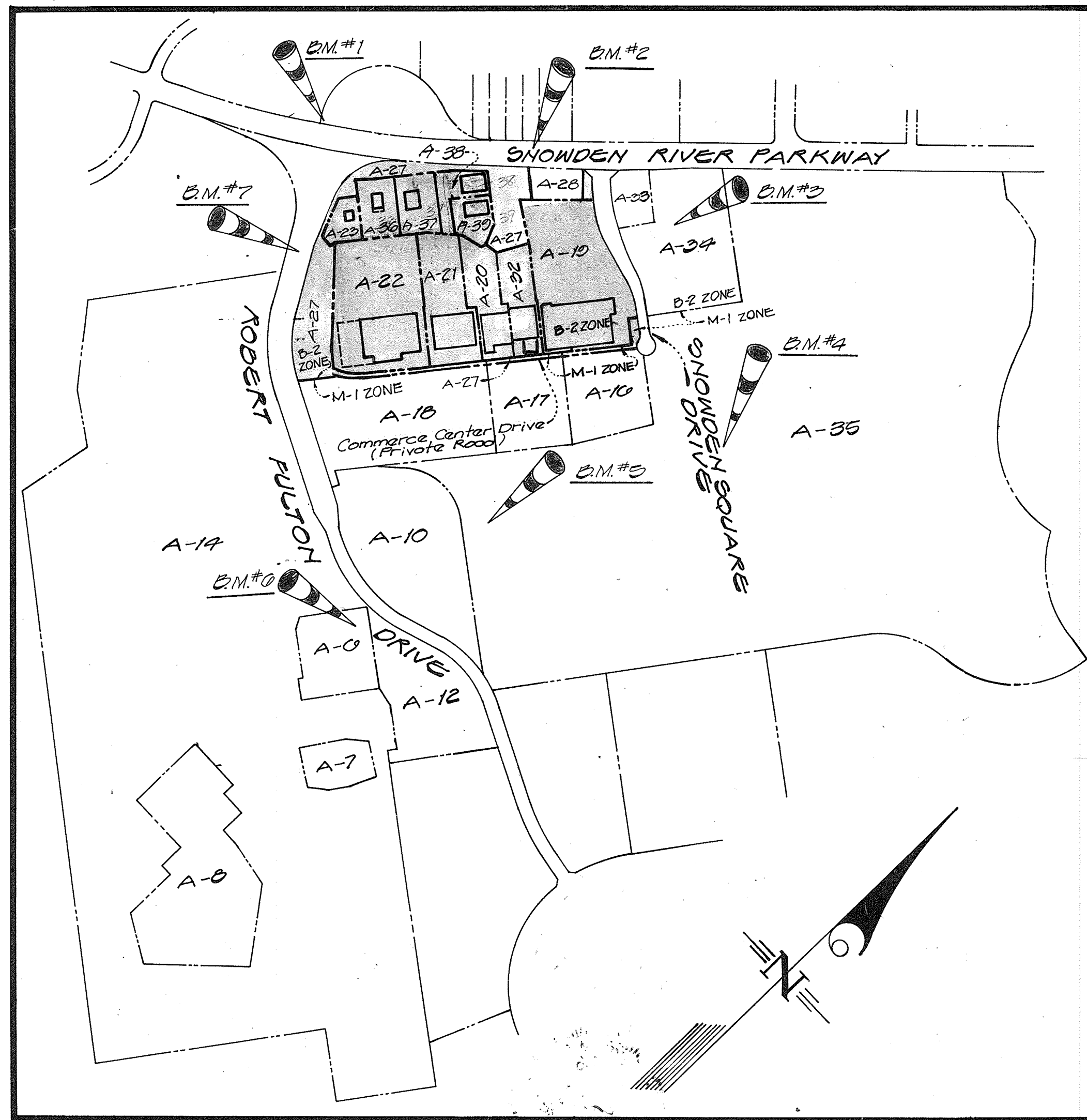


GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MDHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
2. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF CONSTRUCTION INSPECTION AT (301) 752-7272 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
3. THE CONTRACTOR SHALL NOTIFY "MUD UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
4. SEE SHEETS B AND D OF 20 FOR CURB RAMP DETAILS AND HANDICAP ACCESS INFORMATION.
5. SITE AREA: 40,000 SQ. FT.
APPROVED MASS GRADING S.D.P. 92-90
6. TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
7. ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
8. EXISTING TOPOGRAPHY REFLECTS MASS GRADING AS SHOWN ON S.D.P. 92-90.
9. COORDINATES AND BEARINGS ARE BASED UPON THE MD STATE PLANE SYSTEM.
10. WATER AND SEWER SHOWN IS PUBLIC.
11. STORMWATER MANAGEMENT FOR THIS SITE IS EXISTING ON PARCEL A-14. SEE F-02-1001.
12. ALL EXISTING WATER AND SEWER IS PER CONTRACT 24-3109.
13. ALL EXISTING STORM DRAIN IS PER F-02-140 (PLAT NO. 10538 THRU 10543).
14. ALL CURB RADIUS IS 5' UNLESS NOTED OTHERWISE.
15. UTILITY INFORMATION TAKEN FROM APPROVED FINAL CONSTRUCTION PLANS FOR DEVELOPMENT.
16. SIDEWALKS ADJACENT TO PERPENDICULAR PARKING SHALL BE 6' WIDE. ALL OTHER SIDEWALKS SHALL BE 4' WIDE EXCEPT WHERE DIMENSIONED OTHERWISE. PROVIDE 3' RADIUS ROUNDING AT ALL ANGLE BREAKS AND INTERSECTIONS.
17. CONTRACTOR SHALL UTILIZE PVC PIPE FOR ALL SEWER HOUSE CONNECTIONS. CONTRACTOR SHALL UTILIZE P.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.
21. PROJECT BACKGROUND: ZONING CASE 28-915 SEE DEPT. OF PLANNING & ZONING FILE NUMBERS: 9-84-44, 9-85-05, F-88-01, F-87-00, F-85-06, VP-84-160, VP-86-34, F-88-175, VP-88-36, VP-88-01, VP-88-17, NP-88-03, WF-00-141, AA-91-16, 28-915, 9-82-10, S.D.P. 92-90, F-02-19, F-02-57, F-02-130, F-02-140.
22. RECORDING REFERENCE: PLAT NO. 10538 THRU 10543 (92-140)
23. ALL PROPOSED ON-SITE UTILITIES ARE TO BE EXTENDED TO WITHIN 5' OF THE PROPOSED BUILDINGS.
24. ALL PROPOSED RAMPS SHALL BE IN ACCORDANCE WITH CURRENT A.D.A. STANDARDS. MAXIMUM SIDEWALK CROSS SLOPE SHALL BE 2%.
25. ALL WATER METERS SHALL BE LOCATED INSIDE BUILDINGS.
26. THE LIMITS OF PUBLIC MAINTENANCE FOR WATER HOUSE CONNECTIONS SHALL BE THE FOLLOWING DISTANCES BEHIND THE FACE OF CURB: PARCEL A-10, 1'; PARCELS A-20 THRU A-22, 10'; PARCEL A-23, 5'; PARCEL A-20, D, PARCEL A-32, 10'; PARCELS A-30 THRU A-30, 3'

SNOWDEN SQUARE GATEWAY COMMERCE CENTER SITE DEVELOPMENT PLAN SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND



KEY MAP

SCALE: 1"=600'

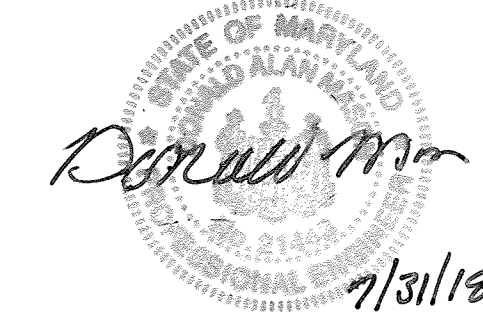
LEGEND

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

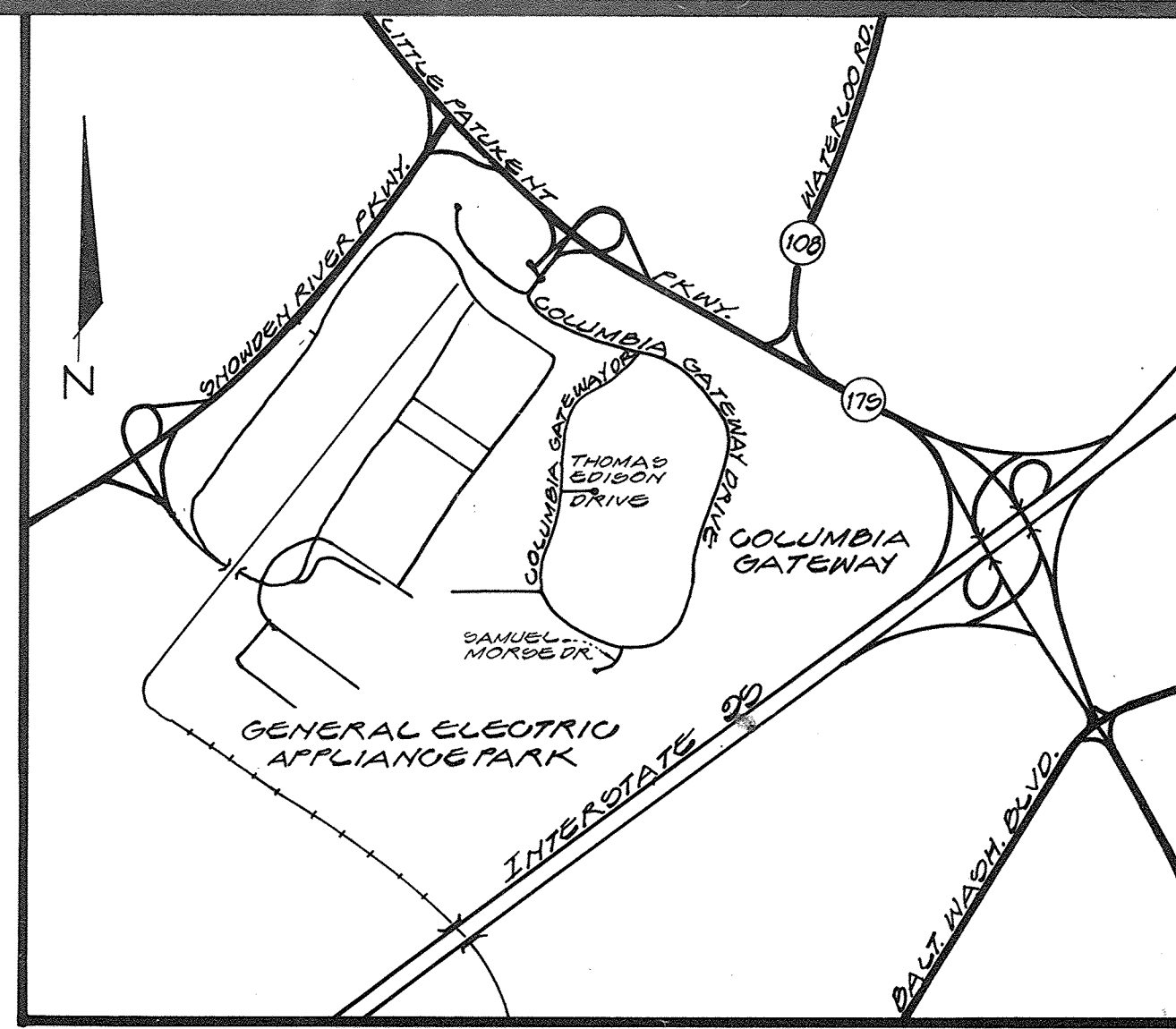
General Notes (Cont.)

28. Financial Surety in the amount of \$140 For the required Land Survey shall be posted with the application for record review.
29. Arch. Review Fee by Bill Miller and dated 12/8/14 see Arch. Review File # GCC141204-01 for Bldg J.
30. S.D.P. For the expansion of Building J, Parcel A-32, is provided. This facility is privately owned and maintained. ESD is provided to the maximum extent practicable and in accordance with the stormwater management Act of 2007.
31. THE PERMIT APPLICATIONS DEADLINE FOR NEW Verizon Wireless Equipment AND ANTENNAS IS JULY 24, 2016
- * ADDITION OF ANTENNAS & EQUIPMENT ENCLOSURE TO BUILDING A, PARCEL A-19

"NO AS-BUILT INFORMATION" IS PROVIDED ON THIS SHEET



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 21443 Expiration Date: 12-21-15



VICINITY MAP

SCALE: 1"=2,000'

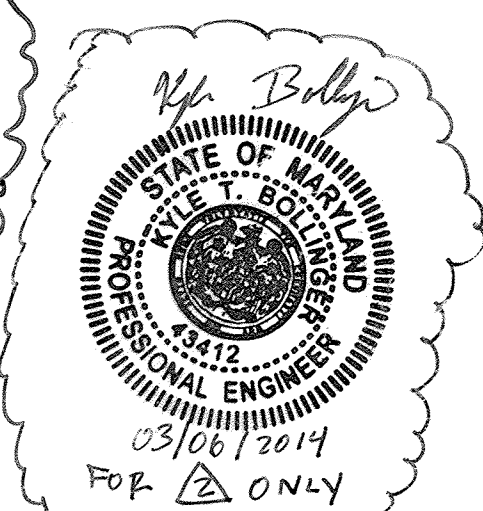
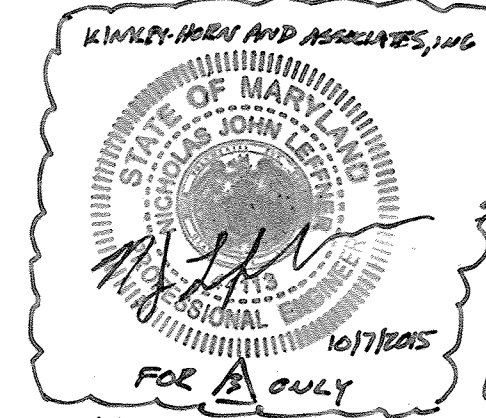
BENCH MARKS:

- #1 SQUARE CUT @ END OF BRIDGE ON RAIL ELEV.=380.50
- #2 " MARKED ON CORNER OF YARD INLET ELEV.=370.42
- #3 BONNET BOLT ON FIRE HYDRANT #36 ELEV.=300.36
- #4 TRAVERSE STATION #201 ELEV.=301.80
- #5 RAILROAD SPIKE (PAINTED) IN SOUTH RAIL @ RT. OF TRACKS ELEV.=384.74
- #6 BRICK NAIL IN CONCRETE BASE OF CHAIN LINK FENCE ELEV.=334.47
- #7 SQUARE CUT IN LIGHT POLE BASE ELEV.=362.91

SHEET INDEX

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

ADDRESS CHART		
BUILDING	PARCEL NUMBER	STREET ADDRESS
A	A-10	2011 Snowden River Parkway
B	A-20	2031 " "
C	A-21	2041 " "
D	A-22	2051 " "
E	A-23	2061 " "
F	A-30	2071 " "
G	A-37	2081 " "
H	A-38	2091 " "
J	A-32	2021 " "
K	A-30	2077 " "



27. THE PERMIT APPLICATION DEADLINE FOR THE PROPOSED CURB WITH CONCRETE PAD AND SEWER WALL IS FEBRUARY 4TH, 2015

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER: [Signature] DATE: 7/9/17

APPROVED HOWARD COUNTY DEPT. OF PLANNING & ZONING
 DIRECTOR: [Signature] DATE: 7/14/15

CHIEF DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT
 DATE: 7/13/17

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS & PUBLIC ROADS, HOWARD COUNTY DEPT. OF PUBLIC WORKS
 DIRECTOR: [Signature] DATE: 7/8/15

CHIEF, BUREAU OF ENGINEERING, M.K.
 DATE: 7/8/15

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

9/16/16 + 5/21/17 REVISIONS

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.
5/21/17	ADD SHEETS 27 & 28 TO SHEET INDEX	RJL	[Signature]
06/30/16	TELECOMMUNICATIONS SITE - VERIZON WIRELESS	RJL	[Signature]
9/12/2016	BET 1 REVISE Bldg. J by BET	BET	[Signature]
10/7/2015	REMOVE PAVEMENT AND REPLACE CURBING BETWEEN EXISTING SEWER WALL AND CURB	RJA	[Signature]
2/5/14	ADD ONE (1) 100 GALLON PRESSURE TANK DISPENSER & PROTECTIVE	KHA	[Signature]
4/21/04	REVISE SHEET INDEX & ADDRESS CHART	MCF	[Signature]

STATE OF MARYLAND
 PROFESSIONAL ENGINEER
 ROBERT J. LAHA
 MORRISON HERSHFIELD
 No. 13876

PREPARED FOR:
 THE HOWARD RESEARCH & DEVELOPMENT CORP.
 THE ROUSE BUILDING
 10270 LITTLE PATUXENT PKWY.
 COLUMBIA, MD. 21044
 (301)982-0027

GATEWAY COMMERCE CENTER
 PARCELS A-10 THRU A-23, A-30 THRU A-39, A-27, A-20, & A-32
 SNOWDEN SQUARE
 HOWARD COUNTY, MARYLAND

SUBDIVISION NAME	SECT./AREA	PARCEL
GATEWAY COMMERCE CENTER	N/A	A-10 THRU A-27 & A-29
FLAT	BLOCK	ZONE
N/A	N/A	B-2
TAX MAP NO.	42	ELEC. DIST.
		C
CENSUS TR.		0007.03

DES.	SCALE	ZONING	G.L.W. FILE No.
DRN.	AS SHOWN	B-2	01-055
W.S.J.	DATE	TAX MAP No.	SHEET
CHK:	JUNE 3, 1992	42	10F-28

LEFT SIDE ELEVATION

FRONT ELEVATION

REAR ELEVATION

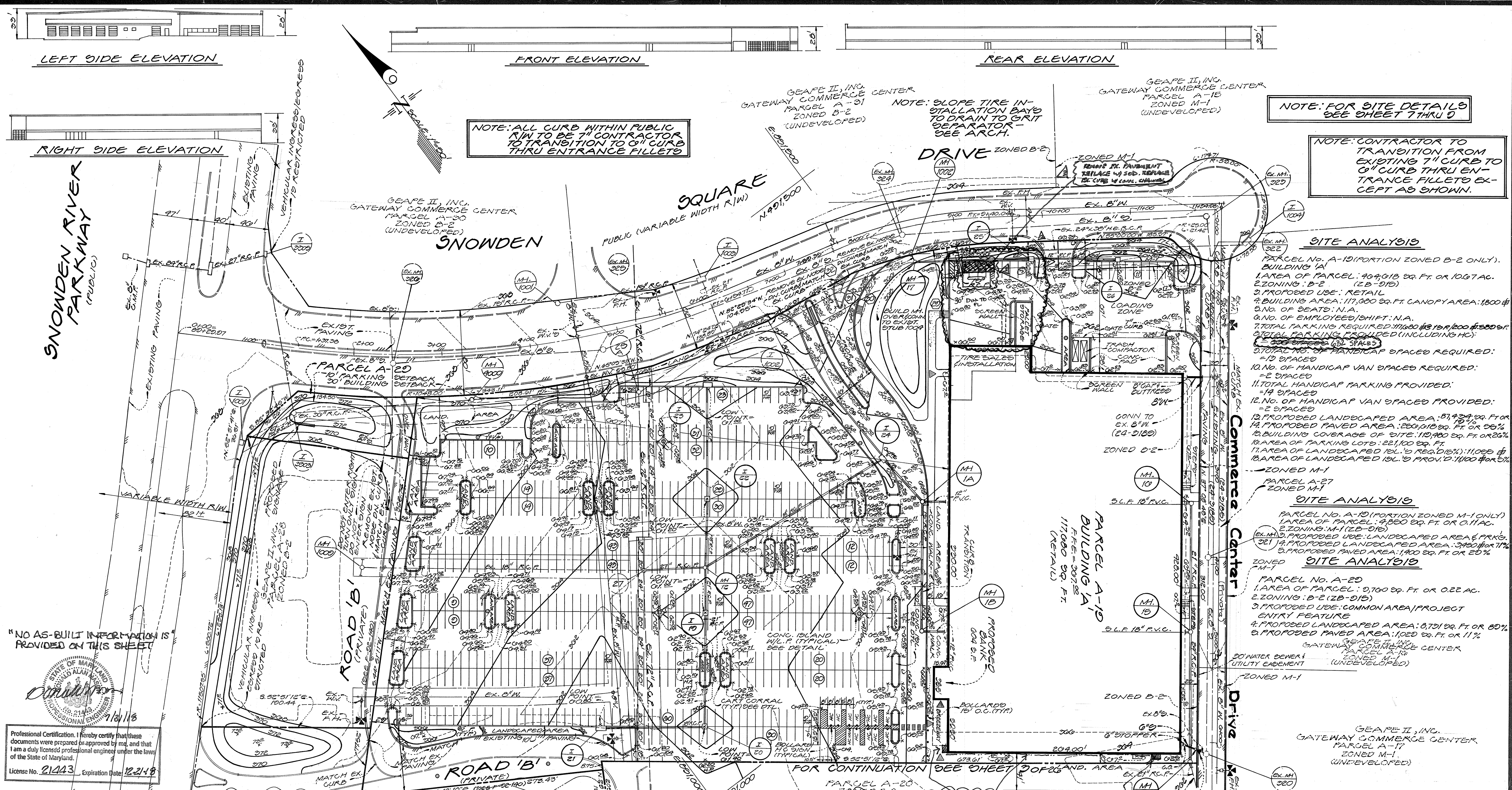
RIGHT SIDE ELEVATION

NOTE: ALL CURB WITHIN PUBLIC R/W TO BE 7" CONTRACTOR TO TRANSITION TO 6" CURB THRU ENTRANCE FILLETS

NOTE: SLOPE TIRE INSTALLATION BAYS TO DRAIN TO GRIT DEPARATOR - SEE ARCH.

NOTE: FOR SITE DETAILS SEE SHEET 7 THRU 9

NOTE: CONTRACTOR TO TRANSITION FROM EXISTING 7" CURB TO 6" CURB THRU ENTRANCE FILLETS EXCEPT AS SHOWN.



SITE ANALYSIS

PARCEL NO. A-19 (PORTION ZONED B-2 ONLY)

1. AREA OF PARCEL: 40,418 SQ. FT. OR 0.92 AC.
2. ZONING: B-2 (ZB-215)
3. PROPOSED USE: RETAIL
4. BUILDING AREA: 117,000 SQ. FT. CANOPY AREA: 1,800 SQ. FT.
5. NO. OF SEATS: N.A.
6. NO. OF EMPLOYEES/SHIFT: N.A.
7. TOTAL PARKING REQUIRED: 11600 @ \$10,000 PER SPOT
8. TOTAL PARKING PROVIDED (INCLUDING HC): 11600 @ \$10,000 PER SPOT
9. TOTAL NO. OF HANDICAP SPACES REQUIRED: 10 SPACES
10. NO. OF HANDICAP VAN SPACES REQUIRED: 2 SPACES
11. TOTAL HANDICAP PARKING PROVIDED: 14 SPACES
12. NO. OF HANDICAP VAN SPACES PROVIDED: 2 SPACES
13. PROPOSED LANDESCAPED AREA: 87,424 SQ. FT. OR 2.00 AC.
14. PROPOSED PAVED AREA: 233,018 SQ. FT. OR 5.35 AC.
15. BUILDING COVERAGE OF SITE: 117,000 SQ. FT. OR 28%
16. AREA OF PARKING LOTS: 22,100 SQ. FT.
17. AREA OF LANDESCAPED 10% REQ'D: 11,050 SQ. FT.
18. AREA OF LANDESCAPED 15% REQ'D: 16,575 SQ. FT.

SITE ANALYSIS

PARCEL NO. A-20 (PORTION ZONED M-1 ONLY)

1. AREA OF PARCEL: 9,760 SQ. FT. OR 0.22 AC.
2. ZONING: M-1 (ZB-215)
3. PROPOSED USE: COMMON AREA/PROJECT ENTRY FEATURE
4. PROPOSED LANDESCAPED AREA: 8,721 SQ. FT. OR 80%
5. PROPOSED PAVED AREA: 1,039 SQ. FT. OR 11%

SITE ANALYSIS

PARCEL NO. A-27

1. AREA OF PARCEL: 2,800 SQ. FT. OR 0.06 AC.
2. ZONING: M-1 (ZB-215)
3. PROPOSED USE: COMMON AREA/PROJECT ENTRY FEATURE
4. PROPOSED LANDESCAPED AREA: 2,700 SQ. FT. OR 96%
5. PROPOSED PAVED AREA: 100 SQ. FT. OR 4%

"NO AS-BUILT INFORMATION IS PROVIDED ON THIS SHEET"

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

License No. 21443 Expiration Date 12/24/8

TELECOMMUNICATIONS SITE

- 1- INSTALL NEW VERIZON WIRELESS EQUIPMENT ON STEEL H-FRAME BEHIND PVC FENCE
- 2- INSTALL CABLES FROM EQUIPMENT TO ANTENNAS
- 3- INSTALL NEW ANTENNAS BEHIND RF TRANSPARENT SCREEN FOR VERIZON WIRELESS

MORRISON HENSH FIELD

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPT.

APPROVED HOWARD COUNTY DEPT. OF PLANNING & ZONING

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS (PUBLIC ROADS) HOWARD COUNTY DEPT. OF PUBLIC WORKS

STATE OF MARYLAND PROFESSIONAL ENGINEER

STATE OF MARYLAND PROFESSIONAL ENGINEER

STATE OF MARYLAND PROFESSIONAL ENGINEER

3- NEW VERIZON WIRELESS ANTENNAS BEHIND RF TRANSPARENT SCREEN

2- CONN. TO EX. STUB 1011 (E-22-120) MAINTAIN ALIGNMENT & GRADE

1- NEW VERIZON WIRELESS EQUIPMENT ON H-FRAME BEHIND PVC FENCE

NOTE: NO SWM REQUIRED FOR ADDITION OF PROFILES AS THE LOD IS LESS THAN 5,000 SF

GLW GUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS

3509 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.
06/30/2011	TELECOMMUNICATIONS SITE - VERIZON WIRELESS	RTL	
10/7/2011	REMOVE PAVEMENT AND REPLACE CURBING BETWEEN EXISTING SCREEN WALL AND CURB	RHA	
2/5/11	ADD ONE (1) 1000 GALLON PROPOSED TANK DISPENSER & PROTECTIVE MEASURES	KHA	

PREPARED FOR:

THE HOWARD RESEARCH & DEVELOPMENT CORPORATION

10675 LITTLE ARKUNCT PKWY. COLUMBIA, MD. 21044 (301)802-0027

SITE DEVELOPMENT PLAN

GATEWAY COMMERCE CENTER

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

SNOWDEN SQUARE

6TH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

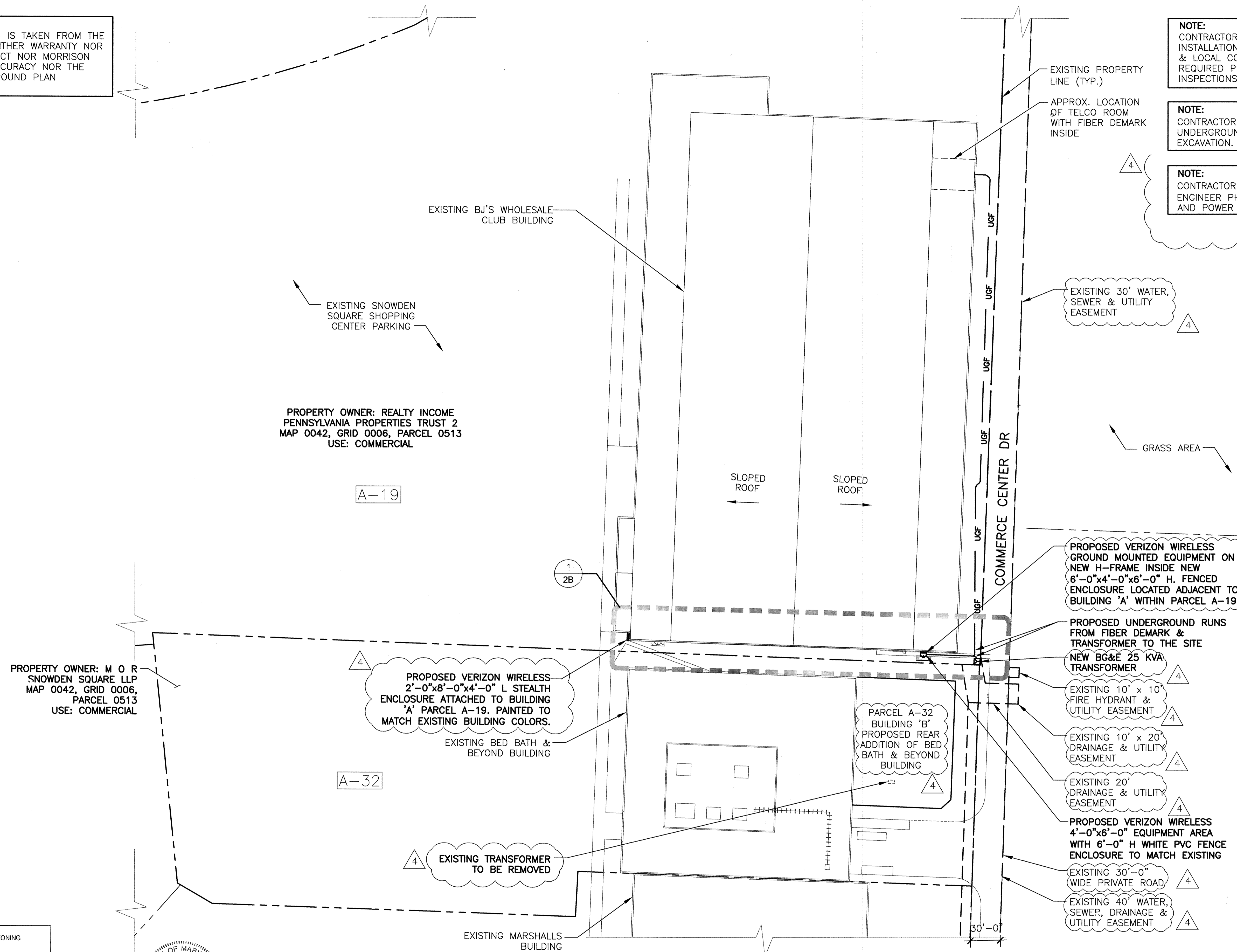
CENSUS TR.	WATER CODE	SEWER CODE	G.L.W. FILE NO.
0007.00	E00	400000	01-055
DES: M.J.T.	SCALE: 1"=50'	ZONING: B-2 & M-1	SHEET: 20 OF 28
DRN: W.S.J.	DATE: JUNE 3, 1992	TAX MAP NO.: 92	
CHK.: M.J.T.			

NOTE:
 PLAN INFORMATION CONTAINED HEREIN IS TAKEN FROM THE DOCUMENTS PROVIDED BY CLIENT. NEITHER WARRANTY NOR GUARANTEE IS GIVEN BY THE ARCHITECT NOR MORRISON HERSHFIELD CORPORATION TO THE ACCURACY NOR THE COMPLETENESS OF THE COPIED COMPOUND PLAN INFORMATION.

NOTE:
 CONTRACTOR IS RESPONSIBLE FOR PLANNING & INSTALLATION COMPLIANCE WITH ALL FEDERAL, STATE & LOCAL CODES, RESPONSIBLE FOR PULLING ALL REQUIRED PERMITS, ARRANGING FOR ALL INSPECTIONS AND OBTAINING ALL APPROVALS

NOTE:
 CONTRACTOR SHALL LOCATE AND MARK ANY UNDERGROUND UTILITIES PRIOR TO ANY REQUIRED EXCAVATION.

NOTE:
 CONTRACTOR TO COORDINATE WITH BENCHMARK ENGINEER PH (410)465-6010 FOR PROPOSED FIBER AND POWER UNDERGROUND RUN.



PROPERTY OWNER: REALTY INCOME PENNSYLVANIA PROPERTIES TRUST 2
 MAP 0042, GRID 0006, PARCEL 0513
 USE: COMMERCIAL

PROPERTY OWNER: M O R SNOWDEN SQUARE LLP
 MAP 0042, GRID 0006, PARCEL 0513
 USE: COMMERCIAL

PROPOSED VERIZON WIRELESS 2'-0"x8'-0"x4'-0" L STEALTH ENCLOSURE ATTACHED TO BUILDING 'A' PARCEL A-19. PAINTED TO MATCH EXISTING BUILDING COLORS.

A-32

PARCEL A-32 BUILDING 'B' PROPOSED REAR ADDITION OF BED BATH & BEYOND BUILDING

EXISTING TRANSFORMER TO BE REMOVED

PROPOSED VERIZON WIRELESS GROUND MOUNTED EQUIPMENT ON NEW H-FRAME INSIDE NEW 6'-0"x4'-0"x6'-0" H. FENCED ENCLOSURE LOCATED ADJACENT TO BUILDING 'A' WITHIN PARCEL A-19.

PROPOSED UNDERGROUND RUNS FROM FIBER DEMARK & TRANSFORMER TO THE SITE
 NEW BG&E 25 KVA TRANSFORMER

EXISTING 10' x 10' FIRE HYDRANT & UTILITY EASEMENT

EXISTING 10' x 20' DRAINAGE & UTILITY EASEMENT

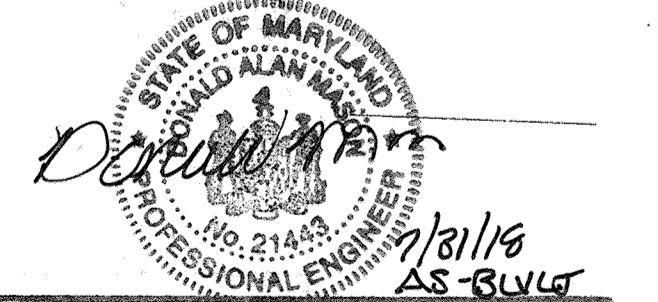
EXISTING 20' DRAINAGE & UTILITY EASEMENT

PROPOSED VERIZON WIRELESS 4'-0"x6'-0" EQUIPMENT AREA WITH 6'-0" H WHITE PVC FENCE ENCLOSURE TO MATCH EXISTING

EXISTING 30'-0" WIDE PRIVATE ROAD

EXISTING 40' WATER, SEWER, DRAINAGE & UTILITY EASEMENT

NO AS-BUILT INFORMATION IS PROVIDED ON THIS SHEET



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
 License No. 21423, Expiration Date: 12-31-18

SITE PLAN
 24"x36" SCALE: 1" = 50'-0"
 11"x17" SCALE: 1" = 100'-0"

TRUE NORTH

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Naipin Jylin 3-19-17
 DIRECTOR DATE

Ken DeLeonard 3-20-17
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Chad Edmonson 3-15-17
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Robert J. Lara
 Robert J. Lara
 Professional Of Record
 Morrison Hershfield
 03-07-2017

MH MORRISON HERSHFIELD
 Two South University Drive, Suite 245,
 Plantation, FL 33324

Tel: 954.577.4655 Fax: 954.577.4656, www.morrisonhershfield.com

DATE	REVISION	BY	APP'R.
06.30.2016	ADD VERIZON WIRELESS ANTENNAS AND EQUIPMENT ENCLOSURE TO BUILDING A, PARCEL A-19	RIL	4

PREPARED FOR:
 THE HOWARD RESEARCH & DEVELOPMENT CORP. THE ROUSE BUILDING 10275 LITTLE PATUXENT PKWY. COLUMBIA, MD. 2104 (301) 992-6027

SITE DEVELOPMENT PLAN
GATEWAY COMMERCE CENTER
 PARCELS A-19 THRU A-36 THRU A-39, A-27, A-29 & A-32
 HOWARD COUNTY, MARYLAND SNOWDEN SQUARE 6th ELECTION DISTRICT

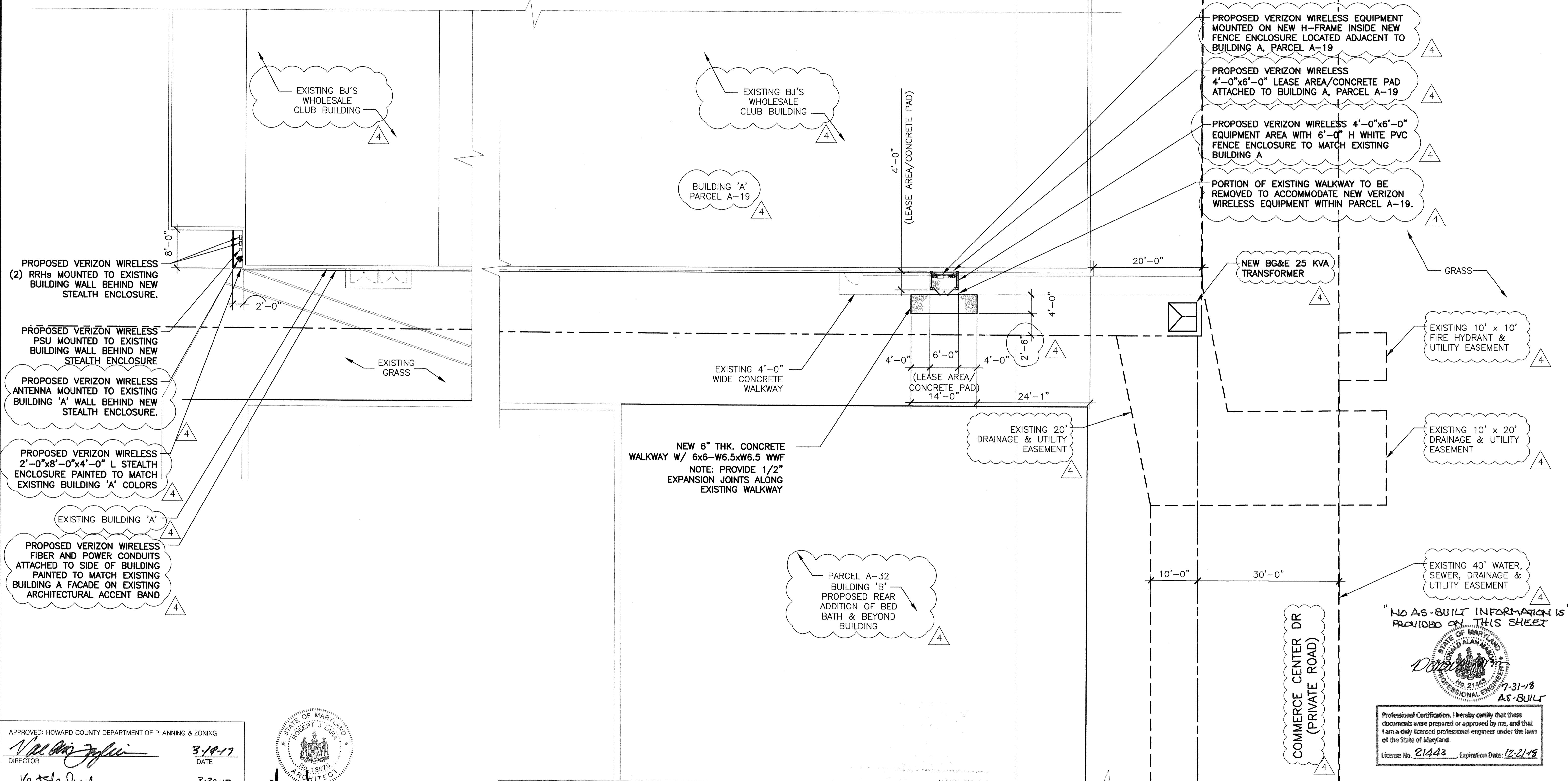
CENSUS TR.	WATER CODE	SEWER CODE
6061.03	E06	49.00000
DES.:	SCALE: 1"=50'-0"	ZONING: B2 & M1
DRN.:	DATE: 05.06.2016	G.L.W. FILE No. PLAT# 10538-10543
CHK.:	TAX MAP No. TMR42	SHEET 2A OF 29
DPZ FILE#:SDP-92-113		

AS-BUILT

NOTE:
 PLAN INFORMATION CONTAINED HEREIN IS TAKEN FROM THE DOCUMENTS PROVIDED BY CLIENT. NEITHER WARRANTY NOR GUARANTEE IS GIVEN BY THE ARCHITECT NOR MORRISON HERSHFIELD CORPORATION TO THE ACCURACY NOR THE COMPLETENESS OF THE COPIED COMPOUND PLAN INFORMATION.

NOTE:
 CONTRACTOR IS RESPONSIBLE FOR PLANNING & INSTALLATION COMPLIANCE WITH ALL FEDERAL, STATE & LOCAL CODES, RESPONSIBLE FOR PULLING ALL REQUIRED PERMITS, ARRANGING FOR ALL INSPECTIONS AND OBTAINING ALL APPROVALS

NOTE:
 CONTRACTOR SHALL LOCATE AND MARK ANY UNDERGROUND UTILITIES PRIOR TO ANY REQUIRED EXCAVATION.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *Valerie J. J...* 3-19-17
 Chief, Division of Land Development: *V...* 3-20-17
 Chief, Development Engineering Division: *...* 3-15-17

STATE OF MARYLAND
 ARCHITECT
 No. 21443
 Robert J. Lara
 Professional Of Record
 Morrison Hershfield
 03-07-2017

1 ENLARGED PLAN
 2B
 24"x36" SCALE: 1" = 10'-0"
 11"x17" SCALE: 1" = 20'-0"
 TRUE NORTH

"NO AS-BUILT INFORMATION IS PROVIDED ON THIS SHEET"
 PROFESSIONAL ENGINEER
 License No. 21443, Expiration Date: 12-21-15
 AS-BUILT

MH MORRISON HERSHFIELD
 Two South University Drive, Suite 245,
 Plantation, FL 33324
 Tel: 954.577.4655 Fax: 954.577.4656, www.morrisonhershfield.com

DATE	REVISION	BY	APP'R.
06.30.2016	ADD VERIZON WIRELESS ANTENNAS AND EQUIPMENT ENCLOSURE TO BUILDING A, PARCEL A-19	RJL	4

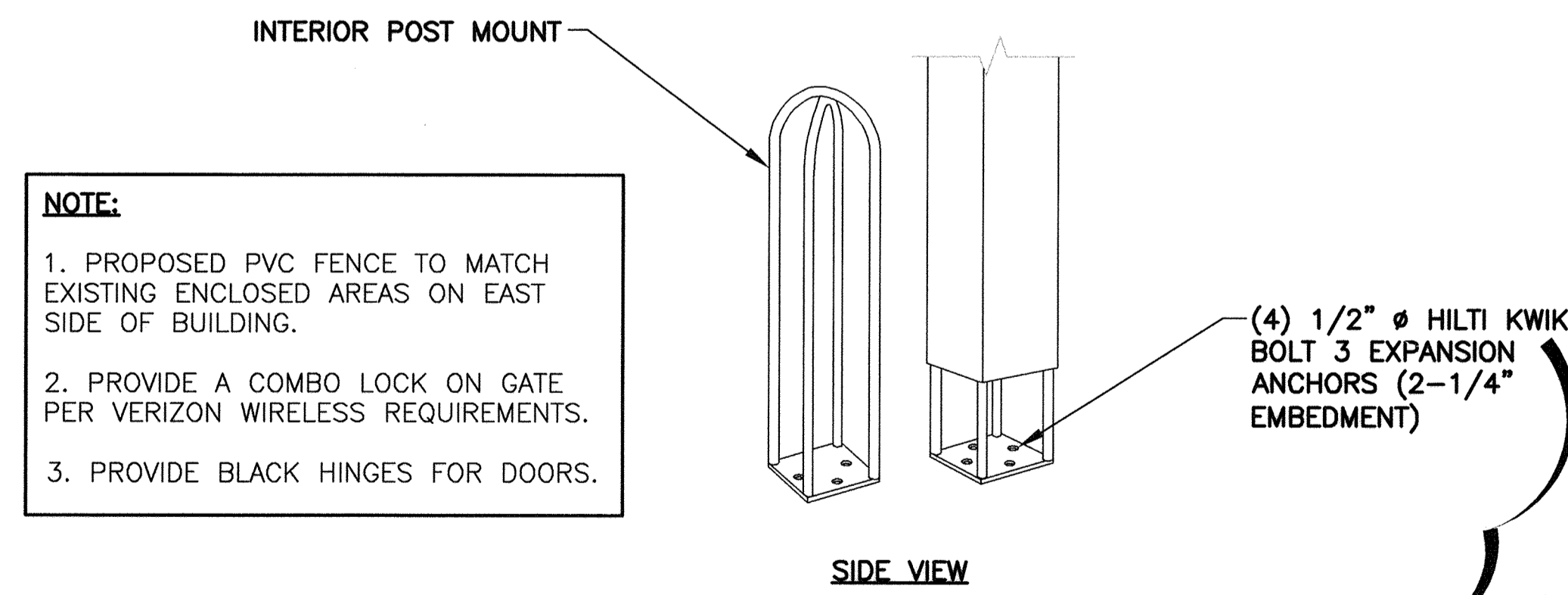
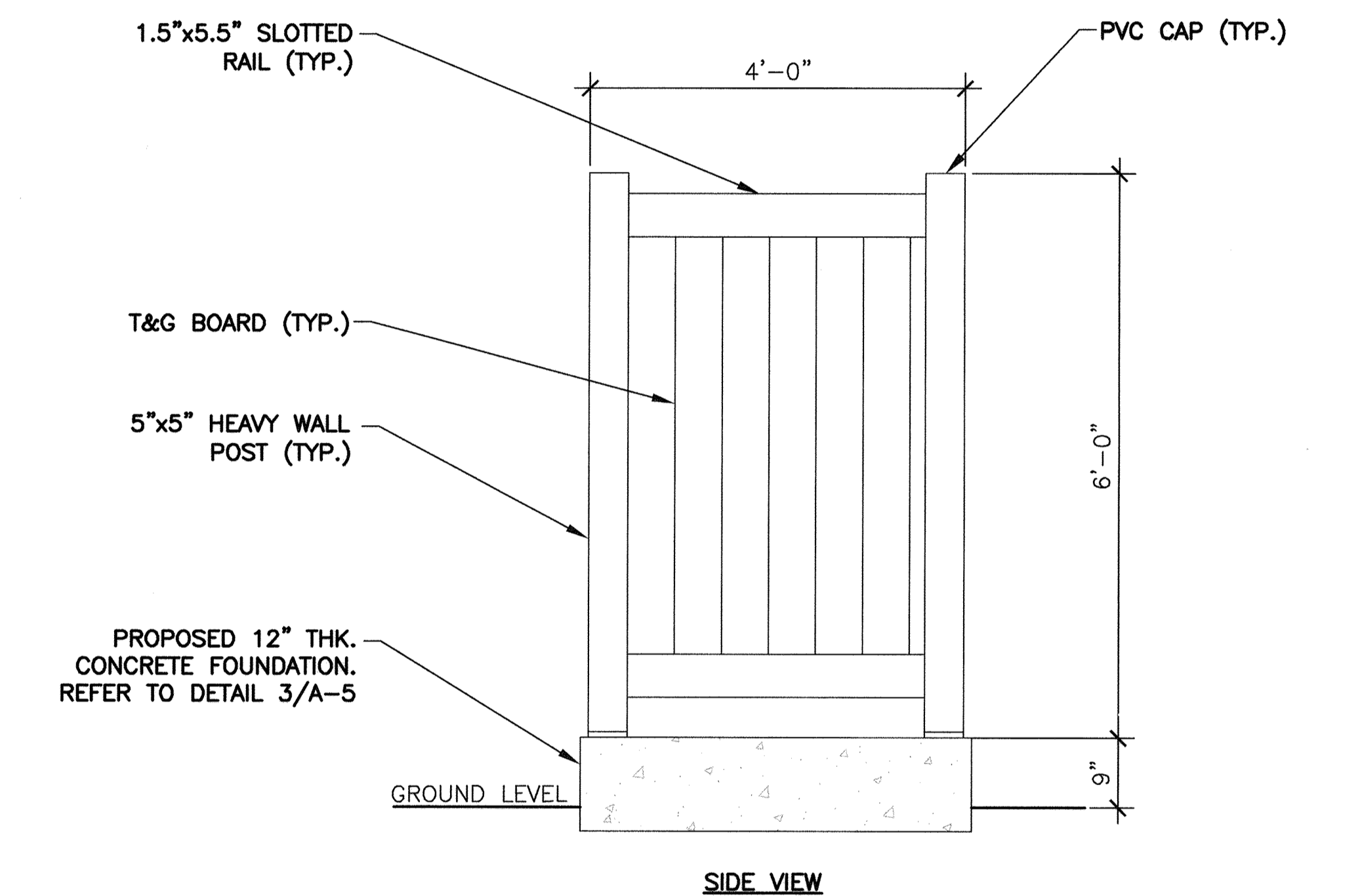
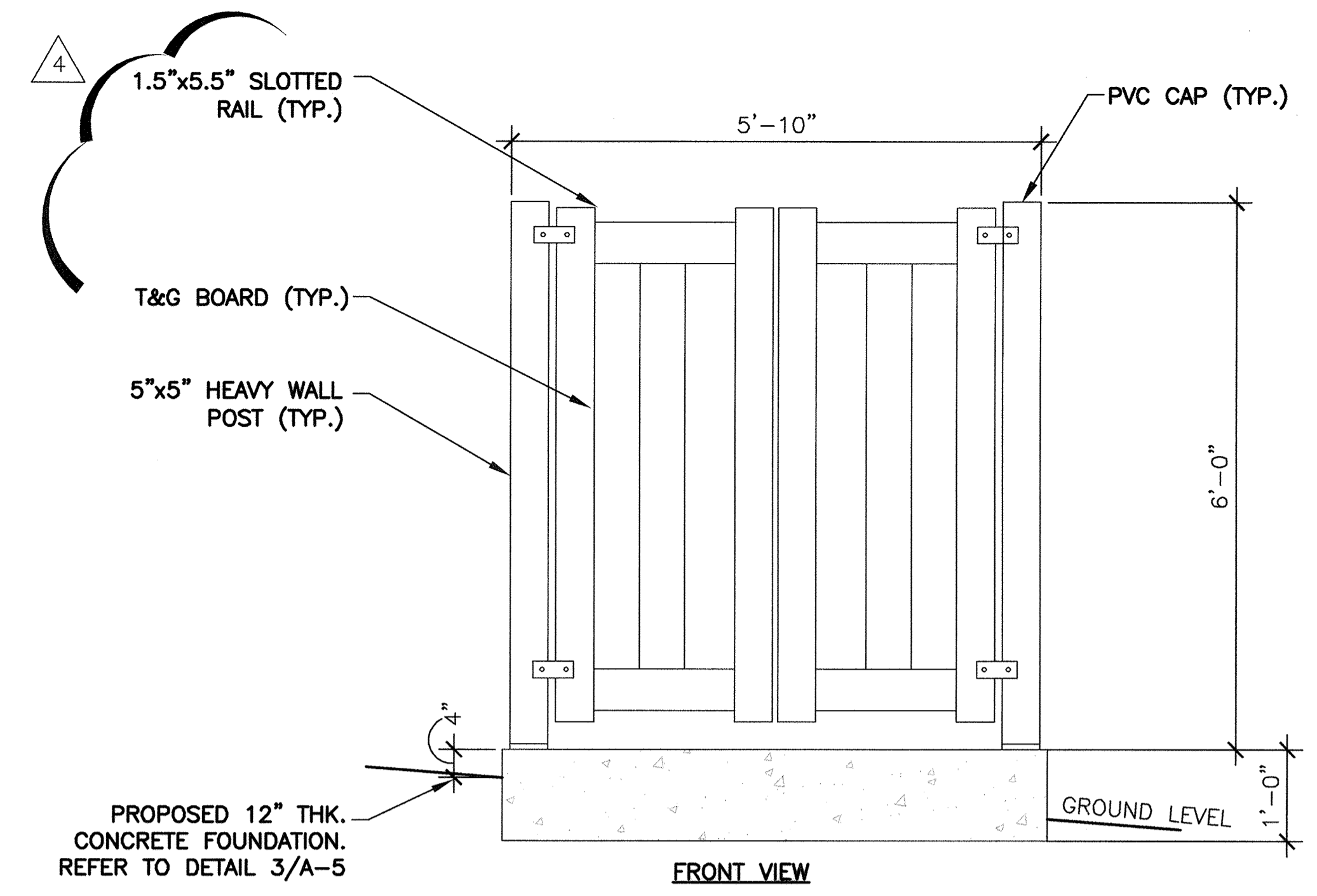
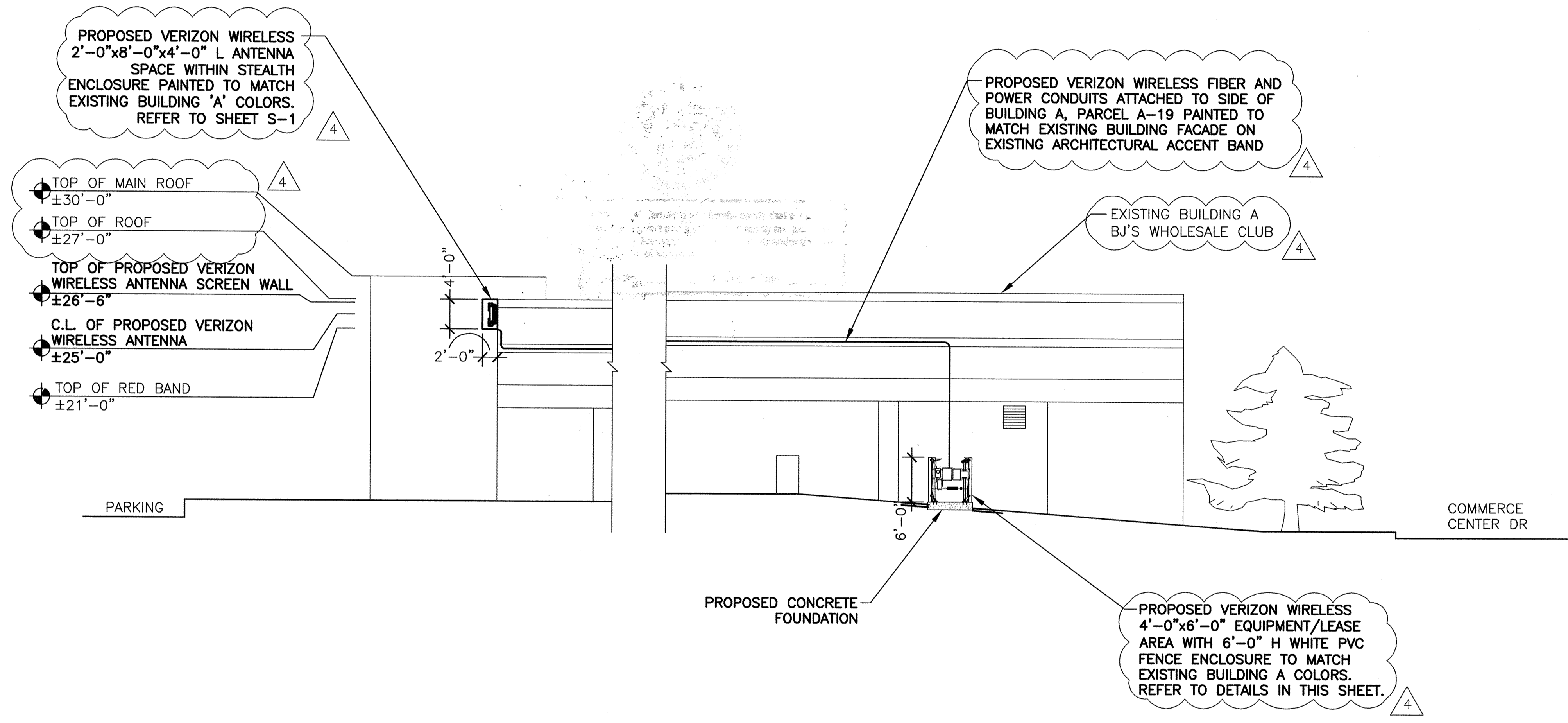
PREPARED FOR:
 THE HOWARD RESEARCH & DEVELOPMENT CORP. THE ROUSE BUILDING 10275 LITTLE PATUXENT PKWY. COLUMBIA, MD. 2104
 (301) 992-6027

SITE DEVELOPMENT PLAN
GATEWAY COMMERCE CENTER
 PARCELS A-19 THRU A-36 THRU A-39, A-27, A-29 & A-32
 SNOWDEN SQUARE
 HOWARD COUNTY, MARYLAND 6th ELECTION DISTRICT

CENSUSTR.	WATER CODE	SEWER CODE	G.L.W. FILE No.
6067.03	E06	49.00000	PLAT# 10538-10543
DES.:	SCALE	ZONING	SHEET
DRN.:	1"=10'-0"	B2 & M1	2B OF 29
CHK.:	DATE	TAX MAP No.	
	05.06.2016	TM#42	

DFZ FILE#:SDP-92-113

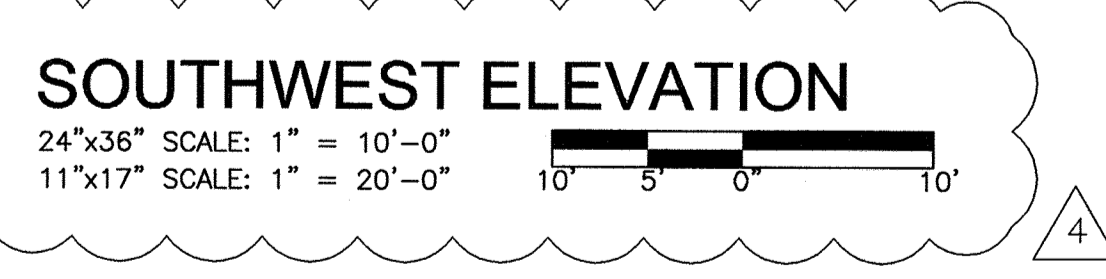
AS-BUILT



- NOTE:**
1. PROPOSED PVC FENCE TO MATCH EXISTING ENCLOSED AREAS ON EAST SIDE OF BUILDING.
 2. PROVIDE A COMBO LOCK ON GATE PER VERIZON WIRELESS REQUIREMENTS.
 3. PROVIDE BLACK HINGES FOR DOORS.

