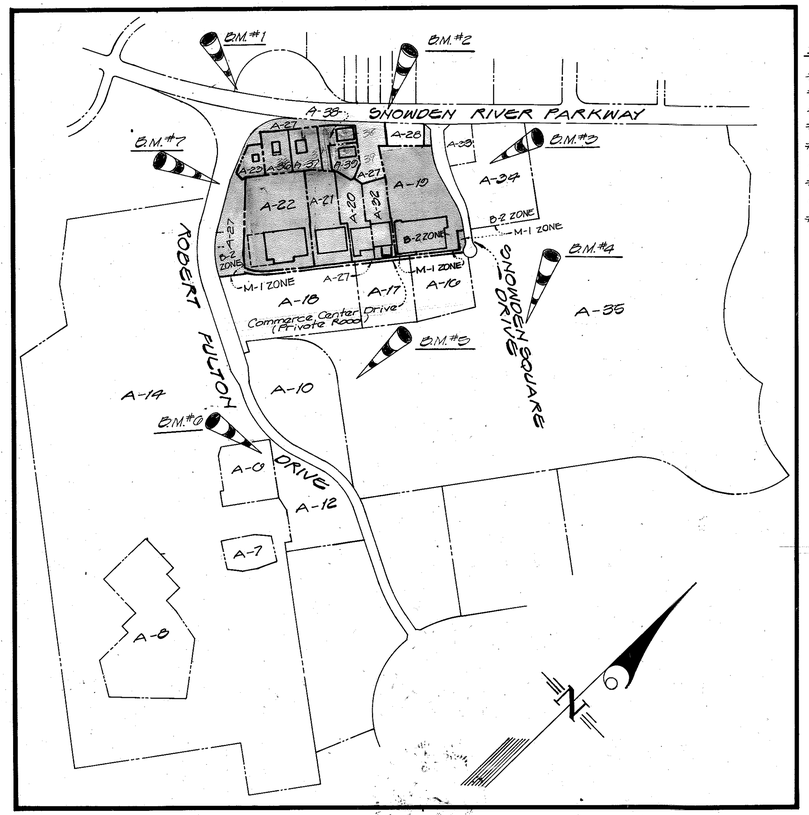
SNOWDEN SQUARE

GATEWAY COMMERCE CENTER

SITE DEVELOPMENT PLAN
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY DPW/MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
2. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF CONSTRUCTION INSPECTION AT (301) 752-7272 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK
3. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
4. SEE SHEETS 8 AND 9 OF 28 FOR CURB RAMP DETAILS AND HANDICAP ACCESS INFORMATION.
5. SITE AREA: 40.06 AC.
   APPROVED MASS GRADING SDP 92-90
6. 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.
7. ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
8. EXISTING TOPOGRAPHY REFLECTS MASS GRADING AS SHOWN ON SDP 92-90.
9. COORDINATES AND BEARINGS ARE BASED UPON THE MD. STATE PLANE SYSTEM.
10. WATER AND SEWER SHOWN IS PUBLIC.
11. STORMWATER MANAGEMENT FOR THIS SITE IS EXISTING ON PARCEL A-14. SEE F-92-100/.
12. ALL EXISTING WATER AND SEWER IS PER CONTRACT 24-3185.
13. ALL EXISTING STORM DRAIN IS PER F-92-140 (PLAT NO.
14. ALL CURB RADII IS 5' UNLESS NOTED OTHERWISE.
15. UTILITY INFORMATION TAKEN FROM APPROVED FINAL CONSTRUCTION PLANS FOR DEVELOPMENT.
16. SIDEWALKS ADJACENT TO PERPENDICULAR PARKING SHALL BE 6' WIDE. . ALL OTHER SIDEWALKS SHALL BE 4' WIDE EXCEPT WHERE DIMENSIONED OTHERWISE. PROVIDE 3' RADIUS ROUNDING AT ALL ANGLE BREAKS AND INTERSECTIONS.
17. CONTRACTOR SHALL UTILIZE PVC PIPE FOR ALL SEWER HOUSE CONNECTIONS. CONTRACTOR SHALL UTILIZE PI.P (CL.51) FOR 4" AND 6" WATER HOUSE CONNECTIONS AND D.I.P (CL.50) FOR 8" WATER HOUSE CONNECTIONS
18. FOR ALL STORM DRAIN CONNECTIONS AT EXISTING STUBS, THE CONTRACTOR SHALL REMOVE THE EXISTING BLOCKING AND MAINTAIN THE SAME GRADE AND ALIGNMENT.
19. BUDE TRENCH BEDDING CLASS "C" FOR STORM DRAINS.
20. PAVED AREAS INDICATED ARE PRIVATE.
21. PROJECT BACKGROUND: ZONING CASE ZB-015 SEE DEPT. OF PLANNING & ZONING FILE NUMBERS: S-84-44, S-85-55, F-88-91, F-87-200, F-85-65, VP-84-150, VP-86-34, F-00-178, VP-86-39, VP-86-81, VP-88-17, WP-88-93, WP-90-141, AA-91-19, ZB-015, S-92-10, SDP-92-90, F-92-19, F-92-57, F-92-100, F-92-140.
22. RECORDING REFERENCE: PLAT NO. 10538 THRU 10543 (92-140)
23. ALL PROPOSED ON-SITE UTILITIES ARE TO BE EXTENDED TO WITHIN 5' OF THE PROPOSED BUILDINGS.
24. ALL PROPOSED RAMPS SHALL BE IN ACCORDANCE WITH CURRENT A.D.A. STANDARDS. MAXIMUM SIDEWALK CROSS SLOPE SHALL BE 2%.
25. ALL WATER METERS SHALL BE LOCATED INSIDE BUILDINGS.
26. THE LIMITS OF PUBLIC MAINTENANCE FOR WATER HOUSE CONNECTIONS SHALL BE THE FOLLOWING DISTANCES BEHIND THE FACE OF CURB: PARCEL A-19, 1'; PARCELS A-20 THRU A-22, 10'; PARCEL A-23 , 5'; PARCEL A-26, 5'; PARCEL A-32, 10'; PARCELS A-30 THRU A-30, 3'
27. THE PERMIT APPLICATION DEADLINE FOR THE PROPANE CANISTER WITH CONCRETE PAD AND SCREENWALL IS FEBRUARY 4TH, 2015



KEY MAP

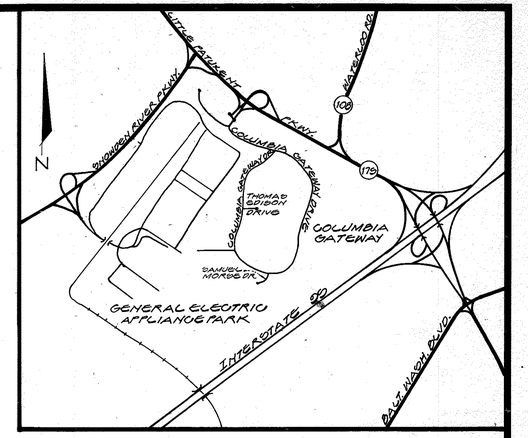
SCALE: 1" = 600'

LEGEND

- 200 ..... EXISTING CONTOUR
- 200 ..... PROPOSED CONTOUR
- x 00.00 ..... PROPOSED SPOT ELEV.
- STANDARD COMBINATION CURB & GUTTER
- REVERSE COMBINATION CURB & GUTTER OR BARRIER CURB (UNLESS SPECIFIED)
- DEPRESSED CURB ENTRANCE
- EXISTING CONC. COMBINATION CURB & GUTTER
- L.P. (TYP.) ..... LIGHT POLE (FOR LOCATION ONLY SEE SEPARATE PLANS FOR DETAILS)
- (4) ..... NUMBER OF PARKING SPACES
- PATRON / HC ACCESS TO BLDGS & OUTDOOR SALES AREAS
- (5) ..... CURB RAMP DETAIL

BENCH MARKS:

#1 SQUARE CUT @ END OF BRIDGE ON RAIL	ELEV. = 380.60
#2 "D" MARKED ON CORNER OF YARD INLET	ELEV. = 370.42
#3 BONNET BOLT ON FIRE HYDRANT #336	ELEV. = 360.38
#4 TRAVERSE STATION #201	ELEV. = 301.80
#5 RAILROAD SPIKE (PAINTED) IN SOUTH RAIL @ PT. OF TRACKS	ELEV. = 354.74
#6 BRICK NAIL IN CONCRETE BASE OF CHAIN LINK FENCE	ELEV. = 334.47
#7 SQUARE CUT IN LIGHT POLE BASE	ELEV. = 362.01



VICINITY MAP

SCALE: 1" = 2,000'

SHEET INDEX

1. COVER SHEET
2. SITE DEVELOPMENT PLAN (BUILDING A)
3. SITE DEVELOPMENT PLAN (BUILDINGS J, B & C)
4. SITE DEVELOPMENT PLAN (BUILDING D)
5. SITE DEVELOPMENT PLAN (BUILDINGS E & F)
6. SITE DEVELOPMENT PLAN (BUILDINGS G, H & K)
7. SITE DETAILS, PAVING PLAN & STACKING PLAN
8. CURB RAMP DETAILS
9. CURB RAMP DETAILS & Building K Utility Profiles
10. LANDSCAPE PLAN (BUILDING A)
11. LANDSCAPE PLAN (BUILDINGS J, B & C)
12. LANDSCAPE PLAN (BUILDING D)
13. LANDSCAPE PLAN (BUILDINGS E & F)
14. LANDSCAPE PLAN (BUILDINGS G, H & K)
15. LANDSCAPE DETAILS
16. SEDIMENT CONTROL PLAN AND DRAINAGE AREA MAP (BUILDING A)
17. SEDIMENT CONTROL PLAN AND DRAINAGE AREA MAP (BUILDINGS J, B & C)
18. SEDIMENT CONTROL PLAN AND DRAINAGE AREA MAP (BUILDING D)
19. SEDIMENT CONTROL PLAN AND DRAINAGE AREA MAP (BUILDINGS E & F)
20. SEDIMENT CONTROL PLAN AND DRAINAGE AREA MAP (BUILDINGS G, H & K)
21. SEDIMENT CONTROL NOTES AND DETAILS
22. UTILITY PROFILES (BUILDING A)
23. UTILITY PROFILES (BUILDINGS J, B & C)
24. UTILITY PROFILES (BUILDING D)
25. UTILITY PROFILES (BUILDINGS E & F)
26. UTILITY PROFILES (BUILDINGS G, H & K)

ADDRESS CHART

BUILDING	PARCEL NUMBER	STREET ADDRESS
A	A-19	9011 Snowden River Parkway
B	A-20	9031 " "
C	A-21	9041 " "
D	A-22	9051 " "
E	A-23	9061 " "
F	A-36	9071 " "
G	A-37	9081 " "
H	A-38	9091 " "
J	A-32	9021 " "
K	A-39	9077 " "

KIMLEY-HORN AND ASSOCIATES, INC. — STATE OF MARYLAND — MICHAEL JOHN SERINO — 21419 — REGISTERED PROFESSIONAL ENGINEER — 10/17/2015 — FOR A ONLY

STATE OF MARYLAND — KYLE T. BULTHAUP — 21412 — PROFESSIONAL ENGINEER — 03/06/2014 — FOR A ONLY

General Notes (Cont.) SET 1

28. Financial Surety in the amount of $4,410 for the required Landscaping shall be posted as part of the Grading Permit application.
29. Arch. Technical Review/Community Trees approval dated 2/8/16 see ARC review File # GCC141204-01. for Bldg J.
30. SWM For the expansion of Building J, Parcel A-32, is provided by interpolation (M-61). This facility is privately owned and is maintained. ESD is provided to the Maximum Extent Practicable and in accordance with the Stormwater Management Act of 2007.

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 45577 Expiration Date: 06/08/18

STATE OF MARYLAND — JOHN M. CARNEY — No. 45577 — PROFESSIONAL ENGINEER — 9/16/16

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER — DATE 7-9-93

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
DIRECTOR — DATE 7/14/93
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT — DATE 7/8/93

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS & PUBLIC ROADS HOWARD COUNTY DEPT. OF PUBLIC WORKS
DIRECTOR — DATE 7/8/93
CHIEF, BUREAU OF ENGINEERING — DATE 7/6/93

SUBDIVISION NAME			SECT./AREA	PARCEL
GATEWAY COMMERCE CENTER			N/A	A-19 THRU A-27 & A-30
PLAT	BLOCK	ZONE	TAX ZONE MAP	ELEC. DIST.	CENSUS TR.
N/A	N/A	B-2	42	6	6067.03

CENSUS TR. 6067.03 | WATER CODE E00 | SEWER CODE 4900000

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE · SUITE 250 · BURTONSVILLE OFFICE PARK · BURTONSVILLE, MD. 20866
TELEPHONE: (301)421-4024 NO.VA. (301)989-2524 BALTO. (301)880-1820 FAX (301)421-4186

DATE	REVISION	BY	APP'R.
9.12.2016	BET 1 Revise Bldg J by BET	BET	6
10/7/2015	REMOVE PAVEMENT AND REPLACE CURBING BETWEEN EXISTING SCREEN WALL AND CURB	KHA	3
2/6/14	Add one (1) 1000 GALLON PROPANE TANK DISPENSER, & PROTECTIVE	KHA	2
4/21/94	Revise sheet index & Address chart	MCF	1

PREPARED FOR:
THE HOWARD RESEARCH & DEVELOPMENT CORP.
THE ROUSE BUILDING
10275 LITTLE PATUXENT PKWY.
COLUMBIA, MD. 21044
(301) 992-6027

SITE DEVELOPMENT PLAN

GATEWAY COMMERCE CENTER

PARCELS A-19 THRU A-23, A-30 THRU A-39, A-27, A-20 & A-32
SNOWDEN SQUARE
HOWARD COUNTY, MARYLAND — 6TH ELECTION DISTRICT

DES.:	SCALE	ZONING	G.L.W. FILE No.
	AS SHOWN	B-2	91-085
DRN.: W.S.J.	DATE	TAX MAP No.	SHEET
CHK.:	JUNE 3, 1992	42	1 OF 28

NEW

SDP-92-113

183277

SITE ANALYSIS

PARCEL No. A-19 (PORTION ZONED B-2 ONLY).
BUILDING 'A'

1. AREA OF PARCEL: 464,618 SQ. FT. OR 10.67 AC.
2. ZONING: B-2. (ZB-915)
3. PROPOSED USE: RETAIL
4. BUILDING AREA: 117,680 SQ. FT. CANOPY AREA: 1,800 #
5. No. OF SEATS: N.A.
6. No. OF EMPLOYEES/SHIFT: N.A.
7. TOTAL PARKING REQUIRED: 117,680 # @ 1 SP./200 # = 589 SP.
8. TOTAL PARKING PROVIDED (INCLUDING HC): ~~636 SPACES~~ 632 SPACES
9. TOTAL NO. OF HANDICAP SPACES REQUIRED: =13 SPACES
10. No. OF HANDICAP VAN SPACES REQUIRED: =2 SPACES
11. TOTAL HANDICAP PARKING PROVIDED: =14 SPACES
12. No. OF HANDICAP VAN SPACES PROVIDED: =2 SPACES
13. PROPOSED LANDSCAPED AREA: 87,434 SQ. FT. OR 19%
14. PROPOSED PAVED AREA: 259,618 SQ. FT. OR 55%
15. BUILDING COVERAGE OF SITE: 119,480 SQ. FT. OR 26%
16. AREA OF PARKING LOTS: 221,100 SQ. FT.
17. AREA OF LANDSCAPED ISL.'S REQ.'D (5%): 11,055 #
18. AREA OF LANDSCAPED ISL.'S PROV.'D: 11,100 # OR 5%

SITE ANALYSIS

PARCEL No. A-19 (PORTION ZONED M-1 ONLY)

1. AREA OF PARCEL: 4,850 SQ. FT. OR 0.11 AC.
2. ZONING: M-1 (ZB-915)
3. PROPOSED USE: LANDSCAPED AREA & PRKG.
4. PROPOSED LANDSCAPED AREA: 3,450 # OR 71%
5. PROPOSED PAVED AREA: 1,400 SQ. FT. OR 29%

SITE ANALYSIS

PARCEL No. A-29

1. AREA OF PARCEL: 9,760 SQ. FT. OR 0.22 AC.
2. ZONING: B-2 (ZB-915)
3. PROPOSED USE: COMMON AREA/PROJECT ENTRY FEATURE
4. PROPOSED LANDSCAPED AREA: 8,731 SQ. FT. OR 89%
5. PROPOSED PAVED AREA: 1,029 SQ. FT. OR 11%

NOTE: NO SWM REQUIRED FOR ADDITION OF PROPANE AS THE LOD IS LESS THAN 5,000 SF (2)

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPT.
COUNTY HEALTH OFFICER — DATE 10-7-92

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
DIRECTOR — DATE 10/9/92
CHIEF, DIVISION OF COMMUNITY PLANNING — DATE 10/9/92

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS & PUBLIC ROADS HOWARD COUNTY DEPT. OF PUBLIC WORKS
DIRECTOR — DATE 10/7/92
CHIEF, BUREAU OF ENGINEERING M.K. — DATE 10/7/92

3-PRINTS TO CARL

KIMLEY-HORN AND ASSOCIATES, INC.
STATE OF MARYLAND NICHOLAS JOHN LEFFNER 44113 PROFESSIONAL ENGINEER
10/7/2015
FOR (3) ONLY

STATE OF MARYLAND KYLE T. BOLLINGER 43412 PROFESSIONAL ENGINEER
03/06/2014
FOR (2) ONLY

STATE OF MARYLAND CARLTON K. GUTSCHICK No. 12975 REGISTERED PROFESSIONAL ENGINEER

GLW GUTSCHICK LITTLE & WEBER, P.A.
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DATE	REVISION	BY	APP'R.
10/7/2015	REMOVE PAVEMENT AND REPLACE CURBING BETWEEN EXISTING SCREEN WALL AND CURB	KHA	(3)
3/5/14	ADD ONE (1) 1000 GALLON PROPANE TANK DISPENSER & PROTECTIVE MEASURES	KHA	(2)

PREPARED FOR:
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
THE ROUSE BUILDING
10275 LITTLE PATUXENT PKWY.
COLUMBIA, MD. 21044
(301)992-6027

SITE DEVELOPMENT PLAN

GATEWAY COMMERCE CENTER

PARCELS A-19 THRU A-27, A-29 & A-32
SNOWDEN SQUARE
HOWARD COUNTY, MARYLAND — 6TH ELECTION DISTRICT

CENSUS TR.	WATER CODE		SEWER CODE
6067.03	E06		4900000
DES.: M.J.T.	SCALE 1"=50'	ZONING B-2 & M-1	G.L.W. FILE No. 91-055
DRN.: W.S.J.	DATE JUNE 3, 1992	TAX MAP No. 42	SHEET 2 OF 26
CHK.: M.J.T.			

SDP-92-113

SNOWDEN RIVER PARKWAY

SCALE 1"=400'

PARCEL A-18 ZONED B-2 FOR CONTINUATION SEE SHEET 2 OF 20

PARCEL A-26 ZONED B-2

PARCEL A-28 ZONED B-2

PARCEL A-22 ZONED B-2 FOR CONTINUATION SEE SHEET 4 OF 20

PARCEL A-27 ZONED M-1

WETLANDS PARCEL A-27 ZONED B-2

ROAD 'B' (PRIVATE) 27073 (SEE F. 92-140)

REMOVE EXISTING CURB

MATCH EX. CURB

EXIST. PAVING

EX. 18" R.C.P.

20' WETLANDS BUFFER

25' WETLANDS BUFFER

HIGHLAND INVESTMENT LTD. PARTNERSHIP

N 28° 20' 00" E 1,200.00'

S 52° 51' 12" E 309.60'

S 37° 08' 48" W 182.00'

S 52° 51' 12" E 190.99'

N 37° 01' 11" W 77.92'

S 52° 51' 12" E 673.61'

N 52° 51' 12" W 208.00'

N 52° 51' 12" W 323.00'

S 52° 51' 12" E 323.00'

S 52° 51' 12" E 200.00'

N 52° 51' 12" W 820.00'

S 37° 08' 48" W 250.00'

N 37° 08' 48" E 250.00'

N 400,000

E 601,000

BEI REVISION

9' Wide Dumpster Enclosure Detail R-8.03 & R-8.04

4" Tall Bollards

DUMPSTER & BOLLARD DETAIL 1"=20'

18" PRIVATE RCP CL IV

BUILD MH OVER & CONNECT TO EX. STUB 2001 (F. 92-140)

18" RCP CL IV PRIVATE

Micro-bioretention Facility #1: MDE M-6 DIRECT NEW ROOF LEADERS & DOWN SPOUTS TO MBF FOR ADDITION ONLY.

*NOSE DOWN CURB @ DUMPSTER ENCLOSURE

BEI REVISION

BLDG EXPANSION 10,055 SF FLOOR ELEV. TO MATCH EXISTING 366.00

PARCEL A-32 BUILDING 'J' F.F.E.= 366.00 30,360 SQ. FT. (RETAIL)

PARCEL A-20 BUILDING 'B' F.F.E.= 366.00 30,100 SQ. FT. (RETAIL)

PARCEL A-21 BUILDING 'C' F.F.E.= 366.00 50,000 SQ. FT. (RETAIL)

CONN. TO EX. 8" STUB MAINTAIN ALIGNMENT & GRADE (STUB BUILT UNDER CONT. 24-3080)

CONN. TO EX. 8" STUB MAINTAIN ALIGNMENT & GRADE (STUB BUILT UNDER CONT. 24-3080)

GEAPE II, INC. GATEWAY COMMERCE CENTER PARCEL A-17 ZONED M-1 UNDEVELOPED

CONN. TO EX. 8" STUB MAINTAIN ALIGNMENT & GRADE (STUB BUILT UNDER CONT. 24-3080)

NOTE: FOR SITE DETAILS SEE SHEET 7 THRU 9

REMOVE EXISTING A-5 INLET & PROVIDE WR INLET BUILD OVER & CONN. TO EX. 30 (INLET I 1012)

CONN. TO EX STUB (F-92-140) MAINTAIN ALIGNMENT & GRADE

PARCEL A-27 ZONED M-1

GEAPE II, INC. GATEWAY COMMERCE CENTER PARCEL A-18 ZONED M-1 UNDEVELOPED

CONN. TO EX. 8" STUB MAINTAIN ALIGNMENT & GRADE (STUB BUILT UNDER CONT. 24-3080)

CONN. TO EX. 12" STUB 1007 (F-92-140) MAINTAIN ALIGNMENT & GRADE

4" CORR. PLASTIC PIPE BY HANCOR OR EQUAL

NOTE: CONTRACTOR TO TRANSITION FROM EXIST. 7" CURB (ROAD 'C') TO 6" CURB THRU ENTRANCE FILLETS. ALL OTHER CURB AT LOADING AREAS TO BE 7"

Commerce Center Drive

Gateway Commerce Center

SITE ANALYSIS

PARCEL A-32
BUILDING 'J'

1. AREA OF PARCEL: 130,971 SQ. FT. OR 3.00 AC.
2. ZONED: B-2 (ZB-019)
3. PROPOSED USE: RETAIL
4. BUILDING AREA: 40,415 SQ. FT.
5. No. OF SEATS: N.A.
6. No. EMPLOYEES/SHIFT: N.A.
7. TOTAL PARKING REQUIRED: 40,415 #@ 1 SP/200 #: 202 SPACES PLUS 1,172 SF @ 3.3 SPACES/1000SF OF OFFICE: 4 SPACES TOTAL REQUIREMENT: 206 PARKING SPACES FOR CONTINUATION SEE SHEET 6 OF 20
8. TOTAL PARKING PROVIDED: (INCLUDING HC): 187 SPACES
9. TOTAL No. HANDICAP SPACES REQUIRED: 7 SPACES
10. No. OF HANDICAP VAN SPACES REQUIRED: 1 SPACE
11. TOTAL HANDICAP PARKING PROVIDED: 7 SPACES
12. No. OF HANDICAP VAN SPACES PROVIDED: 1 SPACE
13. ~~PROPOSED LANDSCAPED AREA: 23,115 SQ. FT.~~
14. PROPOSED PAVED AREA: 77,000 SQ. FT.
15. BUILDING COVERAGE: 40,415 SQ. FT. OR 31%
16. AREA OF PARKING LOT = 60,750 SQ. FT.
17. AREA OF LANDSCAPED ISLANDS REQUIRED (5%) = 9,938 SQ. FT.
18. AREA OF LANDSCAPED ISLANDS PROVIDED: 9,950 SQ. FT.
19. LIMIT OF DISTURBANCE FOR REDLINE EXPANSION PARCEL A-32: 18,300 SF
20. FOREST CONSERVATION OBLIGATION FOR EXPANSION TO BUILDING & DEL. PARCEL A-32 IS ADDRESSED BY A FEE-IN-LIEU PAYMENT IN THE AMOUNT OF $1960.00.

* PARKING USE AGREEMENT RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND GRANTS THE USE OF 19 PARKING SPACES ON PARCEL A-20 FOR THE USE PARCEL A-32. SEE DEED DATED 3/7/16 L. 16731, F. 18.

SITE ANALYSIS

PARCEL NO. A-20
BUILDING 'B'

1. AREA OF PARCEL: 157,282 SQ. FT. OR 3.61 AC.
2. ZONING: B-2 (ZB-019)
3. PROPOSED USE: RETAIL
4. BUILDING AREA: 30,100 SQ. FT. (Retail), 1300 # (Business office (Mezzanine)
5. No. OF SEATS: N.A.
6. No. OF EMPLOYEES/SHIFT: 5 office empl./shift + 5 empl. @ 7 spaces/10 employees = 184 spaces
7. TOTAL PARKING REQUIRED: 30,100 # @ 1 SP/200 # 151 SPACES
8. TOTAL PARKING PROVIDED (INCLUDING HC): 230 SPACES*
9. TOTAL No. OF HANDICAP SPACES REQUIRED: 7 SPACES
10. No. OF HANDICAP VAN SPACES REQUIRED: 1 SPACES
11. TOTAL HANDICAP PARKING PROVIDED: 7 SPACES
12. No. OF HANDICAP VAN SPACES PROVIDED: 1 SPACES
13. PROPOSED LANDSCAPED AREA: 26,500 SQ. FT.
14. PROPOSED PAVED AREA: 94,782 SQ. FT.
15. BUILDING COVERAGE: 30,100 S.F. OR 23%
16. AREA OF PARKING LOT: 81,500 SQ. FT.
17. AREA OF LANDSCAPED ISLANDS REQUIRED (5%): 4,075 SQ. FT.
18. AREA OF LANDSCAPED ISLANDS PROVIDED: 4,350 SQ. FT.

* 19 PARKING SPACES SHARED WITH PARCEL A-32. SEE DEED LIBER 16731, FOLIO 18.

SITE ANALYSIS

PARCEL 21
BUILDING 'C'

1. AREA OF PARCEL: 218,882 S.F. OR 5.02 ACRES
2. ZONED B-2 (ZB-019)
3. PROPOSED USE: RETAIL
4. BUILDING AREA: 50,000 S.F.
5. No. OF SEATS: N.A.
6. No. EMPLOYEES/SHIFT: N.A.
7. TOTAL PARKING REQUIRED: 50,000 S.F. @ 1 SP/200 S.F.: 250 SPACES
8. TOTAL PARKING PROVIDED: (INCLUDING HC): 295 SPACES
9. TOTAL No. OF HANDICAP SPACES REQUIRED: 7 SPACES
10. No. OF HANDICAP VAN SPACES PROVIDED: 1 SPACE
11. TOTAL HANDICAP PARKING PROVIDED: 7 SPACES
12. No. OF HANDICAP VAN SPACES PROVIDED: 1 SPACE
13. PROPOSED LANDSCAPED AREA: 47,128 SQ. FT.
14. PROPOSED PAVED AREA: 121,727
15. BUILDING COVERAGE: 50,000 S.F. OR 0.23%
16. AREA OF PARKING LOT: 108,750 SQ. FT.
17. AREA OF LANDSCAPED ISLANDS REQUIRED (5%) = 5,438 SQ. FT.
18. AREA OF LANDSCAPED ISLANDS PROVIDED = 13,876 SQ. FT.

BUILDING 'C'

BUILDING 'J'

BUILDING 'B'

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER — DATE 10-7-92

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
DIRECTOR — DATE 10/9/92
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT — DATE 10/9/92

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS & PUBLIC ROADS HOWARD COUNTY DEPT. OF PUBLIC WORKS
DIRECTOR — DATE 10/7/92
CHIEF, BUREAU OF ENGINEERING — DATE 12/7/92

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 45577 Expiration Date: 06.08.18

STATE OF MARYLAND — CARROLL M. GARNER — No. 45577 — PROFESSIONAL ENGINEER

9/16/16

DATE	REVISION	BY	APP'R.
9.12.16	Revise Rear of Building J Adding 10,055 of Building B&I		
9/23/03	Revise Tabulation for A-20 to Incl. Mazz.	MJT	
8-16-03	REVISE BLDG'S, UTILITIES & LOADING DOCKS-PAR A-32 & A-20	JK	

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE · SUITE 250 · BURTONSVILLE OFFICE PARK · BURTONSVILLE, MD. 20866
TELEPHONE: (301)421-4024 NO.VA. (301)989-2524 BALTO. (301)880-1820 FAX (301)421-4186

PREPARED FOR:
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
THE ROUSE BUILDING
10275 LITTLE PATUXENT PKWY.
COLUMBIA, MD. 21044
(301) 992-6027

SITE DEVELOPMENT PLAN

GATEWAY COMMERCE CENTER

PARCELS A-19 THRU A-27, A-29 & A-32
SNOWDEN SQUARE
HOWARD COUNTY, MARYLAND — 6TH ELECTION DISTRICT

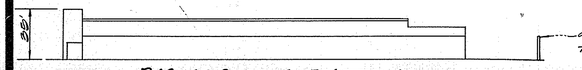
CENSUS TR. 6007.03 | WATER CODE E00 | SEWER CODE 4000000

DES.: M.J.T.	SCALE 1"=50'	ZONING B-2	G.L.W. FILE No. 91-055
DRN.: W.O.J.	DATE JUNE 3, 1992	TAX MAP No. 42	SHEET 30 OF 38
CHK.: M.J.T.			

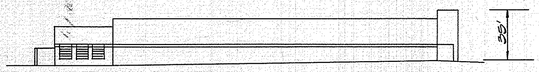
SDP-92-113

STATE OF MARYLAND — CHARLES K. GUTSCHICK — 12975 — REGISTERED PROFESSIONAL ENGINEER

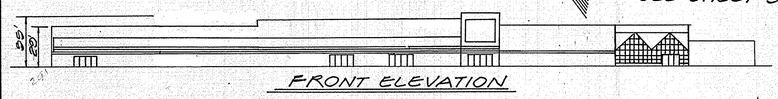
CK Gutschick



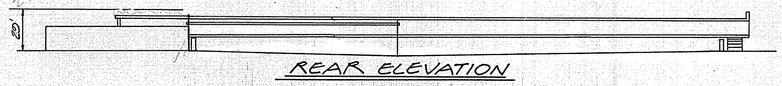
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION

SITE ANALYSIS

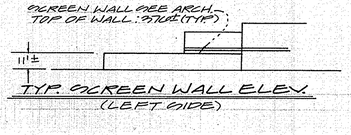
PARCEL No. A-22
BUILDING 'D'

1. AREA OF PARCEL: 437,236 SQ. FT. OR 10.04 AC.
2. ZONING: B-2 (ZB-915)
3. PROPOSED USE: RETAIL
4. BUILDING AREA: 100,410 SQ. FT.
5. CANOPY AREA: ENTRANCE = 3,918 SQ. FT. GARDEN SHOP = 7,867 SQ. FT.
6. OUTDOOR SALES AREA (INCLUDING CANOPY) = 21,973 SQ. FT.
7. TOTAL PARKING REQUIRED: 100,410 SQ. FT. @ 5/1,000 SQ. FT. = 502 SPACES
8. TOTAL PARKING PROVIDED (INCLUDING HC'S): 421 SPACES
   81 SPACES
   923 SPACES
9. TOTAL NO. OF HANDICAP SPACES REQUIRED: 12 SPACES
10. NO. OF HANDICAP VAN SPACES REQUIRED: 2 SPACES
11. TOTAL HANDICAP PARKING PROVIDED: 12 SPACES
12. NO. OF HANDICAP VAN SPACES PROVIDED: 2 SPACES
13. PROPOSED LANDSCAPED AREA: 92,830 SQ. FT. OR 21% OF TOTAL
14. PROPOSED PAVED AREA: 240,256 OR 56% OF TOTAL
15. BUILDING COVERAGE: 100,410 SQ. FT. OR 23%
16. AREA OF PARKING LOT: 188,100 SQ. FT.
17. AREA OF LANDSCAPED ISLANDS REQUIRED (5%): 9,255 SQ. FT.
18. AREA OF LANDSCAPED ISLANDS PROVIDED: 11,125 SQ. FT. OR 6%

SITE ANALYSIS

PARCEL A-27

1. AREA OF PARCEL: 384,410 S.F. OR 8.82 AC.
2. ZONING: B-2 (ZB-915)
3. PROPOSED USE: COMMON AREA/PROJECT ENTRY FEATURE
4. PROPOSED LANDSCAPED AREA: 295,480 S.F. OR 80%
5. PROPOSED PAVED AREA: 89,017 S.F. OR 10%



TYP. SCREEN WALL ELEV.
(LEFT SIDE)

⚠ TEMPORARY TENT ANALYSIS*

Total Outside Sales Area (including Tent) = 14,479 SQ. FT.

