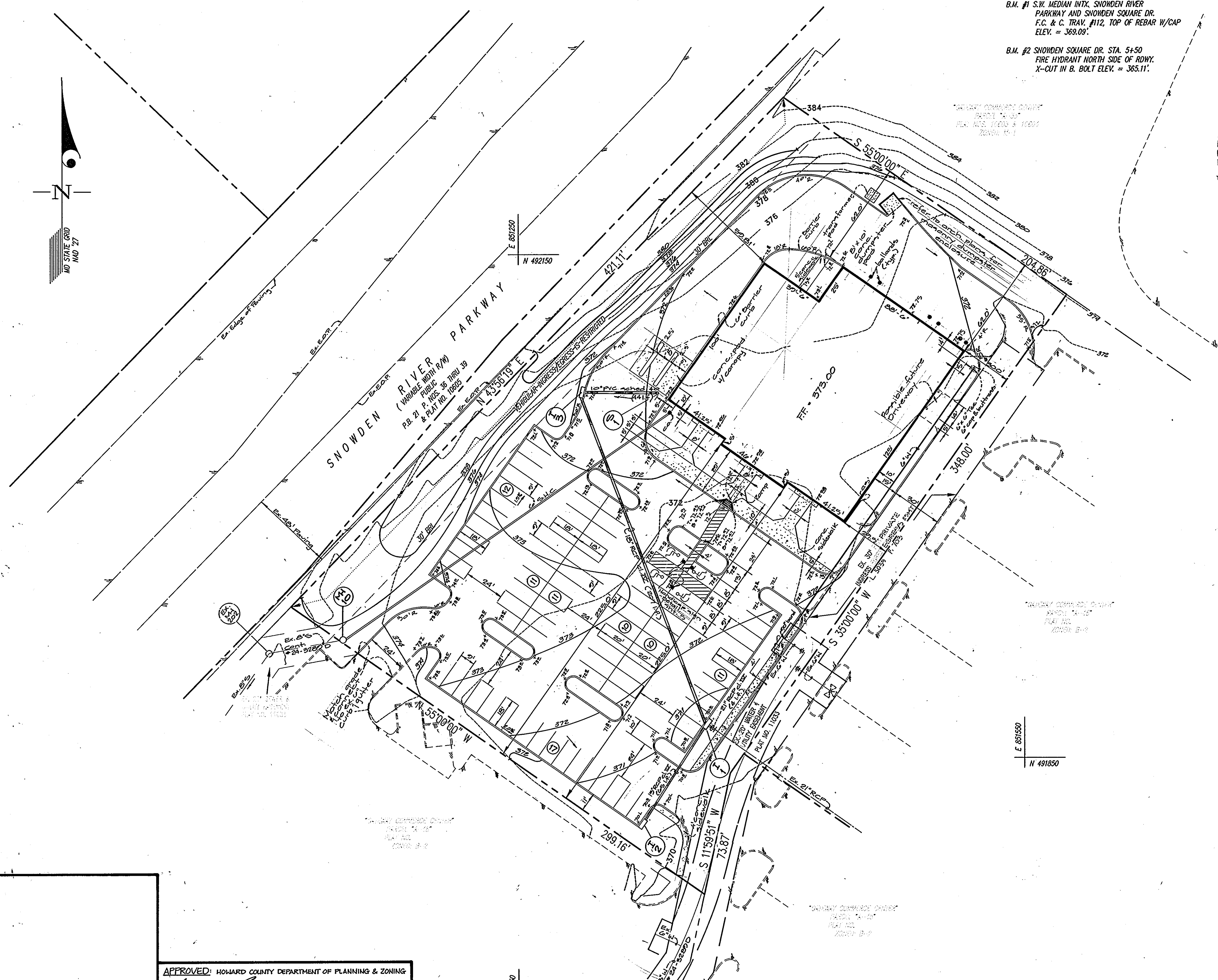
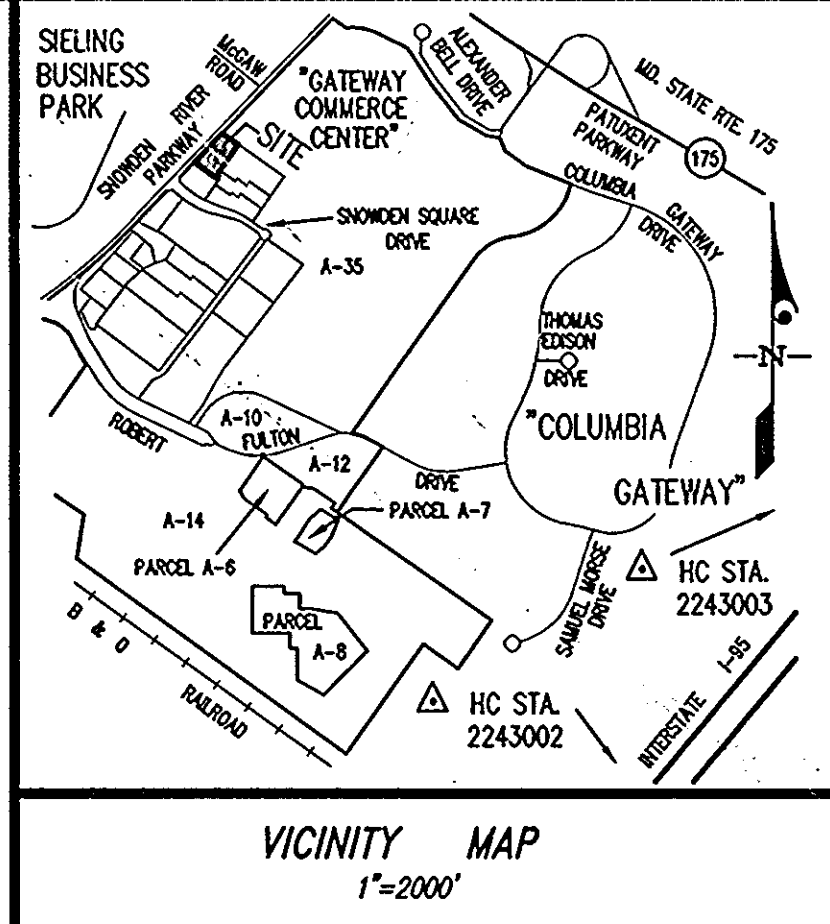


B.M. #1 S.W. MEDIAN INTX. SNOWDEN RIVER PARKWAY AND SNOWDEN SQUARE DR. F.C. & C. TRAV. #112, TOP OF REBAR W/CAP ELEV. = 369.09'

B.M. #2 SNOWDEN SQUARE DR. STA. 54+50 FIRE HYDRANT NORTH SIDE OF RDWY. X-CUT IN B. BOLT ELEV. = 365.11'

**GENERAL NOTES**

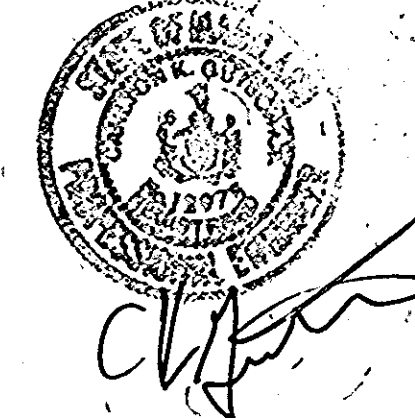
- All construction shall be in accordance with the latest standards and specifications of Howard County plus MSHA standard and specifications if applicable.
- The contractor shall notify the Department of Public Works/Construction Inspection Division at (410) 313-1855 at least five (5) working days prior 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: 2.3 acres (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.
- 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 (M&D 27).
- Water and sewer shown is public.
- 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 Contract 24-3289-D.
- All existing public storm drain is per F-92-140 (Plot 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 6" water house connection.
- 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 28-915- see Dept. of Planning & Zoning File Numbers: S-84-44, S-85-53, F-88-91, F-87-96, F-85-53, VP-84-150, VP-85-34, F-90-175, VP-85-35, VP-86-81, VP-86-17, WP-86-63, WP-86-141, AA-91-15, ZB-915, S-92-120, SDP-92-49, F-92-15, F-92-37, F-92-215, F-92-136, F-92-140, SDP-92-113, WP-94-28, SDP 94-28, & F-94-10.
- Recording reference: Plot 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.
- The limits of public maintenance for waterhouse connections shall be 7' from the back of curb.
- All proposed site utilities are to terminate 5' from the building. The building plumber shall connect to and extend these utilities to the inside of the building.
- For Gas, Telephone and Electric routing, see separate plan.
- All utilities shown are private unless the utility is located within an easement.



- Sheet Index:**
- 1 of 6 Site Development Plan
  - 2 of 6 Sediment Control Plan
  - 3 of 6 Landscape Plan & Planting Details
  - 4 of 6 Profile Sheet
  - 5 of 6 Detail Sheet
  - 6 of 6 Sediment Control Notes & Details

**SITE ANALYSIS**

- AREA OF PARCEL: 99,814 S.F. / 2.29 AC.
- ZONING: B-2
- PROPOSED USE: RETAIL & BANK (ONE STORY BUILDING)
- BUILDING AREA: 15,000 S.F.
- TOTAL PARKING REQUIRED: 3,850 S.F. BANK @ 5 SP./1000 S.F. = 20 SPACES
- TOTAL PARKING REQUIRED: 11,050 S.F. RETAIL @ 5 SP./1000 S.F. = 56 SPACES
- TOTAL PARKING PROVIDED: 82 SPACES TOTAL: 76 SPACES
- TOTAL NO. OF HANDICAP SPACES REQUIRED: 4
- NO. OF HANDICAP VAN SPACES REQUIRED: 1
- TOTAL NO. OF HANDICAP SPACES PROVIDED: 4
- NO. OF HANDICAP VAN SPACES PROVIDED: 1
- PROPOSED LANDSCAPED AREA: 20,005 S.F.
- PROPOSED PAVED AREA: 54,120 S.F.
- BUILDING COVERAGE OF SITE: 15 %
- AREA OF PARKING LOTS: 77,120 S.F.
- AREA OF INTERNAL ISLANDS PROVIDED: 2,004 S.F.



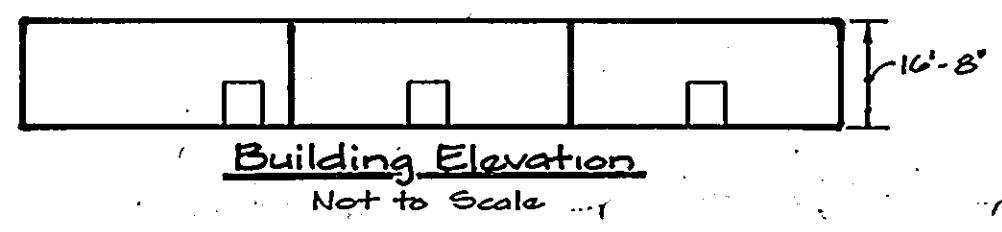
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Joseph Smith* 4/14/96  
Director

*Chim Anthony* 4/14/96  
Chief, Division of Land Development & Research

*John Commins* 4/14/96  
Chief, Development Engineering Division M.L.

