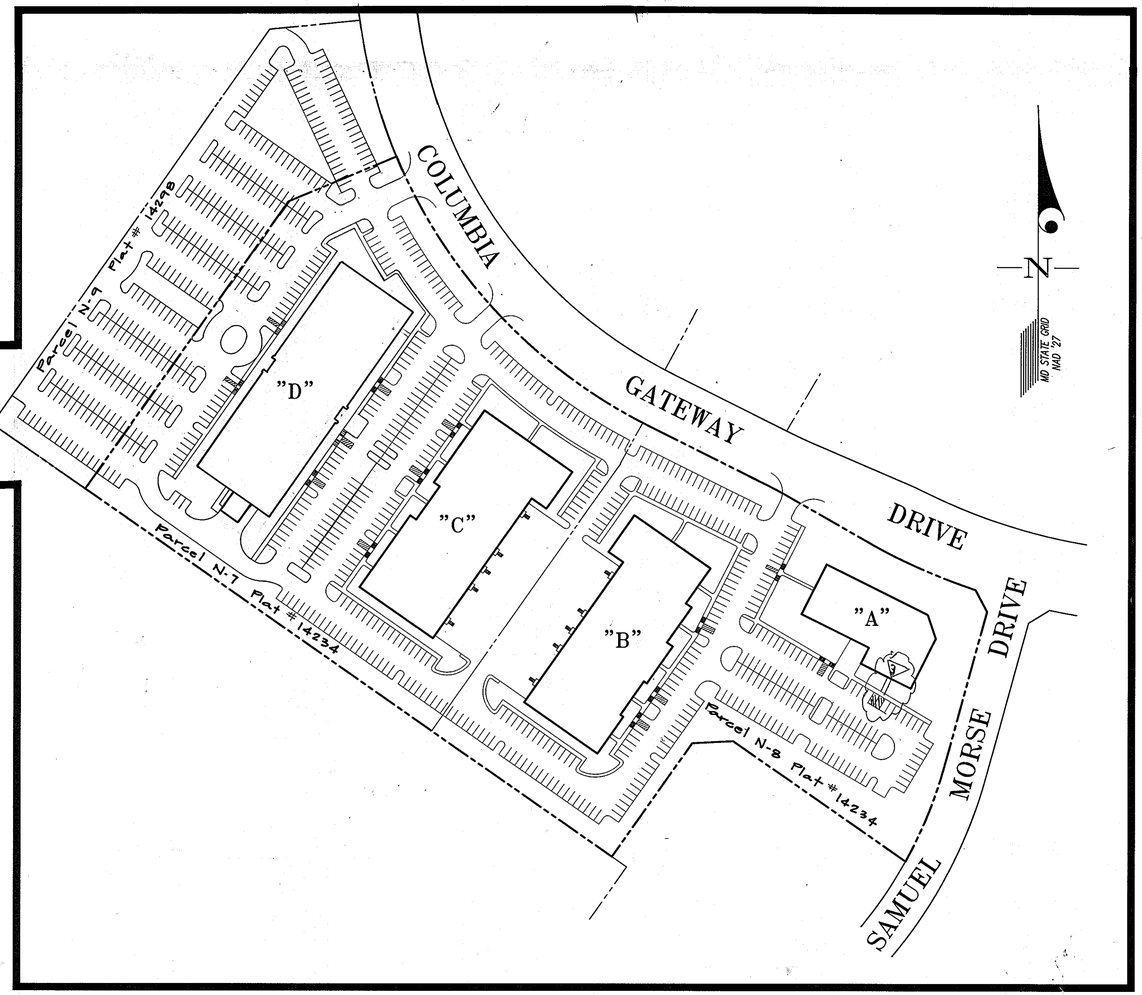
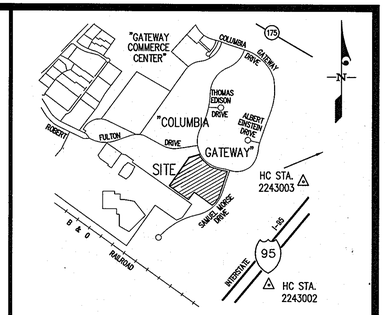
SITE DEVELOPMENT PLAN
COLUMBIA GATEWAY
PARCEL 'N-7, N-8 & N-9'



KEY MAP ⚠
SCALE: 1"=100'

GENERAL NOTES

1. All construction shall be in accordance with the latest standards and specifications of Howard County plus MSHA standard and specifications if applicable.
2. The contractor shall notify the Department of Public Works/Bureau of Inspection at (410) 313-1880 at least five (5) working days prior to the start of work.
3. The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
4. The contractor shall notify the Howard County Department of Public Works, Bureau of Utilities at (410) 313-4900 at least five working days prior to starting any excavation work.
5. Area of site: 16.4603Ac. Disturbed Area: 16.5 Ac.
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 was determined by approved final construction plans for development.
9. Coordinates and bearings are based upon the MD State Plane System (NAD '83).
10. Water and sewer shown is public.
11. All existing water and sewer is shown per Cont. Nos. 24-1440-D, 24-1587-D & 20-1397-D.
12. Stormwater management quantity is provided offsite at regional facilities. Quality control is being provided onsite with Baysavers as well as the existing pond on Lot 11 (F-87-63).
13. All existing public storm drain is per F-87-63 & F-86-128.
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 5' 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 D.I.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. Use trench bedding class "C" for storm drains.
20. Paved areas indicated are private except as noted.
21. Project background: See Dept. of Planning & Zoning File Numbers: P-86-22, S-84-44, F-85-55, F-85-63, F-86-17, F-86-63, F-86-182, F-87-96, F-88-91, F-90-175, F-91-16, F-92-15, F-99-156, F-00-11, WP 99-138, and F-00-148.
22. Recording reference: Plat No. 14234 (Par. N-7 and N-8), 14298 (Par. N-9).
23. All proposed ramps shall be in accordance with current A.D.A. standards. Maximum sidewalk cross slope shall be two percent. Provide a five-foot by five-foot level (2 percent max.) landing at the top and bottom of all ramps and building entrances and exits.
24. All water meters shall be located inside buildings.
25. The proposed water and sewer house connection alignments indicated on the plans, from the existing utilities to the building, are to be constructed by the building plumber and are approximate. The proposed stubs are located 5' from the building face.
26. The proposed roof drain alignment connections indicated on the plans, from the stubs to the building, are to be constructed by the building plumber and are approximate. The proposed stubs are located 5' from the building face.
27. Maintain 2% cross-slopes on sidewalks, per standard details. Where sidewalk is adjacent to building, slope away from building, and utilize expansion joint material and sealer in the joint between the sidewalk and the building wall.
28. Sufficient sight distance per the Howard County Design Manual must be provided at all access points. Any landscaping that obstructs the line of sight must be relocated.
29. A traffic study and A.P.F.O. analysis, which included this Parcel, were performed under F-99-156.
30. There is no floodplain on this site.
31. There are no wetlands on this site.
32. ~~All bulk requirements and setbacks are per~~
33. Horizontal and vertical control are based on Howard County Control Sta. 2243002 and 2243003.



VICINITY MAP
1"=2000'

BENCHMARK

4
REMOVE EXISTING WOOD LOADING DOCK
CONSTRUCT NEW CONCRETE LOADING DOCK

BOARD OF ARCHITECTS
#840
RICHARD J. SCHUETZ
STATE OF MARYLAND

SITE ANALYSIS ⚠

1. Area of site: 716,884 s.f. or 16.4603ac.
2. Disturbed Area: ± 16.5 ac.
3. Present Zoning: M-1.
4. Proposed Use: Research and Development/Light Warehouse.
5. Floor space: Building A 26,880 s.f. (2 story @ 13,440 s.f. each)
   Building B 36,500 s.f.
   Building C 39,500 s.f.
   Building D 86,024 s.f. (2 story @ 42,500 s.f. each + 1024 s.f. addition)
   Total Floor Space: 188,904 s.f.
6. Total number of Parking Spaces required: 624 *
7. Total number of Handicap Spaces required: 13
8. Minimum number of Van accessible: 2
9. Total number of Parking Spaces provided: 856 (provides parking ratio of 4.53 sp./1000 s.f.)
10. Total number of Handicap Spaces provided: 26
11. Total number of Van accessible provided: 20
12. Building coverage: 132,964 s.f.
13. Floor/Area ratio (F.A.R.): 188,904/716,884 = 0.26

* - Based on General Office use @ 3.3 spaces/1000 s.f.

SHEET INDEX

1. Cover Sheet
2. Site Development Plan
3. Site Details/Paving Plan
4. Handicap Accessibility Plan
5. Landscape Plan
6. Landscape Notes & details
7. Sediment Control Plan
8. Sediment Control Details
9. Storm Drain Profiles & Schedules
10. Storm Drain Profiles & Schedules and Dumpster Enclosure Details ⚠
11. W.H.C. and S.H.C. Profiles
12. Drainage Area Map
13. Site Development Plan
14. Storm Drain Profiles

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 10/28/99
Chief, Division of Land Development	Date 10/28/99
Chief, Development Engineering Division MK	Date 10/21/99

STATE OF MARYLAND — CLINTON K. GUTSCHICK — REG. NO. 12278 — PROFESSIONAL ENGINEER

WATER CODE:	SEWER CODE:
W-06	7000000

ADDRESS CHART

Par. N-7 & N-8 BLDG	STREET ADDRESS
"A"	7001 COLUMBIA GATEWAY DRIVE
"B"	7075 COLUMBIA GATEWAY DRIVE
"C"	7045 COLUMBIA GATEWAY DRIVE
"D"	7001 COLUMBIA GATEWAY DRIVE

SUBDIVISION NAME:	SECTION/AREA	PARCEL
COLUMBIA GATEWAY	N/A	N-7, N-8 & N-9

PLAT	ZONE	TAX MAP	BLOCK	ELEC. DIST.	CENSUS TRACT
14234 & 14298	M-1	42	12	6	6067.03

DATE	REVISION	BY	APP'R.
3/20/02	⚠ Revised key map, site analysis, Title Block, permit information and "prepared for" information to show addition to Bldg. D & new ownership	JAU	
5/17/01	⚠ LOADING DOCK		
8/6/01	⚠ rev. sheet index		
5/18/00	Rev. General Notes, Key Map, Site Analysis & Sheet Index	JAU	

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

\DRAWINGS\99058\DESIGN\99585P1.DWG | DES. | DRN. | CHK.

PREPARED FOR: ⚠
Corporate Development Services, L.L.C.
8815 Centre Park Drive, Suite 400
Columbia, Maryland 21045
Attn: Stan Link
Phone: 410-730-7092

SITE DEVELOPMENT PLAN
COLUMBIA GATEWAY ⚠
PARCEL 'N-7, N-8 (Plat # 14234)
PARCEL N-9 (Plat # 14298)
GUILFORD ELECTION DISTRICT No. 6 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=100'	M-1	99058
DATE: April, 2000	TAX MAP - GRID: 42 - 12	SHEET: 1 OF 14

SDP 99-166

COLUMBIA GATEWAY PARCEL 'N-9' PLAT No. 10131 ZONED: M-1

COLUMBIA GATEWAY PARCEL 'N-8' PLAT No. 10131 ZONED: M-1

COLUMBIA GATEWAY PARCEL 'S-2' PLAT No. 8805 ZONED: M-1

COLUMBIA GATEWAY LOT 11 PLAT No. 13667 ZONED: M-1

COLUMBIA GATEWAY LOT 11 PLAT No. 13667 ZONED: M-1

COLUMBIA GATEWAY DRIVE (VARIABLE WIDTH PUBLIC R/W) PLAT Nos. 6815 & 7125 VARIABLE WIDTH PAVING

SAMUEL MORSE DRIVE (60' PUBLIC R/W) PLAT No. 7125 44' PAVING

Ex. 20' Sewer & Utility Easement Plat No. 6071 (Public)

Ex. 20' Water & Utility Easement Plat No. 14063 (Public)

Ex. 20' Water & Utility Easement Plat No. 14063 (Public)

Ex. 20' Water & Utility Easement Plat No. 14063 (Public)

Ex. 20' Sewer & Utility Easement Plat No. 6404 (Public)

Ex. 20' Sewer & Utility Easement Plat No. 7125 (Public)

Ex. 20' Drainage & Utility Easement Plat No. 7125 (Public)

Proposed Street Light

Ex. Street Light

Meet ex. curb & gutter

See Note 1 See Note 2

convert ex. A.S. Inlet (I-55) to a double 'A.S' Inlet

FIBEROPTIC VAULT

MAILBOX

Entrance Only

Do Not Enter

Bldg. 'A' F.F. = 321.50

Bldg. 'B' F.F. = 325.35

Bldg. 'C' F.F. = 325.35

Bldg. 'D' F.F. = 328.45

Gateway Commerce Center Parcel 'A-77' Plat No. 13141 Zoned: New Town

Ex. 18" S (Cont. # 20-1397-D)

Ex. 15" S (Cont. # 20-1397-D)

Ex. 12" W (Cont. # 24-1440-D)

Ex. 12" W (Cont. # 24-1587-D)

Ex. 8" S

Ex. 6" S

Ex. 48" D

Ex. 42" D

Ex. 54" D

Ex. CURB & GUTTER

A GUTTER

Sheet 13

Match Line For N 35°00'00" E 492.52'

Continuation See Sheet 5

Match Line For N 55°00'00" W 899.00'

N 55°00'00" W 294.23'

S 26°04'19" E 34.29'

S 63°26'20" E 186.15'

S 67°00'41" E 143.55'

S 67°01'28" W 87.01'

S 55°13'25" W 224.84'

S 35°00'00" E 185.00'

R=740.00' L=526

R = 482.00' L = 27.85'

R = 542.00' L = 31.32'

R=900.00' L=124.55

R=15.00' L=24.42'

N 488,000 E 854,200

N 487,600 E 853,600

N 487,200 E 854,400

Bay Saver (unit 12)

Bay Saver (unit 5E)

Ex. S.D. MH

24" HDPE

Baysaver Detail

Enlargement for Building 'D' addition 1"= 20'

F.F. = 328.45

F.F. = 327.12

20' @ 4.65%

6'@ 6.33%

T.W. and B.W. @ 325.35

Note 4: Area of flush curb.

Note 5: Transition from flush curb to 6" height.

see detail, this sheet for exterior handicap access 32.0' + 93.0' addition to Building 'D' is at a F.F. Elev. = 327.12

Meet ex. ground @ 325.35

REMOVE EXISTING WOOD LOADING DOCK CONSTRUCT NEW CONCRETE LOADING DOCK

BOARD OF ARCHITECTS 8640 RICHARD J. SCHUETZ STATE OF MARYLAND

MD STATE GRID NAD 27

Notes

1. Contractor is to use Stand./Rev. curb & gutter in this area.
2. Contractor is to transition from 7" curb & gutter within R/W to 6" curb & gutter on site in this area.
3. For handicap parking/access see sheet 4

Legend

- Retaining Wall -(See detail on sheet 3)
- Standard 6" Curb & Gutter
- Reverse 6" Curb & Gutter
- Existing Curb
- Proposed Spot Elevation
- Existing Contour
- Proposed Contour
- Entrance That is handicap Accessable
- Entrance That is not handicap accessible

Street Light Notes

Denotes Street Light

1. (S) New street lights at road stations 84+50, 91+80, 92+80 are to be 250 watt hps vapor cutoff mounted at 30' on a bronze fiberglass pole using a 12' arm.
2. Prior to installation, locations shall be verified with Miss Utility for no conflicts.

