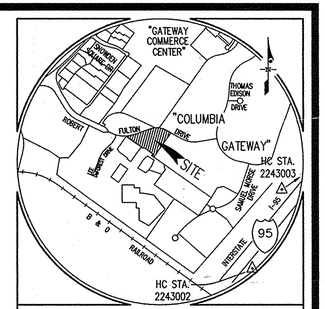
SITE DEVELOPMENT PLAN

COLUMBIA GATEWAY

PARCEL N-13

General Notes

1. All construction shall be in accordance with the latest standards and specifications of Howard County plus MSHA standards and specifications if applicable.
2. The contractor shall notify the Department of Public Works, Bureau of Engineering/ Construction Inspection Division at (410) 313-1880 at least 48 Hours prior to the start of work.
3. The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
4. The contractor shall notify the Howard County Department of Public Works, Bureau of Utilities at (410) 313-4900 at least five (5) working days prior to starting any excavation work.
5. Traffic control devices, markings and signing shall be in accordance with the latest edition of the Manual of Uniform Traffic Control Devices (MUTCD). All street and regulatory signs shall be in place before the placement of any asphalt.
6. Proposed Use: Office (1 story - no mezzanines), Religious Facilities & Accessory Retail ⚠2
7. All plan dimensions are to face of curb or face of building unless otherwise noted. Dimensions are mesured perpendicular or radially between items unless otherwise noted.
8. Existing topography is shown per field run survey information by Gutschick, Little & Weber, P.A. in March, 2004 & from design plans for construction.
9. Coordinates and bearings are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System. Howard County Monument Nos. 2243002 and 2243003 were used for this project.
10. Water and sewer service is public.
11. All existing water and sewer is per Contract 24-1440-D, 24-1587-D & 20-1371-D
12. All existing public storm drain is per F-87-63 & F-86-128.
13. See trench bedding class "C" for storm drains.
14. Recording reference: Plat No. 17094
15. Existing utilities are based on approved design plans for construction and field location by Gutschick, Little & Weber, P.A.
16. There is no floodplain on Site.
17. There are no streams, wetlands, or steep slopes on the site.
18. Building setbacks and building restrictions are per Plat No. 14298
19. This site is exempt from the Forest Conservation requirements of Section 16.1200 of the Howard County Code by Section 16.1202(b)(1)(iv).
20. In case of discrepancies between the plat and the plans, the plat shall govern.
21. No clearing, grading or construction is permitted within any wetland, wetlands buffer, 50' stream buffer or floodplan.
22. All outdoor lighting shall comply with the requirements of zoning section 134. See sheet 3 Lighting Fixture Schedule.
23. The Landscape Plan was prepared according to the Alternative Compliance Section of the Landscape Manual.
24. Stormwater Management, for quality and quantity, is being provided in a regional facility, which was constructed under F-87-48. An Amendment to the Stormwater Management Report for Columbia Gateway was prepared under F 00-74. This Amendment indicates that the regional facility satisfies the Stormwater Management needs for this parcel.
25. There are no known cemeteries, grave sites or historic structures located on the subject property.
26. There are no scenic roads within or adjacent to the subject property.
27. Because this plan submission is non-residential use, a noise study is not required.
28. Building will have automatic fire protection sprinkler system.
29. All curb radii are 5' R. unless otherwise noted.
30. This site is subject to a 10' parking and fence setback.
31. A shared parking easement for Parcels N-9 through N-11 has been recorded in the Land Records of Howard County, Maryland in Liber 5182 Folio 273.

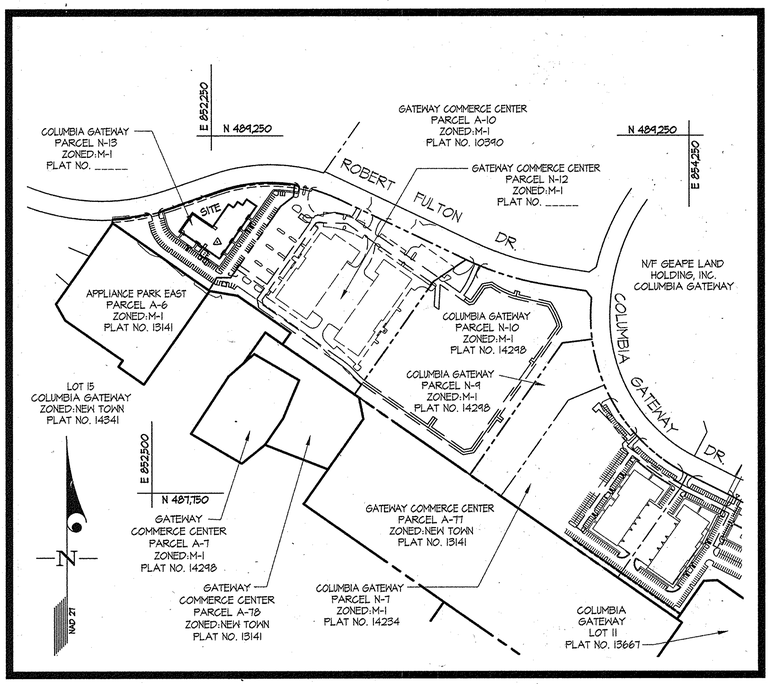


VICINITY MAP
SCALE: 1" = 2,000'

BENCHMARKS

2243002 ELEV. = xxx.xx
STANDARD DISC ON CONCRETE MONUMENT

2243003 ELEV. = xxx.xx
STANDARD DISC ON CONCRETE MONUMENT



KEY MAP

SCALE : 1" = 300'

LEGEND

366	EX. CONTOUR
300	PROP CONTOUR
+	EX. TREES
	EX. STORM DRAIN
	PROP. STORM DRAIN
LOS	LIMIT OF SUBMISSION
8"S 8"S	EX. SANITARY SEWER
Ex. 8" W	EX. WATERLINE
PROP. 8"S	PROP. SANITARY SEWER
	PROPOSED WATERLINE
	EX. CURB & GUTTER
	CONCRETE CURB & GUTTER
	PROPOSED REVERSE CURB & GUTTER
	CONCRETE SIDEWALK
	DUMPSTER OR UTILITY PAD
	EX. EASEMENTS
× 78.88	TOP OF PAVING SPOT SHOT
⑥	NUMBER OF PARKING SPACES
	PROP. LIGHT FIXTURE & POLE
	EX. LIGHT FIXTURE & POLE
	HANDICAP CURB RAMP (SEE DETAIL SHEET 3)
	ENTRANCE

Site Analysis Data Chart

1. Gross Area Parcel N-13: 168,880 SF or 3.87 Ac.
2. Limit of Disturbed Area = 152,460 SF or 3.50 Ac.
3. Zoning : M-1
4. ⚠2 Proposed Use: 1 story office, light manufacturing, and accessory retail building & Religious Facilities.
5. Gross Floor Area: 32,850 SF
6. No. of standard parking spaces required: 112 spaces
7. No. of handicap spaces required: 6 spaces (2 van space).
8. No. of standard parking spaces provided: 144 spaces.
9. No. of handicap spaces provided: 6 spaces (4 van spaces).
10. Total parking spaces provided: 150 spaces.
11. Building Percent Coverage: 32,850/168,880 = 19.5%
12. Project background: See Dept. of Planning & Zoning File Numbers: F-86-22, S-84-44, F-85-55, F-85-63, F-86-17, F-86-63, F-86-152, F-87-46, F-88-41, F-90-175, F-91-16, F-92-15, F-97-48, F-99-156, F-00-11 & SP-01-24, F-05-26, F-00-148, F-00-160.

**

Gross Floor Area:	32,850 s.f.	
Light Manufacturing / Office:	15,517 s.f.	⚠2
⚠2 Accessory Retail:	2,000 S.F.	⚠2
⚠2 Religious Facilities*	15,333 s.f. (4,992 s.f. Assembly Area)	⚠2

Parking Requirements

For Light Manufacturing / Office (@ 3.3 space per 1000 s.f.):	52 spaces
For Accessory Retail (@ 5.0 space per 1000 s.f.):	10 spaces
⚠2 Religious Facilities (@ 10.0/space per 1000 s.f. in the Assembly Area)	50 spaces
⚠2 Total:	112 spaces

* NOTE: THIS PARKING ANALYSIS ASSUMES THAT THE PRIMARY USE OF THE RELIGIOUS FACILITY IS FOR SERVICES ON THE WEEKENDS. IF THE CHURCH ACTIVITIES CHANGE TO ADD ADDITIONAL USES SUCH AS 5 DAY A WEEK DAYCARE OR SCHOOL, A NEW REDLINE MUST BE SUBMITTED TO HOWARD COUNTY.

Sheet Index

1. Cover Sheet
2. Site Development Plan
3. Site Details & Paving Plan
4. Site & Handicap Accessibility Details
5. Storm Drain/Utility Profiles
6. Sediment Control Plan/Drainage Area Map
7. Sediment Control Notes & Details
8. Landscape/Perimeter Planting Plan
9. Landscape Notes, Details, Plant List & Schedules
10. Striping Plan

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 12/3/04
Chief, Division of Land Development	Date 12/3/04
Chief, Development Engineering Division MK	Date 11/22/04

STATE OF MARYLAND — CURTIS K. GUTSCHICK — No. 12073 — REGISTERED PROFESSIONAL ENGINEER

ADDRESS CHART	
PARCEL NUMBER	STREET ADDRESS
N-13	8681 ROBERT FULTON DRIVE

WATER CODE:	SEWER CODE:	SUBDIVISION NAME:	SECTION/AREA	PARCELS
W06	4900000	COLUMBIA GATEWAY	—	P/O P 610

PLAT No.	ZONE	TAX MAP	BLOCK	ELEC. DIST.	CENSUS TRACT
17094	M-1	42	11	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

\Drawings\04032\sdp's\04032sp1.dwg | DES. DEV | DRN. JAU | CHK. DEV

DATE	REVISION	BY	APP'R.
	⚠1 Show 2000 SF accessory retail, new sprinkler room & door locations. Revised required parking accordingly.	JNG	
7/22/15	⚠2 Religious Facilities added as a use. Parking tabulation revised.	GL	

PREPARED FOR:
GATEWAY 67 LLC
8815 CENTRE PARK DRIVE, SUITE 400
COLUMBIA, MD. 21045
PH.: 410-992-7348
ATTN: MR. ROGER WAESCHE

COVER SHEET

COLUMBIA GATEWAY
PARCEL N-13
Plat No. 17094

ELECTION DISTRICT No. 6 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	M-1	04032
DATE	TAX MAP – GRID	SHEET
Sept., 2004	42 – 12	1 OF 10

SDP-04-148

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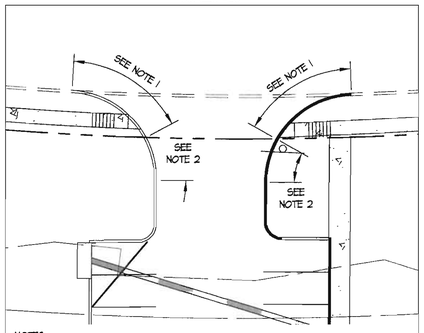
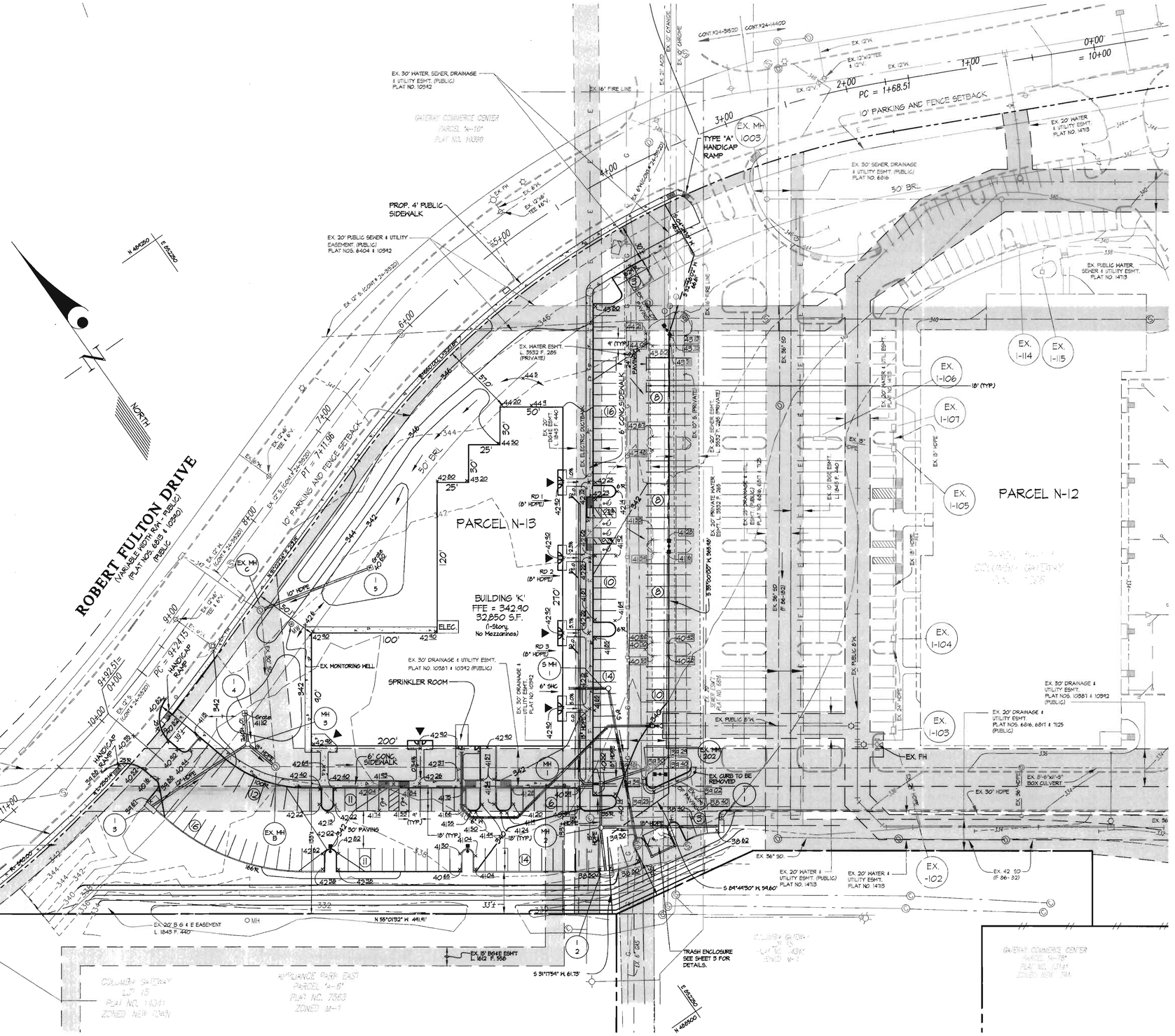
ENTRANCE DETAIL
SCALE: 1"=20'



NOTES
1. CONTRACTOR IS TO USE STANDARD/REV. 7' CURB AND GUTTER IN THIS AREA.
2. CONTRACTOR IS TO TRANSITION FROM 7' CURB AND GUTTER WITHIN R/W TO 6' CURB AND GUTTER IN THIS AREA.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	12/3/04 Date
Chief, Division of Land Development HB	12/3/04 Date
Chief, Development Engineering Division MK	11/22/04 Date

GLW GUTSCHICK LITTLE & WEBER, P.A.
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DATE	REVISION	BY	APP'R.

PREPARED FOR:
GATEWAY 67 LLC
8815 CENTRE PARK DRIVE, SUITE 400
COLUMBIA, MD. 21045
PH.: 410-992-7348
ATTN: MR. ROGER WAESCHE

SITE DEVELOPMENT PLAN

COLUMBIA GATEWAY
PARCEL N-13
Plat No. 17094

ELECTION DISTRICT No. 6 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=40'	M-1	04032
DATE	TAX MAP – GRID	SHEET
Sept., 2004	42 – 12	2 OF 10

SDP-04-148

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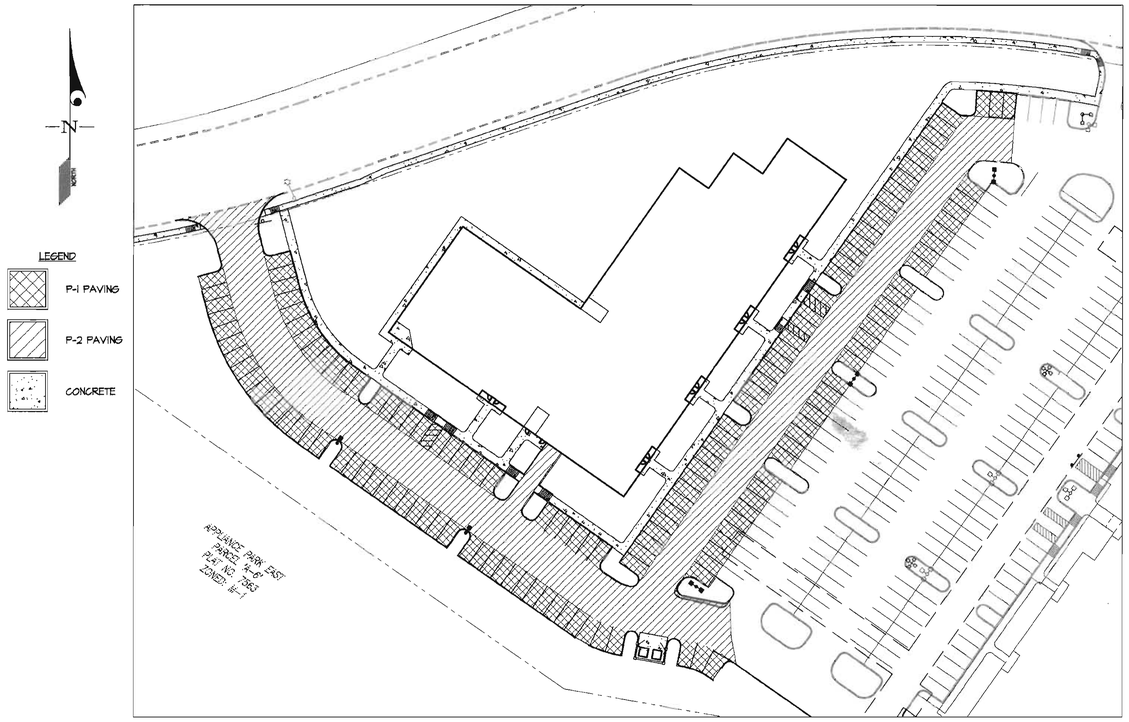
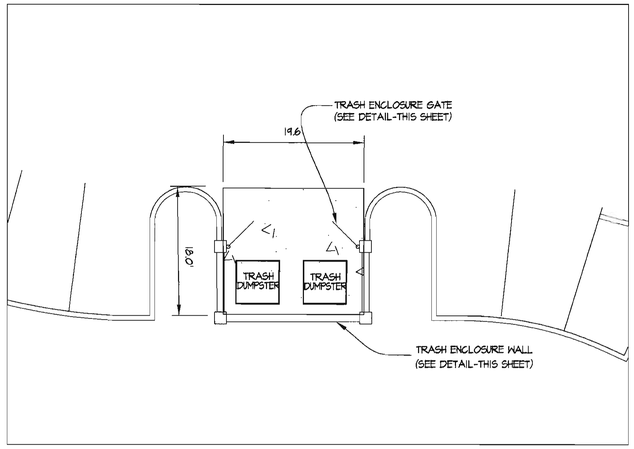
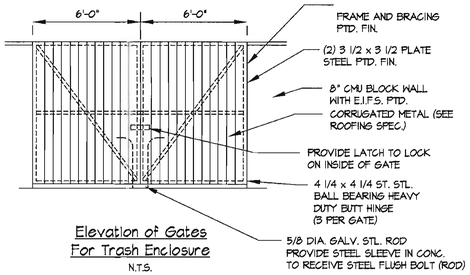


PAVING PLAN
SCALE: 1"=50'

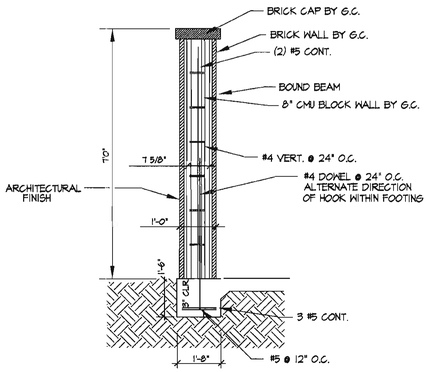
LIGHT INFORMATION		
Symbol	Description	Quantity
	Twin Type III, with horizontal 400 Watt high pressure sodium lamp on a 30 foot round tapered steel pole. (brown) Ecolume ECA-182-3H-400HPS-BRP or approved equal.	3
	Single Type III, with horizontal 400 Watt high pressure sodium lamp on a 30 foot round tapered steel pole. (brown) Ecolume ECA-181-3H-400HPS-BRP or approved equal.	2



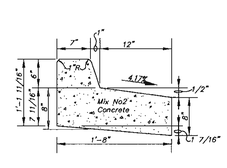
Trash Enclosure
1"=10'



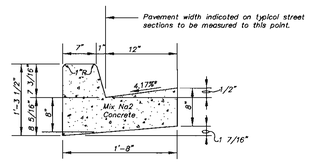
Elevation of Gates
For Trash Enclosure
N.T.S.



