

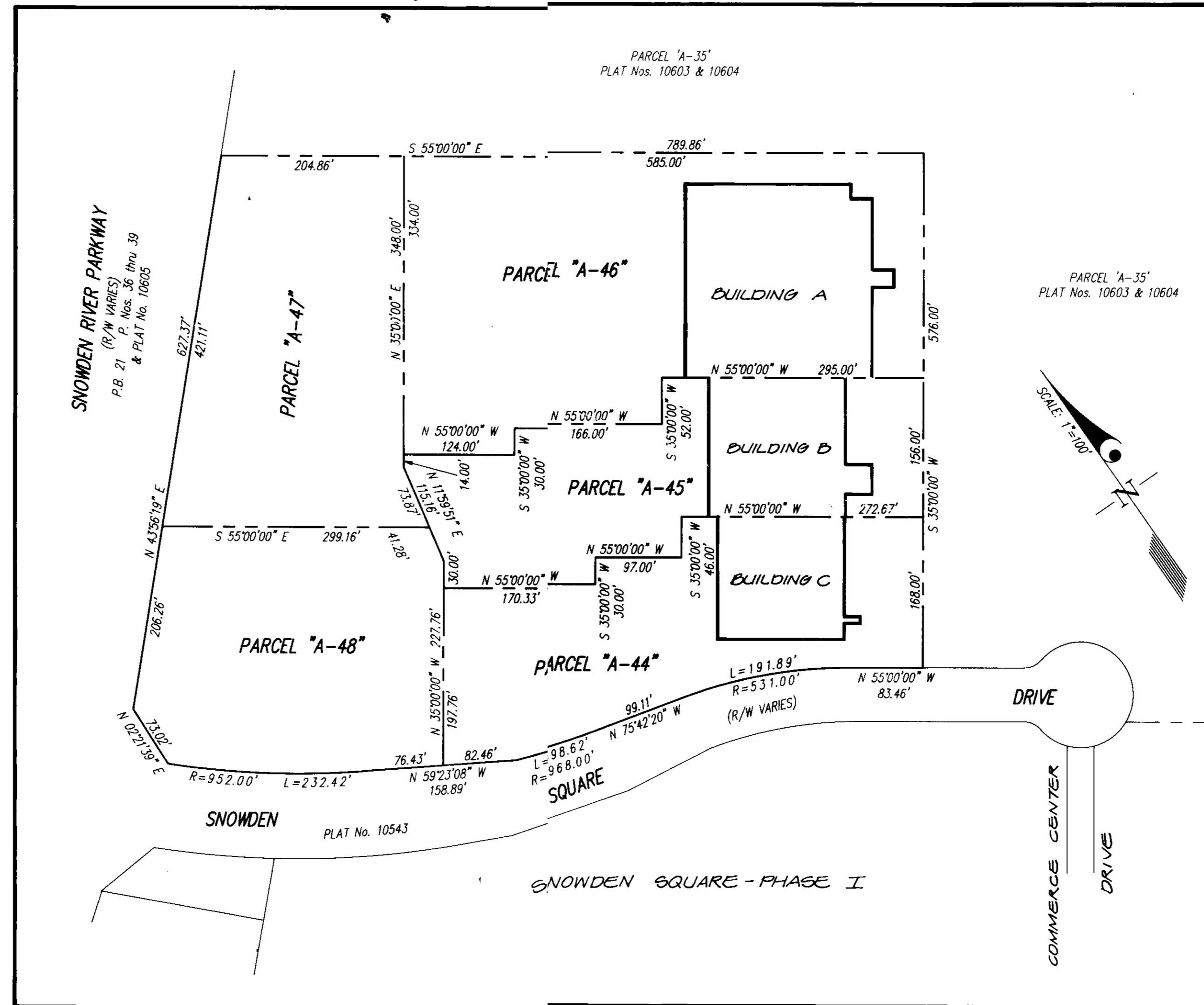
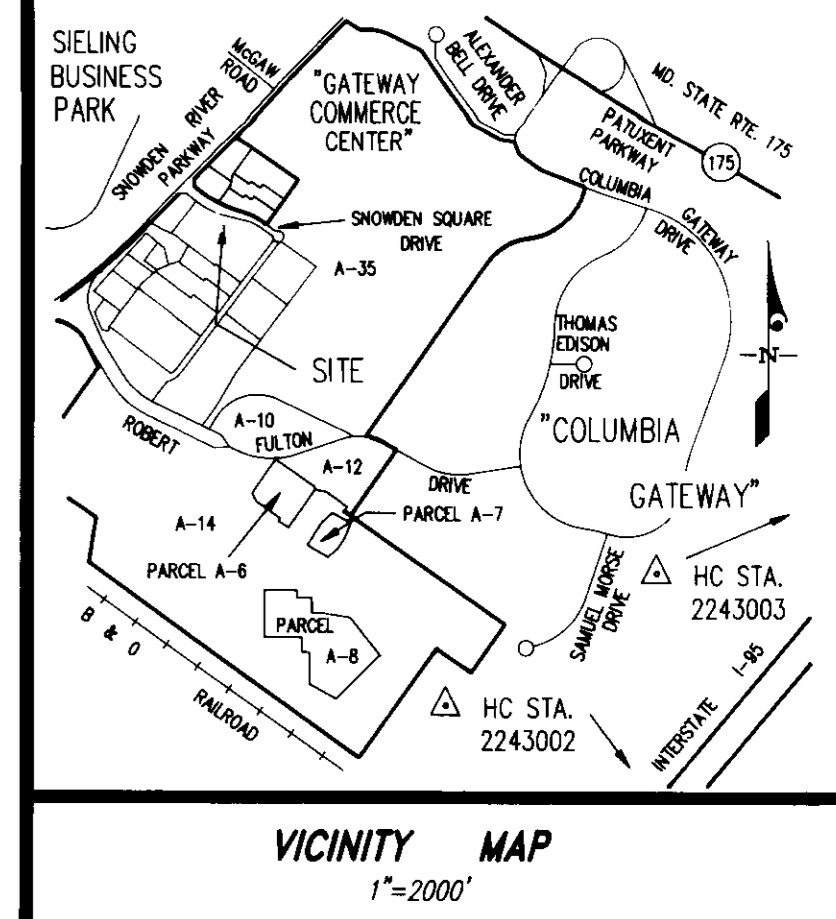
**GENERAL NOTES**

- All construction shall be in accordance with the latest standards and specifications of Howard County plus MSHA standard and specifications if applicable.
- The contractor shall notify the Department of Public Works/Bureau of Construction Inspection at (410) 213-1885 at least five (5) working days prior to the start of work.
- The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
- The contractor shall notify the Howard County Department of Public Works, Bureau of Utilities at (410) 313-4900 at least five working days prior to starting any excavation work.
- Site area: 8.1 acre. Approved mass grading SDP 92-49.
- 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. (PUBLIC STREETS ONLY) FOR PRIVATE AREAS - SEE SHEET 12 OF 12.
- All plan dimensions are to face of curb unless otherwise noted.
- Existing topography reflects mass grading as shown on SDP 92-49.
- Coordinates and bearings are based upon the MD State plan system.
- Water and sewer SERVICE INDICATED IS PROVIDED BY HOWARD COUNTY AS INDICATED ON THE PLANS. Stormwater management for this site is existing on Parcel A-14. Department of Public Works File No. F-92-1001.
- All existing water and sewer is per Contracts 24-3186 and 24-3289-D.
- All existing public storm drain is per F-92-140 (Plat No. 10543).
- All curb radii is 5' unless noted otherwise.
- Utility information taken from approved final construction plans for development.
- 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.
- Contractor shall utilize PVC pipe for all sewer house connections. Contractor shall utilize D.I.P. (CL 51) for 4" and 6" water house connections and D.I.P. (CL 50) for 8" water house connections.
- For all storm drain connections at existing stubs, the contractor shall remove the existing blocking and maintain the same grade and alignment.
- Use trench bedding class "C" for storm drains.
- Paved areas indicated are private except as noted.
- Project background: zoning case ZB-915 - see Dept. of Planning & Zoning File Numbers: S-84-44, S-85-55, F-88-91, F-87-96, F-85-53, IP-84-153, IP-85-34, F-90-173, IP-85-35, IP-86-81, IP-88-17, WP-88-63, WP-90-141, AA-91-15, ZB-915, S-90-120, SDP-92-49, F-92-15, F-92-57, FDP-215, F-92-136, F-92-140, SDP 92-113 & WP.
- Recording reference: Plat No. 11033
- All proposed ramps shall be in accordance with current A.D.A. standards. Maximum sidewalk cross slope shall be two percent. Provide a five-foot by five-foot level (2 percent max.) landing at the top and bottom of all ramps and building entrances and exits.
- All water meters shall be located inside buildings AND ARE PRIVATE
- The limits of public maintenance for waterhouse connections shall be 37' from the face of curb.
- The proposed water and sewer house connection alignments indicated on the plans from the existing utilities to the building are to be constructed by the building plumber and are approximate.
- The proposed roof drain alignment connections indicated on the plans from the roofs to the building are to be constructed by the building plumber and are approximate.
- CARE SHALL BE EXERCISED TO PROTECT ANY AND ALL HOWARD COUNTY PUBLIC FACILITIES, INCLUDING, BUT NOT LIMITED TO, CURBS, PAVING, SIDEWALK, STORM DRAIN PIPES AND STRUCTURES, WATER PIPES AND SEWER PIPES. ANY AND ALL PUBLIC FACILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED AT THE CONTRACTORS EXPENSE.

# SNOWDEN SQUARE - PHASE II

## GATEWAY COMMERCE CENTER

### SITE DEVELOPMENT PLAN SIXTH ELECTION DISTRICT HOWARD COUNTY MARYLAND



ADDRESS CHART		
BUILDING	PARCEL NUMBER	STREET ADDRESS
A	A-40	9031 Snowden Square Dr.
B	A-45	9041 Snowden Square Dr.
C	A-44	9051 Snowden Square Dr.

- COVER SHEET.
- SITE PLAN.
- SITE DETAILS.
- HANDICAP ACCESSIBILITY DETAILS.
- LANDSCAPE PLAN.
- LANDSCAPE DETAILS.
- SEDIMENT CONTROL PLAN AND DRAINAGE AREA MAP.
- SEDIMENT CONTROL DETAILS.
- UTILITY PROFILES & DETAILS.
- UTILITY PROFILES & DETAILS.
- ROAD 'E' PLAN & DETAILS.
- SIGNAGE & STRIPING PLAN & DETAILS.

**UTILITY CONSTRUCTION RESPONSIBILITIES LEGEND**

- GROUP II WORK ..... THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
- GROUP III WORK ..... THE SITE DEVELOPMENT CONTRACTOR
- GROUP IV WORK ..... THE BUILDING CONTRACTOR

**LEGEND**

- ..... 202 EXISTING CONTOUR
- ..... 202 PROPOSED CONTOUR
- ..... 202.00 PROPOSED SPOT ELEV.
- ..... STANDARD COMBINATION CURB & GUTTER
- ..... REVERSE COMBINATION CURB & GUTTER OR BARRIER CURB (UNLESS SPECIFIED)
- ..... DEPRESSED CURB ENTRANCE
- ..... EXISTING CONC. COMBINATION CURB & GUTTER
- ..... LIGHT POLE (FOR LOCATION ONLY SEE SEPARATE PLANS FOR DETAILS)
- ..... NUMBER OF PARKING SPACES
- ..... PATRON/HO ACCESS TO BLDG.
- ..... CURB RAMP DETAIL

SUBDIVISION NAME		SECT./AREA	PARCEL		
GATEWAY COMMERCE CENTER		N/A	A-44THRU A-48		
PLAT	BLOCK	ZONE	TAX ZONE	MAP/ELEC. DIST.	CENSUS TR.
11033	N/A	B-2	42	C	6067.03

CENSUS TR.	WATER CODE	SEWER CODE	DES.	SCALE	ZONING	G.L.W. FILE NO.
6067.03	E03	A000000	DES.	1"=50'	B-2	91-055
			DRN.			
			CHK.	DATE	TAX MAP No.	SHEET
				SEPT. 10, 1993	42	1 OF 12

APPROVED FOR PUBLIC WATER & SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPT.  
*Joan M. Boydman* 11-30-93  
 COUNTY HEALTH OFFICER DATE

APPROVED HOWARD COUNTY DEPT. OF PLANNING  
*David Sweeney* 12/2/93  
 DIRECTOR DATE  
 CIVIL DIVISION OF LAND DEVELOPMENT & RESEARCH

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS, PUBLIC ROADS, HOWARD COUNTY  
*James J. ...* 11-29-93  
 DIRECTOR DATE  
*...* 11/24/93  
 CHIEF BUREAU OF ENGINEERING M.K. DATE

*Ch...*

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE, SUITE 250 BURTONSVILLE OFFICE PARK BURTONSVILLE, MD 20886  
 TELEPHONE (301)427-4024 NO. VA 1-301-989-2524 BALTO. 1-301-989-1827 FAX 301-427-4100

DATE	REVISION	BY	APP'R.
5-31-94	REVISE BLDG. A	NJT	

PREPARED FOR  
 THE HOWARD RESEARCH & DEVELOPMENT CORPORATION  
 THE ROUSE BUILDING  
 10275 LITTLE PATUKENT PKWY.  
 COLUMBIA, MD. 21044  
 (410) 592-6027

COVER SHEET  
**GATEWAY COMMERCE CENTER**  
 PARCELS A-44 THRU A-48  
 SNOWDEN SQUARE (PHASE II)  
 SIXTH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

**SITE ANALYSIS**

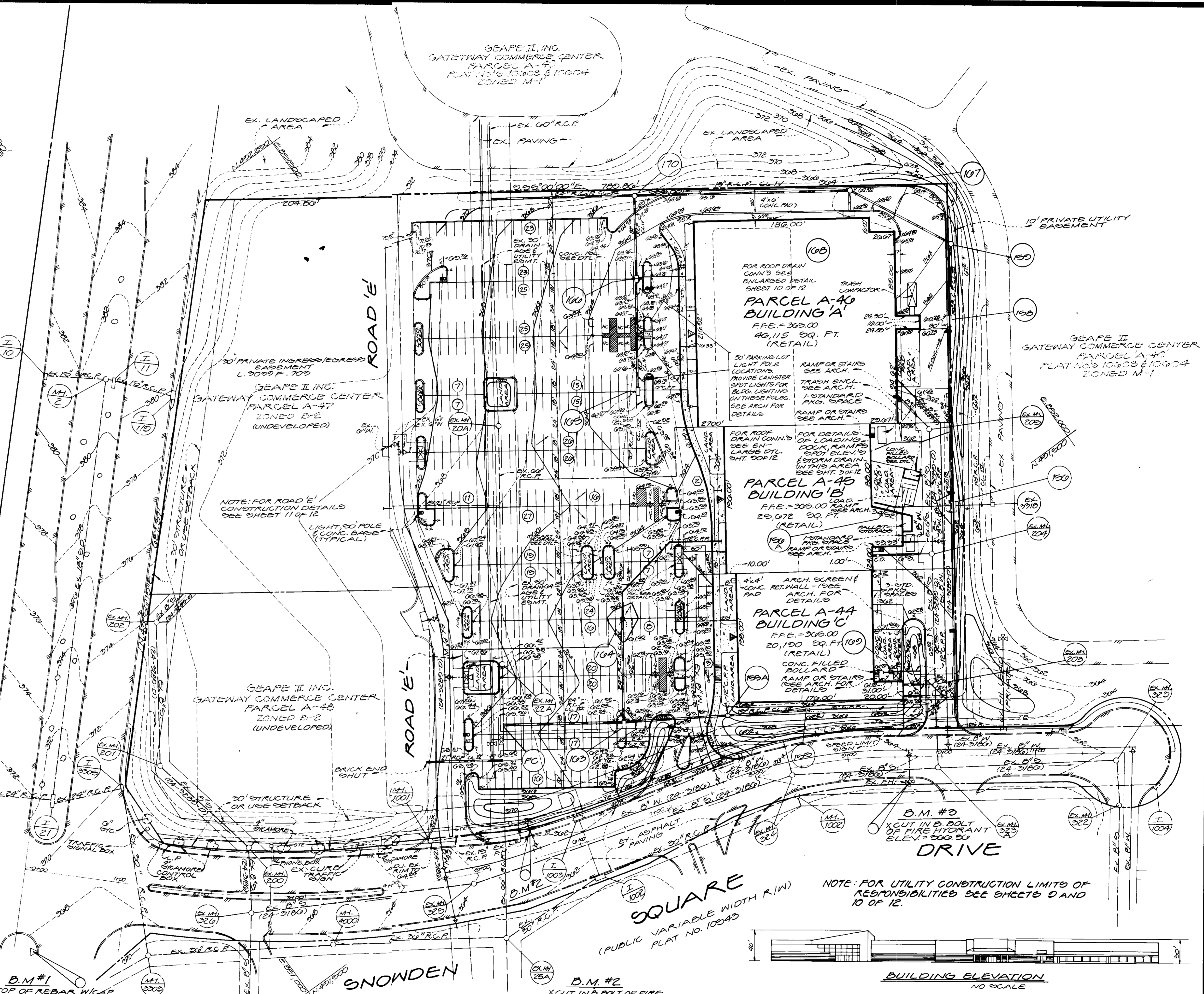
PARCEL NO. A-40  
 BUILDING 'A'  
 1. AREA OF PARCEL: 100,220 SQ. FT. OR 2.0159 AC.  
 2. ZONING: B-2  
 3. PROPOSED USE: RETAIL  
 4. BUILDING AREA: 40,115 SQ. FT.  
 5. NO. OF SEATS: N/A  
 6. NO. OF EMPLOYEES/SHIFT: N/A  
 7. TOTAL PARKING REQUIRED: 40,115 SQ. FT. x 1/90/200 SQ. FT. = 201 SPACES  
 8. TOTAL PARKING PROVIDED: 291 SPACES  
 9. TOTAL NO. OF HANDICAP SPACES REQUIRED: 7 SPACES  
 10. NO. OF HANDICAP VAN SPACES REQUIRED: 10 SPACES  
 11. TOTAL HANDICAP PARKING PROVIDED: 7 SPACES  
 12. NO. OF HANDICAP VAN SPACES PROVIDED: 10 SPACES  
 13. PROPOSED LANDSCAPED AREA: 19,641 SQ. FT.  
 14. PROPOSED PAVED AREA: 140,579 SQ. FT.  
 15. BUILDING COVERAGE OF SITE: 27.74 %  
 16. AREA OF PARKING LOTS: 84,079 SQ. FT.  
 17. AREA OF LANDSCAPED ISLANDS PROVIDED: 4,999 SQ. FT.

**SITE ANALYSIS**

PARCEL NO. A-45  
 BUILDING 'B'  
 1. AREA OF PARCEL: 25,972 SQ. FT. OR 2.0880 AC.  
 2. ZONING: B-2  
 3. PROPOSED USE: RETAIL  
 4. BUILDING AREA: 20,072 SQ. FT.  
 5. NO. OF SEATS: N/A  
 6. NO. OF EMPLOYEES/SHIFT: N/A  
 7. TOTAL PARKING REQUIRED: 25,972 SQ. FT. x 1/90/200 SQ. FT. = 129 SPACES  
 8. TOTAL PARKING PROVIDED: 129 SPACES  
 9. TOTAL NO. OF HANDICAP SPACES REQUIRED: 9 SPACES  
 10. NO. OF HANDICAP VAN SPACES REQUIRED: 1 SPACES  
 11. TOTAL HANDICAP PARKING PROVIDED: 9 SPACES  
 12. NO. OF HANDICAP VAN SPACES PROVIDED: 1 SPACES  
 13. PROPOSED LANDSCAPED AREA: 4,923 SQ. FT.  
 14. PROPOSED PAVED AREA: 20,309 SQ. FT.  
 15. BUILDING COVERAGE OF SITE: 28.38 %  
 16. AREA OF PARKING LOTS: 40,249 SQ. FT.  
 17. AREA OF LANDSCAPED ISLANDS PROVIDED: 2,872 SQ. FT.

**SITE ANALYSIS**

PARCEL NO. A-44  
 BUILDING 'C'  
 1. AREA OF PARCEL: 20,970 SQ. FT. OR 2.2104 AC.  
 2. ZONING: B-2  
 3. PROPOSED USE: RETAIL  
 4. BUILDING AREA: 20,190 SQ. FT.  
 5. NO. OF SEATS: N/A  
 6. NO. OF EMPLOYEES/SHIFT: N/A  
 7. TOTAL PARKING REQUIRED: 20,190 SQ. FT. x 1/90/200 SQ. FT. = 101 SPACES  
 8. TOTAL PARKING PROVIDED: 101 SPACES  
 9. TOTAL NO. OF HANDICAP SPACES REQUIRED: 4 SPACES  
 10. NO. OF HANDICAP VAN SPACES REQUIRED: 1 SPACES  
 11. TOTAL HANDICAP PARKING PROVIDED: 4 SPACES  
 12. NO. OF HANDICAP VAN SPACES PROVIDED: 1 SPACES  
 13. PROPOSED LANDSCAPED AREA: 13,715 SQ. FT.  
 14. PROPOSED PAVED AREA: 22,022 SQ. FT.  
 15. BUILDING COVERAGE OF SITE: 20.88 %  
 16. AREA OF PARKING LOTS: 20,840 SQ. FT.  
 17. AREA OF LANDSCAPED ISLANDS PROVIDED: 2,403 SQ. FT.



APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT  
 COUNTY HEALTH OFFICER: *[Signature]* DATE: 11/30/93

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING  
 CHIEF DIVISION OF LAND DEVELOPMENT & RESEARCH: *[Signature]* DATE: 12/2/93

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: 11/21/93

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

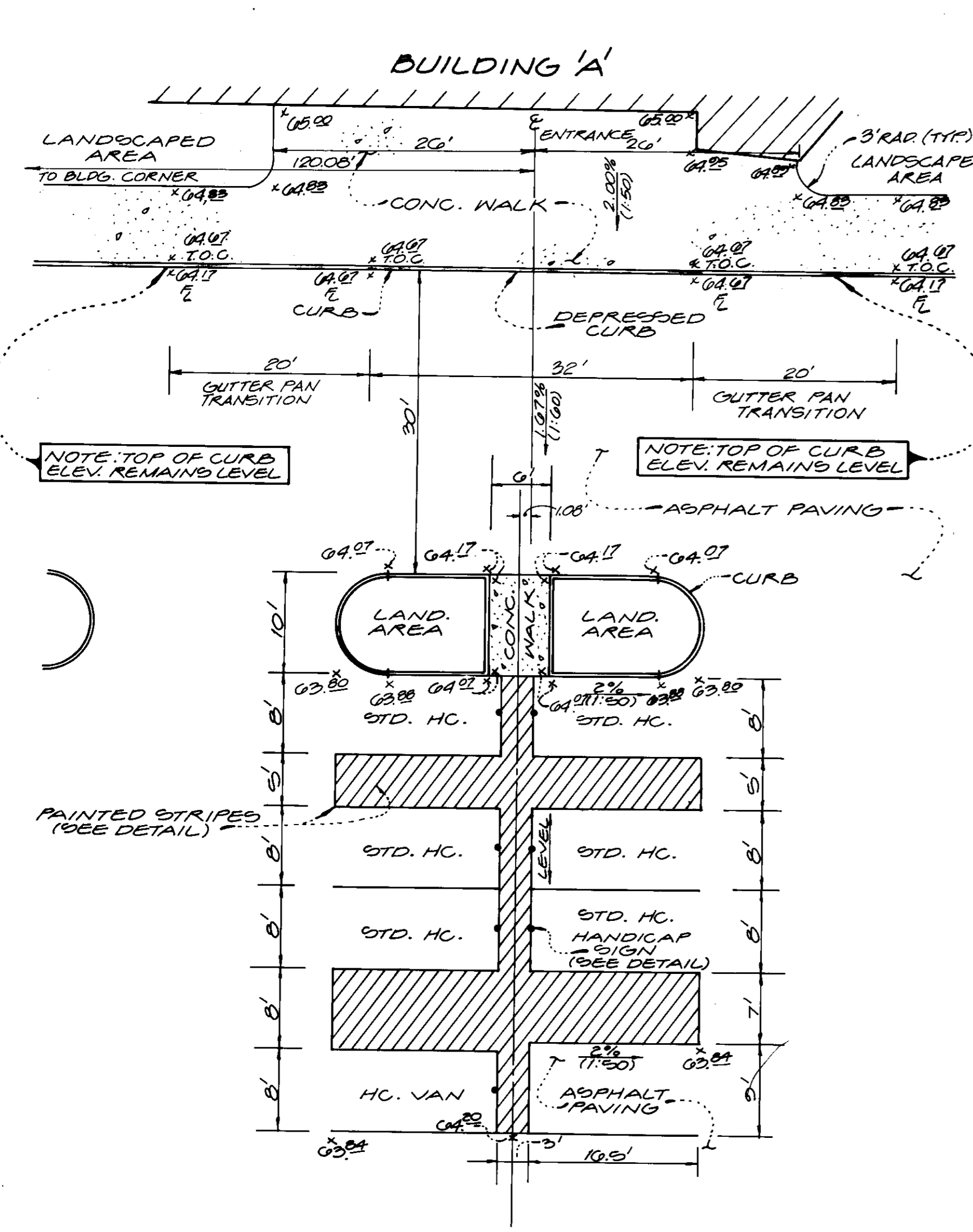
DATE	REVISION	BY	APP'R.
5/31/92	REVISE BLDG CURBS & ADD WS. & SD CONN TO BLDG.	MJT	

