

**GENERAL NOTES**

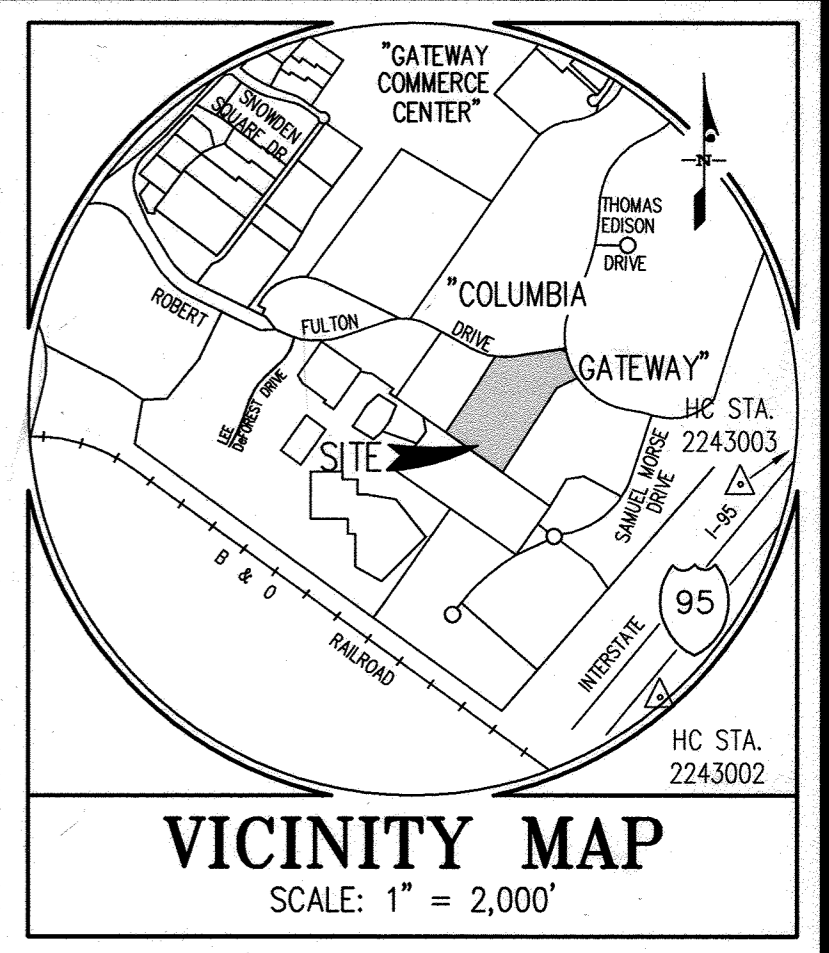
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARD AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF INSPECTION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-251-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THE CONTRACTOR SHALL NOTIFY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, BUREAU OF UTILITIES AT (410) 313-4400 AT LEAST FIVE WORKING DAYS PRIOR TO STARTING ANY EXCAVATION WORK.
- AREA OF SITE: 11.03 AC. DISTURBED AREA: 10.64 AC.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- EXISTING TOPOGRAPHY WAS DETERMINED BY APPROVED FINAL CONSTRUCTION PLANS FOR DEVELOPMENT. EXISTING UTILITY INFORMATION IS BASED UPON CONSTRUCTION PLANS AND AS-BUILT PLANS PREPARED BY FISHER, COLLINS AND CARTER INC. ON MARCH OF 1992.
- COORDINATES AND BEARINGS ARE BASED UPON THE MD STATE PLANE SYSTEM (NAD '83).
- WATER AND SEWER SHOWN IS PUBLIC.
- ALL EXISTING WATER AND SEWER IS SHOWN PER CONT. NOS. 24-1440-D, 24-1507-D, 20-1347-D, 24-3843-D.
- STORMWATER MANAGEMENT QUANTITY CONTROL IS PROVIDED OFFSITE AT REGIONAL FACILITIES. QUALITY CONTROL IS PROVIDED BY TWO IN-LINE STORMCEPTOR QUALITY STRUCTURES. (MG-A & MG-B) THESE STRUCTURES ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- ALL EXISTING PUBLIC STORM DRAIN IS PER F-99-166, F-00-149 & F-06-128.
- ALL CURB RADII ARE 5' UNLESS NOTED OTHERWISE.
- UTILITY INFORMATION TAKEN FROM APPROVED FINAL CONSTRUCTION PLANS FOR DEVELOPMENT.
- SIDEWALKS ADJACENT TO PERPENDICULAR PARKING SHALL BE 6' WIDE. ALL OTHER SIDEWALKS SHALL BE 5' WIDE, EXCEPT WHERE DIMENSIONED OTHERWISE. PROVIDE 3' RADIUS ROUNDING AT ALL ANGLE BREAKS AND INTERSECTIONS.
- CONTRACTOR SHALL UTILIZE PVC PIPE FOR ALL SEWER HOUSE CONNECTIONS. CONTRACTOR SHALL UTILIZE D.I.P. (CL. 51) FOR 4" AND 6" WATER HOUSE CONNECTIONS AND D.I.P. (CL. 50) FOR 8" WATER HOUSE CONNECTIONS.
- CONTRACTOR TO FIELD LOCATE ALL EXISTING UTILITY CONNECTIONS. SHOULD SUBSTANTIAL DISCREPANCIES ARISE, THE CONTRACTOR IS TO NOTIFY THE DESIGN ENGINEER BEFORE MAKING ADJUSTMENTS.
- USE TRENCH BEDDING CLASS "C" FOR STORM DRAINS.
- PAVED AREAS INDICATED ARE PRIVATE EXCEPT AS NOTED.
- RECORDING REFERENCE: PLAT NO. 14298 (PARCEL N-10) & **Plat No. 17095**
- ALL PROPOSED RAMPS SHALL BE IN ACCORDANCE WITH CURRENT A.D.A. STANDARDS. MAXIMUM SIDEWALK GROSS SLOPE SHALL BE TWO PERCENT. PROVIDE A FIVE-FOOT BY FIVE-FOOT LEVEL (2 PERCENT MAX) LANDING AT THE TOP AND BOTTOM OF ALL RAMPS AND BUILDING ENTRANCES AND EXITS.
- ALL WATER METERS SHALL BE LOCATED INSIDE BUILDINGS.
- THE PROPOSED WATER AND SEWER HOUSE CONNECTION ALIGNMENTS INDICATED ON THE PLANS, FROM THE EXISTING UTILITIES TO THE BUILDING, ARE TO BE CONSTRUCTED BY THE BUILDING PLUMBER AND ARE APPROXIMATE. THE PROPOSED STUBS ARE LOCATED 3' FROM THE BUILDING FACE.
- ALL THE PROPOSED STORM DRAIN HAS BEEN CONSERVATIVELY SIZED TO ACCOMMODATE ROOF DRAIN LEADER TIE IN AT ANY POINT IN THE SYSTEM. THE BUILDING-STORM DRAIN CONNECTIONS ARE TO BE CONSTRUCTED BY THE BUILDING PLUMBER.
- MAINTAIN 2% CROSS-SLOPES ON SIDEWALKS, PER STANDARD DETAILS. WHERE SIDEWALK IS ADJACENT TO BUILDING, SLOPE AWAY FROM BUILDING, AND UTILIZE EXPANSION JOINT MATERIAL AND SEALER IN THE JOINT BETWEEN THE SIDEWALK AND THE BUILDING WALL.
- SUFFICIENT SIGHT DISTANCE PER THE HOWARD COUNTY DESIGN MANUAL MUST BE PROVIDED AT ALL ACCESS POINTS. ANY LANDSCAPING THAT OBSTRUCTS THE LINE OF SIGHT MUST BE RELOCATED.
- A TRAFFIC STUDY AND A.P.F.O. ANALYSIS, WHICH INCLUDED THIS PARCEL, WERE PERFORMED UNDER F-99-156. THE UPDATED AFFO MEMORANDUM DATED JULY 26, 2004 IS APPROVED.
- THERE IS NO FLOODPLAIN ON THIS SITE.
- THERE ARE NO WETLANDS, STREAMS, OR STEEP SLOPES ON THIS SITE.
- THIS PARCEL DOES NOT APPEAR ON THE COUNTY'S CEMETERY INVENTORY AS HAVING CEMETERIES OR BURIAL GROUNDS. ALSO, THERE IS NO PHYSICAL EVIDENCE OF EITHER CEMETERIES OR BURIAL GROUNDS BEING PRESENT ON THE SITE.
- COORDINATES AND BEARINGS ARE BASED UPON THE '83 MD STATE COORDINATE SYSTEM (NAD '83) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NOS. 2243002, 2243003.
- ALL EXTERIOR LIGHTING SHALL CONFORM TO SECTION 154 OF THE ZONING REGULATIONS. (SEE DETAIL SHEET-5)
- THIS SITE IS EXEMPT FROM THE FOREST CONSERVATION ORDINANCE IN ACCORDANCE WITH SECTION 16.1202 (b)(1)(iv) A PLANNED OFFICE PARK GREATER THAN 15 ACRES.
- THE SUBJECT PROPERTY IS ZONED M-1 PER THE LATEST COMPREHENSIVE ZONING PLAN DATED 02/02/2004.
- THIS SDP HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL, CHAPTER VI (ALTERNATIVE COMPLIANCE).
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPM DEVELOPER'S AGREEMENT AS NOTED ON SHEET #10.

2b Parcel N-10 has been changed from N-10 to N-14 & N-15 Per F-05-186.

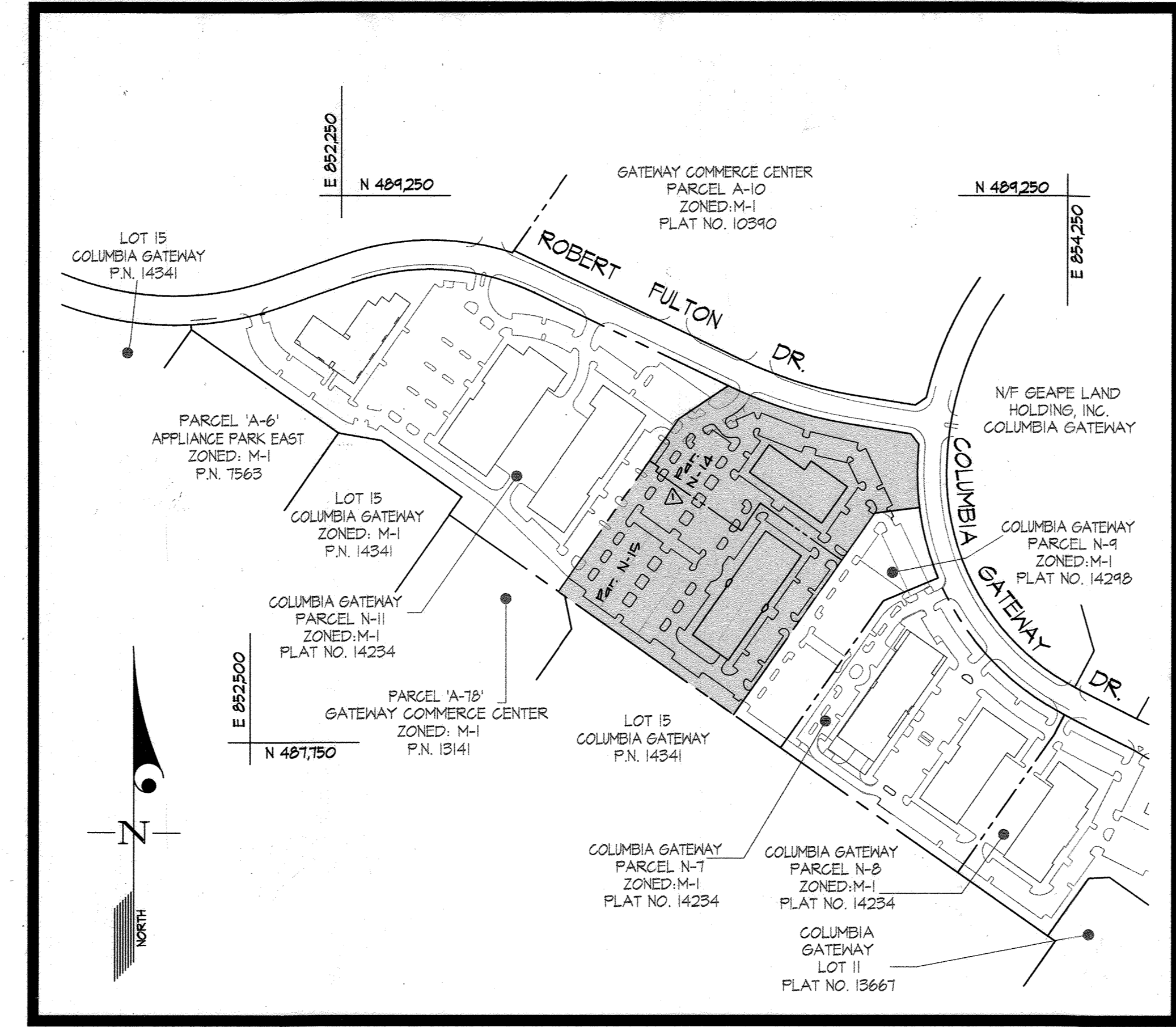
# SITE DEVELOPMENT PLAN

## COLUMBIA GATEWAY

### PARCELS 'N-14' & 'N-15' Δ



**BENCHMARKS**  
 2243002 STANDARD DISC ON CONCRETE MONUMENT  
 2243003 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
  - LOD ● LIMIT OF DISTURBANCE
  - 8" (private) EX. SANITARY SEWER
  - 8" (public) PROP. SANITARY SEWER
  - Ex. 8" (public) PROP. WATER HOUSE CONNECTION
  - EX. WATERLINE
  - EX. CURB & GUTTER
  - CONCRETE CURB & GUTTER
  - PROPOSED REVERSE CURB & GUTTER
  - CONCRETE SIDEWALK
  - DUMPSTER OR UTILITY PAD
  - EXISTING EASEMENTS
  - ⊕ x 10 222 TOP OF PAVING SPOT SHOT
  - ⊕ NUMBER OF PARKING SPACES
  - PROP. LIGHT FIXTURE & POLE
  - EX. LIGHT FIXTURE & POLE
  - HANDICAP CURB RAMP (SEE DETAIL SHEET 3)
  - ▽ PATRON ENTRANCE

**SITE ANALYSIS DATA CHART Δ**

- GROSS AREA PARCEL N-10: 480,249 SF OR 11.03 AC.
- LIMIT OF DISTURBED AREA = 463,431 SF OR 10.64 AC.
- PRESENT ZONING = M-1
- PROPOSED USE: RESEARCH AND DEVELOPMENT/LIGHT WAREHOUSE
- GROSS FLOOR AREA: BUILDING E = 53,242 SF Δ  
 BUILDING F = 84,000 SF  
 TOTAL = 137,242 SF Δ
- NO. OF PARKING SPACES REQUIRED: 493 SPACES Δ  
 (BASED ON GENERAL OFFICE USE @ 3.3 SPACES/1000 SF)
- NO. OF PARKING SPACES PROVIDED: 866 SPACES (INCL. ACCESSIBLE SPACES).
- NO. OF HANDICAP SPACES REQUIRED: 14 SPACES (4 VAN SPACES).
- NO. OF HANDICAP SPACES PROVIDED: 16 SPACES (4 VAN SPACES).
- BUILDING PERCENT COVERAGE = Building Coverage/Gross Parcel Area = 137,242/480,249 = 28.6% Δ
- PROJECT BACKGROUND: SEE DEPT. OF PLANNING & ZONING FILE NUMBERS: F-85-55, F-85-63, F-86-11, F-86-63, F-86-182, F-87-16, F-88-41, F-90-175, F-91-16, F-92-15, F-99-156, F-99-166, F-00-11, WP 99-138, F-00-148, F-06-22, S-84-44, F-00-180, F-00-141 & F-17-022 Δ

BUILDING E'	BUILDING F'
2 STORY OFFICE BUILDING	2 STORY OFFICE BUILDING
GROSS FLOOR AREA = 53,242 S.F. Δ	GROSS FLOOR AREA = 84,000 S.F.
USE: R&D/LIGHT WAREHOUSE	USE: R&D/LIGHT WAREHOUSE
PARKING RATE: 3.3 SPACES/1000 S.F.	PARKING RATE: 3.3 SPACES/1000 S.F.
PARKING REQUIRED = 176 SPACES Δ	PARKING REQUIRED = 271 SPACES

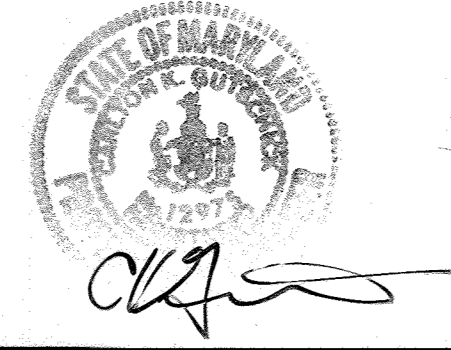
- SHEET INDEX**
- COVER SHEET
  - SITE DEVELOPMENT PLAN
  - SITE & HANDICAP ACCESSIBILITY DETAILS
  - SITE & HANDICAP ACCESSIBILITY DETAILS/PAVING PLAN
  - STORM DRAIN/UTILITY PROFILES
  - SEDIMENT CONTROL PLAN
  - SEDIMENT CONTROL NOTES & DETAILS
  - DRAINAGE AREA MAP
  - LANDSCAPE PLAN
  - LANDSCAPE NOTES, DETAILS & SCHEDULES

**ADDRESS CHART**

BUILDING NUMBER	STREET ADDRESS
E	8601 ROBERT FULTON DRIVE
F	8621 ROBERT FULTON DRIVE

WATER CODE:	SEWER CODE:	SUBDIVISION NAME:	SECTION/AREA	PARCELS	
E06	4400000	COLUMBIA GATEWAY	N/A	P/O F 671	
PLAT No.	ZONE	TAX MAP	BLOCK	ELEC. DIST.	CENSUS TRACT
14298 17095	M-1	42	12	6	6067.03

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Director: *Frank deLoyle* 12/3/04  
 Chief, Division of Land Development: *Condy Hammit* 12/6/04  
 Chief, Development Engineering Division: *Mark* 11/22/04



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

PREPARED FOR:  
 GATEWAY 70 LLC  
 7061 Columbia Gateway Drive  
 COLUMBIA, MARYLAND 21046  
 PH.: 410-290-1400 ext. 1461  
 ATTN: MR. R. Colfax Schnorr Jr.

**COVER SHEET**  
**COLUMBIA GATEWAY**  
**PARCELS 'N-14' & 'N-15' Δ**  
**PLAT NO. 14298, 17095**

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	M-1	04031
DATE	TAX MAP - GRID	SHEET
NOV., 2004	42 - 12	1 OF 10

HOWARD COUNTY, MARYLAND

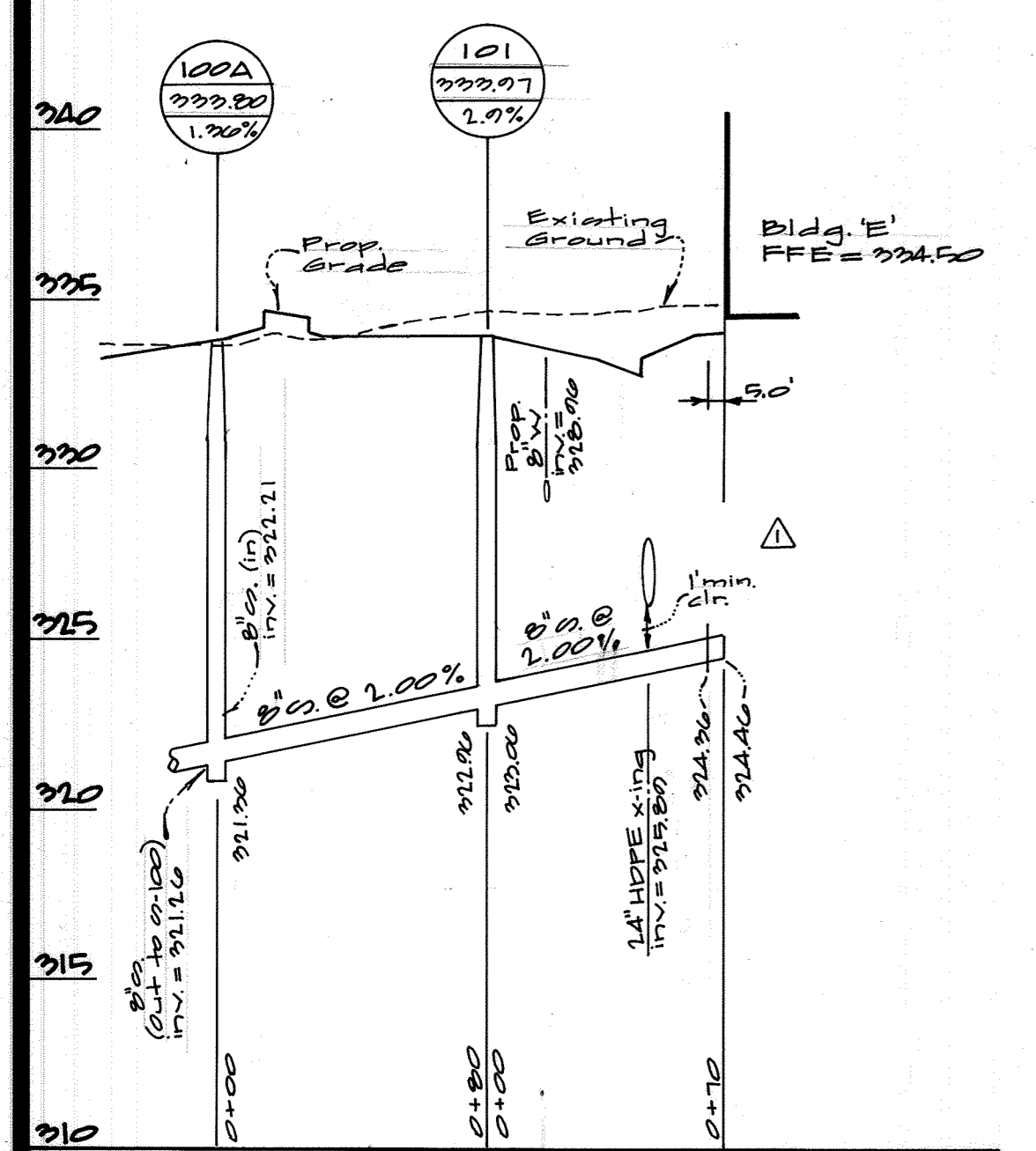
Drawings\04031\sdps\04031-CS.dwg DES. BJM DRN. klp CHK. CKG

DATE	REVISION	BY	APPR.
5-3-04	Update parking due to EV charging station		
2/21/04	Updated Cover Sht. to Reflect Approved Parcel Names, Updated Site Analysis	WSD	
6-22-04	Added general note #2b		

ELECTION DISTRICT No. 6

**NOTES:**

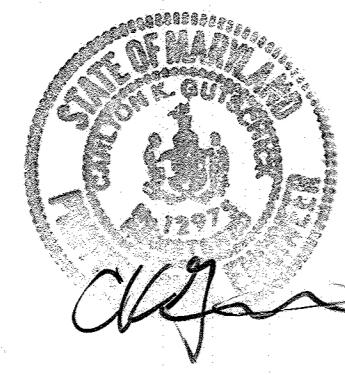
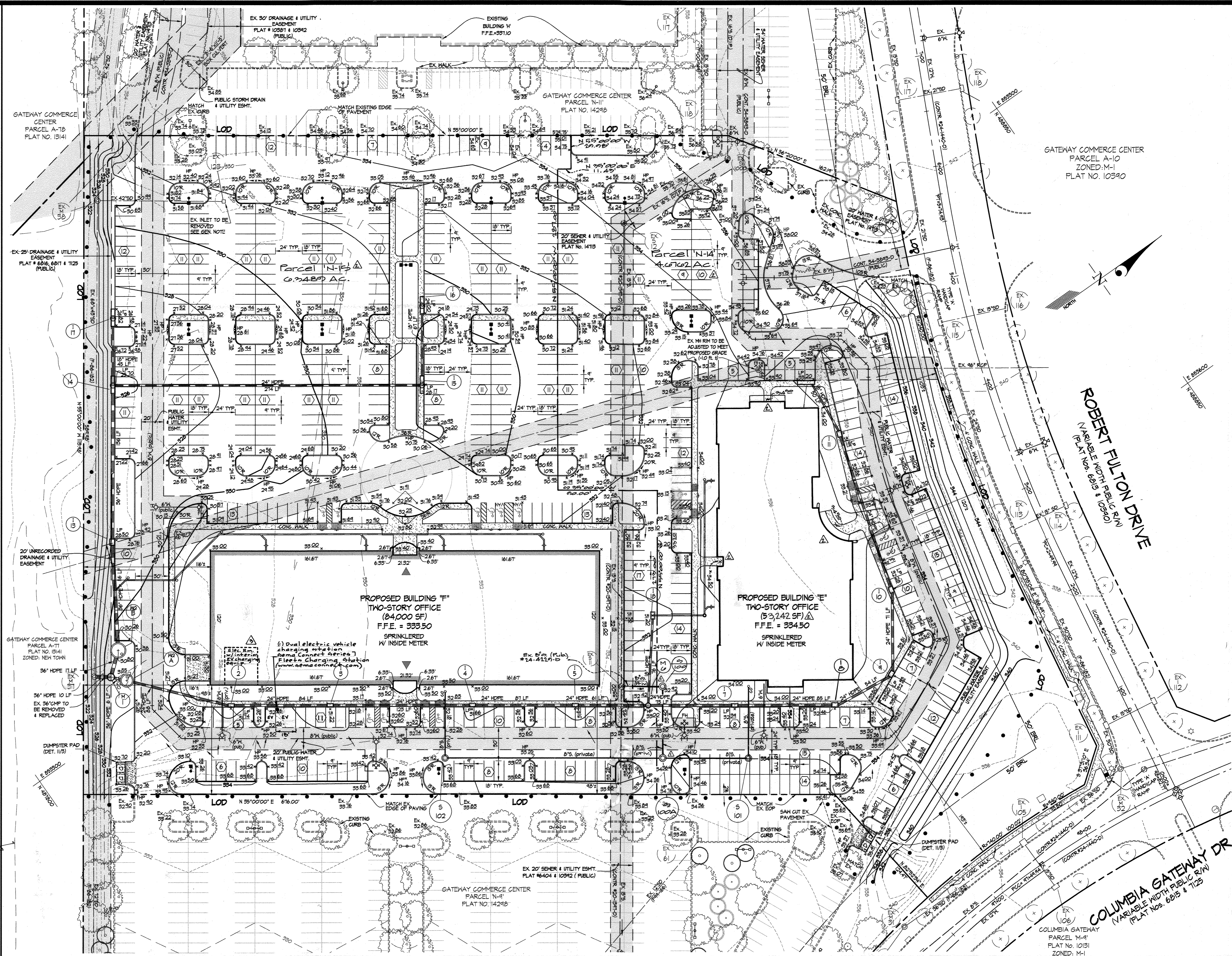
1. FOR HANDICAP PARKING/ACCESS DETAILS SEE SHEET 3 & 4.
2. STORM DRAIN STRUCTURES HQ-A AND HQ-B ARE STORM CEPTOR WATER QUALITY STRUCTURES. SEE SHEET 4 FOR DETAILS.



**Private Sewer Profiles**

Scale: 1" = 5' vert.  
1" = 50' horz.

Note: For other sewer profiles see sheet 5.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Mark L. Rayell* 12/3/14  
Director Date  
*Chris Hamata* 12/3/14  
Chief, Division of Land Development Date  
*Mike...* 11/22/14  
Chief, Development Engineering Division MK Date

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**SITE DEVELOPMENT PLAN**  
**COLUMBIA GATEWAY**  
PARCELS N-14 & N-15  
PLAT NO. 14298, 17095

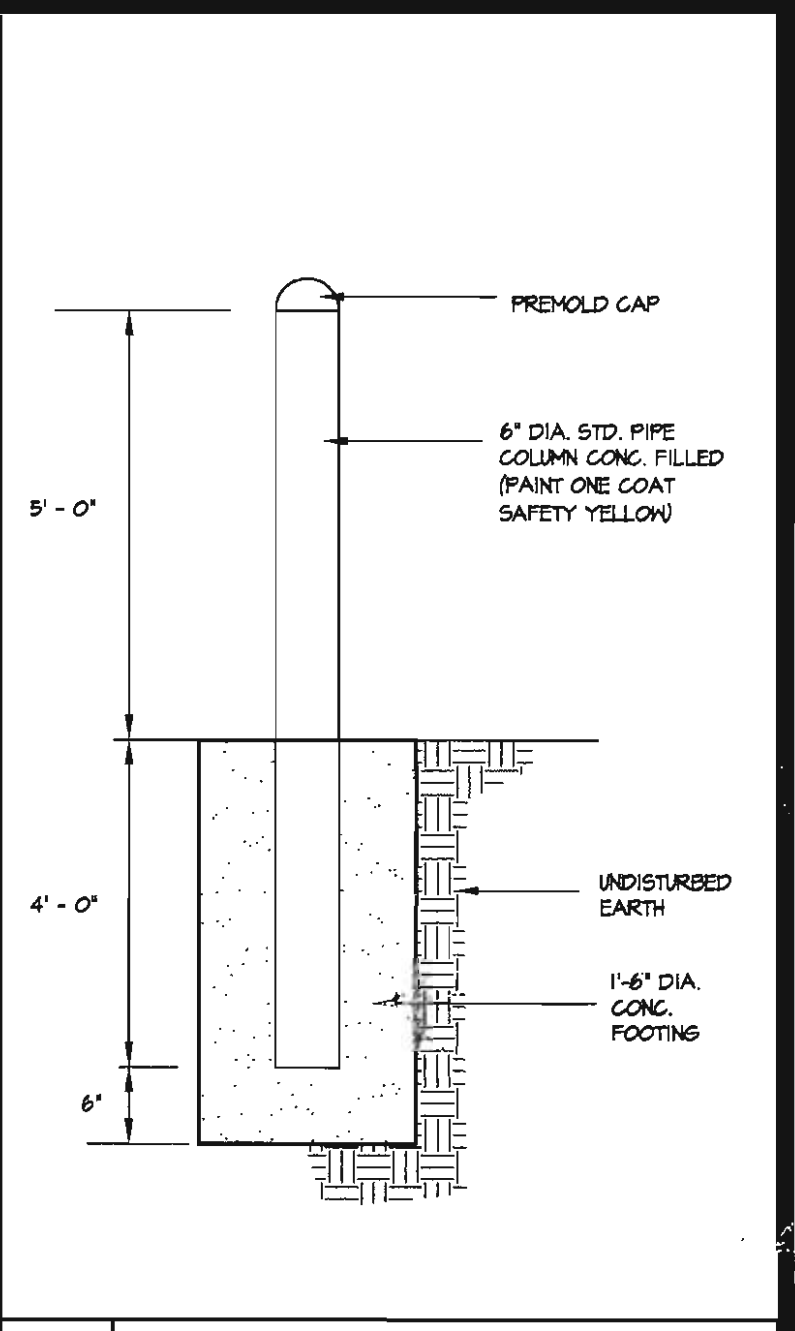
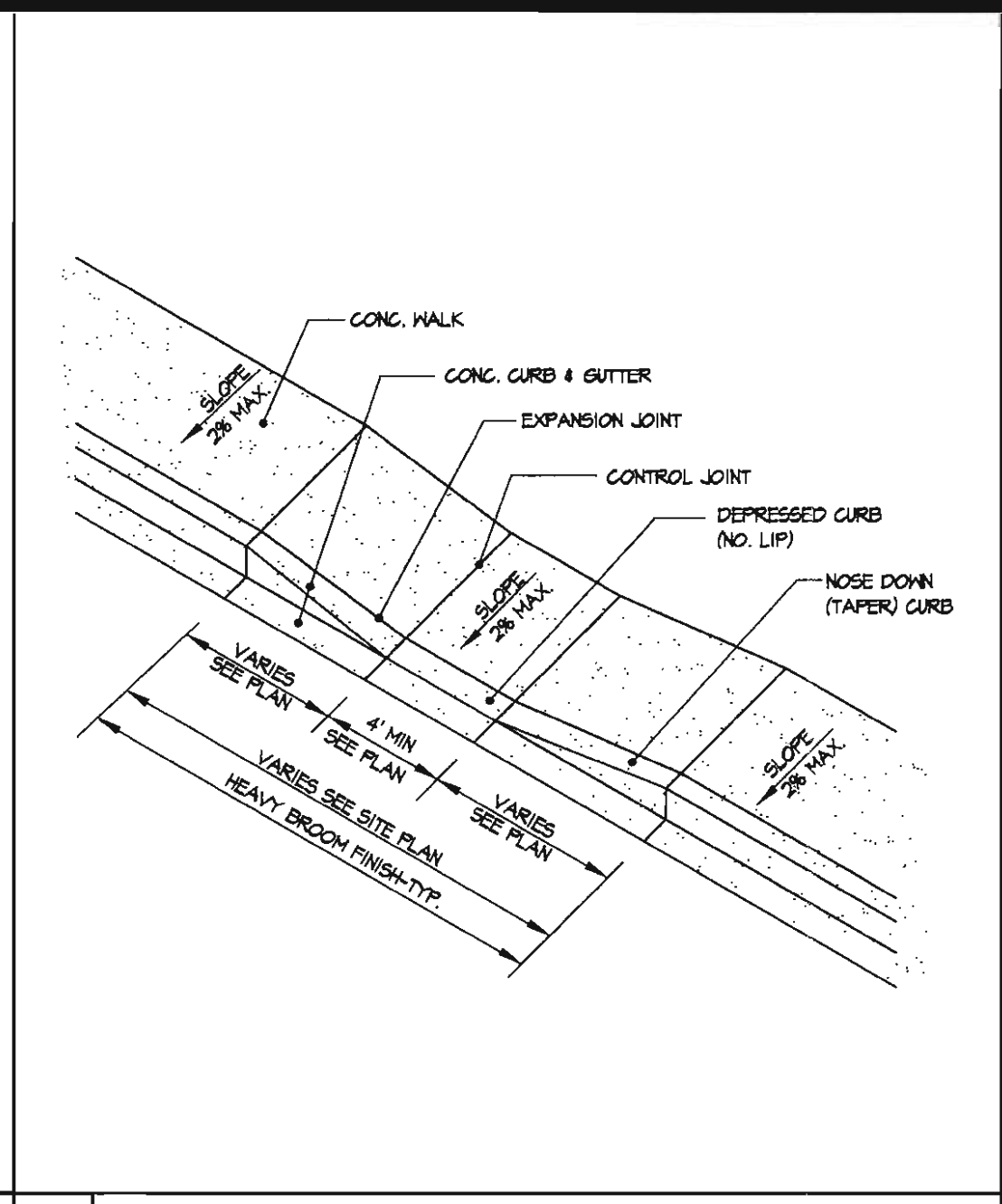
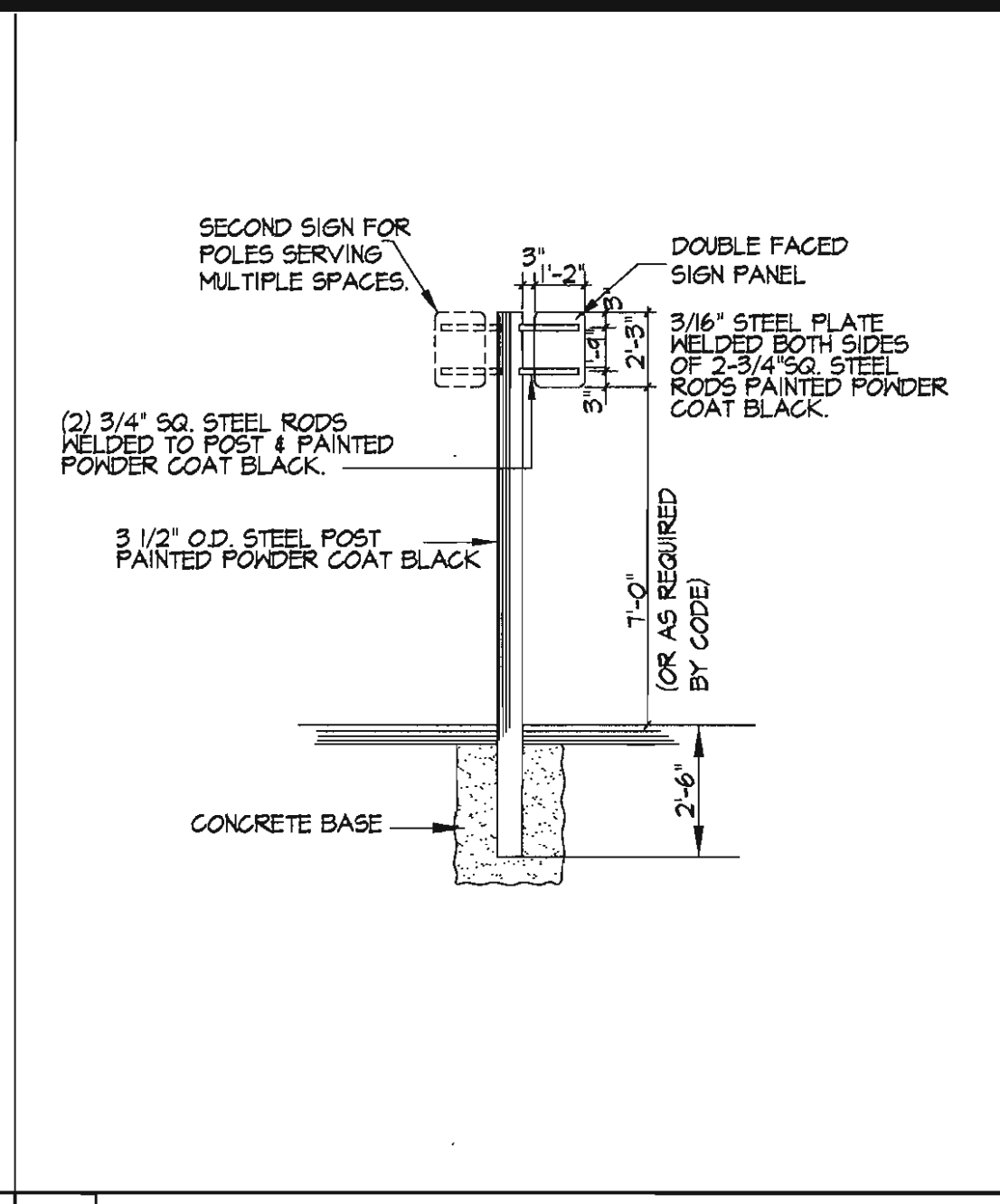
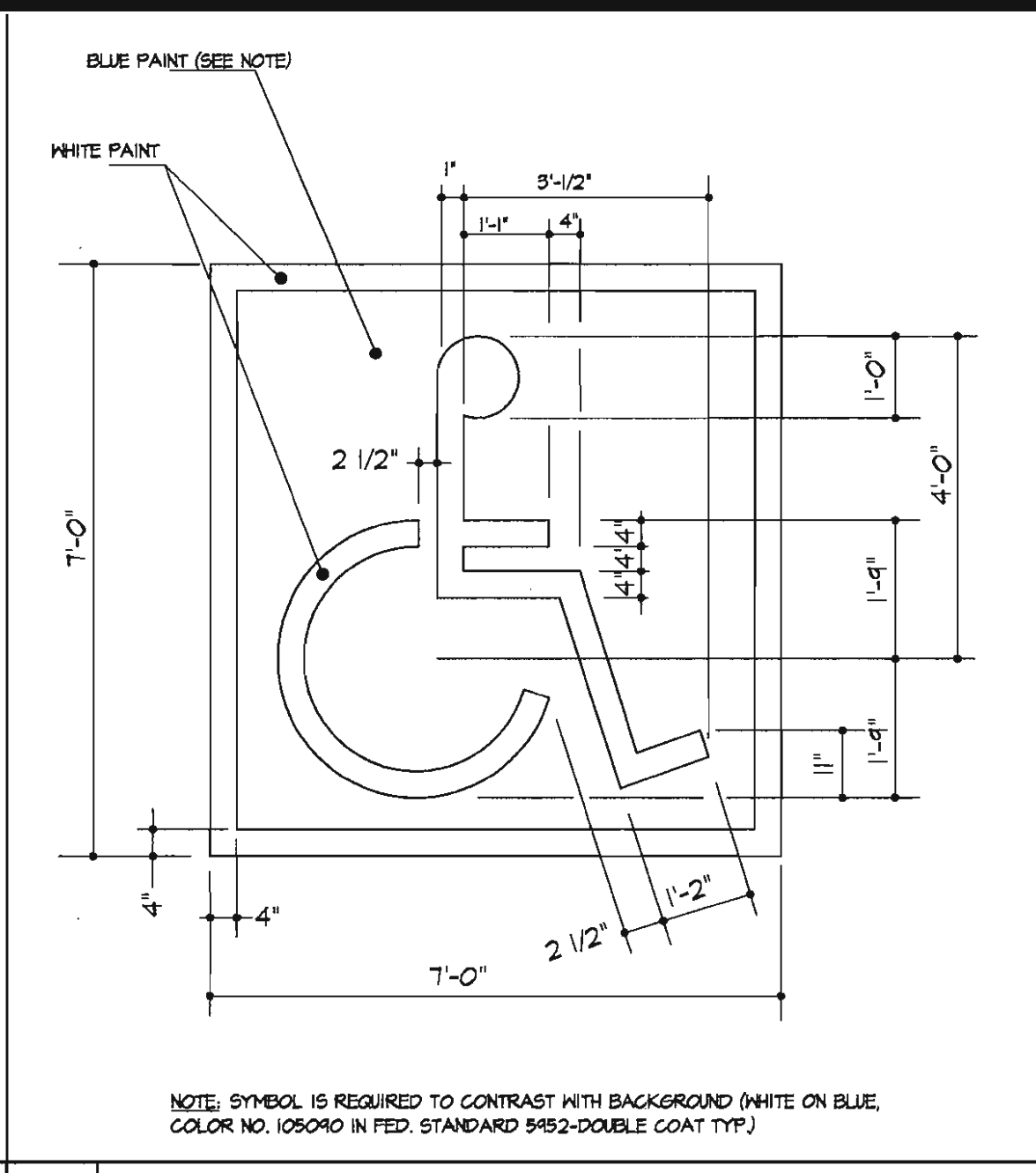
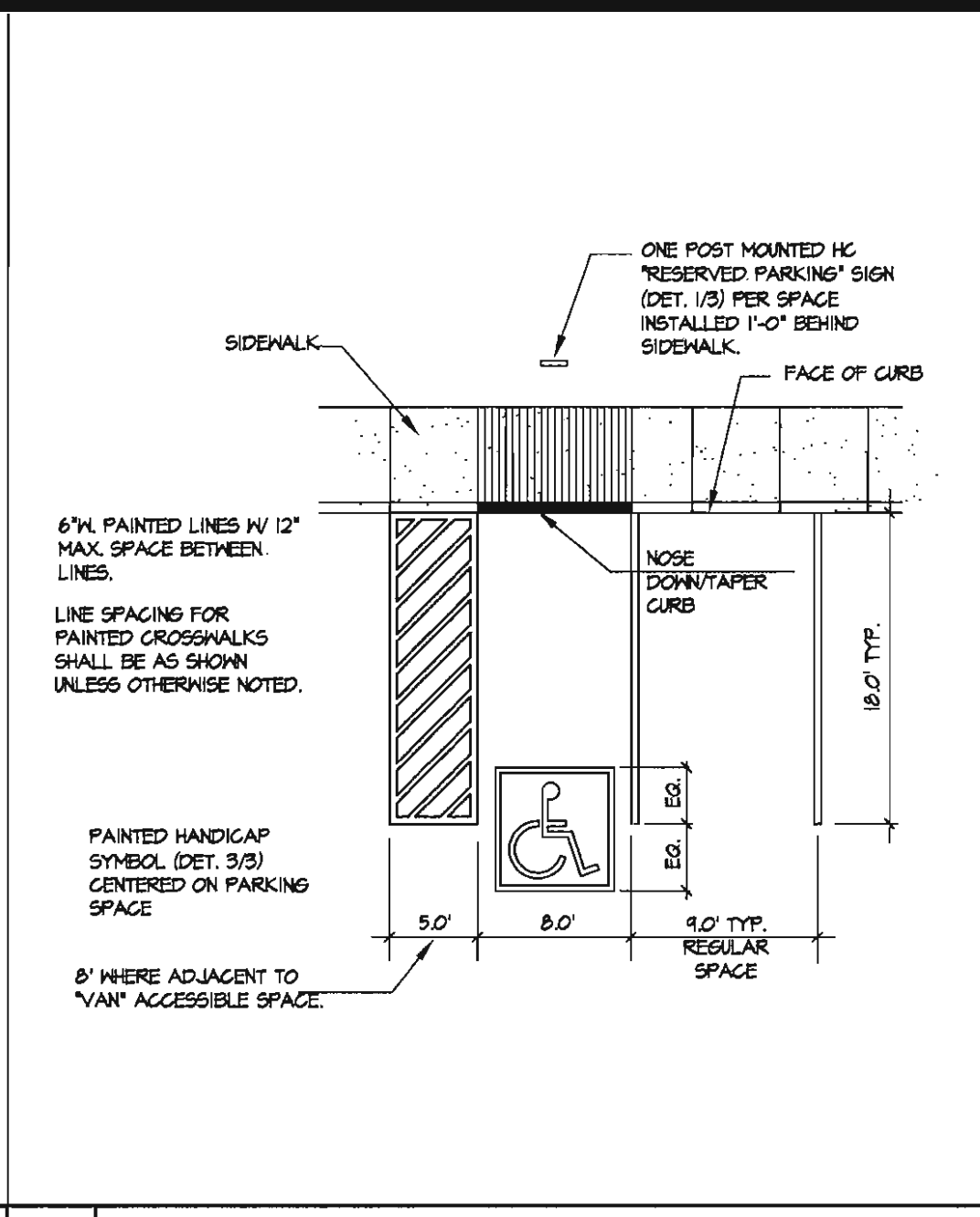
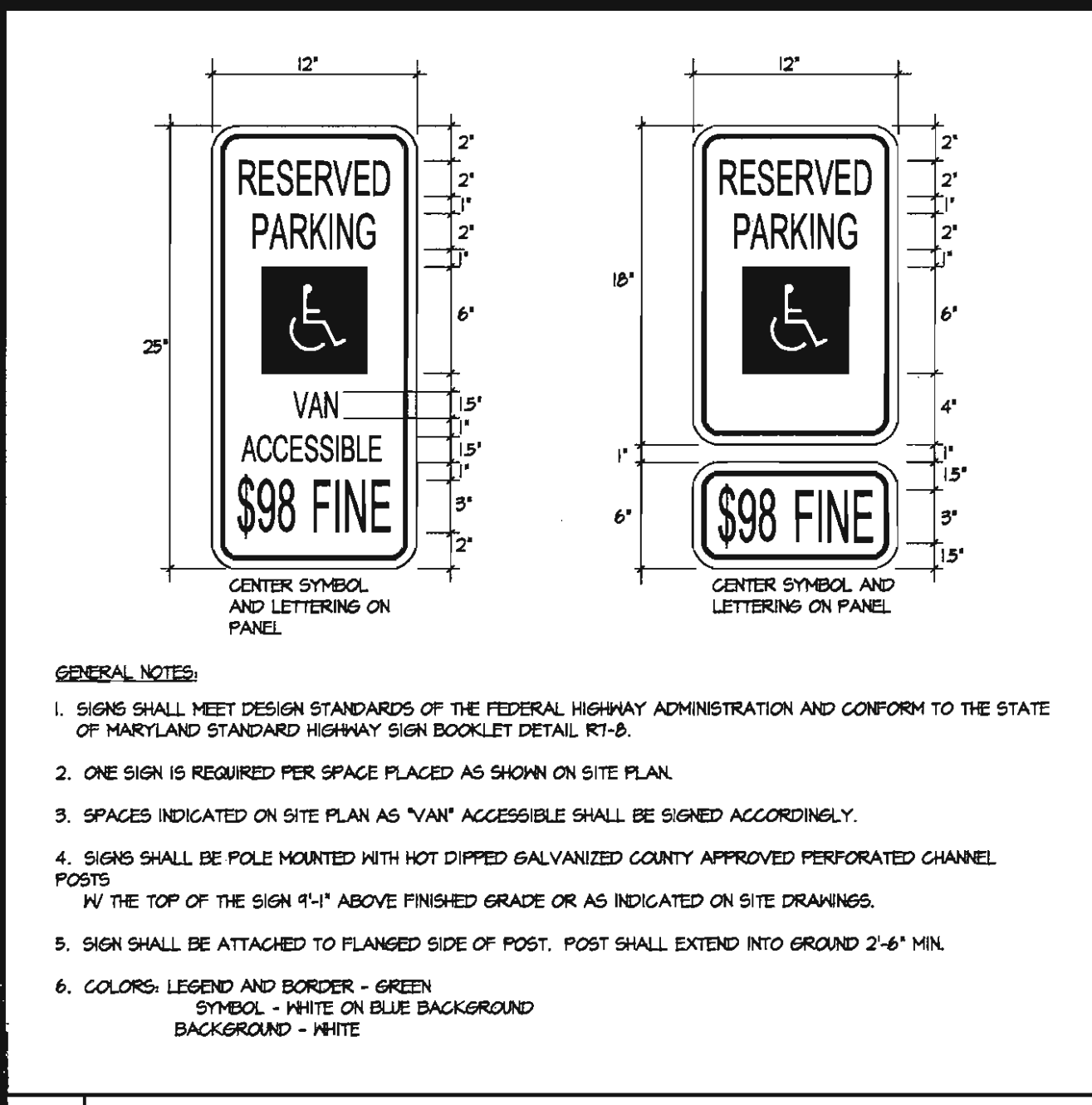
SCALE	ZONING	G. L. W. FILE No.
1"=40'	M-1	04031
DATE	TAX MAP - GRID	SHEET
NOV., 2004	42 - 12	2 OF 10

D:\Drawings\04031\sdp's\04031sp2.dwg DES. BJM DRN. KLP CHK. MBT

DATE	REVISION	BY	APPR.
5/3/2012	Add (1) dual EV charging station	klp	
2/2/2013	Modified Bldg. E to Final Design Relocated 2-1/2 Spaces to Front of Bldg.	Wend	
6/22/2015	Rev sewer & add sewer profile		