Sign Detail

Elev. — Side View

Gateway Commerce Center Parcel 'A-77' Plat No. 13141 Zoned: New Town

Per dumpster detail on sheet 4

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 10/28/99

Chief, Division of Land Development — Date 10/25/99

Chief, Development Engineering Division MK — Date 10/21/99

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

BY	REVISION	DATE
JAW	Added stair at rear of Building 'B'	5/18/15
	Loading Dock	5/17/10
	Add sign	5/31/02
	Revise "prepared for" and Title Block information and added building addition, walkway, and extend stormdrain. Identify & obsolete ex. easements.	
	Add note about dumpester details.	8/1/01
JAW	Add amenity area between Bldg. 'B' and Bldg. 'C' & rev. parking around bldg. 'D'	5/10/00

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

\DRAWINGS\99058\DESIGN\99058SP2.DWG | DES. | DRN. | CHK.

PREPARED FOR:
Corporate Development Services, L.L.C.
8815 Centre Park Dr., Suite 400
Columbia, Md. 21045
Attn: Stan Link
Phone: (410) 730-9092

Site Development Plan

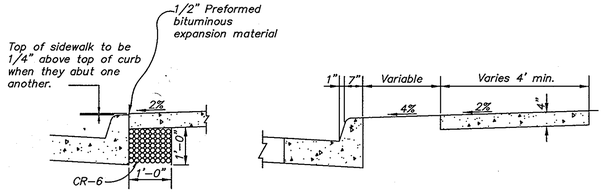
COLUMBIA GATEWAY

PARCEL 'N-7, N-8 (Plat# 14234)
PARCEL N-9 (Plat# 14298)

GUILFORD ELECTION DISTRICT No. 6 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=40'	M-1	99058
DATE	TAX MAP – GRID	SHEET
April 2000	42 – 12	2 OF 14

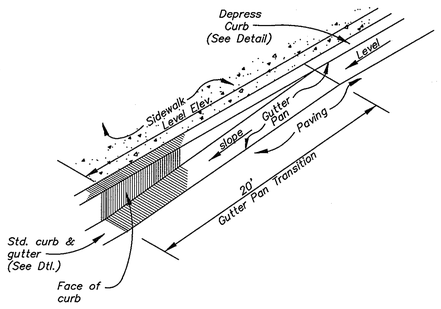
SDP 99-166



Detail A

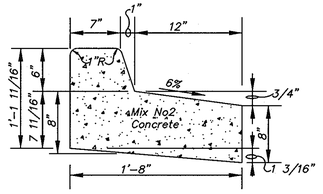
Notes:

1. Sidewalk to be scribed in 5' maximum squares.
2. Expansion joints across the sidewalk not to be more than 15' apart.
3. 1/2" preformed bituminous expansion material in expansion joints to be kept 1/4" below surface of sidewalk.
4. Concrete to be mix No.2
5. When sidewalk abuts curb, walk shall be 1/4" above curb with preformed bituminous expansion material between sidewalk and curb and resting on a compacted crushed stone base. See detail A this sheet.
6. On longitudinal sidewalk grades of 5% or greater, a concrete header, 6" thick and 6" deep below the normal 4" sidewalk thickness shall be constructed for the full width of the sidewalk at intervals of 48'. The headers shall be placed at expansion joint locations and shall be monolithic with the sidewalk.



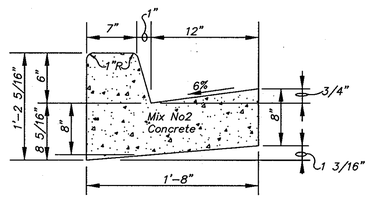
Gutter Transition – Isometric

N.T.S.



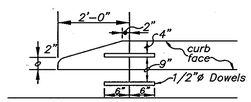
Reverse 6" Combination Curb & Gutter

N.T.S.



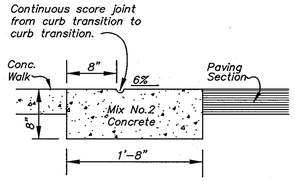
Standard 6" Combination Curb & Gutter

N.T.S.



Nose Down Curb Detail

N.T.S.

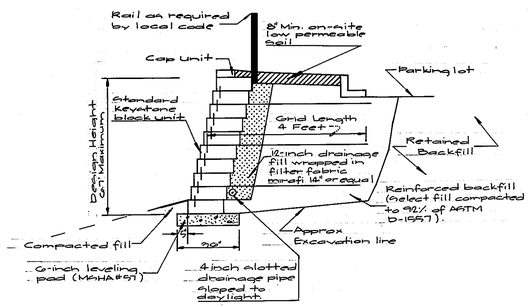


Depressed Curb Entrance

N.T.S.

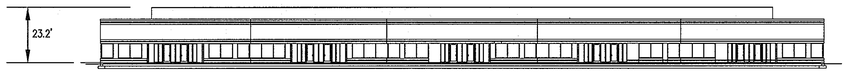
Section Number	Full Depth Bit. Conc. Alternate	Granular Base Alternates
P-1	5" — 1" Bit Conc. Surface; 4" Bit Conc. Base	7" — 1" Bit Conc. Surface; 2 Bit Conc. Base; 4" Graded Aggregate Base
P-2	6 1/2" — 1 1/2" Bit Conc. Surface; 5" Bit Conc. Base	10" — 1 1/2" Bit Conc. Surface; 2 1/2" Bit Conc. Base; 6" Graded Aggregate Base
P-3	8" — 1 1/2" Bit Conc. Surface; 1 1/2" Bit Conc. Base; 5" Bit Conc. Base	11" — 1 1/2" Bit Conc. Surface; 4 1/2" Bit Conc. Base; 5" Graded Aggregate Base

BUILDING 'A'



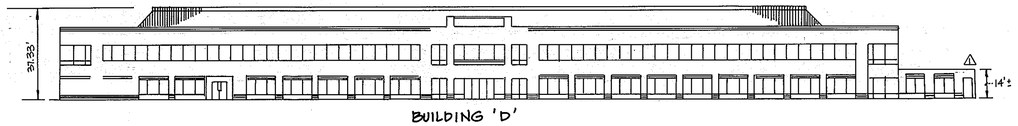
Typical Reinforced Section

Scale: none



BUILDING 'B'

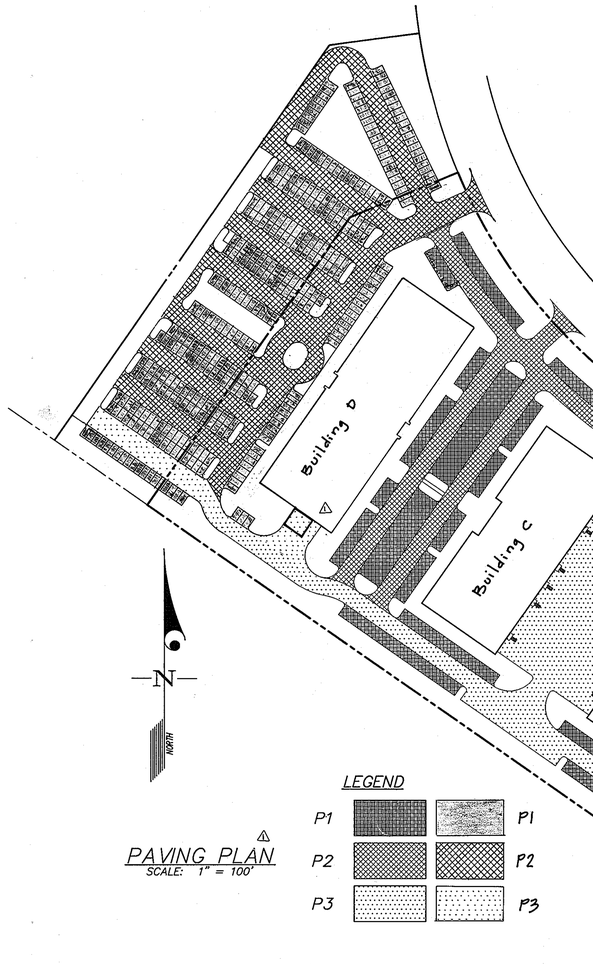
BUILDING 'C'



BUILDING 'D'

FRONT ELEVATIONS

SCALE: 1" = 30'

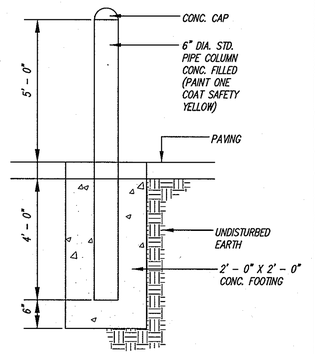


PAVING PLAN

SCALE: 1" = 100'

Paving Sections

N.T.S.



BOLLARD DETAIL

(N.T.S.)

4 REMOVE EXISTING WOOD LOADING DOCK CONSTRUCT NEW CONCRETE LOADING DOCK

BOARD OF ARCHITECTS 8640 RICHARD J. SCHUSTER STATE OF MARYLAND

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 10/28/99

Chief, Division of Land Development — Date 10/28/99

Chief, Development Engineering Division MK — Date 10/21/99

STATE OF MARYLAND CARLTON K. GUTSCHICK REGISTERED PROFESSIONAL ENGINEER

GLW GUTSCHICK LITTLE & WEBER, P.A.

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

\DRAWINGS\99058\DESIGN\9958SP3.DWG | DES. | DRN. | CHK.

DATE	REVISION	BY	APP'R.
3/20/02	Revised paving plan for building addition and clarification and revised "prepared for" & Title Block for most recent owner information.	JAL	
5/17/10	LOADING DOCK		
6/16/00	rev. paving plan detail & bldg. 'D' elevation	JAL	

PREPARED FOR :
Corporate Development Services, L.L.C.
8815 Centre Park Dr., Suite 400
Columbia, MD. 21045
Attn: Stan Link
Phone: 410-730-7072

SITE DETAILS / PAVING PLAN

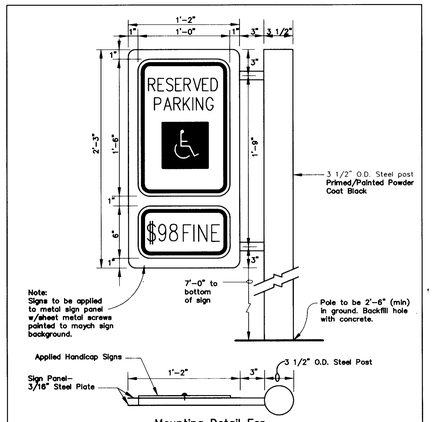
COLUMBIA GATEWAY

PARCEL 'N-7, N-8 (Plat # 14234)
PARCEL N-9 (Plat # 14298)

GUILFORD ELECTION DISTRICT No. 6 — HOWARD COUNTY, MARYLAND

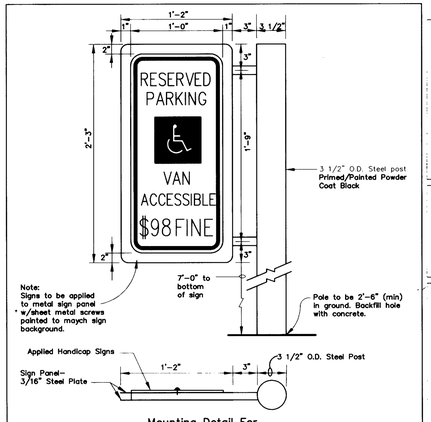
SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	M-1	99058
DATE	TAX MAP – GRID	SHEET
April 2000	42 – 12	3 OF 14

SDP 99-166



Mounting Detail For Parking Restriction Sign

N.T.S.



Mounting Detail For Parking Restriction Sign

N.T.S.

BaySaver® Separator System Order
(May be included on stormwater plan by designer)

Project: Columbia Gateway Par. N-5
Address: Intersection of Columbia Gateway Dr. and Samuel Morse Dr.
Delivery Date: t.b.d.

Designer: Gutschick, Little & Weber, P.A.
Contact: Doug Vande Ryt
Phone: (410) 880 1820
Fax: (301) 421 4024

Owner: Manekin Corperation
Contact: Cole Schnerf
Address: 7105 Columbia Gateway Dr. Columbia, Md 21046

Contractor: t.b.d.
Address:
Contact:
Phone:
Fax:

Structure B#-1

Separator Unit Model:
1K ☐
3K ■
5K ☐

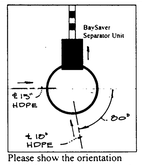
Circle system orientation above.

Manhole Specifications:
Primary Manhole Diameter: 60 inches
Storage Manhole Diameter: 60 inches

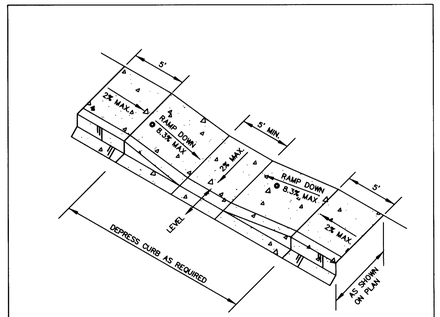
Floor Elevations:
Primary Manhole 324.70
Storage Manhole 324.70

Primary Manhole Inverts:
Separator Unit: 312.70
Inlet Pipe(s): 315.39
314.61

Outlet Pipe Size and Material: 24" HDPE
Cover Elevations:
Primary Manhole 329.80
Storage Manhole 324.45

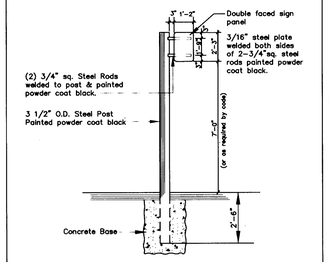


Please show the orientation (include angle measurements), size and material of inlet pipes above.



HANDICAP RAMP DETAIL (TYPE 1)

N.T.S.



Post & Sign Panel Detail For Parking Restriction Sign

N.T.S.

BaySaver® Separator System Order
(May be included on stormwater plan by designer)

Project: Columbia Gateway Par. N-5
Address: Intersection of Columbia Gateway Dr. and Samuel Morse Dr.
Delivery Date: t.b.d.

Designer: Gutschick, Little & Weber, P.A.
Contact: Doug Vande Ryt
Phone:
Fax:

Owner: Manekin Corperation
Contact: Cole Schnerf
Address: 7105 Columbia Gateway Dr. Columbia, Md 21046

Contractor: t.b.d.
Address:
Contact:
Phone:
Fax:

Structure B#-2

Separator Unit Model:
1K ☐
5K ■

Circle system orientation above.