Total Parking Required For Temporary Condition = 57.7 Spaces (58)

Total Parking Provided For Temporary Condition = 999 Spaces

*Temporary use shall be Between April 4 and July 7 & November 1 and January 6

REMOVE EX. 10' CURB & NOSE DN. CURB & MATCH EX. CURB

25.00'

S 08°49'06" W.

THIS SHEET SUPERSEDES THE PREVIOUSLY APPROVED SHEET 4 OF 6 OF SDP-92-113

GEAPE II, INC.
GATEWAY COMMERCE CENTER
PARCEL A-14
ZONED B-2

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE
DIRECTOR, HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER — DATE 4-2-93

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
DIRECTOR — DATE 4/6/93
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT — DATE 4/6/93

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS & PUBLIC ROADS
HOWARD COUNTY DEPT. OF PUBLIC WORKS
DIRECTOR — DATE 3/26/93
CHIEF, BUREAU OF ENGINEERING — DATE 3-26-93

GW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
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TELEPHONE: (301)421-4024 NO.VA. (301)989-2524 BALTO. (301)880-1820 FAX (301)421-4186

DATE	REVISION	BY	APP'R.
6/7/14	Add Temperary Tent & Temperary Tent Analysis ⚠	gt	
12/19/02	Add Vestibules To Front of Building	F.M.M.	
9/11/02	ADD SCREEN WALLS TO LOAD AREA & CLOSE OFF LOAD ALLEY PER	WEJ	
2/20/02	COORD. W/ HECHINGER	WEJ	
2/1/02	REV. BLDG. CONFIGURATION, UTILITIES & PARKING	WEJ	

PREPARED FOR:
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THE ROUSE BUILDING
10275 LITTLE PATUXENT PKWY.
COLUMBIA, MD. 21044
(301)992-6027

SITE DEVELOPMENT PLAN

GATEWAY COMMERCE CENTER

PARCELS A-19 THRU A-27, A-29 & A-32.

HOWARD COUNTY, MARYLAND — 6TH ELECTION DISTRICT

CENSUS TR.	WATER CODE	SEWER CODE
6007.00	E06	4000000

DES.:	SCALE	ZONING	G.L.W. FILE No.
M.J.T.	1" = 50'	B-2	91-055
DRN.: W.E.J.	DATE	TAX MAP No.	SHEET
CHK.: M.J.T.	JUNE 3, 1992	42	4 OF 20

SDP-92-113

NOTE: LOADING FOR BUILDING 'F' TO BE DURING NON-PEAK HOURS AND TO OCCUPY SURPLUS STRIPED PARKING SPACES

FOR CONTINUATION SEE SHEET 6 OF 20

FOR CONTINUATION SEE SHEET 4 OF 20

SNOWDEN RIVER PARKWAY (PUBLIC VARIABLE WIDTH R/W)

ROBERT FULTON DRIVE INTERCHANGE (PUBLIC VARIABLE WIDTH R/W)

ROAD 'B' (PRIVATE)

PARCEL A-37 ZONED B-2

PARCEL A-27 ZONED B-2

PARCEL A-30 BUILDING 'F' F.F.E.=308.50 5,090 SQ. FT. (RESTAURANT)

PARCEL A-23 BUILDING 'E' F.F.E.=308.50 3,154 SQ. FT. (RESTAURANT)

STORAGE BUILDING F.F.E.=308.50

CLEARANCE SIGN TO BE RELOCATED

PROPOSED MENU BOARD

N.592°51'12"W. 350.00'

S.592°51'12"E. 350.00'

S.87°08'48"W. 177.79'

N.87°08'48"E. 220.00'

N.400,750 E.1049,750

N.400,250 E.1049,250

SCALE: 1"=200'

BUILDING 'E' FRONT ELEVATION

BUILDING 'F' FRONT ELEVATION

STORAGE BLDG/DUMPSTER ENCL. SIDE ELEVATION

SITE ANALYSIS

PARCEL No. A-23
BUILDING 'E'
1. AREA OF PARCEL: 90,080 SQ. FT. OR 1.18 AC.
2. ZONING: B-2 (ZB-018)
3. PROPOSED USE: RESTAURANT-FAST FOOD
4. BUILDING AREA: 3,158 SQ. FT.
5. NO. OF EMPLOYEES/SHIFT: N.A.
6. TOTAL PARKING REQUIRED 3,158 SF @ 45 SPACES / 1000 SF = 45 SPACES
7. TOTAL PARKING PROVIDED (INCLUDING HC): 45 SPACES
8. TOTAL NO. OF HANDICAP SPACES REQUIRED: 3 SPACES
9. NO. OF HANDICAP VAN SPACES REQUIRED: 1 SPACE
10. TOTAL HANDICAP PARKING PROVIDED: 3 SPACES
11. NO. OF HANDICAP VAN SPACES PROVIDED: 2 SPACES
12. PROPOSED LANDSCAPED AREA: 18,158 SQ. FT. OR 37.75%
13. PROPOSED PAVED AREA: 24,914 SQ. FT. OR 42.7 %
14. BUILDING COVERAGE: 3,158 SQ. FT. OR 6.3%
15. AREA OF PARKING LOT: 21,330 SQ. FT.
16. AREA OF LANDSCAPED ISLANDS REQUIRED (5%) 1,067 SF
17. AREA OF LANDSCAPED ISLANDS PROVIDED: 1,678 SF OR 7.9%
18. No. OF SEATS: 46 SEATS

SITE ANALYSIS

PARCEL NO. A-30
BUILDING 'F'
1. AREA OF PARCEL: 78,100 SQ. FT. OR 1.79 AC.
2. ZONING: B-2 (ZB-018)
3. PROPOSED USE: RESTAURANT
4. BUILDING AREA: 5090 SQ. FT.
5. NO. OF SEATS: 190
6. No. OF EMPLOYEES/SHIFT: 30 EMPLOYEES/SHIFT
7. TOTAL PARKING REQUIRED: 100 SEATS @ 1/3 / 4 SEATS + 30 EMPLOYEES/SHIFT
8. TOTAL PARKING PROVIDED (INCLUDING HC): 131 SPACES
9. TOTAL No. OF HANDICAP SPACES REQUIRED: 5 SPACES
10. No. OF HANDICAP VAN SPACES REQUIRED: 1 SPACE
11. TOTAL HANDICAP PARKING PROVIDED: 6 SPACES
12. No. OF HANDICAP VAN SPACES PROVIDED: 1 SPACE
13. PROPOSED LANDSCAPED AREA: 20,078 SQ. FT. OR 35%
14. PROPOSED PAVED AREA: 46,080 SQ. FT. OR 59%
15. BUILDING COVERAGE: 5,000 SQ. FT. OR 6 %
16. AREA OF PARKING LOT: 43,605 SQ. FT.
17. AREA OF LANDSCAPED ISLANDS REQUIRED (5%) 2,180 SF
18. AREA OF LANDSCAPED ISLANDS PROV'D: 3,698 SF OR 8.5%

STATE OF MARYLAND BRUCE MICHAEL PITTS No. 11188 REGISTERED LANDSCAPE ARCHITECT

NOTE: FOR SITE DETAILS SEE SHEETS 7 THRU 9

NOTE: THIS REVISED PLAN (SDP 92-113R) SUPERSEDES THAT APPROVED UNDER SDP 92-113.

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER — DATE 8/3/93

APPROVED: HOWARD COUNTY DEPT. OF PLANNING/ZONING
DIRECTOR — DATE 8/16/93
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT — DATE 8/16/93

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS & PUBLIC ROADS, HOWARD COUNTY DEPT. OF PUBLIC WORKS
DIRECTOR — DATE 8/10/93
CHIEF, BUREAU OF ENGINEERING M.K — DATE 8/3/93

GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
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DATE	REVISION	BY	APP'R.
10-10-01	REVISIONS PER DRIVE THRU ADDITION	B.M.P.	
6/27/97	rev. width of drive thru window & add awning	MCF	
12-6-93	REV. PARKING, BLDG. & GRADING PARCEL A-23	M.J.T.H.	
7/21/93	REV. PARKING, BLDG. & GRADING (OLD PARCEL A-24 TO NEW PARCEL A-30)	W.S.J.	M.J.T.

PREPARED FOR:
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SITE DEVELOPMENT PLAN

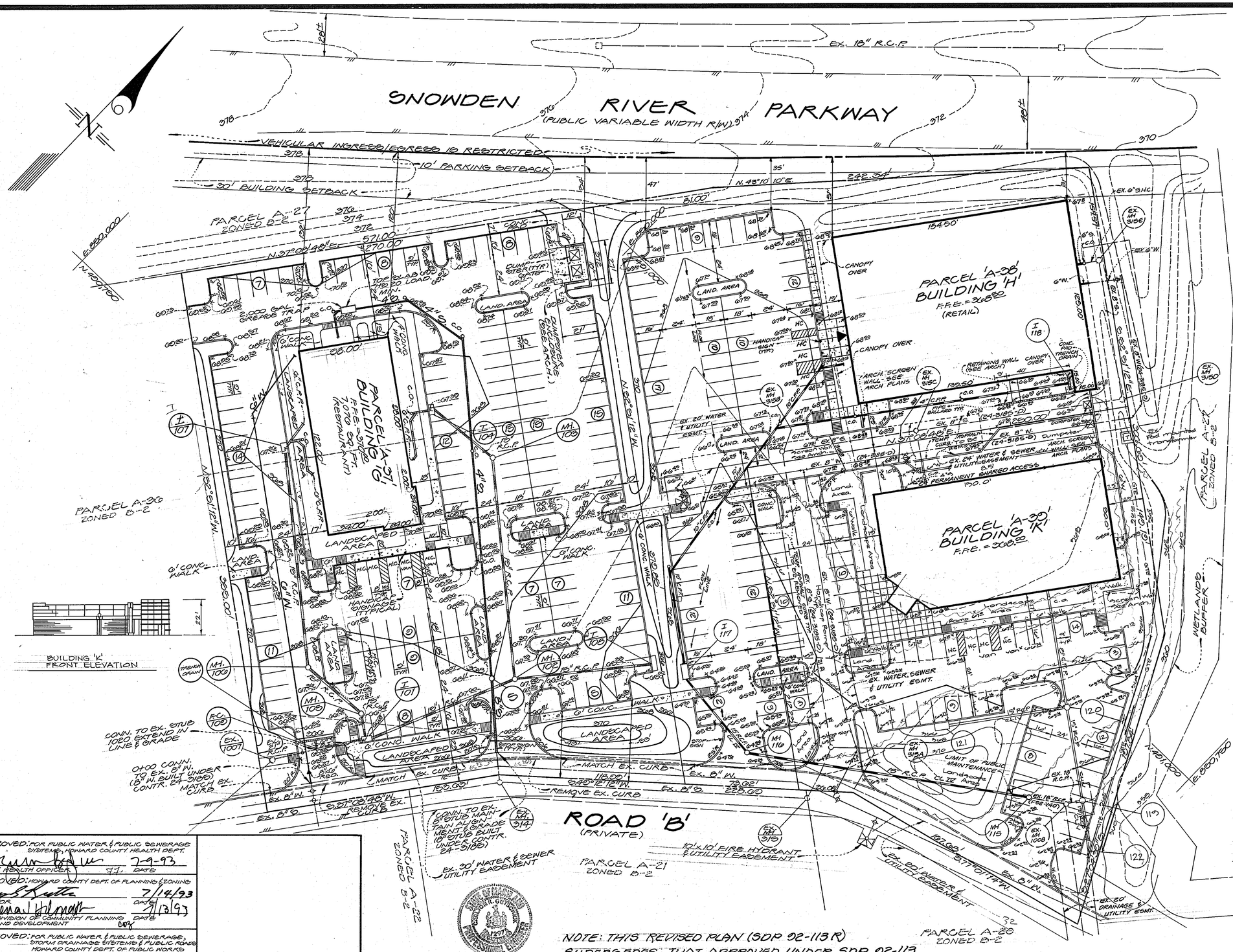
GATEWAY COMMERCE CENTER

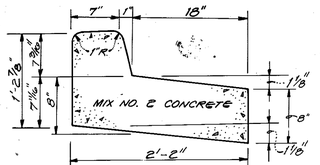
PARCELS A-19 THRU A-23, A-30 THRU A-30, A-27, A-29, A-32
SNOWDEN SQUARE
HOWARD COUNTY, MARYLAND — 6TH ELECTION DISTRICT

CENSUS TR.	WATER CODE	SEWER CODE
6067.00	E 0 C 0	4 5 0 0 0 0 0

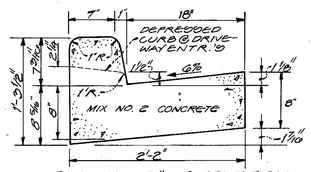
DES.:	SCALE	ZONING	G.L.W. FILE No.
M.J.T.	1"=30'	B-2	91-065
DRN.:	DATE	TAX MAP No.	SHEET
W.S.J.	MAY 12, 1995	42	5 OF 20
CHK.: M.J.T.			

SDP-92-113

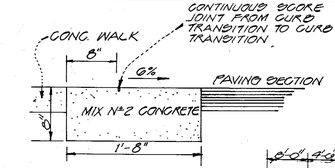

SNOWDEN RIVER PARKWAY
(PUBLIC VARIABLE WIDTH R/W)
EX. 18" R.C.P.
VEHICULAR INGRESS/EGRESS IS RESTRICTED
10' PARKING SETBACK
30' BUILDING SETBACK
PARCEL A-27 ZONED B-2
PARCEL A-36 ZONED B-2
PARCEL A-21 ZONED B-2
PARCEL A-22 ZONED B-2
PARCEL A-28 ZONED B-2
PARCEL 'A-37' BUILDING 'G' F.F.E.=370.50 (RESTAURANT)
PARCEL 'A-38' BUILDING 'H' F.F.E.=368.50 (RETAIL)
PARCEL 'A-39' BUILDING 'K' F.F.E.=368.00
ROAD 'B' (PRIVATE)
LANDSCAPED AREA
HANDICAP SIGNAGE (TYPICAL)
DUMPSTER ENCLOSURE (SEE ARCH.)
CANOPY OVER
RETAINING WALL (ARCH)
CONC. PAD FOR TRENCH DRAIN
10'x10' FIRE HYDRANT & UTILITY EASEMENT
EX. 20' WATER & SEWER UTILITY EASEMENT
EX. 20' WATER & UTILITY EASEMENT
PERMANENT SHARED ACCESS
LIMIT OF PUBLIC MAINTENANCE
EX. 20' DRAINAGE & UTILITY EASEMENT
NETLANDS BUFFER
CONN. TO EX. STUB 100LF EXTEND IN LINE & GRADE
CONN. TO EX. 8" W. BUILT UNDER CONTR. 24-3108 (8" W. BUILT UNDER CONTR. 24-3105)
MATCH EX. CURB
REMOVE EX. CURB
EX. 8" W.
EX. 8" S.
EX. 6" W.
EX. 6" S.H.C.
EX. 6" W. (SEE 24-3105-D)
EX. 8" W. (SEE 24-3105-D)
EX. 24" WATER & SEWER & UTILITY EASEMENT
EX. 8" W. (SEE 24-3105-D)
EX. 8" W. (SEE 24-3105-D)
EX. 18" SCP (FOR 24-3105-D)
EX. 8" W.
EX. 8" W. (SEE 24-3105-D)
EX. 8" W.
EX. 8" W.
EX. 8" W.



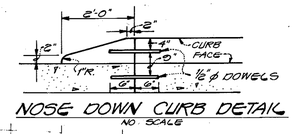
REVERSE 7" COMBINATION CURB & GUTTER
NO SCALE



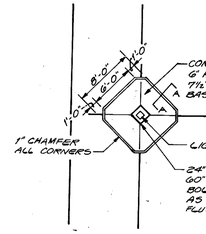
STANDARD 7" COMBINATION CURB & GUTTER
NO SCALE



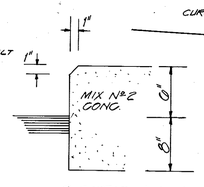
DEPRESSED CURB ENTRANCE



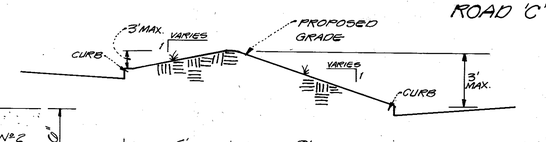
NOSE DOWN CURB DETAIL
NO SCALE



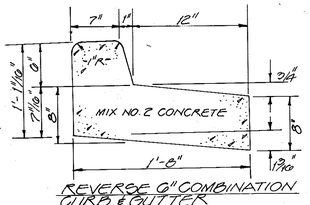
CONCRETE LIGHT POLE ISLAND
NO SCALE



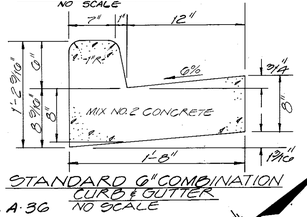
SECTION A-A
NO SCALE



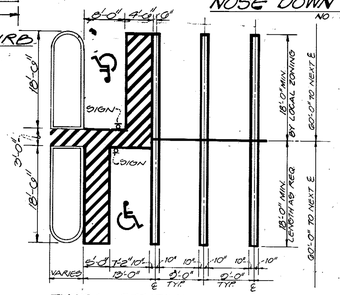
TYPICAL ISLAND GRADING
(ADJACENT TO ROAD 'C')



REVERSE 6" COMBINATION CURB & GUTTER
NO SCALE



STANDARD 6" COMBINATION CURB & GUTTER
NO SCALE

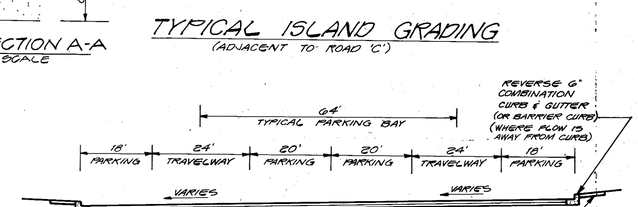


TYPICAL STRIPING OF PARKING LOT AND HANDICAP MARKING DETAIL
NOT TO SCALE

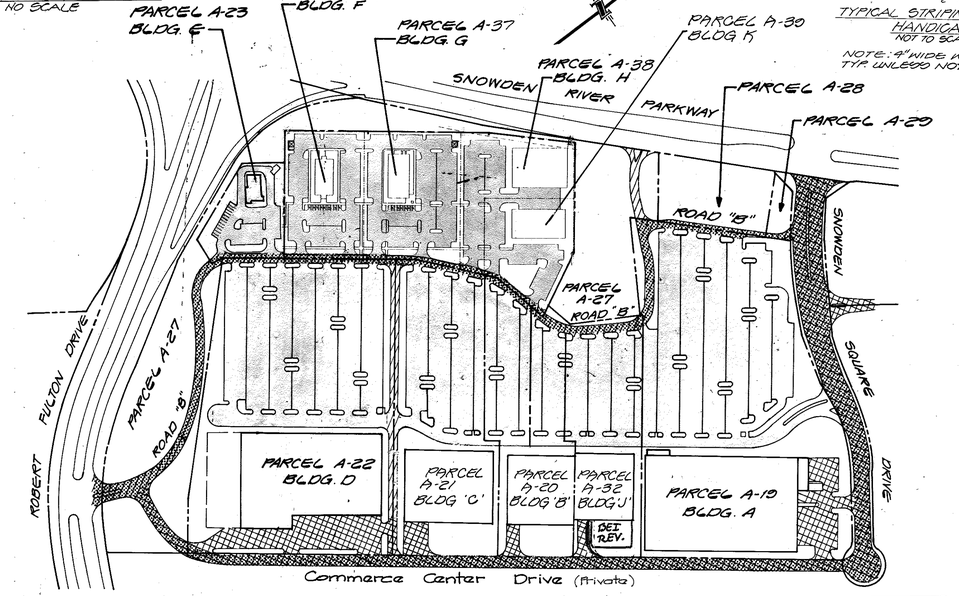
NOTE: 4" WIDE WHITE STRIPES TYP. UNLESS NOTED OTHERWISE

FULL DEPTH BIT. CONC. ALT.

VALLEY GUTTER
NO SCALE



TYPICAL SECTION - PRIVATE PARKING
NO SCALE



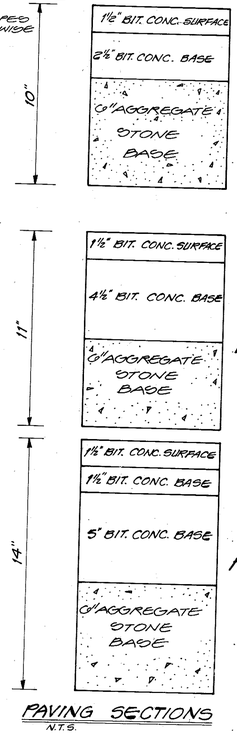
PAVING PLAN
SCALE: 1" = 200'

P-2 PAVING
P-3 PAVING
P-5 PAVING

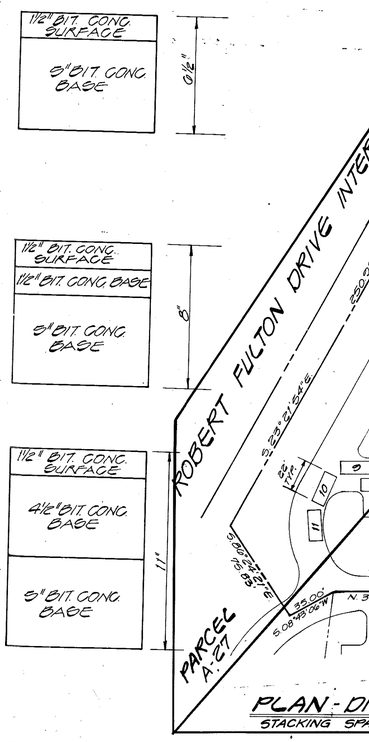
NOTE: PAVING FOR SNOWDEN SQUARE DRIVE, ROAD B AND ROAD C ARE NOT INCLUDED

TYPICAL CONCRETE ISLAND DETAIL
SCALE: 1" = 10'

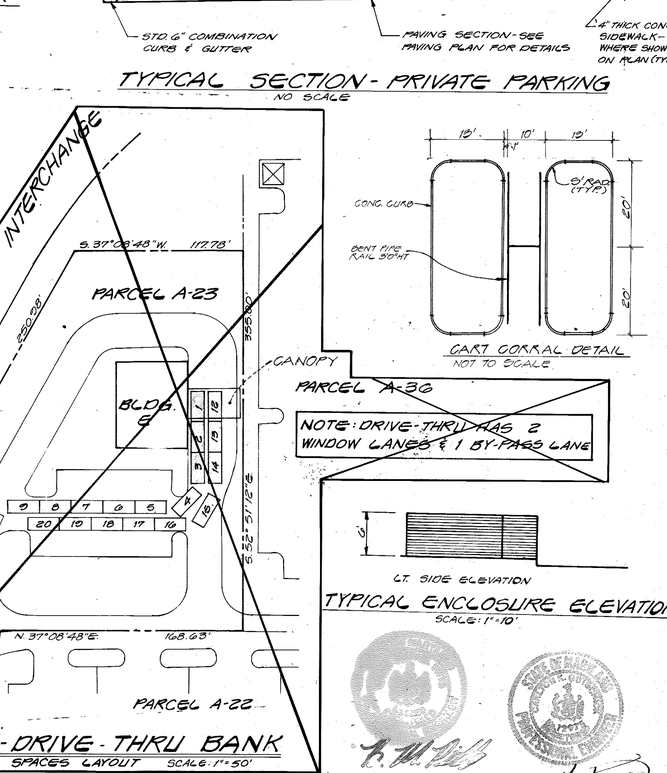
FOR CONCRETE ISLAND WITH LIGHT POLE SEE SEPARATE DETAIL



PAVING SECTIONS
N.T.S.



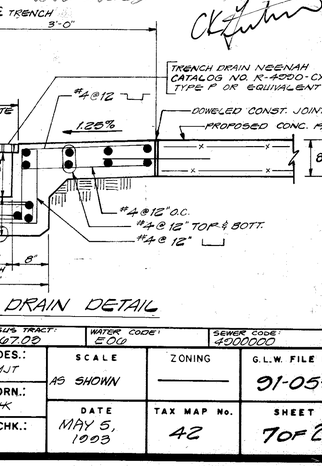
GRANULAR BASE ALTERNATE



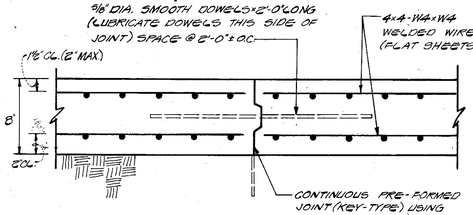
PLAN - DRIVE - THRU BANK
STACKING SPACES LAYOUT SCALE: 1" = 50'

CART CORRAL DETAIL
NOT TO SCALE

TYPICAL ENCLOSURE ELEVATION
SCALE: 1" = 10'



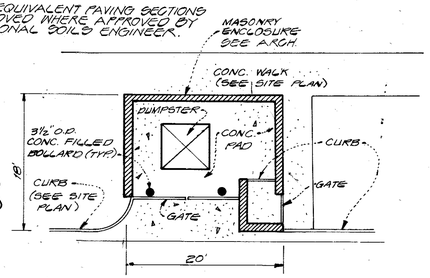
TYPICAL TRENCH DRAIN DETAIL
N.T.S.



TYPICAL KEYED CONSTRUCTION JOINT
CONCRETE PAVEMENT
N.T.S.

NOTE: OTHER EQUIVALENT PAVING SECTIONS MAY BE APPROVED WHERE APPROVED BY A PROFESSIONAL SOILS ENGINEER.

NOTE: THIS REVISED PLAN (SDP 92-113R) SUPERSEDES THAT APPROVED UNDER SDP 92-113.



TYPICAL DUMPSTER ENCLOSURE
SCALE: 1" = 10'

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPT.
COUNTY HEALTH OFFICER — DATE 7-9-93

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
DIRECTOR — DATE 7/14/93
CHIEF, DIVISION OF COMMUNITY PLANNING & LAND DEVELOPMENT — DATE 7/13/93

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS & PUBLIC ROADS HOWARD COUNTY DEPT. OF PUBLIC WORKS
DIRECTOR — DATE 7/8/93
CHIEF, BUREAU OF ENGINEERING — DATE 7/8/23

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 45577 Expiration Date: 06.08.18

STATE OF MARYLAND — JOHN M. CARNEY — No. 45577 — PROFESSIONAL ENGINEER

9/16/16

DATE	REVISION	BY	APP'R.
9-12-16	Revise Rear of Building J	BEI	
10-10-01	REVISIONS PER DRIVE THRU ADDITION	B.M.P.	
12-6-93	REVISE PAVING PLAN FOR PARCEL A-23 & CROSSED OUT STACKING SP. LAYOUT	M.J.T./H.K.	

