

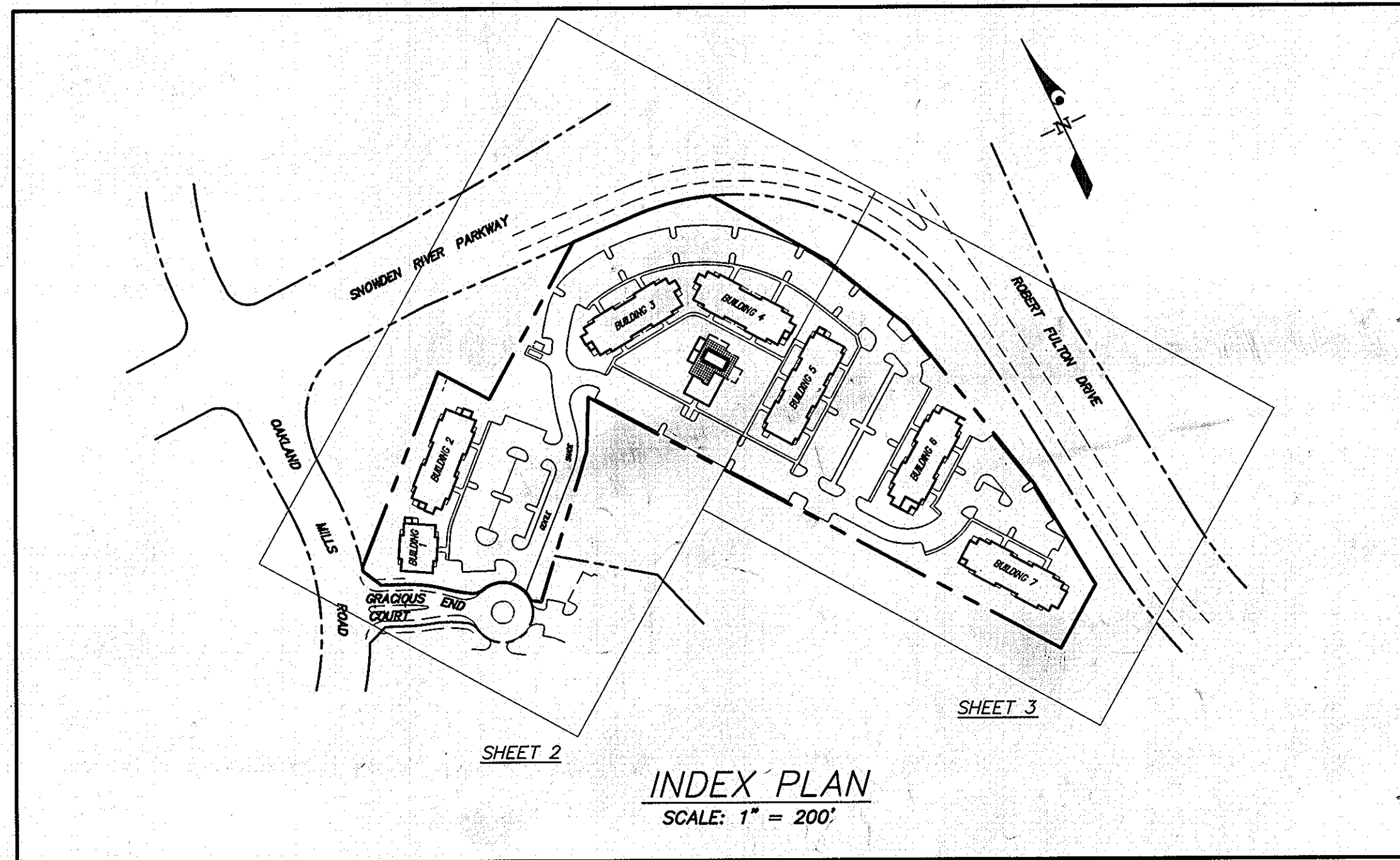
GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MESS UTILITY" AT 1-800-257-7777 AT LEAST 48-HOURS PRIOR TO ANY EXCAVATION WORK.
- PROJECT BACKGROUND:  
LOCATION: TAX MAP #42, GRID 5  
GATEWAY COMMERCE CENTER, PARCEL A-51  
ZONING: RA-15  
ELECTION DISTRICT: 6TH  
SITE AREA: 9.5888 AC.  
REC. REF.: PLAT NO. 11957
- TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- ALL PLAN DIMENSIONS ARE TO THE FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIALLY BETWEEN ITEMS UNLESS OTHERWISE NOTED.
- EXISTING TOPOGRAPHY AND FEATURES WERE DERIVED FROM SURVEY BY GUTSCHICK, LITTLE & WEBER, P.A. IN 6/98 AND FROM F-95-138 AND SDP-95-88.
- COORDINATES ARE BASED ON NAD 27 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STA. NOS. 2243003 AND 2243002.
- PUBLIC WATER AND SEWER IS TO BE UTILIZED (LITTLE PATUXENT DRAINAGE AREA). CONTRACT NOS. 24-3406-D AND 44-3713-D
- STORMWATER MANAGEMENT IS PROVIDED BY A CENTRAL FACILITY UNDER F-92-1001.
- ALL STORM DRAINS PROPOSED UNDER THIS SDP ARE PRIVATE.
- INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM F-95-138 AND CONTRACT NO. 24-3406-D, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF CONSTRUCTION.
- ALL PROPOSED RAMPS SHALL BE IN ACCORDANCE WITH CURRENT A.D.A. STANDARDS. MAXIMUM SIDEWALK CROSS SLOPE SHALL BE (2%) TWO PERCENT. PROVIDE A (5'x5') FIVE FOOT BY FIVE FOOT LEVEL (2% MAX.) LANDING AT THE TOP AND BOTTOM OF ALL RAMPS AND BUILDING ENTRANCES AND EXITS.
- ALL DRIVEWAYS AND PARKING TO BE PRIVATELY OWNED AND MAINTAINED.
- ANY DAMAGE TO COUNTY OWNED RIGHT-OF-WAY TO BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- TRENCH BEDDING FOR STORM DRAINAGE STRUCTURES SHALL BE IN ACCORDANCE WITH HOWARD COUNTY STANDARD G2.01. CLASS "C" BEDDING, UNLESS OTHERWISE NOTED.
- GUTTER OF CURBS SHALL BE PITCHED TO CONFORM TO ADJACENT DRAINAGE PATTERNS FOR ASPHALT PAVING.
- WATER METERS ARE LOCATED INSIDE EACH BUILDING FOR A COMBINATION OF DOMESTIC AND FIRE SERVICES. EACH BUILDING IS EQUIPPED WITH AN AUTOMATIC FIRE PREVENTION SPRINKLER SYSTEM.
- ALL CURB FILLETS ARE 5' RADIUS UNLESS NOTED OTHERWISE. CURB SPOT ELEVATIONS ARE AT THE FLOW LINE, UNLESS NOTED OTHERWISE.
- THERE ARE NO KNOWN GRAVE SITES OR CEMETERIES ON THIS SITE.
- ALL DOWNSPOUT DRAINS SHALL BE HANDLED BY ONE OF THESE METHODS:  
A. DOWNSPOUT TO SPLASH AND DISCHARGE ONTO GROUND HAVING GOOD PERCOLATION.  
B. DOWNSPOUT IN FRONT OF UNITS PIPED TO CURB.  
C. DOWNSPOUT CONNECTED TO STORM DRAIN.
- WETLAND DELINEATION WAS PERFORMED BY DAFT-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 AND THE HCDPZ.
- 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 MIN. COVER TO PROPOSED GRADES.
- ALL OUTDOOR LIGHTING SHALL COMPLY WITH ZONING SECTION 13A.
- OTHER HOWARD COUNTY FILES RELATED TO THIS SITE:  
SP-95-01, F-95-138, SDP-95-88 AND AA98-10 (WHICH ON 6/19/98 GRANTED AN INCREASE IN BUILDING HEIGHT LIMITATION FROM 40FT. TO 47FT. FOR BUILDINGS 3, 4, AND 5).
- FOREST CONSERVATION FOR THIS SITE IS PROVIDED UNDER F-95-138.

# GATEWAY COMMERCE CENTER

## GUILFORD ELECTION DISTRICT NO. 6

### HOWARD COUNTY, MARYLAND



**SITE ANALYSIS**

- GENERAL SITE DATA:
  - A. PRESENT ZONING: RA-15
  - B. PROPOSED USE FOR SITE AND STRUCTURE: APARTMENT COMPLEX
- DENSITY:
  - A. 650 UNITS ARE PERMITTED FOR THE ENTIRE PROJECT IN ACCORDANCE WITH SP-95-01 AND F-95-138.
  - B. DENSITY TABULATION:
 

PARCEL No.	No. OF UNITS
A-51 (GCC)	200
A-52 (GCC)	124
A-53 (SNOWDEN RIDGE)	112
A-54 (GCC)	VACANT
	436 CURRENT TOTAL
- AREA TABULATION:
  - A. SITE AREA (GROSS): 417,602 S.F. OR 9.5888 AC (excl. portion with BG&E easement)
  - SITE AREA (NET): 404,568 S.F. OR 9.2876 AC
  - B. AREA WITHIN BG&E RIGHT-OF-WAY: 13034 S.F. OR 0.2992 AC
  - C. AREA OF PLAN SUBMISSION: 9.58± AC
  - D. LIMIT OF DISTURBANCE: 9.58± AC
  - E. BUILDING COVERAGE:
 

BUILDING NO.	S.F.	AC
BUILDING NO. 1	4,889	0.112
BUILDING NO. 2	10,017	0.226
BUILDING NO. 3	10,017	0.226
BUILDING NO. 4	10,017	0.226
BUILDING NO. 5	11,589	0.261
BUILDING NO. 6	10,458	0.233
BUILDING NO. 7	10,374	0.231
CLUB HOUSE	1,906	0.043
TOTAL	70,277	1.56± AC
- PARKING AREA: 167,517 S.F. OR 3.85± AC (excluding portion in BG&E easement)
- OPEN SPACE DATA:
  - A. 13.65 AC OF OPEN SPACE IS PROVIDED FOR THE ENTIRE GATEWAY PROJECT UNDER F-95-138.
  - B. THIS PARCEL PROVIDES 41.4% (25% IS REQUIRED) OR 3.85 AC OF OPEN SPACE (net site area, less building coverage, less driveway and parking area).
  - C. RECREATIONAL OPEN SPACE REQUIRED AT 175SP/UNIT X 200 UNITS = 35,000 S.F.
  - D. RECREATIONAL OPEN SPACE PROVIDED 37,000 S.F. (area around pool and club house, inclusive).
- PARKING DATA:
  - A. REQUIRED:
    - FOR 200 Apt. UNITS @ 2 Spcs. PER UNIT = 400
    - FOR 60-PERSON SWIMMING POOL @ 1 Spc./10 PERSON PER SEC. 13310.6.1 = 6
    - (Pool is 722± sq. ft. and is 3'-5" deep. The maximum number of persons permitted in the pool at one time by the Health Dept. is 1 person per 12 sq. ft. or 60.) = 406
  - B. PROVIDED:
    - FOR APARTMENT UNITS = 475 (207 surface, 25 gar. & 73 carport)
    - FOR SWIMMING POOL = 7
    - 412 TOTAL

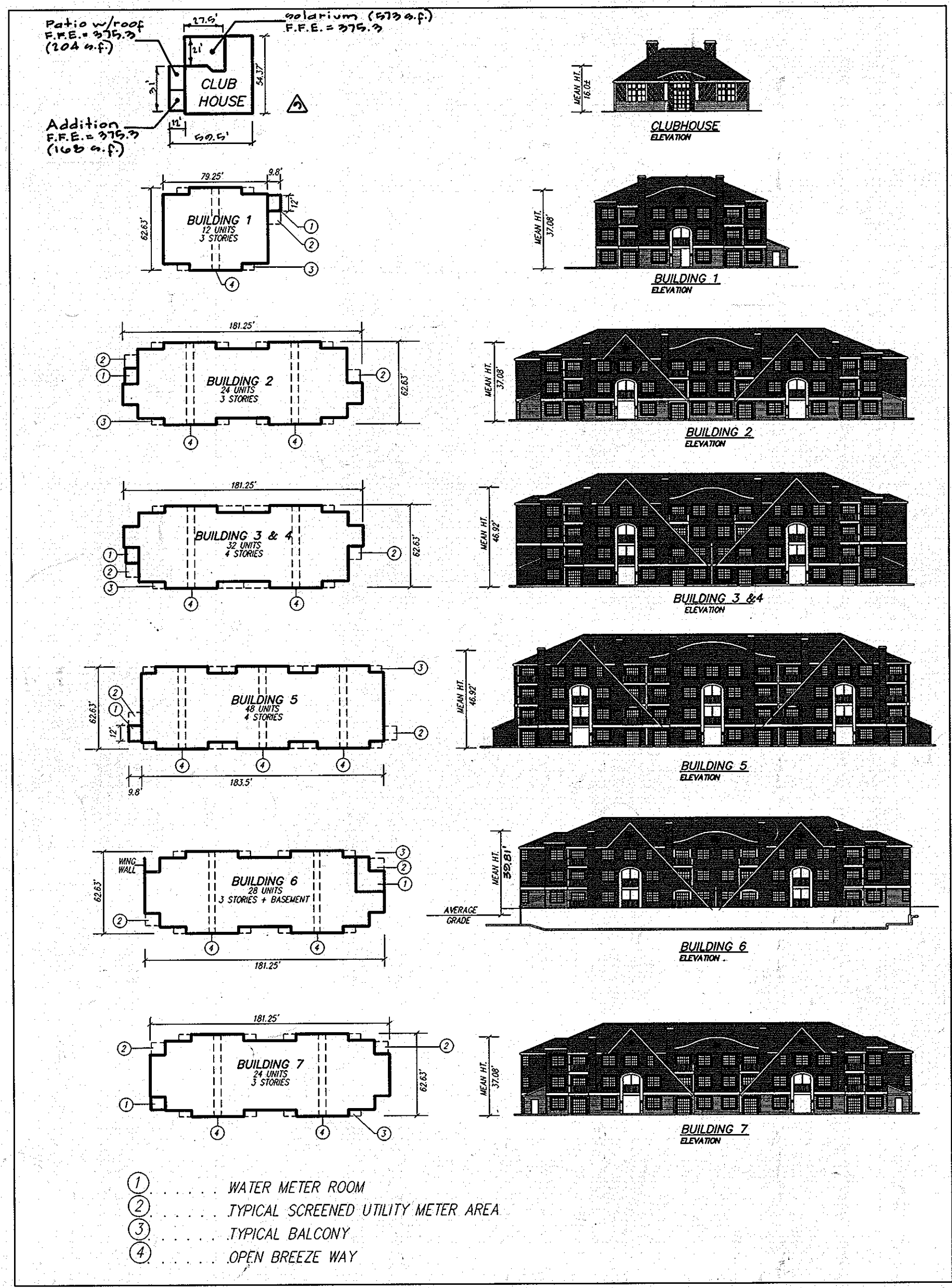
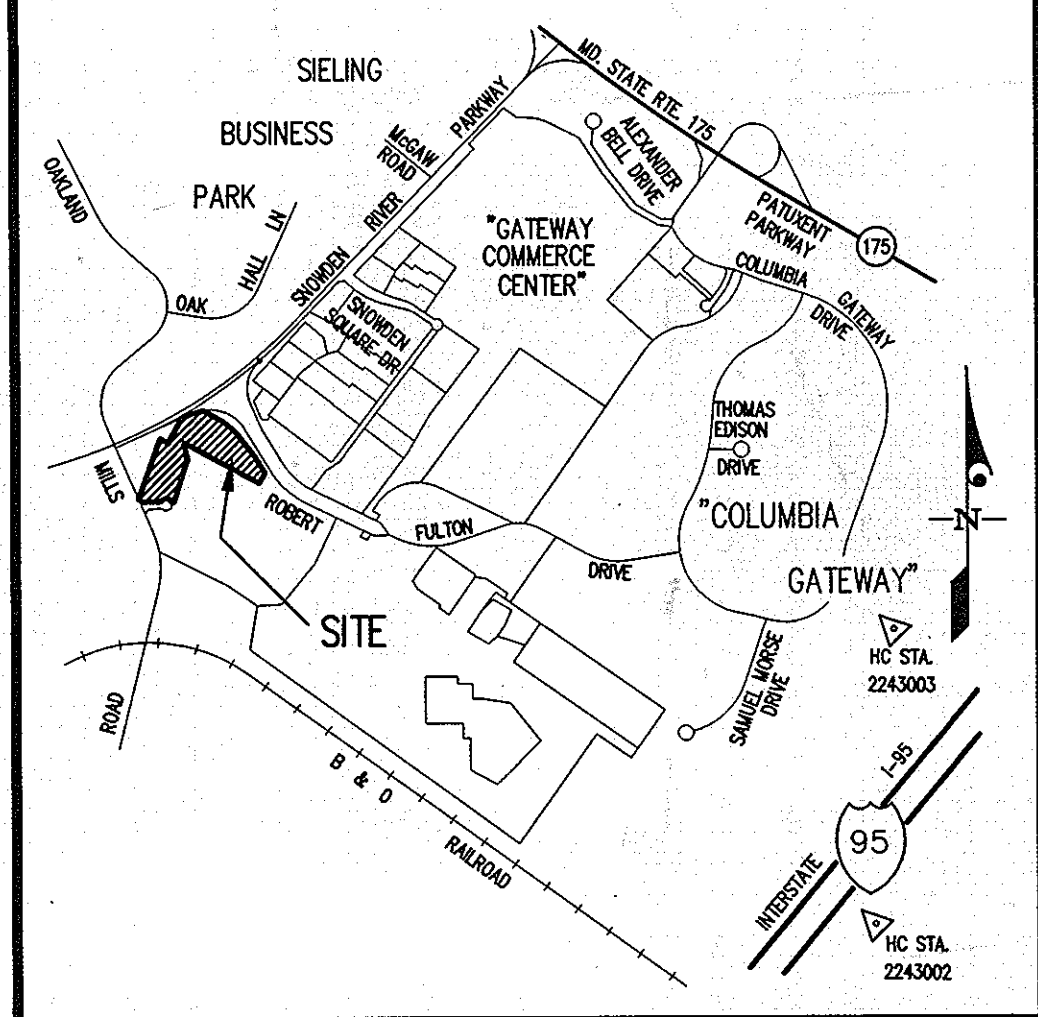
**SHEET INDEX**

SHEET No.	TITLE
1	COVER SHEET
2	SITE DEVELOPMENT PLAN (BLDG 1 - 4)
3	SITE DEVELOPMENT PLAN (BLDG 5 - 7)
4	STORM DRAIN PROFILES & SCHEDULES
5	SEWER PROFILES
6	DRAINAGE AREA DELINEATION
7	SEDIMENT & EROSION CONTROL PLAN
8	SEDIMENT & EROSION CONTROL NOTES AND DETAILS
9	SITE DETAILS
10	PLANTING PLAN
11	PLANTING PLAN
12	DETAIL LANDSCAPE PLANS
13	DETAIL LANDSCAPE PLANS
14	LANDSCAPE DETAILS

**ADDRESS CHART**

BLDG No.	DOOR LOCATION	STREET ADDRESS
1	C	7001 GENTLE SHADE
2	L	7005 GENTLE SHADE
2	R	7009 GENTLE SHADE
3	R	7010 GENTLE SHADE
3	L	7014 GENTLE SHADE
4	R	7020 GENTLE SHADE
4	L	7024 GENTLE SHADE
5	R	7040 GENTLE SHADE
5	C	7044 GENTLE SHADE
5	L	7048 GENTLE SHADE
6	L	7051 GENTLE SHADE
6	R	7055 GENTLE SHADE
7	R	7060 GENTLE SHADE
7	L	7064 GENTLE SHADE
7	C	7030 GENTLE SHADE

L = LEFT C = CENTER R = RIGHT



**APPROVED FOR PUBLIC WATER & SEWERAGE SYSTEMS**  
 HOWARD COUNTY HEALTH DEPARTMENT  
 COUNTY HEALTH OFFICER: [Signature] DATE: 12/11/98

**APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING**  
 Chief, Division of Land Development: [Signature] DATE: 12/8/98  
 Chief, Development Engineering Division: [Signature] DATE: 11/30/98

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

**OWNER:** CEAPE II, INC. c/o THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MD. 21044 (410) 992-6027

**DEVELOPER/CONTRACT PURCHASER:** SHELTER DEVELOPMENT LLC SUITE 500, PARK CHARLES 218 NORTH CHARLES STREET BALTIMORE, MD. 21201 (410) 962-0595

**COVER SHEET**  
**GATEWAY COMMERCE CENTER**  
 PARCEL 'A-51'  
 PLAT NO. 11957

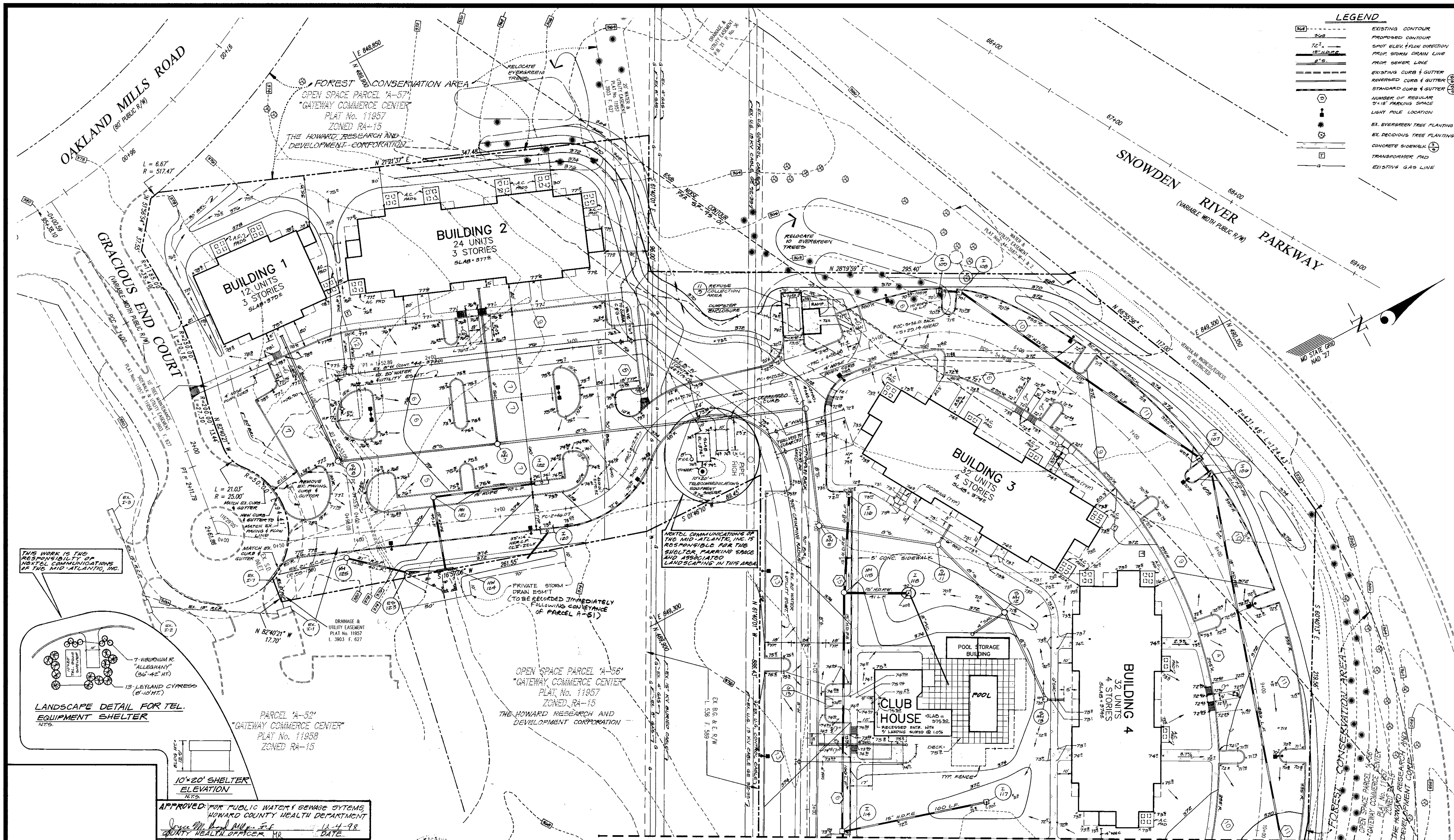
**PERMIT INFORMATION**

SECTION/AREA	PARCEL #	FILE No.
GATEWAY COMMERCE CENTER	A-51	98021
PLAT # OR L.P. BLOCK	5	42
DATE	11/25/97	6
ZONE	RA-15	6
TAX MAP No.	42-5	6067.03
EDG	4900000	







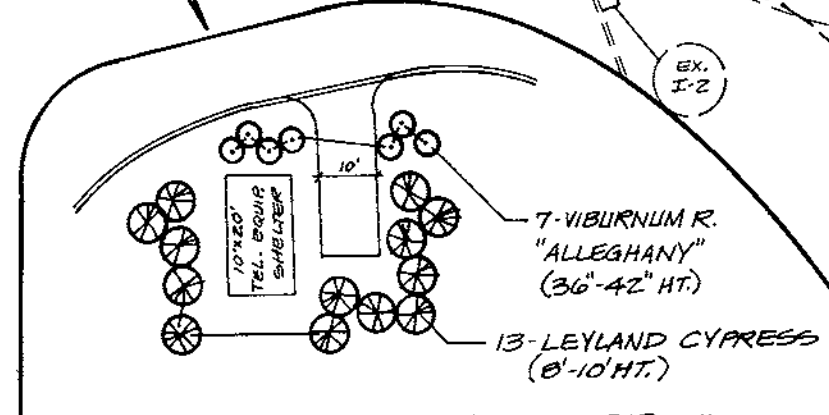


**LEGEND**

	EXISTING CONTOUR
	PROPOSED CONTOUR
	SPOT ELEV. & FLIN DIRECTION
	PROP. STORM DRAIN LINE
	PROP. SEWER LINE
	EXISTING CURB & GUTTER
	REVERSED CURB & GUTTER
	STANDARD CURB & GUTTER
	NUMBER OF REGULAR 7'x18' PARKING SPACES
	LIGHT POLE LOCATION
	EX. EVERGREEN TREE PLANTING
	EX. DECIDUOUS TREE PLANTING
	CONCRETE SIDEWALK
	TRANSFORMER PAD
	EXISTING GAS LINE

THIS WORK IS THE RESPONSIBILITY OF NEXTEL COMMUNICATIONS OF THE MID-ATLANTIC, INC.

