

GENERAL NOTES

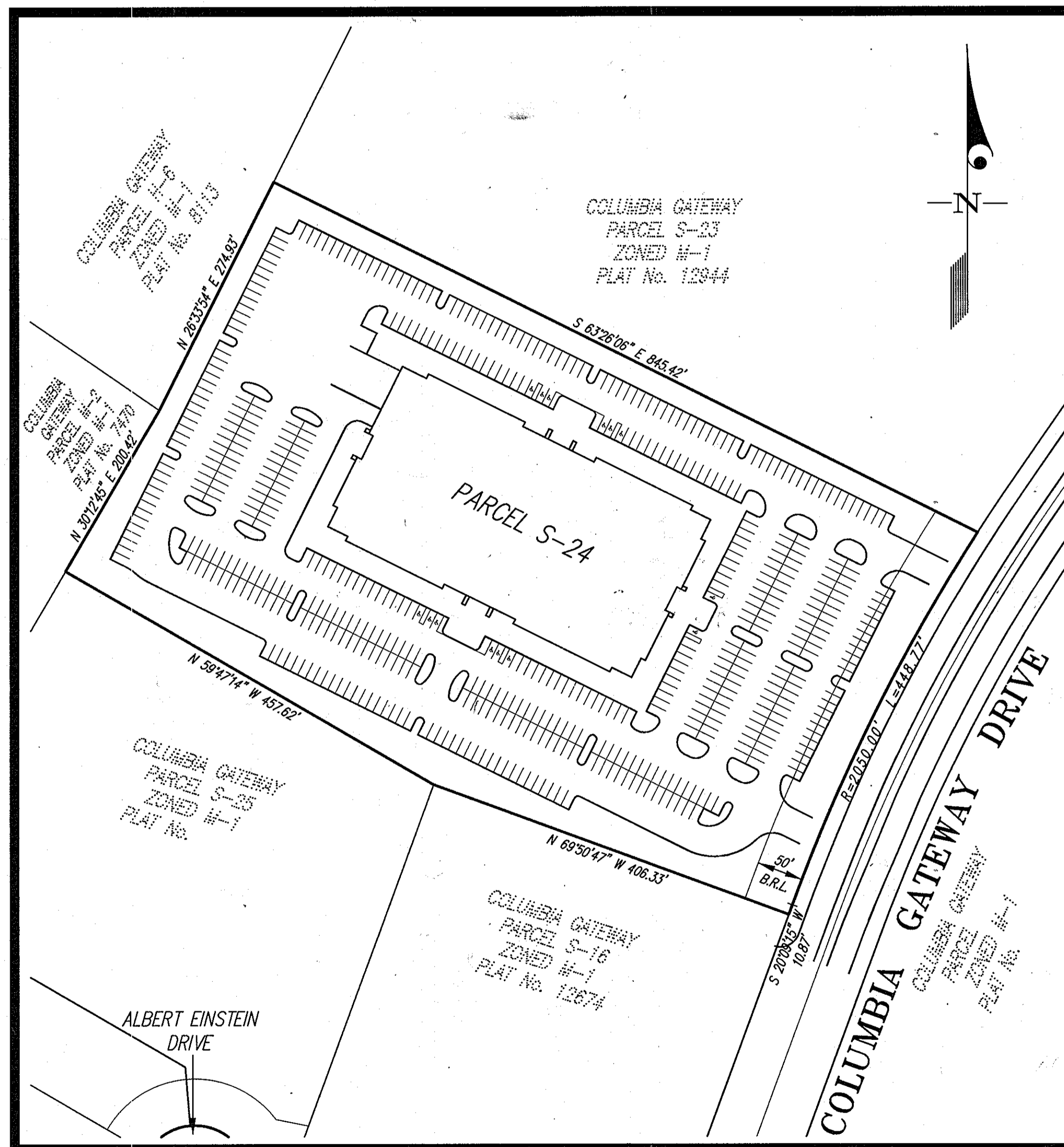
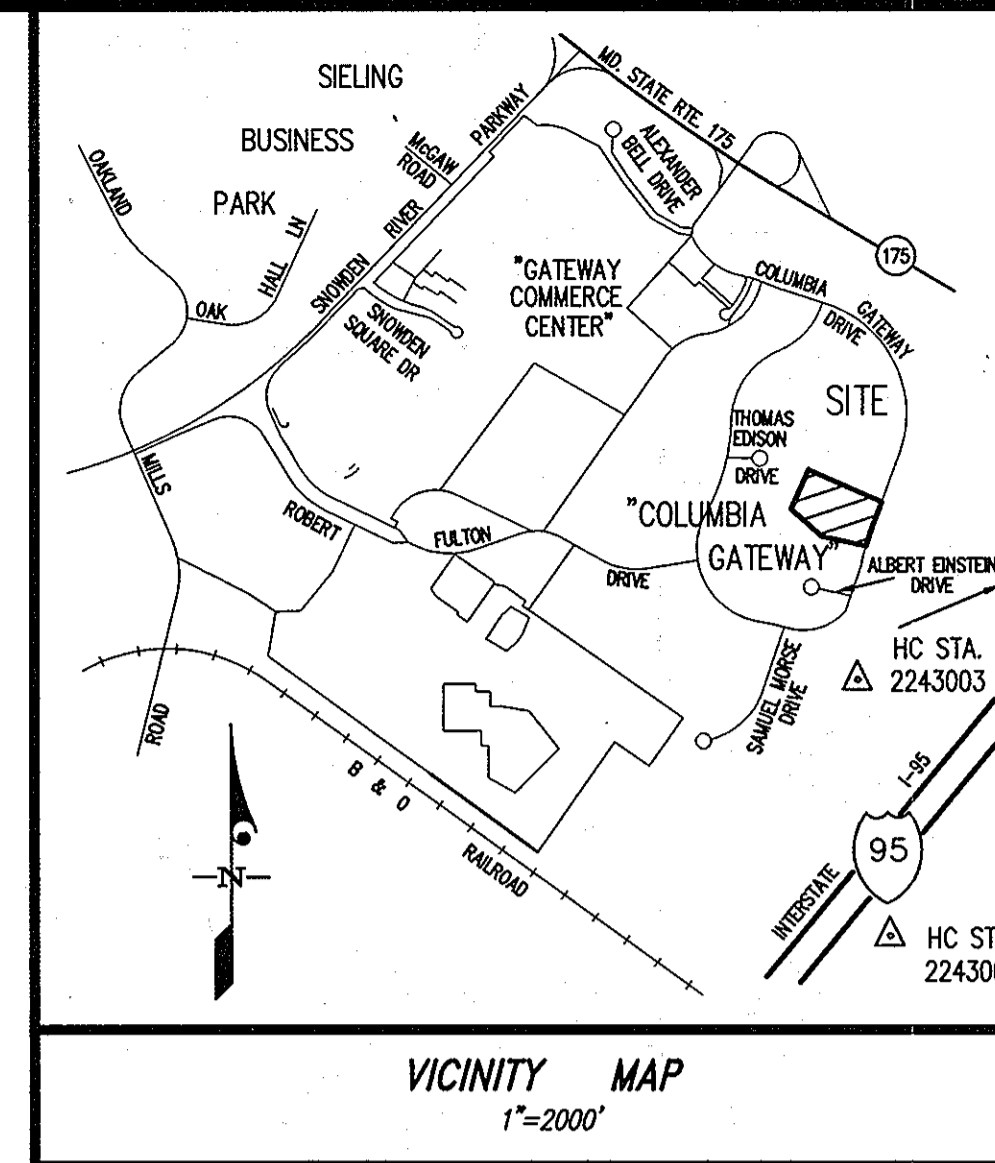
- All construction shall be in accordance with the latest standards and specifications of Howard County plus MSHA standard and specifications if applicable.
- The contractor shall notify the Department of Public Works, Bureau of Engineering, Construction Inspection Division at (410) 313-1880 at least five (5) working days prior to the start of work.
- The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
- The contractor shall notify the Howard County Department of Public Works, Bureau of Utilities at (410) 313-4900 at least five working days prior to starting any excavation work.
- Site area: 9.3820 acres.
- All plan dimensions are to face of curb unless otherwise noted.
- Existing topography is shown per field run survey information by Gutschick, Little & Weber, P.A.
- Coordinates and bearings are based upon the MD State plan system (NAD '27).
- Water and sewer shown is public.
- Stormwater management for this site is existing (F-87-63, F-90-92, SDF-98-40, F-87-125).
- All existing water and sewer is per Contracts 24-1629-D and 24-2670-D.
- All existing public storm drain is per F-87-125 and F-86-182.
- All curb radii is 5' unless noted otherwise.
- Sidewalks adjacent to perpendicular parking shall be 6' wide. All other sidewalks shall be 4' wide except where dimensioned otherwise.
- Contractor shall utilize PVC pipe for all sewer house connections. Contractor shall utilize D.I.P. (CL 51) for water house connections.
- Use trench bedding class "C" for storm drains.
- Paved areas indicated are private except as noted.
- Project background: See Dept. of Planning & Zoning File Numbers: F-90-138, F-87-63, F-87-25 & GP-87-36.
- Recording reference: Plat # 12904.
- All proposed ramps shall be in accordance with current A.D.A. standards. Maximum sidewalk cross slope shall be two percent. Provide a five-foot by five-foot level (2 percent max.) landing at the top and bottom of all ramps and building entrances and exits.
- All proposed water meters shall be located inside buildings.
- All proposed site utilities are to terminate 5' from the building. The building plumber shall connect to and extend these utilities to the inside of the building.
- Existing utilities are based on approved design plans for construction and field location by Gutschick, Little & Weber, P.A.
- There is no floodplain on this site.
- There are no wetlands on this site.
- All exterior lighting will comply with zoning Regulations section 134.

Sheet Index

- Cover sheet
- Site Development Plan
- Typical Detail sheet
- Handicap Accessibility & Signage Details
- Landscape Plan
- Landscape Details, Notes & schedules
- Erosion Control Plan
- Erosion Control Details & Notes
- Storm Drain Profiles & schedules
- Utility Profiles
- Drainage Area & Soils Map

COLUMBIA GATEWAY PARCEL S-24

SITE DEVELOPMENT PLAN



Site Analysis

- Site Area: 9.38 Ac.
 - Site Zoning: M-1
 - Limit of Submission Area: 9.38 Ac.
 - Building Coverage: 3.26 Ac. or 35% of Gross Area (Proposed)*
 - Parking Tabulation:
 - Gross Floor Area: 145,780 sq. ft.
 - Required Parking Spaces: 729/1000 x 145,780 = 481 sp.
 - Required Handicap Spaces: 12 spaces
 - Required Handicap Van Spaces: 2 spaces
 - Proposed Parking Spaces Total: 507 spaces
 - Proposed Handicap Parking Spaces: 14 spaces
 - Proposed Handicap Van Spaces: 2 spaces
- * Building Area For Building Coverage (Floor Area ratio) is: 145,010 sq. ft.

Legend

- Standard 6" curb & gutter
- Existing Curb
- Prop Curb (by redline to F-87-125) Parcel S-24
- Prop Curb (by redline to F-87-125) Parcel S-24
- Reverse 6" curb & gutter
- Screen Wall
- Proposed Spot Elevation
- Existing Contour
- Prop Contour (by SDF 98-40)
- Prop. Contour
- Patron Access
- Limit of Submission
- Light Pole
- Light Pole Designation

KEY MAP

SCALE: 1" = 100'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Joseph S. Kuttler 4/27/98
Director Date
Cande Hammett 4/22/98
Chief, Division of Land Development Date
William J. ... 4/24/98
Chief, Development Engineering Division MKK Date



ADDRESS CHART					
PARCEL NUMBER	STREET ADDRESS				
S-24	7000 COLUMBIA GATEWAY DRIVE				
SUBDIVISION NAME:		SECTION/AREA	PARCEL		
COLUMBIA GATEWAY		N/A	S-24		
PLAT	ZONE	TAX MAP	BLOCK	ELEC. DIST.	CENSUS TRACT
120074	M-1	43	1 & 7	6	6067.03

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

97155SP1.DWG DES. MJT DRN. SJG CHK. MJT

DATE	REVISION	BY	APP'R.

OWNER:
7000 Honeyco, LLC.
6711 Columbia Gateway Dr.
Suite 300
Columbia, MD 21046-2889
443-285-9400

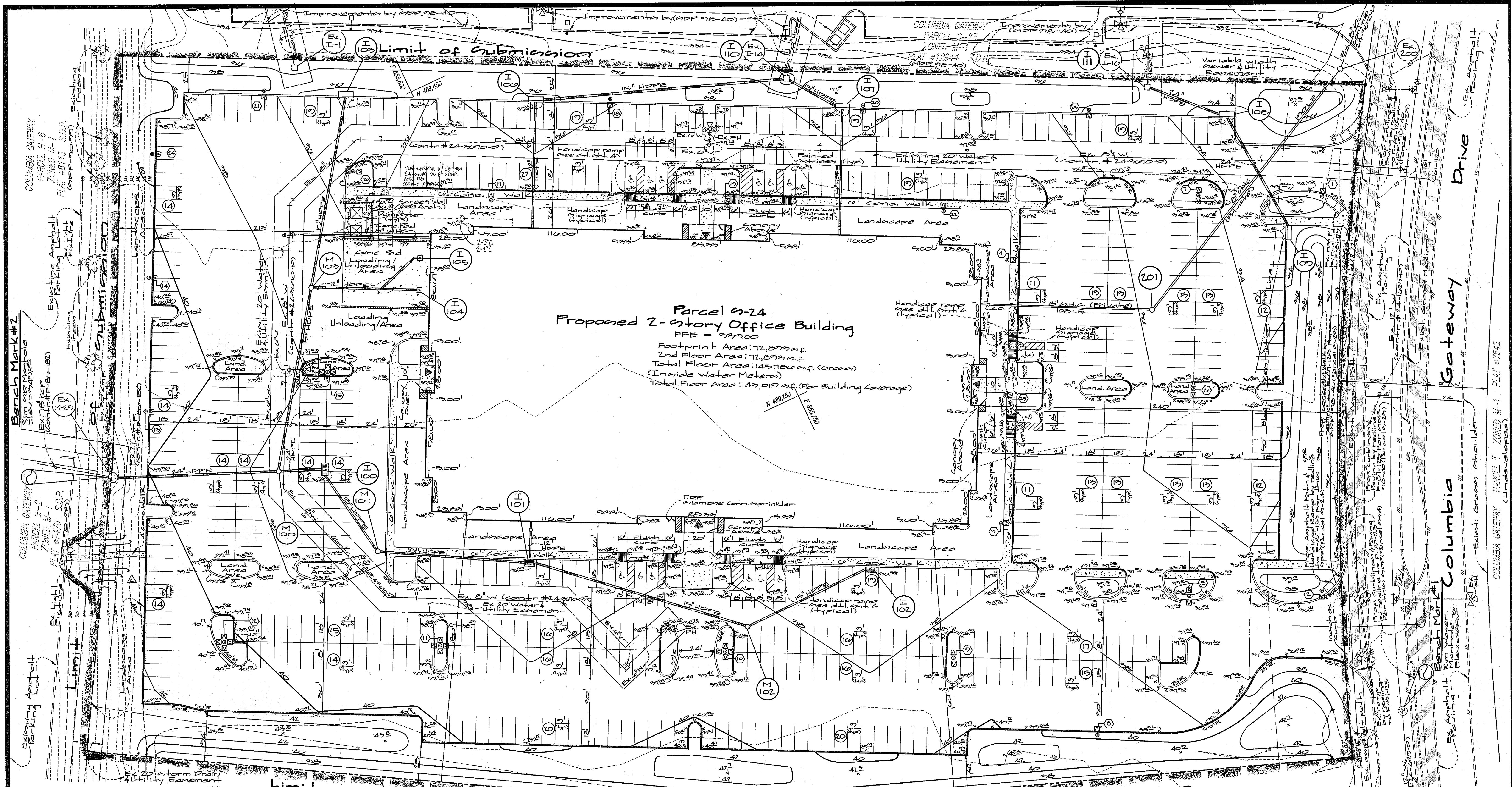
COVER SHEET
COLUMBIA GATEWAY
PARCEL S-24

ELECTION DISTRICT No. 6

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	M-1	97155
DATE	TAX MAP No.	SHEET
April 16, 1998	43	FOF 11

SDF 98-91



Parcel S-24
Proposed 2-Story Office Building
 FFE = 377,000
 Footprint Area: 72,877 s.f.
 2nd Floor Area: 72,877 s.f.
 Total Floor Area: 145,754 s.f. (Gross)
 (Inside Water Meters)
 Total Floor Area: 143,019 s.f. (For Building Coverage)

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Joseph R. Rutter* 4/27/99
 Chief, Division of Land Development: *Candy Hamstra* 4/27/99
 Chief, Development Engineering Division: *William J. ...* 4/24/99

DES.	DRN.	W.L.	CHK.

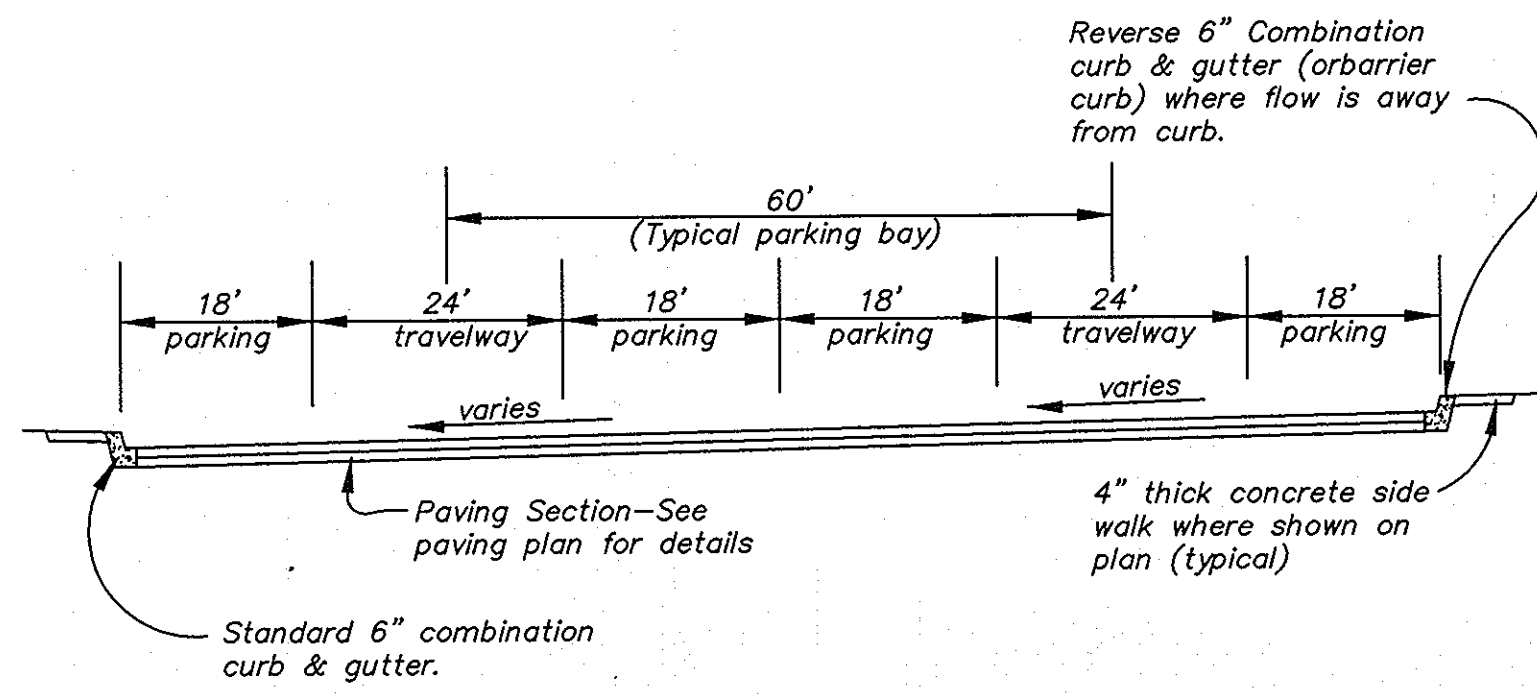
DATE	REVISION	BY	APPR.
01/2000	Address & Callouts to the Property		
01/11	Add Pedestrian Conn. to Parcel M-2 & Rev. Owner Info.		

