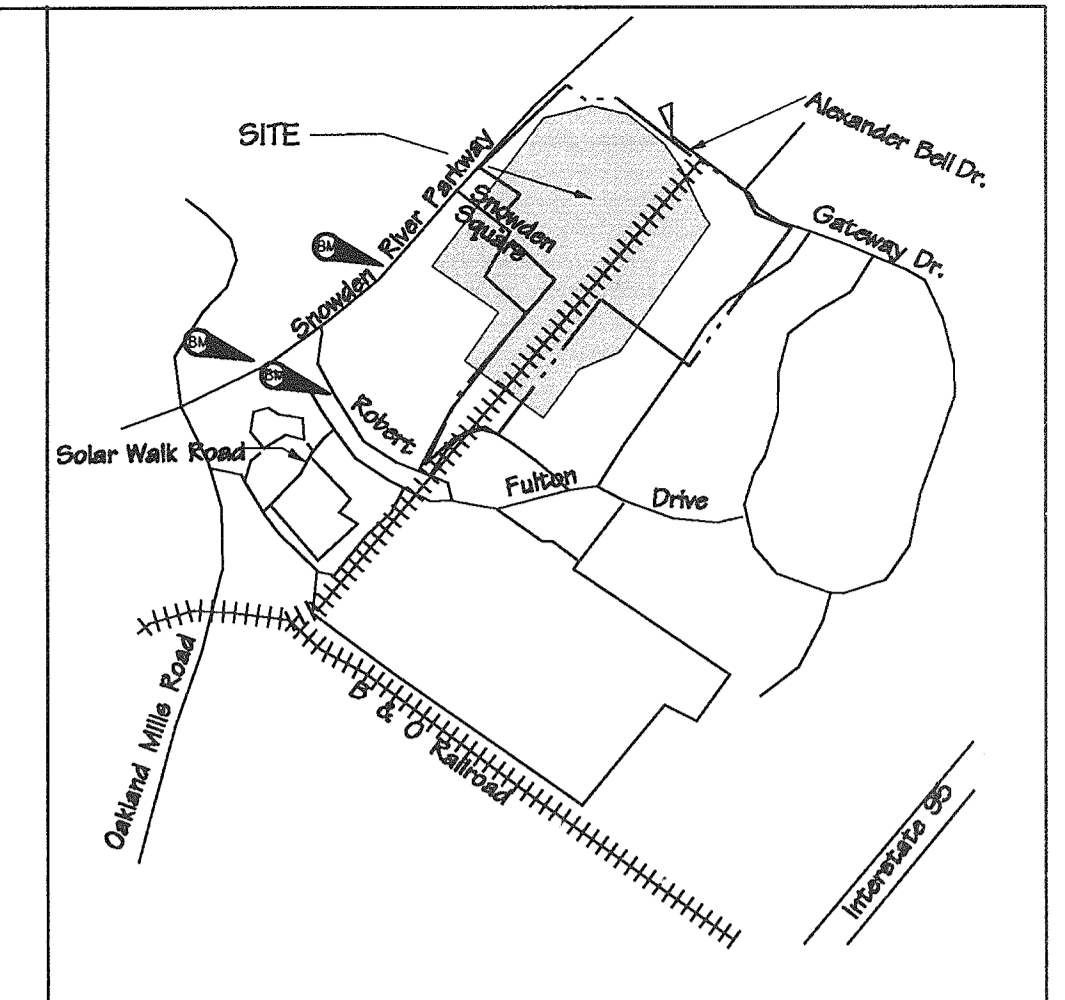


Sheet Index

| SHEET | DESCRIPTION |
|-------|------------------------------------|
| 1 | COVER SHEET |
| 2 | SITE / GRADING PLAN 1 |
| 3 | SITE / GRADING PLAN 2 |
| 4 | SITE / GRADING PLAN 3 |
| 5 | DRAINAGE AREA MAP |
| 6 | STORM DRAIN PROFILES |
| 7 | STORM DRAIN PROFILES |
| 8 | SITE DETAILS |
| 9 | LANDSCAPE PLAN 1 |
| 10 | LANDSCAPE PLAN 2 |
| 11 | LANDSCAPE PLAN 3 |
| 12 | LANDSCAPE NOTES AND DETAILS |
| 13 | EROSION & SEDIMENT CONTROL PLAN 1 |
| 14 | EROSION & SEDIMENT CONTROL PLAN 2 |
| 15 | EROSION & SEDIMENT CONTROL PLAN 3 |
| 16 | EROSION & SEDIMENT CONTROL DETAILS |
| 17 | EROSION & SEDIMENT CONTROL DETAILS |
| 18 | STORM DRAIN PLAN |
| 19 | STORM DRAIN & WATER PROFILES |



LOCATION MAP
NORTH SCALE: 1" = 2000'

DATA SOURCES

BENCHMARK DESCRIPTIONS
THE COURSES AND COORDINATES SHOWN HEREON ARE REFERRED TO THE MARYLAND COORDINATE SYSTEM.

BM # 1 SNOWDEN SQUARE DR. 5+50 CT. J-CUT D.B. FIRE HYDRANT, ELEV. 564.84

BM # 2 INT. SNOWDEN RIVER POND & SNOWDEN SQUARE DR. SOUTH MEDIAN TRAVERSE STA. 112, ELEV. 569.29

BM # 3 INT. SNOWDEN RIVER POND & MCGRAW RD. SOUTH MEDIAN CUT DASH N.E. SIDE OF TRAFFIC SIGNAL POLE BASE, ELEV. 567.25

CONTROL STATIONS

TRAVERSE STA. 112 N48°16'02.77" E. 800.765.76

TRAVERSE STA. 113 N48°21'07.20" E. 800.948.25

TRAVERSE STA. 115 N48°25'05.37" E. 800.450.47

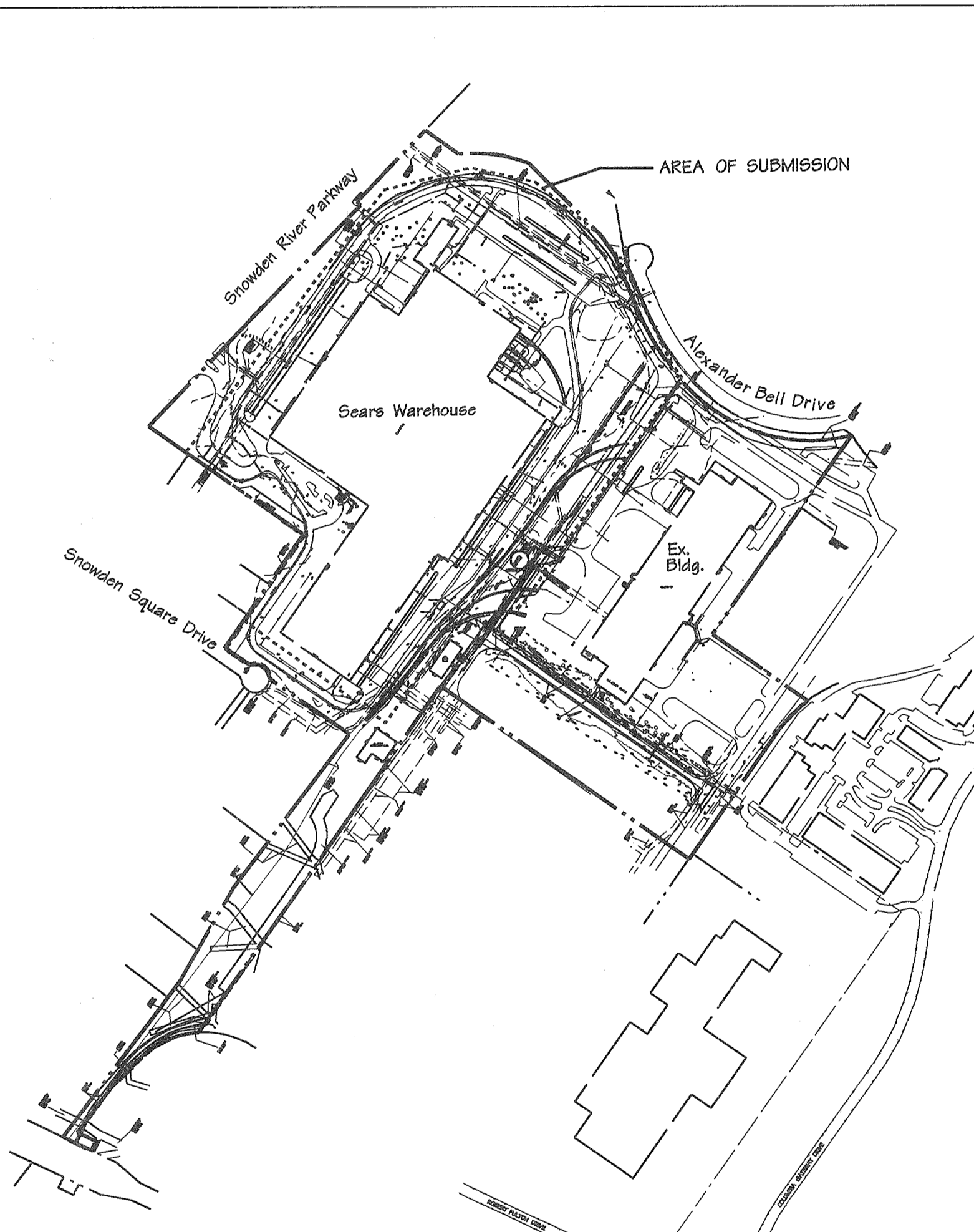
Site Development Plan

for

Sears Warehouse

PARCEL A-74

At Gateway Commerce Center
Columbia, Maryland



Overall Property Outline

1" = 500'

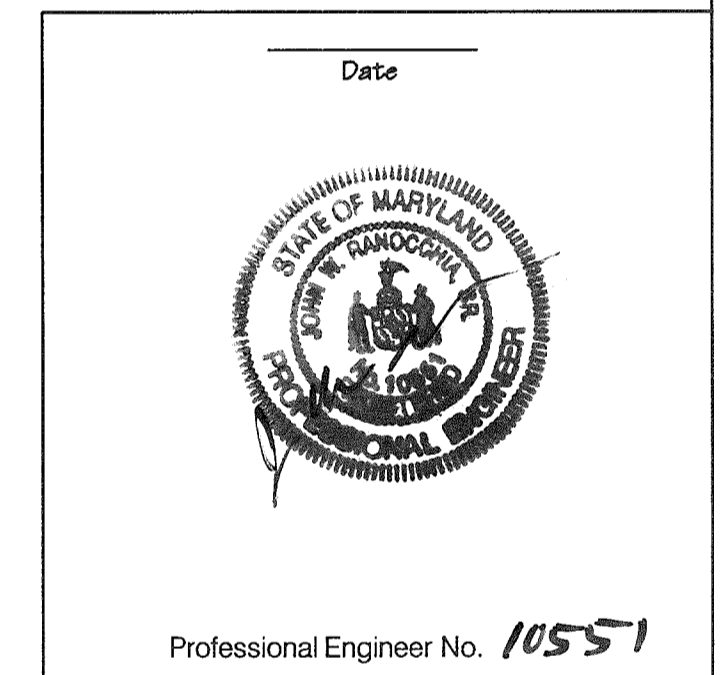


Site Analysis Data Chart

| | |
|---|--|
| 1. General Site Data | |
| a. Present Zoning: | M-1 |
| b. Applicable DZ File References: | F-89-69, ZP-915, S-84-44, S-95-55, F-89-91, F-87-96, F-85-65, VE-24-35, VP-85-34, F-80-175, VP-86-35, VP-82-81, VP-88-17, WP-88-63, WP-80-141, AA-91-15, ZP-915, S-92-10, BDP-92-49, F92-15, F-92-57, F-92-106, F-92-140, WP-93-49, F-93-47, SDF-93-42 |
| c. Proposed Use of Site or Structure(s): | Warehouse / Office |
| d. Proposed Water and Sewer Systems: | Public |
| e. Water and Sewer contract number: | 391-D |
| 2. Area Tabulation | |
| a. Total Project Area: | ± 115.65 AC. Acres |
| b. Net Area of Site: | ± 115.65 AC. Acres |
| c. Area of This Plan Submission: | ± 61 AC. Acres |
| d. Limits of Disturbed Area: | ± 115.65 AC. Acres |
| e. Building Coverage of Site: | ± 23.25 AC. and 20 % of Total Project Area |
| 3. Open Space Data: N / A | |
| 4. Parking Space Data | |
| a. Floor Space per floor of proposed use on site: | Warehouse ± 995,696 S.F., Office ± 17,096 S.F. (Within Limit of Submission) |
| b. Number of Parking Spaces Required by Zoning Regulations: | Office @ 3.3 spaces / 1000 = 86 Parking Spaces Warehouse @ 0.5 spaces / 1000 = 488 Parking Spaces Total = 574 Parking Spaces |
| c. Total Number of Parking Spaces Provided On-Site: | 378 |
| d. Number of Handicapped Parking Spaces Provided: | 8 |

General Notes

- All construction shall be performed in accordance with the latest standards and specifications of Howard County, plus MSHA standards and specifications if applicable or as specified.
- Approximate location of existing utilities are based solely on available records. Contractor shall verify the location of any utilities which may be impacted by the work. The contractor shall take all necessary precautions to protect the existing utilities and maintain uninterrupted service. Any damage incurred due to contractor's operation shall be repaired immediately at the contractor's expense.
- The contractor shall test pit existing utilities at least five (5) days before starting work shown on these drawings to verify their location and elevation. The contractor shall notify the engineer immediately if location of utilities is other than shown.
- The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work being done, and shall notify the Department of Public Works/Bureau of Engineering/Construction Inspection Division at (410) 315-1880 at least five (5) working days prior to the start of work.
- 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.
- Any damage caused by the Contractor to existing public right-of-way, existing paving, existing curb and gutter, existing utilities, etc. shall be repaired at the Contractor's expense.
- The existing topography inside property line per Guttschick, Little and Walker dated Jan. 98'. The courses and coordinates shown are based upon the Maryland Coordinate system and supplemented by DMW for utility inverts and ring road.
- All hydraulic data is for the 10-year storm unless otherwise noted.
- The subsurface exploration and geotechnical engineering analysis for this project was completed by Hills Cornes in February 1998.
- All fill areas shall be compacted to a minimum of 95% of the maximum dry density as determined and verified in accordance with ASTM T-99.
- All plan dimensions are to face of curb unless otherwise noted. Numerically written dimensions take precedence over scale dimensions.
- The coordinates shown hereon are based on NAD '27 the Howard County geodetic control stations No. 2243002 and No. 2243003 which is based upon the Maryland State plane coordinate system.
- Stormwater management and water quality for the proposed site improvements will be provided by the regional pond on parcel A-65. See (DZ File No. F-97-98).
- The existing water system serving this project is private and is not to be added or extended to under the proposed site development plan.
- The existing sewer system serving this project is private and is not to be added or extended to under the proposed site development plan.
- There are no 100 year floodplain or wetlands within the limits of submission.
- There are no known cemeteries or burial grounds on this site.
- A traffic report update has been prepared by Welle & Associates, dated February 1998.
- Exterior Lighting will be in conformance with Section 124, Zoning Regulations
- Electric, gas, cable and telephone lines designed by others.
- On November 16, 1992, WF-89-49, Waker of Section 16.113 (f) (B), was granted to allow a private commercial driveway to have direct access to an arterial highway.
- The contractor or developer shall contact the Construction Inspection Division 24 hours in advance of commencement of work at (410) 315-1880.



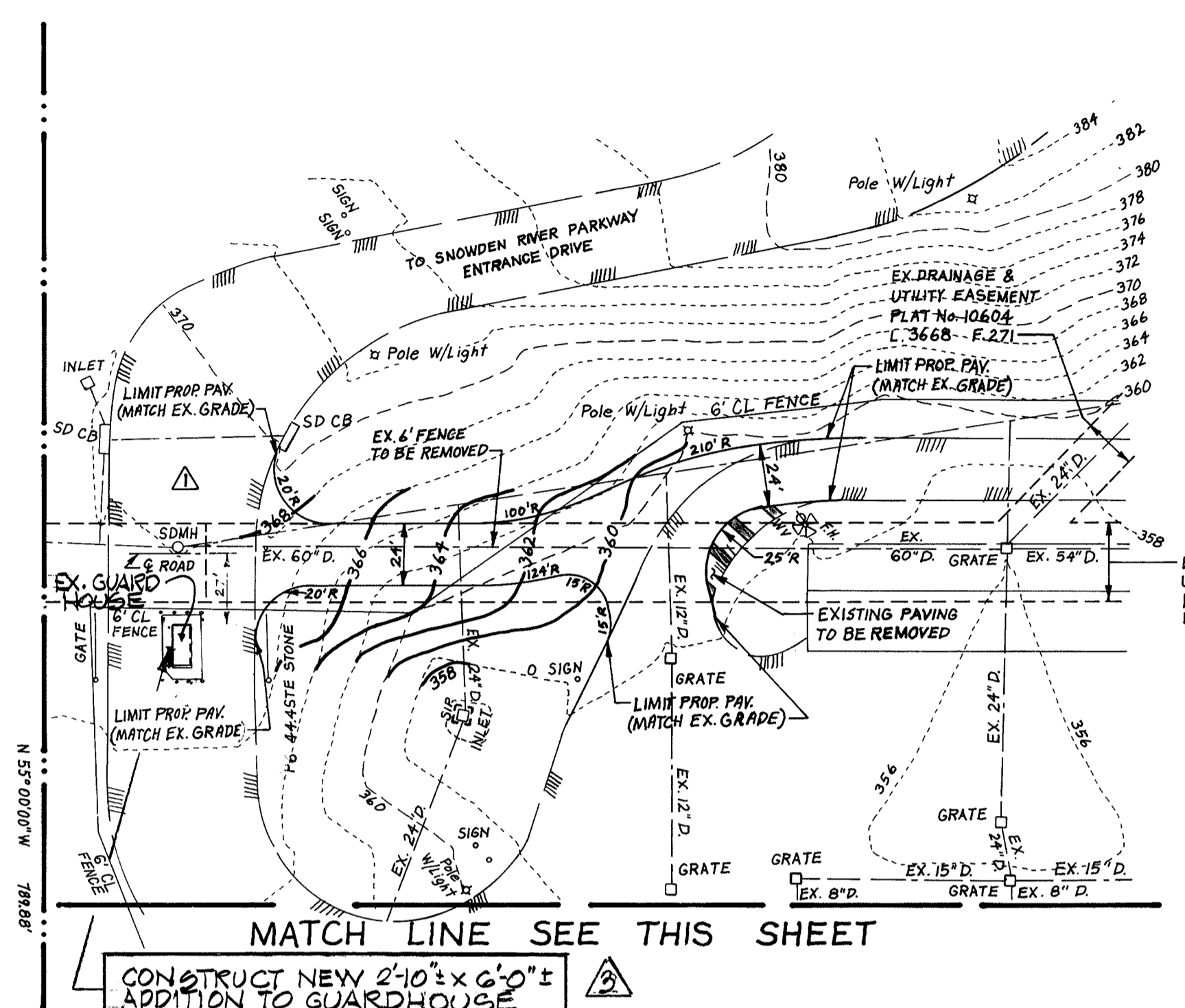
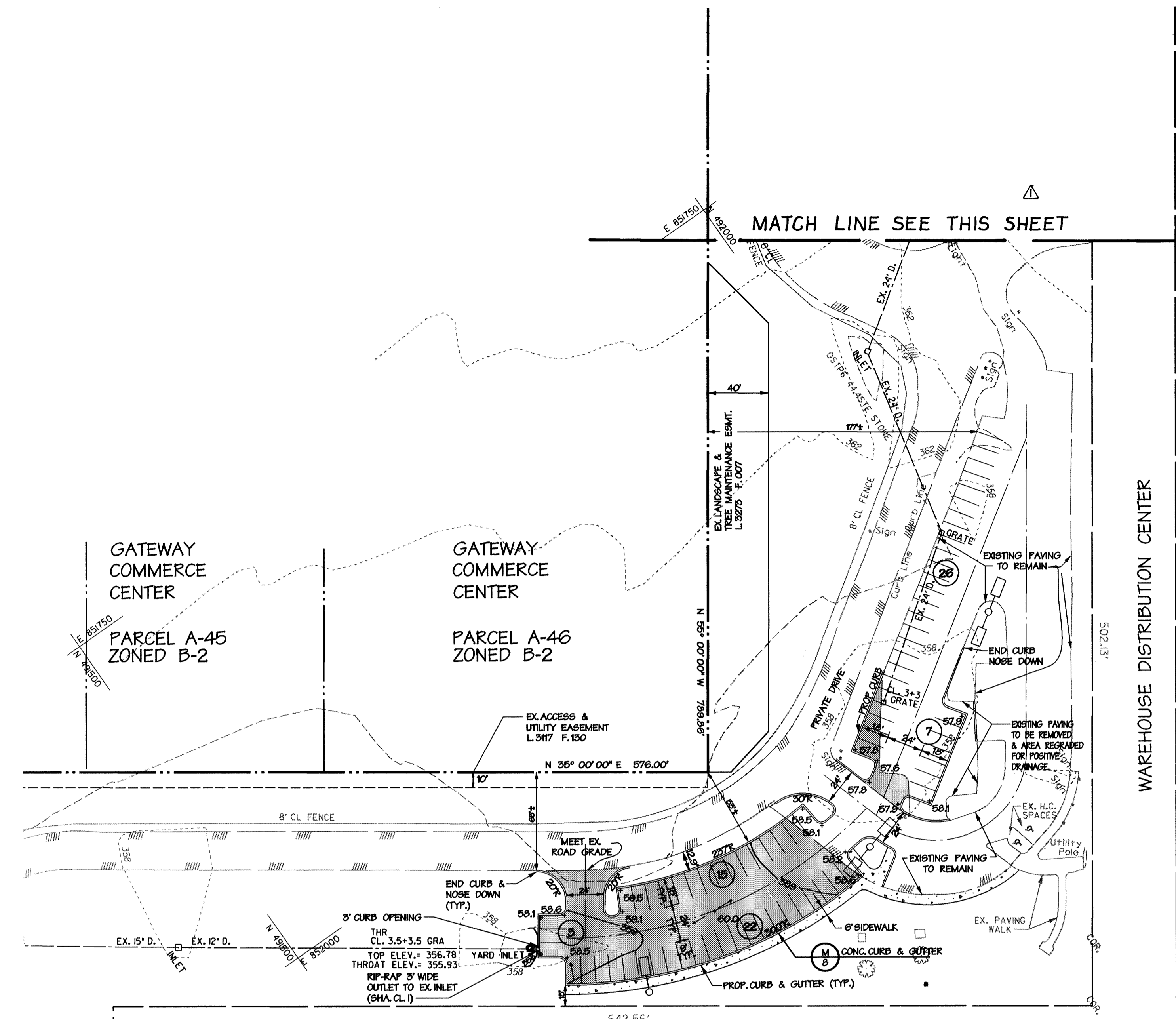
APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

Howard County
CHIEF, DEVELOPMENT ENGINEERING DIVISION 6/3/98 DATE

Candy Harrold
CHIEF, DIVISION OF LAND DEVELOPMENT 6/4/98 DATE

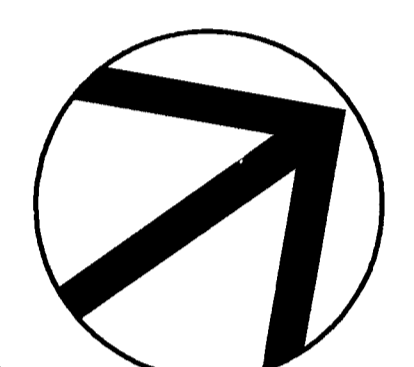
James J. Smith
DIRECTOR 6/14/98 DATE

| Date | No. | Revision Description |
|---|--------------|----------------------|
| | | |
| Sears Warehouse | | |
| PARCEL A-74 | | |
| At Gateway Commerce Center Building 20, 8901 Snowden River Parkway | | |
| Owner: The Howard Research and Development Corporation | | |
| 10275 Little Patuxent Parkway, Columbia, MD 21044 | | |
| Developer: Sears Logistics Services Inc. 3333 Beverly Road, Hoffman Estates, IL 60179 | | |
| DMW | | |
| Daft-McCune-Walker, Inc. 200 East Pennsylvania Avenue Towson, Maryland 21286 (410) 296-3333 Fax: 296-4705 | | |
| A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals | | |
| SUBMISSION NAME | SECTION AREA | LOT/PARCEL # |
| GATEWAY COMMERCE CENTER | N/A | A-74 |
| TRACT OR LOT | BLOCK # ZONE | TAXZONE MAP |
| 13140 | N/A M-1 | 42 |
| WATER CODE | SEWER CODE | ELECT. DISTRICT |
| | 4900000 | 6067.03 |
| TITLE | | |
| COVER SHEET | | |
| Des By | MM | Scale 1"=50' |
| Proj. No. | | 97164 |
| Dwn By | | Date May 1, 1998 |
| Chk By | MM | Approved MM |
| | | 1 OF 19 |

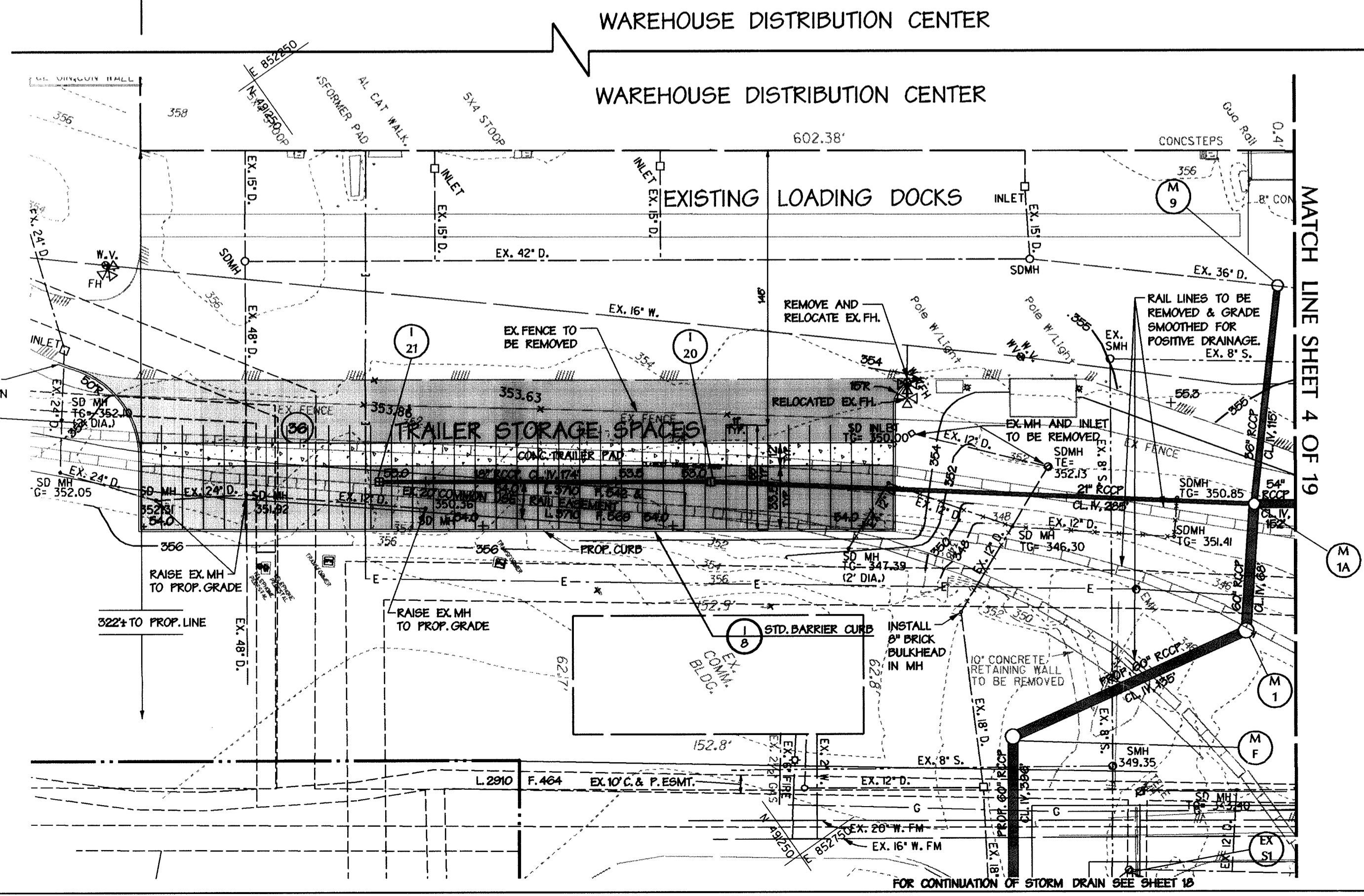


LEGEND

- 588 --- EXISTING CONTOURS
- 590 --- PROPOSED CONTOURS
- PROPOSED STORM DRAIN
- PROPOSED SANITARY SEWER
- PROPOSED WATER MAIN
- PROPOSED VALVE & REDUCER
- PROPOSED FIRE HYDRANT
- PROPOSED REVERSE CURB
- PROPOSED CURB & GUTTER
- LIGHT DUTY PAVING
- HOWARD COUNTY STD. P-2
- HEAVY DUTY PAVING
- HOWARD COUNTY STD. P-5
- PROPOSED LIGHT POLE
- PROPOSED BOLLARD
- 10 --- PROPOSED NUMBER OF PARKING SPACE
- △ △ △ --- CONC. PAVING
- SIP --- STD. INLET PROTECTION (MD. S.C.S. STD. E-16-5)



| DATE | NO | REVISION DESCRIPTION |
|---------|----|---------------------------------------|
| 5-16-00 | 1 | REMOVED △ ADDED △ GUARDHOUSE ADDITION |



NOTE: THE CONTRACTOR IS TO TEST PIT ANY UTILITIES IN QUESTION PRIOR TO CONSTRUCTION.

NOTE: ALL EXISTING IN LINE POST INDICATOR VALVES IN PAVING AREAS TO BE REPLACED WITH GATE VALVES AND ROADWAY BOXES.

NOTE: EXISTING OBSERVATION WELLS TO REMAIN AND TO BE ADJUSTED TO PROPOSED GRADES AS REQUIRED.

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

| | |
|---|---------|
| <i>[Signature]</i> | DATE |
| CHIEF, DEVELOPMENT ENGINEERING DIVISION | 4/25/98 |
| <i>[Signature]</i> | DATE |
| CHIEF, DIVISION OF LAND DEVELOPMENT | 4/29/98 |
| <i>[Signature]</i> | DATE |
| DIRECTOR | 6/14/98 |

| | | |
|---------|---|----------------------------------|
| 7/28/98 | △ | REDLINE 24' ACCESS ROAD ADDITION |
| 5/18/99 | △ | NEW GUARD HOUSE |

Sears Warehouse
PARCEL A-74
 At Gateway Commerce Center
 Building 20, 8901 Snowden River Parkway
 Owner:
 The Howard Research and Development Corporation
 / GEAPE II, Inc.
 10275 Little Patuxent Parkway, Columbia, MD 21044
 Developer:
 Sears Logistics Services Inc.
 3333 Beverly Road, Hoffman Estates, IL 60179

| | | | |
|--|-----------------------|--|-------------------------|
| DMW Daft McCune Walker, Inc. 200 East Pennsylvania Avenue Towson, Maryland 21286 410.296-3333 Fax 296-4705 | | A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals | |
| SUBDIVISION NAME GATEWAY COMMERCE CENTER | SECTION/AREA N/A | LOT/PARCEL # A-74 | |
| PLAT # OR REF. BLOCK # ZONE 13140 N/A M-1 | TAXING MAP 42 | ELECT. DISTRICT 6th | CENSUS TRACT 6067.03 |
| WATER CODE | SEWER CODE 4900000 | | |

TITLE

SITE DEVELOPMENT PLAN

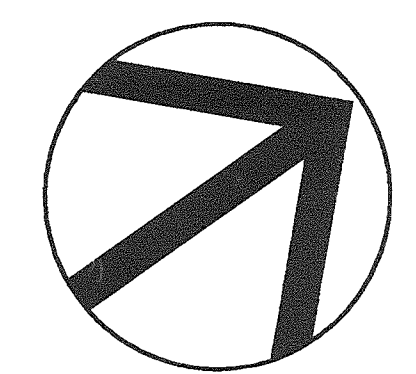
| | | | | | |
|--------|----|----------|-------------|-----------|-------|
| Des By | MM | Scale | 1"=50' | Proj. No. | 97164 |
| Drm By | | Date | May 1, 1998 | | |
| Chk By | MM | Approved | MM | 2 OF 19 | |

MATCH LINE SHEET 2 OF 19

LEGEND

- 590 --- EXISTING CONTOURS
- 588 --- PROPOSED CONTOURS
- PROPOSED STORM DRAIN
- PROPOSED SANITARY SEWER
- PROPOSED VALVE & REDUCER
- PROPOSED FIRE HYDRANT
- PROPOSED REVERSE CURB
- PROPOSED CURB & GUTTER
- LIGHT DUTY PAVING
- HOWARD COUNTY STD. P-2
- HEAVY DUTY PAVING
- HOWARD COUNTY STD. P-5
- PROPOSED LIGHT POLE
- PROPOSED BOLLARD
- (10) --- PROPOSED NUMBER OF PARKING SPACE
- CONC. PAVING
- ND --- NOSE DOWN
- TBA --- TO BE REMOVED OR ABANDON IN PLACE *

* NOTE: NOT SPECIFICALLY INDICATING THE REMOVAL OR ABANDONMENT OF EXISTING SEWER, WATER, STORM DRAINS AND APPURTENANCES WHICH WOULD INTERFERE WITH THE INTENDED WORK. RELIEVES THE CONTRACTOR OF HIS OBLIGATION TO DO SO. THE CONTRACTOR IS RESPONSIBLE FOR ASCERTAINING AND ADJUSTING HIMSELF WITH THE WORK TO BE PERFORMED.