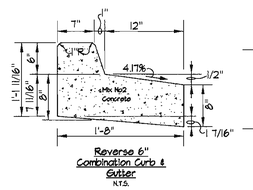
Section of Stone Wall
For Trash Enclosure
N.T.S.



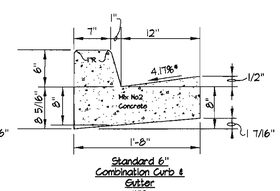
Reverse 7" Combination
Curb & Gutter
N.T.S.



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



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



Standard 6"
Combination Curb &
Gutter
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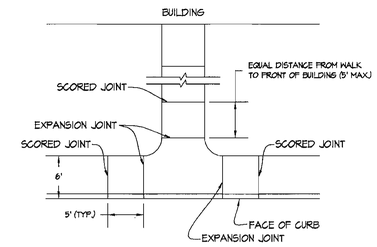
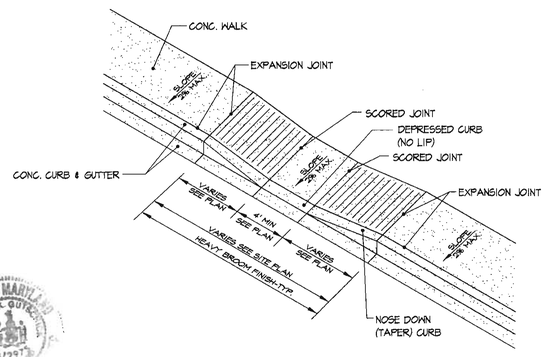
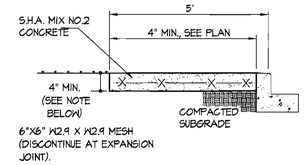


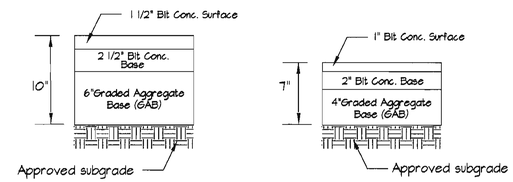


TYPE-A HANDICAP RAMP DETAIL
NO SCALE



NOTE:
1. UNLESS SHOWN OTHERWISE, INSTALL EXPANSION JOINTS AT MAX. 15'-0" O.C. AND SCORING JOINTS AT MAX. 5'-0" O.C.
2. PROVIDE 1/2" PREFORMED BITUMINOUS EXPANSION JOINT WHERE SIDEWALK ABUTS AGAINST CURB AND SET SIDEWALK 1/4" ABOVE CURB PER HO. CO. DET. R-3.05.

TYPICAL SIDEWALK SECTION
NO SCALE



P-2 Granular Base
N.T.S.

P-1 Granular Base
N.T.S.

Note:
Depending on the CBR values obtained in the field, the paving sections may be revised, if approved by a professional soils engineer. These substitutions must also be approved by the Howard County Dept. of Public Works.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director		Date 12/3/04
Chief, Division of Land Development	HD	Date 12/3/04
Chief, Development Engineering Division	MK	Date 11/22/04

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

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DATE	REVISION	BY	APP'R.

PREPARED FOR:
GATEWAY 67 LLC
8815 CENTRE PARK DRIVE, SUITE 400
COLUMBIA, MD. 21045
PH.: 410-992-7348
ATTN: MR. ROGER WAESCHE

SITE DETAILS & PAVING PLAN
COLUMBIA GATEWAY
PARCEL N-13
Plat No. 17094
ELECTION DISTRICT No. 6 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	M-1	04032
DATE	TAX MAP – GRID	SHEET
Sept., 2004	42 – 12	3 OF 10

SDP 04-148

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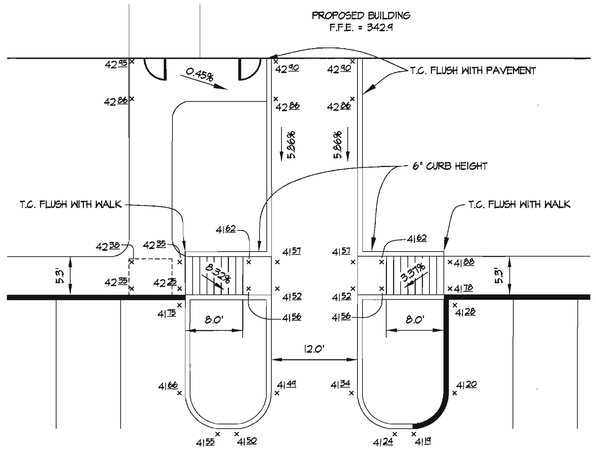

LOADING AREA DETAIL
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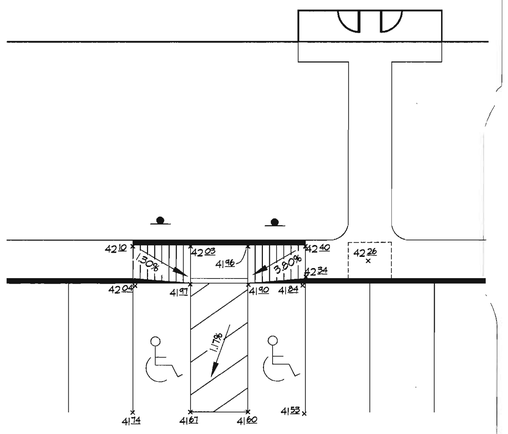
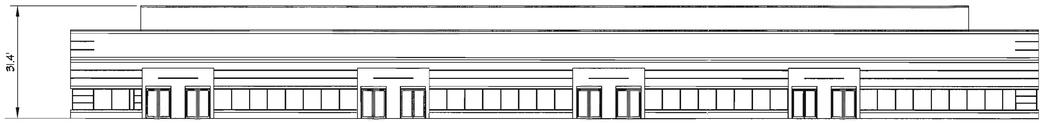
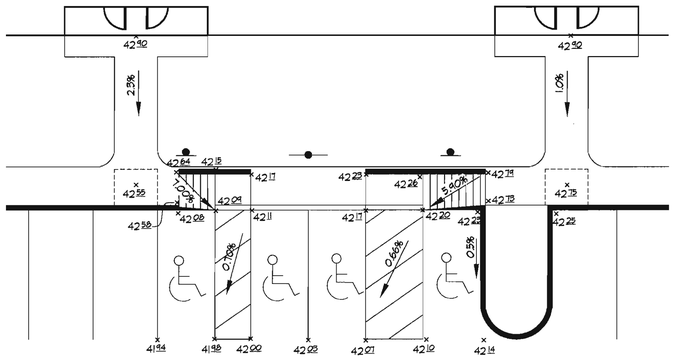


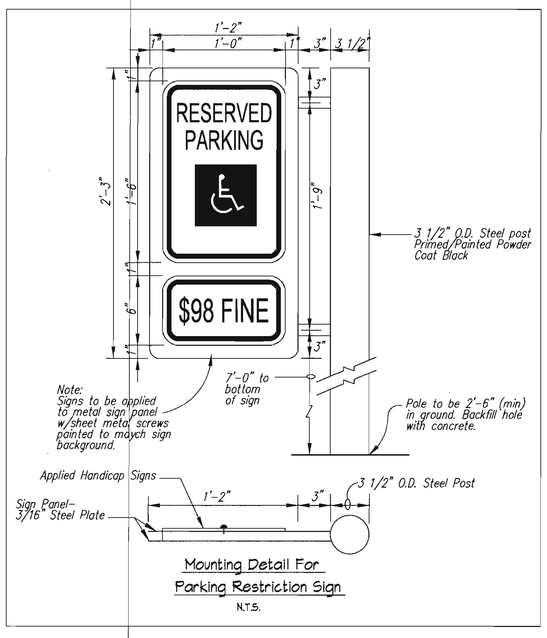
HANDICAP PARKING DETAIL (SW SIDE OF BUILDING)
SCALE: 1"=10'



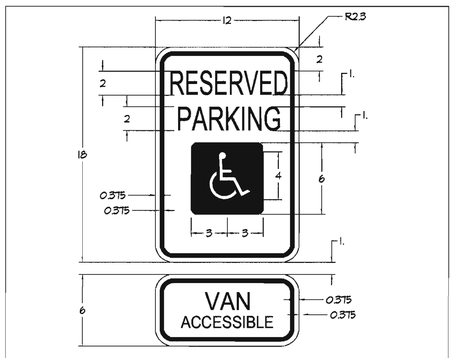
BUILDING 'K' ELEVATION



HANDICAP PARKING DETAIL (SE SIDE OF BUILDING)
SCALE: 1"=10'



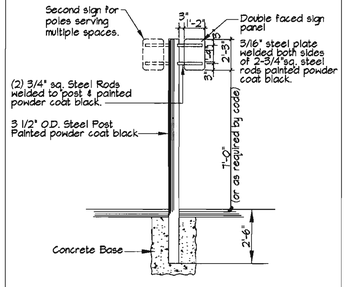
Mounting Detail For
Parking Restriction Sign
N.T.S.



General Notes:

1. Signs shall meet design standards of the Federal Highway Administration and conform to the State of Maryland Standard Highway sign booklet detail R1-8.
2. One sign is required per space placed as shown on site plan.
3. Spaces indicated on site plan as "VAN" accessable shall be signed accordingly.
4. Signs shall be pole mounted with hot dipped galvanized county approved perforated channel posts w/top of sign 9'-1" above finished grade or as indicated on site drawings.
5. Sign shall be attached to flanged side of post.Post shall extend into ground 2'-6" min.
6. Colors: Legend and Border - green
   Symbol - white on blue background
   background - white

HANDICAP PARKING SIGN DETAIL
N.T.S.



Post & Sign Panel Detail For
Parking Restriction Sign
N.T.S.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 12/9/04

Chief, Division of Land Development — Date 12/8/04

Chief, Development Engineering Division — Date 11/22/04

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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\DRAWINGS\04032\sdp's\04032sp4.dwg | DES. DEV | DRN. JAU | CHK. DEV

DATE	REVISION	BY	APP'R.

PREPARED FOR:
GATEWAY 67 LLC
8815 CENTRE PARK DRIVE, SUITE 400
COLUMBIA, MD. 21045
PH.: 410-992-7348
ATTN: MR. ROGER WAESCHE

SITE & HANDICAP ACCESSIBILITY DETAILS

COLUMBIA GATEWAY
PARCEL N-13
Plat No. 17094

ELECTION DISTRICT No. 6 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	M-1	04032
DATE	TAX MAP – GRID	SHEET
Sept., 2004	42 – 12	4 OF 10

SDP 04-148

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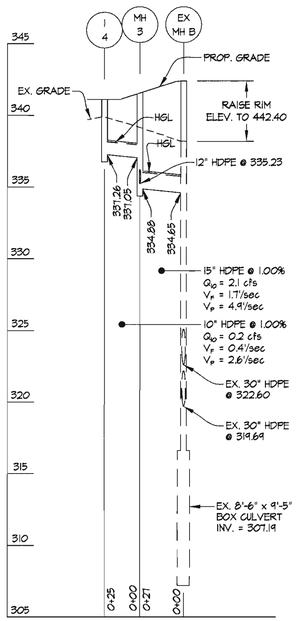
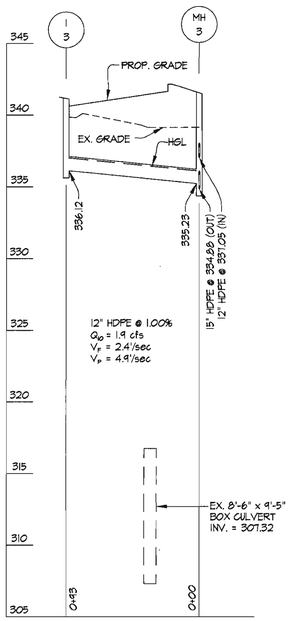
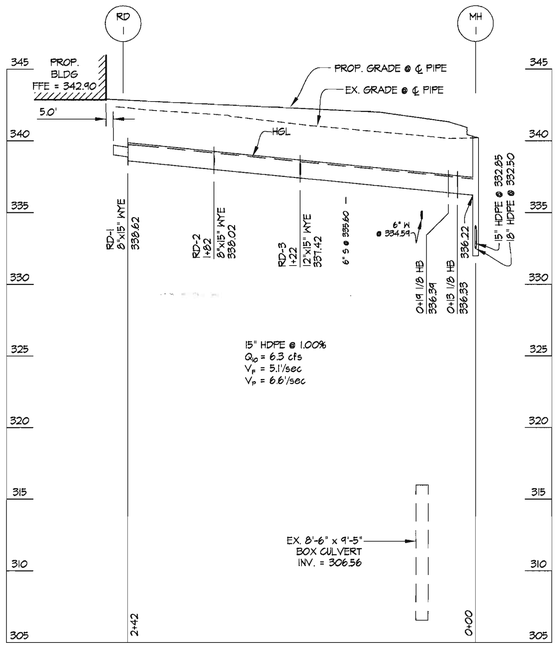
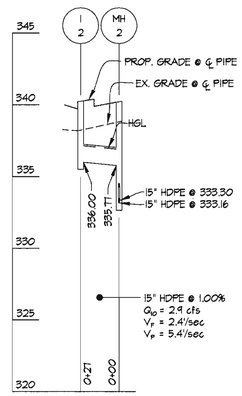
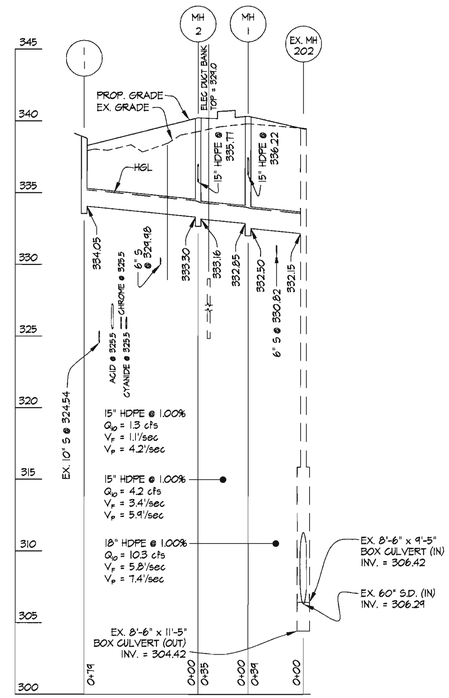
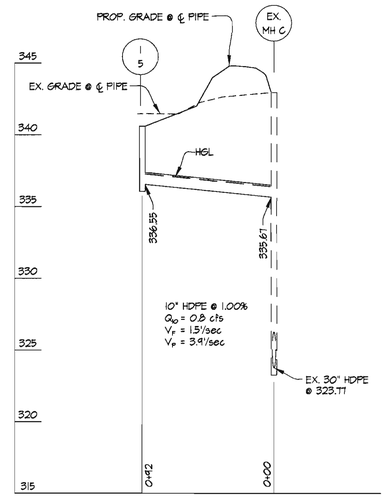






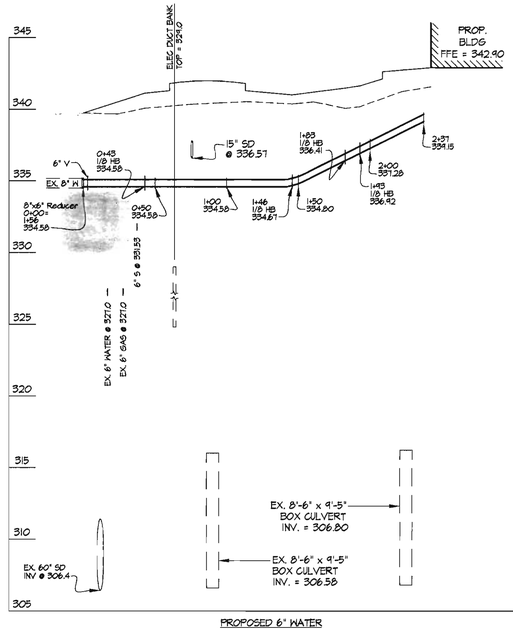




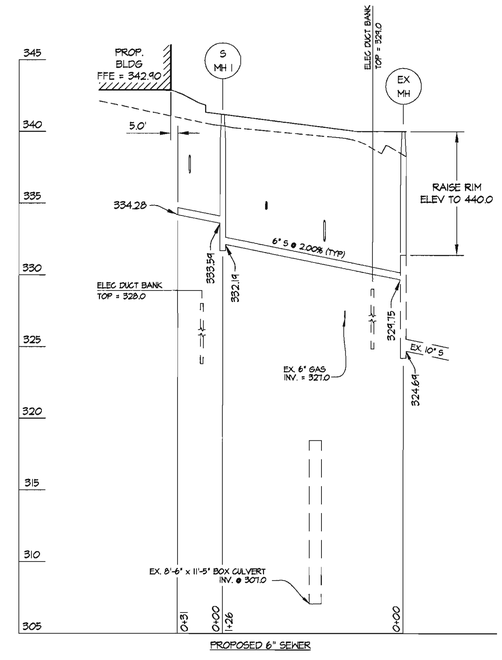


PROFILES

SCALE: 1"=50' HORIZONTAL
1"=5' VERTICAL



PROPOSED 6" WATER



PROPOSED 6" SEWER

STRUCTURE SCHEDULE									
NO	TYPE	WIDTH (INSIDE)	TOP ELEVATION		INVERT ELEVATION		STD. DETAIL	LOCATIONS ⟨1⟩	REMARKS
			UPPER	LOWER	UPPER	LOWER			
I-1	A-10 INLET	3'-0"	338.38	338.30	---	334.05	HO. CO. SD-4.41	N 488,619 E 852,335	
I-2	A-10 INLET	3'-0"	---	339.72	---	336.00	HO. CO. SD-4.41	N 488,840 E 852,253	
I-3	A-5 INLET	3'-0"	340.55	340.49	---	336.12	HO. CO. SD-4.40	N 488,882 E 851,989	
I-4	YARD INLET	18"	---	341.10	---	337.26	HO. CO. SD-4.14	N 488,900 E 852,092	
I-5	YARD INLET	18"	---	340.60	---	336.55	HO. CO. SD-4.14	N 488,938 E 852,240	
MH-1	STANDARD MANHOLE	5'-0"	---	340.25	336.22	332.50	HO. CO. G-5.12	N 488,692 E 852,292	
MH-2	STANDARD MANHOLE	5'-0"	---	340.11	335.71	333.16	HO. CO. G-5.12	N 488,663 E 852,272	
MH-3	STANDARD MANHOLE	4'-0"	---	342.42	337.05	334.88	HO. CO. G-5.12	N 488,879 E 852,080	

⟨1⟩ COORDINATE POINT GIVEN IS TO THE CENTERLINE OF STRUCTURE AT THE FACE OF CURB FOR INLETS AND TO THE CENTERLINE OF STRUCTURE FOR MANHOLES AND YARD INLETS.