OWNER:
 7000 Honeyeys, LLC
 6711 Columbia Gateway Dr.
 Suite 300
 Columbia MD 21046-2783
 443-280-5400

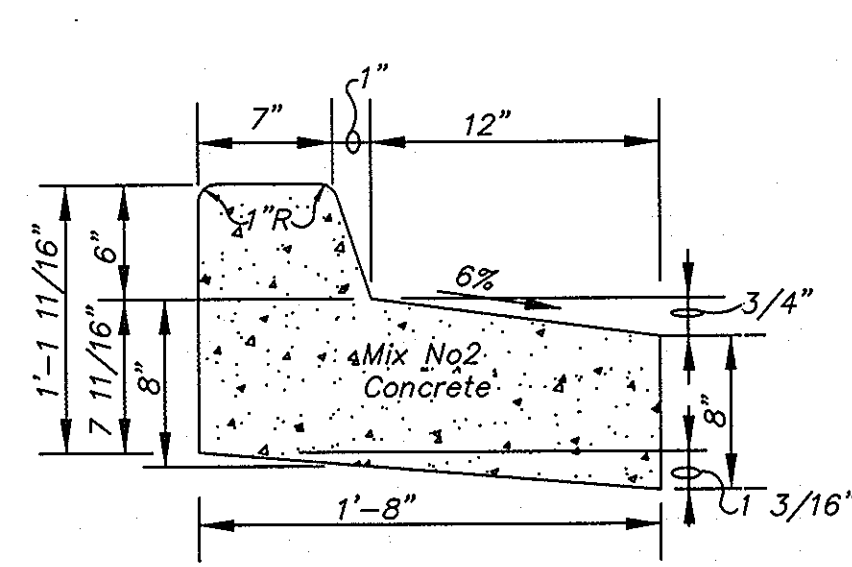
SITE DEVELOPMENT PLAN
COLUMBIA GATEWAY
PARCEL S-24
 ELECTION DISTRICT No. 6
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	M-1	97155
DATE	TAX MAP No.	SHEET
April 1, 1999	43	2 OF 11

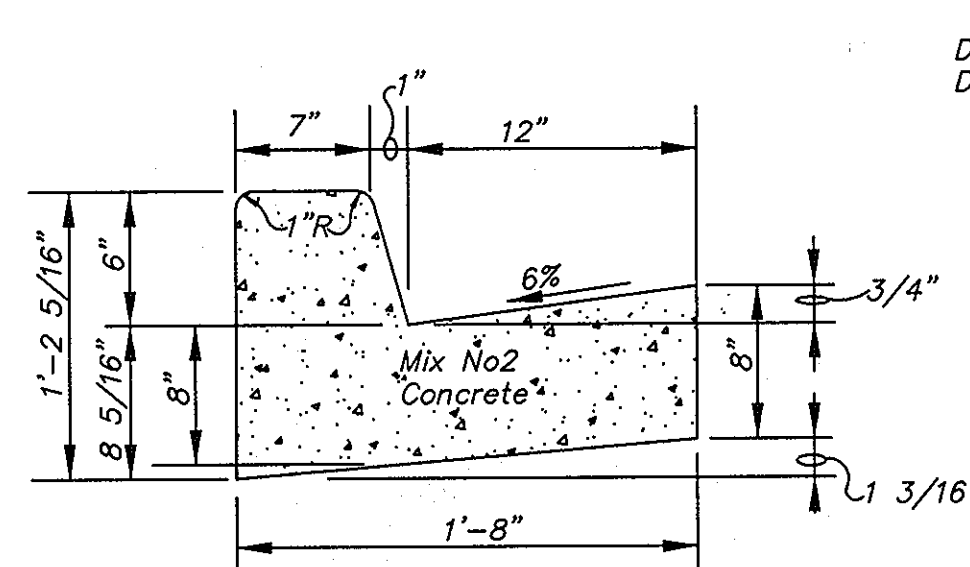
PDF 98-91



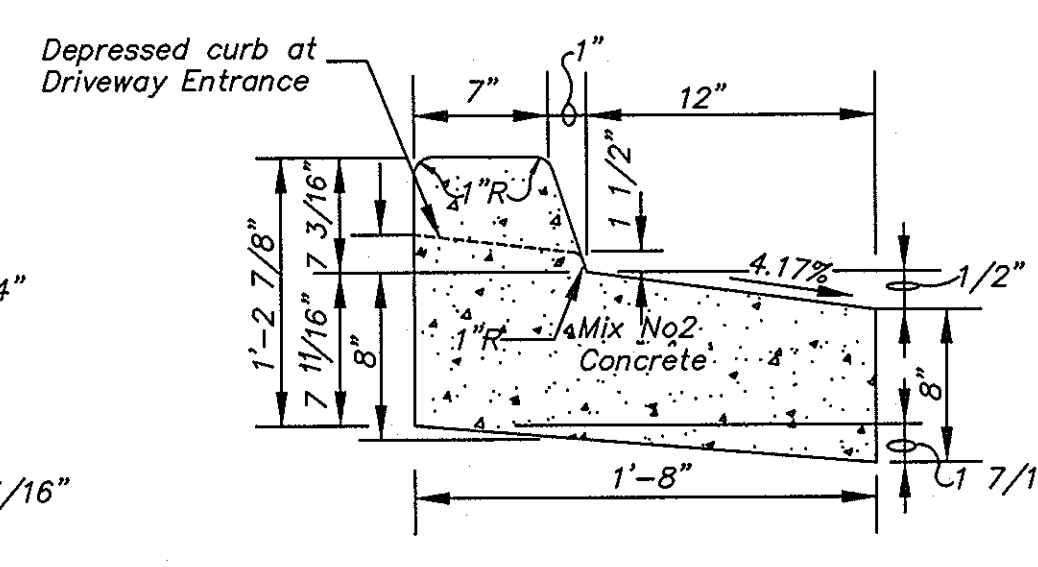
Typical Section-Private Parking
N.T.S.



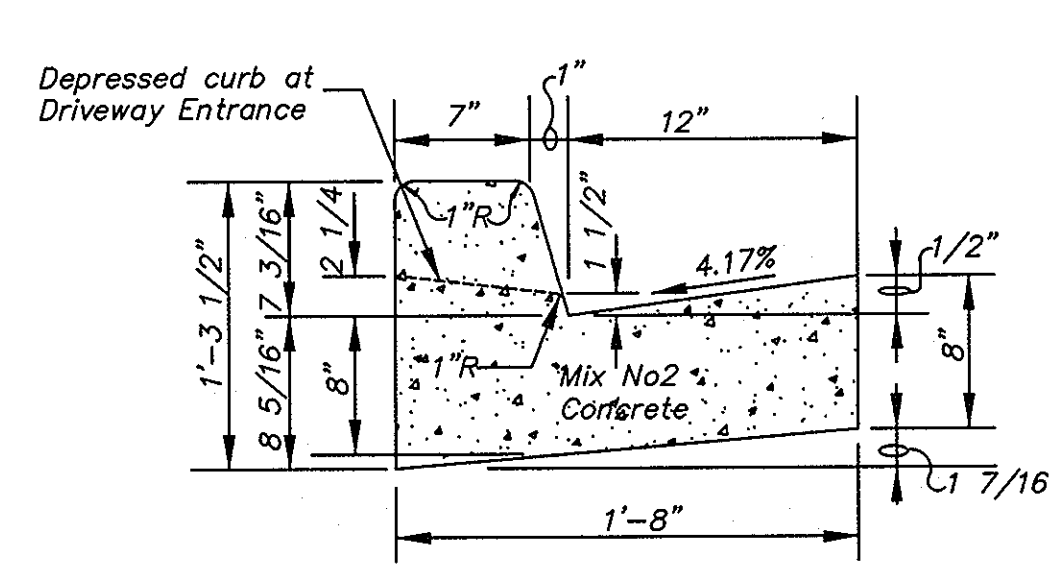
Reverse 6" Combination Curb & Gutter
N.T.S.



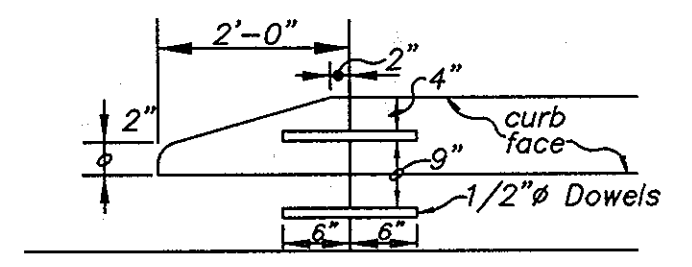
Standard 6" Combination Curb & Gutter
N.T.S.



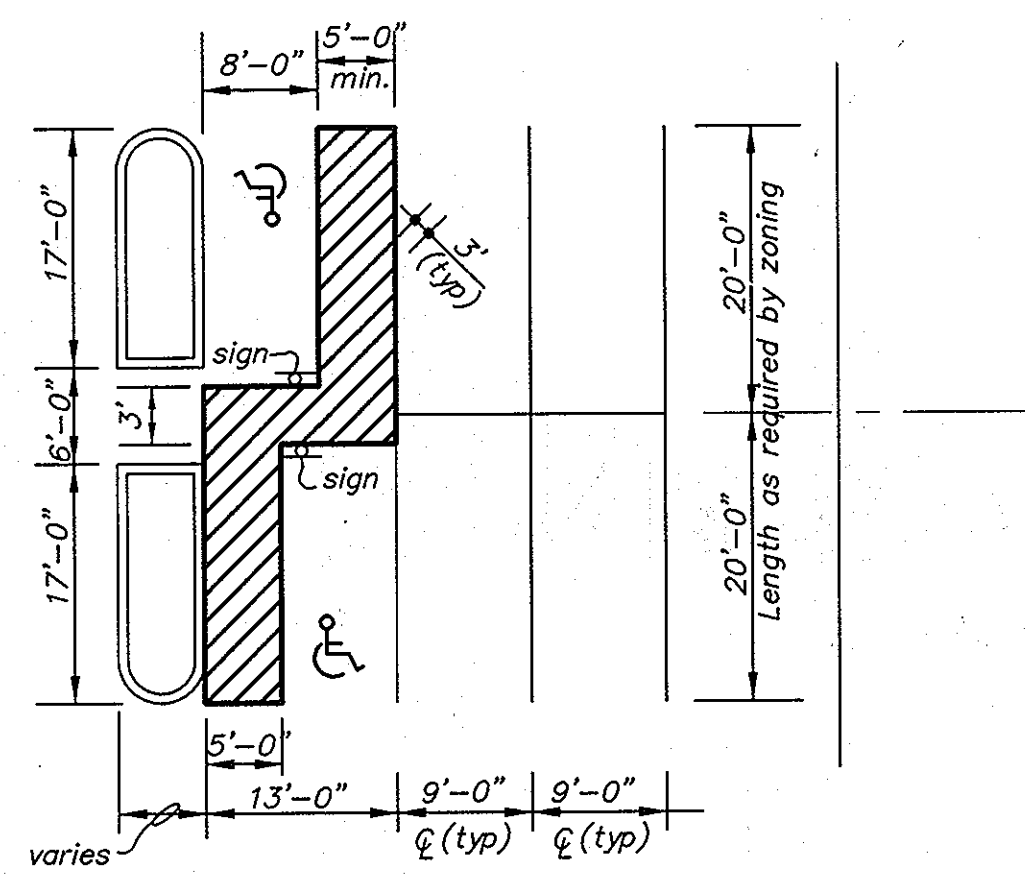
Reverse 7" Combination Curb & Gutter
N.T.S.



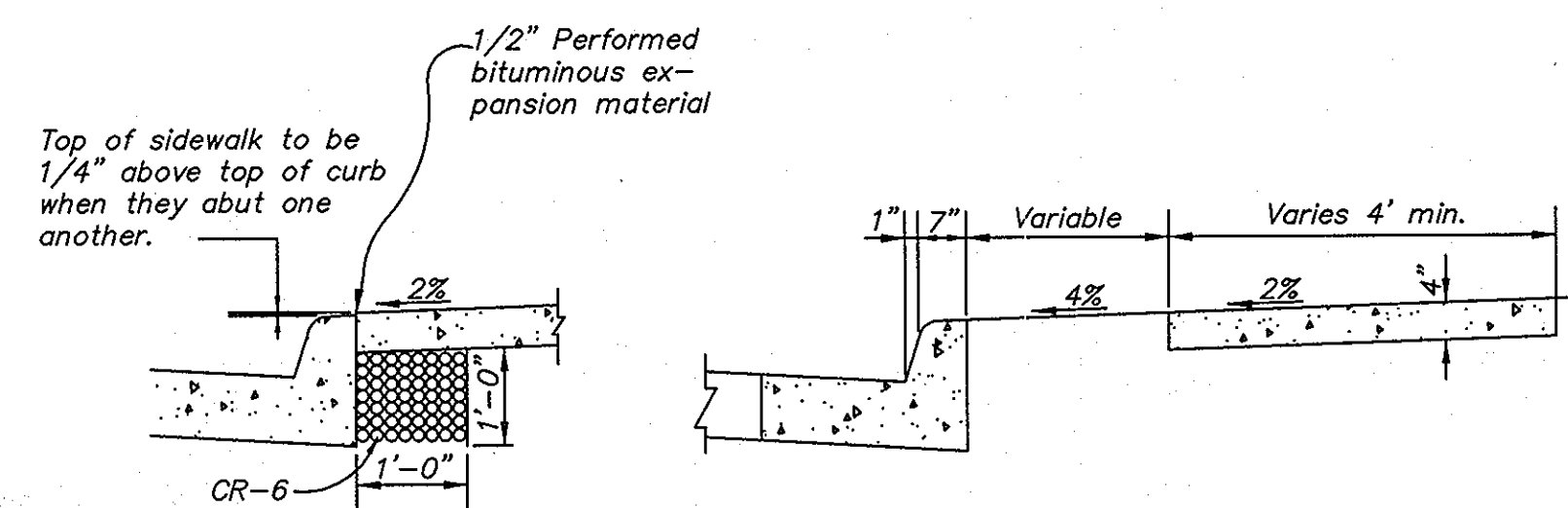
Standard 7" Combination Curb & Gutter
N.T.S.



Nose Down Curb Detail
N.T.S.



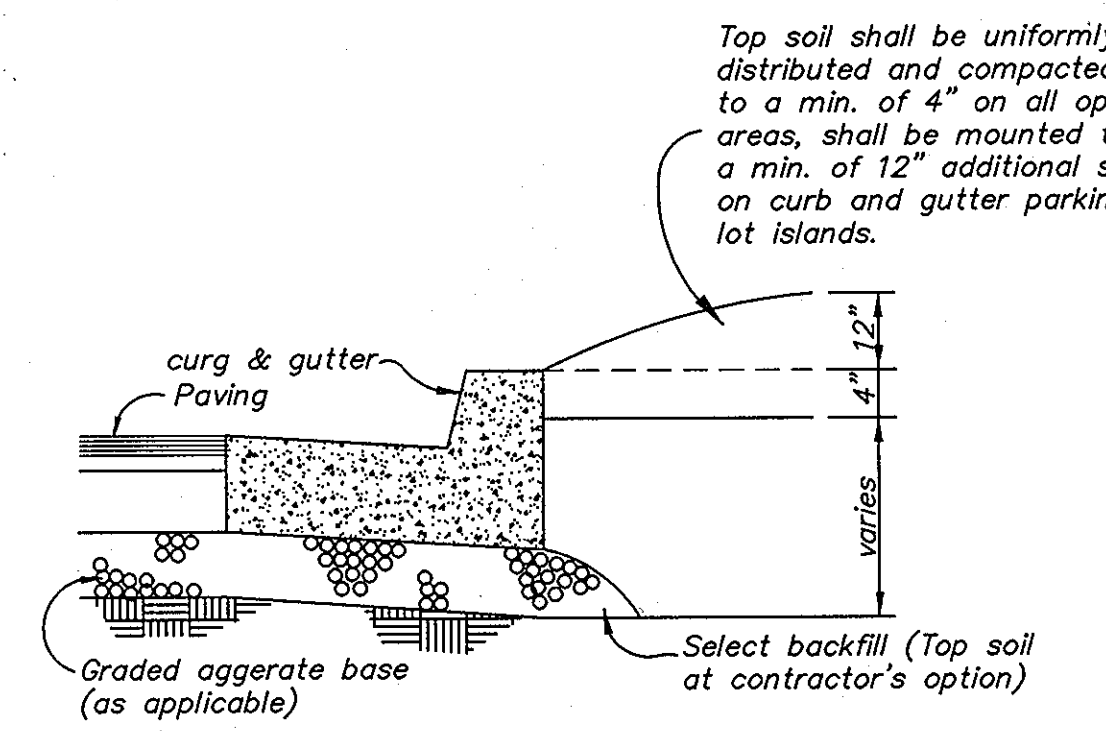
Typical Striping of Parking Lot and Handicap Parking Detail
Note: 4" wide white stripes typical (unless noted otherwise)



Detail A

Sidewalk Detail
N.T.S.

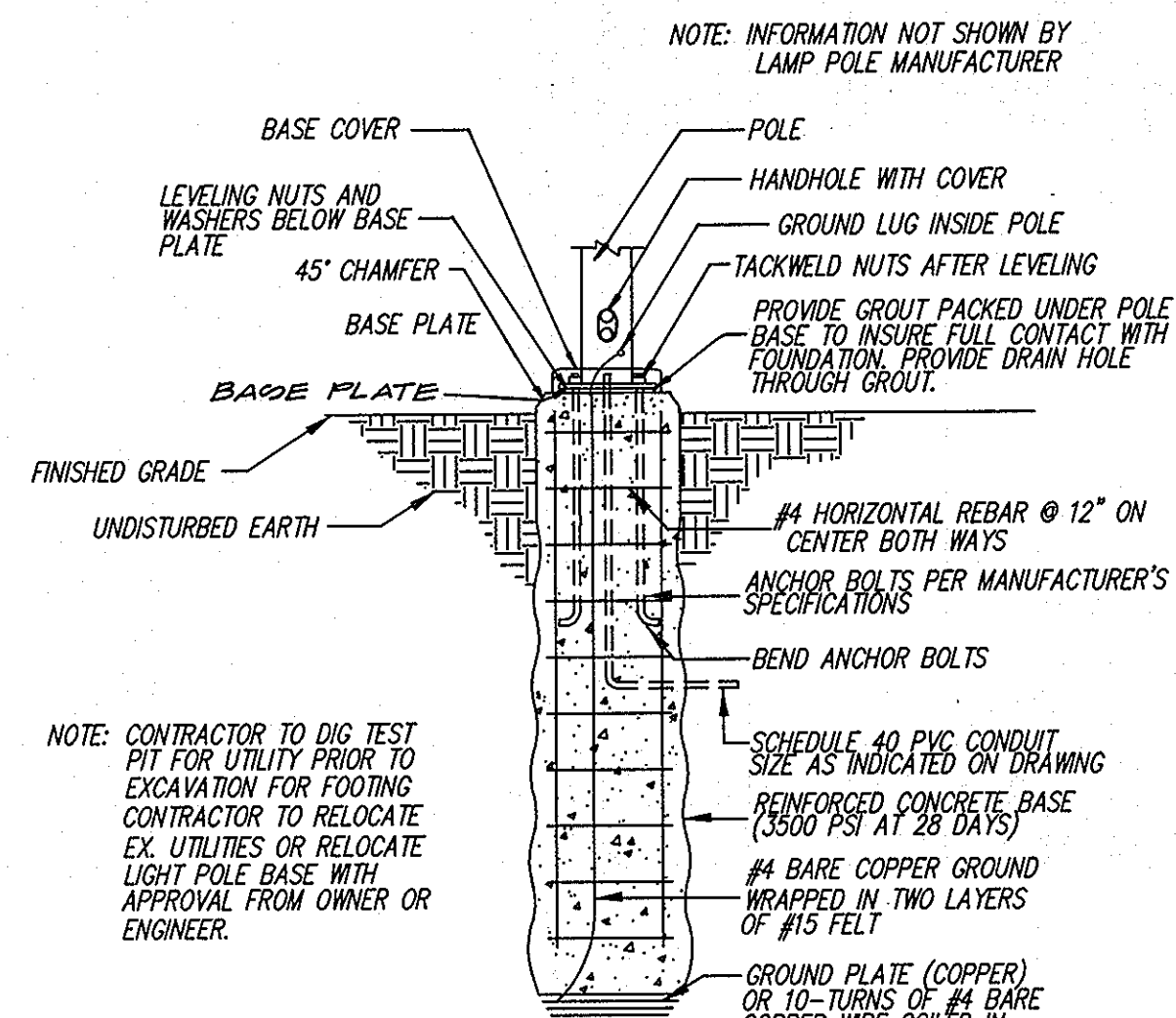
- Notes:
- Sidewalk to be scribed in 5' maximum squares.
 - Expansion joints across the sidewalk not to be more than 15' apart.
 - 1/2" preformed bituminous expansion material in expansion joints to be kept 1/4" below surface of sidewalk.
 - Concrete to be mix No.2
 - When sidewalk abuts curb, walk shall be 1/4" above curb with preformed bituminous expansion material between sidewalk and curb and resting on a compacted crushed stone base. See detail A this sheet.
 - On longitudinal sidewalk grades of 5% or greater, a concrete header, 6" thick and 6" deep below the normal 4" sidewalk thickness shall be constructed for the full width of the sidewalk at intervals of 48'. The headers shall be placed at expansion joint locations and shall be monolithic with the sidewalk.



Topsoiling Detail
N.T.S.

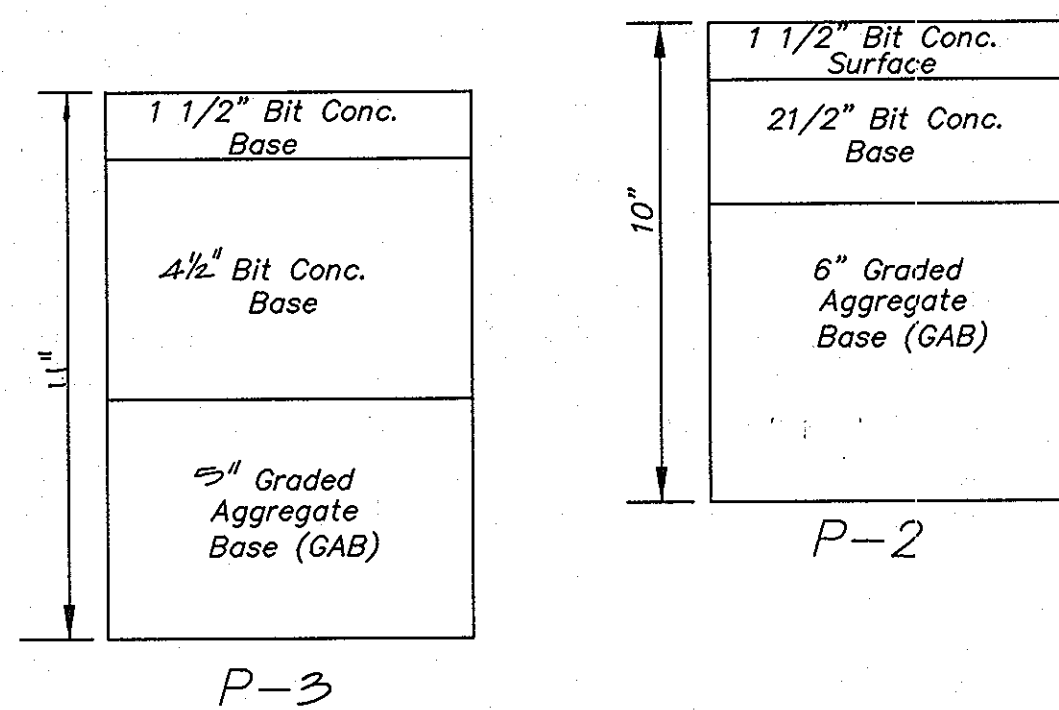
Materials:

Top soil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand or other soil as approved by an Agronomist or soil scientist. It shall not have a mixture of contrasting textured subsoil and contain no more than 5 percent by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash or other extraneous materials larger than 1 1/2" in dia. Top soil must be free of plants or plant parts of bermuda grass, quack grass, johnson grass, nutsedge, poison ivy, thistles, or others as specified. All top soil shall be tested by a recognized laboratory for organic matter content, pH and soluble salts. A pH of 6.0 to 7.5 and an organic content of not less than 5.0, lime shall be applied and incorporated with the top soil to adjust the pH to 6.5 or higher. Top soil containing soluble salts greater than 500 per million shall not be used.

