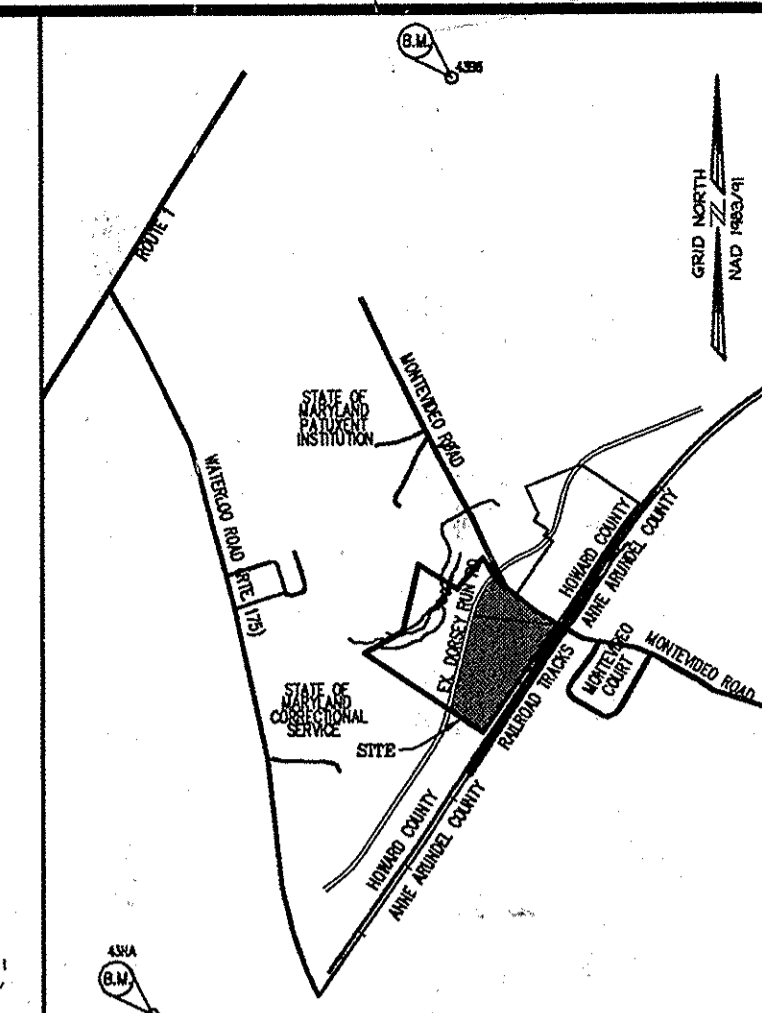


SITE DEVELOPMENT PLAN

DORSEY RUN INDUSTRIAL CENTER, PARCEL B

HOWARD COUNTY, MARYLAND



VICINITY MAP
SCALE: 1"=200'

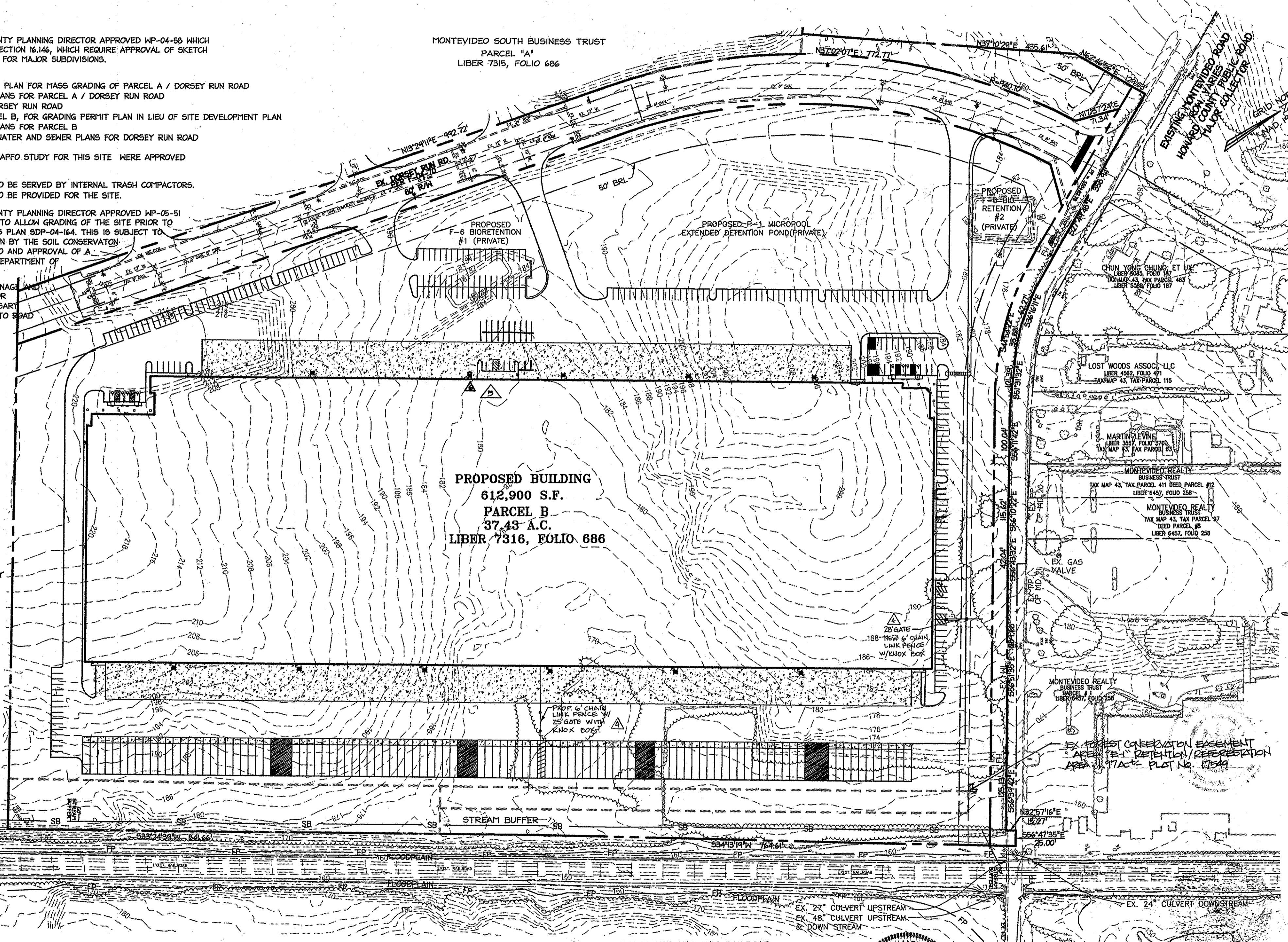
BENCHMARK
Horizontal Datum: Howard County Grid System (NAD 1927)
Vertical Datum: NAVD 1929
Howard County Monument 43HA
N540761.72, E1373837.37, Elev. 224.90
CONCRETE PILLAR WITH DISC
Howard County Monument 43BB
N550801.81, E1376886.05, Elev. 210.58
CONCRETE PILLAR WITH DISC

NO.	TITLE	NO.	TITLE
1	COVER SHEET	16	STORM DRAIN PROFILES
2	ESC PLAN (NORTH)	19	STORM DRAIN PROFILES
3	ESC PLAN (SOUTH)	20	STORM DRAIN PROFILES
4	SEDIMENT BASIN PLAN	21	STORM DRAIN PROFILES
5	SWM OUTFALL PROFILE	22	WATER PROFILES
6	ESC DETAILS	23	WATER & SEWER PROFILES
7	ESC NOTES	24	SITE DETAILS
8	ESC NOTES	25	LANDSCAPE PLAN (NORTH)
9	DA MAP FOR ESC/SWM PRE DEVELOPMENT	26	LANDSCAPE PLAN (SOUTH)
10	DA MAP FOR ESC DURING DEVELOPMENT	27	SWM POND LANDSCAPE PLAN
11	DA MAP FOR ESC/SWM POST DEVELOPMENT	28	LANDSCAPE NOTES & DETAILS
12	SITE PLAN (NORTH)	29	SWM POND PLAN
13	SITE PLAN (SOUTH)	30	GENERAL NOTES
13A	ARCH DETAILS	31	SWM DETAILS
14	GRADING AND UTILITY PLAN (NORTH)		
15	GRADING AND UTILITY PLAN (SOUTH)		
16	STORM DRAINAGE AREA MAP		
17	GENERAL DRAIN PROFILES		

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL VOL. IV "STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION" PLUS MSHA STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION DIVISION AT (410) 313-1800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- 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.
- APPROXIMATE LOCATION OF EXISTING UTILITIES ARE PER HOWARD COUNTY RECORDS AND PROPOSED UTILITIES PER F-04-070.
- PUBLIC WATER AND SEWER PROVIDED BY CONTRACT # 14-4193-D.
- THIS SITE IS LOCATED IN THE DEEP RUN, PATAPSCO WATERSHED.
- ALL FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED AND VERIFIED IN ACCORDANCE WITH AASHTO T-180--STANDARD.
- CONTRACTOR SHALL MAINTAIN ALL SEDIMENT CONTROL DEVICES WITHIN THE LIMITS OF THE SITE DURING CONSTRUCTION OF THE SITE IMPROVEMENTS. CONTRACTOR SHALL PROVIDE ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES AS MAY BE NECESSARY DURING CONSTRUCTION AND/OR BY GOVERNING AGENCIES.
- A 100 YR FLOODPLAIN STUDY IS NOT REQUIRED FOR THIS PROJECT. THE 100 YR FLOODPLAIN HAS BEEN PREVIOUSLY DELINEATED PER PLATS 16416-16420 AND SHOWN AS A PART OF THIS PLAN.
- EXISTING ON-SITE WETLANDS HAVE BEEN SHOWN AS APPROVED AND DELINEATED ON PLATS 16416-16420.
- ALL APPLICABLE STEEP SLOPES HAVE BEEN LOCATED ON THIS SITE DEVELOPMENT PLAN.
- THERE ARE NO KNOWN CEMETERIES OR BURIAL GROUNDS ON THIS SITE. HOWEVER, UPON DISCOVERY OF ANY EVIDENCE OF BURIAL OR GRAVES, THE DEVELOPER WILL BE SUBJECT TO SECTION 16.105 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- ALL ADJACENT PROPERTIES ARE NON-RESIDENTIAL USES.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS, STREAM(S) OR THEIR REQUIRED BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
- THE SUBJECT PROPERTY IS ZONED M-2 PER THE COMPREHENSIVE REZONING PLAN (02/02/2004).
- THE TOPOGRAPHY AND SITE BOUNDARY HERE COMPLETED BY THE RBA GROUP ON AND BETWEEN JANUARY 8 AND JUNE 25, 2003.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLAN COORDINATE SYSTEM MONUMENT NOS 43HA AND 43BE WERE USED FOR THIS PROJECT (NAD 1983/91).
- CONTRACTOR SHALL VERIFY SIZE AND LOCATIONS OF ALL UNDERGROUND UTILITIES AND TEST PIT ALL UTILITIES, INCLUDING PROPOSED TIE IN LOCATIONS, AT LEAST 5 DAYS PRIOR TO STARTING ANY WORK ON THESE DRAWINGS. DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IN ADVANCE OF CONSTRUCTION START.
- THE CONTRACTOR SHALL INSURE THAT CURRENT AS-BUILT RECORDS ARE MAINTAINED DURING CONSTRUCTION. UPON COMPLETION OF CONSTRUCTION, CERTIFIED (I.E. P.E. STAMPED) AS-BUILT DRAWINGS SHALL BE SUBMITTED TO THE OWNER.
- WATER QUALITY & QUANTITY MANAGEMENT FOR THIS SITE WILL BE PROVIDED IN AN EXTENDED DETENTION STORAGE POND WITH MICROPOOL. ADDITIONAL WATER QUALITY AND RECHARGE VOLUME WILL BE PROVIDED IN BIORETENTION STRUCTURES WITH RECHARGE CAPACITY UNDERNEATH. ALL STRUCTURES ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- OPERATING EXISTING VALVES, SWITCHES, SERVICES OR START UP OF NEW SERVICES SHALL BE COORDINATED WITH THE OWNERS REPRESENTATIVE.
- UNLESS OTHERWISE NOTED, DIMENSIONS FROM CURB ARE MEASURED AT FACE OF CURB.
- FOREST CONSERVATION OBLIGATION, IN ACCORDANCE WITH SECTION 16.1202 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL, HAVE BEEN MET BY THE PREPARATION ON MASS GRADING PLAN (SDP-04-18).
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING IN THE AMOUNT OF \$40,380 HAS BEEN OBTAINED AS PART OF THE DEVELOPER'S AGREEMENT. (\$30 EACH FOR 326 SHRUBS, \$300 EACH FOR 92 SHADE, \$150 EACH FOR 20 EVERGREEN/ORNAMENTAL).
- THERE ARE NO STREET LIGHTS PROVIDED IN ACCORDANCE WITH SECTION 134 OF THE ZONING REGULATIONS.
- THE TRAFFIC STUDY WAS PREPARED BY THE RBA GROUP ON JUNE 10, 2003. THE STUDY WAS AMENDED ON MARCH 19, 2004 AND SEPTEMBER 10, 2004 BY STREET TRAFFIC STUDIES, LTD. AND IS SUBJECT TO APPROVAL UNDER THIS PLAN, SDP-04-164.

DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES (PATUXENT INSTITUTION)
LIBER 688, FOLIO 141
TAX MAP 43
TAX MAP 43



SITE ANALYSIS DATA CHART

- GENERAL SITE DATA
 - PRESENT ZONING: M-2 PER THE 02/02/2004 COMP. ZONING PLAN
 - APPLICABLE DPZ FILE REFERENCES: SDP-04-18, F-04-070, HP-04-058, F-08-114, F-06-020
 - PROPOSED USE OF SITE OR STRUCTURE(S): MANUFACTURING
 - PROPOSED WATER AND SEWER SYSTEMS: PUBLIC WATER & SEWER
- AREA TABULATION
 - TOTAL PROJECT AREA: 37.43 AC.±
 - AREA OF THIS PLAN SUBMISSION: 37.43 AC.±
 - LIMIT OF DISTURBED AREA: 31.50 AC.±
 - PROPOSED BLDG. SQUARE FOOTAGE: 612,900 (1544.5 OFFICE, 607,235 INDUSTRIAL)
 - BUILDING COVERAGE OF SITE: 14.07 AC.± AND 39% OF GROSS AREA (PROPOSED)
 - THE PROPOSED BLDG. IS INTENDED FOR SINGLE TENANT USE.
- PARKING SPACE DATA
 - NUMBER OF PARKING SPACES REQUIRED BY ZONING REGULATIONS AND CRITERIA: 328 SP TOTAL (3.3 SP/1000 S.F. OF OFFICE) + (0.5/1000 S.F. OF WAREHOUSE/DISTRIBUTION)
 - TOTAL NUMBER OF PARKING SPACES PROVIDED ON-SITE: 377
 - NUMBER OF HANDICAPPED PARKING SPACES PROVIDED: 11 SPACES (INCLUDED IN PKG. SP. PROVIDED)

11/01/04	06	UPDATE PARKING CHECK FOR ADDITIONAL PARKING RELOCATED ENT. DOOR AND STAIRS, ADD PARKING SPACES
7/24/04	05	REVISED ENTRANCE

APPROVED: DEPARTMENT OF PUBLIC WORKS
Date: *N/A*

Chief, Bureau of Highways

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Date: 8/20/05

Chief, Division of Land Development

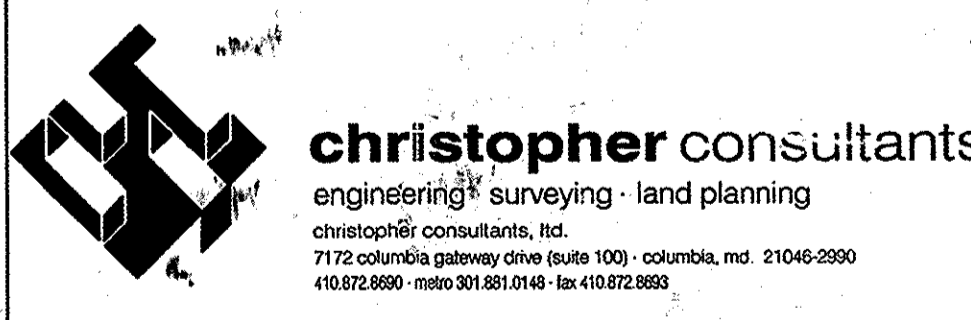
Date: 6/20/05

Chief, Development Engineering Division MRC
Date: 8/20/05

Director, Department of Planning and Zoning

**DORSEY RUN INDUSTRIAL CENTER
PARCEL B**

OWNER / DEVELOPER
EXETER PROPERTY GROUP
7595 MONTEVIDEO RD. SUITE 120
LEESBURG, MARYLAND 20794
Phone: 410.739.5994



ADDRESS CHART

LOT/PARCEL	STREET ADDRESS
572	7840 MONTEVIDEO ROAD

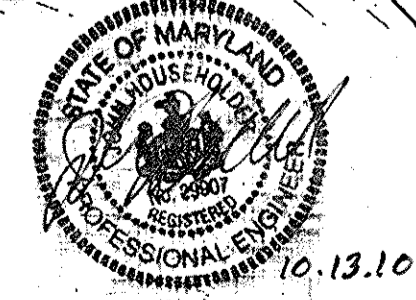
PERMIT INFORMATION CHART

PROJECT NAME DORSEY RUN INDUSTRIAL CENTER	LOT/PARCEL NO. PARCEL B	CENSUS TRACT 6067.03
PLAT NO. 17610-41	GRID NO. 16	ZONE M-2
TAX MAP 43	ELECTION DISTRICT 1ST	SEWER CODE 222100
WATER CODE 801	PUBLIC	SEWER CODE PUBLIC

TITLE: **AS-BUILT COVER SHEET**

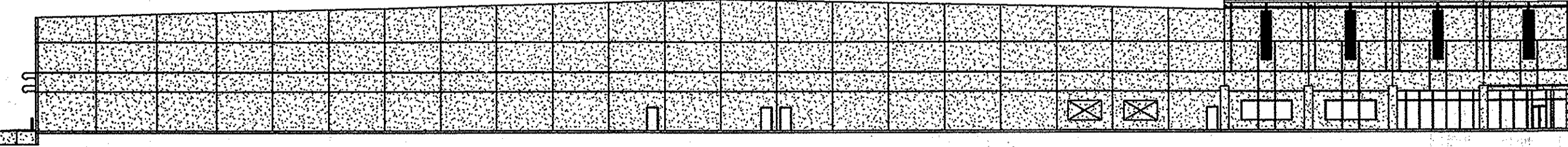
DESIGN: XDF	SCALE: 1"=100'	PROJECT: 036701.04
DRAWN: DAM,ADL	DATE: 9/17/04	1 OF 31
CHECKED: BAM	APPROVED: JMH	

* THIS MAINTAINED RD. IS A TENURE ROAD. ACCESS TO THE ACCESS WILL BE CHANGED TO THE DORSEY RUN ROAD WHEN THE DORSEY RUN ROAD ACCESS IS VIABLE.



DATE: 4-29-05

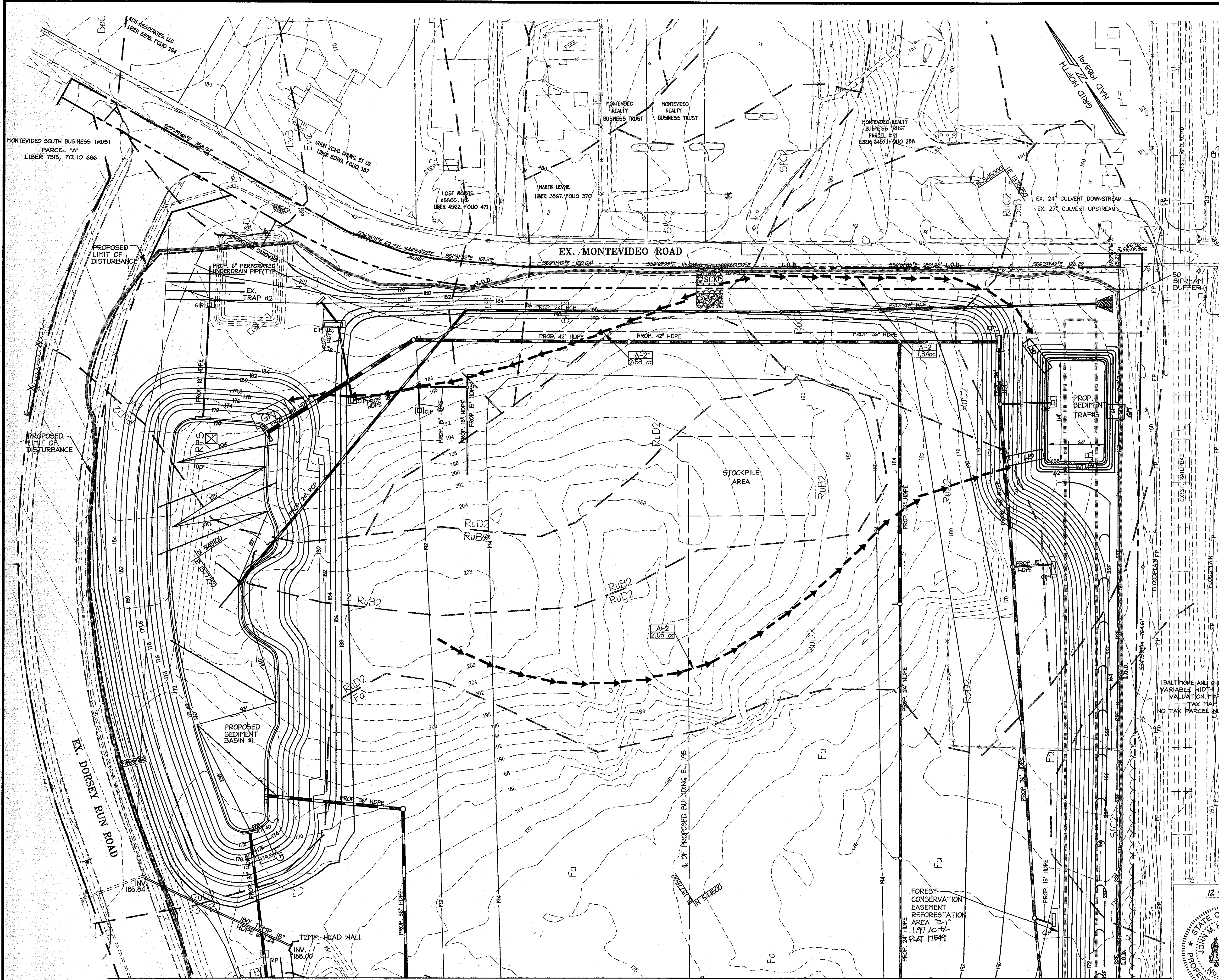
FOR REV. #4 ONLY
5/13/13
#5 7/30/14
#6 11/01/14



NORTH ELEVATION
N.T.S.

7-30-14	05	REVISE THE ACCESS TO NORTHEAST SIDE OF BUILDING & UPDATE PARKING CALC.
DATE	No	Revision Description

SDP-04-164



By the Developer:
 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 of Developer _____ **12-23-04**
 Date

MARCO CORNEAL
 Print name below signature _____ **12-23-04**
 Date

By the Engineer:
 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 of Engineer _____ **12-17-04**
 Date

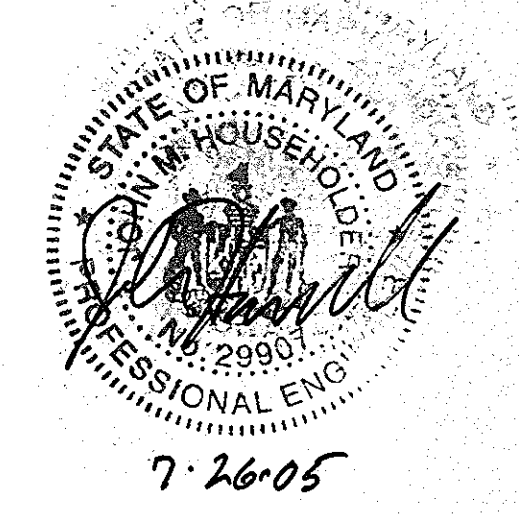
JOHN HOWARD
 Print name below signature _____ **12-17-04**
 Date

Reviewed for HOWARD SCD and meets Technical Requirements.

Jim Meyer
 Print name below signature _____ **12/29/04**
 Date

USDA-Natural Resources, Conservation Service
 This development plan is approved for soil erosion and sediment control by The HOWARD SOIL CONSERVATION DISTRICT.
John R. Rantow
 Print name below signature _____ **12/29/04**
 Date

- NOTES**
- EXISTING GRADES, TRAPS AND OTHER SEDIMENT CONTROL DEVICES ARE PER SDP-04-18 AND GP-04-55.
 - REFER TO SHEET 14 FOR SEQUENCE OF CONSTRUCTION.
 - FOR INLET PROTECTION DETAILS SEE SHEET 7 OF 31.

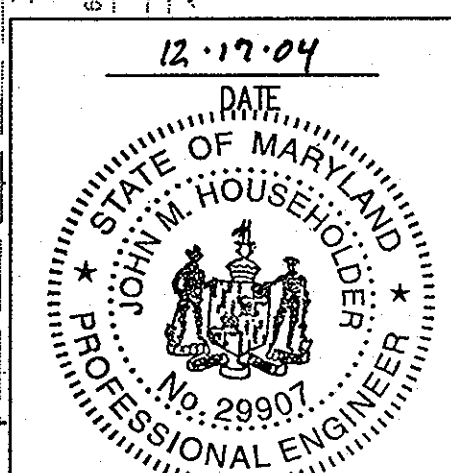


APPROVED: DEPARTMENT OF PLANNING AND ZONING
Signature _____ **5/23/05**
 Chief, Division of Land Development Date
Signature _____ **6/20/05**
 Chief, Development Engineering Division Date
Signature _____ **8/24/05**
 Director, Department of Planning and Zoning Date

BALTIMORE AND OHIO RAILROAD
 VARIABLE WIDTH RIGHT-OF-WAY
 VALUATION MAP V00488
 TAX MAP 43
 NO TAX PARCEL NUMBER SHOWN

Date No. Revision Description

**DORSEY RUN INDUSTRIAL CENTER
 PARCEL B**
 TAX MAP 43, GRID 16 ELECTION DISTRICT 1, PLAT 1740-41
OWNER / DEVELOPER SITE ADDRESS:
 MONTEVIDEO SOUTH BUSINESS TRUST 7340
 C/O TRAMMELL CROW COMPANY 7315 WISCONSIN AVENUE SUITE 300 W MONTEVIDEO
 BETHESDA, MARYLAND 20814 ROAD #
 TEL. (301) 530-6200 FAX (301) 530-6131 *SEE SHT. 1



TITLE:
**EROSION AND SEDIMENT CONTROL PLAN
 (NORTH)**

DESIGN: XDF SCALE: 1"=50'
 DRAWN: DAM DATE: 9/17/04 PROJECT: 036701.04
 CHECKED: BAM APPROVED: JMH SDP-04-16A
2 OF 31

NOTE: ALL SEDIMENT CONTROLS DAMAGED BY CONSTRUCTION ACTIVITIES ARE TO BE REPAIRED IMMEDIATELY.

MATCH LINE SEE SHEET 3 OF 31

NOTE: GP-04-55 PLANS ARE TO BE USED TO AID IN SEDIMENT CONTROL FOR THIS PROJECT.

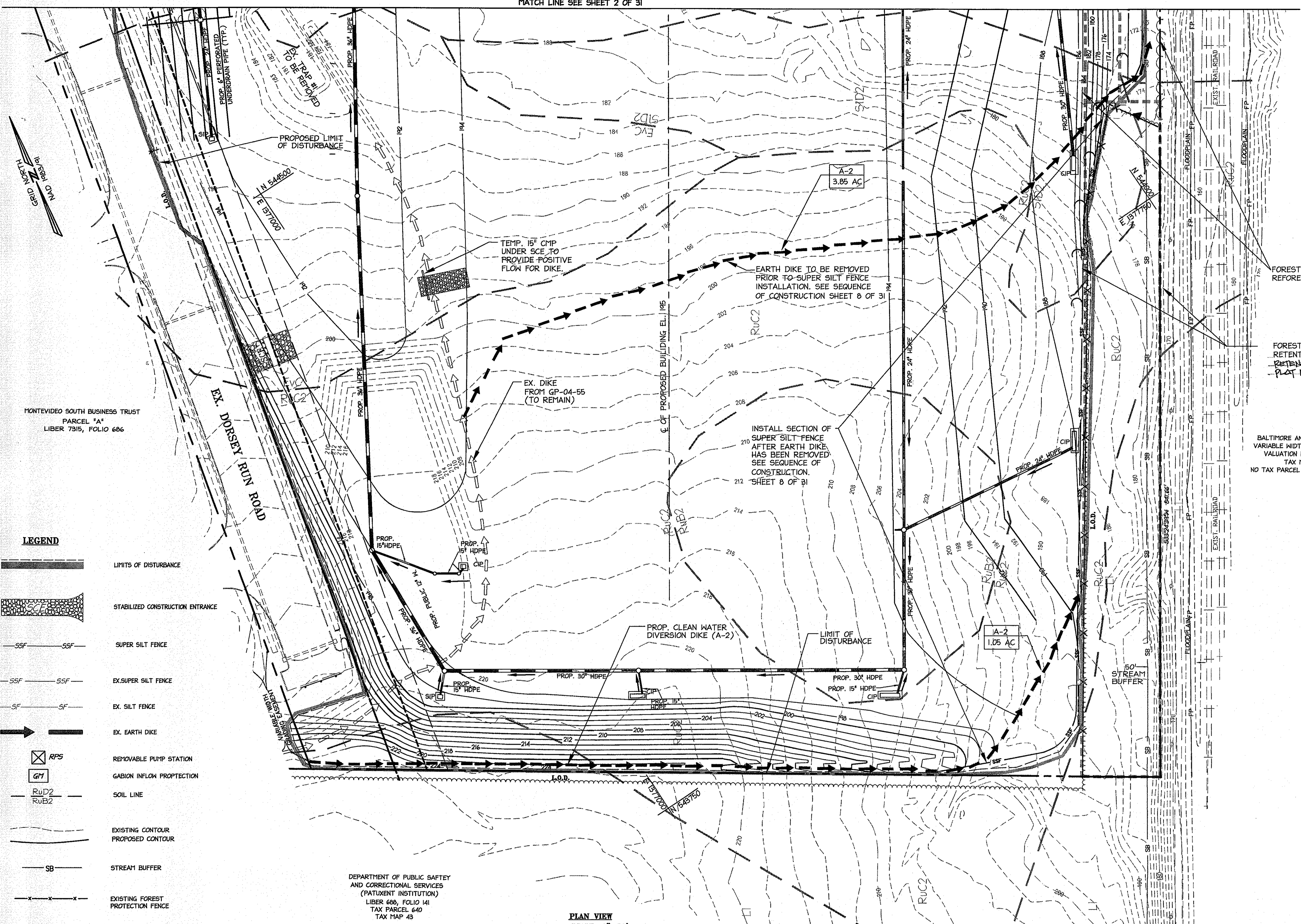
GP-05-35 SDP-04-164

SEDIMENT TRAP #3 TRAP TYPE ST-II		
ROUGH GRADED D.A. =	4.54	Acres
DURING DEVELOPMENT D.A. =	3.25	Acres
EXISTING D.A. =	4.54	Acres
STORAGE REQUIRED		
NET STORAGE VOLUME =	8,172	Cu. ft.
DRY STORAGE VOLUME (INCLUDED WITHIN CIP) =	8,172	Cu. ft.
CPV STORAGE VOLUME =	10,352	Cu. ft.
STORAGE PROVIDED		
NET STORAGE VOLUME =	8,764	Cu. ft.
NET STORAGE ELEVATION =	159.1	ft.
DRY STORAGE VOLUME =	9,180	Cu. ft.
DRY STORAGE ELEVATION =	160.1	ft.
TEMPORARY SWM CONTROL		
CPV =	10,486	Cu. ft.
CPV ELEVATION =	161.0	ft.
CREST ELEVATION =	161.0	ft.
CLEANOUT ELEVATION =	158.6	ft.
TOP OF EMBANKMENT ELEVATION =	162.0	ft.
BOTTOM OF TRAP ELEVATION =	158.0	ft.
NET STORAGE DEPTH =	1.1	ft.
MAXIMUM EMBANKMENT HEIGHT PROVIDED =	4.0	ft.
TOP OF EMBANKMENT WIDTH =	4.0	ft.
BOTTOM OF TRAP DIMENSIONS =	3:1	AS SHOWN
SLOPE =	0.88	cfs

SEE SHEET 2 OF 31 FOR TRAP.

NOTES

- EXISTING GRADES, TRAPS AND OTHER SEDIMENT CONTROL DEVICES ARE PER SDP-04-18 AND GP-04-55.
- REFER TO SHEET 14 FOR SEQUENCE OF CONSTRUCTION.
- FOR INLET PROTECTION DETAILS SEE SHEET 7 OF 31.



LEGEND

	LIMITS OF DISTURBANCE
	STABILIZED CONSTRUCTION ENTRANCE
	SUPER SILT FENCE
	EX. SUPER SILT FENCE
	EX. SILT FENCE
	EX. EARTH DIKE
	REMOVABLE PUMP STATION
	GABION INFLOW PROTECTION
	SOIL LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	STREAM BUFFER
	EXISTING FOREST PROTECTION FENCE

DEPARTMENT OF PUBLIC SAFETY AND CORRECTIONAL SERVICES (PATIENT INSTITUTION) LIBER 686, FOLIO 141 TAX PARCEL 640 TAX MAP 43

PLAN VIEW SCALE: 1"=50'

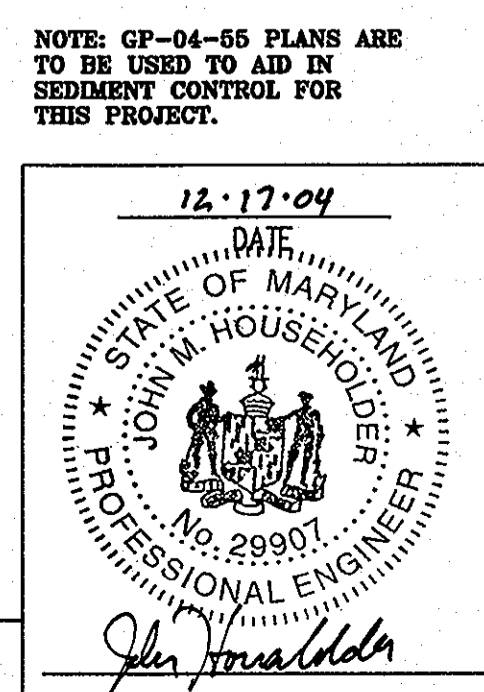
By the Developer:
 I/We certify that all development and construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.
 Signature of Developer: *Mark S. Cornea* Date: 12-23-04
 Print name below signature: **MARK S. CORNEA** Date: 12-23-04

By the Engineer:
 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 of Engineer: *John Householder* Date: 12-17-04
 Signature of Engineer: *John Householder* Date: 7-26-05
 Print name below signature: **John Householder** Date: 12-17-04

Reviewed for HOWARD SCD and meets Technical Requirements.
 Signature: *Jim Meyer* Date: 12/29/04
 Signature: *John R. Roberts* Date: 12/29/04
 USDA-Natural Resources, Conservation Service
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
 Signature: *John R. Roberts* Date: 12/29/04
 Howard SCD

NOTE: ALL SEDIMENT CONTROLS DAMAGED BY CONSTRUCTION ACTIVITIES ARE TO BE REPAIRED IMMEDIATELY.

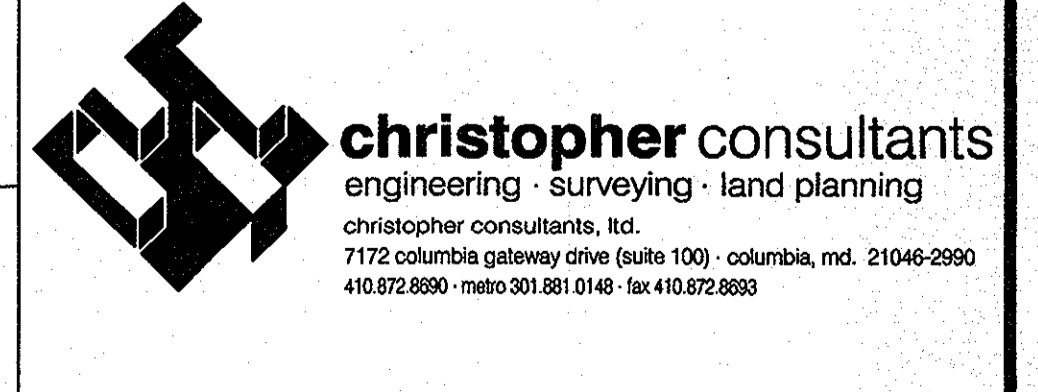
GP-05-35 SDP-04-164



APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Signature: *Chris Haustra* Date: 8/23/05
 Chief, Division of Land Development
 Signature: *Mark S. Cornea* Date: 4/20/05
 Chief, Development Engineering Division
 Signature: *Mark S. Cornea* Date: 8/22/05
 Director, Department of Planning and Zoning

Date	No.	Revision Description

DORSEY RUN INDUSTRIAL CENTER
PARCEL B
 Tax Map 43, GRID 16 ELECTION DISTRICT 1 PLAT 1742-41
OWNER / DEVELOPER
 MONTEVIDEO SOUTH BUSINESS TRUST
 C/O TRANMELL CROW COMPANY
 7315 WISCONSIN AVENUE SUITE 300 W
 BETHESDA, MARYLAND 20814
 TEL. (301) 530-6200 FAX (301) 530-6131

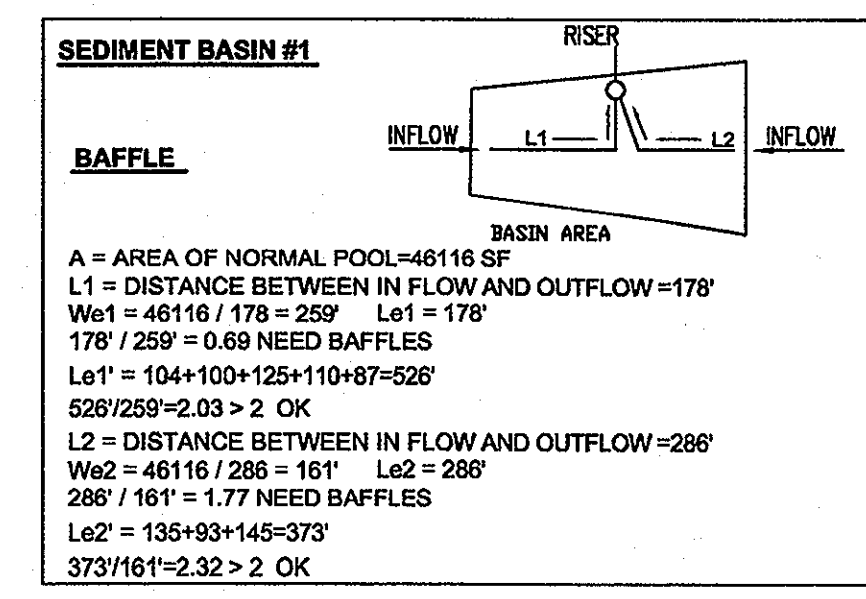
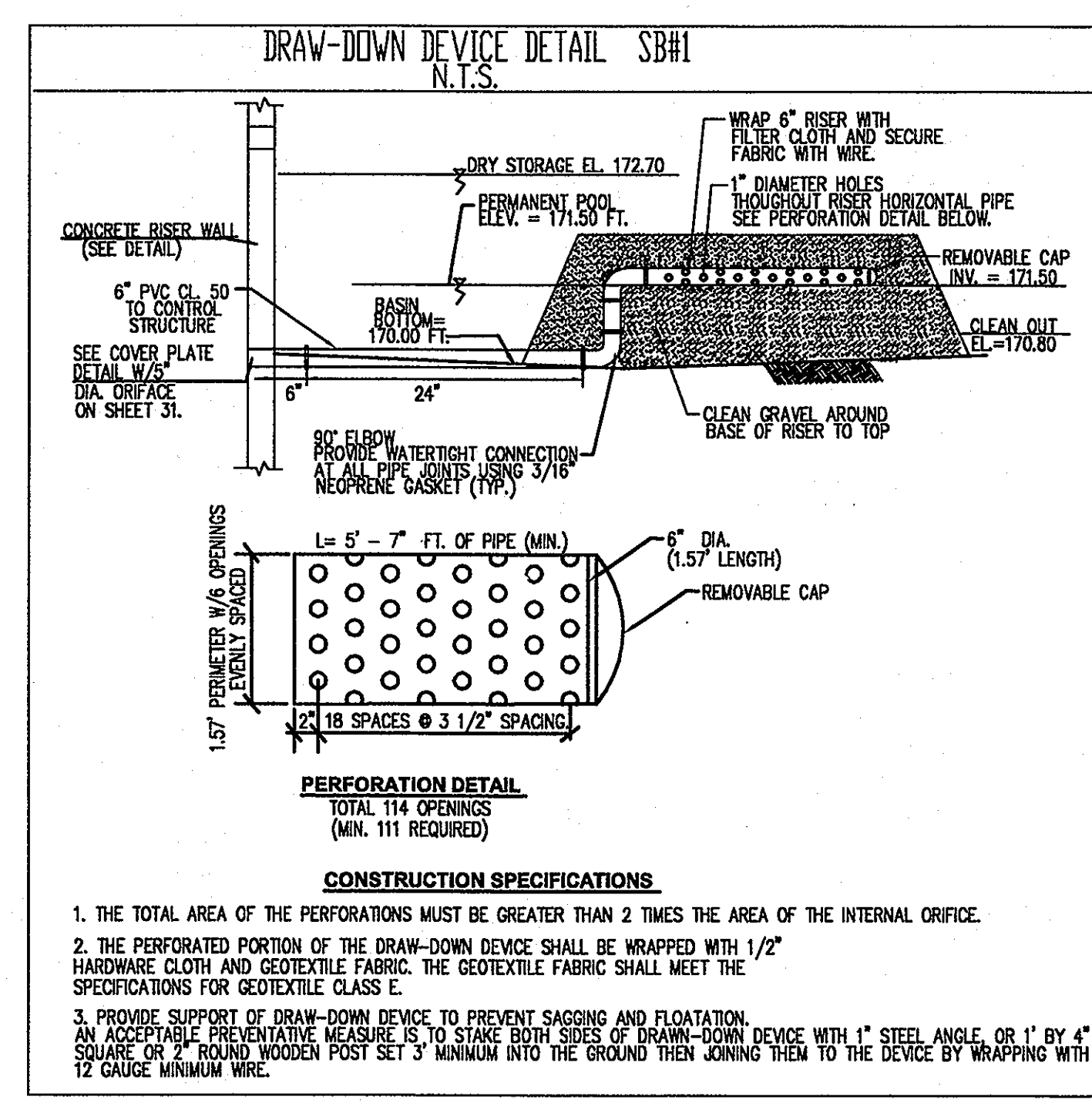
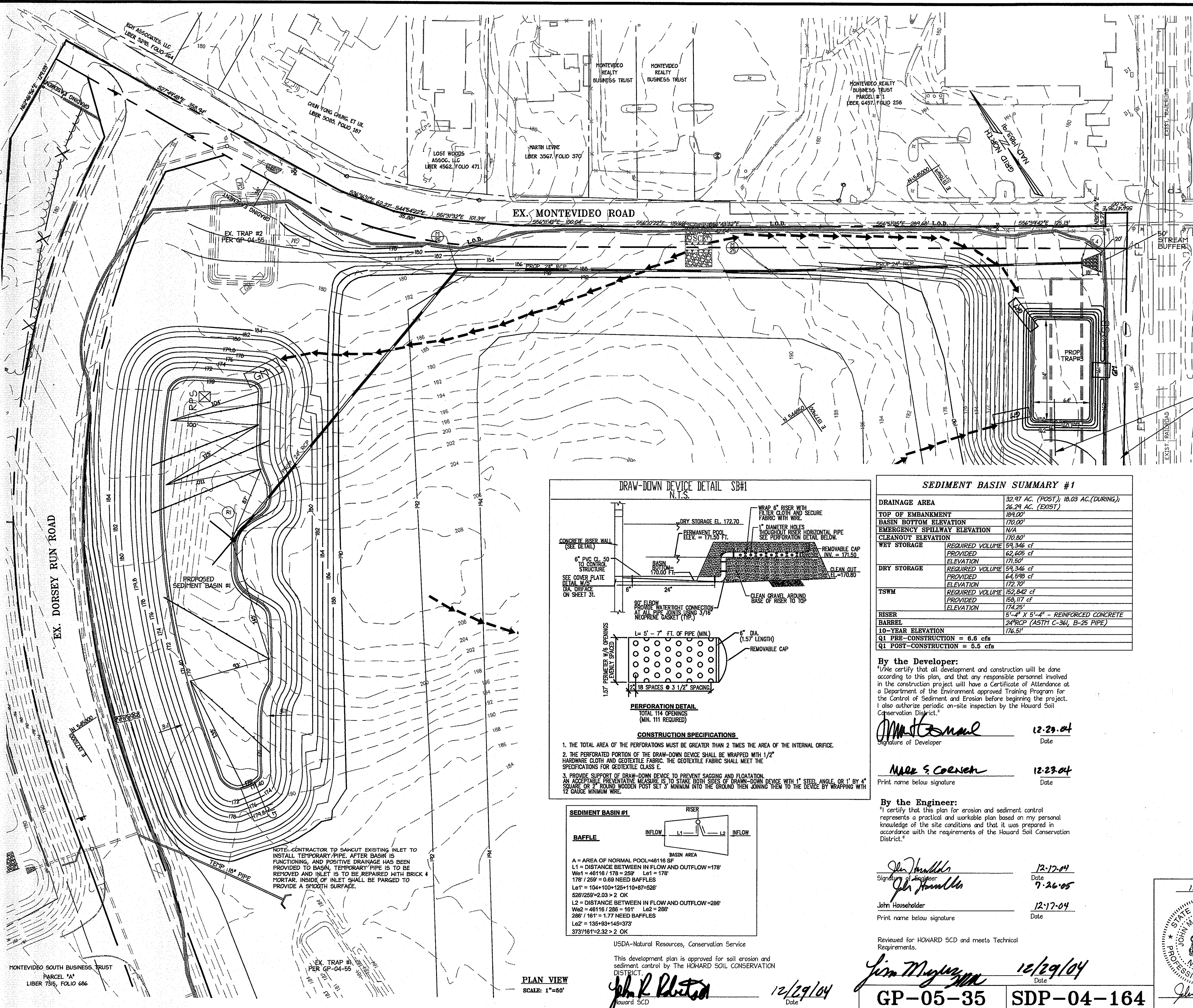
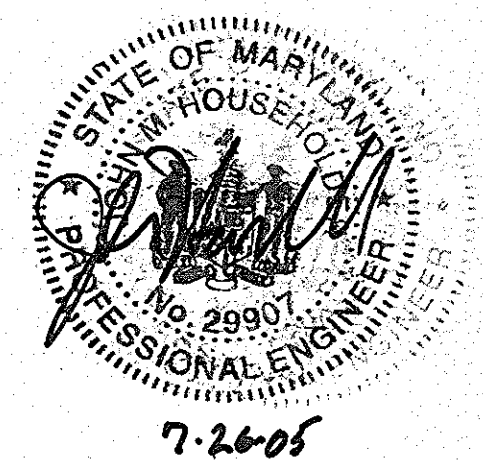


TITLE:
EROSION AND SEDIMENT CONTROL PLAN (SOUTH)
 DESIGN: XDF SCALE: 1"=50' PROJECT: 038701.04
 DRAWN: DAM DATE: 9/17/04
 CHECKED: BAM APPROVED: JMH **3 OF 31**

BALTIMORE AND OHIO RAILROAD
 VARIABLE WIDTH RIGHT-OF-WAY
 VALUATION MAP V08488
 TAX MAP 43
 NO TAX PARCEL NUMBER SHOWN

NOTE: ALL SEDIMENT CONTROLS DAMAGED BY
 CONSTRUCTION ACTIVITIES ARE TO BE
 REPAIRED IMMEDIATELY.

FOREST CONSERVATION EASEMENT
 REFORESTATION AREA "E-1"
 RETENTION / REFORESTATION AREA: 1.97 AC.
 PLAN No. 17889



SEDIMENT BASIN SUMMARY #1

DRAINAGE AREA	32.97 AC. (POST); 16.03 AC. (DURING); 26.29 AC. (EXIST)
TOP OF EMBANKMENT	189.00'
BASIN BOTTOM ELEVATION	170.00'
EMERGENCY SPILLWAY ELEVATION	N/A
CLEANOUT ELEVATION	170.80'
WET STORAGE	REQUIRED VOLUME 59,346 cf PROVIDED 62,605 cf ELEVATION 171.50'
DRY STORAGE	REQUIRED VOLUME 59,346 cf PROVIDED 64,598 cf ELEVATION 172.70'
TSM	REQUIRED VOLUME 152,842 cf PROVIDED 158,117 cf ELEVATION 174.25'
RISER	5'-4" X 5'-4" - REINFORCED CONCRETE
BARREL	24" RCP (ASTM C-361, B-25 PIPE)
10-YEAR ELEVATION	176.51'
Q1 PRE-CONSTRUCTION	= 6.6 cfs
Q1 POST-CONSTRUCTION	= 6.5 cfs

By the Developer:
 "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 of Developer: *Mark S. Coenen* Date: 12-23-04

By the Engineer:
 "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 of Engineer: *John Householder* Date: 12-17-04
 Signature of Engineer: *John Householder* Date: 7-26-05
 Signature of Engineer: *John Householder* Date: 12-17-04

Reviewed for HOWARD SCD and meets Technical Requirements.
 Signature of Engineer: *Jim Maguire* Date: 12/29/04
 Signature of Engineer: *John Householder* Date: 12/29/04
 Signature of Engineer: *John Householder* Date: 12/29/04

USDA-Natural Resources, Conservation Service
 This development plan is approved for soil erosion and sediment control by The HOWARD SOIL CONSERVATION DISTRICT.
 Signature of Engineer: *John R. Roberts* Date: 12/29/04
 Signature of Engineer: *John R. Roberts* Date: 12/29/04

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Chief, Division of Land Development
 Chief, Development Engineering Division
 Director, Department of Planning and Zoning

Date	No.	Revision Description

**DORSEY RUN INDUSTRIAL CENTER
 PARCEL B**
 TAX MAP 43, GRID 16, ELECTION DISTRICT 1, PLAT 1742-A1
 OWNER / DEVELOPER
 MONTEVIDEO SOUTH BUSINESS TRUST
 C/O TRAMMELL CROW COMPANY
 7315 WISCONSIN AVENUE SUITE 300 W.
 BETHESDA, MARYLAND 20814
 TEL. (301) 530-6200 FAX (301) 530-6131

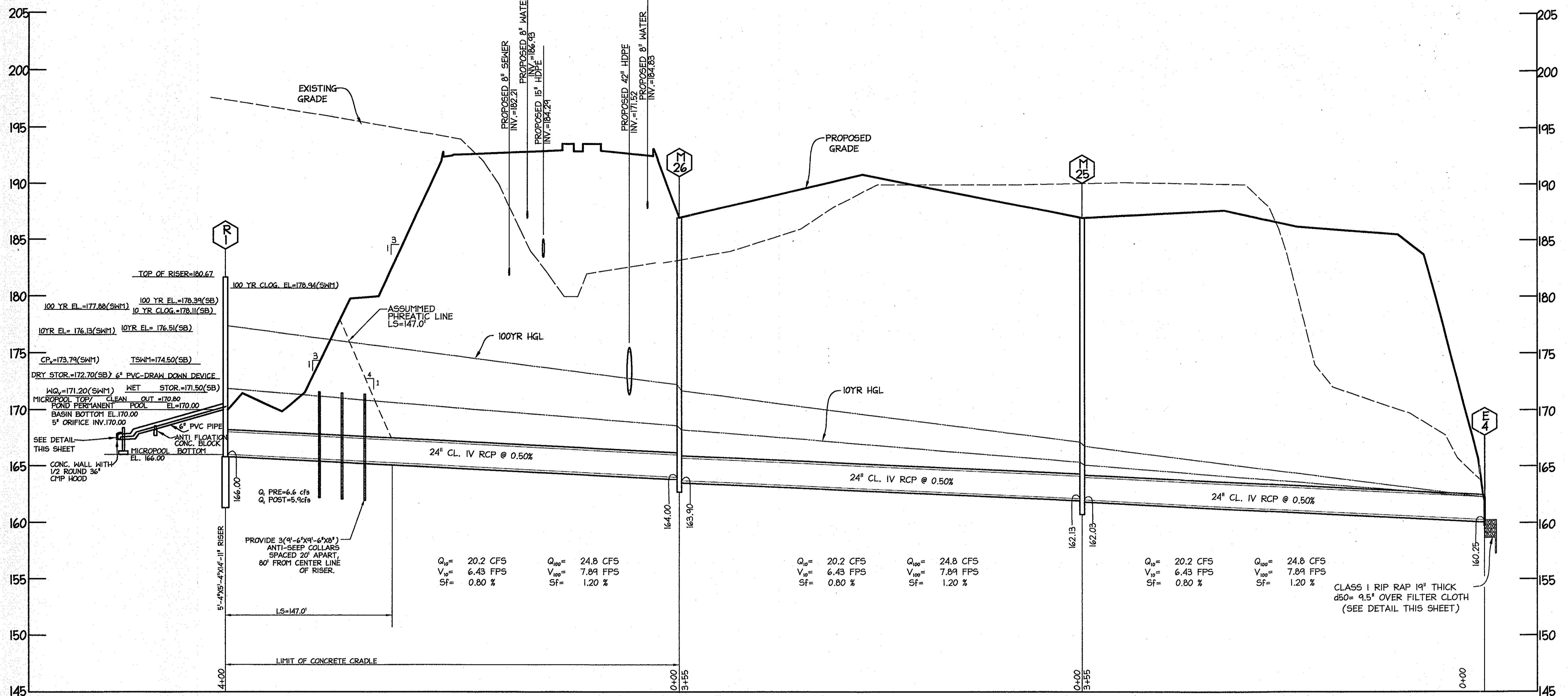
christopher consultants
 engineering · surveying · land planning
 christopher consultants, ltd.
 7172 columbia gateway drive (suite 100) · columbia, md. 21046-2990
 410.872.8890 · metro 301.881.0148 · fax 410.872.8893

SEDIMENT BASIN PLAN

DESIGN: XDF	SCALE: 1"=100'	PROJECT: 036701.04
DRAWN: DAM, ADL	DATE: 9/17/04	
CHECKED: BAM	APPROVED: JMH	4 OF 31

SDP-04-164 MDC-123(SDP)

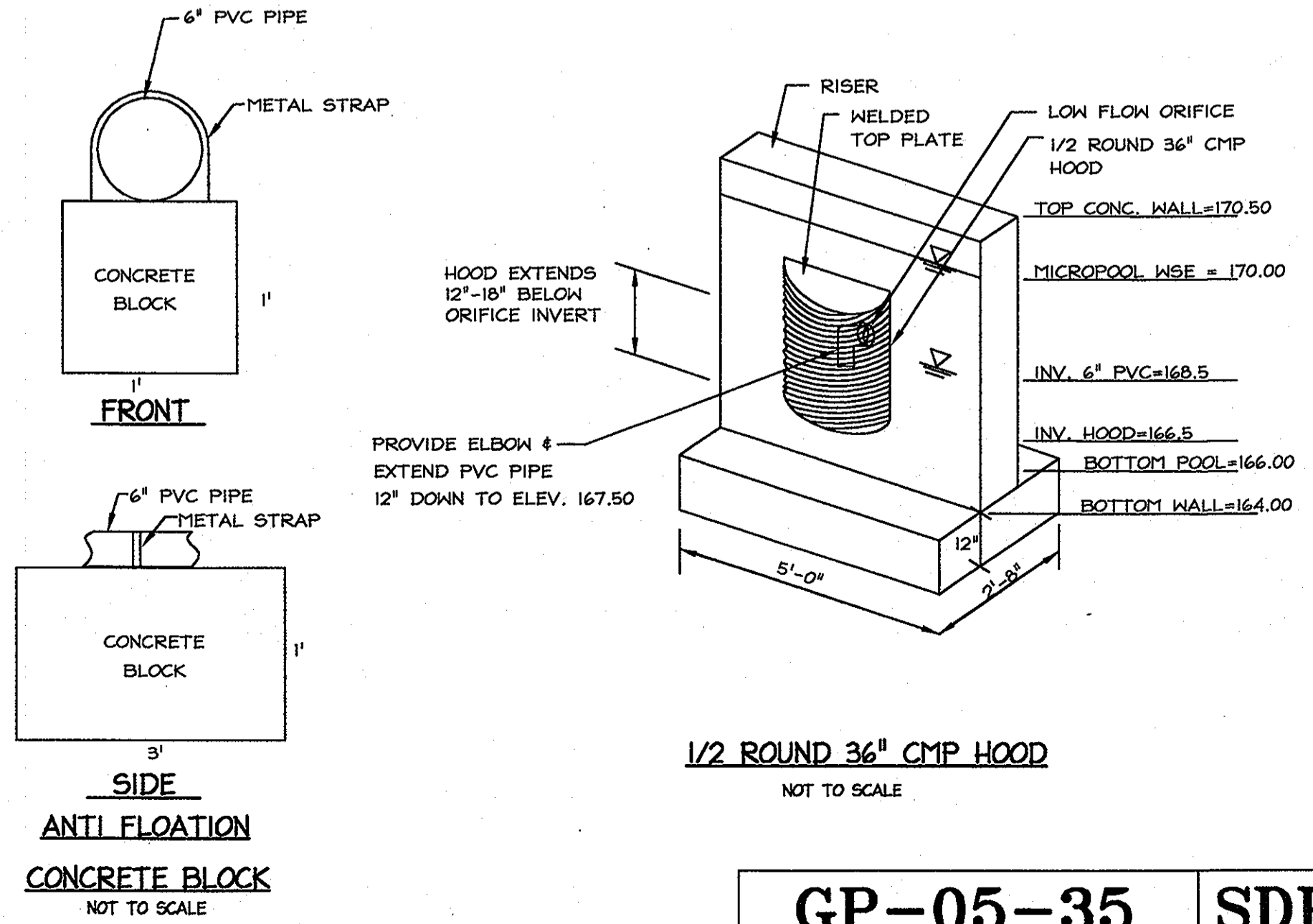
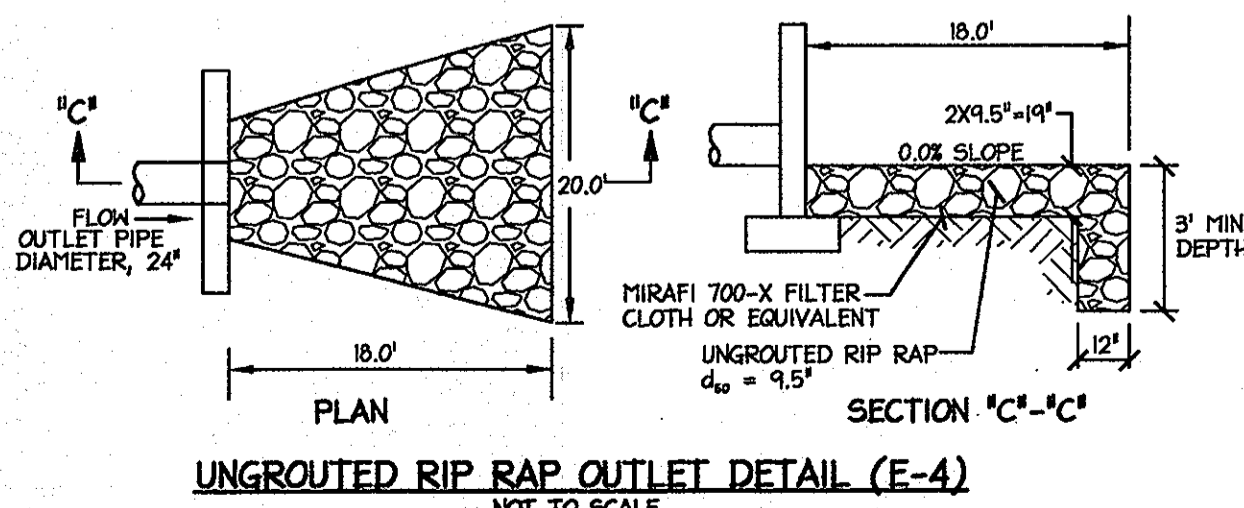
PIPE SCHEDULE		
SIZE (IN)	TYPE	LENGTH (FT)
24	RCP	1110



