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SITE DEVELOPMENT PLAN

CABOT COMMERCE CENTER

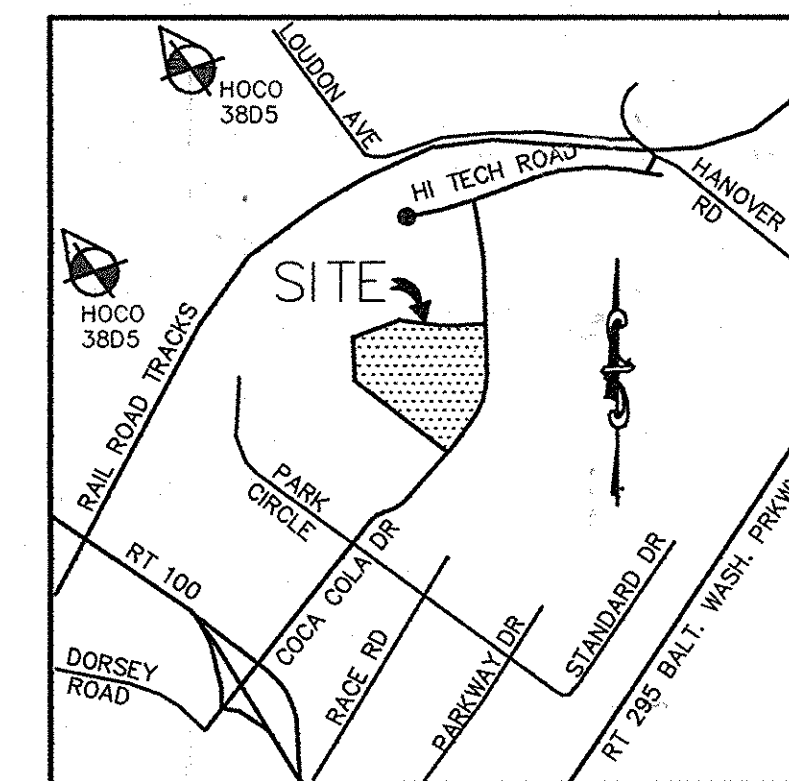
AT BWI

PATAPSCO VALLEY BUSINESS CENTER

PARCEL D-1

1st ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

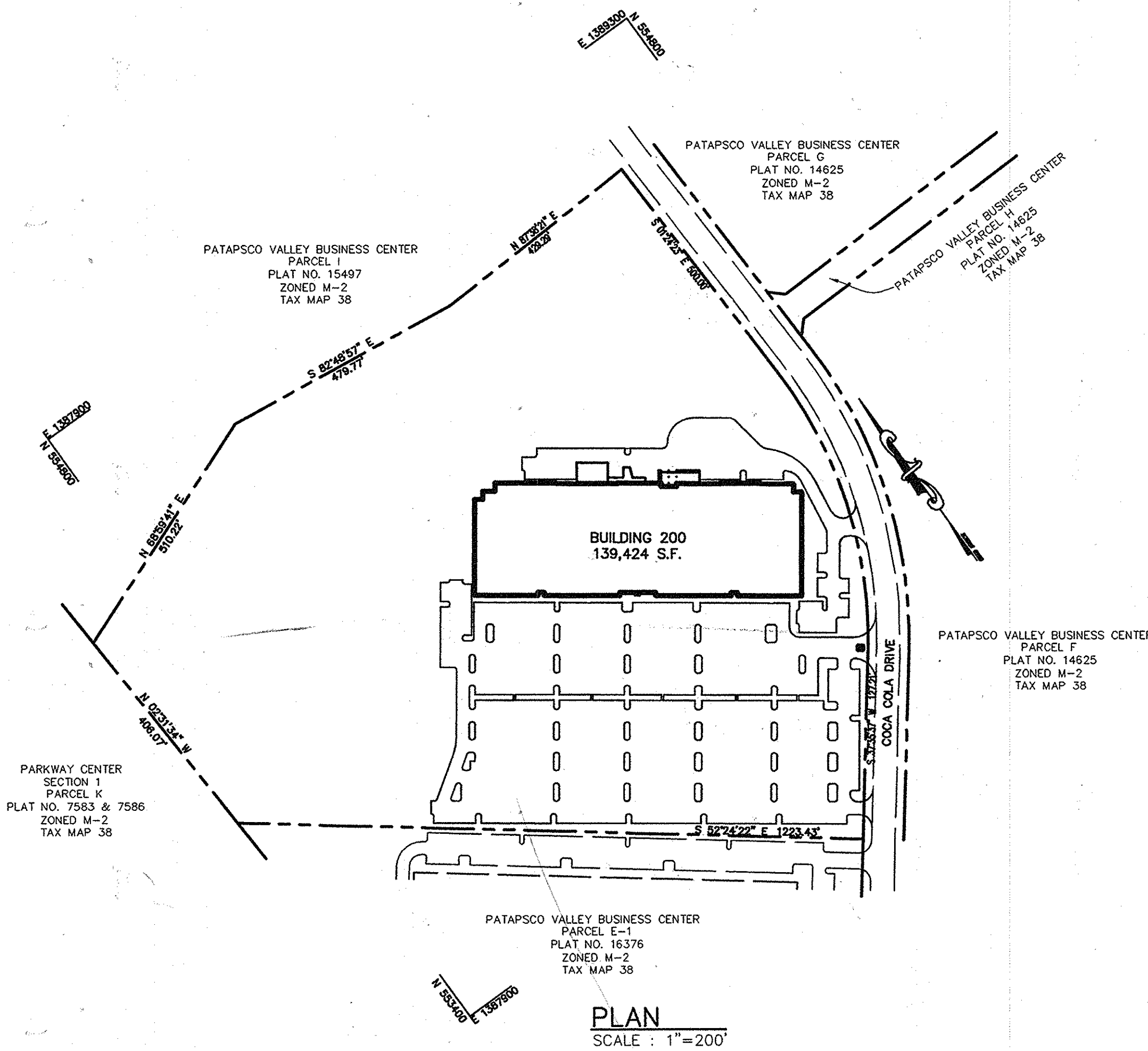


VICINITY MAP

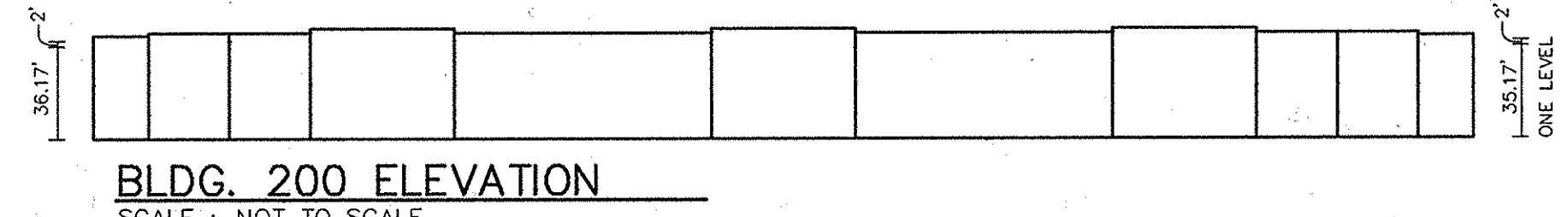
SCALE: 1"=2000'
 COPYRIGHT ADC THE MAP PEOPLE
 PERMITTED USE NO. 20894285

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/ CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 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.
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- THE EXISTING TOPOGRAPHY IS TAKEN FROM FIELD RUN SURVEY WITH MAXIMUM TWO FOOT CONTOUR INTERVALS PREPARED BY PATTON HARRIS RUST & ASSOCIATES, PC, DATED APRIL 2004.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 3805 AND 3806 WERE USED FOR THIS PROJECT.
- WATER IS PUBLIC. CONTRACT NO. 14-4230-D
- SEWER IS PUBLIC. SEWER DRAINAGE AREA: CONTRACT NO. 14-4230-D
- THE STORMWATER QUALITY AND QUANTITY MANAGEMENT IS PROVIDED FOR THE DEVELOPMENT BY SWMF #1 AND SWMF #4 PROPOSED UNDER F-94-24.
- APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITIES ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION.
- A 100- YEAR FLOODPLAIN STUDY FOR THIS PROJECT IS NOT REQUIRED.
- WETLAND LOCATIONS FOR THIS PROJECT WERE TAKEN FROM PLAT# 16376 & 16377 AND BY STUDY PERFORMED BY ECS LIMITED, DATED.
- A TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP DATED JULY 2004.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- THE BOUNDARY SURVEY FOR THIS PROJECT WAS PREPARED BY PATTON HARRIS RUST & ASSOCIATES, PC DATED MARCH 2004.
- SUBJECT PROPERTY ZONED M-2 PER 02-02-04 COMPREHENSIVE ZONING PLAN.
- ALL ELEVATIONS SHOWN ARE BASED ON THE U.S.C. AND G.S. MEAN SEA LEVEL DATUM, 1929.
- SEE DEPARTMENT OF PLANNING AND ZONING FILE NO'S. F-94-24, F-04-067, F-02-164
- THE CONTRACTOR SHALL TEST PIT EXISTING UTILITIES AT LEAST (5) DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
- PIPE SHALL NOT BE INSTALLED BY THE CONTRACTOR UNTIL THE LENGTH CALLED FOR AT EACH STATION HAS BEEN APPROVED BY THE ENGINEER IN THE FIELD.
- NO PIPE SHALL BE LAID UNTIL LINES OF EXCAVATION HAVE BEEN BROUGHT WITHIN 6" OF FINISHED GRADE
- ALL INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARDS.
- ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS.
- PROFILE STATIONS SHALL BE ADJUSTED AS NECESSARY TO CONFORM TO PLAN DIMENSIONS.
- ALL FILL AREAS WITHIN ROADWAY AND UNDER STRUCTURES TO BE COMPACTED TO A MINIMUM OF 95% COMPACTION OF AASHTO T180.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS.
- ALL OUTDOOR LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF ZONING SECTION 134.
- THE FOREST CONSERVATION OBLIGATION FOR THIS PLAN HAS BEEN SATISFIED BY THE CREATION OF A 2.41 ACRE ONSITE RETENTION EASEMENT AND SURETY IN THE AMOUNT OF \$20,995.92 (104,979.6 SF x \$0.20 / SF) HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT FOR THIS EASEMENT.
- NO REMOVAL OF VEGETATIVE COVER, GRADING, DISTURBANCE OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS, WETLANDS BUFFERS, STREAM BUFFERS, FLOODPLAINS OR THE 21,288SF STEEP SLOPE AREA.
- THE MINIMUM SPACING BETWEEN TREES AND STREET LIGHTS IS 20'.
- SIGN POSTS: ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE POST (14 GA.) INSERTED INTO A 2 1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GA.) - 3' LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
- WP-05-49 - A REQUEST TO WAIVE SECTION 16.123(a)(2) AND 16.155(o)(1) TO PERMIT THE ISSUANCE OF A GRADING PERMIT PRIOR TO THE APPROVAL OF A SITE DEVELOPMENT PLAN (SDP-05-003) WAS APPROVED ON NOVEMBER 30, 2004, SUBJECT TO THE FOLLOWING CONDITION:
 1. A GRADING PERMIT SHALL BE OBTAINED FROM THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS BEFORE THE PROPOSED WORK CAN BEGIN.



PLAN
SCALE: 1"=200'



AREA TABULATION CHART

AREA OF PARCEL D-1	30.882 ACRES
LIMIT OF DISTURBED AREA	16.0 ACRES
PRESENT ZONING	M-2
PROPOSED USE	OFFICE/WAREHOUSE
BUILDING 200	OFFICE- 20,914 SF WAREHOUSE- 118,510 SF
BUILDING COVERAGE	139,424 SF (10% OF SITE)
REQUIRED PARKING	
BUILDING 200	OFFICE-3.3 SPACES/1000 SF=69 WAREHOUSE - 0.5 SPACES/1000 SF=60
	TOTAL 248
PROVIDED PARKING	1071 SPACES (INCL. 21 HC SPACES)

BENCH MARK

HOWARD COUNTY CONTROL
 STATION 3805
 N 422.613
 E 1,386.524
 ELEV. 193.73

HOWARD COUNTY CONTROL
 STATION 3806
 N 422.147
 E 1,384.992
 ELEV. 175.23

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.	
<i>Mark M. Doyle</i>	6/10/05
DIRECTOR	DATE
<i>John J. ...</i>	6/10/05
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
<i>Christopher J. Reid</i>	6/10/05
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE

6-10-05	REVISED PLAN VIEW, AREA TABULATION
DATE	NO. REVISION

OWNER	CIVI - MD1M02 + MD1M03, LLC c/o CABOT PROPERTIES, INC. ONE BEACON STREET, SUITE 1700 BOSTON, MA 02108 PH: 617-305-6121
-------	--

DEVELOPER	SEEFRIED PROPERTIES, INC. 4200 NORTHSIDE PARKWAY, N.W. BUILDING 1, SUITE 300 ATLANTA, GEORGIA 30327 PH: 404-233-0204
-----------	--

PROJECT	CABOT COMMERCE CENTER AT BWI PATAPSCO VALLEY BUSINESS CENTER PARCEL D-1
AREA	TAX MAP 38 PARCEL 285 ZONED M-2 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE	TITLE SHEET
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Patton Harris Rust & Associates, pc
 Engineers, Surveyors, Planners, Landscape Architects.
 8818 Centre Park Drive
 Columbia, MD 21045
 T 410.997.8900
 F 410.997.9282

5-10-05	DATE
<i>Christopher J. Reid</i>	DESIGNED BY : C.J.R.
	DRAWN BY: DAM
	PROJECT NO : 12845/1-0/
	DATE : MAY 10, 2005
	SCALE : AS SHOWN
	DRAWING NO. 1 OF 18

ADDRESS CHART			
BUILDING	STREET ADDRESS		
200	7401 COCA COLA DRIVE		

SUBDIVISION NAME	SECT./AREA	PARCEL
PATAPSCO VALLEY BUSINESS CENTER		D-1
PLAT NO.	BLOCK # ZONING	TAX MAP NO.
16375-16377	20 M-2	38
WATER CODE	SEWER CODE	ELECT. DIST. CENSUS TRACT
A-04	2150000	1 8012.02



SECTION A-A
SCALE: 1"=10'

MATCHLINE SEE SHEET 2

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.	
<i>David L. Weyer</i>	1/16/05
DIRECTOR	DATE
<i>Chris Dammann</i>	12/28/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
<i>Christy Hamant</i>	1/6/05
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
8-22-05	ADDED PUBLIC SWM ACCESS AND EASEMENT
5-10-05	DELETED HANDICAP RAMPS 1-G
DATE NO.	REVISION

OWNER
 CIVI - MD1M02 + MD1M03, LLC
 c/o CABOT PROPERTIES, INC.
 ONE BEACON STREET, SUITE 1700
 BOSTON, MA 02108
 PH: 617-305-6121

DEVELOPER
 SEEFRIED PROPERTIES, INC.
 4200 NORTHSIDE PARKWAY, N.W.
 BUILDING 1, SUITE 300
 ATLANTA, GEORGIA 30327
 PH: 404-233-0204

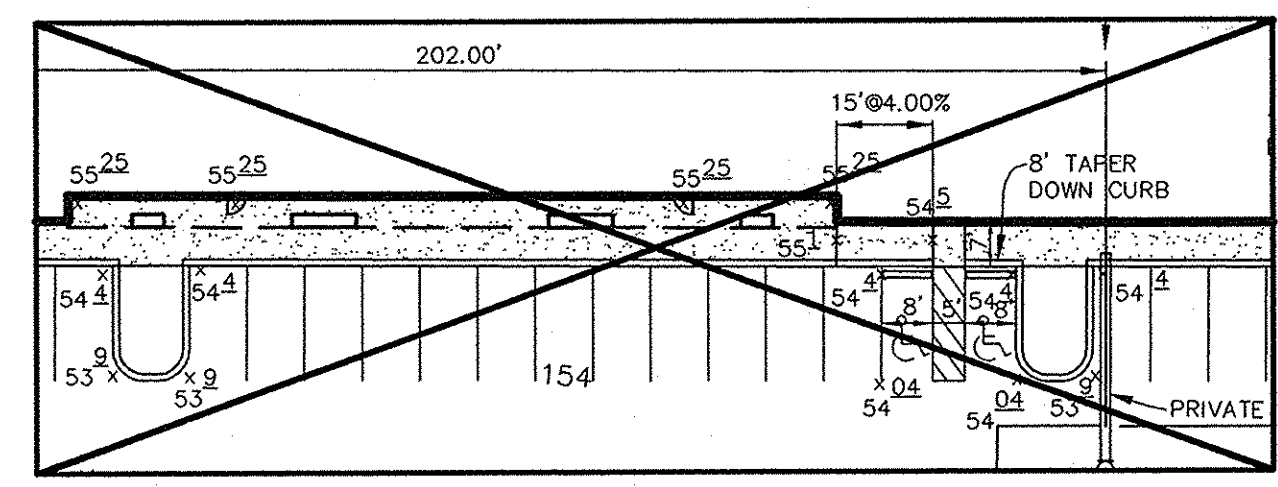
PROJECT **CABOT COMMERCE CENTER AT BWI**
PATAPSCO VALLEY BUSINESS CENTER
 PARCEL D-1

AREA TAX MAP 38 PARCEL 285 ZONED M-2
 1st ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

