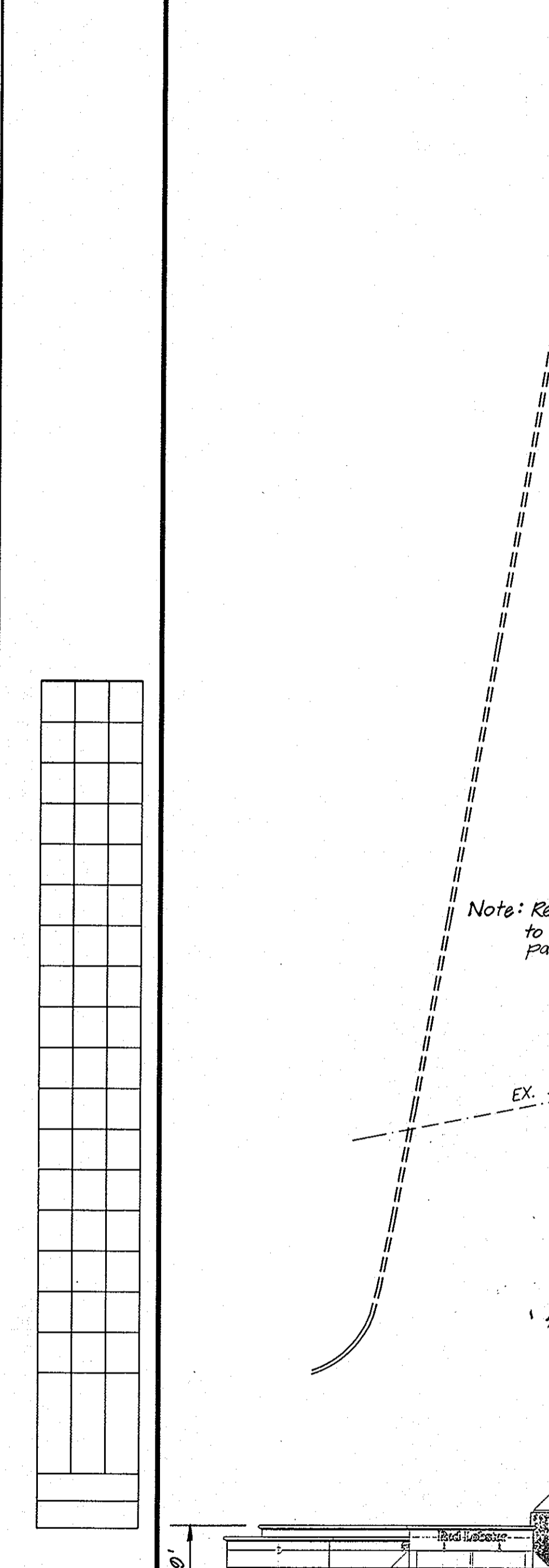


No.	Date	Revision
1	8-23-94	Per HED Comments dated 8-16-94
2	10-10-94	Per Ho. Co. Agency Comments 10-3-94
3	10-18-94	Deleted 2" Water House Connection
4	8-16-94	RE-CONST ENTRANCE TOWER & UPGRADE MINOR ENTRANCES TO ADA STDS.

RE-CONST ENTRANCE TOWER & UPGRADE MINOR ENTRANCES TO ADA STDS.



BUILDING ELEVATION
NO SCALE

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

Joyce M. ... COUNTY HEALTH OFFICER 11/16/94

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Joseph ... DIRECTOR 11/22/94

Anna ... CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH 11/21/94

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS AND STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

Alan ... DIRECTOR 11/15/94

... CHIEF, BUREAU OF ENGINEERING 11/14/94

PLOT SCALE: SCALE
FILE NAME: FILE

LEGEND	
CONTOUR INTERVAL	2 FT.
EXISTING CONTOUR	372
PROPOSED CONTOUR	372
DIRECTION OF DRAINAGE	8" SEWER
EXISTING SEWER MAIN	8" WATER
EXISTING WATER MAIN	15" S.D.
EXISTING STORM DRAIN	15" CLIP
EXISTING TREES TO REMAIN	15" CLIP
PROPOSED STORM DRAIN	PUBLIC 6" WATER
PUBLIC WATER MAIN	6" STANDARD CURB & GUTTER
6" STANDARD CURB & GUTTER	6" REVERSE CURB & GUTTER
SITE LIGHTING STANDARDS	