NOTE: ALL JOINTS TO HAVE RUBBER GASKETS

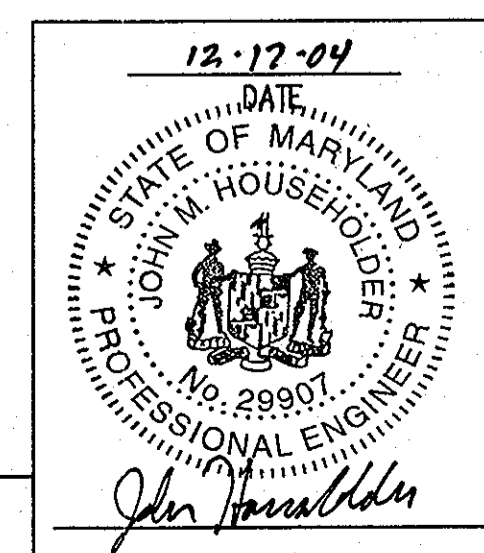
POND- SPILLWAY PROFILE
HORIZ: 1"=50'
VERT: 1"=5'

STORM DRAIN STRUCTURE SCHEDULE						
STR. NO.	TOP ELEV.	INV. IN	INV. OUT	TYPE	NORTHING	EASTING
E-4	163.50	160.25		24" TYPE 'C' ENDWALL, HOCO STD DETAIL 5.21	544817	1378253
M-25	187.00	162.13	162.03	4' MANHOLE-HOCO STD G.5.12	545004	1377951
M-26	187.00	164.00	163.90	4' MANHOLE-HOCO STD G.5.12	545201	1377655
R-1	180.67		166.00	5'-4" X 5'-4" X 14'-11" HIGH CONCRETE RISER STRUCTURE	545084	1377274



THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
Approved: *John K. Roberts* 12/29/04
Howard S.C.D. Date

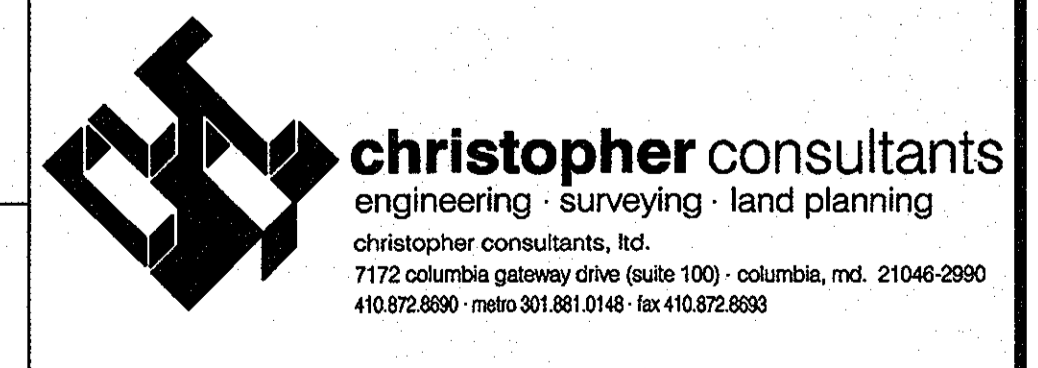
Reviewed for: **HOWARD** S.C.D.
Name: *John K. Roberts*
Signature: *John K. Roberts* 12/29/04
DATE: 12/29/04
NATURAL RESOURCES DIVISION, SERVICE



APPROVED: DEPARTMENT OF PLANNING AND ZONING
Cynthia Hammett 8/23/05
Chief, Division of Land Development Date
Mark J. ... 1/20/05
Chief Development Engineering Division M&Z Date
David L. ... 8/23/05
Director, Department of Planning and Zoning Date

Date	No.	Revision Description

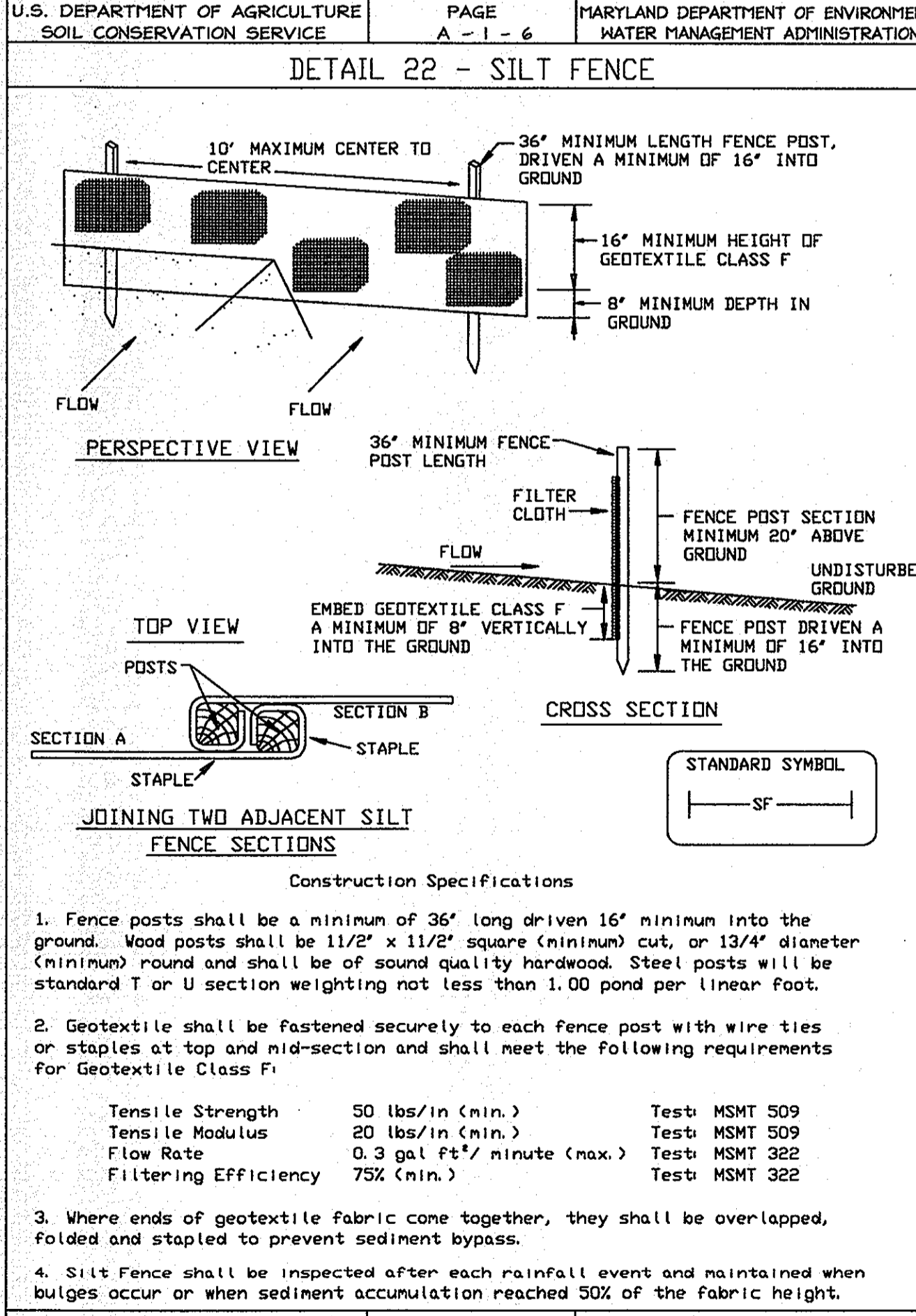
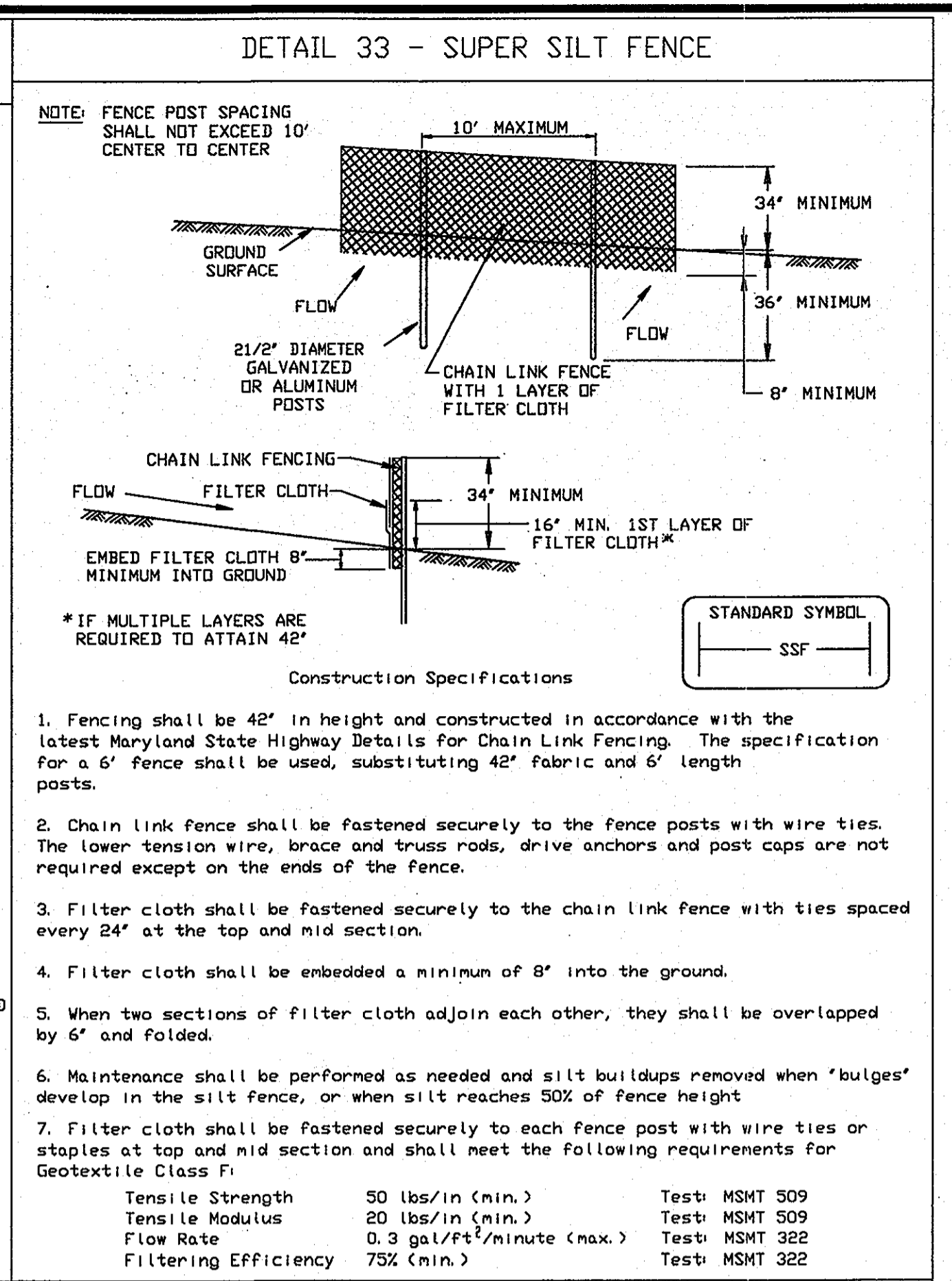
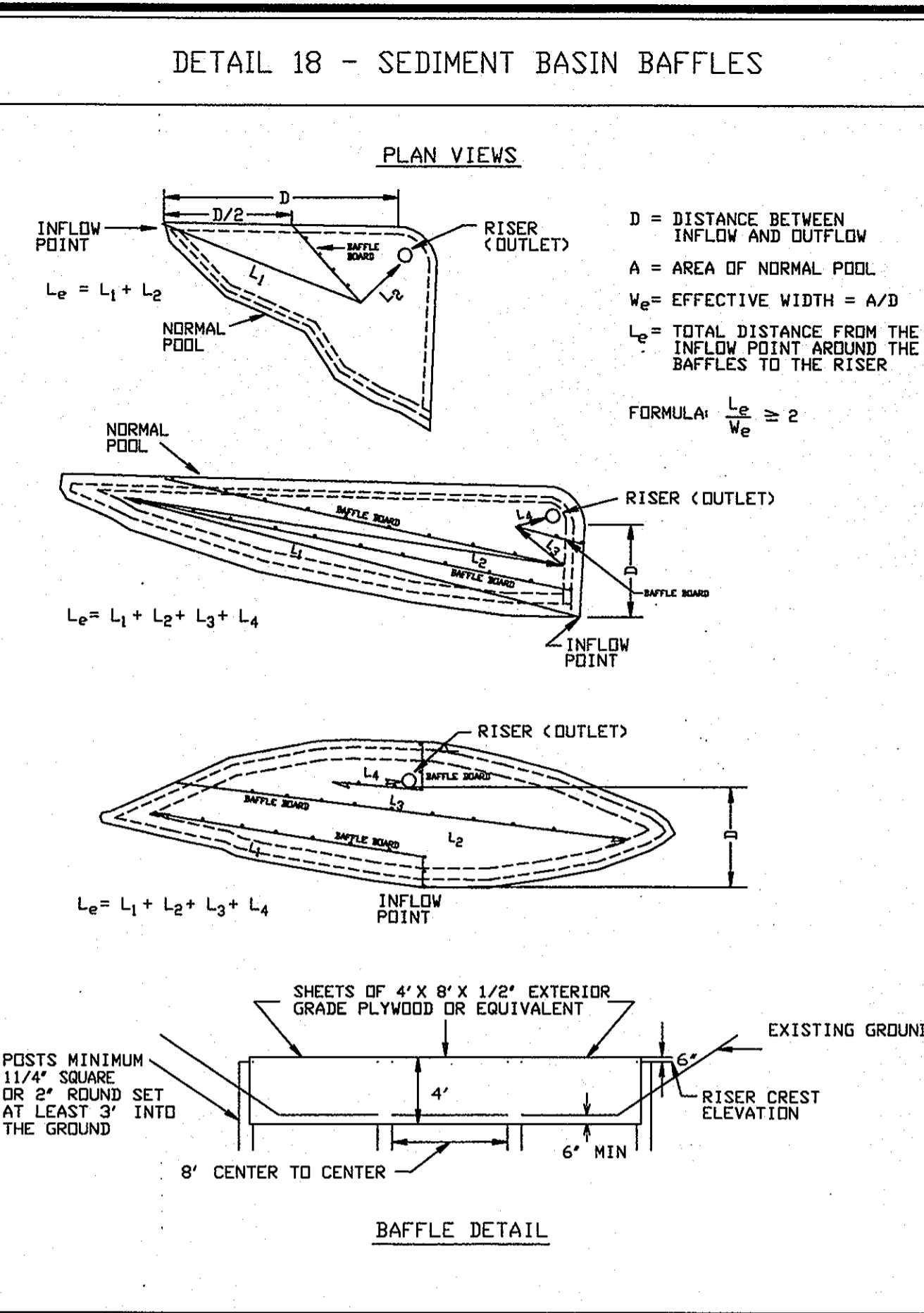
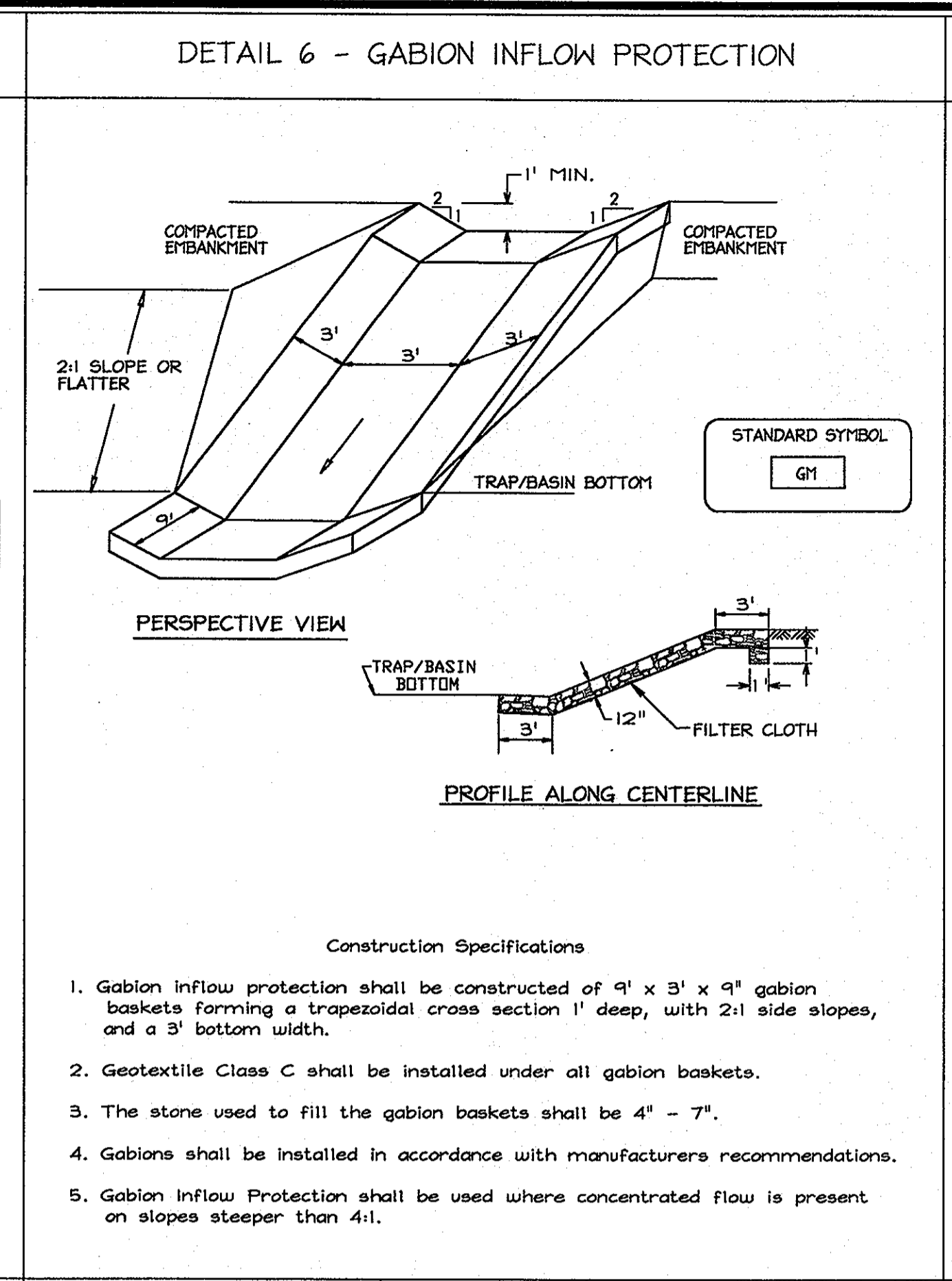
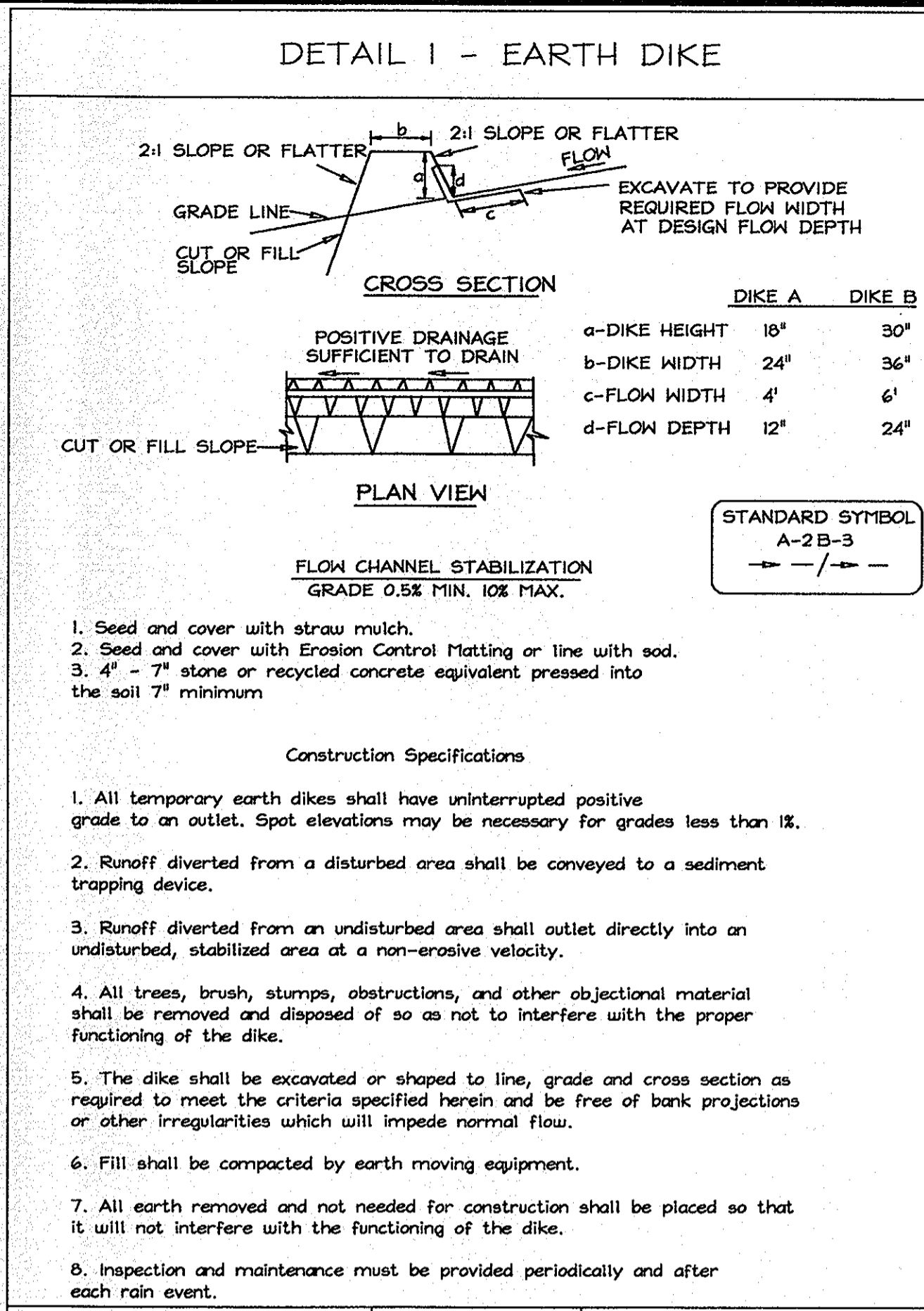
DORSEY RUN INDUSTRIAL CENTER
PARCEL B
EX: MAP 43, GRID No. ELECTION DISTRICT 1, PLAT 17640-A1
OWNER / DEVELOPER
MONTEVIDEO SOUTH BUSINESS TRUST
C/O TRAMMELL CROW COMPANY
7315 WISCONSIN AVENUE SUITE 300 W
BETHESDA, MARYLAND 20814
TEL. (301) 530-6200 FAX (301) 530-6131
SITE ADDRESS: 7340 MONTICELLO ROAD #1
*SEE SHT. 1



TITLE: STORMWATER MANAGEMENT OUTFALL PROFILE

DESIGN: XDF SCALE: H 1:50; V 1:5 PROJECT: 036701.04
DRAWN: DAM DATE: 9/17/04
CHECKED: BAM APPROVED: JMH

GP-05-35 SDP-04-164

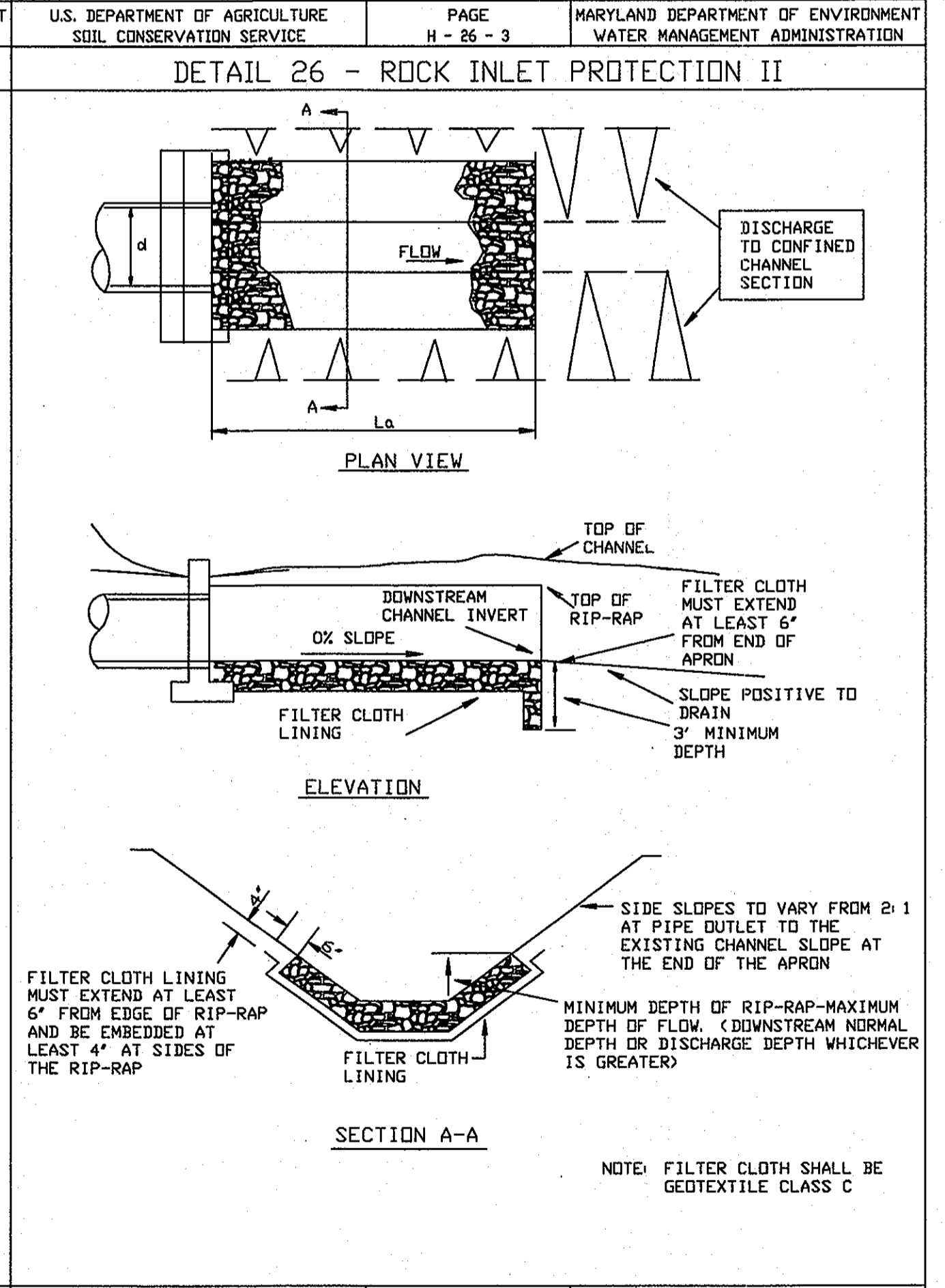
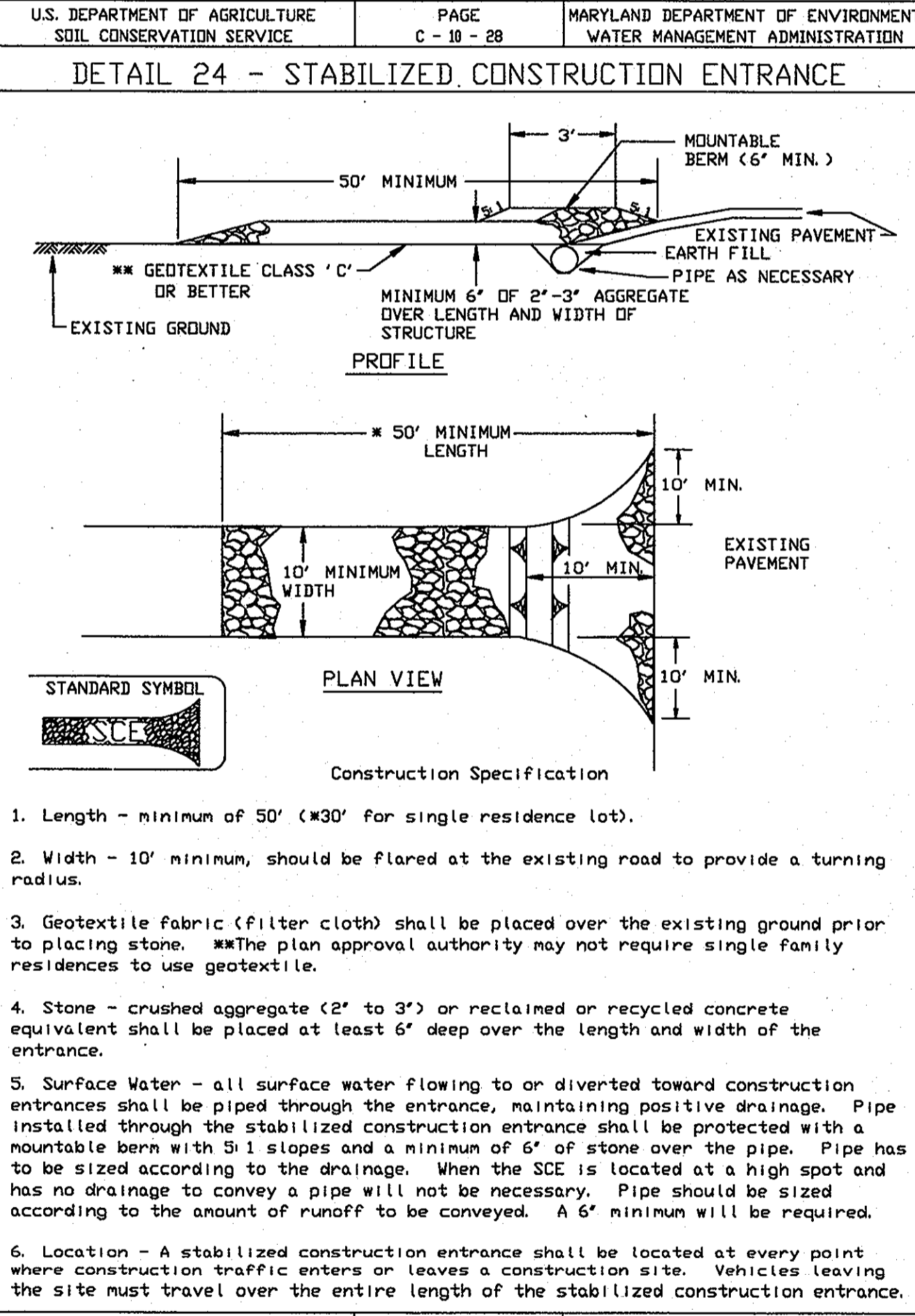


SILT FENCE

Silt Fence Design Criteria

Slope Steepness	(Maximum) Slope Length	(Maximum) Silt Fence Length
Flatter than 50:1	unlimited	unlimited
50:1 to 10:1	125 feet	1,000 feet
10:1 to 5:1	100 feet	750 feet
5:1 to 3:1	60 feet	500 feet
3:1 to 2:1	40 feet	250 feet
2:1 and steeper	20 feet	125 feet

Note: In areas of less than 2% slope and sandy soils (USDA general classification system, soil Class A) maximum slope length and silt fence length will be unlimited. In these areas a silt fence may be the only perimeter control required.



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

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE C-18-27
 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE PAGE C-18-28
 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

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

By the Developer:
 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.

Mark S. Corneal 12-29-04
 Signature of Developer Date

John Householder 12-17-04
 Signature of Engineer Date

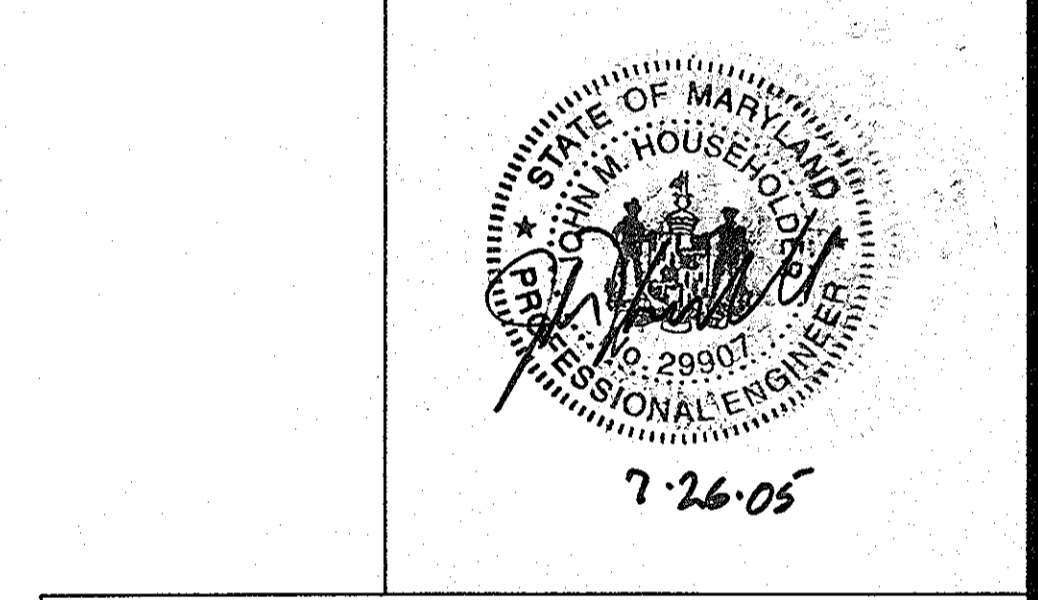
John Householder 12-17-04
 Signature of Engineer Date

Jim Muglin 12/29/04
 Signature of Engineer Date

USDA-Natural Resources, Conservation Service

This development plan is approved for soil erosion and sediment control by The HOWARD SOIL CONSERVATION DISTRICT.

John Householder 12/29/04
 Signature of Engineer Date



APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chris Howard 8/23/05
 Chief, Division of Land Development Date

John Householder 6/20/05
 Chief, Development Engineering Division Date

Mark S. Corneal 8/12/05
 Director, Department of Planning and Zoning Date

DORSEY RUN INDUSTRIAL CENTER PARCEL B
 TAX MAP 42, GRID 10, ELECTRICAL DISTRICT 1, PLAT 1740-A-1

OWNER / DEVELOPER
 MONTEVIDEO SOUTH BUSINESS TRUST
 C/O TRAMMELL CROW COMPANY
 7315 WISCONSIN AVENUE SUITE 300 W
 BETHESDA, MARYLAND 20814
 TEL. (301) 530-6200 FAX (301) 530-6131

DATE: 12-17-04

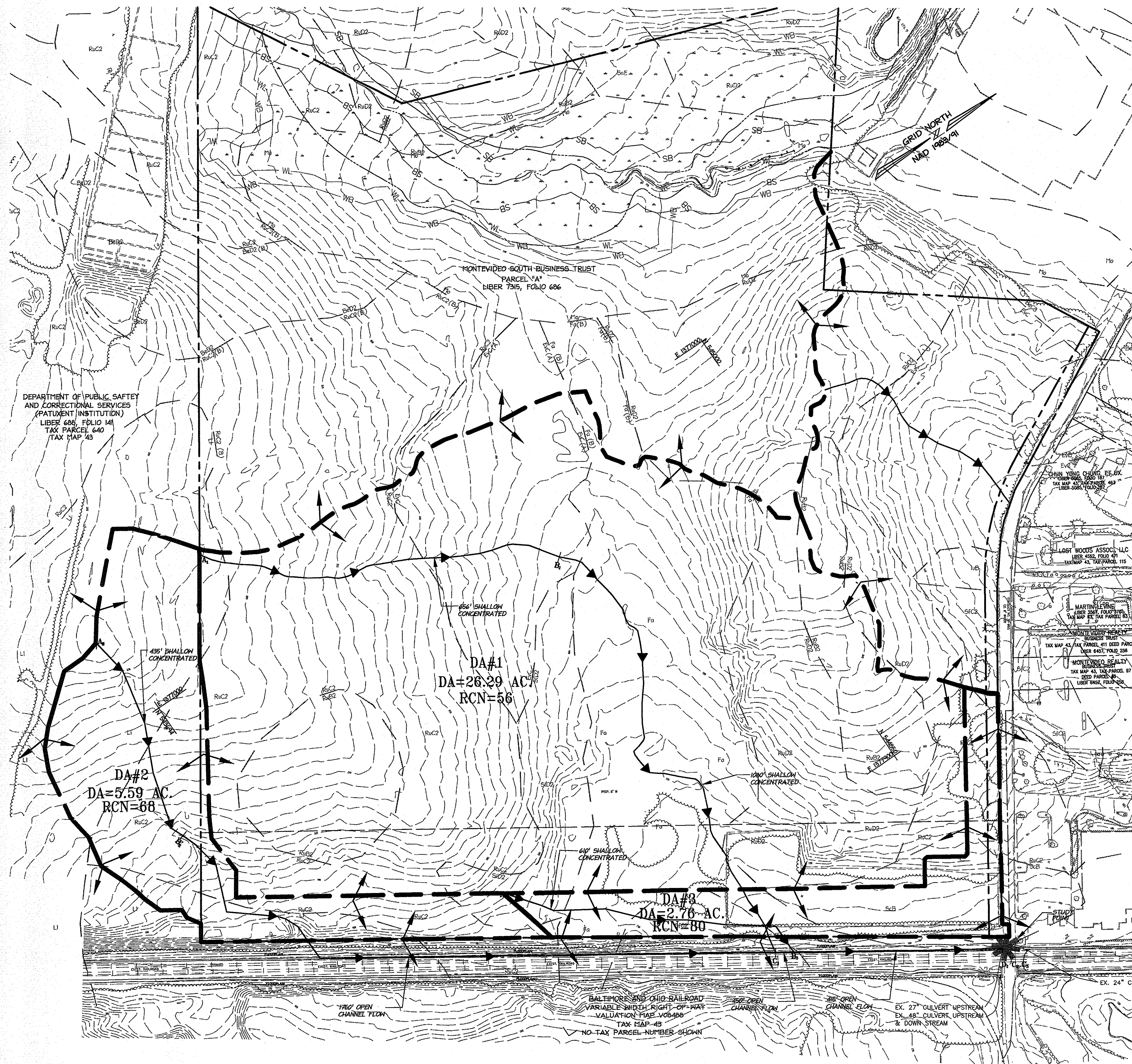
christopher consultants
 engineering · surveying · land planning
 christopher consultants, inc.
 7172 columbia gateway drive (suite 100) - columbia, md. 21046-2990
 410.872.8890 - metro 301.881.0148 - fax 410.872.8893

TITLE: EROSION & SEDIMENT CONTROL DETAILS

DESIGN: XDF SCALE: AS SHOWN PROJECT: 036701.04
 DRAWN: ADL DATE: 9/17/04
 CHECKED: BAM APPROVED: JMH 6 OF 31

SDP-04-164 MDC-123(GDP)

GP-05-35 SDP-04-164



By the Developer:
 "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."

Mark S. Corvick
 Signature of Developer
 Date: 12-23-04
 Print name below signature

By the Engineer:
 "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 Householder
 Signature of Engineer
 Date: 12-17-04
 Print name below signature

Reviewed for HOWARD SCD and meets Technical Requirements.
Jim Mayles
 USDA-Natural Resources Conservation Service
 Date: 12/29/04

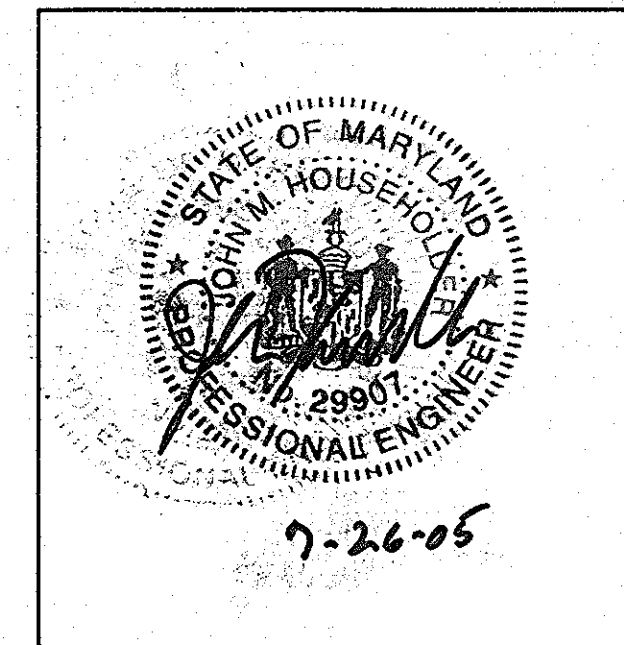
This development plan is approved for soil erosion and sediment control by The HOWARD SOIL CONSERVATION DISTRICT.
John D. Roberts
 Howard SCD
 Date: 12/29/04

LEGEND

	RuB2	SOIL LINE
	RuB2	DRAINAGE DIVIDE
		EXISTING CONTOUR
		EXISTING WOODS LINE
		STREAM
		FLOODPLAIN
		STREAM BUFFER
		WETLAND BUFFER
		TC PATH

SOILS DATA

Type	Name	Hydrologic Group
BeC3	Beltsville Silt Loam	C
BeD2		
EvC	Evesboro Loamy Sand	A
Fa	Fallsington Loam	D
IuB	Iuka Loam	C
L1	Leonardtown Silt Loam	D
Mo	Mixed Alluvial Land	D
RuB2		
RuC2	Rumford Loamy Sand	B
RuD2		
ScB	Sandy and Clayey Loam	C
SfC2	Sassafras Gravelly Sandy Loam	B
SfD2	Sassafras Loam	B
SeE	Sassafras Soils	B



APPROVED: DEPARTMENT OF PLANNING AND ZONING

<i>Guidy Stenerson</i>	Date: 8/23/05
Chief, Division of Land Development	
<i>John D. Roberts</i>	Date: 6/29/05
Chief, Development Engineering Division	
<i>Mark S. Corvick</i>	Date: 8/23/05
Director, Department of Planning and Zoning	

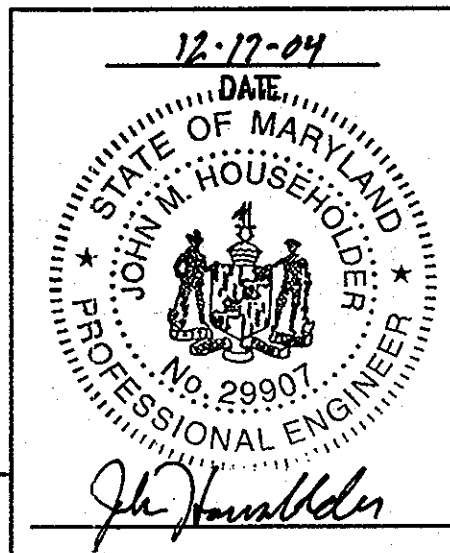
Date	No.	Revision Description

DORSEY RUN INDUSTRIAL CENTER PARCEL B
 TAX MAP 43, GRID NO. ELECTION DISTRICT 1, PLAT 17040-A1
OWNER / DEVELOPER
 MONTEVIDEO SOUTH BUSINESS TRUST
 C/O TRAMMELL CROW COMPANY
 7315 WISCONSIN AVENUE SUITE 300 W
 BETHESDA, MARYLAND 20814
 TEL. (301) 530-6200 FAX (301) 530-6131
 SITE ADDRESS:
 TIBAO MONTEVIDEO ROAD #
 *SEE SHEET 1



PRE DEVELOPMENT DRAINAGE MAP
 SCALE: 1" = 100'
 GRAPHIC SCALE 1" = 100'

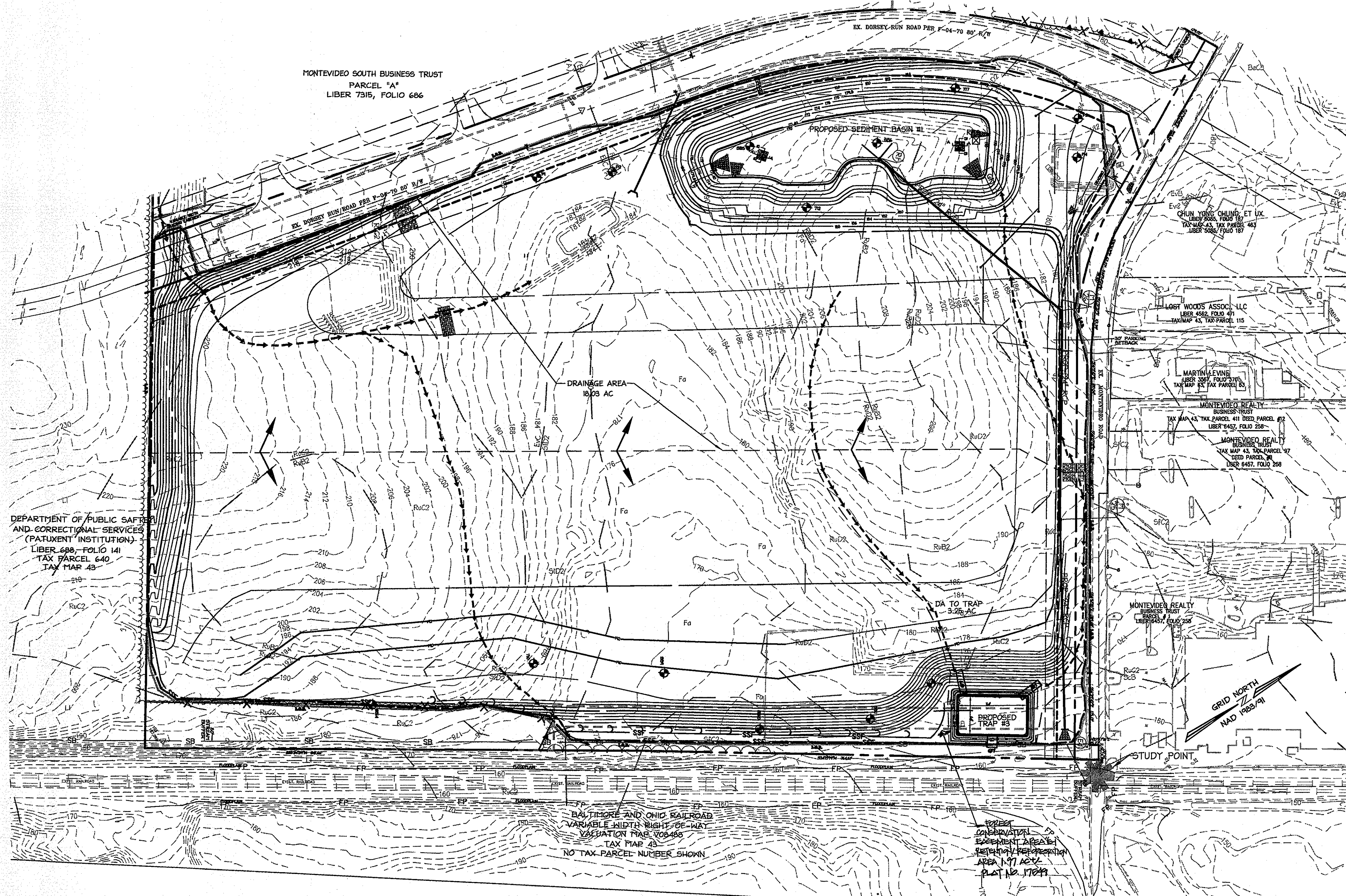
GP-05-35 SDP-04-164



TITLE: DRAINAGE AREA MAP FOR EROSION AND SEDIMENT CONTROL PLAN & STORMWATER MANAGEMENT PRE DEVELOPMENT

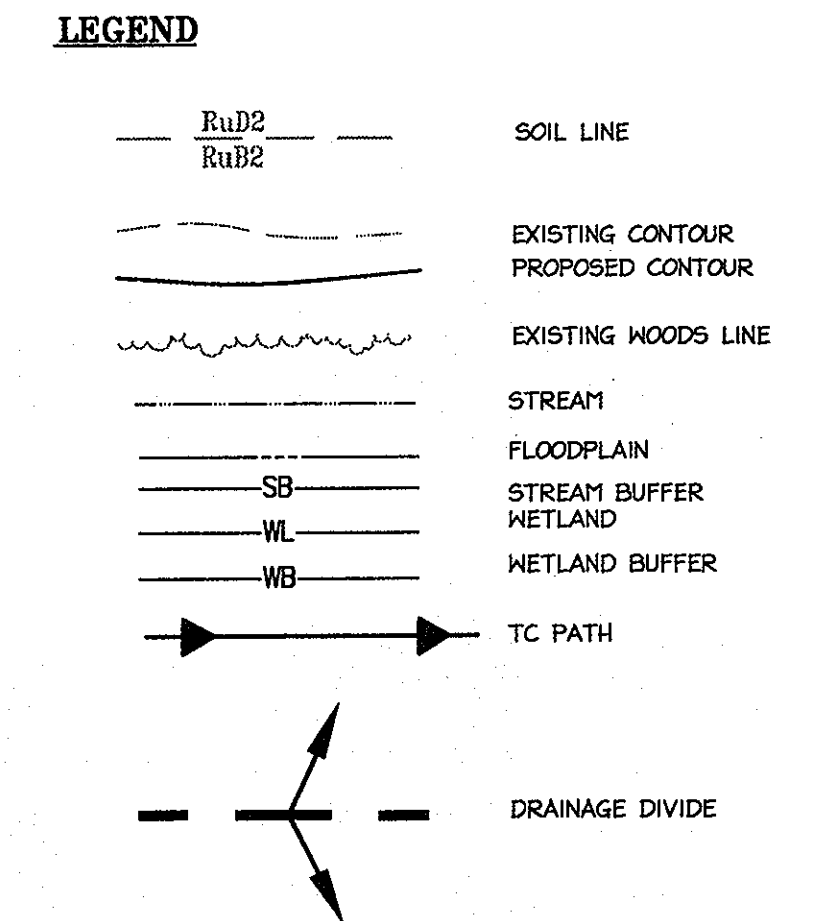
DESIGN: XDF	SCALE: 1"=100'	PROJECT: 036701.04
DRAWN: ADL	DATE: 9/17/04	
CHECKED: BAF	APPROVED: JPH	9 OF 31

SDP-04-164 MDC-123(SDP)



SOILS DATA

Type	Name	Hydrologic Group
BeC3	Beltsville Silt Loam	C
BeD2	Evesboro Loamy Sand	A
Fa	Fallsington Loam	D
IuB	Iuka Loam	C
LI	Leonardtown Silt Loam	D
Mio	Mixed Alluvial Land	D
RuB2	Rumford Loamy Sand	B
RuC2	Sandy and Clayey Land	C
RuD2	Sassafras Gravelly Sandy Loam	B
SaB	Sassafras Loam	B
SaC2	Sassafras Gravelly Sandy Loam	B
SaD2	Sassafras Loam	B
SoE	Sassafras Soils	B



MONTEVIDEO SOUTH BUSINESS TRUST
PARCEL 141
LIBER 7315, FOLIO 686

DEPARTMENT OF PUBLIC SAFETY
AND CORRECTIONAL SERVICES
(PATUXENT INSTITUTION)
LIBER 686, FOLIO 141
TAX PARCEL 640
TAX MAP 43

LOST WOODS ASSOC. LLC
LIBER 4562, FOLIO 471
TAX MAP 43, TAX PARCEL 115

MARTIN J. EVINE
LIBER 3557, FOLIO 376
TAX MAP 43, TAX PARCEL 103

MONTEVIDEO REALTY
BUSINESS TRUST
TAX MAP 43, TAX PARCEL 411, DEED PARCEL 613
LIBER 7457, FOLIO 258

MONTEVIDEO REALTY
BUSINESS TRUST
TAX MAP 43, TAX PARCEL 97
DEED PARCEL 613
LIBER 7457, FOLIO 258

By the Developer:
"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."

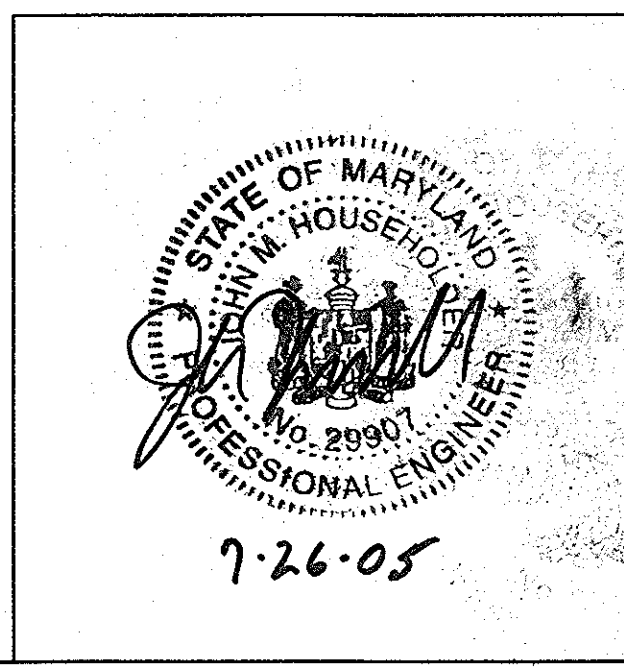
[Signature]
Signature of Developer
MARK S. CORNEAL
Print name below signature
Date: 12-29-04

By the Engineer:
"I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."