ELECTION DISTRICT No. 6

HOWARD COUNTY, MARYLAND



1 HANDICAP PARKING SIGNS DETAIL NO SCALE

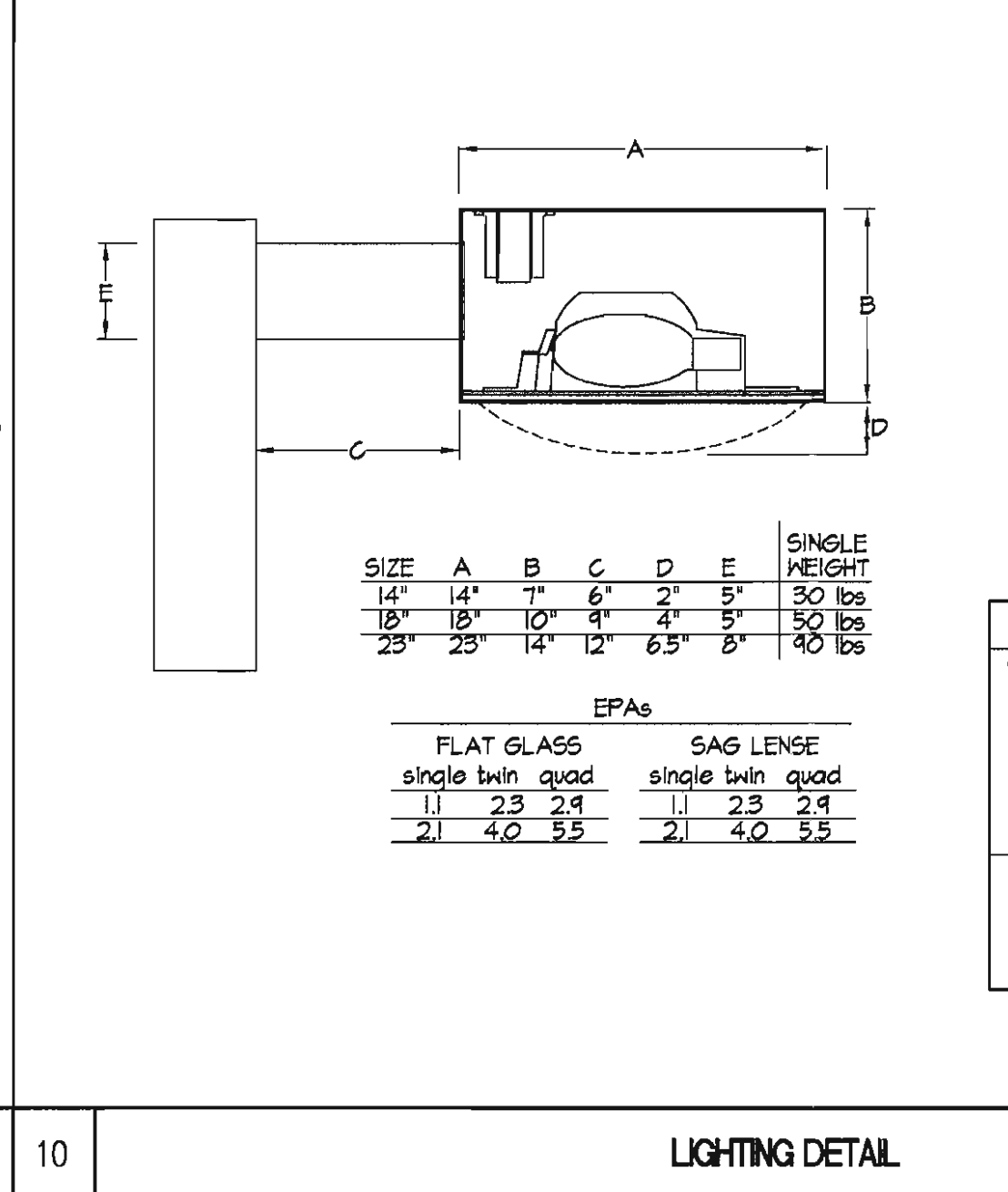
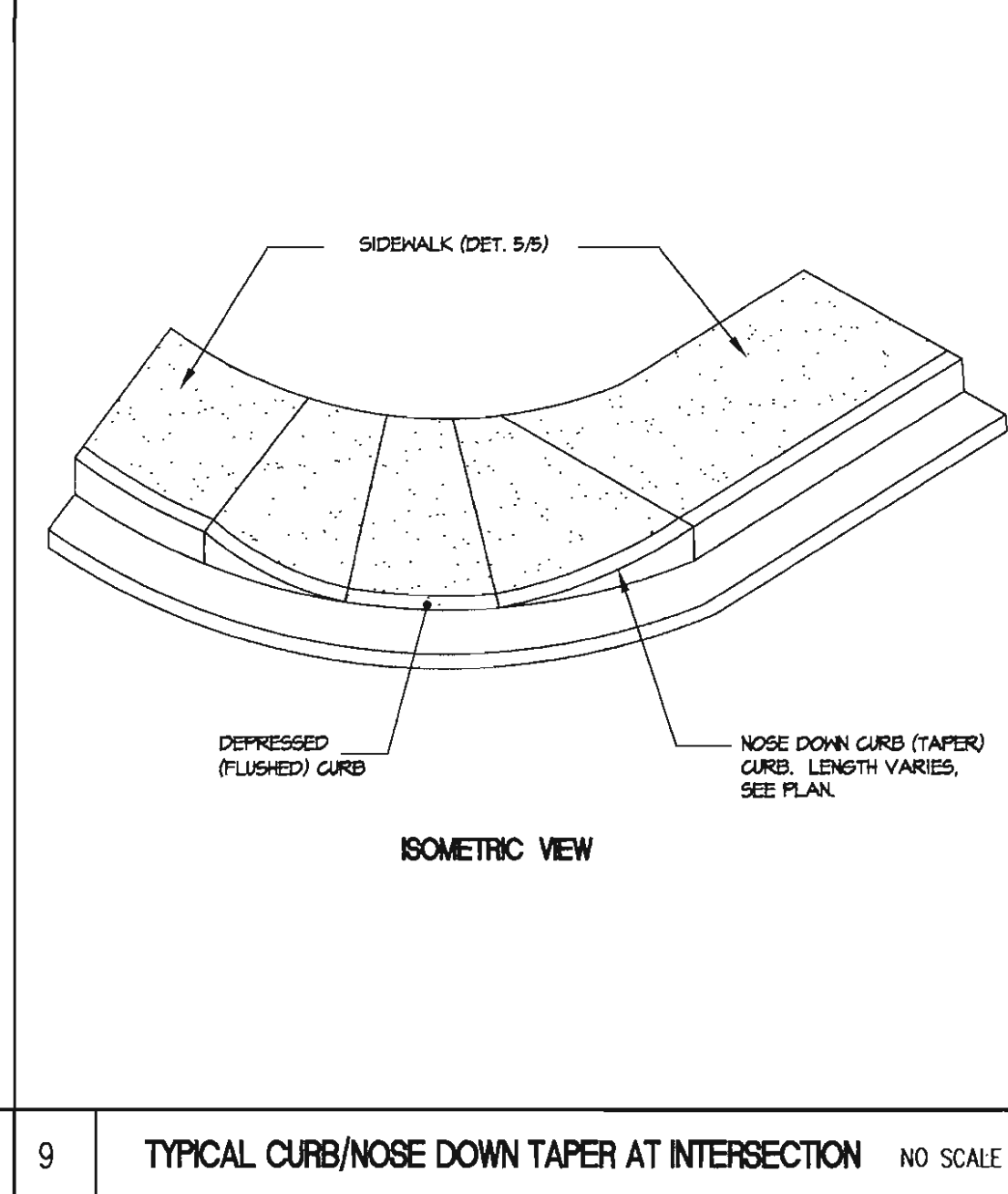
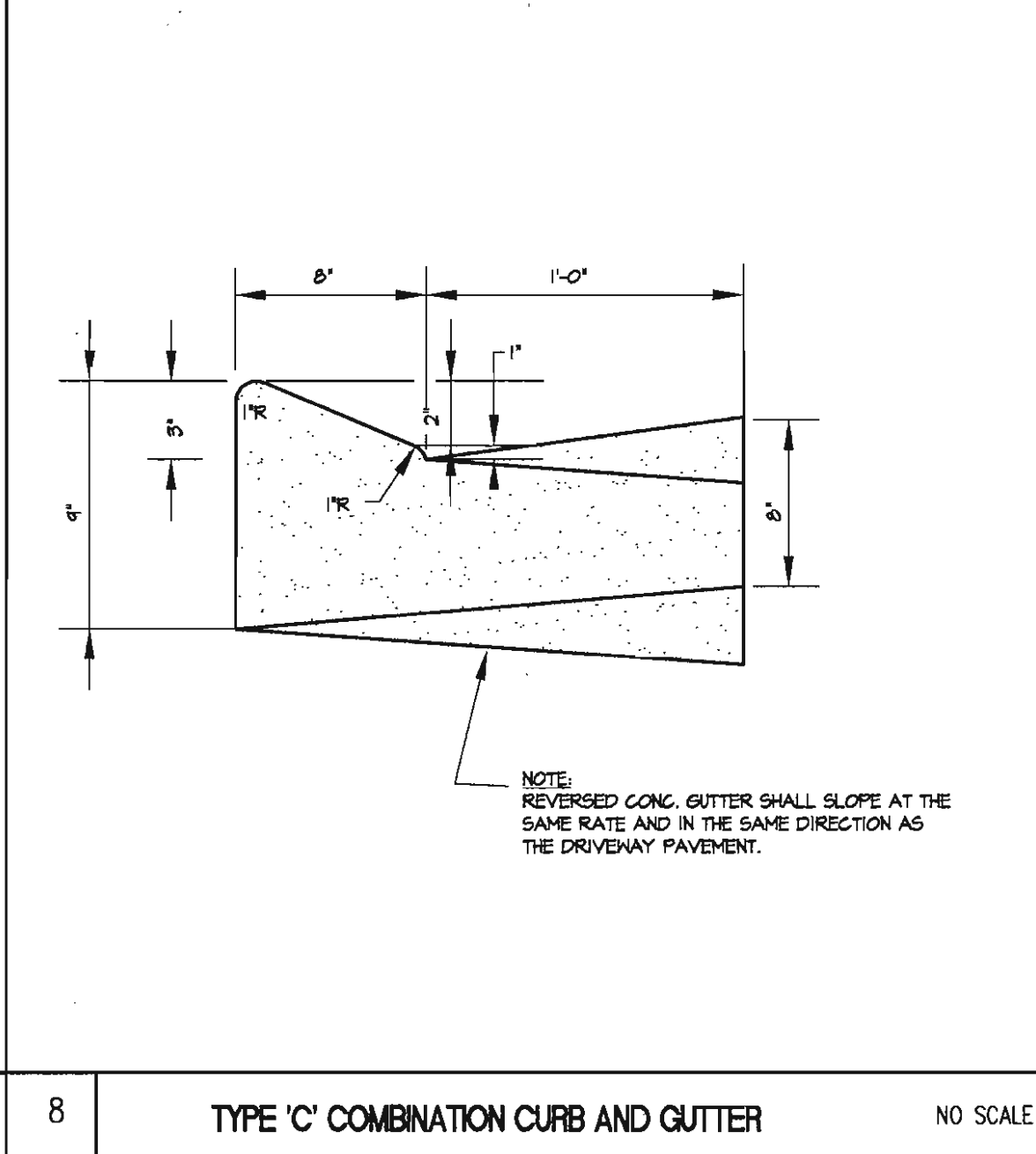
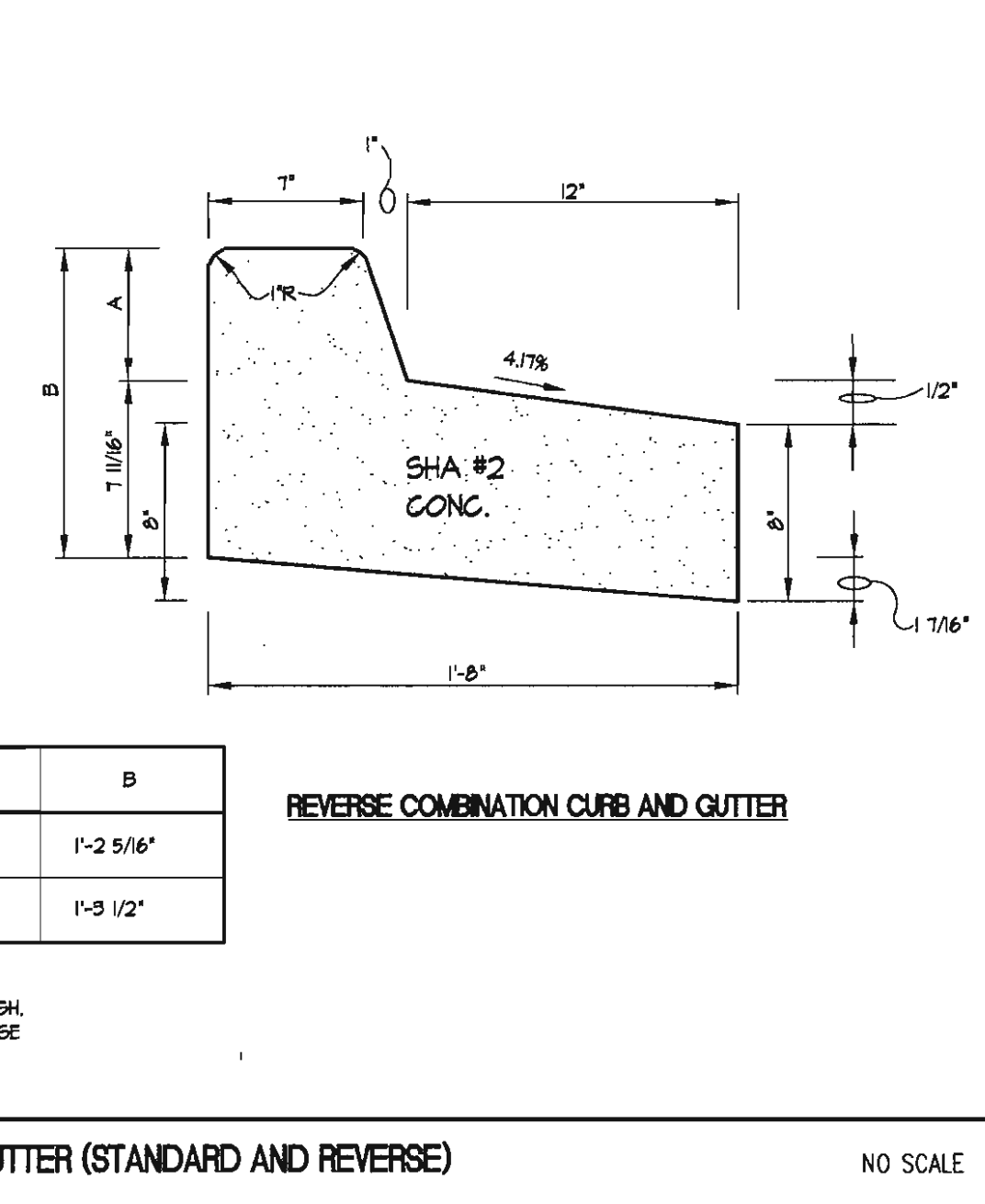
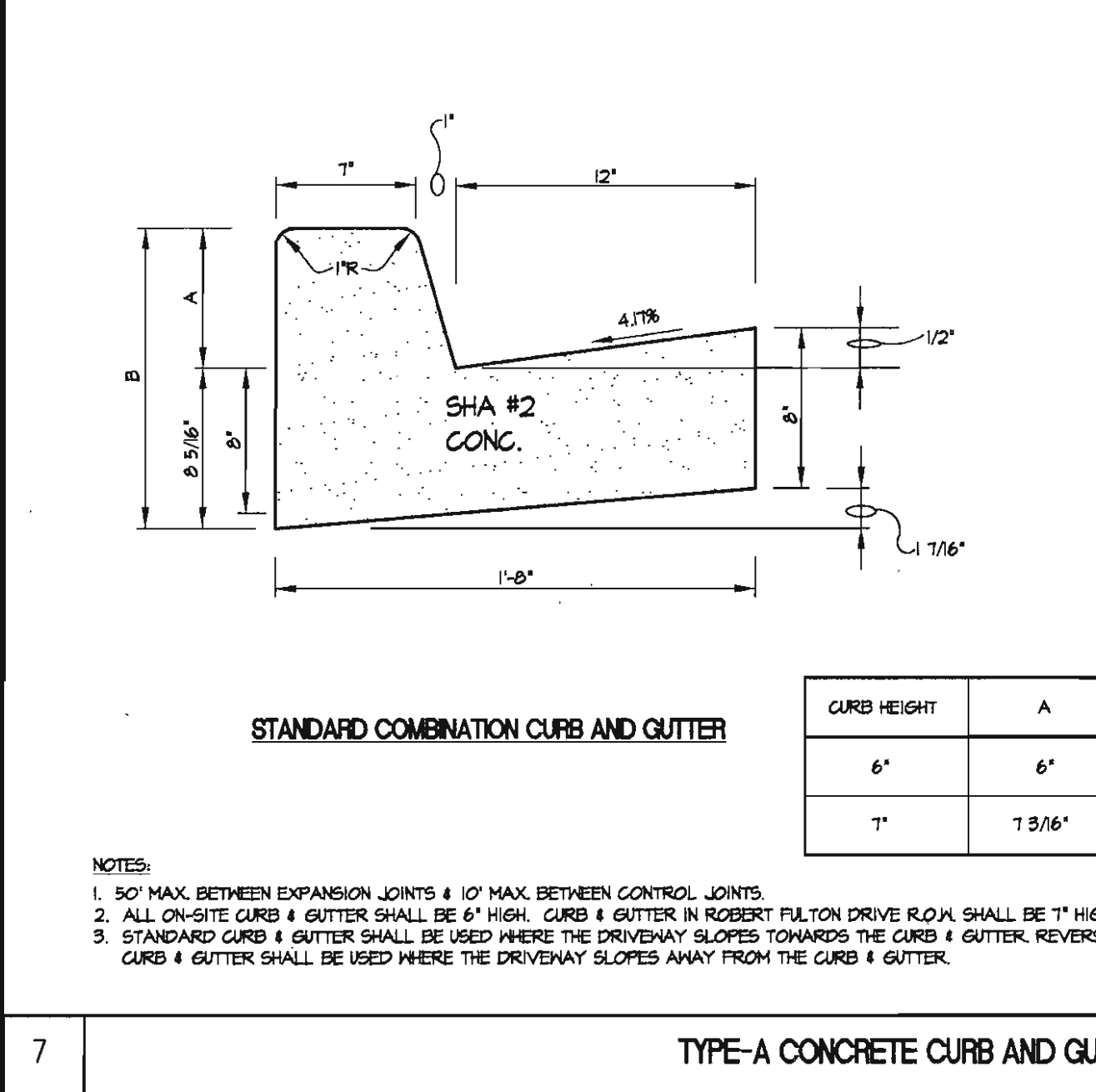
2 PARKING SPACE LAYOUT NO SCALE

3 HANDICAP SPACE STENCIL LAYOUT NO SCALE

4 POST and SIGN DETAIL FOR PARKING RESTRICTION SIGN NO SCALE

5 TYPE-A HANDICAP RAMP DETAIL NO SCALE

6 BOLLARD DETAIL NO SCALE

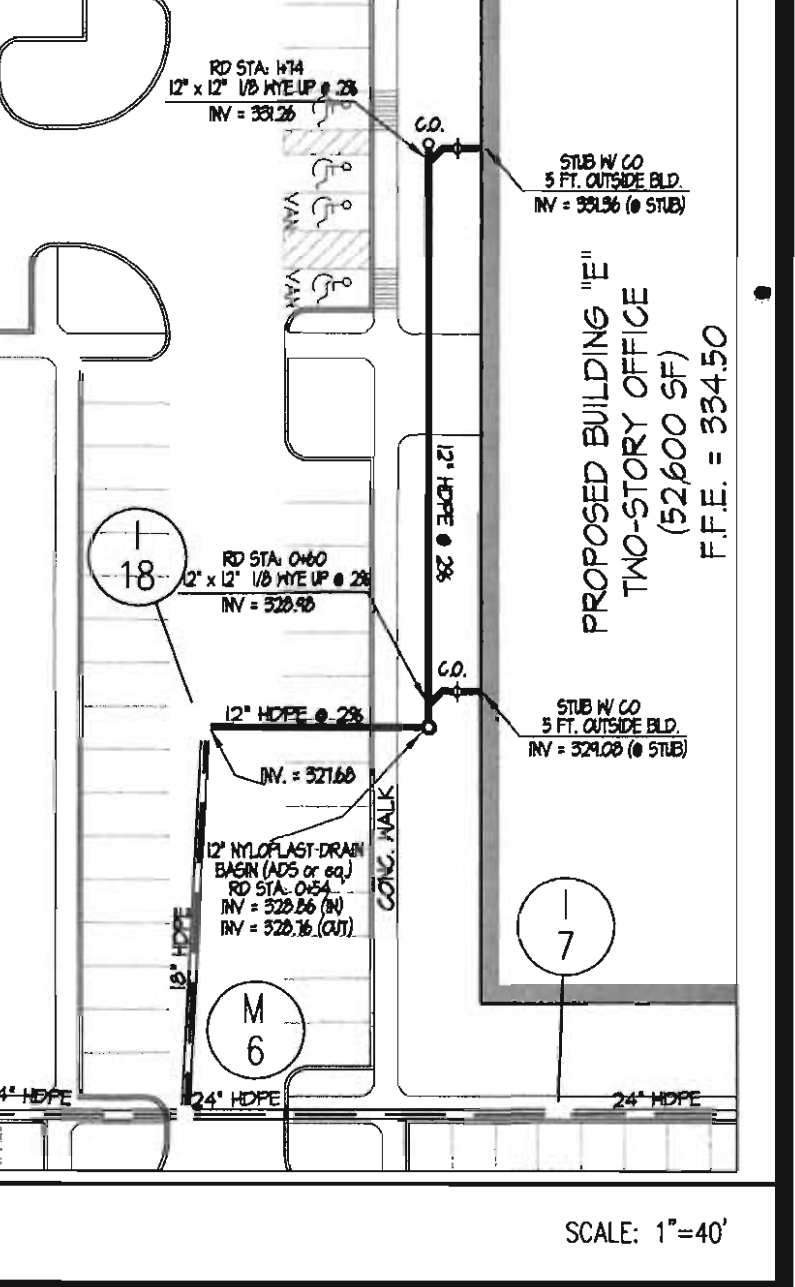
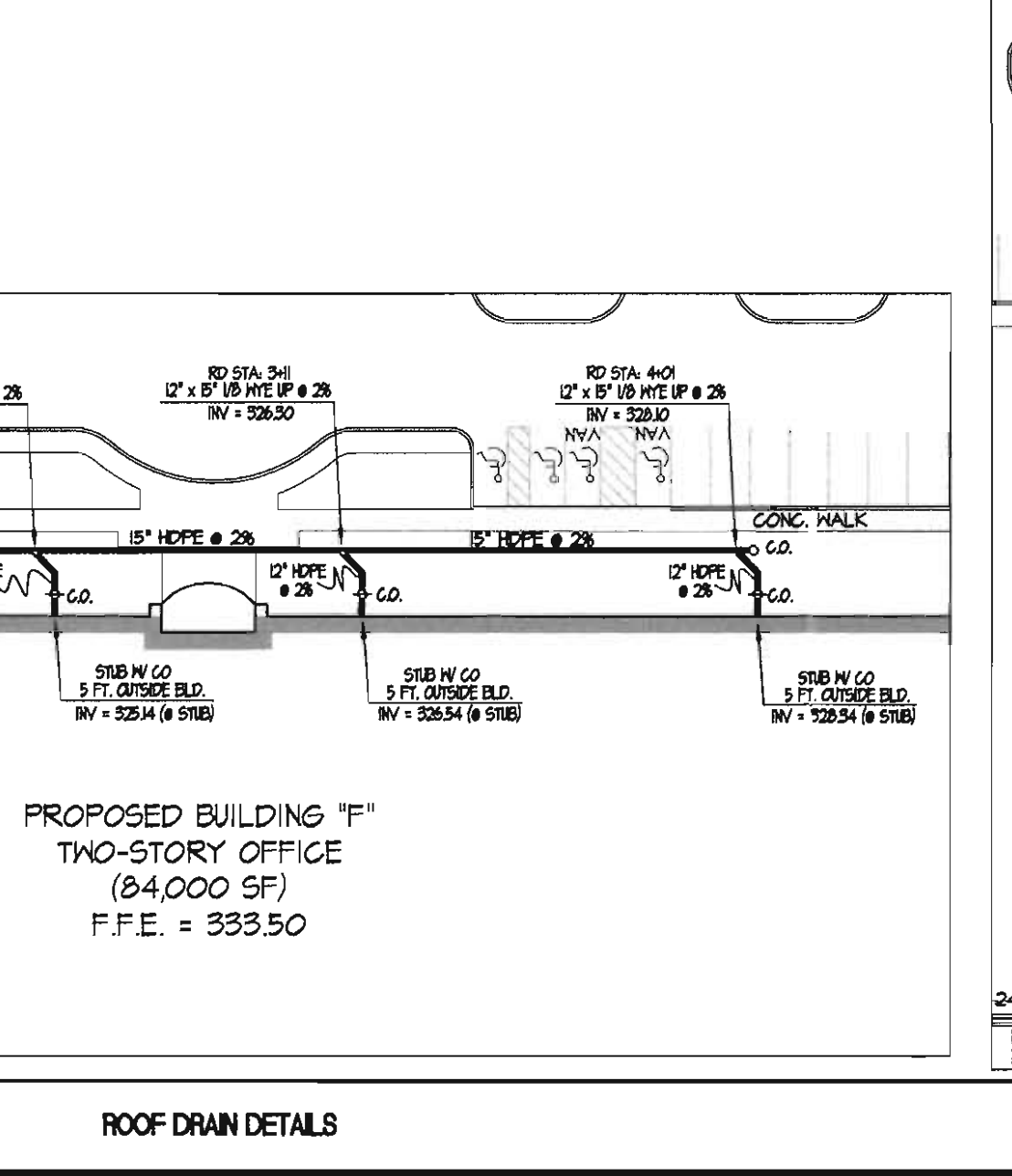
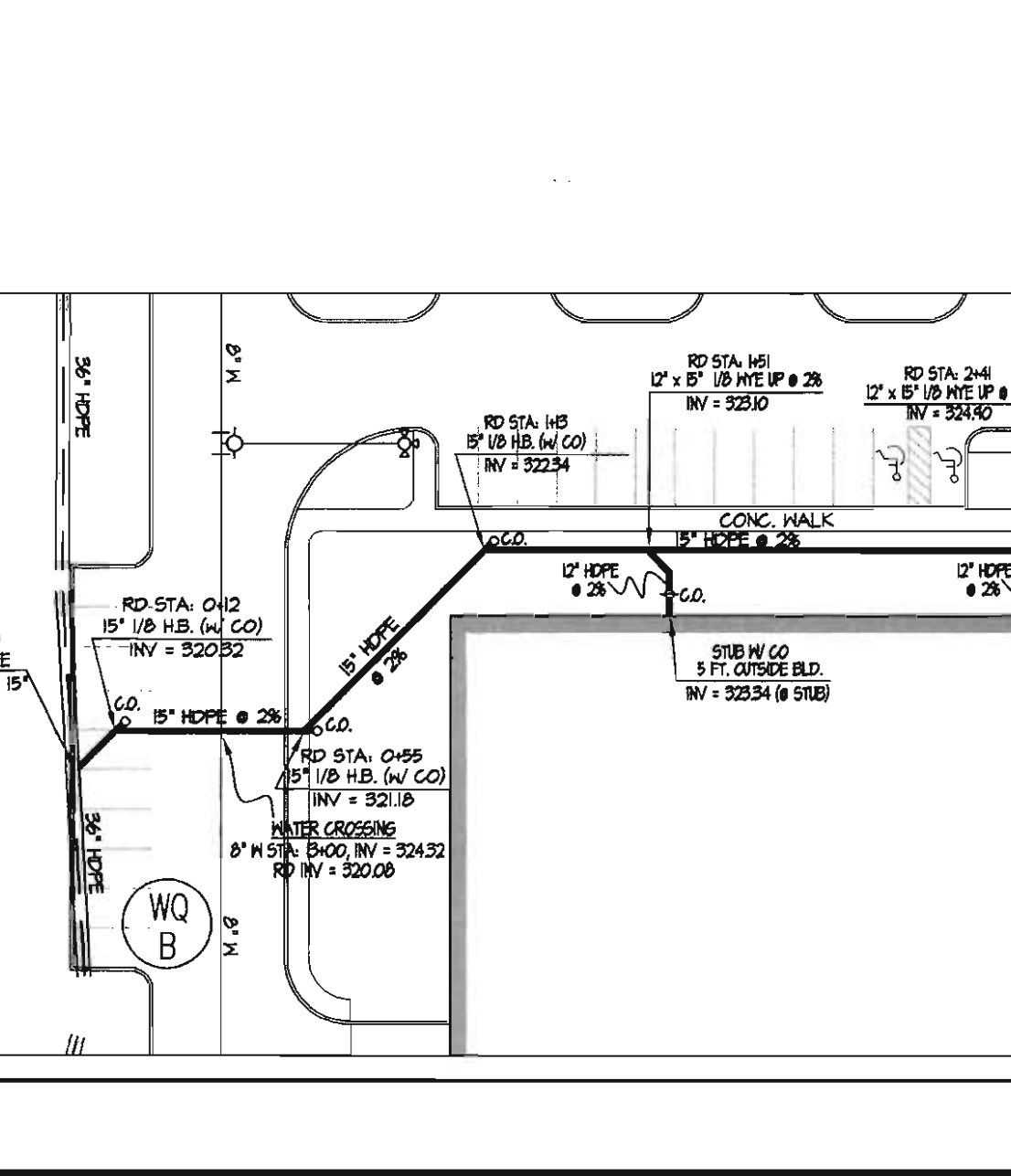
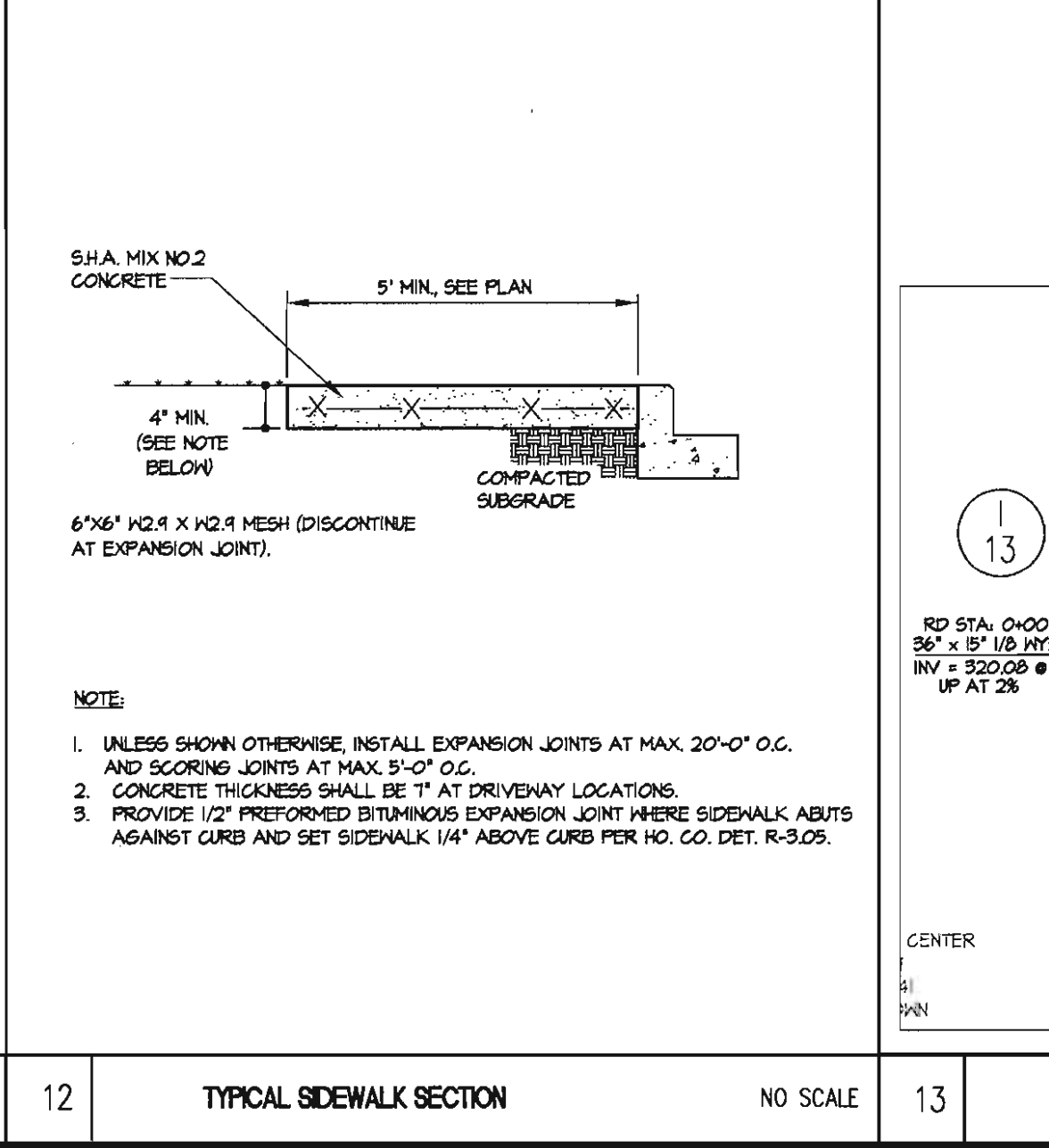
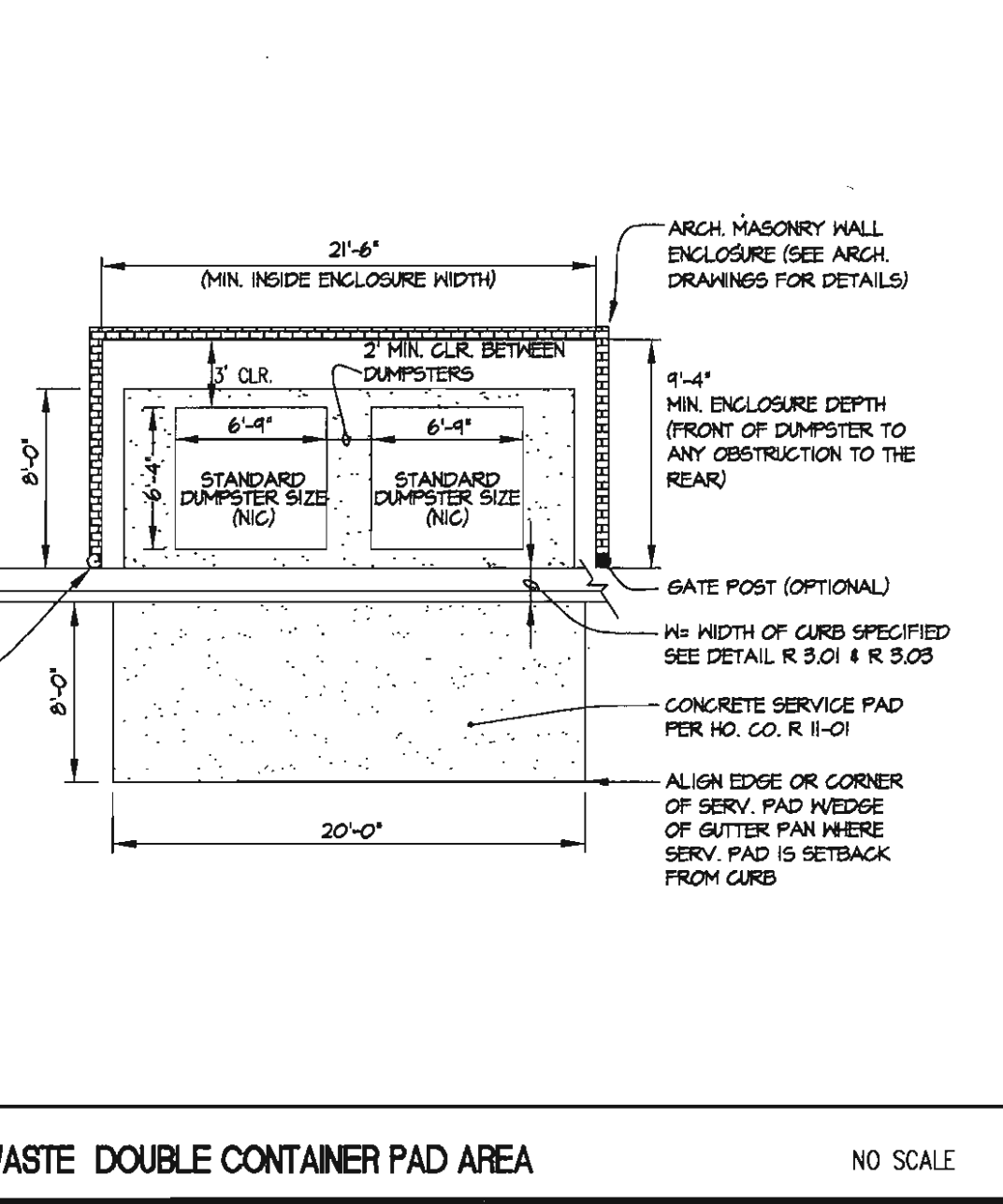
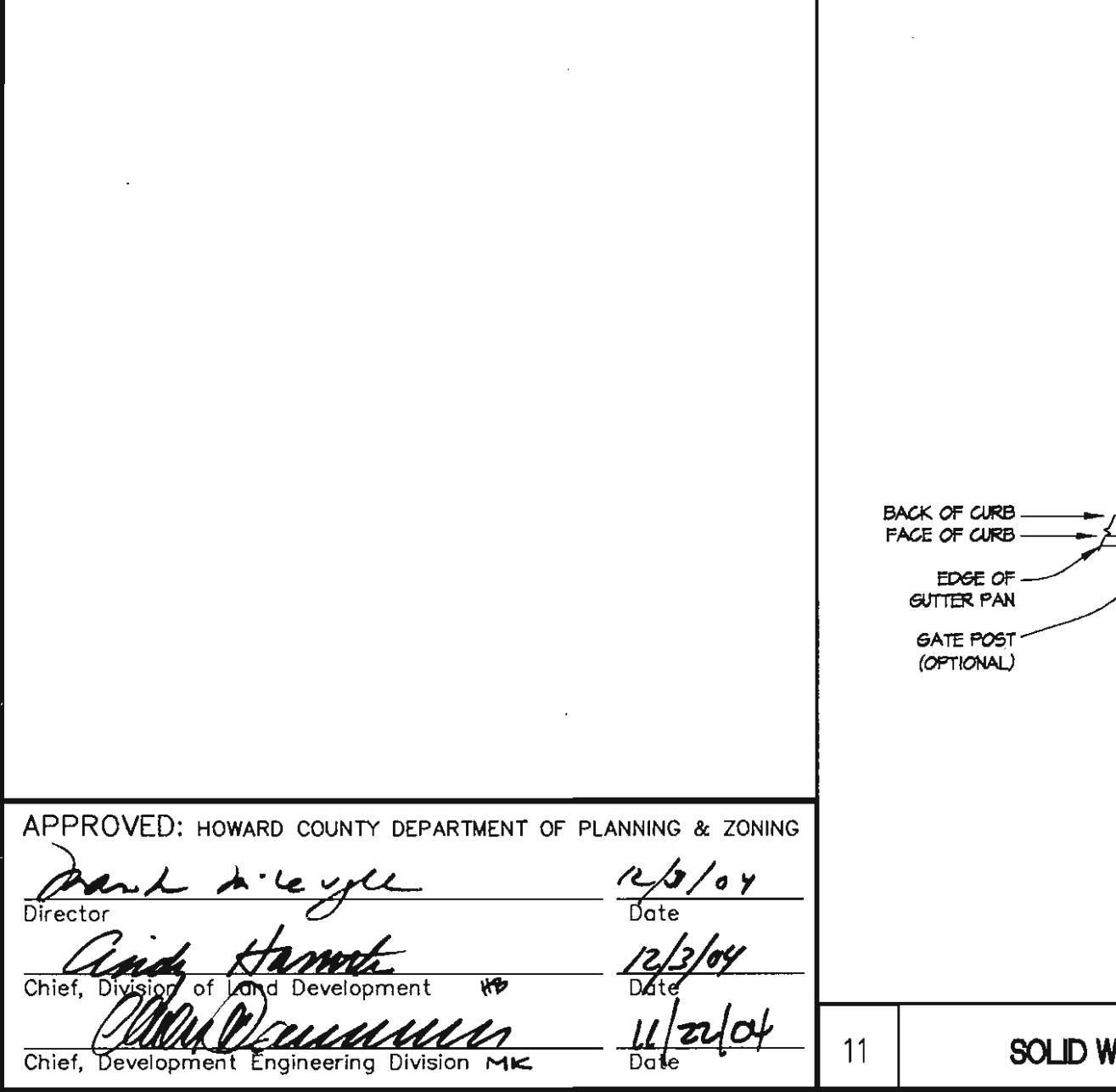


7 TYPE-A CONCRETE CURB AND GUTTER (STANDARD AND REVERSE) NO SCALE

8 TYPE 'C' COMBINATION CURB AND GUTTER NO SCALE

9 TYPICAL CURB/NOSE DOWN TAPER AT INTERSECTION NO SCALE

10 LIGHTING DETAIL NO SCALE



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Mark A. Leyle* 12/6/04  
Director Date

*Aida Hamid* 12/3/04  
Chief, Division of Land Development Date

*John W. Williams* 11/22/04  
Chief, Development Engineering Division MK Date

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
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BURTONSVILLE, MARYLAND 20886  
TEL: 301-421-4024 BALT: 410-880-1920 DC/VA: 301-999-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

PREPARED FOR:  
GATEWAY 70 LLC  
7061 Columbia Gateway Drive  
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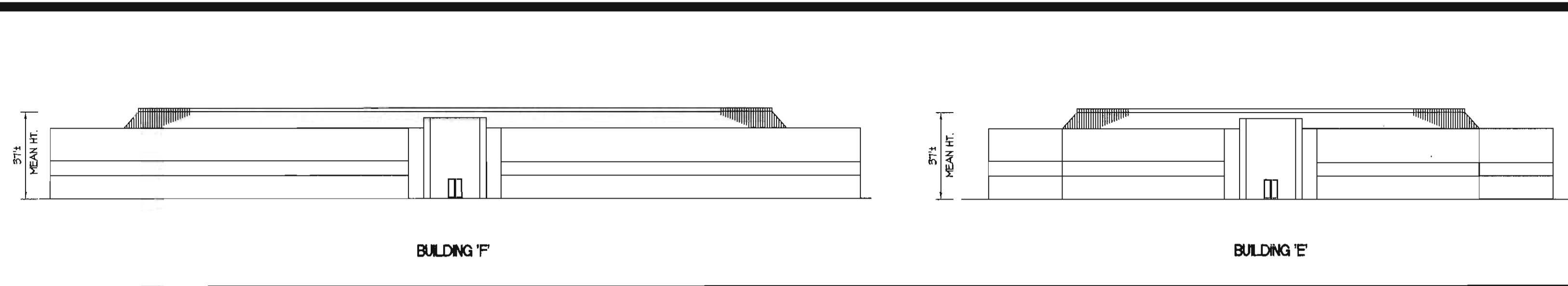
**SITE/HANDICAP ACCESSIBILITY DETAILS**  
**COLUMBIA GATEWAY**  
PARCEL N-10  
PLAT NO. 14298, 17095

ELECTION DISTRICT No. 6

SCALE: 1"=40'

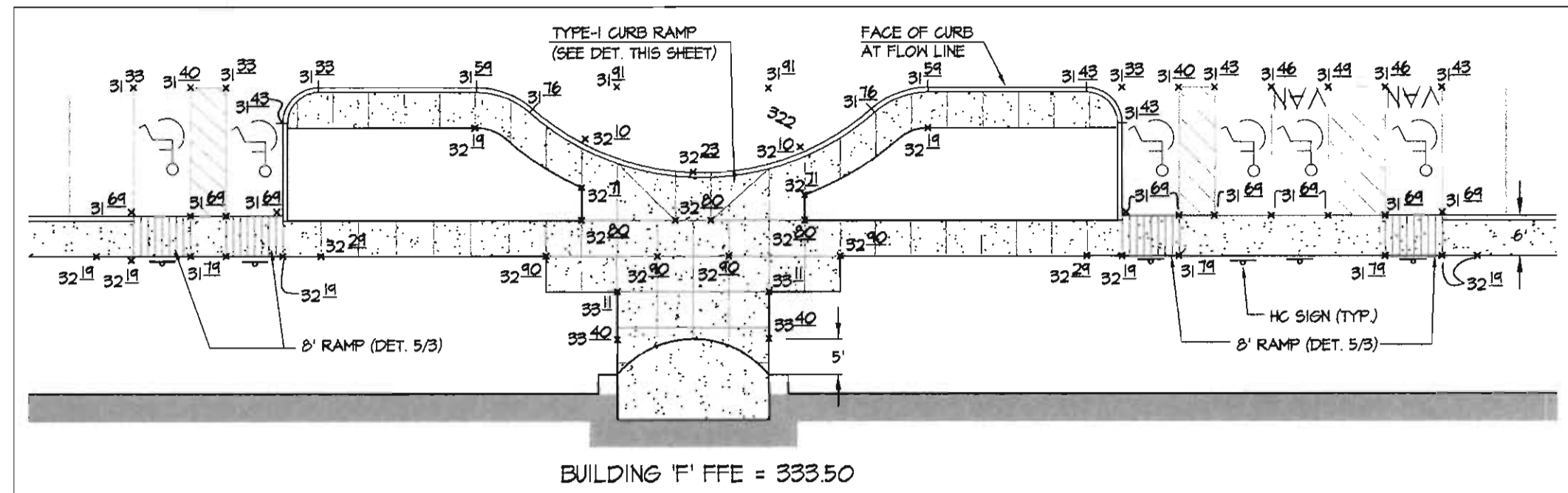
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DATE	TAX MAP - GRID	SHEET
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HOWARD COUNTY, MARYLAND



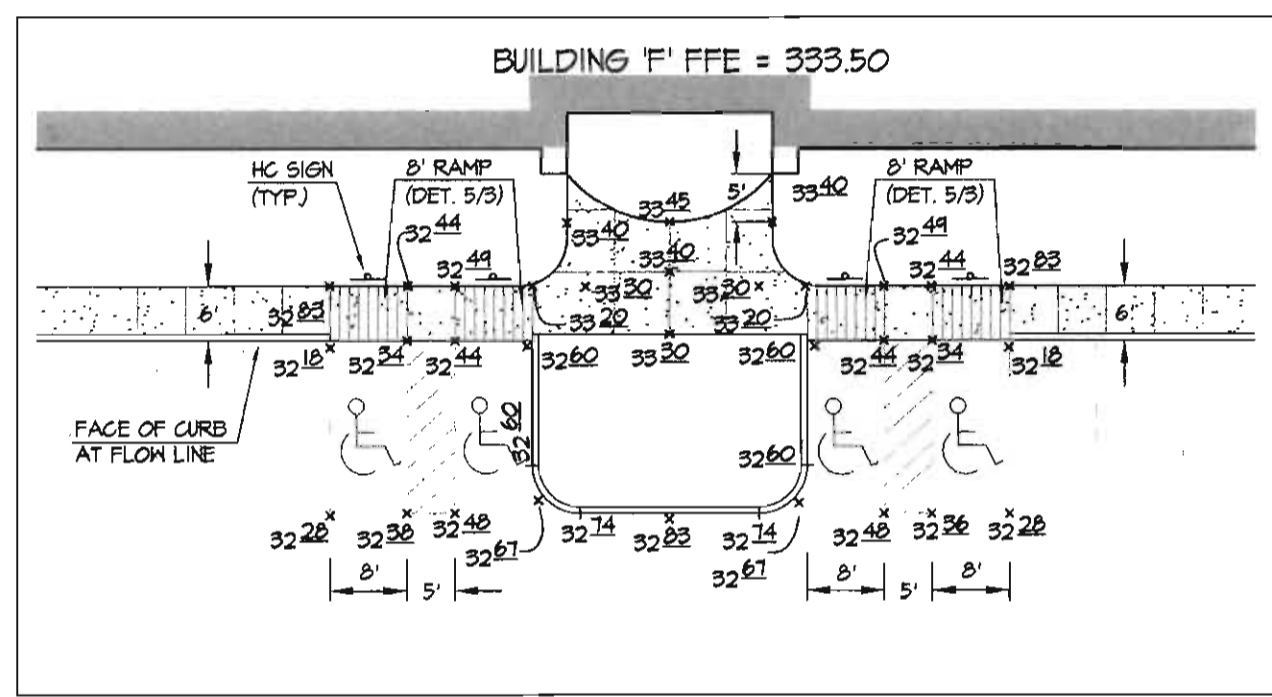
BUILDING FRONT ELEVATIONS

SCALE: 1"=40'

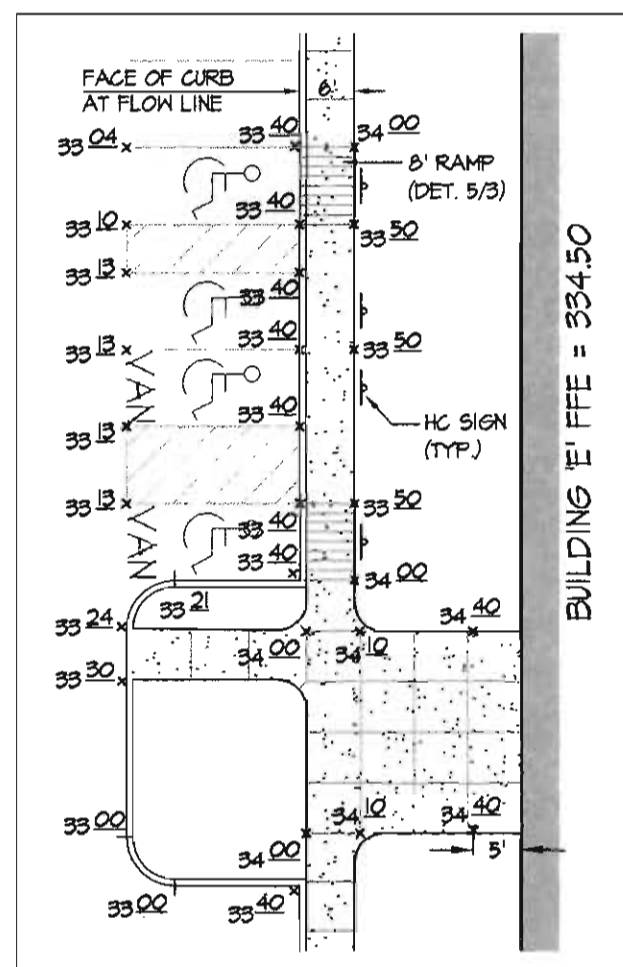


WEST SIDE OF BUILDING-F

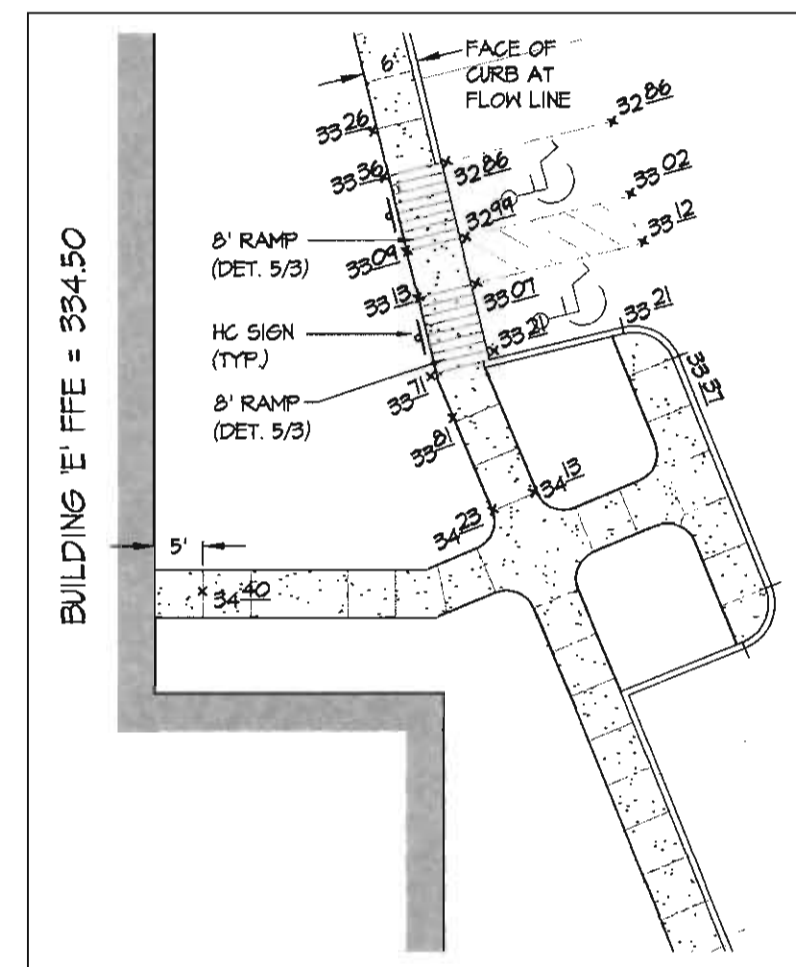
SEE SHEET 3 FOR APPLICABLE HANDICAP PARKING DETAILS (1-5 & 8)



EAST SIDE OF BUILDING-F



SOUTH SIDE OF BUILDING-E



NORTH SIDE OF BUILDING-E

HANDICAP ACCESSIBILITY DETAILS

SCALE: 1"=20'

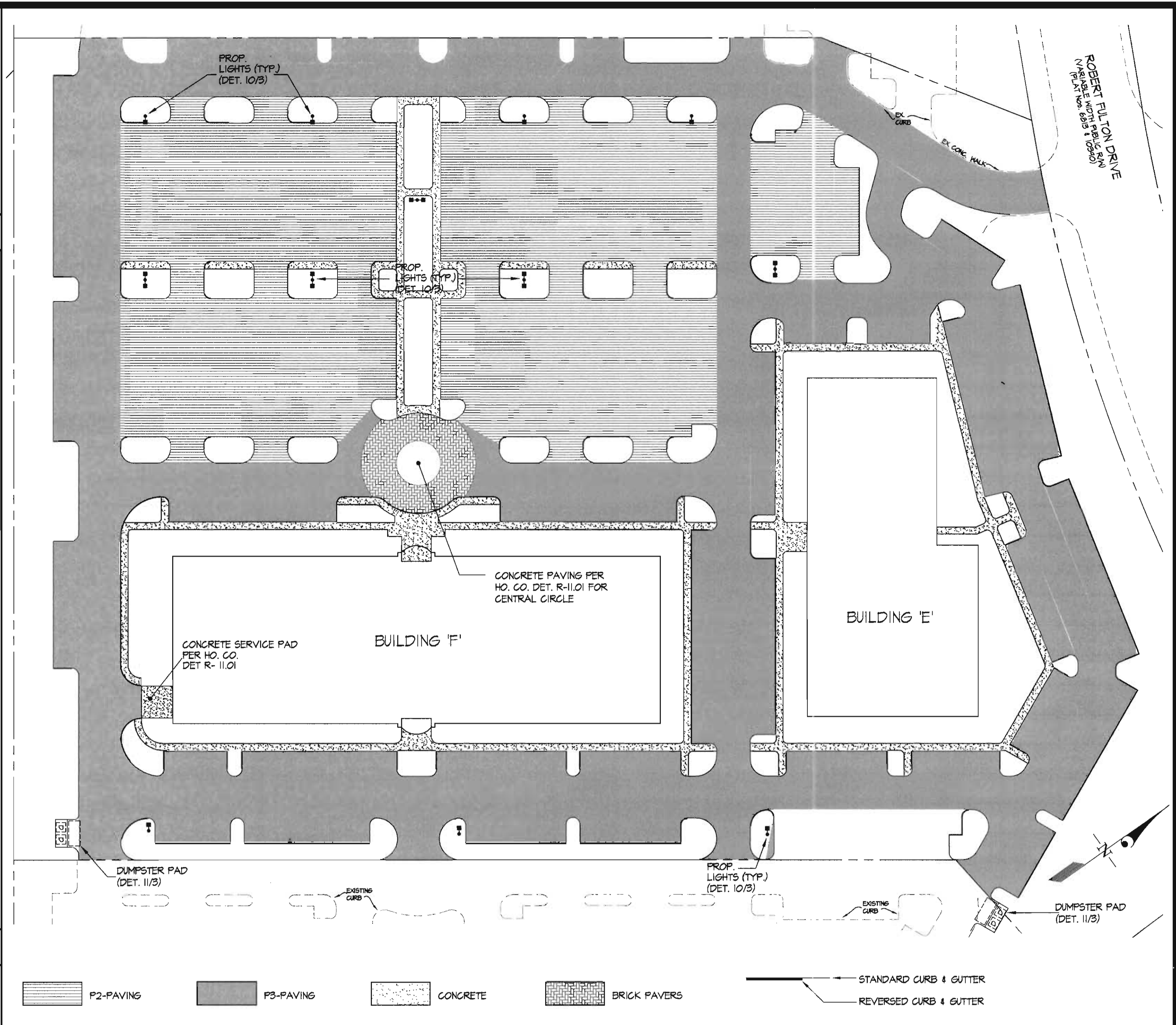
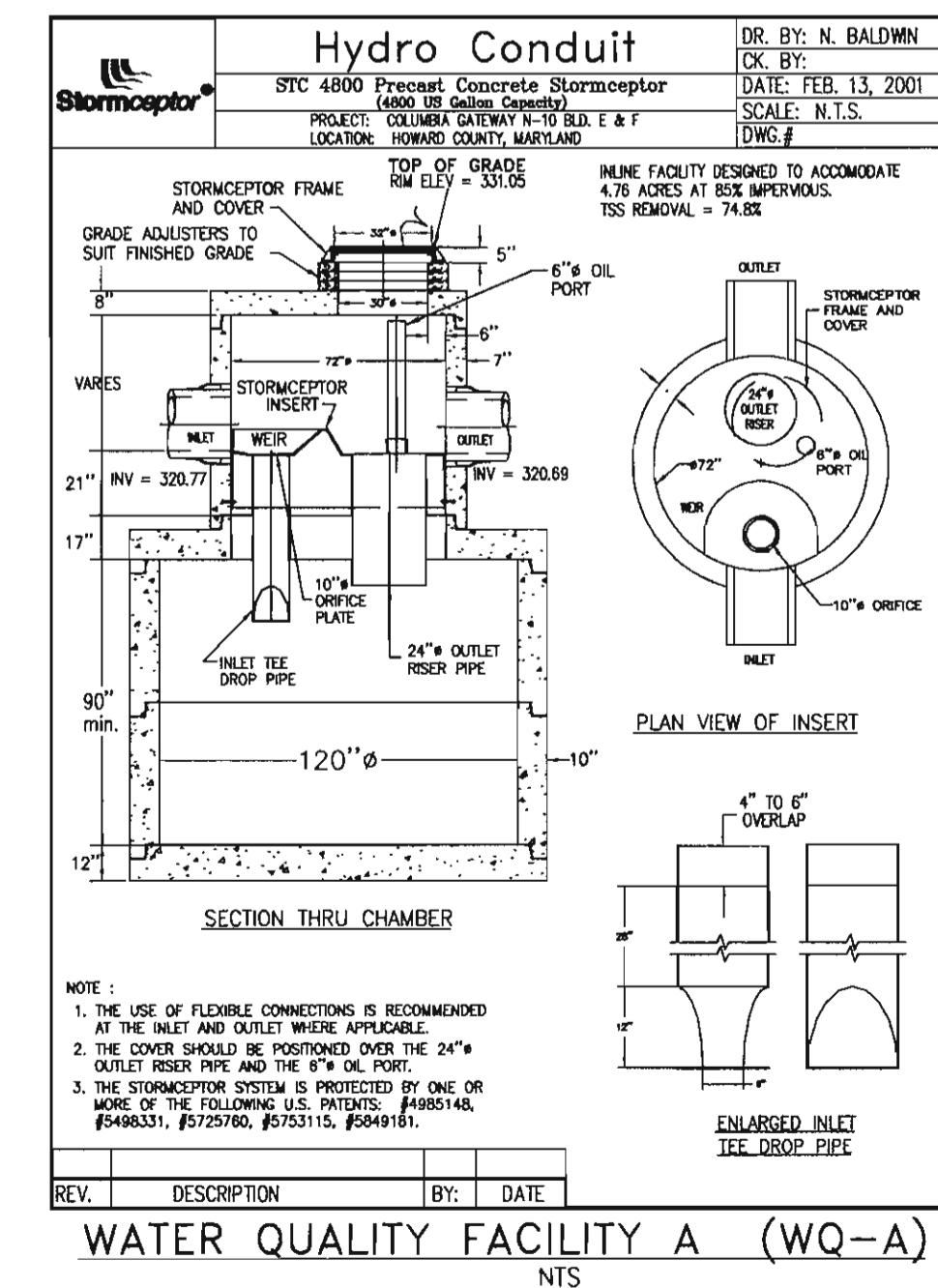
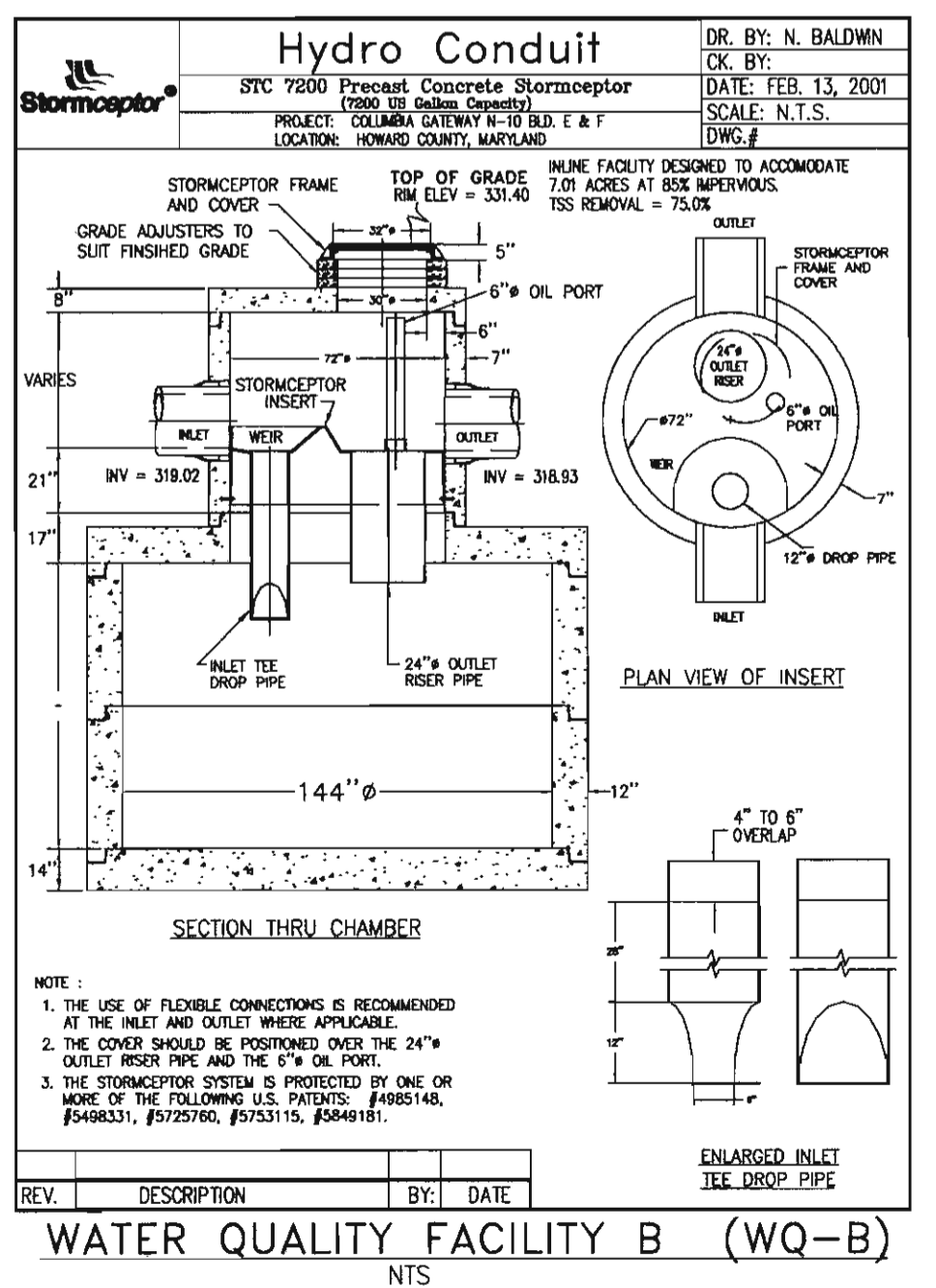
**STORMSEPTOR CONSTRUCTION SEQUENCE**  
 THE CONCRETE STORMSEPTORS ARE INSTALLED IN SECTIONS IN THE FOLLOWING SEQUENCE:  
 1. AGGREGATE BASE  
 2. BASE SLAB  
 3. TREATMENT CHAMBER SECTION(S)  
 4. TRANSITION SLAB (IF REQUIRED)  
 5. BY-PASS SECTION  
 6. CONNECT INLET AND OUTLET PIPES  
 7. RISER SECTION AND/OR TRANSITION SLAB (IF REQUIRED)  
 8. MAINTENANCE RISER SECTION(S) (IF REQUIRED)  
 9. FRAME AND ACCESS COVER  
 \*\*\* STRUCTURE BACKFILL SHALL CONFORM TO THE LATEST HD-318 STANDARDS.

