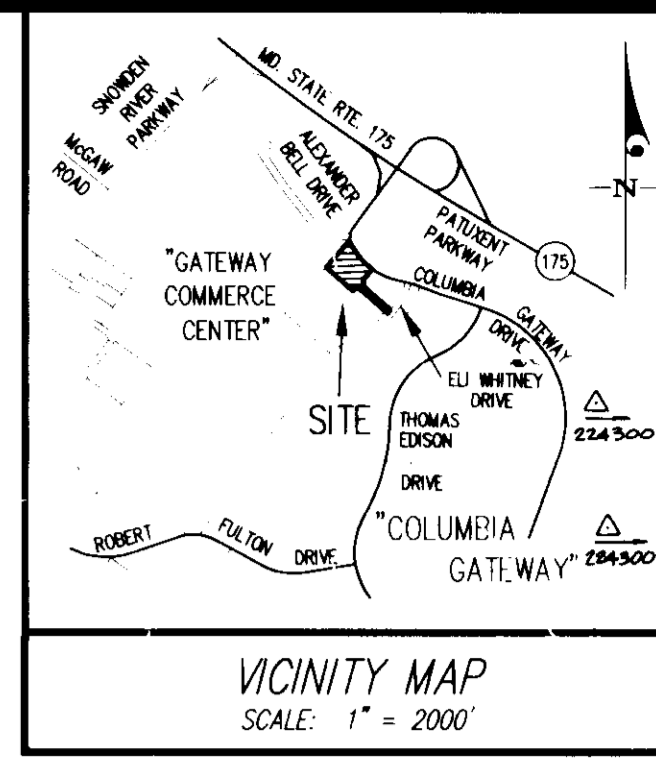


- GENERAL NOTES**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARD AND SPECIFICATIONS IF APPLICABLE.
  2. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF CONSTRUCTION INSPECTION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
  3. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST (5) DAYS BEFORE STARTING WORK SHOWN ON THESE PLANS:
    - MESS UTILITY 1-800-257-7777
    - G & P TELEPHONE COMPANY 755-9976
    - HOWARD COUNTY BUREAU OF UTILITIES 331-4900
    - A T & T CABLE LOCATION DIVISION 393-3553
    - BALTIMORE GAS & ELECTRIC COMPANY 686-7123
    - STATE HIGHWAY ADMINISTRATION 531-3533
  4. 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.
  5. WHERE PROPOSED CURB IS ALONG A DESIGNATED TRAIL LANE, COMMON "RED TRAFFIC PAINT" SHALL BE USED TO PAINT THE ENTIRE TOP AND VERTICAL SURFACE OF THE CURB. THE PAINTED SURFACE SHALL EXTEND FOR THE FULL LENGTH OF THE DESIGNATED TRAIL LANE. THIS TYPE OF PAINT IS READILY OBTAINABLE FROM THE BALTIMORE PAINT AND CHEMICAL COMPANY OR ANY SIMILAR SOURCE DISPENSING SPECIAL-USE PAINTS. PAINT MAY BE APPLIED BY OTHER BRUSH OR SPRAY.
  6. ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED. ALL SPOT ELEVATIONS BY CURB LINE ARE TO FLOW LINE UNLESS NOTED OTHERWISE.
  7. EXISTING TOPOGRAPHY REFLECTS GRADING AS SHOWN ON GP-96-180 AND F-96-167.
  8. COORDINATES AND BEARINGS ARE BASED UPON THE MD STATE PLAN SYSTEM (NAD '22) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS #243002 AND #243003.
  9. WATER, SEWER AND STORM DRAIN IS PUBLIC, EXCEPT WHERE LABELED PRIVATE.
  10. STORMWATER MANAGEMENT FOR THIS SITE IS PROVIDED IN A CENTRAL FACILITY, UNDER F-92-1001.
  11. ALL EXISTING WATER AND SEWER IS PER CONTRACTS 24-3557D.
  12. ALL EXISTING PUBLIC STORM DRAIN IS PER F-96-167.
  13. ALL CURB RADIUS IS 5' UNLESS NOTED OTHERWISE.
  14. SIDEWALKS ADJACENT TO PERPENDICULAR PARKING SHALL BE 6' WIDE. ALL OTHER SIDEWALKS SHALL BE 5' WIDE EXCEPT WHERE DIMENSIONED OTHERWISE.
  15. CONTRACTOR SHALL UTILIZE PVC PIPE FOR ALL SEWER HOUSE CONNECTIONS. CONTRACTOR SHALL UTILIZE D.I.P. (CL. 51) FOR ALL WATER HOUSE CONNECTIONS.
  16. USE TRENCH BEDDING CLASS "C" FOR STORM DRAINS.
  17. PAVED AREAS INDICATED ARE PRIVATE EXCEPT AS NOTED.
  18. RECORDING REFERENCE: PLAT NO. 12585 THROUGH 12587.
  19. 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.
  20. ALL WATER METERS SHALL BE LOCATED INSIDE BUILDINGS. ALL WATER HOUSE CONNECTIONS SHALL BE BUILT WITH 48" OF COVER TO PROPOSED GRADE. BUILDING WILL HAVE AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM.
  21. THE 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.
  22. EXISTING UTILITIES SHOWN WERE OBTAINED BY FIELD SURVEY AND AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF THE MAINS BY LOCATING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF CONSTRUCTION. ANY DISCREPANCIES MUST BE COMMUNICATED TO THE ENGINEER FOR POSSIBLE RE-DESIGN. ANY UTILITIES MARKED BY MISS UTILITY SHALL ALSO BE TEST PITTED BY HAND, AND ANY IMPACTS TO BE DESIGN FACILITIES SHALL BE REPORTED TO THE ENGINEER.
  23. ALL DOWNSPOUT DRAINS SHALL BE CONNECTED TO THE 8" PVC UNDERDRAIN.
  24. LIGHTING SHALL BE DIRECTED DOWNWARD AND AWAY FROM RIGHT-OF-WAY.



PARCEL "A-67"  
GATEWAY COMMERCE CENTER  
PLAT No. 12587  
ZONED M-1

PARCEL "A-70"  
GATEWAY COMMERCE CENTER  
PLAT No. 12587  
ZONED M-1

PARCEL "A-67"  
143,395 ± OR 3,2919 AC.  
ZONED: M-1  
F.F.E. = 341'

PARCEL "A-68"  
GATEWAY COMMERCE CENTER  
PLAT No. 12587  
ZONED M-1

**SHEET INDEX**

1 of 7	SITE DEVELOPMENT PLAN
2 of 7	DRAINAGE AREA MAP, STORM DRAIN PROFILES, & SCHEDULE
3 of 7	SEDIMENT & EROSION CONTROL PLAN
4 of 7	SEDIMENT & EROSION CONTROL NOTES & DETAILS
5 of 7	LANDSCAPE PLAN
6 of 7	LANDSCAPE SPECIFICATIONS, SCHEDULES, NOTES & DETAILS
7 of 7	SITE DETAILS

- Legend:**
- Existing Contour
  - Proposed Contour
  - 6" Std. Curb & Gutter
  - 6" Rev. Curb & Gutter
  - 7" Std. Curb & Gutter
  - 7" Rev. Curb & Gutter
  - Existing Storm Drain
  - Proposed Storm Drain (PRIVATE)
  - Proposed Underdrain FOR DOWNSPOUT CONNECTIONS
  - Existing Sanitary Sewer
  - Flow Arrow
  - Waterline
  - Fire Hydrant
  - Building Ingress/Egress, HANDICAPPED ACCESSIBLE
  - Proposed Spot Elevation
  - Street Light
  - STEEP SLOPES (25% & GREATER)

**SITE ANALYSIS**

A. TOTAL PROJECT AREA (FOR PARCEL A-67 PER PLAT NO. 12587)	3,3919 AC. OR 143,395 SF
B. AREA OF PLAN SUBMISSION	1,924 AC.
C. LIMIT OF DISTURBED AREA	1,924 AC.
D. PRESENT ZONING	M-1
E. PROPOSED USES FOR SITE AND STRUCTURES	95-Room Hotel
F. FLOOR SPACE ON EACH LEVEL: 1st FLOOR: 18,868 SF 2nd & 3rd FLOOR: 18,464 SF EA.	18,873 SF (3 STORY BLDG.)
G. NUMBER OF PARKING SPACES REQUIRED BY HOWARD COUNTY ZONING REGULATIONS	95 (INCLUDING 4 HANDICAPPED SPACES)
H. NUMBER OF PARKING SPACES PROVIDED ON SITE (INCLUDE NUMBER OF HANDICAPPED PARKING SPACES)	95
I. BUILDING COVERAGE OF SITE: 0.44:1 ADOS AND 13.5% OF GROSS AREA	
J. APPLICABLE DPZ FILE REFERENCES: S-84-44, S-85-55, F-88-91, F-87-96, F-85-53, VP-84-150, VP-85-34, F-89-173, VP-85-35, VP-86-81, VP-88-17, WP-88-63, WP-89-74, 44-91-15, 28-91-5, S-90-210, S-90-42-49, F-92-15, F-92-51, FDP-215, F-92-136, S-92-42, F-92-140, WP-93-48, WP-92-172, F-93-47, 28-94-98, F-95-175, F-96-127, & F-96-167	

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*[Signature]* 3/24/97

*[Signature]* 2/25/97

*[Signature]* 2/19/97

**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) 988-2524 BALT: (410) 880-1820 FAX: (301) 421-4186 DES. CKG DRN. GPM CHK.

5-29-97	Update G.W.H.C. Location	MET	
DATE	REVISION	BY	APPR.