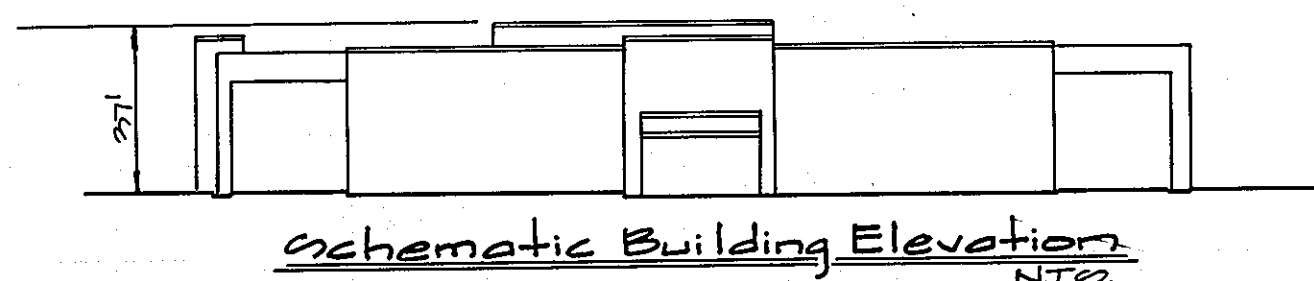


POLE BASE DETAIL
N.T.S.

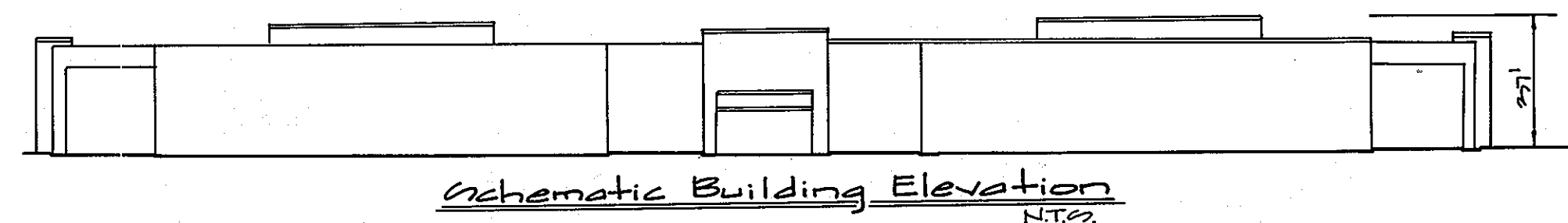
Granular Base Sections



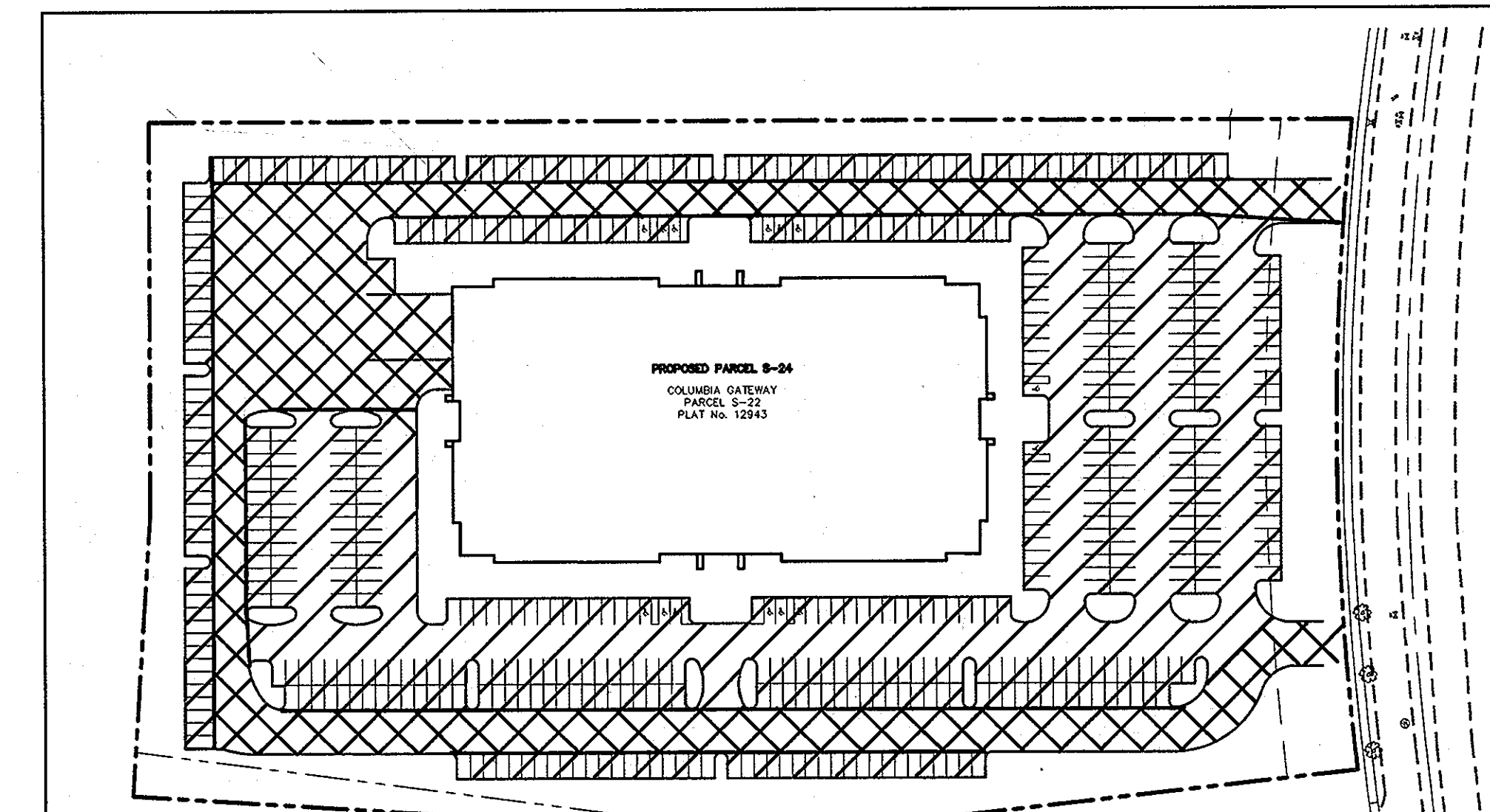
Paving Sections
N.T.S.



Schematic Building Elevation
N.T.S.



Schematic Building Elevation
N.T.S.



Legend

- P-2 Paving
- P-3 Paving

Paving Plan
1"=100'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

[Signature] 4/27/98
Date

[Signature] 4/27/98
Date

[Signature] 4/24/98
Date

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: 301-421-4188

DES. DRN. W. J. CHK.
DATE REV. OWNER INFO. DATE

REVISION
BY APPR.

OWNER:
7000 Honeywell
0711 Columbia Gateway Dr
Suite 200
Columbia, MD 21040-2987
443-285-9400

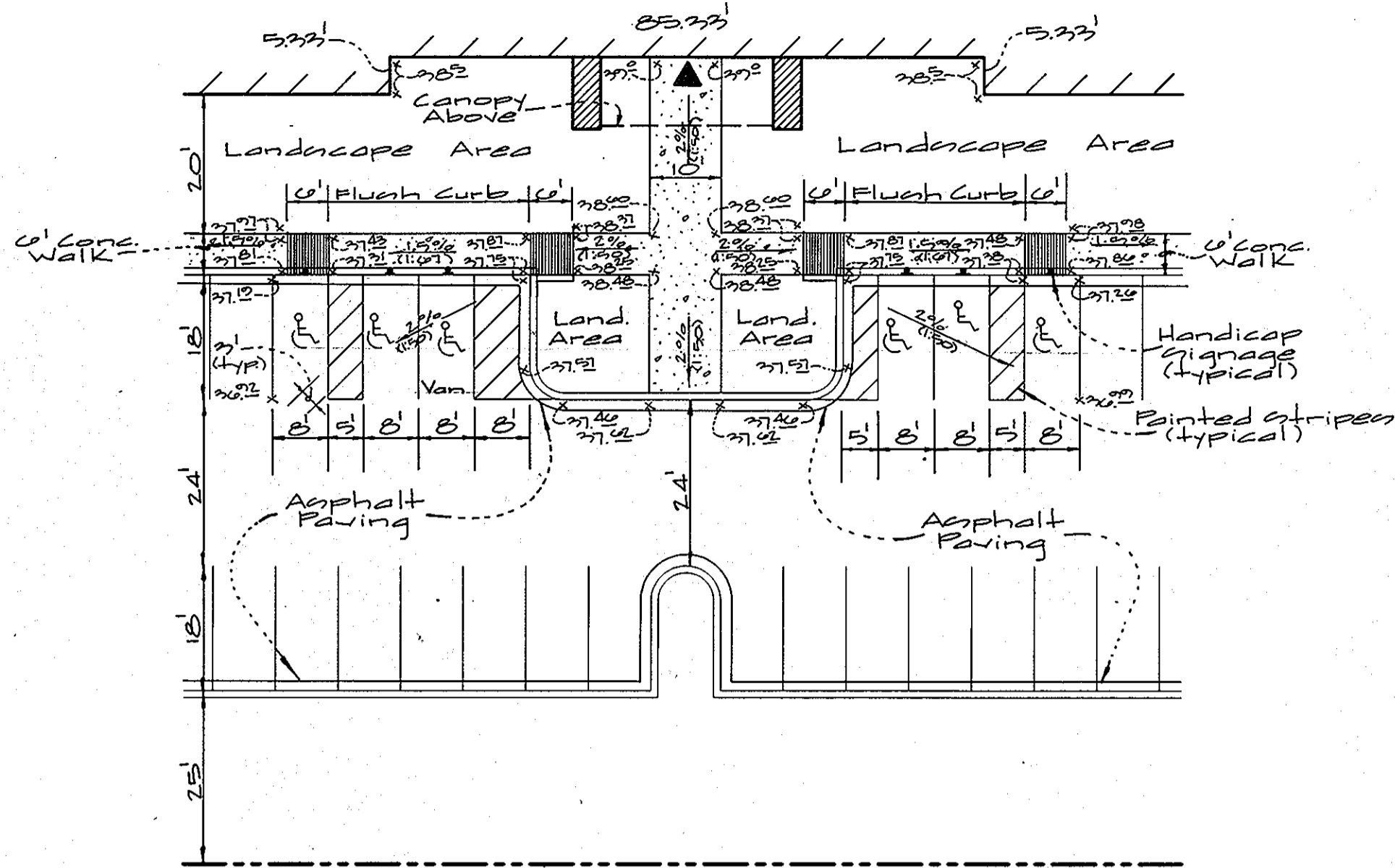
ELECTION DISTRICT No. 6

Site Details & Paving Plan
COLUMBIA GATEWAY
PARCEL S-24
HOWARD COUNTY, MARYLAND

SCALE AS SHOWN
DATE APR 11 1998
ZONING M-1
TAX MAP No. 43
G. L. W. FILE No. 97155
SHEET 3 OF 11

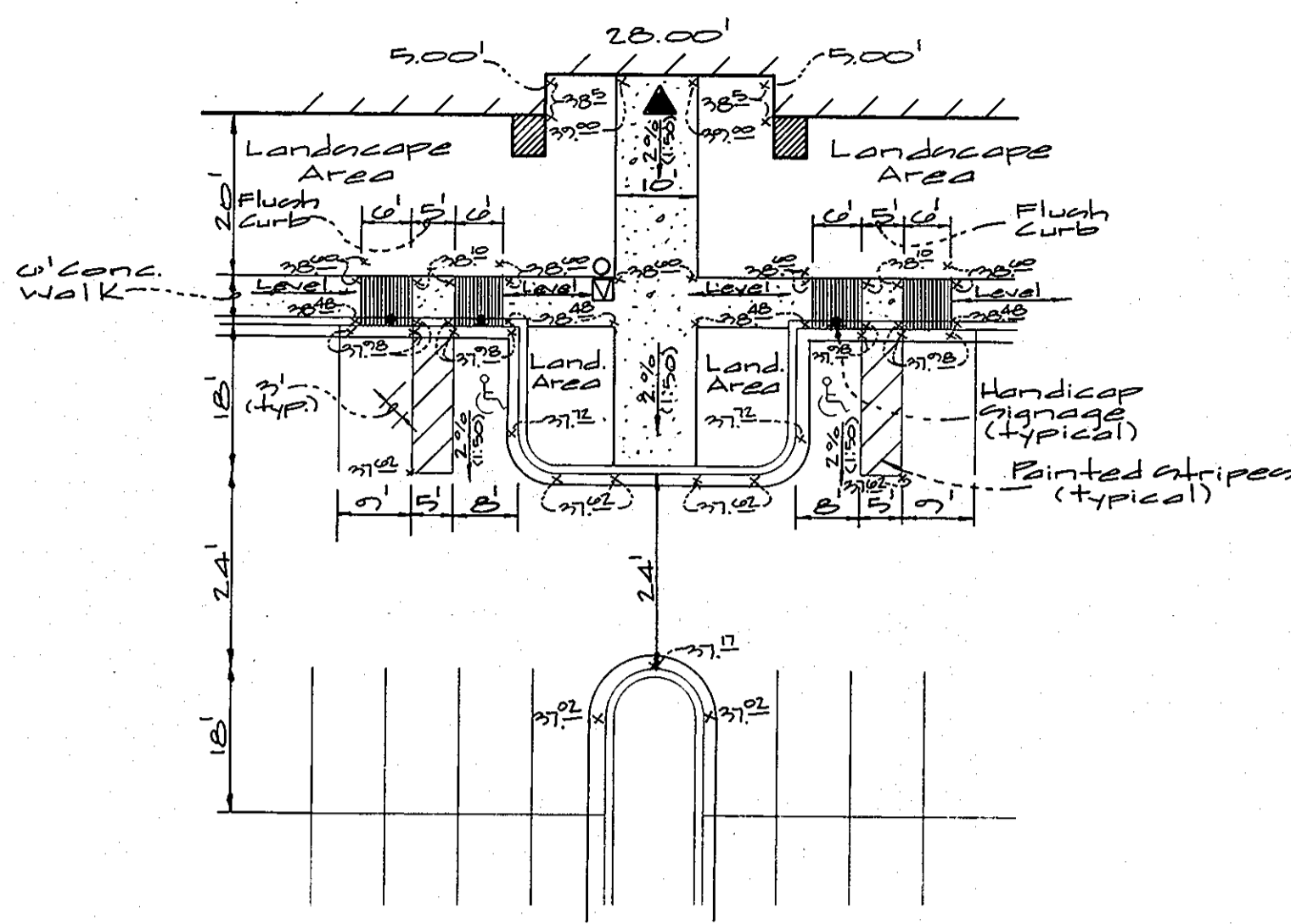
GDP 98-01

Parcel 9-24
FFE = 277.00



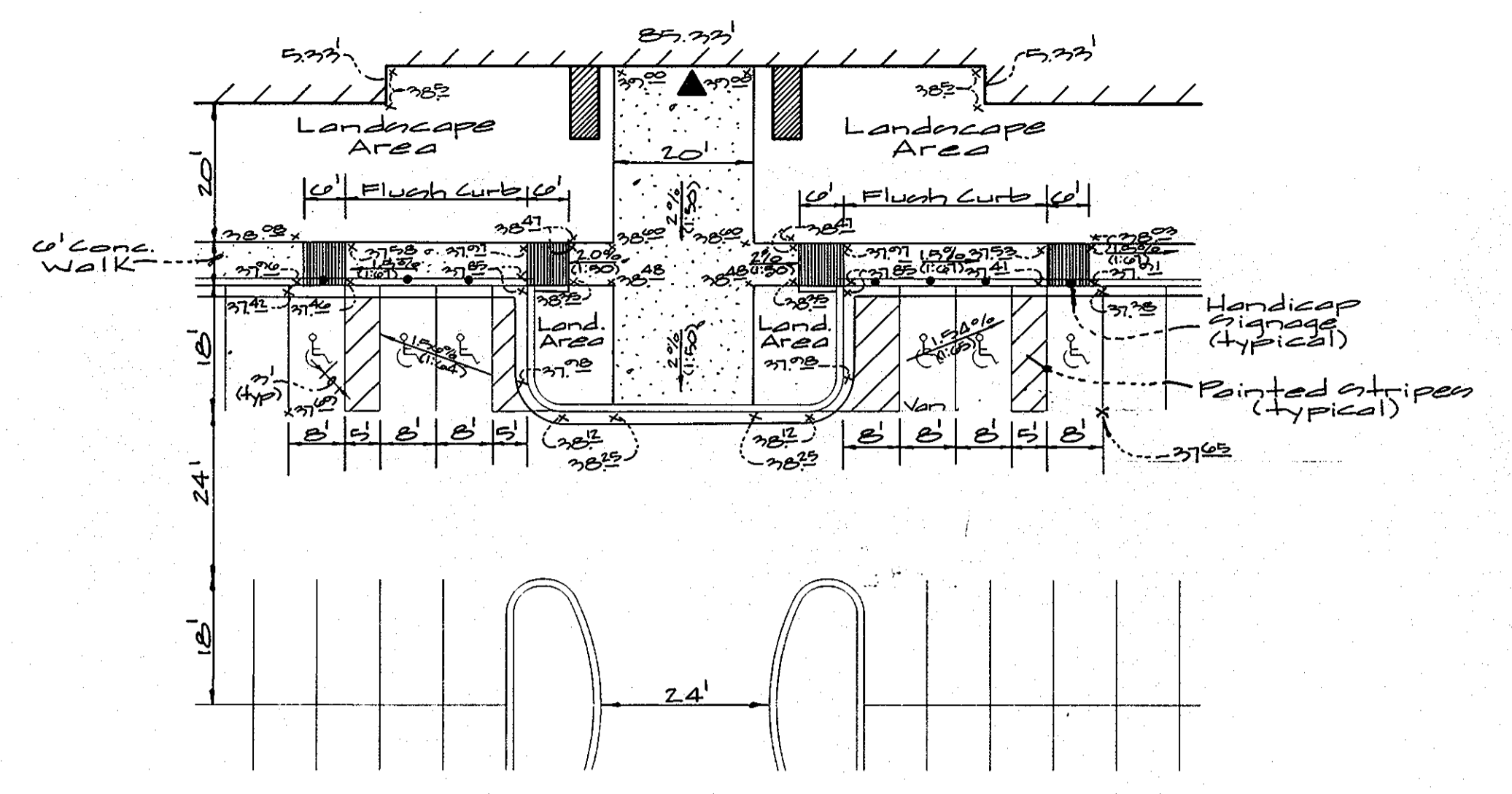
Handicap Accessibility Detail
Scale: 1" = 20'
(North Side)

Parcel 9-24
FFE = 277.00

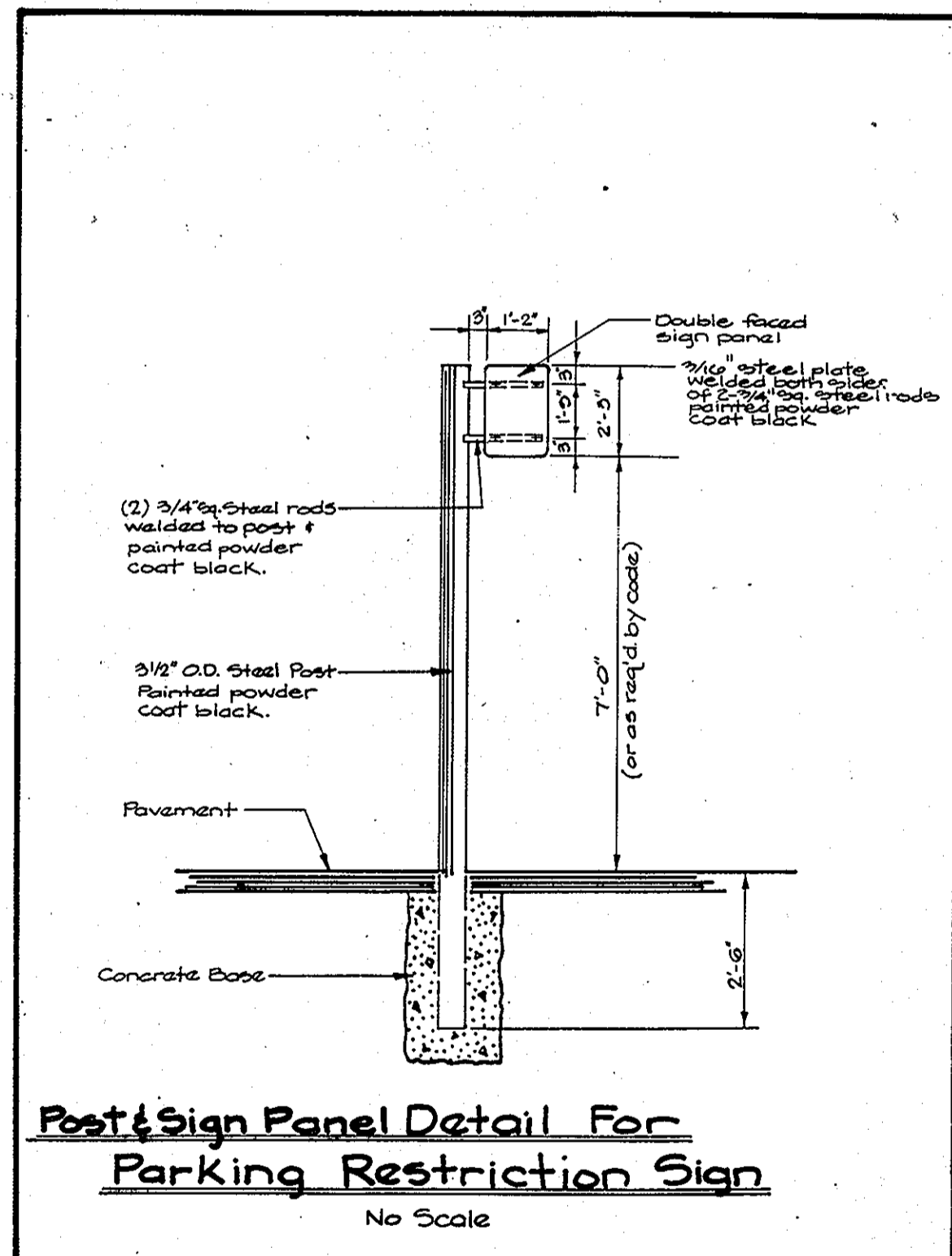


Handicap Accessibility Detail
Scale: 1" = 20'
(East Side)