**MAINTENANCE NOTES**  
 1. ROUTINE INSPECTION OF BOTH HQ-A AND HQ-B IS REQUIRED EVERY 6 MONTHS.  
 2. THE CLEANOUT DEPTH FOR BOTH HQ-A AND HQ-B IS 14 INCHES.  
 3. STRICT ADHERENCE TO THE MANUFACTURERS RECOMMENDATIONS IS REQUIRED.

**SHOP DRAWINGS**  
 STRUCTURAL SHOP DRAWINGS AND FLOTATION COMPUTATIONS MUST BE SUBMITTED TO THE DESIGN ENGINEERS AS WELL AS TO HOWARD COUNTY D.E.D. PRIOR TO FABRICATION THESE DRAWINGS AND COMPUTATIONS MUST BE SIGNED AND SEALED BY A LICENSED STRUCTURAL ENGINEER. BOTH STRUCTURES MUST BE DESIGNED TO H2O LOADING STANDARDS. BOTH STRUCTURES ARE TO BE PRECAST.

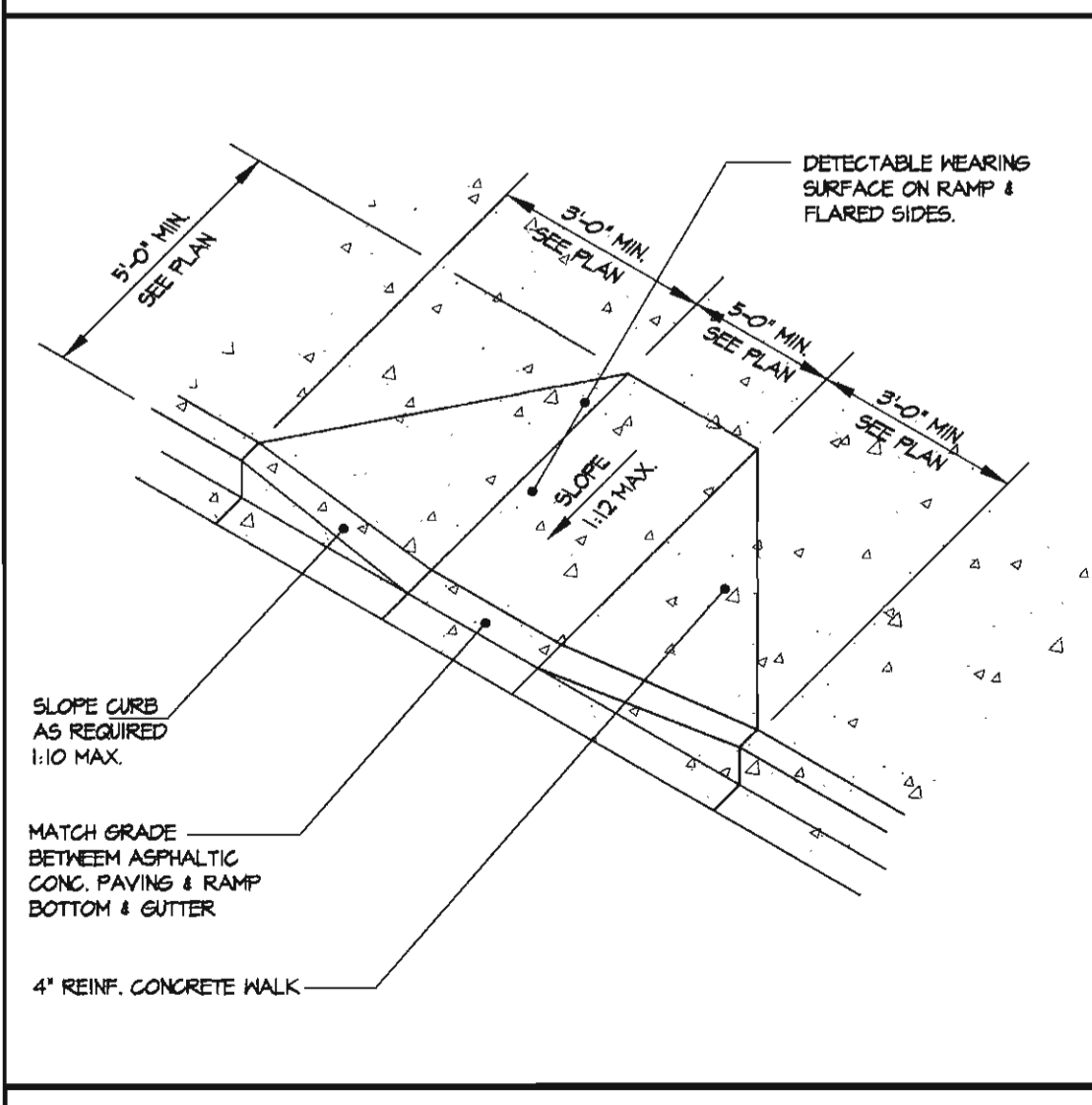
**POST SEDIMENT CONTROL**  
 FOLLOWING THE STABILIZATION OF THE ENTIRE SITE, HQ-A AND HQ-B ARE TO BE FLUSHED AND PUMPED FREE OF ALL SEDIMENT AND DEBRIS.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Director: *Frank J. Taylor* 12/13/04  
 Chief, Division of Land Development: *Chris Hamada* 12/13/04  
 Chief, Development Engineering Division: *Mike Williams* 11/22/04

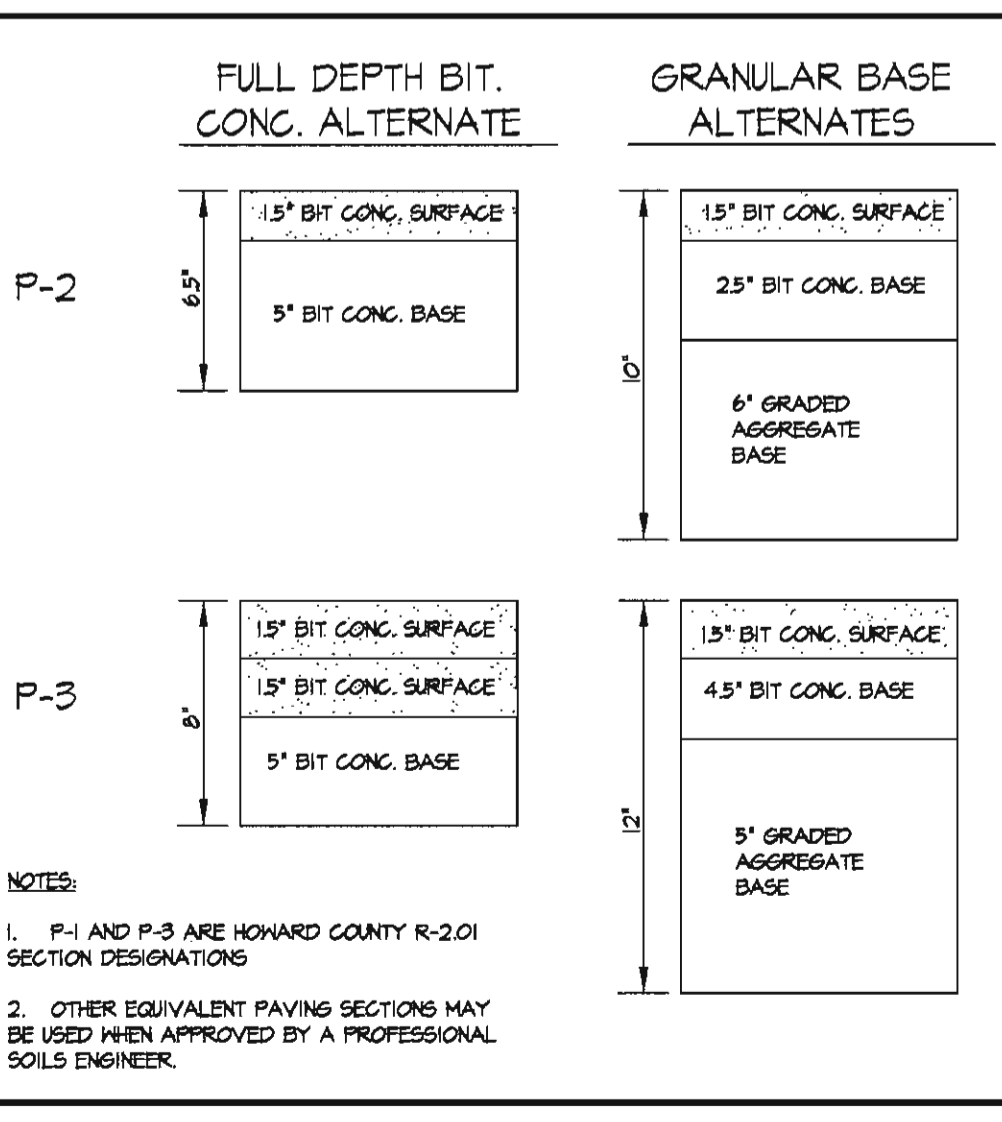


PAVING DELINEATION + LIGHTING PLAN

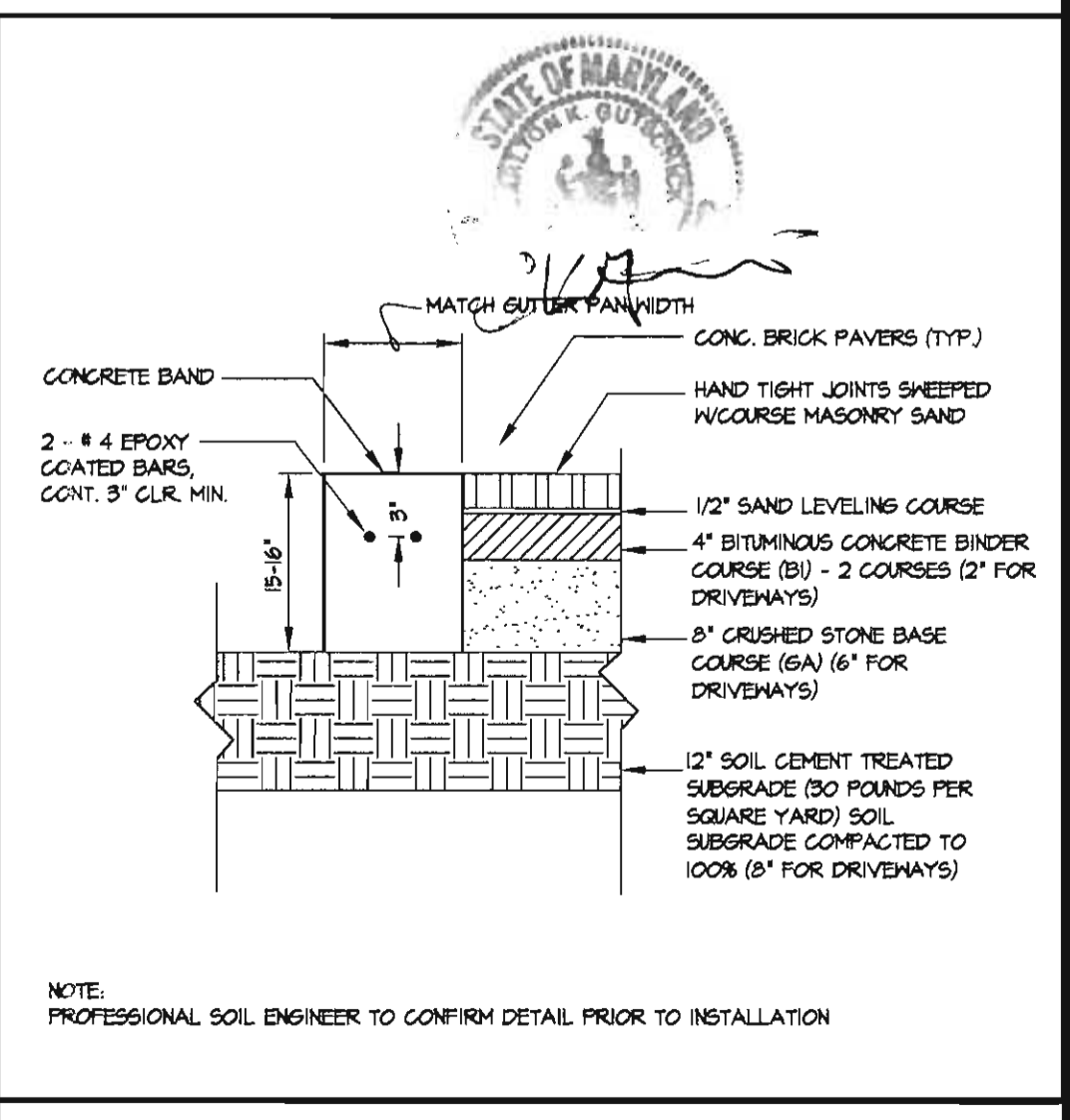
SCALE: 1" = 100'



TYPE-1 CURB RAMP NO SCALE



BITUMINOUS PAVING SECTIONS NO SCALE



BRICK PAVER SECTION DETAIL NO SCALE

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R

PREPARED FOR:  
 GATEWAY 70 LLC  
 7061 Columbia Gateway Drive  
 COLUMBIA, MARYLAND 21046  
 PH.: 410-290-1400 ext. 1461  
 ATTN: MR. R. Colfax Schnorf Jr.

**SITE/HANDICAP ACCESSIBILITY DETAILS**  
**COLUMBIA GATEWAY**  
**PARCEL N-10**  
**PLAT NO. 14298, 17095**  
 ELECTION DISTRICT No. 6  
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	M-1	04031
DATE	TAX MAP - GRID	SHEET
NOV., 2004	42 - 12	4 OF 10

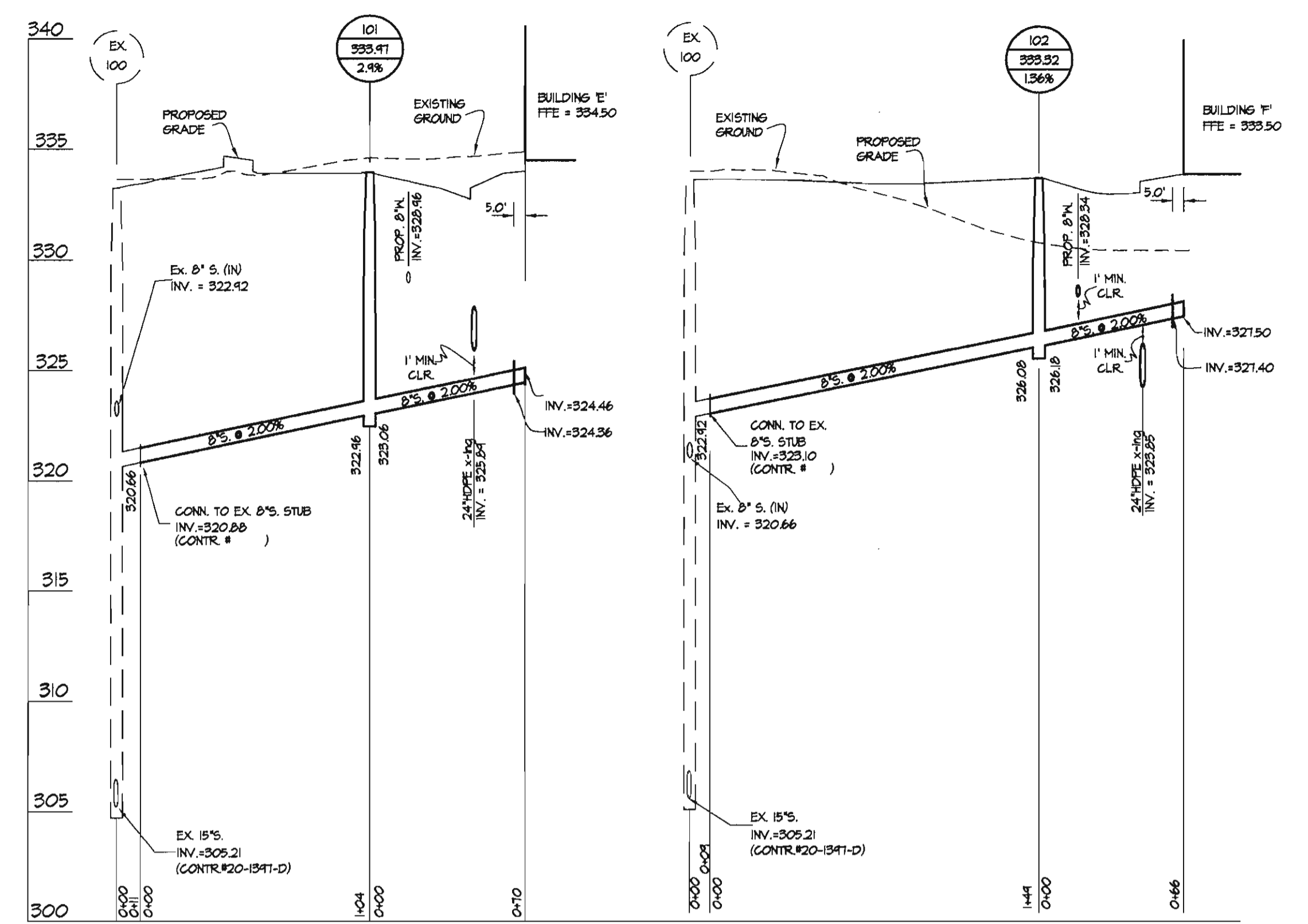
### S.D. STRUCTURE SCHEDULE

NO.	TYPE	WIDTH (INSIDE)	TOP ELEVATION		INVERT ELEVATION		STANDARD DETAIL	LOCATIONS & REMARKS
			UPPER	LOWER	UPPER	LOWER		
M-1	5' PRECAST MH	5'	---	331.53	318.84	312.82	HC-G-5.13	see plan
I-2	A-5 SUMP INLET	2.5'	---	332.24	321.84	321.74	HC-SD-4.40	see plan
I-3	A-5 SUMP INLET	2.5'	---	331.12	322.86	322.76	HC-SD-4.40	see plan
I-4	A-5 SUMP INLET	2.5'	---	332.16	324.07	323.97	HC-SD-4.40	see plan
I-5	A-5 SUMP INLET	2.5'	---	332.14	324.87	324.77	HC-SD-4.40	see plan
M-6	4' PRECAST MH	4'	---	333.00	326.68	325.28	HC-G-5.12	see plan
I-7	A-5 SUMP INLET	2.5'	---	332.84	325.84	325.74	HC-SD-4.40	see plan
I-8	A-5 SUMP INLET	3.5'	---	332.46	326.36	326.26	HC-SD-4.40	see plan
I-9	A-5 SUMP INLET	3.5'	---	333.03	326.73	326.63	HC-SD-4.40	see plan
I-10	A-5 SUMP INLET	3.5'	---	332.18	327.18	327.08	HC-SD-4.40	see plan
I-11	A-5 SUMP INLET	3.5'	---	332.44	328.44	327.84	HC-SD-4.40	see plan
I-12	A-10 INLET	2.5'	---	333.10	terminal	324.10	HC-SD-4.41	18" HDPE CONNECTION TO REAR OFFSET TO FAR RIGHT (REAR PERSPECTIVE)
I-13	A-5 SUMP INLET	4'	---	324.00	319.57	319.47	HC-SD-4.40	see plan
I-14	COS-15 INLET	5'	---	326.20	321.35	320.25	MDSHA-314.62	see plan
I-15	COS-15 INLET	4'	---	328.67	324.64	324.04	MDSHA-314.62	see plan
I-16	COS-15 INLET	4'	---	324.50	terminal	325.50	MDSHA-314.62	see plan
I-17	COS-15 INLET	4'	---	321.32	terminal	322.75	MDSHA-314.62	see plan
I-18	DOUBLE S INLET	2.62'	---	331.20	terminal	327.08	HC-SD-4.43	see plan

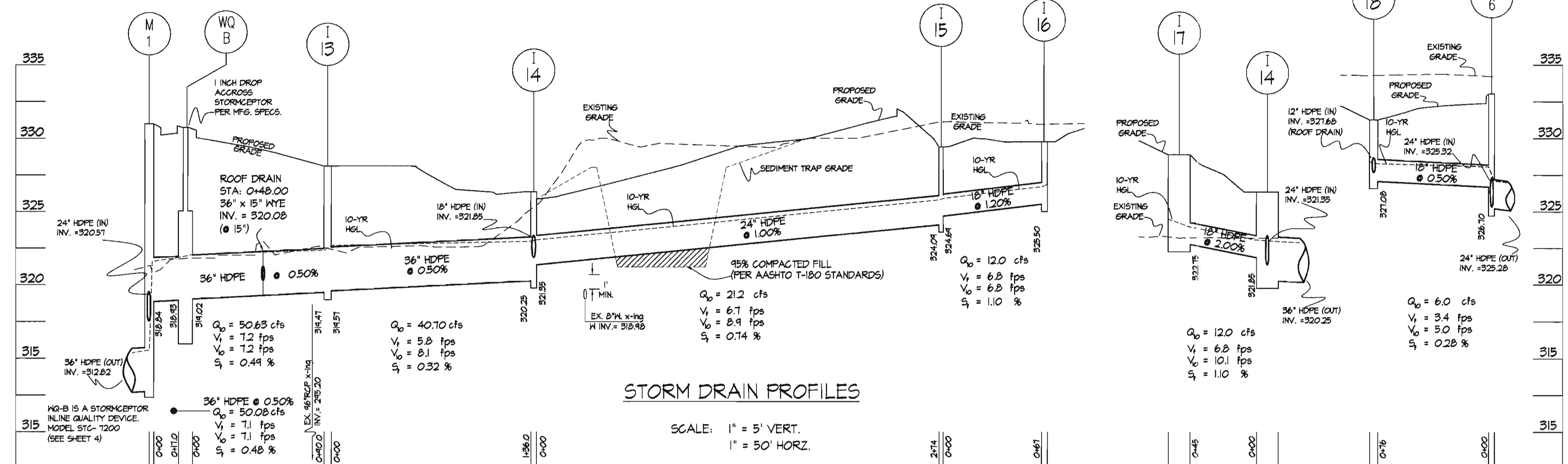
### S.D. Pipe Summary Table

Size (in)	Type	Quantity (LF)	Remarks
18	HDPE	238	ADS N12 or equiv.
24	HDPE	1150	ADS N12 or equiv.
36	HDPE	253	ADS N12 or equiv.

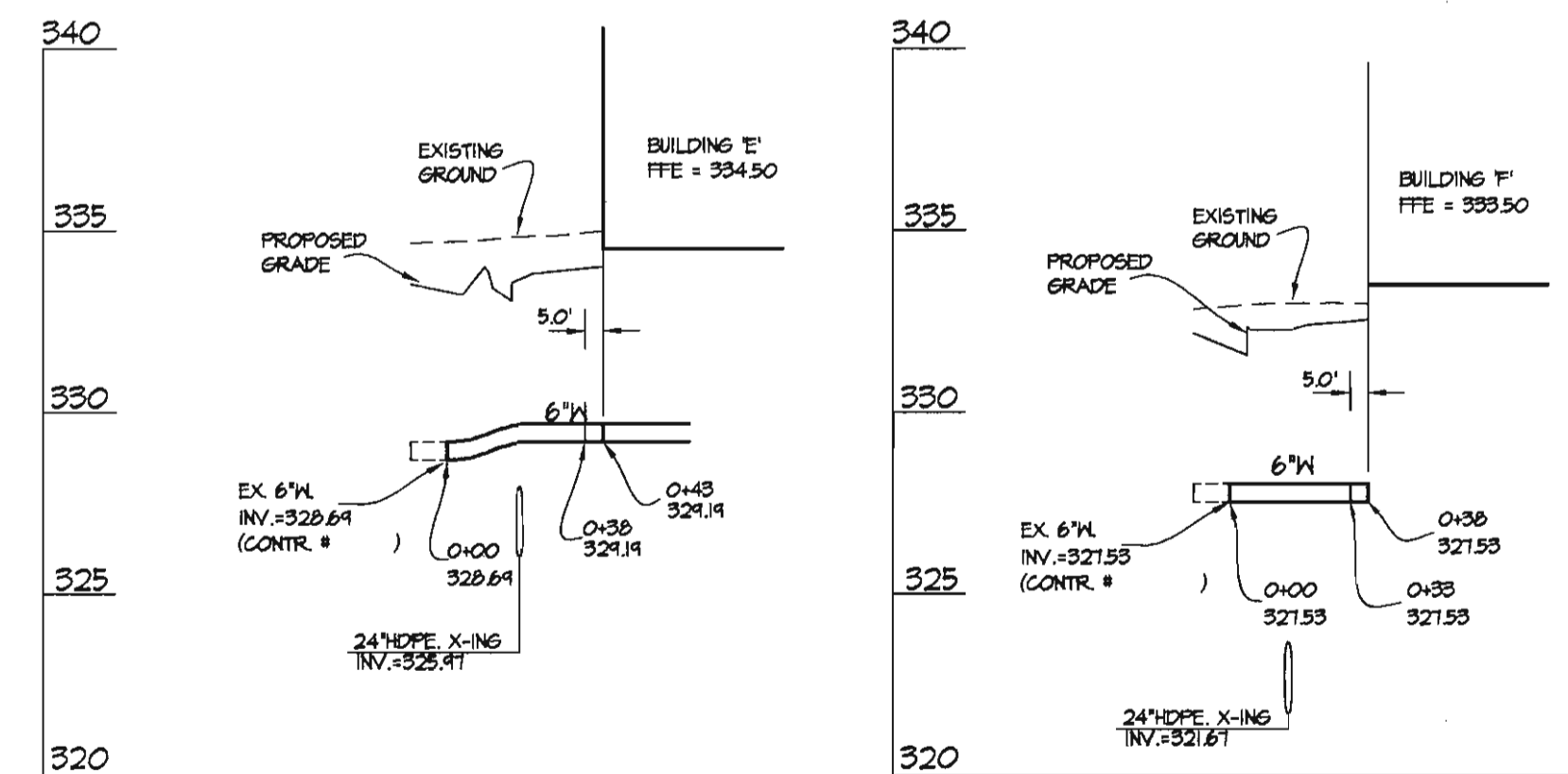
- S.D. NOTES**
- SEE SHEET 3 FOR ROOF DRAIN MANIFOLD LAYOUT. ROOF DRAIN PIPES AND STRUCTURES NOT ACCOUNTED FOR IN SCHEDULES ON THIS SHEET.
  - ALL STRUCTURES TO BE PRECAST.
  - WATER QUALITY FACILITIES WQ-A 4 WQ-B ARE NOT ACCOUNTED FOR IN THE STORM DRAIN STRUCTURE SCHEDULE. SEE SHEET 4 FOR DETAILS REGARDING THESE STRUCTURES.
  - PROVIDE WATER TIGHT JOINT AT ALL PIPE AND STRUCTURE CONNECTIONS.
  - ALL STORM DRAIN PIPE, STRUCTURES AND WATER QUALITY DEVICES ARE TO BE FLUSHED AND PUMPED CLEAN PRIOR TO REMOVAL OF ALL SEDIMENT CONTROLS.
  - STRUCTURE I-12 TO HAVE CONNECTION FOR 18" HDPE OFFSET TO RIGHT SIDE OF INLET. RIGHT SIDE TAKEN FROM REAR PERSPECTIVE. PRECAST MANUFACTURER TO PROVIDE POSITIVE DRAINAGE TOWARD 18" INVERT OUT.



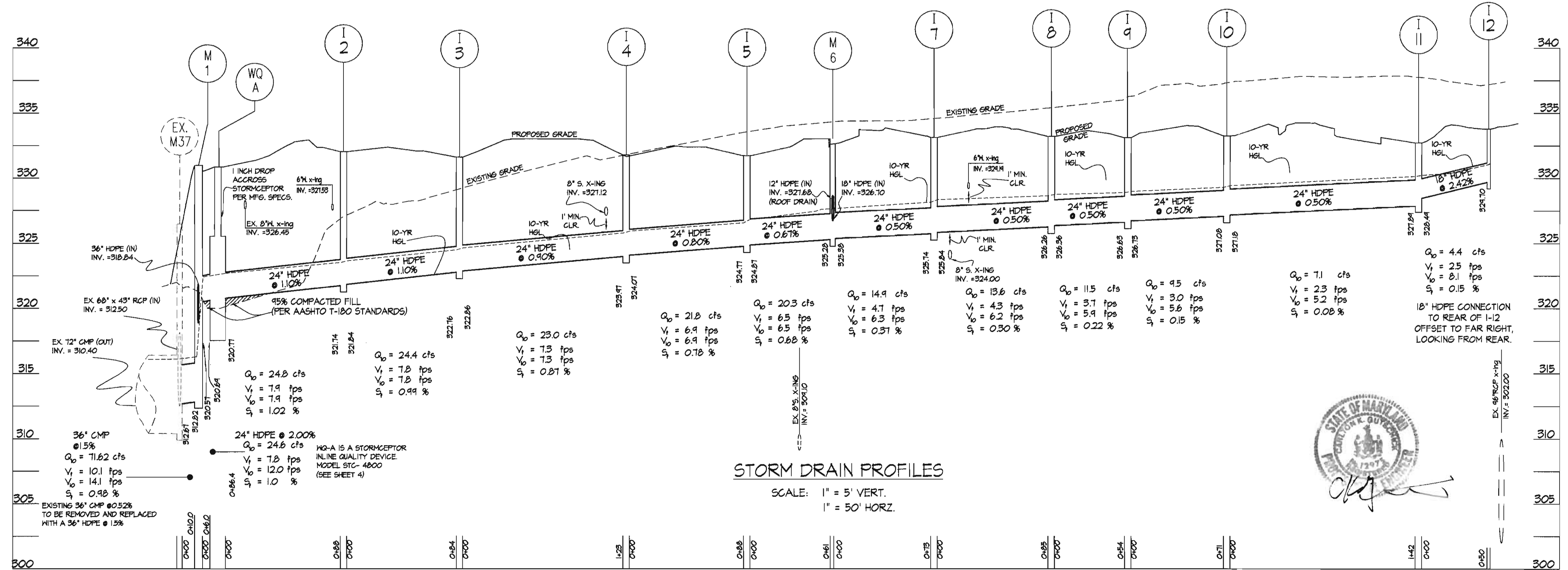
**PRIVATE SEWER PROFILES**  
SCALE: 1" = 5' VERT.  
1" = 50' HORIZ.



**STORM DRAIN PROFILES**  
SCALE: 1" = 5' VERT.  
1" = 50' HORIZ.



**PRIVATE WATER PROFILES**  
SCALE: 1" = 5' VERT.  
1" = 50' HORIZ.



**STORM DRAIN PROFILES**  
SCALE: 1" = 5' VERT.  
1" = 50' HORIZ.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*David A. Leyle* 12/15/14  
Director Date

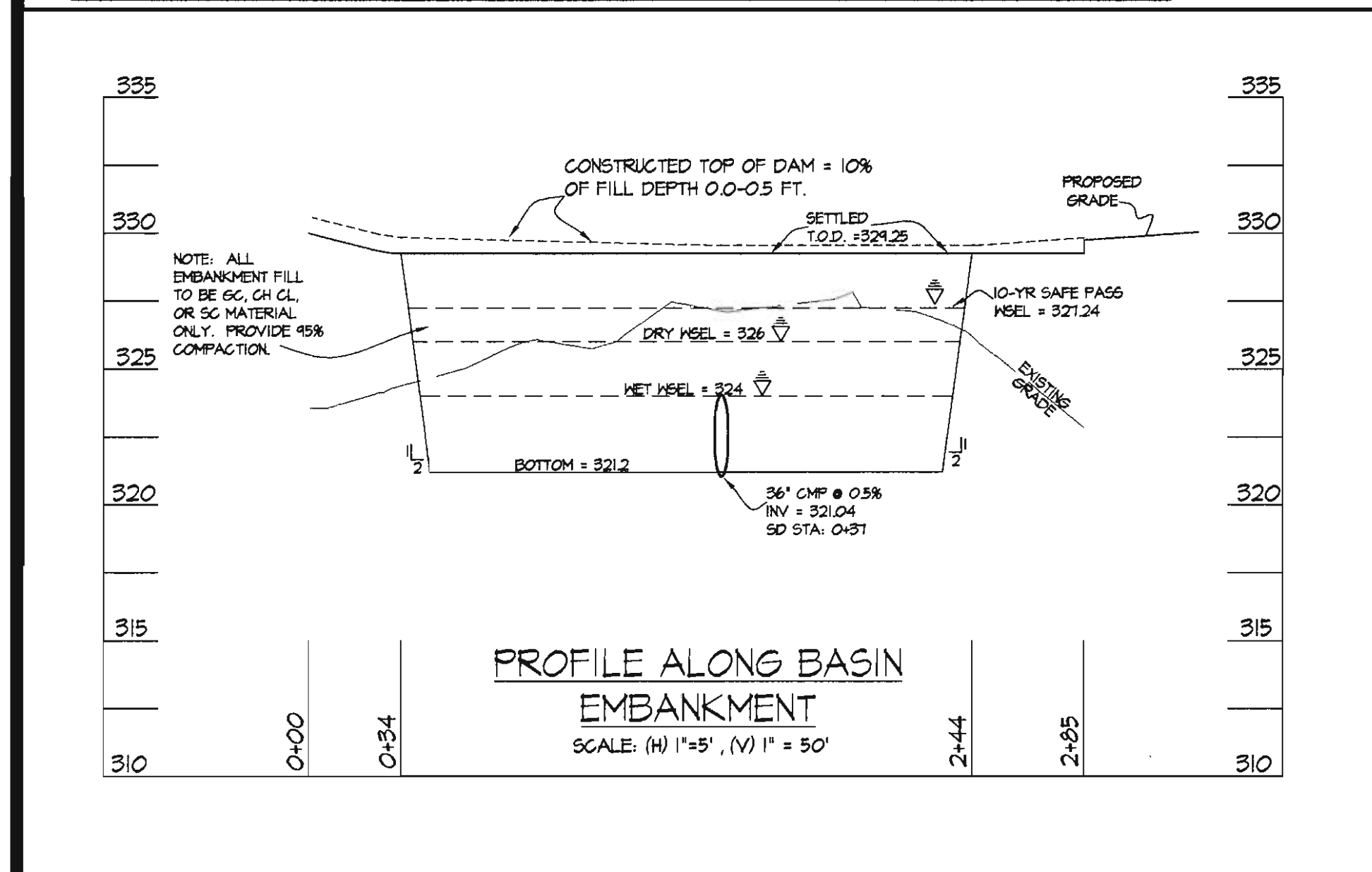
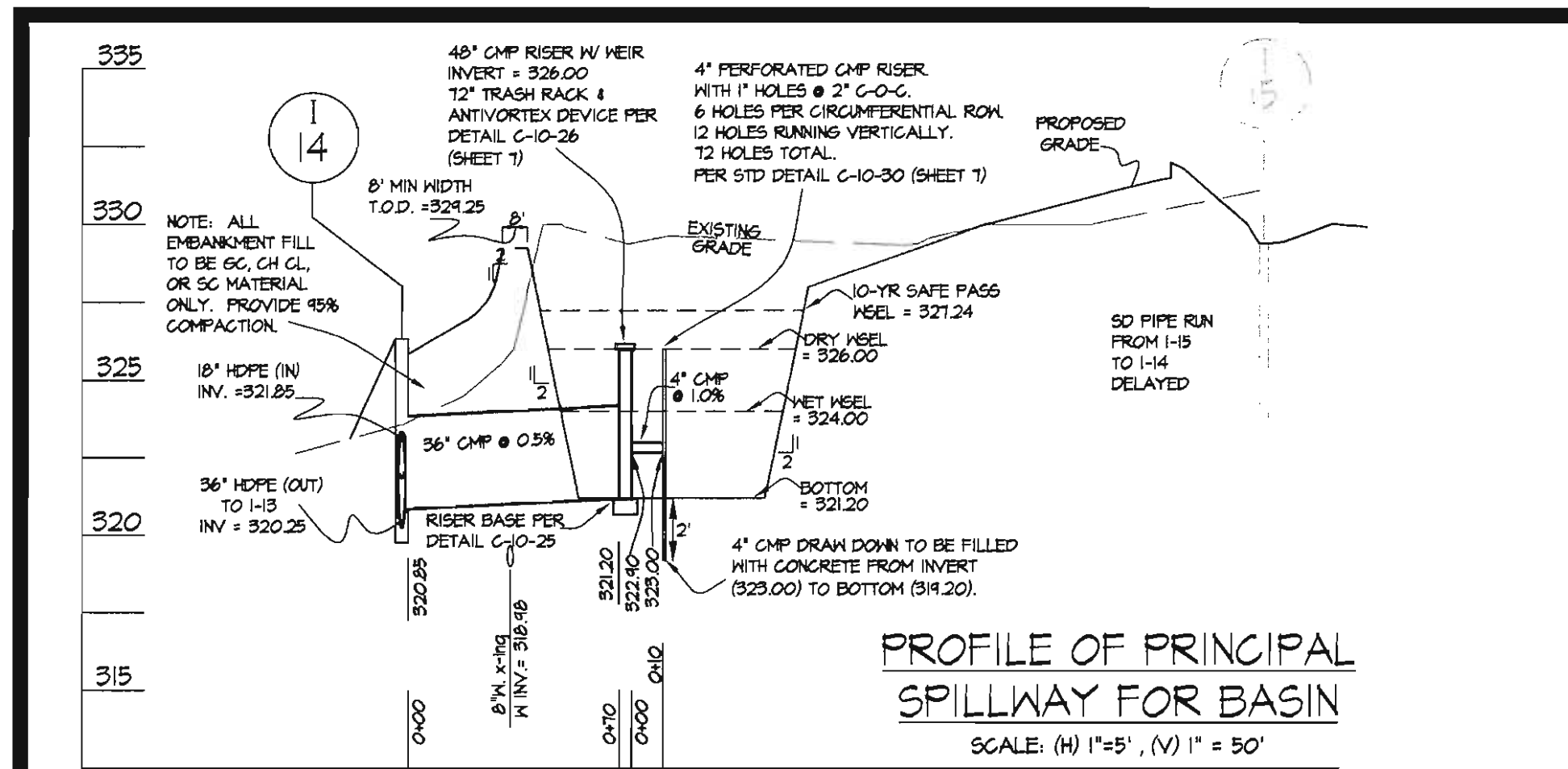
*Chris Hanrahan* 12/16/14  
Chief, Division of Land Development Date

*Michael...* 11/20/14  
Chief, Development Engineering Division MK Date



<p><b>GLWGUTSCHICK LITTLE &amp; WEBER, P.A.</b> CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK BURTONSVILLE, MARYLAND 20866 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-988-2524 FAX: 301-421-4186</p>	<p>PREPARED FOR: GATEWAY 70 LLC 7061 Columbia Gateway Drive COLUMBIA, MARYLAND 21046 PH.: 410-290-1400 ext. 1461 ATTN: MR. R. Colfax Schnorf Jr.</p>	<p><b>UTILITY PROFILES</b> <b>COLUMBIA GATEWAY</b> PARCEL N-10 PLAT NO. 14298/17195</p>	SCALE	ZONING	G. L. W. FILE NO.
			AS SHOWN	M-1	04031
			DATE	TAX MAP - GRID	SHEET
			NOV., 2004	42 - 12	5 OF 10

ELECTION DISTRICT No. 6      HOWARD COUNTY, MARYLAND      SDP-05-13



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

*[Signature]* 11/16/04  
DATE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS.

*[Signature]* 11/16/04  
DATE

LEGEND	
+326.00	PROPOSED SPOT ELEVATION
---	EXISTING CONTOUR
---	PROPOSED CONTOUR THIS PHASE
x x x	PROPOSED SAFETY FENCE
---	PROPOSED SILT FENCE
---	PROPOSED SUPER SILT FENCE
•	LIMIT OF DISTURBANCE
---	DRAINAGE DIVIDE
GM	GABION MATTRESS INFLOW PROTECTION
---	EXISTING EARTH DIKE
SIP	STANDARD INLET PROTECTION
CIP	CURB INLET PROTECTION
SCE	STABILIZED CONSTRUCTION ENTRANCE

**ENGINEER'S CERTIFICATE**

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

*[Signature]* 11/18/04  
DATE

**SEDIMENT BASIN DATA**

PIPE OUTLET SEDIMENT BASIN  
EX DRAINAGE AREA: 11.06 AC  
PROP. DRAINAGE AREA: 11.06 AC  
NET STORAGE VOL. REQUIRED: 0.46 AC-FT  
NET STORAGE VOL. PROVIDED: 0.81 AC-FT  
DRY STORAGE REQUIRED: 0.46 AC-FT  
DRY STORAGE PROVIDED: 0.59 AC-FT  
DRY STORAGE INVERT: 326  
PROVIDED BY OFFSITE REGIONAL FACILITY  
SAFE PASS OF 10-YR STORM PROVIDED  
O.D. = 42.50  
10-YR INVERT: 321.24 FL  
BOTTOM ELEVATION: 321.20  
TOP OF EMBANKMENT: 324.25

OUTFALL: 10 LF 36" CMP @ 0.5%  
OUTFALL TO PROPOSED STORM DRAIN (I-14)  
OUTFALL INVERT AT RISER: 321.20  
OUTFALL INVERT AT I-14: 320.25

DEWATERING DEVICE = 4" PERFORATED CMP  
DEWATERING OUTFALL = 10 LF 4" CMP @ 1.0%  
DEWATERING INVERT AT 4" RISER = 322.00  
DEWATERING INVERT FIRST PERFORMANCE = 324.00  
DEWATERING INVERT FIRST PERFORMANCE = 324.00

DEWATERING PERFORMANCE CONFIGURATION:  
WITH 1" HOLES @ 2" C.O.C.  
6 HOLES PER CIRCUMFERENTIAL ROW  
12 HOLES RUNNING VERTICALLY,  
12 HOLES TOTAL.

EMERGENCY SPILLWAY ELEV: NONE  
CLEANOUT ELEVATION: 322.50  
EMBANKMENT TOP WIDTH: 2' MIN  
SIDE SLOPES: 2:1

**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.

*[Signature]* 11/18/04  
DATE



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

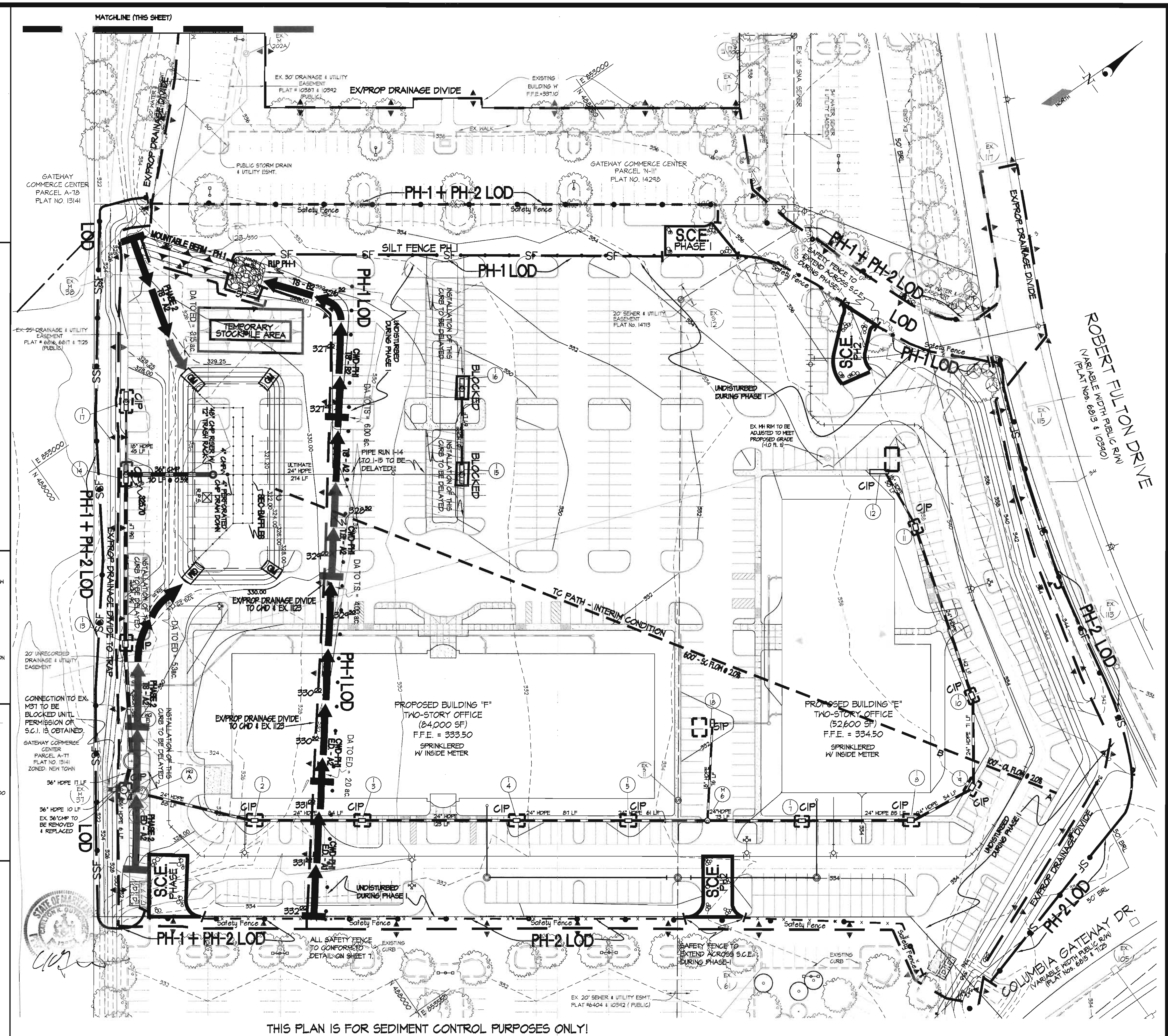
*[Signature]* 11/18/04  
Director

*[Signature]* 12/6/04  
Chief, Division of Land Development

*[Signature]* 11/22/04  
Chief, Development Engineering Division MK

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.



THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY!

PREPARED FOR:  
GATEWAY 70 LLC  
7061 Columbia Gateway Drive  
COLUMBIA, MARYLAND 21046  
PH: 410-290-1400 ext. 1461  
ATTN: MR. R. Colfax Schnorf Jr.

**SEDIMENT CONTROL PLAN**  
**COLUMBIA GATEWAY**  
PARCEL N-10  
PLAT NO. 14298, 17095

SCALE: 1"=40'  
ZONING: M-1  
DATE: NOV., 2004  
TAX MAP - GRID: 42 - 12  
SHEET: 6 OF 10

ELECTION DISTRICT No. 6  
HOWARD COUNTY, MARYLAND

G. L. W. FILE NO. 04031  
SHEET 6 OF 10  
SDP-05-13

PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREA NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED. SEEDING PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCS OR OTHER ACCEPTABLE MEANS BEFORE SEEDING...

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 1 THRU OCTOBER 15, SEED WITH 60 LBS PER ACRE (14 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 (2 LBS/1000 SQ FT) OF KEEPING LOVEGRASS...

TEMPORARY SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED. SEEDING PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCS OR OTHER ACCEPTABLE MEANS BEFORE SEEDING...

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.

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.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING. Director, Date 11/29/04. Chief, Development Engineering Division, Date 11/29/04.

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. 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 1984 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

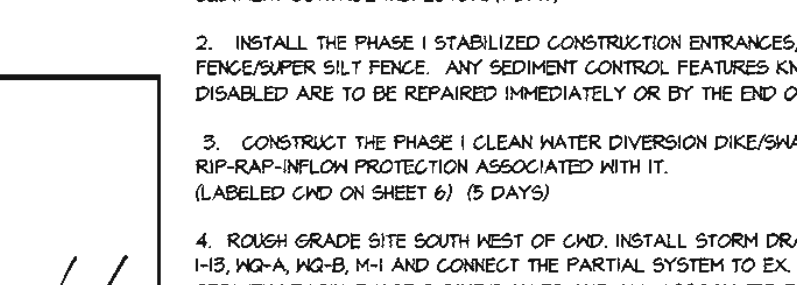
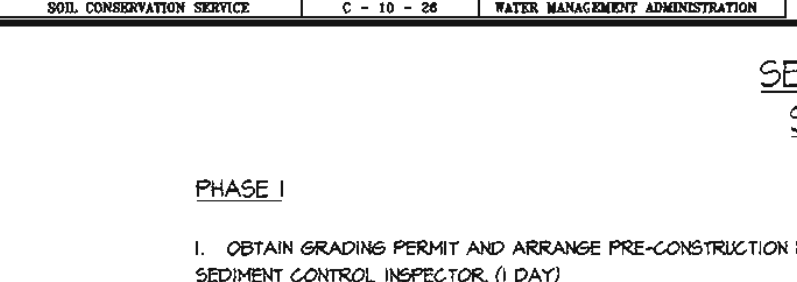
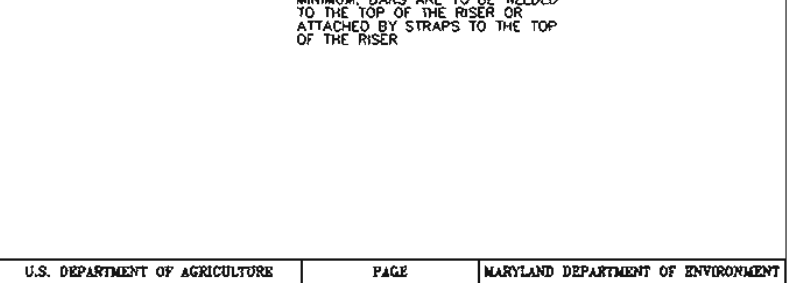
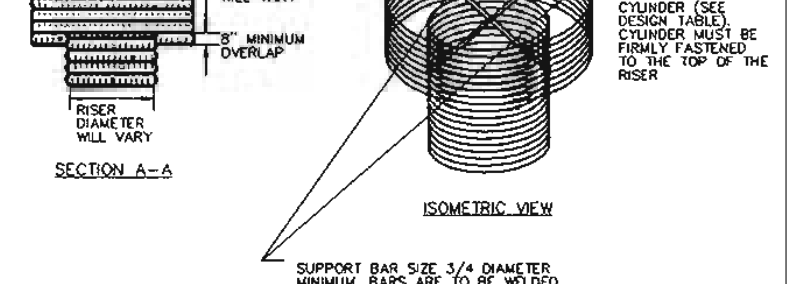
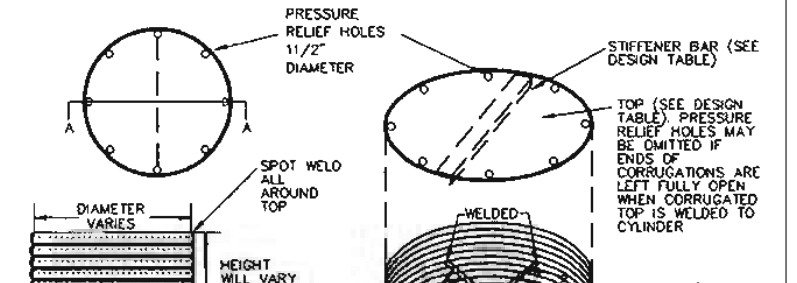
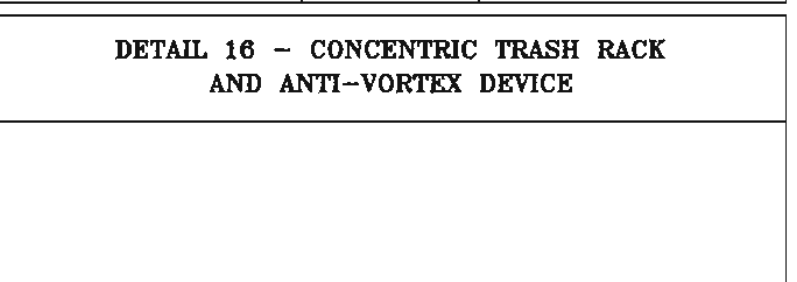
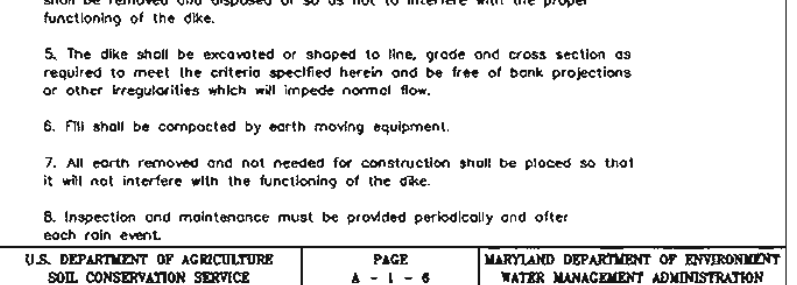
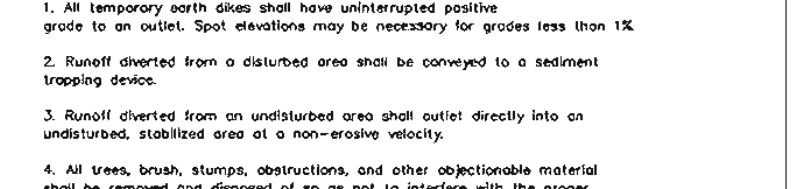
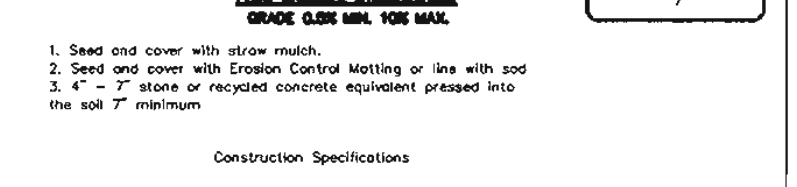
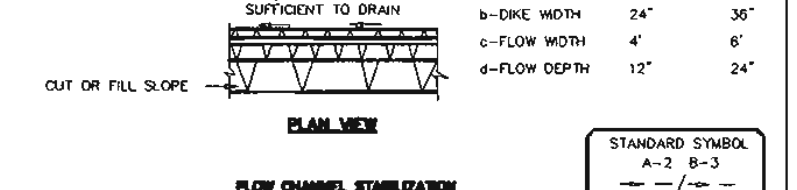
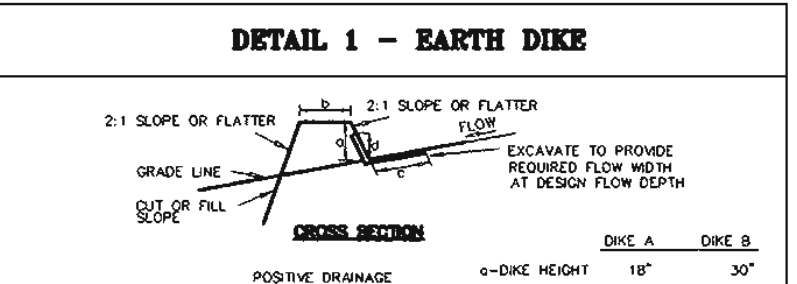
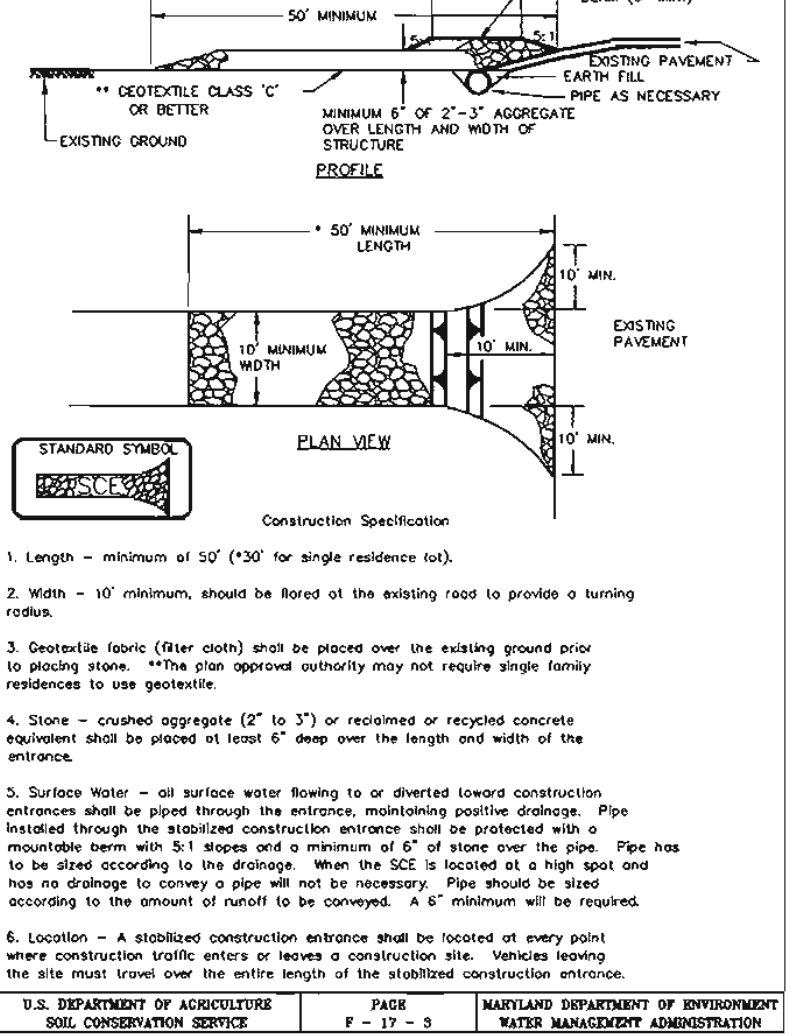
CONSTRUCTION AND MATERIAL & TOPSOIL SPECIFICATIONS

I. TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. II. TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING: A. TOPSOIL SHALL BE A LOAM SANDY LOAM CLAY LOAM SILT LOAM SANDY SILT LOAM LOAMY SAND...

