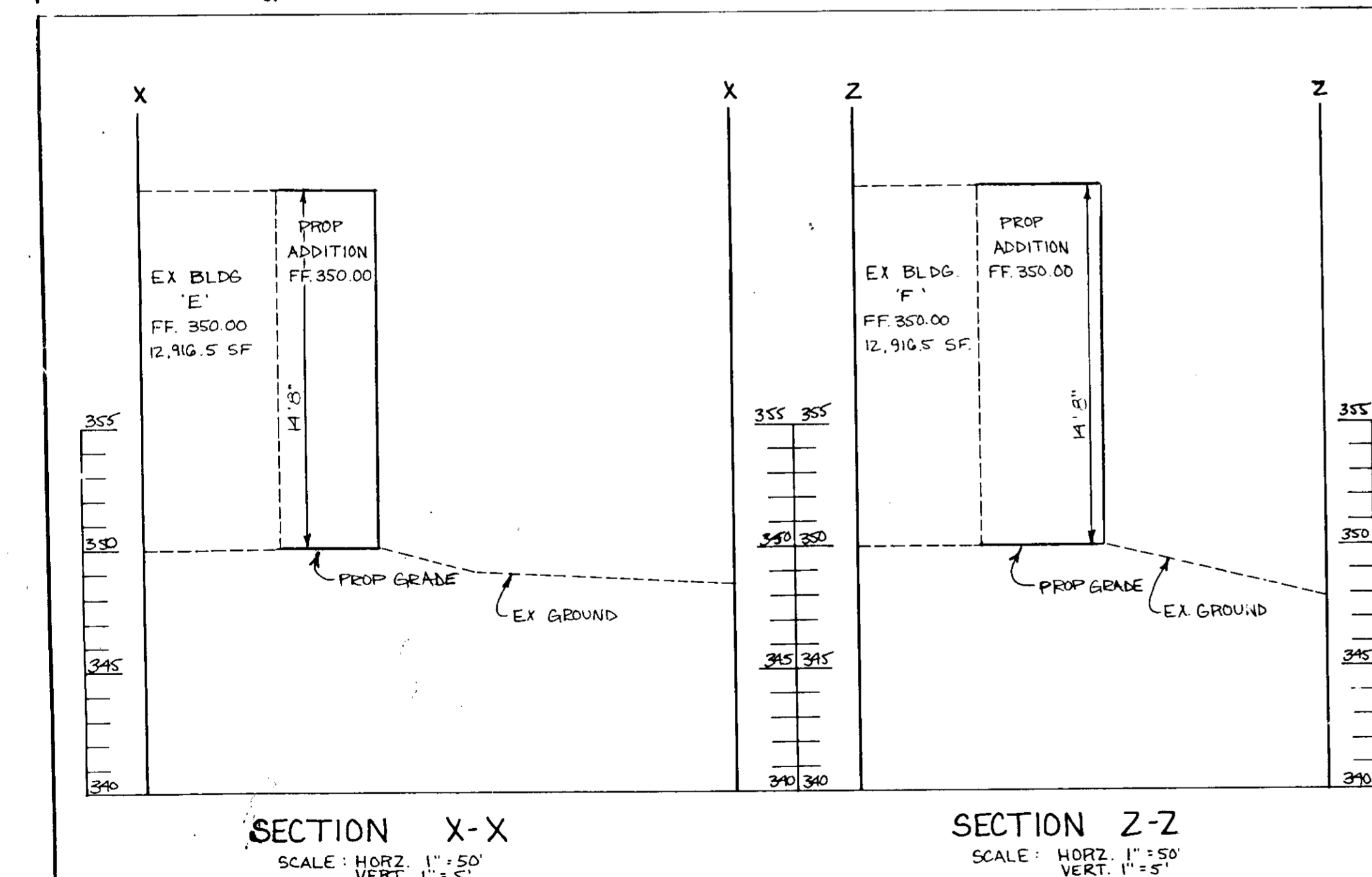
SUBMISSION NAME: COLUMBIA GATEWAY
PLAT # OR L/F: 1
BLOCK: 1
ZONE: M-1
TAX/ZONE MAP: 43
ELECT. DIST.: 8
CENSUS TRACT: 2062.02
WATER CODE: E 06
SEWER CODE: 339.0000

