

- GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
  - ANY DAMAGE TO COUNTY OWNED RIGHTS-OF-WAY TO BE CORRECTED AT DEVELOPER'S/BUILDER'S EXPENSE.
  - TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO PLACEMENT OF ANY ASPHALT.
  - EXISTING CONTOURS SHOWN WERE GENERATED FROM F-95-138 AND SDP-95-88.
  - ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS.
  - ALL DRIVEWAYS AND PARKING TO BE PRIVATELY OWNED AND MAINTAINED.
  - COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 2243002 AND NO. 2243003.
  - CLASS "C" TRENCH BEDDING SHALL BE USED UNDER ALL STORM DRAINS UNLESS OTHERWISE SHOWN.
  - INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM F-95-138 AND CONTRACT NO. 24-3408-D, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF CONSTRUCTION.
  - THE CONTRACTOR/DEVELOPER SHALL CONTACT THE CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST (5) WORKING DAYS PRIOR TO THE START OF WORK.
  - THE DEVELOPER AGREES TO WORK WITH THE DEPARTMENT OF LICENSES AND INSPECTIONS TO RESOLVE ANY PROBLEMS CAUSED BY ROOF WATER DISCHARGE.
  - ALL DOWNSPOUT DRAINS SHALL BE HANDLED BY ONE OF THESE METHODS:
    - DOWNSPOUT TO SPLASH AND DISCHARGE ONTO GROUND HAVING GOOD PERCOLATION.
    - DOWNSPOUT IN FRONT OF UNITS PAVED TO CURB.
    - DOWNSPOUT CONNECTED TO STORM DRAIN.
  - FOR PUBLIC WATER PLANS, SEE HOWARD COUNTY CONTRACT # 44-3501-D.
  - WATER METERS ARE TO BE LOCATED INSIDE OF EACH BUILDING.
  - STORMWATER MANAGEMENT AND WATER QUALITY FOR THIS SITE, ARE TO BE PROVIDED BY A CENTRAL FACILITY UNDER F-92-1001.
  - SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS:
    - S-84-44, S-85-55, F-88-91, F-87-96, F-85-55, VP-84-150, VP-85-34, F-90-175, VP-85-35, VP-86-81, VP-88-17, WP-88-83, WP-90-141, AA-91-15, ZB-915, S-90-120, SDP-92-49, F-92-15, F-92-57, WP-92-80, WP-92-113, F-92-113, F-92-136, F-92-140, WP-92-117, TDP-215, F-93-47, ZB-9404, SP-95-01, SP-95-09, WP-95-30, F-92-1001, F-95-138, SDP-95-88 AND SDP-95-48.
  - FOR DETAILS OF BUILDING FOOTPRINT/PROFILE, PARKING, ROAD SECTION, HANDICAP, CURB/GUTTER AND DUMPSTER AREA, SEE SHEET 4.
  - WHERE PROPOSED CURB IS ALONG A DESIGNATED FIRE LANE, COMMON "RED TRAFFIC PAINT" SHALL BE USED TO PAINT THE ENTIRE TOP AND VERTICAL SURFACE OF THE CURB. THE PAINTED SURFACE SHALL EXTEND FOR THE FULL LENGTH OF THE DESIGNATED FIRE LANE. THIS TYPE OF PAINT IS READILY OBTAINABLE FROM THE BALTIMORE PAINT AND CHEMICAL COMPANY OR ANY SIMILAR SOURCE DISPENSING SPECIAL-USE PAINTS. PAINT MAY BE APPLIED BY EITHER BRUSH OR SPRAY.
  - WETLAND DELINEATION WAS PERFORMED BY DART-MCCUNE-WALKER, AND VERIFIED BY DNR. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLAND BUFFER EXCEPT AREAS PERMITTED FOR DISTURBANCE BY THE DEPARTMENT OF NATURAL RESOURCES.
  - THE CONTRACTOR SHALL PROVIDE A JOINT IN ALL SEWER MAINS WITHIN 2'-0" OF EXTERIOR MANHOLE WALLS.
  - ALL WATER HOUSE CONNECTIONS SHALL BE BUILT WITH 48" OF COVER TO PROPOSED GRADES.
  - ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - ALL STORM DRAINS PROPOSED UNDER THIS SDP ARE PRIVATE.
  - THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST (5) DAYS BEFORE STARTING WORK SHOWN ON THESE PLANS:
    - MISS UTILITY 1-800-257-7777
    - C & P TELEPHONE COMPANY 332-8976
    - HOWARD COUNTY BUREAU OF UTILITIES 331-4000
    - A & T CABLE LOCATION DIVISION 393-3553
    - BALTIMORE GAS & ELECTRIC COMPANY 685-0123
    - STATE HIGHWAY ADMINISTRATION 531-5533
  - STREET LIGHTS ARE 100 WATT HIGH PRESSURE SODIUM VAPOR MODERN POST FIXTURE (BRONZE) MOUNTED ON A 1" BRONZE FIBERGLASS EMBEDDED POLE. STREET LIGHT LOCATION MAY CHANGE AS REQUIRED BY LOCAL UTILITY COMPANY.
  - ALL CURB FILLETS ARE 5' RADIUS UNLESS NOTED OTHERWISE.
  - CONTRACTOR SHALL CONSTRUCT "B" SEWER MAIN BEGINNING AT THE DOWNSLOPE END BY CONNECTING TO THE EXISTING "B" STUB AND WORKING UP.
  - SEE SHEET 4 FOR TYPICAL BUILDING DIMENSIONS (FOR BLDGS 1-10)

**SITE ANALYSIS**

ZONING: RA-15  
 GROSS AREA: 6.73± AC.  
 NET AREA (GROSS - 0.02 STEEP SLOPE): 6.71± AC.  
 850 UNITS  
 DENSITY PERMITTED: IN ACCORDANCE WITH SP-95-01 & F-95-138

NUMBER OF UNITS PROPOSED: 124

**PARKING CALCULATION:**  
 REQUIRED: (124 x 2) 248 SPACES  
 PROVIDED:  
 1 HC GAR SP  
 6 HC SURF SP  
 19 REG GAR SP  
 225 2.5' x 10' SURF SP  
 23 SPACES TOTAL

OPEN SPACE: 13.65 AC. OF OPEN SPACE IS PROVIDED FOR ENTIRE PROJECT UNDER F-95-138.  
 3.53 AC. FOR THIS PARCEL (GRASSY AREA LESS BLDG. COVERAGE, LESS PAVED PKG. & DM. AREA)

**RECREATIONAL OPEN SPACE**  
 REQUIRED: 124 x 175 = 21700 S.F.  
 PROVIDED: 21829± S.F.

**BUILDING COVERAGE:** 22.58± OF GROSS AREA  
 10 407 BEDS AT 888 S.F. EACH = 89860  
 4-CAR GAR AT 556 S.F. EACH = 2224  
 1 4-CAR GAR WITH HC SPACE = 2224  
 3618 S.F.

PAVED PARKING AREA AND DRIVEWAYS 474 S.F. (1.89± AC.) OR 28.2% OF GROSS AREA

**SHEET INDEX**

SHEET NO. TITLE

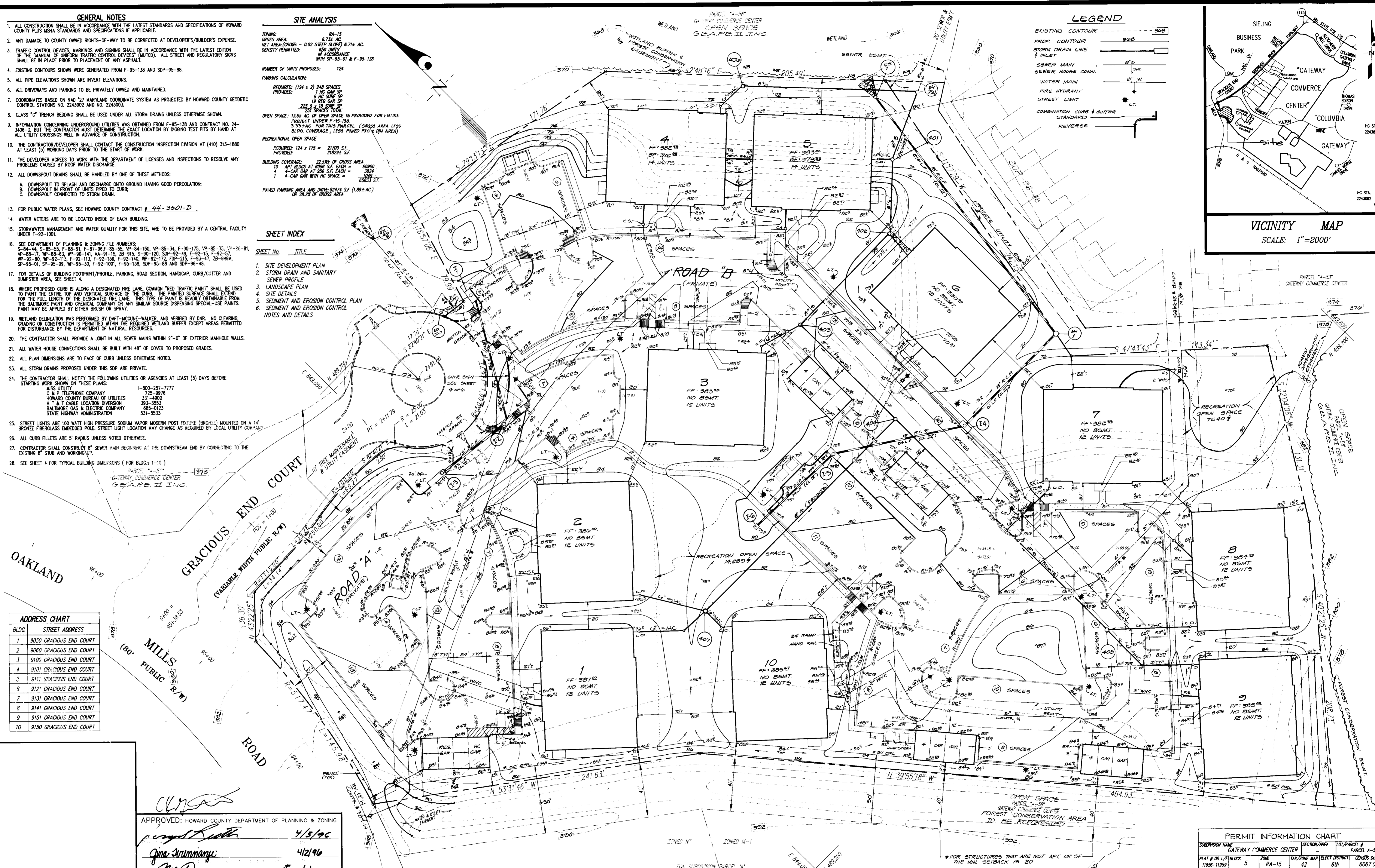
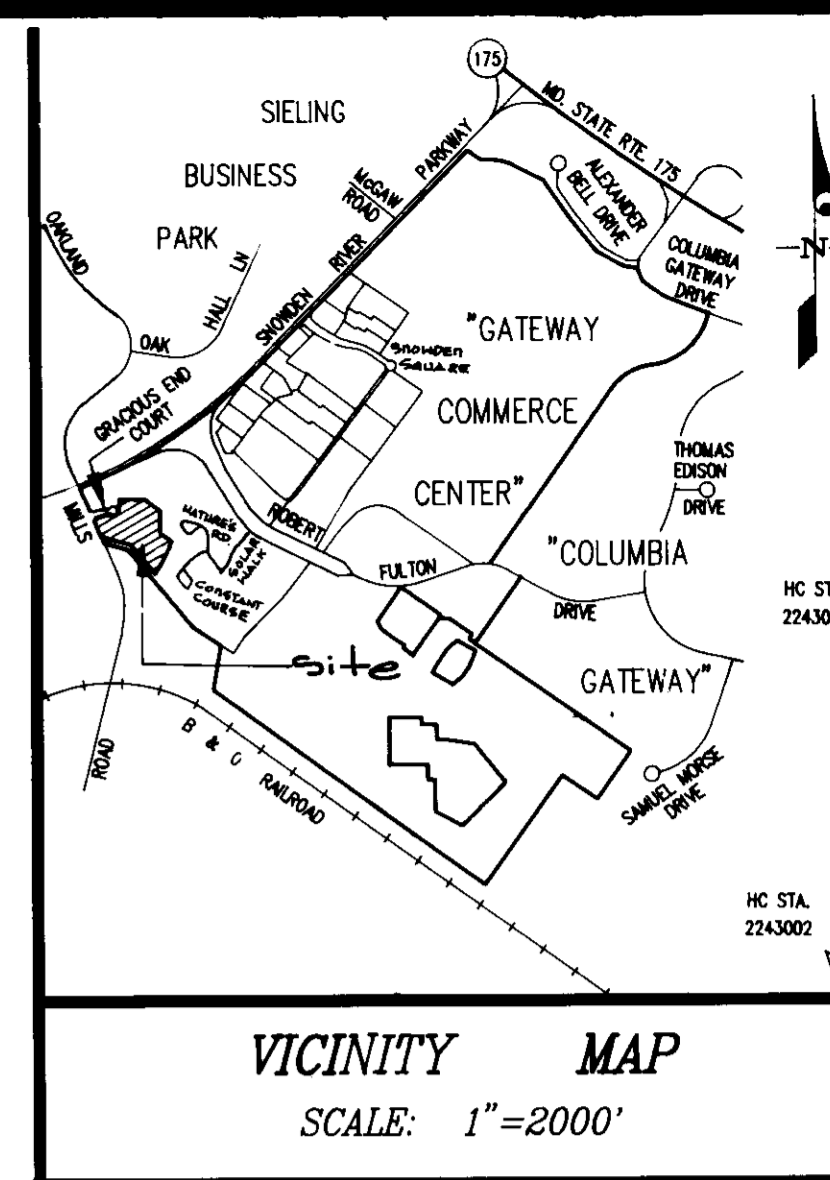
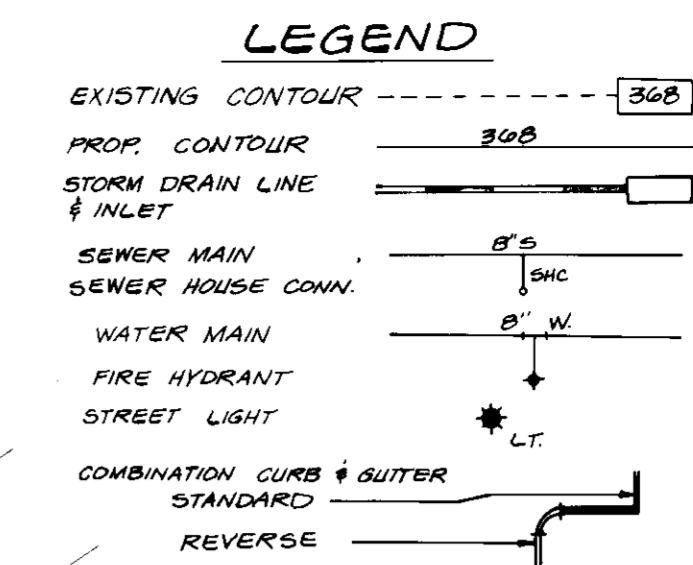
- SITE DEVELOPMENT PLAN
- STORM DRAIN AND SANITARY SEWER PROFILE
- LANDSCAPE PLAN
- SITE DETAILS
- SEDIMENT AND EROSION CONTROL PLAN
- SEDIMENT AND EROSION CONTROL NOTES AND DETAILS

**ADDRESS CHART**

BLDG.	STREET ADDRESS
1	9050 GRACIOUS END COURT
2	9060 GRACIOUS END COURT
3	9100 GRACIOUS END COURT
4	9101 GRACIOUS END COURT
5	9111 GRACIOUS END COURT
6	9121 GRACIOUS END COURT
7	9131 GRACIOUS END COURT
8	9141 GRACIOUS END COURT
9	9151 GRACIOUS END COURT
10	9150 GRACIOUS END COURT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*[Signature]* 4/3/96  
*[Signature]* 4/21/96  
*[Signature]* 4/1/96



**PERMIT INFORMATION CHART**

SUBDIVISION NAME: GATEWAY COMMERCE CENTER	SECTION/AREA: 12	LOT/PARCEL #: PARCEL A-52
PLAN # OR L.P. #/BLDG. #	ZONE: RA-15	TAX/ZONE MAP ELECT. DISTRICT: 6TH
1185-1189		CENSUS DISTRICT: 6067.03
WATER CODE: E 0 0	SEWER CODE: 4900000	

**GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK - BURTNSVILLE, MARYLAND 20866  
 TEL: (301) 421-4024 NO. VA.: (301) 989-2524 BALT.: (410) 883-1820 FAX: (301) 421-4188 DES. BY: DRN. MKZ CHK. MKZ

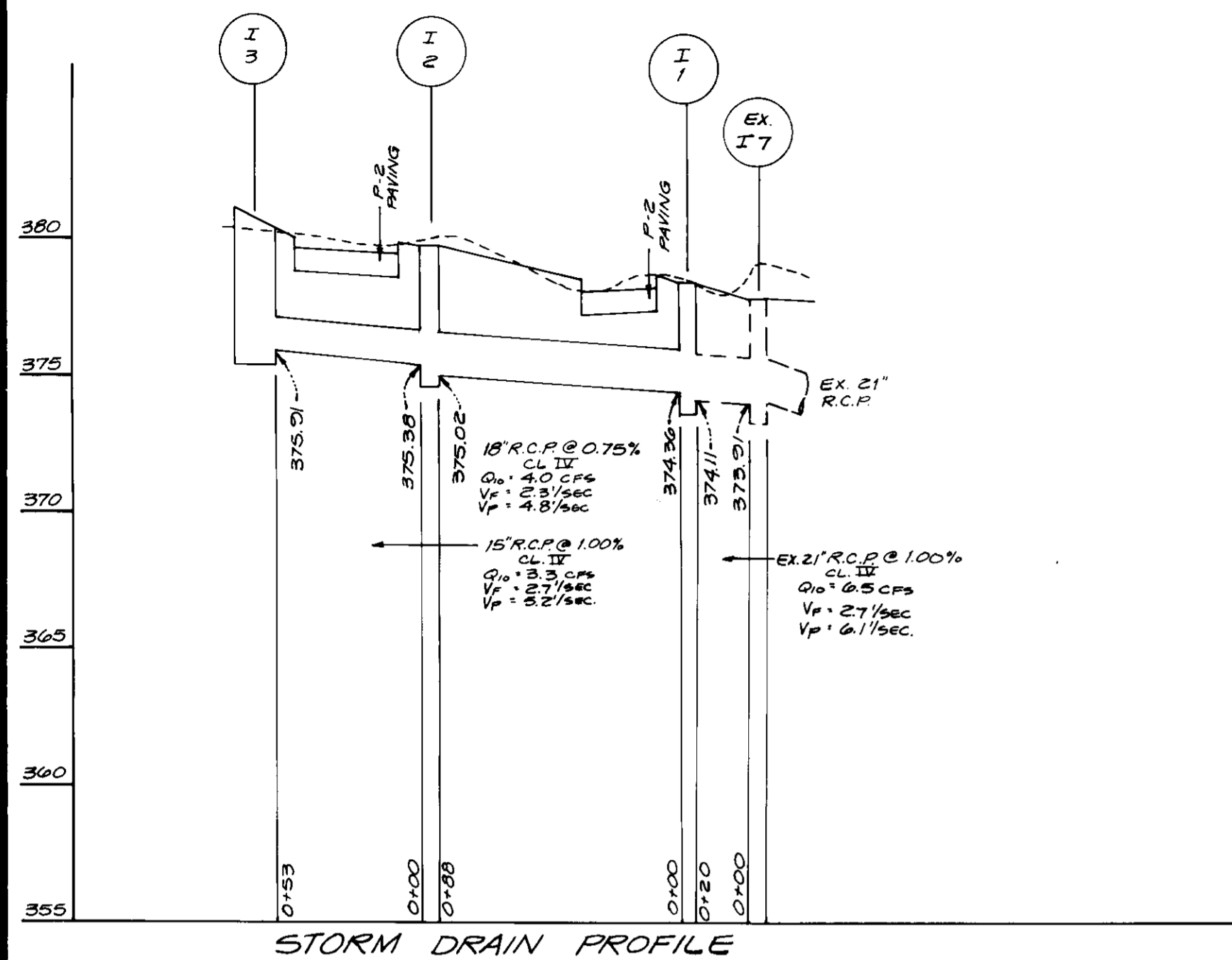
**GATEWAY COMMERCE CENTER**  
 PARCEL A-52  
 6TH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

