

SCHEDULE A
PERIMETER LANDSCAPE EDGE

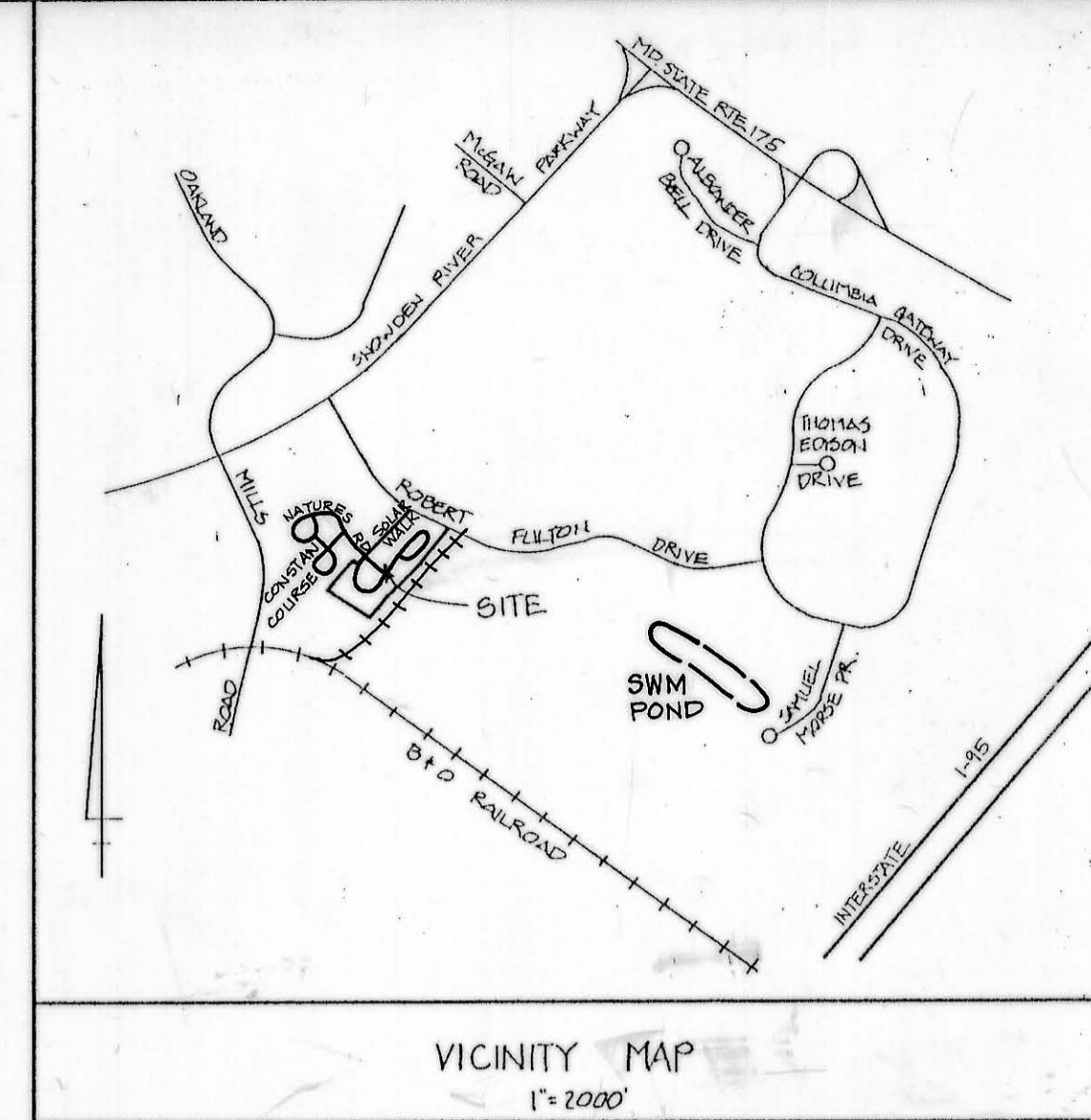
Category	Adjacent to Roadways	Adjacent to Perimeter Properties
Landscape Type	C	A
Linear Feet of Roadway Frontage/Perimeter	190LF (SOLAR WALK)	1650LF (SO. EAST, SO. WEST)
Credit for Existing Vegetation (Yes, No, Linear Feet) (Describe below if needed)	NO	NO (FOREST CON.)
Credit for Wall, Fence or Berm (Yes, No, Linear Feet) (Describe below if needed)	NO	YES 1650LF BERM
Number of Plants Required		
Shade Trees	4	-0-
Evergreen Trees	8	
Shrubs	-0-	
Number of Plants Provided		
Shade Trees	TO BE SHOWN & BONDED WITH SDP	
Evergreen Trees		
Other Trees (2:1 substitution)		
Shrubs (10:1 substitution)		
(Describe plant substitution credits below if needed)		