E 851250  
N 491700



ADDRESS CHART	
PARCEL NUMBER	STREET ADDRESS
A-47	9021 SNOWDEN SQUARE DRIVE

WATER CODE: E06	SEWER CODE: 4900000
SUBDIVISION NAME: GATEWAY COMMERCE CENTER	
PLAT: 11033	BLOCK: N/A
ZONE: B-2	JAX MAP: 42
ELEC. DIST.: 6	CENSUS TRACT: 6067.03

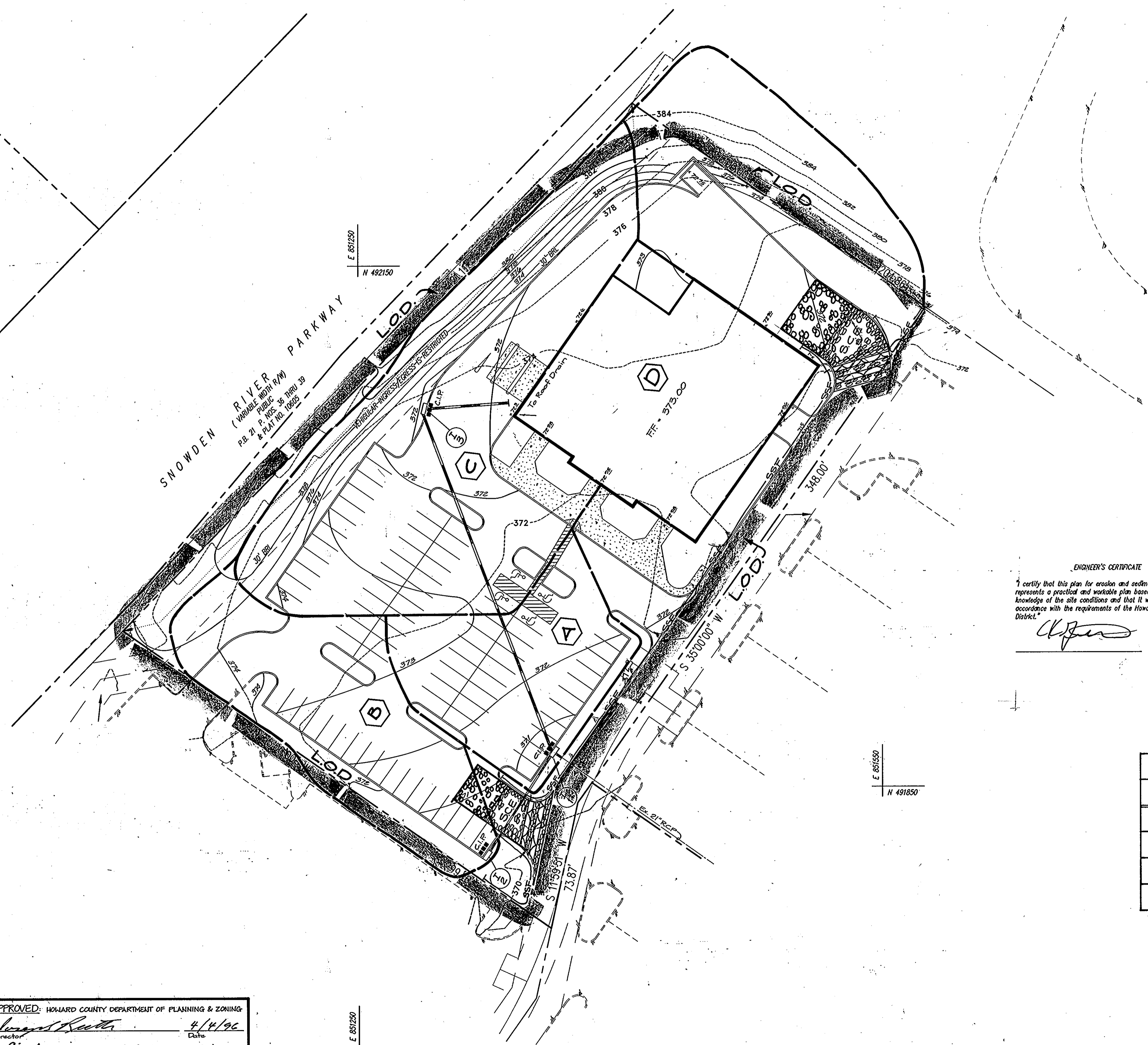
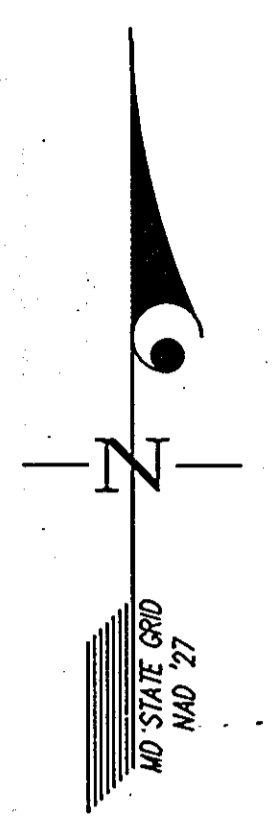
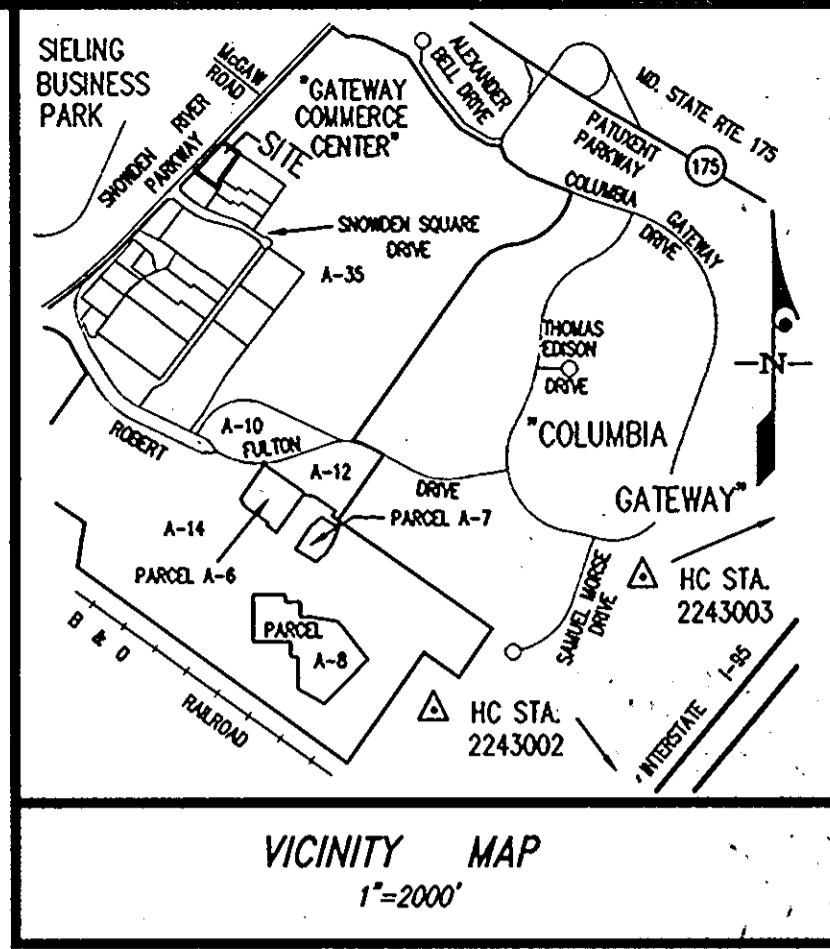
**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MARYLAND 20866  
TEL: (301) 421-4024 NO. VA.: (301) 989-2524 BALT.: (410) 880-1820 FAX: (301) 421-4186 DES. DEV. DRN. S.J.G. CHK.

PREPARED FOR:  
MANEKIN CORPORATION  
7165 COLUMBIA GATEWAY DRIVE  
COLUMBIA, MARYLAND 21046  
(410) 290-1400  
ATTN: CHUCK McMAHON

Site Development Plan  
**GATEWAY COMMERCE CENTER**  
PARCEL A-47  
SNOWDEN SQUARE (PHASE 2)  
HOWARD COUNTY, MARYLAND 6th ELECTION DISTRICT

SCALE: 1"=30'	ZONING: B-2	G. L. W. FILE No.: 95-103
DATE: March 96	TAX MAP No.: 42	SHEET: 1 OF 6

SDP 96-84



**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]*  
 Date: 1-22-96

**DEVELOPER'S/BUILDER'S CERTIFICATE**  
 I/We certify that all development and/or construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Maryland Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the HSCD.  
*[Signature]*  
 Date: 1/19/96

This Development Plan is approved for Soil Erosion and Sediment Control by the Howard Soil Conservation District.  
*[Signature]*  
 Date: 2/21/96  
 Natural Resources Conservation Service

**Drainage Area Tabulations**

Inlet	Area	Drainage Area (Ac)	Impervious Area	% Impervious	Grassed Area	% Grassed	C Value
I-1	A	0.25 Ac.	0.23 Ac.	92%	0.02 Ac.	8%	0.81
I-2	B	0.34 Ac.	0.22 Ac.	65%	0.12 Ac.	35%	0.64
I-3	C	0.60 Ac.	0.45 Ac.	65%	0.24 Ac.	35%	0.64
Roof Drain	D	0.38 Ac.	0.38 Ac.	100%	—	—	0.86

- Legend:**
- 372 --- Existing contour
  - 372 --- Proposed contour
  - S.C.E. --- Stabilized Construction Entrance
  - LOD --- Limit of Disturbance
  - S.F. --- Super silt fence
  - S.F. --- Silt fence
  - C.I.P. --- Curb inlet protection
  - [Symbol] --- Drainage area designation

**APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING**

*[Signature]* 4/14/96  
 Director Date

*[Signature]* 4/14/96  
 Chief, Division of Land Development & Research Date

*[Signature]* 4/14/96  
 Chief, Development Engineering Division Date

**For D.A.M. & Sediment Control Only.**

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
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 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MARYLAND 20866  
 TEL: (301) 421-0024 MO. VA: (301) 983-2524 BALT: (410) 680-1820 FAX: (301) 421-4185 DES. DEV. DRN. S.J.G. CHK.

DATE	REVISION	BY	APPR.