SITE DATA

TOTAL AREA OF SITE = 58355 S.F. / 1.33 AC. ±
 EXISTING ZONING: M-1
 PROPOSED USE: OFFICE/WAREHOUSE - RESEARCH & DEVELOPMENT
 TOTAL FLOOR AREA: 1,632 S.F.
 PARKING PROVIDED: 7 P.S.
 PARKING REQUIRED: 7 P.S.
 AREA TO BE DISTURBED: 2925 S.F.
 AREA TO BE VEGETATIVELY STABILIZED: 400 S.F.
 ADDITIONAL HEIGHT: 11'-0"

BUILDING	OFFICE	WAREHOUSE	TOTAL
A	31,250.41 S.F.	16,887 S.F.	48,137.41 S.F.
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ADDITION 'G'	1,632 S.F.	0 S.F.	1,632 S.F.

TOTAL AREA OF PARKING LOT = 260,375 S.F. / 5.98 AC. ±
 TOTAL AREA OF LANDSCAPED ISLANDS = 26,400 S.F. / 0.61 AC. ±
 PERCENTAGE OF LANDSCAPED ISLANDS & PARKING LOTS = 10.2%



APPROVED
 DIVISION OF PLANNING & LAND DEVELOPMENT
 HOWARD COUNTY
 MARYLAND
 DATE: 12/4/89

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

APPROVED: HOWARD SOIL CONSERVATION DISTRICT
 DATE: 12/4/89

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY DEPARTMENT.

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING.
 DATE: 12/4/89

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING.
 DATE: 11/23/89

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 303 ALLEGHENY AVENUE
 TOWSON, MARYLAND 21204
 (301)825-8120

ENGINEER'S CERTIFICATE

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

TAPOBRATA CHAKRABARTI
 8930 9/7/89

OWNER/DEVELOPER

N.O.R. XXXIII PARTNERSHIP
 C/O MANEKIN CORPORATION
 7165 COLUMBIA GATEWAY DRIVE
 COLUMBIA, MD 21046
 (301) 290-1111

DEVELOPER'S CERTIFICATE

I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THIS CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPT. OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION DURING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS AS REQUIRED BY THE DISTRICT. THIS PLAN WILL NOT BE MADE A PUBLIC RECORD.