SNOWDEN RIDGE
SECTION 2 AREA 1 & 2

PRELIMINARY EQUIVALENT SKETCH PLAN

COORDINATE TABLE

P.P.#	NORTH	EAST
42	489390.05	850184.61
43	489437.79	850163.37
44	489455.22	850134.26
45	489457.11	850093.74
46	489467.54	850070.81
47	489487.10	850041.05
48	489500.70	850029.48
49	489502.38	850014.33
50	489547.71	849978.75
51	489406.15	850103.23
52	489374.29	85013.70
53	489360.18	850138.82
79	489135.02	850383.53
80	489080.82	850345.02
81	489029.72	850322.47
82	488814.52	850198.53
83	488800.47	850168.00
84	488837.00	850148.85
85	488867.02	850123.20
2584	488916.29	850051.46
2585	488871.10	849992.42
2586	488910.81	849962.03



SCHEDULE B
PARKING LOT INTERNAL LANDSCAPING

Number of Parking Spaces	200 SPACES
Number of Trees Required	20 @ 1/10 SPACES
Number of Trees Provided	TO BE SHOWN & BONDED WITH SDP
Shade Trees	
Other Trees (2:1 substitution)	
Number of Islands Required	20 @ 1/10 SPACES
" " " Provided	20

SCHEDULE C
RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING

Number of Dwelling Units	100 SFA
Number of Trees Required (1:1 DU SFA; 1:3 DU APTS)	100 @ 1/D.U.
Number of Trees Provided	TO BE SHOWN & BONDED WITH SDP
Shade Trees	
Other Trees (2:1 substitution)	

Note: Indicate N/A if an item is Not Applicable.

SITE ANALYSIS DATA CHART

- General Site Data
 - a. Present Zoning: RA-15
 - b. Applicable DPZ File References: E95-155, WP95-30, SDP95-88, SP95-07, SP95-01, ZD 749M, F92-47, FDP 219, WP 92-172, F92-145, F92-134 (Indicate any Zoning Board, Board of Appeals, Waiver Petitions, etc. If in the City/Town district, also state the FDP number, type of land use, and any Planning Board case numbers.)
 - c. Proposed Use of Site: SFA
 - d. Proposed Water and Sewer Systems: Public Private
 - e. Any Other Information Which May Be Relevant:
- Area Tabulation

	±	Acres
a. Total Area of Site:	13.8	Acres
b. Area of 100 Year Floodplain:	0	Acres
c. Area of Steep Slopes (25% or Greater):	(± 2500 SF)	0.04
d. Net Area of Site:	13.74	Acres
e. Area of This Plan Submission:	13.7	Acres
f. Approximate Limit of Disturbed Area:	9.0	Acres
g. Area of Proposed Building Lots:	4.7	Acres
h. Area of Proposed Open Space Lots:	6.7	Acres
i. Area of Proposed Preservation Parcels:	0	Acres
j. Area of Bulk Parcels:	0	Acres
k. Area of Proposed Public Roads:	1.9	Acres
l. Area of Proposed Private Roads:	0	Acres
m. Area of Proposed Public Road R/W Dedication:	1.9	Acres
n. Other Area:		Acres
- Unit/Lot Tabulation

a. Total Number of Residential Units/Lots Allowed for Project:	170 DU
b. Total Number of Residential Units/Lots Proposed on This Submission:	100 DU
c. Density of Project Per Net Acre:	7.2 D.U./AC
d. Total Number of Lots Allowed Per DEO/CEO:	N/A
e. Total Number of Lots Proposed Per DEO/CEO:	N/A
f. Total Number of Preservation Parcels Proposed:	0
g. Total Number of Open Space Lots Proposed:	0
h. Total Number of Non-Residential Parcels Proposed:	0
i. Total Number of Non-Buildable Bulk Parcels Proposed:	0
j. Overall Total Number of Lots/Parcels Proposed:	100
k. Other:	