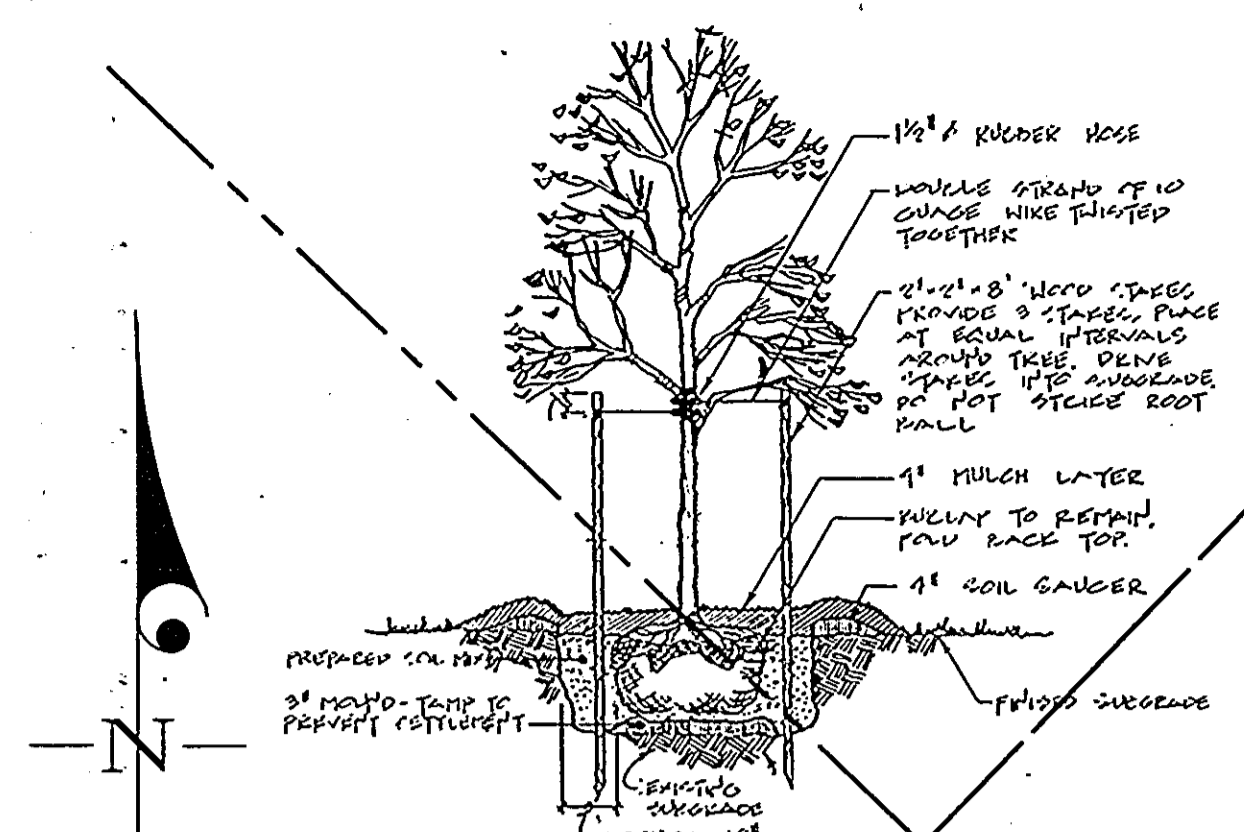
**PREPARED FOR:**  
 MANEKIN CORPORATION  
 7165 COLUMBIA GATEWAY DRIVE  
 COLUMBIA, MARYLAND 21046  
 (410) 290-1400  
 ATTN: CHUCK McMAHON

**Sediment Control Plan**

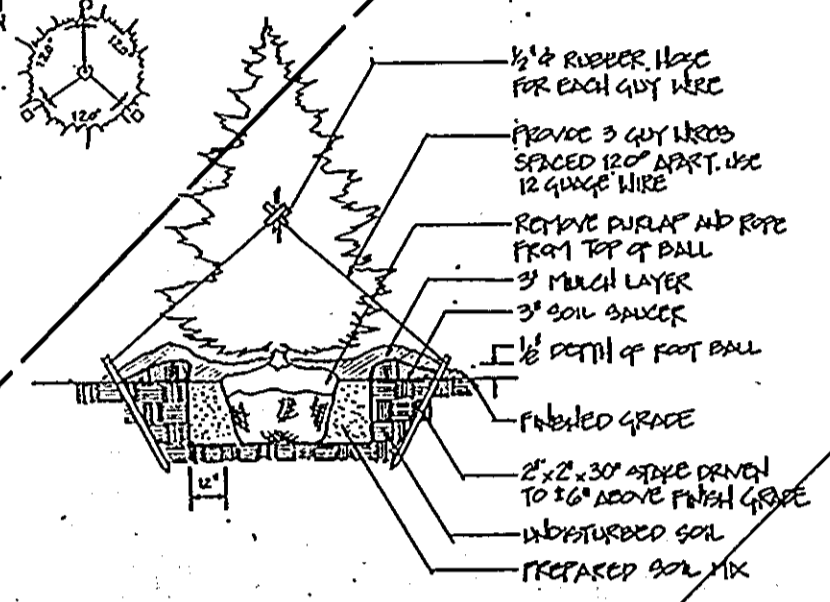
**GATEWAY COMMERCE CENTER**  
 PARCEL A-47  
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 HOWARD COUNTY, MARYLAND 6th ELECTION DISTRICT.

SCALE	ZONING	G. L. W. FILE No.
1" = 30'	B-2	95-103
DATE	TAX MAP No.	SHEET
March '96	42	2 OF 6

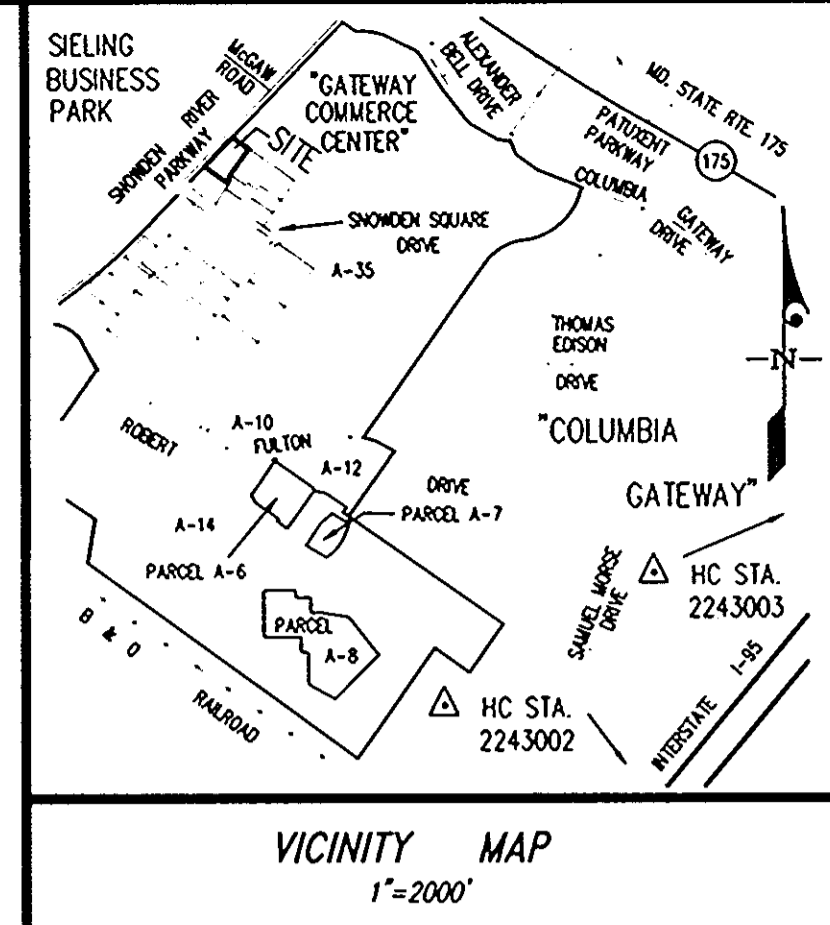
SDP-96-84



SHADE TREE PLANTING DETAIL  
1/8\"/>



EVERGREEN TREE GUYING DETAIL  
NO SCALE



**HRD TREE REQUIREMENT:**  
 30 TREE UNITS PER GROSS AC. OR  
 30 X 2.29 AC = 69 TREE UNITS

**TREES PROVIDED:**  
 36 SHADE TREES = 36 UNITS  
 46 ACCENT/EVERGREEN = 23 UNITS  
 100 EVERGREEN SHRUBS = 10 UNITS  
**TOTAL TREE UNITS PROVIDED 69**

**PLANT SCHEDULE**

KEY	PLANT NAME	SIZE	QUANT	REMARKS
⊕	PLATANUS ACERIFOLIA 'BRONZE' / BROADLEAF LONDON PLANE TREE	3-3 1/2" CAL / 12-14' HT	24	BIB HEAVY
⊕	ACER RUBRUM 'RED SUNSET' / RED SUNSET MAPLE	3-3 1/2" CAL / 12-14' HT	6	" "
⊕	GLEDITSIA T. SHERMIS SHAPENMASTER / SHAPENMASTER HONEYLOCUST	3-3 1/2" CAL / 12-14' HT	6	" "
⊕	PRUNUS G. KWANZAN / KWANZAN CHERRY	3-3 1/2" CAL / 10-12' HT	5	" "
⊕	PRUNUS CERASIFERA THUNDERCLOUD / PURPLELEAF FLOWERING PLUM	3-3 1/2" CAL / 10-12' HT	9	" "
⊕	MALUS SNOWCLOUD / SNOWCLOUD CRAB	3-3 1/2" CAL / 10-12' HT	10	" "
⊕	MALUS SARGENTI / SARGENT CRAB	2 1/2-3" CAL / 6-8' HT	4	BIB SPECIMEN / LOW ACCENT TREE
⊕	PICEA EXCELSA / NORWAY SPRUCE	6-8" HT / 2-2 1/2" CAL	14	BIB HEAVY
⊕	CUPRESSOCYPARIS LEXLANDI / LEXLAND CYPRESS	6-8" HT / 2-2 1/2" CAL	4	BIB
TMW	TAXUS MEDIA WARDII / WARD SPREADING YEW	18-24" HT SP	100	BIB HEAVY / PLANT 30" O.C.

- NOTES:**
- CONTRACTOR TO VERIFY LOCATION OF UNDERGROUND UTILITIES PRIOR TO DIGGING.
  - ALL PLANT MATERIALS AND PLANTING PROCEDURES TO BE IN ACCORDANCE WITH HRD GATEWAY COMMERCE CENTER LANDSCAPE SPECIFICATIONS.