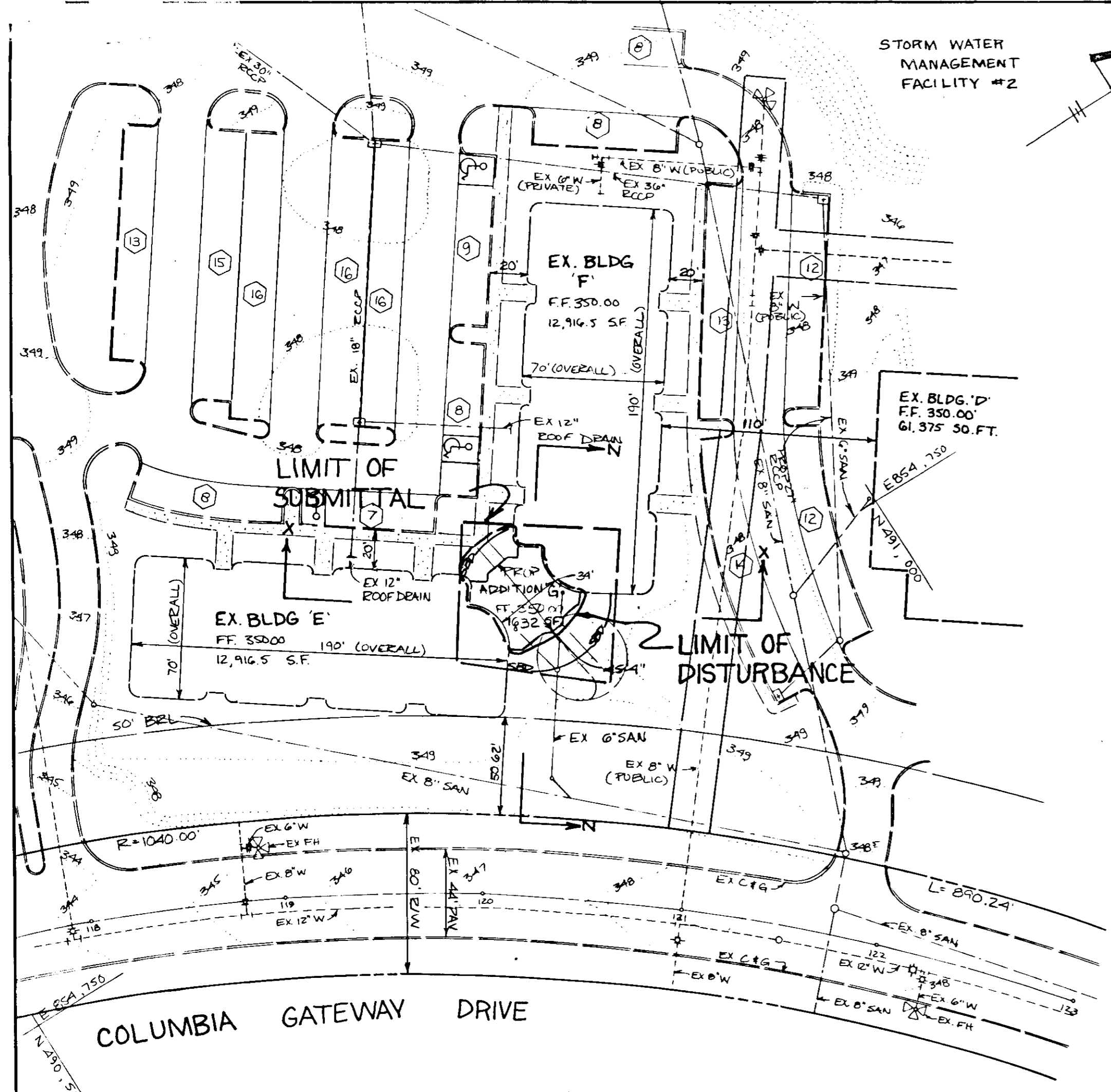
DEVELOPER: **MANEKIN**
 DATE: 12/4/89

DESIGNED: D.B./K.B.
DRAWN: A.D.
CHECKED: N.C.