NEXTEL COMMUNICATIONS OF THE MID-ATLANTIC, INC. IS RESPONSIBLE FOR THE SHELTER, PAVING SPACE AND ASSOCIATED LANDSCAPING IN THIS AREA.



PARCEL A-51  
"GATEWAY COMMERCE CENTER"  
PLAT No. 11858  
ZONED RA-15

OPEN SPACE PARCEL A-56  
"GATEWAY COMMERCE CENTER"  
PLAT No. 11857  
ZONED RA-15  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

APPROVED FOR PUBLIC WATER & SEWAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT  
DATE: 12-4-98  
COUNTY HEALTH OFFICER MR. [Signature]

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
DATE: 12/11/98  
[Signature]  
Chief, Division of Land Development

DATE: 11/30/98  
[Signature]  
Chief, Development Engineering Division



NOTE: FOR TYPICAL PARKING SPACE STRIPING SEE DETAIL (10/9)

MATCH LINE SHEET 3 OF

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

DATE	REVISION	BY	APPR.
7-20-99	REV. WATERLINE, POOL & POOL SHELTER	BC	
7-25-99	ADDED TEL. BLDG. SHELTER DRIVE, SHELTER ELEV. AND LANDSCAPE DETAIL FOR SHELTER	HKJ	
10-12-98	ADDED SW BY BLDG. 1 & 2, REV. ST. DRAIN BY ENTR. DRIVE, REV. GRADING BEHIND BLDG. 2 - PER HRD	HKJ	
10-25-98	REV. W/C TO BLDG. 1 & 2 - PER HO. CO.	HKJ	

OWNER: CEAPE II, INC.  
c/o THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
10275 LITTLE PATUXENT PARKWAY  
COLUMBIA, MD. 21044  
(410) 992-6027

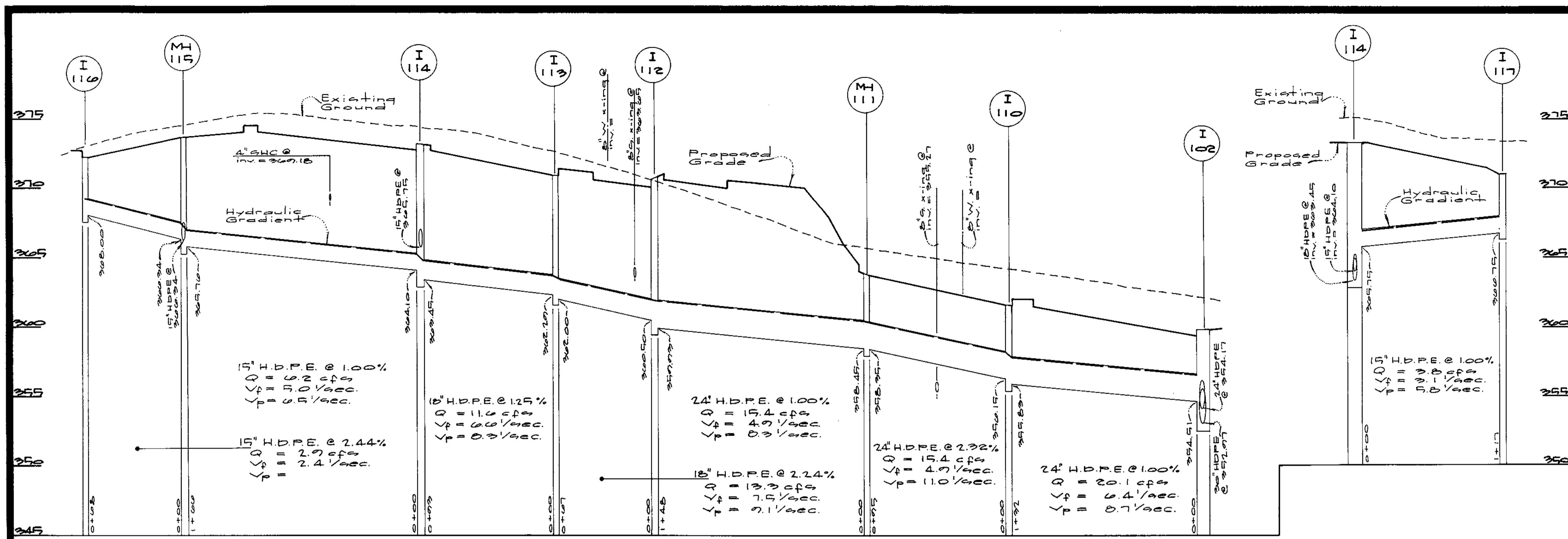
DEVELOPER/CONTRACT PURCHASER: SHELTER DEVELOPMENT L.L.C.  
SUITE 500, PARK CHARLES  
218 NORTH CHARLES STREET  
BALTIMORE, MD. 21201  
(410) 962-0585

**SITE DEVELOPMENT PLAN**  
**GATEWAY COMMERCE CENTER**  
PARCEL "A-51"  
PLAT No. 11957

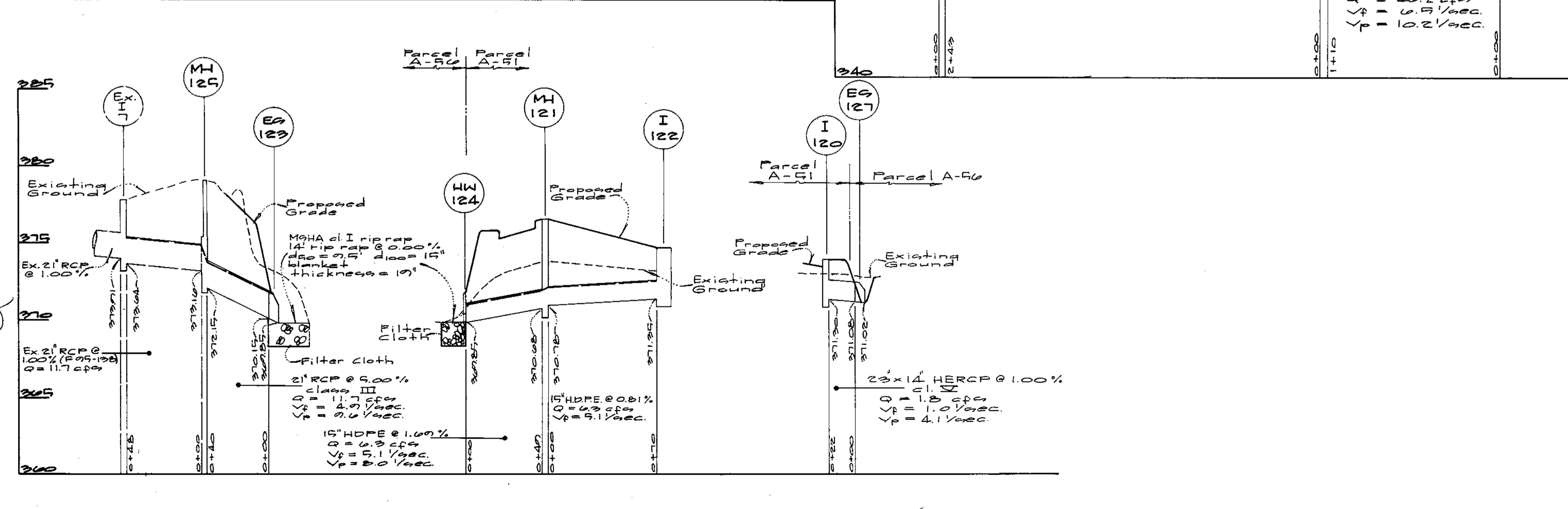
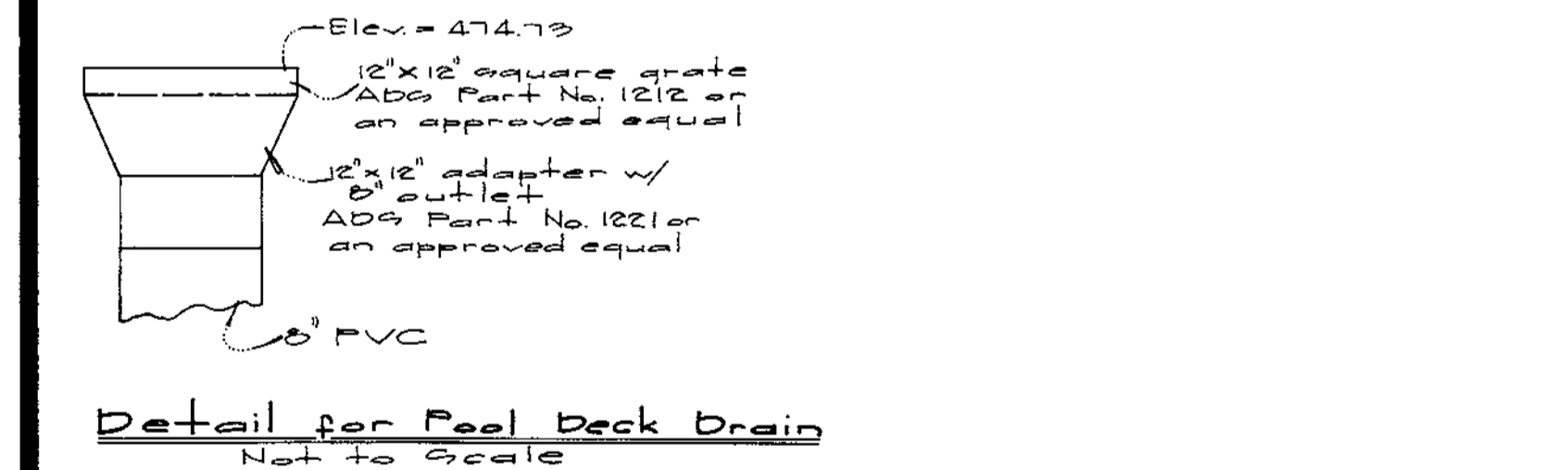
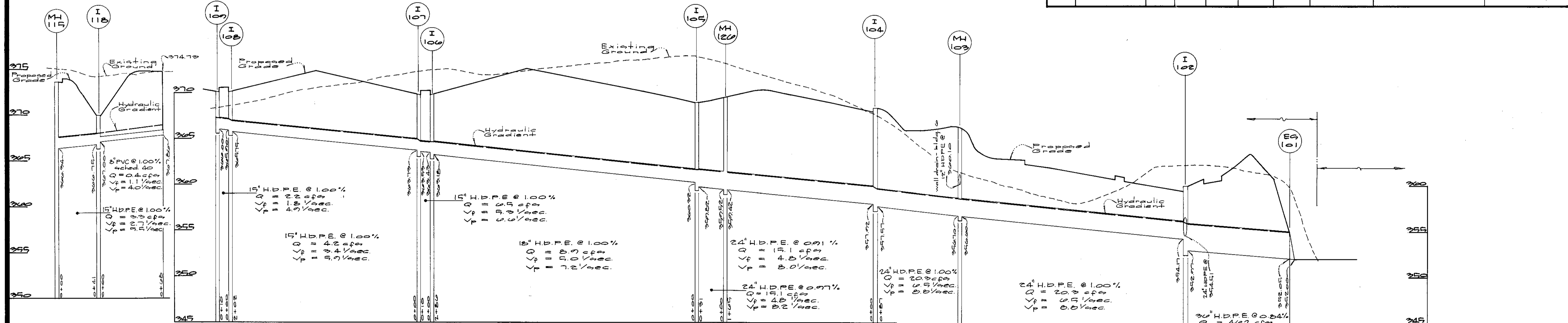
GUILFORD ELECTION DISTRICT No. 6  
HOWARD COUNTY, MARYLAND

SCALE: 1"=30'	ZONING: RA-15	G. L. W. FILE No.: 98021
DATE: 10-23-98	TAX MAP - GRID: 42-5	SHEET: 2 OF 14
6:10 5:57		





No.	Type	Width (inside)	Top Elevation		Invert Elevation		Std Detail	Locations	Remarks
			Upper	Lower	Upper	Lower			
I-102	A-10	2'-0"	266.23	255.00	254.91	252.07	SD 4.41		
I-104	A-10	2'-0"	266.00	256.50	257.02	257.57	SD 4.41		
I-105	double 9' comb	2'-0"	266.40	266.00	266.33	259.22	SD 4.34		
I-106	single 9' comb	2'-7"	266.20	267.00	269.43	267.10	SD 4.32		
I-107	single 9' comb	2'-7"	266.20	267.00	267.73	262.93	SD 4.32		
I-108	single 9' comb	2'-7"	266.10	266.00	265.00	265.75	SD 4.32		
I-109	single 9' comb	2'-7"	266.10	266.00	265.00	265.00	SD 4.32		
I-110	double 9' comb	2'-0"	266.00	266.50	266.15	255.23	SD 4.34		
I-112	A-10	2'-0"	266.00	266.00	266.50	259.03	SD 4.41		
I-113	single 9' comb	2'-7"	266.00	267.00	265.00	262.00	SD 4.32		
I-114	single 9' comb	2'-7"	266.20	267.00	265.75	262.45	SD 4.32		
I-116	single 9' comb	2'-7"	266.00	266.00	266.00	266.00	SD 4.32		
I-117	single 9'	2'-7"	266.00	266.00	266.75	264.22	SD 4.22		
I-118	single 9'	2'-7"	266.00	266.00	266.75	264.22	SD 4.22		
I-120	A-10	2'-0"	266.00	266.40	266.00	261.30	SD 4.41		
I-122	A-10	2'-0"	266.00	266.00	266.00	261.30	SD 4.41		
MH103	std manhole	4'-0"	266.00	266.00	266.10	259.00	S 5.12		
MH111	std manhole	4'-0"	266.00	266.00	266.45	258.35	S 5.12		
MH115	std manhole	4'-0"	266.04	266.04	266.74	265.70	S 5.12		
MH121	std manhole	4'-0"	266.00	266.00	266.75	265.00	S 5.12		
MH125	std manhole	4'-0"	266.00	266.00	266.10	262.15	S 5.12		
EG101	end section		265.00	262.00	262.00	255.00			
EG122	end section		266.00	266.15	266.00	260.50	SD 5.51		
HW124	type 3 endwall		266.00	266.00	266.00	266.00	SD 5.21		
MH120	std manhole	4'-0"	266.00	266.00	266.00	264.42	S 5.12		
EG127	end section		266.00	266.00	266.00	261.00			



Profiles  
Scale: 1" = 50' horiz  
1" = 5' vert.

Size	Type	Quantity (L.F.)	Remarks
15'	HDPE*	733	HDPE pipe is to meet AASHTO M242
18'	HDPE*	440	
24'	HDPE*	904	
36'	HDPE*	110	
21'	RCP cl. III	40	
22' x 14'	HERCP cl. III**	22	

\* High Density Polyethylene Pipe (See Howard County Standards & Specifications)  
\*\* Horizontal Elliptical Reinforced Concrete Pipe.

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

*James M. Bond*  
COUNTY HEALTH OFFICER, SHE  
DATE: 12/11/20

Approved: Howard County Dept. of Planning & Zoning

*Paul S. Smith*  
Director  
DATE: 12/15/20

*Cindy Sammita*  
Chief, Division of Land Development &  
DATE: 1/20/21

*William D. ...*  
Chief, Development Engineering Division  
DATE: 1/20/21

**GW 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)969-2524 BALTO. (301)880-1820 FAX (301)421-4186

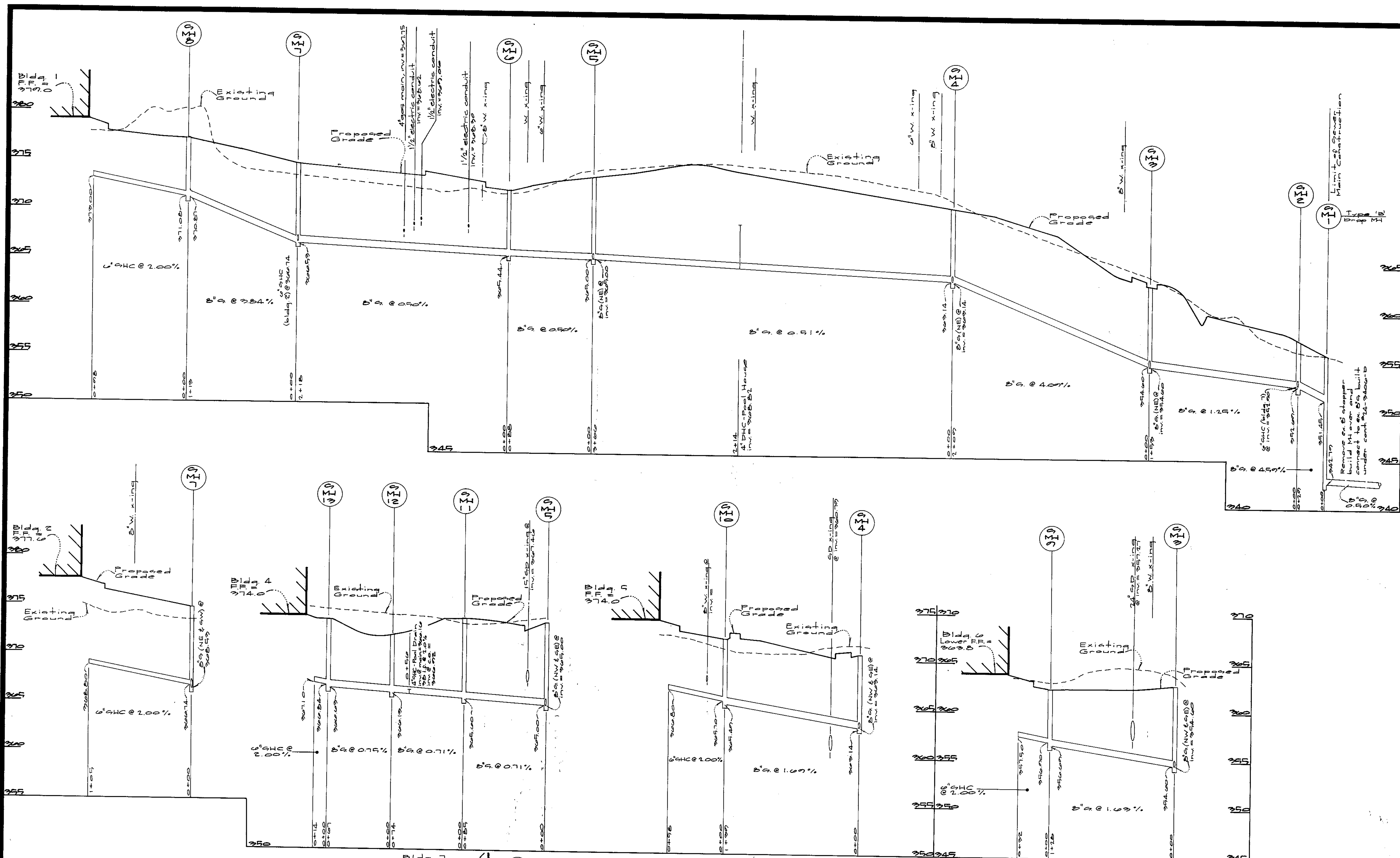
DATE	REV.	REVISION	BY	APP'R.
10-22-20	REV. MH 125	→ EG 123, MH 121 → HW 124 AND I 120 → EG 127 - PER HRD	HKJ	

Owner: Geopac II, Inc.  
% The Howard Research & Development Corp.  
10275 Little Patuxent Pkwy.  
Columbia, Maryland, 21044  
410-992-0027

Developer/Contract Purchaser: Shelter Development LLC  
Suite 500, Park Charles,  
210 North Charles Street  
Baltimore, Maryland 21201  
410-962-0909

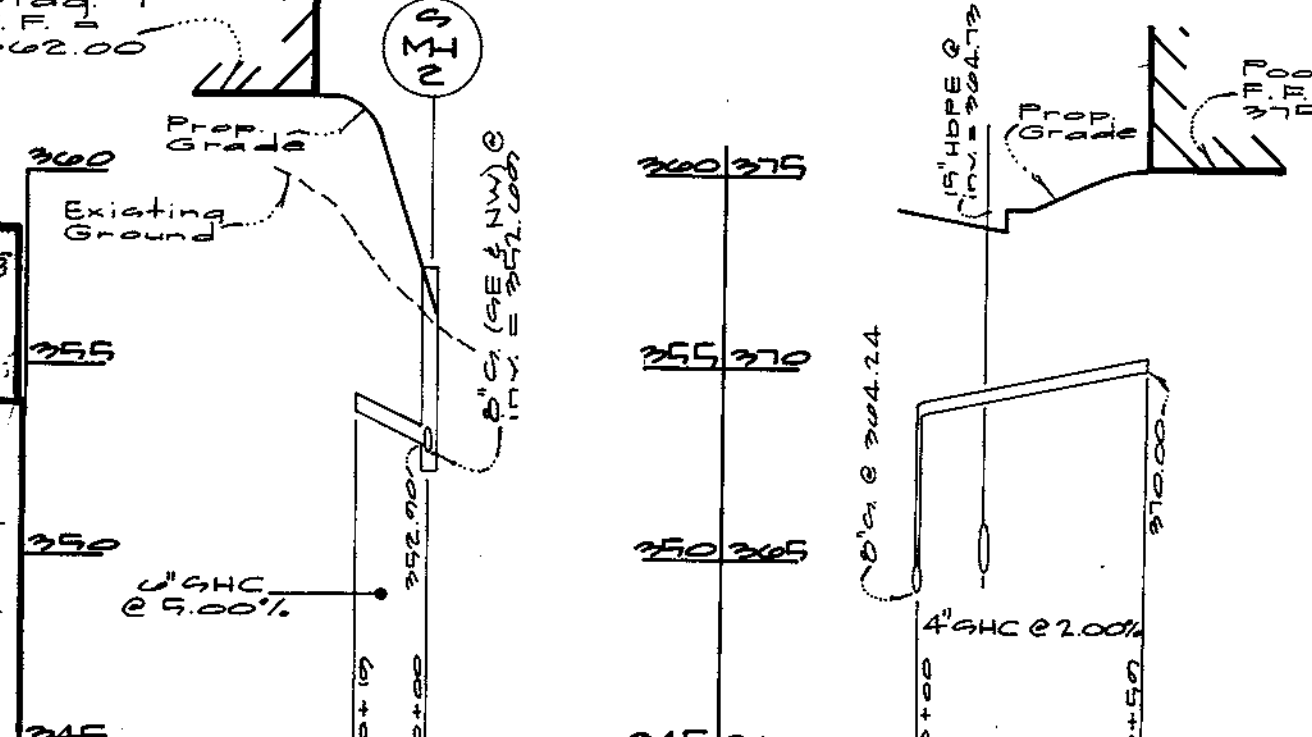
Storm Drain Profiles  
**Gateway Commerce Center**  
Parcel 'A-51'  
Plat No. 11957  
Howard County, Maryland

DES.	SCALE	ZONING	G.L.W. FILE NO.
BEV	as shown	RA-15	98021
DRN.	DATE	TAX MAP No.	SHEET
KLJ	10-23-20	42-5	4 of 14
CHK.	DATE	TAX MAP No.	SHEET
KLJ	8/10/21	42-5	4 of 14



**Profiles**  
 scale: 1" = 50' horiz.  
 1" = 5' vert.

APPROVED FOR PUBLIC WATER & SEWERAGE SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT  
 Approved: *[Signature]* 12-4-98  
 Director  
 Approved: Howard County Dept. of Planning & Zoning  
*[Signature]* 12/11/98  
 Director  
*[Signature]* 12/8/98  
 Chief, Division of Land Development  
*[Signature]* 1/20/99  
 Chief, Development Engineering Division



**GW GUTSCHICK LITTLE & WEBER, PA.**  
 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	APPR.

Owner: Geopac II, Inc.  
 2 The Howard Research  
 & Development Corp.  
 10275 Little Patuxent Pkwy  
 Columbia, Maryland 21044  
 410-272-0027

Developer/Contract Purchaser:  
 Shelton Development L.L.C.  
 Suite 900, Park Charles  
 218 North Charles Street  
 Baltimore, Maryland 21201  
 410-262-0595

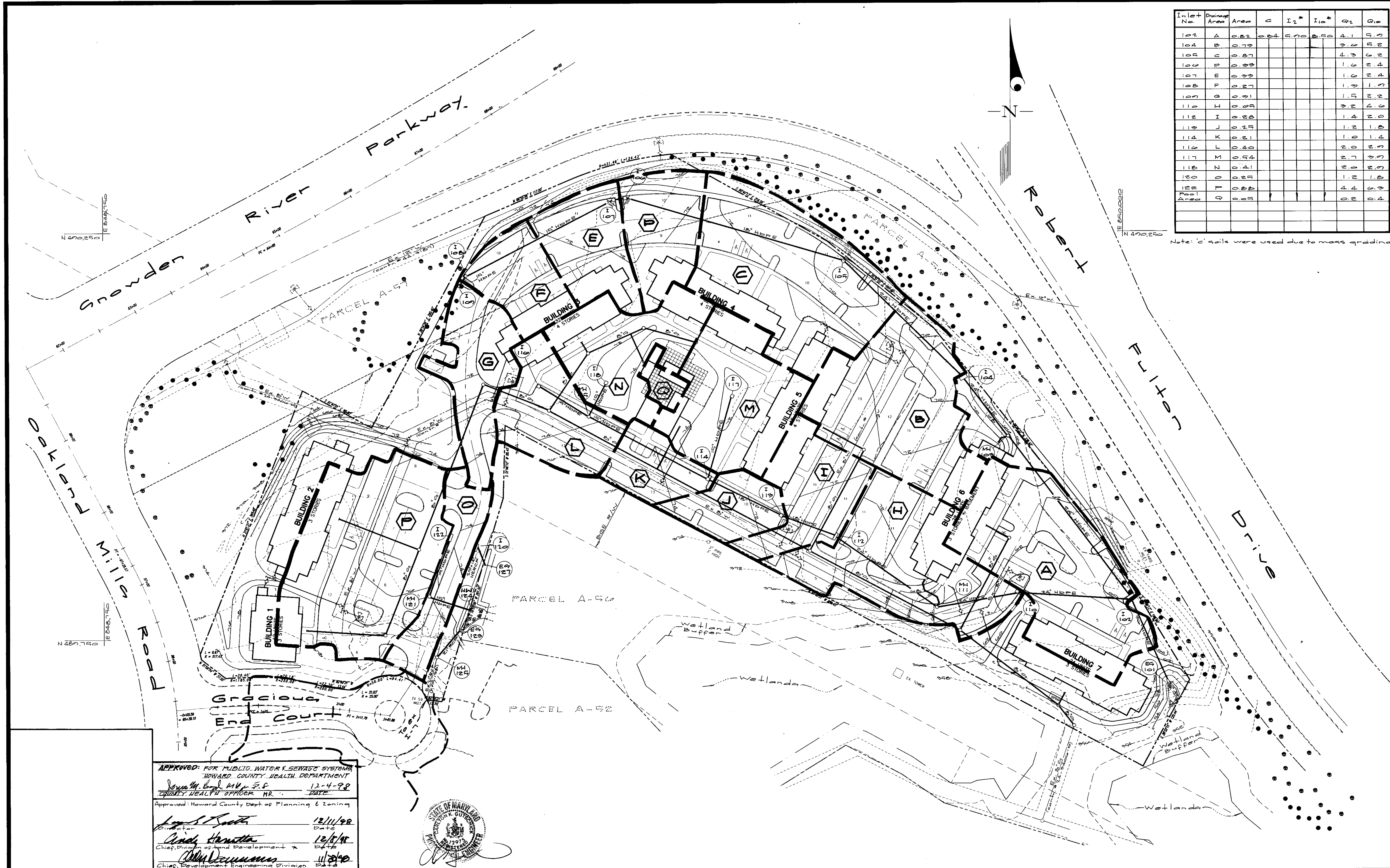
Gewer Profiles  
**Gateway Commerce Center**  
 Parcel 'A-51'  
 Plat No. 11257  
 Guilford Election District No. 6  
 Howard County, Maryland

DES.: DEV	SCALE: as shown	ZONING: RA-15	G.L.W. FILE NO.: 98021
DRN.: KLP	DATE: 10-23-98	TAX MAP NO.: 42-5	SHEET: 5 of 14
CHK.: BJA	SET		



Inlet No.	Drainage Area	Area	C	I <sub>2</sub> *	I <sub>10</sub> *	Q <sub>1</sub>	Q <sub>10</sub>
102	A	0.82	0.04	5.70	2.50	4.1	5.9
104	B	0.73				3.6	5.2
105	C	0.87				4.3	6.2
106	D	0.99				1.6	2.4
107	E	0.93				1.6	2.4
108	F	0.27				1.3	1.7
109	G	0.91				1.5	2.2
110	H	0.85				2.2	2.6
112	I	0.28				1.4	2.0
113	J	0.25				1.2	1.8
114	K	0.21				1.0	1.4
116	L	0.40				2.0	2.7
117	M	0.54				2.7	3.7
118	N	0.41				2.0	2.9
120	O	0.85				1.2	1.8
122	P	0.88				4.4	6.3
Total Area		0.85				0.2	0.4

Note: 'c' soils were used due to mass grading.