SEDIMENT AND EROSION CONTROL SEQUENCE OF CONSTRUCTION

PHASE 1: OBTAIN GRADING PERMIT AND ARRANGE PRE-CONSTRUCTION MEETINGS WITH SEDIMENT CONTROL INSPECTOR (1 DAY). PHASE 2: INSTALL THE PHASE 1 STABILIZED CONSTRUCTION ENTRANCES, SAFETY FENCE AND SILT FENCE/SUPER SILT FENCE (1 DAY).

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



SEDIMENT AND EROSION CONTROL SEQUENCE OF CONSTRUCTION

PHASE 1: OBTAIN GRADING PERMIT AND ARRANGE PRE-CONSTRUCTION MEETINGS WITH SEDIMENT CONTROL INSPECTOR (1 DAY). PHASE 2: INSTALL THE PHASE 1 STABILIZED CONSTRUCTION ENTRANCES, SAFETY FENCE AND SILT FENCE/SUPER SILT FENCE (1 DAY).

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

PREPARED FOR: GATEWAY 70 LLC. 7061 Columbia Gateway Drive, COLUMBIA, MARYLAND 21046. PH: 410-290-1400 ext. 1461. ATTN: MR. R. Colfax Schnorf Jr.

SEDIMENT CONTROL NOTES & DETAILS. SCALE: NO SCALE. ZONING: M-1. FILE NO: 04031. DATE: NOV, 2004. SHEET: 42 - 12. SHEET: 7 OF 10.

COLUMBIA GATEWAY PARCEL N-10 PLAT NO. 14298, 17045. ELECTION DISTRICT No. 6. HOWARD COUNTY, MARYLAND.

DATE: NOV, 2004. SHEET: 42 - 12. SHEET: 7 OF 10. SDF-05-13.

DRAINAGE AREAS			
AREA	D.A.	% IMP.	C'
1-2	0.10	85%	0.25
1-3	0.21	85%	0.25
1-4	0.22	85%	0.25
1-5	0.22	85%	0.25
1-7	0.22	85%	0.25
1-8	0.31	85%	0.25
1-9	0.31	85%	0.25
1-10	0.36	85%	0.25
1-11	0.39	85%	0.25
1-12	0.61	85%	0.25
1-13	0.46	85%	0.25
1-14	1.22	85%	0.25
1-15	1.30	85%	0.25
1-16	1.66	85%	0.25
1-17	1.66	85%	0.25
1-18	0.36	85%	0.25
RD-E	0.62	95%	0.45
RD-F	0.96	95%	0.45

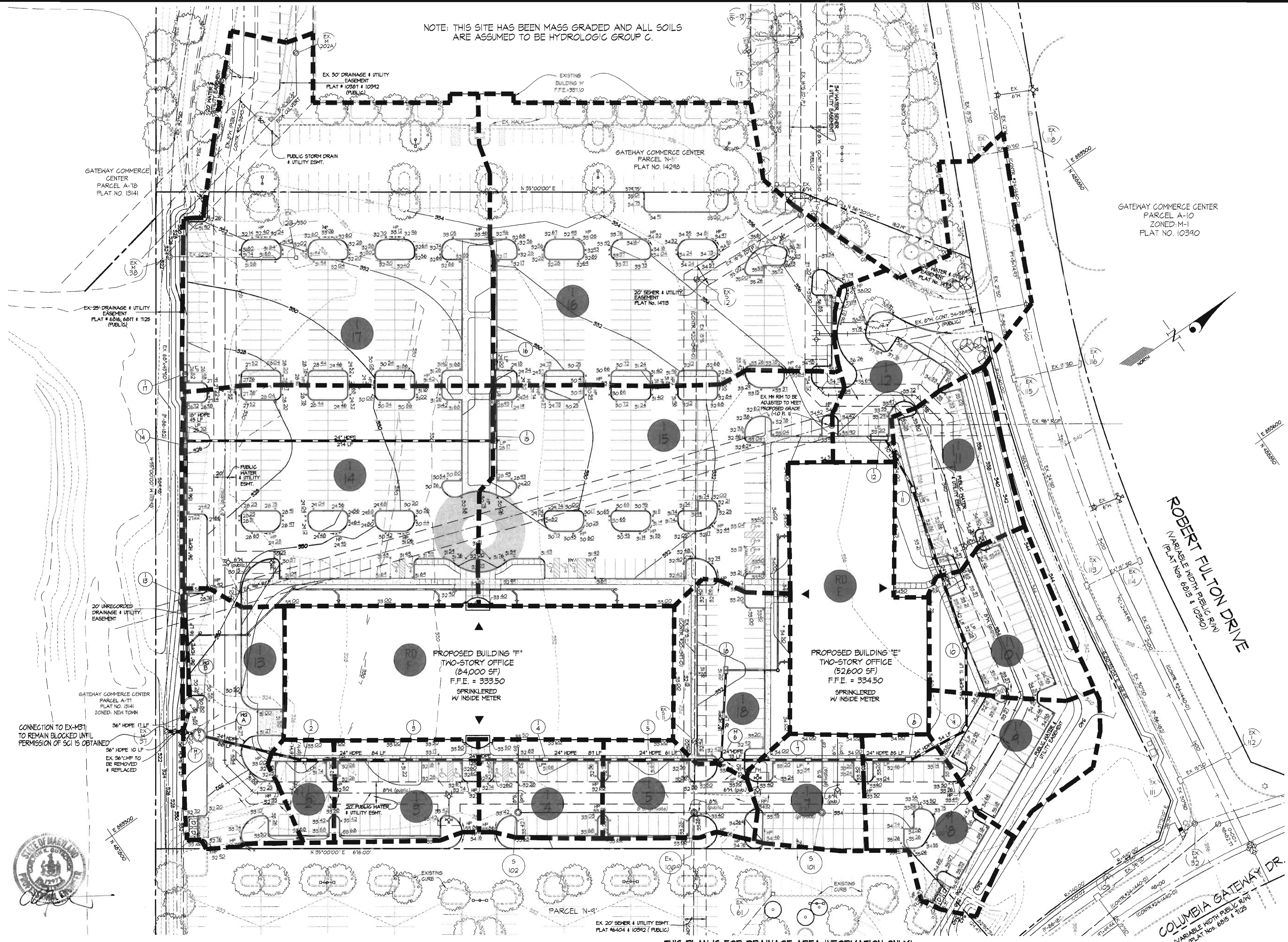
TOTAL AREA ENTERING SYSTEM = 11.06 AC.

**WATER QUALITY TABULATION**

**MG-A**  
TOTAL AREA TREATED = 3.16 acres  
% RUNOFF TREATED = 10.5 %  
% TSS REMOVAL = 71.2 %  
DEVICE: STORMCEPTOR MODEL stc 4800  
10-YR PEAK DISCHARGE TO STRUCTURE = 24.6 cfs

**MG-B**  
TOTAL AREA TREATED = 1.26 acres  
% RUNOFF TREATED = 15.6 %  
% TSS REMOVAL = 14.5 %  
DEVICE: STORMCEPTOR MODEL stc 1200  
10-YR PEAK DISCHARGE TO STRUCTURE = 50.00 cfs

NOTE: THIS SITE HAS BEEN MASS GRADED AND ALL SOILS ARE ASSUMED TO BE HYDROLOGIC GROUP C.



NOTES:  
1. THIS SITE HAS BEEN MASS GRADED AND ALL SOILS HAVE BEEN ASSUMED TO BE SCS HYDROLOGIC GROUP C.  
2. % IMPERVIOUS FOR ALL DRAINAGE AREA EXCEPT ROOFTOPS ARE CONSERVATIVELY APPROXIMATED AT 85%.

**LEGEND**  
--- 600 --- EXISTING CONTOUR  
--- 600 --- PROPOSED CONTOUR  
--- --- PROPOSED DRAINAGE DIVIDE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Barry L. Goyette* 12/17/04  
Director Date  
*Chris Hamrick* 12/17/04  
Chief, Division of Land Development Date  
*Chris DeWitt* 12/17/04  
Chief, Development Engineering Division Date

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONTOWN OFFICE PARK  
BURTONTOWN, MARYLAND 20866  
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-589-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R

PREPARED FOR:  
GATEWAY 70 LLC  
7061 Columbia Gateway Drive  
COLUMBIA, MARYLAND 21046  
PH: 410-290-1400 ext. 1461  
ATTN: MR. R. Colfax Schnorf Jr.

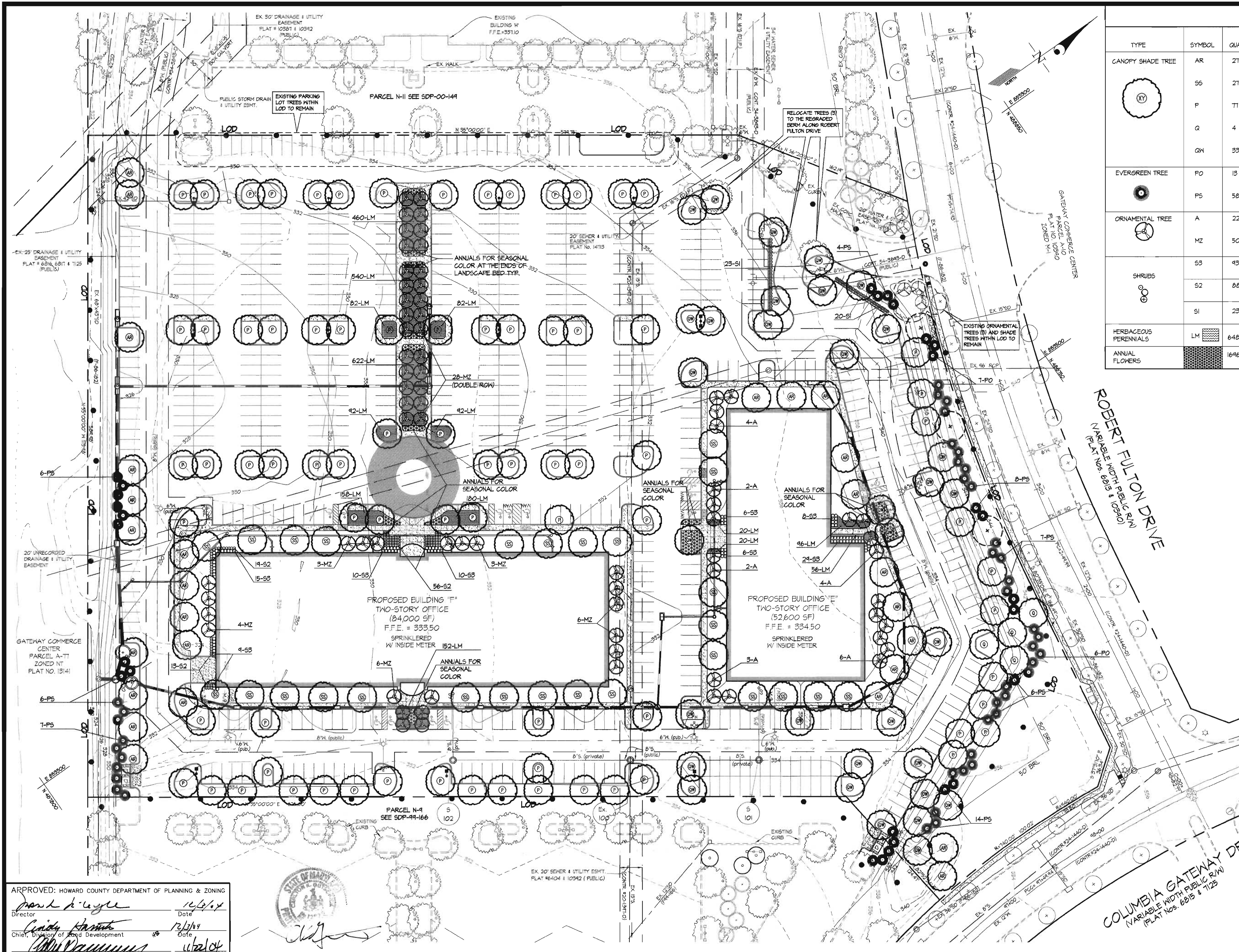
**STORM DRAIN DRAINAGE AREA MAP**  
**COLUMBIA GATEWAY**  
**PARCEL N-10**  
**PLAT NO. 14298, 17095**

ELECTION DISTRICT No. 6  
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=40'	M-1	04031
DATE	TAX MAP - GRID	SHEET
NOV., 2004	42 - 12	8 OF 10

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PLANT SCHEDULE					
TYPE	SYMBOL	QUANT.	NAME (BOTANICAL/COMMON)	SIZE	COMMENTS
CANOPY SHADE TREE	AR	21	ACER RUBRUM 'RED SUNSET' / RED SUNSET RED MAPLE	25"-3.0' CAL.	B4B
	96	21	ACER RUBRUM 'SCARLET SENTINEL' / SCARLET SENTINEL RED MAPLE	25"-3.0' CAL.	B4B
	P	71	PLATANUS x ACERIFOLIA 'BLOODGOOD' / BLOODGOOD LONDON PLANETREE	25"-3.0' CAL.	B4B
	Q	4	QUERCUS PALUSTRIS / PIN OAK	25"-3.0' CAL.	B4B
	QM	33	QUERCUS PHELLOS / WILLOW OAK	25"-3.0' CAL.	B4B
EVERGREEN TREE	PO	13	PICEA OMORIKA / SERBIAN SPRUCE	10' HT. MIN.	B4B, WITH INTACT CENTRAL LEADER
	PS	58	PINUS STROBUS / EASTERN WHITE PINE	10' HT. MIN.	B4B, WITH INTACT CENTRAL LEADER
ORNAMENTAL TREE	A	22	AMELANCHIER ARBOREA 'AUTUMN SUNSET' / AUTUMN SUNSET SERVICEBERRY	2.5' CAL. MIN.	B4B, TREE FORM
	MZ	50	MALUS 'ZUMI' / ZUMI CRABAPPLE	2.5' CAL. MIN.	B4B
SHRUBS	S3	43	ILEX CRENATA 'HELLERI' / HELLERI HOLLY	30" SPR. MIN.	CONTAINERIZED
	S2	88	COTONEASTER HORIZONTALIS 'TOM THUMB' / TOM THUMB COTONEASTER	24" SPR. MIN.	CONTAINERIZED
	S1	23	EUONYMUS ALATUS 'COMPACTA' / DWARF WINGED EUONYMUS	30" SPR. MIN.	CONTAINERIZED
HERBACEOUS PERENNIALS	LM	6480 S.F.	LIRIOPE MUSCARI / GREEN LIRIOPE	2652 1-GAL @ 18" O.C.	OPTIONAL IN LIEU OF LAWN
ANNUAL FLOWERS		1696 S.F.	FOR SUMMER PLANTING: PETUNIAS, MARIGOLDS AND SALVIAS FOR FALL PLANTING: PANSIES		

**LEGEND**

- LIMIT OF DISTURBANCE (LOD)
- SHADED AREA: UTILITY EASEMENTS (SHADED AREA). PERMANENT PLANTING IS NOT PERMITTED IN THIS AREA
- (X) NEW LOCATION OF 3 EXISTING SHADE TREES TO BE RELOCATED.
- (M) SHADE TREE PER SDP-00-144 AND SDP-44-166

- NOTES:**
- ALL EXISTING TREES WITHIN THE L.O.D. NOTED TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES. IF THESE TREES ARE DAMAGED, THEY SHALL BE REPLACED WITH THE SAME TYPE & SIZE.
  - ALL EXISTING TREES WITHIN THE L.O.D. NOTED TO BE RELOCATED SHALL BE PROTECTED UNTIL THEY CAN BE MOVED TO THEIR NEW LOCATION ON THE REGRADED BERM.
  - SEE SHEET 10 FOR ADDITIONAL LANDSCAPE NOTES, SPECIFICATIONS AND DETAILS.

**DEVELOPER'S/BUILDER'S CERTIFICATE**

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN SECTION 16.124 OF THE HOWARD COUNTY 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.

NAME: *K. Egan* DATE: *11-8-04*

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Frank K. Egan* 11/8/04  
Director

*Cindy Harris* 12/1/04  
Chief, Division of Land Development

*John Vanman* 11/2/04  
Chief, Development Engineering Division

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
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DATE	REVISION	BY	APPR.

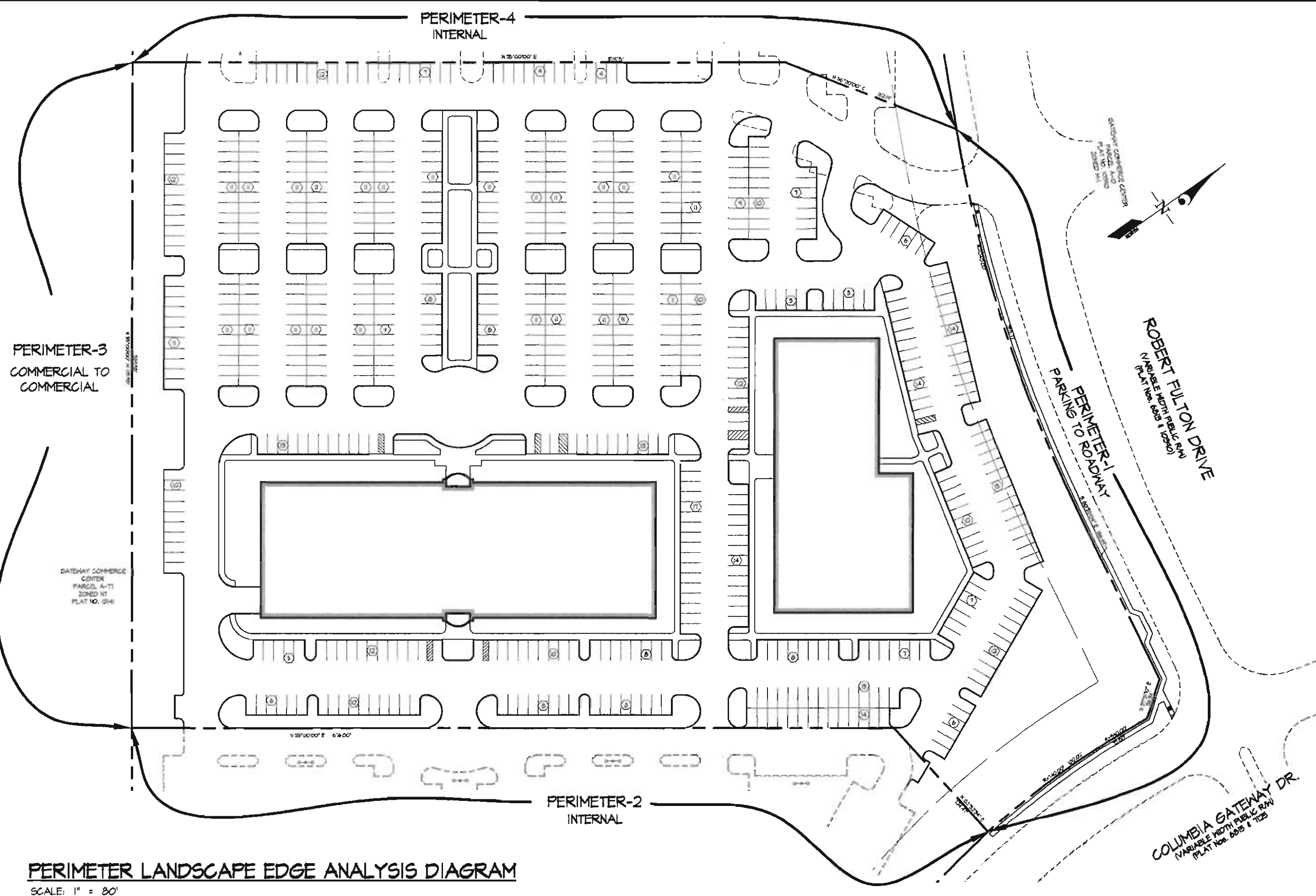
PREPARED FOR:  
GATEWAY 70 LLC  
7061 Columbia Gateway Drive  
COLUMBIA, MARYLAND 21046  
PH.: 410-290-1400 ext. 1461  
ATTN: MR. R. Colfax Schnorf Jr.

**LANDSCAPE PLAN**  
**COLUMBIA GATEWAY**  
PARCEL N-10  
PLAT NO. 14298, 17095

ELECTION DISTRICT No. 6

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HOWARD COUNTY, MARYLAND



**PERIMETER LANDSCAPE EDGE ANALYSIS DIAGRAM**  
SCALE: 1" = 80'

**LANDSCAPING NOTES**

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND CHAPTER VI (ALTERNATIVE COMPLIANCE) OF THE HOWARD COUNTY LANDSCAPE MANUAL.
- CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST (5) FIVE DAYS BEFORE STARTING WORK. ALL GENERAL NOTES, ESPECIALLY THOSE REGARDING UTILITIES, ON SHEET 1 SHALL APPLY.
- FIELD VERIFY UNDERGROUND UTILITY LOCATIONS AND EXISTING CONDITIONS BEFORE STARTING PLANTING WORK. CONTACT ENGINEER / LANDSCAPE ARCHITECT IF ANY RELOCATIONS ARE REQUIRED.
- PLANT QUANTITIES SHOWN ON PLANT LIST ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IF DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN ON THE PLAN AND THOSE SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN SHALL TAKE PRECEDENCE.
- ALL PLANT MATERIAL SHALL BE FULL, HEAVY, WELL FORMED, AND SYMMETRICAL, AND CONFORM TO THE A.A.N. SPECIFICATIONS, AND BE INSTALLED IN ACCORDANCE WITH PROJECT SPECIFICATIONS.
- NO SUBSTITUTION SHALL BE MADE WITHOUT WRITTEN CONSENT OF THE OWNER OR HIS REPRESENTATIVE.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES BUT NOT OTHERWISE PLANTED, PAVED, OR MULCHED SHALL BE SEEDED OR SODDED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING IF HE/SHE ENCOUNTERS SOIL DRAINAGE CONDITIONS WHICH MAY BE DETRIMENTAL TO THE GROWTH OF THE PLANTS.
- ALL EXPOSED EARTH WITHIN LIMITS OF PLANTING BEDS SHALL BE MULCHED WITH SHREDDED HARDWOOD MULCH PER PLANTING DETAILS.
- TREE PLANTING WITHIN THE PUBLIC WATER & SEWER EASEMENT IS PROHIBITED.
- 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.
- \*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 HAS BEEN POSTED WITH THE DPM DEVELOPERS AGREEMENT IN THE AMOUNT OF \$10,000.00 FOR THE VALUE OF 61 REQUIRED SHADE TREES (AT \$165.00/TREE).
- TABULATION FOR LANDSCAPE SHOWN:  
REQUIRED PLANTING BY HRD FOR 11.03 ACRES OF R4/D OFFICE AT 28 TREES PER ACRE = 304 TREES (OR EQUIVALENT)  
PLANTING PROVIDED:  
SHADE TREES: 176 (166 NEW + 4 EXISTING)  
EVERGREEN TREES: 71 = 35.5 E.S.T. (E.G.V. SHADE TREE)  
ORNAMENTAL TREES: 12 = 36 E.S.T. (FOR 60 NEW + 3 EXISTING)  
SHRUBS: 224 = 22.4 E.S.T.  
TOTAL EQUIVALENT SHADE TREE (E.S.T.) = 270  
THE REMAINING 34 E.S.T. SHALL BE SATISFIED BY 1646 S.F. OF ANNUAL PLANTING BEDS (ABOUT 42 E.S.T.)

SCHEDULE-A: PERIMETER LANDSCAPE EDGE				
PERIMETER NO.	1	2	3	4
USE SITUATION	PARKING ADJACENT TO ROADWAY		COMMERCIAL TO COMMERCIAL	
LANDSCAPE TYPE	E-BUFFER	INTERNAL PERIMETER	A-BUFFER	INTERNAL PERIMETER
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	102' (73' LESS 30' CURB OPENING)		590'	
CREDIT FOR EXISTING VEGETATION	YES, 1 SHADE & 3 ORNAMENTAL TREES	NONE		
CREDIT FOR WALL, FENCE OR BERM	YES $\Delta$	NONE		
NUMBER OF PLANTS REQUIRED	16 (4% CREDIT FACTOR)	10		
SHADE TREES	N/A	N/A		
EVERGREEN TREES	N/A (BERM CREDIT)	N/A		
SHRUBS				
NUMBER OF PLANTS PROVIDED	54 (COMBINED) SHADE, EVERGREEN & ORNAMENTAL TREES ARE PROVIDED BY ALTERNATIVE COMPLIANCE	26 (COMBINED) SHADE & EVERGREEN TREES ARE PROVIDED BY ALTERNATIVE COMPLIANCE $\Delta$		

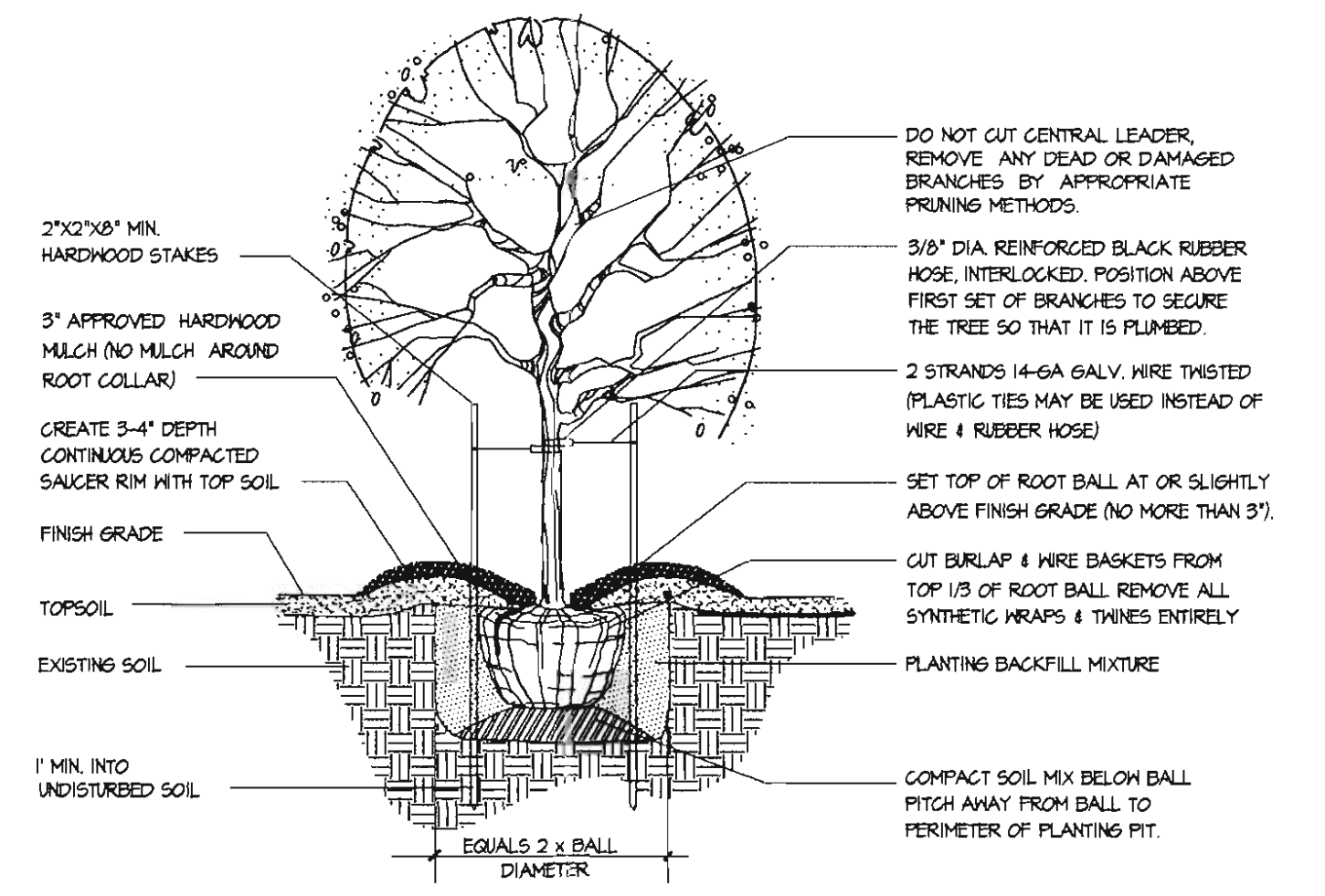
- $\Delta$  A BERM AT LEAST 3' HIGH IS PROVIDED ALONG THE LENGTH OF THE PARKING AREA FRONTING THE ROAD.
- $\Delta$  SINCE PLANTING IS PROHIBITED WITHIN THE PUBLIC UTILITY EASEMENT ALONG THIS PERIMETER, PLANTING PENINGULAS (LARGE PARKING ISLANDS) ARE CREATED TO ACCOMMODATE THE REQUIRED LANDSCAPING.

SCHEDULE-B: PARKING LOT INTERNAL LANDSCAPING	
NUMBER OF PARKING SPACES	667
NUMBER OF SHADE TREES REQUIRED (1 PER 10 SPACES FOR RESIDENTIAL; 1 PER 20 SPACES FOR COMMERCIAL)	33 TREES/ISLANDS
NUMBER OF TREES PROVIDED	68 PARKING LOT ISLANDS ARE PROVIDED ON WHICH OVER 68 PARKING SHADE TREES ARE PROVIDED BY ALTERNATIVE COMPLIANCE.
SHADE TREES	
OTHER TREES (2:1 SUBSTITUTION)	

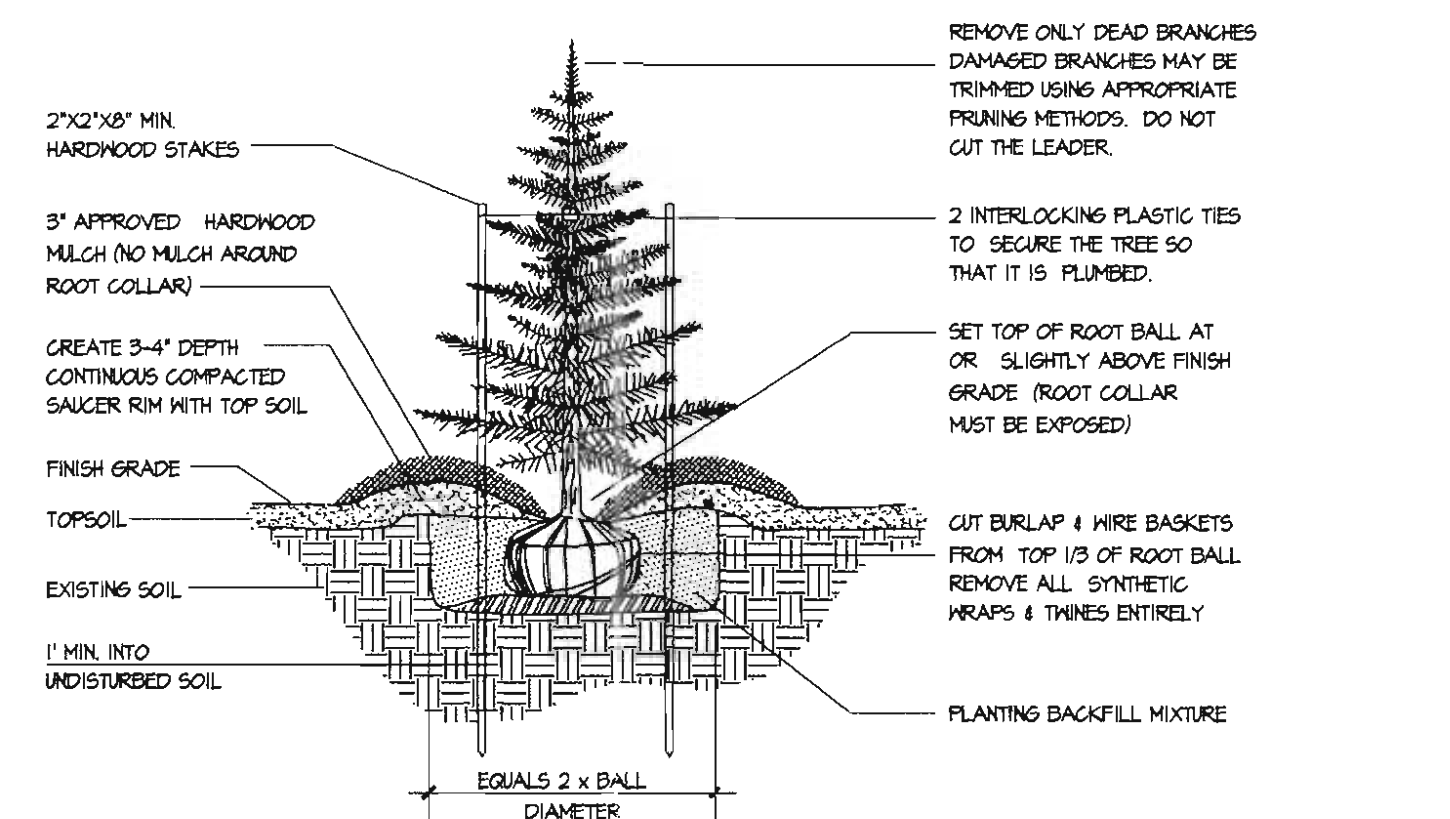
**PLANT MATERIALS AND PLANTING METHODS**

- A. PLANT MATERIALS**
- THE LANDSCAPE CONTRACTOR SHALL FURNISH AND INSTALL AND/OR DIG, BALL, BURLAP AND TRANSPORT ALL OF THE PLANT MATERIALS CALLED FOR ON DRAWINGS AND/OR LISTED IN THE PLANT SCHEDULE.
- 1. PLANT NAMES**
- PLANT NAMES USED IN THE PLANT SCHEDULE SHALL CONFORM WITH "STANDARDIZED PLANT NAMES," LATEST EDITION.
- 2. PLANT STANDARDS**
- ALL PLANT MATERIAL SHALL BE EQUAL TO OR BETTER THAN THE REQUIREMENTS OF THE "USA STANDARD FOR NURSERY STOCK," LATEST EDITION, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (HEREAFTER REFERRED TO AS "A.A.N. STANDARDS"). ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, SHALL HAVE A NORMAL HABIT OF GROWTH AND SHALL BE FIRST QUALITY, SOUND, VIGOROUS, WELL BRANCHED AND WITH HEALTHY, WELL-FURNISHED ROOT SYSTEMS. THEY SHALL BE FREE OF DISEASE, INSECT PESTS AND MECHANICAL INJURIES.
- ALL PLANTS SHALL BE NURSERY GROWN AND SHALL HAVE BEEN GROWN UNDER THE SAME CLIMATE CONDITIONS AS THE LOCATION OF THIS PROJECT FOR AT LEAST TWO YEARS BEFORE PLANTING. NEITHER HEEL-IN PLANTS NOR PLANTS FROM COLD STORAGE WILL BE ACCEPTED.
- 3. PLANT MEASUREMENTS**
- ALL PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED IN THE PLANT SCHEDULE AS APPROVED BY THE ARC.
- A. CALIPER MEASUREMENTS SHALL BE TAKEN SIX INCHES (6") ABOVE GRADE FOR TREES UNDER FOUR-INCH (4") CALIPER AND TWELVE (12") ABOVE GRADE FOR TREES FOUR INCHES (4") IN CALIPER AND OVER.**
- B. MINIMUM BRANCHING HEIGHT FOR ALL TREES SHALL BE SIX FEET (6'), MAXIMUM EIGHT FEET (8').**
- C. MINIMUM SIZE FOR PLANTING SHADE TREES SHALL BE 3-3 1/2" CALIPER, 14'-18" IN HEIGHT.**
- D. MINIMUM SIZE FOR PLANTING MINOR OR INTERMEDIATE FOCUS TREES (PINES, GRAPENILES, ETC.) SHALL BE 3"-3 1/2" CALIPER, 10'-12" IN HEIGHT.**
- E. MINIMUM SIZE FOR PLANTING SHRUBS SHALL BE 18" - 24" SPREAD UNLESS NOTED OTHERWISE.**
- F. CALIPER, HEIGHT, SPREAD AND SIZE OF BALL SHALL BE GENERALLY AS FOLLOWS:**
- | CALIPER     | HEIGHT  | SPREAD  | SIZE OF BALL |
|-------------|---------|---------|--------------|
| 3" - 3 1/2" | 14'-16' | 6'-8'   | 32" DIAMETER |
| 3 1/2" - 4" | 14'-18' | 8'-10'  | 36" DIAMETER |
| 4" - 4 1/2" | 16'-18' | 8'-10'  | 40" DIAMETER |
| 4 1/2" - 5" | 16'-20' | 10'-12' | 44" DIAMETER |
| 5" - 5 1/2" | 18'-20' | 10'-12' | 48" DIAMETER |
| 5 1/2" - 6" | 18'-22' | 12'-14' | 52" DIAMETER |
- ALL PLANT MATERIAL SHALL GENERALLY AVERAGE THE MEDIAN FOR THE SIZE RANGES INDICATED ABOVE AS INDICATED IN THE "A.A.N. 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, INCLUDING THE BOTANICAL NAME AND COMMON NAME, 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 MATERIAL 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 PROVIDED THERE IS NO FROST IN THE GROUND AND FROST-FREE TOPSOIL PLANTING MIXTURES ARE USED.
- THE PLANTING OF EVERGREEN MATERIAL SHALL BE FROM MARCH 15TH TO JUNE 15TH AND FROM AUGUST 15TH TO DECEMBER 15TH. NO PLANTING SHALL BE DONE WHEN 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 "A.A.N. STANDARDS".
- 3. EXCAVATION OF PLANT PITS**
- THE LANDSCAPE 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.**

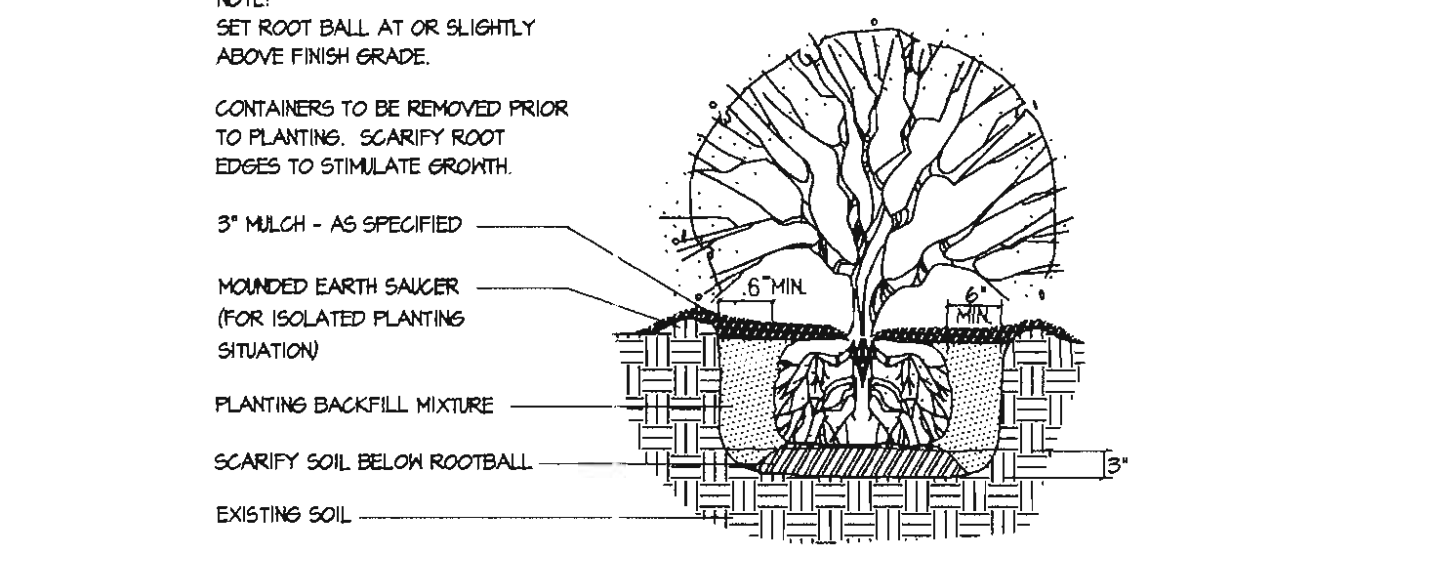
- C. IF AREAS ARE DESIGNATED AS SHRUB BEDS OR HEDGE TRENCHES, THEY SHALL BE EXCAVATED TO AT LEAST 18" DEPTH MINIMUM. AREAS DESIGNATED FOR GROUND COVERS AND VINES SHALL BE EXCAVATED TO AT LEAST 12" IN DEPTH MINIMUM.**
- D. DIAMETER AND DEPTH OF TREE PITS SHALL GENERALLY BE AS FOLLOWS:**
- | PLANT SIZE       | ROOT BALL | PIT DIA. | PIT DIA. | DEPTH |
|------------------|-----------|----------|----------|-------|
| 3" - 3 1/2" CAL. | 32"       | 64"      |          | 28"   |
| 3 1/2" - 4" CAL. | 36"       | 72"      |          | 32"   |
| 4" - 4 1/2" CAL. | 40"       | 80"      |          | 36"   |
| 4 1/2" - 5" CAL. | 44"       | 88"      |          | 40"   |
| 5" - 5 1/2" CAL. | 48"       | 96"      |          | 44"   |
| 5 1/2" - 6" CAL. | 52"       | 104"     |          | 48"   |
- A 20% COMPACTION FIGURE OF THE SOIL TO BE REMOVED IS ASSUMED AND WILL BE ALLOWED IN CALCULATION OF EXTRA TOPSOIL. THE TABULATED PIT SIZES ARE FOR PURPOSES OF UNIFORM CALCULATION AND SHALL NOT OVERRULE 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 3/8" TURN BUCKLES, EYE AND EYE WITH 4" TAKE-UP. FOR TREES OVER 5" CALIPER, PROVIDE 3/8", 7 STRAND GABLE 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 LOGS, TIES OR 'PAIL'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 DRAWINGS. THE AREAS AROUND ISOLATED PLANTS SHALL BE EDGED AND CULTIVATED TO THE FULL DIAMETER OF THE PIT. SOIL 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.
- 1. 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 12" WIDE X 4' LONG. PROVIDE SOD COMPOSED PRINCIPALLY OF IMPROVED STRAIN KENTUCKY BLUEGRASS, SUCH AS, COLUMBIA, VICTA, OR ESCORT.



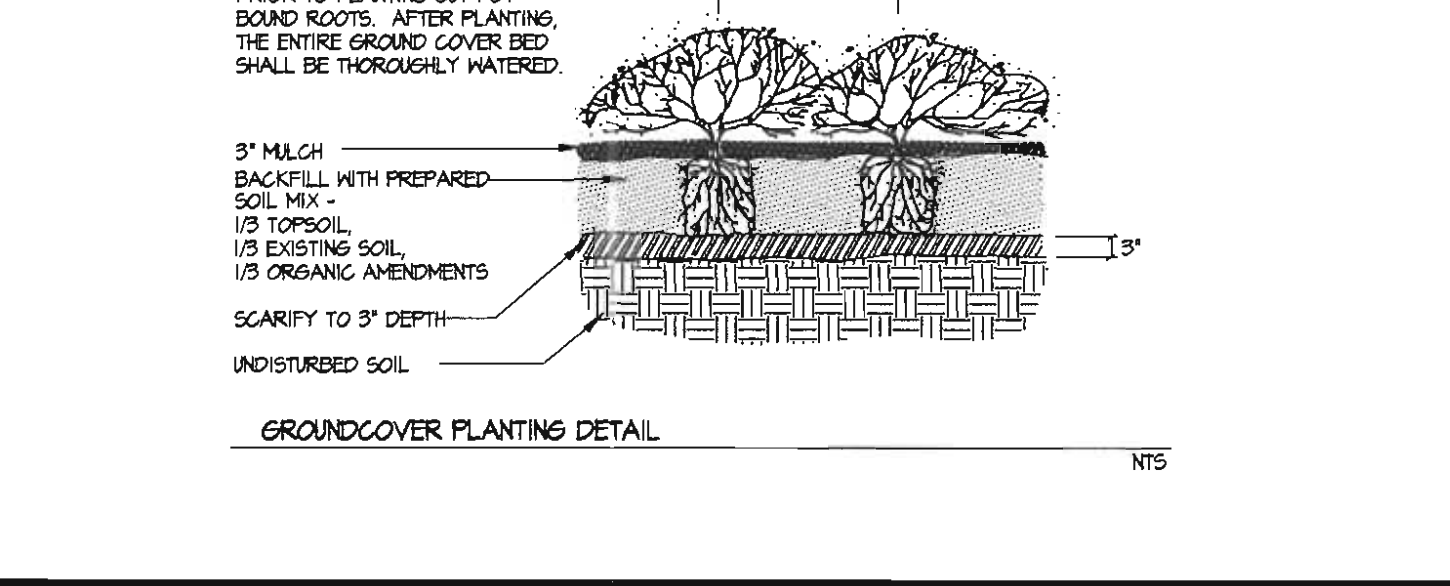
**DECIDUOUS TREE PLANTING DETAIL**  
FOR PLANTING MATERIAL UP TO 3 1/2" CALIPER NTS



**EVERGREEN TREE PLANTING DETAIL**  
NTS



**SHRUB PLANTING DETAIL**  
NTS



**GROUND COVER PLANTING DETAIL**  
NTS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Paula J. Leight* Date: *12/15/04*

Chief, Division of Land Development: *Condy Hamilton* Date: *12/13/04*

Chief, Development Engineering Division: *Mike Dawson* Date: *12/13/04*

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
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\Drawings\04031\sdp's\04031s.dwg DES. MBT DRN. KLP CHK.

DATE	REVISION	BY	APPR.

THIS PLAN IS FOR PLANTING PURPOSES ONLY!

PREPARED FOR:  
GATEWAY 70 LLC  
7061 Columbia Gateway Drive  
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ATTN: MR. R. Colfax Schnorf Jr.

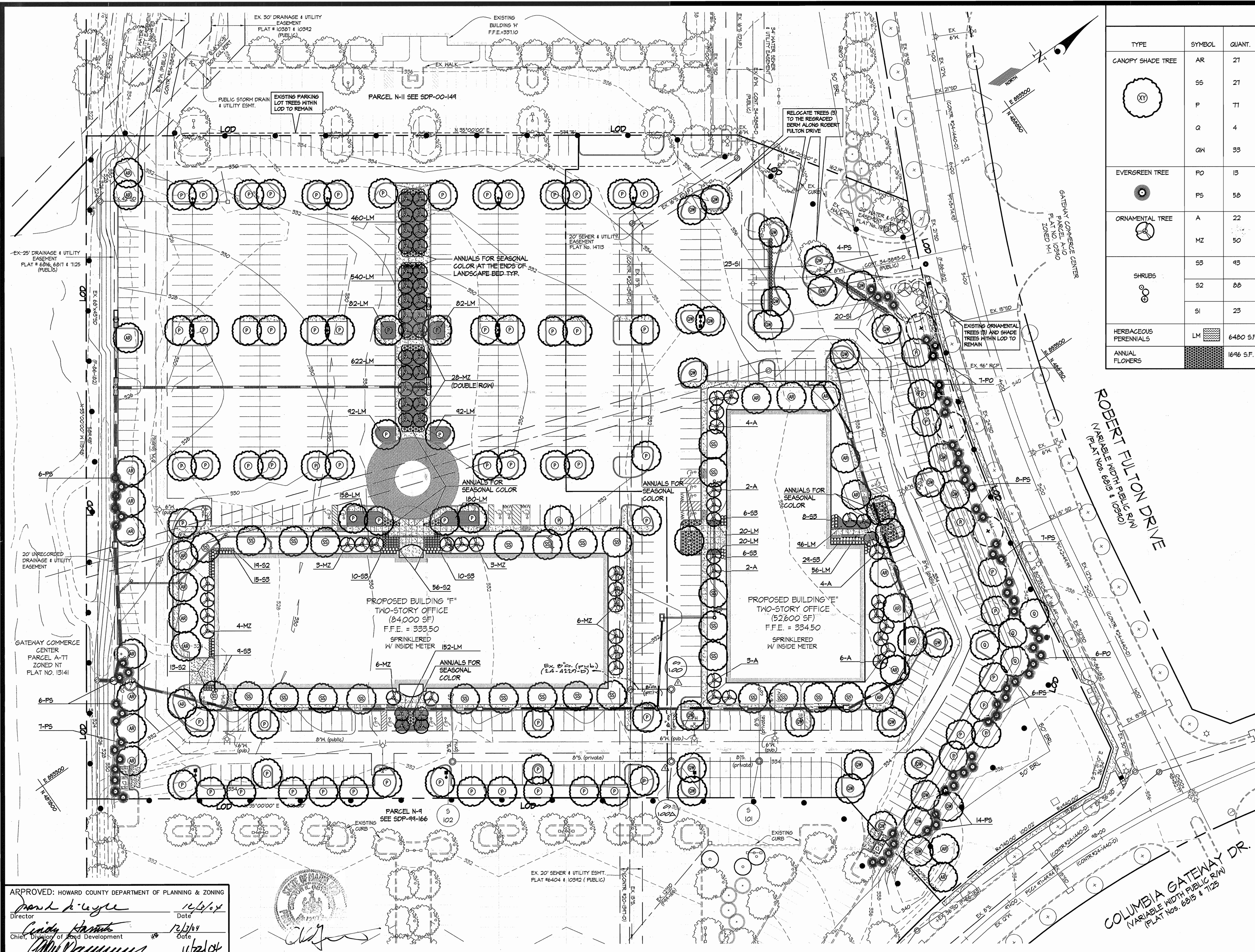
LANDSCAPE NOTES, DETAILS & SCHEDULES

**COLUMBIA GATEWAY  
PARCEL N-10  
PLAT NO. 14298, 17095**

ELECTION DISTRICT No. 6

SCALE	ZONING	G. L. W. FILE NO.
1" = 40'	M-1	04031
DATE	TAX MAP - GRID	SHEET
NOV., 2004	42 - 12	10 OF 10

HOWARD COUNTY, MARYLAND



### PLANT SCHEDULE

TYPE	SYMBOL	QUANT.	NAME (BOTANICAL/COMMON)	SIZE	COMMENTS
CANOPY SHADE TREE	AR	27	ACER RUBRUM 'RED SUNSET' / RED SUNSET RED MAPLE	25"-3.0' CAL.	B4B
	SS	27	ACER RUBRUM 'SCARLET SENTINEL' / SCARLET SENTINEL RED MAPLE	25"-3.0' CAL.	B4B
	P	71	PLATANUS x ACERIFOLIA 'BLOODGOOD' / BLOODGOOD LONDON PLANETREE	25"-3.0' CAL.	B4B
	Q	4	QUERCUS PALUSTRIS / PIN OAK	25"-3.0' CAL.	B4B
	QM	33	QUERCUS PHELLOS / WILLOW OAK	25"-3.0' CAL.	B4B
EVERGREEN TREE	PO	13	PICEA OMORIKA / SERBIAN SPRUCE	10' HT. MIN.	B4B, WITH INTACT CENTRAL LEADER
	PS	58	PINUS STROBUS / EASTERN WHITE PINE	10' HT. MIN.	B4B, WITH INTACT CENTRAL LEADER
ORNAMENTAL TREE	A	22	AMELANCHIER ARBOREA 'AUTUMN SUNSET' / AUTUMN SUNSET SERVICEBERRY	25" CAL MIN.	B4B, TREE FORM
	MZ	50	MALUS 'ZUMI' / ZUMI CRABAPPLE	25" CAL MIN.	B4B
SHRUBS	SS	43	ILEX CRENATA 'HELLERI' / HELLERI HOLLY	30" SFR. MIN.	CONTAINERIZED
	S2	88	COTONEASTER HORIZONTALIS 'TOM THUMB' / TOM THUMB COTONEASTER	24" SFR. MIN.	CONTAINERIZED
	SI	23	EUONYMUS ALATUS 'COMPACTA' / DWARF WINGED EUONYMUS	30" SFR. MIN.	CONTAINERIZED
HERBACEOUS PERENNIALS	LM	6480 S.F.	LIRIOPE MUSCARI / GREEN LIRIOPE	2652 1-GAL @ 18" O.C.	OPTIONAL IN LIEU OF LAWN
ANNUAL FLOWERS		1696 S.F.	FOR SUMMER PLANTING: PETUNIAS, MARIGOLDS AND SALVIAS FOR FALL PLANTING: PANSIES		

### LEGEND

- LIMIT OF DISTURBANCE (LOD)
- SHADED AREA: UTILITY EASEMENTS (SHADED AREA). PERMANENT PLANTING IS NOT PERMITTED IN THIS AREA
- ⊗ NEW LOCATION OF 3 EXISTING SHADE TREES TO BE RELOCATED.
- ⊙ SHADE TREE PER SDP-00-144 AND SDP-99-166

- ### NOTES:
- ALL EXISTING TREES WITHIN THE L.O.D. NOTED TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES. IF THESE TREES ARE DAMAGED, THEY SHALL BE REPLACED WITH THE SAME TYPE & SIZE.
  - ALL EXISTING TREES WITHIN THE L.O.D. NOTED TO BE RELOCATED SHALL BE PROTECTED UNTIL THEY CAN BE MOVED TO THEIR NEW LOCATION ON THE REGRADED BERM.
  - SEE SHEET 10 FOR ADDITIONAL LANDSCAPE NOTES, SPECIFICATIONS AND DETAILS.

### DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY 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.

NAME: K. Egan DATE: 11-8-04

**THIS PLAN IS FOR PLANTING PURPOSES ONLY!**

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

David K. Lytle 12/6/04  
Director Date

Cathy Harvath 12/1/04  
Chief, Division of Land Development Date

Chris Krumm 11/22/04  
Chief, Development Engineering Division Date

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-589-2524 FAX: 301-421-4186

Drawings\04031\sdp's\04031s.dwg DES. MBT DRN. KLP CHK.

DATE	REVISION	BY	APP'R.
11/22/04	Revise Sewer Main		

PREPARED FOR:  
GATEWAY 70 LLC  
7061 Columbia Gateway Drive  
COLUMBIA, MARYLAND 21046  
PH.: 410-290-1400 ext. 1461  
ATTN: MR. R. Colfax Schnorf Jr.

**LANDSCAPE PLAN**  
**COLUMBIA GATEWAY**  
**PARCEL N-10**  
**PLAT NO. 14298 / 17095**

ELECTION DISTRICT No. 6

SCALE: 1"=40'  
ZONING: M-1  
DATE: NOV., 2004  
TAX MAP - GRID: 42 - 12  
SHEET: 9 OF 10

G. L. W. FILE No. 04031

HOWARD COUNTY, MARYLAND

DRAINAGE AREAS			
AREA	D.A.	% IMP.	'C'
(No.)	(ACRES)	(%)	(")
1-2	0.10	85%	0.25
1-3	0.21	85%	0.25
1-4	0.22	85%	0.25
1-5	0.24	85%	0.25
1-7	0.22	85%	0.25
1-8	0.31	85%	0.25
1-4	0.31	85%	0.25
1-10	0.36	85%	0.25
1-11	0.30	85%	0.25
1-12	0.81	85%	0.25
1-13	0.46	85%	0.25
1-14	1.22	85%	0.25
1-15	1.50	85%	0.25
1-16	1.66	85%	0.25
1-17	1.66	85%	0.25
1-18	0.36	85%	0.25
RD-E	0.62	95%	0.45
RD-F	0.36	95%	0.45

TOTAL AREA ENTERING SYSTEM = 11.06 AC.

**WATER QUALITY TABULATION**

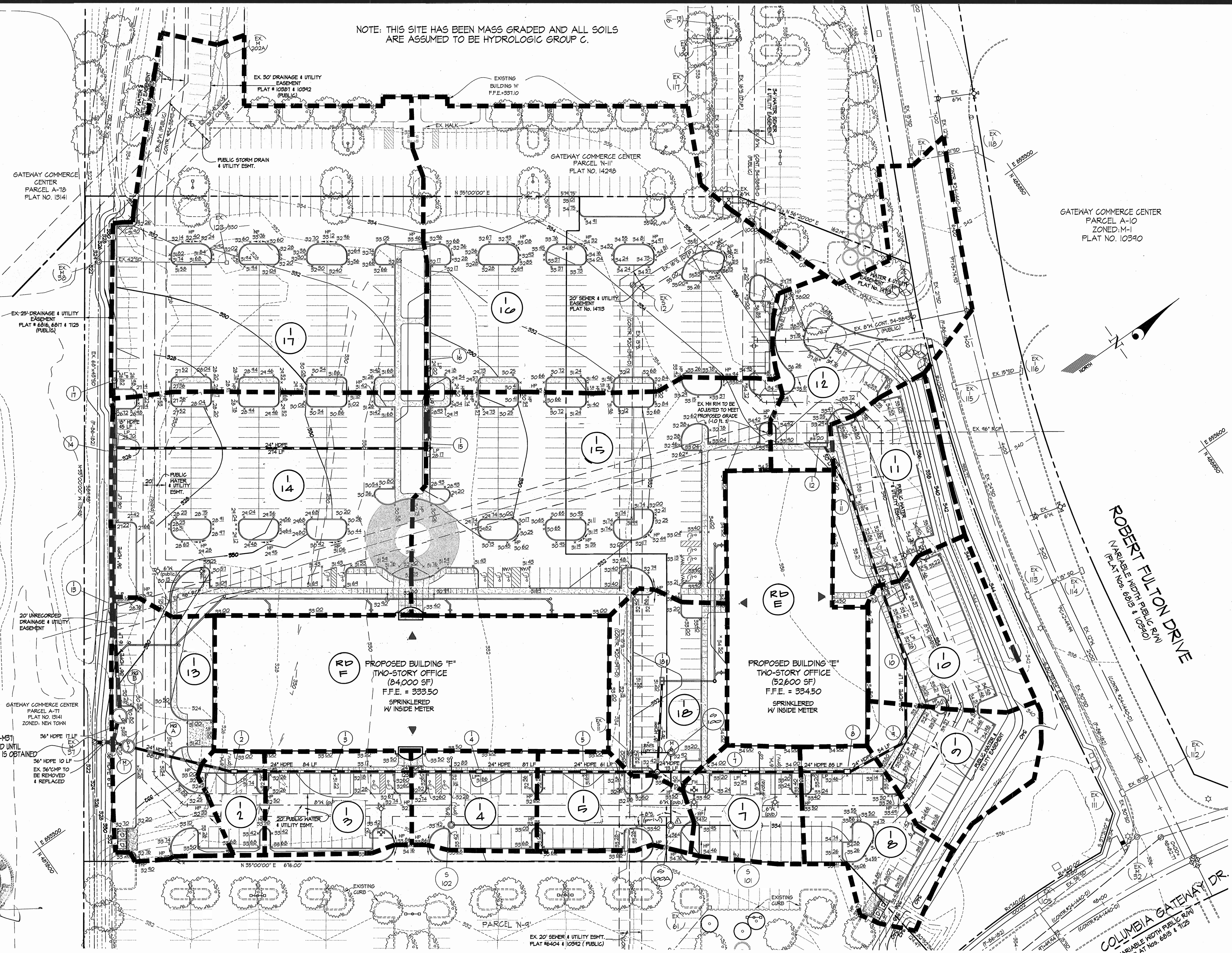
**WQ-A**

TOTAL AREA TREATED = 3.78 acres  
 % RUNOFF TREATED = 78.5 %  
 % TSS REMOVAL = 71.2 %  
 DEVICE, STORMCEPTOR MODEL stc 4800  
 10-YR PEAK DISCHARGE TO STRUCTURE = 24.6 cfs

**WQ-B**

TOTAL AREA TREATED = 7.26 acres  
 % RUNOFF TREATED = 75.6 %  
 % TSS REMOVAL = 74.5 %  
 DEVICE, STORMCEPTOR MODEL stc 1200  
 10-YR PEAK DISCHARGE TO STRUCTURE = 50.08 cfs

NOTE: THIS SITE HAS BEEN MASS GRADED AND ALL SOILS ARE ASSUMED TO BE HYDROLOGIC GROUP C.



NOTES:  
 1. THIS SITE HAS BEEN MASS GRADED AND ALL SOILS HAVE BEEN ASSUMED TO BE S25 HYDROLOGIC GROUP C.  
 2. % IMPERVIOUS FOR ALL DRAINAGE AREA EXCEPT ROOFTOPS ARE CONSERVATIVELY APPROXIMATED AT 85%.

**LEGEND**

---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	PROPOSED DRAINAGE DIVIDE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Charles A. Coyle* Date: 12/17/04  
 Chief, Division of Land Development: *Cindy Hamrick* Date: 12/17/04  
 Chief, Development Engineering Division: *M.K.* Date: 12/17/04

**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 FAX: 301-421-4186

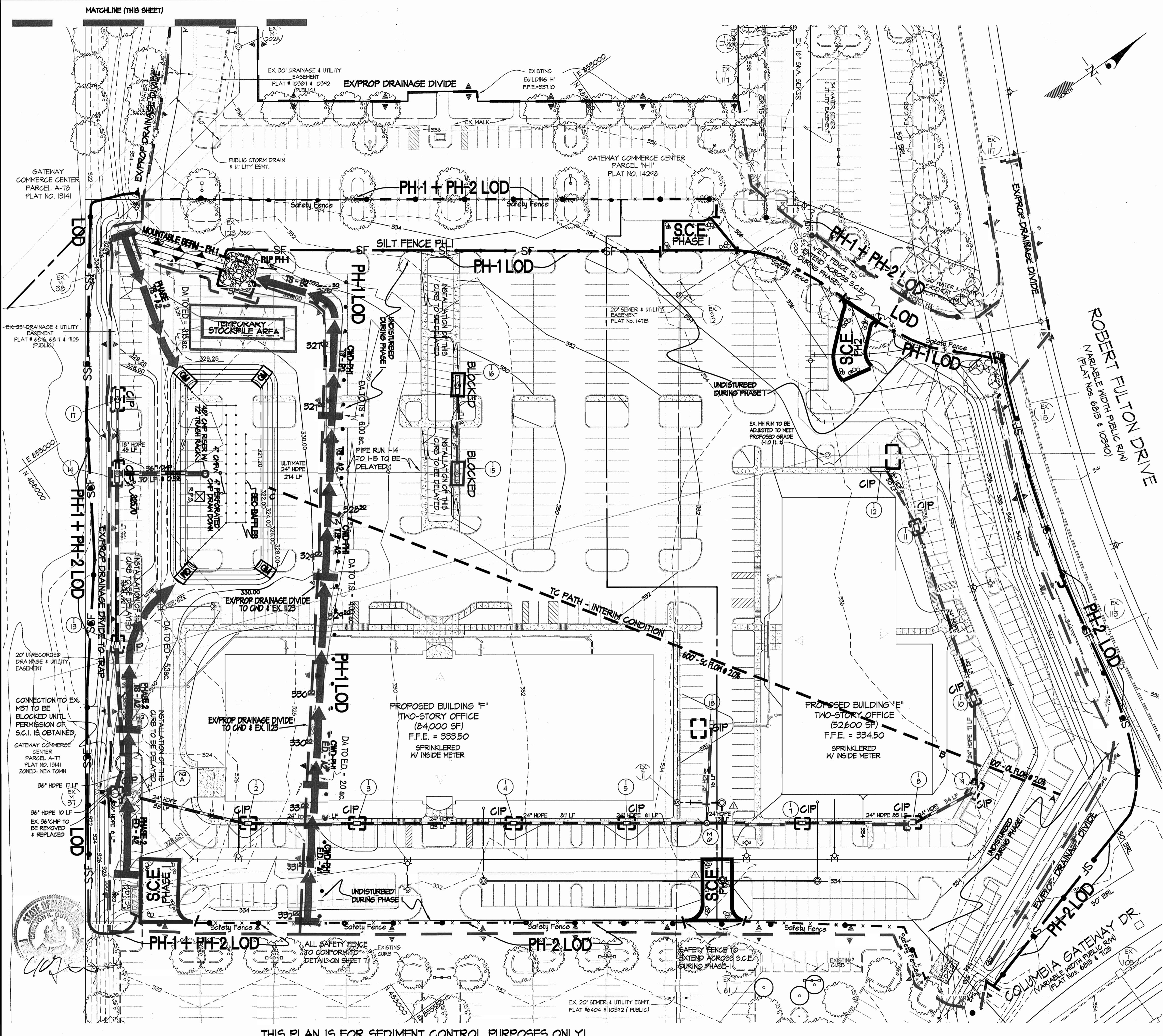
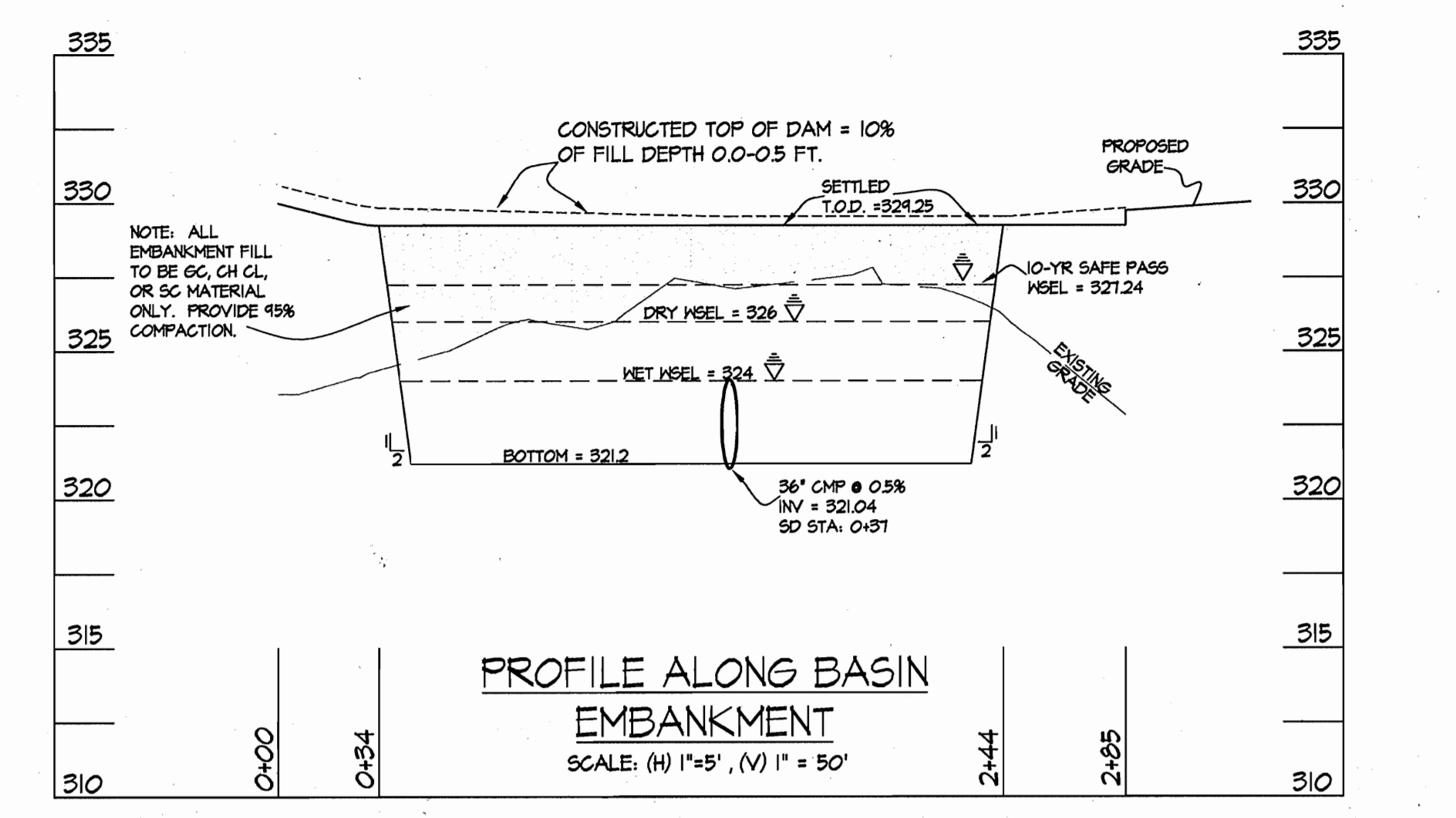
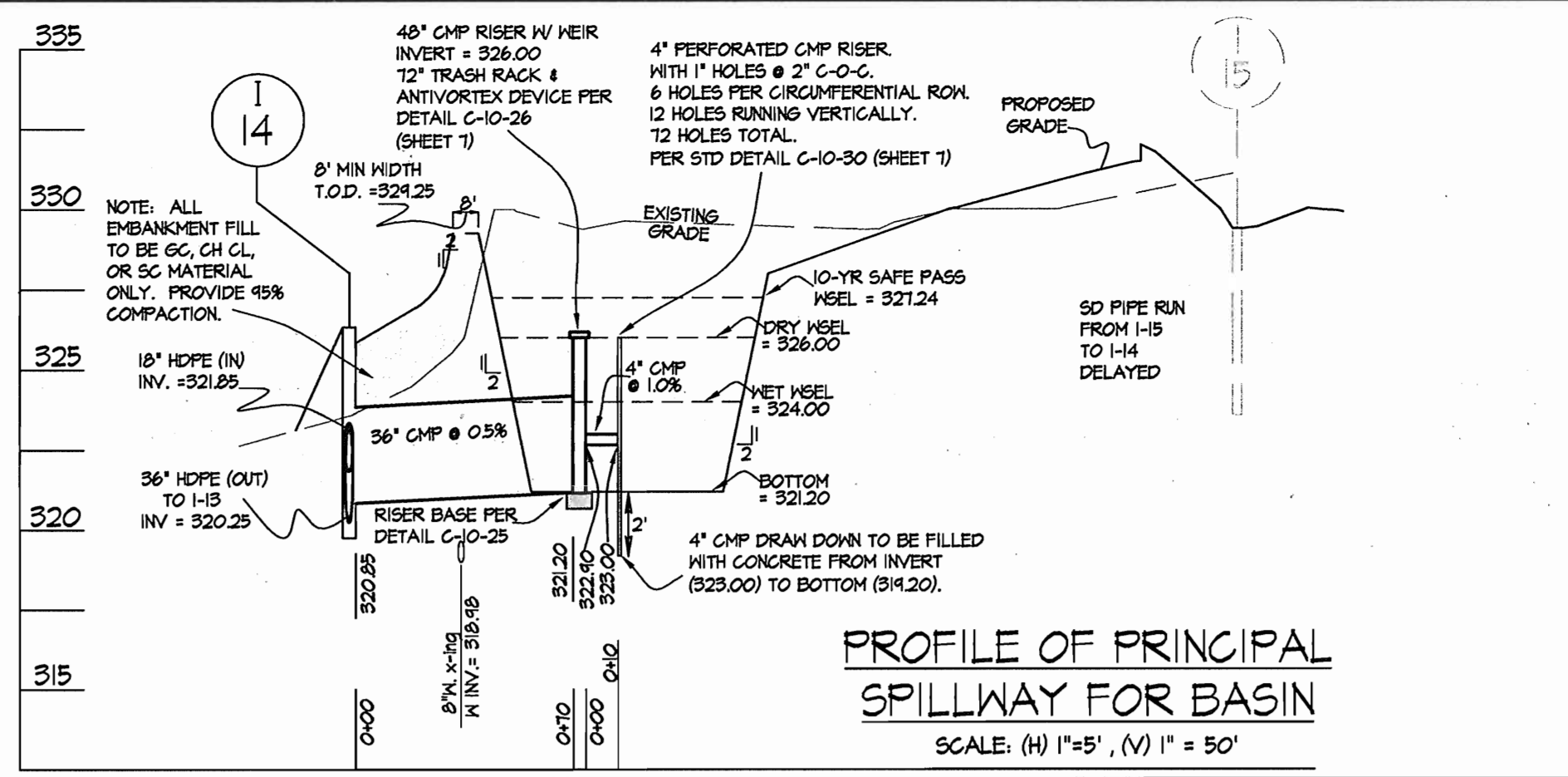


PREPARED FOR:  
 GATEWAY 70 LLC  
 7061 Columbia Gateway Drive  
 COLUMBIA, MARYLAND 21046  
 PH.: 410-290-1400 ext. 1461  
 ATTN: MR. R. Colfax Schnorf Jr.

**STORM DRAIN DRAINAGE AREA MAP**  
**COLUMBIA GATEWAY**  
**PARCEL N-10**  
**PLAT NO. 14298, 17095**

SCALE	ZONING	G. L. W. FILE No.
1" = 40'	M-1	04031
DATE	TAX MAP - GRID	SHEET
NOV., 2004	42 - 12	8 OF 10

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

*[Signature]* DATE 11/16/04  
HOWARD S.C.D.

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS.

*[Signature]* DATE 11/16/04  
NATURAL RESOURCES CONSERVATION SERVICE

**LEGEND**

336.00	PROPOSED SPOT ELEVATION	[Symbol]	GABION MATTRESS INFLOW PROTECTION
600	EXISTING CONTOUR	[Symbol]	EXISTING EARTH DIKE
600	PROPOSED CONTOUR THIS PHASE	[Symbol]	STANDARD INLET PROTECTION
x x x	PROPOSED SAFETY FENCE	[Symbol]	CURB INLET PROTECTION
SF	PROPOSED SILT FENCE	[Symbol]	STABILIZED CONSTRUCTION ENTRANCE
SSF	PROPOSED SUPER SILT FENCE	[Symbol]	
LOD	LIMIT OF DISTURBANCE	[Symbol]	
---	DRAINAGE DIVIDE	[Symbol]	

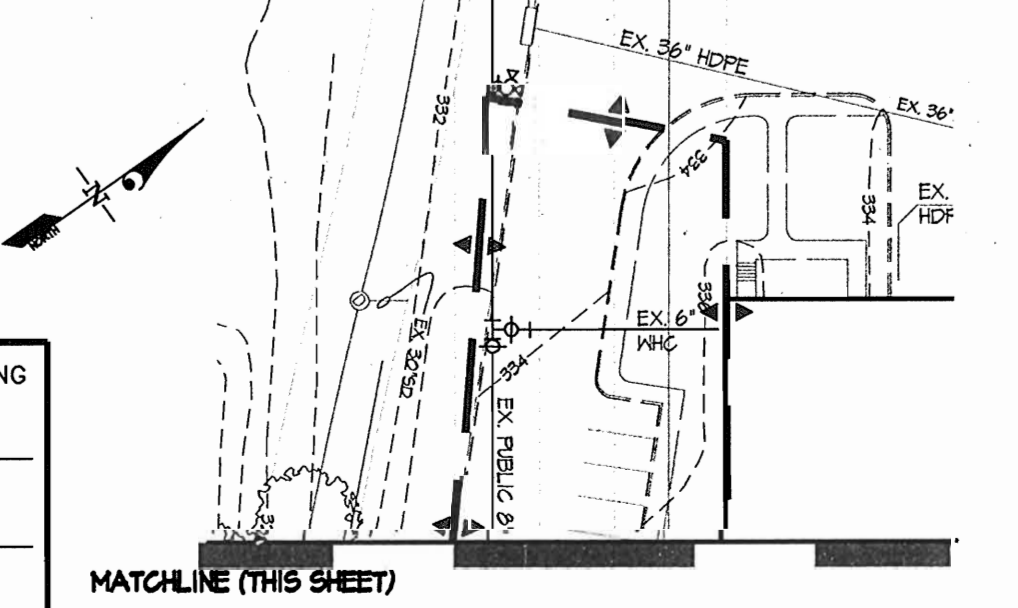
**ENGINEER'S CERTIFICATE**

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

*[Signature]* DATE 11/8/04

**SEDIMENT BASIN DATA**

<b>PIPE OUTLET SEDIMENT BASIN</b> EX DRAINAGE AREA: 11.06 AC PROP. DRAINAGE AREA: 11.06 AC NET STORAGE VOL. REQUIRED: 0.46 AC-FIT NET STORAGE VOL. PROVIDED: 0.81 AC-FIT NET STORAGE ELEV.: 324 DRY STORAGE REQUIRED: 0.46 AC-FIT DRY STORAGE PROVIDED: 0.58 AC-FIT DRY STORAGE ELEV.: 326 PROVIDED BY OFFSITE REGIONAL FACILITY SAFE PASS OF 10-YR STORM PROVIDED C/D = 42.35 cfs 10-YR INVERT = 321.24 ft BOTTOM ELEVATION: 321.20 TOP OF EMBANKMENT: 324.25	<b>RISER/WEIR DIAMETER = 48" CMP</b> RISER NEIR CREST ELEVATION: 326.00 RISER NEIR LENGTH: 12.57 ft RISER TRASH RACK/ANTIVORTEX: 12" DENATURING DEVICE = 4" PERFORATED CMP DENATURING OUTFALL = 10 LF @ CMP @ 10% DENATURING INVERT AT 48" RISER = 322.00 DENATURING - INVERT FIRST PERFORATION = 324.00 DENATURING PERFORATION CONFIGURATION: WITH 1" HOLES @ 2" C-O-C 6 HOLES PER CIRCUMFERENTIAL ROW 12 HOLES RUNNING VERTICALLY 12 HOLES TOTAL EMERGENCY SPILLWAY ELEV. NONE CLEANOUT ELEVATION: 322.50 EMBANKMENT TOP WIDTH: 8' MIN SIDE SLOPES: 2:1
--	---



**DEVELOPER'S/BUILDER'S CERTIFICATE**

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

*[Signature]* DATE 11/8/04

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*[Signature]* DATE 11/16/04  
Director

*[Signature]* DATE 12/16/04  
Chief, Division of Land Development

*[Signature]* DATE 11/22/04  
Chief, Development Engineering Division MK

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BALT: 410-889-1820 DC/VA: 301-889-2524 FAX: 301-421-4186

DATE	11/22/04
DESIGNER	BUM
DRAWN	KLP
CHECKED	MBT
REVISION	
BY	
APP'R	

PREPARED FOR:  
GATEWAY 70 LLC  
7061 Columbia Gateway Drive  
COLUMBIA, MARYLAND 21046  
PH.: 410-290-1400 ext. 1461  
ATTN: MR. R. Colfax Schnorf Jr.

ELECTION DISTRICT No. 6

**SEDIMENT CONTROL PLAN**  
**COLUMBIA GATEWAY**  
**PARCEL N-10**  
**PLAT NO. 1429B, 1709S**

SCALE: 1"=40'

ZONING: M-1

G. L. W. FILE No.: 04031

DATE: NOV., 2004

TAX MAP - GRID: 42-12

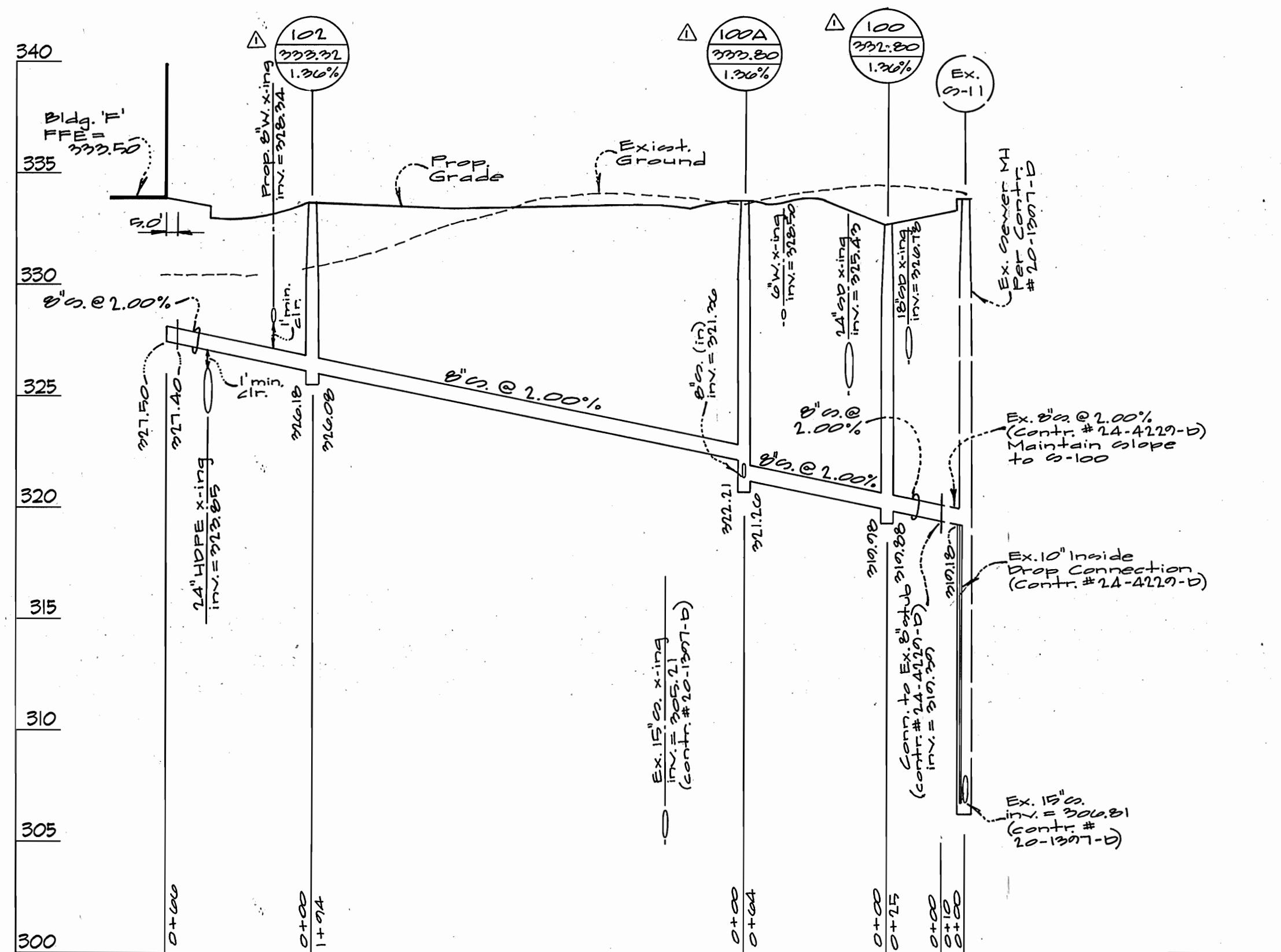
SHEET: 6 OF 10

HOWARD COUNTY, MARYLAND

ROBERT FILTON DRIVE  
PLAT NOS. 688 & 10960

COLUMBIA GATEWAY DR.  
PLAT NOS. 688 & 10960

THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY!

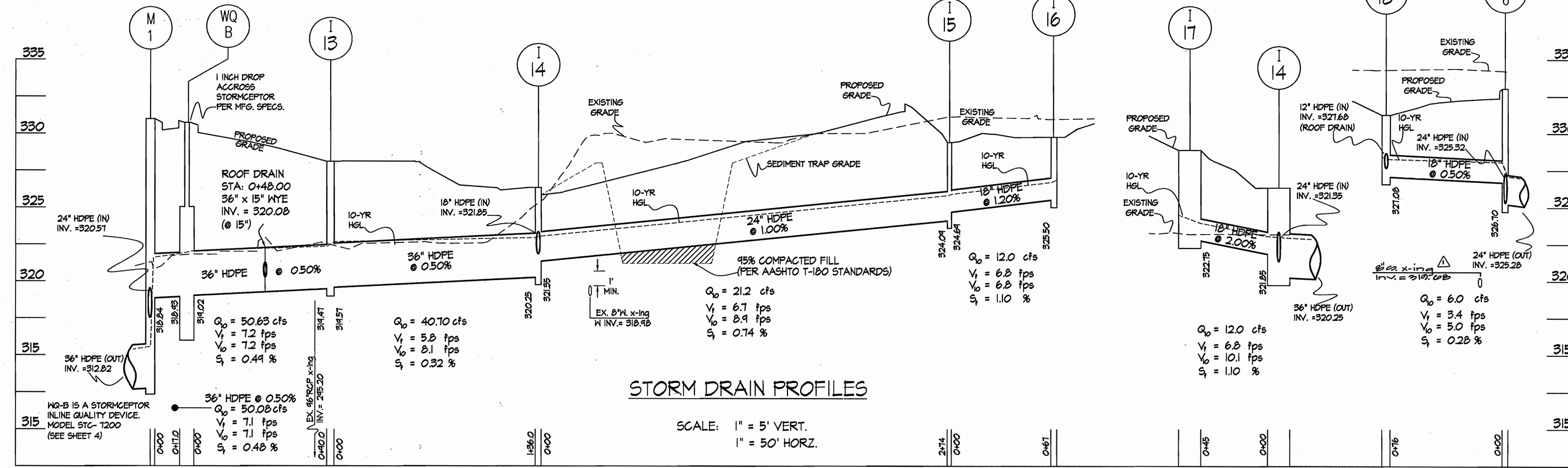


**PRIVATE SEWER PROFILES**  
 SCALE: 1" = 5' VERT.  
 1" = 50' HORIZ.

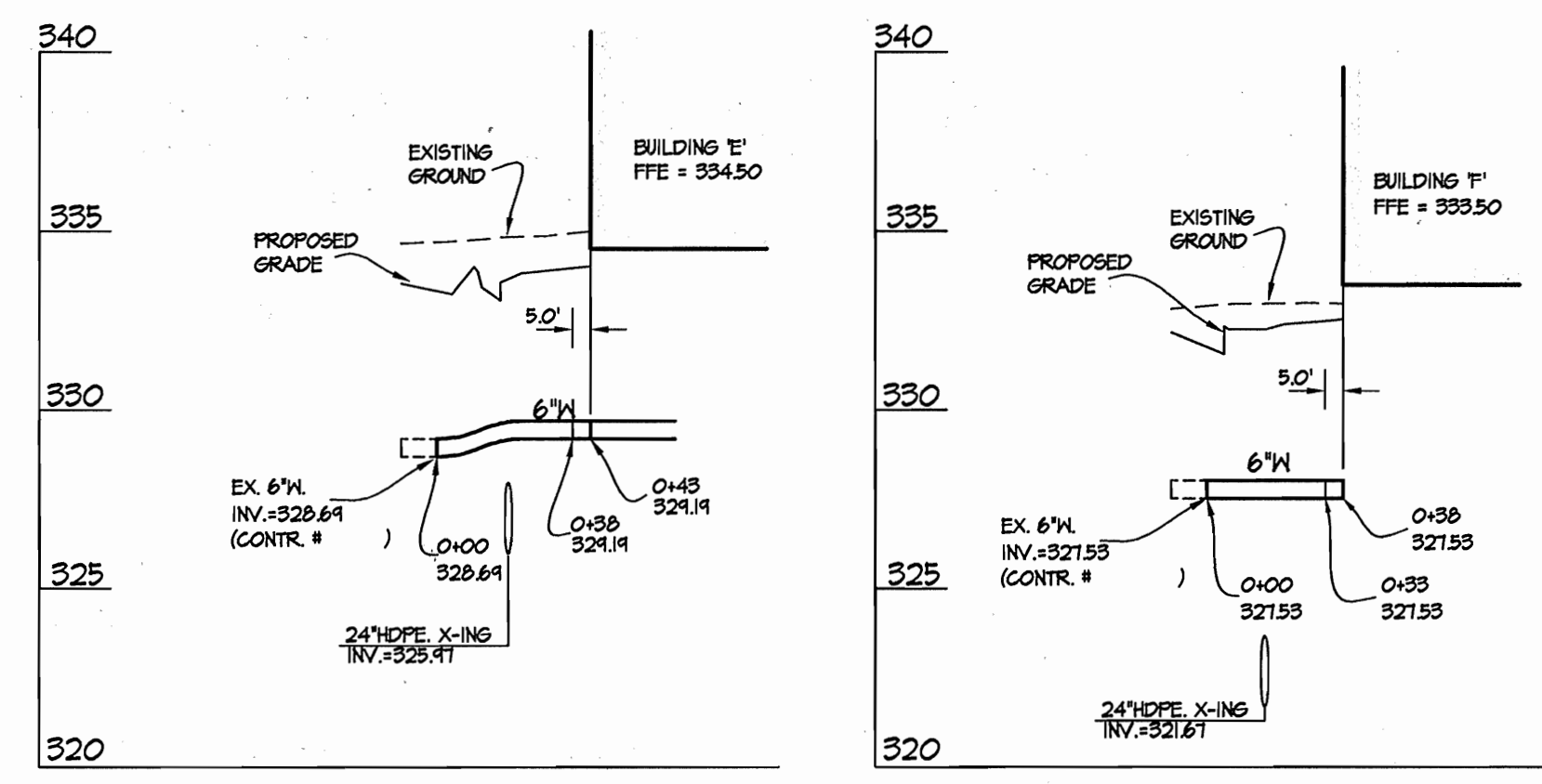
S.D. STRUCTURE SCHEDULE								
NO.	TYPE	WIDTH (INSIDE)	TOP ELEVATION		INVERT ELEVATION		STANDARD DETAIL	LOCATIONS & REMARKS
			UPPER	LOWER	UPPER	LOWER		
M-1	5' PRECAST MH	5'	---	331.53	318.84	312.82	HC-G-51B	see plan
I-2	A-5 SUMP INLET	2.5'	---	332.24	321.84	321.74	HC-SD-4.40	see plan
I-3	A-5 SUMP INLET	2.5'	---	331.72	322.86	322.76	HC-SD-4.40	see plan
I-4	A-5 SUMP INLET	2.5'	---	332.16	324.01	323.91	HC-SD-4.40	see plan
I-5	A-5 SUMP INLET	2.5'	---	332.14	324.81	324.71	HC-SD-4.40	see plan
M-6	4' PRECAST MH	4'	---	333.00	326.68	325.28	HC-G-512	see plan
I-7	A-5 SUMP INLET	2.5'	---	332.84	325.84	325.74	HC-SD-4.40	see plan
I-8	A-5 SUMP INLET	3.5'	---	332.96	326.36	326.26	HC-SD-4.40	see plan
I-9	A-5 SUMP INLET	3.5'	---	333.03	326.73	326.63	HC-SD-4.40	see plan
I-10	A-5 SUMP INLET	3.5'	---	332.78	327.18	327.08	HC-SD-4.40	see plan
I-11	A-5 SUMP INLET	3.5'	---	332.44	328.44	327.84	HC-SD-4.40	see plan
I-12	A-10 INLET	2.5'	---	333.10	terminal	324.10	HC-SD-4.41	18" HDPE CONNECTION TO REAR OFFSET TO FAR RIGHT (REAR PERSPECTIVE)
I-13	A-5 SUMP INLET	4'	---	324.00	314.57	314.47	HC-SD-4.40	see plan
I-14	COS-15 INLET	5'	---	326.20	321.35	320.25	MDSHA-374.62	see plan
I-15	COS-15 INLET	4'	---	326.67	324.64	324.04	MDSHA-374.62	see plan
I-16	COS-15 INLET	4'	---	324.50	terminal	325.50	MDSHA-374.62	see plan
I-17	COS-15 INLET	4'	---	327.32	terminal	322.75	MDSHA-374.62	see plan
I-18	DOUBLE S INLET	2.62'	---	331.20	terminal	327.08	HC-SD-4.43	see plan

S.D. Pipe Summary Table			
Size (in)	Type	Quantity (LF)	Remarks
18	HDPE	238	ADS N12 or equiv.
24	HDPE	1150	ADS N12 or equiv.
36	HDPE	253	ADS N12 or equiv.

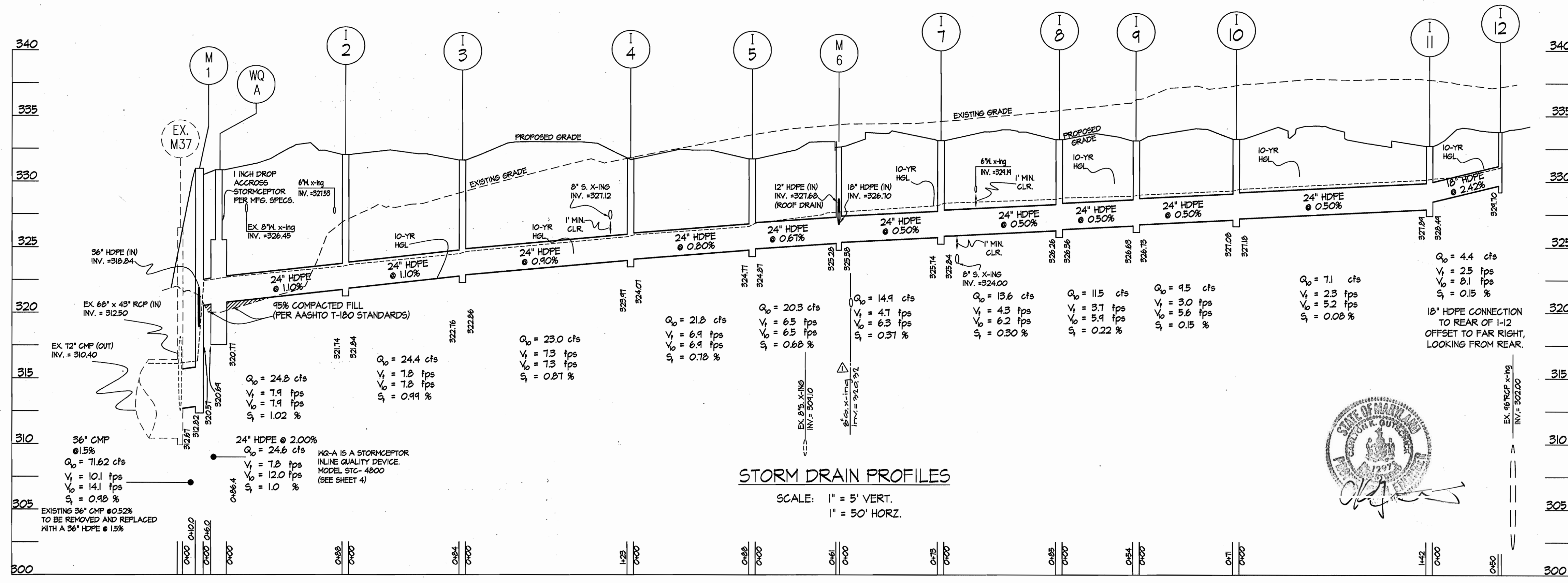
- S.D. NOTES**
- SEE SHEET 3 FOR ROOF DRAIN MANIFOLD LAYOUT. ROOF DRAIN PIPES AND STRUCTURES NOT ACCOUNTED FOR IN SCHEDULES ON THIS SHEET.
  - ALL STRUCTURES TO BE PRECAST.
  - WATER QUALITY FACILITIES WQ-A & WQ-B ARE NOT ACCOUNTED FOR IN THE STORM DRAIN STRUCTURE SCHEDULE. SEE SHEET 4 FOR DETAILS REGARDING THESE STRUCTURES.
  - PROVIDE WATER TIGHT JOINT AT ALL PIPE AND STRUCTURE CONNECTIONS.
  - ALL STORM DRAIN PIPE, STRUCTURES AND WATER QUALITY DEVICES ARE TO BE FLUSHED AND PUMPED CLEAN PRIOR TO REMOVAL OF ALL SEDIMENT CONTROLS.
  - STRUCTURE I-12 TO HAVE CONNECTION FOR 18" HDPE OFFSET TO RIGHT SIDE OF INLET. RIGHT SIDE TAKEN FROM REAR PERSPECTIVE. PRECAST MANUFACTURER TO PROVIDE POSITIVE DRAINAGE TOWARD 18" INVERT OUT.



**STORM DRAIN PROFILES**  
 SCALE: 1" = 5' VERT.  
 1" = 50' HORIZ.



**PRIVATE WATER PROFILES**  
 SCALE: 1" = 5' VERT.  
 1" = 50' HORIZ.



**STORM DRAIN PROFILES**  
 SCALE: 1" = 5' VERT.  
 1" = 50' HORIZ.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *[Signature]* Date: 12/1/04

Chief, Division of Land Development: *[Signature]* Date: 12/1/04

Chief, Development Engineering Division: *[Signature]* Date: 11/24/04



**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

DATE	BY	APP'R.	REVISION
12/1/04	Rev. Sewer Profile		

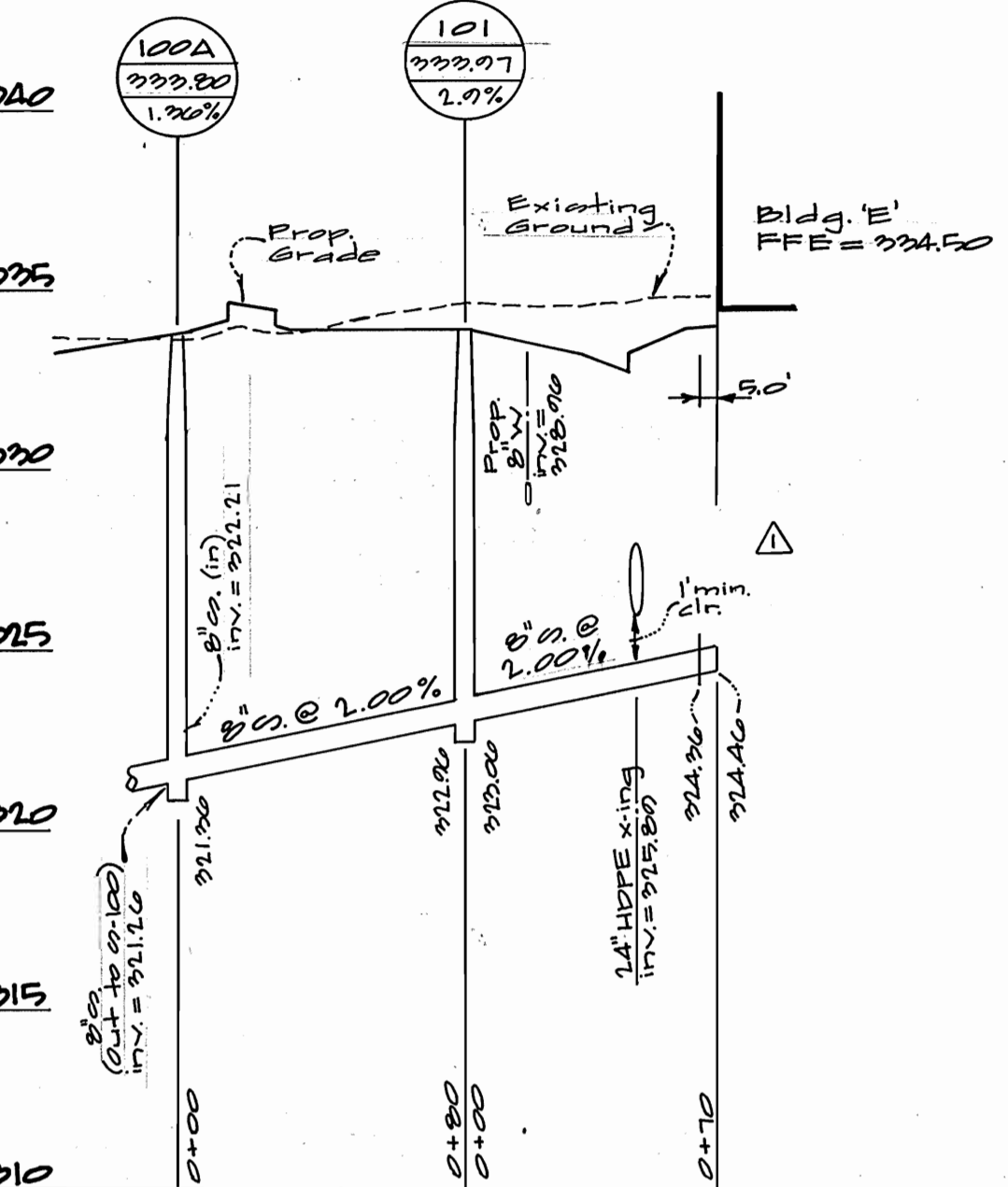
PREPARED FOR:  
 GATEWAY 70 LLC  
 7061 Columbia Gateway Drive  
 COLUMBIA, MARYLAND 21046  
 PH: 410-290-1400 ext. 11461  
 ATTN: MR. R. Colfax Schnorf Jr.

**UTILITY PROFILES**  
**COLUMBIA GATEWAY**  
 PARCEL N-10  
 PLAT NO. 14298, 17195

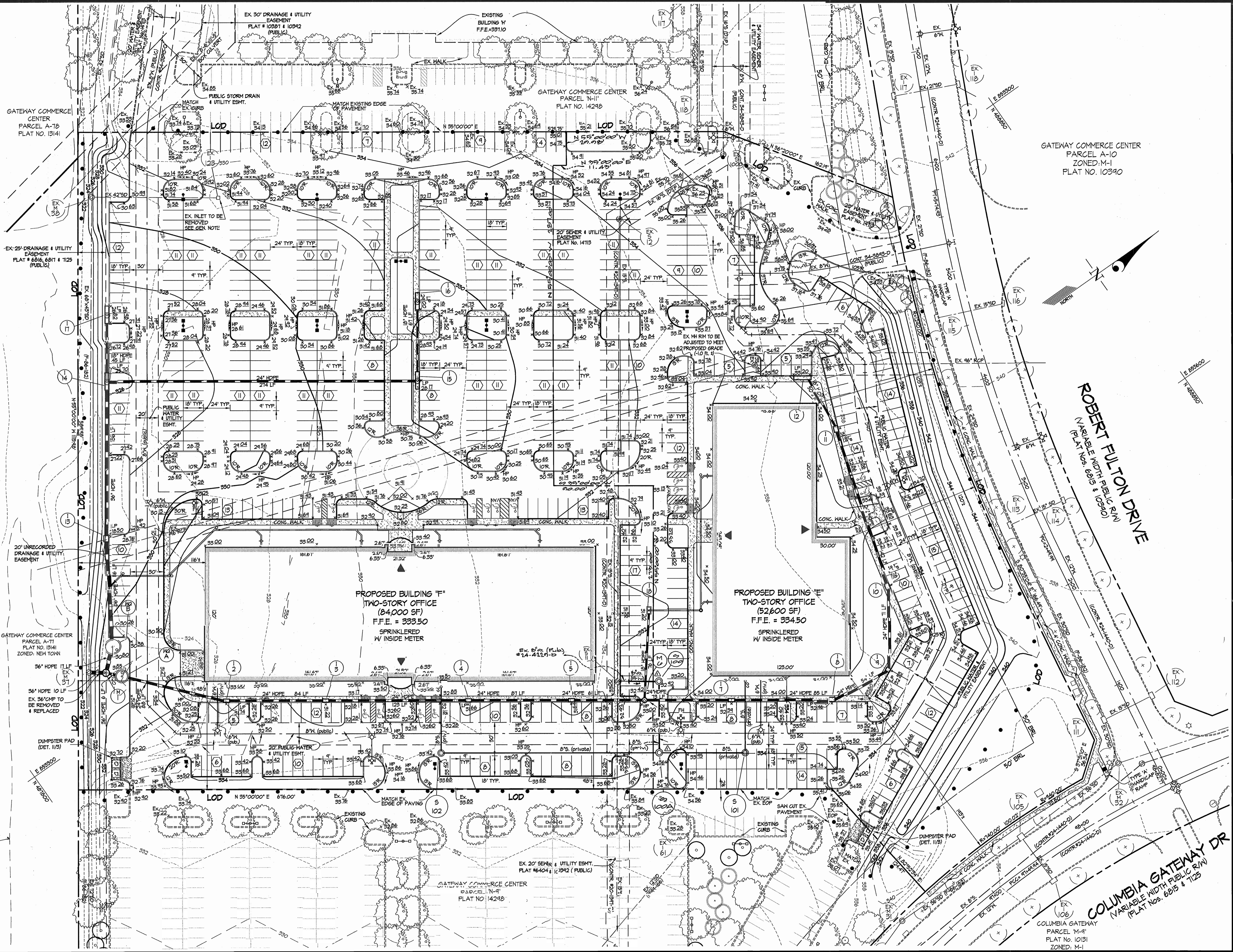
SCALE: AS SHOWN  
 ZONING: M-1  
 DATE: NOV., 2004  
 TAX MAP - GRID: 42 - 12  
 SHEET: 5 OF 10

ELECTION DISTRICT No. 6  
 HOWARD COUNTY, MARYLAND

NOTES:  
 1. FOR HANDICAP PARKING/ACCESS DETAILS SEE SHEET 3 & 4.  
 2. STORM DRAIN STRUCTURES WQ-A AND WQ-B ARE STORM CEPTOR WATER QUALITY STRUCTURES. SEE SHEET 4 FOR DETAILS.



Private Sewer Profiles  
 scales: 1" = 5' vert.  
 1" = 50' horiz.  
 Note: For other Sewer Profiles see sheet 5.



*OK*  
 [Signature]

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 [Signature] 12/3/04  
 Director Date  
 [Signature] 12/3/04  
 Chief, Division of Land Development Date  
 [Signature] 11/22/04  
 Chief, Development Engineering Division MK Date

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

DATE	REVISION	BY	APP'R.
6/22/05	Rev. sewer & add sewer profile		

PREPARED FOR:  
 GATEWAY 70 LLC  
 7061 Columbia Gateway Drive  
 COLUMBIA, MARYLAND 21046  
 PH.: 410-290-1400 ext. 1461  
 ATTN: MR. R. Colfax Schnorf Jr.