NOTE: ALL WATER AND SEWER CROSSINGS SHOWN ARE PER CONTRACT: 24-4173D

PIPE SCHEDULE			
SIZE	TYPE	QUANTITY (l.f.)	REMARKS
8"	HDPE	20'	
10"	HDPE	109'	
12"	HDPE	99'	
15"	HDPE	340'	
18"	HDPE	35'	

HDPE indicates High Density Polyethylene pipe, such as N-13 by ADS, or HI-Q by Hancor or an approved equal.

Trench bedding to be provided per Howard County Detail G 2.01, "Trench for P.V.C. pipe and H.D.P.E."

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 10/5/04

Chief, Division of Land Development — Date 10/5/04

Chief, Development Engineering Division — Date 11/22/04

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

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DATE	REVISION	BY	APP'R.

PREPARED FOR:
GATEWAY 67 LLC
8815 CENTRE PARK DRIVE, SUITE 400
COLUMBIA, MD. 21045
PH.: 410-992-7348
ATTN: MR. ROGER WAESCHE

STORM DRAIN/UTILITY PROFILES

COLUMBIA GATEWAY
PARCEL N-13
Plat No. / 7094

ELECTION DISTRICT No. 6 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	M-1	04032
DATE	TAX MAP – GRID	SHEET
Sept., 2004	42 – 12	5 OF 10

SDP-04-148

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DRAINAGE AREA INFORMATION

STRUCTURE NO.	AREA	'C' VALUE	% IMP.
I-1	0.23 AC.	0.69	64%
I-2	0.43 AC.	0.80	79%
I-3	0.28 AC.	0.81	80%
I-4	0.12 AC.	0.24	0%
I-5	0.40 AC.	0.24	0%

LEGEND

- EX. DRAINAGE DIVIDE PER SDP 00-149
- LOD — LIMIT OF DISTURBANCE
- PROPOSED DRAINAGE DIVIDE
- SF — SILT FENCE
- SSF — SUPER SILT FENCE
- AGIP — AT GRADE INLET PROTECTION
- GIP — CURB INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE

WHERE L.O.D. IS NOT SHOWN, THE SEDIMENT CONTROL DEVICES SHALL INDICATE THE LIMIT OF DISTURBANCE.

DUE TO MASS GRADING, 'C' SOILS WERE USED FOR STORM DRAIN DESIGN.

STATE OF MARYLAND — ANTHONY K. GUTSCHICK — REG. NO. 17078 — PROFESSIONAL ENGINEER

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

Signature of Engineer — *Date* 10/28/04

DEVELOPER'S/BUILDER'S CERTIFICATE

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

Signature of Developer/Builder — *Date* 10/28/04

Roger A. Waesche, Jr.
Senior Vice President of Gateway 67, LLC

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

Natural Resources Conservation Service — *Date* 11/16/04

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

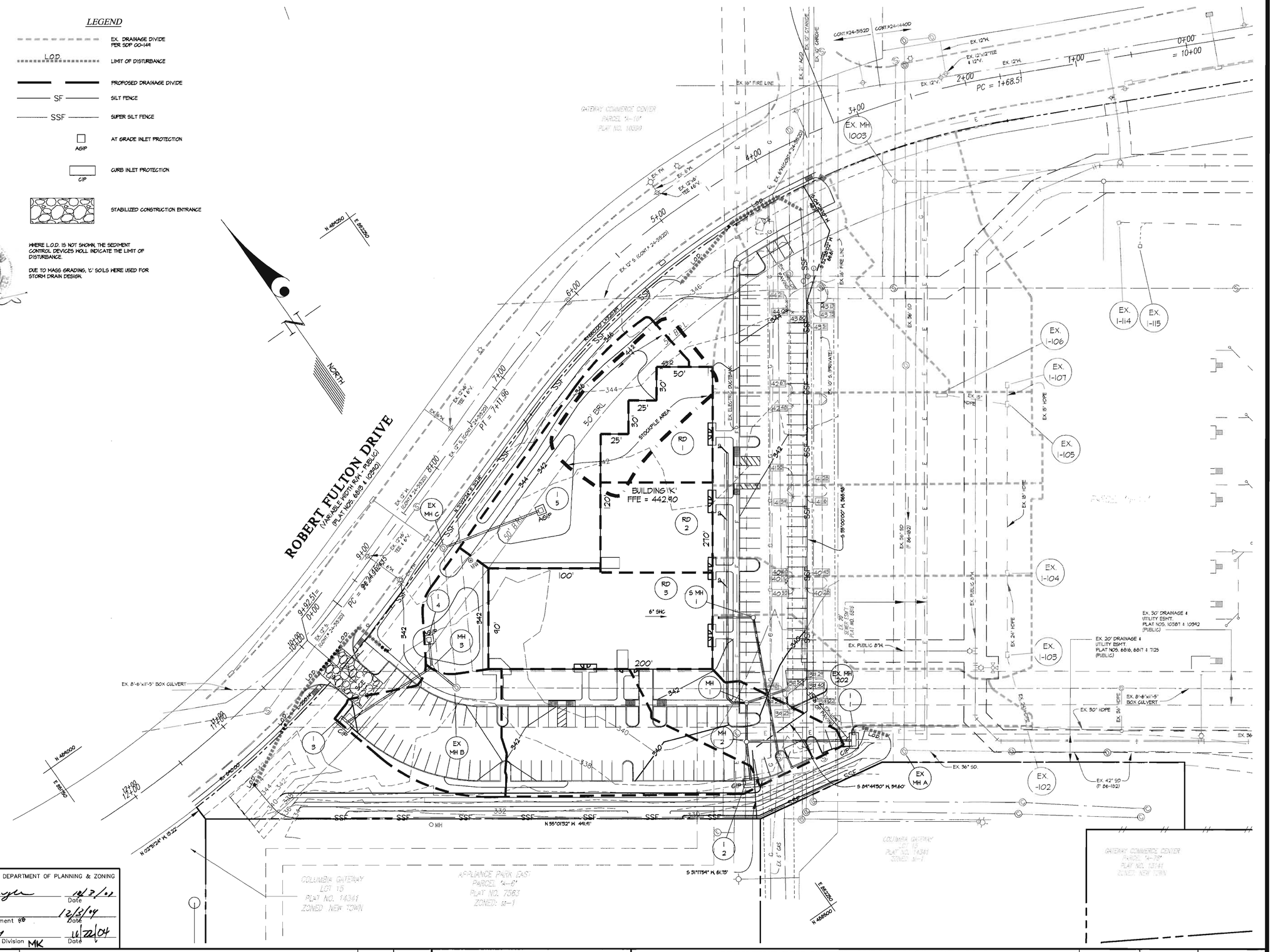
Howard S.C.D. — *Date* 11/16/04

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 12/3/04

Chief, Division of Land Development — Date 12/3/04

Chief, Development Engineering Division MK — Date 11/22/04



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DATE	REVISION	BY	APP'R.

PREPARED FOR:
GATEWAY 67 LLC
8815 CENTRE PARK DRIVE, SUITE 400
COLUMBIA, MD. 21045
PH.: 410-992-7348
ATTN: MR. ROGER WAESCHE

SEDIMENT CONTROL PLAN/DRAINAGE AREA MAP

COLUMBIA GATEWAY
PARCEL N-13
Plat No. 17094

ELECTION DISTRICT No. 6 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=40'	M-1	04032
DATE	TAX MAP - GRID	SHEET
Sept., 2004	42 - 12	6 OF 10

SDP-04-148

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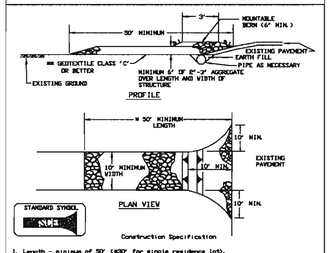
DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



Construction Specification

1. Length - minimum of 50' (*30' for single residence lot).

2. Width - 10' minimum, should be flared at the existing road to provide a turning radius.

3. Geotextile Fabric (Filter cloth) shall be placed over the existing ground prior to placing stone. Witha plan aprovol authority may not require single family residences to use geotextile.

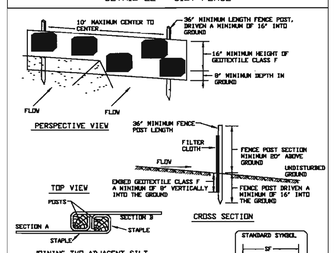
4. Stone - crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.

5. 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.

6. 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.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE F - 17 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 22 - SILT FENCE



Construction Specifications

1. Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 1½" x 1½" square (minimum) cut, or 1¾" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard T or U section weighting not less than 1.00 pond per linear foot.

2. Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F:

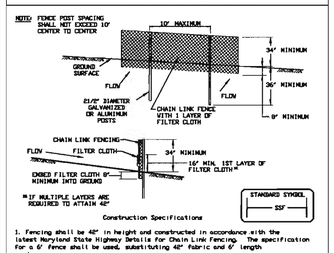
Tensile Strength	50 lbs/in (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test: MSMT 509
Flow Rate	0.3 gal/ft²/ minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

3. Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.

4. Silt fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reached 50% of the fabric height.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE E - 17 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 33 - SUPER SILT FENCE



Construction Specifications

1. Fencing shall be 48" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6' fence shall be used, substituting 42" fabric and 6' length posts.

2. Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and truss rods, drive anchors and post caps are not required except on the ends of the fence.

3. Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24' at the top and mid section.

4. Filter cloth shall be embedded a minimum of 8" into the ground.

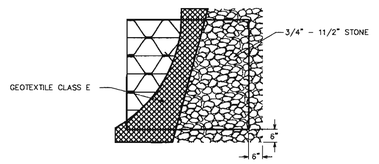
5. When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.

6. Maintenance shall be performed as needed and silt buildups removed when "bulges" develop in the silt fence, or when silt reaches 50% of fence height.

7. Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid section and shall meet the following requirements for Geotextile Class F:

Tensile Strength	50 lbs/in (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test: MSMT 509
Flow Rate	0.3 gal/ft²/minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

DETAIL 23B - AT GRADE INLET PROTECTION



MAX. DRAINAGE AREA = 1/4 ACRE

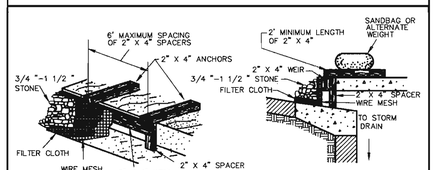
Construction Specifications

1. Lift grate and wrap with Geotextile Class E to completely cover all openings, then set grate back in place.

2. Place 3/4" to 11/2" stone, 4"-6" thick on the grate to secure the fabric and provide additional filtration.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE E - 16 - 6A	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 23C
CURB INLET PROTECTION (COG OR COS INLETS)



MAX. DRAINAGE AREA = 1/4 ACRE

Construction Specifications

1. 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.

2. 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.

3. Securely nail the 2" X 4" weir to a 9" long vertical spacer to be located between the weir and the inlet face (max. 4' apart).

4. 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 alternate weight.

5. The assembly shall be placed so that the end spacers are a minimum 1' beyond both ends of the throat opening.

6. Form the 1/2 " x 1/2 " 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.

7. This type of protection must be inspected frequently and the filter cloth and stone replaced when clogged with sediment.

8. Assure that storm flow does not bypass the inlet by installing a temporary earth or asphalt dike to direct the flow to the inlet.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE E - 16 - 5B	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

PERMANENT SEEDING NOTES

Apply to graded or cleared area not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.

Seedbed 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

1) *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).*

2) *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.

TEMPORARY SEEDING NOTES

Apply to graded or cleared areas likely to be redisturbed where a short-term vegetative cover is needed.

Seedbed 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 rye (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.

SEDIMENT CONTROL NOTES

1. *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.*

2. *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.*

3. *Following initial soil disturbance or redisturbance, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes and perimeter slopes and all slopes greater than 3:1, b) 14 days as to all other disturbed or graded areas on the project site.*

4. *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.*

5. *All disturbed areas must be stabilized within the time period specified above in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings, sod, temporary seeding and mulching (Sec. G).*
Temporary stabilization, with mulch alone, can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.

6. *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.*

7. *Site Analysis:*

Total Area of Site	:	*3.87 Acres±*
Area Disturbed	:	*3.50 Acres±*
Area to be roofed or paved	:	*2.05 Acres±*
Area to be vegetatively stabilized	:	*1.45 Acres±*
Total Cut	:	*329 Cu. Yds.*
Total Fill	:	*8619 Cu. Yds.*
Off-site waste/borrow area location:		*To be determined*

8. *Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.*

9. *Additional sediment control must be provided, if deemed necessary by the Howard County DPW Sediment Control Inspector.*

10. *On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.*

11. *Trenches for the construction of utilities is limited to 3 pipe lengths or that which shall be backfilled and stabilized within one working day, whichever is shorter.*

SEQUENCE OF CONSTRUCTION

1. *OBTAIN GRADING PERMIT AND ARRANGE PRE-CONSTRUCTION MEETING WITH SEDIMENT CONTROL INSPECTOR. (1 DAY)*
2. *INSTALL STABILIZED CONSTRUCTION ENTRANCE AND SILT FENCE/SUPER SILT FENCE. (2 DAYS) SILT FENCE THAT IS KNOCKED DOWN DURING CONSTRUCTION IS TO BE REPAIRED IMMEDIATELY OR BY THE END OF THE WORK DAY.*
3. *CONSTRUCT THE WATER FROM THE EXISTING STUB AND THE SEWER FROM THE EXISTING MANHOLE TO WITHIN 5 FEET OF THE BUILDING. INSTALL THE STORM DRAIN SYSTEM. (5 DAYS)*
4. *GRADE SITE.*
5. *CONSTRUCT BUILDING.*
6. *FINE GRADE SITE.*
7. *INSTALL CURB AND GUTTER, SIDEWALK, AND BASE PAVING. STABILIZE REMAINING AREAS WITH GRASS, SEED, AND MULCH. (7 DAYS)*
8. *WHEN AREAS DRAINING TO THE SEDIMENT CONTROL DEVICES HAVE BEEN STABILIZED AND PERMISSION IS GRANTED BY THE SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES. (1 WEEK)*
9. *INSTALL SURFACE PAVING. (1 WEEK)*
10. *INSTALL LANDSCAPING. (1 WEEK)*
11. *REMOVE ANY REMAINING SEDIMENT CONTROL DEVICES AND STABILIZE AREAS AS NECESSARY. (3 DAYS)*

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 12/3/04
Chief, Division of Land Development	Date 12/3/04
Chief, Development Engineering Division	Date 11/22/04

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."

10/28/04
Date

DEVELOPER'S/BUILDER'S CERTIFICATE

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

Roger A. Waesche, IV 10/28/04
Signature of Developer/Builder Date
Roger A. Waesche, IV
Senior Vice President of Gateway 67, LLC

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

Natural Resources Conservation Service 11/19/04 Date

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

Howard S.C.D. 11/16/04 Date

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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DATE	REVISION	BY	APP'R.