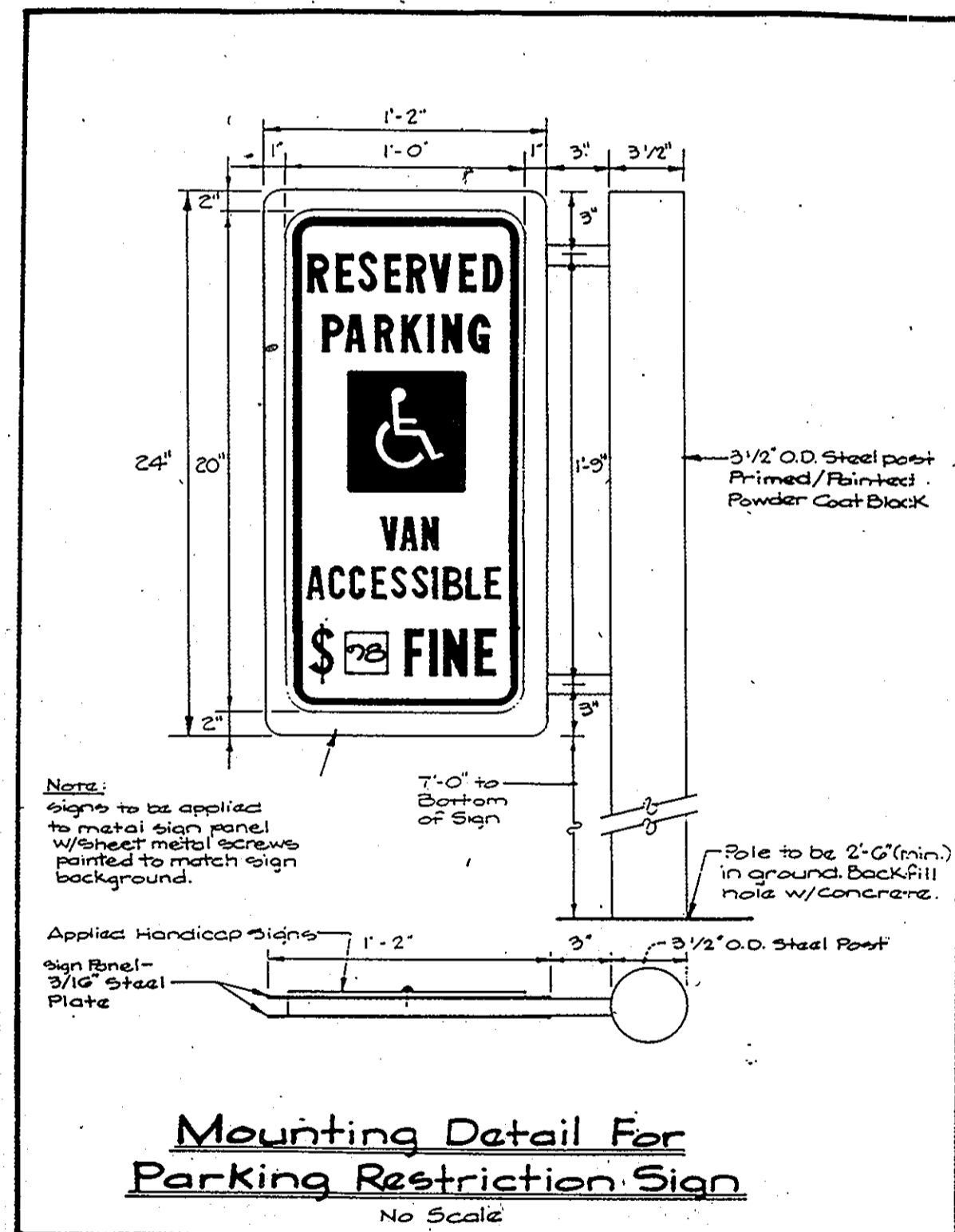
Parcel 9-24
FFE = 277.00



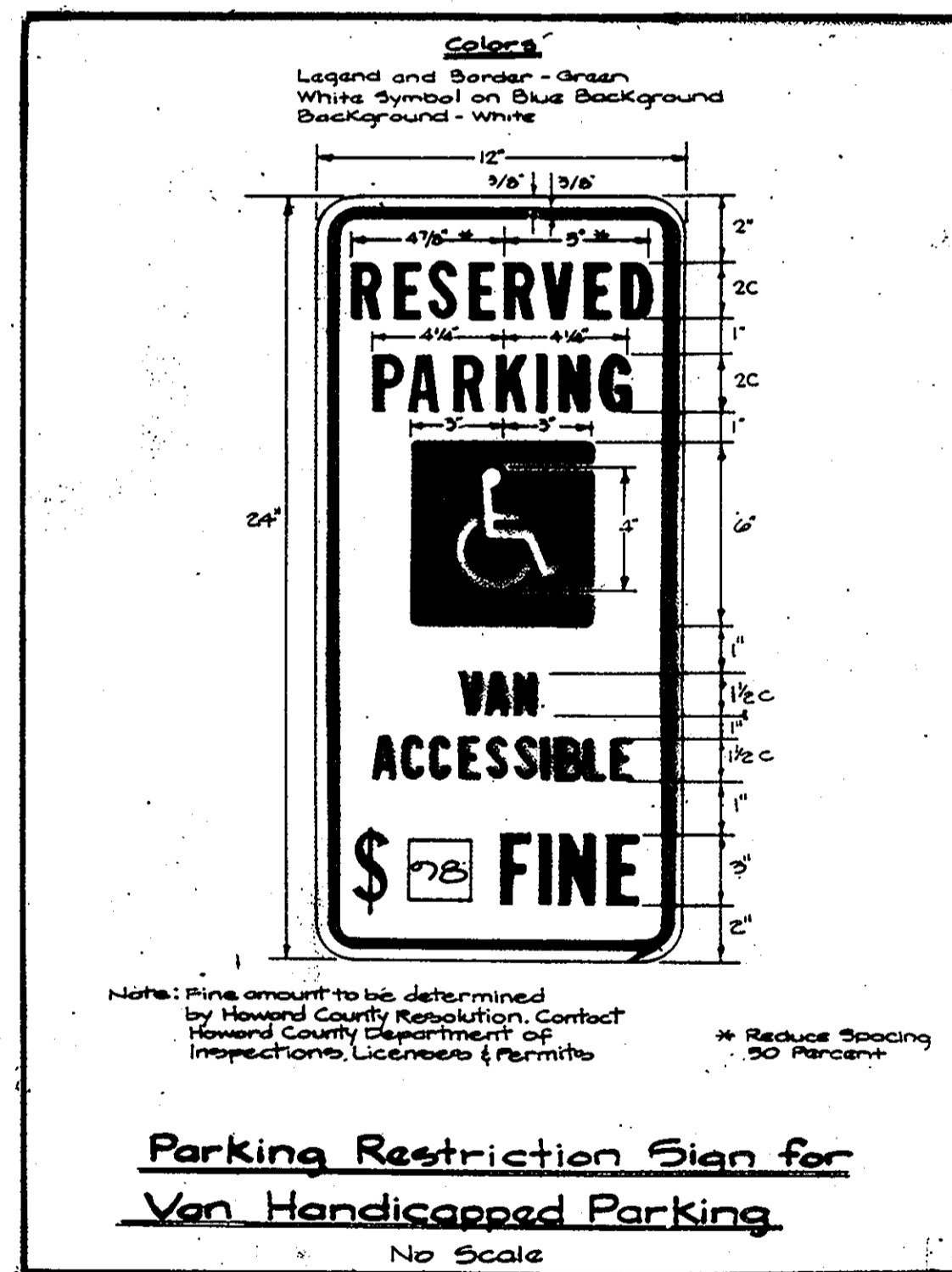
Handicap Accessibility Detail
Scale: 1" = 20'
(South Side)



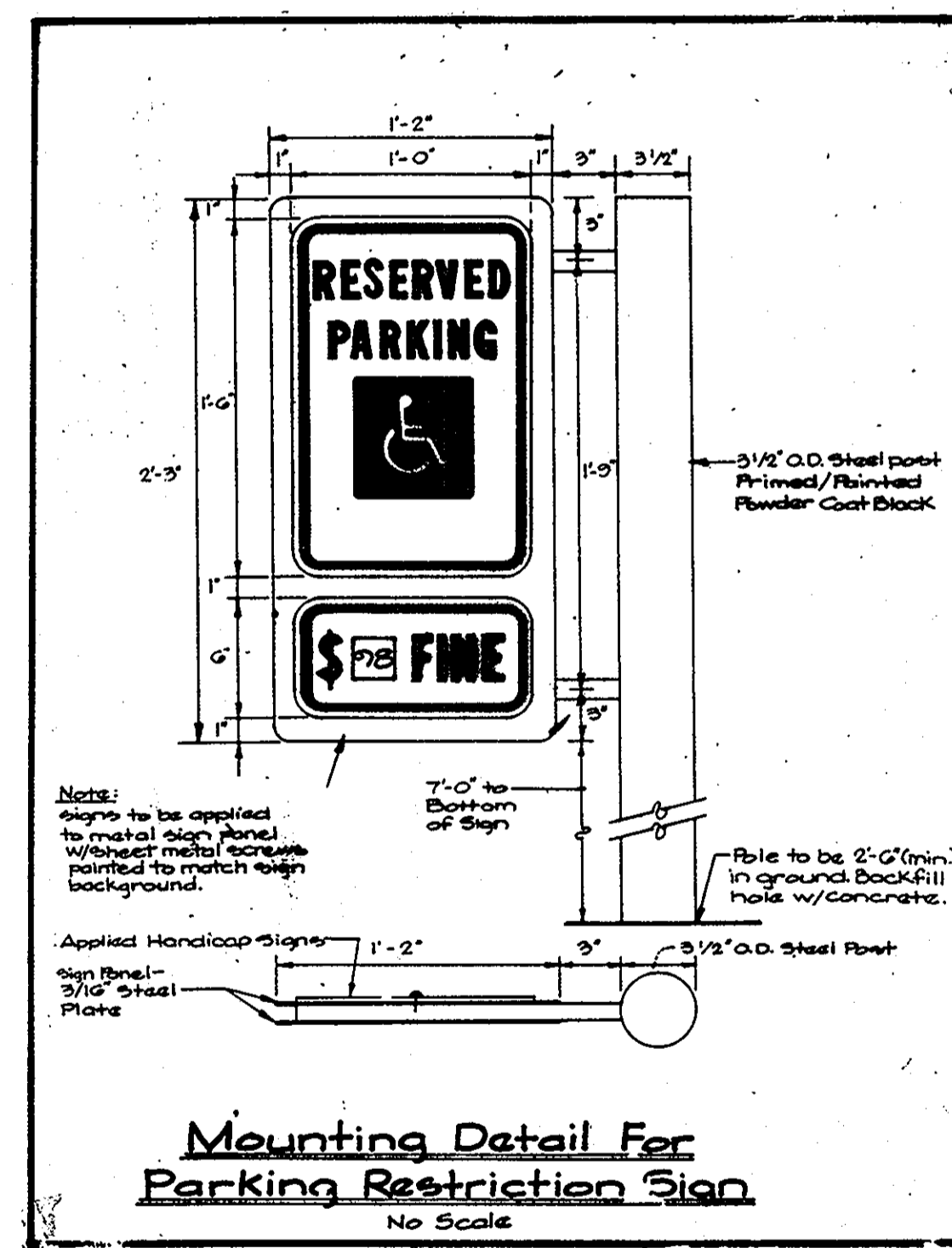
Post & Sign Panel Detail For Parking Restriction Sign
No Scale



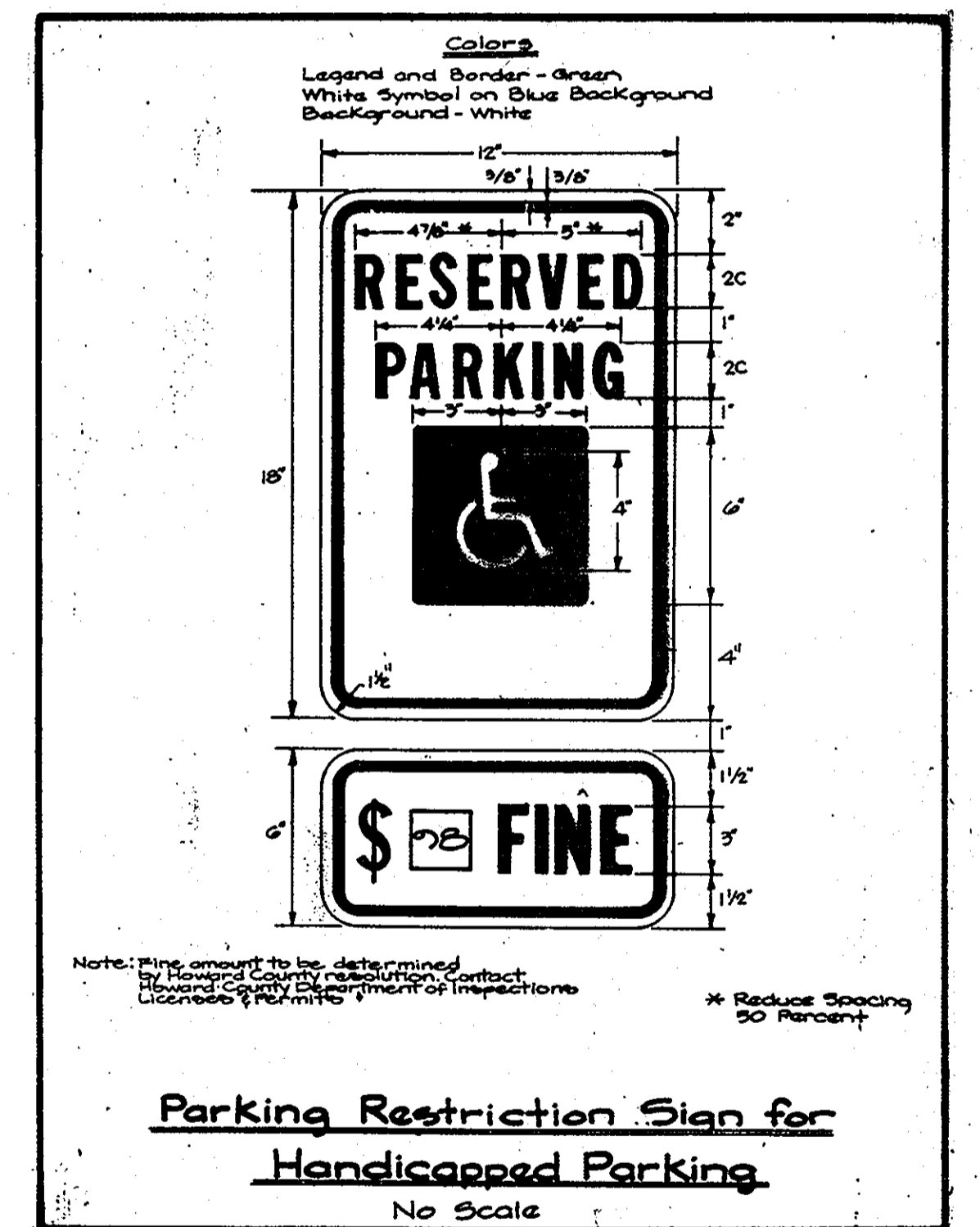
Mounting Detail For Parking Restriction Sign
No Scale



Parking Restriction Sign for Van Handicapped Parking
No Scale



Mounting Detail For Parking Restriction Sign
No Scale



Parking Restriction Sign for Handicapped Parking
No Scale



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 [Signature] 4/27/98
 [Signature] 4/27/98
 [Signature] 4/24/98

- Notes:**
- Maximum sidewalk crossslope is 2% (1:50).
 - A 5' x 5' minimum level (2%) landing is required at the top and bottom of all ramps. Ramps are slopes greater than 5%.
 - Maximum slope in any direction of the handicap accessible parking is 2%.

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONTVILLE OFFICE PARK
 BURTONTVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-988-2524 FAX: 301-421-4186

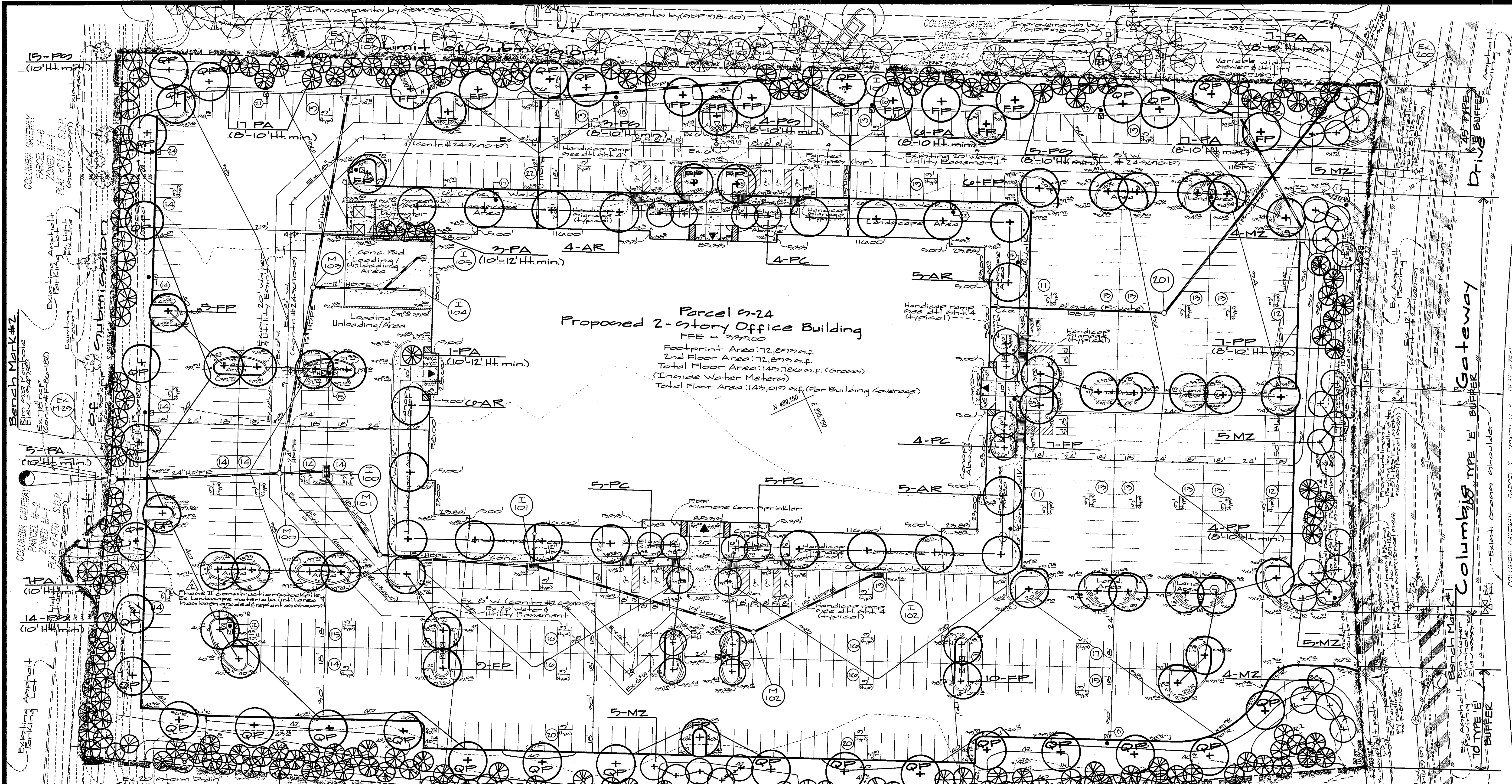
DES.	DRN. W.J.	CHK.	DATE	REVISION	BY	APP.

OWNER:
 7000 Honey, LLC.
 4711 Columbia Gateway Dr.
 Suite 200
 Columbia, MD 21046-2383
 443-286-5400

Handicap Accessibility Details
COLUMBIA GATEWAY
PARCEL S-24
 ELECTION DISTRICT No. 6
 HOWARD COUNTY, MARYLAND

SCALE AS SHOWN	ZONING M-1	G. L. W. FILE No. 97155
DATE April 16, 1998	TAX MAP No. 43	SHEET 4 OF 11

PDF 98-01



Parcel S-24
Proposed 2-story Office Building
 FFE = 339,000
 Footprint Area: 72,877 sq. ft.
 2nd Floor Area: 72,877 sq. ft.
 Total Floor Area: 145,754 sq. ft. (Gross)
 (Inside Water Meters)
 Total Floor Area: 143,019 sq. ft. (For Building Coverage)

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Joseph J. Scott 4/27/98
 Director Date

Candy Hamilton 4/21/98
 Chief, Division of Land Development Date

Chris D'Arcangelo 4/24/98
 Chief, Development Engineering Division Date

Developer's/Builder's Certificate

I We certify that the landscaping shown on this plan will be done according to the plan, Section 10.124 of the Howard County Code and the Howard County Landscape Manual. I We further certify that upon completion a Certification of Landscape Installation, accompanied by an executed one year guarantee of plant material, will be submitted to the Department of Planning and Zoning.

Paul Adreola 4/19/98
 Name Date

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 BALTO: 410-320-1820 DC/VA: 301-399-2524 FAX: 301-421-4188

DES.	DRN.	CHK.	DATE	REVISION	BY	APPR.

OWNER:
 7000 Honey, LLC
 0711 Columbia Gateway Dr.
 Suite 200
 Columbia, MD 21046-1323
 443-285-9400

Landscaping Plan
COLUMBIA GATEWAY
PARCEL S-24

ELECTION DISTRICT No. 6

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	M-1	97155
DATE	TAX MAP No.	SHEET
April 10, 1998	43	5 OF 11

GDP 98-91

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 Nurserymen (hereafter 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 heated-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 ARC.

a. Caliper measurements shall be taken six inches (6") above grade for trees under four-inch (4") caliper and twelve (12") above grade for trees four inches (4") in caliper and over.

b. Minimum branching height for all trees shall be six feet (6'), maximum eight feet (8').

c. Minimum size for planting shade trees shall be 3-3 1/2" caliper, 14'-16" in height.

d. Minimum size for planting minor or intermediate focus trees (pines, cypresses, etc.) shall be 3-3 1/2" caliper, 10'-12" in height.

e. Minimum size for planting shrubs shall be 18" - 24" spread unless noted otherwise.

f. Caliper, height, spread and size of ball shall be generally as follows:

CALIPER	HEIGHT	SPREAD	SIZE OF BALL
3" - 3 1/2"	14'-16'	6'-8'	32" diameter
3 1/2" - 4"	14'-16'	8'-10'	36" diameter
4" - 4 1/4"	16'-18'	8'-10'	40" diameter
4 1/4" - 5"	16'-17'	10'-12'	44" diameter
5" - 5 1/2"	16'-20'	10'-12'	48" diameter
5 1/2" - 6"	18'-20'	12'-14'	52" diameter

All plant material shall generally average the median 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 ARC 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 1st 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 1st. No planting shall be done when 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 (B+B) 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 ground 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 DIAMETER	PIT DIAMETER	PIT DEPTH
3" - 3 1/2" cal.	32"	64"	28"
3 1/2" - 4" cal.	36"	72"	32"
4" - 4 1/4" cal.	40"	80"	36"
4 1/4" - 5" cal.	44"	88"	40"
5" - 5 1/2" cal.	48"	96"	44"
5 1/2" - 6" cal.	52"	104"	48"

A 20% compaction figure of the soil to be removed is assumed 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 saw oak or similar durable woods, or lengths, minimum 7'-0" for major trees and 5'-0" minimum for minor trees.

b. Wire and Cable: Wire shall be #10 gal. galvanized or bethanzolized annealed steel wire. For trees over 3" caliper, provide 5/16" lum buckles, eye and eye with 4" take-up. For trees over 5" caliper, provide 3/16" 7 strand cable cadmium plated steel, with galvanized "eye" thimbles of wire and hose on trees up to 3" in caliper.

c. Hose: Shall be new, 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 "Typical Tree Staking Detail". All trees over 3" in caliper are to be planted and guyed in accordance with the attached "Typical Tree Guying Detail".