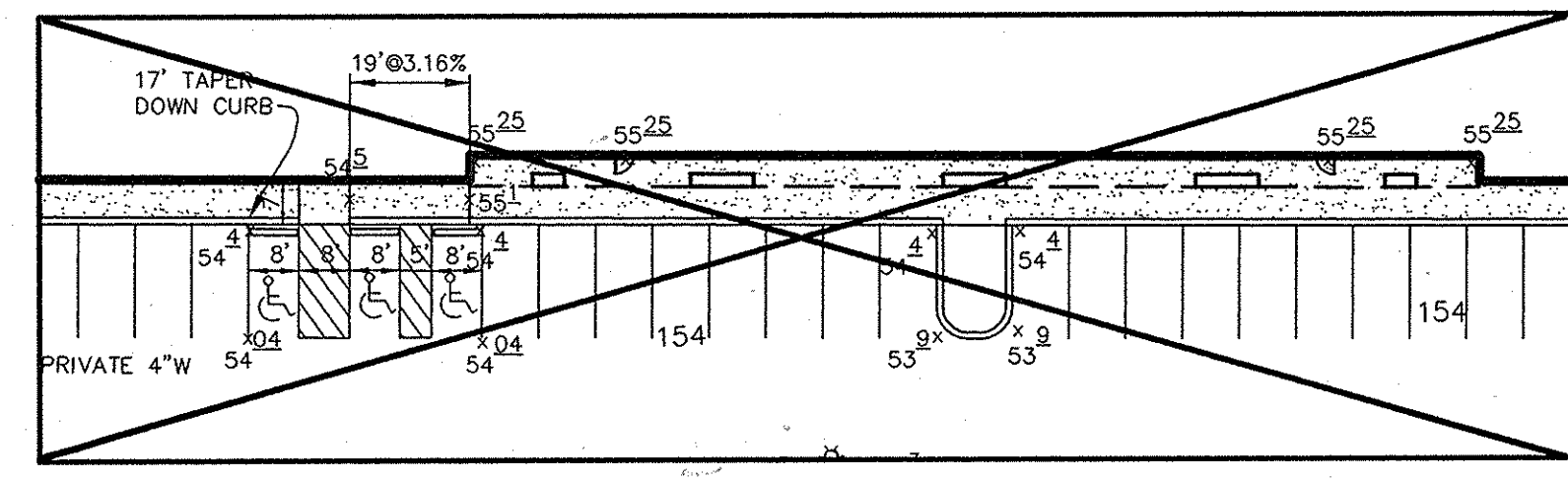
TITLE
SITE DEVELOPMENT PLAN

Patton Harris Rust & Associates, pc
 Engineers, Surveyors, Planners, Landscape Architects.
 8818 Centre Park Drive
 Columbia, MD 21045
 T 410.997.8900
 F 410.997.9282

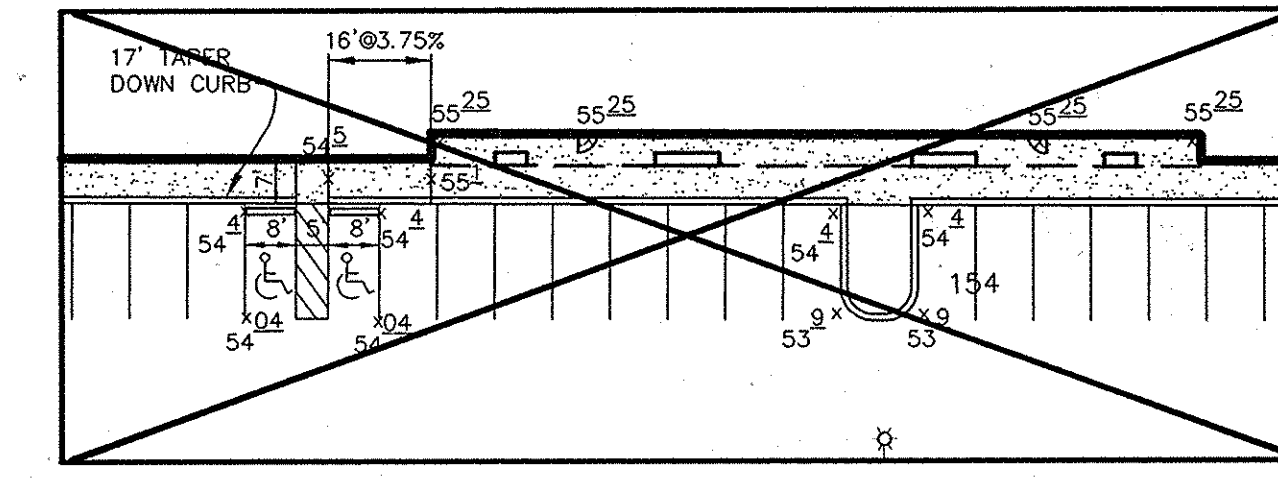
12.13.04	DATE
	DESIGNED BY: C.J.R.
	DRAWN BY: DAM
	PROJECT NO: 12845/1-0/
	DATE: DECEMBER 14, 2004
	SCALE: 1"=40'
CHRISTOPHER J. REID #19949	DRAWING NO. 3 OF 18



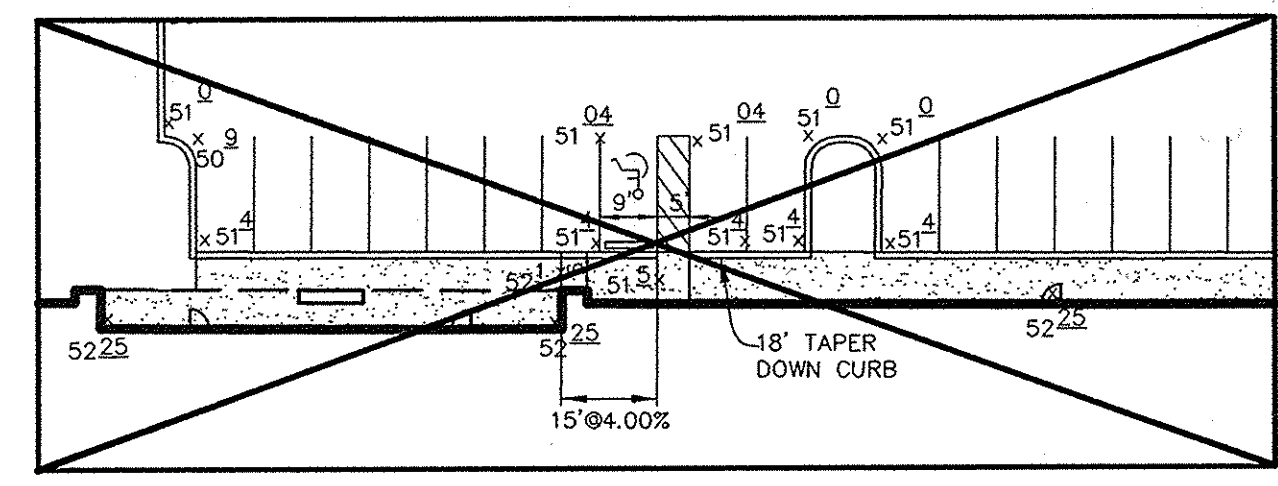
HANDICAP RAMP #1
SCALE: 1"=30'



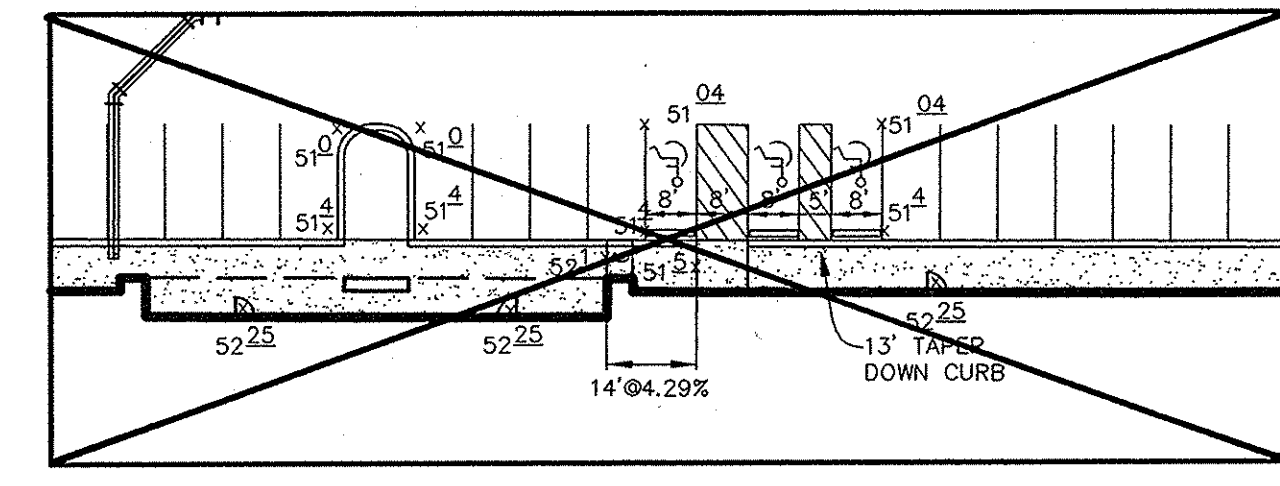
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SCALE: 1"=30'



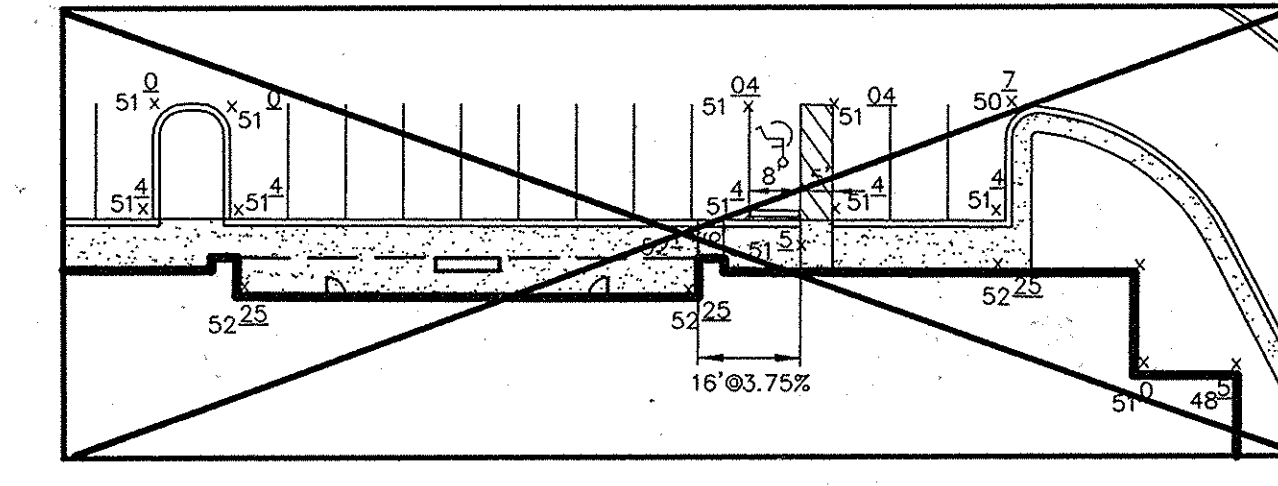
HANDICAP RAMP #3
SCALE: 1"=30'



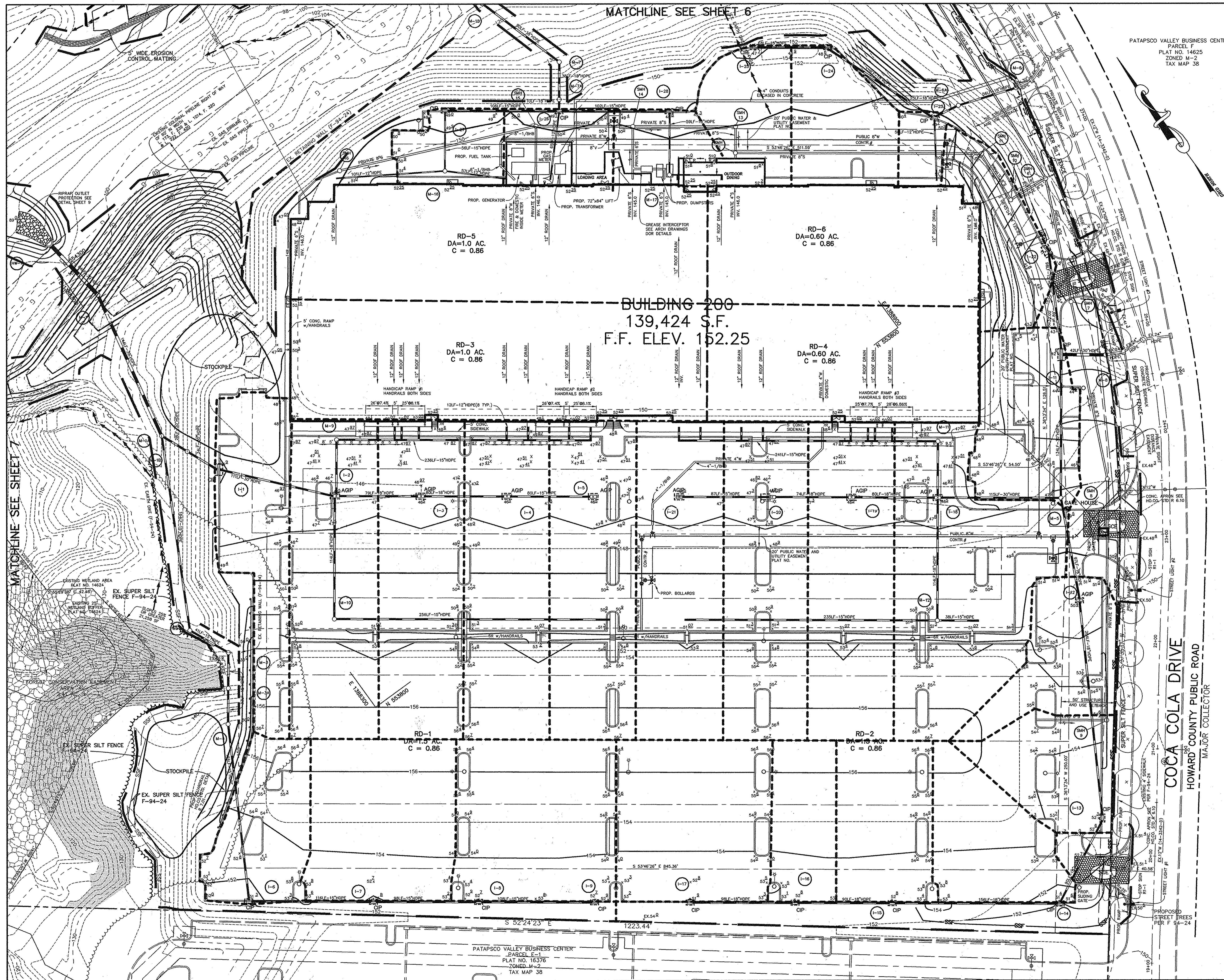
HANDICAP RAMP #4
SCALE: 1"=30'



HANDICAP RAMP #5
SCALE: 1"=30'



HANDICAP RAMP #6
SCALE: 1"=30'



MATCHLINE SEE SHEET 6

PATAPSCO VALLEY BUSINESS CENTER
 PARCEL F
 PLAT NO. 14625
 ZONED M-2
 TAX MAP 38

NOTE: SWM MAINTENANCE ACCESS TO EXISTING SWM POND #4 IS TO BE CONSTRUCTED BY PATAPSCO VALLEY DEVELOPMENT CORPORATION AS PART OF THE POND CONSTRUCTION.

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 INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.
Charles Mable 5.10.05
 DEVELOPER 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.
Cliff J. Res 5.10.05
 ENGINEER DATE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

Jim Meyer 5/17/05
 NATURAL RESOURCE CONSERVATION SERVICE DATE

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

John K. Roberts 5/17/05
 HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Mark A. Wright 6/1/05
 DIRECTOR DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION 6/1/05 DATE

Candace Hammett 6/1/05
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

8-22-05 REMOVED PUBLIC SWM ACCESS EASEMENT THRU PARKING LOT
 5-10-05 REMOVED BUILDING, ADDED PARKING, REVISED STORM DRAIN, WATER AND SEWER

DATE	NO.	REVISION

OWNER
 CIVI - MD1M02 + MD1M03, LLC
 c/o CABOT PROPERTIES, INC.
 ONE BEACON STREET, SUITE 1700
 BOSTON, MA 02108
 PH: 617-305-6121

DEVELOPER
 SEEFRIED PROPERTIES, INC.
 4200 NORTHSIDE PARKWAY, N.W.
 BUILDING 1, SUITE 300
 ATLANTA, GEORGIA 30327
 PH: 404-233-0204

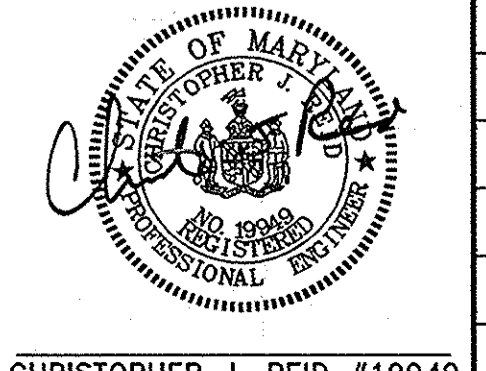
PROJECT CABOT COMMERCE CENTER AT BW
 PATAPSCO VALLEY BUSINESS CENTER
 PARCEL D-1

AREA TAX MAP 38 PARCEL 285 ZONED M-2
 1st ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE GRADING, SEDIMENT CONTROL
 AND DRAINAGE AREA MAP

Patton Harris Rust & Associates, pc
 Engineers, Surveyors, Planners, Landscape Architects.
 8818 Centre Park Drive
 Columbia, MD 21045
 T 410.997.8900
 F 410.997.9282

5.10.05 DATE
 DESIGNED BY: C.J.R.
 DRAWN BY: DAM
 PROJECT NO: 12845/1-0/
 DATE: MAY 10, 2005
 SCALE: 1"=40'
 DRAWING NO. 5 OF 18
 SDP-05-003



MATCHLINE SEE SHEET 7

COCA COLA DRIVE
 HOWARD COUNTY PUBLIC ROAD
 MAJOR COLLECTOR

PATAPSCO VALLEY BUSINESS CENTER
 PARCEL E-1
 PLAT NO. 16376
 ZONED M-2
 TAX MAP 38



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 INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

Charles M. Miller 12-13-04
DEVELOPER 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.