PREPARED FOR:
GATEWAY 67 LLC
8815 CENTRE PARK DRIVE, SUITE 400
COLUMBIA, MD. 21045
PH.: 410-992-7348
ATTN: MR. ROGER WAESCHE

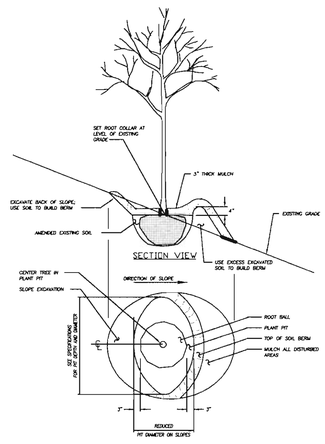
SEDIMENT CONTROL NOTES & DETAILS
COLUMBIA GATEWAY
PARCEL N-13
Plat No. 17094
ELECTION DISTRICT No. 6 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
NO SCALE	M-1	04032
DATE	TAX MAP - GRID	SHEET
Sept., 2004	42 - 12	7 OF 10

SDP-04-148

PLANT SCHEDULE

TYPE	SYMBOL	QUANT.	NAME (BOTANICAL/COMMON)	SIZE	COMMENTS
CANOPY SHADE TREE	RS	13	ACER RUBRUM 'RED SUNSET'/ RED SUNSET RED MAPLE	2.5"-3" CAL.	B&B
	SS	9	ACER RUBRUM 'SCARLET SENTINEL'/ SCARLET SENTINEL RED MAPLE	2.5"-3" CAL.	B&B
	P	20	PLATANUS x ACERIFOLIA 'BLOODSGOOD'/ BLOODSGOOD LONDON PLANETREE	2.5"-3" CAL.	B&B
	Q	7	QUERCUS PHELLOS/ WILLOW OAK	2.5"-3" CAL.	B&B
EVERGREEN TREE	PS	43	PINUS STROBUS/ EASTERN WHITE PINE	10' HT. MIN.	B&B, WITH INTACT CENTRAL LEADER
	PO	27	PICEA OMERIKA/ ABIES	10' HT. MIN.	B&B, WITH INTACT CENTRAL LEADER
ORNAMENTAL TREE	MZ	9	MALUS 'ZIMI'/ ZIMI CRABAPPLE	2" CAL MIN.	B&B
	PP	11	PURPLE LEAF PLUM	2" CAL MIN.	B&B
	SI	126	COTONEASTER DAMMERII 'CORAL BEAUTY'/ CORAL BEAUTY COTONEASTER COTONEASTER HORIZONTALIS 'TOM THUMB' / TOM THUMB COTONEASTER JUNIPERUS HORIZONTALIS VAR. / JUNIPER VAR.: 'BAR HARBOR', 'ANDORRA', 'WILTONI BLUE RUG'	ALL 18" - 24" SPREAD	ALL CONTAINERIZED



PLAN VIEW - PLANT PIT

PLANTING TREES ON SLOPES
FROM 3:1 TO 2:1
STANDARD NO. MD 710.03-14

SEASONAL COLOR PLANTING OF HERBACEOUS PLANT MATERIAL (TO BE SELECTED BY OWNER)

UTILITY EASEMENTS (SHADED AREA). PERMANENT PLANTING IS NOT PERMITTED IN THIS AREA

SHADE TREE PER SDP-00-149

EVERGREEN TREE PER SDP-00-149

THE OWNER SHALL BE RESPONSIBLE FOR THE RESTORATION OF ANY LANDSCAPINGS DISTURBED BY STORM DRAIN MAINTENANCE OPERATIONS BY THE DEPARTMENT OF PUBLIC WORKS.

DEVELOPER'S/BUILDER'S CERTIGATE

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

Roger Waesche IV — 10/28/04

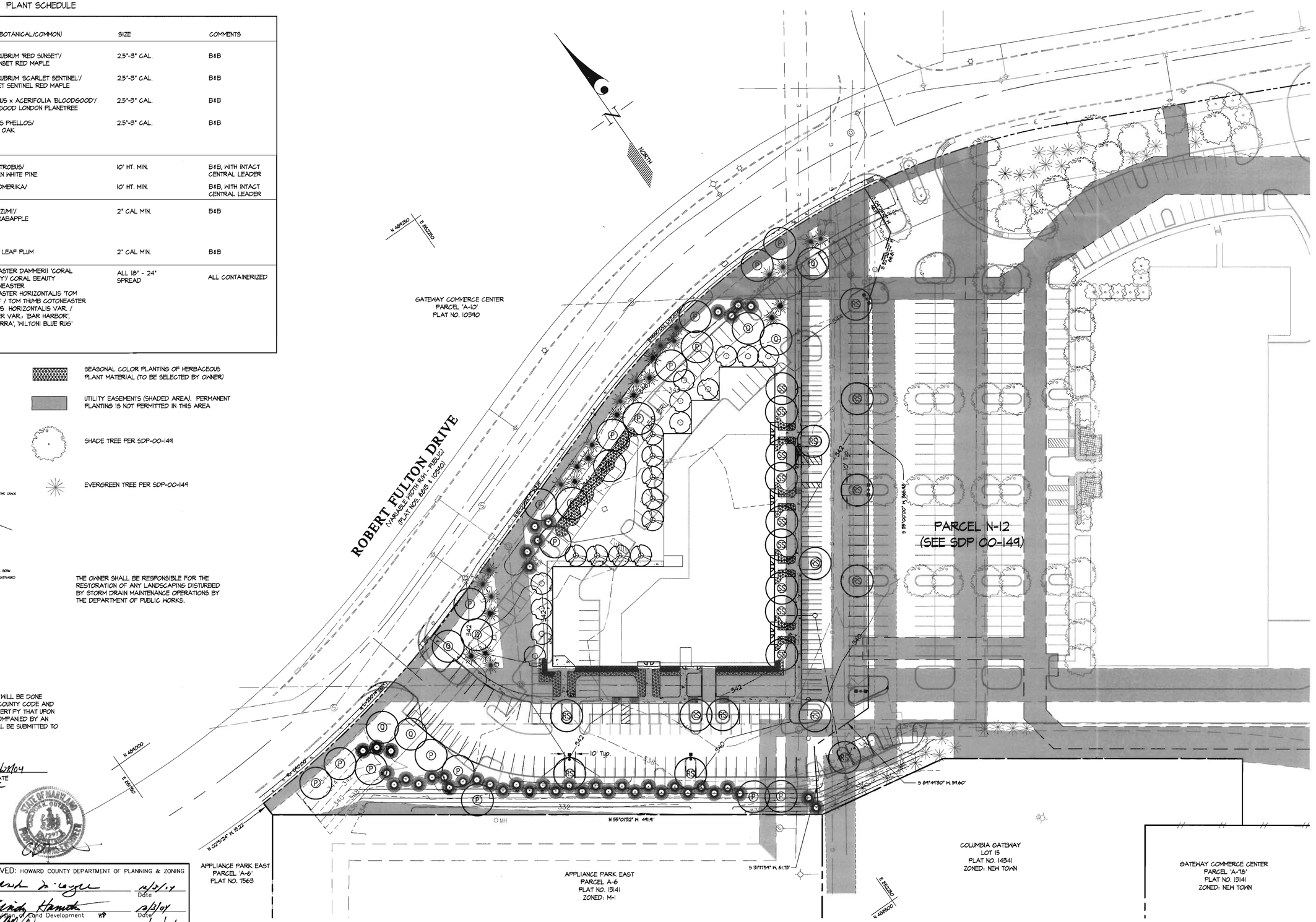
NAME Roger A. Waesche, IV. Senior Vice President of Gateway 67, LLC — DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 11/2/04

Chief, Division of Land Development — Date 10/31/04

Chief, Development Engineering Division MK — Date 11/2/04



THIS PLAN IS FOR PLANTING PURPOSES ONLY!

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

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DATE	REVISION	BY	APP'R.

PREPARED FOR:
GATEWAY 67 LLC
8815 CENTRE PARK DRIVE, SUITE 400
COLUMBIA, MD. 21045
PH.: 410-992-7348
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LANDSCAPE/PERIMETER PLANTING PLAN

COLUMBIA GATEWAY
PARCEL N-13
Plat No. 17094

ELECTION DISTRICT No. 6 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=40'	M-1	04032
DATE	TAX MAP - GRID	SHEET
Sept., 2004	42 - 12	8 OF 10

SDP-04-148

LANDSCAPE PERIMETER ANALYSIS

SCALE: 1" = 60'

PLANT MATERIALS AND PLANTING METHODS

A. Plant Materials

The landscape contractor shall furnish and install and/or dig, ball, burlap and transplant 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 heeled-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?" caliper, 14'-16' in height.

d. Minimum size for planting minor or intermediate focus trees (pines, crabapples, etc.) shall be 3"-3?" 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" - 3.5"	14'-16'	6'-8'	32" diameter
3.5"- 4"	14'-16'	8'-10'	36" diameter
4" - 4.5"	16'-18'	8'-10'	40" diameter
4.5"- 5"	16'-17'	10'-12'	44" diameter
5" - 5.5"	16'-20'	10'-12'	48" diameter
5.5"- 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	PIT DIAMETER	PIT DEPTH
3" - 3.5"col.	32"	64"	28"
3.5"- 4" col.	36"	72"	32"
4" - 4.5"col.	40"	80"	36"
4.5"- 5" col.	44"	88"	40"
5" - 5.5"col.	48"	96"	44"
5.5"- 6" col.	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 sawn 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 ga. galvanized or bethanized annealed steel wire. For trees over 3" caliper, provide 5/16" turn 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, Victa, or Escort.

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

EVERGREEN TREE PLANTING DETAIL NTS

SHRUB PLANTING DETAIL NTS

GROUNDCOVER PLANTING DETAIL NTS

LANDSCAPING NOTES

1. 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.

2. 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.

3. Field verify underground utility locations and existing conditions before starting planting work. Contact engineer / landscape architect if any relocations are required.

4. 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.

5. 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.

6. No substitution shall be made without written consent of the owner or his representative.

7. All areas disturbed by construction activities but not otherwise planted, paved, or mulched shall be seeded or sodded in accordance with the project specifications.

8. 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.

9. All exposed earth within limits of planting beds shall be mulched with shredded hardwood mulch per Planting Details.

10. Planting is NOT PERMITTED within utility easements.

11. 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 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 and replaced.

12. "Schedule A - Perimeter Landscape Edge: and "Schedule B - Parking Lot Internal Landscaping" are provided for landscape surety calculation purposes only. Financial surety for the required landscaping shall be posted with the grading permit application in the amount of $16,470.00 for the following:

$ 2,970.00 for 99 shrubs at $30/shrub
$10,800.00 for 36 shade trees at $300/tree
$ 2,700.00 for 18 evergreen trees at $150/tree
$16,470.00 total landscape surety

13. Tabulation for landscape shown:

Required planting by HRD for 3.87 acres of R&D/OFFICE at 24 trees / acre = 93 trees (or equivalent)

Planting provided:
Shade Trees (existing and proposed): 50
Ornamental Trees: 16 = 8 E.S.T. (equivalent shade tree)
Evergreen Trees 70 = 35 E.S.T.

TOTAL EQUIVALENT SHADE TREE = 93

SCHEDULE-A: PERIMETER LANDSCAPE EDGE

PERIMETER No.	1		2	3
USE SITUATION	PARKING ADJ. TO ROADWAY	REAR OF BLDG. TO ROADWAY	COMMERCIAL TO COMMERCIAL	INTERNAL PERIMETER
LANDSCAPE TYPE	E	C	A	
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	396 LF	358 LF	508	
CREDIT FOR EXISTING VEGETATION	NONE	NONE	NONE	
CREDIT FOR WALL, FENCE OR BERM	NONE	NONE	NONE	
NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES SHRUBS	 10 N/A 99	 9 18 N/A	 9 N/A N/A	
NUMBER OF PLANTS PROVIDED SHADE TREES EVERGREEN TREES OTHER TREES (@ 2:1 substitution) SHRUBS (10:1 substitution)	OVER 10 SHADE TREES, 18 EVERGREEN TREES AND 99 SHRUBS (OR EQUIVALENT SUBSTITUTIONS) ARE PLANTED BY ALTERNATIVE COMPLIANCE		3 SHADE TREES ARE PROVIDED. THE REMAINING 6 SHADE TREES ARE SUBSTITURED WITH OVER 12 EVERGREEN TREES	

SCHEDULE-B: PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	144
NUMBER OF SHADE TREES REQUIRED (1 PER 10 SPACES FOR RESIDENTIAL; 1 PER 20 SPACES FOR COMMERCIAL)	8
NUMBER OF TREES PROVIDED SHADE TREES OTHER TREES (2:1 SUBSTITUTION)	14 PARKING LOT ISLANDS ARE PROVIDED. 12 OF THE THE ISLANDS ARE PLANTED WITH SHADE TREES (11-RS & 1-Q).

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 12/2/04
Chief, Division of Land Development — Date 12/3/04
Chief, Development Engineering Division — Date 11/22/04

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

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DATE	REVISION	BY	APP'R.

PREPARED FOR:
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8815 CENTRE PARK DRIVE, SUITE 400
COLUMBIA, MD. 21045
PH.: 410-992-7348
ATTN: MR. ROGER WAESCHE

LANDSCAPE NOTES, DETAILS, PLANT LIST & SCHEDULES

COLUMBIA GATEWAY
PARCEL N-13
Plat No. 17094

ELECTION DISTRICT No. 6 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
NO SCALE	M-1	04032
DATE	TAX MAP - GRID	SHEET
Sept., 2004	42 - 12	9 OF 10

SDP-04-148

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PAVEMENT MARKING NOTES

1. ALL PAVEMENT MARKINGS TO BE APPLIED USING "SETFAST PREMIMUM ALKYD TRAFFIC PAINT" BY SHERWIN WILLIAMS OR APPROVED EQUAL.
2. EXISTING PAVEMENT MARKINGS THAT ARE IN CONFLICT WITH THE PROPOSED PAVEMENT MARKINGS FOR THIS CONTRACT WILL BE REMOVED BY THE CONTRACTOR BY ANY METHOD WHICH IS APPROVED BY THE COUNTY INSPECTOR.

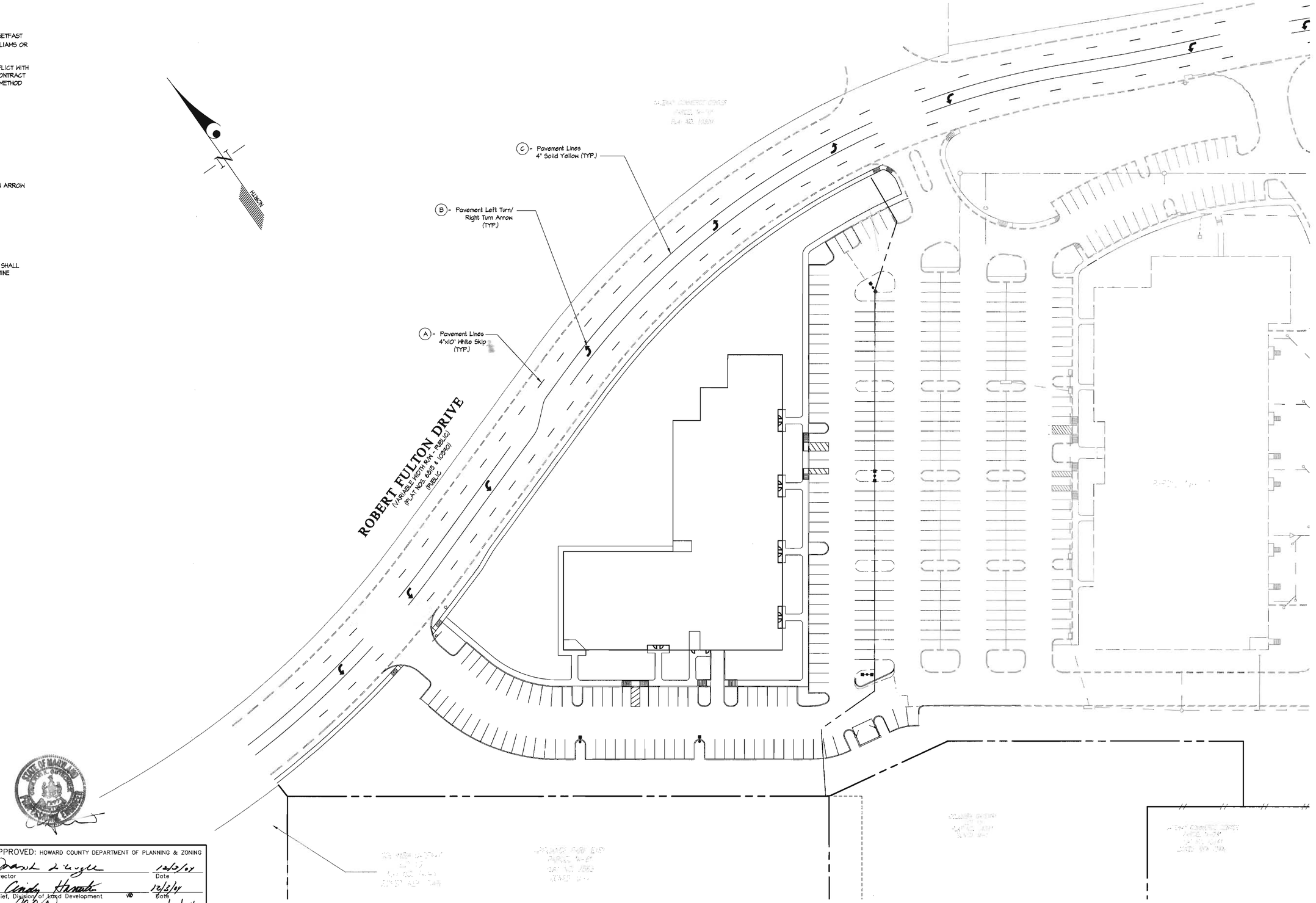
(A) - PAVEMENT LINES - 4" X 10' WHITE SKIP

(B) - PAVEMENT SYMBOL - LEFT TURN/RIGHT TURN ARROW

(C) - PAVEMENT LINES - 4" SOLID YELLOW

FINAL STRIPING IS SHOWN HEREON. CONTRACTOR SHALL INSPECT EXISTING STRIPING PATTERNS TO DETERMINE CHANGES REQUIRED TO IMPLEMENT THIS PLAN.

NORTH



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 12/3/04
Chief, Division of Land Development	Date 12/2/04
Chief, Development Engineering Division MK	Date 11/22/04

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DATE	REVISION	BY	APP'R.