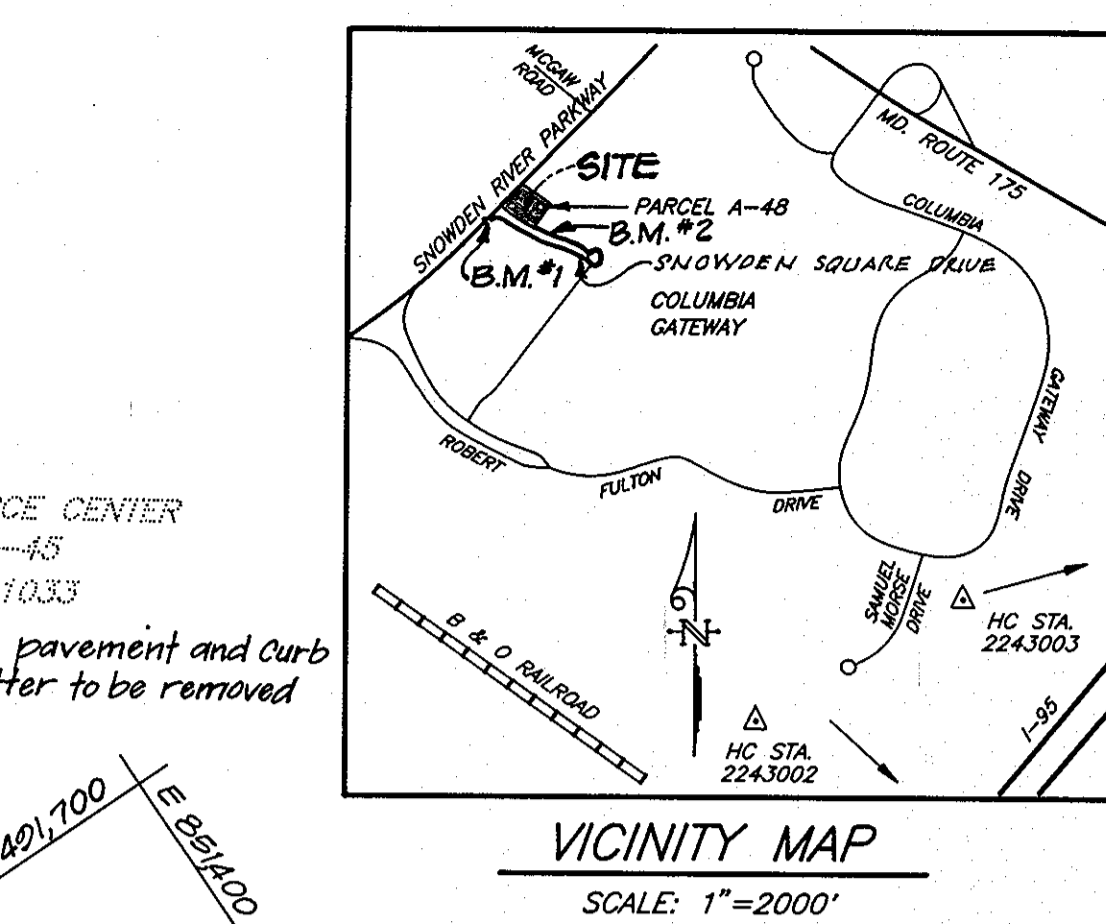
SITE ANALYSIS	
1. AREA OF PARCEL:	89,443 SF / 2.05 AC.
2. ZONING:	B-2
3. PROPOSED USE:	RESTAURANT
4. FLOOR SPACE:	8,481 SF
5. MAXIMUM NUMBER OF EMPLOYEES/SHIFT:	N/A
6. PARKING TABULATION:	REQUIRED (41,000) PROVIDED 117
STANDARD SPACES:	114
HANDICAP SPACES:	4 + 1 VAN 5
TOTAL:	119 (14x8,481) 12.5
7. COVERAGE DATA:	AREA SF % OF GROSS AREA
BUILDING COVERAGE:	8,481 SF 9%
PARKING, DRIVES, WALKS:	53,125 SF 60%
LANDSCAPED AREAS:	27,837 SF 31%
TOTAL:	89,443 SF 100%

ADDRESS CHART	
PARCEL NO.	9011
STREET ADDRESS	SNOWDEN SQUARE DRIVE
SUBDIVISION NAME	GATEWAY COMMERCE CENTER
GATEWAY COMMERCE CENTER	SECTION/PARCEL A-48
PLAT NO.	11033
BLOCK NO.	N/A
ZONE	B-2
TAX MAP NO.	42
ELECTION DIST.	6TH
GENUS TRACT	6067.03
WATER CODE	E06
SEWER CODE	4900000

DESIGNED: WHT
DRAWN: LAI
CHECKED: WHT
DATE: 10-10-94

CLARK · FINEFROCK & SACKETT, INC.	
ENGINEERS · PLANNERS · SURVEYORS	
7135 MINSTREL WAY · COLUMBIA, MD 21045 · (410) 381-7500 BALT. · (301) 621-8100 WASH.	
SITE DEVELOPMENT PLAN	
PARCEL A-48	
GATEWAY COMMERCE CENTER	
TAX MAP NO. 42, PARCEL A-48	
ELECTION DISTRICT NO. 6	
HOWARD COUNTY, MARYLAND	
FOR: GENERAL MILLS RESTAURANTS	(407)851-0370
5600 LAKE ELLENOR DRIVE	32859-3330
P.O. BOX 353339, ORLANDO, FLORIDA	
SCALE	1" = 20'
DRAWING	1 OF 6
JOB NO.	94-132
FILE NO.	94-132 X

10-18-94



VICINITY MAP
SCALE: 1"=2000'