OWNER  
THE HOWARD RESEARCH & DEVELOPMENT CORP.  
10273 LITTLE PATUXENT PARKWAY  
COLUMBIA, MD, 21044  
(410) 292-9027

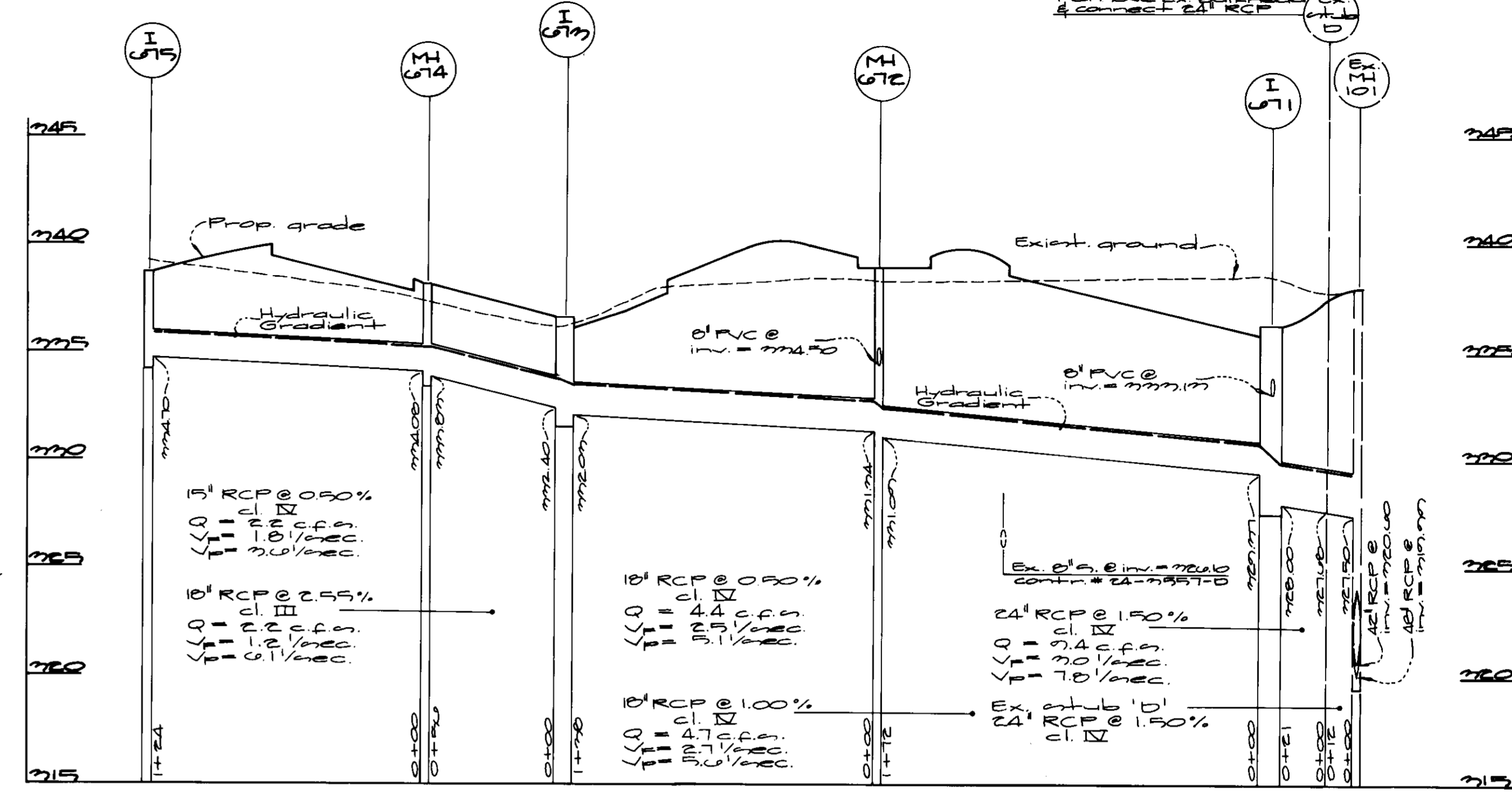
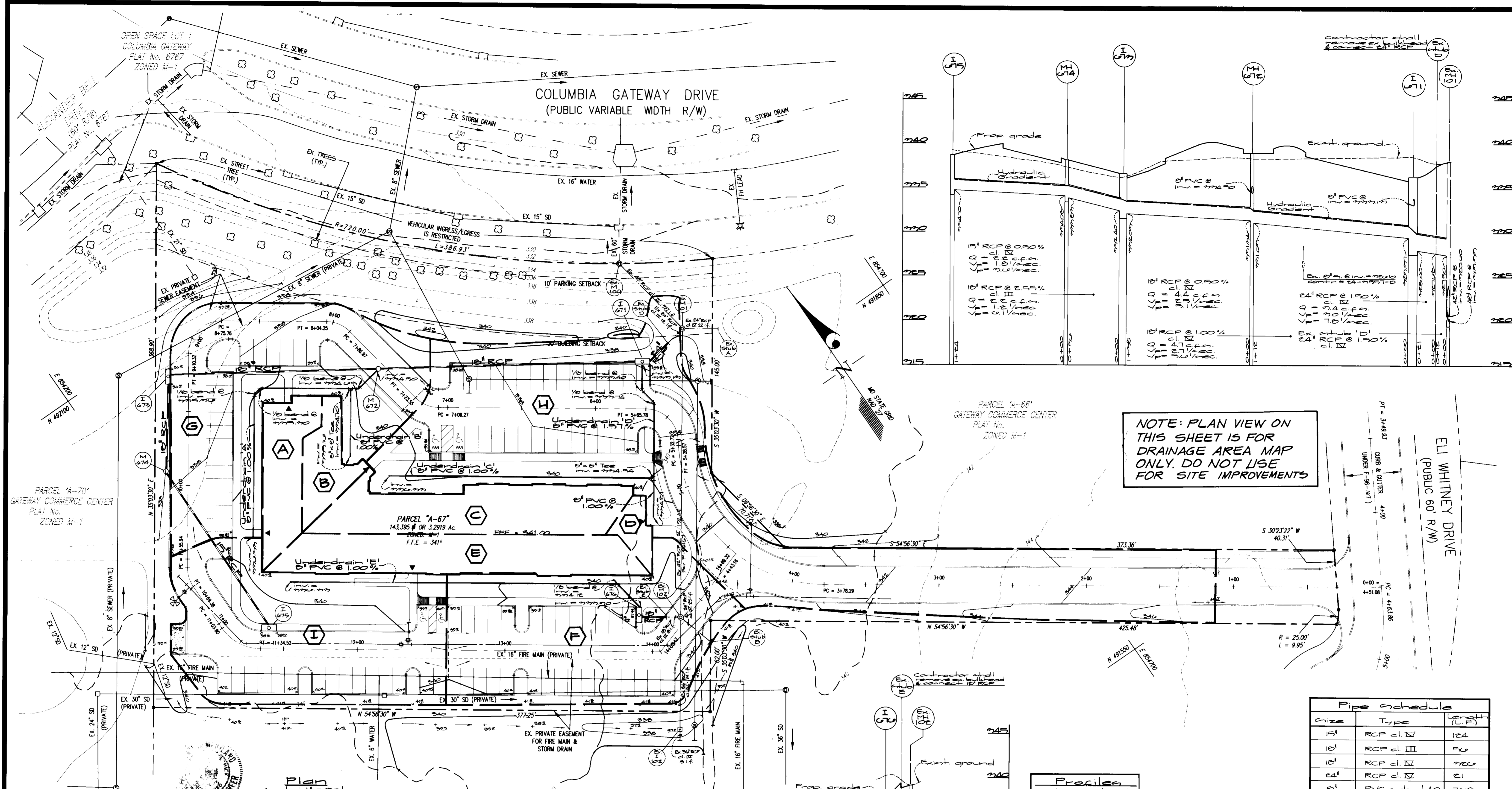
DESIGNED FOR CONTRACT: **PIREMEER**  
**STUDIO PLUS HOTELS, INC.**  
1999 RICHMOND ROAD  
SUITE FOUR  
LEXINGTON, KY 40502  
ATTN: MR. MARK UNDERWOOD  
PHONE: (606) 335-7786

**Site Development Plan**  
**GATEWAY COMMERCE CENTER**  
**PARCEL "A-67"**

GUILFORD ELECTION DISTRICT No. 6

HOWARD COUNTY, MARYLAND

WATER CODE: EDG	SEWER CODE: 3590000	PARCEL NUMBER: 12587	STREET ADDRESS: 6620 ELI WHITNEY DRIVE
SUBDIVISION NAME: GATEWAY COMMERCE CENTER	SECTION/AREA: N/A	PARCEL: "A-67"	
PLAT: 12585-87	ZONE: M-1	TAX MAP: 42	BLOCK: 1
SCALE: 1" = 30'	ZONING: M-1	C. L. W. FILE No: 96104	
DATE: 2/4/1997	TAX MAP No: 42	SHEET: 1 OF 7	



NOTE: PLAN VIEW ON THIS SHEET IS FOR DRAINAGE AREA MAP ONLY. DO NOT USE FOR SITE IMPROVEMENTS

Size	Type	Length (L.F.)
15"	RCP d. IV	124
12"	RCP d. III	56
10"	RCP d. IV	766
24"	RCP d. IV	21
6"	PVC sched 40	768

Profiles  
 scales: 1" = 5' vert  
 1" = 20' horiz

No	Type	Width	Top Elevation	Bottom Elevation	Inv. Elev. Lower	Inv. Elev. Upper	Std Detail	Location	Remarks
I 671	A-10	4'-0"	775.51	775.00	775.00	775.00	S.D. 4.02	See Plan	
I 672	"	4'-0"	775.00	774.50	774.50	774.50	"	"	
I 673	"	4'-0"	774.50	774.00	774.00	774.00	"	"	
I 674	"	4'-0"	774.00	773.50	773.50	773.50	"	"	
M 675	SHD MH	4'-0"		773.50	773.50	773.50	G. 5.01	See Plan	
M 676	"	4'-0"		773.00	773.00	773.00	"	"	

Inlet/Underdrain	Drainage Area	Area	Road Area	Grass Area	i/c value
UD A	A	0.07	0.07		0.20
UD B	B	0.05	0.05		0.20
UD C	C	0.15	0.15		0.20
UD D	D	0.02	0.02		0.20
UD E	E	0.15	0.15		0.20
I 671	I	0.20	0.57	0.37	0.62
I 672	H	0.41	0.72	0.09	0.71
I 673	G	0.40	0.28	0.12	0.62
I 674	F	0.70	0.25	0.13	0.67

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Robert Blund*  
 Chief, Division of Land Development  
 Date: 3/25/97

*Michael J. Smith*  
 Chief, Development Engineering Division  
 Date: 3/19/97

**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) 980-2524 BALT. (410) 880-1820 FAX: (301) 421-4168 DES. CLK DRN. GPM CHK.

PREPARED FOR CONTRACT PURCHASER  
**STUDIO PLUS HOTELS, INC.**  
 1999 RICHMOND ROAD  
 SUITE FOUR  
 LEXINGTON, KY 40502  
 ATTN: MR. MARK UNDERWOOD  
 PHONE: (606) 335-7766

Drainage Area Map, Storm Drain Profiles & Schedule

**GATEWAY COMMERCE CENTER**  
 PARCEL "A-67"

SCALE: As Shown  
 DATE: 2-4-1997  
 ZONING: M-1  
 TAX MAP No.: 42  
 SHEET: 2 OF 7

G. L. W. FILE No.: 96104

HOWARD COUNTY, MARYLAND



**HRD PLANTING SPECIFICATIONS**

**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 plant 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.

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

**3. Plant Measurements**

All plants shall conform to the measurements specified in the Plant Schedule as approved by the ARC.

a. Caliper measurements shall be taken six inches (6") above grade for trees under four-inch (4") caliper and twelve (12") above grade for trees four inches (4") in caliper and over.

b. Minimum branching height for all trees shall be six feet (6'), maximum eight feet (8').

c. Minimum size for planting shade trees shall be 3-3/4" caliper, 14'-16' in height.

d. Minimum size for planting minor or intermediate focus trees (pines, crabapples, etc.) shall be 3"-3-3/4" caliper, 10'-12' in height.

e. Minimum size for planting shrubs shall be 18" - 24" spread unless noted otherwise.

f. Caliper, height, spread and size of ball shall be generally as follows:

CALIPER	HEIGHT	SPREAD	SIZE OF BALL
3" - 3 1/4"	14'-16'	6'-8'	32" diameter
3 1/4" - 4"	14'-16'	8'-10'	36" diameter
4" - 4 1/4"	16'-18'	8'-10'	40" diameter
4 1/4" - 5"	16'-17'	10'-12'	44" diameter
5" - 5 1/4"	16'-20'	10'-12'	48" diameter
5 1/4" - 6"	18'-20'	12'-14'	52" diameter

All plant material shall generally average the median for the size ranges indicated above as indicated in the "AAN Standards".

**4. Plant Identification**

Legible labels shall be attached to all shade trees, 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 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**

All proposed plant materials that meet the specifications in Section A are to be planted in accordance with the following methods during the proper planting seasons as described in the following:

**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.

d. Diameter and depth of tree pits shall generally be as follows:

PLANT SIZE	ROOT BALL	PIT DIAMETER	PIT DEPTH
3" - 3 1/4" cal.	32"	64"	28"
3 1/4" - 4" cal.	36"	72"	32"
4" - 4 1/4" cal.	40"	80"	36"
4 1/4" - 5" cal.	44"	88"	40"
5" - 5 1/4" cal.	48"	96"	44"
5 1/4" - 6" cal.	52"	104"	48"

A 20% compaction figure of the soil to be removed is assumed and will be allowed in calculation of extra topsoil. The tabulated pit sizes are for purposes of uniform calculation and shall not override the specified depths below the bottoms of the root balls.

**4. Staking, Guying and Wrapping**

All plant material shall be staked or guyed, and wrapped in accordance with the following specifications:

a. Stakes: Shall be sound wood 2" x 2" 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 staked 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 practices. 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 bed or saucer.