Chad S. Rice 12-13-04
ENGINEER DATE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

Jim Mayes 12/13/04
NATURAL RESOURCES CONSULTANT SERVICE DATE

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

John R. Roberts 12/13/04
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Paul K. Wagle 1/6/05
DIRECTOR DATE

Mr. [Signature] 1/28/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Chris [Signature] 1/6/05
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

8-22-05 GRADING AND SEDIMENT CONTROL FOR ADDED PUBLIC SWIM ACCESS EASEMENT DATE
5-10-05 MODIFIED BUILDING FOOT WATER & UPDATED DRAINAGE CHART DATE

OWNER
CIVF1 - MD1M02 + MD1M03, LLC
c/o CABOT PROPERTIES, INC.
ONE BEACON STREET, SUITE 1700
BOSTON, MA 02108
PH: 617-305-6121

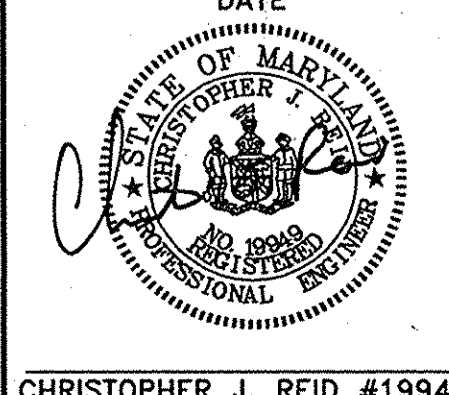
DEVELOPER
SEEFRIED PROPERTIES, INC.
4200 NORTHSIDE PARKWAY, N.W.
BUILDING 1, SUITE 300
ATLANTA, GEORGIA 30327
PH: 404-233-0204

PROJECT CABOT COMMERCE CENTER AT BW PATAPSCO VALLEY BUSINESS CENTER PARCEL D-1
AREA TAX MAP 38 PARCEL 285 ZONED M-2
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE GRADING, SEDIMENT CONTROL AND DRAINAGE AREA MAP

Patton Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects.
8818 Centre Park Drive
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T 410.997.8900
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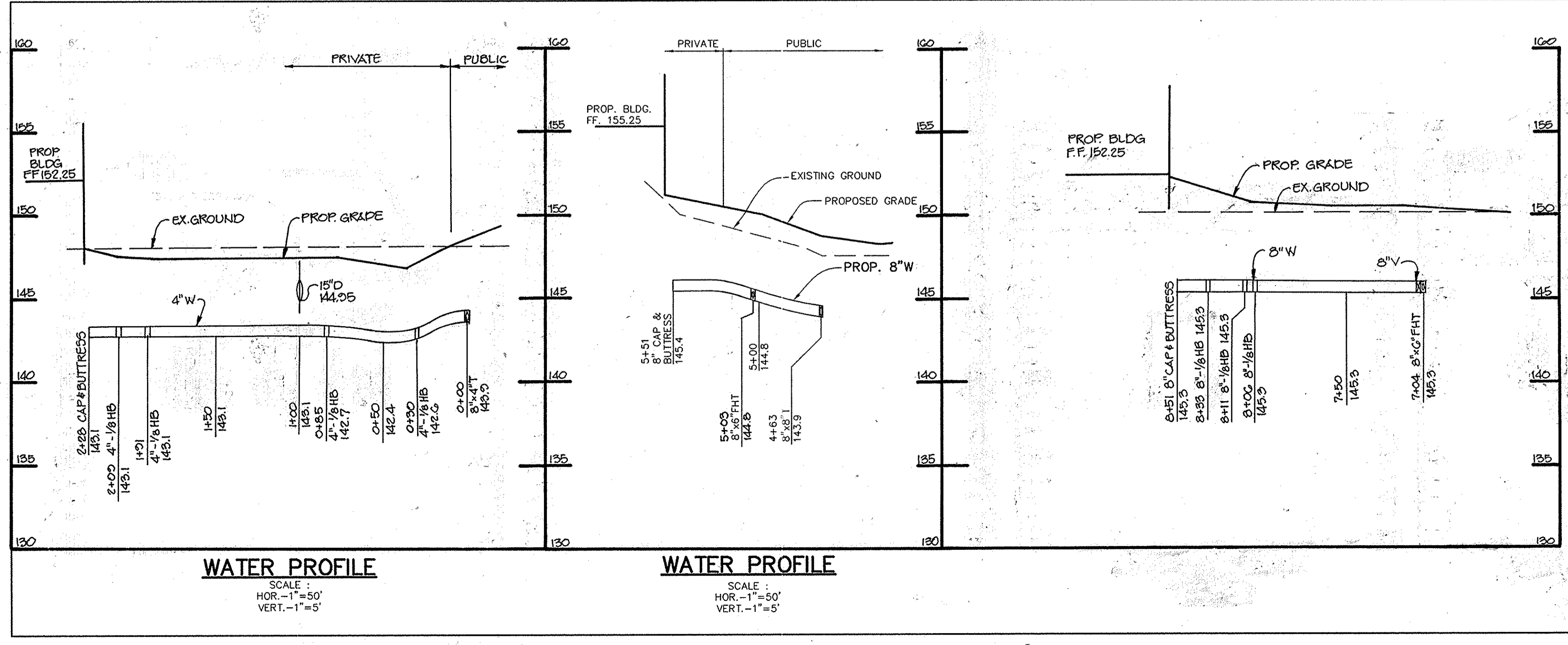
12-13-04 DATE
DESIGNED BY : C.J.R.
DRAWN BY : DAM
PROJECT NO : 12845/1-0/
DATE : DECEMBER 14, 2004
SCALE : 1"=40'
DRAWING NO. 6 OF 18



DRAINAGE DATA

INLET NOS.	AREA IN ACRES	C FACTOR	PERCENT IMPERVIOUS
1-1	0.90	0.83	93.3
1-2	0.88	0.86	100.0
1-3	0.88	0.86	100.0
1-4	0.88	0.86	100.0
1-5	0.88	0.86	100.0
1-6	0.82	0.80	85.0
1-7	0.50	0.82	88.0
1-8	0.30	0.80	80.0
1-9	0.20	0.70	80.0
1-11	0.55	0.53	50.9
1-12	0.15	0.82	93.3
1-13	0.15	0.86	100.0
1-14	0.40	0.81	85.0
1-15	0.37	0.81	85.0
1-16	0.26	0.76	73.3
1-17	0.57	0.70	80.0
1-18	0.85	0.83	94.5
1-19	0.88	0.86	100.0
1-20	0.88	0.86	100.0
1-21	0.58	0.86	100.0
1-22	0.15	0.64	66.7
1-23	0.10	0.86	100.0
1-24	0.10	0.86	100.0
1-25	0.15	0.86	100.0
1-26	0.20	0.79	90.0
1-27	0.15	0.86	100.0
1-28	0.15	0.86	100.0
RD-3	1.00	0.86	100.0
RD-4	1.00	0.86	100.0
RD-5	0.60	0.86	100.0
RD-6	0.60	0.86	100.0

MATCHLINE SEE SHEET 5



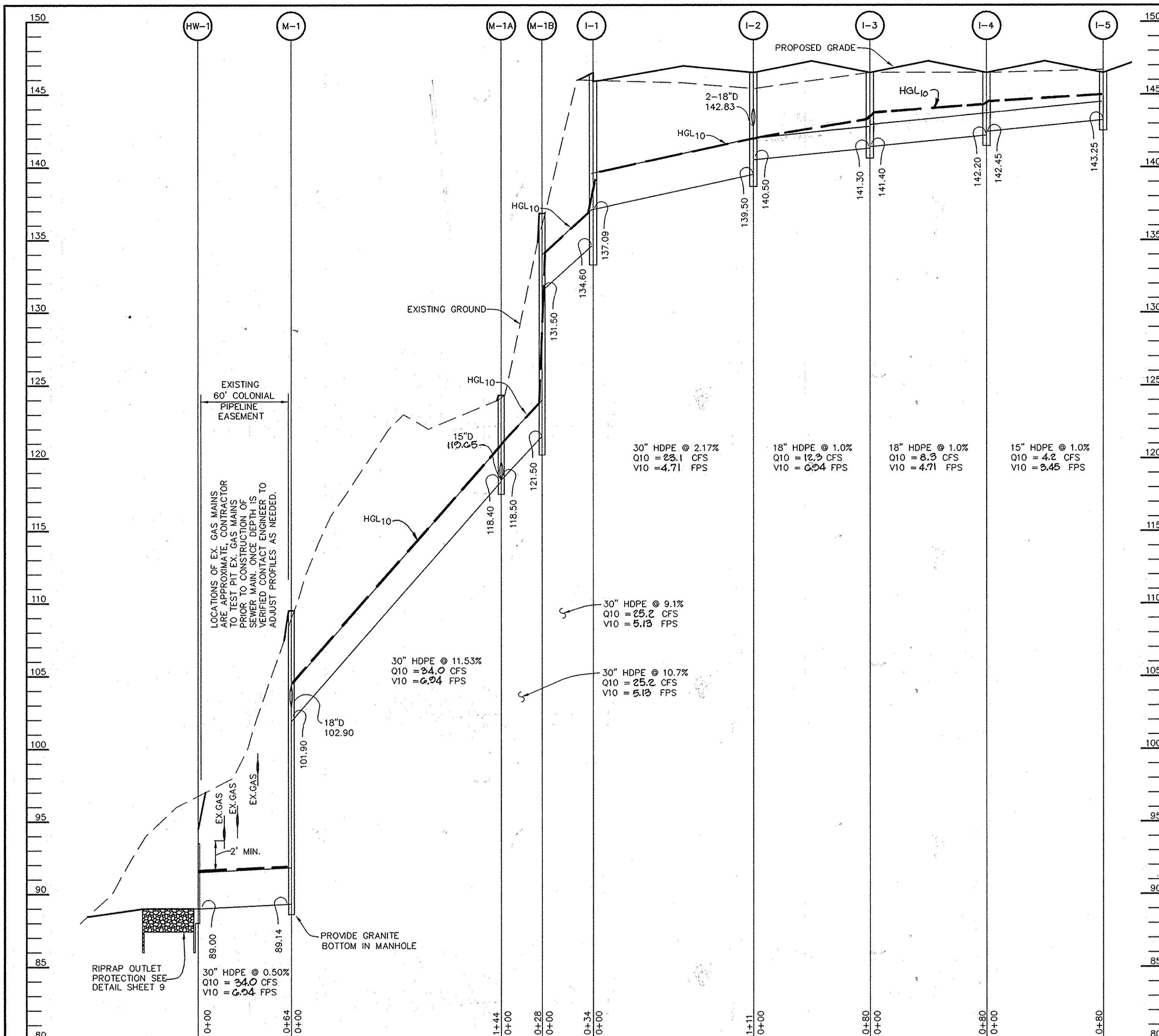
WATER PROFILE

SCALE :
HOR. - 1"=50'
VERT. - 1"=5'

WATER PROFILE

SCALE :
HOR. - 1"=50'
VERT. - 1"=5'

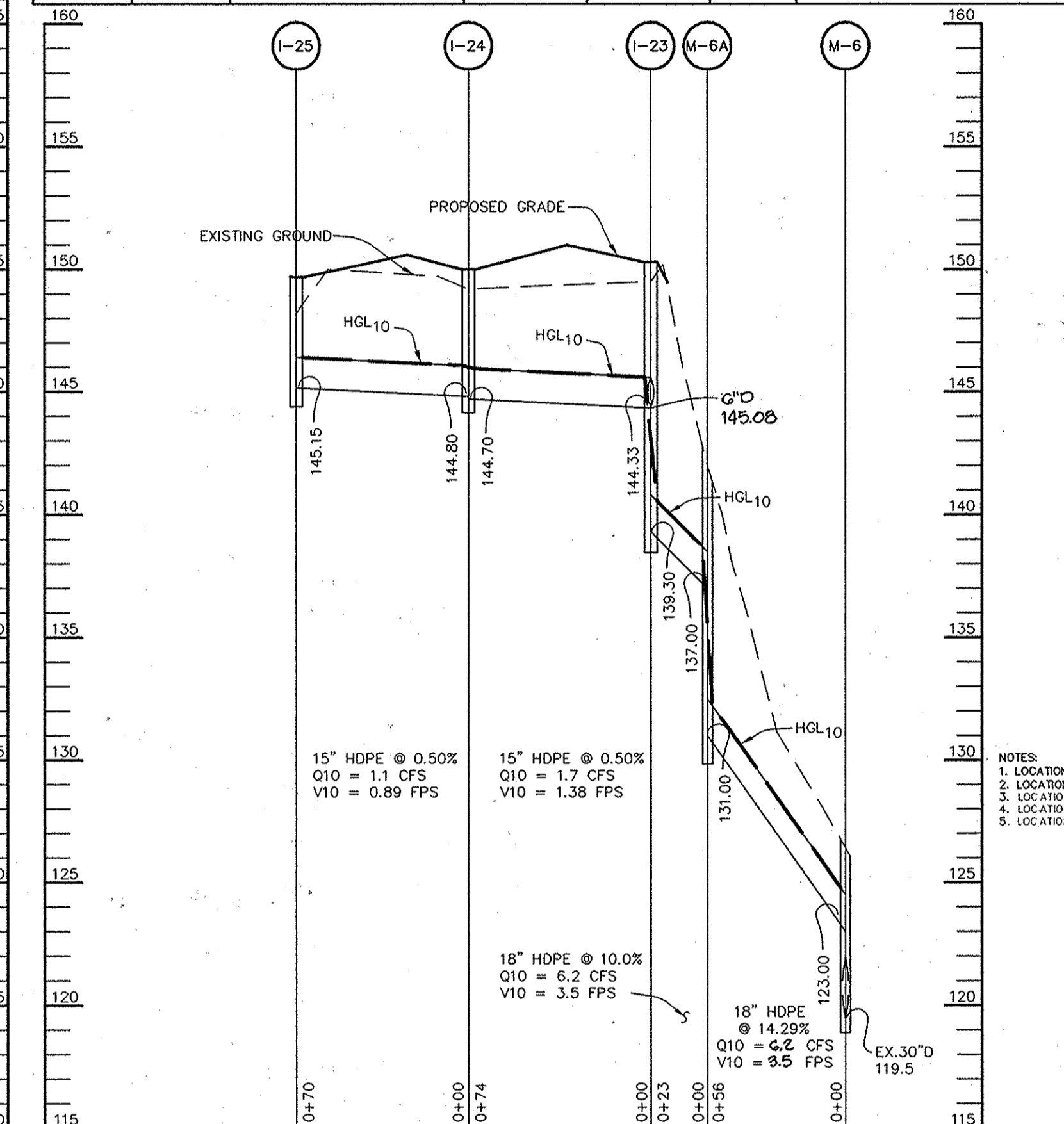
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STORM DRAIN PROFILE

SCALE:
HOR.-1"=50'
VERT.-1"=5'

STRUCTURE	TYPE	LOCATION	INV. IN	INV. OUT	TOP	REMARKS
M-5	4" DIA MANHOLE	N 553583 E 1388929	142.67 (18") 138.78 (30")	138.68 (30")	148.9	HOCO STD. DETAIL G-5.11
M-6	4" DIA MANHOLE	N 553916 E 1389120	123.00 (18")	119.50 (EX30")	126.4	HOCO STD. DETAIL G-5.11
M-6A	4" DIA MANHOLE	N 553934 E 1389067	137.00 (18")	131.00 (18")	143.0	HOCO STD. DETAIL G-5.11
M-7	4" DIA MANHOLE	N 554157 E 1388771	127.50 (18")	121.80 (18")	130.8	HOCO STD. DETAIL G-5.11
M-7A	4" DIA MANHOLE	N 554185 E 1388791	143.00 (18")	132.63 (18")	146.0	HOCO STD. DETAIL G-5.11
M-8	4" DIA MANHOLE	N 553666 E 1389041	136.60 (30")	136.50 (EX24")	143.2	HOCO STD. DETAIL G-5.11
M-10	4" DIA MANHOLE	N 553889 E 1388317	146.72 (15")	146.47 (18")	150.87	HOCO STD. DETAIL G-5.11
M-12	4" DIA MANHOLE	SEE PLAN	146.82 (15") 146.82 (15")	146.57 (18")	150.87	HOCO STD. DETAIL G-5.11
M-13	4" DIA MANHOLE	N 554351 E 1388742	89.70 (18")	83.79 (18")	18" ABOVE EX. GROUND	HOCO STD. DETAIL G-5.11
M-14	4" DIA MANHOLE	N 554335 E 1388766	101.50 (18")	93.18 (18")	18" ABOVE EX. GROUND	HOCO STD. DETAIL G-5.11
M-15	4" DIA MANHOLE	N 554271 E 1388765	112.20 (18")	108.38 (18")	18" ABOVE EX. GROUND	HOCO STD. DETAIL G-5.11
HW-1	TYPE A HEADWALL	N 554326 E 1388309	-	89.00 (30")	-	HOCO STD. DETAIL SD-5.11
E-1	18" END SECTION	N 554389 E 1388677	-	83.41 (18")	-	ADS N-12 OR EQUIVALENT



STORM DRAIN PROFILE

SCALE:
HOR.-1"=50'
VERT.-1"=5'