Date _____

Professional Engineer No. 10551

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

Andy Hantha 6/3/98
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Andy Hantha 6/4/98
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

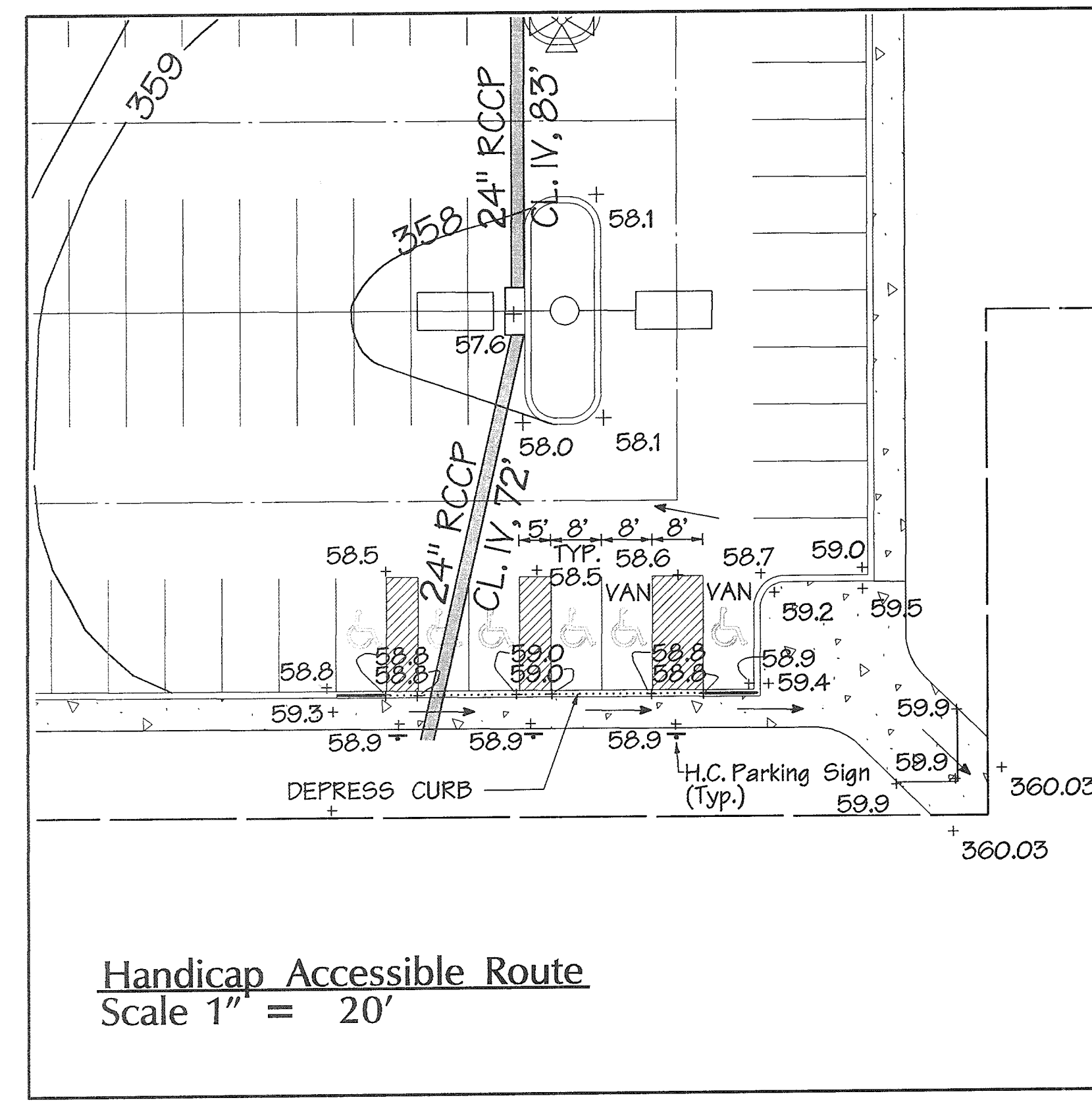
David R. Smith 6/4/98
 DIRECTOR DATE

| Date | No. | Revision Description |
|------|-----|----------------------|
| | | |

Sears Warehouse
PARCEL A-74
 At Gateway Commerce Center
 Building 20, 8901 Snowden River Parkway
 Owner: The Howard Research and Development Corporation / GEAPE II, Inc.
 10275 Little Patuxent Parkway, Columbia, MD 21044
 Developer: Sears Logistics Services Inc.
 3333 Beverly Road, Hoffman Estates, IL 60179

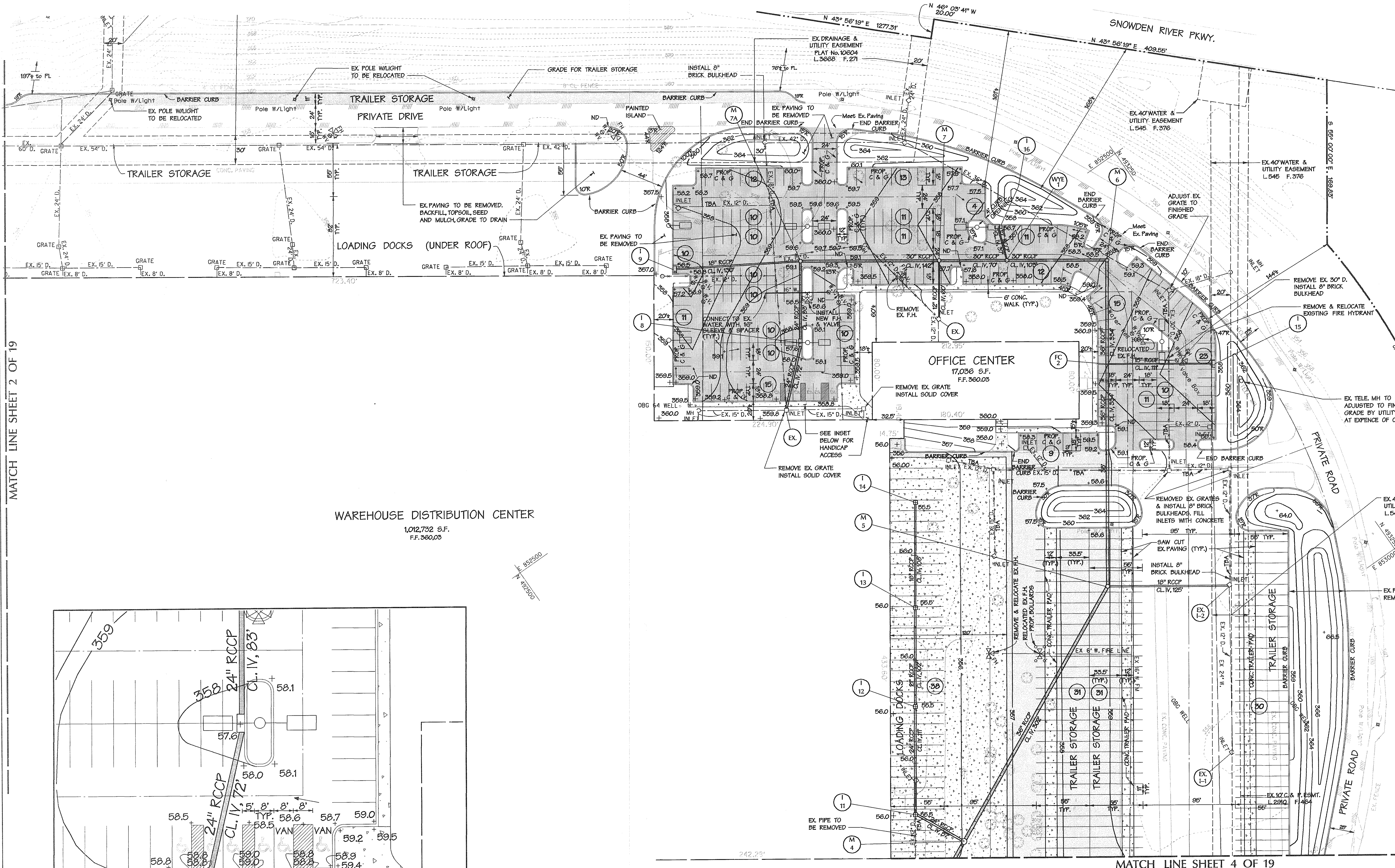
| | | | |
|---|---------------------|-----------------------|----------------------|
| SUBDIVISION NAME: GATEWAY COMMERCE CENTER | | SECTION/AREA: N/A | LOT/PARCEL #: A-74 |
| PLAT: 13140 | BLK: N/A | TAXZONE MAP: 42 | ELECT. DISTRICT: 6th |
| WATER CODE: N/A | SEWER CODE: 4300000 | CENSUS TRACT: 6067.03 | |

| | | | |
|------------------------------|-------------------|-----------------|--|
| TITLE: SITE DEVELOPMENT PLAN | | | |
| Des By: MM | Scale: 1"=50' | Proj. No. 97164 | |
| Drn By: MM | Date: May 1, 1998 | | |
| Chk By: MM | Approved: MM | 3 OF 19 | |



Handicap Accessible Route
 Scale 1" = 20'

WAREHOUSE DISTRIBUTION CENTER
 1,012,732 S.F.
 F.F. 360.03



NOTE: THE CONTRACTOR IS TO TEST PIT ANY UTILITIES IN QUESTION PRIOR TO CONSTRUCTION.

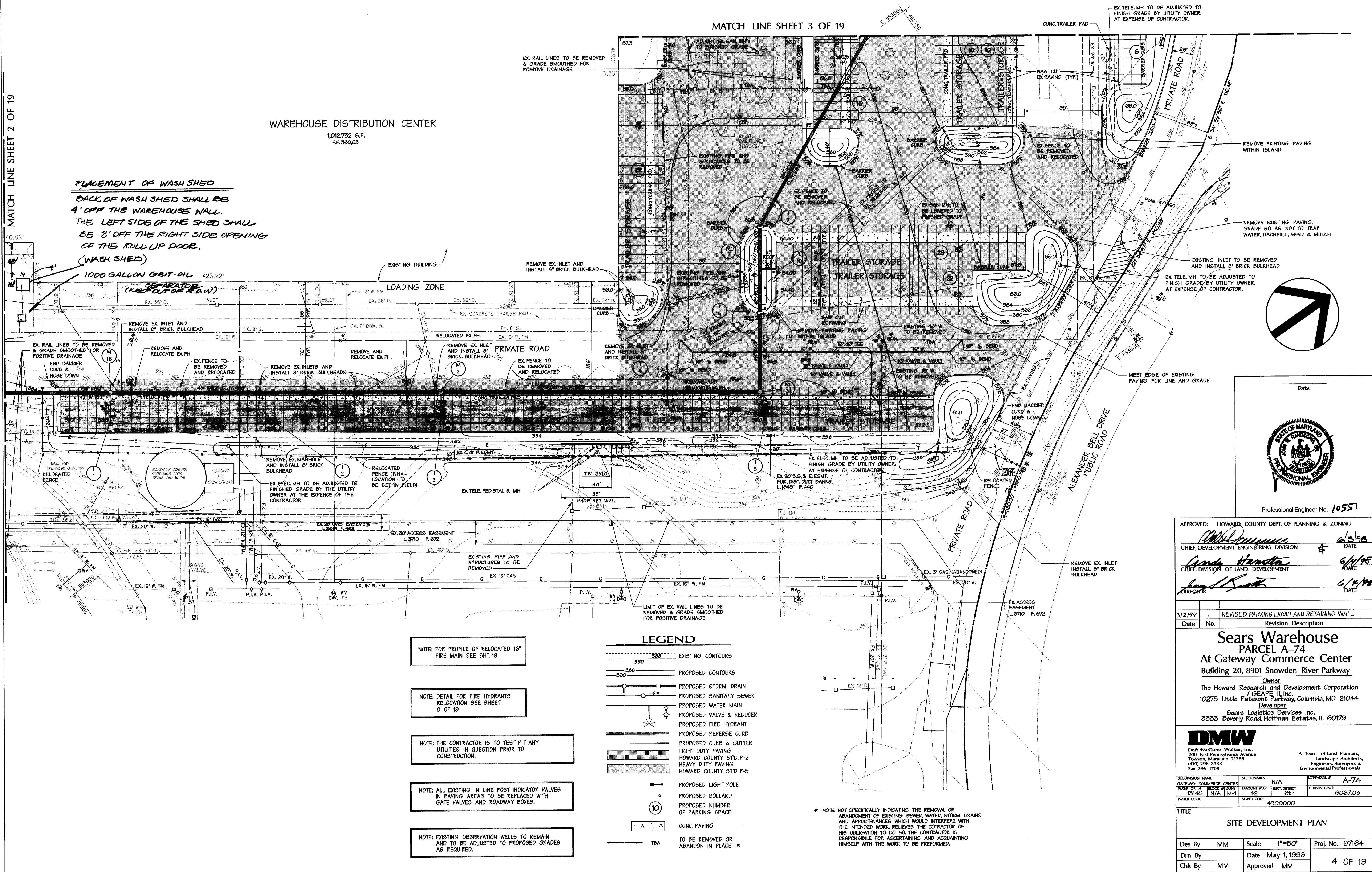
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NOTE: EXISTING OBSERVATION WELLS TO REMAIN AND TO BE ADJUSTED TO PROPOSED GRADES AS REQUIRED.

WAREHOUSE DISTRIBUTION CENTER
1,012,732 S.F.
F.F. 360.03

PLACEMENT OF WASH SHED
BACK OF WASH SHED SHALL BE 4' OFF THE WAREHOUSE WALL.
THE LEFT SIDE OF THE SHED SHALL BE 2' OFF THE RIGHT SIDE OPENING OF THE ROLL UP DOOR.

MATCH LINE SHEET 2 OF 19

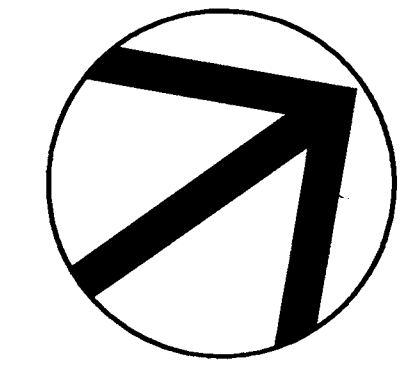


- NOTE: FOR PROFILE OF RELOCATED 16" FIRE MAIN SEE SHT. 19
- NOTE: DETAIL FOR FIRE HYDRANTS RELOCATION SEE SHEET 8 OF 19
- NOTE: THE CONTRACTOR IS TO TEST PIT ANY UTILITIES IN QUESTION PRIOR TO CONSTRUCTION.
- NOTE: ALL EXISTING IN LINE POST INDICATOR VALVES IN PAVING AREAS TO BE REPLACED WITH GATE VALVES AND ROADWAY BOXES.
- NOTE: EXISTING OBSERVATION WELLS TO REMAIN AND TO BE ADJUSTED TO PROPOSED GRADES AS REQUIRED.

LEGEND

- 588 --- EXISTING CONTOURS
- 590 --- PROPOSED CONTOURS
- PROPOSED STORM DRAIN
- PROPOSED SANITARY SEWER
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* NOTE: NOT SPECIFICALLY INDICATING THE REMOVAL OR ABANDONMENT OF EXISTING SEWER, WATER, STORM DRAINS AND APPURTENANCES WHICH WOULD INTERFERE WITH THE INTENDED WORK. RELIEVES THE CONTRACTOR OF HIS OBLIGATION TO DO SO. THE CONTRACTOR IS RESPONSIBLE FOR ASCERTAINING AND ACQUAINTING HIMSELF WITH THE WORK TO BE PERFORMED.



Date _____

Professional Engineer No. 10551

| | |
|------------------------------------|--|
| APPROVED: | HOWARD COUNTY DEPT. OF PLANNING & ZONING |
| CHIEF ENGINEERING DIVISION | DATE 6/3/98 |
| CHIEF DIVISION OF LAND DEVELOPMENT | DATE 6/11/98 |
| DIRECTOR | DATE 6/14/98 |

| Date | No. | Revision Description |
|--------|-----|---|
| 3/2/99 | 1 | REVISED PARKING LAYOUT AND RETAINING WALL |

Sears Warehouse
PARCEL A-74
At Gateway Commerce Center
Building 20, 8901 Snowden River Parkway
Owner
The Howard Research and Development Corporation
10275 Little Patuxent Parkway, Columbia, MD 21044
Developer
Sears Logistics Services Inc.
3333 Beverly Road, Hoffman Estates, IL 60179

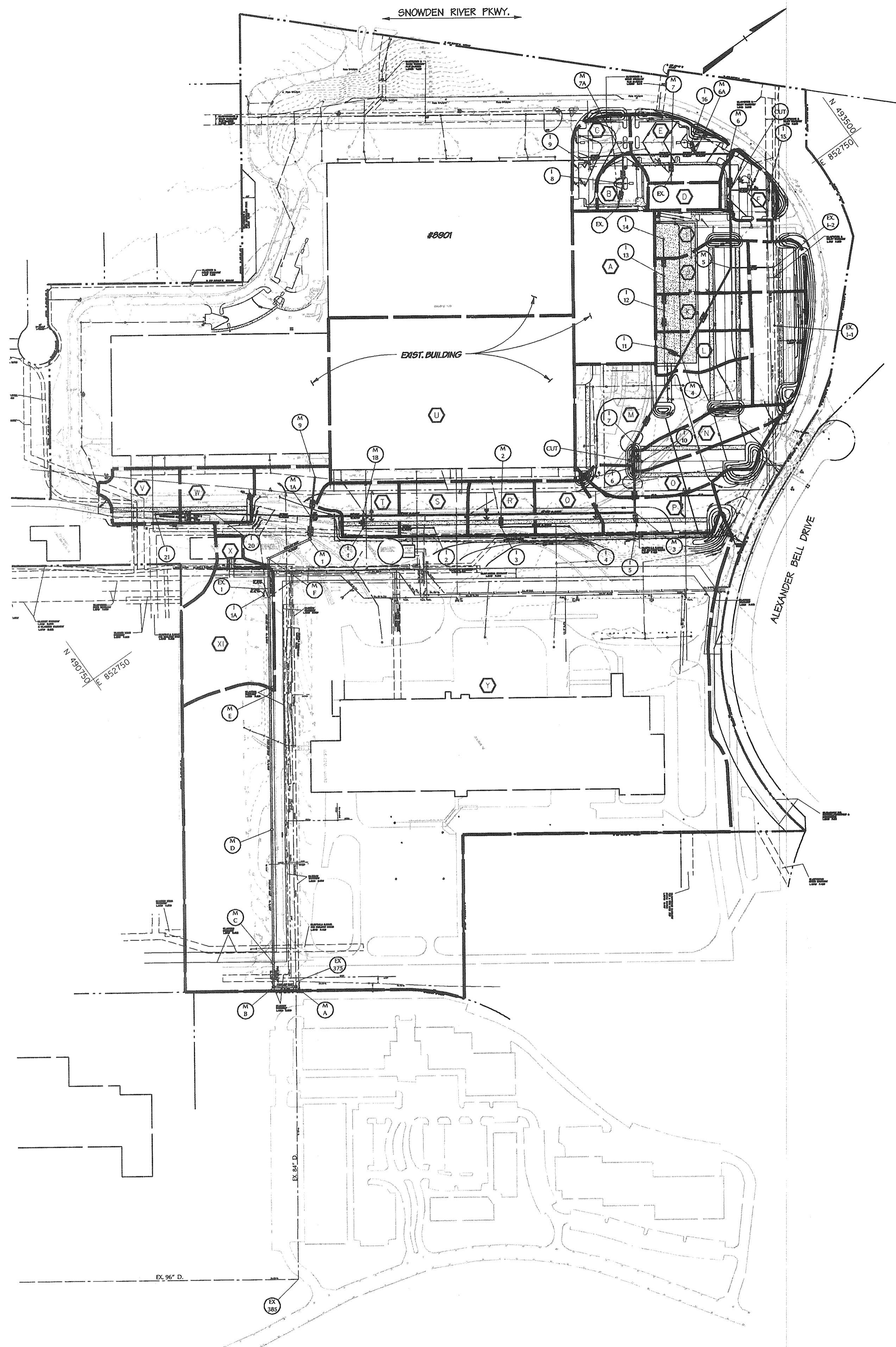
DMW
Daft McCune Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

| | | |
|--------------------------|--------------|----------------|
| SUBDIVISION NAME | SECTION AREA | LOT/PARCEL # |
| GATEWAY COMMERCE CENTER | N/A | A-74 |
| PLAT NO. OF BLOCK # ZONE | TAXZONE MAP | LUCEY DISTRICT |
| 13140 N/A M-1 | 42 | 6th |
| WATER CODE | SEWER CODE | CENSUS TRACT |
| | 4900000 | 6067.03 |

TITLE: **SITE DEVELOPMENT PLAN**

| | | | | | |
|--------|----|----------|-------------|-----------|---------|
| Des By | MM | Scale | 1"=50' | Proj. No. | 97164 |
| Drn By | | Date | May 1, 1998 | | |
| Chk By | MM | Approved | MM | | 4 OF 19 |



DRAINAGE AREA MAP
SCALE: 1" = 200'

AREA AND "C" FACTOR TABULATION

| INLET# | ZONING | SUBAREA | AREA (ac) | "C" FACTOR | % IMPERVIOUS |
|--------------------|--------|---------|-----------|--------------------|--------------|
| I-1 | | T | 0.73 | 0.85 | 100% |
| I-2 | | S | 0.75 | 0.85 | 100% |
| I-3 | | R | 0.72 | 0.85 | 100% |
| I-4 | | Q | 0.68 | 0.85 | 100% |
| I-5 | | P | 0.78 | 0.84 | 98% |
| I-6 | | O | 1.30 | 0.90 | 95% |
| I-7 | | M | 2.24 | 0.81 | 95% |
| I-8 | | B | 0.60 | 0.79 | 78% |
| I-9 | | C | 0.78 | 0.78 | 76% |
| I-10 | | N | 0.88 | 0.81 | 94% |
| I-11 | | L | 0.84 | 0.85 | 100% |
| I-12 | | K | 0.74 | 0.85 | 100% |
| I-13 | | J | 0.85 | 0.85 | 100% |
| I-14 | | I | 0.82 | 0.88 | 90% |
| I-15 | | F | 0.58 | 0.84 | 85% |
| I-16 | | E | 1.25 | 0.76 | 73% |
| EX-I-1 | | G | 1.15 | 0.83 | 87% |
| EX-I-2 | | H | 0.57 | 0.81 | 78% |
| EX 36" D. TO M-4 | | U | 8.03 | 0.85 | 100% |
| I-20 | | W | 0.79 | 0.85 | 100% |
| I-21 | | V | 0.78 | 0.85 | 100% |
| I-A | | XI | 2.10 | 0.75 | 74% |
| EX ROOF DR. TO I-8 | | A | 2.48 | 0.85 | 100% |
| EX ROOF DR. TO I-7 | | D | 0.38 | 0.85 | 100% |
| EX INLET | IND. | X | 0.20 | 0.75 | 80% |
| I-A | IND. | XI | 2.10 | EX 0.84 EX 0.75 | 73% ± |
| EX 84" D. | IND. | Y | 38.88 | EX 0.84 EX 0.75 | 73% ± |

TABLE 3.01 d
TABLE 3.01 d

STRUCTURE SCHEDULE

| NO. | TYPE | WIDTH OR DIA. | INVERT | | TOP ELEVATION | REMARKS | LOCATION |
|------|------------------|---------------|--------|--------|-----------------|--------------------|----------|
| | | | IN | OUT | | | |
| M-1 | PRE-CAST MH | 7'-0" | 330.18 | 328.98 | 345.00 ± | MSHA MD 384.07 | SEE PLAN |
| M-1A | PRE-CAST MH | 10'-0" | 331.09 | 330.69 | 351.70 | MSHA MD 384.11 | SEE PLAN |
| M-1B | PRE-CAST MH | 7'-0" | 332.50 | 332.00 | 353.72 | MSHA MD 384.07 | SEE PLAN |
| M-2 | PRE-CAST MH | 6'-0" | 336.31 | 336.11 | 353.72 | MSHA MD 384.05 | SEE PLAN |
| M-3 | PRE-CAST MH | 6'-0" | 339.27 | 338.07 | 353.72 | MSHA MD 384.05 | SEE PLAN |
| M-4 | PRE-CAST MH | 6'-0" | 343.44 | 342.94 | 358.04 | MSHA MD 384.05 | SEE PLAN |
| M-5 | PRE-CAST MH | 5'-0" | 345.65 | 345.55 | 358.97 | STD.DETAIL G 5.13 | SEE PLAN |
| M-6 | PRE-CAST MH | 5'-0" | 348.29 | 347.89 | 359.07 | STD.DETAIL G 5.13 | SEE PLAN |
| M-6A | PRE-CAST MH | 5'-0" | 349.20 | 349.00 | 357.45 | STD.DETAIL G 5.13 | SEE PLAN |
| M-7 | PRE-CAST MH | 5'-0" | 349.20 | 349.60 | 357.95 | STD.DETAIL G 5.13 | SEE PLAN |
| M-7A | PRE-CAST MH | 5'-0" | 351.85 | 350.65 | 358.20 | STD.DETAIL G 5.13 | SEE PLAN |
| M-9 | PRE-CAST MH | 5'-0" | 345.28 | 339.60 | MEET EX. PAVING | STD.DETAIL G 5.13 | SEE PLAN |
| C1-1 | FIELD CONNECTION | 48"X15" | 341.67 | 340.29 | - | STD.DETAIL SD 2.01 | SEE PLAN |
| C1-2 | FIELD CONNECTION | 36"X15" | 348.05 | 347.17 | - | STD.DETAIL SD 2.01 | SEE PLAN |
| I-1 | DBL 'S' GRATE | 3'-5" | 346.30 | 346.10 | 353.00 | STD.DETAIL SD 4.23 | SEE PLAN |
| I-2 | DBL 'S' GRATE | 3'-5" | - | 348.00 | 353.00 | STD.DETAIL SD 4.23 | SEE PLAN |
| I-3 | DBL 'S' GRATE | 3'-5" | 346.60 | 346.40 | 353.00 | STD.DETAIL SD 4.23 | SEE PLAN |
| I-4 | DBL 'S' GRATE | 3'-5" | - | 348.00 | 353.00 | STD.DETAIL SD 4.23 | SEE PLAN |
| I-5 | DBL 'S' GRATE | 3'-5" | - | 348.00 | 353.00 | STD.DETAIL SD 4.23 | SEE PLAN |
| I-6 | A-10 | 2'-6" | 340.02 | 339.82 | 354.10 | STD.DETAIL SD 4.02 | SEE PLAN |
| I-7 | A-10 | 2'-6" | 341.06 | 340.56 | 354.10 | STD.DETAIL SD 4.02 | SEE PLAN |
| I-8 | S-COMB | 3'-5" | 352.02 | 352.10 | 358.20 | STD.DETAIL SD 4.32 | SEE PLAN |
| I-9 | S-COMB | 3'-5" | - | 352.43 | 357.10 | STD.DETAIL SD 4.32 | SEE PLAN |
| I-10 | A-10 | 2'-6" | - | 345.67 | 354.60 | STD.DETAIL SD 4.02 | SEE PLAN |
| I-11 | DBL 'S' GRATE | 2'-7 1/2" | 348.23 | 348.03 | 355.50 | STD.DETAIL SD 4.23 | SEE PLAN |
| I-12 | DBL 'S' GRATE | 2'-7 1/2" | 348.58 | 348.33 | 355.50 | STD.DETAIL SD 4.23 | SEE PLAN |
| I-13 | DBL 'S' GRATE | 2'-7 1/2" | 350.85 | 350.60 | 355.50 | STD.DETAIL SD 4.23 | SEE PLAN |
| I-14 | DBL 'S' GRATE | 2'-7 1/2" | - | 351.50 | 355.50 | STD.DETAIL SD 4.23 | SEE PLAN |
| I-15 | A-5 | 2'-6" | - | 353.40 | 357.30 | STD.DETAIL SD 4.01 | SEE PLAN |
| I-16 | DBL 'S' COMB. | 3'-5" | - | 352.70 | 357.20 | STD.DETAIL SD 4.24 | SEE PLAN |
| I-20 | DBL 'S' GRATE | 2'-7 1/2" | 347.96 | 347.71 | 353.00 | STD.DETAIL SD 4.23 | SEE PLAN |
| I-21 | DBL 'S' GRATE | 2'-7 1/2" | - | 348.00 | 353.00 | STD.DETAIL SD 4.23 | SEE PLAN |
| I-A | DBL 'S' GRATE | 2'-7 1/2" | - | 343.74 | 348.00 | STD.DETAIL SD 4.23 | SEE PLAN |
| M-A | PRE-CAST MANHOLE | 10'-0" | 322.82 | 322.62 | SET IN FIELD | MSHA MD 384.11 | SEE PLAN |
| M-B | PRE-CAST MANHOLE | 10'-0" | 323.18 | 323.08 | SET IN FIELD | MSHA MD 384.11 | SEE PLAN |
| M-C | PRE-CAST MANHOLE | 10'-0" | 323.56 | 323.46 | SET IN FIELD | MSHA MD 384.11 | SEE PLAN |
| M-D | PRE-CAST MANHOLE | 7'-0" | 325.58 | 325.48 | SET IN FIELD | MSHA MD 384.07 | SEE PLAN |
| M-E | PRE-CAST MANHOLE | 7'-0" | 327.60 | 327.50 | SET IN FIELD | MSHA MD 384.07 | SEE PLAN |
| M-F | PRE-CAST MANHOLE | 7'-0" | 329.60 | 329.50 | SET IN FIELD | MSHA MD 384.07 | SEE PLAN |

Date



Professional Engineer No. 10551

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
Howard Dammann CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE 6/14/98
Cathy Hamilton CHIEF, DIVISION OF LAND DEVELOPMENT DATE 6/14/98
Joseph J. Smith DIRECTOR DATE 6/14/98