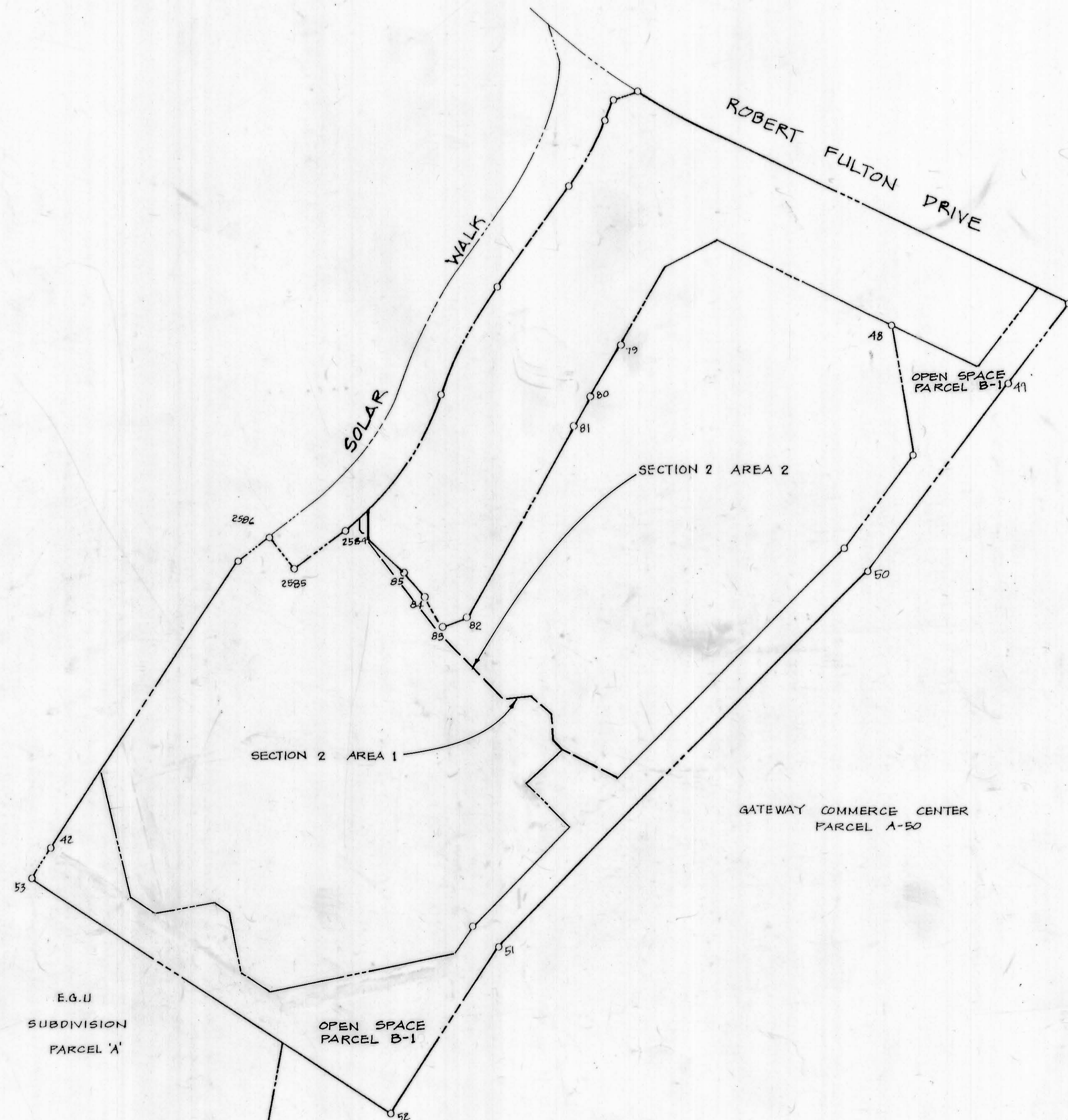
Note: Indicate N/A if an item is Not Applicable.