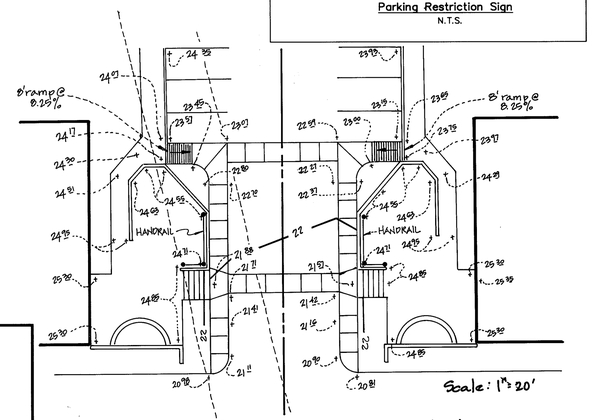
Manhole Specifications:
Primary Manhole Diameter: 72 inches
Storage Manhole Diameter: 72 inches

Floor Elevations:
Primary Manhole 327.00
Storage Manhole 321.00

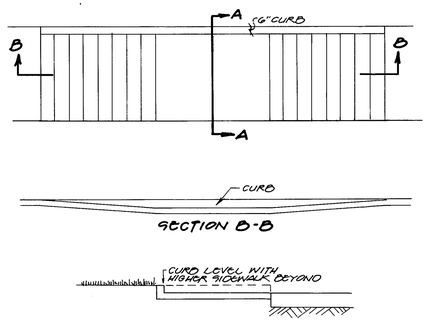
Primary Manhole Inverts:
Separator Unit: 315.00
Inlet Pipe(s): 316.10
318.04

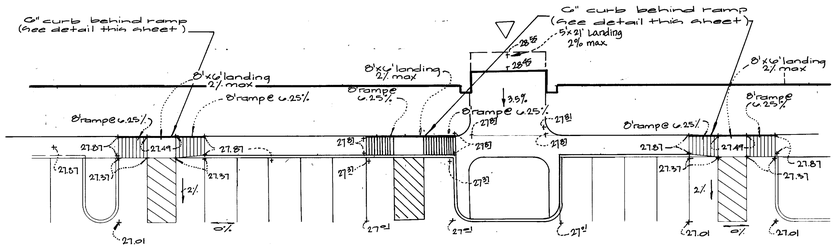
Outlet Pipe Size and Material: 30" HDPE
Cover Elevations:
Primary Manhole 323.66
Storage Manhole 323.50

Please show the orientation (include angle measurements), size and material of inlet pipes above.

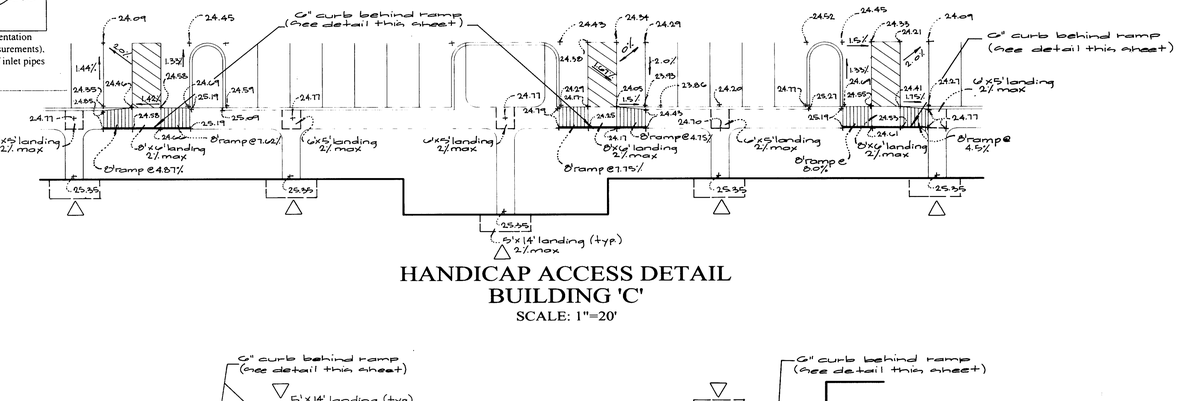


Ammenities Area Between Bldgs. 'C' & 'B'

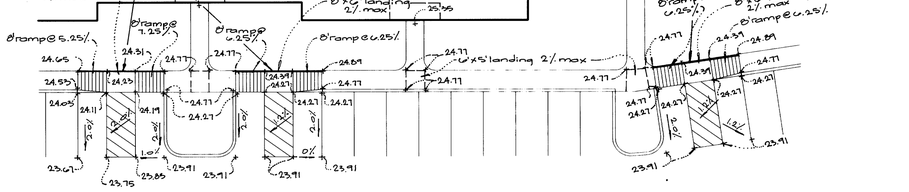




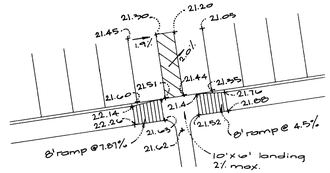
HANDICAP ACCESS DETAIL
BUILDING 'D'
SCALE: 1"=20'



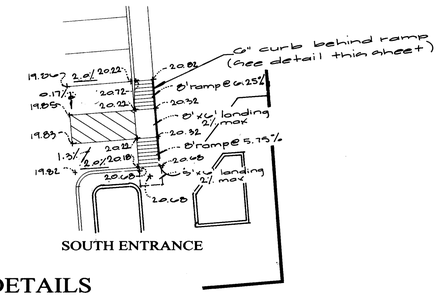
HANDICAP ACCESS DETAIL
BUILDING 'C'
SCALE: 1"=20'



HANDICAP ACCESS DETAIL
BUILDING 'B'
SCALE: 1"=20'



WEST ENTRANCE



SOUTH ENTRANCE

HANDICAP ACCESS DETAILS
BUILDING 'A'
SCALE: 1"=20'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 10/28/99
Chief, Division of Land Development — Date 10/28/99
Chief, Development Engineering Division MK — Date 10/21/99

STATE OF MARYLAND — CARLTON K. GUTSCHICK — No. 12972 — REGISTERED PROFESSIONAL ENGINEER

6" Curb Detail For Handicap Ramps
Not to Scale

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

\DRAWINGS\99058\DESIGN\9958SP4.DWG | DES. | DRN. | CHK.

DATE	REVISION	BY	APP'R.
	⚠ Revised "prepared for" and Title Block for most recent owner information.	JAU	
	rev. Baysaver order form		
5/18/00	rev. H.C. access to bldg. D, show ammenities area between bldgs. 'C' & 'B'	JAU	

PREPARED FOR: ⚠
Corporate Development Services, L.L.C.
8815 Centre Park Dr., Suite 400
Columbia, Md. 21045
Attn: Stan Link
Phone: 410-730-7072

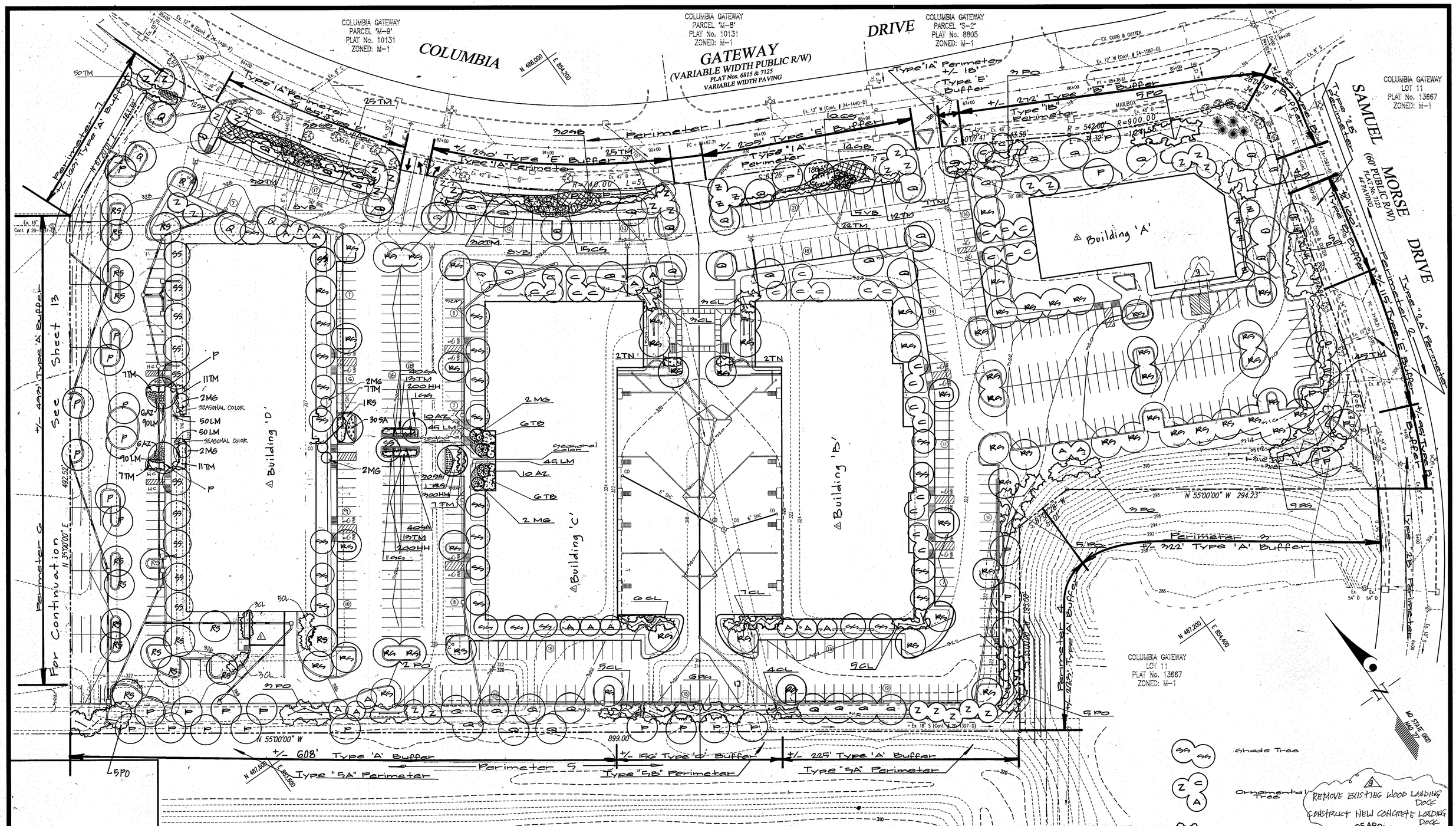
HANDICAP ACCESS DETAILS

COLUMBIA GATEWAY
PARCEL 'N-7, N-8 (Plat # 14234) ⚠
PARCEL N-9 (Plat # 14298)

GUILFORD ELECTION DISTRICT No. 6 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	M-1	99058
DATE	TAX MAP – GRID	SHEET
April 2000	42 – 12	4 OF 14

SDP 99-166



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date 10/28/99
Chief, Division of Land Development	Date 10/25/99
Chief, Development Engineering Division MK	Date 10/21/99

GATEWAY COMMERCE CENTER
PARCEL 'A-77'
PLAT No. 13141
ZONED: NEW TOWN

Developer's/Builder's Certificate

I/We certify that the landscaping shown on this plan will be done according to the plan, Section 10.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion a Certification of Landscape Installation, accompanied by an executed one year guarantee of plant materials, will be submitted to the Department of Planning and Zoning.

Name R Cog Date 10/12/99

The owner, tenant, and/or their agents shall be responsible for maintenance of the required landscaping, including both plant materials and berms, fences and walls. All plant materials shall be maintained in good growing condition, and when necessary, replaced with new materials to ensure continued compliance with applicable regulations. All other required landscaping shall be permanently maintained in good condition, and when necessary, repaired or replaced.

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

\DRAWINGS\99058\DESIGN\99058SP2.DWG

DATE	REVISION	BY	APP'R.
3/20/02	△1 Add building designations and revise "prepared for" and Title Block to reflect the most recent ownership information. Add building addition and relocated landscaping accordingly.	JAU	
5/17/10	△2 LOADING DOCK.		
5/10/00	Add ammenity area between bldg. 'B' & bldg. 'C', rev. parking around bldg. 'D', rev. landscaping	JAU	

PREPARED FOR:
△1 Corporate Development Services, L.L.C.
8815 Centre Park Dr., Suite 400
Columbia, Md. 21045
Attn: Stan Link
Phone: 410-730-9092

Landscape Plan

COLUMBIA GATEWAY △1
PARCEL 'N-7, N-8 (Plat # 14234)
PARCEL N-9 (Plat # 14298)

GUILFORD ELECTION DISTRICT No. 6 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=40'	M-1	99058
DATE	TAX MAP - GRID	SHEET
April 2000	42 - 12	5 OF 14

SDP 99-166

PLANT LIST

SYMBOL	QTY.	NAMES (BOTANICAL / SCIENTIFIC)	SIZE	ROOT	COMMENTS
SHADE TREES					
RS	89	Acer rubrum 'Red Sunset' / Red Sunset Red Maple	2 1/2-3" Cal.	B&B	
SS	36	Acer rubrum 'Scarlet Sentinel' / Scarlet Sentinel Red Maple	2 1/2-3" Cal.	B&B	
P	66	Platanus x acerifolia 'Bloodgood' / Bloodgood London Planetree	2 1/2-3" Cal.	B&B	
Q	57	Quercus phellos / Willow Oak	2 1/2-3" Cal.	B&B	
EVERGREEN TREES					
CL	44	X cupressocyparis leylandii / Leyland Cypress	5'-6' Ht.	B&B	
PO	44	Picea omorika / Serbian Spruce	8'-10' Ht.	B&B	
PS	20	Pinus strobus / White Pine	8'-10' Ht.	B&B	
TN	12	Thuja occidentalis 'Nigra' / Dark American Arborvitae	5'-6' Ht.	B&B	
ORNAMENTAL TREES					
A	17	Amelanchier arborea 'Autumn Sunset' Autumn Sunset Serviceberry	8'-10' Ht.	B&B	
C	34	Cornus x 'Rutdan' / Celestial White Flowering Dogwood	8'-10' Ht.	B&B	
MG	12	Magnolia x 'Galaxy' / Galaxy Magnolia	8'-10' Ht.	B&B	
Z	31	Malus 'Zumi' / Zumi Crabapple	8'-10' Ht.	B&B	
SHRUBS					
AZ	44	Azalea 'Delaware Valley' / Delaware Valley White Azalea	15-18" Spr.	Cont.	
CS	25	Cornus sericea 'Cardinal' / Cardinal Red-twig Dogwood	2-2 1/2' Spr.	Cont.	
SB	114	Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Spirea	18-24' Spr.	Cont.	
TB	12	Taxus baccata 'Repandens' / Spreading English Yew	2-2 1/2' Spr.	B&B	
TH	350	Taxus media 'Densiformis' / Densiformis Yew	2-2 1/2' Ht.	B&B	+/- 3' O.C.
VB	29	Viburnum x burkwoodii / Burkwood Viburnum	2 1/2-3' Ht.	B&B	
GROUNDCOVER					
HH	1,000	Hedera helix / English Ivy	2 1/4" Peat Pots or B.R.		+/- 8-10" O.C.
LM	430	Liriope muscari 'Big Blue' / Big Blue Liriope	1 Gal.	Cont.	+/- 15-18" O.C.
SA	140	Sedum 'Autumn Joy' / Autumn Joy Sedum	1 Gal.	Cont.	+/- 8-10" O.C.

NOTE: Seasonal color to be selected by Owner.