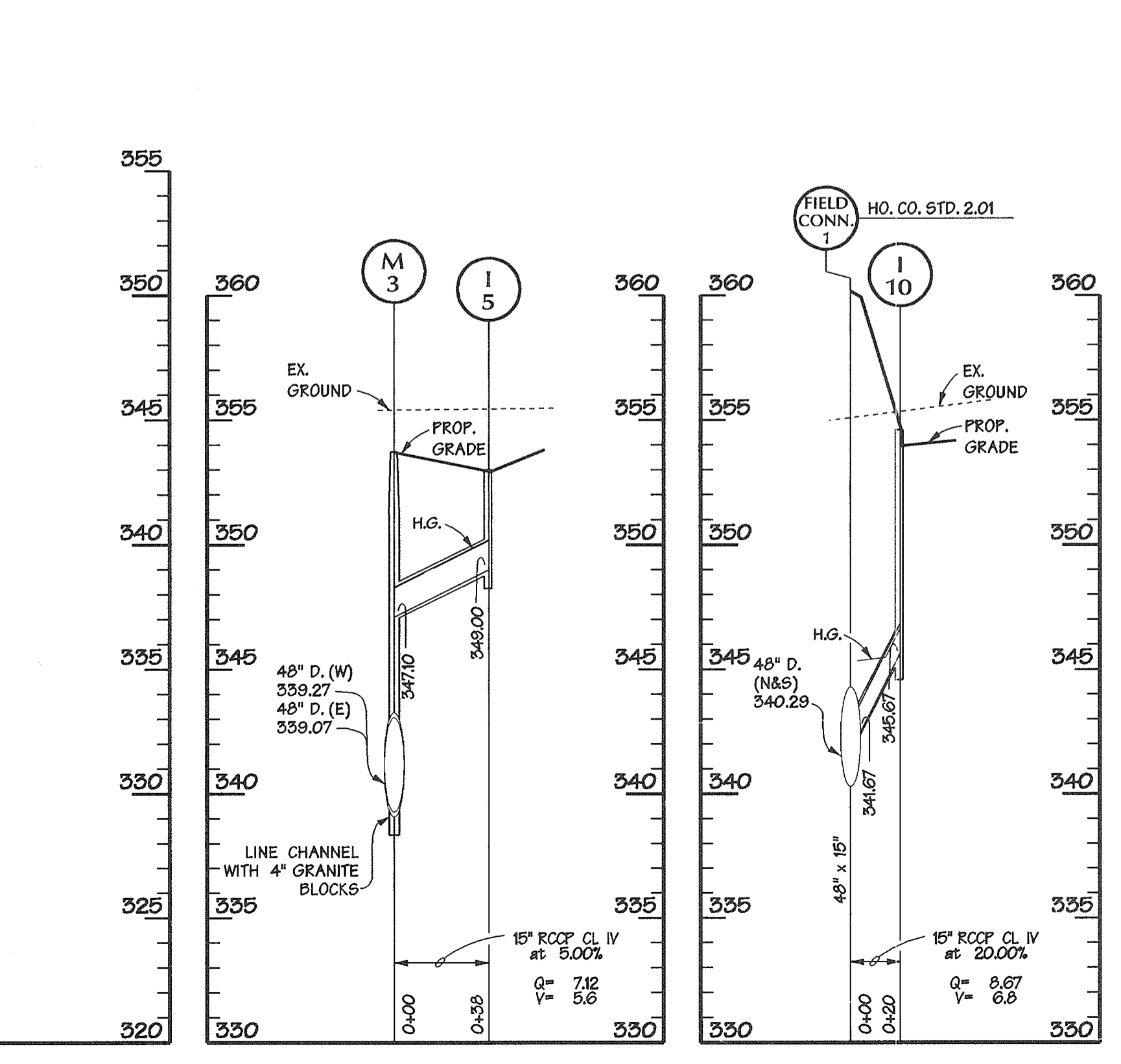
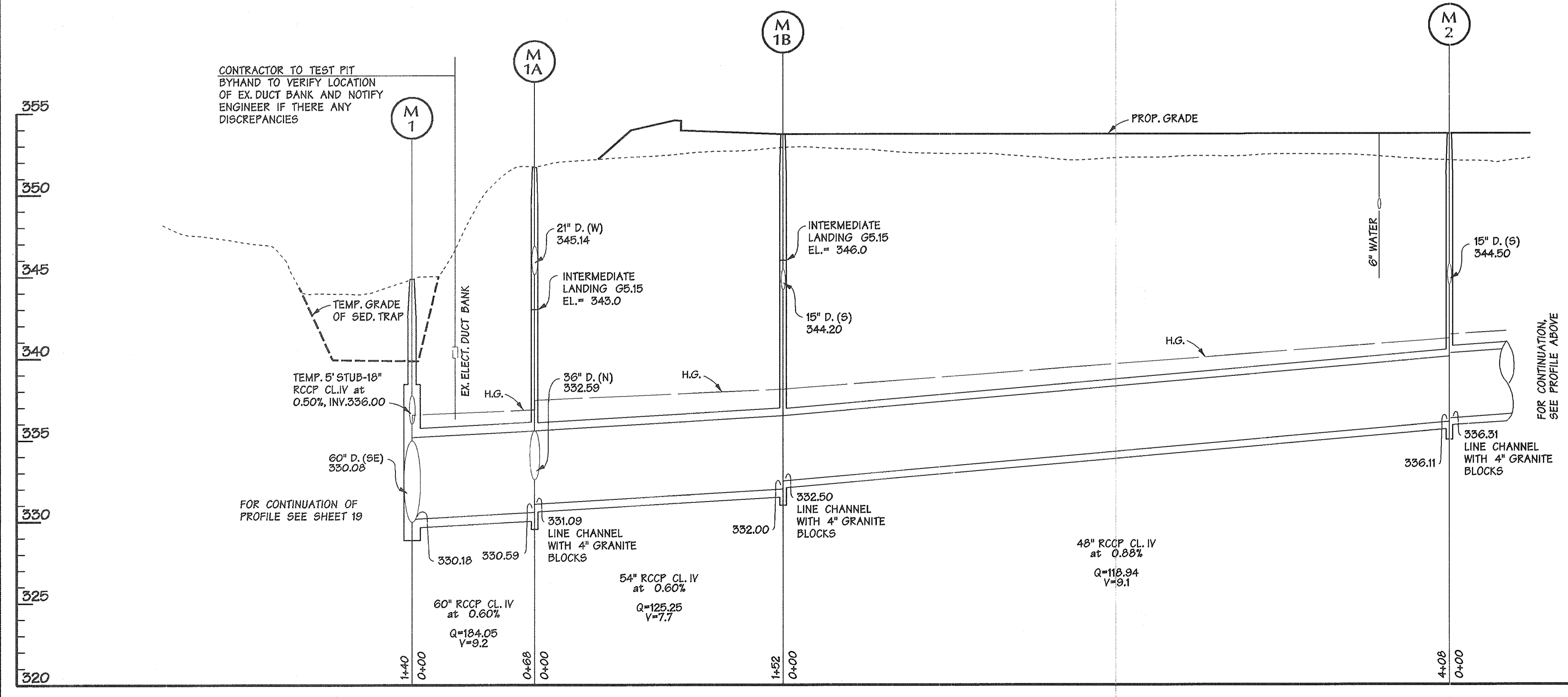
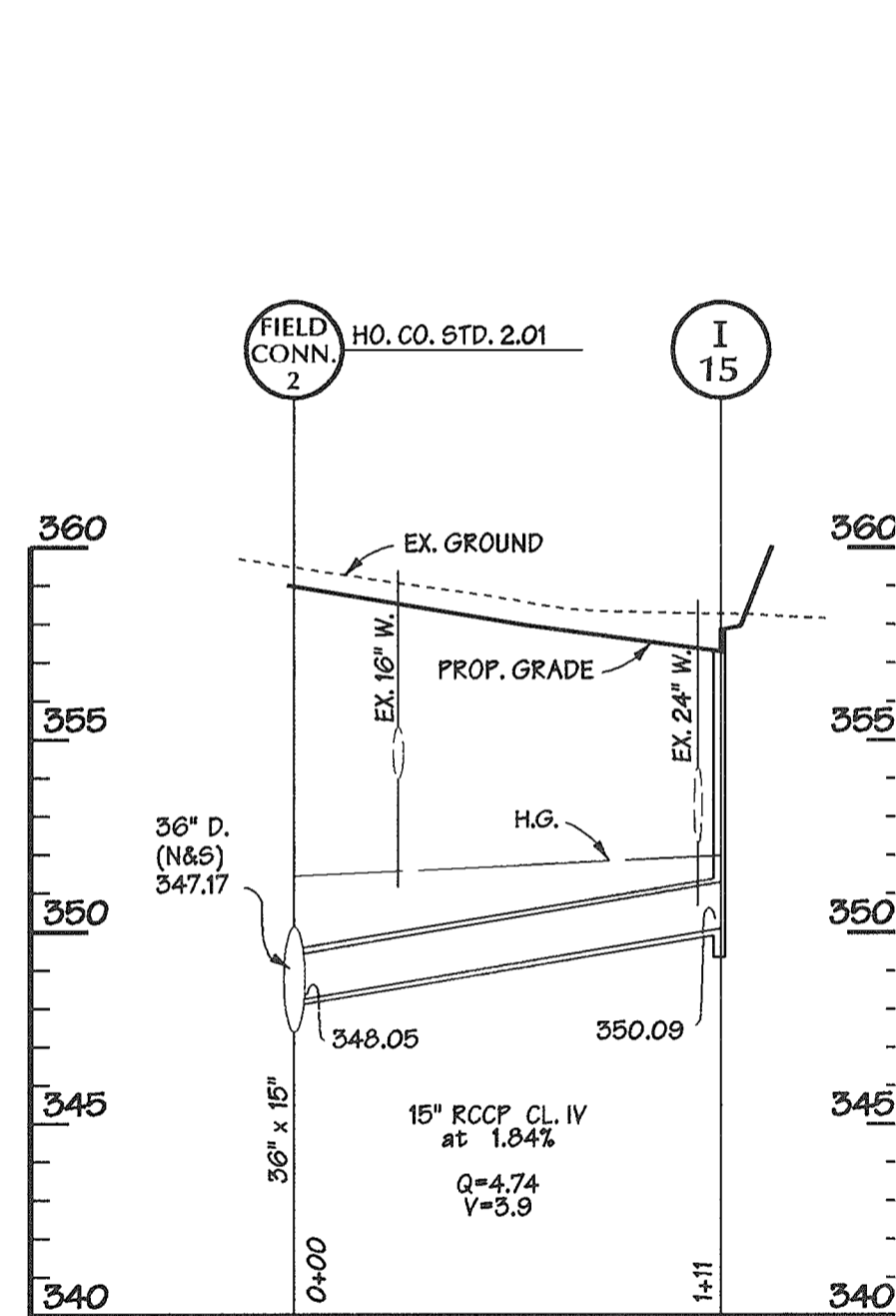
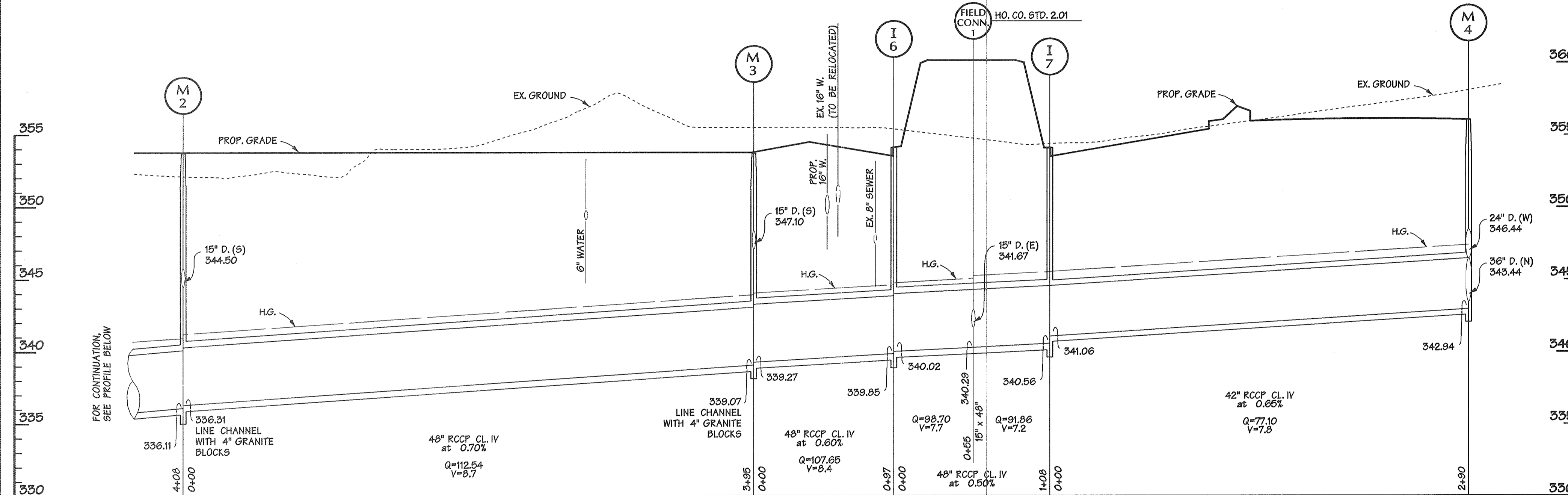
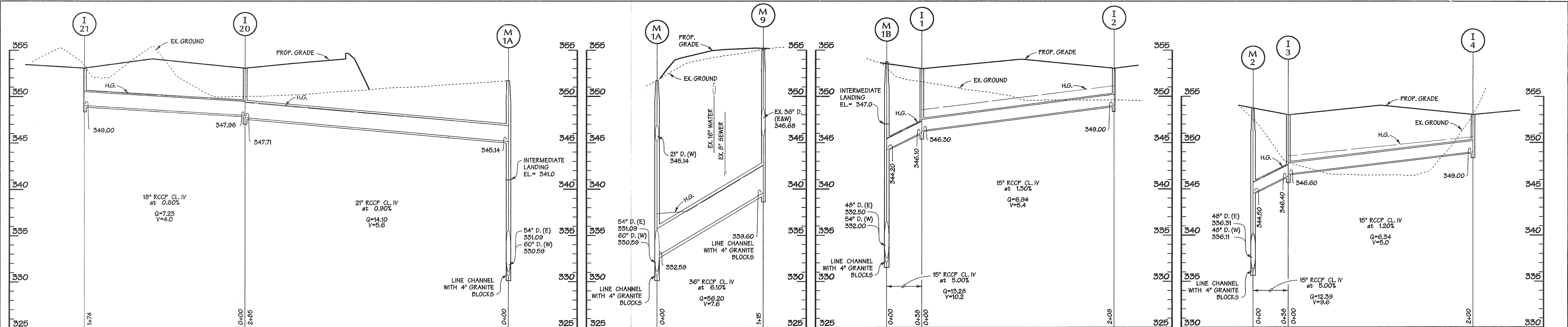
Date No. Revision Description
Sears Warehouse
PARCEL A-74
At Gateway Commerce Center
Building 20, 8901 Snowden River Parkway
 Owner:
 The Howard Research and Development Corporation
 J. GEAR, II, Inc.
 10275 Little Patuxent Parkway, Columbia, MD 21044
 Developer:
 Sears Logistics Services Inc.
 3333 Beverly Road, Hoffman Estates, IL 60179

DMW
 Draft-McCune-Walkers, Inc.
 200 East Pennsylvania Avenue
 Towson, Maryland 21286
 (410) 296-3333
 Fax 296-4705
 A Team of Land Planners,
 Landscape Architects,
 Engineers, Surveyors &
 Environmental Professionals

| | | | | | |
|------------------|-------------------------|--------------|-----|-----------------|---------|
| SUBDIVISION NAME | GATEWAY COMMERCE CENTER | SECTION AREA | N/A | LOT/PARCEL # | A-74 |
| RAMP OR LOT # | 13140 | BLOCK # | N/A | TAXING MAP | 42 |
| WATER CODE | | ZONE | M-1 | ELECT. DISTRICT | 6281 |
| | | SEWER CODE | | CENSUS TRACT | 6067.03 |
| | | | | | |

TITLE
DRAINAGE AREA MAP

Des By DFM Scale 1"=200' Proj. No. 97164
 Drn By CEO,WHJ Date May 1, 1998
 Chk By MM Approved MM 5 OF 19



NOTE: ALL INLETS AND MANHOLES TO BE CONSTRUCTED WITH FULLY DEVELOPED INVERTS WITH THE EXCEPTION OF TERMINAL INLETS.



Professional Engineer No. 10557

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

Chief, Development Engineering Division: *[Signature]* 6/3/95 DATE

Chief, Division of Land Development: *[Signature]* 6/4/95 DATE

Director: *[Signature]* 6/14/95 DATE

Date: _____ No. _____ Revision Description

Sears Warehouse
PARCEL A-74
 At Gateway Commerce Center
 Building 20, 8901 Snowden River Parkway
 Owner: The Howard Research and Development Corporation
 Developer: GEAPE II, Inc., 10275 Little Patuxent Parkway, Columbia, MD 21044
 Sears Logistics Services Inc., 3333 Beverly Road, Hoffman Estates, IL 60179

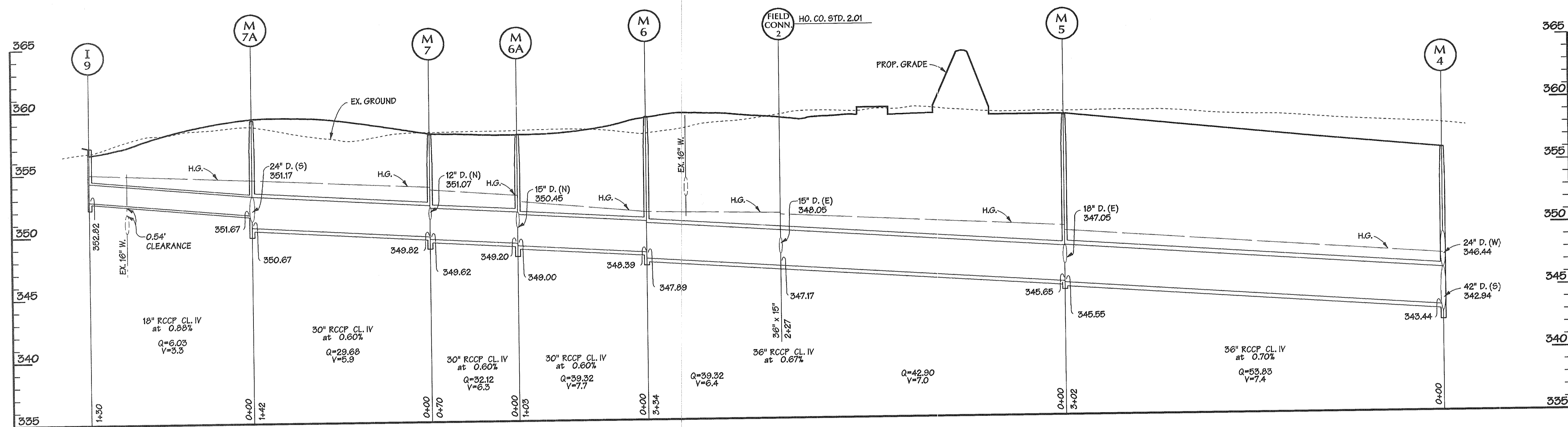
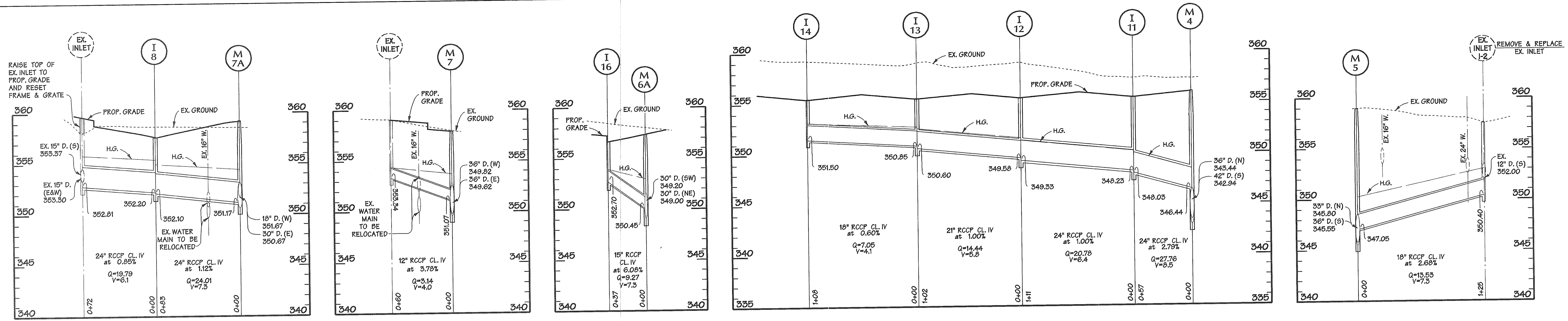
DMW
 Duff-McCune-Walker, Inc.
 200 East Pennsylvania Avenue
 Towson, Maryland 21286
 (410) 296-3333
 Fax 296-4705
 A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

| | | | | | |
|--------------------------------|-------------------------|--------------|---------|---------------|---------|
| SUBDIVISION NAME | GATEWAY COMMERCE CENTER | SECTION/AREA | N/A | LOT/PARCEL # | A-74 |
| PLAT OR FILE - BLOCK # OF ZONE | 13140 | TAXZONE MAP | 42 | REC. DISTRICT | 6th |
| WATER CODE | N/A | SEWER CODE | 4900000 | CENSUS TRACT | 6067.03 |

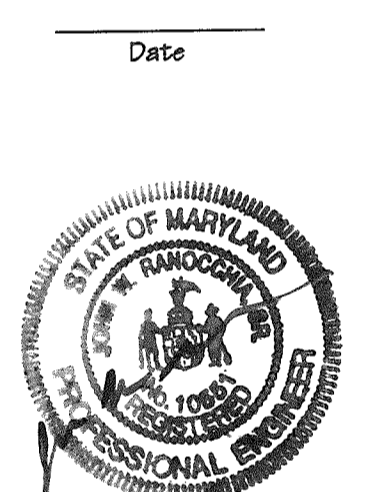
TITLE: **STORM DRAIN PROFILES**

| | | | | | | |
|--------|-----|----------|---------------|-------------|-----------|-------|
| Des By | MM | Scale | Horiz. 1"=50' | Vert. 1"=5' | Proj. No. | 97164 |
| Drn By | MSS | Date | May 1, 1995 | | | |
| Chk By | MM | Approved | MM | | | |

6 OF 19



* NOTE: ALL INLETS AND MANHOLES TO BE CONSTRUCTED WITH FULLY DEVELOPED INVERTS WITH THE EXCEPTION OF TERMINAL INLETS.



Professional Engineer No. 10551

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION 6/12/98 DATE

CHIEF, DIVISION OF LAND DEVELOPMENT 6/11/98 DATE

DIRECTOR 6/12/98 DATE

Revision Description

Date No.

Sears Warehouse
PARCEL A-74
 At Gateway Commerce Center
 Building 20, 8901 Snowden River Parkway
 Owner
 The Howard Research and Development Corporation
 / GEAPE II, Inc.
 10275 Little Patuxent Parkway, Columbia, MD 21044
 Developer
 Sears Logistics Services Inc.
 3333 Beverly Road, Hoffman Estates, IL 60179

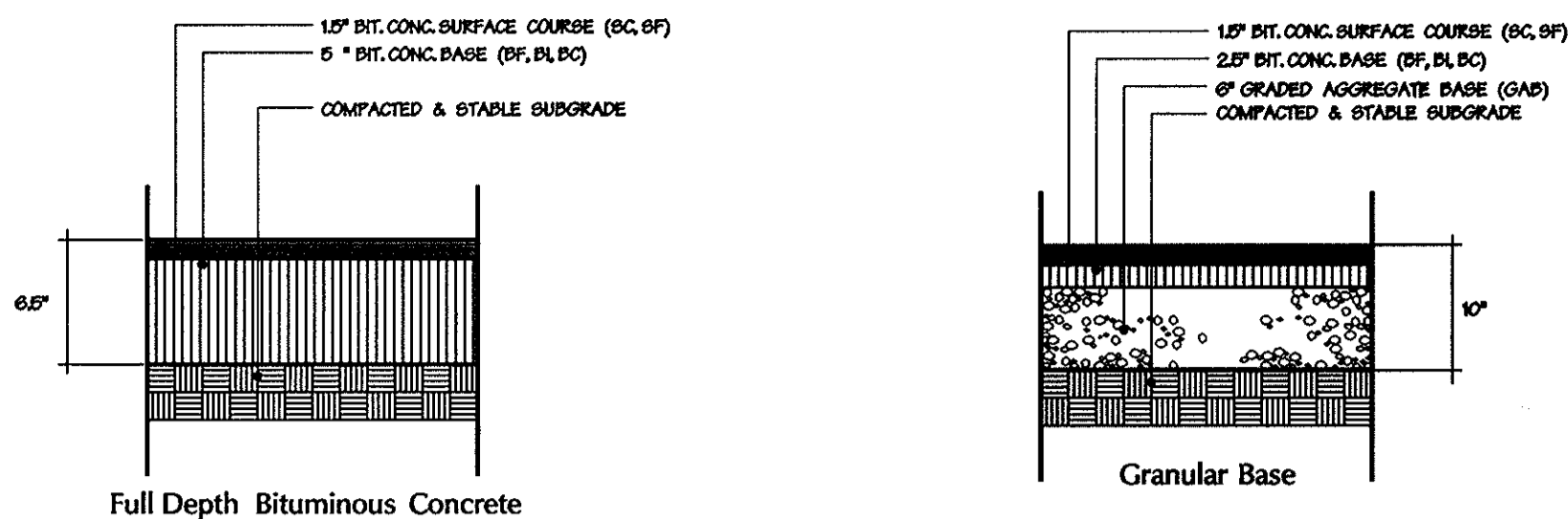
DMW
 Darr-McCune-Walker, Inc.
 200 East Pennsylvania Avenue
 Towson, Maryland 21286
 (410) 296-3333
 Fax 296-4705

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 Landscape Architects,
 Engineers, Surveyors &
 Environmental Professionals

SUBDIVISION NAME: GATEWAY COMMERCE CENTER SECTION: N/A LOT/PARCEL #: A-74
 PLAT OR REF. BLOCK #/ZONE: 1240 N/A M-1 PARCEL MAP: 42 ELECT. DISTRICT: 6th CENSUS TRACT: 6067.03
 WATER CODE: SEWER CODE: 4900000

TITLE: **STORM DRAIN PROFILES**

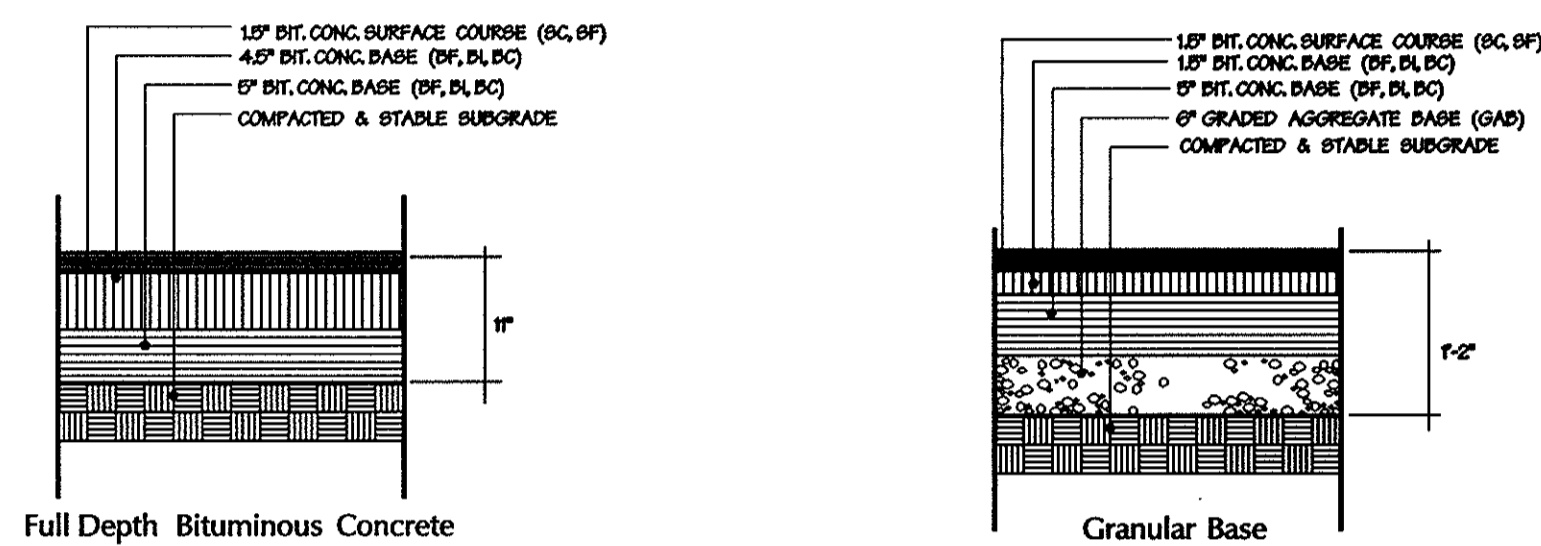
Des By: MM Scale: Horiz. 1"=50' Vert. 1"=5'
 Dwn By: MSS Date: May 1, 1998 Proj. No. 97164
 Chk By: MM Approved: MM 7 OF 19



P2 Paving Sections: Passenger Parking and Travelways

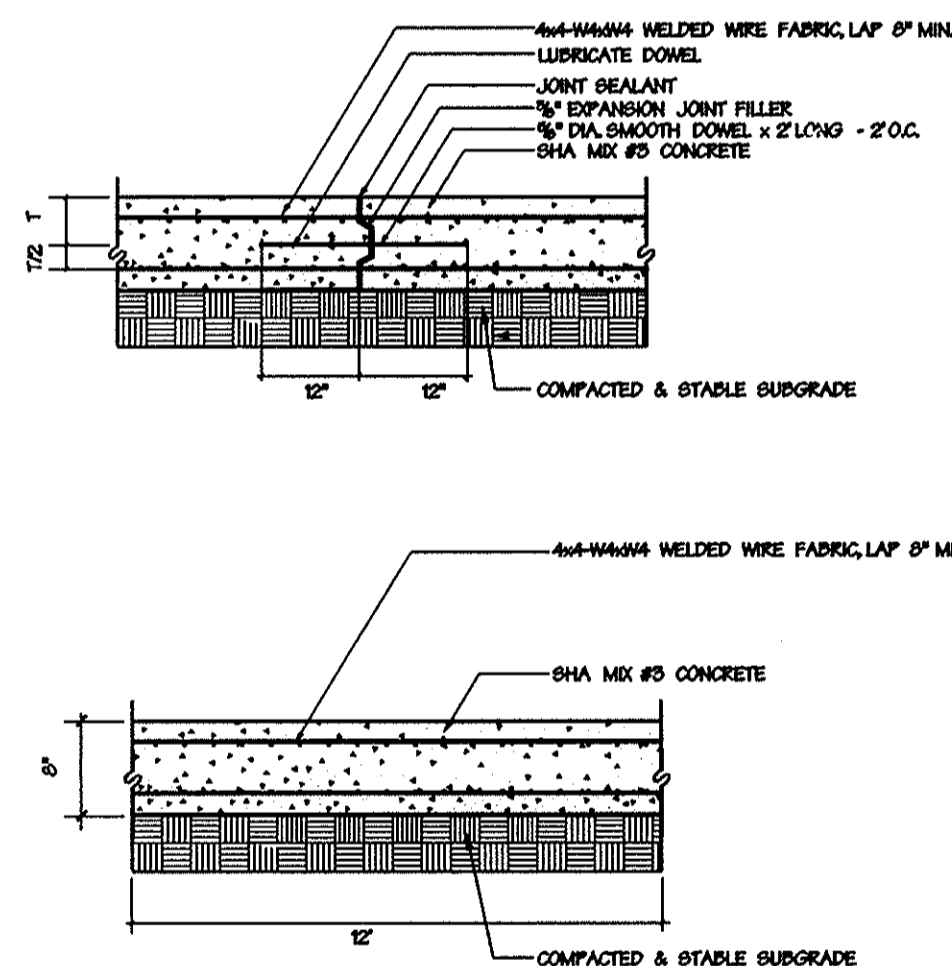
Not To Scale

NOTE: MINIMUM CBR VALUE FOR THE PROPOSED PAVING SECTIONS 3.



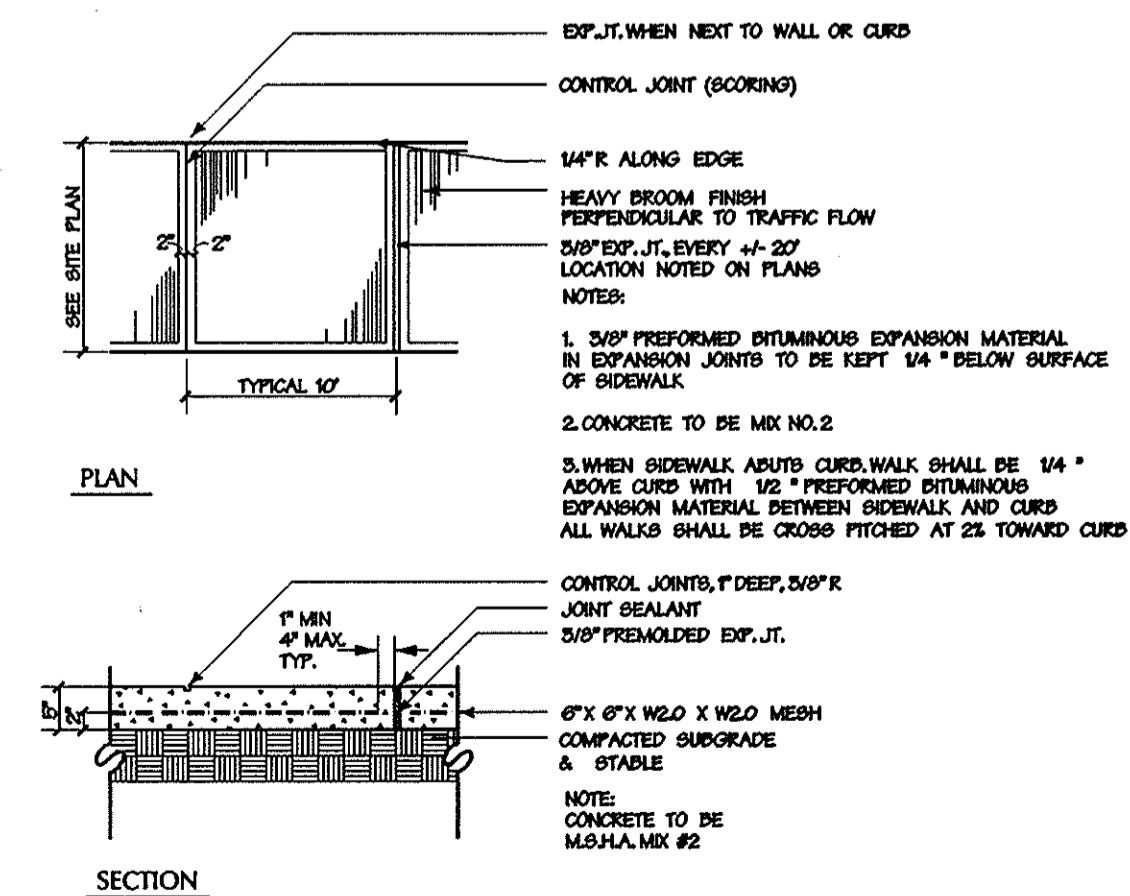
P5 Paving Sections: Truck Parking and Travelways

Not To Scale



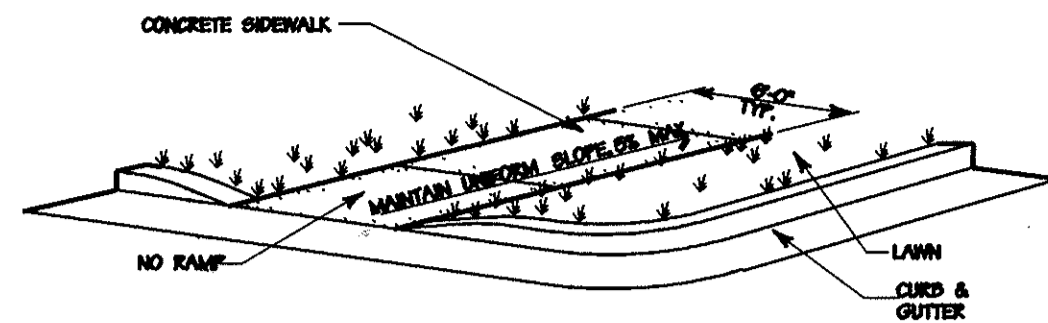
Concrete Pavement w/Keyed Construction Joint

Not To Scale



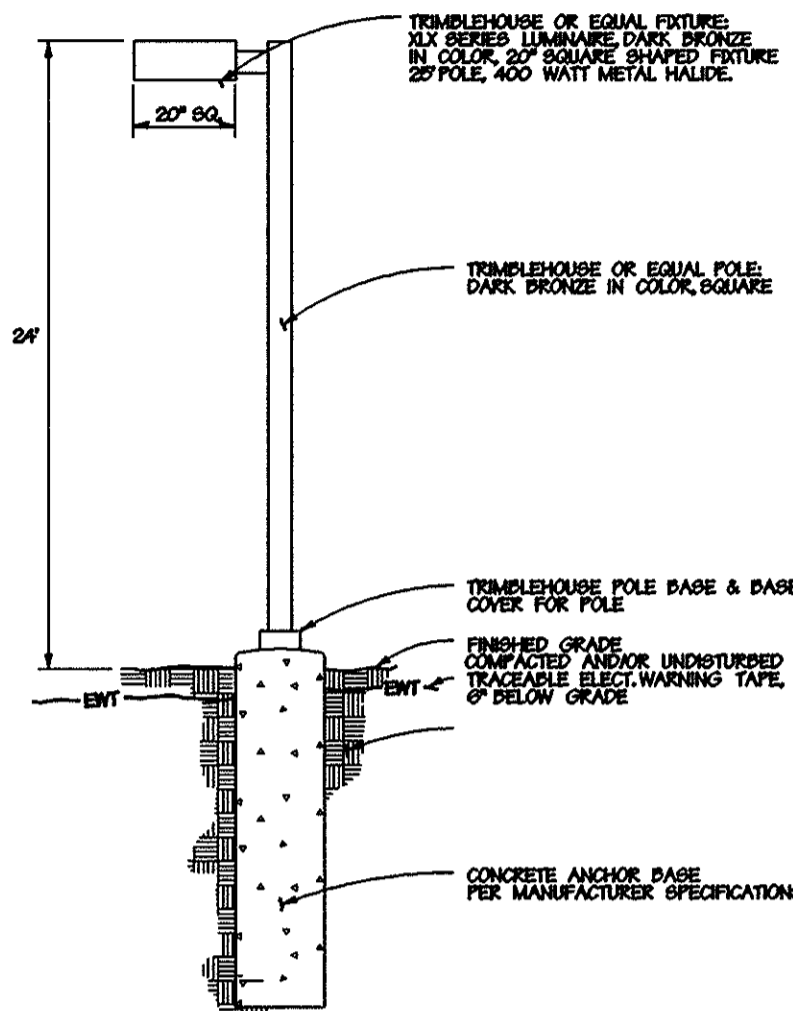
Concrete Walk

Not To Scale



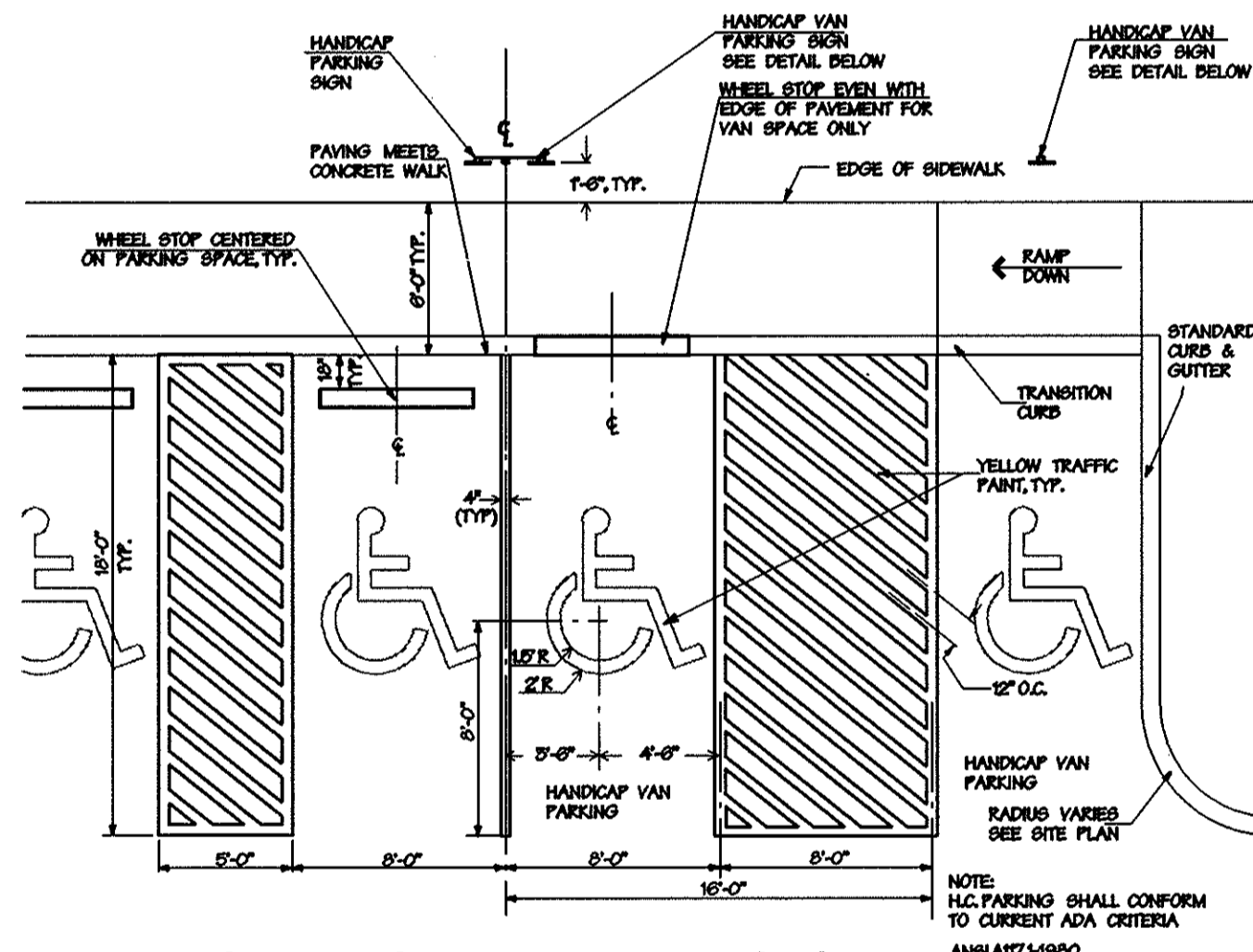
Sidewalk Ramp 'B'