APPROVED: FOR PUBLIC WATER & SEWAGE SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT  
 Joseph M. Boyd, M.D., D.P.H. 12-4-98  
 COUNTY HEALTH OFFICER, H.R. DATE

Approved: Howard County Dept. of Planning & Zoning  
 Joseph J. Smith 12/11/98  
 Director DATE  
 Andy Hamilton 12/11/98  
 Chief, Division of Land Development DATE  
 John DeWanna 11/23/98  
 Chief, Development Engineering Division DATE



**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3809 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20886  
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

NO.	DATE	REVISION	BY	APP'R.

Owner: Geopac II, Inc.  
 % The Howard Research & Development Corp.  
 10215 Little Patuxent Pkwy.  
 Columbia, Maryland 21044  
 410-992-0027

Developer/Contract Purchaser: Shelter Development LLC  
 Suite 900, Park Charles  
 218 North Charles Street  
 Baltimore, Maryland 21201  
 410-972-0575

Drainage Area Map  
**Gateway Commerce Center**  
 Parcel 'A-51'  
 Plat No. 11957  
 Guilford Election District No. 6  
 Howard County, Maryland

SCALE	ZONING	G. L. W. FILE No.
1" = 50'	RA-15	98021
DATE	TAX MAP - GRID	SHEET
10-23-98	42-5	6 of 14

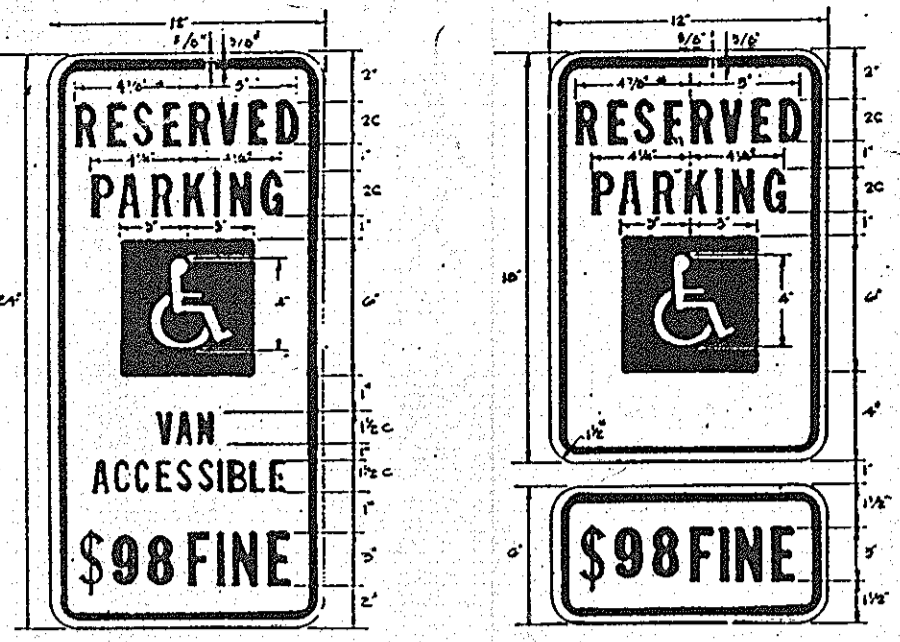






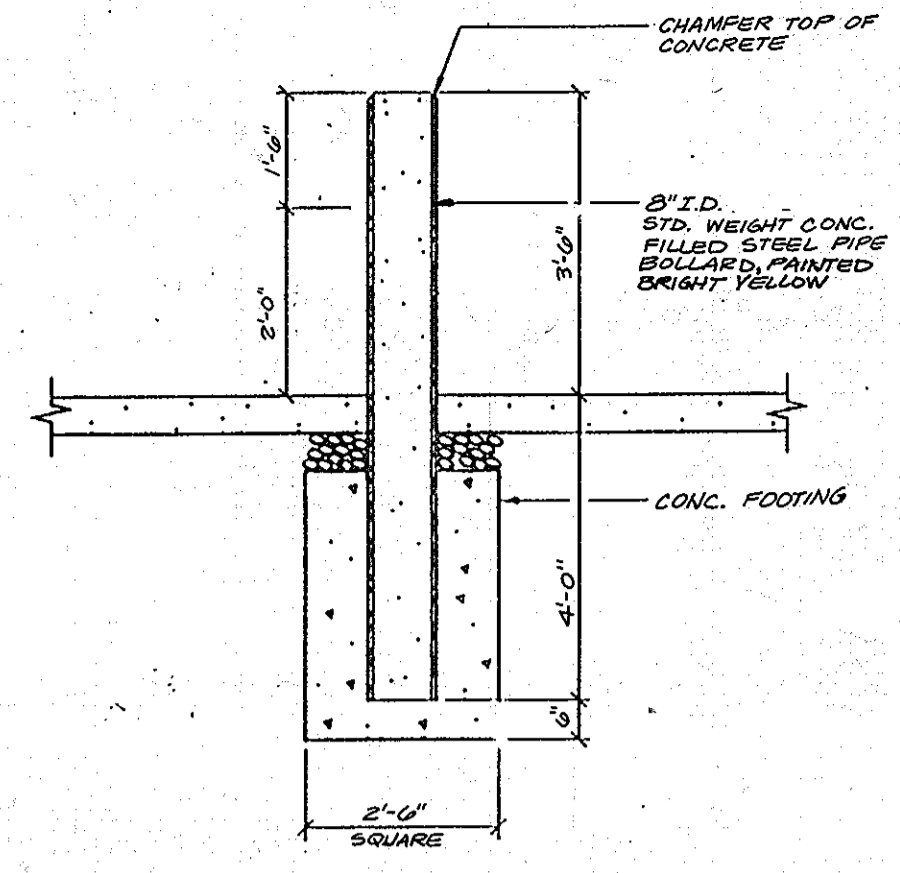




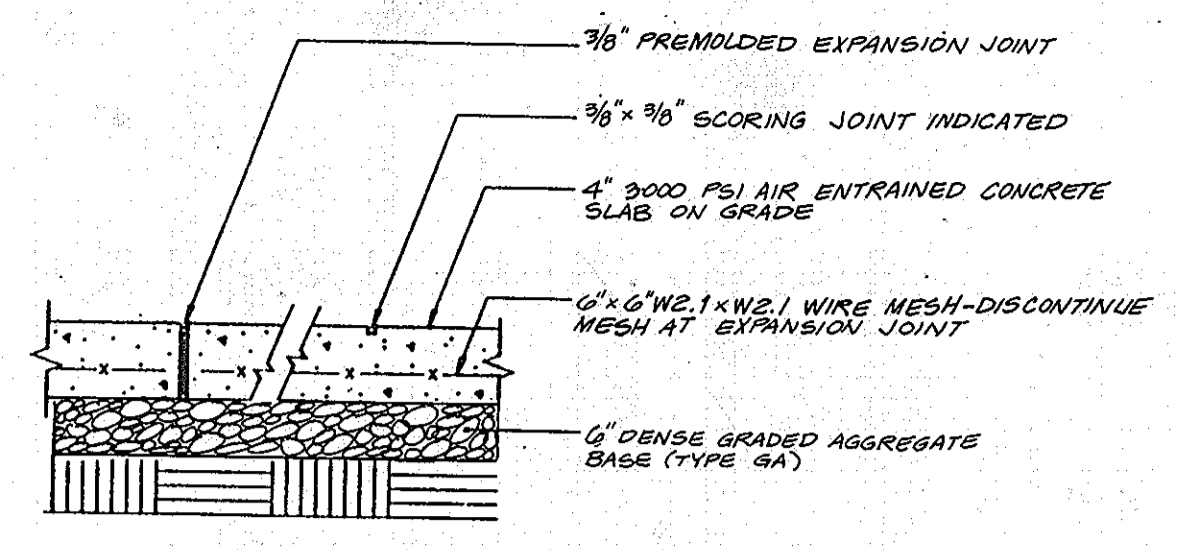


**GENERAL NOTES:**  
 1. SIGNS SHALL MEET DESIGN STANDARDS OF THE FEDERAL HIGHWAY ADMINISTRATION AND CONFORM TO THE STATE OF MARYLAND STANDARD HIGHWAY SIGN BOCKET DETAIL R7-3.  
 2. ONE SIGN IS REQUIRED PER SPACE PLACED AS SHOWN ON SITE PLAN.  
 3. SPACES INDICATED ON SITE PLAN AS "VAN ACCESSIBLE" SHALL BE SIGNED ACCORDINGLY.  
 4. SIGNS SHALL BE POLE MOUNTED WITH HOT DIPPED GALVANIZED COATED APPROVED PERFORATED CHANNEL POSTS 8" TOP OF SIGN 1'-11" ABOVE FINISHED GRADE OR AS INDICATED ON SITE DRAWINGS.  
 5. SIGN SHALL BE ATTACHED TO FLANGED SIDE OF POST. POST SHALL EXTEND INTO GROUND 2'-4" MIN.  
 6. COLORS: LEGEND AND BORDER-GREEN; STROKE-WHITE ON BLUE BACKGROUND BACKGROUND-WHITE.

1/9 HANDICAP PARKING SIGNS DETAIL

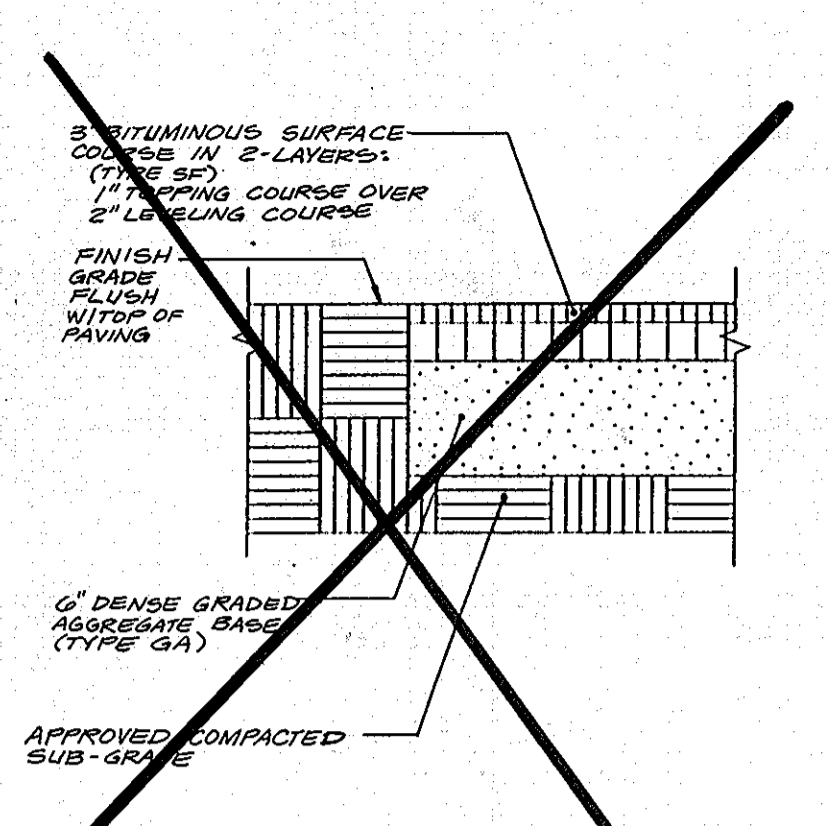


2/9 PIPE BOLLARD DETAIL

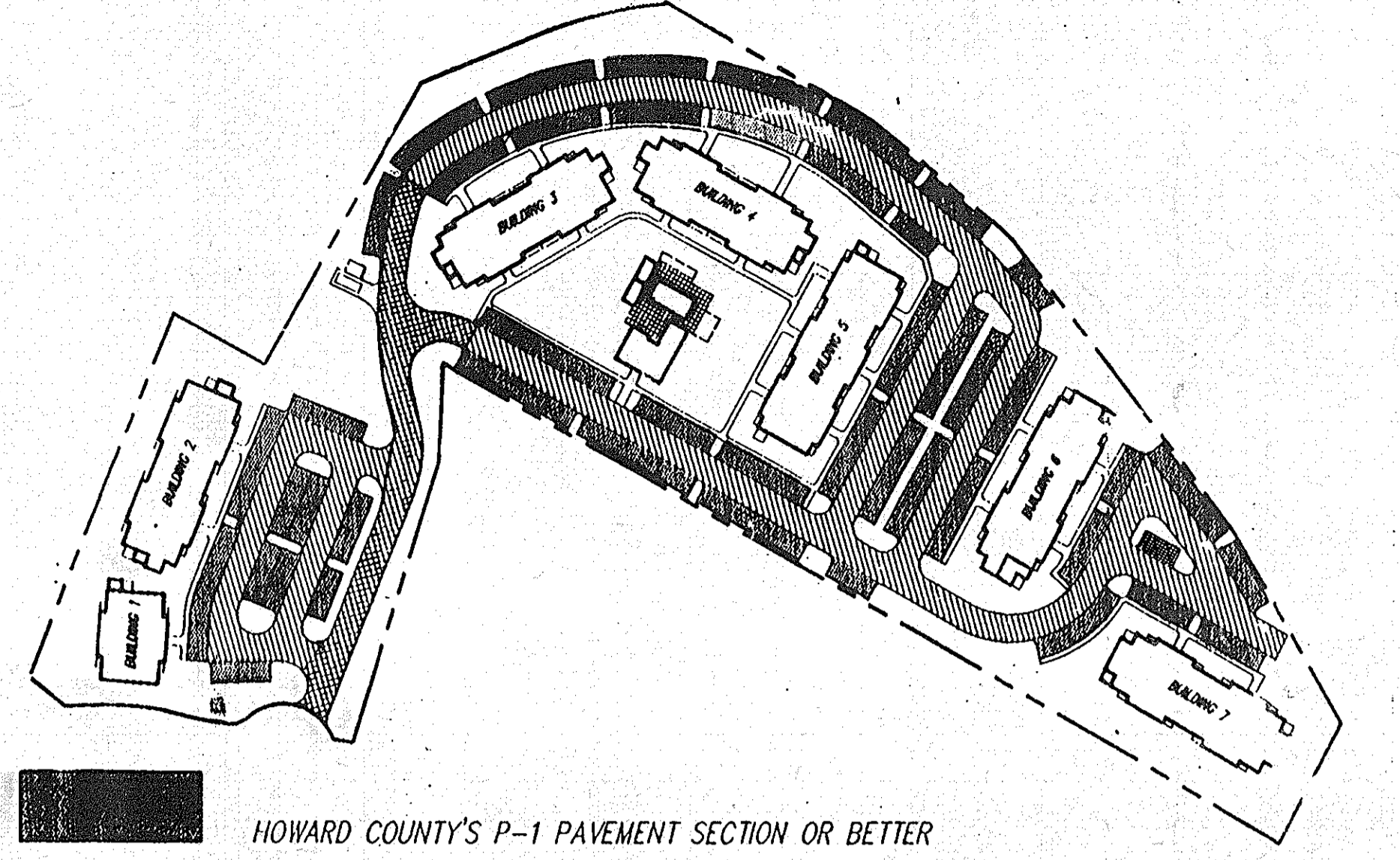


NOTE: REFER TO PAVING PLANS AND FLOOR PLANS FOR LOCATIONS OF EXPANSION JOINTS AND SCORING JOINTS. WHERE NOT INDICATED, INSTALL EXPANSION JOINTS AT MAX. 15'-0" O.C. AND INSTALL SCORING JOINTS AT MAX. 5'-0" O.C.  
 SLOPE ACROSS SIDEWALK SHALL BE MIN. 1/8" / FT.

3/9 CONCRETE WALK DETAIL



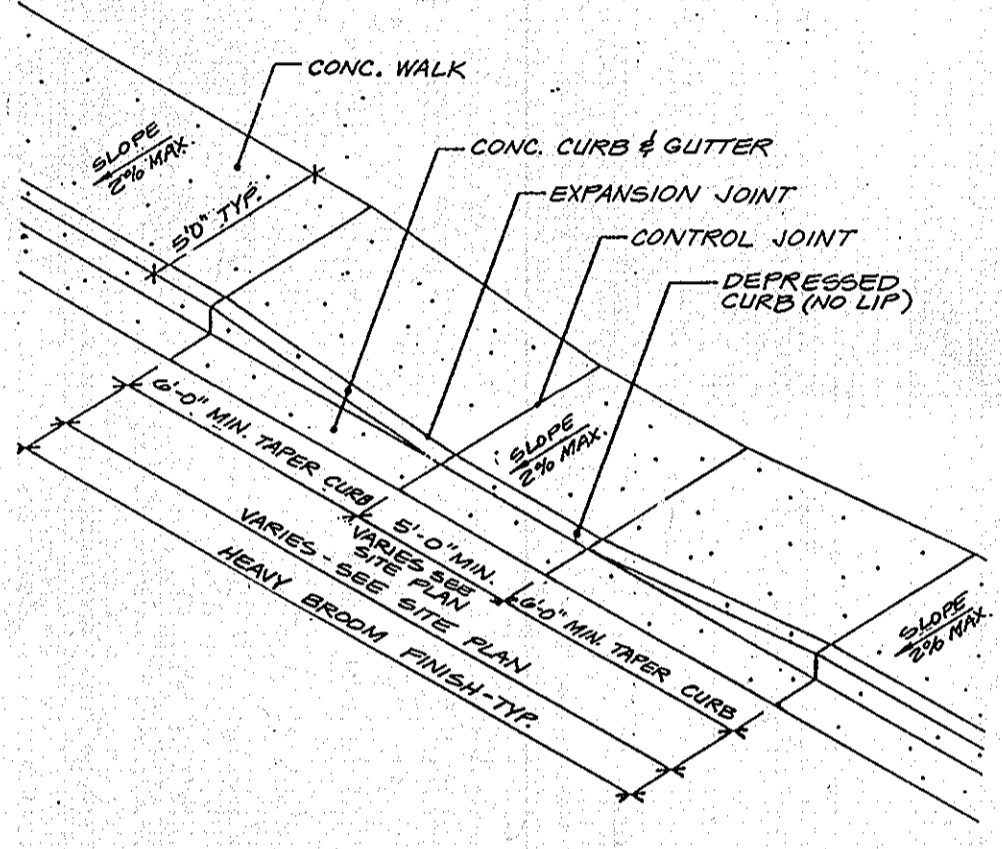
4/9 BITUMINOUS CONCRETE WALK DETAIL



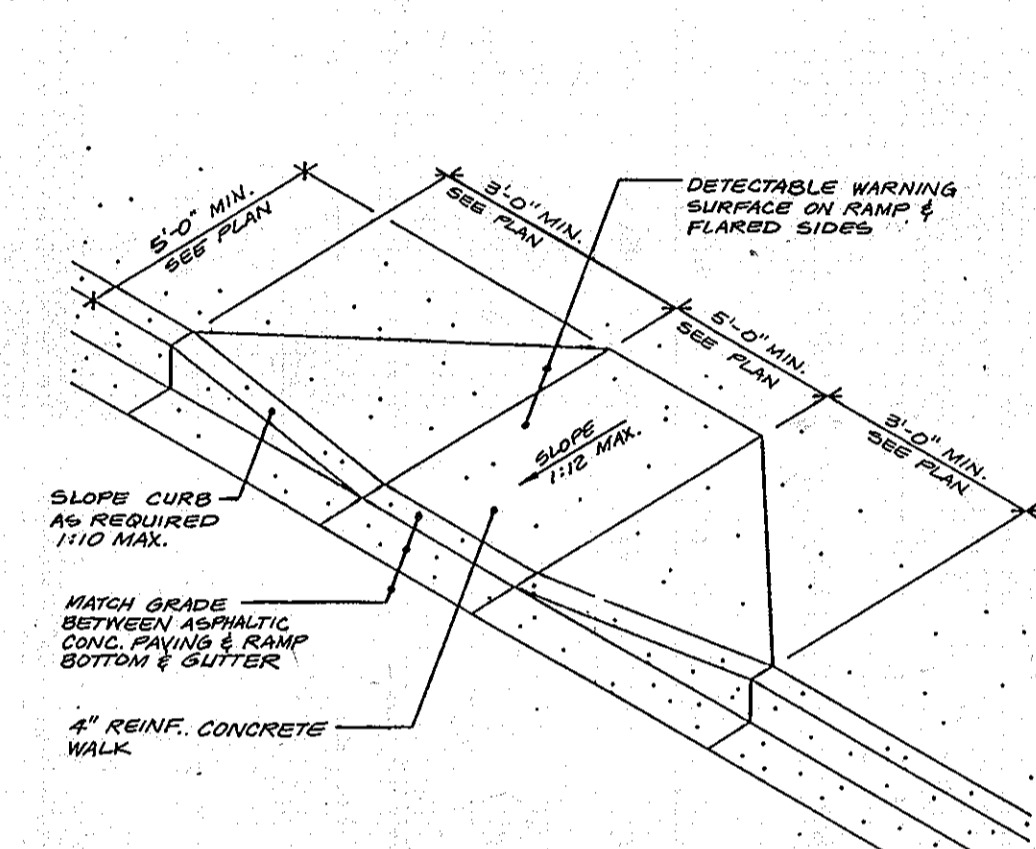
HOWARD COUNTY'S P-1 PAVEMENT SECTION OR BETTER  
 HOWARD COUNTY'S P-2 PAVEMENT SECTION OR BETTER  
 HOWARD COUNTY'S P-3 PAVEMENT SECTION OR BETTER

P-1, P-2 AND P-3 PAVEMENT SECTIONS ARE THE MINIMUM REQUIRED. CONTRACTOR SHALL REFER TO GEOTECHNICAL REPORT (BY THE ROBERT B. BALTER COMPANY) IN PROJECT SPECIFICATION FOR PAVEMENT SECTIONS RECOMMENDED BY GEOTECHNICAL ENGINEER.