**SITE DEVELOPMENT PLAN**  
**COLUMBIA GATEWAY**  
**PARCEL N-10**  
**PLAT NO. 14298, 17095**  
 ELECTION DISTRICT No. 6  
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 40'	M-1	04031
DATE	TAX MAP - GRID	SHEET
NOV., 2004	42 - 12	2 OF 10

GENERAL NOTES

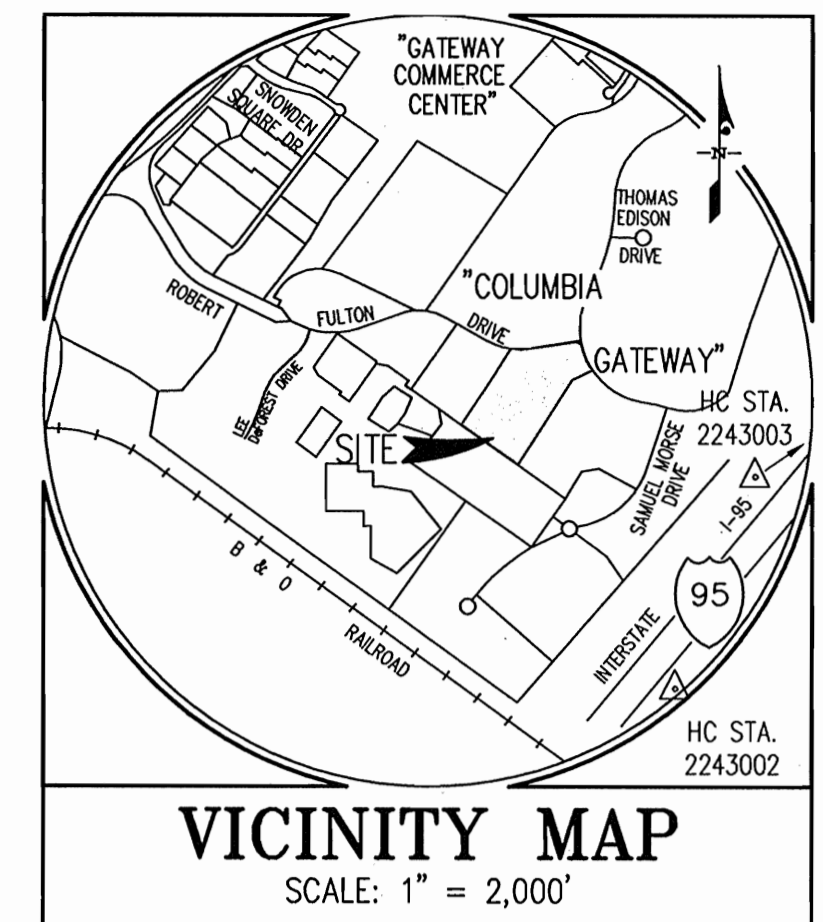
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARD AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF INSPECTION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THE CONTRACTOR SHALL NOTIFY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, BUREAU OF UTILITIES AT (410) 313-4400 AT LEAST FIVE WORKING DAYS PRIOR TO STARTING ANY EXCAVATION WORK.
- AREA OF SITE: 11.03 AC. DISTURBED AREA: 10.64 AC.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- EXISTING TOPOGRAPHY WAS DETERMINED BY APPROVED FINAL CONSTRUCTION PLANS FOR DEVELOPMENT. EXISTING UTILITY INFORMATION IS BASED UPON CONSTRUCTION PLANS AND AS-BUILT PLANS PREPARED BY FISHER, COLLINS AND CARTER INC. ON MARCH OF 1992.
- COORDINATES AND BEARINGS ARE BASED UPON THE MD STATE PLANE SYSTEM (NAD '83).
- WATER AND SEWER SHOWN IS PUBLIC.
- ALL EXISTING WATER AND SEWER IS SHOWN PER CONT. NOS. 24-1440-D, 24-1587-D, 20-1397-D, 24-3893-D.
- STORMWATER MANAGEMENT QUANTITY CONTROL IS PROVIDED OFFSITE AT REGIONAL FACILITIES. QUALITY CONTROL IS PROVIDED BY TWO IN-LINE STORMWATER QUALITY STRUCTURES. (M3-A & M3-B) THESE STRUCTURES ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- ALL EXISTING PUBLIC STORM DRAIN IS PER F-99-166, F-00-144 & F-06-126.
- ALL CURB RADII ARE 5' UNLESS NOTED OTHERWISE.
- UTILITY INFORMATION TAKEN FROM APPROVED FINAL CONSTRUCTION PLANS FOR DEVELOPMENT.
- SIDEWALKS ADJACENT TO PERPENDICULAR PARKING SHALL BE 6' WIDE. ALL OTHER SIDEWALKS SHALL BE 5' WIDE, EXCEPT WHERE DIMENSIONED OTHERWISE. PROVIDE 3' RADIUS ROUNDING AT ALL ANGLE BREAKS AND INTERSECTIONS.
- CONTRACTOR SHALL UTILIZE PVC PIPE FOR ALL SEWER HOUSE CONNECTIONS. CONTRACTOR SHALL UTILIZE D.I.P. (CL. 5) FOR 4" AND 6" WATER HOUSE CONNECTIONS AND D.I.P. (CL. 50) FOR 8" WATER HOUSE CONNECTIONS.
- CONTRACTOR TO FIELD LOCATE ALL EXISTING UTILITY CONNECTIONS. SHOULD SUBSTANTIAL DISCREPANCIES ARISE, THE CONTRACTOR IS TO NOTIFY THE DESIGN ENGINEER BEFORE MAKING ADJUSTMENTS.
- USE TRENCH BEDDING CLASS "C" FOR STORM DRAINS.
- PAVED AREAS INDICATED ARE PRIVATE EXCEPT AS NOTED.
- RECORDING REFERENCE: PLAT NO. 14298 (PARCEL N-10) & PLAT NO. 17095
- ALL PROPOSED RAMPS SHALL BE IN ACCORDANCE WITH CURRENT A.D.A. STANDARDS. MAXIMUM SIDEWALK CROSS SLOPE SHALL BE TWO PERCENT. PROVIDE A FIVE-FOOT BY FIVE-FOOT LEVEL (2 PERCENT MAX) LANDING AT THE TOP AND BOTTOM OF ALL RAMPS AND BUILDING ENTRANCES AND EXITS.
- ALL WATER METERS SHALL BE LOCATED INSIDE BUILDINGS.
- THE PROPOSED WATER AND SEWER HOUSE CONNECTION ALIGNMENTS INDICATED ON THE PLANS, FROM THE EXISTING UTILITIES TO THE BUILDING, ARE TO BE CONSTRUCTED BY THE BUILDING PLUMBER AND ARE APPROXIMATE. THE PROPOSED STUBS ARE LOCATED 5' FROM THE BUILDING FACE.
- ALL THE PROPOSED STORM DRAIN HAS BEEN CONSERVATIVELY SIZED TO ACCOMMODATE ROOF DRAIN LEADER TIE IN AT ANY POINT IN THE SYSTEM. THE BUILDING-STORM DRAIN CONNECTIONS ARE TO BE CONSTRUCTED BY THE BUILDING PLUMBER.
- MAINTAIN 2% CROSS-SLOPES ON SIDEWALKS, PER STANDARD DETAILS, WHERE SIDEWALK IS ADJACENT TO BUILDING, SLOPE AWAY FROM BUILDING, AND UTILIZE EXPANSION JOINT MATERIAL AND SEALER IN THE JOINT BETWEEN THE SIDEWALK AND THE BUILDING WALL.
- SUFFICIENT SIGHT DISTANCE PER THE HOWARD COUNTY DESIGN MANUAL MUST BE PROVIDED AT ALL ACCESS POINTS. ANY LANDSCAPING THAT OBSTRUCTS THE LINE OF SIGHT MUST BE RELOCATED.
- A TRAFFIC STUDY AND A.P.F.O. ANALYSIS, WHICH INCLUDED THIS PARCEL, WERE PERFORMED UNDER F-99-156. THE UPDATED AFFO MEMORANDUM DATED JULY 26, 2004 IS APPROVED.
- THERE IS NO FLOODPLAIN ON THIS SITE.
- THERE ARE NO WETLANDS, STREAMS, OR STEEP SLOPES ON THIS SITE.
- THIS PARCEL DOES NOT APPEAR ON THE COUNTY'S CEMETERY INVENTORY AS HAVING CEMETERIES OR BURIAL GROUNDS. ALSO, THERE IS NO PHYSICAL EVIDENCE OF EITHER CEMETERIES OR BURIAL GROUNDS BEING PRESENT ON THE SITE.
- COORDINATES AND BEARINGS ARE BASED UPON THE '83 MD STATE COORDINATE SYSTEM (NAD '83) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NOS. 2243002, 2243003.
- ALL EXTERIOR LIGHTING SHALL CONFORM TO SECTION 134 OF THE ZONING REGULATIONS. (SEE DETAIL SHEET-3)
- THIS SITE IS EXEMPT FROM THE FOREST CONSERVATION ORDINANCE IN ACCORDANCE WITH SECTION 16.1202 (b)(1)(v) A PLANNED OFFICE PARK GREATER THAN 15 ACRES.
- THE SUBJECT PROPERTY IS ZONED M-1 PER THE LATEST COMPREHENSIVE ZONING PLAN DATED 02/02/2004.
- THIS SDP HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL, CHAPTER VI (ALTERNATIVE COMPLIANCE).
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT AS NOTED ON SHEET #10.

Δ 28 Parcel N-10 has been changed from N-10 to N-14 & N-15 Per F-05-180c.

# SITE DEVELOPMENT PLAN

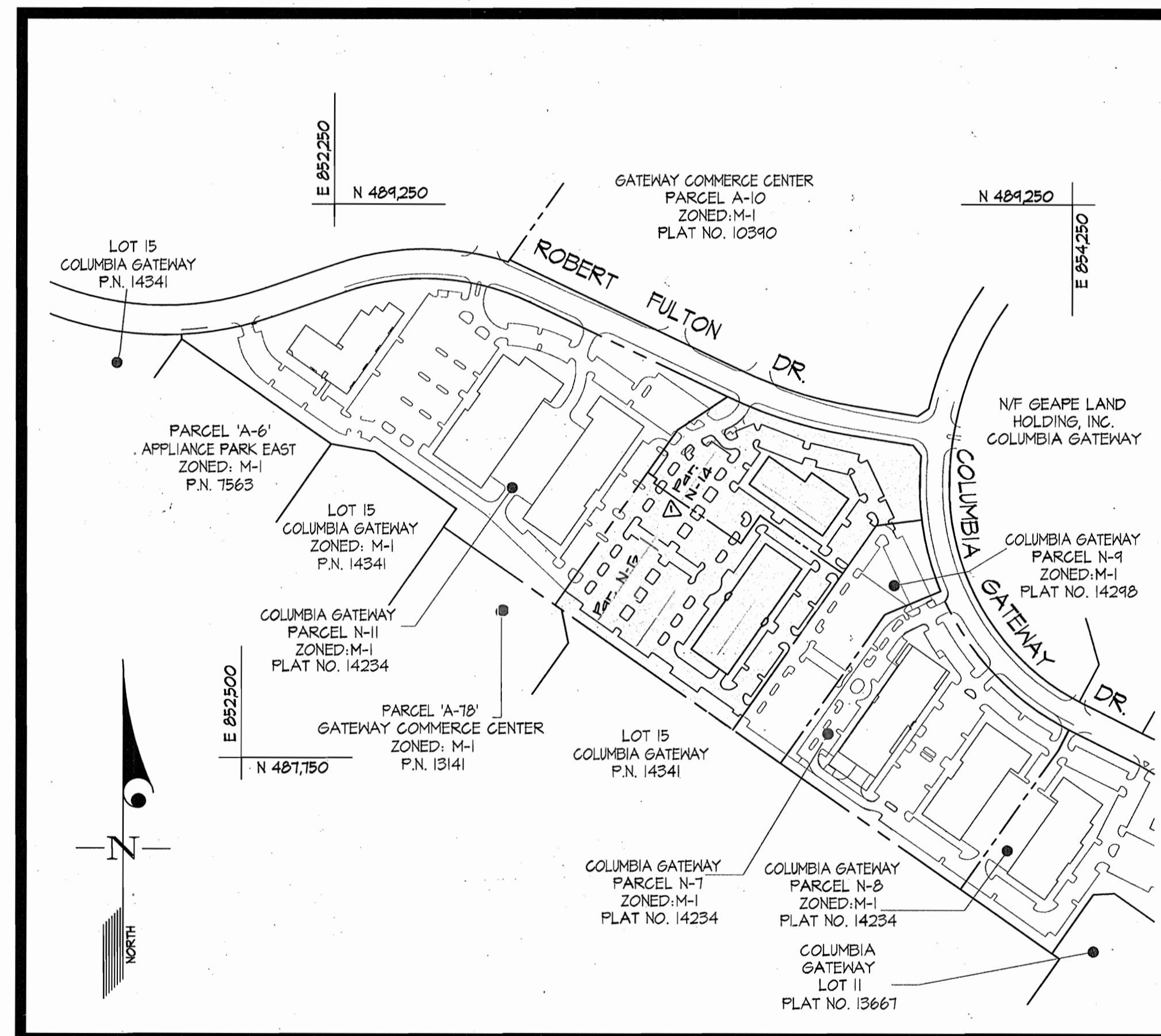
## COLUMBIA GATEWAY

### PARCEL N-10



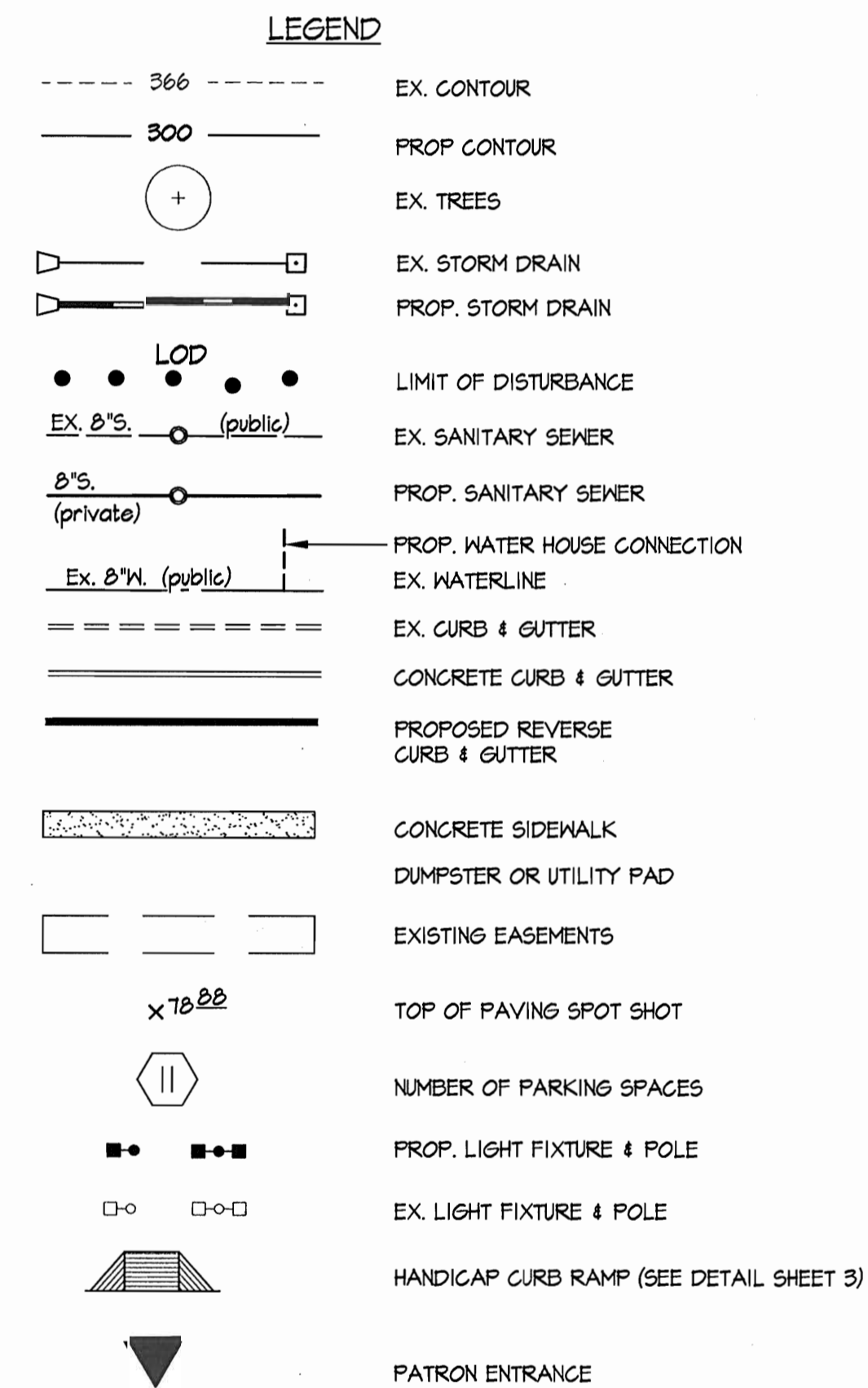
**VICINITY MAP**  
SCALE: 1" = 2,000'

BENCHMARKS  
2243002  
STANDARD DISC ON CONCRETE MONUMENT  
2243003  
STANDARD DISC ON CONCRETE MONUMENT



KEY MAP

SCALE: 1" = 300'



SITE ANALYSIS DATA CHART

- GROSS AREA PARCEL N-10: 480,249 SF OR 11.03 AC.
- LIMIT OF DISTURBED AREA = 463,431 SF OR 10.64 AC.
- PRESENT ZONING = M-1
- PROPOSED USE: RESEARCH AND DEVELOPMENT/LIGHT WAREHOUSE
- GROSS FLOOR AREA: BUILDING E = 52,600 SF  
BUILDING F = 84,000 SF  
TOTAL = 136,600 SF
- NO. OF PARKING SPACES REQUIRED: 451 SPACES (BASED ON GENERAL OFFICE USE @ 3.3 SPACES/1000 SF)
- NO. OF PARKING SPACES PROVIDED: 661 SPACES (INCL. ACCESSIBLE SPACES).
- NO. OF HANDICAP SPACES REQUIRED: 14 SPACES (4 VAN SPACES).
- NO. OF HANDICAP SPACES PROVIDED: 16 SPACES (4 VAN SPACES).
- BUILDING PERCENT COVERAGE = Building Coverage/Gross Parcel Area = 136,600/480,249 = 28.4%
- PROJECT BACKGROUND: SEE DEPT. OF PLANNING & ZONING FILE NUMBERS: F-95-55, F-95-63, F-96-17, F-96-63, F-96-182, F-97-46, F-98-41, F-99-15, F-99-16, F-99-15, F-99-156, F-99-166, F-00-11, WP 99-138, F-00-148, F-06-22, 5-84-44, F-00-160, F-00-144.

BUILDING 'E'	BUILDING 'F'
2 STORY OFFICE BUILDING	2 STORY OFFICE BUILDING
GROSS FLOOR AREA = 52,600 S.F.	GROSS FLOOR AREA = 84,000 S.F.
USE: R4D/LIGHT WAREHOUSE	USE: R4D/LIGHT WAREHOUSE
PARKING RATE: 3.3 SPACES/1000 S.F.	PARKING RATE: 3.3 SPACES/1000 S.F.
PARKING REQUIRED = 174 SPACES	PARKING REQUIRED = 271 SPACES

SHEET INDEX

- COVER SHEET
- SITE DEVELOPMENT PLAN
- SITE & HANDICAP ACCESSIBILITY DETAILS
- SITE & HANDICAP ACCESSIBILITY DETAILS/PAVING PLAN
- STORM DRAIN/UTILITY PROFILES
- SEDIMENT CONTROL PLAN
- SEDIMENT CONTROL NOTES & DETAILS
- DRAINAGE AREA MAP
- LANDSCAPE PLAN
- LANDSCAPE NOTES, DETAILS & SCHEDULES

ADDRESS CHART	
BUILDING NUMBER	STREET ADDRESS
E	8601 ROBERT FULTON DRIVE
F	8621 ROBERT FULTON DRIVE

SUBDIVISION NAME: COLUMBIA GATEWAY		SECTION/AREA	PARCELS P/O P 671
PLAT No. 14298 17095	ZONE M-1	TAX MAP 42	BLOCK 12
			ELEC. DIST. 6
			CENSUS TRACT 6061.03

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Frank M. Leyle* 12/13/04  
Director Date

*Carole Hammit* 12/16/04  
Chief, Division of Land Development Date

*Mark M. ...* 11/22/04  
Chief, Development Engineering Division MK Date



**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20886  
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

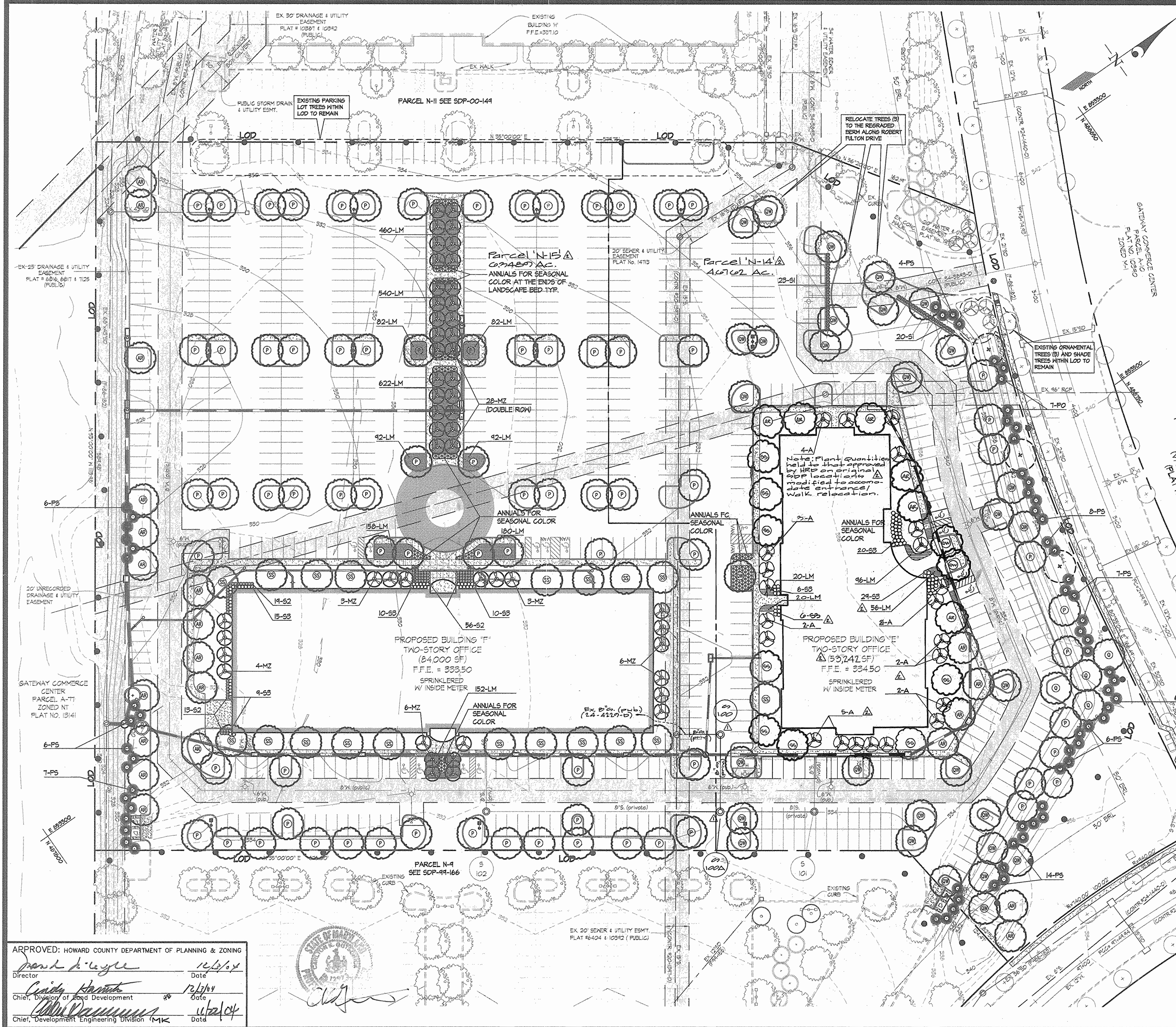
DATE	REVISION	BY	APP'R.
12-22-05	Added general note #28		

PREPARED FOR:  
GATEWAY 70 LLC  
7061 Columbia Gateway Drive  
COLUMBIA, MARYLAND 21046  
PH: 410-290-1400 ext. 1461  
ATTN: MR. R. Colfax Schnorr Jr.

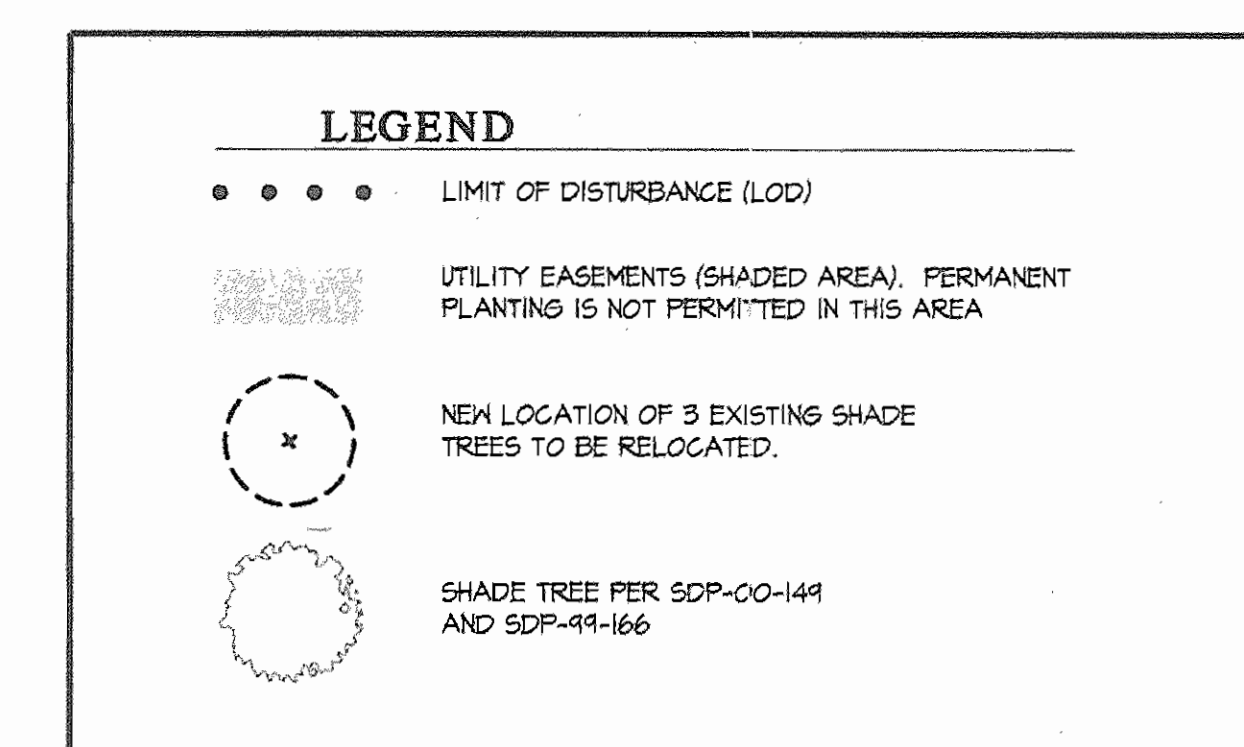
**COVER SHEET**  
**COLUMBIA GATEWAY**  
**PARCEL N-10**  
PLAT NO. 14298, 17095

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	M-1	04031
DATE	TAX MAP - GRID	SHEET
NOV, 2004	42 - 12	1 OF 10





PLANT SCHEDULE					
TYPE	SYMBOL	QUANT.	NAME (BOTANICAL/COMMON)	SIZE	COMMENTS
CANOPY SHADE TREE	AR	27	ACER RUBRUM 'RED SUNSET' / RED SUNSET RED MAPLE	25"-3.0" CAL.	B4B
	SS	27	ACER RUBRUM 'SCARLET SENTINEL' / SCARLET SENTINEL RED MAPLE	25"-3.0" CAL.	B4B
	F	71	PLATANUS x ACERIFOLIA 'BLOODGOOD' / BLOODGOOD LONDON PLANETREE	25"-3.0" CAL.	B4B
	Q	4	QUERCUS PALUSTRIS / PIN OAK	25"-3.0" CAL.	B4B
	OM	33	QUERCUS PHELLOS / WILLOW OAK	25"-3.0" CAL.	B4B
EVERGREEN TREE	PO	13	PICEA OMORICA / SERBIAN SPRUCE	10' HT. MIN.	B4B, WITH INTACT CENTRAL LEADER
	PS	50	PINUS STROBUS / EASTERN WHITE PINE	10' HT. MIN.	B4B, WITH INTACT CENTRAL LEADER
ORNAMENTAL TREE	A	22	AMELANCHIER ARBOREA 'AUTUMN SUNSET' / AUTUMN SUNSET SERVICEBERRY	25" CAL. MIN.	B4B, TREE FORM
	MZ	50	MALUS 'ZUMI' / ZUMI CRABAPPLE	25" CAL. MIN.	B4B
SHRUBS	S3	43	ILEX CRENATA 'HELLERI' / HELLERI HOLLY	30" SPR. MIN.	CONTAINERIZED
	S2	80	COTONEASTER HORIZONTALIS 'TOM THUMB' / TOM THUMB COTONEASTER	24" SPR. MIN.	CONTAINERIZED
	S1	23	EUONYMUS ALATUS 'COMPACTA' / DWARF WINGED EUONYMUS	30" SPR. MIN.	CONTAINERIZED
HERBACEOUS PERENNIALS	LM	6480 S.F.	LIRIOPE MASCARI / GREEN LIRIOPE	2632 1-GAL @ 18" O.C.	OPTIONAL IN LIEU OF LAWN
ANNUAL FLOWERS		1696 S.F.	FOR SUMMER PLANTING: PETUNIAS, MARIGOLDS AND SALVIAS FOR FALL PLANTING: FANSIES		



- NOTES:**
- ALL EXISTING TREES WITHIN THE L.O.D. NOTED TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES. IF THESE TREES ARE DAMAGED, THEY SHALL BE REPLACED WITH THE SAME TYPE & SIZE.
  - ALL EXISTING TREES WITHIN THE L.O.D. NOTED TO BE RELOCATED SHALL BE PROTECTED UNTIL THEY CAN BE MOVED TO THEIR NEW LOCATION ON THE REGRADED BERM.
  - SEE SHEET 10 FOR ADDITIONAL LANDSCAPE NOTES, SPECIFICATIONS AND DETAILS.

**DEVELOPER'S/BUILDER'S CERTIFICATE**

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN SECTION 16.124 OF THE HOWARD COUNTY 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.

NAME: *R. Taylor* DATE: *11-8-04*

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *David A. Keyle* Date: *12/1/04*

Chief, Division of Land Development: *Cindy Harvath* Date: *12/1/04*

Chief, Development Engineering Division: *John D. Williams* Date: *11/2/04*

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20886  
 TEL: 301-421-4024 FAX: 410-380-1820 DC/VA: 301-989-2324 FAX: 301-421-4186

DATE	REVISION	BY	APPR.
6/21/05	Rev. Title to Reflect Approved Naming Adjust. Landscaping to support Bldg. Mod.	WJL	
6/21/05	Revise Sewer Main		

PREPARED FOR:  
 GATEWAY 70 LLC  
 7061 Columbia Gateway Drive  
 COLUMBIA, MARYLAND 21046  
 PH.: 410-290-1400 ext. 1461  
 ATTN.: MR. R. Colfax Schnorf Jr.

**LANDSCAPE PLAN**  
**COLUMBIA GATEWAY**  
**PARCELS 'N-14' & 'N-15'**  
 PLAT NO. 14298 / 17095

ELECTION DISTRICT No. 6

SCALE	ZONING	G. L. W. FILE No.
1"=40'	M-1	04031
DATE	TAX MAP - GRID	SHEET
NOV., 2004	42 - 12	9 OF 10

**THIS PLAN IS FOR PLANTING PURPOSES ONLY!**

NOTE: THIS SITE HAS BEEN MASS GRADED AND ALL SOILS ARE ASSUMED TO BE HYDROLOGIC GROUP C.

DRAINAGE AREAS			
AREA No.	D.A. (ACRES)	% IMP.	C
1-2	0.10	85%	0.85
1-3	0.21	85%	0.85
1-4	0.22	85%	0.85
1-5	0.24	85%	0.85
1-7	0.22	85%	0.85
1-8	0.31	85%	0.85
1-4	0.31	85%	0.85
1-10	0.36	85%	0.85
1-11	0.39	85%	0.85
1-12	0.61	85%	0.85
1-13	0.46	85%	0.85
1-14	1.22	85%	0.85
1-15	1.52	85%	0.85
1-16	1.66	85%	0.85
1-17	1.66	85%	0.85
1-18	0.36	85%	0.85
RD-F	0.62	95%	0.95
RD-E	0.36	95%	0.95

TOTAL AREA ENTERING SYSTEM = 11.06 AC.

**WATER QUALITY TABULATION**

WQ-A

TOTAL AREA TREATED = 3.78 acres  
 % RUNOFF TREATED = 18.5 %  
 % TSS REMOVAL = 71.2 %  
 DEVICE: STORMCEPTOR MODEL szc 4800  
 10-YR PEAK DISCHARGE TO STRUCTURE = 24.6 cfs

WQ-B

TOTAL AREA TREATED = 7.26 acres  
 % RUNOFF TREATED = 15.6 %  
 % TSS REMOVAL = 14.5 %  
 DEVICE: STORMCEPTOR MODEL szc 1200  
 10-YR PEAK DISCHARGE TO STRUCTURE = 50.08 cfs

NOTES:  
 1. THIS SITE HAS BEEN MASS GRADED AND ALL SOILS HAVE BEEN ASSUMED TO BE SC5 HYDROLOGIC GROUP C.  
 2. & 3. INTERIORS FOR ALL DRAINAGE AREA EXCEPT ROOFTOPS ARE CONSERVATIVELY APPROXIMATED AT 85%.

**LEGEND**

- 600 --- EXISTING CONTOUR
- 600 --- PROPOSED CONTOUR
- --- PROPOSED DRAINAGE DIVIDE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*David A. Coyle* Director Date: 11/17/04  
*Cindy Harvath* Chief, Division of Land Development Date: 11/17/04  
*Michael J. ...* Chief, Development Engineering Division MK Date: 11/22/04



**GLWGUTSCHICK LITTLE & WEBER, P.A.**

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE: 11/17/04  
 REVISION: Modified Bldg E to Final Design Updated Title  
 Rev. Sewer Main and make D.A. tanks suitable

BY: [Signature] APPR: [Signature]

PREPARED FOR:  
 GATEWAY 70 LLC  
 7061 Columbia Gateway Drive  
 COLUMBIA, MARYLAND 21046  
 PH.: 410-290-1400 ext. 1461  
 ATTN.: MR. R. Colfax Schnorf Jr.

STORM DRAIN DRAINAGE AREA MAP

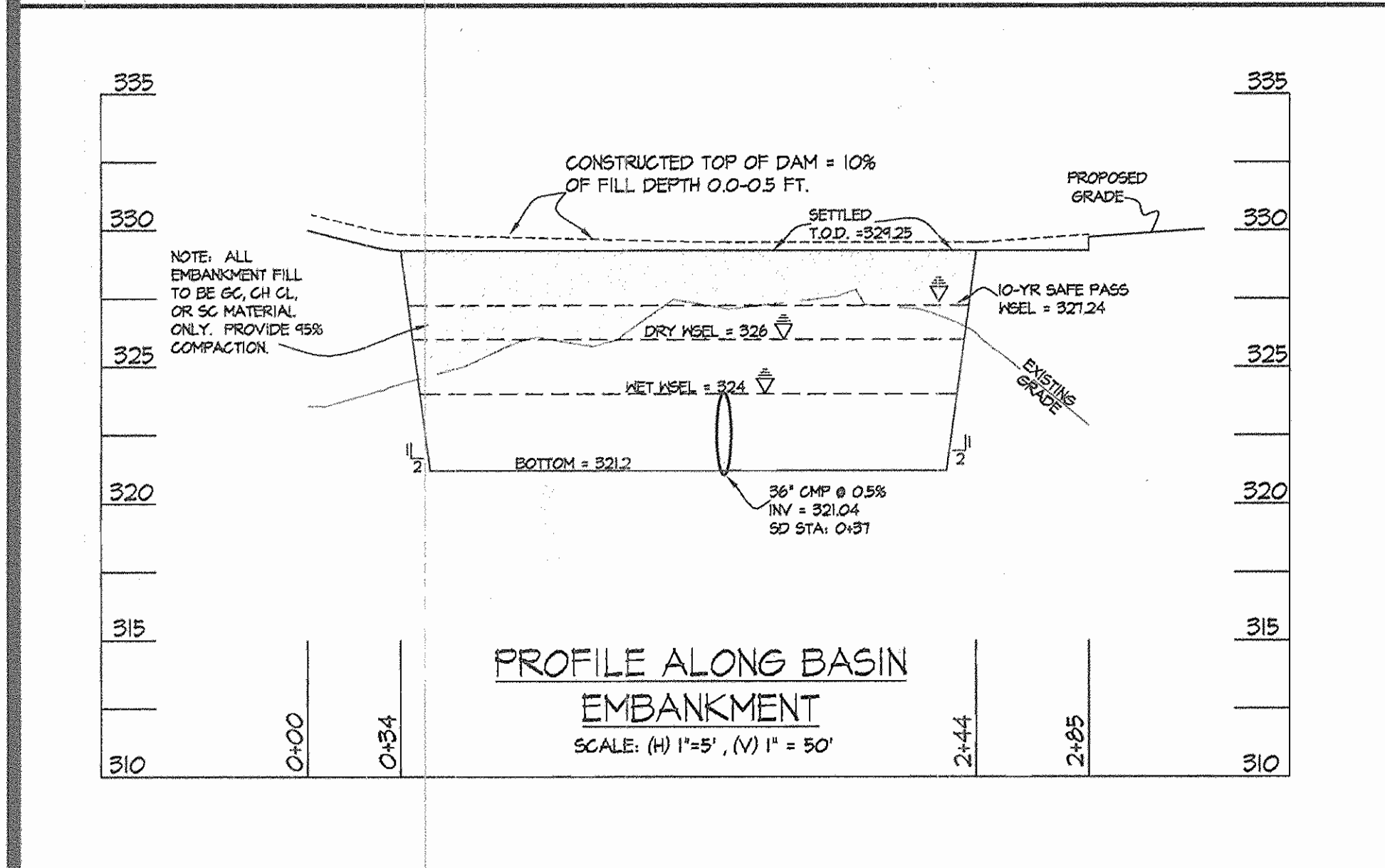
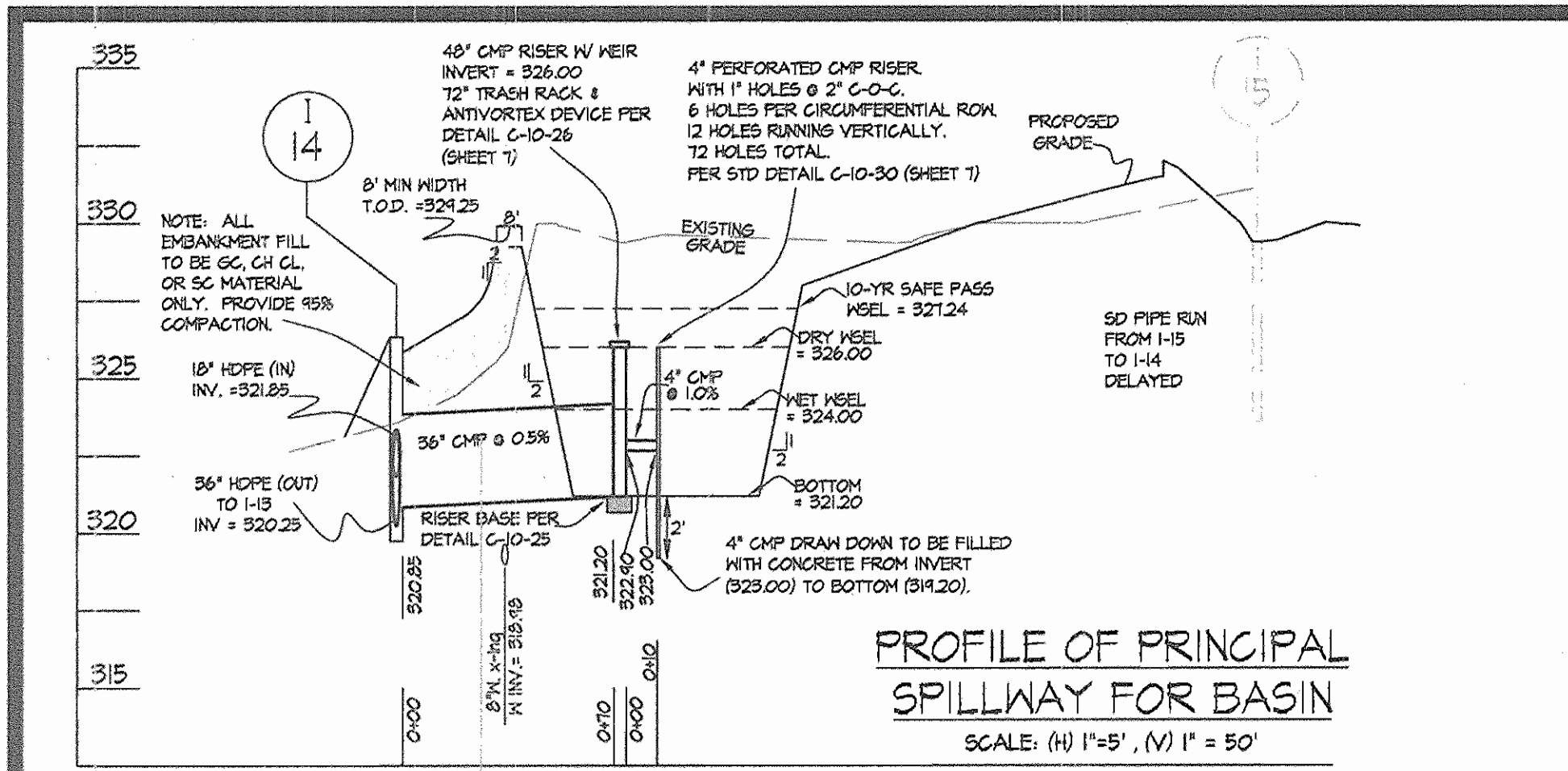
**COLUMBIA GATEWAY**  
 PARCELS 'N-14' & 'N-15'  
 PLAT NO. 14298, 17095

SCALE	ZONING	G. L. W. FILE NO.
1"=40'	M-1	04031
DATE	TAX MAP - GRID	SHEET
NOV., 2004	42 - 12	8 OF 10

THIS PLAN IS FOR DRAINAGE AREA INFORMATION ONLY!

ELECTION DISTRICT No. 6

HOWARD COUNTY, MARYLAND



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

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS.

*Jim Myers*  
NATURAL RESOURCES CONSERVATION SERVICE DATE: 11/16/04

**LEGEND**

Proposed Spot Elevation	EM	GABION MATTRESS INFLOW PROTECTION
Existing Contour	---	Existing Earth Dike
Proposed Contour This Phase	---	Standard Inlet Protection
Proposed Safety Fence	X-X-X	Curb Inlet Protection
Proposed Silt Fence	---	Stabilized Construction Entrance
Proposed Super Silt Fence	---	
Limit of Disturbance	LOD	
Drainage Divide	---	

**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."

*CKJ*  
DATE: 11/18/04

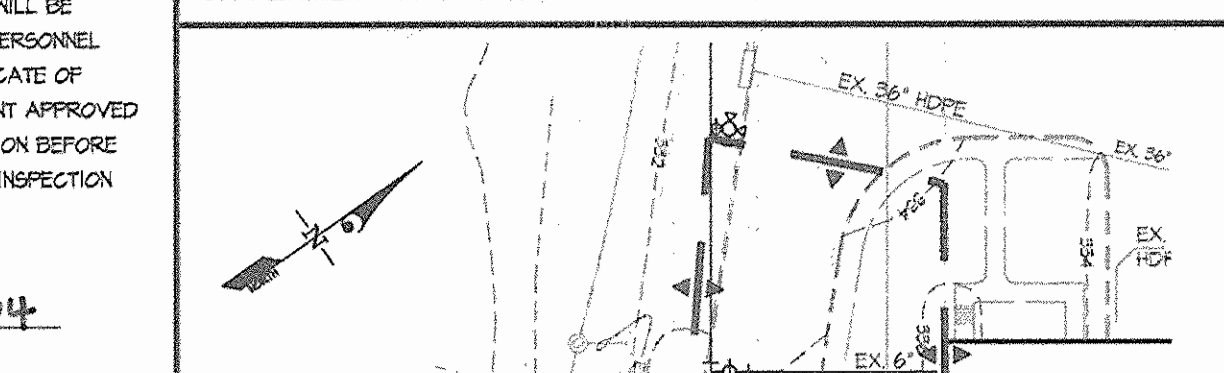
**SEDIMENT BASIN DATA**

<p>PIPE OUTLET SEDIMENT BASIN</p> <p>EX. DRAINAGE AREA: 11.06 AC PROP. DRAINAGE AREA: 11.06 AC</p> <p>NET STORAGE VOL. REQUIRED: 0.46 AC-FT NET STORAGE VOL. PROVIDED: 0.61 AC-FT</p> <p>NET STORAGE ELEV.: 324 DRY STORAGE REQUIRED: 0.46 AC-FT DRY STORAGE PROVIDED: 0.59 AC-FT</p> <p>DRY STORAGE HEEL: 326 (PROVIDED BY OFFSITE REGIONAL FACILITY)</p> <p>SAFE PASS OF 10-YR STORM PROVIDED: 310 - 42.59 @ 10-YR HEEL = 321.24 ft.</p> <p>BOTTOM ELEVATION: 321.20 TOP OF EMBANKMENT: 324.25</p> <p>OUTFALL: TO LF 36" CMP @ 0.5% OUTFALL TO PROPOSED STORM DRAIN (I-14) OUTFALL INVERT AT RISER = 321.20 OUTFALL INVERT AT I-14 = 320.25</p>	<p>RISER/WEIR DIAMETER = 48" CMP RISER HEEL CREST ELEVATION: 326.00 RISER HEEL LENGTH: 1.27 ft. RISER TRASH RACK/ANTIVORTEX 12" DEMATERING DEVICE = 4" PERFORATED CMP DEMATERING OUTFALL = 10 LF 4" CMP @ 1.0% DEMATERING INVERT AT 4" RISER = 325.20 DEMATERING - INVERT FIRST PERFORATION = 324.00</p> <p>DEMATERING PERFORATION CONFIGURATION WITH 1" HOLES @ 2" C-C-C, 6 HOLES PER CIRCUMFERENTIAL ROW, 12 HOLES TOTAL.</p> <p>DEMATERING PERFORATION CONFIGURATION WITH 1" HOLES @ 2" C-C-C, 6 HOLES PER CIRCUMFERENTIAL ROW, 12 HOLES TOTAL.</p> <p>EMERGENCY SPILLWAY ELEV. NONE CLEANOUT ELEVATION: 322.50 EMBANKMENT TOP WIDTH: 8' MIN SIDE SLOPES: 2:1</p>
---	--

**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."

*D. Encley*  
DATE: 11/18/04



**APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING**

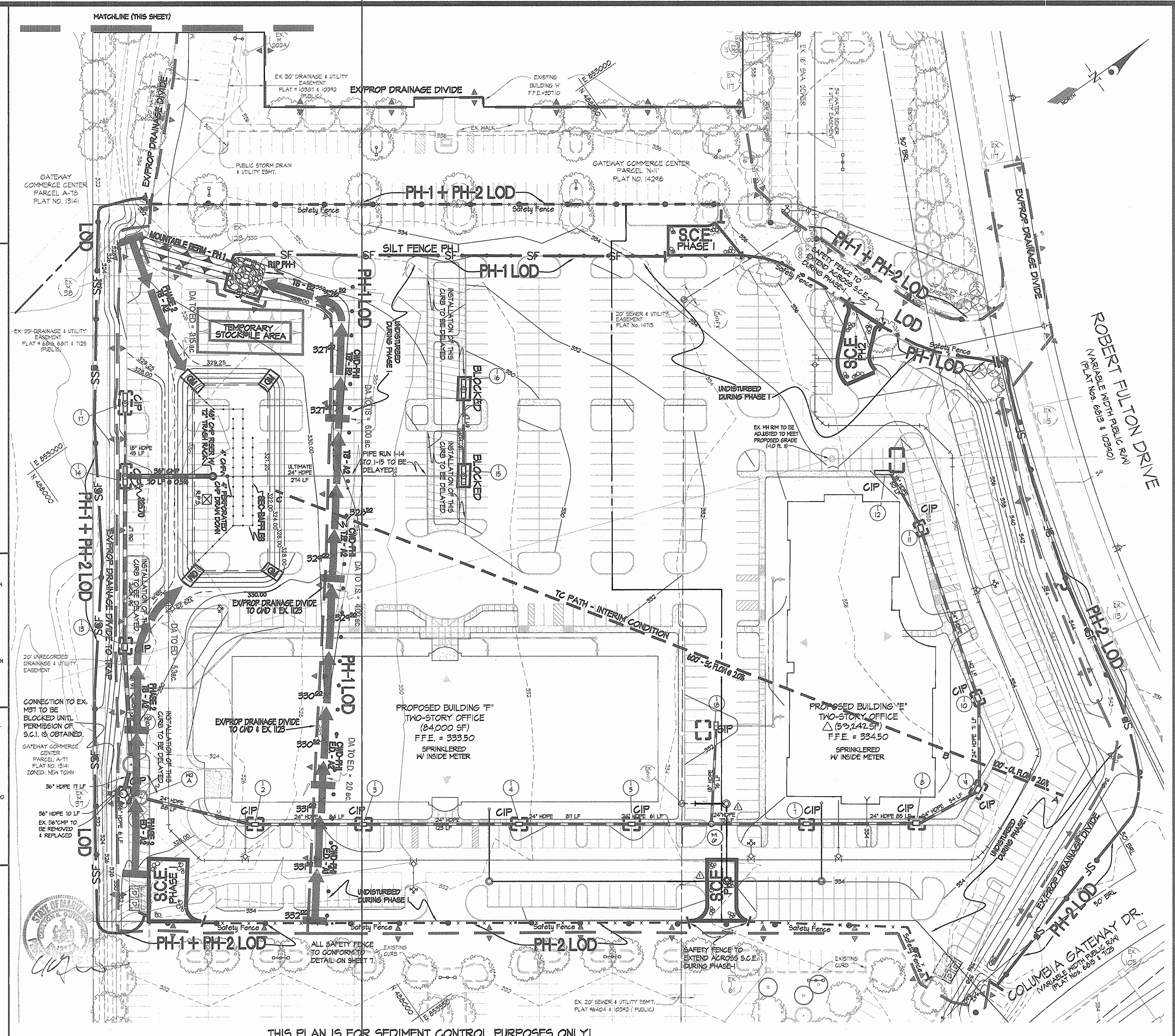
*David M. Taylor* Director, Division of Land Development  
Date: 11/18/04

*Chris Hammonds* 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 FAX: 301-421-4186

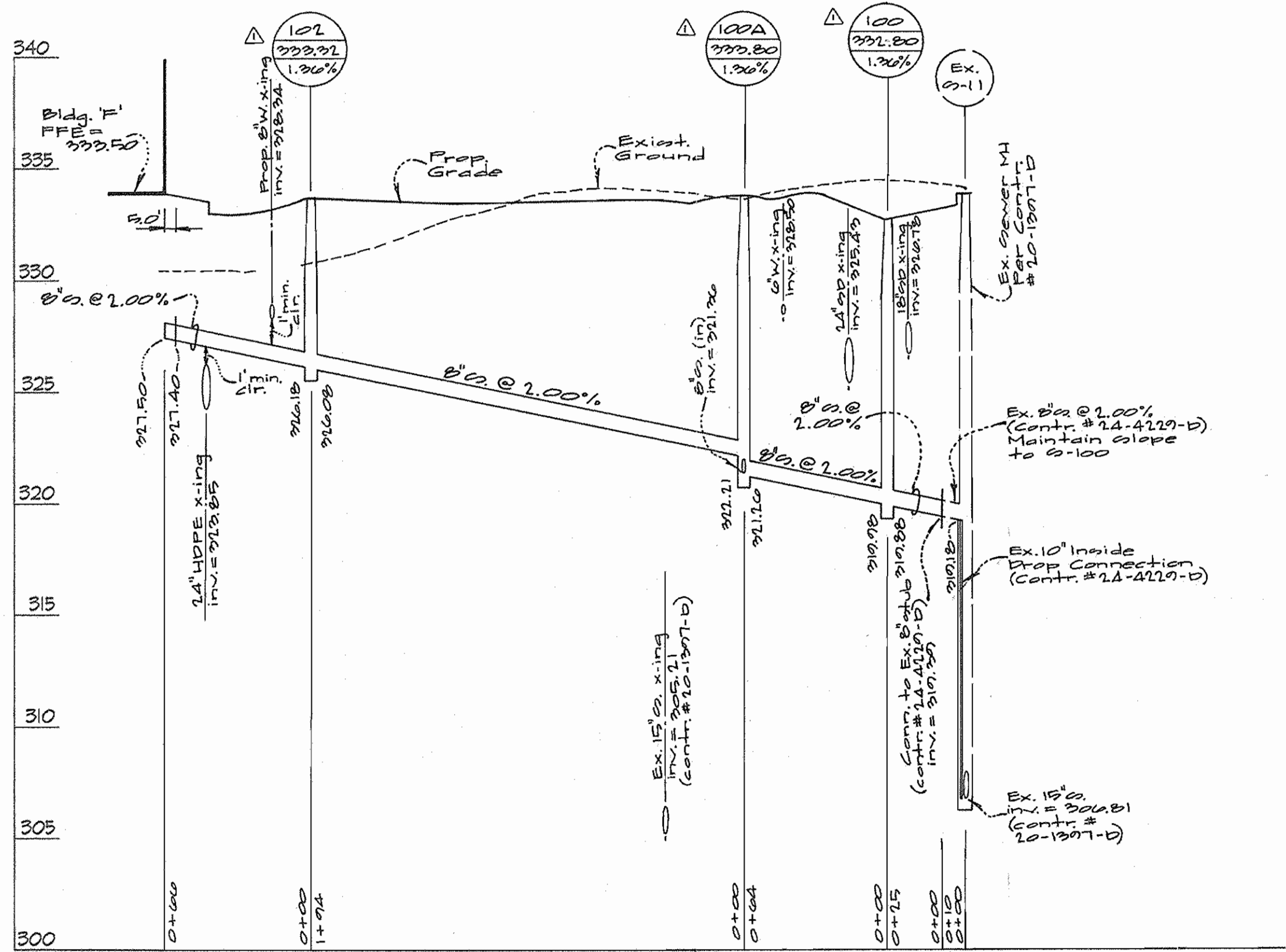
2/11/05	Medfield Bldg. E to Final Design, Updated Title	WJG	
2/22/05	Rev. Sewer Main	WJG	

DATE: 11/18/04 BY: APPR.