Not To Scale



Sharp Cutoff Area Light

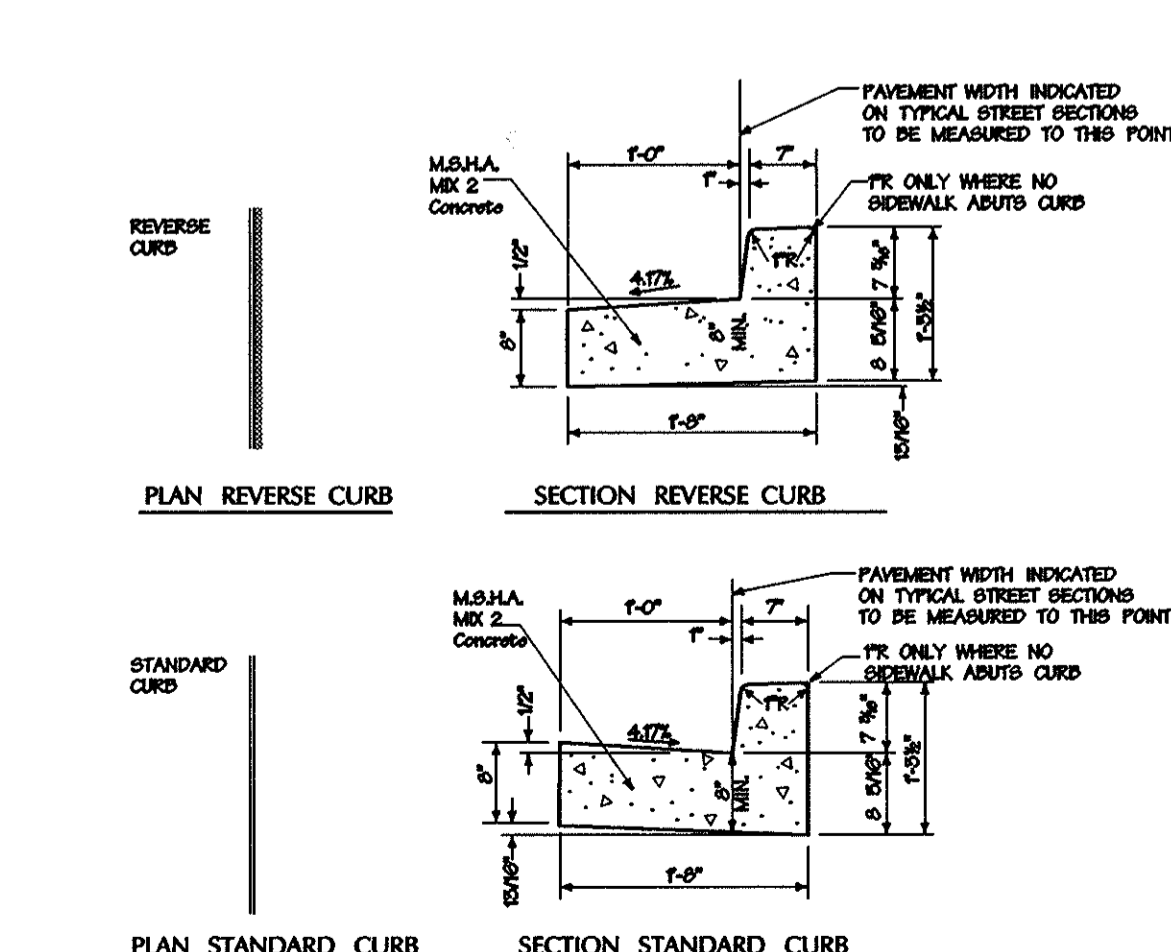
Not To Scale



Handicap Parking: Van & Standard

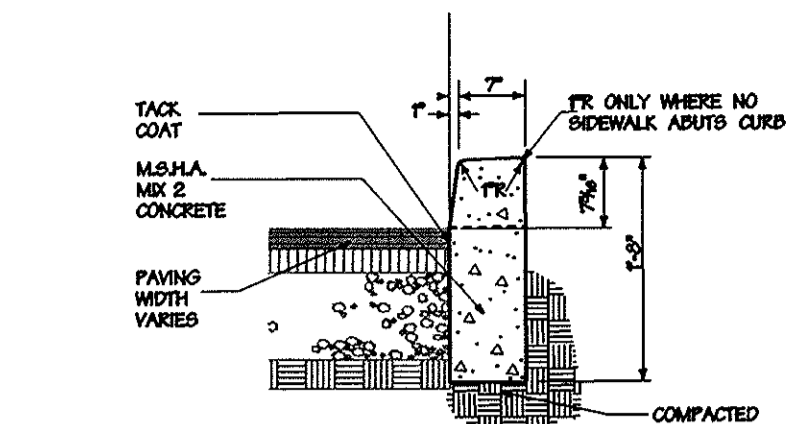
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FOR DETAILED SPOT ELEVATIONS, SEE SHEET 5



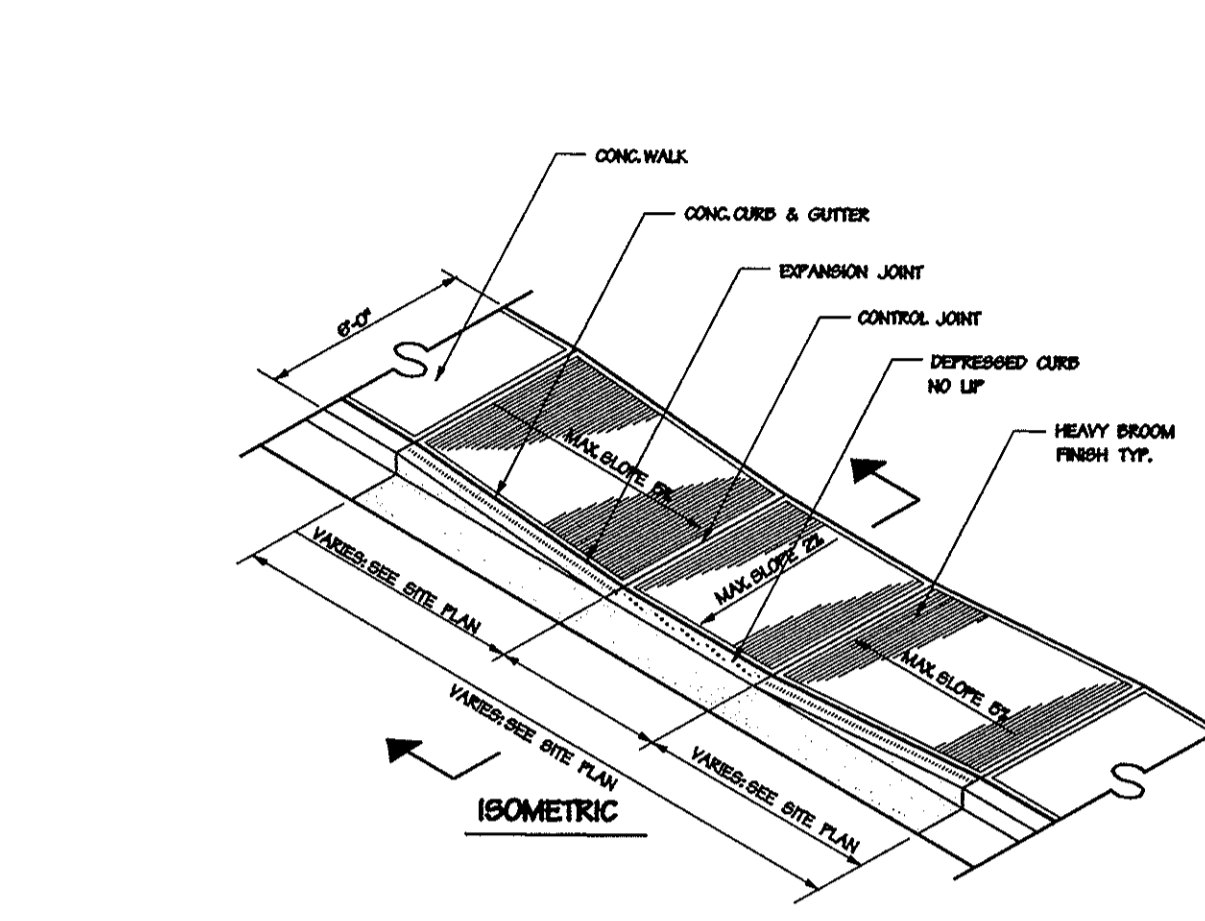
Concrete Curb & Gutter, Typical

Not To Scale



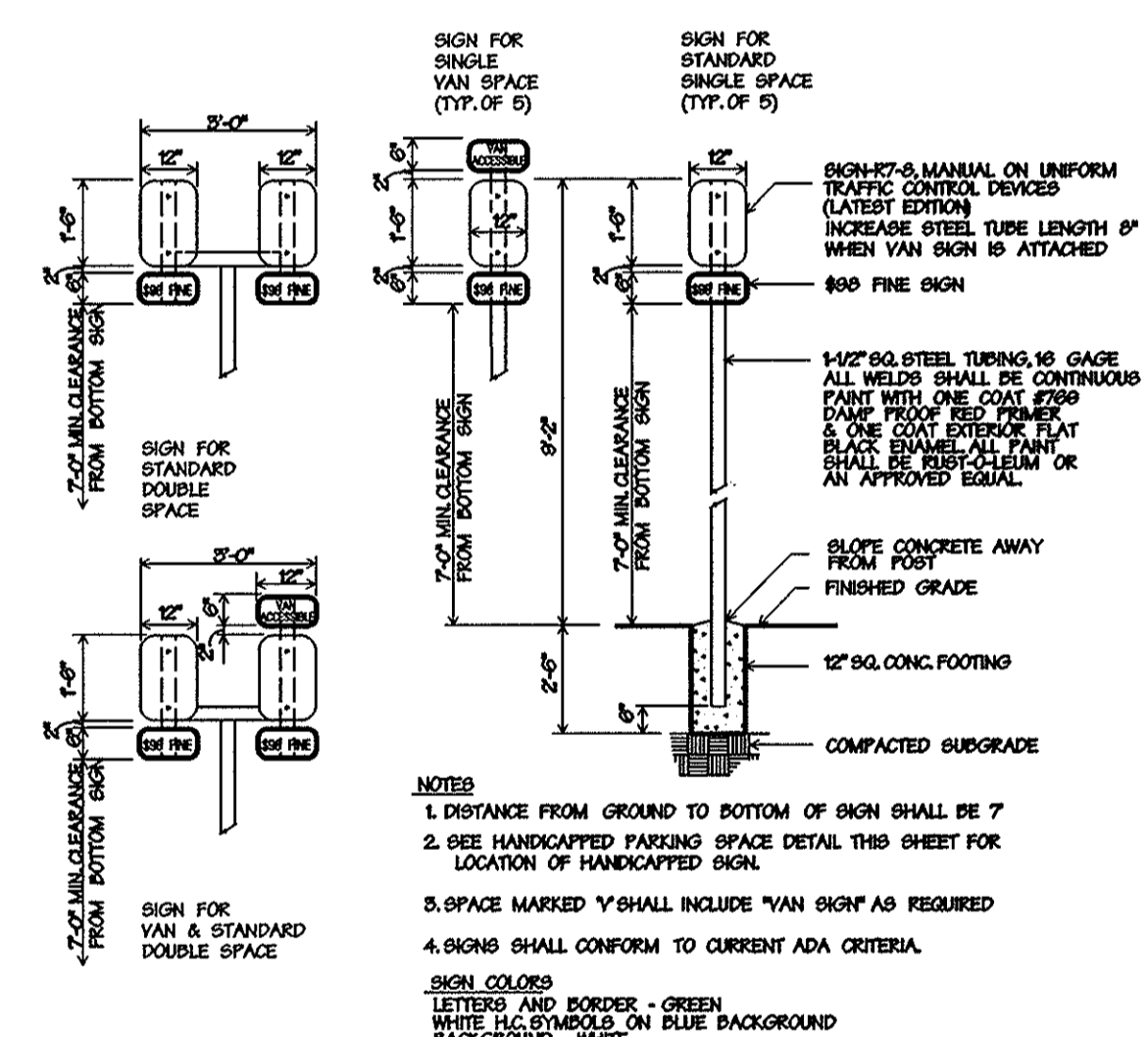
Standard Barrier Curb

Not To Scale



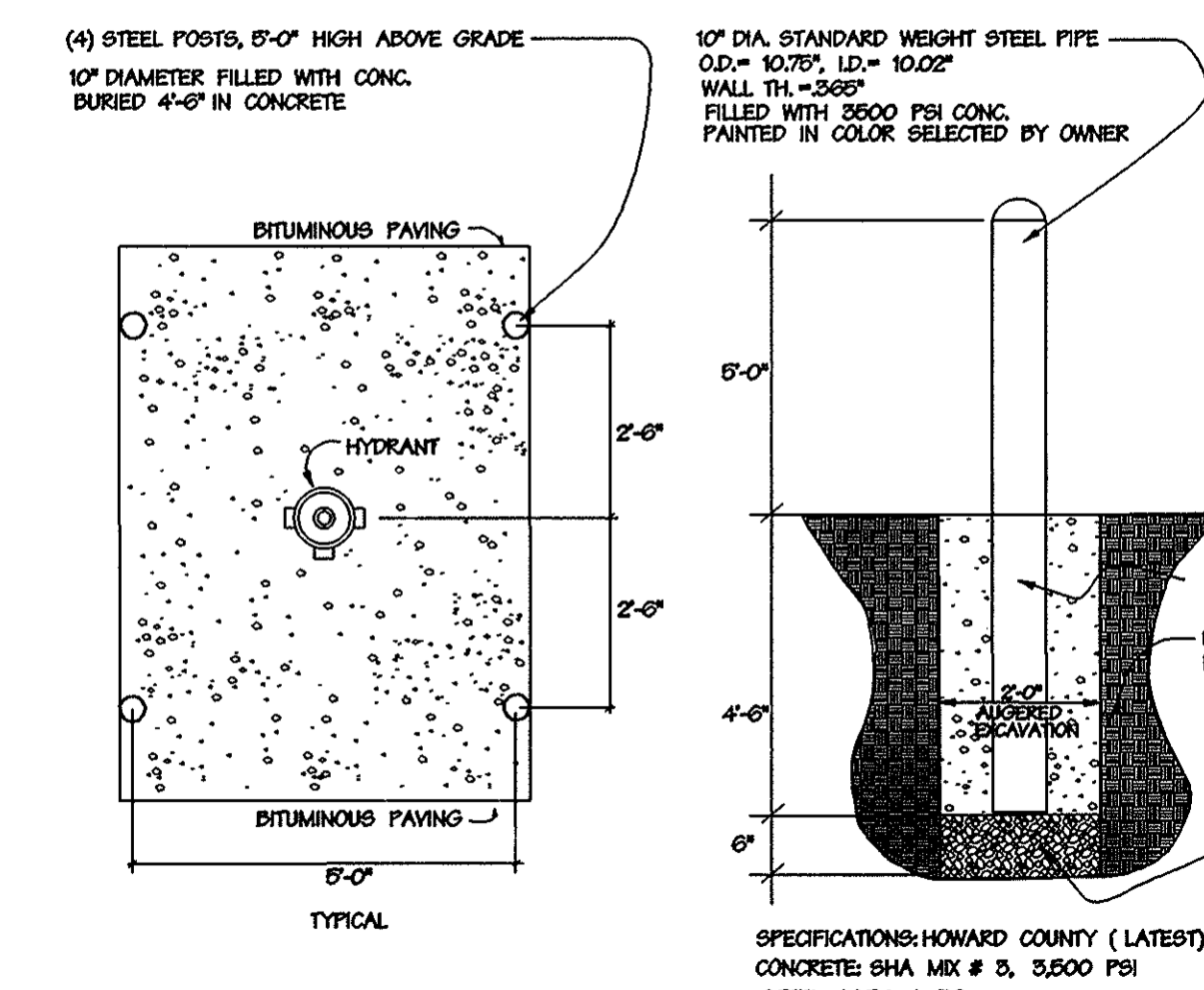
Ramp Type A

Not To Scale



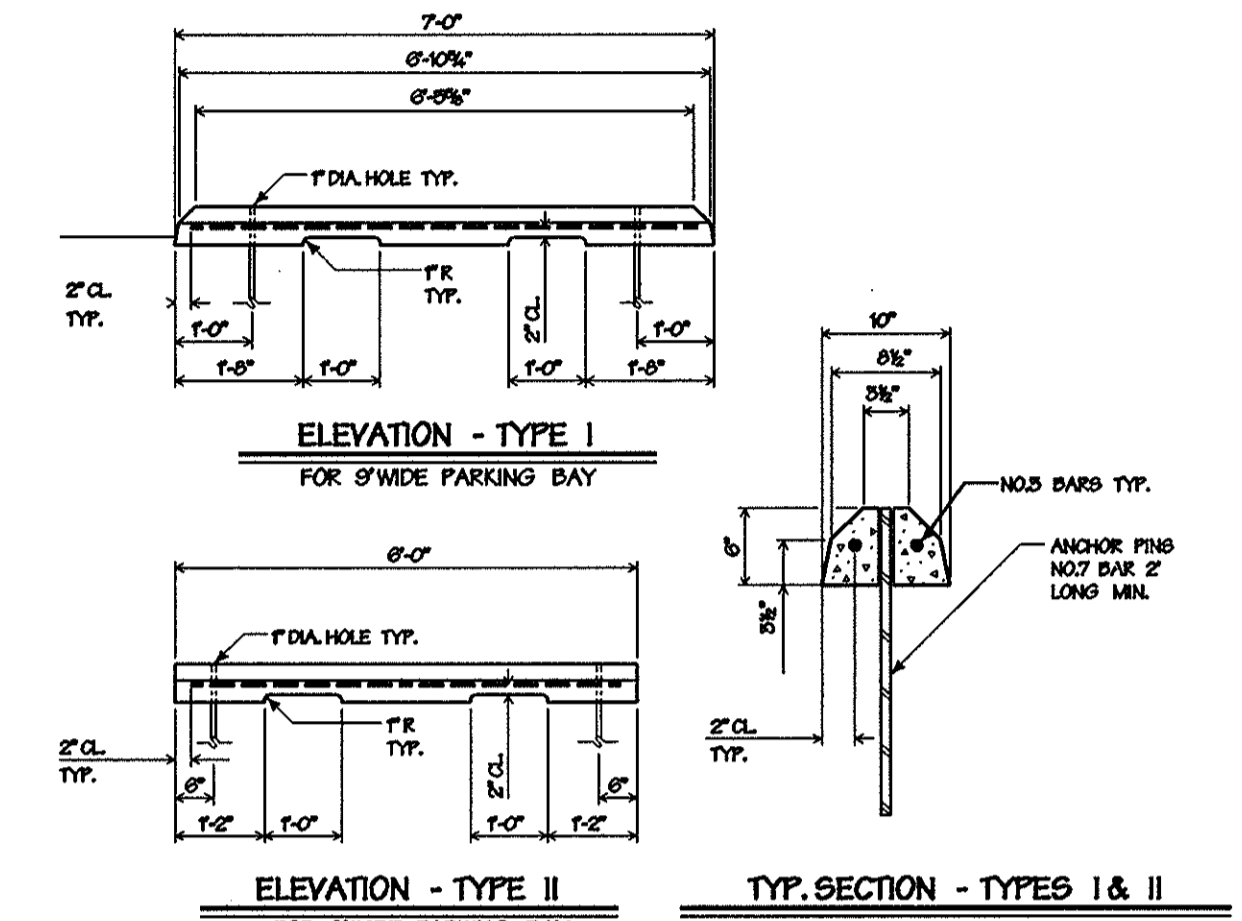
Handicap Parking Signs

Not To Scale



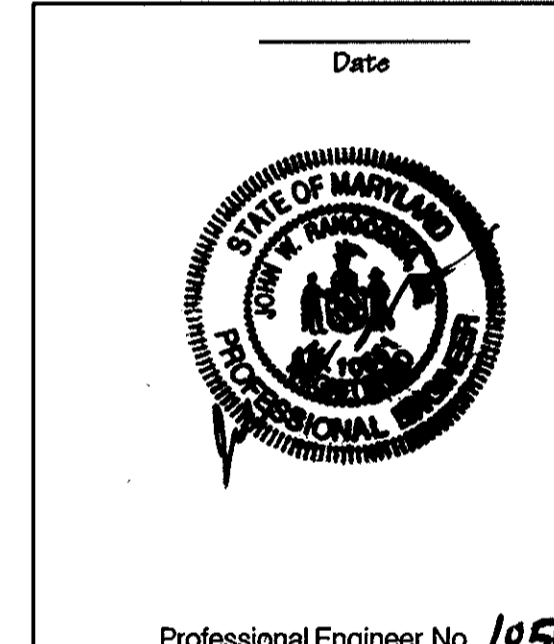
Bollard Detail

Not To Scale



Precast Concrete Wheelstop 1/2\"/>

Not To Scale



Professional Engineer No. 10551

| | | |
|---|--|--------------|
| APPROVED: | HOWARD COUNTY DEPT. OF PLANNING & ZONING | |
| CHIEF, DEVELOPMENT ENGINEERING DIVISION | <i>[Signature]</i> | 6/12/98 DATE |
| CHIEF, DIVISION OF LAND DEVELOPMENT | <i>[Signature]</i> | 6/14/98 DATE |
| DIRECTOR | <i>[Signature]</i> | 6/14/98 DATE |

| | | |
|--------|-----|---|
| 3/2/99 | 1 | REMOVED SECTION A-A: BOLLARD PROTECTION |
| Date | No. | Revision Description |

Sears Warehouse
PARCEL A-74
 At Gateway Commerce Center
 Building 20, 8901 Snowden River Parkway
 Owner:
 The Howard Research and Development Corporation
 / GEAPE II, Inc.
 10275 Little Patuxent Parkway, Columbia, MD 21044
 Developer:
 Sears Logistics Services Inc.
 Beverly Road, Hoffman Estates, IL 60179

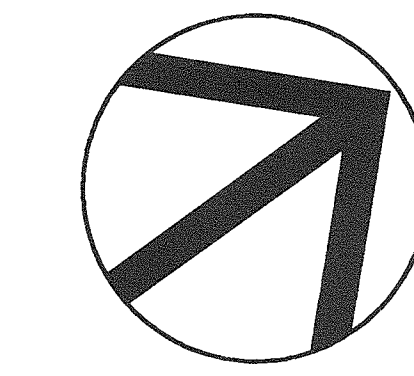
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|---------------------------|-------------------------|----------------|---------|-----------------|---------|
| SUBDIVISION NAME | GATEWAY COMMERCE CENTER | SECTION/AREA | N/A | LOTPARCEL # | A-74 |
| PLAT OR "OF" BLOCK # ZONE | 19140 N/A M-1 | PARKING SPACES | 42 | ELECT. DISTRICT | 6th |
| WATER CODE | | SEWER CODE | 4900000 | CENSUS TRACT | 6067.03 |

| | | | |
|---------------------|----|----------|-----------------|
| SITE DETAILS | | | |
| Des By | MM | Scale | 1"=50' |
| Drn By | AS | Date | May 1, 1998 |
| Chk By | MM | Approved | MM |
| | | | Proj. No. 97164 |
| | | | 8 OF 19 |

LEGEND

- 50' --- EXISTING CONTOURS
- 50' --- PROPOSED CONTOURS
- PROPOSED STORM DRAIN
- PROPOSED WATER MAIN
- PROPOSED VALVE & REDUCER
- PROPOSED FIRE HYDRANT
- PROPOSED LIGHT POLE
- 6 PROPOSED PARKING
- EXISTING VEGETATION
- PROPOSED EVERGREEN TREE
- PROPOSED SHADE TREE
- PROPOSED FLOWERING TREE

DATA SOURCE:



5-1-98
Date

Professional LA

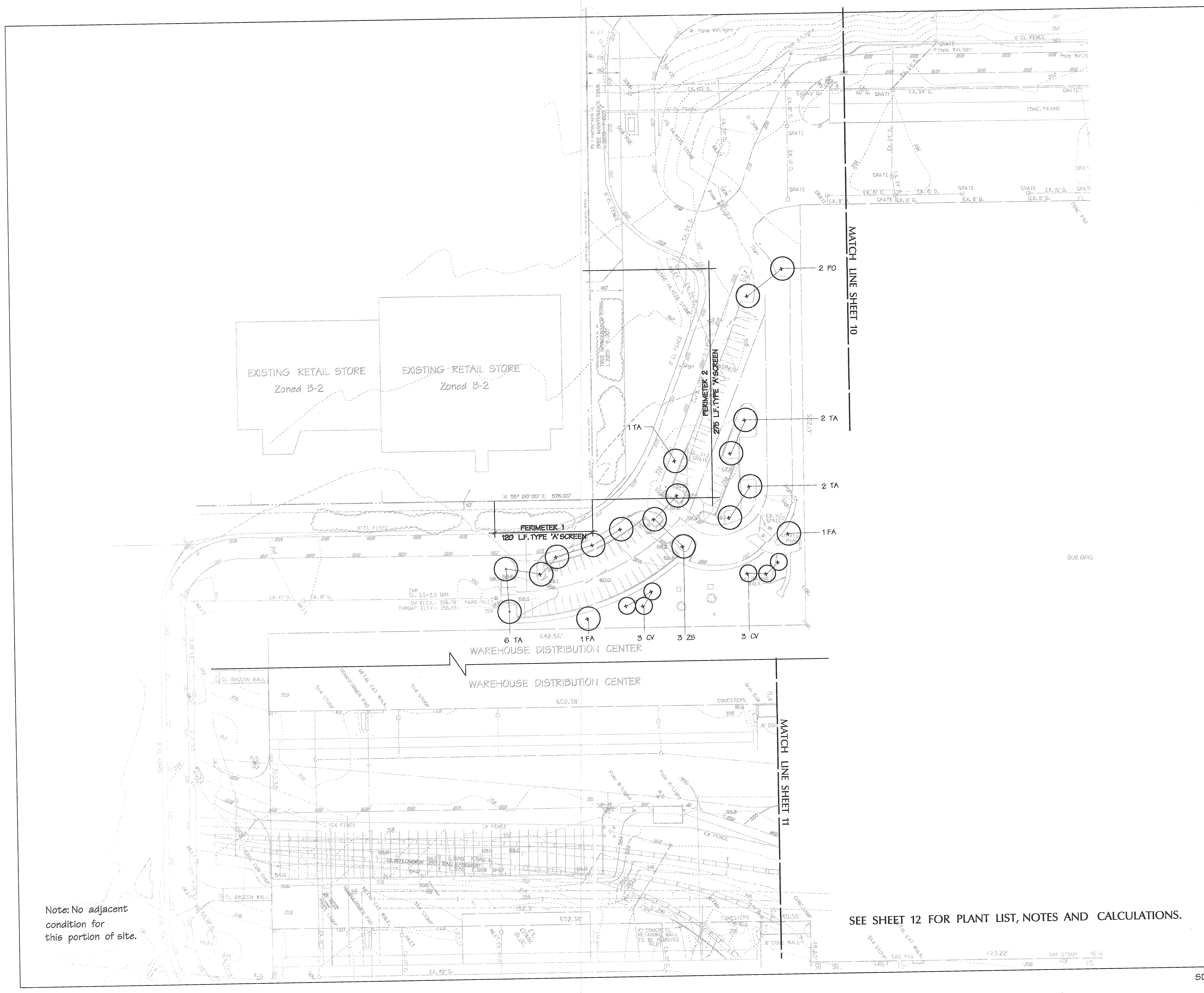
| | |
|---|--|
| APPROVED: | HOWARD COUNTY DEPT. OF PLANNING & ZONING |
| <i>Howard County</i> | DATE 6/2/98 |
| CHIEF, DEVELOPMENT ENGINEERING DIVISION | 6/2/98 |
| <i>Linda Hamilton</i> | DATE 6/4/98 |
| CHIEF, DIVISION OF LAND DEVELOPMENT | DATE 6/4/98 |
| <i>David Smith</i> | DATE 6/4/98 |
| DIRECTOR | DATE 6/4/98 |

| Date | No. | Revision Description |
|------|-----|---|
| | | Sears Warehouse PARCEL A-74 At Gateway Commerce Center Building 20, 8901 Snowden River Parkway Owner The Howard Research and Development Corporation 10275 Little Patuxent Parkway, Columbia, MD 21044 Developer Sears Logistics Services Inc. 3333 Beverly Road, Hoffman Estates, IL 60179 |

DMW
Daft McCune Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
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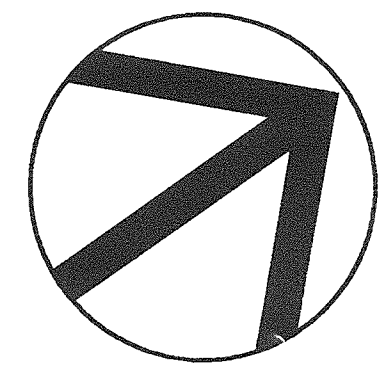
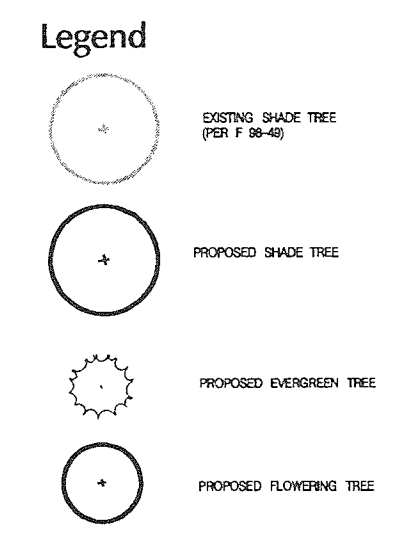
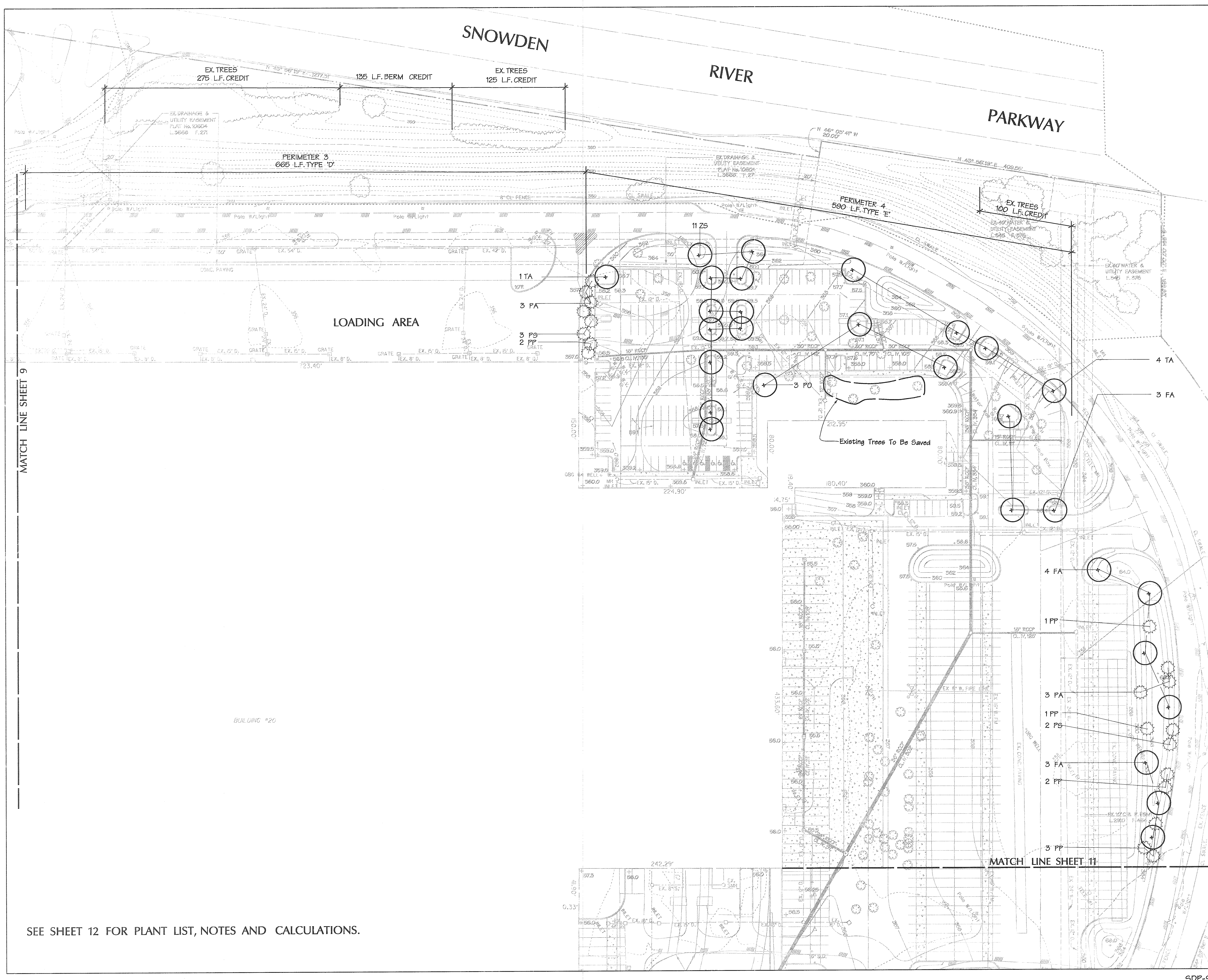
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Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

| | | | | | |
|-----------------------|-------------------------|--------------|-------------|--------------|---------|
| SUBDIVISION NAME | GATEWAY COMMERCE CENTER | SECTION/AREA | N/A | LOT/PARCEL # | A-74 |
| PLAT OR LE | 13140 | ZONE | M-1 | CENSUS TRACT | 6067.03 |
| WATER CODE | | SEWER CODE | 48000000 | | |
| TITLE | | | | | |
| LANDSCAPE PLAN | | | | | |
| Des By | MM | Scale | 1"=50' | Proj. No. | 97164 |
| Drn By | AS | Date | May 1, 1998 | | |
| Chk By | MM | Approved | MM | | 9 OF 19 |



Note: No adjacent condition for this portion of site.

SEE SHEET 12 FOR PLANT LIST, NOTES AND CALCULATIONS.