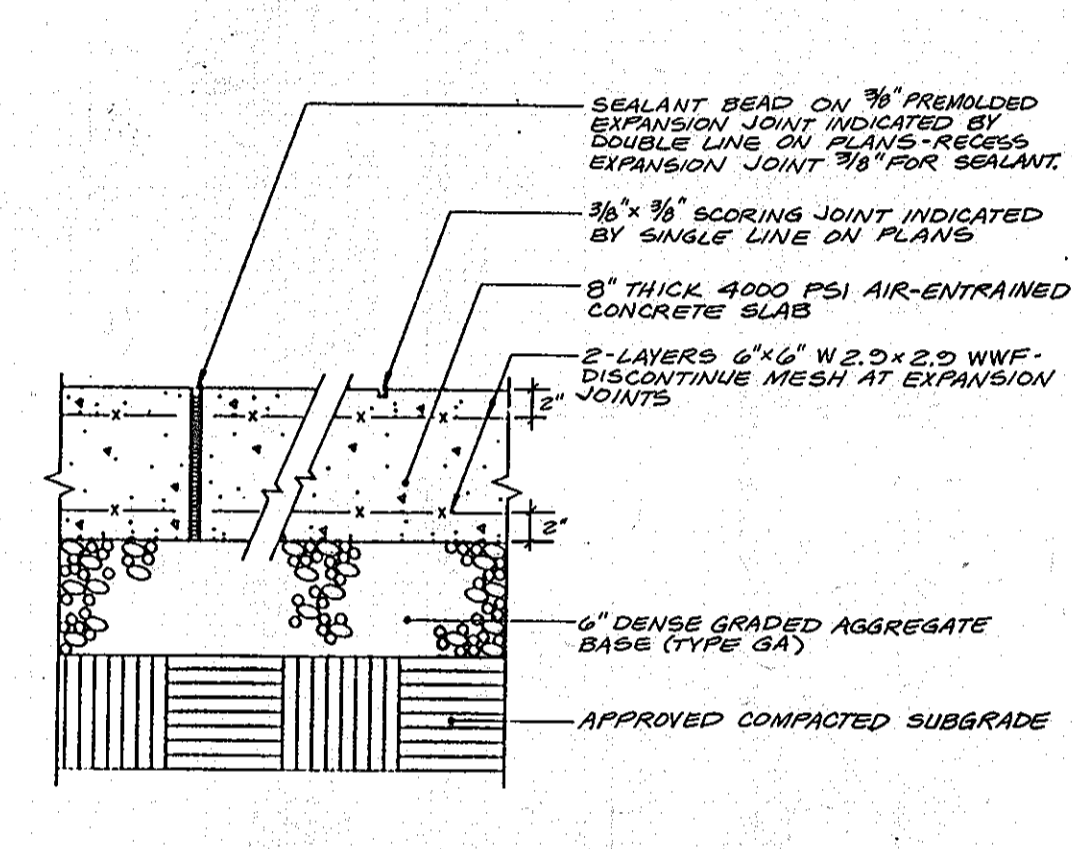
ASPHALT PAVING DELINEATION DETAIL



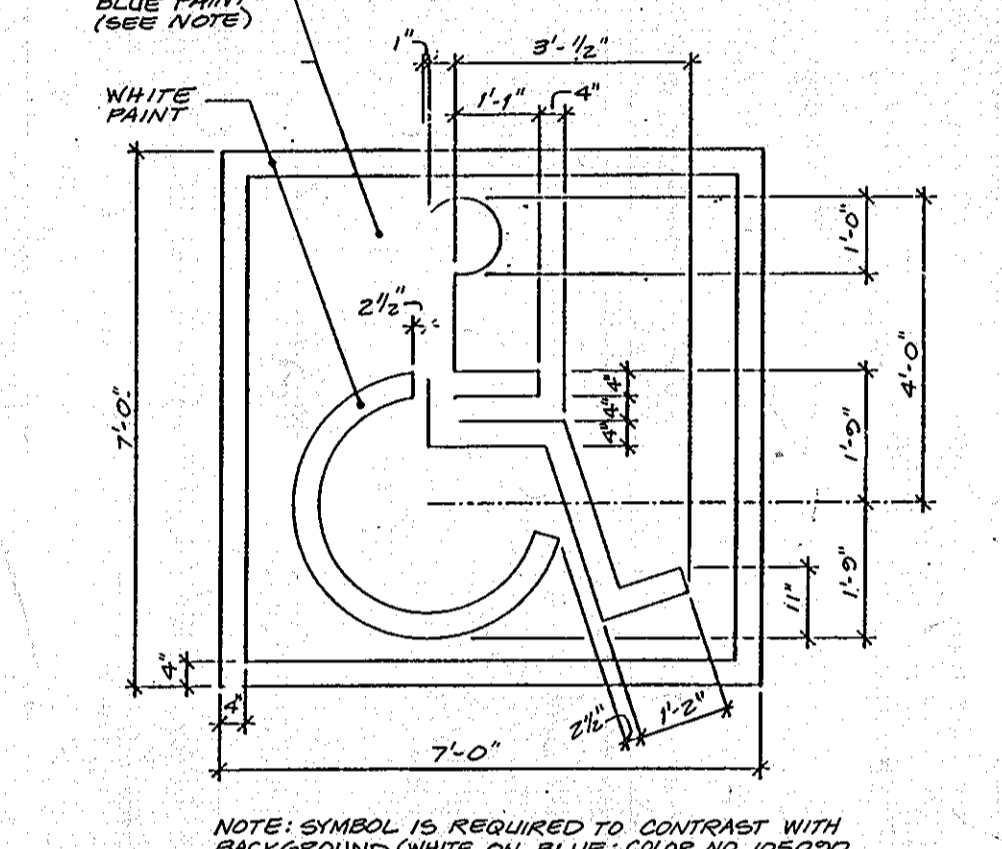
5/9 TYPE A CURB RAMP DETAIL



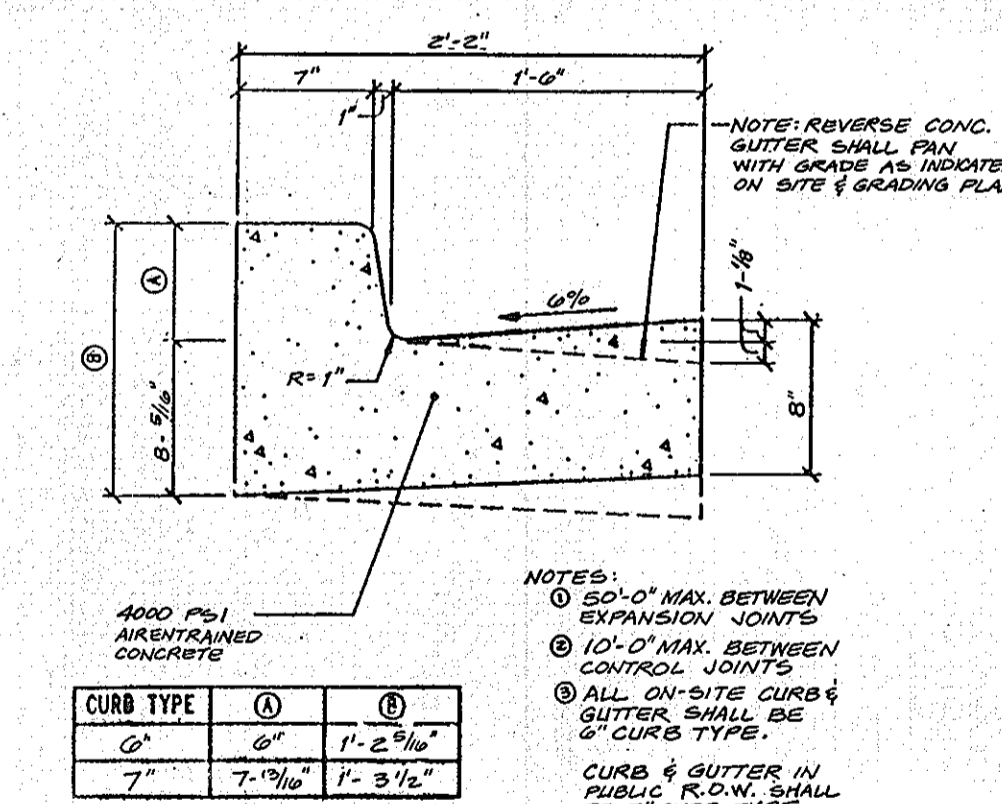
6/9 TYPE 1 CURB RAMP DETAIL



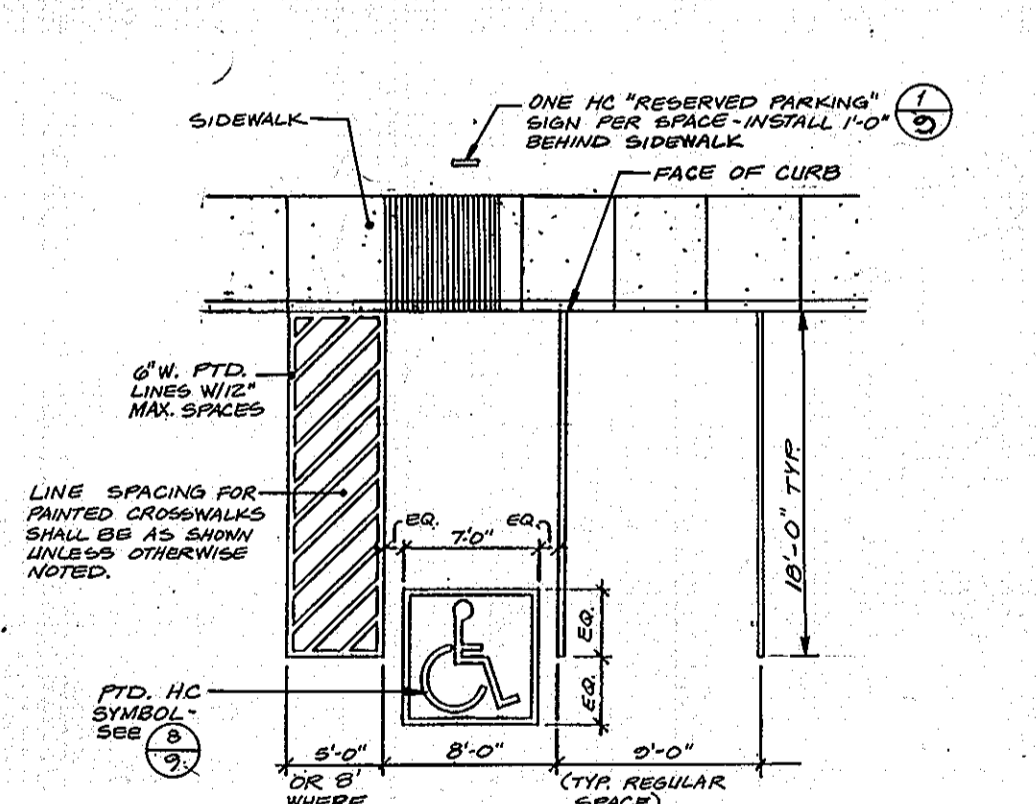
7/9 REFUSE AREA CONCRETE PAVING DETAIL



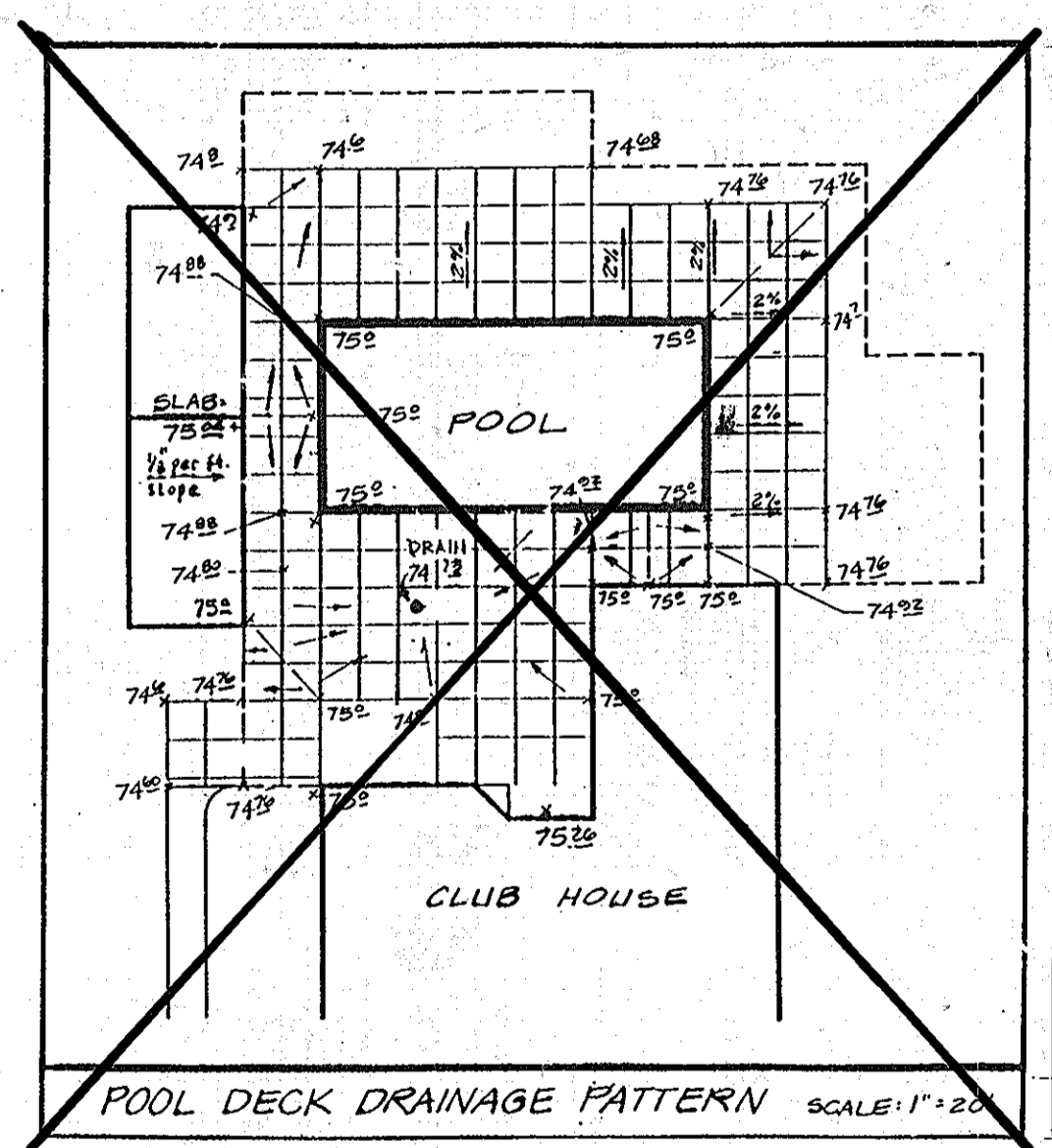
8/9 HANDICAP SPACE STENCIL LAYOUT



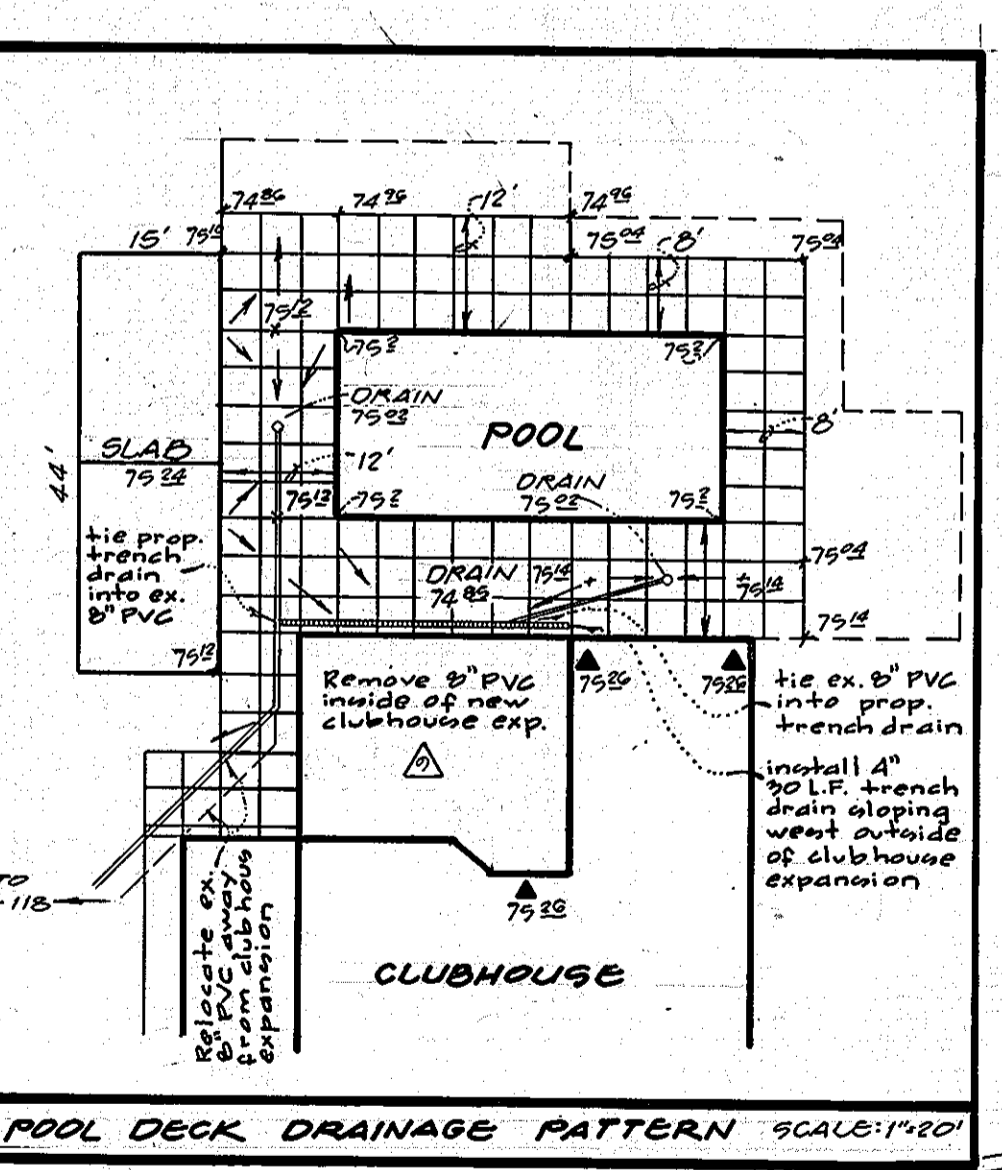
9/9 CONCRETE CURB & GUTTER DETAIL



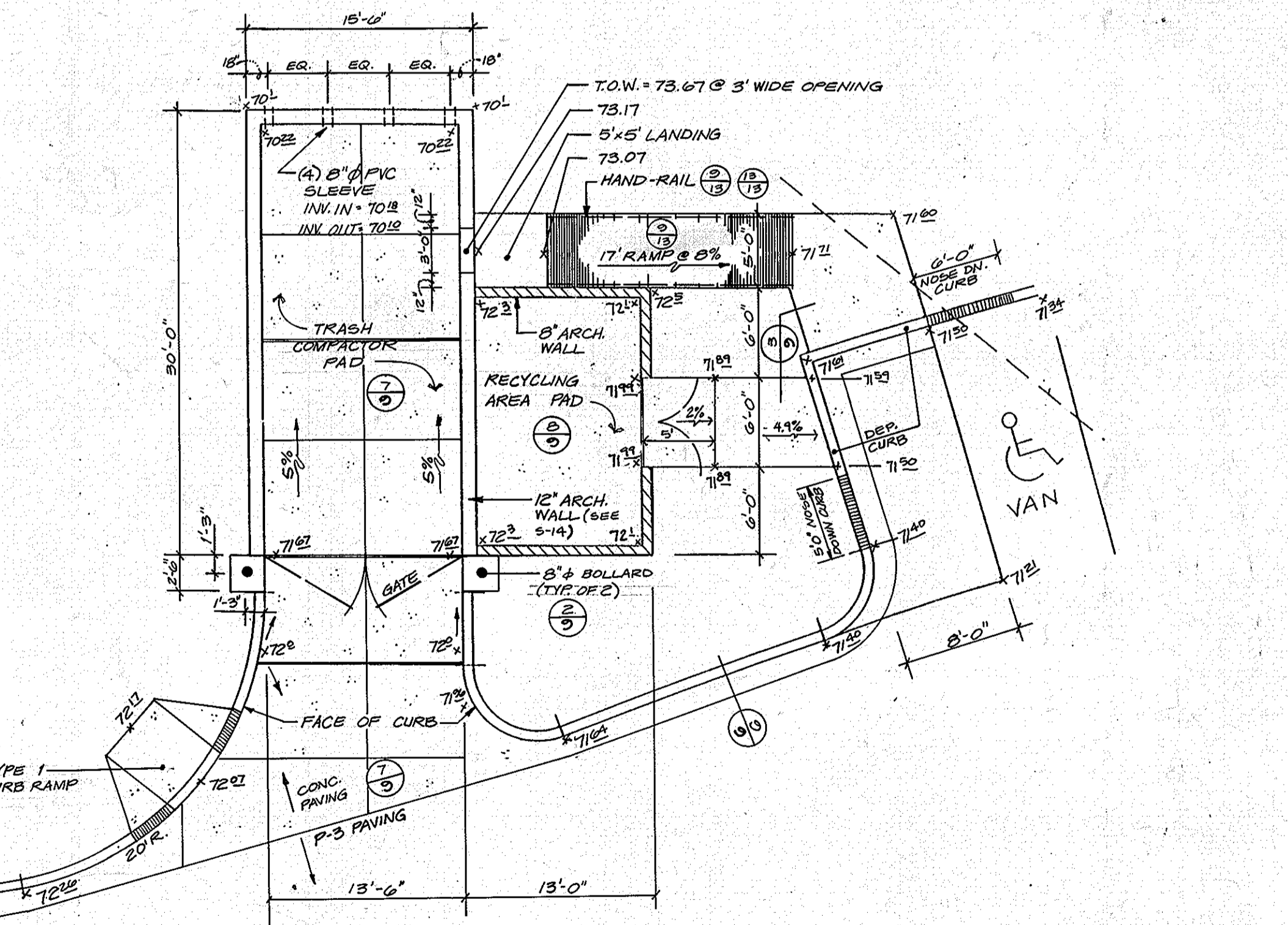
10/9 PARKING SPACE LAYOUT



POOL DECK DRAINAGE PATTERN SCALE: 1" = 2'-0"



POOL DECK DRAINAGE PATTERN SCALE: 1" = 2'-0"



11/9 REFUSE COLLECTION AREA DETAIL  
 1/8" = 1'-0"

APPROVED FOR PUBLIC WATER & SEWERAGE SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT  
 COUNTY HEALTH OFFICER  
 DATE: 12-4-98

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 DATE: 12/16/98  
 DATE: 11/20/98



**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) 880-1820 FAX (301) 421-4186

DATE	REVISION	BY	APP'R.
10-14-98	Clubhouse footprint expanded, trench drain added	klp	
7-26-99	REVISED POOL DECK DRAINAGE PATTERN DETAIL	klp	

OWNER: CEAPE II, INC.  
 676 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
 10275 LITTLE PATRIENT PARKWAY  
 COLLEGE PARK, MD. 21044  
 (410) 992-8027

DEVELOPER/CONTRACT PURCHASER: SHELTER DEVELOPMENT L.L.C.  
 SUITE 500, PARK CHARLES  
 218 NORTH CHARLES STREET  
 BALTIMORE, MD. 71201  
 (410) 967-0595

SITE DETAILS  
**GATEWAY COMMERCE CENTER**  
 PARCEL "A-51"  
 PL. T. No. 11957  
 GULFORD ELECTION DISTRICT No. 6  
 HOWARD COUNTY, MARYLAND

DES.	SCALE	ZONING	G.L.W. P.L. No.
AS SHOWN	RA-15	98-021	
DRM.	DATE	TAX MAP No.	SHEET
10-23-98	42	9014	
CHK.	D/A SET		

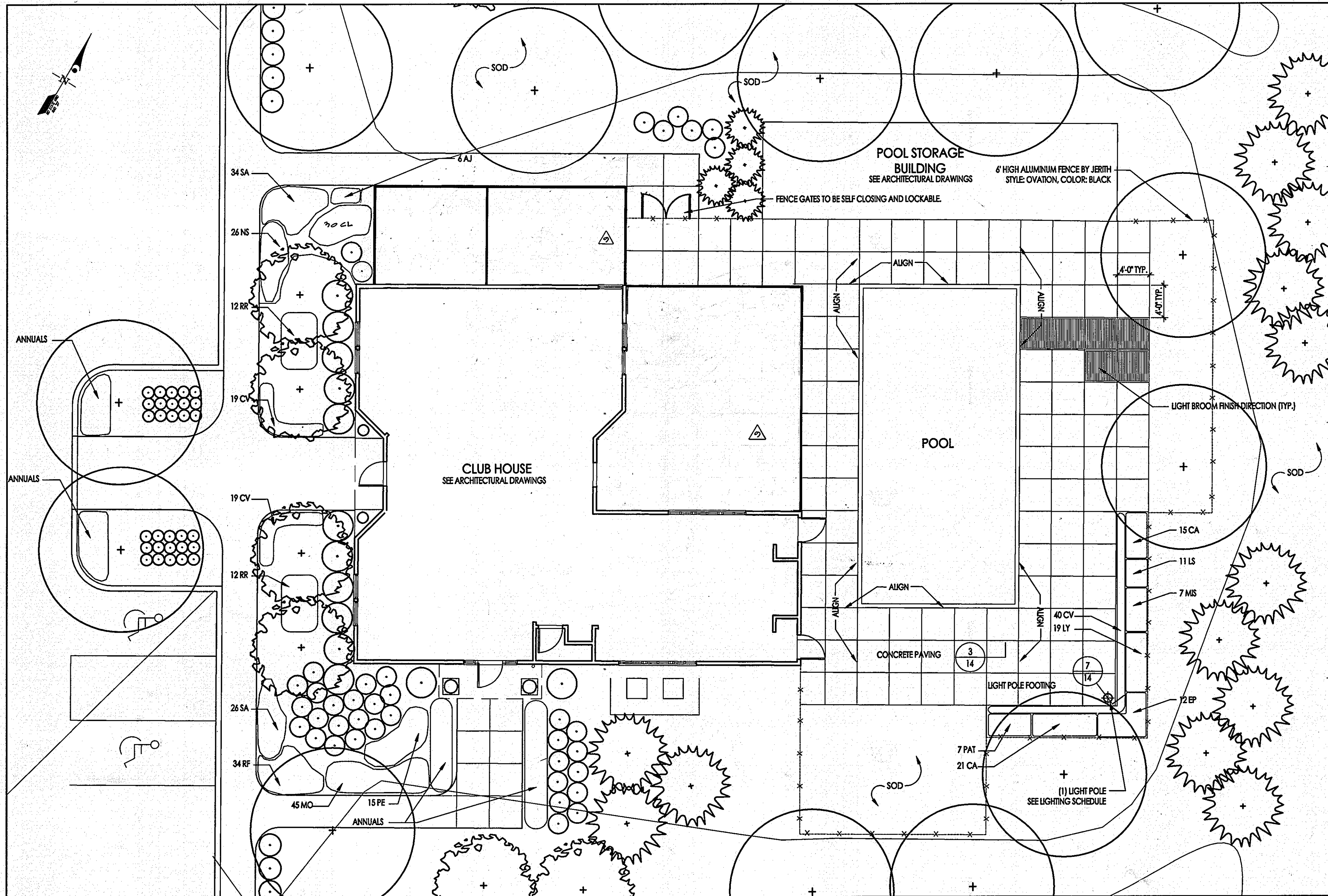












**Gateway Apartments**  
Planting List

Symbol	Quantity	Botanical Name	Common Name	Size	Note
<b>Perennials and Groundcover</b>					
AA	39	Astilbe arendsi 'Bressingham Beauty'	Astilbe	1 gal. cont.	12" O.C.
AB	9	Astilbe arendsi 'Bridal Veil'	Astilbe	1 gal. cont.	12" O.C.
AD	25	Aster divaricatus	White Wood Aster	1 gal. cont.	12" O.C.
AF	6	Athyrium filix-femina	Lady Fern	1 gal. cont.	12" O.C.
AH	6	Acanthus hungaricus	Bear's Breech	1 gal. cont.	12" O.C.
AJ	6	Anemone japonica	Japanese Anemone	1 gal. cont.	12" O.C.
ARU	15	Aruncus dioicus	Goatsbeard	1 gal. cont.	18" O.C.
AT	10	Artemisia 'Powis Castle'	Wormwood	1 gal. cont.	18" O.C.
BU	2	Buddleia davidii 'Black Knight'	Butterfly Bush	1 gal. cont.	36" O.C.
CA	47	Calamagrostis acutiflora stricta	Feather Reed Grass	1 gal. cont.	18" O.C.
CH	6	Chrysanthemum maximum 'Snow Lady'	Shasta Daisy	1 gal. cont.	12" O.C.
CL	30	Chasmanthium latifolium	Wild Oats	1 gal. cont.	12" O.C.
CM	9	Convallaria majalis	Lily-of-the-Valley	1 gal. cont.	12" O.C.
CV	82	Coreopsis verticillata 'Moonbeam'	Coreopsis	1 gal. cont.	12" O.C.
DE	3	Dryopteris erythrosora	Autumn Fern	1 gal. cont.	12" O.C.
EP	12	Euphorbia palustris	Spruce	1 gal. cont.	12" O.C.
GJ	10	Geranium 'Johnson's Blue'	Geranium	1 gal. cont.	12" O.C.
GO	15	Gallium odoratum	Woodruff	1 gal. cont.	12" O.C.
HE	12	Hemerocallis 'Happy Returns'	Daylily	1 gal. cont.	12" O.C.
HF	8	Hosta fortunei 'Francee'	Hosta	1 gal. cont.	12" O.C.
HG	14	Hosta 'Golden Tiara'	Hosta	1 gal. cont.	12" O.C.
HS	28	Hosta sieboldiana 'Elegans'	Hosta	1 gal. cont.	12" O.C.
IR	11	Iris sibirica 'Mountain Lake'	Iris	1 gal. cont.	12" O.C.
LA	6	Lavandula 'Provence'	Lavender	1 gal. cont.	12" O.C.
LM	175	Liriodendron 'Big Blue'	Lily Turfgrass	4" pot	8" O.C.
LY	11	Liatris spicata	Gayfeather	1 gal. cont.	12" O.C.
LS	19	Lythrum salicaria 'Morden's Pink'	Loosestrife	1 gal. cont.	12" O.C.
MO	74	Monarda 'Marshall's Delight'	Bee Balm	1 gal. cont.	12" O.C.
MP	12	Myosotis palustris	Forget-Me-Not	1 gal. cont.	12" O.C.
MIS	7	Miscanthus sinensis 'Rotsilber'	Chinese Silver Grass	1 gal. cont.	12" O.C.
MV	4	Mertensia virginica	Virginia Blue Bells	1 gal. cont.	12" O.C.
NS	32	Nepeta sibirica	Catmint	1 gal. cont.	12" O.C.
PAT	19	Perovskia atriplicifolia	Russian Sage	1 gal. cont.	36" O.C.
PE	29	Pennisetum alopecuroides	Fountain Grass	1 gal. cont.	24" O.C.
RF	47	Rudbeckia fulgida 'Goldsturm'	Black-eyed Susan	1 gal. cont.	12" O.C.
RR	34	Rosa rugosa 'Fru Dagmar Hastrup'	Rugosa Rose	1 gal. cont.	24" O.C.
SA	68	Salvia 'Mainsail'	Sage	1 gal. cont.	12" O.C.
SC	24	Sanguinaria canadensis	Bloodroot	1 gal. cont.	12" O.C.
TC	16	Tiarrellia cordifolia	Foamflower	1 gal. cont.	12" O.C.
TG	12	Trillium grandiflorum	Trillium	1 gal. cont.	12" O.C.
VE	25	Veronica 'Sunny Border Blue'	Speedwell	1 gal. cont.	12" O.C.