**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.

**Sodding**

All sodding shall be in accordance to the "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Areas" latest edition, approved by the Landscape Contractors Association of Metropolitan Washington and the American Society of Landscape Architects.

All sod shall be strongly rooted sod, not less than two years old and free of weeds and undesirable native grasses. Provide only sod capable of growth development when planted and in strips not more than 18" wide x 4" long. Provide sod composed principally of improved strain Kentucky bluegrass, such as, Columbia, Victa, or Escort.

**PLANTING REQUIRED BY HRD**

3.25 AC. @ 25 Shade trees/ac. = 82 Shade trees (or eqv. up to 50%)

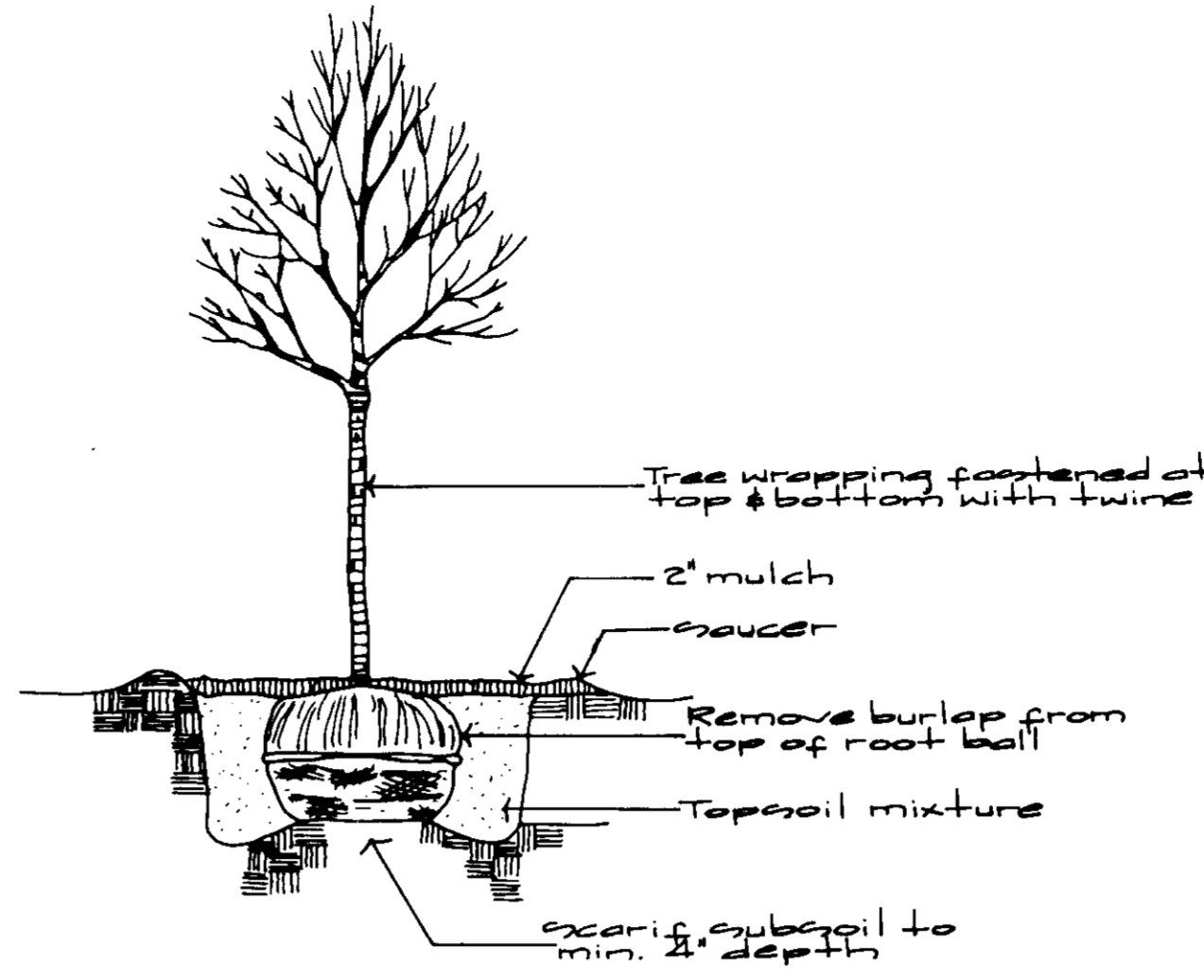
**PLANTING PROVIDED**

Shade trees (st) 69  
Ornamental trees 10 (5 eqv. "st")  
Evergreen trees 10 (5 eqv. "st")  
79 Equ. Shade Trees

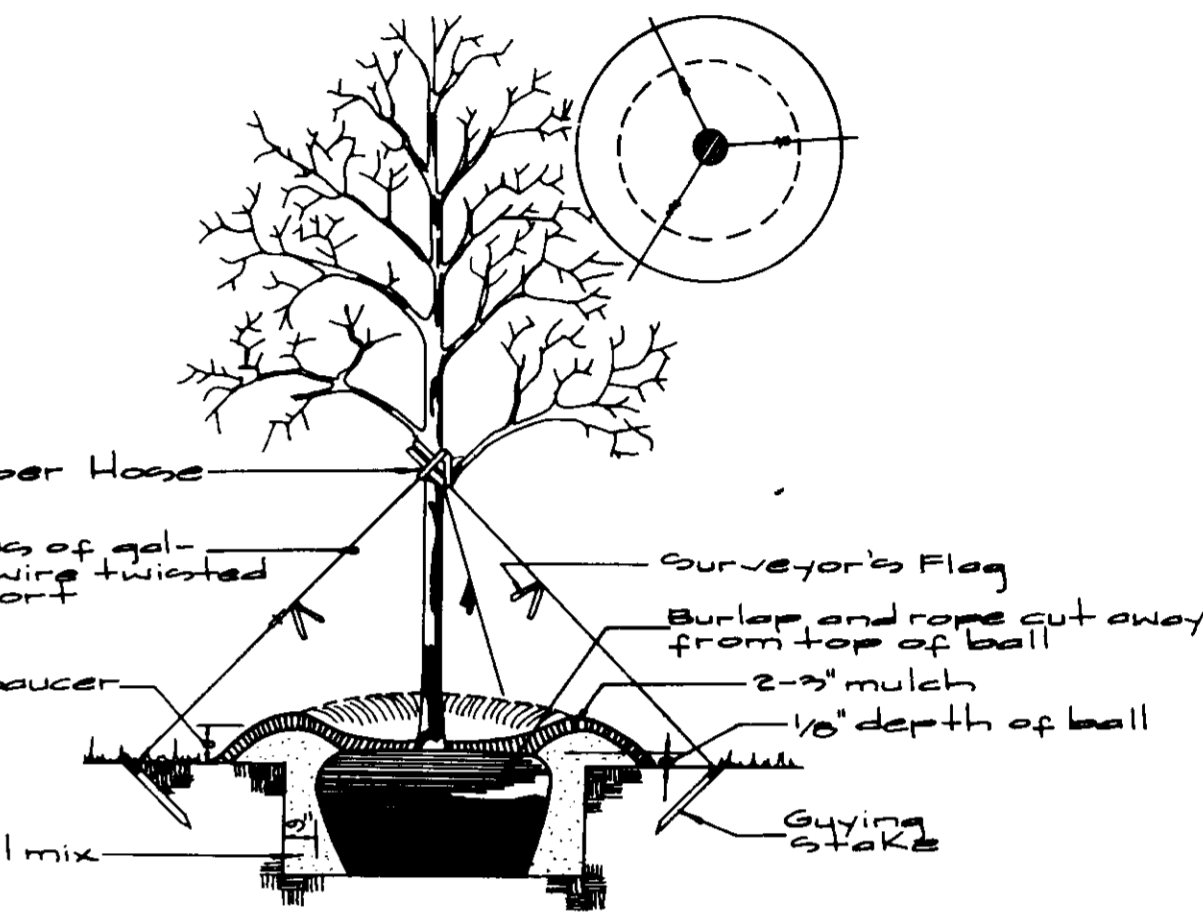
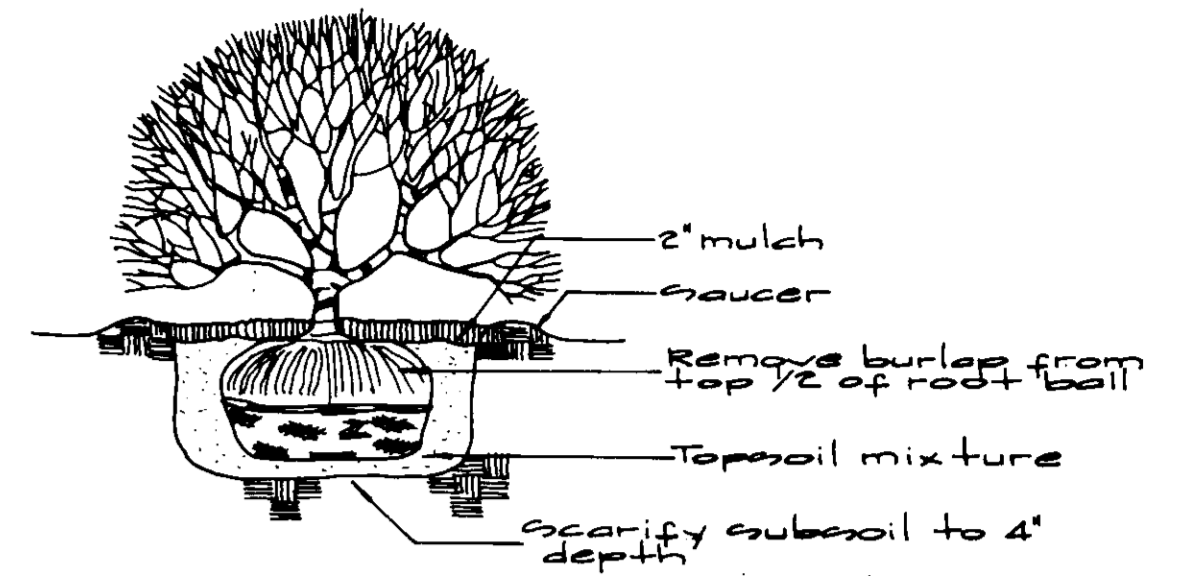
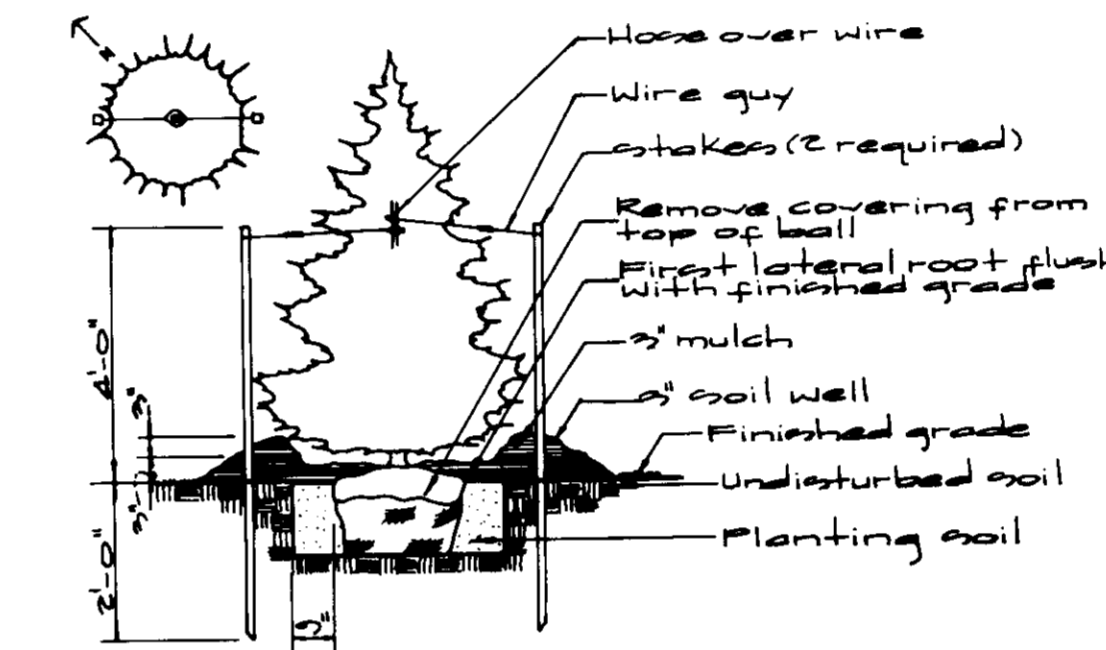
**NOTES:**