**SCHEDULE A PERIMETER LANDSCAPE EDGE**

Comply with	Adjacent to	Adjacent to
Landscaping	Right-of-Way	Private Property
Linear Feet of Roadway Frontage/Perimeter	421' TYPE 'B'	204' TYPE 'A'
Credits for Existing Vegetation (Tree No., Linear Feet) (Describe below if needed)		
Credits for Wall, Fence or Barn (Tree No., Linear Feet) (Describe below if needed)		
Number of Plants Required	1/20 = 8	1/40 = 3
Shade Trees		
Evergreen Trees		
Shrub		
Number of Plants Provided	ALTERNATIVE COMPLIANCE	
Shade Trees		
Evergreen Trees		
Other Trees (2:1 substitution)		
Shrub (10:1 substitution)		
(Describe plant substitution credits below if needed)		

**SCHEDULE B PARKING LOT INTERNAL LANDSCAPING**

Number of Parking Spaces	82
Number of Trees Required	1/20 = 4
Number of Trees Provided	ALTERNATIVE COMPLIANCE
Shade Trees	
Other Trees (2:1 substitution)	
(Describe plant substitution credits below if needed)	

- LANDSCAPE SURETY:** TOTAL TREES REQ'D FOR LANDSCAPE SURETY = 23
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.12A OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL FOLLOWING THE ALTERNATIVE COMPLIANCE METHOD.
  - FINANCIAL SURETY FOR THE REQUIRED 23 LANDSCAPE TREES, IN THE AMOUNT OF \$2,300, MUST BE POSTED AS PART OF THE GRADING PERMIT.

This plan was prepared by:  
 M.C. Anacker & Associates  
 6280 Washington Blvd.  
 Baltimore, Maryland 21227  
 (410) 706-4475

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*James Butler* 4/4/96  
 Director Date

*Quin Summerville* 4/4/96  
 Chief, Div. of Land Development & Research Date

*Chris Cummings* 4/1/96  
 Chief, Development Engineering Div. M.K. Date

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 TEL: (301) 421-4024 NO. VA: (301) 989-2524 BAL: (410) 880-1820 FAX: (301) 421-4186 DES. DRN. S.J.G. CHK.

DATE	REVISION	BY	APP'R.