[Signature]
Signature of Engineer
John Householder
Print name below signature
Date: 12-17-04

Reviewed for HOWARD SCD and meets Technical Requirements.
[Signature]
Date: 12-29-04

[Signature]
Date: 12-29-04



DURING DEVELOPMENT DRAINAGE MAP
SCALE: 1"= 100'

VATC TEST BORING LOG

Client: **Thermond Crow Company**
Project Name: **Bethesda Air Golf Facility**
Project Location: **Montevideo Road**

DATE: 12/27/04
DRAWN BY: **K. Vandenberg**
CHECKED BY: **K. Vandenberg**

DEPTH (ft)	SOIL TYPE	MOISTURE (%)	PLASTICITY (%)	LIQUID LIMIT (%)	SHRINKAGE (%)	UNSATURATED WATER CONTENT (%)	PERCENT FINE SAND (%)	PERCENT FINE SILT (%)	PERCENT CLAY (%)	PERCENT ORGANIC (%)
0-1
1-2
2-3
3-4
4-5
5-6
6-7
7-8
8-9
9-10

VATC TEST BORING LOG

Client: **Thermond Crow Company**
Project Name: **Bethesda Air Golf Facility**
Project Location: **Montevideo Road**

DATE: 12/27/04
DRAWN BY: **K. Vandenberg**
CHECKED BY: **K. Vandenberg**

DEPTH (ft)	SOIL TYPE	MOISTURE (%)	PLASTICITY (%)	LIQUID LIMIT (%)	SHRINKAGE (%)	UNSATURATED WATER CONTENT (%)	PERCENT FINE SAND (%)	PERCENT FINE SILT (%)	PERCENT CLAY (%)	PERCENT ORGANIC (%)
0-1
1-2
2-3
3-4
4-5
5-6
6-7
7-8
8-9
9-10

VATC TEST BORING LOG

Client: **Thermond Crow Company**
Project Name: **Bethesda Air Golf Facility**
Project Location: **Montevideo Road**

DATE: 12/27/04
DRAWN BY: **K. Vandenberg**
CHECKED BY: **K. Vandenberg**

DEPTH (ft)	SOIL TYPE	MOISTURE (%)	PLASTICITY (%)	LIQUID LIMIT (%)	SHRINKAGE (%)	UNSATURATED WATER CONTENT (%)	PERCENT FINE SAND (%)	PERCENT FINE SILT (%)	PERCENT CLAY (%)	PERCENT ORGANIC (%)
0-1
1-2
2-3
3-4
4-5
5-6
6-7
7-8
8-9
9-10

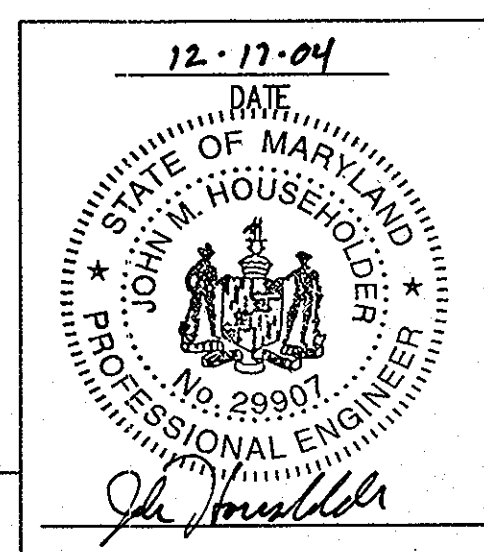
VATC TEST BORING LOG

Client: **Thermond Crow Company**
Project Name: **Bethesda Air Golf Facility**
Project Location: **Montevideo Road**

DATE: 12/27/04
DRAWN BY: **K. Vandenberg**
CHECKED BY: **K. Vandenberg**

DEPTH (ft)	SOIL TYPE	MOISTURE (%)	PLASTICITY (%)	LIQUID LIMIT (%)	SHRINKAGE (%)	UNSATURATED WATER CONTENT (%)	PERCENT FINE SAND (%)	PERCENT FINE SILT (%)	PERCENT CLAY (%)	PERCENT ORGANIC (%)
0-1
1-2
2-3
3-4
4-5
5-6
6-7
7-8
8-9
9-10

GP-05-35 SDP-04-164



APPROVED: DEPARTMENT OF PLANNING AND ZONING
Chief, Division of Land Development
Date: 8/23/05

Chief Development Engineering Division
Date: 8/20/05

Director, Department of Planning and Zoning
Date: 8/20/05

DATE: 12-17-04

DORSEY RUN INDUSTRIAL CENTER
PARCEL B
TAX MAP 43, GRID NO. ELECTICAL DISTRICT 1 PLAT 1760-A1
OWNER / DEVELOPER
MONTEVIDEO SOUTH BUSINESS TRUST
C/O TRAMMELL CROW COMPANY
7315 WISCONSIN AVENUE SUITE 300 W
BETHESDA, MARYLAND 20814
TEL. (301) 530-6200 FAX (301) 530-6131

christopher consultants
engineering · surveying · land planning
christopher consultants, ltd.
7172 columbia gateway drive (suite 100) columbia, md. 21046-2990
410.872.8890 · metro 301.881.0148 · fax 410.872.8883

TITLE: **DRAINAGE AREA MAP FOR EROSION AND SEDIMENT CONTROL PLAN DURING DEVELOPMENT**

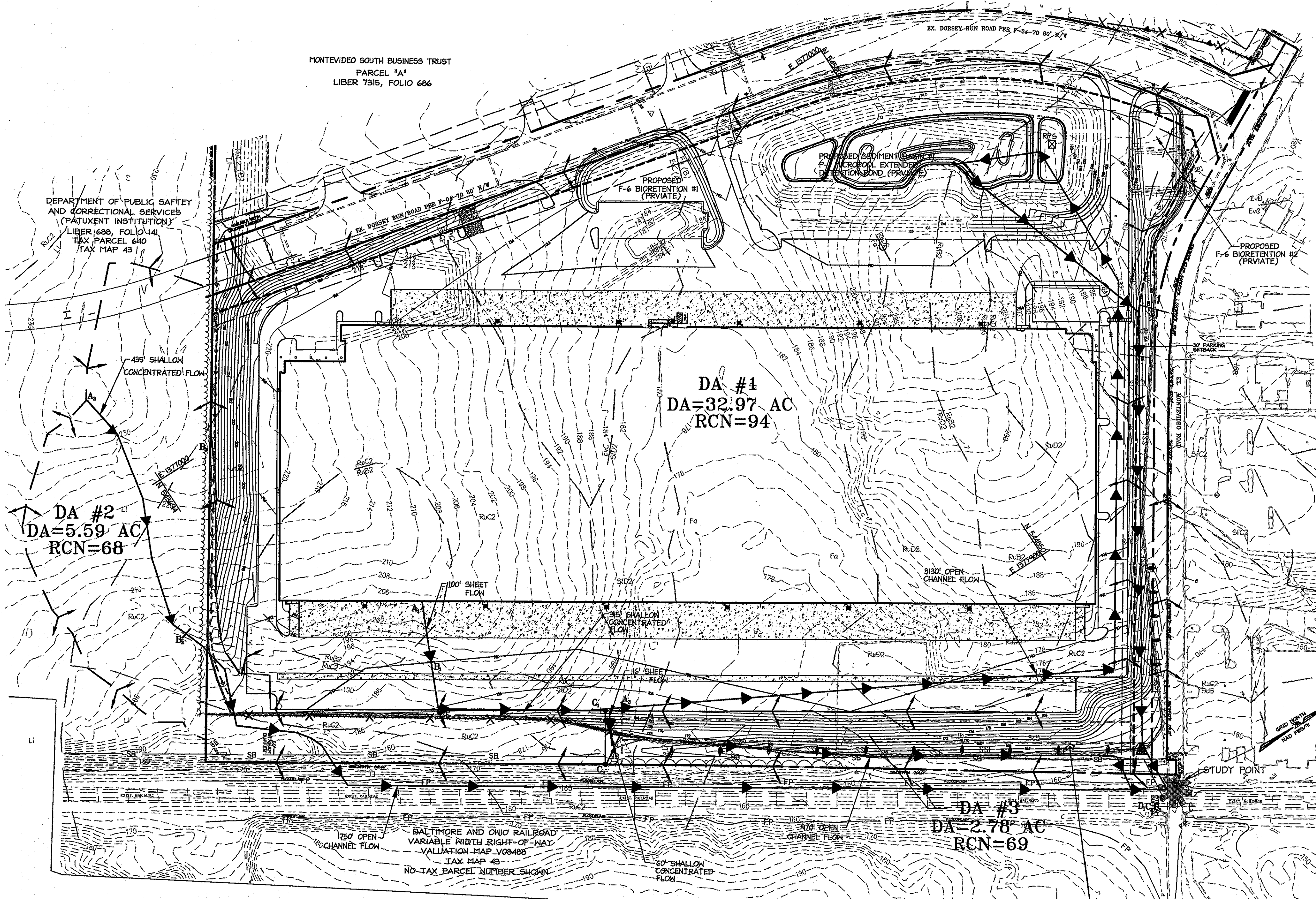
DESIGN: XDF SCALE: 1"=100' PROJECT: 038701.04
DRAWN: ADL DATE: 9/17/04
CHECKED: BAM APPROVED: JMH

10 OF 31

SDP-04-164 MDC-123(SDP)

MONTEVIDEO SOUTH BUSINESS TRUST
PARCEL "A"
LIBER 7315, FOLIO 686

DEPARTMENT OF PUBLIC SAFETY
AND CORRECTIONAL SERVICES
(PATUXENT INSTITUTION)
LIBER 688, FOLIO 141
TAX PARCEL 640
TAX MAP 43



POST DEVELOPMENT DRAINAGE MAP

SCALE: 1" = 100'

FOREST CONSERVATION
EMPLOYMENT AREA "E-1"
RETENTION/REGENERATION
AREA: 1.97 AC.
PLAT No. 17599

D.A. #	Q1		Q10		Q100		WQv		Rev		Cpv	
	PRE	POST	PRE	POST	PRE	POST	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
1	0.6	1.3	32.1	20.2	76.8	24.8	71003 cf	76011 cf	26691 cf	26745 cf	152,842 cf	155,190 cf
2	2.7	2.7	15.1	15.1	27.9	27.9	N/A*		N/A*		N/A*	
3	4.0	1.7	12.6	8.6	20.4	15.8	1182 cf	**	125 cf	**	NOT REQUIRED (Q ₁₀ < 2.0 cfs)	
SUM	6.6	5.4	56.5	31.0	120.2	64.9						

* UNDISTURBED OFF-SITE AND ON-SITE DRAINAGE AREAS
** WQv AND Rev PROVIDED BY GRASS CHANNEL CREDITS

By the Developer:

"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."

Mark S. Corner
Signature of Developer

12-23-04
Date

MARK S. CORNER

Print name below signature

By the Engineer:

"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 Householder
Signature of Engineer

12-17-04
Date
1-26-05

John Householder

Print name below signature

Reviewed for HOWARD SCD and meets Technical Requirements.

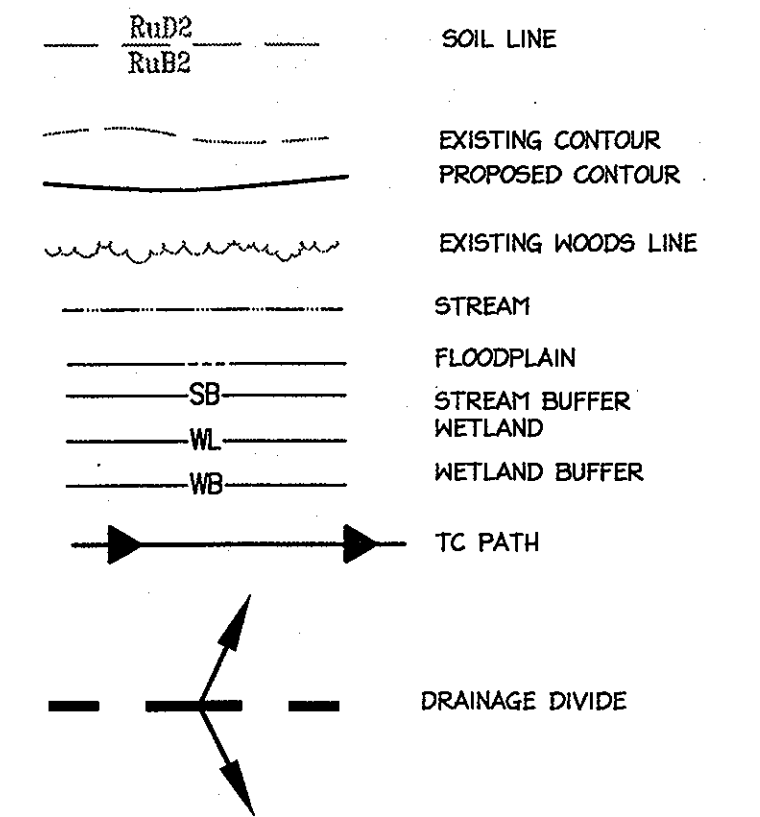
Jim Meyer
Signature of Engineer
12/29/04
Date

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

John K. Blanton
Signature of Engineer
12/29/04
Date

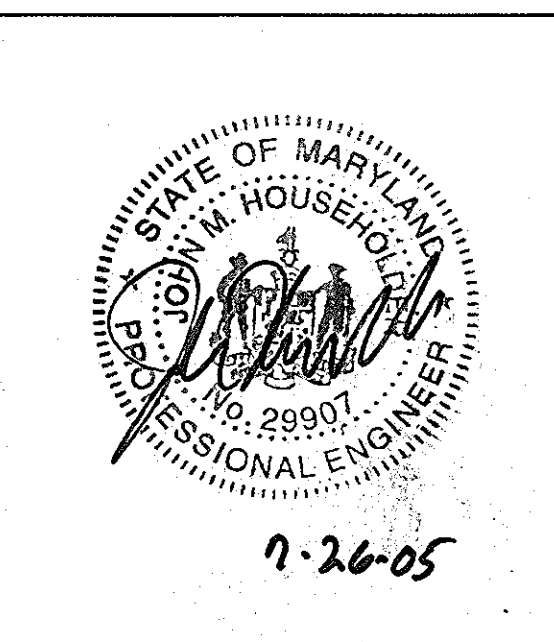
Howard SCD

LEGEND



SOILS DATA

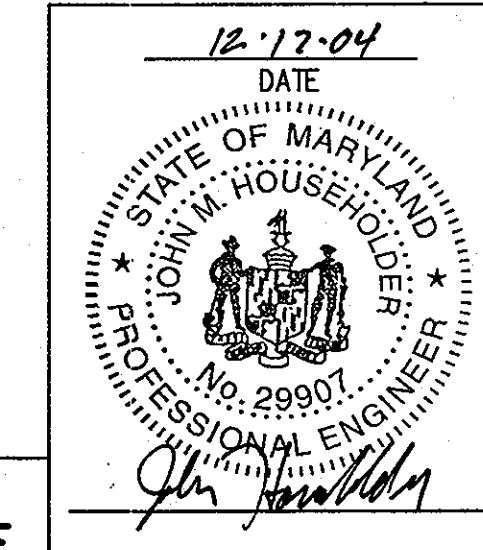
Type	Name	Hydrologic Group
BeC3	Beltsville Silt Loam	C
BeD2	Beltsville Silt Loam	C
EvC	Evesboro Loamy Sand	A
Fa	Fallsington Loam	D
IuB	Iuka Loam	C
L1	Leonardtown Silt Loam	D
Mo	Mixed Alluvial Land	D
RuB2	Rumford Loamy Sand	B
RuC2	Rumford Loamy Sand	B
RuD2	Rumford Loamy Sand	B
ScB	Sandy and Clayey Land	C
SfC2	Sassafras Gravelly Sandy Loam	B
SfD2	Sassafras Loam	B
SoE	Sassafras Soils	B



APPROVED: DEPARTMENT OF PLANNING AND ZONING
John Householder
Chief, Division of Land Development
Date: 8/21/05
Mark S. Corner
Chief, Development Engineering Division (MFD)
Date: 6/26/05
Mark S. Corner
Director, Department of Planning and Zoning
Date: 8/23/05

Date	No.	Revision Description
12-23-04	01	REPLINE DRAWING NEW TRAIL ALIGNMENTS WITH VAN ACCESSIBLE HANDICAP STAIRS + RAMP (ADA ACCESSIBLE ROUTE)

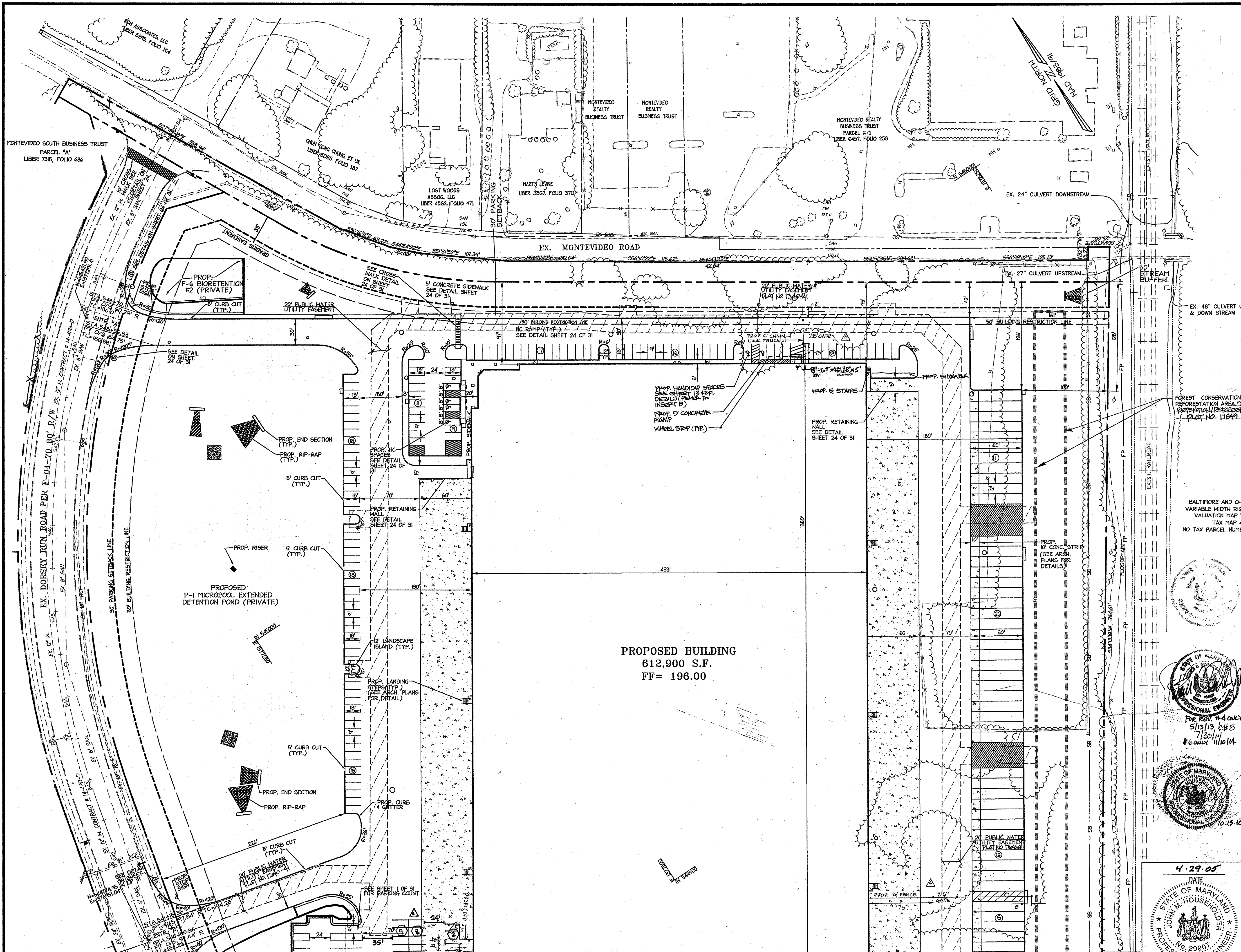
**DORSEY RUN INDUSTRIAL CENTER
PARCEL B**
TAX MAP 43, GRID 10, ELECTION DISTRICT 1, PLAT 1742-41
OWNER / DEVELOPER
MONTEVIDEO SOUTH BUSINESS TRUST
C/O TRAMMELL CROW COMPANY
7315 WISCONSIN AVENUE SUITE 300 W.
BETHESDA, MARYLAND 20814
TEL. (301) 530-6200 FAX (301) 530-6131 *SEE EXH. 1



TITLE: **DRAINAGE AREA MAP FOR
EROSION AND SEDIMENT CONTROL PLAN
POST DEVELOPMENT AND SWM**

DESIGN: XDF SCALE: 1" = 100' PROJECT: 036701.04
DRAWN: ADL DATE: 9/17/04
CHECKED: BAM APPROVED: JMH

GP-05-35 SDP-04-164



LEGEND

	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING SPOT ELEVATION
	EXISTING HOODS LINE
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATER LINE
	EXISTING CURB
	PROPOSED CURB & GUTTER
	PROPOSED HANDICAPPED SIGN SEE DETAIL SHEET 26 OF 34
	PROPOSED MANHOLE
	PROPOSED INLET
	PROPOSED WATER VALVE
	PROPOSED FIRE HYDRANT
	RIR-RAP DETAIL CALL OUT
	STRUCTURE CALL OUT
	CONCRETE PAD
	STREAM
	FLOODPLAIN
	EXISTING FOREST CONSERVATION EASEMENT
	EXISTING FOREST PROTECTION FENCE
	FOREST CONSERVATION EASEMENT
	WETLAND BUFFER
	STREET LIGHT

NOTE: ALL RADII TO BE 5' UNLESS OTHERWISE NOTED ON THE PLAN. EXISTING CONTOURS ARE SHOWN ON GRADING PLANS SHEETS 14 & 15.

11/10/14	06	REVISION: EXIT DOOR AND STAIRS, ADDITIONAL PARKING SPACES
APPROVED: DEPARTMENT OF PLANNING AND ZONING		
		8/22/15
Chief, Division of Land Development		Date
		6/20/15
Chief, Development Engineering Division MMD		Date
		8/20/15
Director, Department of Planning and Zoning		Date

7/26/14	05	REVISED ACCESS FOR TENANT
5-13-13	04	NEW FENCE
2-21-10	03	REVISED LANDING REMOVED WHEEL STOPS ADD TRUNCATED DOMES
9-10-10	02	ADDED HANDICAP ACCESS TO NORTHEAST SIDE OF BUILDING
1-23-11	01	PERMANENT WENT TENANT BALANCE WITH WIN ACCESSIBLE HANDICAP SPACE & RAMP (LAND ACCESSIBLE PRIVATE)

**DORSEY RUN INDUSTRIAL CENTER
PARCEL B**
 TAX MAP 43, GRID 10, ELECTION DISTRICT 1, PLAT 1710-A-1
OWNER / DEVELOPER
 BOSTER PROPERTY GROUP
 7945 MONTEVIDEO RD., SUITE 100
 JESSUP, MD 20794
 410.779.3334

DATE ADDRESS:
 1710-A-1
 7945 MONTEVIDEO
 ROAD #
 SEE SHEET 1

DATE: 4-29-05
 STATE OF MARYLAND
 JOHN W. HOUSEHOLDER
 No. 29907
 PROFESSIONAL ENGINEER

TITLE:
SITE PLAN (NORTH)

DESIGN: XDF	SCALE: 1"=50'	PROJECT: 036701.04
DRAWN: ADL	DATE: 9/17/04	
CHECKED: BAM	APPROVED: JMH	12 OF 31

SDP-04-164

MATCH LINE SEE SHEET 13 OF 31

MATCH LINE SEE SHEET 12 OF 31

LEGEND

- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - EXISTING SPOT ELEVATION
 - EXISTING WOODS LINE
 - EXISTING STORM SEWER
 - EXISTING SANITARY SEWER
 - EXISTING WATER LINE
 - EXISTING CURB
 - PROPOSED CURB & GUTTER
 - PROPOSED HANDICAPPED SIGN
SEE DETAIL SHEET 26 OF 34
 - PROPOSED MANHOLE
 - PROPOSED INLET
 - PROPOSED WATER VALVE
 - PROPOSED FIRE HYDRANT
 - RIR-RAP DETAIL CALL OUT
 - STRUCTURE CALL OUT
 - CONCRETE PAD
 - STREAM
 - FLOODPLAIN
 - EXISTING FOREST CONSERVATION EASEMENT
 - EXISTING FOREST PROTECTION FENCE
 - FOREST CONSERVATION EASEMENT
 - WETLAND BUFFER
 - STREET LIGHT
- NOTE: ALL RADII TO BE 5' UNLESS OTHERWISE NOTED ON THE PLAN. EXISTING CONTOURS ARE SHOWN ON GRADING PLANS SHEETS 14 & 15

PROPOSED BUILDING
612,900 S.F.
FF= 196.00

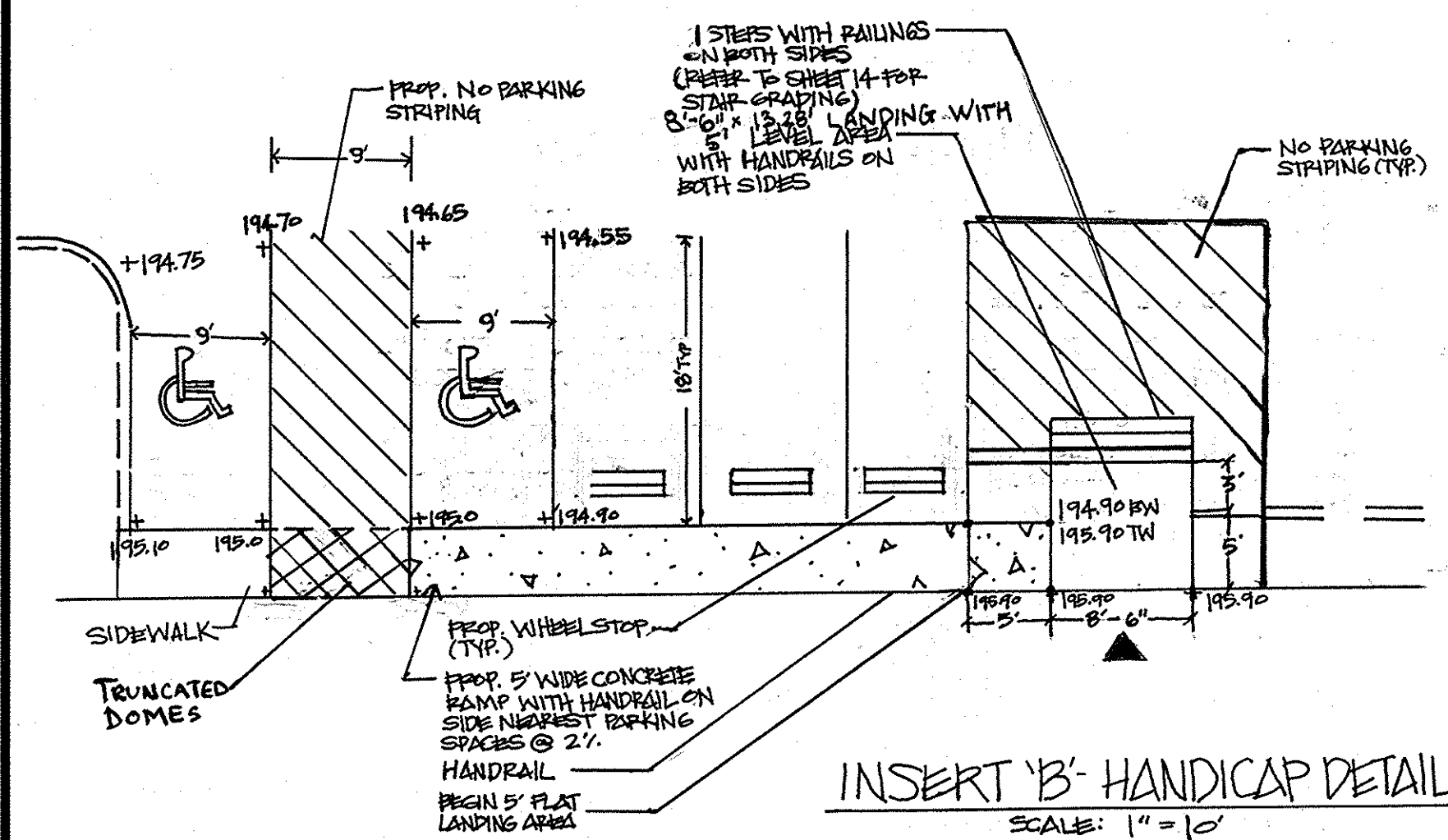
FOREST CONSERVATION EASEMENT
RETENTION AREA 1.51 AC.
REFORESTATION AREA 1.97 AC.
PLAT NO. 17649

BALTIMORE AND OHIO RAILROAD
VARIABLE WIDTH RIGHT-OF-WAY
VALUATION MAP V08488
TAX MAP 43
NO TAX PARCEL NUMBER SHOWN

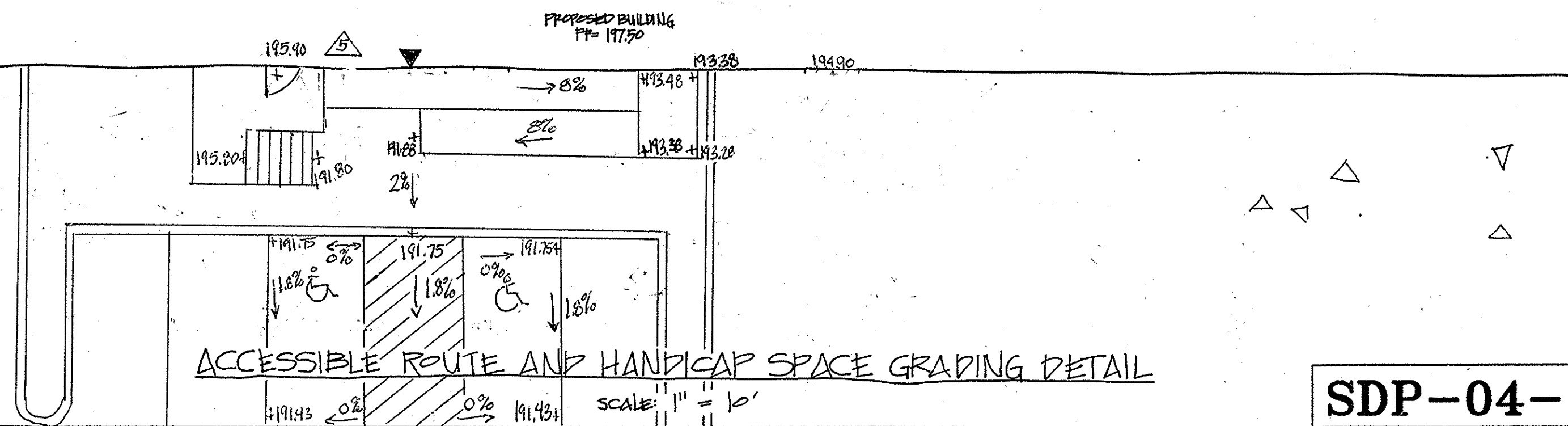
MONTEVIDEO SOUTH BUSINESS TRUST
PARCEL "A"
LIBER 7315, FOLIO 686

STREET LIGHT CHART

LOCATION	TYPE
31' RIGHT OF STA. 53715 DORSEY RUN ROAD	250-SAG 30' POLE / 12' ARM
31' RIGHT OF STA. 54165 DORSEY RUN ROAD	250-SAG 30' POLE / 12' ARM
30' RIGHT OF STA. 54710 DORSEY RUN ROAD	250-SAG 30' POLE / 12' ARM

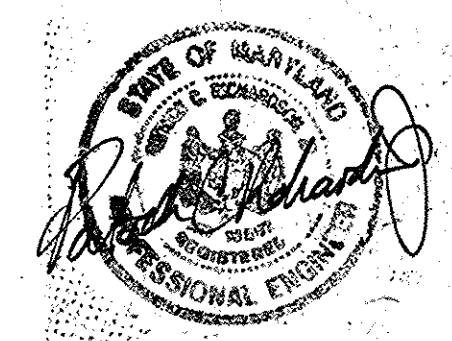


ACCESSIBLE ROUTE AND HANDICAP SPACE GRADING DETAIL



APPROVED: DEPARTMENT OF PLANNING AND ZONING

<i>Conrad Hamilton</i> Chief, Division of Land Development	9/23/05 Date
<i>Michael...</i> Chief, Development Engineering Division M&Z	6/20/05 Date
<i>David...</i> Director, Department of Planning and Zoning	8/12/05 Date



FOR REV #5 ONLY
7/30/14

Professional Certification hereby certifies that these documents were reviewed or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland.

License No. 16597, Expiration Date: 8/15/15
REV #6 ONLY 11/10/14



Date	No.	Revision Description
11/10/14	06	RELOCATED ENT GATE AND STAIRS, ADDITIONAL PARKING SPACES
7/30/14	05	REVISED ACCESS FOR TENANT
12/21/10	03	REVISE LANDING
7/10/10	02	ADDED HANDICAP ACCESS TO NORTHEAST SIDE OF BUILDING
10/23/09	01	REPLACE RESTROOM - NEW TENANT W/ IN ACCESSIBLE HANDICAP SPACE + RAMP (ADA ACCESSIBLE ROUTE)

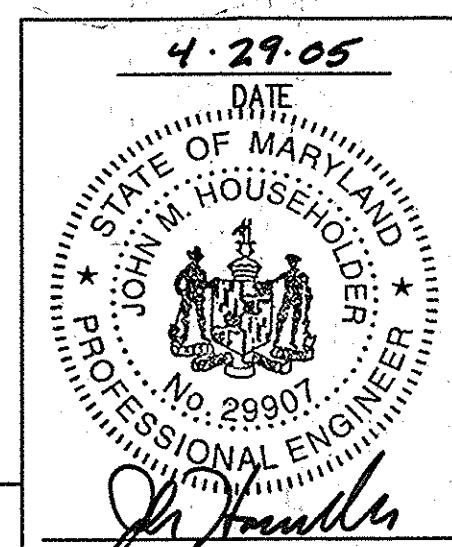
DORSEY RUN INDUSTRIAL CENTER
PARCEL B
TAX MAP 43, GRID NO. ELECTION DISTRICT 1-PLAT 17640-41

OWNER / DEVELOPER
EXETER PROPERTY GROUP
7575 MONTEVIDEO RD, SUITE 120
BESUP, MD 20794
410.799.3394

SITE ADDRESS:
17640 MONTEVIDEO ROAD # FREE CH. 1

christopher consultants
engineering · surveying · land planning

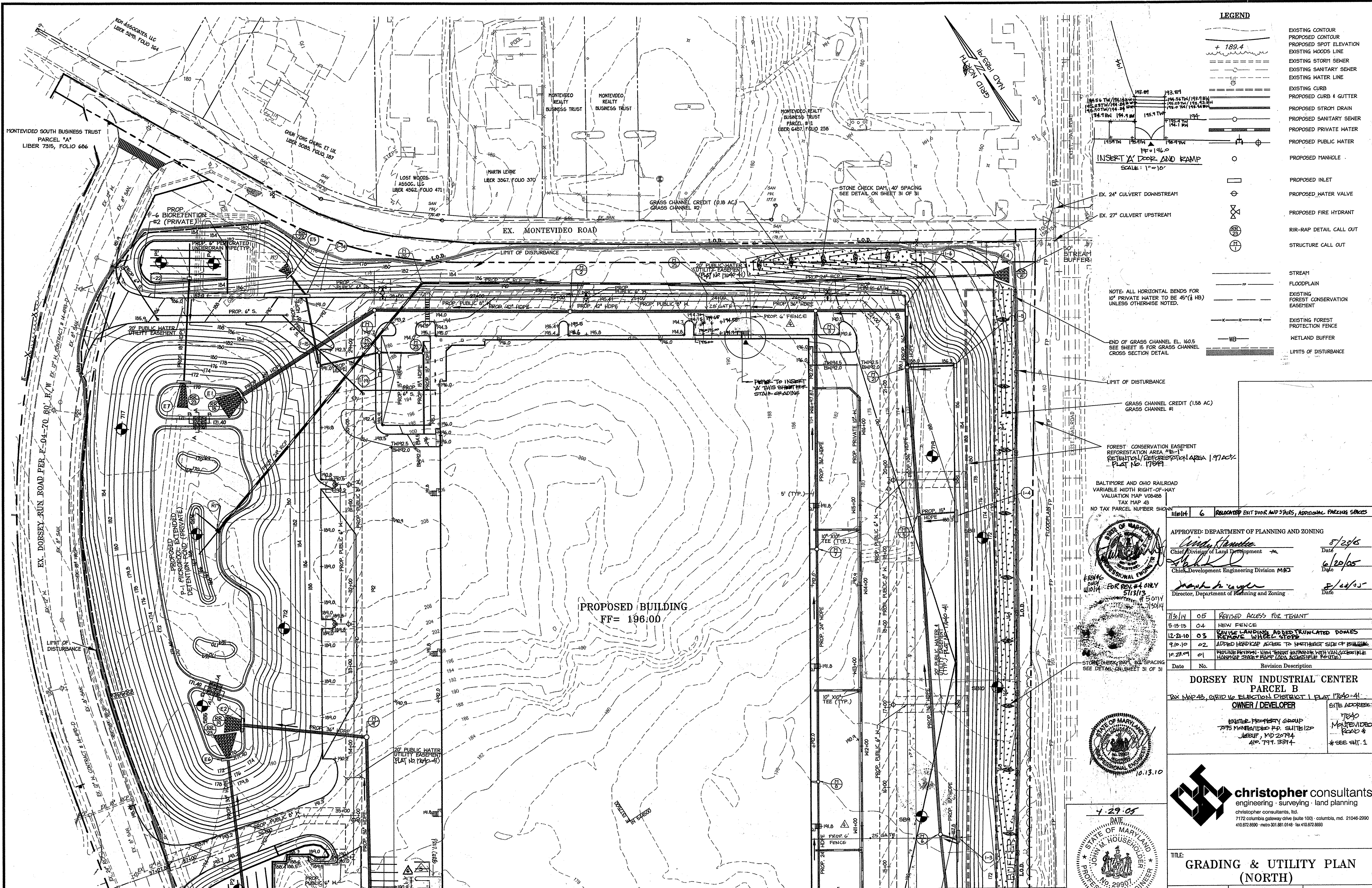
christopher consultants, ltd.
7172 columbia gateway drive (suite 100) · columbia, md. 21046-2390
410.872.8890 · metro 301.581.0148 · fax 410.872.8893



TITLE: **SITE PLAN (SOUTH)**

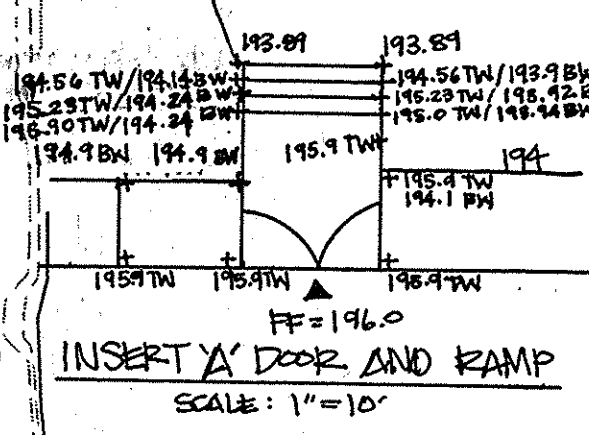
DESIGN: XDF	SCALE: 1"=50'	PROJECT: 036701.04
DRAWN: ADL	DATE: 9/17/04	
CHECKED: BAM	APPROVED: JMH	13 OF 31

SDP-04-164



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- EXISTING MOODS LINE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING CURB
- PROPOSED CURB & GUTTER
- PROPOSED STORM DRAIN
- PROPOSED SANITARY SEWER
- PROPOSED PRIVATE WATER
- PROPOSED PUBLIC WATER
- PROPOSED MANHOLE
- PROPOSED INLET
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- RIR-RAP DETAIL CALL OUT
- STRUCTURE CALL OUT
- STREAM
- FLOODPLAIN
- EXISTING FOREST CONSERVATION EASEMENT
- EXISTING FOREST PROTECTION FENCE
- WETLAND BUFFER
- LIMITS OF DISTURBANCE



EX. 24" CULVERT DOWNSTREAM
EX. 27" CULVERT UPSTREAM

NOTE: ALL HORIZONTAL BENDS FOR 10' PRIVATE WATER TO BE 45° (1 HB) UNLESS OTHERWISE NOTED.

END OF GRASS CHANNEL EL. 160.5
SEE SHEET 15 FOR GRASS CHANNEL CROSS SECTION DETAIL.

LIMIT OF DISTURBANCE

GRASS CHANNEL CREDIT (1.58 AC)
GRASS CHANNEL #1

FOREST CONSERVATION EASEMENT
REFORESTATION AREA "E-1"
RETENTION/RESTORATION AREA 1.97 AC.
PLAT NO. 17849

BALTIMORE AND OHIO RAILROAD
VARIABLE WIDTH RIGHT-OF-WAY
VALUATION MAP V08488
TAX MAP 43
NO TAX PARCEL NUMBER SHOWN

11/01/14 6 RELOCATED ENT DOOR AND STAIRS, ADDITIONAL PARKING SPACES

APPROVED: DEPARTMENT OF PLANNING AND ZONING	
	Date 8/25/05
	Date 6/20/05
	Date 8/20/05

Date	No.	Revision Description
7/30/14	05	REVISED ACCESS FOR TENANT
5-13-13	04	NEW FENCE
12-21-10	03	SERVICE LANDINGS ADDED TRUNCATED DOMEES
9-10-10	02	ADDED HANDICAP ACCESS TO NORTHEAST SIDE OF BUILDING
10-23-09	01	PRELIMINARY ASHA TOWN APPROVAL WITH UNACCEPTABLE HANDBAR STAIR RAMP (ADA ACCESSIBLE ROUTE)

DORSEY RUN INDUSTRIAL CENTER
PARCEL B
TAX MAP 43, GRID 16 ELECTION DISTRICT 1 PLAT 17840-41
OWNER / DEVELOPER SITE ADDRESS:
BAYVIEW PROPERTY GROUP
7075 MONTEVIDEO RD. SUITE 125
JESSUP, MD 20794
410.797.3314 *SEE SHEET 1

christopher consultants
engineering · surveying · land planning
christopher consultants, inc.
7172 columbia gateway drive (suite 100) · columbia, md. 21046-2990
410.872.8890 · metro 301.861.0148 · fax 410.872.8893

TITLE:
GRADING & UTILITY PLAN
(NORTH)

DESIGN: XDF, BAI	SCALE: 1"=50'	PROJECT: 036701.04
DRAWN: ADL	DATE: 9/17/04	
CHECKED: BAM	APPROVED: JMH	

MATCH LINE SEE SHEET 15 OF 31

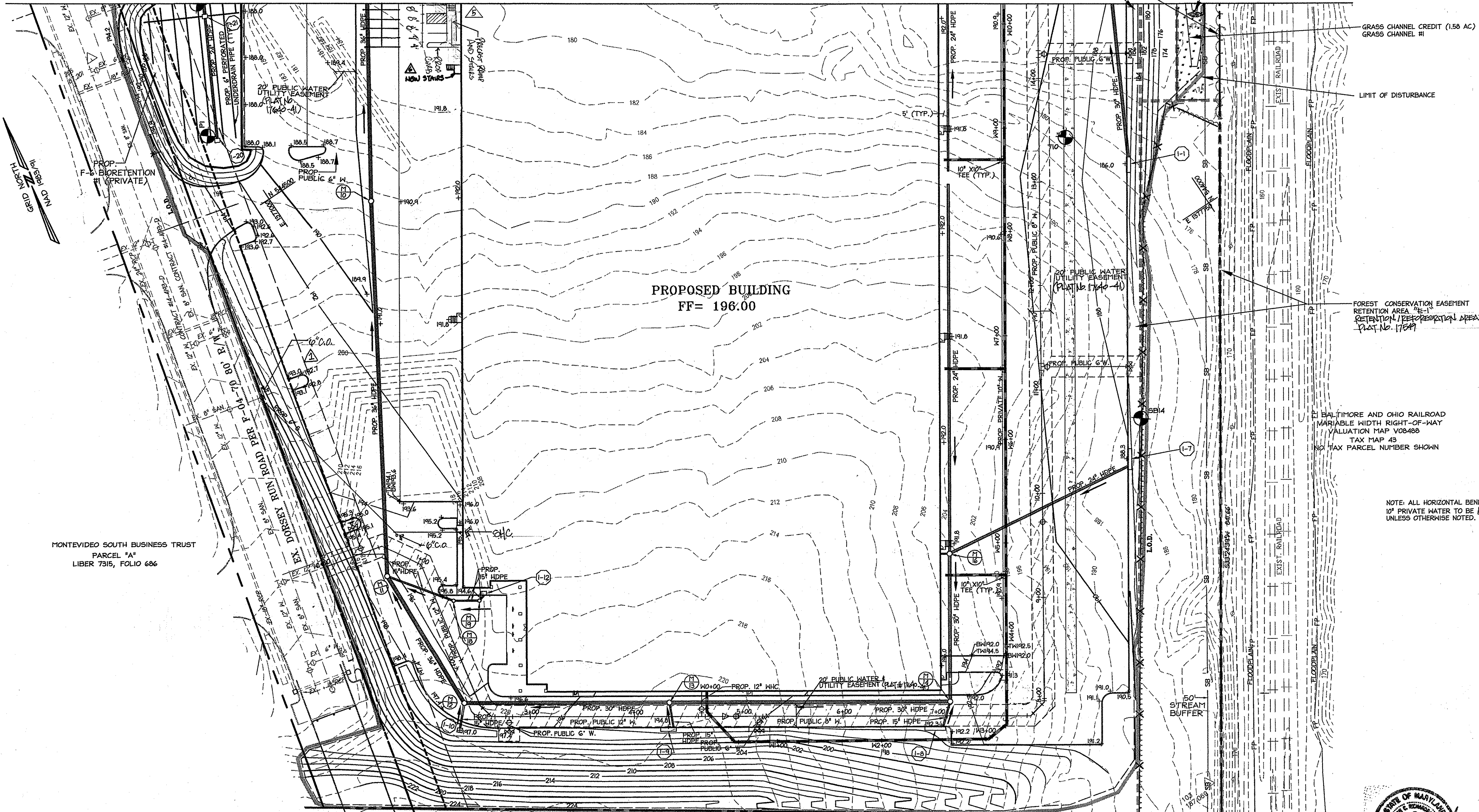
SDP-04-164

14 OF 31

FOREST CONSERVATION EASEMENT
REFORESTATION AREA

STONE CHECK DAM, 80' SPACING
SEE DETAIL ON SHEET 31 OF 31

MATCH LINE SEE SHEET 14 OF 31



LEGEND

	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED SPOT ELEVATION
	EXISTING WOODS LINE
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATER LINE
	EXISTING CURB
	PROPOSED CURB & GUTTER
	PROPOSED STORM DRAIN
	PROPOSED SANITARY SEWER
	PROPOSED PRIVATE WATER
	PROPOSED PUBLIC WATER
	PROPOSED MANHOLE
	PROPOSED INLET
	PROPOSED WATER VALVE
	PROPOSED FIRE HYDRANT
	RIR-RAP DETAIL CALL OUT
	STRUCTURE CALL OUT
	STREAM
	FLOODPLAIN
	EXISTING FOREST CONSERVATION EASEMENT
	EXISTING FOREST PROTECTION FENCE
	WETLAND BUFFER
	LIMITS OF DISTURBANCE

PROPOSED BUILDING
FF= 198.00

GRASS CHANNEL CREDIT (1.58 AC)
GRASS CHANNEL #1

LIMIT OF DISTURBANCE

FOREST CONSERVATION EASEMENT
RETENTION AREA "25"
RETENTION / REFORESTATION AREA: 1.97 AC.
PLAT NO. 17641

BALTIMORE AND OHIO RAILROAD
VARIABLE WIDTH RIGHT-OF-WAY
VALUATION MAP V08488
TAX MAP 43
NO TAX PARCEL NUMBER SHOWN

NOTE: ALL HORIZONTAL BENDS FOR
10" PRIVATE WATER TO BE 1/8" HB
UNLESS OTHERWISE NOTED.

MONTEVIDEO SOUTH BUSINESS TRUST
PARCEL "A"
LIBER 7315, FOLIO 686

DEPARTMENT OF PUBLIC SAFETY
AND CORRECTIONAL SERVICES
(PATUXENT INSTITUTION)
LIBER 688, FOLIO 141
TAX PARCEL 440
TAX MAP 43

APPROVED: DEPARTMENT OF PLANNING AND ZONING

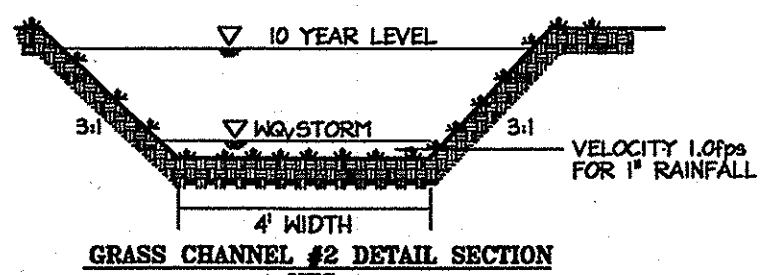
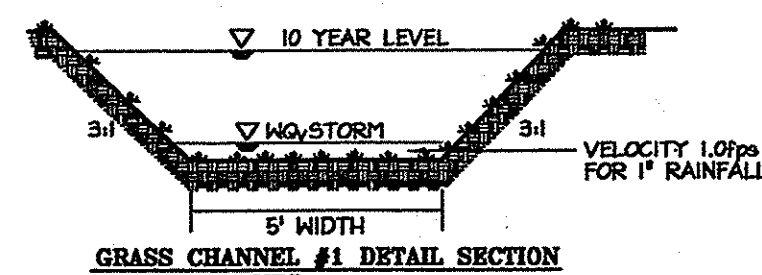
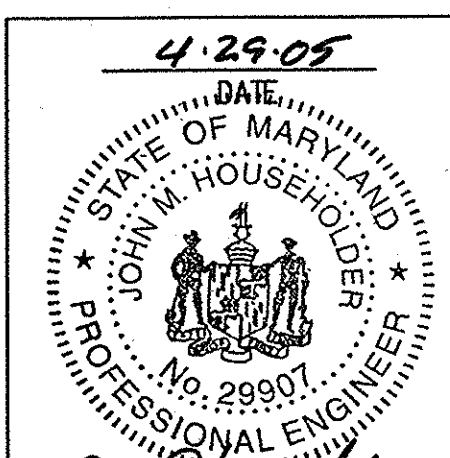
	8/23/05
Chief, Division of Land Development	Date
	8/23/05
Chief, Development Engineering Division	Date
	8/23/05
Director, Department of Planning and Zoning	Date

Date	No.	Revision Description
11/10/14	06	REMOVED EXIT DOOR AND STAIRS, ADDITIONAL PARKING SPACES
7/31/14	05	REVISED ACCESS FOR TENANT
10/23/09	02	REPLANE PAVEMENT - NEW TENANT ENTRANCE WITH VAN ACCESSIBLE MANIPULATOR STAIRS & PLANT (LAND ACCESSIBLE ROAD)
11/2/08	1	ADDITION OF SEWER HOUSE CONNECTION - UNF.