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. Sod which has been removed and stacked 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 2" 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 ARC 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.

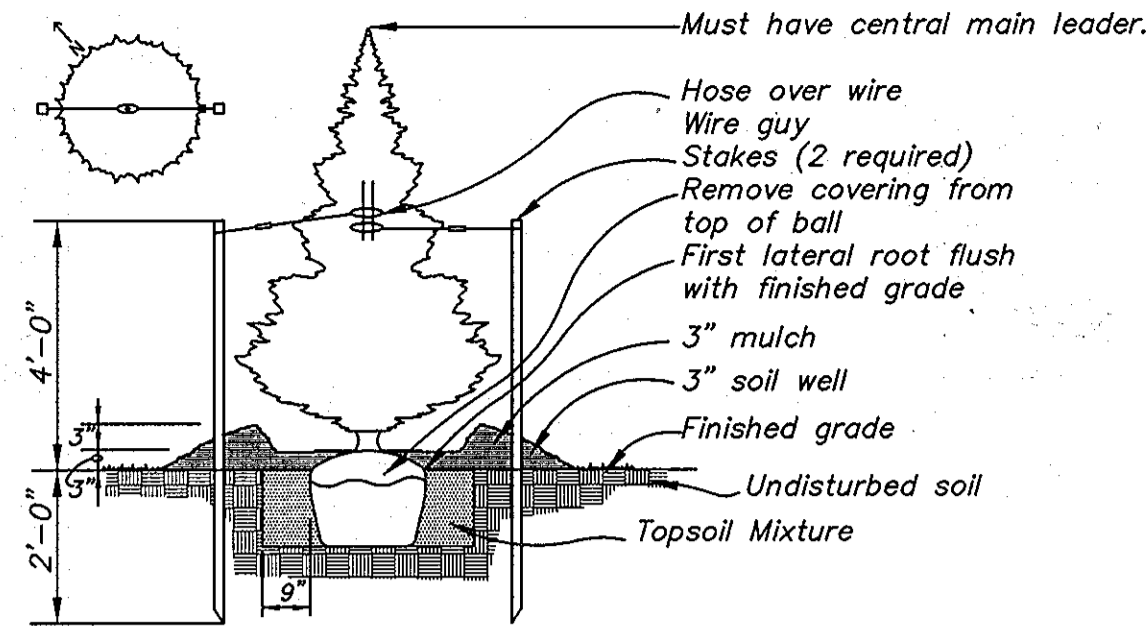
b. Guarantee for planting performed after the specified end of the "Spring" planting season, shall be extended through the end of the next following "Spring" planting season.

Sodding

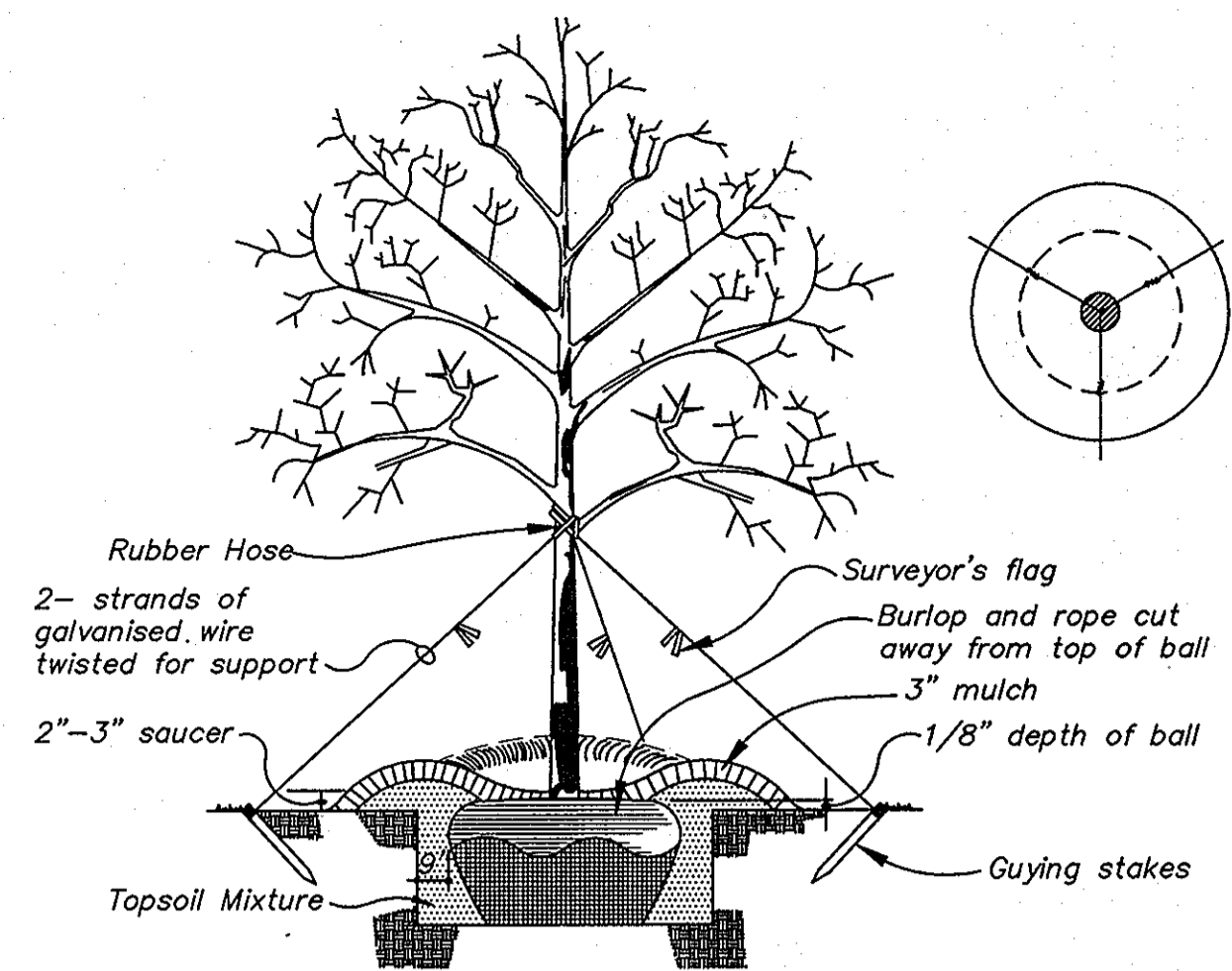
All sodding shall be in accordance to the "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Areas" latest edition, approved by the Landscape Contractors Association of Metropolitan Washington and the American Society of Landscape Architects.

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 in strips not more than 18" wide x 4" long. Provide sod composed principally of improved strain Kentucky bluegrass, such as, Columbia, Veto, or Escort.

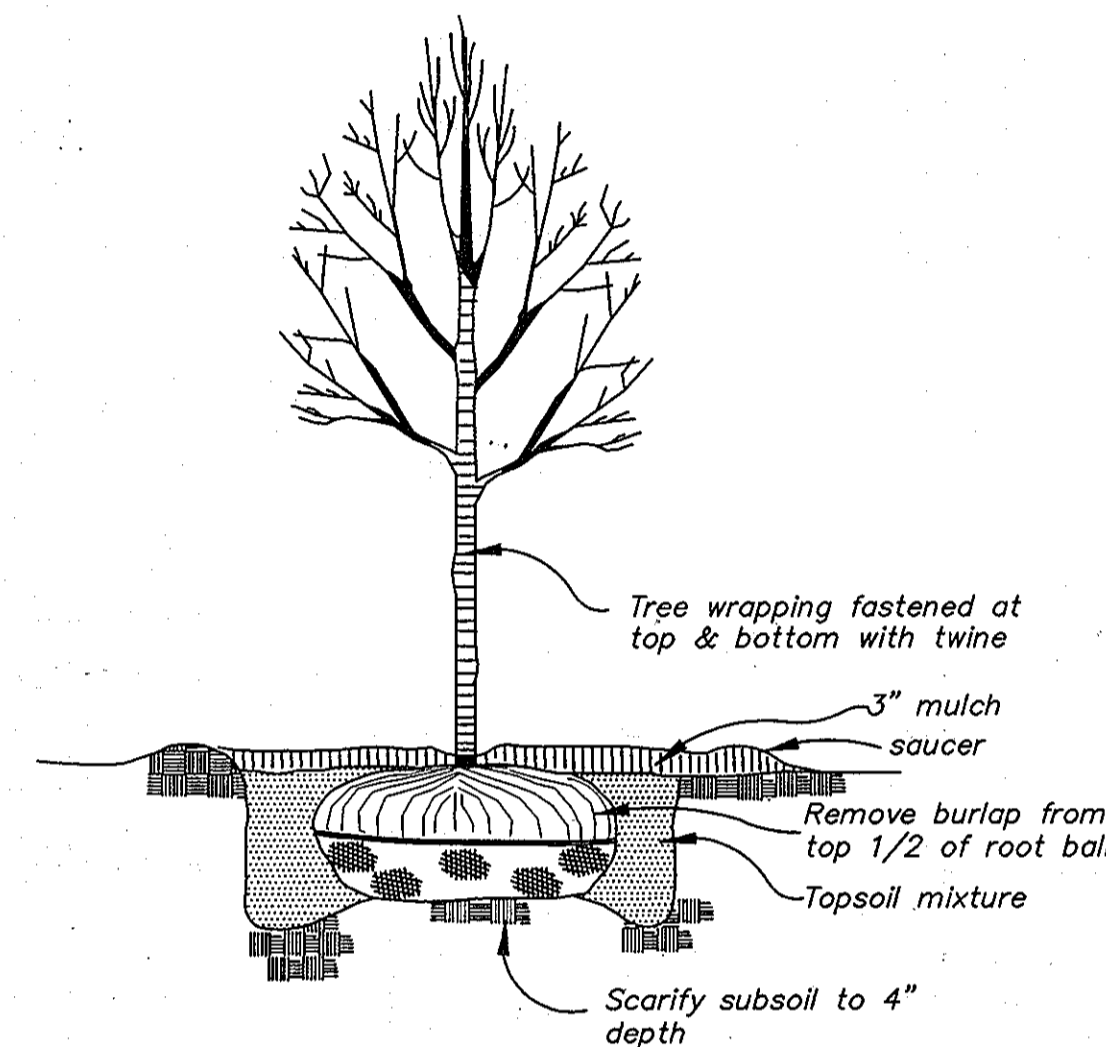
The owner, tenant, and/or their agents shall be responsible for maintenance of the required landscaping, including both plant materials and berms, fences and walls. All plant materials shall be maintained in good growing condition, and where necessary, replaced with new material to ensure continued compliance with applicable regulations. All other required landscaping shall be permanently maintained in good condition, and when necessary, repaired or replaced.



Evergreen Planting Detail
N.T.S.



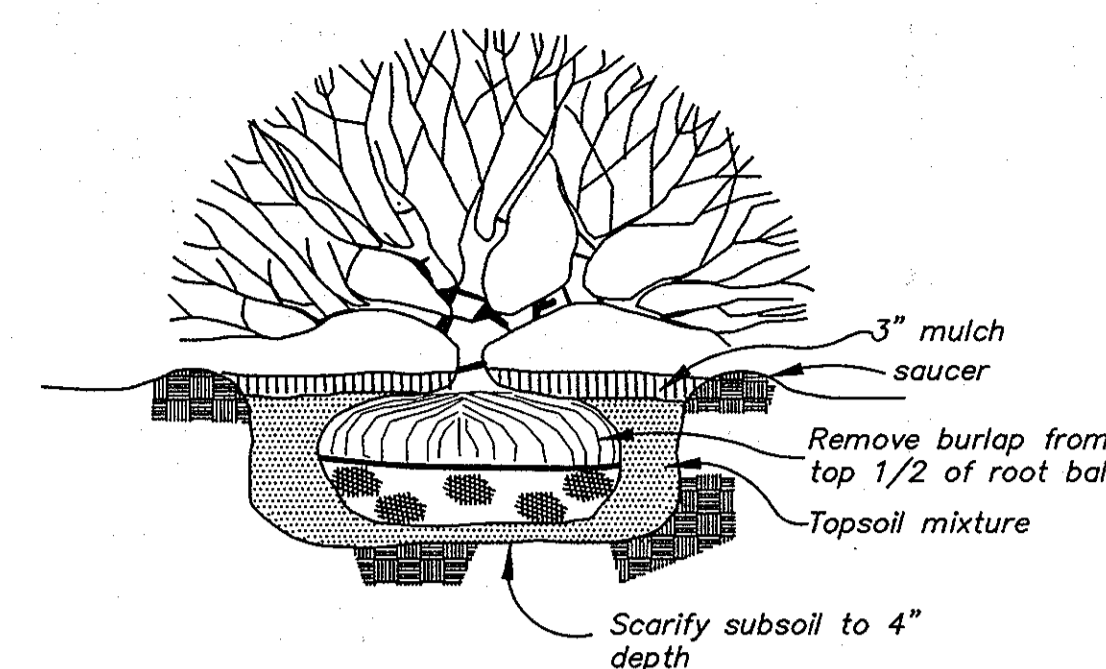
Typical Tree Guying Detail
N.T.S.



Typical Deciduous Tree Planting
N.T.S.

LANDSCAPING NOTES

- This plan has been prepared in accordance with Section 16.124 of the Howard County Code and Chapter VI (Alternative Compliance) of the Howard County Landscape Manual.
- Contractor shall notify all utilities at least (5) five days before starting work. All General Notes, especially those regarding utilities, on Sheet 1 shall apply.
- Field verify underground utility locations and existing conditions before starting planting work. Contact owner or his representative if any relocations are required.
- Plant quantities shown on Plant List are provided for the convenience of the contractor only. If discrepancies exist between quantities shown on the plan and those shown on the plant list, the quantities on the plan shall take precedence.
- All plant material shall be full, heavy, well formed, and symmetrical, and conform to the A.A.N. Specifications, and be installed in accordance with project specifications.
- No substitution shall be made without written consent of the owner or his representative.
- All areas disturbed by construction activities but not otherwise planted, paved, or mulched shall be seeded or sodded in accordance with project specifications.
- The contractor shall notify the owner in writing if he/she encounters soil drainage conditions which may be detrimental to the growth of the plants.
- All exposed earth within limits of planting beds shall be mulched with shredded hardwood mulch per Planting Details.
- "Schedule A - Perimeter Landscape Edge" and "Schedule B - Parking Lot Internal Landscaping" is provided for landscape surety calculation purposes only. The required surety is: 39 required shade tree (or equivalent) x 100 = \$3,900.
Financial surety for the required landscaping has been posted as part of the DPW Developer's Agreement in the amount of \$3,900.00.
- Tabulation for landscape show:
Required planting by HRD for 10.71 ac of R&D use at 24 trees/ac = 225 shade trees (or equivalent)
Planting provided:
shade trees 104
ornamental trees 46 = 23 E.S.T.
evergreen trees (existing and proposed): 160 = 98 E.S.T.
225 E.S.T.
E.S.T. - Equivalent Shade Trees



Shrub Planting Detail
N.T.S.

SCHEDULE A PERIMETER LANDSCAPE EDGE		
CATEGORY	ADJACENT TO ROADWAY	ADJACENT TO PERIMETER PROPERTIES
LANDSCAPE TYPE	E	N/A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	400 LF	N/A
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	N/A
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (AT LEAST 3' HIGH) ALONG ROADWAY	N/A	N/A
NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES SHRUBS	Ø 1/40 = 10 NONE NONE (BERM CREDIT)	N/A
NUMBER OF PLANTS PROVIDED SHADE TREES EVERGREEN TREES OTHER TREES (2:1 SUBSTITUTION) (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IS NEEDED)	PER ALTERNATIVE COMPLIANCE ---HRD'S STANDARD	N/A

LANDSCAPE SURETY FOR SCHEDULE A REQUIRED PLANTINGS: 10 X 100 = \$1,000.00

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING	
NUMBER OF PARKING SPACES	567
NUMBER OF PARKING SPACES	Ø 1/20 = 29
NUMBER OF PARKING SPACES	PER ALTERNATIVE COMPLIANCE
SHADE TREES OTHER SHADE TREES (2:1 SUBSTITUTION)	---HRD'S STANDARDS

LANDSCAPE SURETY FOR SCHEDULE B REQUIRED PLANTINGS: 29 X 100 = \$2,900.00
See note #10 for total surety

PLANT LIST

SYMBOL	QTY.	NAME BOTANICAL/Common	SIZE	REMARKS
SHADE TREES				
AR	20	Acer rubrum "Armstrong"/ Armstrong Red Maple	2 1/2-3" cal. 12-14' Ht.	B&B
FP	53	Fraxinus pennsylvanica "Summit"/ Summit Ash	2 1/2-3" cal. 12-14' Ht.	B&B
QP	31	Quercus palustris/Pin Oak	2 1/2-3" cal. 12-14' Ht.	B&B
ORNAMENTAL TREES				
MZ	18	Malus Zumi/ Crabapple	2 1/2" min. 10-12' Ht.	B&B
PC	28	Prunus cerasifera "Thundercloud"/ Purpleleaf Flowering Plum	2 1/2" min. 10-12' Ht.	B&B
EVERGREEN TREES				
PA	99	Picea abies/Norway Spruce	2 1/2" min. 8-10' Ht.	B&B (4Ø 10-12' Ht.)
PP	11	Picea pungens/Green Spruce	2 1/2" min. 8-10' Ht.	B&B*
PS	86	Pinus strobus/Eastern White Pine	2 1/2" min. 8-10' Ht.	B&B*

*NOTE: 10' HT ON PLAN IN CERTAIN PLACES.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *[Signature]* Date: 4/27/90

Chief, Division of Land Development: *[Signature]* Date: 4/27/90

Chief, Development Engineering Division: *[Signature]* Date: 4/24/90



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 BALT: 410-889-1820 DC/VA: 301-889-2524 FAX: 301-421-4186

DES.	DRN.	CHK.	DATE	REVISION	BY	APP.

OWNER:
7000 Honeywell, LLC
c/o Columbia Gateway Dr.
Suite 200
Columbia, MD 21040-2383
443-285-5400

LANDSCAPE NOTES, DETAILS & SCHEDULES

COLUMBIA GATEWAY
PARCEL S-24

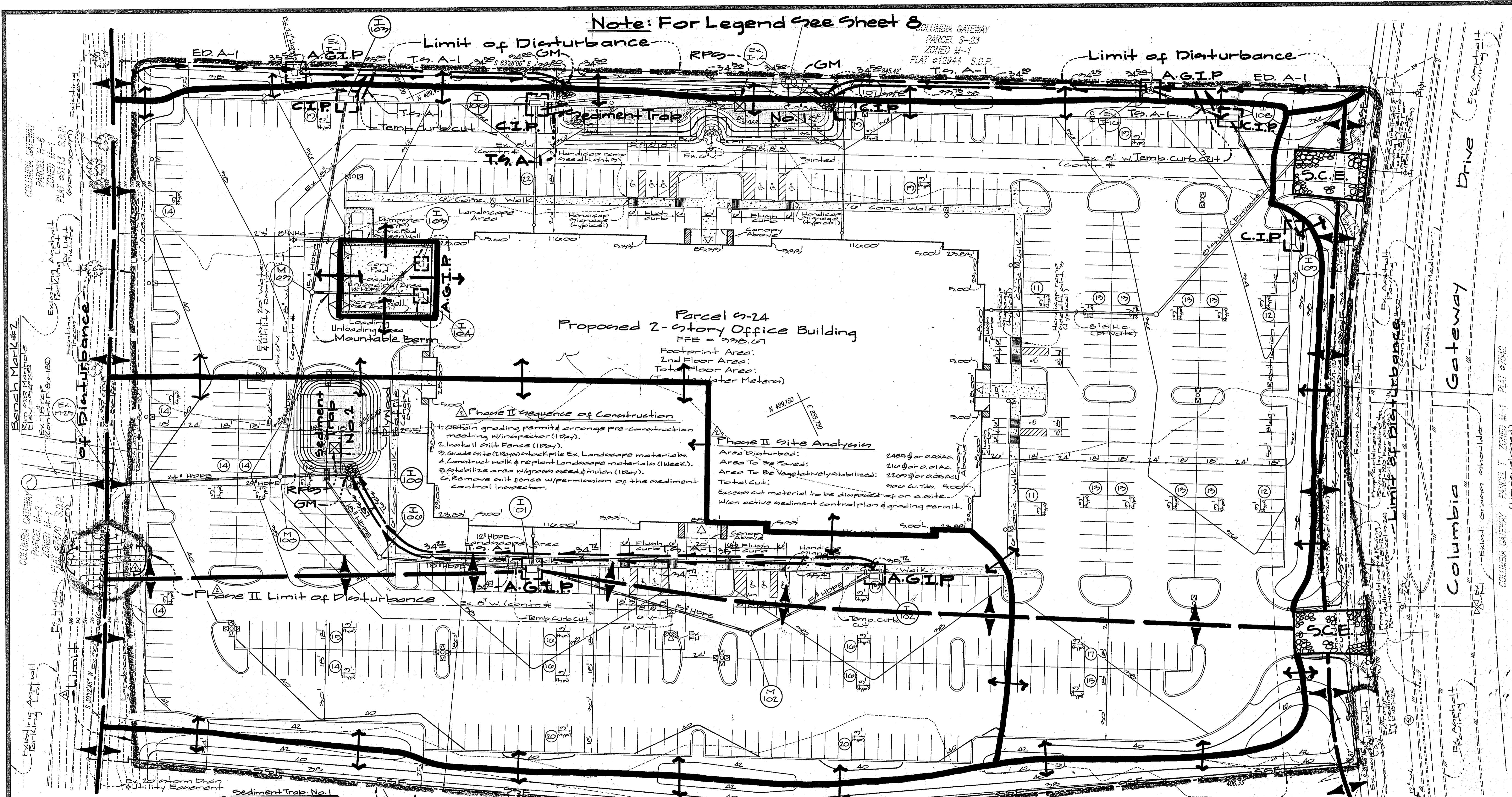
SCALE	ZONING	G. L. W. FILE No.
	M-1	97155
DATE	TAX MAP No.	SHEET
APR 11 1990	43	6 OF 11

ELECTION DISTRICT No. 6

HOWARD COUNTY, MARYLAND

6PP 98-91

Note: For Legend See Sheet 8



Parcel S-24
Proposed 2-Story Office Building
 FFE = 330.07
 Footprint Area:
 2nd Floor Area:
 Total Floor Area:
 (Totals in Later Meters)

Phase II Sequence of Construction

1. Obtain grading permit & arrange pre-construction meeting w/inspector (10ay).
2. Install silt fence (10ay).
3. Grade site (2 days) & stockpile Ex. Landscape materials.
4. Construct walk & replant landscape materials (1 week).
5. Stabilize area w/ground seed & mulch (10ay).
6. Remove silt fence w/permission of the sediment control inspector.