PREPARED FOR:  
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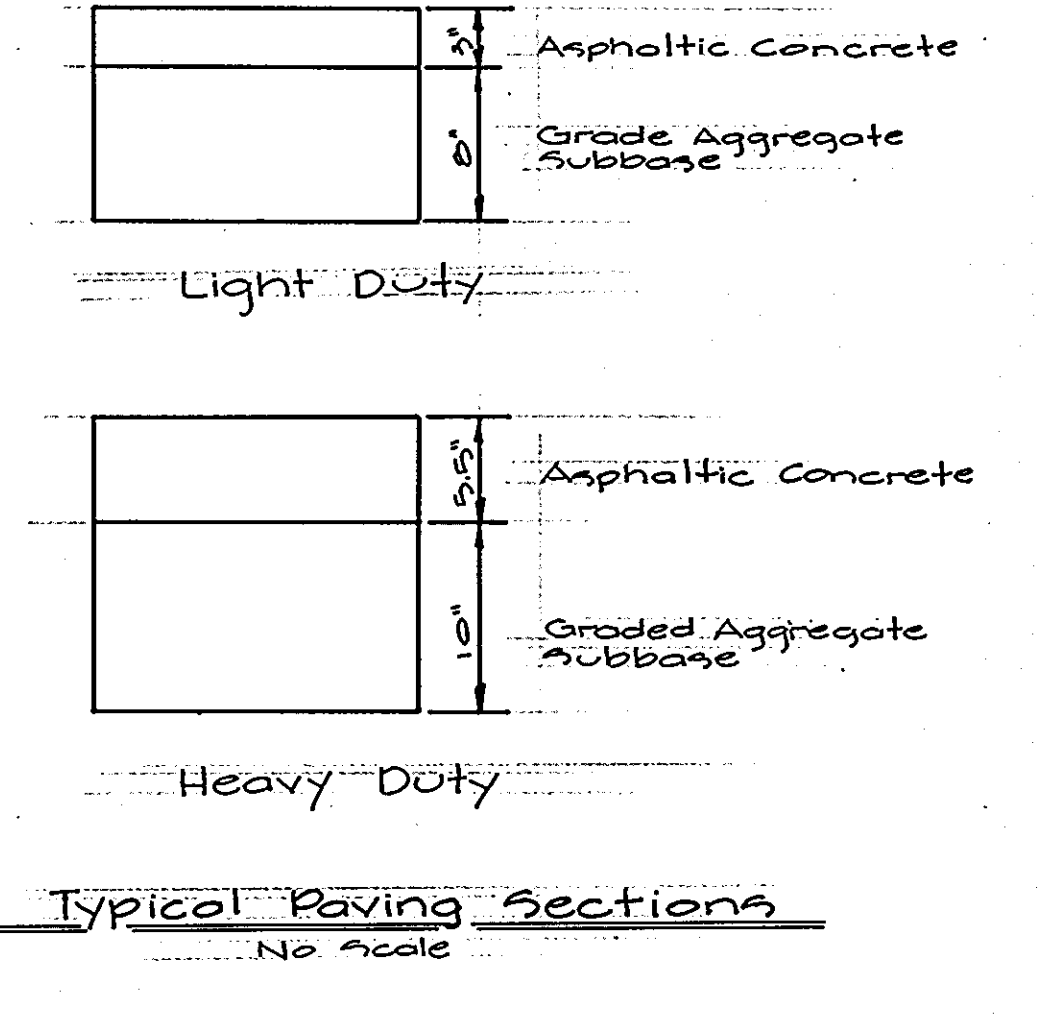
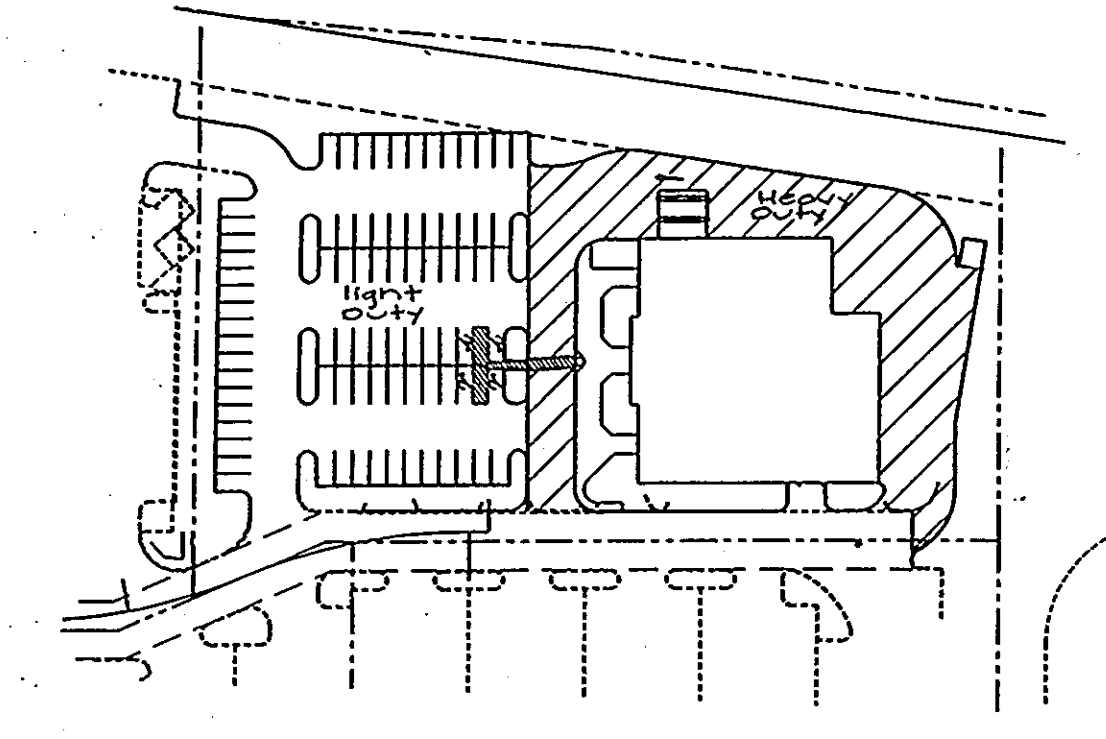
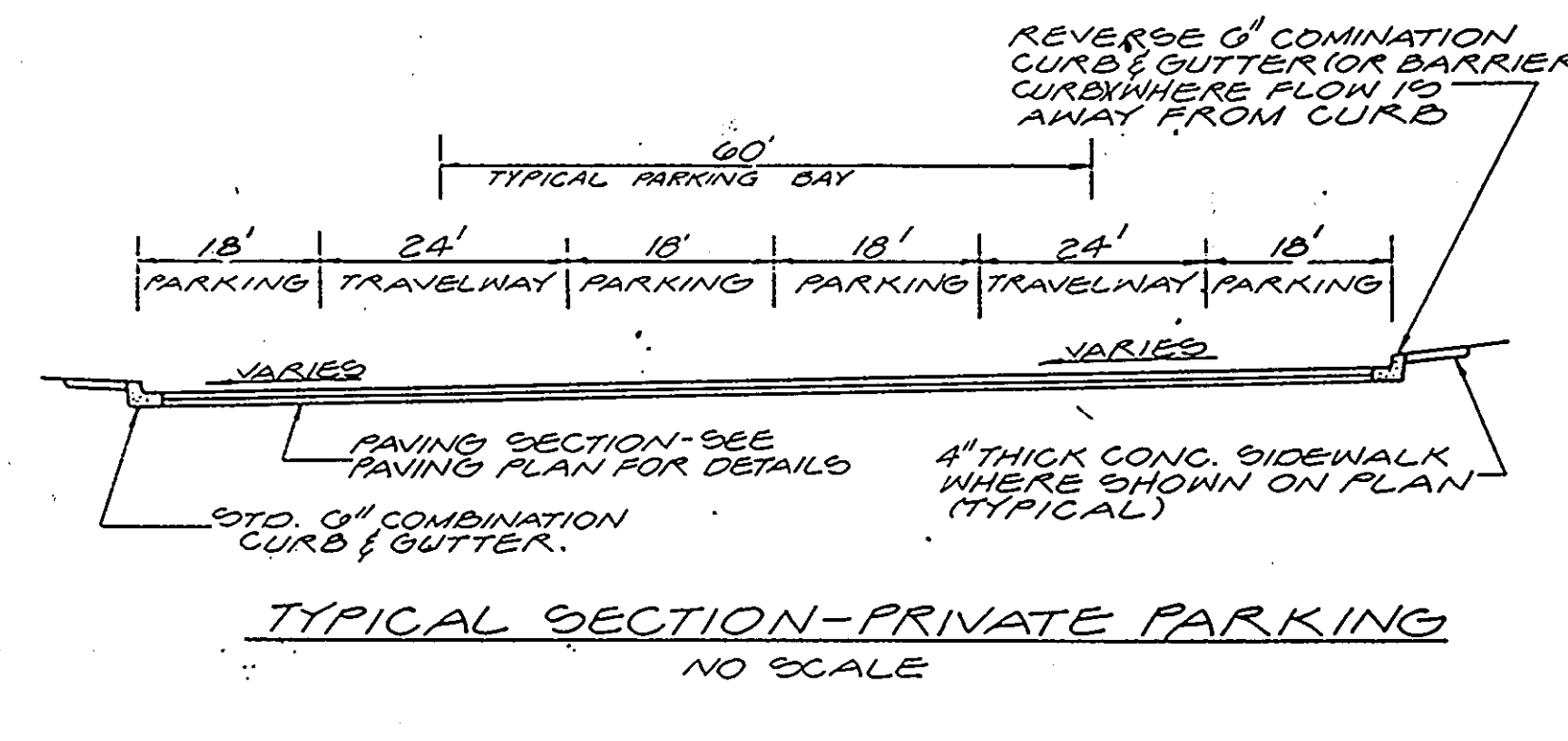
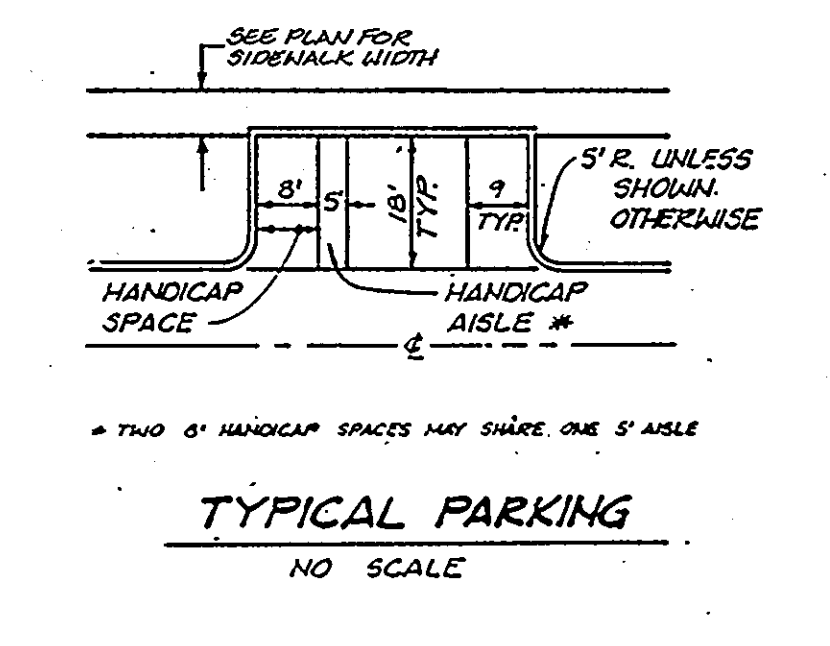
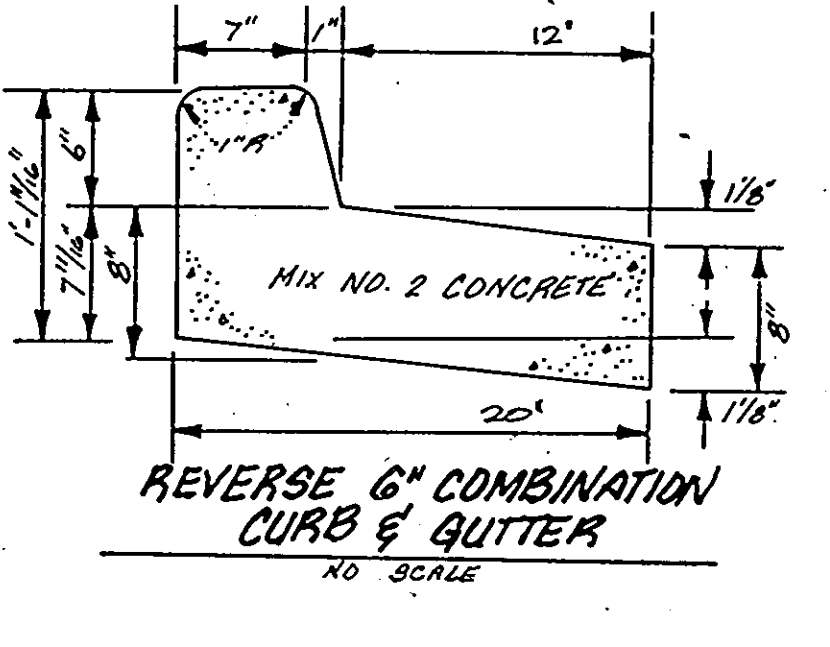
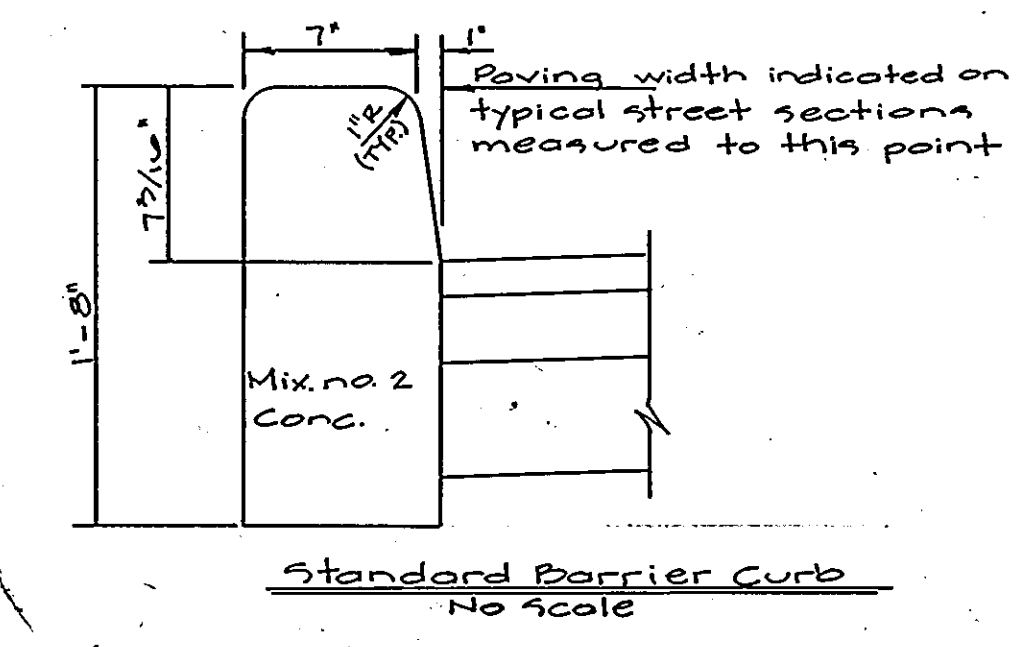