SCHEDULE A PERIMETER LANDSCAPE EDGE											
Category	Perimeter										
	Adj. to Roadways				Adj. to Perim. Prop.						
	1A	1B	2A	2B	3	4	5A	5B			
Landscape Type	E	B	E	B	A	A	A	C			
Linear Feet of Roadway Frontage/Perimeter	835'	272'	115'	280'	322'	223'	878'	156'			
Credit for Ex. Vegetation (Yes, No, Linear Feet) (describe below if needed)	NO	NO	NO	NO	NO	NO	NO	NO			
Credit for Wall, Fence or Berm (Yes, No, Linear Feet (describe below if needed)	NO BERM 200'	NO	NO	NO	NO	YES WALL 155'	NO	NO			
Number of Plants Required											
Shade Trees	21	05	03	06	05	04	15	04			
Evergreen Trees	00	07	00	07	00	00	00	08			
Shrubs	208	00	29	00	00	00	00	00			
Number of Plants Provided											
Shade Trees	— Alternative Compliance...exceeds county req. —										
Evergreen Trees	— Alternative Compliance...exceeds county req. —										
Other Trees (2:1 subst.)	— Alternative Compliance...exceeds county req. —										
Shrubs (10:1 subst.)	— Alternative Compliance...exceeds county req. —										
(describe plant substitution credits below if needed)											

Schedule 'A' Number of Shade Trees for bonding: 68 x $300 = $16,900
Schedule 'A' Number of Evergreen Trees for bonding: 22 x $150 = $ 3,300
Schedule 'A' Number of Shrubs for bonding: 237 x $ 30 = $ 7,110
Schedule 'A' Number of Street Trees for bonding: 0 x $ 30 = $ 0
TOTAL Estimate for Bonding: $26,310

COMMENTS: _____

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING
Number of Parking Spaces = 856 Spaces
Number of Trees Required = 43 Trees @ 1 per 20 spaces
Number of Trees Provided Shade Trees Other Trees (2:1 substitution) NOTE: Alternative Compliance per HRD's Standards Alternative Compliance exceeds County requirements

Schedule 'B' Number of Equivalent Shade Trees (EST) for bonding: 43 x $300 = $12,900

LANDSCAPING NOTES

1. This plan has been prepared in accordance with Section 16.124 of the Howard County Code and Chapter VI (Alternative Compliance) of the Howard County Landscape Manual.
2. Contractor shall notify all utilities at least (5) five days before starting work. All General Notes, especially those regarding utilities, on Sheet 1 shall apply.
3. Field verify underground utility locations and existing conditions before starting planting work. Contact engineer / landscape architect if any relocations are required.
4. Plant quantities shown on Plant List are provided for the convenience of the contractor only. If discrepancies exist between quantities shown on the plan and those shown on the plant list, the quantities on the plan shall take precedence.
5. All plant material shall be full, heavy, well formed, and symmetrical, and conform to the A.A.N. Specifications, and be installed in accordance with project specifications.
6. No substitution shall be made without written consent of the owner or his representative.
7. All areas disturbed by construction activities but not otherwise planted, paved, or mulched shall be seeded or sodded in accordance with the project specifications.
8. The contractor shall notify the owner in writing if he/she encounters soil drainage conditions which may be detrimental to the growth of the plants.
9. All exposed earth within limits of planting beds shall be mulched with shredded hardwood mulch per Planting Details.
10. "Schedule A - Perimeter Landscape Edge: and "Schedule B - Parking Lot Internal Landscaping" are provided for landscape surety calculation purposes only. Financial surety for the required landscaping shall be posted with the Developers Agreement in the amount of $ 42,210.
11. Tabulation for landscape shown:
    Required planting by HRD for 15.94 acres of R&D/OFFICE at 22 trees / acre = 351 trees
    Planting provided:
    Shade Trees (existing and proposed): 242
    Ornamental Trees: 102 - 51 5 E.S.T. 1
    Evergreen Trees ([5 existing] and [120 proposed]) 125 = 62.5 EST. 1
    1 E.S.T. - Equivalent Shade Trees
    The balance of the HRD required shade trees is provided by proposed shrubs and ground covers

PLANT MATERIALS AND PLANTING METHODS

A. Plant Materials

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

1. Plant Names

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

2. Plant Standards

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

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

3. Plant Measurements

   All plants shall conform to the measurements specified in the Plant Schedule as approved by the ARC.

   a. Caliper measurements shall be taken six inches (6") above grade for trees under four-inch (4") caliper and twelve (12") above grade for trees four inches (4") in caliper and over.

   b. Minimum branching height for all trees shall be six feet (6'), maximum eight feet (8').

   c. Minimum size for planting shade trees shall be 3-3½" caliper, 14'-16' in height.

   d. Minimum size for planting minor or intermediate focus trees (pines, crabapples, etc.) shall be 3"-3½" caliper, 10'-12' in height.

   e. Minimum size for planting shrubs shall be 18" - 24" spread unless noted otherwise.

   f. Caliper, height, spread and size of ball shall be generally as follows:

CALIPER	HEIGHT	SPREAD	SIZE OF BALL
3" - 3.5"	14'-16'	6'-8'	32" diameter
3.5" - 4"	14'-16'	8'-10'	36" diameter
4" - 4.5"	16'-18'	8'-10'	40" diameter
4.5" - 5"	16'-17'	10'-12'	44" diameter
5" - 5.5"	16'-20'	10'-12'	48" diameter
5.5" - 6"	18'-20'	12'-14'	52" diameter

All plant material shall generally average the median for the size ranges indicated above as indicated in the "AAN Standards".

4. Plant Identification

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

5. Plant Inspection

   The ARC may, upon request by the builder or developer, at least ten (10) days prior to the installation of any proposed plant material, inspect all proposed plant material at the source of origin.

B. Planting Methods

All proposed plant materials that meet the specifications in Section A are to be planted in accordance with the following methods during the proper planting seasons as described in the following:

1. Planting Seasons

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

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

2. Digging

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

3. Excavation of Plant Pits

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

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

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

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

   d. Diameter and depth of tree pits shall generally be as follows:

PLANT SIZE	ROOT BALL	PIT DIAMETER	PIT DEPTH
3" - 3.5" cal.	32"	64"	28"
3.5" - 4" cal.	36"	72"	32"
4" - 4.5" cal.	40"	80"	36"
4.5" - 5" cal.	44"	88"	40"
5" - 5.5" cal.	48"	96"	44"
5.5" - 6" cal.	52"	104"	48"

A 20% compaction figure of the soil to be removed is assumed and will be allowed in calculation of extra topsoil. The tabulated pit sizes are for purposes of uniform calculation and shall not override the specified depths below the bottoms of the root balls.

4. Staking, Guying and Wrapping

All plant material shall be staked or guyed, and wrapped in accordance with the following specifications:

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

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

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

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

5. Plant Pruning, Edging and Mulching

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

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

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

6. Plant Inspection and Acceptance

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

7. Plant Guarantee

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

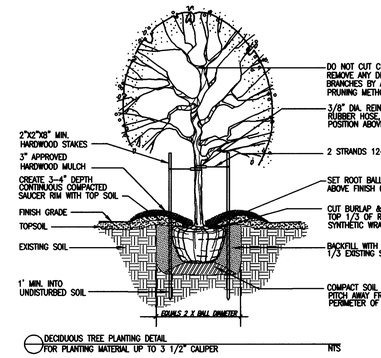
   a. For this purpose, the "growing season" shall be that period between the end of the "Spring" planting season, and the commencement of the "Fall" planting season.

   b. Guarantee for planting performed after the specified end of the "Spring" planting season, shall be extended through the end of the next following "Spring" planting season.

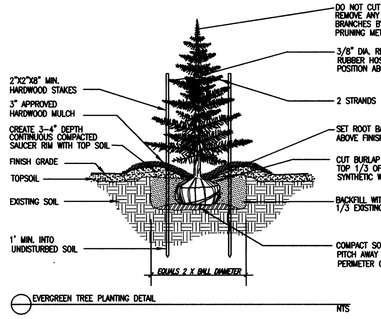
Sodding

All sodding shall be in accordance to the "Landscape Specification Guidelines for Baltimore-Washington metropolitan Areas" latest edition, approved by the Landscape Contractors Association of Metropolitan Washington and the American Society of Landscape Architects.

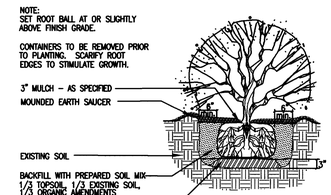
All sod shall be strongly rooted sod, not less than two years old and free of weeds and undesirable native grasses. Provide only sod capable of growth development when planted and in strips not more than 18" wide x 4" long. Provide sod composed principally of improved strain Kentucky bluegrass, such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



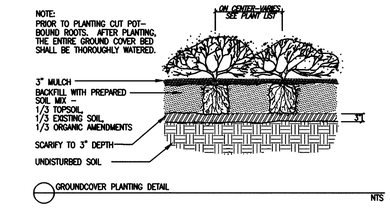
DECIDUOUS TREE PLANTING DETAIL
FOR PLANTING MATERIAL UP TO 3 1/2" CALIPER — NTS



EVERGREEN TREE PLANTING DETAIL
NTS



SHRUB PLANTING DETAIL
NTS



GROUNDCOVER PLANTING DETAIL
NTS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 10/20/99

Chief, Division of Land Development — Date 10/28/99

Chief, Development Engineering Division MK — Date 10/21/99

STATE OF MARYLAND — CARLTON R. GUTSCHICK — REG. NO. 7297 — PROFESSIONAL ENGINEER

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

\DRAWINGS\99058\DESIGN\99058LD1.DWG | DES. KMK | DRN. KMK | CHK.

DATE	REVISION	BY	APP'R.
7/28/99	REVISE PER COUNTY COMMENTS/SITE PLAN CHANGES	KMK	
8/23/99	REVISE PER H.R.D. COMMENTS / SITE PLAN CHANGES	KMK	
4/12/00	REVISE LANDSCAPE CHART	JAL	
3/20/02	⚠ Revise "prepared for" and Title Block to reflect most recent information.	JAL	

PREPARED FOR :
Corporate Development Services, L.L.C.
8815 Centre Park Dr., Suite 200
Columbia, Md. 21045
Attn.: Stan Link
Phone: 410-730-9092

LANDSCAPE NOTES & DETAILS

COLUMBIA GATEWAY ⚠
PARCEL 'N-7, N-8 (Plat # 14234)
PARCEL N-9 (Plat # 14298)

GUILFORD ELECTION DISTRICT No. 6 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
NOT TO SCALE (PLOT AT 1"=1')	M-1	99058
DATE	TAX MAP - GRID	SHEET
April 2000	42-12	8 OF 14

99058LD1.dwg 8-23-99 4:03:35 pm EST

SDP 99-166

COLUMBIA GATEWAY
PARCEL 'M-9'
PLAT No. 10131
ZONED: M-1

COLUMBIA GATEWAY
PARCEL 'M-8'
PLAT No. 10131
ZONED: M-1

COLUMBIA GATEWAY
PARCEL 'S-2'
PLAT No. 8805
ZONED: M-1

COLUMBIA GATEWAY
LOT 11
PLAT No. 13667
ZONED: M-1

COLUMBIA
GATEWAY
(VARIABLE WIDTH PUBLIC R/W)
PLAT Nos. 6815 & 7125
VARIABLE WIDTH PAVING
DRIVE

SAMUEL MORSE
(60' PUBLIC R/W)
PLAT No. 7125
44' PAVING
DRIVE

N 488,000 E 864,000

N 487,200 E 864,400

N 487,600 E 863,600

Building 'A'

Building 'B'

Building 'C'

Building 'D'

MAILBOX

FIBEROPTIC VAULT

Ex. 18" S Cont. # 20-1397-D

See Sheet 13

Match Line

N 35°00'00" E 492.52'

N 55°00'00" W 889.00'

N 87°20'01" E 153.39'

S 63°26'20" E 186.15'

S 60°07'47" E 143.55'

S 28°04'19" E 34.29'

S 87°01'28" W 57.01'

N 55°00'00" W 294.23'

PC = 89+67.21

PT = 85+78.61

R=740.00' L=526.00'

R = 482.00' L = 29.05'

R = 542.00' L = 31.32'

R = 900.00' L = 124.55'

Trap #1 bottom = 318.0

Trap #2 bottom = 318.0

Trap #3 bottom = 313.0

Trap #4 bottom = 312.0

E.D.A-1

T.S.-A-1

Pipe to be blocked

Curve deflection device

REMOVE EXISTING WOOD LOADING DOCK

CONSTRUCT NEW CONCRETE LOADING DOCK

BOARD OF ARCHITECTS
8640
RICHARD J. SCHUETZ
STATE OF MARYLAND

MD STATE GRID NORTH

Legend

- SF — SF Silt fence
- SSF — SSF Super Silt fence
- E.D. Earth Dike
- Before Dev. DA
- Before/After Dev DA
- After Dev. DA
- LOD Limit of disturbance
- T.S.-A-1 Temp. Swale
- RPS Removable pumping Station
- CIP Curb Inlet protection
- IB Inlet blocking
- RRP Rip Rap Protection
- SCE Stabilized Construction Entrance

Sediment Trap Data	Trap #1 Pipe Outlet ST-I	Trap #2 Pipe Outlet ST-I	Trap #3	Trap #4 Pipe Outlet ST-I
Before Dev. DA	4.2 Ac.	3.14 Ac.	3.57 Ac.	3.1 Ac.
After Dev DA	4.66 Ac.	2.2 Ac.	3.54 Ac.	3.2 Ac.
Vol. Required	16,812 CF	11,304 CF	12,852 CF	11,520 CF
Vol. Provided	17,816 CF	12,376 CF	12,852 CF	11,664 CF
Top of Dam elev.	324.0	324.0	318.0	316.0
Bottom Elev.	318.0	318.0	313.0	312.0
Limit of Wet Storage	321.6	320.76	315.5	313.4
Limit of Dry Storage	323.0	322.76	317.0	315.0
Cleanout Elev.	317.5	319.38	314.15	312.0
Depth	6'	6'	5'	4'
Top of Dam Width	5'	5'	5'	5'
Riser Crest Elev.	323.0	322.76	317.0	315.0
Barrell Diameter	18"	21"		21"
Riser Diameter	21"	24"		24"
Trash Rack Diameter	30"	30"		30"
Barrel Invert	318.0	318.0		312.0
Top of Inlet Grate			317.0	

The contractor is to line the temporary swale with erosion control matting.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 10/28/99

Chief, Division of Land Development — Date 10/25/99

Chief, Development Engineering Division MK — Date 10/26/99

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."

6-15-99
Date

GATEWAY COMMERCE CENTER
PARCEL 'A-77'
PLAT No. 13141
ZONED: NEW TOWN

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 — 10/12/99 Date

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

Howard S.C.D. — 10/15/99 Date

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

Natural Resources Conservation Service — 10/6/99 Date

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

\DRAWINGS\99058\DESIGN\99058SP2.DWG | DES. | DRN. | CHK.