EQUIPMENT FENCE ENCLOSURE DETAIL
NOT TO SCALE

"NO AS-BUILT INFORMATION IS PROVIDED ON THIS SHEET"



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 21243, Expiration Date: 12-21-18

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: [Signature] 3-19-17
 Chief, Division of Land Development: [Signature] 3-20-17
 Chief, Development Engineering Division: [Signature] 3-16-17

STATE OF MARYLAND
 ROBERT J. LARA
 ARCHITECT
 No. 13876
 Robert J. Lara
 Professional Of Record
 Morrison Hershfield

MH MORRISON HERSHFIELD
 Two South University Drive, Suite 245,
 Plantation, FL 33324
 Tel: 954.577.4655 Fax: 954.577.4656, www.morrisonhershfield.com

DATE	REVISION	BY	APP'R.
06.30.2016	ADD VERIZON WIRELESS ANTENNAS AND EQUIPMENT ENCLOSURE TO BUILDING A, PARCEL A-19	RJL	[Signature]

PREPARED FOR:
 THE HOWARD RESEARCH & DEVELOPMENT CORP. THE ROUSE BUILDING 10275 LITTLE PATUXENT PKWY. COLUMBIA, MD. 2104 (301) 992-6027

SITE DEVELOPMENT PLAN
GATEWAY COMMERCE CENTER
 PARCELS A-19 THRU A-36 THRU A-39, A-27, A-29 & A-32
 SNOWDEN SQUARE
 HOWARD COUNTY, MARYLAND 6th ELECTION DISTRICT

CENSUSTR.	WATER CODE	SEWER CODE	G.L.W. FILE No.
6067.03	E06	49.00000	PLAT# 10538-10543
DES.	SCALE	ZONING	SHEET
DRN.	1"=10'-0"	B2 & M1	2C OF 29
CHK.	DATE	TAX MAP No.	DPZ FILE#:SDP-92-113
	05.06.2016	TM#42	

AS-BUILT

SNOWDEN RIVER PARKWAY

PARCEL A-19 ZONED B-2 FOR CONTINUATION SEE SHEET 2 OF 20

BUILD MH OVER & CONNECT TO EX. STUB. 2001(F-22-140)

18" RCP CL IV PRIVATE

Micro-forestation Facility #1: WIDE M-G DIRECT NEW ROOF LEADERS W-DOWN SPOUTS TO MGR FOR ADDITION ONLY.

*NOSE DOWN CURB @ DUMPSTER ENCLOSURE

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

CONN TO EX. STUB MAINTAIN ALIGNMENT & GRADE (STUB BUILT UNDER CONT. 24-3100)

NOTE: FOR SITE DETAILS SEE SHEET 7 THRU 9

REMOVE EXISTING A'S INLET & PROVIDE W/ INLET BUILD OVER & CONN. TO EX. SD (INLET I 101E)

CONN. TO EX. STUB (F-22-140) MAINTAIN ALIGNMENT & GRADE

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

CONN. TO EX. STUB MAINTAIN ALIGNMENT & GRADE (STUB BUILT UNDER CONT. 24-3100)

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

"NO AS-BUILT INFORMATION IS PROVIDED ON THIS SHEET"



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 21283 Expiration Date: 12-21-19

SITE ANALYSIS

PARCEL A-32 BUILDING 'I'
1. AREA OF PARCEL: 130,971 SQ. FT. OR 3.00 AC.
2. ZONING: B-2 (ZB-016)
3. PROPOSED USE: RETAIL
4. BUILDING AREA: 40,415 SQ. FT.
5. NO. OF DEATS: N.A.
6. NO. OF EMPLOYEES/SHIFT: N.A.
7. TOTAL PARKING REQUIRED: 40,415 @ 100/200 #/200 SPACES PLUS 1,172 SF @ 3.3 SPACES/1000SF OF OFFICE: 4 SPACES
8. TOTAL PARKING PROVIDED (INCLUDING HC): 187 SPACES
9. TOTAL NO. OF HANDICAP SPACES REQUIRED: 7 SPACES
10. NO. OF HANDICAP VAN SPACES REQUIRED: 10 SPACE
11. TOTAL HANDICAP PARKING PROVIDED: 7 SPACES
12. NO. OF HANDICAP VAN SPACES PROVIDED: 10 SPACE
13. PROPOSED LANDSCAPED AREA: 23,116 SQ. FT.
14. PROPOSED PAVED AREA: 77,000 SQ. FT.
15. BUILDING COVERAGE: 40,415 SQ. FT. OR 31%
16. AREA OF PARKING LOT: 60,780 SQ. FT.
17. AREA OF LANDSCAPED ISLANDS REQUIRED (6%): 3,338 SQ. FT.
18. AREA OF LANDSCAPED ISLANDS PROVIDED: 4,360 SQ. FT.
19. LIMIT OF DISTURBANCE FOR REDLINE EXPANSION PARCEL A-32: 18,300 SF
20. FOREST CONSERVATION OBLIGATION FOR EXPANSION TO BUILDING SEE PARCEL A-32 IS ADDRESSED BY IN-LIEU PAYMENT IN THE AMOUNT OF \$1960.00.

SITE ANALYSIS

PARCEL NO. A-20 BUILDING 'B'
1. AREA OF PARCEL: 151,282 SQ. FT. OR 3.01 AC.
2. ZONING: B-2 (ZB-016)
3. PROPOSED USE: RETAIL
4. BUILDING AREA: 30,100 SQ. FT. (Retail), 1300 (Business office) (Mezzanine)
5. NO. OF DEATS: N.A.
6. NO. OF EMPLOYEES/SHIFT: 5 office empl./shift + 5 empl. @ 7 spaces/10 employees = 184 spaces
7. TOTAL PARKING REQUIRED: 30,100 @ 100/200 #
8. TOTAL PARKING PROVIDED (INCLUDING HC): 220 SPACES
9. TOTAL NO. OF HANDICAP SPACES REQUIRED: 7 SPACES
10. NO. OF HANDICAP VAN SPACES REQUIRED: 7 SPACES
11. TOTAL HANDICAP PARKING PROVIDED: 7 SPACES
12. NO. OF HANDICAP VAN SPACES PROVIDED: 7 SPACES
13. PROPOSED LANDSCAPED AREA: 20,500 SQ. FT.
14. PROPOSED PAVED AREA: 24,782 SQ. FT.
15. BUILDING COVERAGE: 30,100 S.F. OR 23%
16. AREA OF PARKING LOT: 81,500 SQ. FT.
17. AREA OF LANDSCAPED ISLANDS REQUIRED (6%): 4,076 SQ. FT.
18. AREA OF LANDSCAPED ISLANDS PROVIDED: 4,360 SQ. FT.

SITE ANALYSIS

PARCEL 21 BUILDING 'C'
1. AREA OF PARCEL: 210,882 S.F. OR 5.02 ACROED
2. ZONING: B-2 (ZB-016)
3. PROPOSED USE: RETAIL
4. BUILDING AREA: 20,000 S.F.
5. NO. OF DEATS: N.A.
6. NO. EMPLOYEES/SHIFT: N.A.
7. TOTAL PARKING REQUIRED: 20,000 S.F. @ 100/200 S.F.: 250 SPACES
8. TOTAL PARKING PROVIDED (INCLUDING HC): 250 SPACES
9. TOTAL NO. OF HANDICAP SPACES REQUIRED: 7 SPACES
10. NO. OF HANDICAP VAN SPACES PROVIDED: 10 SPACE
11. TOTAL HANDICAP PARKING PROVIDED: 7 SPACES
12. NO. OF HANDICAP VAN SPACES PROVIDED: 10 SPACE
13. PROPOSED LANDSCAPED AREA: 47,129 SQ. FT.
14. PROPOSED PAVED AREA: 121,727
15. BUILDING COVERAGE: 20,000 S.F. OR 0.23%
16. AREA OF PARKING LOT: 108,700 SQ. FT.
17. AREA OF LANDSCAPED ISLANDS REQUIRED (6%): 5,436 SQ. FT.
18. AREA OF LANDSCAPED ISLANDS PROVIDED: 13,876 SQ. FT.

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT
DATE: 10-7-92
DATE: 10-9-92
DATE: 10-9-92
DATE: 10-7-92
DATE: 12-7-92

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 45577 Expiration Date: 06-08-18
9/16/16 - 5/21/17 REVISIONS

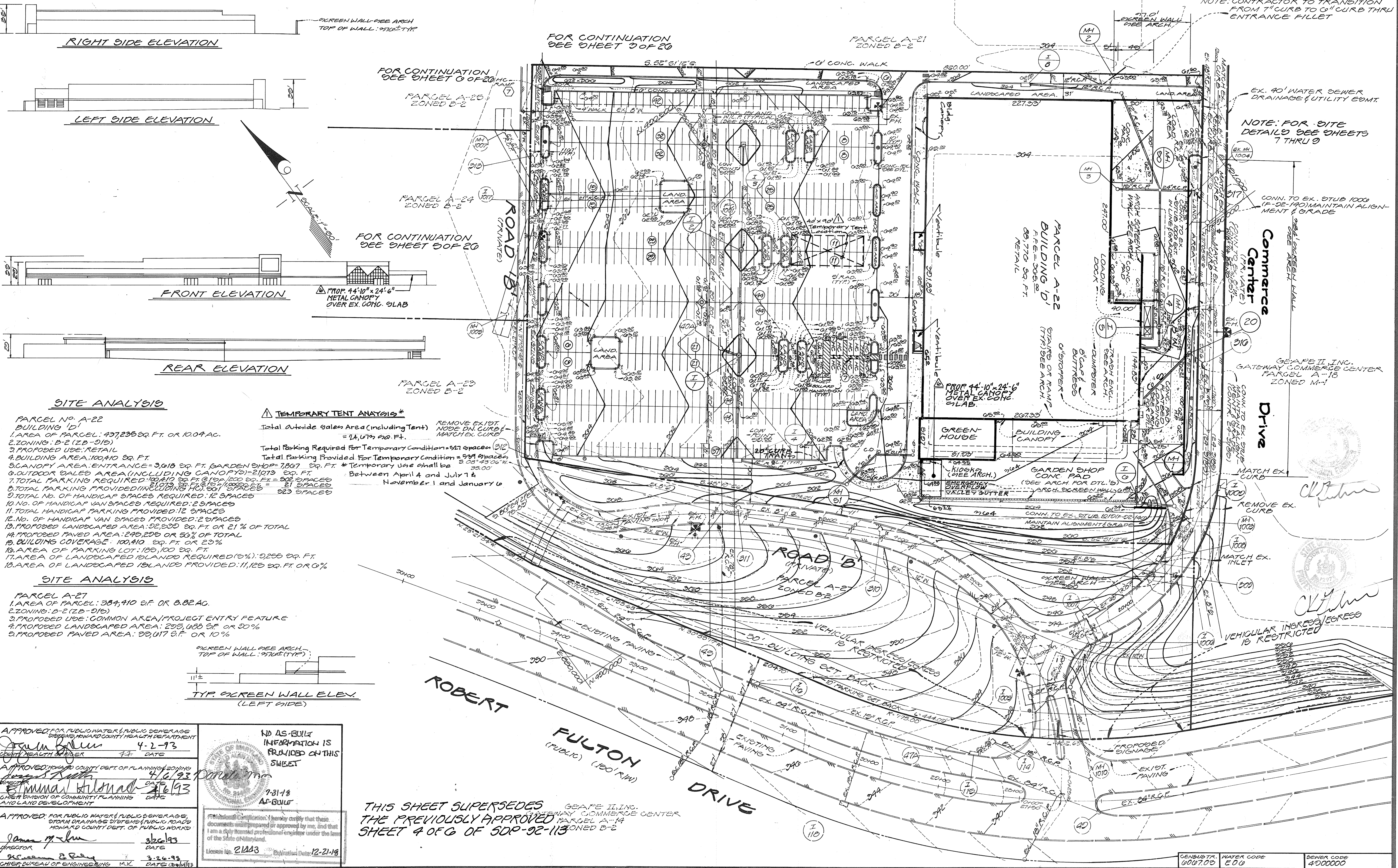
GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE SUITE 250 BURTONSVILLE OFFICE PARK BURTONSVILLE, MD. 20866
TELEPHONE: (301)421-4024 NO. VA. (301)989-2524 BALTO. (301)980-1820 FAX (301)421-4186

DATE	REVISION	BY	APP'R.
5-21-17	REVISE CANOPY ON BLDG 3 AND ADD CMU BARRIER & PROFILE	BEI	
4-4-17	REVISE CANOPY ON BLDG J, ADD CONCRETE SIDEWALK	BEI	
4-7-16	REVISE REAR OF BUILDING 3 ADDING 10,055 OF BUILDING	BEI	
3/23/15	REVISE TABULATION FOR A-20 TO INCL. MAZZ.	MJT	
4-16-13	REVISE BLDG 3 UTILITIES & LOADING DOCKS - PARC A-20	HK	

PREPARED FOR:
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
THE ROUSE BUILDING
1028 LITTLE PATENT PKWY.
COLUMBIA, MD. 21044
(301)992-0027

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

DES.	SCALE	ZONING	G.L.W. FILE NO.
M.J.T.	1/8"=50'	B-2	21-055
DRN.	DATE	TAX MAP NO.	SHEET
W.S.J.	JUNE 3, 1992	72	20 OF 28
CHK.			
M.J.T.			



APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE
 4-2-93 DATE
 COUNTY HEALTH DEPT.

APPROVED HOWARD COUNTY DEPT. OF PLANNING & ZONING
 4-6-93 DATE
 COUNTY HEALTH DEPT.

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE,
 STORM DRAINAGE SYSTEMS & PUBLIC ROADS
 HOWARD COUNTY DEPT. OF PUBLIC WORKS
 3-26-93 DATE

NO AS-BUILT INFORMATION IS PROVIDED ON THIS SHEET
 7-31-93 DATE
 AS-BUILT

Professional Engineer's hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
 License No. 21223
 Expiration Date: 12-21-19

THIS SHEET SUPERSEDES THE PREVIOUSLY APPROVED SHEET 4 OF 6 OF SDP-92-113
 GEORGE T. INC. GATEWAY COMMERCE CENTER, PARCELS A-19 THROUGH A-27, A-29 & A-32, ZONED B-2

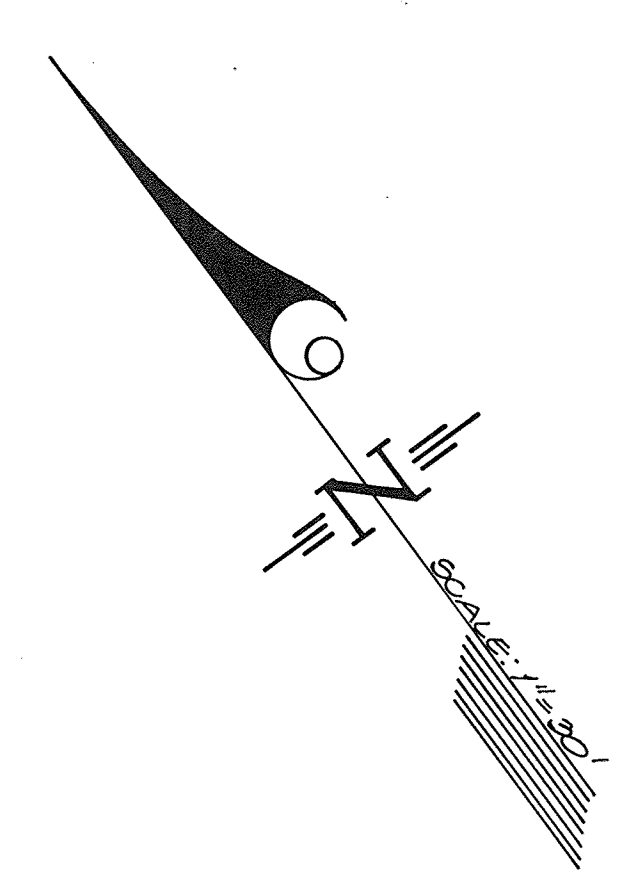
GW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE SUITE 250 BURTONSVILLE OFFICE PARK BURTONSVILLE, MD. 20866
 TELEPHONE: (301)421-4024 NO. VA. (301)989-2524 BALTO. (301)880-1820 FAX (301)421-4186

DATE	REVISION	BY	APP'R.
11-6-19	Add Metal Canopy in Garden Center	JT	ANL
5/7/14	Add Temporary Tent & Temporary Tent Analysis	JT	
12/17/02	Add Ventibules To Front of Building	FMM	
9/11/97	ADD GREEN WALL TO LOBBY AREA & CURB OPERATIONAL ALLOWED PER	WJ	
8/23/90	COORD. WITH ENGINEER	WJ	
8/1/83	REV. BLDG. CONFIGURATION, UTILITIES & PARKING	WJ	

PREPARED FOR:
 THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
 THE ROUSE BUILDING
 10276 LITTLE PATRUMENT PKWY.
 COLUMBIA, MD. 21044
 (301)992-0027

GATEWAY COMMERCE CENTER
 PARCELS A-19 THRU A-27, A-29 & A-32.
 HOWARD COUNTY, MARYLAND
 5th ELECTION DISTRICT

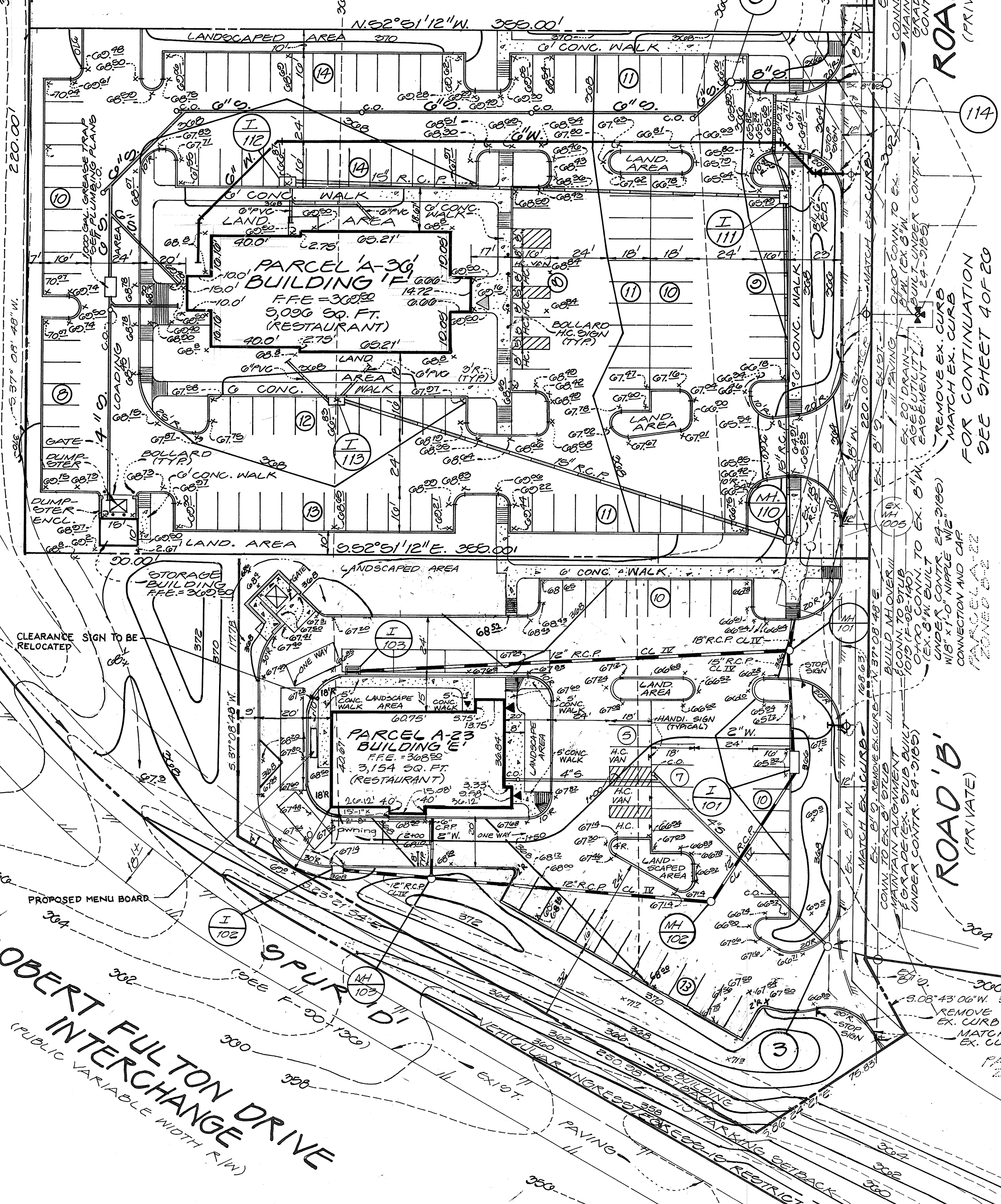
DES.	SCALE	ZONING	G.L.W. FILE NO.
M.J.T.	1"=30'	B-2	91-055
DRN.			
M.O.J.			
CHK.	DATE	TAX MAP NO.	SHEET
M.J.T.	JUNE 3, 1992	42	4 OF 26



SNOWDEN PARKWAY
(PUBLIC VARIABLE WIDTH R/W)

NOTE: LOADING FOR BUILDING 'F' TO BE DURING NON-PEAK HOURS AND TO OCCUPY OUR PLUG STRIPED PARKING SPACES
FOR CONTINUATION SEE SHEET 00F-20

PARCEL A-27
ZONED B-2

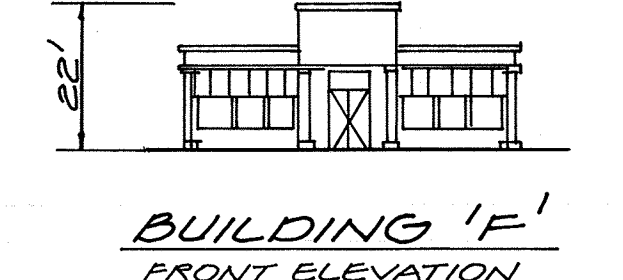


SITE ANALYSIS

- PARCEL No. A-23
BUILDING 'E'
1. AREA OF PARCEL: 50,000 SQ. FT. OR 1.15 AC.
2. ZONING: B-2 (2B-016)
3. PROPOSED USE: RESTAURANT-FAST FOOD
4. BUILDING AREA: 3,158 SQ. FT.
5. NO. OF EMPLOYEES/SHIFT: N.A.
6. TOTAL PARKING REQUIRED: 3,158 @ 1:1 = 3,158 SPACES
7. TOTAL PARKING PROVIDED (INCLUDING HC): 45 SPACES
8. TOTAL NO. OF HANDICAP SPACES REQUIRED: 3 SPACES
9. NO. OF HANDICAP VAN SPACES REQUIRED: 1 SPACE
10. TOTAL HANDICAP PARKING PROVIDED: 3 SPACES
11. NO. OF HANDICAP VAN SPACES PROVIDED: 2 SPACES
12. PROPOSED LANDSCAPED AREA: 18,758 SQ. FT. OR 37.5%
13. PROPOSED PAVED AREA: 24,014 SQ. FT. OR 48.1%
14. BUILDING COVERAGE: 3,158 SQ. FT. OR 6.3%
15. AREA OF PARKING LOT: 21,330 SQ. FT.
16. AREA OF LANDSCAPED ISLANDS REQUIRED (15%): 1,067 SQ. FT.
17. AREA OF LANDSCAPED ISLANDS PROVIDED: 1,075 SQ. FT. OR 1.9%
18. NO. OF SEATS: 40 SEATS

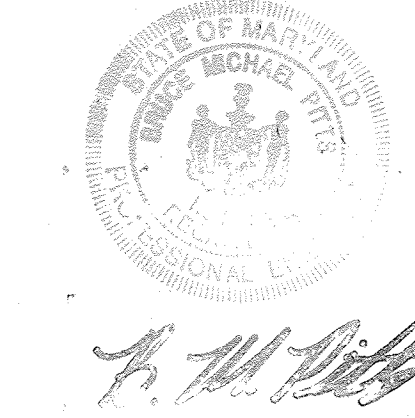
SITE ANALYSIS

- PARCEL No. A-30
BUILDING 'F'
1. AREA OF PARCEL: 78,100 SQ. FT. OR 1.79 AC.
2. ZONING: B-2 (2B-016)
3. PROPOSED USE: RESTAURANT
4. BUILDING AREA: 5,000 SQ. FT.
5. NO. OF SEATS: 100
6. NO. OF EMPLOYEES/SHIFT: 30 EMPLOYEES/SHIFT
7. TOTAL PARKING REQUIRED: 100 EMPLOYEES @ 1:1 = 100 SPACES
8. TOTAL PARKING PROVIDED (INCLUDING HC): 131 SPACES
9. TOTAL NO. OF HANDICAP SPACES REQUIRED: 3 SPACES
10. NO. OF HANDICAP VAN SPACES REQUIRED: 1 SPACE
11. TOTAL HANDICAP PARKING PROVIDED: 3 SPACES
12. NO. OF HANDICAP VAN SPACES PROVIDED: 1 SPACE
13. PROPOSED LANDSCAPED AREA: 20,078 SQ. FT. OR 25.8%
14. PROPOSED PAVED AREA: 46,000 SQ. FT. OR 59.2%
15. BUILDING COVERAGE: 5,000 SQ. FT. OR 6.4%
16. AREA OF PARKING LOT: 43,000 SQ. FT.
17. AREA OF LANDSCAPED ISLANDS REQUIRED (15%): 2,106 SQ. FT.
18. AREA OF LANDSCAPED ISLANDS PROVIDED: 3,000 SQ. FT. OR 3.8%



ROBERT FULTON DRIVE
(PUBLIC VARIABLE WIDTH R/W)

ROAD 'B'
(PRIVATE)



Handwritten signature

NOTE: FOR SITE DETAILS SEE SHEETS 7 THRU 9

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

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
James M. Boyd 8/13/93

APPROVED HOWARD COUNTY DEPT. OF PLANNING & ZONING
James M. Boyd 8/16/93

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS & PUBLIC ROADS, HOWARD COUNTY DEPT. OF PUBLIC WORKS
James M. Boyd 8/10/93

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 21443 Expiration Date: 12-31-18

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

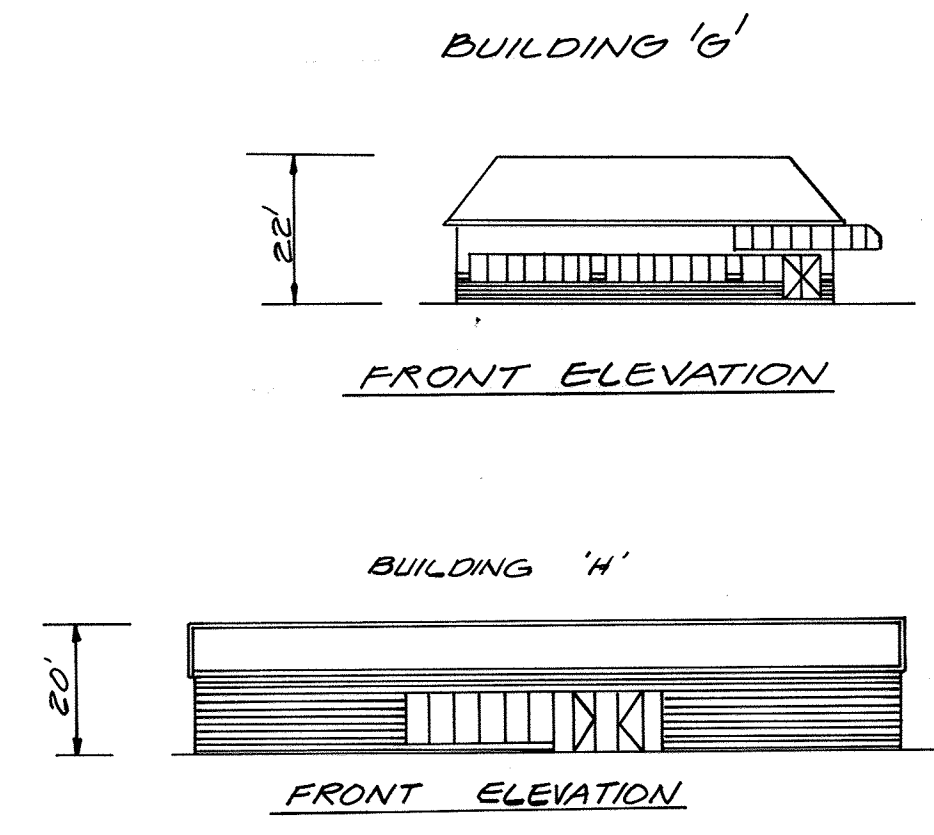
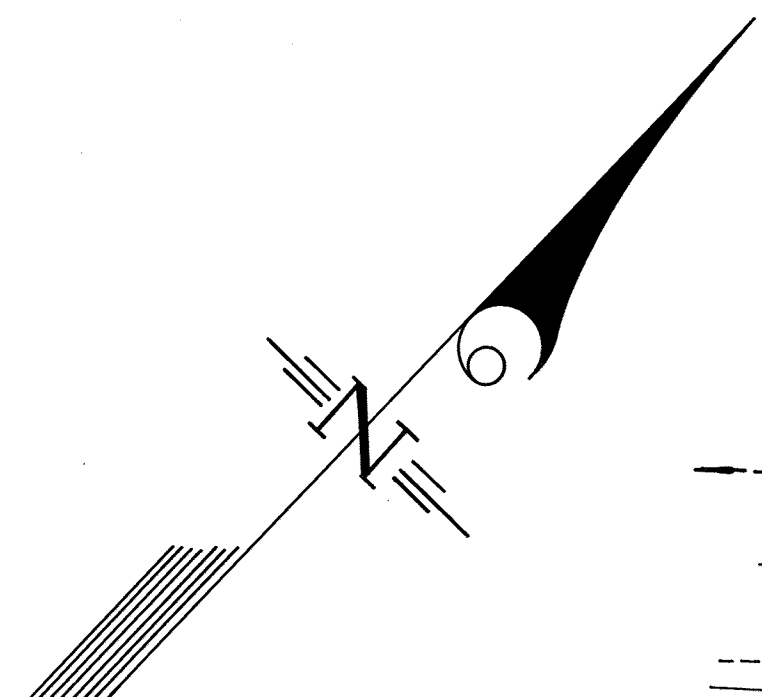
DATE	REVISION	BY	APP'R.
10-10-01	REVISIONS PER DRIVE THRU ADDITION		
06/21/97	REV. WIDTH OF DRIVE THRU WINDOW & ADD OWNING	B.M.P.	
12-8-93	REV. PARKING, BLDG. & GRADING PARCEL A-23	M.C.F.	
7/21/93	REV. PARKING, BLDG. & GRADING OLD PARCEL A-24 TO NEW PARCEL A-23	M.H.K.	

PREPARED FOR:
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
THE ROUSE BUILDING
1027 LITTLE PATUXENT PKWY.
COLUMBIA, MD. 21044
(301)992-0027

SITE DEVELOPMENT PLAN
GATEWAY COMMERCE CENTER
PARCELS A-19 THRU A-23, A-26 THRU A-30, A-27, A-29, A-31
SNOWDEN SQUARE
HOWARD COUNTY, MARYLAND 6TH ELECTION DISTRICT

GEN. TR.	WATER CODE	SEWER CODE	SCALE	ZONING	G.L.W. FILE NO.
0007.00	E 00	400000	1"=30'	B-2	01-088
DES.: M.J.T.					
DRN.: M.S.J.					
CHK.: M.J.T.			DATE: MAY 12, 1995	TAX MAP No. 72	SHEET 00F-28

AS-BUILT NEW SDP-92-113



SITE ANALYSIS

**PARCEL NO. A-27
BUILDING 'G'**
 1. AREA OF PARCEL: 97,200 SQ. FT. OR 2.23 AC.
 2. ZONING: B-2 (LB-916)
 3. PROPOSED USE: RESTAURANT (TABLE SERVICE) (NON-FAST FOOD)
 4. BUILDING AREA: 7,103 SQ. FT.
 5. NO. OF SEATS: 100
 6. NO. OF EMPLOYEES/SHIFT: 30 EMPLOYEES/SHIFT
 7. TOTAL PARKING REQUIRED: 190 SEATS @ 10R / 4 SEATS @ 30 EMPLOYEES @ 10R / 2 EMPLOYEES @ 4 SPACES
 8. TOTAL PARKING PROVIDED (INCLUDING HC): 108 SPACES
 9. TOTAL NO. OF HANDICAP SPACES REQUIRED: 6 SPACES
 10. NO. OF HANDICAP VAN SPACES PROVIDED: 1 SPACE
 11. TOTAL HANDICAP SPACES PROVIDED: 6 SPACES
 12. NO. OF HANDICAP VAN SPACES PROVIDED: 1 SPACE
 13. PROPOSED LANDESCAPED AREA: 30,300 SQ. FT.
 14. PROPOSED PAVED AREA: 60,300 SQ. FT.
 15. BUILDING COVERAGE: 7.103 SQ. FT. OR 7%
 16. AREA OF PARKING LOT: 57,000 SQ. FT.
 17. AREA OF LANDESCAPED ISLANDS REQUIRED: (5%) 2,850 SQ. FT.
 18. AREA OF LANDESCAPED ISLANDS PROVIDED: 4816 SQ. FT. (6.4%)

SITE ANALYSIS

**PARCEL NO. A-28
BUILDING 'H'**
 1. AREA OF PARCEL: 70,880 SQ. FT. OR 1.62 AC.
 2. ZONING: B-2 (LB-916)
 3. PROPOSED USE: RETAIL
 4. BUILDING AREA: 11,220 SQ. FT.
 5. NO. OF SEATS: N/A
 6. NO. OF EMPLOYEES/SHIFT: N/A
 7. TOTAL PARKING REQUIRED: 17,220 SQ. FT. @ 10R / 200 SQ. FT. = 86 SPACES
 8. TOTAL PARKING PROVIDED (INCLUDING HC): 87 SPACES
 9. TOTAL NO. OF HANDICAP SPACES REQUIRED: 4 SPACES
 10. NO. OF HANDICAP VAN SPACES PROVIDED: 1 SPACE
 11. TOTAL HANDICAP SPACES PROVIDED: 4 SPACES
 12. NO. OF HANDICAP VAN SPACES PROVIDED: 1 SPACE
 13. PROPOSED LANDESCAPED AREA: 21,958 SQ. FT.
 14. PROPOSED PAVED AREA: 31,411 SQ. FT.
 15. BUILDING COVERAGE: 17,220 SQ. FT. OR 24.4%
 16. AREA OF PARKING LOT: 20,550 SQ. FT.
 17. AREA OF LANDESCAPED ISLANDS REQUIRED: (5%) 1,368 SQ. FT.
 18. AREA OF LANDESCAPED ISLANDS PROVIDED: 2061 SQ. FT. OR 78%

SITE ANALYSIS

**PARCEL NO. A-30
BUILDING 'K'**
 1. AREA OF PARCEL: 60,312 SQ. FT. OR 1.45 AC.
 2. ZONING: B-2 (LB-916)
 3. PROPOSED USE: RETAIL
 4. BUILDING AREA: 11,885 SQ. FT.
 5. NO. OF SEATS: N/A
 6. NO. OF EMPLOYEES/SHIFT: N/A
 7. TOTAL PARKING REQUIRED: 11,885 SQ. FT. @ 10R / 200 SQ. FT. = 140 SPACES
 8. TOTAL PARKING PROVIDED (INCLUDING HC): 140 SPACES
 9. TOTAL NO. OF HANDICAP SPACES REQUIRED: 3 SPACES
 10. NO. OF HANDICAP VAN SPACES PROVIDED: 1 SPACE
 11. TOTAL HANDICAP SPACES PROVIDED: 4 SPACES
 12. NO. OF HANDICAP VAN SPACES PROVIDED: 2 SPACES
 13. PROPOSED LANDESCAPED AREA: 18,340 SQ. FT.
 14. PROPOSED PAVED AREA: 32,881 SQ. FT.
 15. BUILDING COVERAGE: 18.8%
 16. AREA OF PARKING LOT: 23,130 SQ. FT.
 17. AREA OF LANDESCAPED ISLANDS REQUIRED: (5%) 23,130 x 0.05 = 1,157 SQ. FT. (5%)
 18. AREA OF LANDESCAPED ISLANDS PROVIDED: 2455 SQ. FT.

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPT.
 COUNTY HEALTH OFFICER: [Signature] 7-9-93 DATE
 APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
 [Signature] 7/14/93 DATE
 [Signature] 7/13/93 DATE
 APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY DEPT. OF PUBLIC WORKS
 CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT
 [Signature] 7/6/93 DATE
 [Signature] 7/8/93 DATE
 CHIEF, BUREAU OF ENGINEERING, M.K.

NO AS-BUILT INFORMATION IS PROVIDED ON THIS SHEET
 PROFESSIONAL CERTIFICATION: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
 License No. 21443 Expiration Date: 12-21-18
 OK [Signature]

ROAD 'B'
(PRIVATE)

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

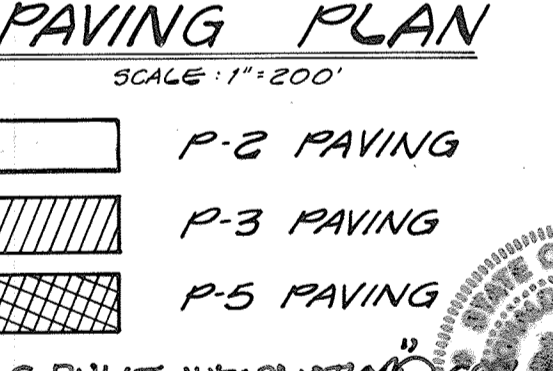
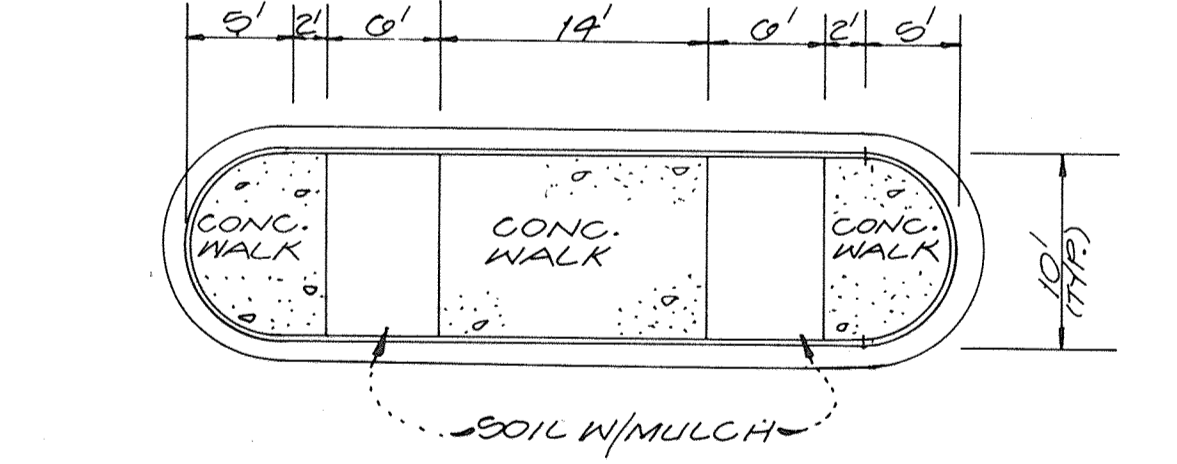
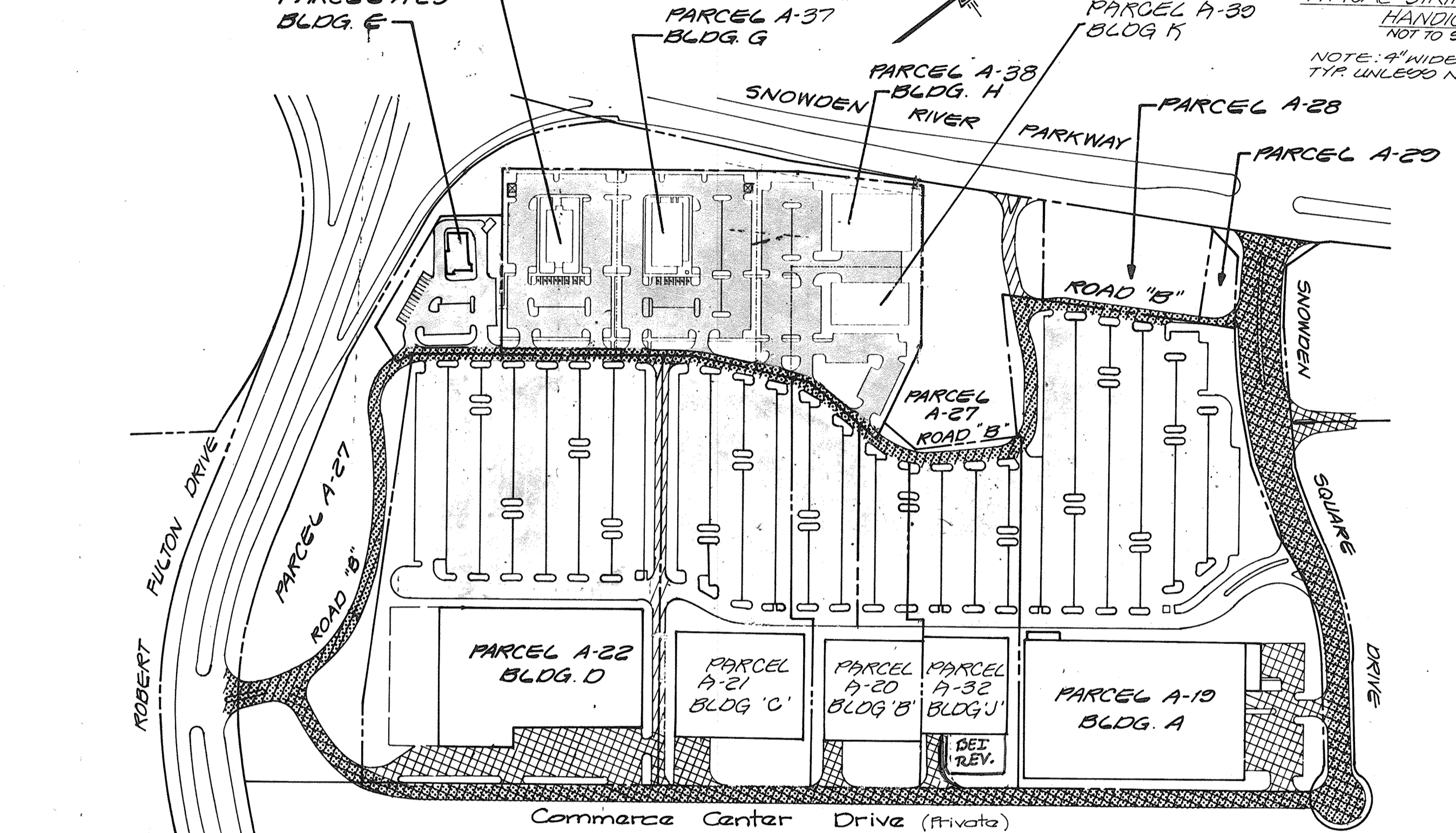
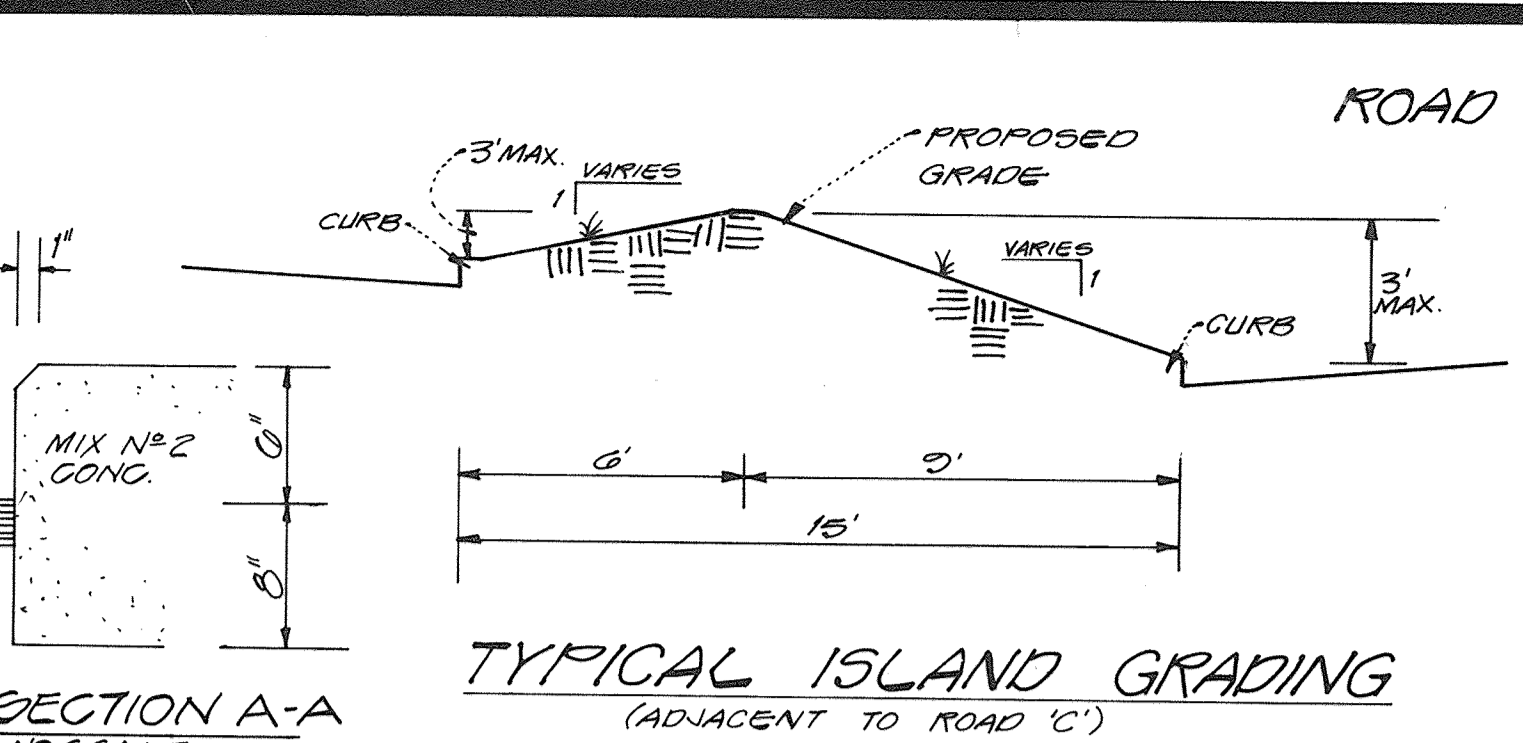
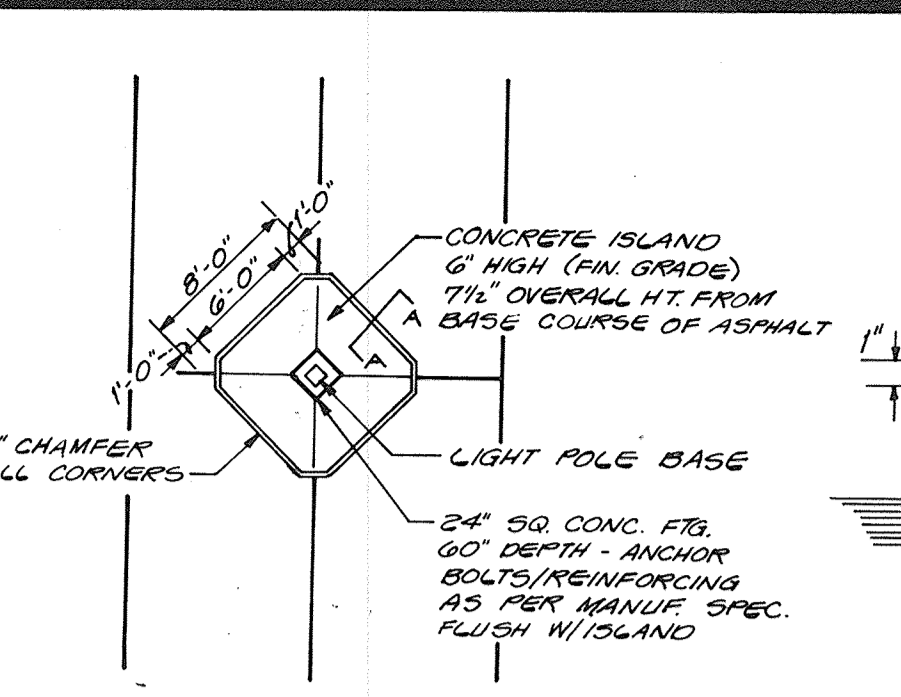
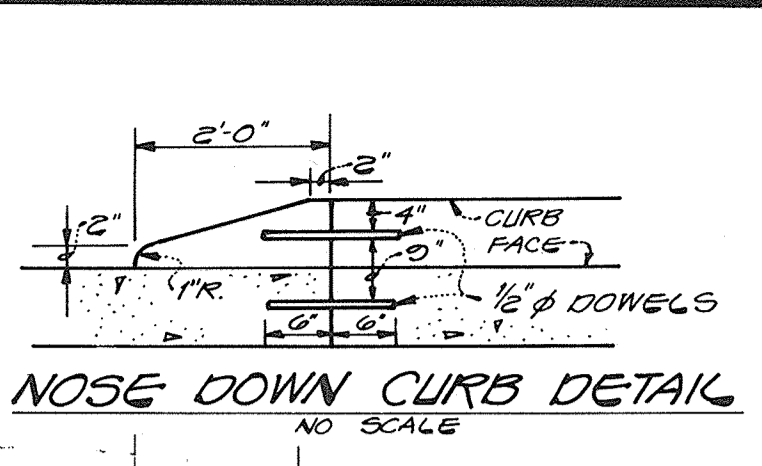
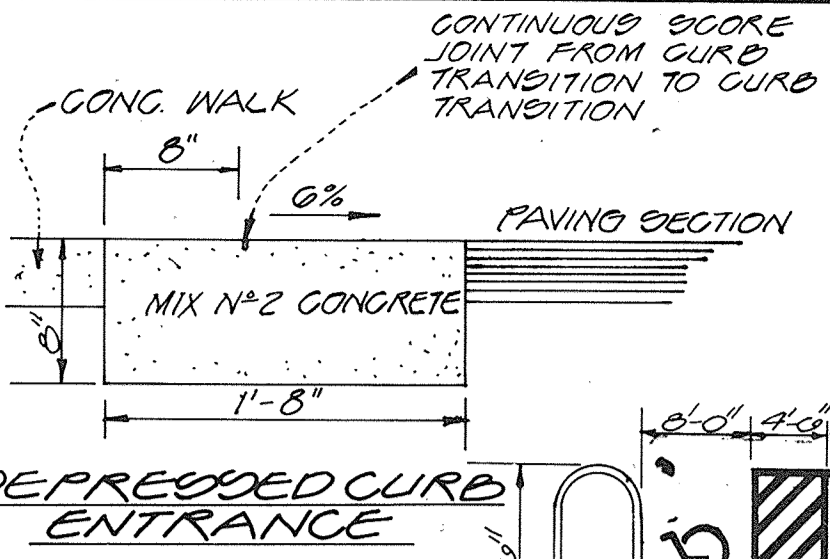
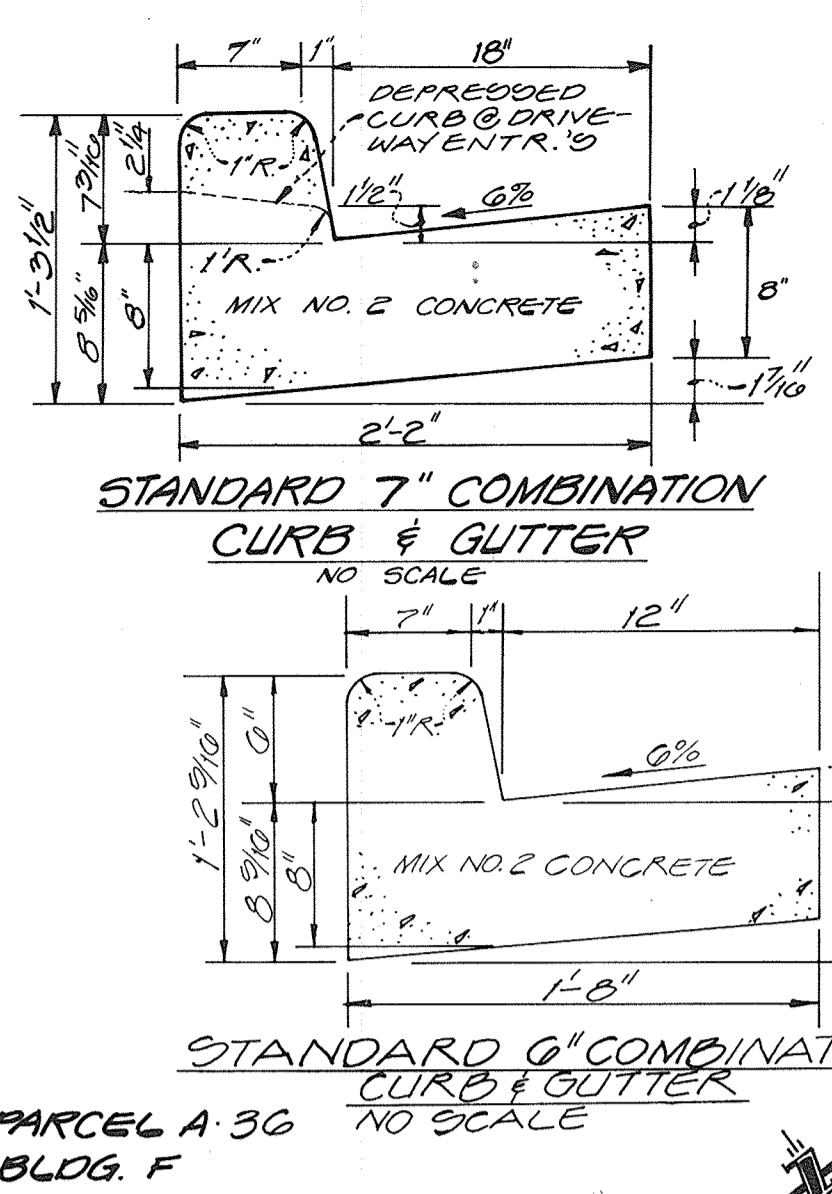
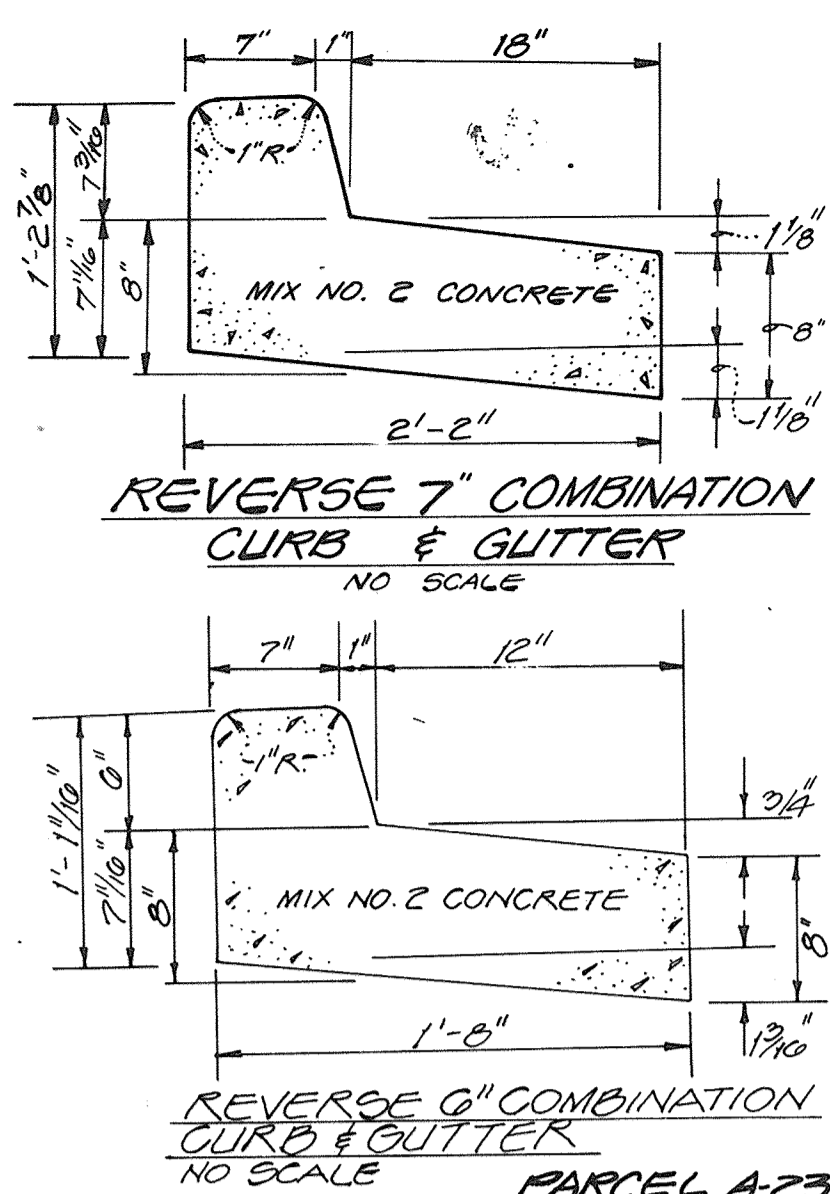
GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MD. 20866
 TELEPHONE: (301)421-4024 NO. VA. (301)989-2524 BALTO. (301)880-1820 FAX (301)421-4186