**DORSEY RUN INDUSTRIAL CENTER
PARCEL B**
TAX MAP 43, GRID 16, ELECTION DISTRICT 1, PLAT 17640-41
OWNER / DEVELOPER
MONTEVIDEO SOUTH BUSINESS TRUST
C/O TRAMMELL CROW COMPANY
7315 WISCONSIN AVENUE, SUITE 300 W
BETHESDA, MARYLAND 20814
TEL. (301) 530-6200 FAX (301) 530-6131
SEE SHEET 1



FOR REV #5 ONLY
7/30/14
Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 16597, Expiration Date: 8/15/15
#6 ONLY 11/10/14



THE WQV CREDIT IS OBTAINED BECAUSE THE GRASS CHANNEL MEETS THE FOLLOWING CRITERIA:
CRITERIA FOR THE GRASS CHANNEL CREDIT
a/. THE MAXIMUM FLOW VELOCITY FOR RUNOFF FROM THE ONE-INCH RAINFALL IS 0.95 fps < 1.0 fps.
b/. THE MAXIMUM FLOW VELOCITY FOR RUNOFF FROM THE TEN-YEAR DESIGN EVENT IS 2.68 fps < 5.0 fps.
c/. THE BOTTOM WIDTH IS 5 FEET.
d/. THE SIDE SLOPES IS 3:1.
e/. THE CHANNEL SLOPE IS 1.0%

THE WQV CREDIT IS OBTAINED BECAUSE THE GRASS CHANNEL MEETS THE FOLLOWING CRITERIA:
CRITERIA FOR THE GRASS CHANNEL CREDIT
a/. THE MAXIMUM FLOW VELOCITY FOR RUNOFF FROM THE ONE-INCH RAINFALL IS 0.68 fps < 1.0 fps.
b/. THE MAXIMUM FLOW VELOCITY FOR RUNOFF FROM THE TEN-YEAR DESIGN EVENT IS 2.22 fps < 5.0 fps.
c/. THE BOTTOM WIDTH IS 4 FEET.
d/. THE SIDE SLOPES IS 3:1.
e/. THE CHANNEL SLOPE IS 4.0%

SDP-04-164

DESIGN: XDF, BAM	SCALE: 1"=50'	PROJECT: 036701.04
DRAWN: ADL	DATE: 9/17/04	
CHECKED: BAM	APPROVED: JMH	

15 of 31

SDP-04-164 MDC-123(SDP)

DRAINAGE CHART

INLET NO.	AREA DESIGNATION	DRAINAGE AREA (AC.)	'C' FACTOR	PERCENT IMPERVIOUS (%)
I-1	A+B	2.20	0.86	100
I-3	C	0.85	0.86	100
I-4	D	0.70	0.86	100
I-5	E	0.84	0.86	100
I-6	F	0.54	0.82	94
SD	G	1.59	0.85	100
SD	H	1.54	0.85	100
SD	I	1.37	0.85	100
I-7	J	1.19	0.80	90
SD	K	1.88	0.85	100
SD	L	0.73	0.85	100
I-8	M	0.55	0.51	44
I-9	N	0.51	0.48	37
I-9	Q	0.10	0.85	100
I-10	O	1.02	0.27	0
I-12	P	0.26	0.79	88
I-12	R	0.44	0.85	100
COP#2	S	3.04	0.80	91
COP#2	U	3.41	0.85	100
SD	AA	0.54	0.85	100
SD	BB	0.13	0.85	100
I-15	CC	0.09	0.86	100
I-14	DD	0.55	0.86	100
COP#5	EE	0.11	0.86	100
DRR	FF	0.06	0.86	100

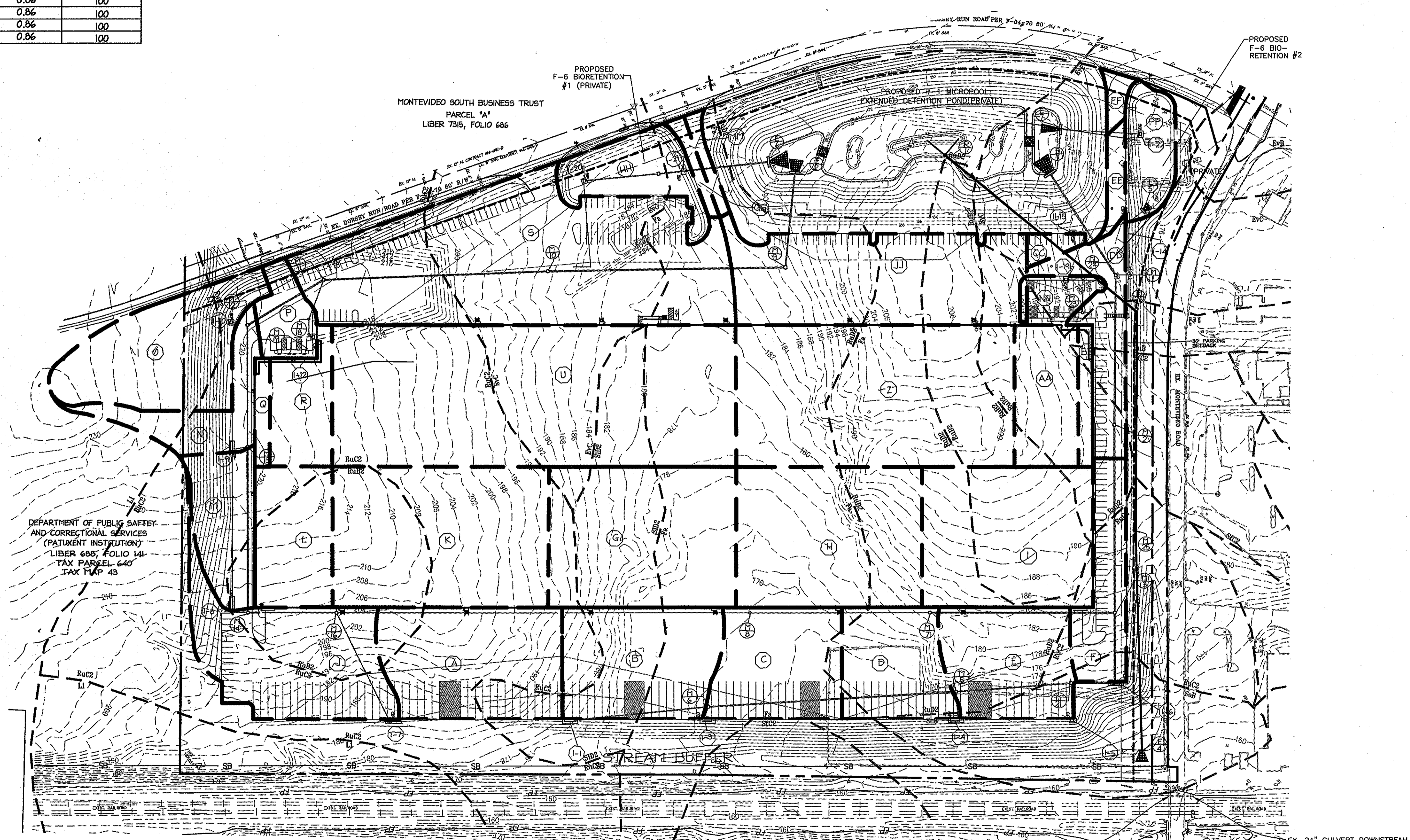
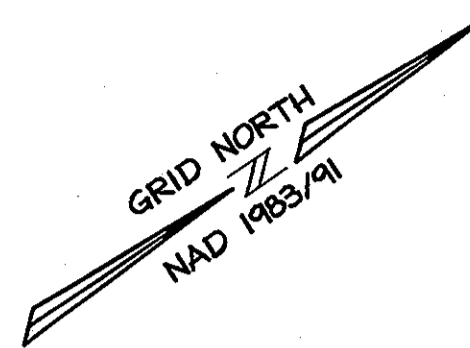
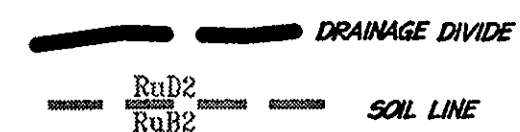
INLET NO.	AREA DESIGNATION	DRAINAGE AREA (AC.)	'C' FACTOR	PERCENT IMPERVIOUS (%)
COP#1	GG	0.08	0.86	100
BIO#2	HH	0.55	0.22	0
COP#3	IJ	1.56	0.86	100
COP#4	MM	0.08	0.86	100
I-19	NN	0.18	0.86	100
COP#3	Z	2.08	0.85	100
BIO#1	PP	0.36	0.12	0

D.A. TO BIORETENTION #1 = U+S+HH+GG= 7.08 AC
 D.A. TO BIORETENTION #2 = AA+BB+CC+DD+EE+NN+PP= 1.96 AC
 COP#X- CURB OPENING NUMBER X (1 THROUGH 5)
 SD- STORM DRAIN
 DRR-DORSEY RUN ROAD
 BIO#1-BIORETENTION #1
 BIO#2-BIORETENTION #2

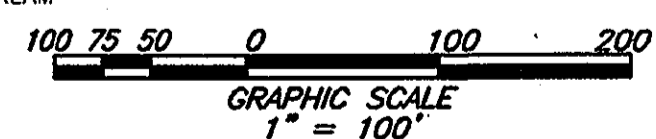
SOILS CLASSIFICATION

Type	Name	Group	Description
EvB	Evesboro	A	Loamy Sand, 1 to 5 percent slopes
EvC	Evesboro	A	Loamy Sand, 5 to 15 percent slopes
Fa	Fallsington	B/D	Loam
L1	Leonardtown	D	Silt Loam
RuC2	Rumford	B	Loamy Sand, 1 to 5 percent slopes, moderately eroded
RuD2	Rumford	B	Loamy Sand, 10 to 15 percent slopes, moderately eroded
BeD2	Beltville	B	Silt Loam, 10 to 15 percent slopes, moderately eroded
Mo	Mixed alluvial		

LEGEND

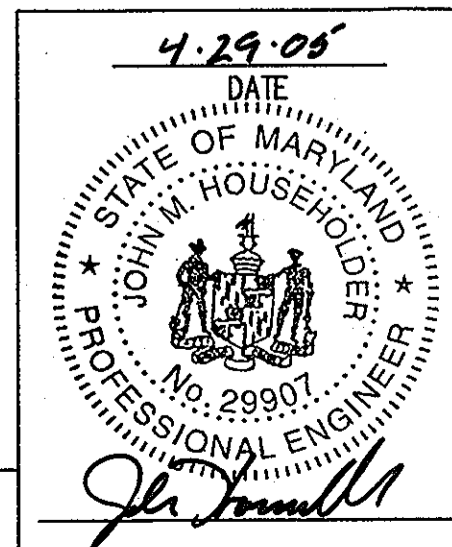


DRAINAGE MAP
 SCALE: 1" = 100'



APPROVED: DEPARTMENT OF PLANNING AND ZONING
Cindy Stewart 8/23/05
 Chief, Division of Land Development Date
John D. ... 6/20/05
 Chief, Development Engineering Division M&D Date
Frank ... 8/23/05
 Director, Department of Planning and Zoning Date

P.23 01
 DATE: 8/23/05
 REVISION: 01
 REVISION DESCRIPTION: REVISIONS TO NEW TRAVEL ENTRANCES W/ VAN ACCESSIBLE HANDICAP SPACE + RAMP (ADD ACCESSIBLE RAMP)
DORSEY RUN INDUSTRIAL CENTER
PARCEL B
 TAX MAP 43, GRID SECTION DISTRICT 1, PLAT 17040-41
OWNER / DEVELOPER
 MONTEVIDEO SOUTH BUSINESS TRUST
 C/O TRAMMELL CROW COMPANY
 7315 WISCONSIN AVENUE SUITE 300 W
 BETHESDA, MARYLAND 20814
 TEL. (301) 530-6200 FAX (301) 530-6131
 SITE ADDRESS: 7040 MONTEVIDEO ROAD # 16 SEE SHT. 1



TITLE:
STORM DRAINAGE AREA MAP

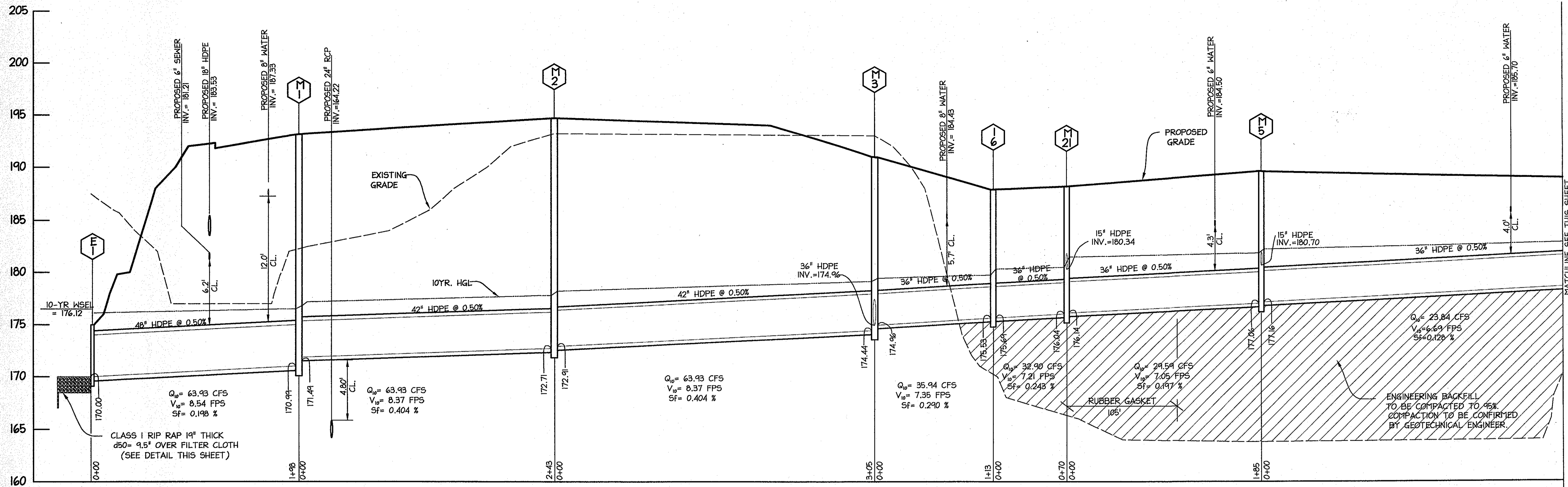
DESIGN: XDF SCALE: 1"=100' PROJECT: 036701.04
 DRAWN: ADL DATE: 9/17/04
 CHECKED: JPH APPROVED: JPH

SDP-04-164

16 OF 31

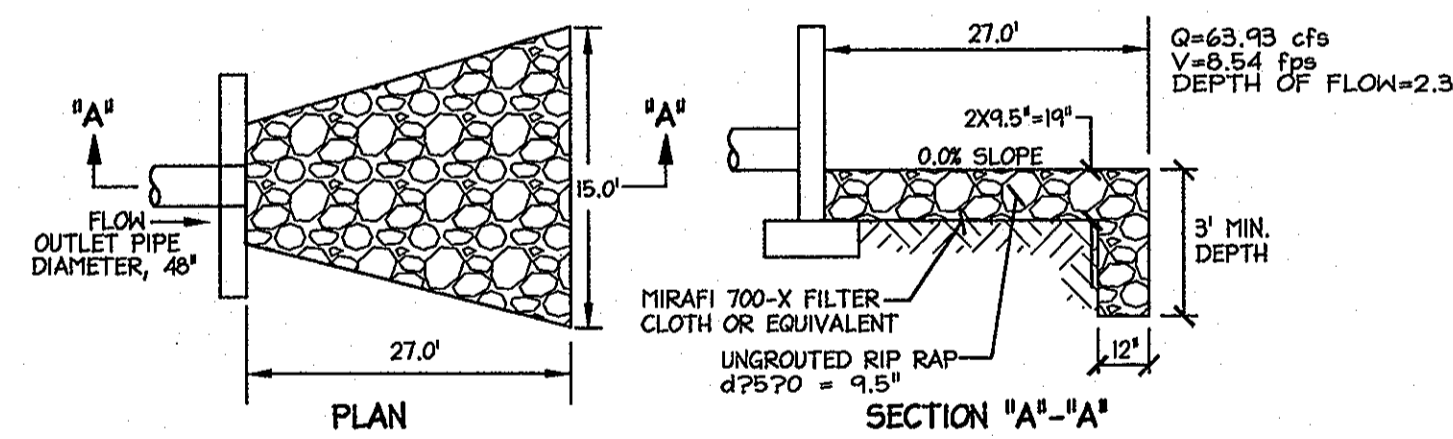
SDP-04-164 MDC 123 (SDP)

H:\Production\Projects\SITE-B-REVIEWS BEFORE CONTRACTOR\04-21-05-MDC-123-SDP16-DAMAP.dwg, DA-MAP, 4/21/2005 3:00:10 PM



STORM DRAIN PROFILES

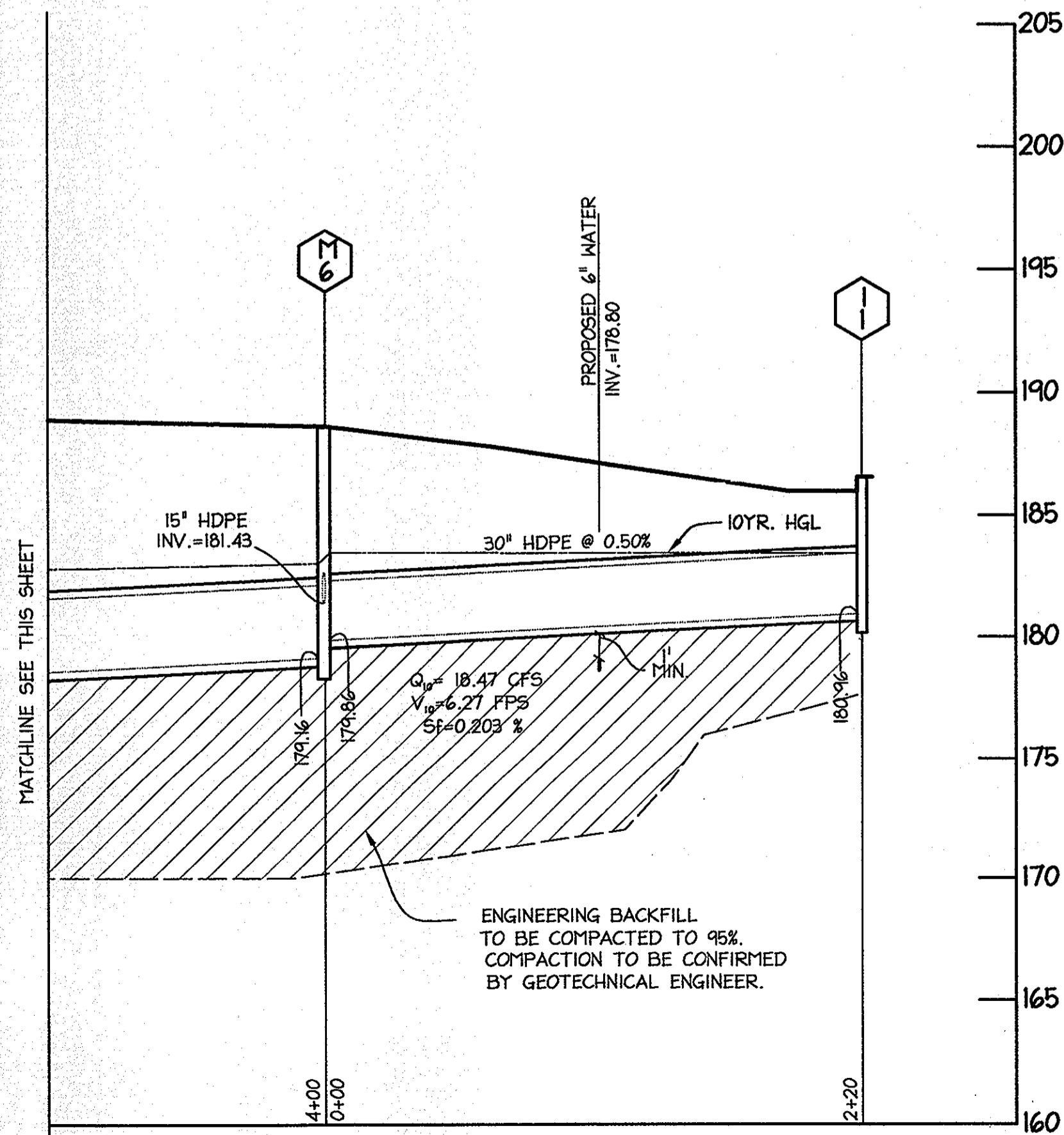
HORIZ: 1"=50'
VERT: 1"=5'



UNGROUTED RIP RAP OUTLET DETAIL (E-1)
NOT TO SCALE

NOTE: ALL DISTURBED AREAS DOWNSTREAM OF OUTFALLS THAT ARE NOT STABILIZED USING OTHER METHODS ARE TO BE STABILIZED USING EROSION CONTROL MATTING, SEED OR SOD.

PIPE SCHEDULE		
SIZE (IN)	TYPE	LENGTH (FT)
30	HDPE	220
36	HDPE	768
42	HDPE	548
48	HDPE	198



STORM DRAIN STRUCTURE SCHEDULE						
STR. NO.	TOP ELEV.	INV. IN	INV. OUT	TYPE	NORTHING	EASTING
I-1	187.00		180.96	SHA 15" COS INLET-STD DETAIL MD 374.63	544073	1377706
M-6	188.67	179.86	179.16	5' MANHOLE-HOCO STD G.5.13	544273	1377811
M-5	189.60	177.16	177.06	5' MANHOLE-HOCO STD G.5.13	544620	1378010
M-21	188.20	176.14	176.04	5' MANHOLE-HOCO STD G.5.13	544787	1378092
I-6	187.90	175.69	175.53	INLET- MODIFIED HOCO STD, DETAIL SD-4.40, 5' WIDE	544841	1378138
M-3	191.09	174.96	174.44	SHA 72" MANHOLE-STD DETAIL MD 384.05	544905	1378045
M-2	194.98	172.91	172.71	SHA 72" MANHOLE-STD DETAIL MD 384.05	545072	1377791
M-1	193.10	171.49	170.99	SHA 72" MANHOLE-STD DETAIL MD 384.05	545206	1377588
E-1	175.13	170.00		48" TYPE "C" ENDWALL, STD DETAIL MD 354.01	545209	1377391

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Andres Hernandez 8/23/05
Chief, Division of Land Development Date

Mark K... .. 6/20/05
Chief, Development Engineering Division Date

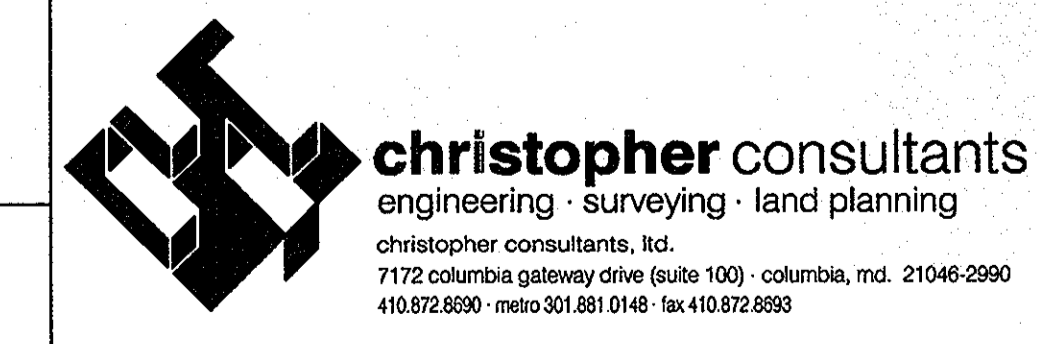
Mark K... .. 8/23/05
Director, Department of Planning and Zoning Date

DORSEY RUN INDUSTRIAL CENTER
PARCEL B
Tax Map 43, GRID 10 ELECTION DISTRICT 1, PLAT 1742-41...

OWNER / DEVELOPER

MONTEVIDEO SOUTH BUSINESS TRUST
C/O TRAMMELL CROW COMPANY
7315 WISCONSIN AVENUE SUITE 300 W
BETHESDA, MARYLAND 20814
TEL. (301) 530-6200 FAX (301) 530-6131

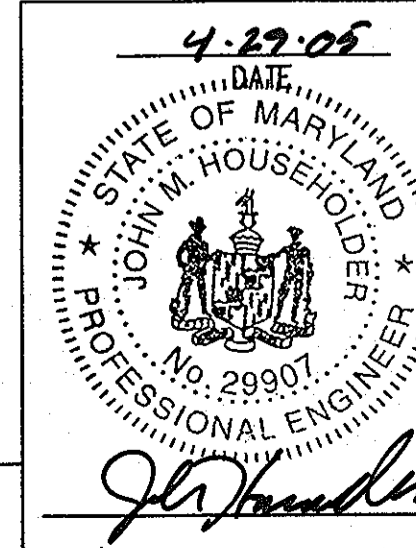
7540 MONTEVIDEO ROAD *
SEE SHEET 1



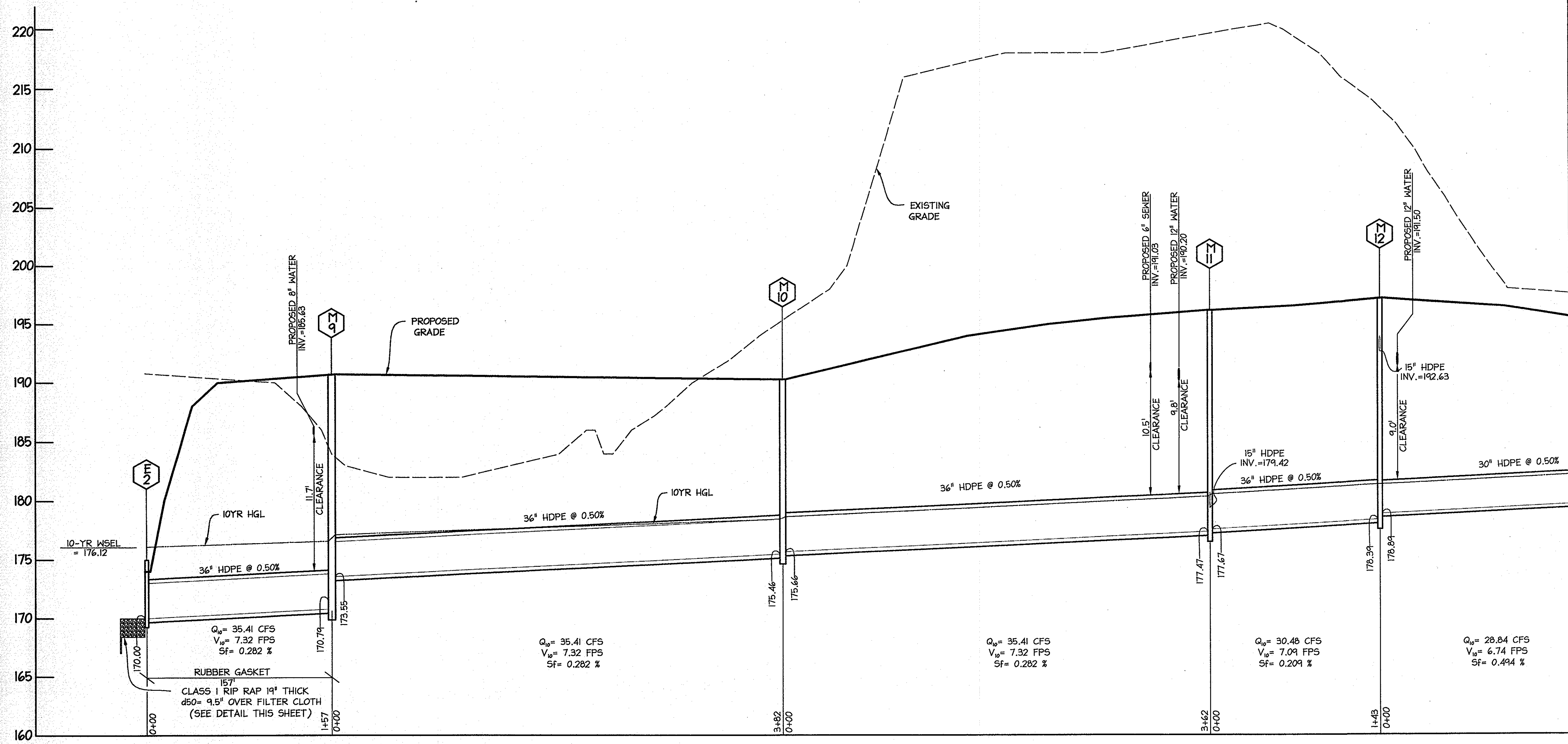
TITLE:
STORMDRAIN PROFILES

DESIGN: XDF SCALE: H 1:50; V 1:5 PROJECT: 036701.04
DRAWN: DAM DATE: 9/17/04
CHECKED: BAM APPROVED: JMH

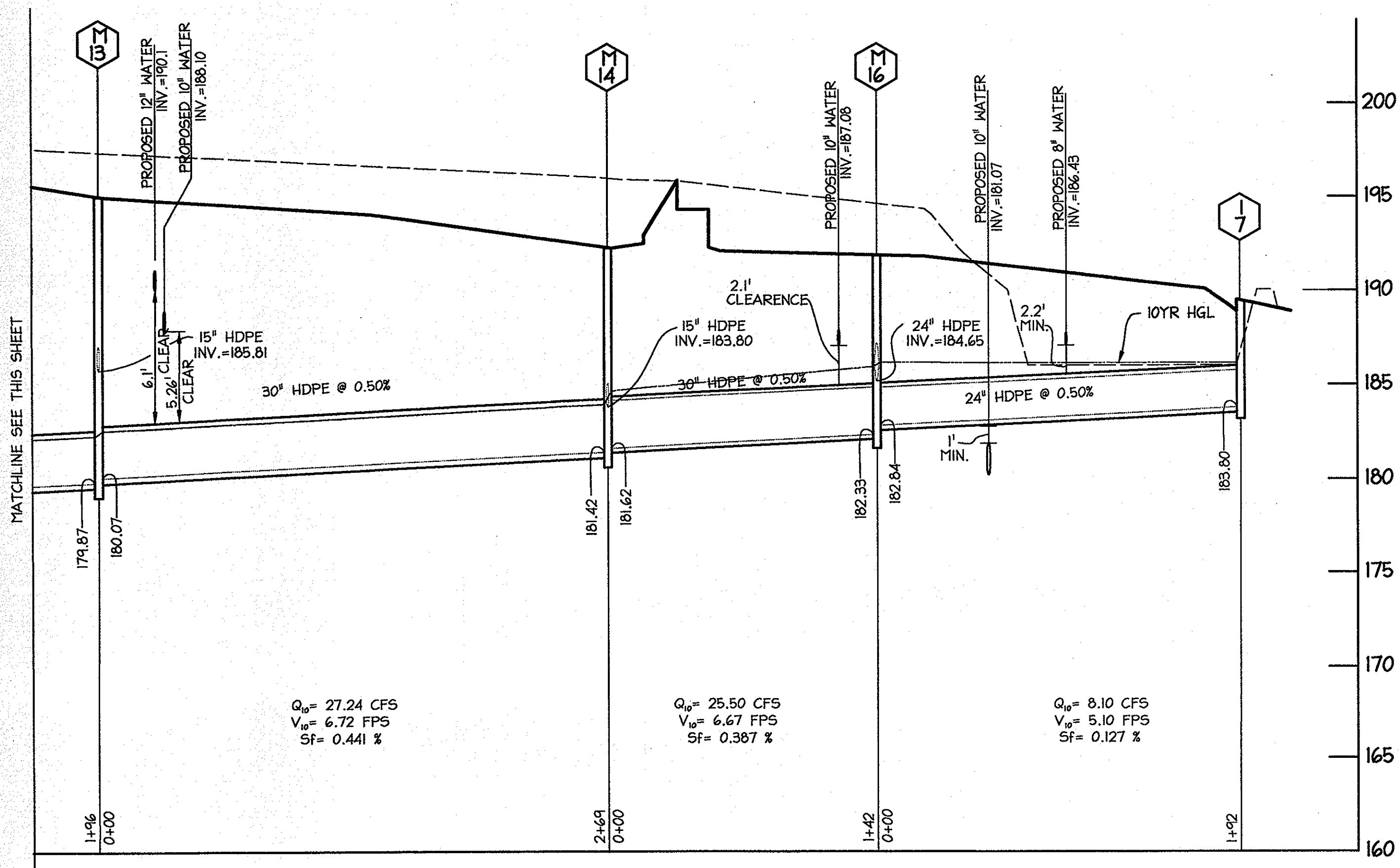
SDP-04-164



17 OF 31

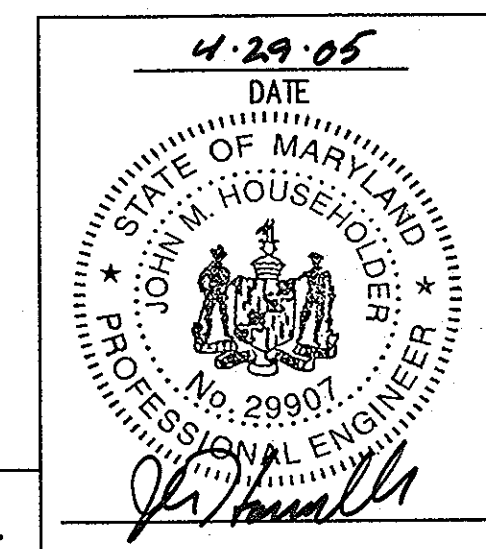
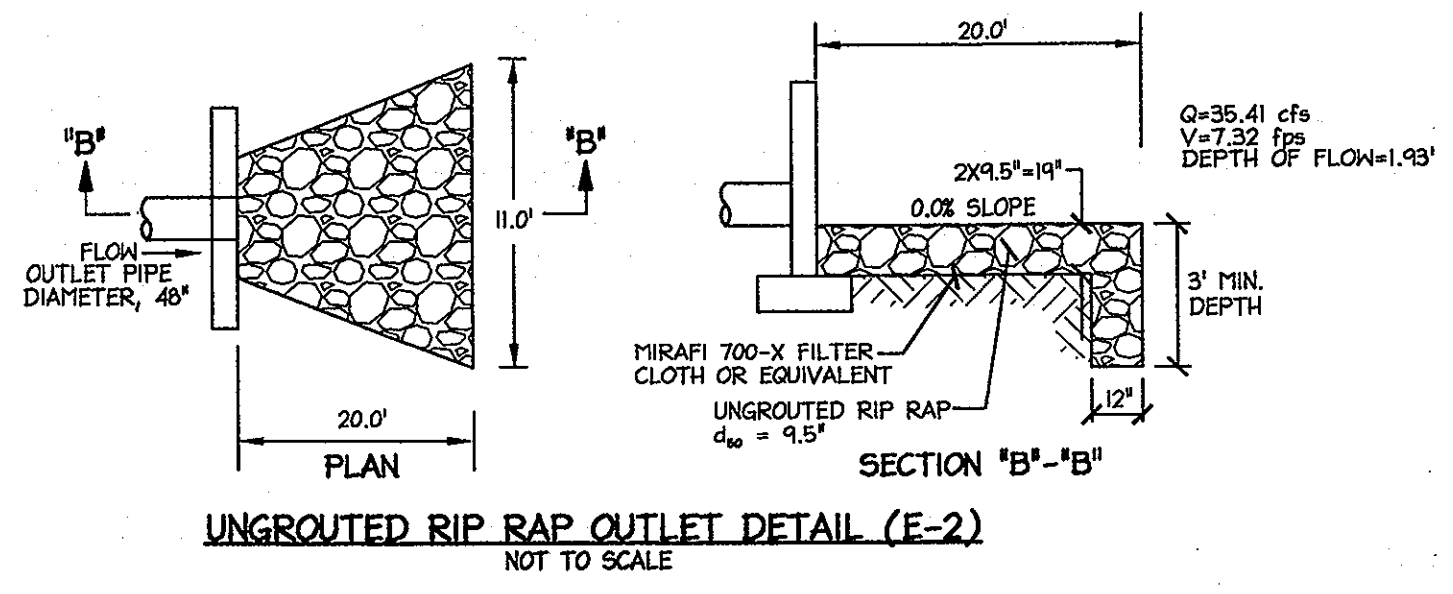


PIPE SCHEDULE		
SIZE (IN)	TYPE	LENGTH (FT)
24	HDPE	192
30	HDPE	607
36	HDPE	1044



STORM DRAIN PROFILES
 HORIZ: 1"=50'
 VERT: 1"=5'

STORM DRAIN STRUCTURE SCHEDULE						
STR. NO.	TOP ELEV.	INV. IN	INV. OUT	TYPE	NORTHING	EASTING
I-7	189.30		183.80	SHA 15' COG INLET DETAIL MD 374.62	543836	1377551
M-16	191.81	182.84	182.33	5' MANHOLE-HOCO STD DETAIL G.5.13	543855	1377356
M-14	192.25	181.62	181.42	5' MANHOLE-HOCO STD DETAIL G.5.13	543736	1377278
M-13	195.00	180.07	179.87	5' MANHOLE-HOCO STD DETAIL G.5.13	543886	1377053
M-12	196.50	178.89	178.39	5' MANHOLE-HOCO STD DETAIL G.5.13	543992	1376888
M-11	196.45	177.67	177.47	5' MANHOLE-HOCO STD DETAIL G.5.13	544155	1376897
M-10	190.30	175.66	175.46	5' MANHOLE-HOCO STD DETAIL G.5.13	544445	1377080
M-9	190.45	173.55	170.79	5' MANHOLE-HOCO STD DETAIL G.5.13	544768	1377285
E-2	174.00	170.00		36" TYPE "C" ENDWALL, HOCO STD DETAIL SD-5.21	544866	1377165



APPROVED: DEPARTMENT OF PLANNING AND ZONING
Cindy Hamrick 8/23/05
 Chief, Division of Land Development Date
Shelley D. 6/20/05
 Chief Development Engineering Division Date
Martha A. Cagle 8/22/05
 Director, Department of Planning and Zoning Date

Date	No.	Revision Description

DORSEY RUN INDUSTRIAL CENTER
PARCEL B
 Tax MAP 45, ELEC 10 ELECTION DISTRICT 1 PLAT 1010-41
OWNER / DEVELOPER SITE ADDRESS:
 MONTEVIDEO SOUTH BUSINESS TRUST
 C/O TRAMMELL CROW COMPANY
 7315 WISCONSIN AVENUE SUITE 300 W
 BETHESDA, MARYLAND 20814
 TEL. (301) 530-6200 FAX (301) 530-6131 * SEE EIT. 1

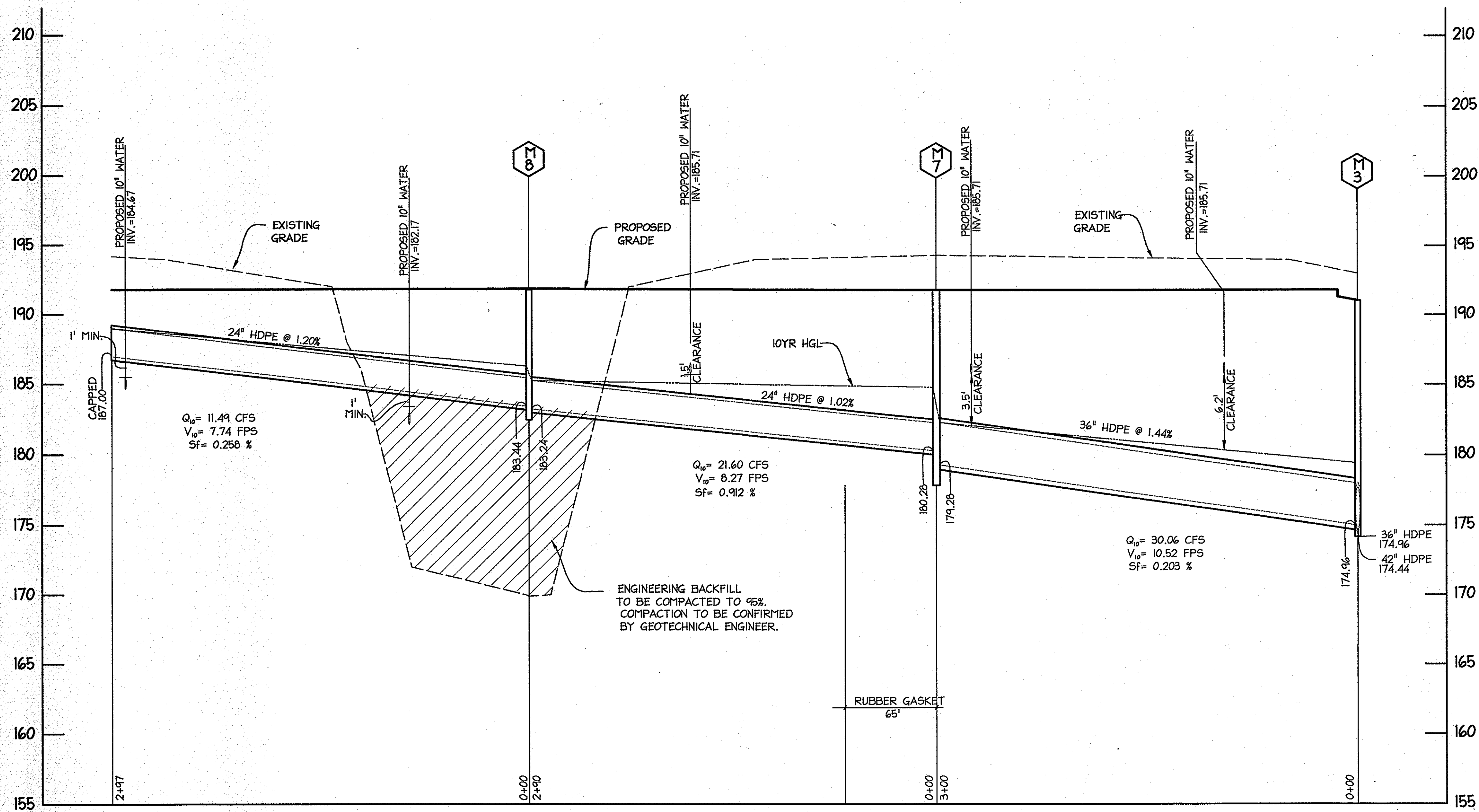


TITLE:
STORMDRAIN PROFILES

DESIGN: XDF SCALE: H 1:50; V 1:5 PROJECT: 036701.04
 DRAWN: DAM DATE: 9/17/04
 CHECKED: BAH APPROVED: JMH

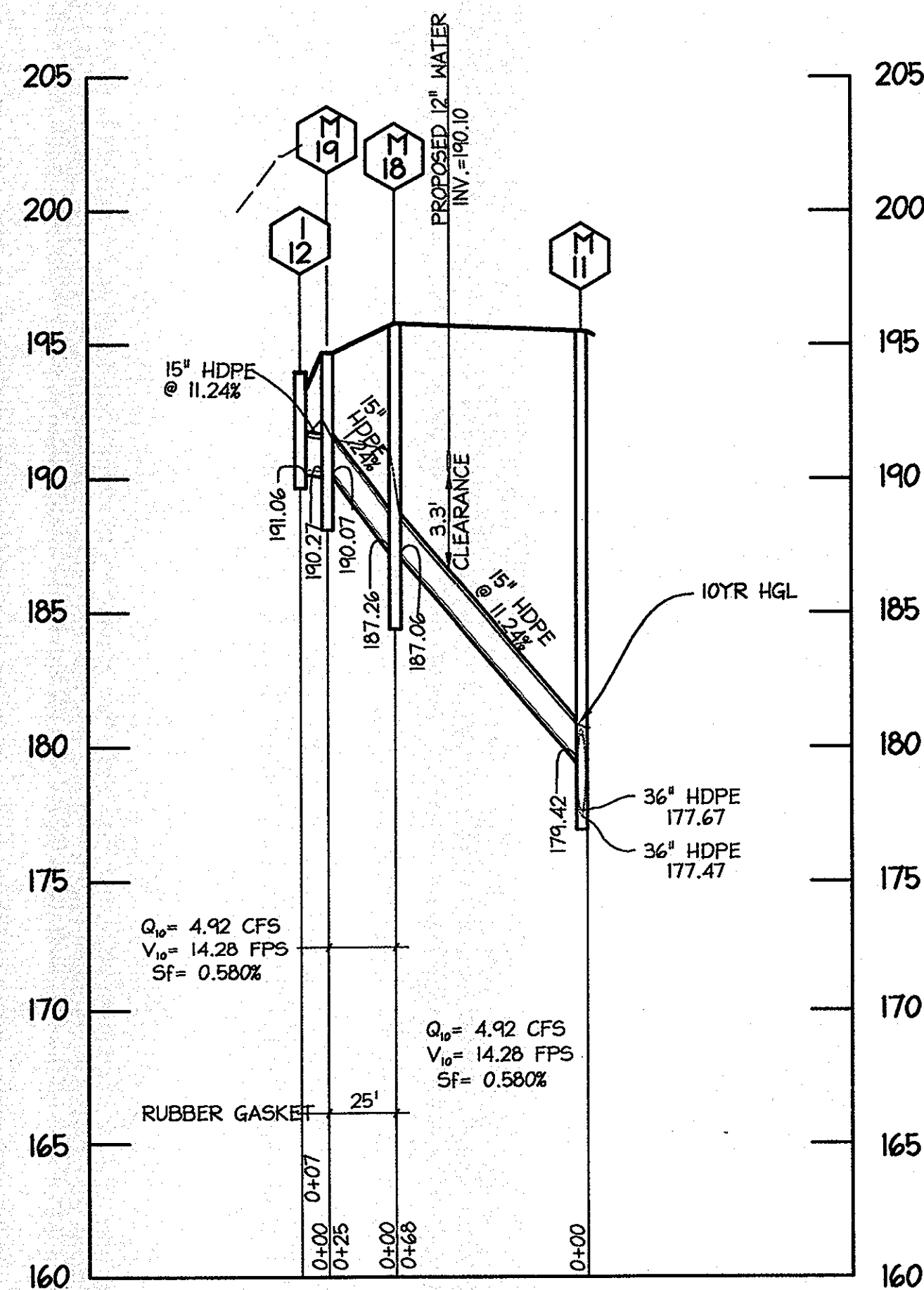
SDP-04-164

18 OF 31

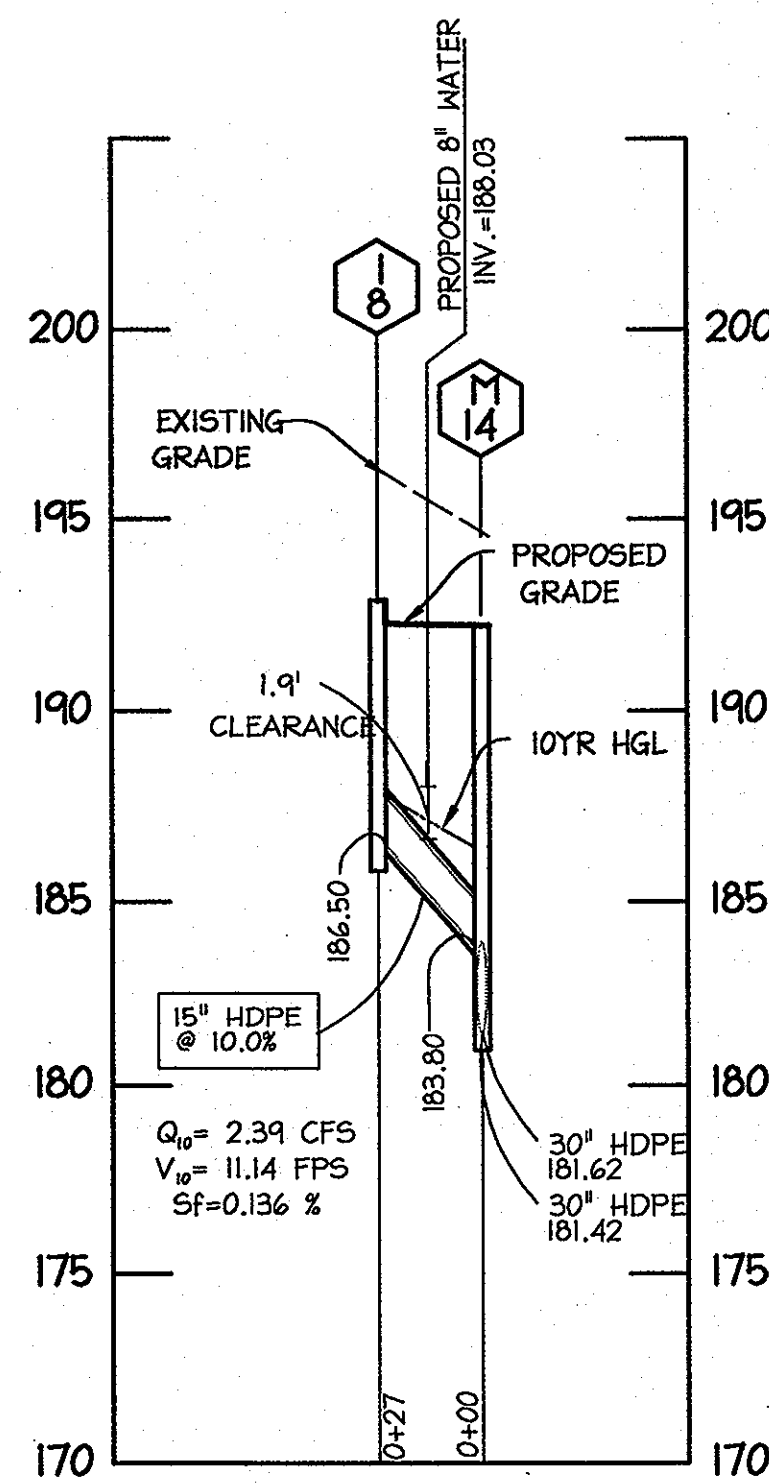


STORM DRAIN STRUCTURE SCHEDULE						
STR. NO.	TOP ELEV.	INV. IN	INV. OUT	TYPE	NORTHING	EASTING
I-8	193.30		186.50	15" COG INLET-SHA STD DETAIL MD 374.62	543722	1377251
I-9	195.80		189.00	15" COG INLET-SHA STD DETAIL MD 374.62	543863	1377037
I-12	195.10		191.06	A-5 INLET-HOCO STD DETAIL 5D-4.40	544047	1376984
M-19	194.70	190.27	190.07	4' MANHOLE-HOCO STD DETAIL G.5.12	544053	1376976
M-18	195.30	187.26	187.06	4' MANHOLE-HOCO STD DETAIL G.5.12	544090	1376934
M-8	191.80	183.44	183.24	4' MANHOLE-HOCO STD DETAIL G.5.12	544412	1377721
M-7	191.80	180.28	179.28	5' MANHOLE-HOCO STD DETAIL G.5.13	544654	1377881

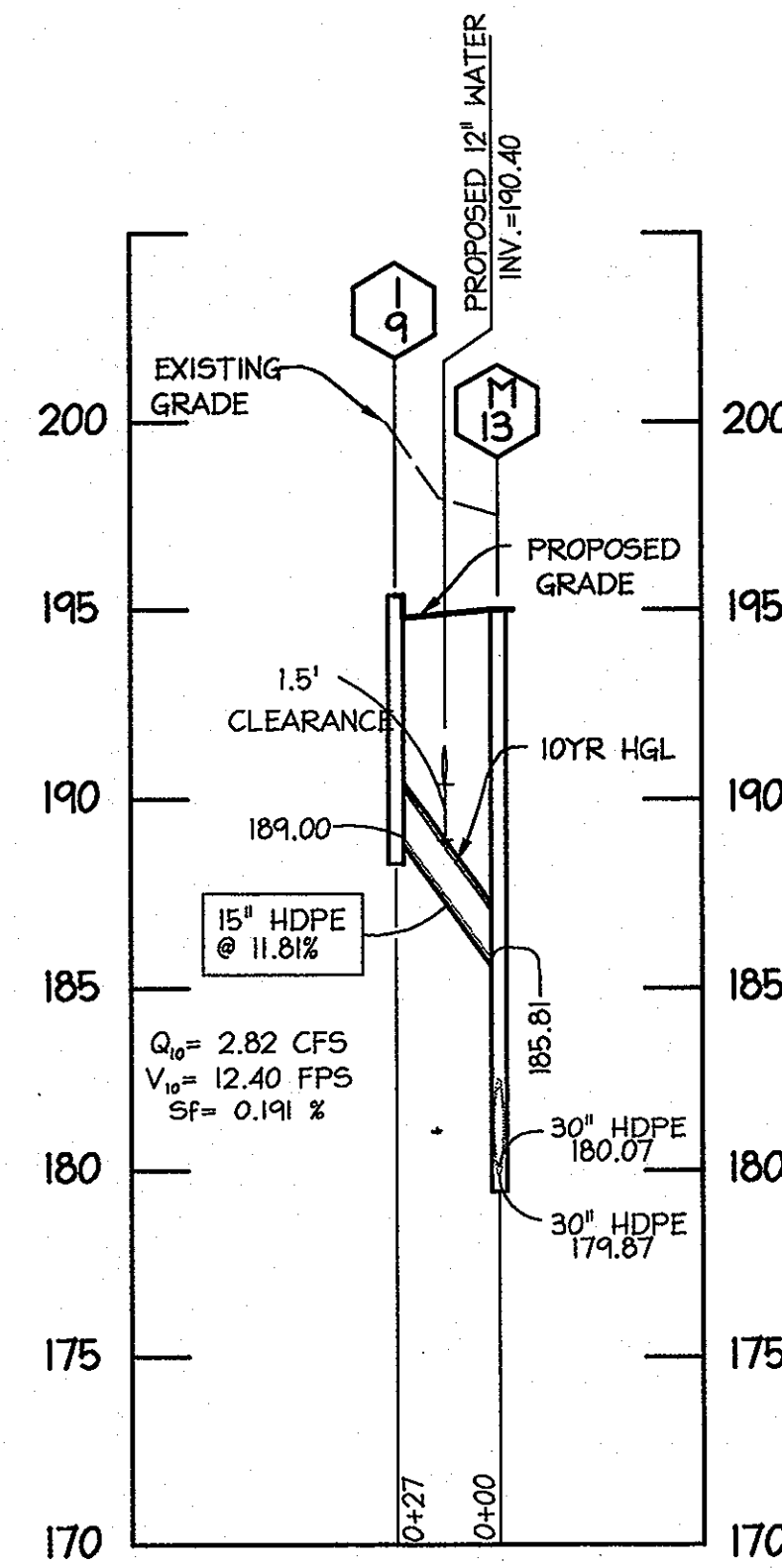
PIPE SCHEDULE		
SIZE (IN)	TYPE	LENGTH (FT)
15	HDPE	154
24	HDPE	587
36	HDPE	300



STORM DRAIN PROFILES
 HORZ. 1"=50'
 VERT. 1"=5'



STORM DRAIN PROFILES
 HORZ. 1"=50'
 VERT. 1"=5'



APPROVED: DEPARTMENT OF PLANNING AND ZONING

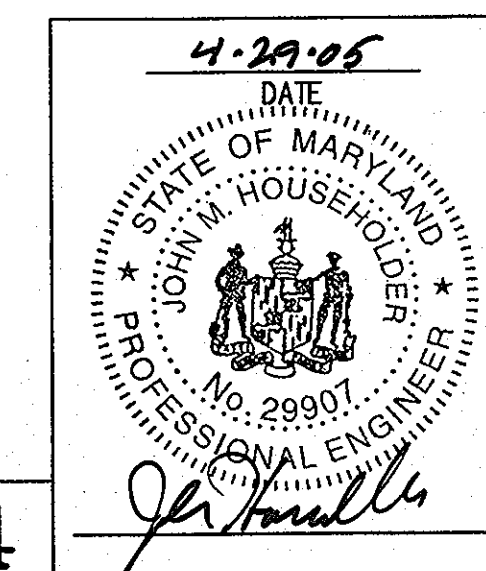
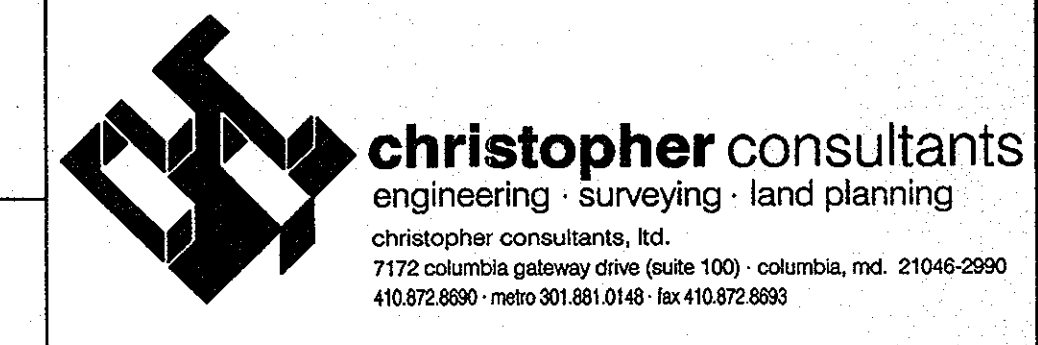
Anna Stewart 5/22/05
 Chief, Division of Land Development Date

John W. Householder 6/20/05
 Chief, Development Engineering Division M77 Date

Frank D. Rouse 8/22/05
 Director, Department of Planning and Zoning Date

Date No. Revision Description

DORSEY RUN INDUSTRIAL CENTER
PARCEL B
 TAX MAP 43, GRID 10 ELECTION DISTRICT 1 PLAT 11620-41
OWNER / DEVELOPER SITE ADDRESS:
 MONTEVIDEO SOUTH BUSINESS TRUST
 C/O TRAMMELL CROW COMPANY
 7315 WISCONSIN AVENUE SUITE 300 W
 BETHESDA, MARYLAND 20814
 TEL (301) 530-6200 FAX (301) 530-6131 #SEE SHEET 1

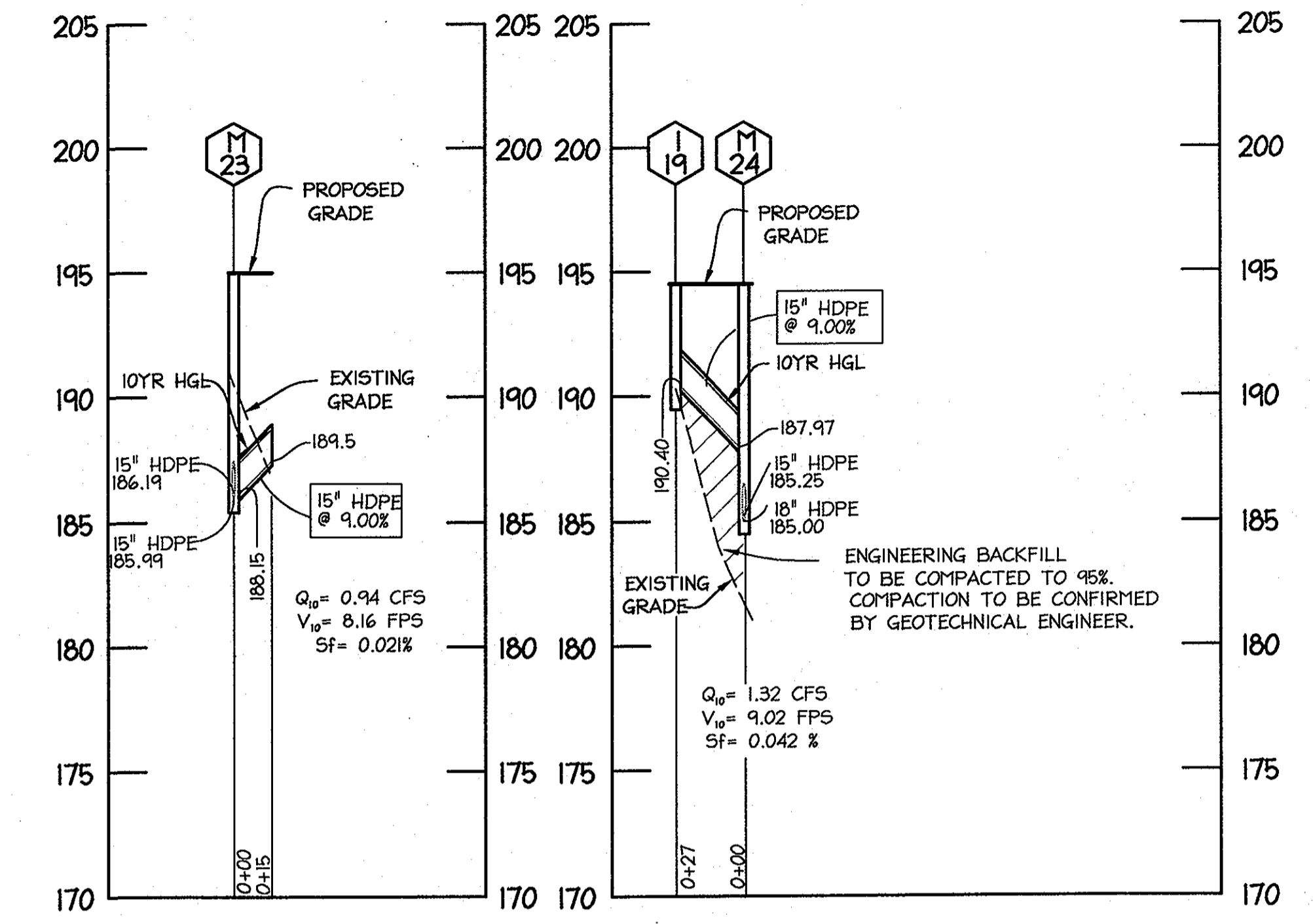
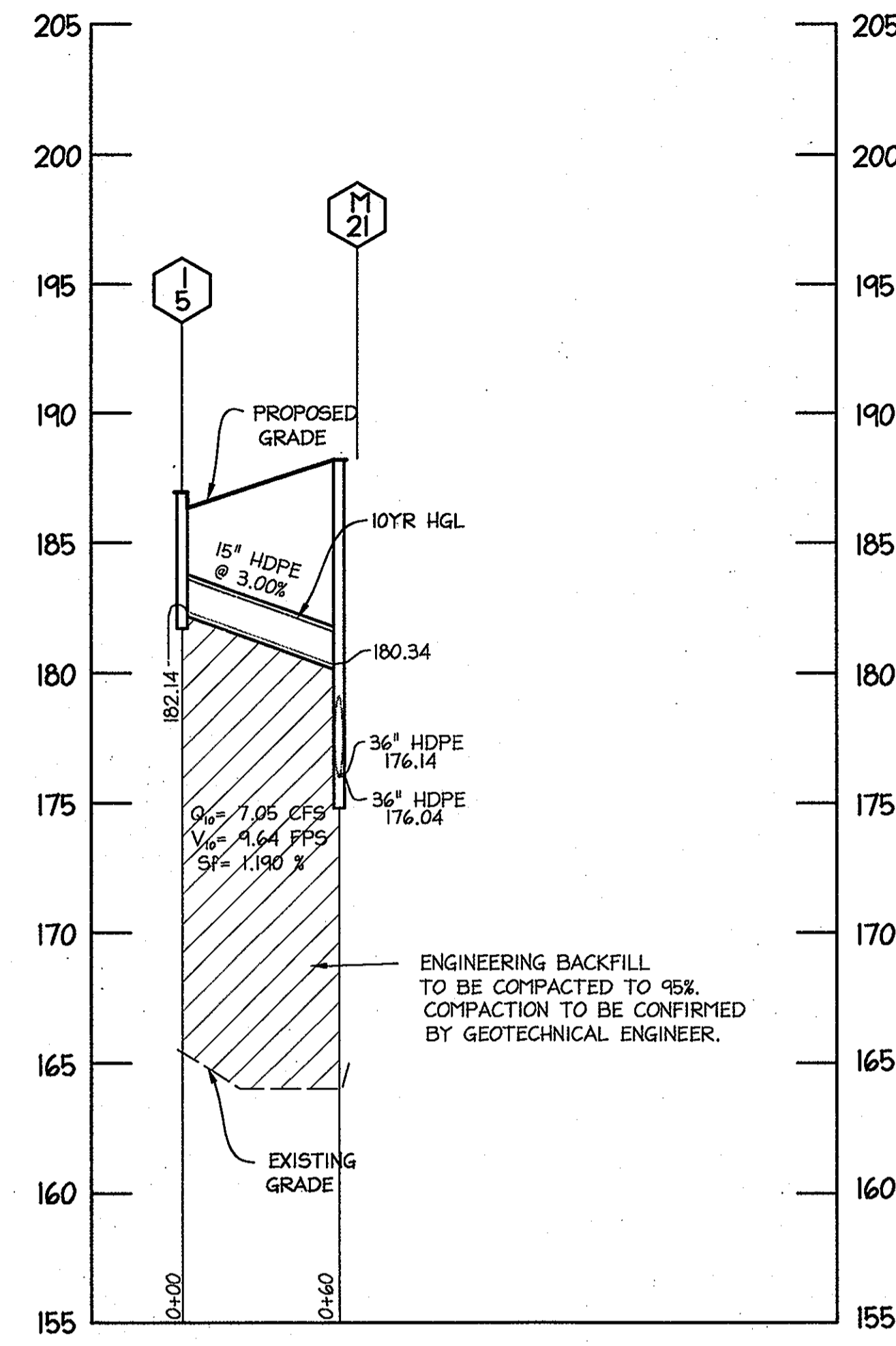
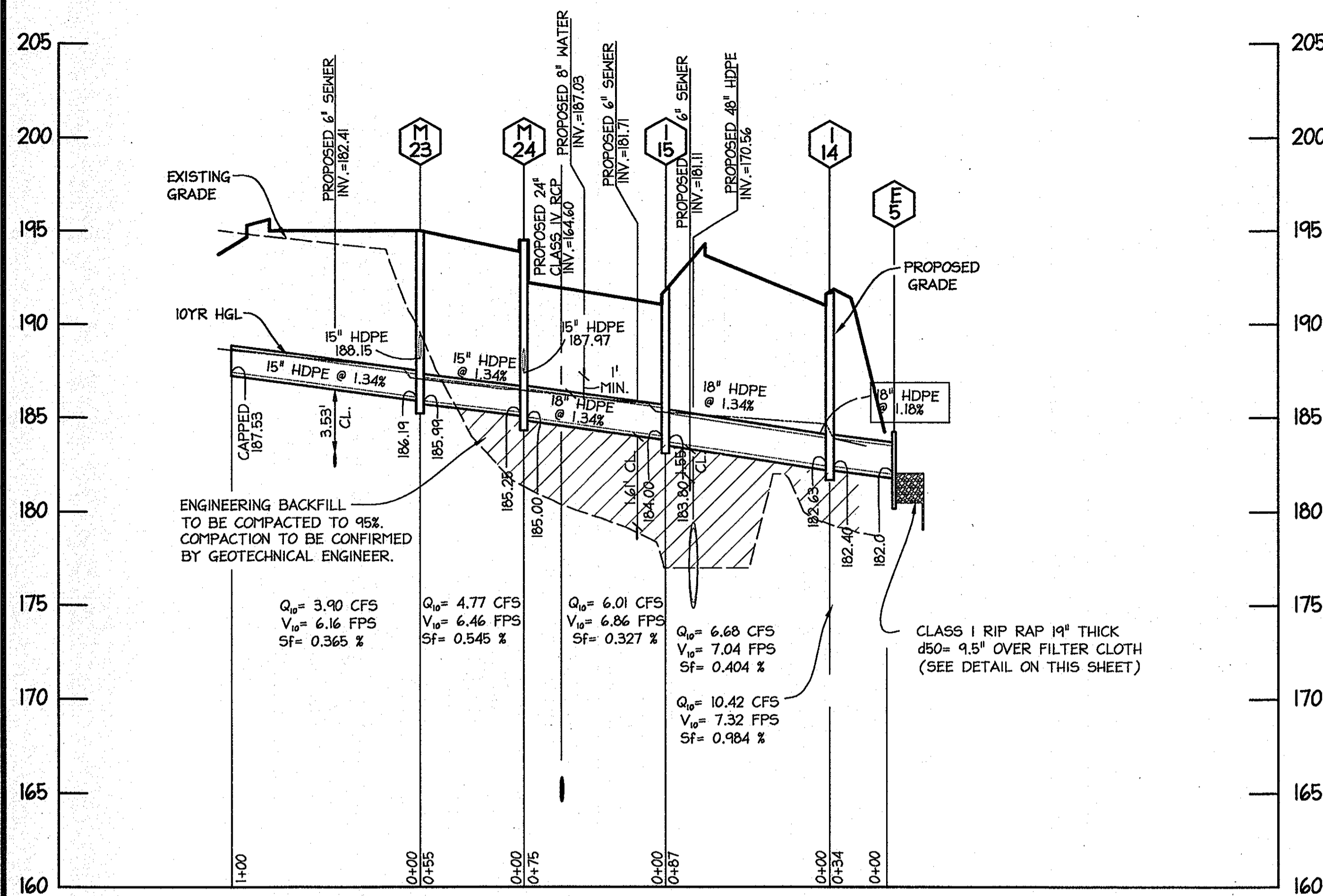