DATE	REVISION	BY	APP'R.
5/20/02	⚠1 Show building addition & designations. Revise plan to show current owner information.	JAU	
5/17/10	⚠2 LOADING DOCK		
5/10/00	Rev. trap #1 & trap data, rev. sediment control in area of bldg. 'D'	JAU	
5/10/00	Add ammenity area between bldg. 'B' and bldg. 'C' & rev. Parking around bldg. 'D'	JAU	

PREPARED FOR:
Corporate Development Services, L.L.C.
8815 Centre Park Dr., Suite 400
Columbia, Md. 21045
Attn: Stan Link
Phone: 410-730-9092

Sediment Control Plan

COLUMBIA GATEWAY
PARCEL 'N-7, N-8 (Plat # 14234) ⚠2
PARCEL N-9 (Plat # 14298)

GUILFORD ELECTION DISTRICT No. 6 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=40'	M-1	99058
DATE	TAX MAP - GRID	SHEET
April, 2000	42 - 12	7 OF 14

SDP 99-166

REMOVE EXISTING WOOD LOADING DOCK
CONSTRUCT NEW CONCRETE LOADING DOCK

DRAINAGE AREAS-PARCEL N-5					
AREA	DA(Ac.)	GRASS	IMP.	%IMP.	CN
A1	1.15	0.17	0.98	0.85	0.76
B1	0.15	0.15	0	0.00	0.19
C1	0.08	0	0.08	1.00	0.86
D1	0.07	0	0.07	1.00	0.86
E1	0.1	0	0.1	1.00	0.86
F1	0.11	0	0.11	1.00	0.86
...					
I1	0.12	0.12	0	0.00	0.19
J1	0.1	0.1	0	0.00	0.19
K1	0.14	0.14	0	0.00	0.19
L1	0.8	0.26	0.54	0.68	0.64
N1	0.12	0.03	0.09	0.75	0.69
O1	0.11	0.03	0.08	0.73	0.68
P1	0.24	0.05	0.19	0.79	0.72
Q1	0.16	0.02	0.14	0.88	0.78
R1	0.39	0.09	0.3	0.77	0.71
S1	0.3	0.03	0.27	0.90	0.79
T1	0.3	0.03	0.27	0.90	0.79
U1	0.24	0	0.24	1.00	0.86
V1	0.68	0.16	0.52	0.76	0.70
X1	0.3	0	0.3	1.00	0.86
Y1	0.21	0	0.21	1.00	0.86
Z1	0.15	0	0.15	1.00	0.86
A2	0.19	0	0.19	1.00	0.86
B2	0.3	0	0.3	1.00	0.86
C2	0.2	0	0.2	1.00	0.86
D2	0.16	0	0.16	1.00	0.86
E2	0.21	0	0.21	1.00	0.86
F2	0.34	0.08	0.26	0.76	0.7
G2	0.32	0.08	0.24	0.75	0.69
H2	0.33	0.07	0.26	0.79	0.72
I2	0.4	0.1	0.3	0.75	0.69
J2	0.06	0.06	0	0.00	0.19
K2	0.53	0.16	0.37	0.70	0.66
L3	0.26	—	—	—	0.85
M3	0.15	—	—	—	0.85
N3	0.36	—	—	—	0.85
O3	0.74	—	—	—	0.85
Q3	0.50	—	—	—	0.85
P3	0.37	—	—	—	0.85
R2	0.23	0.06	0.17	0.74	0.69
S3	0.26	—	—	—	0.85
T3	0.73	—	—	—	0.85
U3	0.75	—	—	—	0.85
V3	0.14	—	—	—	0.85

NOTE: DRAINAGE AREA M1 HAS BEEN INTENTIONALLY OMITTED.

AREA	D.A.				CN
K3	0.13				0.85
W3	0.33				0.86
X3	0.33				0.86
Y3	0.33				0.86
Z3	0.30				0.85

This plan is for drainage area information only!

Note: Due to the mass grading which has occurred on this site, 'c' soil was used for all runoff/discharge calculations.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 10/28/99
Chief, Division of Land Development — Date 10/28/99
Chief, Development Engineering Division — Date 10/21/99

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

BOARD OF ARCHITECTS 8640 — RICHARD J. SCHUETZ — STATE OF MARYLAND

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

\DRAWINGS\99058\DESIGN\99058SP2.DWG | DES. | DRN. | CHK.

DATE	REVISION	BY	APP'R.
3/20/02	⚠1 Add building addition & designations and revise ownership information.	JAU	
6/17/10	⚠3 LOADING DOCK		
5/18/00	Add ammenity area between bldg. 'B' and bldg. 'C', rev. D.A. chart	JAU	

PREPARED FOR: ⚠1
Corporate Development Services, L.L.C.
8815 Centre Park Dr., Suite 400
Columbia, Md. 21045
Attn.: Stan Link
Phone: 410-730-9092

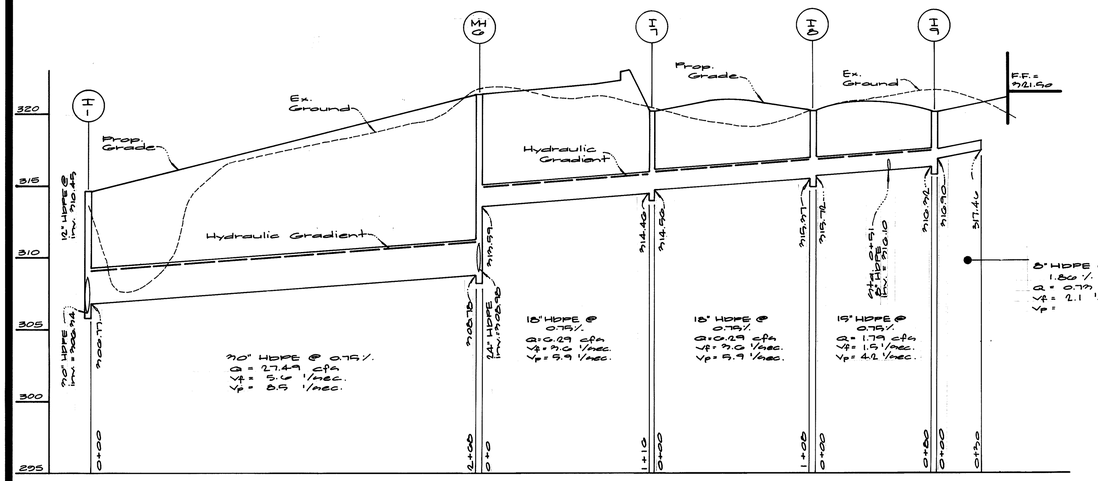
GUILFORD ELECTION DISTRICT No. 6

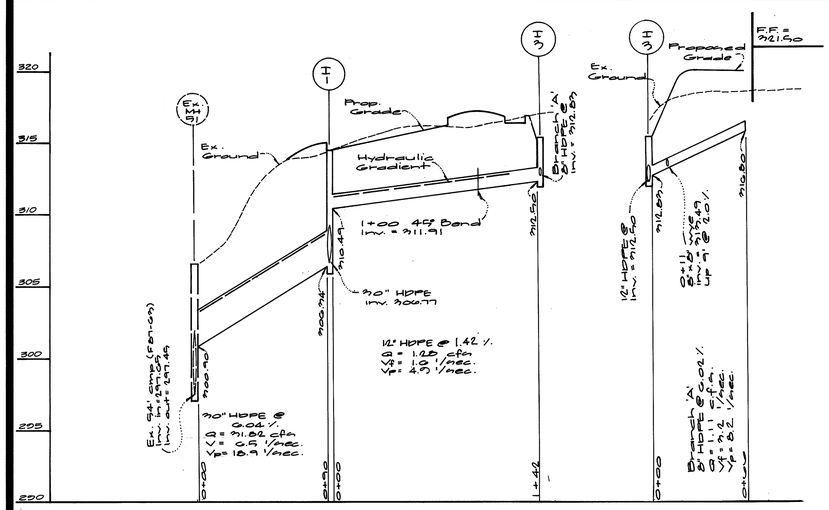
DRAINAGE AREA MAP
COLUMBIA GATEWAY ⚠1
PARCEL 'N-7, N-8 (Plat # 14234)
PARCEL N-9 (Plat # 14298)

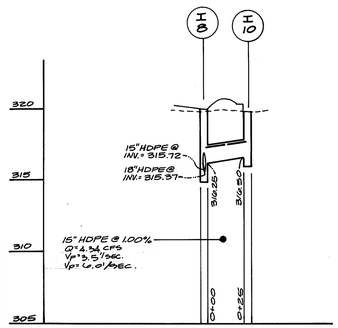
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=40'	M-1	99058
DATE	TAX MAP – GRID	SHEET
April 2000	42 – 12	12 OF 14

SDP 99-166







PROFILE SCALE

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

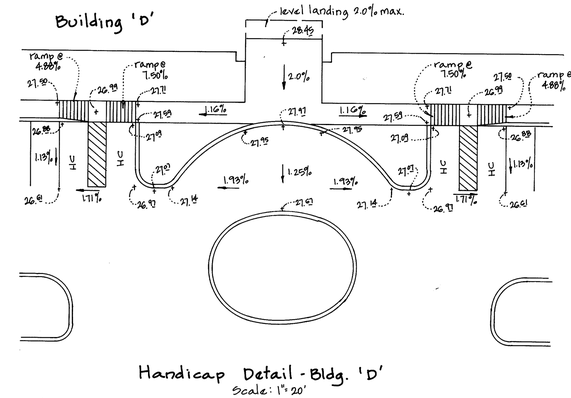
Pipe Schedule

size	type	quantity (l.f.)	Remarks
8"	H.D.P.E.	123	
12"	H.D.P.E.	357	
15"	H.D.P.E.	110	
18"	H.D.P.E.	253	
24"	H.D.P.E.	637	
30"	H.D.P.E.	258	
10"	H.D.P.E.	394	

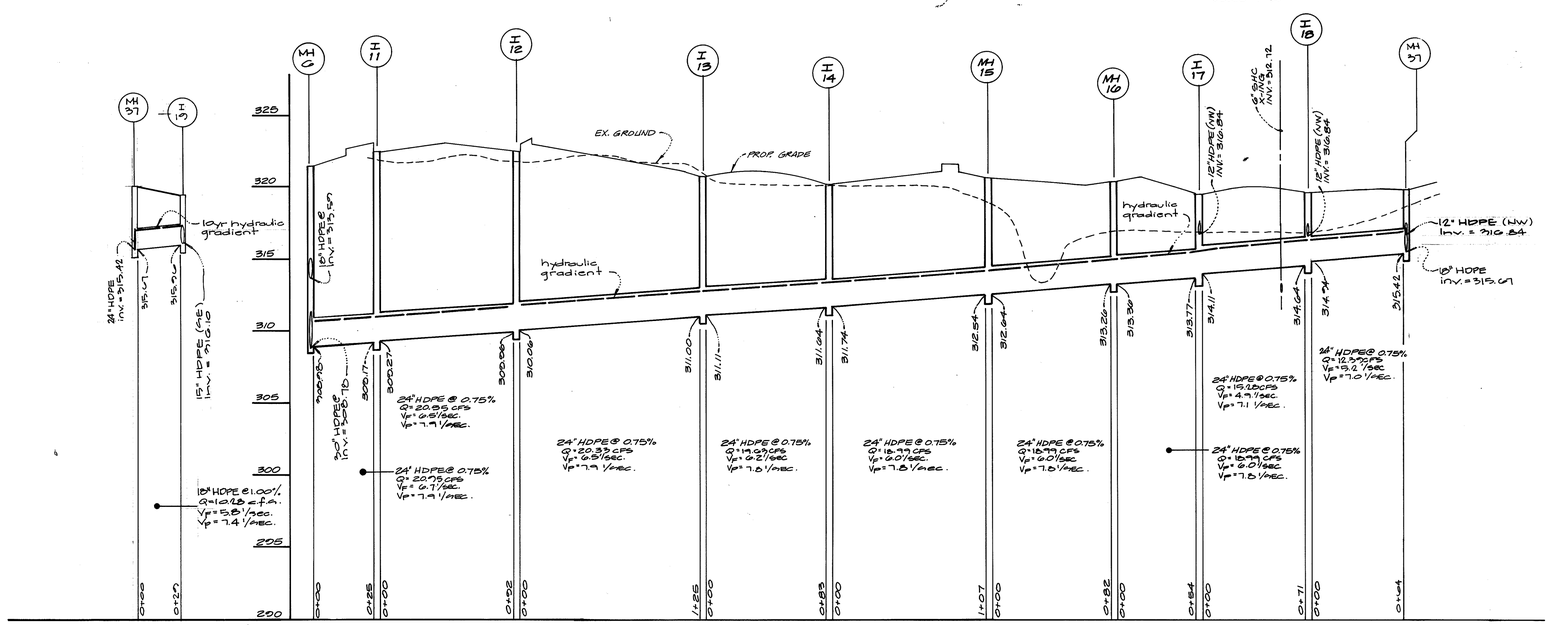
Structure Schedule

No.	Type	Width (inside)	Top Elevation Upper	Top Elevation Lower	Invert Elevation Upper	Invert Elevation Lower	St'd Detail	Locations	Remarks
I1	COG 15	——	315.45	315.10	310.49	300.54		see plan	sump
——	——	——	——	——	——	——	——	——	——
I3	YARD 12'	——	315.50	——	312.85	312.50	*	see plan	sump
——	——	——	——	——	——	——	——	——	——
——	——	——	——	——	——	——	——	——	——
MH6	St'd manhole	5'	321.96	——	309.59	308.78	G 5.13	see plan	——
I7	YARD 12"	——	320.10	——	314.56	314.40	*	see plan	sump
I8	YARD 12'	——	320.10	——	315.72	315.57	*	see plan	sump
I9	YARD 12"	——	320.10	——	316.00	316.35	*	see plan	sump
I10	DOUBLE "S"	——	319.90	——	——	316.50	S.D. 4.23	see plan	sump
I11	SINGLE "S"	——	322.50	——	305.27	305.17	S.D. 4.22	see plan	sump
I12	SINGLE "S"	——	322.50	——	310.06	305.96	S.D. 4.22	see plan	sump
I13	SINGLE "S"	——	320.0	——	311.11	311.00	S.D. 4.22	see Plan	sump
I14	SINGLE "S"	——	320.20	——	311.74	311.64	S.D. 4.32	see plan	sump
MH15	St'd manhole	4'	320.97	——	312.64	312.54	G 5.12	see plan	——
MH16	St'd manhole	4'	320.40	——	313.36	313.20	G 5.12	see plan	——
I17	DOUBLE "S"	——	317.67	——	314.04	313.77	S.D. 4.23	see plan	sump
I18	DOUBLE "S"	——	317.67	——	314.04	314.64	S.D. 4.23	see plan	sump
I19	DOUBLE "S"	——	317.55	——	316.10	315.96	S.D. 4.23	see Plan	sump
——	——	——	——	——	——	——	——	——	——
MH37	Std Manhole	4'	320.00	——	314.84	315.42	G 5.12	see Plan	

* ADS drain or approved equal.



Handicap Detail - Bldg. 'D'
Scale: 1" = 20'



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 10/28/99

Chief, Division of Land Development — Date 10/28/99

Chief, Development Engineering Division MK — Date 10/21/99

STATE OF MARYLAND — CONNOR K. GUTSCHICK — No. 17297 — PROFESSIONAL ENGINEER

GLW GUTSCHICK LITTLE & WEBER, P.A.

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

\DRAWINGS\99058\DESIGN\99585P9.DWG | DES. | DRN. | CHK.