**LIGHTING SCHEDULE**

QTY.	MANUFACTURER	NUMBER	DESCRIPTION
1	ARCHITECTURAL AREA LIGHTING	SLFH22-GR3-100MH-120-BLACK-SLA7-PR4-4R10-BLACK	POLE LIGHT

CONTACT:  
SHERWIN YOFFE, COMMERCIAL LIGHTING SALES, 410-796-1033

**12** PLANTING PLAN AT CLUB HOUSE  
1/8" = 1'-0"

NOTE:  
1. THIS PLAN IS FOR LAYOUT OF PAVING AND ADDITIONAL PERENNIAL PLANTING. FOR TREE AND SHRUB PLANTING SEE SHEETS 10 AND 11.  
2. SEAL ALL POOL DECK EXP. JOINTS WITH EXTERIOR GRADE POLYSULFIDE SEALANT, TRAFFIC GRADE.

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEMS:  
HOWARD COUNTY HEALTH DEPARTMENT  
12-4-98  
COUNTY HEALTH OFFICER MK

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
12/11/98  
12/16/98  
11/20/98  
DIRECTOR  
CHIEF, DIVISION OF LAND DEVELOPMENT  
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK

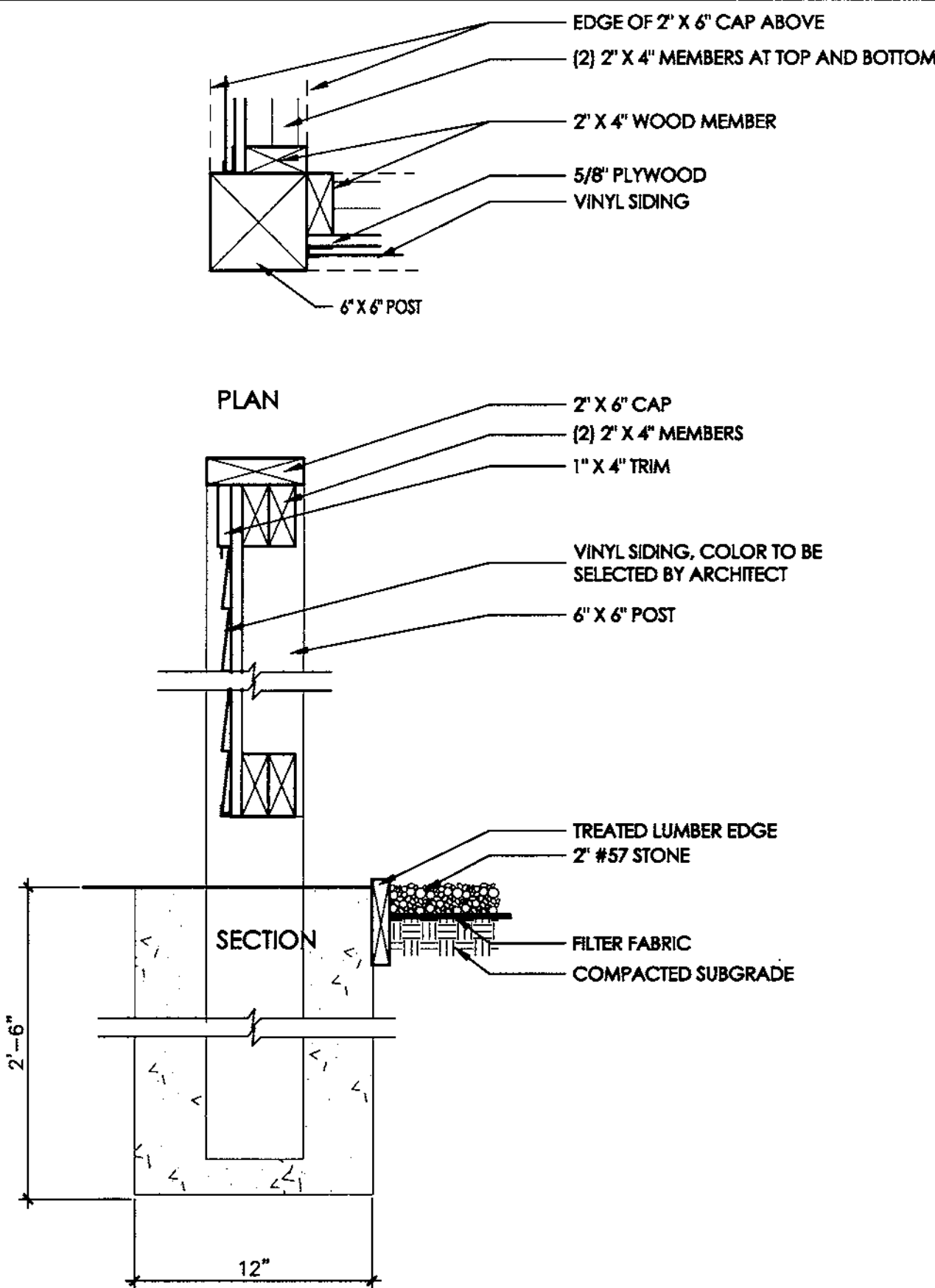
<b>GLW GUTSCHICK LITTLE &amp; WEBER, P.A.</b> CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK BURTONSVILLE, MARYLAND 20866 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-999-2524 FAX: 301-421-4186	REVISIONS FROM HCD AND COUNTY COMMENTS 12/10/14/98	OWNER: GEAPE II, INC. c/o THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MD. 21044 (410) 992-6027	DEVELOPER/CONTRACT PURCHASER: SHELTER DEVELOPMENT L.L.C. SUITE 500, PARK CHARLES 218 NORTH CHARLES STREET BALTIMORE, MD. 21201 (410) 962-0595	<b>Detail Landscape Plan</b> <b>GATEWAY COMMERCE CENTER</b> PARCEL "A-51" PLAT No. 11957	SCALE AS NOTED	ZONING RA-15	G. L. W. FILE No. 98021
					DATE 10-25-98	TAX MAP - GRID 42-5	SHEET 12 OF 14

HOWARD COUNTY, MARYLAND  
SDF-99-16

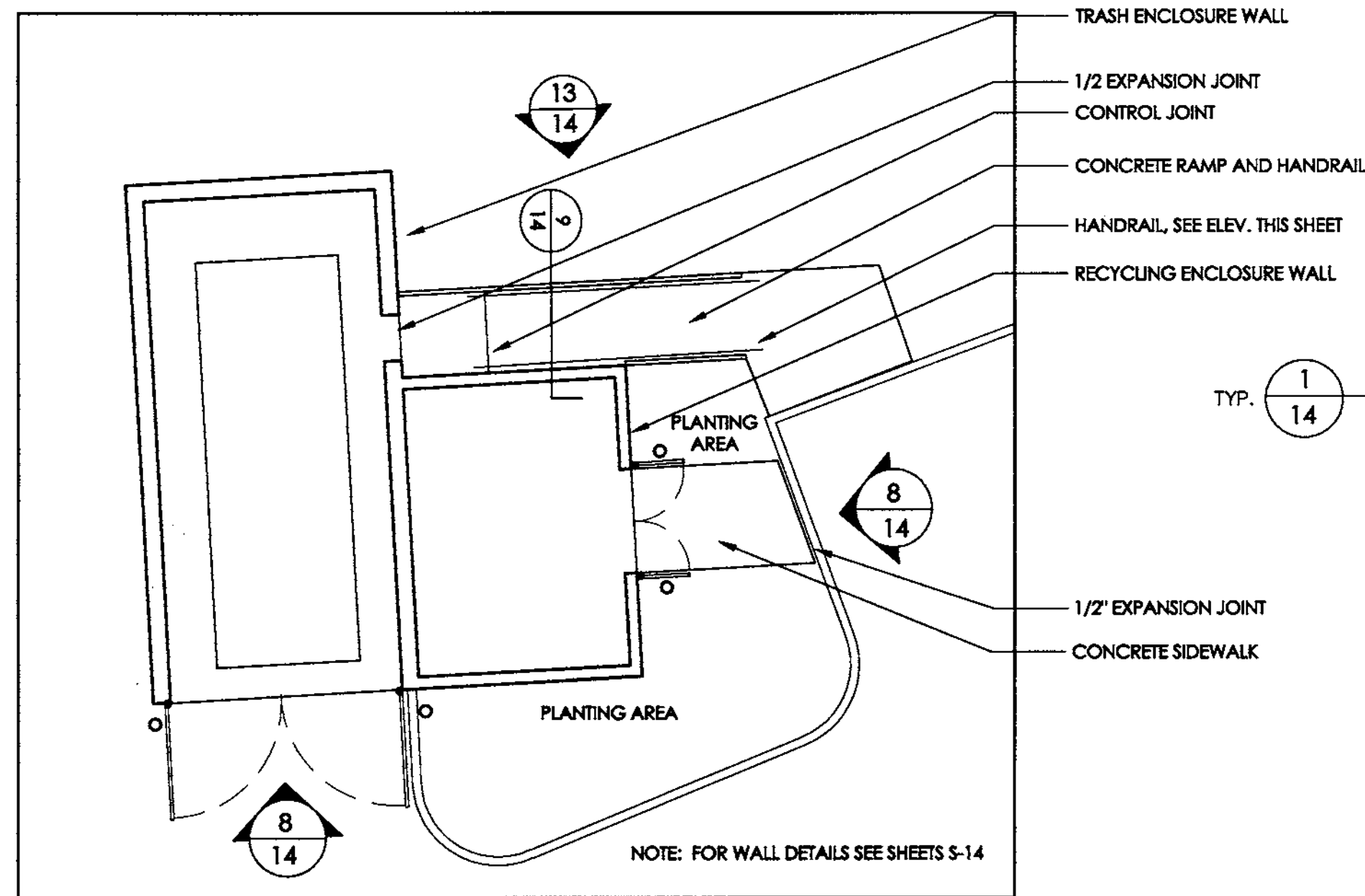
**Hord Coplan Macht LLC**  
ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
PLANNING  
INTERIOR DESIGN  
111 MARKET PLACE SUITE 710  
BALTIMORE, MARYLAND 21202  
410.637.7311 FAX 410.637.6530

STATE OF MARYLAND  
LANDSCAPE ARCHITECT  
No. 548  
11/20/98

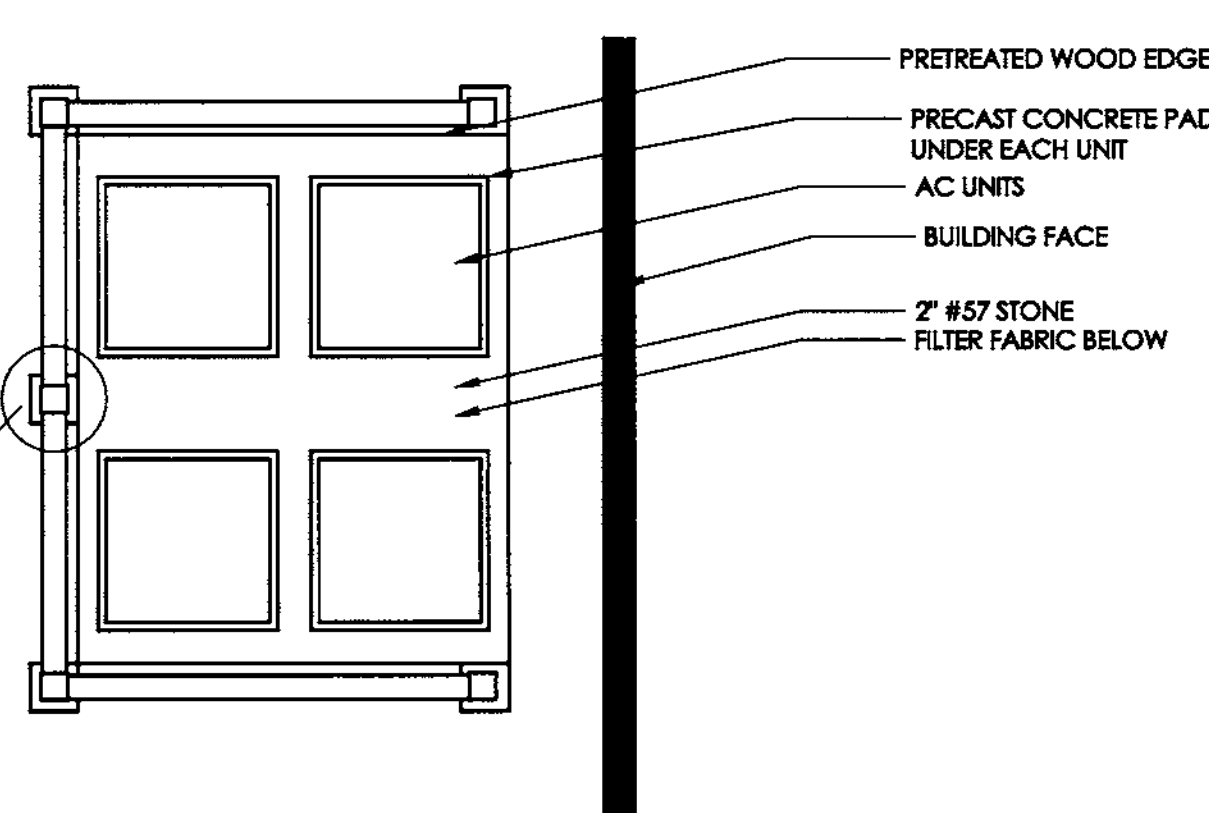




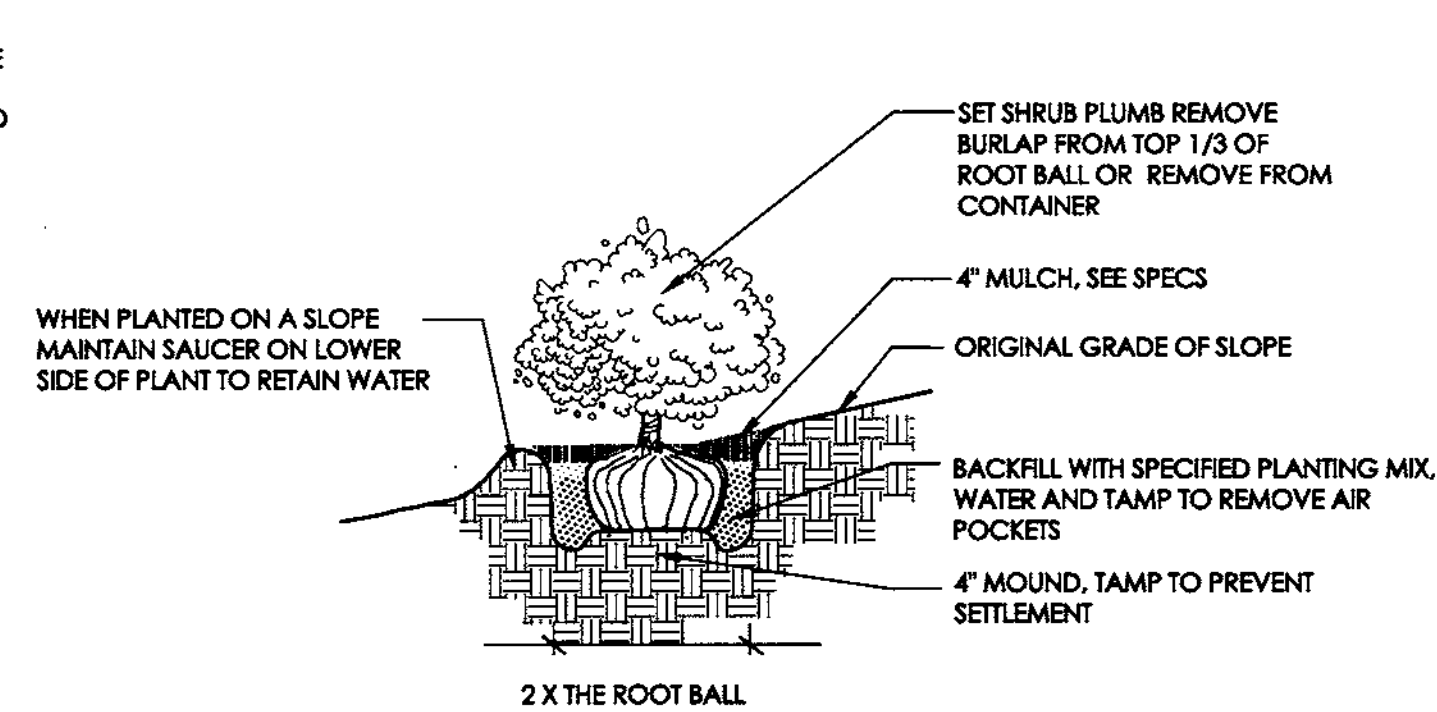
1  
14  
SCREEN FENCE DETAIL  
1 1/2" = 1'-0"



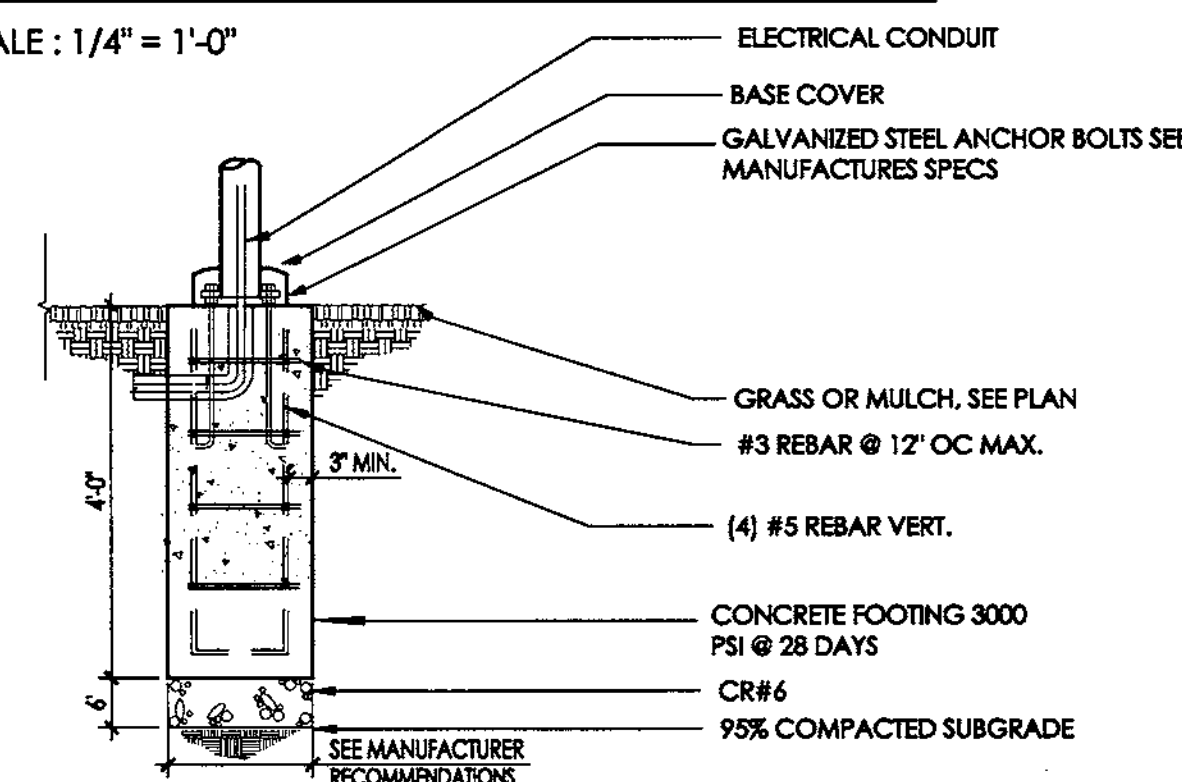
4  
14  
DUMPSTER ENCLOSURE PLAN  
1/8" = 1'-0"



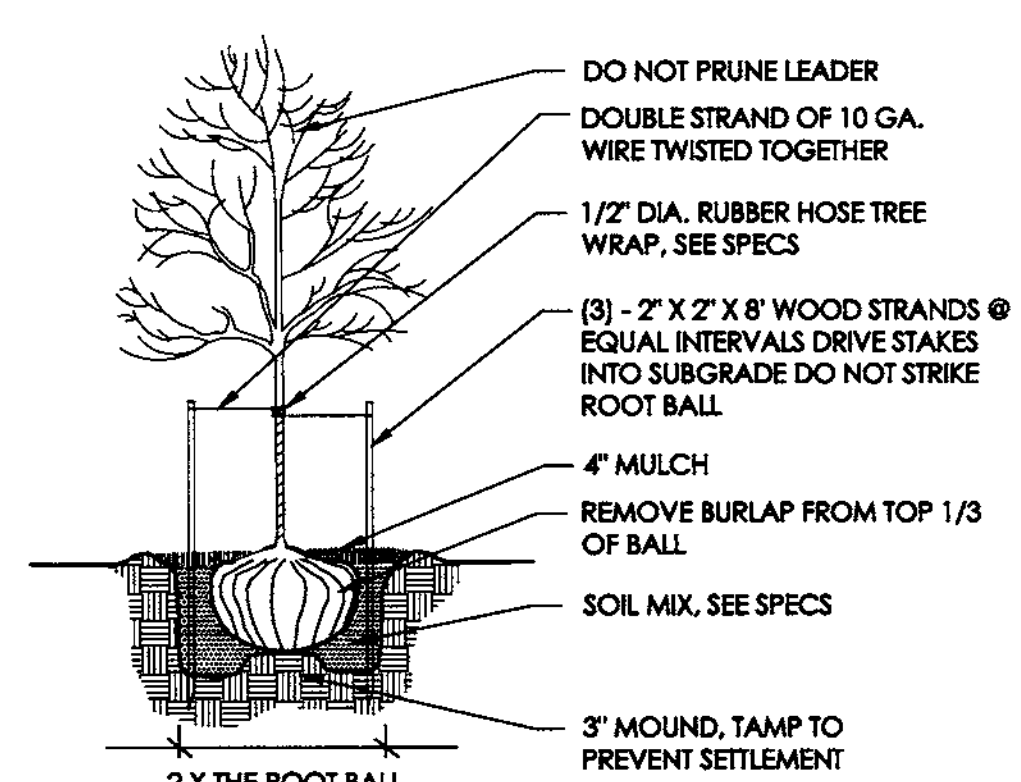
6  
14  
AC PAD DETAIL  
SCALE: 1/4" = 1'-0"