SITE ANALYSIS DATA CHART

- Open Space Data

	±	Square Feet
a. Minimum Residential Lot Size Selected:	N/A	
b. Open Space Required:	2.85 Acres	25 %
c. Total Open Space Provided on This Submission:	6.7 Acres	48 %
d. Area of Recreation Open Space Required:	20,000 Sq. Ft.	0.46 Acres
e. Area of Rec. Open Space Provided on This Submission:	21,400 Sq. Ft.	0.49 Acres
f. Other: TOTAL AREA OF NON CREDITED O.S. = 4.9 CREDITED O.S. = 1.8 Acres		
- Parking Space Data (For Apartment or Multi-Family Subdivisions)

a. Number of Parking Spaces Required by Zoning Regulations and/or FDP Criteria:	2 SP/DU = 200 SPACES
b. Number of Parking Spaces Provided:	24 GARAGE UNITS = 48 SP + 197 ON STREET = 245 SPACES TOTAL



- GENERAL NOTES
- The project is in conformance with the latest Howard County Standards unless waivers have been approved.
 - The existing topography is taken from field run survey with two-foot contour intervals prepared by KCI.
 - The coordinates shown hereon are based upon the NAD' 27 Maryland Coordinate System. Howard County Monument Nos. 2213002 and 2213003 were used for this project.
 - Water is public.
 - Sewer is public.
 - Stormwater management control provided by existing regional facility per F-92-1001.
 - Existing utilities are based on F-95-138.
 - There is no floodplain on this site.
 - There are no wetlands on this site. Wetlands on adjoining P.A-55 per Plat No. 11956.
 - No traffic study is required for this project, as a Master Study was approved for Gateway Commerce Center.
 - No noise study is required for this project. The SS dBA was shown per 67-95-01 from a study by WILDMAN ENVIRONMENTAL.
 - No geotechnical report is required for this project.
 - There are no known cemeteries or grave sites on this property.
 - Existing water and sewer were constructed under contract #24-3466 G.
 - Landscape planting details will be provided as part of the site development plan submission.
 - Design Manual Waivers for right-of-way width reduction to 40ft. for Public Road A and intersection sight distance for Solar Walk and Public Road B intersection have been granted.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
PLANNING DIRECTOR
10/7/97
DATE

Date
Professional Engr. No. 14230

Snowden Ridge
SECTION 2, AREA 1 & 2
A RESUBDIVISION OF GATEWAY COMMERCE CENTER
PARCELS A.54 & A.59

OWNER: HOWARD RESEARCH & DEVELOPMENT
CORP/ GRABER II, INC.
205 LITTLE PATENTMENT PARKWAY
COLUMBIA, MD. 21044

DEVELOPER: WESTBROOK HOMES LLC
210 W. PENNSYLVANIA AVE.
SUITE 300
TOWSON, MD. 21284

DMW
Design: MacCormack & Wilder, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 286-3333
Fax: 286-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL
GATEWAY COMMERCE CENTER	A-54 & A-59	