DATE	REVISION	BY	APP'R.
3/20/02	⚠ Revise "prepared for" and Title Block to reflect current owner information.	JAL	
5/16/00	Rev. Parcel No's, Date, & Sheet No's. add H.C. access detail	JAL	

PREPARED FOR : ⚠
Corporate Development Services, L.L.C.
8815 Centre Park Dr., Suite 400
Columbia, Md. 21045
Attn.: Stan Link
Phone: 410-730-9092

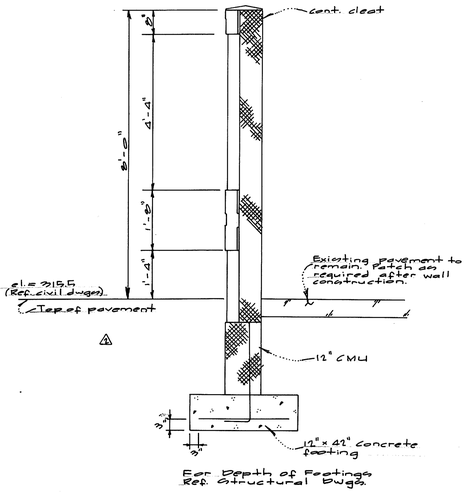
STORM DRAIN PROFILES & SCHEDULES

COLUMBIA GATEWAY ⚠
PARCEL 'N-7, N-8 (Plat # 14234)
PARCEL N-9 (Plat # 14298)

GUILFORD ELECTION DISTRICT No. 6 — HOWARD COUNTY, MARYLAND

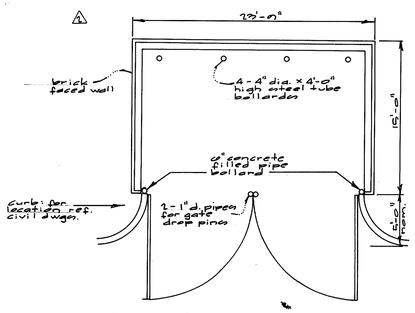
SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	M-1	99058
DATE: April 2000	TAX MAP – GRID: 42 – 12	SHEET: 9 OF 14

SDP 99-166

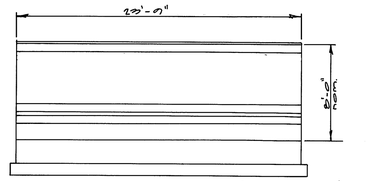


For Depth of Footings Ref. Structural Dwgs.

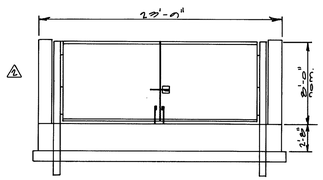
Typical Wall Section



Dumpster Enclosure Plan



Side Elevation



Front Elevation

Dumpster Enclosure Notes

1. See sheet 2 of these plans for grading around dumpster enclosure.
2. See sheet 9 of these plans for bollard detail.
3. See architectural's for additional information and details for dumpster enclosure.

Details For Dumpster Enclosure

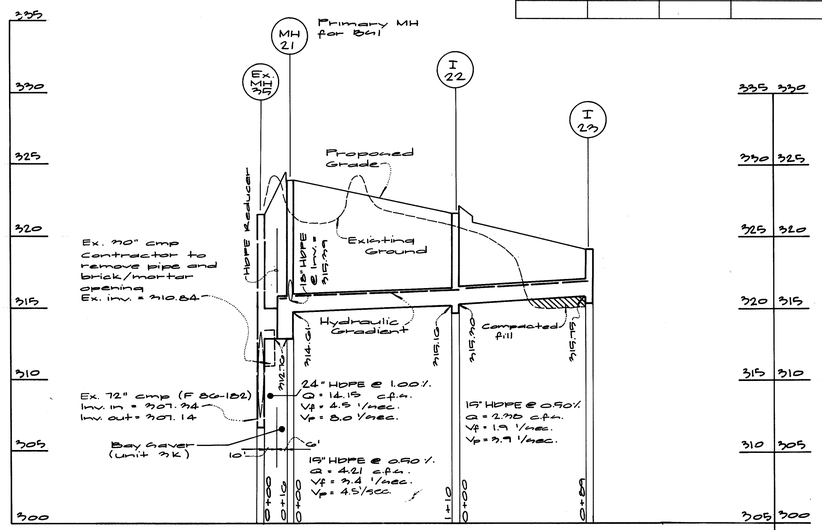
Not to Scale

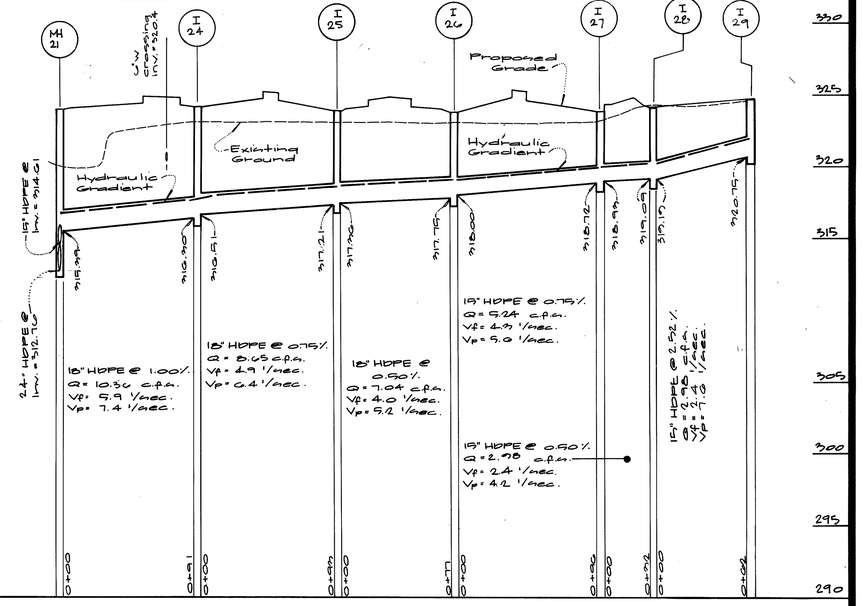
Pipe Schedule

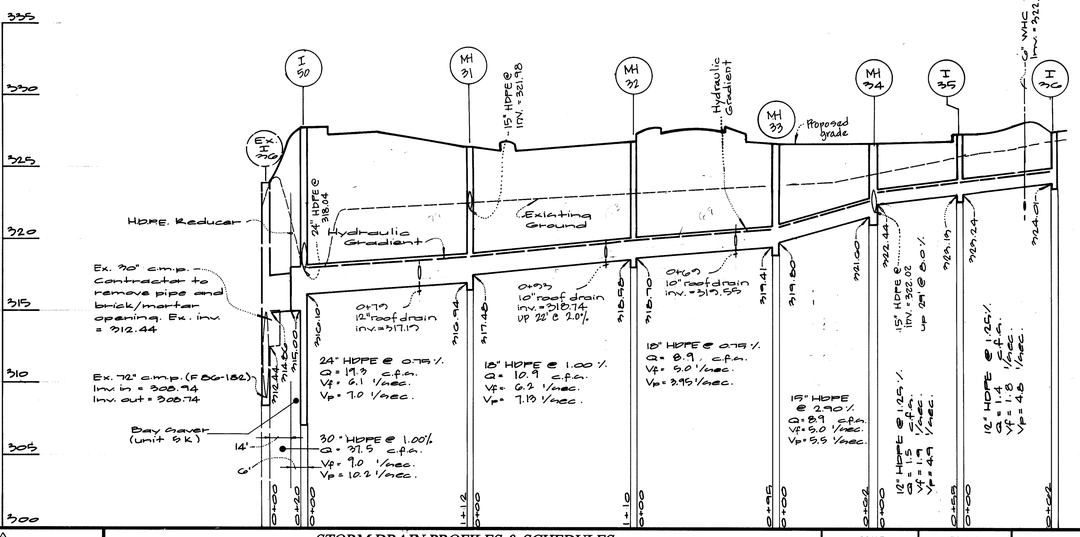
size	type	quantity (l.f.)	Remarks
12"	HDPE	151	
15"	HDPE	451	
18"	HDPE	466	
24"	HDPE	122	
10"	HDPE	57	
30"	HDPE	14	

Structure Schedule

No.	Type	Width (inside)	Top Elevation Upper	Top Elevation Lower	Invert Elevation Upper	Invert Elevation Lower	St'd Detail	Locations	Remarks
M 21	Std manhole	4'	323.80	——	315.39	312.76	G 5.12	See plan	
I 22	Double "S"	——	321.60	——	315.30	315.16	S.D. 4.23	See plan	Jump
I 23	Single "S"	——	317.12	——	——	315.75	S.D. 4.22	See plan	Jump
I 24	WR Inlet	——	324.56	——	316.51	316.30	S.D. 4.38	See plan	Jump
I 25	WR Inlet	——	324.38	——	317.36	317.21	S.D. 4.38	See plan	Jump
I 26	WR Inlet	——	324.30	——	318.00	317.75	S.D. 4.38	See plan	Jump
I 27	WR Inlet	——	324.42	——	318.93	318.72	S.D. 4.38	See plan	Jump
I 28	12" Yard	——	323.87	——	319.17	319.07	*	See plan	Jump
I 29	A-10 Inlet	3'-0"	324.14	——	——	320.75	S.D. 4.41	See plan	Jump
I 30	Single "S"	——	327.83	——	316.10	315.00	S.D. 4.22	See plan	Jump
MH 31	Double "S"	——	326.48	——	317.48	316.94	S.D. 4.23	See plan	Jump
I 32	Double "S"	——	327.04	——	318.10	318.58	S.D. 4.23	See plan	Jump
I 33	Double "S"	——	326.14	——	319.80	319.41	S.D. 4.23	See plan	Jump
MH 34	A-10 Inlet	3'-0"	326.9	——	322.44	321.00	S.D. 4.41	See plan	Jump
I 35	12" Yard	——	327.5	——	323.24	323.19	*	See plan	Jump
I 36	Single "S"	——	327.43	——	——	324.01	S.D. 4.23	See plan	Jump







APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 10/28/99

Chief, Division of Land Development — Date 10/28/99

Chief, Development Engineering Division — Date 10/21/99

MK

STATE OF MARYLAND — ANDREW K. GUTSCHICK — No. 12918 — REGISTERED PROFESSIONAL ENGINEER

DATE	REVISION	BY	APP'R.
3/20/02	Revise "prepared for" & Title Block to reflect current owner information.	JAL	
8/16/01	add dumpster enclosure details.		
5/18/00	Rev. Parcel No's, Date & Sheet No's., rev. stormdrains & pipe schedule, structural schedule	JAL	

GLW GUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK

BURTONSVILLE, MARYLAND 20866

TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

\DRAWINGS\99058\DESIGN\9958SP10.DWG | DES. | DRN. | CHK.

PREPARED FOR :

Corporate Development Services, L.L.C.

8815 Centre Park Dr., Suite 400

Columbia, Md. 21045

Attn: Stan Link

Phone: 410-730-9092

STORM DRAIN PROFILES & SCHEDULES

COLUMBIA GATEWAY

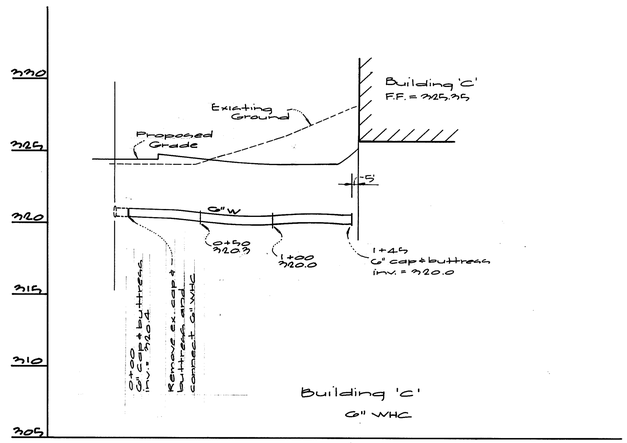
PARCEL 'N-7, N-8 (Plat # 14234)

PARCEL N-9 (Plat # 14298)

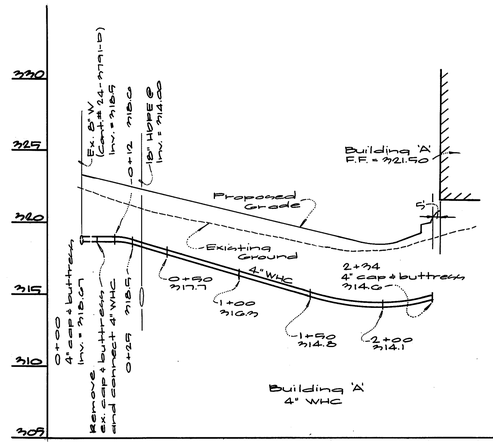
GUILFORD ELECTION DISTRICT No. 6 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	M-1	99058
DATE	TAX MAP – GRID	SHEET
April 2000	42 – 12	10 OF 14

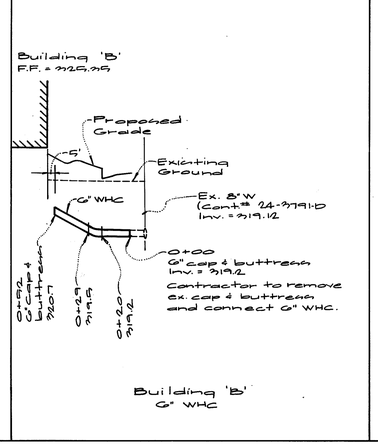
SDP 99-166



Building 'C'
6" WHC

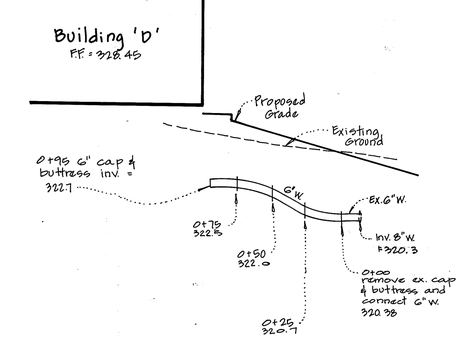


Building 'A'
4" WHC

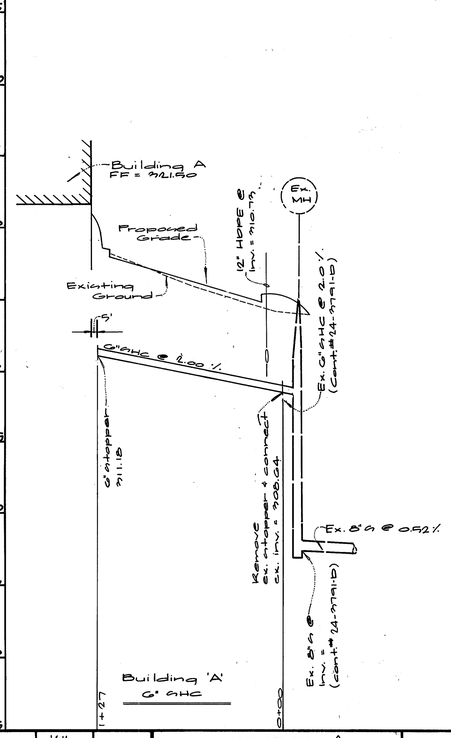


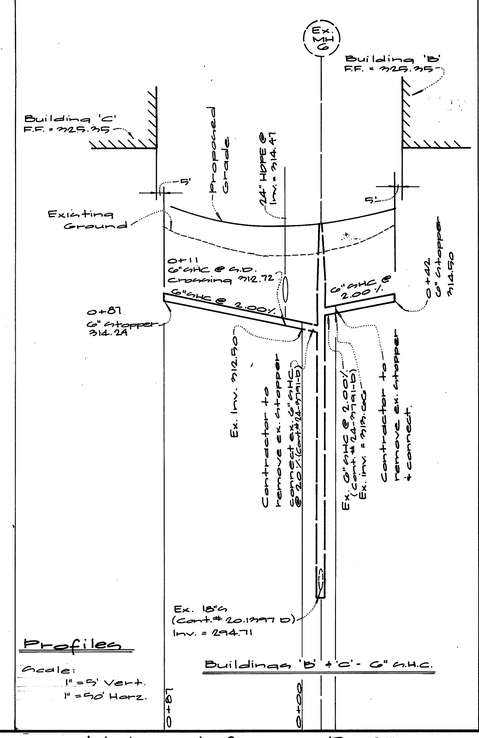
Building 'B'
6" WHC

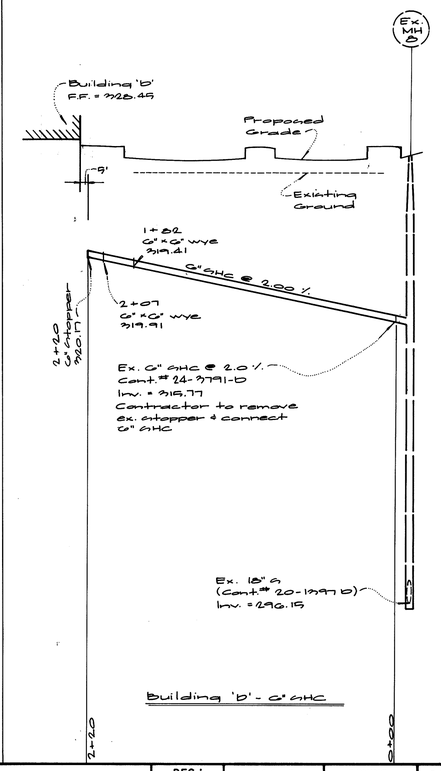
Profiles
Scale: Horz.: 1"=50'
Vert: 1"=5'