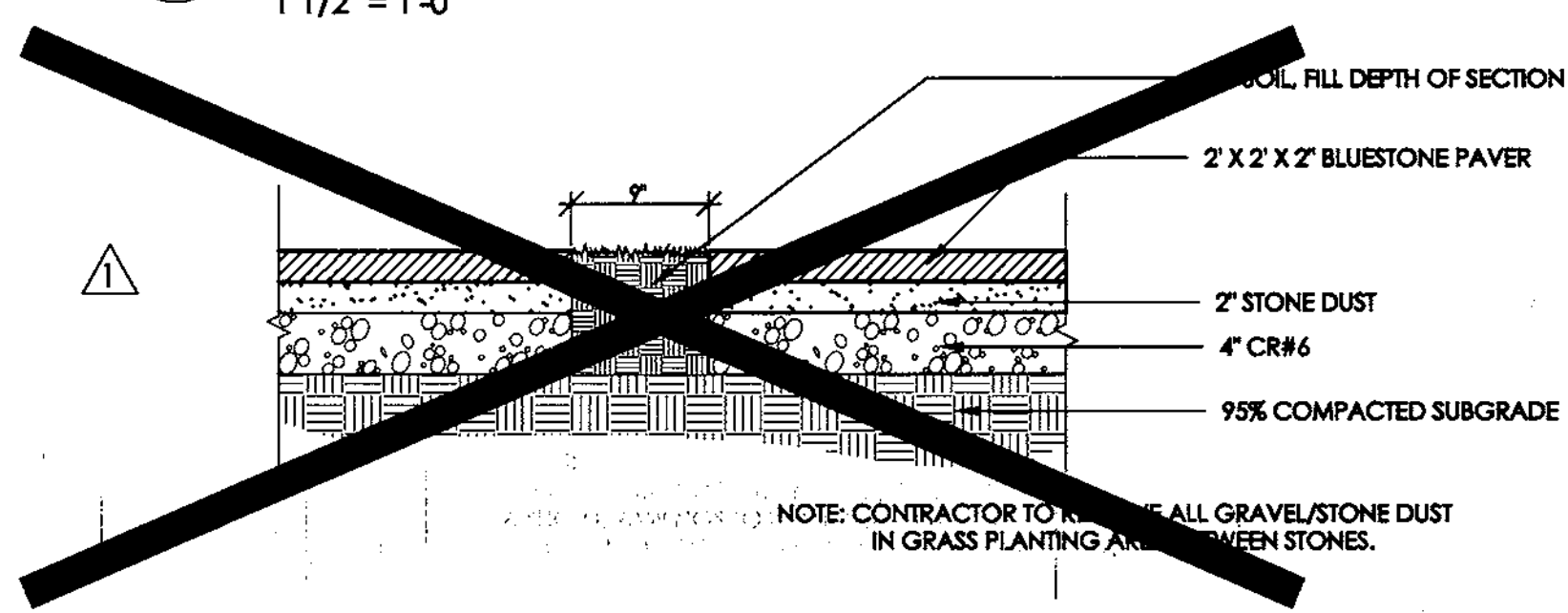
10  
14  
SHRUB PLANTING DETAIL  
NTS



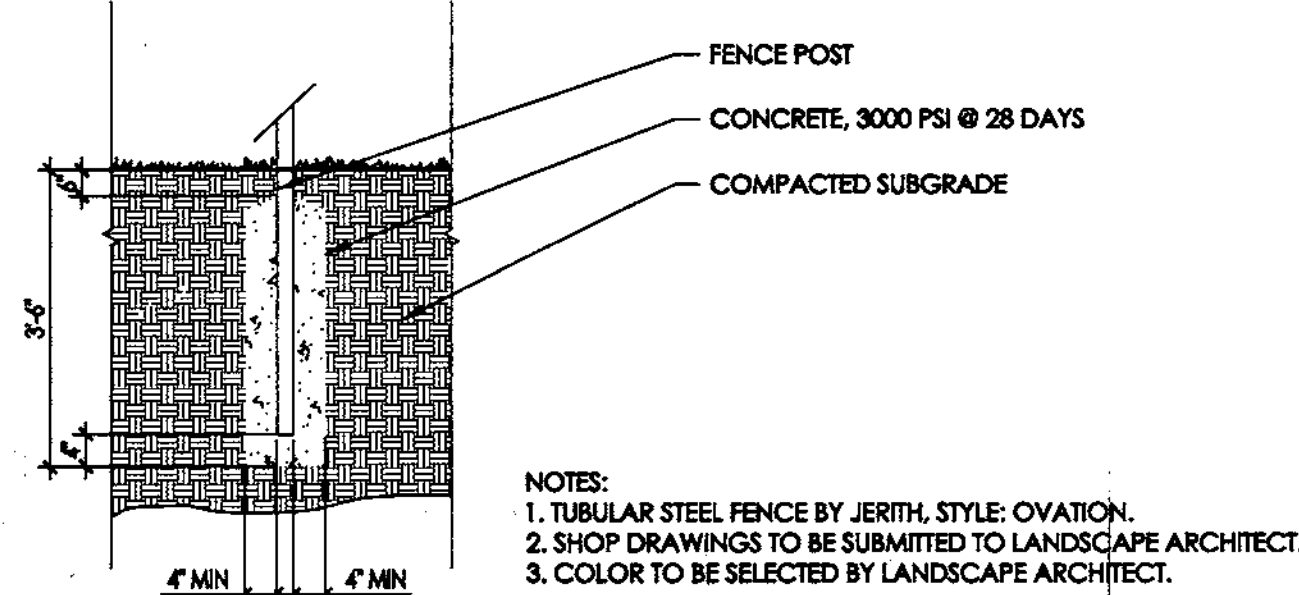
7  
14  
LIGHT POLE FOOTING AT POOL  
SCALE: 1/2" = 1'-0"



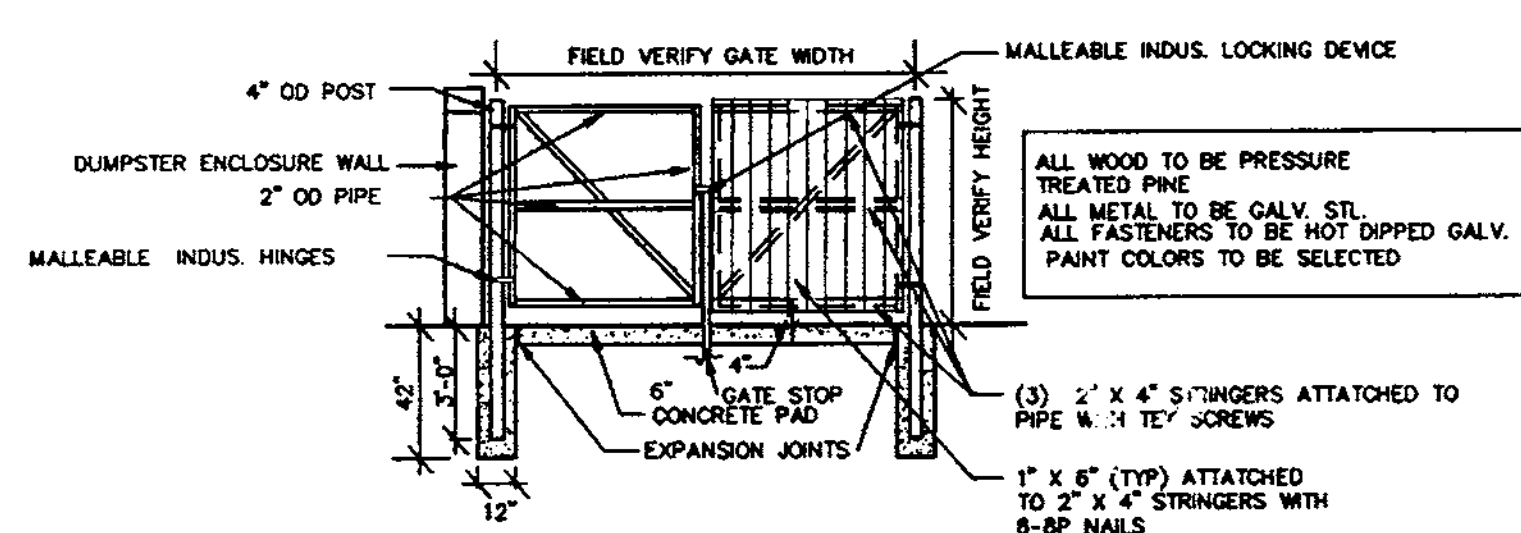
11  
14  
TREE PLANTING DETAIL  
NTS



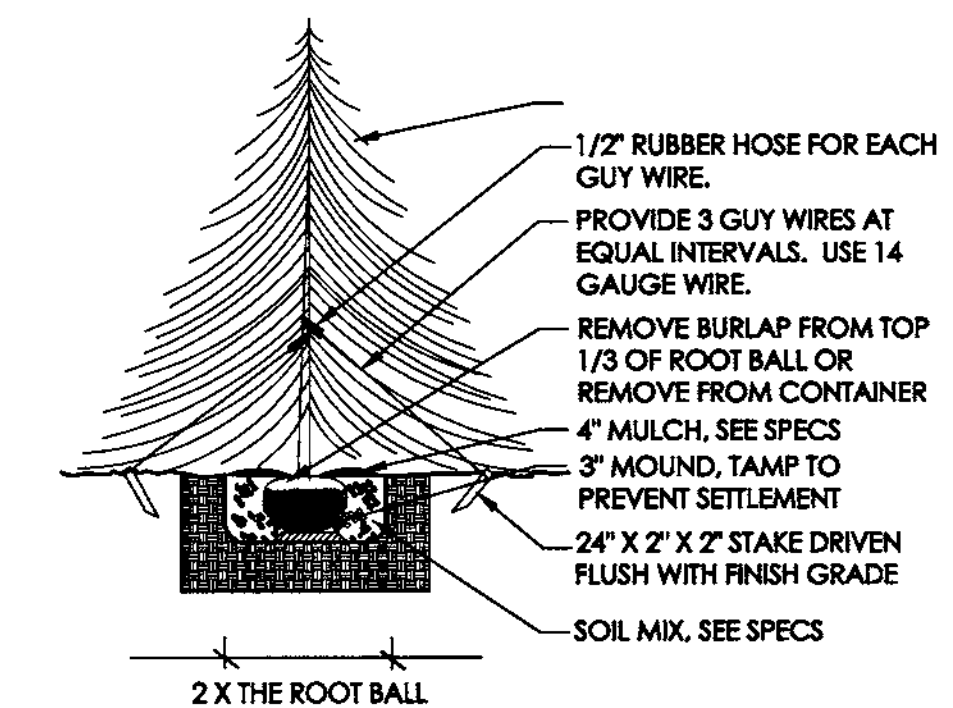
2  
14  
BLUESTONE PAVER DETAIL  
1" = 1'-0"



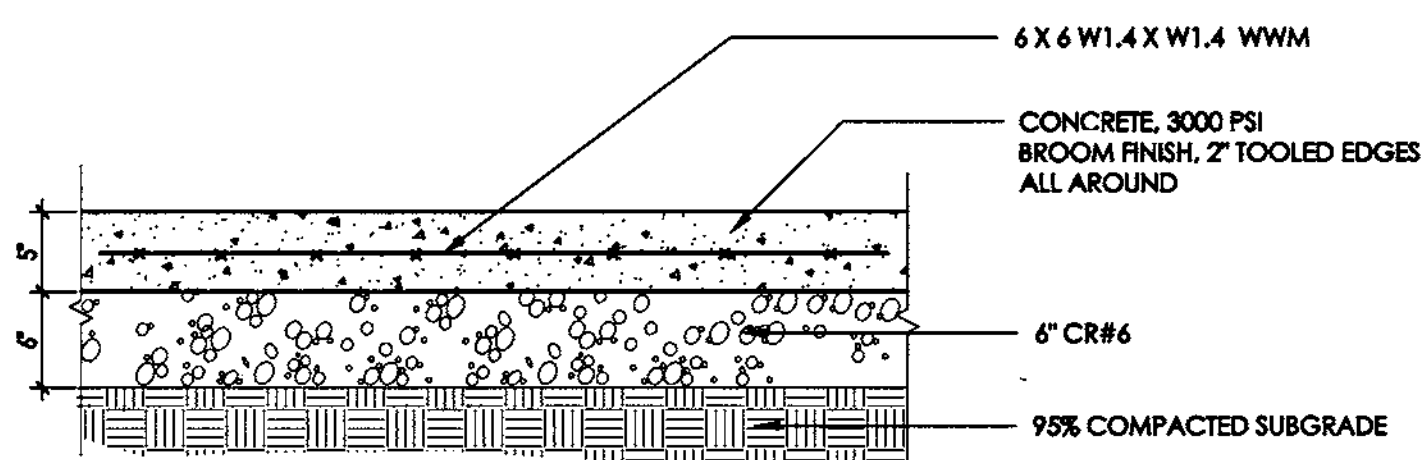
5  
14  
TUBULAR STEEL FENCE POST FOOTING  
1/2" = 1'-0"



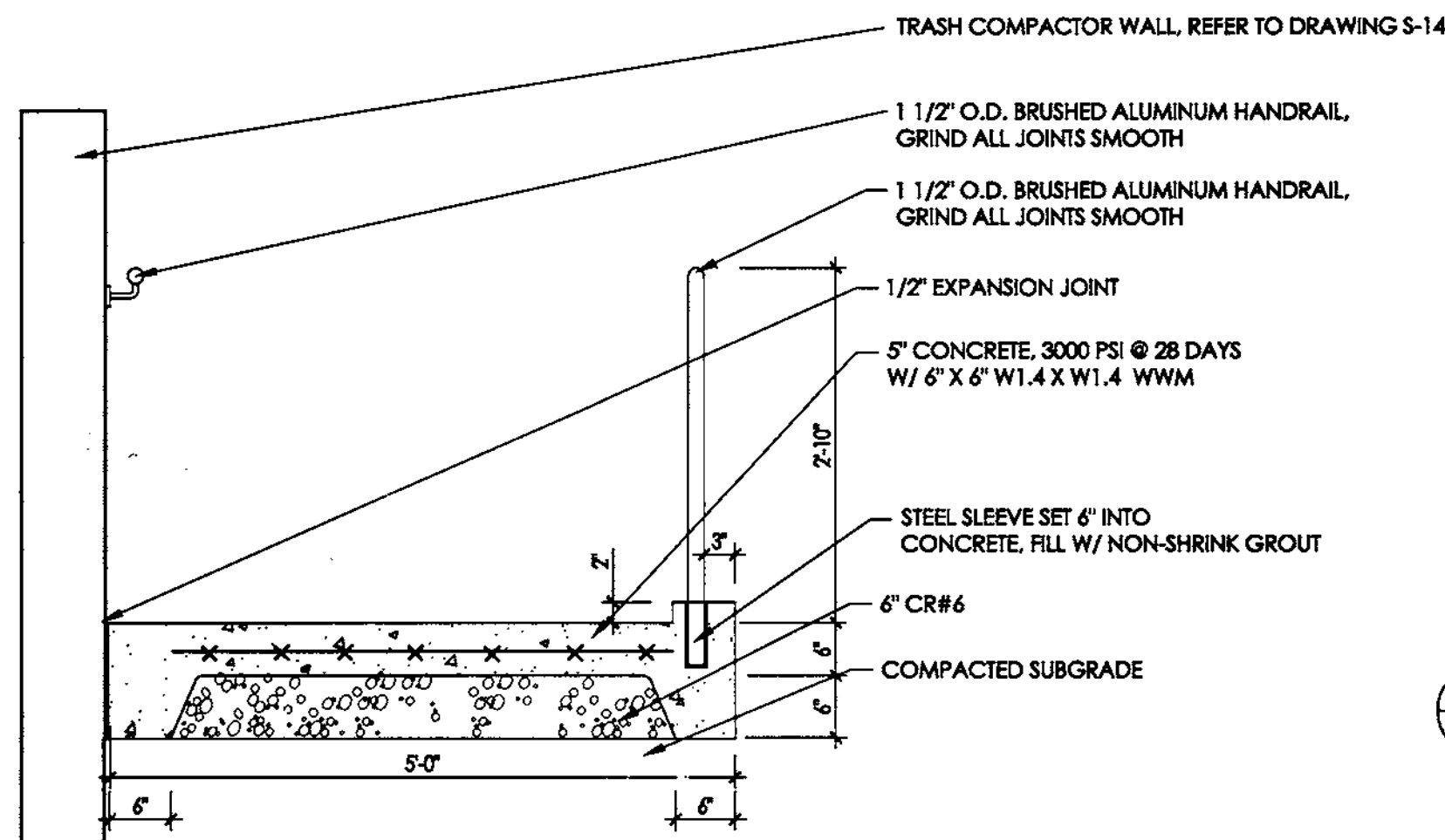
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14  
DUMPSTER ENCLOSURE DETAIL (GATE)  
NTS



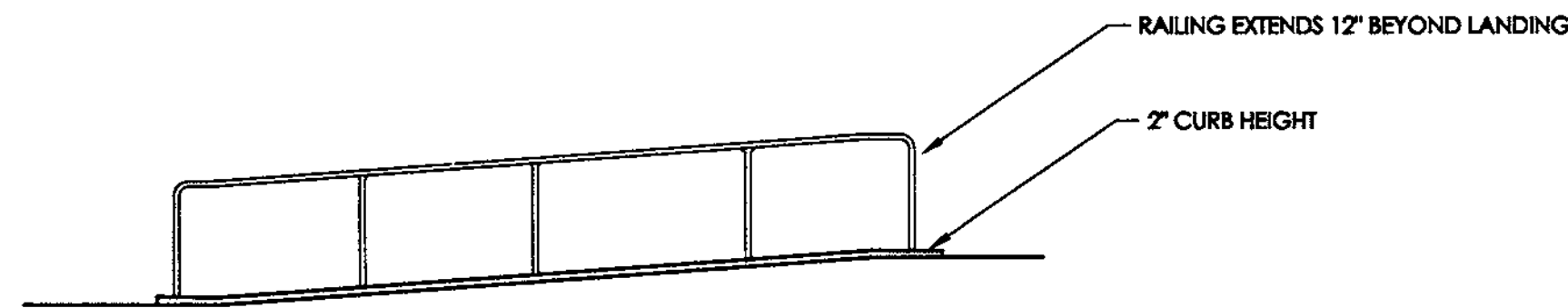
12  
14  
EVERGREEN TREE PLANTING DETAIL  
NTS



3  
14  
CONCRETE PAVING AT POOL DETAIL  
1" = 1'-0"



9  
14  
SECTION - HANDICAP RAMP  
3/4" = 1'-0"



13  
14  
PEDESTRIAN RAMP ELEVATION  
SCALE: 1/4" = 1'-0"

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Director: *[Signature]* Date: 12/11/98  
 Chief, Division of Land Development: *[Signature]* Date: 12/8/98  
 Chief, Development Engineering Division: *[Signature]* Date: 11/20/98

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT  
 County Health Officer: *[Signature]* Date: 12-4-98

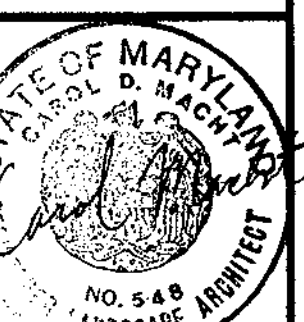
**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
 BURTONSVILLE, MARYLAND 20866  
 TEL: 301-421-4024 BAL: 410-880-1820 DC/WA: 301-989-2524 FAX: 301-421-4186

DATE	REVISIONS	APPROVED BY
10/14/98	Revisions from HRD and County comments	JAF
		JAF
		APPR.

OWNER: GEAPE II, INC.  
 c/o THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
 10275 LITTLE PATUXENT PARKWAY  
 COLUMBIA, MD. 21044  
 (410) 982-6027

DEVELOPER/CONTRACT PURCHASER: SHELTER DEVELOPMENT L.L.C.  
 SUITE 500, PARK CHARLES  
 218 NORTH CHARLES STREET  
 BALTIMORE, MD. 21201  
 (410) 962-0595

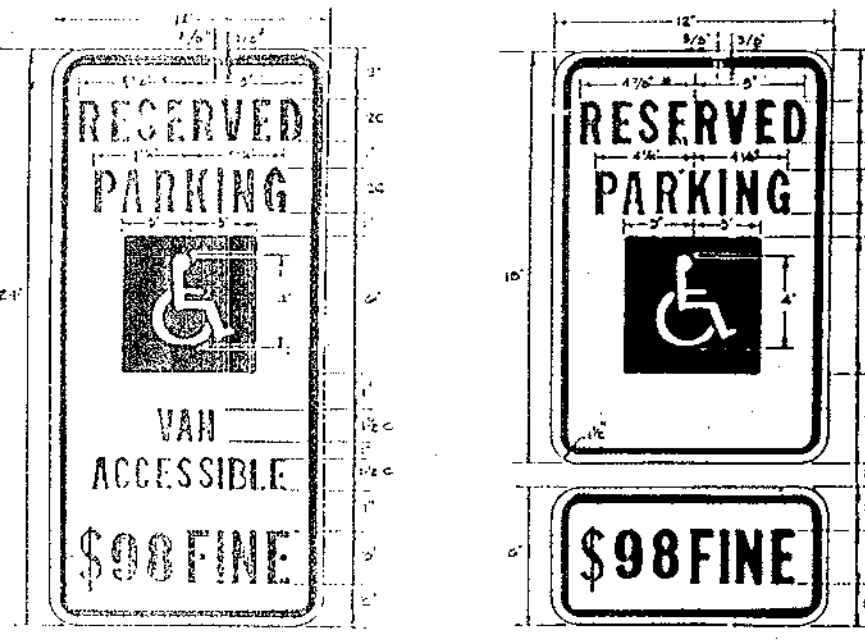
**LANDSCAPE DETAILS**  
**GATEWAY COMMERCE CENTER**  
**PARCEL "A-51"**  
 PLAT No. 11957  
 HOWARD COUNTY, MARYLAND



**hcm**  
**Horst Coplan Macht LLC**  
 ARCHITECTURE  
 LANDSCAPE ARCHITECTURE  
 PLANNING  
 INTERIOR DESIGN  
 111 MARKET PLACE SUITE 710  
 BALTIMORE MARYLAND 21202  
 410 837 7311 FAX 410 837 6530

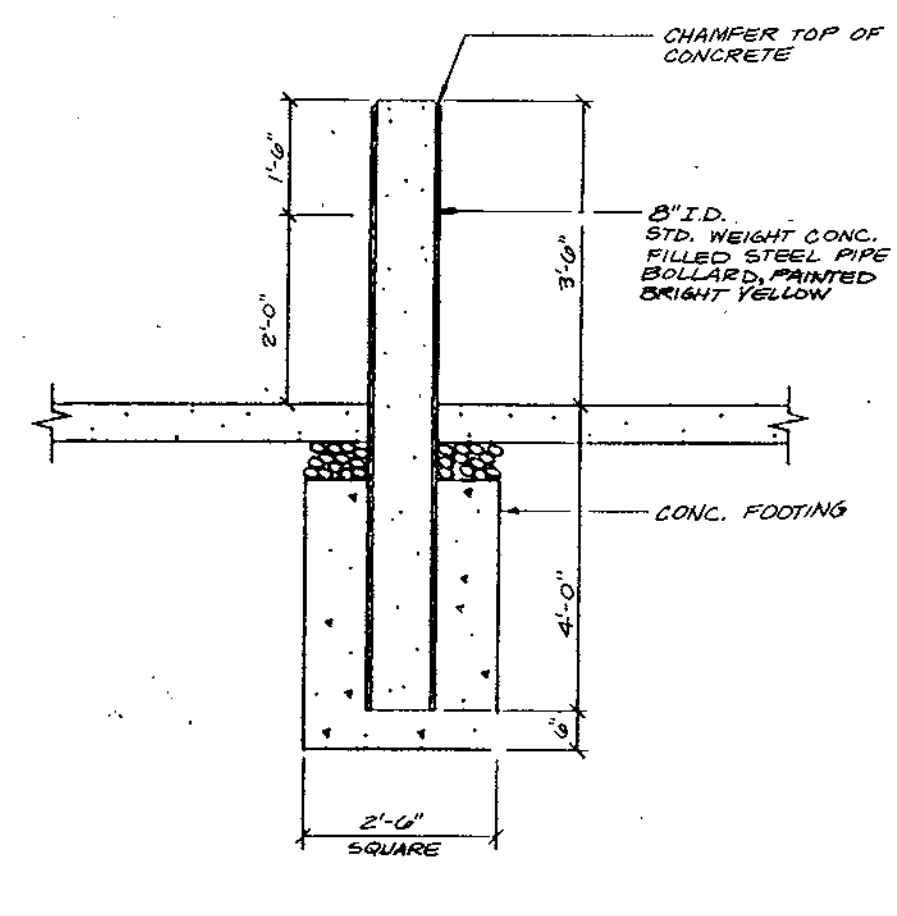
SCALE	ZONING	G. L. W. FILE No.
AS NOTED	RA-15	98021
DATE	TAX MAP - GRID	SHEET
10-23-98	42-5	14 OF 14



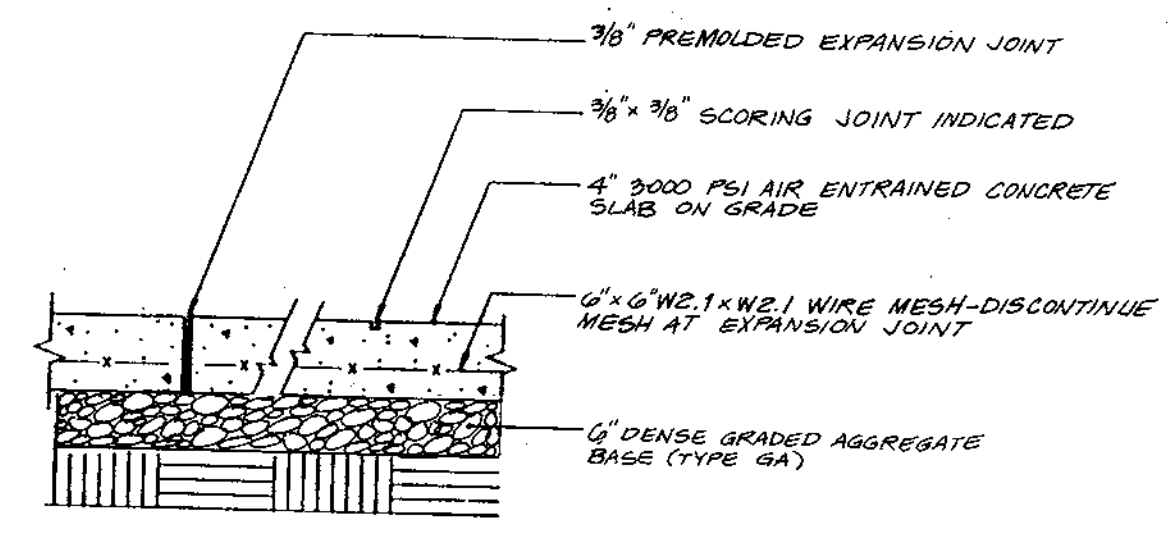


- GENERAL NOTES:**
1. SIGNS SHALL MEET THE STANDARDS OF THE FEDERAL HIGHWAY ADMINISTRATION AND CONFORM TO THE STATE REQUIREMENTS FOR SIGNAGE DETAIL R1-8.
  2. SIGNS SHALL BE REQUIRED FOR SPACES PLACED AS SHOWN ON SITE PLAN.
  3. SPACES INDICATED ON SITE PLAN AS "VAN ACCESSIBLE" SHALL BE SIGNED ACCORDINGLY.
  4. SIGNS SHALL BE PLACED INTO EXISTING OR NEWLY CONCRETE PERFORATED CHANNEL FIDES 2" x 1/2" DEEP x 1/4" WIDE THROUGH CURB OR AS INDICATED ON SITE DRAWINGS.
  5. SIGN SHALL BE FASTENED TO THE INSIDE OF POST. POST SHALL EXTEND INTO CURB 2" MIN.
  6. COLORS: LETTERS IN WHITE ON DARK BACKGROUND. SYMBOLS IN WHITE ON DARK BACKGROUND.