TITLE: COVER SHEET

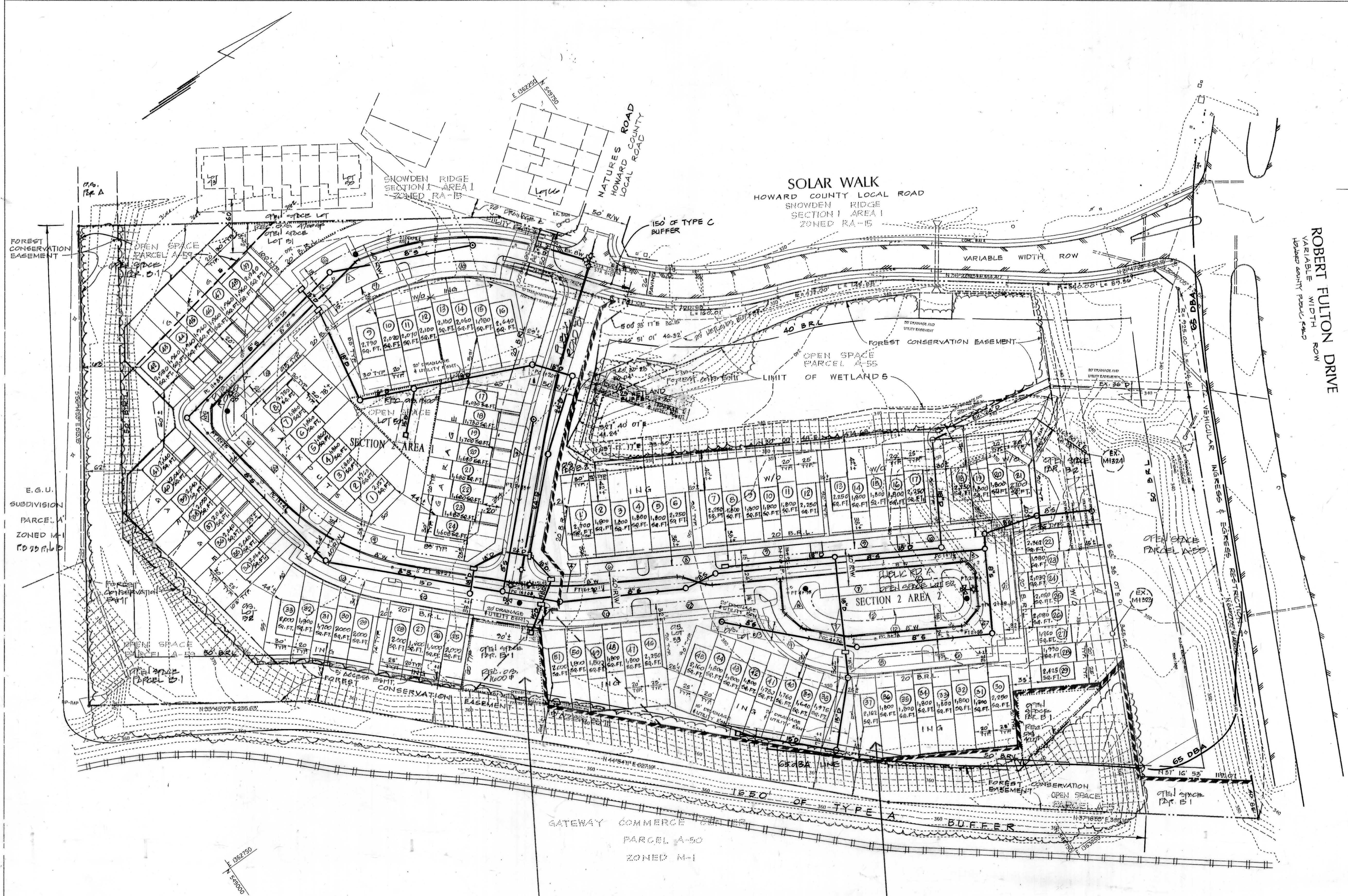
Des By: MJP	Scale: 1" = 100'	Proj. No.: 95118.C
Drn By:	Date: 9.24.97	
Chk By: MM	Approved:	1 OF 3

Professional Engr. No. 14230

- LEGEND**
- 15% TO 25% SLOPES
 - 25% OR GREATER SLOPES
 - SECTION / AREA DEMARCATION WALKOUT IN GROUND
 - EXISTING TREE LINE
 - NUMBER OF PARKING SPACES
 - LOT NUMBER
 - 20' B. R. L. 20 FT. BUILDING RESTRICTION LINE
 - CURVE No. (SEE CURVE DATA BELOW)
 - STREET LIGHT

SNOWDEN RIDGE HIGHWAY CURVE DATA

CURVE No.	RADIUS	Δ	LENGTH CURVE
1	252'	62°	272'
2	30'	90°	47'
3	205'	35°	127'
4	320'	15°	87'
5	30'	90°	47'
6	30'	90°	47'
7	125'	34°	75'
8	45'	56°	45'
9	990'	07°	127'



SECTION 2 AREA 1

TOTAL AREA ± 9.6 Ac.
 LOT AREA ± 2.3 Ac.
 PUBLIC ROAD R.O.W. ± 1.3 Ac.
 H.O.A. OPEN SPACE ± 1.0 Ac.
 PUBLIC OPEN SPACE/ CREDITED OPEN SPACE ± 4.5 Ac.