- THE BALANCE OF THE HRD REQUIRED SHADE TREES IS PROVIDED BY EXISTING TREES SAVED ON-SITE AND BY PROPOSED SHRUBS.
- The Landscape Plan has been prepared in accordance with the alternative compliance provisions of section 16.124 of the Howard County Code and the Landscape Manual.
- Landscape Schedules A & B are shown for surety purposes only. Financial surety for the required Landscaping per these schedules \$500.00

OWNER  
THE HOWARD RESEARCH & DEVELOPMENT CORP.  
10273 LITTLE PATIENT PARKWAY  
COLUMBIA, MD. 21044  
(410) 502-6027



Typical Deciduous Tree Planting



Typical Tree Guying Detail

**SCHEDULE A PERIMETER LANDSCAPE EDGE**

Category	Adjacent to Roadways	Adjacent to Perimeter Properties
Landscape Type	E	
Linear Feet of Roadway Frontage/Perimeter	387 L.F.	
Credit for Existing Vegetation (Yes, No, Linear Feet) (Describe below if needed)	10 TREES	
Credit for Wall, Fence or Berm (Yes, No, Linear Feet) (Describe below if needed)	BERM 175 LF	NA INTERNAL
Number of Plants Required Shade Trees Evergreen Trees Shrubs	10 0 0	PARCEL
Number of Plants Provided Shade Trees Evergreen Trees Other Trees (2:1 substitution) Shrubs (10:1 substitution) (Describe plant substitution credits below if needed)	ALTERNATIVE COMPLIANCE	

TOTAL SCH. A. TREES FOR BONDING: ZERO W/EX. TREE CREDIT.

**SCHEDULE B PARKING LOT INTERNAL LANDSCAPING**

Number of Parking Spaces	25
Number of Trees Required (1 PER 20 SPACES)	5
Number of Trees Provided Shade Trees Other Trees (2:1 substitution)	ALTERNATIVE COMPLIANCE

TOTAL SCH. B TREES FOR BONDING : 5



Approved: Howard County Department of Planning & Zoning  
Richard Blood  
Chief Development Engineer  
3/24/97  
3/25/97  
3/19/97

**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	APPR.

PREPARED FOR  
CONTRACT PURCHASER  
STUDIO PLUS HOTELS, INC.  
1999 RICHMOND ROAD  
SUITE FOUR  
LEXINGTON, KY 40502  
ATTN: MR. MARK UNDERWOOD  
PHONE: (606) 335-7786

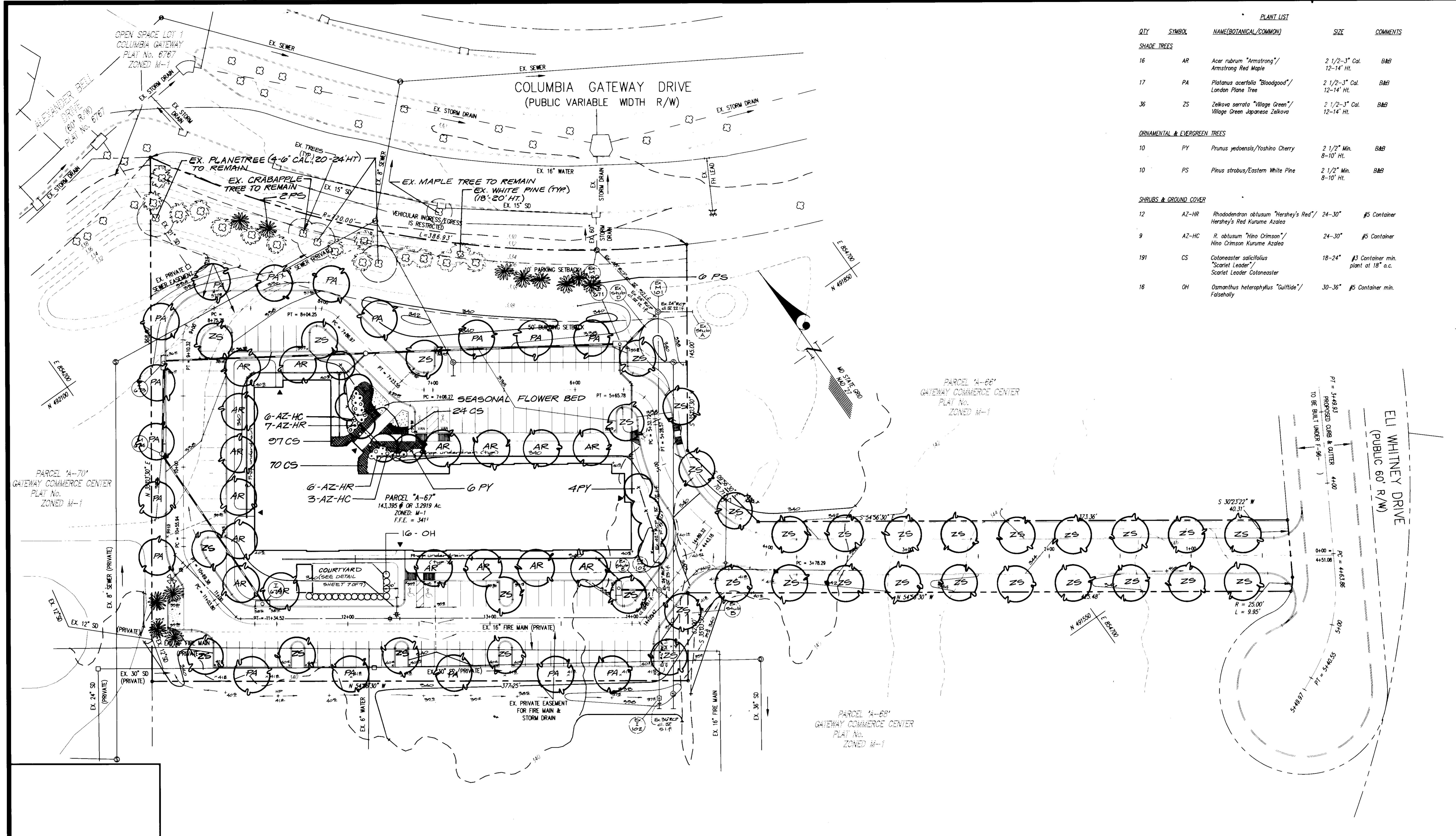
**LANDSCAPE SPECIFICATIONS, SCHEDULES, NOTES AND DETAILS**

**GATEWAY COMMERCE CENTER**  
PARCEL "A-67"

GULFORD ELECTION DISTRICT No. 6

HOWARD COUNTY, MARYLAND

DES.:	SCALE	ZONING	G.L.W. FILE NO.
DRN: HKJ	DATE 2/4/97	M-1	26-104
CHK.:	42	TAX MAP NO.	SHEET 60 of 7



QTY	SYMBOL	NAME(BOTANICAL/COMMON)	SIZE	COMMENTS
<b>SHADE TREES</b>				
16	AR	Acer rubrum "Armstrong"/ Armstrong Red Maple	2 1/2-3" Cal. 12-14' Ht.	B&B
17	PA	Platanus acerfolia "Bloodgood"/ London Plane Tree	2 1/2-3" Cal. 12-14' Ht.	B&B
36	ZS	Zelkova serrata "Village Green"/ Village Green Japanese Zelkova	2 1/2-3" Cal. 12-14' Ht.	B&B
<b>ORNAMENTAL &amp; EVERGREEN TREES</b>				
10	PY	Prunus yedoensis/Yoshino Cherry	2 1/2" Min. 8-10' Ht.	B&B
10	PS	Pinus strobus/Eastern White Pine	2 1/2" Min. 8-10' Ht.	B&B
<b>SHRUBS &amp; GROUND COVER</b>				
12	AZ-HR	Rhododendron obtusum "Hersey's Red"/ Hersey's Red Kurume Azalea	24-30"	#5 Container
9	AZ-HC	R. obtusum "Hino Crimson"/ Hino Crimson Kurume Azalea	24-30"	#5 Container
191	CS	Cotoneaster salicifolius "Scarlet Leader"/ Scarlet Leader Cotoneaster	18-24"	#3 Container min. plant at 18" a.c.
16	OH	Osmanthus heterophyllus "Gulfide"/ Falseholly	30-36"	#5 Container min.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*Richard Blood* 3/26/97  
Date

*Richard Blood* 3/25/97  
Date

*Michael...* 3/19/97  
Date

Chief, Development Engineering Division MK



OWNER  
THE HOWARD RESEARCH & DEVELOPMENT CORP.  
10273 LITTLE PATENT PARKWAY  
COLUMBIA, MD 21044  
(410) 992-6027

**THIS PLAN IS FOR  
LANDSCAPING PURPOSES ONLY!  
DO NOT use for other site improvements**

**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 MD. V.A.: (301) 989-2524 BALT. (410) 880-1820 FAX: (301) 421-4106 DES. CKG DRN. GPM CHK.

DATE	REVISION	BY	APPR.

PREPARED FOR  
CONTRACT PURCHASER  
**STUDIO PLUS HOTELS, INC.**  
1999 RICHMOND ROAD  
SUITE FOUR  
LEWINGTON, KY 40502  
ATTN: MR. MARK UNDERWOOD  
PHONE: (606) 335-7786