- GENERAL NOTES**
- EXISTING TOPOGRAPHY AND ON SITE UTILITIES ARE TAKEN FROM FIELD SURVEY BY GUTSCHICK, LITTLE & WEBER, P.A. DATED 4-15-94.
 - BENCH MARKS - REFER TO VICINITY MAP.
 - B.M. #1 S.W. MEDIAN INTX. SNOWDEN RIVER PARKWAY AND SNOWDEN SQUARE DR. F.C.S.C. TRAV#112. TOP OF REBAR W/CAP ELEV. = 368.09
 - B.M. #2 SNOWDEN SQUARE DR. STA. 54+50 FIRE HYDRANT NORTH SIDE OF ROW. X-CUT IN B.BOLT ELEV. = 365.11
 - COORDINATES AND BEARINGS ARE BASED UPON THE MD STATE PLANE SYSTEM (MAD 97)
 - RECORDING REFERENCE: PLAT NO. 11033
 - DEPARTMENT OF PLANNING AND ZONING REFERENCE FILES: F-94-10 PLAT & PUBLIC PLANS; SDP-94-28 FOR PARCEL A-44 & SDP-94-36 FOR PARCEL A-47
 - ADJACENT ROADS ARE PUBLIC EXCEPT FOR EXISTING PRIVATE DRIVE COMMON WITH PARCELS A44, A45 & A47. ALL PROPOSED DRIVE AND PARKING ARE PRIVATE.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
 - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF CONSTRUCTION INSPECTION AT (410) 313-1870 AT LEAST (5) WORKING DAYS PRIOR TO START OF WORK.
 - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
 - INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION OF UTILITIES BY DIGGING TEST PITS, BY HAND, AT ALL CROSSINGS PRIOR TO CONSTRUCTION.
 - ANY DAMAGE TO COUNTY OWNED RIGHTS-OF-WAY TO BE CORRECTED AT THE DEVELOPER'S EXPENSE.
 - TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH 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 WATER AND SEWER TO BE UTILIZED. (CONTRACT # 24-3229-D)
 - STORMWATER MANAGEMENT FOR THIS SITE IS OBTAINED ON PARCEL A-14. DEPARTMENT OF PUBLIC WORKS FILE NO. F-92-1001.
 - ALL EXISTING PUBLIC STORM DRAIN IS PER F-92-140 (PLAT NO. 10543).
 - FOR TRAFFIC STUDY REFER TO APPROVED COMPREHENSIVE STUDY UNDER SDP-94-28.
 - ALL PLAN DIMENSIONS ARE TO FACE OF CURBS UNLESS OTHERWISE NOTED.
 - ROOF DRAINS TO BE CONNECTED TO DRAINAGE SYSTEM WITHIN THE EXISTING BUILDING.
 - ENVIRONMENTAL INFORMATION:
A. NO STEEP SLOPES, NON-TIDAL WETLANDS OR 100 YEAR FLOOD PLAIN EXIST ON THE SITE.
B. ORIGINAL SOILS HAVE BEEN SEVERELY ALTERED BY PREVIOUS MASS GRADING UNDER SDP-92-49.
C. NO VEGETATION EXCEPT STABILIZING GROUND COVER AND STREET TREES EXIST ON THE SITE.
 - HANDICAP PARKING AND RAMP DETAILS SHALL BE IN ACCORDANCE WITH THE MARYLAND BUILDING CODE FOR THE HANDICAPPED", SECTION 5.01-2.05 AND CURRENT A.D.A. STANDARDS.
 - ALL PARKING LOT FILLET CURB RADI ARE 3" UNLESS OTHERWISE NOTED.
 - ALL STORM DRAIN SYSTEMS ARE PRIVATE.

REVISION ①
DATE: 4-18-2002
REASON: TO ADD THE 125 SF VESTIBULE TO THE PLAN AND AMEND THE SITE ANALYSIS.

REVISION ② ONLY PREPARED BY
MCKEE & ASSOCIATES, INC.
5 SHAWAN ROAD
HUNT VALLEY, MD 21030
(410) 627-1555

OWNER/DEVELOPER
GEAPE II, INC.
% THE ROUSE COMPANY
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
(410) 997-6027

J. THOMAS CHANDLER
ARCHITECTURED INTERIOR DESIGN
NOTE: FOR BID INQUIRIES
AND BID INFORMATION CALL
GENERAL MILLS RESTAURANTS, INC.
BID LINE: (407) 245 - 4000