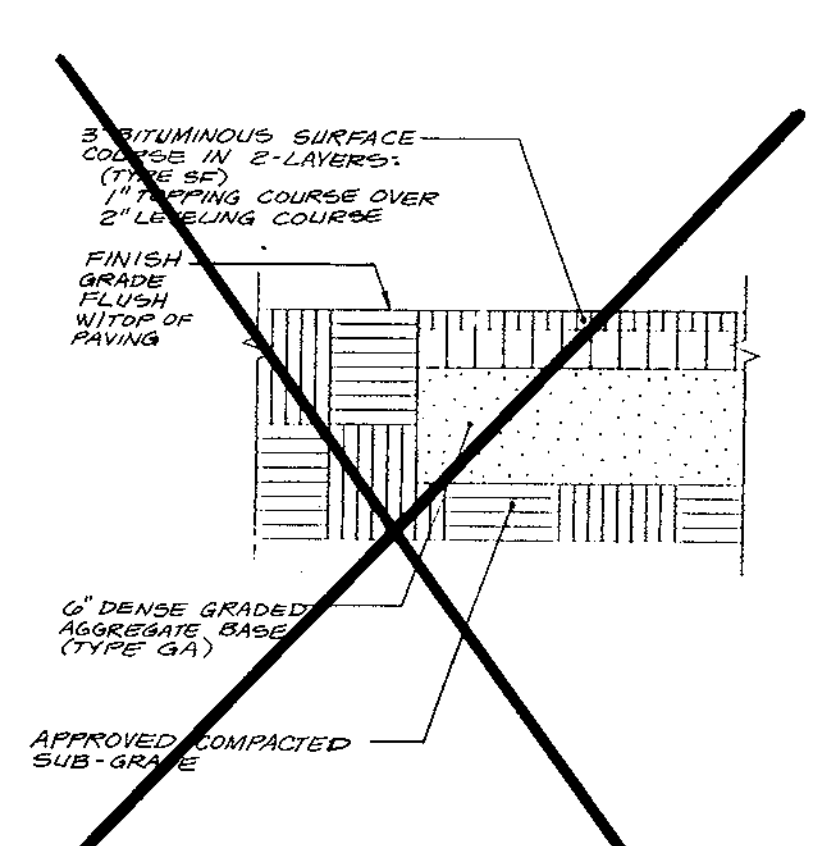
**1**  
**2** **HANDICAP PARKING SIGNS DETAIL**



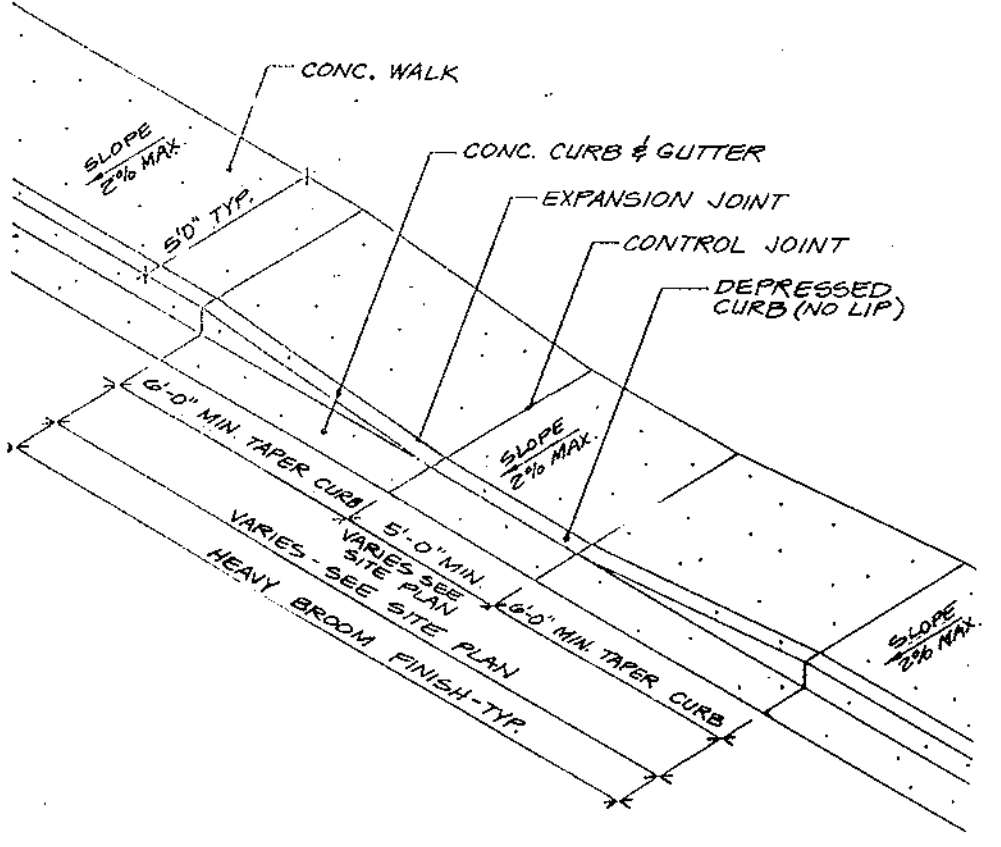
**2**  
**3** **PIPE BOLLARD DETAIL**



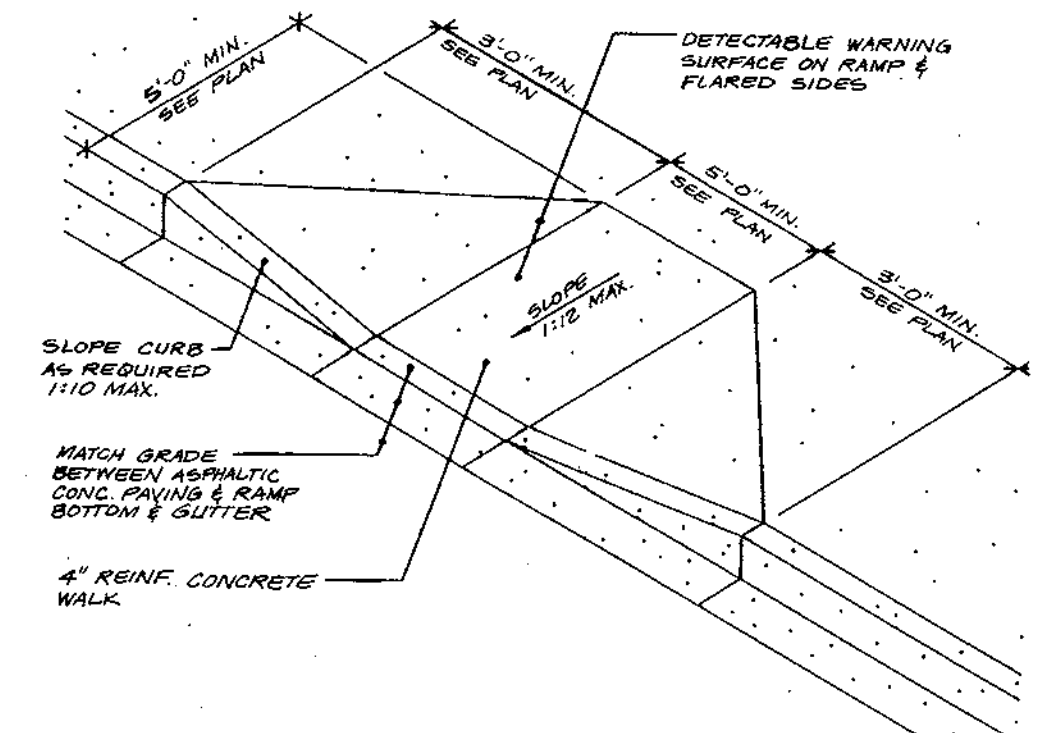
**3**  
**4** **CONCRETE WALK DETAIL**



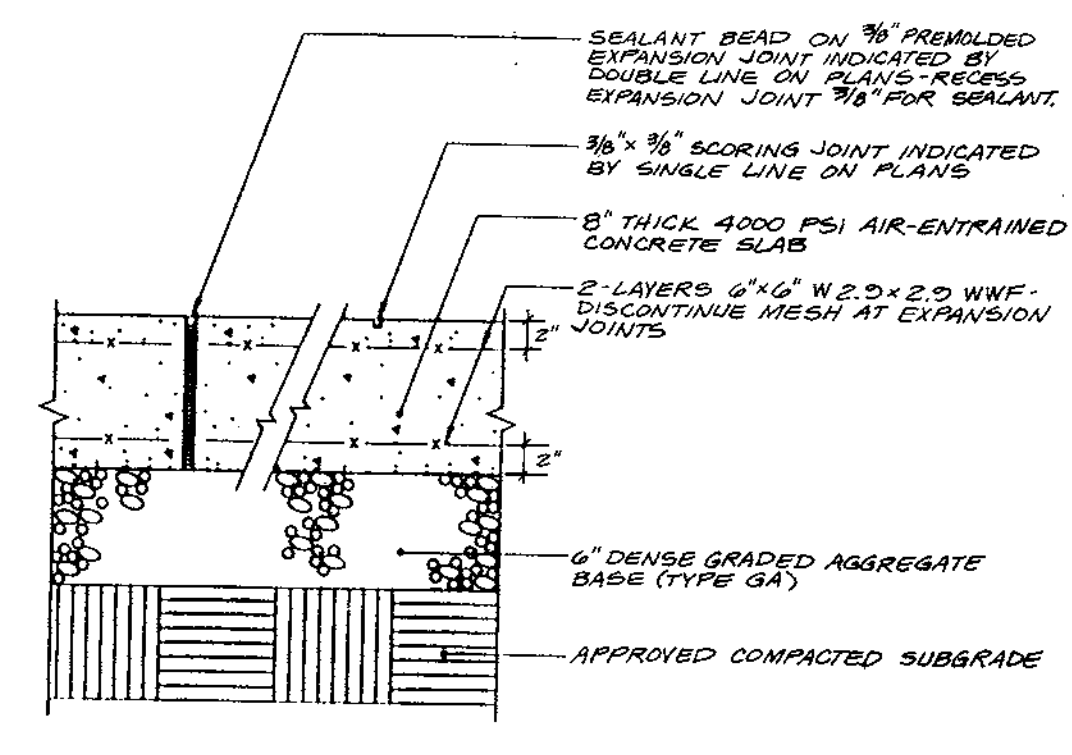
**4**  
**5** **BITUMINOUS CONCRETE WALK DETAIL**



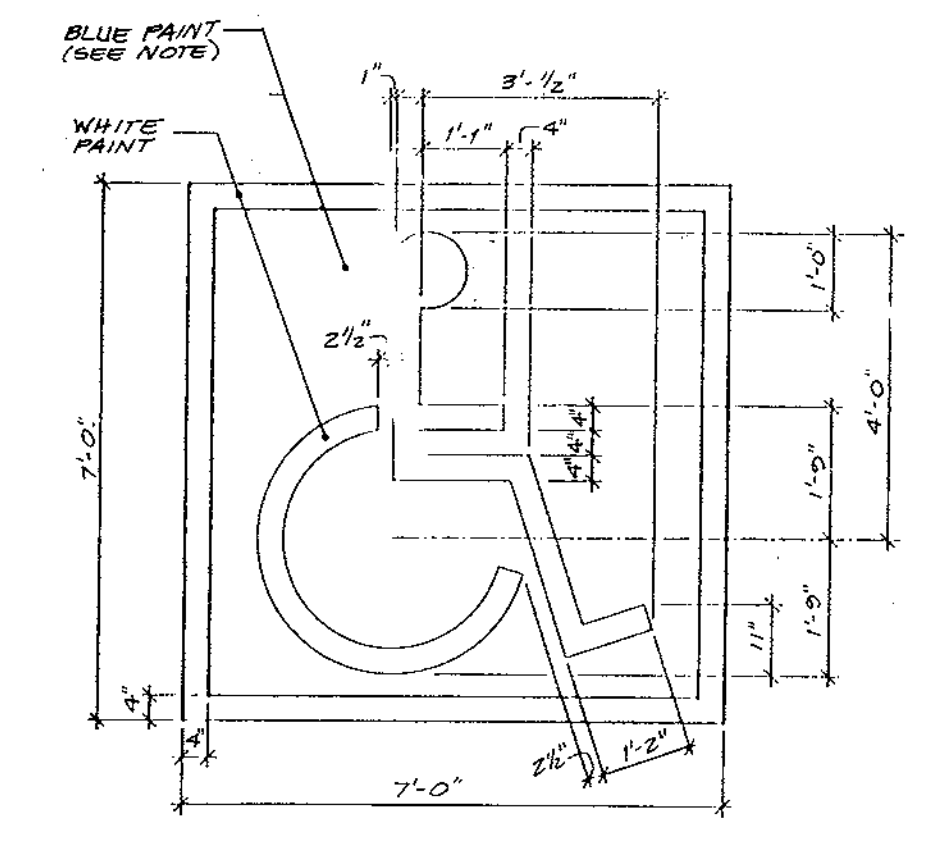
**5**  
**6** **TYPE A CURB RAMP DETAIL**



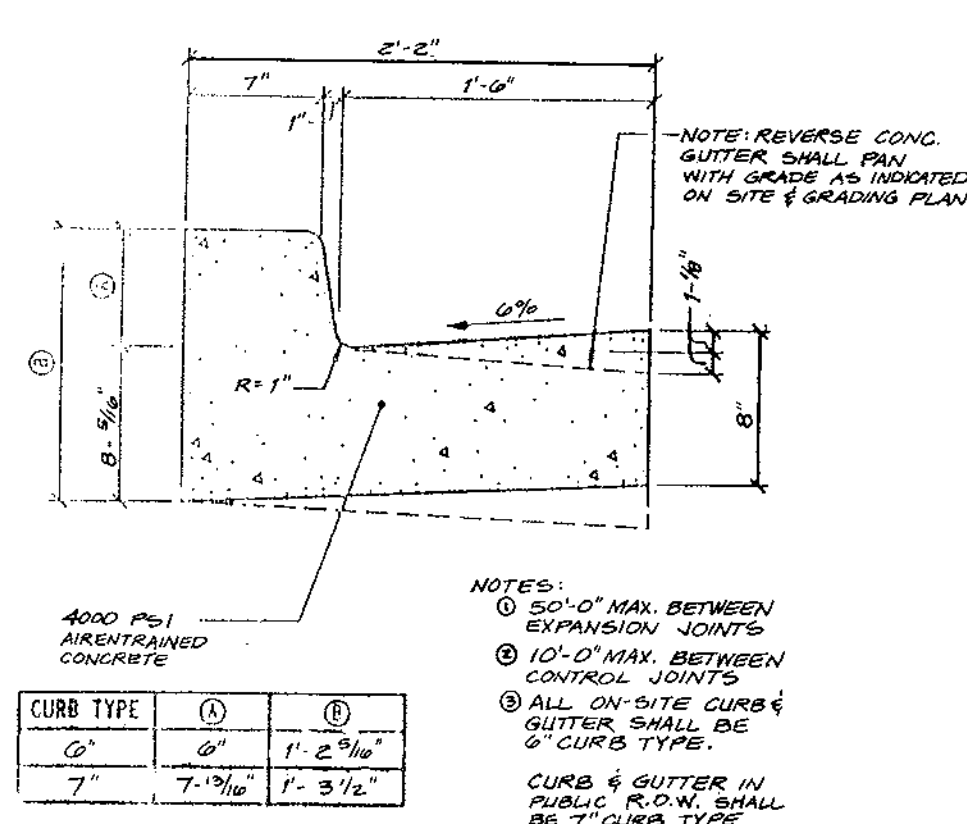
**6**  
**7** **TYPE 1 CURB RAMP DETAIL**



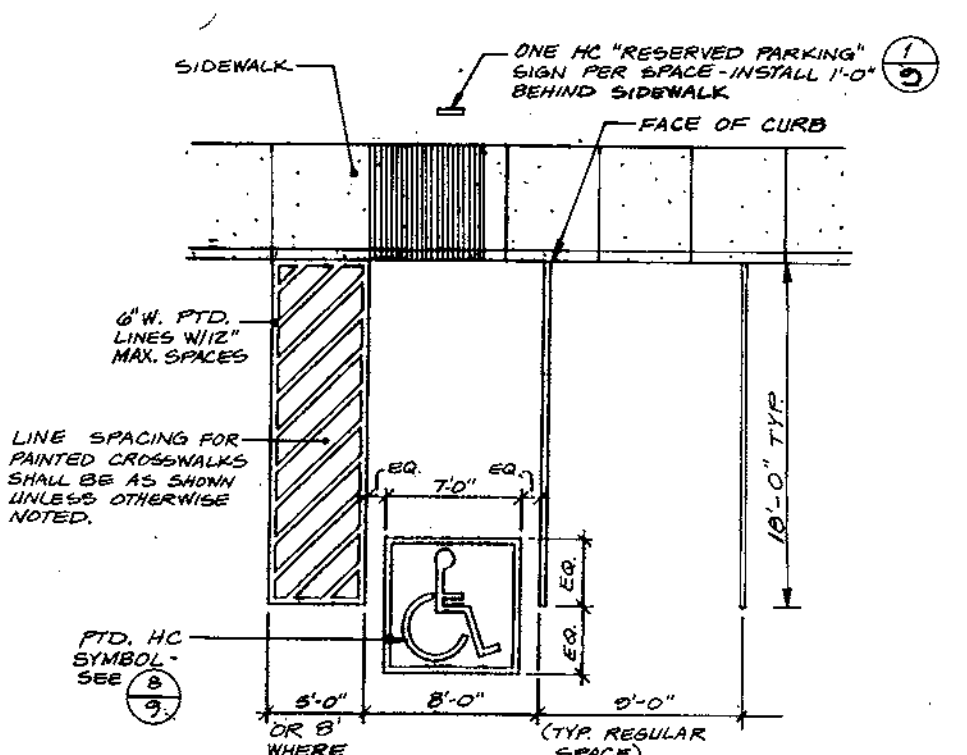
**7**  
**8** **REFUSE AREA CONCRETE PAVING DETAIL**



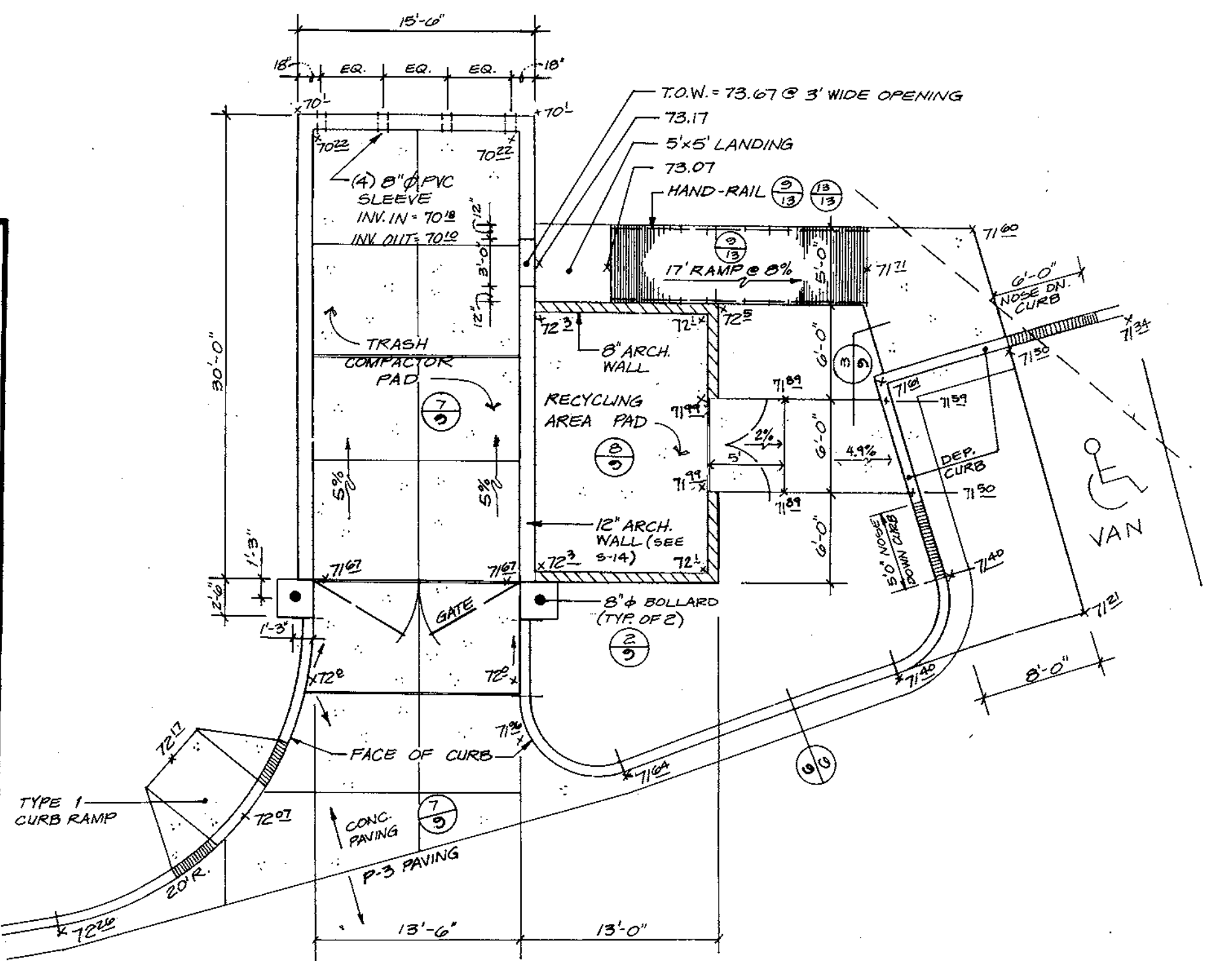
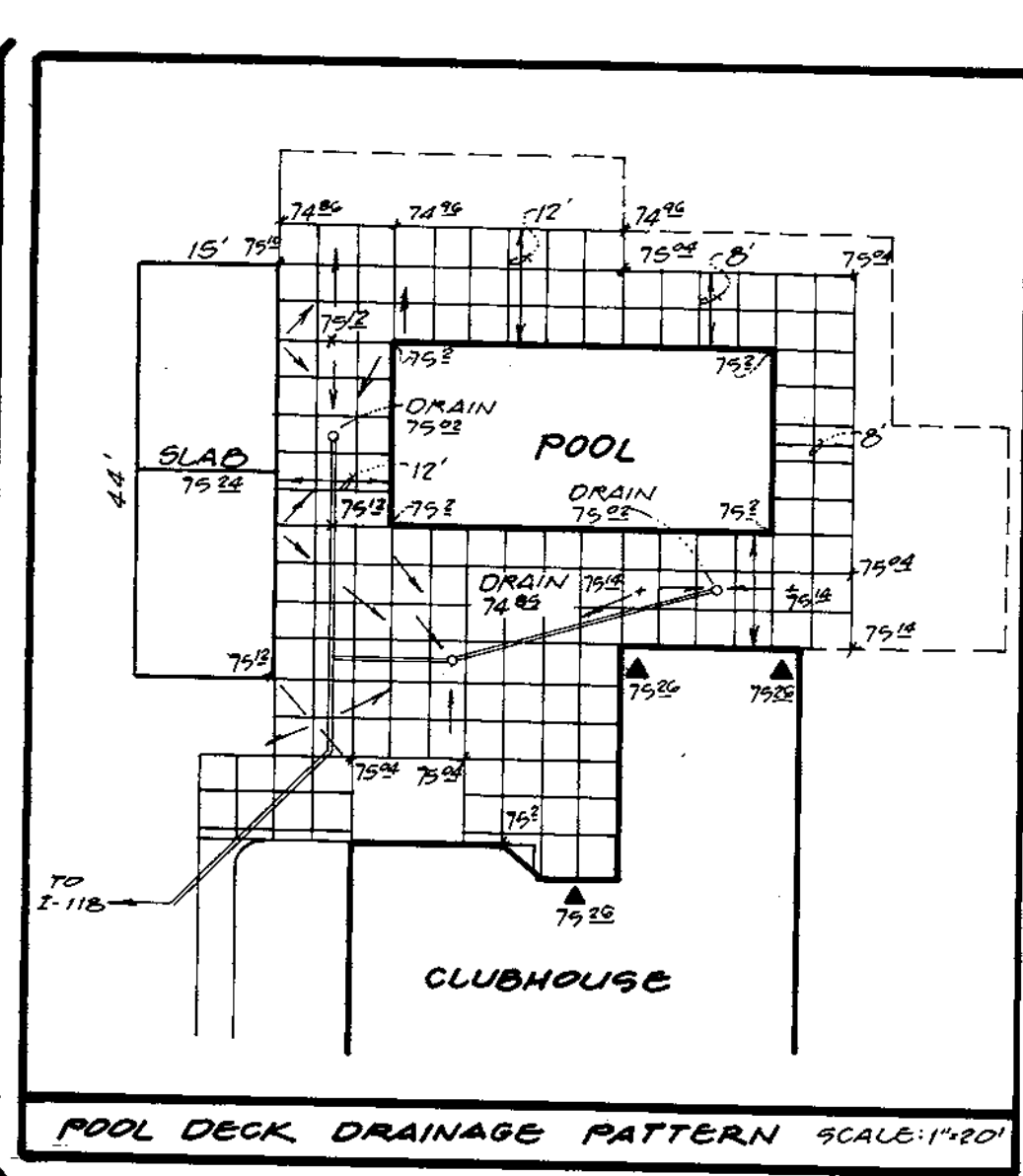
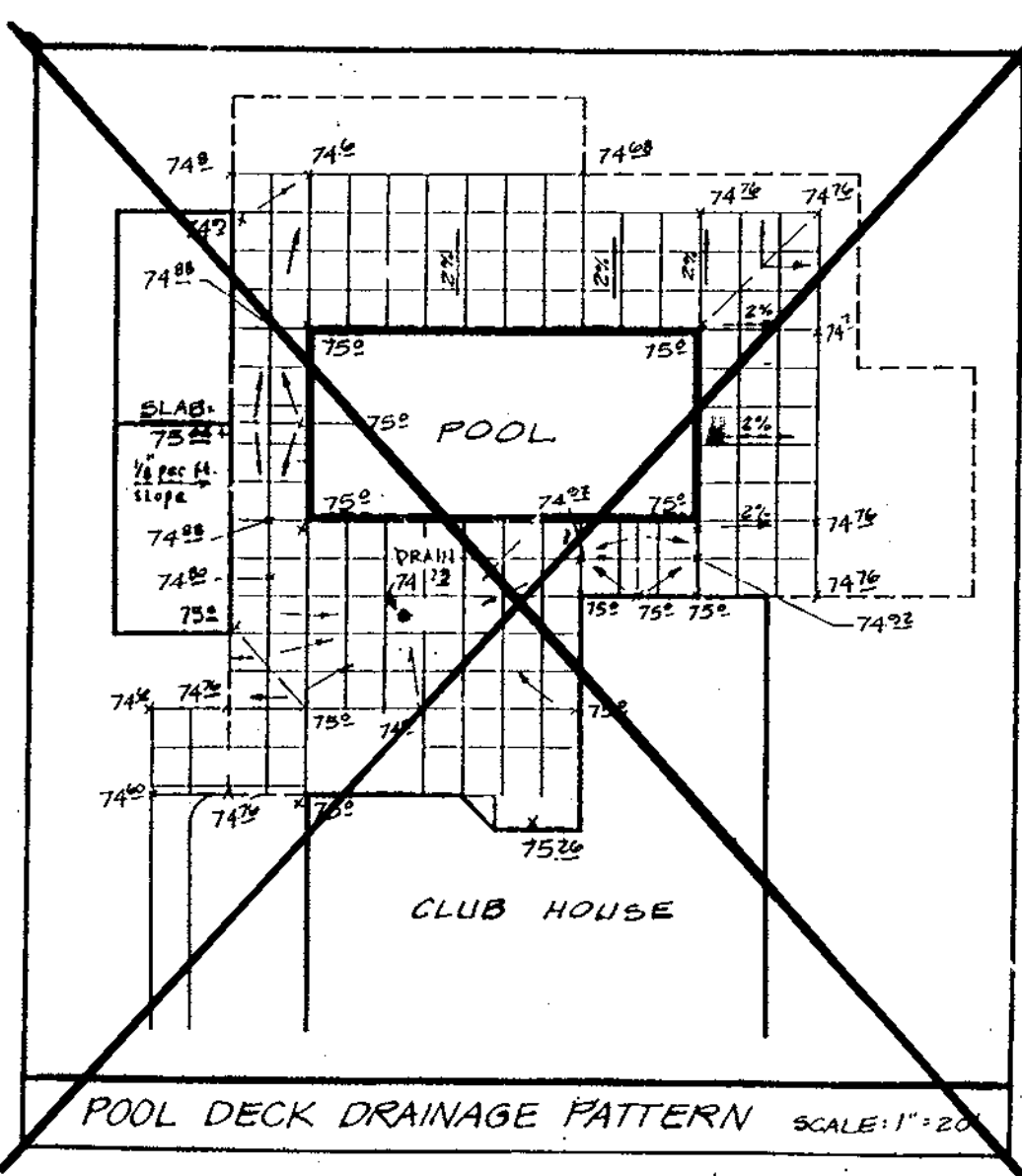
**8**  
**9** **HANDICAP SPACE STENCIL LAYOUT**