STRUCTURE	TYPE	LOCATION	INV. IN	INV. OUT	TOP	REMARKS
I-1	A-10	N 554063.81 E 1388313.29	137.09 (30")	134.60 (30")	146.5	HOCO STD. DETAIL SD-4.41
I-2	DOUBLE S	N 553982 E 1388385	140.50 (18") 142.83 (30")	139.50 (30")	146.5	HOCO STD. DETAIL SD-4.23
I-3	DOUBLE S	N 553934 E 1388449	141.40 (18")	141.30 (18")	146.5	HOCO STD. DETAIL SD-4.23
I-4	DOUBLE S	N 553887 E 1388514	142.45 (15")	142.20 (18")	146.5	HOCO STD. DETAIL SD-4.23
I-5	DOUBLE S	N 553840 E 1388578	-	143.25 (15")	146.5	HOCO STD. DETAIL SD-4.23
I-6	A-5	N 553723.85 E 1388099.18	147.10 (15")	147.00 (15")	151.9	HOCO STD. DETAIL SD-4.40
I-7	A-5	N 553655.59 E 1388192.35	147.78 (15")	147.68 (15")	152.4	HOCO STD. DETAIL SD-4.40
I-8	A-5	N 553597.84 E 1388271.19	148.37 (15")	148.27 (15")	153.3	HOCO STD. DETAIL SD-4.40
I-9	A-5	N 553534.17 E 1388358.10	-	148.91 (15")	153.3	HOCO STD. DETAIL SD-4.40
I-11	A-10	N 553691.17 E 1389006.62	137.90 (15") 138.00 (30")	137.90 (30")	143.2	HOCO STD. DETAIL SD-4.41
I-12	S	N 553494.56 E 1388885.96	143.26 (18")	143.16 (18")	152.5	HOCO STD. DETAIL SD-4.40
I-13	A-5	N 553320.04 E 1388783.52	144.26 (18")	144.26 (18")	152.9	HOCO STD. DETAIL SD-4.40
I-14	A-5	N 553278.75 E 1388706.75	144.26 (18")	144.26 (18")	152.0	HOCO STD. DETAIL SD-4.40
I-15	A-5	N 553370.92 E 1388580.93	145.81 (18")	145.71 (18")	153.4	HOCO STD. DETAIL SD-4.40
I-16	A-5	N 553424.23 E 1388508.17	146.30 (18")	146.20 (18")	153.4	HOCO STD. DETAIL SD-4.40
I-17	A-5	N 553481.85 E 1388429.52	-	146.86 (18")	152.5	HOCO STD. DETAIL SD-4.40
I-18	DOUBLE S	N 553650 E 1388836	142.33 (18") 142.83 (18")	139.35 (30")	146.5	HOCO STD. DETAIL SD-4.23
I-19	DOUBLE S	N 553698 E 1388772	140.85 (18")	140.75 (18")	146.5	HOCO STD. DETAIL SD-4.23
I-20	DOUBLE S	N 553745 E 1388708	141.50 (15")	141.25 (18")	146.5	HOCO STD. DETAIL SD-4.23
I-21	DOUBLE S	N 553792 E 1388643	-	141.90 (15")	146.5	HOCO STD. DETAIL SD-4.23
I-22	A-10	N 553776.65 E 1389052.21	-	138.39 (15")	141.7	HOCO STD. DETAIL SD-4.41
I-23	A-5	N 553941.60 E 1389044.79	145.08 (15") 144.33 (15")	139.30 (18")	150.3	HOCO STD. DETAIL SD-4.40
I-24	A-5	N 553985.41 E 1388984.99	144.80 (15")	144.70 (15")	150.0	HOCO STD. DETAIL SD-4.40
I-25	A-5	N 554027.00 E 1388928.22	-	145.15 (15")	149.7	HOCO STD. DETAIL SD-4.40
I-26	A-5	N 554147.56 E 1388763.65	145.04 (15") 145.78 (15")	143.70 (18")	149.7	HOCO STD. DETAIL SD-4.40
I-27	A-5	N 554210.15 E 1388678.21	146.50 (15")	145.75 (15")	149.6	HOCO STD. DETAIL SD-4.40
I-28	A-5	N 554087.28 E 1388845.94	146.50 (15")	145.55 (15")	149.4	HOCO STD. DETAIL SD-4.40
M-1	4" DIA MANHOLE	N 554262 E 1388317	101.90 (30")	89.14 (30")	18" ABOVE EX. GROUND	HOCO STD. DETAIL G-5.11
M-1A	4" DIA MANHOLE	N 554121 E 1388288	110.65 (18") 118.50 (30")	118.40 (30")	124.0	HOCO STD. DETAIL G-5.11
M-1B	4" DIA MANHOLE	N 554095 E 1388299	131.50 (30")	121.50 (30")	136.0	HOCO STD. DETAIL G-5.11
M-2	4" DIA MANHOLE	N 553959 E 1388203	122.10 (15")	122.00 (15")	131.0	HOCO STD. DETAIL G-5.11
M-3	4" DIA MANHOLE	N 553922 E 1388219	122.50 (15")	122.40 (15")	128.0	HOCO STD. DETAIL G-5.11
M-3A	4" DIA MANHOLE	N 553895 E 1388200	130.20 (15")	122.70 (15")	133.0	HOCO STD. DETAIL G-5.11
M-4	4" DIA MANHOLE	N 553868 E 1388180	144.70 (15")	133.00 (15")	148.3	HOCO STD. DETAIL G-5.11

NOTES:
1. LOCATION OF "A" INLETS IS AT CENTER OF THROAT OPENING. TOP ELEV. IS AT TOP OF CURB.
2. LOCATION OF "S" INLETS IS AT CENTER OF GRADE. TOP ELEV. IS AT TOP OF GRADE.
3. LOCATION OF MANHOLES IS AT CENTER OF COVER. TOP ELEV. IS AT TOP OF COVER.
4. LOCATION OF HEADWALL IS AT CENTER FACE OF WALL.
5. LOCATION OF END SECTION IS AT CENTER END OF STRUCTURE.

PIPE LENGTH	SIZE	TYPE
1200	15"	HDPE
1517	18"	HDPE
672	30"	HDPE

PIPE SCHEDULE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

DIRECTOR: *Mark A. ...* 1/6/05 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION: *Chris ...* 12/28/04 DATE
 CHIEF, DIVISION OF LAND DEVELOPMENT: *Chris ...* 1/6/05 DATE

5-20-05 REVISOR: REVISED PROFILES AND SCHEDULES
 DATE NO. REVISION

OWNER: CIVI - MD1M02 + MD1M03, LLC
 c/o CABOT PROPERTIES, INC.
 ONE BEACON STREET, SUITE 1700
 BOSTON, MA 02108
 PH: 617-305-6121

DEVELOPER: SEEFRIED PROPERTIES, INC.
 4200 NORTHSIDE PARKWAY, N.W.
 BUILDING 1, SUITE 300
 ATLANTA, GEORGIA 30327
 PH: 404-233-0204

PROJECT: CABOT COMMERCE CENTER AT BWI
 PATAPSCO VALLEY BUSINESS CENTER
 PARCEL D-1

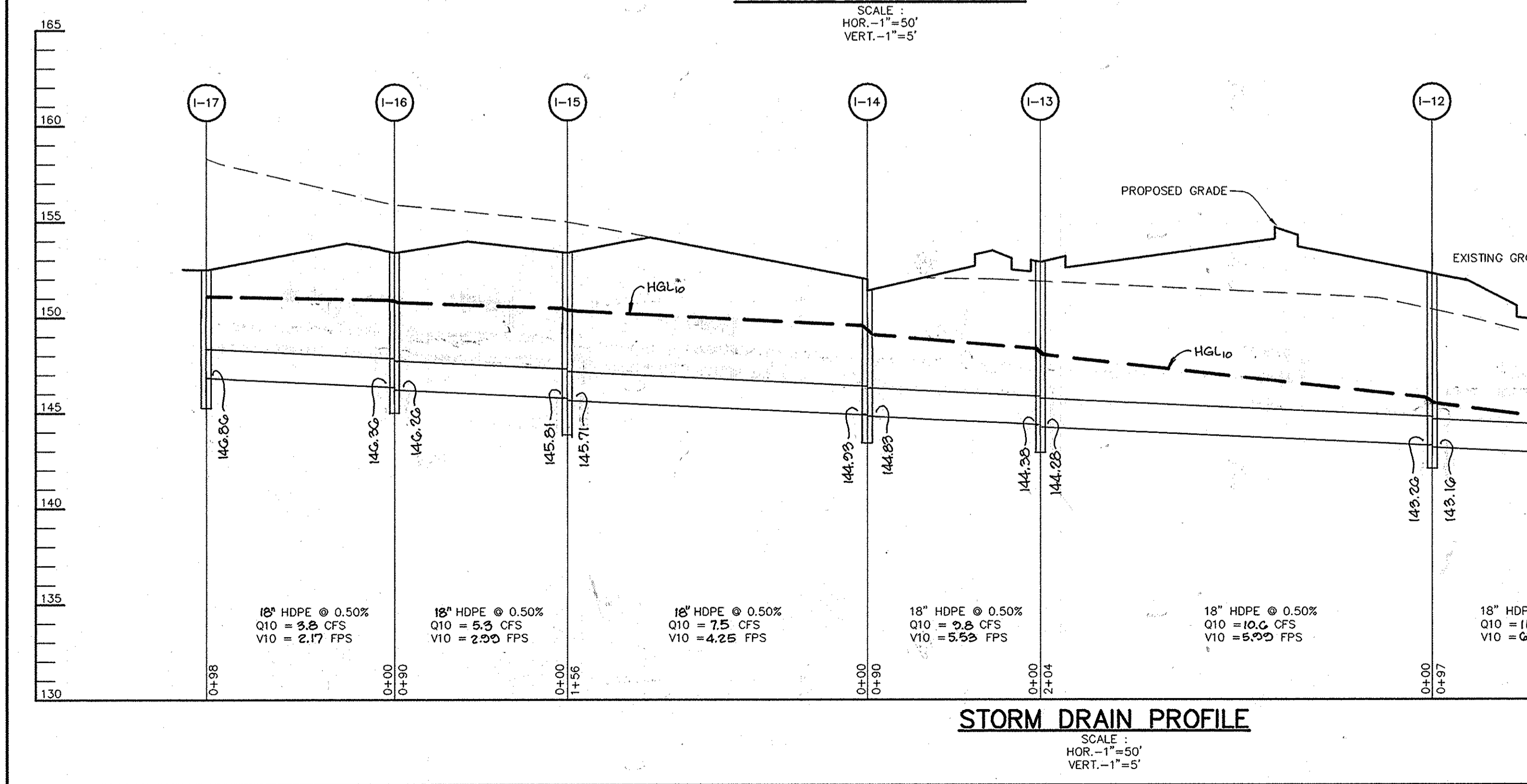
AREA: TAX MAP 38 PARCEL 285 ZONED M-2
 1st ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

PROFILES

Patton Harris Rust & Associates, pc
 Engineers, Surveyors, Planners, Landscape Architects.
 8818 Centre Park Drive
 Columbia, MD 21045
 T 410.997.8900
 F 410.997.9282

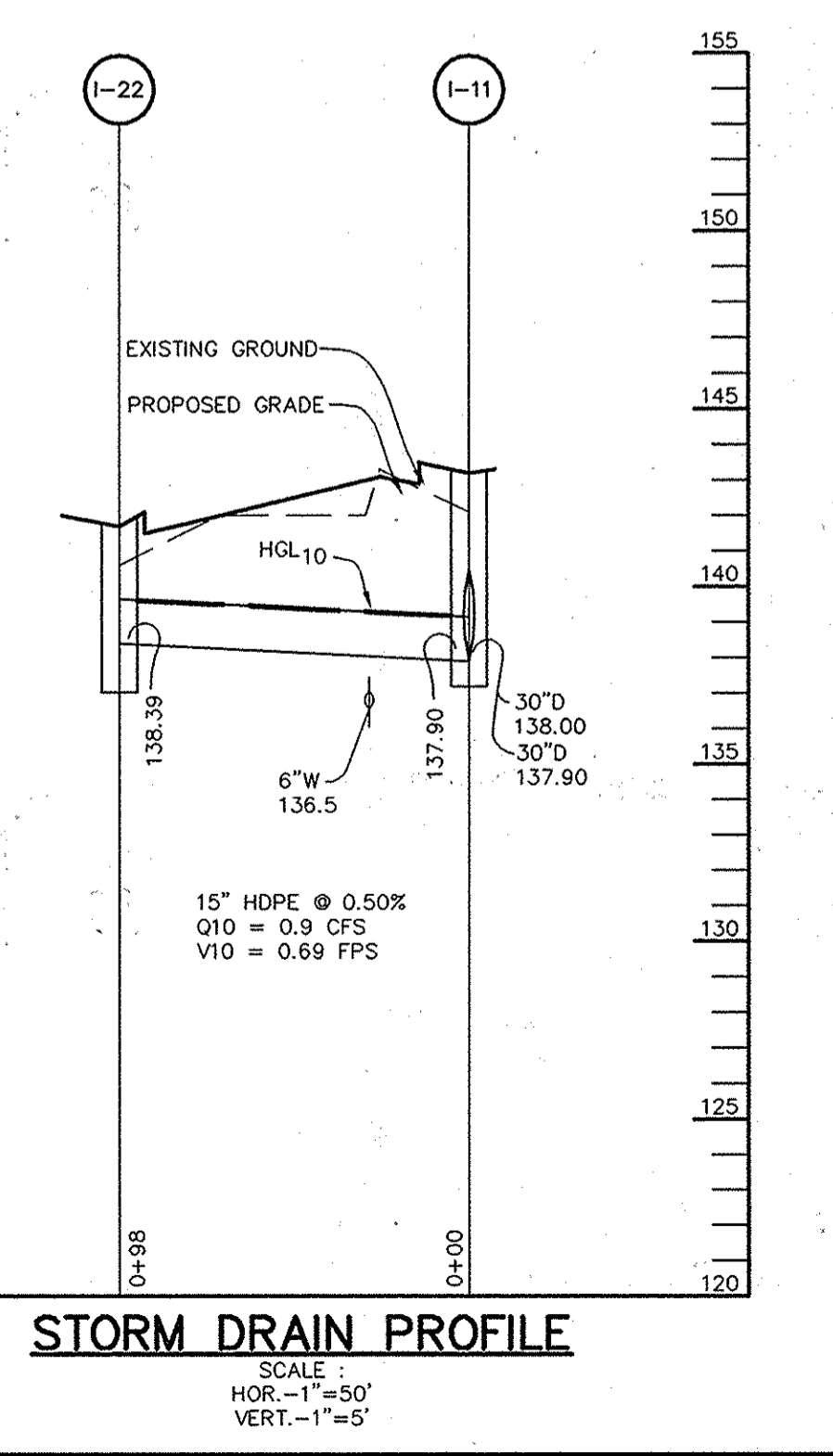
DATE: 12.13.04
 DESIGNED BY: C.J.R.
 DRAWN BY: DAM
 PROJECT NO.: 12845/1-0/
 DATE: DECEMBER 14, 2004
 SCALE: AS SHOWN
 DRAWING NO. 8 OF 18

SDP-05-003



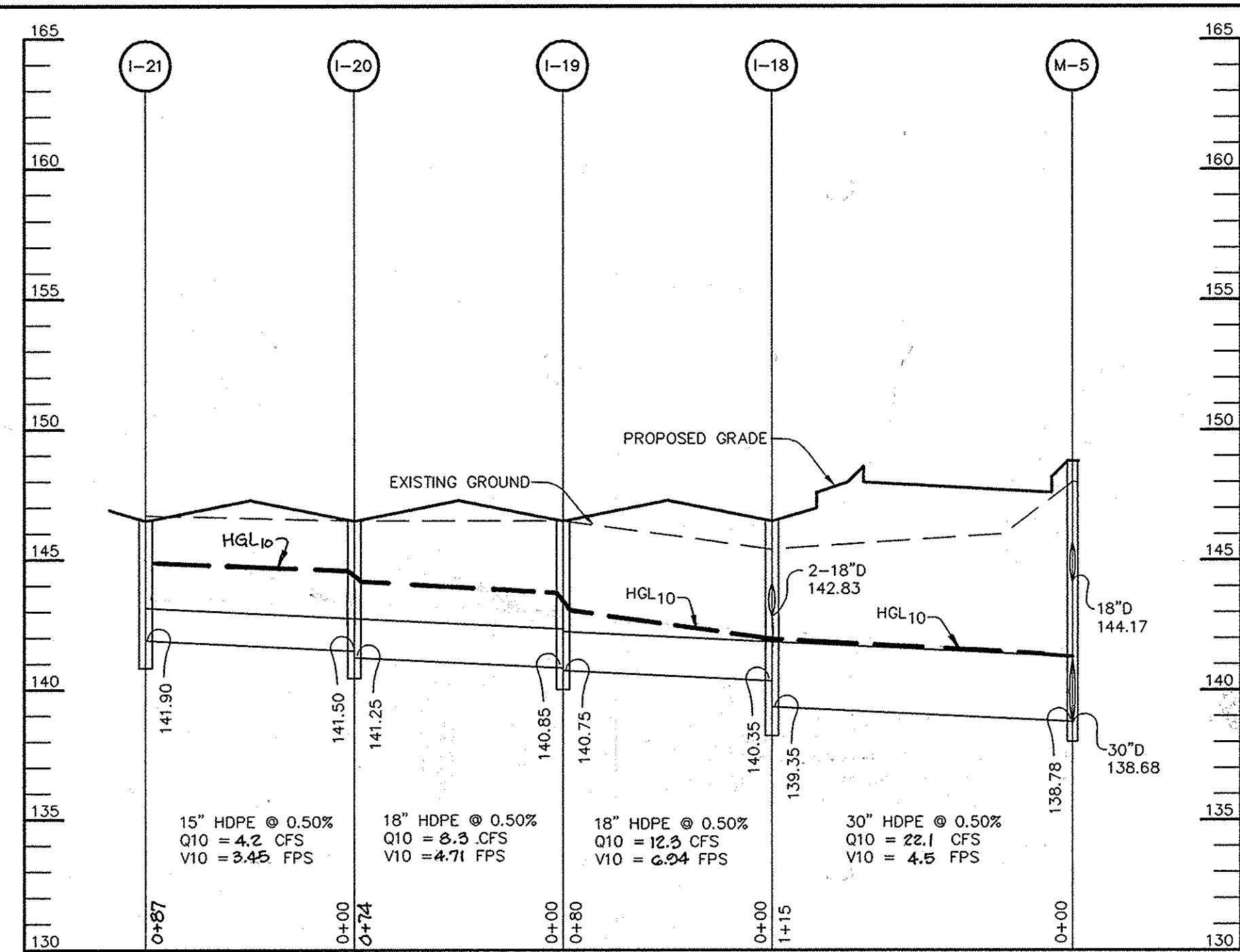
STORM DRAIN PROFILE

SCALE:
HOR.-1"=50'
VERT.-1"=5'