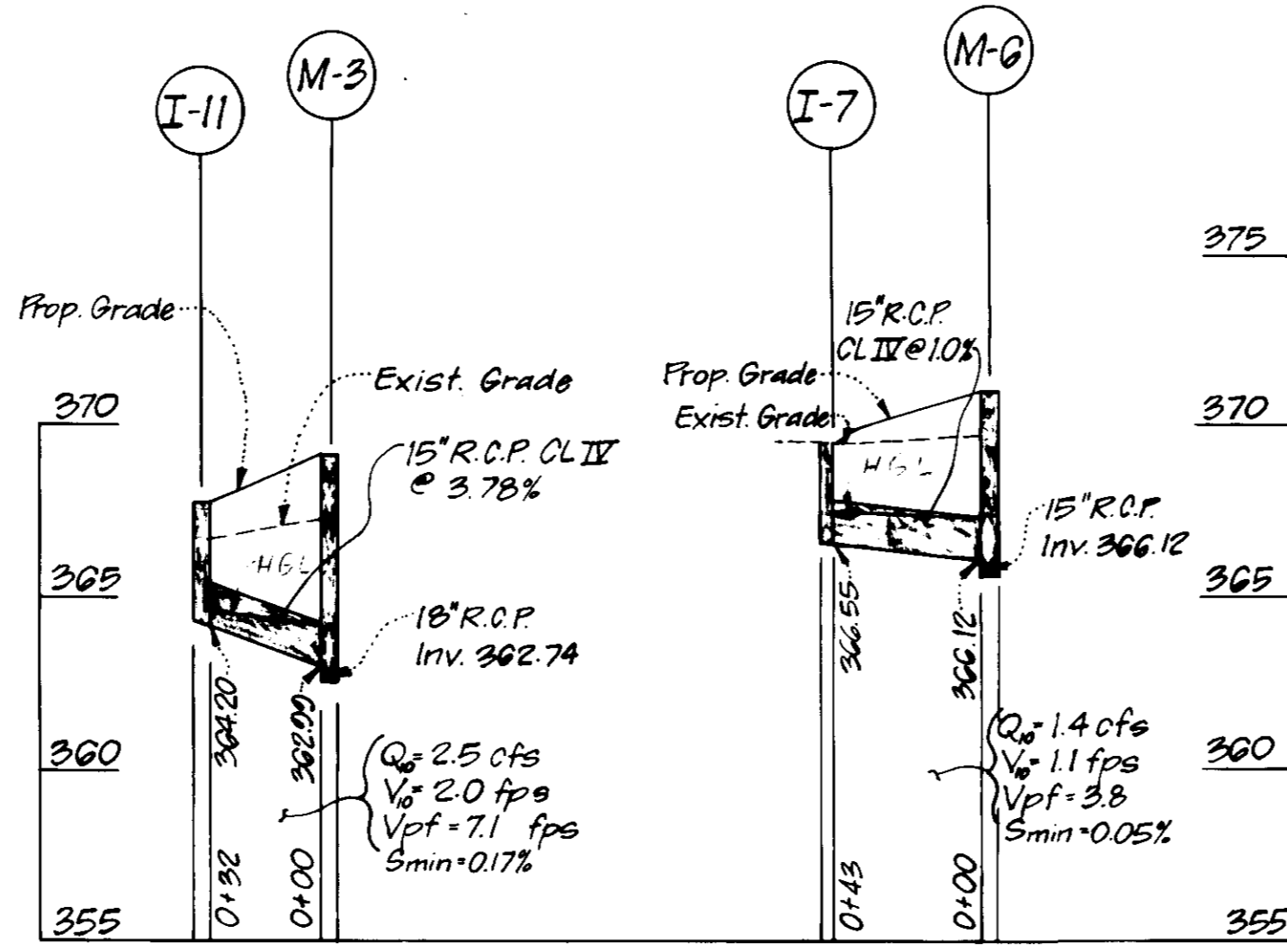
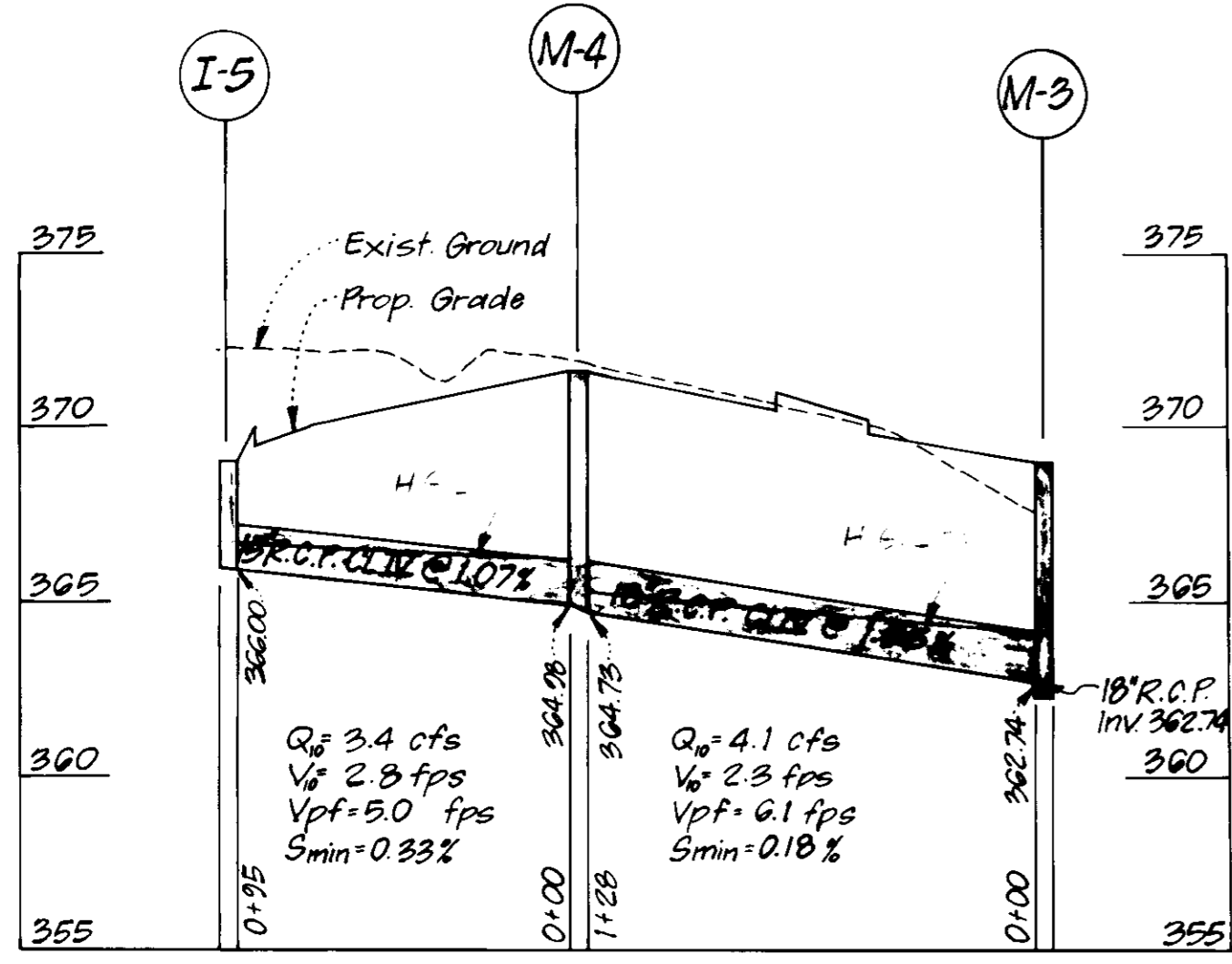
200 E. Robinson Street, Suite 900
Orlando, Florida 32801
phone 407-872-8822
fax 407-872-8800