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE · SUITE 250 · BURTONSVILLE OFFICE PARK · BURTONSVILLE, MD. 20866
TELEPHONE: (301)421-4024 NO.VA. (301)989-2524 BALTO. (301)880-1820 FAX (301)421-4186

PREPARED FOR:
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
THE ROUSE BUILDING
10275 LITTLE PATUXENT PKWY.
COLUMBIA, MD. 21044
(301)992-6027

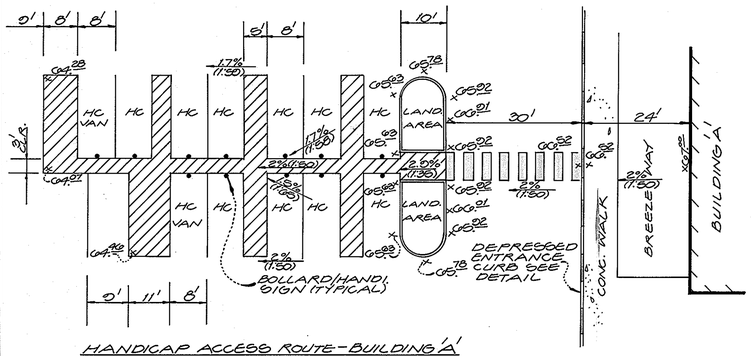
SITE DETAILS, PAVING PLAN & STACKING SPACES LAYOUT
GATEWAY COMMERCE CENTER
PARCELS A-10 THRU A-23, A-36 THRU A-30, A-27, A-29 & A-32
SNOWDEN SQUARE
HOWARD COUNTY, MARYLAND — 6TH ELECTION DISTRICT

CENSUS TRACT: 6067.02 | WATER CODE: E00 | SEWER CODE: 4500000

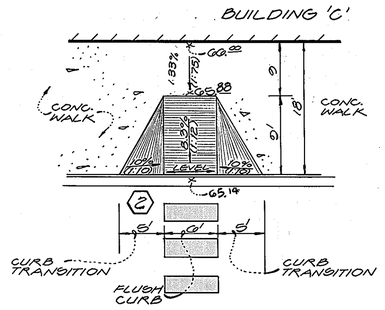
DES.: MJT	SCALE AS SHOWN	ZONING	G.L.W. FILE No. 91-055
DRN.: HK	DATE MAY 5, 1993	TAX MAP No. 42	SHEET 7 OF 28
CHK.:			

NEW

SDP-92-113



HANDICAP ACCESS ROUTE - BUILDING 'A'
SCALE: 1/16" = 1'-0"



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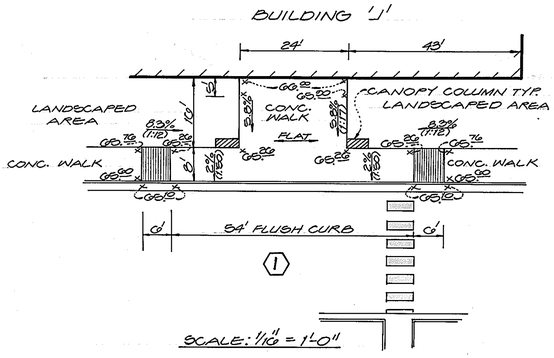
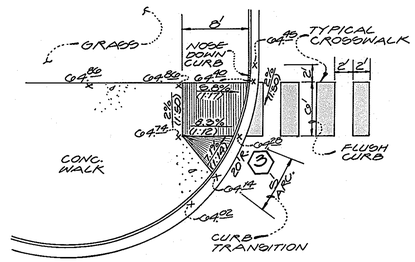
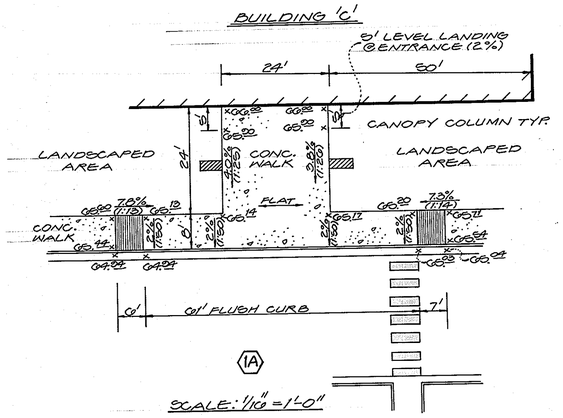


SCALE: 1/16" = 1'-0"

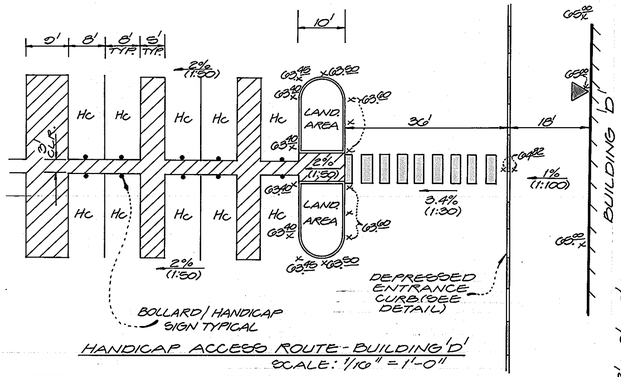


SCALE: 1/8" = 1'-0"

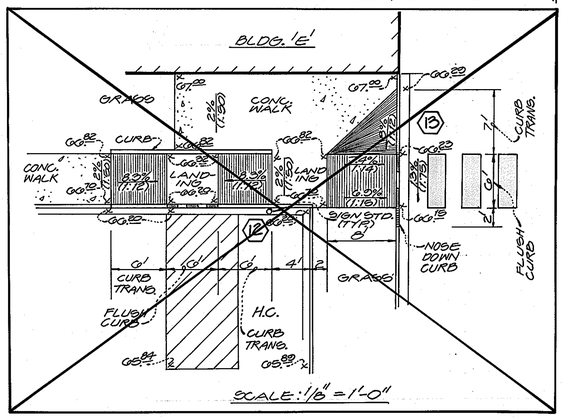


1A

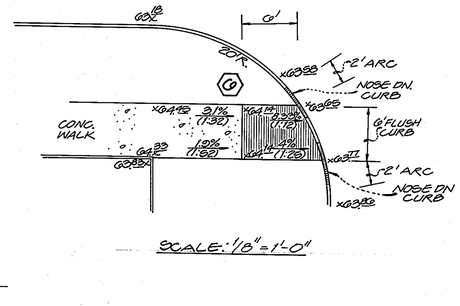
SCALE: 1/16" = 1'-0"



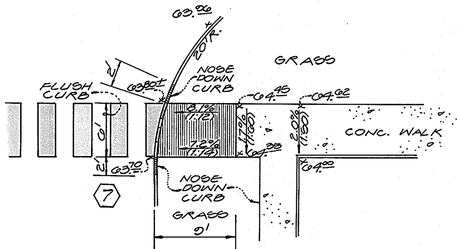
HANDICAP ACCESS ROUTE - BUILDING 'D'
SCALE: 1/16" = 1'-0"



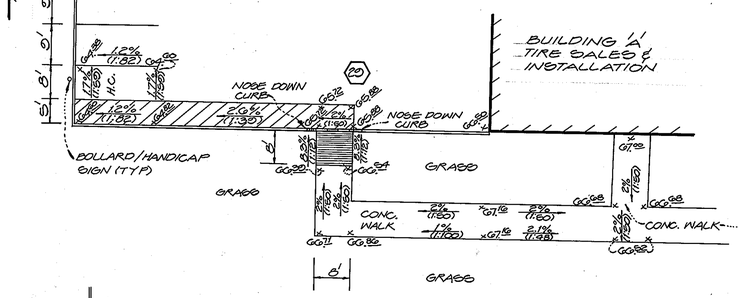
SCALE: 1/8" = 1'-0"



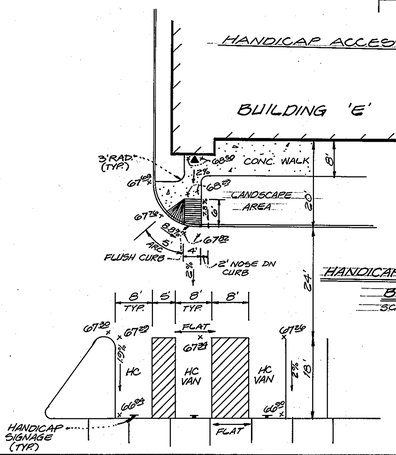
SCALE: 1/8" = 1'-0"



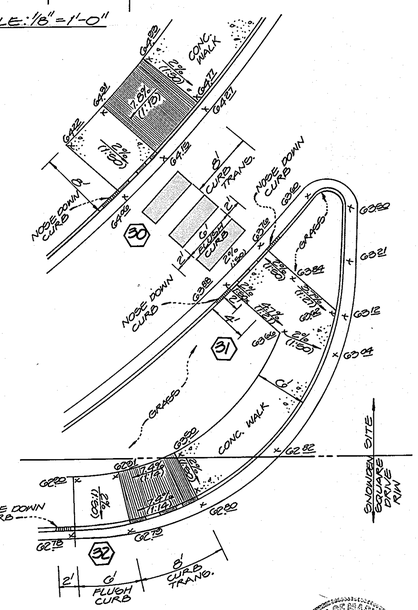
SCALE: 1/8" = 1'-0"



HANDICAP ACCESS ROUTE - BUILDING 'A' - TIRE SALES
SCALE: 1/16" = 1'-0"



HANDICAP ACCESSIBILITY ROUTE
BUILDING 'E'
SCALE: 1/16" = 1'-0"



SCALE: 1/8" = 1'-0"

NOTE: THIS REVISED PLAN (SDP. 92-113R) SUPERSEDES THAT APPROVED UNDER 92-113.

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPT.
COUNTY HEALTH OFFICER — DATE 7-9-93

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
DIRECTOR — DATE 7/14/93
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT — DATE 7/13/93

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS & PUBLIC ROADS HOWARD COUNTY DEPT. OF PUBLIC WORKS
DIRECTOR — DATE 7/8/93
CHIEF, BUREAU OF ENGINEERING, M.K. — DATE 7/8/93

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TELEPHONE: (301)421-4024 NO.VA. (301)989-2524 BALTO. (301)880-1820 FAX (301)421-4186

DATE	REVISION	BY	APP'R.
12-6-93	REVISE HC ACCESS BUILDING E	MJT/JK	

PREPARED FOR:
THE HOWARD RESEARCH & DEVELOPMENT CORP.
THE ROUSE BUILDING
10275 LITTLE PATUXENT PKWY.
COLUMBIA, MD. 21044
(301)992-6027

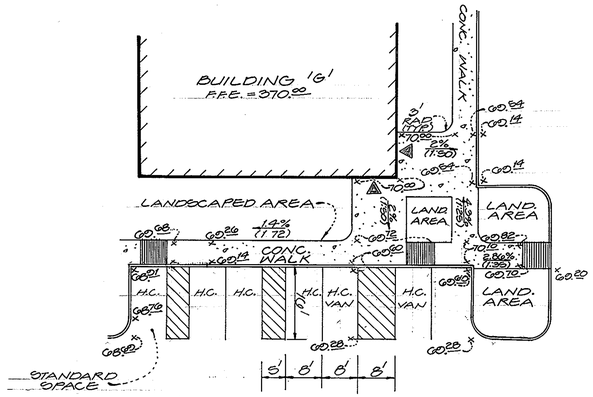
CURB RAMP DETAILS

GATEWAY COMMERCE CENTER
PARCELS A-10 THRU A-23, A-36 THRU A-38, A-27, A-20 & A-32
SNOWDEN SQUARE
HOWARD COUNTY, MARYLAND — 6TH ELECTION DISTRICT

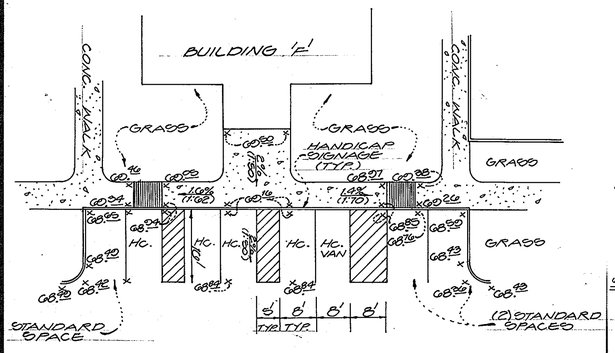
CENSUS TR. 6067.03	WATER CODE 8006		SEWER CODE 4000000
DES.: M.J.T.	SCALE AS	ZONING B-2	G.L.W. FILE No. 91-055
DRN.: W.S.J.	DATE MAY 5, 1993	TAX MAP No. 42	SHEET 8 of 26
CHK.:			

NSW

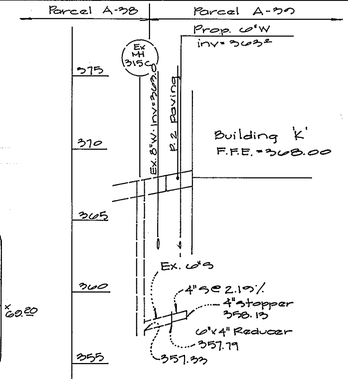
SDP-92-113



HANDICAP ACCESS BUILDING 'G'
SCALE: 1/16"=1'-0"

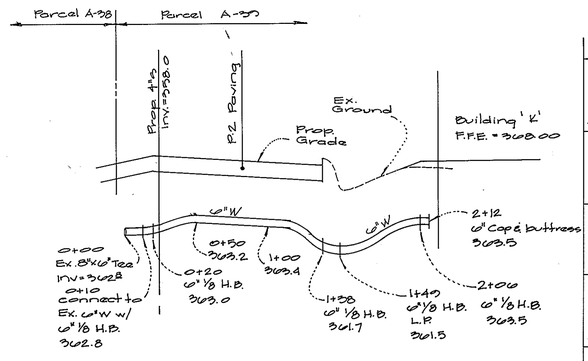


HANDICAP ACCESS ROUTE BLDG. 'F'
SCALE: 1/16" = 1'-0"



Sanitary Sewer to Serve Parcel A-30 - Building 'K'

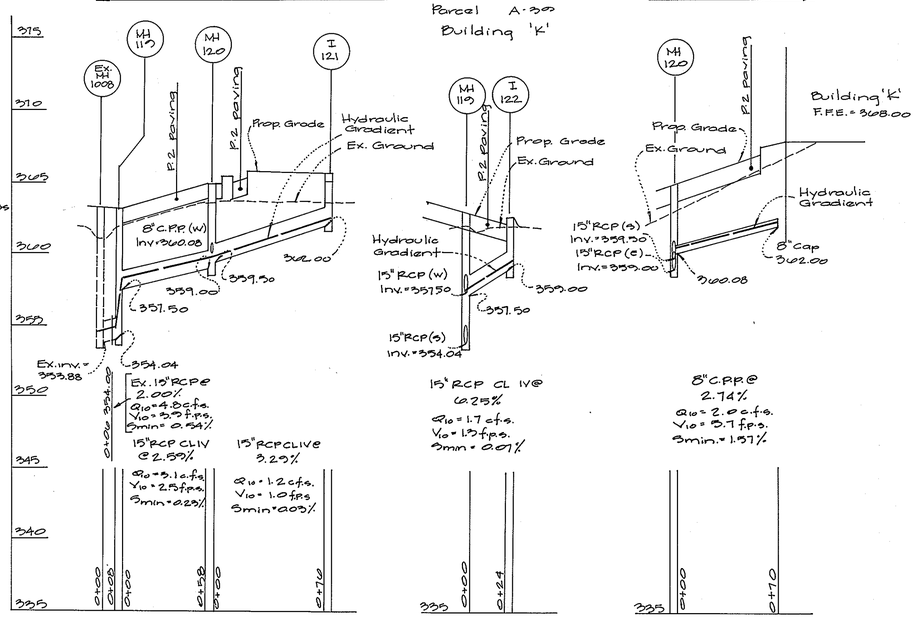
PROFILE



Water line to Serve Parcel A-30 Building 'K'

PROFILE

Profile Scales
Hor. : 1"=50'
Vert. : 1"=5'



PROFILE

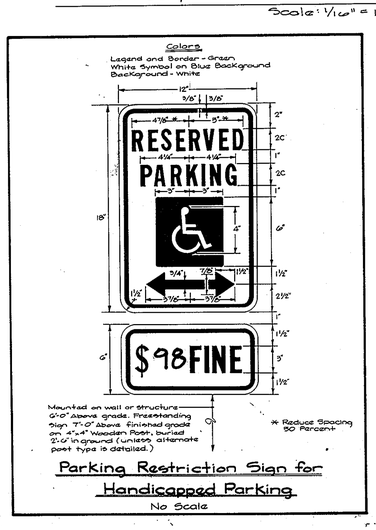
PROFILE

PROFILE

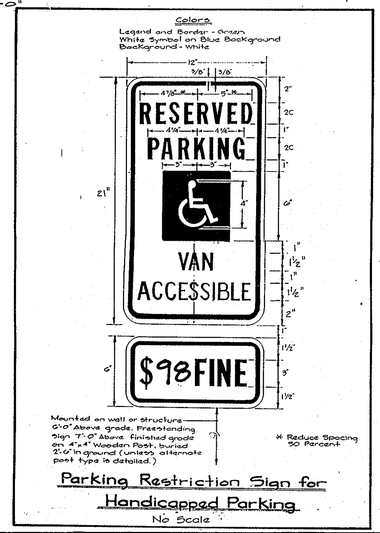
Structure Schedule - Bldg. 'K'					
Str. No.	Type of Structure	Top of Structure	Invert In.	Invert out	Detail Number
119	Manhole	363.20	357.50	354.04	G 5.12
120	"	365.00	359.50	359.00	"
121	A-10 Inlet	365.67		362.00	SD 4.02
122	"	362.83		359.00	"

Note: C.P.P. indicates corrugated double wall plastic pipe by Hancor (Hi-Q) or ADS (N-12) or Eq.

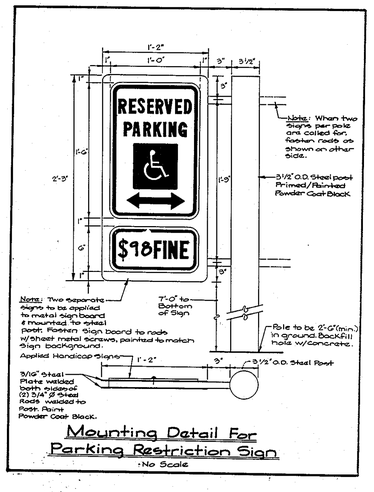
Str. Adjustments - Bldg 'K'			
Str No.	Type of Structure	Ex. Top of Structure	Prop. Top of Structure
Ex. 315A	Manhole	364.34	364.93
Ex. 1008	"	361.04	363.31
Ex. 115	"	362.73	363.70



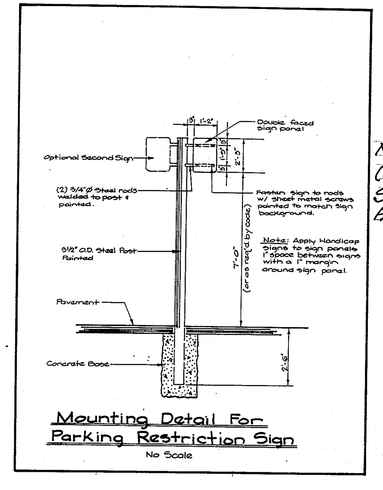
Parking Restriction Sign for Handicapped Parking
No Scale



Parking Restriction Sign for Handicapped Parking
No Scale



Mounting Detail For Parking Restriction Sign
No Scale



Mounting Detail For Parking Restriction Sign
No Scale

NOTE: THIS REVISED PLAN (SDP 92-113R) SUPERSEDES THAT APPROVED SDP 92-113.

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER — DATE 7-9-93

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
DIRECTOR — DATE 7/14/93
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT — DATE 7/13/93

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS & PUBLIC ROADS, HOWARD COUNTY DEPT. OF PUBLIC WORKS
DIRECTOR — DATE 7/8/93
CHIEF, BUREAU OF ENGINEERING M.K. — DATE 7/8/93

GW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE · SUITE 250 · BURTONSVILLE OFFICE PARK · BURTONSVILLE, MD. 20866
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DATE	REVISION	BY	APP'R.
4-21-94	Add Hc Access. building 'K', utilities building 'K', schedules	MCF	

PREPARED FOR:
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
THE ROUSE BUILDING
10275 LITTLE PATUXENT PKWY.
COLUMBIA, MD. 21044
(301)992-6027

CURB RAMP DETAILS

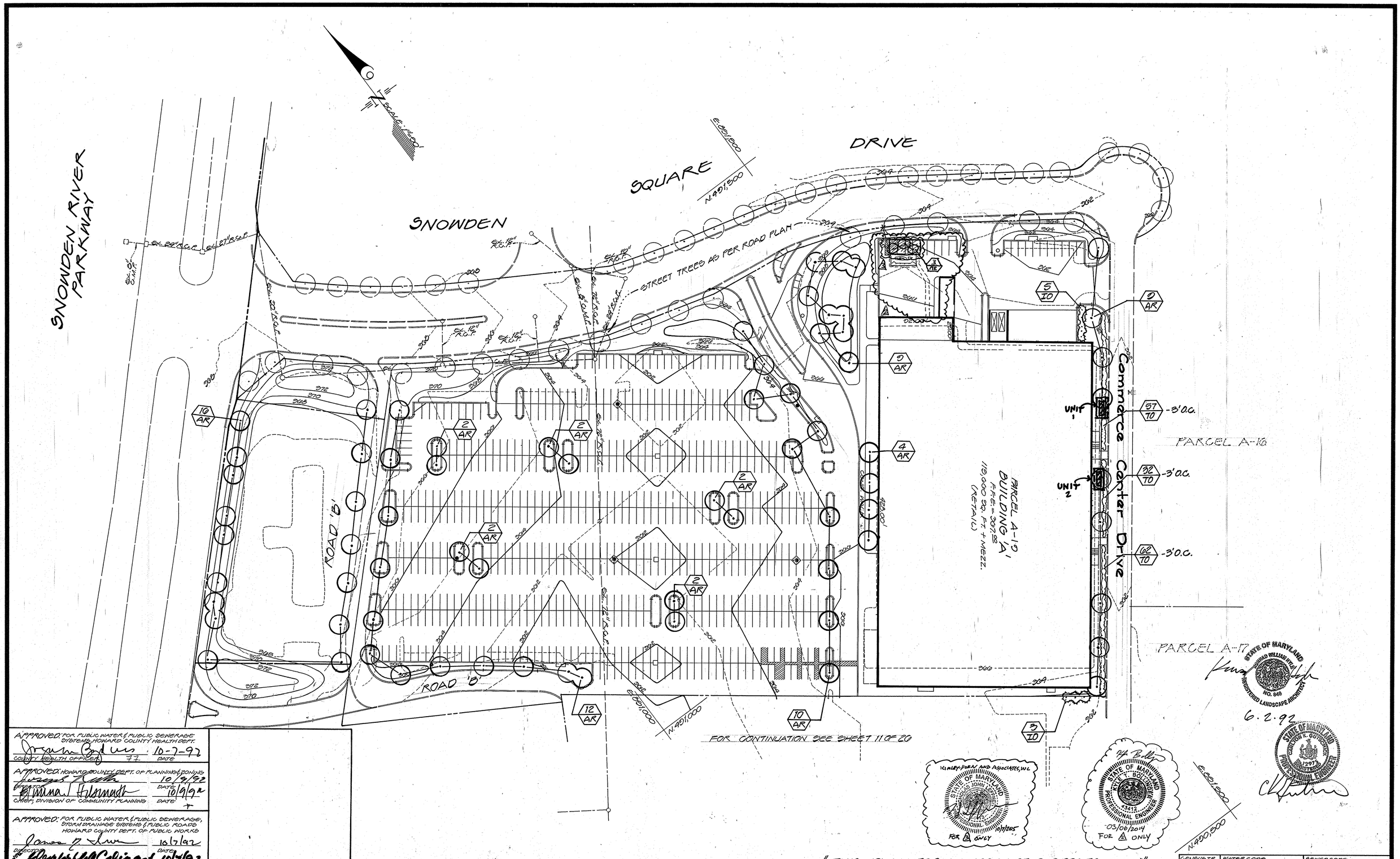
GATEWAY COMMERCE CENTER

PARCELS A-10 THRU A-23, A-30 THRU A-50, A-27, A-20 & A-32
SNOWDEN SQUARE
HOWARD COUNTY, MARYLAND — 6TH ELECTION DISTRICT

DES.: M.J.T.	SCALE AS SHOWN	ZONING —	G.L.W. FILE No. 91-055
DRN.: R.O.S.	DATE MAY 12, 1993	TAX MAP No. 42	SHEET 9 OF 20
CHK.:			

NEW

SDP-92-113



APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPT.
COUNTY HEALTH OFFICER — DATE 10-7-92

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
DIRECTOR — DATE 10/9/92
CHIEF, DIVISION OF COMMUNITY PLANNING — DATE 10/9/92

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS & PUBLIC ROADS HOWARD COUNTY DEPT. OF PUBLIC WORKS
DIRECTOR — DATE 10/7/92
CHIEF, BUREAU OF ENGINEERING M.K. — DATE 10/7/92

"THIS PLAN FOR LANDSCAPE PURPOSES ONLY"

DATE	REVISION	BY	APP'R.
4.7.11	LOCATE 2 MECHANICAL UNITS 3 N.E. SIDE	TBS	
3.5.14	ADD ONE (1) 1,000 GAL. PROPANE TANK DISPENSER - PROTECTIVE MEASURES	KHA	2
10/7/2015	REMOVE PAVEMENT AND REPLACE CURBING BETWEEN EXISTING SCREENWALL ANCHORS	KHA	3

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
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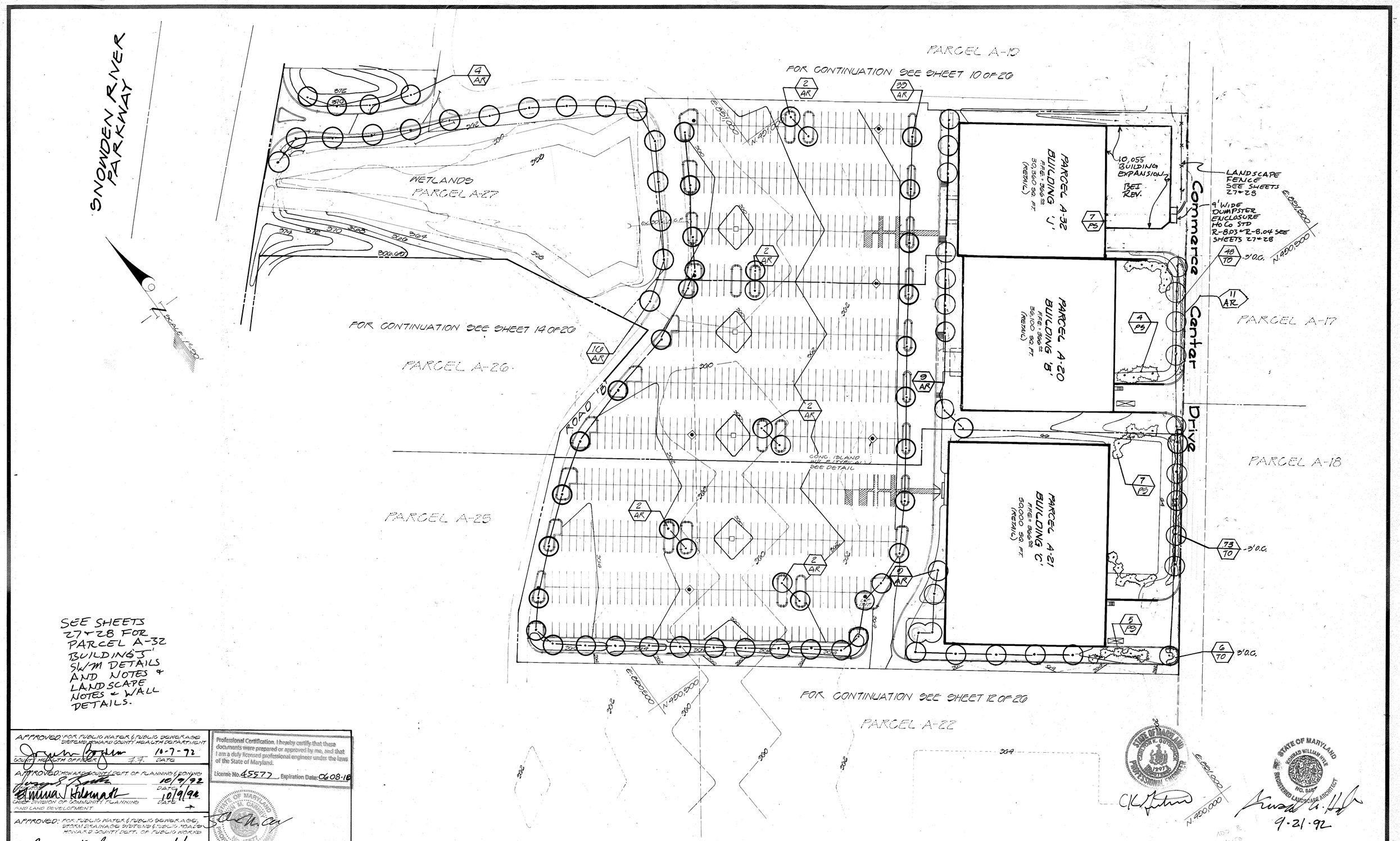
LANDSCAPE PLAN
GATEWAY COMMERCE CENTER
PARCELS A-19 THRU A-27, A-29 & A-32
SNOWDEN SQUARE
HOWARD COUNTY, MARYLAND — 6TH ELECTION DISTRICT

CENSUS TR.	WATER CODE	SEWER CODE
6067.05	E06	4900000

DES.:	SCALE	ZONING	G.L.W. FILE No.
K.W.H.	1" = 50'	B-2 & M-1	91-055
DRN.: E.N.B	DATE JUNE 3, 1992	TAX MAP No. 42	SHEET 10 OF 20
CHK.:			

SDP-92-113



SEE SHEETS 27 & 28 FOR PARCEL A-32 BUILDING 'J' SWM DETAILS AND NOTES & LANDSCAPE NOTES & WALL DETAILS.

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT

COUNTY HEALTH OFFICER — DATE 10-7-92

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

DIRECTOR — DATE 10/9/92

CHIEF DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT — DATE 10/9/92

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS & PUBLIC ROADS HOWARD COUNTY DEPT. OF PUBLIC WORKS

DIRECTOR — DATE 10/7/92

CHIEF, BUREAU OF ENGINEERING M.K. — DATE 10/7/92

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 45577, Expiration Date: 06-08-18

STATE OF MARYLAND — JOHN M. CARNEY — No. 45577 — PROFESSIONAL ENGINEER

9/16/16

STATE OF MARYLAND — JOHN K. GUTSCHICK — 12973 — PROFESSIONAL ENGINEER

STATE OF MARYLAND — KONRAD WILLIAM HYLE — NO. 845 — REGISTERED LANDSCAPE ARCHITECT

9-21-92

"FOR LANDSCAPE PURPOSES ONLY"

GLW GUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS

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DATE	REVISION	BY	APP'R.
9-12-16	Revision For Rear of Building "J"	BEI	
4-19-93	REVISED BLDG. CONFIGURATION & LOADING DOCKS & LANDSCAPING	HK	

PREPARED FOR:
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
THE ROUSE BUILDING
10275 LITTLE PATUXENT PKWY.
COLUMBIA, MD. 21044
(301)992-6027

LANDSCAPE PLAN

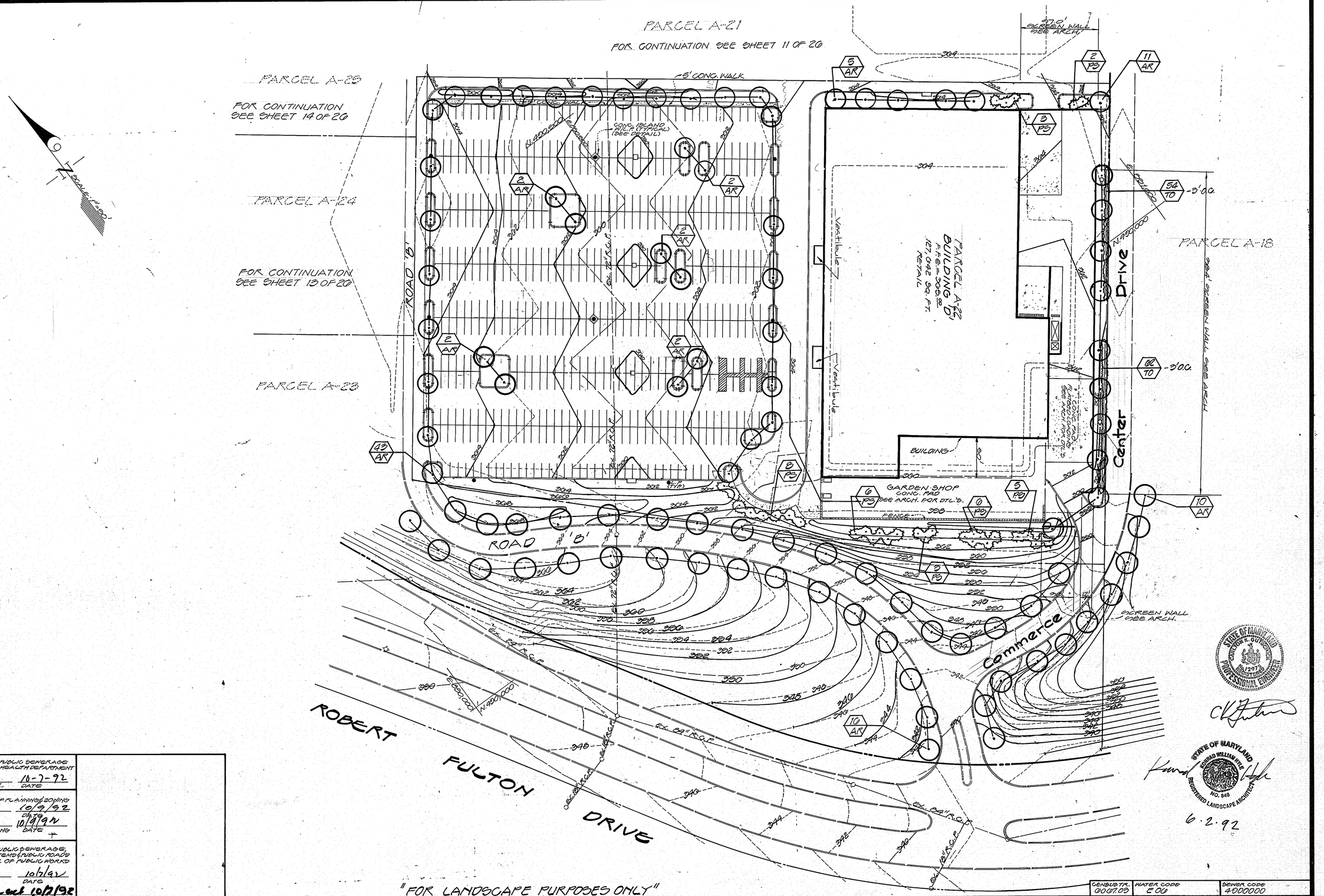
GATEWAY COMMERCE CENTER

PARCELS A-19 THRU A-27, A-29 & A-32
SNOWDEN SQUARE
HOWARD COUNTY, MARYLAND — 6TH ELECTION DISTRICT

CENSUS TR.	WATER CODE	SEWER CODE
6067.03	E 0 6	4900000

DES.:	SCALE	ZONING	G.L.W. FILE No.
K.W.H.	1" = 50'	B-2	91-055
DRN.: E.N.B.	DATE	TAX MAP No.	SHEET
CHK.: C.K.G.	JUNE 3, 1992	42	11 OF 28

SDP-92-113



APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER — DATE 10-7-92

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
Director — DATE 10/7/92
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT — DATE 10/7/92

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE; STORM DRAINAGE SYSTEMS & PUBLIC ROADS HOWARD COUNTY DEPT. OF PUBLIC WORKS
DIRECTOR — DATE 10/6/92
CHIEF, BUREAU OF ENGINEERING M.K. — DATE 10/7/92

STATE OF MARYLAND — CLIFFORD K. GUTSCHICK — No. 7297 — REGISTERED PROFESSIONAL ENGINEER

STATE OF MARYLAND — EDWARD WILLIAM HYLE — No. 849 — REGISTERED LANDSCAPE ARCHITECT

6-2-92

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
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DATE	REVISION	BY	APP'R.
12/12/02	Add Vestibules To Front Of Building	F.M.M.	
9/11/97	ADD SCREEN WALLS TO LOAD AREAS & LOAD ALLEY; PTD	W.S.J.	
8-17-93	REVISE BUILDING & PARKING, LANDSCAPING	END	