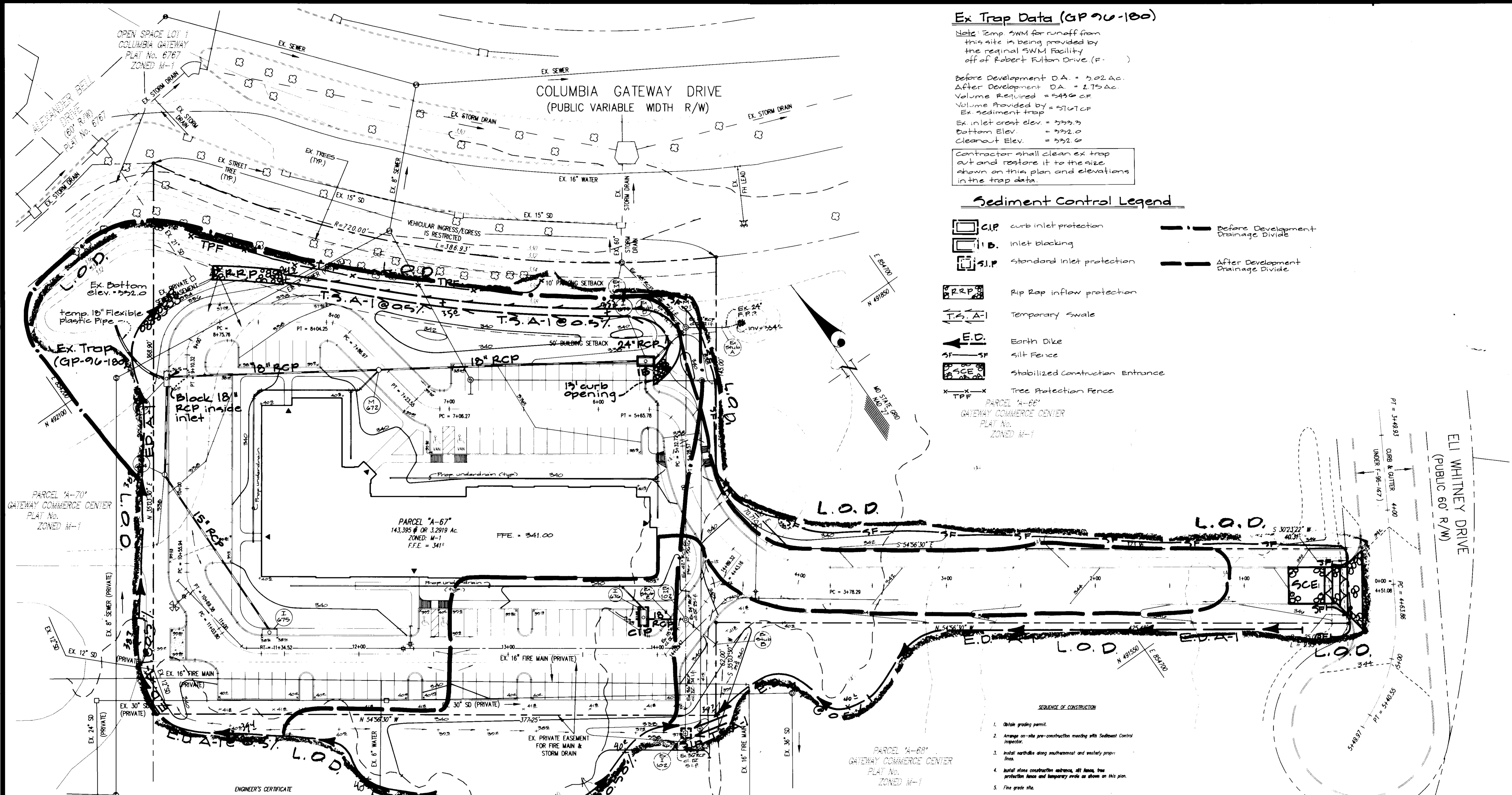
LANDSCAPE PLAN  
**GATEWAY COMMERCE CENTER  
PARCEL "A-67"**  
GULFORD ELECTION DISTRICT No. 6  
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1" = 30'	M-1	96104
DATE	TAX MAP No.	SHEET
2/4/1997	42	5 OF 7









**Ex Trap Data (GP 90-100)**

Note: Temp. SWM for runoff from this site is being provided by the regional SWM Facility off of Robert Fulton Drive (R.F.D.)

Before Development D.A. = 3.02 Ac.  
 After Development D.A. = 2.75 Ac.  
 Volume Required = 5436 CF  
 Volume Provided by = 5107 CF  
 Ex. sediment trap  
 Ex. inlet crest elev. = 333.3  
 Bottom Elev. = 332.0  
 Cleanout Elev. = 332.0

Contractor shall clean ex trap out and restore it to the size shown on this plan and elevations in the trap data.

**Sediment Control Legend**

- C.I.P. curb inlet protection
- I.B. inlet blocking
- S.I.P. standard inlet protection
- R.R.P. Rip Rap inflow protection
- T.S.A.-I Temporary Swale
- E.D. Earth Dike
- S.F. Silt Fence
- S.C.E. Stabilized Construction Entrance
- T.P.F. Tree Protection Fence
- Before Development Drainage Divide
- After Development Drainage Divide

**SEQUENCE OF CONSTRUCTION**

1. Obtain grading permit.
2. Arrange on-site pre-construction meeting with Sediment Control Inspector.
3. Install north-south and west-east property lines.
4. Install stone construction entrance, all fences, tree protection fences and temporary swales as shown on this plan.
5. Fine grade site.
6. Construct water and sewer from existing stub to the building construct storm drains (I-675 to I-671 and I-676. Provide inlet blocking at I-671 and curb inlet protection at I-676. Block 18\"/>
- 7. Construct building.
- 8. Install curb and gutter (except for curb cut near I-671), sidewalks and base paving. Stabilize remaining areas with grass, seed and mulch.
- 9. When areas draining to sediment control measures have been stabilized and permission has been granted from the Sediment Control Inspector, flush storm drain systems, remove flexible plastic pipe at I-673, remove their opening and remove blocking in 18\"/>
- 10. Install surface paving.
- 11. Install landscaping.
- 12. Remove all remaining sediment controls.
- 13. Pick up and go home.

**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]* 2-4-97 Date



**LETTER OF PERMISSION FOR OFF-SITE GRASSING**  
 REC'D FROM OWNER 3/1/97

**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 HSD."

*[Signature]* 3/4/97 Date

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

*[Signature]* 3/24/97 Date  
*[Signature]* 3/25/97 Date  
*[Signature]* 3/19/97 Date

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

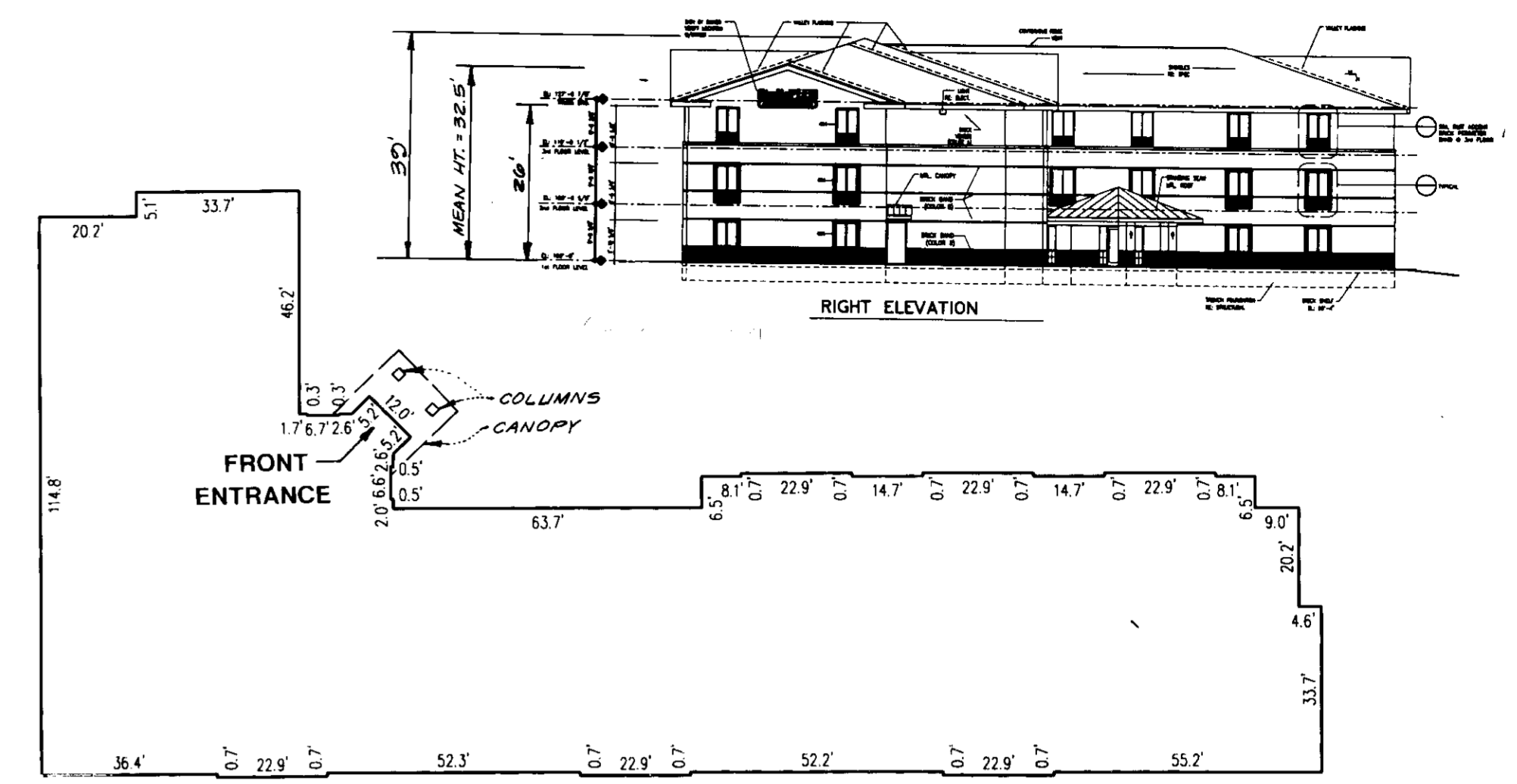
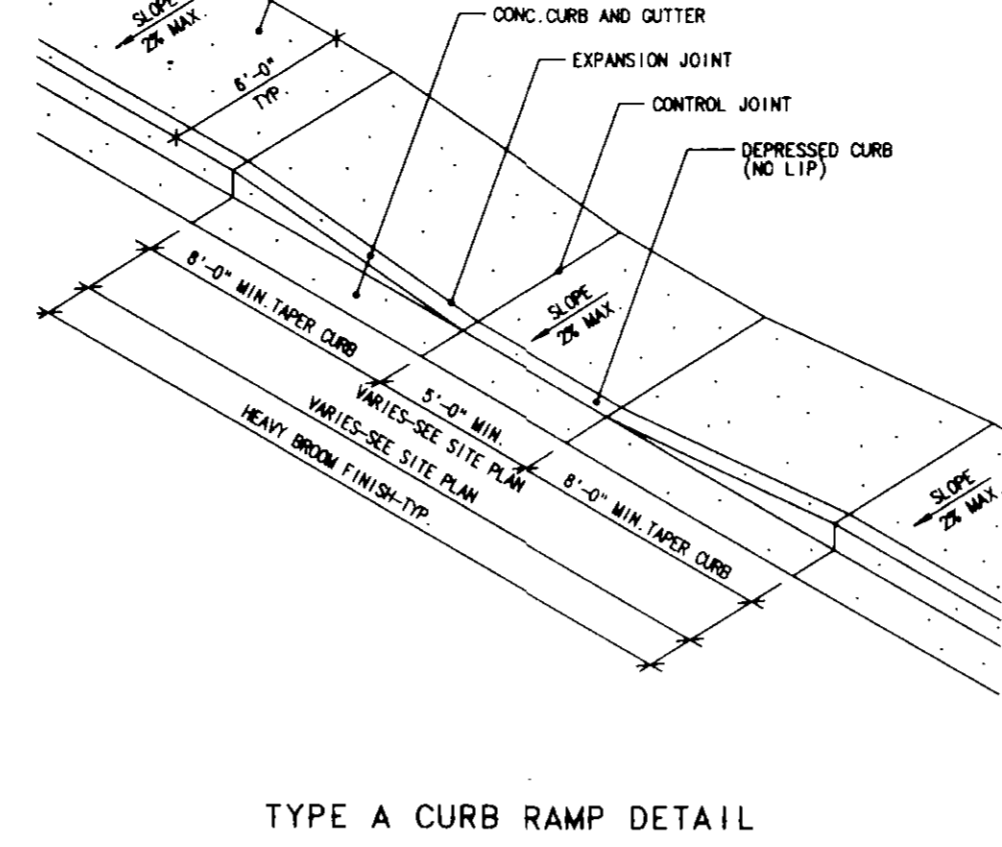
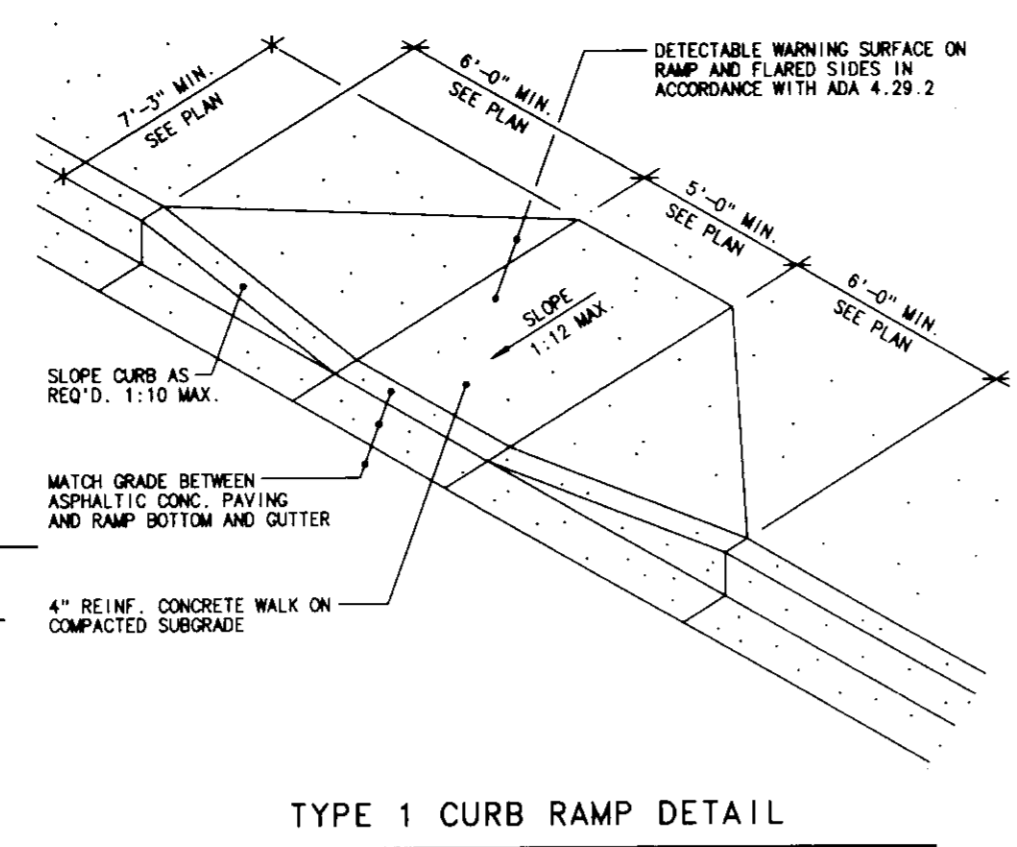
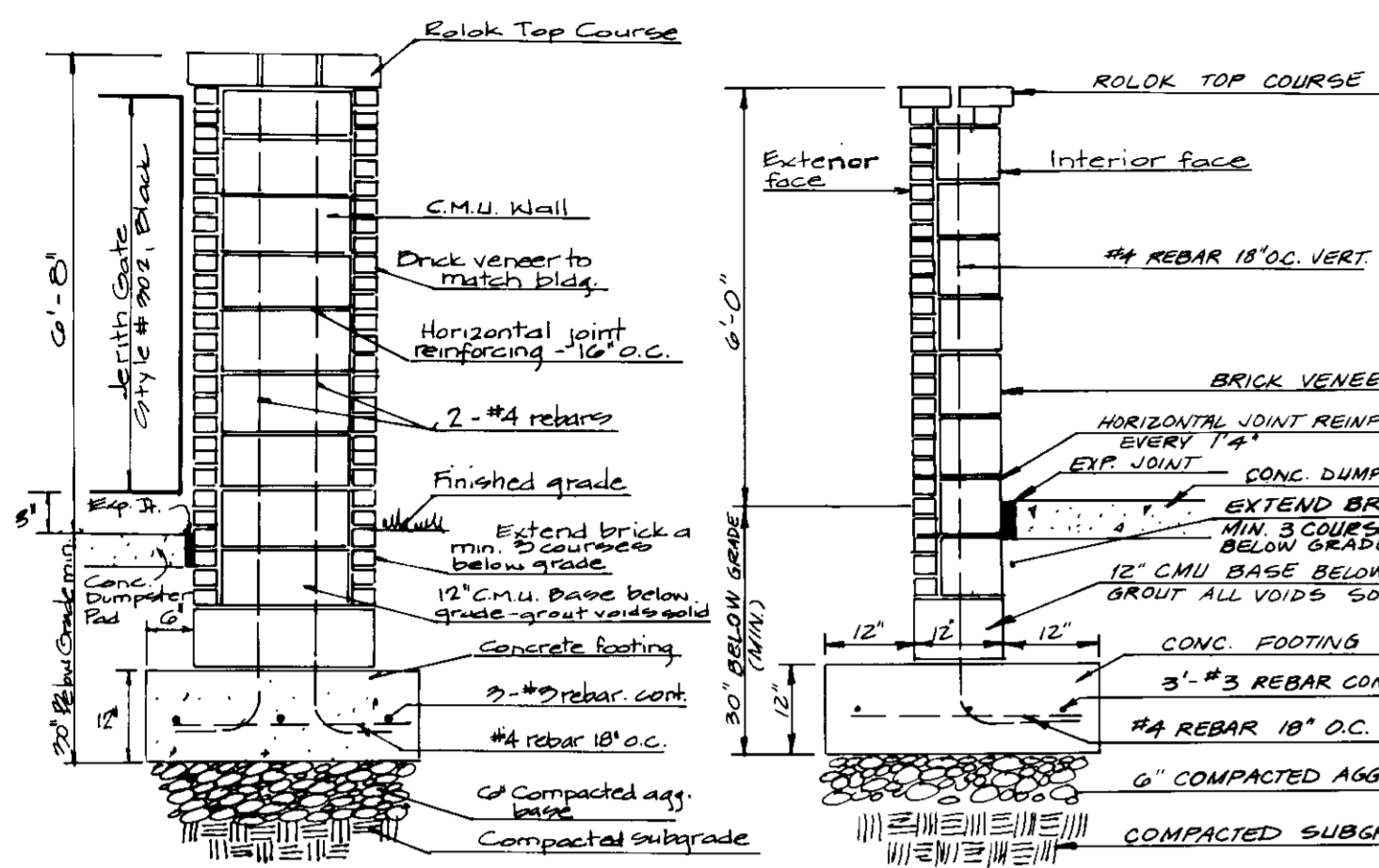
These plans have been reviewed for the Howard Soil Conservation District and meet the technical requirements.