GATEWAY COMMERCE CENTER
PARCEL A-48
COLUMBIA
HOWARD COUNTY, MARYLAND

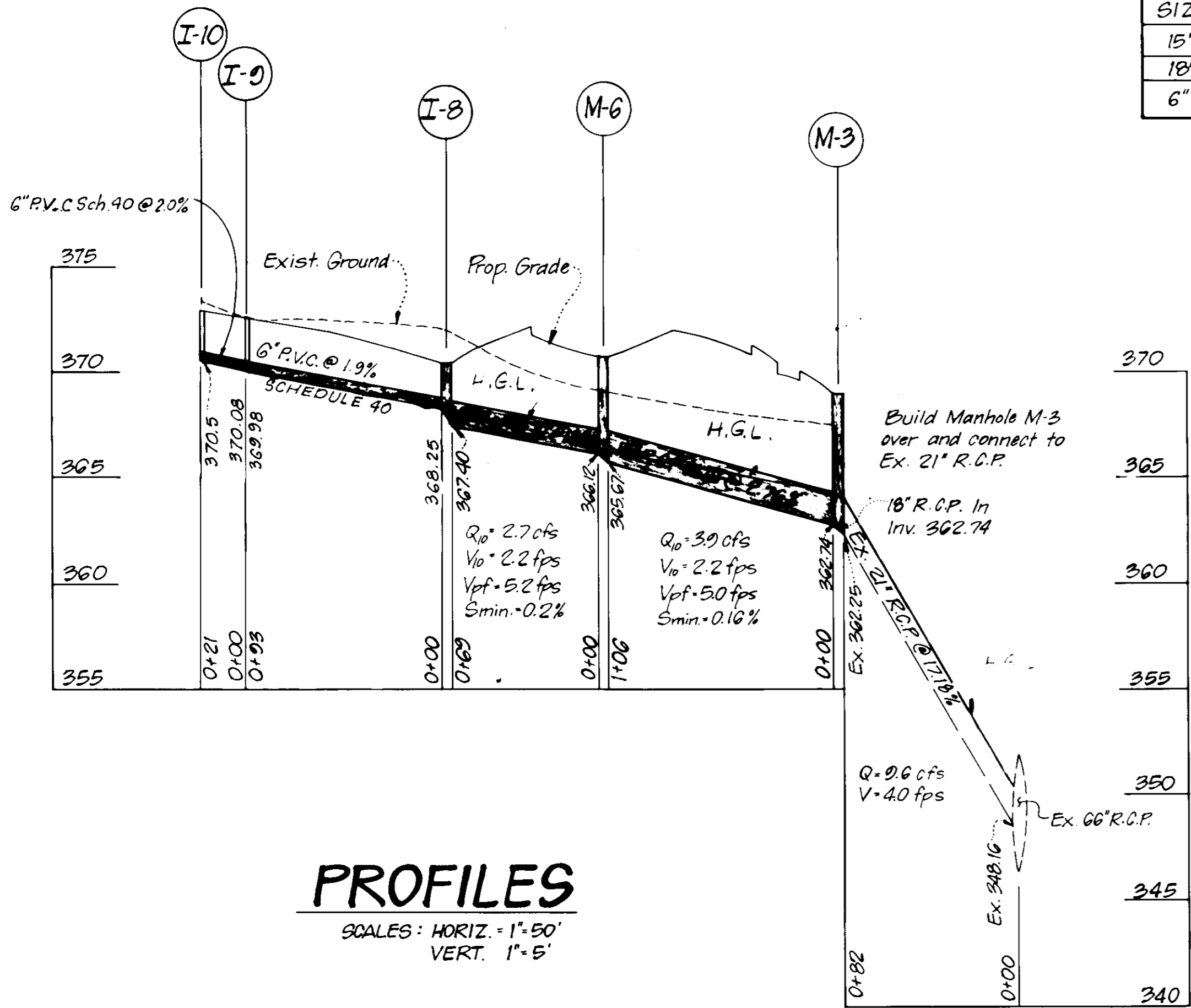
Red Lobster.

SITE DEVELOPMENT PLAN
SHEET

CF9 1026
SDP 95-20



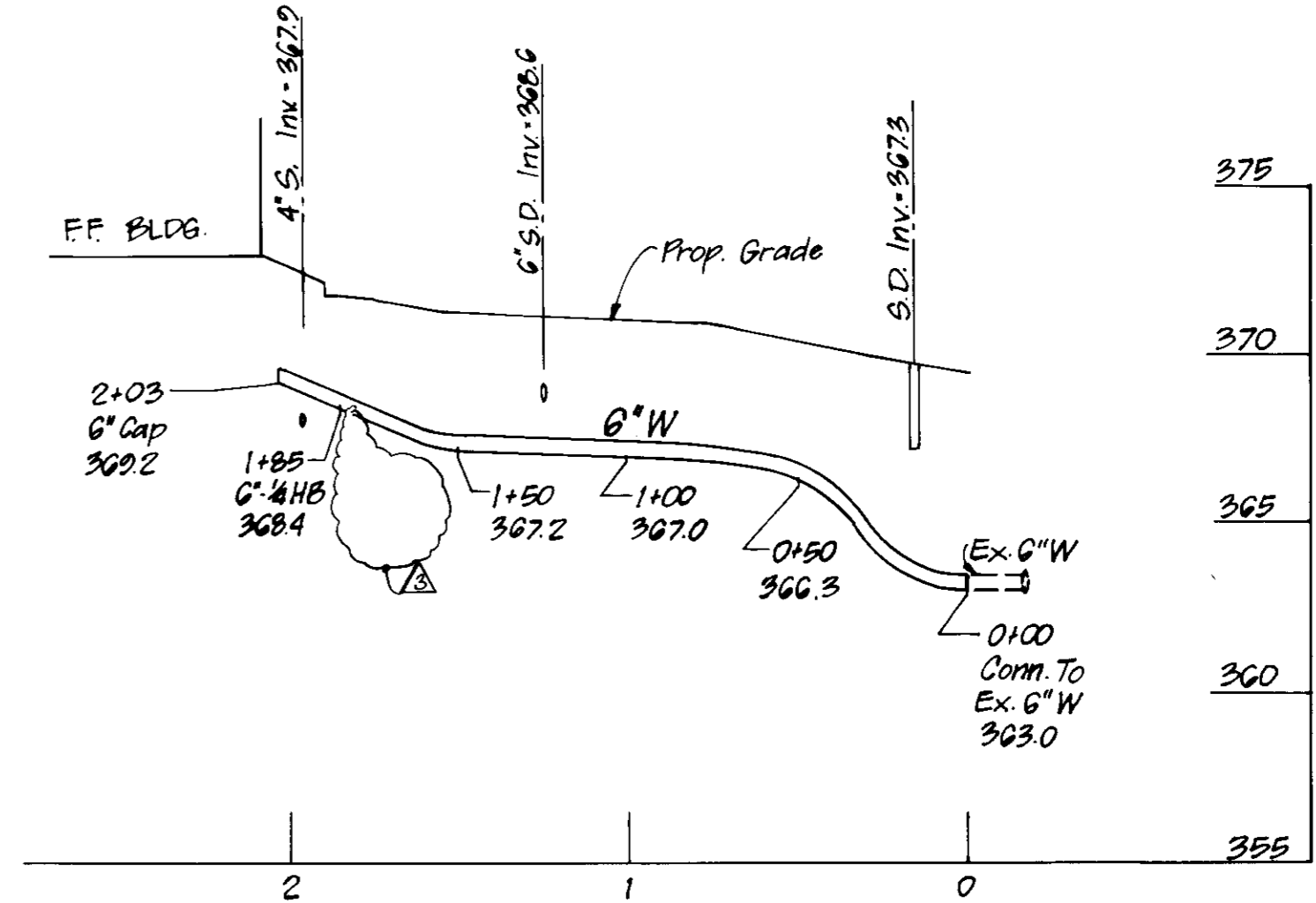
SIZE	TYPE	LENGTH
15"	R.C.P. CL II	230 LF
18"	R.C.P. CL II	234 LF
6"	P.V.C. Sch. 40	114 LF