PREPARED FOR:  
 THE HOWARD RESEARCH & DEVELOPMENT CORPORATION  
 THE ROUSE BUILDING  
 10275 LITTLE PATRICK Pkwy.  
 COLUMBIA, MD. 21044  
 (410) 392-6027

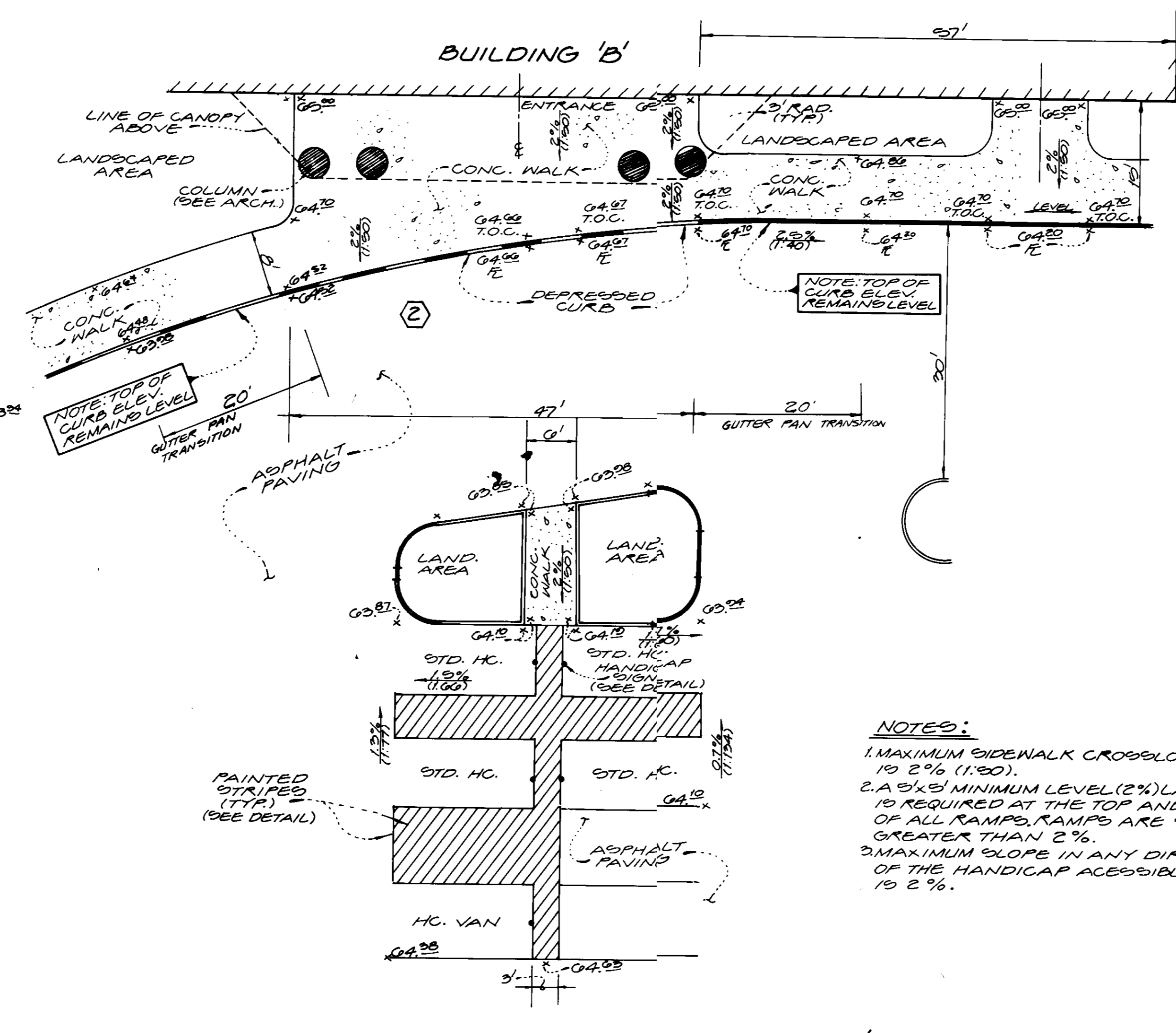
**SITE DEVELOPMENT PLAN**  
**GATEWAY COMMERCE CENTER**  
 PARCELS A-44 THRU A-40  
 SNOWDEN SQUARE (PHASE II)  
 6<sup>TH</sup> ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

DES.	SCALE	ZONING	G.L.W. FILE NO.
DES.	1"=50'	B-2	91-055
DRN.	DATE	TAX MAP NO.	SHEET
DRN.	SEPT. 10, 1993	42	2 OF 12

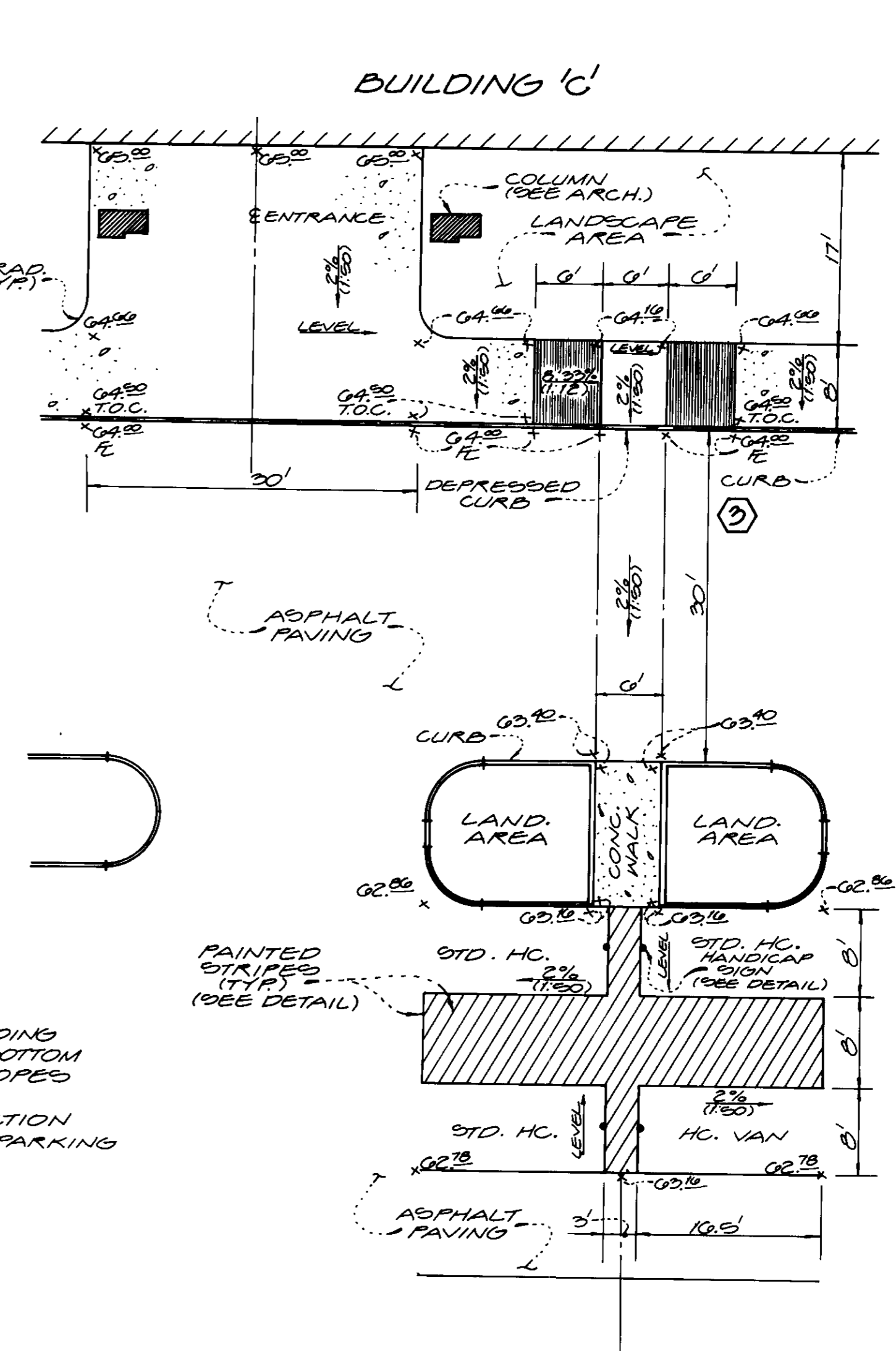




HANDICAP ACCESSIBILITY ROUTE - BLDG. 'A'  
SCALE: 3/32" = 1'-0"

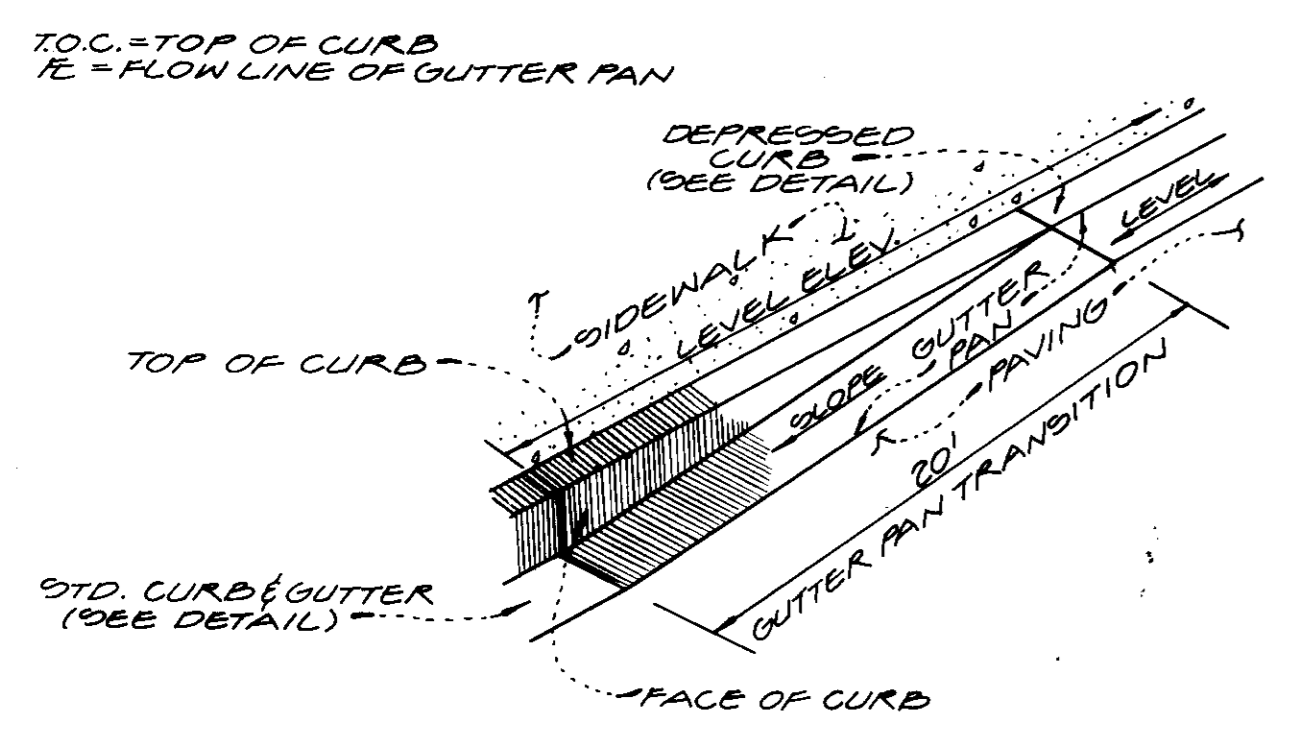


HANDICAP ACCESSIBILITY ROUTE - BLDG. 'B'  
SCALE: 3/32" = 1'-0"

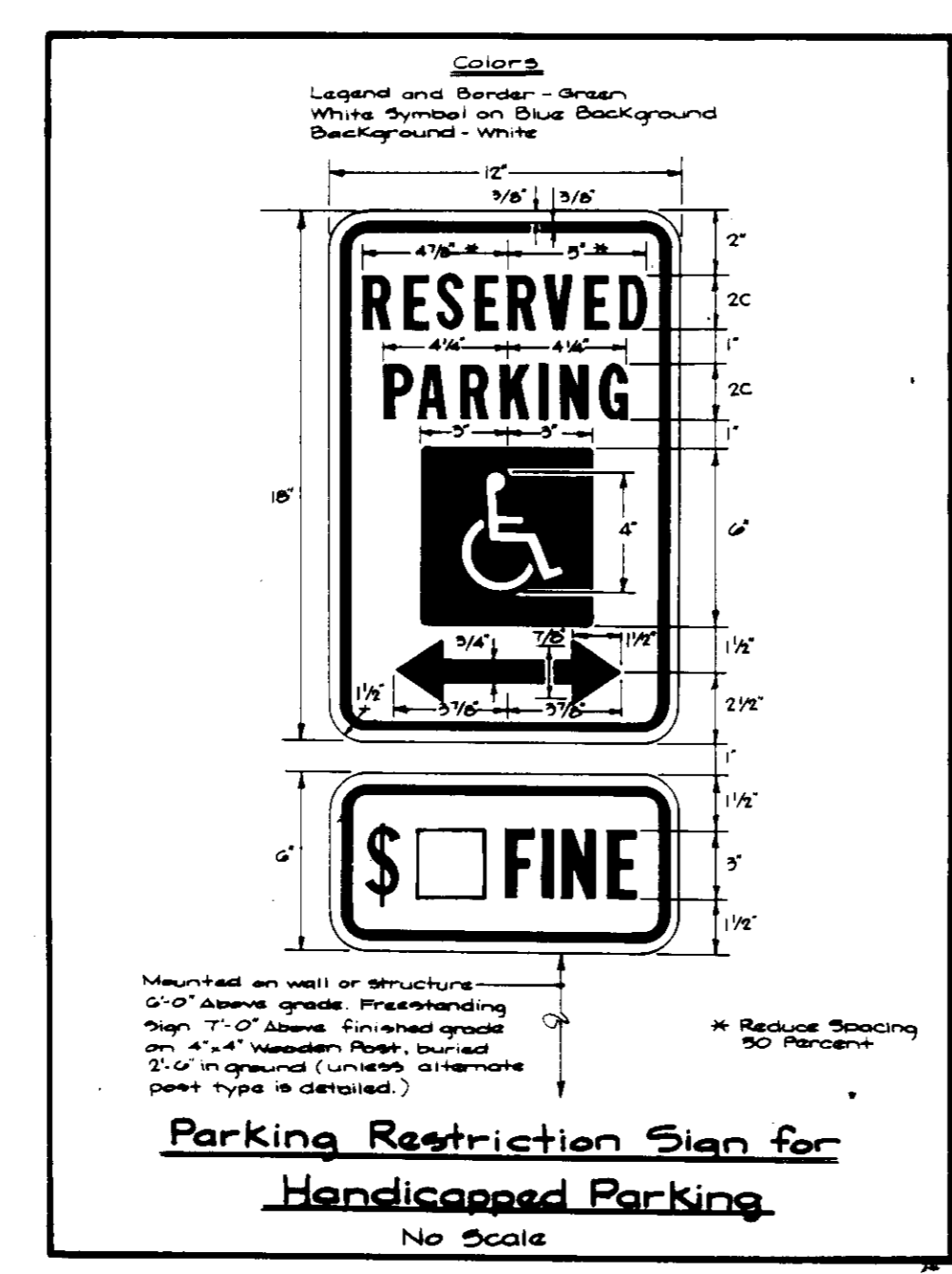


HANDICAP ACCESSIBILITY ROUTE - BLDG. 'C'  
SCALE: 3/32" = 1'-0"

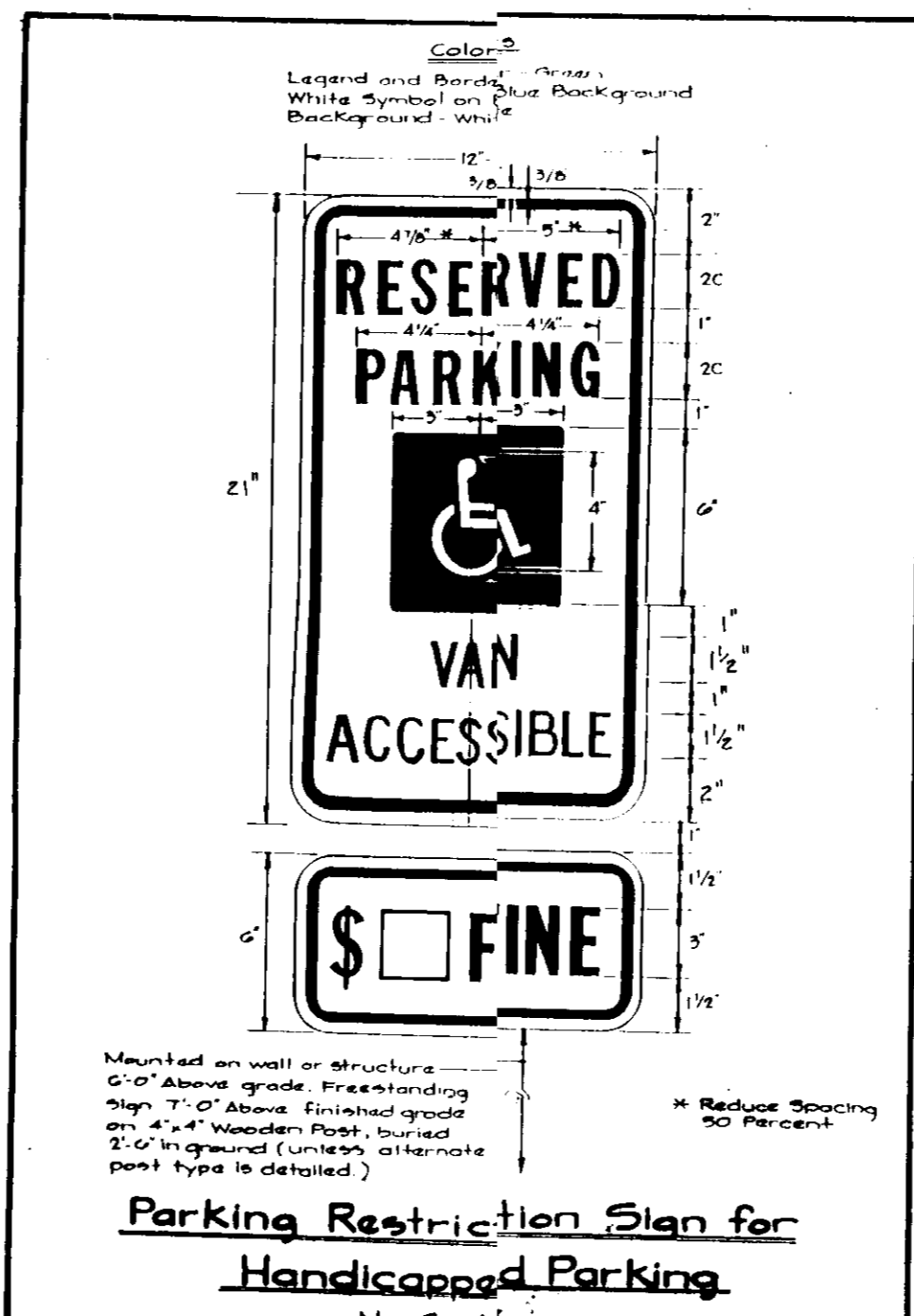
- NOTES:**
1. MAXIMUM SIDEWALK CROSS-SLOPE IS 2% (1:50).
  2. A 5'x8' MINIMUM LEVEL (2%) LANDING IS REQUIRED AT THE TOP AND BOTTOM OF ALL RAMP. RAMP ARE SLOPED GREATER THAN 2%.
  3. MAXIMUM SLOPE IN ANY DIRECTION OF THE HANDICAP ACCESSIBLE PARKING IS 2%.



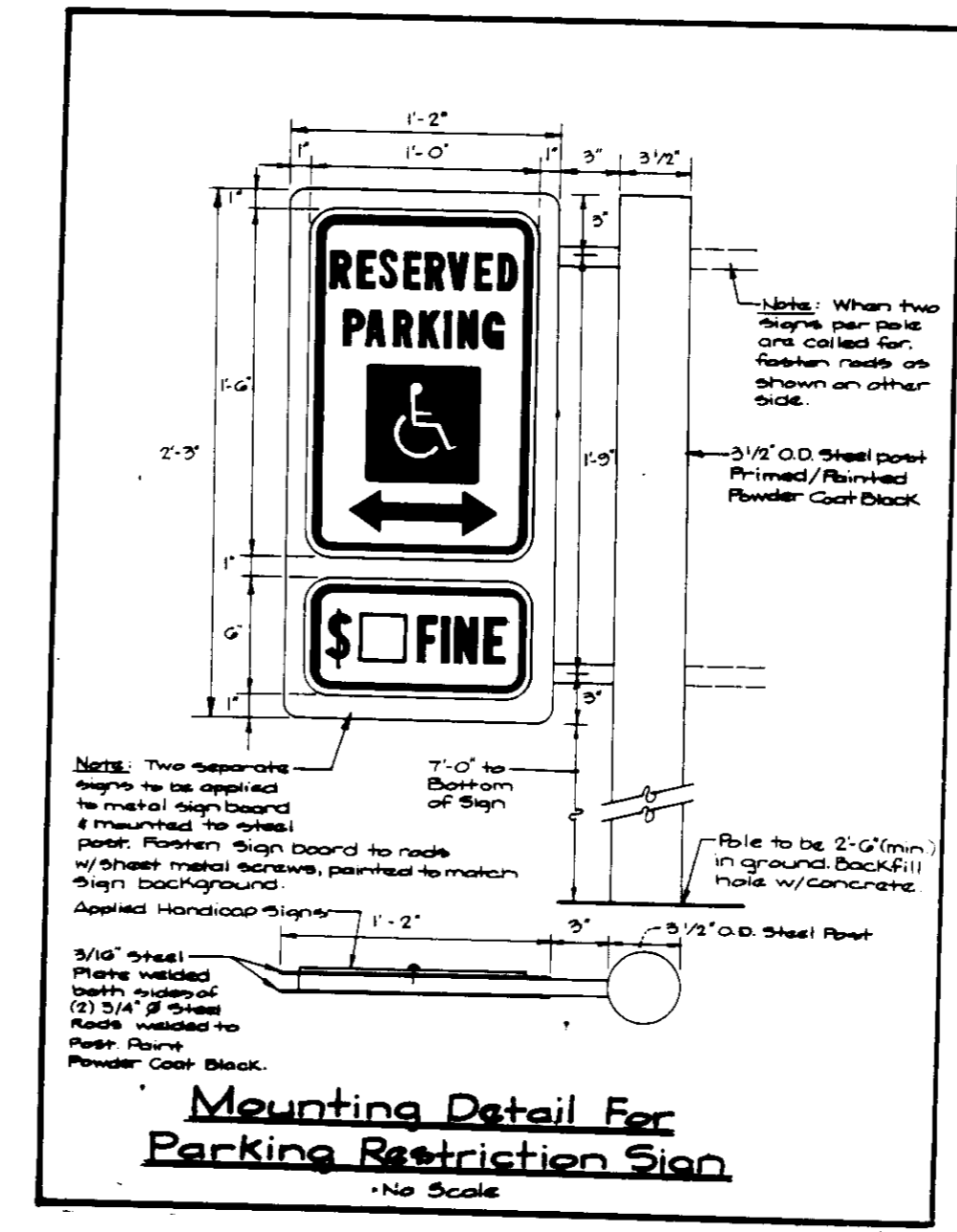
GUTTER TRANSITION-ISOMETRIC



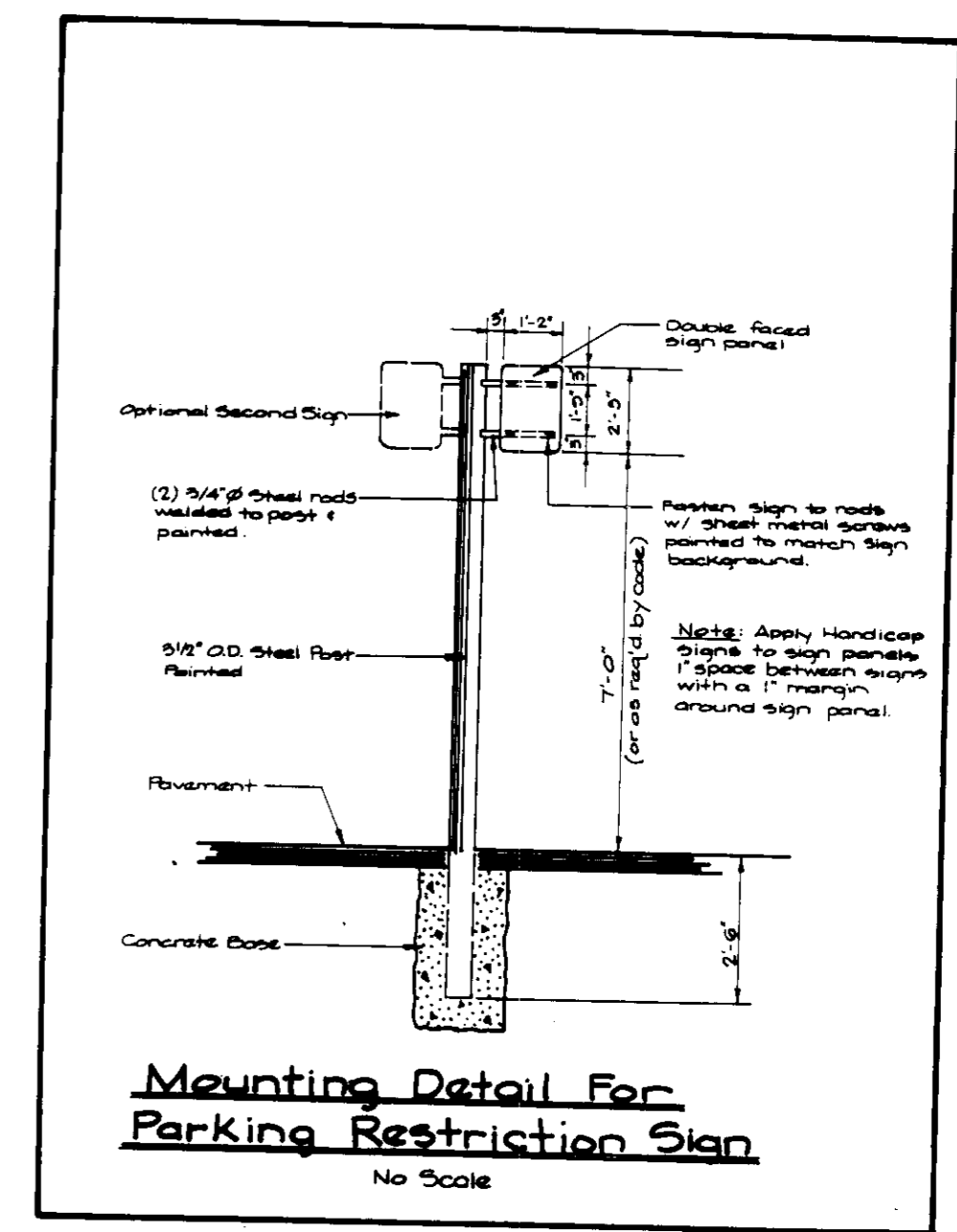
Parking Restriction Sign for Handicapped Parking  
No Scale



Parking Restriction Sign for Handicapped Parking  
No Scale



Mounting Detail For Parking Restriction Sign  
No Scale



Mounting Detail For Parking Restriction Sign  
No Scale

NOTE: FINE SHALL BE DETERMINED BY HOWARD COUNTY RESOLUTION, FOR INFORMATION CONTACT HOWARD COUNTY DEPT. OF INSPECTION LICENSES & PERMITS.