DATE	REVISION	BY	APPR.
4-21-94	ADD GRADING, UTILITIES, PARCEL A-29	MCF	
8-11-93	ADD GRADING, UTILITIES, PARCEL A-30	HK	

PREPARED FOR:
 THE HOWARD RESEARCH & DEVELOPMENT CORP.
 THE ROUSE BUILDING
 10215 LITTLE PATUKENT PKWY.
 COLUMBIA, MD. 21044
 (201)992-6027

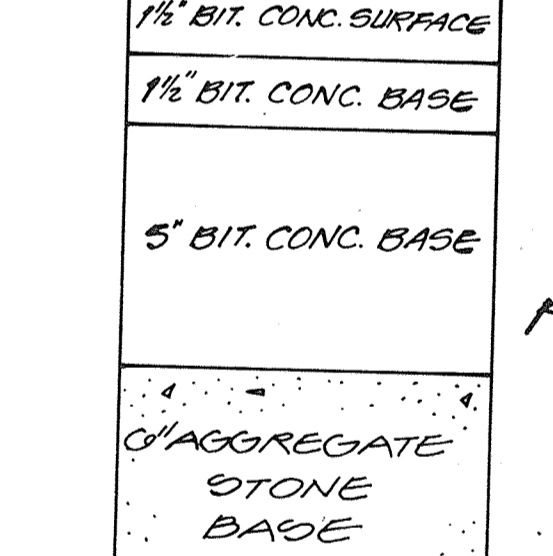
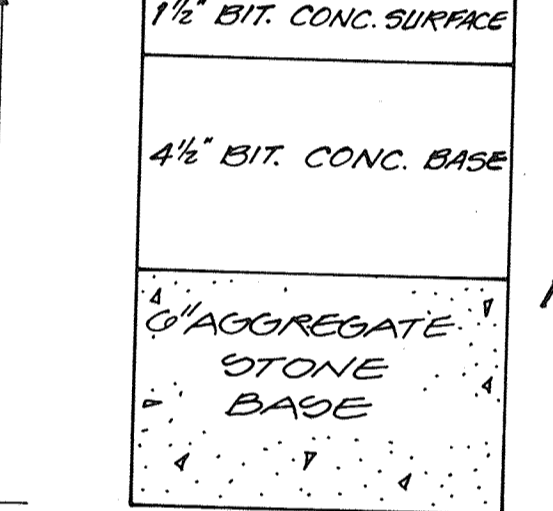
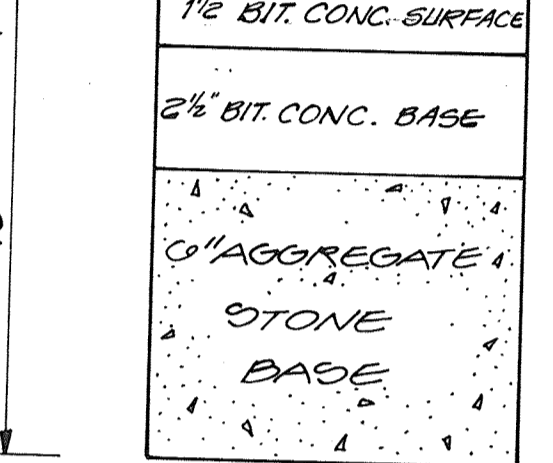
SITE DEVELOPMENT PLAN
GATEWAY COMMERCE CENTER
 PARCELS A-19 THRU A-23, A-30 THRU A-32, A-27, A-20 & A-32
 SNOWDEN SQUARE
 6TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

DES.	SCALE	ZONING	G.L.W. FILE NO.
W.S.J.	1"=30'	B-2	91-088
DRN.	DATE	TAX MAP NO.	SHEET
W.S.J.	MAY 5, 1993	42	6 of 28

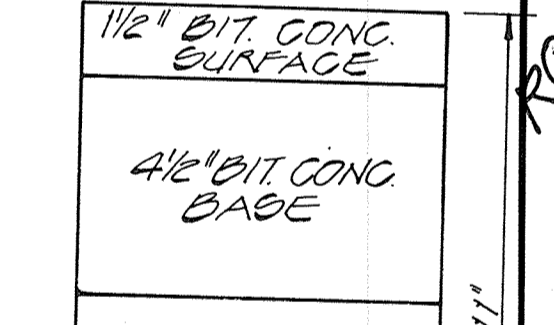
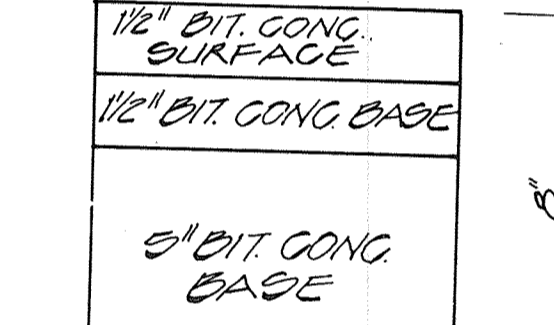
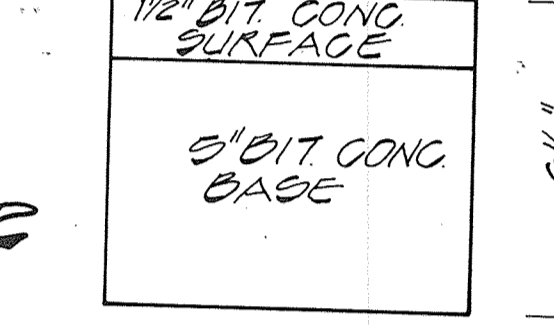


NOTE: PAVING FOR SNOWDEN SQUARE DRIVE, ROAD B AND ROAD C ARE NOT INCLUDED

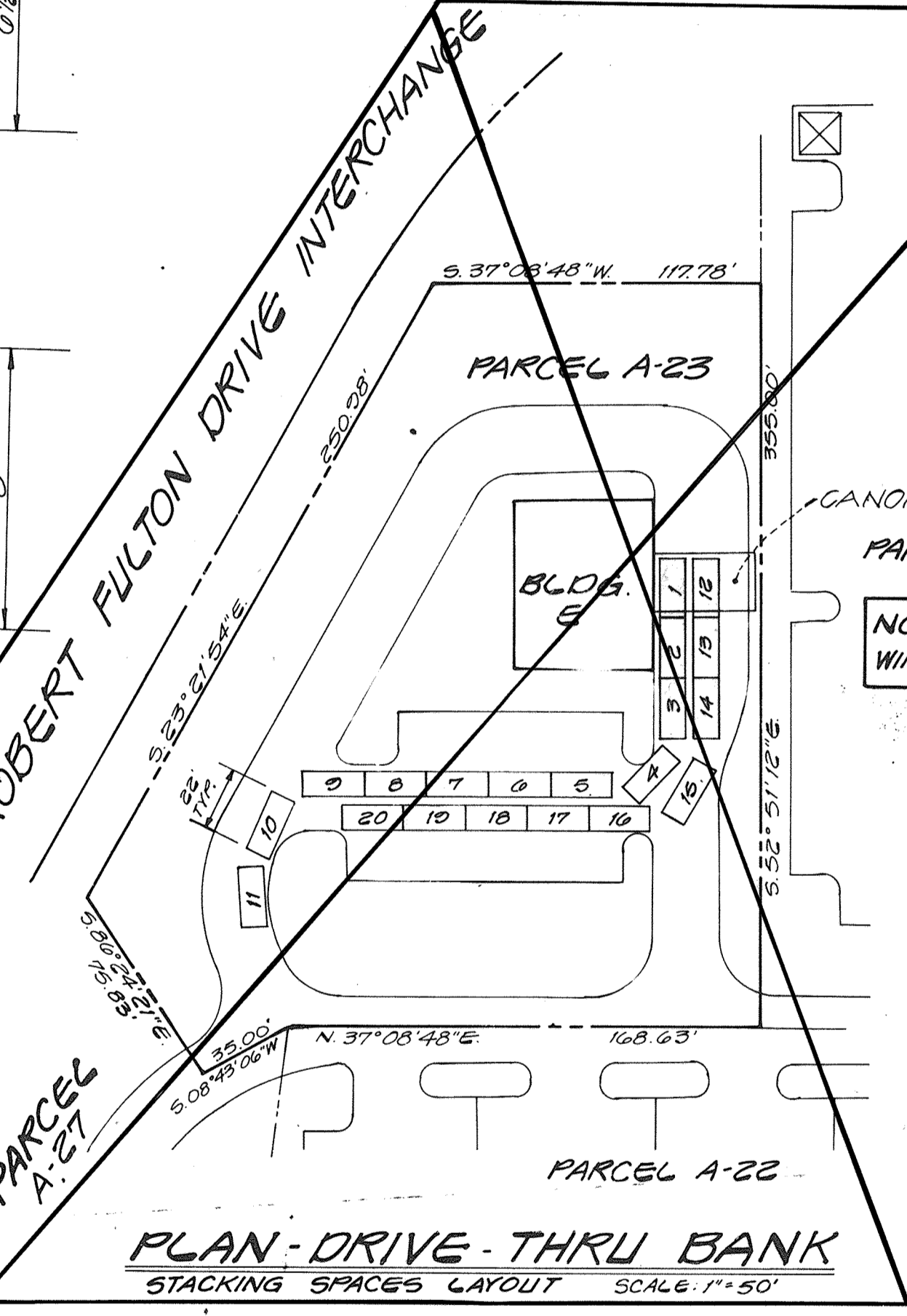
Professional Certification, I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
 License No. 21443, Expiration Date: 12-31-15



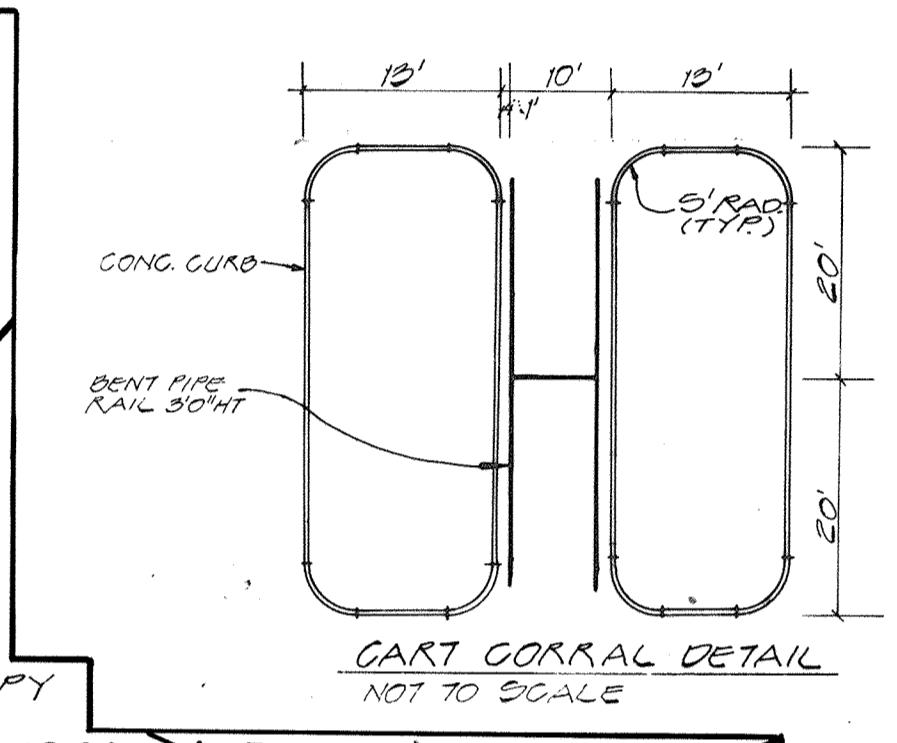
PAVING SECTIONS N.T.S.



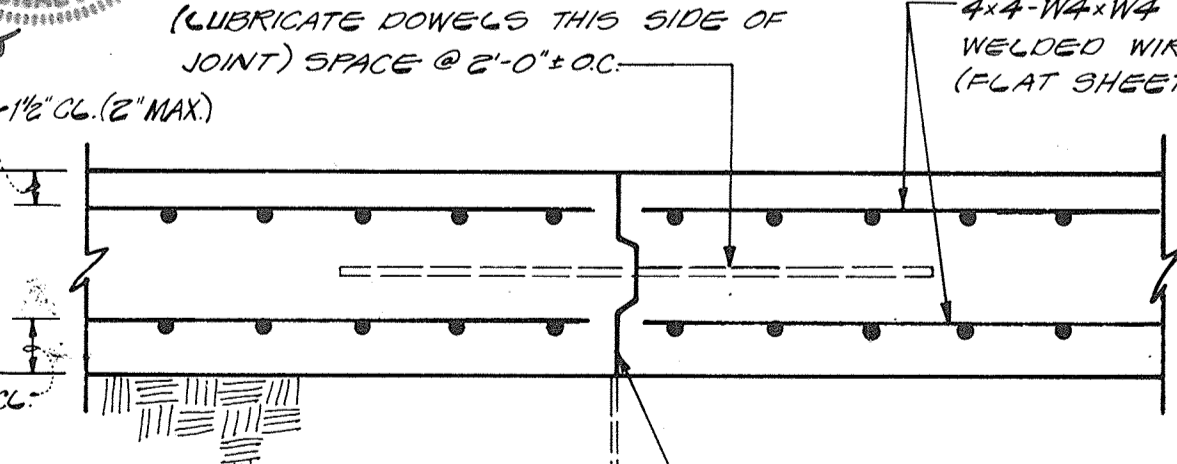
PAVING SECTIONS N.T.S.



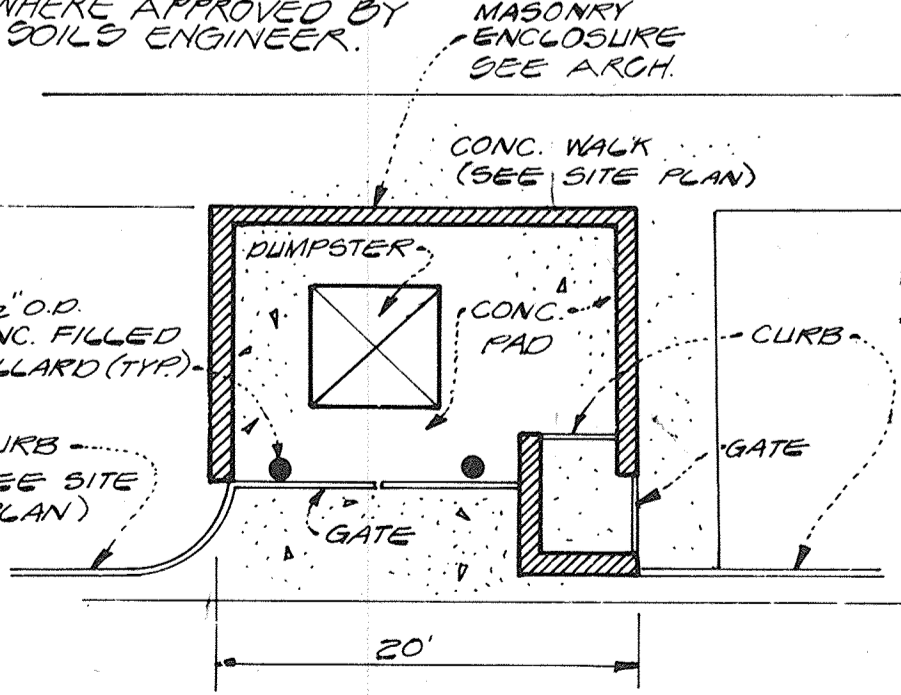
PLAN - DRIVE-THRU BANK STACKING SPACES LAYOUT SCALE: 1"=50'



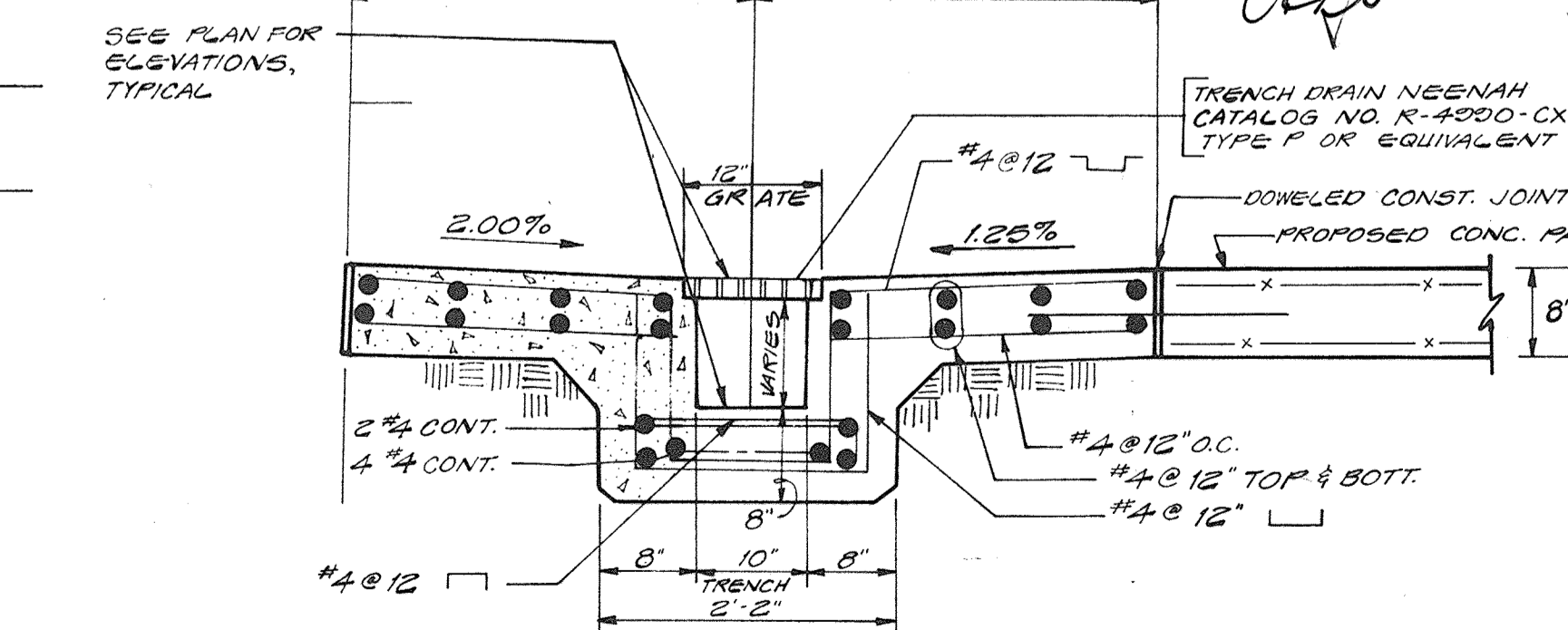
TYPICAL ENCLOSURE ELEVATION SCALE: 1"=10'



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



TYPICAL DUMPSTER ENCLOSURE SCALE: 1"=10'



TYPICAL TRENCH DRAIN DETAIL N.T.S.

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

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING...
 DIRECTOR...
 DATE: 7/14/93

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS...
 HOWARD COUNTY DEPT. OF PUBLIC WORKS...
 DATE: 7/8/93

Professional Certification, I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
 License No. 45577, Expiration Date: 06-08-15

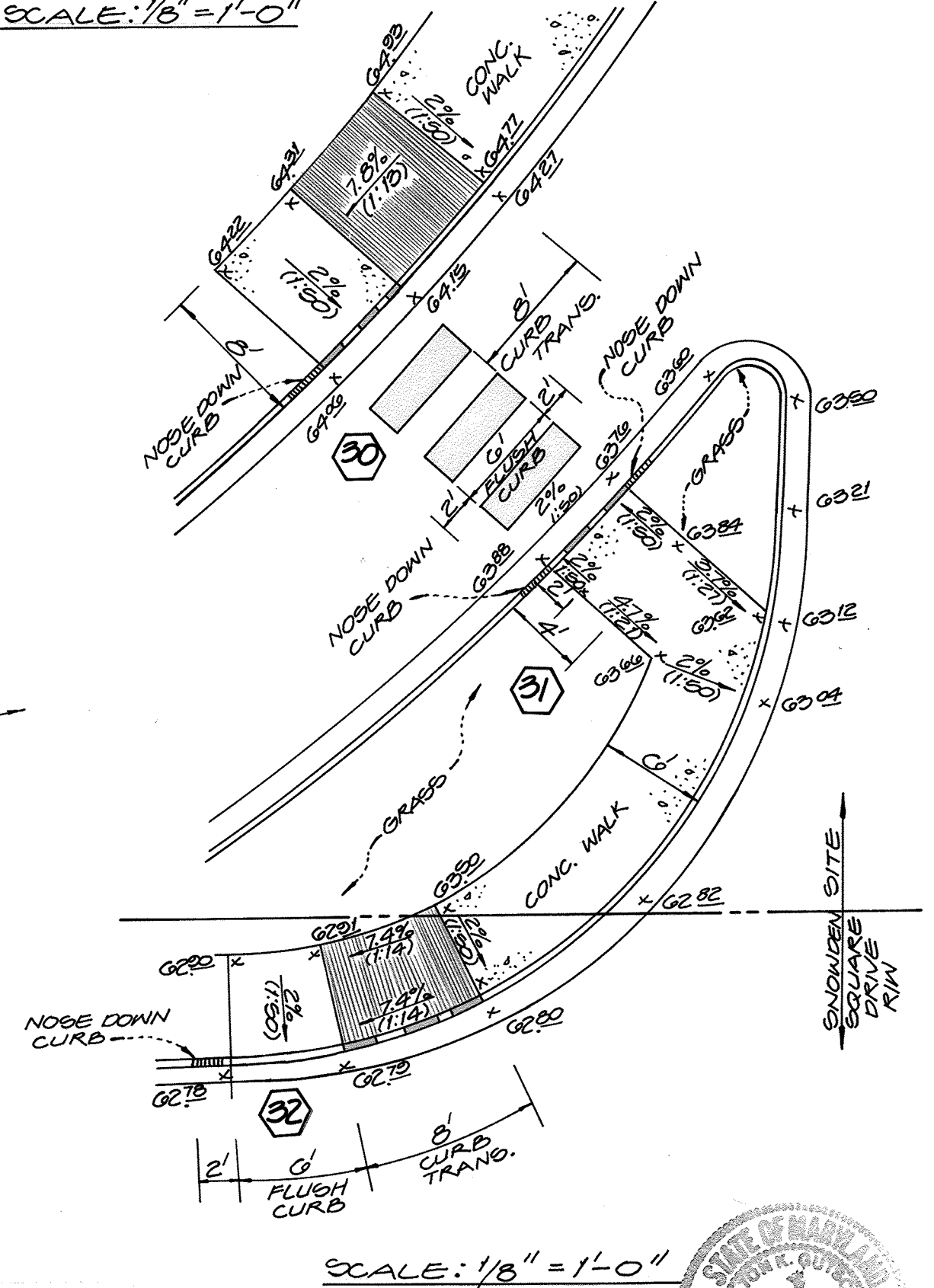
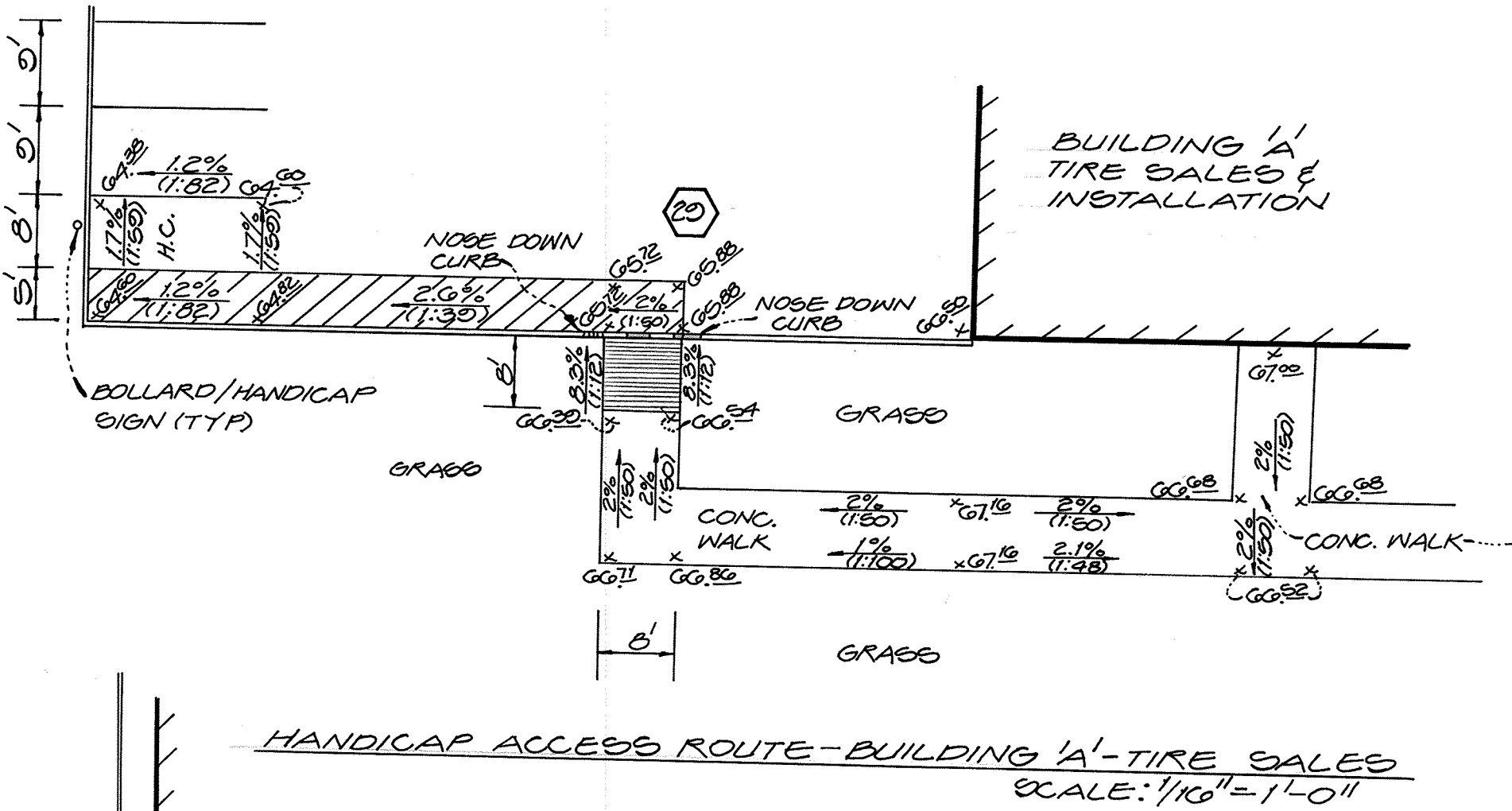
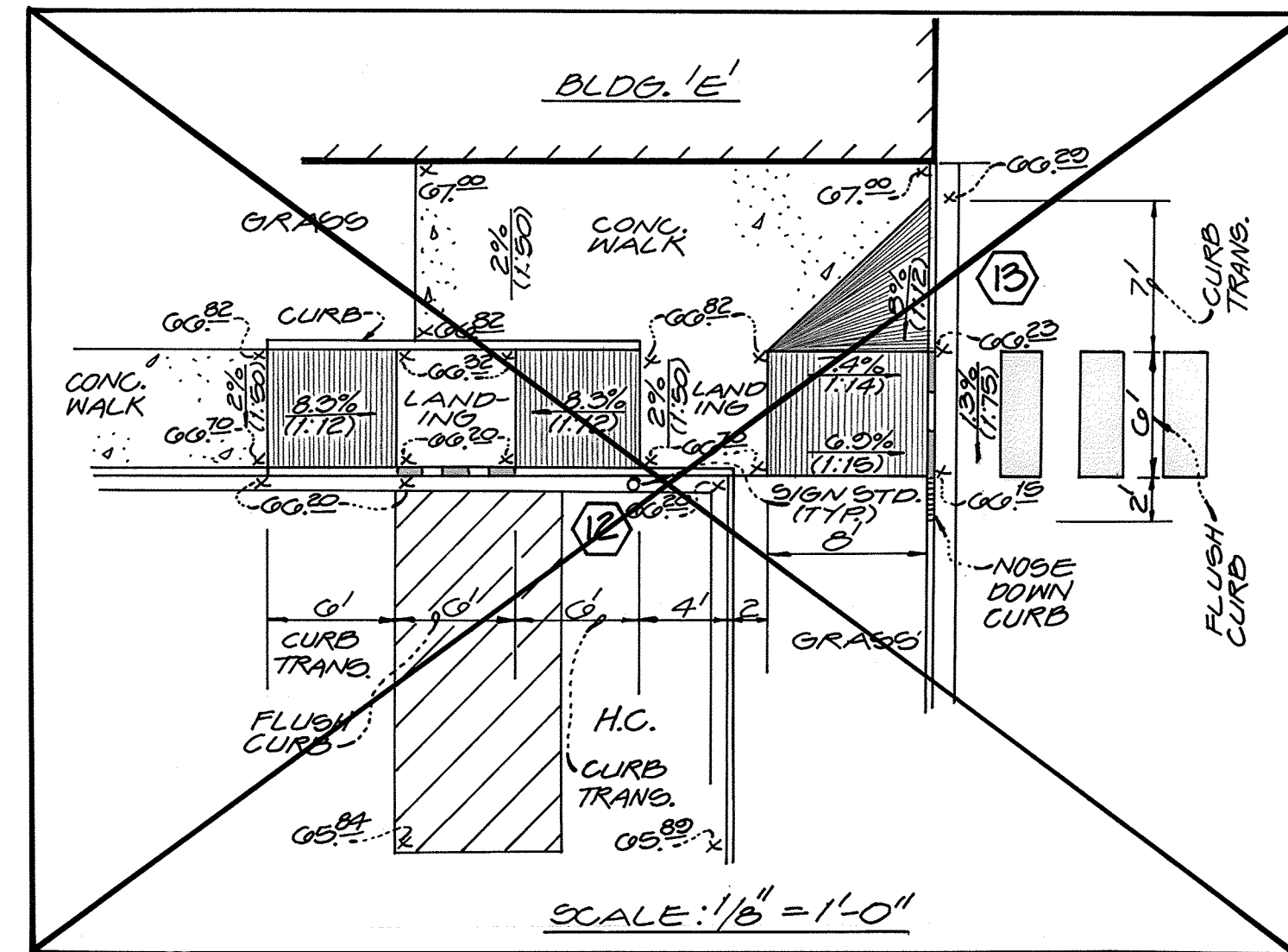
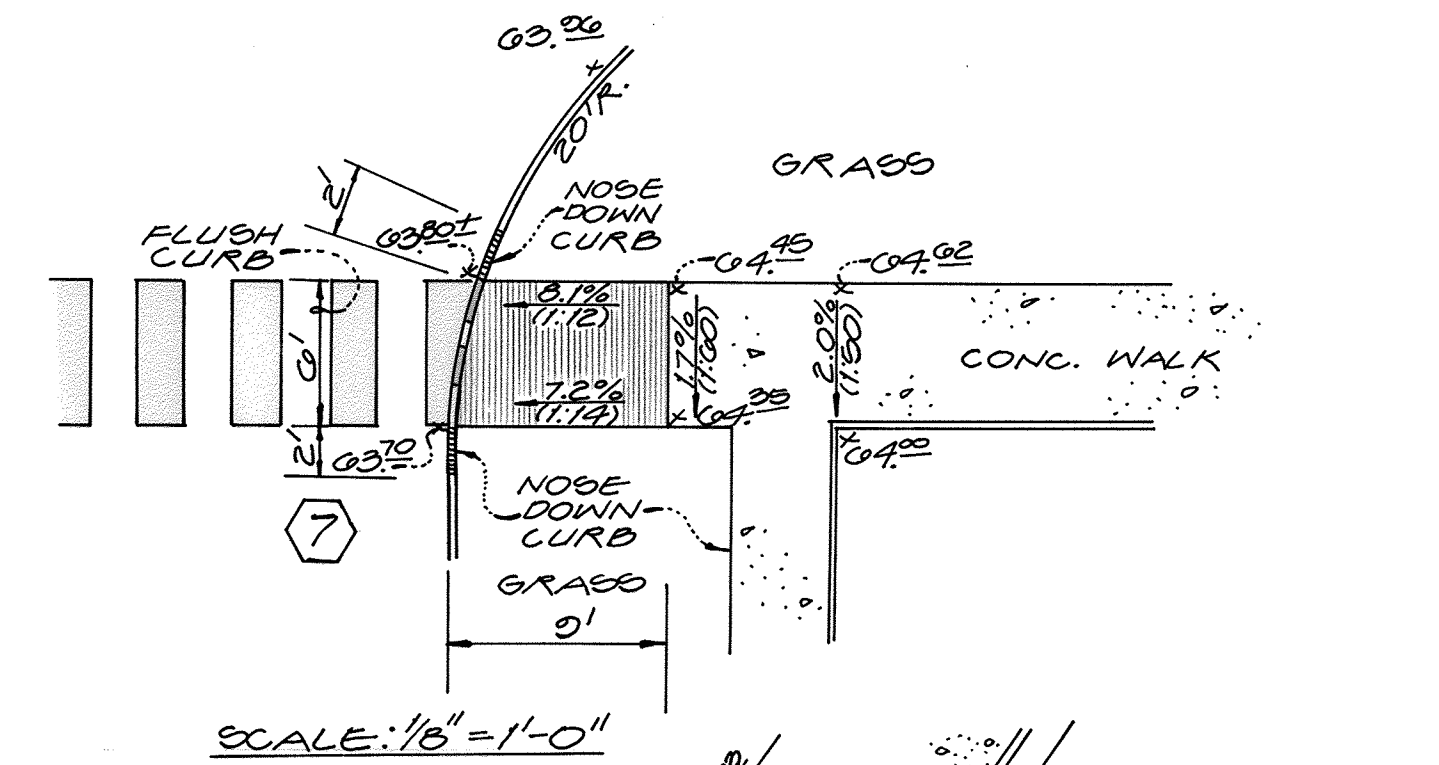
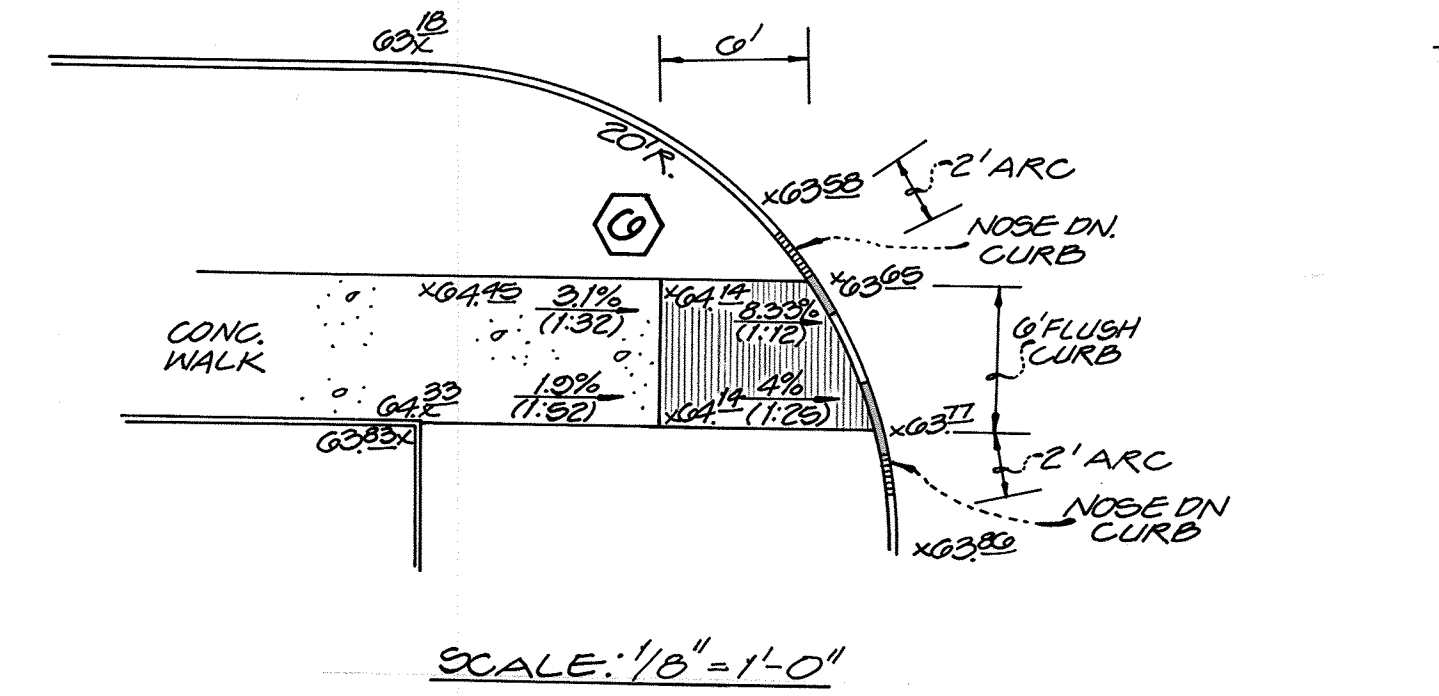
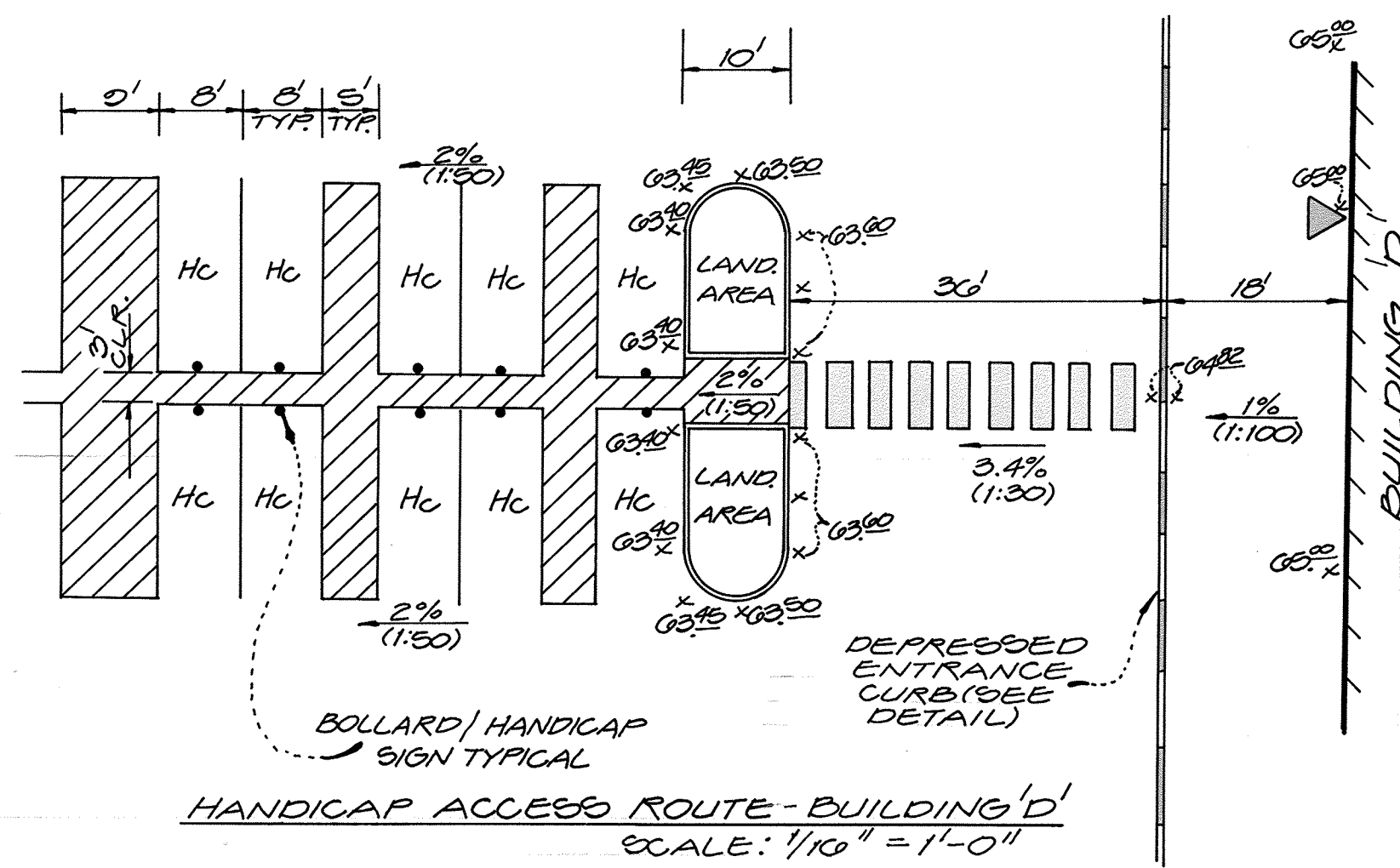
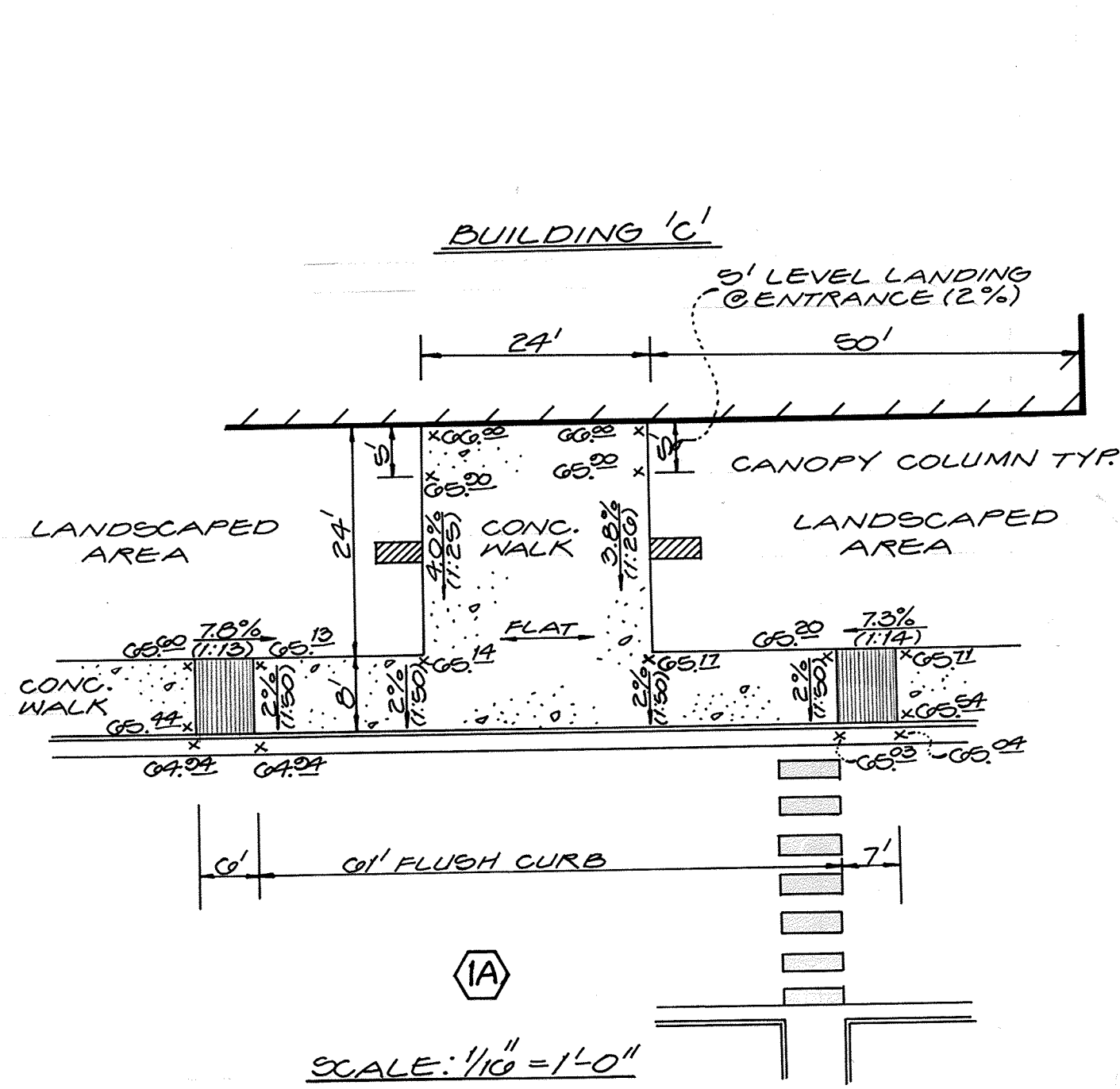
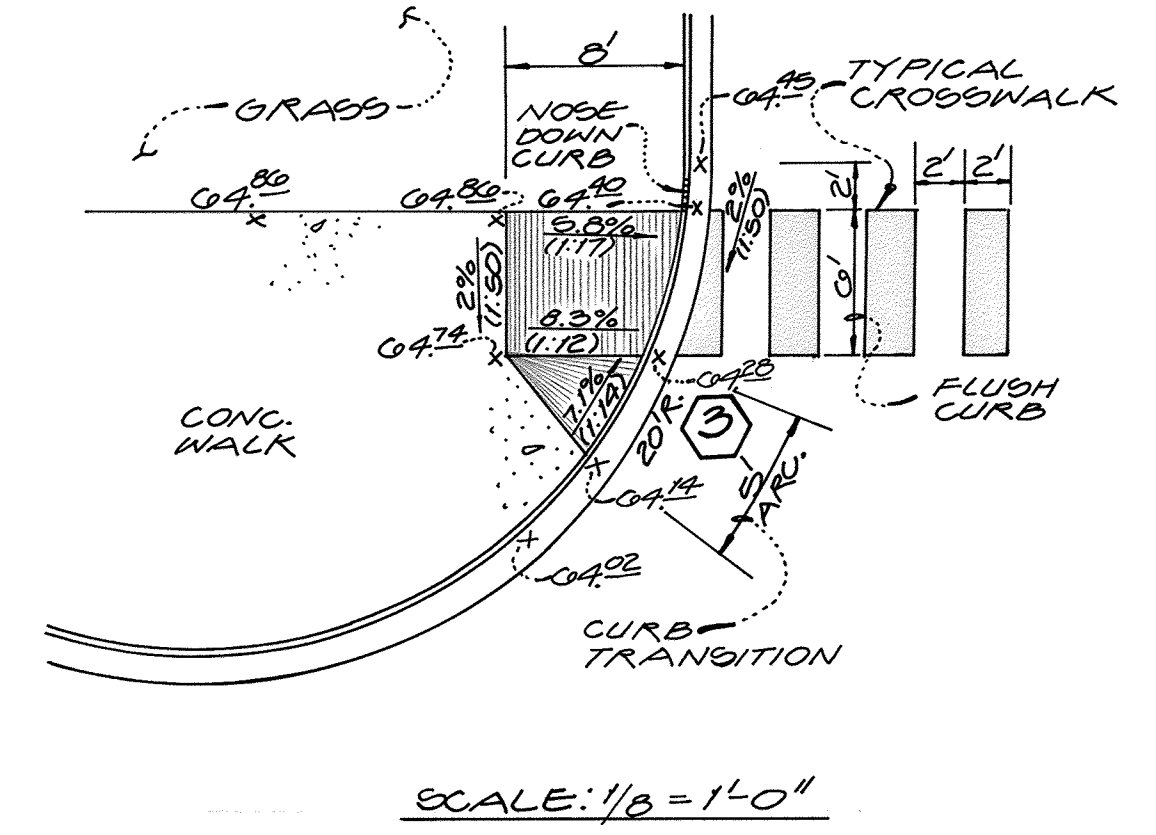
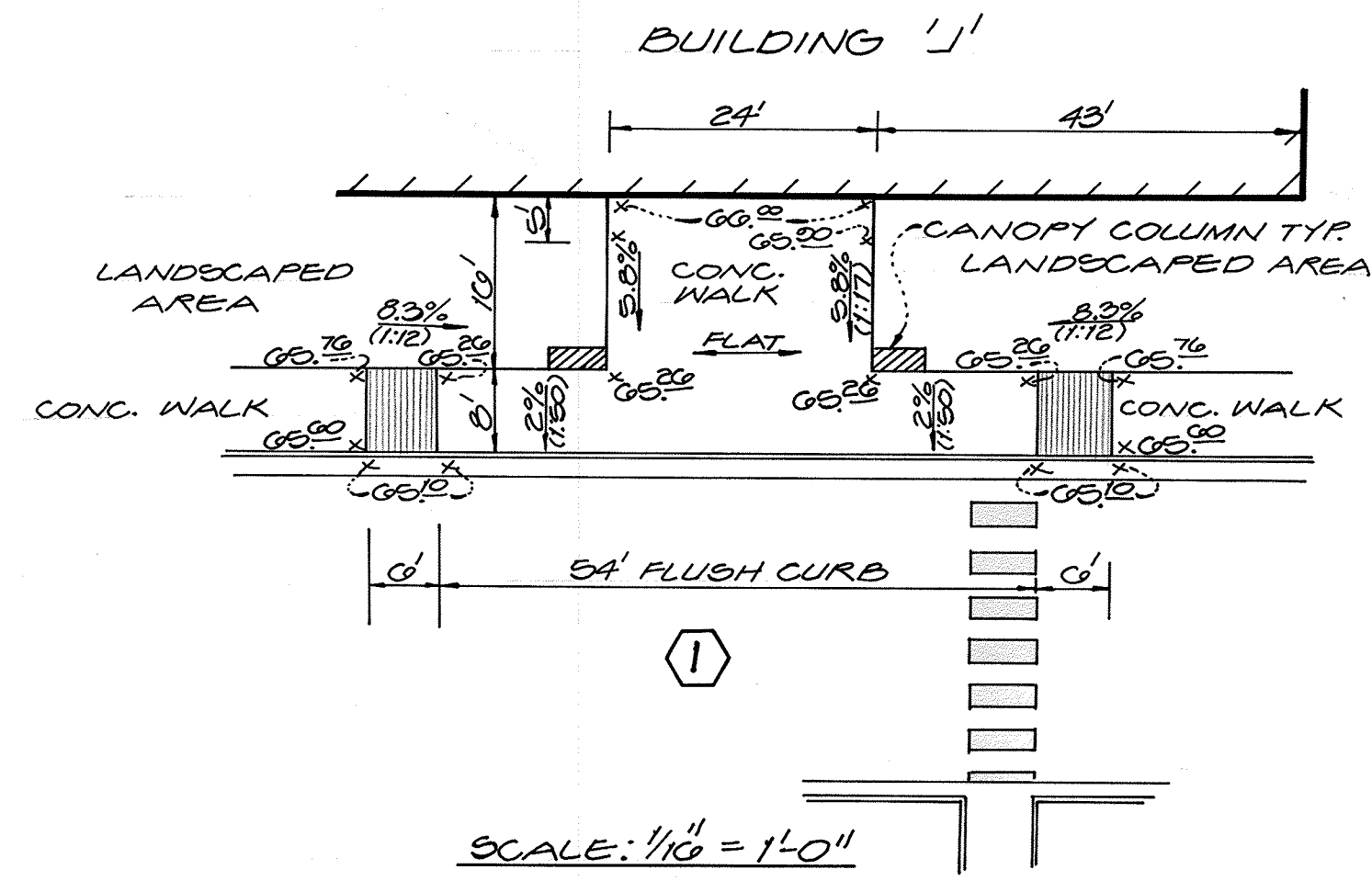
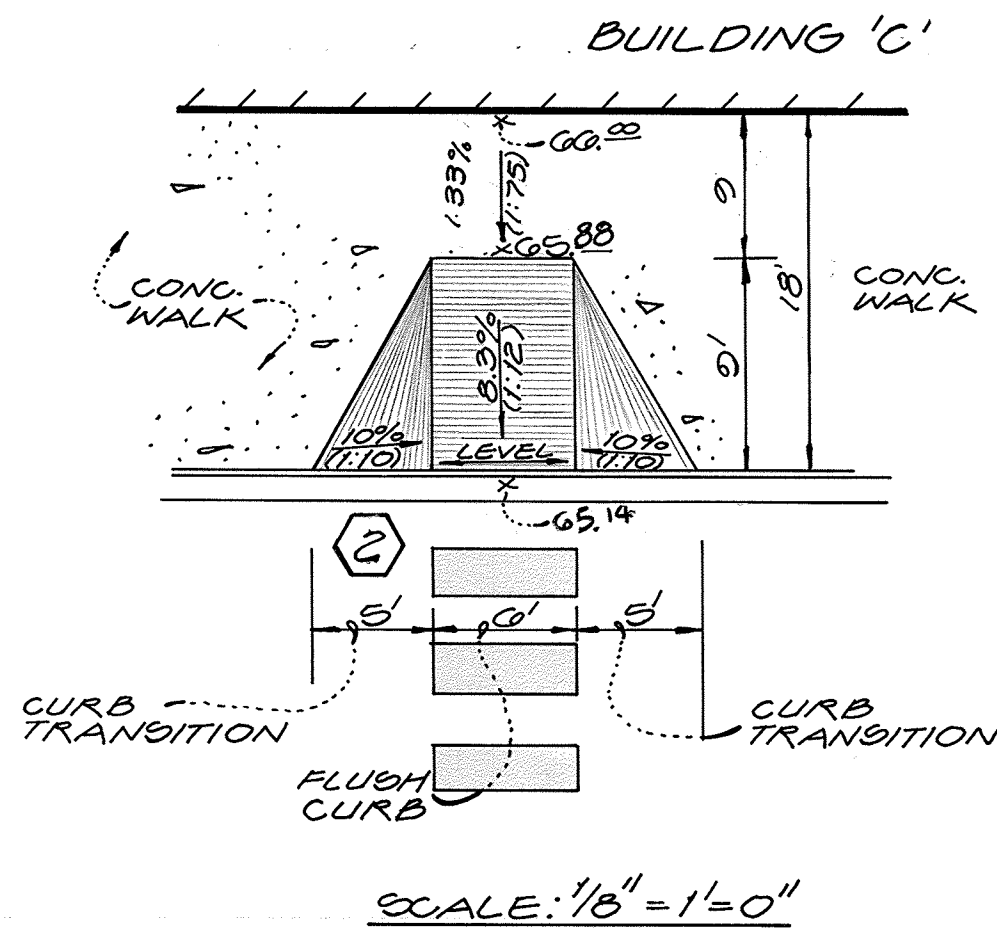
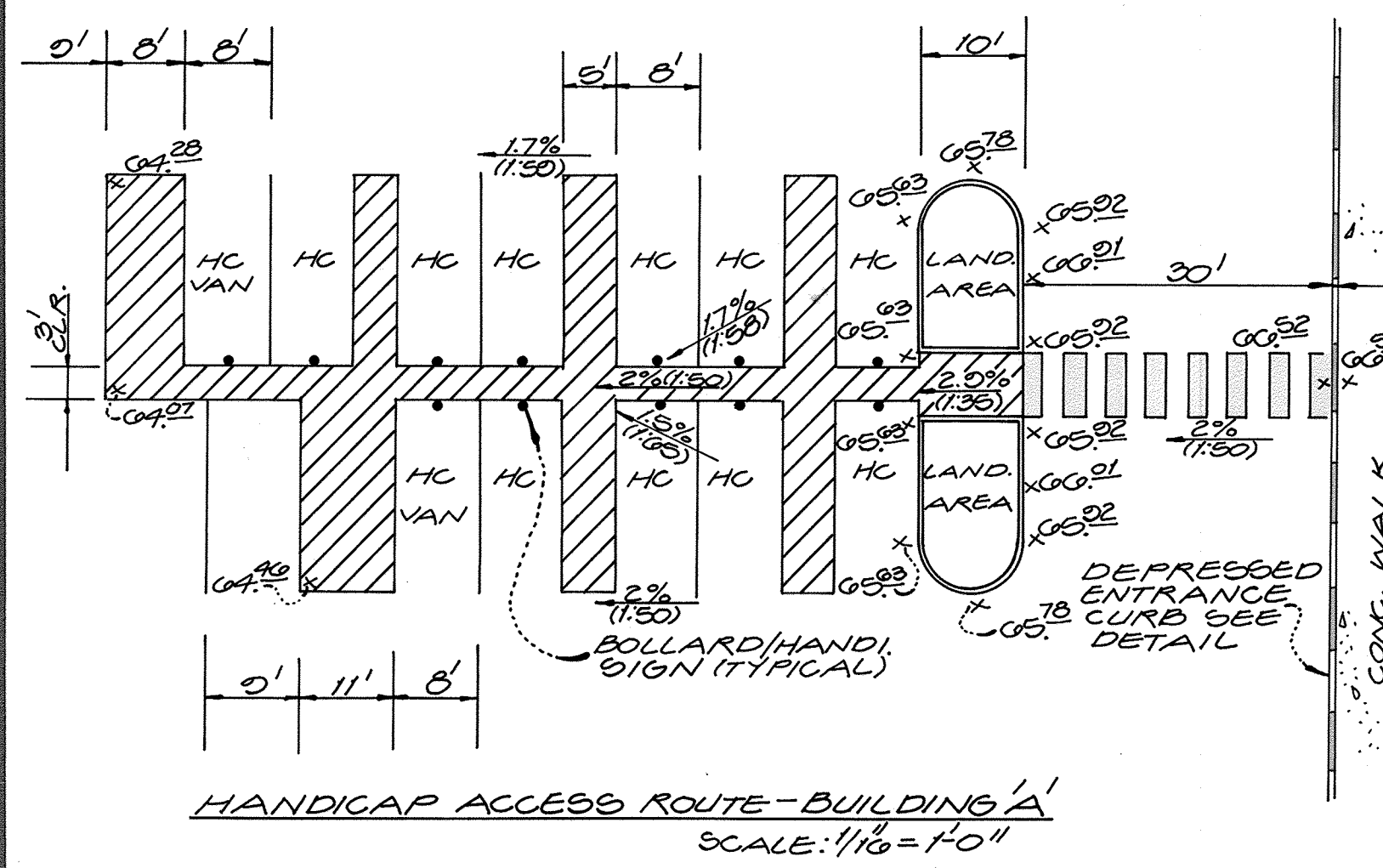
GW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MD. 20866
 TELEPHONE: (301)421-4024 NO. VA. (301)989-2524 BALTO. (301)80-1820 FAX (301)421-4186