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STRIPING PLAN

COLUMBIA GATEWAY
PARCEL N-13
Plat No. 17094

ELECTION DISTRICT No. 6 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=40'	M-1	04032
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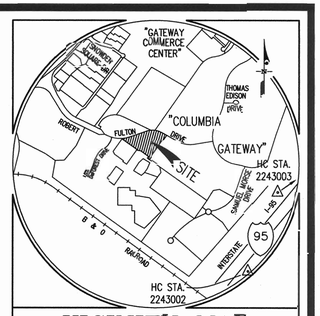
SITE DEVELOPMENT PLAN

COLUMBIA GATEWAY

PARCEL N-13

General Notes

1. All construction shall be in accordance with the latest standards and specifications of Howard County plus MSHA standards and specifications if applicable.
2. The contractor shall notify the Department of Public Works, Bureau of Engineering/ Construction Inspection Division at (410) 313-1880 at least 48 Hours prior to the start of work.
3. The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
4. The contractor shall notify the Howard County Department of Public Works, Bureau of Utilities at (410) 313-4900 at least five (5) working days prior to starting any excavation work.
5. Traffic control devices, markings and signing shall be in accordance with the latest edition of the Manual of Uniform Traffic Control Devices (MUTCD). All street and regulatory signs shall be in place before the placement of any asphalt.
6. Proposed Use: Office (1 story - no mezzanines
7. All plan dimensions are to face of curb or face of building unless otherwise noted. Dimensions are mesured perpendicular or radially between items unless otherwise noted.
8. Existing topography is shown per field run survey information by Gutschick, Little & Weber, P.A. in March, 2004 & from design plans for construction.
9. Coordinates and bearings are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System. Howard County Monument Nos. 2243002 and 2243003 were used for this project.
10. Water and sewer service is public.
11. All existing water and sewer is per Contract 24-1440-D, 24-1587-D & 20-1391-D
12. All existing public storm drain is per F-87-63 & F-86-128.
13. See trench bedding class "C" for storm drains.
14. Recording reference: Plat No. 17094
15. Existing utilities are based on approved design plans for construction and field location by Gutschick, Little & Weber, P.A.
16. There is no floodplain on Site.
17. There are no streams, wetlands, or steep slopes on the site.
18. Building setbacks and building restrictions are per Plat No. 14298
19. This site is exempt from the Forest Conservation requirements of Section 16.1200 of the Howard County Code by Section 16.1202(b)(1)(iv).
20. In case of discrepancies between the plat and the plans, the plat shall govern.
21. No clearing, grading or construction is permitted within any wetland, wetlands buffer, 50' stream buffer or floodplan.
22. All outdoor lighting shall comply with the requirements of zoning section 134. See sheet 3 Lighting Fixture Schedule.
23. The Landscape Plan was prepared according to the Alternative Compliance Section of the Landscape Manual.
24. Stormwater Management, for quality and quantity, is being provided in a regional facility, which was constructed under F-97-98. An Amendment to the Stormwater Management Report for Columbia Gateway was prepared under F 00-74. This Amendment indicates that the regional facility satisfies the Stormwater Management needs for this parcel.
25. There are no known cemeteries, grave sites or historic structures located on the subject property.
26. There are no scenic roads within or adjacent to the subject property.
27. Because this plan submission is non-residential use, a noise study is not required.
28. Building will have automatic fire protection sprinkler system.
29. All curb radii are 5' R. unless otherwise noted.
30. This site is subject to a 10' parking and fence setback.
31. A shared parking easement for Parcels N-9 through N-11 has been recorded in the Land Records of Howard County, Maryland in Liber 5182 Folio 273.



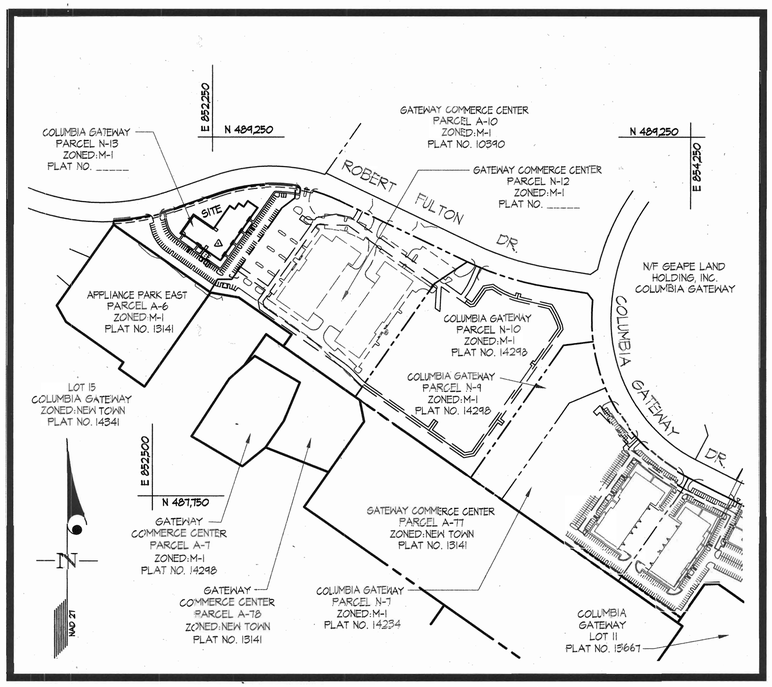
VICINITY MAP

SCALE: 1" = 2,000'

BENCHMARKS

2243002 — ELEV. = xxx.xx
STANDARD DISC ON CONCRETE MONUMENT

2243003 — ELEV. = xxx.xx
STANDARD DISC ON CONCRETE MONUMENT



KEY MAP

SCALE : 1" = 300'

LEGEND

366	EX. CONTOUR
300	PROP CONTOUR
+	EX. TREES
	EX. STORM DRAIN
	PROP. STORM DRAIN
LOS	LIMIT OF SUBMISSION
8"S / Ex. 8" W	EX. SANITARY SEWER
	EX. WATERLINE
PROP. 8"S	PROP. SANITARY SEWER
	PROPOSED WATERLINE
	EX. CURB & GUTTER
	CONCRETE CURB & GUTTER
	PROPOSED REVERSE CURB & GUTTER
	CONCRETE SIDEWALK
	DUMPSTER OR UTILITY PAD
	EX. EASEMENTS
x 78.88	TOP OF PAVING SPOT SHOT
6	NUMBER OF PARKING SPACES
	PROP. LIGHT FIXTURE & POLE
	EX. LIGHT FIXTURE & POLE
	HANDICAP CURB RAMP (SEE DETAIL SHEET 3)
	ENTRANCE

Site Analysis Data Chart

1. Gross Area Parcel N-13: 168,880 SF or 3.87 Ac.
2. Limit of Disturbed Area = 152,460 SF or 3.50 Ac.
3. Zoning : M-1
4. Proposed Use: 1 story office, light manufacturing, and accessory retail building
5. Gross Floor Area: 32,850 SF
6. No. of standard parking spaces required: 112 spaces
7. No. of handicap spaces required: 6 spaces (2 van space).
8. No. of standard parking spaces provided: 144 spaces.
9. No. of handicap spaces provided: 6 spaces (4 van spaces).
10. Total parking spaces provided: 150 spaces.
11. Building Percent Coverage: 32,850/168,880 = 19.5%
12. Project background: See Dept. of Planning & Zoning File Numbers: F-86-22, S-84-44, F-85-55, F-85-63, F-86-17, F-86-63, F-86-182, F-87-98, F-88-91, F-90-175, F-91-16, F-92-15, F-97-98, F-99-156, F-00-11 & SP-01-24, F - 05-26, F- 00- 148 , F- 00-160.

* *

Gross Floor Area:	32,850 s.f.
Light Manufacturing / Office:	30,850 s.f.
Accessory Retail:	2,000 s.f.

⚠

Parking Requirements

For Light Manufacturing / Office (@ 3.3 space per 1000 s.f.): 102 spaces
For Accessory Retail (@ 5.0 space per 1000 s.f.): 10 spaces
112 spaces

Sheet Index

1. Cover Sheet
2. Site Development Plan
3. Site Details & Paving Plan
4. Site & Handicap Accessibility Details
5. Storm Drain/Utility Profiles
6. Sediment Control Plan/Drainage Area Map
7. Sediment Control Notes & Details
8. Landscape/Perimeter Planting Plan
9. Landscape Notes, Details, Plant List & Schedules
10. Striping Plan

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 12/3/04
Chief, Division of Land Development	Date 12/3/04
Chief, Development Engineering Division MK	Date 11/22/04

STATE OF MARYLAND — CARLTON R. GUTSCHICK — No. 7973 — REGISTERED PROFESSIONAL ENGINEER

ADDRESS CHART	
PARCEL NUMBER	STREET ADDRESS
N-13	8681 ROBERT FULTON DRIVE

WATER CODE:	SEWER CODE:	SUBDIVISION NAME:	SECTION/AREA	PARCELS
E06	4900000	COLUMBIA GATEWAY	———	P/O P 670

PLAT No.	ZONE	TAX MAP	BLOCK	ELEC. DIST.	CENSUS TRACT
17094	M-1	42	11	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

\Drawings\04032\sdp's\04032sp1.dwg | DES. DEV | DRN. JAU | CHK. DEV

DATE	REVISION	BY	APP'R
	⚠ Show 2000 SF accessory retail, new sprinkler room & door locations. Revised required parking accordingly.	JNG	

PREPARED FOR:
GATEWAY 67 LLC
8815 CENTRE PARK DRIVE, SUITE 400
COLUMBIA, MD. 21045
PH.: 410-992-7348
ATTN: MR. ROGER WAESCHE

COVER SHEET

COLUMBIA GATEWAY
PARCEL N-13
Plat No. 17094

ELECTION DISTRICT No. 6 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	M-1	04032
DATE	TAX MAP - GRID	SHEET
Sept., 2004	42 - 12	1 OF 10

SDP-04-148

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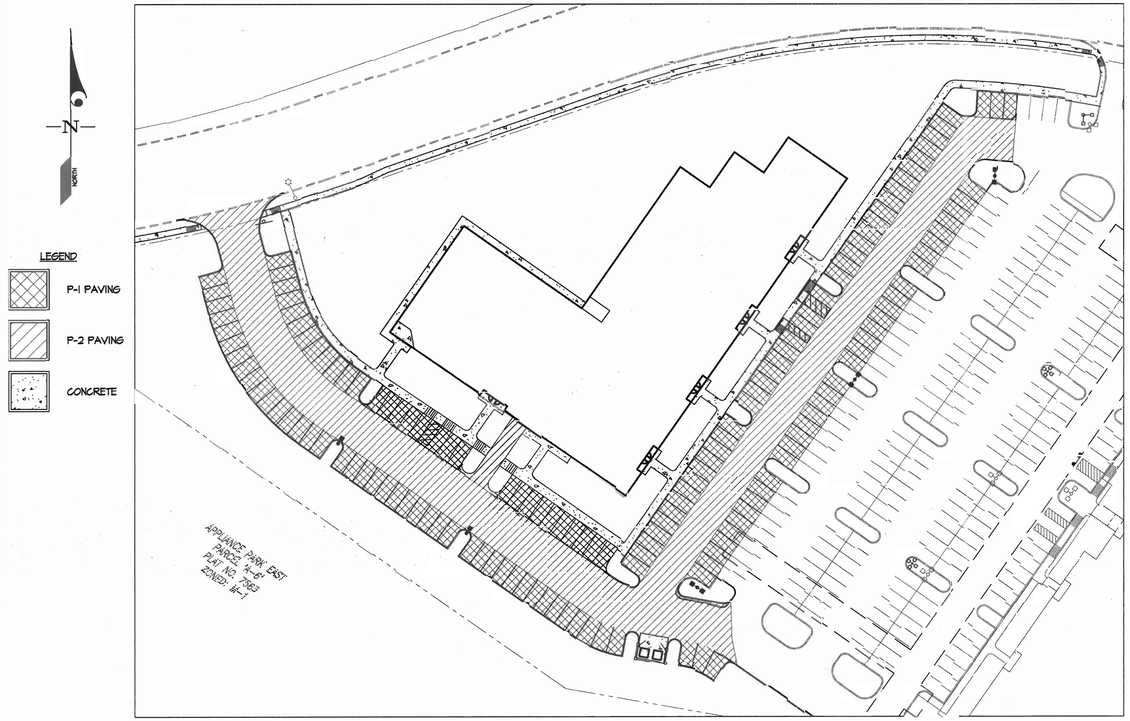
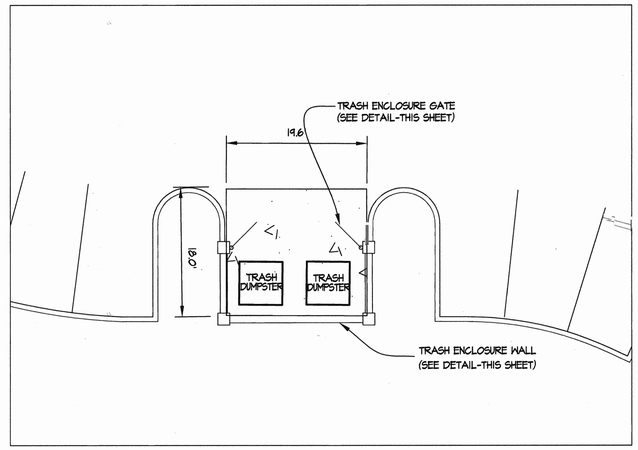
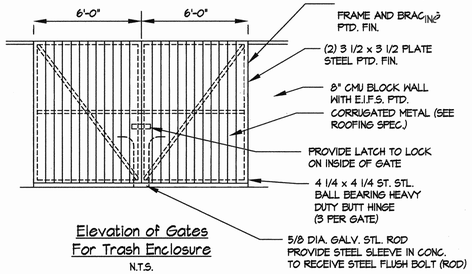


PAVING PLAN
SCALE: 1"=50'

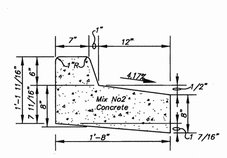
LIGHT INFORMATION		
Symbol	Description	Quantity
	Twin Type II, with horizontal 400 Watt high pressure sodium lamp on a 30 foot round tapered steel pole. (brown) Ecolume ECA-182-3H-400HPS-BRP or approved equal.	3
	Single Type III, with horizontal 400 Watt high pressure sodium lamp on a 30 foot round tapered steel pole. (brown) Ecolume ECA-181-3H-400HPS-BRP or approved equal.	2



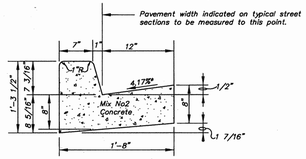
Trash Enclosure
1"=10'



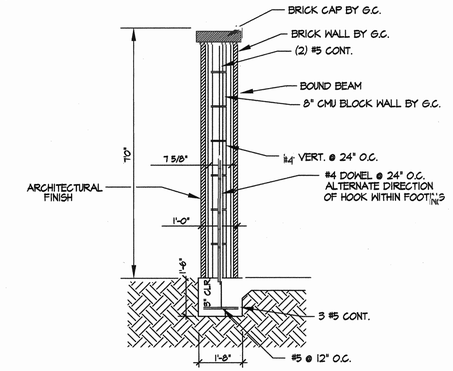
Elevation of Gates
For Trash Enclosure
N.T.S.



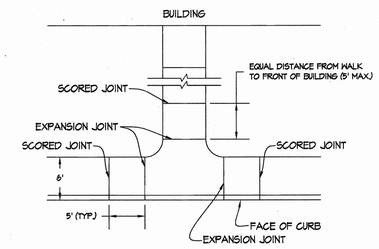
Reverse 7" Combination
Curb & Gutter
N.T.S.

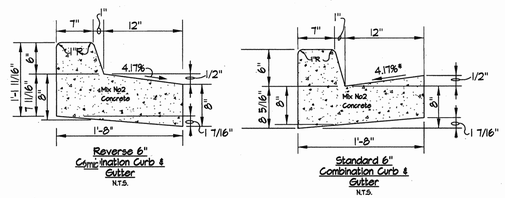


Standard 7" Combination
Curb & Gutter
N.T.S.



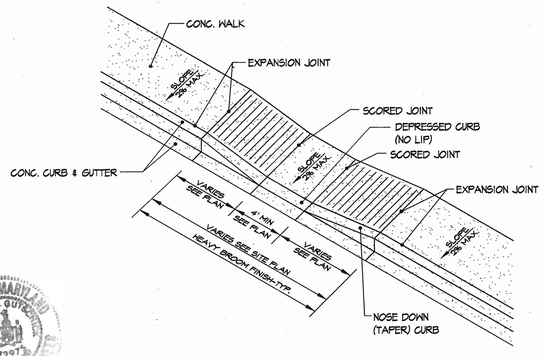
Section of Stone Wall
For Trash Enclosure
N.T.S.



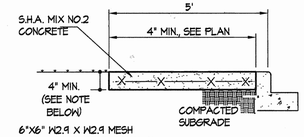


Reverse 6" Combination Curb & Gutter
N.T.S.

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

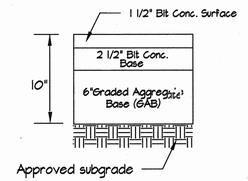


TYPE-A HANDICAP RAMP DETAIL
NO SCALE

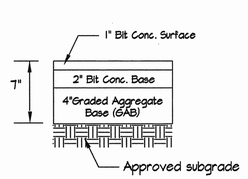


NOTE:
1. UNLESS SHOWN OTHERWISE, INSTALL EXPANSION JOINTS AT MAX. 15'-0" O.C. AND SCORING JOINTS AT MAX. 5'-0" O.C.
2. PROVIDE 1/2" PREFORMED BITUMINOUS EXPANSION JOINT WHERE SIDEWALK ABUTS AGAINST CURB AND SET SIDEWALK 1/4" ABOVE CURB PER HO. CO. DET. R-3.05.

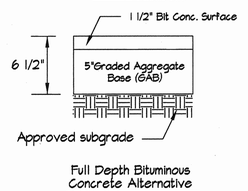
TYPICAL SIDEWALK SECTION
NO SCALE



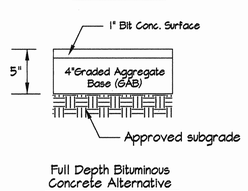
Granular Base
Alternative



Granular Base
Alternative



Full Depth Bituminous
Concrete Alternative



Full Depth Bituminous
Concrete Alternative

P-2 Granular Base
N.T.S.

P-1 Granular Base
N.T.S.