TITLE: **STORMDRAIN PROFILES**

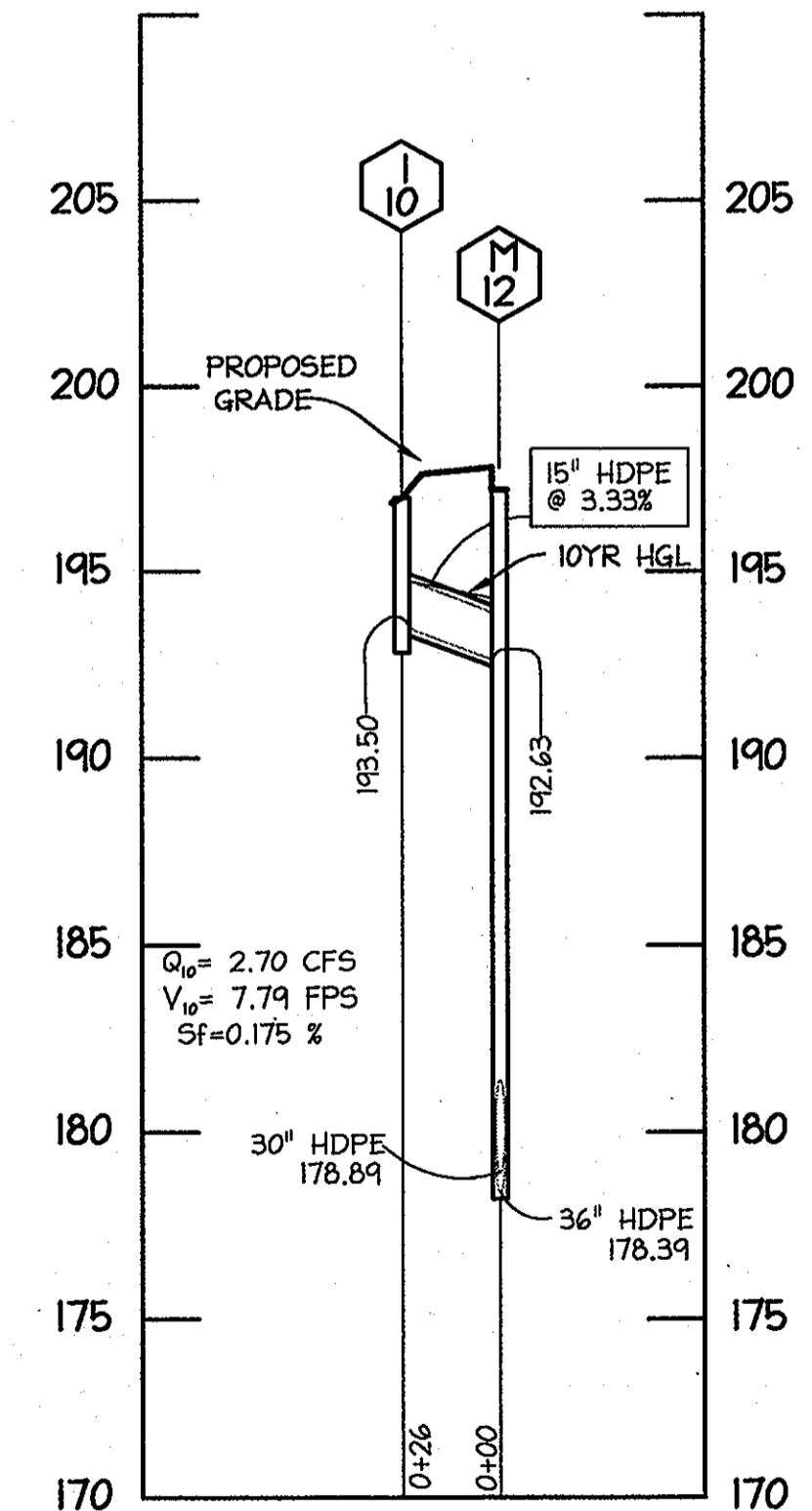
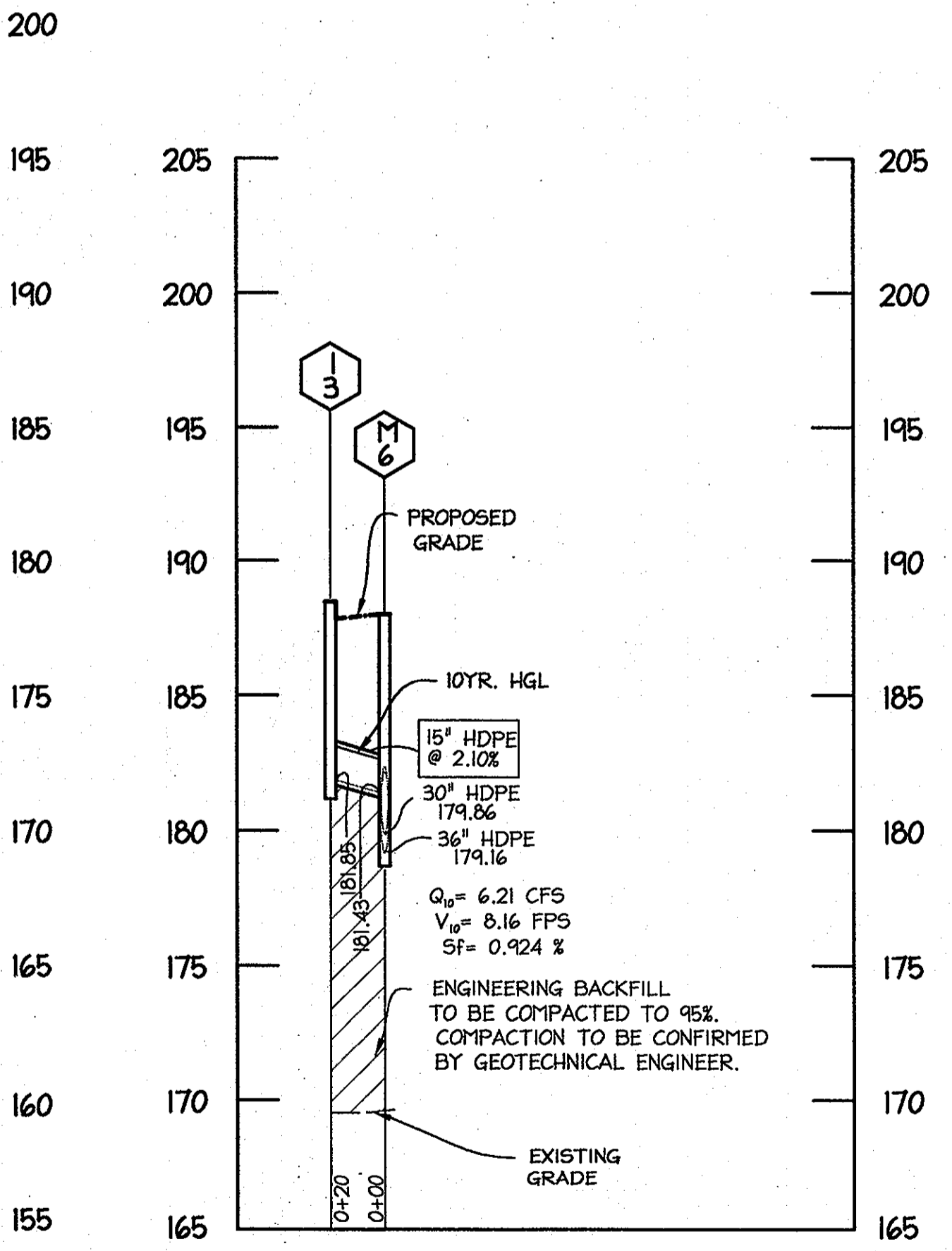
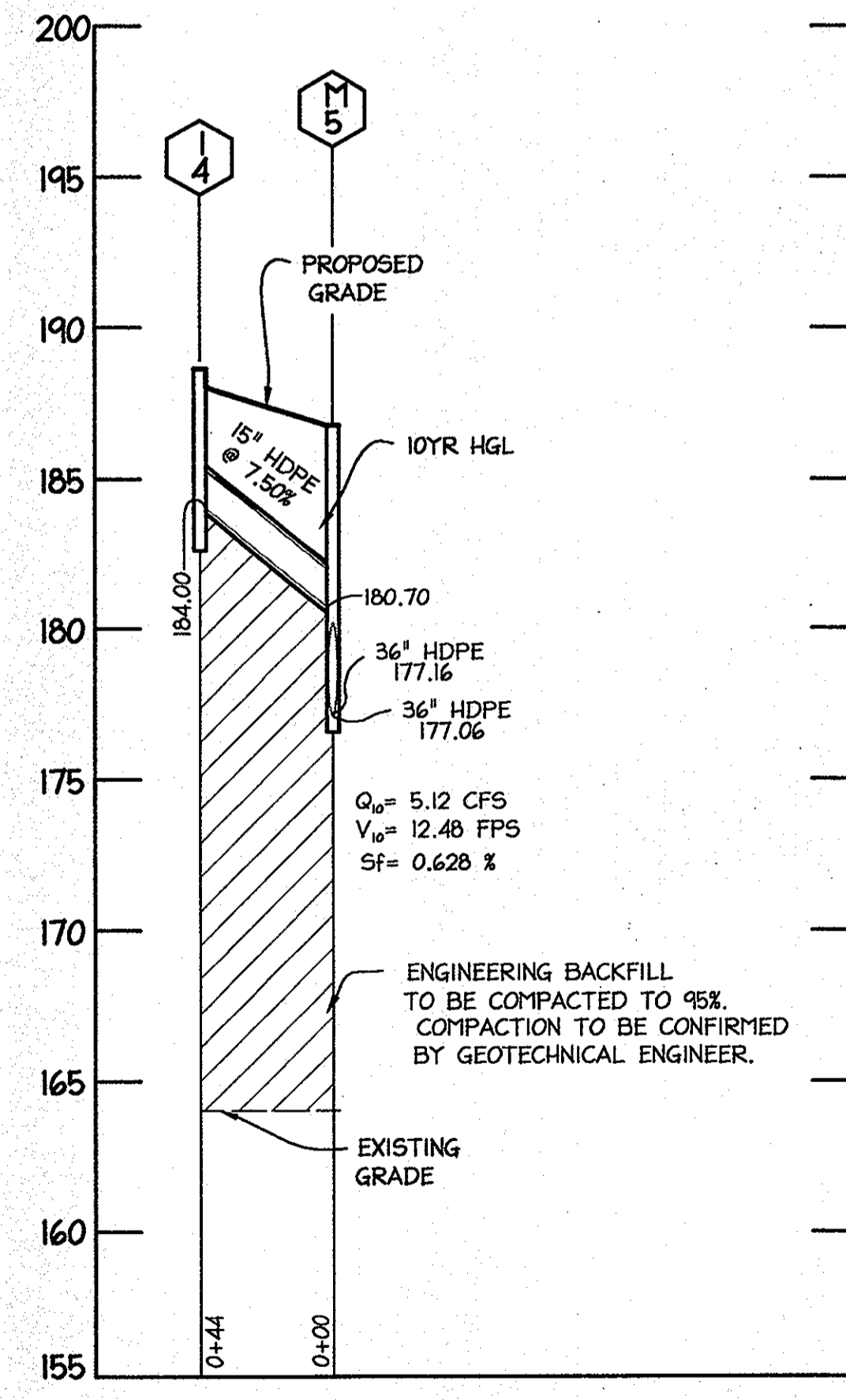
DESIGN: BAM SCALE: H 1:50; V 1:5 PROJECT: 036701.04
 DRAWN: DAM DATE: 9/17/04
 CHECKED: JMH APPROVED:

SDP-04-164

19 OF 31



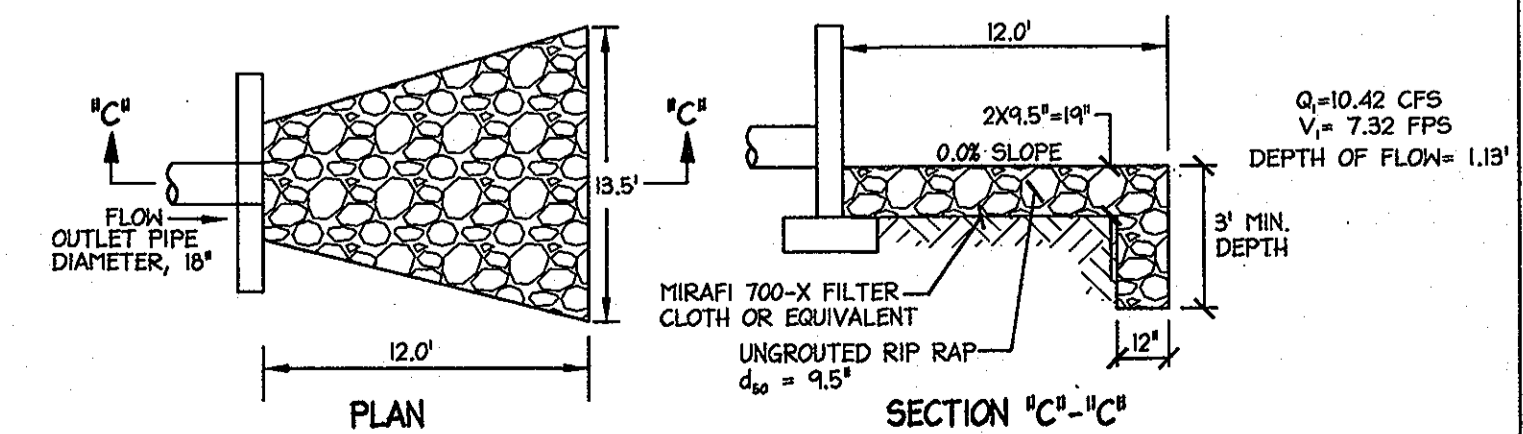
PIPE SCHEDULE		
SIZE (IN)	TYPE	LENGTH (FT)
15	HDPE	347
18	HDPE	196



STORM DRAIN STRUCTURE SCHEDULE					
STR. NO.	TOP ELEV.	INV. IN	INV. OUT	TYPE	TYPE
1-10	197.00		193.50	TYPE "D" INLET-HOCO STD DETAIL SD 4.39	543972 1376870
1-3	188.80		181.85	SHA 15' COG INLET DETAIL MD 374.62	544258 1377828
1-4	184.30		184.00	SHA 15' COG INLET DETAIL MD 374.62	544593 1378047
1-19	193.90		190.40	A-5 INLET-HOCO STD DETAIL SD-4.40	545135 1377549
M-23	194.95	186.19	185.99	4' MANHOLE-HOCO STD DETAIL SD-4.40	545127 1377609
M-24	193.80	185.25	185.00	4' MANHOLE-HOCO STD DETAIL SD-4.40	545158 1377563
1-15	191.60	184.00	183.80	A-5 INLET-HOCO STD DETAIL SD-4.40	545187 1377492
1-14	192.00	182.63	182.40	SHA 20' COG INLET DETAIL MD 374.62	545263 1377532
E-5	184.25	182.00		18" TYPE "C" ENDWALL, HOCO STD DETAIL 5.21	544182 1377518
1-5	186.90	182.14		A-5 INLET-HOCO STD DETAIL SD-4.40	544750 1378151

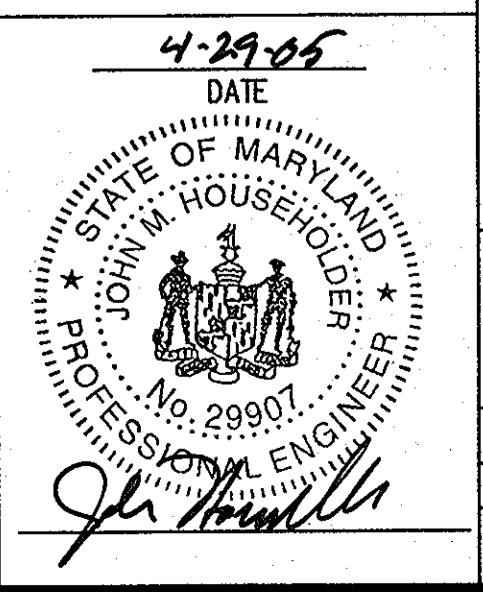
STORM DRAIN PROFILES

HORIZ: 1"=50'
VERT: 1"=5'



UNROUTED RIP RAP OUTLET DETAIL (E-5)
NOT TO SCALE

SDP-04-164



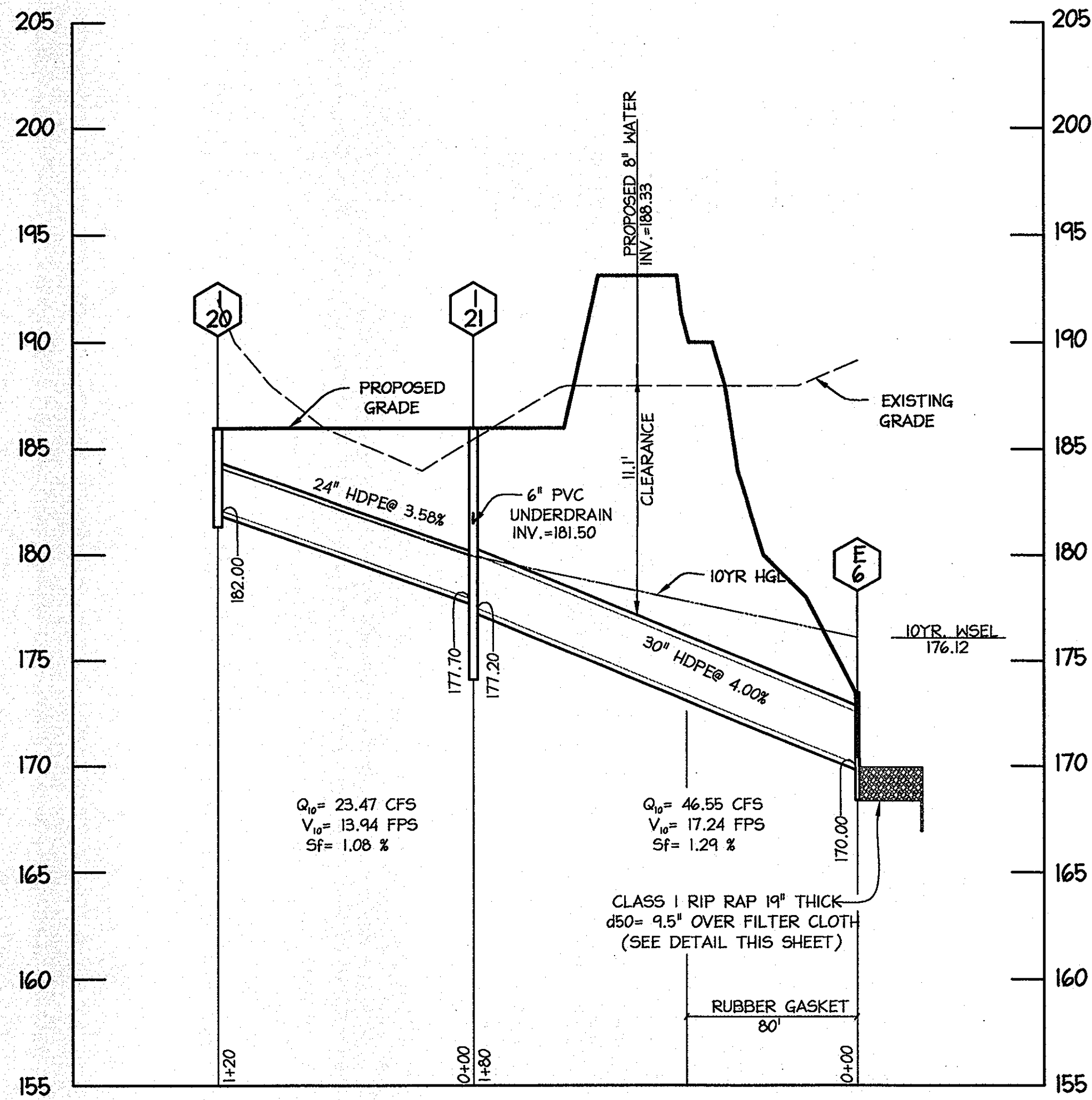
APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Chief, Division of Land Development
 Chief, Development Engineering Division
 Director, Department of Planning and Zoning

DORSEY RUN INDUSTRIAL CENTER
PARCEL B
 TAX MAP 45, GRID 16 ELECTION DISTRICT 1 PLAT 1742-41
OWNER / DEVELOPER
 MONTEVEDO SOUTH BUSINESS TRUST
 C/O TRAMMELL CROW COMPANY
 7315 WISCONSIN AVENUE SUITE 300 W
 BETHESDA, MARYLAND 20814
 TEL. (301) 530-6200 FAX (301) 530-6131

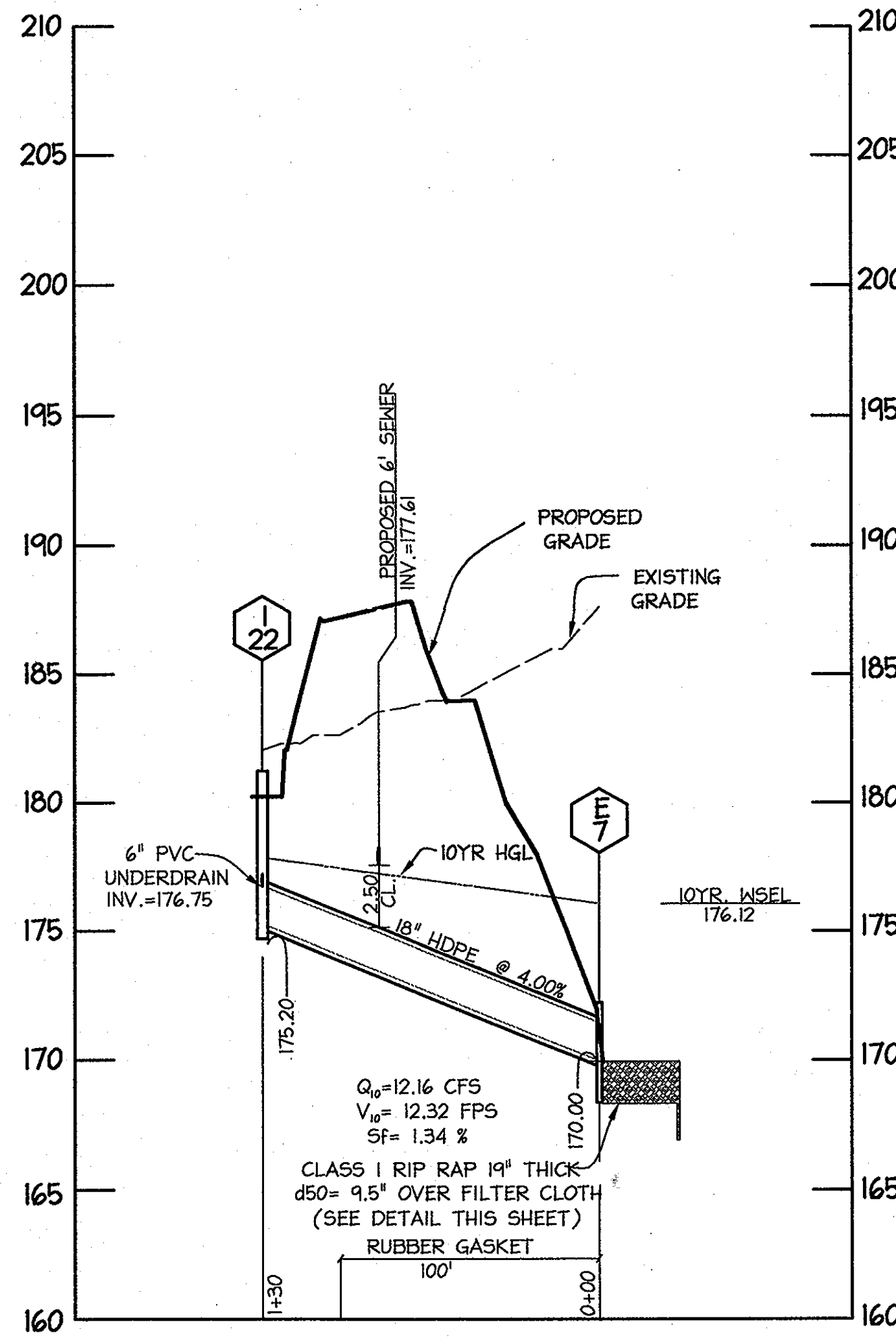
christopher consultants
 engineering · surveying · land planning
 christopher consultants, inc.
 7172 columbia gateway drive (suite 100) · columbia, md. 21046-2990
 410.872.8890 · metro 301.681.0148 · fax 410.872.8893

STORM DRAIN PROFILES

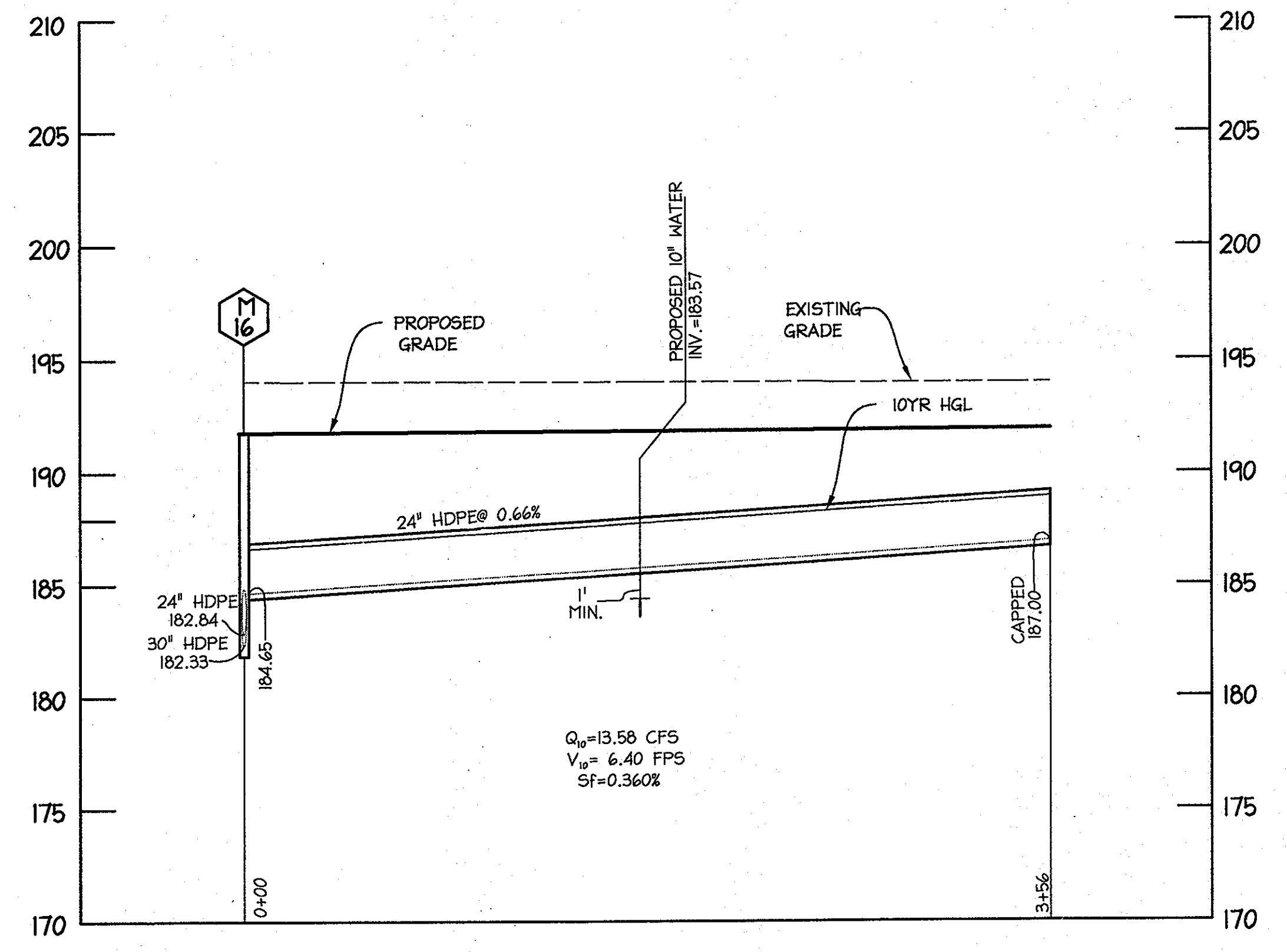
DESIGN: BAM SCALE: H 1:50; V 1:5 PROJECT: 036701.04
 DRAWN: DAM DATE: 9/17/04
 CHECKED: JMH APPROVED: **20 OF 31**



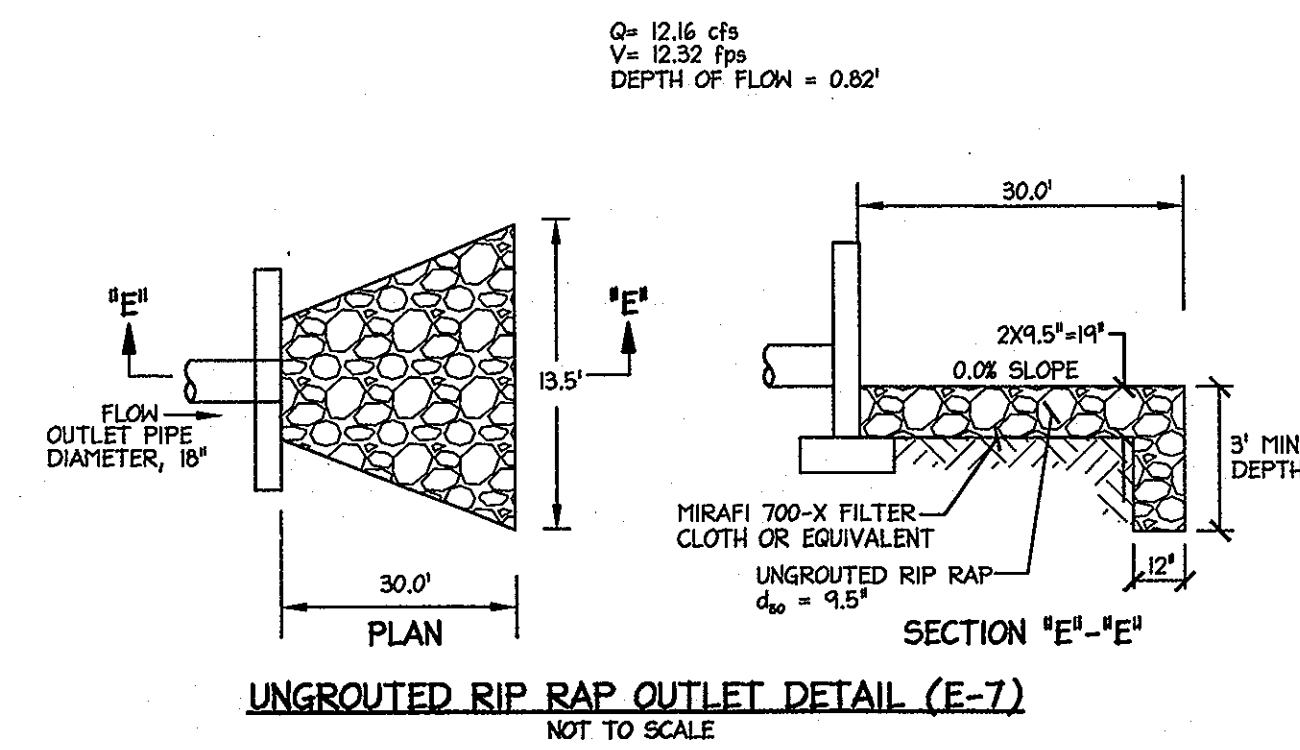
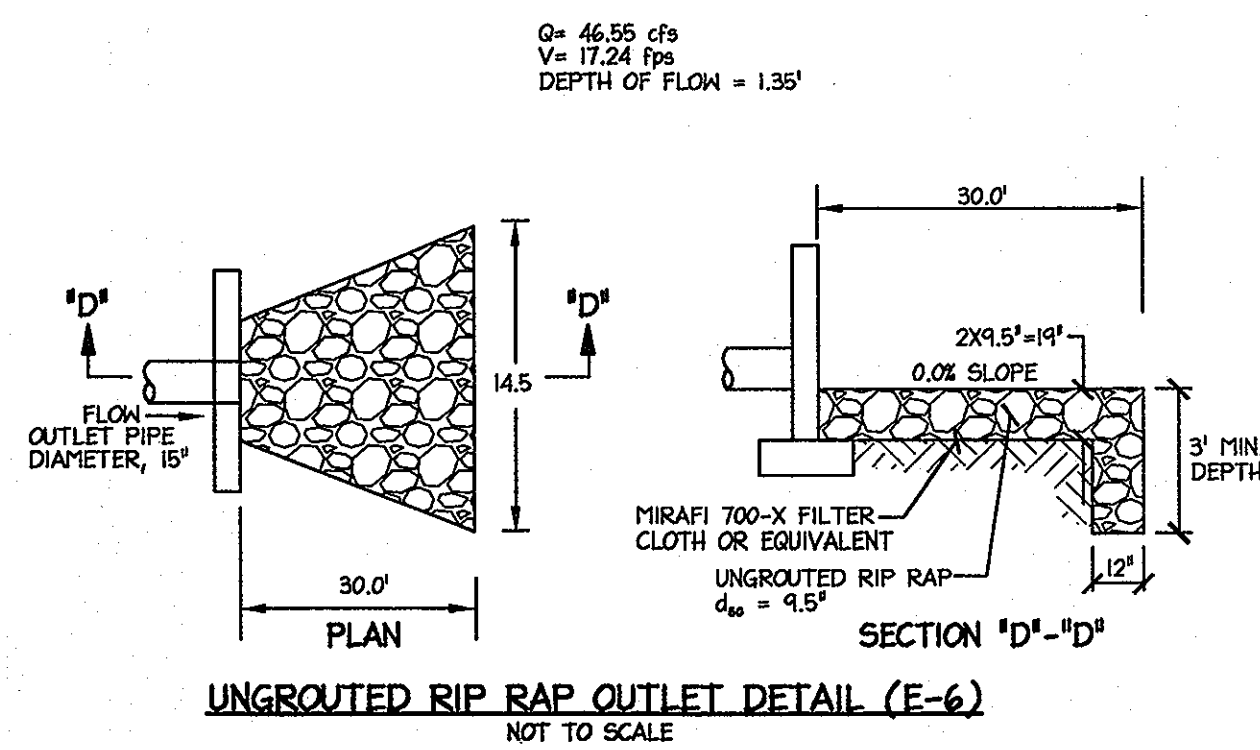
STORM DRAIN PROFILES
HORIZ: 1"=50'
VERT: 1"=5'



STORM DRAIN PROFILES
HORIZ: 1"=50'
VERT: 1"=5'



STORM DRAIN PROFILES
HORIZ: 1"=50'
VERT: 1"=5'

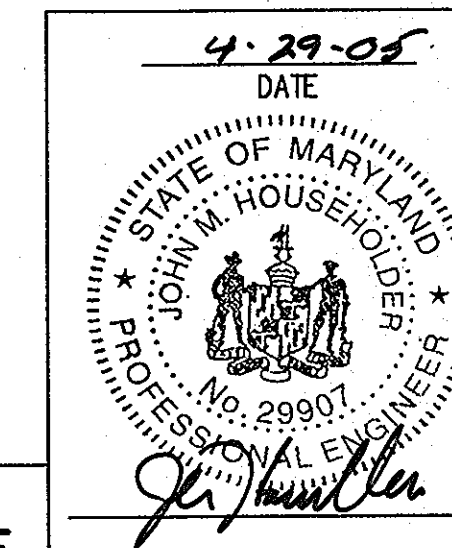
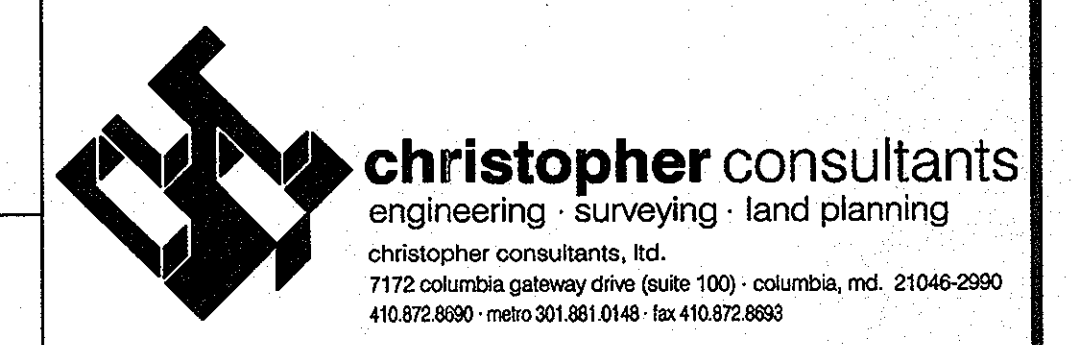


STORM DRAIN STRUCTURE SCHEDULE						
STR. NO.	TOP ELEV.	INV. IN	INV. OUT	TYPE	NORTHING	EASTING
I-20	186.00	177.70	182.00	MODIFIED TYPE "D" INLET-HOCO STD DETAIL SD 4.39 (3.5' X 3.5' INSIDE DIMENSIONS W/4-2' THROATS)	544717	1377064
I-21	186.00	177.70	177.20	MODIFIED TYPE "D" INLET-HOCO STD DETAIL SD 4.39 (3.5' X 3.5' INSIDE DIMENSIONS W/4-2' THROATS)	544574	1376990
I-22	181.25	176.20	175.20	TYPE "D" INLET-HOCO STD DETAIL SD 4.39 (W/3-1'-7" THROATS)	545365	1377413
E-6	173.50	170.00		30" TYPE "C" ENDWALL-HOCO STD DETAIL 5.21	544840	1377126
E-7	172.25	170.00		18" TYPE "C" ENDWALL-HOCO STD DETAIL 5.21	545260	1377341

PIPE SCHEDULE		
SIZE (IN)	TYPE	LENGTH (FT)
18	HDPE	130
24	HDPE	476
30	HDPE	180

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Chief, Division of Land Development 5/23/05
 Chief, Development Engineering Division MRJ 6/20/05
 Director, Department of Planning and Zoning 8/12/05

DATE: 8/23/05
 NO. 1
 REVISION DESCRIPTION:
 DORSEY RUN INDUSTRIAL CENTER
 PARCEL B
 7315 WISCONSIN AVENUE SUITE 300 W
 BETHESDA, MARYLAND 20814
 TEL: (301) 530-6200 FAX: (301) 530-6131

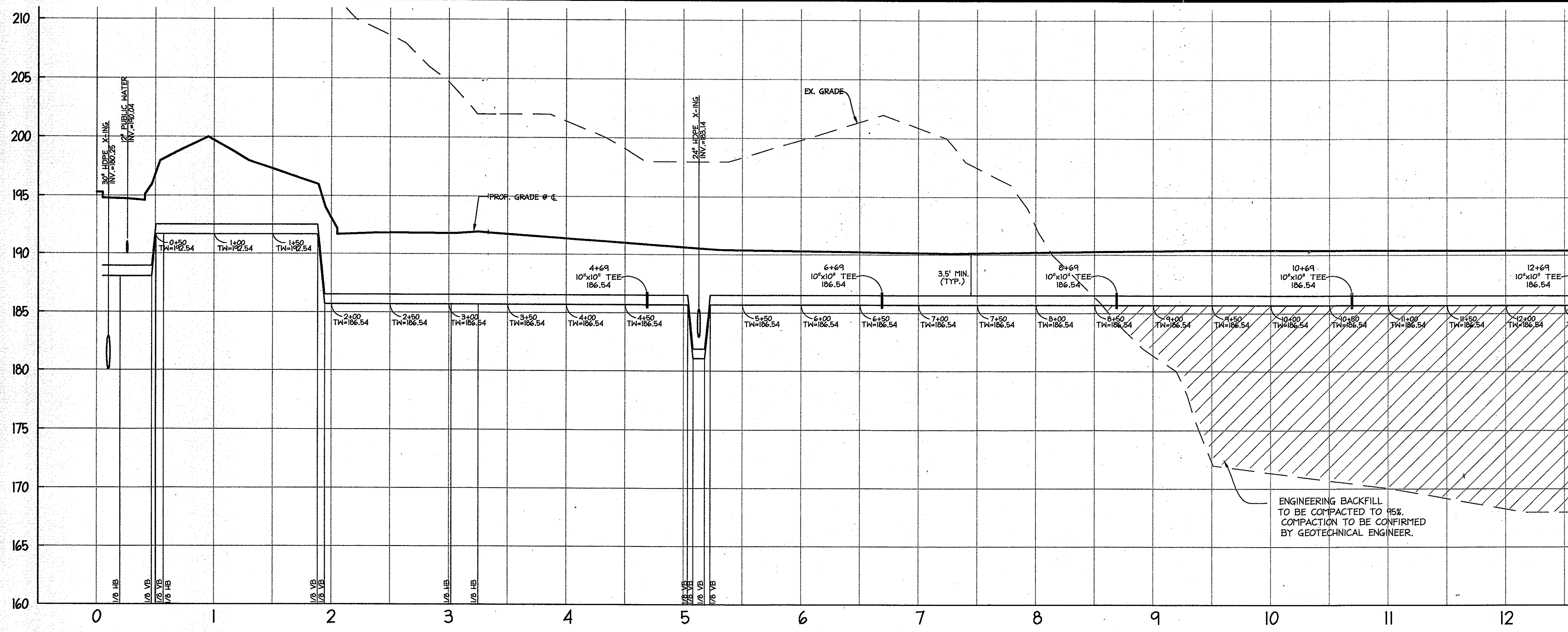


GP-05-35 SDP-04-164

TITLE: STORMDRAIN PROFILES

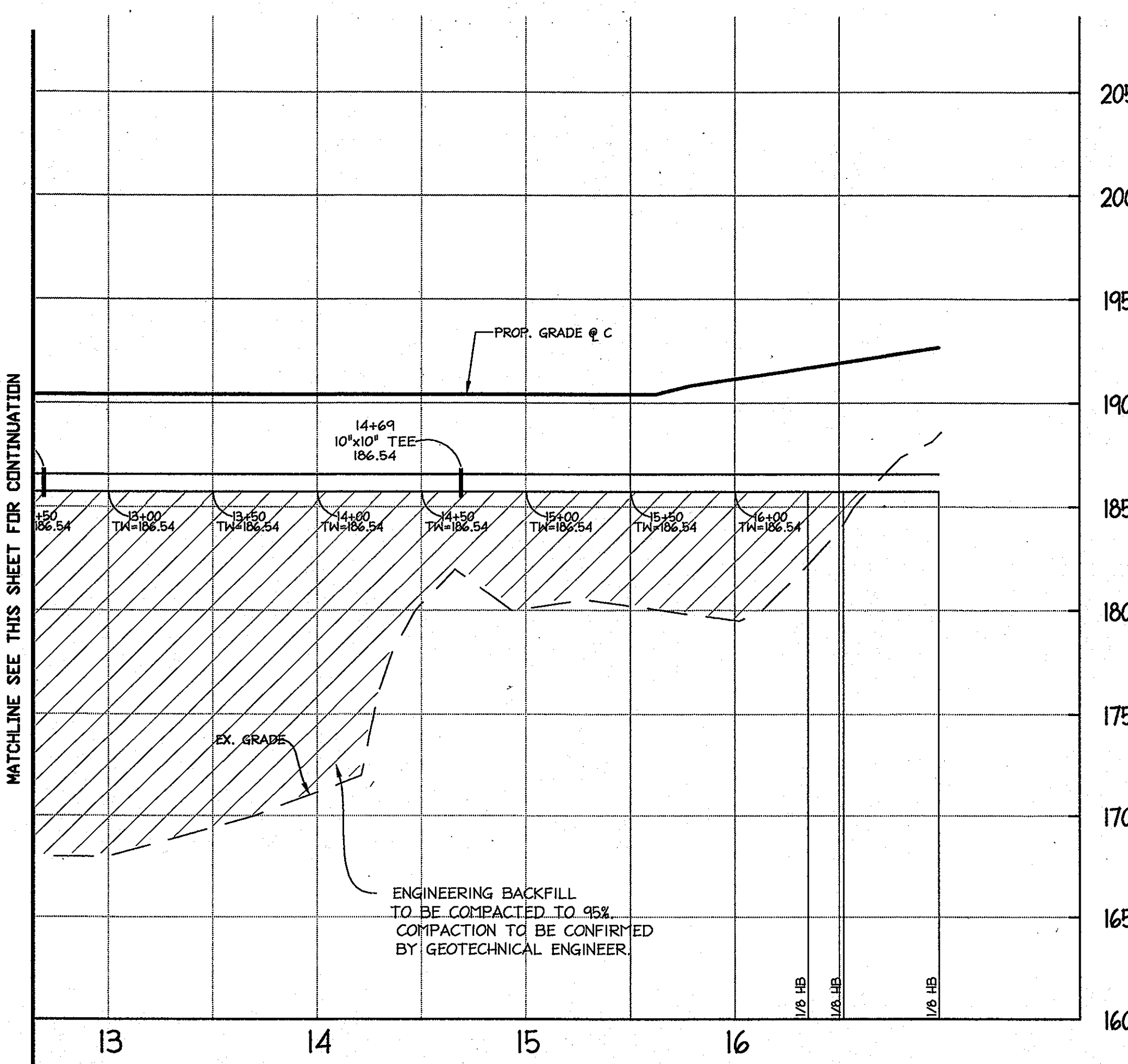
DESIGN: XDF SCALE: H 1:50, V 1:5 PROJECT: 036701.04
 DRAWN: DAM DATE: 9/17/04
 CHECKED: JMH APPROVED: JMH 21 OF 31

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

MATCHLINE SEE THIS SHEET FOR CONTINUATION



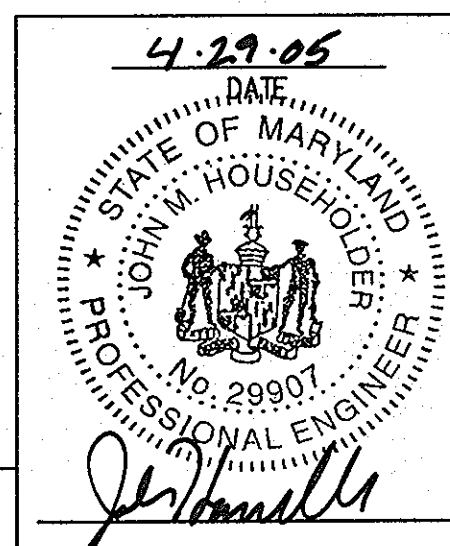
10" WATER PROFILE
SCALE: HORIZ. 1"=50'
VERT. 1"=5'

MATCHLINE SEE THIS SHEET FOR CONTINUATION

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Chris Hamilton 8/25/05
 Chief, Division of Land Development Date
Paul K... 6/20/05
 Chief, Development Engineering Division (M&D) Date
Frank D. ... 8/23/05
 Director, Department of Planning and Zoning Date

Date	No.	Revision Description

**DORSEY RUN INDUSTRIAL CENTER
 PARCEL B**
 TAX MAP 43, GRID 10 ELECTION DISTRICT 1 PLAT 1140-A1
OWNER / DEVELOPER
 MONTEVIDEO SOUTH BUSINESS TRUST
 C/O TRAMMELL CROW COMPANY
 7315 WISCONSIN AVENUE SUITE 300 W
 BETHESDA, MARYLAND 20814
 TEL. (301) 530-6200 FAX (301) 530-6131

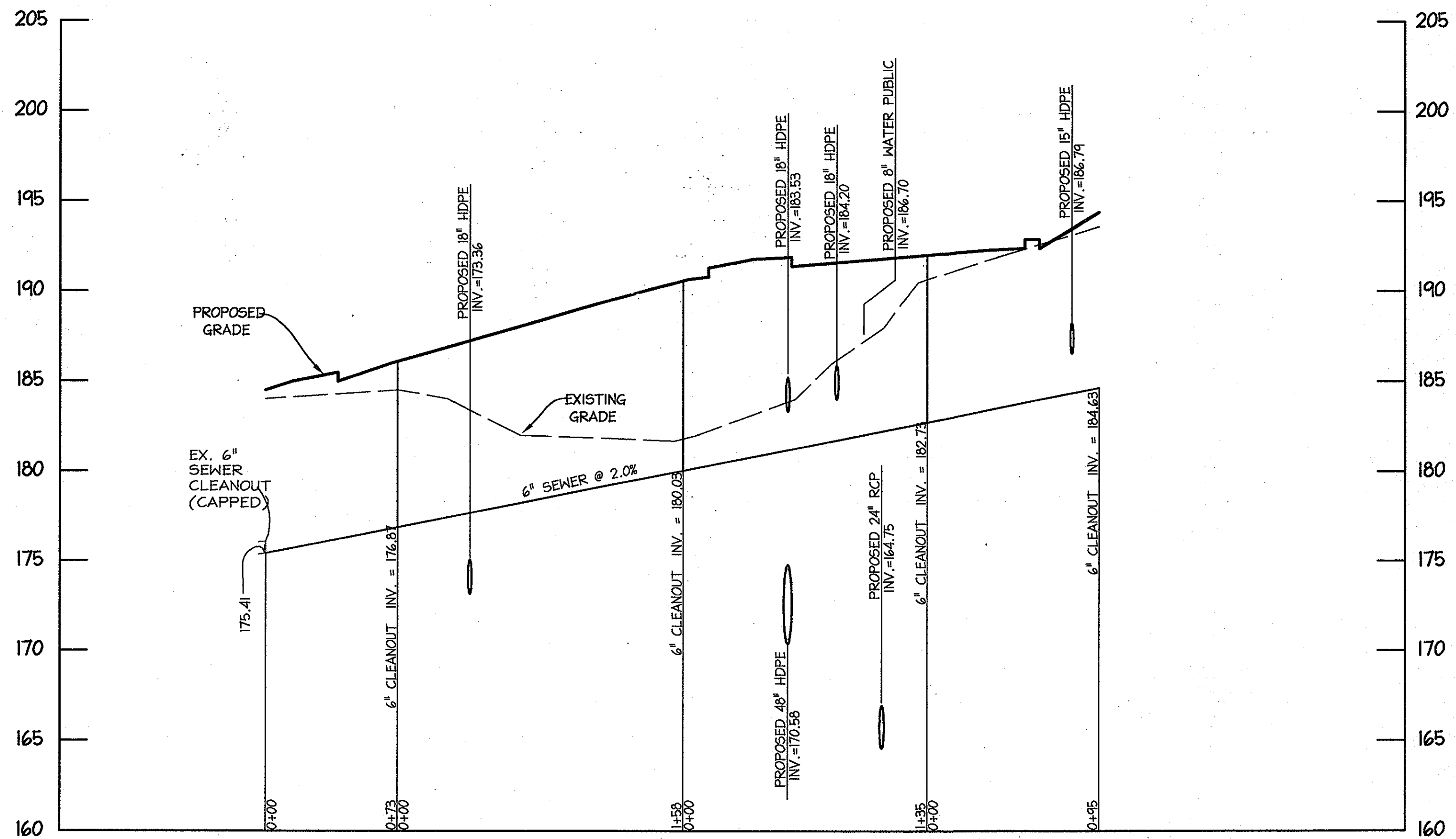
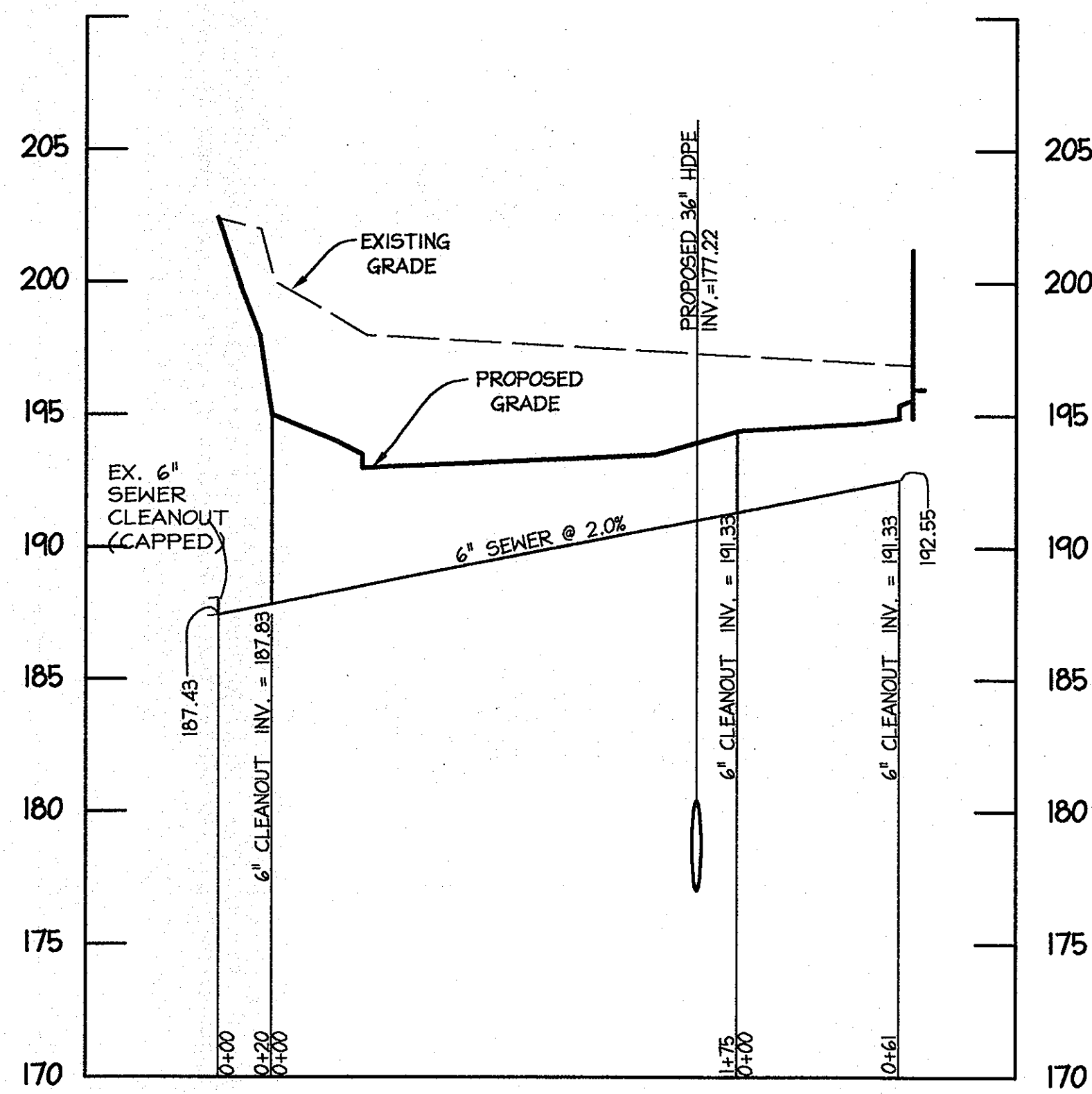