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

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

SITE DETAILS, PAVING PLAN & STACKING SPACES LAYOUT
GATEWAY COMMERCE CENTER
 PARCELS A-10 THRU A-23, A-30 THRU A-30, A-27, A-20 & A-32
 SNOWDEN SQUARE
 HOWARD COUNTY, MARYLAND 6TH ELECTION DISTRICT

DES.	SCALE	ZONING	G.L.W. FILE NO.
MJT	AS SHOWN		91-055
DRN.	DATE	TAX MAP NO.	SHEET
MK	MAY 5, 1993	42	70F 28



APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPT.
 COUNTY HEALTH OFFICER: *[Signature]* DATE: 7-9-93
 APPROVED FOR HOWARD COUNTY DEPT. OF PLANNING & ZONING
 PLANNING OFFICER: *[Signature]* DATE: 7/14/93
 APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS & PUBLIC ROADS, HOWARD COUNTY DEPT. OF PUBLIC WORKS
 CHIEF, BUREAU OF ENGINEERING, M.K.: *[Signature]* DATE: 7/8/93

NO AS-BUILT INFORMATION IS PROVIDED ON THIS SHEET
 PROFESSIONAL ENGINEER
 License No. 21443, Expiration Date: 12-21-18

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

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

PREPARED FOR:
 THE HOWARD RESEARCH & DEVELOPMENT CORP.
 THE ROUGE BUILDING
 10276 LITTLE PATUXENT PKWY.
 COLUMBIA, MD. 21044
 (301)302-6027

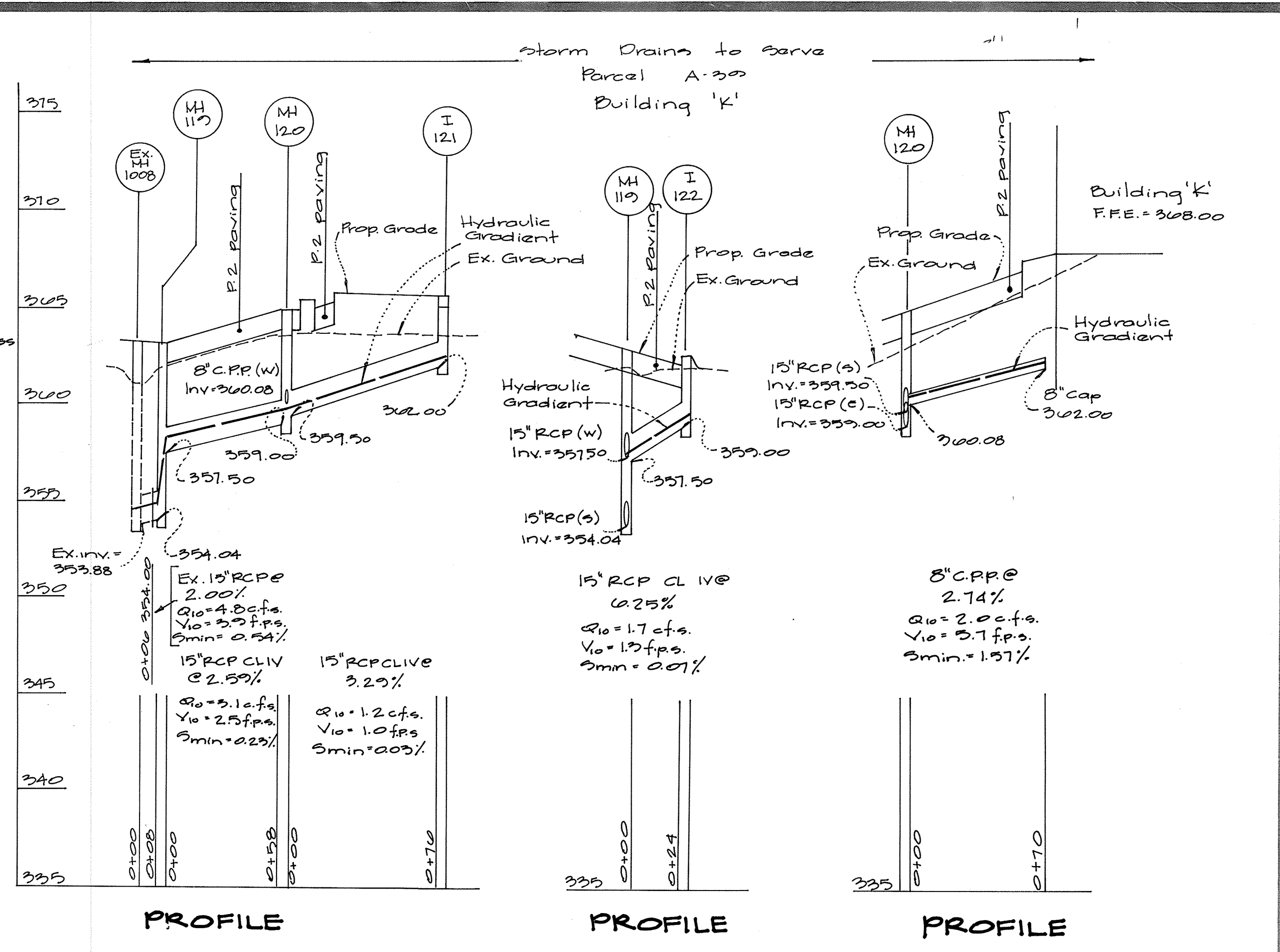
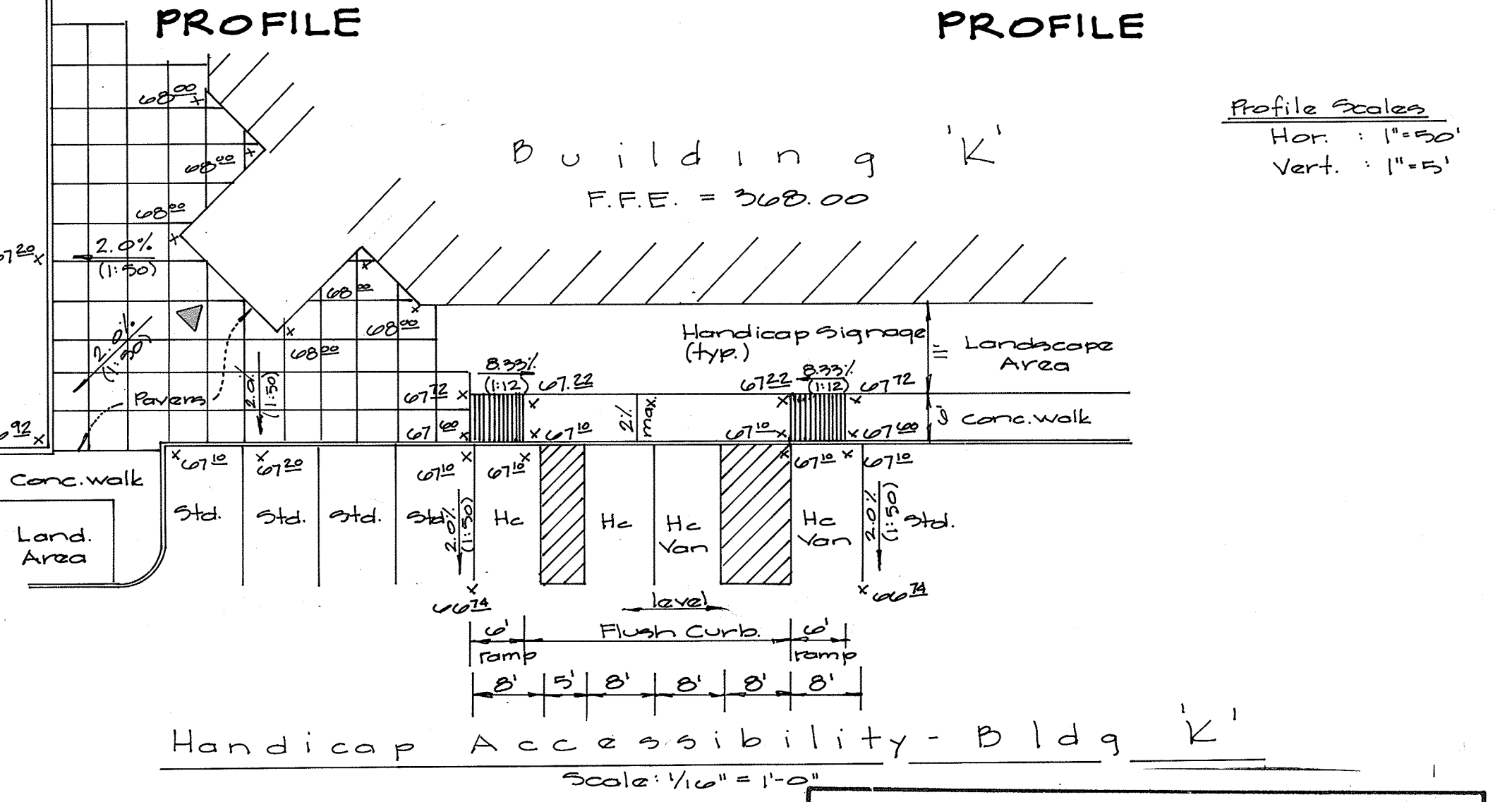
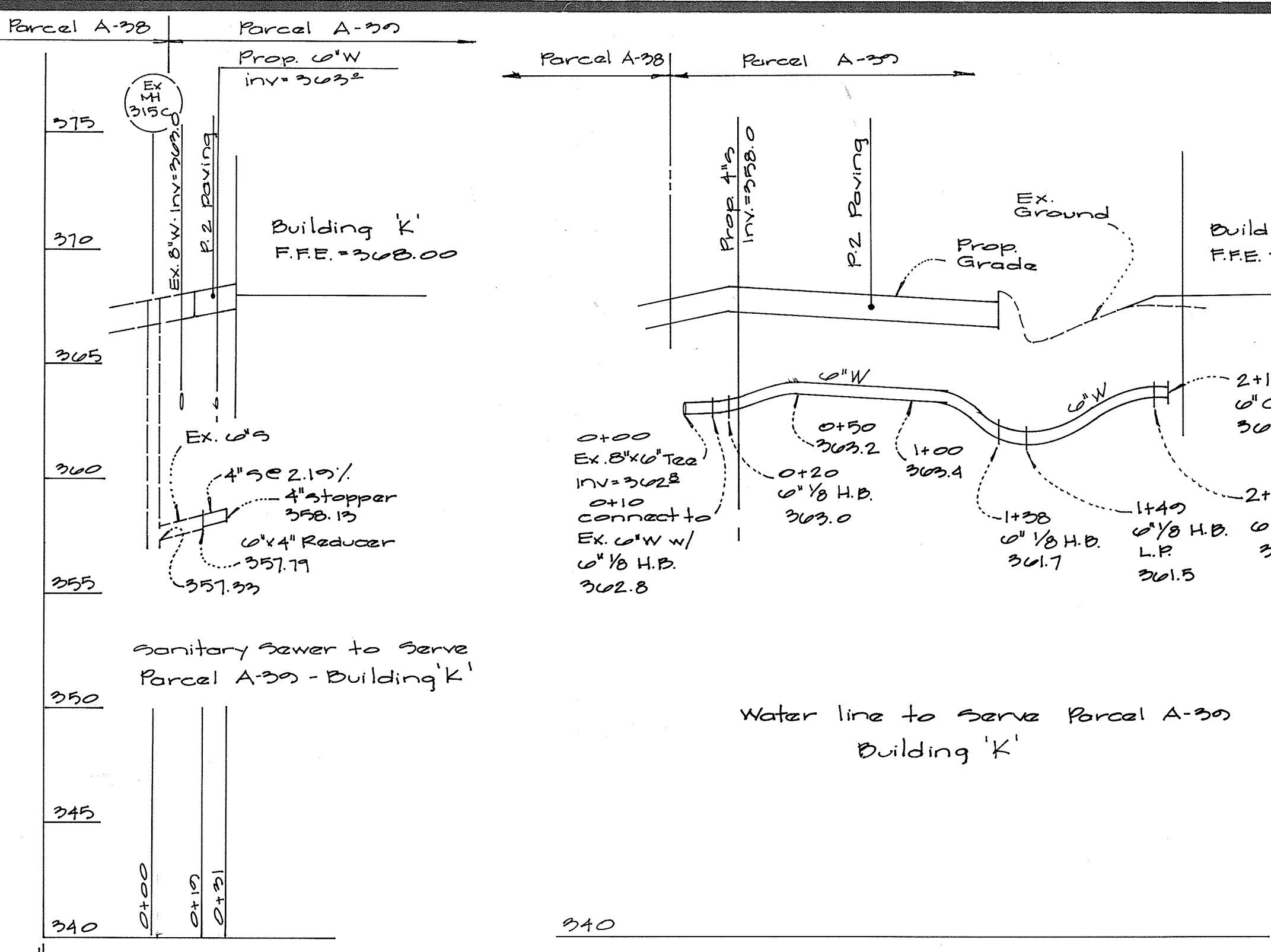
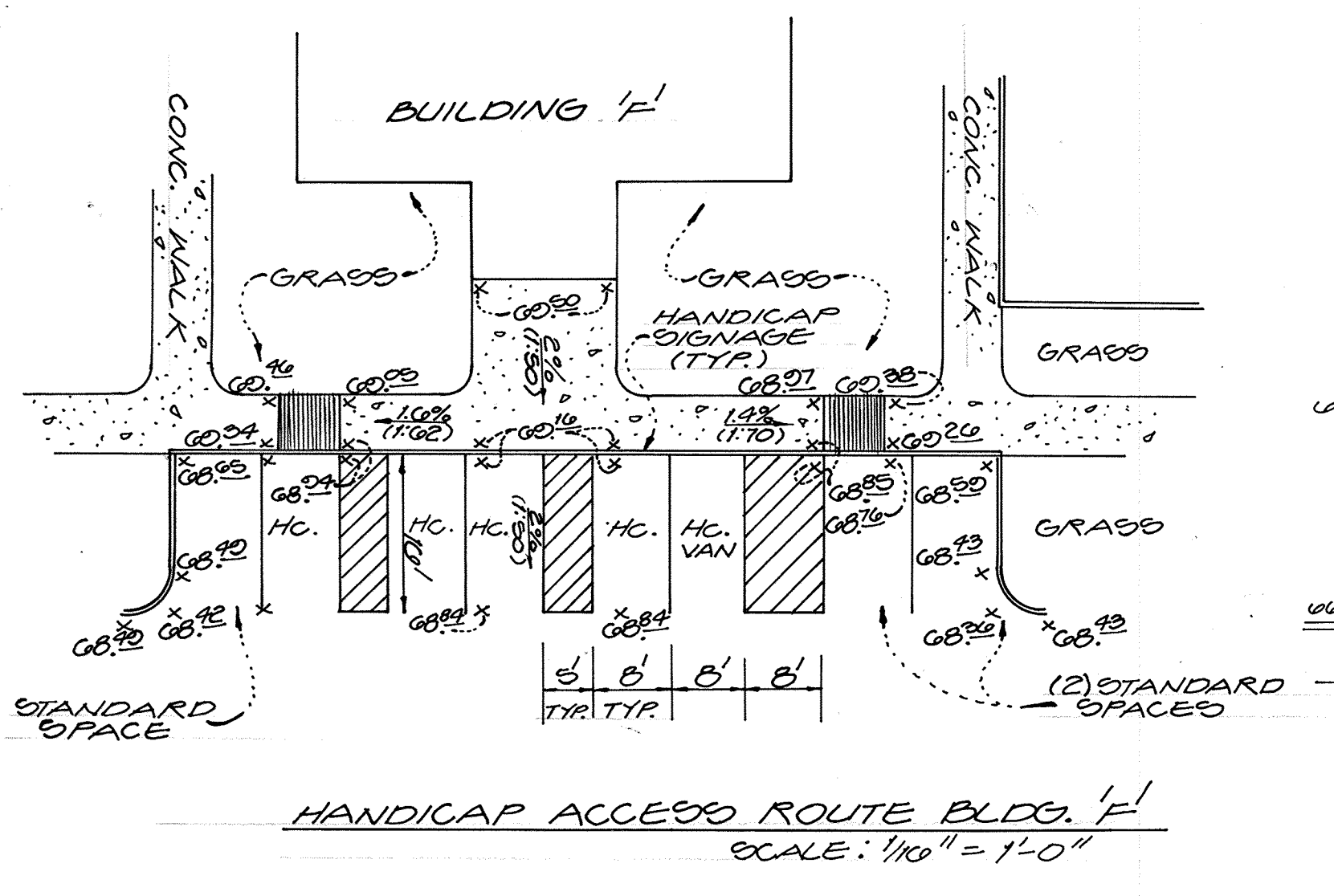
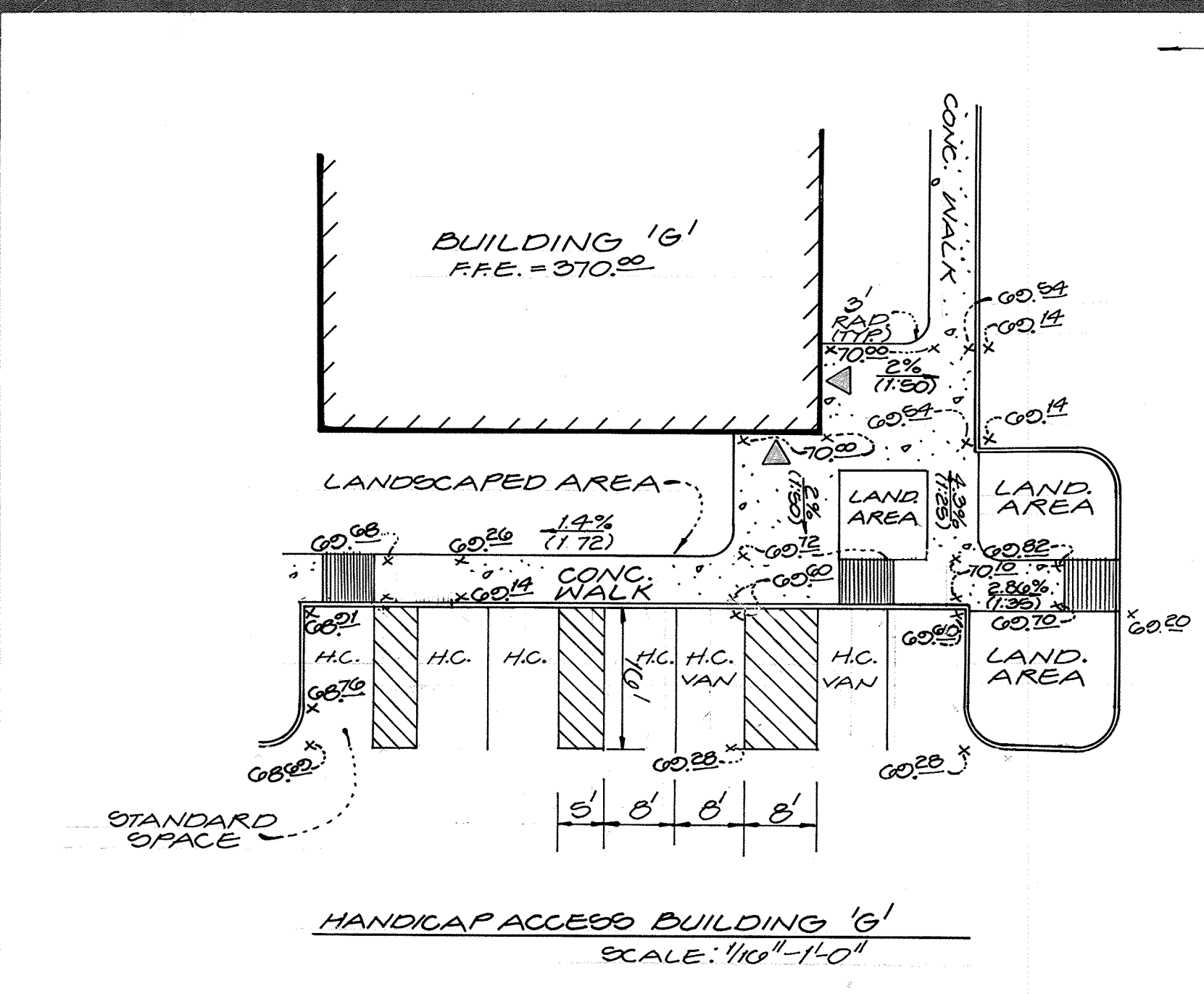
CURB RAMP DETAILS
GATEWAY COMMERCE CENTER
 PARCELS A-10 THRU A-23, A-30 THRU A-39, A-27, A-20, & A-32
 SNOWDEN SQUARE
 HOWARD COUNTY, MARYLAND

DES.	SCALE	ZONING	G.I.W. FILE NO.
M.J.T.	A3	B-2	91-055
DRN.	DATE	TAX MAP NO.	SHEET
M.S.J.	MAY 5, 1993	42	8 of 28
CHK.			

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



[Signature]



Str. No.	Type of Structure	Top of Structure	Invert	Invert	Detail Number
110	Manhole	303.20	307.50	304.04	G 5.12
120	"	305.00	309.50	309.00	"
121	A-10 Inlet	305.07	302.00	304.02	"
122	"	302.85	309.00	"	"

Str. No.	Type of Structure	Ex. Top of Structure	Prop. Top of Structure
Ex. 108A	Manhole	304.34	304.95
Ex. 100B	"	301.04	303.31
Ex. 115	"	302.73	303.70

Note: C.P.P. indicates corrugated double wall plastic pipe by Hancor (H-2) or ADS (N-12) or Eq.



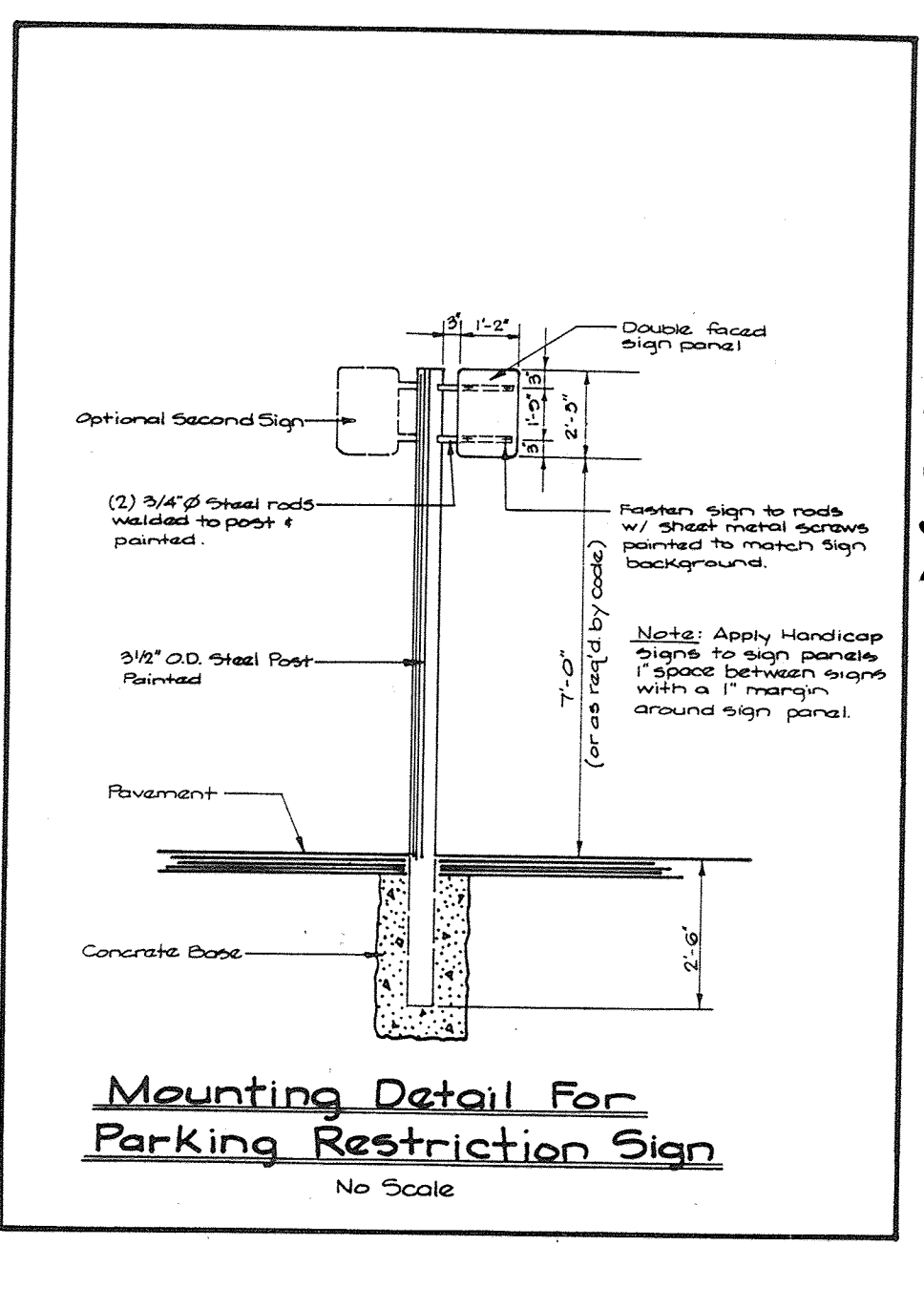
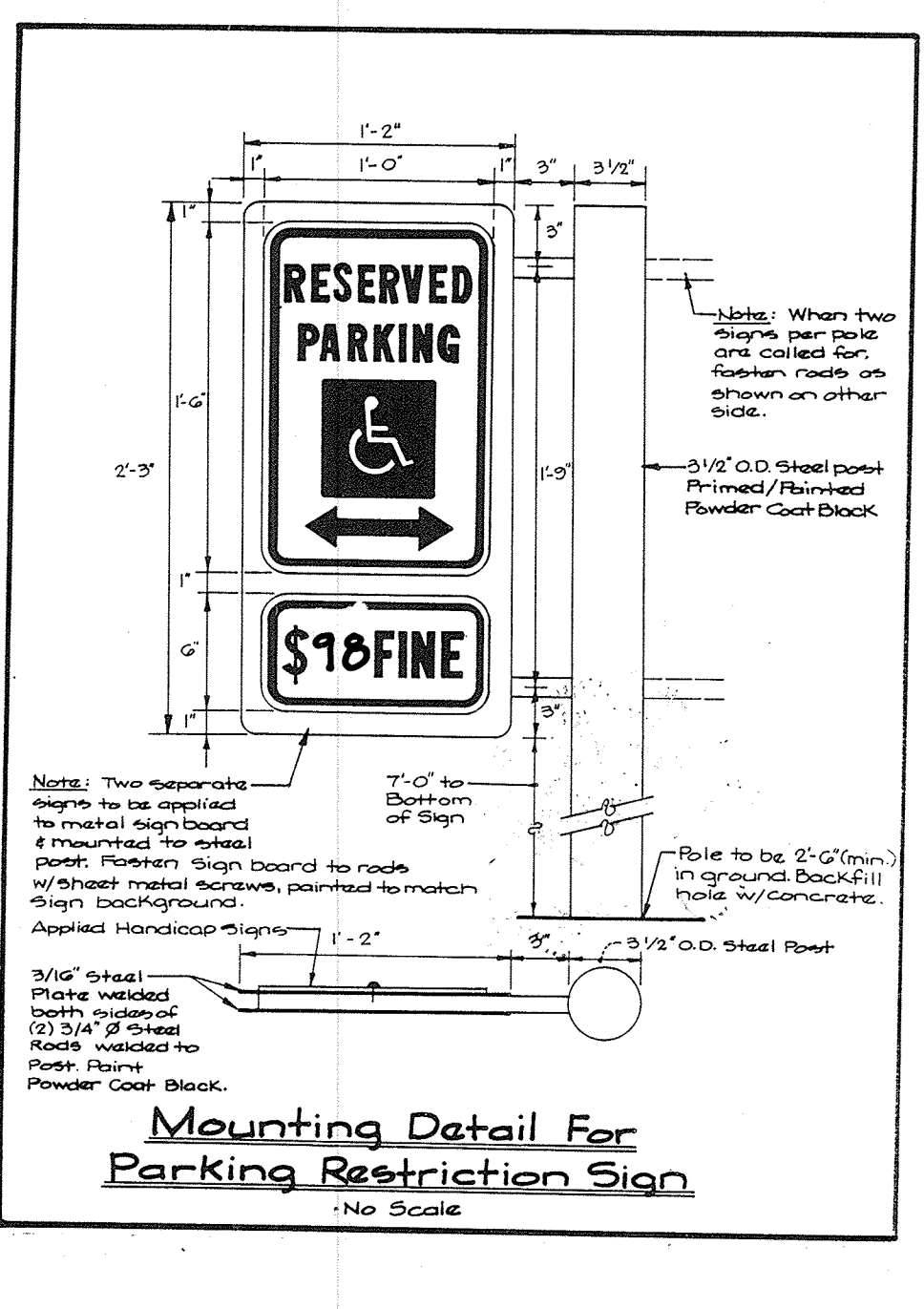
CK [Signature]

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER: [Signature] DATE: 7/29/93

APPROVED FOR PLANNING/REZONING
 CHIEF DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT: [Signature] DATE: 7/14/93

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS & PUBLIC ROADS, HOWARD COUNTY DEPT. OF PUBLIC WORKS
 [Signature] DATE: 7/18/93

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
 License No. 21443 Expiration Date: 12-21-18



NOTE: THIS REVISED PLAN (SDP 02-113R) SUPERSEDES THAT APPROVED SDP 02-113.

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

DATE	REVISION	BY	APP'R.
4/21/94	Add Hc Access, building 'K', utilities building 'K', schedules	MCF	

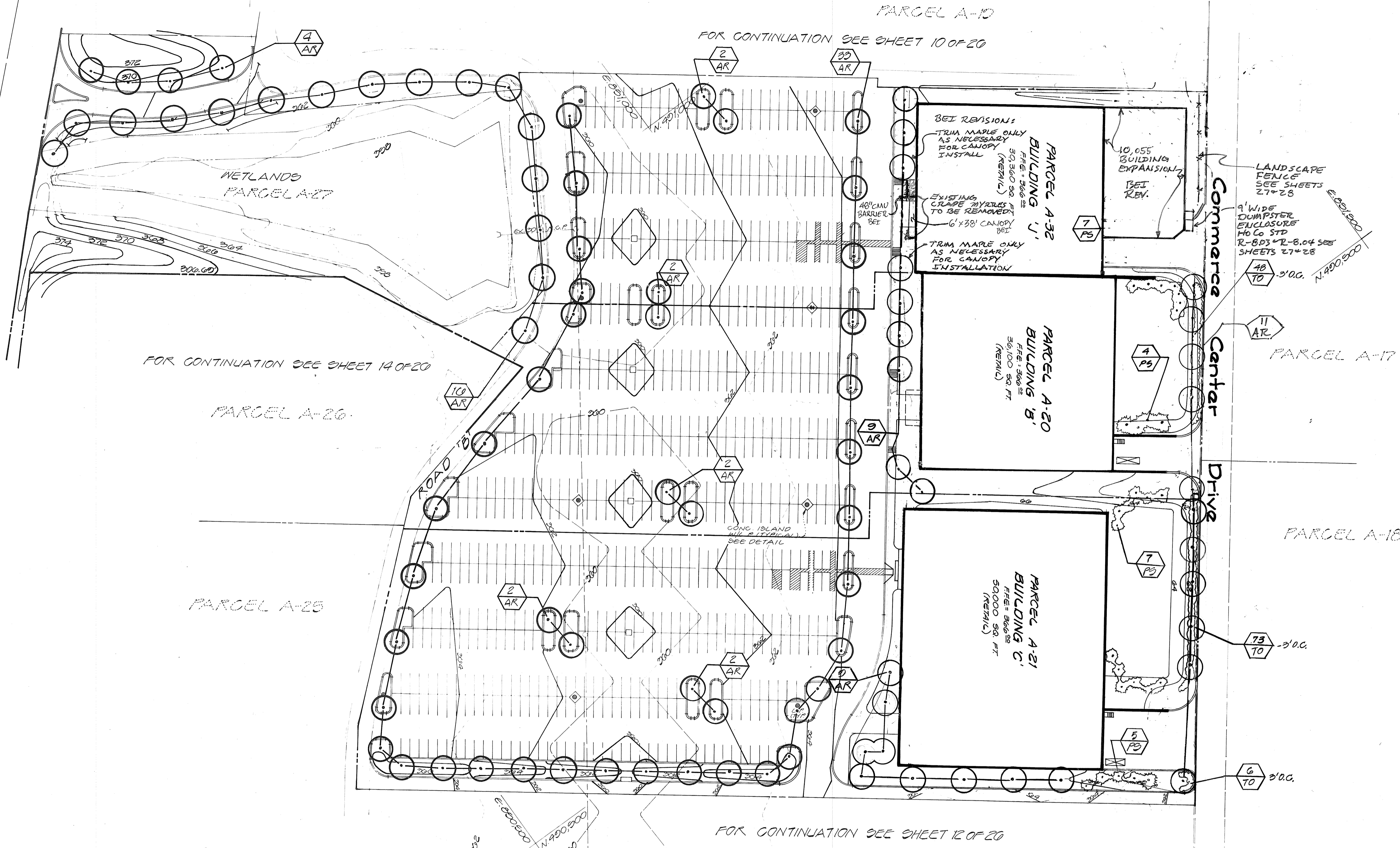
PREPARED FOR:
 THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
 THE ROUSE BUILDING
 1027 LITTLE PATRIKENT PKWY.
 COLUMBIA, MD. 21044
 (301)992-0027

CURB RAMP DETAILS
GATEWAY COMMERCE CENTER
 PARCELS A-10 THRU A-23, A-30 THRU A-39, A-27, A-20 & A-32
 SNOWDEN SQUARE
 HOWARD COUNTY, MARYLAND 6TH ELECTION DISTRICT

DES.:	SCALE	ZONING	G.L.W. FILE NO.
M.J.T.	AS SHOWN		91-055
DRN.:	DATE	TAX MAP NO.	SHEET
R.O.S.	MAY 16, 1993	42	9 OF 28
CHK.:			

NEW AS-BUILT SDP 92-113

SNOWDEN RIVER PARKWAY



SEE SHEETS 27 & 28 FOR PARCEL A-32 BUILDINGS SW/M DETAILS AND NOTES & LANDSCAPE NOTES & WALL DETAILS.

APPROVED FOR PUBLIC WATER & PUBLIC WASTEWATER SYSTEMS: HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER: *[Signature]* DATE: 11-7-92
 APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
 PLANNING & ZONING OFFICER: *[Signature]* DATE: 10/9/92
 CHIEF DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT
 APPROVED: FOR PUBLIC WATER & PUBLIC WASTEWATER SYSTEMS: HOWARD COUNTY DEPT. OF PUBLIC WORKS
 PUBLIC WORKS OFFICER: *[Signature]* DATE: 10/7/92
 CHIEF BUREAU OF ENGINEERING: *[Signature]* DATE: 10/7/92

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
 License No. 45572, Expiration Date: 06-08-18
 State of Maryland Professional Engineer Seal
 9/16/16 to 3/21/17 REVISIONS

"NO AS-BUILT INFORMATION IS PROVIDED ON THIS SHEET"
 State of Maryland Professional Engineer Seal
 7-31-18 AS-BUILT
 License No. 21443, Expiration Date: 12-31-18

State of Maryland Professional Engineer Seal
 State of Maryland Professional Engineer Seal
 9-21-92

"FOR LANDSCAPE PURPOSES ONLY"

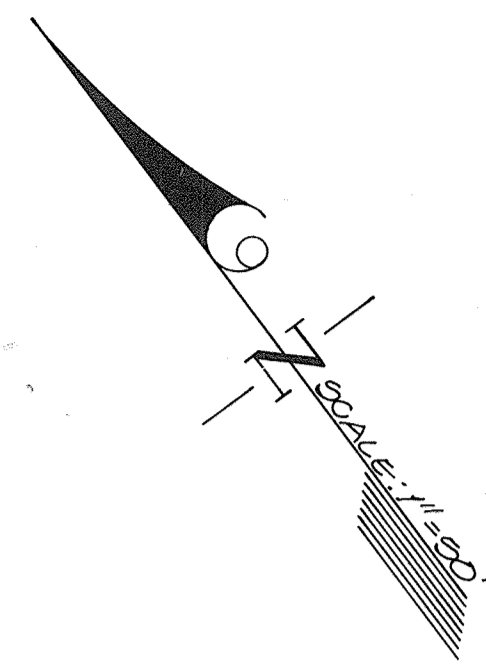
GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE SUITE 250 BURTONSVILLE OFFICE PARK BURTONSVILLE, MD 20866
 TELEPHONE (301)421-4024 NO. VA (301)989-2524 BALTO. (301)880-1820 FAX (301)421-4186

DATE	REVISION	BY	APP'R.
5-21-17	REVISE BLDG'S CANOPY & ADD CMU BARRIER	BEI	
4-4-17	REVISE CANOPY ON BLDG J. ADD CONCRETE SREWAIN	BEI	
4-12-16	Revision For Rear of Building "S"	BEI	
4-12-93	REVISED BLDG. CONFIGURATION & LOADING DOCKS & LANDSCAPING	HK	

PREPARED FOR:
 THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
 THE ROUSE BUILDING
 10275 LITTLE PATRIENT PKWY.
 COLUMBIA, MD. 21044
 (301)992-0027

LANDSCAPE PLAN
GATEWAY COMMERCE CENTER
 PARCELS A-10 THRU A-27, A-20 & A-32
 SNOWDEN SQUARE
 HOWARD COUNTY, MARYLAND 6TH ELECTION DISTRICT

CENSUS TR.	WATER CODE	SEWER CODE	DES.	SCALE	ZONING	G.L.W. FILE NO.
0007.00	E 0 0	4000000	K.W.H.	1" = 50'	B-2	01-055
			DRN.: E.H.D.			
			CHK.: G.K.G.	DATE: JUNE 9, 1992	TAX MAP NO. 42	SHEET 11 OF 28



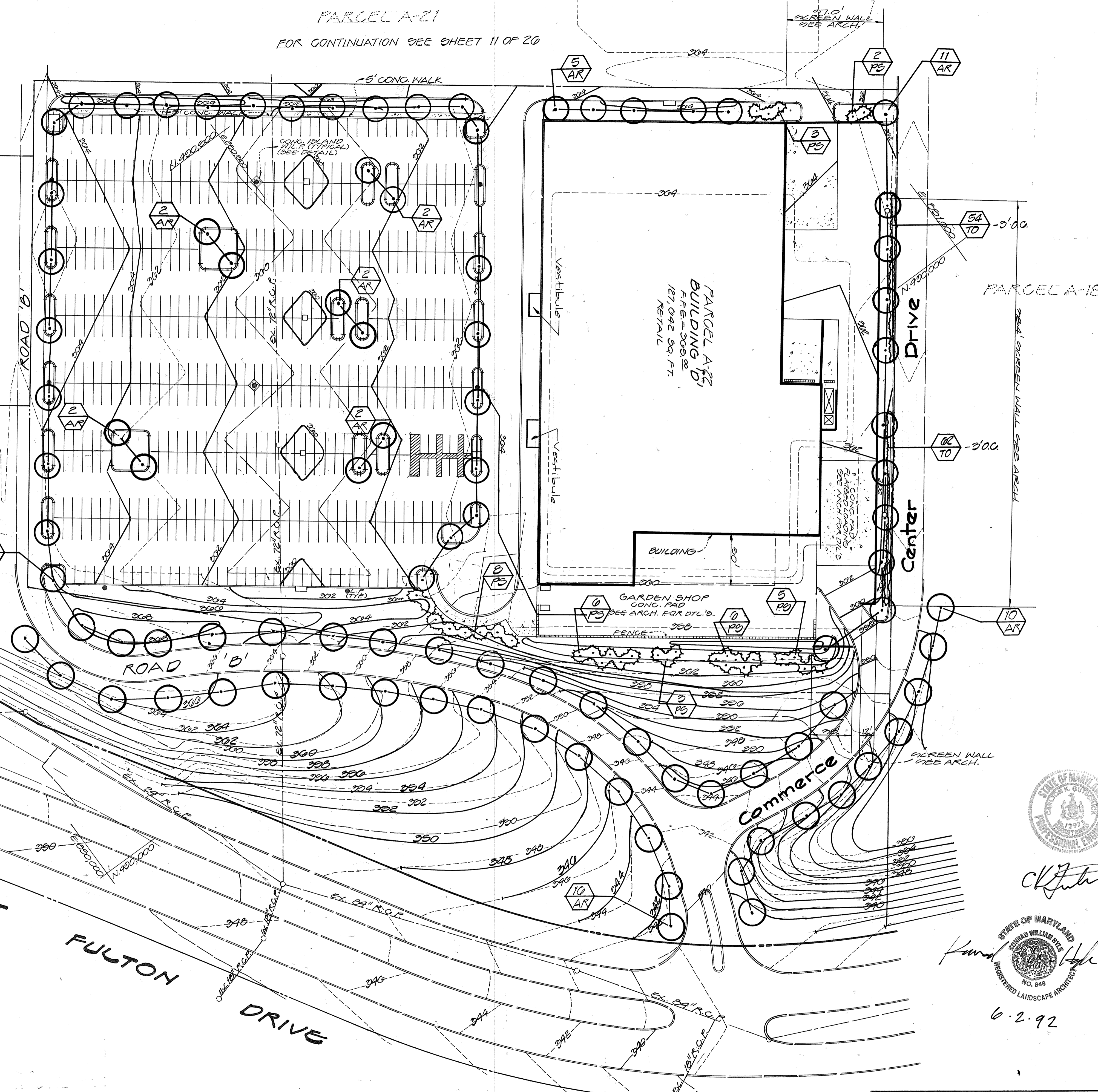
PARCEL A-21
FOR CONTINUATION SEE SHEET 11 OF 20

PARCEL A-25
FOR CONTINUATION SEE SHEET 14 OF 20

PARCEL A-24

FOR CONTINUATION SEE SHEET 13 OF 20

PARCEL A-23



ROBERT FULTON DRIVE

"FOR LANDSCAPE PURPOSES ONLY"

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER: *James P. Boyd* DATE: 10-7-92

APPROVED HOWARD COUNTY DEPT. OF PLANNING & ZONING
 PLANNING OFFICER: *Thomas J. Smith* DATE: 10/9/92

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS & PUBLIC ROADS, HOWARD COUNTY DEPT. OF PUBLIC WORKS
 ENGINEER: *James P. Boyd* DATE: 10/7/92

NO AS-BUILT INFORMATION IS PROVIDED ON THIS SHEET

STATE OF MARYLAND
 PROFESSIONAL ENGINEER
 NO. 21843
 7-31-15
 AS-BUILT

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
 License No. 21843 Expiration Date: 12-21-15

STATE OF MARYLAND
 PROFESSIONAL LANDSCAPE ARCHITECT
 NO. 848
 6-2-92

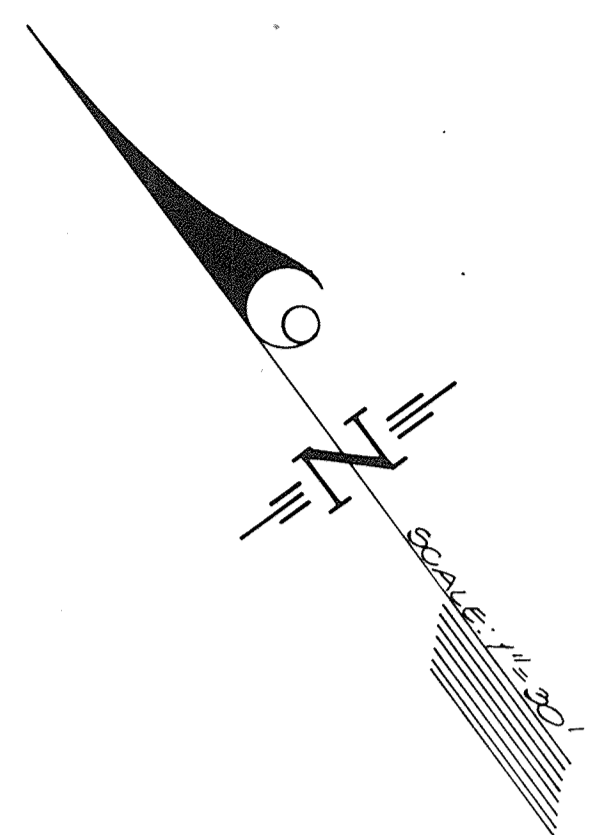
GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE SUITE 250 BURTONSVILLE OFFICE PARK BURTONSVILLE, MD. 20866
 TELEPHONE: (301)421-4024 NO. VA. (301)989-2524 BALTO. (301)880-1820 FAX (301)421-4186

DATE	REVISION	BY	APP'R.
12/13/02	Add Vestibules To Front of Building	F.M.M.	
2/11/07	ADD SCREEN WALLS TO LOBBY AREA & LOBBY DEPENDENT AREAS	W.P.J.	
3-17-03	REVISE BUILDING & PARKING, LANDSCAPING	END	

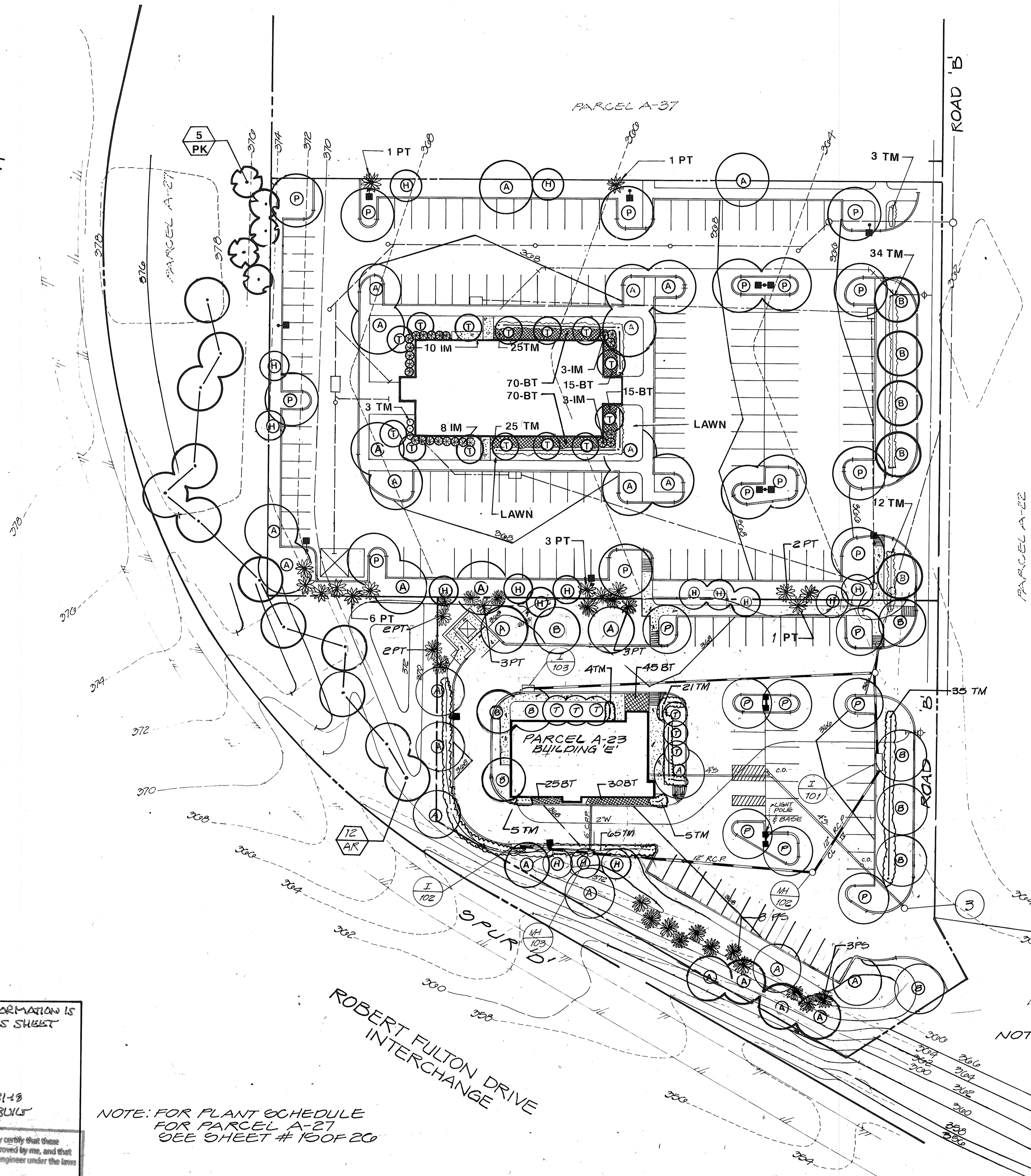
PREPARED FOR:
 THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
 THE ROUBE BUILDING
 10270 LITTLE PATUKENT PKWY.
 COLUMBIA, MD. 21044
 (301)992-0027

LANDSCAPE PLAN
GATEWAY COMMERCE CENTER
 PARCELS A-19 THRU A-27, A-29 & A-32
 HOWARD COUNTY, MARYLAND

DES.	SCALE	ZONING	G.L.W. FILE No.
KWH	1" = 50'	B-2	01-055
DRN.	DATE	TAX MAP No.	SHEET
END	JUNE 3, 1992	42	12 OF 20
CHK.	WATER CODE	SEWER CODE	
	E 00	4-000000	



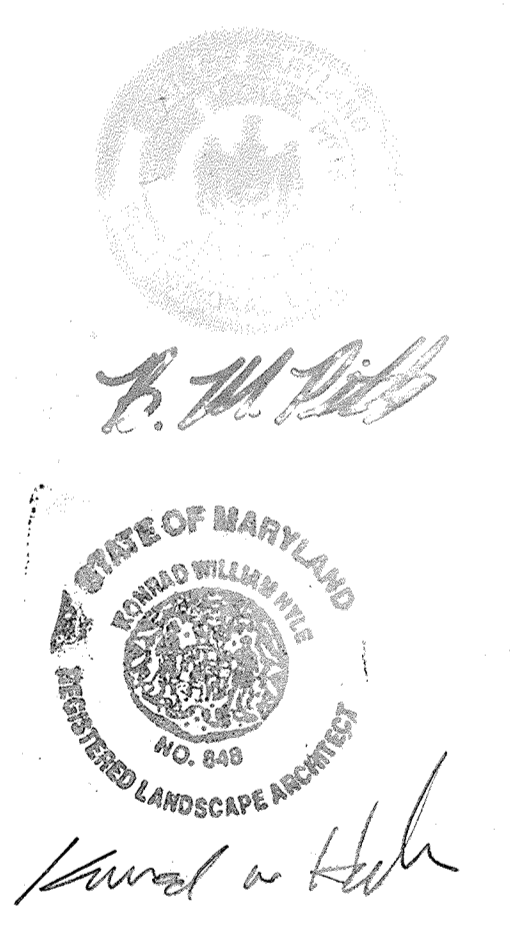
SNOWDEN RIVER PARKWAY



Plant Schedule
FOR PARCELS A-23 & A-30

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

FOR CONTINUATION SEE SHEET 12 OF 20



APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER: *George M. Boyd* DATE: 8/13/93

APPROVED HOWARD COUNTY DEPT. OF PLANNING & ZONING
 DIRECTOR: *James R. Keller* DATE: 8/16/93
 CHIEF DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT: *Richard Blotzel* DATE: 8/16/93

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS & PUBLIC ROADS, HOWARD COUNTY DEPT. OF PUBLIC WORKS
 ENGINEER: *James P. Law* DATE: 8/10/93
 CHIEF, BUREAU OF ENGINEERING: *James P. Law* DATE: 8/10/93

NO AS-BUILT INFORMATION IS PROVIDED ON THIS SHEET

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
 License No. 21443, Expiration Date: 12-21-18

NOTE: FOR PLANT SCHEDULE FOR PARCEL A-27 SEE SHEET # 15 OF 20

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

"FOR LANDSCAPE PURPOSES ONLY"

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

DATE	REVISION	BY	APPR.
10-10-01	REVISIONS PER DRIVE THRU ADDITION		
12-16-93	REVISE LANDSCAPE PLANTING PARCEL A-23		
7/23/93	REV. LANDSCAPING OLD PARCEL A-24 TO NEW PARCEL A-30		

PREPARED FOR:
 THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
 THE ROUSE BUILDING
 10276 LITTLE PATUXENT PKWY
 COLUMBIA, MD. 21044
 (301)292-9027

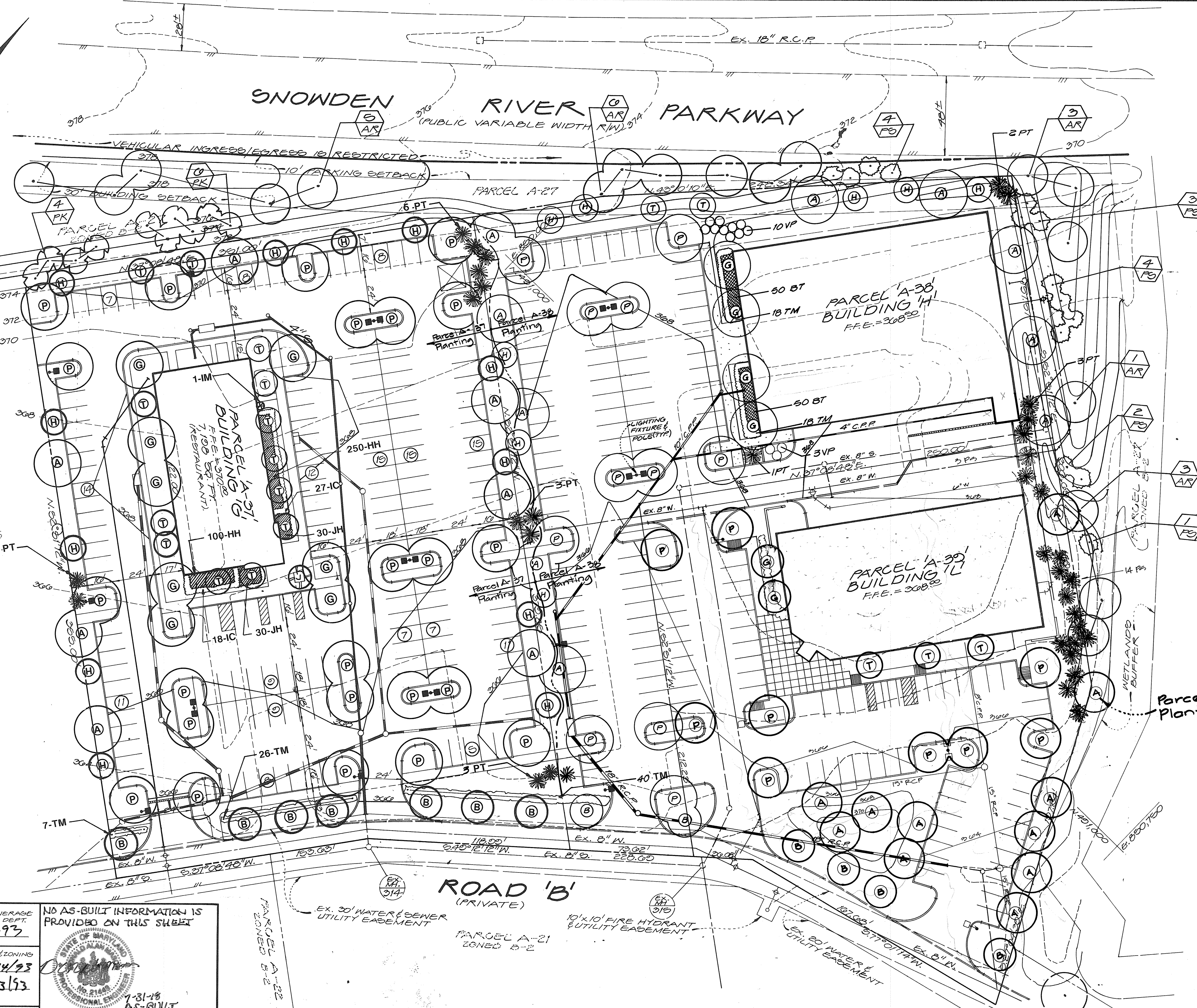
LANDSCAPE PLAN
GATEWAY COMMERCE CENTER
 PARCELS A-19 THRU A-23, A-30 THRU A-32, A-27, A-29, A-32
 SNOWDEN SQUARE
 HOWARD COUNTY, MARYLAND
 6TH ELECTION DISTRICT