<p>PREPARED FOR: GATEWAY 70 LLC 7061 Columbia Gateway Drive COLUMBIA, MARYLAND 21046 PH.: 410-290-1400 ext. 1461 ATTN: MR. R. Colfax Schnorf Jr.</p>	<p><b>SEDIMENT CONTROL PLAN</b> <b>COLUMBIA GATEWAY</b> PARCELS 'N-14' &amp; 'N-15' PLAT NO. 14298, 17095</p>	<p>SCALE: 1"=40'</p> <p>DATE: NOV, 2004</p>	<p>ZONING: M-1</p> <p>TAX MAP - GRID: 42 - 12</p>	<p>G. L. W. FILE NO.: 04031</p> <p>SHEET: 6 OF 10</p>
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ELECTION DISTRICT No. 6 HOWARD COUNTY, MARYLAND

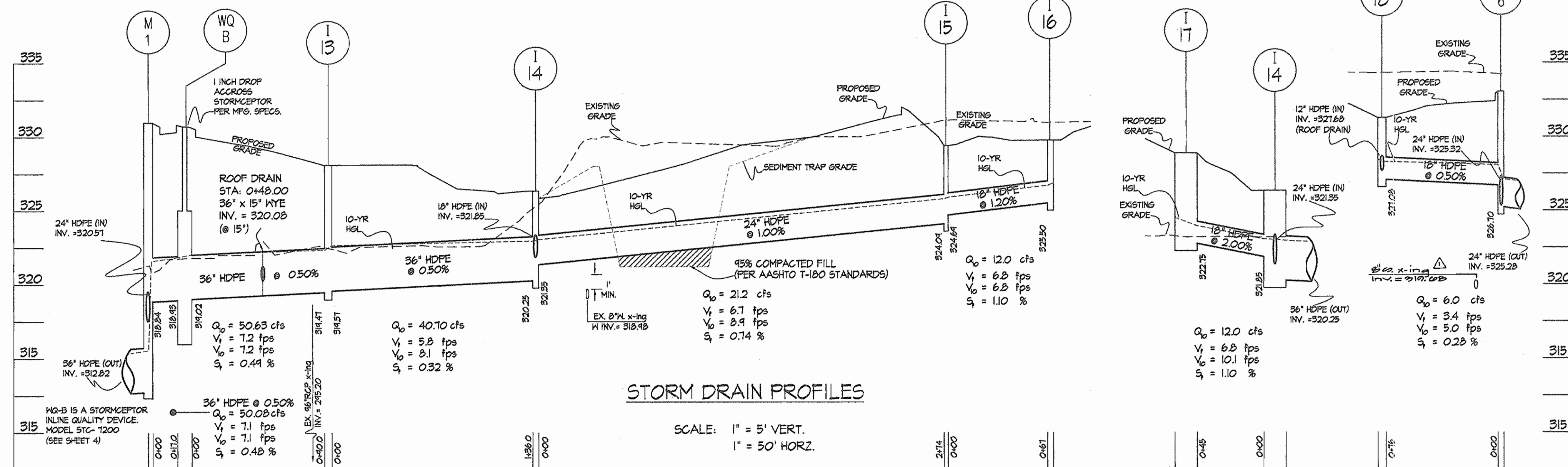


**PRIVATE SEWER PROFILES**  
SCALE: 1" = 5' VERT.  
1" = 50' HORIZ.

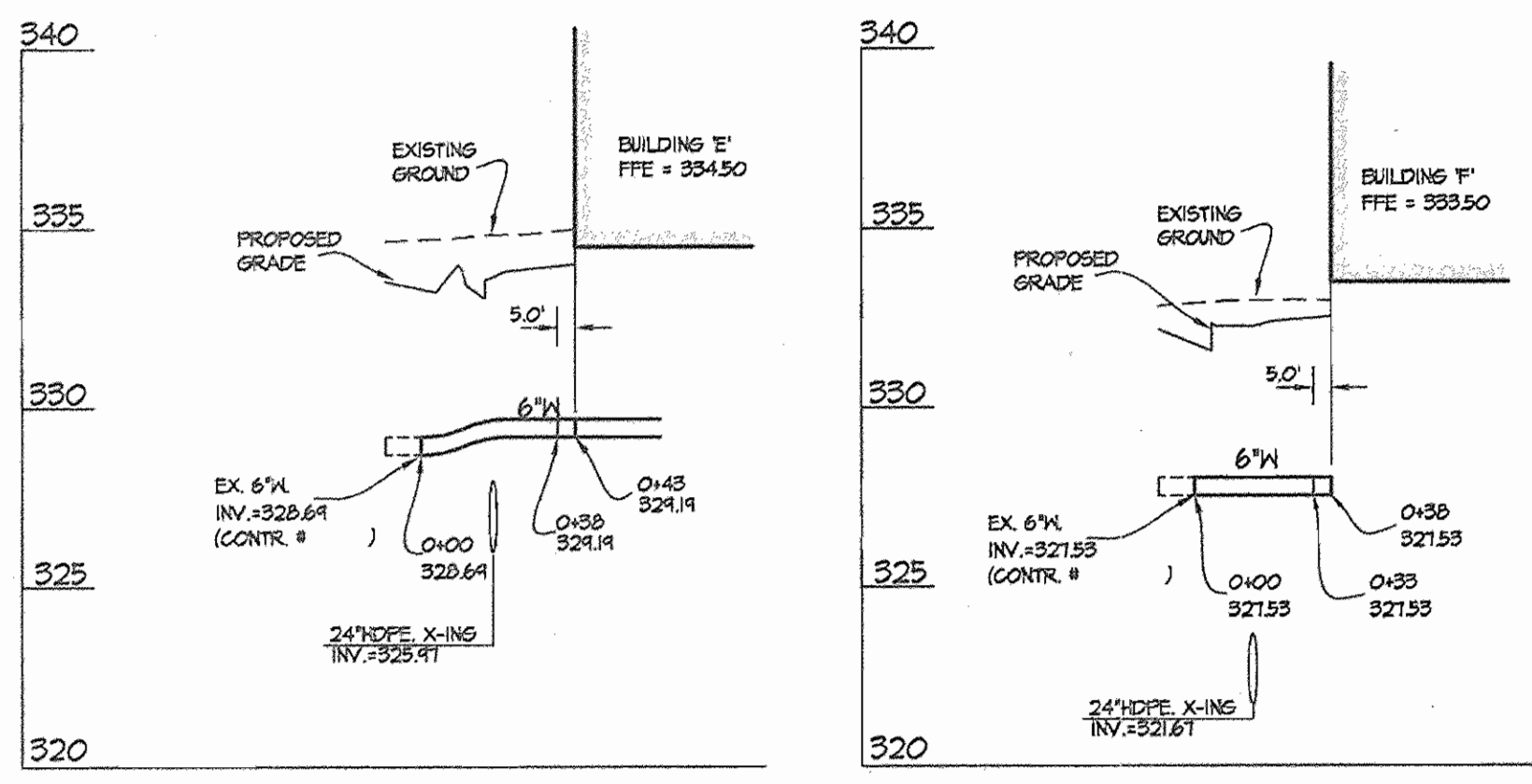
S.D. STRUCTURE SCHEDULE									
NO.	TYPE	WIDTH (INSIDE)	TOP ELEVATION		INVERT ELEVATION		STANDARD DETAIL	LOCATIONS & REMARKS	
			UPPER	LOWER	UPPER	LOWER			
M-1	5' PRECAST MH	5'	---	331.53	318.24	312.82	HC-S-5.13	see plan	
I-2	A-5 SUMP INLET	25'	---	332.24	321.84	321.74	HC-SD-4.40	see plan	
I-3	A-5 SUMP INLET	25'	---	331.12	322.86	322.76	HC-SD-4.40	see plan	
I-4	A-5 SUMP INLET	25'	---	332.16	324.01	323.91	HC-SD-4.40	see plan	
I-5	A-5 SUMP INLET	25'	---	332.14	324.81	324.71	HC-SD-4.40	see plan	
M-6	4' PRECAST MH	4'	---	333.00	326.68	325.28	HC-S-5.12	see plan	
I-7	A-5 SUMP INLET	25'	---	332.84	325.84	325.74	HC-SD-4.40	see plan	
I-8	A-5 SUMP INLET	35'	---	332.96	326.36	326.26	HC-SD-4.40	see plan	
I-9	A-5 SUMP INLET	35'	---	333.03	326.13	326.63	HC-SD-4.40	see plan	
I-10	A-5 SUMP INLET	35'	---	332.18	327.18	327.08	HC-SD-4.40	see plan	
I-11	A-5 SUMP INLET	35'	---	332.48	328.48	327.88	HC-SD-4.40	see plan	
I-12	A-10 INLET	25'	---	333.10	terminal	324.10	HC-SD-4.41	18" HDPE CONNECTION TO REAR OFFSET TO FAR RIGHT (REAR PERSPECTIVE)	
I-13	A-5 SUMP INLET	4'	---	329.00	319.51	319.41	HC-SD-4.40	see plan	
I-14	COS-15 INLET	5'	---	326.20	321.35	320.25	MDSHA-314.62	see plan	
I-15	COS-15 INLET	4'	---	328.61	324.64	324.04	MDSHA-314.62	see plan	
I-16	COS-15 INLET	4'	---	329.50	terminal	325.50	MDSHA-314.62	see plan	
I-17	COS-15 INLET	4'	---	321.32	terminal	322.15	MDSHA-314.62	see plan	
I-18	DOUBLE S INLET	2.62'	---	331.20	terminal	327.08	HC-SD-4.43	see plan	

S.D. Pipe Summary Table			
Size (in)	Type	Quantity (LF)	Remarks
18	HDPE	238	ADS N12 or equiv.
24	HDPE	1150	ADS N12 or equiv.
36	HDPE	253	ADS N12 or equiv.

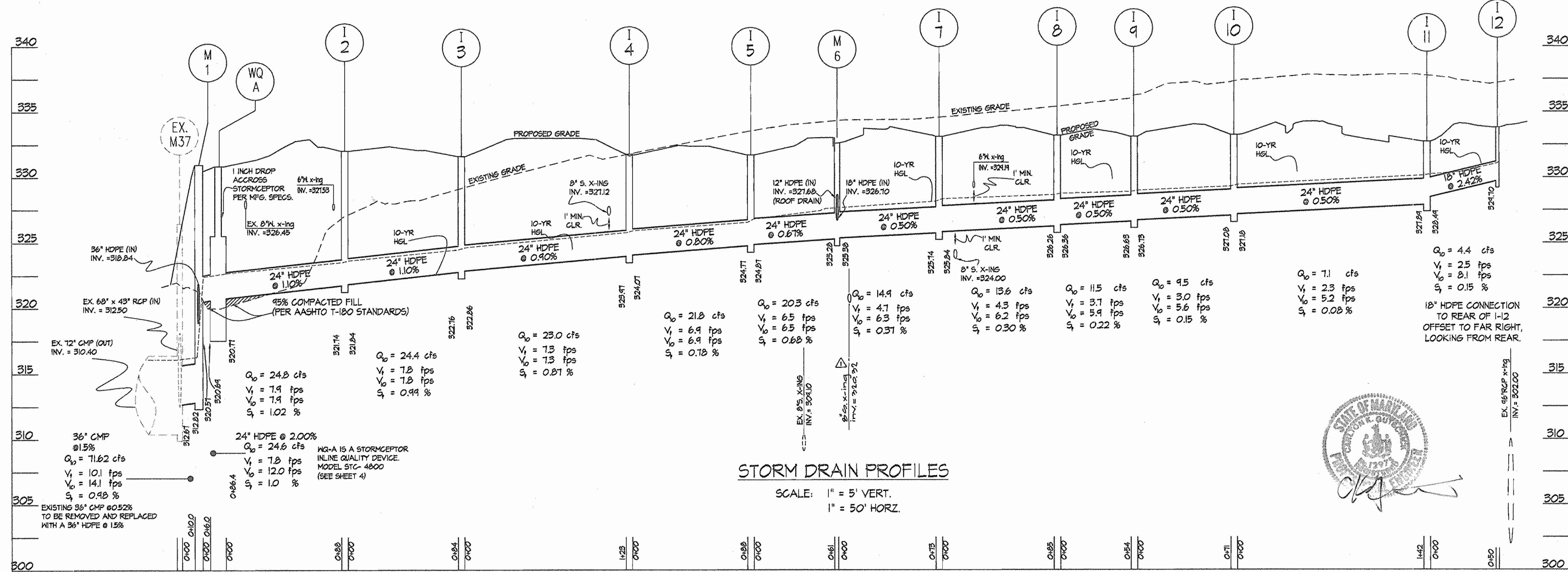
- S.D. NOTES**
- SEE SHEET 3 FOR ROOF DRAIN MANIFOLD LAYOUT. ROOF DRAIN PIPES AND STRUCTURES NOT ACCOUNTED FOR IN SCHEDULES ON THIS SHEET.
  - ALL STRUCTURES TO BE PRECAST.
  - WATER QUALITY FACILITIES HQ-A & HQ-B ARE NOT ACCOUNTED FOR IN THE STORM DRAIN STRUCTURE SCHEDULE. SEE SHEET 4 FOR DETAILS REGARDING THESE STRUCTURES.
  - PROVIDE WATER TIGHT JOINT AT ALL PIPE AND STRUCTURE CONNECTIONS.
  - ALL STORM DRAIN PIPE STRUCTURES AND WATER QUALITY DEVICES ARE TO BE FLUSHED AND PUMPED CLEAN PRIOR TO REMOVAL OF ALL SEDIMENT CONTROLS.
  - STRUCTURE I-12 TO HAVE CONNECTION FOR 18" HDPE OFFSET TO RIGHT SIDE OF INLET. RIGHT SIDE TAKEN FROM REAR PERSPECTIVE. PRECAST MANUFACTURER TO PROVIDE POSITIVE DRAINAGE TOWARD 18" INVERT OUT.



**STORM DRAIN PROFILES**  
SCALE: 1" = 5' VERT.  
1" = 50' HORIZ.



**PRIVATE WATER PROFILES**  
SCALE: 1" = 5' VERT.  
1" = 50' HORIZ.



**STORM DRAIN PROFILES**  
SCALE: 1" = 5' VERT.  
1" = 50' HORIZ.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *[Signature]* Date: 12/3/04

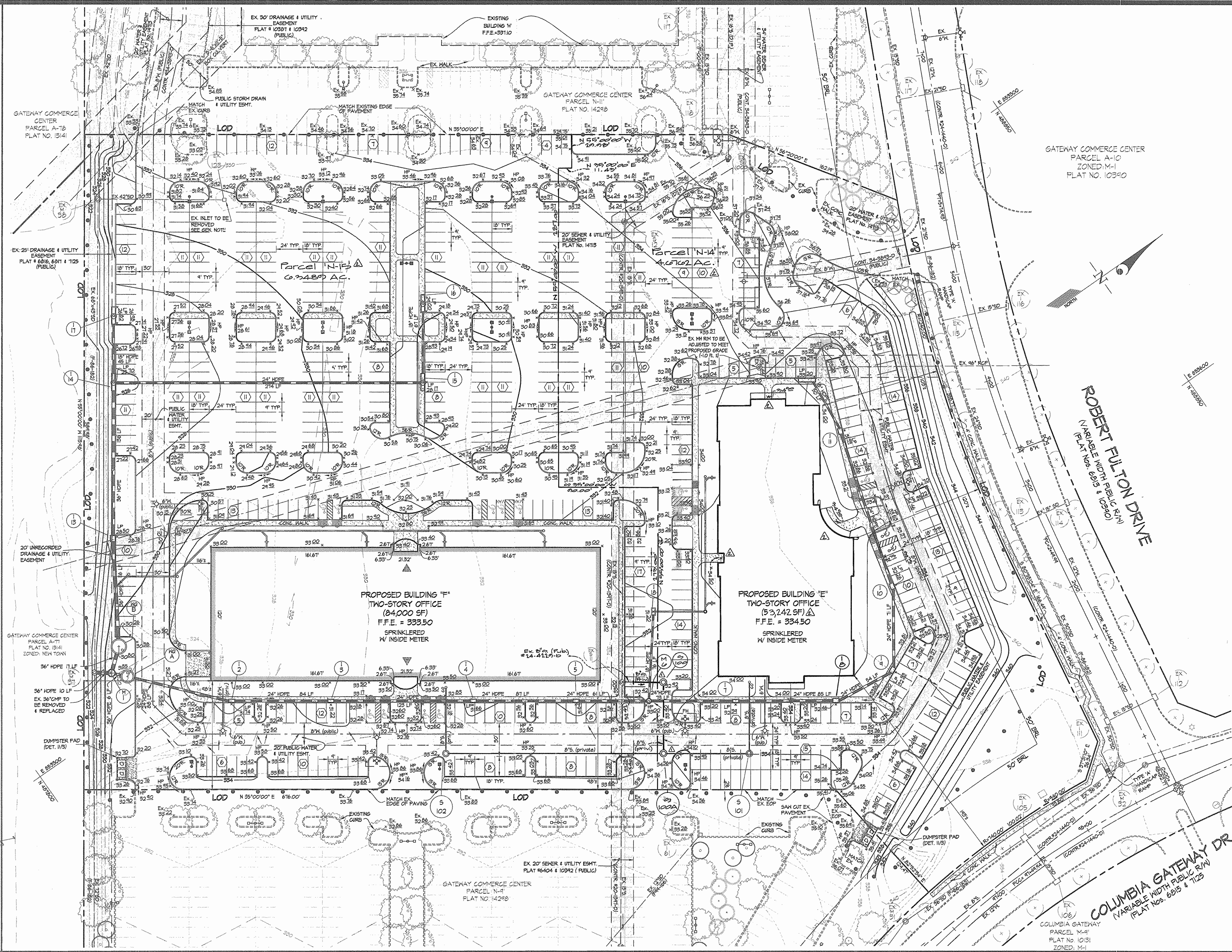
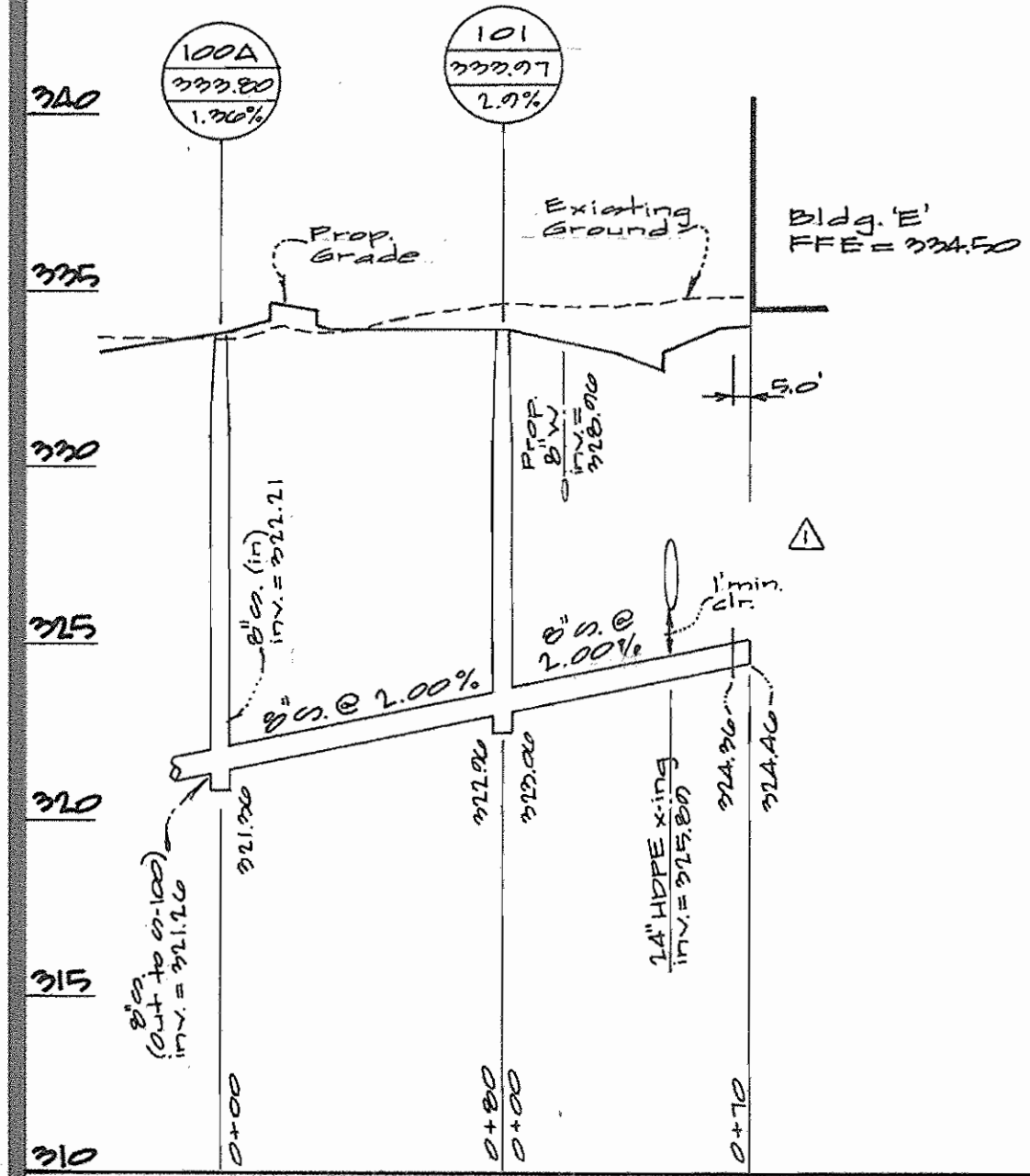
Chief, Division of Land Development: *[Signature]* Date: 12/6/04

Chief, Development Engineering Division: *[Signature]* Date: 11/24/04



<b>GLWGUTSCHICK LITTLE &amp; WEBER, P.A.</b> CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK BURTONSVILLE, MARYLAND 20866 TEL: 301-421-4024 FAX: 301-421-4186	PREPARED FOR: GATEWAY 70 LLC 7061 Columbia Gateway Drive COLUMBIA, MARYLAND 21046 PH.: 410-290-1400 ext. 1461 ATTN: MR. R. Colfax Schnorf Jr.	<b>UTILITY PROFILES</b> <b>COLUMBIA GATEWAY</b> PARCELS 'N-14' & 'N-15' PLAT NO. 14298, 17095	SCALE: AS SHOWN ZONING: M-1 G. L. W. FILE NO.: 04031
	DATE: 12/10/04 REVISION: [ ] BY: [ ] APPR: [ ]	DATE: NOV, 2004 TAX MAP - GRID: 42 - 12 SHEET: 5 OF 10	ELECTION DISTRICT No. 6 HOWARD COUNTY, MARYLAND

- NOTES:
- FOR HANDICAP PARKING/ACCESS DETAILS SEE SHEET 3 & 4.
  - STORM DRAIN STRUCTURES M2-A AND M2-B ARE STORM CEPTOR WATER QUALITY STRUCTURES. SEE SHEET 4 FOR DETAILS.



STATE OF MARYLAND  
DEPARTMENT OF PLANNING & ZONING  
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *March d. Rayell* Date: 12/3/14  
Chief, Division of Land Development: *Chris Hamato* Date: 12/3/14  
Chief, Development Engineering Division: *MK* Date: 11/22/14

GLWGUTSCHICK LITTLE & WEBER, P.A.  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3009 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20886  
TEL: 301-421-4024 BALT: 410-889-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.
12/11/14	Medicinal Bldg. E to Final Design Relocated 21/2 Spaces to Front of Bldg.	Wes J	
12/22/14	Rev. sewer & add sewer profile		

PREPARED FOR:  
GATEWAY 70 LLC  
7061 Columbia Gateway Drive  
COLUMBIA, MARYLAND 21046  
PH: 410-290-1400 ext. 1461  
ATTN: MR. R. Colfax Schnorf Jr.

SITE DEVELOPMENT PLAN  
COLUMBIA GATEWAY  
PARCELS N-14, N-15  
PLAT NO. 14298, 17095

ELECTION DISTRICT No. 6

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1" = 40'	M-1	04031
DATE	TAX MAP - GRID	SHEET
NOV, 2004	42 - 12	2 OF 10

**GENERAL NOTES**

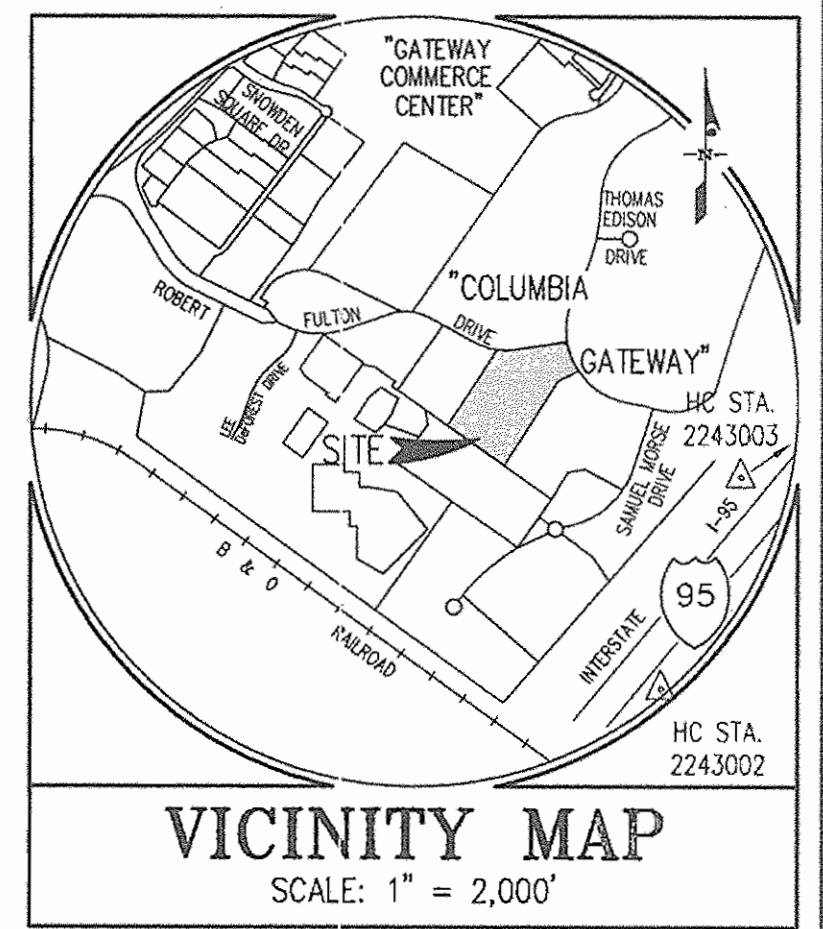
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARD AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF INSPECTION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MIS UTILITY" AT 1-800-257-TITI AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THE CONTRACTOR SHALL NOTIFY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, BUREAU OF UTILITIES AT (410) 313-4400 AT LEAST FIVE WORKING DAYS PRIOR TO STARTING ANY EXCAVATION WORK.
- AREA OF SITE: 11.03 AC. DISTURBED AREA: 10.64 AC.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- EXISTING TOPOGRAPHY WAS DETERMINED BY APPROVED FINAL CONSTRUCTION PLANS FOR DEVELOPMENT. EXISTING UTILITY INFORMATION IS BASED UPON CONSTRUCTION PLANS AND AS-BUILT PLANS PREPARED BY FISHER, COLLINS AND CARTER INC. ON MARCH OF 1992.
- COORDINATES AND BEARINGS ARE BASED UPON THE MD STATE PLANE SYSTEM (NAD '83).
- WATER AND SEWER SHOWN IS PUBLIC.
- ALL EXISTING WATER AND SEWER IS SHOWN PER CONT. NOS. 24-1440-D, 24-1581-D, 20-1541-D, 24-3843-D.
- STORMWATER MANAGEMENT QUANTITY CONTROL IS PROVIDED OFFSITE AT REGIONAL FACILITIES. QUALITY CONTROL IS PROVIDED BY TWO IN-LINE STORMWATER QUALITY STRUCTURES. (MCA-A & MCA-B) THESE STRUCTURES ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- ALL EXISTING PUBLIC STORM DRAIN IS PER F-44-166, F-00-144 & F-86-128.
- ALL CURB RADII ARE 5' UNLESS NOTED OTHERWISE.
- UTILITY INFORMATION TAKEN FROM APPROVED FINAL CONSTRUCTION PLANS FOR DEVELOPMENT.
- SIDEWALKS ADJACENT TO PERPENDICULAR PARKING SHALL BE 6' WIDE. ALL OTHER SIDEWALKS SHALL BE 5' WIDE, EXCEPT WHERE DIMENSIONED OTHERWISE. PROVIDE 3' RADIUS ROUNDING AT ALL ANGLE BREAKS AND INTERSECTIONS.
- CONTRACTOR SHALL UTILIZE PVC PIPE FOR ALL SEWER HOUSE CONNECTIONS. CONTRACTOR SHALL UTILIZE D.I.P. (CL. 3) FOR 4" AND 6" WATER HOUSE CONNECTIONS AND D.I.P. (CL. 50) FOR 8" WATER HOUSE CONNECTIONS.
- CONTRACTOR TO FIELD LOCATE ALL EXISTING UTILITY CONNECTIONS. SHOULD SUBSTANTIAL DISCREPANCIES ARISE, THE CONTRACTOR IS TO NOTIFY THE DESIGN ENGINEER BEFORE MAKING ADJUSTMENTS.
- USE TRENCH BEDDING CLASS "C" FOR STORM DRAINS.
- PAVED AREAS INDICATED ARE PRIVATE EXCEPT AS NOTED.
- RECORDING REFERENCE: PLAT NO. 14298 (PARCEL N-10) & PLAT NO. 17095
- ALL PROPOSED RAMP SHALL BE IN ACCORDANCE WITH CURRENT A.D.A. STANDARDS. MAXIMUM SIDEWALK CROSS SLOPE SHALL BE TWO PERCENT. PROVIDE A FIVE-FOOT BY FIVE-FOOT LEVEL (2 PERCENT MAX) LANDING AT THE TOP AND BOTTOM OF ALL RAMP AND BUILDING ENTRANCES AND EXITS.
- ALL WATER METERS SHALL BE LOCATED INSIDE BUILDINGS.
- THE PROPOSED WATER AND SEWER HOUSE CONNECTION ALIGNMENTS INDICATED ON THE PLANS, FROM THE EXISTING UTILITIES TO THE BUILDING, ARE TO BE CONSTRUCTED BY THE BUILDING PLUMBER AND ARE APPROXIMATE. THE PROPOSED STUBS ARE LOCATED 5' FROM THE BUILDING FACE.
- ALL THE PROPOSED STORM DRAIN HAS BEEN CONSERVATIVELY SIZED TO ACCOMMODATE ROOF DRAIN LEADER TIE IN AT ANY POINT IN THE SYSTEM. THE BUILDING-STORM DRAIN CONNECTIONS ARE TO BE CONSTRUCTED BY THE BUILDING PLUMBER.
- MAINTAIN 2% CROSS-SLOPES ON SIDEWALKS, PER STANDARD DETAILS. WHERE SIDEWALK IS ADJACENT TO BUILDING, SLOPE AWAY FROM BUILDING, AND UTILIZE EXPANSION JOINT MATERIAL AND SEALER IN THE JOINT BETWEEN THE SIDEWALK AND THE BUILDING WALL.
- SUFFICIENT SIGHT DISTANCE PER THE HOWARD COUNTY DESIGN MANUAL MUST BE PROVIDED AT ALL ACCESS POINTS. ANY LANDSCAPING THAT OBSTRUCTS THE LINE OF SIGHT MUST BE RELOCATED.
- A TRAFFIC STUDY AND A.F.F.O. ANALYSIS, WHICH INCLUDED THIS PARCEL, WERE PERFORMED UNDER F-44-156. THE UPDATED AFFO MEMORANDUM DATED JULY 26, 2004 IS APPROVED.
- THERE IS NO FLOODPLAIN ON THIS SITE.
- THERE ARE NO WETLANDS, STREAMS, OR STEEP SLOPES ON THIS SITE.
- THIS PARCEL DOES NOT APPEAR ON THE COUNTY'S CEMETERY INVENTORY AS HAVING CEMETERIES OR BURIAL GROUNDS. ALSO, THERE IS NO PHYSICAL EVIDENCE OF EITHER CEMETERIES OR BURIAL GROUNDS BEING PRESENT ON THE SITE.
- COORDINATES AND BEARINGS ARE BASED UPON THE '83 MD STATE COORDINATE SYSTEM (NAD '83) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NOS. 2243002, 2243003.
- ALL EXTERIOR LIGHTING SHALL CONFORM TO SECTION 134 OF THE ZONING REGULATIONS. (SEE DETAIL SHEET-3)
- THIS SITE IS EXEMPT FROM THE FOREST CONSERVATION ORDINANCE IN ACCORDANCE WITH SECTION 16.1202 (b)(1)(ii) A PLANNED OFFICE PARK GREATER THAN 75 ACRES.
- THE SUBJECT PROPERTY IS ZONED M-1 PER THE LATEST COMPREHENSIVE ZONING PLAN DATED 02/02/2004.
- THIS SDP HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL, CHAPTER VI (ALTERNATIVE COMPLIANCE).
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE SDP DEVELOPER'S AGREEMENT AS NOTED ON SHEET #10.

Parcel N-10 has been changed from N-10 to N-14 & N-15 Per F-05-180.

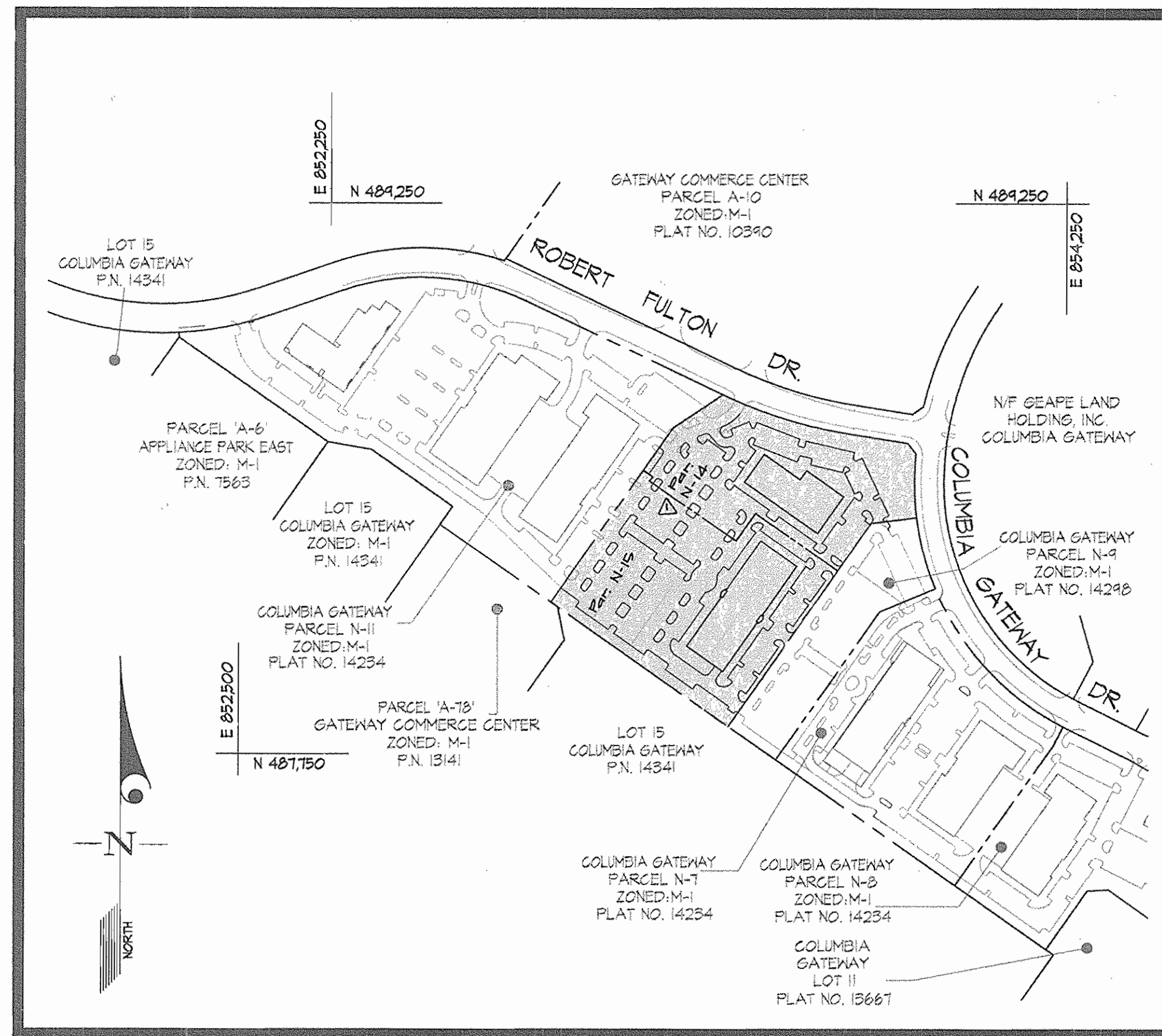
# SITE DEVELOPMENT PLAN

## COLUMBIA GATEWAY

### PARCELS 'N-14' & 'N-15'



**BENCHMARKS**  
 2243002  
 STANDARD DISC ON CONCRETE MONUMENT  
 2243003  
 STANDARD DISC ON CONCRETE MONUMENT



**KEY MAP**

SCALE: 1" = 300'

NOTE: THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION SHALL BE NOTIFIED WHEN THE SITE HAS BEEN COMPLETED SO THAT AN INSPECTION CAN BE PERFORMED BY THE ARCHITECTURAL CONTROL COMMITTEE. A CERTIFICATE OF COMPLIANCE WILL BE ISSUED BY THE COMMITTEE UPON SATISFACTORY COMPLETION OF THE SITE WORK.

**LEGEND**

- 366 --- EX. CONTOUR
- 300 --- PROP. CONTOUR
- ⊕ EX. TREES
- EX. STORM DRAIN
- PROP. STORM DRAIN
- ⊙ LOD
- ⊙ EX. S.S. (public)
- ⊙ S.S. (private)
- PROP. SANITARY SEWER
- PROP. WATER HOUSE CONNECTION
- EX. CURB & GUTTER
- CONCRETE CURB & GUTTER
- PROPOSED REVERSE CURB & GUTTER
- CONCRETE SIDEWALK
- DUMPSTER OR UTILITY PAD
- EXISTING EASEMENTS
- ⊙ x7622 TOP OF PAVING SPOT SHOT
- ⊙ NUMBER OF PARKING SPACES
- ⊙ PROP. LIGHT FIXTURE & POLE
- ⊙ EX. LIGHT FIXTURE & POLE
- HANDICAP CURB RAMP (SEE DETAIL SHEET 3)
- ▽ PATRON ENTRANCE

**SITE ANALYSIS DATA CHART**

- GROSS AREA PARCEL N-10: 480,244 SF OR 11.03 AC.
- LIMIT OF DISTURBED AREA = 463,431 SF OR 10.64 AC.
- PRESENT ZONING = M-1
- PROPOSED USE: RESEARCH AND DEVELOPMENT/LIGHT WAREHOUSE
- GROSS FLOOR AREA: BUILDING E = 53,242 SF  
 BUILDING F = 84,000 SF  
 TOTAL = 137,242 SF
- NO. OF PARKING SPACES REQUIRED: 453 SPACES (BASED ON GENERAL OFFICE USE @ 3.3 SPACES/1000 SF)
- NO. OF PARKING SPACES PROVIDED: 667 SPACES (INCL. ACCESSIBLE SPACES).
- NO. OF HANDICAP SPACES REQUIRED: 14 SPACES (4 VAN SPACES).
- NO. OF HANDICAP SPACES PROVIDED: 16 SPACES (4 VAN SPACES).
- BUILDING PERCENT COVERAGE = Building Coverage/Gross Parcel Area = 137,242/480,244 = 28.6%
- PROJECT BACKGROUND: SEE DEPT. OF PLANNING & ZONING FILE NUMBERS: F-85-55, F-85-63, F-86-11, F-86-63, F-86-182, F-87-16, F-88-91, F-90-175, F-91-16, F-92-15, F-94-56, F-94-166, F-00-11, WP 94-128, F-00-148, P-86-22, S-84-44, F-00-160, F-00-149 & F-17-002

BUILDING 'E'	BUILDING 'F'
2 STORY OFFICE BUILDING	2 STORY OFFICE BUILDING
GROSS FLOOR AREA = 53,242 S.F.	GROSS FLOOR AREA = 84,000 S.F.
USE: R&D/LIGHT WAREHOUSE	USE: R&D/LIGHT WAREHOUSE
PARKING RATE: 3.3 SPACES/1000 S.F.	PARKING RATE: 3.3 SPACES/1000 S.F.
PARKING REQUIRED = 171 SPACES	PARKING REQUIRED = 271 SPACES

**SHEET INDEX**

- COVER SHEET
- SITE DEVELOPMENT PLAN
- SITE & HANDICAP ACCESSIBILITY DETAILS
- SITE & HANDICAP ACCESSIBILITY DETAILS/PAVING PLAN
- STORM DRAIN/UTILITY PROFILES
- SEDIMENT CONTROL PLAN
- SEDIMENT CONTROL NOTES & DETAILS
- DRAINAGE AREA MAP
- LANDSCAPE PLAN
- LANDSCAPE NOTES, DETAILS & SCHEDULES

ADDRESS CHART	
BUILDING NUMBER	STREET ADDRESS
E	8601 ROBERT FULTON DRIVE
F	8621 ROBERT FULTON DRIVE

SUBDIVISION NAME:		SECTION/AREA	PARCELS		
COLUMBIA GATEWAY		N/A	P/O P 671		
PLAT No.	ZONE	TAX MAP	BLOCK	E.LEG. DIST.	CENSUS TRACT
14298 17095	M-1	42	12	6	6067.03

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Director: *[Signature]* Date: 12/13/04  
 Chief, Division of Land Development: *[Signature]* Date: 12/16/04  
 Chief, Development Engineering Division: *[Signature]* Date: 11/22/04



**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BIRTONSVILLE OFFICE PARK  
 BIRTONSVILLE, MARYLAND 20855

TEL: 301-421-4024 FAX: 301-421-4186  
 BAL: 410-880-1820 DC/VA: 301-588-2524

PREPARED FOR:  
 GATEWAY 70 LLC  
 7061 Columbia Gateway Drive  
 COLUMBIA, MARYLAND 21046  
 PH: 410-290-1400 ext. 1461  
 ATTN: MR. R. Colfax Schnorf Jr.

**COVER SHEET**  
**COLUMBIA GATEWAY**  
 PARCELS 'N-14' & 'N-15'  
 PLAT NO. 14298, 17095

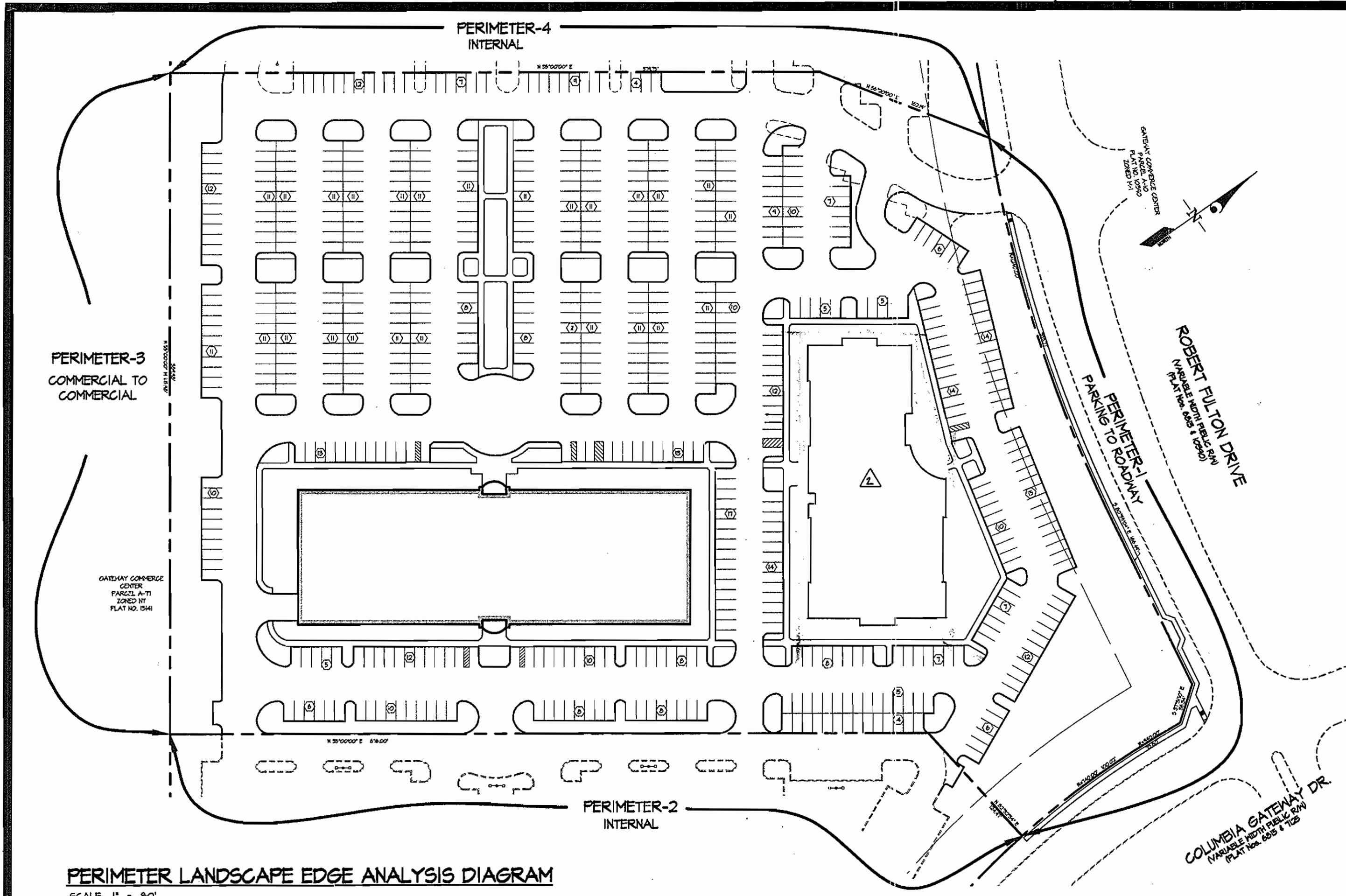
SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	M-1	04031
DATE	TAX MAP - GRID	SHEET
NOV, 2004	42 - 12	1 OF 10

Drawings: \04031\sdp's\04031-CS.dwg DES. BJM DRN. Klp CHK. CKG

DATE	REVISION	BY	APPR.
12-22-04	Updated general note to reflect approved parcel names, updated site analysis	Wsp	
12-22-04	Added cover sheet #28		

ELECTION DISTRICT No. 6

HOWARD COUNTY, MARYLAND



**PERIMETER LANDSCAPE EDGE ANALYSIS DIAGRAM**  
SCALE: 1" = 80'

**LANDSCAPING NOTES**

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND CHAPTER VI (ALTERNATIVE COMPLIANCE) OF THE HOWARD COUNTY LANDSCAPE MANUAL.
- CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST (5) FIVE DAYS BEFORE STARTING WORK. ALL GENERAL NOTES, ESPECIALLY THOSE REGARDING UTILITIES, ON SHEET 1 SHALL APPLY.
- FIELD VERIFY UNDERGROUND UTILITY LOCATIONS AND EXISTING CONDITIONS BEFORE STARTING PLANTING WORK. CONTACT ENGINEER / LANDSCAPE ARCHITECT IF ANY RELOCATIONS ARE REQUIRED.
- PLANT QUANTITIES SHOWN ON PLANT LIST ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IF DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN ON THE PLAN AND THOSE SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN SHALL TAKE PRECEDENCE.
- ALL PLANT MATERIAL SHALL BE FULL, HEAVY, WELL FORMED, AND SYMMETRICAL, AND CONFORM TO THE A.A.N. SPECIFICATIONS, AND BE INSTALLED IN ACCORDANCE WITH PROJECT SPECIFICATIONS.
- NO SUBSTITUTION SHALL BE MADE WITHOUT WRITTEN CONSENT OF THE OWNER OR HIS REPRESENTATIVE.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES BUT NOT OTHERWISE PLANTED, PAVED, OR MULCHED SHALL BE SEEDED OR SODDED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING IF HE/SHE ENCOUNTERS SOIL DRAINAGE CONDITIONS WHICH MAY BE DETRIMENTAL TO THE GROWTH OF THE PLANTS.
- ALL EXPOSED EARTH WITHIN LIMITS OF PLANTING BEDS SHALL BE MULCHED WITH SHREDDED HARDWOOD MULCH PER PLANTING DETAILS.
- TREE PLANTING WITHIN THE PUBLIC WATER & SEWER EASEMENT IS PROHIBITED.
- 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.
- "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 HAS BEEN POSTED WITH THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$18,000.00 FOR THE VALUE OF 61 REQUIRED SHADE TREES (AT \$300.00/TREE).
- TABULATION FOR LANDSCAPE SHOWN:  
REQUIRED PLANTING BY HRD FOR 11.03 ACRES OF R4/D OFFICE AT 28 TREES PER ACRE = 304 TREES (OR EQUIVALENT) PLANTING PROVIDED:  
SHADE TREES: 116 (66 NEW + 4 EXISTING)  
EVERGREEN TREES: 71 = 35 E.S.T. (EQV. SHADE TREE)  
ORNAMENTAL TREES: 12 = 36 E.S.T. (FOR 60 NEW + 3 EXISTING)  
SHRUBS: 224 = 224 E.S.T.  
TOTAL EQUIVALENT SHADE TREE (E.S.T.) = 210  
THE REMAINING 94 E.S.T. SHALL BE SATISFIED BY 146 SF. OF ANNUAL PLANTING BEDS (ABOUT 42 E.S.T.)

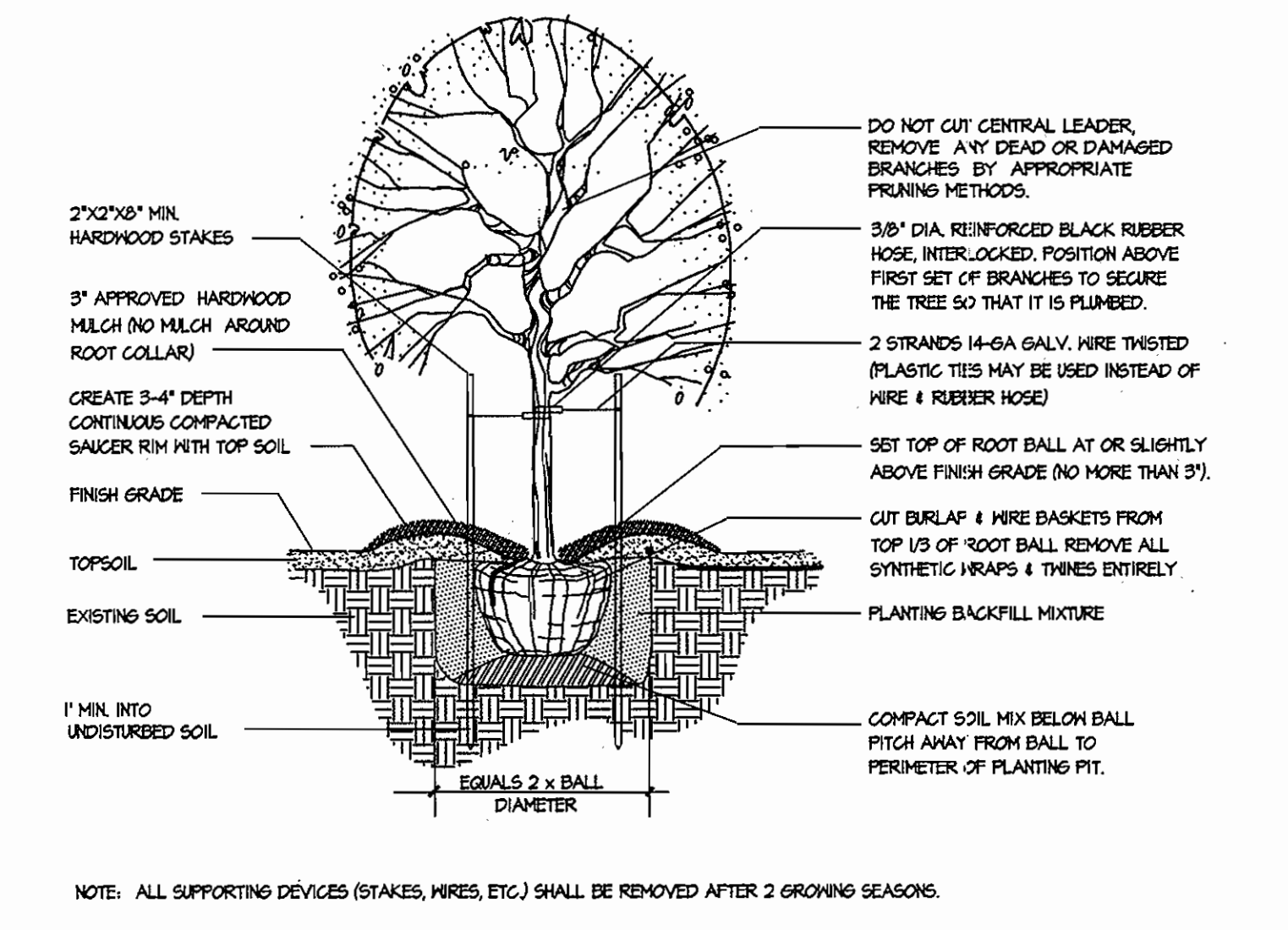
SCHEDULE-A: PERIMETER LANDSCAPE EDGE				
PERIMETER No.	1	2	3	4
USE SITUATION	PARKING ADJACENT TO ROADWAY		COMMERCIAL TO COMMERCIAL	
LANDSCAPE TYPE	E-BUFFER		A-BUFFER	
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	102' (182' LESS 30' CURB OPENING)		590'	
CREDIT FOR EXISTING VEGETATION	YES, 1 SHADE & 3 ORNAMENTAL TREES		NONE	
CREDIT FOR WALL, FENCE OR BERM	YES $\Delta$		NONE	
NUMBER OF PLANTS REQUIRED	16 (W CREDIT FACTOR) SHADE TREES N/A (N/A BERM CREDIT) EVERGREEN TREES N/A (N/A BERM CREDIT) SHRUBS		10 N/A N/A	
NUMBER OF PLANTS PROVIDED	54 (COMBINED) SHADE, EVERGREEN & ORNAMENTAL TREES ARE PROVIDED BY ALTERNATIVE COMPLIANCE		26 (COMBINED) SHADE & EVERGREEN TREES ARE PROVIDED BY ALTERNATIVE COMPLIANCE $\Delta$	

$\Delta$  A BERM AT LEAST 3' HIGH IS PROVIDED ALONG THE LENGTH OF THE PARKING AREA FRONTING THE ROAD.  
 $\Delta$  SINCE PLANTING IS PROHIBITED WITHIN THE PUBLIC UTILITY EASEMENT ALONG THIS PERIMETER, PLANTING PENINSULAS ("LARGE PARKING ISLAND") ARE CREATED TO ACCOMMODATE THE REQUIRED LANDSCAPING.