OWNER/DEVELOPER: GRAPE H. INC. C/O THE HANCOCK RESEARCH & DEVELOPMENT CORP. 10275 LITTLE PATENT PKWY. COLUMBIA, MD. 21044 TEL: (410) 992-8022

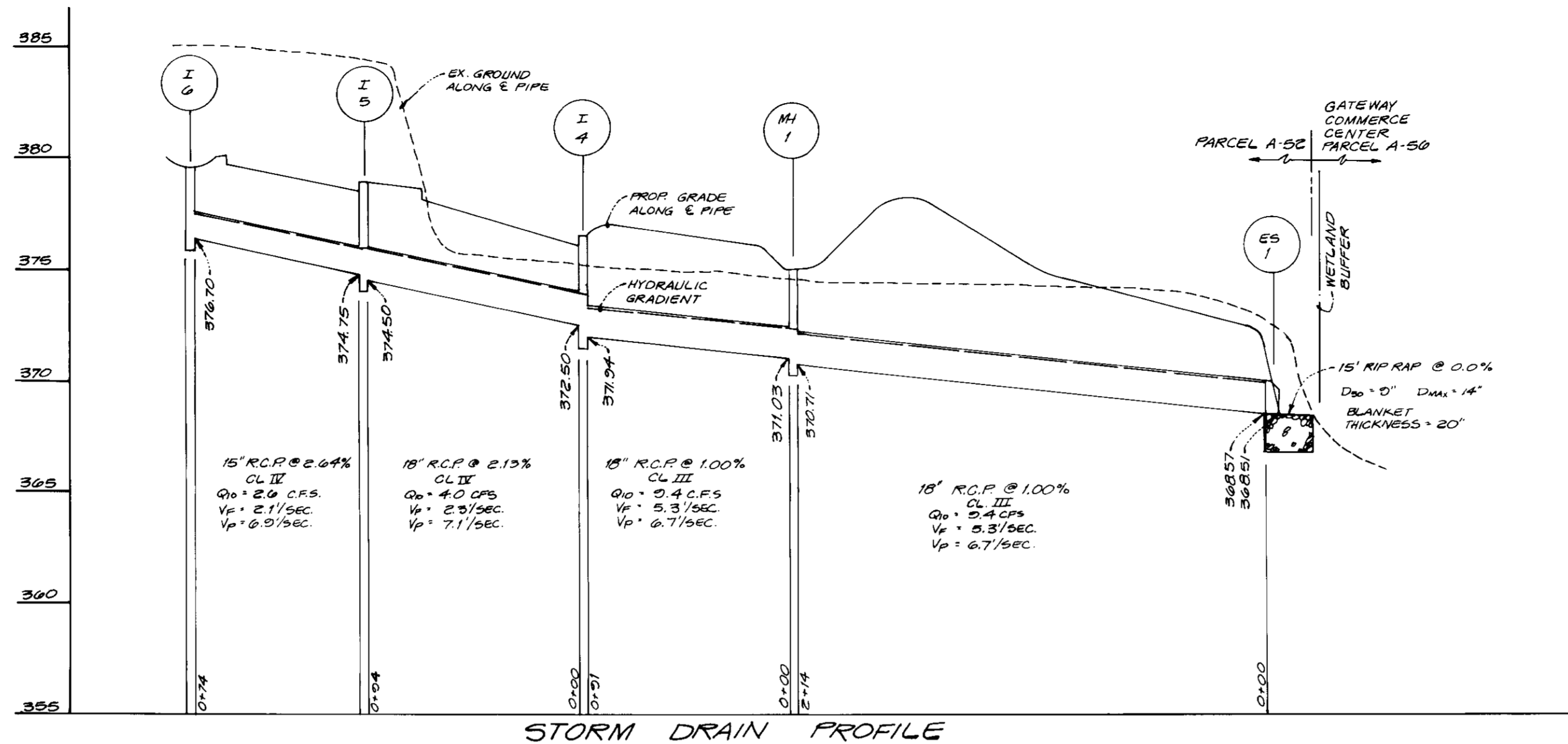
BUILDER/OWNER: Gateway Investments, L.L.C. 46 Domain Builders, L.C. 4970 Fair Lakes Ct. Suite # 2009 Fairfax, Va. 22033-4234 (703) 803-0000

SCALE: 1"=30'  
 ZONING: RA-15  
 G. L. W. FILE NO.: 95057  
 DATE: NOVEMBER 1995  
 TAX MAP No.: 42  
 SHEET: 10 OF 6

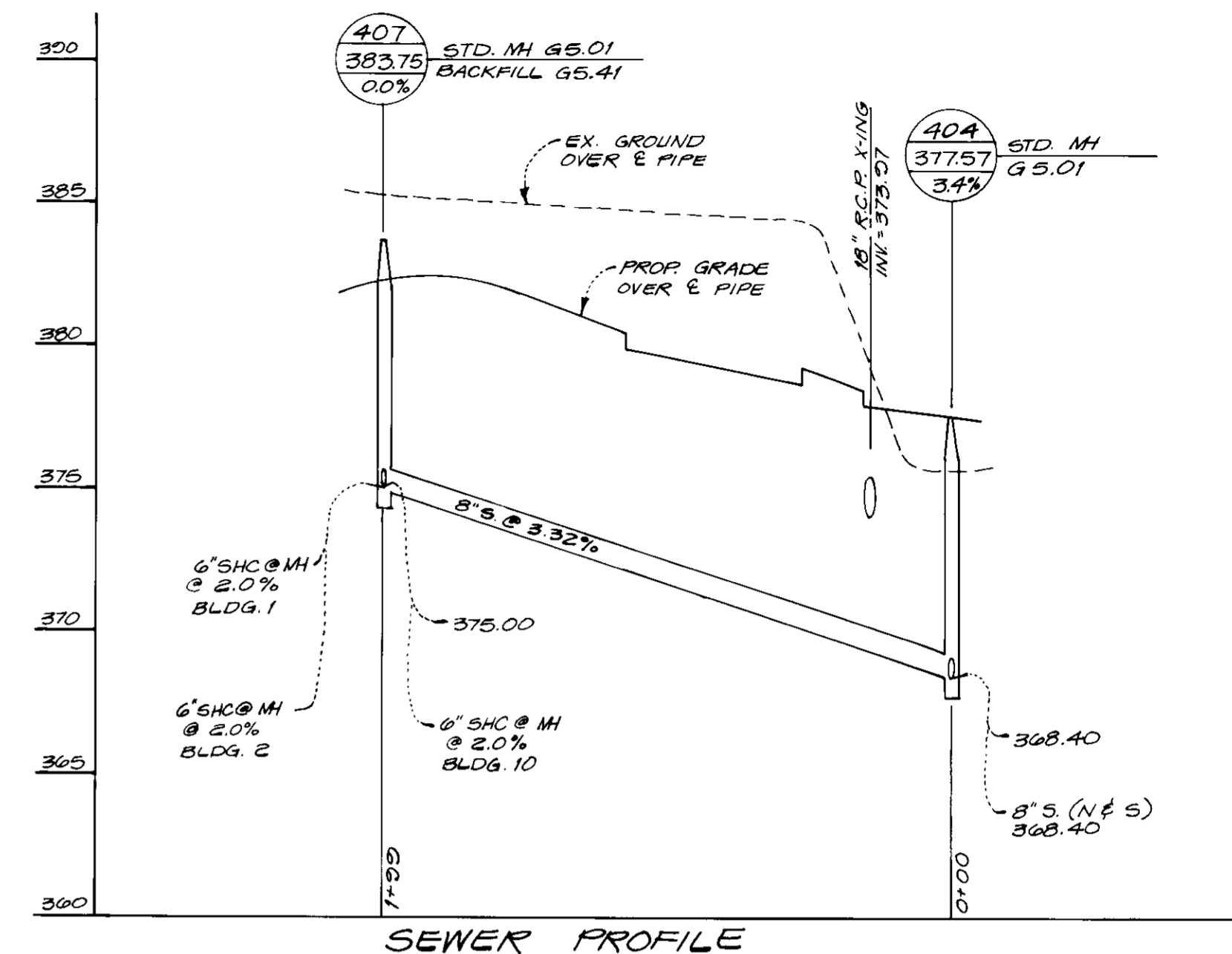




STORM DRAIN PROFILE



STORM DRAIN PROFILE

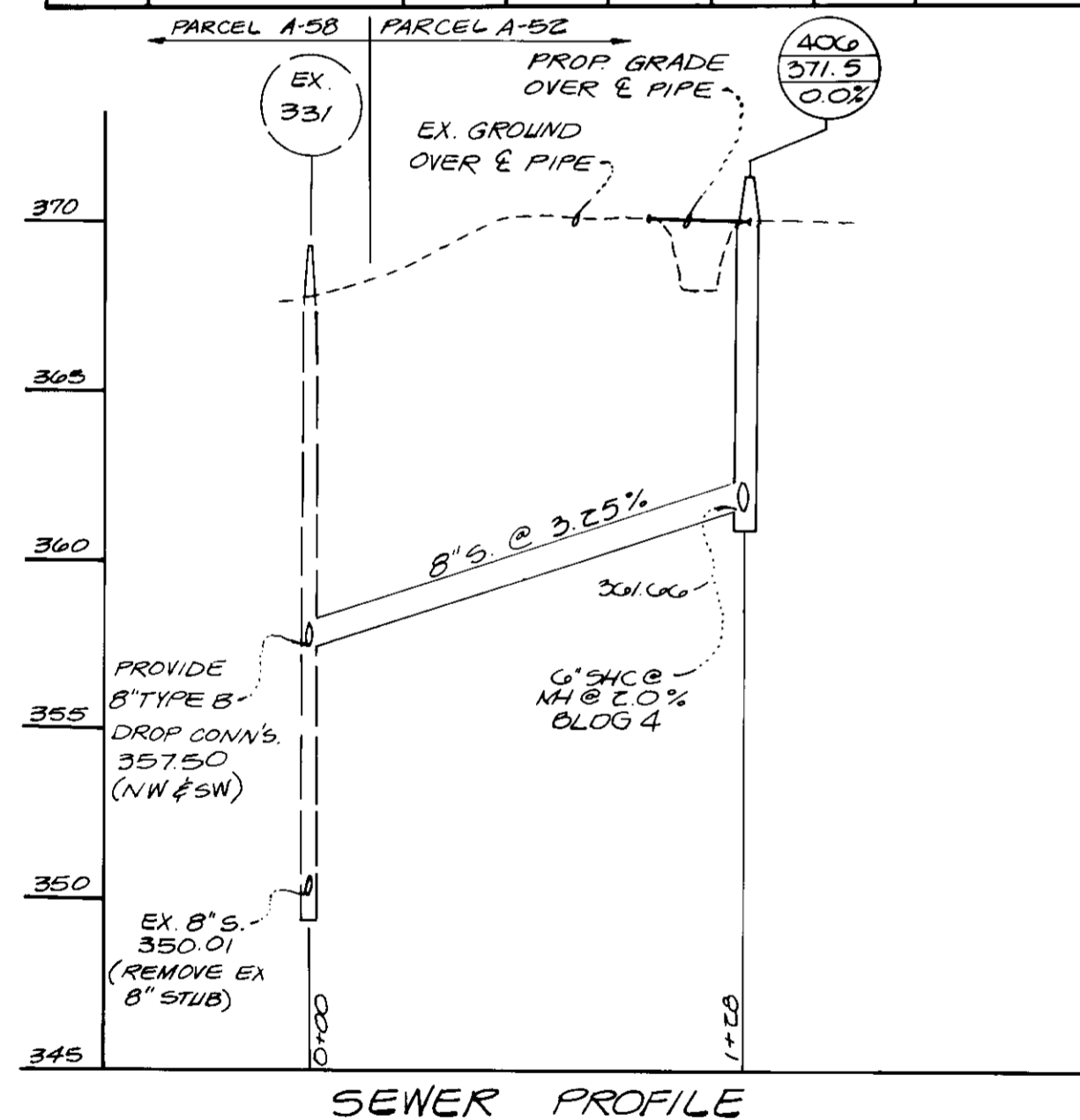


SEWER PROFILE

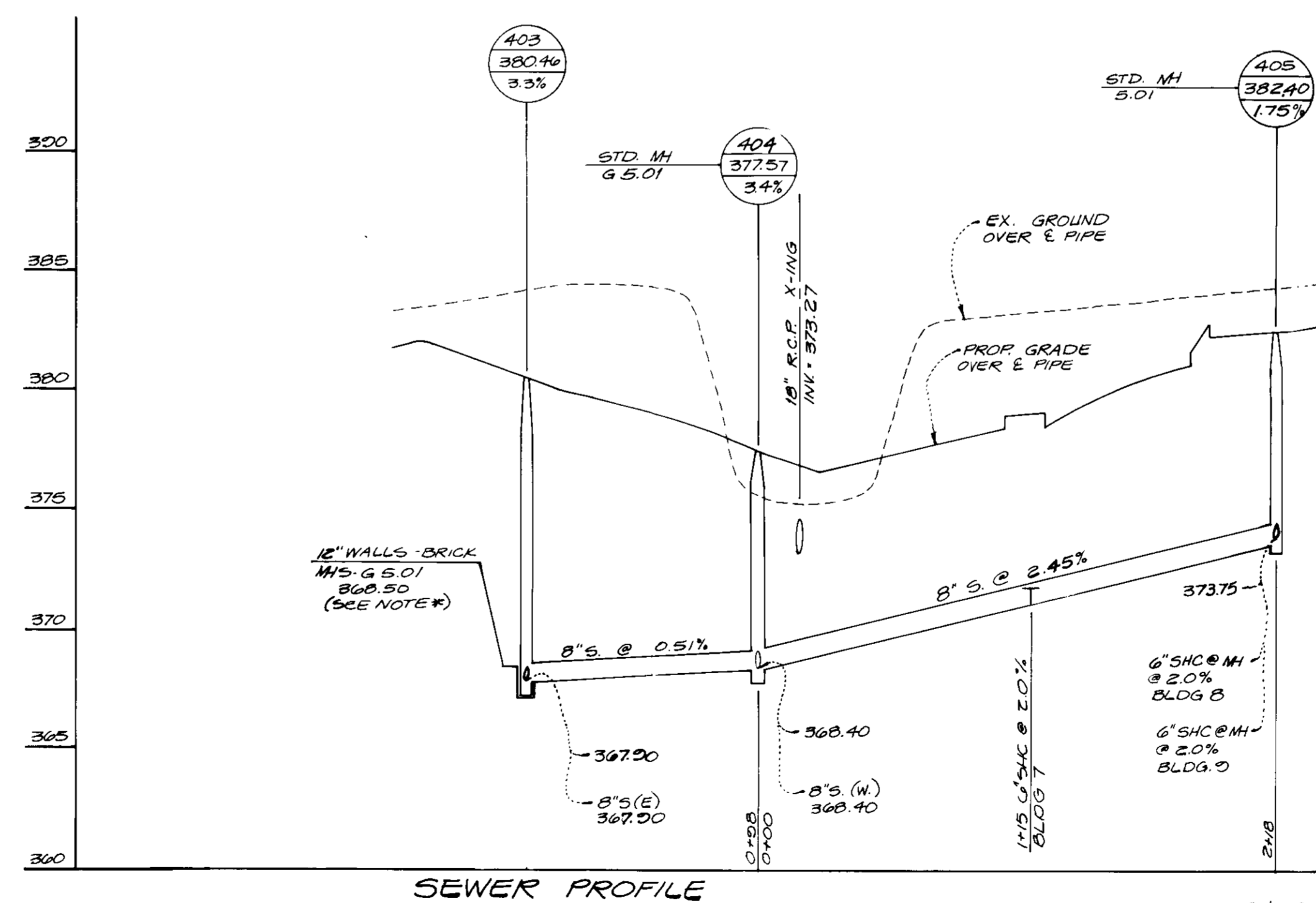
STRUCTURE SCHEDULE									
No.	TYPE	WIDTH (INSIDE)	INVERT ELEVATION		TOP ELEVATION		STD. DETAIL	LOCATIONS	REMARKS
			UPPER	LOWER	UPPER	LOWER			
I-1	COG 15	4'-0"	374.34	374.11	378.37	378.17		SEE PLAN	
I-2	A-10	3'-0"	375.38	375.02	380.30	380.14		"	
I-3	COG 15	4'-0"	375.51	381.20	380.50	380.50		"	
I-4	A-10	3'-0"	372.50	371.04	376.50	376.50		"	
I-5	A-5	3'-0"	374.75	374.50	379.04	378.80		"	
I-6				376.70	379.50			"	
MH 1	STD. MH	4'-0"	371.03	370.71	375.00			"	
ES 1	END SECT.		368.57	368.57	370.07			"	

PIPE SCHEDULE			
SIZE & TYPE	CLASS	LENGTH	
15" R.C.P.	IX	127'	
18" R.C.P.	III	305'	
18" R.C.P.	IX	182'	
21" R.C.P.	IX	4'	