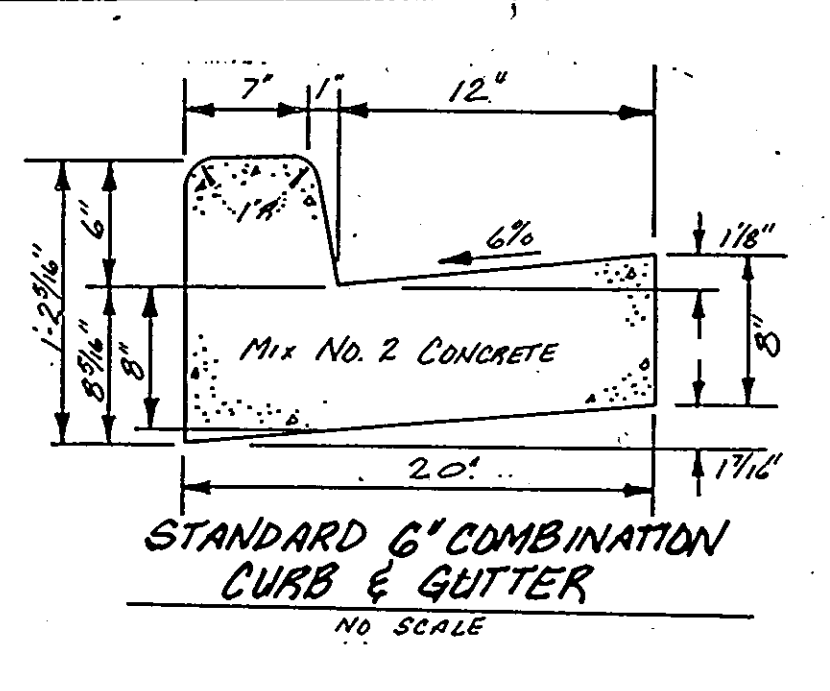
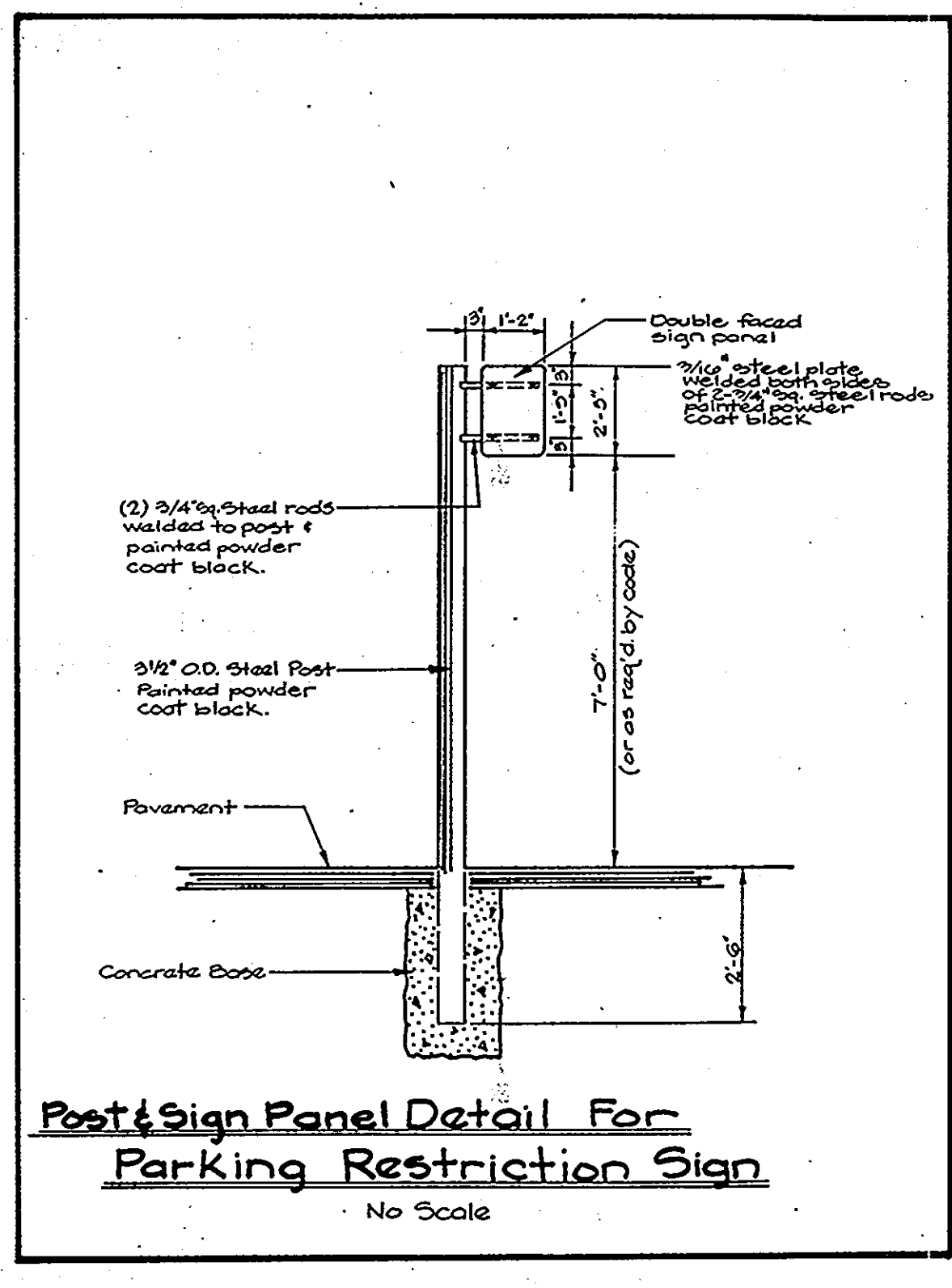
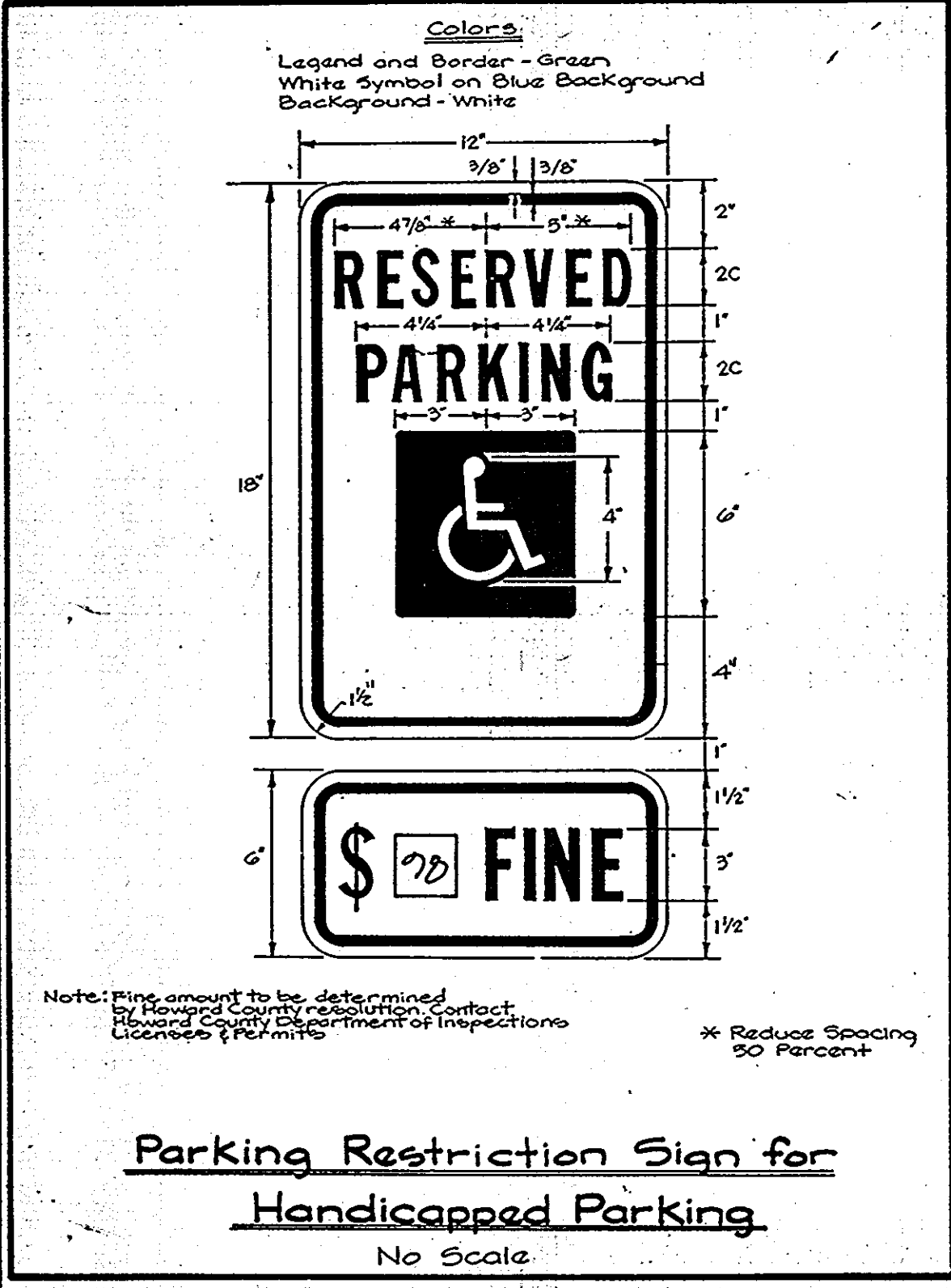
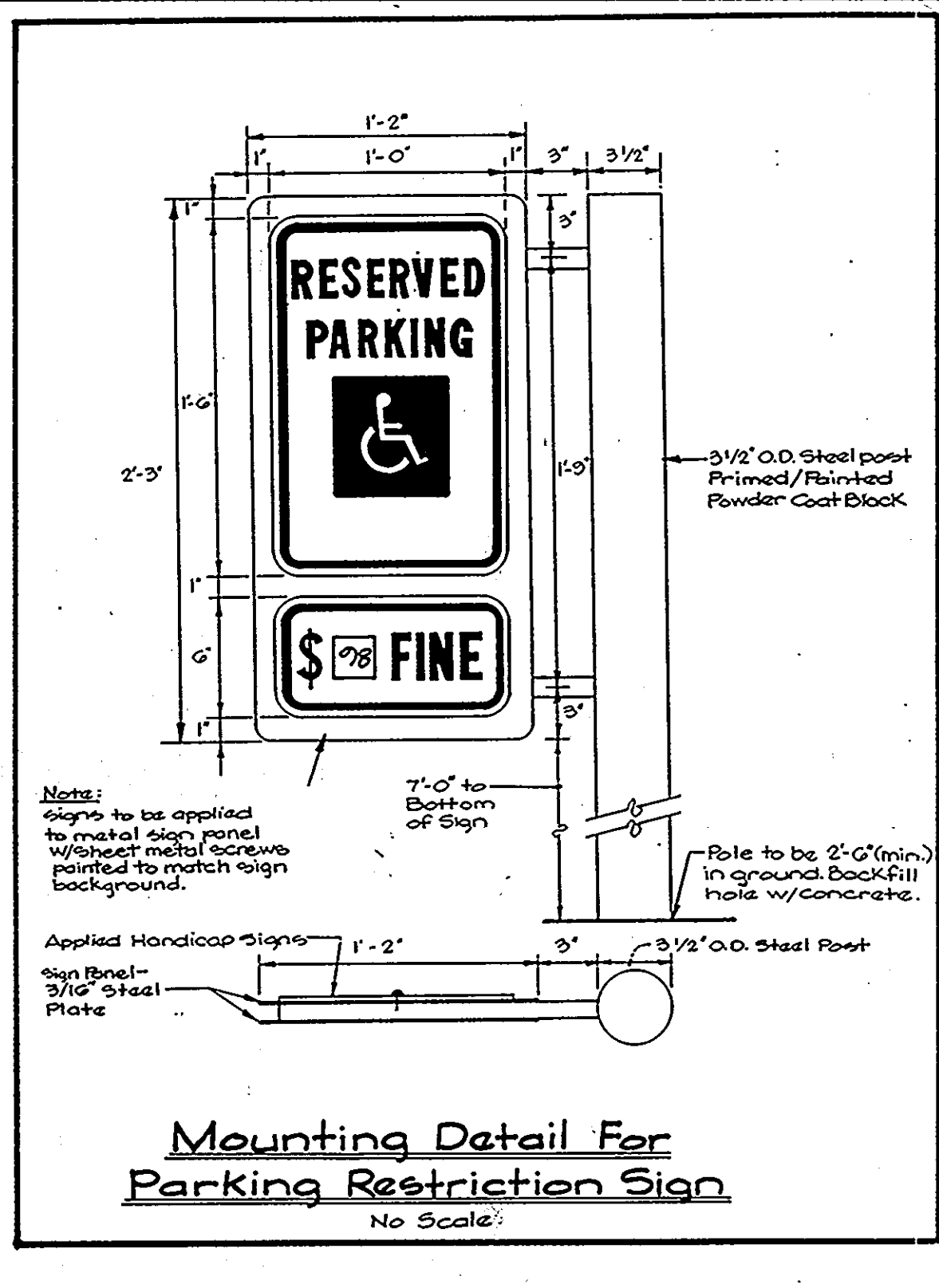
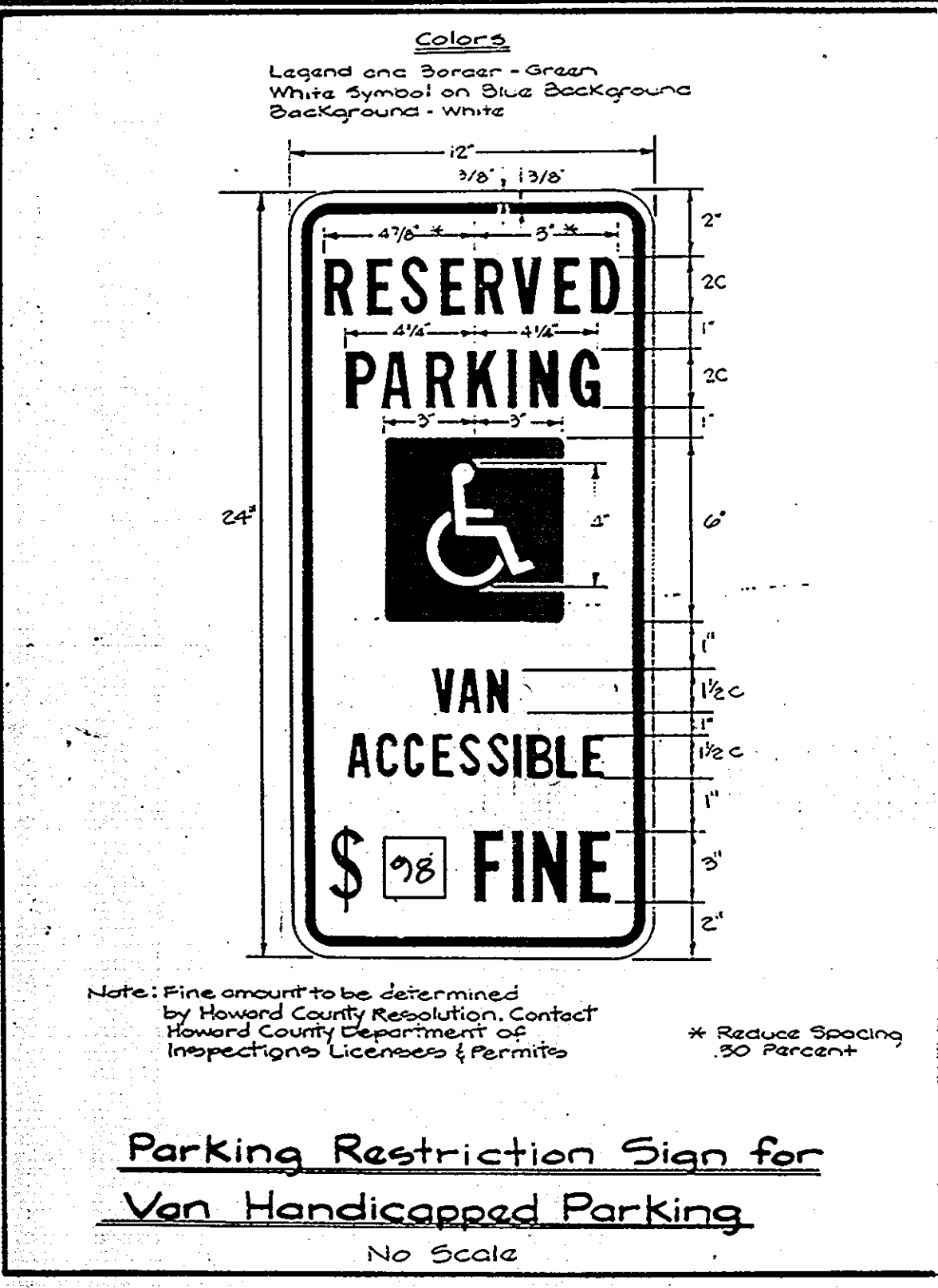
LANDSCAPE PLAN  
**GATEWAY COMMERCE CENTER**  
 PARCEL A-47  
 SNOWDEN SQUARE (PHASE 2)  
 HOWARD COUNTY, MARYLAND 6th ELECTION DISTRICT