PREPARED FOR:
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
THE ROUSE BUILDING
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LANDSCAPE PLAN

GATEWAY COMMERCE CENTER
PARCELS A-19 THRU A-27, A-29 & A-32

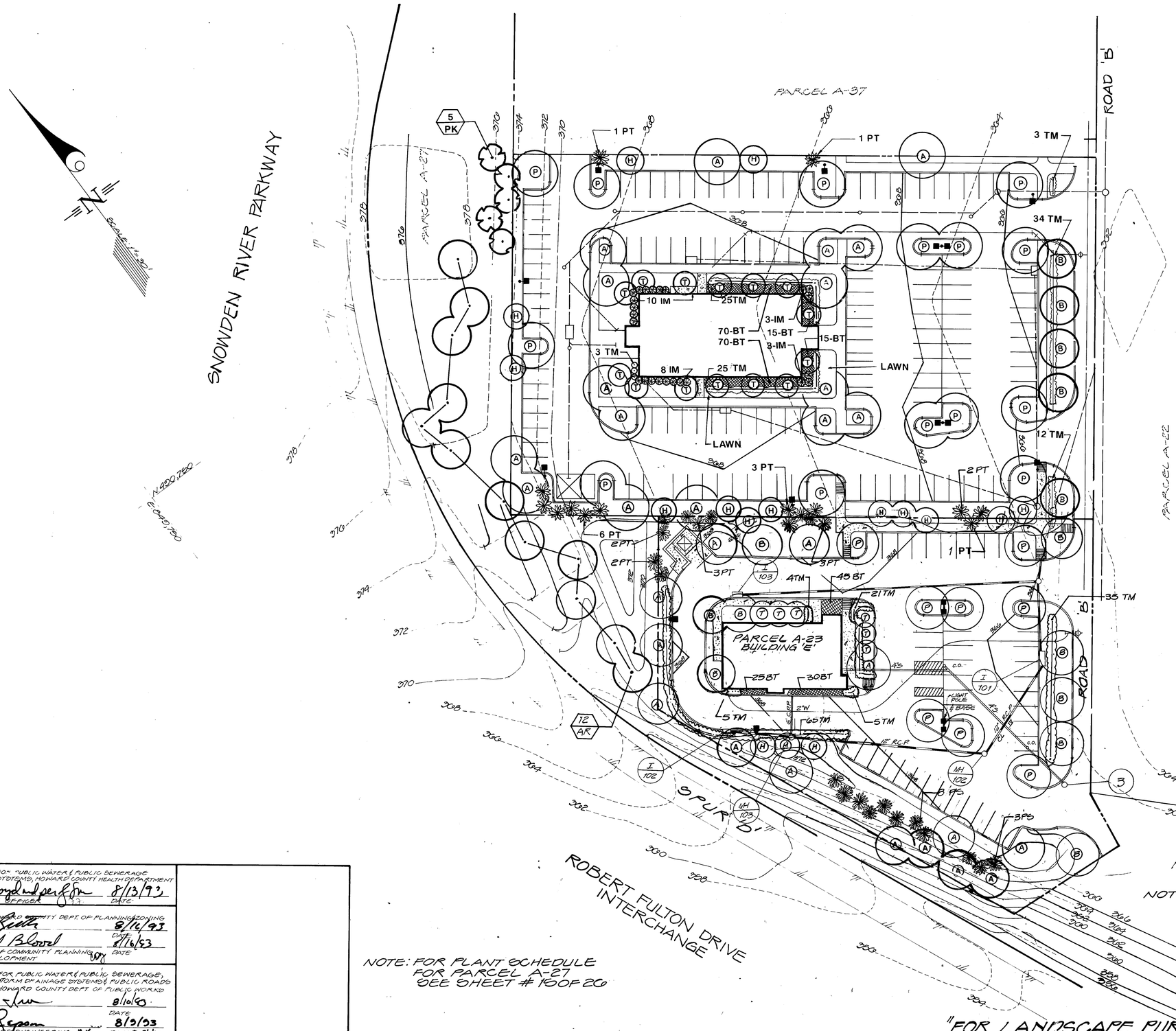
HOWARD COUNTY, MARYLAND — 6TH ELECTION DISTRICT

CENSUS TR.	WATER CODE	SEWER CODE
6067.05	E 00	4000000

DES.:	SCALE	ZONING	G.L.W. FILE No.
KWH	1" = 50'	B-2	91-055
DRN.:	DATE	TAX MAP No.	SHEET
END	JUNE 3, 1992	42	12 OF 20
CHK.:			

SDP-92-113

163277



Plant Schedule

FOR PARCELS A-23 & A-30

Key	Qty. PARCEL A-23	Qty. PARCEL A-30	Botanical/Common Name	Size	Remarks
Shade					
A	11	10	Acer Rubrum 'October Glory'/ October Glory Red Maple	3–3 1/2" Cal.	B & B Branched 6'–0"
P	8	14	Plantanus Acerifolia/ London Plane Tree	3–3 1/2" Cal.	B & B Branched 6'–0"
Ornamental					
B	5	5	Pyrus Calleryana 'Aristocrat'/ Aristocrat Pear	3–3 1/2" Cal.	B & B Branched 6'–0"
T	6	14	Prunus Cerasifera 'Thundercloud'/ Purpleleaf Flowering Plum	3–3 1/2" Cal.	B & B Full Heads
H	6	10	Crataegus Lavallei/ Lavalle Hawthrone	3–3 1/2" Cal.	B & B
Evergreen					
PT	11	193	Pinus Thunbergii/ Black Pine	3–3 1/2" Cal. 8–10' Hgt.	B & B
PS	11	—	Pinus Strobus/ White Pine	3–3 1/2" Cal. 10–12' Hgt.	B & B
Shrubs					
TM	135	55	Taxus Media Densiformis/ Dense Yew	24–30" SPD	B & B 3' OC
BT	100	170	Berberis Thunbergii a.n./ Crimson Pygmy Barberry	15–18" SPD	Cont. 2' OC
IM	—	24	Ilex X Meserveae/ Blue Girl Holly	4–5' Hgt.	B & B Heavy

FOR CONTINUATION SEE SHEET 12 OF 20

APPROVED: FOR "PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS", HOWARD COUNTY HEALTH DEPARTMENT
Joyce M. Boyd Lindsper & Son — 8/13/93
COUNTY HEALTH OFFICER — DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
Director — 8/16/93
Richard Bloom — 8/16/93
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT — DATE

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS & PUBLIC ROADS HOWARD COUNTY DEPT. OF PUBLIC WORKS
James M. Irvin — 8/10/93
Director — DATE
Chief, Bureau of Engineering — 8/9/93 — DATE

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE · SUITE 250 · BURTONSVILLE OFFICE PARK · BURTONSVILLE, MD 20866
TELEPHONE (301)421-4024 NO VA (301)989-2524 BALTO (301)880-1820 FAX (301)421-4186

DATE	REVISION	BY	APP'R.
10-10-01	REVISIONS PER DRIVE THRU ADDITION	B.M.P.	
12-6-93	REVISE LANDSCAPE PLANTING PARCEL A-23	MJT/HK	
7/23/93	REV. LANDSCAPING (OLD PARCEL A-24 TO NEW PARCEL A-30)	W.S.J.	M.J.T.

PREPARED FOR
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
THE ROUSE BUILDING
10275 LITTLE PATUXENT PKWY.
COLUMBIA, MD. 21044
(301)992-6067

LANDSCAPE PLAN

GATEWAY COMMERCE CENTER

PARCELS A-19 THRU A-23, A-30 THRU A-30, A-27, A-29, A-32
SNOWDEN SQUARE
HOWARD COUNTY, MARYLAND — 6TH ELECTION DISTRICT

CENSUS TR.	WATER CODE	SEWER CODE
6067.03	E00	4500000

DES.:	SCALE	ZONING	G.L.W. FILE No.
M.J.T.	1"=30'	B-2	91-065
DRN.: W.S.J.	DATE	TAX MAP No.	SHEET
CHK.: M.J.T.	MAY 12, 1993	42	13 OF 20

STATE OF MARYLAND — CHARLES MICHAEL PITTS — No. 21668 — PROFESSIONAL ENGINEER

STATE OF MARYLAND — EDWARD WILLIAM HAU — No. 848 — REGISTERED LANDSCAPE ARCHITECT

SDP-92-113

193277

PLANT SCHEDULE FOR PARCELS A-37 & A-38

Key	Qty.	Botancial/Common Name	Size	Remarks
Shade				
A	28	Acer Rubrum "October Glory"/ October Glory Red Maple	3-3 1/2" Cal.	B & B Branchea 6'-0"
G	14	Gleditsia Triacanthos Inermis 'Halka'/Halka Honeylocust	3-3 1/2" Cal.	B & B Branchea 6'-0"
P	43	Plantanus Acerifolia/ London Plane Tree	3-3 1/2" Cal.	B & B Branchea 6'-0"
Ornamental				
B	13	Pyrus Calleryana 'Aristocrat'/ Aristocrat Pear	3-3 1/2" Cal.	B & B Branchea 6'-0"
T	17	Prunus Cerasifera 'Thundercloud'/ Purpleleaf Flowering Plum	3-3 1/2" Cal.	B & B Full Heads
H	20	Crataegus Lavallei/ Lavalle Hawthrone	3-3 1/2" Cal.	B & B
J	1	ACER PALMATUM 'BLOODGOOD' BLOODGOOD JAPANESE MAPLE	3'-3½" CAL.	B&B
Evergreen				
PT	20	Pinus Thungbergii/ Black Pine	3-3 1/2" Cal. 8-10' Hgt.	B & B
Shrubs				
TM	152	Taxus Media Densiformis/ Dense Yew	24-30" SPD.	B & B 3' OC
BT	100	Berberis Thungerii a.n./ Crimson Pygmy Barberry	15-18" SPD.	B & B 3' OC
IM	1	Ilex X Meserveae/ Blue Girl Holly	4-5' Hgt.	B & B Heavy
IC	45	ILEX CRENATA 'GREEN LUSTRE'/ GREEN LUSTERHOLLY	18-24"	
HH	350	HEDRA HELIX 'BALTICA'/ ENGLISH IVY	4" POT	
JH	60	JUNIPERUS HORIZONTALIS 'BLUE CHIP'/ BLUE CHIP JUNIPER	18"-24" SPD.	B&B OR CONT.
VP	13	VIBURNUM PLICATUM TOMENTOSUM 'MARIESII'/ DOUBLEFILE VIBURNUM	3-4' HGT	B&B
PS	32	PINUS STROBUS/ WHITE PINE	5-6' HGT	B&B

FOR PLANT SCHEDULE FOR PARCEL A-27 REFER TO SHEET 15 OF 26

NOTE: FOR PLANT SCHEDULE FOR PARCEL A-27 SEE SHT. No. 15

NOTE: THIS REVISED PLAN (SDP 92-113R) SUPERSEDES THAT APPROVED UNDER SDP 92-113

SEE SHEET 15 FOR NOTES & DETAILS

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPT.
COUNTY HEALTH OFFICER — 7-9-93 DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
DIRECTOR — 7/14/93 DATE
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT — 7/13/93 DATE

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS & PUBLIC ROADS HOWARD COUNTY DEPT. OF PUBLIC WORKS
DIRECTOR — 7/8/93 DATE
CHIEF, BUREAU OF ENGINEERING M.K. — 7/8/93 DATE

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE · SUITE 250 · BURTONSVILLE OFFICE PARK · BURTONSVILLE, MD. 20866
TELEPHONE: (301)421-4024 NO.VA. (301)989-2524 BALT.O. (301)880-1820 FAX (301)421-4186

DATE	REVISION	BY	APP'R.
4-21-94	Add Landscaping to Parcel A-39	MCF	
8-11-93	ADD LANDSCAPING TO PARCEL A-38	HK	

PREPARED FOR:
THE HOWARD RESEARCH & DEVELOPMENT CORP.
THE ROUSE BUILDING
10275 LITTLE PATUXENT PKWY.
COLUMBIA, MD. 21044
(301)992-6027

LANDSCAPE PLAN
GATEWAY COMMERCE CENTER
PARCELS A-19 THRU A-23, A-36 THRU A-39, A-27, A-29 & A-32
SNOWDEN SQUARE
HOWARD COUNTY, MARYLAND — 6TH ELECTION DISTRICT

CENSUS TR. 6067.03	WATER CODE E06		SEWER CODE 4900000
DES.:	SCALE 1"=30'	ZONING B-2	G.L.W. FILE No. 91-055
DRN.: W.S.J.			
CHK.:	DATE MAY 5, 1993	TAX MAP No. 42	SHEET 14 of 26

NEW

SDP-92-113

PLANTING SPECIFICATIONS
PLANT MATERIALS AND PLANTING METHODS

A. Plant Materials

The landscape contractor shall furnish and install and/or dig, ball, burlap and transplant all of the plant materials called for on drawings and/or listed in the Plant Schedule.

1. Plant Names

Plant names used in the Plant Schedule shall conform with "Standardized Plant Names," latest edition.

2. Plant Standards

All plants material shall be equal to or better than the requirements of the "USA Standard for Nursery Stock" latest edition, as published by the American Association of Nurserymen (hereafter referred to as AAN Standards). All plants shall be typical of their species and variety, shall have a normal habit of growth and shall be first quality, sound, vigorous, well-branched and with healthy, well-furnished root systems. They shall be free of disease, insect pests and mechanical injuries.

a. All plants shall be nursery grown and shall have been grown under the same climate conditions as the location of the project for at least two years before planting. Neither heeled?in plants nor plants from cold storage will be accepted.

3. Plant Measurements

All plant material shall generally average the median for the size ranges indicated above as indicated in the "AAN Standards". All plants shall conform to the measurements specified in the plant schedule as approved by the ARC.

4. Plant Identification

Legible labels shall be attached generally average the minor trees, specimen shrubs and bundles or boxes of other plant material giving the botanical and common names, size and quantity of each. Each shipment of plants shall bear certificates of inspection as required by Federal, State and County authorities.

5. Plant Inspection

The ARC may, upon request by the builder or the 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

1. Planting Seasons

The planting of deciduous trees, shrubs and vines shall be from March 1st to June 15th and from September 15th to December 15th. Planting of deciduous material may be continued during the winter months providing there is no frost in the ground and frost-free topsoil planting mixtures are used.

The planting of evergreen material shall be from March 15th to June 15th and from August 15th to December 1st. No planting shall be done when ground is frozen or excessively moist. No frozen or wet topsoil shall be used at any time.

2. Digging

All plant material shall be dug, balled and burlapped (B+B) in accordance with the "AAN Standards".

3. Excavation of Plant Pits

The landscaping contractor shall excavate all plant pits, vine pits, hedge trenches and shrub beds in accordance with the following schedule:

a. Locations of all proposed plant material shall be staked and approved in the field by the landscape architect before any of the proposed plant material is installed by the landscape contractor.

b. All pits shall be generally circular in outline, vertical sides; depth shall not be less than 6" deeper than the root ball, diameter shall not be less than two times the diameter of the root ball as set forth in the following schedule.

c. If areas are designated as shrub beds or hedge trenches, they shall be excavated to at least 18" depth minimum. Areas designated for ground covers and vines shall be excavated to at least 12" in depth minimum.

4. Staking, Guying and Wrapping

a. Stakes: Shall be sound wood 2"x2" rough sawn oak or similar durable woods, or lengths, minimum 7'-0" for major trees and 5'-0" minimum for minor trees.

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

c. Hose: Shall be new, 2 ply reinforced rubber hose, minimum 1/2" I.D. "Plastic Lock Ties" or "Paul's Trees Braces" may be used in place of wire and hose on trees up to 3" in caliper

d. All trees under 3" in caliper are to be,planted and staked in accordance with the attached "Typical Tree Staking Detail". All trees over 3" in caliper are to be planted and guyed in accordance with the attached "Typical Tree Guying Detail".

5. Plant Pruning, Edging and Mulching

a. Each tree, shrub or vine shall be pruned in an appropriate manner to its particular requirements, in accordance with accepted standard practice. Broken or bruised branches shall be removed with clean cuts flush with the adjacent trunk or branches All cuts over 1" in diameter shall be painted with an approved antiseptic tree wound dressing.

b. All trenches and shrub beds shall be edged and cultivated to the lines shown on the drawing. The areas around isolated plants shall be edged and cultivated to the full diameter of the pit. Sod which has been removed and stacked shall be used to trim the edges of all excavated areas to the neat lines of the plant pit saucers, the edges of shrub areas, hedge trenches and vine pockets.

c. After cultivation, all plant materials shall be mulched with a 2" layer of fine, shredded pine bark, peat moss, or another approved material over the entire area of the area of the bed

6. Plant Inspection and Acceptance

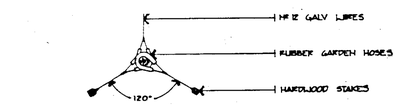
The ARC shall be responsible for inspecting all planting projects on a periodic basis to assure that all work is proceeding in accordance with the approved plans and specifications.

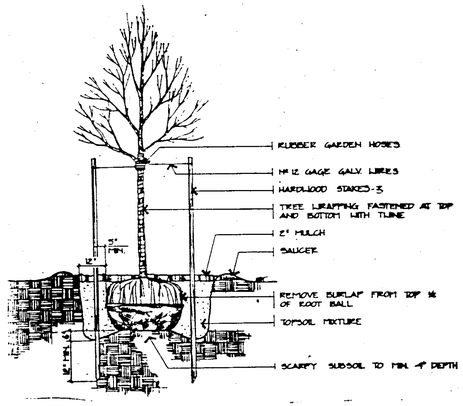
7. Plant Guarantee

All plant material shall be guaranteed for the duration of one full growing season, after final inspection and acceptance of the work in the planting project. Plants shall be alive and in satisfactory growing condition at the end of the guarantee period.

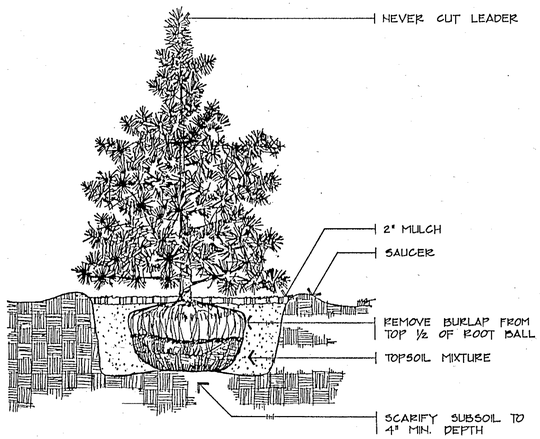
a. For this purpose, the "growing season" shall be that period between the end of the "Spring" planting season, and the commencement of the "Fall" planting season.
season.

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.



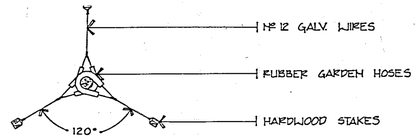


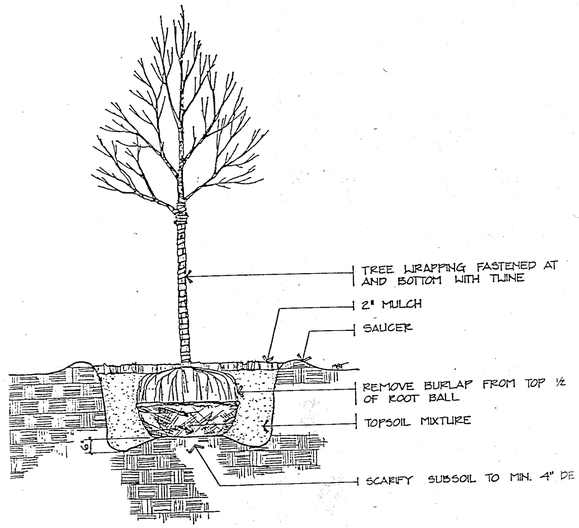
TYPICAL DECIDUOUS TREE PLANTING & STAKING
3" CALIPER AND SMALLER
NO SCALE



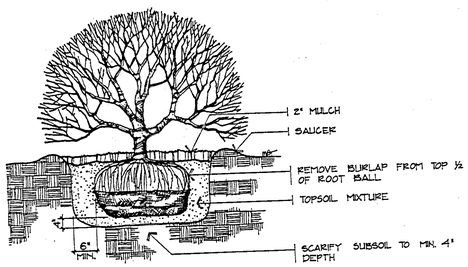
TYPICAL EVERGREEN TREE PLANTING
NO SCALE

PLAN





TYPICAL DECIDUOUS TREE PLANTING
NO SCALE



TYPICAL B&B SHRUB PLANTING
NO SCALE

Plant List
For Parcels A-19 thru A-22, A-32, A-27 thru A-29

Key	Qty.	Botancial/Common Name	Size	Remarks
AR	246*	Acer Rubrum/Red Maple	3-3½" Cal. 14-16' Ht.	B&B
PS	91*	Pinus Strobus/White Pine	3-3½" Cal. 10-12' Ht.	B&B
IO	8	Ilex Opaca/American Holly	6-8' Ht.	B&B
PK	15	Prunus Serrulata 'Kwanzan'/ Kwanzan Flowering Cherry	3-3½" Cal. 10-12' Ht.	B&B
TO	434*	Thuja Occidentalis 'Nigra' Dark American Arborviate	3-4' Ht.	B&B

Note: The size, type, location and number of trees shown on these plans are subject to the review of the HRD Architectural Review Committee.

BEI REV. * 4 AR, 15 PS AND 40 TO REPLACED AT REAR OF BUILDING'S WITH LANDSCAPE FENCE. SEE DETAIL SHEET 28.

NOTE: THIS REVISED PLAN (SDP 92-113:R) SUPERSEDES THAT APPROVED UNDER SDP 92-113

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER — DATE 7-9-93

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
DIRECTOR — DATE 7/14/93
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT — DATE 7/13/93

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS & PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DIRECTOR — DATE 7/8/93
CHIEF, BUREAU OF ENGINEERING — DATE 7/8/93 M.K.

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 45577, Expiration Date: 06.08.18

STATE OF MARYLAND — JOHN M. GARRETT — No. 45577 — PROFESSIONAL ENGINEER

9/16/16

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE · SUITE 250 · BURTONSVILLE OFFICE PARK · BURTONSVILLE, MD. 20866
TELEPHONE: (301)421-4024 NO.VA. (301)989-2524 BALTO. (301)880-1820 FAX (301)421-4186

DATE	REVISION	BY	APP'R.
9-15-16	Revise landscape chart For Building "J" Expansion	BEI	

PREPARED FOR:
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
THE ROUSE BUILDING
10275 LITTLE PATUXENT PKWY.
COLUMBIA, MD. 21044
(301) 992-6202

LANDSCAPE NOTES & DETAILS

GATEWAY COMMERCE CENTER
PARCELS A-19 THRU A-28, A-30 THRU A-30, A-27 A-29 & A-32
SNOWDEN SQUARE
HOWARD COUNTY, MARYLAND — 6TH ELECTION DISTRICT

CENSUS TR.	WATER CODE	SEWER CODE
6006.03	E06	4900000

DES.:	SCALE	ZONING	G.L.W. FILE No.
DRN.: LH	AS SHOWN	B-2	91-055
CHK.:	DATE	TAX MAP No.	SHEET
	MAY. 5 1993	42	15 OF 28

NEW

SDP-92-113

INLET SEDIMENT TRAP #3A

DRAINAGE AREA = 0.87 AC.
STORAGE REQUIRED = 1566 C.F.
(0.87 × 1800 CF/AC.)
STORAGE PROVIDED = 1614 CF
LIMIT OF STORAGE = 361.20
BOTTOM OF TRAP = 358.20
CLEANOUT ELEV. = 359.70

EXISTING PIPE OUTLET SEDIMENT TRAP #4

DRAINAGE AREA = 1.19 AC±
STORAGE REQUIRED = 2142 C.F.
(1.19 × 1800 C.F./ACRE)
STORAGE PROVIDED = 6246 C.F.
LIMIT OF STORAGE = 364.0
CLEAN OUT ELEV. = 362.0
BOTTOM OF TRAP = 360.0
(F-92-140)

DRAINAGE AREA DATA

D.A.	AREA	AREA PAVED	AREA GRASS	C
S	1.33	1.27	0.06	0.82
T	0.32	0.31	0.01	0.84
U	1.72	1.39	0.33	0.72
V	1.21	1.13	0.08	0.80
W	0.78	0.51	0.27	0.64
X	0.24	0.11	0.13	0.46
Y	0.34	0.22	0.12	0.62
Z	0.53	0.46	0.07	0.75
AA	0.05	0.05	0	0.85
BB	0.05	0.05	0	0.85
DD	0.09	0.09	0	0.89
R	0.71	0.71	0	0.89

EXISTING Sediment Basin 3
(Type I Sediment Basin)
(F-92-140)
Drainage Area = 6.90 ac.±
Storage Required (6.90 × 1800) = 12,420 c.f. = 460 c.y.
Storage Provided = 441 c.y.
Riser = 24" (Existing) Barrel = 15" (Existing)
Basin Bottom Elev. = 353.00
Limit of Storage = 356.00 (Riser Crest Elev.)
Cleanout Elev. = 354.50

For Sequence of Construction and Legend, see sheet 21 of 26.

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

Reviewed for HOWARD S.C.D. (Name) and meets Technical Requirements.

[signature] 9/28/92
U.S. Soil Conservation Service — Date

[signature] 9/28/92
Howard S.C.D. — Date

DEVELOPER'S/BUILDER'S CERTIFICATE

"I/We certify that all development and/or construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a 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] 6-2-92
Signature of Developer/Builder — Date

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] 6-2-92
Date

STATE OF MARYLAND — CARLTON K. GUTSCHICK — 12975 — PROFESSIONAL ENGINEER

STATE OF MARYLAND — KYLE T. BOLLINGER — PROFESSIONAL ENGINEER — 43412 — 03/06/2014 — FOR ⚠2 ONLY

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPT.
[signature] 10-7-92
COUNTY HEALTH OFFICER — DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
[signature] DIRECTOR 10/9/92 DATE
[signature] CHIEF, DIVISION OF COMMUNITY PLANNING 10/9/92 DATE

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS & PUBLIC ROADS HOWARD COUNTY DEPT. OF PUBLIC WORKS
[signature] DIRECTOR 10/7/92 DATE
[signature] CHIEF, BUREAU OF ENGINEERING 10/7/92 DATE

FOR SEDIMENT CONTROL PURPOSES ONLY.

DATE	REVISION	BY	APP'R.
4.7.11	LOCATE 2 MECHANICAL UNITS @ N.E SIDE		
3.5.14	ADD ONE (1) 1,000 GAL. PROPANE TANK, DISPENSER, AND PROTECTIVE MEAS.	KNA.	⚠2

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
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PREPARED FOR:
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
THE ROUSE BUILDING
10275 LITTLE PATUXENT PKWY.
COLUMBIA, MD. 21044
(301)992-6027

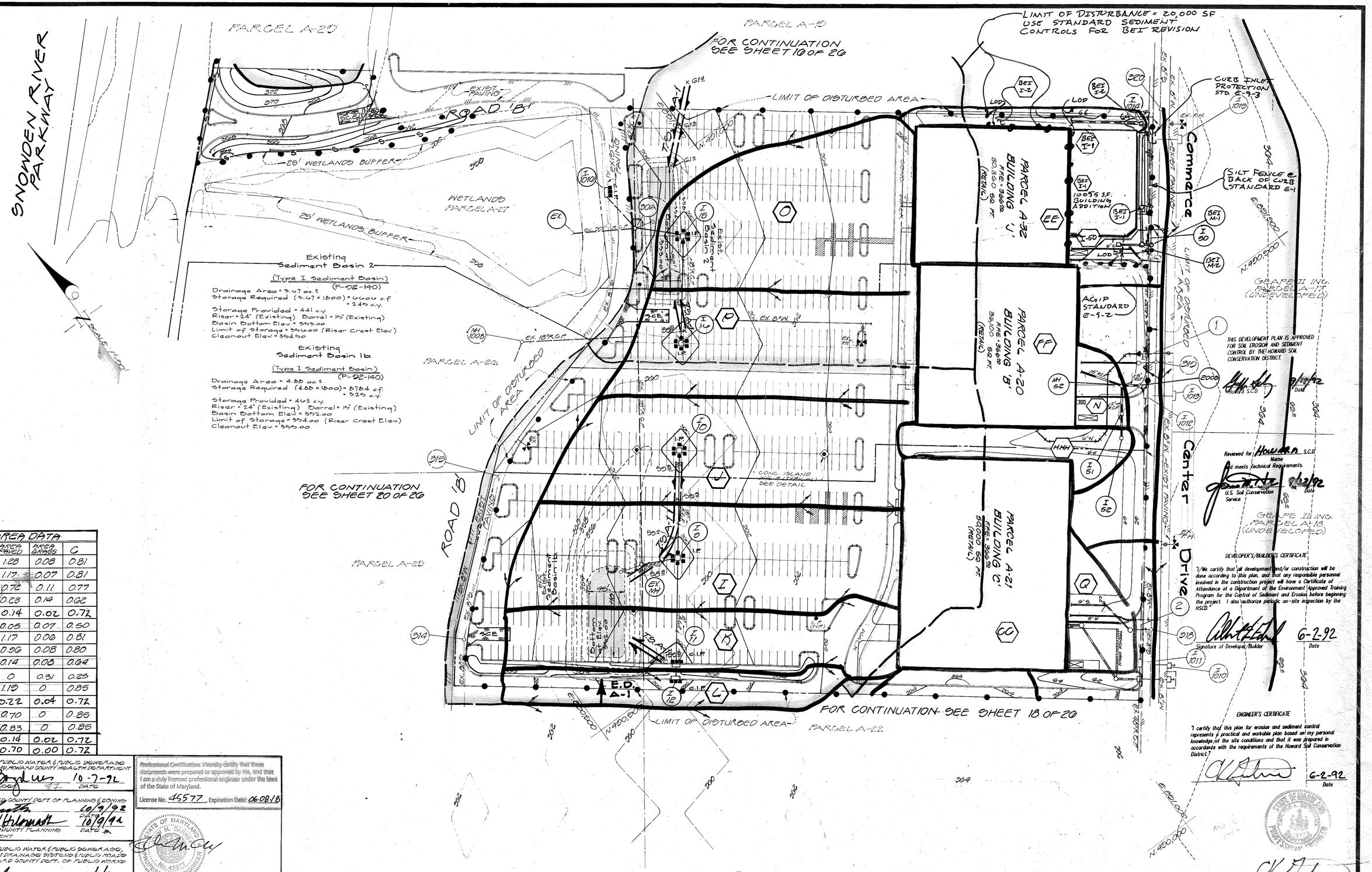
Sediment Control/Drainage Area Map

GATEWAY COMMERCE CENTER

PARCELS A-19 THRU A-27, A-29 & A-32
SNOWDEN SQUARE
HOWARD COUNTY, MARYLAND — 6TH ELECTION DISTRICT

CENSUS TR.	WATER CODE		SEWER CODE
DES.: d.e.v.	SCALE: 1"=50'	ZONING: B-2/M-1	G.L.W. FILE No.: 91-055
DRN.: d.e.v./l.i.h.	DATE: June 3, '92	TAX MAP No.: 42	SHEET: 16 of 26
CHK.: c.k.g.			

SDP-92-113



DRAINAGE AREA DATA				
DA	AREA	AREA PAVED	AREA GRASS	C
I	1.86	1.28	0.08	0.81
J	1.84	1.17	0.07	0.81
K	0.88	0.76	0.11	0.77
L	0.37	0.23	0.14	0.62
BEI I-2D	0.16	0.14	0.02	0.72
N	0.12	0.05	0.07	0.50
O	1.23	1.17	0.06	0.81
P	1.09	0.90	0.08	0.80
Q	0.22	0.14	0.08	0.64
HHH	0.31	0	0.31	0.25
CC	1.19	1.19	0	0.85
BEI I-1	0.26	0.22	0.04	0.72
EE	0.70	0.70	0	0.85
FF	0.83	0.83	0	0.85
BEI I-2	0.16	0.14	0.02	0.72
BEI Ex. Roof	0.70	0.70	0.00	0.72

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
DEPT. OF HEALTH OFFICER — DATE 10-7-92

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
DIRECTOR — DATE 10/9/92
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT — DATE 10/9/92

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS & PUBLIC ROADS HOWARD COUNTY DEPT. OF PUBLIC WORKS
DIRECTOR — DATE 10/8/92
CHIEF, BUREAU OF ENGINEERING — DATE 10/7/92

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 15577 Expiration Date: 06.08.18
STATE OF MARYLAND — JOHN M. CARNEY — No. 15577 — PROFESSIONAL ENGINEER
9/16/16

FOR SEDIMENT CONTROL PURPOSES ONLY.