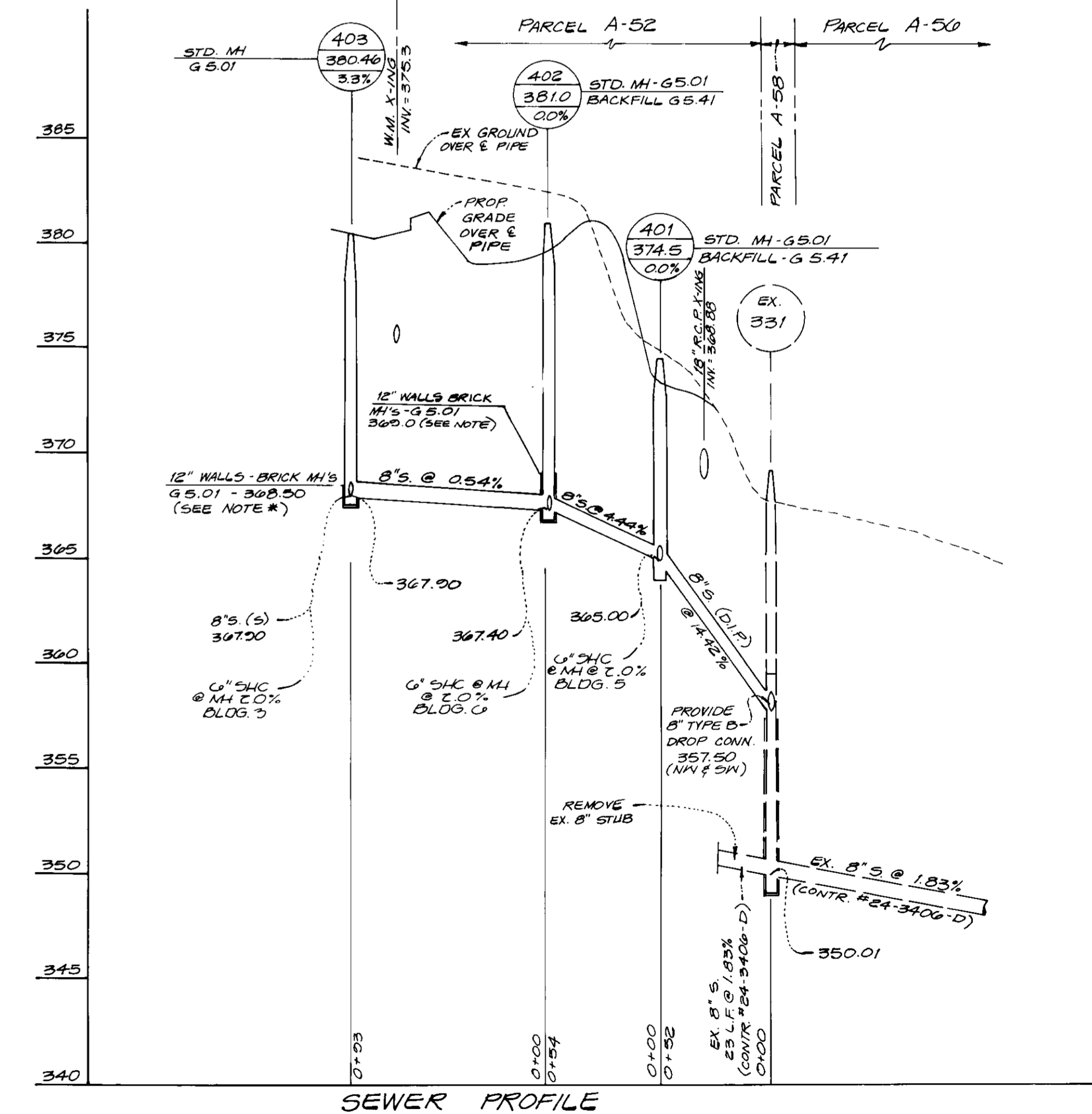
PROFILE SCALE (ALL PROFILES)  
 VERTICAL: 1"=5'  
 HORIZONTAL: 1"=50'



SEWER PROFILE



SEWER PROFILE



SEWER PROFILE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Director: *[Signature]* Date: 4/3/96  
 Chief, Division of Land Development and Research: *[Signature]* Date: 4/2/96  
 Chief, Development Engineering Division: *[Signature]* Date: 4/1/96

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE, SUITE 250, BURTONSVILLE OFFICE PARK, BURTONSVILLE, MD 20886

TELEPHONE: (301)421-4024 NO. VA. (301)989-2524 BALTO. (301)890-1820 FAX (301)421-4186

DATE	REVISION	BY	APP'R.
01/18/96	Revised SHC's & MH ACC	KLP	

PREPARED FOR:  
 GATEWAY COMMERCIAL, L.L.C.  
 Gateway Investments, L.L.C.  
 40 Domain Builders, L.C.  
 4219 Fair Lakes Ct.  
 Suite #2009  
 Fairfax, VA 22033-4294  
 (703) 807-0600

STORM DRAIN AND SANITARY SEWER PROFILE

GATEWAY COMMERCE CENTER  
 PARCEL A-52

6TH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

DES.:	SCALE	ZONING	G.L.W. FILE NO.
CEH/SAH	AS SHOWN	RA-15	95-057
DRN.:	DATE	TAX MAP NO.	SHEET
HKT	11/95		2 OF 6
CHK.:			



KEY QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	REMARKS
AGC 8	Acer glabrum	Amur Maple	2'-2-1/2"	B&B	specimen
AM 12	Ametanther canadensis	Servicetree	2'-2-1/2"	B&B	
ARR 37	Acer rubrum	October Glory Maple	2'-1/2"-3"	B&B	
CC 4	Acer saccharum	Green Mountain Sugar Maple	2'-1/2"-3"	B&B	
CC 7	Carpinus caroliniana	Blue Beech or American Hornbeam	2'-2-1/2"	B&B	
CK 14	Cornus kousa	Kousa Dogwood	2'-1/2"	B&B	white flowers
FPS 23	Fraxinus pennsylvanica	Summit Ash	2'-1/2"-3"	B&B	
IKN 20	Ilex x 'Nella'	Nella R. Stevens Holly	6'-8"	container B&B	
KP 8	Koeleria paniculata	Golden Rabbitree	2'-2-1/2"	B&B	yellow flowers
PN 20	Picea abies	Norway Spruce	6'-8"	B&B	specimen
PN 19	Picea omorika	Serbian Spruce	6'-8"	B&B	specimen
PNS 30	Pinus strobus	White Pine	6'-8"	B&B	
QUR 20	Quercus rubra	Northern Red Oak	2'-2-1/2"	B&B	
STY 10	Styrax japonica	Japanese Snowbell	2'-2-1/2"	B&B	
ZV 23	Zelkova serrata	Winged Green	2'-1/2"-3"	B&B	

KEY QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	REMARKS
BTR 78	Berberis thunbergii	Rosy Glow Barberry	18"-24"		container
BTR 39	Berberis x	Winter Green Barberry	18"-24"		container
CTE 28	Coloneaster apiculatus	Cranberry Coloneaster	15"-18"		container
EUC 88	Euonymus alatus	Compact Burning Bush	30"-36"		container
EUF 66	Euonymus fortunei	Emerald Gaiety	15"-18"		container
HSP 33	Hibiscus syriacus	Diana Rose of Sharon	30"-36"		White flowers; container
IKR 51	Ilex cornuta	Rotunda Holly	30"-36"		container
IKC 135	Ilex glabra	Compact Inkberry Holly	18"-24"		container
IV 26	Ilex verticillata	Spangberry Holly	30"-36"		Red fruits through winter; container
JSB 81	Juniperus sibirica	Blue Forest Juniper	15"-18"		Blue green; container
JOB 96	Juniperus conferta	Blue Pacific Juniper	15"-18"		Blue green; container
JST 36	Juniperus sibirica	Shore Juniper	15"-18"		Blue green; container
JST 36	Tamaricifolia	Tam Juniper	15"-18"		Blue green; container
OHG 153	Omanthus heterophyllus	Holly Amanthus or Gutterleaf	30"-36"		container
PLS 10	Prunus laurocerasus	Schip Laurel	18"-24"		container
RDA 6	Rhododendron maximum	Rosebay Rhododendron	18"-24"		Pink to white flowers; container
RDH 108	Rhododendron obtusum	Hino-Drumson Azalea	18"-24"		Drumson flowers; early season; container
TEC 46	Taxus canadensis	Pyramidal Yew	18"-24"		White flowers
VD 59	Yucca filamentosa	Linden Yuccum	18"-24"		White flowers

KEY QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COLOR	REMARKS
HFA 144	Hosta fortunei	Variegated Hosta	16" ac., 26" ht.		repeat blooms
HDY 96	Hemerocallis 'Mary Todd'	Mary Todd Daylily	1 gallon	yellow	

PLANT CODE	BUILDING NO.	1	2	3	4	5	6	7	8	9	10
A	RDH	IGC	IGC	BTR	IGC	IGC	PLS	IGC			
B	JOB	JOB	BTR	CTE	EUF	JSB	JSB				
C	TCC	TCC	TCC	TCC	TCC	TCC	TCC				
D	VD	RDA	EUC	EUC	ICR	ICR	VD				
E	JOB	JOB	JST	JSB	EUF	JSB	JSB				
F	RDH	IGC	BTR	BTR	IGC	RDH	BTR				
G		EUF	OHG	HSD	HSD	VD	IGC				
H		IGC	ICR	EUC	EUC	ICR	JSB				
I	IV	IV	RDH	VD	VD	RDH	IV				
J	HSD	IV	ICR	EUC	EUC	ICR	HSD				
K	BXM	RDH	IGC	IGC			BXM				
L	IV	OHG	CTE				IV				
M	EUC	EUC	HDY	HDY	HFA	HFA	EUC				
N	HSD	HSD					ICR				
O	HFA	HFA					HDY				

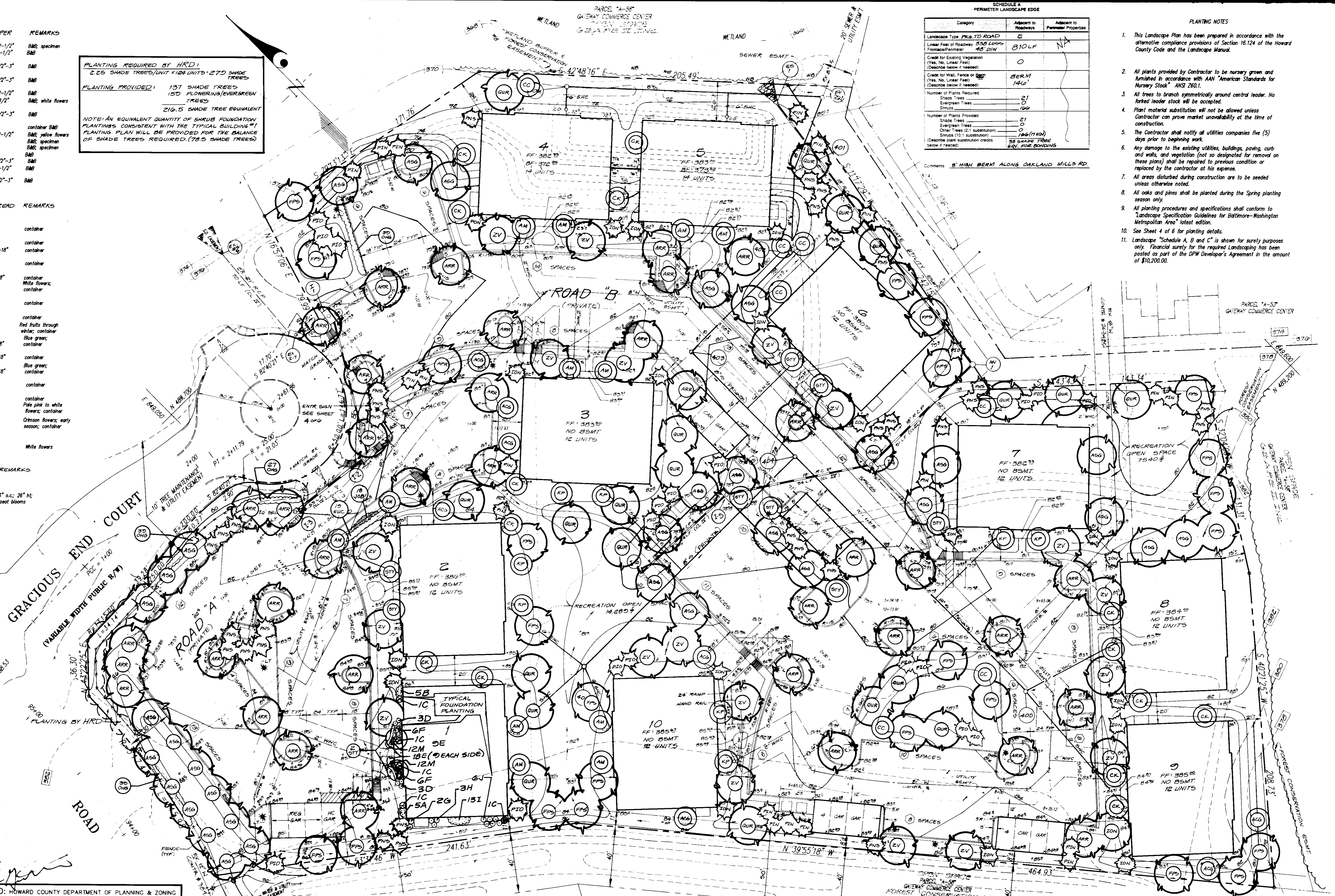
**PLANTING REQUIRED BY HRD:**  
 225 SHADE TREES/UNIT x 164 UNITS = 270 SHADE TREES

**PLANTING PROVIDED:** 137 SHADE TREES  
 150 FLOWERING/EVERGREEN TREES  
 216.5 SHADE TREE EQUIVALENT

**NOTE:** AN EQUIVALENT QUANTITY OF SHRUB FOUNDATION PLANTINGS CONSISTENT WITH THE TYPICAL BUILDING #1 PLANTING PLAN WILL BE PROVIDED FOR THE BALANCE OF SHADE TREES REQUIRED (78.5 SHADE TREES)

Category	Adjacent to Roadways	Adjacent to Paved Properties
Landscaping Type PKG. TO ROAD	E	
Linear Feet of Roadway 650' Length	810 LF	
Frontal/Perimeter 480' DWT		
Green for Existing Vegetation	0	
Yes, No, Linear Feet		
Green for New Plantings	BERM	
Yes, No, Linear Feet	140'	
Green for Wall, Fence or Barrier		
Yes, No, Linear Feet		
Number of Plants Required	21	
Shade Trees	0	
Evergreen Trees	21	
Shrub	0	
Number of Plants Provided	21	
Shade Trees	0	
Evergreen Trees	21	
Shrub	0	
Other Trees (2:1 substitution)	0	
Shrub (1:1 substitution)	0	
Describe plant substitution credits below if needed:	50 SHADE TREES	
	80% FOR BOUNDING	

- PLANTING NOTES**
- This Landscape Plan has been prepared in accordance with the alternative compliance provisions of Section 16.124 of the Howard County Code and the Landscape Manual.
  - All plants provided by Contractor to be nursery grown and furnished in accordance with AAN "American Standards for Nursery Stock" ANSI Z60.1.
  - All trees to be planted symmetrically around central leader. No forked leader stock will be accepted.
  - Plant material substitution will not be allowed unless Contractor can prove market unavailability at the time of construction.
  - The Contractor shall notify all utilities companies five (5) days prior to beginning work.
  - Any damage to the existing utilities, buildings, paving, curb and walls, and vegetation (not so designated for removal on these plans) shall be repaired to previous condition or replaced by the contractor at his expense.
  - All areas disturbed during construction are to be seeded unless otherwise noted.
  - All oaks and pines shall be planted during the Spring planting season only.
  - All planting procedures and specifications shall conform to "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Area" latest edition.
  - See Sheet 4 of 6 for planting details.
  - Landscape Schedule A, B and C is shown for surety purposes only. Financial surety for the required Landscaping has been posted as part of the DPW Developer's Agreement in the amount of \$10,000.00.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *[Signature]* Date: 8/2/96

Chief, Division of Land Development and Research: *[Signature]* Date: 4/21/96

Chief, Development Engineering Division: *[Signature]* Date: 4/1/96

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING		SCHEDULE C RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING	
Number of Planting Spots	231 COMMON SURF SPACES	Number of Dwelling Units	124
Number of Trees Required	231/10 = 23	Number of Trees Required (1:100 S.F. = 1.0 PLANT)	124/3 = 41
Number of Trees Provided	23	Number of Trees Provided	41
Shade Trees		Shade Trees (2:1 substitution)	
Other Trees (2:1 substitution)		Other Trees (2:1 substitution)	

EGN SUBDIVISION PARCEL 14  
 PLAT BOOK 23 PLAT # 13

**FOR LANDSCAPING PURPOSES ONLY!**

**Land Design**  
 Landscape Architecture Land Planning  
 Urban Design

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MARYLAND 20866  
 TEL: (301) 421-4024 MO. VA: (301) 989-2524 BALT. (410) 880-1820 FAX: (301) 421-4186 DES. DRN. HAZ. CHK.

DATE	REVISION	BY	APP'R.

PREPARED FOR:  
 OTHER DEVELOPER: CHAPEL HILL, C/O THE HOWARD RESEARCH & DEVELOPMENT CORP., 10075 LITTLE PATENT HWY., COLLEGE PARK, MD. 20740, TEL: (410) 992-6028