APPROVED FOR PUBLIC WATER REGENERATION SYSTEMS, HOWARD COUNTY HEALTH DEPT. COUNTY HEALTH OFFICER: *James M. ...* DATE: 11-30-93

APPROVED, HOWARD COUNTY DEPT. OF PLANNING: *James M. ...* DATE: 12/2/93

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS, PUBLIC ROADS, HOWARD COUNTY: *James M. ...* DATE: 11/29/93

DATE: 11/28/93

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS  
3908 NATIONAL DRIVE SUITE 250 BURTONSVILLE OFFICE PARK BURTONSVILLE, MD. 20886  
TELEPHONE: (301)421-4024 NO. VA. (301)989-2524 BALTO. (301)880-1820 FAX (301)421-4186

DATE	REVISION	BY	APP'R.
5-31-94	REVISE BLDG 'A' HANDICAP ACCESS	MAJ	

PREPARED FOR:  
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION  
THE ROUTE BUILDING  
10275 LITTLE PATUXENT PKWY.  
COLUMBIA, MD. 21044  
(410) 292-6027

HANDICAP ACCESSIBILITY DETAILS  
**GATEWAY COMMERCE CENTER**  
PARCELS A-44 THRU A-49  
SNOWDEN SQUARE (PHASE II)  
GITH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

DES.	SCALE	ZONING	G.L.W. FILE NO.
0007.03	1" = 50'	B-2	91-068
DRN. N.S.J.	DATE	TAX MAP NO.	SHEET
CHK.:	SEPT. 10, 1993	42	4 OF 12

SNOWDEN SQUARE PHASE II PLANT LIST:

PARCEL A-46, BUILDING "A":

KEY	NAME: BOTANICAL / COMMON	QUANT.	UNIT SIZE	SPACING / REMARKS
B	PIRUS C. BRADFORD ARISTOCRAT / ARISTOCRAT PEAR	17	3'-3 1/2" CAL. 14'-16" HT.	B & B CENTRAL LEADER
P	PLATANUS ACERIFOLIA / LONDON PLANE TREE	10	3'-3 1/2" CAL. 14'-16" HT.	B & B
W	PINUS STROBUS / WHITE PINE	31	6'-8" HT.	B & B
C	CARPINUS BETULUS FASTIGIATA / PYRAMIDAL EUROPEAN HORNBEAM	4	3'-3 1/2" CAL. 14'-16" HT.	B & B UPRIGHT FORM
T	FRAXINUS C. THUNDERCLOUD / PURPLELEAF FLOWERING PLUM	11	2 1/2"-3" CAL. 12'-14" HT.	B & B FULL HEADS
E	EUONYMUS ALATA COMPACTA / COMPACT BURNING BUSH	54	18"-24" HT. 2.5' SPD.	B & B, 3' O.C.
I	ILEX GLABRA COMPACTA / COMPACT INK BERRY	25	18"-24" HT. 2.5' SPD.	B & B, 30" O.C.
Y	TAXUS BACATA REPANDENS / SPREADING ENGLISH YEW	166	18"-24" SPD.	B & B OR CONT.
Q	BERBERIS THUNBERGII A.F. / CRIMSON FLYING BERRY	40	12"-18" SPD.	CONTAINER 18" O.C.

PARCEL A-45, BUILDING "B":

KEY	NAME: BOTANICAL / COMMON	QUANT.	UNIT SIZE	SPACING / REMARKS
B	PIRUS C. BRADFORD ARISTOCRAT / ARISTOCRAT PEAR	5	3'-3 1/2" CAL. 14'-16" HT.	B & B CENTRAL LEADER
P	PLATANUS ACERIFOLIA / LONDON PLANE TREE	4	3'-3 1/2" CAL. 14'-16" HT.	B & B
W	PINUS STROBUS / WHITE PINE	28	6'-8" HT.	B & B
C	CARPINUS BETULUS FASTIGIATA / PYRAMIDAL EUROPEAN HORNBEAM	8	3'-3 1/2" CAL. 14'-16" HT.	B & B UPRIGHT FORM
E	EUONYMUS ALATA COMPACTA / COMPACT BURNING BUSH	116	18"-24" HT. 2.5' SPD.	B & B, 3' O.C.
I	ILEX GLABRA COMPACTA / COMPACT INK BERRY	58	18"-24" HT. 2.5' SPD.	B & B, 30" O.C.
Y	TAXUS BACATA REPANDENS / SPREADING ENGLISH YEW	25	18"-24" SPD.	B & B OR CONT.
Q	BERBERIS THUNBERGII A.F. / CRIMSON FLYING BERRY	40	12"-18" SPD.	CONTAINER 18" O.C.

PARCEL A-44, BUILDING "C":

KEY	NAME: BOTANICAL / COMMON	QUANT.	UNIT SIZE	SPACING / REMARKS
B	PIRUS C. BRADFORD ARISTOCRAT / ARISTOCRAT PEAR	15	3'-3 1/2" CAL. 14'-16" HT.	B & B CENTRAL LEADER
P	PLATANUS ACERIFOLIA / LONDON PLANE TREE	5	3'-3 1/2" CAL. 14'-16" HT.	B & B
W	PINUS STROBUS / WHITE PINE	4	6'-8" HT.	B & B
C	CARPINUS BETULUS FASTIGIATA / PYRAMIDAL EUROPEAN HORNBEAM	5	3'-3 1/2" CAL. 14'-16" HT.	B & B UPRIGHT FORM
T	FRAXINUS C. THUNDERCLOUD / PURPLELEAF FLOWERING PLUM	3	2 1/2"-3" CAL. 12'-14" HT.	B & B FULL HEADS
E	EUONYMUS ALATA COMPACTA / COMPACT BURNING BUSH	72	18"-24" HT. 2.5' SPD.	B & B, 3' O.C.
I	ILEX GLABRA COMPACTA / COMPACT INK BERRY	48	18"-24" HT. 2.5' SPD.	B & B, 30" O.C.
Y	JUNIPERUS HORIZONTALIS PUMSII / ANDREWS JUNIPER	80	18"-24" SPD.	B & B OR CONT. 30" O.C.
Y	TAXUS BACATA REPANDENS / SPREADING ENGLISH YEW	58	18"-24" SPD.	B & B OR CONT. 30" O.C.
Z	PLATINIA FRASEERI / PLATINIA	40	3'-9" HT.	B & B

PARCEL A-40, DEVELOPER:

KEY	NAME: BOTANICAL / COMMON	QUANT.	UNIT SIZE	SPACING / REMARKS
W	PINUS STROBUS / WHITE PINE	60	6'-8" HT.	B & B

NOTES:  
 1. FOR SPECIFICATIONS, DETAILS & ADDITIONAL INFORMATION SEE SHEET 6 OF 12.  
 2. FOR PLANT SYMBOLS FOLLOWED BY A BUILDING REFERENCE (EX. SW-A) THE "B" REFERS TO WHICH PLANT LIST / CONTRACT THAT SYMBOL REFERS TO:  
 A - BUILDING "A", PARCEL A-46  
 B - BUILDING "B", PARCEL A-45  
 C - BUILDING "C", PARCEL A-44  
 CONTRACTOR SHALL PLANT ALL PLANTING AS CALLED OUT IN ABOVE PLANT LIST FROM THAT BUILDING REFERENCE. PLANTING MAY BE ON A DIFFERENT PARCEL, WHERE ISLANDS ARE BUILT BETWEEN TWO DIFFERENT PARCELS, PLANT MATERIAL SHALL BE DIVIDED EQUALLY BETWEEN THE PARCELS AS REFLECTED IN THE PLANT LISTS.

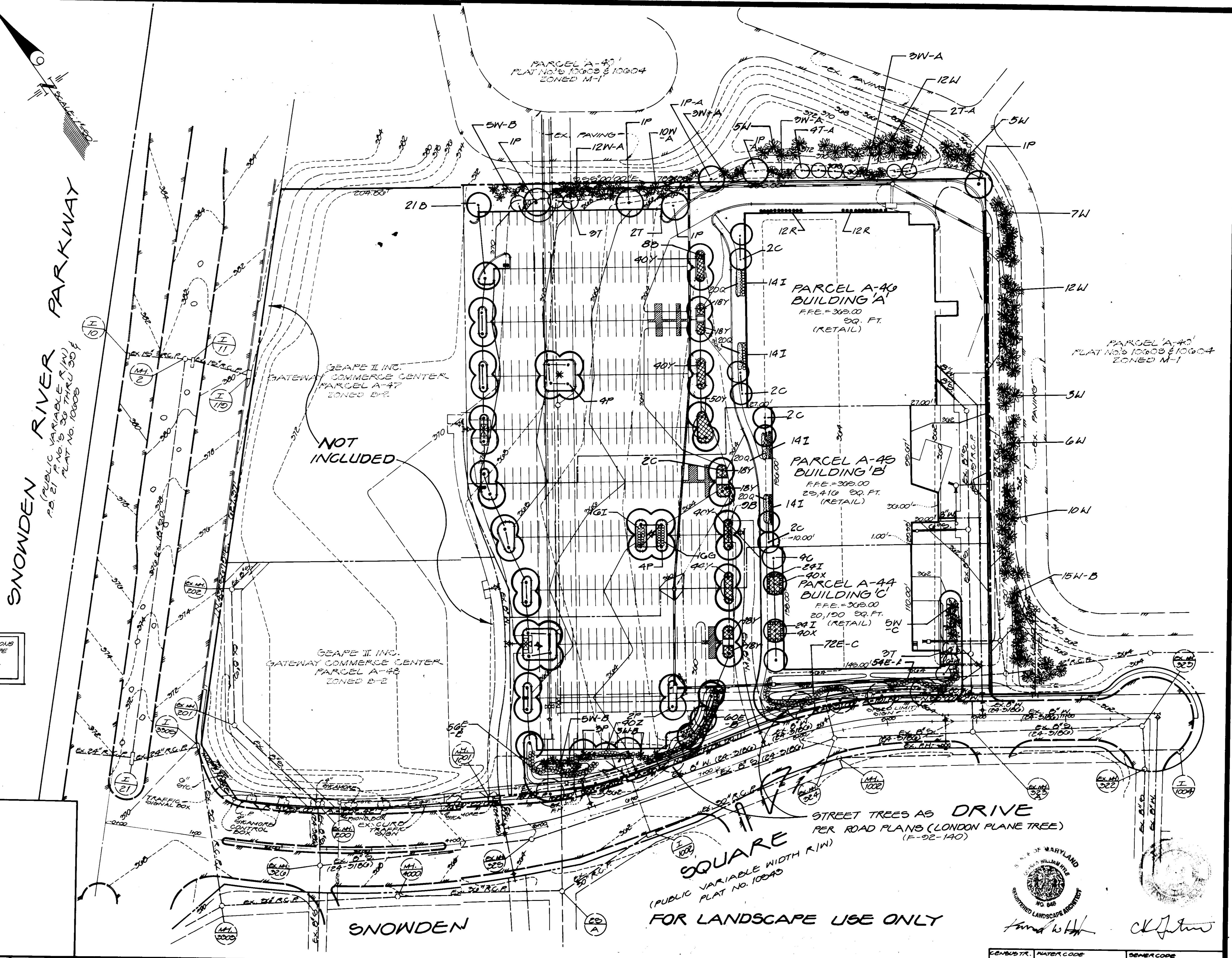
NOTE: THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.18A OF THE HOWARD COUNTY CODE & THE LANDSCAPE MANUAL, FOLLOWING THE ALTERNATIVE COMPLIANCE METHOD FINANCIAL BURDEN FOR THE REQUIRED 83 LANDSCAPE TREES IN THE AMOUNT OF \$ 8,900.00. Must be posted as part of the Grading Permit.

PARCEL A-46, BUILDING "A" CONT.

KEY	NAME: BOTANICAL / COMMON	QUANT.	UNIT SIZE	SPACING / REMARKS
R	CORNUS SERICCA / RED THIG DOGWOOD	24	24" HT.	B & B, 3' O.C.

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT  
 County Health Officer: *[Signature]* 11-31-93  
 APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING  
 Chief Division of Land Development & Research: *[Signature]* 12/2/93  
 APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE, DEPARTMENT OF PUBLIC WORKS  
 Chief Bureau of Engineering M.K.: *[Signature]* 11/24/93

**GW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS  
 3908 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MD. 20886  
 TELEPHONE: (301)421-4024 NO. VA. (301)989-2524 BALTO. (301)880-1820 FAX (301)421-4186



SNOWDEN RIVER PARKWAY  
 (PUBLIC VARIABLE W.I.W.)  
 PLAT NO. 10003 & 10004

STREET TREES AS DRIVE PER ROAD PLANS (LONDON PLANE TREE) (F-92-140)  
**SQUARE**  
 (PUBLIC VARIABLE WIDTH R.I.W.)  
 FOR LANDSCAPE USE ONLY  
 PLAT NO. 10040

DATE	REVISION	BY	APP'R.
5-31-94	REVISE BLDG "A" & ADJACENT CURBS & LANDSCAPING	MJT	
11-28-93	SUBMITTED TO HOWARD COUNTY	GW	

PREPARED FOR:  
 THE HOWARD RESEARCH & DEVELOPMENT CORPORATION  
 THE ROUGE BUILDING  
 1020 LITTLE PARKWAY PKWY.  
 COLUMBIA, MD. 21044  
 (410) 202-6077

**LANDSCAPE PLAN**  
**GATEWAY COMMERCE CENTER**  
 PARCELS A-44 THRU A-40  
 SNOWDEN SQUARE (PHASE II)  
 6th ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

DES.	SCALE	ZONING	B.L.W. FILE NO.
RNH	1"=50'	D-2	91-085
DRN.	DATE	TAX MAP NO.	SHEET
W.D.J.	SEPT. 10 1993	12	5 OF 12

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

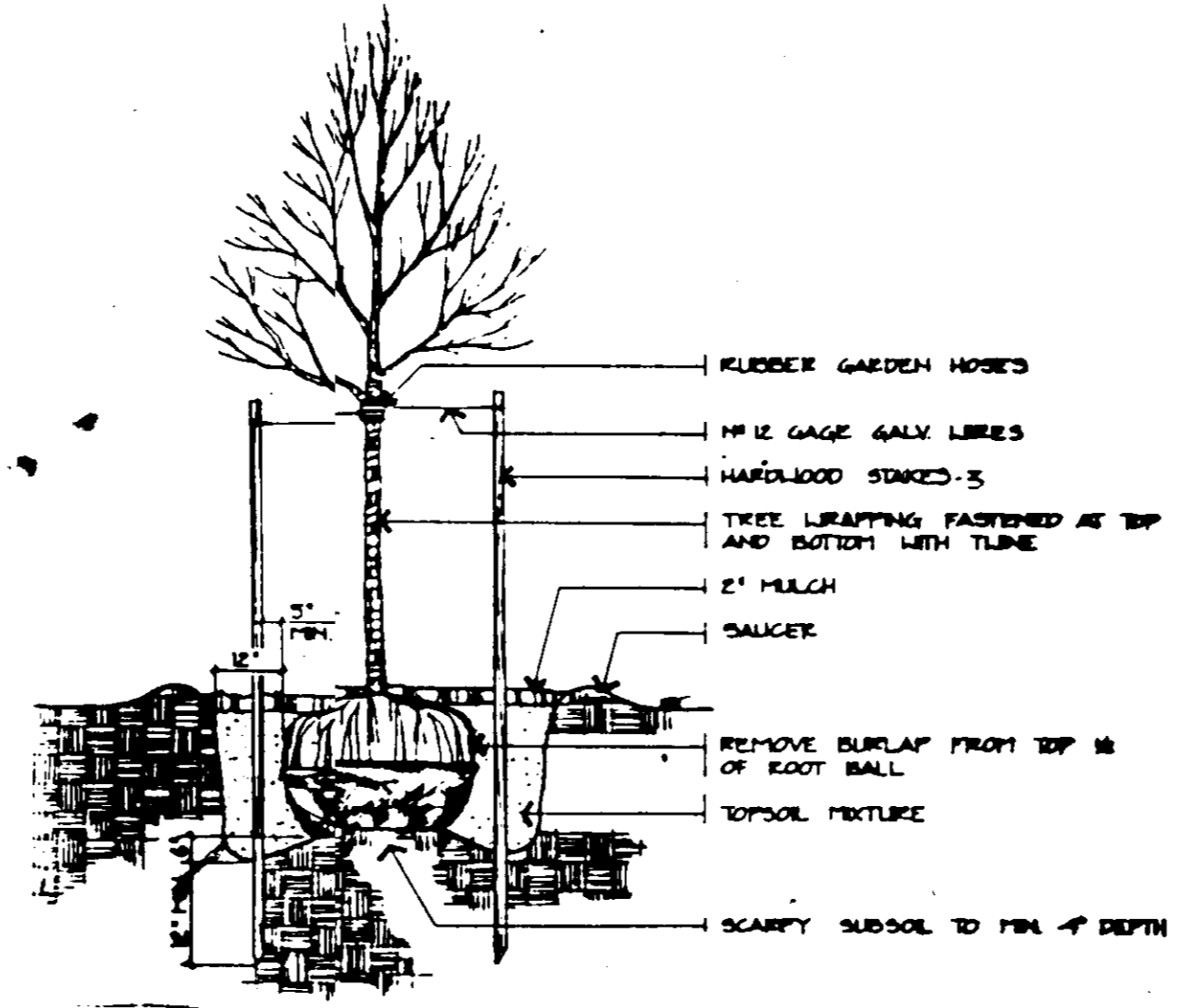
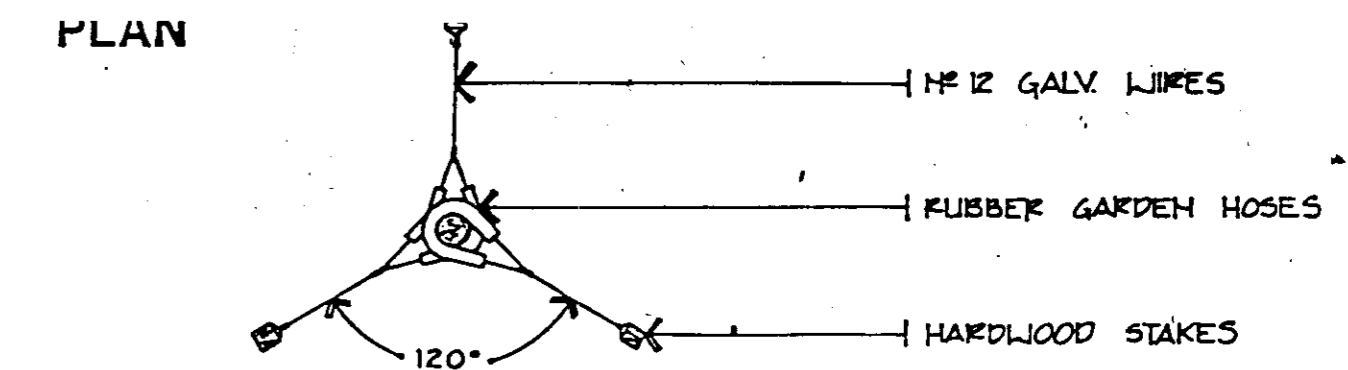
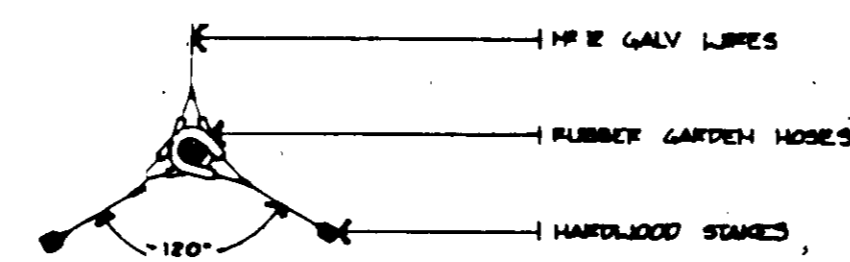
The ARC shall be responsible for inspecting all planting projects on a periodic basis to assure that all work is proceeding in accordance with the approved plans and specifications.

7. Plant Guarantee

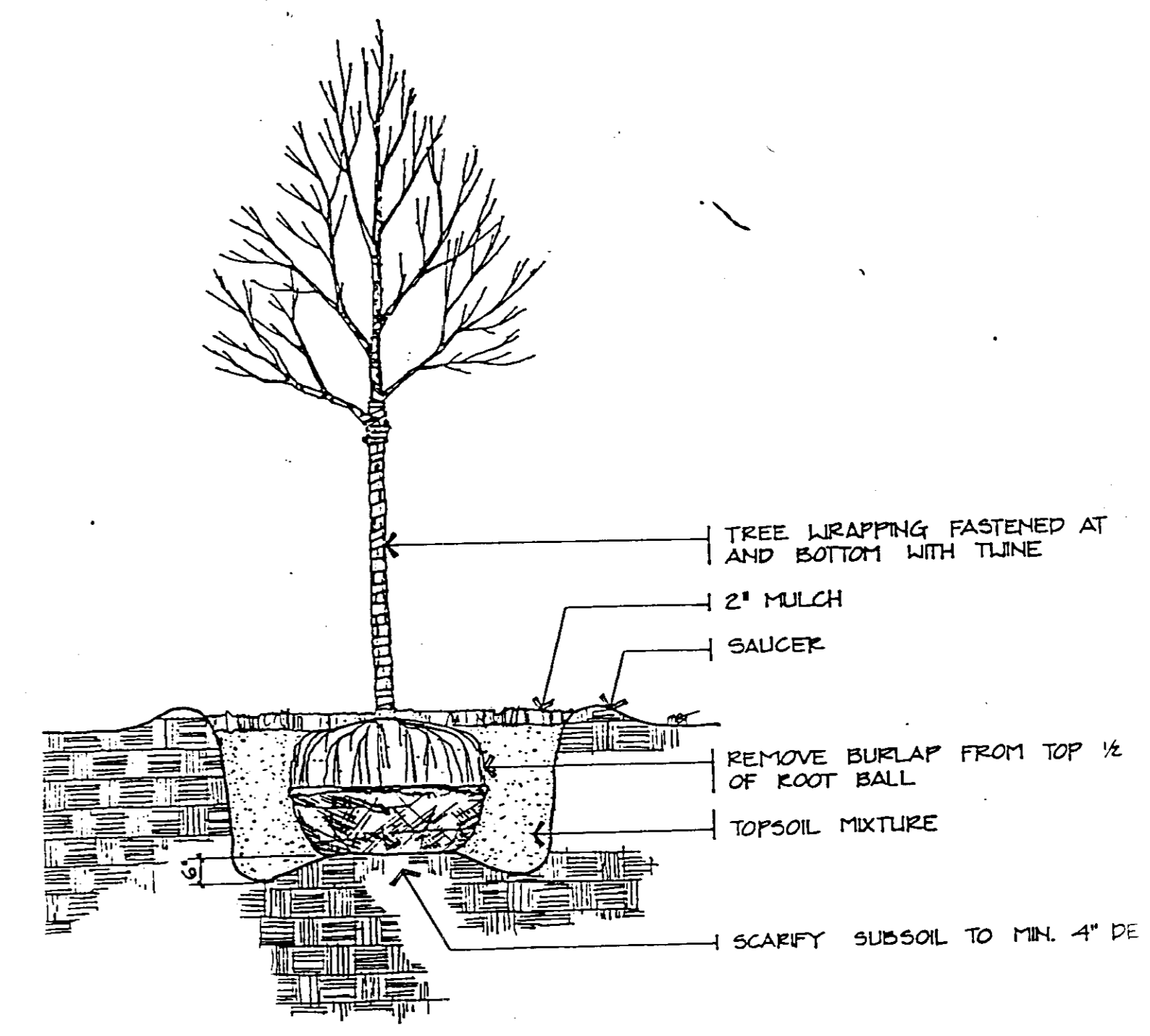
All plant material shall be guaranteed for the duration of one full growing season, after final inspection and acceptance of the work in the planting project. Plants shall be alive and in satisfactory growing condition at the end of the guarantee period.