5.1.98
Date

Professional LA

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

| | |
|---|---------|
| | 6/15/98 |
| CHIEF, DEVELOPMENT ENGINEERING DIVISION | DATE |
| | 6/18/98 |
| CHIEF, DIVISION OF LAND DEVELOPMENT | DATE |
| | 6/18/98 |
| DIRECTOR | DATE |

| Date | No. | Revision Description |
|------|-----|---|
| | | Sears Warehouse PARCEL A-74 At Gateway Commerce Center Building 20, 8901 Snowden River Parkway Owner The Howard Research and Development Corporation 10275 Little Patuxent Parkway, Columbia, MD 21044 Developer Sears Logistics Services Inc. 3333 Beverly Road, Hoffman Estates, IL 60179 |

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(410) 296-3333
Fax 296-4705

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Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

| | | |
|-------------------------|--------------|--------------|
| SUBDIVISION NAME | SECTION AREA | LOT/PARCEL # |
| GATEWAY COMMERCE CENTER | N/A | A-74 |
| STATE OR LOCAL | TAXZONE MAP | CENSUS TRACT |
| 13140 N/A M-1 | 42 | 6067.03 |
| WATER CODE | SEWER CODE | |
| | 4900000 | |

TITLE

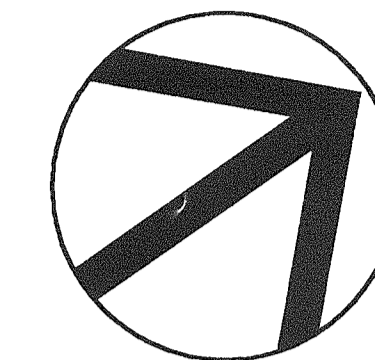
LANDSCAPE PLAN

| | | | | | |
|--------|----|----------|-------------|-----------|----------|
| Des By | MM | Scale | 1"=50' | Proj. No. | 97164 |
| Drn By | AS | Date | May 1, 1998 | | |
| Chk By | MM | Approved | MM | | 10 OF 19 |

MATCH LINE SHEET 9

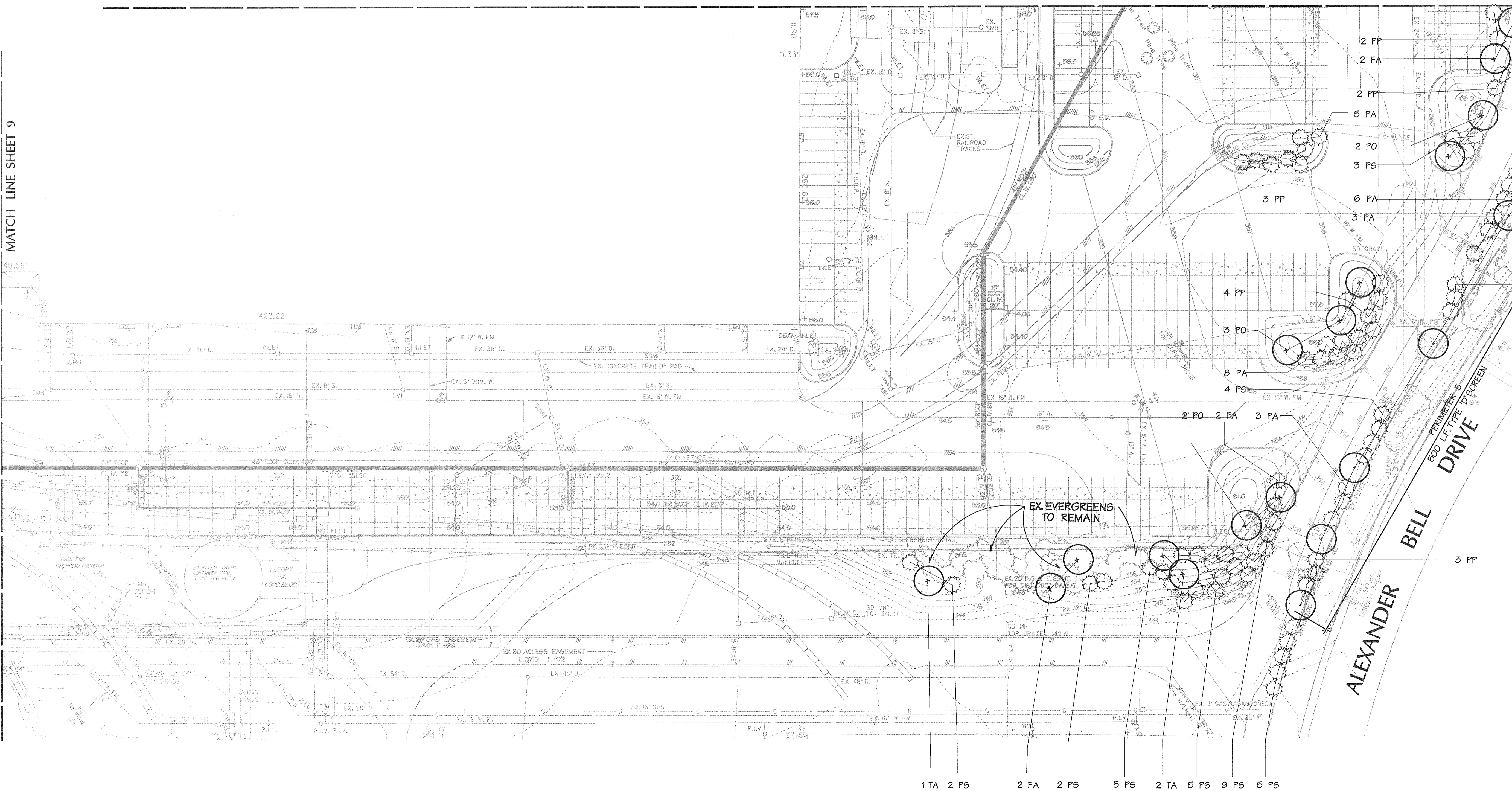
MATCH LINE SHEET 11

SEE SHEET 12 FOR PLANT LIST, NOTES AND CALCULATIONS.



MATCH LINE SHEET 10

MATCH LINE SHEET 9



5.1.98
Date

Professional LA

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

Michelle Williams
CHIEF, DEVELOPMENT ENGINEERING DIVISION 6/2/98 DATE

Andy Hamilton
CHIEF, DIVISION OF LAND DEVELOPMENT 6/4/98 DATE

James S. Smith
DIRECTOR 6/10/98 DATE

| Date | No. | Revision Description |
|------|-----|--|
| | | Sears Warehouse PARCEL A-74 At Gateway Commerce Center Building 20, 8901 Snowden River Parkway Owner The Howard Research and Development Corporation / GEAPE II, Inc. 10275 Little Patuxent Parkway, Columbia, MD 21044 Developer Sears Logistics Services Inc. 3333 Deverly Road, Hoffman Estates, IL 60179 |

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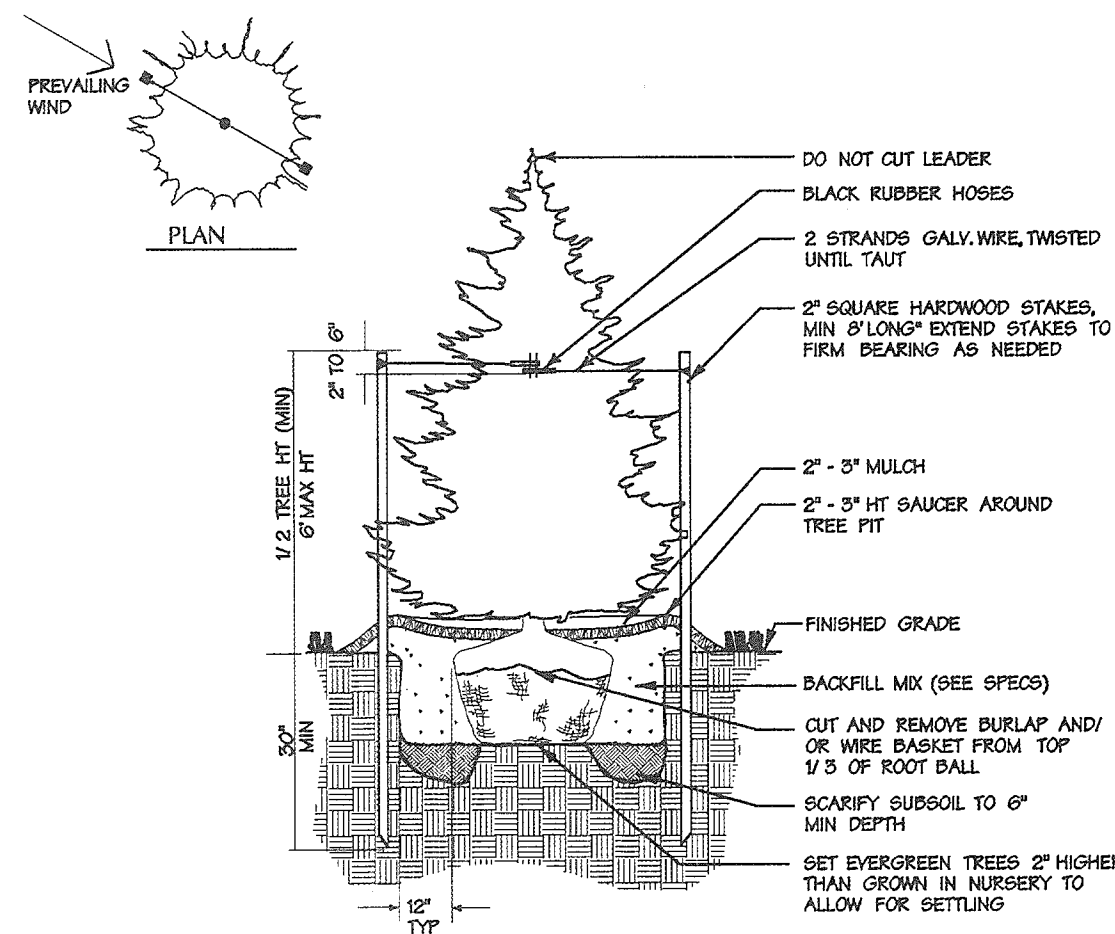
| | | |
|---|-----------------------|-------------------------|
| SUBDIVISION NAME GATEWAY COMMERCE CENTER | SECTION/AREA N/A | LOT/PARCEL # A-74 |
| PLAT OR REF. 13140 | BLOCK #/ZONE M-1 | TAXING MAP 42 |
| WATER CODE N/A | TRACT/DISTRICT 6th | CENSUS TRACT 6067.03 |
| SEWER CODE 4900000 | | |

TITLE
LANDSCAPE PLAN

| | | |
|--------------|---------------------|--------------------|
| Des By MM | Scale 1"=50' | Proj. No. 97164 |
| Drn By AS | Date May 1, 1998 | |
| Chk By MM | Approved MM | 11 OF 19 |

SEE SHEET 12 FOR PLANT LIST, NOTES AND CALCULATIONS.

**SCHEDULE A
PERIMETER LANDSCAPE EDGE**



A Evergreen Tree Planting
Not To Scale

| CATEGORY | LANDSCAPE BUFFER TYPE | | PERIMETERS LESS CREDIT | LANDSCAPE BUFFER CALCULATIONS |
|--|---|--|------------------------|---|
| | ADJACENT TO ROADWAYS | ADJACENT TO PERIMETER PROPERTIES | | |
| LINEAR FEET OF ROADWAY FRONTAGE / PERIMETER | 665' L.F. OF LANDSCAPE TYPE 'D' PERIMETER 3 (LOADING) | 395' L.F. OF LANDSCAPE TYPE 'A' PERIMETERS 1 & 2 | 395' L.F. | 1 SHADE TREE @ 60' L.F. = 7 SHADE TREES |
| | 590' L.F. OF LANDSCAPE TYPE 'E' PERIMETER 4 (PARKING) | | 130' L.F. | 1 SHADE TREE @ 60' L.F. = 2 SHADE TREES 1 EVERGREEN @ 10' L.F. = 13 EVERGREENS |
| | 500' L.F. OF LANDSCAPE TYPE 'D' PERIMETER 5 (LOADING) | | 490' L.F. | 1 SHADE TREE @ 40' L.F. = 12 SHADE TREES 1 SHRUB @ 4' L.F. = 123 SHRUBS |
| | | | 500' L.F. | 1 SHADE TREE @ 60' L.F. = 8 SHADE TREES 1 EVERGREEN @ 10' L.F. = 50 EVERGREENS |
| CREDIT FOR EXISTING VEGETATION | PERIMETER 3: 400 L.F. PERIMETER 4: 100 L.F. | | | |
| CREDIT FOR BERM (DESCRIBE BELOW IF NEEDED) | PERIMETER 3: 125 L.F. | | | |
| NUMBER OF PLANTS REQUIRED SHADE TREES - INCLUDES SCHEDULE 'D' EVERGREEN TREES SHRUBS | | | 48 63 123 | |
| NUMBER OF PLANTS PROVIDED SHADE TREES EVERGREEN TREES OTHER TREES (2:1 SUBSTITUTION) SHRUBS (10:1 SUBSTITUTION) (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED) | | | 74 107* 6 0* | |

* NOTE: 13 EVERGREENS HAVE BEEN SUBSTITUTED FOR THE 123 REQUIRED SHRUBS.

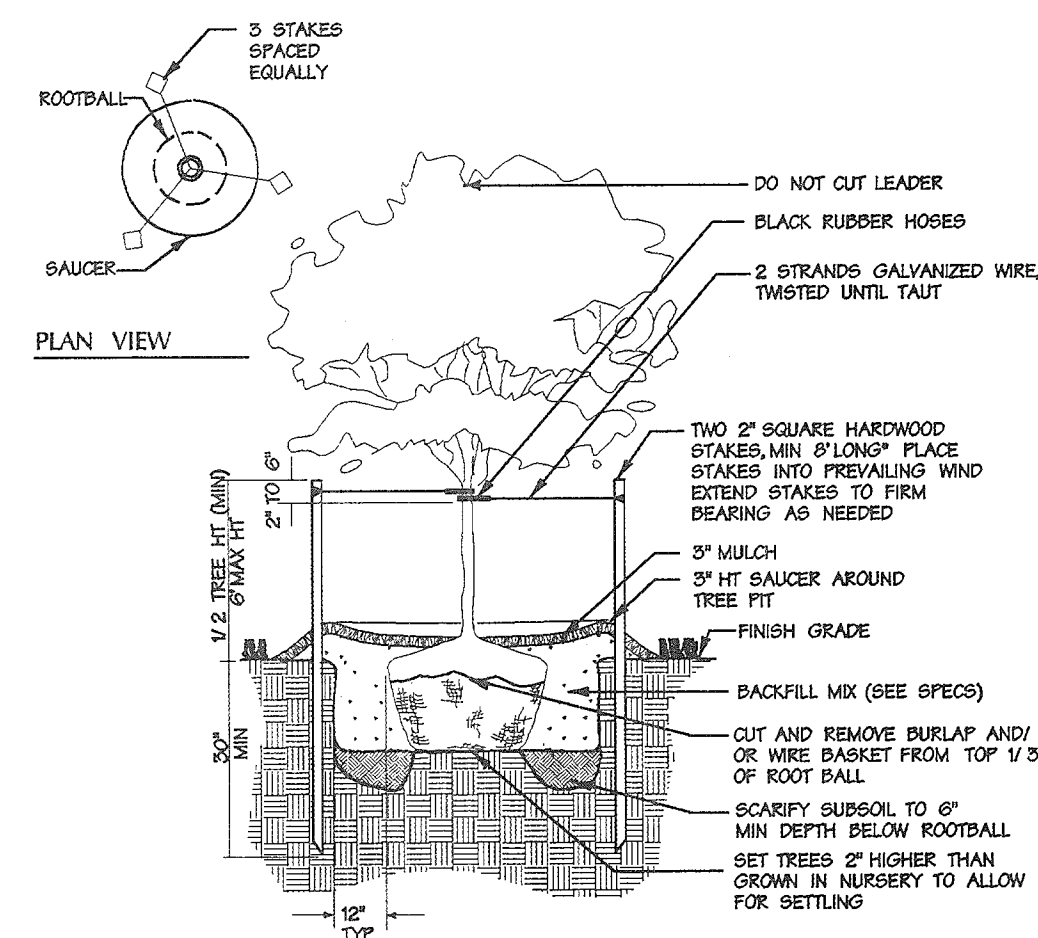
LANDSCAPE NOTES

- The contractor shall review architectural/engineering plans to become thoroughly familiar with grading and surface utilities.
- The contractor shall coordinate with lighting and irrigation contractors regarding timing of installation of plants material.
- The contractor shall insure that his work does not interrupt established or projected drainage patterns.
- During planting operations, excess waste materials shall be promptly and frequently removed from the site.
- The contractor is advised of the existence of underground utilities on the site. Their exact location shall be verified in the field with the owner or general contractor prior to the commencement of any digging operations. In the event they are uncovered, the contractor shall be held responsible for all damage to utilities and such damage shall not result in any additional expenses to the owner.
- If utility lines are encountered in excavation of tree pits, other locations for trees shall be made by the contractor without additional compensation. No changes of location shall be made without approval of the landscape architect.
- Every possible safeguard shall be taken to protect building surfaces, equipment, and furnishing. The contractor shall be responsible for any damage or injury to person or property which may occur as a result of his negligence in the execution of the work.
- In the event of variation between quantities shown on the plant list and the plans, the plans shall control. The contractor is responsible for verifying all plant quantities prior to the commencement of work. Soil quantity take-offs are the responsibility of the contractor. All discrepancies shall be reported to the landscape architect for clarification prior to bidding. The contractor shall furnish plant material in sizes as specified in plant list.
- The contractor shall scale all material located on the site for review and/or adjustment by the landscape architect prior to planting. All locations are to be approved by the landscape architect before excavation.
- Plants shall conform to current "American Standards for Nursery Stock" by American Association of Nurserymen (AAN), particularly with regard to size, growth, size of ball, and density of branch structure. Plant material shall be tagged at the source by the landscape architect unless this requirement is specifically waived.
- All plants (B&B or container) shall be properly identified by weather-proof labels securely attached thereto before delivery to project site. Labels shall identify plants by name, species, and size. Labels shall not be removed until the final inspection by the landscape architect or agent in charge.
- Any material and/or work may be rejected by the landscape architect if it does not meet the requirements of the specifications. All rejected materials shall be removed from the site by the contractor.
- No substitutions shall be made without written consent of the owner or landscape architect.
- The landscape architect or owner shall have the right, at any stage of the operations, to reject any and all work and material which, in his opinion, does not meet the requirements of these plans and specifications.

**SCHEDULE B
PARKING LOT INTERNAL LANDSCAPING**

| | |
|---|---------|
| NUMBER OF PARKING SPACES | 378 |
| NUMBER OF TREES REQUIRED @ 1/20 PKG. SPACES | 19 |
| NUMBER OF TREES PROVIDED SHADE TREES OTHER TREES (2:1 SUBSTITUTION) | 19 0 |

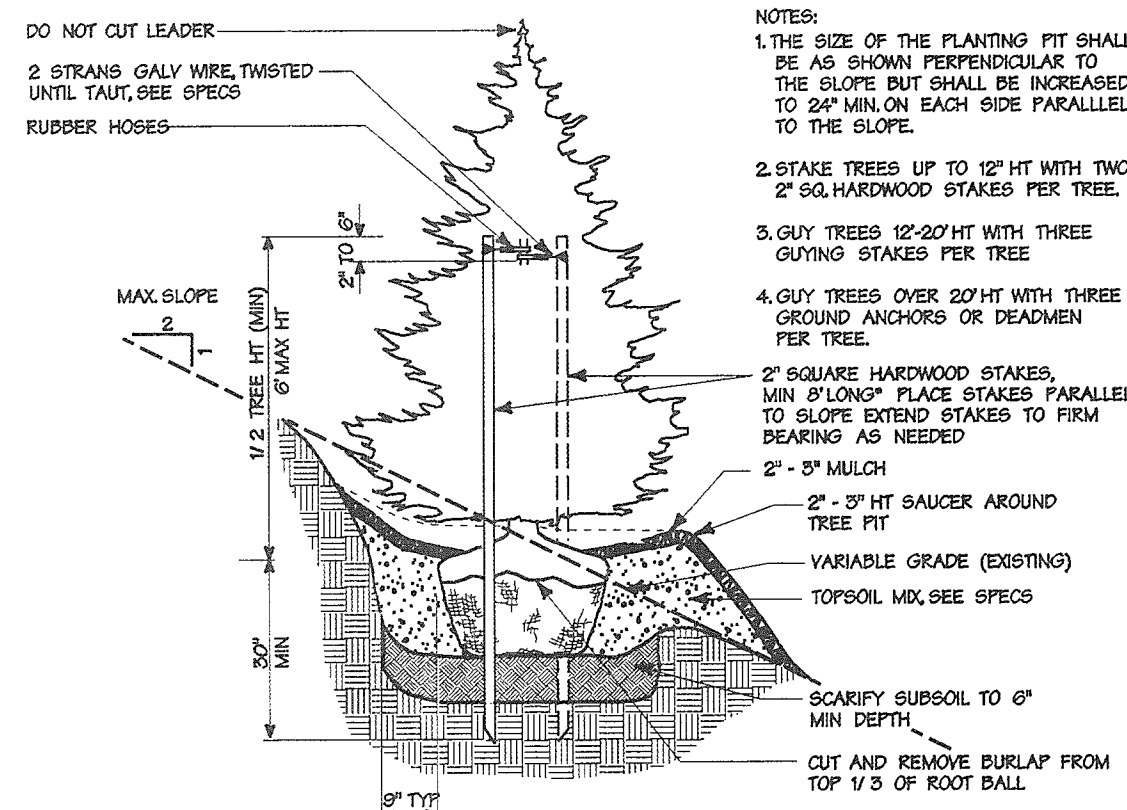
This plan has been prepared in accordance with the provisions of SECTION 16.124 of the Howard County Code and the Landscape Manual.



B 3\"/>

PLANT LIST

| SYM | BOTANICAL NAME / COMMON NAME | SIZE | QUANTITIES | REMARKS |
|-----------------|--|------------------------------------|------------|--------------------|
| SHADE TREES | TA TILIA AMERICANA 'REDMOND' | 2 1/2\" - 3\" CAL. 11 TO 15 FT. | 19 | B & B FULL HEAD |
| | FO PLATANUS OCCIDENTALIS AMERICAN SYCAMORE | 2 1/2\" - 3\" CAL. 12-14 FT. | 19 | B & B FULL HEAD |
| | ZS ZELKOVA SERRATA GREEN YASE ZELKOVA | 2 1/2\" - 3\" CAL. 12-14 FT. | 14 | B & B FULL HEAD |
| | FA FRAXINUS AMERICANA 'GREENSPIRE' GREENSPIRE ASH | 2 1/2\" - 3\" CAL. 12-14 FT. | 22 | B & B FULL HEAD |
| FLOWERING TREES | CY CRATAEGUS VIRIDIS 'WINTER KING' WINTER KING HAWTHORN | 2 1/2\" - 3\" CAL. 10-12 FT. | 6 | B & B FULL HEAD |
| | EVERGREEN TREES | | | |
| FA | PICEA ABIES NORWAY SPRUCE | 6\"-8\" HT. | 33 | B & B NATURAL |
| PF | PICEA PUNGENS COLORADO BLUE SPRUCE | 6\"-8\" HT. | 29 | B & B NATURAL |
| PS | PRUNUS STROBUS WHITE PINE | 6\"-8\" HT. | 45 | B & B NATURAL |



C Evergreen Tree Planting on Slope
Not To Scale

- The contractor shall be wholly responsible for stability and conditions of all trees and shrubs and shall be legally liable for any damage caused by instability of any plant materials.
- All planting beds adjacent to lawn, sod, or seeded areas shall be edge edged.
- Maintenance shall begin after each plant has been installed and shall continue until 90 days after final acceptance by the architect or owner representative. Maintenance includes mowing of turf, watering, pruning, weeding, fertilizing, mulching, replacement of sick or dead plants, and any other care necessary for the proper growth of the plant material. The contractor must be able to provide continued maintenance if requested by the owner.
- Upon completion of all landscaping, an acceptance of the work shall be held. The contractor shall notify the landscape architect or owner for scheduling the inspection at least seven (7) days prior to the anticipated inspection date.
- The contractor is responsible for testing project soils. The contractor is to provide a certified soil report to the owner. The contractor shall verify that the soils on site are acceptable for the proper growth of the proposed plant material. Should the contractor find poor soil conditions, the contractor shall be required to provide soil amendments as necessary. These amendments shall include, but not be limited to, fertilizers, lime, and topsoil. Proper planting soils must be verified prior to planting of materials.
- PLANTING MIX:**
a. Planting mix shall be prepared at approved on-site staging area using approved on-site existing soil. Mix minimum quantities of 20 cubic yards or sufficient mix for entire job if less than 20 cubic yards is required.
b. Thoroughly mixed in the following proportions for tree and shrub planting mix:
5 cy existing soil
2 cy sharp sand
3 cy wood residue
4.5 lb treble superphosphate
5 lb dolomite limestone (eliminate for acid loving plants)
- The contractor shall dispose of stumps and major roots of all plants to be removed. Any depressions caused by removal operations shall be refilled with fertile, friable soil placed and compacted so as to reestablish proper grade for new planting and/or lawn areas.
- The contractor shall insure adequate vertical drainage in all plant beds and planters.
- All disturbed areas on the site not planted with shrubs or ground cover shall be fine graded and seeded or sodded as noted on landscape plan.

FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING MUST BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$ 12,330.00

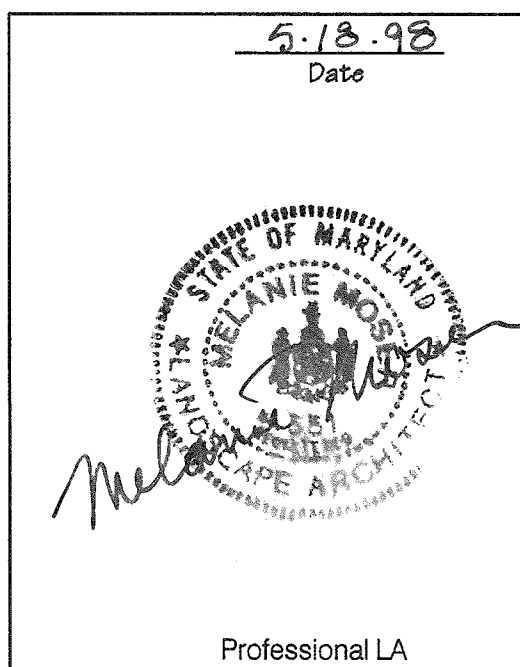
The owner, tenant, and/or their agents shall be responsible for maintenance of the required landscaping, including both plant materials and berms, fences and walls. All plant materials shall be maintained in good growing condition, and when necessary, replaced with new materials to ensure continued compliance with applicable regulations. All other required landscaping shall be permanently maintained in good condition, and when necessary, repaired or replaced.

DEVELOPER'S / BUILDER'S CERTIFICATE

I/We certify that the landscaping shown on this plan will be done according to the plan, SECTION 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion a Certification of Landscape Installation, accompanied by an executed one year guarantee of plant materials, will be submitted to the Department of Planning and Zoning.

Don Wiggins
NAME

5-20-1998
DATE



APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

Chris Pannone 6/13/98
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Andy Hamilton 6/14/98
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Joseph J. Smith 6/14/98
DIRECTOR DATE

| Date | No. | Revision Description |
|------|-----|----------------------|
| | | |

Sears Warehouse
PARCEL A-74
At Gateway Commerce Center
Building 20, 8901 Snowden River Parkway
The Howard Research and Development Corporation
Owner
GEAPE, II, Inc.
10275 Little Patuxent Parkway, Columbia, MD 21044
Developer
Sears Logistics Services Inc.
3333 Beverly Road, Hoffman Estates, IL 60179

DMW
Darr McCune Architects, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 286-3333
Fax 286-4703

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

| SUBDIVISION NAME | SECTION/AREA | LOT/PARCEL # |
|-------------------------|--------------|--------------|
| GATEWAY COMMERCE CENTER | N/A | A-74 |
| PLAT # OF LOT | BLOCK # ZONE | TAXING MAP |
| 15140 | N/A M-1 | 42 |
| WATER CODE | SEWER CODE | CENSUS TRACT |
| | 4900000 | 6067.03 |

TITLE
LANDSCAPE NOTES AND DETAILS

| | | | | | |
|--------|----|----------|-------------|-----------|----------|
| Des By | MM | Scale | 1"=50' | Proj. No. | 97164 |
| Drn By | AS | Date | May 1, 1998 | | |
| Chk By | MM | Approved | MM | | 12 OF 19 |

| Sequence of Construction | Days |
|---|------|
| 1. Obtain grading permit. | 14 |
| 2. Construct storm drain from existing manhole to and including manhole M-1A. | 14 |
| 3. Clear and grub for and install erosion and sediment control measures only. Storm drains are to be removed in area of Sediment Trap Number 2 and proposed riser installed on existing 12" RCP pipe. Existing inlet within trap embankment is to be converted to a junction chamber. | 21 |
| 4. Rough grade site. | 21 |
| 5. Construct utilities. Provide all inlets with appropriate protection. | 60 |
| 6. Fine grade and construct pavement. | 30 |
| 7. Fine grade and stabilize areas on site in accordance with standards and specifications. | 14 |
| 8. Upon approval of the sediment control inspector, remove erosion and sediment control measures and stabilize those areas disturbed by this process. | 14 |

REVIEWED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS

John R. Hamilton 5/1/98
 U.S. NATURAL RESOURCE CONSERVATION SERVICE DATE
 THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
John R. Hamilton 5/1/98
 HOWARD S.C.D. DATE

DEVELOPER'S CERTIFICATION:

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 HOWARD SOIL CONSERVATION DISTRICT.
John W. Ranochia, Sr. 5-20-1998
 SIGNATURE OF DEVELOPER DATE
 PRINT NAME BELOW SIGNATURE
 Den 20, 1998

ENGINEER'S CERTIFICATION:

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.
John W. Ranochia, Sr. 5/1/98
 SIGNATURE OF ENGINEER DATE
 PRINT NAME BELOW SIGNATURE

DUST CONTROL SPECIFICATIONS

- TEMPORARY METHODS:**
- Mulches - See Standards for vegetative stabilization with mulches only. Mulch should be crimped or tacked to prevent blowing.
 - Vegetative Cover - See standards for temporary vegetative cover.
 - Tillage - To roughen surface and bring clods to the surface. This is an emergency measure which should be used before soil blowing starts. Begin plowing on windward side of site. Chain-type plows spaced about 10 feet apart, spring-toothed harrows, and similar plows are examples of equipment which may produce the desired effect.
 - Irrigation - This is generally done as an emergency treatment. Site is sprinkled with water until the surface is moist. Repeat as needed. At no time should the site be irrigated to the point the runoff begins to flow.
 - Barriers - Solid board fences, snow fences, burlap fences, straw bales, and similar material can be used to control air currents and soil blowing. Barriers placed at right angles to prevailing currents at intervals of about 10 times their height are effective in controlling soil blowing.
 - Calcium Chloride - Apply at a rate that will keep surface moist. May need retreatment.
- PERMANENT METHODS:**
- Permanent Vegetation - See standards for permanent vegetative cover, and permanent stabilization with sod. Existing trees or large shrubs may afford valuable protection if left in place.
 - Topping - Covering with less erosive soil materials. See standards for topsoiling.
 - Stone - Cover surface with crushed stone or coarse gravel.

MATCH LINE SHEET 14 OF 17

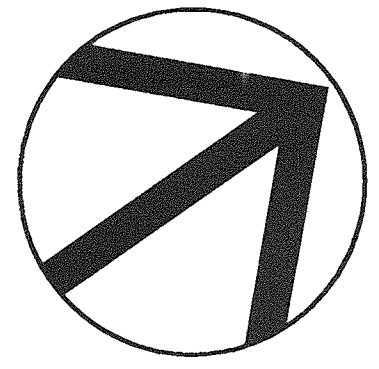
MATCH LINE SHEET 15 OF 17

TRAP TABLE I

| TRAP NUMBER | I | |
|----------------------------|-------------|--------|
| TRAP TYPE | ST. I | |
| EXISTING DRAINAGE AREA AC. | 3.33 | |
| INTERIM DRAINAGE AREA AC. | 1.13 | |
| PROPOSED DRAINAGE AREA AC. | 1.13 | |
| STORAGE REQUIRED C.F. | WET | 5,994 |
| | DRY | 5,994 |
| | TOTAL | 11,988 |
| STORAGE PROVIDED C.F. | WET | 8,564 |
| | DRY | 11,888 |
| | TOTAL | 19,752 |
| EXISTING GROUND ELEV. | 343.5 | |
| TOP EMBANKMENT ELEV. | 348.0 | |
| WEIR CREST ELEV. | 344.0 | |
| WET STORAGE / OUTLET ELEV. | 342.0 | |
| CLEANOUT ELEV. | 341.0 | |
| BOTTOM ELEV. | 340.0 | |
| DEPTH OF CHANNEL (a) | NA | |
| OUTLET WIDTH (b) | NA | |
| BOTTOM DIMENSION | 58' X 62' | |
| TRAP SIDESLOPES | 2:1 | |
| TRAP DEPTH | WET | 2.0' |
| | DRY | 2.0' |
| | TOTAL | 4.0' |
| BARREL DIAMETER | 18" | |
| RISER DIAMETER | 24" | |
| WET STORAGE ZONE ELEV. | 340.0-342.0 | |
| DRY STORAGE ZONE ELEV. | 342.0-344.0 | |

LEGEND

- 210 --- EXISTING CONTOUR
- 210 --- PROPOSED CONTOUR
- ===== PROPOSED REVERSE SLOPE CURB & GUTTER
- ===== PROPOSED CURB & GUTTER
- 4" RCP CL. IV BS. LF. PROPOSED STORM DRAIN
- 13 PROPOSED PARKING SPACE CURB
- SF --- LIMIT OF DISTURBANCE
- SF --- SUPER SILT FENCE
- SF --- SPOT ELEVATION
- SF --- EXISTING EARTH DIKE
- SF --- EXISTING STABILIZED CONSTRUCTION ENTRANCE
- SF --- EXISTING SILT FENCE
- SF --- TEMPORARY SWALE
- SF --- PHASE ONE TEMPORARY GRADING
- [] AGIP, CIP, SIP



U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE II - 30 - 1 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

MATERIALS SPECIFICATIONS

Table 28 Stone Size

| NUMBER | SIZE RANGE | D ₅₀ | D ₁₀₀ | AASHTO | WEIGHT |
|------------|-------------|-----------------|------------------|--------|-------------|
| NUMBER 57* | 3/8" - 1/2" | 1/2" | 1/2" | M-43 | N/A |
| NUMBER 1 | 2" - 3" | 2 1/2" | 3" | M-43 | N/A |
| RIP-RAP** | 4" - 7" | 5 1/2" | 7" | N/A | N/A |
| CLASS I | N/A | 9.5" | 15" | N/A | 150lb max. |
| CLASS II | N/A | 16" | 24" | N/A | 700lb max. |
| CLASS III | N/A | 23" | 34" | N/A | 2000lb max. |

* This classification is to be used on the inside face of stone outlets and check dams.
 ** This classification is to be used when ever small-rip-rap is required. The State Highway Administration designation for this stone is Stone For Gabions 1905,0104

Stone For Gabion Baskets

| BASKET THICKNESS INCHES | SIZE OF INDIVIDUAL STONES | |
|-------------------------|---------------------------|--------|
| | MM | INCHES |
| 6 | 150 | 3 - 5 |
| 9 | 225 | 4 - 7 |
| 12 | 300 | 4 - 7 |
| 18 | 460 | 4 - 7 |
| 36 | 910 | 4 - 12 |

NOTE: Recycled concrete equivalent may be substituted for all stone classifications. Recycled concrete equivalent shall be concrete broken into the sizes meeting the appropriate classification, shall contain no steel reinforcement, and shall have a density of 150 pounds per cubic foot.