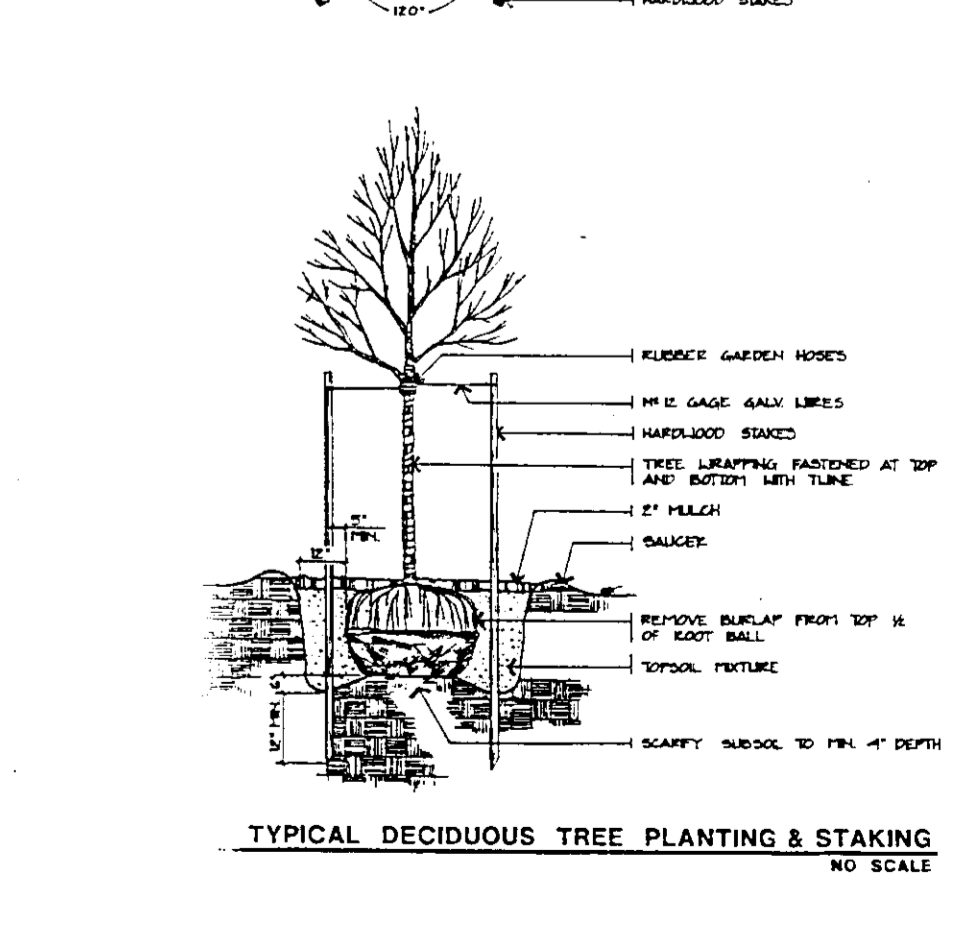
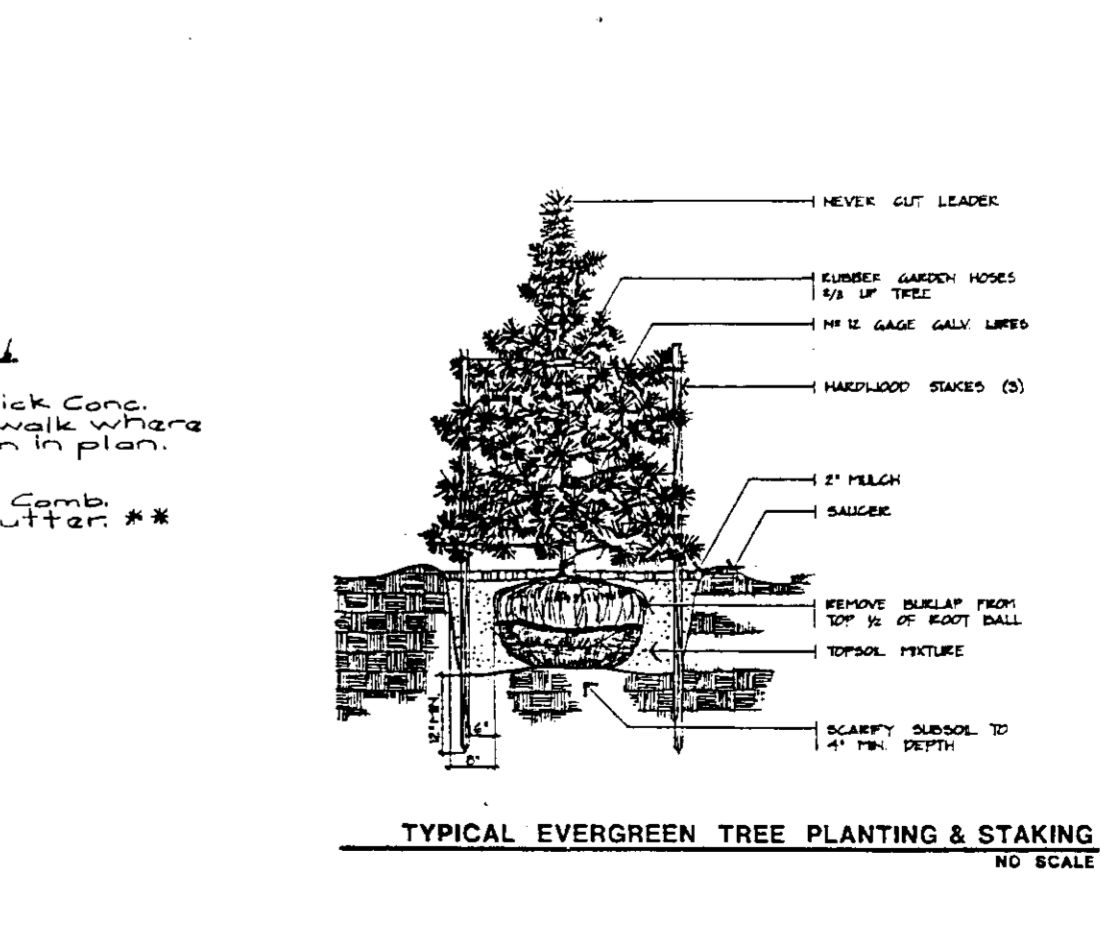
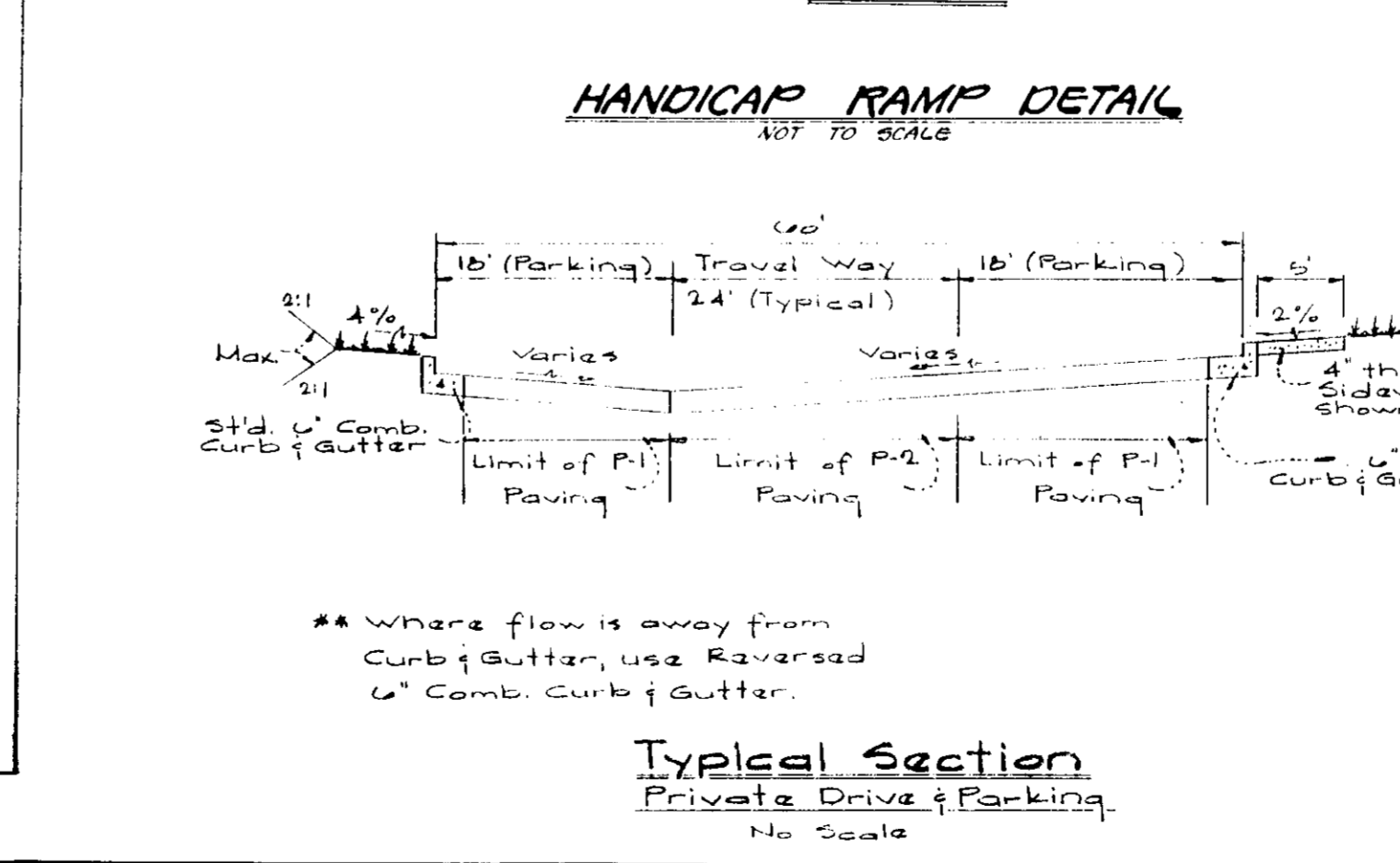
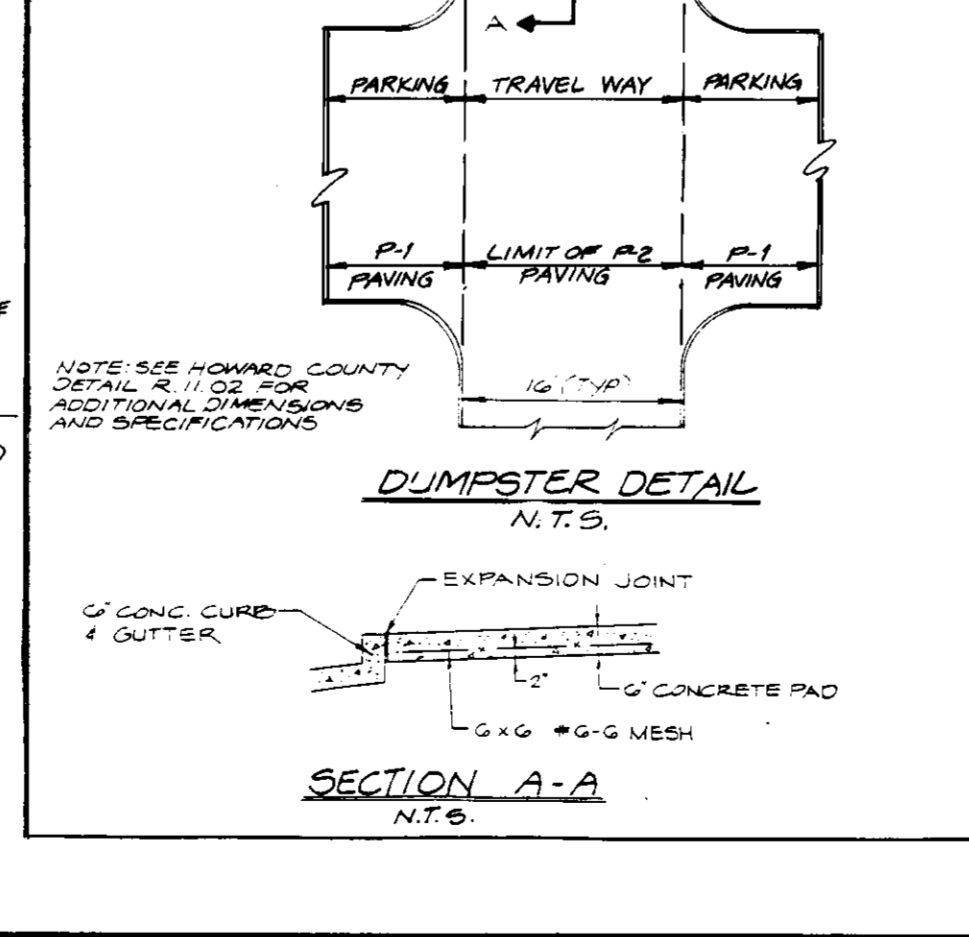
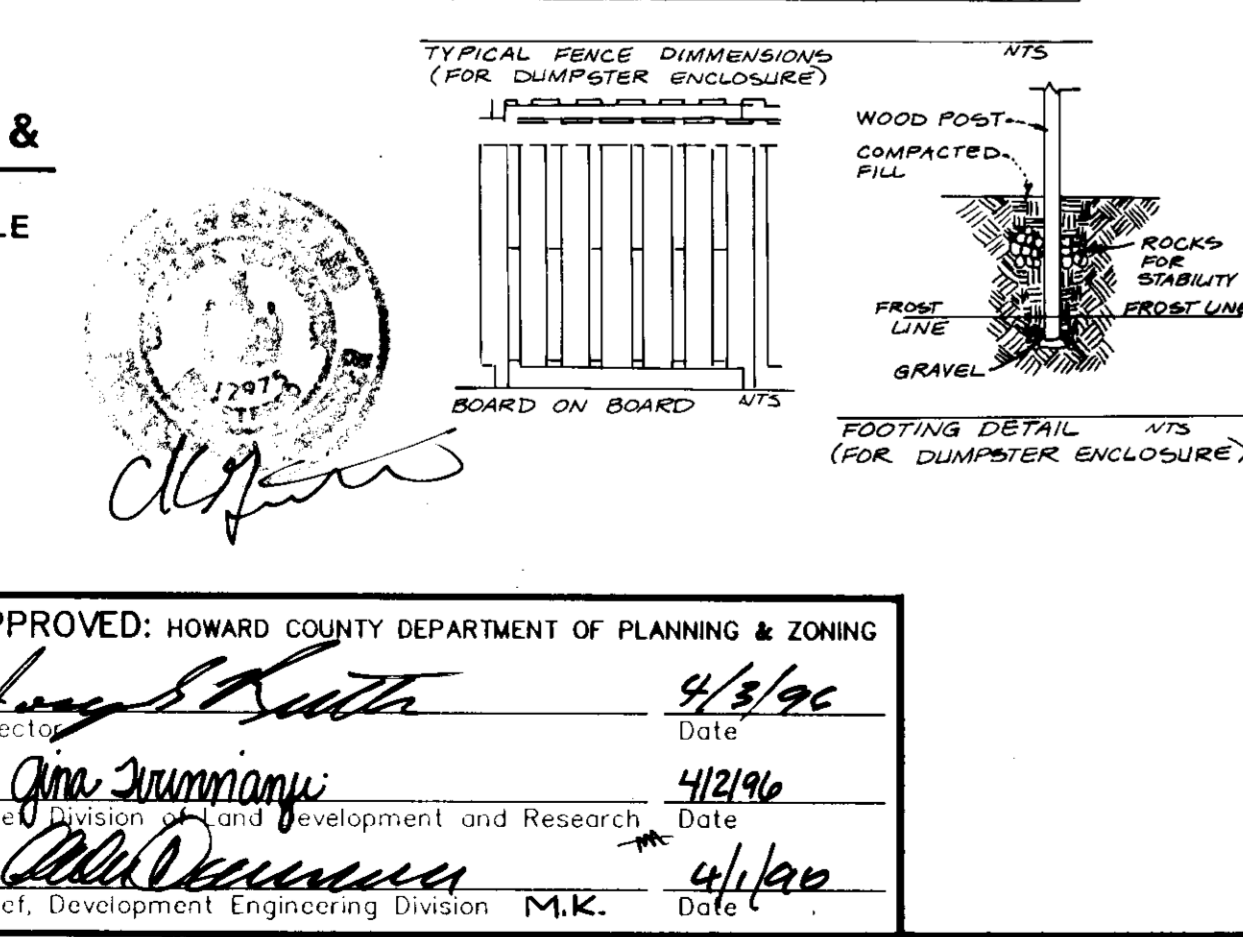
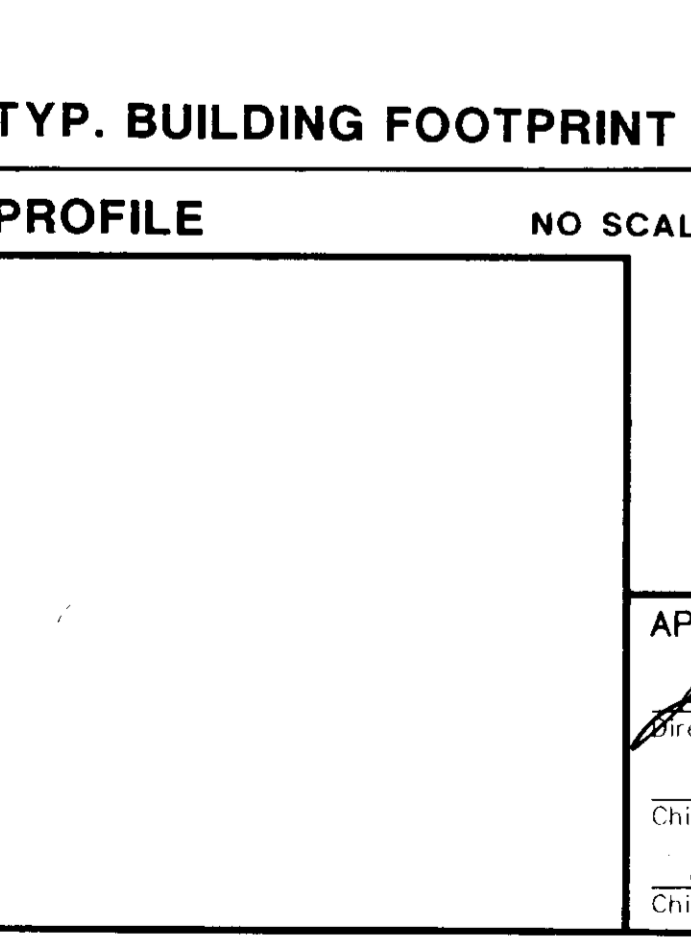
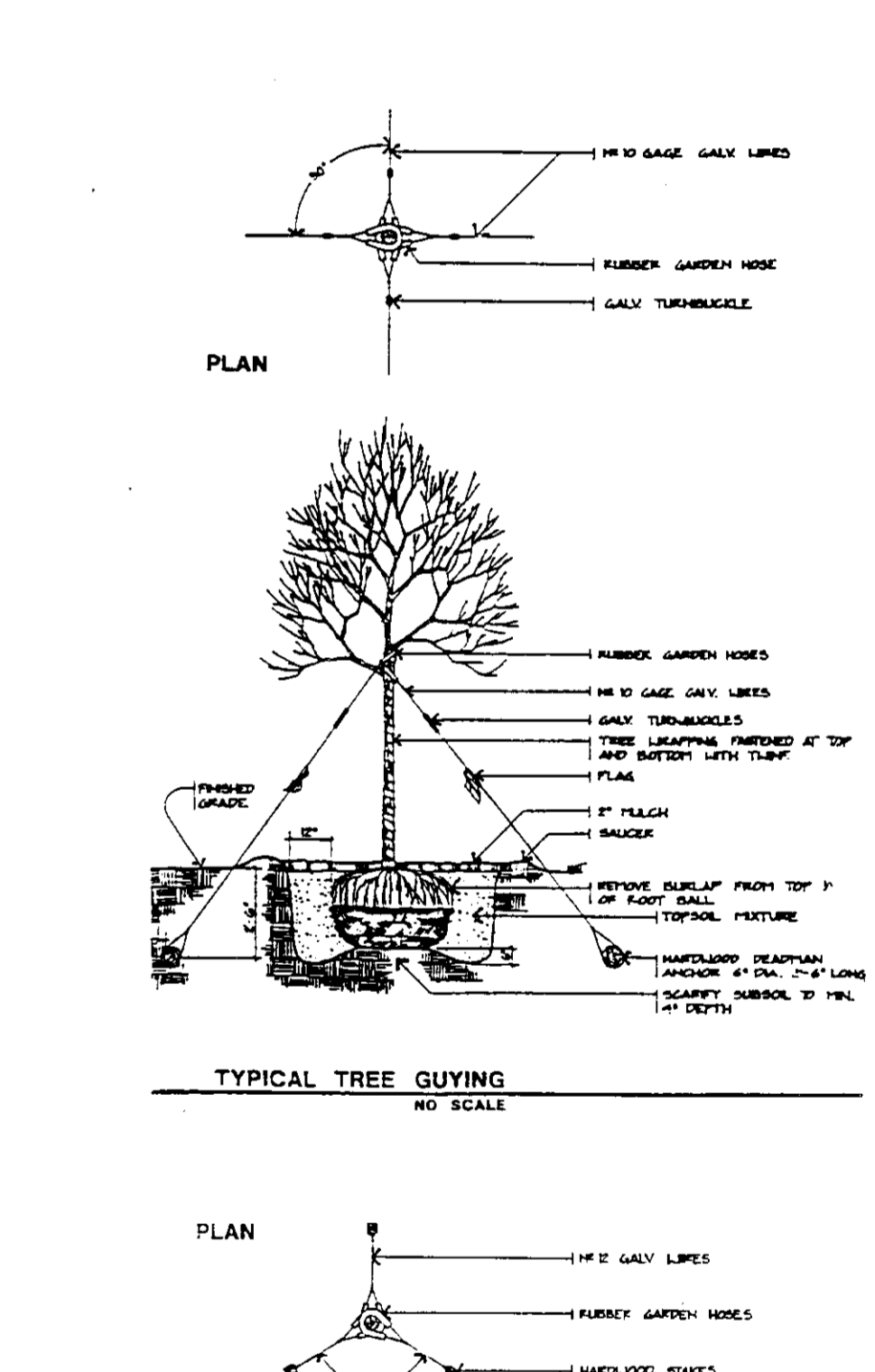
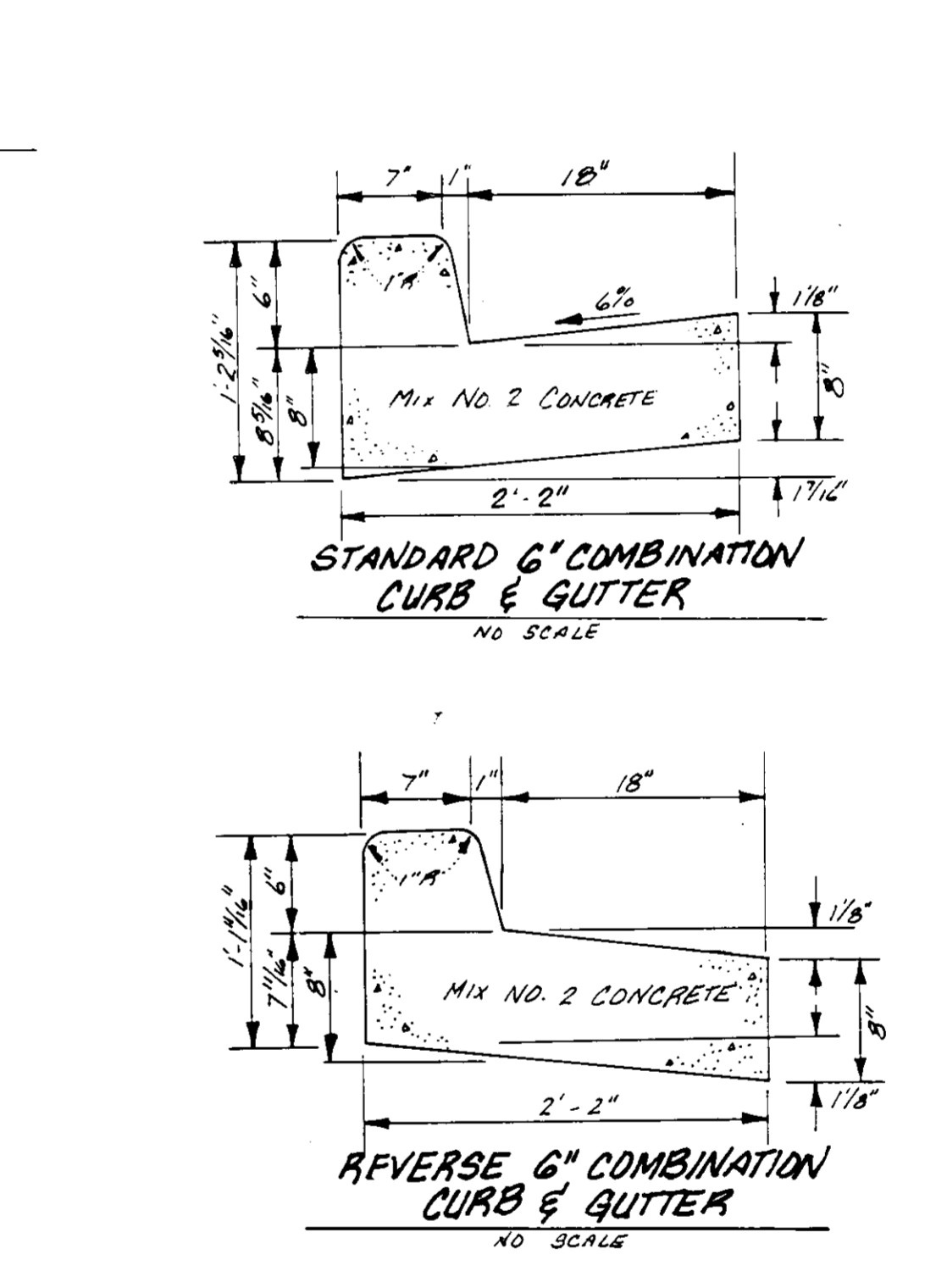
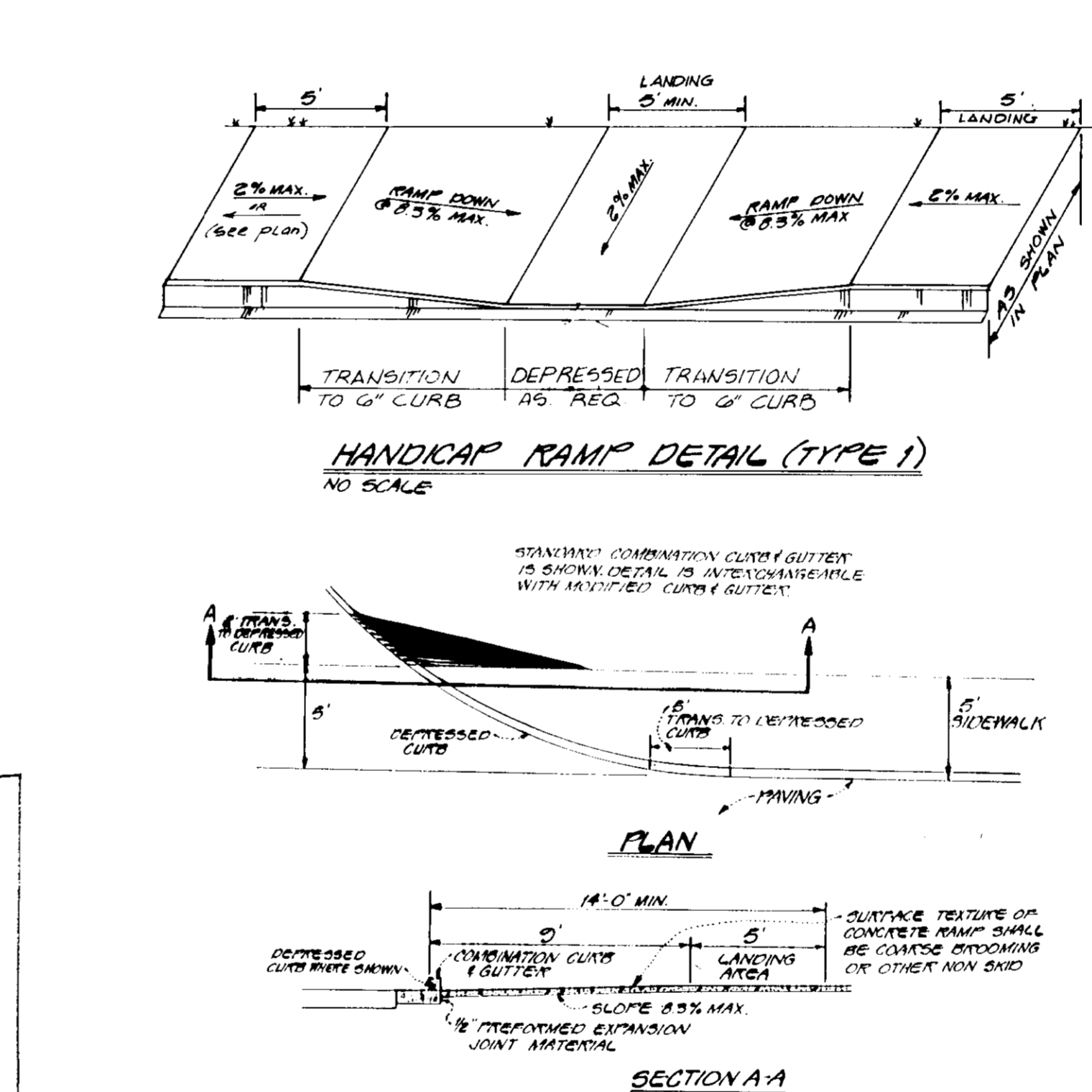