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.

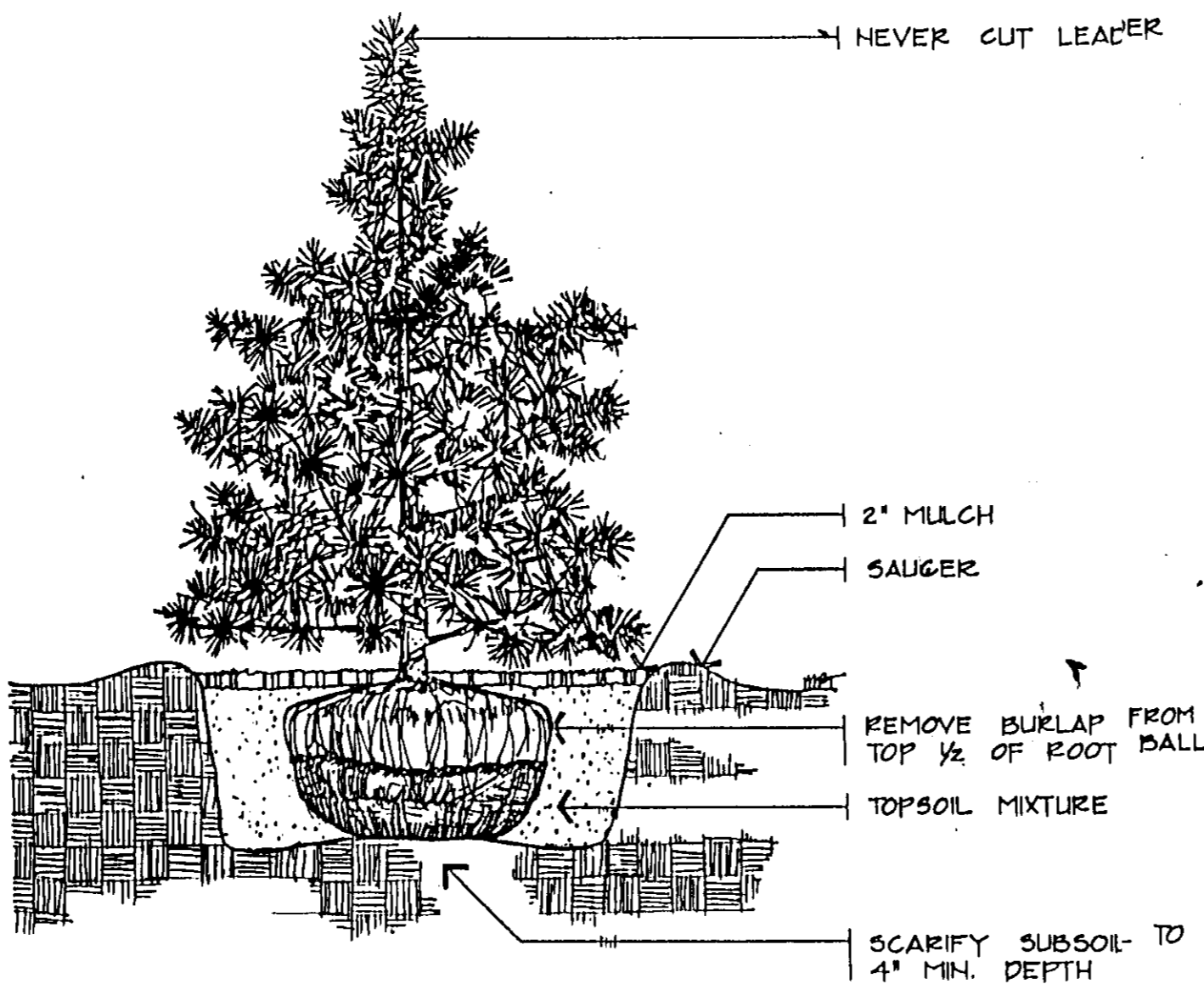
b. Guarantee for planting performed after the specified end of the "Spring" planting season, shall be extended through the end of the next following "Spring" planting season.



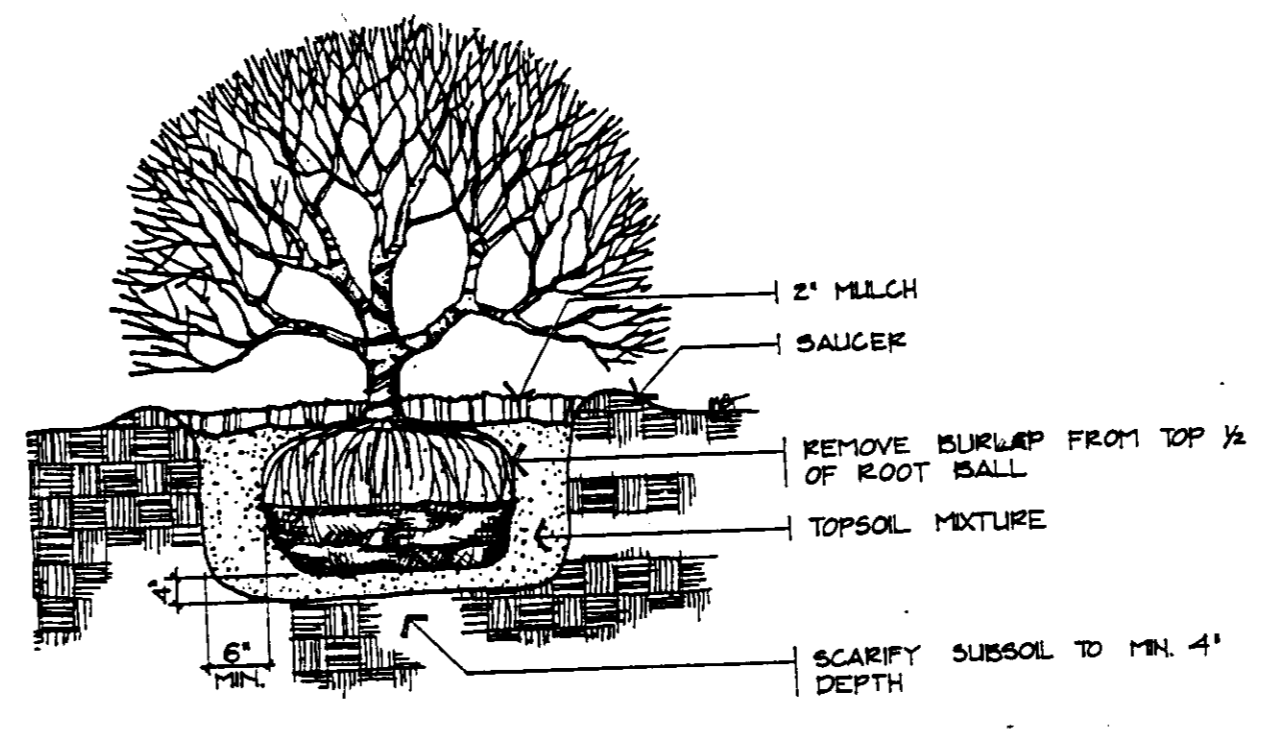
TYPICAL DECIDUOUS TREE PLANTING & STAKING  
3" CALIPER AND SMALLER  
NO SCALE



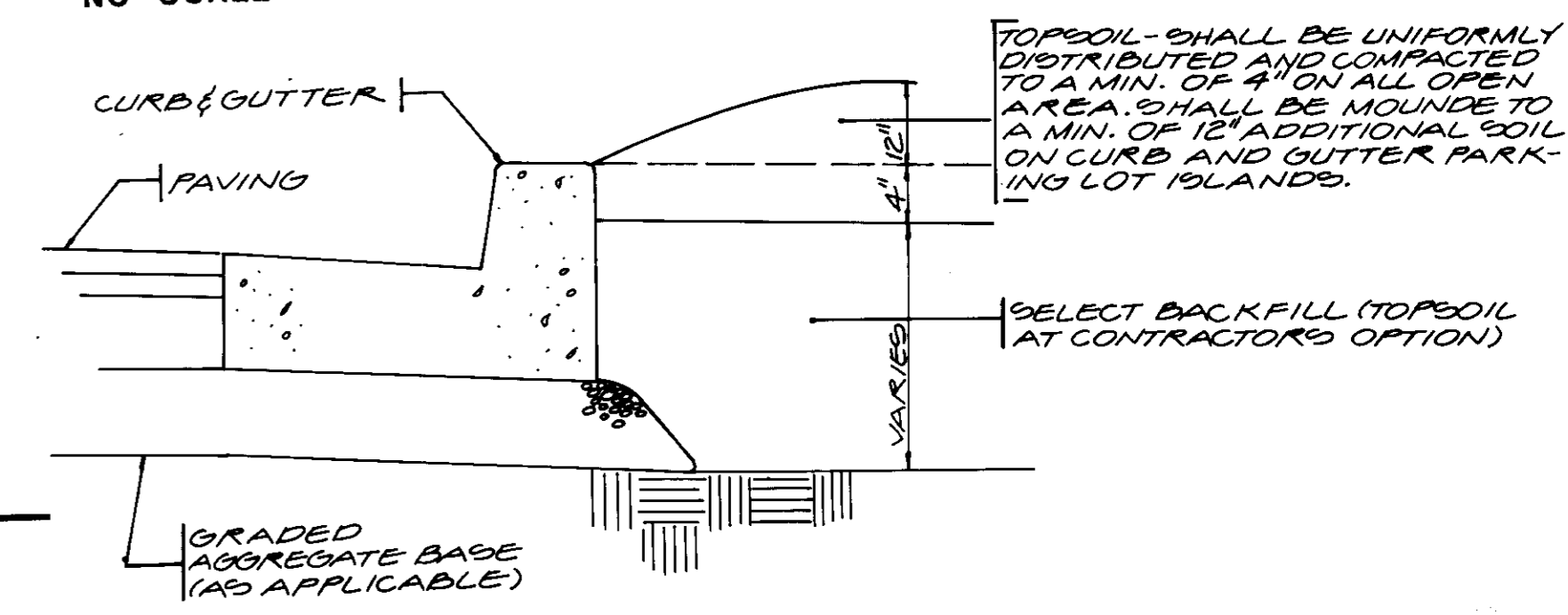
TYPICAL DECIDUOUS TREE PLANTING  
NO SCALE



TYPICAL EVERGREEN TREE PLANTING  
NO SCALE



TYPICAL B&B SHRUB PLANTING  
NO SCALE



TOPSOILING DETAIL  
NO SCALE

MATERIALS: TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND OR OTHER SOIL AS APPROVED BY AN AGRONOMIST OR SOIL SCIENTIST. IT SHALL NOT HAVE A MIXTURE OF CONTRASTING TEXTURED SUBSOIL AND CONTAIN NO MORE THAN 5 PERCENT BY VOLUME OF CONCRETES, STONES, SLAG, COARSE WASTE, GRAVEL, STICKS, ROOTS, TRASH OR OTHER EXTRANEOUS MATERIALS LARGER THAN 1/2" IN DIA. TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS OF QUERCUS, JUNGLEGRASS, JOHNHOODGRASS, NUTBUDGE, POISON IVY, THISTLES, OR OTHERS AS SPECIFIED. ALL TOPSOIL SHALL BE TESTED BY A RECOGNIZED LABORATORY FOR ORGANIC MATTER CONTENT, PH AND SOLUBLE SALTS. A PH OF 6.0 TO 7.0 AND AN ORGANIC CONTENT OF NOT LESS THAN 1% PERCENT BY WEIGHT IS REQUIRED. IF PH VALUE IS LESS THAN 6.0, LIME SHALL BE APPLIED AND INCORPORATED WITH THE TOPSOIL TO ADJUST THE PH TO 6.5 OR HIGHER. TOPSOIL CONTAINING SOLUBLE SALTS GREATER THAN 500 PARTS PER MILLION SHALL NOT BE USED.



NOTE: THE SIZE, TYPE, LOCATION AND NUMBER OF TREES SHOWN ON THESE PLANS ARE SUBJECT TO THE REVIEW OF THE HRD ARCH. REVIEW COMMITTEE

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT	<i>[Signature]</i> DATE: 11-24-93
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING	<i>[Signature]</i> DATE: 12/2/93
APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS & PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS	<i>[Signature]</i> DATE: 11/24/93

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS  
3908 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 CORPORATION  
THE ROUSE BUILDING  
10275 LITTLE PATUXENT PKWY  
COLUMBIA, MD. 21044  
(410) 992-6027

LANDSCAPE NOTES AND DETAILS  
**GATEWAY COMMERCE CENTER**  
PARCELS A-44 THRU A-40  
SNOWDEN SQUARE (PHASE II)  
6<sup>TH</sup> ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

DES.: KWH	SCALE: 1"=50'	ZONING: B-2	G.L.W. FILE NO.: 91-065
DRN.: ROS	DATE: SEPT. 10 1993	TAX MAP NO.: 42	SHEET: 6 OF 12
CHK.:			

EXISTING TRAP 4A  
 PIPE OUTLET SEDIMENT TRAP  
 DRAINAGE AREA = 2.0 AC ±  
 STORAGE REQUIRED = 2,000 C.F.  
 2.0 AC ± x 1,000 CU.FT./ACRE = 2,000 CU.FT.  
 VOLUME PROVIDED = 2,092 C.F.

BOTTOM ELEVATION = 360.00 (8'x9')

RISER CREST = 304.00  
 CLEANOUT ELEVATION = 362.00  
 18" RISER 15" BARREL

EXISTING TRAP 4B  
 PIPE OUTLET SEDIMENT TRAP  
 DRAINAGE AREA = 2.2 AC ±  
 STORAGE REQUIRED = 2,200 C.F.  
 2.2 AC ± x 1,000 CU.FT./ACRE = 2,200 C.F.  
 VOLUME PROVIDED = 2,200 C.F.

BOTTOM ELEVATION = 360.00 (8'x9')

RISER CREST = 304.00  
 CLEANOUT ELEVATION = 362.00  
 18" RISER 15" BARREL

EXISTING TRAP 5DE  
 PIPE OUTLET SEDIMENT TRAP  
 DRAINAGE AREA = 6.1 AC  
 STORAGE REQUIRED = 10,980 C.F.  
 6.1 AC x 1,800 CU.FT./ACRE = 10,980 C.F.  
 VOLUME PROVIDED = 11,500 C.F.

BOTTOM ELEVATION = 360.00

RISER CREST = 300.00  
 CLEANOUT ELEVATION = 358.00  
 18" RISER 15" BARREL

EXISTING RIPRAP OUTLET SEDIMENT TRAP 5CDE  
 DRAINAGE AREA = 4.0 AC  
 STORAGE REQUIRED = 7,200 C.F.  
 4.0 AC x 1,800 CU.FT./ACRE = 7,200 C.F.  
 VOLUME PROVIDED = 7,310 C.F.

BOTTOM ELEVATION = 352.00

WEIR CREST/OUTLET ELEV. = 357.3  
 CLEANOUT ELEVATION = 359.2  
 STORAGE DEPTH = 4.3'

**DRAINAGE AREA TABULATION**

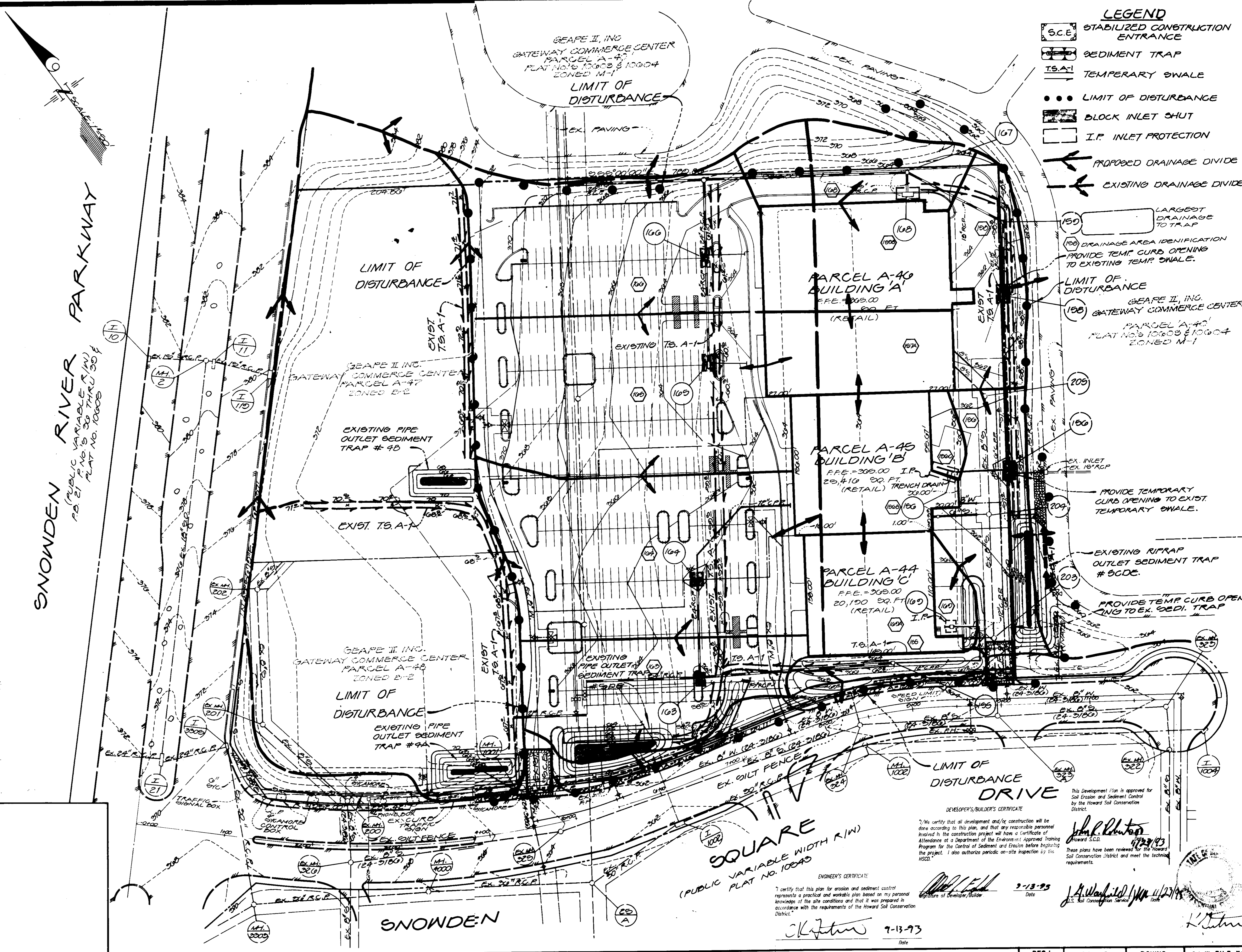
No.	AREA	'C'
195A	0.01	0.25
195B	0.01	0.25
196	0.94	0.65
196B	0.98	0.85
196C	0.00	0.85
197A	0.50	0.85
198	0.92	0.60
198B	0.91	0.85
199	0.83	0.73
199A	1.00	0.70
199B	1.93	0.78
199C	1.30	0.65
199D	0.92	0.44
199E	0.00	0.65
199A	0.47	0.85

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT  
 George M. Boyd, M.D. for S.E. County Health Officer 11-20-93 DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING  
 Director: 12/2/93 DATE  
 Chief: 12/2/93 DATE  
 CHIEF DIVISION OF LAND DEVELOPMENT & RESEARCH

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE, DRAINAGE SYSTEMS & PUBLIC ROADS, HOWARD COUNTY DEPT. OF PUBLIC WORKS  
 11/27/93 DATE  
 11/28/93 DATE  
 CHIEF, BUREAU OF ENGINEERING M.K.

**GW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS  
 3908 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MD 20886  
 TELEPHONE: (301)421-4024 NO. VA: (301)989-2524 BALTO. (301)880-1820 FAX: (301)421-4106



- LEGEND**
- SC.E. STABILIZED CONSTRUCTION ENTRANCE
  - SEDIMENT TRAP
  - TEMPERARY SWALE
  - LIMIT OF DISTURBANCE
  - BLOCK INLET SHUT
  - I.P. INLET PROTECTION
  - PROPOSED DRAINAGE DIVIDE
  - EXISTING DRAINAGE DIVIDE

LARGEST DRAINAGE TO TRAP

DRAINAGE AREA IDENTIFICATION PROVIDE TEMP CURB OPENING TO EXISTING TEMP SWALE.

LIMIT OF DISTURBANCE

GATEWAY COMMERCE CENTER

PARCEL A-44 PLAT NO'S 10003 & 10004 ZONED M-1

PROVIDE TEMPORARY CURB OPENING TO EXIST. TEMPORARY SWALE.

EXISTING RIPRAP OUTLET SEDIMENT TRAP # 5CDE.

PROVIDE TEMP CURB OPENING TO EX. SED. TRAP

DEVELOPER'S/BUILDER'S CERTIFICATE

I, the undersigned, 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.

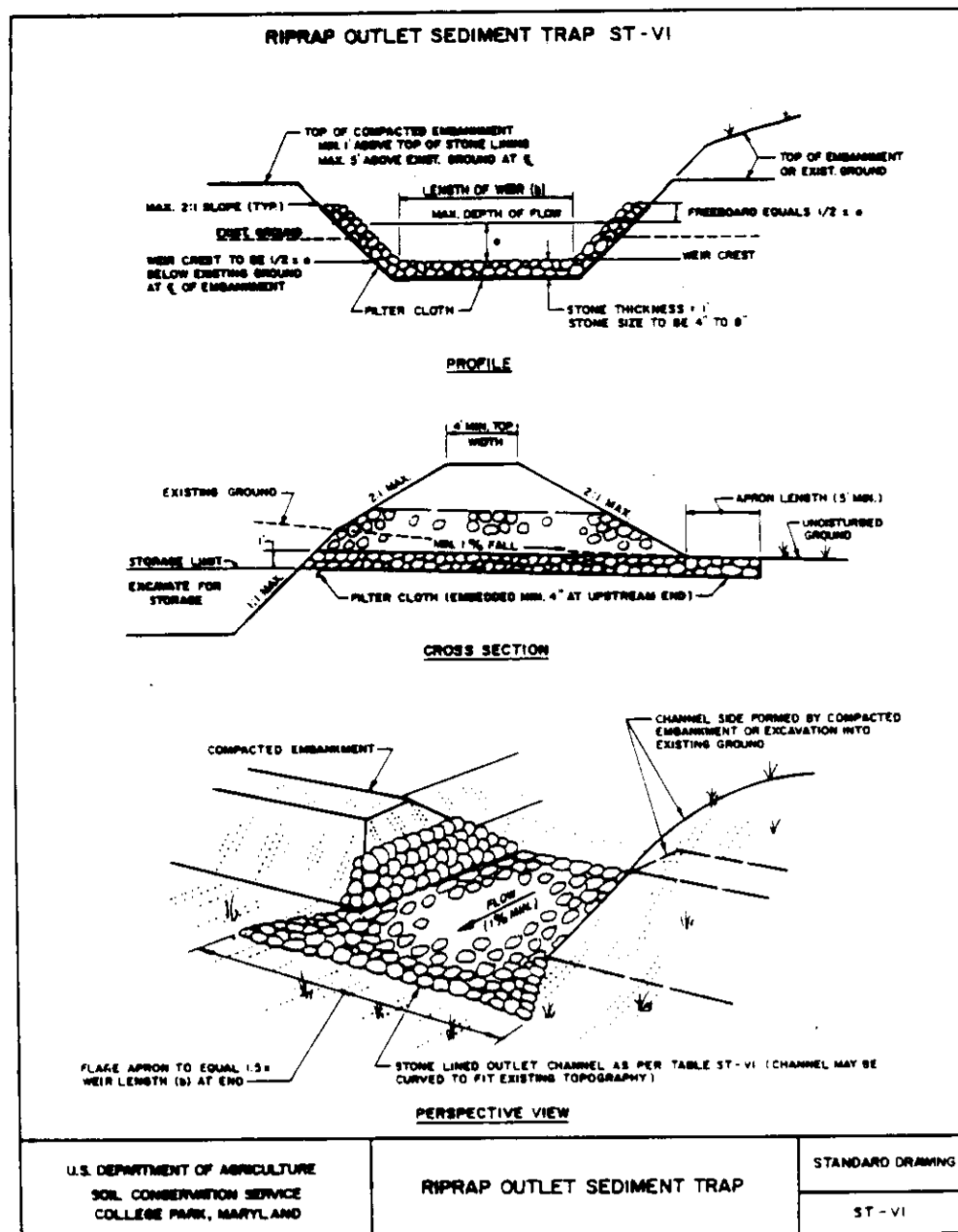
Signature: [Signature] 3-13-93 Date

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.