REVISIONS: SITE PLAN FOR MANEKIN LOBBY
COLUMBIA GATEWAY PARCEL 'J'
 MAP # 42 # 43

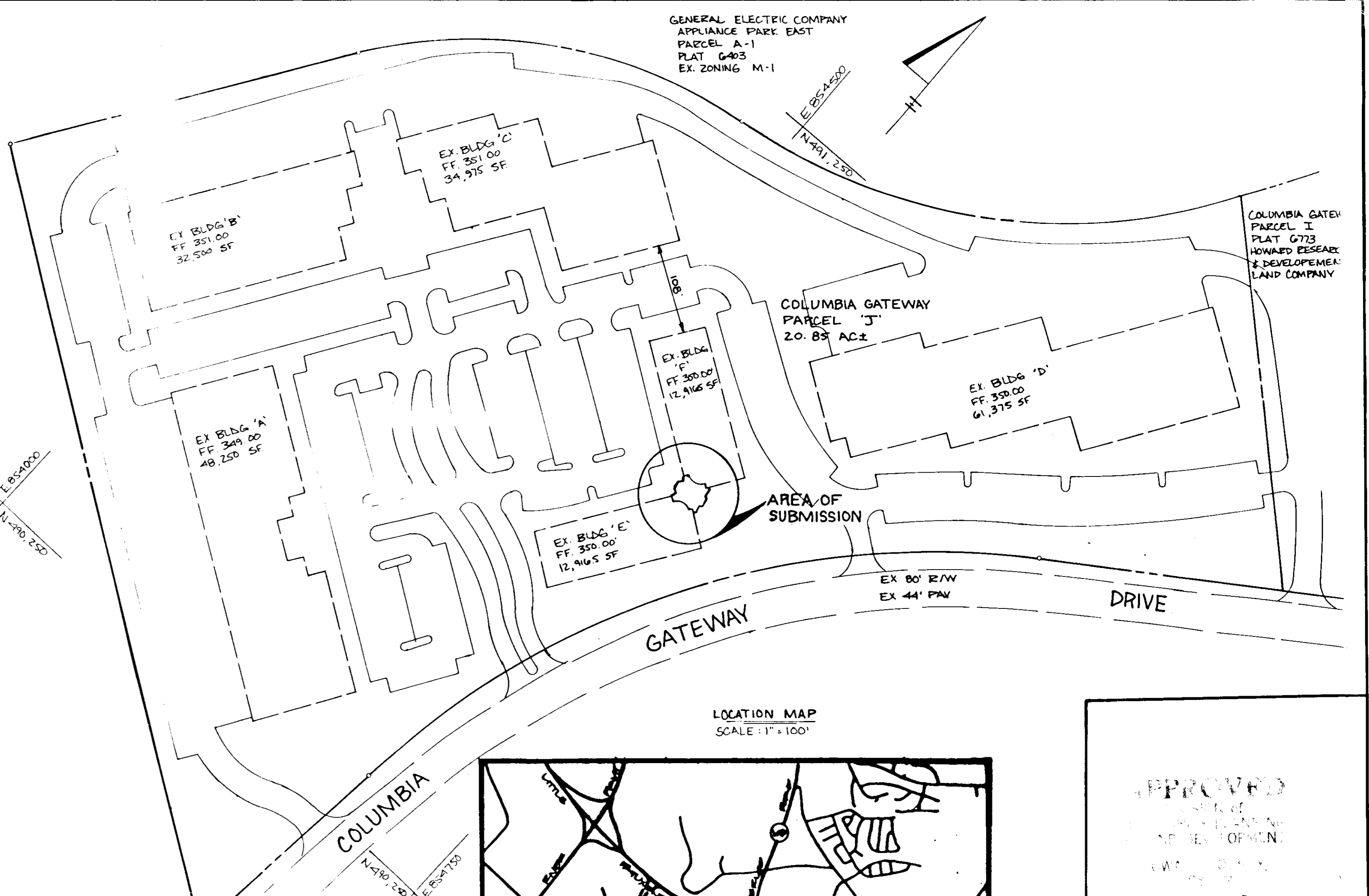
HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN
 P.N. 05453

ELECTION DISTRICT #6
 SEPT. 8, 1987
 SHEET 1 OF 2



- SEDIMENT CONTROL NOTES**
- 1) A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permitting prior to the start of any construction. (193-1437)
 - 2) All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in accordance with the 1983 NUTRIENT STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
 - 3) Following initial soil disturbance or re-disturbance, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all permanent sediment control structures, dikes, perimeter slopes and all slopes greater than 3%; b) 14 days for all other disturbed or graded areas on the project site.
 - 4) All sediment traps/basins shown must be fenced and warning signs posted around these structures to accordance with Vol. 1, Chapter 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
 - 5) All disturbed areas must be stabilized within the time period specified above in accordance with the 1983 NUTRIENT STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings (Sec. 31) and (Sec. 32). Temporary seedings (Sec. 30) and mulching (Sec. 33). Temporary stabilization with which slope can only be used when recommended seeding rates do not allow for proper germination and establishment of grasses.
 - 6) All sediment control structures are to remain in place and are to be maintained in operative condition until notification for their removal has been obtained from the Howard County Sediment Control Inspector.
 - 7) Site Analysis:
 Total Area of Site: 20.82 Acres
 Area Disturbed: 2.00 Acres
 Area to be seeded or planted: 2.00 Acres
 Area to be vegetatively stabilized: 0.00 Acres
 Total Fills: 0.00 Yds.
 Off-site water/borrow area location: _____
 - 8) Any sediment control practice which is disturbed by special activity for placement of utilities must be re-erected on the same day of disturbance.
 - 9) Additional sediment controls must be provided, if deemed necessary by the Howard County Sediment Control Inspector.
 - 10) On all sites with disturbed areas in excess of 2 acres, approval of the Inspection Report shall be required upon completion of installation of permanent erosion and sediment controls. Not before proceeding with any other earth disturbance or grading. Other building or grading construction approvals may not be anticipated until this final approval by the Inspection Agency is made.
 - 11) Materials Will Be Obtained From A State Approved Sediment Control Plan.