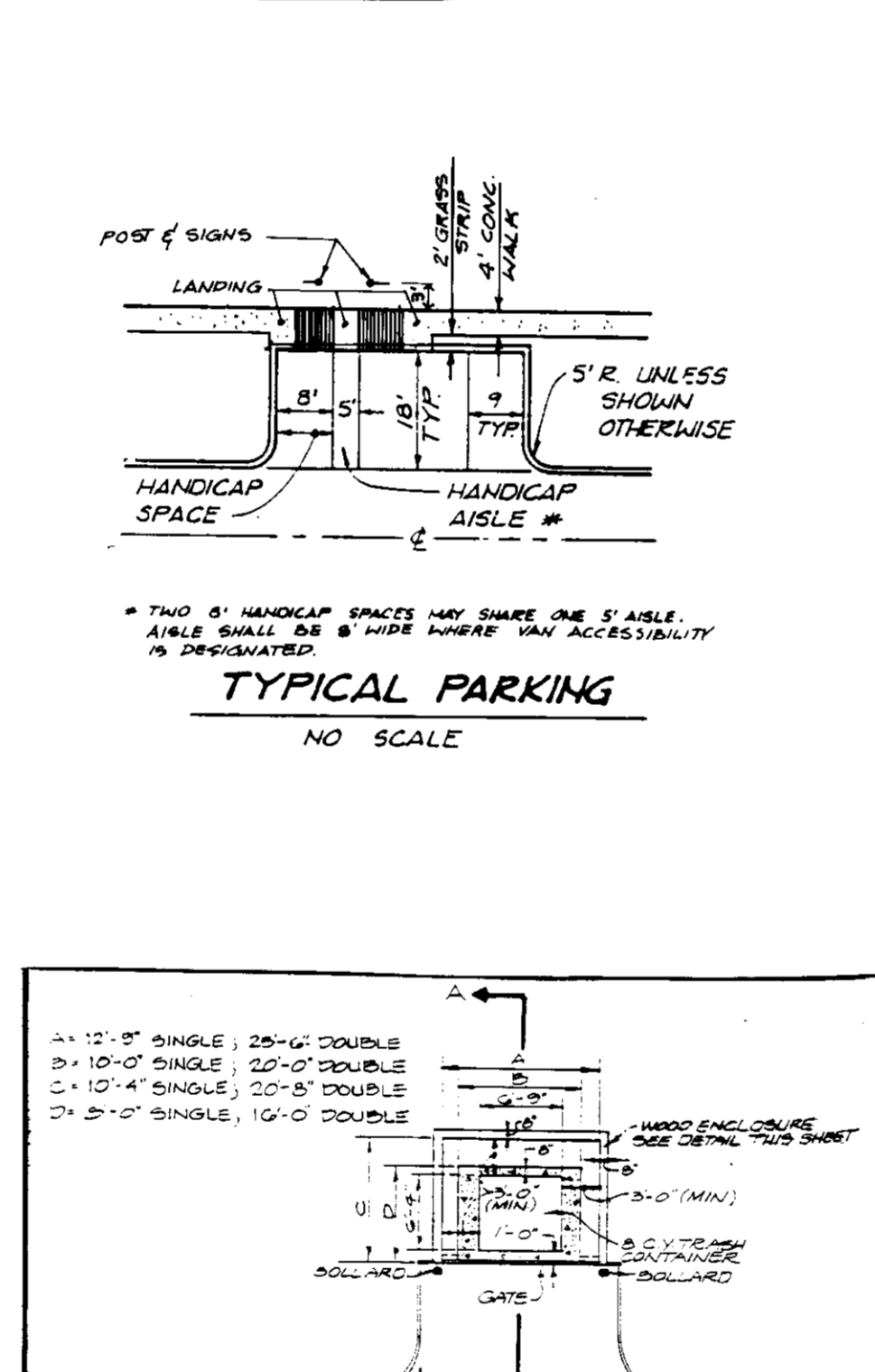
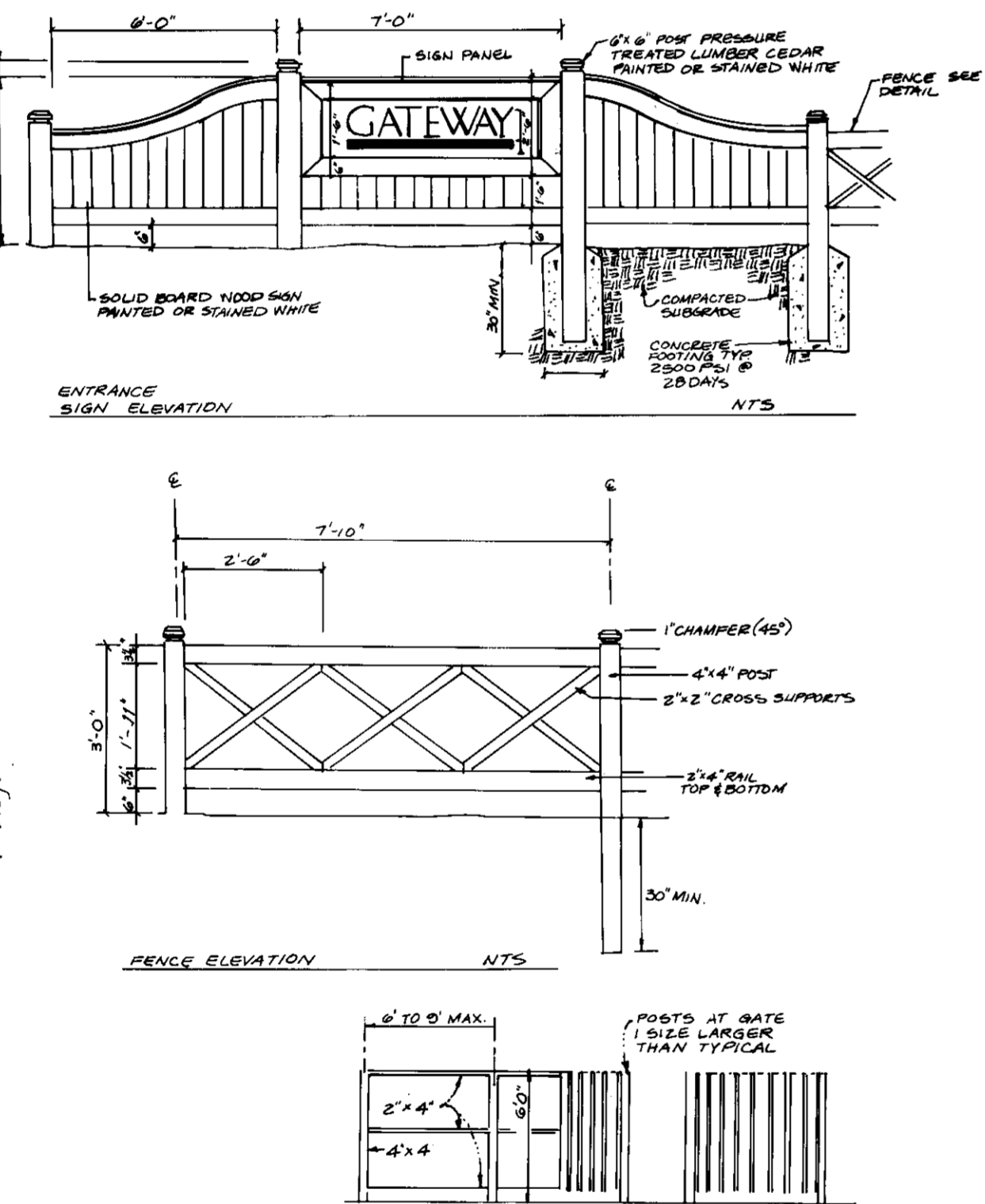
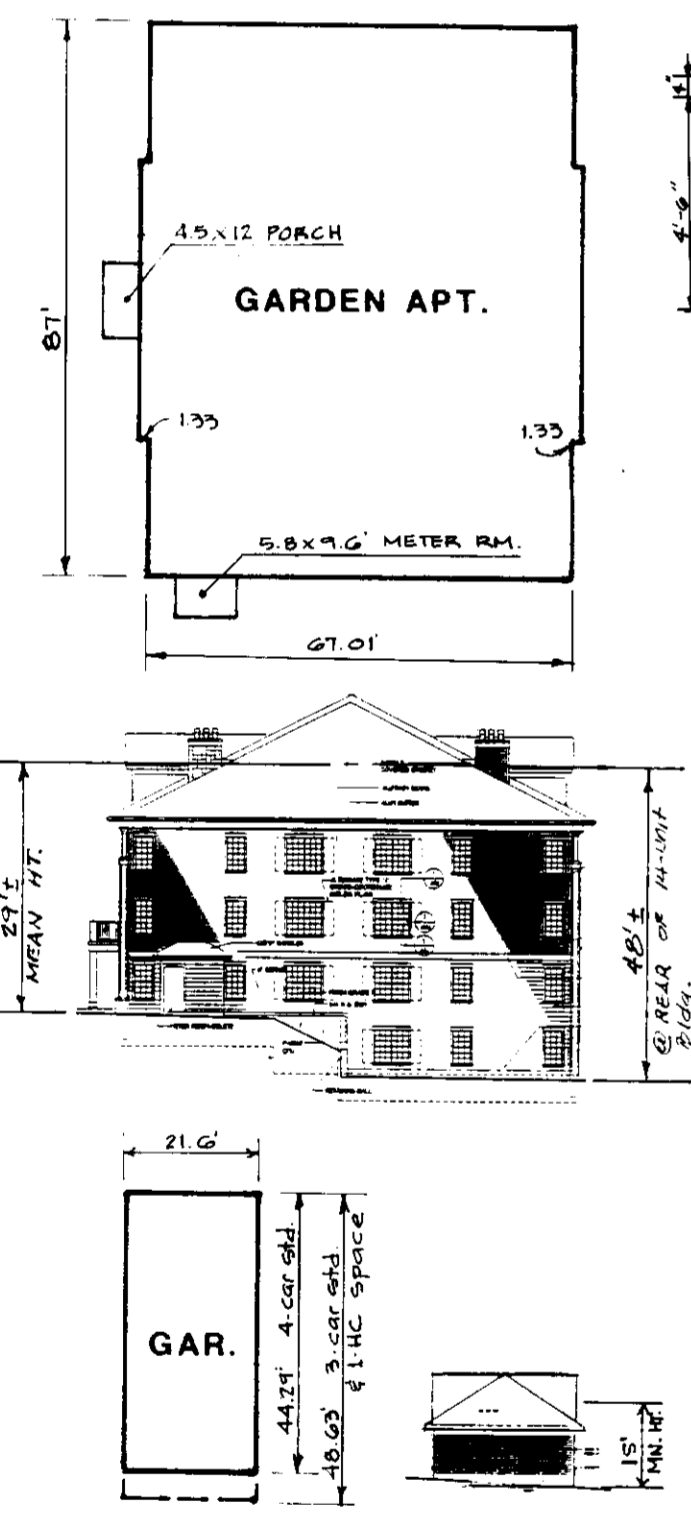
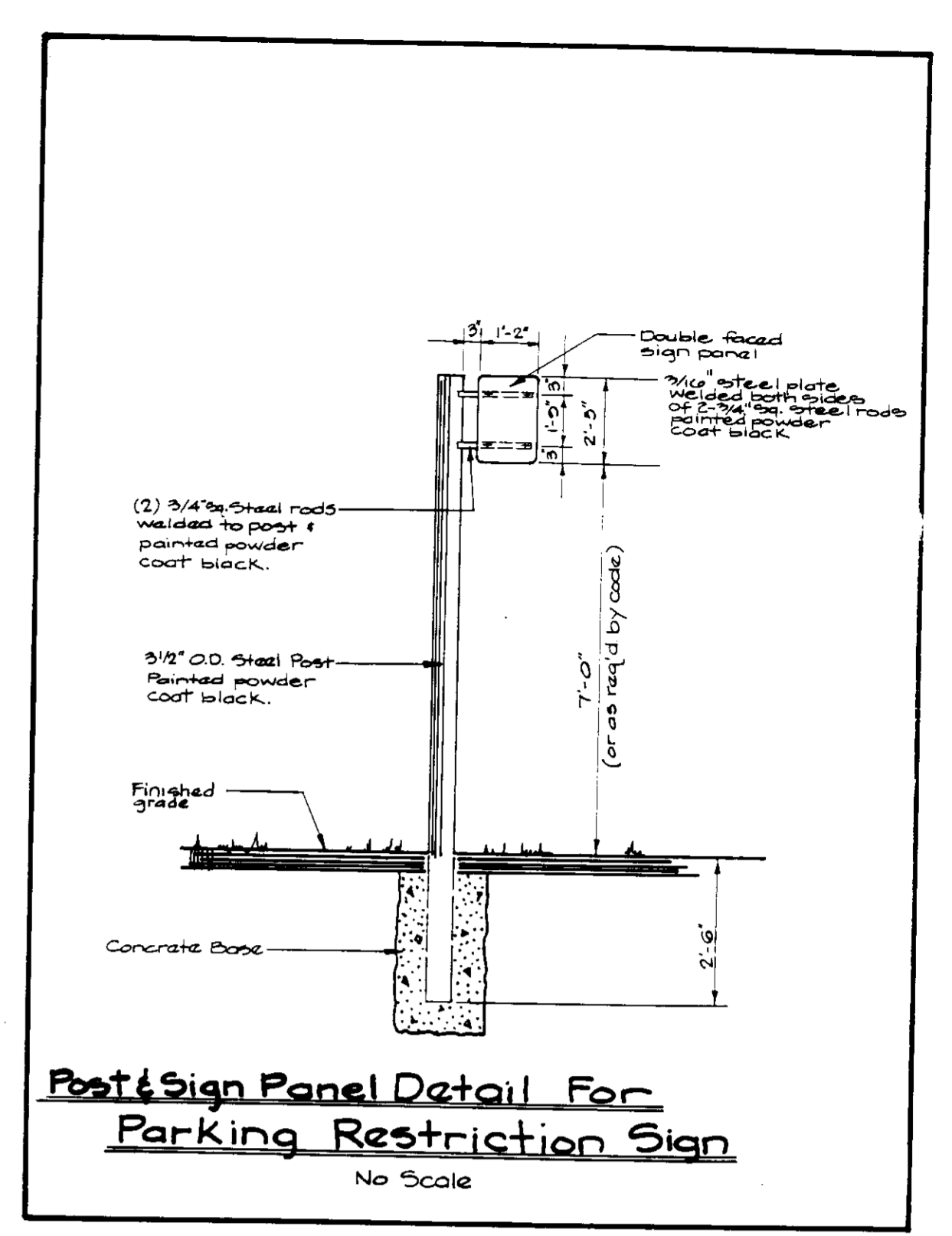
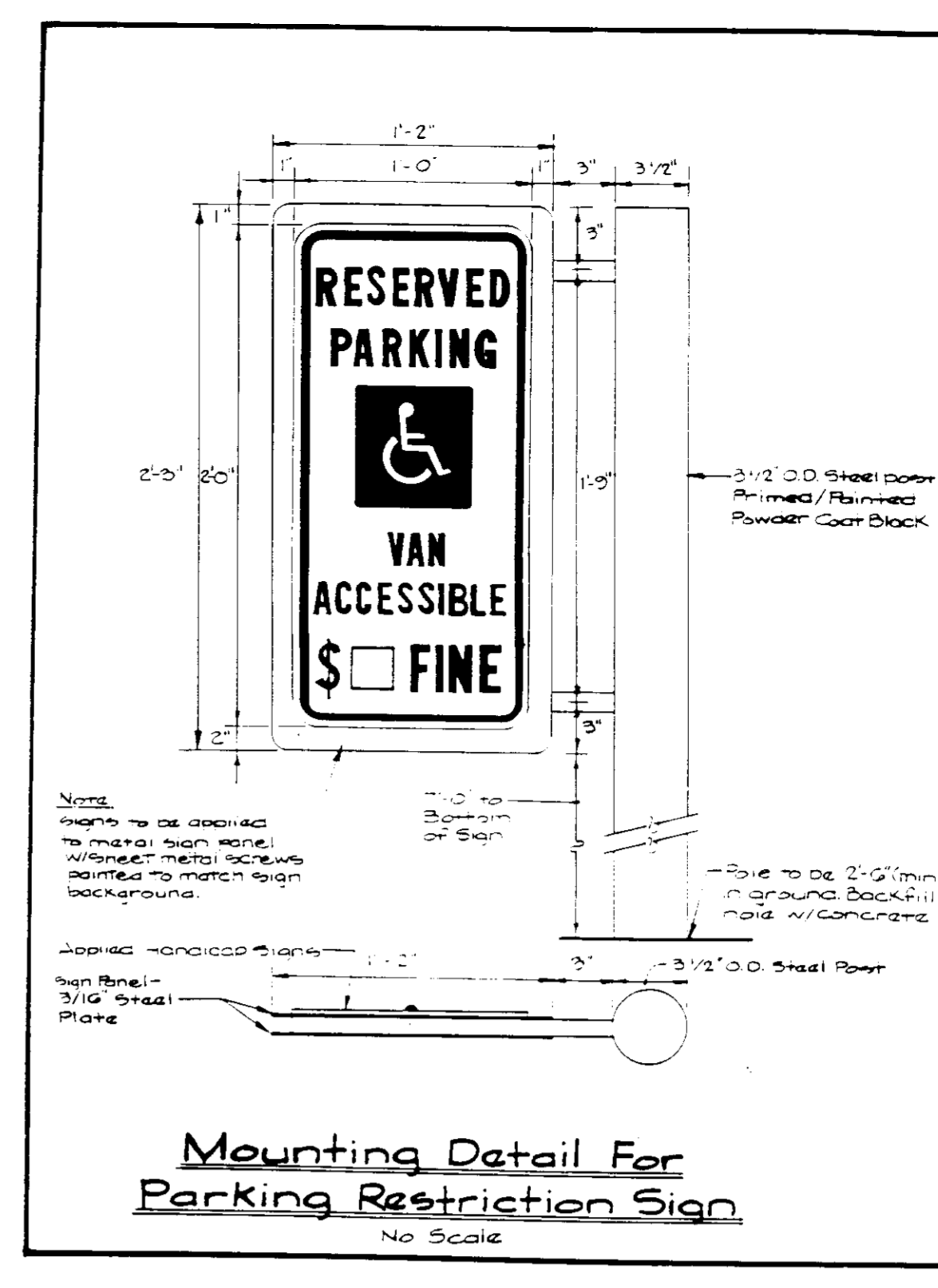
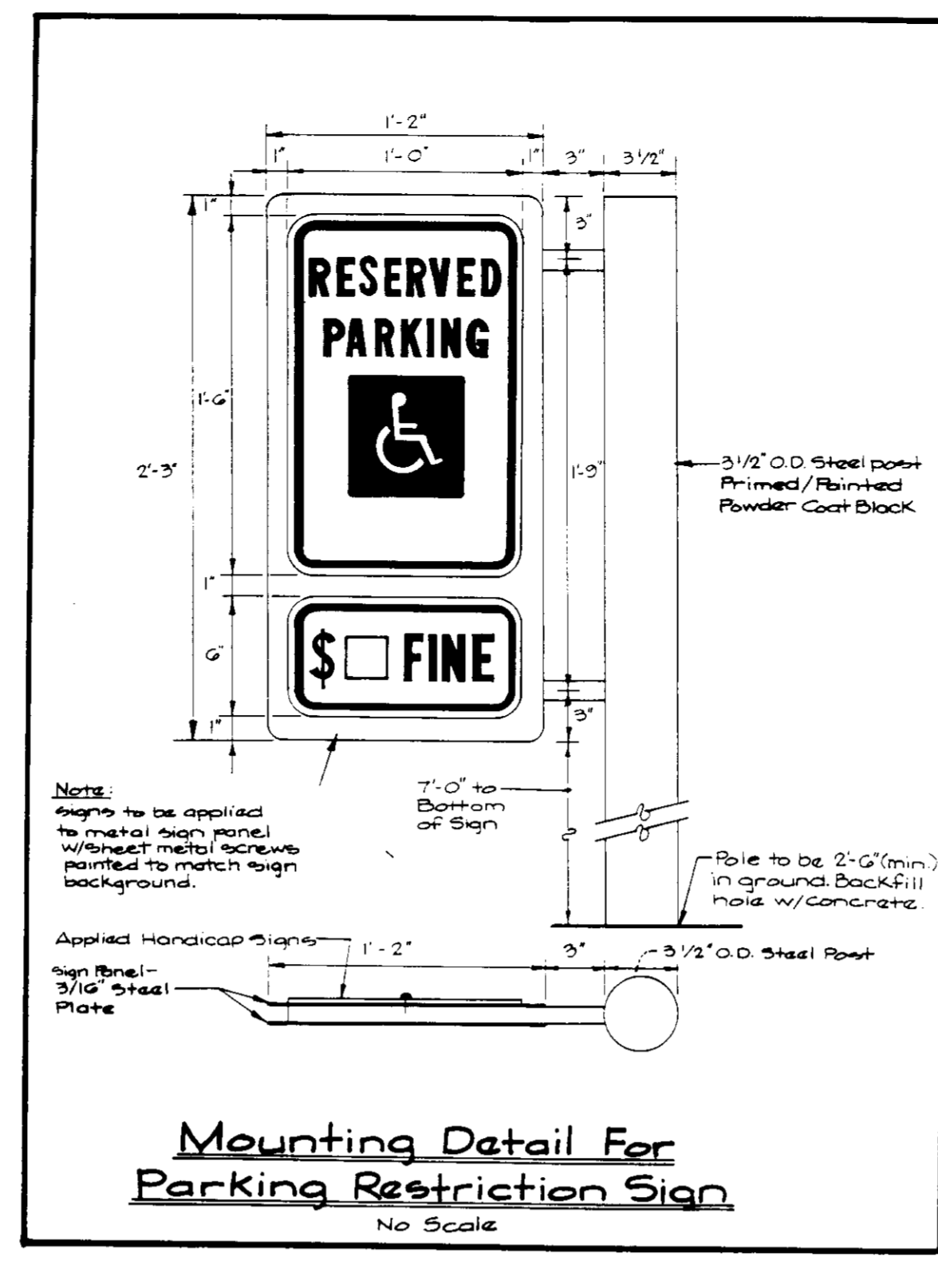
BUILDER/OWNER: COLLEGE INVESTMENTS, L.L.C., 96 Domain Builders, L.C., 4775 Fair Lakes Ct., Suite # 2005, Fairfax, Va. 22033-4234, (703) 809-0000