DESIGNER	SCALE	ZONING	GLW FILE NO.
M. J. T.	1"=30'	B-2	91-089
DATE	TAX MAP NO.	SHEET	
MAY 12, 1995	72	13 OF 28	

AS-BUILT *NEW* SDP-92-113

Key	Qty.	Botanical/Common Name	Size	Remarks
Shade				
A	20	Acer Rubrum "October Glory"/ October Glory Red Maple	3-3 1/2" Cal.	B & B Branches 6'-0"
G	14	Gleditsia Triacanthos Inermis Haha/Haha Honeylocust	3-3 1/2" Cal.	B & B Branches 6'-0"
P	40	Plantanus Acerifolia/ London Plane Tree	3-3 1/2" Cal.	B & B Branches 6'-0"
Ornamental				
B	10	Pyrus Calleryana 'Aristocrat'/ Aristocrat Pear	3-3 1/2" Cal.	B & B Branches 6'-0"
T	17	Prunus Cerasifera 'Thundercloud'/ Purpleleaf Flowering Plum	3-3 1/2" Cal.	B & B Full Heads
H	20	Ornithogalum 'Lavalie'/ Lavalie Hawthorne	3-3 1/2" Cal.	B & B
J	1	ACER PALMATUM 'BLOODGOOD' 5'-3 1/2" BLOODGOOD JAPANESE MAPLE	CAL.	B & B
PT	20	Pinus Thunbergii/ Black Pine	3-3 1/2" Cal. 8-10' Hgt.	B & B
Shrubs				
TM	152	Taxus Media Densiflora/ Dense Yew	24-30" SPD.	B & B 3' OC
BT	100	Berberis Thunbergii a.n./ Crimson Pygmy Barberry	15-18" SPD.	B & B 3' OC
IM	1	Ilex X Meserriana/ Blue Gift Holly	4-5' Hgt.	B & B Heavy
IC	45	ILEX ORENATA 'GREEN LUSTER' 18-24" GREEN LUSTER HOLLY		
HH	350	HEDERA HELIX 'BALTICA' 4" POT ENGLISH IVY		
JH	60	JUNIPERUS HORIZONTALIS 'BLUE CHIP' 18-24" SPD. BLUE CHIP JUNIPER	CONT.	B & B
VP	13	VIBURNUM PUCATON TOMENTOSUM 'MARIENII' DOUBLEFILE VIBURNUM	3-4' HGT	B & B
PS	32	Pinus Strobus/ WHITE PINE	5-6' HGT	B & B

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



APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPT.
 COUNTY HEALTH OFFICER: *[Signature]* DATE: 7-9-93
 APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
 DIRECTOR: *[Signature]* DATE: 7/14/93
 CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT: *[Signature]* DATE: 7/13/93
 APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, STORM DRAINAGE SYSTEMS & PUBLIC ROADS, HOWARD COUNTY DEPT. OF PUBLIC WORKS
 DIRECTOR: *[Signature]* DATE: 7/8/93
 CHIEF, BUREAU OF ENGINEERING: *[Signature]* DATE: 7/8/93

NO AS-BUILT INFORMATION IS PROVIDED ON THIS SHEET
 PROFESSIONAL CERTIFICATION: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
 License No. 21463 Expiration Date: 12-31-15

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

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

PREPARED FOR:
 THE HOWARD RESEARCH & DEVELOPMENT CORP.
 THE ROUSE BUILDING
 10878 LITTLE PATUKENT PKWY.
 COLUMBIA, MD. 21044
 (301)502-0027

LANDSCAPE PLAN
GATEWAY COMMERCE CENTER
 PARCELS A-10 THRU A-23, A-30 THRU A-39, A-27, A-20 & A-32
 SNOWDEN SQUARE
 HOWARD COUNTY, MARYLAND
 6TH ELECTION DISTRICT

DES.:	SCALE	ZONING	G.L.W. FILE No.
	1"=30'	B-2	91-000
DRN.:	DATE	TAX MAP No.	SHEET
M.S.-J.	MAY 9, 1993	42	14 of 28

NOTE: FOR PLANT SCHEDULE FOR PARCEL A-27 SEE SHT. No. 10

NOTE: THIS REVISED PLAN (SDP 92-113R) SUPERSEDES THAT APPROVED UNDER SDR 92-113 SEE SHEET 15 FOR NOTES & DETAILS

PLANTING SPECIFICATIONS
PLANT MATERIALS AND PLANTING METHODS

A. Plant Materials

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

1. Plant Names

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

2. Plant Standards

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

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

3. Plant Measurements

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

4. Plant Identification

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

5. Plant Inspection

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

B. Planting Methods

1. Planting Seasons

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

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

2. Digging

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

3. Excavation of Plant Pits

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

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

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

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

4. Staking, Guying and Wrapping

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

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

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

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

5. Plant Pruning, Edging and Mulching

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

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

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

6. Plant Inspection and Acceptance

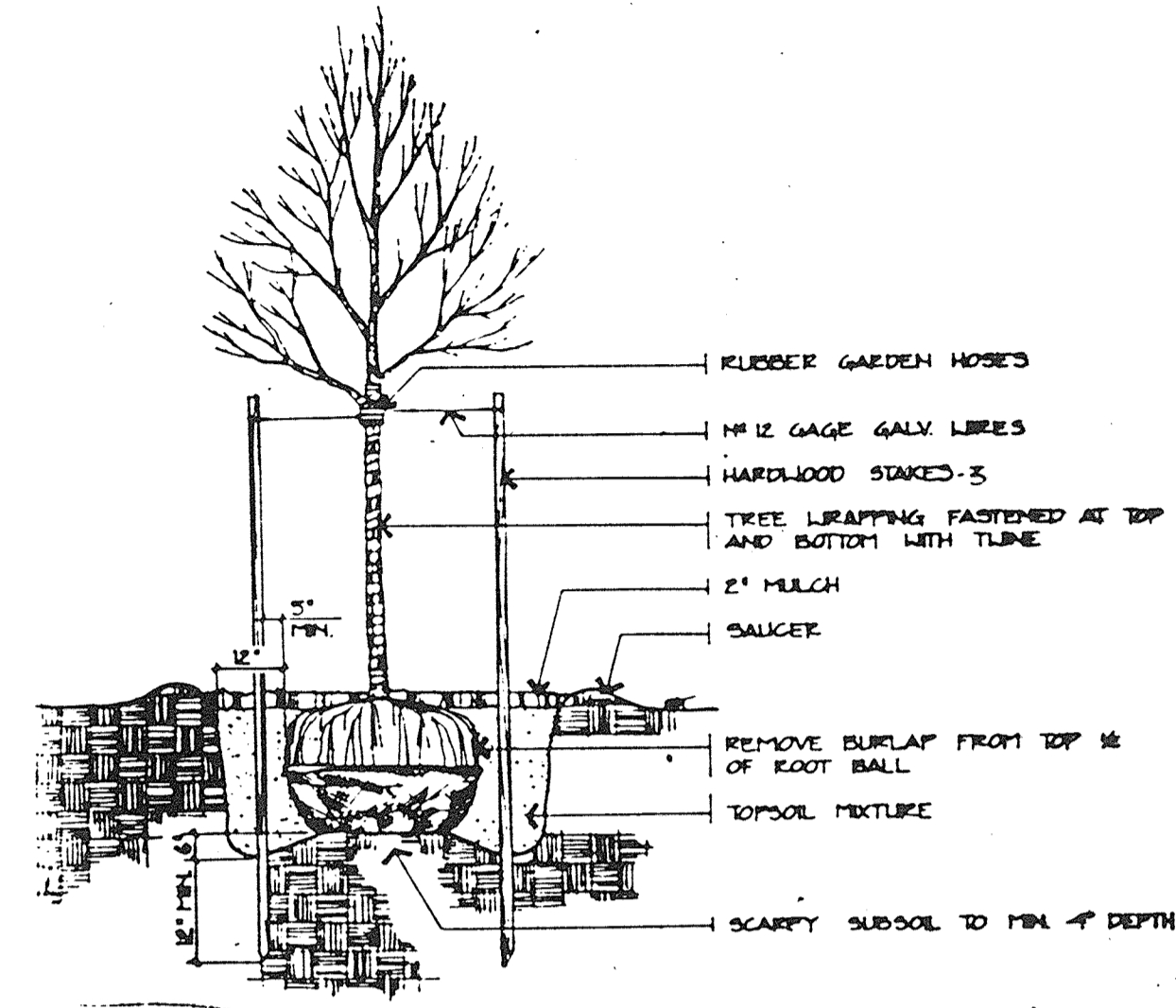
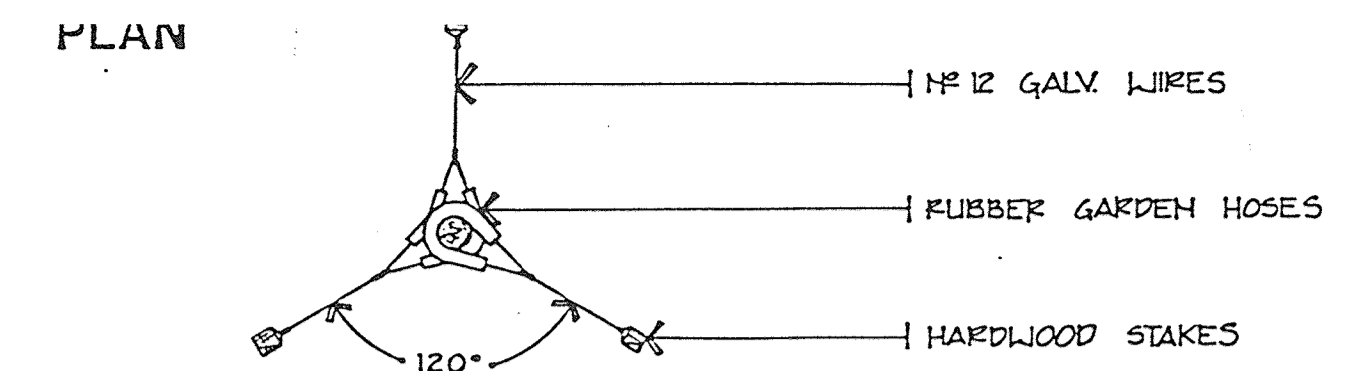
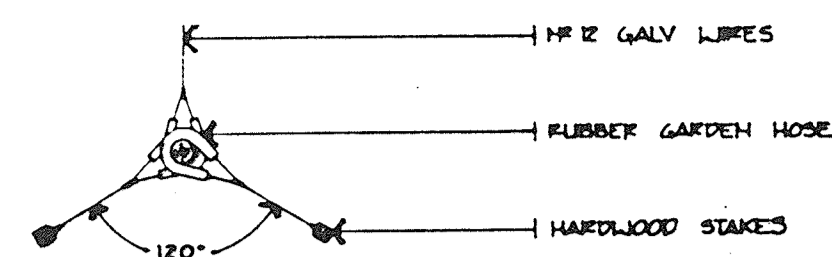
The ARC shall be responsible for inspecting all planting projects on a periodic basis to assure that all work is proceeding in accordance with the approved plans and specifications.

7. Plant Guarantee

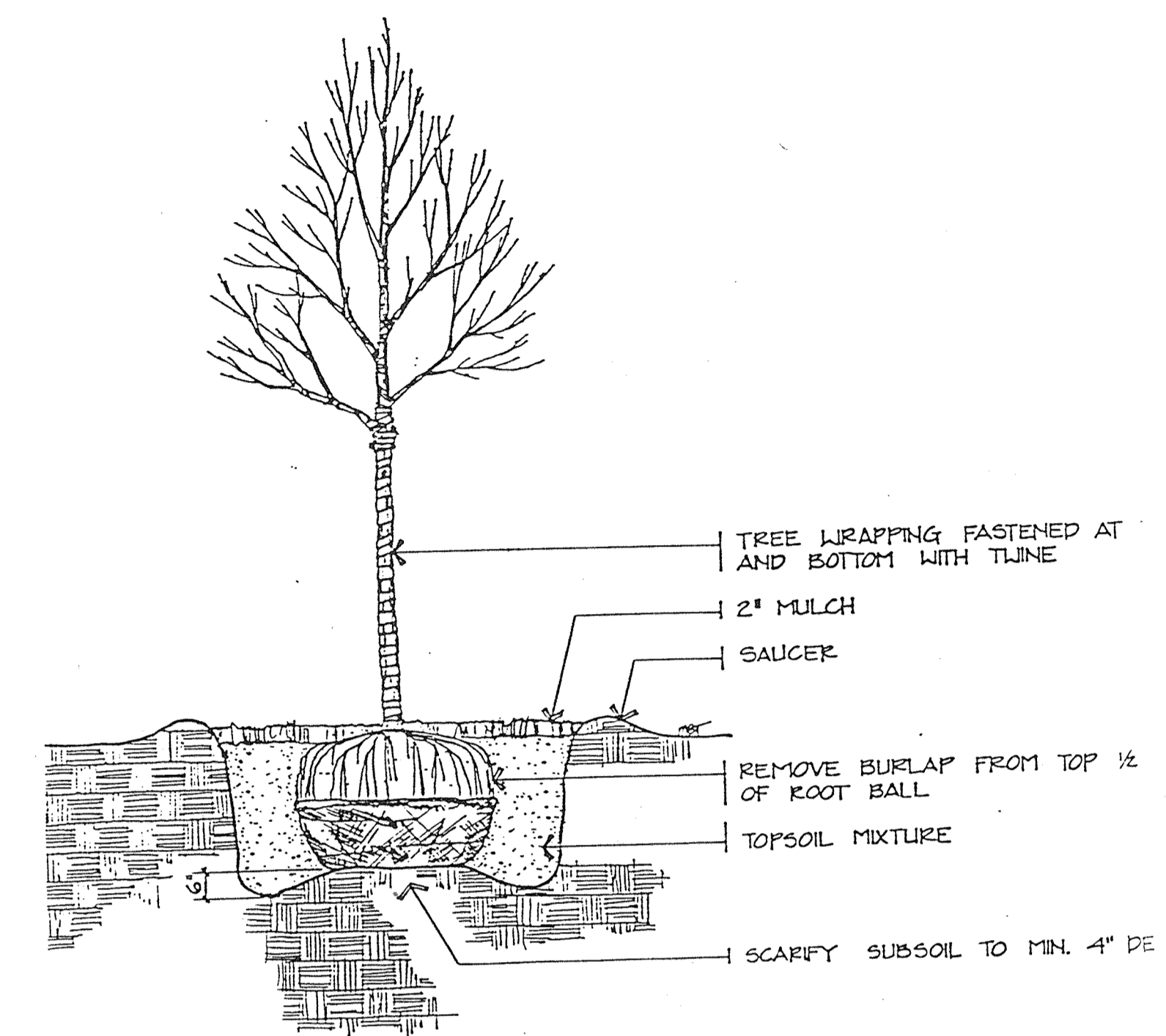
All plant material shall be guaranteed for the duration of one full growing season, after final inspection and acceptance of the work in the planting project. Plants shall be alive and in satisfactory growing condition at the end of the guarantee period.

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

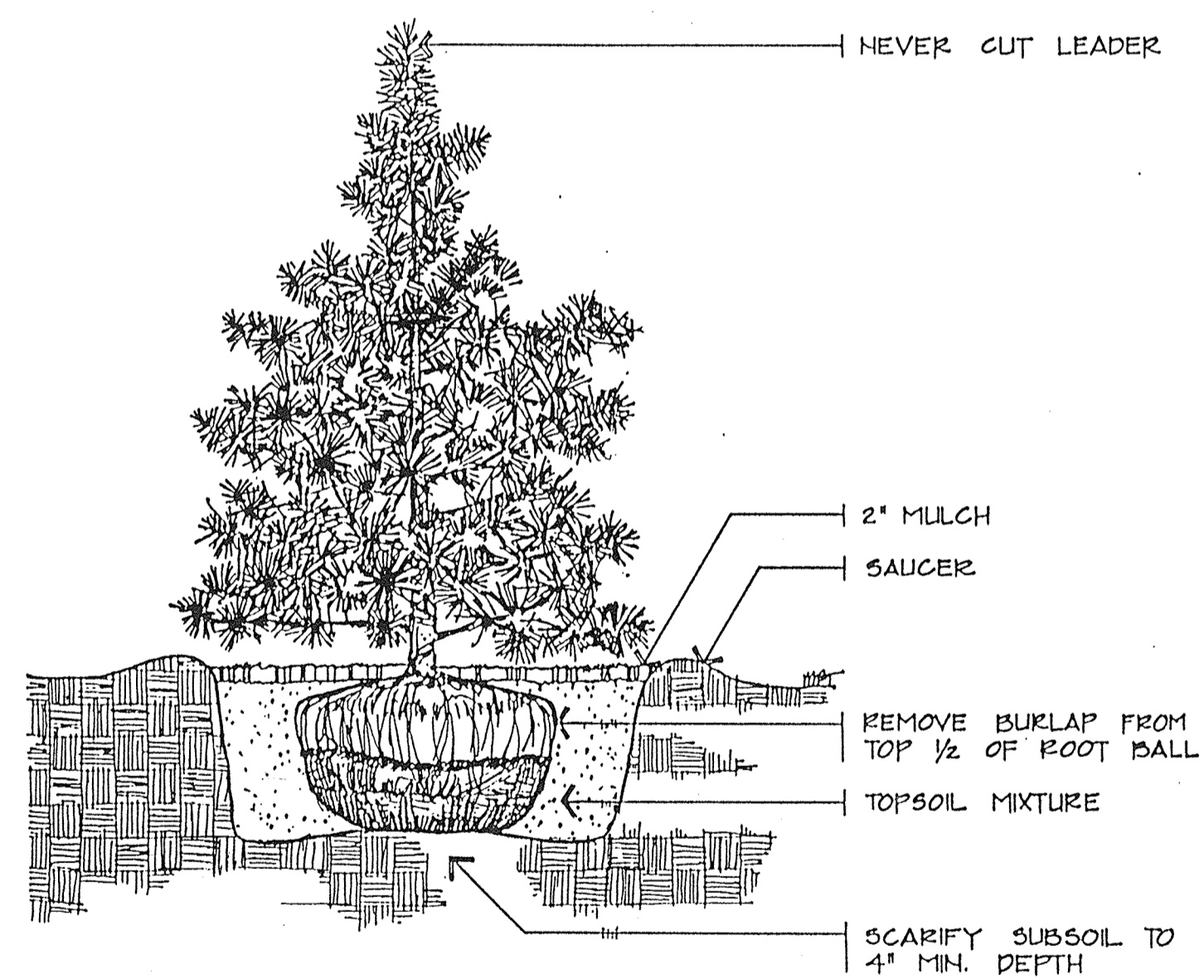
b. Guarantee for planting performed after the specified end of the "Spring" planting season, shall be extended through the end of the next following "Spring" planting season.



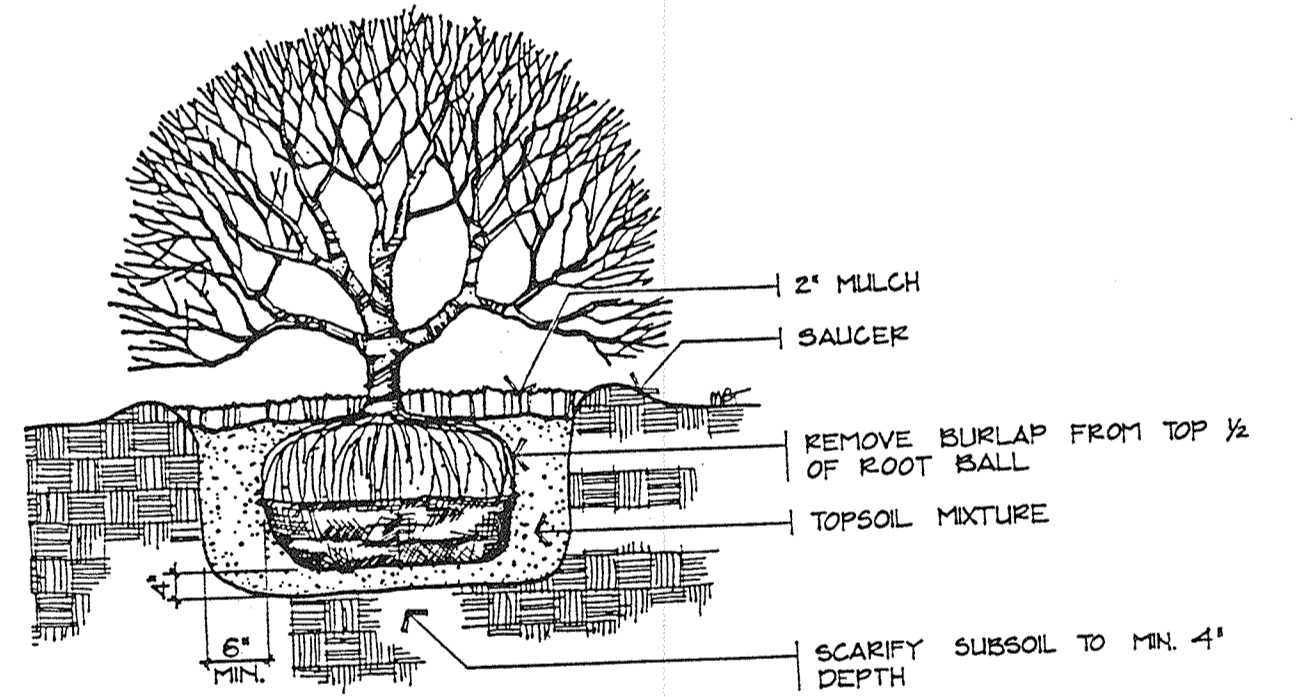
TYPICAL DECIDUOUS TREE PLANTING & STAKING
3" CALIPER AND SMALLER
NO SCALE



TYPICAL DECIDUOUS TREE PLANTING
NO SCALE



TYPICAL EVERGREEN TREE PLANTING
NO SCALE



TYPICAL B+B SHRUB PLANTING
NO SCALE

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

Key	Qty.	Botanical/Common Name	Size	Remarks
AR	246*	Acer Rubrum/Red Maple	3-3 1/2" Cal. 14-16' Ht.	B&B
PS	91*	Pinus Strobus/White Pine	3-3 1/2" Cal. 10-12' Ht.	B&B
IO	8	Ilex Opaca/American Holly	6-8' Ht.	B&B
PK	15	Prunus Serrulata 'Kwanzan' / Kwanzan Flowering Cherry	3-3 1/2" Cal. 10-12' Ht.	B&B
TO	434*	Thuja Occidentalis 'Nigra' Dark American Arborviate	3-4' Ht.	B&B

Note: The size, type, location and number of trees shown on these plans are subject to the review of the HRD Architectural Review Committee.
* 4AR, 15PS AND 40 TO BE REPLACED AT REAR OF BUILDING'S WITH LANDSCAPE FENCE. SEE DETAIL SHEET 28.



APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 [Signature] 7/9/93
 COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature] 7/14/93
 DIRECTOR

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS & PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 [Signature] 7/8/93
 DIRECTOR

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

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
 License No. 21463, Expiration Date: 12-21-18

"NO AS-BUILT INFORMATION IS PROVIDED ON THIS SHEET."

Professional Engineer seal for the State of Maryland, with a signature and date 7-31-18 AS-BUILT.

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)989-2524 BALTO. (301)860-1820 FAX (301)421-4166

DATE	REVISION	BY	APPR.
9-15-16	Revise landscape chart for Building 'S' Expansion	BEF	

PREPARED FOR:
 THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
 THE ROUSE BUILDING
 10275 LITTLE PATIENT PARKWAY
 COLUMBIA, MD. 21044
 (301) 992-0027

LANDSCAPE NOTES & DETAILS
GATEWAY COMMERCE CENTER
 PARCELS A-19 THRU A-23, A-30 THRU A-32, A-27, A-20 & A-32
 SNOWDEN SQUARE
 HOWARD COUNTY, MARYLAND 6TH ELECTION DISTRICT

GENBSTR	WATER CODE	SEWER CODE
606703	EOG	490000

DES.:	SCALE	ZONING	G.L.W. FILE No.
	AS SHOWN	B-2	91-055

DRN.:	DATE	TAX MAP No.	SHEET
LH	MAY 5 1993	42	15 OF 28

INLET SEDIMENT TRAP #3A
 DRAINAGE AREA = 0.87 AC.
 STORAGE REQUIRED = 1666 C.F.
 (0.87 x 1800 C.F./AC.)
 STORAGE PROVIDED = 1614 C.F.
 LIMIT OF STORAGE = 361.20
 BOTTOM OF TRAP = 358.20
 CLEANOUT ELEV. = 350.70

GEAPE II, INC.
 PARCEL A-18
 EXISTING DEVELOPMENT

GEAPE II, INC.
 PARCEL A-21
 (UNDEVELOPED)

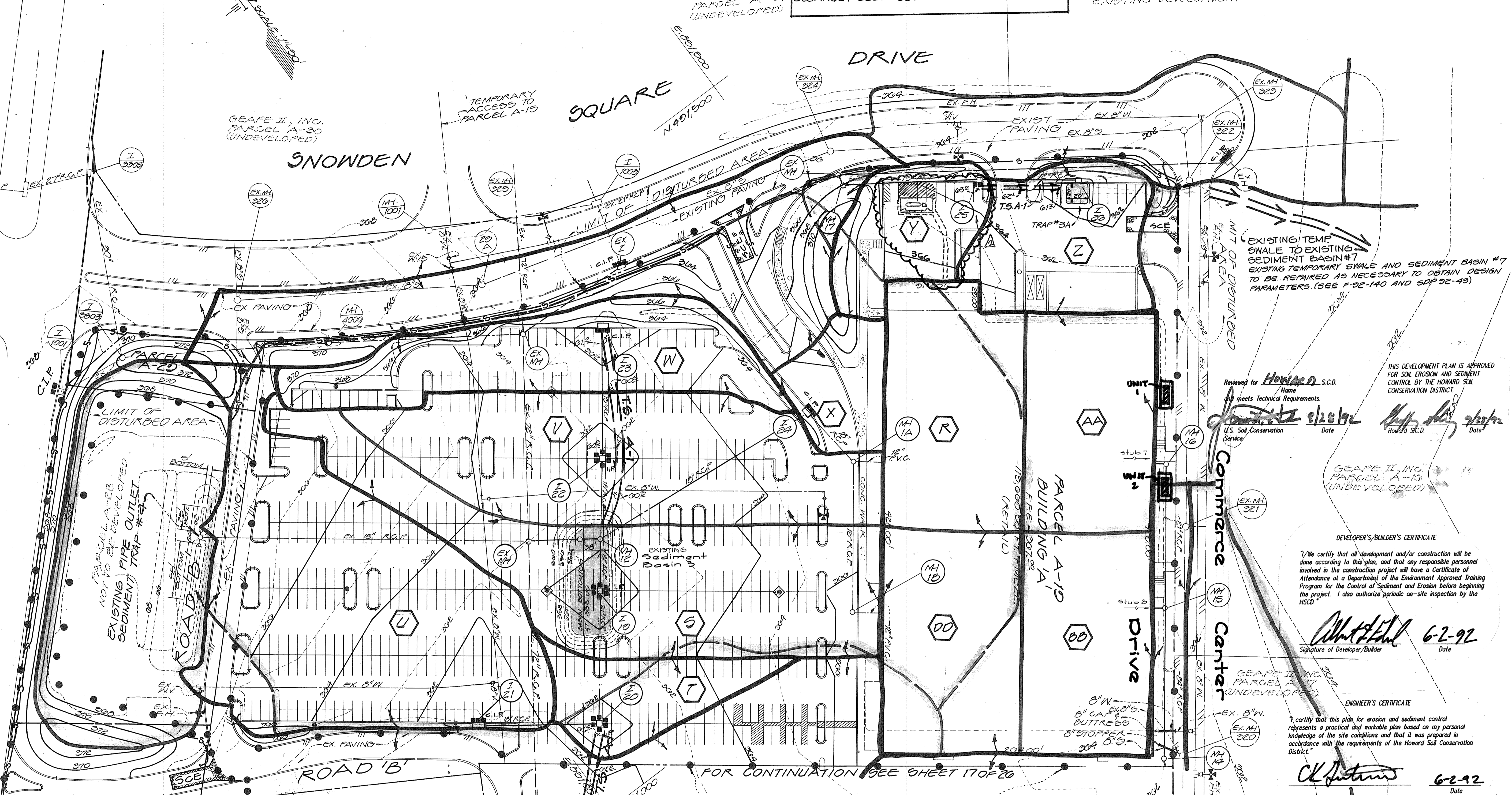
SNOWDEN RIVER PARKWAY

SQUARE DRIVE

SNOWDEN

EXISTING PIPE OUTLET SEDIMENT TRAP #4
 DRAINAGE AREA = 1.19 AC.
 STORAGE REQUIRED = 2142 C.F.
 (1.19 x 1800 C.F./ACRE)
 STORAGE PROVIDED = 6246 C.F.
 LIMIT OF STORAGE = 364.0
 CLEAN OUT ELEV. = 362.0
 BOTTOM OF TRAP = 300.0
 (F-92-140)

DRAINAGE AREA DATA				
D.A.	AREA	AREA	AREA	C
	PAVED	UNPAVED	GRASS	
S	1.38	1.27	0.06	0.82
T	0.32	0.31	0.01	0.84
U	1.72	1.30	0.33	0.72
V	1.21	1.13	0.08	0.80
W	0.78	0.51	0.27	0.84
X	0.24	0.11	0.13	0.96
Y	0.34	0.22	0.12	0.82
Z	0.53	0.40	0.07	0.75
AA	0.09	0.09	0	0.86
BB	0.09	0.09	0	0.85
CC	0.09	0.09	0	0.83
R	0.71	0.71	0	0.83



Reviewed for **Howard S.C.D.**
 Name
 and meets Technical Requirements
 Date: 6/28/92
 Date: 6/28/92

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

GEAPE II, INC.
 PARCEL A-18
 (UNDEVELOPED)

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

Signature of Developer/Builder
 Date: 6-2-92

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

Signature of Engineer
 Date: 6-2-92

EXISTING Sediment Basin 3 (Type I Sediment Basin) (F-92-140)
 Drainage Area = 6.00 ac.
 Storage Required (6.00 x 1800) = 10,800 c.f.
 Storage Provided = 441 c.f.
 Riser = 24' (Existing) Barrel = 15' (Existing)
 Basin Bottom Elev. = 353.00
 Limit of Storage = 354.00 (Riser Crest Elev.)
 Cleanout Elev. = 354.50

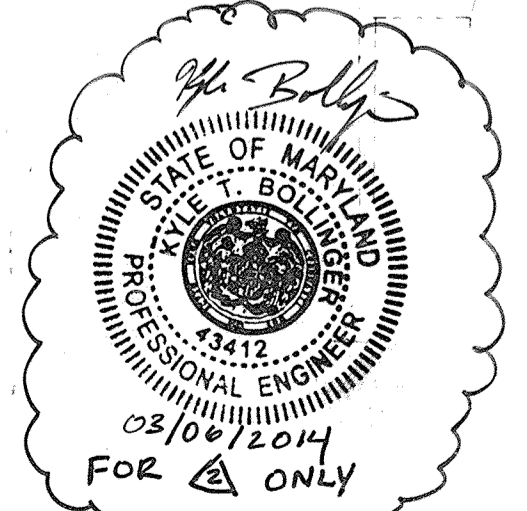
APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPT.
 Date: 10-7-92

APPROVED, HOWARD COUNTY DEPT. OF PLANNING & ZONING
 Date: 10/9/92

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS & PUBLIC ROADS, HOWARD COUNTY DEPT. OF PUBLIC WORKS
 Date: 10/7/92

NO AS-BUILT INFORMATION IS PROVIDED ON THIS SHEET
 7-31-18 AS-BUILT

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
 License No. 21443 Expiration Date: 12-21-19



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

FOR SEDIMENT CONTROL PURPOSES ONLY.
 Sediment Control/Drainage Area Map

GATEWAY COMMERCE CENTER
 PARCEL A-19 THRU A-27, A-28 & A-32
 SNOWDEN SQUARE
 6TH ELECTION DISTRICT

DES.	SCALE	DATE	G.L.W. FILE NO.
d.e.v.	1"=50'	B-2/M-1	01-055
DRN.			
d.e.v./l.i.h.		TAX MAP NO.	SHEET
CHK: c.k.g.	June 3, 92	42	16 of 28

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.
3.5.14	LOCATE 2 MECHANICAL UNITS @ N.E. SIDE		
	ADD ONE (1) 100 GAL. PLUMBING TANK, DISPENSER, AND RECTANGULAR INCH.		

SNOWDEN RIVER PARKWAY

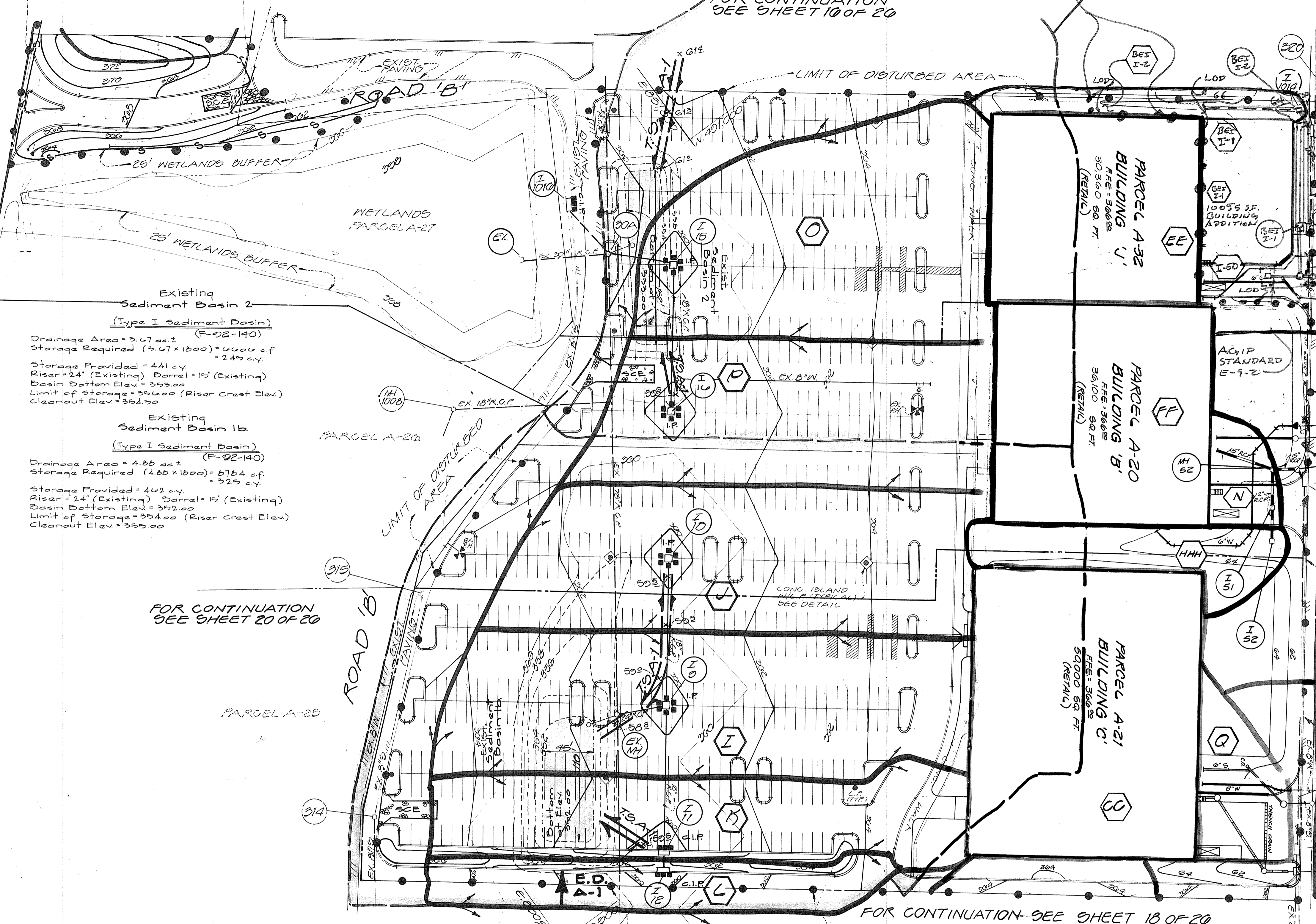
PARCEL A-20

PARCEL A-19

LIMIT OF DISTURBANCE = 20,000 SF
USE STANDARD SEDIMENT CONTROLS FOR BEI REVISION

FOR CONTINUATION SEE SHEET 10 OF 20

LIMIT OF DISTURBED AREA



Existing Sediment Basin 2
(Type I Sediment Basin)
(F-02-140)
Drainage Area = 3.47 ac.
Storage Required (3.47 x 1800) = 6246 cu ft
Storage Provided = 441 cu ft
Riser = 24" (Existing) Barrel = 15" (Existing)
Basin Bottom Elev. = 353.00
Limit of Storage = 354.00 (Riser Crest Elev.)
Cleanout Elev. = 354.50

Existing Sediment Basin 1b
(Type I Sediment Basin)
(F-02-140)
Drainage Area = 4.66 ac.
Storage Required (4.66 x 1800) = 8388 cu ft
Storage Provided = 402 cu ft
Riser = 24" (Existing) Barrel = 15" (Existing)
Basin Bottom Elev. = 352.00
Limit of Storage = 354.00 (Riser Crest Elev.)
Cleanout Elev. = 355.00

FOR CONTINUATION SEE SHEET 20 OF 20

FOR CONTINUATION SEE SHEET 18 OF 20

DA	AREA	AREA PAVED	AREA GRASS	C
I	1.30	1.28	0.02	0.81
J	1.24	1.17	0.07	0.81
K	0.83	0.78	0.11	0.77
L	0.37	0.23	0.14	0.62
BEI 20	0.16	0.14	0.02	0.72
N	0.12	0.05	0.07	0.50
O	1.23	1.17	0.06	0.81
P	1.04	0.96	0.08	0.80
Q	0.22	0.14	0.08	0.64
HHH	0.31	0	0.31	0.25
GG	1.19	1.19	0	0.85
BEI I-1	0.26	0.22	0.04	0.72
EE	0.70	0.70	0	0.85
FF	0.83	0.83	0	0.85
BEI I-2	0.16	0.14	0.02	0.72
BEI 20P	0.70	0.70	0.00	0.72

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT
 Approved: *[Signature]* 10-7-92
 CHIEF HEALTH OFFICER

APPROVED HOWARD COUNTY DEPT. OF PLANNING & ZONING
 Approved: *[Signature]* 10/19/92
 CHIEF DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY DEPT. OF PUBLIC WORKS
 Approved: *[Signature]* 10/19/92
 CHIEF DIVISION OF ENGINEERING

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
 License No. 45577, Expiration Date: 06-08-18
 7-31-98 AS-BUILT

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
 License No. 21403, Expiration Date: 12-21-98

"NO AS-BUILT INFORMATION IS PROVIDED ON THIS SHEET"

FOR SEDIMENT CONTROL PURPOSES ONLY.

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

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

Reviewed for *[Signature]* SCD
 Name: *[Name]*
 Ad meets Technical Requirements
 U.S. Soil Conservation Service
 Date: 6-2-92

DEVELOPER'S/BUILDER'S CERTIFICATE
 I/We certify that all development and/or construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the HSCD.
 Signature of Developer/Builder: *[Signature]*
 Date: 6-2-92

ENGINEER'S CERTIFICATE
 I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.
 Signature: *[Signature]*
 Date: 6-2-92

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)680-1820 FAX (301)421-4186

DATE	REVISION	BY	APP'R.
9-15-16	REVISE S.D. FOR REAR EXPANSION OF BLDG. 'J'	BEI	
4-19-93	REVISED BLDG. & LOADING DOCK CONFIGURATIONS & BAY INFO	HK	

PREPARED FOR
 THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
 THE ROUSE BUILDING
 10275 LITTLE PATUXENT PKWY.
 COLUMBIA, MD 21044
 (301)992-0027

Sediment Control / Drainage Area Map
GATEWAY COMMERCE CENTER
 PARCELS A-19 THRU A-27, A-29 & A-32
 SNOWDEN SQUARE
 HOWARD COUNTY, MARYLAND 6TH ELECTION DISTRICT

GENSTR.	WATER CODE	SEWER CODE
DES	SCALE	GLW FILE NO.
d.e.v.	1" = 50'	B-2/M-1 21055
DRN	DATE	TAX MAP NO.
d.e.v./i.h.	June 3, 92	42
CHK:		SHEET
c.l.g.		17 of 28

EXISTING
Sediment Basin 1a (F-02-140)
(Type II Sediment Basin)
Drainage Area = 4,392 sq. ft.
Storage Required (4.392 x 1800) = 7,905.6 cf.
Storage Provided = 423 sq. ft.
Riser = 30" (Existing) Barrel = 24" (Existing)
Basin Bottom Elev. = 370.00
Cleanout Elev. = 391.00
Limit of Storage = 392.00 (Riser Crest Elev.)

FOR CONTINUATION
SEE SHEET 17 OF 20

FOR CONTINUATION
SEE SHEET 20 OF 20

PARCEL A-25

PARCEL A-24

FOR CONTINUATION
SEE SHEET 10 OF 20

PARCEL A-23

D.P.	AREA	AREA PAVED	AREA GRASS	C
A	1.31	1.25	0.06	0.82
B	1.15	1.14	0.04	0.83
C	1.86	1.84	0.12	0.70
D	1.21	0.85	0.36	0.60
E	0.17	0.17	0.00	0.85
F	0.40	0.30	0.10	0.70
G	0.47	0.44	0.03	0.81
H	0.30	0.11	0.19	0.43
GG	1.02	1.02	0	0.85
HH	1.31	1.31	0	0.85

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

[Signature]
Howard S.C.D. Date

ENGINEER'S CERTIFICATE

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

Date

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE
SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
[Signature] 10-7-92
DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
[Signature] 10/9/92
DATE

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE,
STORM DRAINAGE SYSTEMS & PUBLIC ROADS
HOWARD COUNTY DEPT. OF PUBLIC WORKS
[Signature] 10/7/92
DATE

[Signature] 10/4/92
DATE

NO AS-BUILT INFORMATION IS
PROVIDED THIS SHEET

[Signature] 7-31-13
AS-BUILT

Professional Certification. I hereby certify that these
documents were prepared or approved by me, and that I
am a duly licensed professional engineer under the laws
of the State of Maryland.
License No. 21663, Expiration Date: 12-21-18

EXISTING
SEDIMENT BASIN #7 (F-02-140)
DRAINAGE AREA : 5,167 sq. ft.
STORAGE REQUIRED : 9,298.6 cf (5167 x 1800 c.f./ft.)
STORAGE PROVIDED : 14,460 cf
LIMIT OF STORAGE : 338.27
BOTTOM OF TRAP ELEV. : 336.85
CLEANOUT ELEV. : 337.56

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

FOR SEDIMENT CONTROL PURPOSES ONLY.

GLW GUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE SUITE 250 BURTONSVILLE OFFICE PARK BURTONSVILLE, MD 20866

DATE	REVISION	BY	APP'R.
12/13/02	Add Vestibules To Front Of Building	F.M.M.	
01/11/07	ADD GREEN WALL TO LOAD AREA & LOCATE OFFICE (DRAINAGE MAP NO.)	HK	
3-17-23	REVISE BUILDING, STORM DRAIN & DRAINAGE DIVIDES	HK	

PREPARED FOR:
THE HOWARD RESEARCH &
DEVELOPMENT CORPORATION
THE SCUSE BUILDING
10270 LITTLE PATRICK FPKW.
COLUMBIA, MD. 21044
(301) 992-0027

Sediment Control / Drainage Area Map
GATEWAY COMMERCE CENTER
PARCELS A-19 THRU A-27, A-28 & A-32
SNOWDEN SQUARE
HOWARD COUNTY, MARYLAND 6TH ELECTION DISTRICT

DES.	SCALE	ZONING	G.L.W. FILE NO.
d.e.v.	1" = 50'	B-2/M-1	01-053
DRN.	DATE	TAX MAP NO.	SHEET
d.e.v.	June 3, '92	42	18 of 28
I.L.D.	CHK.		
c.k.g.			

EXISTING
SEDIMENT BASIN #8 (F-02-140)
DRAINAGE AREA : 11,822
STORAGE REQUIRED : 21,279.6 cf
(11822 x 1800 c.f./ft.)
STORAGE PROVIDED : 21,166.8
LIMIT OF STORAGE : 329.00
BOTTOM OF TRAP ELEV. : 344.00
CLEANOUT ELEV. : 346.30

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 of a Department of the Environment Approved Training
Program for the Control of Sediment and Erosion before beginning
the project. I also authorize periodic on-site inspection by the
HSCD.

[Signature] 6-2-92
Signature of Developer/Builder Date

ENGINEER'S CERTIFICATE

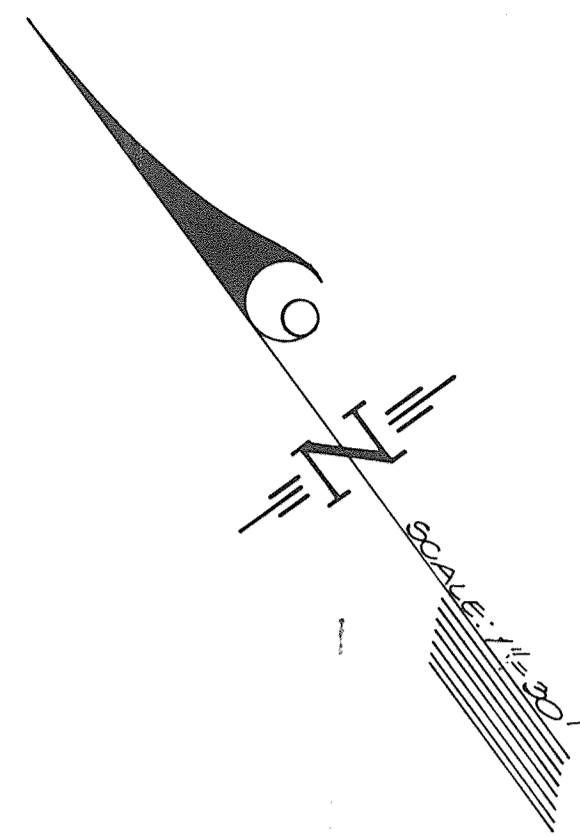
I certify that this plan for erosion and sediment control
represents a practical and workable plan based on my personal
knowledge of the site conditions and that it was prepared in
accordance with the requirements of the Howard Soil Conservation
District.

[Signature] 6-2-92
Date

SCAPE II, INC.
PARCEL A-18
(UNDEVELOPED)
GREEN WALL
SEE ARCH.

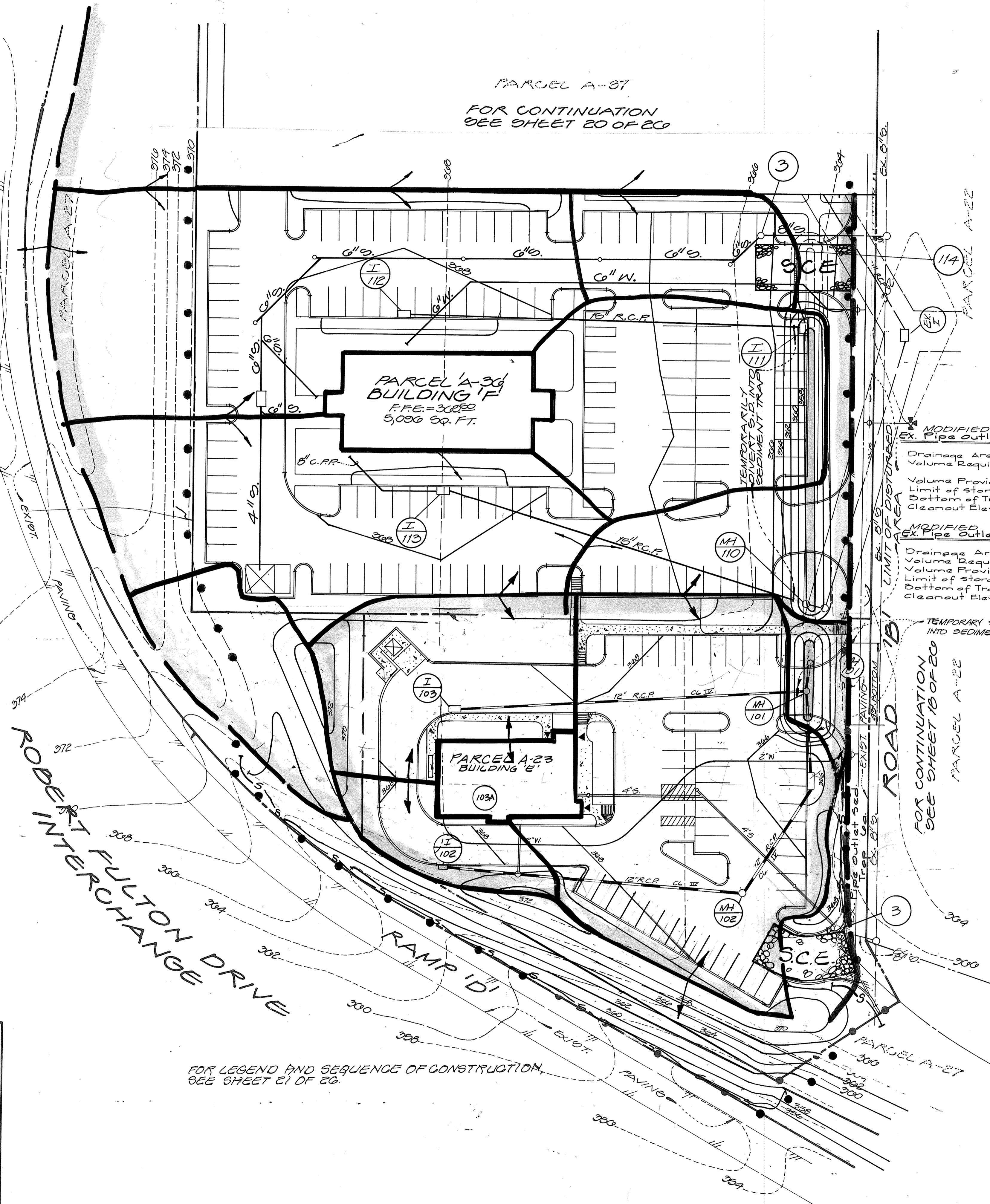
TEMPORARY STORM DRAIN
DIVERSION FROM
MH# 1003 TO
BASIN #8
SEE F02-140

EXISTING
SEDIMENT
BASIN #8



SNOWDEN RIVER
PARKWAY

PARCEL A-27
FOR CONTINUATION
SEE SHEET 20 OF 20



DA	AREA	PAVED	GRASS	C
101	0.57	0.42	0.15	0.60
102	0.08	0.04	0.04	0.55
103	0.27	0.12	0.15	0.51
103A	0.07	0.07	-0-	0.85
111	0.36	0.10	0.26	0.68
112	0.07	0.38	0.20	0.51
113	0.04	0.37	0.27	0.50
114	0.15	0.04	0.11	0.60

MODIFIED
Ex. Pipe Outlet Sediment Trap Ub.
Drainage Area = 3.00 ac.
Volume Required (3.00 x 1800) = 5400 c.f.
Volume Provided = 6500 c.f.
Limit of Storage = 342.00
Bottom of Trap Elev. = 355.00 (5' x 147')
Cleanout Elev. = 340.00

MODIFIED
Ex. Pipe Outlet Sediment Trap Ua. (F-92-140)
Drainage Area = 0.91 ac.
Volume Required (0.91 x 1800) = 1638 c.f.
Volume Provided = 2722 c.f.
Limit of Storage = 342.00
Bottom of Trap Elev. = 355.00 (5' x 43')
Cleanout Elev. = 340.00

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

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

Signature of Developer/Builder: *[Signature]* Date: _____

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

Signature: *[Signature]* Date: 7-20-93

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
[Signature] DATE: 8/13/93

APPROVED HOWARD COUNTY DEPT. OF PLANNING & ZONING
[Signature] DATE: 8/16/93

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS & PUBLIC ROADS, HOWARD COUNTY DEPT. OF PUBLIC WORKS
[Signature] DATE: 8/10/93

CHIEF, BUREAU OF ENGINEERING
[Signature] DATE: 8/19/93

NO AS-BUILT INFORMATION IS PROVIDED ON THIS SHEET

PROFESSIONAL CERTIFICATION. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 21443 Expiration Date: 12-21-98

FOR LEGEND AND SEQUENCE OF CONSTRUCTION, SEE SHEET C1 OF 20.

FOR SEDIMENT CONTROL PURPOSES ONLY!

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

DATE	REVISION	BY	APP'R.
10-10-01	REVISIONS PER DRIVE THRU ADDITION		
12-6-03	REV. SEDIMENT CONTROL PARCEL A-23	B.M.P.	
7/21/02	REV. SEDIMENT CONTROL (OLD PARCEL A-24 TO NEW PARCEL A-30)	W.I.T./K	

PREPARED FOR:
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
THE ROUSE BUILDING
10878 LITTLE PATENTMENT PKWY.
COLUMBIA, MD. 21044
(301)992-0027

SEDIMENT CONTROL / DRAINAGE AREA MAP
GATEWAY COMMERCE CENTER
PARCELS A-10 THRU A-23, A-30 THRU A-33, A-27, A-20, A-32
SNOWDEN SQUARE
HOWARD COUNTY, MARYLAND 6TH ELECTION DISTRICT

DES.	SCALE	ZONING	G.L.W. FILE NO.
d.e.v.	1"=30'	B-2/M-1	92-085
DRN.	DATE	TAX MAP NO.	SHEET
l.i.h.	MAY 12 1993	42	10 OF 28
CHK.			
c.k.g.			