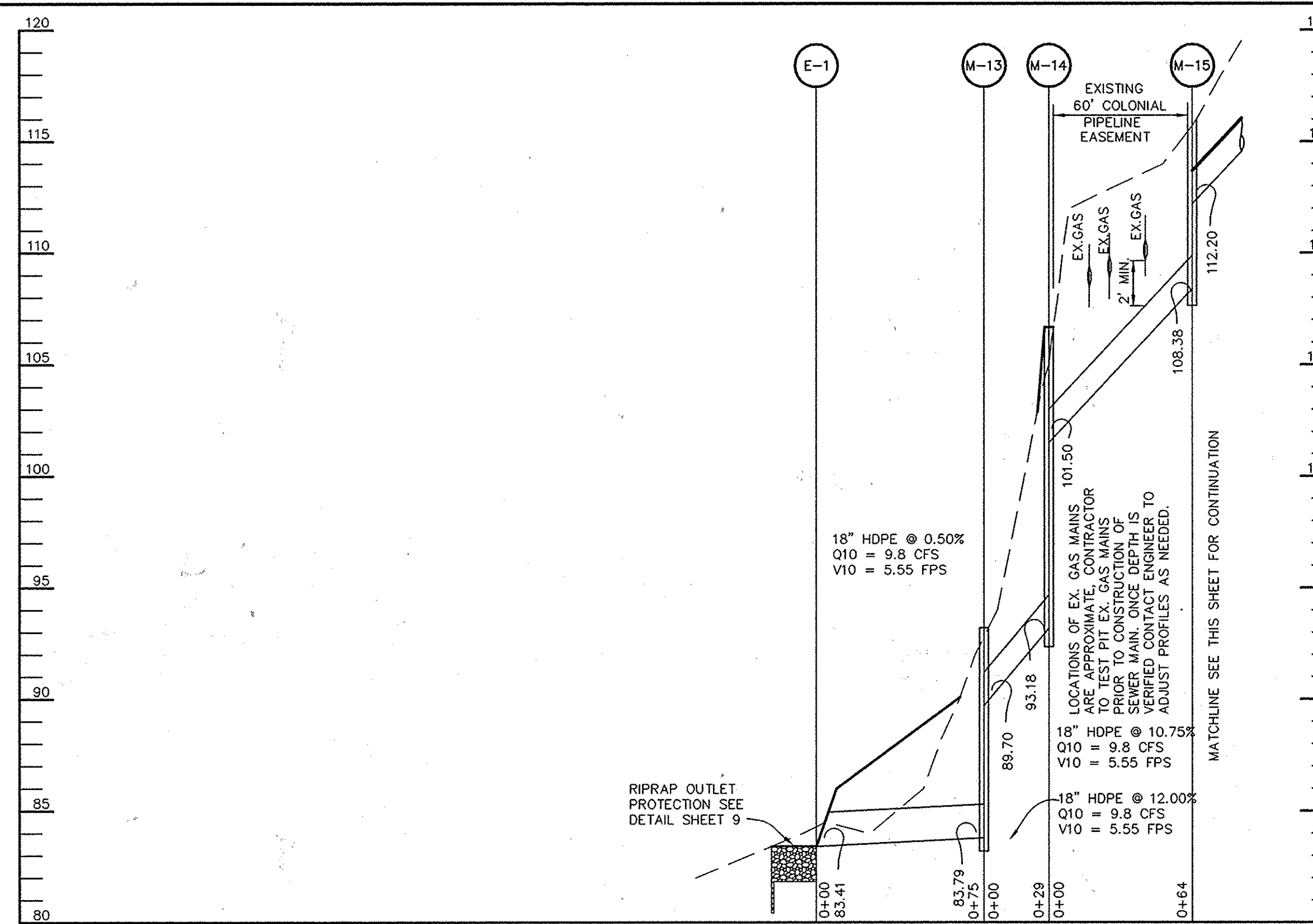
STORM DRAIN PROFILE

SCALE:
HOR.-1"=50'
VERT.-1"=5'



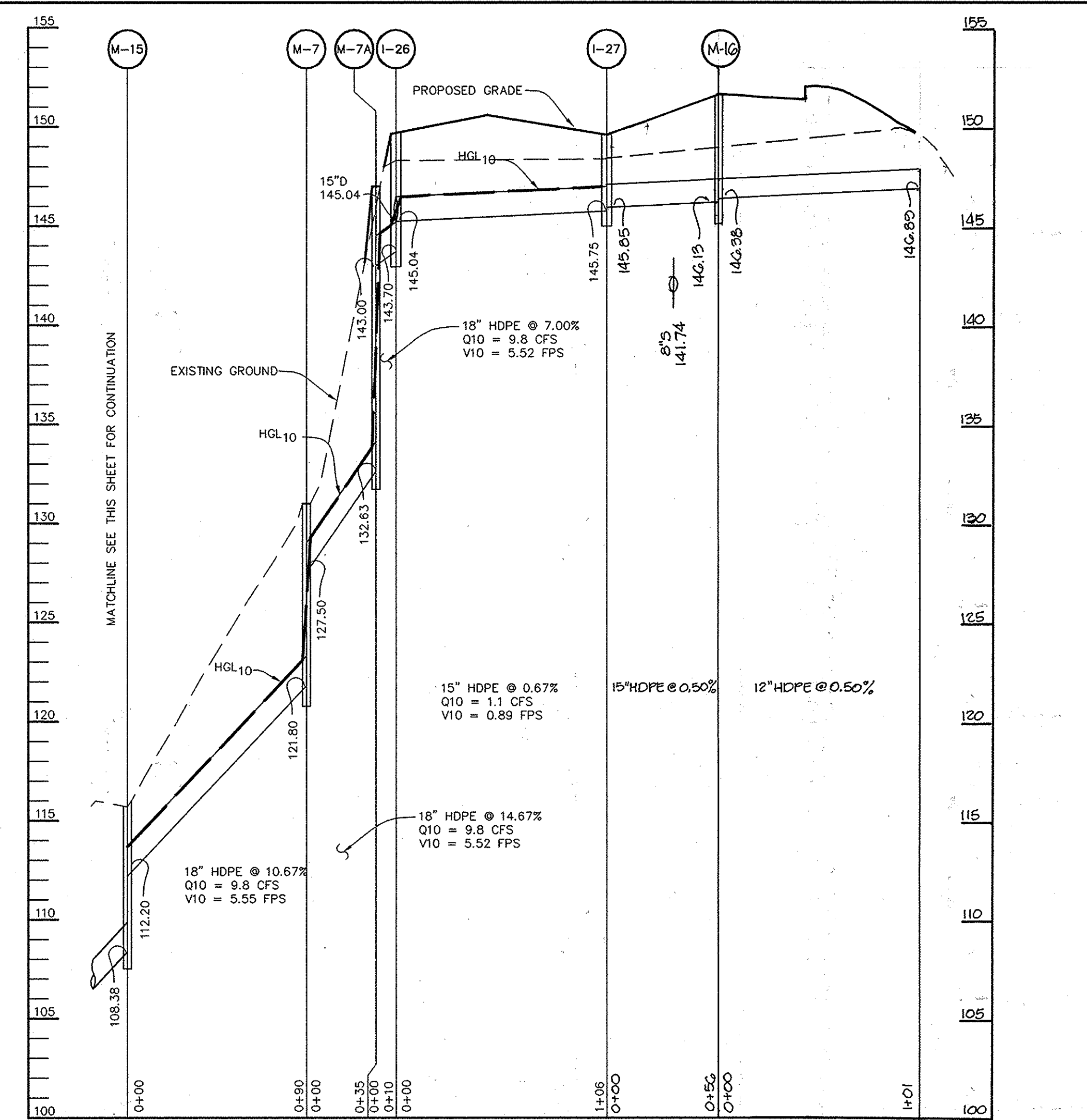
STORM DRAIN PROFILE

SCALE:
HOR. - 1" = 50'
VERT. - 1" = 5'



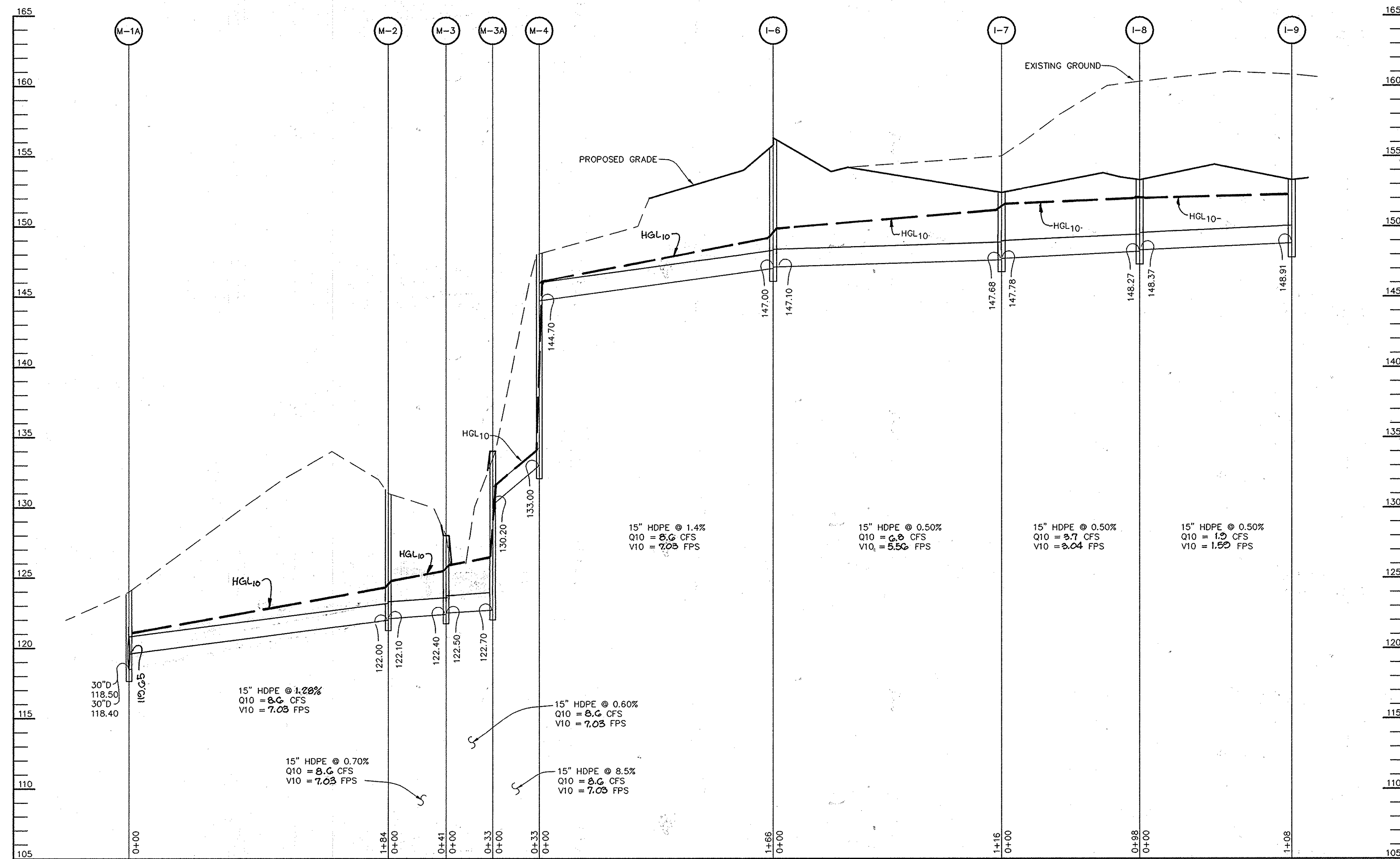
STORM DRAIN PROFILE

SCALE:
HOR. - 1" = 50'
VERT. - 1" = 5'



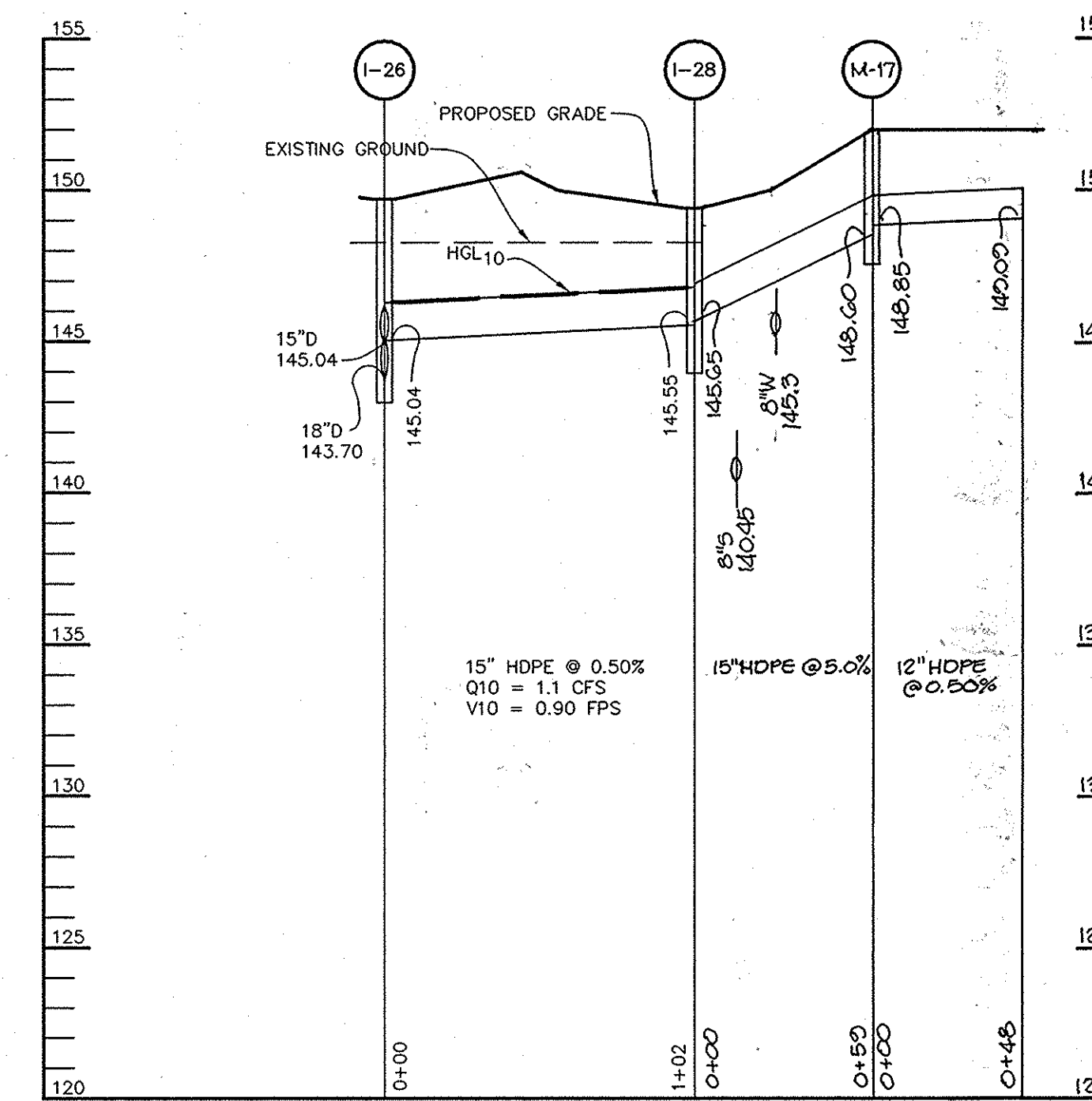
STORM DRAIN PROFILE

SCALE:
HOR. - 1" = 50'
VERT. - 1" = 5'



STORM DRAIN PROFILE

SCALE:
HOR. - 1" = 50'
VERT. - 1" = 5'



STORM DRAIN PROFILE

SCALE:
HOR. - 1" = 50'
VERT. - 1" = 5'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Paul A. Joyce 1/12/04
DIRECTOR DATE
Paul D. Williams 12/23/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Cindy Hambs 1/6/05
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

5-20-05 REVISIED PROFILES
DATE NO. REVISION

OWNER
CIVFI - MD1M02 + MD1M03, LLC
c/o CABOT PROPERTIES, INC.
ONE BEACON STREET, SUITE 1700
BOSTON, MA 02108
PH: 617-305-6121

DEVELOPER
SEEFRIED PROPERTIES, INC.
4200 NORTHSIDE PARKWAY, N.W.
BUILDING 1, SUITE 300
ATLANTA, GEORGIA 30327
PH: 404-233-0204