Table 27 Geotextile Fabrics

| CLASS | APPARENT OPENING SIZE MM. MAX. | GRAB TENSILE STRENGTH LB. MIN. | BURST STRENGTH PSL. MIN. |
|----------------|--------------------------------|--------------------------------|--------------------------|
| A | 0.30** | 250 | 500 |
| B | 0.60 | 200 | 320 |
| C | 0.30 | 200 | 320 |
| D | 0.60 | 90 | 145 |
| E | 0.30 | 90 | 145 |
| F (SILT FENCE) | 0.40-0.80* | 90 | 190 |

* US Std. Sieve CW-02215 ** .50 mm max. for Super Silt Fence

The properties shall be determined in accordance with the following procedures:
 - Apparent opening size MSMT 323
 - Grab tensile strength ASTM 1682; 4x8" specimen, 1x2" clamps, 12"/min. strain rate, in both principal directions of geotextile fabric.
 - Burst strength ASTM D 3786

The fabric shall be inert to commonly encountered chemicals and hydrocarbons, and will be rot and mildew resistant. It shall be manufactured from fibers consisting of long chain synthetic polymers and composed of a minimum of 85% by weight of polyolefins, polyesters, or polyamides. The geotextile fabric shall resist deterioration from ultraviolet exposure.

In addition, Classes A through E shall have a 0.01 cm./sec. minimum permeability when tested in accordance with MSMT 507, and an apparent minimum elongation of 20 percent (20%) when tested in accordance with the grab tensile strength requirements listed above.

Silt Fence
 Class F geotextile fabrics for silt fence shall have a 50 lb./in. minimum tensile strength and a 20 lb./in. minimum tensile modulus when tested in accordance with MSMT 509. The material shall also have a 0.3 gal./ft.²/min. flow rate and seventy-five percent (75%) minimum filtering efficiency when tested in accordance with MSMT 322. Geotextile fabrics used in the construction of silt fence shall resist deterioration from ultraviolet exposure. The fabric shall contain sufficient amounts of ultraviolet ray inhibitors and stabilizers to provide a minimum of 12 months of expected usable construction life at a temperature range of 0 to 120 degrees F.

Date _____

Professional Engineer No. 10551

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

John R. Hamilton 5/1/98
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cindy Hamilton 5/1/98
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

John R. Hamilton 5/1/98
 DIRECTOR DATE

Date _____ No. _____ Revision Description _____

Sears Warehouse
PARCEL A-74
 At Gateway Commerce Center
 Building 20, 8901 Snowden River Parkway
 Owner:
 The Howard Research and Development Corporation
 J. GEAR, II, Inc.
 10275 Little Patuxent Parkway, Columbia, MD 21044
 Developer:
 Sears Logistics Services Inc.
 3333 Doverly Road, Hoffman Estates, IL 60179

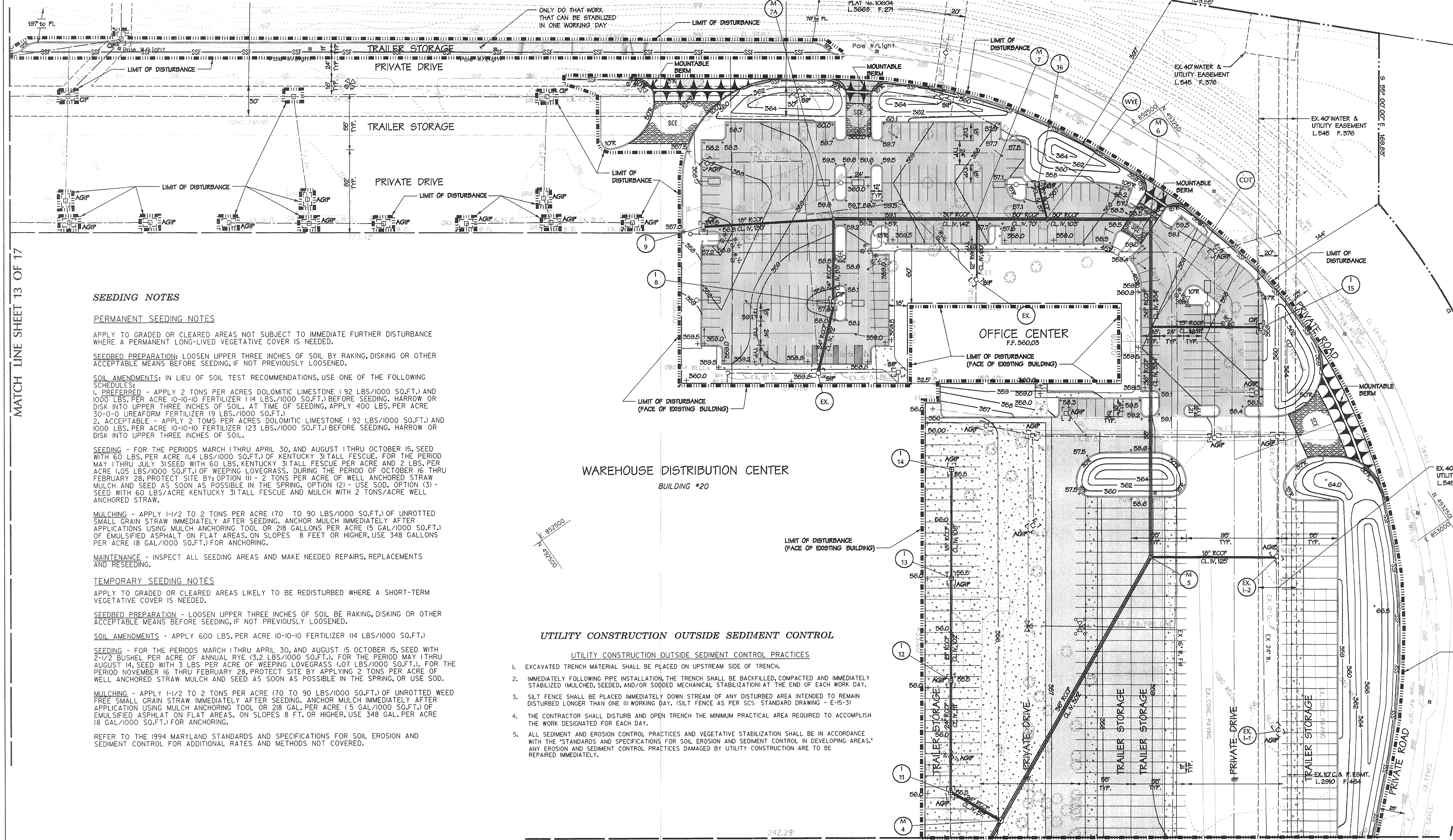
DMW
 Daft-McCune-Walker, Inc.
 200 East Pennsylvania Avenue
 Towson, Maryland 21286
 (410) 296-3333
 Fax 296-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

| | | | | | |
|------------------|-------------------------|--------------|-----|---------------|---------|
| SUBDIVISION NAME | GATEWAY COMMERCE CENTER | SECTION/AREA | N/A | LOT/PARCEL # | A-74 |
| TRAP # | 01 | TAX MAP | 42 | PLAT DISTRICT | 6th |
| WATER CODE | N/A | SEWER CODE | M-1 | CENSUS TRACT | 6067.03 |

TITLE: **EROSION & SEDIMENT CONTROL PLAN**

| | | | | | |
|--------|-----|----------|-------------|-----------|----------|
| Des By | CRW | Scale | 1"=50' | Proj. No. | 97164 |
| Drn By | WHJ | Date | May 1, 1998 | | |
| Chk By | CRW | Approved | MM | | 13 OF 19 |



LEGEND

| | |
|-----|---|
| --- | EXISTING CONTOUR |
| --- | PROPOSED CONTOUR |
| --- | PROPOSED REVERSE SLOPE CURB & GUTTER |
| --- | PROPOSED CURB & GUTTER |
| --- | PROPOSED STORM DRAIN |
| --- | PROPOSED PARKING SPACE COUNTER |
| --- | LIMIT OF DISTURBANCE |
| --- | SUPER SILT FENCE |
| --- | SPOT ELEVATION |
| --- | EXISTING EARTH DIKE |
| --- | EXISTING STABILIZED CONSTRUCTION ENTRANCE |
| --- | EXISTING SILT FENCE |
| --- | TEMPORARY SWALE |
| --- | PHASE ONE TEMPORARY GRADING |
| --- | AGIP, CIP, SIP |

SEEDING NOTES

PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED.

SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES:

1. PREFERRED - APPLY 2 TONS PER ACRES DOLOMITIC LIMESTONE (92 LBS./1000 SO.FT.) AND 1000 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS./1000 SO.FT.) BEFORE SEEDING. HARROW OR DISK INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING, APPLY 400 LBS. PER ACRE 30-0-0 UREAFORM FERTILIZER (9 LBS./1000 SO.FT.)

2. ACCEPTABLE - APPLY 2 TONS PER ACRES DOLOMITIC LIMESTONE (92 LBS./1000 SO.FT.) AND 1000 LBS. PER ACRE 10-10-10 FERTILIZER (23 LBS./1000 SO.FT.) BEFORE SEEDING. HARROW OR DISK 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 (14 LBS./1000 SO.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 (0.5 LBS./1000 SO.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 SO.FT.) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATIONS USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL./1000 SO.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL./1000 SO.FT.) FOR ANCHORING.

MAINTENANCE - INSPECT ALL SEEDING 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.

SEEDBED PREPARATION - LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED.

SOIL AMENDMENTS - APPLY 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS./1000 SO.FT.)

SEEDING - FOR THE PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 15 OCTOBER 15, SEED WITH 2-1/2 BUSHEL PER ACRE OF ANNUAL RYE (3.2 LBS./1000 SO.FT.). FOR THE PERIOD MAY 1 THRU AUGUST 14, SEED WITH 3 LBS PER ACRE OF WEEPING LOVEGRASS (0.7 LBS./1000 SO.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 SO.FT.) OF UNROTTED WEED FREE SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATIONS USING MULCH ANCHORING TOOL OR 218 GAL. PER ACRE (5 GAL./1000 SO.FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FT. OR HIGHER, USE 348 GAL. PER ACRE (8 GAL./1000 SO.FT.) FOR ANCHORING.

REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR ADDITIONAL RATES AND METHODS NOT COVERED.

UTILITY CONSTRUCTION OUTSIDE SEDIMENT CONTROL

UTILITY CONSTRUCTION OUTSIDE SEDIMENT CONTROL PRACTICES

- EXCAVATED TRENCH MATERIAL SHALL BE PLACED ON UPSTREAM SIDE OF TRENCH.
- IMMEDIATELY FOLLOWING PIPE INSTALLATION, THE TRENCH SHALL BE BACKFILLED, COMPACTED AND IMMEDIATELY STABILIZED (MULCHED, SEEDING, AND/OR SODDED MECHANICAL STABILIZATION) AT THE END OF EACH WORK DAY.
- SILT FENCE SHALL BE PLACED IMMEDIATELY DOWN STREAM OF ANY DISTURBED AREA INTENDED TO REMAIN DISTURBED LONGER THAN ONE (1) WORKING DAY. (SILT FENCE AS PER SCS STANDARD DRAWING - E-15-3)
- THE CONTRACTOR SHALL DISTURB AND OPEN TRENCH THE MINIMUM PRACTICAL AREA REQUIRED TO ACCOMPLISH THE WORK DESIGNATED FOR EACH DAY.
- ALL SEDIMENT AND EROSION CONTROL PRACTICES AND VEGETATIVE STABILIZATION SHALL BE IN ACCORDANCE WITH THE "STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL IN DEVELOPING AREAS." ANY EROSION AND SEDIMENT CONTROL PRACTICES DAMAGED BY UTILITY CONSTRUCTION ARE TO BE REPAIRED IMMEDIATELY.

SEDIMENT CONTROL GENERAL NOTES

- A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY OFFICE OF INSPECTIONS, AND PERMITS PRIOR TO THE START OF ANY CONSTRUCTION (1992-2437).
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:
 - SEVEN CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND SLOPES GREATER THAN 3:1
 - FOURTEEN 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 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. FOR PERMANENT SEEDINGS, SOD, TEMPORARY SEEDING, AND MULCHING (SECTION 9). 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 PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- SITE ANALYSIS:

| | |
|------------------------------------|--------------------|
| TOTAL AREA OF SITE | NA ACRES ± |
| AREA DISTURBED | 21.80 ACRES ± |
| AREA TO BE ROOFED OR PAVED | 17.44 ACRES ± |
| AREA TO BE VEGETATIVELY STABILIZED | 4.36 ACRES ± |
| TOTAL CUT | 25,390 CUBIC YARDS |
| TOTAL FILL | 16,320 CUBIC YARDS |

 OFF-SITE WASTE/BORROW AREA LOCATION WASTE = SITE WITH AN APPROVED AND ACTIVE EROSION AND SEDIMENT CONTROL PLAN
- 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 CONTROLS 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.

MATCH LINE SHEET 13 OF 17

MATCH LINE SHEET 15 OF 17

REVIEWED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS

Cheryl Simmons 6/1/99
U.S. NATURAL RESOURCE CONSERVATION SERVICE DATE

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

John W. Rameck, Sr. 6/1/98
HOWARD S.C.D. DATE

DEVELOPER'S CERTIFICATION:

"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 HOWARD SOIL CONSERVATION DISTRICT."

Don Higgins 5-20-1998
SIGNATURE OF DEVELOPER DATE

ENGINEER'S CERTIFICATION:

"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."

John W. Rameck, Sr. 5/1/98
SIGNATURE OF ENGINEER DATE

AREA OF DISTURBANCE THIS SHEET: 373,976 S.F. ± OR 8.50 AC. ±

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

Howard County Dept. of Planning & Zoning 6/1/98
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cindy Hamilton 6/1/98
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Joseph J. Smith 6/1/98
DIRECTOR DATE

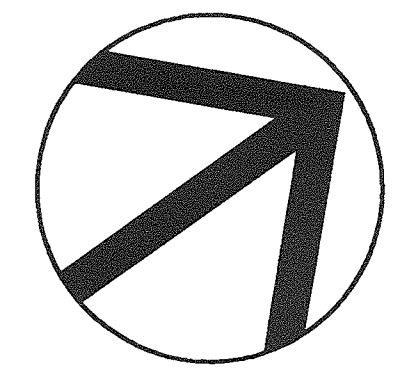
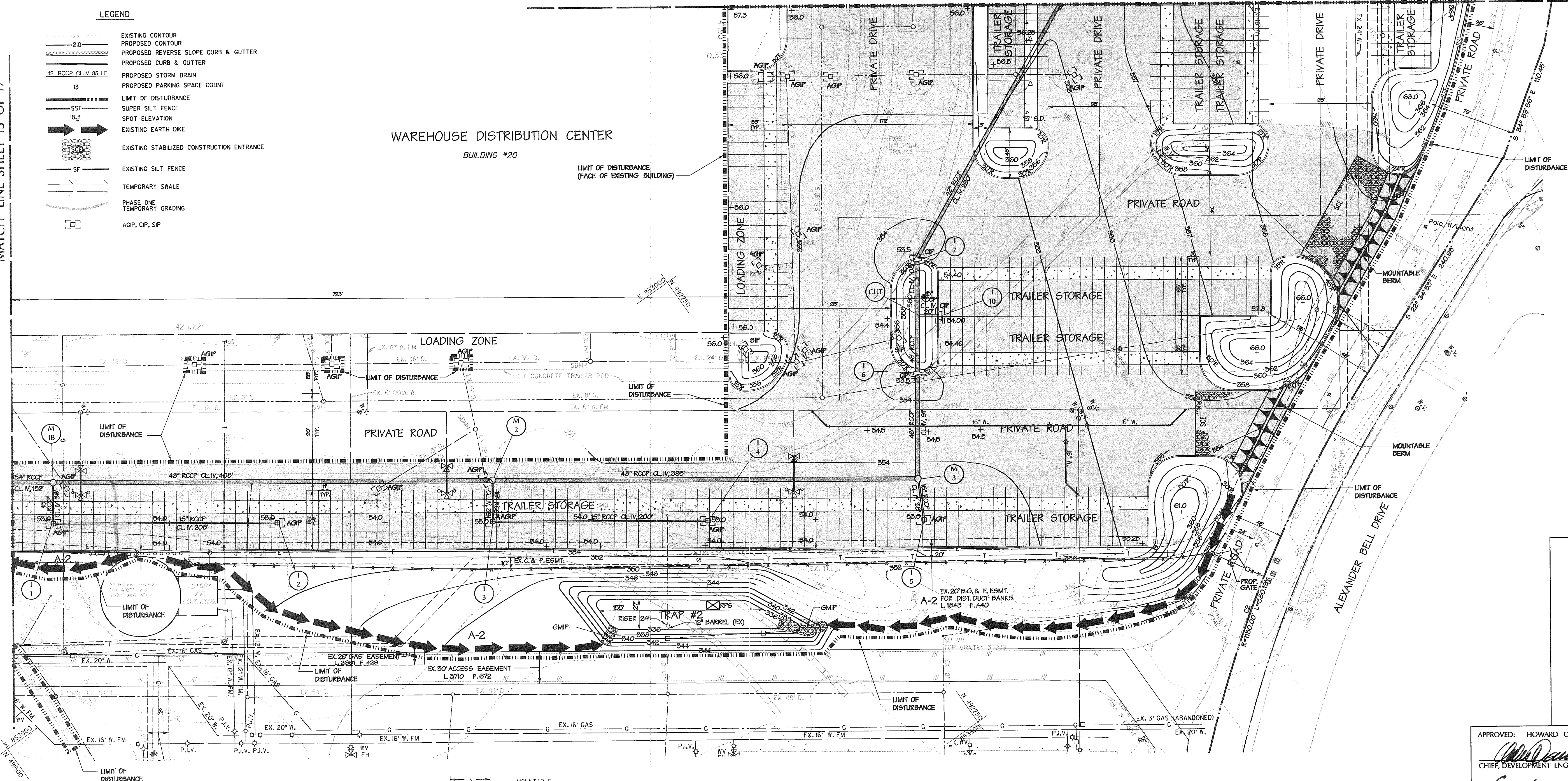
| | | | |
|--|--------------|-----------------|--------------|
| Date | No. | Revision | Description |
| | | | |
| Sears Warehouse | | | |
| PARCEL A-74 | | | |
| At Gateway Commerce Center | | | |
| Building 20, 8901 Snowden River Parkway | | | |
| Owner: The Howard Research and Development Corporation | | | |
| / GEAPE, II, Inc. | | | |
| 10275 Little Patuxent Parkway, Columbia, MD 21044 | | | |
| Developer: Sears Logistics Services Inc. | | | |
| 3335 Beverly Road, Hoffman Estates, IL 60179 | | | |
| DMW | | | |
| Dark-McCune-Walker, Inc. 200 East Pennsylvania Avenue Towson, Maryland 21286 (410) 296-3333 Fax 296-4705 | | | |
| A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals | | | |
| SUBDIVISION NAME | SECTION/AREA | LOT/PARCEL # | |
| GATEWAY COMMERCE CENTER | N/A | A-74 | |
| PLAT OR REF. BLOCK #/ZONE | TAXATION MAP | ELECT. DISTRICT | CENSUS TRACT |
| 10140 N/A M-1 | 42 | 6th | 6087.03 |
| WATER CODE | SEWER CODE | | |
| | 4800000 | | |
| TITLE | | | |
| EROSION & SEDIMENT CONTROL PLAN | | | |
| Des By | CRW | Scale | 1"=50' |
| Drn By | WHJ | Date | 4/8/98 |
| Chk By | CRW | Approved | MM |
| | | Proj. No. | 97164 |
| | | 14 OF 19 | |

LEGEND

- 2.0 --- EXISTING CONTOUR
- 2.0 --- PROPOSED CONTOUR
- 42" R.C.C.P. CL.V. 85.1 F. --- PROPOSED REVERSE SLOPE CURB & CUTTER
- 42" R.C.C.P. CL.V. 85.1 F. --- PROPOSED STORM DRAIN
- 13 --- PROPOSED PARKING SPACE COUNT
- 55' --- LIMIT OF DISTURBANCE
- 18.8 --- SUPER SILT FENCE
- 18.8 --- SPOT ELEVATION
- 18.8 --- EXISTING EARTH DIKE
- 18.8 --- EXISTING STABILIZED CONSTRUCTION ENTRANCE
- SF --- EXISTING SILT FENCE
- --- TEMPORARY SWALE
- --- PHASE ONE TEMPORARY GRADING
- AGIP, CIP, SIP

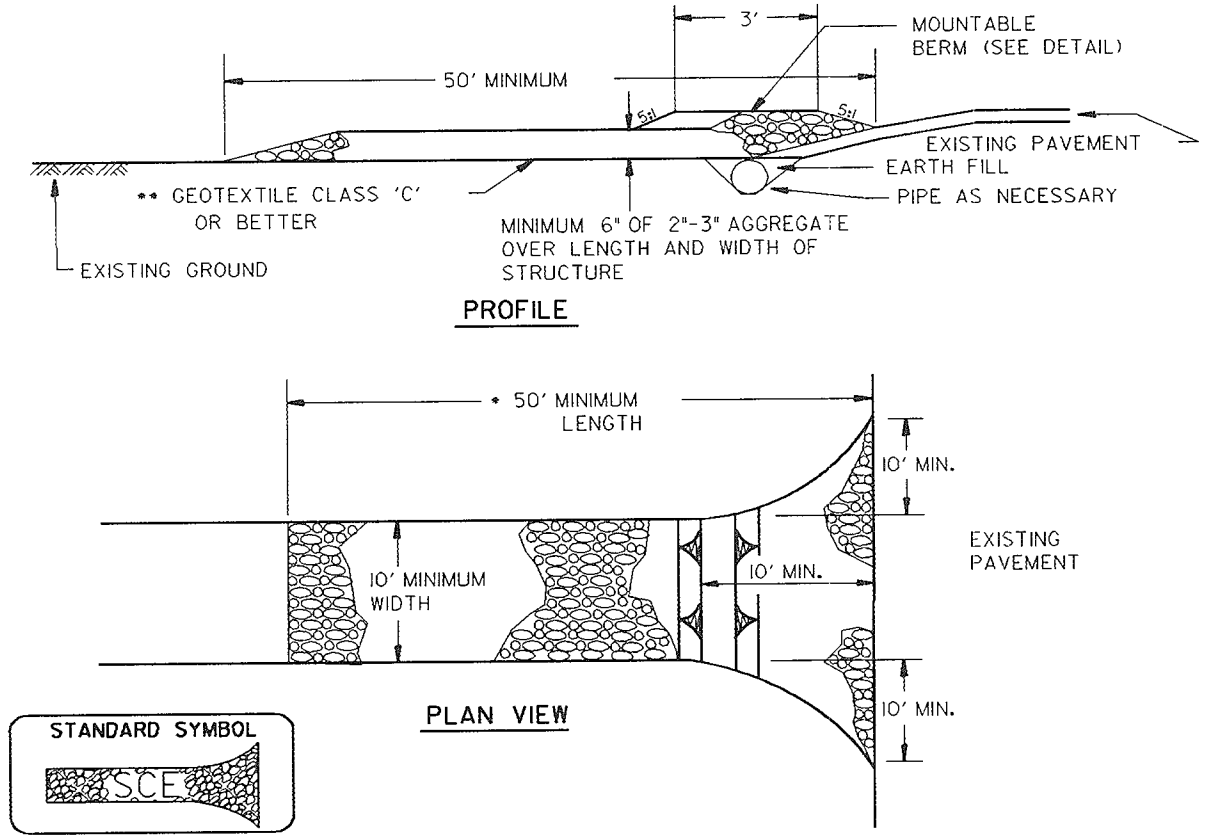
MATCH LINE SHEET 13 OF 17

WAREHOUSE DISTRIBUTION CENTER
BUILDING #20



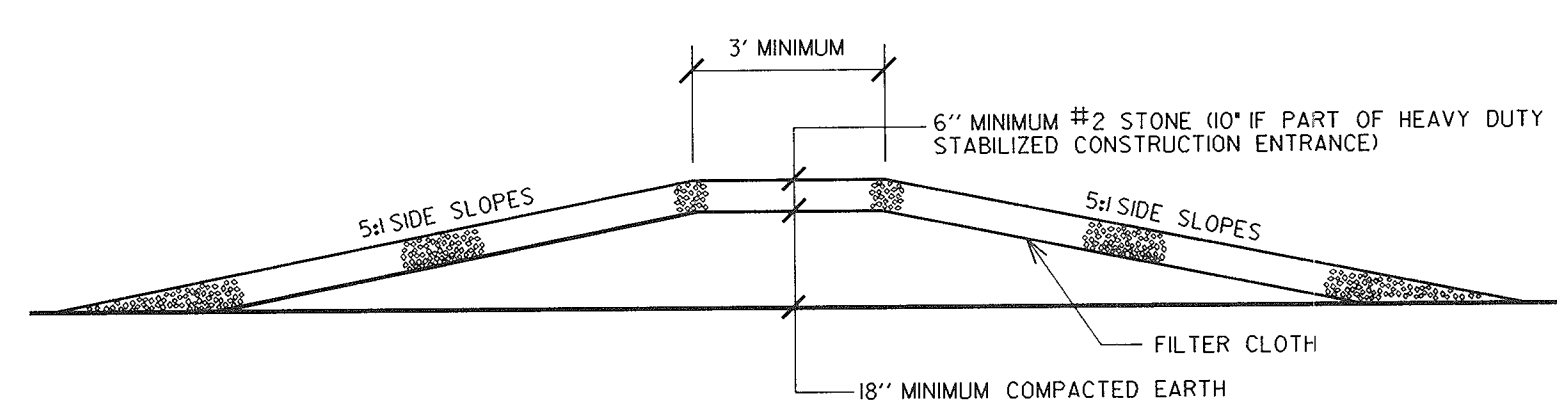
TRAP TABLE 2

| | | |
|----------------------------|-------------|--------|
| TRAP NUMBER | 2 | |
| TRAP TYPE | ST 1 | |
| EXISTING DRAINAGE AREA AC. | 5.36 | |
| INTERIM DRAINAGE AREA AC. | 1.69 | |
| PROPOSED DRAINAGE AREA AC. | 1.69 | |
| STORAGE REQUIRED C.F. | WET | 9,648 |
| | DRY | 9,648 |
| | TOTAL | 19,296 |
| STORAGE PROVIDED C.F. | WET | 10,200 |
| | DRY | 13,896 |
| | TOTAL | 24,096 |
| EXISTING GROUND ELEV. | 343.5 | |
| TOP EMBANKMENT ELEV. | 344.0 | |
| WEIR CREST ELEV. | 340.0 | |
| WET STORAGE / OUTLET ELEV. | 338.0 | |
| CLEANOUT ELEV. | 337.0 | |
| BOTTOM ELEV. | 336.0 | |
| DEPTH OF CHANNEL (a) | NA | |
| OUTLET WIDTH (b) | NA | |
| BOTTOM DIMENSION | 27' x 155' | |
| TRAP SIDESLOPES | 2:1 | |
| TRAP DEPTH | WET | 2.0' |
| | DRY | 2.0' |
| | TOTAL | 4.0' |
| BARREL DIAMETER | 12" | |
| RISER DIAMETER | 24" | |
| WET STORAGE ZONE ELEV. | 336.0-338.0 | |
| DRY STORAGE ZONE ELEV. | 338.0-340.0 | |



STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

- Construction Specification
- Length - minimum of 50' (+30' for single residence lot).
 - Width - 10' minimum, should be flared at the existing road to provide a turning radius.
 - Geotextile fabric Class C (filter cloth) shall be placed over the existing ground prior to placing stone. **The plan approval authority may not require single family residences to use geotextile.
 - Stone - crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
 - Surface Water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE 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.
 - 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.



MOUNTABLE BERM DETAIL
NOT TO SCALE

Date

Professional Engineer No. 10551

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

Howard County Seal
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 6/1/98

Candy Hamilton
CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 6/1/98

John P. Robertson
DIRECTOR
DATE: 6/1/98

| Date | No. | Revision Description |
|------|-----|--|
| | | Sears Warehouse PARCEL A-74 At Gateway Commerce Center Building 20, 8901 Snowden River Parkway |

Owner: The Howard Research and Development Corporation / GEAPE II, Inc.
10275 Little Patuxent Parkway, Columbia, MD 21044
Developer: Sears Logistics Services Inc.
3333 Deverly Road, Hoffman Estates, IL 60179

DMW
Duff MacCune Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

Subdivision Name: GATEWAY COMMERCE CENTER
Parcel #/Zone: 12140 N/A M-1
Water Code: N/A
Section Area: 42
Eject. District: 6th
Census Tract: 6067.03
Lot/Parcel #: A-74
Seal Code: 4900000

TITLE: **EROSION & SEDIMENT CONTROL PLAN**

Des By: CRW Scale: 1"=50' Proj. No.: 97164
Drn By: WHJ Date: MAY 1, 1998
Chk By: CRW Approved: MM 15 OF 19

DEVELOPER'S CERTIFICATION:
"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 HOWARD SOIL CONSERVATION DISTRICT."

Don J. Gains
SIGNATURE OF DEVELOPER
PRINT NAME BELOW SIGNATURE: Don J. Gains
DATE: 5-20-1998

ENGINEER'S CERTIFICATION:
"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."

John W. Ragochick, Sr.
SIGNATURE OF ENGINEER
PRINT NAME BELOW SIGNATURE: John W. Ragochick, Sr.
DATE: 5/11/98

REVIEWED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS

Cheryl Seimund 6/1/98
U.S. NATURAL RESOURCE CONSERVATION SERVICE
DATE: 6/1/98

John P. Robertson 6/1/98
HOWARD S.C.D.
DATE: 6/1/98

AREA OF DISTURBANCE THIS SHEET: 436,809 S.F. ± OR 10.03 AC. ±

DEVELOPER'S CERTIFICATION:
 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 HOWARD SOIL CONSERVATION DISTRICT.

Don Higgins 5-20-1998
 SIGNATURE OF DEVELOPER DATE
 Don Higgins

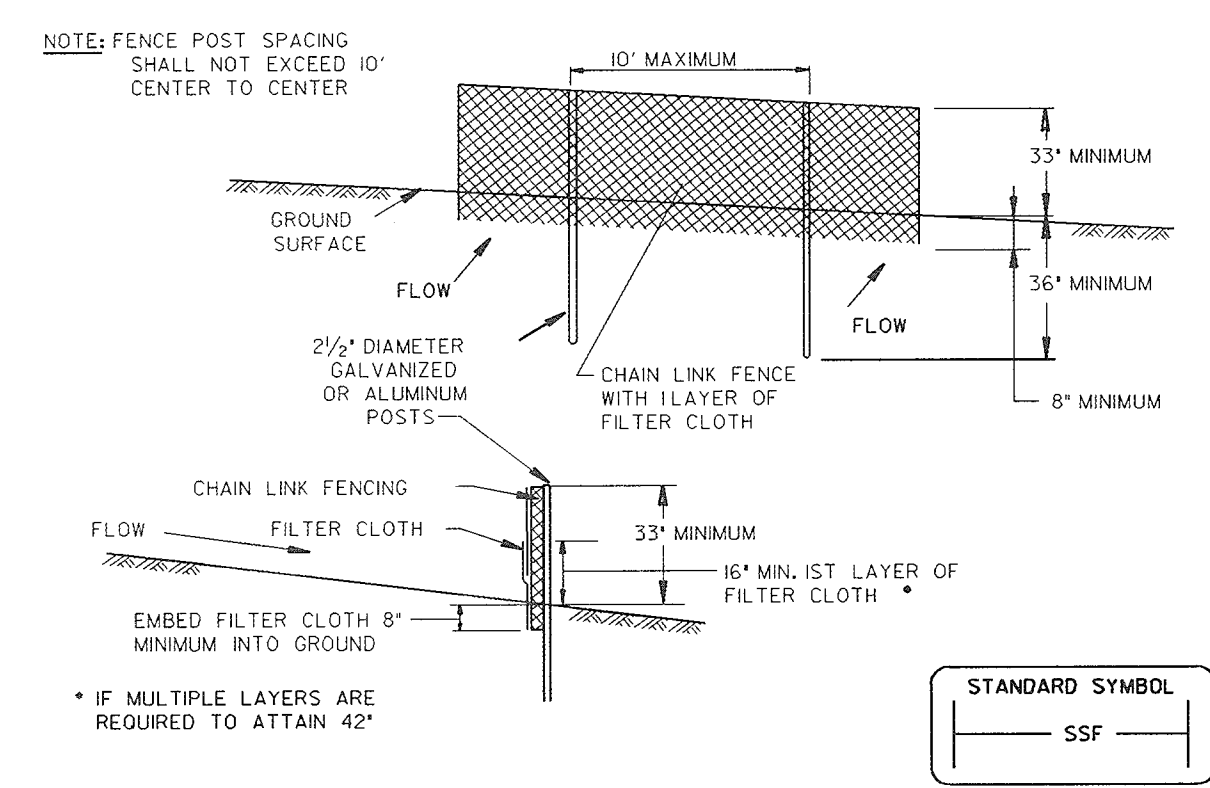
ENGINEER'S CERTIFICATION:
 I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

John X. Rancocchia, Sr. 5/1/98
 SIGNATURE OF ENGINEER DATE
 JOHN X. RANCOCCIA, SR.