Note:
Depending on the CBR values obtained in the field, the paving sections may be revised, if approved by a professional soils engineer. These substitutions must also be approved by the Howard County Dept. of Public Works.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 12/3/04

Chief, Division of Land Development — Date 12/3/04

Chief, Development Engineering Division — Date 11/22/04

STATE OF MARYLAND — GORDON K. GUTSCHICK — 12797 — PROFESSIONAL ENGINEER

G.W. 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

\DRAWINGS\04032\sdp's\04032sp3.dwg | DES. DEV | DRN. JAU | CHK. DEV

DATE	REVISION	BY	APP'R.
7/27/05	Δ Show 2000 S.F. accessory retail, new sprinkler room & door locations.	JNG	

PREPARED FOR:
GATEWAY 67 LLC
8815 CENTRE PARK DRIVE, SUITE 400
COLUMBIA, MD. 21045
PH.: 410-992-7348
ATTN: MR. ROGER WAESCHE

SITE DETAILS & PAVING PLAN

COLUMBIA GATEWAY
PARCEL N-13
Plat No. 17094

ELECTION DISTRICT No. 6 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	M-1	04032
DATE	TAX MAP – GRID	SHEET
Sept., 2004	42 – 12	3 OF 10

SDP 04-148

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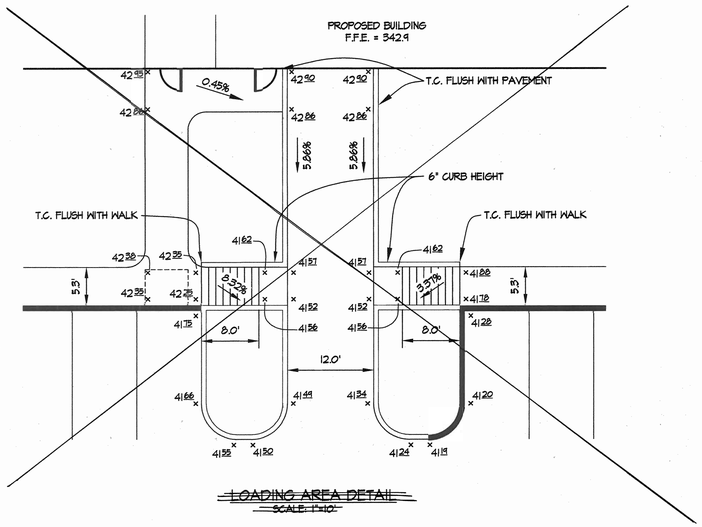
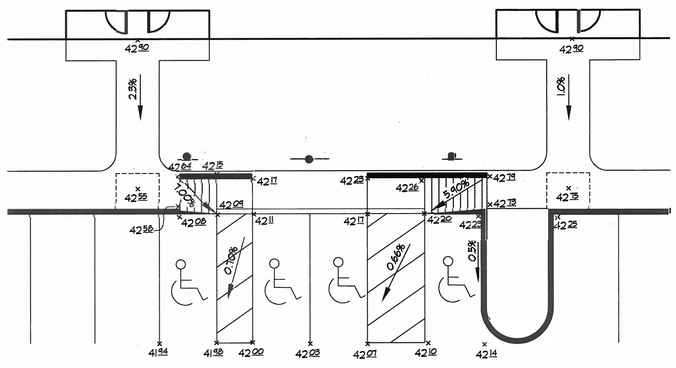
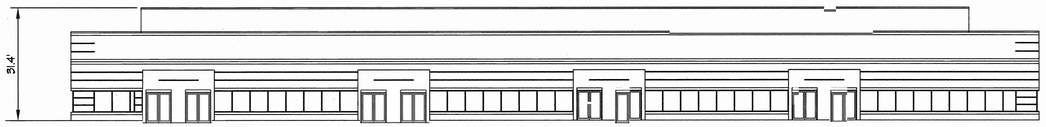


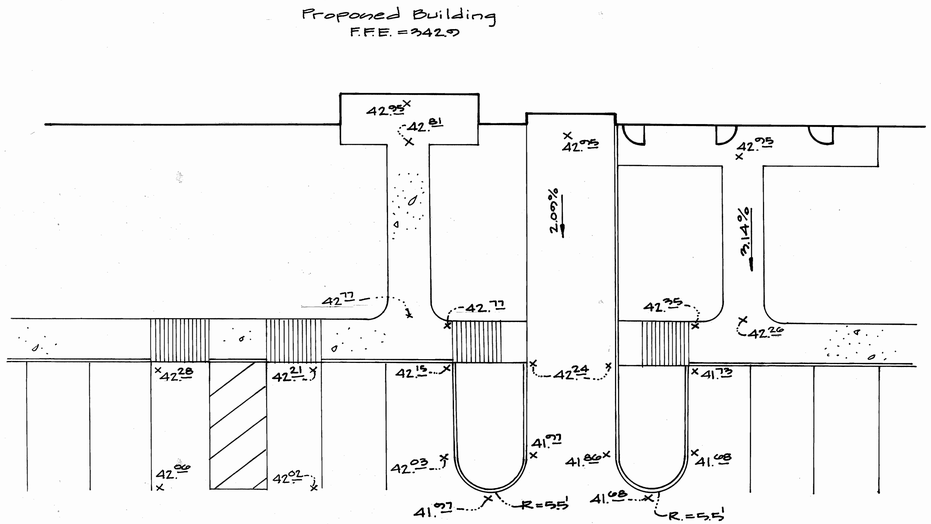
LOADING AREA DETAIL
SCALE: 1"=10'



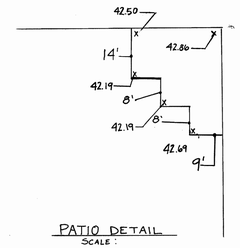
HANDICAP PARKING DETAIL (SE SIDE OF BUILDING)
SCALE: 1"=10'



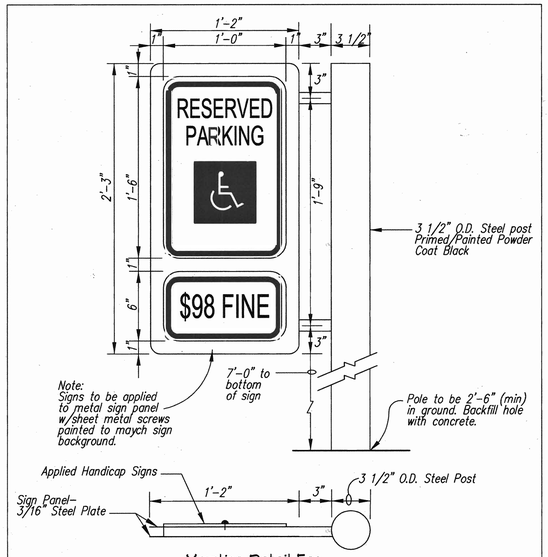
BUILDING 'K' ELEVATION



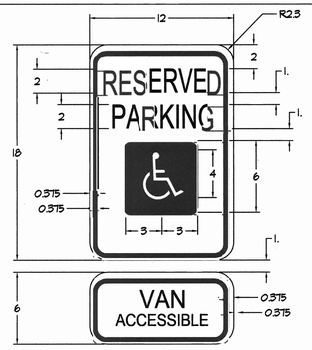
Handicap Parking/Loading Area Detail



PATIO DETAIL
SCALE:



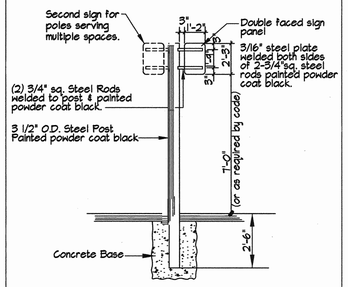
Mounting Detail For Parking Restriction Sign
N.T.S.



General Notes:

1. Signs shall meet design standards of the Federal Highway Administration and conform to the State of Maryland Standard Highway sign booklet detail RT-8.
2. One sign is required per space placed as shown on site plan.
3. Spaces indicated on site plan as "VAN" accessable shall be signed accordingly.
4. Signs shall be pole mounted with hot dipped galvanized county approved perforated channel posts w/top of sign 9'-1" above finished grade or as indicated on site drawings.
5. Sign shall be attached to flanged side of post. Post shall extend into ground 2'-6" min.
6. Colors: Legend and Border - green
   Symbol - white on blue background
   background - white

HANDICAP PARKING SIGN DETAIL
N.T.S.



Post & Sign Panel Detail For Parking Restriction Sign
N.T.S.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 12/3/04
Chief, Division of Land Development	Date 12/3/04
Chief, Development Engineering Division MK	Date 11/22/04

STATE OF MARYLAND CARLTON K. GUTSCHICK 12973 REGISTERED PROFESSIONAL ENGINEER

DATE	REVISION	BY	APP'R.
7/27/05	Revise detail for handicap access for new overhead door location.	JNG	

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
5909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

\DRAWINGS\04032\sdp's\04032sp4.dwg | DES. DEV | DRN. JAU | CHK. DEV

PREPARED FOR:
GATEWAY 67 LLC
8815 CENTRE PARK DRIVE, SUITE 400
COLUMBIA, MD. 21045
PH.: 410-992-7348
ATTN: MR. ROGER WAESCHE

SITE & HANDICAP ACCESSIBILITY DETAILS

COLUMBIA GATEWAY
PARCEL N-13
Plat No. 17094

ELECTION DISTRICT No. 6 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	M-1	04032
DATE	TAX MAP - GRID	SHEET
Sept., 2004	42 - 12	4 OF 10

SDP 04-148

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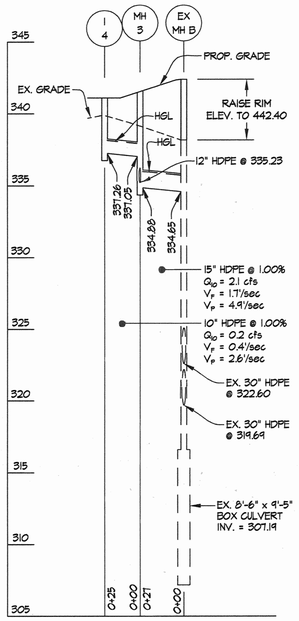
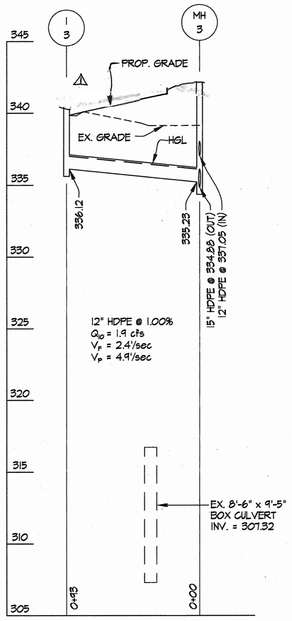
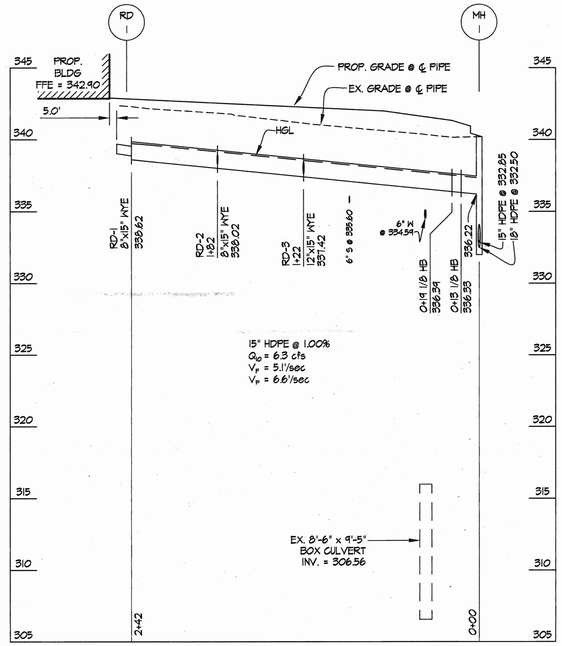
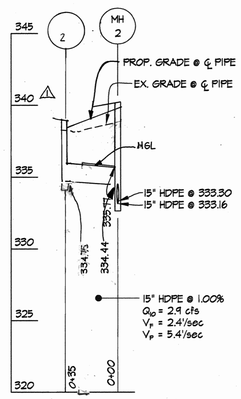
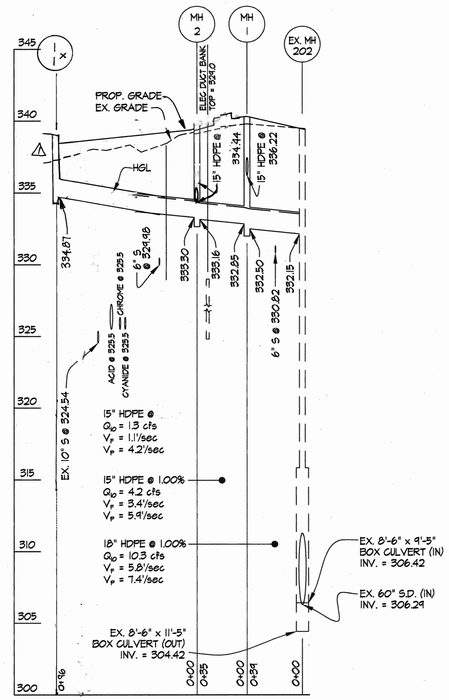
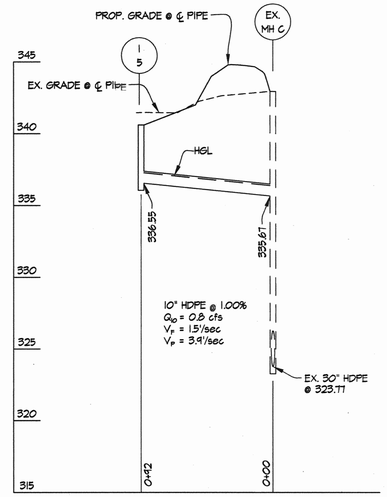






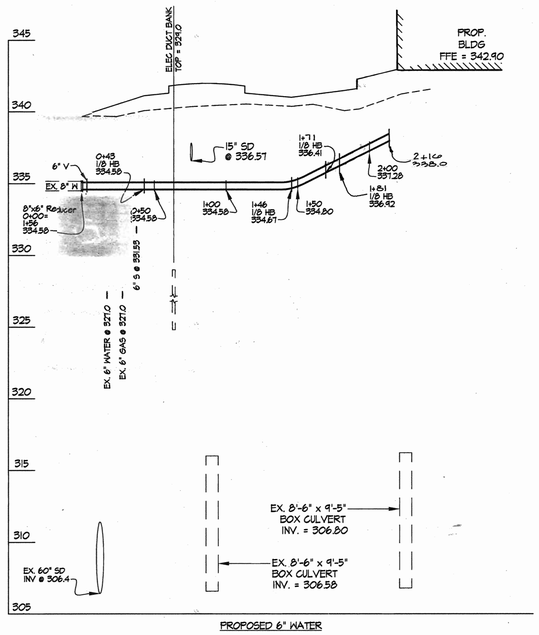




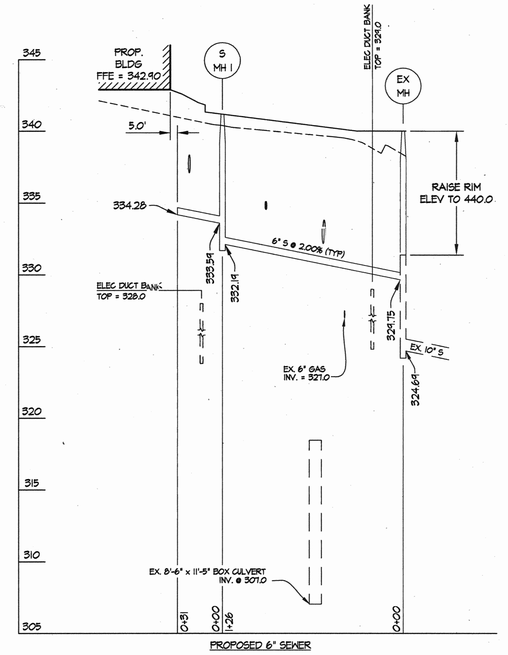


PROFILES

SCALE: 1"=50' HORIZONTAL
1"=5' VERTICAL



PROPOSED 6" WATER



PROPOSED 6" SEWER

STRUCTURE SCHEDULE								
NO	TYPE	WIDTH (INSIDE)	TOP ELEVATION UPPER	TOP ELEVATION LOWER	INVERT ELEVATION UPPER	INVERT ELEVATION LOWER	STD. DETAIL	LOCATIONS ◇1	REMARKS
I-1	A-10 INLET	3'-0"	339.20	339.12	---	334.87	HO. CO. SD-4.41	N 488,619 E 852,335	
I-2	A-10 INLET	3'-0"	---	339.00	---	334.76	HO. CO. SD-4.41	N 488,640 E 852,253	
I-3	A-5 INLET	3'-0"	340.23	340.17	---	336.12	HO. CO. SD-4.40	N 488,882 E 851,989	
I-4	YARD INLET	18"	---	341.10	---	337.26	HO. CO. SD-4.14	N 488,900 E 852,092	
I-5	YARD INLET	18"	---	340.60	---	336.55	HO. CO. SD-4.14	N 488,938 E 852,240	
MH-1	STANDARD MANHOLE	5'-0"	---	340.50	336.22	332.50	HO. CO. G-5.12	N 488,692 E 852,292	
MH-2	STANDARD MANHOLE	5'-0"	---	339.59	334.44	333.16	HO. CO. G-5.12	N 488,663 E 852,272	
MH-3	STANDARD MANHOLE	4'-0"	---	342.42	337.05	334.88	HO. CO. G-5.12	N 488,879 E 852,080	

◇1 COORDINATE POINT GIVEN IS TO THE CENTERLINE OF STRUCTURE AT THE FACE OF CURB FOR INLETS AND TO THE CENTERLINE OF STRUCTURE FOR MANHOLES AND YARD INLETS.

NOTE: ALL WATER AND SEWER CROSSINGS SHOWN ARE PER CONTRACT: 24-4173-D

PIPE SCHEDULE			
SIZE	TYPE	QUANTITY (LF)	REMARKS
8"	HDPE	20'	
10"	HDPE	109'	
12"	HDPE	99'	
15"	HDPE	340'	
18"	HDPE	35'	

HDPE indicates High Density Polyethylene pipe, such as N-12 by ADS, or HI-Q by Hancor or an approved equal.

Trench bedding to be provided per Howard County Detail ℄ 2.01, "Trench for P.V.C. pipe and H.D.P.E."

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 10/5/04

Chief, Division of Land Development — Date 10/3/04

Chief, Development Engineering Division MK — Date 10/22/04

STATE OF MARYLAND — GORDON K. GUTSCHICK — 10907 — PROFESSIONAL ENGINEER

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

\DRAWINGS\04032\sdp's\04032SP5.dwg | DES. TWL | DRN. AWL | CHK. DEV

DATE	REVISION	BY	APP'R.
7/27/05	⚠1 Revise storm drain runs I-1 to MH2, I-2 to MH2 and I-3 to MH3. Revise Structure Schedule.	JNG	

PREPARED FOR:
GATEWAY 67 LLC
8815 CENTRE PARK DRIVE, SUITE 400
COLUMBIA, MD. 21045
PH.: 410-992-7348
ATTN: MR. ROGER WAESCHE

STORM DRAIN/UTILITY PROFILES

COLUMBIA GATEWAY
PARCEL N-13
Plat No. / 7094

ELECTION DISTRICT No. 6 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
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SDP-04-148

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DRAINAGE AREA INFORMATION

STRUCTURE NO.	AREA	'C' VALUE	% IMP.
I-1	0.23 AC.	0.69	64%
I-2	0.43 AC.	0.80	79%
I-3	0.28 AC.	0.81	80%
I-4	0.12 AC.	0.24	0%
I-5	0.40 AC.	0.24	0%

LEGEND

- EX. DRAINAGE DIVIDE PER SDP 00-149
- L.O.D. — LIMIT OF DISTURBANCE
- PROPOSED DRAINAGE DIVIDE
- SF — SILT FENCE
- SSF — SUPER SILT FENCE
- AGIP — AT GRADE INLET PROTECTION
- CIP — CURB INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE

WHERE L.O.D. IS NOT SHOWN, THE SEDIMENT CONTROL DEVICES WOLL INDICATE THE LIMIT OF DISTURBANCE.