UNITS PROPOSED 49
 PARKING PROVIDED 28 SP. (2 SP./UN.)

SECTION 2 AREA 2

TOTAL AREA ± 4.2 Ac.
 LOT AREA ± 2.3 Ac.
 PUBLIC ROAD R.O.W. ± 0.7 Ac.
 H.O.A. OPEN SPACE ± 0.8 Ac.
 PUBLIC OPEN SPACE/ CREDITED OPEN SPACE ± 0.4 Ac.

UNITS PROPOSED 51
 PARKING PROVIDED 102 SP. (2 SP./UN.)

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY

James R. Suter 10/7/97
 PLANNING DIRECTOR DATE

Date _____

Professional Engr. No. 14230

Snowden Ridge

SECTION 2, AREA 1 & 2
 A RESUBDIVISION OF GATEWAY COMMERCE CENTER
 PARCELS A.54 & A.59

OWNER: HOWARD RESEARCH & DEVELOPMENT
 CORP/ GRAFF II, INC.
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MD. 21044

DEVELOPER: WESTBROOK HOMES LLC
 210 W. PENNSYLVANIA AVE.
 SUITE 300
 TOWSON, MD. 21284

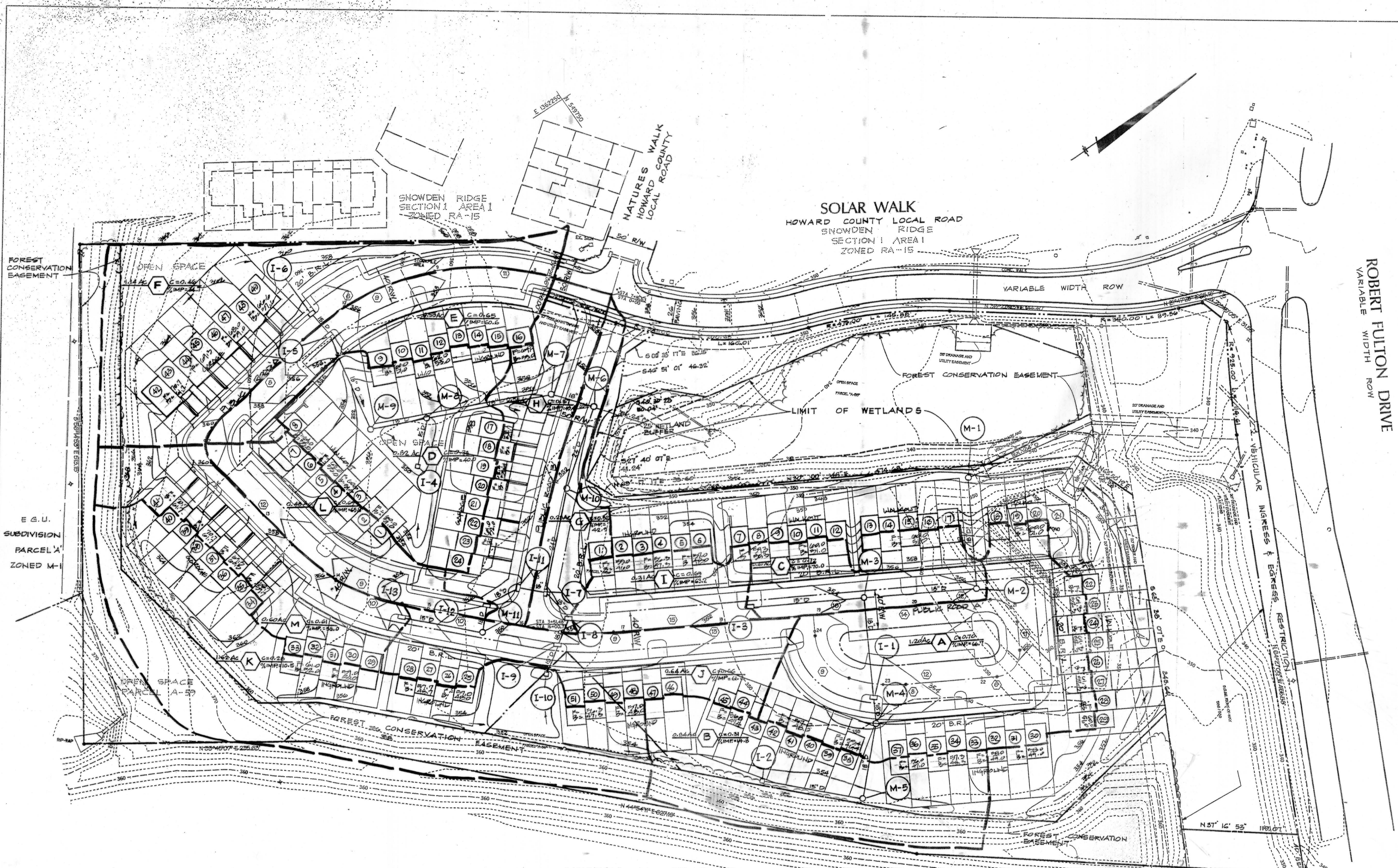
DMW
 Dan McCune-Walker, Inc.
 200 East Pennsylvania Avenue
 Towson, Maryland 21286
 (410) 298-3553
 Fax 298-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL
GATEWAY COMMERCE	2	A-54, A-59
PLAT OF L.T. BLOCK	TAX/ZONE MAP	ELECT. DISTRICT
1105B	42	6
WATER CODE	SEWER CODE	CENSUS TRACT