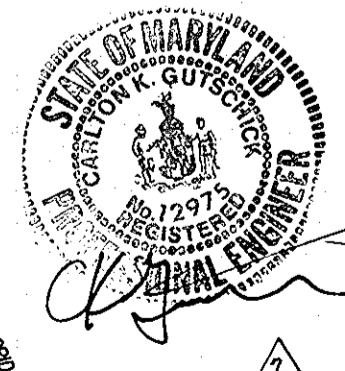
Phase II Site Analysis

Area Disturbed: 2485 sq. ft. or 0.056 Ac.
 Area To Be Paved: 216,000 sq. ft. or 4.94 Ac.
 Area To Be Vegetatively Stabilized: 220,000 sq. ft. or 5.05 Ac.
 Total Cut: 2485 cu. yd. or 207,120 cu. ft.
 Excess cut material to be disposed of on a site.
 W/ an active sediment control plan & grading permit.

Sediment Trap No. 1
 Inlet Sediment Trap
 Drainage Area (Development) = 0.9 Ac. (Rest. Development) = 5.5 Ac.
 Storage Required = 0.9 (2000) = 1,800 cu. ft. (Total)
 Clearing Depth = 22.00
 Bottom Elevation = 32.70
 Top Elevation = 32.70
 Surface Area @ Elevation = 32.40
 Surface Area @ Elevation = 32.00 (Bottom) = 12,939 cu. ft.
 Volume provided = 4851 + 1292 = 6143 cu. ft.
 * For dry Volume & Temp. silt see computations.
 * L.O.S. = Limit of storage

Sediment Trap No. 2
 Inlet Sediment Trap
 Drainage Area (Development) = 0.4 Ac. (Rest. Development) = 2.2 Ac.
 Storage Required = 0.4 (2000) = 800 cu. ft.
 Clearing Depth = 22.00
 Bottom Elevation = 32.15
 Top Elevation = 32.15
 Surface Area @ Elevation = 32.00
 Surface Area @ Elevation = 32.00 (Bottom) = 11,520 cu. ft.
 Volume provided = 2012 + 1120 = 3132 cu. ft.
 * For dry Volume & Temp. silt see computations.
 * L.O.S. = Limit of storage

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 [Signature] 4/27/98
 [Signature] 4/27/98
 [Signature] 4/24/98



This Development Plan is approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.

[Signature] 4/21/98
 [Signature] 4/21/98

These plans have been reviewed for the Howard Soil Conservation District and meet the technical requirements.

[Signature] 4/21/98
 Natural Resources Conservation Service

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 Soil Conservation District.

[Signature] 4/18/98
 [Signature] 4/14/98

DEVELOPER'S/BUILDER'S CERTIFICATE
 I/We certify that all development and/or construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance of a Maryland Department of the Environment Approval Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the HSCD.

[Signature] 4/14/98
 [Signature] 4/14/98

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3099 NATIONAL DRIVE - SUITE 250 - BURTONVILLE OFFICE PARK
 BURTONVILLE, MARYLAND 20886
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DES.	DRN. g+	CHK.	DATE	REVISION	BY	APPR.

OWNER:
 7000 Honeywell, LLC
 17111 Columbia Gateway Dr.
 Suite 900
 Columbia, MD 21046-2983
 443-289-9400

Sediment Control Plan
COLUMBIA GATEWAY
PARCEL S-24
 ELECTION DISTRICT No. 6
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	M-1	97155
DATE	TAX MAP No.	SHEET
April 16, 1998	43	7 OF 11

GDP 98-01

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) 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 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within:
 - calendar days for all perimeter sediment control structures, dikes and perimeter slopes and all slopes greater than 3:1, b) 14 days as to all other disturbed or graded areas on the project site.
- All sediment traps/basins shown must be fenced and 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 1993 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings, sod, temporary seeding and mulching (Sec. C). 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	: 7.25 Acres
Area Disturbed	: 7.15 Acres
Area to be roofed or paved	: 6.55 Acres
Area to be vegetatively stabilized	: 2.32 Acres
Total Cut	: 1,700 Cu. Yds.
Total Fill	: 1,000 Cu. Yds.

 Off-site waste/borrow area location: N/A
- 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 DPW 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 3 pipe lengths or that which shall be backfilled and stabilized within one working day whichever is shorter.

TEMPORARY SEEDING NOTES

- Apply to graded or cleared areas likely to be redistributed where a short-term vegetative cover is needed.
- Seeded Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding (unless previously loosened).
- Soil Amendments: Apply 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft).
- Seeding: For periods March 1 thru April 30 and from August 15 thru October 15, seed with 2-1/2 bushel per acre of annual ryegrass (3.2 lbs./1000 sq.ft.). For the period May 1 thru August 14, seed with 3 lbs per acre of weeping lovegrass (.07 lbs/1000 sq ft). For the period November 16 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.
- Mulching: Apply 1-1/2 to 2 tons per 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 slopes, 8 ft or higher, use 348 gal per acre (8 gal/1000 sq ft) for anchoring.
- Refer to the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.

PERMANENT SEEDING NOTES

- Apply to graded or cleared area 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, discing or other acceptable means before seeding (unless previously loosened).
- Soil Amendments: In lieu of soil test recommendations, use one of the following schedules
- Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 square feet) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs per acre 30-0-0 ureaform fertilizer (9 lbs/1000 sq ft).
 - Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 1000 lbs per acre 10-10-10 fertilizer (23 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil.

- Seeding: For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs per acre (1.4 lbs/1000 sq ft) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs Kentucky 31 Tall Fescue per acre and 2 lbs per acre (.05 lbs/1000 sq ft) of weeping lovegrass. During the period of October 16 thru February 28, protect site by Option (1) 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use sod. Option (3) Seed with 60 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.
- Mulching: Apply 1-1/2 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 slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq ft) for anchoring.
- Maintenance: Inspect all seeded areas and make needed repairs, replacements and reseedings.

SEQUENCE OF CONSTRUCTION

- Obtain grading permit and arrange on-site pre-construction meeting with Inspector. (1 day)
- Install stabilized construction entrances. (1 day)
- Install Sediment Trap No. 1 and associated earth dike and temporary swales. Install remainder of perimeter controls. (1 week)
- Install storm drain from Existing M-25 to Inlet 1-100. Construct Sediment Trap No. 2. (2 weeks)
- Grade site. (1 month)
- Install utilities and storm drain. (1 month)
- Construct building. (6 months)
- Install curb and gutter. (1 month)
- Base pave. (2 weeks)
- Install sidewalks and landscaping. (3 weeks)
- Remove sediment controls when areas draining to them have been stabilized and permission is granted by the Sediment Control Inspector (fill traps, remove earth dikes, remove temporary swales, remove silt fence, etc.). Stabilize remaining areas. (1 week)
- Surface pave site.

*Install storm drain. Expose no more trench than can be backfilled in one day. At the end of each day provide a water-tight wire cap on the end of the storm drain line. Pump any accumulated rain water to a sediment trap.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Signature: *[Signature]* Date: 4/27/98
 Signature: *[Signature]* Date: 4/21/98
 Signature: *[Signature]* Date: 4/21/98

STANDARD AND SPECIFICATIONS FOR TOPSOIL DEFINITION

Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation.

PURPOSE
 To provide a suitable soil medium for vegetative growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.

- CONDITIONS WHERE PRACTICE APPLIES**
- This practice is limited to areas having 2:1 or flatter slopes 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 supplies 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.