REVIEWED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS

Cheryl Simmons 6/1/98
 U.S. NATURAL RESOURCE CONSERVATION SERVICE DATE
 THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

John R. Bluntson 6/1/98
 HOWARD S.C.D. DATE



Construction Specifications

- Fencing shall be 42 inches in height and constructed in accordance with the latest Maryland State Highway (SHA) Details for Chain Link Fencing. The specification for a 6' fence shall be used, substituting 42' fabric and 6' length posts.
- The posts do not need to be set in concrete.
- Chain link fence shall be fastened securely to the fence posts with wire ties or staples. The lower tension wire, brace and truss rods, drive anchors and post caps are not required except on the ends of the fence. The chain link fencing shall be six (6) gauge or heavier.
- Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24' at the top and mid section.
- Filter cloth shall be embedded a minimum of 8" into the ground.
- When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.
- Maintenance shall be performed as needed and silt bulges removed when 'bulges' develop in the silt fence, or when silt reaches 50% of fence height.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE H - 26 - 3 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

SUPER SILT FENCE NOT TO SCALE

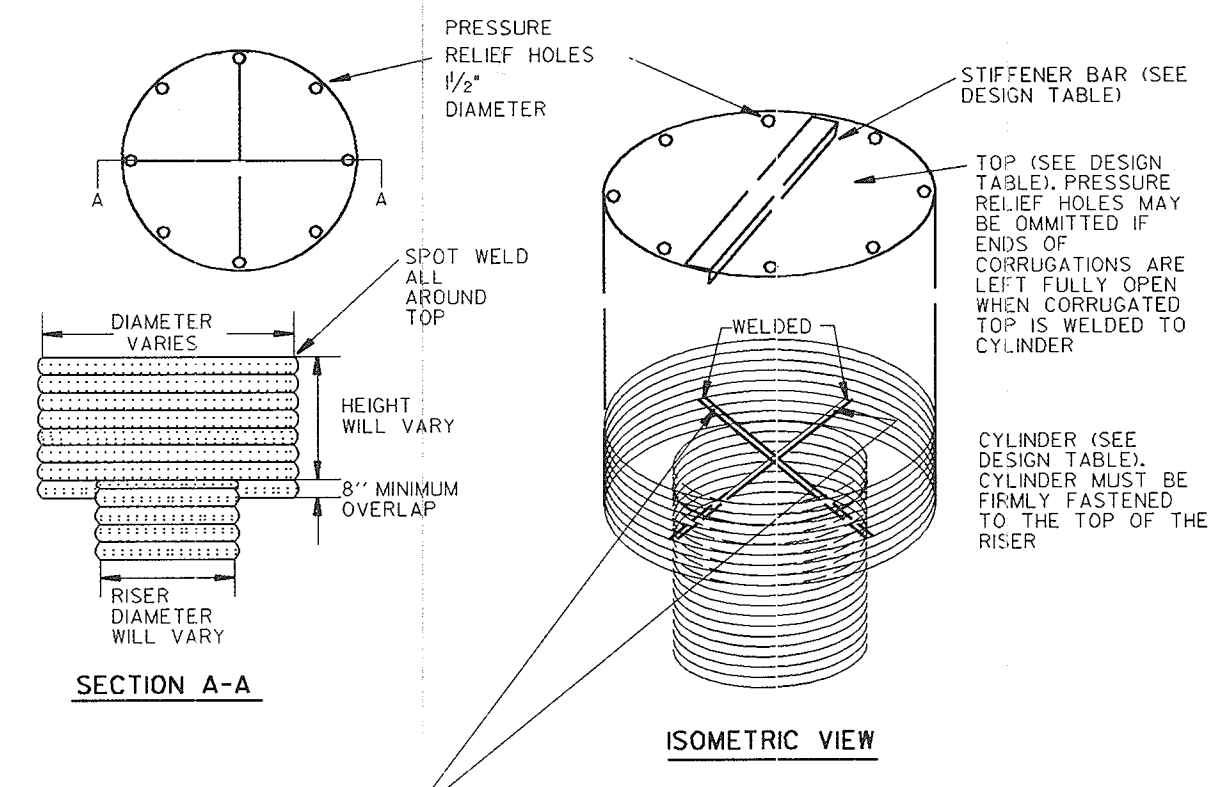
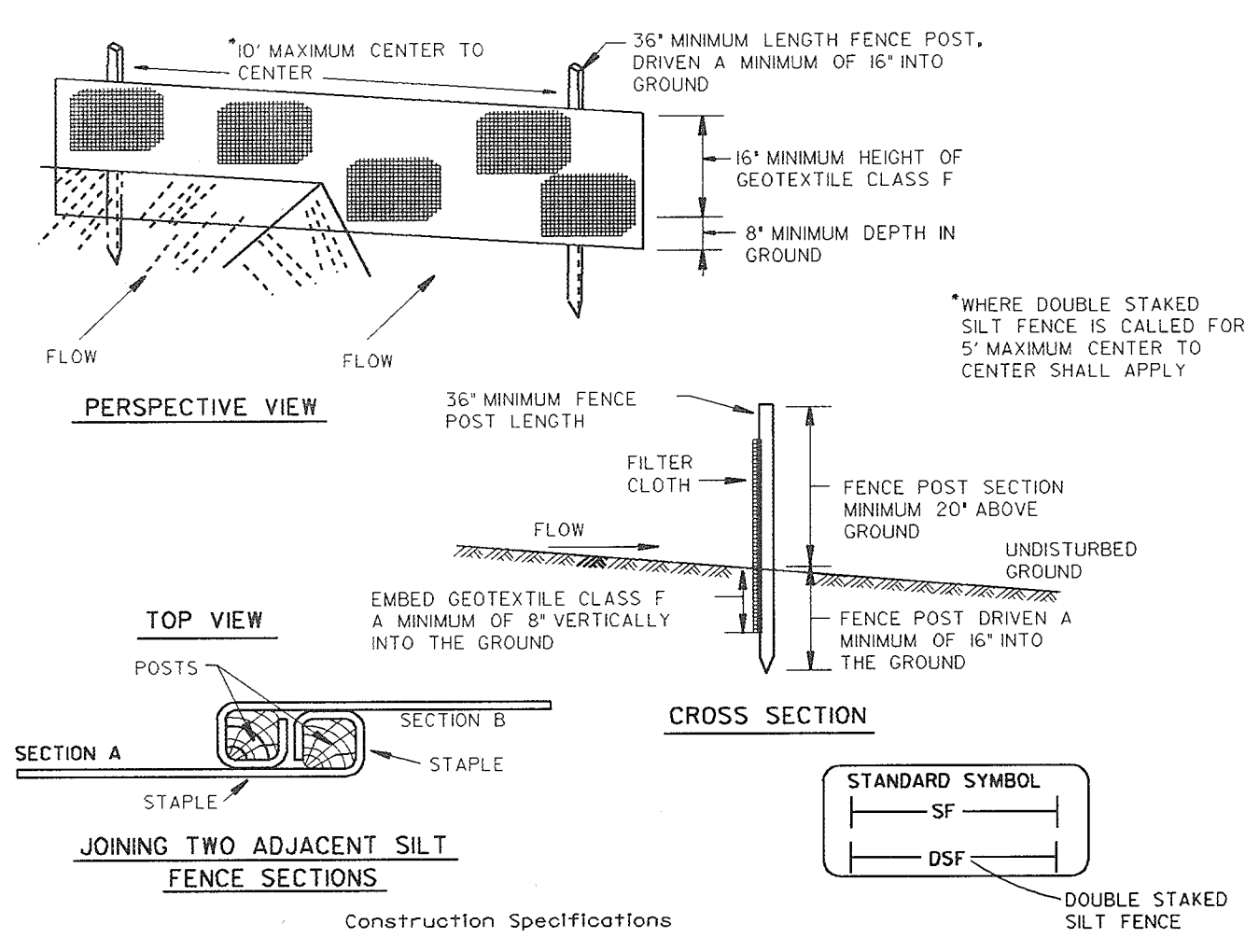


Table 9: Minimum Size Support Bar

| Riser Diam., In. | Trash Rack Diam., In. | Thick., gage | H., In. | Minimum Size Support Bar | Minimum Top Thickness | Stiffener |
|------------------|-----------------------|--------------|---------|--------------------------------------|-----------------------|-----------------------|
| 12 | 18 | 16 | 6 | *6 Rebar | 16 ga. | -- |
| 15 | 21 | 16 | 7 | " | " | -- |
| 18 | 27 | 16 | 8 | " | " | -- |
| 21 | 30 | 16 | 8 | " | " | -- |
| 24 | 36 | 16 | 13 | " | 14 ga. | -- |
| 27 | 42 | 16 | 15 | " | 14 ga. | -- |
| 36 | 54 | 14 | 17 | *8 Rebar | 12 ga. | -- |
| 42 | 60 | 14 | 19 | " | " | -- |
| 48 | 72 | 12 | 21 | 1-1/4" pipe or 1-1/4 x 1-1/4 angle | 10 ga. | -- |
| 54 | 78 | 12 | 25 | " | " | -- |
| 60 | 90 | 12 | 29 | 1-1/2" pipe or 1-1/2 x 1-1/4 angle | 8 ga. | -- |
| 66 | 96 | 10 | 33 | 2" pipe angle | 8 ga. | 2x2x1/4 |
| 72 | 102 | 10 | 36 | " | " | 2-1/2x2-1/2x1/4 angle |
| 78 | 114 | 10 | 39 | 2-1/2" pipe or 2x2x1/4 angle | " | " |
| 84 | 120 | 10 | 42 | 2-1/2" pipe or 2-1/2x2-1/2x1/4 angle | " | 3/4 angle |

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE C - 10 - 26 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

CONCENTRIC TRASH RACK AND ANTI-VORTEX DEVICE NOT TO SCALE



Construction Specifications

- Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 1/2" x 1/2" square (minimum) cut, or 1 1/2" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard T or U section weighting not less than 100 pound per linear foot.
- Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F:

| | | |
|----------------------|--------------------------|----------------|
| Tensile Strength | 50 lbs/in (min.) | Test: MSMT 509 |
| Tensile Modulus | 20 lbs/in (min.) | Test: MSMT 509 |
| Flow Rate | 0.3 gal/ft/minute (max.) | Test: MSMT 322 |
| Filtering Efficiency | 75% (min.) | Test: MSMT 322 |

- Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.
- Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reached 50% of the fabric height.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE E - 15 - 3 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

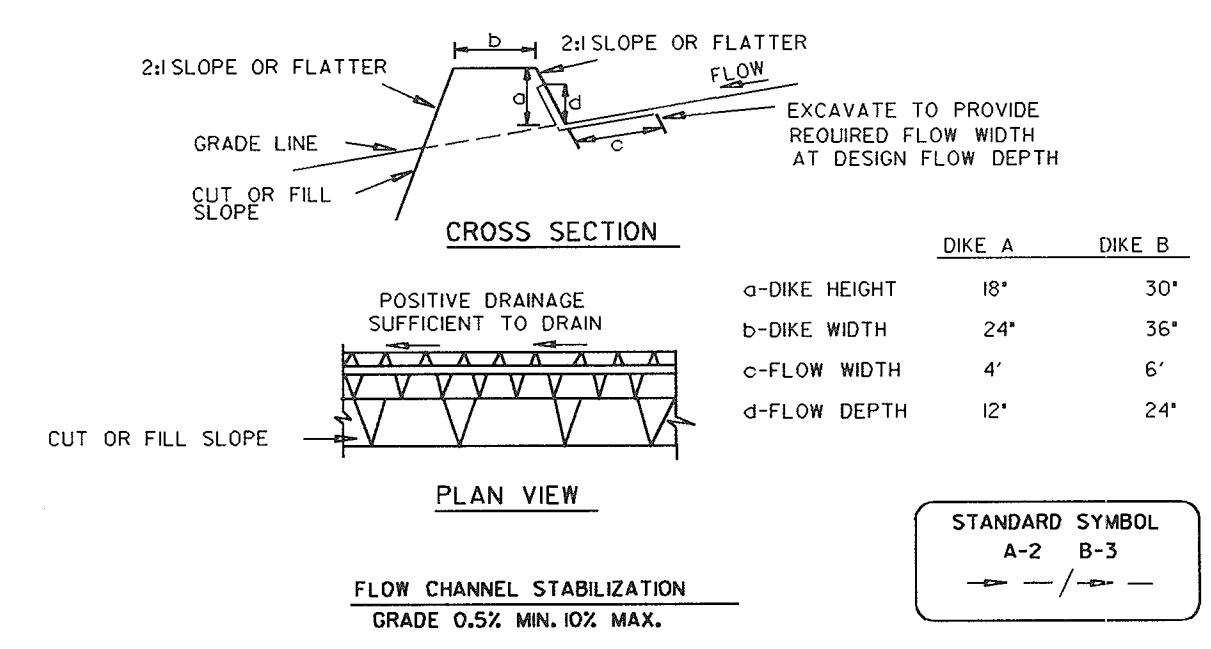
SILT FENCE NOT TO SCALE

Construction Specifications

- The area under the embankment shall be cleared, grubbed and stripped of any vegetation and root mat. The pool area shall be cleared.
- The fill material for the embankment shall be free of roots or other woody vegetation as well as oversized stones, rocks, organic material, or other objectionable material. The embankment shall be compacted by traversing with equipment while it is being constructed.
- The total trap volume as measured from the bottom to riser crest elevation shall be 3600 cubic feet per acre of drainage area (see Table 9). The top of embankment must be 3' above the riser crest elevation.
- Sediment shall be removed and the trap restored to its original dimensions when the sediment has accumulated to one half of the wet storage depth of the trap (900sf/acre). The sediment shall be deposited in a suitable area and in such a manner that it will not erode.
- The structure shall be inspected periodically and after each rain and repairs made as necessary.
- Construction operations shall be carried out in such a manner that erosion and water pollution are abated. Once constructed, the top and outside face of the embankment shall be stabilized with seed and mulch. Points of concentrated inflow shall be protected in accordance with Grade Stabilization Structure criteria. The remainder of the interior slopes should be stabilized one time with seed and mulch upon trap completion and monitored and maintained erosion free during the life of the trap.
- The structure shall be removed and area stabilized when the drainage area has been properly stabilized.
- All cut and fill slopes shall be 2:1 or flatter.
- All pipe connections shall be watertight.
- Above the wet storage elevation, the riser shall be perforated with 1/2" wide by 6" long slots or 1" diameter holes spaced 6" vertically and horizontally. No perforations will be allowed within 8' of the horizontal barrel.
- The riser shall be wrapped with 1/2" hardware cloth (wire) then wrapped with Geotextile Class E. The filter cloth shall extend 6" above the highest silt and 6" below the lowest silt. Where ends of filter cloth come together, they shall be overlapped, folded and fastened to prevent bypass. Filter cloth shall be replaced as necessary to prevent clogging.
- Straps or connecting bands shall be used to hold the filter cloth and wire fabric 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 4" layers. A minimum of 2' of hand-compacted backfill shall be placed over the pipe spillway before crossing it with construction equipment.
- The riser shall be anchored with either a concrete base or steelplate base to prevent flotation. Concrete bases shall be at least twice the riser diameter and 12" deep with the riser embedded 9". Steelplate bases shall be at least twice the riser diameter, 1/4" minimum thickness and attached to the bottom of the riser by a continuous weld to form a watertight connection. Then place 2' of stone, gravel or tamped earth on the plate.
- Anti-seep collars shall be constructed in accordance with plans (ref. Table 16 and Details C-10-23 AND C-10-24).
- Concentric trash rack and anti-vortex device design details are on detail C-10-26 AND C-10-26A.
- Refer to Section D for dewatering requirements of sediment traps.
- Outlet - An outlet shall be provided, which includes a means of conveying the discharge in an erosion free manner to an existing stable channel.
- Where discharge occurs at the property line, local ordinances and drainage easement requirements shall be met.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE C - 9 - 74 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

PIPE OUTLET SEDIMENT TRAP - ST 1 NOT TO SCALE



Construction Specifications

- Seed and cover with straw mulch.
- Seed and cover with Erosion Control Matting or lime with sod.
- 4" - 7" stone or recycled concrete equivalent pressed into the soil 7" minimum.

1. All temporary earth dikes shall have uninterrupted positive grade to an outlet. Spot elevations may be necessary for grades less than 1%.

2. Runoff diverted from a disturbed area shall be conveyed to a sediment trapping device.

3. Runoff diverted from an undisturbed area shall outlet directly into an undisturbed, stabilized area at a non-erosive velocity.

4. All trees, brush, stumps, obstructions, and other objectionable material shall be removed and disposed of so as not to interfere with the proper functioning of the dike.

5. The dike shall be excavated or shaped to line, grade and cross section as required to meet the criteria specified herein and be free of bank projections or other irregularities which will impede normal flow.

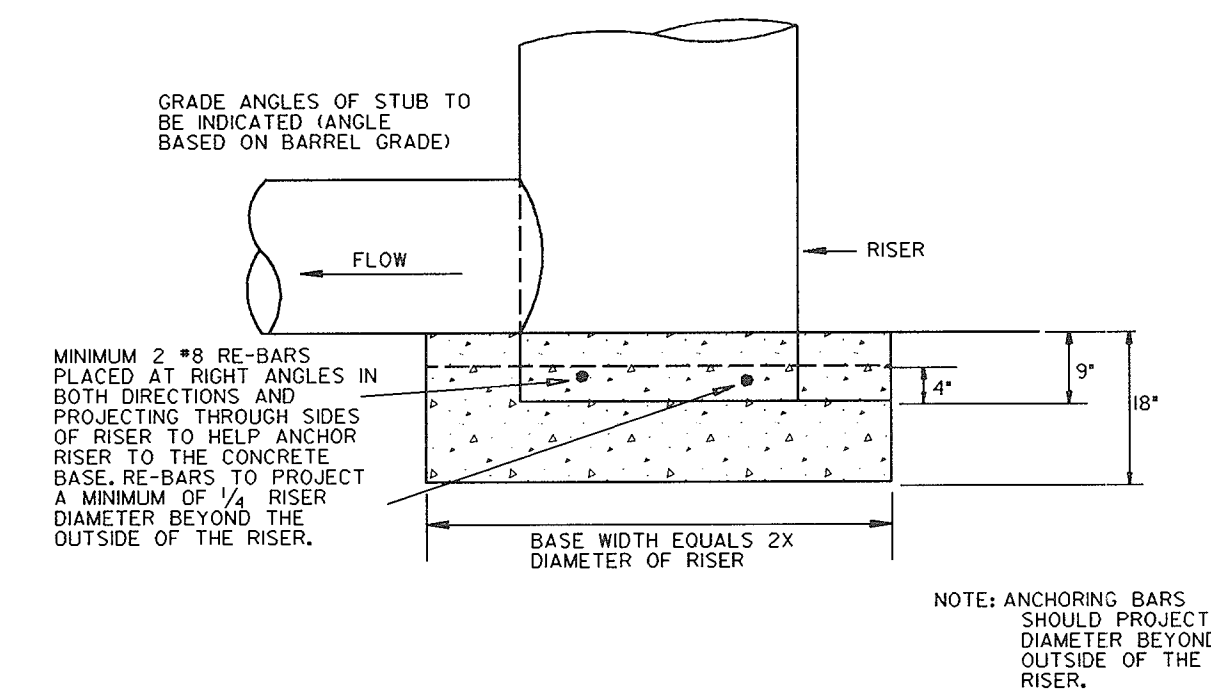
6. Fill shall be compacted by earth moving equipment.

7. All earth removed and not needed for construction shall be placed so that it will not interfere with the functioning of the dike.

8. Inspection and maintenance must be provided periodically and after each rain event.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE A - 1 - 6 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

EARTH DIKE NOT TO SCALE



Construction Specifications

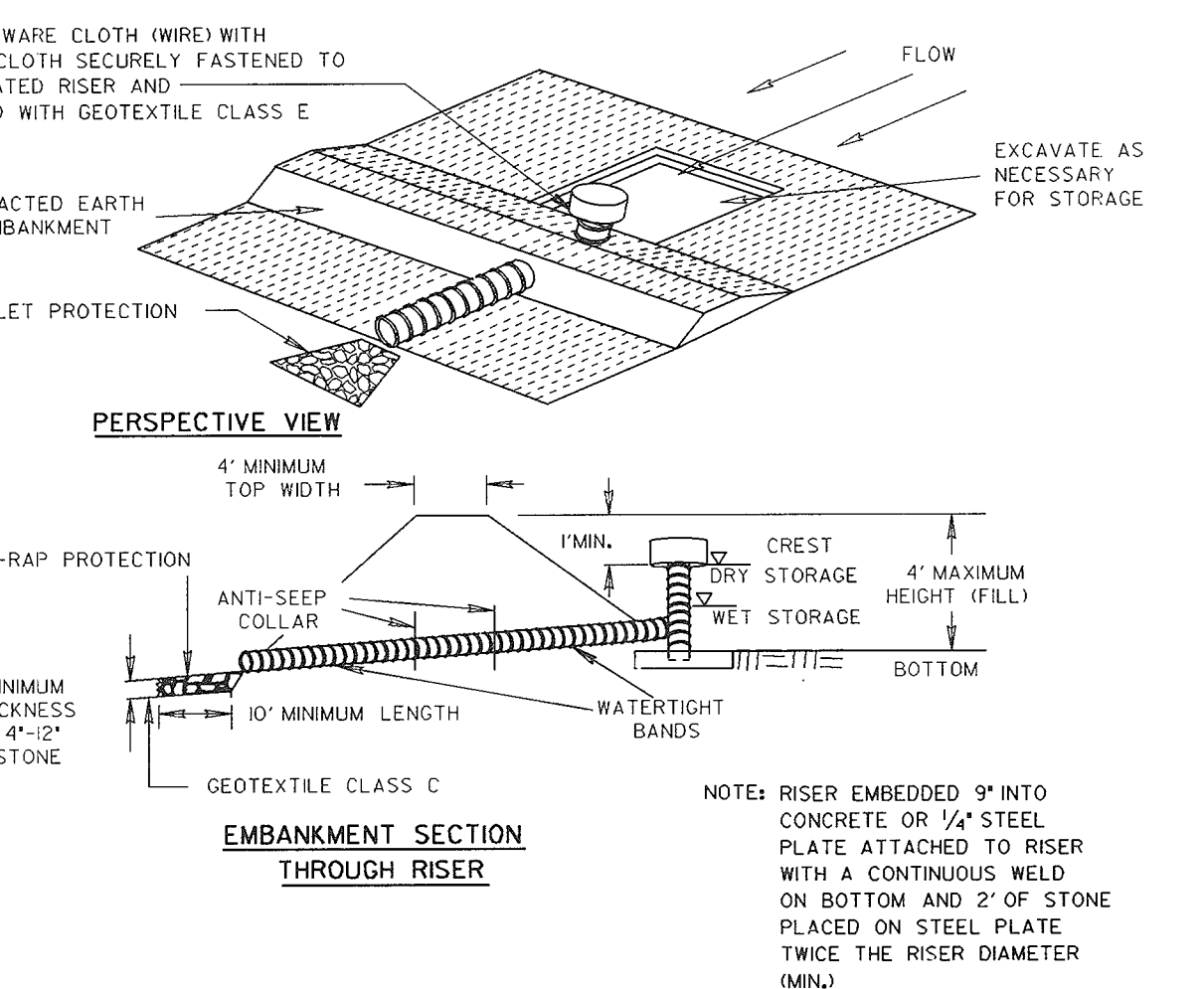
- The riser shall have a base attached with a watertight connection and shall have sufficient weight to prevent flotation of the riser. Two approved bases for risers 10" or less in height are:

- A concrete base 8" thick with the riser embedded 9" in the base.
- A 1/4" minimum thickness steelplate attached to the riser by a continuous weld around the circumference of the riser to form a watertight connection. The plate shall have 2' of stone, gravel, or compacted earth placed on it to prevent flotation. In either case, each side of the square base shall be twice the riser diameter.

Note: For risers greater than ten feet high computations shall be made to design a base which will prevent flotation. The minimum factor of safety shall be 1.20 (downward forces = 1.20 x upward forces).

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE C - 10 - 25 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

RISER BASE DETAIL NOT TO SCALE



U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE C - 9 - 7 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

PIPE OUTLET SEDIMENT TRAP - ST 1 NOT TO SCALE

Date

Professional Engineer No. 10551

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

Cheryl Simmons 6/2/98
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Judy Hamilton 6/1/95
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

John S. Smith 6/1/98
 DIRECTOR DATE

Date No. Revision Description

Sears Warehouse
 PARCEL A-74
 At Gateway Commerce Center
 Building 20, 8901 Snowden River Parkway
 Owner
 The Howard Research and Development Corporation
 I/GEAF, P, Inc.,
 10275 Little Patuxent Parkway, Columbia, MD 21044
 Developer
 Sears Logistics Services Inc.
 3333 Beverly Road, Hoffman Estates, IL 60179

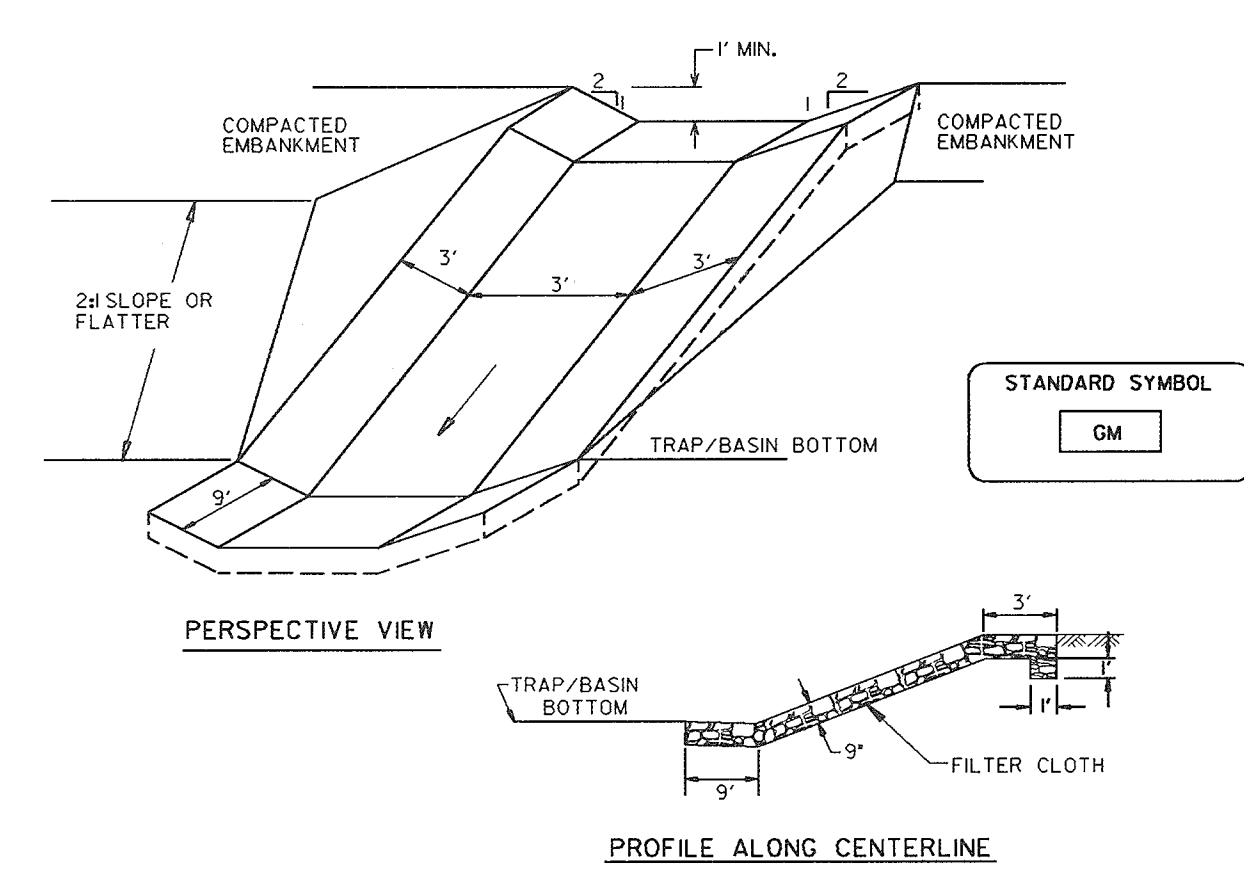
DMW
 Daft-McCune Walker, Inc.
 200 East Pennsylvania Avenue
 Towson, Maryland 21286
 (410) 296-3333
 Fax: 296-4705

A Team of Land Planners, Landscape Architects, Engineers, Surveyors and Environmental Professionals

SUBDIVISION NAME: GATEWAY COMMERCE CENTER
 SECTION/AREA: N/A
 LOT/PARCEL #: A-74
 PLAT OR LE: 13140
 BLOCK #/ZONE: N/A/M-1
 TAXING MAP: 42
 EJECT. DISTRICT: 6th
 CENSUS TRACT: 6067.03
 WATER CODE: 4900000

TITLE
 EROSION & SEDIMENT CONTROL DETAILS

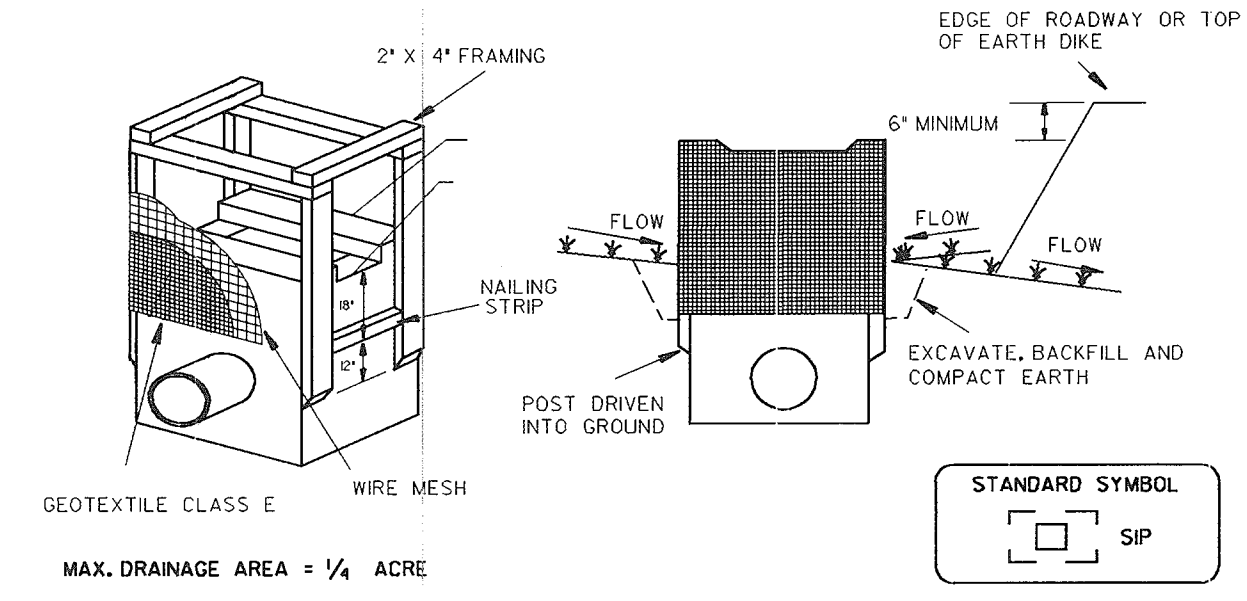
Des By: CRW Scale: NA Proj. No.: 97164
 Dwn By: WHJ Date: MAY 1, 1998
 Chk By: CRW Approved: MM 16 OF 19



- Construction Specifications**
- Gabion inflow protection shall be constructed of 9' x 3' x 9' gabion baskets forming a trapezoidal cross section 1' deep, with 2:1 side slopes, and a 3' bottom width.
 - Geotextile Class C shall be installed under all gabion baskets.
 - The stone used to fill the gabion baskets shall be 4" - 7".
 - Gabions shall be installed in accordance with manufacturers recommendations.
 - Gabion inflow protection shall be used where concentrated flow is present on slopes steeper than 4:1.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE B - 7 - 2 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

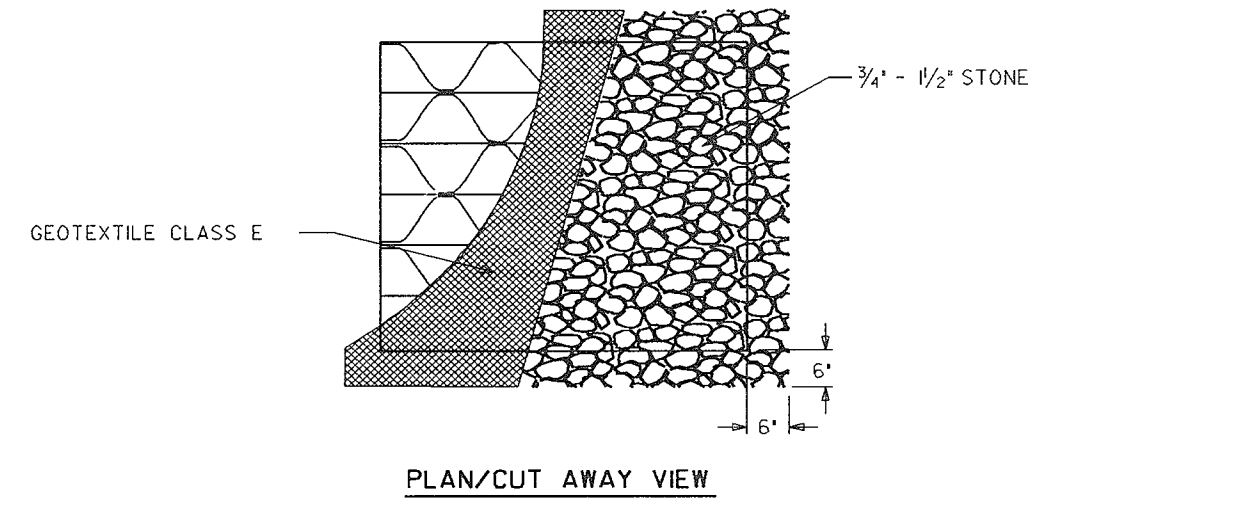
GABION INFLOW PROTECTION NOT TO SCALE



- Construction Specifications**
- Excavate completely around the inlet to a depth of 18" below the notch elevation.
 - Drive the 2' x 4' construction grade lumber posts 1' into the ground at each corner of the inlet. Place nail strips between the posts on the ends of the inlet. Assemble the top portion of the 2' x 4' frame using the overlap joint shown on detail. The top of the frame (weir) must be 6" below adjacent roadways where flooding and safety issues may arise.
 - Stretch the 1/2" x 1/2" wire mesh tightly around the frame and fasten securely. The ends must meet and overlap at a post.
 - Stretch the Geotextile Class E tightly over the wire mesh with the geotextile extending from the top of the frame to 18" below the inlet notch elevation. Fasten the geotextile firmly to the frame. The ends of the geotextile must meet at a post, be overlapped and folded, then fastened down.
 - Backfill around the inlet in compacted 6" layers until the layer of earth is level with the notch elevation on the ends and top elevation on the sides.
 - If the inlet is not in a sump, construct a compacted earth dike across the ditch line directly below it. The top of the earth dike should be at least 6" higher than the top of the frame.
 - The structure must be inspected periodically and after each rain and the geotextile replaced when it becomes clogged.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE E - 10 - 5 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

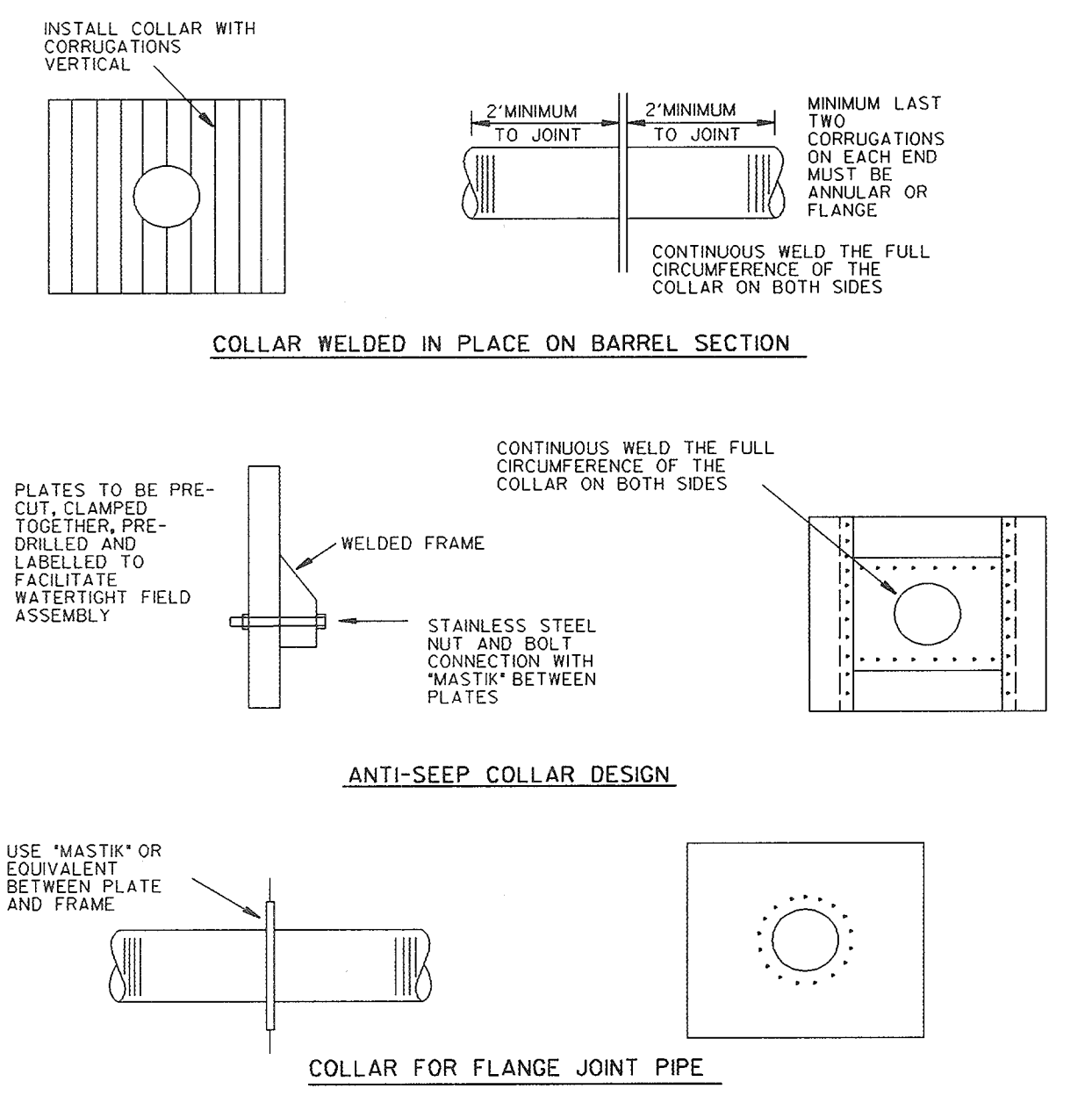
STANDARD INLET PROTECTION NOT TO SCALE



- Construction Specifications**
- Lift grate and wrap with Geotextile Class E to completely cover all openings, then set grate back in place.
 - Place 3/4" x 1/2" stone, 4" - 6" thick on the grate to secure the fabric and provide additional filtration.