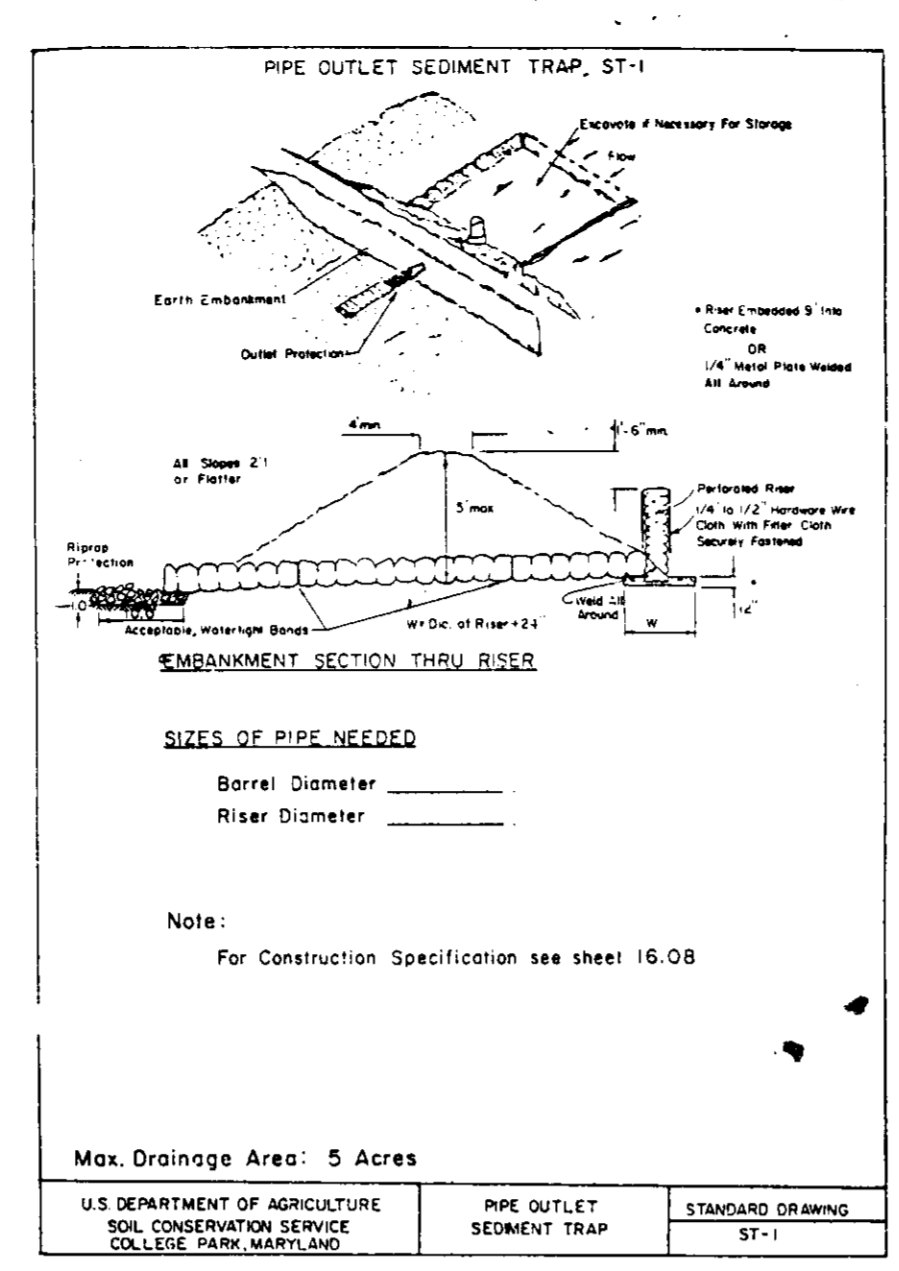
Signature: [Signature] 7-13-93 Date

PREPARED FOR: THE HOWARD RESEARCH & DEVELOPMENT CORPORATION THE ROUSE BUILDING 10270 LITTLE PATRIMENT PKWY. COLUMBIA MD. 21044 (410)502-6027	DESIGNED BY: SCALE: 1"=50' ZONING: D-2 G.L.W. FILE NO.: 91-085
SEDIMENT CONTROL PLAN & DRAINAGE AREA MAP <b>GATEWAY COMMERCE CENTER</b> PARCELS A-44 THRU A-46 SNOWDEN SQUARE (PHASE II) HOWARD COUNTY, MARYLAND GATEWAY DISTRICT	DATE: SEPT. 10 1993 TAX MAP NO.: 42 SHEET: 7 OF 12
5-31-94 REVISE BUILDING & CURBS, ADJUST SED. CONTROLS. M.T.	
DATE: REVISION: BY: APPR.:	



**CONSTRUCTION SPECIFICATIONS FOR ST-VI**

- The area under embankment shall be cleared, grubbed and stripped of any vegetation and rock mat. The soil area shall be cleared.
- The fill material for the embankment shall be free of rocks or other hard vegetation as well as oversized stones, rocks, organic material or other objectionable material. The embankment shall be compacted by troweling with equipment while it is being constructed. Maximum height of embankment shall be five (5) feet, measured at slope of embankment.
- All fill slopes shall be 2:1 or flatter; cut slopes 1:1 or flatter.
- Elevation of the top of any dike directing water into trap must equal or exceed the height of embankment.
- Storage area provided shall be figured by computing the volume available behind the outlet channel up to an elevation of one (1) foot below the level weir crest.
- Filter cloth shall be placed over the bottom and sides of the outlet channel prior to placement of stones. Sections of fabric must overlap at least one (1) foot back into the upstream face of the outlet stone or a one (1) foot thick layer of two (2) inch or finer aggregate shall be placed on the upstream face of the outlet.
- Stones used in the outlet channel shall be four (4) to eight (8) inches (ripprap). To provide a filtering effect, a layer of filter cloth shall be embedded one (1) foot back into the upstream face of the outlet stone or a one (1) foot thick layer of two (2) inch or finer aggregate shall be placed on the upstream face of the outlet.
- Sediment shall be removed and trap restored to its original dimensions when the sediment has accumulated to 1/2 the design depth of the trap. Sediment shall be deposited in a suitable area and in such a manner that it will not erode.
- The structure shall be inspected after each rain and repaired as needed.
- Construction operations shall be carried out in such a manner that erosion and water pollution are minimized.
- The structure shall be removed and the area stabilized when the drainage area has been properly stabilized.
- Drainage area for this practice is limited to 15 acres or less.



**CONSTRUCTION SPECIFICATION FOR ST-I**

- Area under embankment shall be cleared, grubbed and stripped of any vegetation and rock mat. The soil area shall be cleared.
- The fill material for the embankment shall be free of rocks or other hard vegetation as well as oversized stones, rocks, organic material, or other objectionable material. The embankment shall be compacted by troweling with equipment while it is being constructed.
- Volume of sediment storage shall be 1800 cubic feet per acre of contributory drainage.
- Sediment shall be removed and trap restored to its original dimensions when the sediment has accumulated to 1/2 the design depth of the trap. Sediment shall be deposited in a suitable area and in such a manner that it will not erode.
- The structure shall be inspected after each rain and repaired as needed.
- Construction operations shall be carried out in such a manner that erosion and water pollution are minimized.
- The structure shall be removed and area stabilized when the drainage area has been properly stabilized.
- All fill slopes shall be 2:1 or flatter; cut slopes 1:1 or flatter.
- All pipe connections shall be watertight.
- The top 2/3 of the riser shall be perforated with one (1) inch diameter holes or slots spaced six (6) inches vertically and horizontally and placed in the conical portion of pipe. No holes will be allowed within six (6) inches of the horizontal barrel.
- The riser shall be wrapped with 1/4 to 1/2 inch hardware cloth wire mesh wrapped with filter cloth having an equivalent mesh size of 40 to 60. The filter cloth shall extend six (6) inches above the highest hole and six (6) inches below the lowest hole. Where ends of filter cloth come together, they shall be overlapped, folded and stapled to pre-wet bypass.
- Staples or connecting bands shall be used to hold the filter cloth and wire mesh in place. They shall be placed at the top and bottom of the cloth.
- Fill material around the pipe spillway shall be hand compacted in four (4) inch layers. A minimum of two (2) feet of hand-compacted backfill shall be placed over the pipe spillway before crossing it with construction equipment.
- The riser shall be embedded with either a concrete base or steel plate base of proven elevation. For concrete base the depth shall be 12 inches with the riser embedded six (6) inches. A 1/4 inch minimum thickness steel plate shall be attached to the riser by a continuous weld around the bottom to form a watertight connection and then place two (2) feet of stone, gravel, or compact earth on the plate.

**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 redistribution, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes and perimeter slopes and all slopes greater than 3:1, b) 14 days 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:  
Total Area of Site: 8.1 Acres  
Area Disturbed: 2.7 Acres  
Area to be vegetatively stabilized: 2.7 Acres  
Total Cut 6000 Cu. Yds.  
Total Fill 6000 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 controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.

**PERMANENT SEEDING NOTES**

Apply to graded or cleared area not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.

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

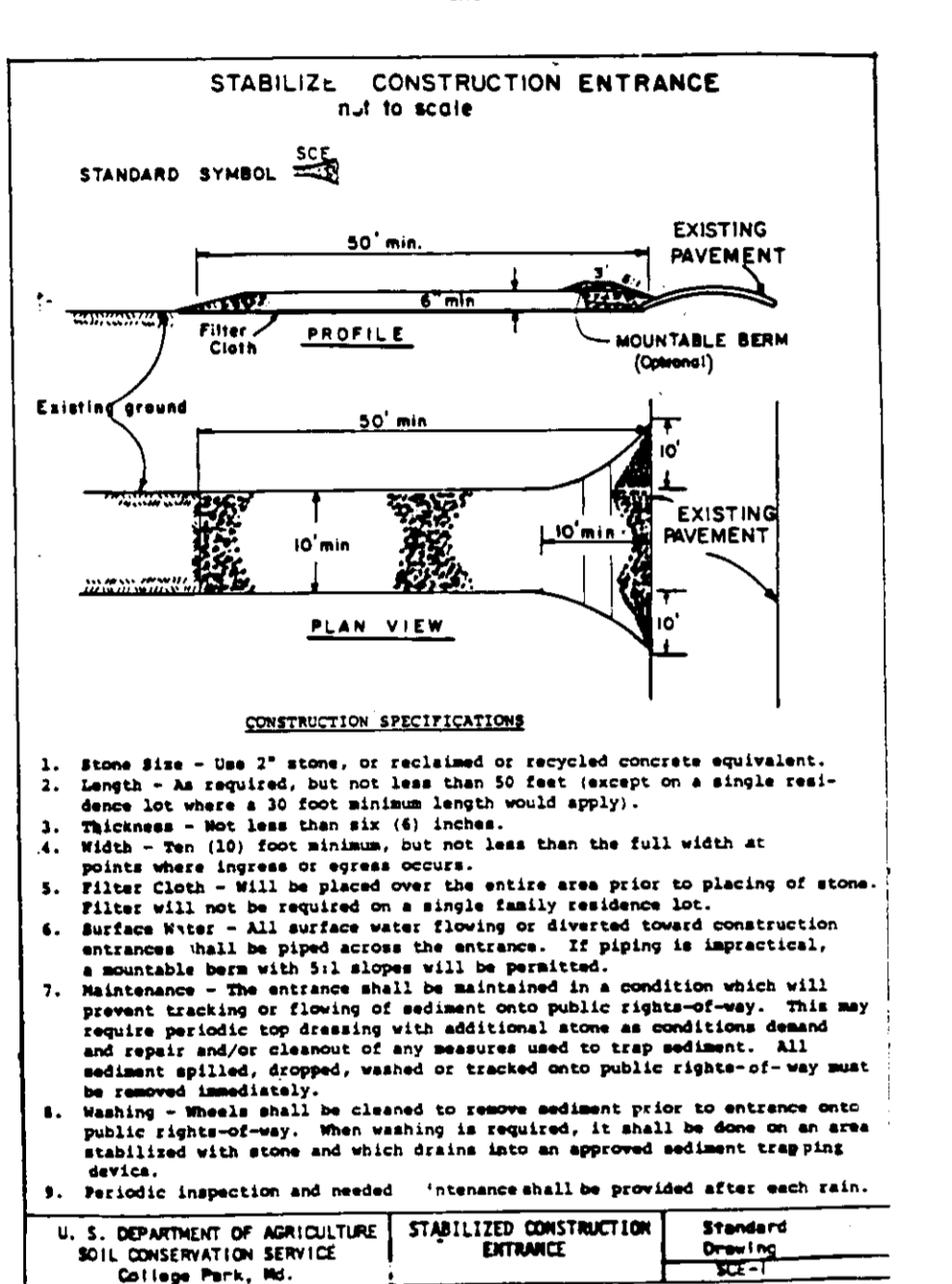
Soil Amendments: In lieu of soil test recommendations, use one of the following schedules

- 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 ureaform 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.

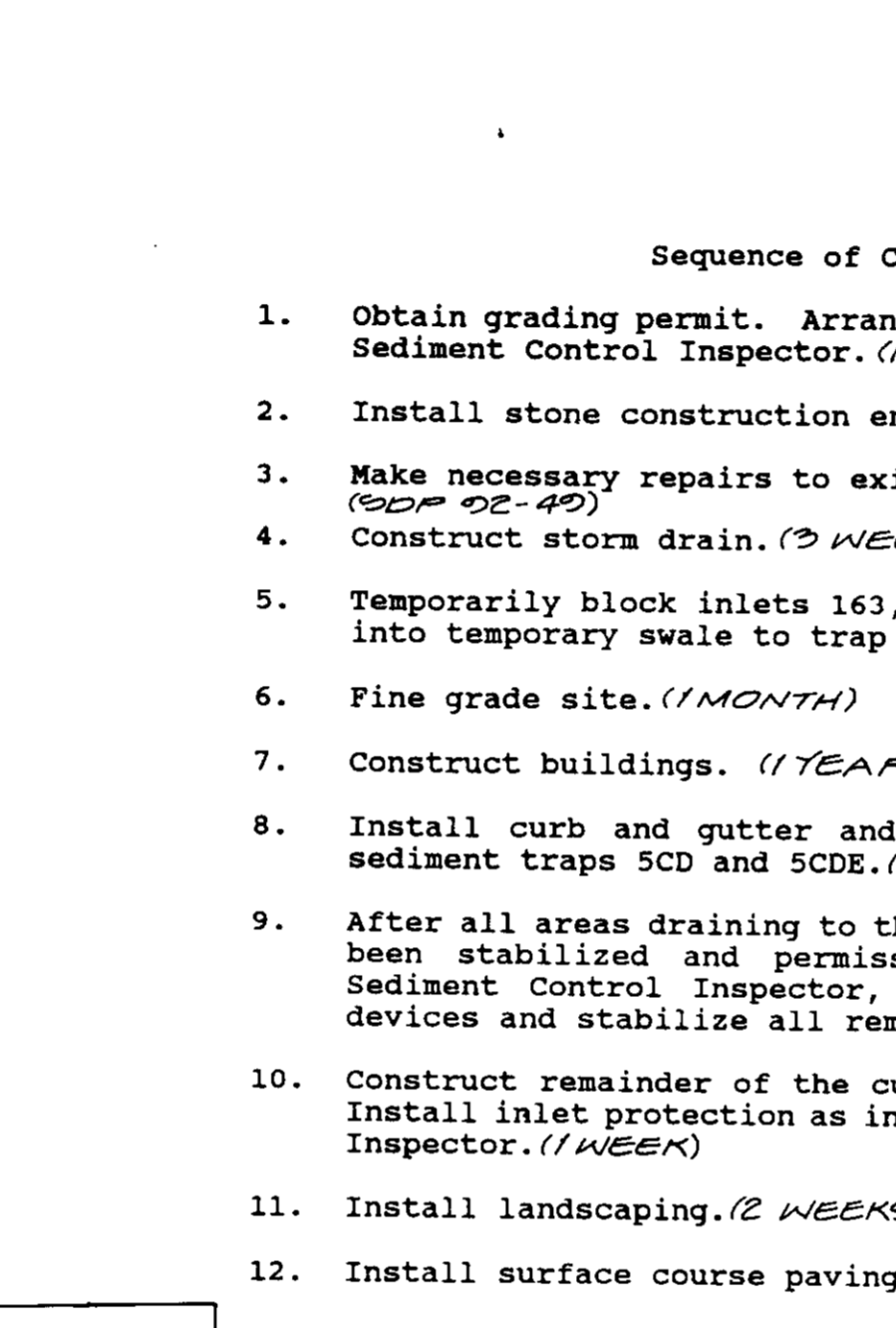
Mulching: Apply 1-1/2 to 2 tons per acre (70 to 90 lbs/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes, 8 feet or higher,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

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



**CONSTRUCTION SPECIFICATIONS**

- Stone Size - One (2) sizes, or recycled or recycled concrete equivalent.
- Lengths - As required, but not less than 50 feet (except on a single residence lot where a 30 foot minimum length would apply).
- Thickness - Not less than six (6) inches.
- Width - Ten (10) foot minimum, but not less than the full width at points where ingress or egress occurs.
- Filter Cloth - Will be placed over the entire area prior to placing of stone. Filter will not be required on a single family residence lot.
- Surface Water - All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a reasonable barrier with 1:1 slopes will be provided.
- Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and cleaning of any measures used to trap sediment. All sediment applied, dropped, washed or tracked onto public rights-of-way must be removed immediately.
- Sealing - Weeds shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with stone and which fits into an approved sediment trapping device.
- Periodic inspection and needed maintenance shall be provided after each rain.



**Sequence of Construction**

- Obtain grading permit. Arrange pre-construction meeting with Sediment Control Inspector. (1 DAY)
- Install stone construction entrance. (1 DAY)
- Make necessary repairs to existing sediment control devices. (1 DAY) (SOP 02-40)
- Construct storm drain. (2 WEEKS)
- Temporarily block inlets 163, 164, 165 & 166 and divert runoff into temporary swale to trap SDE (2 DAYS)
- Fine grade site. (1 MONTH)
- Construct buildings. (1 YEAR)
- Install curb and gutter and base pave except in areas of sediment traps 5CD and 5CDE. (1 MONTH)
- After all areas draining to the sediment control devices have been stabilized and permission has been granted by the Sediment Control Inspector, remove those sediment control devices and stabilize all remaining areas. (2 WEEKS)
- Construct remainder of the curb and gutter and base paving. Install inlet protection as instructed by the Sediment Control Inspector. (1 WEEK)
- Install landscaping. (2 WEEKS)
- Install surface course paving. (1 WEEK)

**TEMPORARY SEEDING NOTES**

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

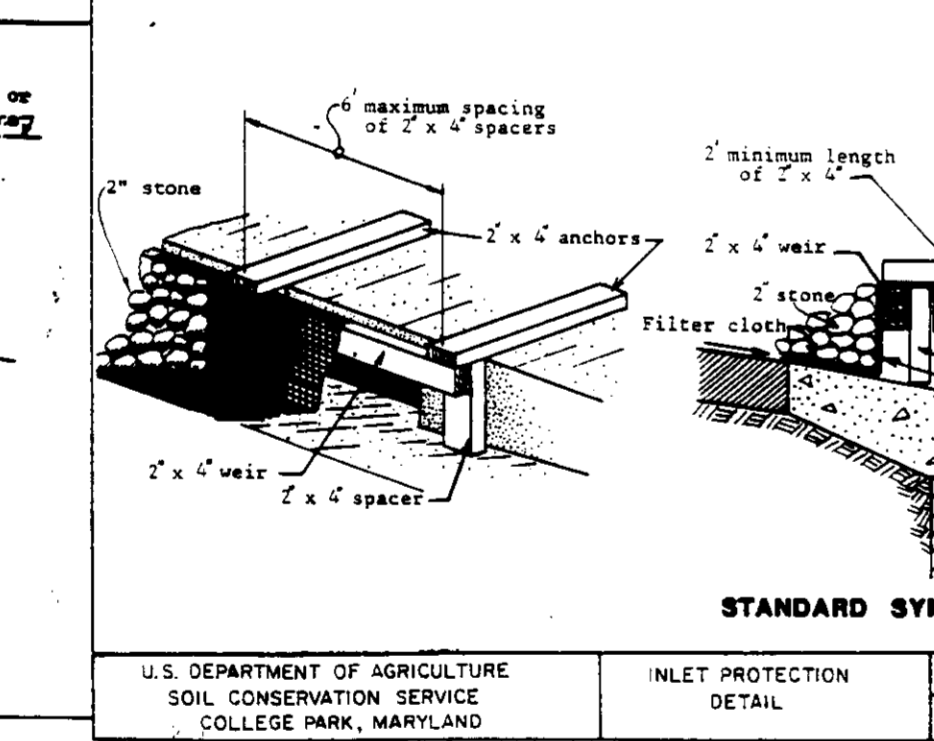
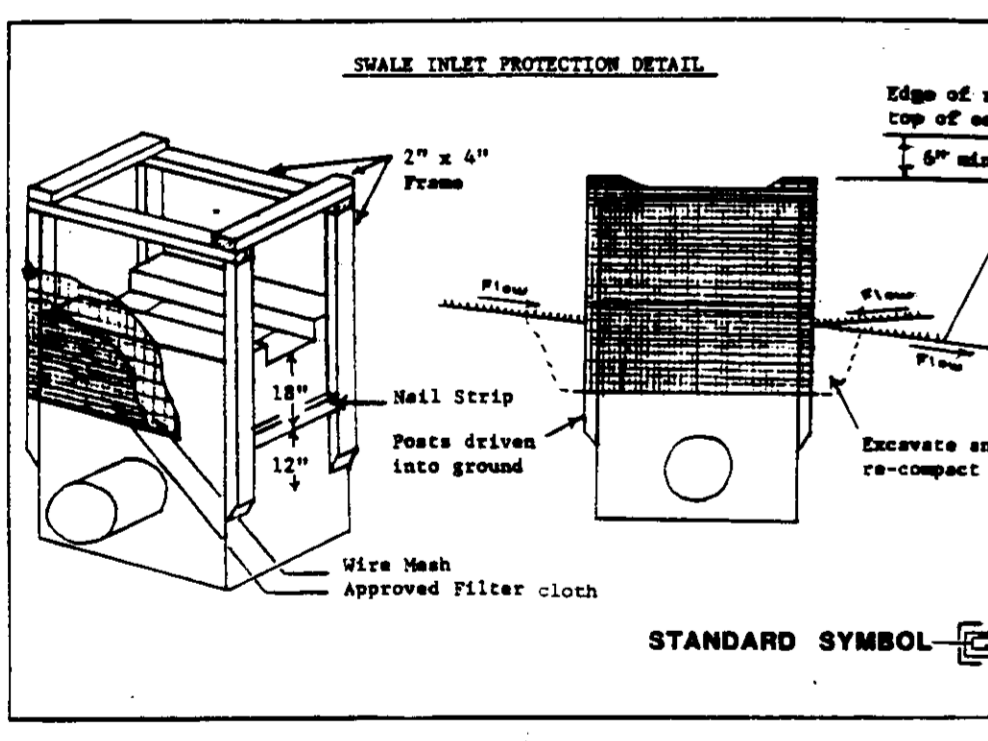
Seeded Preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding (unless previously loosened).

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.



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

"I, We certify that all development and 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: 9-13-93

**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: 9-13-93

Reviewed for: *[Signature]* S.C.D. Name and meets Technical Requirements.