REV. 3-11-96 PER HRD COMMENTS

SCALE	ZONING	G. L. W. FILE No.
1"=30'	B-2	95-103
DATE	TAX MAP No.	SHEET
March 96	42	3 OF 6

SDP-96-84





APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *[Signature]* Date: 4/14/96  
Chief, Division of Land Development and Research: *[Signature]* Date: 4/14/96  
Chief, Development Engineering Division: *[Signature]* Date: 4/14/96



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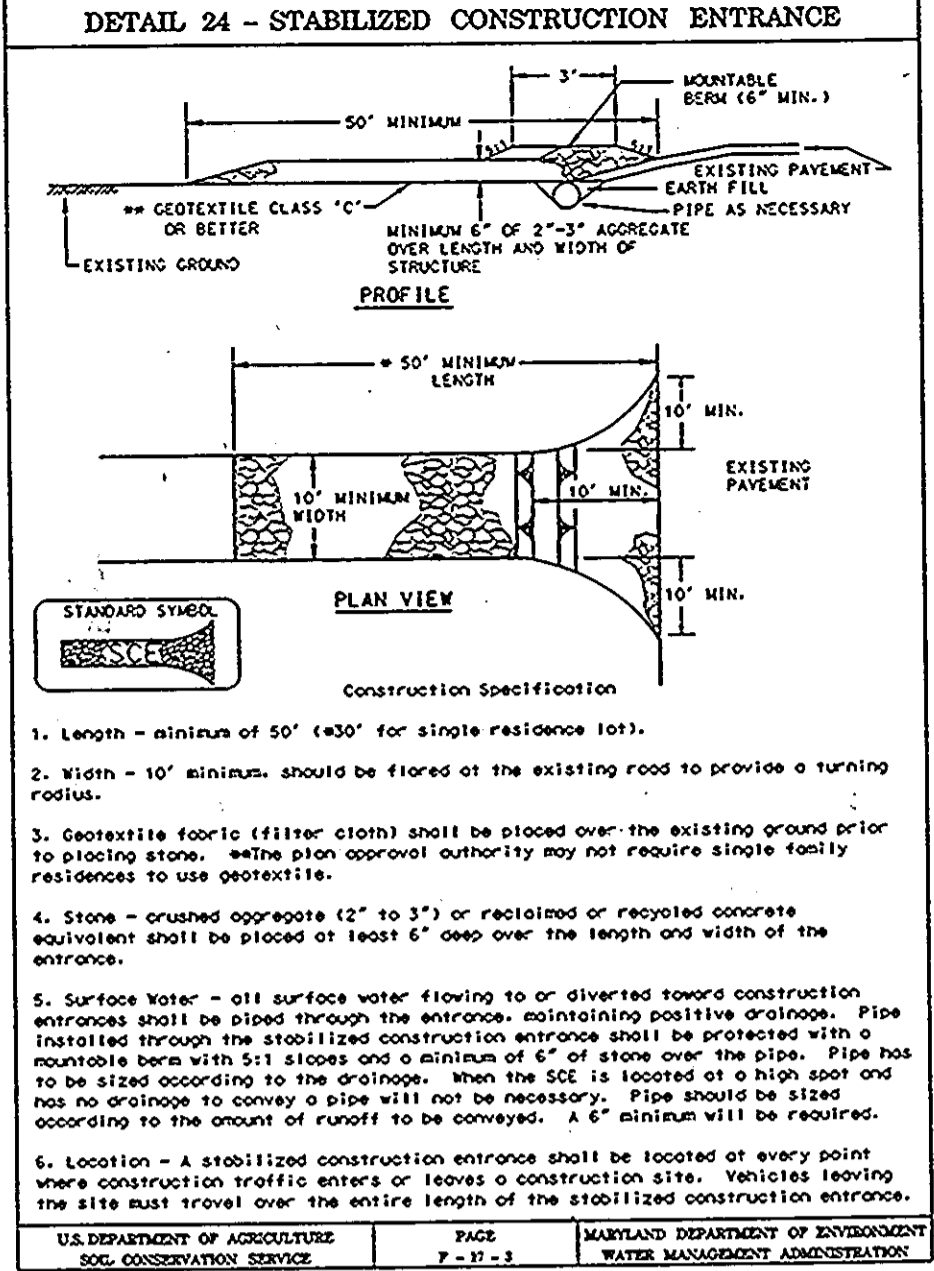
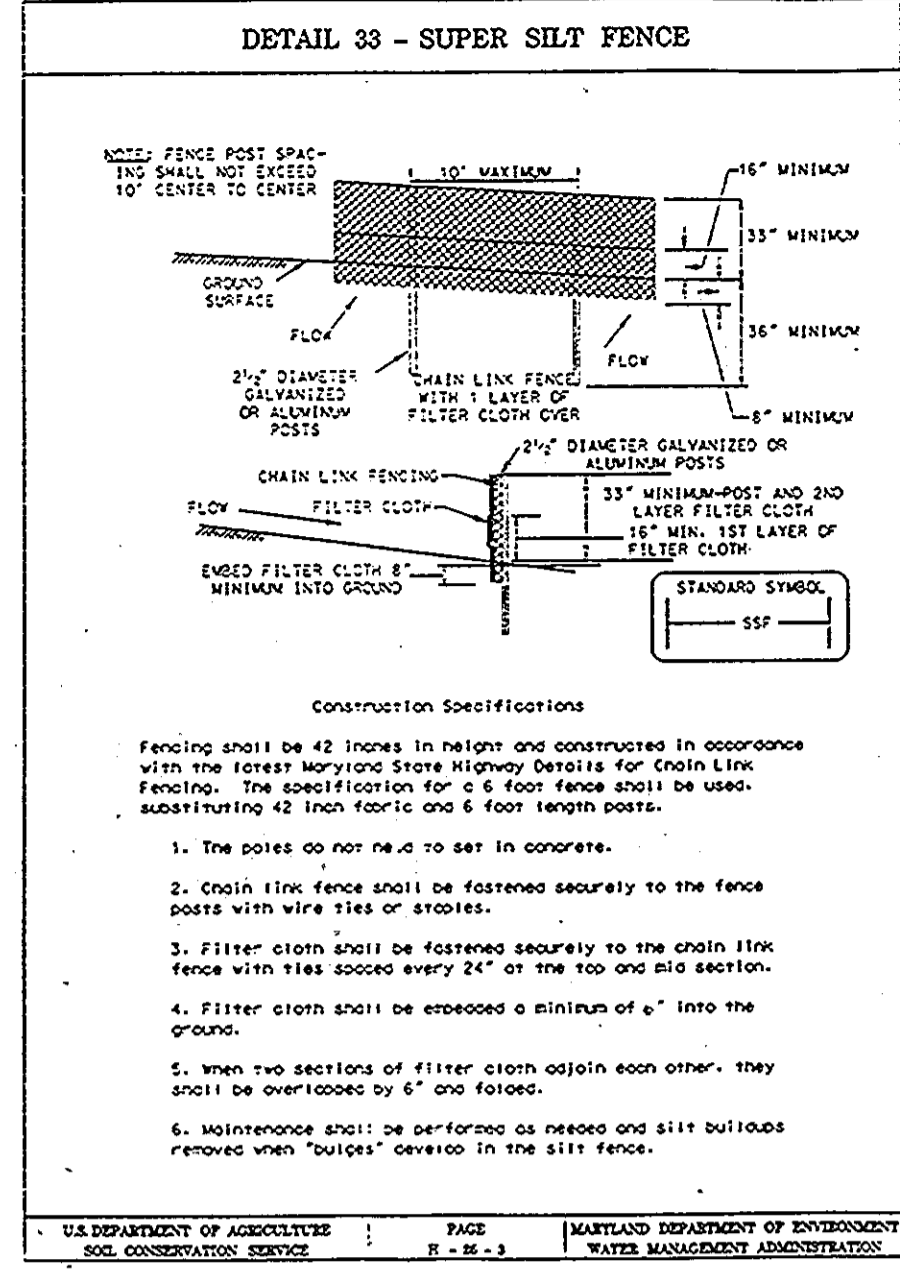
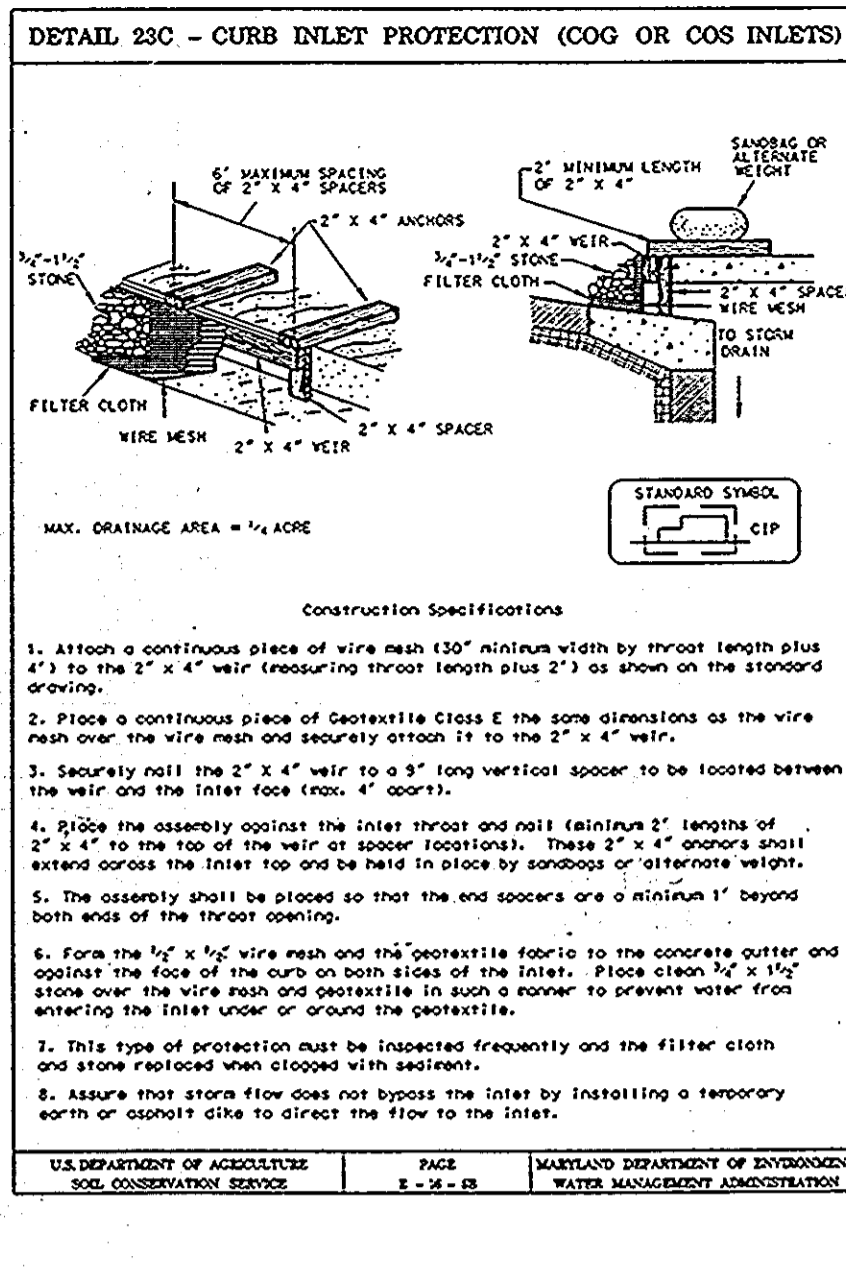
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PREPARED FOR:  
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7165 COLUMBIA GATEWAY DRIVE  
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Detail Sheet  
**GATEWAY COMMERCE CENTER**  
PARCEL A-47  
SNOWDEN SQUARE (PHASE 2)  
HOWARD COUNTY, MARYLAND 6th ELECTION DISTRICT