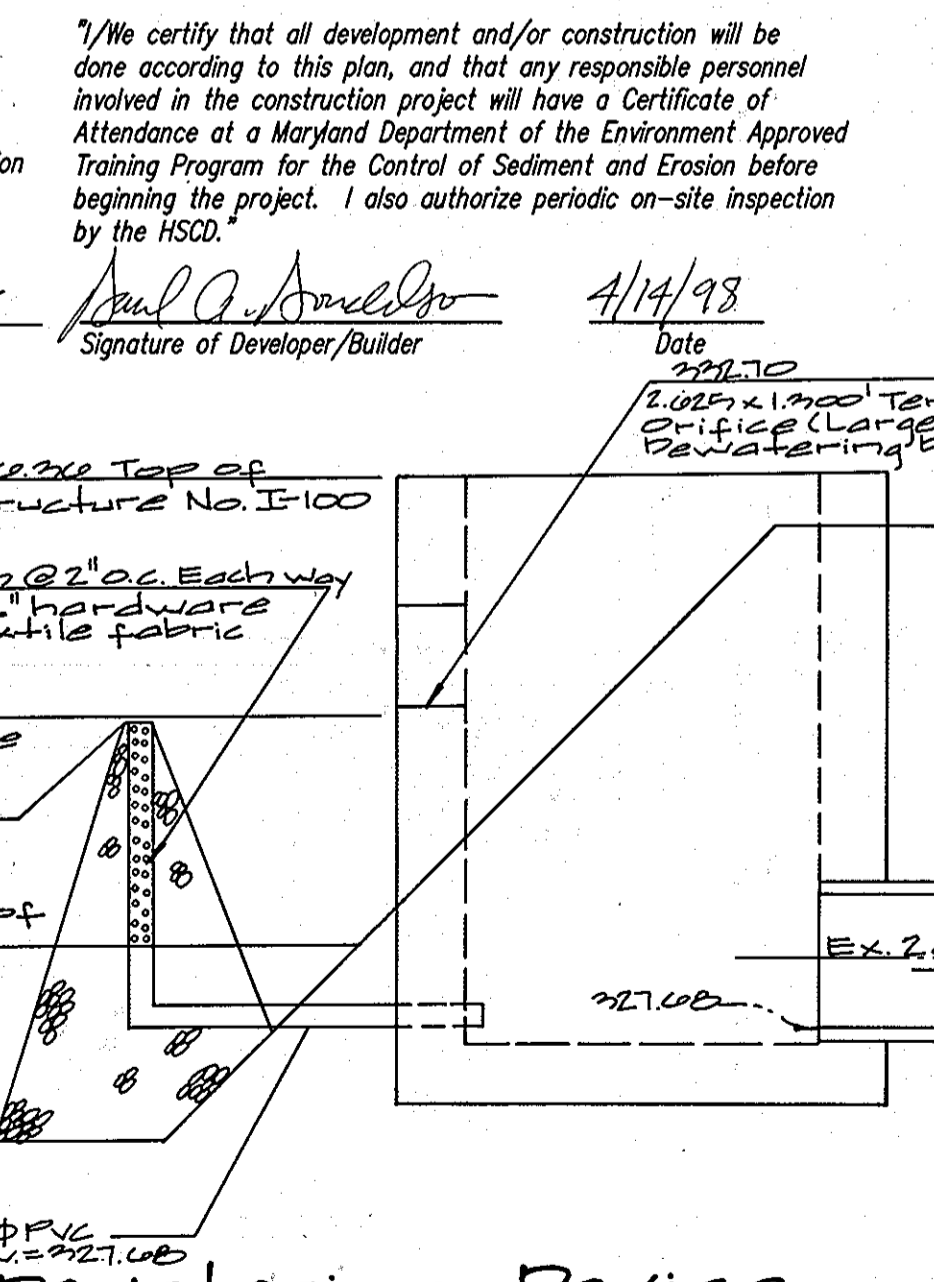
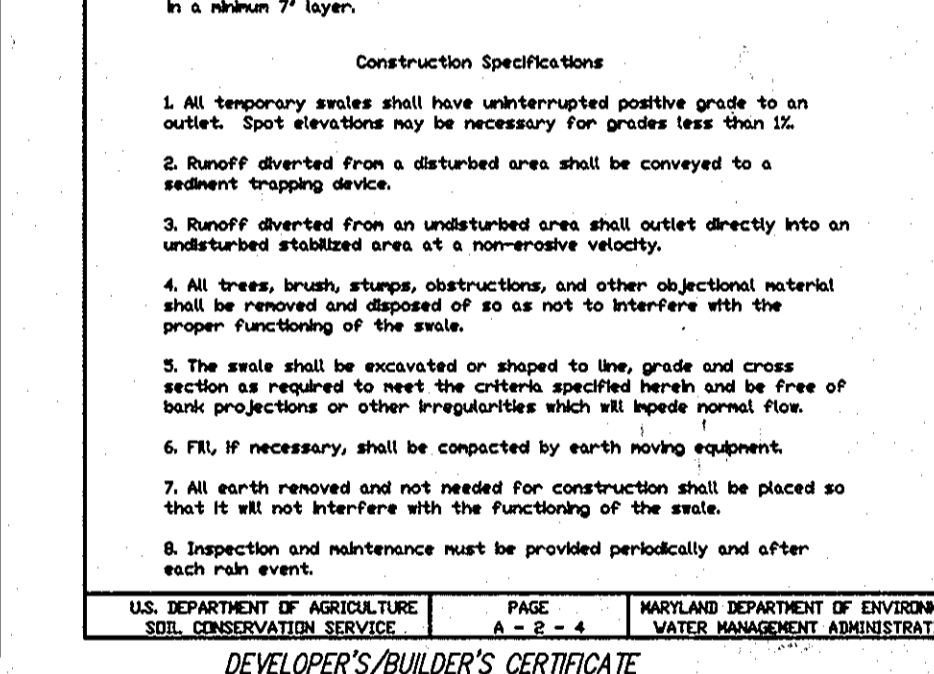
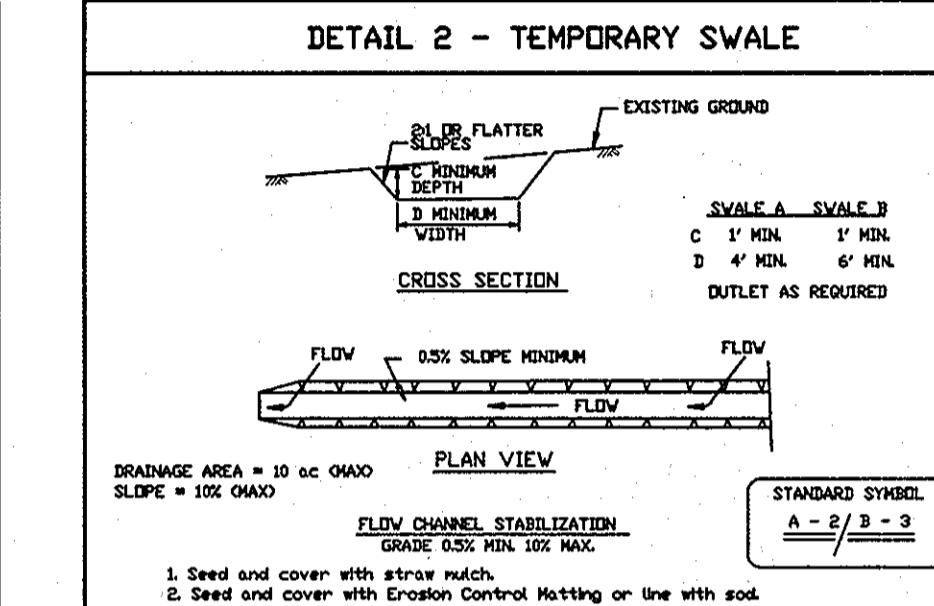
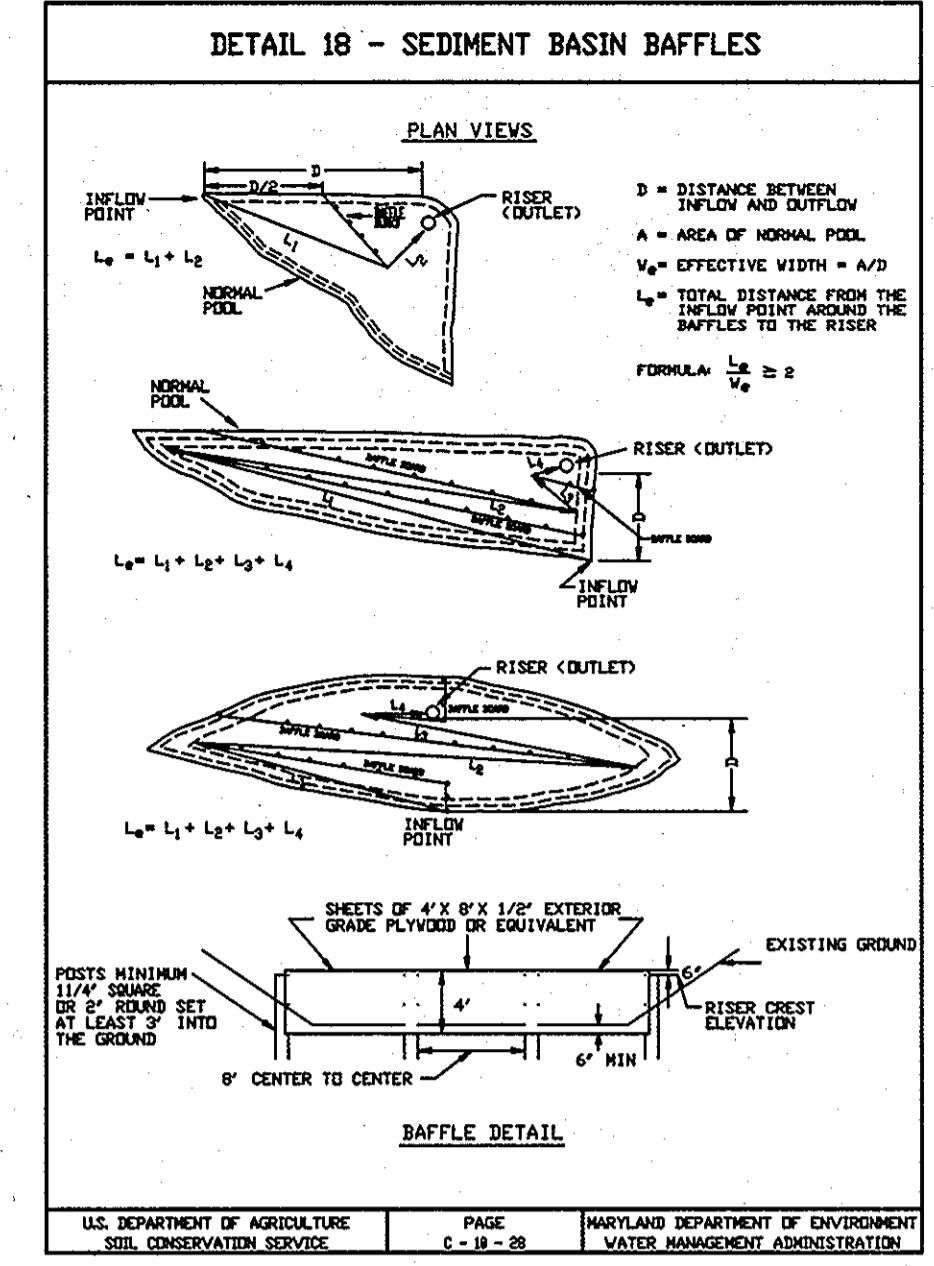
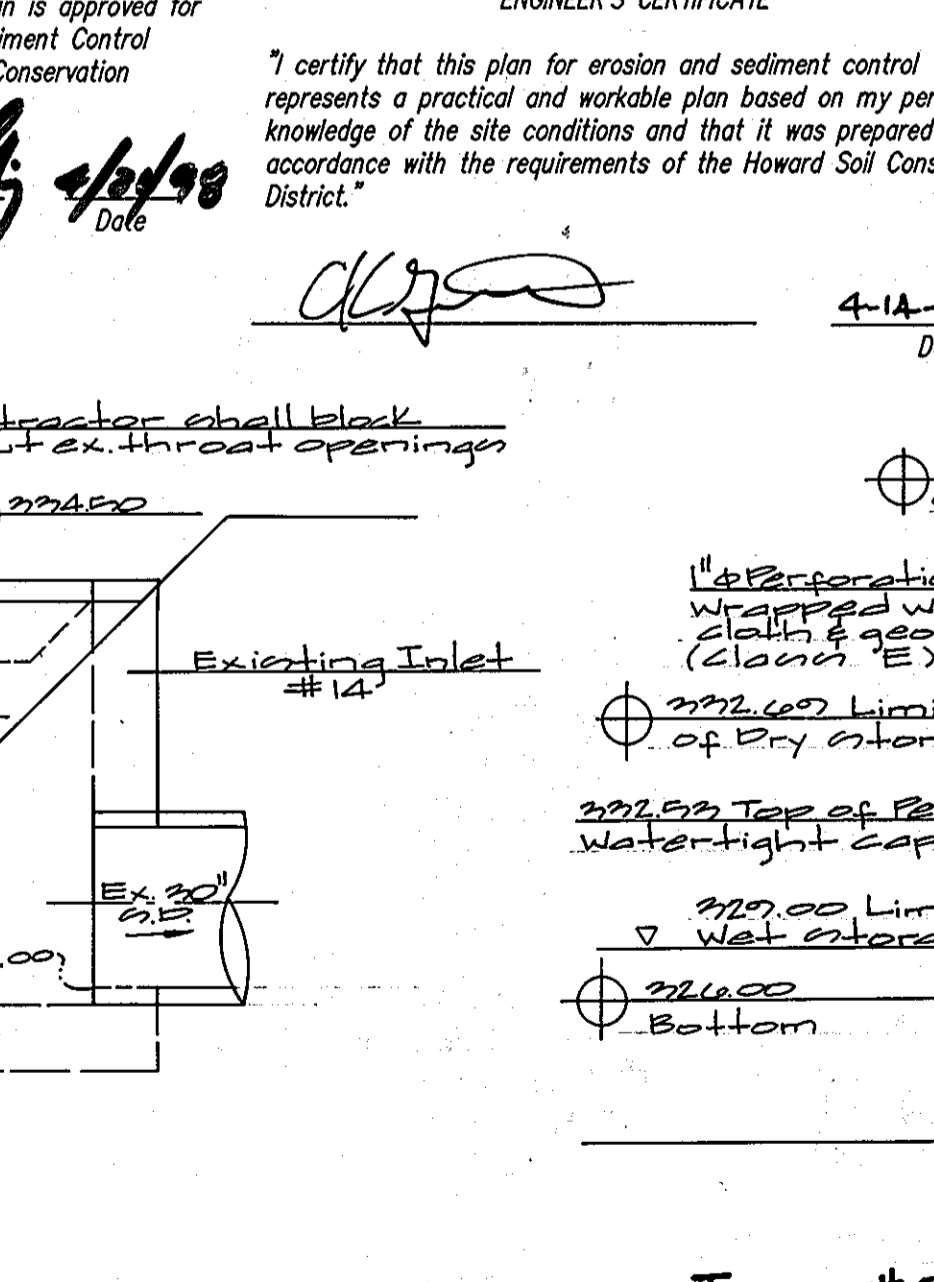
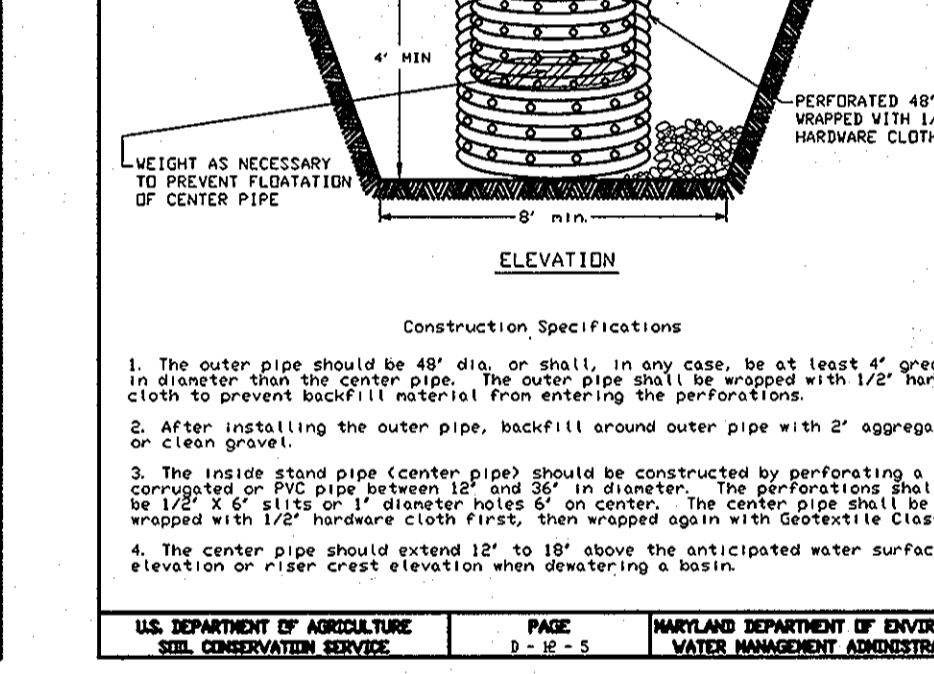
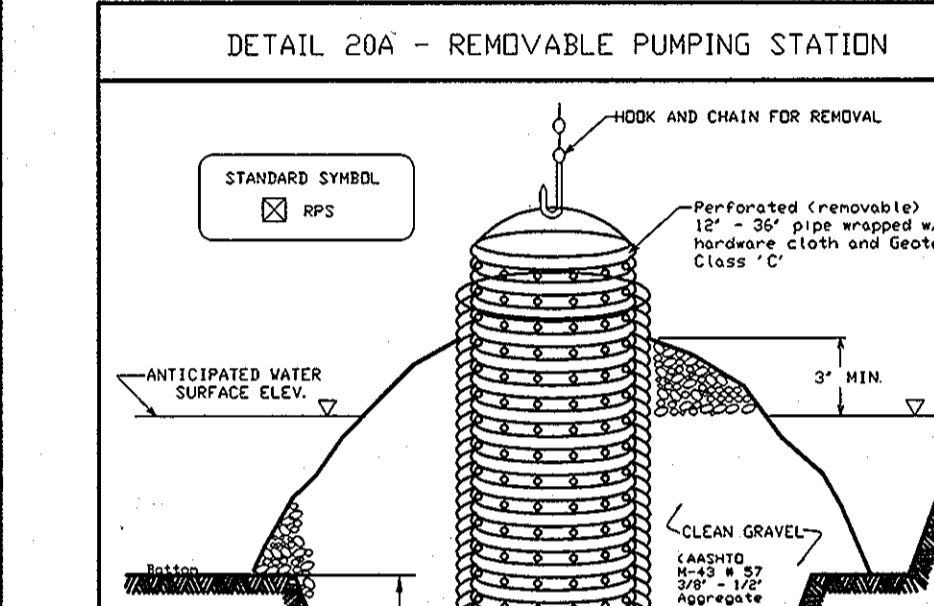
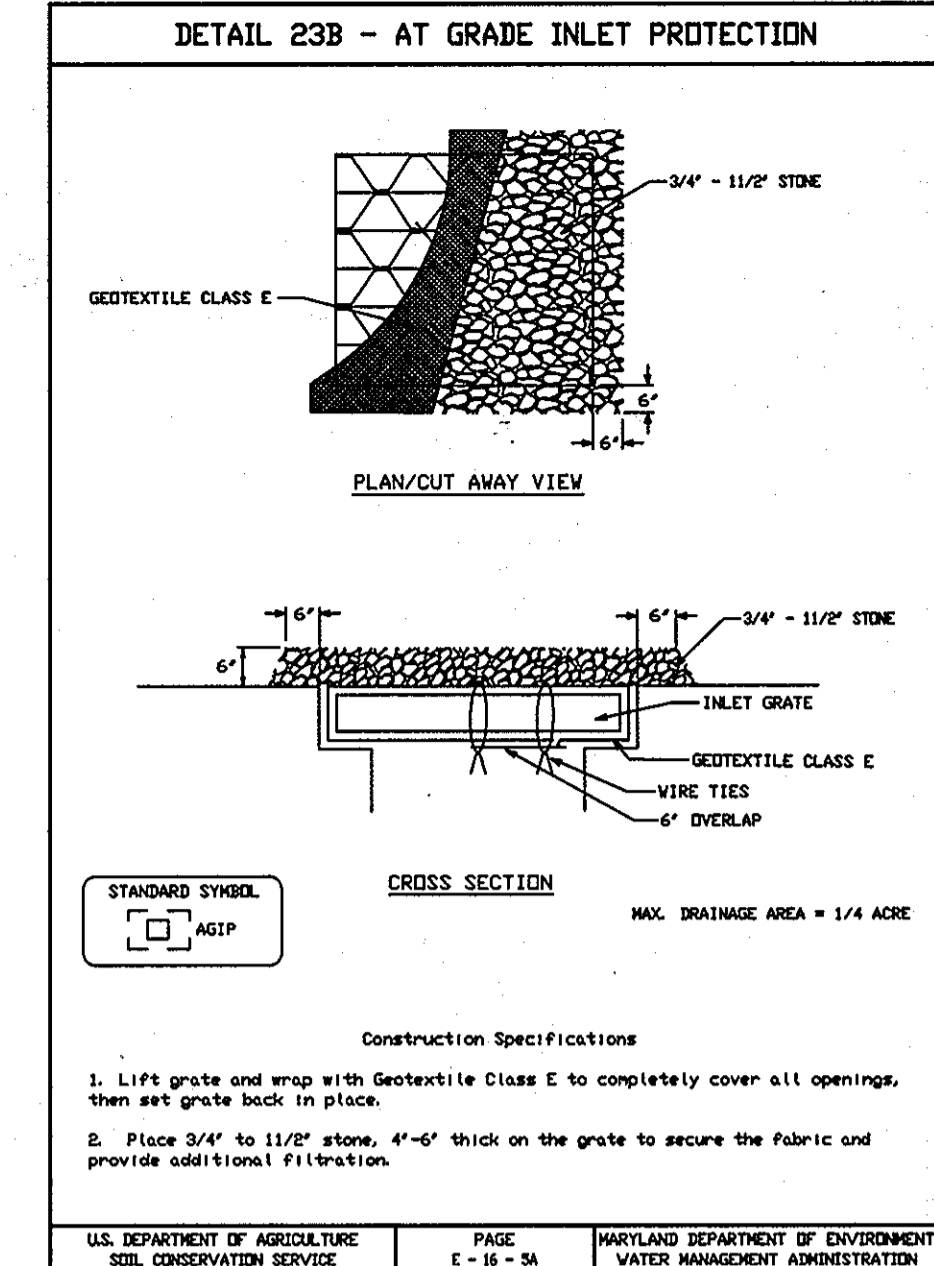
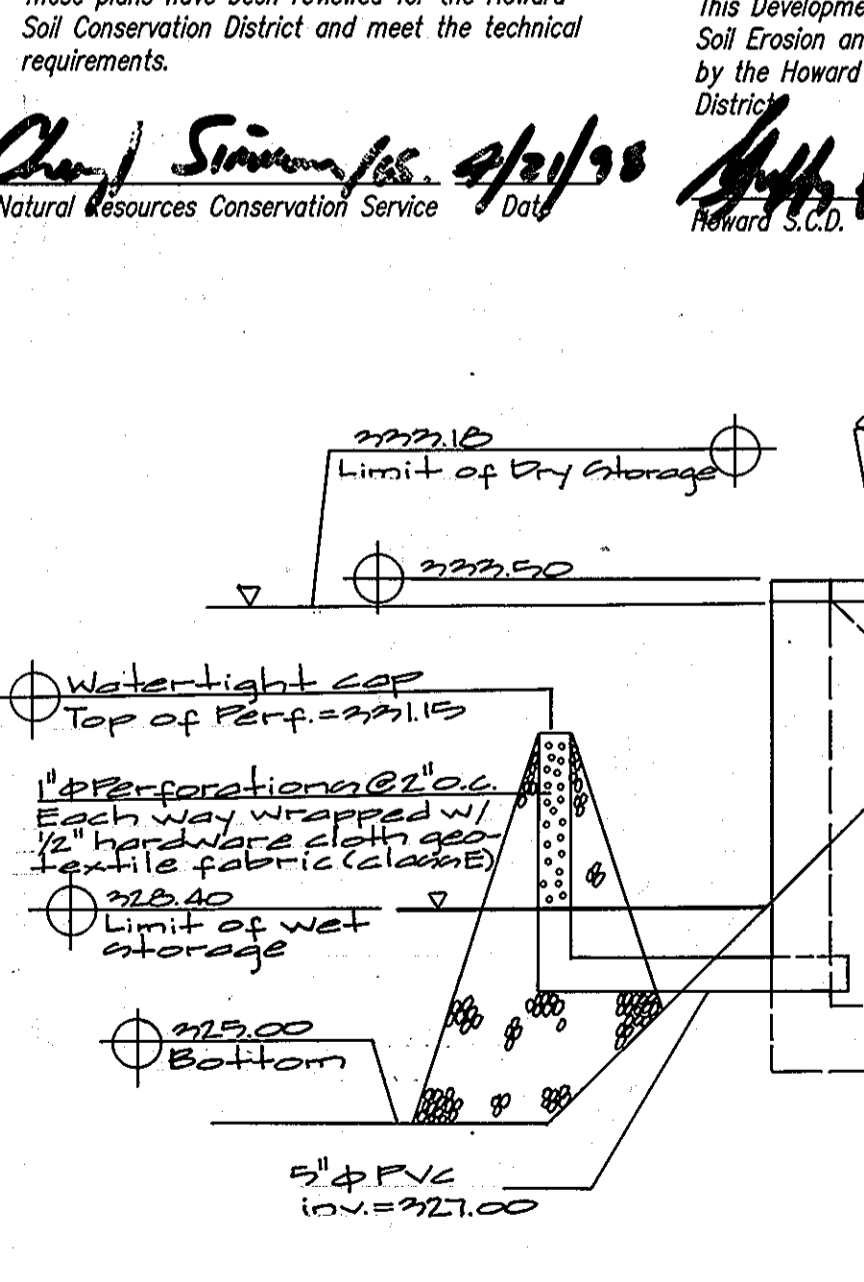
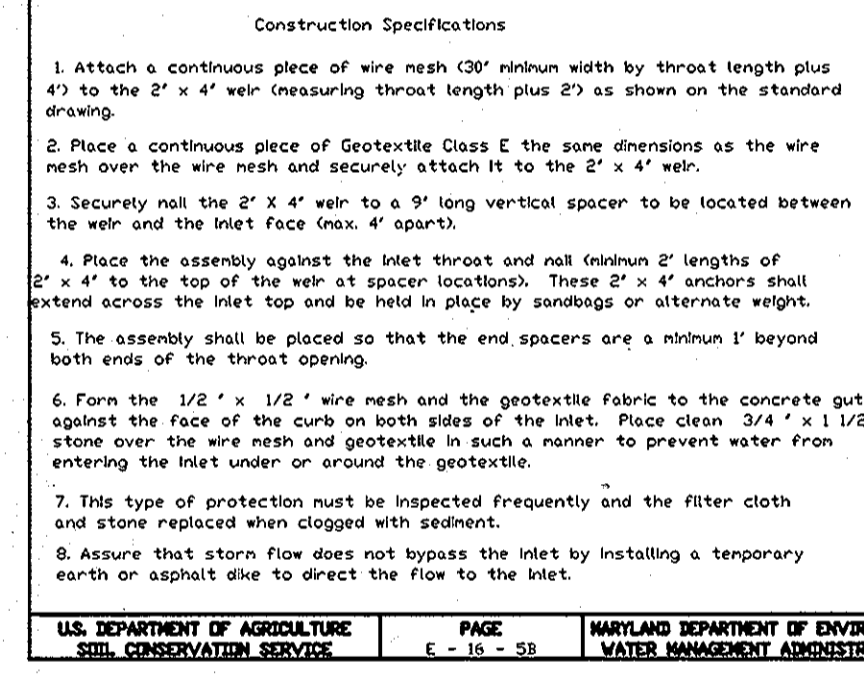
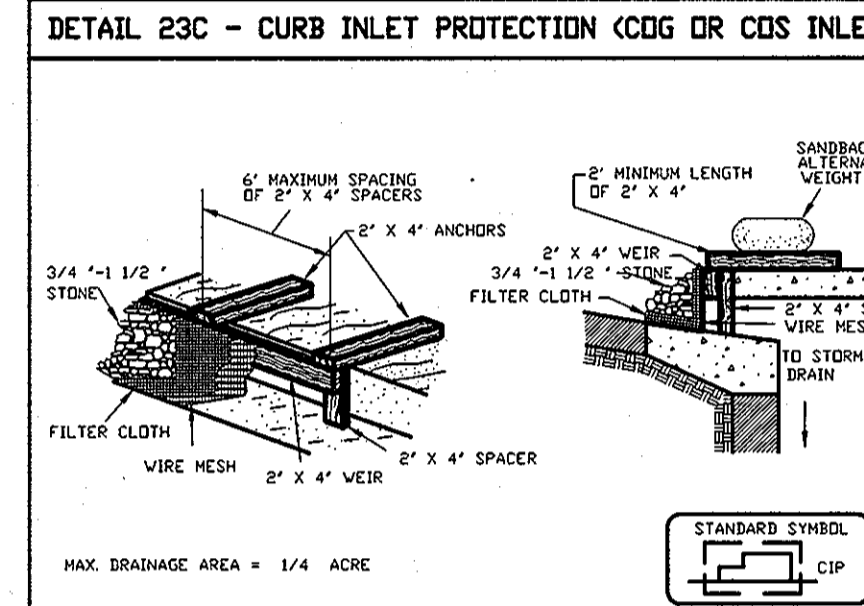
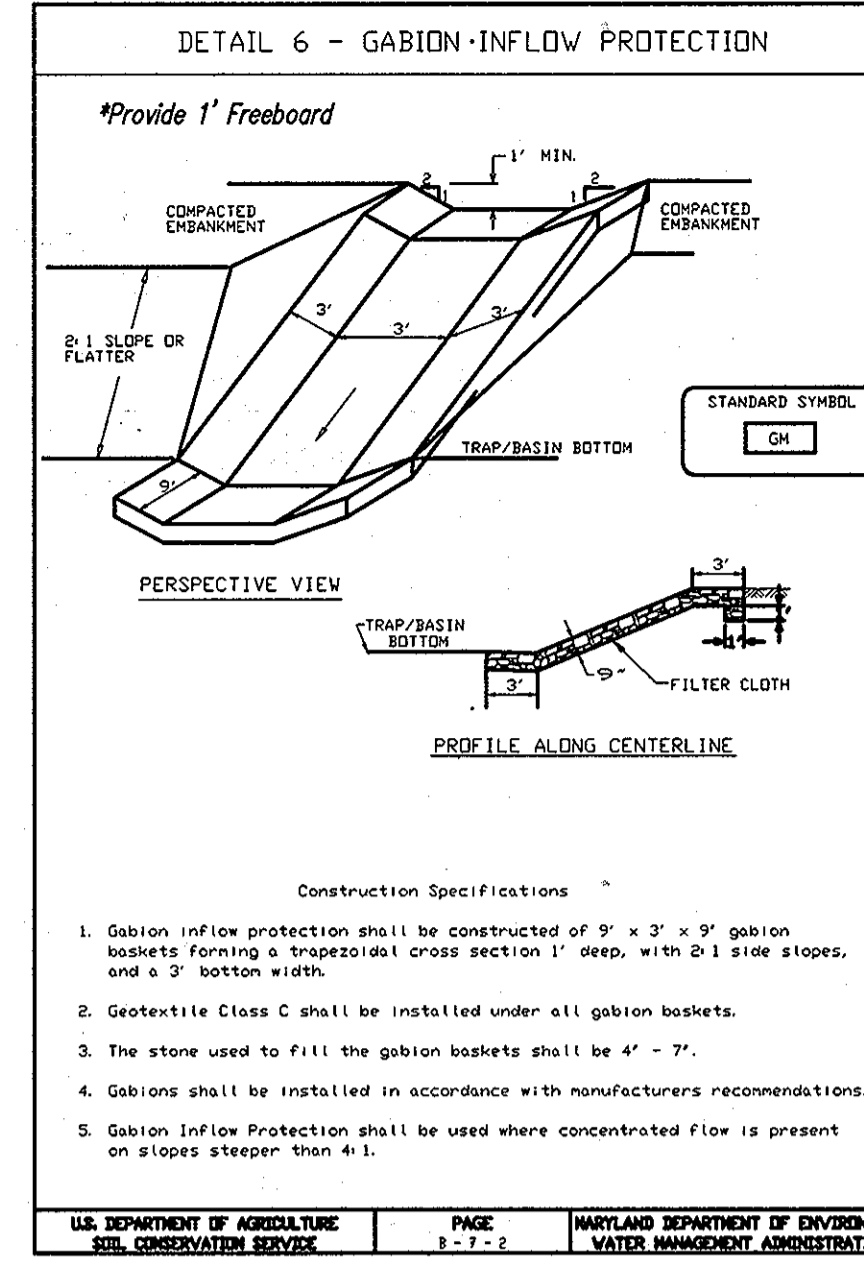
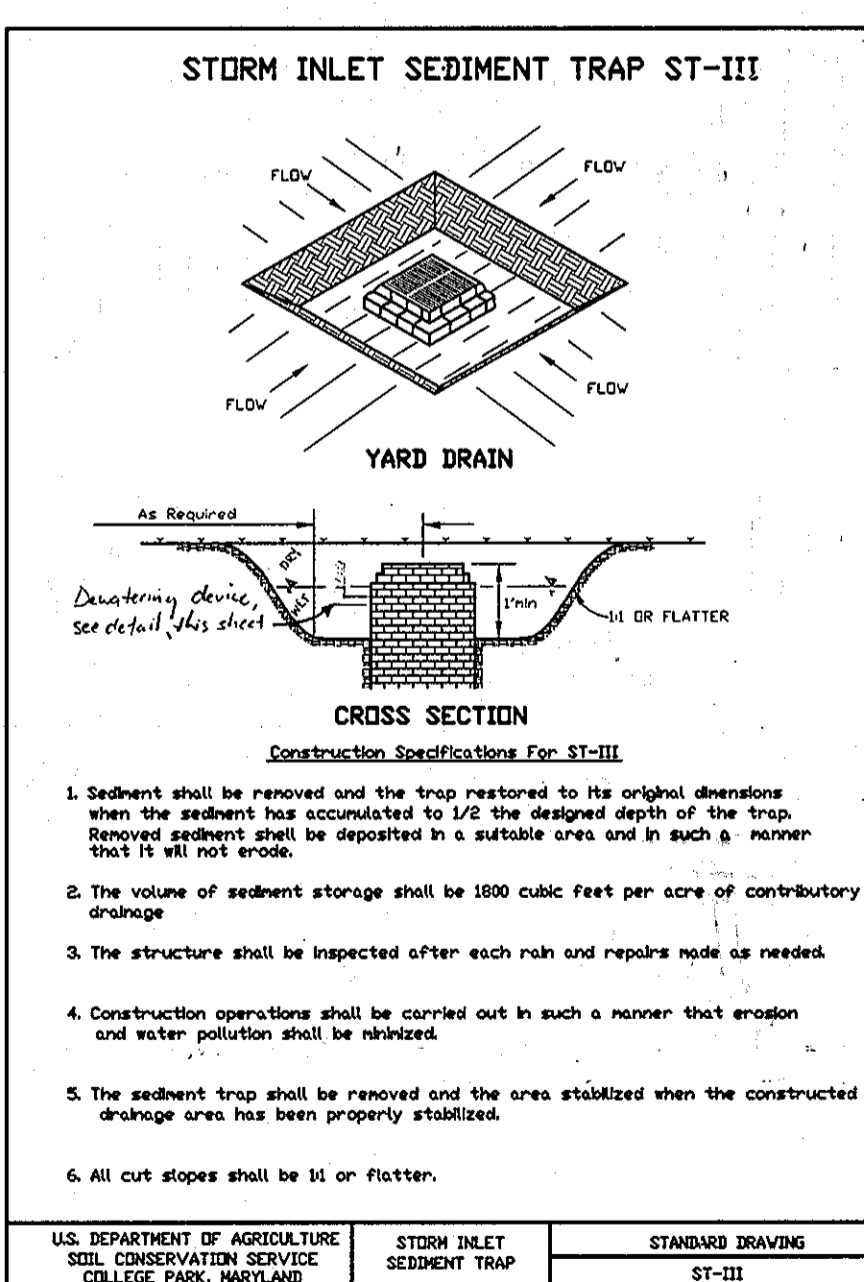
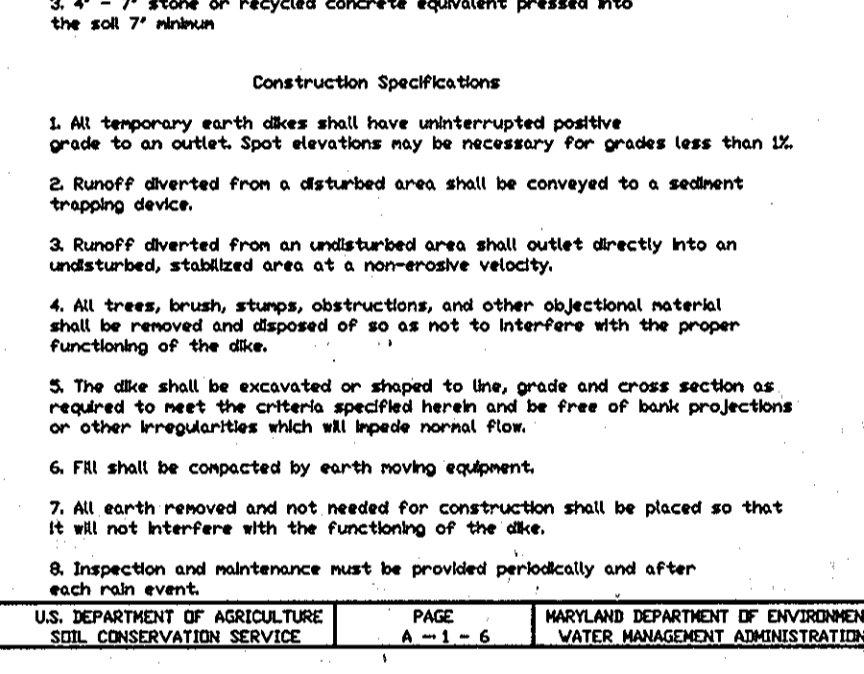
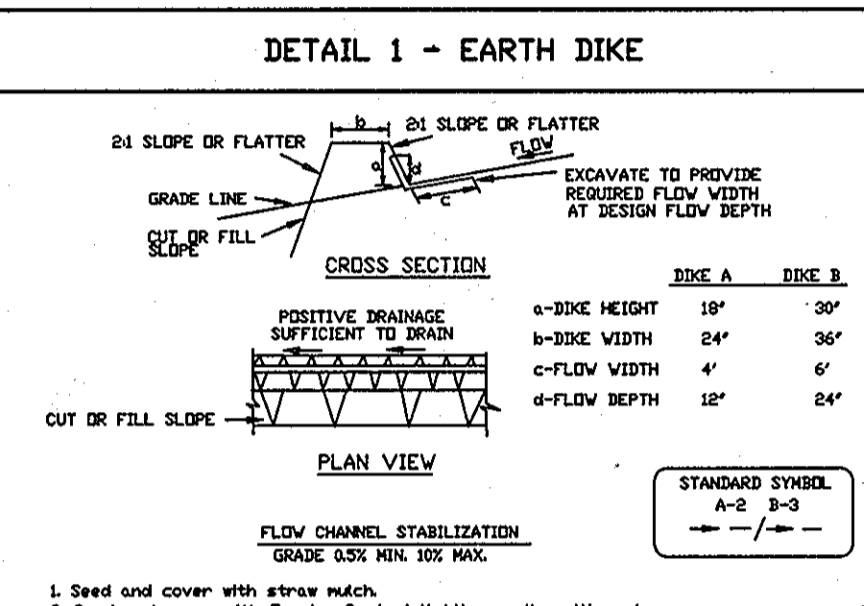
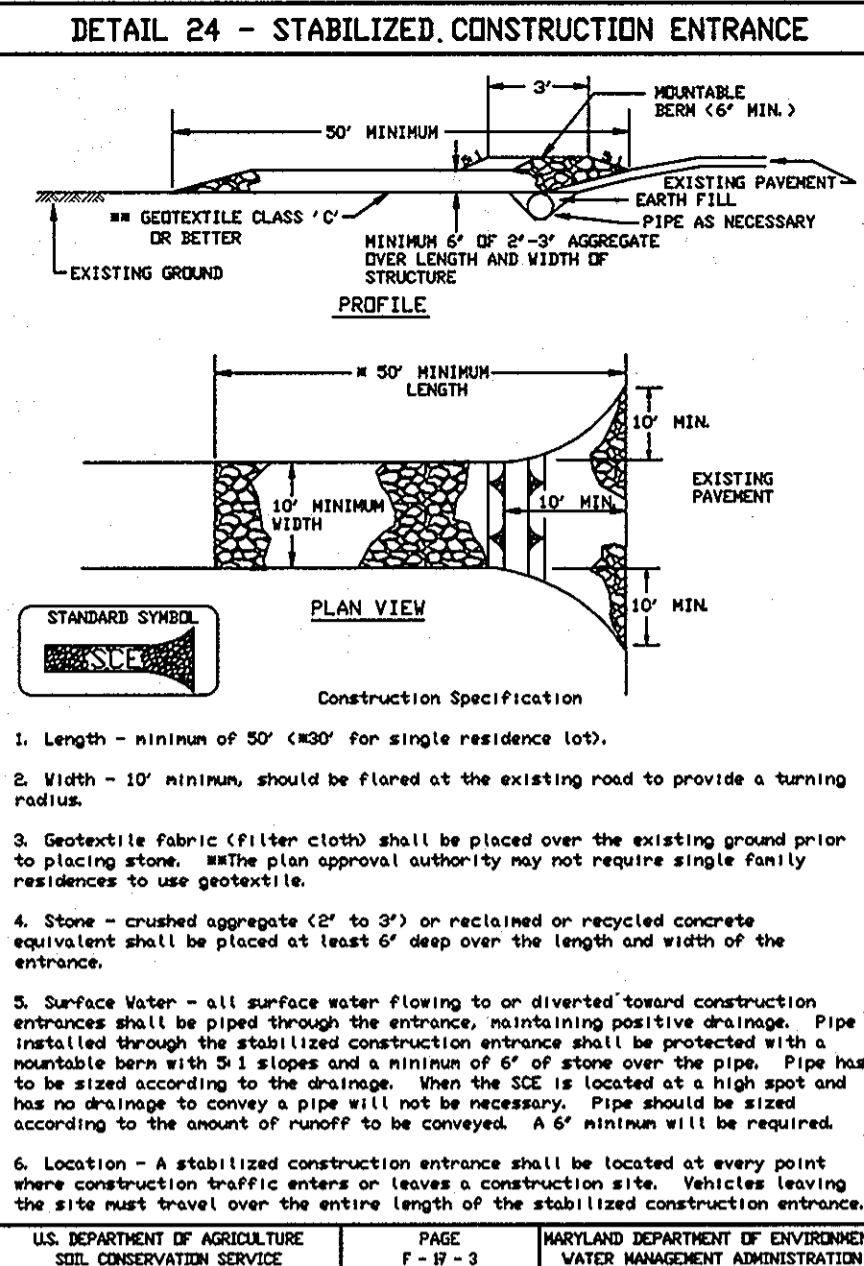
CONSTRUCTION AND MATERIAL SPECIFICATIONS