**LANDSCAPE PLAN**

**GATEWAY COMMERCE CENTER**  
 PARCEL A-52  
 6TH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1" = 30'	RA-15	95057
DATE	TAX MAP No.	SHEET
NOVEMBER 1995	42	3 OF 6





**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.

PREPARED FOR:  
OWNER/DEVELOPER: GATEWAY COMMERCIAL & DEVELOPMENT CORP.  
10275 LITTLE PATENT PKWY. #2005  
COLUMBIA, MD 21044  
TEL: (410) 992-8082

BUILDER/OWNER: Gateway Investments, L.L.C.  
40 Domain Builders, L.L.C.  
4919 Blair Lakes Ct.  
Columbia, MD 21044  
Fairfax, Va 22020-4284  
(703) 605-0000

**SITE DETAILS**  
**GATEWAY COMMERCE CENTER**  
PARCEL A-52  
6TH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

DES.	SCALE	ZONING	GL.W FILE NO.
	AS SHOWN	RA-15	95057
DRN.	DATE	TAX MAP No.	SHEET
	11/95	42	4 OF 6



DEVELOPER'S/BUILDER'S CERTIFICATE

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

Signature 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

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

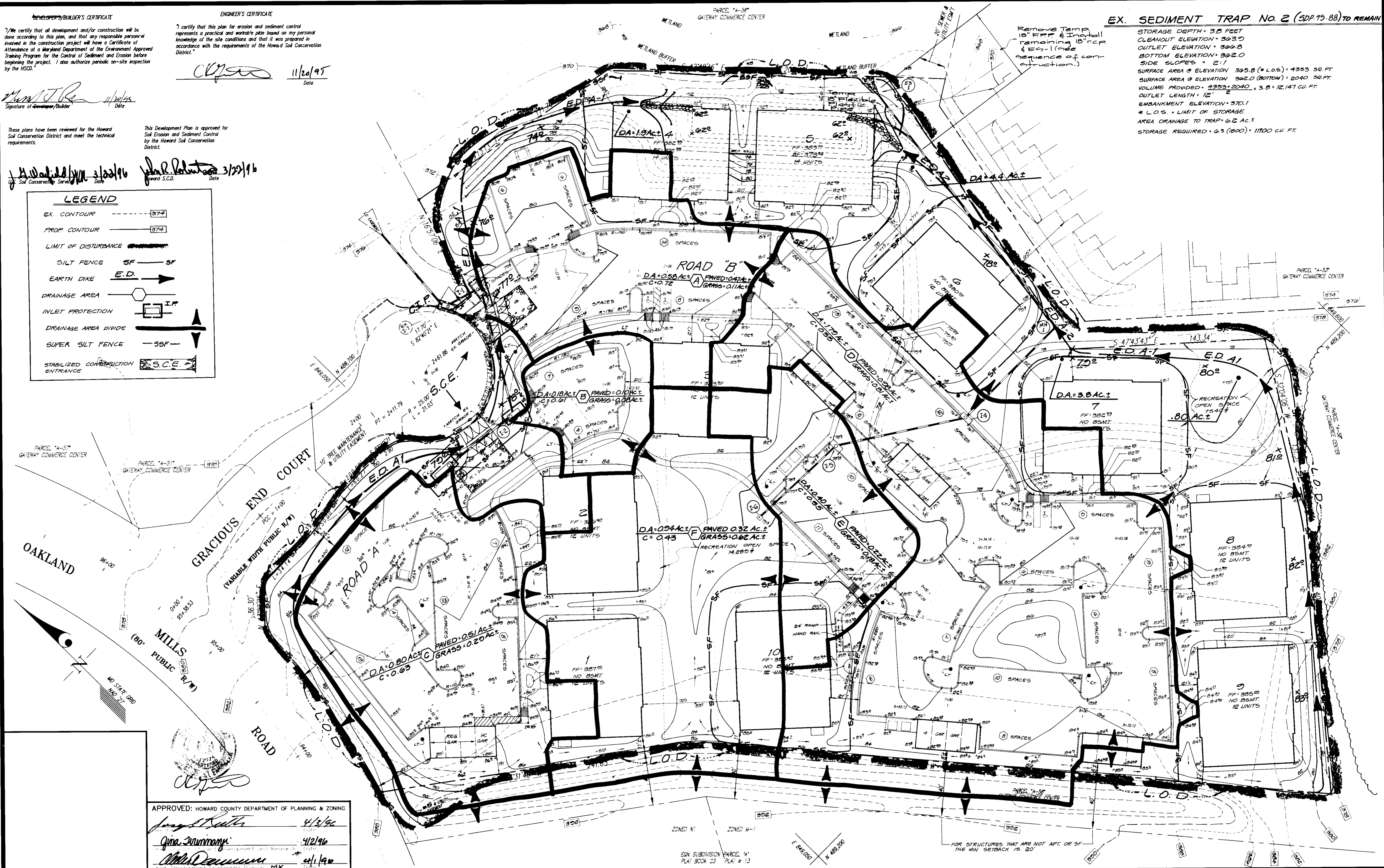
This Development Plan is approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.

Signature of Soil Conservation Service  
Date

EX. SEDIMENT TRAP NO. 2 (SDP 95-88) TO REMAIN

STORAGE DEPTH = 3.0 FEET  
CLEANOUT ELEVATION = 363.0  
OUTLET ELEVATION = 366.8  
BOTTOM ELEVATION = 362.0  
SIDE SLOPES = 2:1  
SURFACE AREA @ ELEVATION 365.8 (\* L.O.S.) = 4353 SQ. FT.  
SURFACE AREA @ ELEVATION 362.0 (BOTTOM) = 2040 SQ. FT.  
VOLUME PROVIDED = 4353 \* 2040 \* 3.0 = 12,147 CU. FT.  
OUTLET LENGTH = 12'  
EMBANKMENT ELEVATION = 370.1  
\* L.O.S. = LIMIT OF STORAGE  
AREA DRAINAGE TO TRAP = 62 AC.  
STORAGE REQUIRED = 6.5 (1000) \* 11000 CU. FT.

LEGEND  
EX. CONTOUR  
PROP. CONTOUR  
LIMIT OF DISTURBANCE  
SILT FENCE  
EARTH DIKE  
DRAINAGE AREA  
INLET PROTECTION  
DRAINAGE AREA DIVIDE  
SUPER SILT FENCE  
STABILIZED CONSTRUCTION ENTRANCE