*[Signature]* 3/17/97 Date  
*[Signature]* 3/4/97 Date

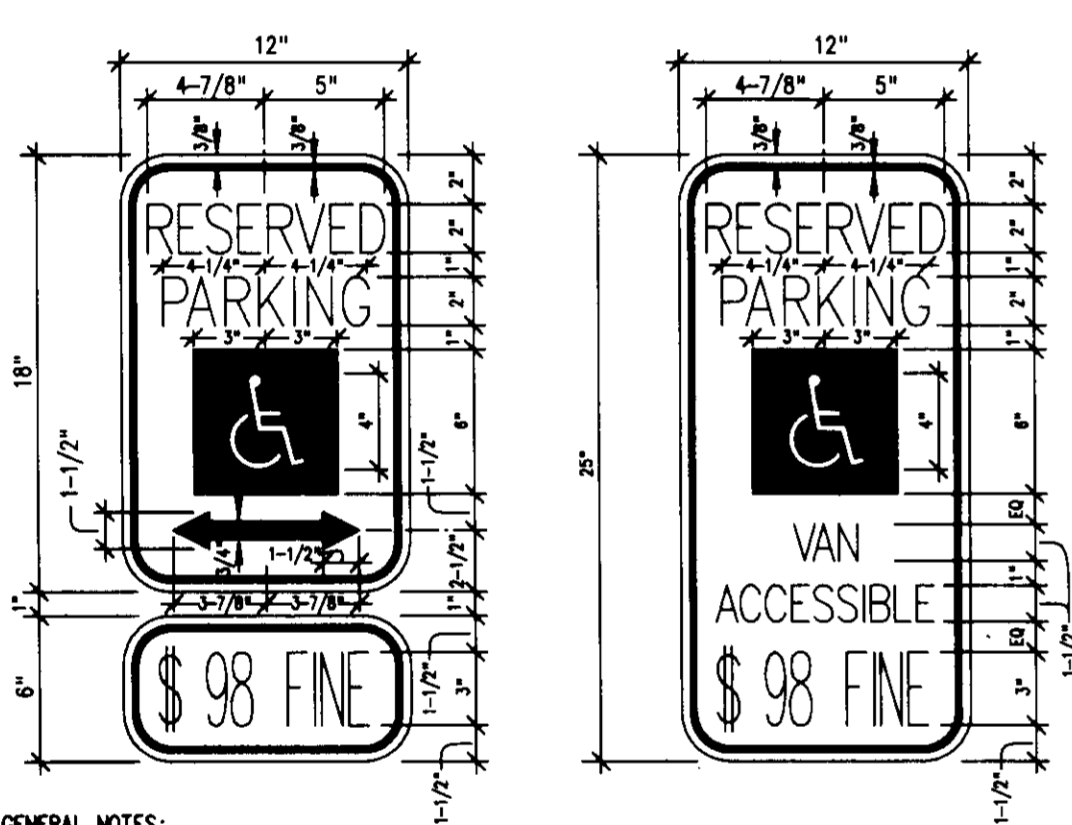
**OWNER**  
 THE HOWARD RESEARCH & DEVELOPMENT CORP.  
 10273 LITTLE PARLIAMENT PARKWAY  
 COLUMBIA, MD 21044  
 (410) 992-8027

**THIS PLAN IS FOR SEDIMENT & EROSION CONTROL ONLY! DO NOT use for other site improvements**

<b>GLW GUTSCHICK LITTLE &amp; WEBER, P.A.</b> CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MARYLAND 20866 TEL: (301) 421-4024 MO. VA: (301) 989-2524 BALT: (410) 880-1820 FAX: (301) 421-4106 DES. CKG DRN. GPM CHK.	DATE	REVISION	BY	APPR.	PREPARED FOR <b>CONTRACT PURCHASER</b> <b>STUDIO PLUS HOTELS, INC.</b> 1999 RICHMOND ROAD SUITE FOUR LEXINGTON, KY 40502 ATTN: MR. MARK UNDERWOOD PHONE: (606) 335-7706	<b>Sediment &amp; Erosion Control Plan</b> <b>GATEWAY COMMERCE CENTER</b> PARCEL "A-67"	SCALE 1" = 30'	ZONING M-1	G. L. W. FILE No. 96104
					CUMFORD ELECTION DISTRICT No. 6 HOWARD COUNTY, MARYLAND	DATE 2/4/1997	TAX MAP No. 42	SHEET 3 of 7	