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE · SUITE 250 · BURTONSVILLE OFFICE PARK · BURTONSVILLE, MD 20866
TELEPHONE: (301)421-4024 NO.VA (301)989-2524 BALTO. (301)880-1820 FAX (301)421-4186

DATE	REVISION	BY	APP'R.
9.15.16	REVISE S.D. FOR REAR EXPANSION OF BLDG. 'J'	BEI	
4.19.93	REVISED BLDG & LOADING DOCK CONFIGURATIONS & DATA & INFO	HK	

PREPARED FOR
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
THE ROUSE BUILDING
10275 LITTLE PATUXENT PKWY.
COLUMBIA, MD. 21044
(301) 992-6027

Sediment Control / Drainage Area Map

GATEWAY COMMERCE CENTER
PARCELS A-19 THRU A-27, A-20 & A-32
SNOWDEN SQUARE
HOWARD COUNTY, MARYLAND 6TH ELECTION DISTRICT

CENSUS TR.	WATER CODE		SEWER CODE	
DES. d.e.v.	SCALE 1" = 50'	ZONING B-2/M-1	G.L.W. FILE No. 91055	
DRN. d.e.v./l.i.h.	DATE June 3, 92	TAX MAP No. 42	SHEET 17 of 28	
CHK. c.k.g.				

SDP-92-113

EXISTING
Sediment Basin 1a. (F-92-140)

(Type II Sediment Basin)
Drainage Area = 4.39 ac.±
Storage Required (4.39 x 1800) = 11,430 c.f.
= 423 c.y.±
Storage Provided = 617 c.y.
Riser = 30" (Existing) Barrel = 24" (Existing)
Basin Bottom Elev. = 339.00
Cleanout Elev. = 339.00
Limit of Storage = 352.00 (Riser Crest Elev.)

FOR CONTINUATION SEE SHEET 17 OF 20

PARCEL A-21

FOR CONTINUATION SEE SHEET 20 OF 20

PARCEL A-25

PARCEL A-24

FOR CONTINUATION SEE SHEET 19 OF 20

PARCEL A-23

SCALE 1" = 100'

DRAINAGE AREA DATA				
D.A	AREA	AREA PAVED	AREA GRASS	C
A	1.31	1.25	0.06	0.82
B	1.18	1.14	0.04	0.83
C	1.80	1.68	0.12	0.79
D	4.21	0.85	0.36	0.66
E	0.17	0.17	0.00	0.85
F	0.40	0.30	0.10	0.70
G	0.47	0.44	0.03	0.81
H	0.30	0.11	0.19	0.43
GG	1.02	1.02	0	0.85
HH	1.31	1.31	0	0.85

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

Howard S.C.D. Date

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."

Date

-LIMIT OF DISTURBED AREA-

E.D.A-1

EXISTING SEDIMENT BASIN #1

EXISTING ED-A-1

ROAD B

PARCEL A-22 BUILDING 'D' FFE=359.00 RETAIL

PARCEL A-18 (UNDEVELOPED)

Vestibule

Vestibule

stub 1

GARDEN SHOP CONC. PAD SEE ARCH. FOR DTLS.

BUILDING CANOPY

SCREEN WALL SEE ARCH.

CONC. PAD

SCREEN WALL SEE ARCH.

PROVIDE TEMPORARY SWALE OR MOUNTABLE ASPHALT BERM AND CURB CUT

OUTFALL FROM MH 1008 TO BE EX. 6" ø BLOCKED SHUT

TEMPORARY STORM DRAIN DIVERSION FROM MH# 1008 TO BASIN #8 SEE F-92-140

EXISTING SEDIMENT BASIN #8

EXISTING SEDIMENT BASIN #7

LIMIT OF DISTURBED AREA

GRASS

EXISTING PAVING

EXIST. PAVING

ROBERT FULTON DRIVE

Commerce Center Drive

EXISTING
SEDIMENT BASIN #7 (F-92-140)
DRAINAGE AREA : 5.16 Ac.
STORAGE REQUIRED : 9288 c.f. (5.16 x 1800 c.f./Ac.)
STORAGE PROVIDED : 19,466 c.f.
LIMIT OF STORAGE : 338.27
BOTTOM OF TRAP ELEV. : 336.85
CLEANOUT ELEV. : 337.86

EXISTING
SEDIMENT BASIN #8 (F-92-140)
DRAINAGE AREA : 11.82
STORAGE REQUIRED : 21,276 c.f. (1.82 x 1800 c.f./Ac.)
STORAGE PROVIDED : 21,600 C.F.
LIMIT OF STORAGE : 349.00
BOTTOM OF TRAP ELEV. : 344.00
CLEANOUT ELEV. : 346.90

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 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 of Developer/Builder — 6-2-92 Date

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."

6-2-92 Date

SEAPE II, INC.
PARCEL A-18
(UNDEVELOPED)
SCREEN WALL SEE ARCH.

For Sequence of Construction and Legend, see sheet 21 of 20.

FOR SEDIMENT CONTROL PURPOSES ONLY.

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER — 10-7-92 DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
Director — 10/5/92 DATE
BY [illegible] — 10/9/92 DATE
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS & PUBLIC ROADS HOWARD COUNTY DEPT. OF PUBLIC WORKS
Director — 10/6/92 DATE
Deputy Director — 10/14/92 DATE
CHIEF, BUREAU OF ENGINEERING

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE · SUITE 250 · BURTONSVILLE OFFICE PARK · BURTONSVILLE, MD. 20866
TELEPHONE: (301)421-4024 NO.VA. (301)989-2524 BALTO. (301)880-1820 FAX (301)421-4186

DATE	REVISION	BY	APP'R.
12/13/02	Add Vestibules To Front Of Building	F.M.M.	
9/11/97	ADD SCREEN WALLS TO LOAD AREA & CLOSE DIFF(2) LOAD NLEVS PTS	MJ	
3-17-93	REVISE BUILDING, STORM DRAIN & DRAINAGE DIVIDES	HC	

PREPARED, FOR:
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
THE ROUSE BUILDING
10275 LITTLE PATUXENT PKWY.
COLUMBIA, MD. 21044
(301)992-6027

Sediment Control / Drainage Area Map

GATEWAY COMMERCE CENTER
PARCELS A-19 THRU A-27, A-29 & A-32
SNOWDEN SQUARE
HOWARD COUNTY, MARYLAND — 6TH ELECTION DISTRICT

CENSUS TR.	WATER CODE		SEWER CODE
DES.: d.e.v.	SCALE 1" = 50'	ZONING B-2 / M-1	G.L.W. FILE No. 91-055
DRN.: d.e.v. / l.i.h.	DATE June 3, '92	TAX MAP No. 42	SHEET 18 of 20
CHK.: c.k.g.			

SDP-92-113

183227

MODIFIED Ex. Pipe Outlet Sediment Trap 6b.

Drainage Area = 3.00 ac.±
Volume Required (3.00 x 1800) = 5400 c.f.
Volume Provided = 5,500 c.y.
Limit of Storage = 362.00
Bottom of Trap Elev. = 358.00 (5'x147')
Cleanout Elev. = 360.00

MODIFIED Ex. Pipe Outlet Sediment Trap 6a. (F-92-140)

Drainage Area = 0.91 ac.
Volume Required (0.91 x 1800) = 1638 c.f.
Volume Provided = 2722 c.f.
Limit of Storage = 362.00
Bottom of Trap Elev. = 358.00 (5'x43')
Cleanout Elev. = 360.00

NOTE: THIS REVISED PLAN (SDP 92-113 R) SUPERSEDES THAT APPROVED UNDER SDP 92-113.

DRAINAGE AREA DATA

DA	AREA	AREA PAVED	AREA GRASS	C
101	0.57	0.42	0.15	0.69
102	0.08	0.04	0.04	0.55
103	0.27	0.12	0.15	0.51
103A	0.07	0.07	-0-	0.85
111	0.36	0.10	0.26	0.68
112	0.67	0.38	0.29	0.51
113	0.64	0.37	0.27	0.50
114	0.15	0.04	0.11	0.69

FOR LEGEND AND SEQUENCE OF CONSTRUCTION, SEE SHEET 21 OF 26.

FOR SEDIMENT CONTROL PURPOSES ONLY!

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 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 of Developer/Builder   Date

Reviewed for Howard S.C.D.
Name
and meets Technical Requirements.
James M. Helm 7/30/93
U.S. Soil Conservation Service   Date

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."

C.K. [signature] 7-20-93
Date

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

[signature] Howard S.C.D.   Date 7/30/93

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
Joyce M Boyd [signature] 8/13/93
COUNTY HEALTH OFFICER   DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
[signature] 8/16/93
DIRECTOR   DATE
Richard Blood 8/16/93
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT   DATE

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS & PUBLIC ROADS HOWARD COUNTY DEPT. OF PUBLIC WORKS
James M. [signature] 8/10/93
DIRECTOR   DATE
[signature] 8/9/93
CHIEF, BUREAU OF ENGINEERING M.K.   DATE CD 8/9/93

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE · SUITE 250 · BURTONSVILLE OFFICE PARK · BURTONSVILLE, MD. 20866
TELEPHONE: (301)421-4024 NO.VA. (301)989-2524 BALTO. (301)880-1820 FAX (301)421-4186

DATE	REVISION	BY	APP'R.
10-10-01	REVISIONS PER DRIVE THRU ADDITION	B.M.P.	
12-6-93	REV. SEDIMENT CONTROL PARCEL A-23	MJT/HK	
7/21/93	REV. SEDIMENT CONTROL (OLD PARCEL A-24 TO NEW PARCEL A-36)	W.S.J.	M.J.T.

PREPARED FOR:
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
THE ROUSE BUILDING
10275 LITTLE PATUXENT PKWY.
COLUMBIA, MD. 21044
(301)992-6027

SEDIMENT CONTROL / DRAINAGE AREA MAP

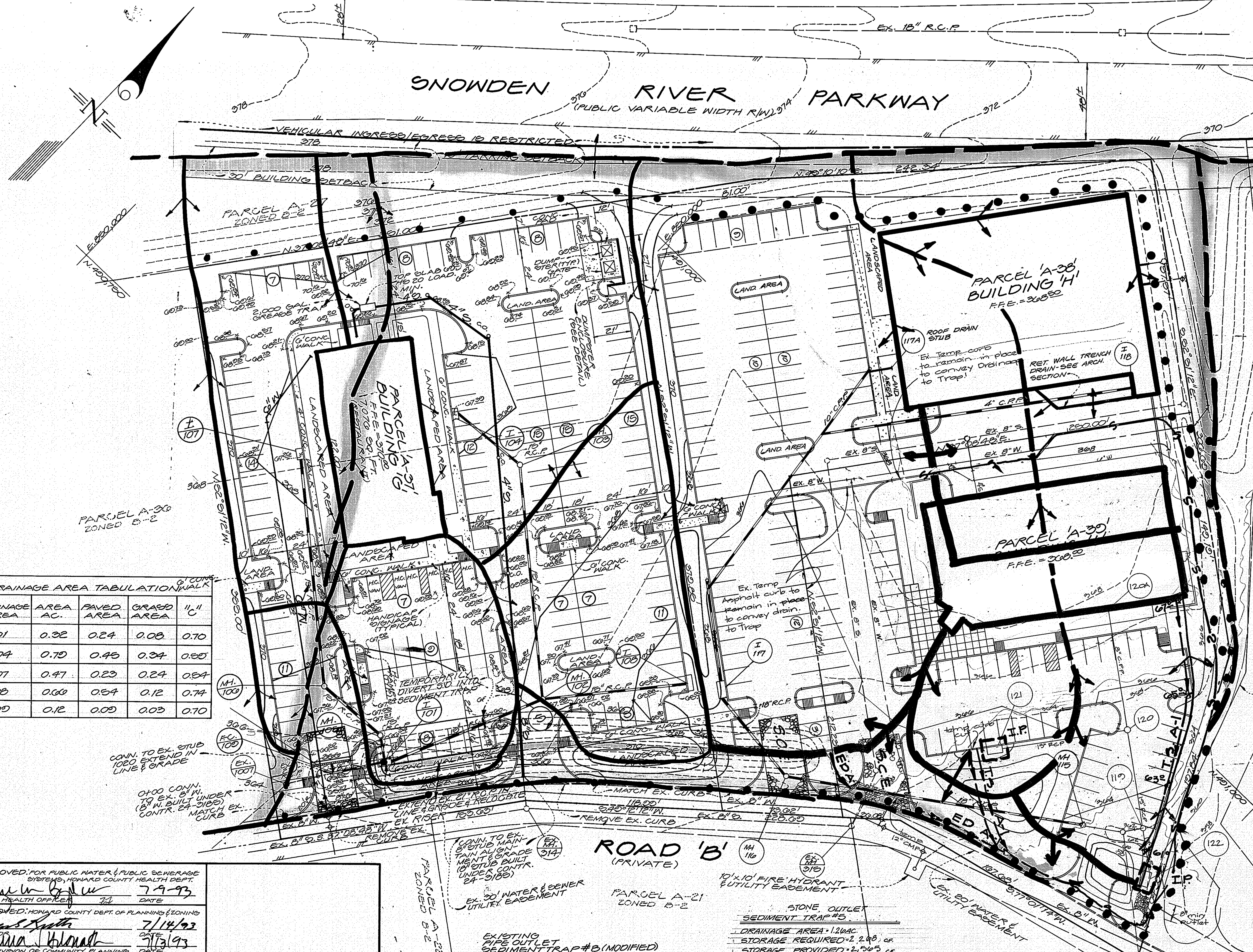
GATEWAY COMMERCE CENTER

PARCELS A-19 THRU A-23, A-36 THRU A-39, A-27, A-29, A-32
SNOWDEN SQUARE
HOWARD COUNTY, MARYLAND   6TH ELECTION DISTRICT

CENSUS TR.	WATER CODE		SEWER CODE
DES.: d.e.v.	SCALE 1"=30'	ZONING B-2/M-1	G.L.W. FILE No. 91-055
DRN.: l.i.h.	DATE MAY 12 1993	TAX MAP No. 42	SHEET 10 OF 26
CHK.: c.k.g.			

163277

NEW SDP. 92-113



DRAINAGE AREA TABULATION				
DRAINAGE AREA	AREA AC.	PAVED AREA	GRASS AREA	'C'
117	0.98	0.63	0.35	0.64
117A	0.16	0.16	—	0.85
118	0.02	0.02	—	0.85
121	0.22	0.15	0.07	0.65
122	0.28	0.21	0.07	0.70
120A	0.27	0.27	—	0.85

DRAINAGE AREA TABULATION				
DRAINAGE AREA	AREA AC.	PAVED AREA	GRASS AREA	"C"
101	0.32	0.24	0.08	0.70
104	0.79	0.45	0.34	0.55
107	0.47	0.23	0.24	0.54
108	0.66	0.54	0.12	0.74
109	0.12	0.09	0.03	0.70

EXISTING PIPE OUTLET SEDIMENT TRAP #8 (MODIFIED)
DRAINAGE AREA: 2.44 AC.
STORAGE REQUIRED: 4392
STORAGE PROVIDED: 21,060
LIMIT OF STORAGE: 362.0
BOTTOM OF TRAP ELEV.: 356.0
CLEANOUT ELEV.: 359.00

STONE OUTLET SEDIMENT TRAP #5
DRAINAGE AREA = 1.26 AC.
STORAGE REQUIRED = 2,268 CF.
STORAGE PROVIDED = 2,565 CF.
LIMIT OF STORAGE = 361.0
BOTTOM OF TRAP EL. = 358.0
CLEANOUT EL. = 359.50

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 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] 6-14-93
Signature of Developer/Builder — Date

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 5-5-93

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

[signature] 6/29/93
Howard S.C.D. — Date

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

[signature] 6/29/93
U.S. Soil Conservation Service — Date

STATE OF MARYLAND CARLTON K. GUTSCHICK REGISTERED 12975 PROFESSIONAL ENGINEER

FOR LEGEND AND SEQUENCE OF CONSTRUCTION SEE SHEET 21 OF 26

NOTE: THIS REVISED PLAN (SDP 92-113R) SUPERSEDES THAT APPROVED UNDER 92-113

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPT.
[signature] 7-9-93
COUNTY HEALTH OFFICER — DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
[signature] 7/14/93
DIRECTOR — DATE
[signature] 7/13/93
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT — DATE

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS & PUBLIC ROADS HOWARD COUNTY DEPT. OF PUBLIC WORKS
[signature] 7/8/93
DIRECTOR — DATE
[signature] 7/8/93
CHIEF, BUREAU OF ENGINEERING — DATE

FOR SEDIMENT CONTROL PURPOSES ONLY!

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE · SUITE 250 · BURTONSVILLE OFFICE PARK · BURTONSVILLE, MD. 20866
TELEPHONE: (301)421-4024 NO.VA. (301)989-2524 BALTO. (301)880-1820 FAX (301)421-4186

DATE	REVISION	BY	APP'R.
4-21-94	Add Parcel A-39 Sediment Controls	MCF	
8-11-93	ADD PARCEL A-38 SED. CONTROLS	KK	

PREPARED FOR:
THE HOWARD RESEARCH & DEVELOPMENT CORP.
THE ROUSE BUILDING
10275 LITTLE PATUXENT PKWY.
COLUMBIA, MD. 21044
(301)992-6027

SEDIMENT CONTROL/DRAINAGE AREA MAP
GATEWAY COMMERCE CENTER
PARCELS A-19 THRU A-23, A-36 THRU A-39, A-27, A-20 & A-32
SNOWDEN SQUARE
HOWARD COUNTY, MARYLAND — 6TH ELECTION DISTRICT

CENSUS TR. 6067.03	WATER CODE E06	SEWER CODE 4900000	
DES.:	SCALE 1"=30'	ZONING B-2	G.L.W. FILE No. 91-055
DRN.: W.S.J.			
CHK.:	DATE MAY 5, 1993	TAX MAP No. 42	SHEET 20 of 26

NEW

SDP-92-113

BLDG

TEMPORARY SEEDING NOTES

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

Seedbed Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding (unless previously loosened).

Soil Amendments: Apply 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft).

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

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

Refer to the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.

SILT FENCE

CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD

FENCE: WOVEN WIRE, 14 GA. 6" MAX. MESH OPENING

FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL

PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE COLLEGE PARK, MARYLAND	SILT FENCE	STANDARD DRAWING SF-1

EARTH DIKE

not to scale

	DIKE A (5ac or less)	DIKE B (5-10ac)
a-DIKE HEIGHT	18"	36"
b-DIKE WIDTH	24"	36"
c-FLOW WIDTH	4'	6'
d-FLOW DEPTH	8"	15"

CONSTRUCTION SPECIFICATIONS

1. ALL DIKES SHALL BE COMPACTED BY EARTH-MOVING EQUIPMENT.
2. ALL DIKES SHALL HAVE POSITIVE DRAINAGE TO AN OUTLET.
3. TOP WIDTH MAY BE WIDER AND SIDE SLOPES MAY BE FLATTER IF DESIRED TO FACILITATE CROSSING BY CONSTRUCTION TRAFFIC.
4. FIELD LOCATION SHOULD BE ADJUSTED AS NEEDED TO UTILIZE A STABILIZED SAFE OUTLET.
5. EARTH DIKES SHALL HAVE AN OUTLET THAT FUNCTIONS WITH A MINIMUM OF EROSION. RUNOFF SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE SUCH AS A SEDIMENT TRAP OR SEDIMENT BASIN WHERE EITHER THE DIKE CHANNEL OR THE DRAINAGE AREA ABOVE THE DIKE ARE NOT ADEQUATELY STABILIZED.
6. STABILIZATION SHALL BE: (A) IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEED AND STRAW MULCH OR STRAW MULCH IF NOT IN SEEDING SEASON, (B) FLOW CHANNEL AS PER THE CHART BELOW.

FLOW CHANNEL STABILIZATION

TYPE OF TREATMENT	CHANNEL GRADE	DIKE A	DIKE B
1	.5-3.0%	SEED AND STRAW MULCH	SEED AND STRAW MULCH
2	3.1-5.0%	SEED AND STRAW MULCH	SEED USING JUTE, OR EXCELSIOR; SOD; 2" STONE
3	5.1-8.0%	SEED WITH JUTE, OR SOD; 2" STONE	LINED RIP-RAP 4-8"
4	8.1-20%	LINED RIP-RAP 4-8"	ENGINEERING DESIGN

A. STONE TO BE 2 INCH STONE, OR RECYCLED CONCRETE EQUIVALENT, IN A LAYER AT LEAST 3 INCHES IN THICKNESS AND BE PRESSED INTO THE SOIL WITH CONSTRUCTION EQUIPMENT.
B. RIP-RAP TO BE 4-8 INCHES IN A LAYER AT LEAST 8 INCHES THICKNESS AND PRESSED INTO THE SOIL.
C. APPROVED EQUIVALENTS CAN BE SUBSTITUTED FOR ANY OF THE ABOVE MATERIALS.
D. PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE COLLEGE PARK, MARYLAND	EARTH DIKE	STANDARD DRAWING ED-1

STABILIZED CONSTRUCTION ENTRANCE

not to scale

CONSTRUCTION SPECIFICATIONS

1. Stone Size - Use 2" stone, or reclaimed or recycled concrete equivalent.
2. Length - As required, but not less than 50 feet (except on a single residence lot where a 30 foot minimum length would apply).
3. Thickness - Not less than six (6) inches.
4. Width - Ten (10) foot minimum, but not less than the full width at points where ingress or egress occurs.
5. Filter Cloth - Will be placed over the entire area prior to placing of stone. Filter will not be required on a single family residence lot.
6. Surface Water - All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 slopes will be permitted.
7. Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.
8. Washing - Wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
9. Periodic inspection and needed maintenance shall be provided after each rain.

U. S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE College Park, Md.	STABILIZED CONSTRUCTION ENTRANCE	Standard Drawing SCE-1

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. (992-2437)

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 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

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

4. All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.

5. All disturbed areas must be stabilized within the time period specified above in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSIONS AND SEDIMENT CONTROL for permanent seedings (Sec. 51), sod (Sec. 54), temporary seedings (Sec. 50) and mulching (Sec. 52). Temporary stabilization, with mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.

6. All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.

7. Site Analysis: SEE CHART; THIS SHEET
- *Total Area of Site:* 48.52 *Acres*
- *Area Disturbed:* 46.81 *Acres*
- *Area to be roofed or paved:* 30.2 *Acres*
- *Area to be vegetatively stabilized:* 16.6 *Acres*
- *Total Cut* 3625 *Cu. Yds.*
- *Total Fill* 3625 *Cu. Yds.*
- *Off-Site waste/borrow area location* N/A

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

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

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

PERMANENT SEEDING NOTES

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

Seedbed Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding (unless previously loosened).

Soil Amendments: In lieu of soil test recommendations, use one of the following schedules

1) Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 square feet) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs per acre 30-0-0 unreaform fertilizer (9 lbs/1000 sq ft).

2) Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 1000 lbs per acre 10-10-10 fertilizer (23 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil.

Seeding: For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs per acre (1.4 lbs/1000 sq ft) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs Kentucky 31 Tall Fescue per acre and 2 lbs per acre (.05 lbs/1000 sq ft) of weeping lovegrass. During the period of October 16 thru February 28, protect site by: Option (1) 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use sod. Option (3) Seed with 60 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

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

Maintenance: Inspect all seeded areas and make needed repairs, replacements and reseedings.

STONE OUTLET SEDIMENT TRAP V

OPTION: A one foot layer of 2" stone may be placed on the upstream side of the riprap in place of the embedded filter cloth.

CONSTRUCTION SPECIFICATIONS FOR ST-V

1. Area under embankment shall be cleared, grubbed and stripped of any vegetation and root mat. The pool area shall be cleared.
2. The fill material for the embankment shall be free of roots and other woody vegetation as well as over-sized stones, rocks, organic material or other objectionable material. The embankment shall be compacted by traversing with equipment while it is being constructed.
3. All cut and fill slopes shall be 2:1 or flatter.
4. The stone used in the outlet shall be small riprap 4"-8" along with a 1' thickness of 2" aggregate placed on the up-grade side on the small riprap or embedded filter cloth in the riprap.
5. Sediment shall be removed and trap restored to its original dimensions when the sediment has accumulated to ½ the design depth of the trap.
6. The structure shall be inspected after each rain and repairs made as needed.
7. Construction operations shall be carried out in such a manner that erosion and water pollution is minimized.
8. The structure shall be removed and the area stabilized when the drainage area has been properly stabilized.

STANDARD SEDIMENT BASIN I

CONDITIONS WHERE PRACTICE APPLIES

1. Drainage area to the basin is 10 acres or less.
2. An emergency spillway is required.
3. One anti-seep collar shall be used and placed 25 feet from the riser.
4. Watertight bands shall be used.
5. All pipe material shall be of good quality with no holes.
6. Volume of storage computed as 1,800 C.F./acre of drainage area.

EMERGENCY SPILLWAY DESIGN

$Q_{ES} = Q_{PEAK} - Q_{PIPE}$ = 52 - 11 = 41 CFS

SIZE: WIDTH 12 FT : H_p = 1.2 FT

ENTRANCE SLOPE - POSITIVE

EXIT SLOPE - 2.8 % V = 4.4 FPS

STANDARD SEDIMENT BASIN II

CONDITIONS WHERE PRACTICE APPLIES

1. Drainage area to the basin is 20 acres or less.
2. An emergency spillway is required.
3. One anti-seep collar shall be used, and placed 25 feet from the riser.
4. Watertight bands shall be used.
5. All pipe material shall be of good quality with no holes.
6. Volume of storage computed as 1,800 C.F./acre of drainage area.

EMERGENCY SPILLWAY DESIGN

$Q_{ES} = Q_{PEAK} - Q_{PIPE}$ = 88 - 35 = 53 CFS

SIZE: WIDTH 14 FT : H_p = 1.3 FT

ENTRANCE SLOPE - POSITIVE

EXIT SLOPE - 3.0% V = 4.6 FPS

PIPE OUTLET SEDIMENT TRAP ST-I

SIZES OF PIPE NEEDED

Barrel Diameter ________

Riser Diameter ________

SITE ANALYSIS INFORMATION

PARCEL NUMBER	TOTAL AREA OF SITE	AREA TO BE DISTURBED	AREA TO BE ROOFED OR PAVED	AREA TO BE VEGATATIVLY STABILIZED	TOTAL CUT*	TOTAL FILL*
A-19	10.78 AC.	10.38 AC.	8.42 AC.	1.96 AC.	800 C.Y.	800 C.Y.
A-32	3.00 AC.	2.87 AC.	2.40 AC.	0.47 AC.	240 C.Y.	240 C.Y.
A-20	3.61 AC.	3.52 AC.	3.05 AC.	0.47 AC.	290 C.Y.	290 C.Y.
A-21	5.02 AC.	4.95 AC.	3.87 AC.	1.08 AC.	400 C.Y.	400 C.Y.
A-22	10.06 AC.	9.93 AC.	7.47 AC.	2.46 AC.	760 C.Y.	760 C.Y.
A-23	1.15 AC.	1.15 AC.	0.52 AC.	0.58 AC.	90 C.Y.	90 C.Y.
A-36	1.79 AC.	1.79 AC.	1.05 AC.	0.73 AC.	140 C.Y.	140 C.Y.
A-37	2.23 AC.	2.23 AC.	1.39 AC.	0.84 AC.	180 C.Y.	180 C.Y.
A-38	1.62 AC.	1.62 AC.	1.11 AC.	0.51 AC.	130 C.Y.	130 C.Y.
A-27	7.56 AC.	6.79 AC.	--------	6.79 AC.	520 C.Y.	520 C.Y.
A-29	0.22 AC.	0.20 AC.	--------	0.20 AC.	15 C.Y.	15 C.Y.
A-39	1.45 AC.	1.45	0.93	0.52	120 C.Y.	120 C.Y.
TOTAL	48.52 AC.	46.81 AC.	30.19 AC.	16.62 AC.	3625 C.Y.	3625 C.Y.

Total cut and fill quantities are approximate, the existing ground shown is a result of a previous rough grading operation. Therefore, any minor excess or shortage of dirt will be compensated for on a parcel by parcel basis

PIPE SCHEDULE

LOCATION	RISER SIZE	BARREL SIZE
EXISTING BASIN #1a	30"	24"
" " #1b	24"	15"
" " #2	24"	15"
" " #3	24"	15"
*EXISTING TRAP #4	—	18"N./15"S.
" " #5	—	18"
" " #6a	—	18"
" " #6b	—	18"
EXISTING BASIN #7	30"	24"
" " #7	48"	27"
" " #8	60"	33"
*EXISTING TRAP #8	—	21"

*PIPE OUTLET SEDIMENT TRAP

Reviewed for HOWARD S.C.D.
Name
and meets Technical Requirements.
[signature] 6/24/93
U.S. Soil Conservation Service — Date

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
[signature] 6/24/93
Howard S.C.D. — Date

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] 6-2-92
Date

DEVELOPER'S/BUILDER'S CERTIFICATE

"I/We certify that all development and/or construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a 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] 6-14-93
[signature] 6-2-92
Signature of Developer/Builder — Date

LEGEND

- ----40---- EXISTING CONTOUR
- ——40—— PROPOSED CONTOUR
- ——S—— SILT FENCE/STRAW BALE DIKE
- —E.D.— EARTH DIKE
- I.P. INLET PROTECTION
- S.C.E. STONE CONSTRUCTION ENTRANCE
- LIMIT OF DISTURBANCE
- DRAINAGE DIVIDE (STORM DRAINS)
- DRAINAGE DIVIDE (SEDIMENT CONTROL)
- ● ● ● ● LIMIT OF DISTURBED AREA

Sequence of Construction

1. Obtain grading permit.
2. Arrange on-site meeting with the Sediment Control Inspector.
3. Install stone construction entrances as indicated on these plans, AND USE AS ONLY MEANS OF INGRESS/EGRESS FOR THE SITE
4. Make necessary repairs and/or modifications to existing Traps, Basins and other existing sediment control devices to remain. Install silt fence. SEE F-92-140. EXIST. TEMP. SWALE FROM ROAD C NEAR THE CUL-DE-SAC TO SEDIMENT BASIN #7 AND BASIN #8 TO REMAIN AND BE REPAIRED TO OBTAIN DESIGN PARAMETERS (SEE F-92-140 SDP 92-49)
5. Install storm drain runs and associated sediment traps and as required:
   - I-26 to I-25 to MH.17 TO EX. MH.
   - I-18 to I-17 to MH-9 to Ex I 1012 (to Basin No. 8).
   - I-14 to I-13 to MH-6 to Ex I 1011 (to Basin No. 8).
   - I-8 to MH-2 to I-7 to Ex MH 1004 (to Basin No. 8).
   - * I-103 TO Modified Exist. Trap No. 6a.
   - * I-102 TO MH103 TO Modified Text. Trap No. 6A.
   - * MH102 TO I-101 TO EX. Trap No. 6A.
   - * I 104 TO MH 103 TO MH 102 TO MODIFIED EXIST. TRAP No. 8
   - * I 107 TO MH 106 TO MH 105 TO MODIFIED EXIST. TRAP No. 8
   - * I 112 TO I 111 TO MODIFIED EXIST. TRAP No. 6b
   - * I 113 TO MODIFIED EXIST. TRAP 6b
6. Install remainder of the sediment controls.
7. Construct buildings.
8. Install remainder of the storm drain except as follows:
   - At Sediment Basin No. 2
   - At Sediment Basin No. 3
   - At Sediment Trap No. 3a.
   - At Sediment Trap No. 5.
   - At Sediment Trap No. 6a.
   - AT SEDIMENT TRAP No. 6b
   - AT SEDIMENT TRAP No. 8

   Install inlet protection as indicated.
9. Install water and sewer house connections.
10. Install curb and gutter (provide temporary curb cuts as required).
11. Fine grade and stabilize the site with base course paving, seed and mulch or sod.
12. After areas contributing to sediment control devices have been stabilized and permission is granted by the Sediment Control Inspector, backfill sediment traps and basins, construct remaining storm drain, curb and gutter and paving. Provide inlet protection as required. Stabilize all remaining areas.
13. Install landscaping and sidewalks.
14. Install surface paving course.