Building 'D'
6" WHC







Approved: Howard County Dept. of Planning & Zoning

Director — Date 10/28/99

Chief, Division of Land Development — Date 10/28/99

Chief, Development Engineering Division — Date 10/26/99

STATE OF MARYLAND — CARLTON K. GUTSCHICK — No. 12973 — 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.
9/20/02	Revise "prepared for" & Title Block to reflect current owner information	JAL	MK
5/18/00	Rev. title block information and W.H.C. for building 'D'	JAL	

PREPARED FOR:
Corporate Development Services, LLC.
8815 Centre Park Dr., Suite 400
Columbia, Md. 21045
Attn.: Stan Link
Phone: 410-730-9092

Water & Sewer Profiles

Columbia Gateway
Parcel 'N-7, N-8 (Plat # 14234)
Parcel N-9 (Plat # 14298)

Guilford Election District No. 6 — Howard County, Maryland

DES.:	SCALE	ZONING	G.L.W. FILE No.
DEV	As shown	M-1	99058
DRN.: FMM/KLP	DATE	TAX MAP No.	SHEET
CHK.: DEV	April 2000	42-12	11 of 14

SDP 99-166

89130

COLUMBIA GATEWAY
PARCEL 'M-9'
PLAT No. 10131
ZONED: M-1

COLUMBIA GATEWAY
PARCEL 'M-8'
PLAT No. 10131
ZONED: M-1

COLUMBIA GATEWAY
PARCEL 'S-2'
PLAT No. 8805
ZONED: M-1

COLUMBIA GATEWAY
LOT 11
PLAT No. 13667
ZONED: M-1

COLUMBIA GATEWAY
PARCEL 'A-77'
PLAT No. 13141
ZONED: NEW TOWN

COLUMBIA GATEWAY
LOT 11
PLAT No. 8868-7
ZONED: M-1

COLUMBIA GATEWAY DRIVE
GATEWAY
(VARIABLE WIDTH PUBLIC R/W)
PLAT Nos. 6815 & 7125
VARIABLE WIDTH PAVING

SAMUEL MORSE DRIVE
(60' PUBLIC R/W)
PLAT No. 7125
44' PAVING

N 488,000 E 854,200

N 487,600 E 853,600

Ex. 12" W (Cont. # 24-1440-D)

Ex. 8" S

Ex. 18" S (Cont. # 20-1397-D)

Ex. 42" D

Ex. 48" D

Ex. 54" D

Ex. CURB & GUTTER

MAILBOX

FIBEROPTIC VAULT

R=740.00' L=526.60'

S 63°26'20" E 186.15'

R = 482.00' L = 27.85'

R = 542.00' L = 31.32'

R = 900.00' L = 124.55'

S 60°07'41" E 143.55'

S 28°04'19" E 34.28'

S 15°13'55" W 224.84'

R=610.00' L=143.52'

PC = 89+67.21

PT = 85+78.61

N 67°20'07" E 123.32'

N 35°00'00" E 492.22'

N 55°00'00" W 899.00'

N 55°00'00" W 294.23'

S 34°00'00" W 195.00'

S 80°00'28" W 57.01'

N 46°17'00" E 61.00'

TO MH

Sheet 13 Match Line

Building 'A' △

Building 'B' △

Building 'C' △

Building 'D' △

F1 Building

ROOF DRAIN

DRAINAGE AREAS-PARCEL N-5					
AREA	DA(Ac)	GRASS	IMP.	%IMP	CN
A1	1.19	0.17	0.98	0.85	0.90
B1	0.19	0.19	0	0.00	0.15
C1	0.08	0	0.08	1.00	0.86
D1	0.07	0	0.07	1.00	0.86
E1	0.1	0	0.1	1.00	0.86
F1	0.11	0	0.11	1.00	0.86
I1	0.12	0.12	0	0.00	0.15
J1	0.1	0.1	0	0.00	0.15
K1	0.14	0.14	0	0.00	0.15
L1	0.8	0.26	0.54	0.68	0.64
N1	0.12	0.03	0.09	0.75	0.80
O1	0.11	0.03	0.08	0.73	0.78
P1	0.24	0.05	0.19	0.79	0.72
Q1	0.16	0.02	0.14	0.88	0.78
R1	0.39	0.09	0.3	0.77	0.71
S1	0.3	0.03	0.27	0.90	0.79
T1	0.3	0.03	0.27	0.90	0.79
U1	0.24	0	0.24	1.00	0.86
V1	0.08	0.16	0.52	0.76	0.70
X1	0.3	0	0.3	1.00	0.86
Y1	0.21	0	0.21	1.00	0.86
Z1	0.15	0	0.15	1.00	0.86
A2	0.17	0	0.15	1.00	0.86
B2	0.3	0	0.3	1.00	0.86
C2	0.2	0	0.2	1.00	0.86
D2	0.16	0	0.16	1.00	0.86
E2	0.21	0	0.21	1.00	0.86
F2	0.94	0.08	0.86	0.76	0.71
G2	0.32	0.08	0.24	0.75	0.69
H2	0.33	0.07	0.26	0.79	0.72
I2	0.4	0.1	0.3	0.75	0.69
J2	0.06	0.06	0	0.00	0.15
K2	0.53	0.16	0.37	0.70	0.66
L3	0.76	—	—	—	0.85
M3	0.15	—	—	—	0.85
N3	0.36	—	—	—	0.85
O3	0.74	—	—	—	0.85
R3	0.50	—	—	—	0.85
Z3	0.37	—	—	—	0.85
R2	0.23	0.06	0.17	0.74	0.69
S3	0.26	—	—	—	0.85
T3	0.73	—	—	—	0.85
U3	0.75	—	—	—	0.85
V3	0.14	—	—	—	0.85

NOTE: DRAINAGE AREA M1 HAS BEEN INTENTIONALLY OMITTED.

AREA	D.A.				CN
K3	0.13				0.85
W3	0.33				0.86
X3	0.33				0.86
Y3	0.33				0.86
Z3	0.20				0.85

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 10/28/99

Chief, Division of Land Development — Date 10/28/99

Chief, Development Engineering Division — Date 10/21/99

STATE OF MARYLAND — ANTHONY L. GUTSCHICK — 12971 — REGISTERED PROFESSIONAL ENGINEER

This plan is for drainage area information only!

Note: Due to the mass grading which has occurred on this site, 'c' soil was used for all runoff/discharge calculations.

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

\DRAWINGS\99058\DESIGN\99058SP2.DWG | DES. | DRN. | CHK.

DATE	REVISION	BY	APP'R.
9/20/02	△ Add building addition & designations and revise ownership information.	JAW	
6/10/00	Add amenity area between bldg. 'B' and bldg. 'C'; rev. D.A. chart	JAW	

PREPARED FOR: △
Corporate Development Services, L.L.C.
8815 Centre Park Dr., Suite 400
Columbia, Md. 21045
Attn.: Stan Link
Phone: 410-730-9012

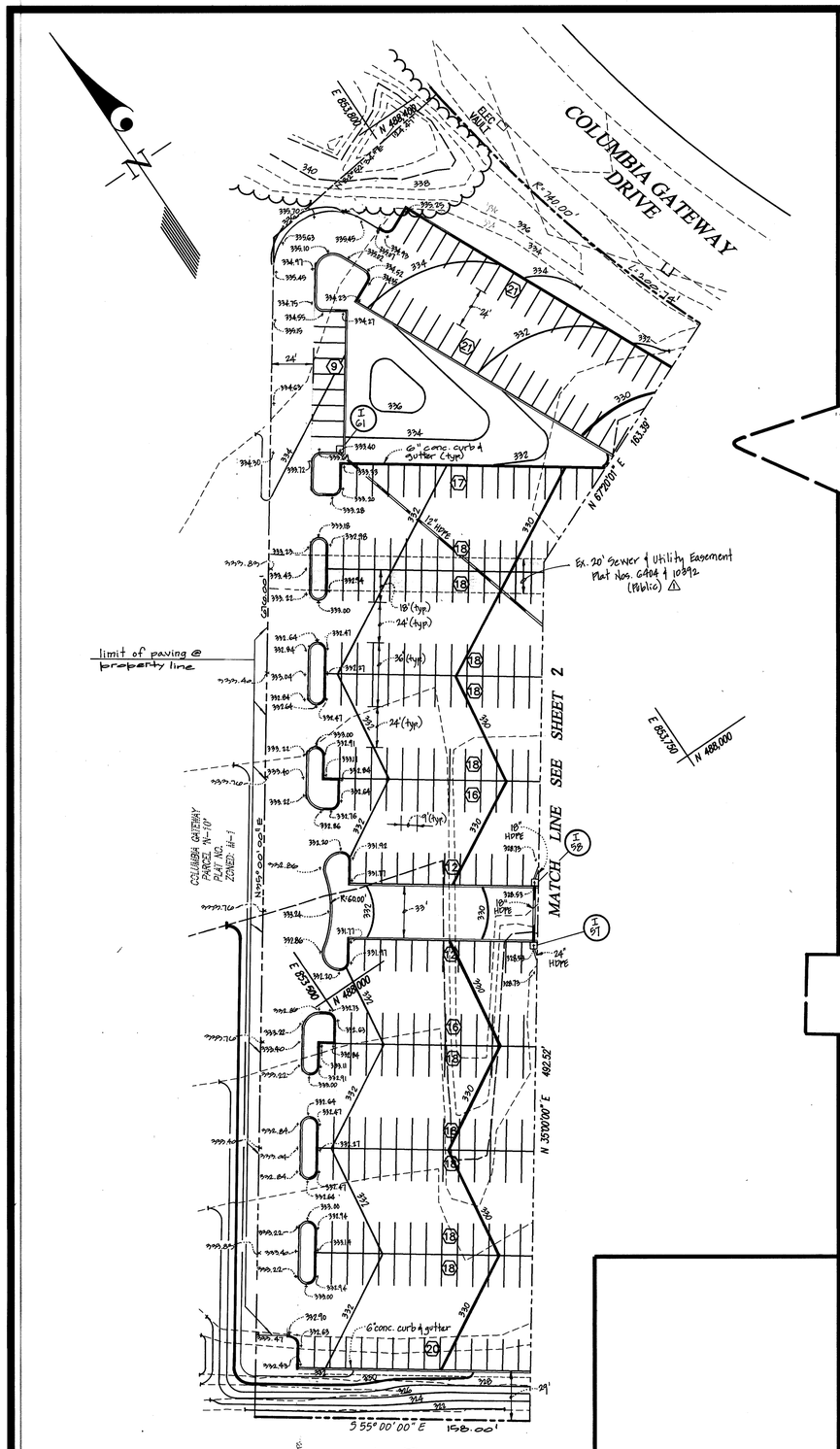
DRAINAGE AREA MAP

COLUMBIA GATEWAY △
PARCEL 'N-7, N-8 (Plat # 14234)
PARCEL N-9 (Plat # 14298)

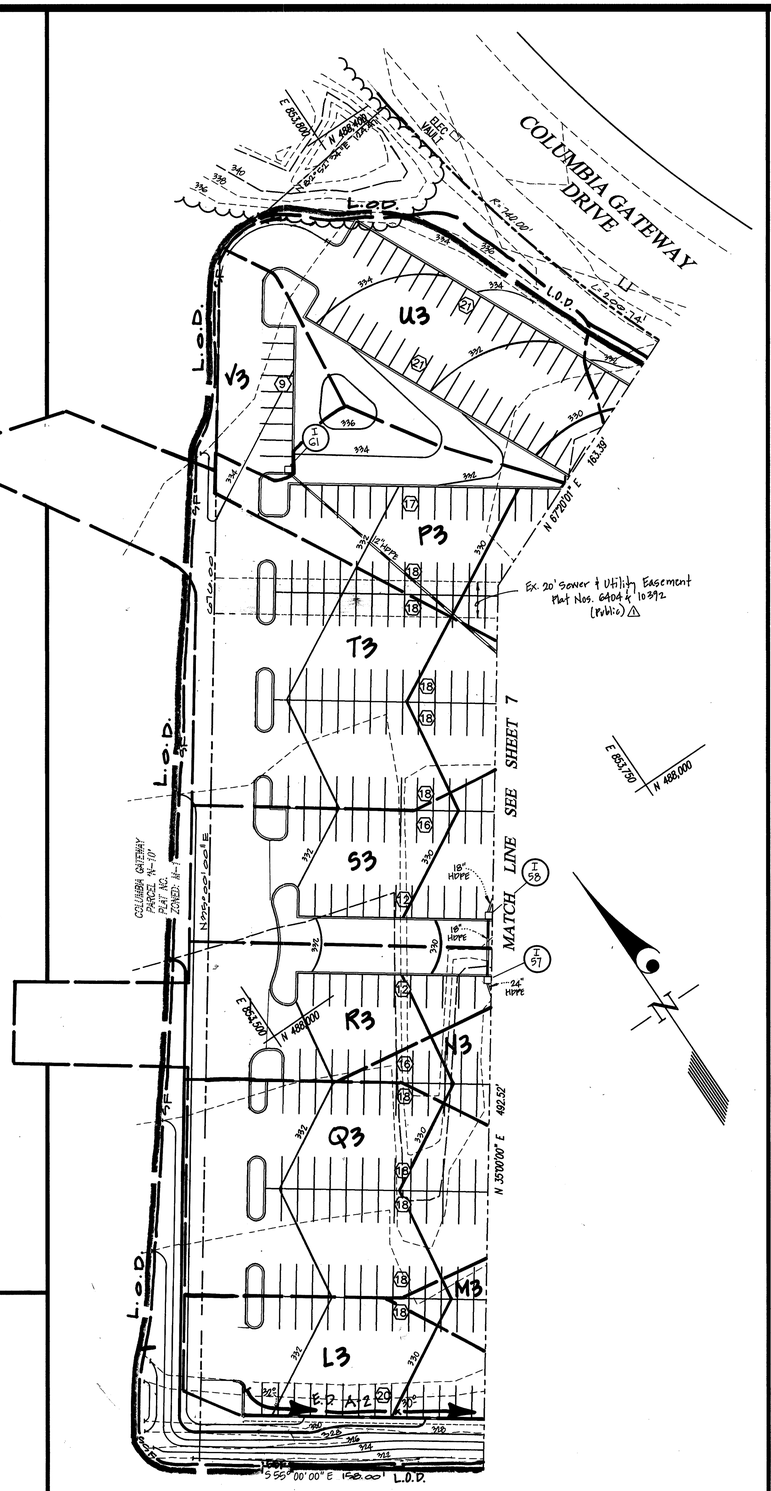
GUILFORD ELECTION DISTRICT No. 6 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=40'	M-1	99058
DATE	TAX MAP - GRID	SHEET
April 2000	42 - 12	12 OF 14