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

No.	TYPE	INV. IN	INV. OUT	TOP ELEVATION		REMARKS	LOCATION
				UPPER	LOWER		
M-3	STD. PRECAST MANHOLE	362.74	362.25	369.0		HO. CO. STD. 6 5/12 45" RA	SEE PLAN
M-4	STD. PRECAST MANHOLE	364.98	364.73	371.7		HO. CO. STD. 6 5/12 48" RA	"
I-5	A-5 INLET	-	366.0	369.5		HO. CO. STD. 30.401 W=2'6"	"
M-6	SHALLOW MANHOLE	366.12	365.67	371.1		HO. CO. STD. 6 5/12 48" RA	"
I-7	TYPE C INLET	-	366.55	369.4		HO. CO. STD. 30.415 W=2'6"	"
I-8	A-5 INLET	368.25	367.40	370.9		HO. CO. STD. 30.401 W=2'6"	"
I-9	AREA DRAIN	370.08	369.98	372.7		"	"
I-10	AREA DRAIN	-	370.5	373.1		"	"
I-11	A-5 INLET	-	364.20	367.7		HO. CO. STD. 30.401 W=2'6"	"

Δ ALL INVERTS TO BE FULLY DEVELOPED



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

WATER & SEWER NOTES

- ALL SEWER PIPE SHALL BE P.V.C., C.S.P.K. OR V.C.P.K.
- ALL CONSTRUCTION METHODS AND MATERIALS FOR ON-SITE PRIVATE WATER AND SEWER SYSTEMS SHALL FOLLOW THE CURRENT EDITION OF THE HOWARD COUNTY PLUMBING CODE, SUPPLEMENTED BY THE HOWARD COUNTY STANDARD DETAILS AND SPECIFICATIONS WHERE NECESSARY.
- SEWER HOUSE CONNECTIONS SHALL BE BUILT TO WITHIN 5' OF THE BUILDING, AT A SLOPE OF 2% UNLESS SHOWN OTHERWISE.
- AREAS WHERE WATER HOUSE CONNECTIONS ARE TO BE BUILT SHALL BE GRADED TO FINISHED GRADE AND CONNECTIONS SHALL BE LAID WITH A MINIMUM OF 3" OF COVER.
- 8" W.I.C. SHALL BE DUCTILE IRON, CLASS 50.
- WATER METERS SHALL BE LOCATED INSIDE BUILDINGS.

GREASE INTERCEPTOR TRAP DESIGN CRITERIA

- THE GREASE INTERCEPTOR SHALL BE DESIGNED AND SIZED FOR THE EFFICIENT REMOVAL OF GREASE AT THE MAXIMUM ANTICIPATED FLOW. THE MINIMUM GREASE INTERCEPTOR SIZE SHALL BE 750 GALLONS.
- GREASE INTERCEPTOR LOCATION SHALL BE OUTSIDE THE BUILDING AND ACCESSIBLE FOR CLEANING AND GREASE REMOVAL BY WASTE HAULER.
- VENTING SHALL BE REQUIRED SO AS TO CONFORM WITH THE HOWARD COUNTY PLUMBING CODE.
- CLEAN-OUTS SHALL BE PROVIDED ON THE INLET AND OUTLET FOR UNBLOCKING SEWER LINES AND "TOP PIPES" OF THE INTERCEPTOR.
- THE INLET PORT SHALL BE APPROXIMATELY 3" TO 6" ABOVE THE OUTLET PORT.
- THE INLET PIPE SHALL EXTEND 6" BELOW THE LIQUID LEVEL.
- THE OUTLET PIPE SHALL EXTEND 18" BELOW THE LIQUID LEVEL OR 12" FROM THE INTERCEPTOR FLOOR.
- ACCESS SHALL BE PROVIDED FOR CLEANING AND INSPECTION.
- ACCESS COVERS SHALL BE GAS-TIGHT AND CONSTRUCTED TO WITHSTAND EXPECTED TRAFFIC WEIGHT.
- ALL DRAINS CONTAINING CONCENTRATIONS OF FATS, OILS AND GREASE SHALL DISCHARGE TO THE GREASE INTERCEPTOR PRIOR TO ENTERING THE SANITARY SEWER SYSTEM.
- WASTE FROM GARBAGE GRINDERS AND RESTROOMS SHALL BYPASS THE GREASE INTERCEPTOR.
- FOR FURTHER DETAILS OF GREASE TRAP SEE ARCHITECTURAL PLUMBING PLANS.