PROJECT CABOT COMMERCE CENTER AT BW
PATAPSCO VALLEY BUSINESS CENTER
PARCEL D-1

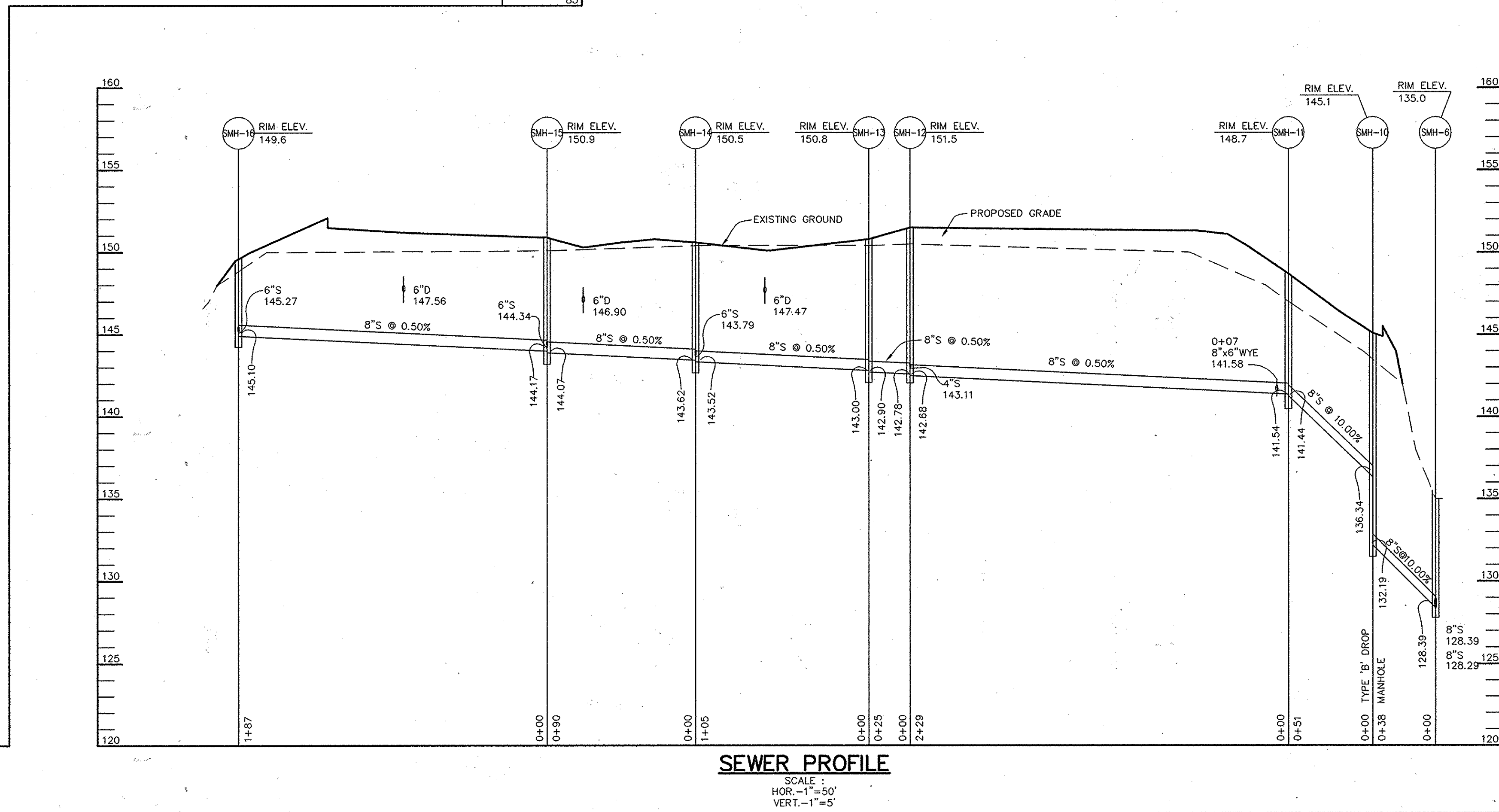
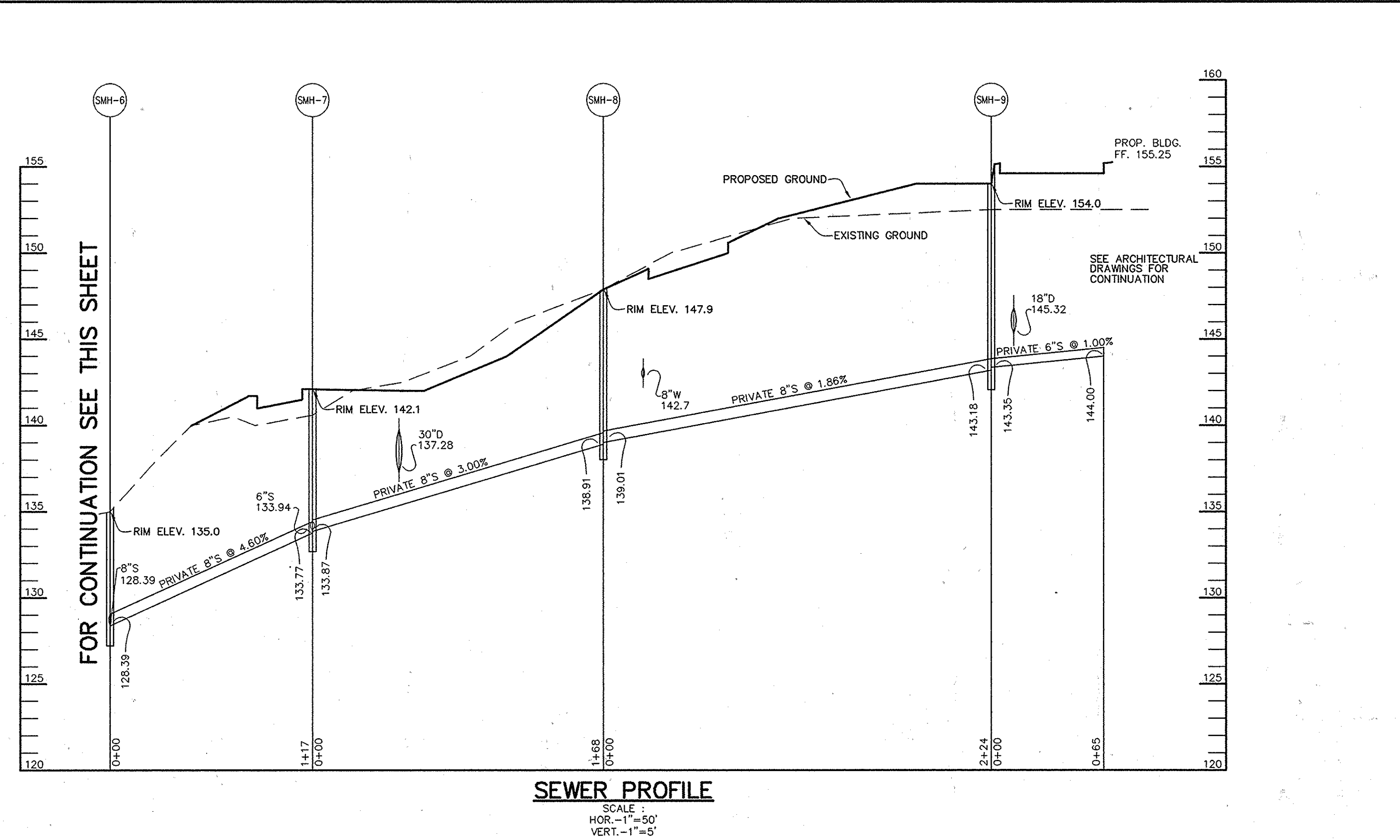
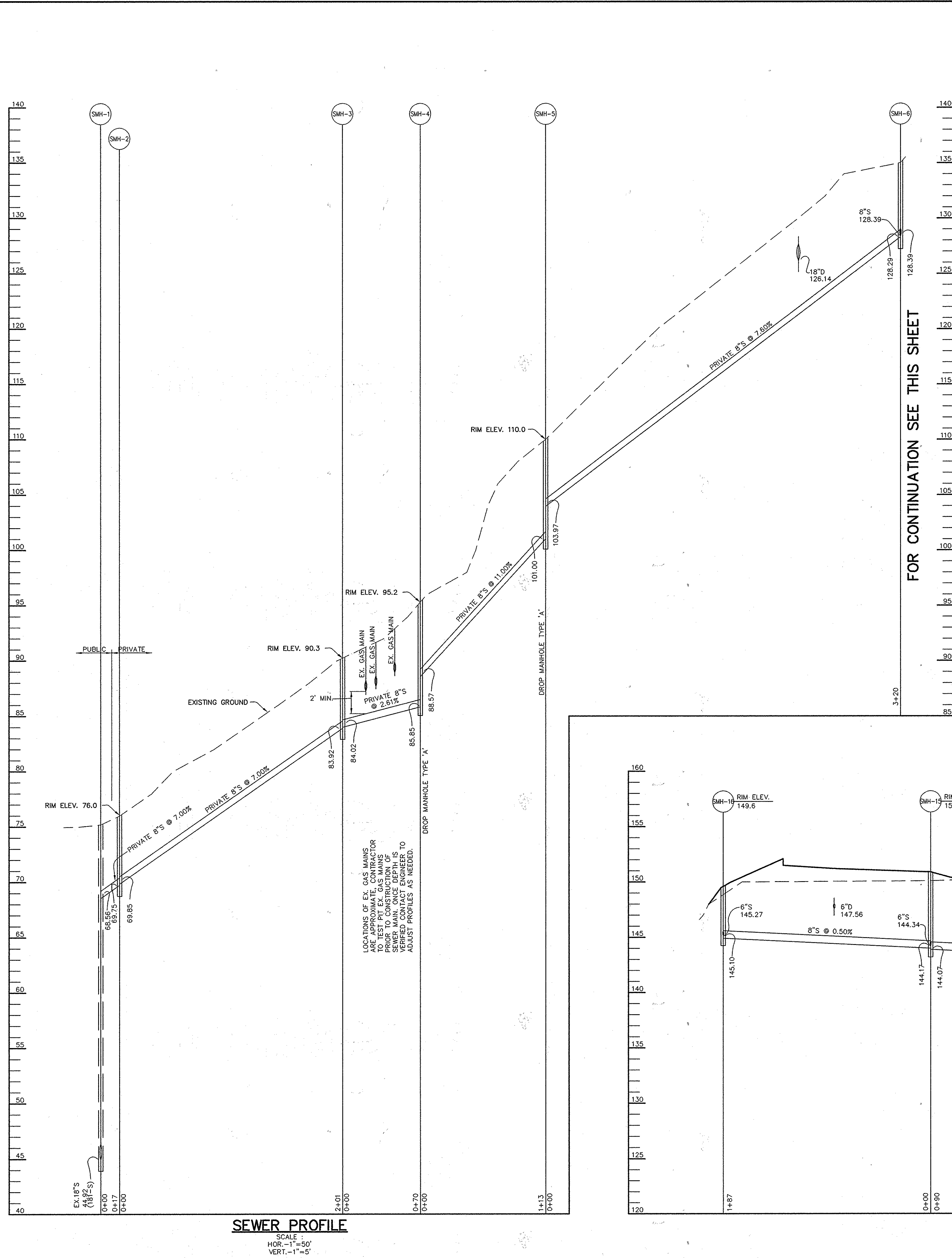
AREA TAX MAP 38 PARCEL 285 ZONED M-2
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE
PROFILES AND DETAILS

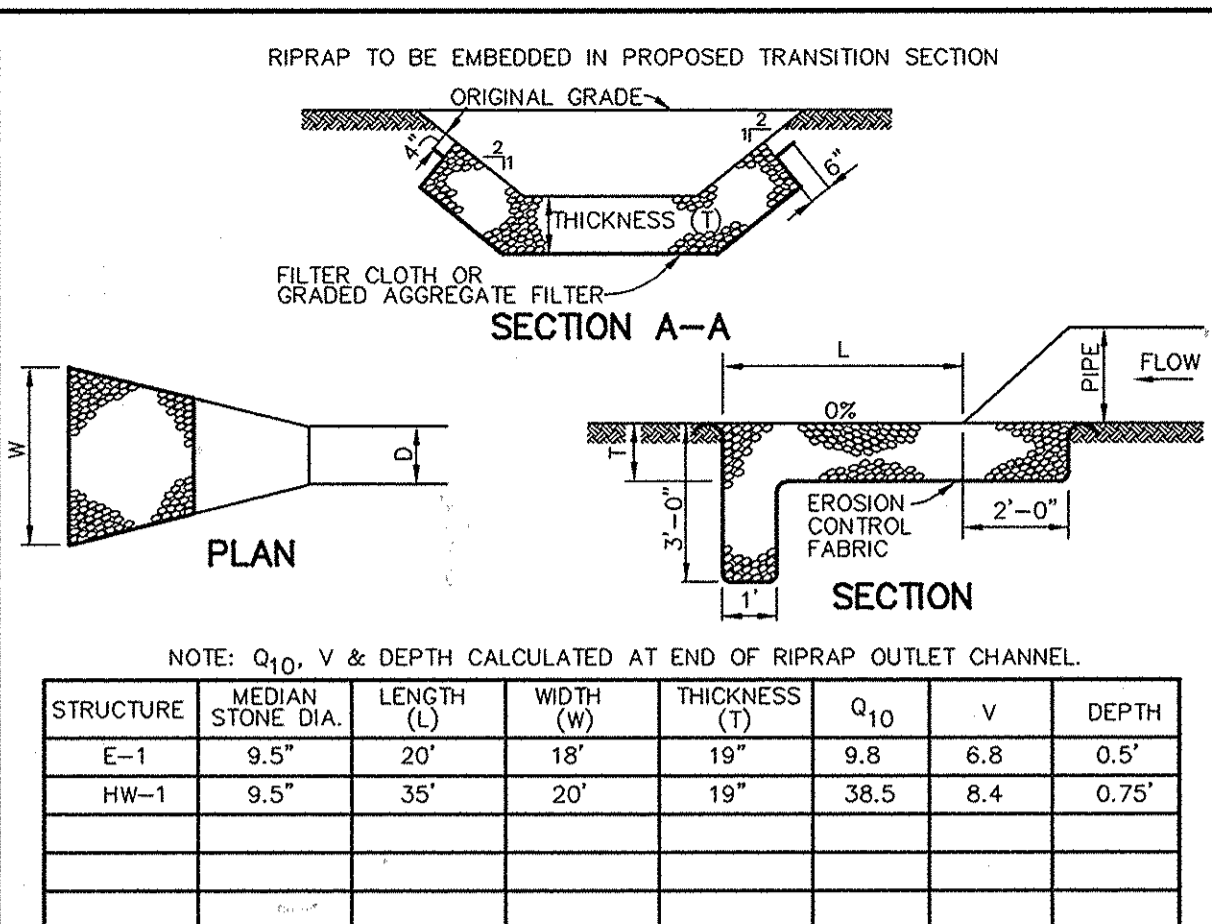
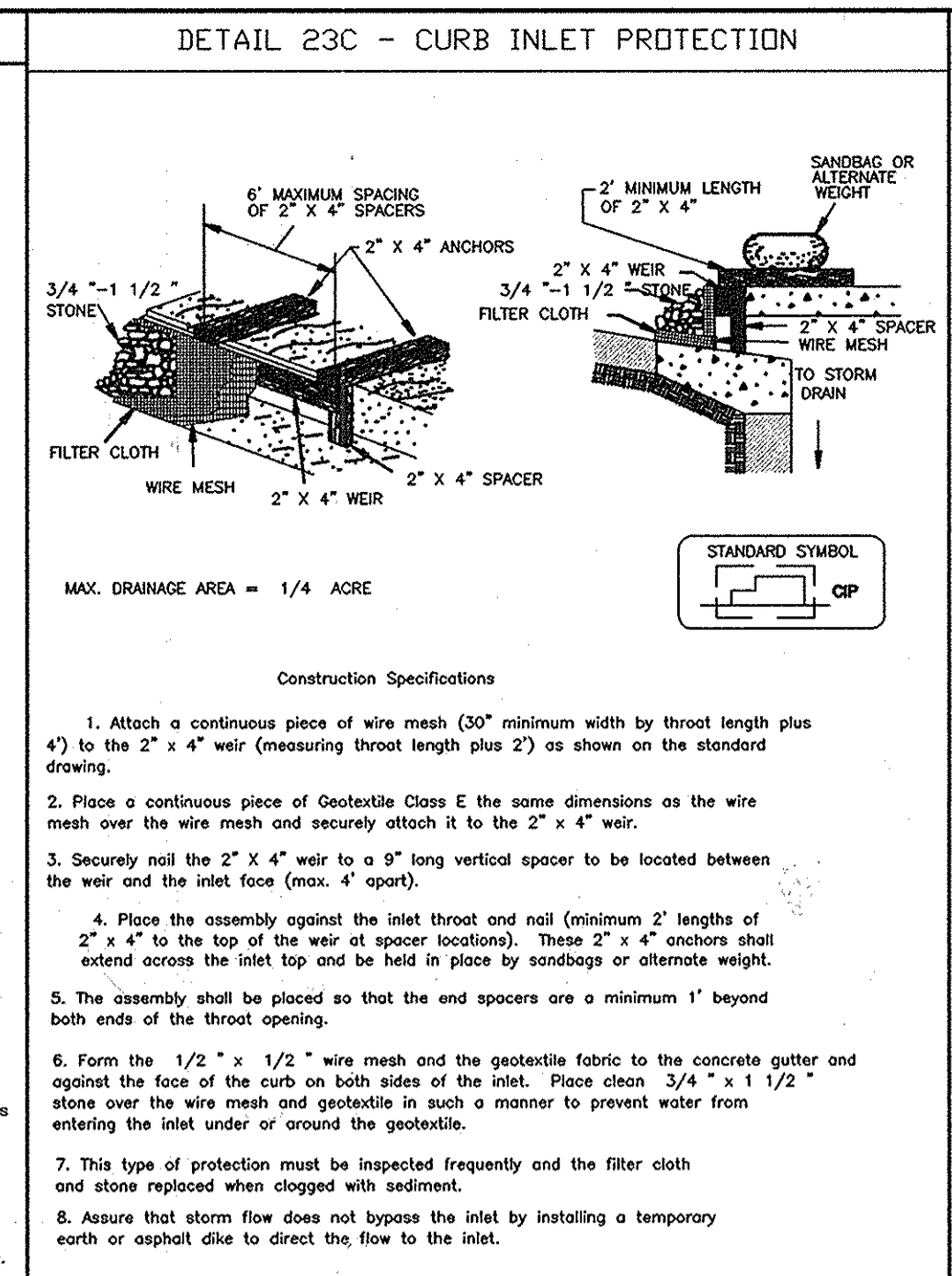
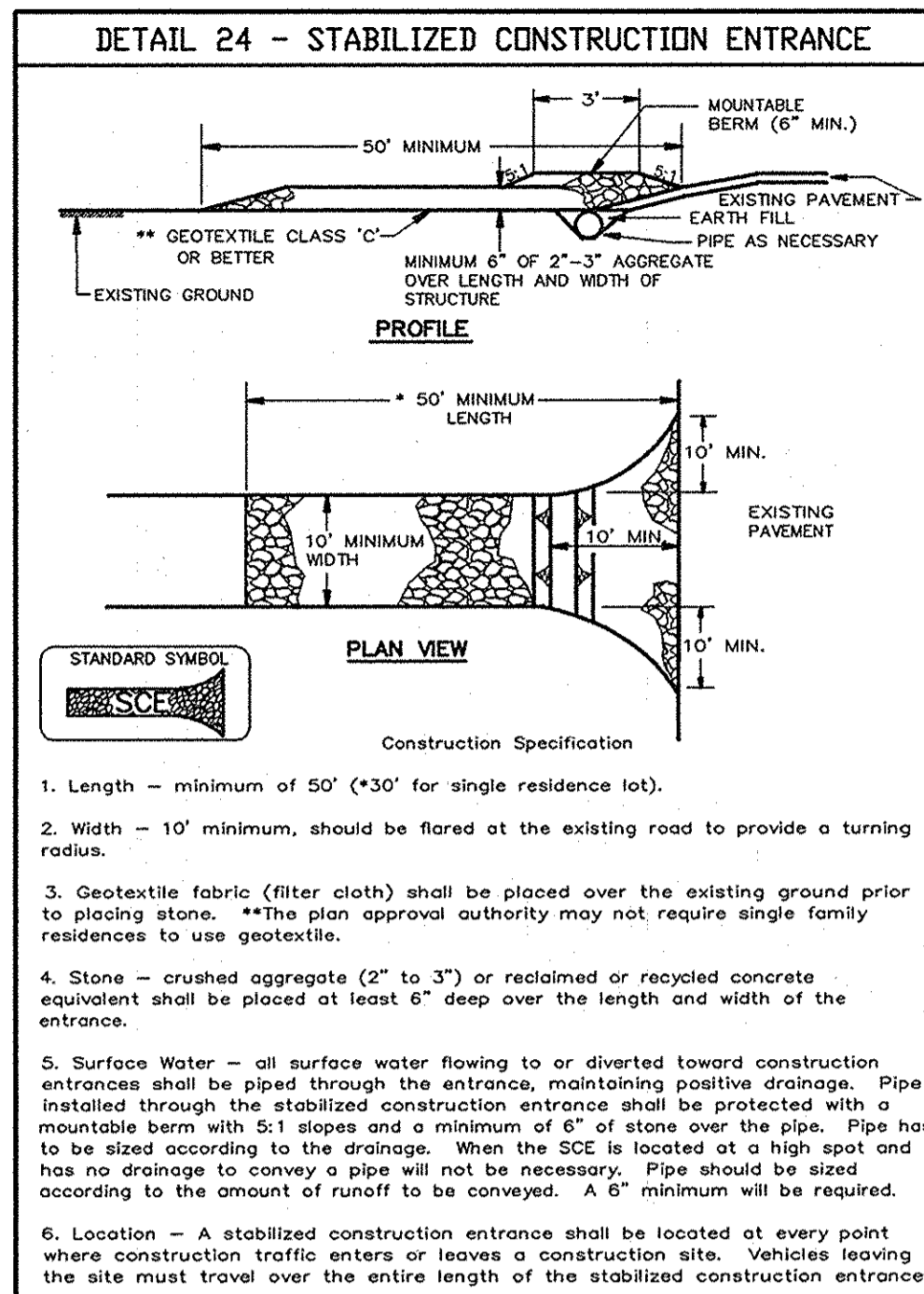
Patton Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects.
8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