TITLE:
WATER PROFILES

DESIGN: BAM	SCALE: AS SHOWN	PROJECT: 036701.04
DRAWN: DAM	DATE: 9/17/04	
CHECKED: JMH	APPROVED: JMH	

SDP-04-164

22 OF 31



APPROVED: DEPARTMENT OF PLANNING AND ZONING

Cindy Hamstra 8/23/05
Chief, Division of Land Development Date

Mark J. Cagle 6/20/05
Chief, Development Engineering Division Date

Mark J. Cagle 8/23/05
Director, Department of Planning and Zoning Date

Date	No.	Revision Description

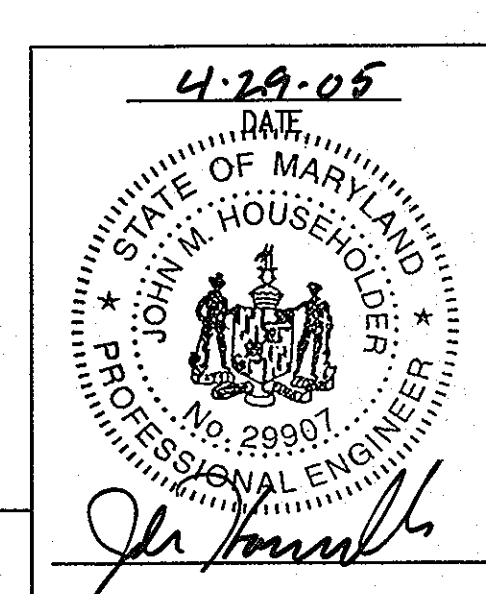
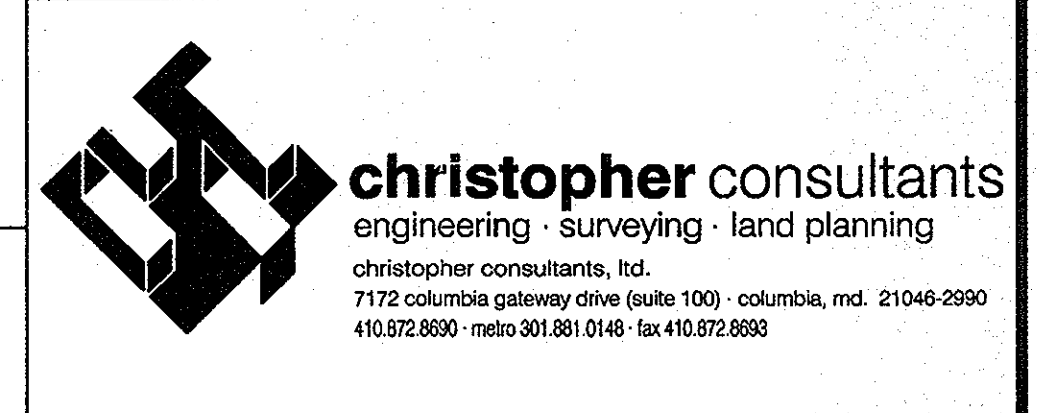
**DORSEY RUN INDUSTRIAL CENTER
PARCEL B**

Tax MAP 42, GRID 16 ELECTION DISTRICT 1 PLAT 19610-41

OWNER / DEVELOPER

MONTEVIDEO SOUTH BUSINESS TRUST
C/O TRAMMELL CROW COMPANY
7315 WISCONSIN AVENUE SUITE 300 W
BETHESDA, MARYLAND 20814
TEL. (301) 530-6200 FAX (301) 530-6131

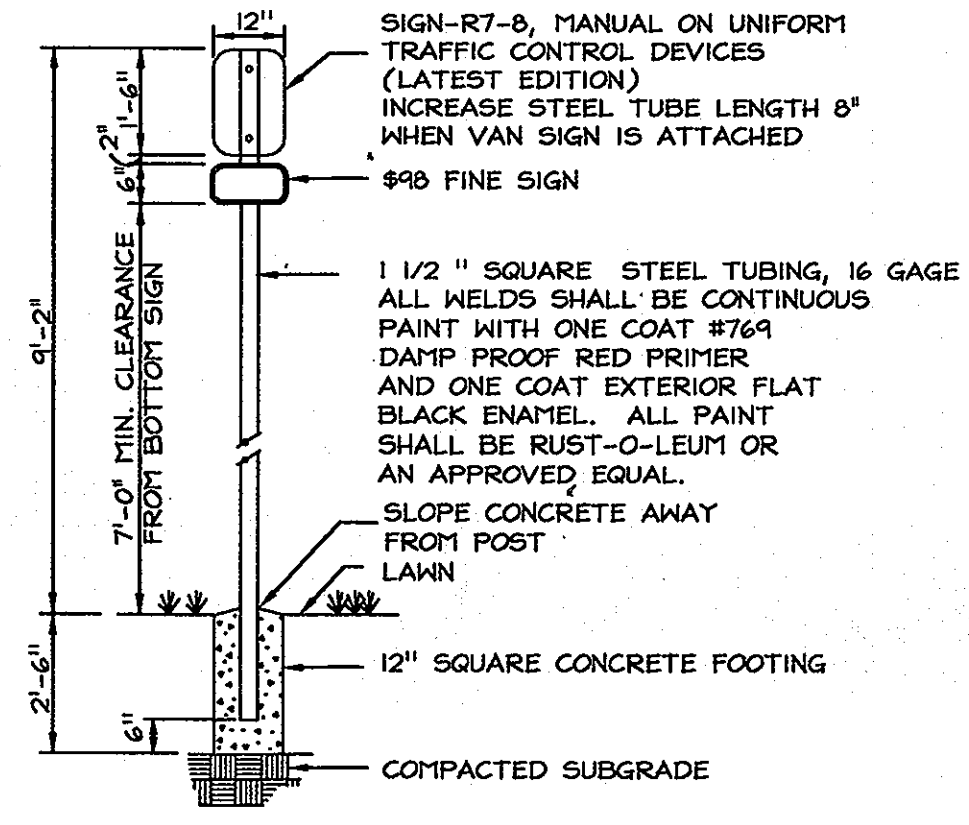
SITE ADDRESS
17540
MONTVIDEO
ROAD
*SEE EMT. 1



SDP-04-164

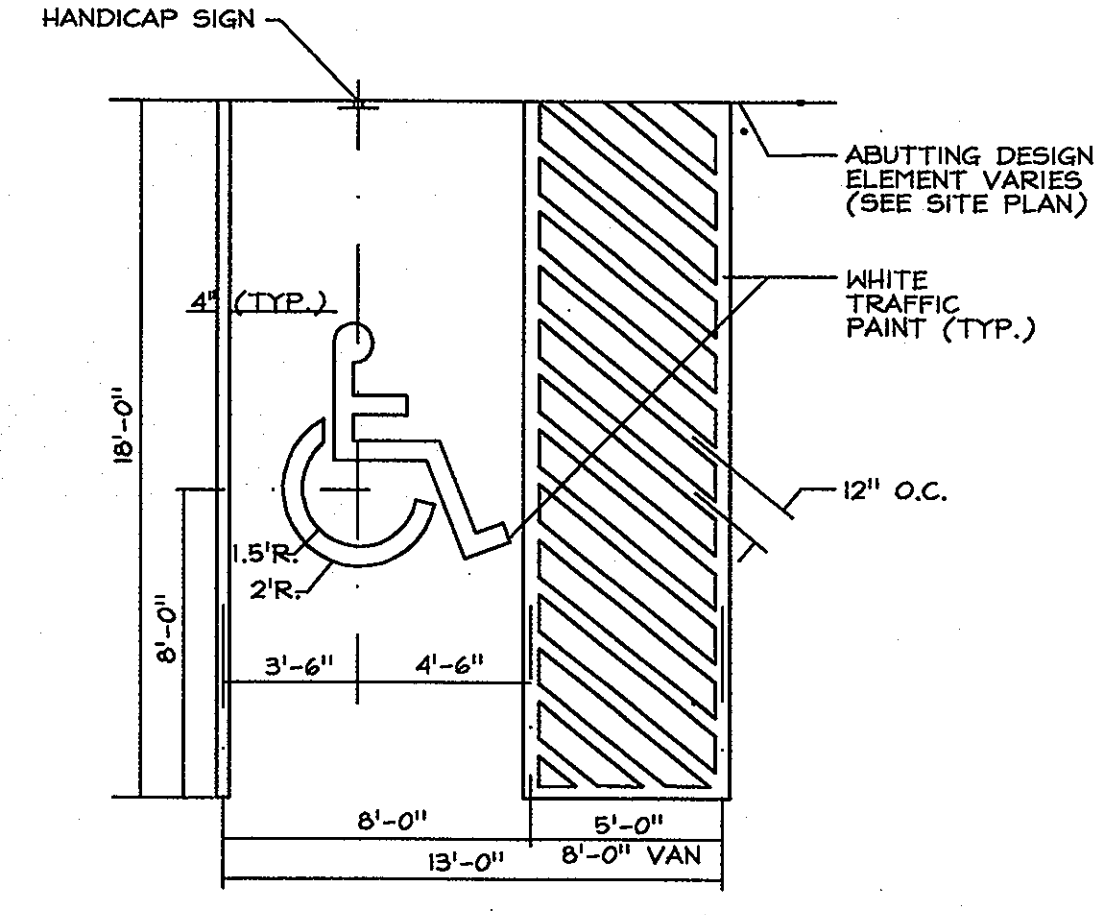
TITLE:
WATER & SEWER PROFILES

DESIGN: BAM	SCALE: AS SHOWN	PROJECT: 036701.04
DRAWN: DAM	DATE: 9/17/04	23 OF 31
CHECKED: BAM	APPROVED: JMH	

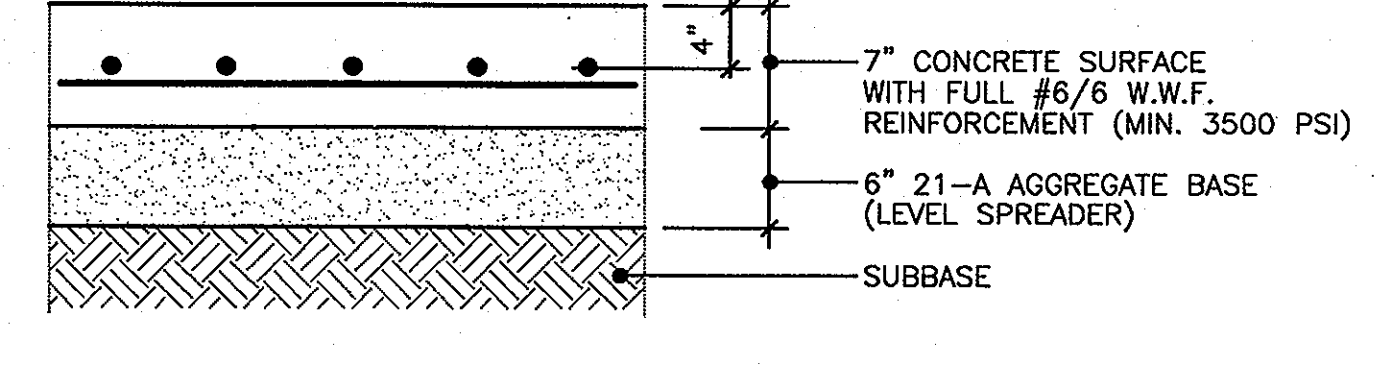


NOTES:
 1. DISTANCE FROM GROUND TO BOTTOM OF SIGN SHALL BE 7'.
 2. SEE HANDICAPPED PARKING SPACE DETAIL THIS SHEET FOR LOCATION OF HANDICAP SIGN.
 3. SIGNS SHALL CONFORM TO CURRENT ADA CRITERIA.

SIGN COLORS:
 LETTERS AND BORDER - GREEN
 WHITE H.C. SYMBOLS ON BLUE BACKGROUND
 BACKGROUND - WHITE

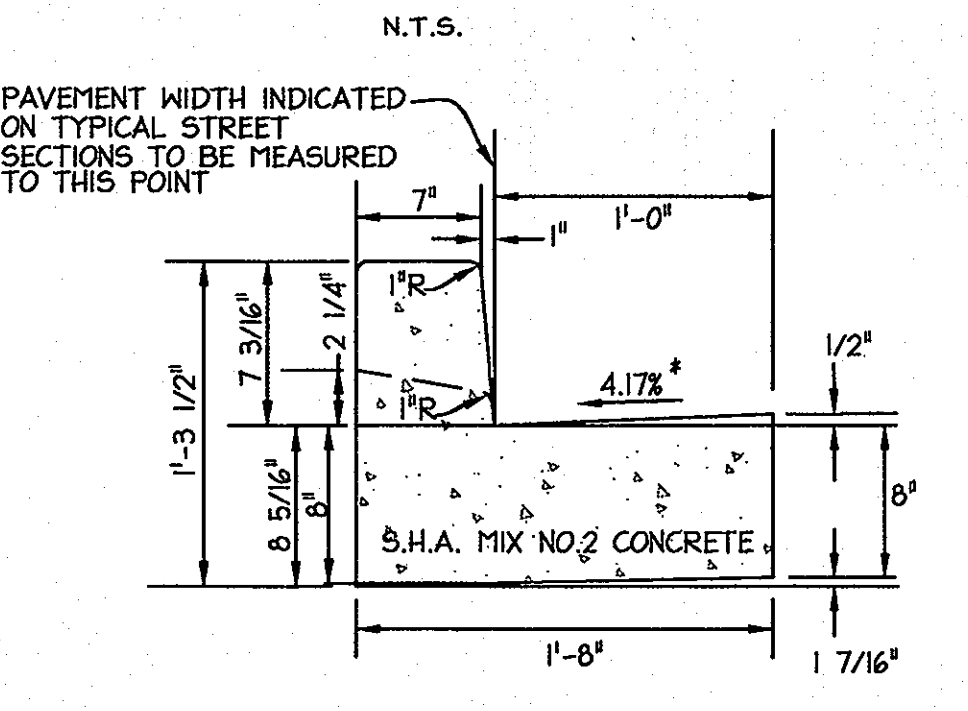


HANDICAP PARKING SPACE DETAIL
N.T.S.

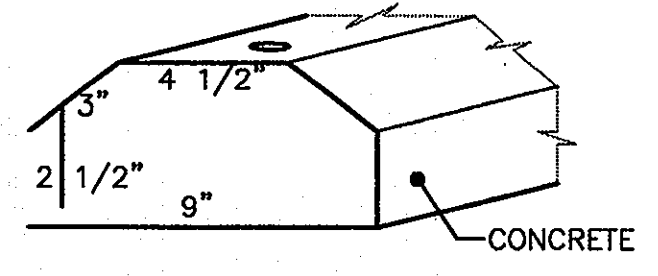


NOTE: SUBBASE SHALL BE COMPACTED TO 95% DENSITY AT OPTIMUM MOISTURE CONTENT PER ASTM D-698.

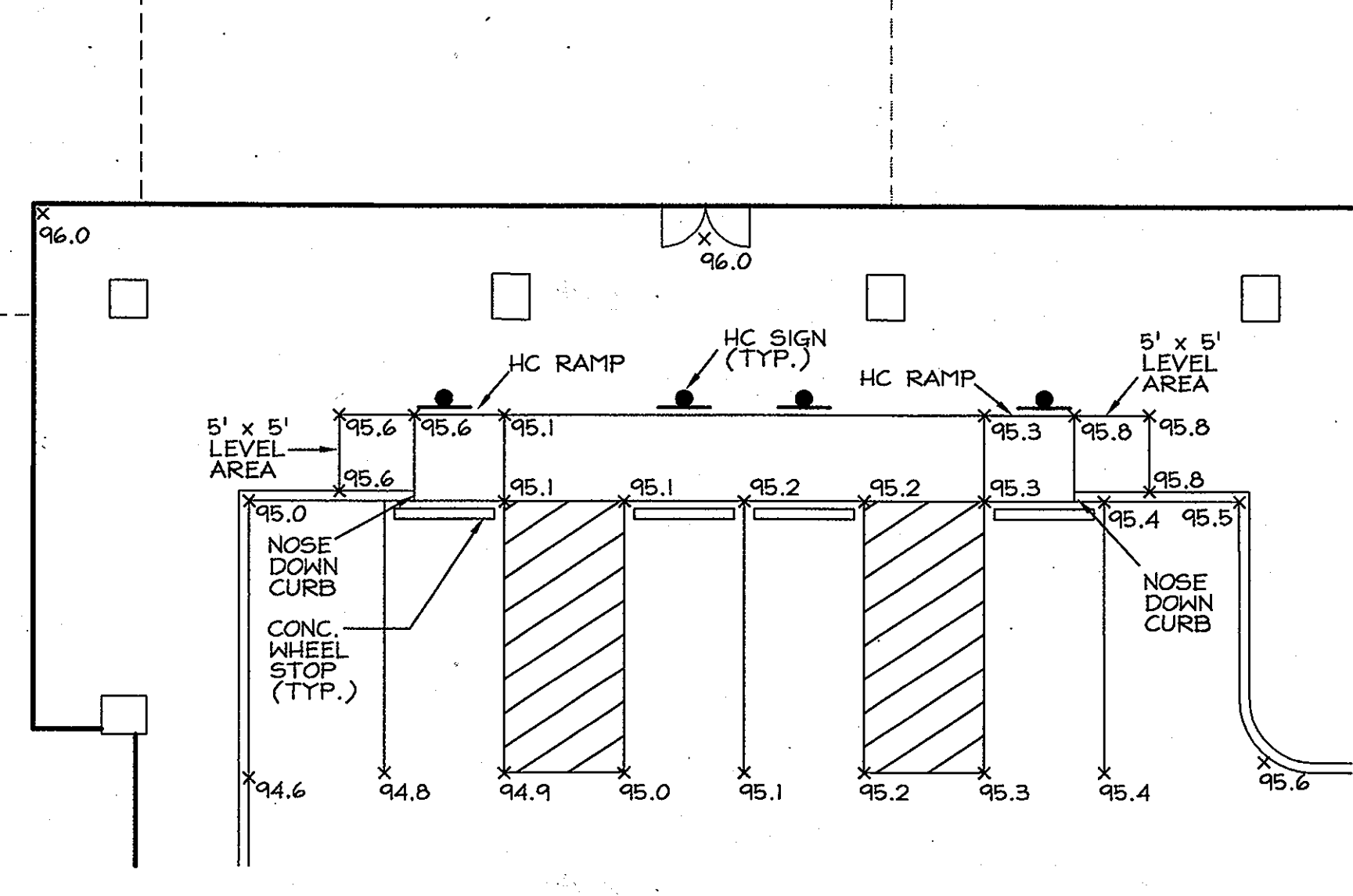
TYPICAL SECTION CONCRETE PAD
N.T.S.



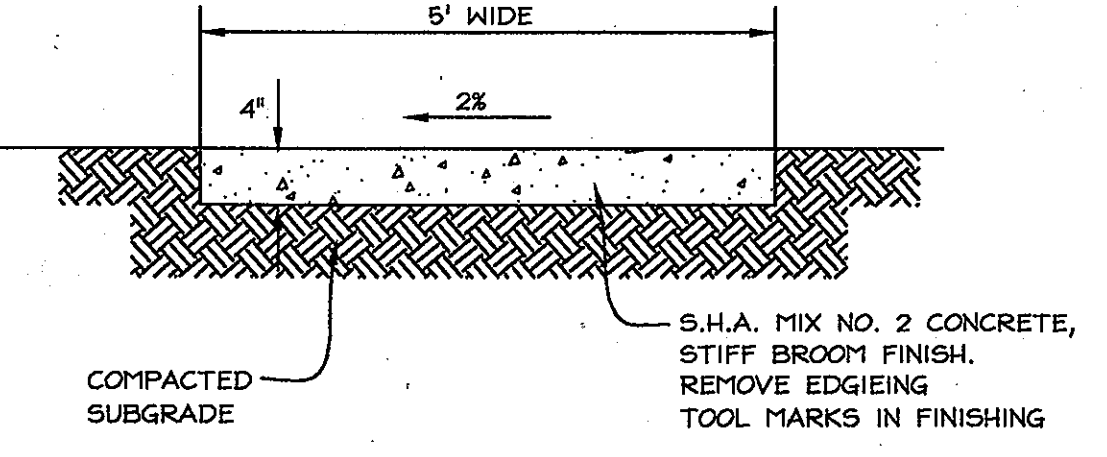
STANDARD 7" COMBINATION CURB AND GUTTER
N.T.S.



WHEELSTOP DETAIL
N.T.S.

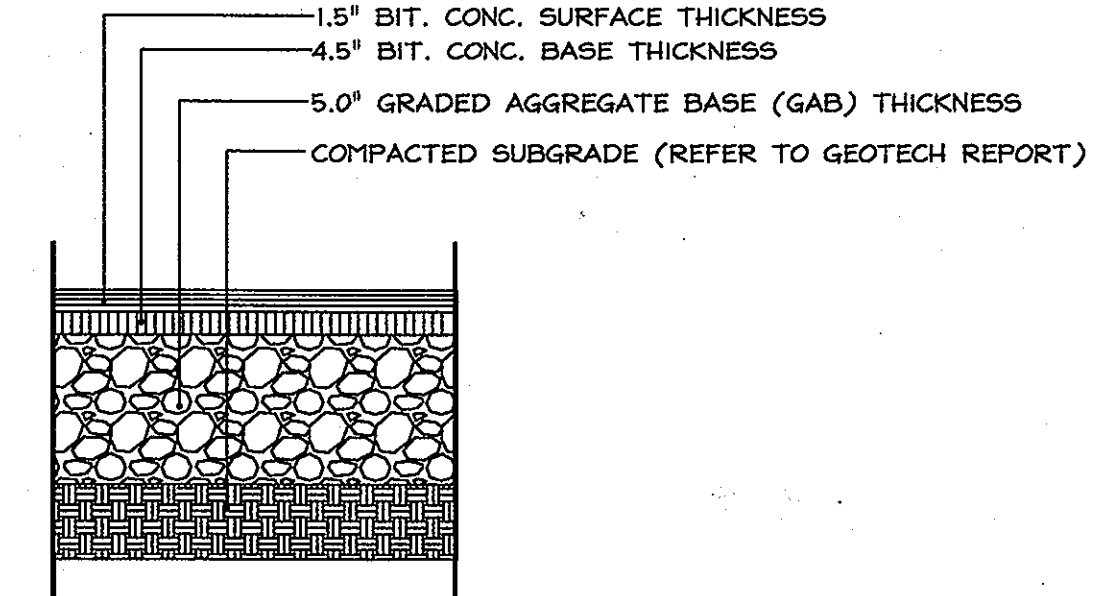


HANDICAP SPACE DETAIL
SCALE: 1"=10'

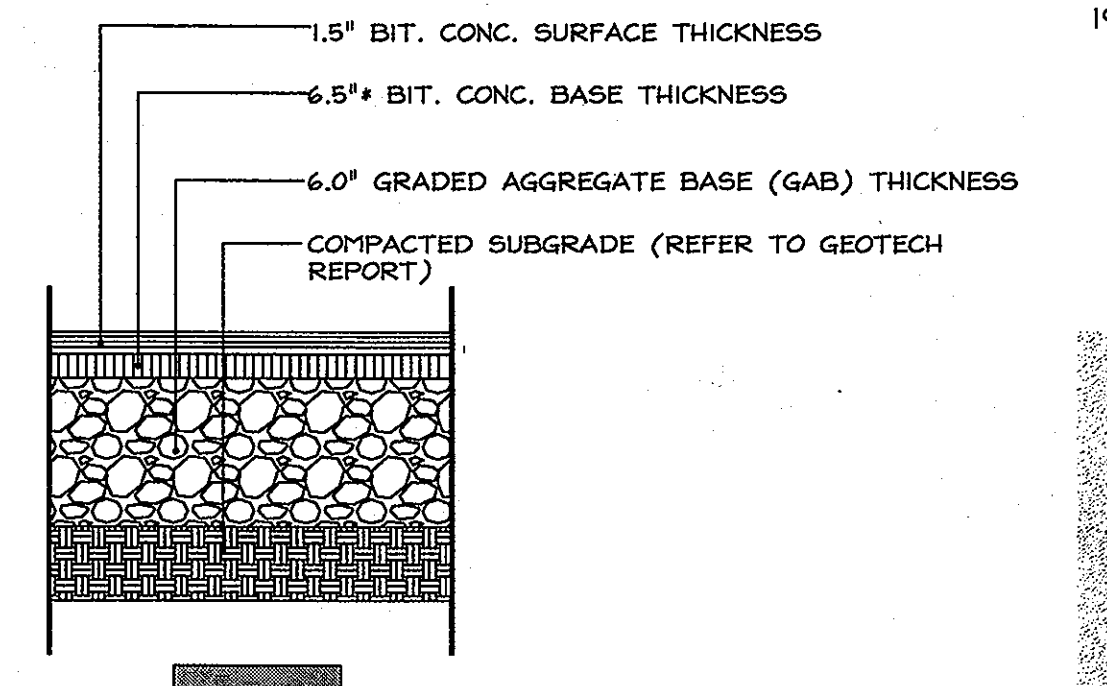


NOTE:
 PROVIDE LATTITUDINAL EXPANSION JOINTS AT 15' O.C. (MAX.)
 PROVIDE CONTRACTION (DUMMY) JOINT AT 5' O.C.
 INTERVALS BETWEEN EXPANSION JOINTS.
 SIDEWALK TO BE SCRIBED IN 5' MAX. SQUARES.

SIDEWALK DETAIL
N.T.S.



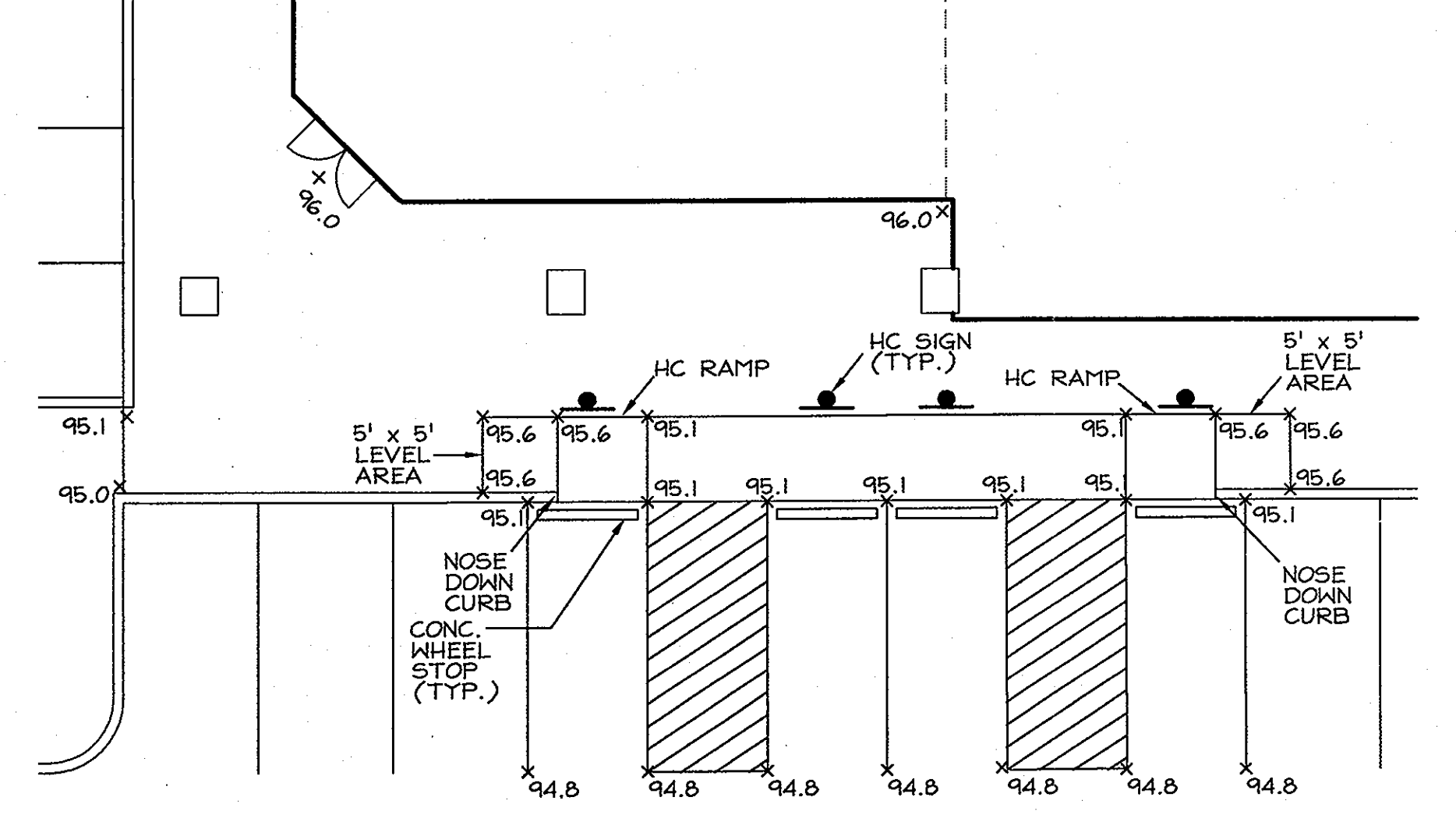
LIGHT DUTY PAVING



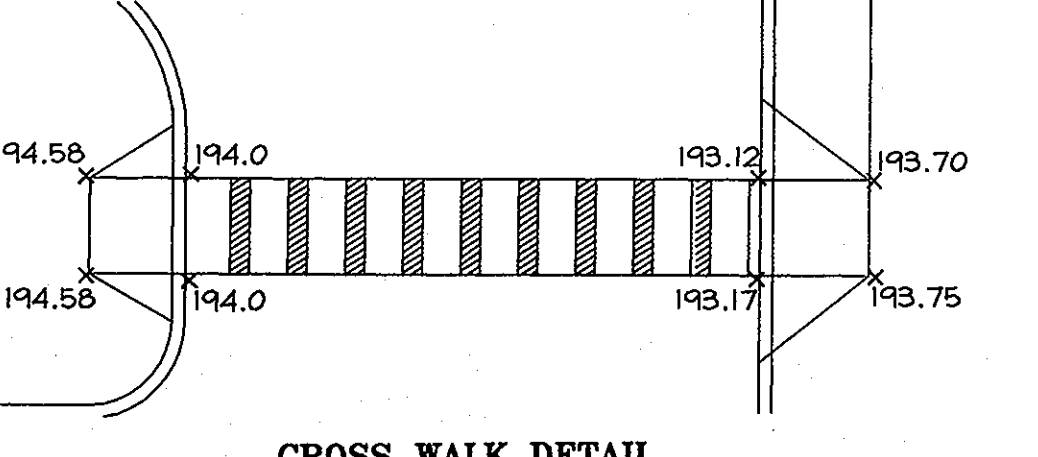
HEAVY DUTY PAVING

* BITUMINOUS CONCRETE TO BE PLACED AND COMPACTED IN 5 INCH MAXIMUM LOOSE THICKNESS LAYERS.

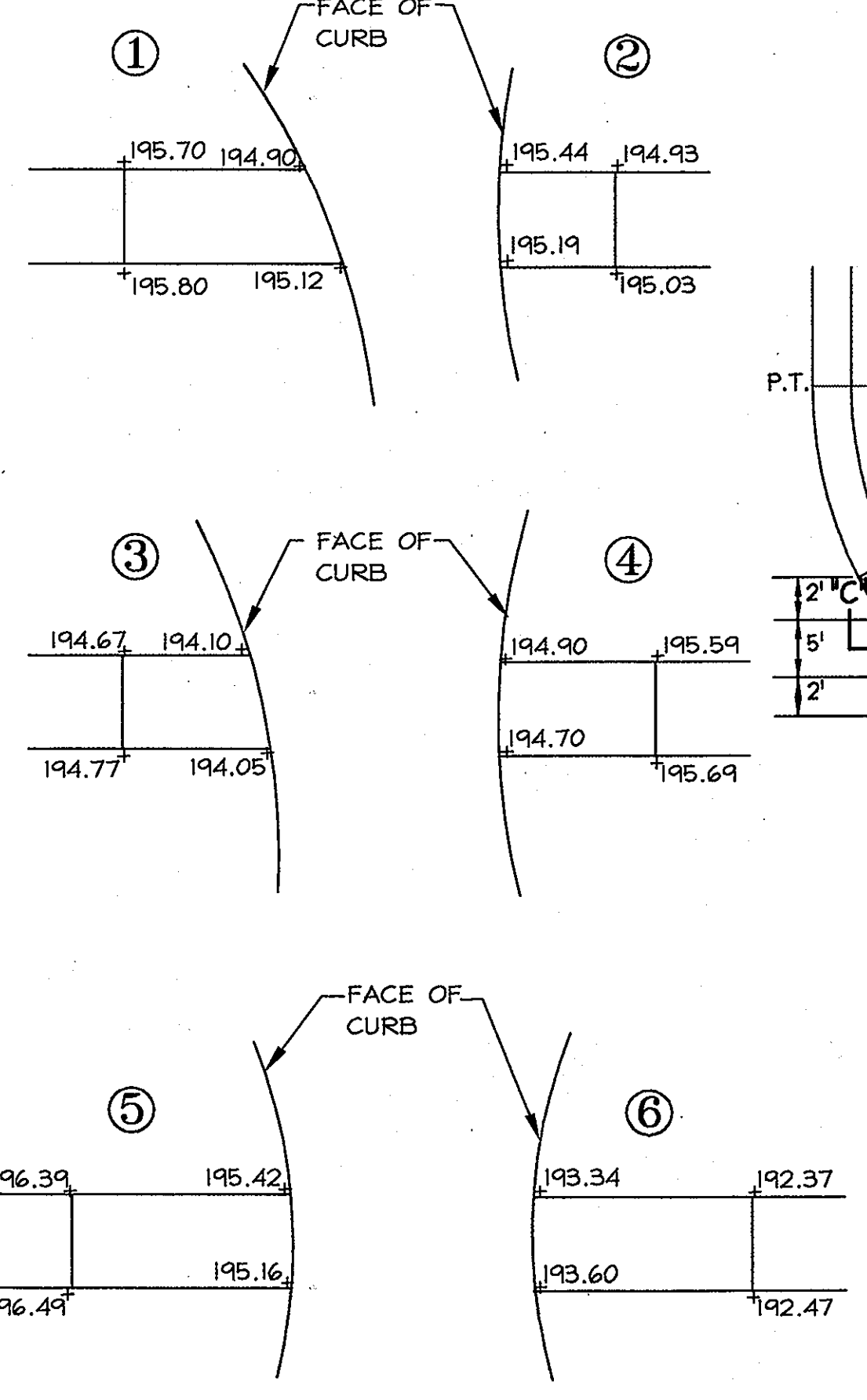
NOTE: THE ABOVE PAVING SECTIONS REFERENCE THE OCTOBER 9, 2003 GEOTECHNICAL REPORT PROVIDED BY ATC ASSOCIATES, INC. THE PAVING SECTIONS SHOWN ARE PER THE SUGGESTED SECTIONS THEREIN.



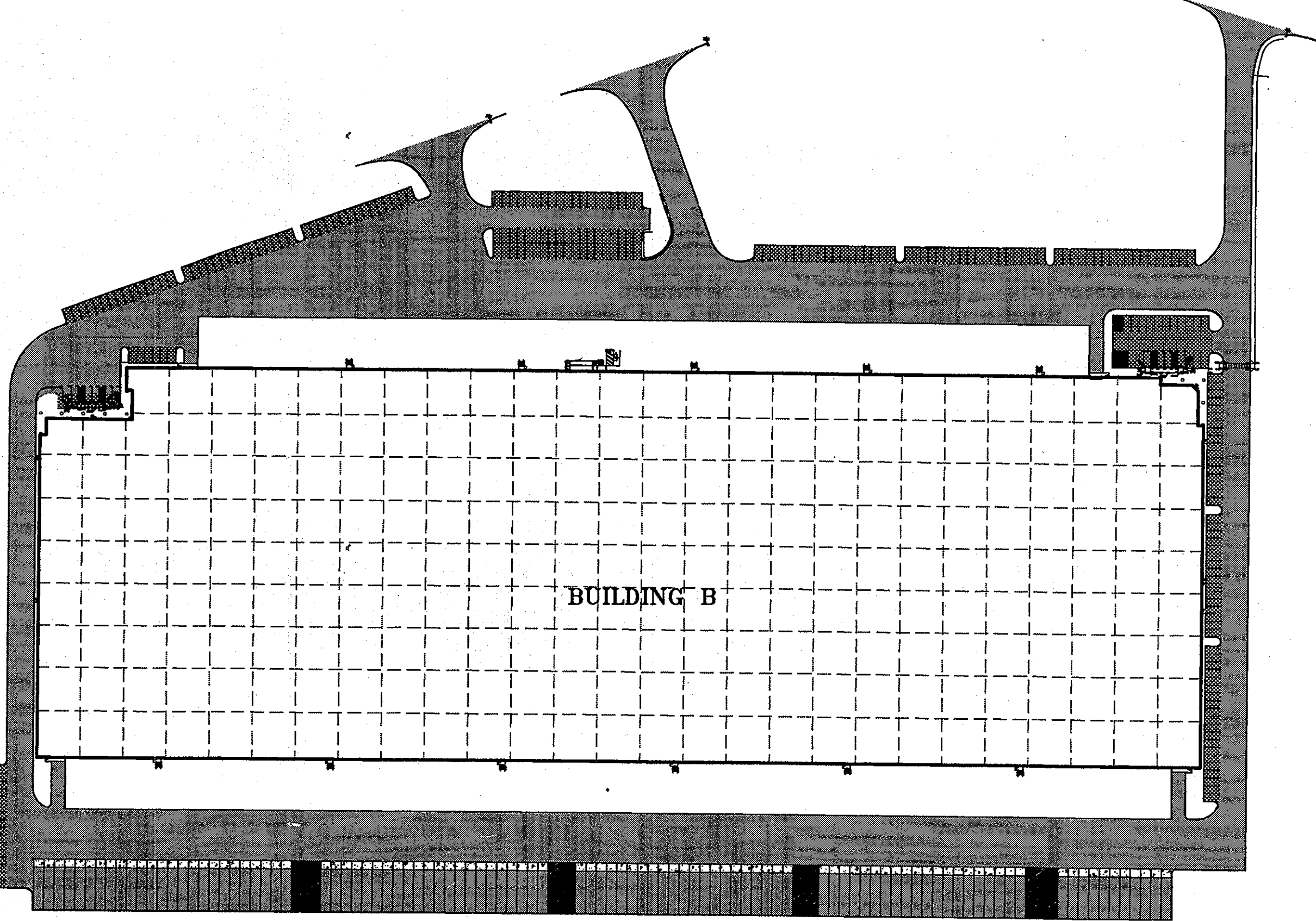
HANDICAP SPACE DETAIL
SCALE: 1"=10'



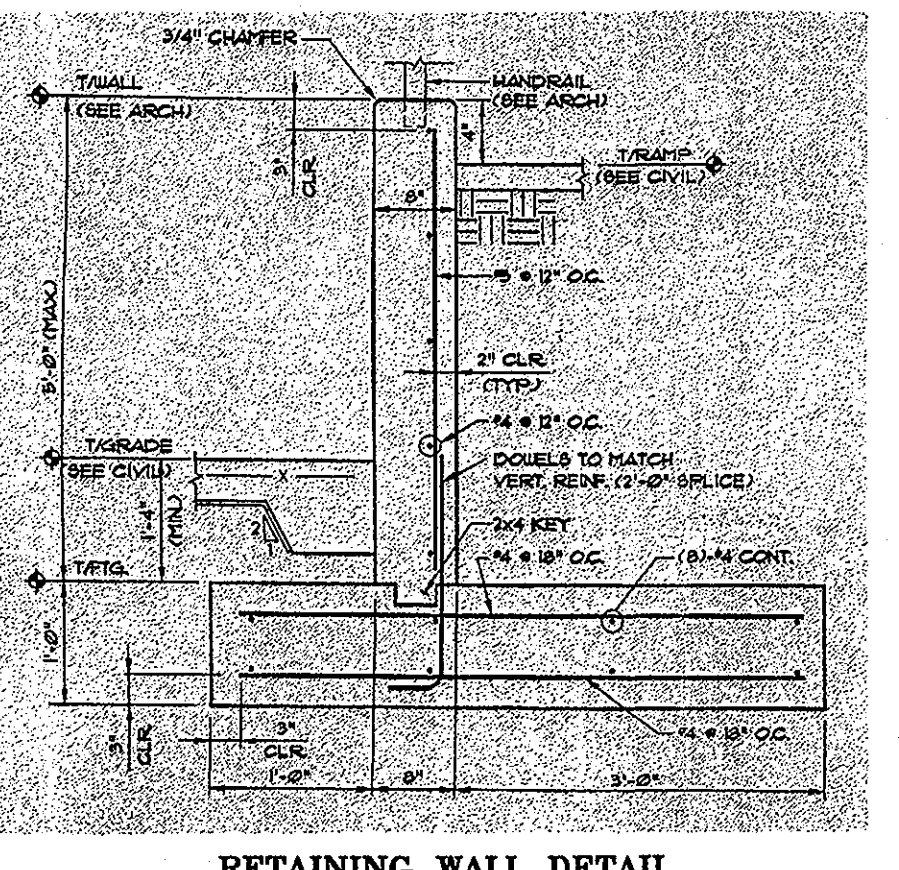
CROSS WALK DETAIL
SCALE: 1"=10'



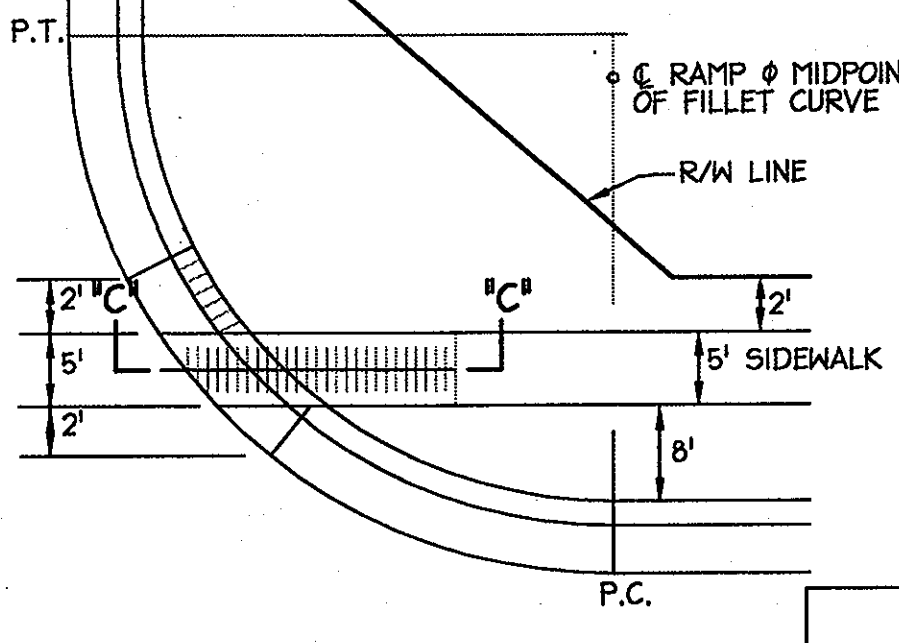
HANDICAP DETAILS
N.T.S.



PAVING PLAN
N.T.S.



RETAINING WALL DETAIL
N.T.S.



PLAN VIEW
N.T.S.

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Chief, Division of Land Development
 Chief, Development Engineering Division
 Director, Department of Planning and Zoning

Date	No.	Revision Description
10/29/01	01	REPLINE PARAPET - NEW TENANT ENTRANCE W/ VAN ACCESSIBLE HANDICAP SPACE RAMP (ADA ACCESSIBLE ROUTE)

DORSEY RUN INDUSTRIAL CENTER
PARCEL B
 TAX MAP 13, 4910 16 ELECTION DISTRICT 1, PLAT 1140-41
OWNER / DEVELOPER
 MONTEVIDEO SOUTH BUSINESS TRUST
 C/O TRAMMELL CROW COMPANY
 7315 WISCONSIN AVENUE SUITE 300 W
 BETHESDA, MARYLAND 20814
 TEL. (301) 530-6200 FAX (301) 530-6131

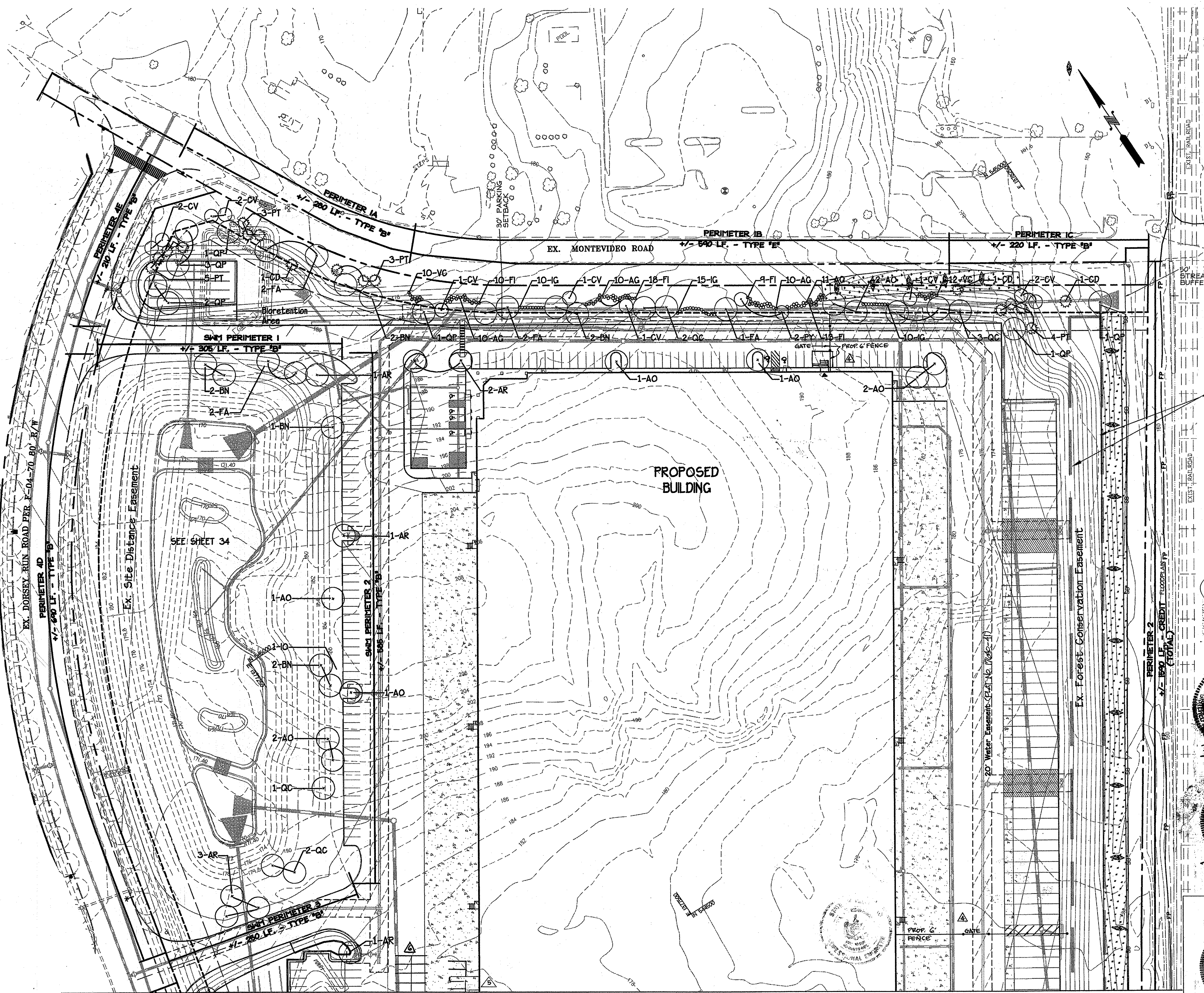
christopher consultants
 engineering · surveying · land planning
 christopher consultants, Inc.
 7172 columbia gateway drive (suite 100) - columbia, md. 21046-2990
 410.972.8890 - metro 301.881.0146 - fax 410.972.8893

4-29-05
 STATE OF MARYLAND
 JOHN W. HOUSEHOLDER
 PROFESSIONAL ENGINEER
 No. 29907
 J. W. Householder

SITE DETAILS

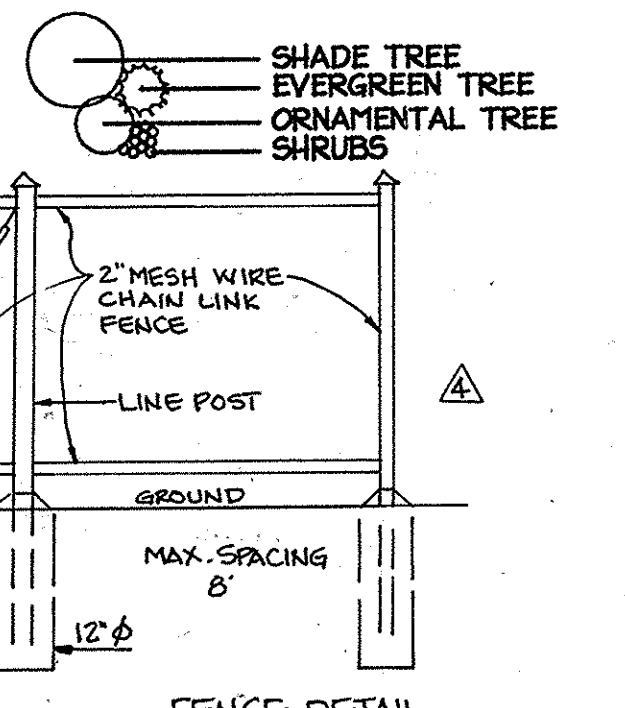
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DRAWN: DAM, ADL	DATE: 9/17/04	
CHECKED: B/M	APPROVED: J/MH	24 OF 31

SDP-04-164



LEGEND

- - - - - EXISTING CONTOUR
- - - - - PROPOSED CONTOUR
- - - - - EXISTING WOODS LINE
- - - - - EXISTING STORM SEWER
- - - - - PROPOSED STORM SEWER
- - - - - EXISTING SANITARY SEWER
- - - - - PROPOSED SANITARY SEWER
- - - - - EXISTING WATER LINE
- - - - - PROPOSED WATER LINE
- - - - - EXISTING CURB AND GUTTER
- - - - - PROPOSED CURB AND GUTTER
- - - - - REVERSE CURB
- - - - - STREAM BUFFER
- - - - - WATER VALVE
- - - - - FH
- - - - - STORM DRAIN INLET



FOREST CONSERVATION EASEMENT REFORESTATION AREA "E-1" RETENTION/REFORESTATION AREA 197 Act 2 PLAT NO. 17649

1111014 06 RELOCATE EXISTING DOOR AND STAIRS, ADDITIONAL PARKING SPACES

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Carly Harwood 8/23/05
 Chief, Division of Land Development Date
John A. ... 6/20/05
 Chief, Development Engineering Division M&Z Date
Mark A. ... 8/23/05
 Director, Department of Planning and Zoning Date

Date	No.	Revision Description
7/30/11	05	REVISED ACCESS FOR TENANT
5-13-13	04	NEW FENCE
12-21-10	03	REVISE LANDING
9-10-10	02	ADDED TRUNKED DOMES AND REMOVE WHEEL STOPS
10-23-09	01	ADDED HANDICAP ACCESS TO WEST SIDE OF BUILDING REPLACE HANDICAP HANDRAILS WITH ADA ACCESSIBLE HANDICAP SPACE * RAMP (ADA ACCESSIBLE ROUTE)

DORSEY RUN INDUSTRIAL CENTER
PARCEL B
 TAX MAP 43, GRID NO. ELECTORAL DISTRICT 1 PLAT 17640-41
OWNER / DEVELOPER
 BOSTER PROPERTY GROUP
 7975 MONTEVIDEO RD., SUITE 120
 JESSUP, MD 20794
 410.779.5374

TITLE: **LANDSCAPE PLAN (NORTH)**

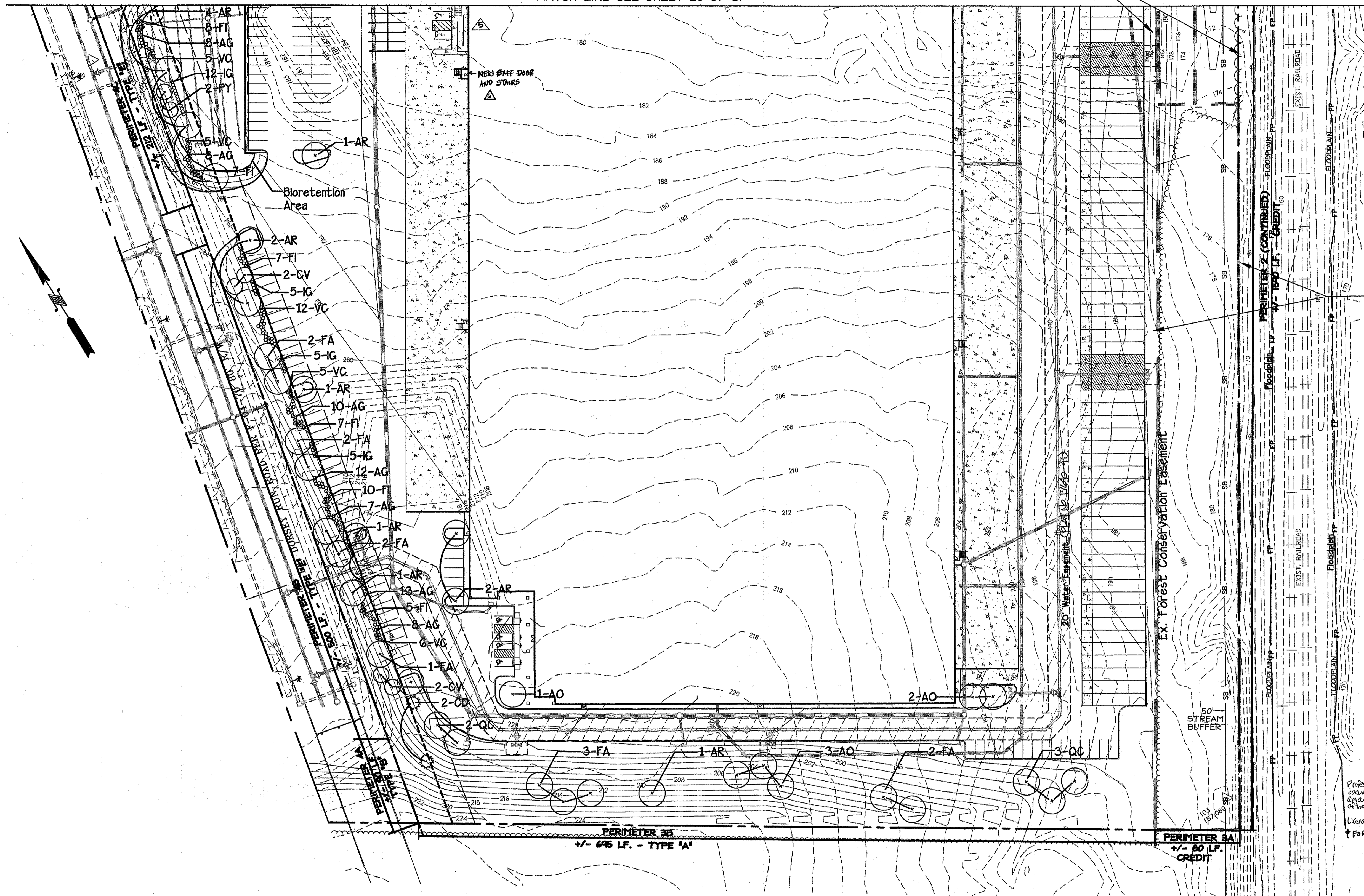
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 DRAWN: ADL, LES DATE: 9/17/04
 CHECKED: BKC APPROVED: BKC

SDP-04-164

MATCH LINE SEE SHEET 26 OF 31

H:\Production\Projects\Site-B-REVISIONS BEFORE CONTRACTOR\04-21-05-MDC-123-SDP-25-LA PLAN NORTH.dwg, 26-LA PLAN, 4/21/2005 3:10:24 PM

MATCH LINE SEE SHEET 25 OF 31



LEGEND

- - - - - EXISTING CONTOUR
- — — — — PROPOSED CONTOUR
- — — — — EXISTING WOODS LINE
- — — — — EXISTING STORM SEWER
- — — — — PROPOSED STORM SEWER
- — — — — EXISTING SANITARY SEWER
- — — — — PROPOSED SANITARY SEWER
- — — — — EXISTING WATER LINE
- — — — — PROPOSED WATER LINE
- — — — — EXISTING CURB AND GUTTER
- — — — — PROPOSED CURB AND GUTTER
- — — — — REVERSE CURB
- — — — — STREAM BUFFER
- WATER VALVE
- ⊕ FH
- ⊞ STORM DRAIN INLET
- SHADE TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUBS

FOREST CONSERVATION EASEMENT
RETENTION AREA #2-1
REFORESTATION AREA 1.97 AC
PLOT NO. 17044

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Lucretia Harwell 8/2/05
 Chief, Division of Land Development Date
Mark J. ... 6/20/05
 Chief, Development Engineering Division M&D Date
Kevin M. ... 8/2/05
 Director, Department of Planning and Zoning Date



FOR REV #5 ONLY
7/30/14
 Professional Certification: I hereby certify that these documents were prepared or supervised by me and that I am a duly licensed professional engineer under the laws of the State of Maryland.
 License No. 16597, expiration date: 8/15/15
 FOR REV #6 ONLY 11/10/14



Date	No.	Revision Description
11/10/14	06	RELOCATED EXIT DOOR AND STAIRS, ADDITIONAL PARKING SPACES
7/30/14	05	REVISED ACCESS FOR TENANT
10/23/09	01	REPLACING EXISTING TENANT ENTRANCE W/ VAN ACCESSIBLE HANDICAP SPACE PLANT (ADA ACCESSIBLE FACILITY)

**DORSEY RUN INDUSTRIAL CENTER
PARCEL B**
 TAX MAP 43, GRID 10 ELECTRICAL CONTACT 1 PLAT 1142-41
OWNER / DEVELOPER
 MONTEVIDEO SOUTH BUSINESS TRUST
 C/O TRAMMELL CROW COMPANY
 7315 WISCONSIN AVENUE SUITE 300 W
 BETHESDA, MARYLAND 20814
 TEL. (301) 530-6200 FAX (301) 530-6131

PLANT LIST-PERIMETER LANDSCAPE + INTERNAL ISLANDS

QTY.	SYM.	SCIENTIFIC NAME	COMMON NAME	SPACING	COMMENTS
SHADE TREES					
16	AO	Acer rubrum 'October Glory'	October Glory Red Maple	As Shown	2 1/2'-3' cal.
21	AR	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	As Shown	2 1/2'-3' cal.
9	BN	Betula nigra 'Heritage'	Heritage River Birch	As Shown	2 1/2'-3' cal.
19	FA	Fraxinus americana 'Autumn Purple'	Autumn Purple White Ash	As Shown	2 1/2'-3' cal.
14	QC	Quercus coccinea	Scarlet Oak	As Shown	2 1/2'-3' cal.
8	QP	Quercus phellos	Willow Oak	As Shown	2 1/2'-3' cal.
ORNAMENTAL TREES					
14	CV	Crataegus viridis 'Winter King'	Winter King Hawthorn	As Shown	1 3/4'-2'
4	PY	Prunus x yedoensis	Yoshino Cherry	As Shown	1 3/4'-2'
EVERGREEN TREES					
5	CD	Cedrus deodara	Deodar Cedar	As Shown	6'-8'
16	PT	Pinus thunbergii	Japanese Black Pine	As Shown	5'-6'
SHRUBS					
44	AG	Abelia x grandiflora	Glossy Abelia	As Shown	3 gal.
44	FI	Forsythia x intermedia 'Spectabilis'	Showy Border Forsythia	As Shown	3'-4'
70	IG	Ilex glabra	Hollyberry Holly	As Shown	3 gal.
55	VC	Viburnum carlesii	Korean Spice Viburnum	As Shown	3 gal.