OWNER/DEVELOPER
 GEARTE II, INC.
 % THE ROUSE COMPANY
 10275 LITTLE PATUXENT PARKWAY
 COLUMBIA, MARYLAND 21044
 (410) 997-6087

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER: *[Signature]* DATE: 11/16/94

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 DIRECTOR: *[Signature]* DATE: 11/22/94

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DIRECTOR: *[Signature]* DATE: 11/16/94

CHEF, BUREAU OF ENGINEERING: *[Signature]* DATE: 11/18/94

No.	Date	Revision
1	10-18-94	Deleted 2" Water House Connection
2	10-10-94	Per Ho. Co. Agency Comments 10-3-94
1	8-25-94	Per HRD Comments Dated 8-16-94



CLARK · FINEFROCK & SACKETT, INC.
 ENGINEERS · PLANNERS · SURVEYORS
 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

DESIGNED: ZAL
 DRAWN: LAI
 CHECKED: JLS

STORM DRAINAGE PROFILES
 PARCEL A-48
 GATEWAY COMMERCE CENTER

ELECTION DISTRICT NO. 6
 HOWARD COUNTY, MARYLAND

DATE: 10-10-94
 FOR: GENERAL MILLS RESTAURANTS (407)851-0370
 5500 LAKE ELLENOR DRIVE
 P.O. BOX 583339, ORLANDO, FLORIDA 32859-3330

SCALE: As Shown
 DRAWING: 2 OF 6
 JOB NO.: 94-132
 FILE NO.: 94-132 X

STORM DRAINAGE PROFILES

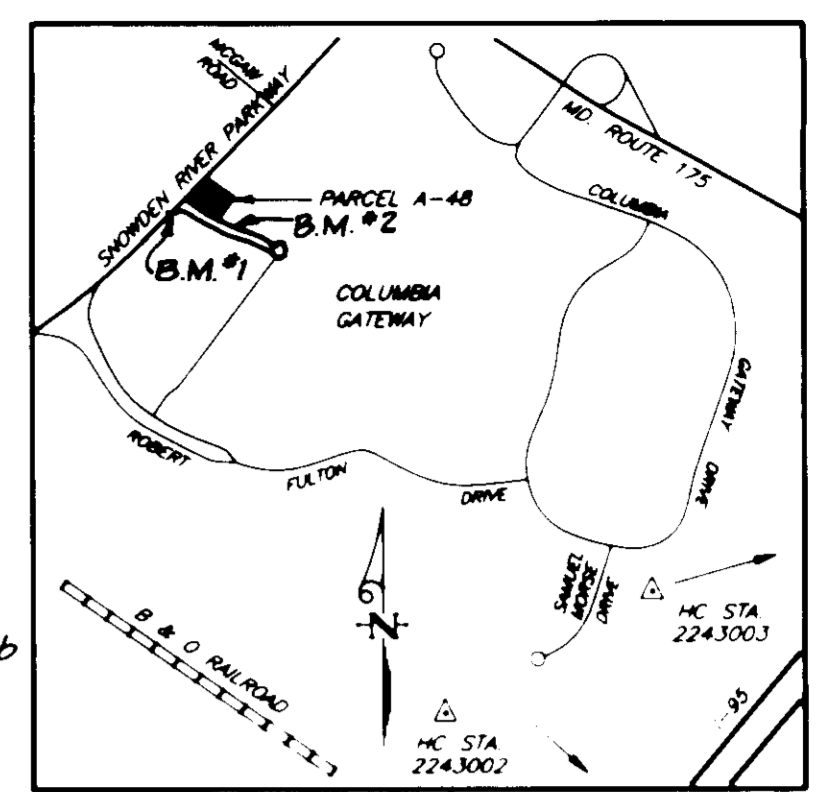
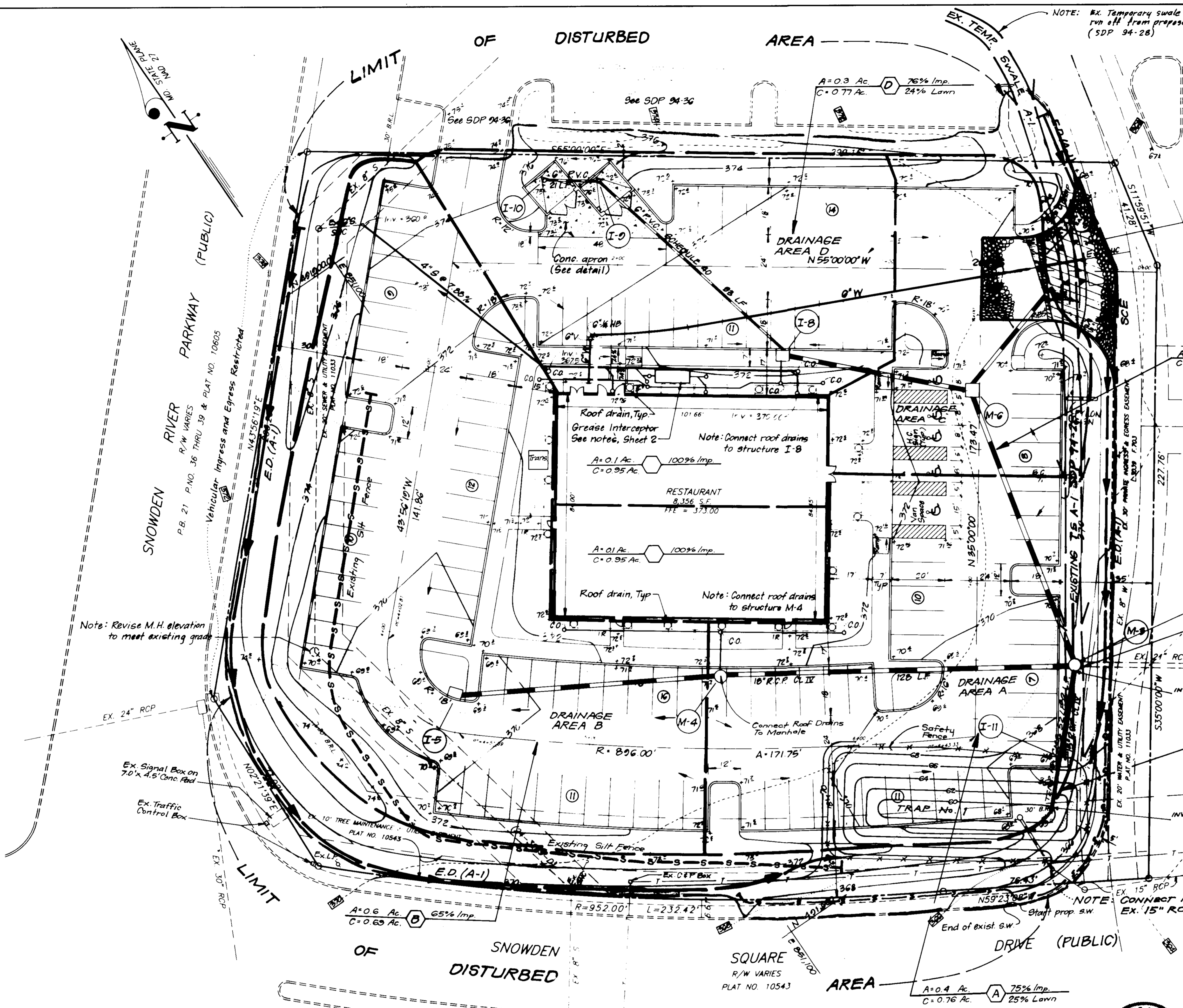
SHEET