COLUMBIA GATEWAY
 LOT G
 OPEN SPACE
 PLAT 6773
 HOWARD RESEARCH
 & DEVELOPMENT
 LAND COMPANY



LOCATION MAP
 SCALE: 1" = 100'



APPROVED
 HOWARD COUNTY DEPT. OF PLANNING & ZONING
 DATE: 10-1-89

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

APPROVED: _____ DATE: _____
 U.S. SOIL CONSERVATION SERVICE
 THESE PLANS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF HOWARD SOIL CONSERVATION DISTRICT.
 APPROVED: _____ DATE: _____
 HOWARD SOIL CONSERVATION DISTRICT
 PLAN NUMBER: _____

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT.

APPROVED: _____ DATE: 11/4/89
 Joyce M. Bond and per JRM
 COUNTY HEALTH OFFICER

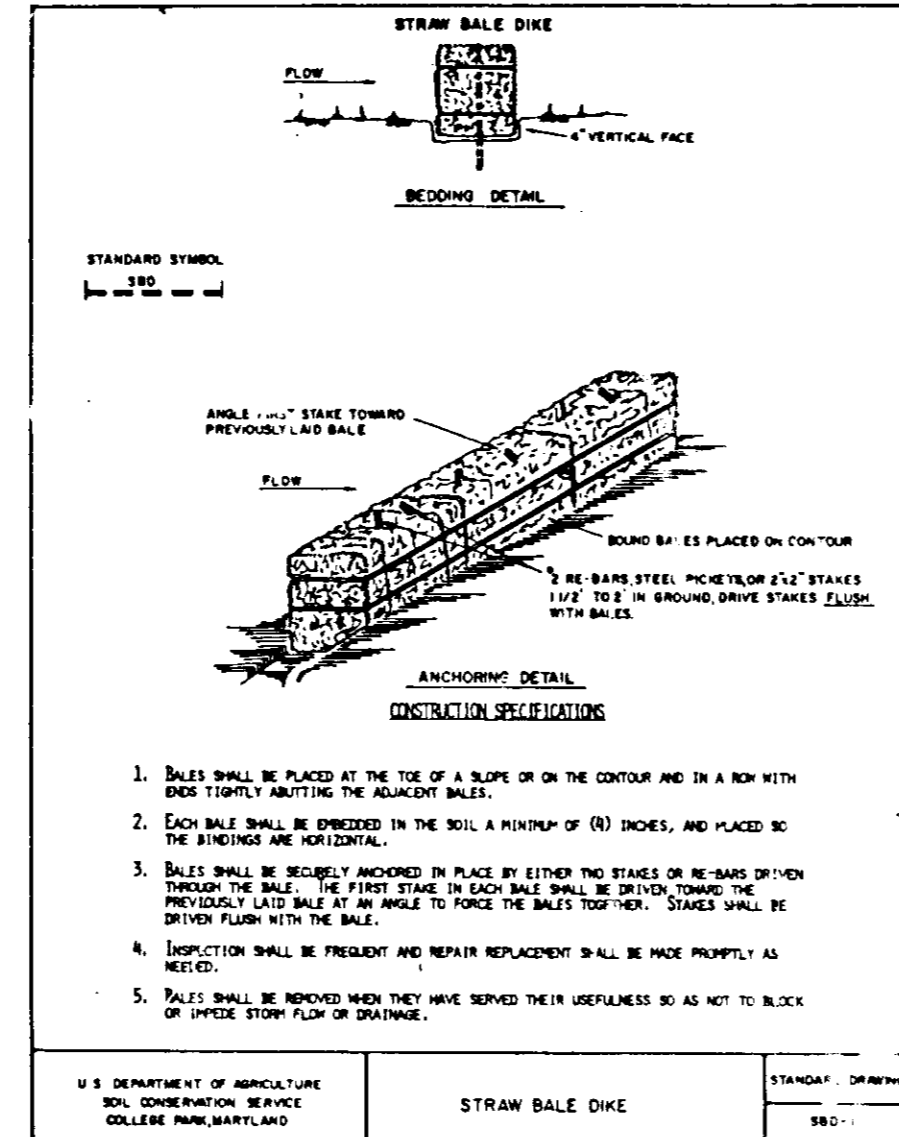
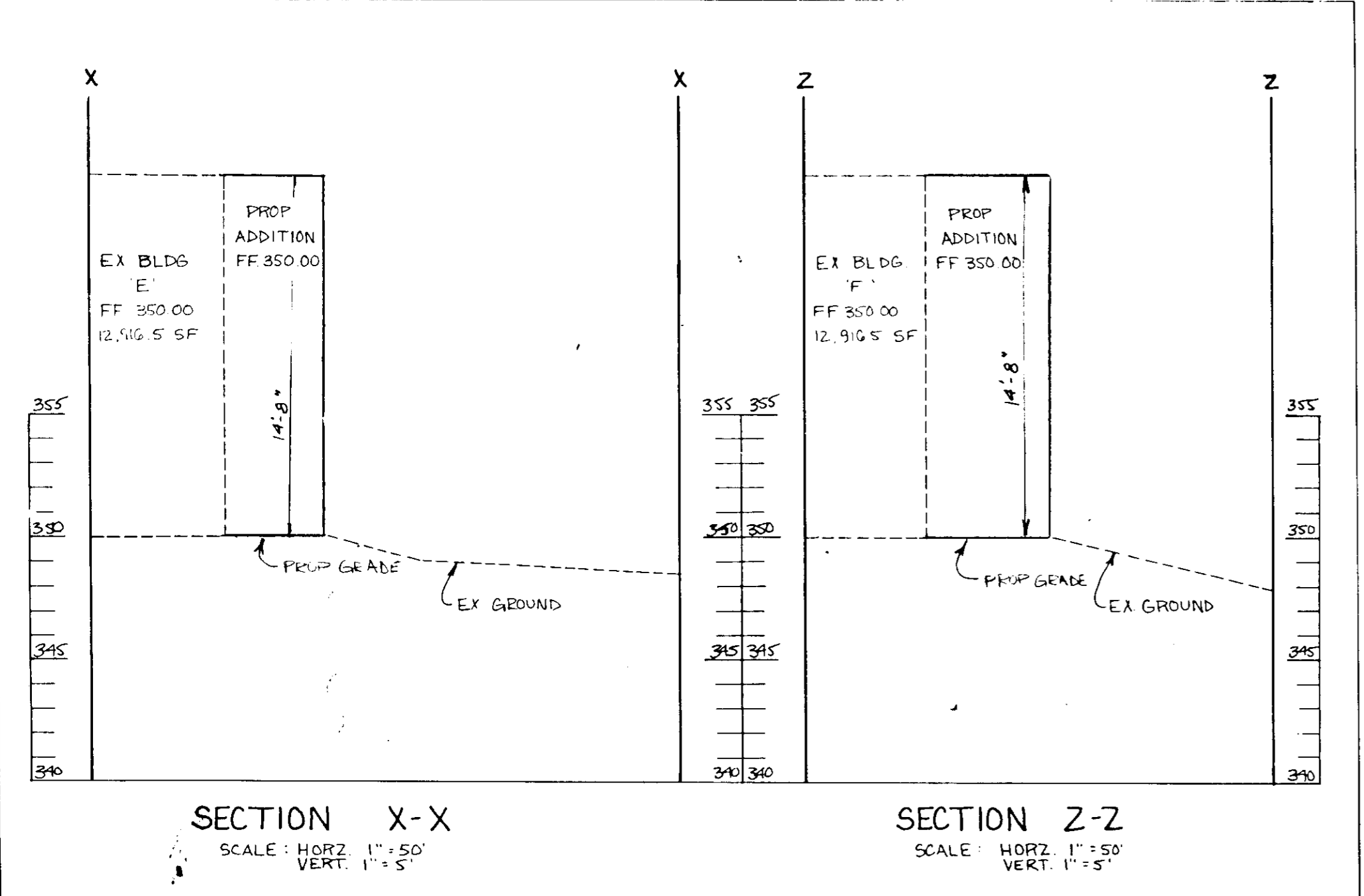
APPROVED: _____ DATE: 12/21/89
 DIRECTOR