DUE TO MASS GRADING, 'C' SOILS WERE USED FOR STORM DRAIN DESIGN.

STATE OF MARYLAND — CHRISTOPHER R. GUTSCHICK — No. 7507 — REGISTERED PROFESSIONAL ENGINEER

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

Signature of Engineer — Date 10/28/04

DEVELOPER'S/BUILDER'S CERTIFICATE

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

Signature of Developer/Builder — Date 10/28/04
Roger A. Waesche, Jr.
Senior Vice President of Gateway67, LLC

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

Natural Resources Conservation Service — Date 11/16/04

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

Howard S.C.D. — Date 11/16/04

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 12/3/04
Chief, Division of Land Development — Date 12/3/04
Chief, Development Engineering Division — Date 11/22/04

ROBERT FULTON DRIVE (VARIABLE WIDTH R/W - PUBLIC) (PLAT NOS. 6815 & 10390)

GATEWAY COMMERCE CENTER PARCEL 'A-10' PLAT NO. 10390

BUILDING 'K' FFE = 442.90

PC = 1+68.51

PT = 7+11.96

PC = 9+24.36

PT = 9+92.51

EX. 8'-6"x11'-5" BOX CULVERT

EX. 36" SD

EX. 42" SD (F 86-182)

EX. 30" HDPE

EX. 24" HDPE

EX. 18" HDPE

EX. 12" S. (CONT.#24-3552D)

EX. 16" FIRE LINE

EX. 6" WATER (CONT.#24-3552D)

EX. 12"W

EX. 12"x12"TEE & 12"V.

EX. 12"V.

CONT.#24-3552D

CONT.#24-1440D

EX. 20' DRAINAGE & UTILITY ESMT. PLAT NOS. 6816, 6817 & 7135 (PUBLIC)

EX. 30' DRAINAGE & UTILITY ESMT. PLAT NOS. 10387 & 10394 (PUBLIC)

EX. PUBLIC 8"W

EX. PUBLIC 8"S

EX. 10' S. (PRIVATE)

EX. 36"SD (F 86-182)

EX. 20' ERL

EX. 30' ERL

EX. 50' ERL

STOCKPILE AREA

EX. MH 1003

EX. MH 1-02

EX. MH A

EX. MH B

EX. MH C

EX. 1-114

EX. 1-115

EX. 1-106

EX. 1-107

EX. 1-105

EX. 1-104

EX. 1-103

EX. 1-102

COLUMBIA GATEWAY LOT 15 PLAT NO. 14341 ZONED: NEW TOWN

APPLIANCE PARK EAST PARCEL 'A-6' PLAT NO. 7563 ZONED: M-1

COLUMBIA GATEWAY LOT 15 PLAT NO. 14341 ZONED: M-1

GATEWAY COMMERCE CENTER PARCEL 'A-7B' PLAT NO. 13141 ZONED: NEW TOWN

PARCEL 'N-11'

N 55°01'32" W 441.41'

S 84°44'30" W 59.60'

S 31°17'54" W 61.73'

N 02°59'24" W 19.22'

N 489250 E 892250

N 489000 E 891750

N 489500 E 892250

Note: This Plan is For Sediment Control and Drainage Area Purposes Only!!

7/28/05	Revise access to reflect new overhead door location	JWG	
DATE	REVISION	BY	APP'R.

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

\Drawings\04032\SDP\04032SP6.dwg | DES. DEV | DRN. AWL | CHK. DEV

PREPARED FOR:
GATEWAY 67 LLC
8815 CENTRE PARK DRIVE, SUITE 400
COLUMBIA, MD. 21045
PH.: 410-992-7348
ATTN: MR. ROGER WAESCHE

SEDIMENT CONTROL PLAN/DRAINAGE AREA MAP

COLUMBIA GATEWAY
PARCEL N-13
Plat No. 17094

ELECTION DISTRICT No. 6 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=40'	M-1	04032
DATE	TAX MAP - GRID	SHEET
Sept., 2004	42 - 12	6 OF 10

SDP-04-148

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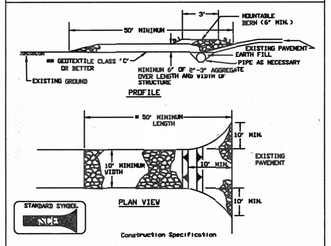
DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



Construction Specification

1. Length - minimum of 50' (*30' for single residence lot).

2. Width - 10' minimum, should be flared at the existing road to provide a turning radius.

3. Geotextile Fabric (Filter cloth) shall be placed over the existing ground prior to placing stone. Where an approval authority may not require single family residences to use geotextile.

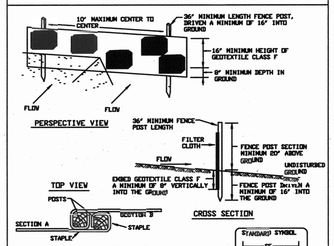
4. Stone - Crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.

5. 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.

6. 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.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE F - 17 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 22 - SILT FENCE



Construction Specifications

1. Fence posts shall be a minimum of 26" long driven 16" minimum into the ground. Wood posts shall be 1½" x 1½" square (minimum) cut, or 1¾" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard T or U section weighting not less than 1.00 pond per linear foot.

2. Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F:

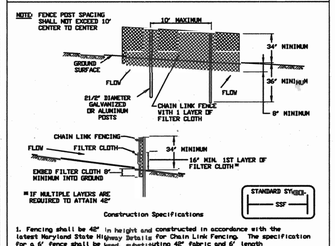
Tensile Strength	50 lbs/in (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test: MSMT 509
Flow Rate	0.3 gal/ft²/minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

3. Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.

4. Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reached 50% of the fabric height.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE E - 15 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 33 - SUPER SILT FENCE



Construction Specifications

1. Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6' fence shall be used, substituting 42" fabric and 6' length posts.

2. Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and truss rods, drive anchors and post caps are not required except on the ends of the fence.

3. Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.

4. Filter cloth shall be embedded a minimum of 8" into the ground.

5. When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.

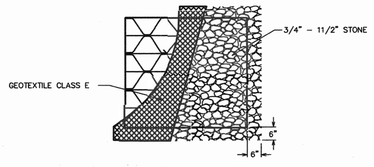
6. Maintenance shall be performed as needed and silt buildups removed when "bulges" develop in the silt fence, or when silt reaches 50% of fence height

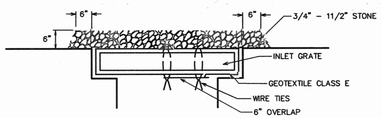
7. Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid section and shall meet the following requirements for Geotextile Class F:

Tensile Strength	50 lbs/in (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test: MSMT 509
Flow Rate	0.3 gal/ft²/minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE H - 26 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 23B - AT GRADE INLET PROTECTION





CROSS SECTION

STANDARD SYMBOL
AGIP

MAX. DRAINAGE AREA = 1/4 ACRE

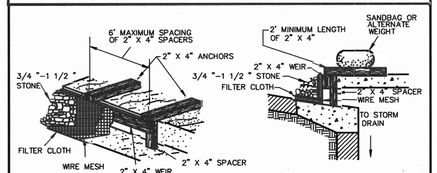
Construction Specifications

1. Lift grate and wrap with Geotextile Class E to completely cover all openings, then set grate back in place.

2. Place 3/4" to 1 1/2" stone, 4"-6" thick on the grate to secure the fabric and provide additional filtration.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE E - 16 - 5A	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 23C
CURB INLET PROTECTION (COG OR COS INLETS)



MAX. DRAINAGE AREA = 1/4 ACRE

STANDARD SYMBOL
CIP

Construction Specifications

1. 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.

2. 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.

3. Securely nail the 2" X 4" weir to a 9" long vertical spacer to be located between the weir and the inlet face (max. 4' apart).

4. 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 alternate weight.

5. The assembly shall be placed so that the end spacers are a minimum 1' beyond both ends of the throat opening.

6. Form the 1/2" x 1/2" 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.

7. This type of protection must be inspected frequently and the filter cloth and stone replaced when clogged with sediment.

8. Assure that storm flow does not bypass the inlet by installing a temporary earth or asphalt dike to direct the flow to the inlet.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE E - 16 - 5B	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

PERMANENT SEEDING NOTES

Apply to graded or cleared area not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.

Seedbed 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

1) 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).

2) 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.

TEMPORARY SEEDING NOTES

Apply to graded or cleared areas likely to be redisturbed where a short-term vegetative cover is needed.

Seedbed 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 rye (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.

SEDIMENT CONTROL NOTES

1. 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.

2. 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.

3. Following initial soil disturbance or redisturbance, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes and perimeter slopes and all slopes greater than 3:1, b) 14 days as to all other disturbed or graded areas on the project site.

4. 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.

5. All disturbed areas must be stabilized within the time period specified above in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings, sod, temporary seeding and mulching (Sec. G). Temporary stabilization, with mulch alone, can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.

6. 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.

7. Site Analysis:

Total Area of Site	:	3.87 Acres±
Area Disturbed	:	3.50 Acres±
Area to be roofed or paved	:	2.05 Acres±
Area to be vegetatively stabilized	:	1.45 Acres±
Total Cut	:	329 Cu. Yds.
Total Fill	:	8619 Cu. Yds.
Off-site waste/borrow area location:		To be determined

8. Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.

9. Additional sediment control must be provided, if deemed necessary by the Howard County DPW Sediment Control Inspector.

10. On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.

11. Trenches for the construction of utilities is limited to 3 pipe lengths or that which shall be backfilled and stabilized within one working day, whichever is shorter.

SEQUENCE OF CONSTRUCTION

1. OBTAIN GRADING PERMIT AND ARRANGE PRE-CONSTRUCTION MEETING WITH SEDIMENT CONTROL INSPECTOR. (1 DAY)
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE AND SILT FENCE/SUPER SILT FENCE. (2 DAYS) SILT FENCE THAT IS KNOCKED DOWN DURING CONSTRUCTION IS TO BE REPAIRED IMMEDIATELY OR BY THE END OF THE WORK DAY.
3. CONSTRUCT THE WATER FROM THE EXISTING STUB AND THE SEWER FROM THE EXISTING MANHOLE TO WITHIN 5 FEET OF THE BUILDING. INSTALL THE STORM DRAIN SYSTEM. (5 DAYS)
4. GRADE SITE.
5. CONSTRUCT BUILDING.
6. FINE GRADE SITE.
7. INSTALL CURB AND GUTTER, SIDEWALK, AND BASE PAVING. STABILIZE REMAINING AREAS WITH GRASS, SEED, AND MULCH. (7 DAYS)
8. WHEN AREAS DRAINING TO THE SEDIMENT CONTROL DEVICES HAVE BEEN STABILIZED AND PERMISSION IS GRANTED BY THE SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES. (1 WEEK)
9. INSTALL SURFACE PAVING. (1 WEEK)
10. INSTALL LANDSCAPING. (1 WEEK)
11. REMOVE ANY REMAINING SEDIMENT CONTROL DEVICES AND STABILIZE AREAS AS NECESSARY. (3 DAYS)

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date	12/3/04
Chief, Division of Land Development	Date	12/3/04
Chief, Development Engineering Division	Date	11/22/04

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."

10/28/04
Date

DEVELOPER'S/BUILDER'S CERTIFICATE

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

Roger A. Waesche, IV 10/28/04
Signature of Developer/Builder Date
Roger A. Waesche, IV
Senior Vice President of Gateway 67, LLC

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

Natural Resources Conservation Service — Date 11/19/04

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

Howard S.C.D. — Date 11/18/04

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

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DATE	REVISION	BY	APP'R.
		JNG	

PREPARED FOR:
GATEWAY 67 LLC
8815 CENTRE PARK DRIVE, SUITE 400
COLUMBIA, MD. 21045
PH.: 410-992-7348
ATTN: MR. ROGER WAESCHE

SEDIMENT CONTROL NOTES & DETAILS
COLUMBIA GATEWAY
PARCEL N-13
Plat No. 17094
ELECTION DISTRICT No. 6 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
NO SCALE	M-1	04032
DATE	TAX MAP - GRID	SHEET
Sept., 2004	42 - 12	7 OF 10

SDP-04-148

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PLANT SCHEDULE

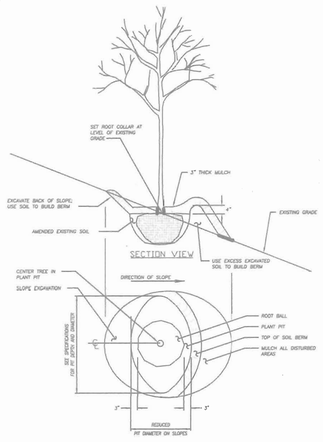
TYPE	SYMBOL	QUANT.	NAME (BOTANICAL/COMMON)	SIZE	COMMENTS
CANOPY SHADE TREE	RS	13	ACER RUBRUM 'RED SUNSET'/ RED SUNSET RED MAPLE	2.5"-3" CAL.	B&B
	SS	9	ACER RUBRUM 'SCARLET SENTINEL'/ SCARLET SENTINEL RED MAPLE	2.5"-3" CAL.	B&B
	P	20	PLATANUS x ACERIFOLIA 'BLOODGOOD'/ BLOODGOOD LONDON PLANETREE	2.5"-3" CAL.	B&B
	Q	7	QUERCUS PHELLOS/ WILLOW OAK	2.5"-3" CAL.	B&B
EVERGREEN TREE	PS	43	PINUS STROBUS/ EASTERN WHITE PINE	10' HT. MIN.	B&B, WITH INTACT CENTRAL LEADER
	PO	27	PICEA OMERIKA/ ABIES	10' HT. MIN.	B&B, WITH INTACT CENTRAL LEADER
ORNAMENTAL TREE	MZ	9	MALUS 'ZUMI'/ ZUMI CRABAPPLE	2" CAL MIN.	B&B
	PP	11	PURPLE LEAF PLUM	2" CAL MIN.	B&B
	SI	126	COTONEASTER DAMMERII 'CORAL BEAUTY'/ CORAL BEAUTY COTONEASTER COTONEASTER HORIZONTALIS 'TOM THUMB' / TOM THUMB COTONEASTER JUNIPERUS HORIZONTALIS VAR. / JUNIPER VAR.: 'BAR HARBOR', 'ANDORRA', 'WILTONI BLUE RUG'	ALL 18" - 24" SPREAD	ALL CONTAINERIZED

SEASONAL COLOR PLANTING OF HERBACEOUS PLANT MATERIAL (TO BE SELECTED BY OWNER)

UTILITY EASEMENTS (SHADED AREA). PERMANENT PLANTING IS NOT PERMITTED IN THIS AREA

SHADE TREE PER SDP-00-149

EVERGREEN TREE PER SDP-00-149



PLAN VIEW - PLANT PIT

PLANTING TREES ON SLOPES
FROM 3:1 TO 2:1
STANDARD NO. MD 710.03-14

THE OWNER SHALL BE RESPONSIBLE FOR THE RESTORATION OF ANY LANDSCAPING DISTURBED BY STORM DRAIN MAINTENANCE OPERATIONS BY THE DEPARTMENT OF PUBLIC WORKS.

DEVELOPER'S/BUILDER'S CERTIGATE

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

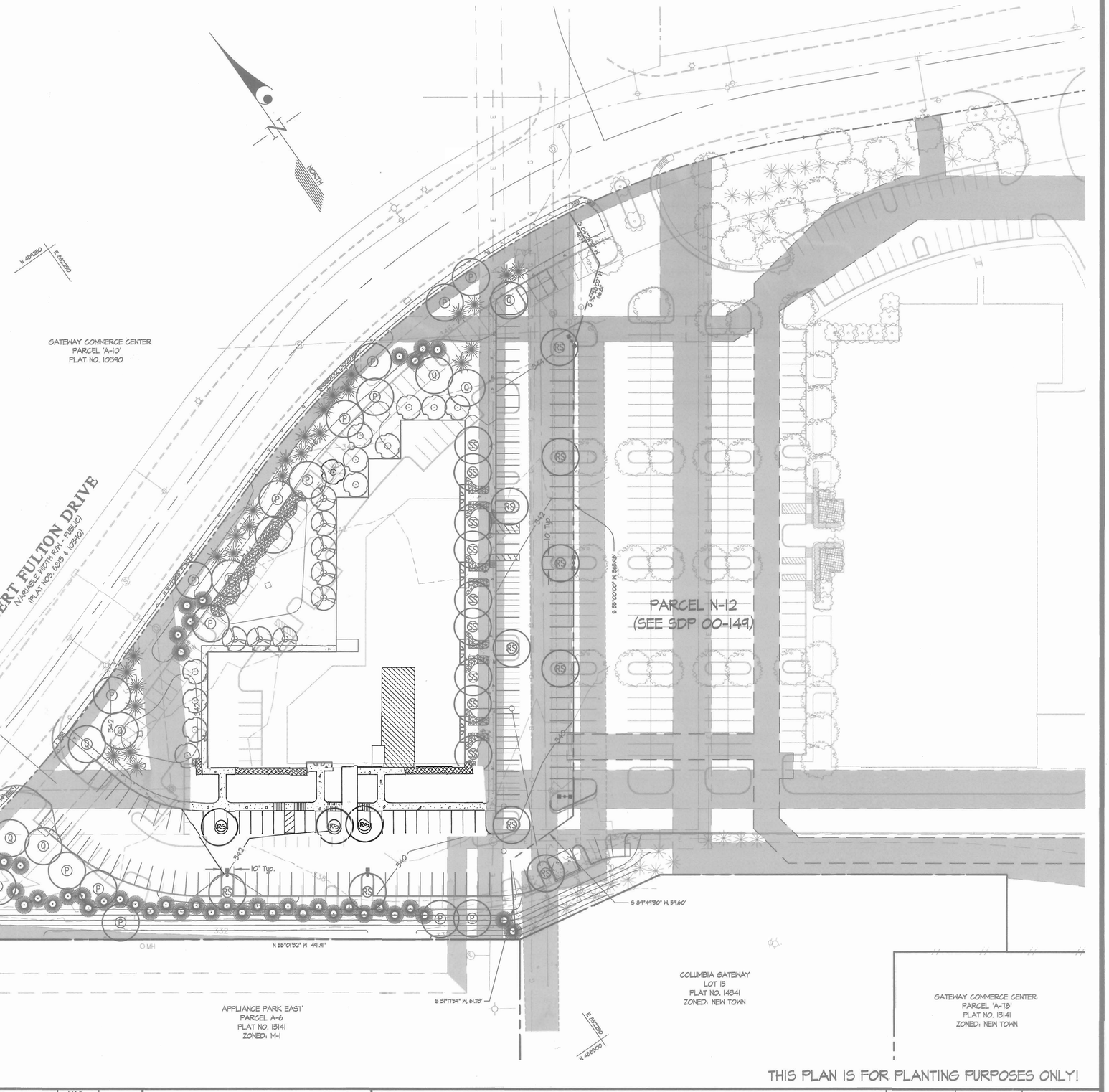
Roger A. Waesche, Jr. 10/28/04
NAME Roger A. Waesche, Jr. DATE
Senior Vice President of Gateway 67, LLC

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 11/2/04

Chief, Division of Land Development — Date 10/29/04

Chief, Development Engineering Division MK — Date 11/22/04



THIS PLAN IS FOR PLANTING PURPOSES ONLY!