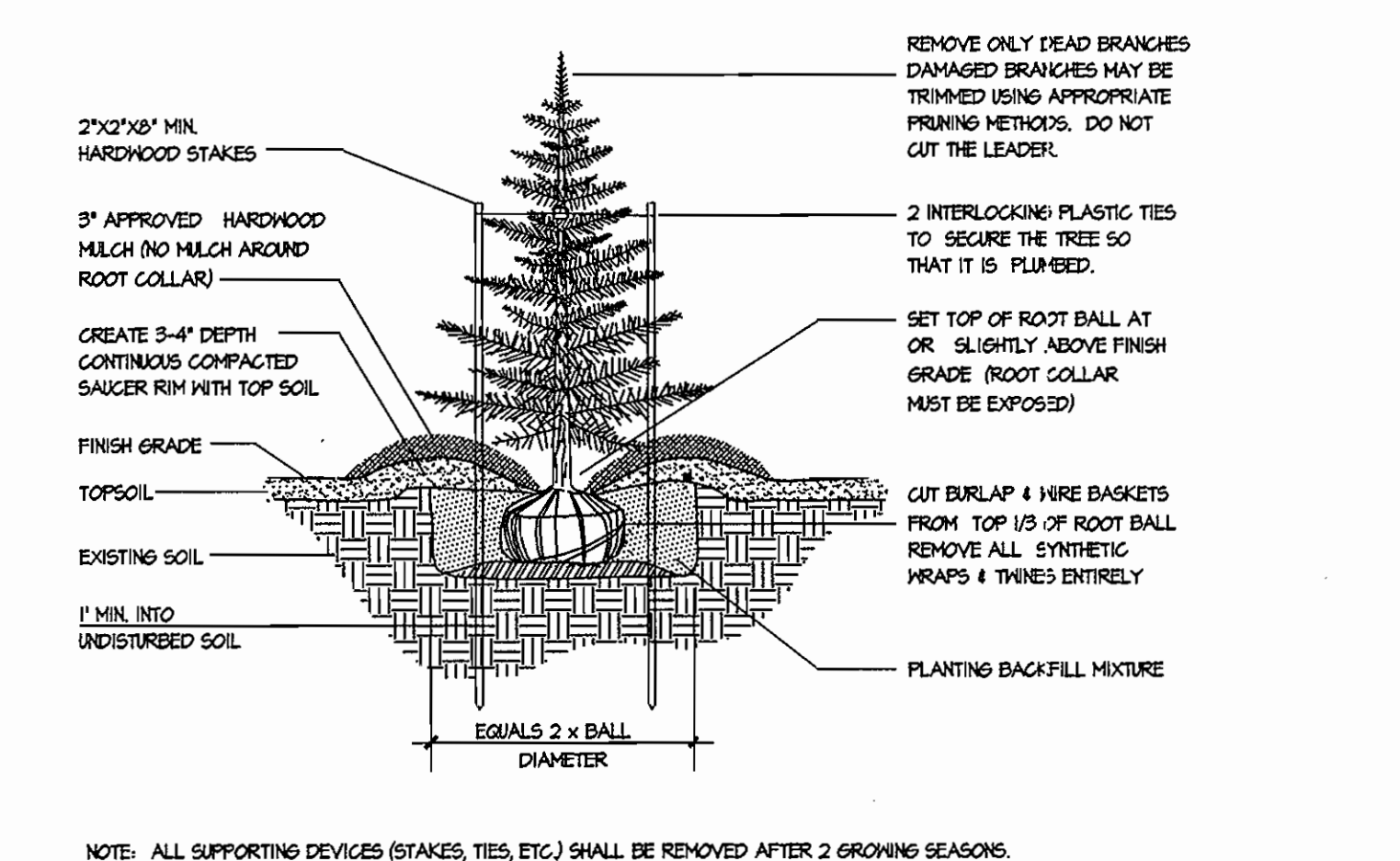
SCHEDULE-B: PARKING LOT INTERNAL LANDSCAPING	
NUMBER OF PARKING SPACES	667
NUMBER OF SHADE TREES REQUIRED? (1 PER 10 SPACES FOR RESIDENTIAL; 1 PER 20 SPACES FOR COMMERCIAL)	33 TREES/ISLANDS
NUMBER OF TREES PROVIDED	68 PARKING LOT ISLANDS ARE PROVIDED ON WHICH OVER 68 PARKING SHADE TREES ARE PROVIDED BY ALTERNATIVE COMPLIANCE.
OTHER TREES (2:1 SUBSTITUTION)	

**PLANT MATERIALS AND PLANTING METHODS**

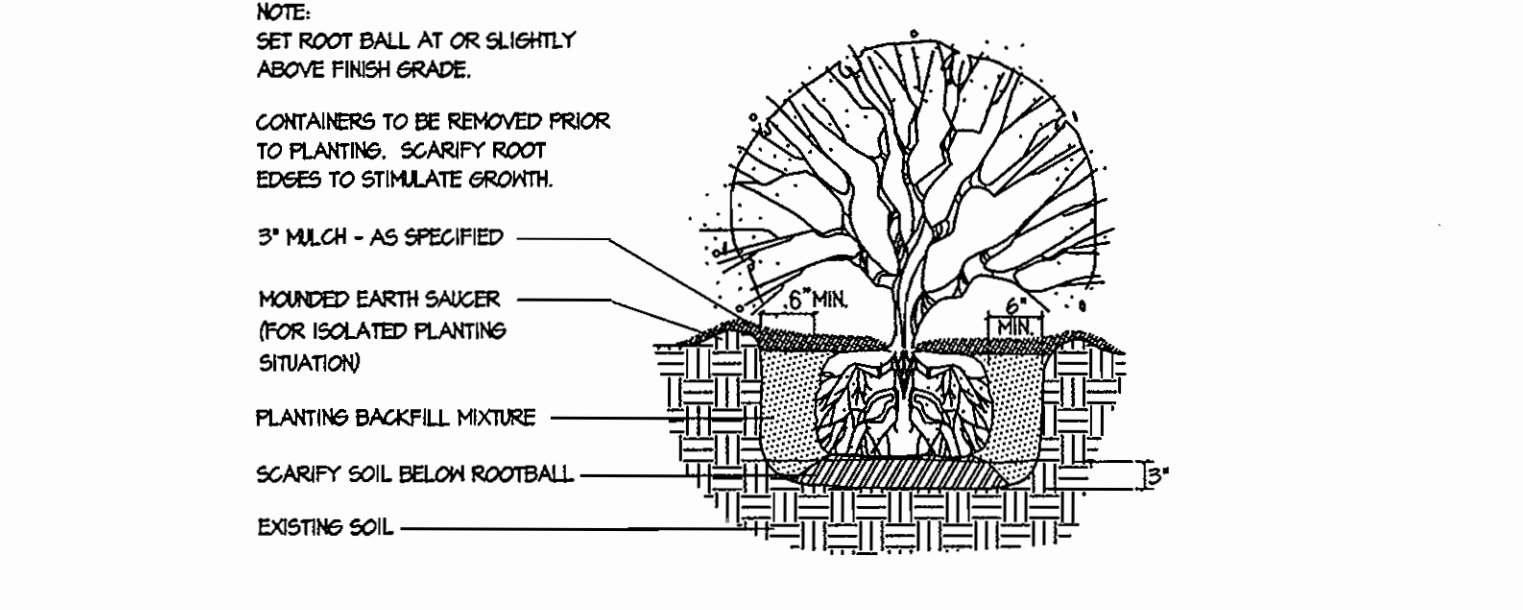
- A. PLANT MATERIALS**  
THE LANDSCAPE CONTRACTOR SHALL FURNISH AND INSTALL AND/OR DIG, BALL, BURLAP AND TRANSPORT ALL OF THE PLANT MATERIALS CALLED FOR ON DRAWINGS AND/OR LISTED IN THE PLANT SCHEDULE.
- 1. PLANT NAMES**  
PLANT NAMES USED IN THE PLANT SCHEDULE SHALL CONFORM WITH "STANDARDIZED PLANT NAMES," LATEST EDITION.
- 2. PLANT STANDARDS**  
ALL PLANT MATERIAL SHALL BE EQUAL TO OR BETTER THAN THE REQUIREMENTS OF THE "USA STANDARD FOR NURSERY STOCK" LATEST EDITION, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (HEREAFTER REFERRED TO AS AAN STANDARDS). ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, SHALL HAVE A NORMAL HABIT OF GROWTH AND SHALL BE FIRST QUALITY, SOUND, VIGOROUS, WELL-BRANCHED AND WITH HEALTHY, WELL-DEVELOPED ROOT SYSTEMS. THEY SHALL BE FREE OF DISEASE, INSECT PESTS AND MECHANICAL INJURIES.
- 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 3-5" CALIPER, 14-16" IN HEIGHT.**
- D. MINIMUM SIZE FOR PLANTING MINOR OR INTERMEDIATE FOOLISH 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" | 14-18" | 8-10"  | 36" DIAMETER |
| 4" - 4.5" | 16-18" | 8-10"  | 40" DIAMETER |
| 4.5" - 5" | 16-17" | 10-12" | 44" DIAMETER |
| 5" - 5.5" | 18-20" | 12-14" | 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, SPECIEN SHRUBS AND BUNCHES OR BOXES OF OTHER PLANT MATERIALS, GIVING THE BOTANICAL NAME AND COMMON NAME, 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 SHALL BE CONTINUED DURING THE WINTER MONTHS PROVIDING THERE IS NO FROST IN THE GROUND AND FROST-FREE TOPSOIL PLANTING MIXTURES ARE USED.  
THE PLANTING OF EVERGREEN MATERIAL SHALL BE FROM MARCH 15TH TO JUNE 15TH AND FROM AUGUST 15TH TO DECEMBER 15TH. NO PLANTING SHALL BE DONE WHEN GROUND IS FROZEN OR EXCESSIVELY MOIST. NO FROZEN OR WET TOPSOIL SHALL BE USED AT ANY TIME.
- 2. DIGGING**  
ALL PLANT MATERIAL SHALL BE DIG, BALLED AND BURLAPPED (BAB) IN ACCORDANCE WITH THE "AAN STANDARDS".
- 3. EXCAVATION OF PLANT FITS**  
THE LANDSCAPE CONTRACTOR SHALL EXCAVATE ALL PLANT FITS, VINE FITS, 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 FITS 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 FITS SHALL GENERALLY BE AS FOLLOWS:**
- | PLANT SIZE     | ROOT BALL | FIT  | 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 FIT SIZES ARE FOR PURPOSES OF INFORM 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 LOOK 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 BROUSED 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 FIT. SOIL WHICH HAS BEEN REMOVED AND STACKED SHALL BE USED TO TRIM THE EDGES OF ALL EXCAVATED AREAS TO THE NEAT LINES OF THE PLANT FIT 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 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 AREA" 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.



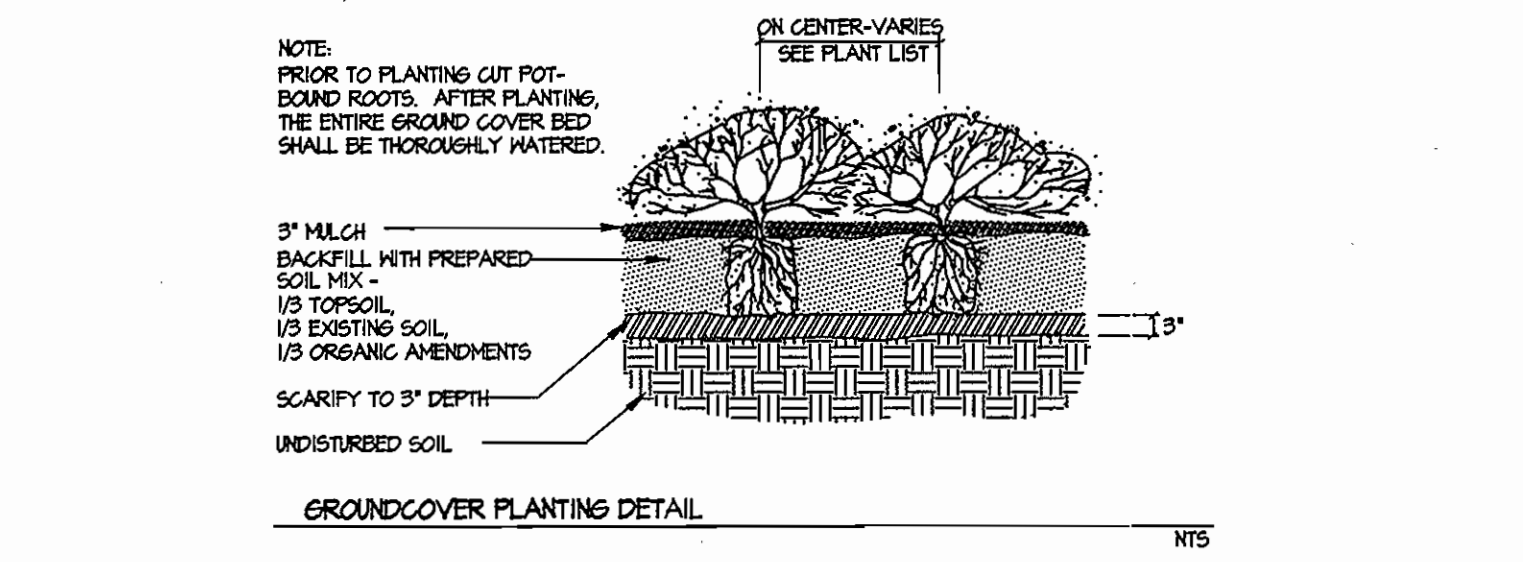
**DECIDUOUS TREE PLANTING DETAIL**  
FOR PLANTING MATERIAL UP TO 3 1/2" CALIPER NTS



**EVERGREEN TREE PLANTING DETAIL** NTS



**SHRUB PLANTING DETAIL** NTS



**GROUND COVER PLANTING DETAIL** NTS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
Director: [Signature] Date: 12/10/04  
Chief, Division of Land Development: [Signature] Date: 12/31/04  
Chief, Development Engineering Division: [Signature] Date: 1/27/05

**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

PREPARED FOR:  
GATEWAY 70 LLC  
7061 Columbia Gateway Drive  
COLUMBIA, MARYLAND 21046  
PH: 410-290-1400 ext 1461  
ATTN: MR. R. Colfax Schnorf Jr.

LANDSCAPE NOTES, DETAILS & SCHEDULES			
<b>COLUMBIA GATEWAY</b>		SCALE: 1" = 40'	ZONING: M-1
PARCELS 'N-14' & 'N-15' $\Delta$		DATE: NOV., 2004	TAX MAP - GRID: 42 - 12
PLAT NO. 14298, 17095		G. L. W. FILE NO. 04031	SHEET 10 OF 10
ELECTION DISTRICT No. 6		HOWARD COUNTY, MARYLAND	

PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREA NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE...

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...

TEMPORARY SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED...

MULCHING: APPLY 1/2 TO 2 TONS PER ACRE TO 10 TO 40 LBS/1000 SQ FT OF UNROTTED SMALL GRASS STRAW...

ENGINEER'S CERTIFICATE REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS...

DEVELOPER'S/BUILDER'S CERTIFICATE I HEREBY CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN...

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING FOR THIS DEVELOPMENT PLAN IS APPROVED FOR THE SEDIMENT CONTROL PURPOSES ONLY!

Table with columns: TOTAL AREA OF SITE, AREA DISTURBED, AREA TO BE ROOFED OR PAVED, etc.

Table with columns: CONSTRUCTION AND MATERIAL TOPSOIL SPECIFICATIONS, I. TOPSOIL SALVAGED FROM THE EXISTING SITE...

Table with columns: DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE, DETAIL 22 - SILT FENCE, DETAIL 6 - GABION INFLOW PROTECTION, DETAIL 33 - SUPER SILT FENCE, DETAIL 16 - SEDIMENT BASIN Baffles, DETAIL 1 - EARTH DIKE, DETAIL 2 - TEMPORARY SWALE, DETAIL 20A - REMOVABLE PUMPING STATION, DETAIL 15 - RISER BASE DETAIL, BASIN DRAW-DOWN SCHEMATIC, DETAIL 16 - CONCENTRIC TRASH RACK AND ANTI-VORTEX DEVICE, DETAIL 16 CONCENTRIC TRASH RACK AND ANTI-VORTEX DEVICE (continued), DETAIL 23C CURB INLET PROTECTION (COG OR COS INLETS), DETAIL 17 - TYPES OF COUPLERS FOR CORRUGATED STEEL PIPE, SEDIMENT AND EROSION CONTROL SEQUENCE OF CONSTRUCTION

SEDIMENT AND EROSION CONTROL SEQUENCE OF CONSTRUCTION PHASE 1, PHASE 2

THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY! SEDIMENT CONTROL NOTES & DETAILS COLUMBIA GATEWAY

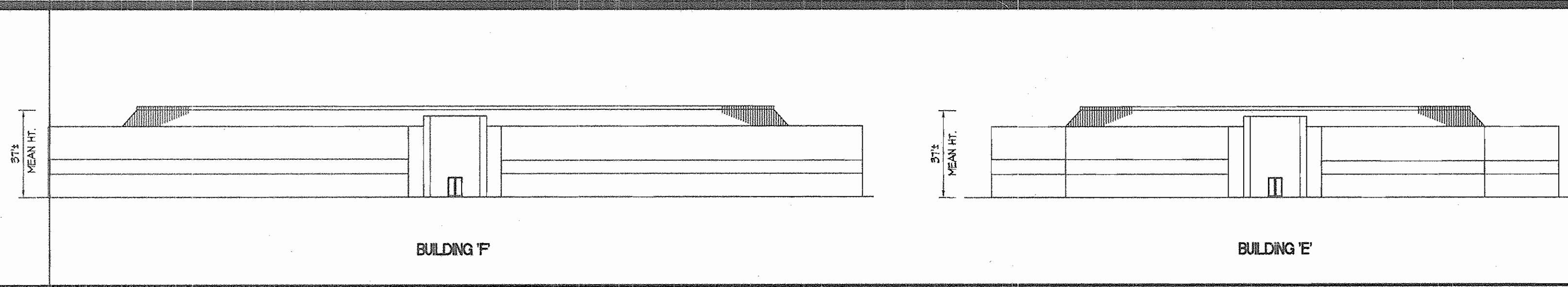
GLWGUTSCHICK LITTLE & WEBER, P.A. CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

PREPARED FOR: GATEWAY 70 LLC 7061 Columbia Gateway Drive COLUMBIA, MARYLAND 21046

Table with columns: REVISION, DATE, BY, APPR.

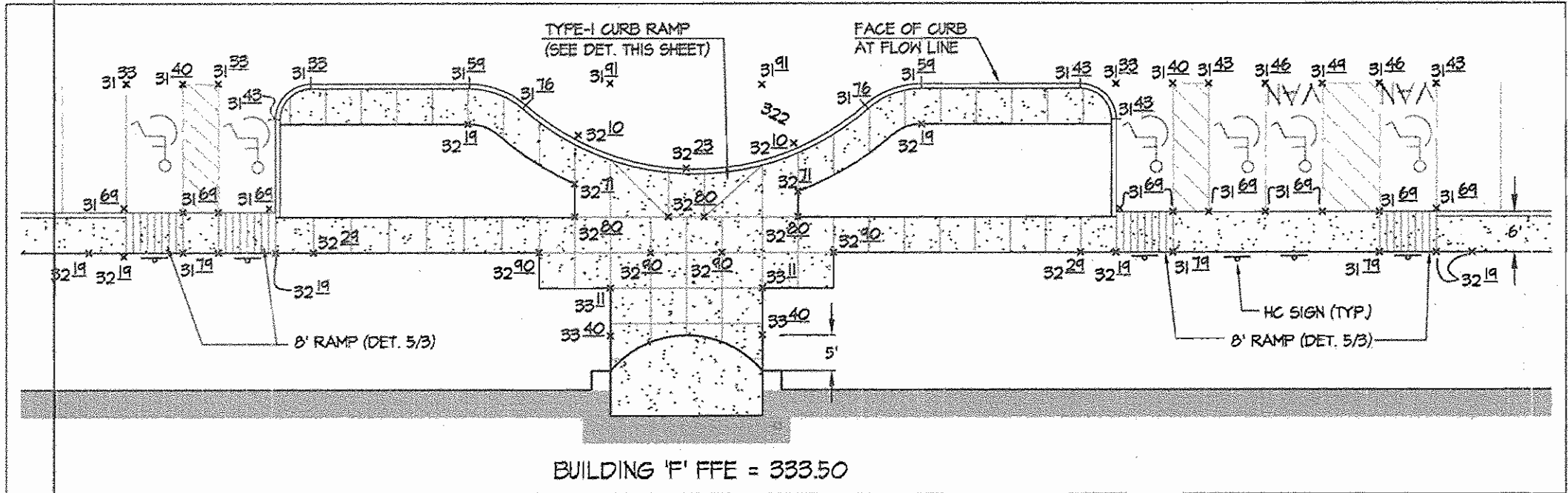
Table with columns: SCALE, ZONING, G. L. W. FILE NO., DATE, TAX MAP - GRID, SHEET





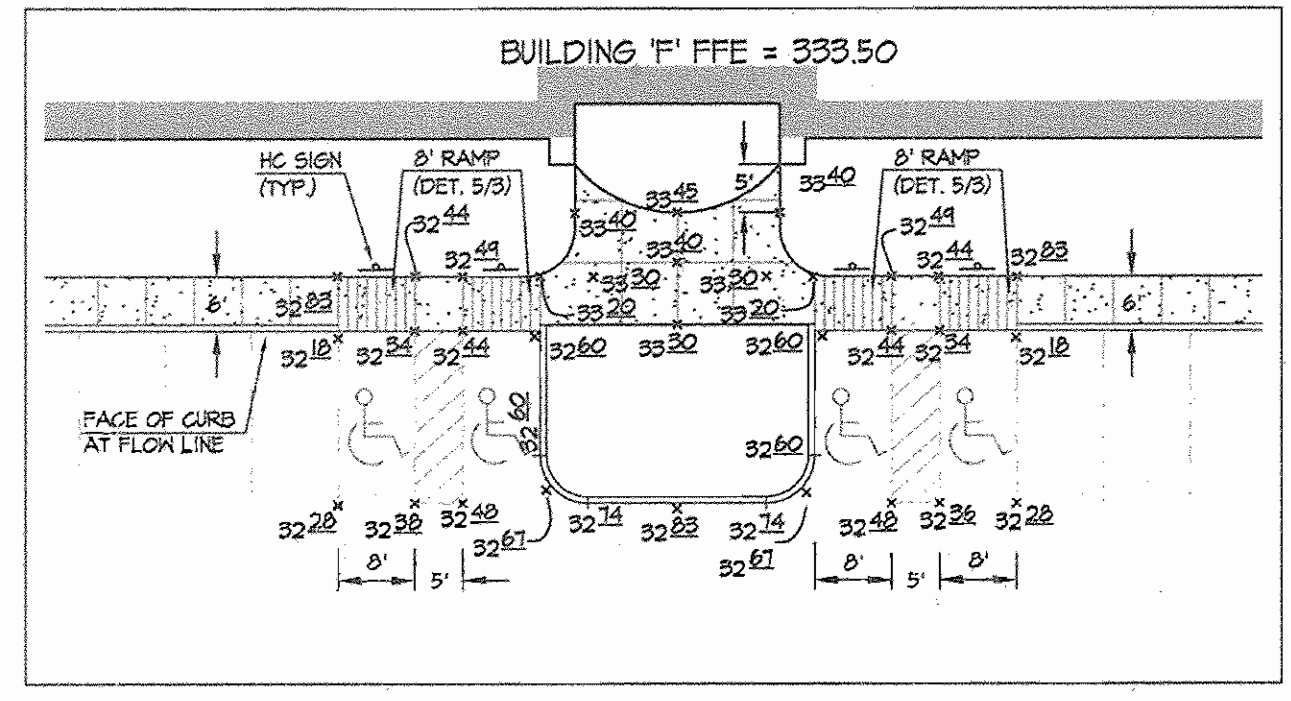
BUILDING FRONT ELEVATIONS

SCALE: 1"=40'

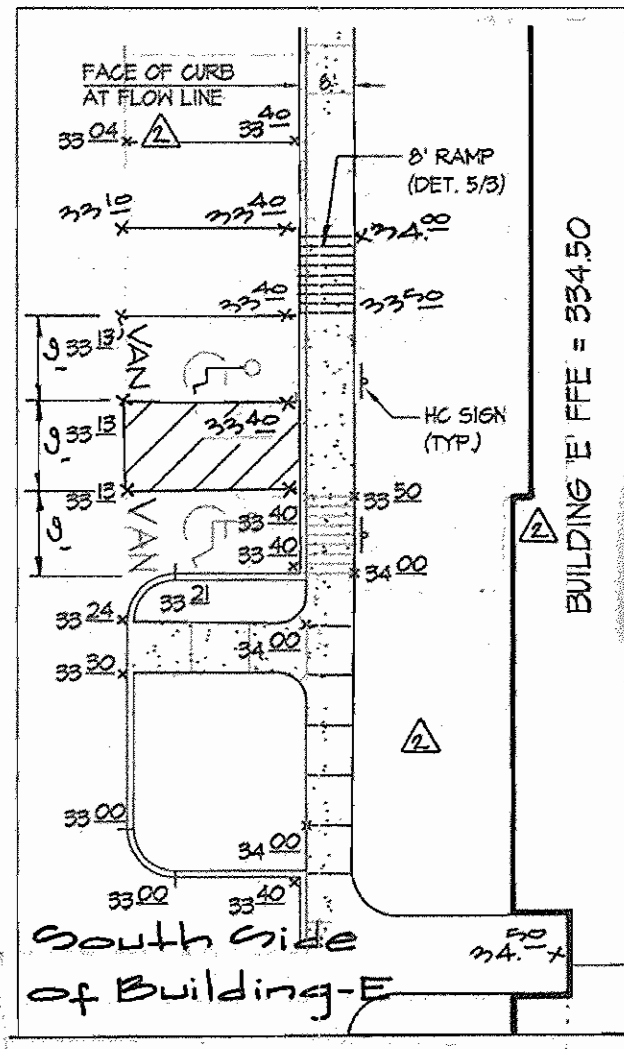


WEST SIDE OF BUILDING-F

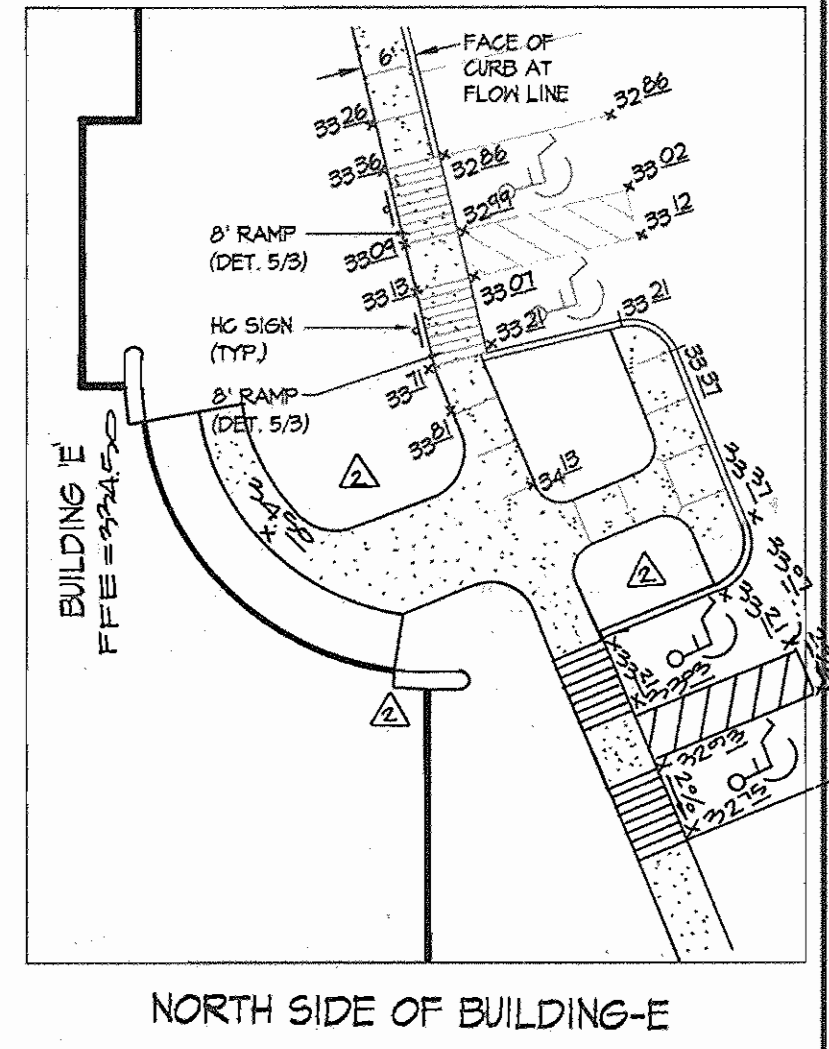
SEE SHEET 3 FOR APPLICABLE HANDICAP PARKING DETAILS (1-5 & 8)



EAST SIDE OF BUILDING-F



South Side of Building-E



NORTH SIDE OF BUILDING-E

HANDICAP ACCESSIBILITY DETAILS

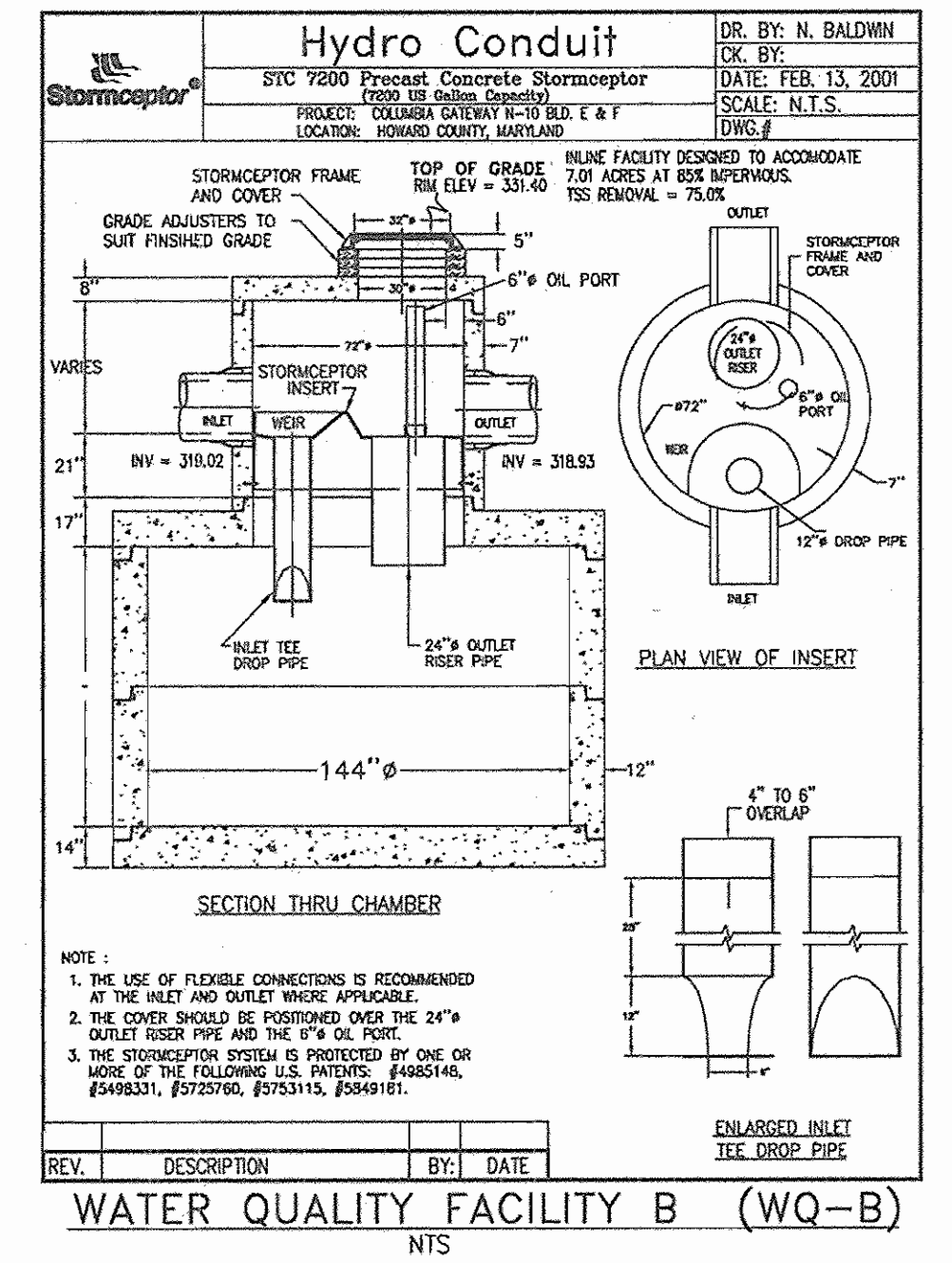
SCALE: 1"=20'

**STORMCEPTOR CONSTRUCTION SEQUENCE**  
 THE CONCRETE STORMCEPTOR IS INSTALLED IN SECTIONS IN THE FOLLOWING SEQUENCE:  
 1. AGGREGATE BASE  
 2. BASE SLAB  
 3. TREATMENT CHAMBER SECTIONS  
 4. TRANSITION SLAB (IF REQUIRED)  
 5. BY-PASS SECTION  
 6. CONCRETE INLET AND OUTLET PIPES  
 7. RISER SECTION AND/OR TRANSITION SLAB (IF REQUIRED)  
 8. MAINTENANCE RISER SECTIONS (IF REQUIRED)  
 9. FRAME AND ACCESS COVER  
 \*\*\* STRUCTURE BACKFILL SHALL CONFORM TO THE LATEST MD-STD STANDARDS.

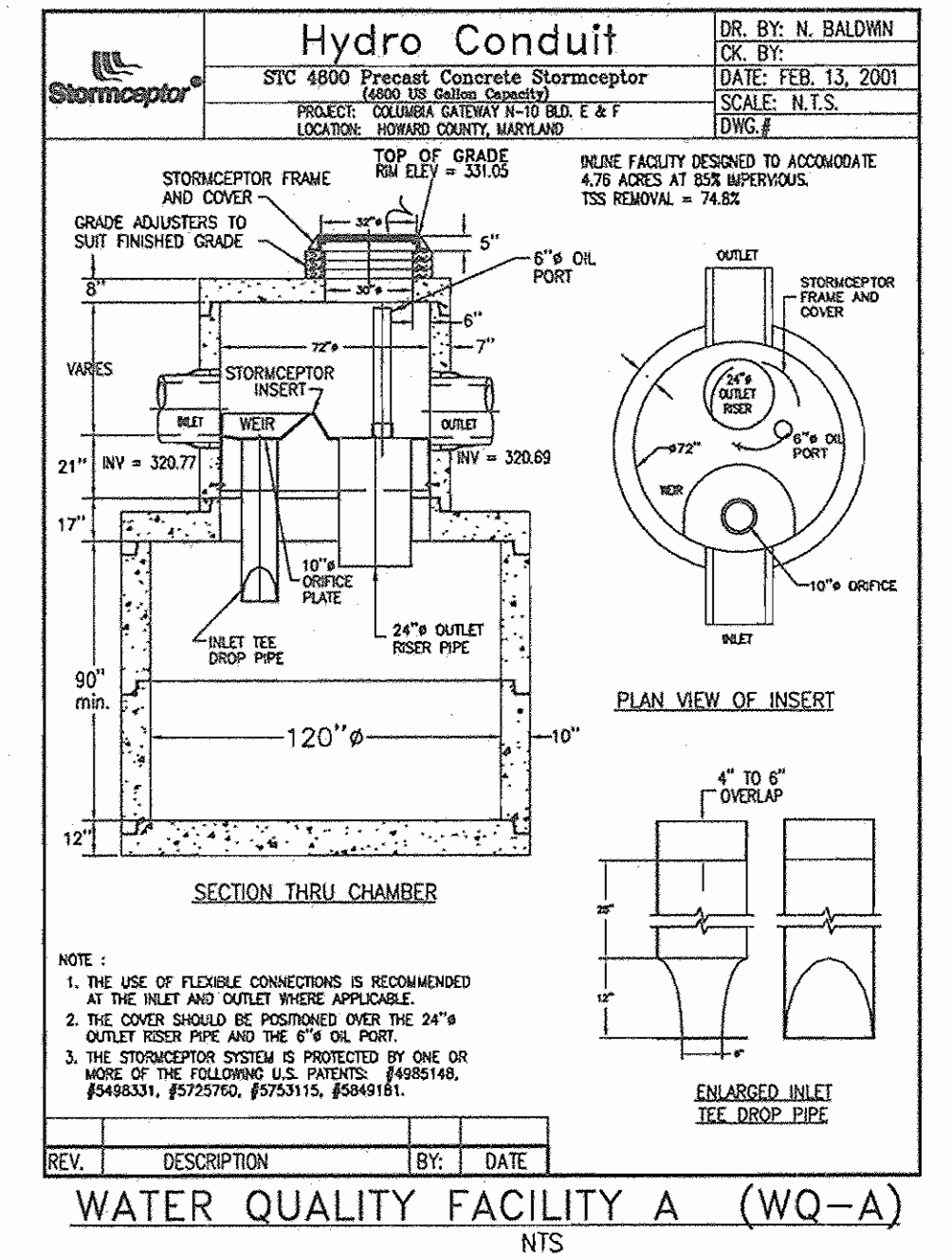
**MAINTENANCE NOTES**  
 1. ROUTINE INSPECTION OF BOTH HQ-A AND HQ-B IS REQUIRED EVERY 6 MONTHS.  
 2. THE CLEANOUT DEPTH FOR BOTH HQ-A AND HQ-B IS 14 INCHES.  
 3. STRICT ADHERENCE TO THE MANUFACTURERS RECOMMENDATIONS IS REQUIRED.

**SHOP DRAWINGS**  
 STRUCTURAL SHOP DRAWINGS AND FLOTATION COMPUTATIONS MUST BE SUBMITTED TO THE DESIGN ENGINEER AS WELL AS TO HOWARD COUNTY P.E.D. PRIOR TO FABRICATION. THESE DRAWINGS AND COMPUTATIONS MUST BE SIGNED AND SEALED BY A LICENSED STRUCTURAL ENGINEER. BOTH STRUCTURES MUST BE DESIGNED TO HQ LOADINGS STANDARDS. BOTH STRUCTURES ARE TO BE PRECAST.

**POST SEDIMENT CONTROL**  
 FOLLOWING THE STABILIZATION OF THE ENTIRE SITE, HQ-A AND HQ-B ARE TO BE FLUSHED AND PUMPED FREE OF ALL SEDIMENT AND DEBRIS.



WATER QUALITY FACILITY B (WQ-B)

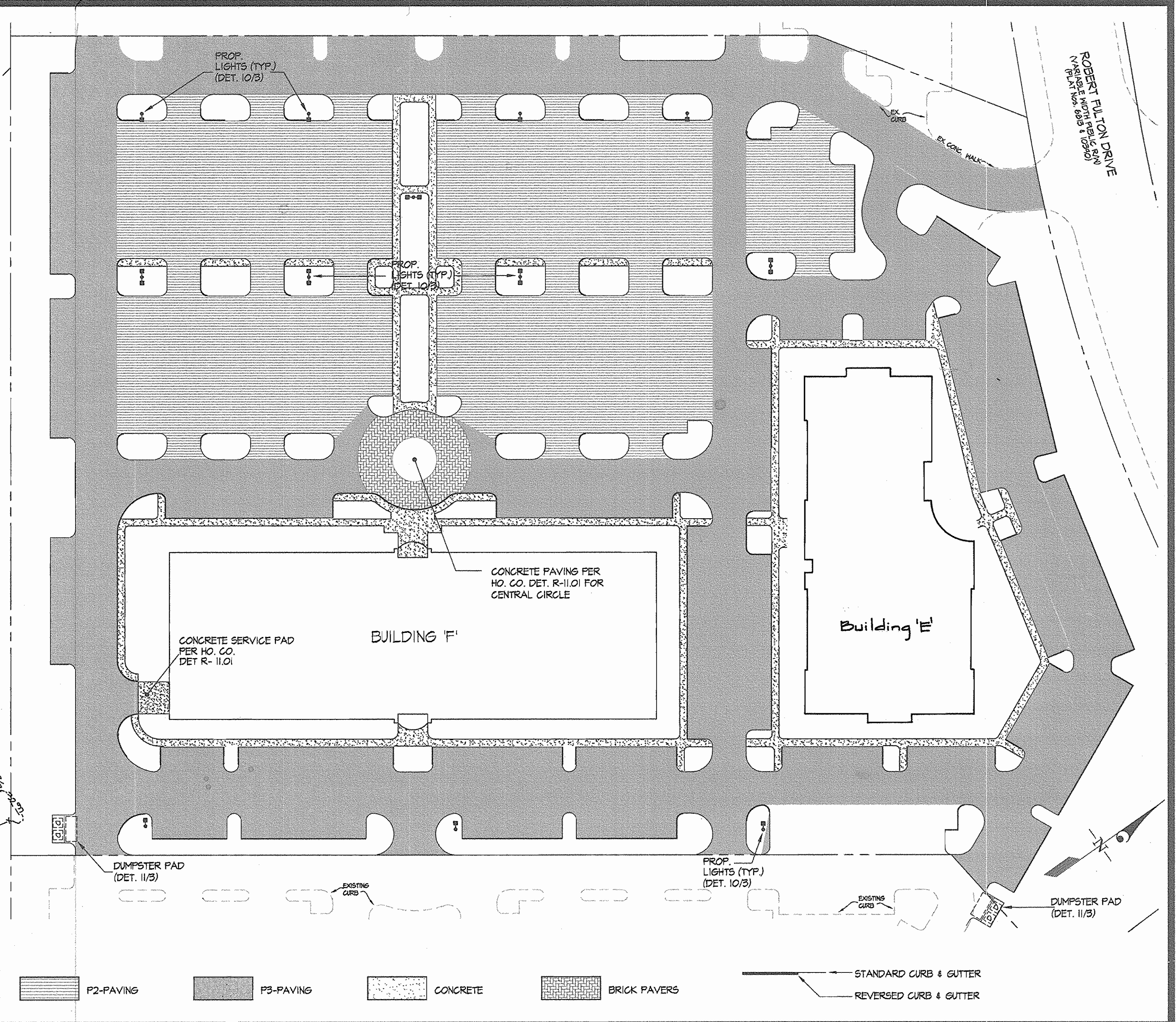


WATER QUALITY FACILITY A (WQ-A)

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Director: *Wash D. Rayle* Date: 12/12/04  
 Chief, Division of Land Development: *David Hamada* Date: 12/13/04  
 Chief, Development Engineering Division: *Mike* Date: 1/22/05

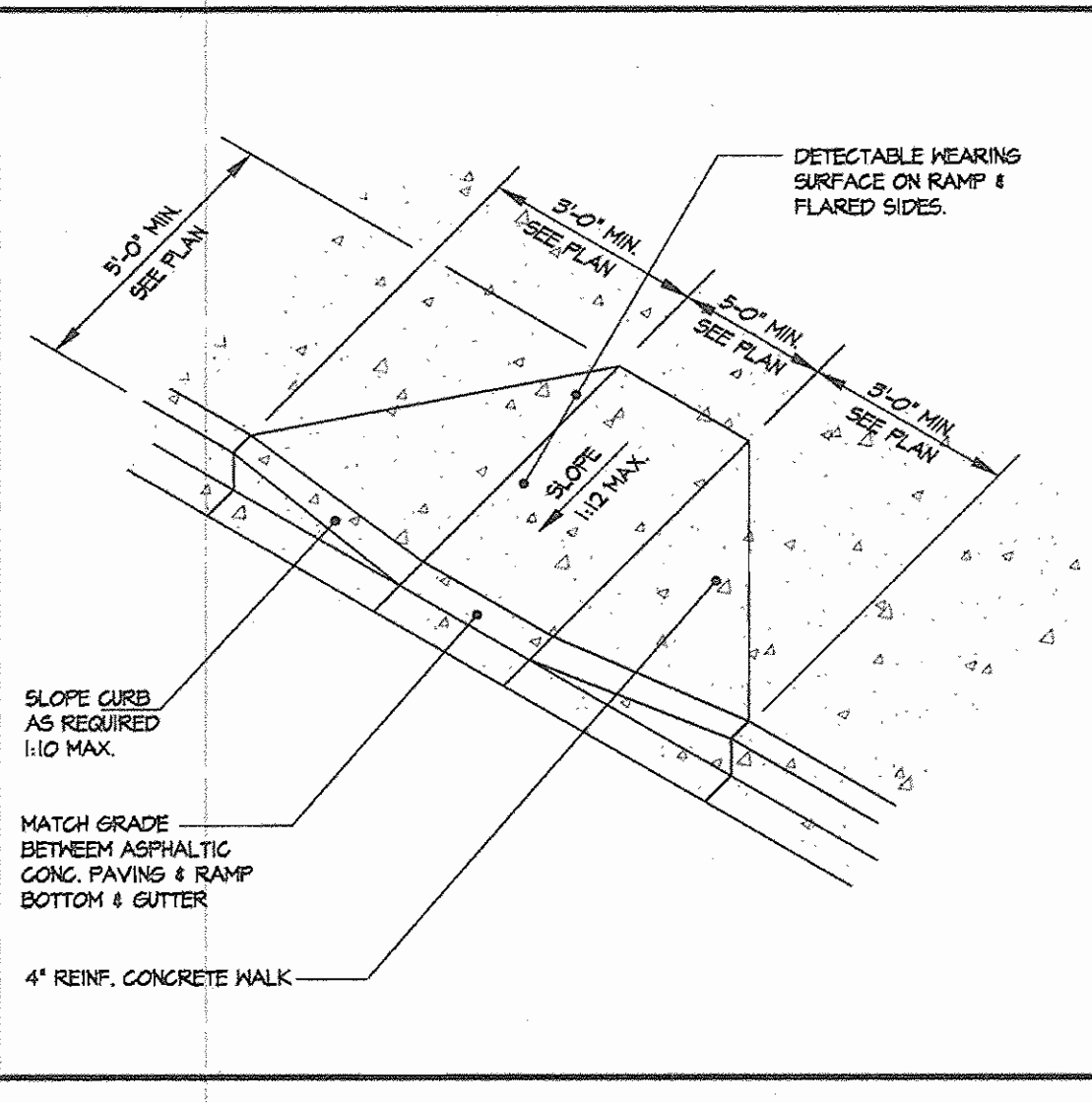
**GLWGUTSCHICK LITTLE & WEBER, P.A.**  
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 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 FAX: 301-421-4186  
 BAL: 410-880-1820 DC/MA: 301-993-2524 FAX: 301-421-4186

REV.	DESCRIPTION	BY:	DATE
1	Modify Bldg. E to Final Design, Relocate 2 HC Spaces to Front of Bldg.	WJ	
2			
3			

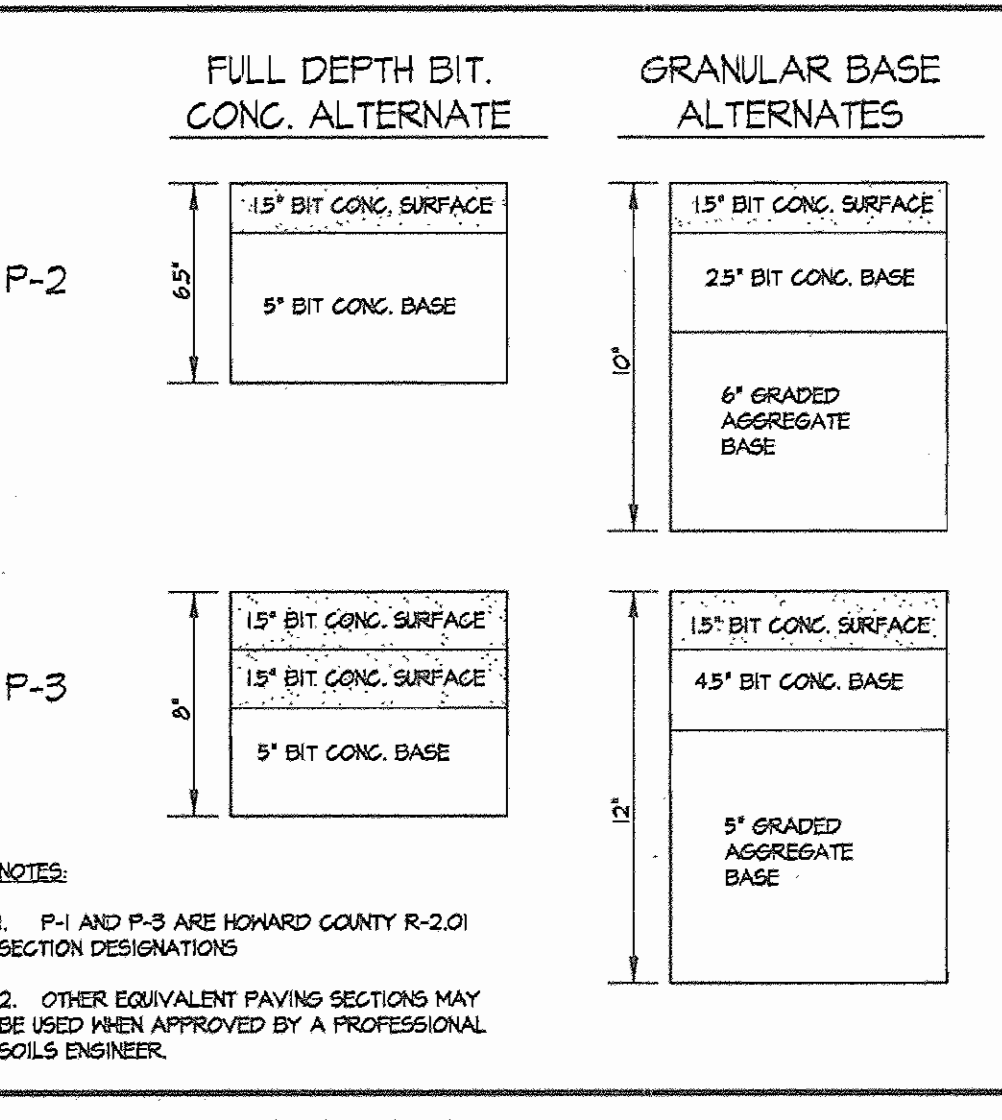


PAVING DELINEATION + LIGHTING PLAN

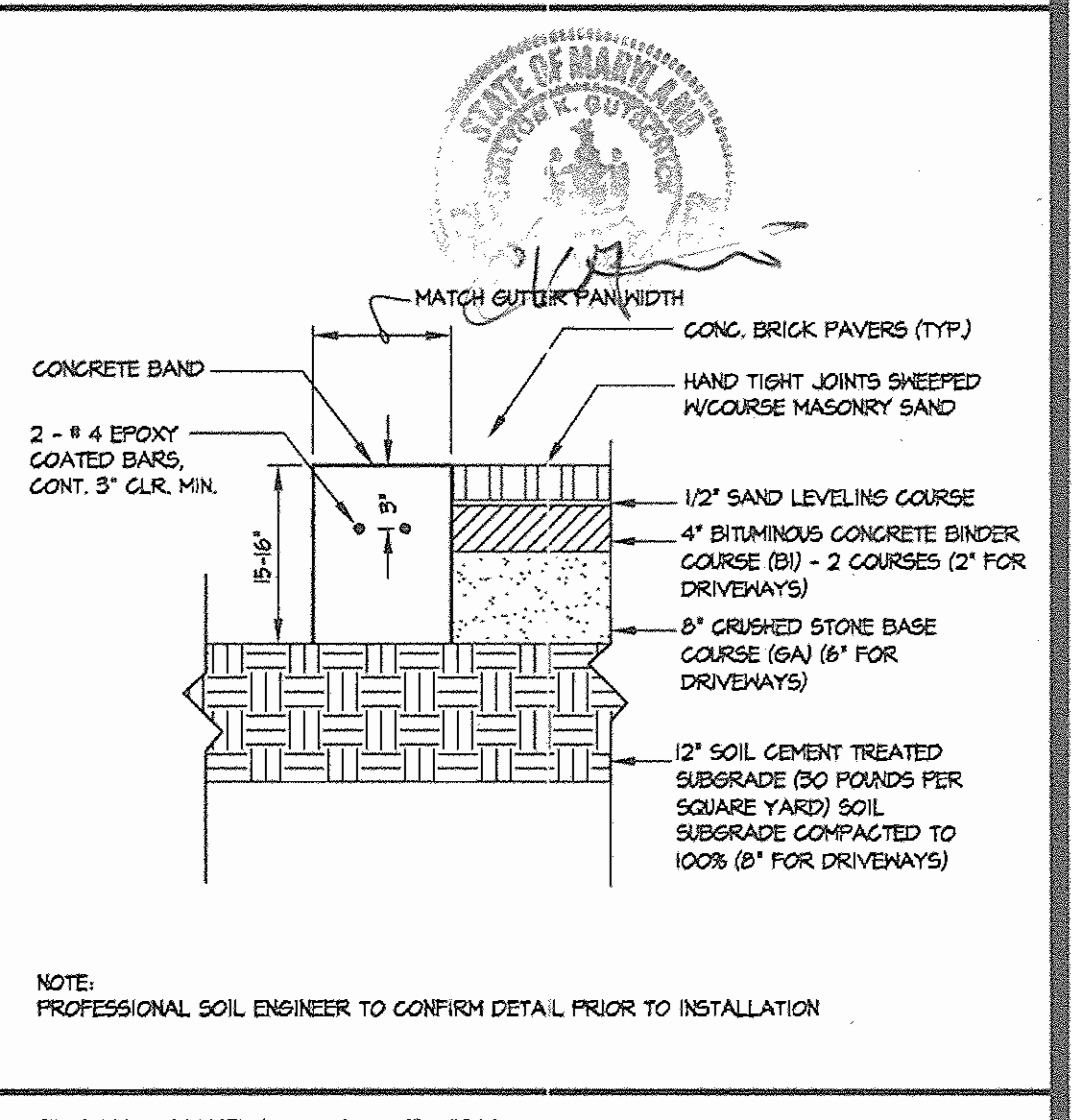
SCALE: 1"=100'



TYPE-1 CURB RAMP

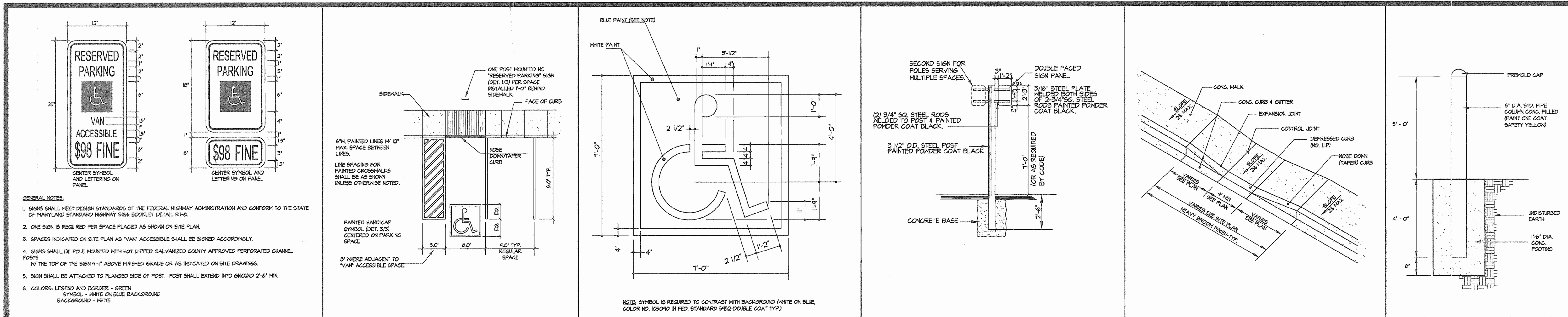


BITUMINOUS PAVING SECTIONS

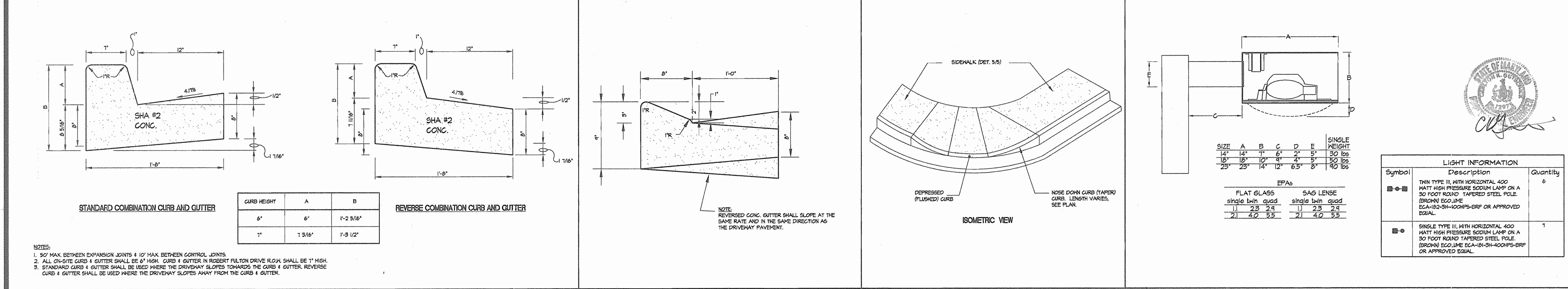


BRICK PAYER SECTION DETAIL

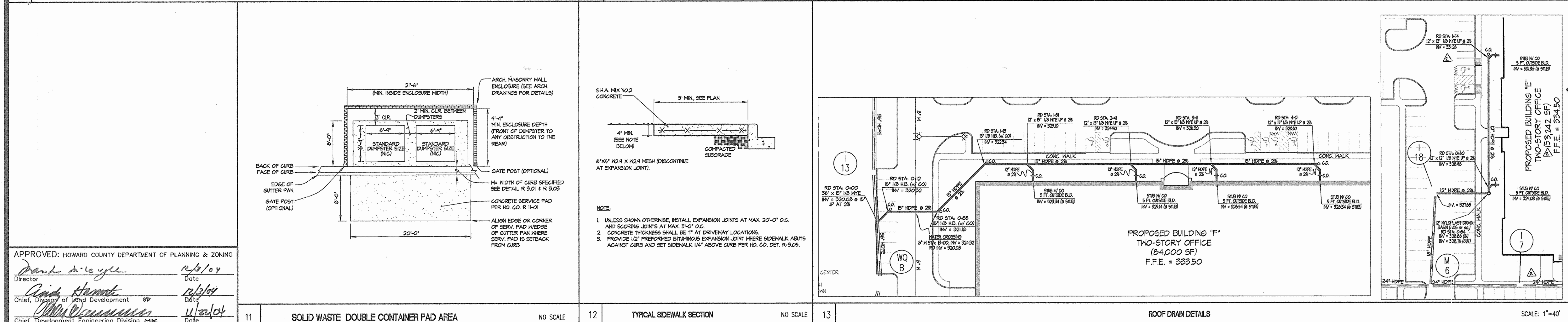
SITE/HANDICAP ACCESSIBILITY DETAILS			SCALE	ZONING	G. L. W. FILE No.
COLUMBIA GATEWAY PARCELS N-14 & N-15 PLAT NO. 14298, 17095			AS SHOWN	M-1	04031
ELECTION DISTRICT No. 6			DATE	TAX MAP - GRID	SHEET
			NOV., 2004	42 - 12	4 OF 10



1 HANDICAP PARKING SIGNS DETAIL NO SCALE 2 PARKING SPACE LAYOUT NO SCALE 3 HANDICAP SPACE STENCIL LAYOUT NO SCALE 4 POST and SIGN DETAIL FOR PARKING RESTRICTION SIGN NO SCALE 5 TYPE-A HANDICAP RAMP DETAIL NO SCALE 6 BOLLARD DETAIL NO SCALE



7 TYPE-A CONCRETE CURB AND GUTTER (STANDARD AND REVERSE) NO SCALE 8 TYPE 'C' COMBINATION CURB AND GUTTER NO SCALE 9 TYPICAL CURB/NOSE DOWN TAPER AT INTERSECTION NO SCALE 10 LIGHTING DETAIL NO SCALE



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Frank A. LeVelle* Date: 12/6/04

Chief, Division of Land Development: *Chris Hammett* Date: 12/3/04

Chief, Development Engineering Division: *Mike* Date: 11/24/04

11 SOLID WASTE DOUBLE CONTAINER PAD AREA NO SCALE 12 TYPICAL SIDEWALK SECTION NO SCALE 13 ROOF DRAIN DETAILS NO SCALE 14 SCALE: 1"=40'

PREPARED FOR: GATEWAY 70 LLC, 7061 Columbia Gateway Drive, COLUMBIA, MARYLAND 21046, PH: 410-290-1400 ext. 1461, ATTN: MR. R. Colfax Schnorf Jr.

SITE/HANDICAP ACCESSIBILITY DETAILS COLUMBIA GATEWAY PARCELS 'N-14' & 'N-15' PLAT NO. 14298, 1/10/95

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	M-1	04031
DATE	TAX MAP - GRID	SHEET
NOV, 2004	42 - 12	3 OF 10

ELECTION DISTRICT No. 6 HOWARD COUNTY, MARYLAND