SDP-04-164

7-29-05
DATE



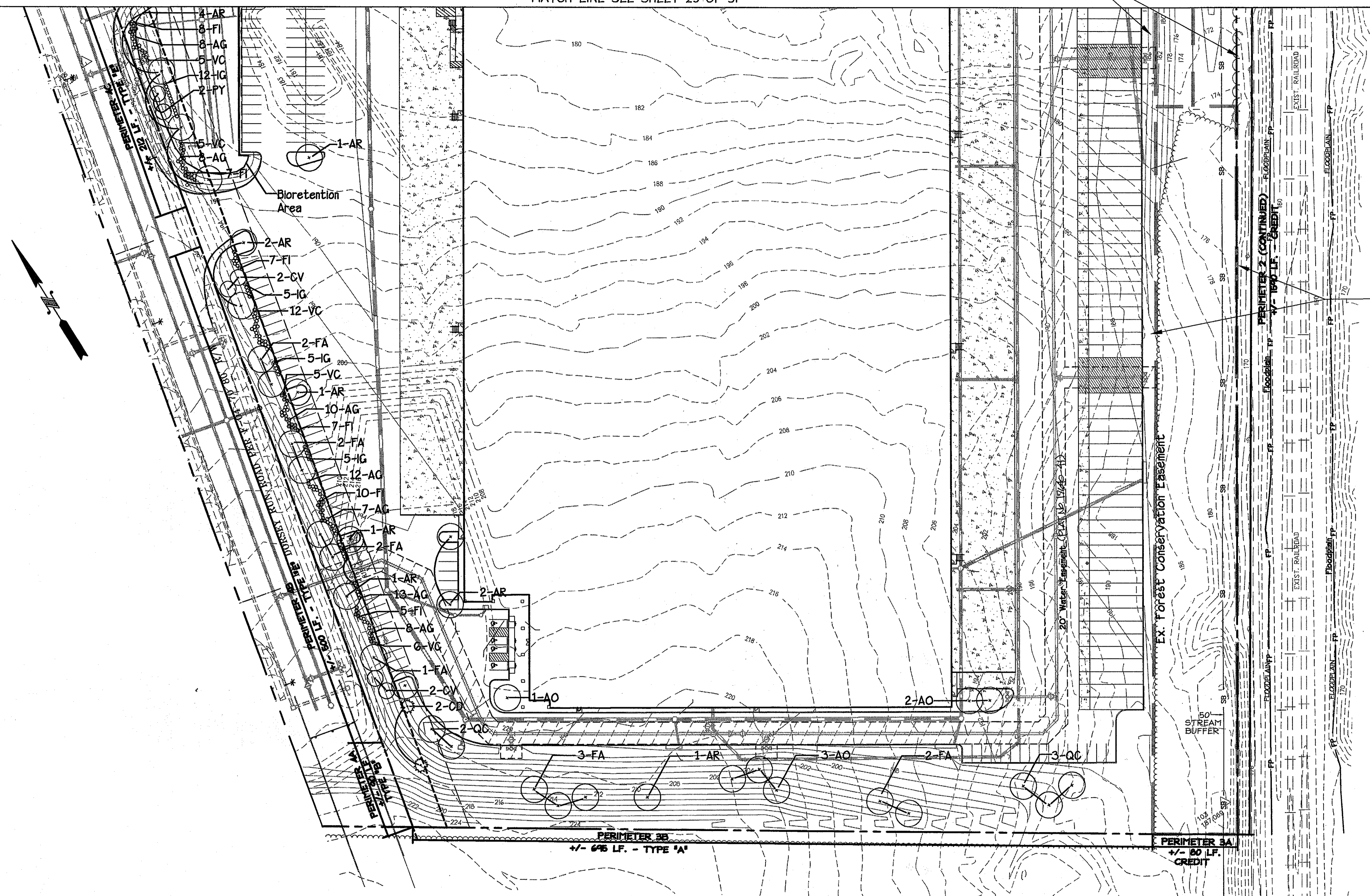
christopher consultants
 engineering · surveying · land planning
 christopher consultants, llc
 7172 columbia gateway drive (suite 100) · columbia, md. 21046-2900
 410.872.8890 · metro 301.861.0148 · fax 410.872.8893

LANDSCAPE PLAN (SOUTH)

DESIGN: LES SCALE: 1"=50' PROJECT: 036701.04
 DRAWN: ADL, LES DATE: 9/17/04
 CHECKED: BKC APPROVED: BKC

26 OF 31
 SDP-04-164 MDC-123(SDP)

MATCH LINE SEE SHEET 25 OF 31



LEGEND

- - - - - EXISTING CONTOUR
- PROPOSED CONTOUR
- ===== EXISTING WOODS LINE
- ===== PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- ===== EXISTING CURB AND GUTTER
- ===== PROPOSED CURB AND GUTTER
- REVERSE CURB
- SB ----- STREAM BUFFER
- ⊕ ----- WATER VALVE
- ⊗ ----- FH
- ⊠ ----- STORM DRAIN INLET
- ----- SHADE TREE
- ⊗ ----- EVERGREEN TREE
- ⊗ ----- ORNAMENTAL TREE
- ⊗ ----- SHRUBS

FOREST CONSERVATION EASEMENT
RETENTION AREA 1.97 AC
RETENTION/REFORESTATION AREA 1.97 AC
PLAT NO. 17344

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Guid Hanth 8/20/05
Chief, Division of Land Development Date

Mark A. Wright 6/20/05
Chief, Development Engineering Division Date

Mark A. Wright 8/20/05
Director, Department of Planning and Zoning Date

10/23/09 01 REVISION: NEAR TRIJUNCT ENTRANCE W/VA ACCESSIBLE HANDICAP SPACE (ADA ACCESSIBLE ROUTE)

Date No. Revision Description

**DORSEY RUN INDUSTRIAL CENTER
PARCEL B**

TAX MAP 43, GRID 16, ELECTION DISTRICT 1 PLAT 1742-A1

OWNER / DEVELOPER

MONTEVIDEO SOUTH BUSINESS TRUST
C/O TRAMMELL CROW COMPANY
7315 WISCONSIN AVENUE SUITE 300 W
BETHESDA, MARYLAND 20814
TEL. (301) 530-6200 FAX (301) 530-6131

SEE SHEET 1



4-29-05
DATE



PLANT LIST-PERIMETER LANDSCAPE + INTERNAL ISLANDS

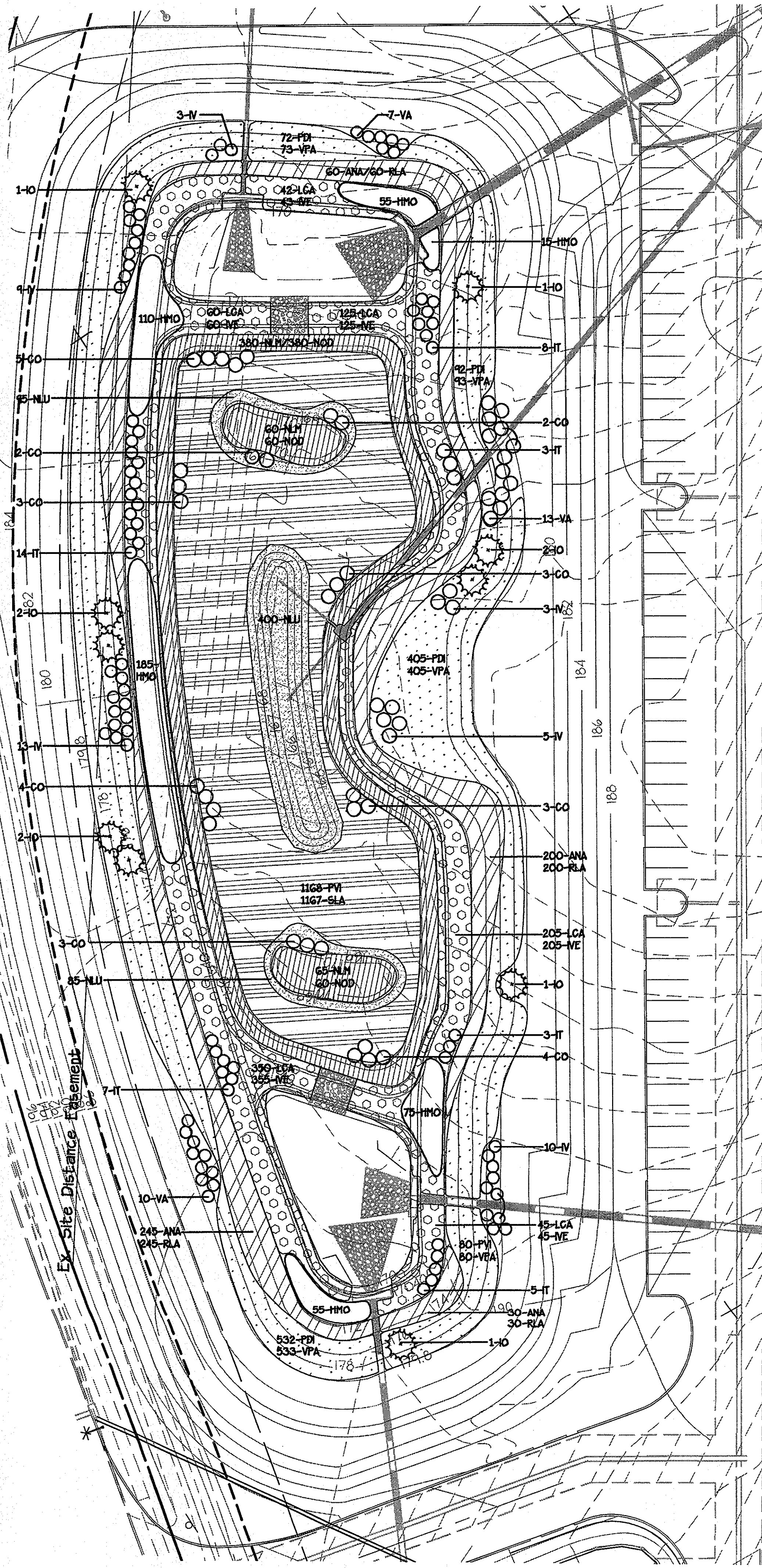
QTY.	SYM.	SCIENTIFIC NAME	COMMON NAME	SPACING	COMMENTS
SHADE TREES					
16	AO	Acer rubrum 'October Glory'	October Glory Red Maple	As Shown	2 1/2'-3' cal.
21	AR	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	.	2 1/2'-3' cal.
9	BN	Betula nigra 'Heritage'	Heritage River Birch	.	2 1/2'-3' cal.
19	FA	Fraxinus americana 'Autumn Purple'	Autumn Purple White Ash	.	2 1/2'-3' cal.
14	QC	Quercus coccinea	Scarlet Oak	.	2 1/2'-3' cal.
8	QP	Quercus phellos	Willow Oak	.	2 1/2'-3' cal.
ORNAMENTAL TREES					
14	CV	Crataegus viridis 'Winter King'	Winter King Hawthorn	As Shown	1 3/4'-2'
4	PY	Prunus x yedoensis	Yoshino Cherry	.	1 3/4'-2'
EVERGREEN TREES					
5	CD	Cedrus deodara	Deodar Cedar	As Shown	6'-8'
16	PT	Pinus thunbergii	Japanese Black Pine	.	5'-6'
SHRUBS					
94	AG	Abelia x grandiflora	Glossy Abelia	As Shown	3 gal.
94	FI	Forsythia x intermedia 'Spectabilis'	Showy Border Forsythia	.	3'-4'
70	IG	Ilex glabra	Inkberry Holly	.	3 gal.
55	VC	Viburnum carlesii	Korean Spice Viburnum	.	3 gal.

SDP-04-164

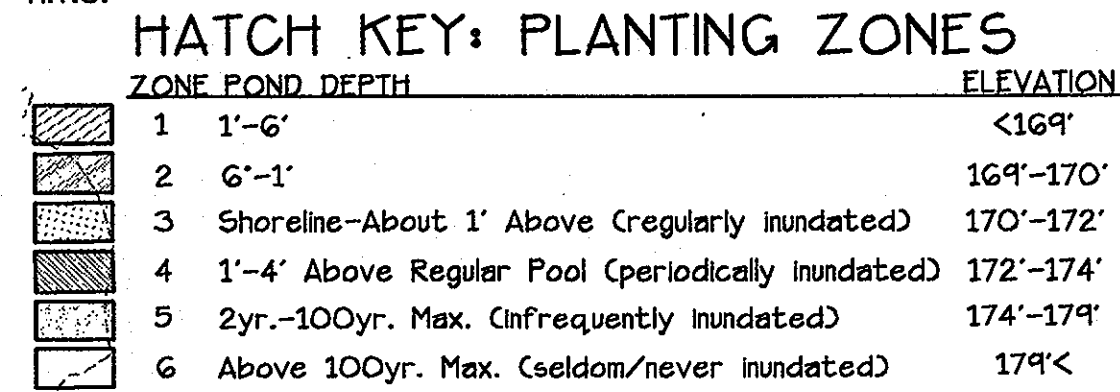
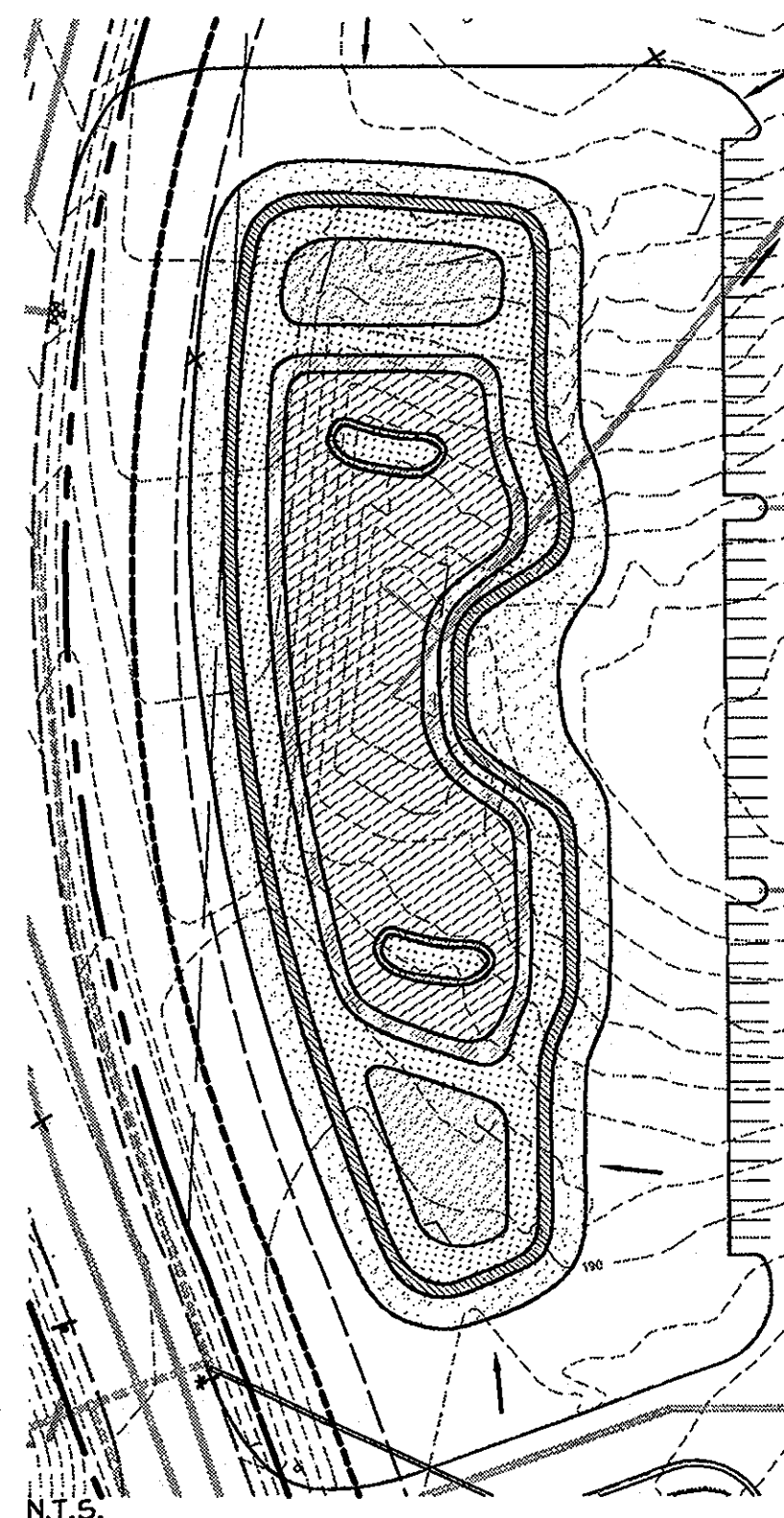
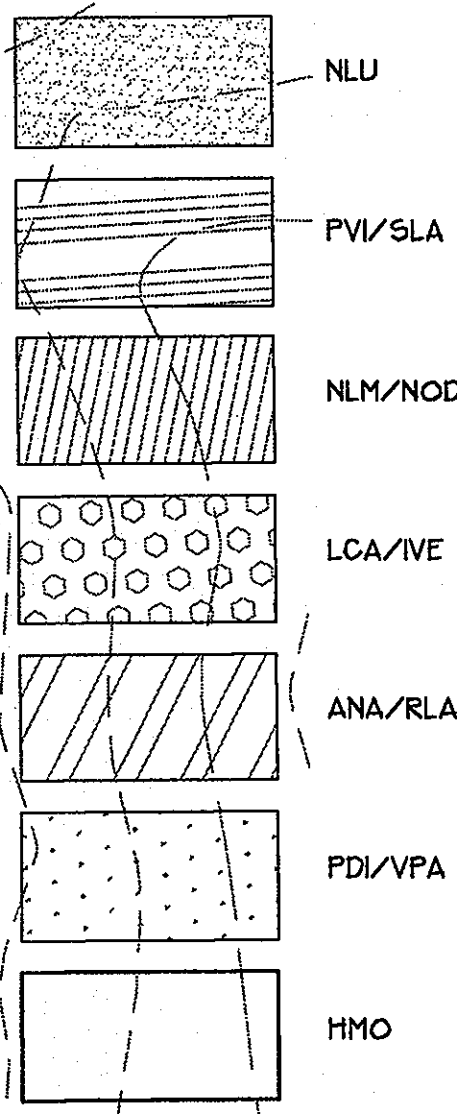
TITLE: **LANDSCAPE PLAN (SOUTH)**

DESIGN: LES SCALE: 1"=50' PROJECT: Q36701.04
 DRAWN: ADL, LES DATE: 9/17/04
 CHECKED: BKC APPROVED: BKC

26 OF 31



HATCH KEY



SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO ROADWAYS						ADJACENT TO PERIMETER PROPERTIES			
	P 1A	P 1C	P 4A	P 4D	P 4E		P 2	P 3A	P 3B	
LANDSCAPE TYPE 'A'							1590 LF.	80 LF.	695 LF.	
LINEAR FEET OF PERIMETER										
LANDSCAPE TYPE 'B'	P 1A	P 1C	P 4A		P 4D	P 4E				
LINEAR FEET OF PERIMETER	280 LF.	220 LF.	90 LF.		690 LF.	210 LF.				
LANDSCAPE TYPE 'E'		P 1B		P 4B	P 4C					
LINEAR FEET OF PERIMETER		590 LF.		500 LF.	212 LF.					
CREDIT FOR EXISTING VEGETATION (DESCRIBE BELOW IF NEEDED)	N/A	N/A	N/A	N/A	N/A	690 L.F.**	N/A	1590 LF.	80 LF.	N/A
REMAINING LINEAR FEET OF PERIMETER (PERIMETER - CREDIT)	280 LF.	590 LF.	220 LF.	90 LF.	500 LF.	212 LF.	0 LF.	0 LF.	0 LF.	695 LF.
NUMBER OF PLANTS REQUIRED										
SHADE TREES	6	15	4	2	13	5	-	-	-	12
EVERGREEN TREES	7	-	6	2	-	-	-	-	-	-
SHRUBS	-	148	-	-	125	53	-	-	-	-
NUMBER OF PLANTS PROVIDED										
SHADE TREES	5	12	3	2	11	4	-	-	-	12
EVERGREEN TREES	7	-	6	2	-	-	-	-	-	-
OTHER TREES (2:1 SUBSTITUTION) SHRUBS (10:1 SUBSTITUTION) (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	2*	6*	2*	-	4*	2*	-	-	-	-
	-	148	-	-	125	53	-	-	-	-

* IN ALL CASES ORNAMENTAL TREES WERE SUBSTITUTED (2:1) FOR SHADE TREES.
 ** CREDIT FOR PERIMETER 4D FROM STORM WATER POND PLANTING THIS SHEET.

SCHEDULE D STORM WATER MANAGEMENT AREA LANDSCAPING

LINEAR FEET OF PERIMETER	305 LF.	585 LF.	250 LF.
NUMBER OF PLANTS REQUIRED			
SHADE TREES	6	12	5
EVERGREEN TREES	8	15	6
SHRUBS	-	-	-
CREDIT FOR EXISTING VEGETATION (NO, YES AND %)	N/A	N/A	N/A
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %) *	YES, 7% 10 SHRUB	YES, 26% 50 SHRUB 4 EG	YES, 9% 1 EG
NUMBER OF TREES PROVIDED			
SHADE TREES	6	7	5
EVERGREEN TREES	CR	CR	CR
OTHER TREES (2:1 SUBSTITUTION) SHRUBS (10:1 SUBSTITUTION) (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	-	-	-

NOTES:
 * CREDIT FROM THE SWM POND PLANTING THIS SHEET.
 CR-CREDIT FOR ALL EVERGREEN REQUIREMENTS MET BY STORMWATER POND PLANTINGS

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	365
NUMBER OF ISLANDS AND TREES REQUIRED	13
NUMBER OF TREES PROVIDED	
SHADE TREES	18
OTHER TREES (2:1 SUBSTITUTION)	-

PLANT LIST-STORMWATER MANAGEMENT POND

QTY.	SYM.	SCIENTIFIC NAME	COMMON NAME	SPACING	COMMENTS
SHRUBS					
29	CO	Cephalanthus occidentalis	Common Buttonbush	As Shown	5 gal.
10	IO	Ilex opaca	American Holly	As Shown	6'-8'
38	IV	Ilex verticillata	Winterberry	As Shown	3 gal.
40	IT	Itea virginica	Virgiate Willow	As Shown	3 gal.
30	VA	Viburnum acerifolium	Maple-Leaf Viburnum	As Shown	5 gal.
PERENNIALS					
535	ANA	Aster novae-angliae	New England Aster	36"-mixed	Quart
495	HMO	Hibiscus moscheutos	Swamp Rose Mallow	36"	Quart
830	IVE	Iris versicolor	Blue Water Iris	36"-mixed	Quart
830	LCA	Lobelia cardinalis	Cardinal Flower	36"-mixed	Quart
580	NLU	Nelumbo lutea	American Lotus	36"	Quart
495	NLM	Nuphar luteum	Yellow Water-Lily	36"-mixed	Quart
495	NOD	Nymphaea odorata	White Water-Lily	36"-mixed	Quart
1168	PVI	Peltandra virginica	Arrow Arum	36"-mixed	Quart
1182	PDI	Phlox divaricata	Woodland Phlox	36"-mixed	Quart
535	RLA	Rudbeckia laciniata	Cutleaf Coneflower	36"-mixed	Quart
1167	SLA	Sagittaria latifolia	Arrow-Head	36"-mixed	Quart
1183	VPA	Viola pappilionacea	Common Blue Violet	36"-mixed	Quart

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 [Signature] 5/23/05
 Chief, Division of Land Development Date
 [Signature] 6/20/05
 Chief, Development Engineering Division MRS Date
 [Signature] 8/12/05
 Director, Department of Planning and Zoning Date

Date	No.	Revision Description

DORSEY RUN INDUSTRIAL CENTER
 PARCEL B
 TAX MAP 43, GRID 16 ELECTION DISTRICT 1 PLAT 1742-A
 OWNER / DEVELOPER
 MONTEVIDEO SOUTH BUSINESS TRUST
 C/O TRAMMELL CROW COMPANY
 7315 WISCONSIN AVENUE SUITE 300 W
 BETHESDA, MARYLAND 20814
 TEL. (301) 530-6200 FAX (301) 530-6131
 SEE SHT. 1



7-29-05
 DATE
 [Professional Seal]

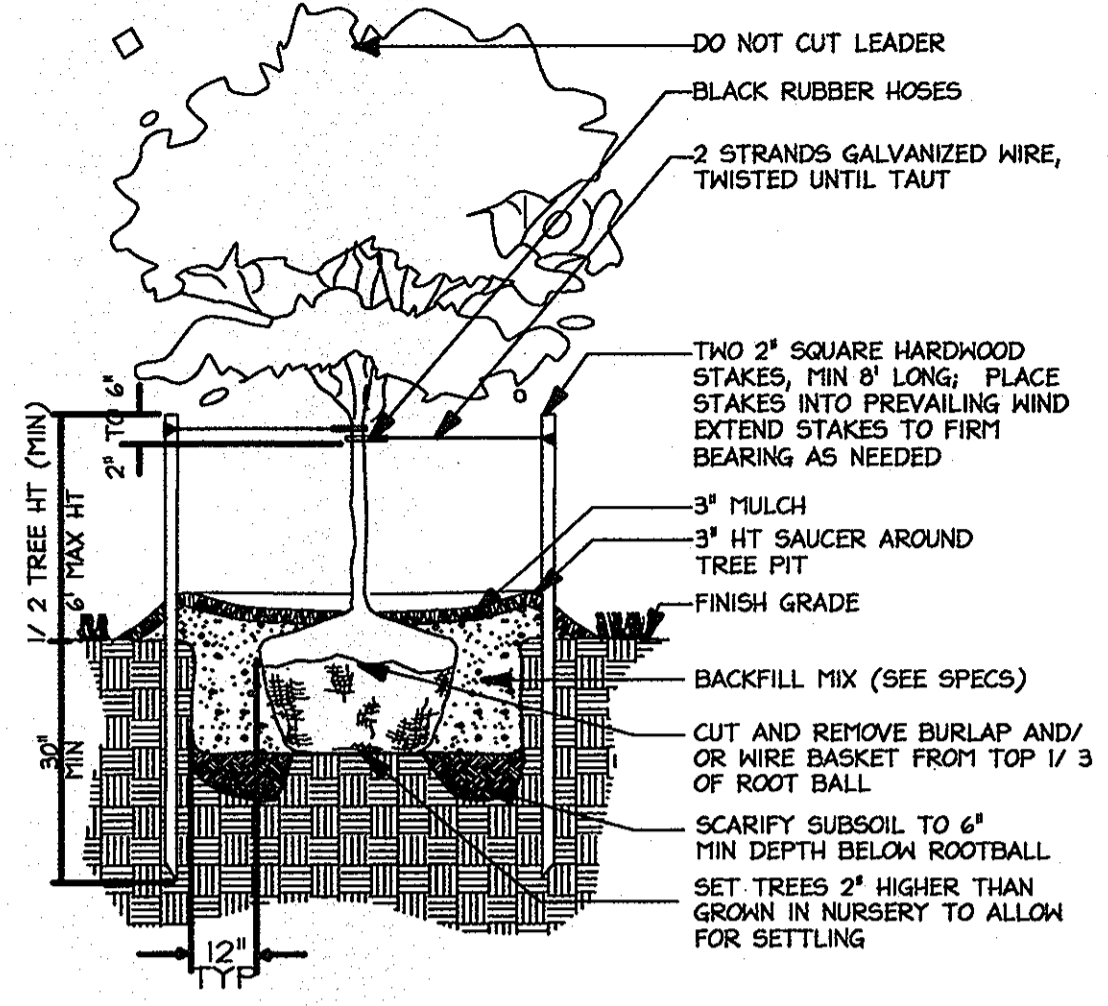
christopher consultants
 engineering · surveying · land planning
 christopher consultants, ltd.
 7172 columbia gateway drive (suite 100) -columbia, md. 21046-2990
 410.972.8690 -metro 301.881.0148 -fax 410.972.8693

TITLE: STORMWATER MANAGEMENT POND LANDSCAPE PLAN

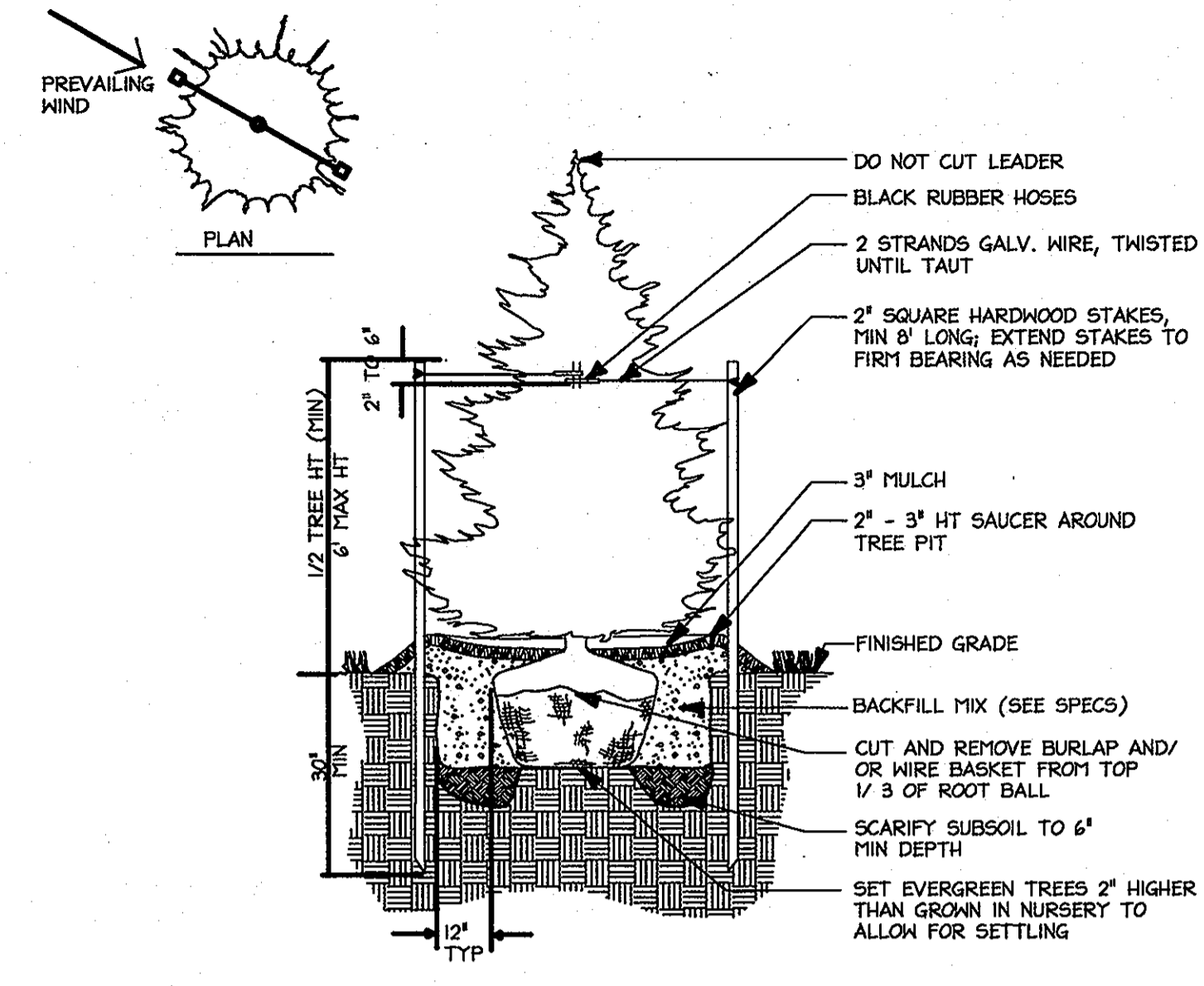
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SDP-04-164

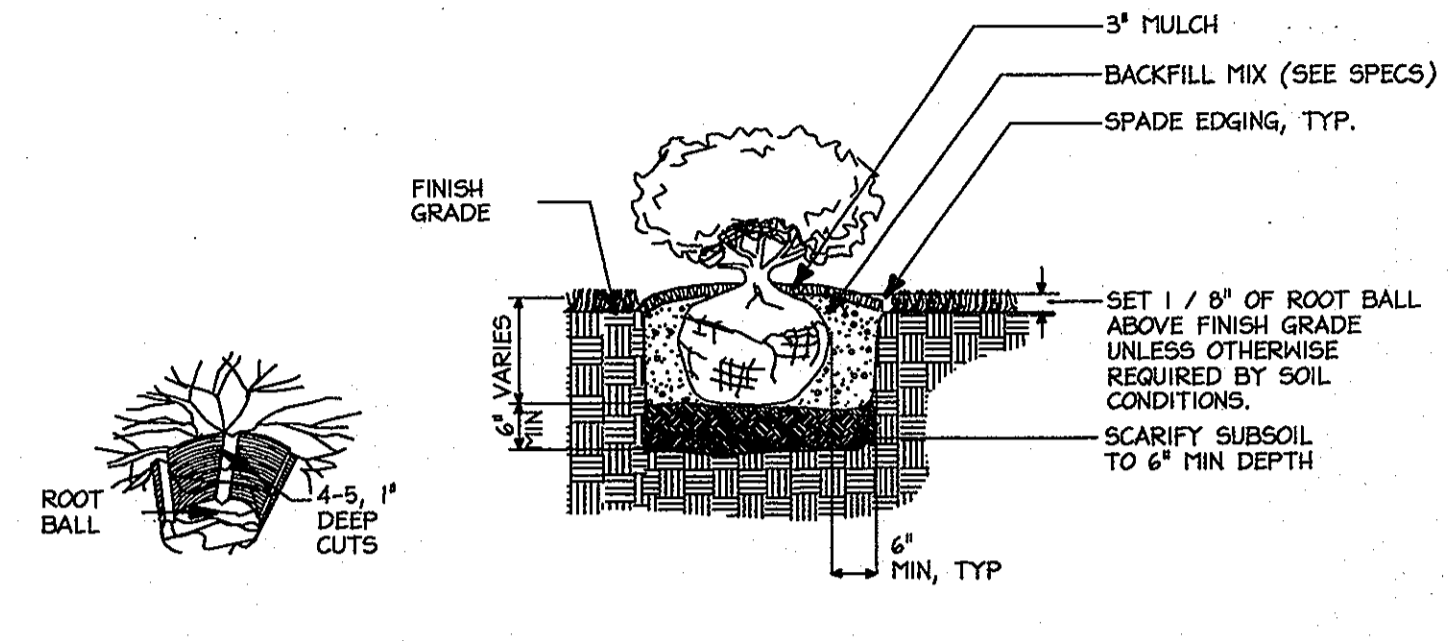
27 OF 31



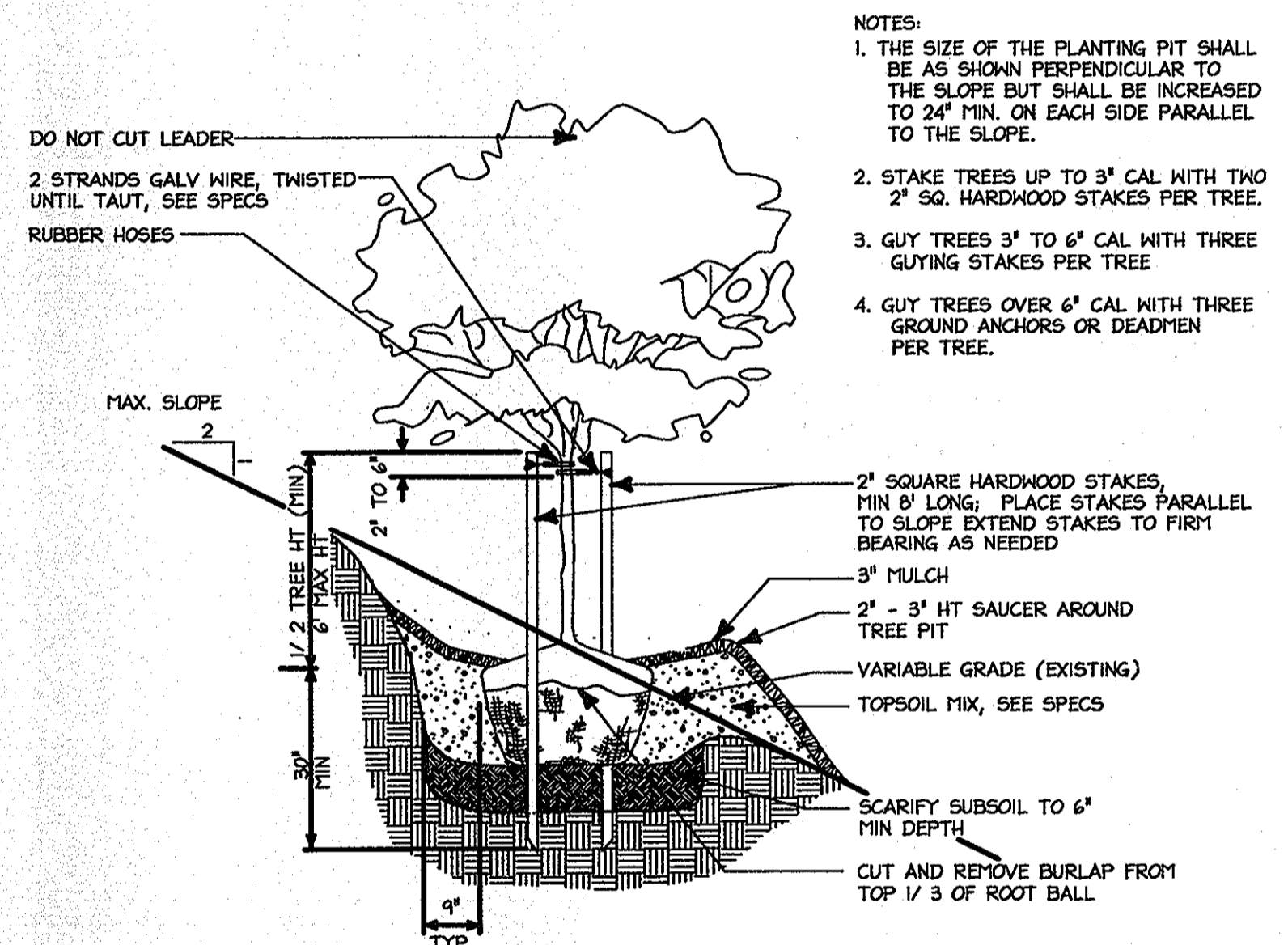
A Less Than 3" Cal. Tree Planting
Not To Scale



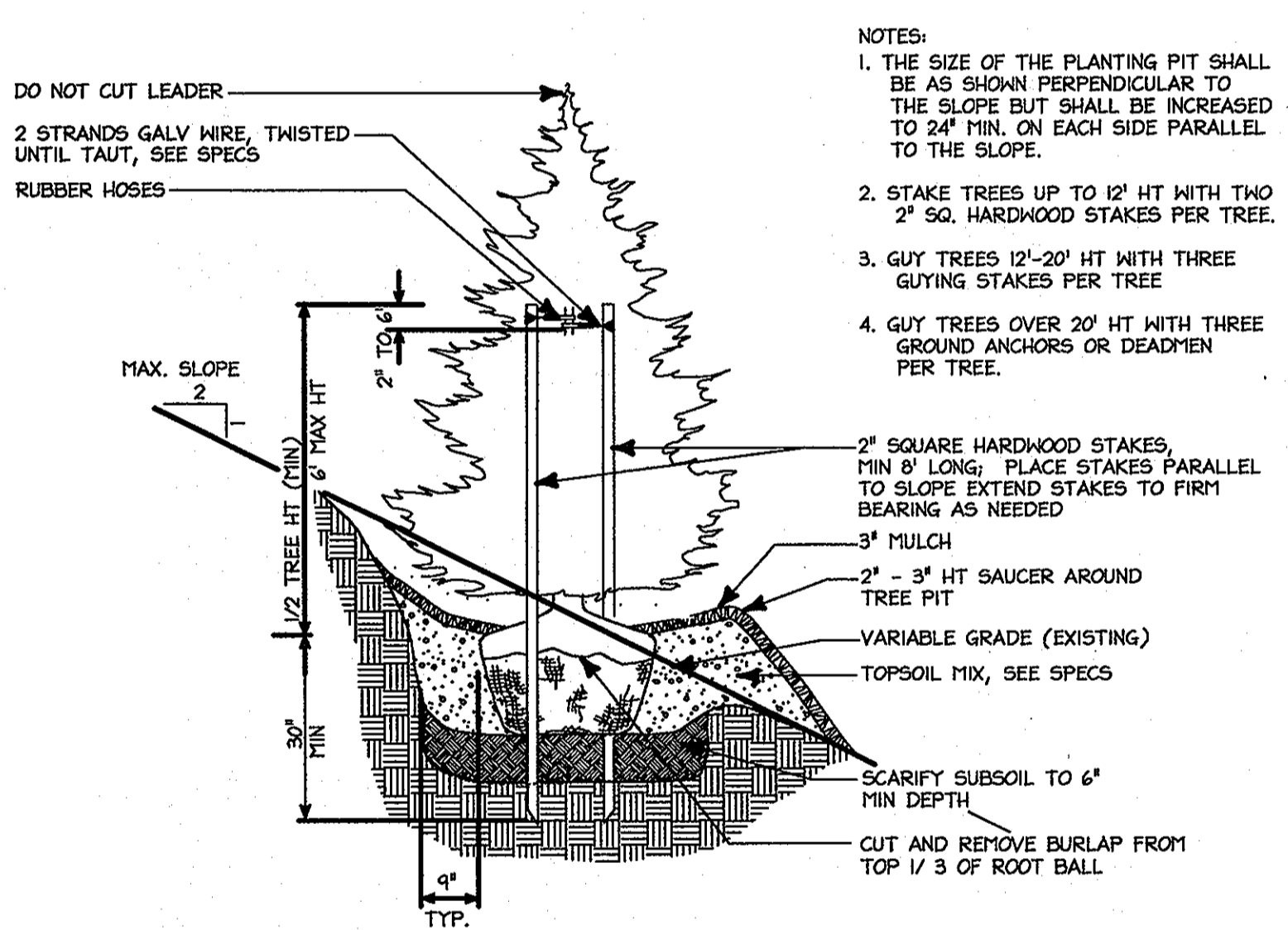
B Evergreen Tree Planting
Not To Scale



C Shrub Bed Planting
Not To Scale



D Tree Planting on Slope
Not To Scale



E Evergreen Tree Planting on Slope
Not To Scale

GENERAL PLANTING NOTES

- ALL PLANT MATERIAL SHALL MEET A.A.N. STANDARDS
- LANDSCAPE CONTRACTOR SHALL FOLLOW LANDSCAPE SPECIFICATION GUIDELINES FOR HOWARD COUNTY.
- LANDSCAPE ARCHITECT/OWNER SHALL SELECT, VERIFY AND/OR APPROVE ALL PLANT MATERIAL. AT OWNER'S DISCRETION, SPECIMEN AND OTHER PLANT MATERIAL WILL BE SELECTED.
- NO SUBSTITUTIONS TO BE MADE WITHOUT CONSENT OF LANDSCAPE ARCHITECT OR OWNER.
- ALL BEDS TO BE TOPPED WITH THREE INCHES OF HARDWOOD MULCH.
- LANDSCAPE CONTRACTOR SHALL COORDINATE PLANT BED FILLING OPERATIONS AND PLANT MATERIAL INSTALLATION WITH GENERAL CONTRACTOR AND UTILITIES CONTRACTOR. AT THE TIME OF FINAL INSPECTION WITH ACCEPTANCE, ALL ELECTRIC, WATER, DRAINAGE, AND PLANT MATERIALS SHALL REMAIN UNDAMAGED. LIKEWISE, LANDSCAPE CONTRACTOR AND UTILITIES CONTRACTOR SHALL COORDINATE EFFORTS TO INSURE THAT SURFACE UTILITIES ARE AT THE PROPER ELEVATION RELATIVE TO FINAL GRADES.
- LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF UTILITIES WITH OWNERS BEFORE PLANTING.
- CONTRACTOR SHALL NOTIFY MISS UTILITY 72 HOURS PRIOR TO CONSTRUCTION.
- TOPSOIL MIX
 - PLANTING MIX SHALL BE PREPARED AT APPROVED ON-SITE STAGING AREA USING APPROVED ON-SITE EXISTING SOILS. MIX MINIMUM QUANTITIES OF 20 CUBIC YARDS OR SUFFICIENT MIX FOR ENTIRE JOB IF LESS THAN 20 CUBIC YARDS IS REQUIRED.
 - THOROUGHLY MIXED IN THE FOLLOWING PROPORTIONS FOR TREE AND SHRUB PLANTING MIX:
 - 0.5 CY EXISTING SOIL
 - 0.2 CY SHARP SAND
 - 0.3 CY WOOD RESIDUALS
 - 4.5 LBS TREBLE SUPERPHOSPHATE
 - 5 LBS DOLOMITE LIMESTONE (ELIMINATE FOR ACID LOVING PLANTS)
 - FOR BED PLANTING, SHRUBS AND GROUND COVER SPECIES 24" OR CLOSER, INCORPORATE THE FOLLOWING INGREDIENTS PER 20 SF. AND INCORPORATE INTO TOP 6 INCHES OF EXISTING SOILS BY ROTOTILLING OR SIMILAR METHOD.
 - 0.2 CY SHARP SAND
 - 0.3 CY ORGANIC MATERIAL
 - 4.5 LBS TREBLE SUPERPHOSPHATE
 - 5 LBS DOLOMITE LIMESTONE (ELIMINATE FOR ACID LOVING PLANTS)
- THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERRIS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO INSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING IN THE AMOUNT OF \$40,500 HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT. (\$30 EACH FOR 326 SHRUBS, \$300 EACH FOR 92 SHADE, \$150 EACH FOR 20 EVERGREEN/ORNAMENTAL).
- DEVELOPER'S BUILDER'S CERTIFICATE

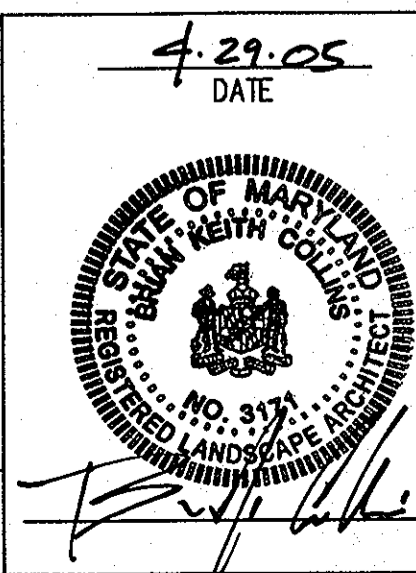
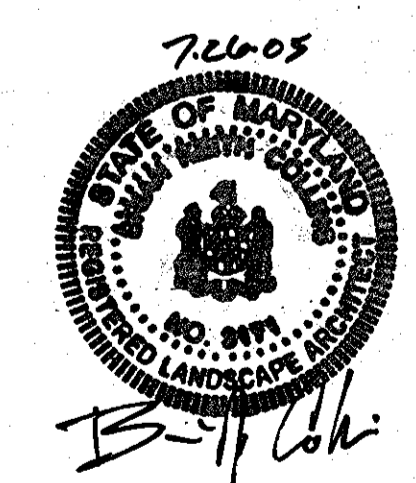
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE-YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

NAME N/A 10-0 DATE _____

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Chief, Division of Land Development 5/23/05
 Date
 Chief, Development Engineering Division 6/30/05
 Date
 Director, Department of Planning and Zoning 8/23/05
 Date

Date	No.	Revision Description

DORSEY RUN INDUSTRIAL CENTER
PARCEL B
 Tax MAP 43, GRID 10 ELECTION DISTRICT 1 Plat M1040-A1
OWNER / DEVELOPER
 MONTEVEDO SOUTH BUSINESS TRUST
 C/O TRAMMELL CROW COMPANY
 7315 WISCONSIN AVENUE SUITE 300 W
 BETHESDA, MARYLAND 20814
 TEL. (301) 530-6200 FAX (301) 530-6131
 SITE ADDRESS
 17540
 17540
 ROAD #
 *SEE SHEET 1

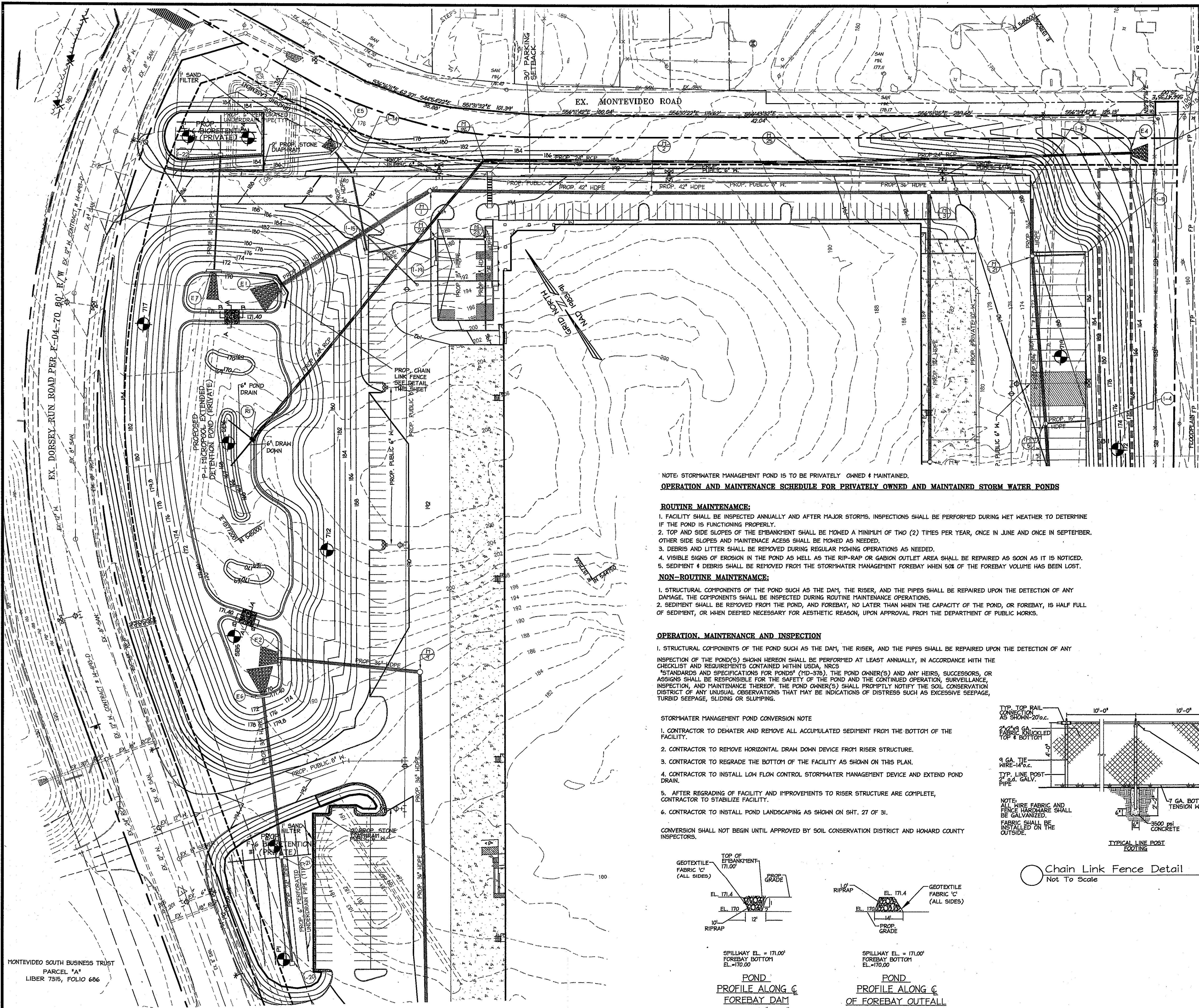


christopher consultants
 engineering · surveying · land planning
 christopher consultants, ltd.
 7172 columbia gateway drive (suite 100) · columbia, md. 21046-2990
 410.872.8890 · metro 301.861.0148 · fax 410.872.8893

TITLE:
LANDSCAPE NOTES & DETAILS

DESIGN: <u>LES</u>	SCALE: <u>1"=30'</u>	PROJECT: <u>036701.04</u>
DRAWN: <u>ADL, LES</u>	DATE: <u>9/17/04</u>	28 of 31
CHECKED: <u>BKC</u>	APPROVED: <u>BKC</u>	

SDP-04-164



SWM Pond Summary		
Type	Micropool Extended Detention Pond	
Responsibility	Privately Maintained	
Drainage Area	33.01 Acres	
Top of Embankment	189.00'	
Pond Bottom Elevation	166.00'	
Emergency Spillway Elevation	N/A	
Micropool	Bottom Elevation	166.00'
	Top Elevation	170.00'
Forebay	Bottom Elevation	170.00'
	Top Elevation	171.40'
Riser	5'-4"x5'-4" Reinforced Concrete	
Barrel	24" RCP (ASTM C-361, B-25 Pipe)	
Recharge	Required = 26,736 cf	
Volume	Provided = 26,745 cf	
Water Quality	MSEL	
Storage	Required = 35,457 cf	
	Provided = 37,255 cf	
Channel Protection	MSEL	
Volume	Required = 153,027 cf	
	Provided = 155,190 cf	
10 Year	MSEL	176.13'
	Peak Discharge	20.20 cfs
100 Year	MSEL	177.89'
	Peak Discharge	24.80 cfs
100 Year Clogged	MSEL	178.95'
	Peak Discharge	25.60 cfs
	Storage	Provided = 553,869 cf

REFER TO SWM BOOKLET FOR SWM COMPUTATIONS.