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
Signature  
Date

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

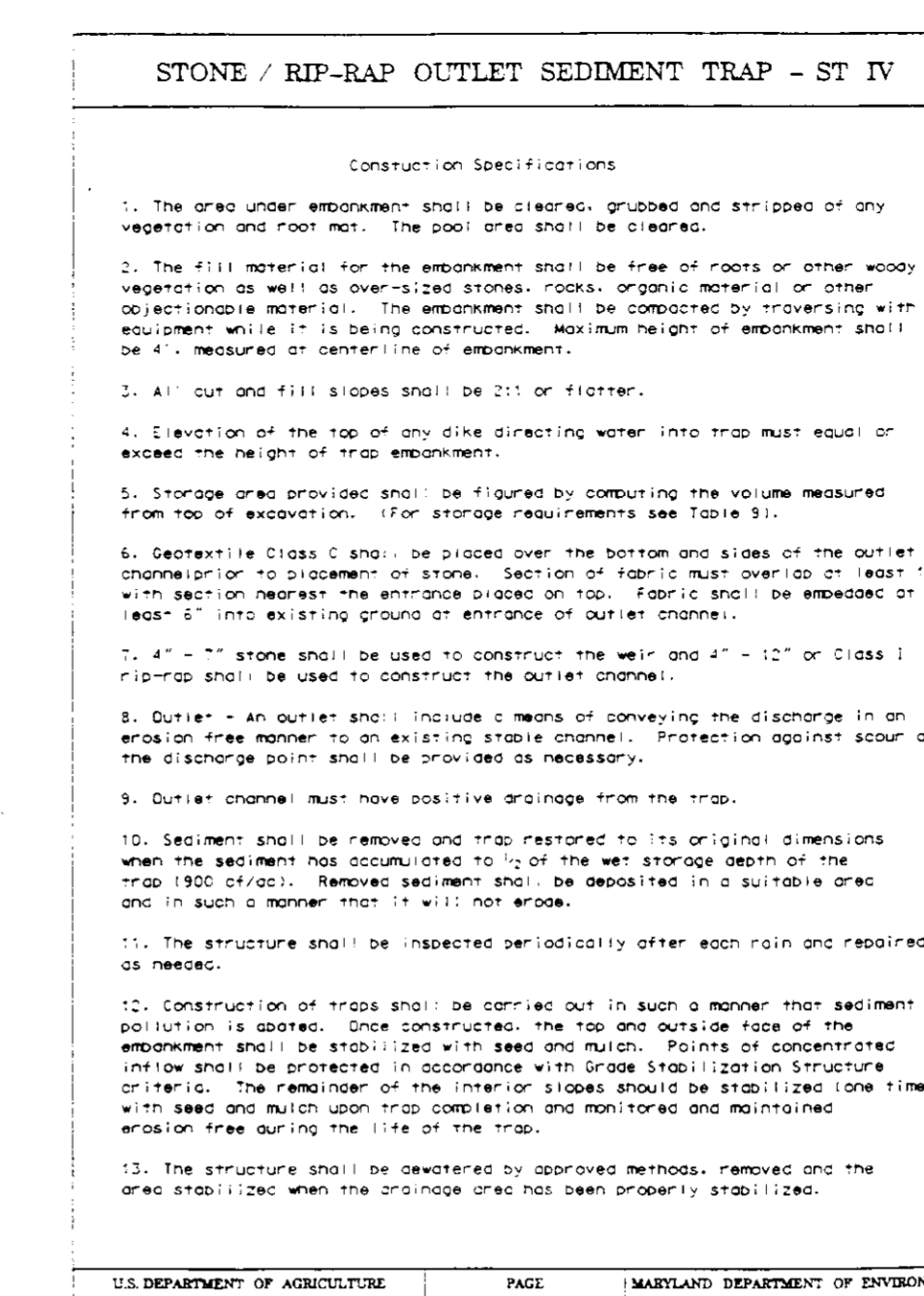
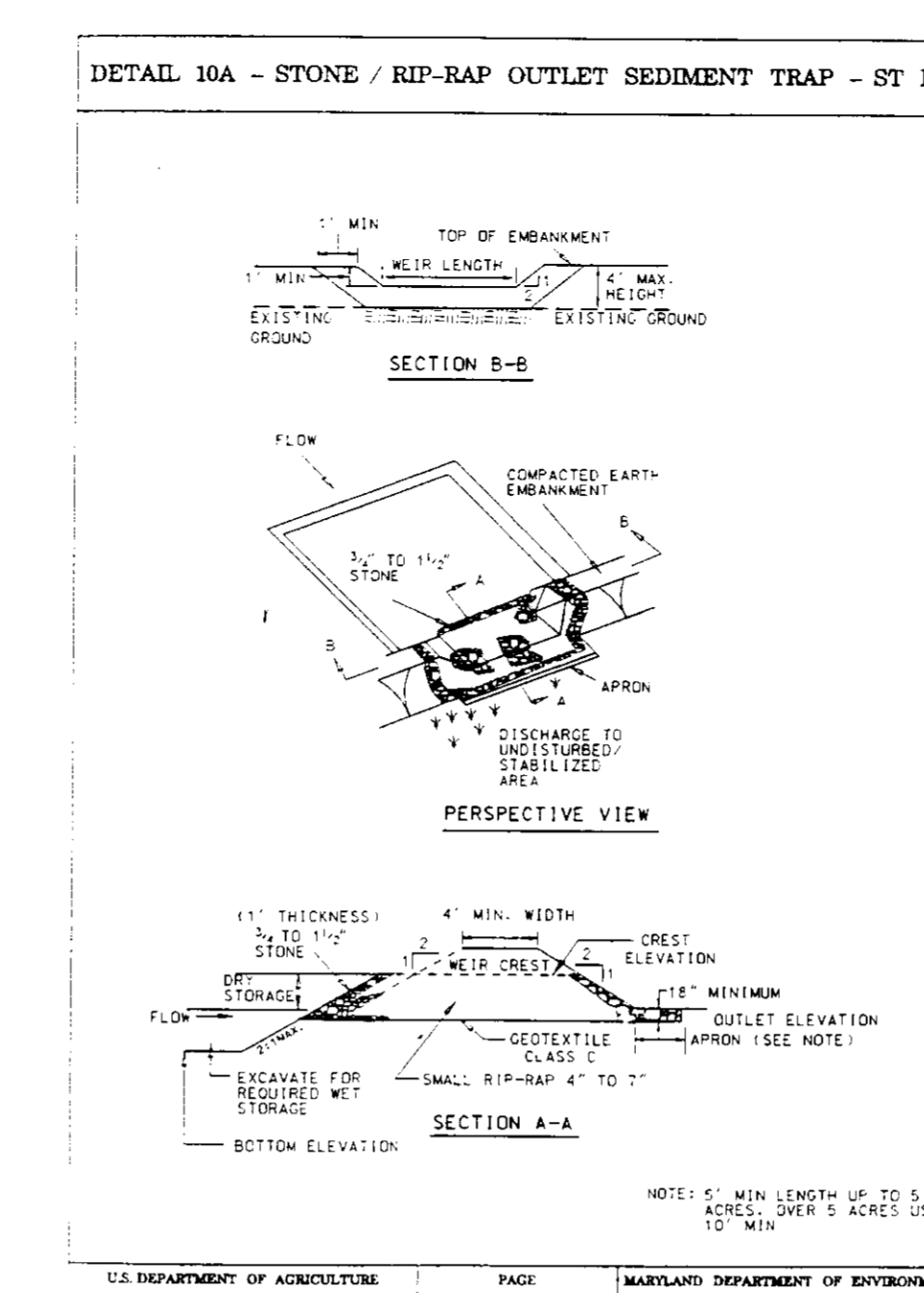
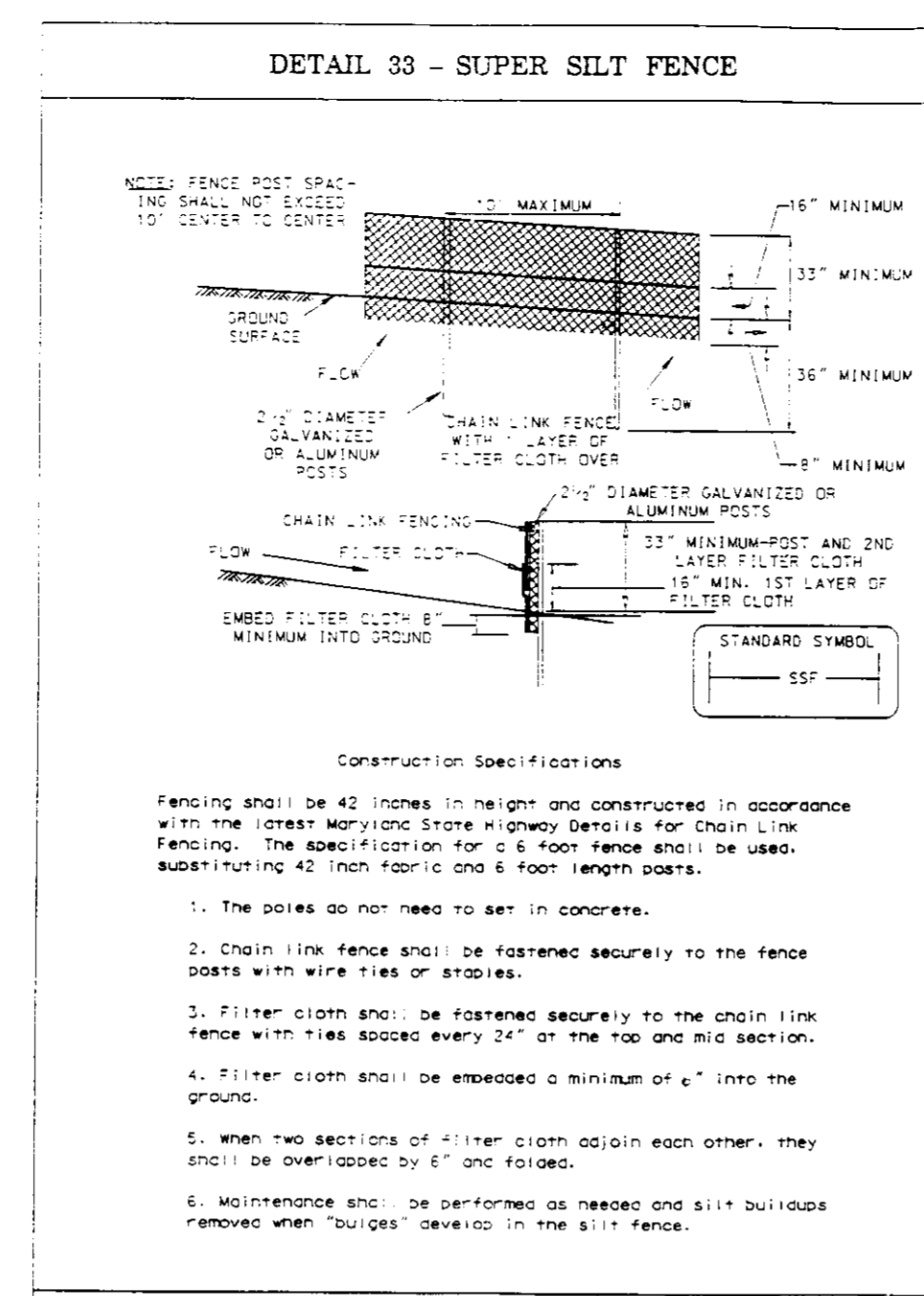
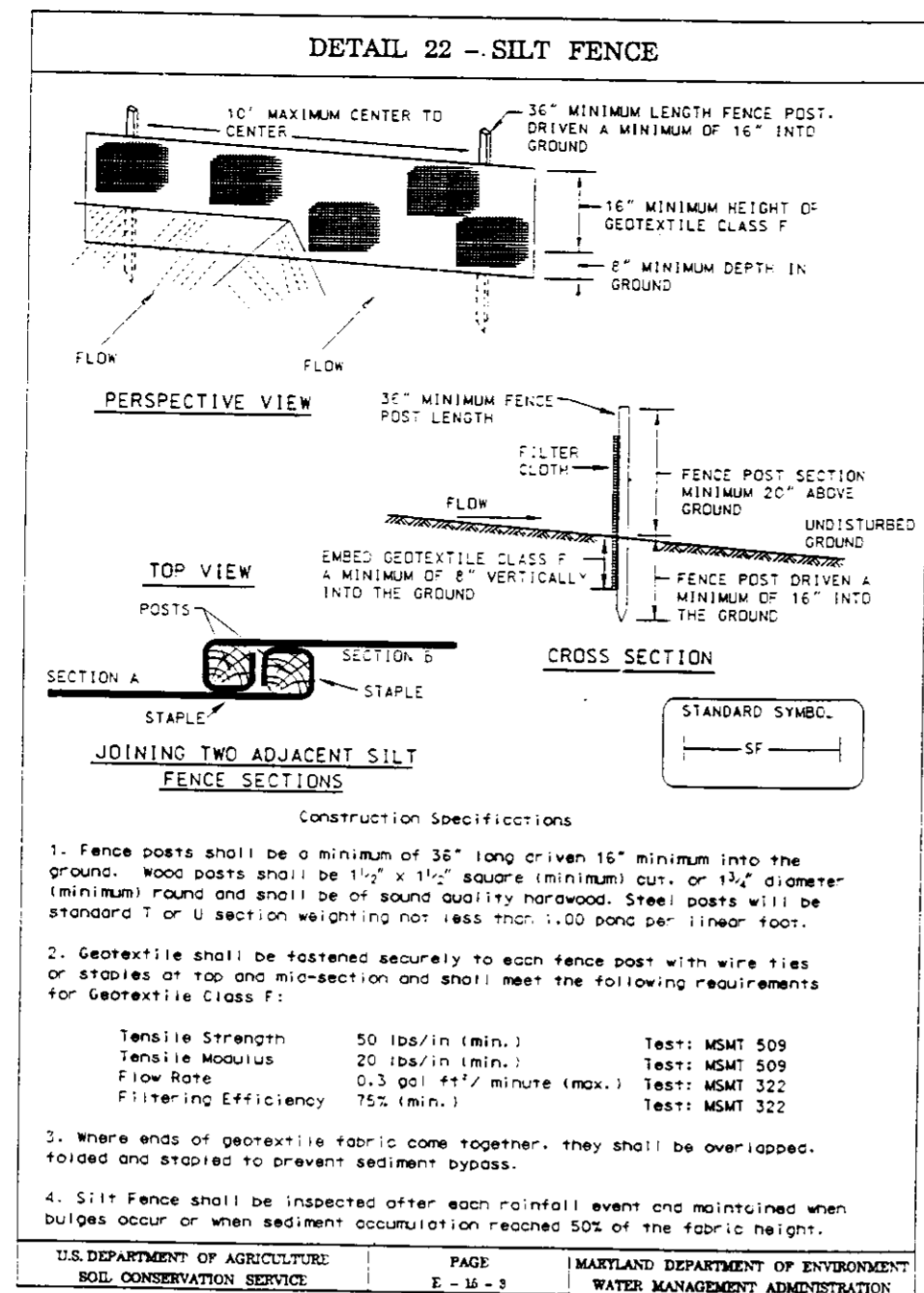
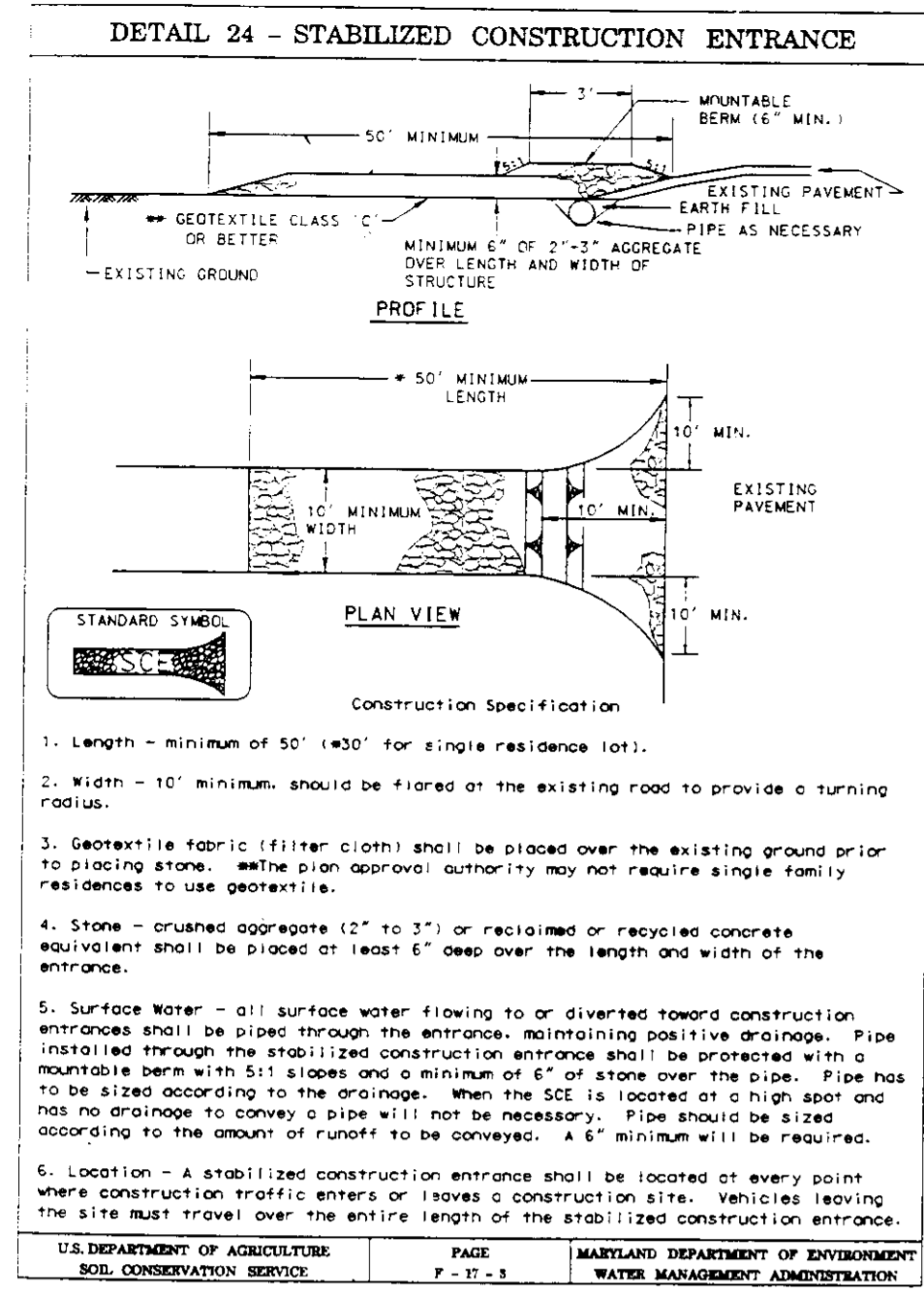
Table with columns: DATE, REVISION, BY, APPR.

OWNER/DEVELOPER  
CREAPE II, INC.  
C/O THE HOWARD ASSURANCE & DEVELOPMENT CORP.  
10075 LITTLE PATRICK PKWY.  
QUANTICO, MD 20684  
TEL: (410) 992-8087

PREPARED FOR:  
SEDMENT and EROSION CONTROL PLAN  
GATEWAY COMMERCE CENTER  
PARCEL A-52  
6TH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