* May require existing trap to be de-watered prior to outletting storm drain into trap.

NOTE: THIS REVISED PLAN (SDP 92-113R) SUPERSEDES THAT APPROVED UNDER 92-113.

Approved: For Public Water & Public Sewerage Systems, Howard County Health Dept.
[signature] 7-9-93
County Health officer — Date

Approved: Howard County Dept. of Planning & Zoning
[signature] 7/14/93
Director — Date
[signature] 7/13/93
Chief Div. of Community Planning And Land Development — Date

Approved: For Public Water & Public Sewerage Storm Drainage Systems & Public Roads Howard County Dept. of Public Works
[signature] 7/8/93
Director — Date
[signature] 7/8/93
Chief, Bureau of Engineering M.K. — Date

GLW GUTSCHICK LITTLE & WEBER, P.A.
ENGINEERS, PLANNERS, SURVEYORS
3909 NATIONAL DRIVE · SUITE 250 · BURTONSVILLE OFFICE PARK · BURTONSVILLE, MD 20866
TELEPHONE: (301) 421-4024 | DES. | DRN. | CHK.

DATE	REVISION	BY	APP'R.
12-6-93	REVISE SITE ANALYSIS & SEQUENCE OF CONSTRUCTION	MJT/HK	

PREPARED FOR:
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
THE ROUSE BUILDING
10275 LITTLE PATUXENT PKWY.
COLUMBIA, MD. 21044
(301) 992-6027

SEDIMENT CONTROL DETAILS

GATEWAY COMMERCE CENTER

PARCELS A-19 THRU A-23, A-36 THRU A-39, A-27, A-29 & A-32
SNOWDEN SQUARE
HOWARD COUNTY, MARYLAND — 6TH ELECTION DISTRICT

SCALE	ZONING	G.L.W. FILE No.
—	B-2/M-1	91-055
DATE	TAX MAP No.	SHEET
MAY 5, 1993	42	21 OF 26

NEW

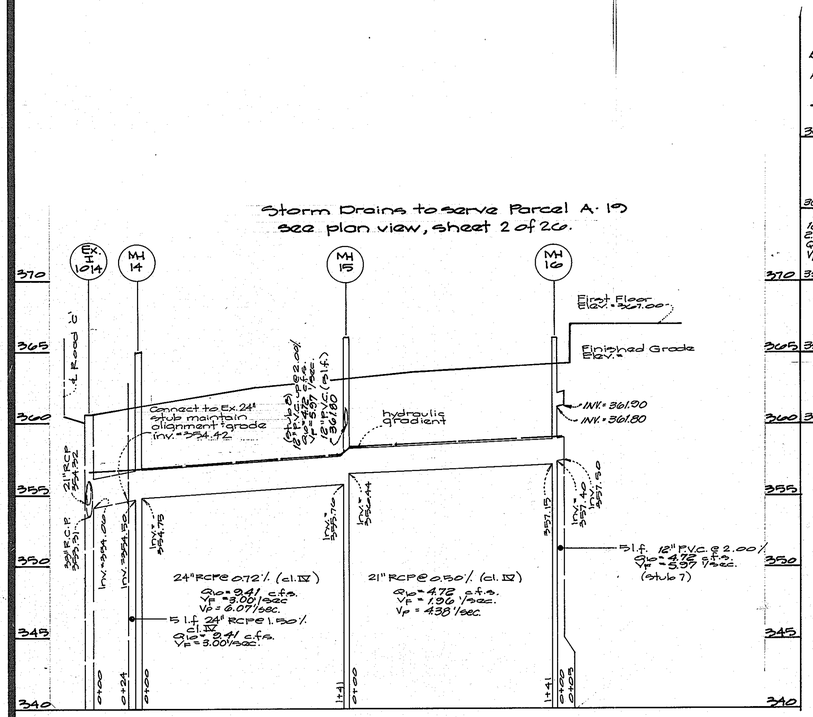
SDP-92-113

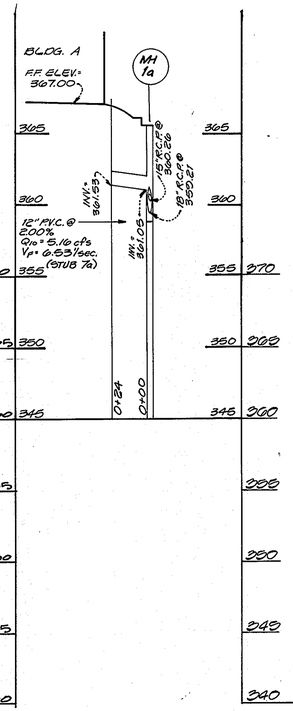
150927

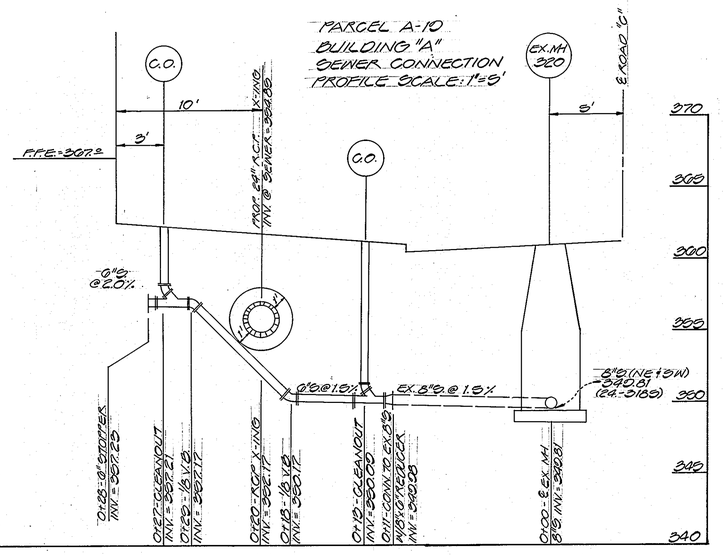
Structure Schedule - Building "A"

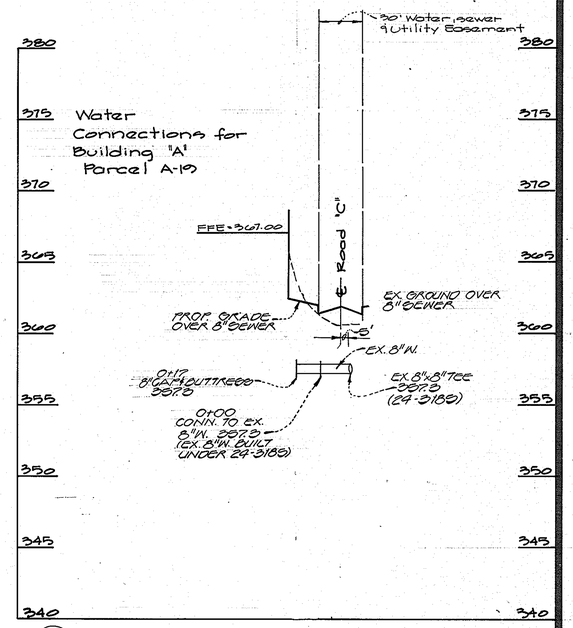
Struct. Number	Type of Structure	Top of Struct.	Invert In	Invert Out	Detail Number
MH 12	Std. Manhole	362.31	355.73	352.74	G. 5.01
					"
MH 14	" "	365.00	352.75	352.50	"
MH 15	" "	366.00	361.80	355.76	"
MH 16	" "	366.00	361.80	357.15	"
MH 17	" "	366.40	356.61	352.16	"
I-19	Double 9 Inlet	361.00	355.20	354.78	S.D. 4.23
I-20	"	361.40	356.40	356.11	"
I-21	A-10 Inlet	361.30	——	357.50	S.D. 4.02
I-22	Double 9 Inlet	361.20	356.85	356.18	S.D. 4.23
I-23	A-10 Inlet	361.50	——	357.76	S.D. 4.02
I-24	A-5 Inlet	365.22	358.70	357.98	S.D. 4.01
I-25	A-5 Inlet	363.52	357.66	357.30	S.D. 4.01
I-26	A-10 Inlet	361.76	——	358.50	S.D. 4.02

Storm Drains to serve Parcel A-19
see plan view, sheet 2 of 20.

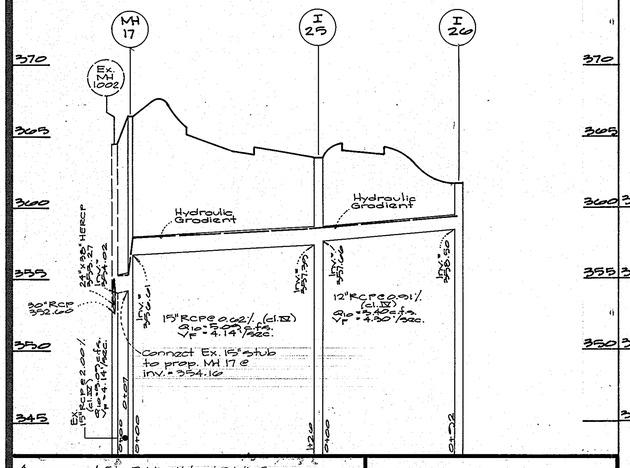








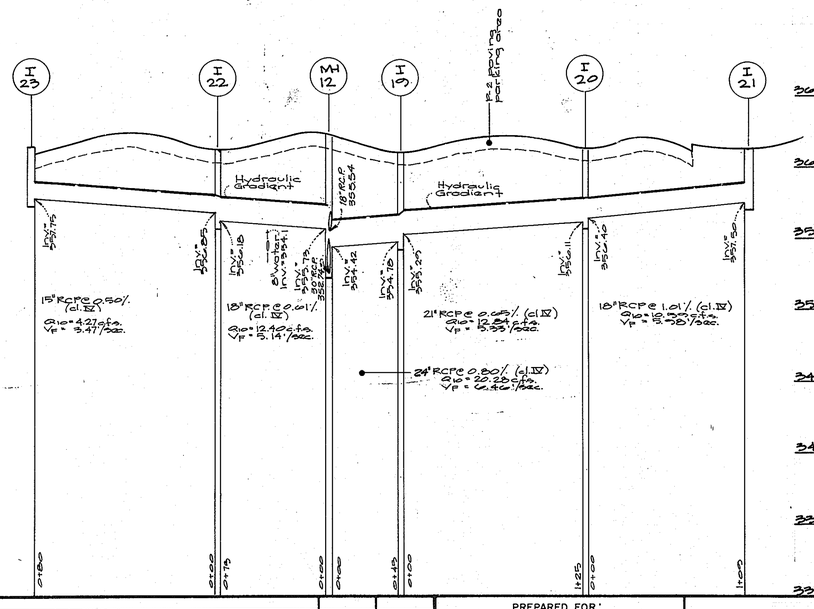
Storm Drains to serve parcel A-19
see plan view, sheet 2 of 20.

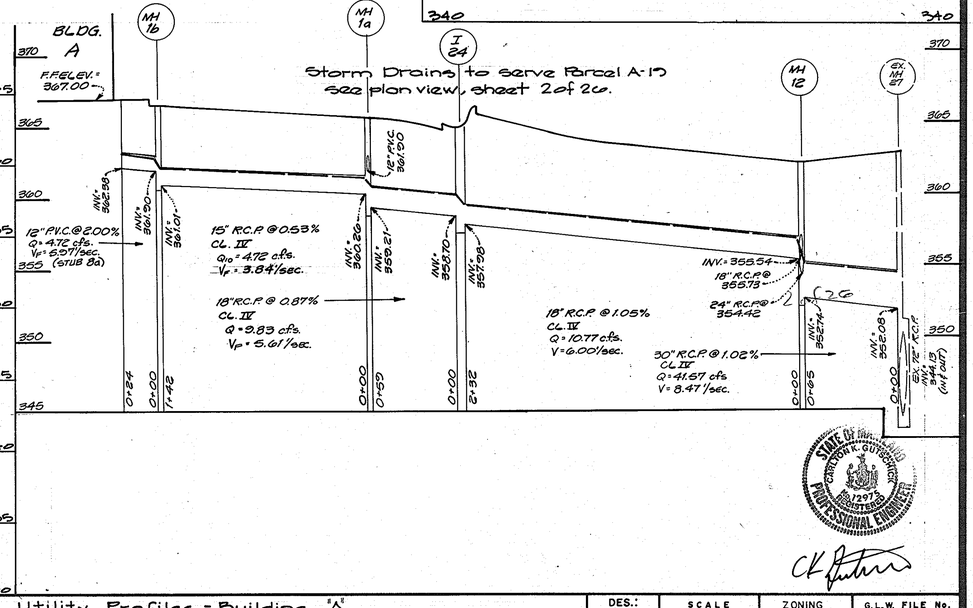


Profiles

Scale: Horz.: 1" = 50'
Vert.: 1" = 5'

Storm Drains to serve parcel A-19
see plan view, sheet 2 of 20





Approved: For Public Water & Public Sewerage Systems, Howard County Health Dept.
County Health Officer — Date 10-7-92

Approved: Howard County Dept. of Planning & Zoning
Director — Date 10/9/92
Chief, Div. of Community Planning And Land Development — Date 10/9/92

Approved: For Public Water & Public Sewerage Storm Drainage Systems & Public Roads, Howard County Dept. of Public Works
Director — Date 10/6/92
Chief, Bureau of Engineering, M.K. — Date 10/7/92

STATE OF MARYLAND — CHRISTOPHER K. GUTSCHICK — 12975 — REGISTERED PROFESSIONAL ENGINEER

CK Gutschick

GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE · SUITE 250 · BURTONSVILLE OFFICE PARK · BURTONSVILLE, MD. 20866
TELEPHONE: (301)421-4024 NO.VA. (301)989-2524 BALTO. (301)880-1820 FAX (301)421-4186

DATE	REVISION	BY	APP'R.

PREPARED FOR:
The Howard Research & Development Corp.
The Rouse Building
10275 Little Patuxent Pkwy.
Columbia, Md. 21044
(301) 992-6027

Utility Profiles - Building 'A'

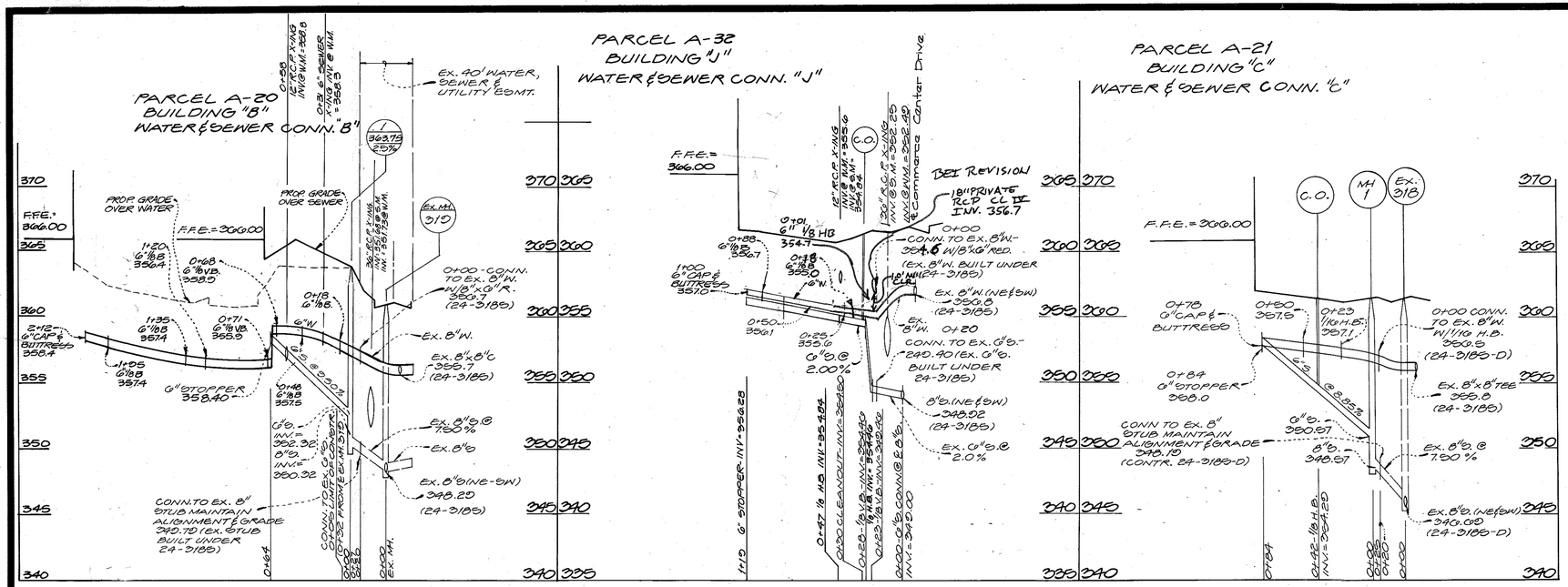
Gateway Commerce Center

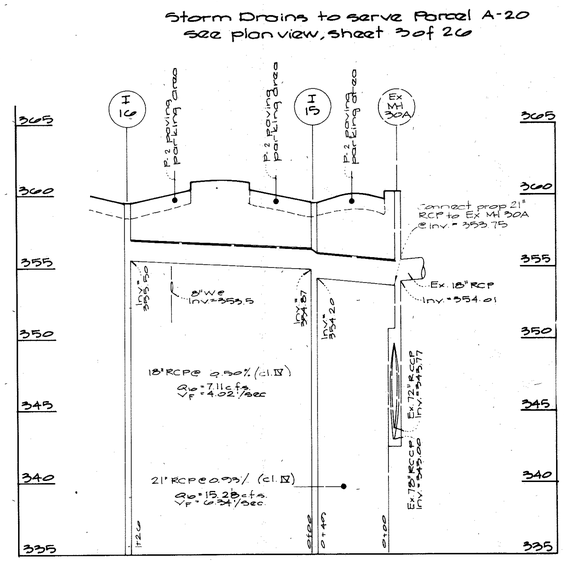
Snowden Square Drive
Parcels A-19 thru A-27, A-29 & A-32
Howard County, Maryland — 6th Election District

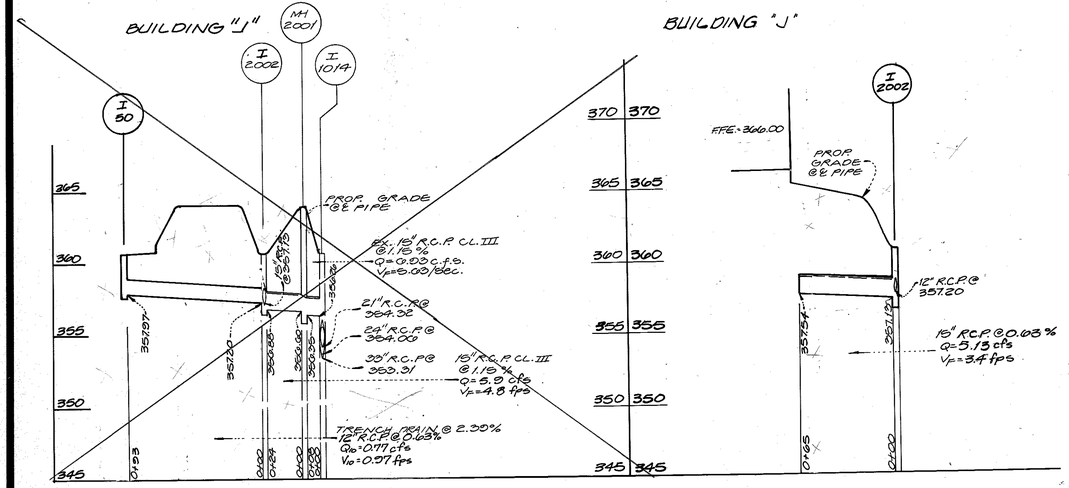
DES.:	SCALE	ZONING	G.L.W. FILE No.
d.e.v.	As Shown	B-2/M-1	91055
DRN.:	DATE	TAX MAP No.	SHEET
m.c.f.	June 3, '92	42	22 of 26
CHK.:			
c.k.g.			

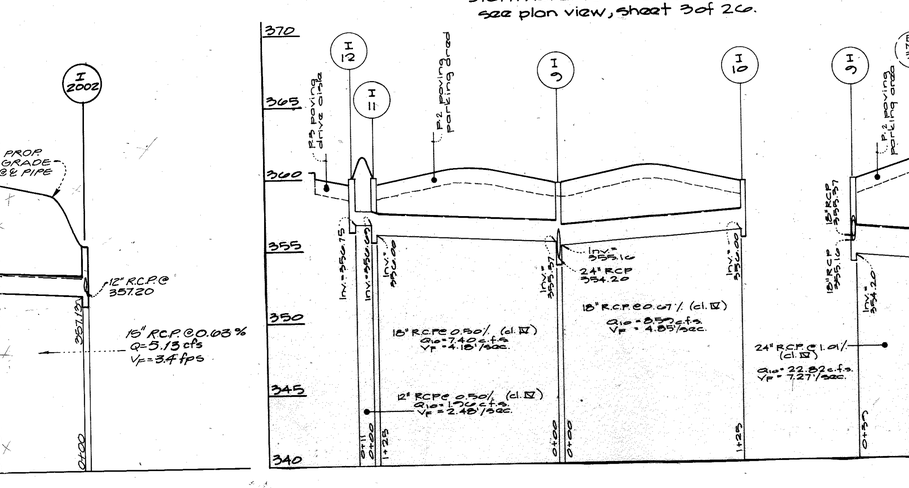
SDP-92-113

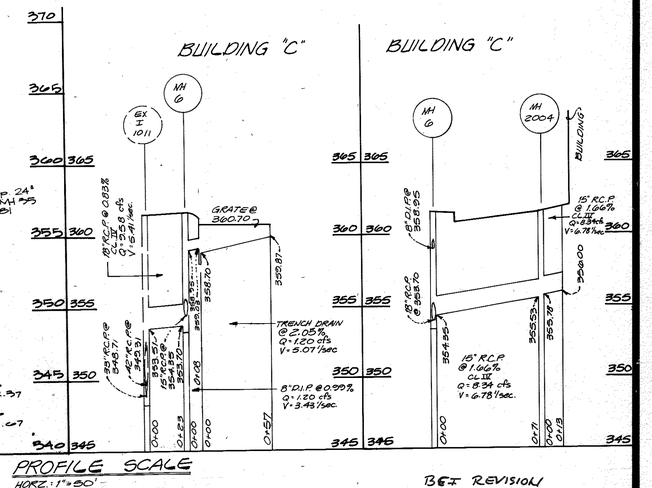
1551T2



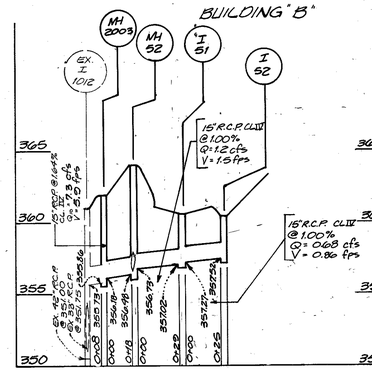


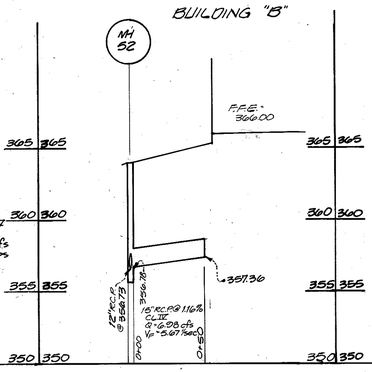






PROFILE SCALE
HORZ.: 1" = 50'
VERT.: 1" = 5'





STRUCTURE SCHEDULE - BUILDINGS B, C, & J

STR #	STR. TYPE	TOP	INV. IN	INV. OUT	DETAIL #
I-9	DBL. 'S'	359.50	355.37	354.20	S.D. 4.23
I-10	"	359.50	—	356.00	"
I-11	A-10	360.00	356.69	356.00	S.D. 4.02
I-12	A-5	360.00	—	356.75	SD 4.01
I-15	DBL 'S'	359.50	354.87	354.20	SD 4.23
I-16	"	359.50	—	355.50	"
I 2002	SINGLE 'S'	360.60	357.20	356.88	SD 4.23
EX I 1012	SINGLE WR	360.30	351.75	351.00	SD 4.37
I-50	SINGLE 'S'	360.64	—	357.97	SD 4.22
I-51	"	360.65	357.27	357.02	"
I-52	"	360.60	—	357.52	"
MH 52	STD. MH	364.00			G. S. 01
EX. MH 30A	—	360.25	353.75	343.00	—
EX. MH 35	—	360.73	353.81	340.67	—
MH 6	STD. MH	361.53	358.95	353.70	G. S. 01
MH 2001	"	363.75	356.60	356.35	"
MH 2003	"	362.00	356.18	355.86	"
MH 2004	"	361.68	355.78	355.53	"

BEI REVISION
SEE SHEET 27 FOR PIPE SCHEDULE AND STRUCTURE SCHEDULE FOR EXPANSION OF REAR OF BUILDING 'J'

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPT.
COUNTY HEALTH OFFICER — DATE 10-7-92

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
DIRECTOR — DATE 10/9/92
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT — DATE 10/8/92

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE STORM DRAINAGE SYSTEMS & PUBLIC ROADS HOWARD COUNTY DEPT. OF PUBLIC WORKS
DIRECTOR — DATE 10/7/92
CHIEF, BUREAU OF ENGINEERING — DATE 10/7/92

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 45577, Expiration Date: 06.08.18
9/16/16

PREPARED FOR:
THE HOWARD RESEARCH & DEVELOPMENT CORP.
THE ROUSE BUILDING
10275 LITTLE PATUXENT PKWY.
COLUMBIA, MD. 21044
(301) 992-6027

UTILITY PROFILES - BUILDINGS "J", "B" & "C"

GATEWAY COMMERCE CENTER
PARCELS A-19 THRU A-27, A-29 & A-32
SNOWDEN SQUARE DRIVE
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

DES.:	SCALE	ZONING	G.L.W. FILE No.
	AS SHOWN	B-2/M-1	91-065
DRN.: W.S.J.	DATE	TAX MAP No.	SHEET
CHK.:	JUNE 3, 1992	42	23 OF 28

DATE	REVISION	BY	APP'R.
9.15.16	REVISE BLDG 'J' WHC + STORM DRAIN BY BEI	BEI	
4-10-93	REVISED W,S & SD PROFILES PARCELS A-32, A-20, ADD SITE SCHEDULE	HK	

GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE · SUITE 250 · BURTONSVILLE OFFICE PARK · BURTONSVILLE, MD. 20866
TELEPHONE: (301)421-4024 NO.VA. (301)989-2524 BALTO. (301)880-1820 FAX (301)421-4186

SDP-92-113

Structure Schedule - Building 'D'

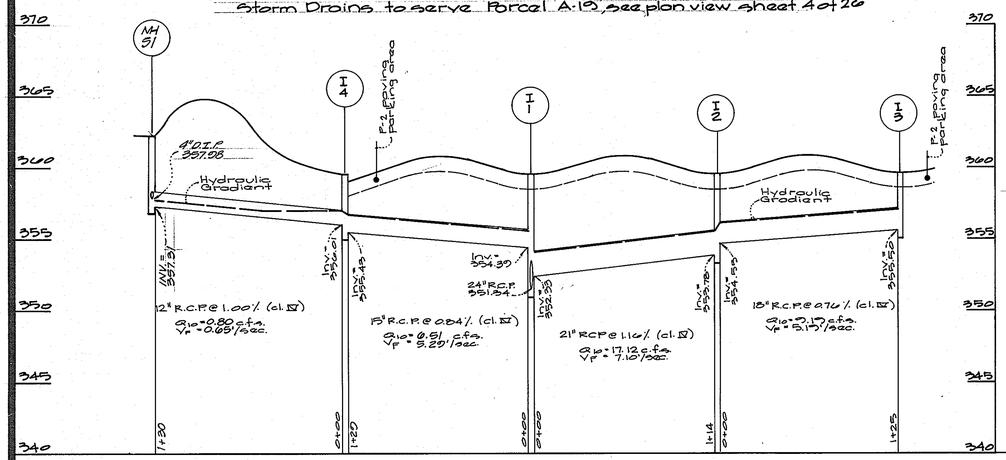
	Struct. Number	Type of Structure	Top of Struct.	Invert In	Invert Out	Detail Number
	MH 1	Std. Manhole	357.28	354.18	348.54	G.5.01
	MH 2	" "	364.00	357.03	357.48	"
	MH 3	" "	363.46	356.70	356.45	"
	MH 4	" "	361.85	356.18	355.93	"
	MH 5	" "	365.00	357.10	356.18	"
	I-1	Double S Inlet	359.50	354.35	351.34	S.D.4.23
	I-2	"	359.50	354.55	353.78	"
	I-3	"	359.50	——	355.50	"
	I-4	A-10 Inlet	360.00	356.01	355.43	S.D.4.02
	I-5	Double S Inlet	361.11	358.07	355.80	S.D.4.01
*	I-6	Yard Inlet	361.70	——	359.00	S.D.4.86
	MH 50	"	362.70	358.06	356.80	G.5.01
	I-8	A-10 Inlet	362.70	——	358.50	S.D.4.02
(2)	EX.40A	——	360.27	——	——	——

* Opening NW only

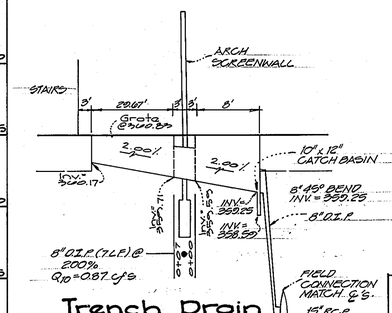
(2) Raise existing Manhole rim. Existing rim elevation = 359.20 ±

MH 51	Std Manhole	363.70	357.08	357.31	G.5.01

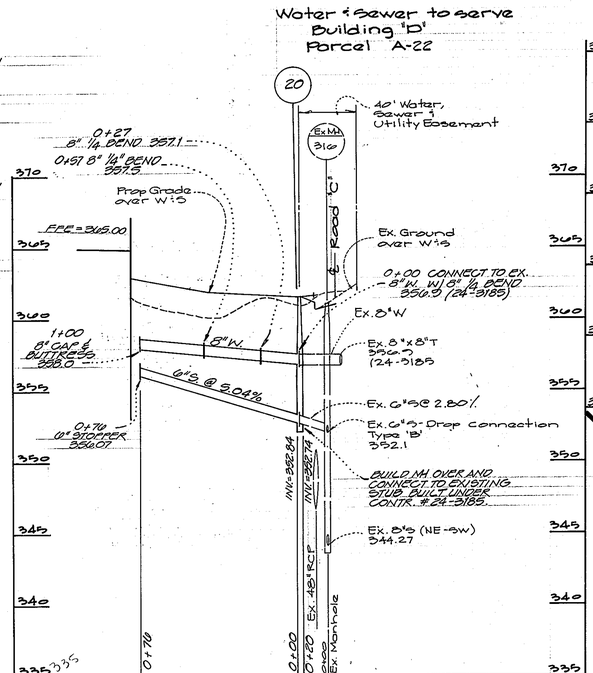
Storm Drains to serve Parcel A-19, see plan view sheet 4 of 20