AS-BUILT NEW SDP. 92-113

DRAINAGE AREA TABULATION				
DRAINAGE AREA	AREA AC.	PAVED AREA	GRASS AREA	'C'
117	0.28	0.63	0.35	0.64
117A	0.10	0.16	—	0.85
118	0.02	0.02	—	0.85
121	0.22	0.15	0.01	0.65
122	0.28	0.21	0.01	0.70
120A	0.27	0.27	—	0.85

DEVELOPER/BUILDER'S CERTIFICATE

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

W.B. Hill 6-14-93
Signature of Developer/Builder Date

ENGINEER'S CERTIFICATE

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

CK Johnson 5-5-93
Signature of Engineer Date

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

Jeffery J. Hill 6/24/93
Signature of District Engineer Date

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

Jeanne M. Hill 6/24/93
Signature of District Engineer Date

FOR LEGEND AND SEQUENCE OF CONSTRUCTION SEE SHEET 21 OF 26

NOTE: THIS REVISED PLAN (SDP 02-113R) SUPERSEDES THAT APPROVED UNDER 02-113

DRAINAGE AREA TABULATION				
DRAINAGE AREA	AREA AC.	PAVED AREA	GRASS AREA	'C'
101	0.32	0.24	0.08	0.70
104	0.70	0.46	0.34	0.80
107	0.47	0.23	0.24	0.84
108	0.60	0.54	0.12	0.74
109	0.12	0.09	0.03	0.70

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPT.
 COUNTY HEALTH OFFICER: *[Signature]* 7-7-93
 APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
[Signature] 7/14/93
 CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT
 APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS & PUBLIC WORKS, HOWARD COUNTY DEPT. OF PUBLIC WORKS
[Signature] 7/8/93
 CHIEF, BUREAU OF ENGINEERING & MK

AS-BUILT INFORMATION IS PROVIDED ON THIS SHEET
 PROFESSIONAL CERTIFICATION: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
 License No. 21443, Expiration Date: 12-31-95

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	APPR.
4-21-94	Add Parcel A-20 Sediment Controls	McE	
8-11-93	ADD PARCEL A-36 SED. CONTROLS	IK	

PREPARED FOR:
 THE HOWARD RESEARCH & DEVELOPMENT CORP.
 THE ROUSE BUILDING
 10276 LITTLE PATUXENT PKWY.
 COLUMBIA, MD. 21044
 (301)592-6027

SEDIMENT CONTROL / DRAINAGE AREA MAP
GATEWAY COMMERCE CENTER
 PARCELS A-10 THRU A-23, A-30 THRU A-33, A-27, A-20 & A-32
 SNOWDEN SQUARE
 HOWARD COUNTY, MARYLAND 6TH ELECTION DISTRICT

DES.	SCALE	ZONING	G.L.W. FILE NO.
DESUBTR. 0087.03	1"=30'	B-2	01-086
DRN.	DATE	TAX MAP No.	SHEET
W.S.J.	MAY 5, 1993	42	20 OF 28

NEW AS-BUILT SDP-90-113

TEMPORARY SEEDING NOTES

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

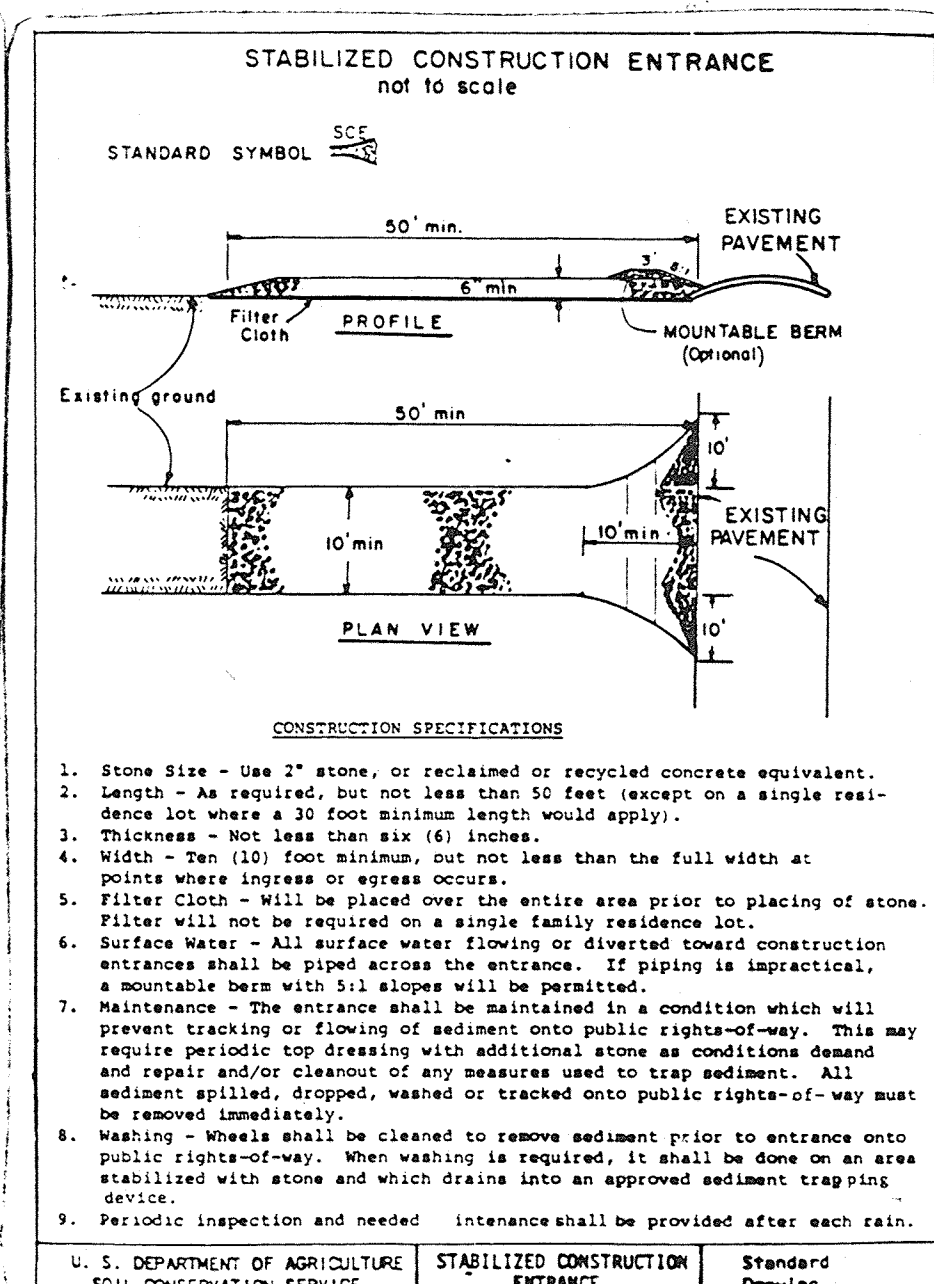
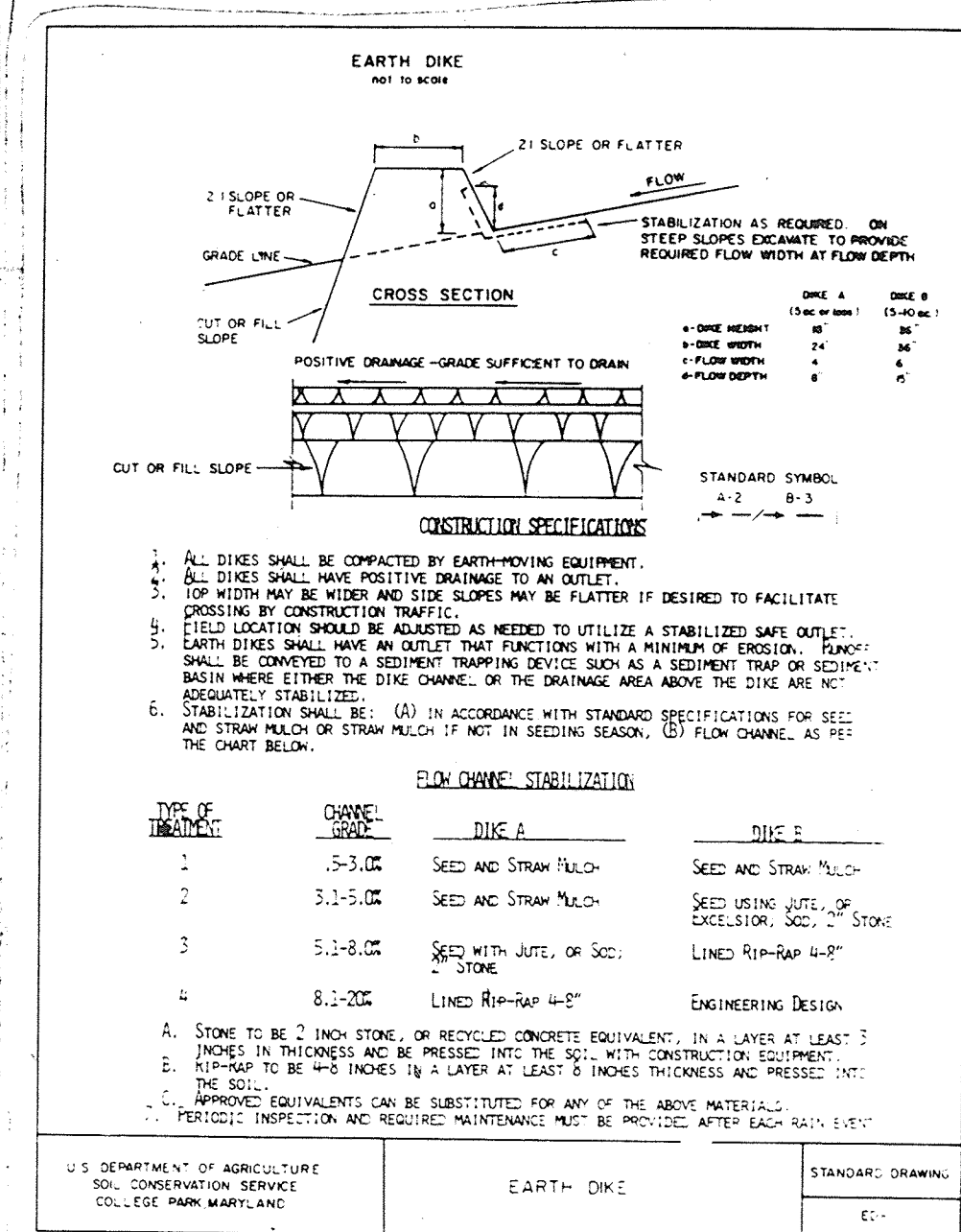
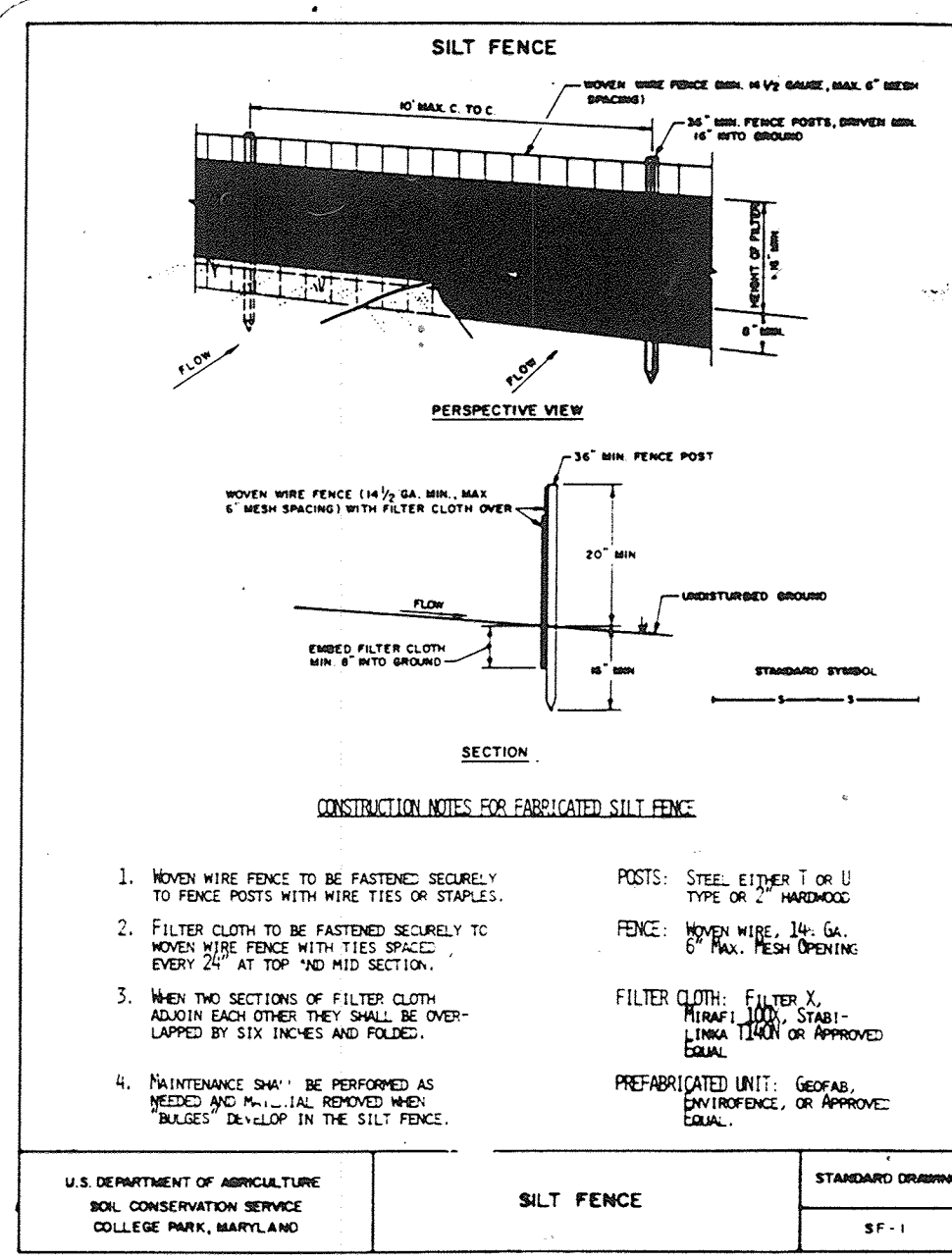
Seedbed Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding (unless previously loosened).

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

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

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

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



SEDIMENT CONTROL NOTES

- A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permits prior to the start of any construction. (992-2437)
- All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- Following initial soil disturbance or redisturbance, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes and perimeter slopes and all slopes greater than 3:1, b) 14 days as to all other disturbed or graded areas on the project site.
- All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- All disturbed areas must be stabilized within the time period specified above in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings (Sec. 51), sod (Sec. 54), temporary seedings (Sec. 50) and mulching (Sec. 52). Temporary stabilization, with mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
- All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
- Site Analysis: SEE CHART; THIS SHEET
Total Area of Site: 48.92 Acres
Area Disturbed: 46.81 Acres
Area to be paved: 30.2 Acres
Area to be vegetatively stabilized: 16.6 Acres
Total Fill: 2825 Cu. Yds.
Total Fill: 2825 Cu. Yds.
Off-Site waste/borrow area location N/A
- Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
- Additional sediment control must be provided, if deemed necessary by the Howard County DPW Sediment Control Inspector.
- On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment control, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.

PERMANENT SEEDING NOTES

- Apply to graded or cleared area not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.
- Seedbed Preparation:** Loosen upper three inches of soil by raking, discing or other acceptable means before seeding (unless previously loosened).
- Soil Amendments:** In lieu of soil test recommendations, use one of the following schedules
- Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 square feet) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs per acre 30-0-0 unrotated fertilizer (9 lbs/1000 sq ft).
 - Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 1000 lbs per acre 10-10-10 fertilizer (23 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil.

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

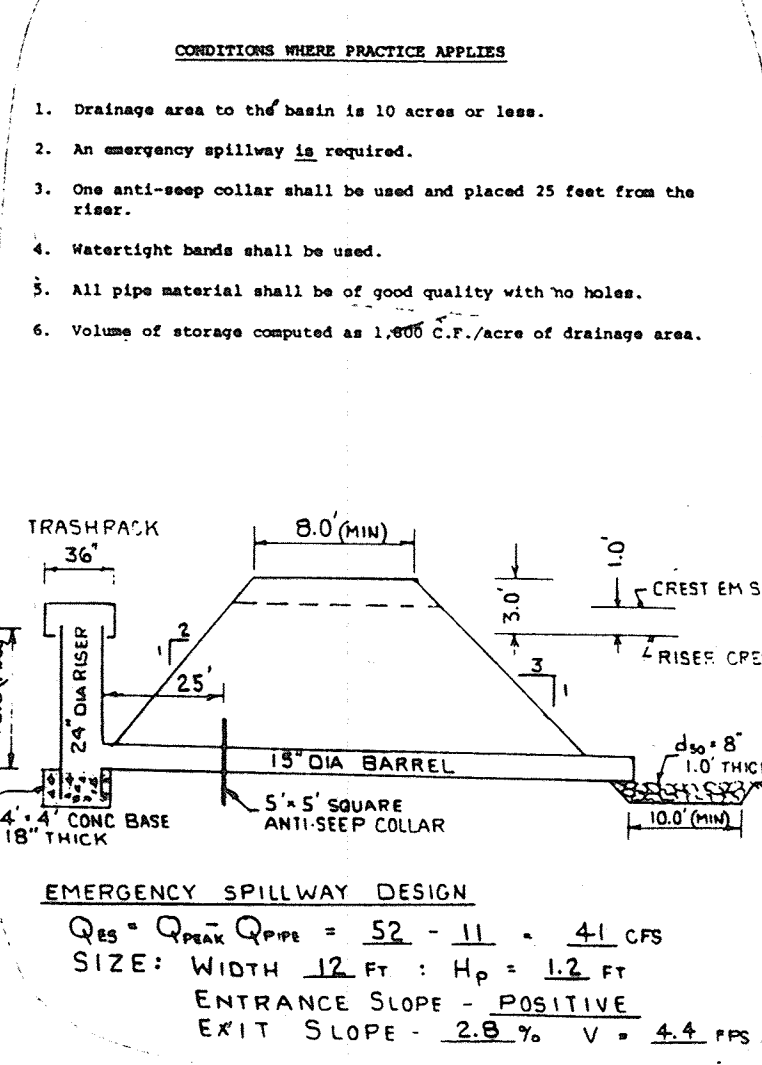
Mulching: Apply 1-1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 feet or higher,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

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

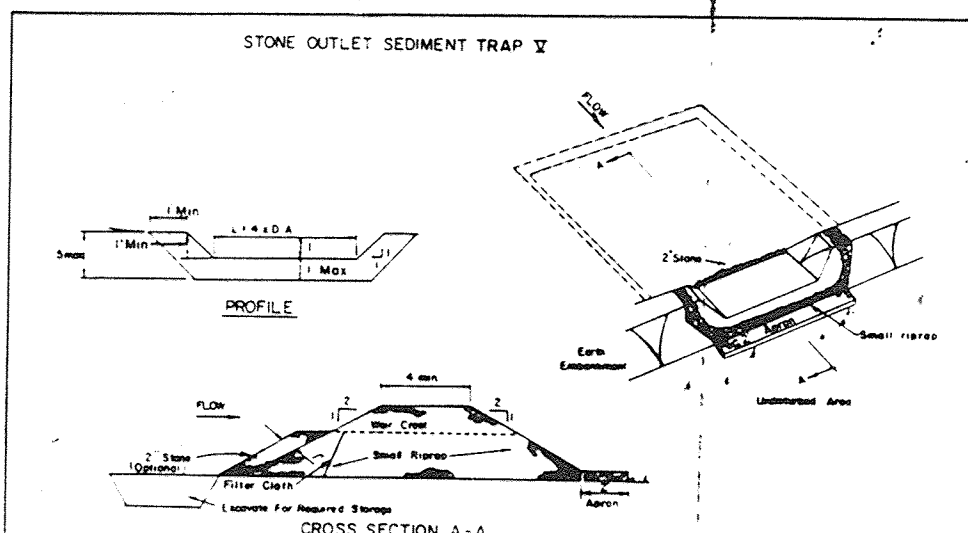
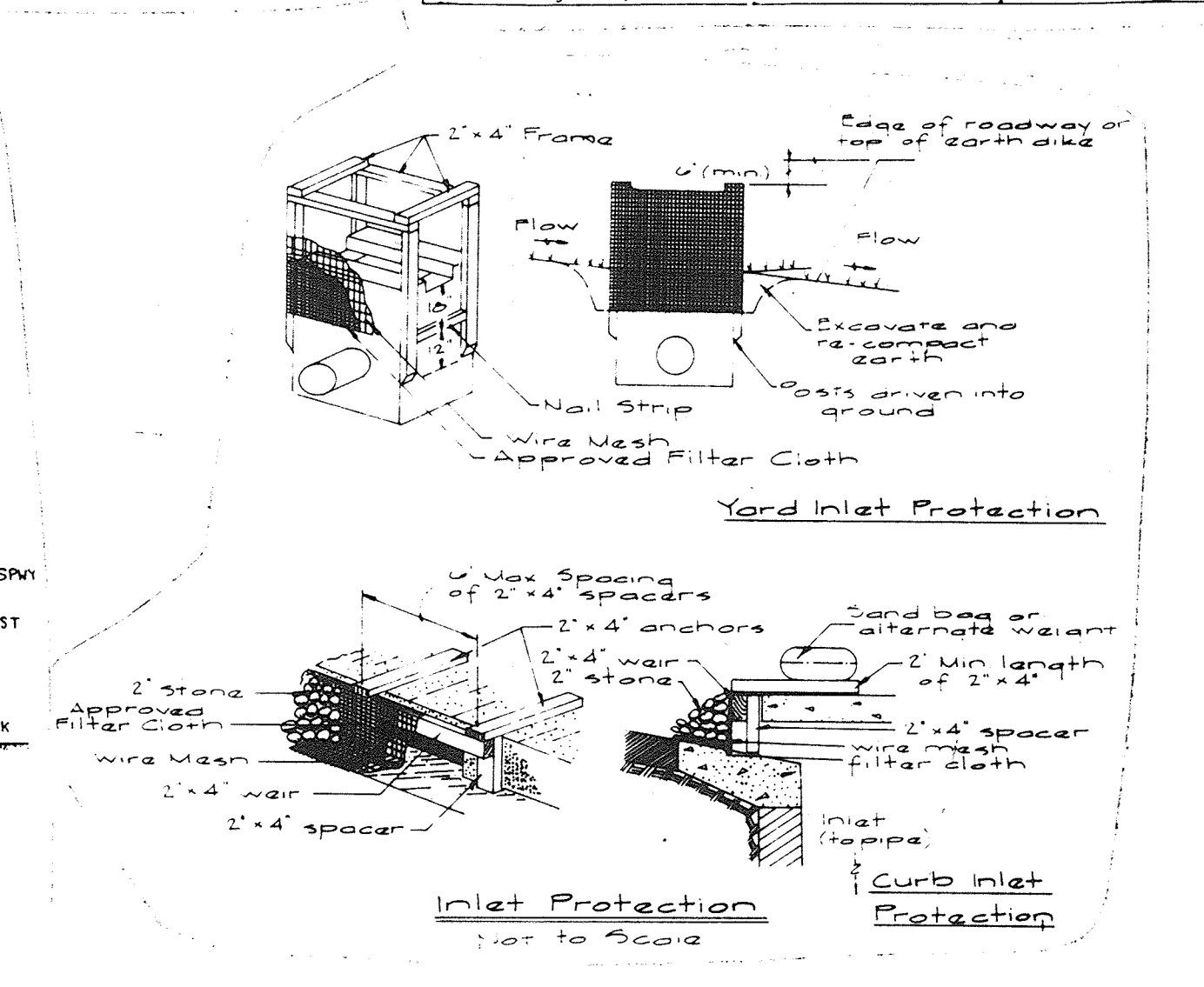
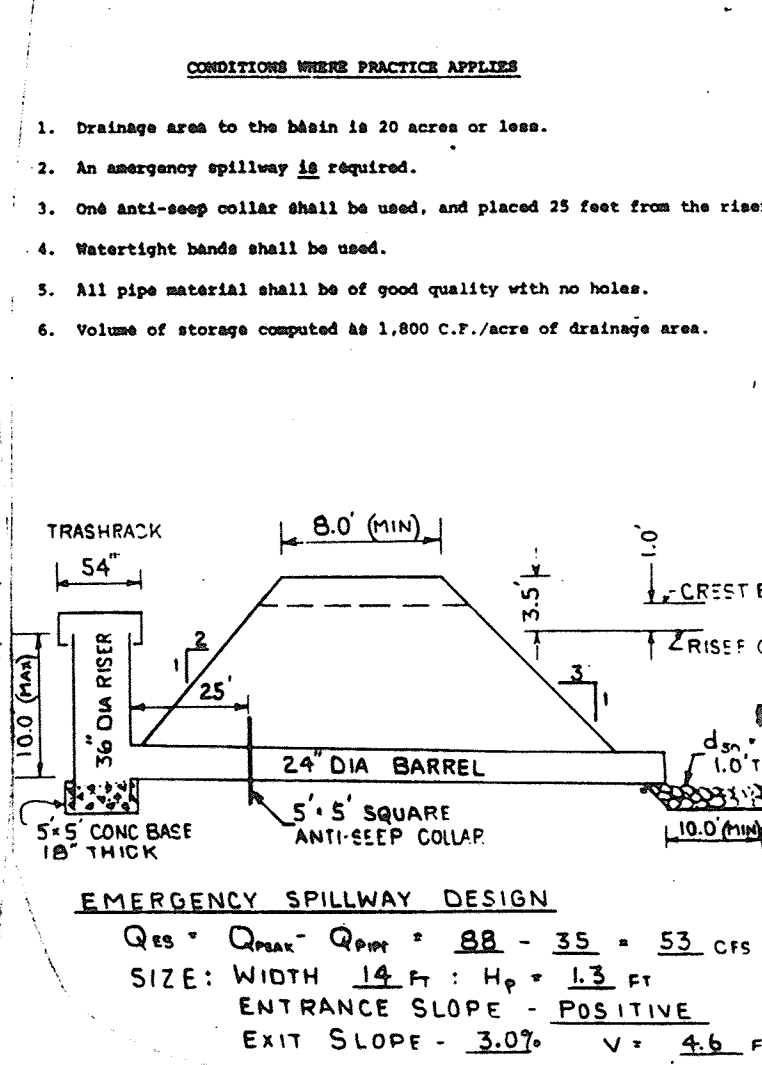
Sequence of Construction:

- Obtain grading permit.
- Arrange on-site meeting with the Sediment Control Inspector.
- Install stone construction entrances as indicated on the plans AND USE AS ONLY MEANS OF ACCESS/EGRESS FOR THE SITE.
- Make necessary repairs and/or modifications to existing traps, basins and other existing sediment control devices to remain. Install silt fence. SEE 92-113R EXIST. TRAP #5 AND BASIN #7 TO REMAIN AND BE REPAIRED TO OBTAIN DESIGN PARAMETERS (SEE 92-113R SDP 02-49).
- Install storm drain runs and associated sediment traps and as required:
 - I-26 to I-25 to M1170 EX. MI.
 - I-18 to I-17 to M1-9 to EX I 1012 (to Basin No. 8).
 - I-14 to I-13 to M1-6 to EX I 1011 (to Basin No. 8).
 - I-10 to M1-2 to I-1 to EX M1 1004 (to Basin No. 8).
 - I-103 to Modified Exist. Trap No. 6A.
 - I-102 to Modified Exist. Trap No. 6A.
 - M102 to I-101 to EX. Trap No. 6A.
 - I 104 to M1 103 to M1 102 to MODIFIED EXIST. TRAP NO. 6
 - I 112 to I 111 to MODIFIED EXIST. TRAP NO. 6B
 - I 113 to MODIFIED EXIST. TRAP NO. 6D
- Install remainder of the sediment controls.
- Construct buildings.
- Install remainder of the storm drain except as follows:
 - At Sediment Basin No. 2
 - At Sediment Basin No. 3
 - At Sediment Trap No. 3A
 - At Sediment Trap No. 5
 - At Sediment Trap No. 6A
 - At Sediment Trap No. 6B
 - At Sediment Trap No. 6D
- Install inlet protection as indicated.
- Install water and sewer house connections.
- Install curb and gutter (provide temporary curb outs as required).
- Fine grade and stabilize the site with base course paving, seed and mulch or sod.
- After areas contributing to sediment control devices have been stabilized and permission is granted by the Sediment Control Inspector, backfill sediment traps and basins, construct remaining storm drain, curb and gutter and paving. Provide inlet protection as required. Stabilize all remaining areas.
- Install landscaping and sidewalks.
- Install surface paving course.
- May require existing trap to be de-watered prior to outletting storm drain into trap.

STANDARD SEDIMENT BASIN I

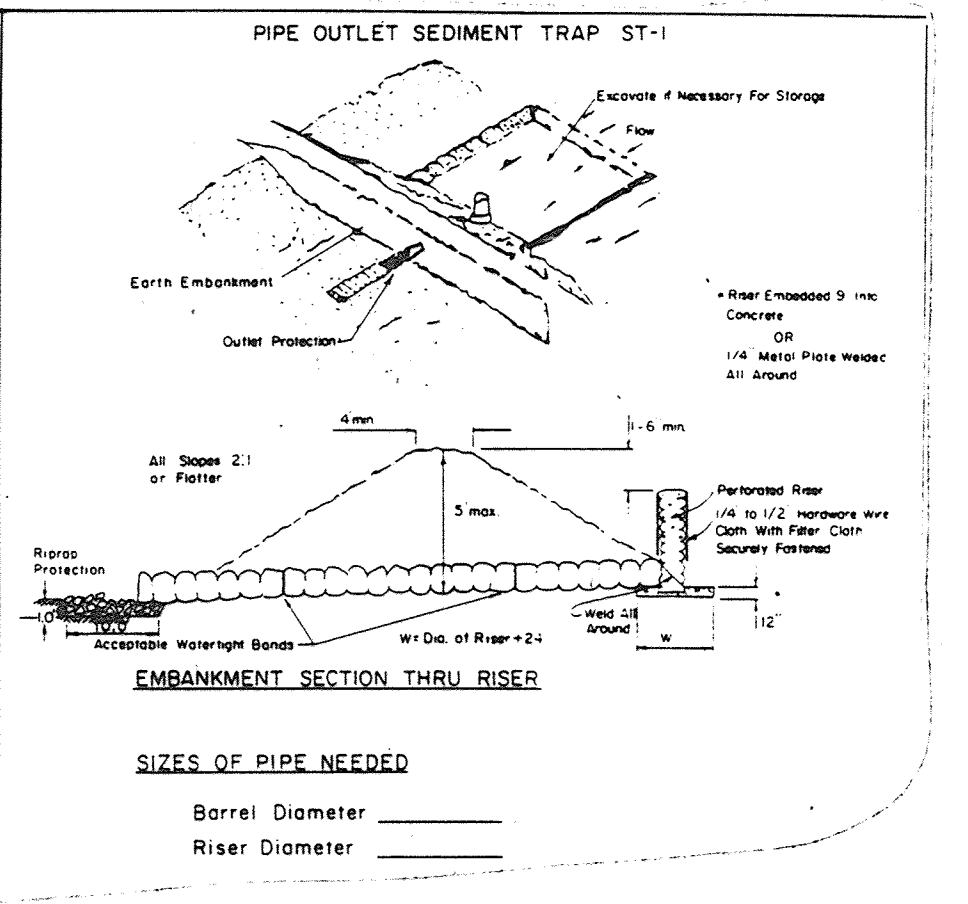


STANDARD SEDIMENT BASIN II



CONSTRUCTION SPECIFICATIONS FOR ST-1

- Area under embankment shall be cleared, grubbed and accepted of any vegetation and root mat. The soil area shall be graded.
- The fill material for the embankment shall be free of rocks and other woody vegetation as well as overlying stones, rocks, organic material or other objectionable material. The embankment shall be compacted to a minimum of 90% relative compaction.
- All cut and fill slopes shall be 2:1 or flatter.
- The stone used in the outlet shall be small riprap (4" to 6") along with a 1/2" aggregate placed on the upstream side of the small riprap (4" to 6") embedded filter cloth in the trap.
- Sediment shall be removed and trap tested to see operation when the sediment has accumulated to 1/2 the design depth of the trap.
- The structure shall be inspected after each rain and repairs made as needed.
- Construction operations shall be carried out in such a manner that erosion and water pollution is minimized.
- The structure shall be removed and the area stabilized when the drainage area has been properly stabilized.



SITE ANALYSIS INFORMATION

PARCEL NUMBER	TOTAL AREA OF SITE	AREA TO BE DISTURBED	AREA TO BE ROOFED	AREA TO BE VEGETATIVELY STABILIZED	AREA TO BE PAVED	TOTAL CUT*	TOTAL FILL*
A-19	10.78 AC.	10.38 AC.	6.42 AC.	1.56 AC.	800 C.Y., 800 C.Y.		
A-32	3.00 AC.	2.87 AC.	2.40 AC.	0.47 AC.	240 C.Y., 240 C.Y.		
A-20	3.61 AC.	3.52 AC.	3.05 AC.	0.47 AC.	290 C.Y., 290 C.Y.		
A-21	5.02 AC.	4.95 AC.	3.87 AC.	1.08 AC.	400 C.Y., 400 C.Y.		
A-22	10.06 AC.	9.93 AC.	7.47 AC.	2.46 AC.	760 C.Y., 760 C.Y.		
A-23	1.15 AC.	1.15 AC.	0.85 AC.	0.58 AC.	90 C.Y., 90 C.Y.		
A-30	1.79 AC.	1.79 AC.	1.05 AC.	0.79 AC.	140 C.Y., 140 C.Y.		
A-37	2.29 AC.	2.29 AC.	1.39 AC.	0.94 AC.	180 C.Y., 180 C.Y.		
A-38	1.62 AC.	1.62 AC.	1.11 AC.	0.54 AC.	130 C.Y., 130 C.Y.		
A-27	7.56 AC.	6.79 AC.	5.79 AC.	4.79 AC.	320 C.Y., 320 C.Y.		
A-29	0.22 AC.	0.20 AC.	0.20 AC.	0.20 AC.	15 C.Y., 15 C.Y.		
TOTAL	48.92 AC.	46.81 AC.	30.12 AC.	16.62 AC.	3025 C.Y., 3025 C.Y.		

PIPE SCHEDULE

LOCATION	RISER SIZE	BARREL SIZE
EXISTING BASIN #10	30"	24"
" " #16	24"	18"
" " #2	24"	18"
" " #3	24"	18"
*EXISTING TRAP #4		18"/18"
" " #6		18"
" " #0A		18"
" " #0B		18"
EXISTING BASIN #7	30"	24"
" " #7	40"	27"
" " #8	60"	33"
*EXISTING TRAP #8		21"

LEGEND

- 40 --- EXISTING CONTOUR
- 40 --- PROPOSED CONTOUR
- S --- SILT FENCE / STRAW BALE DIKE
- ED --- EARTH DIKE
- IP --- INLET PROTECTION
- SCS --- STONE CONSTRUCTION ENTRANCE
- LD --- LIMIT OF DISTURBANCE
- DD --- DRAINAGE DIVIDE (STORM DRAINS)
- DD --- DRAINAGE DIVIDE (SEDIMENT CONTROL)
- ● ● ● LIMIT OF DISTURBED AREA

Approved For Public Water & Public Sewerage Systems, Howard County Health Dept. **7-9-93**

Approved Howard County Dept of Planning & Design **7/14/93**

Approved For Public Water & Public Sewerage Systems & Public Roads, Howard County, Dept. of Public Works **7/6/93**

NO AS-BUILT INFORMATION IS PROVIDED ON THIS SHEET

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.

DEVELOPER'S/BUILDER'S CERTIFICATE

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

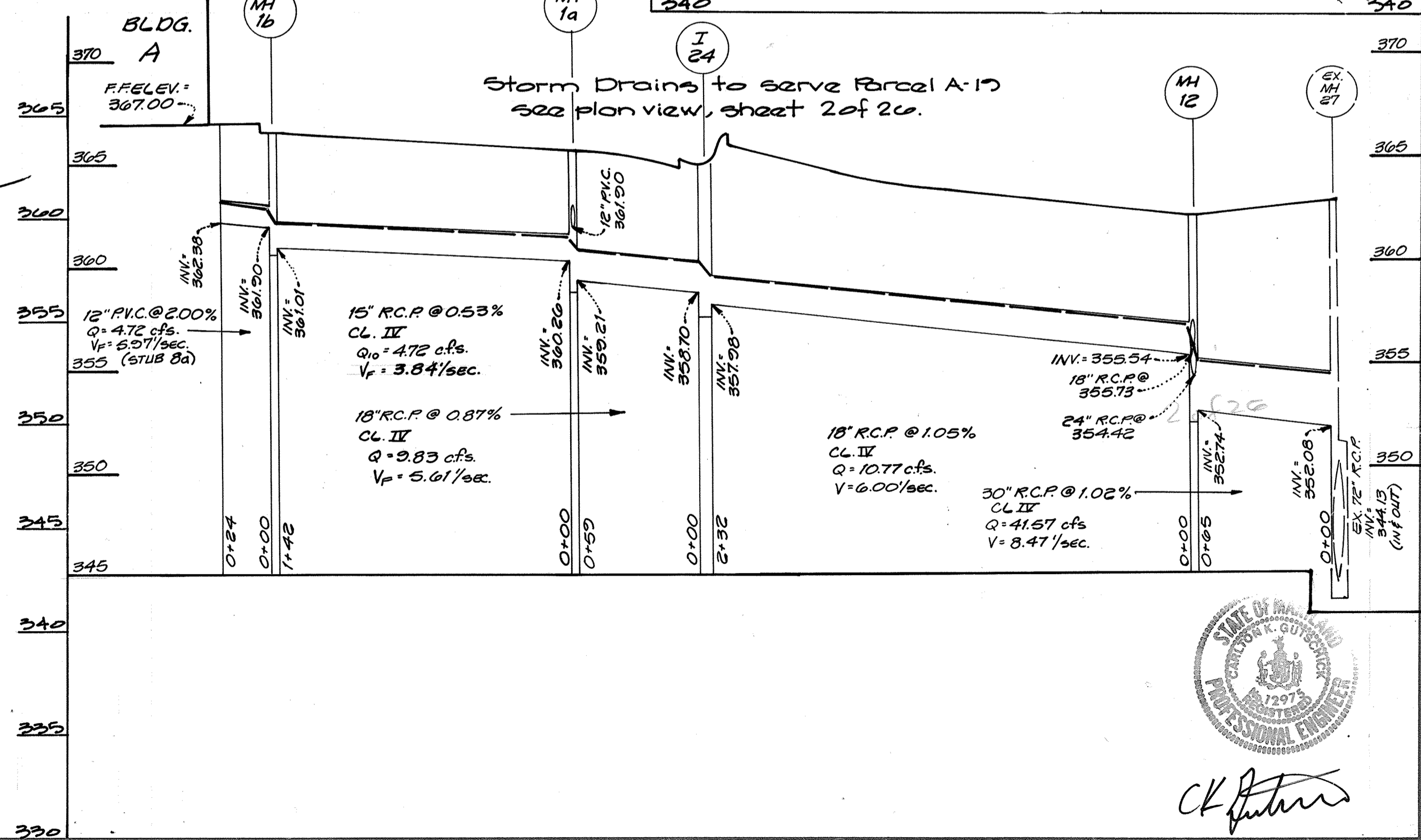
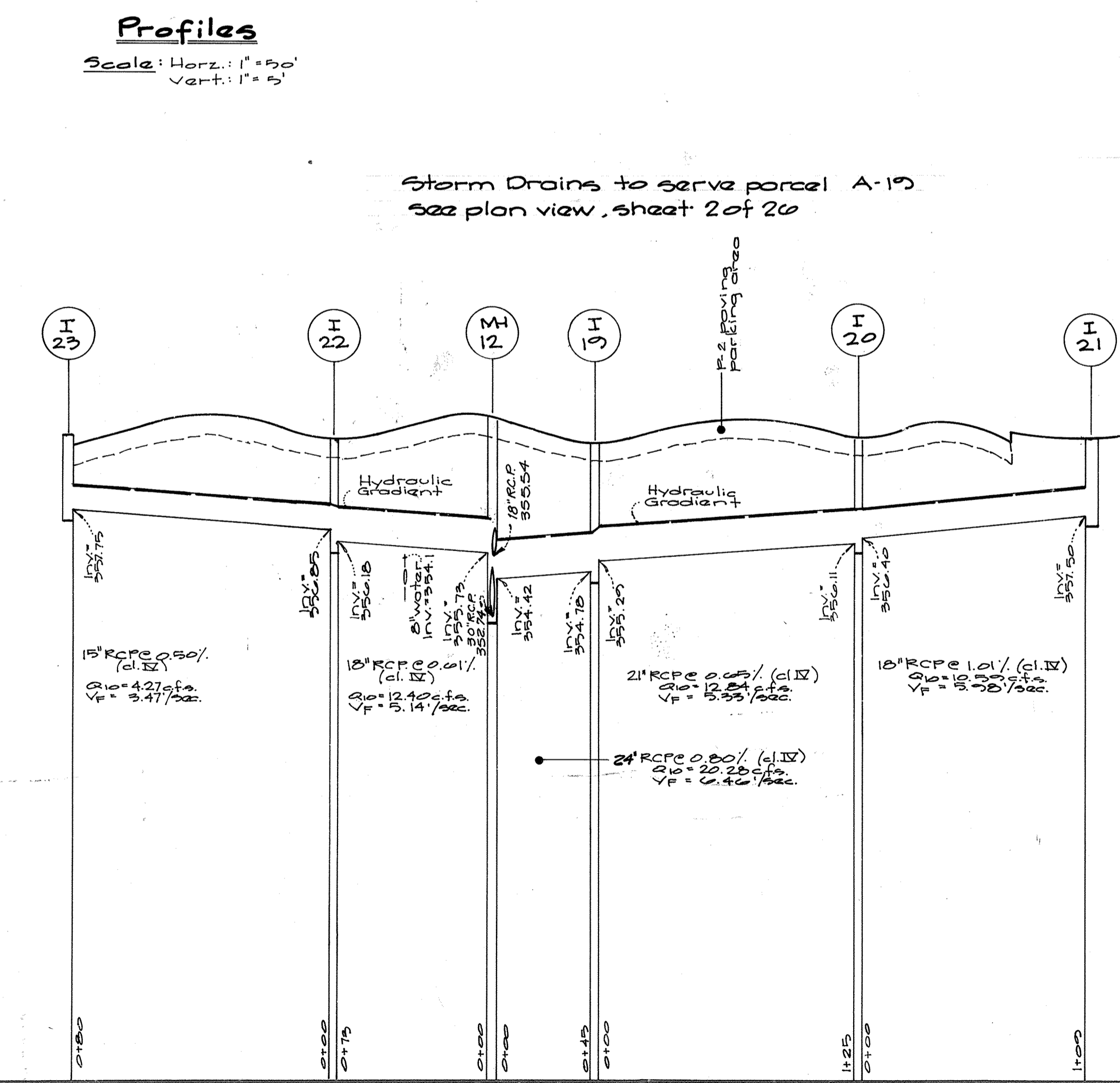
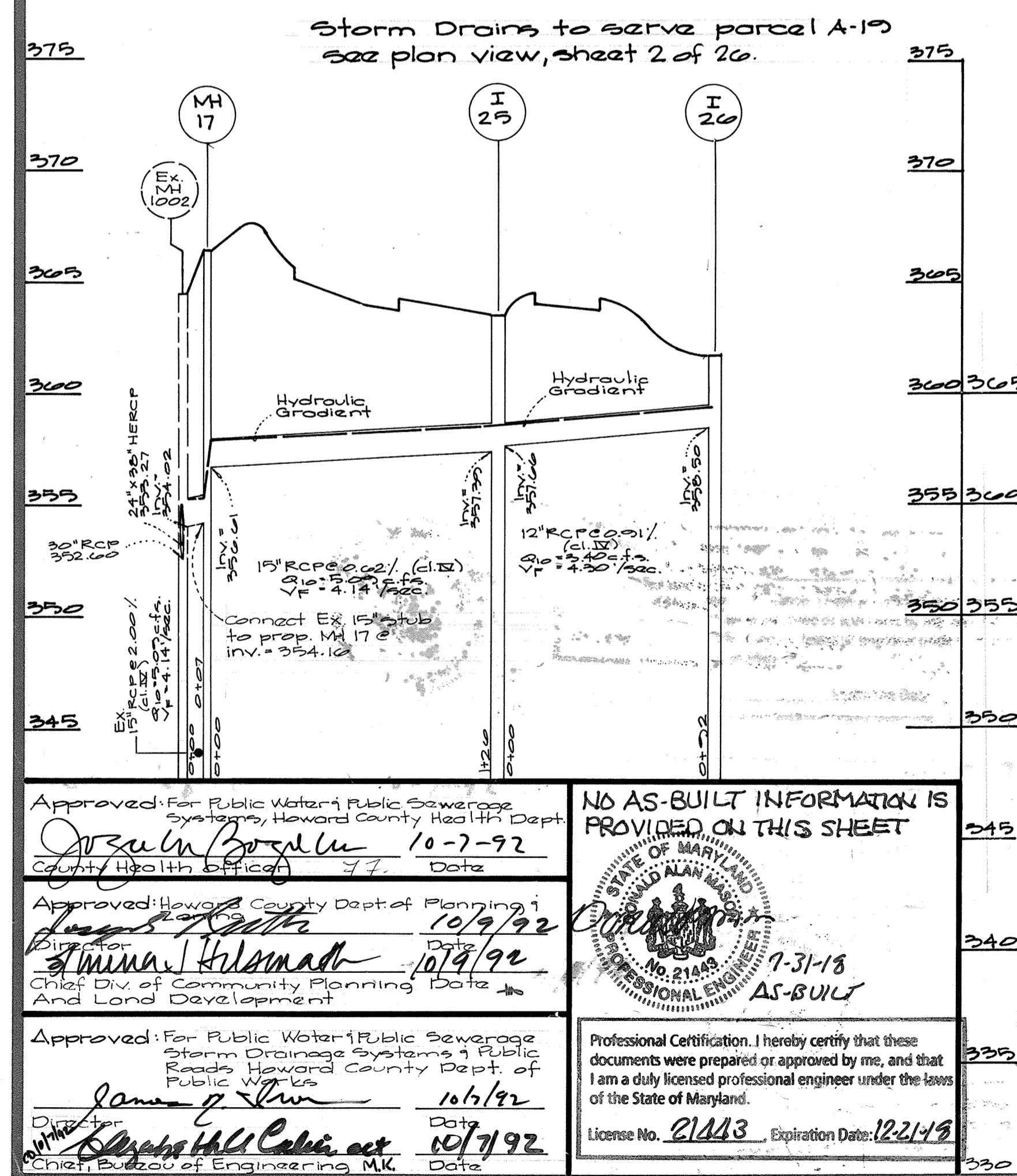
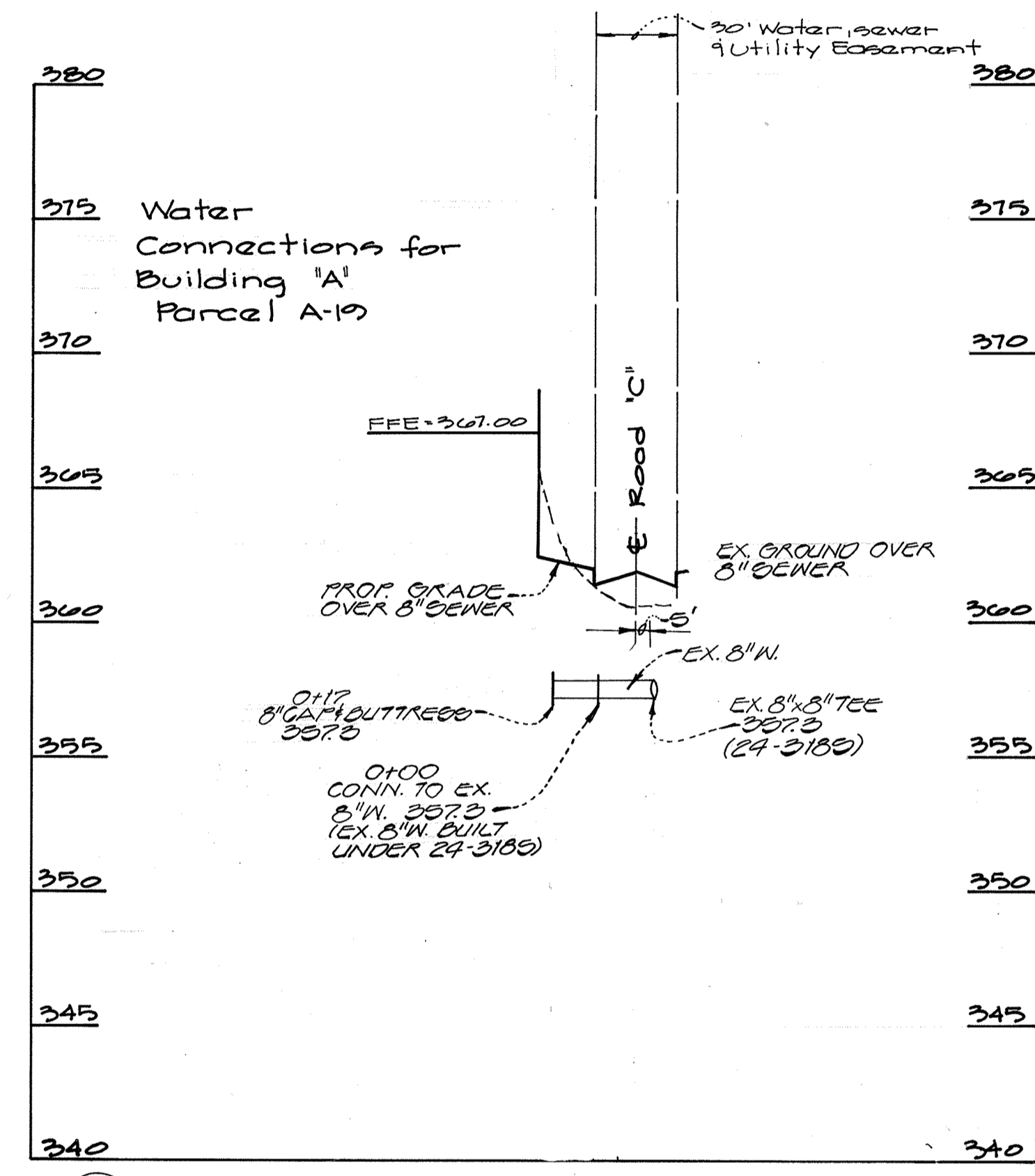
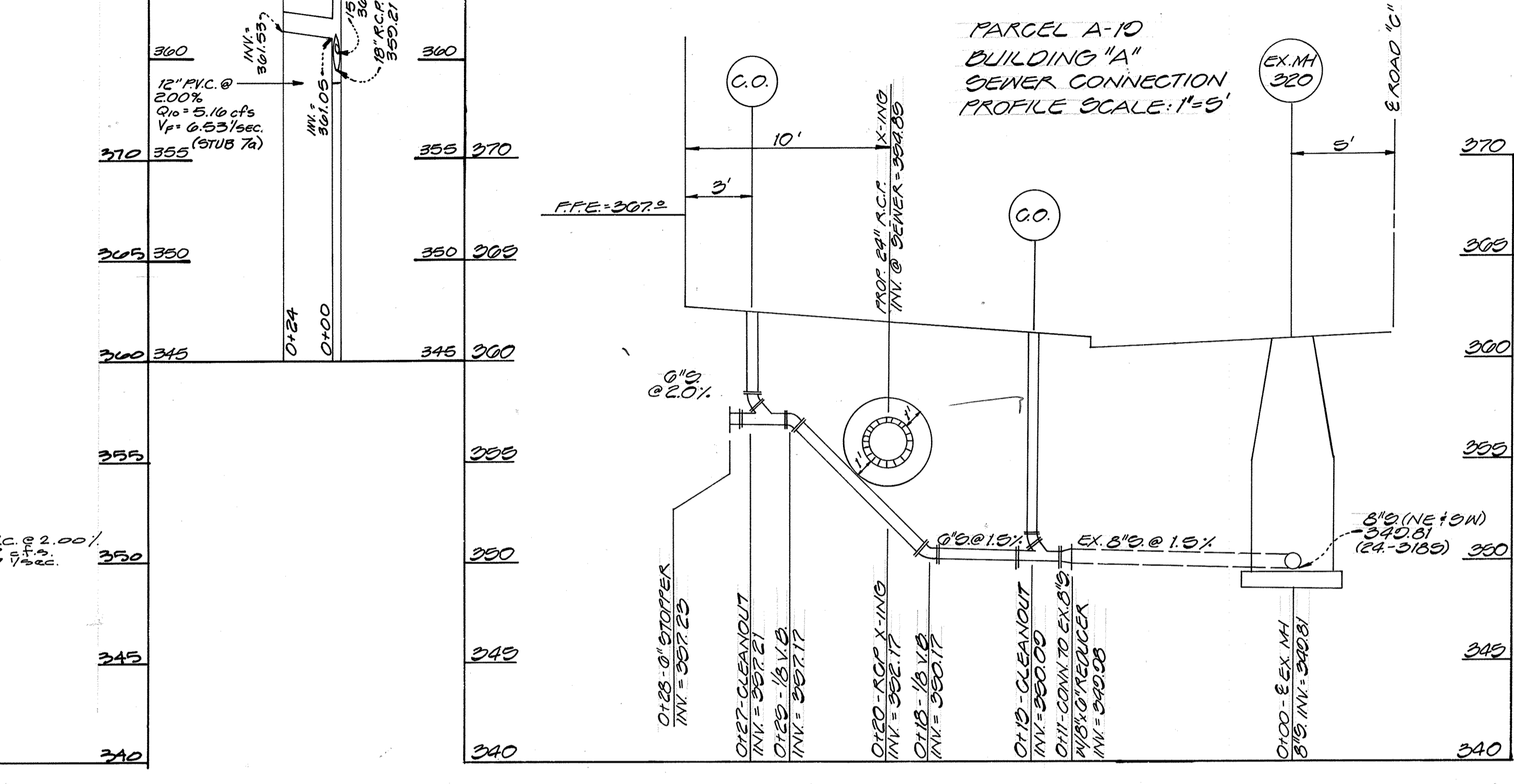
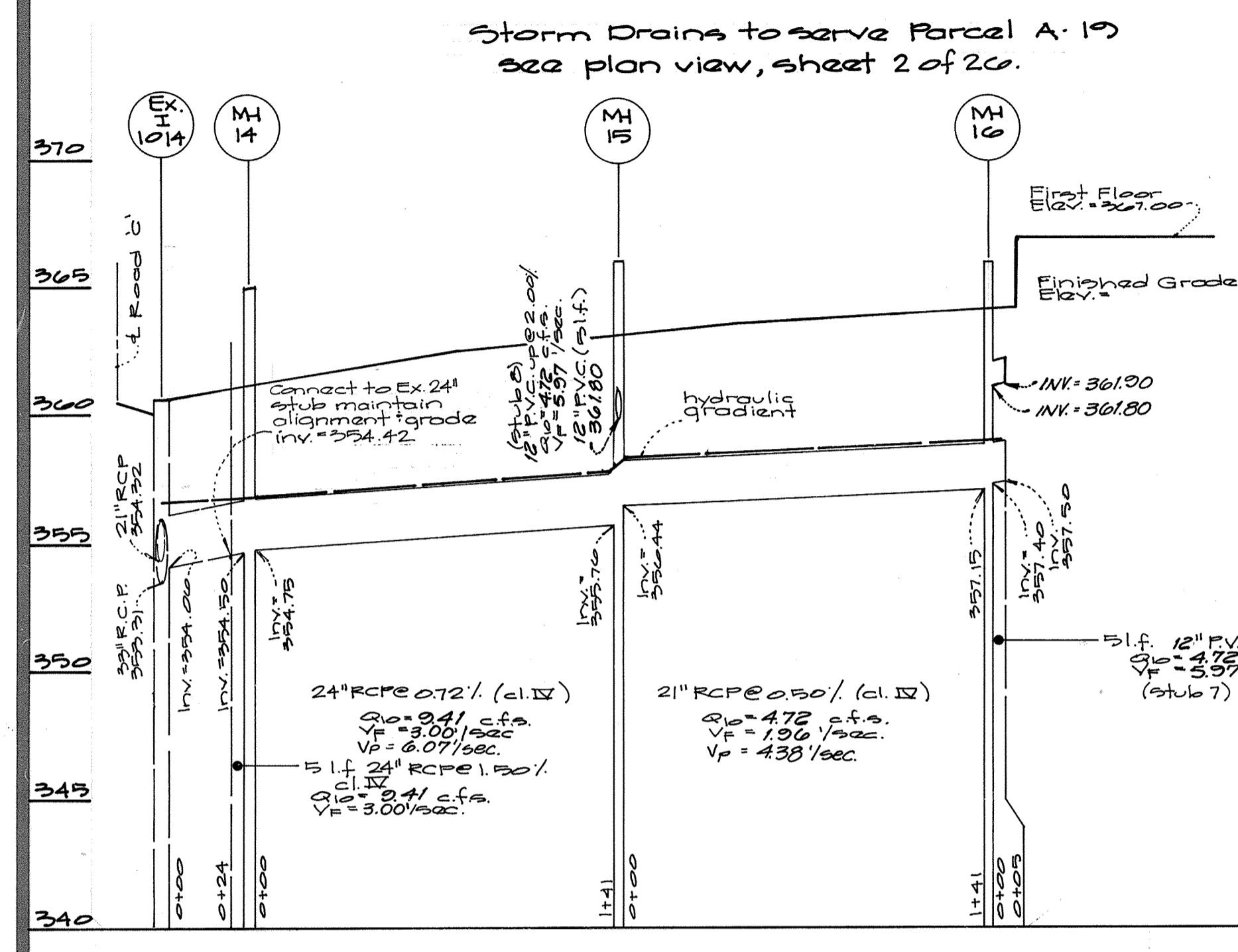
REVISIONS

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

PREPARED FOR: THE HOWARD RESEARCH & DEVELOPMENT CORPORATION, THE ROUSE BUILDING, 10675 LITTLE PATENT RD., COLUMBIA, MD. 21044, (301) 992-0027

SEDIMENT CONTROL DETAILS: GATEWAY COMMERCE CENTER, PARCELS A-10 THRU A-23, A-30 THRU A-30, A-27, A-20 & A-32, BRONWEN SQUARE, 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

Structure Number	Type of Structure	Top of Struct.	Invert In	Invert Out	Detail Number
MH 12	Std. Manhole	362.31	355.73	352.74	5.0.01
MH 14	"	365.00	354.75	354.50	"
MH 15	"	366.00	361.80	359.70	"
MH 16	"	366.00	361.80	357.15	"
MH 17	"	366.40	356.01	354.10	"
I-17	Double S Inlet	361.00	355.20	354.75	5.0.4.23
I-20	"	361.40	356.40	356.11	"
I-21	A-10 Inlet	361.30	---	357.50	5.0.4.02
I-22	Double S Inlet	361.20	356.65	356.15	5.0.4.23
I-23	A-10 Inlet	361.50	---	357.75	5.0.4.02
I-24	A-5 Inlet	365.22	358.70	357.98	5.0.4.01
I-25	A-5 Inlet	365.92	357.60	357.30	5.0.4.01
I-26	A-10 Inlet	361.70	---	355.50	5.0.4.02



Approved: For Public Water & Public Sewerage Systems, Howard County Health Dept. *J. Paul Borzelle* 10-7-92

Approved: Howard County Dept of Planning *James H. Heltzer* 10/9/92

Approved: For Public Water & Public Sewerage Storm Drainage Systems of Public Works, Howard County Dept. of Public Works *James P. Shaw* 10/6/92

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 21443 Expiration Date: 12/21/98