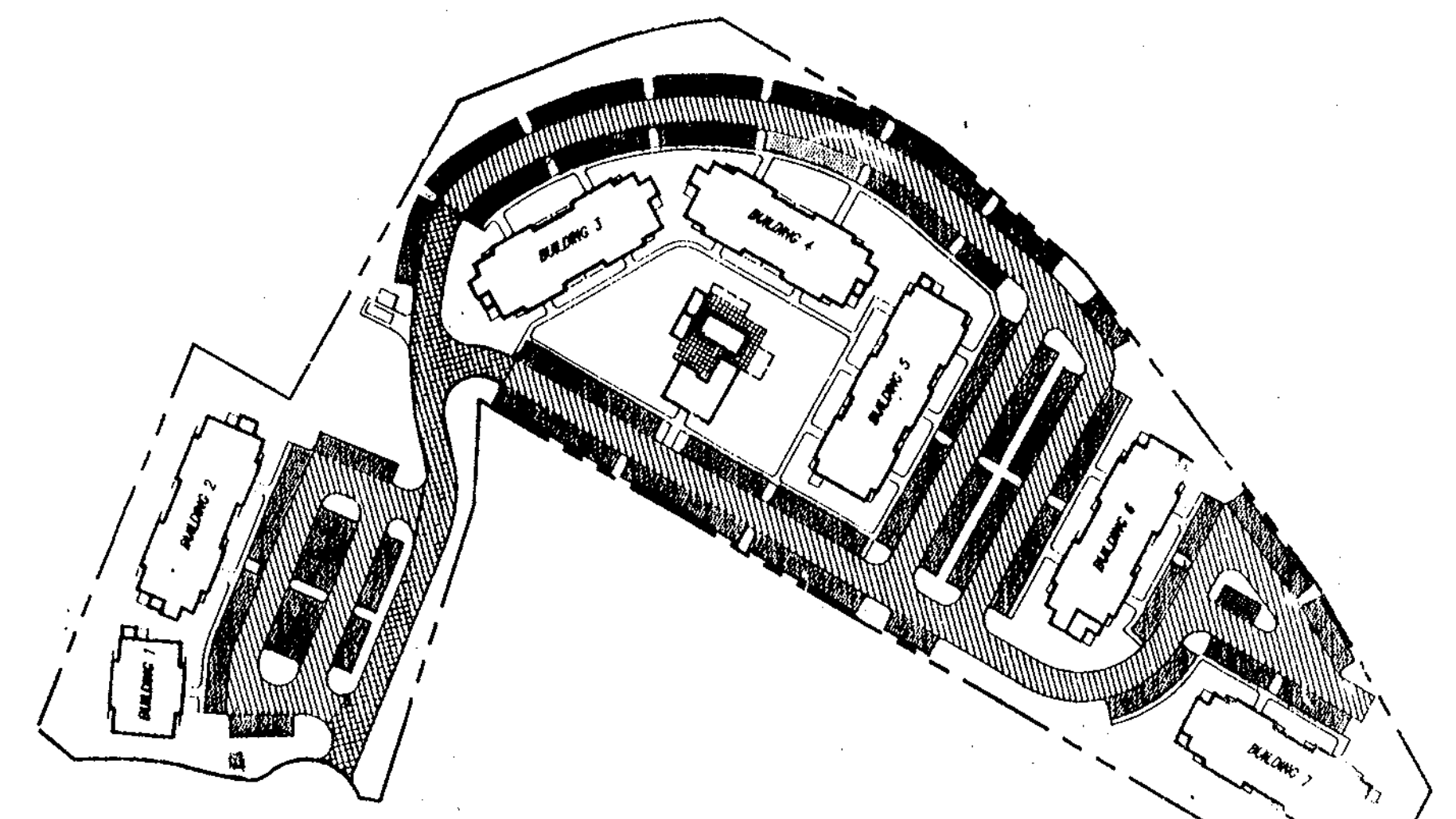
**9**  
**10** **CONCRETE CURB & GUTTER DETAIL**



**10**  
**11** **PARKING SPACE LAYOUT**



**11**  
**12** **REFUSE COLLECTION AREA DETAIL**



- HOWARD COUNTY'S P-1 PAVEMENT SECTION OR BETTER
- HOWARD COUNTY'S P-2 PAVEMENT SECTION OR BETTER
- HOWARD COUNTY'S P-3 PAVEMENT SECTION OR BETTER

P-1, P-2 AND P-3 PAVEMENT SECTIONS ARE THE MINIMUM REQUIRED. CONTRACTOR SHALL REFER TO GEOTECHNICAL REPORT (BY THE ROBERT B. BALTR COMPANY) IN PROJECT SPECIFICATION FOR PAVEMENT SECTIONS RECOMMENDED BY GEOTECHNICAL ENGINEER.

**ASPHALT PAVING DELINEATION DETAIL**

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT  
 JAMES M. HARRIS, COUNTY HEALTH OFFICER, 12-4-98  
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 JAMES M. HARRIS, 12/11/98  
 CHRIS HERRMANN, Chief, Division of Land Development, 12/15/98  
 WALTER DUNN, Chief, Development Engineering Division, 11/20/98



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

OWNER: GEAPE II, INC.  
 c/o THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
 10275 LITTLE PATUXENT PARKWAY  
 COLUMBIA, MD. 21044  
 (410) 992-6027

DEVELOPER/CONTRACT PURCHASER:  
 SHELTER DEVELOPMENT L.L.C.  
 SUITE 500, PARK CHURCHES  
 218 NORTH CHARLES STREET  
 BALTIMORE, MD. 21201  
 (410) 967-0595

**SITE DETAILS**  
**GATEWAY COMMERCE CENTER**  
 PARCEL "A-51"  
 P.L.T. No. 11957

DES.	SCALE	ZONING	C.I.W. LOT No.
DRM.	AS SHOWN	RA-15	38-021
CHK.	DATE	TAX MAP No.	SHEET
	10-23-98	42	9 OF 14
	DIA SET		

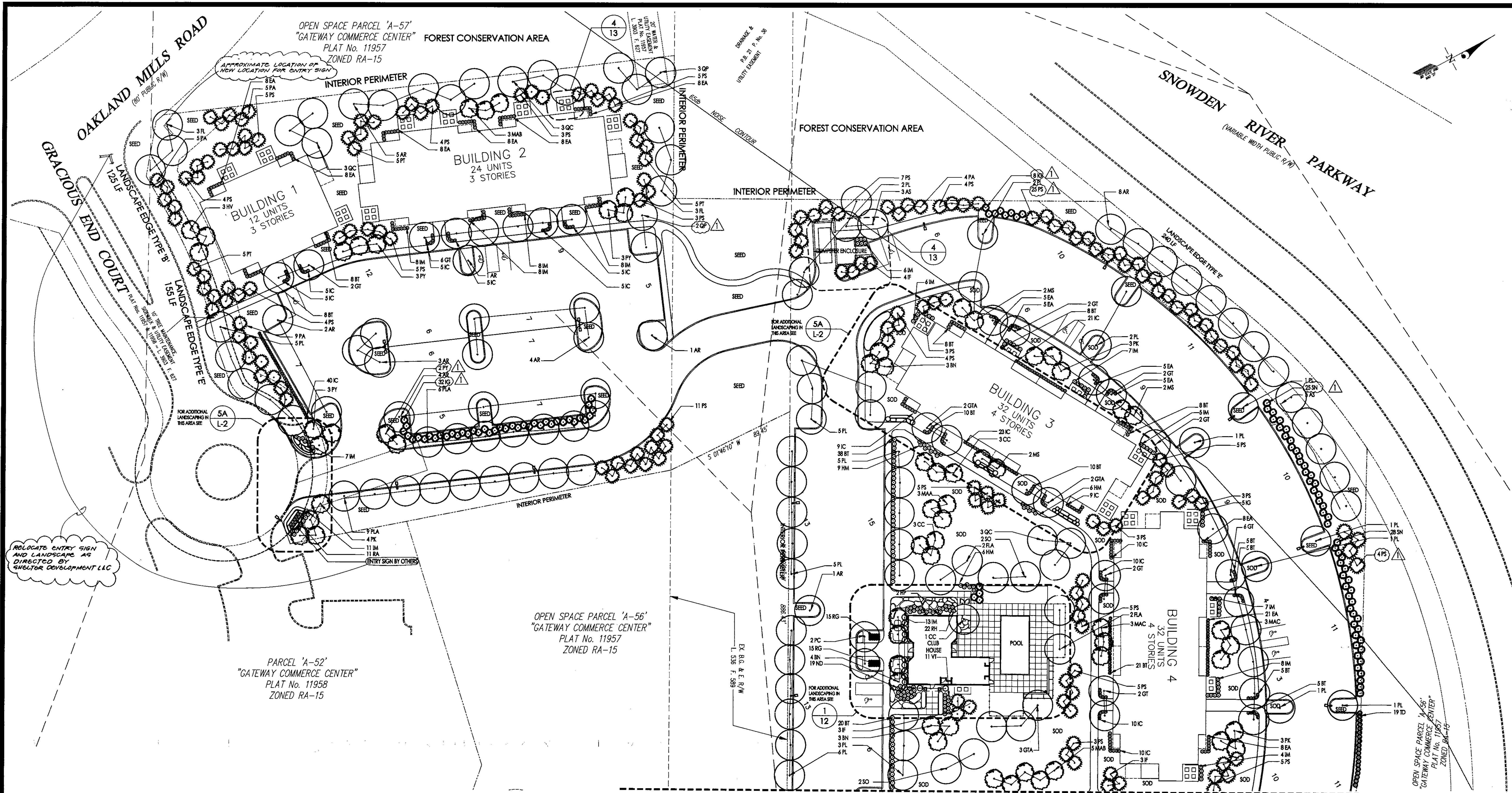
TELEPHONE: (301)421-5024 HO.VA. 301-993-2504 BALTO. (301)880-1820 FAX (301)421-4186

DATE	REVISION	BY	APP'R.
7-25-99	REVISED POOL DECK DRAINAGE PATTERN DETAIL	BC	

GULFPORT ELECTRIC DISTRICT No. 6

HOWARD COUNTY, MARYLAND





**1** PLANTING PLAN  
10  
1" = 30'-0"

NOTE: For Planting List see sheet 11

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEMS,  
HOWARD COUNTY HEALTH DEPARTMENT  
*James M. Bond* 12-4-98  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*James T. Smith* 12/14/98  
Director Date  
*Clayton Hamilton* 12/15/98  
Chief, Division of Land Development Date  
*Chris Dammann* 11/20/98  
Chief, Development Engineering Division Date

**NOTES**

- This plan has been prepared in accordance with Section 16.124 of the Howard County Code and Chapter VI (Alternative Compliance) of the Howard County Landscape Manual.
- Contractor shall notify all utilities at least (5) days before starting work. All General Notes, especially those regarding utilities, on Sheet C-1 shall apply.
- Field verify underground utility locations and existing conditions before starting planting work. Contact architect if any relocation is required.
- Plant quantities shown on Plant List are provided for the convenience of the contractor only. If discrepancies exist between quantities shown on the plan and those shown on the plant list, the quantities on the plan shall take precedence.
- All plant material shall be full, heavy, well formed, and symmetrical, and conform to the A.A.N. specifications, and be installed in accordance with project specifications.
- No substitution shall be made without written consent of the owner or his representative.
- All areas disturbed by construction activities but not otherwise planted, paved, or mulched shall be seeded or sodded in accordance with project specifications.
- The contractor shall notify the owner in writing if he/she encounters soil drainage conditions which may be detrimental to the growth of the plants.
- All exposed earth within limits of planting beds shall be mulched with shredded hardwood mulch per Planting Details.

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20896  
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

7-22-99 RELOCATE ENTRY SIGN  
A 10/14/98 Revisions from HRD and County comments  
DATE REVISION

OWNER: GEAPE II, INC.  
c/o THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
10275 LITTLE PATIENT PARKWAY  
COLUMBIA, MD. 21044  
(410) 982-6027

DEVELOPER/CONTRACT PURCHASER: SHELTER DEVELOPMENT L.L.C.  
SUITE 500, PARK CHARLES  
218 NORTH CHARLES STREET  
BALTIMORE, MD. 21201  
(410) 962-0585

PLANTING PLAN  
GATEWAY COMMERCE CENTER  
PARCEL "A-51"  
PLAT No. 11957

DATE: 10-27-98  
DES. APT. DRN. APT. CHK. JAF  
BY: JAF APPR.

OWNER: GEAPE II, INC.  
c/o THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
10275 LITTLE PATIENT PARKWAY  
COLUMBIA, MD. 21044  
(410) 982-6027

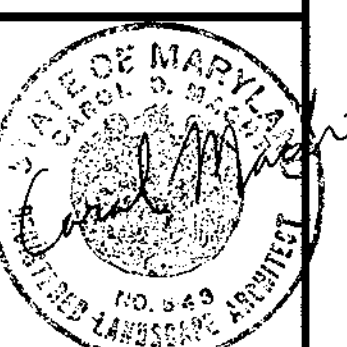
DEVELOPER/CONTRACT PURCHASER: SHELTER DEVELOPMENT L.L.C.  
SUITE 500, PARK CHARLES  
218 NORTH CHARLES STREET  
BALTIMORE, MD. 21201  
(410) 962-0585

PLANTING PLAN  
GATEWAY COMMERCE CENTER  
PARCEL "A-51"  
PLAT No. 11957

DATE: 10-27-98  
DES. APT. DRN. APT. CHK. JAF  
BY: JAF APPR.

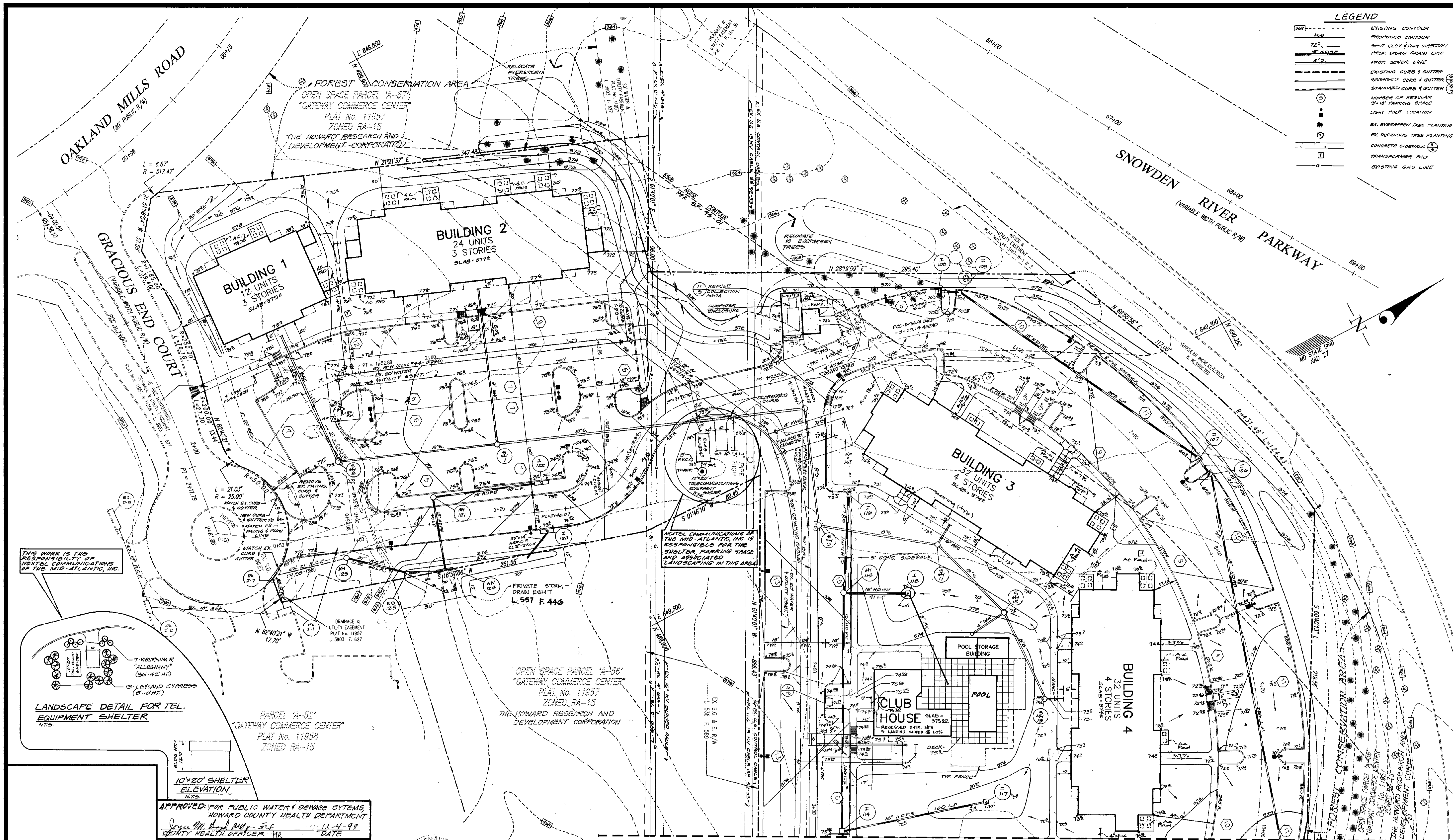
SCALE: AS NOTED  
DATE: 10-27-98  
ZONING: RA-15  
TAX MAP - GRID: 42-5  
G. L. W. FILE No.: 98021  
SHEET: 10 OF 14

HOWARD COUNTY, MARYLAND



**hcm**  
Hord Coplan Macht LLC  
ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
PLANNING  
INTERIOR DESIGN  
111 MARKET PLACE SUITE 710  
BALTIMORE MARYLAND 21202  
410 837 7311 FAX 410 837 6530

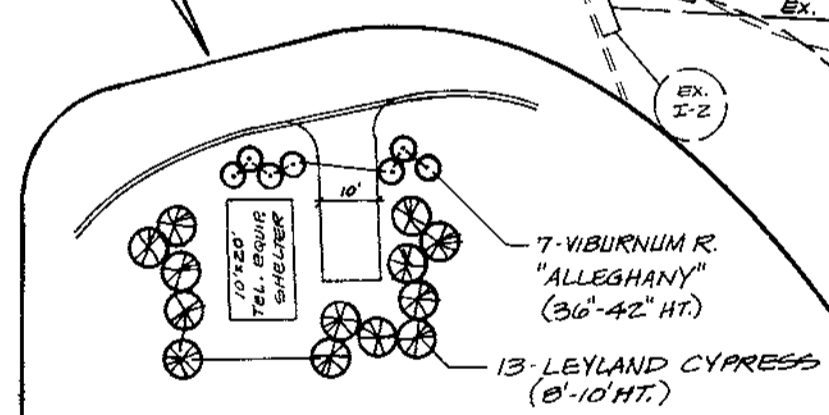




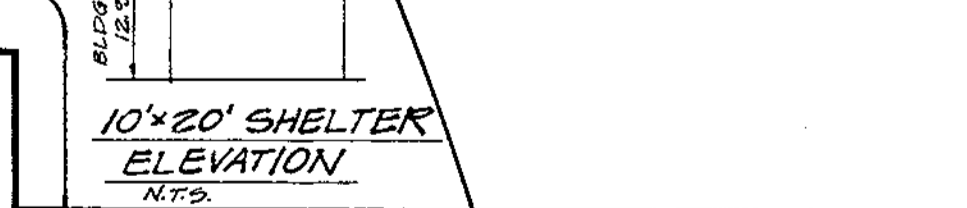
**LEGEND**

	EXISTING CONTOUR
	PROPOSED CONTOUR
	SPOT ELEV. & FLOW DIRECTION
	PROP. STORM DRAIN LINE
	PROP. SEWER LINE
	EXISTING CURB & GUTTER
	REVERSED CURB & GUTTER
	STANDARD CURB & GUTTER
	NUMBER OF REGULAR 24' X 12' PARKING SPACE
	LIGHT POLE LOCATION
	EX. EVERGREEN TREE PLANTING
	EX. DECIDUOUS TREE PLANTING
	CONCRETE SIDEWALK
	TRANSFORMER PAD
	EXISTING GAS LINE

THIS WORK IS THE RESPONSIBILITY OF NEXTEL COMMUNICATIONS OF THE MID-ATLANTIC, INC.



PARCEL "A-51"  
"GATEWAY COMMERCE CENTER"  
PLAT No. 11957  
ZONED RA-15



APPROVED FOR PUBLIC WATER & SEWER SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT  
DATE: 12-4-98  
COUNTY HEALTH OFFICER MR. [Signature]

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
DATE: 12/11/98  
[Signature]  
Date: 12/11/98  
[Signature]  
Date: 11/20/98  
[Signature]



NOTE: FOR TYPICAL PARKING SPACE STRIPING SEE DETAIL (10)

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
3919 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK  
BURTONSVILLE, MARYLAND 20866  
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-6186

DATE	REVISION	BY	APPR.
0-22-00	Integrate recording reference for private drainage easmt	WJ	
2-20-00	Rev. Bldg. #12 location to match an-built conditions	ST	
7-25-99	REV. WATERLINE, POOL & SHELTER	BC	
1-25-99	ADDED TEL. EQUIP. SHELTER DRIVE, SHELTER ELEV. AND LANDSCAPE DETAIL FOR SHELTER	HKJ	
10-12-98	ADDED SW BY BLDG. #2, REV. ST. DRAIN BY ENTR. DRIVE, REV. GRADING BEHIND BLDG. 2 - PER HRD	HKJ	
10-5-98	REV. W/C TO BLDG. #2 - PER HO. CO.	HKJ	

**OWNER:**  
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SUITE 500, PARK CHARLES  
218 NORTH CHARLES STREET  
BALTIMORE, MD. 21201  
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**SITE DEVELOPMENT PLAN**  
**GATEWAY COMMERCE CENTER**  
PARCEL "A-51"  
PLAT No. 11957

SCALE: 1"=30'  
DATE: 10-23-98  
ZONING: RA-15  
TAX MAP - GRID: 42-5  
G. L. W. FILE No.: 98021  
SHEET: 2 OF 14

HOWARD COUNTY, MARYLAND  
SDP-99-16

SDP-99-16