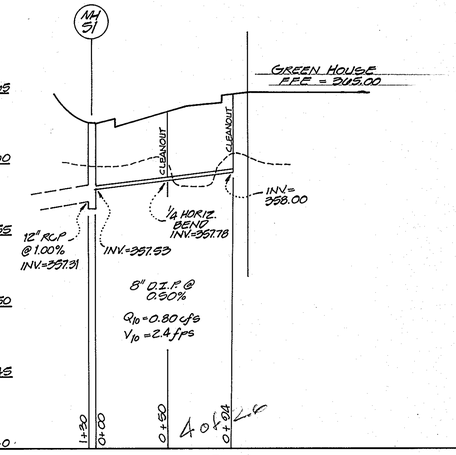


Trench Drain Detail

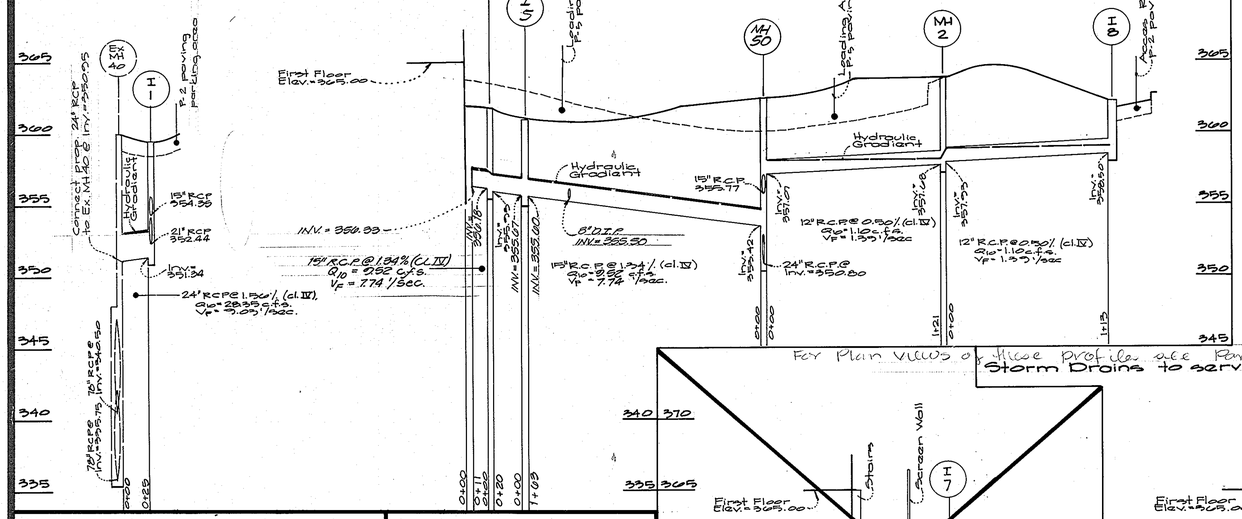


Water & Sewer to serve Building 'D' Parcel A-22



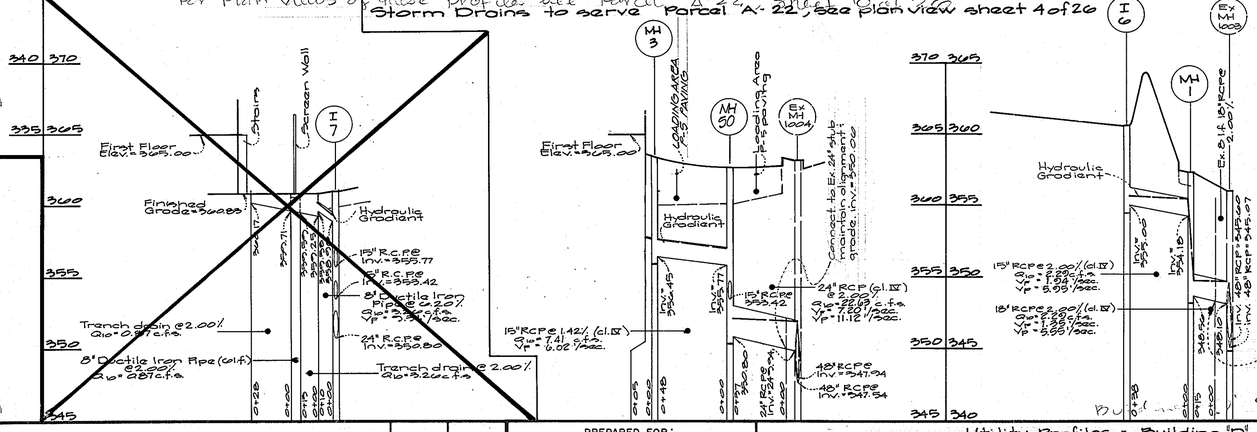


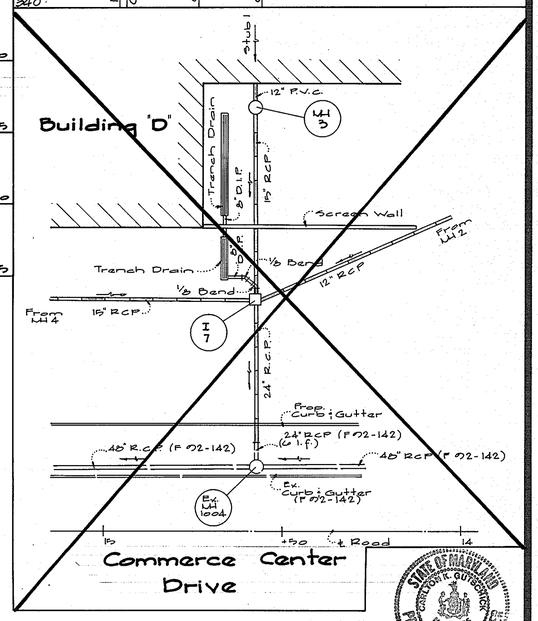
Storm Drains to serve Parcel A-19, see plan view sheet 4 of 20.



For Plan Views & Misc. Profiles see Parcel A-22 Sheet 1 of 2

Storm Drains to serve Parcel 'A-22', see plan view sheet 4 of 26





Profiles:

Scale: 1" = 5' Vert
1" = 50' Horz.

Approved: For Public Water & Public Sewerage Systems, Howard County Health Dept.
County Health Officer — Date 10-7-92

Approved: Howard County Dept. of Planning & Zoning
Director — Date 10/9/92
Chief, Div. of Community Planning and Land Development — Date 10/9/92

Approved: For Public Water & Public Sewerage Storm Drainage systems & Public Roads Howard County Dept. of Public Works.
Director — Date 10/1/92
Chief, Bureau of Engineering — Date 10/7/92

STATE OF MARYLAND — CHARLES K. GUTSCHICK — No. 7297 — REGISTERED PROFESSIONAL ENGINEER

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE · SUITE 250 · BURTONSVILLE OFFICE PARK · BURTONSVILLE, MD. 20866
TELEPHONE: (301)421-4024 NO.VA. (301)989-2524 BALTO. (301)880-1820 FAX (301)421-4186

DATE	REVISION	BY	APP'R.
9-11-92	REVISE MH 2 RIM ELEV.	WGJ	
3-17-93	REVISE W. & S.	END	

PREPARED FOR:
The Howard Research & Development Corp.
The Rouse Building
10275 Little Patuxent Pkwy.
Columbia, Maryland 21044
(301) 992-6027

Utility Profiles - Building 'D'

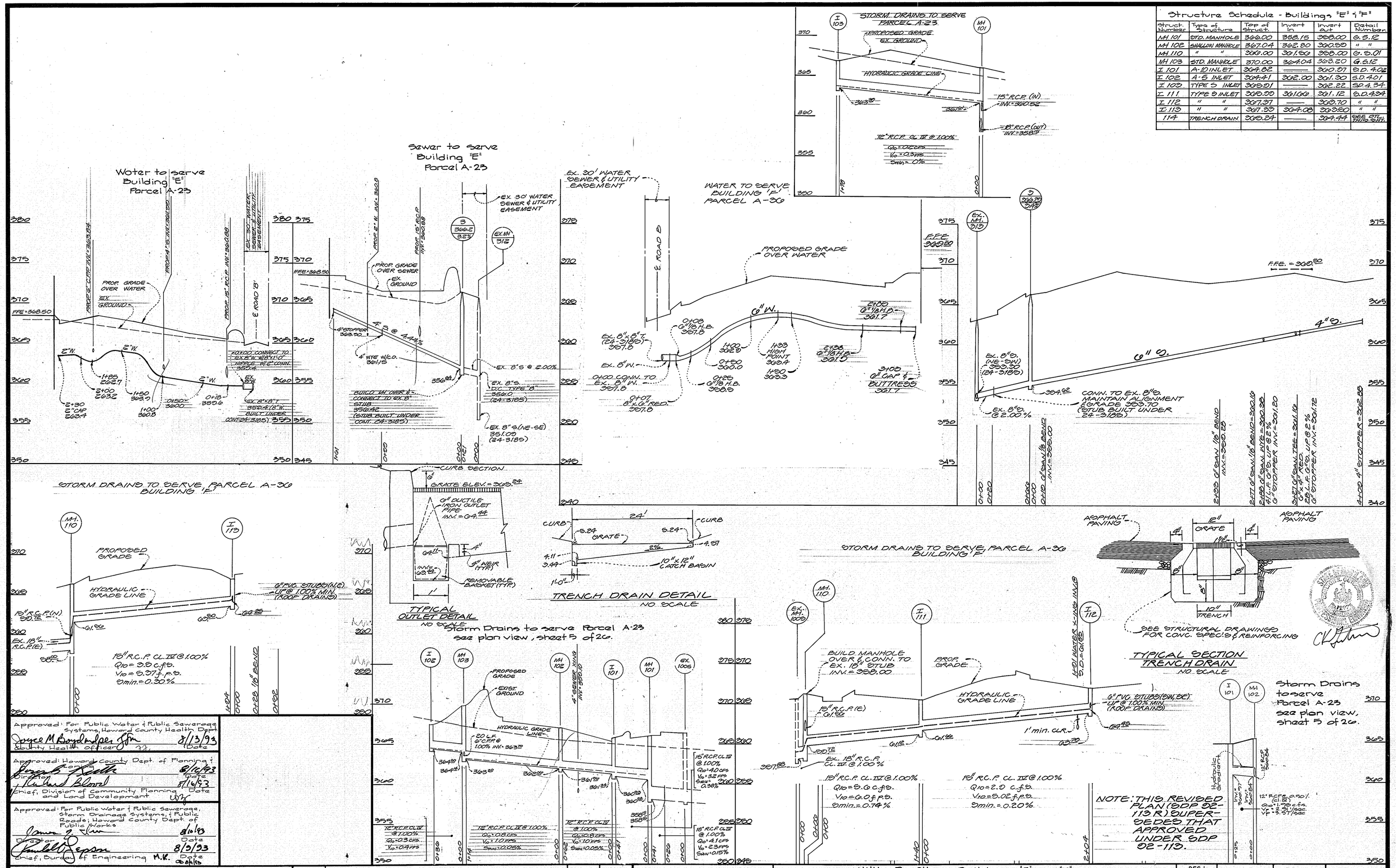
Gateway Commerce Center

Snowden Square Drive
Parcels A-19 thru A-27, A-29 & A-32
Howard County, Maryland — 6th Election District

DES.:	SCALE	ZONING	G.L.W. FILE No.
d.e.v.	As Shown	B-2 / M-1	91-005D
DRN.:	DATE	TAX MAP No.	SHEET
m.c.f.	June 3, '92	42	24 of 26
CHK.:			
c.k.g.			

SDP-92-113

165170



Structure Schedule - Buildings "E" & "F"					
Struct. Number	Type of Structure	Top of Struct.	Invert In	Invert Out	Detail Number
MH 101	STD. MANHOLE	366.00	358.15	358.00	G.S.12
MH 102	SHALLOW MANHOLE	367.04	362.80	360.59	" "
MH 110	" "	366.00	361.56	358.00	G.S.01
MH 103	STD. MANHOLE	370.00	364.04	363.20	G.S.12
I 101	A-10 INLET	364.82	——	360.97	S.D. 4.02
I 102	A-5 INLET	364.41	362.00	361.30	S.D. 4.01
I 103	TYPE S INLET	365.91	——	362.22	S.D. 4.34
I 111	TYPE S INLET	365.99	361.66	361.12	S.D. 4.34
I 112	" "	367.37	——	363.70	" "
I 113	" "	367.33	364.08	363.50	" "
114	TRENCH DRAIN	365.24	——	364.44	SEE DTL. THIS SHT.

Approved: For Public Water & Public Sewerage Systems, Howard County Health Dept.
Joyce M Boydmaker JJM 8/13/93
County Health Officer Date

Approved: Howard County Dept. of Planning & Zoning
Director Date 8/16/93
Richard Bloom 8/16/93
Chief, Division of Community Planning and Land Development Date

Approved: For Public Water & Public Sewerage, Storm Drainage Systems, & Public Roads; Howard County Dept. of Public Works
James Z. Kim 8/16/93
Director Date
Donald Lepson 8/9/93
Chief, Bureau of Engineering M.K. Date 08/9/93

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE · SUITE 250 · BURTONSVILLE OFFICE PARK · BURTONSVILLE, MD. 20866
TELEPHONE: (301)421-4024 NO.VA. (301)989-2524 BALTO. (301)880-1820 FAX (301)421-4186

DATE	REVISION	BY	APP'R.
12-6-93	REV. PROFILES PARCEL A-23	MJT/HK	
7/21/93	REV. PROFILES (OLD PARCEL A-24 TO NEW PARCEL A-36)	W.S.J.	M.J.T.

PREPARED FOR:
The Howard Research & Development Corp.
The Rouse Building
10275 Little Patuxent Pkwy.
Columbia, Md. 21044
(301) 992-6027

Utility Profiles - Buildings "E" and "F"

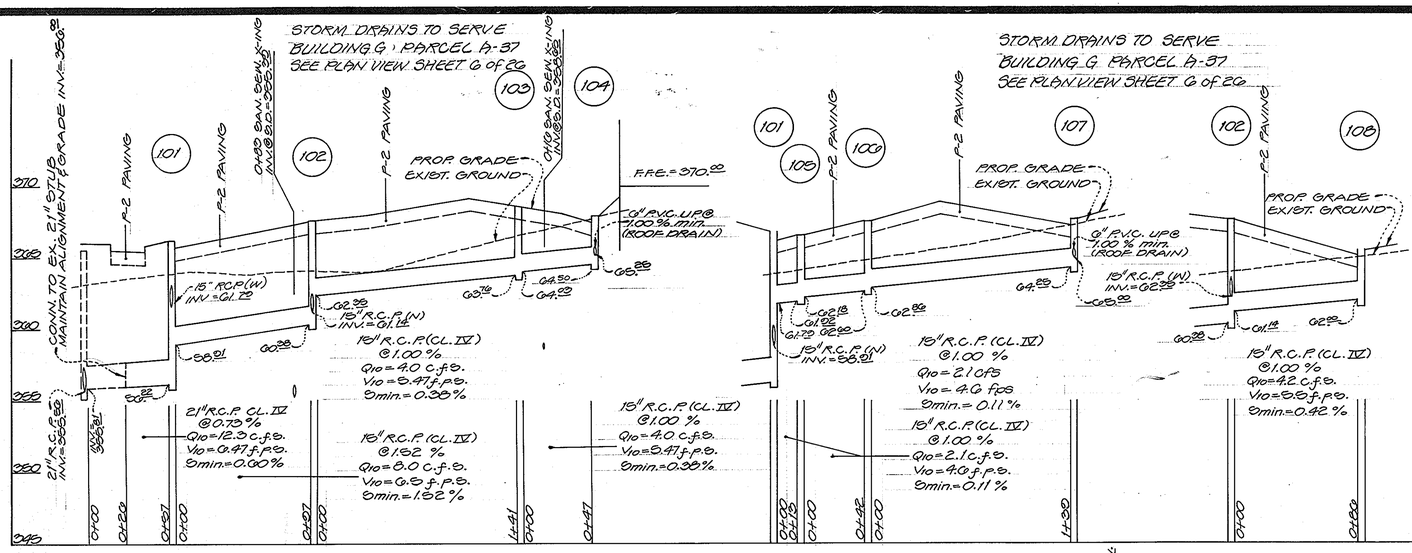
Gateway Commerce Center

Snowden Square Drive
PARCELS A-19 THRU A-23, A-36 THRU A-39, A-27, A-29, A-32
Howard County, Maryland
6th Election District

DES.:	SCALE	ZONING	G.L.W. FILE No.
d.e.v.	As Shown	B-2/M-1	91-055
DRN.: m.c.f.	DATE	TAX MAP No.	SHEET
CHK.: c.k.g.	June 3, '92	42	25 of 26

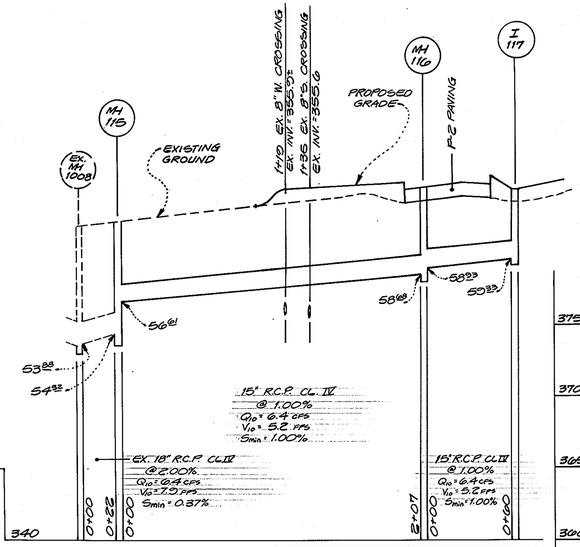
SDP-92-113

STORM DRAINS TO SERVE BUILDING G, PARCEL A-37 SEE PLAN VIEW SHEET 6 of 26



STORM DRAINS TO SERVE BUILDING G, PARCEL A-37 SEE PLAN VIEW SHEET 6 of 26

STORM DRAINS TO SERVE BUILDING 'H' PARCEL A-38 SEE PLAN VIEW SHEET 6 OF 26



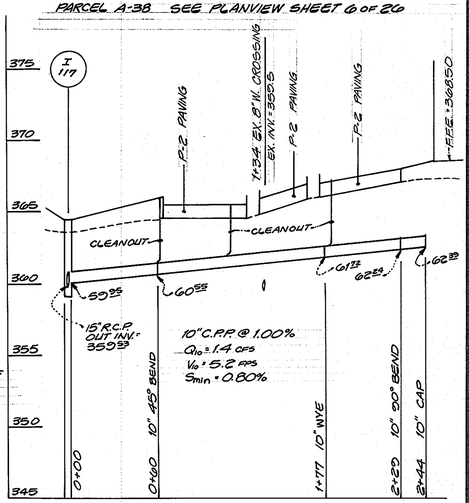
NOTE: C.P.P. INDICATES CORRUGATED PLASTIC DOUBLE WALL PIPE BY HANCOR OR EQUIVALENT

STRUCTURE SCHEDULE BUILDINGS G, H & K

STRUC. NO.	TYPE OF STRUCTURE	TOP OF STR.C.	INVERT IN	INVERT OUT	DETAIL NUMBER
101	TYPE 'G' INLET	369.68	358.91	358.22	SD 4.34
102	MANHOLE	367.04	362.35	360.38	G S.11
103	"	366.68	364.03	363.76	G S.11
104	TYPE 'G' INLET	367.80	362.08	364.20	S.D. 4.34
106	MANHOLE	360.50	362.18	361.82	G S.11
109	"	367.50	362.80	362.60	G S.11
107	TYPE 'G' INLET	367.70	—	364.25	S.D. 4.34
108	A-10	365.80	—	362.00	S.D. 4.41
100	TRENCH DRAIN	365.80	—	365.20	SEE TYP SHEET
115	MANHOLE	362.73	356.61	354.32	G S.11
116	MANHOLE	364.80	358.93	358.68	G S.11
117	A-10	364.50	360.11	359.53	S.D. 4.41
118	TRENCH DRAIN	364.50	—	362.94	SEE ARCH.
* EX. 1007	MANHOLE	365.80	—	—	G S.11

* EX. RIM = 364.65±

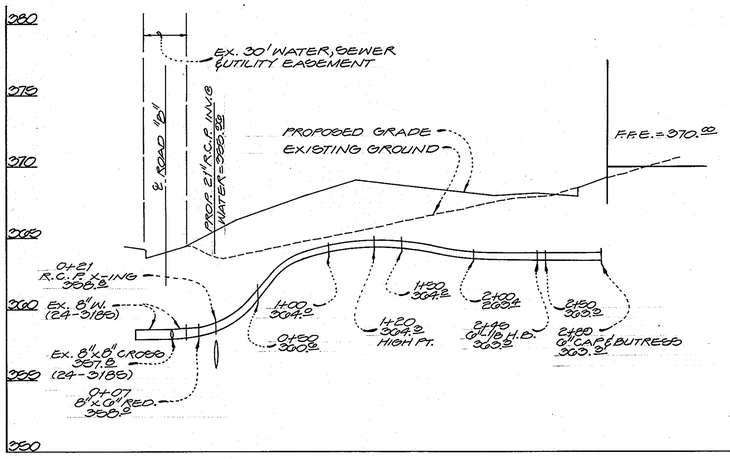
STORM DRAINS TO SERVE BUILDING 'H' PARCEL A-38 SEE PLANVIEW SHEET 6 OF 26



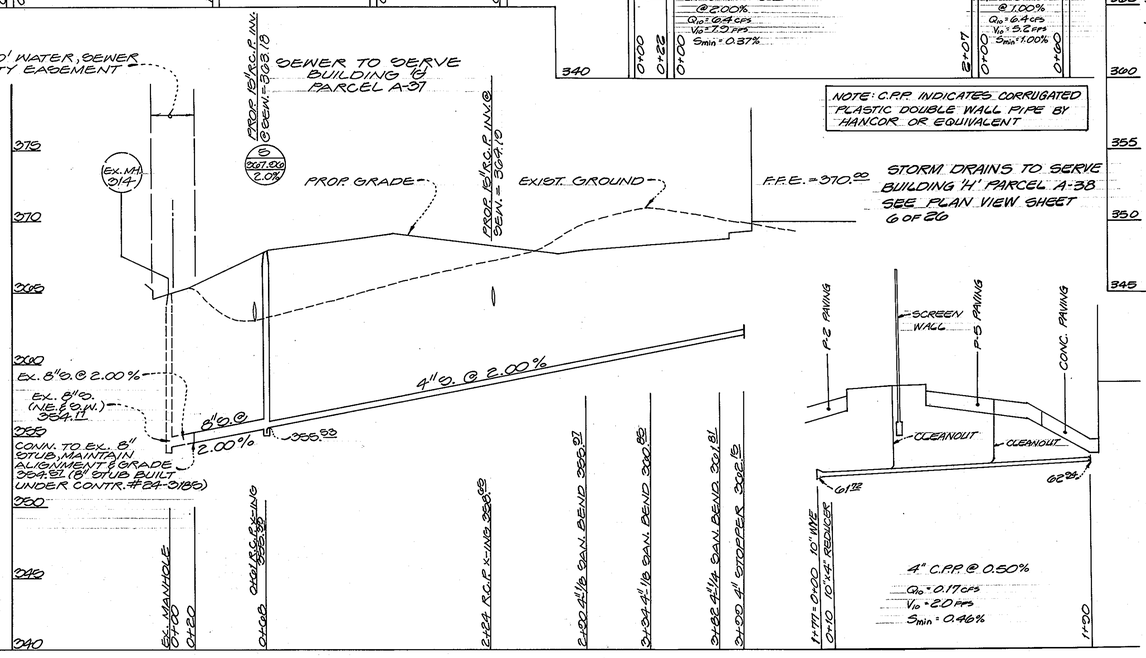
PROFILES

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

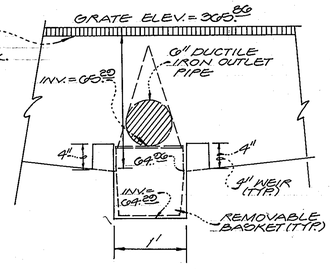
WATER TO SERVE BUILDING 'G' PARCEL 'A-37'



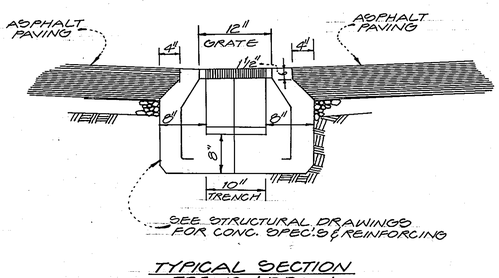
SEWER TO SERVE BUILDING 'G' PARCEL A-37



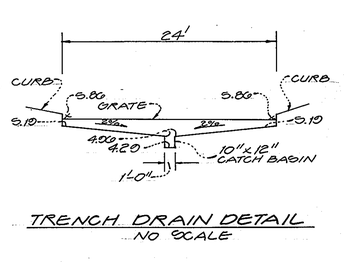
NEENAH FOUNDRY CO. STD. R-4080-CX. HEAVY DUTY (HIGHWAY RATED) TRENCH FRAME WITH TYPE F GRATE. WEIGHT PER 2' SECTION APPROX. 74 LBS.



TYPICAL OUTLET DETAIL
NO SCALE



TYPICAL SECTION TRENCH DRAIN
NO SCALE



TRENCH DRAIN DETAIL
NO SCALE

NOTE: THIS REVISED PLAN (SDP 92-113R) SUPERSEDES THAT APPROVED UNDER SDP 92-113

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPT.
COUNTY HEALTH OFFICER — DATE 7-9-93

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
DIRECTOR — DATE 7/14/93
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT — DATE 7/13/93

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS & PUBLIC ROADS HOWARD COUNTY DEPT. OF PUBLIC WORKS
DIRECTOR — DATE 7/8/93
CHIEF, BUREAU OF ENGINEERING — DATE 7/8/93

GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE · SUITE 250 · BURTONSVILLE OFFICE PARK · BURTONSVILLE, MD. 20866
TELEPHONE: (301)421-4024 NO.VA. (301)989-2524 BALTO. (301)880-1820 FAX (301)421-4186

DATE	REVISION	BY	APP'R.
8-11-93	ADDED PROFILES FOR PARCEL A-20	HK	

PREPARED FOR:
THE HOWARD RESEARCH & DEVELOPMENT CORP.
THE ROUSE BUILDING
10275 LITTLE PATUXENT PKWY.
COLUMBIA, MD. 21044
(301)992-6027

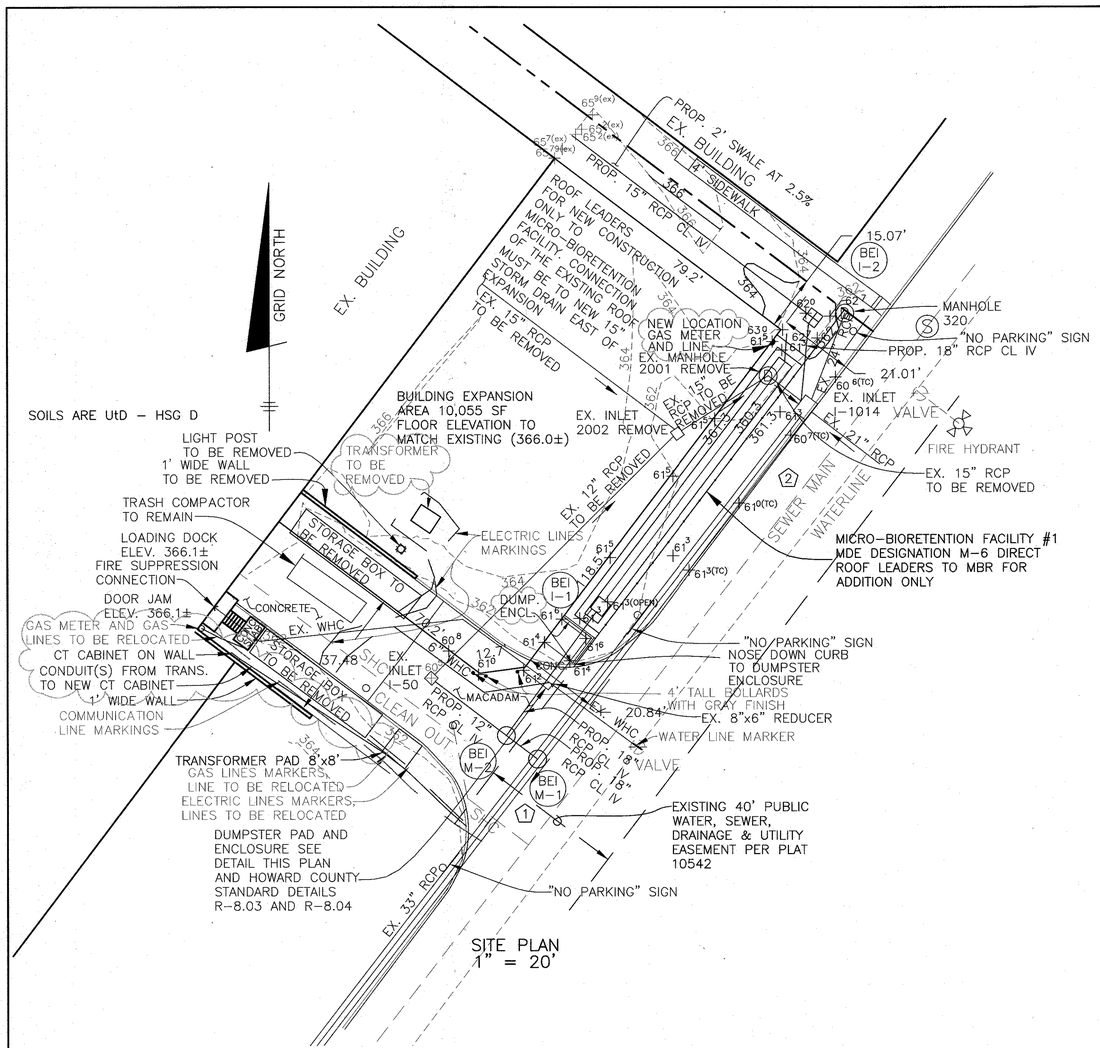
UTILITY PROFILES-BUILDINGS G, H & K

GATEWAY COMMERCE CENTER

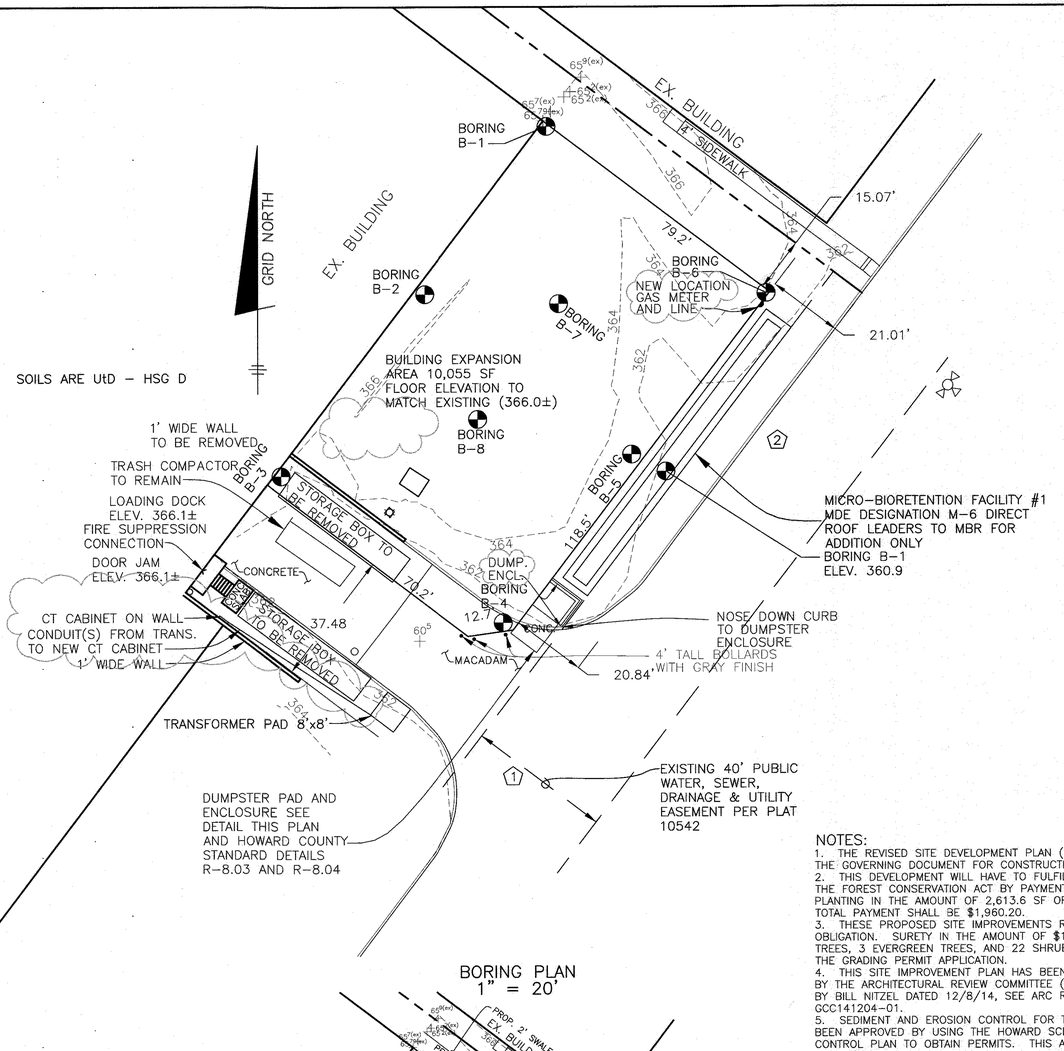
PARCELS A-10 THRU A-23, A-36 THRU A-38, A-27, A-20 & A-32
SNOWDEN SQUARE
HOWARD COUNTY, MARYLAND — 6TH ELECTION DISTRICT

CENVEN TR. 60087.03	WATER CODE E06		SEWER CODE 4000000
DES.:	SCALE AS SHOWN	ZONING B-2	G.L.W. FILE No. 91-066
DRN.: W.S.J.	DATE MAY 5, 1993	TAX MAP No. 42	SHEET 26 of 26
CHK.:			

NEW



SITE PLAN
1" = 20'



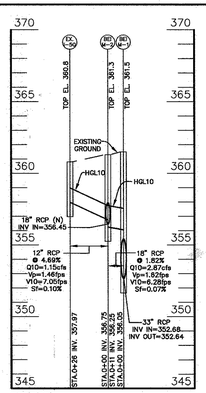
BORING PLAN
1" = 20'

NOTES:
1. THE REVISED SITE DEVELOPMENT PLAN (SDP-92-113) SHALL BE THE GOVERNING DOCUMENT FOR CONSTRUCTION.
2. THIS DEVELOPMENT WILL HAVE TO FULFILL THE REQUIREMENTS OF THE FOREST CONSERVATION ACT BY PAYMENT OF A FEE IN LIEU OF PLANTING IN THE AMOUNT OF 2,613.6 SF OF REFORESTATION. THE TOTAL PAYMENT SHALL BE $1,960.20.
3. THESE PROPOSED SITE IMPROVEMENTS RESULT IN A LANDSCAPE OBLIGATION. SURETY IN THE AMOUNT OF $1,410.00 FOR 1 SHADE TREES, 3 EVERGREEN TREES, AND 22 SHRUBS SHALL BE POSTED WITH THE GRADING PERMIT APPLICATION.
4. THIS SITE IMPROVEMENT PLAN HAS BEEN REVIEWED AND APPROVED BY THE ARCHITECTURAL REVIEW COMMITTEE (ARC) AND WAS APPROVED BY BILL NITZEL DATED 12/8/14, SEE ARC REVIEW FILE GCC141204-01.
5. SEDIMENT AND EROSION CONTROL FOR THESE IMPROVEMENTS HAS BEEN APPROVED BY USING THE HOWARD SCD STANDARD SEDIMENT CONTROL PLAN TO OBTAIN PERMITS. THIS APPROVAL WAS ISSUED DURING THE ENVIRONMENTAL CONCEPT PLAN REVIEW IN AN EMAIL FROM BOB ROBERTSON DATED OCTOBER 7, 2014.