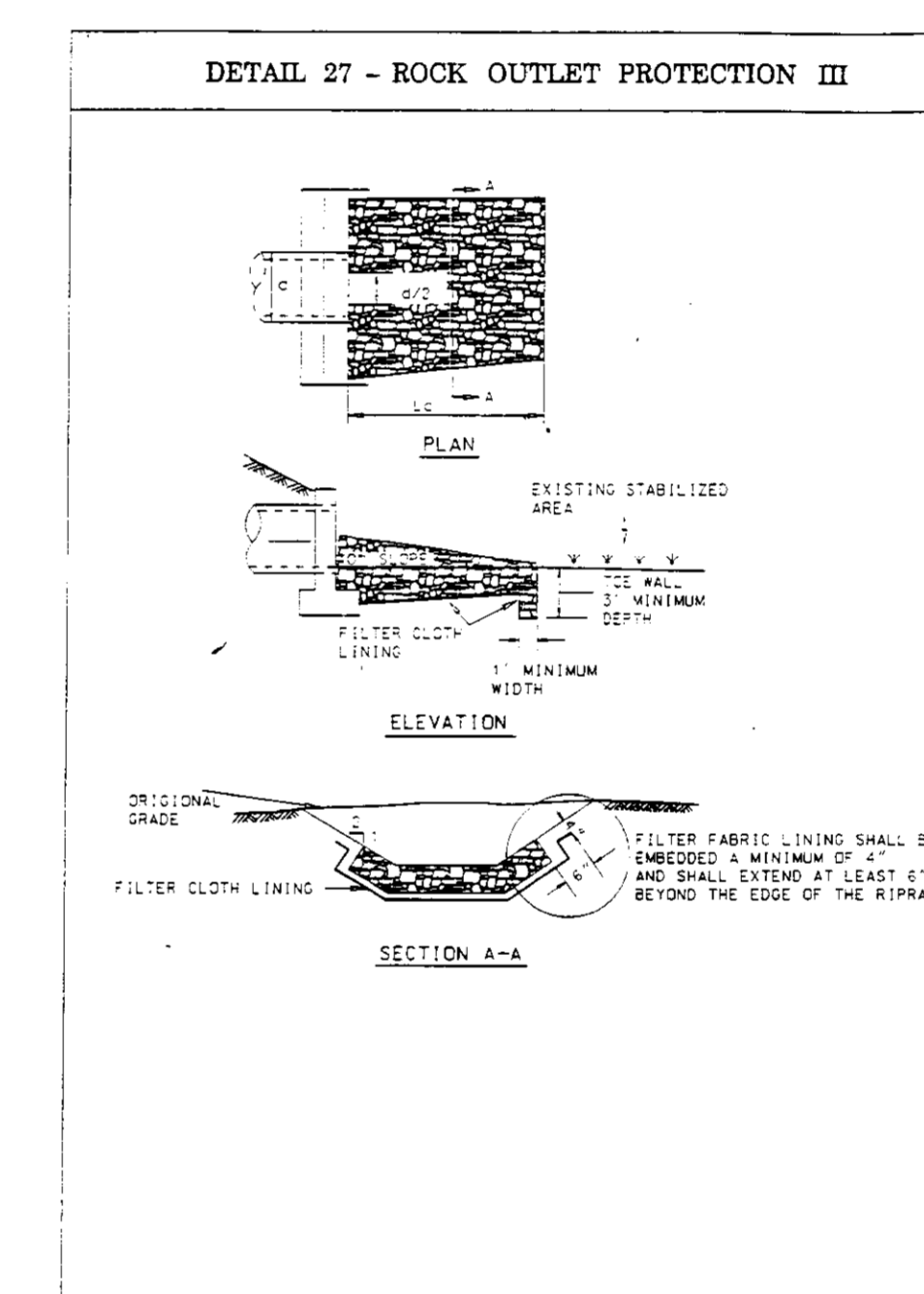
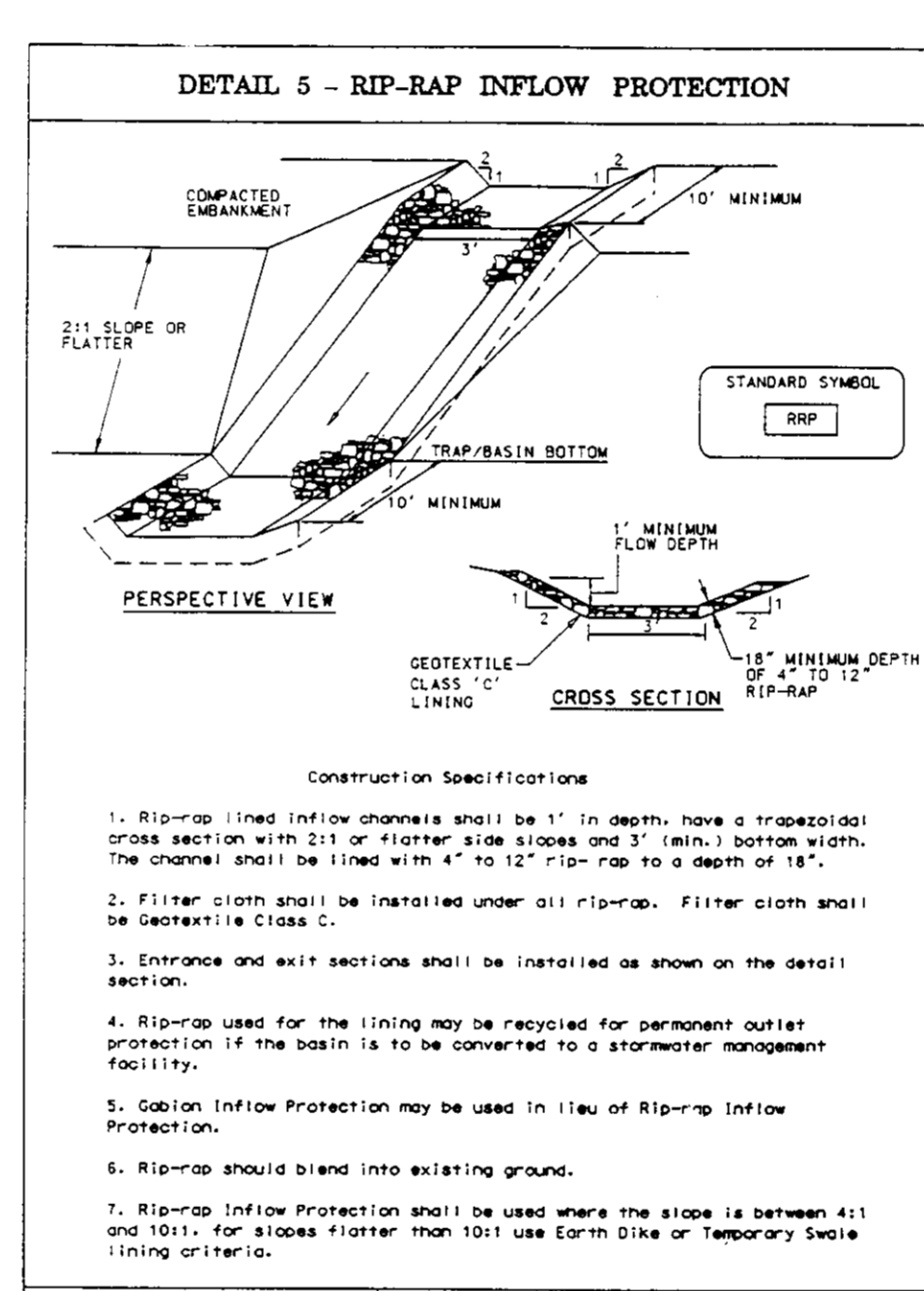
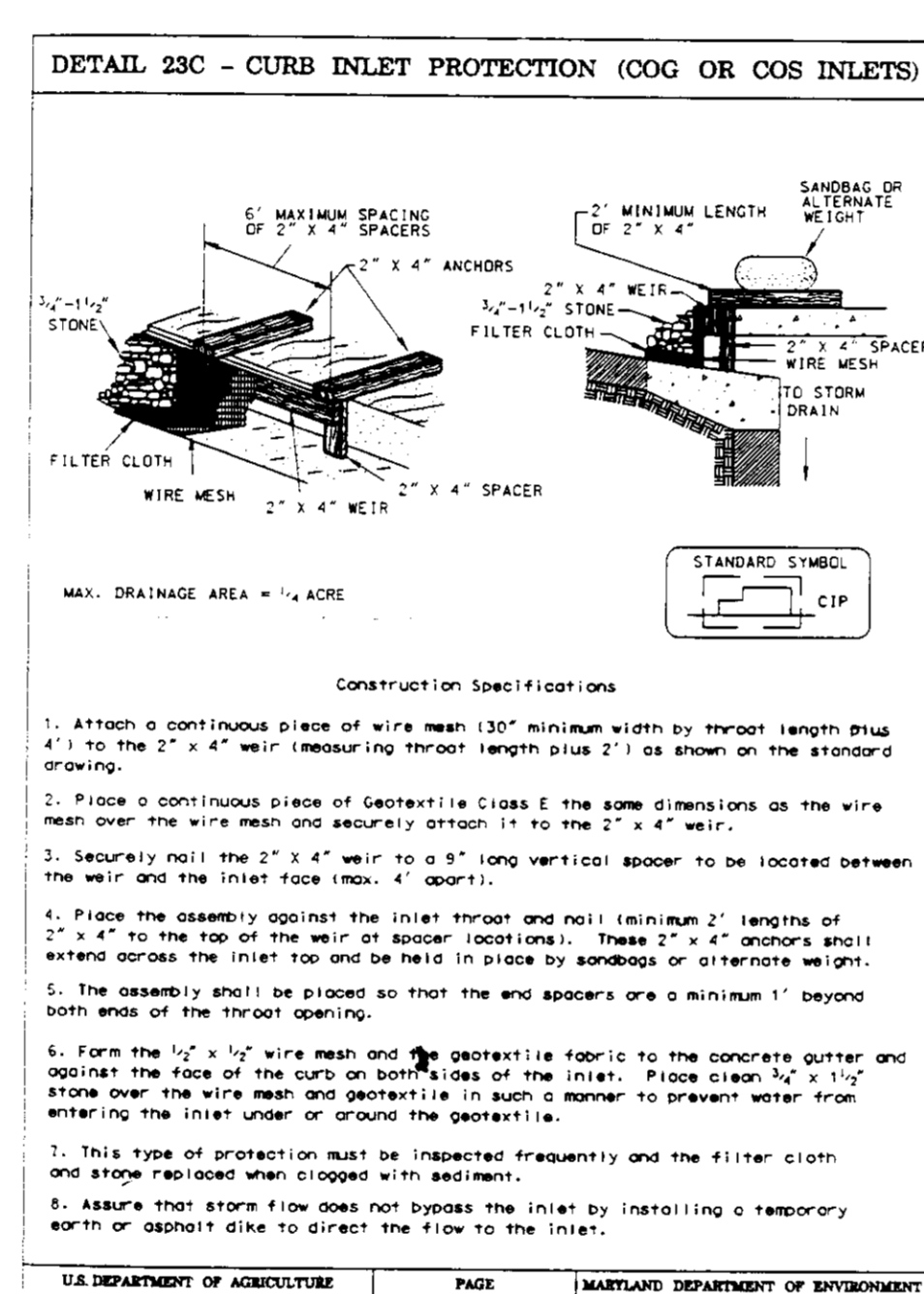
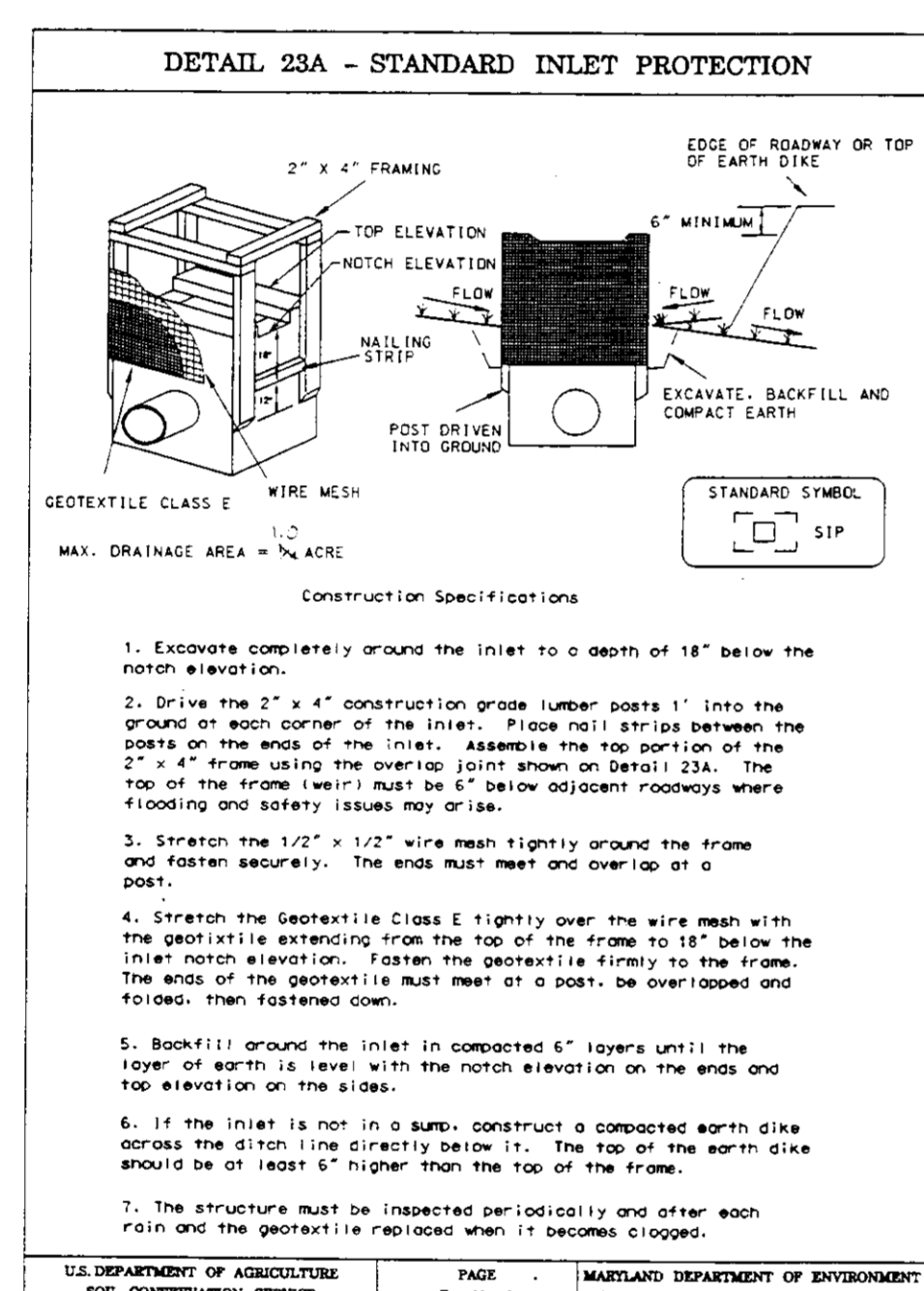
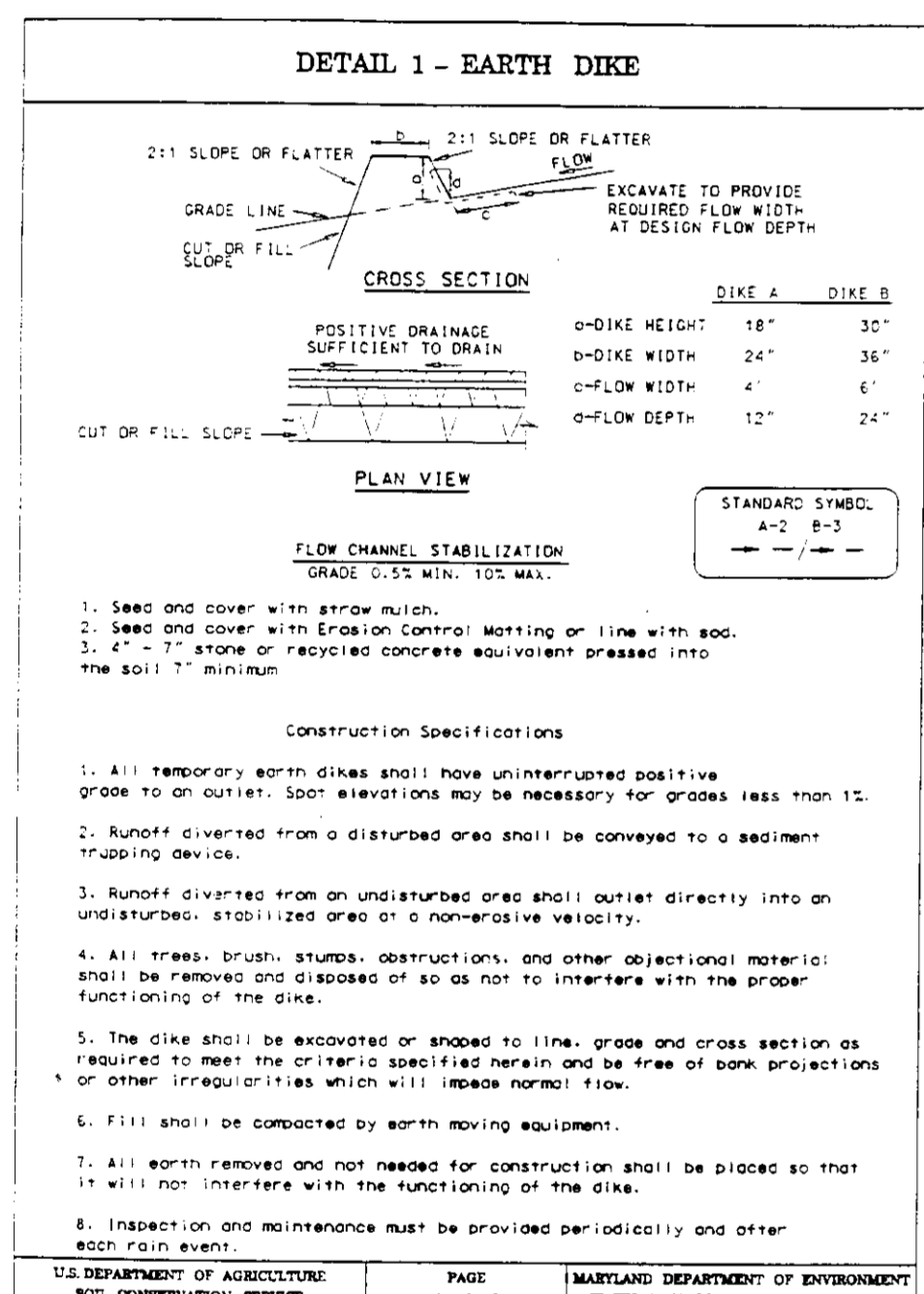
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#### SEDIMENT CONTROL NOTES

- A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permitting prior to the start of any construction. (301) 992-2437
- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- Following initial soil disturbance or redistribution, 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 to all other disturbed or graded areas on the project site.
- All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- All disturbed areas must be stabilized within the time period specified above in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings (Sec. 53), and (Sec. 54), temporary seedings (Sec. 50) and mulching (Sec. 52). Temporary stabilization, with much stone, can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
- All sediment control structures are to remain in place and are to be maintained in operative condition and permission for their removal has been obtained from the Howard County Sediment Control Inspector.
- Site Analysis:  
Total Area of Site: 6.7 ± Acres  
Area Disturbed: 6.6 ± Acres  
Area to be seeded or paved: 3.5 ± Acres  
Area to be vegetatively stabilized: 3.5 ± Acres  
Total Cut: 13,000 ± Cu Yds  
Total Fill: 15,000 ± Cu Yds  
Off-site waste/borrow area location: \_\_\_\_\_
- Any sediment control practice which is disturbed by grading or other activities must be repaired on the same day of disturbance.
- Additional sediment control must be provided, if deemed necessary by the Howard County DPM Sediment Control Inspector.
- On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of 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.



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

*J. H. W. [Signature]* 3/22/96  
S.S. Soil Conservation District

*John R. [Signature]* 3/22/96  
Howard S.C.D.

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

*[Signature]* 4/3/96  
Director

*[Signature]* 4/2/96  
Chief, Development Engineering Division, M.K.

*[Signature]* 4/1/96  
Chief, Division of Land Development & Research

**ENGINEER'S CERTIFICATE**

I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

*[Signature]* 11/20/95  
Date

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

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

*[Signature]* 4/2/96  
Date

**SEQUENCE OF CONSTRUCTION**

**PHASE I**

1. Obtain grading permit and schedule an on-site meeting with the inspector.
2. Install silt around inlet I-1 thru I-3 and inlet protection around existing I-7.
3. Construct I-1 thru I-3 and connect to existing I-7. Block I-1 thru I-3.
4. Install stabilized construction entrances and other sediment control devices along the public right-of-way and Parcels A-51 and A-56.
5. Inspect and restore existing sediment trap #2 to original specification, as necessary.
6. Install storm drain & temporary erosion control between Parcel A-51 and Parcel A-58.
7. With permission from inspector, begin grading site.
8. Install utilities and remainder of storm drain system (I-4 thru I-6). Repair existing water main, repair the dike immediately following utility installation.
9. Construct Buildings I-3 and fine grade around these buildings.
10. Bring Road "A" and parking area to sub-grade.
11. Install curb and gutter, sidewalks, base paving in Road "A" and stabilize non-paved area around Buildings I-3 and Road "A" in accordance with the permanent seeding notes.
12. With permission from the inspector, remove the earth dike along Gracious End Court and stabilize the area it occupied in accordance with the permanent seeding notes.
13. Install surface paving to Road "A" and parking area. Remove blocking at I-3 and I-2.
14. Bring Building pads 6-10, Road "B" and its parking areas to appropriate subgrade. Then, install curb and gutter, sidewalks, inlet protection and base paving. Stabilize other area not to be paved in accordance with the permanent seeding notes.
15. With permission from the inspector, remove the earth dike & temporary erosion control along Parcel A-58 and backfill and stabilize the area it occupied. Remove the earth dike & temporary erosion control prior to backfilling, stabilize area occupied by earth dikes and sediment trap in accordance with the permanent seeding notes.

**PHASE II**

1. Install silt fence around each building (4-10) as they undergo construction.
2. Install lead walk, fine grade and stabilize in accordance with the permanent seeding notes.
3. Install surface paving.

**PERMANENT SEEDING NOTES**

Apply to graded or cleared areas likely to erode immediately after grading, seeding 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 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 uniform 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 fertilizer (21 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil.

Seeding: For periods March 1 thru April 30 and August 1 thru November 15, seed with 2-1/2 bushels per acre of annual ryegrass (12 lbs/1000 sq ft). For the period May 1 thru August 14, seed with 3 lbs per acre of weeping lovegrass (0.7 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. (Option 2) Use seed. (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 gal per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gal per acre (8 gal/1000 sq ft) for anchoring.

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

**GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE, SUITE 250, BURTONTOWN, MARYLAND, 20886  
TELEPHONE (301)421-4024 NO VA (301)989-2524 BALTO (301)880-1820 FAX (301)421-4186

**SEDIMENT & EROSION CONTROL NOTES & DETAILS**

**GATEWAY COMMERCE CENTER**  
PARCEL A-52  
6TH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

DES: SCALE ZONING G.L.W. FILE NO.  
DRN: RA-15 95-057  
CHK: DATE TAX MAP NO. SHEET  
11/95 42 6 OF 6

PREPARED FOR: OWNER/DEVELOPER/BUILDER: GUYTON INVESTMENTS, L.L.C. 40 Domain Builders, L.C. 4975 Plain Lakes, Ct. 10273 LITTLE PATENT PARK, SUITE # 200B COLUMBIA, MD 21044 TEL: (410) 992-6027

DATE REVISION BY APPR.