BALTIMORE AND OHIO RAILROAD
 VARIABLE WIDTH RIGHT-OF-WAY
 VALUATION MAP V08488
 TAX MAP 43
 NO TAX PARCEL NUMBER SHOWN

FOREST CONSERVATION EASEMENT
 AREA #2-1-1 RESTRICTION / REPRODUCTION
 AREA 1.97AC - PLOT NO. 1749

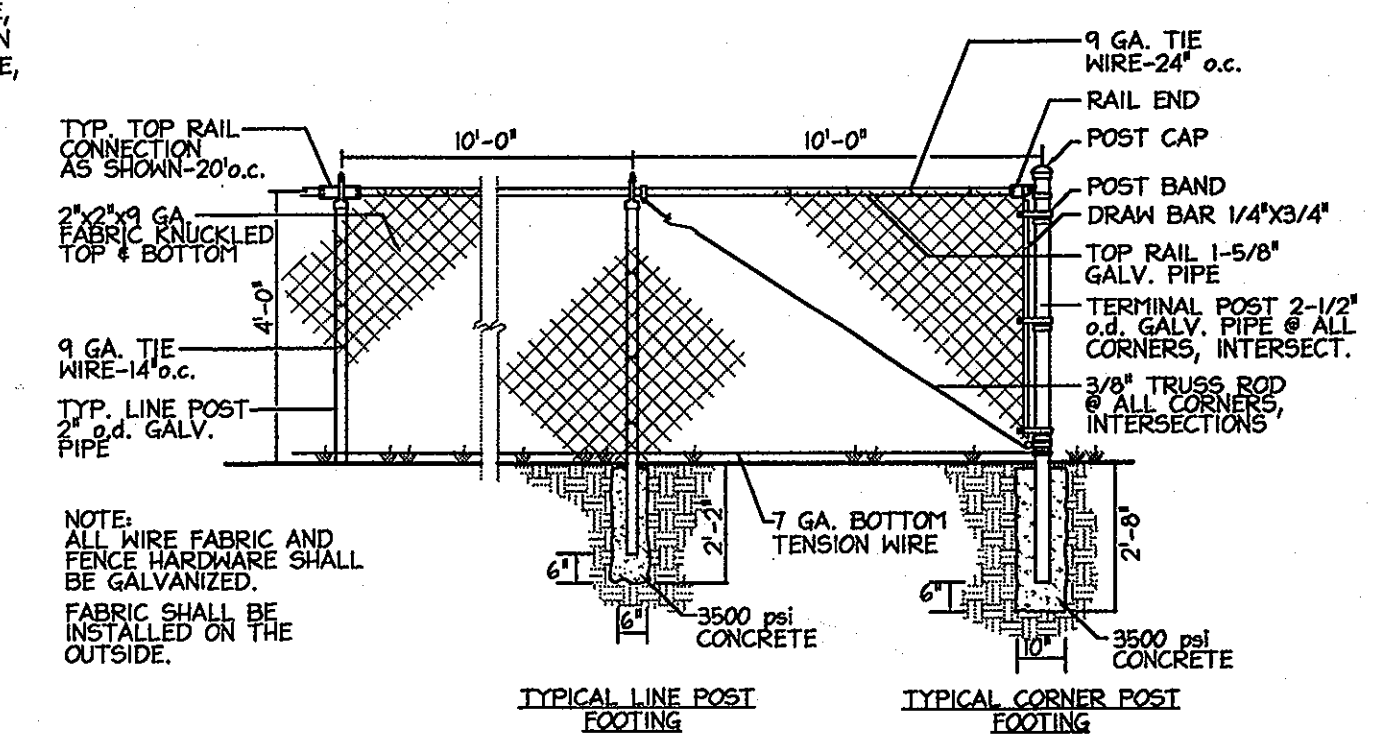
NOTE: STORMWATER MANAGEMENT POND IS TO BE PRIVATELY OWNED & MAINTAINED.
OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED STORM WATER PONDS

- ROUTINE MAINTENANCE:**
1. FACILITY SHALL BE INSPECTED ANNUALLY AND AFTER MAJOR STORMS. INSPECTIONS SHALL BE PERFORMED DURING WET WEATHER TO DETERMINE IF THE POND IS FUNCTIONING PROPERLY.
 2. TOP AND SIDE SLOPES OF THE EMBANKMENT SHALL BE MOWED A MINIMUM OF TWO (2) TIMES PER YEAR, ONCE IN JUNE AND ONCE IN SEPTEMBER. OTHER SIDE SLOPES AND MAINTENANCE ACCESS SHALL BE MOWED AS NEEDED.
 3. DEBRIS AND LITTER SHALL BE REMOVED DURING REGULAR MOWING OPERATIONS AS NEEDED.
 4. VISIBLE SIGNS OF EROSION IN THE POND AS WELL AS THE RIP-RAP OR GABION OUTLET AREA SHALL BE REPAIRED AS SOON AS IT IS NOTICED.
 5. SEDIMENT & DEBRIS SHALL BE REMOVED FROM THE STORMWATER MANAGEMENT FOREBAY WHEN 50% OF THE FOREBAY VOLUME HAS BEEN LOST.
- NON-ROUTINE MAINTENANCE:**
1. STRUCTURAL COMPONENTS OF THE POND SUCH AS THE DAM, THE RISER, AND THE PIPES SHALL BE REPAIRED UPON THE DETECTION OF ANY DAMAGE. THE COMPONENTS SHALL BE INSPECTED DURING ROUTINE MAINTENANCE OPERATIONS.
 2. SEDIMENT SHALL BE REMOVED FROM THE POND, AND FOREBAY, NO LATER THAN WHEN THE CAPACITY OF THE POND, OR FOREBAY, IS HALF FULL OF SEDIMENT, OR WHEN DEEMED NECESSARY FOR AESTHETIC REASON, UPON APPROVAL FROM THE DEPARTMENT OF PUBLIC WORKS.

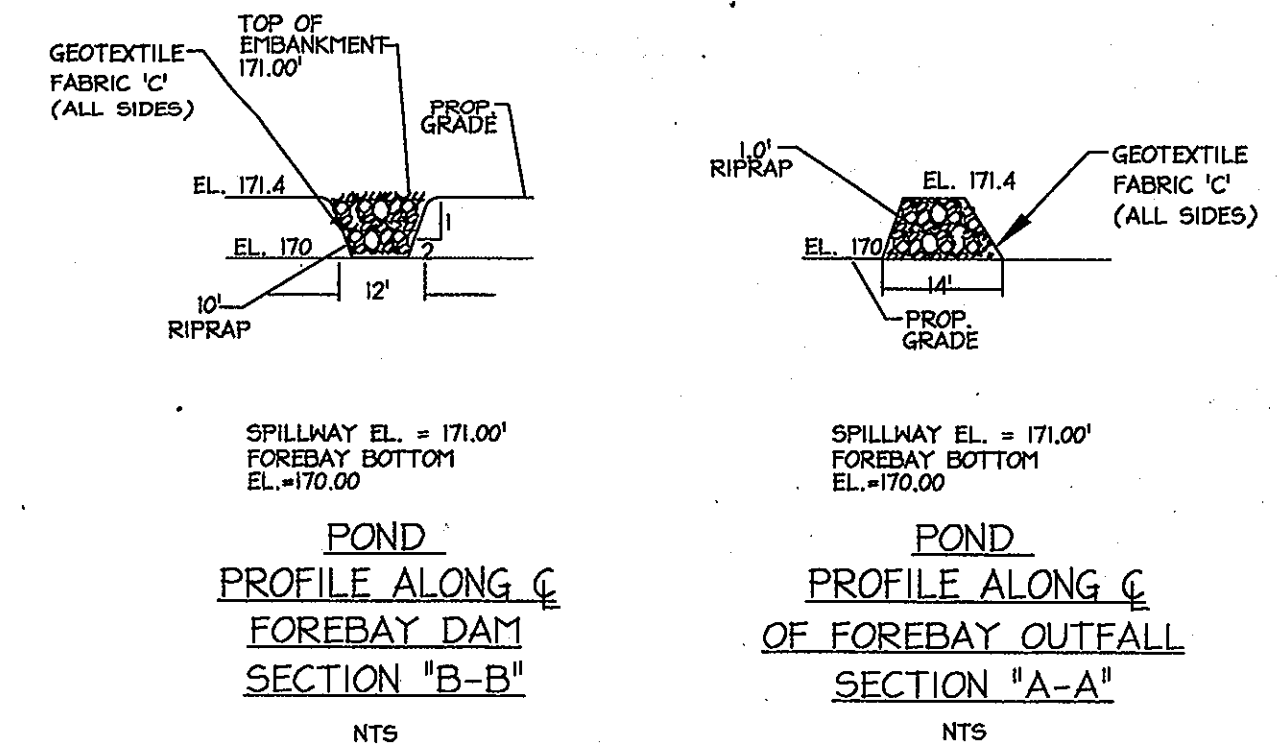
- OPERATION, MAINTENANCE AND INSPECTION**
1. STRUCTURAL COMPONENTS OF THE POND SUCH AS THE DAM, THE RISER, AND THE PIPES SHALL BE REPAIRED UPON THE DETECTION OF ANY INSPECTION OF THE POND(S) SHOWN HEREON SHALL BE PERFORMED AT LEAST ANNUALLY, IN ACCORDANCE WITH THE CHECKLIST AND REQUIREMENTS CONTAINED WITHIN USDA, NRCS "STANDARDS AND SPECIFICATIONS FOR PONDS" (MD-378). THE POND OWNER(S) AND ANY HEIRS, SUCCESSORS, OR ASSIGNS SHALL BE RESPONSIBLE FOR THE SAFETY OF THE POND AND THE CONTINUED OPERATION, SURVEILLANCE, INSPECTION, AND MAINTENANCE THEREOF. THE POND OWNER(S) SHALL PROMPTLY NOTIFY THE SOIL CONSERVATION DISTRICT OF ANY UNUSUAL OBSERVATIONS THAT MAY BE INDICATIONS OF DISTRESS SUCH AS EXCESSIVE SEEPAGE, TURBID SEEPAGE, SLIDING OR SLUMPING.

- STORMWATER MANAGEMENT POND CONVERSION NOTE**
1. CONTRACTOR TO DENATURE AND REMOVE ALL ACCUMULATED SEDIMENT FROM THE BOTTOM OF THE FACILITY.
 2. CONTRACTOR TO REMOVE HORIZONTAL DRAW DOWN DEVICE FROM RISER STRUCTURE.
 3. CONTRACTOR TO REGRADE THE BOTTOM OF THE FACILITY AS SHOWN ON THIS PLAN.
 4. CONTRACTOR TO INSTALL LOW FLOW CONTROL STORMWATER MANAGEMENT DEVICE AND EXTEND POND DRAIN.
 5. AFTER REGRADING OF FACILITY AND IMPROVEMENTS TO RISER STRUCTURE ARE COMPLETE, CONTRACTOR TO STABILIZE FACILITY.
 6. CONTRACTOR TO INSTALL POND LANDSCAPING AS SHOWN ON SHT. 27 OF 31.

CONVERSION SHALL NOT BEGIN UNTIL APPROVED BY SOIL CONSERVATION DISTRICT AND HOWARD COUNTY INSPECTORS.



Chain Link Fence Detail
 Not To Scale



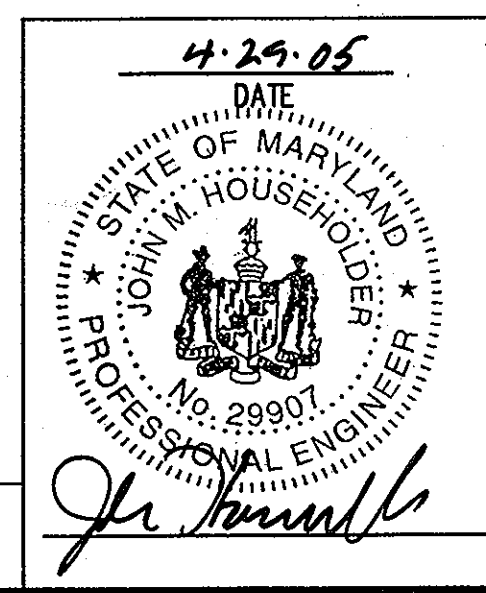
I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THIS PLAN WAS CONSTRUCTED AS SHOWN ON THE "AS-BUILT" PLANS AND MEETS THE APPROVED PLANS AND SPECIFICATIONS.

JOHN HUBBARD, P.E.
 License No. 29907

APPROVED: DEPARTMENT OF PLANNING AND ZONING	
Chief, Division of Land Development	8/24/05
Chief, Development Engineering Division	8/24/05
Director, Department of Planning and Zoning	8/24/05

Date	No.	Revision Description
8/24/05	01	REVISION: NEW TRUNK ENTRANCE W/ VAN ACCESSIBLE HANDICAP SEAT & RAMP (SEE ACCESSIBLE ROUTE)

DORSEY RUN INDUSTRIAL CENTER PARCEL B
 TAX MAP 43, GRID NO. ELECTION DISTRICT 1, PLAT 1740-41
OWNER / DEVELOPER
 MONTEVIDEO SOUTH BUSINESS TRUST
 C/O TRAMMELL CROW COMPANY
 7315 WISCONSIN AVENUE SUITE 300 W
 BETHESDA, MARYLAND 20814
 TEL (301) 530-6200 FAX (301) 530-6131



TITLE: STORMWATER MANAGEMENT POND PLAN		
DESIGN: XDF	SCALE: 1"=50'	PROJECT: 038701.04
DRAWN: DAM, ADL	DATE: 9/17/04	
CHECKED: JMH	APPROVED: JMH	29 OF 31

SDP-04-164

SDP-04-164 MDC-123(SDP)

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

Construction and Material Specifications

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

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

- i. Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting textured subsoils and shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1 1/2" in diameter.
- ii. Topsoil must be free of plants or plant parts such as bermuda grass, quackgrass, Johnsongrass, nutsedge, poison ivy, thistle, or other as specified.
- iii. Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread to the rate of 4-8 tons/acre (200-400 pounds per 1,000square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked in to the soil in conjunction with tillage operations as described in the following procedures.

For sites having disturbed areas under 5 acres:

Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section I - Vegetative Stabilization Methods and Materials.

For sites having disturbed areas over 5 acres:

On soil meeting Topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following.

- a. pH for topsoil shall be between 6.0 and 7.5. If tested soil demonstrates a pH of less than 6.0, sufficient lime shall be prescribed to raise pH to 6.5 or higher.
- b. Organic content of topsoil shall be not less than 1.5 percent by weight.
- c. Topsoil having soluble salt content greater than 500 parts per million shall not be used.
- d. No sod or seed shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 day min.) to permit dissipation of phytotoxic materials.

Note: Topsoil substitutes or amendments as recommended by a qualified agronomist or soil scientist approved by the appropriate approval authority, may be used in lieu of natural topsoil.

Place topsoil (if required) and apply soil amendments as specified on 20.0 Vegetative Stabilization - Section I - Vegetative Stabilization Methods and Materials.

Topsoil Application

When topsoiling, maintain needed erosion and sediment control practices such as diversions, Grade Stabilization Structures, Earth Dikes, Slope Silt Fences and Sediment Traps and Basins.

Grades in the areas to be topsoiled, which have been previously established, shall be maintained, albeit 4" - 8" higher in elevation.

Topsoil shall be uniformly distributed in a 4" - 8" layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water pockets.

Topsoil shall not be placed while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet in a condition that may otherwise be detrimental to proper grading and seedbed preparation.

Alternative for Permanent Seeding - Instead of applying the full amounts of like and commercial fertilizer, composted sludge and amendments may be applied as specified below.

Composted Sludge Materials for use as a soil conditioner for sites having disturbed areas over 5 acres shall be tested to prescribe amendments and for sites having disturbed areas under 5 acres shall conform to the following requirements:

- a. Composted sludge shall be supplied by, or originated from, a person or persons that are permitted (at the time of acquisition of the compost) by the Maryland Department of the Environment under COMAR 28.04.06.
- b. Composted sludge shall contain at least 1 percent nitrogen, 1.5 percent phosphorus, and 0.2 percent potassium and have a pH of 7.0 to 8.0. If compost does not meet these requirements, the appropriate constituents must be added to meet the requirements prior to use.
- c. Composted sludge shall be applied at a rate of 1 ton/1,000 square feet.

Composted sludge shall be amended with a potassium fertilizer applied at the rate of 4 lb/1,000 square feet, and 1/3 the normal lime application rate.

References: Guideline Specifications, Soil Preparation and Sodding. MD-VA, Pub #1, Cooperative Extension Service, University of Maryland and Virginia Polytechnic Institutes. Revised 1973.

19.0 Standards and Specifications For Land Grading

Definitions

Reshaping of the existing land surface in accordance with a plan as determined by engineering survey and layout.

Purpose

The purpose of a land grading specification is to provide for erosion control and vegetative establishment on those areas where the existing land surface is to be reshaped by grading according to plan.

Design Criteria

The grading plan should be based upon the incorporation of building designs and street layouts that fit and utilize existing topography and desirable natural surrounding to avoid extreme grade modifications. Information submitted must provide sufficient topographic surveys and soil investigations to determine limitations that must be imposed on the grading operation related to slope stability, effect on adjacent properties and drainage patterns, measured for drainage and water removal and vegetative treatment, etc.

Many countries have regulations and design procedures already established for land grading and cut and fill slopes. Where these requirements exist, they should be followed. The plan must show existing and proposed contours of the area(s) to be graded. The plan shall also include practices for erosion control, slope stabilization, safe disposal of runoff water and drainage, such as waterways, lined ditches, reverse slope benches (including grade and cross-section), grade stabilization structures, retaining walls, and surface and subsurface drains. The plan shall also include phasing of these practices. The following shall be incorporated into the plan:

- 1. Provisions shall be made to safely conduct surface runoff to storm drains, protected outlets or to stable water courses to insure that surface runoff will not damage slopes or other graded areas.
- 2. Cut and fill slopes that are to be stabilized with grasses shall not be steeper than 2:1. (Where the slope is to be mowed the slope should be no steeper than 3:1. 4:1 is preferred because of safety factors related to mowing steep slopes.
- 3. Reverse benches shall be provided whenever the vertical interval (height) of any 2:1 slopes exceeds 20 feet; for 3:1 slopes it shall be increased to 30 feet and for 4:1 to 40 feet. Benches shall be located to divide the slopes face as equally as possible and shall convey the water to a stable outlet. Sills, seeps, rock outcrops, etc., shall also be taken into consideration when designing benches.

- a. Benches shall be a minimum of six-feet wide to provide ease of maintenance.
- b. Benches shall be designed with a reverse slope of 6:1 of flatter to the toe of the upper slope and with a minimum of one foot in depth. Bench gradient to the outlet shall be between 2 percent and 3 percent, unless accompanied by appropriate design and computations.
- c. The flow length within a bench shall not exceed 800' unless accompanied by appropriate design and computations. For flow channel stabilization see temporary swales.

4. Surface water shall be diverted from the face of all cut and/or fill slopes by the use of earth dikes, ditches and swales or conveyed downslope by the use of a designated structure, except where:

- a. The face of the slope is or shall be stabilized and the face of all graded slopes shall be protected for surface runoff until they are stabilized.
- b. The face of the slope shall not be subjected to any concentrated flows of surface water such as from natural drainways, graded swales, downspouts, etc.
- c. The face of the slope will be protected by special erosion control materials, to include, but not limited to: approved vegetative stabilization practices (see section G), rip-rap or other approved stabilization methods.

5. Cut slopes occurring in ripable rock shall be serrated as shown on the following diagram. These serrations shall be made with conventional equipment as the excavation is made. Each step or serration shall be constructed on the contour and will have steps cut as nominal two-foot intervals with nominal three-foot horizontal shelves. These steps will vary depending on the slope ratio or the cut slope. The nominal slope line is 1:1. These steps will weather and act to hold moisture, lime, fertilizer and seed thus producing a much quicker and longer lived vegetative cover and better slope stabilization. Over land flow shall be diverted from the top of all serrated cut slopes and carried to a suitable outlet.

6. Surface drainage shall be provided where necessary to intercept seepage that would otherwise adversely affect slope stability or create excessively wet site conditions.

7. Slopes shall not be created close to property lines as the endanger adjoining properties without adequately protecting such properties against sediment, erosion, slippage, settlement, subsidence or other related damages.

8. Fill material shall be free of brush, rubbish, rocks, logs, stumps, building debris, and other objectionable material. It should be free of stones over two (2) inches in diameter where compacted by hand or mechanical tampers over eight (8) inches in diameter where compacted by rollers or other equipment. Frozen material shall not be placed in the fill nor shall the fill material be placed on a frozen foundation.

9. Stockpiles, borrow areas and spoil shall be shown on the plans and shall be subjected to the provisions of the Standard and Specifications.

All disturbed areas shall be stabilized structurally or vegetatively in compliance with 20.0 Standards and Specifications for Vegetative Stabilization.

30.0 Dust Control

Definition

Controlling dust blowing and movement on construction sites and roads.

Purpose

To prevent blowing and movement of dust from exposed soil surfaces, reduce on and off-site damage, health hazards, and improve traffic safety.

Conditions Where Practice Applies

This practice is applicable to areas subject to dust blowing and movement when in and off-site damage is likely without treatment.

Specifications

Temporary Methods

- 1. Mulches - See standards for vegetative stabilization with mulches only. Mulch should be crimped or tacked to prevent blowing.
- 2. Vegetative Cover - See standards for temporary vegetative cover.

3. 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. Chisel-type plows spaced about 12' apart, spring-toothed harrows, and similar plows are examples of equipment which may produce the desired effect.

4. 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 that runoff begins to flow.

5. Barriers - Solid board fences, silt fences, snow fences, burlap fences, straw bales, and similar materials 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.

Permanent Methods

- 1. 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.]
- 2. Topsoil - Covering with less erosive materials. See Standards for topsoiling.
- 3. Stone - Cover surface with crushed stone or coarse gravel.

References

- 1. Agriculture Handbook 346. Wind Erosion Forces in the United State and Their Use in Predicting Soil Loss.
- 2. Agriculture Information Bulletin 354. How to Control Wind Erosion, USDA - ARS.

21.0 Standard and Specifications For Topsoil

Definitions

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

Purpose

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

Conditions Where Practice Applies

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

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

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Carole H. Harts 8/23/05
 Chief, Division of Land Development Date

Shah K. L. 6/20/05
 Chief, Development Engineering Division Date

Mark A. ... 8/23/05
 Director, Department of Planning and Zoning Date

Date	No.	Revision Description

DORSEY RUN INDUSTRIAL CENTER
 PARCEL B
 TAX MAP 42, GRID 10, ELECTION DISTRICT 1, PLAT 1700-A-1

OWNER / DEVELOPER SITE ACCESS

MONTEVIDEO SOUTH BUSINESS TRUST
 C/O TRAMMELL CROW COMPANY
 7315 WISCONSIN AVENUE SUITE 300 W
 BETHESDA, MARYLAND 20814
 TEL. (301) 530-6200 FAX (301) 530-6131

TRAO
 MONTEVIDEO
 ROAD *
 *SEE SHEET 1

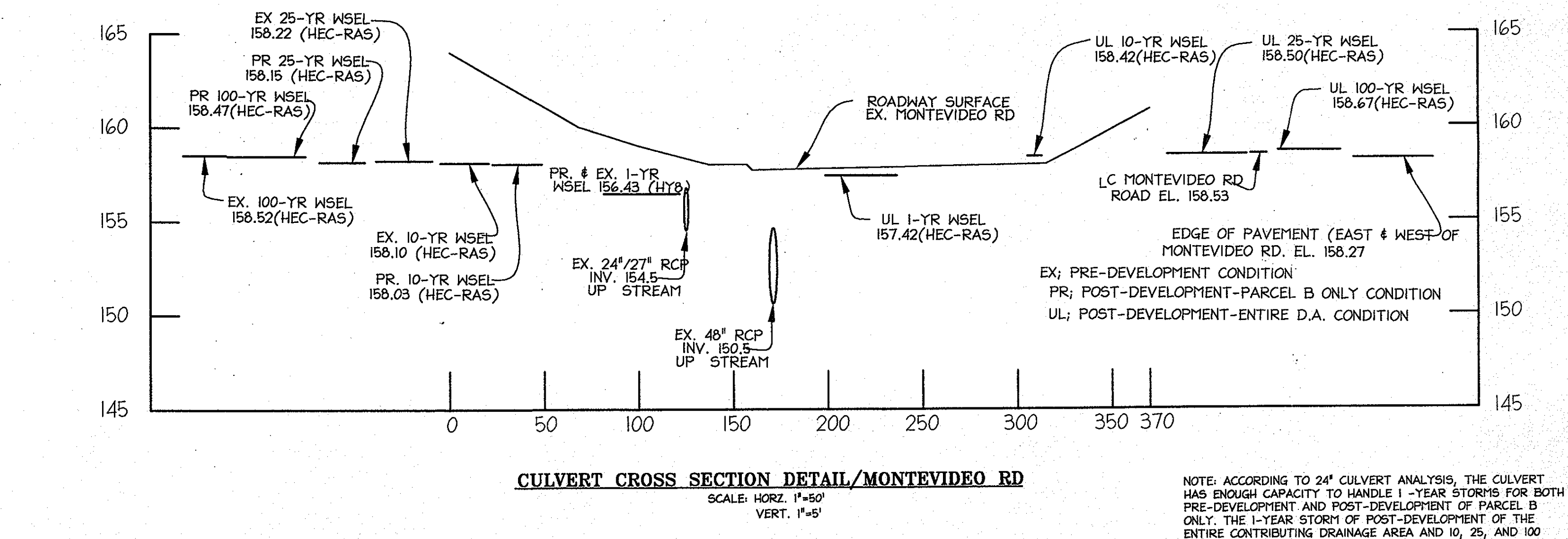
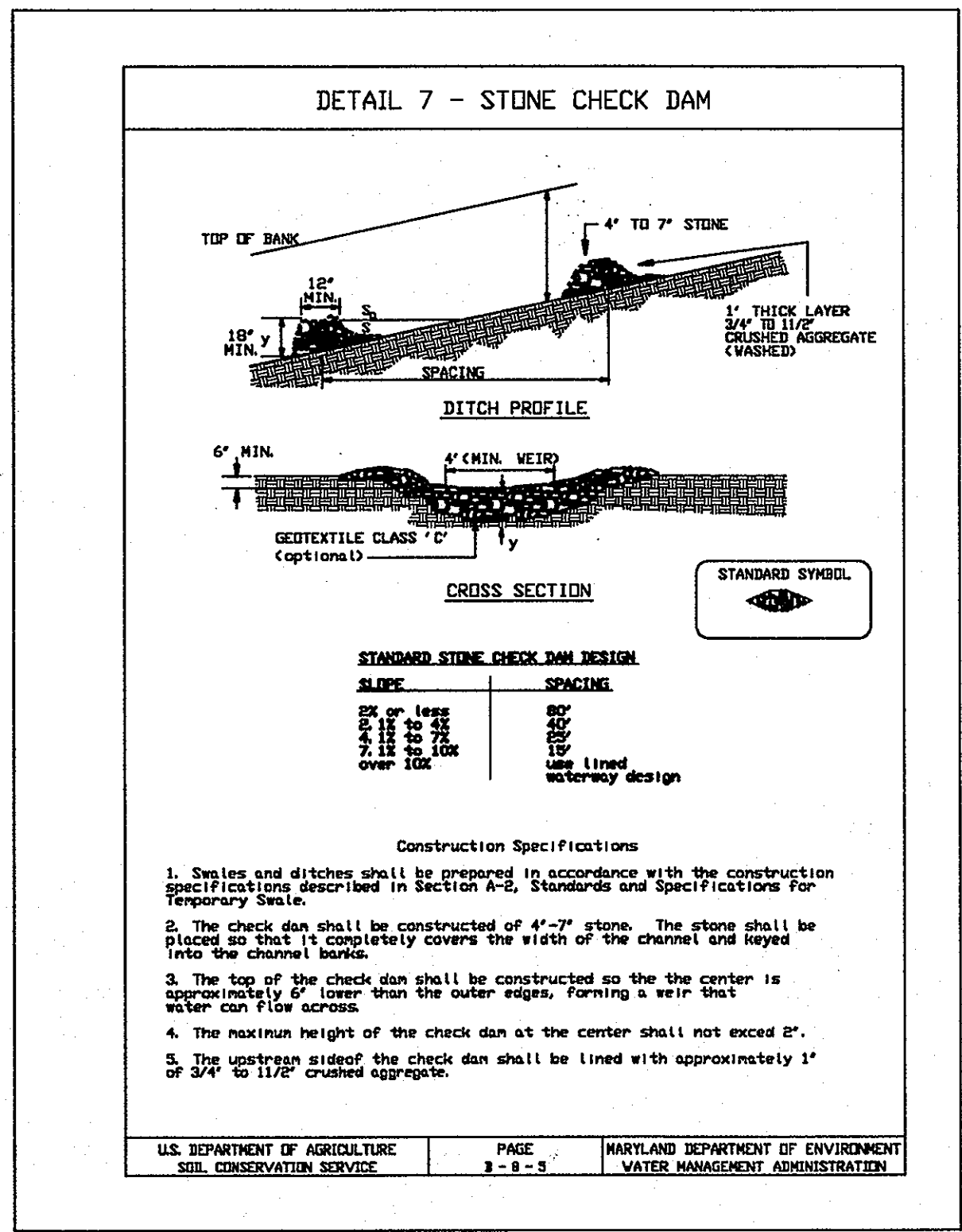
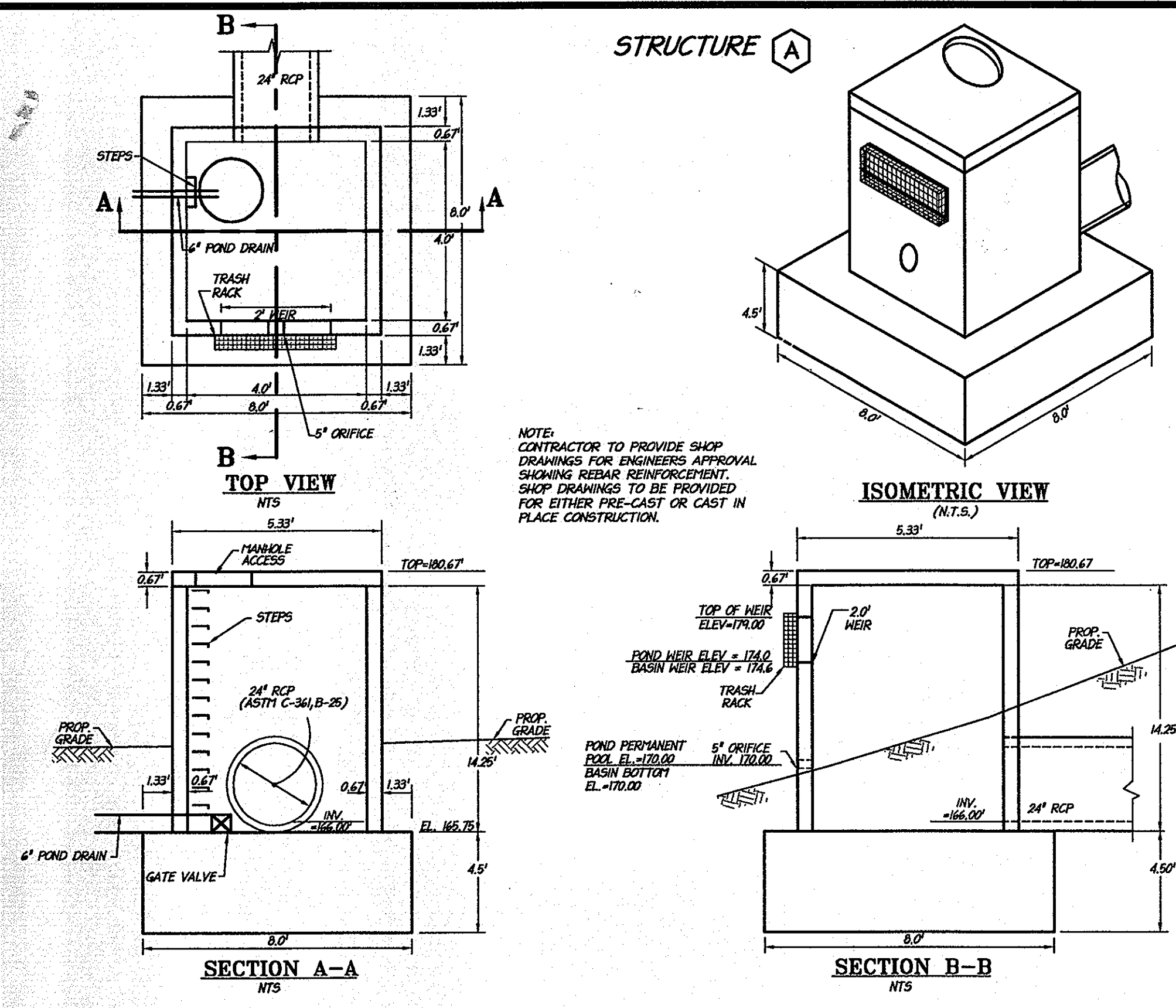


TITLE: GENERAL NOTES

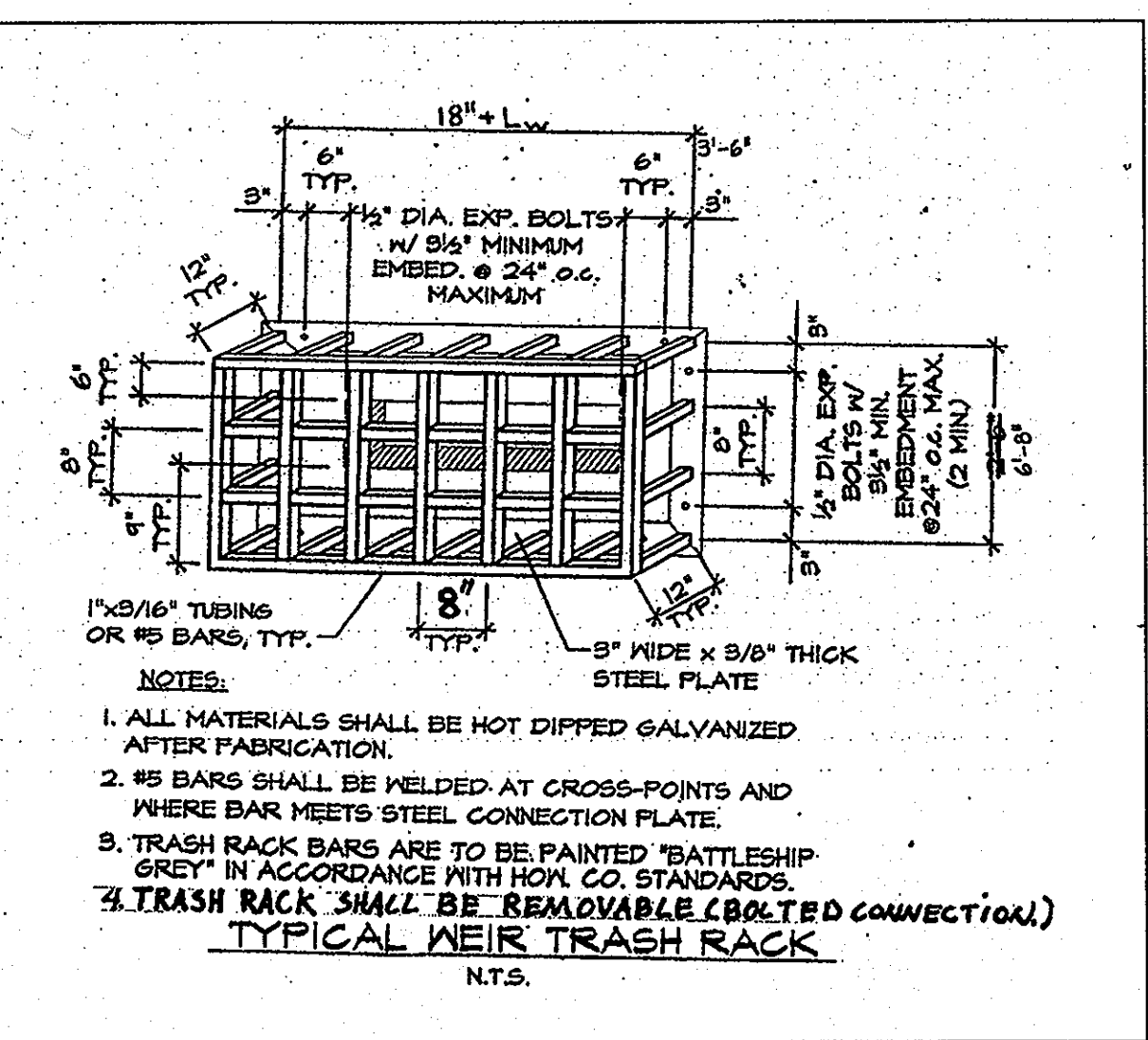
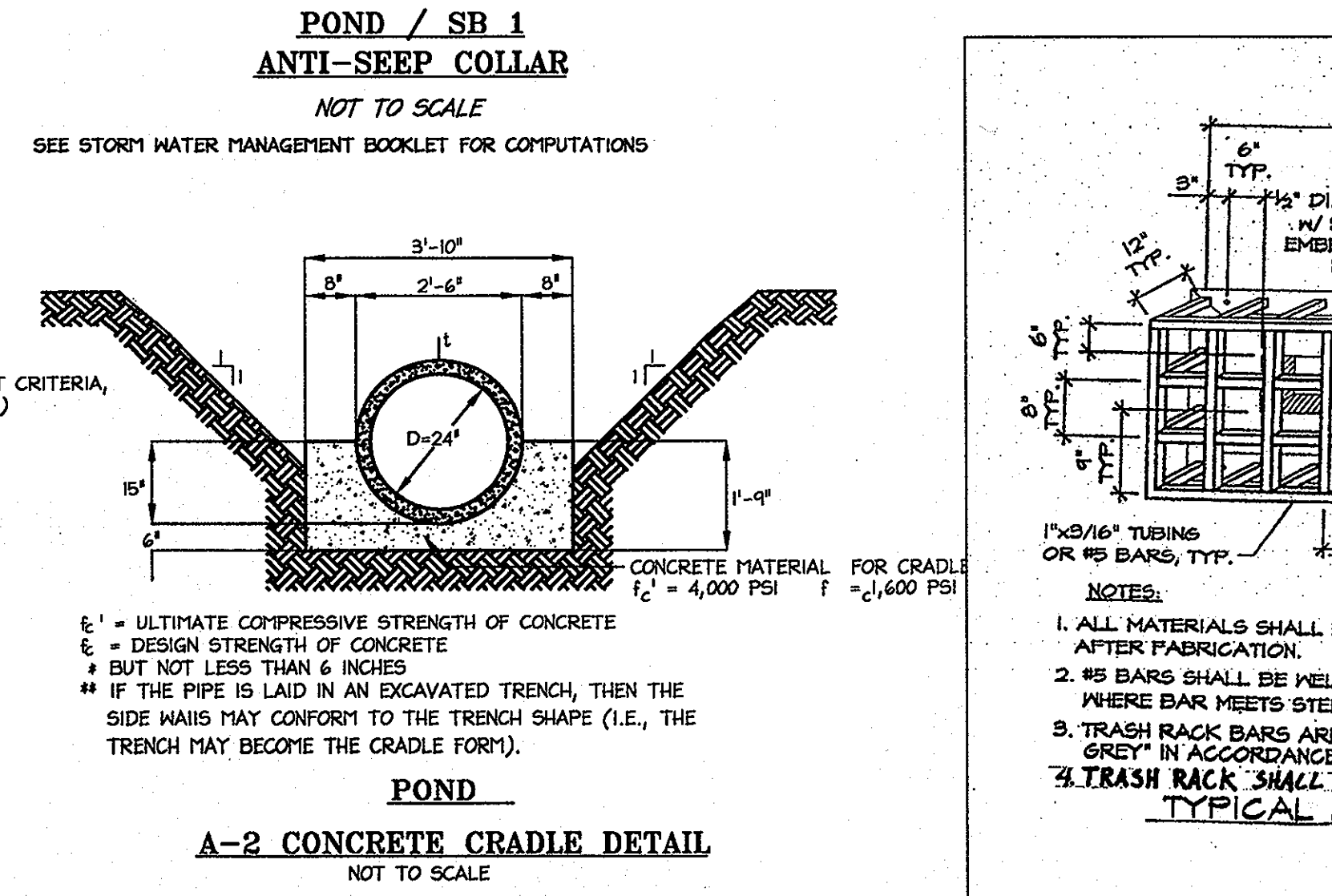
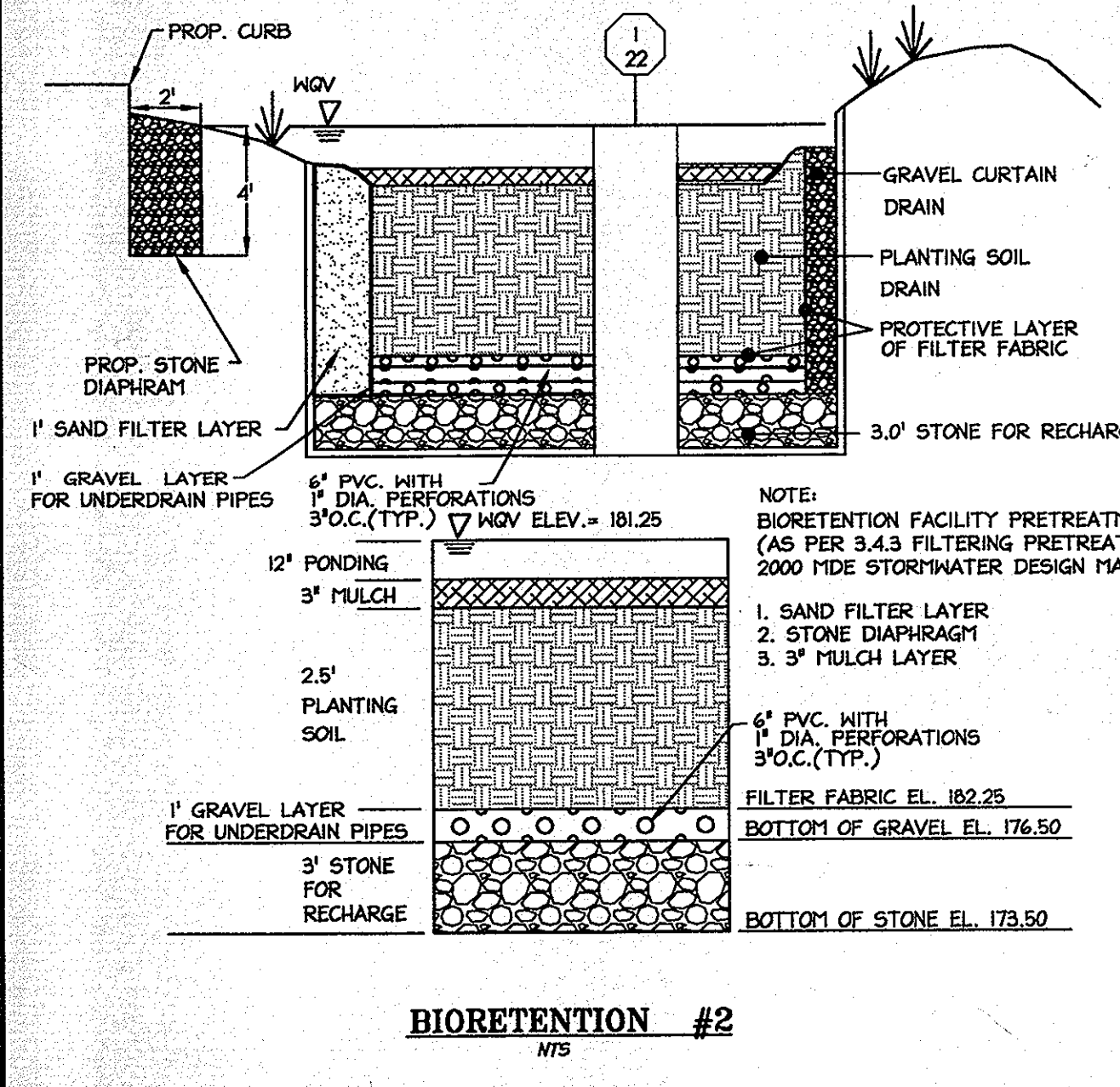
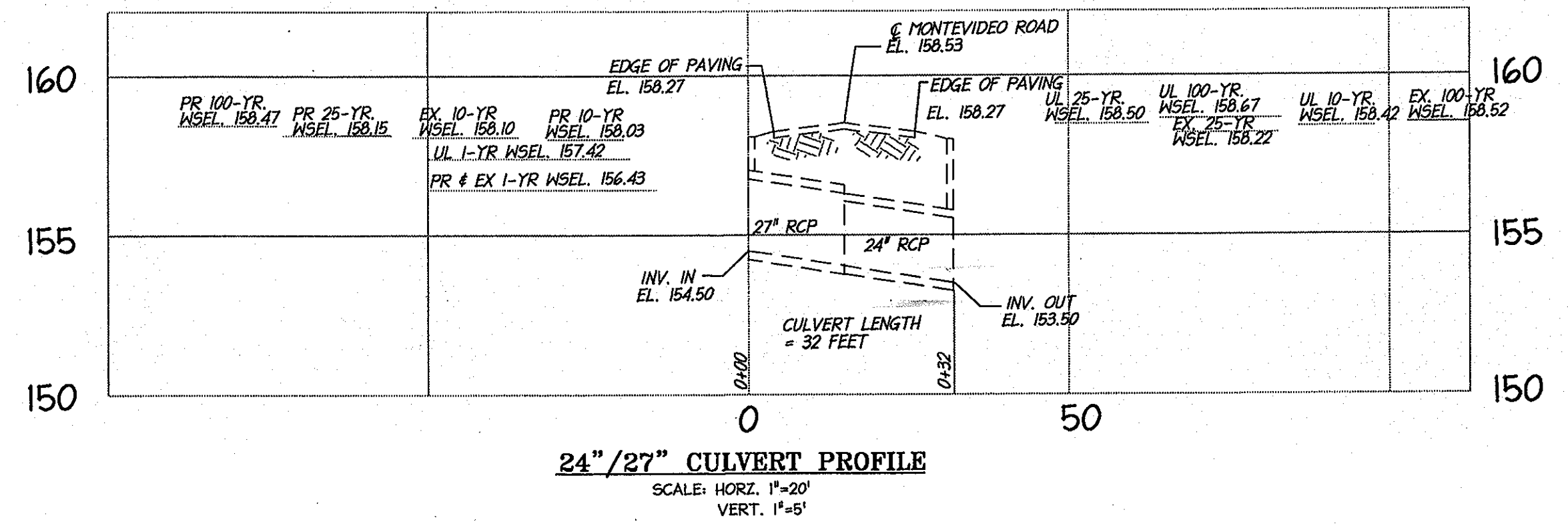
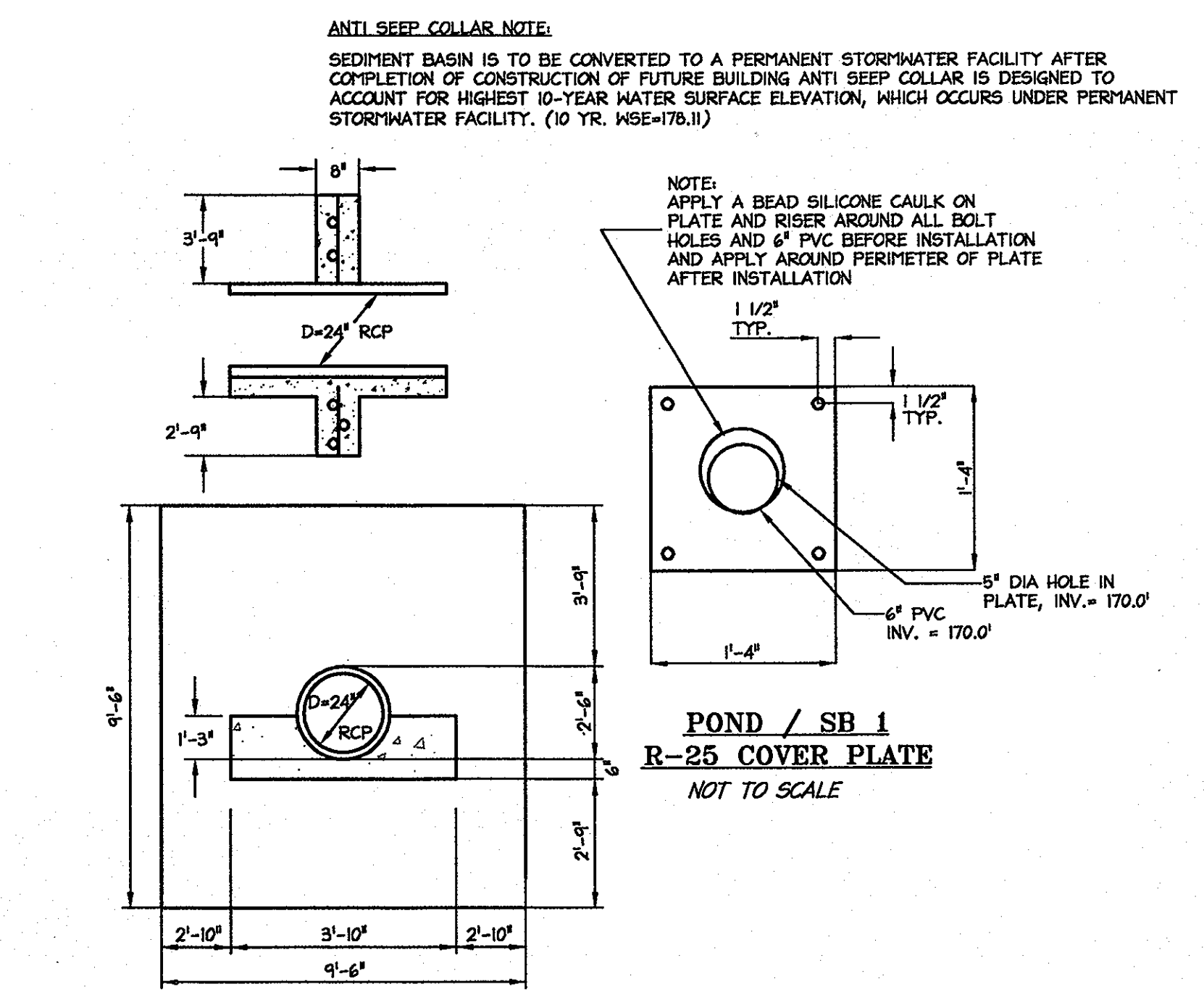
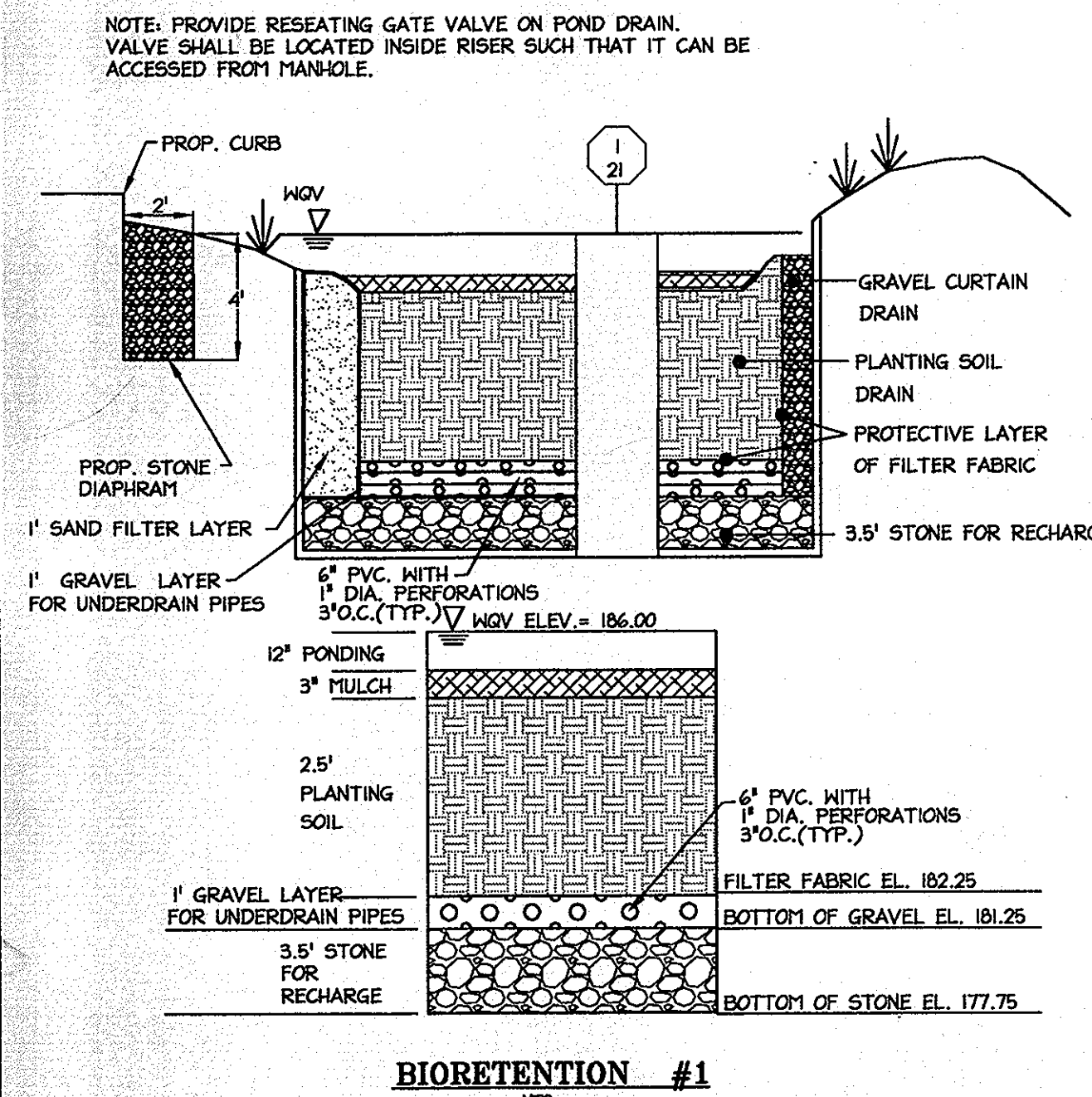
DESIGN: XDF	SCALE:	PROJECT: 036701.04
DRAWN: DAM, ADL	DATE: 9/17/04	30 OF 31
CHECKED: BAM	APPROVED: JTH	

SDP-04-164

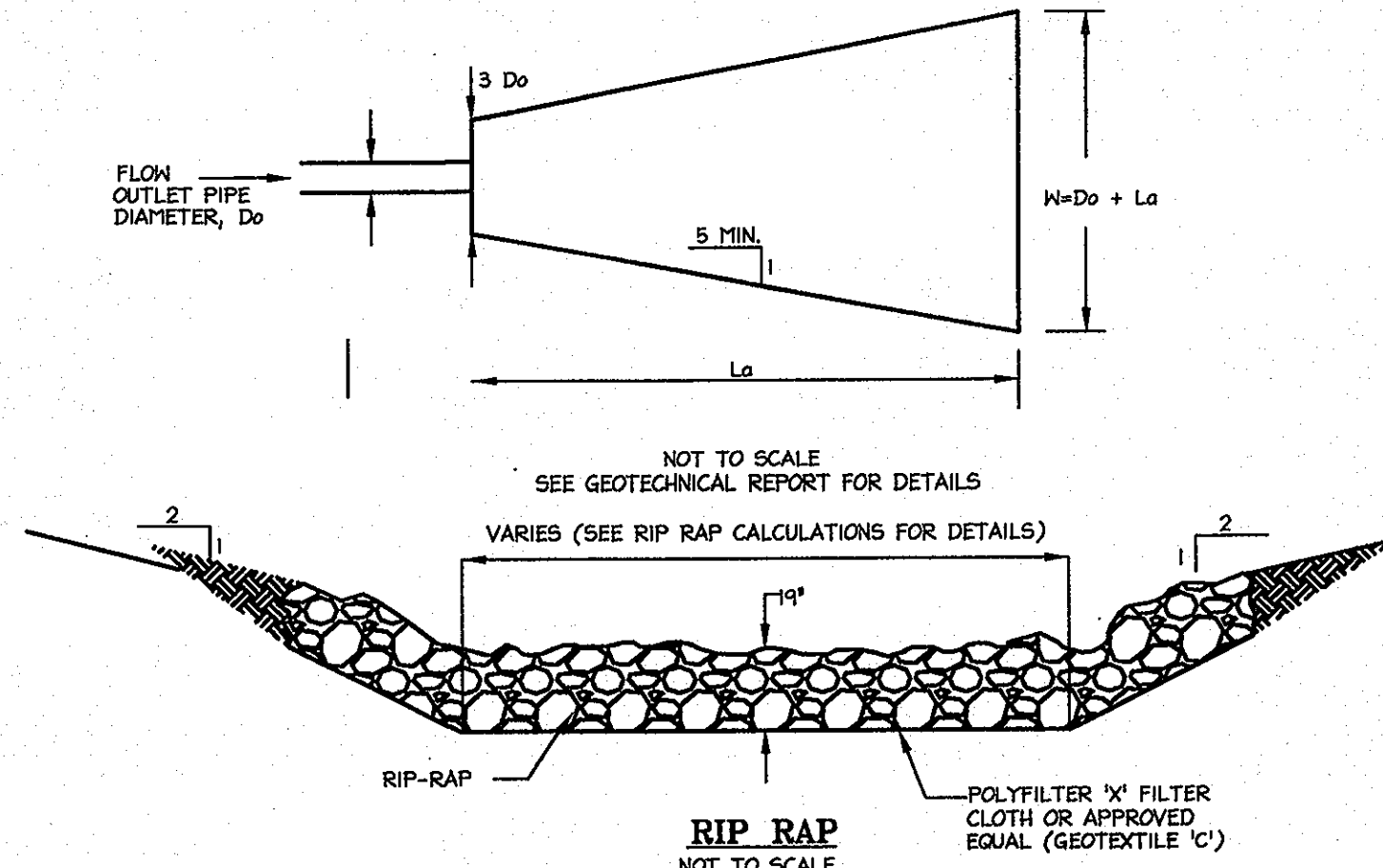
SDP-04-164 MDC-123(SDP)



NOTE: ACCORDING TO 24" CULVERT ANALYSIS, THE CULVERT HAS ENOUGH CAPACITY TO HANDLE 1-YEAR STORMS FOR BOTH PRE-DEVELOPMENT AND POST-DEVELOPMENT OF PARCEL B ONLY. THE 1-YEAR STORM OF POST-DEVELOPMENT OF THE ENTIRE CONTRIBUTING DRAINAGE AREA AND 10, 25, AND 100 YEAR STORMS WILL OVER TOP THE MONTEVIDEO ROAD AND THE TRACKS.



STRUCTURE NO.	PIPE DIAMETER (INCHES)	DISCHARGE (CFS)	PIPE VELOCITY (FT/S)	RIPRAP VELOCITY (FT/S)	PIPE SLOPE (%)	RIPRAP CLASS	D80 (in)	La (ft)	H (ft)
SM#1 POND / SB #1	24	24.8	7.89	1.39	0.0050	Class 1	9.5	18.0	20.0



APPROVED: DEPARTMENT OF PLANNING AND ZONING

Cinda Harrell 5/21/15
Chief, Division of Land Development Date

John J. ... 6/22/15
Chief, Development Engineering Division Date

Marsha A. ... 8/12/15
Director, Department of Planning and Zoning Date

DORSEY RUN INDUSTRIAL CENTER PARCEL B

EX. MAP 48, GRID 16 ELECTION DISTRICT 1 PLAT 1140-41

OWNER / DEVELOPER

MONTEVIDEO SOUTH BUSINESS TRUST
C/O TRAMELL CROW COMPANY
7315 WISCONSIN AVENUE SUITE 300 W
BETHESDA, MARYLAND 20814
TEL. (301) 530-6200 FAX (301) 530-6131

christopher consultants
engineering · surveying · land planning
christopher consultants, ltd.
7172 columbia gateway drive (suite 100) · columbia, md. 21046-2990
410.872.8890 · metro 301.881.0148 · fax 410.872.8893

TITLE: STORMWATER MANAGEMENT DETAILS

DESIGN: XDF SCALE: AS SHOWN PROJECT: 036701.04
DRAWN: DAM, ADL DATE: 9/17/04
CHECKED: JMH APPROVED: JMH

31 OF 31

SDP-04-164

SDP-04-164 MDX-127-000