J. A. Washburn 11/23/93  
U.S. Soil Conservation District Service

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

J. A. Washburn 11/23/93  
Howard S.C.D. Date

Approved for public water/sewerage systems  
Howard County Health Department  
Joyce H. Taylor 11-30-93  
County Health Officer Date

Approved: Howard County Dept. of Planning/Zoning  
12/2/93  
Date  
Gina Summery  
Chief, Division of Land Development & Research

Approved: For public water/public sewerage, storm drainage, and public facilities  
Howard County Dept. of Public Works  
11/29/93  
Date  
James P. Jew  
Chief, Bureau of Engineering/M.K. Date 11/29/93

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
ENGINEERS, PLANNERS, SURVEYORS  
3908 NATIONAL DRIVE SUITE 250 BURTONSVILLE OFFICE PARK BURTONSVILLE, MD. 20886  
TELEPHONE: (301) 421-4024

DES.	CHK.	DATE	REVISION	BY	APPR.
DRN. ROS					

PREPARED FOR:  
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION  
THE ROUSE BUILDING  
10275 LITTLE PATUXENT PKWY.  
COLUMBIA, MD. 21044  
(410) 992-6087

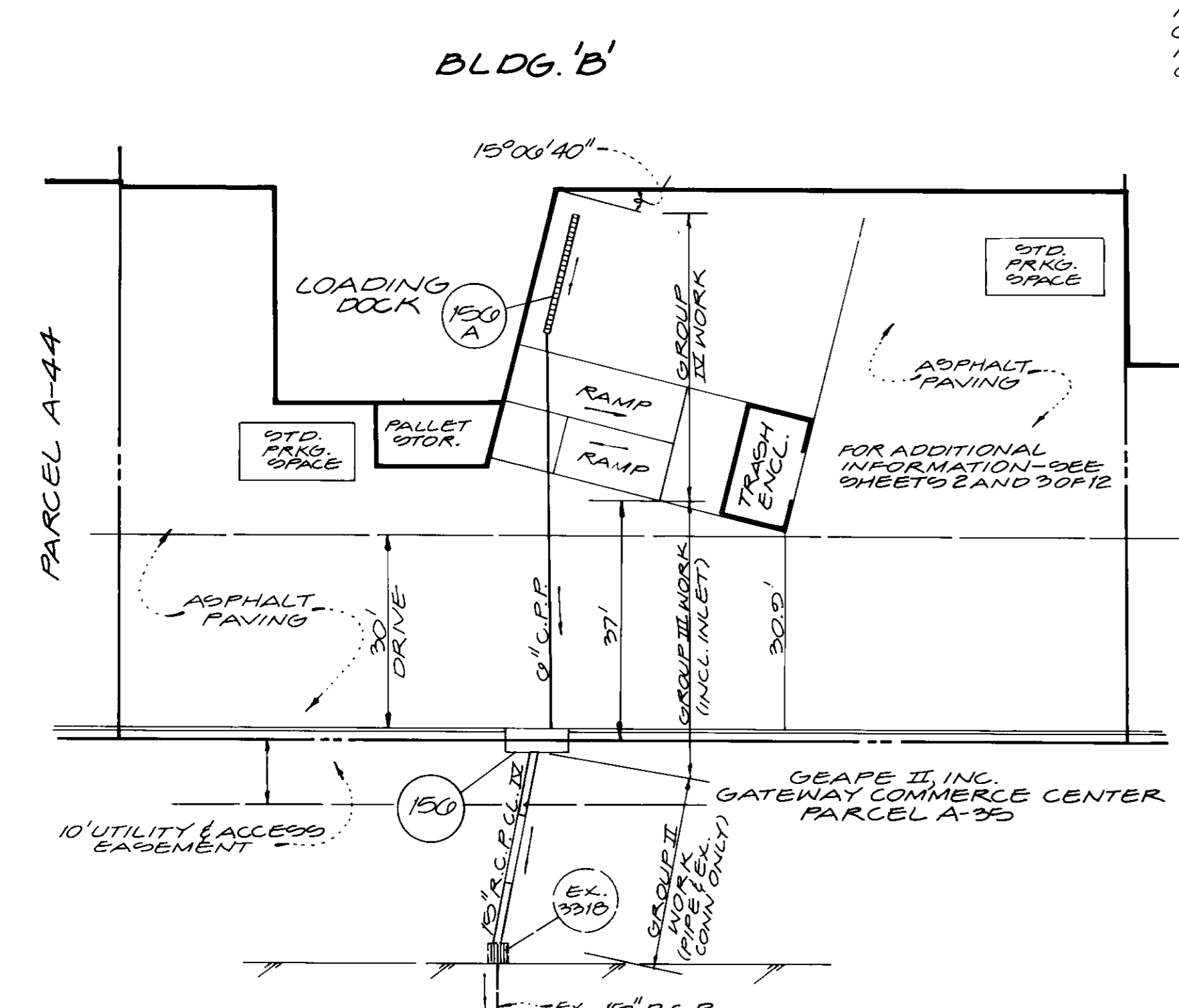
**SEDIMENT CONTROL NOTES & DETAILS**

**GATEWAY COMMERCE CENTER**  
PARCELS A-44 THRU A-40  
SNOWDEN SQUARE (PHASE II)  
HOWARD COUNTY, MARYLAND  
6th ELECTION DISTRICT

SCALE	ZONING	G.L.W. FILE NO.
	B-2	01-055
DATE	TAX MAP NO.	SHEET
SEPT. 10, 1993	42	8 of 12

SDP-94-28





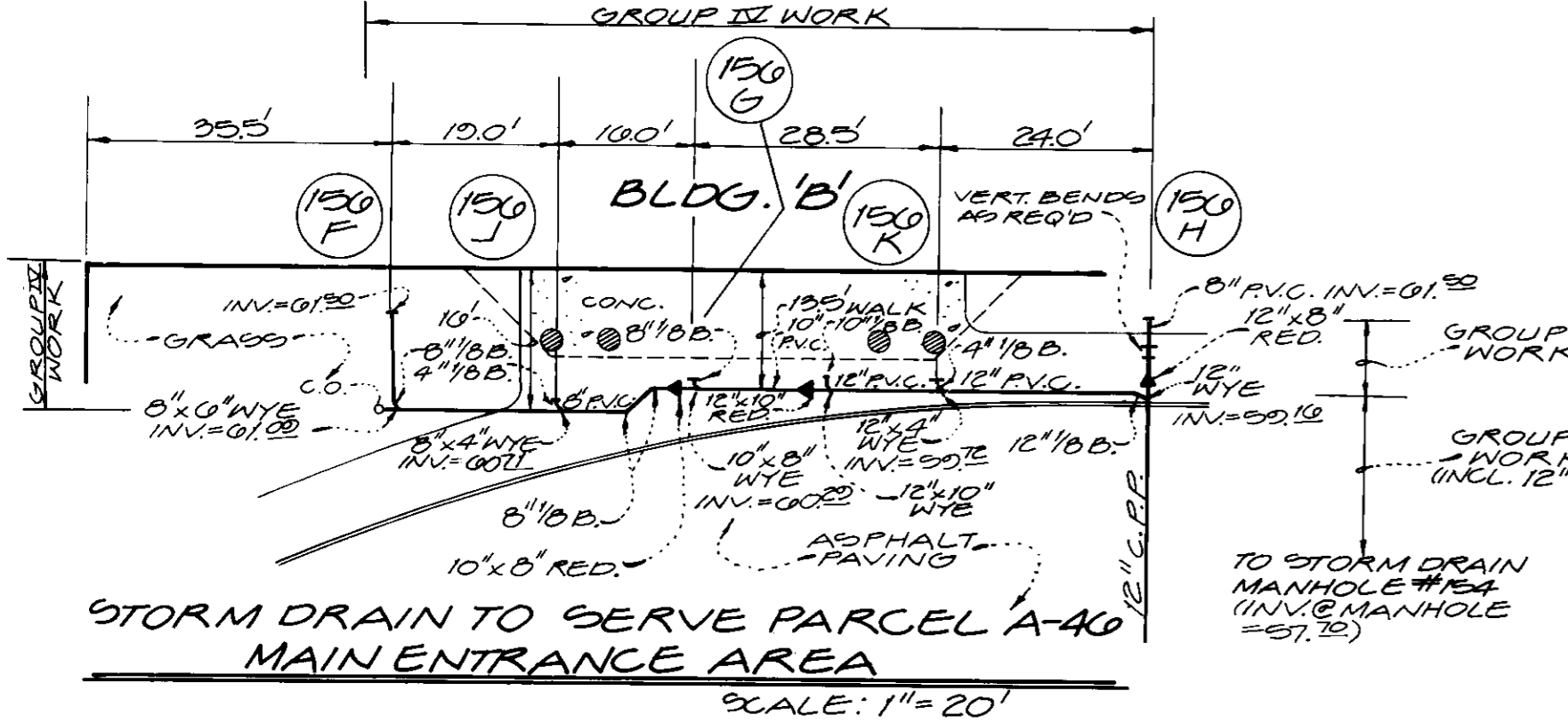
NOTE: C.P.P. INDICATES CORRUGATED DOUBLE WALL PLASTIC PIPE - 4" BY HANCOR OR N-12 BY ADS.

STRUCTURE SCHEDULE					
NO.	TYPE	WIDTH/DIA.	TOP ELEV. GRATE ELEV.	INVERT (ELEV.)	STD. DTL.
120	MANHOLE	48" Ø	202.20	200.14	G.S. 12 *
120A	A-10 INLET	2'-0"	200.20	204.01	S.D. 4A1
120A	TR. INLET	—	200.04	200.08	SEE DETAIL
120B	A-10 INLET	2'-0"	200.70	200.89	S.D. 4.41
120D	MANHOLE	48" Ø	202.20	200.00	G.S. 12
102	A-10 INLET	2'-0"	200.70	200.42	S.D. 4.41
104	DBL. 'S	—	201.00	200.42	S.D. 4.23
102A	MANHOLE	48" Ø	200.00	200.20	G.S. 12
102	DOUBLE 'S	2'-0"	202.27	200.99	S.D. 4.23
102	DOUBLE 'S	2'-0"	203.00	201.02	S.D. 4.23
107	MANHOLE	48" Ø	202.90	204.41	G.S. 12
108	A-10 INLET	2'-0"	202.90	200.80	S.D. 4.41
109	A-10 INLET	2'-0"	200.80	200.20	S.D. 4.22
170	MANHOLE	48" Ø	200.00	200.70	G.S. 12
EX. 22A	—	—	200.20	—	—
EX. 22A	—	—	207.20	—	—

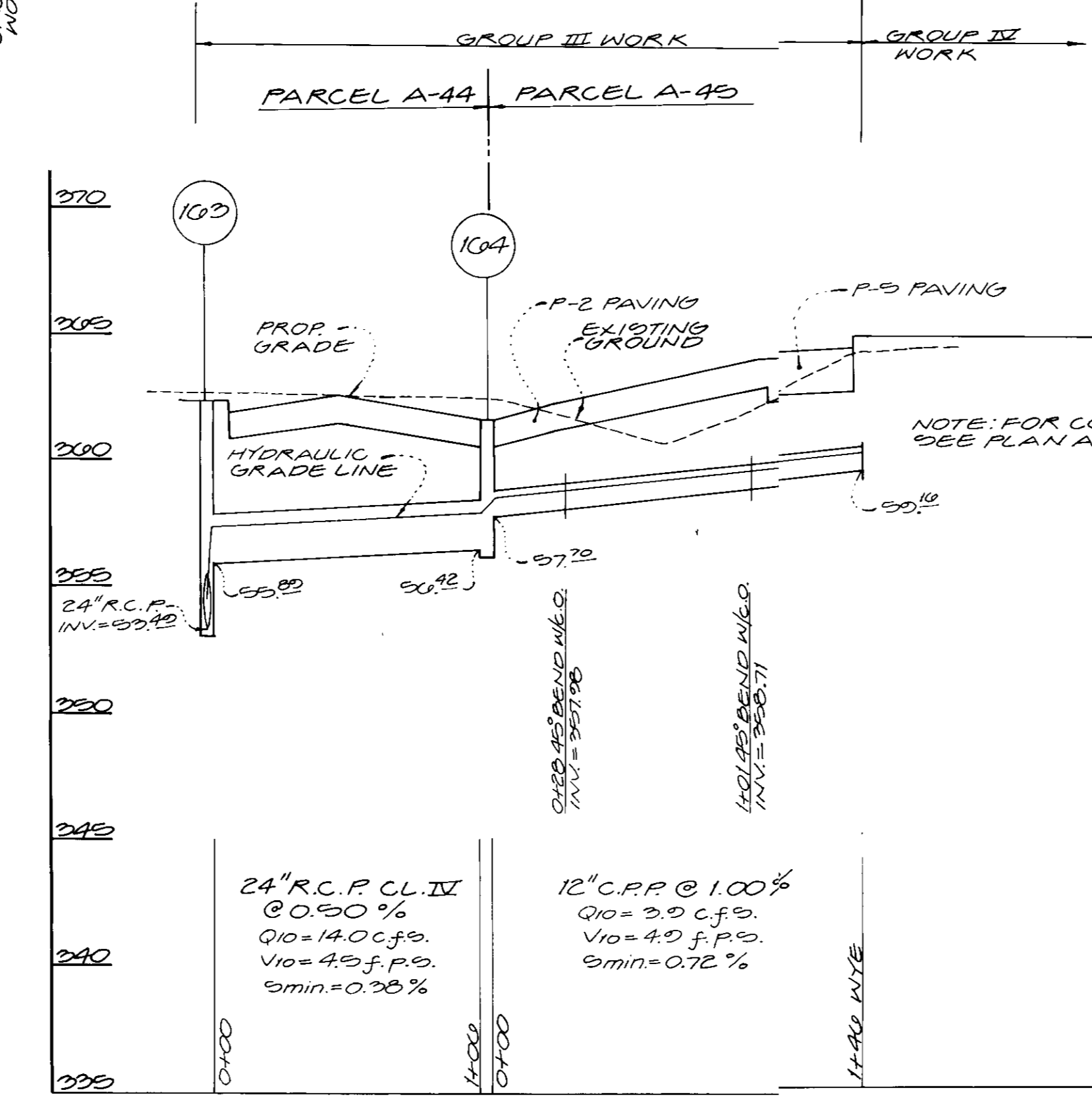
\* REPLACE RIM & COVER WITH UTILITY SUPPLY INC. FRAME #1040 AND BEEHIVE GRATE TYPE 02

PIPE SCHEDULE			
SIZE	TYPE	LGTH.	REMARKS
6"	CORRUGATED PLASTIC	02'	TRENCH DRAIN
PIPE, HI-Q BY HANCOR OR N-12 BY ADS (C.P.P.)			
12"	C.P.P.	450'	ROOF DRAIN
12"	R.C.P. CL. IV	070'	—
21"	R.C.P. CL. IV	021'	—
24"	R.C.P. CL. IV	077'	—
6"	F.V.C.	20'	ROOF DRAIN
6"	F.V.C.	24'	ROOF DRAIN
10"	F.V.C.	14'	ROOF DRAIN
12"	F.V.C.	30'	ROOF DRAIN

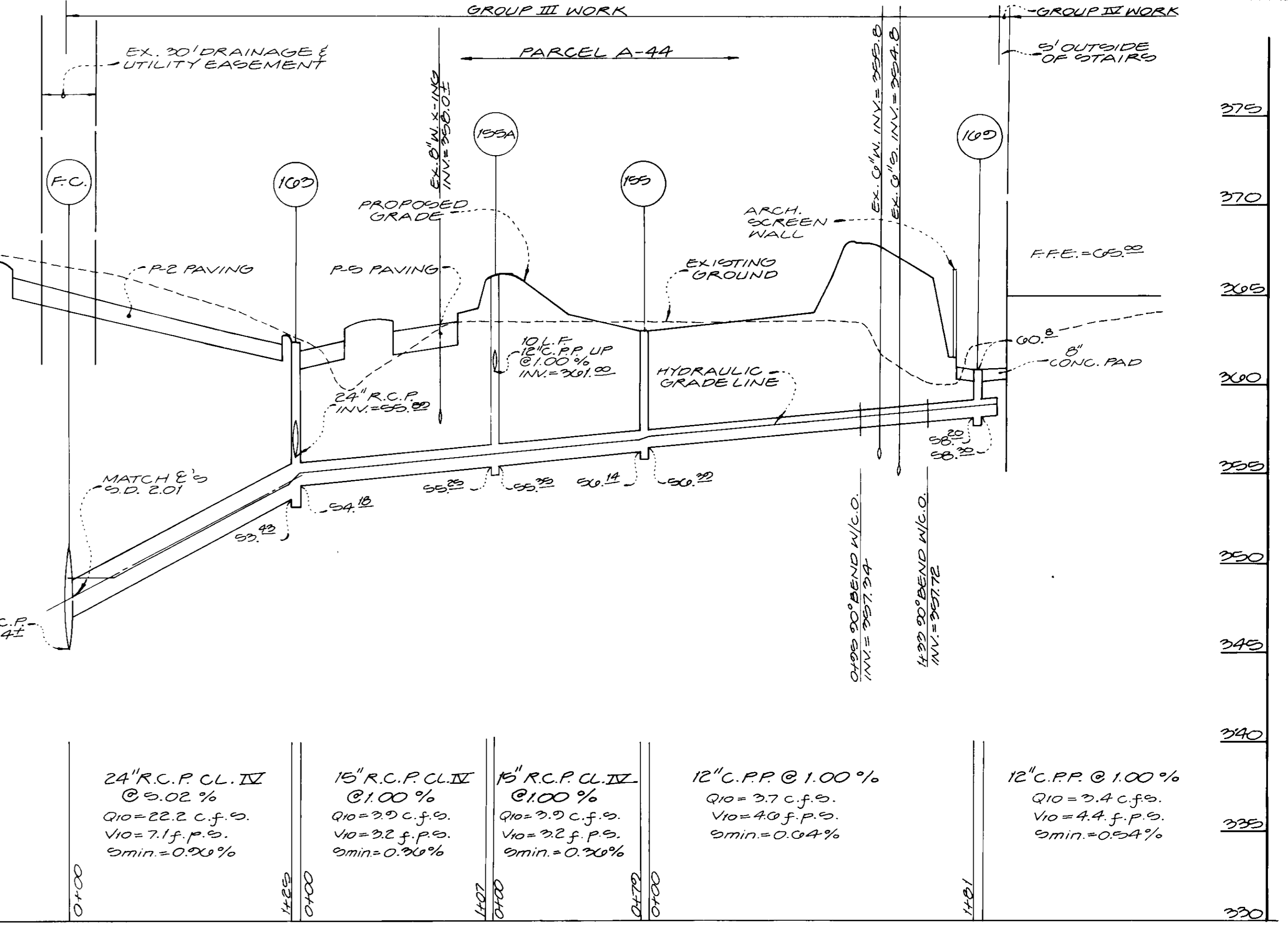
STORM DRAIN TO SERVE PARCEL A-45 LOADING DOCK AREA SCALE: 1" = 20'



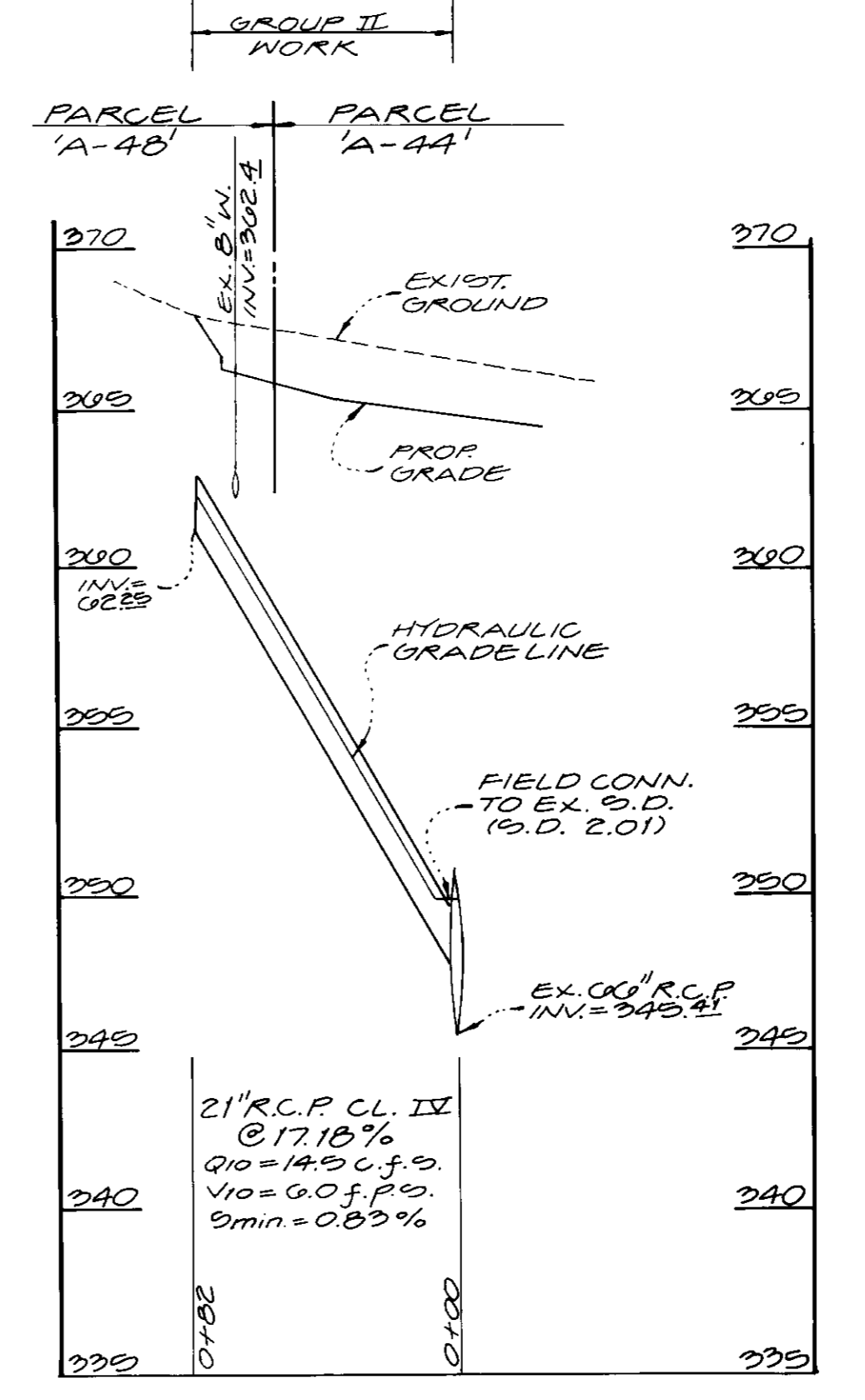
STORM DRAIN TO SERVE PARCEL A-40 MAIN ENTRANCE AREA SCALE: 1" = 20'



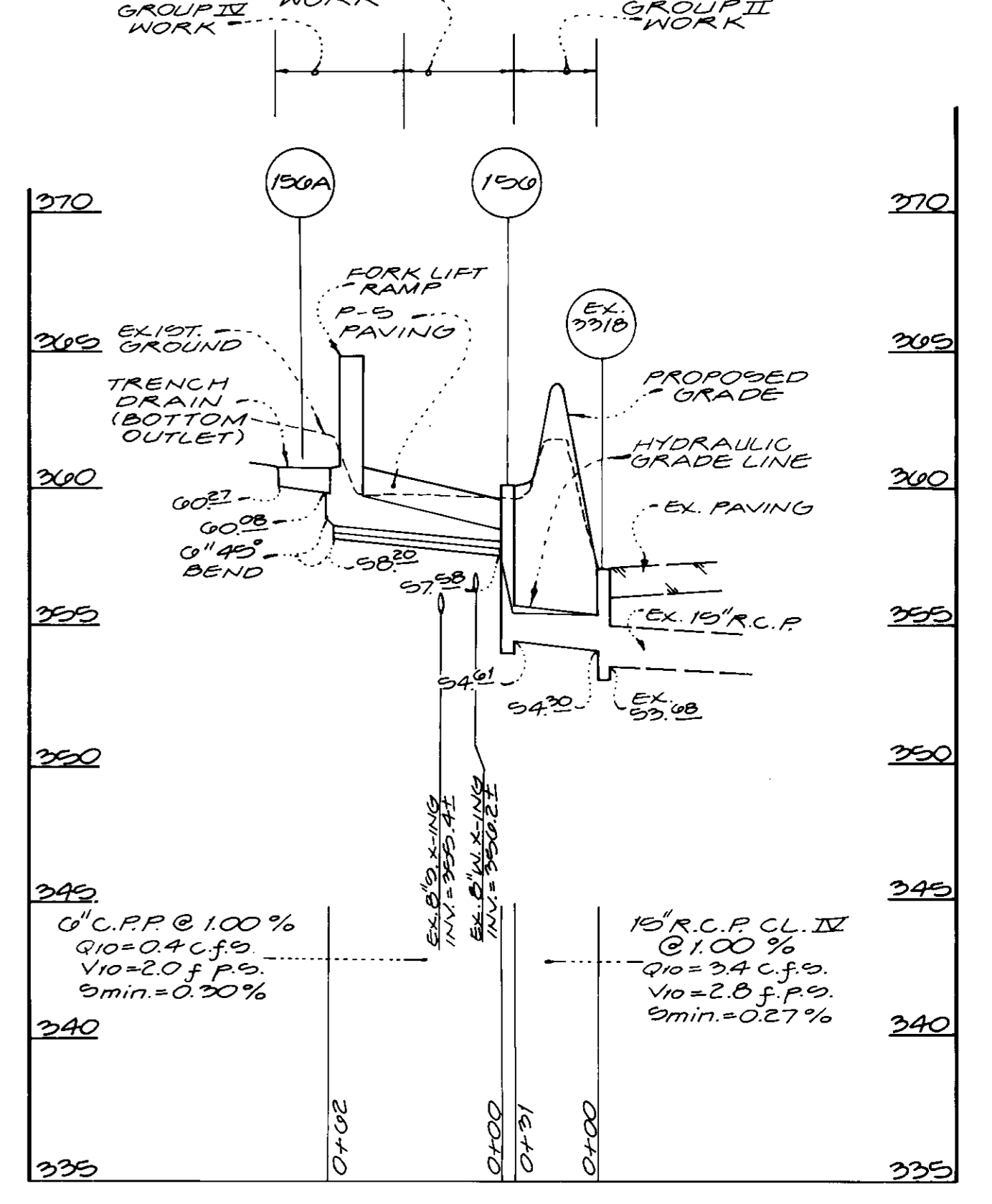
PROFILE



PROFILE



PROFILE



PROFILE

PROFILE SCALES  
VERT.: 1" = 5'  
HORIZ.: 1" = 50'

APPROVED FOR PUBLIC WATER & SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPT.  
 COUNTY HEALTH OFFICER: *[Signature]* 11-30-93  
 DATE: 7-7