12.13.04
DATE
DESIGNED BY: C.J.R.
DRAWN BY: DAM
PROJECT NO: 12845/1-0/
DATE: DECEMBER 14, 2004
SCALE: AS SHOWN
DRAWING NO. 9 OF 18

CHRISTOPHER J. REID #19948
SDP-05-003



APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.	
<i>Mark D. Wyle</i>	6/1/05
DIRECTOR	DATE
<i>[Signature]</i>	6/1/05
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
<i>[Signature]</i>	6/1/05
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
5-10-05	REVISED SEWER PROFILE (MH-G TO MH-I)
DATE	NO.
OWNER CIVI - MD1M02 + MD1M03, LLC c/o CABOT PROPERTIES, INC. ONE BEACON STREET, SUITE 1700 BOSTON, MA 02108 PH: 617-305-6121	
DEVELOPER SEEFRIED PROPERTIES, INC. 4200 NORTHSIDE PARKWAY, N.W. BUILDING 1, SUITE 300 ATLANTA, GEORGIA 30327 PH: 404-235-0204	
PROJECT CABOT COMMER CENTER AT BW PATAPSCO VALLEY BUSINESS CENTER PARCEL D-1	
AREA TAX MAP 38 PARCEL 285 ZONED M-2 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
TITLE PROFILES	
Patton Harris Rust & Associates, pc Engineers, Surveyors, Planners, Landscape Architects. 8818 Centre Park Drive Columbia, MD 21045 T 410.997.8900 F 410.997.9282	
5-10-05 DATE	
DESIGNED BY : C.J.R.	
DRAWN BY : DAM	
PROJECT NO : 12845/1-0/	
DATE : MAY 10, 2005	
SCALE : AS SHOWN	
DRAWING NO. 10 OF 18	
CHRISTOPHER J. REID #19949	



NOTE: USE CLASS I RIPRAP

RIPRAP OUTLET PROTECTION DETAIL

NO SCALE

STRUCTURE	MEDIAN STONE DIA.	LENGTH (L)	WIDTH (W)	THICKNESS (T)	Q ₁₀	V	DEPTH
E-1	9.5"	20'	18'	19"	9.8	6.8	0.5'
HW-1	9.5"	35'	20'	19"	38.5	8.4	0.75'

SEQUENCE OF CONSTRUCTION

- OBTAIN GRADING PERMIT.
- INSTALL STABILIZED CONSTRUCTION ENTRANCE, SILT FENCE, SUPER SILT FENCE AND MAINTAIN ANY EXISTING CONTROLS PREVIOUSLY INSTALLED UNDER F-94-24. (1 WEEK)
- BEGIN ROUGH GRADING AND BUILDING CONSTRUCTION.
- AS SUBGRADE ELEVATIONS ARE ESTABLISHED, INSTALL STORM INLETS, INLET PROTECTION AND WATER AND SEWER. (6 WEEKS)
- INSTALL CURB AND GUTTER THEN PROCEED WITH CONCRETE POUR FOR TRUCK SETDOWN PAD AND ASPHALT PAVING. (6 WEEKS)
- APPLY TOPSOIL AND STABILIZE DISTURBED AREAS IN ACCORDANCE WITH PERMANENT SEEDING NOTES. (2 DAYS)
- PERFORM FINE GRADING, LANDSCAPING, LIGHTING, SIDEWALK, AND COMPLETE BUILDING CONSTRUCTION. (6 MONTHS)
- UPON PERMISSION OF COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE ALL REMAINING SEDIMENT CONTROL DEVICES AND STABILIZE DISTURBED AREAS IN ACCORDANCE WITH PERMANENT SEEDING NOTES. (2 DAY)

STANDARD SEDIMENT CONTROL NOTES

- A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (313-1855).
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THERETO.
- FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3:1, B) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THE PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 7, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING, SOIL TEMPORARY SEEDING AND MULCHING (SEC. C), TEMPORARY STABILIZATION WITH MULCH ALONE SHALL ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHED OF GRASSES.
- ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- SITE ANALYSIS:

TOTAL AREA OF SITE	30,882 ACRES
AREA DISTURBED	16.0 ACRES
AREA TO BE ROOFED OR PAVED	12.2 ACRES
AREA TO BE VEGETATIVELY STABILIZED	3.8 ACRES
TOTAL CUT	10000 CU. YARDS
TOTAL FILL	10000 CU. YARDS
OFFSITE WASTE AREA LOCATION TO HAVE ACTIVE GRADING PERMIT	

BY THE DEVELOPER:

Chad M. Wells 12-13-04
DEVELOPER DATE

BY THE ENGINEER:

Chad M. Wells 12-13-04
ENGINEER DATE

1. 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.

Jim Meyer 12/13/04
NATURAL RESOURCE CONSERVATION SERVICE DATE

John R. Platon 12/13/04
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

David M. W. Jones 1/6/05
DIRECTOR DATE

William J. Dammann 1/22/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Carolee H. Harrah 1/6/05
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

OWNER: CIVFI - MD1M02 + MD1M03, LLC
c/o CABOT PROPERTIES, INC.
ONE BEACON STREET, SUITE 1700
BOSTON, MA 02108
PH: 617-305-6121

DEVELOPER: SEEFRED PROPERTIES, INC.
4200 WORTHSIDE PARKWAY, N.W.
BUILDING 1 SUITE 300
ATLANTA, GEORGIA 30327
PH: 404-233-0204

PROJECT: CABOT COMMERCE CENTER AT BW
PATAPSCO VALLEY BUSINESS CENTER
PARCEL D-1

AREA: TAX MAP 38 PARCEL 285 ZONED M-2
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: SEDIMENT CONTROL DETAILS

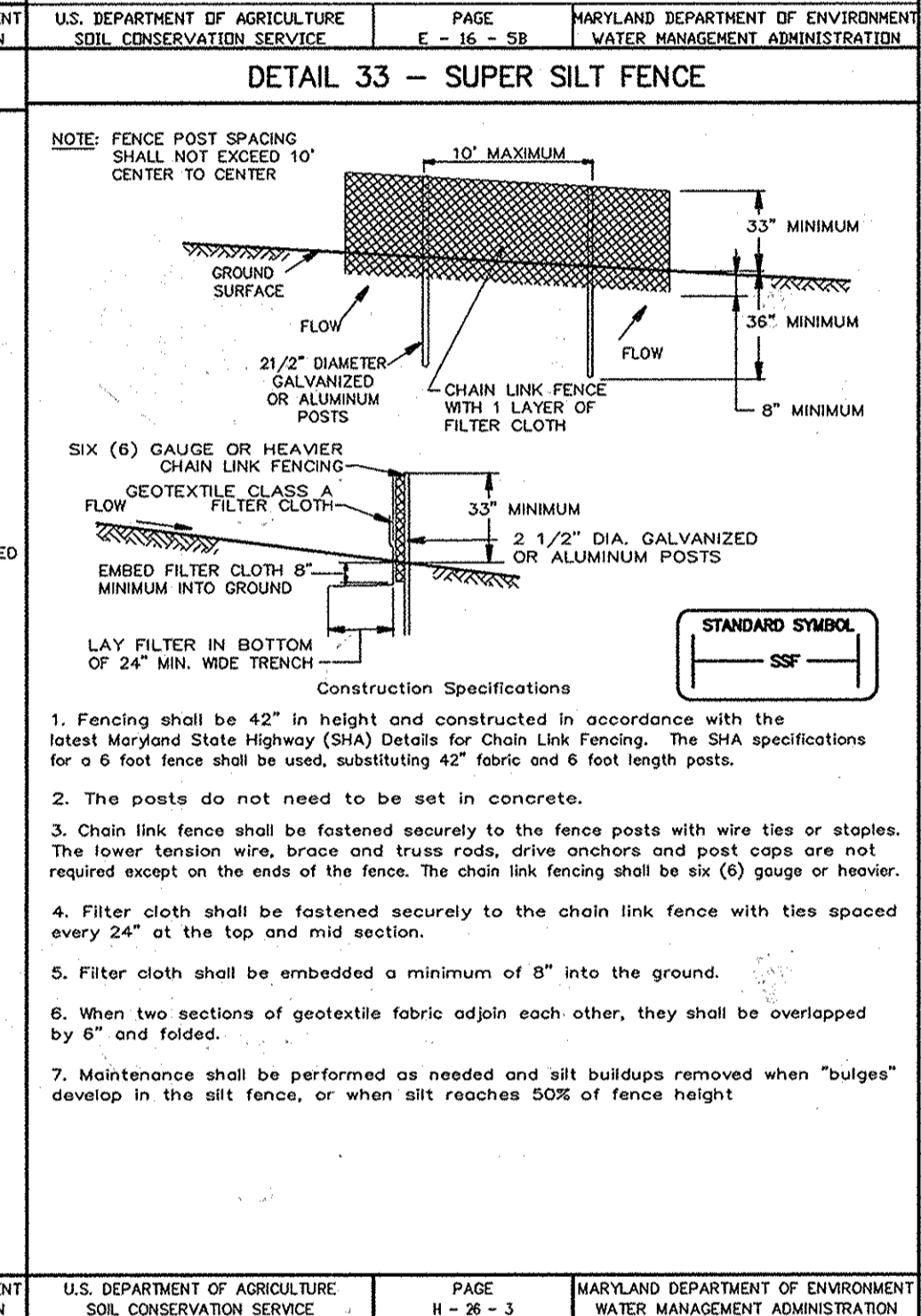
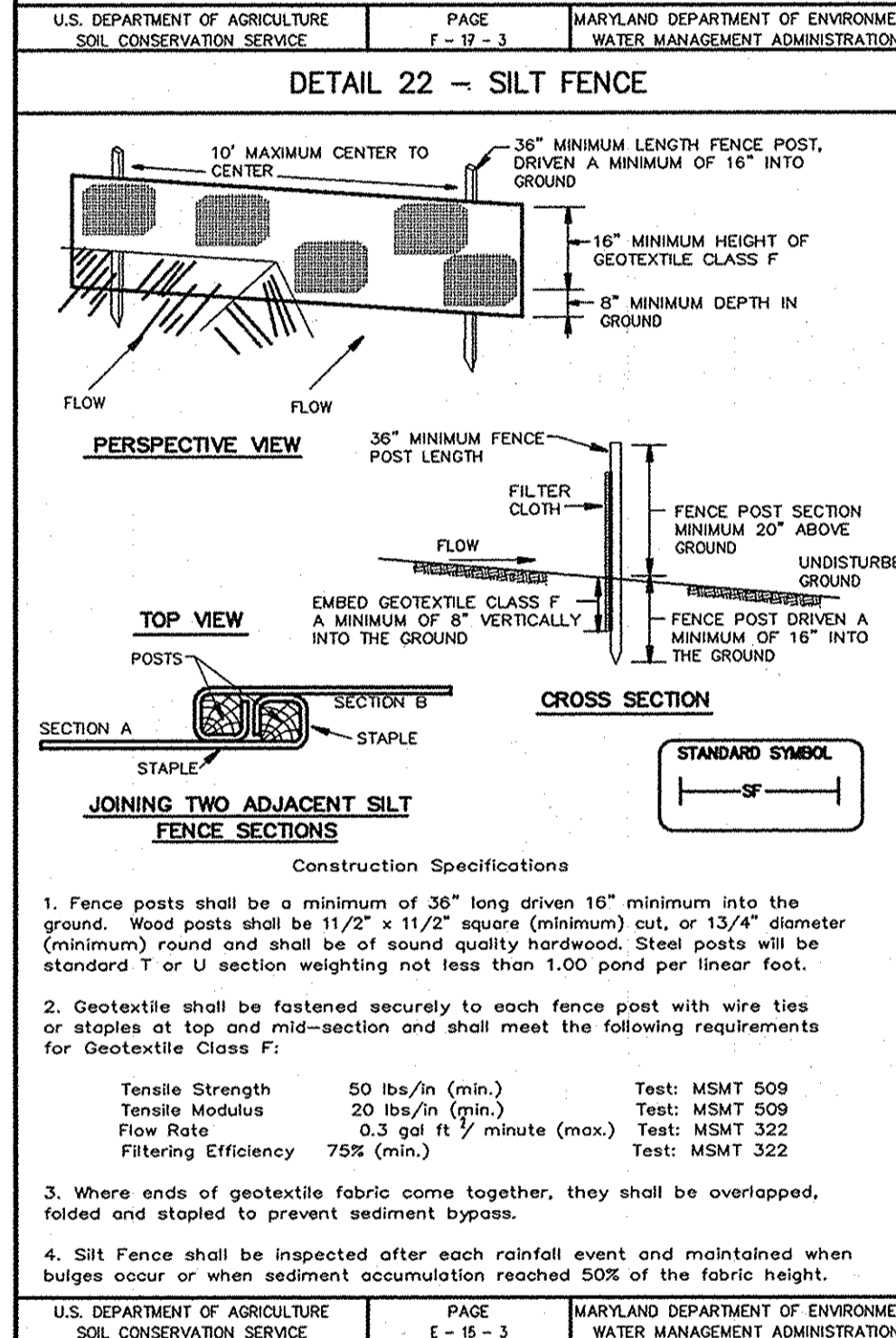
Patton Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects.
8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

12-13-04
DATE

DESIGNED BY: C.J.R.
DRAWN BY: DAM
PROJECT NO.: 12845/1-0/
DATE: DECEMBER 14, 2004
SCALE: AS SHOWN
DRAWING NO.: 11 OF 18

CHRISTOPHER J. REID #19949

SDP-05-003



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 WHERE ON OFF-SITE DAMAGE IS LIKELY WITHOUT TREATMENT.

SPECIFICATIONS

TEMPORARY METHODS

- MULCHES - SEE STANDARDS FOR VEGETATIVE STABILIZATION WITH MULCHES ONLY. MULCH SHOULD BE CRIMPED OR TACKED TO PREVENT BLOWING.
- VEGETATIVE COVER - SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER.
- TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS AN EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN FLOWING ON WINDWARD SIDE OF SITE. CHISEL POINTS SPACED ABOUT 12\"/>
- IRRIGATION - THIS IS GENERALLY DONE AS AN EMERGENCY TREATMENT. SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS MOSTLY WET. AT NO TIME SHOULD THE SITE BE IRRIGATED TO THE POINT THAT RUNOFF BEGINS TO FLOW.
- 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.
- CALCIUM CHLORIDE - APPLY AT RATES THAT WILL KEEP SURFACE MOIST. MAY NEED RETREATMENT.

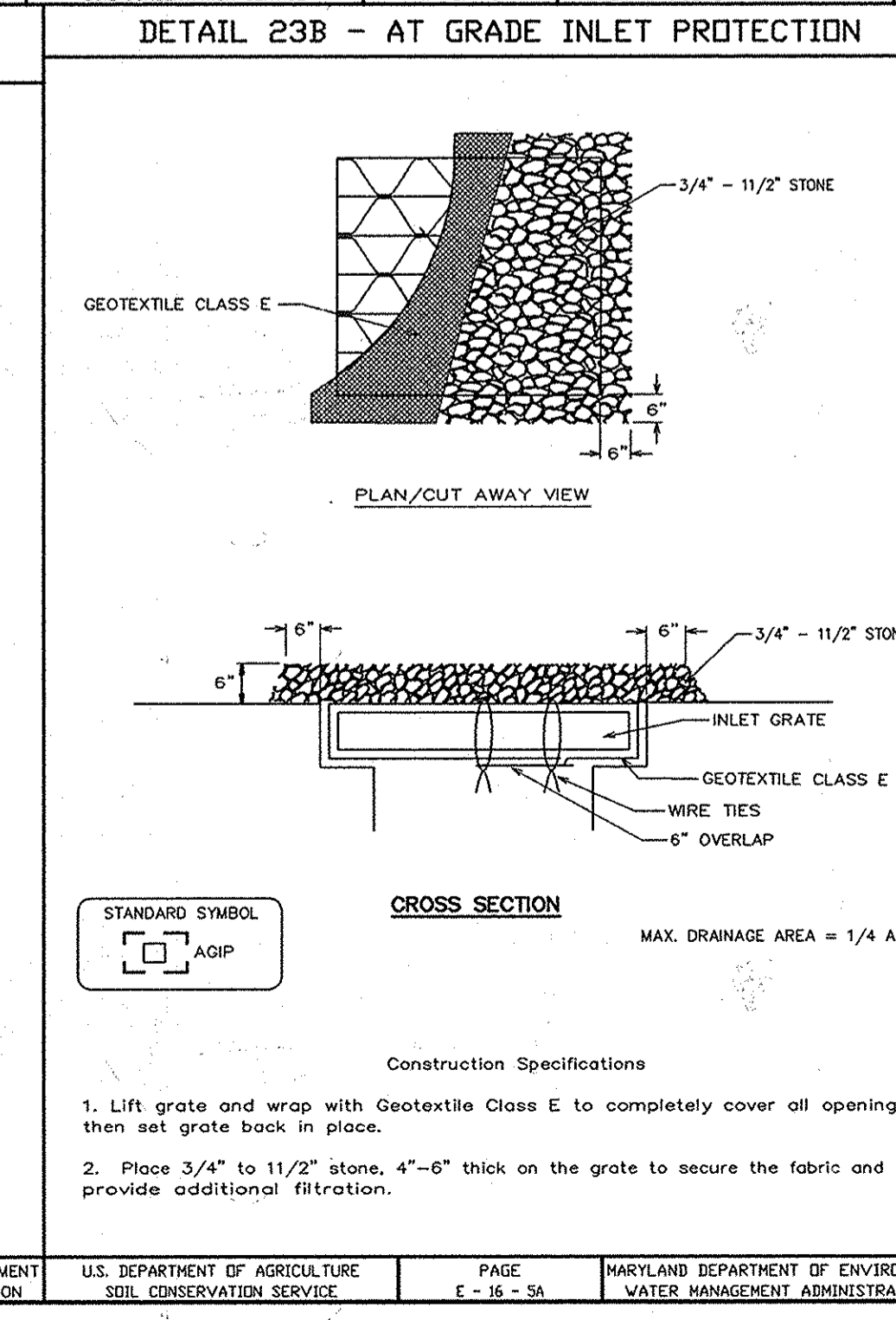
PERMANENT METHODS

- PERMANENT VEGETATION - SEE STANDARDS FOR PERMANENT VEGETATIVE COVER, AND PERMANENT STABILIZATION WITH SOIL. EXISTING TREES OR LARGE SHRUBS MAY AFFORD VALUABLE PROTECTION IF LEFT IN PLACE.
- TOPSOILING - COVERING WITH LESS EROSION SOIL MATERIALS. SEE STANDARDS FOR TOPSOILING.
- STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

REFERENCES

- AGRICULTURE HANDBOOK 346, WIND EROSION FORCES IN THE UNITED STATES AND THEIR USES IN PREDICTING SOIL LOSS.
- AGRICULTURE INFORMATION BULLETIN 354, HOW TO CONTROL WIND EROSION, USDA-ARS.