NO AS-BUILT INFORMATION IS PROVIDED ON THIS SHEET

STATE OF MARYLAND PROFESSIONAL ENGINEER

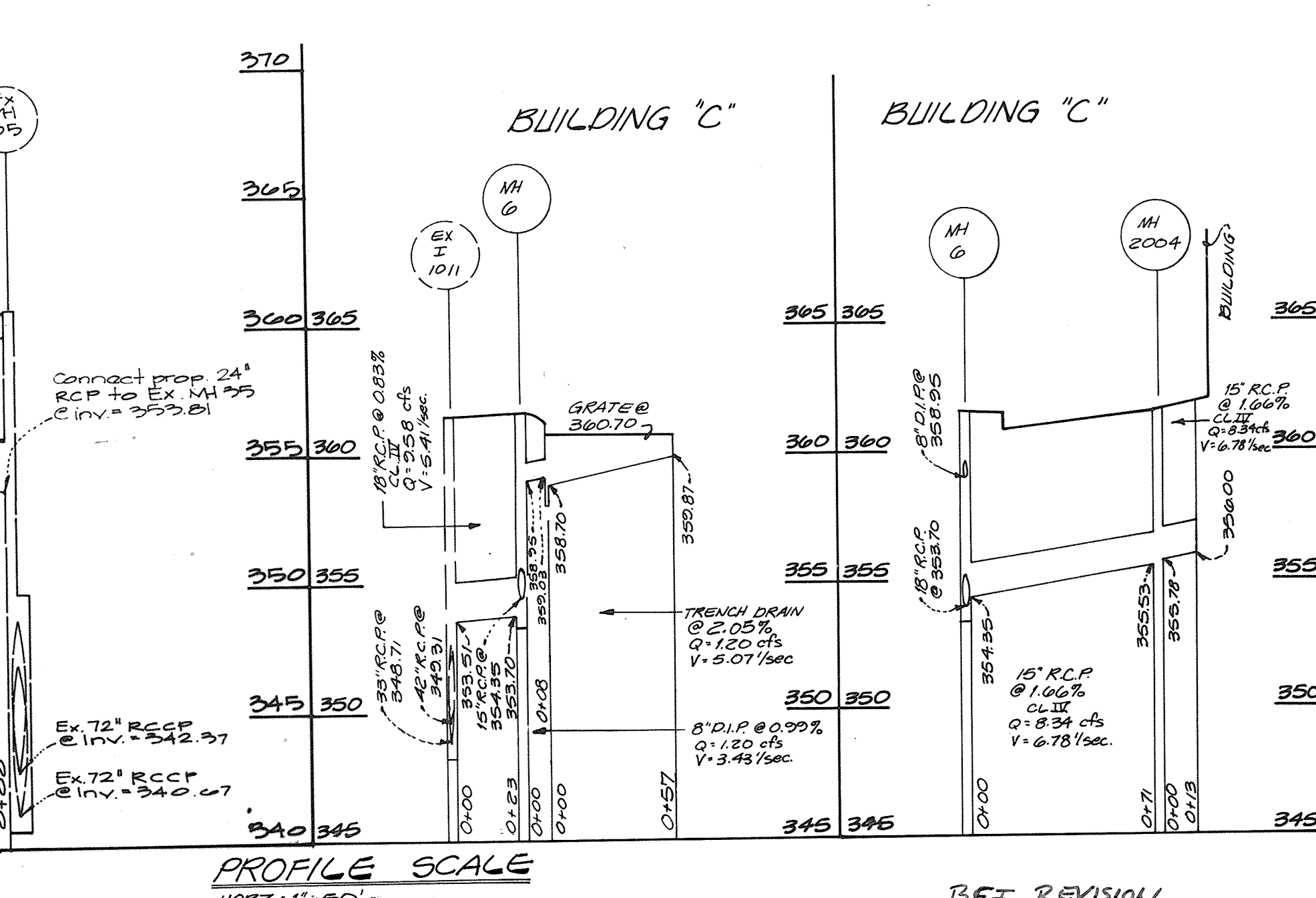
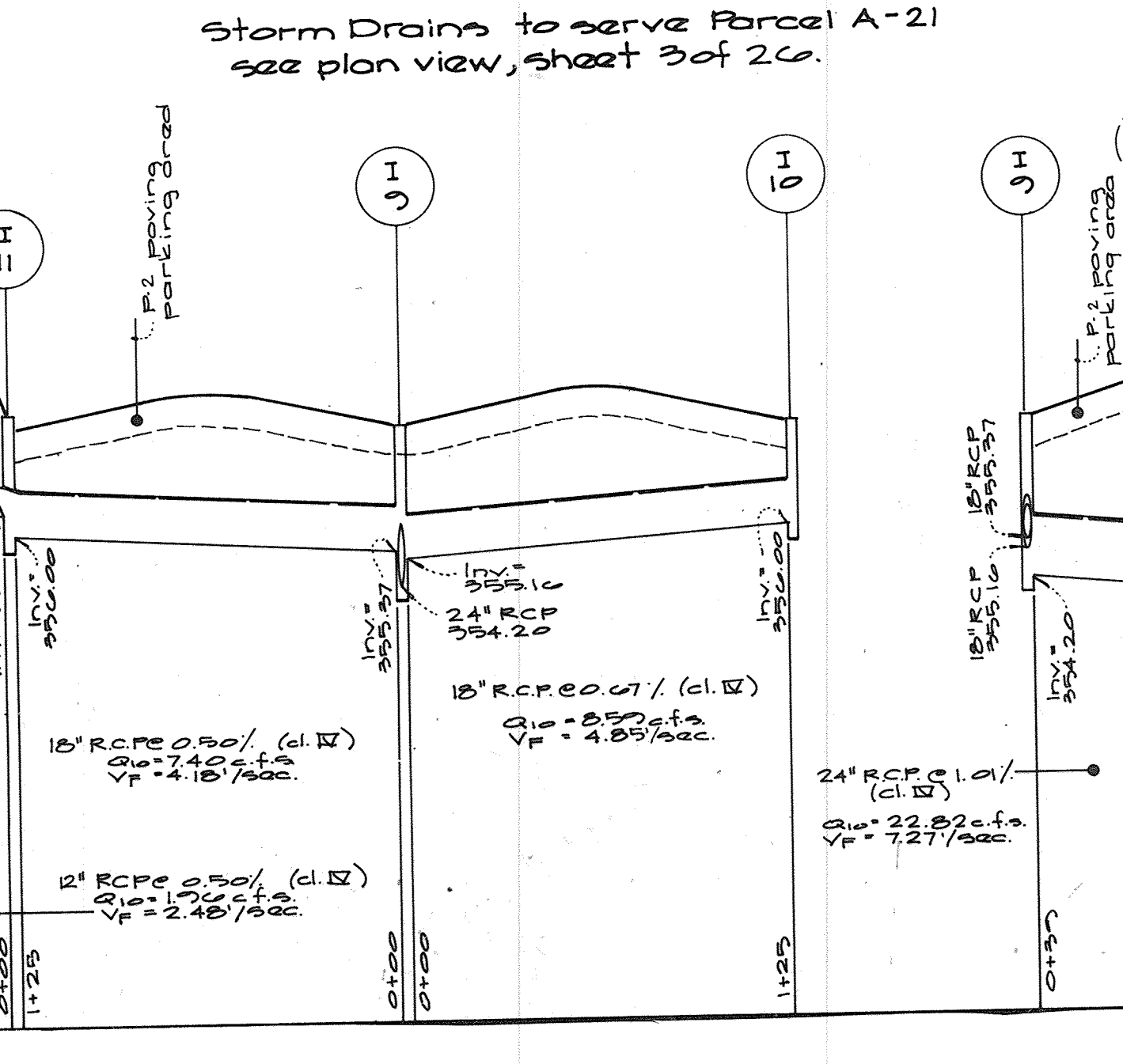
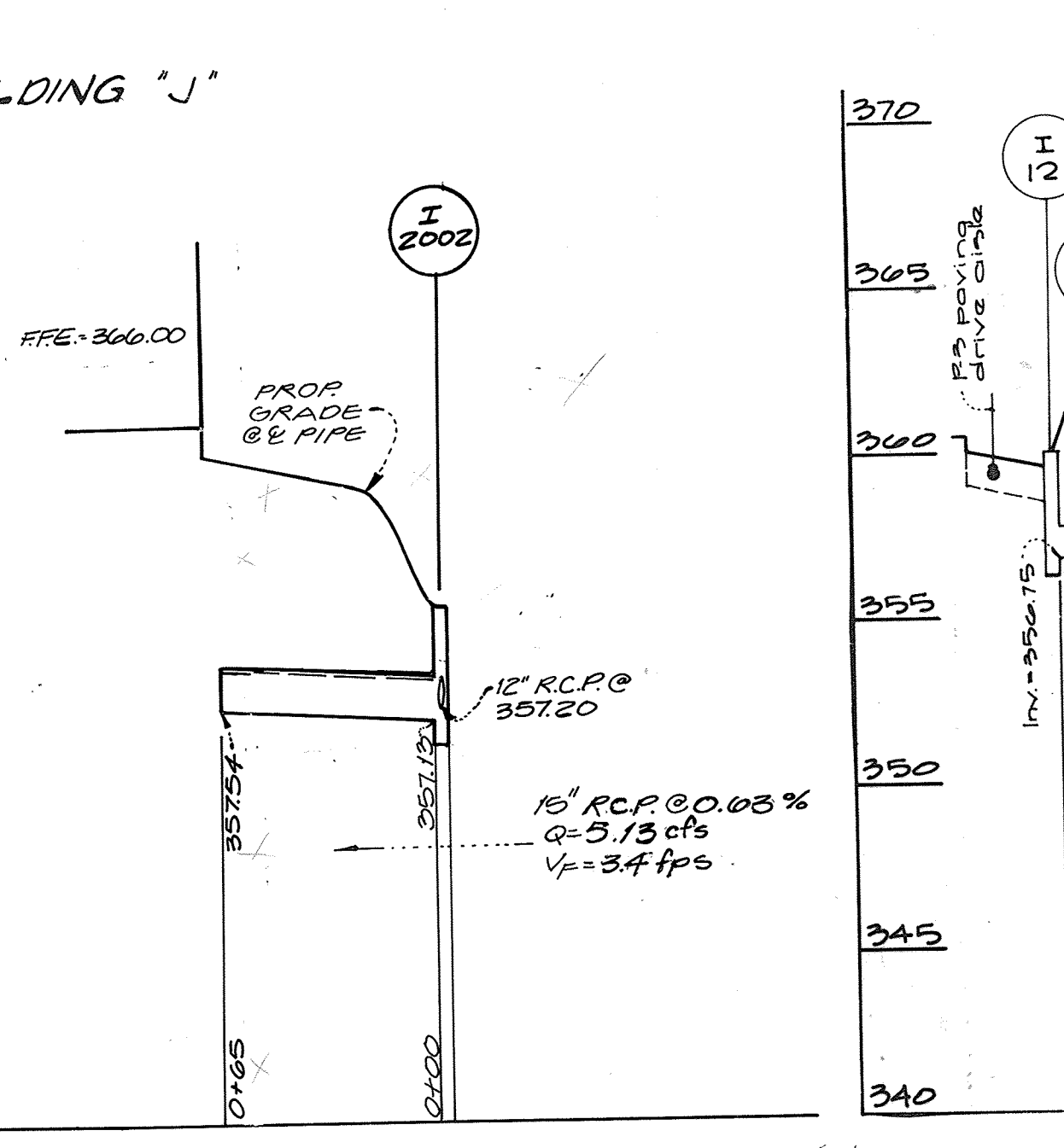
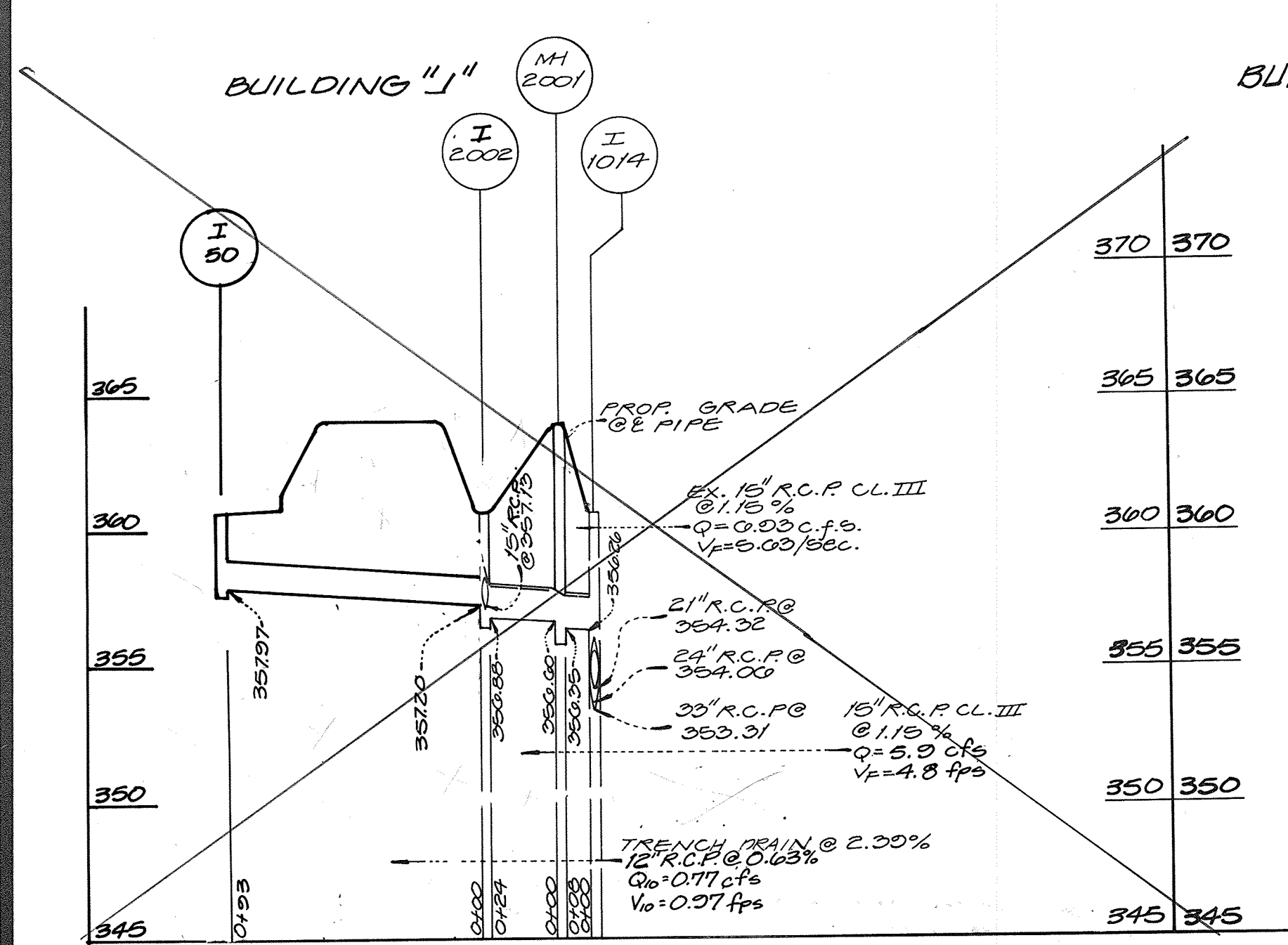
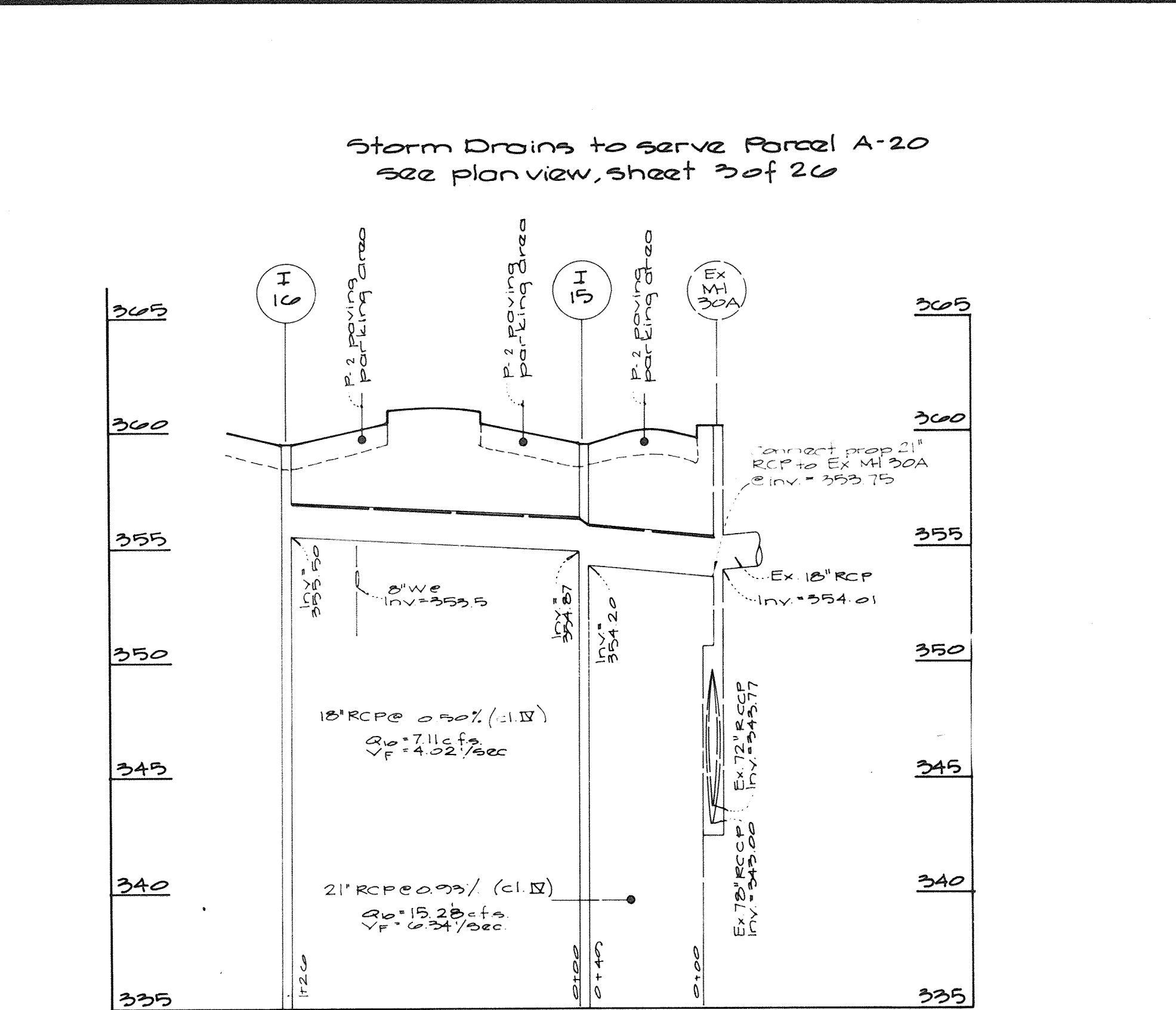
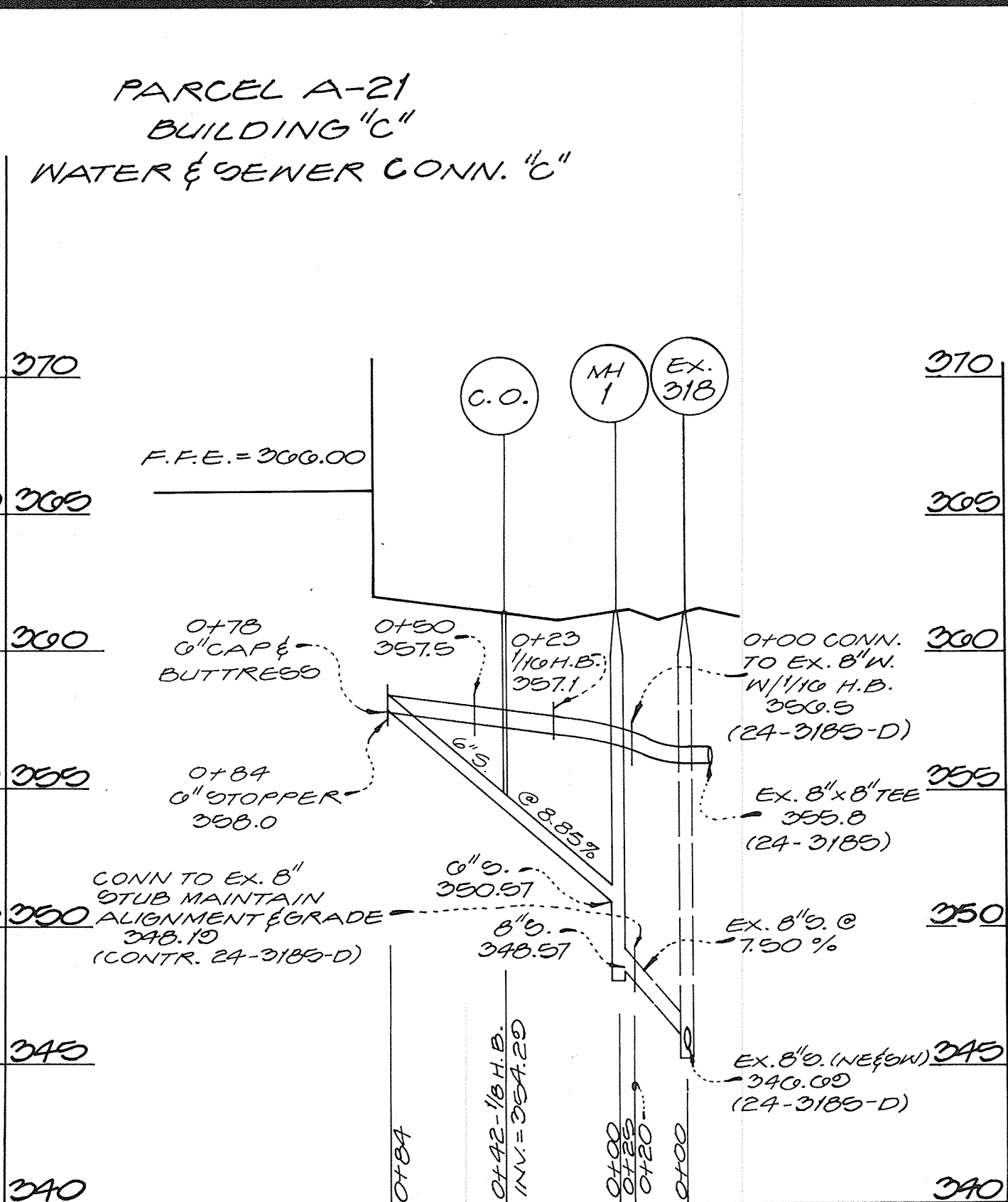
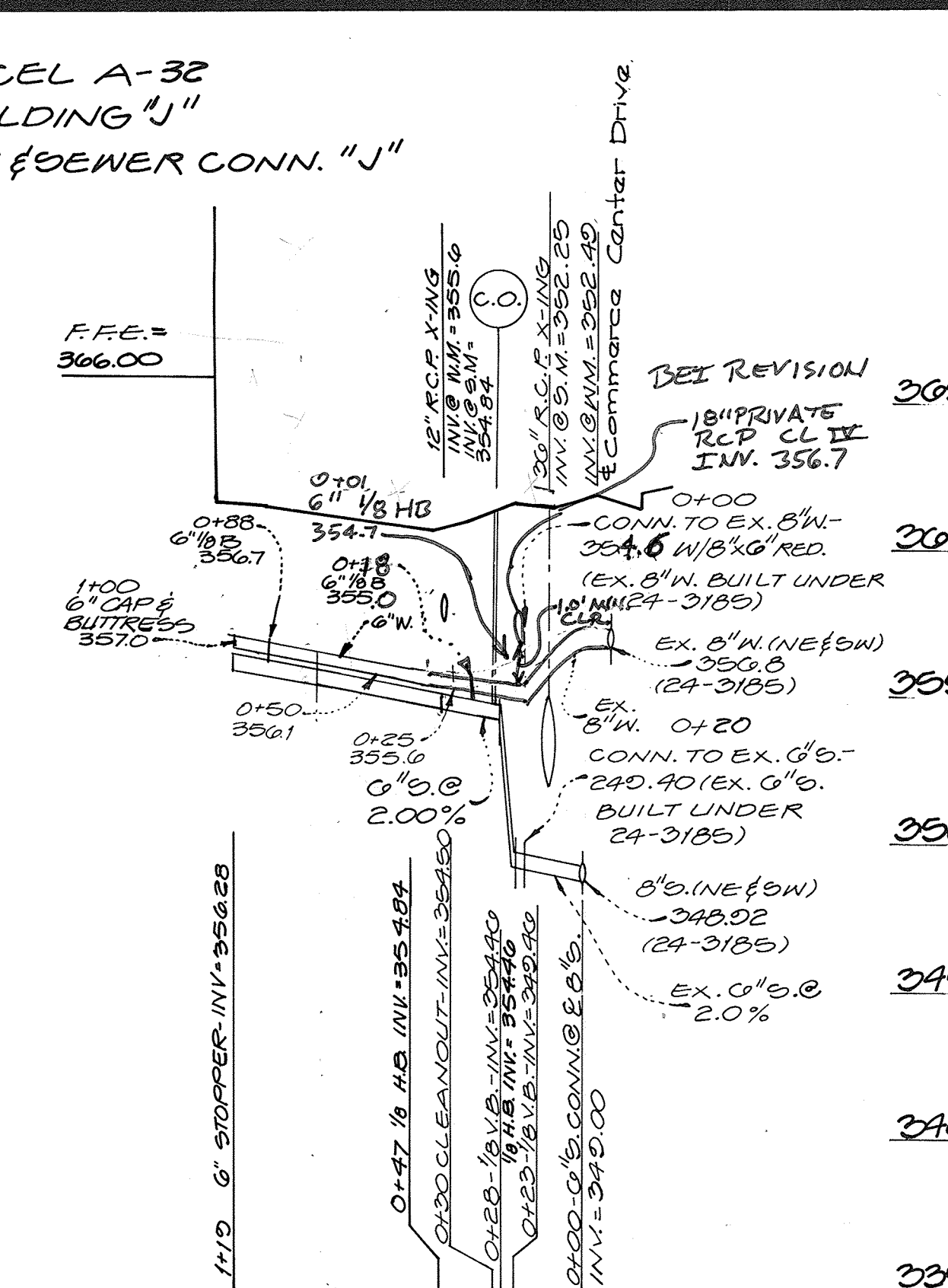
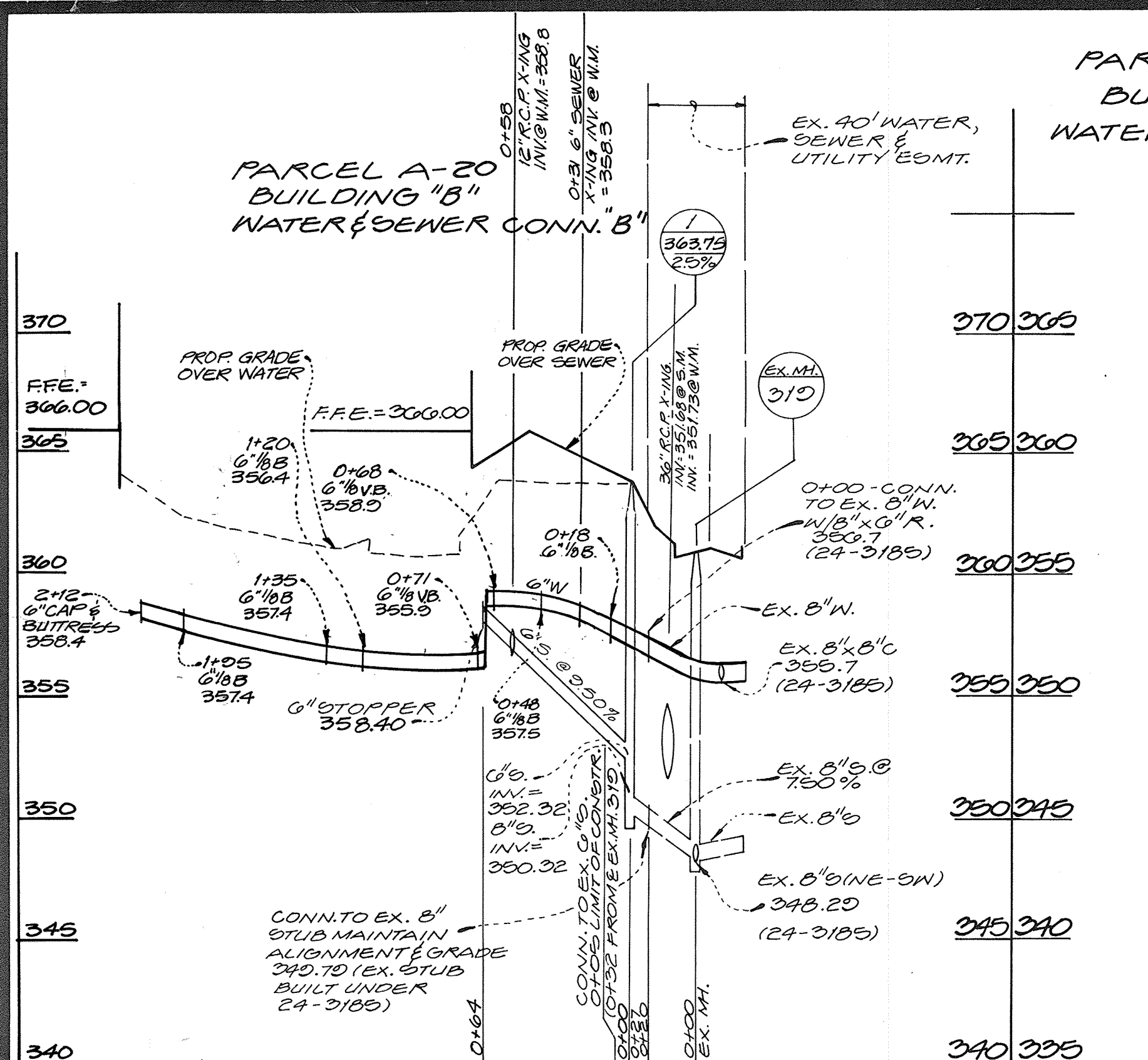
GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MD. 20866
 TELEPHONE: (301)421-4024 NO. VA. (301)989-2524 BALTO. (301)880-1820 FAX (301)421-4186

DATE	REVISION	BY	APP'R.

PREPARED FOR:
 The Howard Research & Development Corp.
 The Rose Building
 10275 Little Patuxent Pkwy.
 Columbia, Md. 21044
 (301) 252-6027

Utility Profiles - Building 'A'
Gateway Commerce Center
 Snowden Square Drive
 Parcels A-19 thru A-27, A-29 & A-32
 Howard County, Maryland

DES.	SCALE	ZONING	G.L.W. FILE No.
d.e.v.	As Shown	B-2/M-1	21095
DRN.	DATE	TAX MAP No.	SHEET
m.e.f.	June 3, '92	42	22 of 28
CHK.			
c.k.g.			



NO AS-BUILT INFORMATION IS PROVIDED ON THIS SHEET

Professional Certification, I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
 License No. 21443 Expiration Date: 12/21/18

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

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 Director: [Signature] DATE: 10-7-92

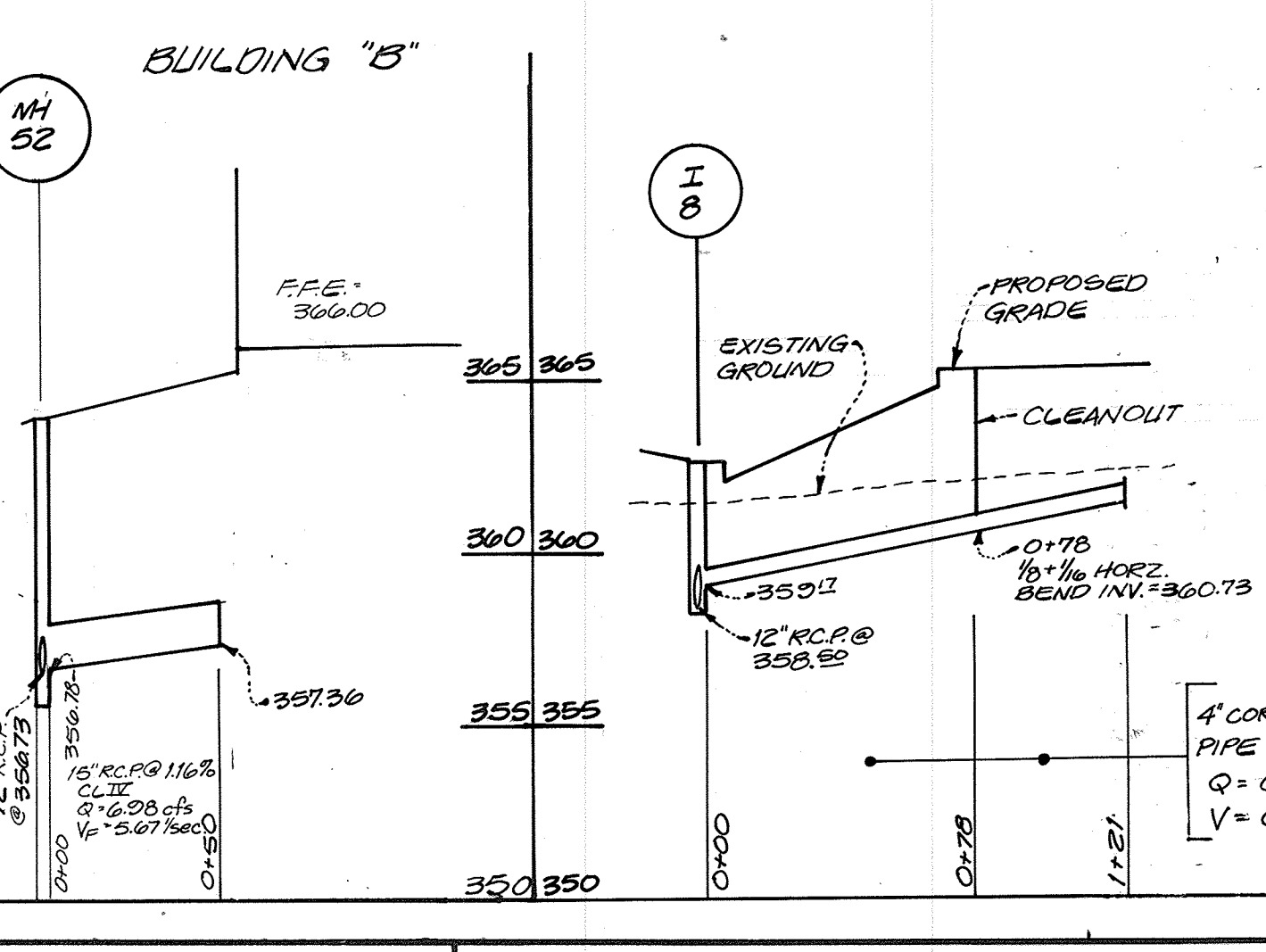
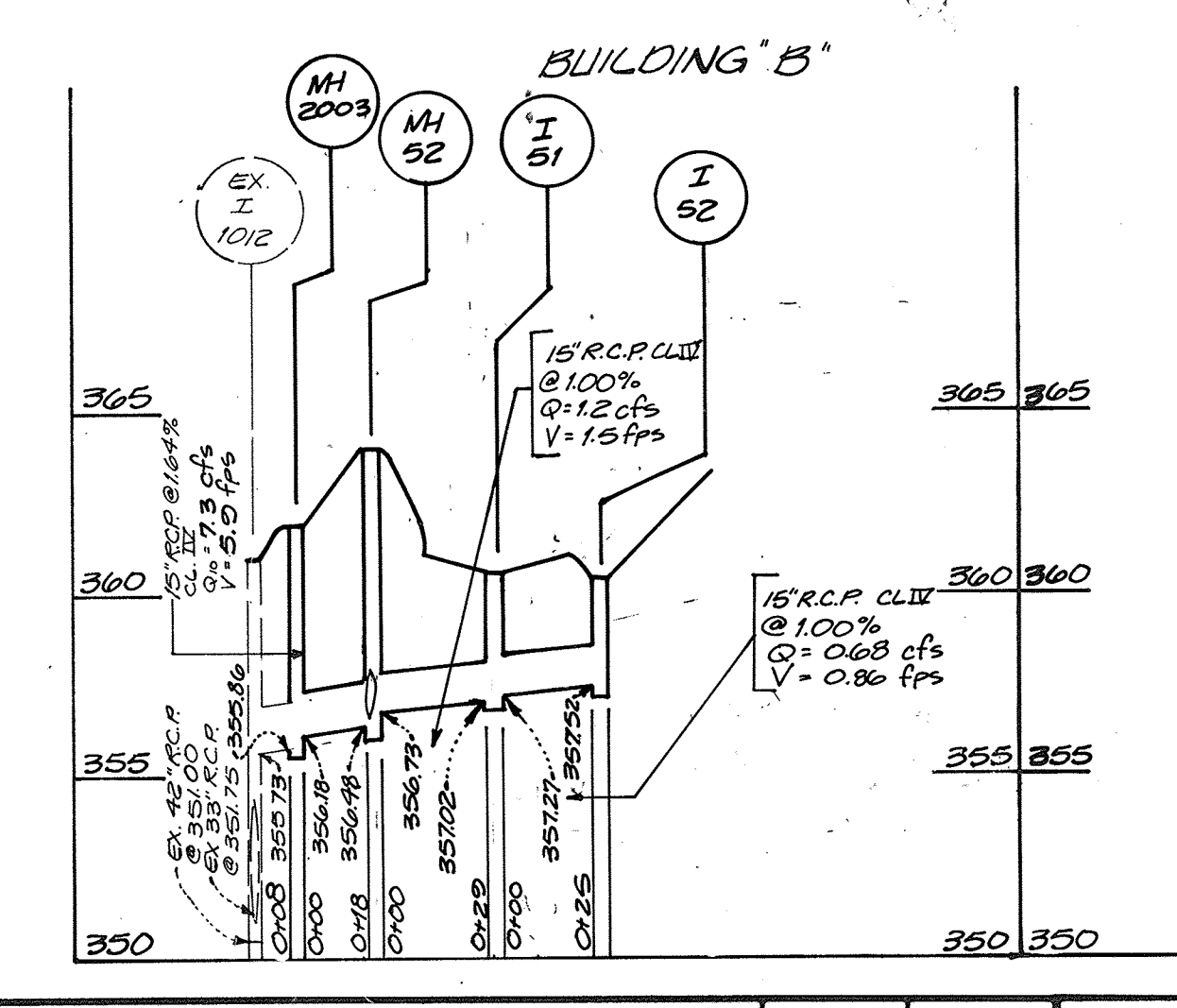
APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
 Director: [Signature] DATE: 10/9/92

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE STORM DRAINAGE SYSTEMS & PUBLIC ROADS, HOWARD COUNTY DEPT. OF PUBLIC WORKS
 Director: [Signature] DATE: 10/1/92

CHIEF, BUREAU OF ENGINEERING MK
 DATE: 10/7/92

Professional Certification, I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
 License No. 21443 Expiration Date: 12/21/18

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

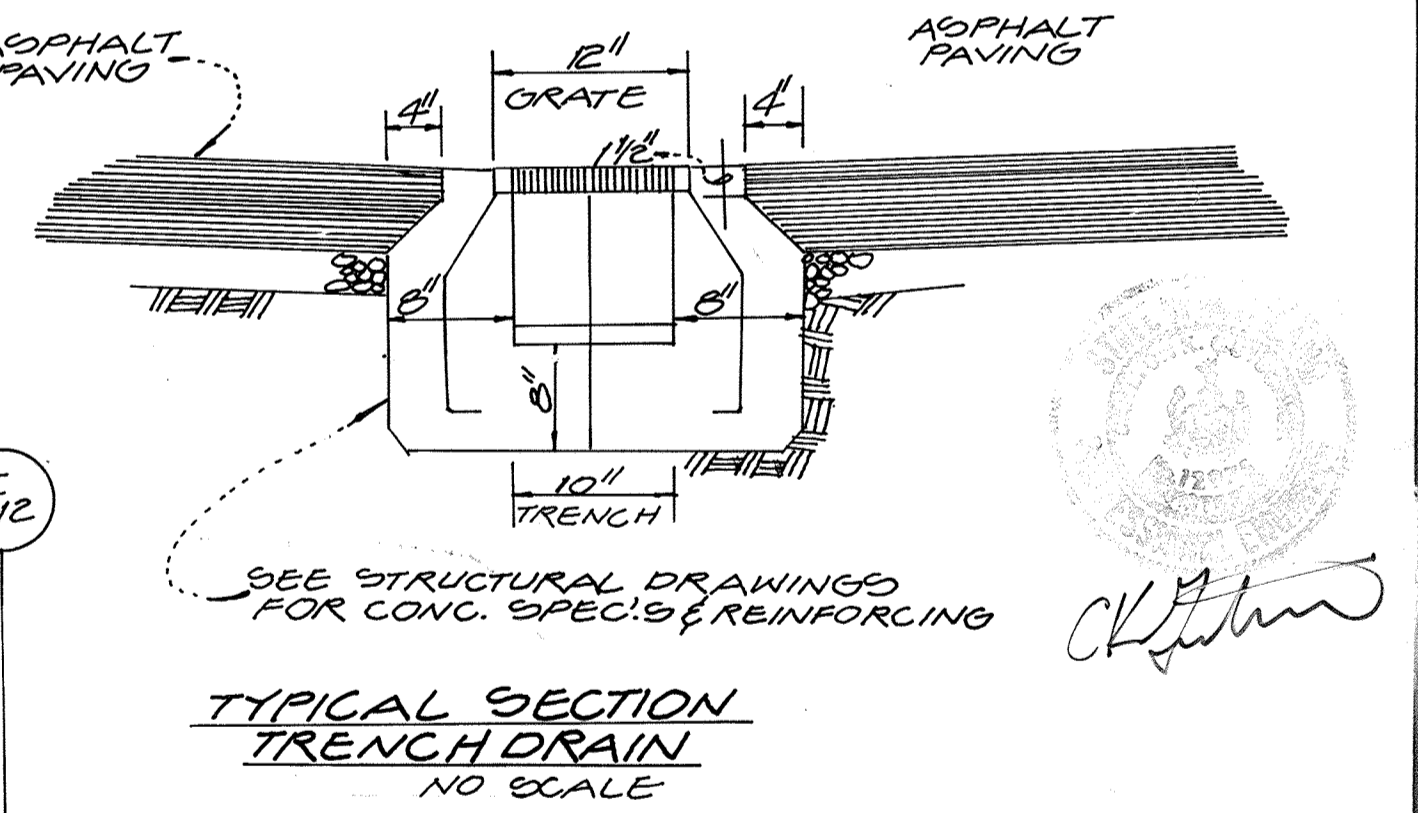
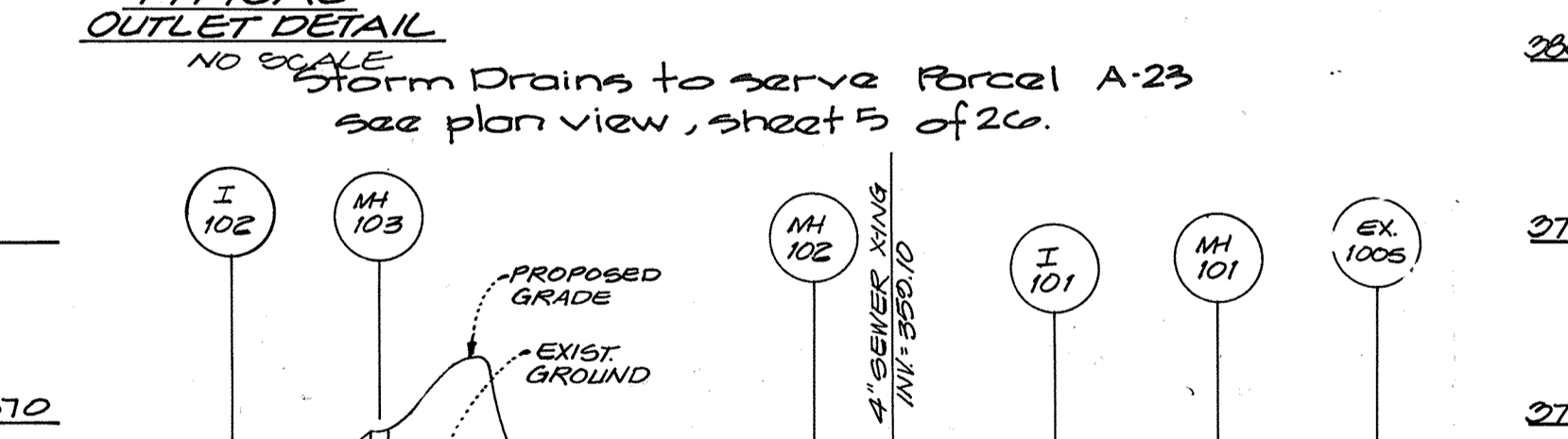
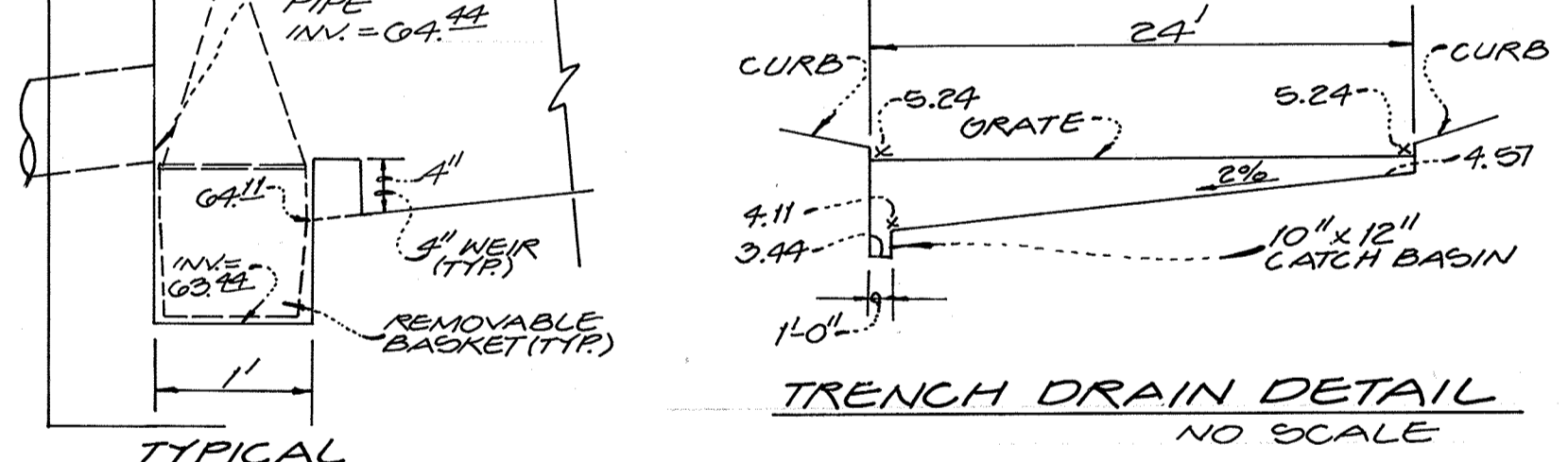
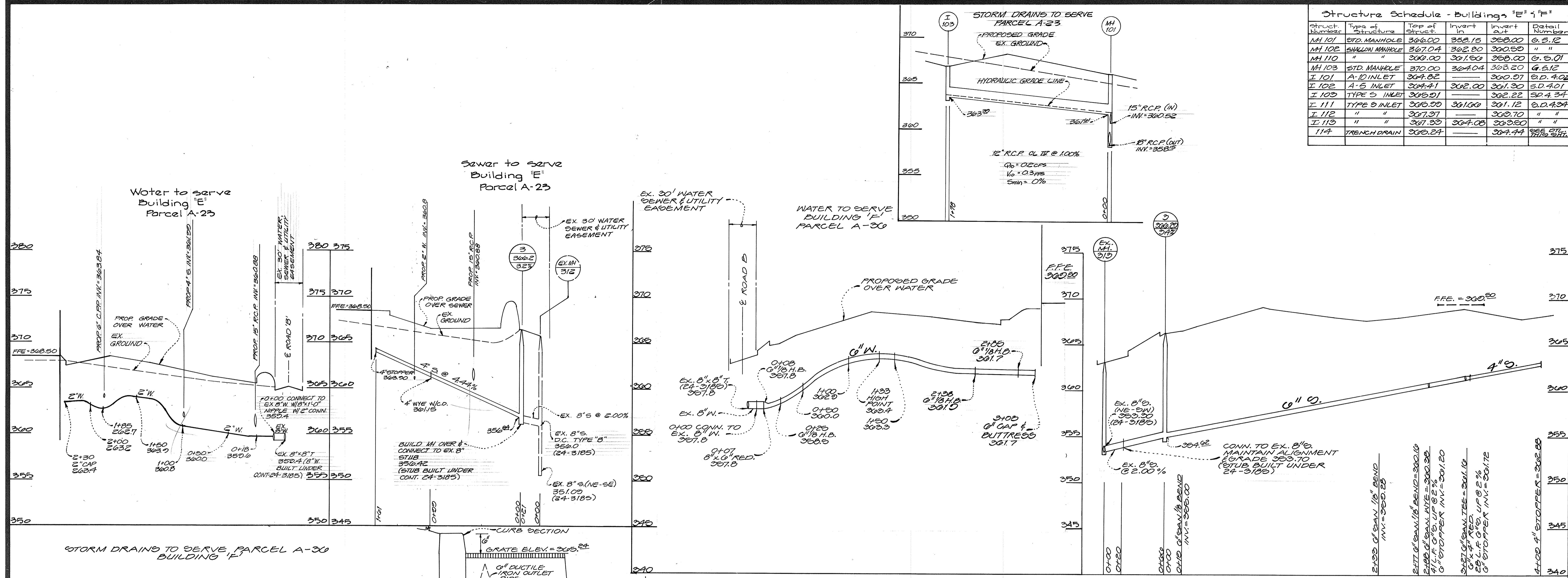


STRUCTURE SCHEDULE - BUILDINGS B, C, & J

STR #	STR. TYPE	TOP	INV. IN	INV. OUT	DETAIL #
I-9	DBL '5'	359.50	355.37	354.20	SD 4.23
I-10	"	352.50	-	356.00	"
I-11	A-10	360.00	356.69	356.00	SD 4.02
I-12	A-5	360.00	-	356.75	SD 4.01
I-15	DBL '5'	359.50	354.87	354.20	SD 4.23
I-16	"	359.50	-	355.50	"
I-2002	SINGLE '5'	360.60	357.20	356.88	SD 4.22
EX I-102	SINGLE WR	360.39	351.75	351.00	SD 4.37
I-50	SINGLE '5'	360.64	-	357.07	SD 4.22
I-51	"	360.65	357.27	357.02	"
I-52	"	360.60	-	357.52	"
MH 52	STD. MH	364.00	-	-	G. 5.01
EX. MH 3M	"	360.25	353.75	343.00	-
EX. MH 35	"	360.73	353.81	340.67	-
MH 6	STD. MH	361.53	358.95	353.70	G. 5.01
MH 2001	"	363.75	356.60	356.35	"
MH 2003	"	362.00	356.18	355.86	"
MH 2004	"	361.68	355.78	355.53	"

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

Structure Number	Type of Structure	Top of Structure	Invert In	Invert Out	Detail Number
MH 101	STD. MANHOLE	366.00	358.15	368.00	G. 5.12
MH 102	SHALLOW MANHOLE	367.04	362.80	368.50	" "
MH 110	"	369.00	361.80	368.00	G. 5.01
MH 103	STD. MANHOLE	370.00	364.04	363.20	G. 5.12
I 101	A-10 INLET	369.02	360.20	360.20	G.D. 4.02
I 102	A-5 INLET	369.41	362.00	361.30	G.D. 4.01
I 103	TYPE 5 INLET	369.21	365.20	362.22	G.D. 4.34
I 111	"	367.50	361.00	361.12	G.D. 4.34
I 112	"	367.37	362.70	362.70	" "
I 113	"	367.33	364.00	363.80	" "
I 114	TRENCH DRAIN	368.24	364.44	366.24	SEE DET. THIS SHEET



Approved: For Public Water & Public Sewerage Systems, Howard County Health Dept. and Public Health Officer

Joyce M. Bondhusper 8/13/93

Approved: Howard County Dept. of Planning & Economic Development

Frank Smith 8/16/93

Howard Blood 8/16/93

Approved: For Public Water & Public Sewerage, Storm Drainage Systems, & Public Roads, Howard County Dept. of Public Works

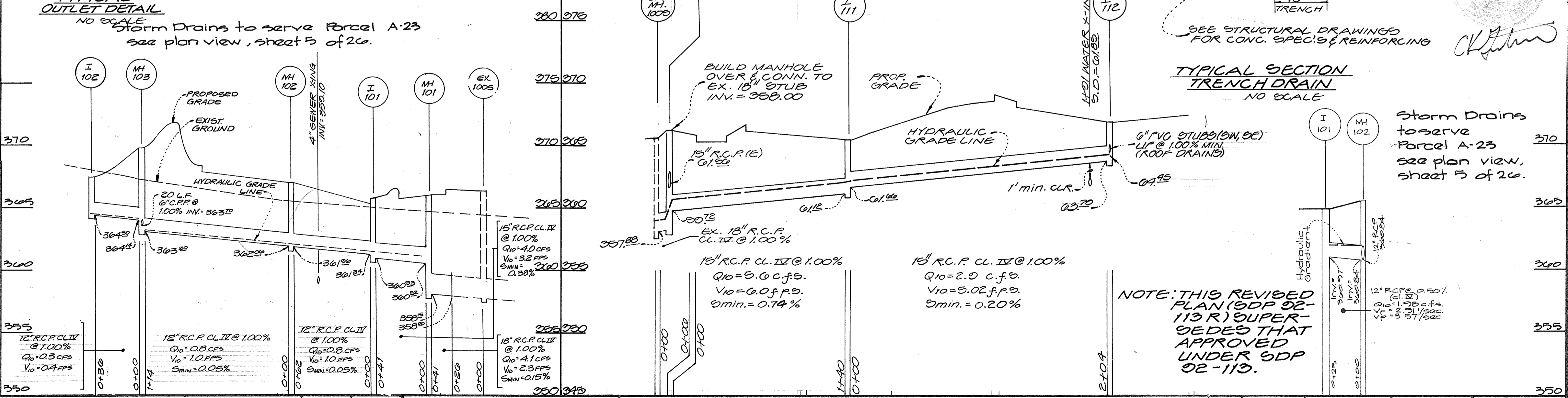
James G. Law 8/16/93

James G. Law 8/13/93

NO AS-BUILT INFORMATION IS PROVIDED ON THIS SHEET

AS-BUILT

2/14/93



GLW GUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS

3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MD. 20866

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

DATE	REVISION	BY	APP'R.
12-0-93	REV. PROFILES PARCEL A-23	MTHK	
7/21/93	REV. PROFILES (OLD PARCEL A-24 TO NEW PARCEL A-30)	M.S.J.	M.J.T.

PREPARED FOR:

The Howard Research & Development Corp.

The 12000 Building

10275 Little Patuxent Pkwy.

Columbia, Md. 21044

(301) 992-0027

Utility Profiles - Buildings 'E' and 'F'

Gateway Commerce Center

Snowden Square Drive

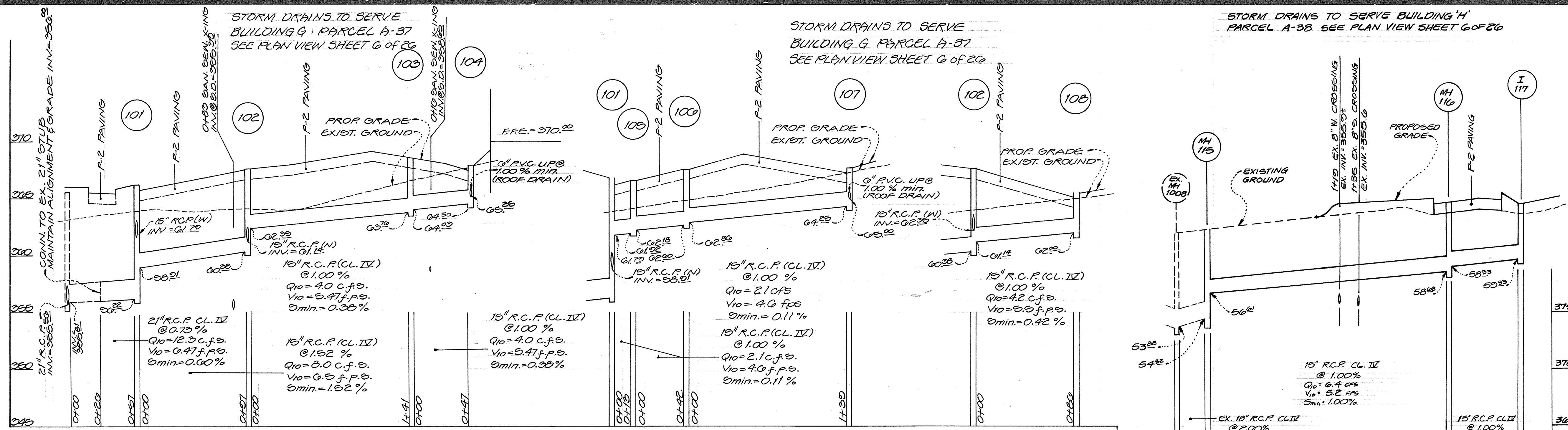
PARCELS A-10 THRU A-23, A-30 THRU A-33, A-27, A-29, A-32

6th Election District

Howard County, Maryland

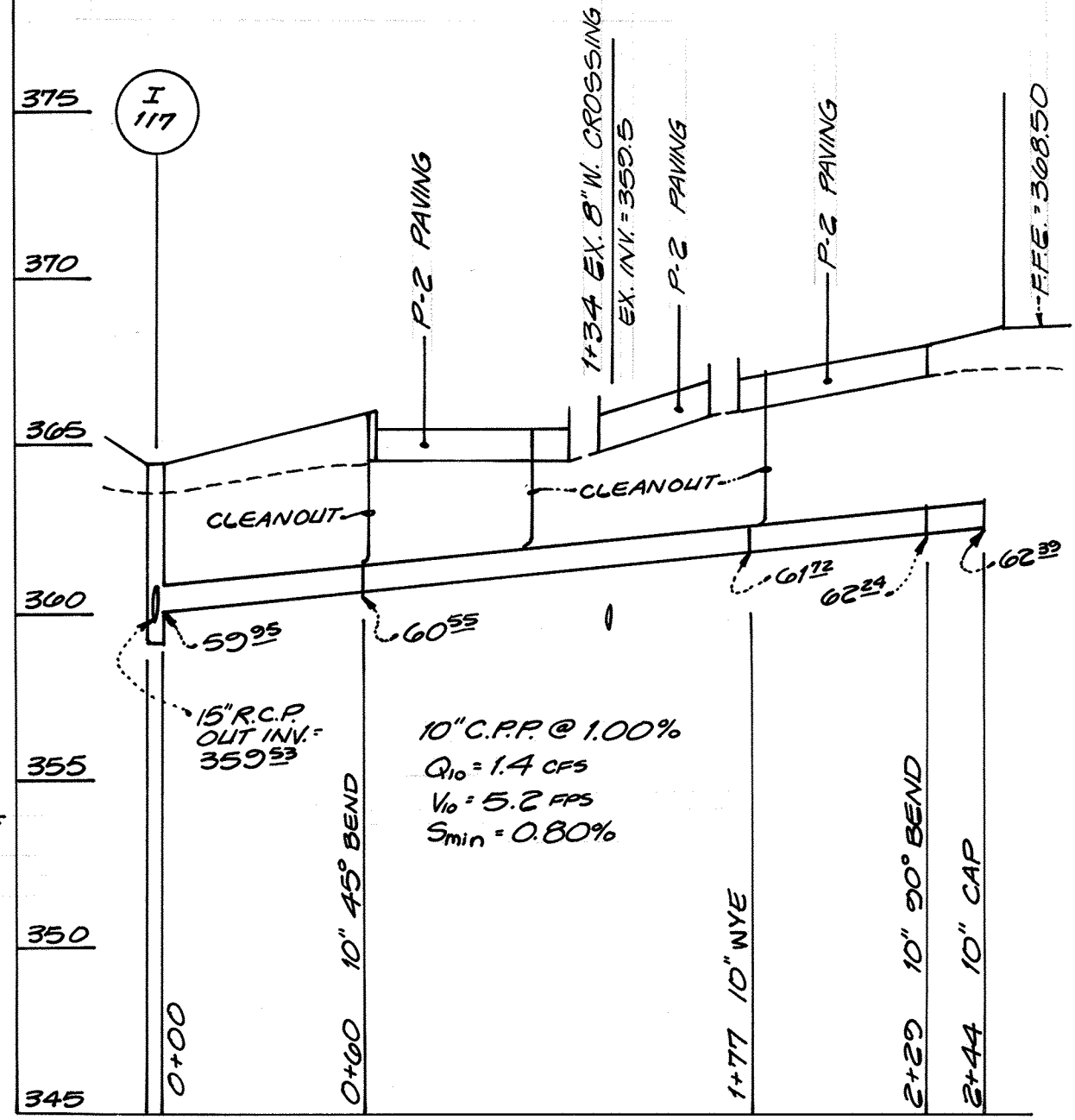
DES.	SCALE	ZONING	G.L.W. FILE NO.
d.e.v.	As Shown	B-2/M-1	91-055
DRN.	DATE	TAX MAP NO.	SHEET
m.s.f.	June 3, '92	42	25 of 28
CHK.	e.k.g.		