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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\Drawings\04032\SDP\04032SP8.dwg | DES. DEV | DRN. JAU | CHK. DEV

DATE	REVISION	BY	APP'R.
7/28/05	Revise access to reflect new overhead door location and revised landscaping accordingly.	JNG	

PREPARED FOR:
GATEWAY 67 LLC
8815 CENTRE PARK DRIVE, SUITE 400
COLUMBIA, MD. 21045
PH.: 410-992-7348
ATTN: MR. ROGER WAESCHE

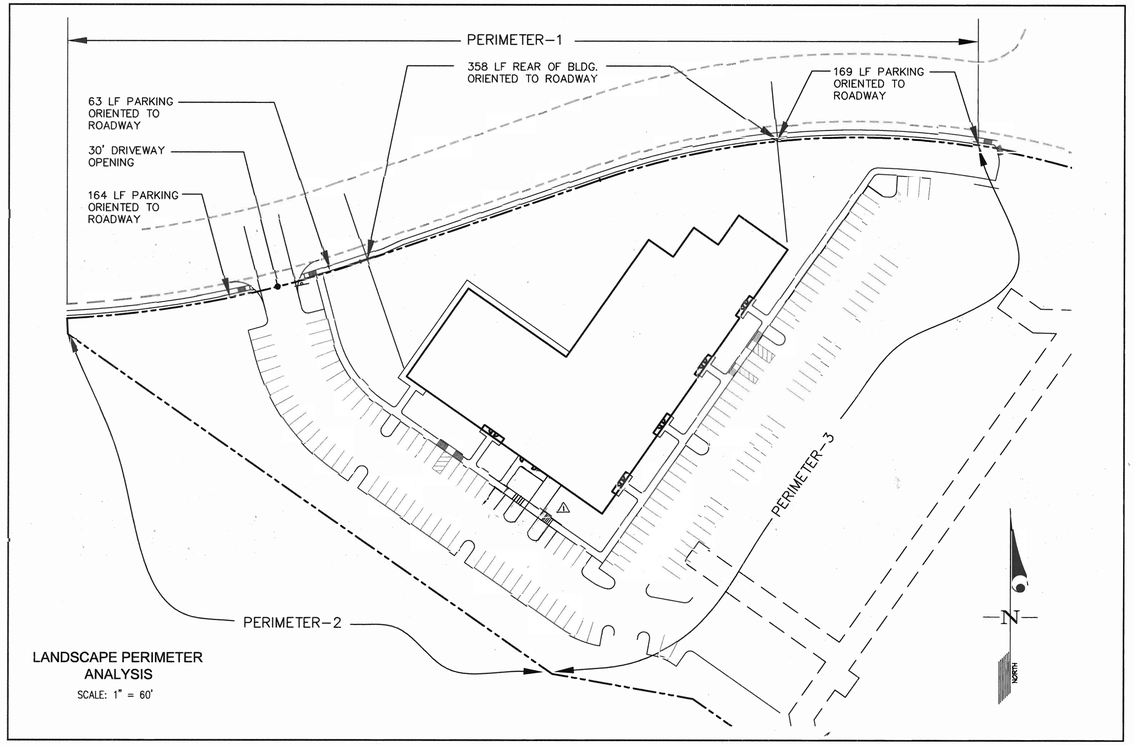
LANDSCAPE/PERIMETER PLANTING PLAN

COLUMBIA GATEWAY
PARCEL N-13
Plat No. 17094

ELECTION DISTRICT No. 6 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=40'	M-1	04032
DATE	TAX MAP - GRID	SHEET
Sept., 2004	42 - 12	8 OF 10

SDP-04-148



LANDSCAPE PERIMETER ANALYSIS

SCALE: 1" = 60'

LANDSCAPING NOTES

1. 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.

2. 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.

3. Field verify underground utility locations and existing conditions before starting planting work. Contact engineer / landscape architect if any relocations are required.

4. 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.

5. 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.

6. No substitution shall be made without written consent of the owner or his representative.

7. All areas disturbed by construction activities but not otherwise planted, paved, or mulched shall be seeded or sodded in accordance with the project specifications.

8. 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.

9. All exposed earth within limits of planting beds shall be mulched with shredded hardwood mulch per Planting Details.

10. Planting is NOT PERMITTED within utility easements.

11. 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 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 and replaced.

12. "Schedule A – Perimeter Landscape Edge: and "Schedule B – Parking Lot Internal Landscaping" are provided for landscape surety calculation purposes only. Financial surety for the required landscaping shall be posted with the grading permit application in the amount of $16,470.00 for the following:

$ 2,970.00 for 99 shrubs at $30/shrub
$10,800.00 for 36 shade trees at $300/tree
$ 2,700.00 for 18 evergreen trees at $150/tree
$16,470.00 total landscape surety

13. Tabulation for landscape shown:

Required planting by HRD for 3.87 acres of R&D/OFFICE at 24 trees / acre = 93 trees (or equivalent)

Planting provided:
Shade Trees (existing and proposed): 50
Ornamental Trees: 16 = 8 E.S.T. (equivalent shade tree)
Evergreen Trees 70 = 35 E.S.T.

TOTAL EQUIVALENT SHADE TREE = 93

SCHEDULE–A: PERIMETER LANDSCAPE EDGE

PERIMETER No.	1		2	3
USE SITUATION	PARKING ADJ. TO ROADWAY	REAR OF BLDG. TO ROADWAY	COMMERCIAL TO COMMERCIAL	INTERNAL PERIMETER
LANDSCAPE TYPE	E	C	A	
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	396 LF	358 LF	508	
CREDIT FOR EXISTING VEGETATION	NONE	NONE	NONE	
CREDIT FOR WALL, FENCE OR BERM	NONE	NONE	NONE	
NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES SHRUBS	 10 N/A 99	 9 18 N/A	 9 N/A N/A	
NUMBER OF PLANTS PROVIDED SHADE TREES EVERGREEN TREES OTHER TREES (@ 2:1 substitution) SHRUBS (10:1 substitution)	OVER 10 SHADE TREES, 18 EVERGREEN TREES AND 99 SHRUBS (OR EQUIVALENT SUBSTITUTIONS) ARE PLANTED BY ALTERNATIVE COMPLIANCE		3 SHADE TREES ARE PROVIDED. THE REMAINING 6 SHADE TREES ARE SUBSTITURED WITH OVER 12 EVERGREEN TREES	

SCHEDULE–B: PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	144
NUMBER OF SHADE TREES REQUIRED (1 PER 10 SPACES FOR RESIDENTIAL; 1 PER 20 SPACES FOR COMMERCIAL)	8
NUMBER OF TREES PROVIDED SHADE TREES OTHER TREES (2:1 SUBSTITUTION)	14 PARKING LOT ISLANDS ARE PROVIDED. 12 OF THE THE ISLANDS ARE PLANTED WITH SHADE TREES (11–RS & 1–Q).

PLANT MATERIALS AND PLANTING METHODS

A. Plant Materials

The landscape contractor shall furnish and install and/or dig, ball, burlap and transplant 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 heeled-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 3–3½" caliper, 14'–16' in height.

d. Minimum size for planting minor or intermediate focus trees (pines, crabapples, etc.) shall be 3"–3½" 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" – 3.5"	14'–16'	6'–8'	32" diameter
3.5"– 4"	14'–16'	8'–10'	36" diameter
4" – 4.5"	16'–18'	8'–10'	40" diameter
4.5"– 5"	16'–17'	10'–12'	44" diameter
5" – 5.5"	16'–20'	10'–12'	48" diameter
5.5"– 6"	18'–20'	12'–14'	52" diameter

All plant material shall generally overage 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	PIT DIAMETER	PIT DEPTH
3" – 3.5" cal.	32"	64"	28"
3.5"– 4" cal.	36"	72"	32"
4" – 4.5" cal.	40"	80"	36"
4.5"– 5" cal.	44"	88"	40"
5" – 5.5" cal.	48"	96"	44"
5.5"– 6" cal.	52"	104"	48"

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 sawn 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 ga. galvanized or bethanized annealed steel wire. For trees over 3" caliper, provide 5/16" turn 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.

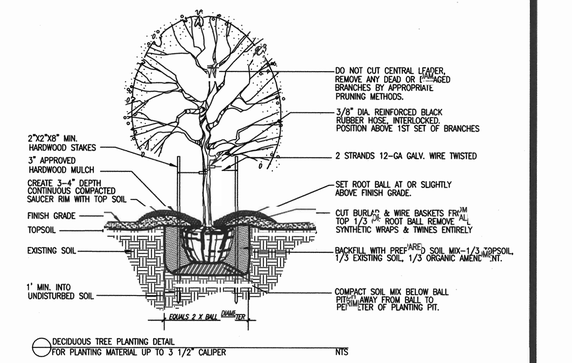
a. For this purpose, the "growing season" shall be that period between the end of the "Spring" planting season, and the commencement of the "Fall" planting season.

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.

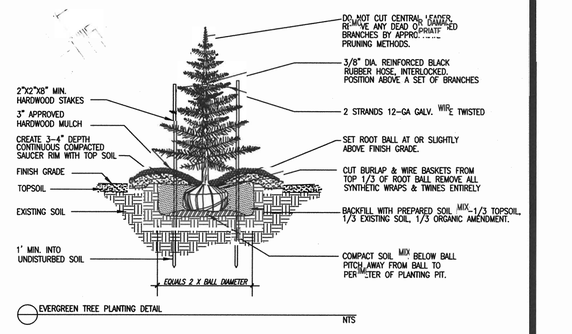
Sodding

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.

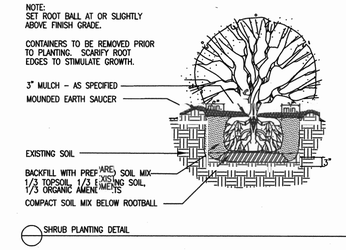
All sod shall be strongly rooted sod, not less than two years old and free of weeds and undesirable native grasses. Provide only sod capable of growth development when planted and in strips not more than 18" wide x 4" long. Provide sod composed principally of improved strain Kentucky bluegrass, such as, Columbia, Victa, or Escort.



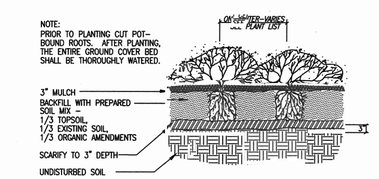
DECIDUOUS TREE PLANTING DETAIL FOR PLANTING MATERIAL UP TO 3 1/2" CALIPER — NTS



EVERGREEN TREE PLANTING DETAIL — NTS



SHRUB PLANTING DETAIL — NTS



GROUNDCOVER PLANTING DETAIL — NTS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 12/3/04

Chief, Division of Land Development — Date 12/3/04

Chief, Development Engineering Division — Date 11/22/04

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

\Drawings\04032\sdp's\04032sp9.dwg DES. DEV DRN. JAU CHK. DEV

DATE	REVISION	BY	APP'D
7/28/05	⚠ Revise access to reflect new overhead door location.	JNG	

PREPARED FOR:
GATEWAY 67 LLC
8815 CENTRE PARK DRIVE, SUITE 400
COLUMBIA, MD. 21045
PH.: 410–992–7348
ATTN: MR. ROGER WAESCHE

LANDSCAPE NOTES, DETAILS, PLANT LIST & SCHEDULES

COLUMBIA GATEWAY
PARCEL N-13
Plat No. 17094

SECTION, DISTRICT No., 5 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
NO SCALE	M–1	04032
DATE	TAX MAP – GRID	SHEET
Sept., 2004	42 – 12	9 OF 10

SDP-04-148

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PAVEMENT MARKING NOTES

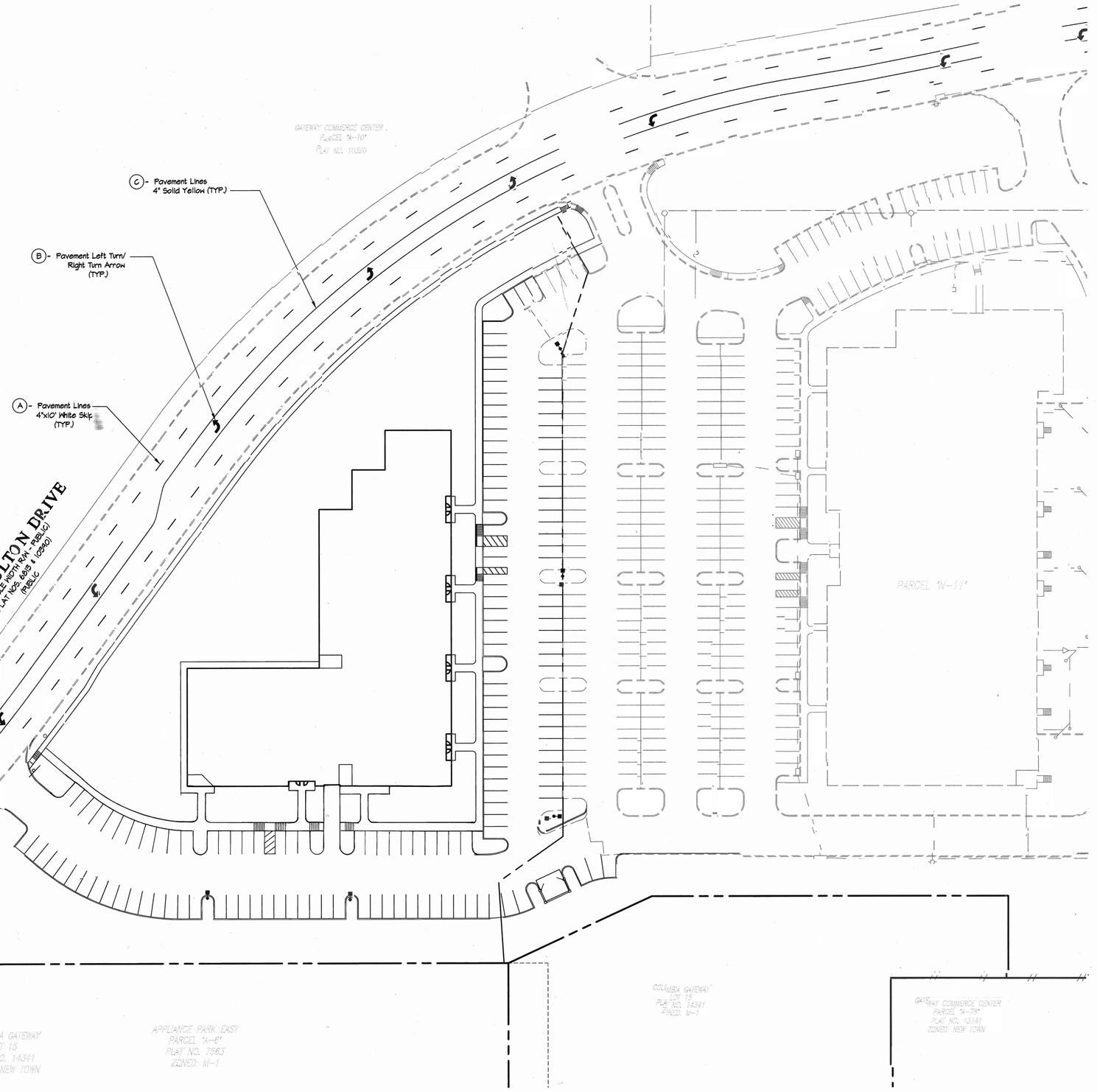
1. ALL PAVEMENT MARKINGS TO BE APPLIED USING "SETFAST PREMIUM ALKYD TRAFFIC PAINT" BY SHERWIN WILLIAMS OR APPROVED EQUAL.
2. EXISTING PAVEMENT MARKINGS THAT ARE IN CONFLICT WITH THE PROPOSED PAVEMENT MARKINGS FOR THIS CONTRACT WILL BE REMOVED BY THE CONTRACTOR BY ANY METHOD WHICH IS APPROVED BY THE COUNTY INSPECTOR.

(A) - PAVEMENT LINES - 4" X 10' WHITE SKIP

(B) - PAVEMENT SYMBOL - LEFT TURN/RIGHT TURN ARROW

(C) - PAVEMENT LINES - 4" SOLID YELLOW

FINAL STRIPING IS SHOWN HEREON. CONTRACTOR SHALL INSPECT EXISTING STRIPING PATTERNS TO DETERMINE CHANGES REQUIRED TO IMPLEMENT THIS PLAN.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 12/5/04
Chief, Division of Land Development	Date 12/5/04
Chief, Development Engineering Division MK	Date 11/22/04

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
1909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

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DATE	REVISION	BY	APP'D
7/28/05	Δ1 Revise access to reflect new overhead door location.	JAU	

PREPARED FOR:
GATEWAY 67 LLC
8815 CENTRE PARK DRIVE, SUITE 400
COLUMBIA, MD. 21045
PH.: 410-992-7348
ATTN: MR. ROGER WAESCHE

STRIPING PLAN

COLUMBIA GATEWAY
PARCEL N-13
Plat No. 17094

ELECTION DISTRICT No. 6 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L.W. FILE No.
1"=40'	M-1	04032
DATE	TAX MAP - GRID	SHEET
Sept., 2004	42 - 12	10 OF 10

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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 12/3/04
Chief, Division of Land Development	Date 12/3/04
Chief, Development Engineering Division	Date 11/22/04

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

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DATE	REVISION	BY	APP'R.
7/27/05	1 Show 2000 S.F. accessory retail, new sprinkler room & door locations.	JNG	
8/23/05	2 Revised and added existing water and sewer information.	dev	

PREPARED FOR:
GATEWAY 67 LLC
8815 CENTRE PARK DRIVE, SUITE 400
COLUMBIA, MD. 21045
PH.: 410-992-7348
ATTN: MR. ROGER WAESCHE

SITE DEVELOPMENT PLAN
COLUMBIA GATEWAY
PARCEL N-13
Plat No. 17094

ELECTION DISTRICT No. 6 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=40'	M-1	04032
DATE	TAX MAP – GRID	SHEET
Sept., 2004	42 – 12	2 OF 10

SDP-04-148