- 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 Experiment Station.
 - 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 geonomist 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 cinders, stones, slag, coarse fragments, gravel, clogs, roots, twigs, or other materials larger than 1 1/2" in diameter.
 - Topsoil must be free of plant parts such as bermuda grass, quackgrass, Johnsongrass, nutgrass, poison ivy, thistle, or others as specified.
 - Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 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 paragraphs.
 - For sites 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.
 - On soil meeting Topsoil specifications, obtain test results dictating fertilizer and 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 1.5 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 sterilized or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phytotoxic materials.
 - For sites having disturbed areas over 5 acres:
 - Place topsoil (if required) and apply soil amendments as specified in 2.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.
 - Topsoil Application:
 - When topsoiling, maintain needed erosion and sediment control practices such as diversion, Grade Stabilization Structures, Earth Dikes, Slope Silt Fence and Sediment Traps and Basins.
 - Grades on the areas to be topsoiled, which have been previously established, shall be maintained, about 4" - 6" higher in elevation.
 - Topsoil shall be uniformly distributed in a 4" - 8" layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water.
 - Topsoil shall not be placed while the topsoil or subsoil is frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seeded preparation.
 - Alternative for Permanent Seeding - Instead of applying the full amounts of lime and commercial fertilizer, composted sludge and amendments may be applied as specified below:
 - Composted Sludge Material for use as a soil conditioner for sites having disturbed areas over 5 acres shall be tested to prescribe amendments and for sites having disturbed areas under 5 acres shall conform to the following requirements:
 - Composted sludge shall be supplied by, or originate from, a person or persons that are permitted (at the time of acquisition of the compost) by the Maryland Department of the Environment under COMAR 26.04.06.
 - Composted sludge shall contain at least 1 percent nitrogen, 1.5 percent phosphorus, and 0.2 percent potassium and have a Ph of 7.0 to 8.0. If compost does not meet these requirements, the appropriate constituents must be added to meet the requirements prior to use.
 - Composted sludge shall be applied at a rate of 1 ton/1,000 square feet.
 - Composted sludge shall be amended with a potassium fertilizer applied at a rate of 40/1,000 square feet, and 1/2 the normal lime application rate.

Note: Topsoil substitutes or amendments, as recommended by a qualified geonomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of natural topsoil.

- Topsoil Application:
 - When topsoiling, maintain needed erosion and sediment control practices such as diversion, Grade Stabilization Structures, Earth Dikes, Slope Silt Fence and Sediment Traps and Basins.
 - Grades on the areas to be topsoiled, which have been previously established, shall be maintained, about 4" - 6" higher in elevation.
 - Topsoil shall be uniformly distributed in a 4" - 8" layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water.
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 - Composted sludge shall be amended with a potassium fertilizer applied at a rate of 40/1,000 square feet, and 1/2 the normal lime application rate.

References: Guideline Specifications, Soil Preparation and Sodding, MD-VA Pub. #1, Cooperative Extension Service, University of Maryland and Virginia Polytechnic Institutes. Revised 1973.



GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MARYLAND 20866

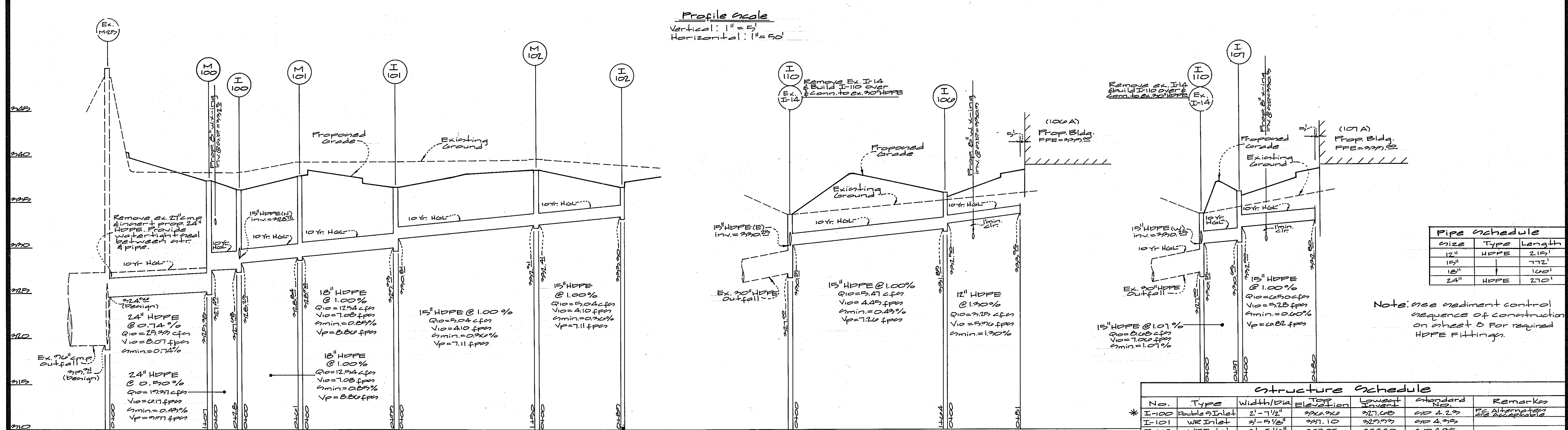
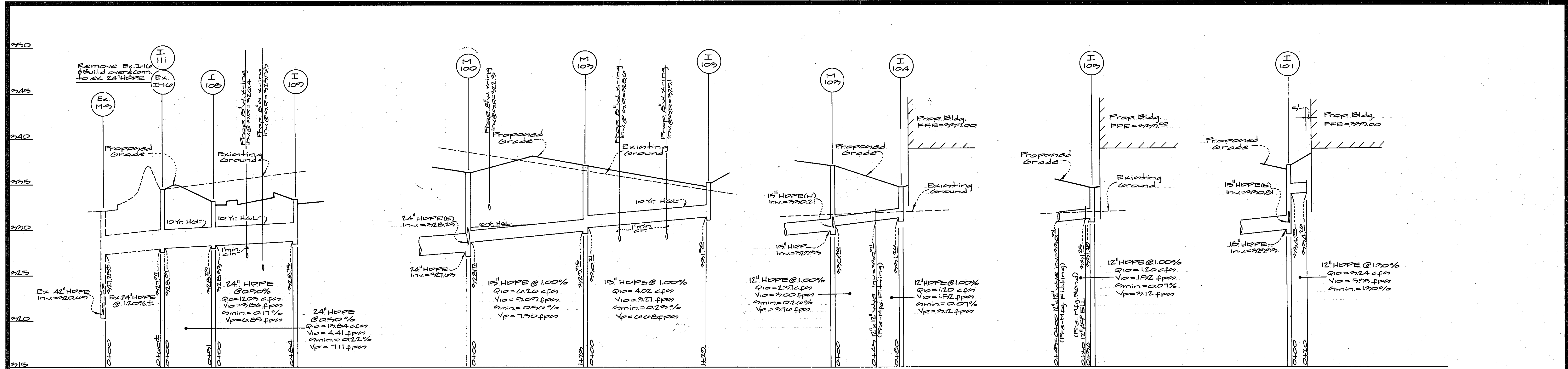
DATE	REV	OWNER INFO	DATE	BY	APP'R.
4/21/98	1				
4/21/98	2				
4/21/98	3				

PREPARED FOR:
 7000 Honeyoy, LLC
 2711 Columbia Gateway Dr.
 Suite 200
 Columbia, MD 21046-2353
 443-285-9400

SEDIMENT CONTROL DETAILS AND NOTES
COLUMBIA GATEWAY
PARCEL S-24

SCALE	ZONING	G. L. W. FILE No.
As shown	M-1	97155
DATE	TAX MAP No.	SHEET
April 10, 1998	43	8 OF 11

HOWARD COUNTY, MARYLAND
 G.D.P. 98-91



Size	Type	Length
12"	HDPE	215'
15"		772'
18"		100'
24"	HDPE	270'

Note: see sediment control sequence of construction on sheet 8 for required HDPE fittings.

No.	Type	Width/Dia	Top Elevation	Lowest Invert	Standard No.	Remarks
I-100	Double Inlet	2'-7 1/2"	220.70	217.08	GS 4.23	See Alternative 2
I-101	WR Inlet	2'-5 1/2"	221.10	219.99	GS 4.25	
I-102	WR Inlet	2'-5 1/2"	221.05	219.90	GS 4.25	
I-103	A-10 Inlet	2'-6"	222.20	221.50	GS 4.41	
I-104	Single WR Inlet	2'-7 1/4"	224.70	221.70	GS 4.37	
I-105	Single WR Inlet	2'-7 1/4"	224.70	221.87	GS 4.37	
I-106	A-10 Inlet	2'-6"	225.80	221.81	GS 4.41	
I-107	A-10 Inlet	2'-6"	220.00	220.05	GS 4.41	
I-108	A-10 Inlet	2'-6"	221.10	218.75	GS 4.41	
I-109	A-10 Inlet	2'-6"	223.2	221.75	GS 4.41	
I-110	Single WR Inlet	2'-7 1/4"	225.50	221.00	GS 4.37	
I-111	Single WR Inlet	2'-7 1/4"	224.50	221.07	GS 4.37	
M-100	Manhole	4'-0"	221.30	219.95	GS 12	
M-101	Manhole	4'-0"	221.70	218.84	GS 12	
M-102	Manhole	4'-0"	222.42	221.31	GS 12	
M-103	Manhole	4'-0"	221.25	219.12	GS 12	

* See sediment control detail sheet for required temporary openings.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *[Signature]* 4/27/98
 Chief, Division of Land Development: *[Signature]* 4/27/98
 Chief, Development Engineering Division: *[Signature]* 4/24/98



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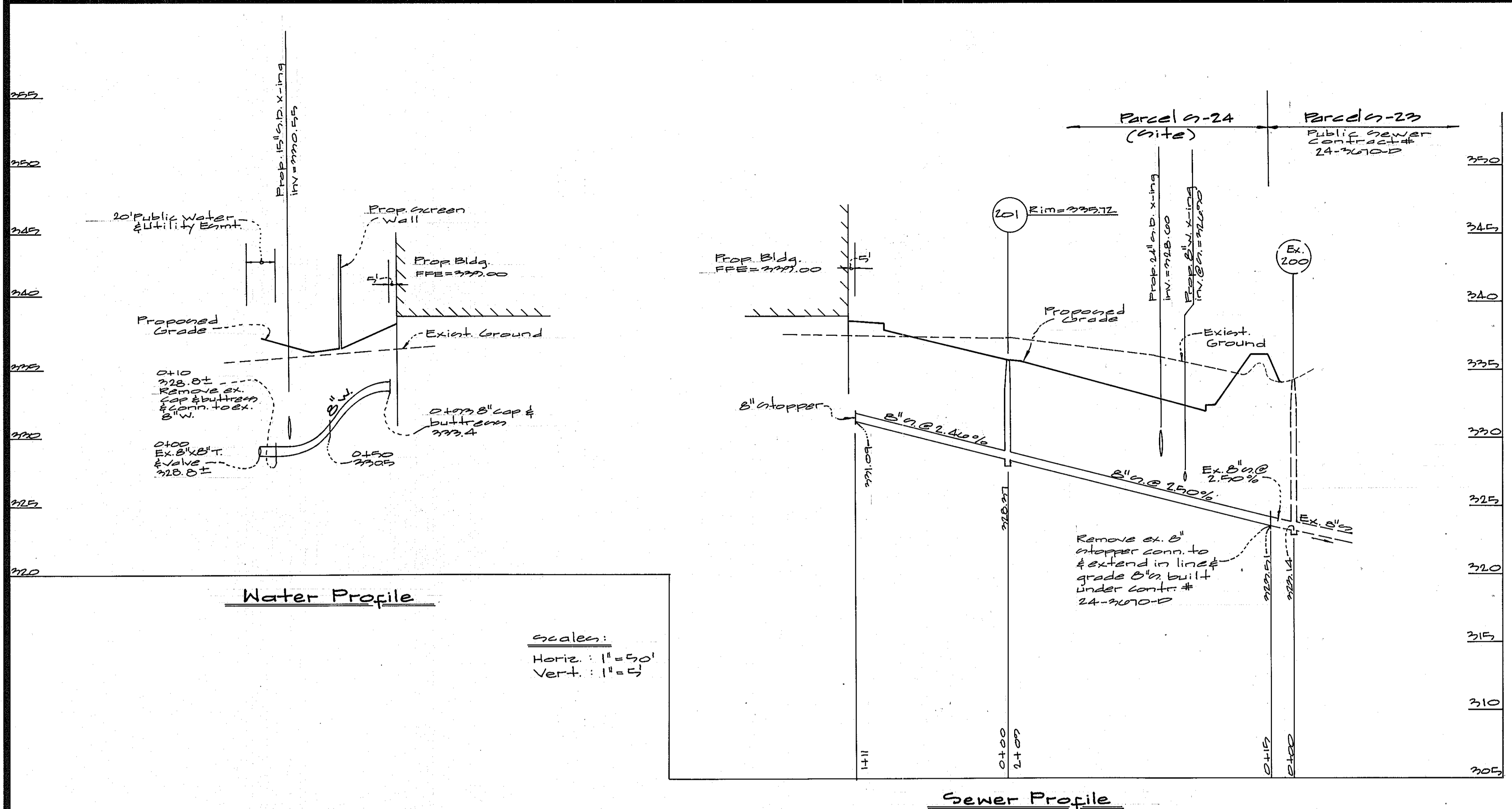
DATE	REV	OWNER INFO	DES.	DRN.	CHK.

OWNER:
 7000 Honey, LLC
 6711 Columbia Gateway Dr.
 Suite 300
 Columbia, MD 21040-2388
 443-285-9400

Storm Drain Profiles & Schedules
COLUMBIA GATEWAY
 PARCEL S-24
 ELECTION DISTRICT No. 6
 HOWARD COUNTY, MARYLAND

SCALE AS SHOWN	ZONING	G. L. W. FILE No.
April 10, 1998	M-1	97155
TAX MAP No. 43		SHEET 9 OF 11

95P 98-91



Water Profile

Scales:
 Horiz. : 1" = 50'
 Vert. : 1" = 5'

Sewer Profile

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
[Signature] 4/27/98
 Director Date
[Signature] 4/27/98
 Chief, Division of Land Development Date
[Signature] 4/24/98
 Chief, Development Engineering Division MK Date



[Signature]

GLW GUTSCHICK LITTLE & WEBER, P.A.
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DES.	DRN.	W. J.	CHK.	DATE	REVISION	BY	APP.
					Rev owner ins. Δ		

OWNER:
 Δ 7000 Honey, LLC.
 6711 Columbia Gateway Dr.
 Suite 200
 Columbia, MD 21046-2383
 443-285-5100

Utility Profiles
COLUMBIA GATEWAY
PARCEL S-24
 ELECTION DISTRICT No. 6
 HOWARD COUNTY, MARYLAND

SCALE AS SHOWN	ZONING	G. L. W. FILE No.
	M-1	97155
DATE	TAX MAP No.	SHEET
April 10, 1998	43	10 OF 11