APPROVED, HOWARD COUNTY DEPT. OF PLANNING  
 DIRECTOR: *[Signature]* 12/2/93  
 DATE: 12/2/93

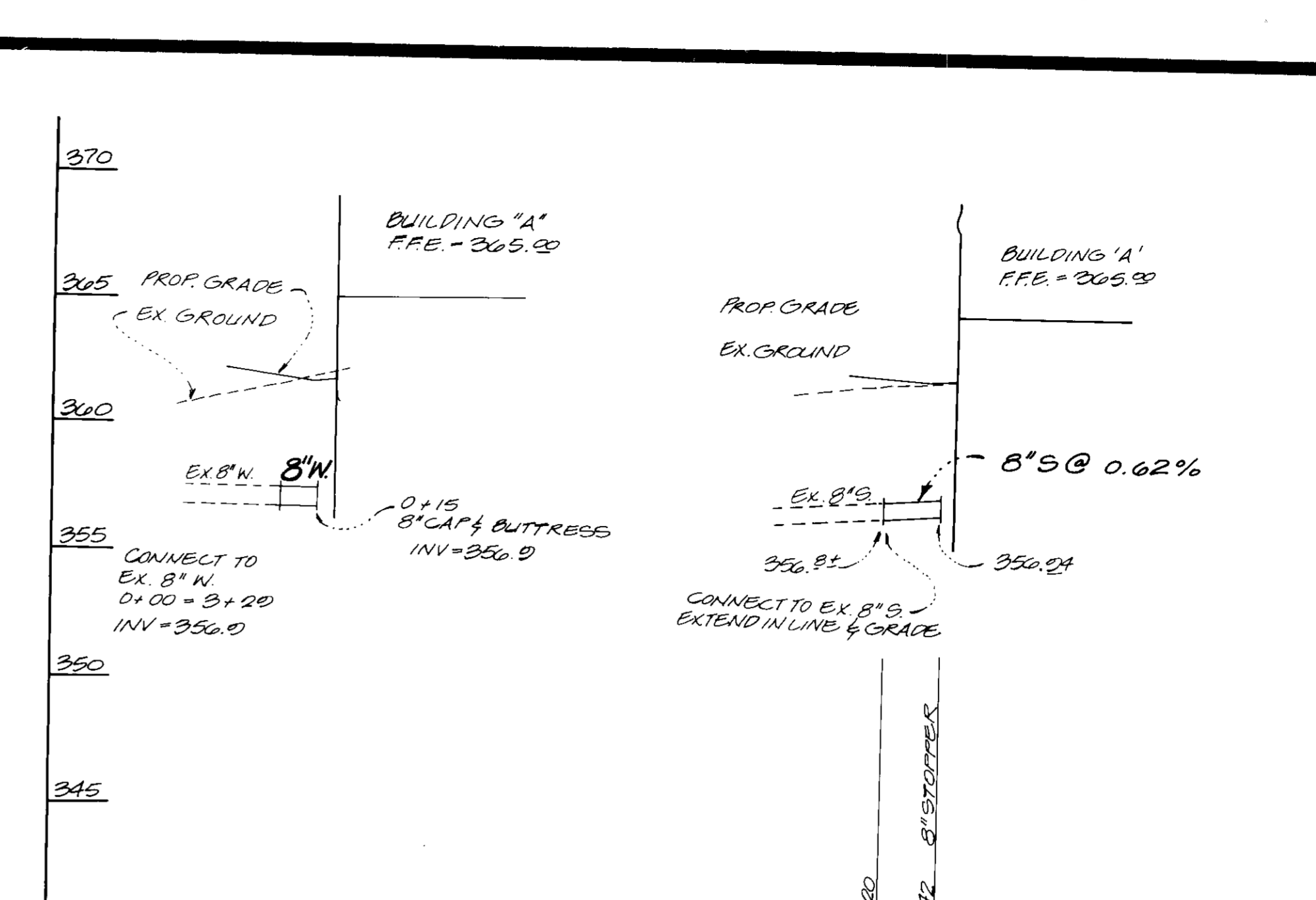
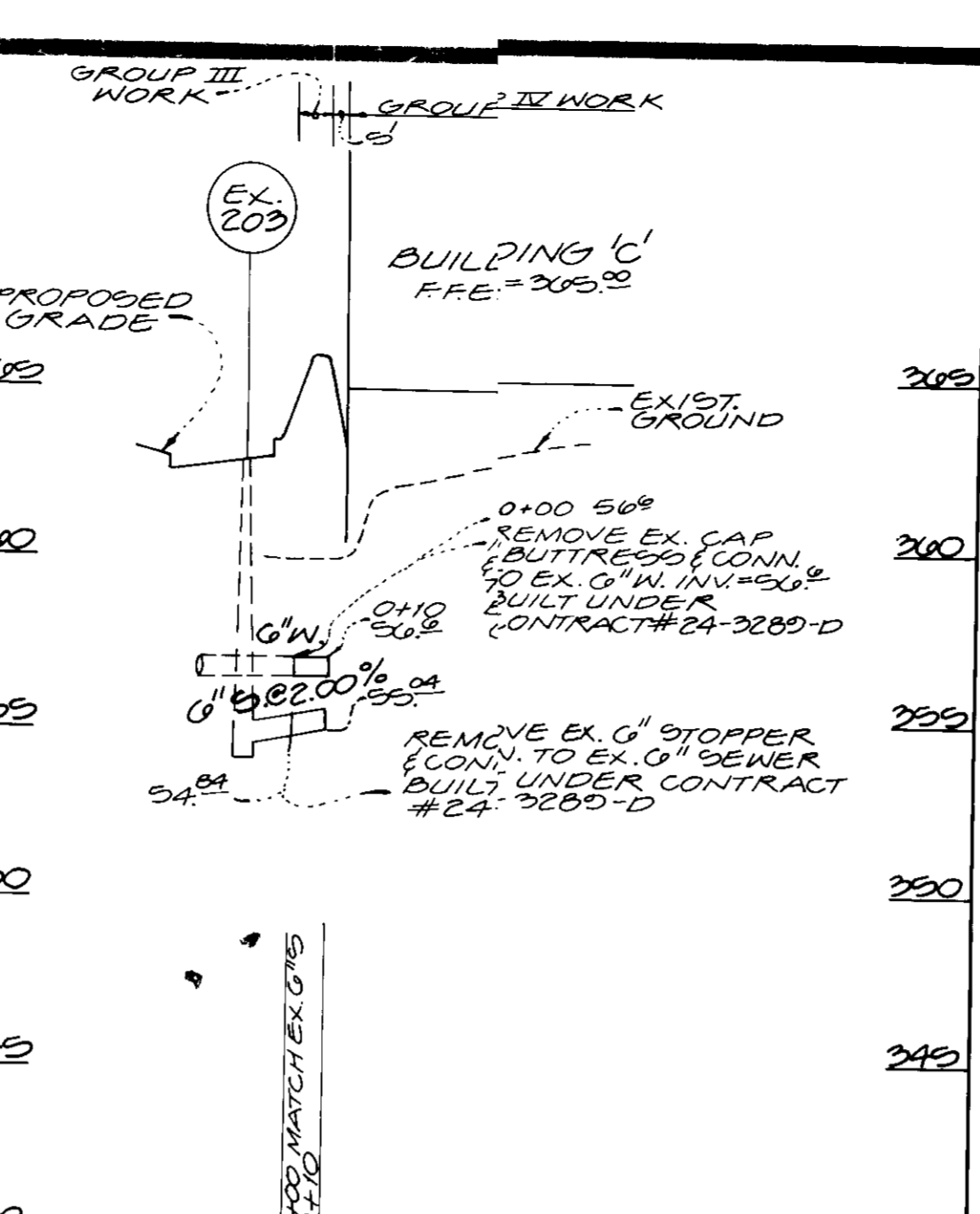
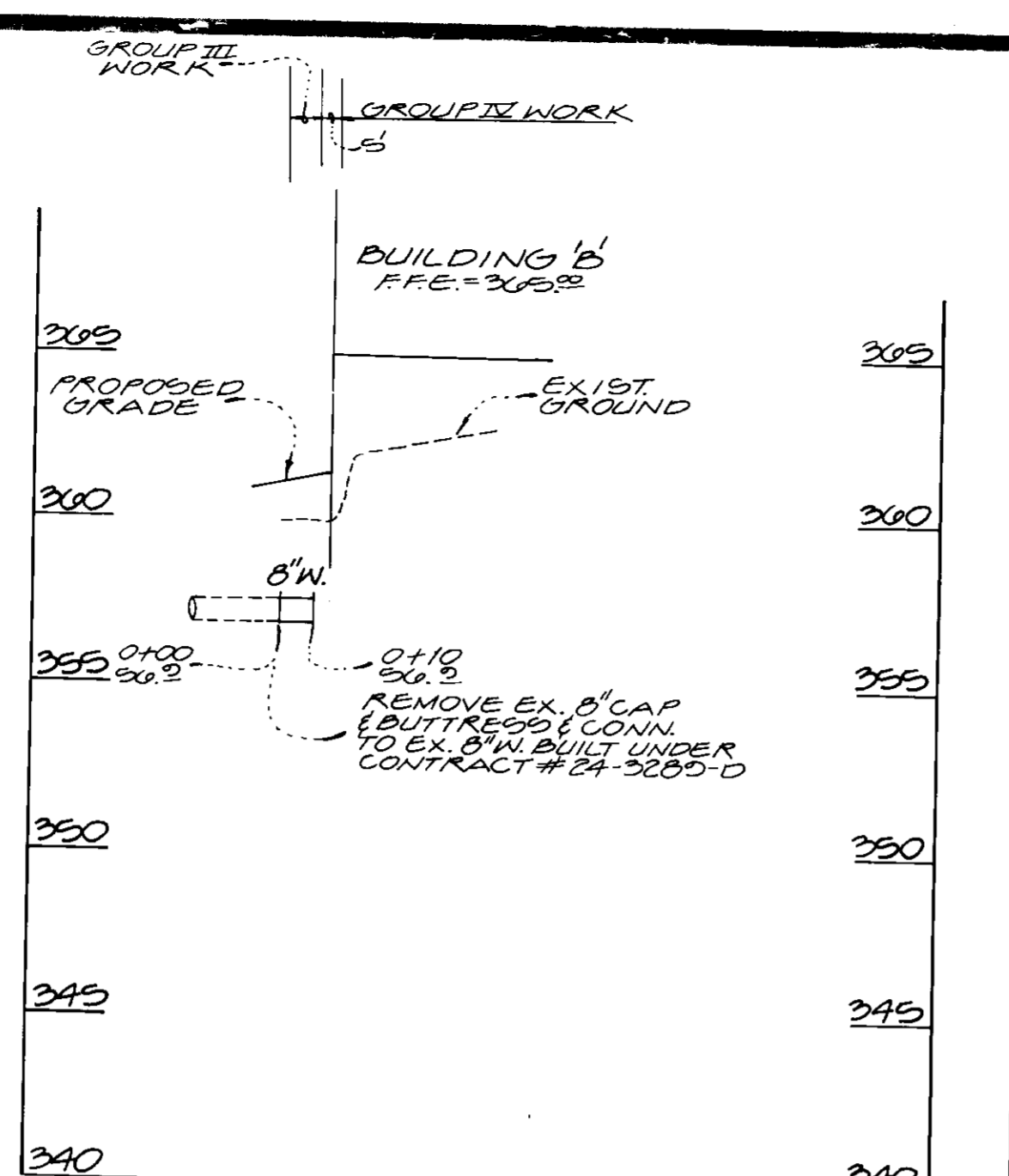
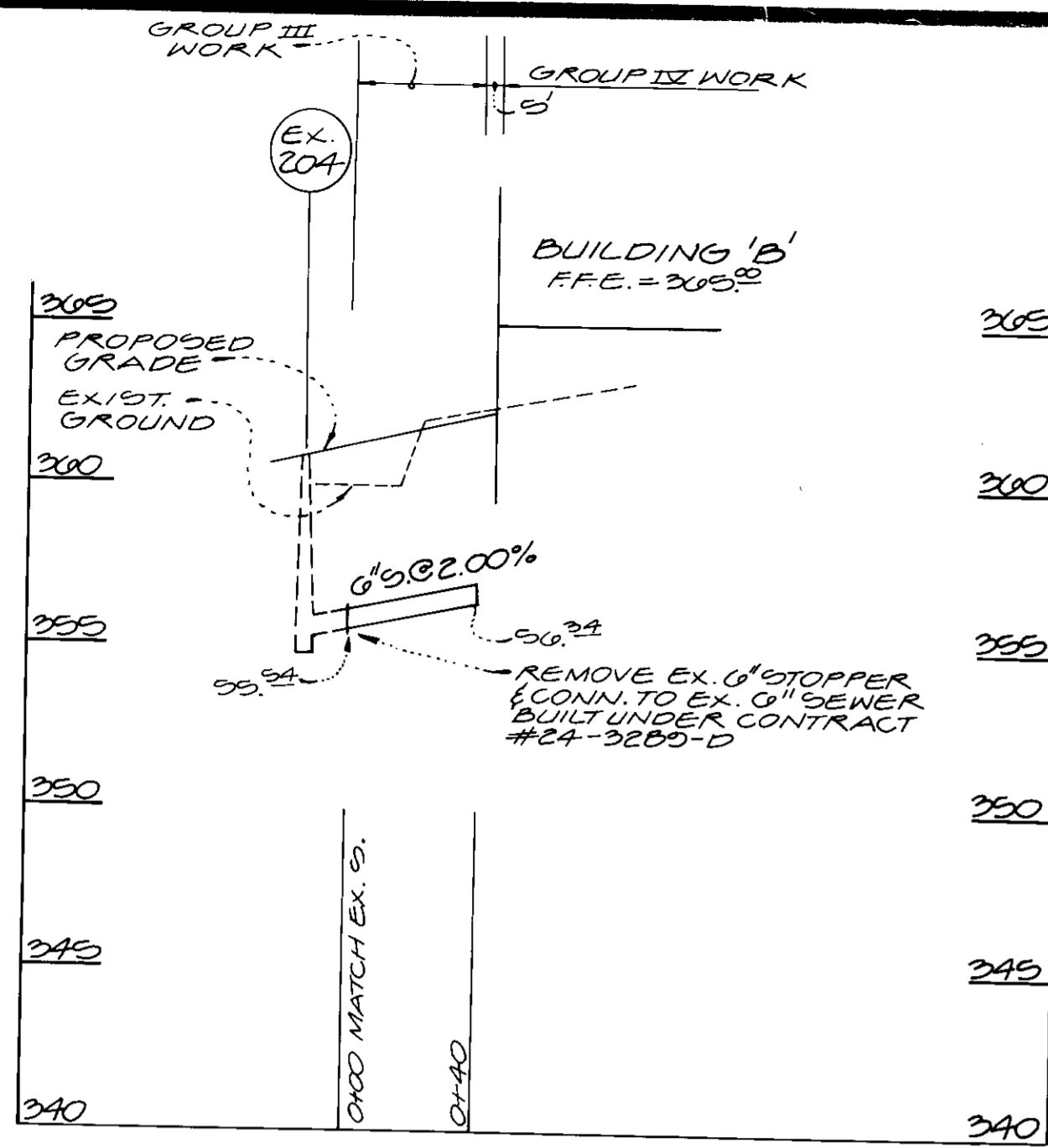
APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE STORM DRAINAGE SYSTEMS & PUBLIC ROADS, HOWARD COUNTY  
 DIRECTOR: *[Signature]* 11/29/93  
 DATE: 11/29/93

CHIEF BUREAU OF ENGINEERING M.K. DATE: 02/11/93

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS  
 3309 NATIONAL DRIVE SUITE 250 BURTONSVILLE OFFICE PARK BURTONSVILLE, MD 20866  
 TELEPHONE: (301) 441-3024 FAX: (301) 441-3181

DATE	REVISION	BY	APP'R.
5-31-94	REVISE RIM ELEV. STR. 107, TOP ELEV. STR. 108, 105 & 100 A-10 TO DBL. 'S	NLT	

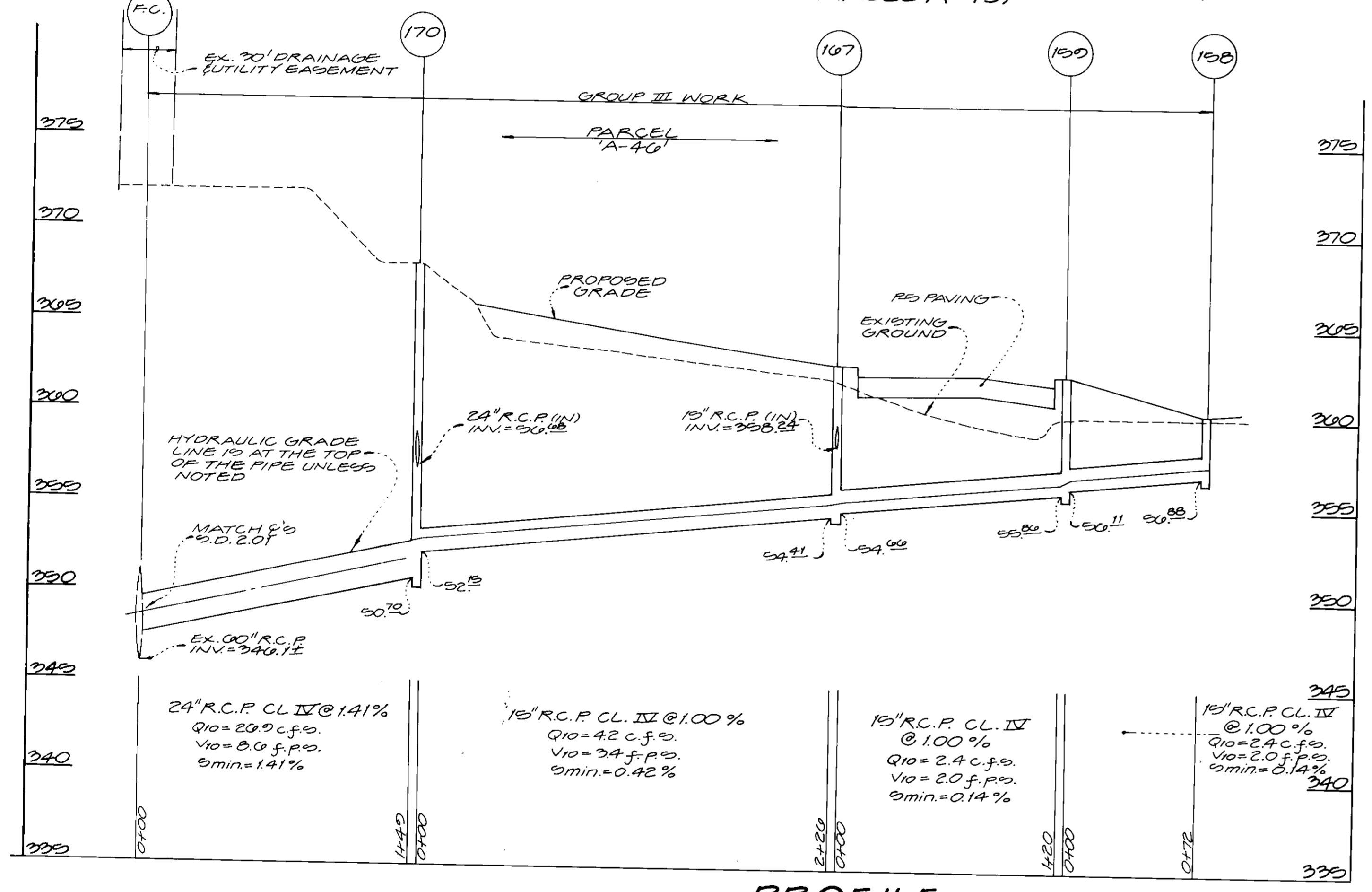
DESIGN: SCALE: 1" = 50' ZONING: B-2 G.L.W. FILE NO.: 91-088  
 DRN.: N.S.J. DATE: SEPT. 10 1993 TAX MAP NO.: 42 SHEET: 9 OF 12  
 CHK.:  
**GATEWAY COMMERCE CENTER**  
 PARCELS A-44 THRU A-40  
 SNOWDEN SQUARE (PHASE II)  
 HOWARD COUNTY, MARYLAND 6TH ELECTION DISTRICT



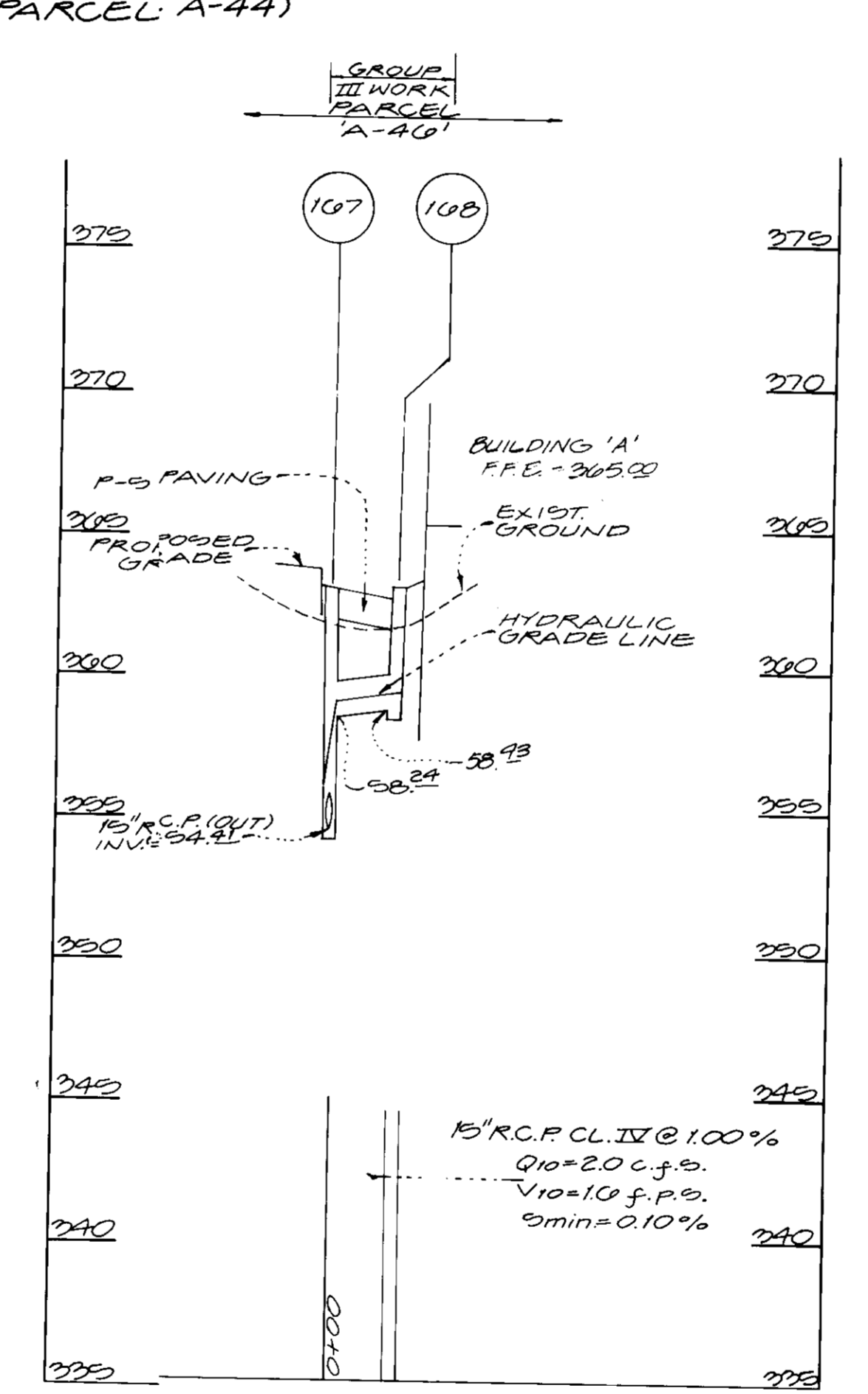
SEWER TO SERVE BUILDING 'b'  
(PARCEL A-45)

WATER TO SERVE BUILDING 'b'  
(PARCEL A-45)

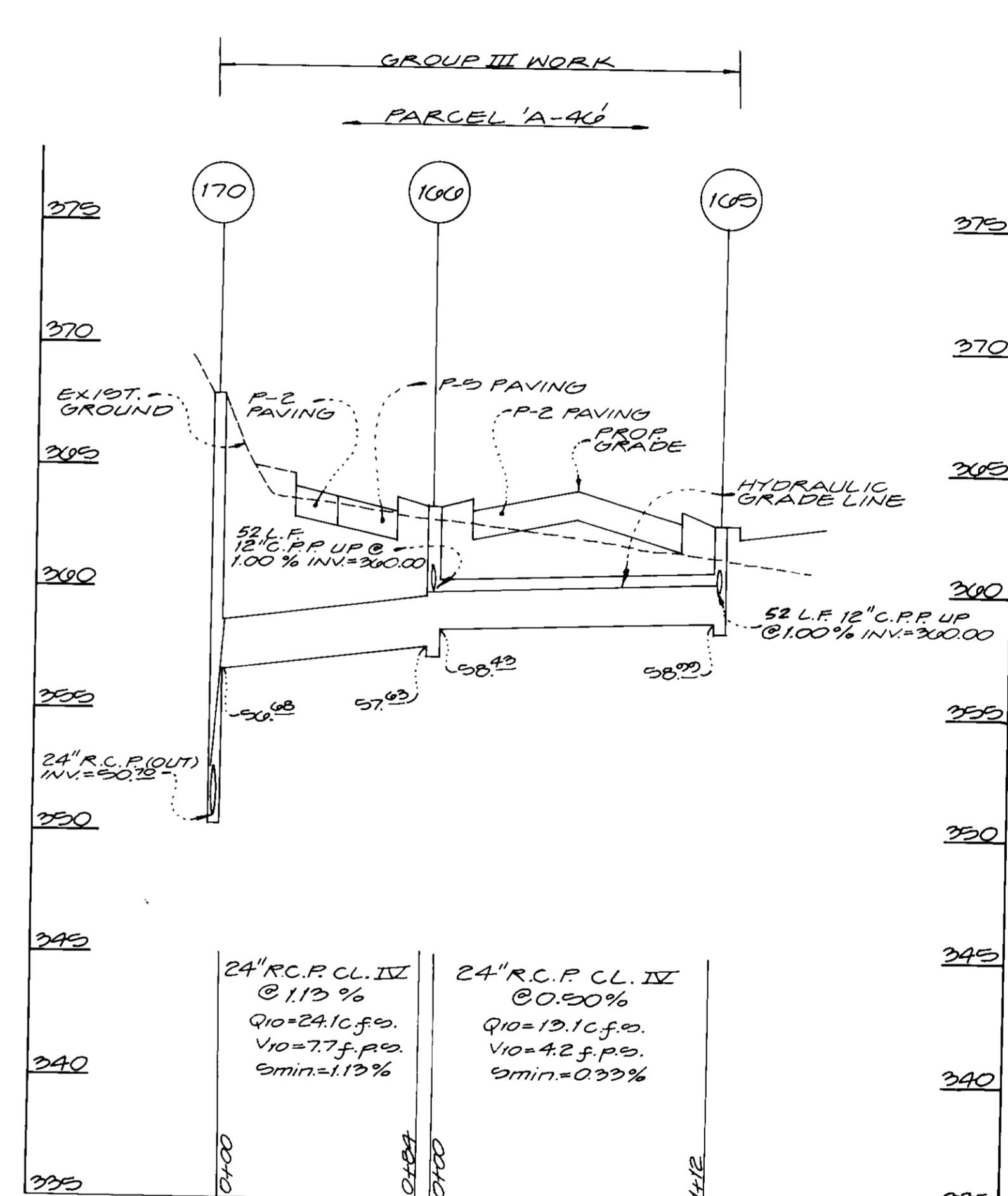
WATER & SEWER TO SERVE BUILDING 'c'  
(PARCEL A-44)