CPG 2 of 2
 SPP 95-20

J. THOMAS CHANDLER
 ARCHITECTURE INTERIOR DESIGN
 200 E. Robinson Street, Suite 300
 Orlando, Florida 32801
 voice 407-872-3822
 fax 407-872-3835

GATEWAY COMMERCE CENTER
 PARCEL A-48
 COLUMBIA
 HOWARD COUNTY, MARYLAND

Red Lobster



VICINITY MAP
SCALE 1"=2000'

LEGEND

- Contour Interval: 2 Ft
- Existing Contour: ---
- Proposed Contour: - - -
- Spot Elevation: +70.2
- Direction of Drainage: →
- Existing Silt Fence: ---
- Earth Dike: → E.D. (A-U)
- Stabilized Construction Entrance w/ Movable Berm: [Symbol]

NOTE: TEMP. BRICK SHUT EXISTING 21" R.C.P.

NOTE: Delay construction on storm drain I-11 to M-3.

PIPE OUTLET SEDIMENT TRAP ST-1

Drainage Area	2.0 Ac
Storage Required	3600 CF
Storage Provided	4052 CF
Top of Riser Crest	364.0
Clean Out Elev.	362.0
Bottom Elev.	360.0
Storage Depth	4'
Bottom Dimensions	5'x65'
18" Riser 15" Barrel	
2:1 Side Slopes In Cut	

OWNER/DEVELOPER
GEAPE II, INC.
% THE ROUSE COMPANY
10275 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044
(410) 297-6027

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT <i>Joyce M. Donaldson</i> per <i>11/16/94</i> COUNTY HEALTH OFFICER	APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS <i>John J. Hagan</i> per <i>11/16/94</i> DIRECTOR
APPROVED FOR PLANNING AND ZONING <i>James S. Suttler</i> per <i>11/22/94</i> DIRECTOR	APPROVED FOR STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS <i>John J. Hagan</i> per <i>11/16/94</i> DIRECTOR
APPROVED FOR EROSION CONTROL STATE DEPARTMENT OF TRANSPORTATION <i>John J. Hagan</i> per <i>11/16/94</i> DIRECTOR	APPROVED FOR EROSION CONTROL STATE DEPARTMENT OF TRANSPORTATION <i>John J. Hagan</i> per <i>11/16/94</i> DIRECTOR

Reviewed for HOWARD COUNTY
Dorinda E. Gyles per *11/16/94*
Soil Conservation District

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

John J. Hagan per *11/16/94*
Signature Date

DEVELOPER'S/BUILDERS CERTIFICATE

I hereby certify that all development and construction will be done according to this plan of development and plan for erosion and sediment control and that all responsible parties involved in the construction project will have a Certificate of Attendance at the Dept. 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 Howard Soil Conservation District or their authorized agencies, as are deemed necessary.

Chris Eastmiller per *10-18-99*
Signature of Developer/Builder Date

ENGINEER'S CERTIFICATE

I hereby 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.

John J. Hagan per *10-18-99*
Signature Date



DESIGNED ZL	10-10-94 Per HO. CO. Agency Comments 10-3-94	SCALE 1" = 20'
DRAWN LAI	11-25-94 Per HRD Comments Dated 8-16-94	DRAWING 4 OF 6
CHECKED WHT	Revision	JOB NO. 94-132
DATE 10-10-94	CLARK • FINEFROCK & SACKETT, INC. ENGINEERS • PLANNERS • SURVEYORS 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.	FILE NO. 94-132 X

J. THOMAS CHANDLER
ARCHITECTURE INTERIOR DESIGN
200 E. Indiana Street, Suite 300
Orlando, Florida 32801
Phone 407-477-5382
Fax 407-477-5385

GATEWAY COMMERCE CENTER
PARCEL A-48
COLUMBIA
HOWARD COUNTY, MARYLAND

Red Lobster

SEDIMENT & EROSION CONTROL PLAN
SHEET

DATE: 10-18-99
FILE: 94-132 X