AS-BUILT Note SDP-92-113

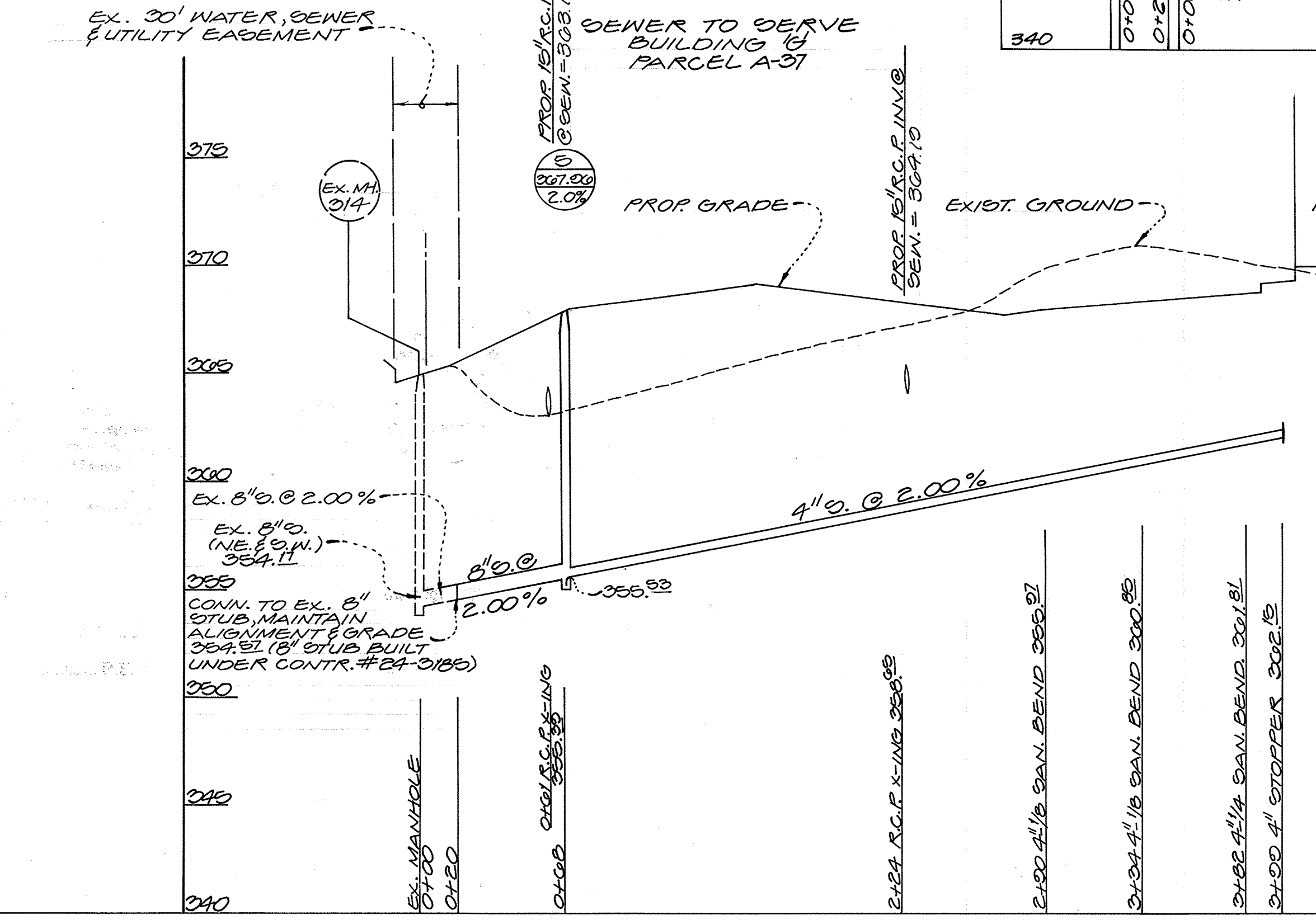
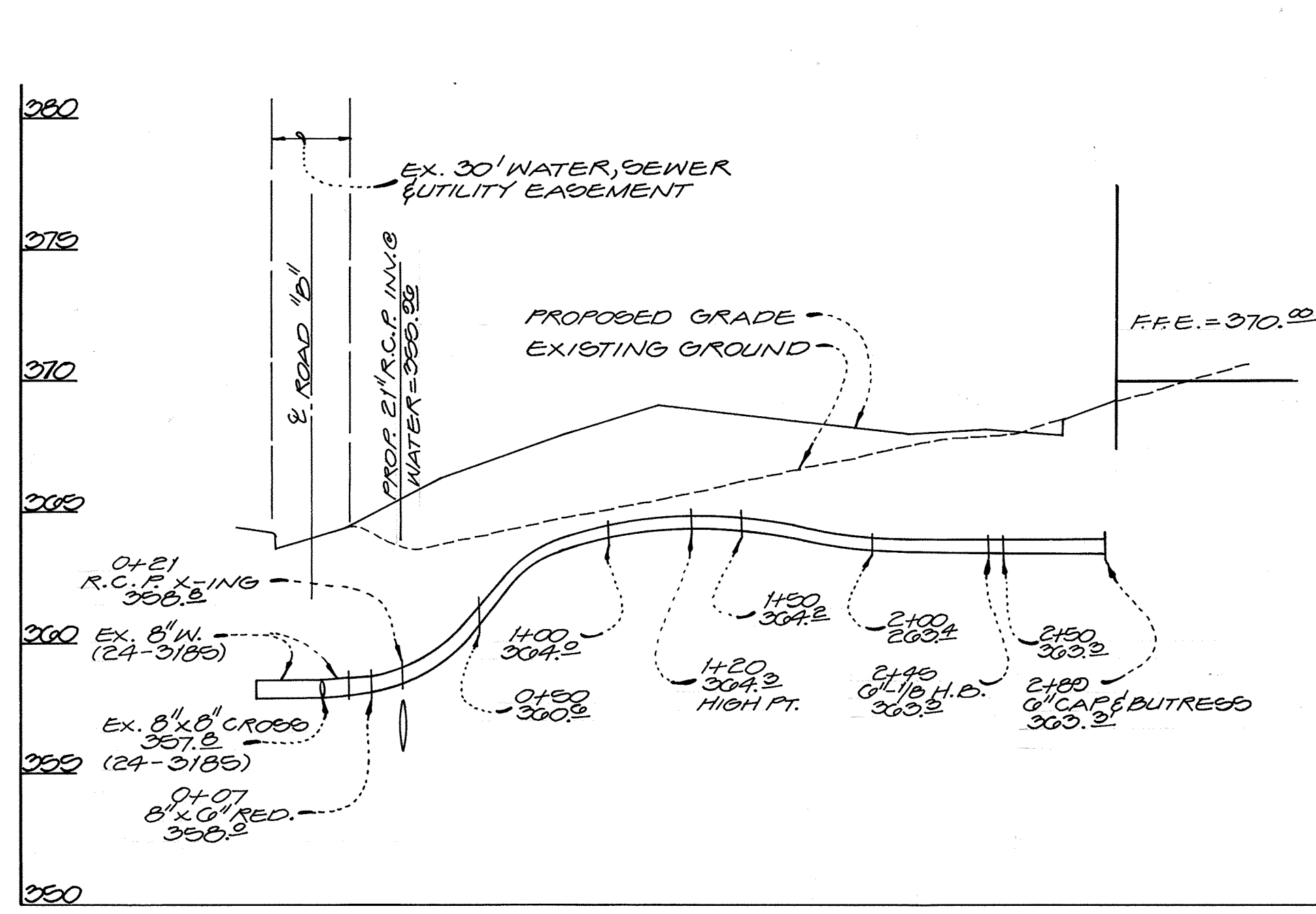


STRUCT. NO.	TYPE OF STRUCTURE	TOP OF CURB	INVERT	INVERT	DETAIL NUMBER
101	TYPE 'B' INLET	367.05	366.01	366.22	SD 4.34
102	MANHOLE	367.04	366.35	366.38	G 5.11
103	"	368.08	364.03	369.76	G 5.11
104	TYPE 'B' INLET	367.00	366.08	364.50	G.D. 4.34
105	MANHOLE	366.50	362.18	361.52	G 5.11
106	"	367.50	362.80	362.00	G 5.11
107	TYPE 'B' INLET	367.70	—	364.25	G.D. 4.24
108	A-10	366.50	—	362.00	G.D. 4.41
109	TRENCH DRAIN	366.80	—	366.20	SEE SHEET
110	MANHOLE	364.75	356.01	354.32	G 5.11
111	MANHOLE	364.60	358.23	358.08	G 5.11
117	A-10	364.50	360.11	359.53	G.D. 4.41
118	TRENCH DRAIN	364.50	—	362.24	SEE ARCH
EX. 1007	MANHOLE	365.80	—	—	G 5.11

* EX. RIM = 364.501
 STORM DRAINS TO SERVE BUILDING 'H'
 PARCEL A-38 SEE PLAN VIEW SHEET G OF 26

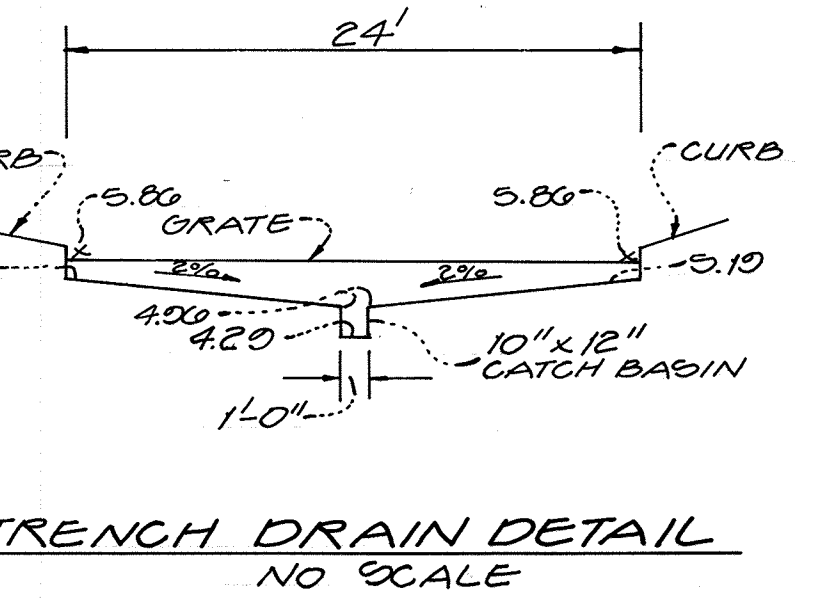
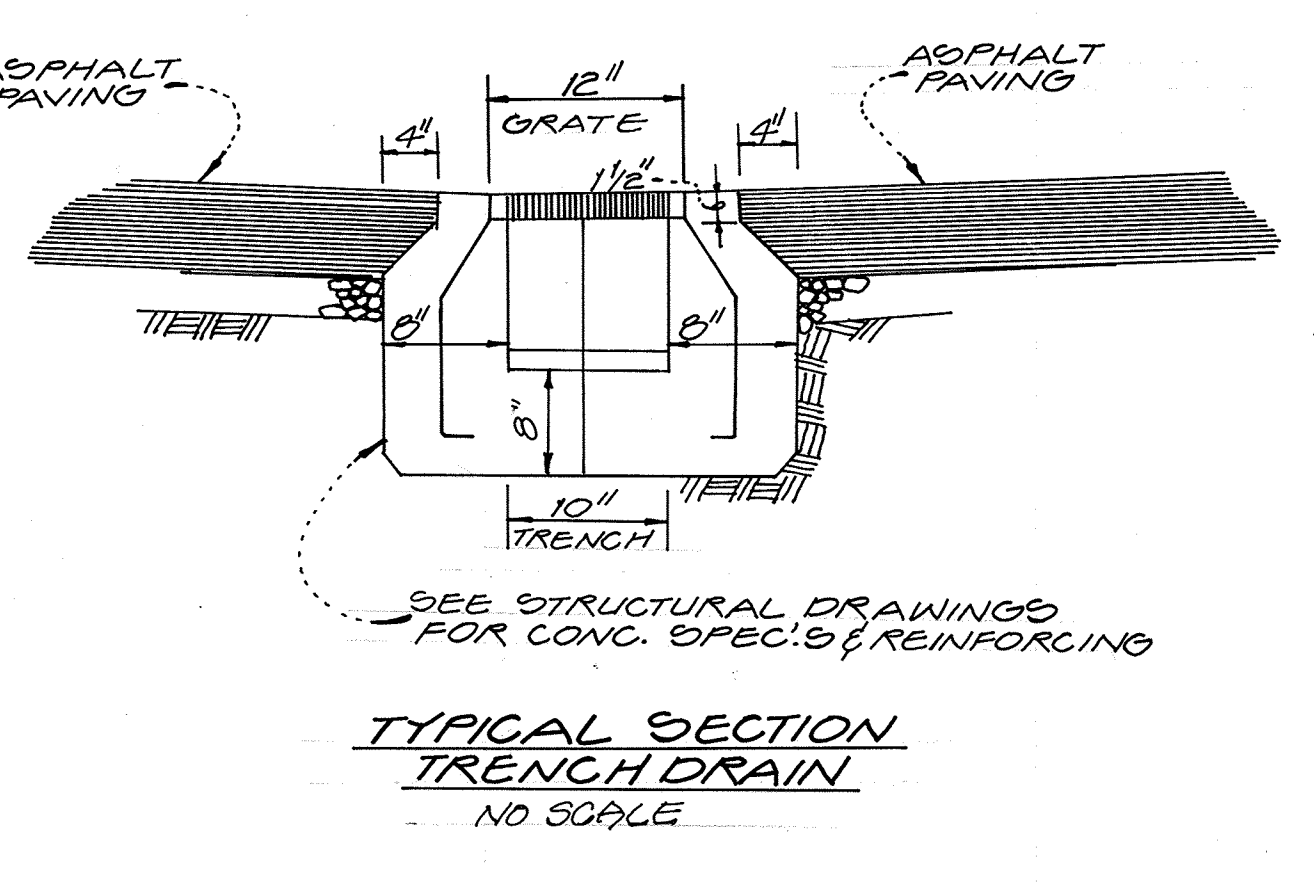
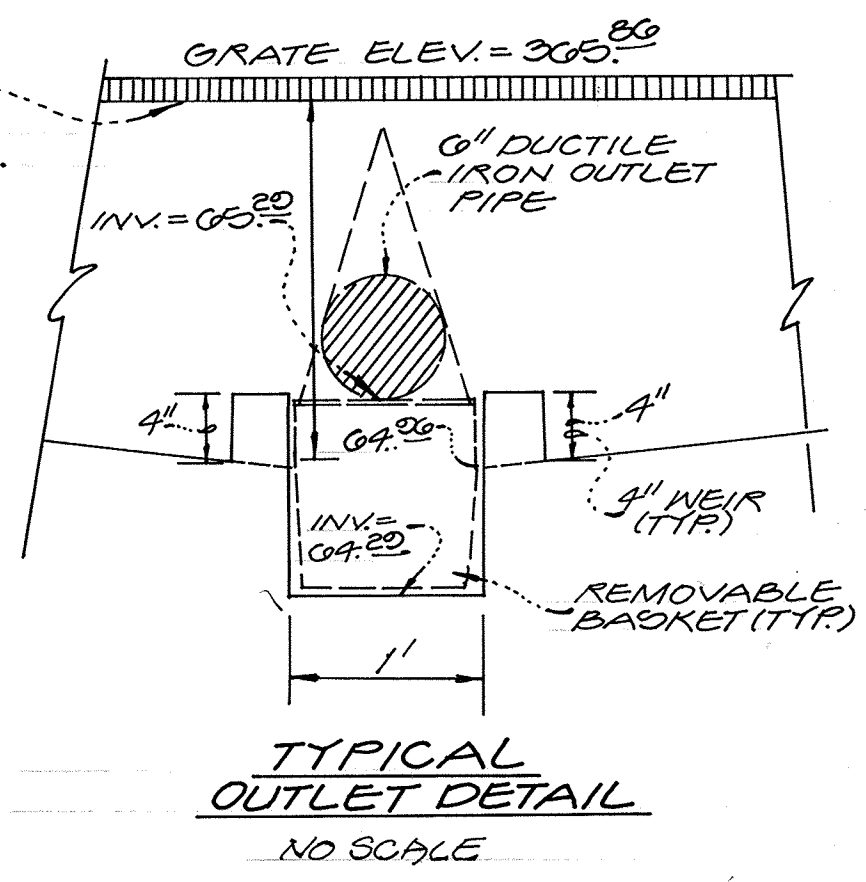


WATER TO SERVE BUILDING 'G' PARCEL A-37
 PROFILES
 SCALE: HORIZ. 1" = 50'
 VERT. 1" = 5'



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

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



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

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPT.
 COUNTY HEALTH OFFICER: [Signature] DATE: 7-9-92
 APPROVED FOR HOWARD COUNTY DEPT. OF PLANNING & ZONING
 PLANNING & ZONING OFFICER: [Signature] DATE: 7/14/93
 APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS & PUBLIC ROADS, HOWARD COUNTY DEPT. OF PUBLIC WORKS
 DIRECTOR: [Signature] DATE: 7/6/93
 CHIEF, BUREAU OF ENGINEERING: [Signature] DATE: 7/8/93

NO AS-BUILT INFORMATION IS PROVIDED ON THIS SHEET
 PROFESSIONAL CERTIFICATION: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
 License No. 21443, Expiration Date: 12-31-16

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

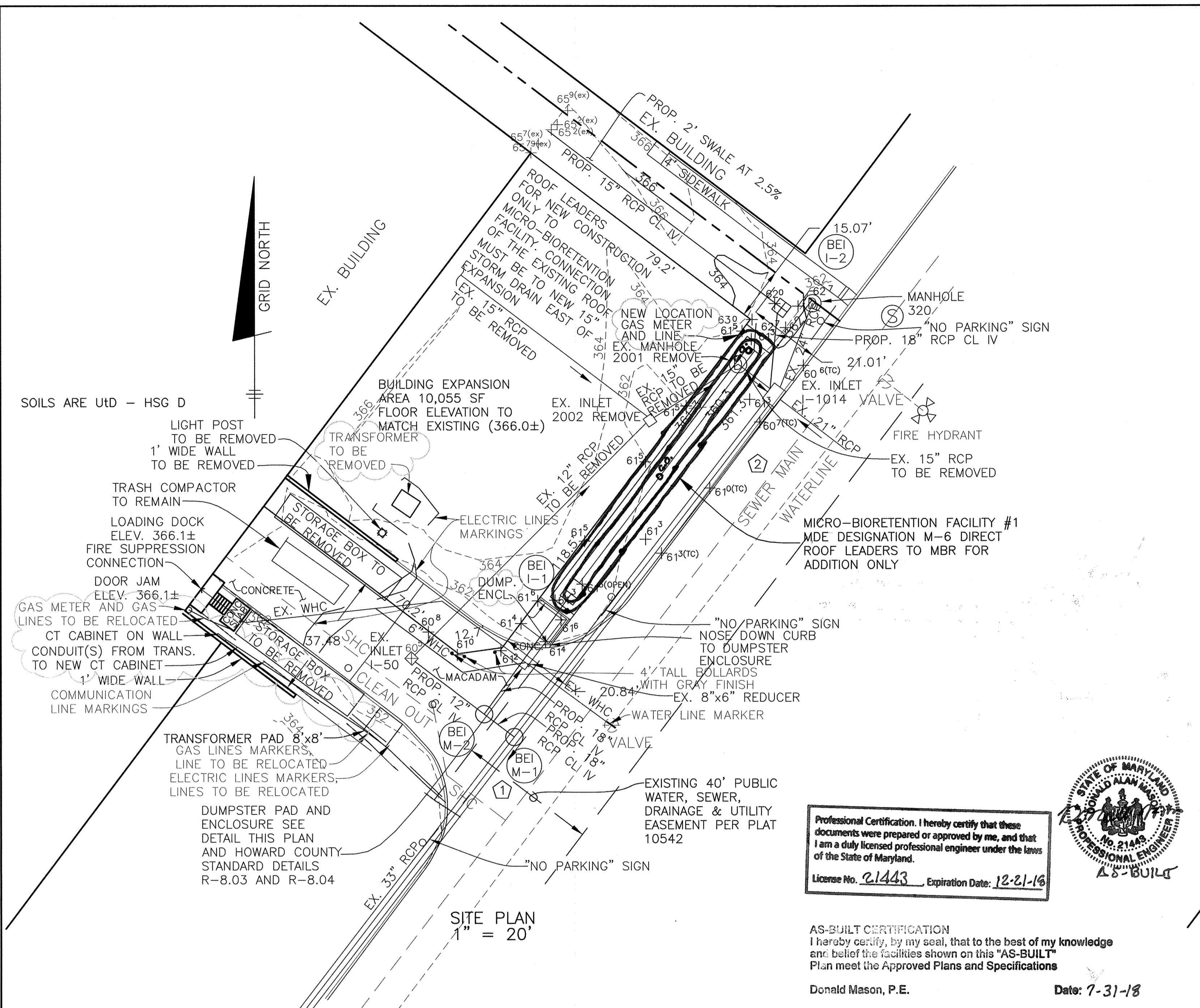
DATE	REVISION	BY	APP'R.
8-11-93	ADDED PROFILES FOR PARCEL A-20	HK	

PREPARED FOR:
 THE HOWARD RESEARCH & DEVELOPMENT CORP.
 THE ROUGE BUILDING
 10276 LITTLE PATUXENT PKWY.
 COLUMBIA, MD. 21044
 (301)982-6027

UTILITY PROFILES-BUILDINGS G, H & K
GATEWAY COMMERCE CENTER
 PARCELS A-10 THRU A-23, A-30 THRU A-33, A-27, A-20 & A-32
 SNOWDEN SQUARE
 6TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

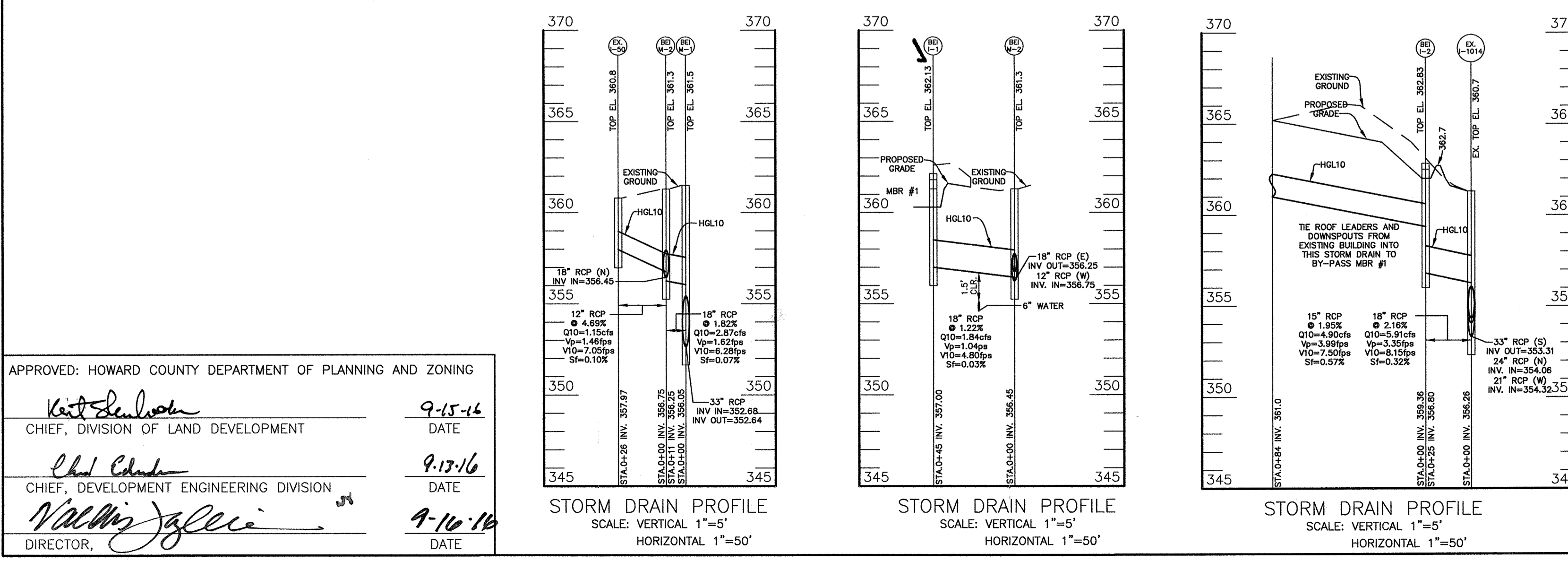
CENSUS TR.	WATER CODE	SEWER CODE	DES.	ZONING	G.L.W. FILE NO.
G087.03	E03	400000	SCALE	B-2	91-066
			AS SHOWN		
			DATE	TAX MAP No.	SHEET
			MAY 5, 1993	42	20 OF 28

NEW AS-BUILT



STRUCTURE SCHEDULE									
NO.	TYPE	LOCATION	INV. IN	INV. OUT	TOP ELEV.	THROAT ELEV.	NOTES	HO. CO. STD.	
I-1	TYPE D	N 551,377.36 E 1,363,804.96	-	357.00	362.13	361.30	PRIVATE, OPEN 4 SIDES	D-4.10	
I-2	TYPE D	N 551,458.04 E 1,363,864.42	359.36	356.80	362.83	362.00	PRIVATE, OPEN 4 SIDES	D-4.10	
M-1	5'-0" MANHOLE	N 551,334.69 E 1,363,787.35	356.05	352.68	352.64	361.5	PUBLIC	G-4.13	
M-2	4'-0" MANHOLE	N 551,341.27 E 1,363,778.68	356.45	356.75	356.25	361.3	PRIVATE	G-4.12	

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



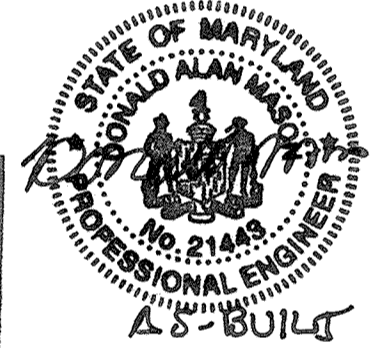
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Keith Schuman 9-15-16
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE

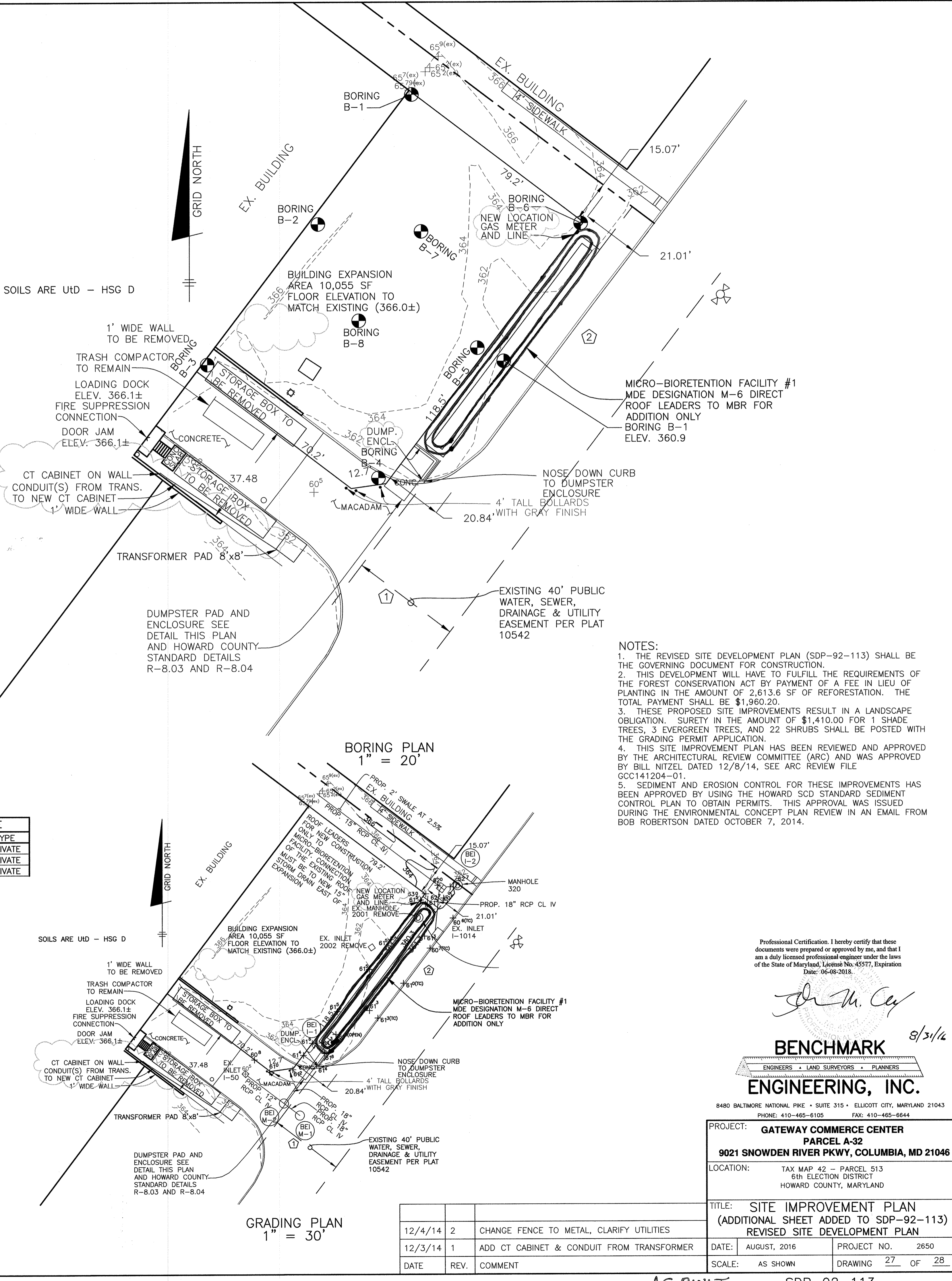
Chad Chander 9-13-16
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE

Valerie Jallie 9-10-16
 DIRECTOR, DATE

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
 License No. 21443 Expiration Date: 12-21-16



AS-BUILT CERTIFICATION
 I hereby certify, by my seal, that to the best of my knowledge and belief the facilities shown on this "AS-BUILT" Plan meet the Approved Plans and Specifications
 Donald Mason, P.E. Date: 7-31-18



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

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

Dr. M. Cey 8/31/14

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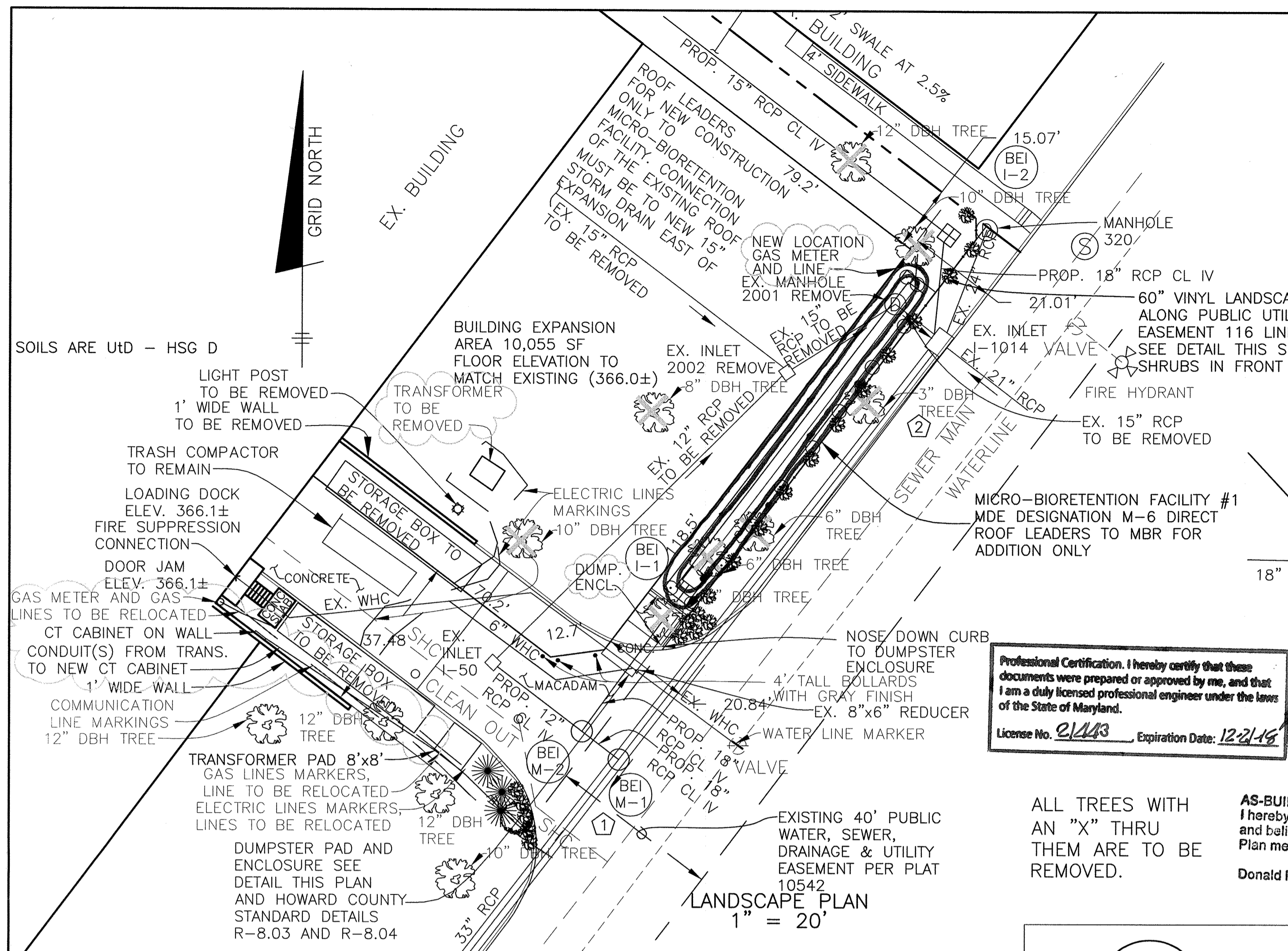
8480 BALTIMORE NATIONAL PIKE • SUITE 315 • ELLICOTT CITY, MARYLAND 21043
 PHONE: 410-465-6105 FAX: 410-465-6644

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

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

DATE	REV.	COMMENT	DATE	PROJECT NO.
12/4/14	2	CHANGE FENCE TO METAL, CLARIFY UTILITIES	AUGUST, 2016	2650
12/3/14	1	ADD CT CABINET & CONDUIT FROM TRANSFORMER		

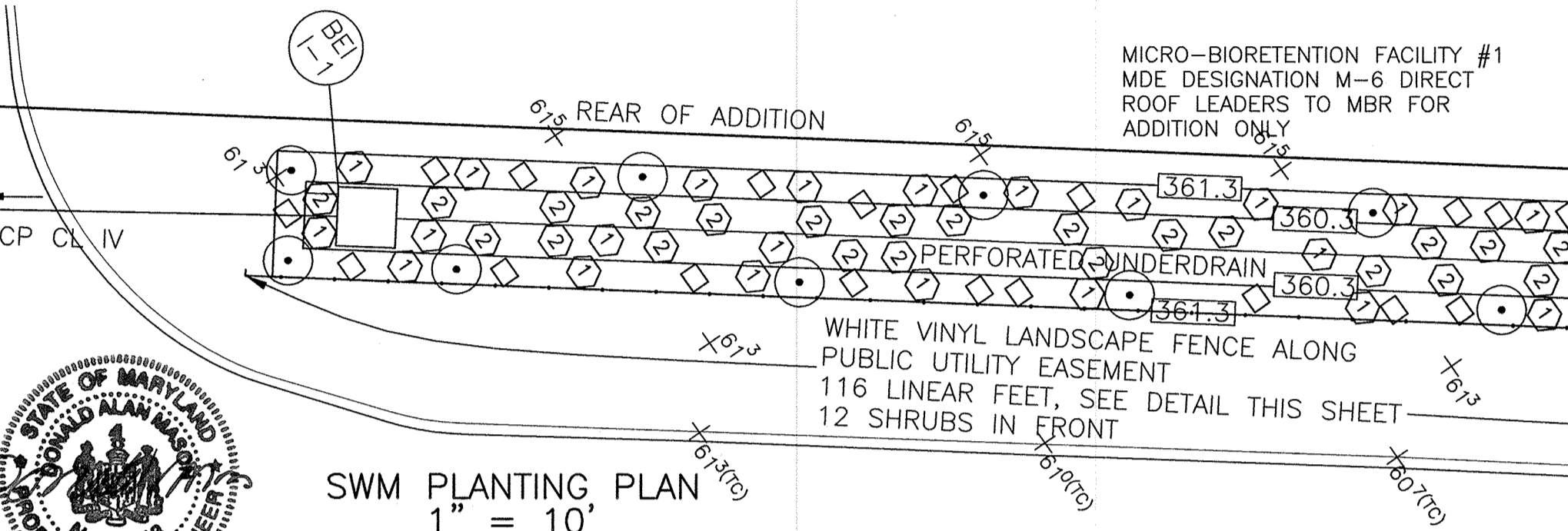
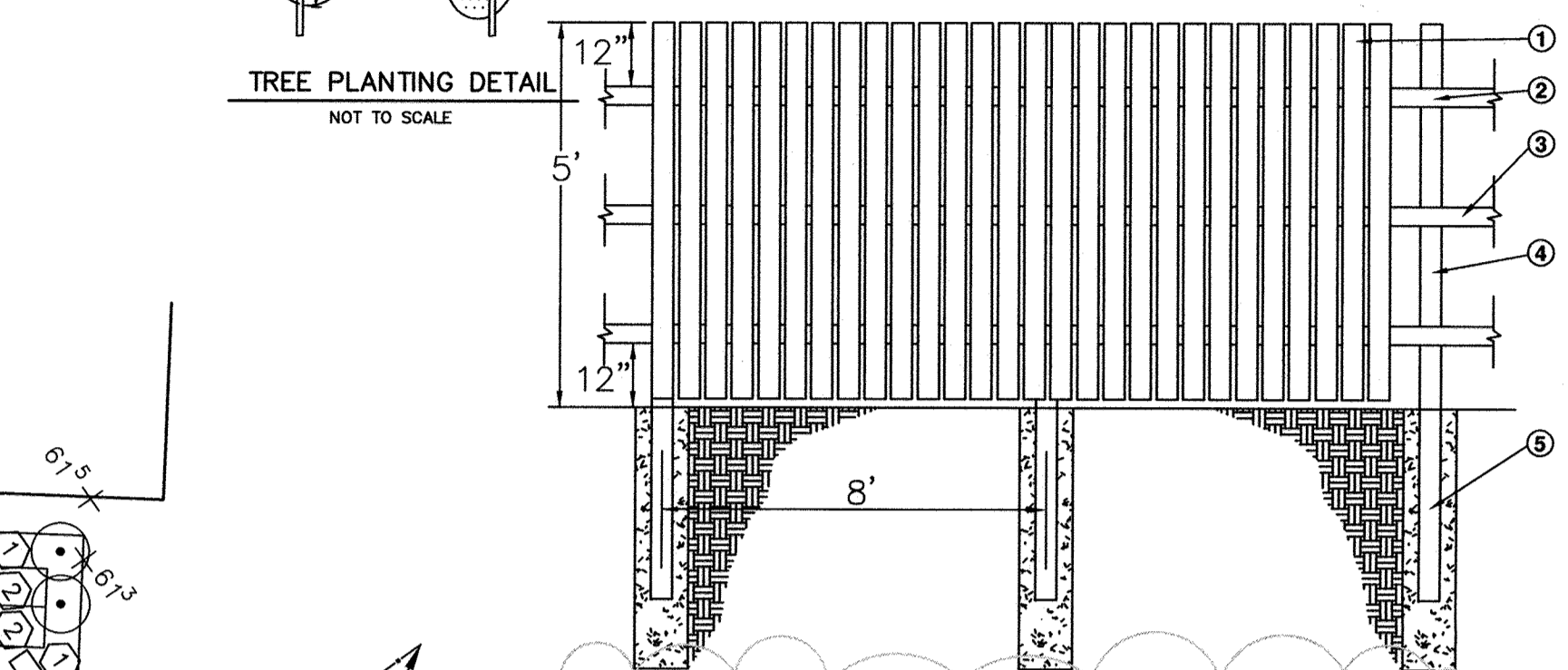
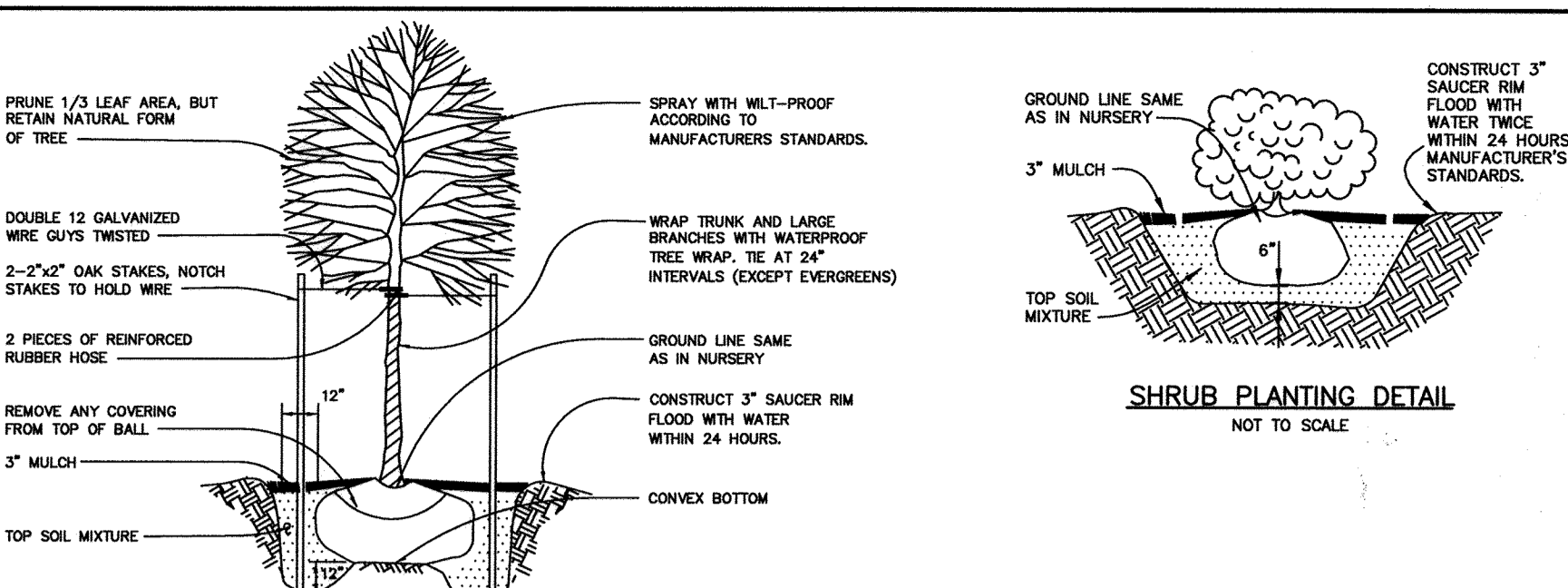
TITLE: SITE IMPROVEMENT PLAN (ADDITIONAL SHEET ADDED TO SDP-92-113) REVISED SITE DEVELOPMENT PLAN
 SCALE: AS SHOWN DRAWING 27 OF 28



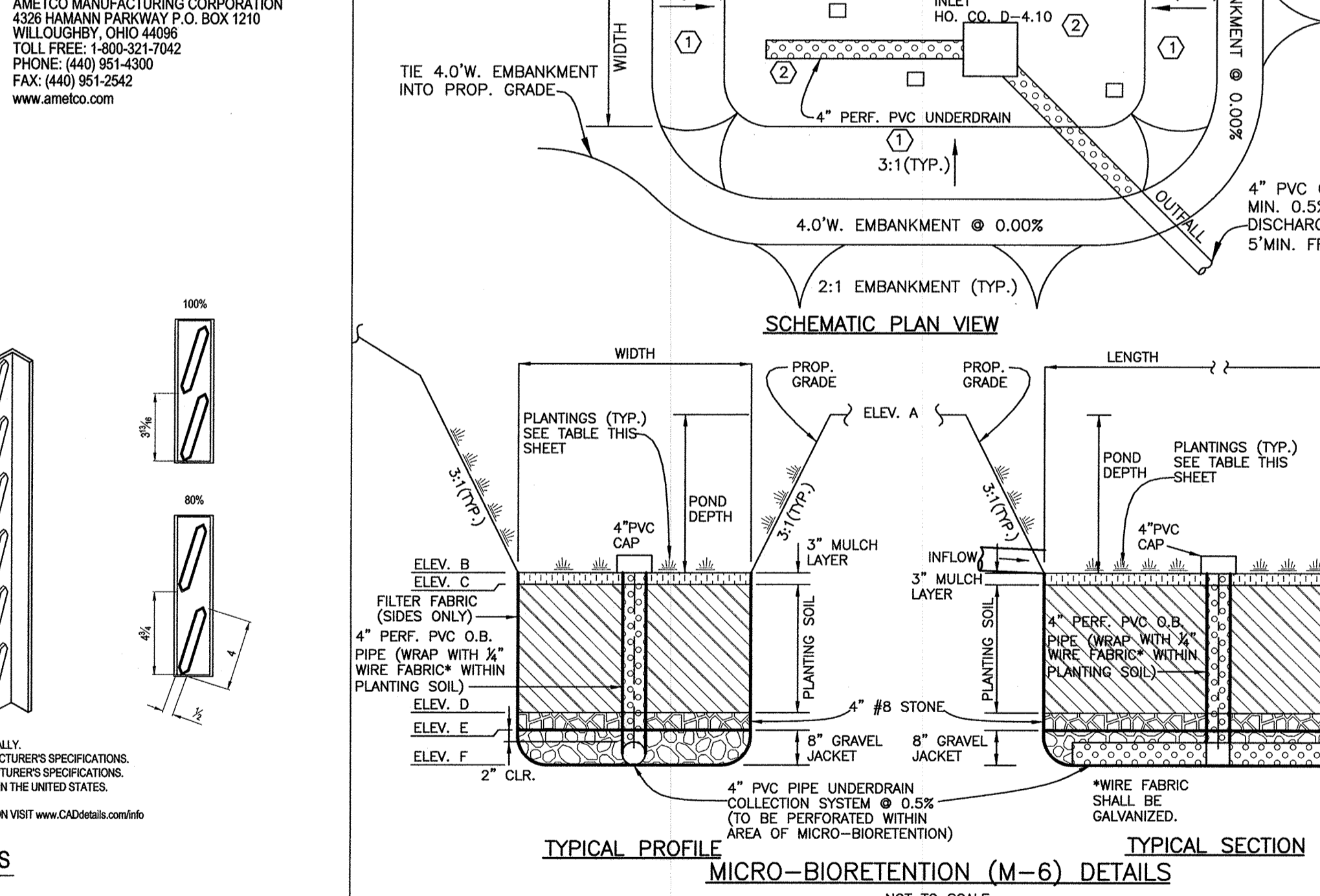
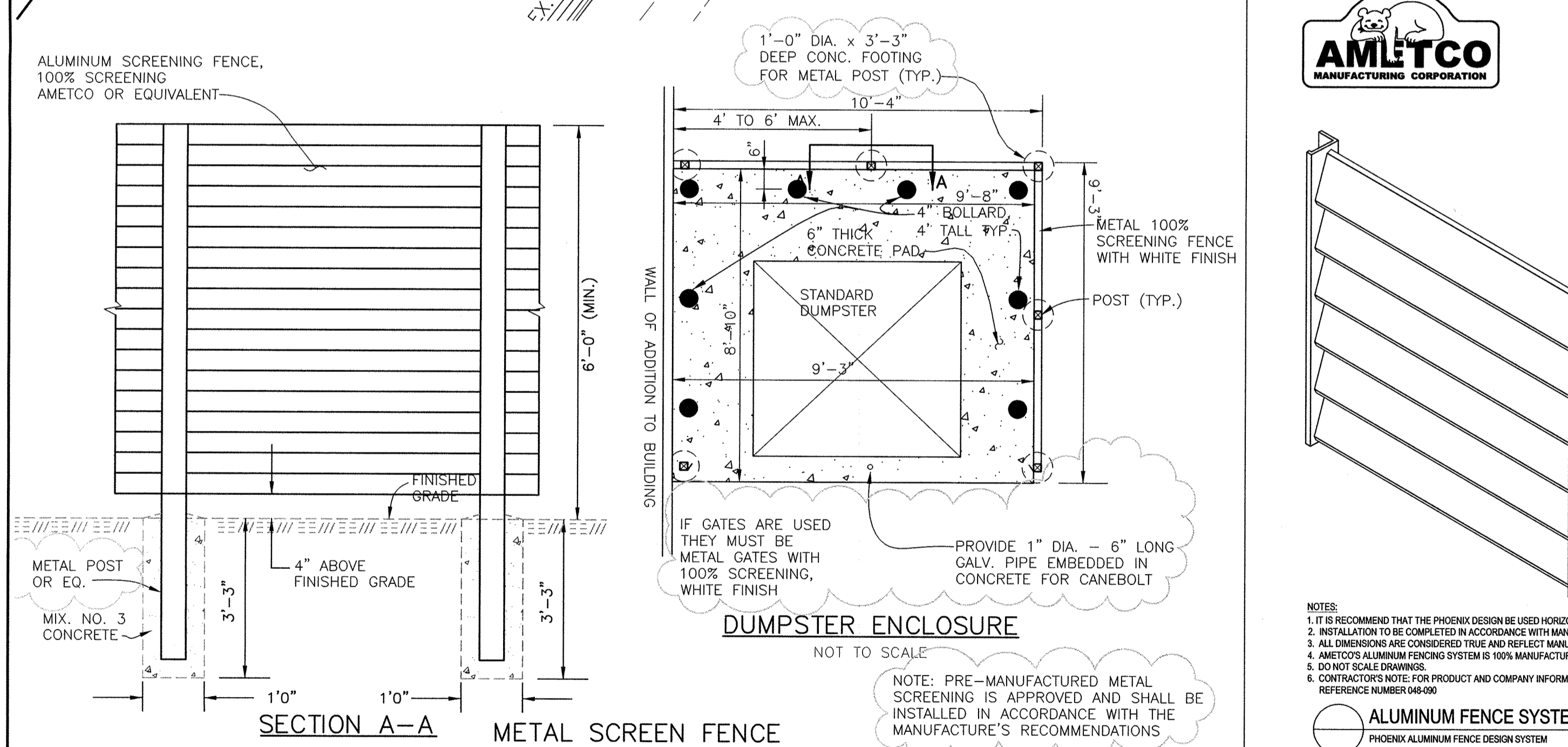
LANDSCAPE PLANTING LIST			
SYMBOL	QUANTITY	NAME	REMARKS
	1	Tilia cordata 'Greenspire' (GREENSPIRE LITTLELEAF LINDEN)	2 1/2" MIN. CAL. 8 & 8 FULL HEAD
	22	Azalea 'hershey red' (HERSHEY RED AZALEA)	18" - 24" SPREAD
	3	Pinus strobus (EASTERN WHITE PINE)	6' - 8' HT.

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

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



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
 License No. 21443 Expiration Date: 12/21/16
 Donald Mason, P.E.
 Date: 7-31-16



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

MATERIALS & SPECIFICATIONS FOR MICRO-BIORETENTION			
MATERIAL	SPECIFICATION	SIZE	NOTES
PLANTINGS	SEE APPENDIX A; TABLE A.4	N/A	PLANTINGS ARE SITE SPECIFIC
PLANTING SOIL (2.0' TO 4.0' DEEP)	LOAMY SAND 60-65% COMPOST 35-40% OR LOAMY LOAM 30% COMPOST 40%	N/A	USDA SOIL TYPES: LOAMY SAND OR SANDY LOAM; CLAY CONTENT <5%
ORGANIC CONTENT	MIN 10% BY DRY WEIGHT	N/A	
MULCH	SHREDDED HARDWOOD	N/A	AGED 6 MONTHS, MINIMUM, NO PINE OR WOOD CHIPS
GEOTEXTILE (CLASS 10)	N/A	N/A	PE TYPE 1 NONWOVEN
GEOTEXTILE (1/4" WIRE MESH)	1/4" WIRE MESH	1/4" WIRE MESH	
UNDERDRAIN GRAVEL	MSHTO M-43	NO. 57 OR NO. 6 (3/8" TO 0.75")	
UNDERDRAIN PIPING	F758, TYPE PS28 OR MSHTO M-278	4" TO 6" RIGID SCH 40 PVC OR SDR35	3/8" PERF. @ 6" O.C. 4 HOLES PER ROW; MINIMUM OF 3" OF GRAVEL OVER PIPING; 1/4" GALVANIZED HARDWARE CLOTH SHALL BE WRAPPED WITH 1/4" GALVANIZED HARDWARE CLOTH

DEVELOPER'S/BUILDER'S CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION OF A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE-YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

DEVELOPER: *Timothy S. Seaman* DATE: **9/2/16**

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DIVISION OF LAND DEVELOPMENT DATE: **9-15-16**

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: **9-13-16**

DIRECTOR DATE: **9-16-16**

MICRO-BIORETENTION (M-6) GEOMETRY

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

*DEPTH CONTROLLED BY INLET WEIR

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

- The owner shall maintain the plant material, mulch layer and soil layer annually. Maintenance of mulch and soil is limited to correcting areas of erosion or wash out. Any mulch replacement shall be done in the spring. Plant material shall be checked for disease and insect infestation and maintenance will address dead material and pruning. Acceptable replacement plant material is limited to the following: 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUME II, TABLE A.4.1 AND 2.
- The owner shall perform a plant in the spring and in the fall of each year. During the inspection, the owner shall remove dead and diseased vegetation considered beyond treatment. Replace dead plant material with acceptable replacement plant material. Treat diseased trees and shrubs, and remove all deficient stakes and wires.
- The owner shall inspect the mulch each spring. The mulch shall be replaced every two to three years. The previous mulch layer shall be removed before the new layer is applied. The owner shall correct soil erosion on an as needed basis, with a minimum of once per month and after each heavy storm.

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Shawn C. Cei 8/31/16

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

LOCATION: TAX MAP 42 - PARCEL 513
 6TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

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

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

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