DES. DE.V.	SCALE	ZONING	G.L.W. FILE No.
	As Shown	B-2	25-103
DRN. HLC. CHK.	DATE	TAX MAP No.	SHEET
	March '96	42	5 of 6

SDP-96-84



Construction Specifications

1. Attach a continuous piece of wire mesh 130" minimum width by throat length plus 4" to the 2' x 4" weir (fastening throat length plus 2") as shown on the standard drawing.
2. Place a continuous piece of geotextile Class C in the same dimensions as the wire mesh over the wire mesh and securely attach it to the 2' x 4" weir.
3. Securely nail the 2' x 4" weir to a 3" long vertical spacer to be located between the weir and the inlet face (2" apart).
4. Place the assembly against the inlet throat and nail (minimum 2" lengths of 2" x 4" to the top of the weir or spacer locations). These 2" x 4" spacers shall extend across the inlet top and be held in place by sandbags or aggregate weight.
5. The assembly shall be placed so that the stone and weirs are a minimum 1" beyond both ends of the throat opening.
6. Form the 1/2" x 1/2" wire mesh and the geotextile fabric to the concrete outer and against the face of the curb on both sides of the inlet. Place clean 1/2" x 1/2" stone over the wire mesh and geotextile in such a manner to prevent water from entering the inlet under or around the geotextile.
7. This type of protection must be inspected frequently and the filter cloth and stone replaced when clogged with sediment.
8. Assume that storm flow does not bypass the inlet by installing a temporary earth or asphalt dike to direct the flow to the inlet.

Construction Specifications

Fencing shall be 42 inches in height and constructed in accordance with the Forest Maryland State Highway Details for Chain Link Fencing. The specification for a 6 foot fence shall be used. Substituting 42 inch fabric and 6 foot length posts.

1. The posts do not need to set in concrete.
2. Chain link fence shall be fastened securely to the fence posts with wire ties or staples.
3. Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and at section.
4. Filter cloth shall be embedded a minimum of 6" into the ground.
5. When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and fastened.
6. Maintenance shall be performed as needed and silt buildup removed when "bores" develop in the silt fence.

Construction Specifications

1. Length - minimum of 50' (500' for single residence lot).
2. Width - 10' minimum, should be flared at the existing road to provide a turning radius.
3. Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. Make site approval authority may not require single family residences to use geotextile.
4. Stone - rounded aggregate (2" to 3") or recycled or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
5. Surface water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe entrances shall be installed through the stabilized construction entrance shall be protected with a minimum 2" slope and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the soil is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.
6. Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

21.0 STANDARDS AND SPECIFICATIONS FOR TOPSOIL

**Definition**

Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation.

**Purpose**

To provide a suitable soil medium for vegetative growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.

**Conditions Where Practice Applies**

I. This practice is limited to areas having 2:1 or flatter slopes where:

- a. The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
- b. The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.
- c. The original soil to be vegetated contains material toxic to plant growth.
- d. The soil is so acidic that treatment with limestone is not feasible.

II. For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.

**Construction and Material Specifications**

I. Topsoil salvaged from the existing site may be used provided that it meets the standards on soil forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experimental Station.

II. Topsoil Specifications - Soil to be used as topsoil must meet the following:

- I. Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall be a mixture of contrasting textured subsoils and shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1" in diameter.
- E. Topsoil must be free of plants or plant parts such as bermuda grass, quackgrass, johnsongrass, nutsedge, poison ivy, thistle or others as specified.
- III. Where the subsoil is either highly acidic or composed of heavy clay, ground limestone shall be spread at the rate of 4-8 lbs/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. LIME shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.

**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]* 1-22-96 Date

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

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

*[Signature]* 1/19/96 Date

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

*[Signature]* 3/21/96 Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*[Signature]* 4/14/96 Date

*[Signature]* 4/14/96 Date

*[Signature]* 4/11/96 Date

**SEDIMENT CONTROL NOTES**

1. 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. (4-0) 213-1830
2. All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
3. 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.
4. 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.
5. All disturbed areas must be stabilized within the time period specified above in accordance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL (Sec. G-20) for permanent seedings, sod, temporary seedings, and mulching. Temporary stabilization, with mulch alone, can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
6. 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.
7. Site Analysis:
 

Total Area of Site	: 2.20 Acres
Area Disturbed	: 2.15 Acres
Area to be roofed or paved	: 1.26 Acres
Area to be vegetatively stabilized	: 0.87 Acres
Total Cut	: 2,900 Cu. Yds.
Total Fill	: 2,900 Cu. Yds.

 Off-site waste/borrow area location: N/A
8. Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
9. Additional sediment control must be provided, if deemed necessary by the Howard County DPW Sediment Control Inspector.
10. 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:

- 1) 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).
- 2) 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 rotted 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.

**TEMPORARY SEEDING NOTES**

Apply to graded or cleared areas likely to be redisturbed 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 rotted 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 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.

**SEQUENCE OF CONSTRUCTION**

1. Obtain grading permit. (1 Day)
2. Arrange on-site pre-construction meeting with Sediment Control Inspector. (1 Day)
3. Install stone construction entrances and super silt fence as shown on these plans. (2 days)
4. Fine grade site. (1 week)
5. Construct utilities from existing stubs to the building. (1 week)
6. Construct building. (4 weeks)
7. Install curb and gutter, sidewalk and base paving. Stabilize remaining areas with grass seed and mulch. (1 week)
8. When areas draining to sediment control measures have been stabilized and permission is granted from the Sediment Control Inspector, flush storm drain system and restore sediment traps to proposed grade. Install remaining curb and gutter. Install remaining base paving. Seed and mulch all remaining areas. (1 week)
9. Install surface paving. (1 week)
10. Install landscaping. (2 days)
11. Remove all remaining sediment controls, and go home. (1 day)

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
 CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS  
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MARYLAND 20866  
 TEL: (301) 421-4024 NO. VA.: (301) 983-2524 BALT. (410) 880-1820 FAX: (301) 421-4186 DES. DEV. DRN. HCC. CHK.

DATE	REVISION	BY	APPR.

PREPARED FOR:  
 MANEKIN CORPORATION  
 7165 COLUMBIA GATEWAY DRIVE  
 COLUMBIA, MARYLAND 21046  
 (410) 290-1400  
 ATTN: CHUCK McMAHON

Sediment Control Notes & Details

**GATEWAY COMMERCE CENTER**  
 PARCEL A-47  
 SNOWDEN SQUARE (PHASE 2)  
 HOWARD COUNTY, MARYLAND 6th ELECTION DISTRICT

SCALE	ZONING	G. L. W. FILE No.
As Shown	B-2	95-103
DATE	TAX MAP No.	SHEET
March 1996	42	6 of 6

SDP-96-84