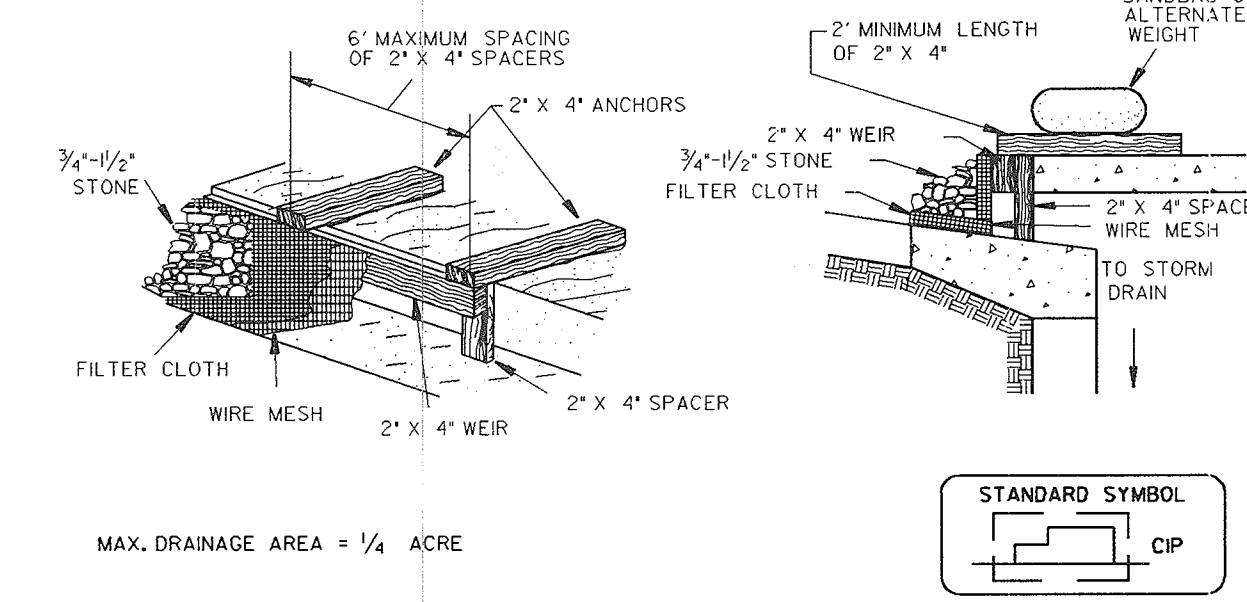
U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE E - 16 - 6A MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

AT GRADE INLET PROTECTION NOT TO SCALE



U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE C - 10 - 24 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

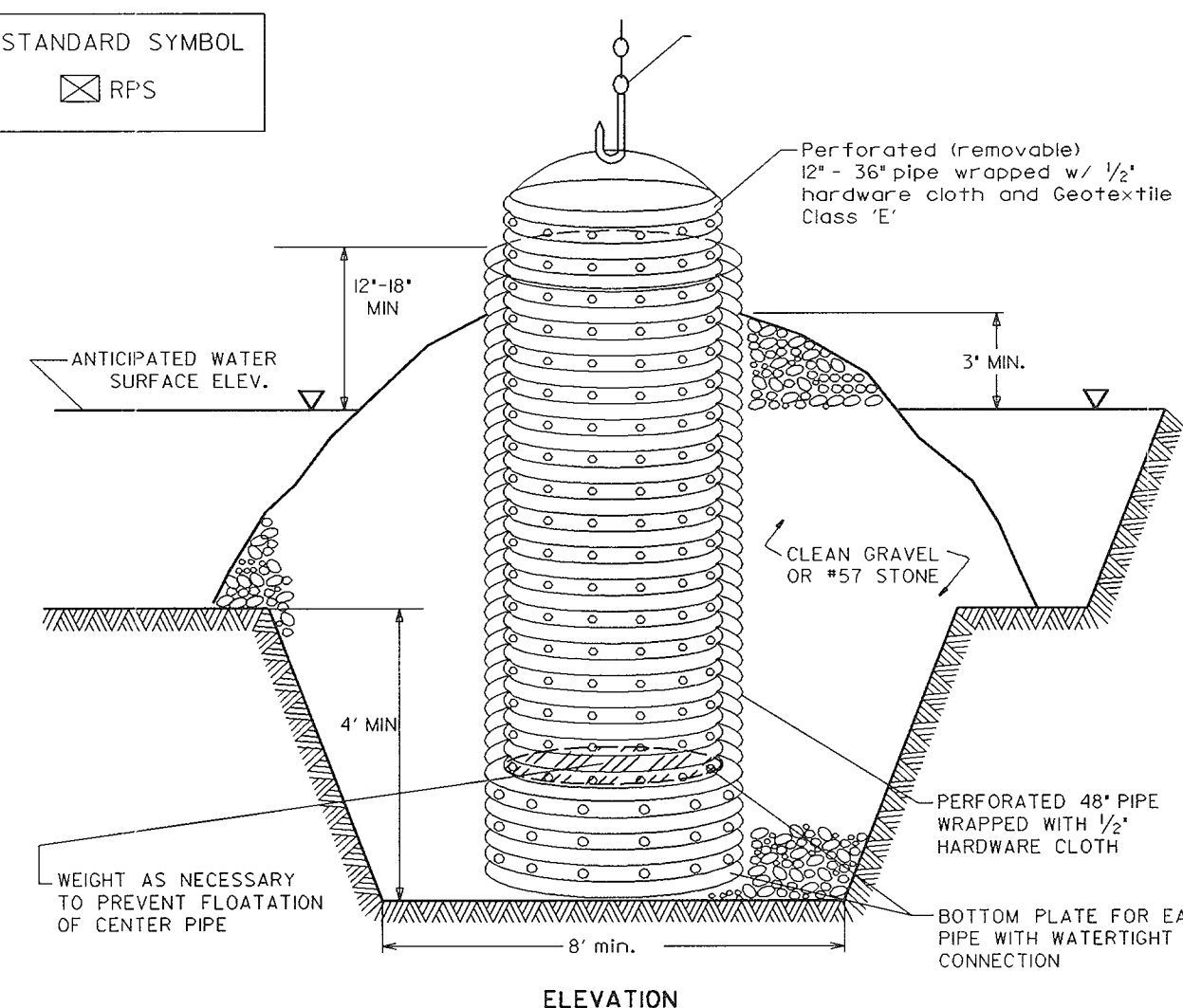
TYPICAL ANTI-SEEP COLLARS NOT TO SCALE



- Construction Specifications**
- Attach a continuous piece of 1/2" x 1/2" wire mesh (30" minimum width by throat length plus 4") to the 2' x 4' weir (measuring throat length plus 2") as shown on the standard drawing.
 - Place a continuous piece of Geotextile Class E the same dimensions as the wire mesh over the wire mesh and securely attach it to the 2' x 4' weir.
 - Securely nail the 2' x 4' weir to a 9" long vertical spacer to be located between the weir and the inlet face (max. 4" apart).
 - Place the assembly against the inlet throat and nail minimum 2' lengths of 2' x 4" to the top of the weir at spacer locations. These 2' x 4" anchors shall extend across the inlet top and be held in place by sandbags or alternate weight.
 - The assembly shall be placed so that the end spacers are a minimum 1' beyond both ends of the throat opening.
 - Form the 1/2" x 1/2" wire mesh and the geotextile fabric to the concrete gutter and against the face of the curb on both sides of the inlet. Place clean 3/4" 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.
 - This type of protection must be inspected frequently and the filter cloth and stone replaced when clogged with sediment.
 - Assure that storm flow does not bypass the inlet by installing a temporary earth or asphalt dike to direct the flow to the inlet.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE E - 16 - 5B MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

CURB INLET PROTECTION (COG OR COS INLETS) NOT TO SCALE



- Construction Specifications**
- The outer pipe should be 48" dia. or shall, in any case, be at least 4" greater in diameter than the center pipe. The outer pipe shall be wrapped with 1/2" hardware cloth to prevent backfill material from entering the perforations.
 - After installing the outer pipe, backfill around outer pipe with 2" aggregate or clean gravel.
 - The inside stand pipe (center pipe) should be constructed by perforating a corrugated or PVC pipe between 12" and 36" in diameter. The perforations shall be 1/2" x 6" slots or 1" diameter holes 6" on center. The center pipe shall be wrapped with 1/2" hardware cloth first, then wrapped again with Geotextile Class E.
 - The center pipe should extend 12" to 18" above the anticipated water surface elevation or riser crest elevation when dewatering a basin.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE D - 12 - 5 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

REMOVABLE PUMPING STATION NOT TO SCALE

DEVELOPER'S CERTIFICATION:
 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 HOWARD SOIL CONSERVATION DISTRICT.

Signature: Don Higgins
 Date: 5-20-99

ENGINEER'S CERTIFICATION:
 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: John W. Ranocchia Sr.
 Date: 5/1/98

REVIEWED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS

Signature: [unclear]
 Date: 6/1/98

Signature: John R. Robertson
 Date: 6/1/98

Date: _____

Professional Engineer No. 10557

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

Signature: [unclear]
 Date: 6/3/98

Signature: Cecelia Hamilton
 Date: 6/1/98

Signature: [unclear]
 Date: 6/1/98

Revision Description

| Date | No. | Revision Description |
|------|-----|----------------------|
| | | |

Sears Warehouse
PARCEL A-74
 At Gateway Commerce Center
 Building 20, 8901 Snowden River Parkway
 Owner:
 The Howard Research and Development Corporation
 Developer:
 GEAPE II, Inc.
 10275 Little Patuxent Parkway, Columbia, MD 21044
 Developer:
 Sears Logistics Services Inc.
 3333 Beverly Road, Hoffman Estates, IL 60179

DMW
 Draft-McCune-Walker, Inc.
 200 East Pennsylvania Avenue
 Towson, Maryland 21286
 (410) 296-3333
 Fax 296-4705

A Team of Land Planners,
 Landscape Architects,
 Engineers, Surveyors &
 Environmental Professionals

SUBDIVISION NAME: GATEWAY COMMERCE CENTER
 SECTION: N/A
 LOT/PARCEL #: A-74
 TRACT OR BLOCK OF ZONE: 1340
 TAXING MAP: 42
 ELECT. DISTRICT: 6th
 CENSUS TRACT: 6067.03
 WATER CODE: _____
 SEWER CODE: 4900000

TITLE: **EROSION & SEDIMENT CONTROL DETAILS**

Des By: CRW Scale: NA Proj. No.: 97164
 Dwn By: WHJ Date: MAY 1, 1998
 Chk By: CRW Approved: MM 17 OF 19

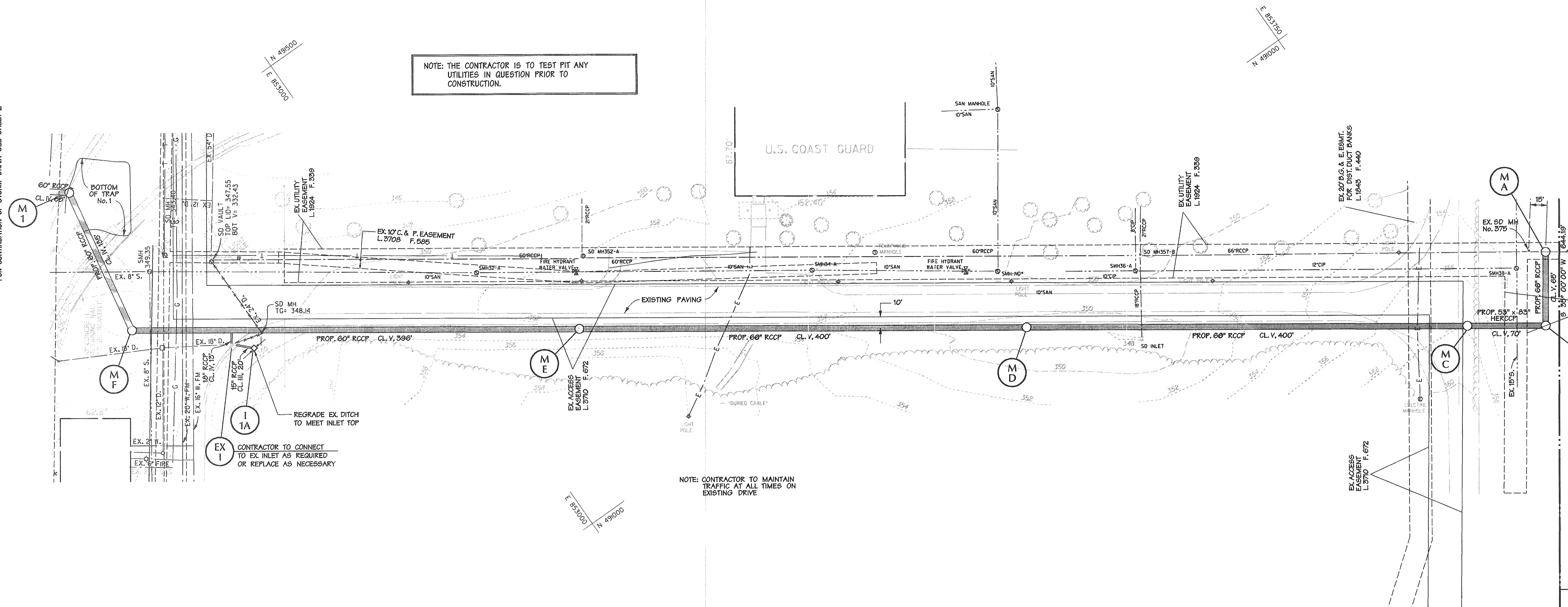
* NOTE: NOT SPECIFICALLY INDICATING THE REMOVAL OR ABANDONMENT OF EXISTING SEWER, WATER, STORM DRAINS AND APPURTENANCES WHICH WOULD INTERFERE WITH THE INTENDED WORK RELIEVES THE CONTRACTOR OF HIS OBLIGATION TO DO SO. THE CONTRACTOR IS RESPONSIBLE FOR ASCERTAINING AND ACQUAINTING HIMSELF WITH THE WORK TO BE PERFORMED.

LEGEND

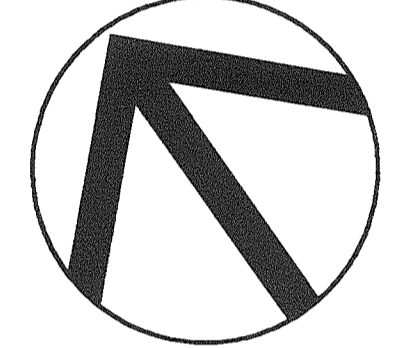
- 590 --- 588 --- EXISTING CONTOURS
- 588 --- PROPOSED CONTOURS
- PROPOSED STORM DRAIN
- PROPOSED SANITARY SEWER
- PROPOSED WATER MAIN
- PROPOSED VALVE & REDUCER
- PROPOSED FIRE HYDRANT
- PROPOSED REVERSE CURB
- PROPOSED CURB & GUTTER
- LIGHT DUTY PAVING
- HOWARD COUNTY STD. P-2
- HEAVY DUTY PAVING
- HOWARD COUNTY STD. P-5
- PROPOSED LIGHT POLE
- PROPOSED BOLLARD
- ⑩ PROPOSED NUMBER OF PARKING SPACE
- △ CONC. PAVING
- TBA --- TO BE REMOVED OR ABANDON IN PLACE *

NOTE: THE CONTRACTOR IS TO TEST PIT ANY UTILITIES IN QUESTION PRIOR TO CONSTRUCTION.

FOR CONTINUATION OF STORM DRAIN SEE SHEET 2



NOTE: CONTRACTOR TO MAINTAIN TRAFFIC AT ALL TIMES ON EXISTING DRIVE



Date _____

Professional Engineer No. 10551

| | |
|--|--------|
| APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING | |
| <i>Mr. [Signature]</i> | 6/3/98 |
| CHIEF, DEVELOPMENT ENGINEERING DIVISION | DATE |
| <i>Cindy Hamilton</i> | 6/4/98 |
| CHIEF, DIVISION OF LAND DEVELOPMENT | DATE |
| <i>[Signature]</i> | 6/4/98 |
| DIRECTOR | DATE |

| Date | No. | Revision Description |
|------|-----|----------------------|
| | | |

Sears Warehouse
PARCEL A-74
 At Gateway Commerce Center
 Building 20, 8901 Snowden River Parkway
 Owner:
 The Howard Research and Development Corporation
 10275 Little Patuxent Parkway, Columbia, MD 21044
 Developer:
 Sears Logistics Services Inc.
 3535 Beverly Road, Hoffman Estates, IL 60179

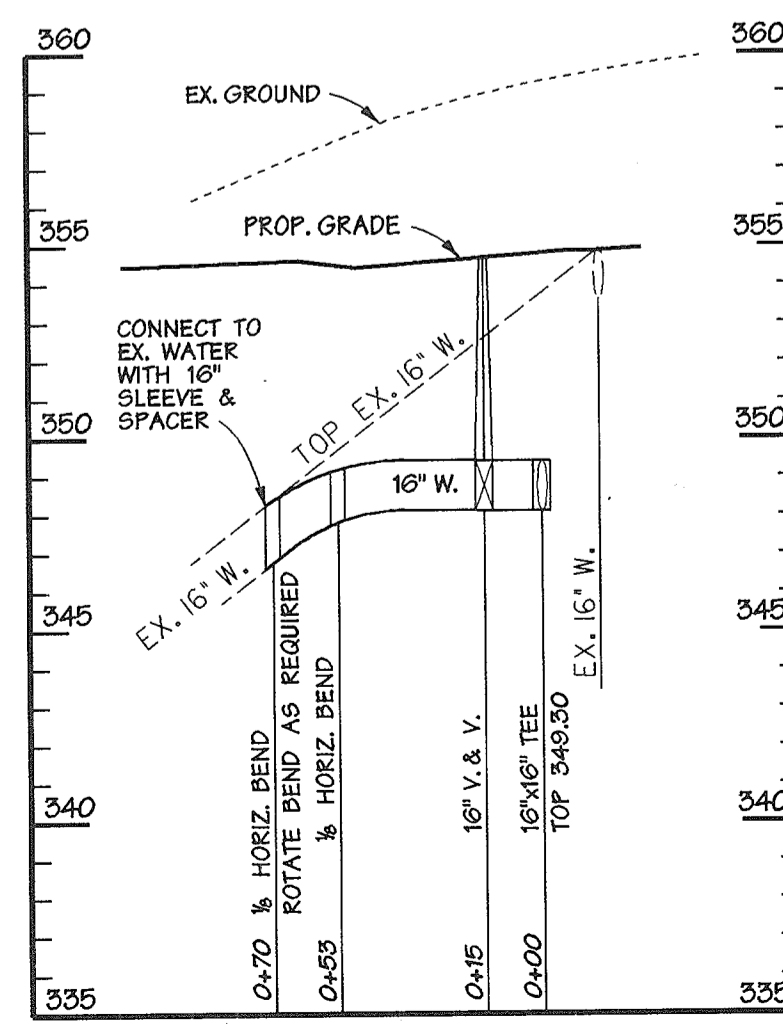
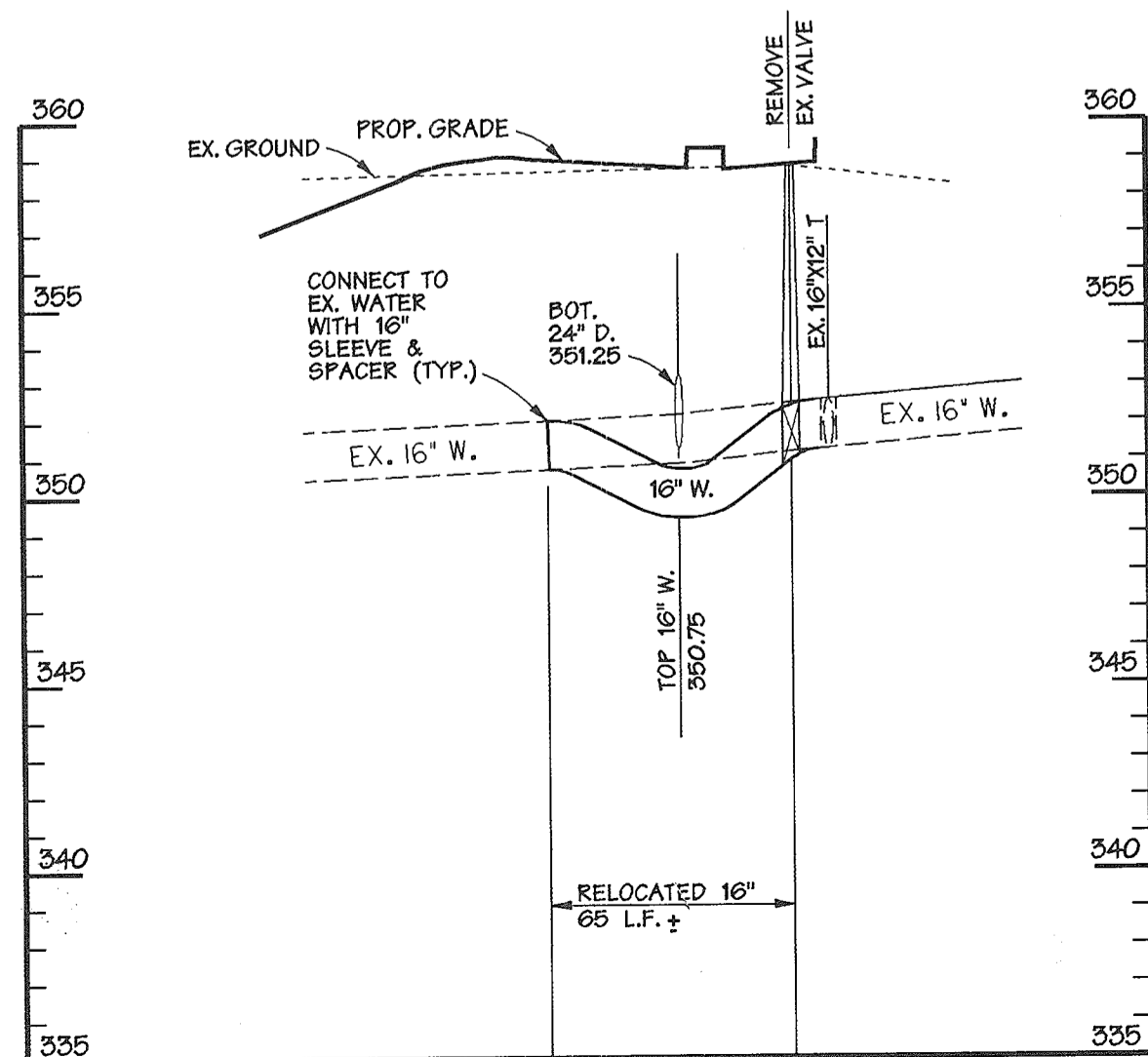
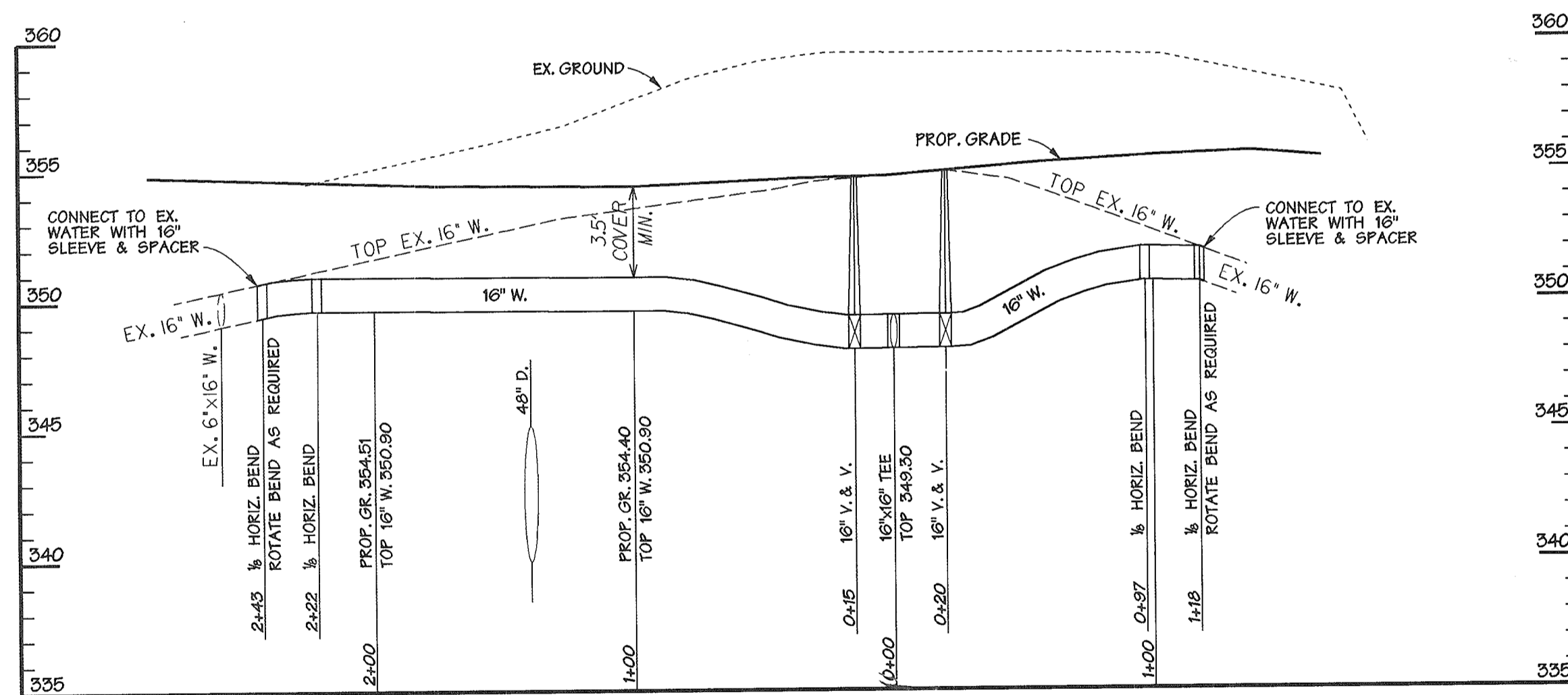
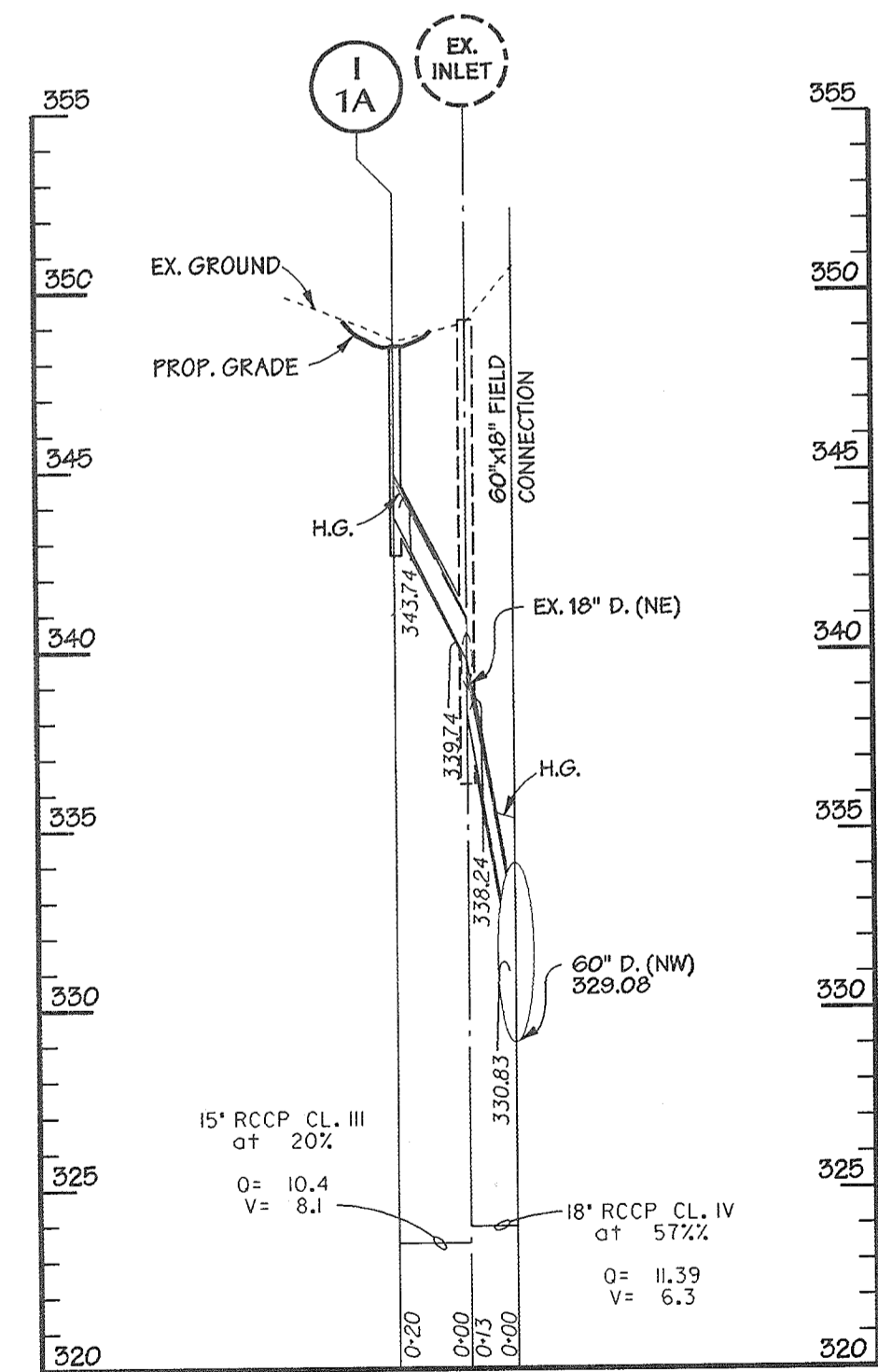
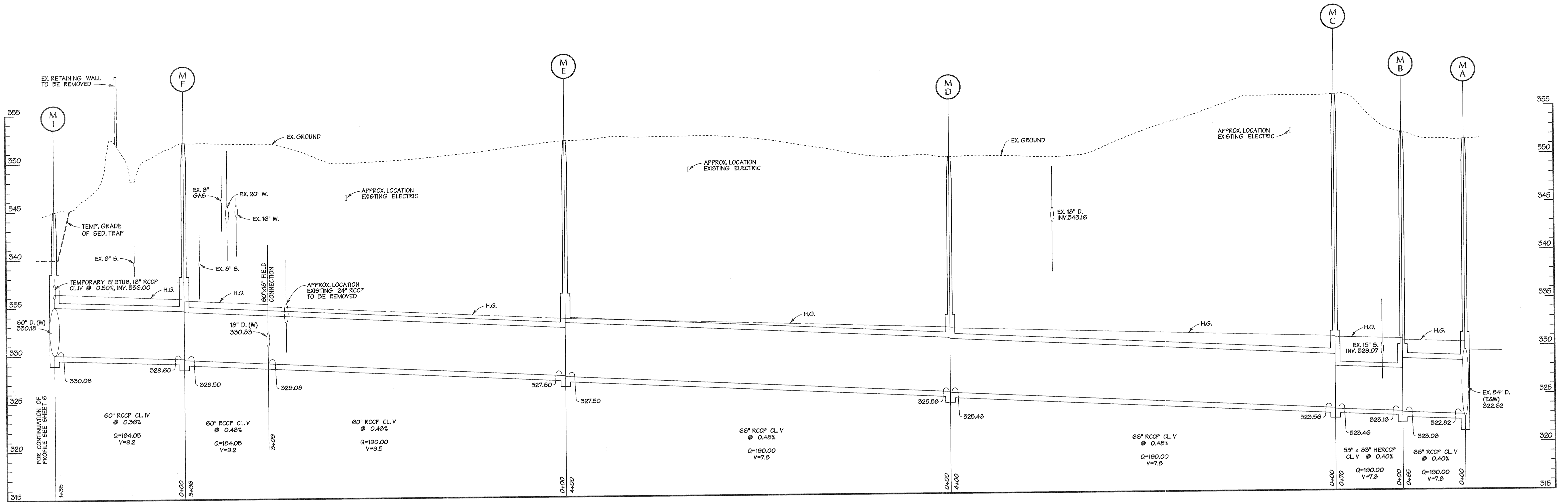
DMW
 Daft-McCune-Walker, Inc.
 200 East Pennsylvania Avenue
 Towson, Maryland 21286
 (410) 296-3333
 Fax 296-4705

A Team of Land Planners,
 Landscape Architects,
 Engineers, Surveyors &
 Environmental Professionals.

| | | |
|-------------------------|--------------|--------------|
| SUBDIVISION NAME | SECTION/AREA | LOTPARCEL # |
| GATEWAY COMMERCE CENTER | N/A | A-74 |
| PLAT # OR LOT # | ZONE | CENSUS TRACT |
| 13140 | M-1 | 6067.03 |
| WATER CODE | SEWER CODE | |
| | 49000000 | |

TITLE
STORM DRAIN PLAN

| | | | | | |
|--------|-----|----------|-------------|-----------|----------|
| Des By | MM | Scale | 1"=50' | Proj. No. | 97164 |
| Drn By | MSS | Date | May 1, 1998 | | |
| Chk By | MM | Approved | MM | | 18 OF 19 |



* NOTE: ALL INLETS AND MANHOLES TO BE CONSTRUCTED WITH FULLY DEVELOPED INVERTS.

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
 Chief, Development Engineering Division
 Chief, Division of Land Development
 Director

| Date | No. | Revision Description |
|------|-----|----------------------|
| | | |

Sears Warehouse
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| | | | | | |
|----------------------|-------------------------|--------------|---------|-----------------|---------|
| SUBDIVISION NAME | GATEWAY COMMERCE CENTER | SECTION/NAVA | N/A | LOT/PARCEL # | A-74 |
| PLAT OR REF. BLOCK # | 13140 | TAXZONE MAP | 42 | ELECT. DISTRICT | 6th |
| WATER CODE | | SEWER CODE | 4900000 | CENSUS TRACT | 6067.03 |

| | | | |
|---|-------|----------|------------------------------|
| TITLE | | | |
| STORM DRAIN & WATER PROFILES | | | |
| Des By | MM | Scale | Horiz. 1"=50' Vert. 1"=5' |
| Drn By | MSS | Date | May 1, 1998 |
| Proj. No. | 97164 | | |
| Chk By | MM | Approved | MM |
| | | | 19 OF 19 |