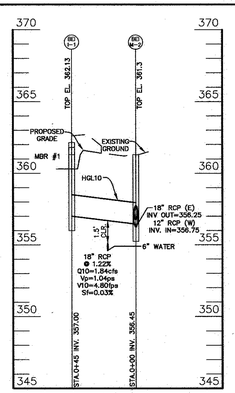
STRUCTURE SCHEDULE								
NO.	TYPE	LOCATION	INV. IN	INV. OUT	TOP ELEV.	THROAT ELEV.	NOTES	HO. CO. STD.
I-1	TYPE D	N 551,377.36 E 1,363,804.96	–	357.00	362.13	361.30	PRIVATE, OPEN 4 SIDES	D-4.10
I-2	TYPE D	N 551,458.04 E 1,363,864.42	359.36	356.80	362.83	362.00	PRIVATE, OPEN 4 SIDES	D-4.10
M-1	5'-0" MANHOLE	N 551,334.69 E 1,363,787.35	356.05	352.68	362.64	361.5	PUBLIC	G-4.13
M-2	4'-0" MANHOLE	N 551,341.27 E 1,363,778.68	356.45	356.75	356.25	361.3	PRIVATE	G-4.12

1) STRUCTURE LOCATION FOR MANHOLES IS AT THE CENTER OF THE MANHOLE.
2) STRUCTURE LOCATION FOR INLETS IS AT THE CENTER OF THE INLET TOP OF CURB.
3) PRECAST STRUCTURES MEETING HS-20 LOADING MAY BE USED.
4) STRUCTURE LOCATION FOR TYPE D INLETS IS AT THE CENTER TOP OF SLAB.

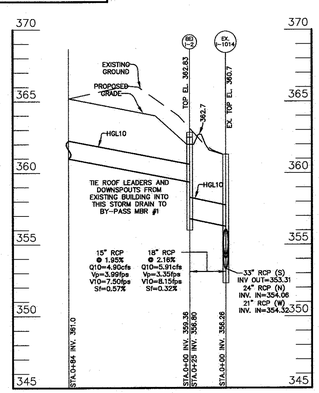
STORMDRAIN PIPE SCHEDULE			
PIPE SIZE	LENGTH	TYPE	TYPE
12"	26'	RCP	PRIVATE
15"	84'	RCP	PRIVATE
18"	81'	RCP	PRIVATE



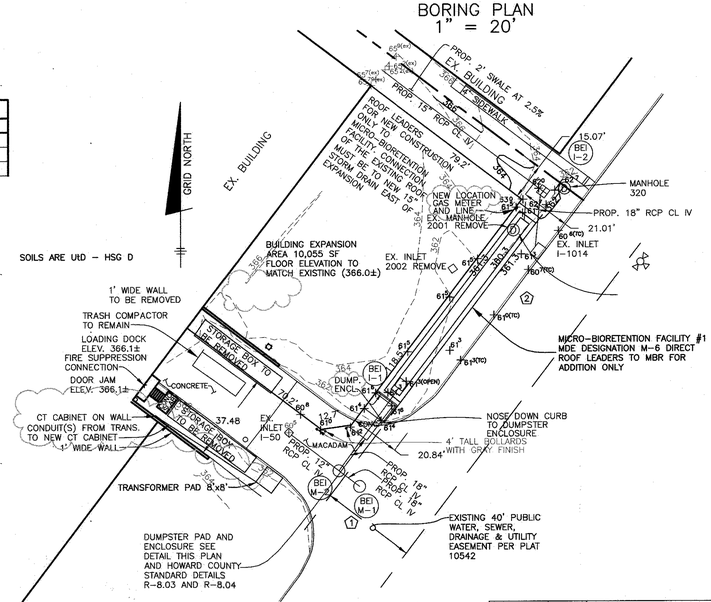
STORM DRAIN PROFILE
SCALE: VERTICAL 1"=5'
HORIZONTAL 1"=50'



STORM DRAIN PROFILE
SCALE: VERTICAL 1"=5'
HORIZONTAL 1"=50'



STORM DRAIN PROFILE
SCALE: VERTICAL 1"=5'
HORIZONTAL 1"=50'



GRADING PLAN
1" = 30'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DIVISION OF LAND DEVELOPMENT	DATE 9-15-16
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE 9-13-16
DIRECTOR	DATE 9-16-16

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 45577, Expiration Date: 06-08-2018.

8/31/16

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE • SUITE 315 • ELLICOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 FAX: 410-465-6644

PROJECT: **GATEWAY COMMERCE CENTER**
PARCEL A-32
9021 SNOWDEN RIVER PKWY, COLUMBIA, MD 21046

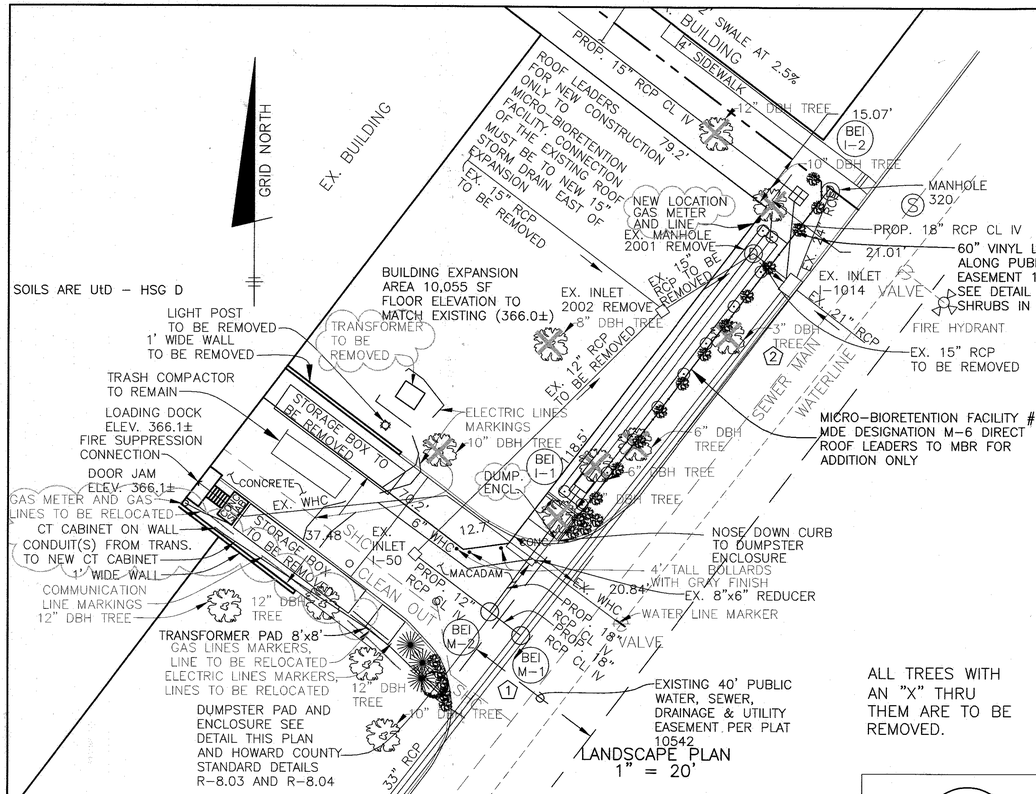
LOCATION: TAX MAP 42 – PARCEL 513
6th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

DATE	REV.	COMMENT
12/4/14	2	CHANGE FENCE TO METAL, CLARIFY UTILITIES
12/3/14	1	ADD CT CABINET & CONDUIT FROM TRANSFORMER

TITLE: SITE IMPROVEMENT PLAN
(ADDITIONAL SHEET ADDED TO SDP-92-113)
REVISED SITE DEVELOPMENT PLAN

DATE: AUGUST, 2016 PROJECT NO. 2650
SCALE: AS SHOWN DRAWING 27 OF 28

SDP-92-113



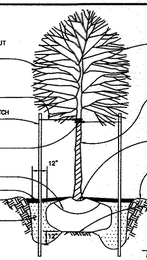
LANDSCAPE PLAN
1" = 20'

LANDSCAPE PLANTING LIST			
SYMBOL	QUANTITY	NAME	REMARKS
	1	Tilia cordata 'Greenspire' (GREENSPIRE LITTLELEAF LINDEN)	2 1/2" MIN. CAL. B & B FULL HEAD
	22	Azalea 'hershey red' (HERSHEY RED AZALEA)	18" – 24" SPREAD
	3	Pinus strobus (EASTERN WHITE PINE)	6' – 8' HT.

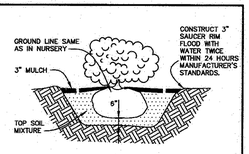
PLANTING NOTES:
1. THIS PLAN DETAILS THE LANDSCAPE REPLACEMENT FOR THE REMOVAL OF 4 EVERGREEN TREES AND 2 DECIDUOUS TREES. THE TREES TO BE REMOVED ARE REPLACED AT A RATIO OF 5 TO 1 FOR SHRUBS REPLACEMENTS OF EVERGREEN TREES, 1 TO 1 FOR DECIDUOUS TREE REPLACEMENTS OF DECIDUOUS TREES AND 10 TO 1 FOR SHRUB REPLACEMENTS OF DECIDUOUS TREES. THE PLAN PROPOSES 1 SHADE TREE AND 40 SHRUBS AS REPLACEMENT FOR THE REMOVED TREES.
2. TREES MUST BE PLANTED A MINIMUM OF 4 FEET FROM THE EDGE OF PAVING, 10' FROM A DRIVEWAY AND MUST BE A MINIMUM OF 5 FEET FROM ANY STORM DRAIN.
3. ALL PLANTINGS ARE THE RESPONSIBILITY OF THE OWNER.

SCHEDULE A
PERIMETER LANDSCAPE EDGE

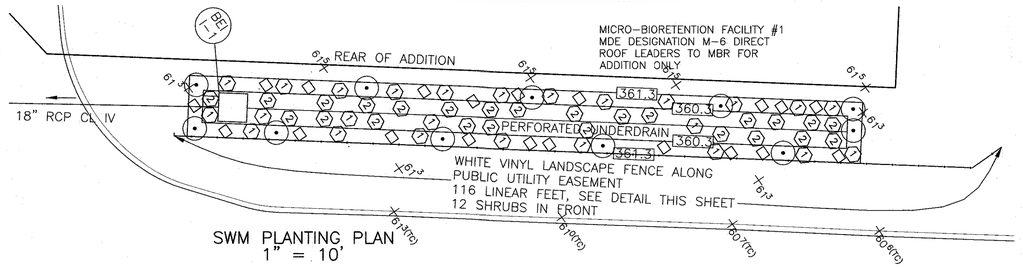
CATEGORY		YES	YES
	ADJACENT TO ROADWAY	YES	YES
	ADJACENT TO PERIMETER PROPERTIES	NO	NO
PERIMETER NO. / LANDSCAPE TYPE		1 D	2 C
LINEAR FEET OF ROADWAY (FRONTAGE/PERIMETER)		54	116
CREDIT FOR EXISTING VEGETATION: NO OR YES (w/LINEAR FEET) (DESCRIBE BELOW IF NEEDED)		NO –	NO –
CREDIT FOR WALL, FENCE OR BERM: NO OR YES (w/LINEAR FEET) (DESCRIBE BELOW IF NEEDED)		YES 10	YES 116
NUMBER OF PLANTS REQUIRED:	SHADE TREES	1	0
	EVERGREEN TREES	4	0
	OTHER TREES (2:1 SUBSTITUTE)	0	0
	SHRUBS	0	12
NUMBER OF PLANTS PROVIDED:	SHADE TREES	1	0
	EVERGREEN TREES	3	0
	OTHER TREES (2:1 SUBSTITUTE)	0	0
	SHRUBS (10:1 SUBSTITUTE)	10	12
	(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	– –	– –



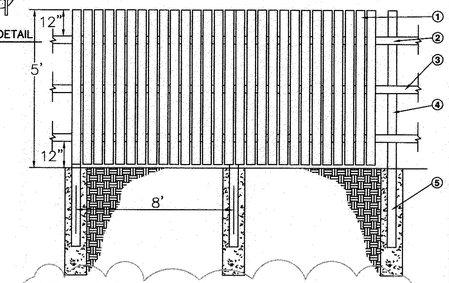
TREE PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE



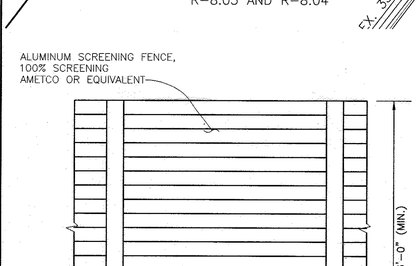
SWM PLANTING PLAN
1" = 10'



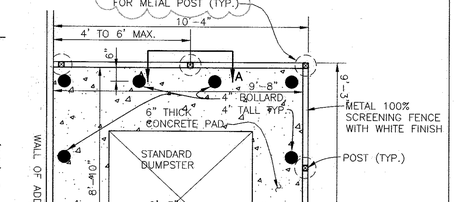
1. White metal fence. Attach each picket to rails per manufactures recommendations.
2. All Connectors shall be galvanized.
3. Rails Maximum distance from top and bottom 12 inches 24"elsewhere. Minimum rail size 2"x 4"with 3 rails required attached with a minimum of four connectors to post or as recommended/provided by the manufacturer.
4. Posts are to be minimum size 4"x4"x8' or as recommended by the fence manufacturer.
5. Concrete footing at each post minimum diameter of 10"with a minimum depth of 18"from finish grade and a minimum post embedment of 18", or as recommended by the manufacturer.

LANDSCAPE FENCE DETAIL
NOT TO SCALE

ALL TREES WITH AN "X" THRU THEM ARE TO BE REMOVED.



SECTION A-A

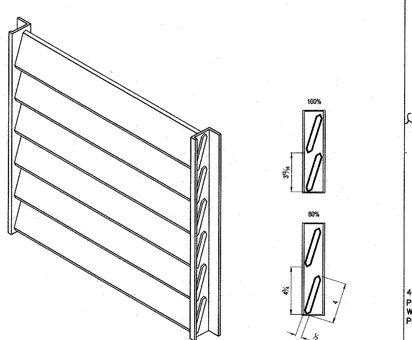


DUMPSTER ENCLOSURE
NOT TO SCALE

NOTE: PRE-MANUFACTURED METAL SCREENING IS APPROVED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURE'S RECOMMENDATIONS

METAL SCREEN FENCE FOR DUMPSTER PAD AREA
NOT TO SCALE

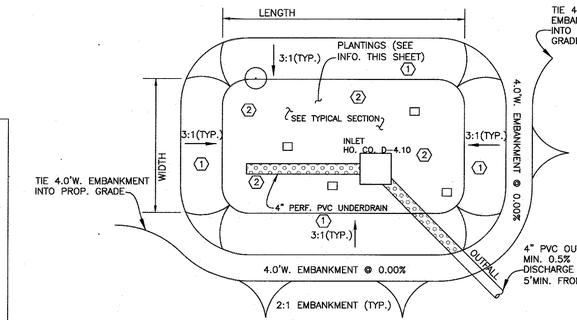
AMETCO MANUFACTURING CORPORATION
4320 HAMANN PARKWAY P.O. BOX 1210
WILLOUGHBY, OHIO 44096
TOLL FREE: 1-800-321-7042
PHONE: (440) 951-4300
FAX: (440) 951-2542
www.ametco.com



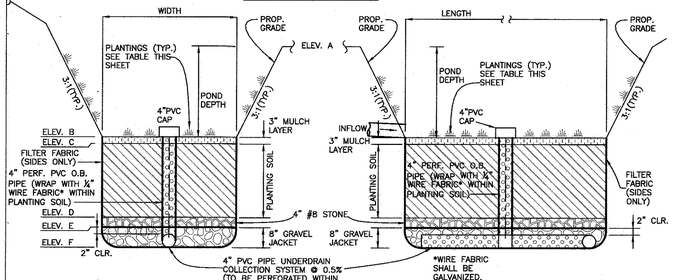
NOTES:
1. IT IS RECOMMEND THAT THE PHOENIX DESIGN BE USED HORIZONTALLY.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.
4. AMETCO'S ALUMINUM FENCING SYSTEM IS 100% MANUFACTURED IN THE UNITED STATES.
5. DO NOT SCALE DRAWINGS.
6. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 048-090

ALUMINUM FENCE SYSTEMS
PHOENIX ALUMINUM FENCE DESIGN SYSTEM

048-090
PROTECTED BY COPYRIGHT - 052406
www.CADdetails.com



SCHEMATIC PLAN VIEW



TYPICAL PROFILE
TYPICAL SECTION
MICRO-BIORETENTION (M-6) DETAILS
NOT TO SCALE

MICRO-BIORETENTION (M-6) GEOMETRY

DA	LENGTH	WIDTH	DEPTH	A	B	C	D	E	F
MB-1	90'	4.54'	1.0'*	361.30	360.30	360.05	358.05	357.72	357.05

*DEPTH CONTROLLED BY INLET WEIR

MICRO-BIORETENTION PLANTING SCHEDULE
MB-1

25	1	IRIS VERSICOLOR (IRIS)
20	□	CAREX STRICTA UPTIGHT SEDGE
25	2	LOBELIA CARDINALIS CARDINAL FLOWER
11	⊙	VIBURNUM, POSSUMHAW (VIBURNUM NUDUM)**

1. PLANTINGS WITHIN THE PONDING AREA OF THE MICRO-BIORETENTION ARE TO BE OF A MEDIUM TO HIGH WATER TOLERANCE.
2. PLANTINGS ALONG THE PERIMETER (BERM) AREA OF THE MICRO- BIORETENTION ARE TO BE OF A LOW TO MEDIUM WATER TOLERANCE
3. AVOID PLANTINGS WITH EXCESSIVE ROOT MASS IN POND AREA OF THE MICRO-BIORETENTION NEAR INLET AND UNDERDRAIN.

MATERIALS & SPECIFICATIONS FOR MICRO-BIORETENTION

MATERIAL	SPECIFICATION	SIZE	NOTES:
PLANTINGS	SEE APPENDIX A; TABLE A.4	N/A	PLANTINGS ARE SITE SPECIFIC
PLANTING SOIL (2.0' TO 4.0' DEEP)	LOAMY SAND 60-65% COMPOST 35-40% OR SANDY LOAM 30% COMPOST, SAND 30% & COMPOST 40%	N/A	USDA SOIL TYPES: LOAMY SAND OR SANDY LOAM; CLAY CONTENT <5%
ORGANIC CONTENT		MIN 10% BY DRY WEIGHT ASTM D 2974	
MULCH	SHREDDED HARDWOOD	N/A	AGED 6 MONTHS, MINIMUM, NO PINE OR WOOD CHIPS
GEOTEXTILE (CLASS "C")		N/A	PE TYPE 1 NONWOVEN
GEOTEXTILE (1/4" WIRE MESH)		1/4" WIRE MESH	1/4" WIRE MESH
UNDERDRAIN GRAVEL	AASHTO M-43	NO. 57 OR NO. 6 0.375" TO 0.750"	
UNDERDRAIN PIPING	F758, TYPE PS28 OR AASHTO M-278	4" TO 6" RIGID SCH:40 PVC OR SDR35	3/8" PERF. @ 6" O/C, 4 HOLES PER ROW; MINIMUM OF 3" OF GRAVEL OVER PIPES, NOT NECESSARY UNDERNEATH. PIPES: PIPE SHALL BE WRAPPED WITH 1/4-INCH GALVANIZED HARDWARE CLOTH

FOREST CONSERVATION WORKSHEET
gateway commerce center parcel A-32

5-Aug-02

NET TRACT AREA:

A.	Total tract area ...	0.42
B.	Land dedication acres (parks, county facility, etc.) ...	0.00
C.	Land dedication for roads or utilities (not being constructed by this plan) ...	0.00
D.	Area to remain in commercial agricultural production/use ...	0.00
E.	Other deductions (specify) ..... FLOODPLAIN	0.00
F.	Net Tract Area ..... =	0.42

LAND USE CATEGORY: (from *Trees Technical Manual*)
Input the number "1" under the appropriate land use, limit to only one entry.

ARA	MDR	IDA	HDR	MPD	CIA
0	0	0	0	0	1

G.	Afforestation Threshold ...	15% x F =	0.06
H.	Conservation Threshold ...	15% x F =	0.06

EXISTING FOREST COVER:

I.	Existing forest cover ..... =	0.00
J.	Area of forest above afforestation threshold ..... =	0.00
K.	Area of forest above conservation threshold ..... =	0.00

BREAK EVEN POINT:

L.	Forest retention above threshold with no mitigation .... =	0.00
M.	Clearing permitted without mitigation ..... =	0.00

PROPOSED FOREST CLEARING:

N.	Total area of forest to be cleared ..... =	0.00
O.	Total area of forest to be retained ..... =	0.00

PLANTING REQUIREMENTS:

P.	Reforestation for clearing above conservation threshold .... =	0.00
Q.	Reforestation for clearing below conservation threshold .... =	0.00
R.	Credit for retention above conservation threshold ..... =	0.00
S.	Total reforestation required ..... =	0.00
T.	Total afforestation required ..... =	0.00
U.	Credit for landscaping (may not exceed 20% of "S") ..... =	0.06
V.	Total reforestation and afforestation required ..... =	0.06

DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION OF 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.

DEVELOPER — DATE 9/2/16
Timothy B. Seaman

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DIVISION OF LAND DEVELOPMENT — DATE 9-15-16

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 9-13-16

DIRECTOR — DATE 9-16-16

B.4.C Specifications for Micro-Bioretention, Rain Gardens, Landscape Infiltration & Infiltration Berms

1. **Material Specifications:** The allowable materials to be used in these practices are detailed in Table B.4.1.
2. **Filtering Media or Planting Soil:** The soil shall be a uniform mix, free of stones, stumps, roots or other similar objects larger than two inches. No other materials or substances shall be mixed or dumped within the micro-bioretention practice that may be harmful to plant growth, or prove a hindrance to the planting or maintenance operations. The planting soil shall be free of Bermuda grass, Quackgrass, Johnson grass, or other noxious weeds as specified under COMAR 15.08.01.05. The planting soil shall be tested and shall meet the following criteria:
   Soil Component - Loamy Sand or Sandy Loam (USDA Soil Textural Classification)
   Organic Content - Minimum 10% by dry weight (ASTM D 2974). In general, this can be met with a mixture of loamy and (60%-65%) and compost (35% to 40%) or sandy loam (30%), coarse sand (30%), and compost (40%).
   Clay Content - Media shall have a clay content of less than 5%.
   pH Range - Should be between 5.5 - 7.0. Amendments (e.g., lime, iron sulfate plus sulfur) may be mixed into the soil to increase or decrease pH.
   There shall be at least one soil test per project. Each test shall consist of both the standard soil test for pH, and additional tests of organic matter, and soluble salts. A textural analysis is required from the site stockpiled topsoil. If topsoil is imported, then a texture analysis shall be performed for each location where the topsoil was excavated.
3. **Compaction:** It is very important to minimize compaction of both the base of bioretention practices and the required backfill. When possible, use excavation hoes to remove original soil. If practices are excavated using a loader, the contractor should use wide track or marsh track equipment, or light equipment with turf type tires. Use of equipment with narrow tracks or narrow tires, rubber tires with large lugs, or high-pressure tires will cause excessive compaction resulting in reduced infiltration rates and is not acceptable. Compaction will significantly contribute to design failure. Compaction can be alleviated at the base of the bioretention facility by using a primary tilling operation such as a chisel plow, ripper, or subsoiler. These tilling operations are to refracture the soil profile through the 12 inch compaction zone. Substitute methods must be approved by the engineer. Rototillers typically do not till deep enough to reduce the effects of compaction from heavy equipment. Rototill 2 to 3 inches of sand into the base of the bioretention facility before backfilling the optional sand layer. Pump any ponded water before preparing (rototilling) base. When backfilling the topsoil over the sand layer, first place 3 to 4 inches of topsoil over the sand, then rototill the sand/topsoil to create a gradation zone. Backfill the remainder of the topsoil to final grade. When backfilling the bioretention facility, place soil in lifts 12" to 18". Do not use heavy equipment within the bioretention basin. Heavy equipment can be used around the perimeter of the basin to supply soils and sand. Grade bioretention materials with light equipment such as a compact loader or a dozer/loader with marsh tracks.
4. **Plant Material:** Recommended plant material for micro-bioretention practices can be found in Appendix A, Section A.2.3.
5. **Plant Installation:** Compost is a better organic material source, is less likely to float, and should be placed in the invert and other low areas. Mulch should be placed in surrounding to a uniform thickness of 2" to 3". Shredded or chipped hardwood mulch is the only accepted mulch. Pine mulch and wood chips will float and move to the perimeter of the bioretention area during a storm event and are not acceptable. Shredded mulch must be well aged (6 to 12 months) for acceptance. Rootstock of the plant material shall be kept moist during transport and on-site storage. The plant root ball should be planted so 1/8th of the ball is above final grade surface. The diameter of the planting pit shall be at least six inches larger than the diameter of the planting ball. Set and maintain the plant straight during the entire planting process. Thoroughly water ground bed cover after installation. Trees shall be braced using 2" by 2" stakes only as necessary and for the first growing season only. Stakes are to be equally spaced on the outside of the tree ball. Grasses and legume seed should be drilled into the soil to a depth of at least one inch. Grass and legume plugs shall be planted following the non-grass ground cover planting specifications. The topsoil specifications provide enough organic material to adequately supply nutrients from natural cycling. The primary function of the bioretention structure is to improve water quality. Adding fertilizers defeats, or at a minimum, impedes this goal. Only add fertilizer if wood chips or mulch are used to amend the soil. Rototill urea fertilizer at a rate of 2 pounds per 1000 square feet.
6. **Underdrains:** Underdrains should meet the following criteria:
   - Pipe- Should be 4" to 6" diameter, slotted or perforated rigid plastic pipe (ASTMF 758, Type PS 28, or AASHTO-M-278) in a gravel layer. The preferred material is slotted, 4" rigid pipe (e.g., PVC or HDPE).
   - Perforations - If perforated pipe is used, perforations should be ⅜" diameter located 6" on center with a minimum of four holes per row. Pipe shall be wrapped with a ¼" (No. 4 or 4x4) galvanized hardware cloth.
   - Gravel - The gravel layer (No. 57 stone preferred) shall be at least 3" thick above and below the underdrain
   - The main collector pipe shall be at a minimum 0.5% slope.
   - A rigid, non-perforated observation well must be provided (one per every 1,0000 square feet) to provide a clean-out port and monitor performance of the filter.
   - A 4" layer of pea gravel (¼" to ⅜" stone) shall be located between the filter media and underdrain to prevent migration of fines into the underdrain. This layer may be considered part of the filter bed when bed thickness exceeds 24".

   The main collector pipe for underdrain systems shall be constructed at a minimum slope of 0.5%. Observation wells and/or clean-out pipes must be provided (one minimum per every 1000 square feet of surface area).
7. **Miscellaneous:** These practices may not be constructed until all contributing drainage area has been stabilized

OPERATION AND MAINTENANCE SCHEDULE FOR MICRO-BIORETENTION (M-6)

A. THE OWNER SHALL MAINTAIN THE PLANT MATERIAL, MULCH LAYER AND SOIL LAYER ANNUALLY. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING. ACCEPTABLE REPLACEMENT PLANT MATERIAL IS LIMITED TO THE FOLLOWING: 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUME II, TABLE A.4.1 AND 2.
B. THE OWNER SHALL PERFORM A PLANT IN THE SPRING AND IN THE FALL OF EACH YEAR, DURING THE INSPECTION, THE OWNER SHALL REMOVE DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT, REPLACE DEAD PLANT MATERIAL WITH ACCEPTABLE REPLACEMENT PLANT MATERIAL. TREAT DISEASED TREES AND SHRUBS, AND REPLACE ALL DEFICIENT STAKES AND WIRES.
C. THE OWNER SHALL INSPECT THE MULCH EACH SPRING. THE MULCH SHALL BE REPLACED EVERY TWO TO THREE YEARS. THE PREVIOUS MULCH LAYER SHALL BE REMOVED BEFORE THE NEW LAYER IS APPLIED.
D. THE OWNER SHALL CORRECT SOIL EROSION ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER EACH HEAVY STORM.

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 45577, Expiration Date: 06-09-2018.

8/31/16

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE • SUITE 315 • ELLICOTT CITY, MD 21043
PHONE: 410-465-6105 FAX: 410-465-6644

12/4/14	2	CHANGE FENCE TO METAL, CLARIFY UTILITIES, REMOVE GATE
12/3/14	1	REVISE DUMPSTER GATE MATERIAL, ADD CT CABINET & CONDUIT
DATE	REV.	COMMENT

PROJECT: **GATEWAY COMMERCE CENTER PARCEL A-32**
9021 SNOWDEN RIVER PKWY, COLUMBIA, MD 21046

LOCATION: TAX MAP 42 – PARCEL 513
6th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: SITE IMPROVEMENT PLAN (ADDITIONAL SHEET ADDED TO SDP-92-113) REVISED SITE DEVELOPMENT PLAN

DATE: AUGUST, 2016 — PROJECT NO. 2650

SCALE: AS SHOWN — DRAWING 28 OF 28

SDP-92-113