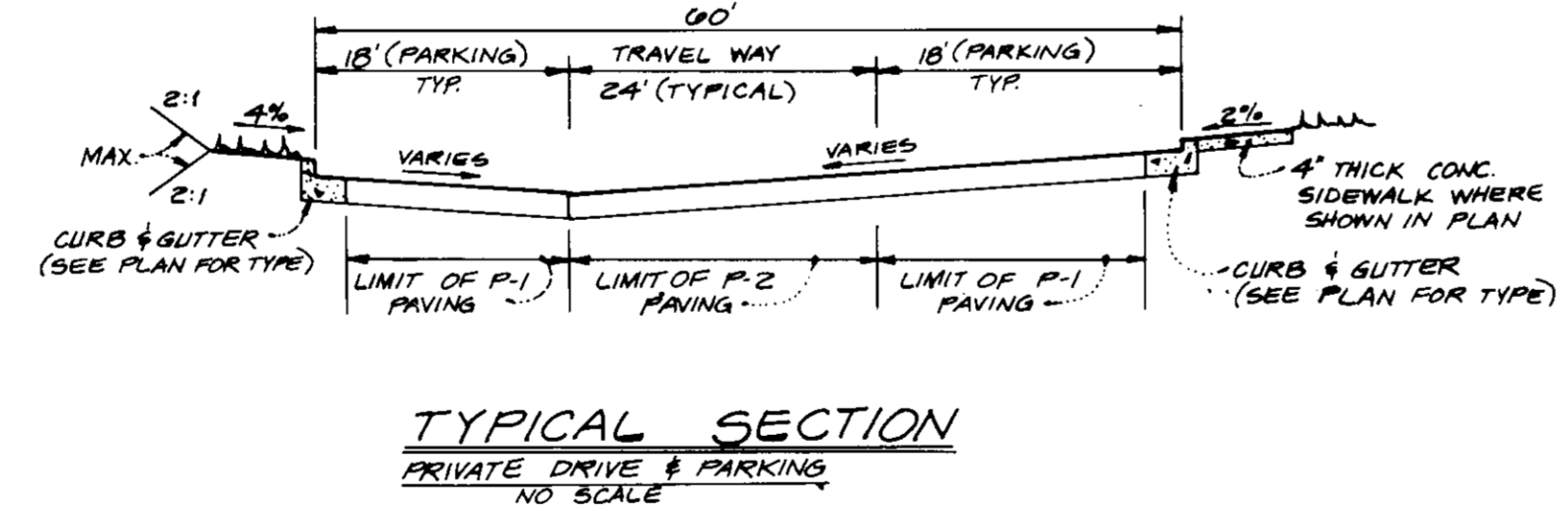
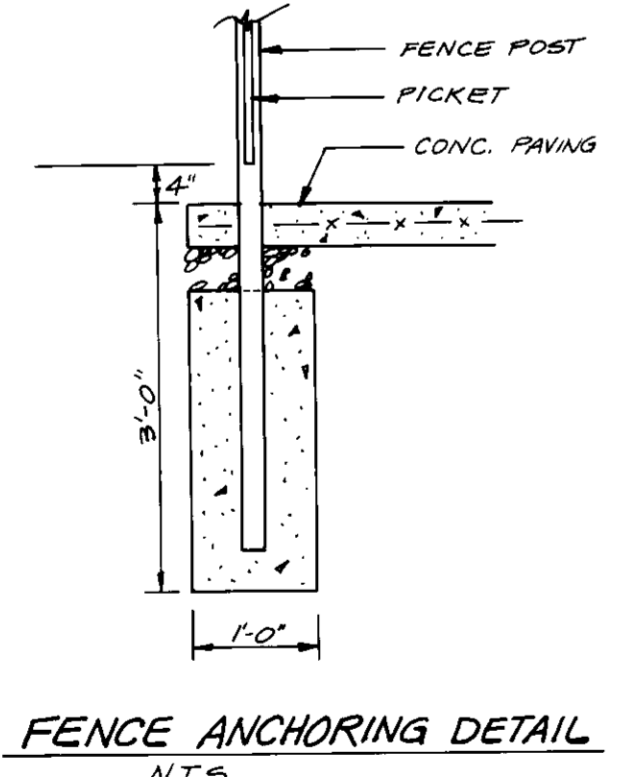
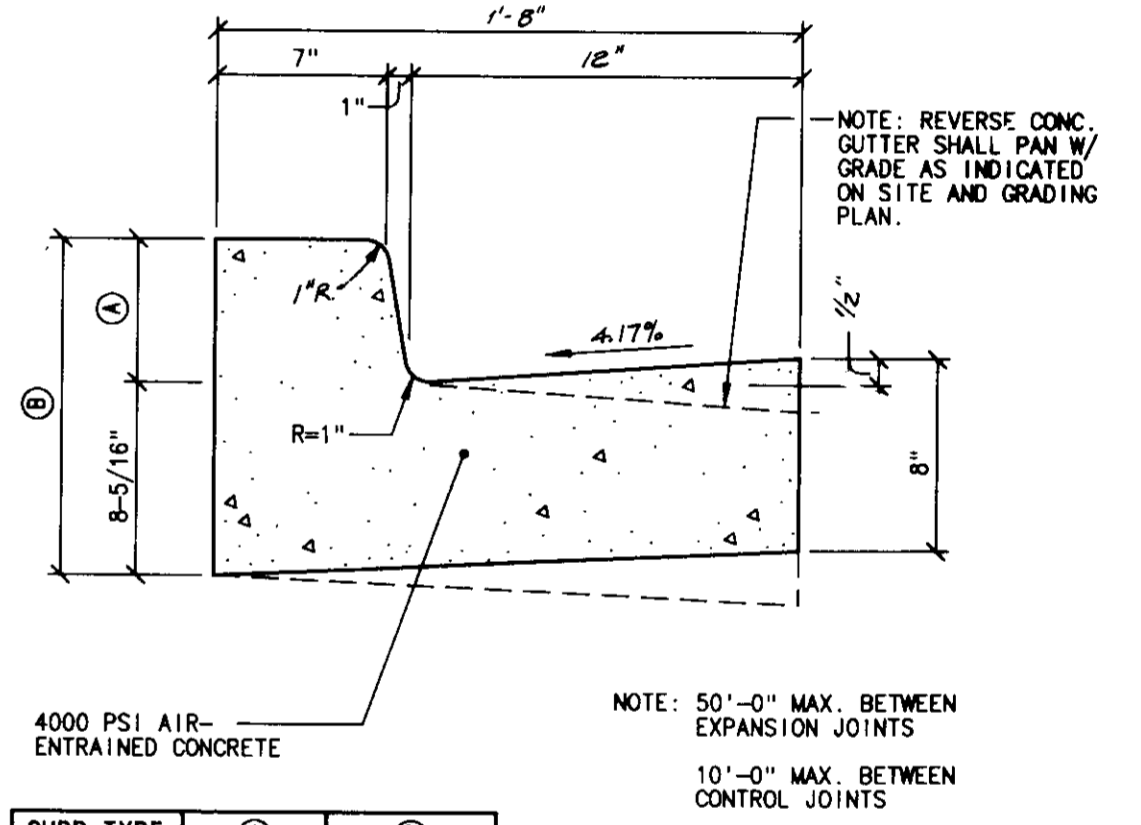
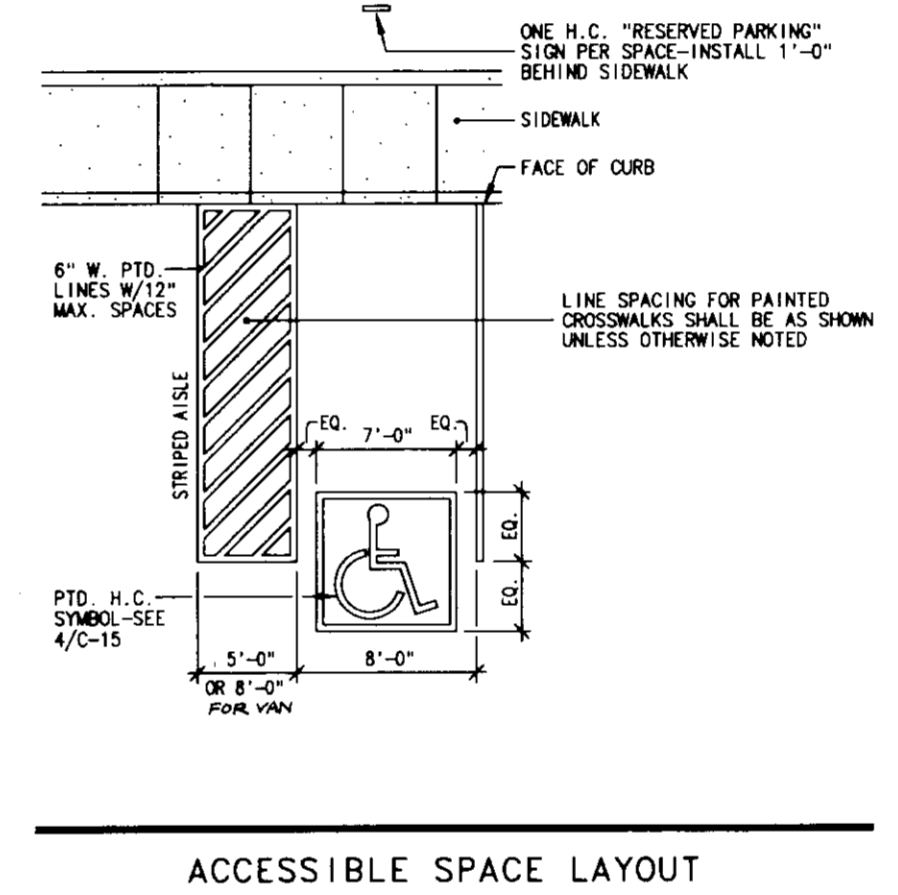
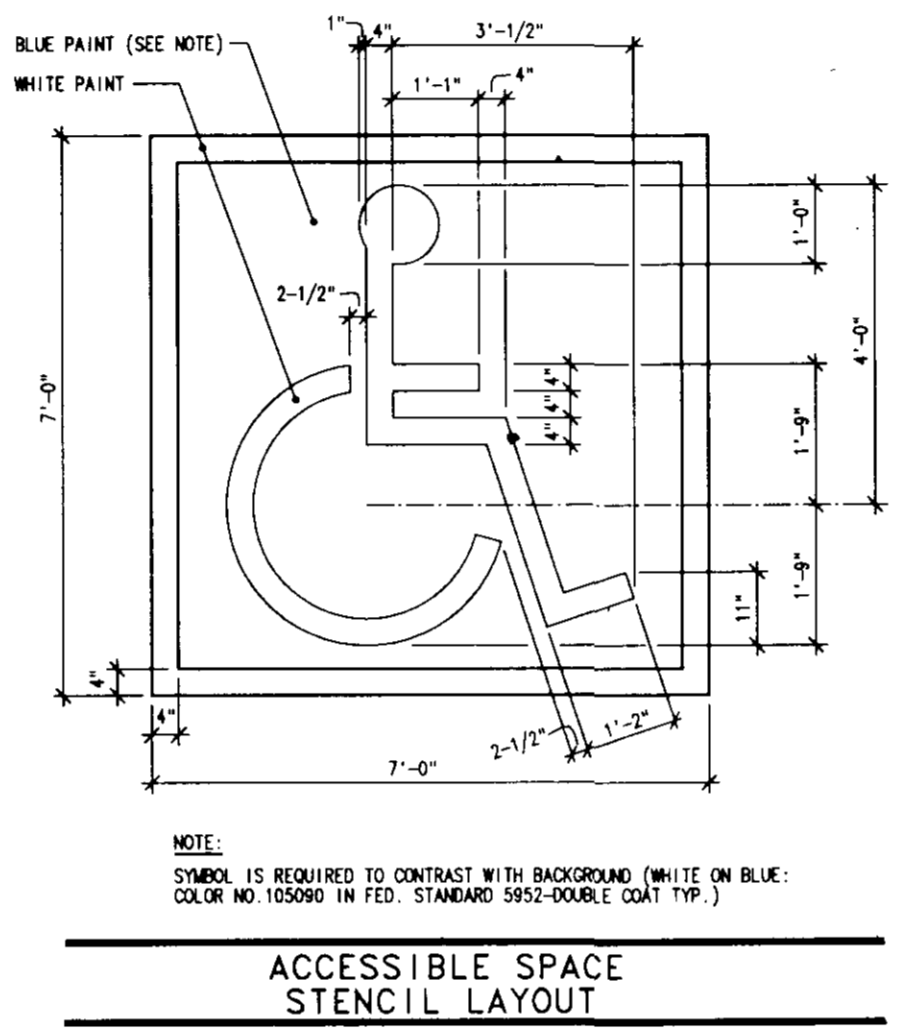
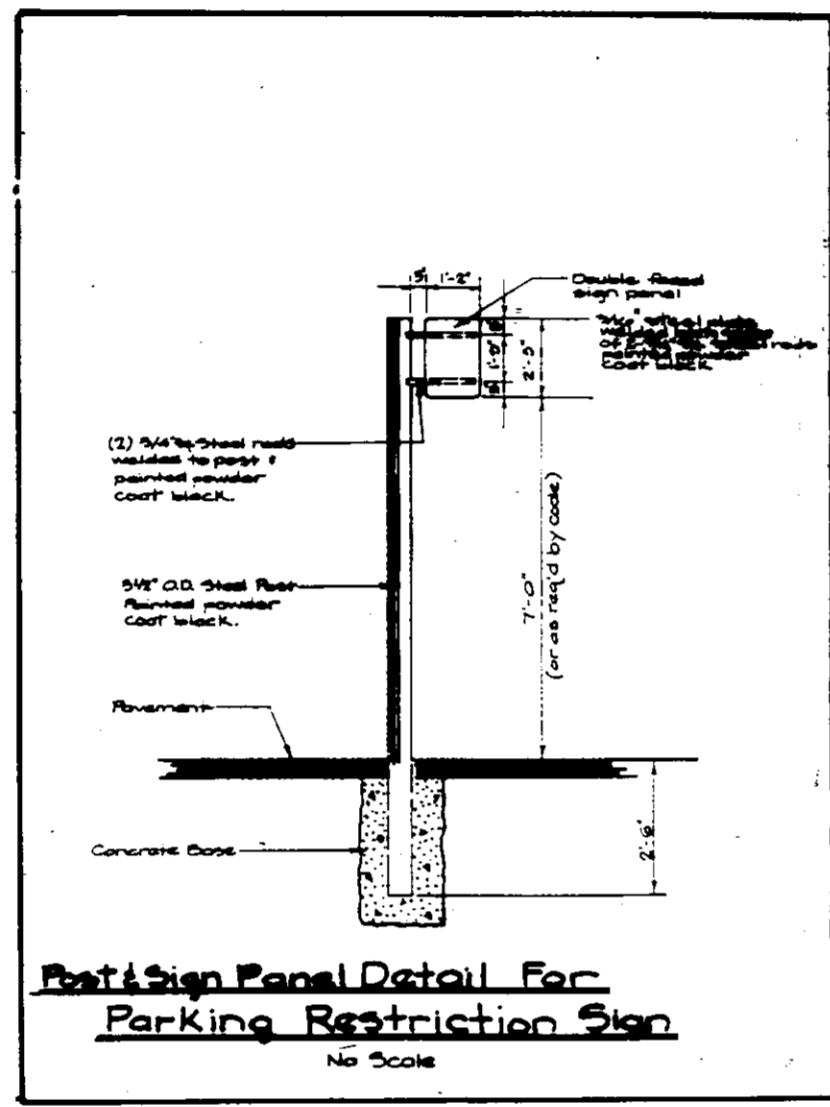