PROFILE



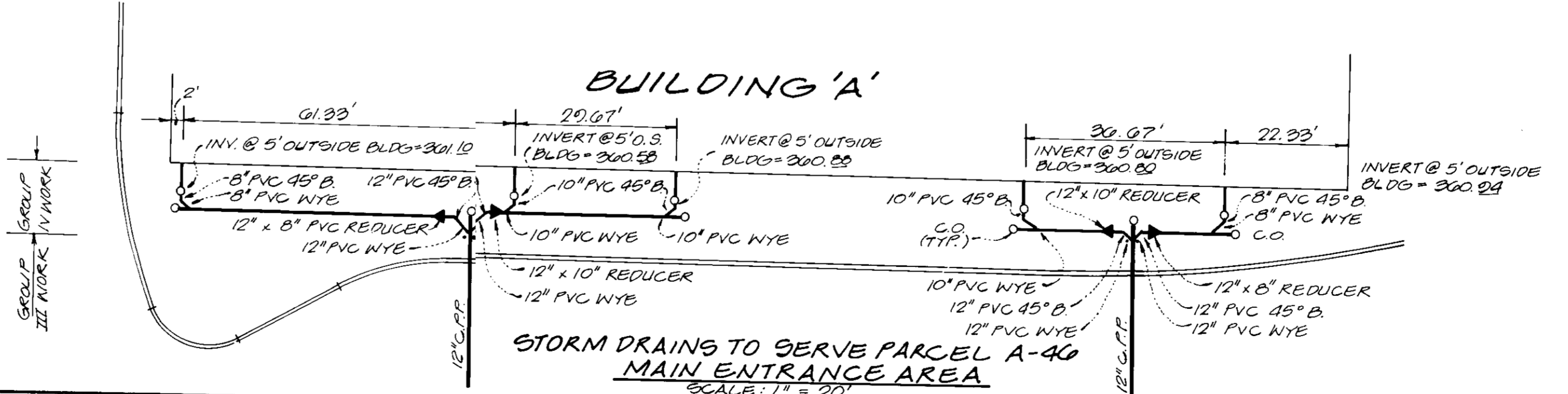
PROFILE



PROFILE

APPROVED FOR PUBLIC WATER & SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPT.  
 County Health Officer: *Joyce M. Boyd* DATE: 11-31-93  
 APPROVED HOWARD COUNTY DEPT. OF PLANNING  
 Director: *James Smith* DATE: 12-2-97  
 CHIEF DIVISION OF LAND DEVELOPMENT & RESEARCH  
 Director: *Quin Dismann* DATE: 05-19-93  
 APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE STORM DRAINAGE SYSTEMS & PUBLIC ROADS, HOWARD COUNTY  
 Director: *James P. Lewis* DATE: 11/27/93  
 CHIEF BUREAU OF ENGINEERING M.K. DATE: 11/26/93

PROFILE SCALES  
 VERT.: 1" = 5'  
 HORIZ.: 1" = 20'



UTILITY PROFILES

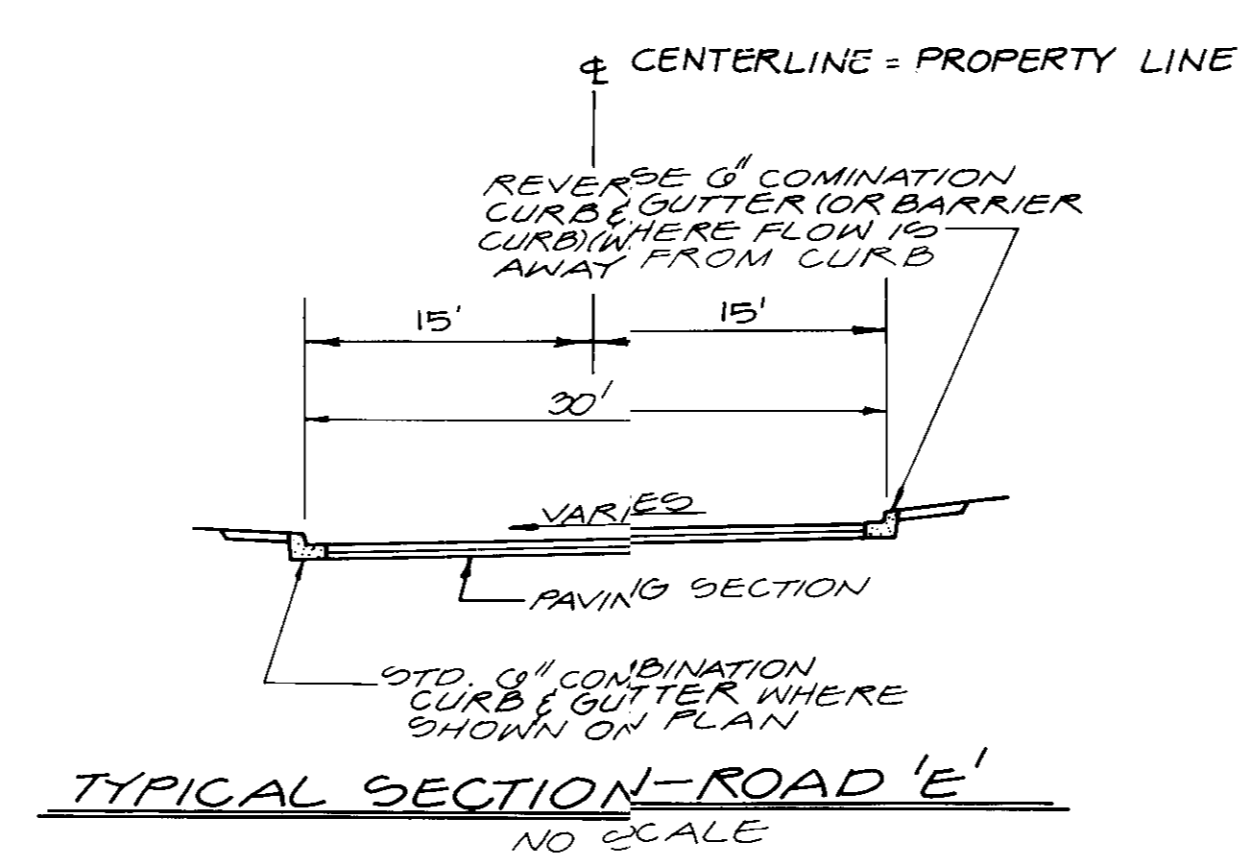
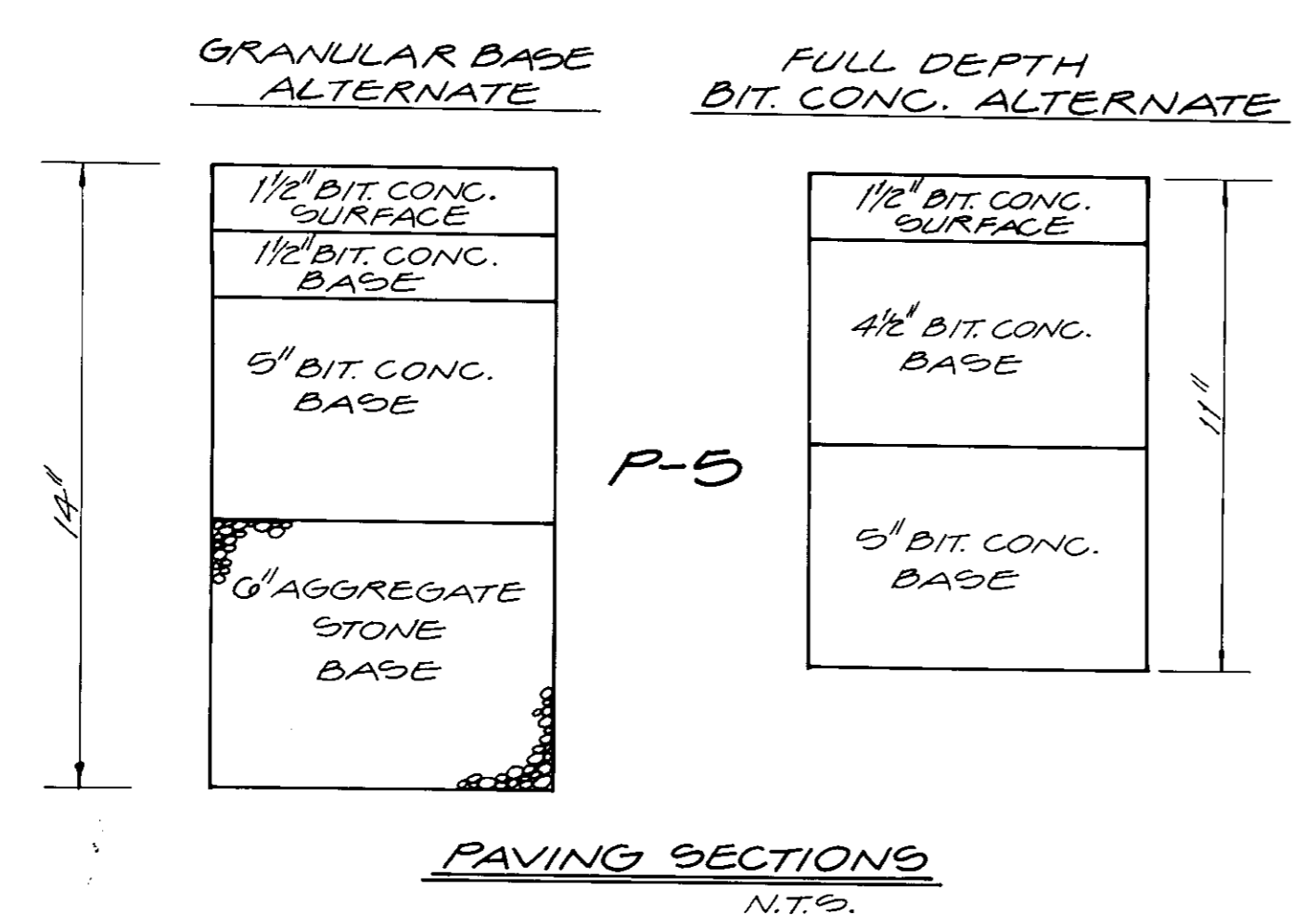
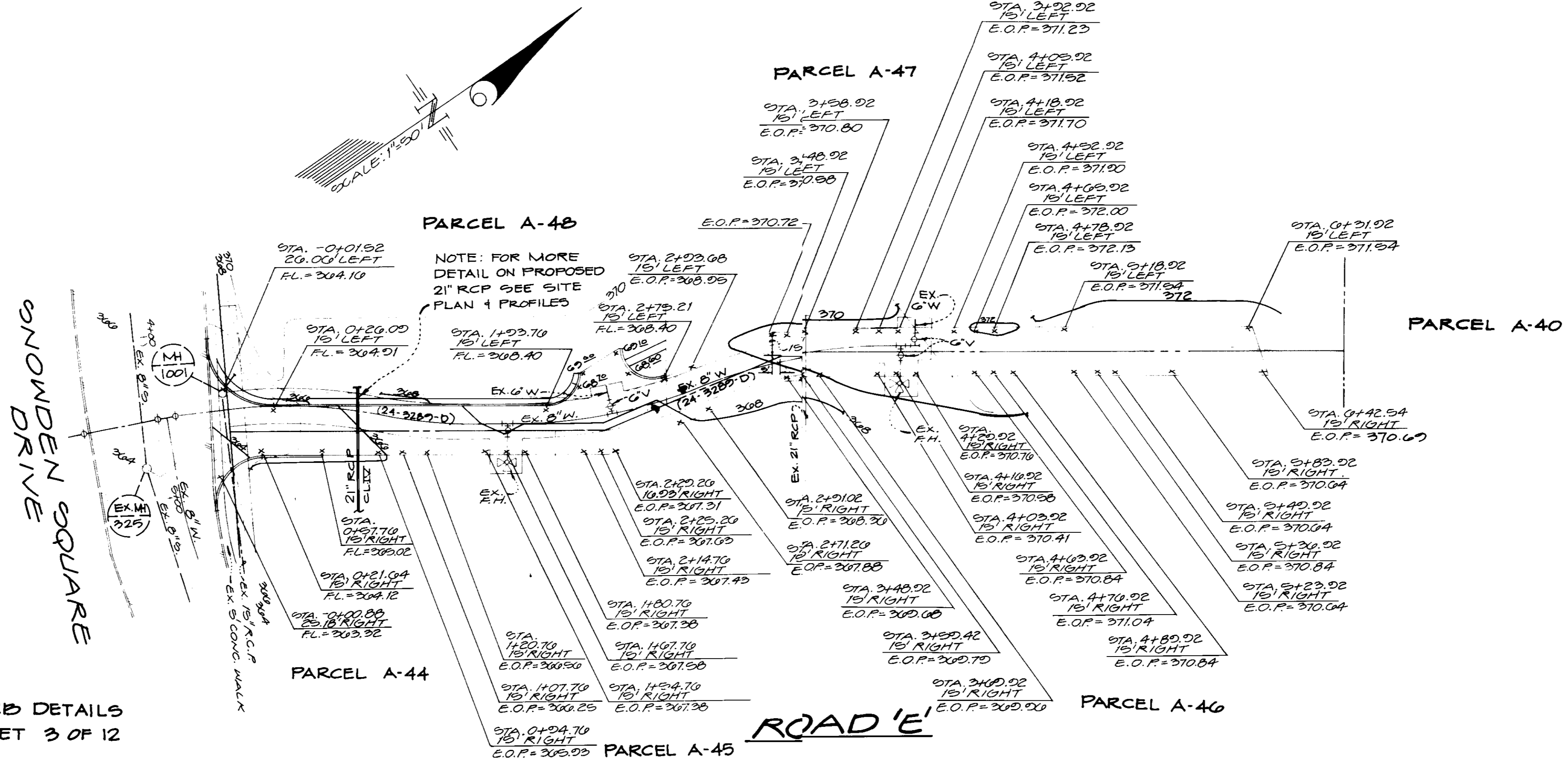
**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE, SUITE 250, BURTONSVILLE OFFICE PARK, BURTONSVILLE, MD 20866  
 TELEPHONE: (301) 427-4024, FAX: (301) 427-4100

DATE	REVISION	BY	APP'R
5-31-93	ADD W & S HOUSE CONN & FOR PARCEL A-46, SD ENTR. DETAIL 107-108	MJT	

THE HOWARD RESEARCH & DEVELOPMENT CORPORATION  
 THE ROUSE BUILDING  
 10270 LITTLE PATENT PKWY.  
 COLUMBIA, MD. 21044  
 (410) 922-6027

**GATEWAY COMMERCE CENTER**  
 PARCELS A-44 THRU A-46  
 SNOWDEN SQUARE (PHASE II)  
 6TH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

DES.	SCALE	ZONING	G.L.W. FILE NO.
60.67.02	1" = 50'	B-2	01-055
DRN.	DATE	TAX MAP NO.	SHEET
M.P.O.-J.	SEPT. 10, 1993	42	100F.12



APPROVED FOR PUBLIC WATER & SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPT.  
*Jonathan Boyd Moore* 11-30-93  
 COUNTY HEALTH OFFICER DATE

APPROVED HOWARD COUNTY DEPT. OF PLANNING & ZONING  
*Joseph T. Smith* 12/2/93  
 DIRECTOR DATE

APPROVED FOR PUBLIC WATER & SEWERAGE, SEWER DRAINAGE SYSTEMS & PUBLIC ROADS, HOWARD COUNTY  
*James P. Lee* 11/29/93  
 ENGINEER DATE

APPROVED FOR PUBLIC WATER & SEWERAGE, SEWER DRAINAGE SYSTEMS & PUBLIC ROADS, HOWARD COUNTY  
*William W. Wynn* 11/24/93  
 CHIEF DIVISION OF LAND DEVELOPMENT & RESEARCH DATE

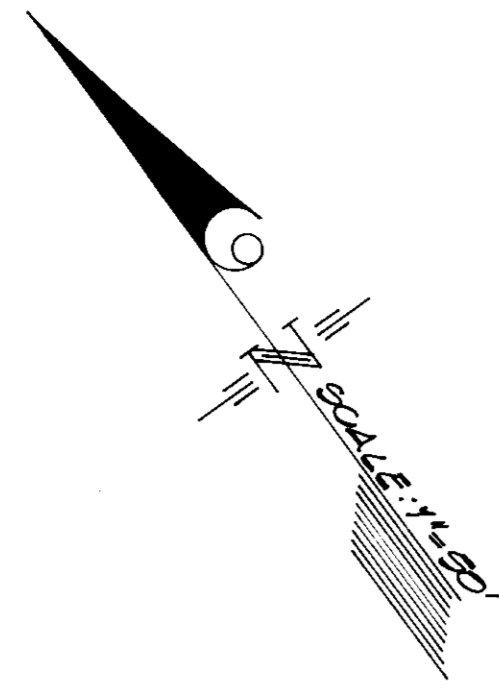
**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS  
 3509 NATIONAL DRIVE SUITE 250 BURTONSVILLE OFFICE PARK BURTONSVILLE, MD 20866  
 TELEPHONE 1-814-421-4024 NO. VA. 1-801-989-2524 BALTO. 1-814-980-1801 FAX 1-814-211-4186

DATE	REVISION	BY	APP'R.

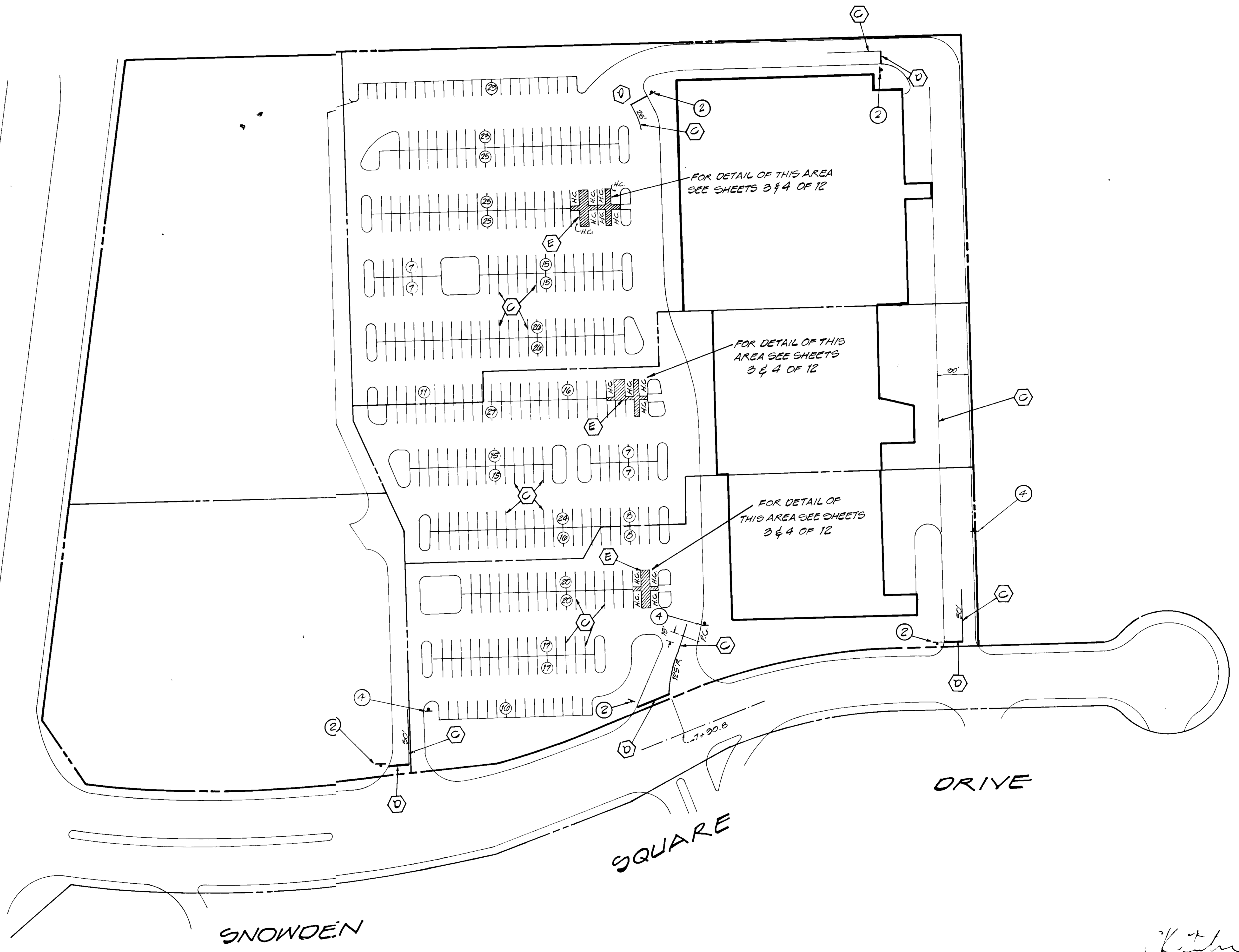
ROAD 'E' PLAN AND DETAILS

**GATEWAY COMMERCE CENTER**  
 PARCELS A-44 THRU A-40  
 SNOWDEN SQUARE (PHASE II)  
 HOWARD COUNTY, MARYLAND  
 4TH ELECTION DISTRICT

DES.:	SCALE	ZONING	GLW FILE No
DRN.:	1"=50'	B-2	01-055
W.S.J.	DATE	TAX MAP No.	SHEET
CHK.:	SEPT. 10, 1993	42	11 OF 12



SNOWDEN RIVER PARKWAY



SIGNAGE SCHEDULE			
SYMBOL	TYPE OF SIGN	PLATE SIZE (MINIMUM)	QUANTITY
(2)	STOP	R1-1 30" x 30"	5
(4)	SPEED LIMIT	R2-1 24" x 30"	3

STRIPING LEGEND	
SYMBOL	DESCRIPTION
(C) ——— 1/4"	SOLID WHITE LINE (CONTINUOUS) 1/4" WIDE
(D) ——— 1/4"	STOP BAR, 24" WIDE, SOLID WHITE LINE

- NOTES**
- (1) INDICATES THE NUMBER OF PARKING SPACES. SPACES SHALL BE MINIMUM OF 9' WIDE.
  - PROVIDE 1 WHITE PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY FOR EACH HANDICAP PARKING SPACE (H.G.)
  - CONTRACTOR SHALL COORDINATE WITH THE LOCAL FIRE DEPARTMENT AS TO THE PAINTING OF CURB AND/OR PLACEMENT OF ADDITIONAL SIGNAGE FOR FIRE LANE MARKING PURPOSES.

APPROVED FOR PUBLIC WATER & SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPT.  
*Joseph M. ...* 11/31/93  
 COUNTY HEALTH OFFICER DATE

APPROVED, HOWARD COUNTY DEPT. OF PLANNING & ZONING  
*Joseph ...* 12/2/93  
 DIRECTOR DATE

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS & PUBLIC ROADS, HOWARD COUNTY  
*James H. ...* 11/29/93  
 DIRECTOR DATE

*Paul ...* 11/24/93  
 CHIEF, BUREAU OF ENGINEERING M.K. DATE

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE, SUITE 250, BURTONSVILLE OFFICE PARK, BURTONSVILLE, MD 20866  
 TELEPHONE: (301) 421-4024, NO. VA. (301) 993-2525, BALTO. (410) 386-1820, FAX: (301) 421-4149

DATE	REVISION	BY	APP'R.
5-31-04	REVISE BUILDING 'A' & CURB LINES	MJT	

PREPARED FOR  
 THE HOWARD RESEARCH & DEVELOPMENT CORPORATION  
 THE ROUSE BUILDING  
 10275 LITTLE PATENT PKWY.  
 COLUMBIA, MD. 21044  
 (410) 992-0027

**SIGNAGE & STRIPING PLAN**

**GATEWAY COMMERCE CENTER**  
 PARCELS A-44 THRU A-40  
 SNOWDEN SQUARE (PHASE II)  
 6<sup>TH</sup> ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

DES.: M.J.T.	SCALE: 1" = 30'	ZONING: O-2	GLW FILE NO.: 91-055
DRN.: E.N.B.	DATE: SEPT. 10 1993	TAX MAP NO.: 42	SHEET: 12 OF 12
CHK.:			

*K. ...*