APPROVED: _____ DATE: 1/16/89
 CHIEF DIVISION OF COMMUNITY PLANNING & LAND DEVELOPMENT

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

APPROVED: _____ DATE: 11/26/89
 DIRECTOR

APPROVED: _____ DATE: 11-29-89
 CHIEF BUREAU OF ENGINEERING



- LEGEND**
- PROPERTY LINE
 - COLUMBIA RESTRICTION LINE
 - EASEMENT
 - EXISTING DRIVE
 - PROPOSED DRIVE
 - EXISTING CURB & GUTTER
 - PROPOSED CURB & GUTTER
 - EXISTING WATER
 - PROPOSED WATER
 - EXISTING STORM DRAIN
 - PROPOSED STORM DRAIN
 - EXISTING SEWER
 - PROPOSED SEWER
 - PROPOSED UNPAVED DRIVE
 - PROPOSED LIGHTS
 - LIMIT OF SUBMITTAL
 - LIMIT OF DISTURBANCE

SEQUENCE OF OPERATIONS

1. NOTIFY HOWARD COUNTY DEPT. OF INSPECTIONS HOURS PRIOR TO BEGINNING ANY WORK (2 DAYS)
2. PLACE STRAW BALE DIKES AROUND WORK AREA (1 DAY)
3. POLE FOOTINGS AND SLAB (2 DAYS)
4. STABILIZE ANY AREA NOT RECEIVING BUILDING OR SIDEWALK WITH THE PERMITS OF THE SEDIMENT CONTROL SPECIALIST REMOVE THE STRAW BALE DIKES (1 DAY)

PERIOD

1. PREPARE

Clear area of topsoil and material - 1000 ft² or less

Apply 1 lb/1000 sq ft of 10-10-10 fertilizer

Apply 2 lb/1000 sq ft of 10-10-10 fertilizer

Apply 3 lb/1000 sq ft of 10-10-10 fertilizer

Apply 4 lb/1000 sq ft of 10-10-10 fertilizer

Apply 5 lb/1000 sq ft of 10-10-10 fertilizer

Apply 6 lb/1000 sq ft of 10-10-10 fertilizer

Apply 7 lb/1000 sq ft of 10-10-10 fertilizer

Apply 8 lb/1000 sq ft of 10-10-10 fertilizer

Apply 9 lb/1000 sq ft of 10-10-10 fertilizer

Apply 10 lb/1000 sq ft of 10-10-10 fertilizer

Apply 11 lb/1000 sq ft of 10-10-10 fertilizer

Apply 12 lb/1000 sq ft of 10-10-10 fertilizer

Apply 13 lb/1000 sq ft of 10-10-10 fertilizer

Apply 14 lb/1000 sq ft of 10-10-10 fertilizer

Apply 15 lb/1000 sq ft of 10-10-10 fertilizer

Apply 16 lb/1000 sq ft of 10-10-10 fertilizer

Apply 17 lb/1000 sq ft of 10-10-10 fertilizer

Apply 18 lb/1000 sq ft of 10-10-10 fertilizer

Apply 19 lb/1000 sq ft of 10-10-10 fertilizer

Apply 20 lb/1000 sq ft of 10-10-10 fertilizer

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SUBDIVISION NAME	SECT./AREA	LOT/PARCEL #
COLUMBIA GATEWAY		PARCEL J
PLAT # OR L/F	BLOCK #	ZONE
6773	1	M-1
TAX/ZONE MAP	ELECT. DIST.	CENSUS TRACT
43	B	6065.02
WATER CODE	SEWER CODE	
E 06	339.0000	

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Tapobrata Charabarti 8930 9/2/89
 TAPOBRATA CHARABARTI

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M.O.R. XXXIII PARTNERSHIP
 C/O MANEY
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 AND ZION

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DATE: 9/11/89

SEDIMENT CONTROL PLAN FOR MANEKIN LOBBY @ COLUMBIA GATEWAY PARCEL 'J'
 TA MAP # 42-43

HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN
 PN. 05453

ELECTION DISTRICT # 5
 SEPT. 8, 1989
 SHEET 2 OF 2