**Dumpster Enclosure**

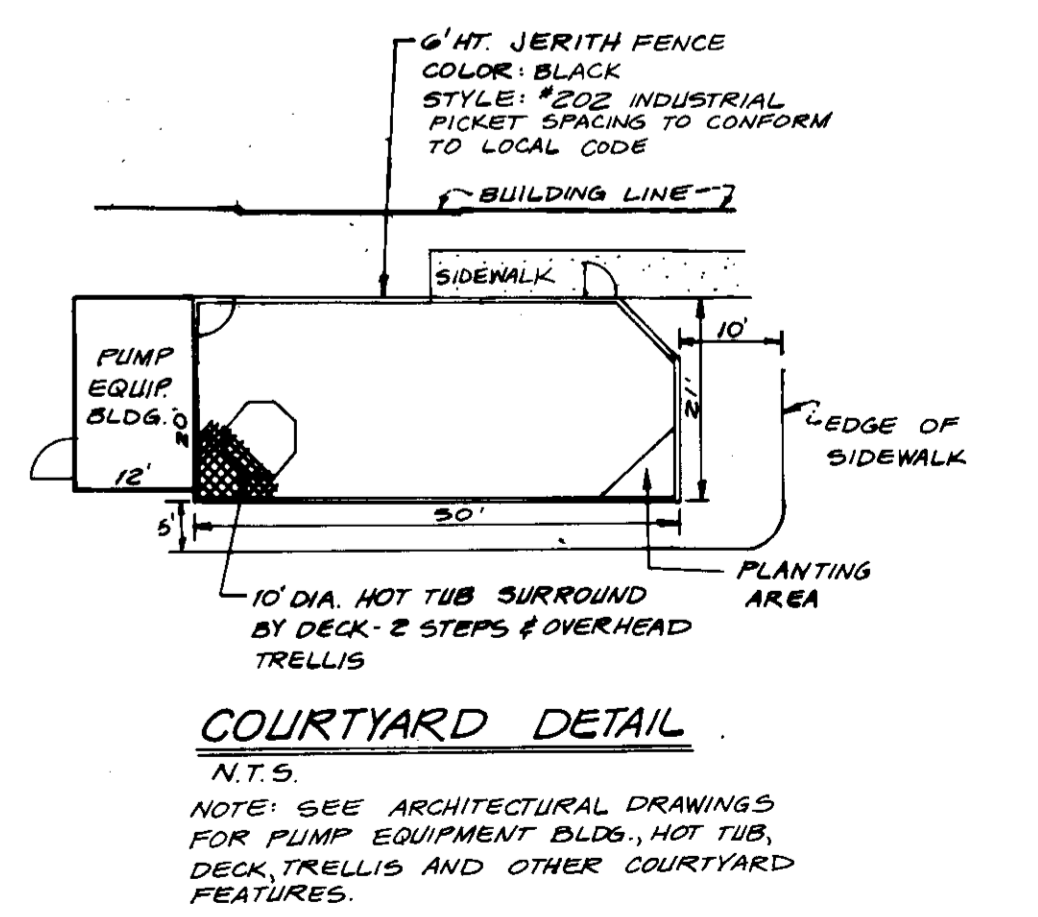
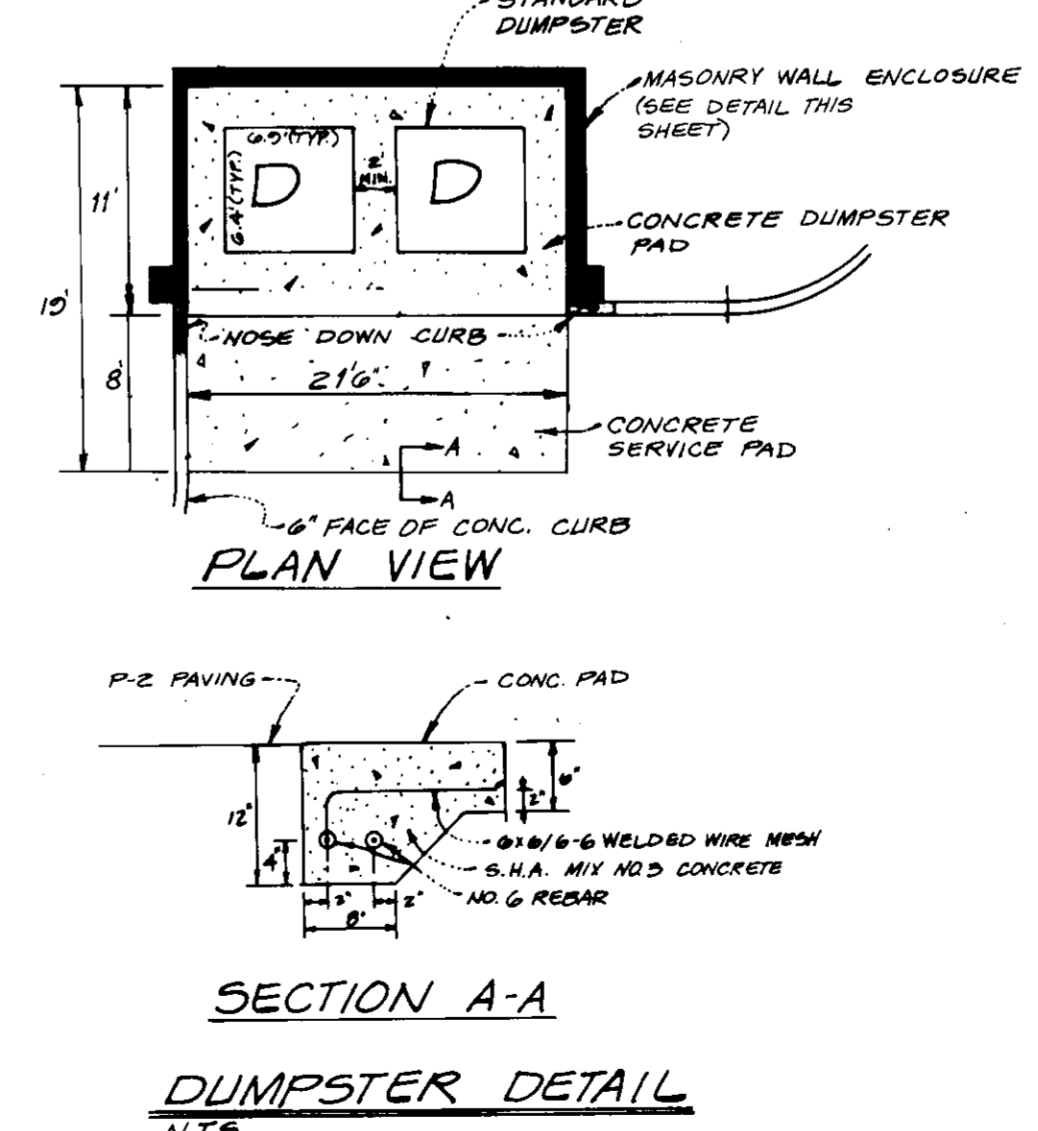


- GENERAL NOTES:**
1. SIGNS SHALL MEET DESIGN STANDARDS OF THE FEDERAL HIGHWAY ADMINISTRATION AND CONFORM TO THE STATE OF MARYLAND STANDARD HIGHWAY SIGN BOOKLET DETAIL R7-8.
  2. ONE SIGN IS REQUIRED PER SPACE PLACED AS SHOWN ON SITE PLAN.
  3. SPACES INDICATED ON SITE PLAN AS "VAN" ACCESSIBLE SHALL BE SIGNED ACCORDINGLY.

**COLORS:** LEGEND AND BORDER-GREEN  
SYMBOL-WHITE ON BLUE BACKGROUND  
BACKGROUND-WHITE



**NOTE:** P-1 & P-2 PAVING SECTIONS INDICATED ARE HOWARD COUNTY STD SECTIONS AND ARE NOMINAL. ACTUAL PAVING SECTIONS MAY VARY DUE TO SUBGRADE CONDITIONS. OTHER PAVING SECTIONS MAY BE USED WHERE APPROVED BY A PROFESSIONAL SOILS ENGINEER.



Approved: Howard County Department of Planning & Zoning  
 Date: 3/26/97  
 Richard Blood Chief of Land Development Date: 3/25/97  
 Chief Development Engineer Date: 3/19/97

**OWNER**  
THE HOWARD RESEARCH & DEVELOPMENT CORP.  
10273 LITTLE PATENT PARKWAY  
COLUMBIA, MD. 21044  
(410) 252-6027

**GLW GUTSCHICK LITTLE & WEBER, P.A.**  
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS  
3909 NATIONAL DRIVE SUITE 250 BURTONSVILLE OFFICE PARK BURTONSVILLE, MD 20866

**SITE DETAILS**  
GATEWAY COMMERCE CENTER  
PARCEL "A-67"

DES:	SCALE	ZONING	G.L.W. FILE No.
DRN:		M-1	96-104
CHK:	DATE	TAX MAP No.	SHEET
	2/4/1997	42	7 OF 7

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

DATE	REVISION	BY	APP.

PREPARED FOR CONTRACT PURCHASER  
STUDIO PLUS HOTELS, INC.  
1989 RICHMOND ROAD  
SUITE FOUR  
LEXINGTON, KY 40502  
ATTN: MR. MARK UNDERWOOD  
PHONE: (606) 335-7786

GULFORD ELECTION DISTRICT No. 6

HOWARD COUNTY, MARYLAND