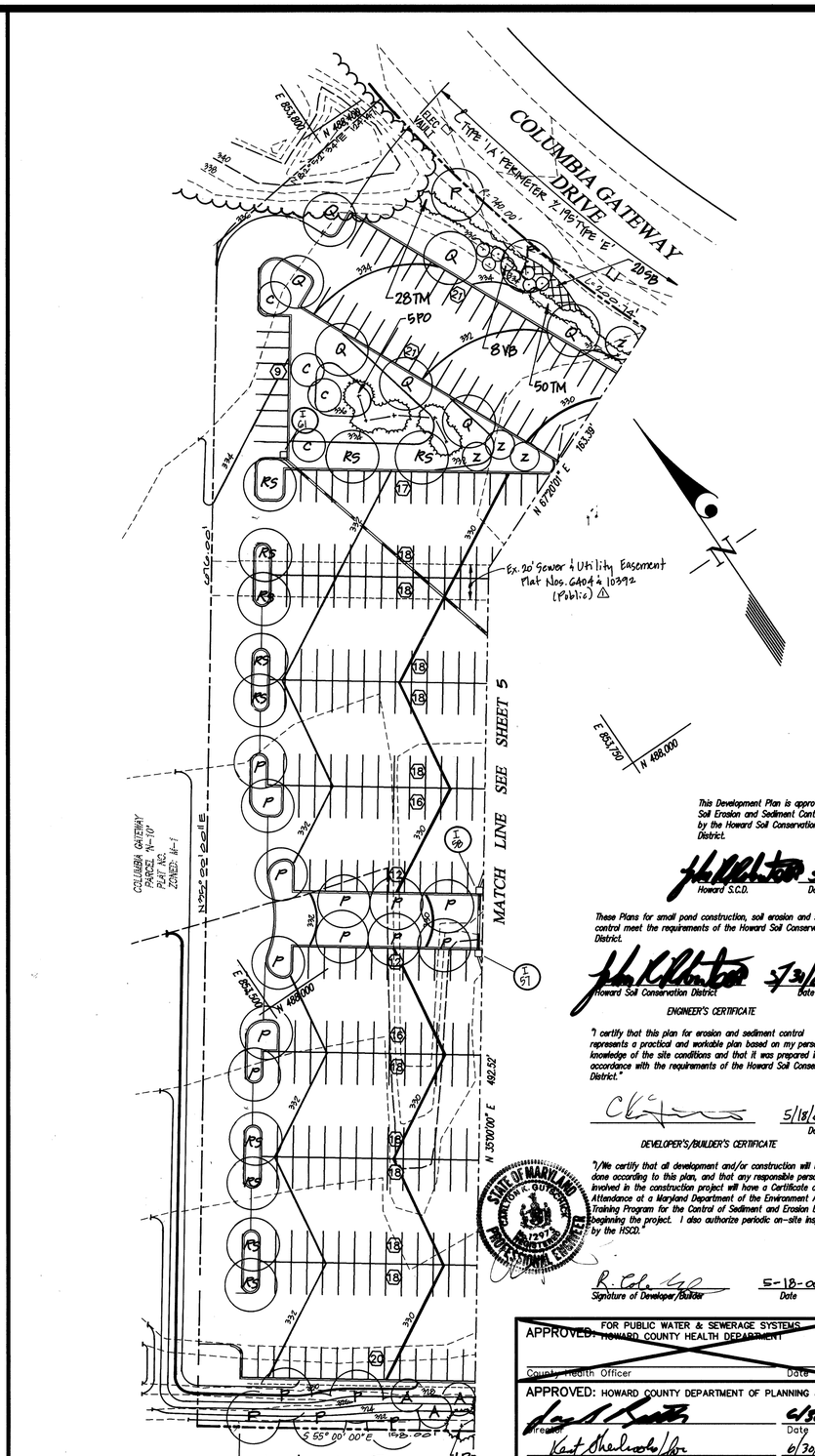
SDP 99-166



Site Plan
Scale: As Shown



Sediment Control Plan
Scale: As Shown



Landscaping Plan
Scale: As Shown
PERIMETER 'S-A' CONTINUED

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

Howard S.C.D. — Date 5/31/00

These Plans for small pond construction, soil erosion and sediment control meet the requirements of the Howard Soil Conservation District.

Howard Soil Conservation District — Date 5/31/00

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 5/18/00

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."

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

Signature of Developer/Builder — Date 5-18-00

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

County Health Officer — Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director — Date 6/30/00

Chief, Division of Land Development — Date 6/30/00

Chief, Development Engineering Division MK — Date 6/1/00

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

\DRAWINGS\00069\00069sp1.dwg	DES.DEV	DRN. JAU	CHK. DEV

DATE	REVISION	BY	APP'R.
	the purpose of this sheet was to add more parking area required by the conversion of Bldg. 'D' from one-story to two-stories		
3/20/02	△1 Revise "prepared for" and Title Block to reflect current ownership information. Identify & shade ex. easements.	JAU	

PREPARED FOR:
Corporate Development Services, L.L.C. △1
8815 Centre Park Dr., Suite 400
Columbia, Md. 21045
Attn.: Stan Link
Phone: 410-730-9092

SITE DEVELOPMENT PLAN

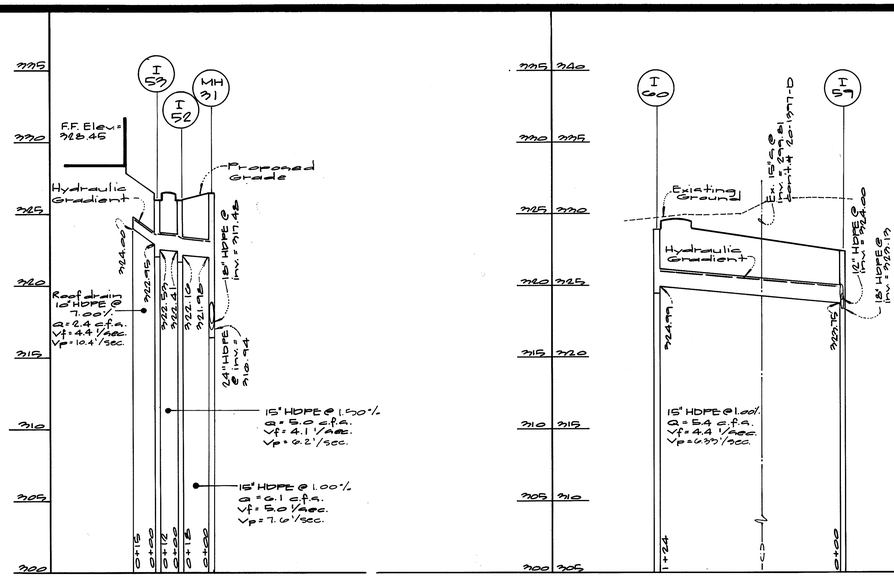
COLUMBIA GATEWAY △1
PARCEL 'N-7, N-8 (Plat # 14234)
PARCEL N-9 (Plat # 14298)

GUILFORD ELECTION DISTRICT No. 6 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=40'	M-1	00069
DATE	TAX MAP – GRID	SHEET
APRIL, 2000	42-12	13 OF 14

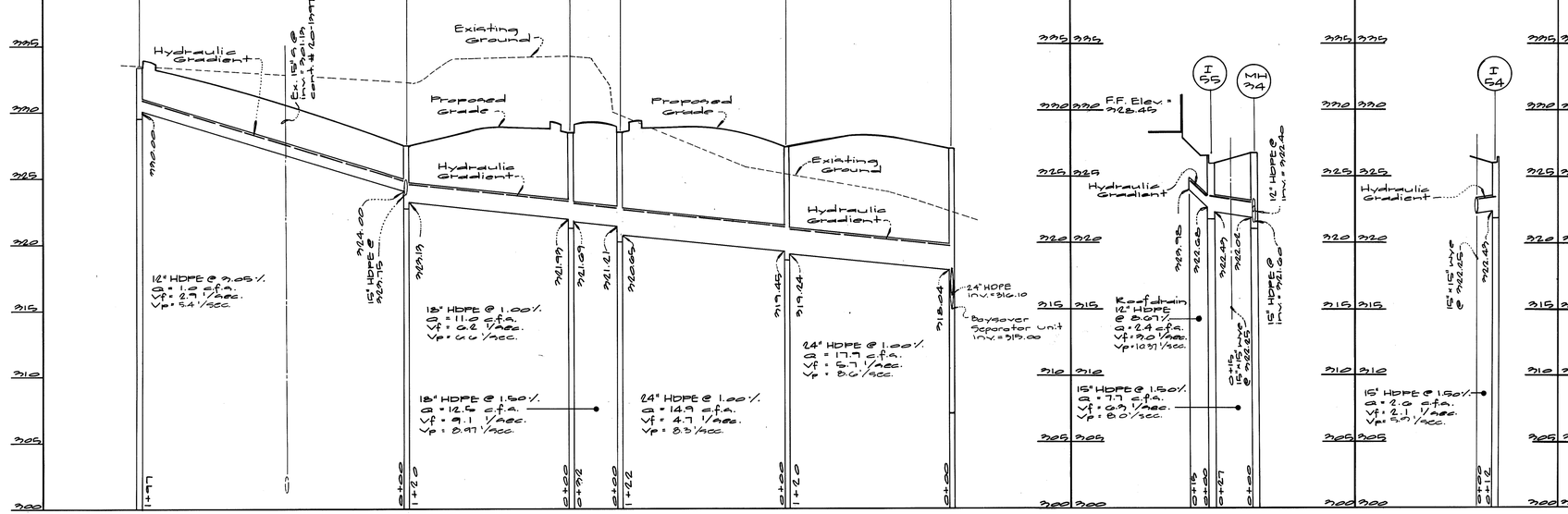
Additional Sheet Added 5/19/2000

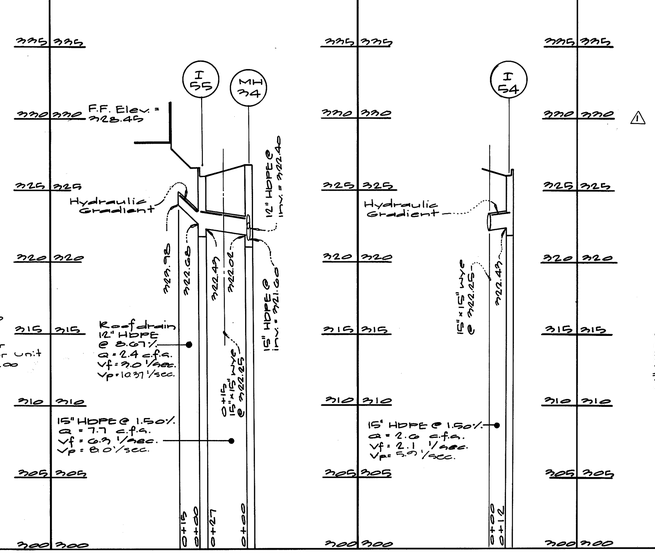
SDP-99-166

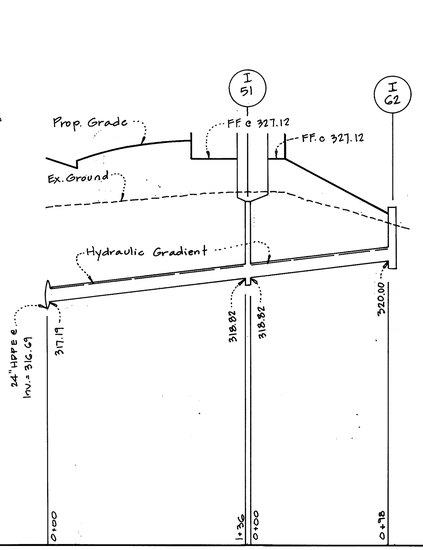


Pipe Schedule			
Size	Type	Quantity (L.f.)	Remarks
10"	HDPE	15'	
12"	HDPE	346' ⚠	
15"	HDPE	193'	
18"	HDPE	152'	
24"	HDPE	242'	

Structure Schedule									
No.	Type	Width inside	Top Elevation upper	Top Elevation lower	Invert Elevation upper	Invert Elevation lower	Std Detail	Locations	Remarks
I-50	COG-10	6'-0"	327.83	—	318.04	315.00	Md. SHA Det 374.08	See Plan	
I-51	S Inlet	2'-7½"	324.25	—⚠	318.82	318.82	Ho. Co. Det. A-32	"	"
I-52	WR Inlet	3'-5⅛"	326.50	—	322.41	322.10	Ho. Co. Det. A35	"	"
I-53	WR Inlet	"	326.50	—	322.96	322.53	"	"	"
I-54	WR Inlet	"	326.63	—	——	322.43	"	"	"
I-56	WR Inlet	"	326.63	—	322.68	322.43	"	"	"
I-58	WR Inlet	"	327.90	—	319.46	319.24	"	"	"
I-57	WR Inlet	"	329.03	—	321.21	320.65	"	"	"
I-58	WR Inlet	"	329.03	—	321.99	321.69	"	"	"
I-59	A-10 Inlet	2'-6"	327.90	—	324.00	323.19	Ho. Co. Det. A-41	"	"
I-60	WR Inlet	3'-6⅛"	329.37	—	——	324.99	Ho. Co. Det. A35	"	"
I-61	WR Inlet	"	333.90	—	——	330.00	Ho. Co. Det. A35	"	"
I-62	A-5 Inlet	2'-0"	324.11	—	——	320.00	Ho. Co. Det. A22	"	"







Approved: Howard County Department of Planning & Zoning

Director — 6/30/00 date

Chief, Division of Land Development — 6/30/00 date RB

Chief, Development Engineering Division — 6/1/00 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.
	the purpose of this sheet was to add more parking area required by the conversion of Bldg. 'D' from one-story to two-stories		
3/20/02	⚠ Revise stormdrain profile & schedules for Bldg. 'D' addition and "prepared for" and Title Block for most recent owner.	JAK	

PREPARED FOR: ⚠
Corporate Development Services, L.L.C.
8815 Centre Park Dr., Suite 400
Columbia, Md. 21045
Attn.: Stan Link
Phone: 410-730-9042

Storm Drain Profiles

Columbia Gateway ⚠

Parcel N-7, N-8 (Plat # 14234)
Parcel N-9 (Plat # 14298)

Guilford Election District No. 6 — Howard County, Maryland

DES.:	SCALE	ZONING	G.L.W. FILE No.
DRN.:	As Shown	M-1	99058
CHK.:	DATE	TAX MAP No.	SHEET
	April 2000	42-12	14 of 14

Additional sheet Added 5/19/2000

SDP-99-166

606130