TITLE: Preliminary Equivalent Sketch Plan

Des By	Scale 1" = 50'	Proj. No. 95110.C
Dim By	Date 9.24.97	
Chk By	Approved	2 OF 3



ROBERT FULTON DRIVE
VARIABLE WIDTH ROW

SOLAR WALK
HOWARD COUNTY LOCAL ROAD
SNOWDEN RIDGE
SECTION 1 AREA 1
ZONED RA-15

SNOWDEN RIDGE
SECTION 1 AREA 1
ZONED RA-15

NATURES WALK
HOWARD COUNTY
LOCAL ROAD

GATEWAY COMMERCE CENTER
PARCEL A-50
ZONED M-1

Snowden Ridge
SECTION 2, AREA 1 & 2
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PARCELS A.54 & A.59

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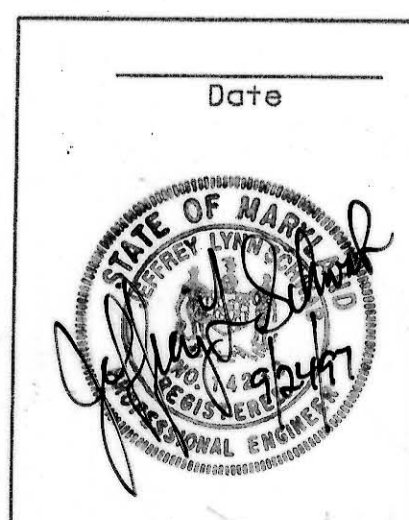
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WESTBROOK HOMES LLC
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DMW
Darr-McCann-Walkers, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3355
Fax 296-4700

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Environmental Professionals

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

James R. Smith
PLANNING DIRECTOR 10/2/97
DATE



SUBDIVISION NAME GATEWAY COMMERCE		SECTION/AREA 42	LOT/PARCEL A-54 & A-59
PLAT OR L.P. BLOCK # 11956	ZONE M-1	ELECT. DISTRICT C	CENSUS TRACT
WATER CODE	SEWER CODE	TITLE SCHEMATIC GRADING PLAN & DRAINAGE AREA MAP	
Des By	Scale 1" = 50'	Proj. No.	9518.C
Dm By	Date 9-24-97	3 OF 3	
Chk By	Approved	Professional Engr. No. 14230	