U.S. DEPARTMENT OF AGRICULTURE PAGE 15-3 MARYLAND DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES WATER MANAGEMENT ADMINISTRATION



21.0 STANDARD AND SPECIFICATIONS FOR TOPSOIL

DEFINITION
PLACEMENT OF TOPSOIL OVER A PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION.

PURPOSE
TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.

CONDITIONS WHERE PRACTICE APPLIES

- THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:
 - a. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
 - b. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS.
 - c. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
 - d. THE SOIL IS SO AOIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.
- FOR THE PURPOSE OF THESE STANDARDS AND SPECIFICATIONS, AREAS HAVING SLOPES STEEPER THAN 2:1 SHALL HAVE THE APPROPRIATE STABILIZATION SHOWN ON THE PLANS.

CONSTRUCTION AND MATERIAL SPECIFICATIONS

I. TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS 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 EXPERIMENTATION STATION.

II. TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:

- 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 CONCRETE, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1-1/2\"/>
- WHERE SUBSOIL IS EITHER HIGHLY AOIDIC OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE SPREAD AT THE RATE OF 4-8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.
- FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:
 - a. 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:
 - a. 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 THE TESTED SOIL DEMONSTRATES A PH OF LESS THAN 6.0, SUFFICIENT LIME SHALL BE PRESCRIBED TO RAISE THE 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 DAYS MIN.) TO PERMIT DISPERSION OF PHYTO-TOXIC MATERIALS.
 - b. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.
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 - ii. GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBERT 4\"/>
 - iii. TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4\"/>
 - iv. SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL 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.
 - v. TOPSOIL SHALL NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION. WHEN THE SUBSOIL IS EXCESSIVELY WET OR 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 LIME AND COMMERCIAL FERTILIZER, COMPOSTED SLUDGE MAY BE APPLIED AS SPECIFIED BELOW:
 - i. COMPOSTED SLUDGE MATERIAL FOR USE AS A SOIL CONDITIONER FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES SHALL BE TESTED TO PRESCRIBE AMENDMENTS AND FOR SITE HAVING DISTURBED AREAS UNDER 5 ACRES SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
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 - 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 REQUIREMENT PRIOR TO USE.
 - c. COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1,000 SQUARE FEET.
 - d. 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, MO-VA, PUB. #1, COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES, REVISED 1973.

NOTE: TOPSOIL SUBSTITUTES TO AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY MAY BE USED IN LIEU OF NATURAL TOPSOIL.

II. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.

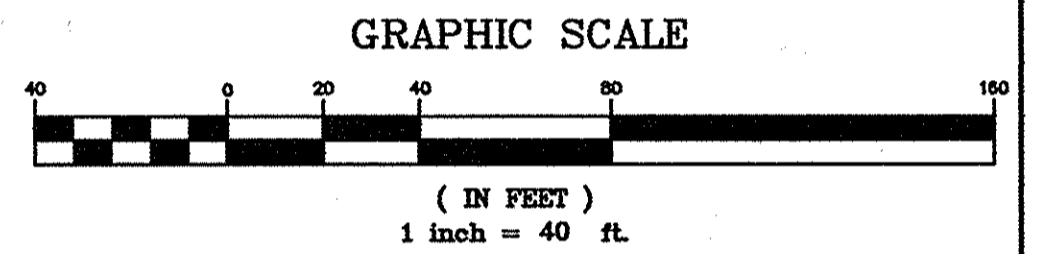
V. TOPSOIL APPLICATION

 - WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE, AND SEDIMENT TRAPS AND BASINS.
 - GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBERT 4\"/>
 - TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4\"/>
 - SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL 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 OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPAR

MATCHLINE - SEE SHEET 13

PATAPSCO VALLEY BUSINESS CENTER
PARCEL F
PLAT NO. 14625
ZONED M-2
TAX MAP 38

LEGEND	
EX. TREELINE	
PROP. TREELINE	
PROPERTY LINE	
CONTOUR LINES	
PROP. SHADE TREE	
PROP. EVERGREEN TREE	
PROP. ORNAMENTAL TREE	
PROP. SHRUBS	
PERIMETER LANDSCAPE REQUIREMENT	
PARKING LOT LANDSCAPE REQUIREMENT	
PERIMETER LANDSCAPE EDGE LIMITS	
CREDITED LANDSCAPE ISLAND	
PROPOSED STREET TREES PER F-44-24	



BUILDING 200
139,424 S.F.
F.F. ELEV. 152.25

PARKING LOT B -
60 SPACES

PARKING LOT A -
1012 SPACES

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Mark A. Leggett 6/1/15
DIRECTOR DATE

[Signature] 6/1/15
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 6/1/15
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

5-10-05 REMOVED BUILDING, REVISED STORM DRAIN, WATER, SEWER ADDED PARKING AND LANDSCAPING
DATE NO. REVISION

OWNER
CIVFI - MD1M02 + MD1M03, LLC
c/o CABOT PROPERTIES, INC.
ONE BEACON STREET, SUITE 1700
BOSTON, MA 02108
PH: 617-305-6121

DEVELOPER
SEEFRIED PROPERTIES, INC.
4200 NORTHSIDE PARKWAY, N.W.
BUILDING 1, SUITE 300
ATLANTA, GEORGIA 30327
PH: 404-233-0204

PROJECT CABOT COMMERCE CENTER AT BW
PATAPSCO VALLEY BUSINESS CENTER
PARCEL D-1

AREA TAX MAP 38 PARCEL 285 ZONED M-2
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE
LANDSCAPE PLAN

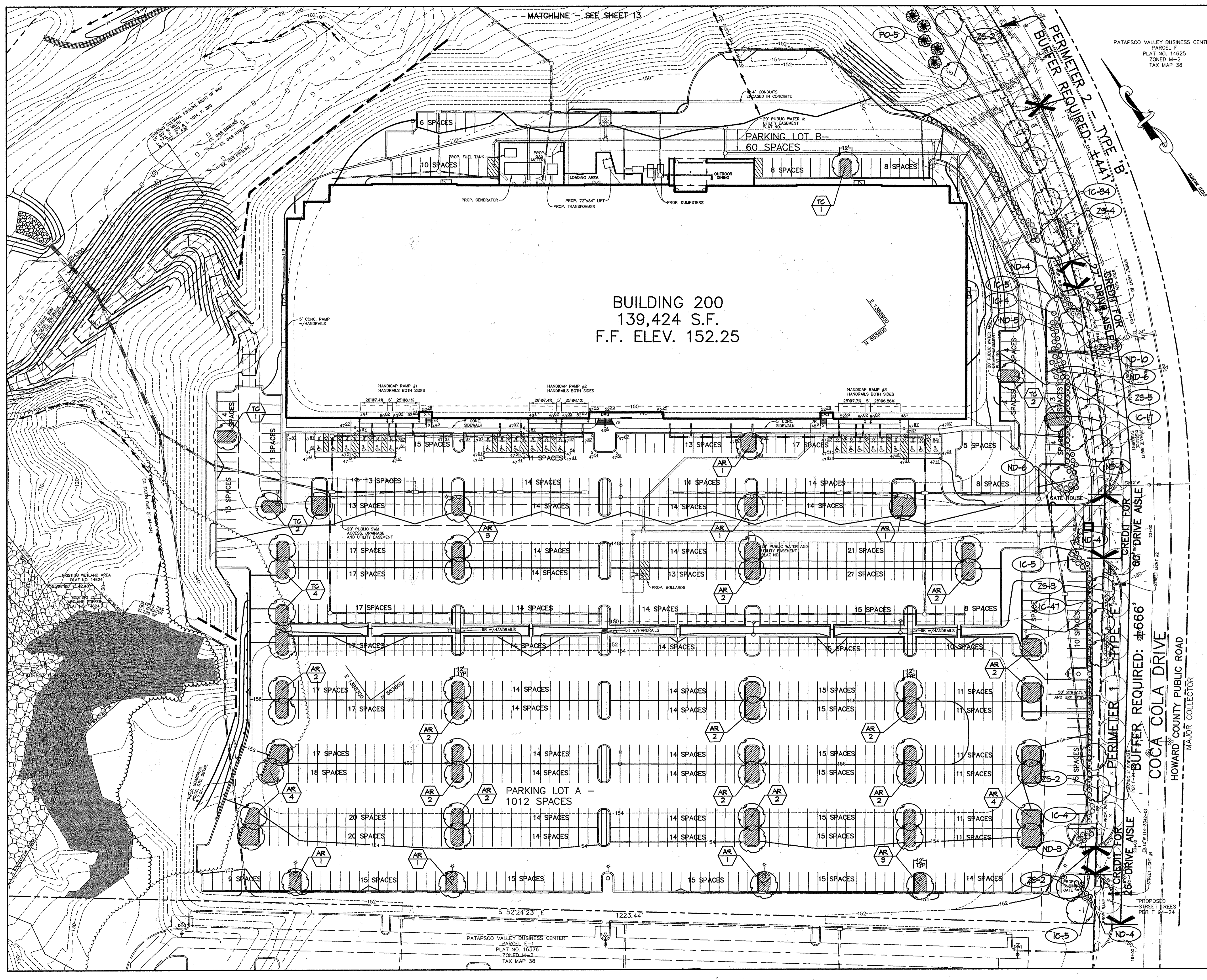
Patton Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects.
8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

5.10.15
DATE

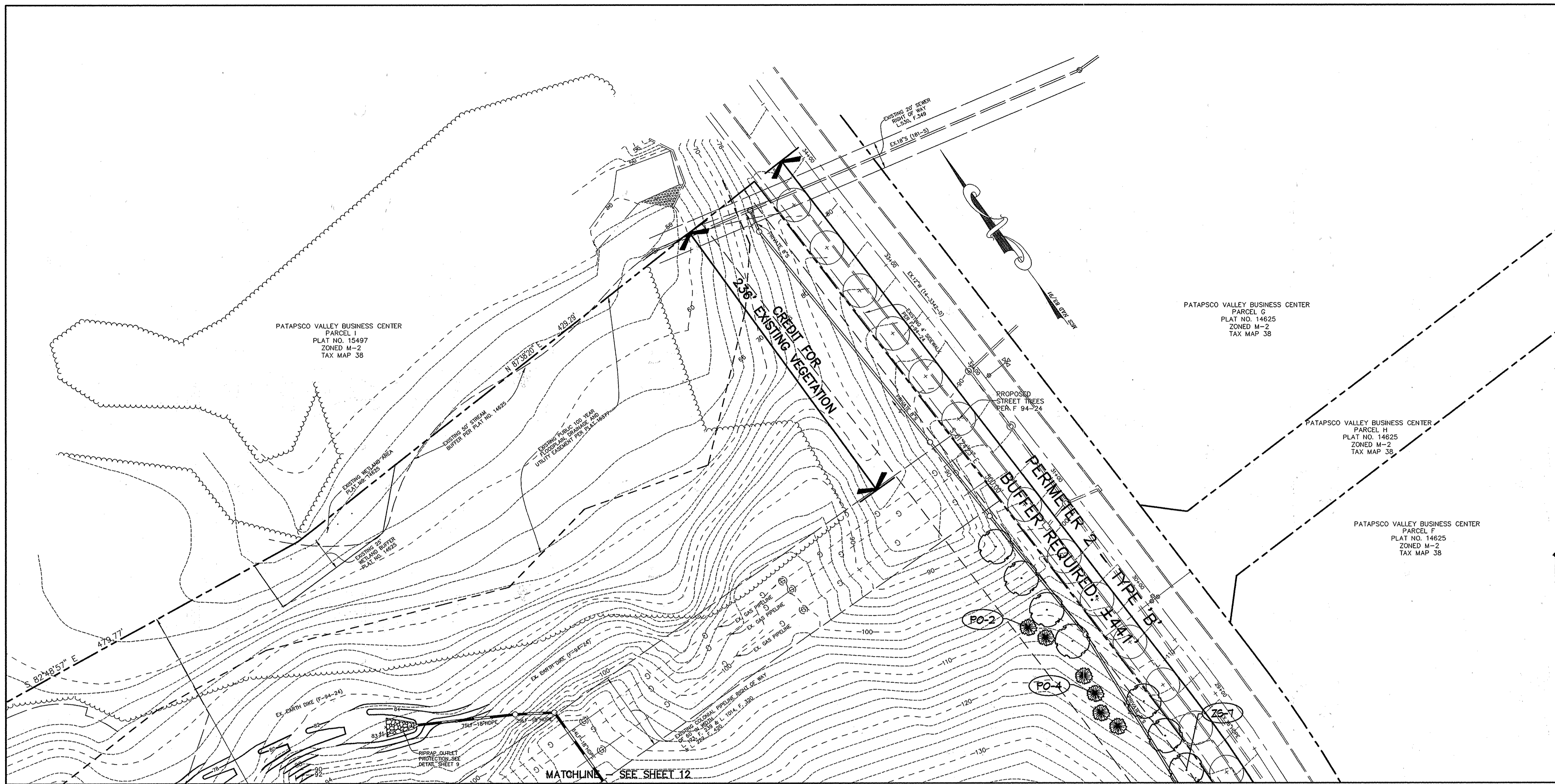
DESIGNED BY : ALC
DRAWN BY: ALC
PROJECT NO. 12845/1-0/
L200LND01.DWG
DATE : MAY 10, 2005
SCALE : 1"=40'
DRAWING NO. 12 OF 18

SCOTT R. WOLFORD #797

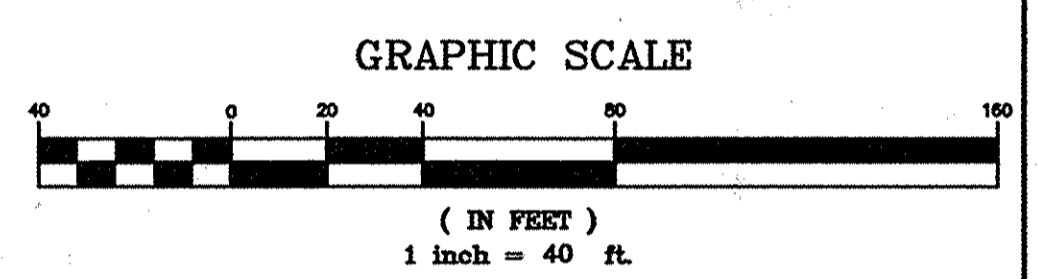
SDP-05-003



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LEGEND	
EX. TREELINE	
PROP. TREELINE	
PROPERTY LINE	
CONTOUR LINES	
PROP. SHADE TREE	
PROP. EVERGREEN TREE	
PROP. ORNAMENTAL TREE	
PROP. SHRUBS	
PERIMETER LANDSCAPE REQUIREMENT	
PARKING LOT LANDSCAPE REQUIREMENT	
PERIMETER LANDSCAPE EDGE LIMITS	
CREDITED LANDSCAPE ISLAND	
PROPOSED STREET TREES PER F-94-24	



APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.	
<i>Mark A. Long</i>	6/1/05
DIRECTOR	DATE
<i>[Signature]</i>	6/1/05
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
<i>[Signature]</i>	6/1/05
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
5-10-05	REVISED SCHEDULE B
DATE	NO. REVISION

OWNER	CIVFI - MD1M02 + MD1M03, LLC c/o CABOT PROPERTIES, INC. ONE BEACON STREET, SUITE 1700 BOSTON, MA 02108 PH: 617-305-6121
DEVELOPER	SEEFRIED PROPERTIES, INC. 4200 NORTHSIDE PARKWAY, N.W. BUILDING 1, SUITE 300 ATLANTA, GEORGIA 30327 PH: 404-233-0204

PROJECT	CABOT COMMERCE CENTER AT BW PATAPSCO VALLEY BUSINESS CENTER PARCEL D-1
AREA	TAX MAP 38 PARCEL 285 ZONED M-2 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE	LANDSCAPE PLAN
Patton Harris Rust & Associates, pc Engineers, Surveyors, Planners, Landscape Architects. 8818 Centre Park Drive Columbia, MD 21045 T 410.997.8900 F 410.997.9282	

DATE	5.10.05
DESIGNED BY :	ALC
DRAWN BY :	ALC
PROJECT NO :	12845/1-0/ L200LND02.DWG
DATE :	MAY 10, 2005
SCALE :	1"=40'
DRAWING NO.	13 OF 18

SCOTT R. WOLFORD #797 SDP-05-003

SCHEDULE A - PERIMETER LANDSCAPE EDGE		
	ADJACENT TO ROADWAYS	
	1	2
PERIMETER	E	B
LANDSCAPE TYPE	E	B
LINEAR FEET OF ROADWAY FRONTAGE/ PERIMETER	779' ±	671' ±
CREDIT FOR EXISTING DRIVE AISLE (LINEAR FEET)	113'	-
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	YES 236'
LINEAR FEET REMAINING	666' ±	441' ±
CREDIT FOR WALL, FENCE, OR BERM (YES/NO/LINEAR FEET)	NO	NO
NUMBER OF PLANTS REQUIRED		
SHADE TREES	17	9
EVERGREEN TREES	-	11
SHRUBS	167	-
NUMBER OF PLANTS PROVIDED		
SHADE TREES	17	9
EVERGREEN TREES	-	11
SMALL FLOWERING TREES	-	-
SHRUBS	167	-

SCHEDULE B - PARKING LOT A INTERNAL LANDSCAPING		
PARKING LOT	A (BLDG 200)	B (BLDG 200)
NUMBER OF PARKING SPACES	1012	1011
NUMBER OF SHADE TREES REQUIRED (1/20 SPACES)	51	3
NUMBER OF TREES PROVIDED		
SHADE TREES	51	3
OTHER TREES (2:1 SUBSTITUTION)	-	-
NUMBER OF ISLANDS REQUIRED (200 SF. AREA / ISLAND)	51	3
NUMBER OF ISLANDS PROVIDED	51	3

- GENERAL NOTES:**
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
 - FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$19,560.00
43 SHADE TREES @ \$300 = 12,900
0 ORNAMENTAL TREES @ \$150 = 0
11 EVERGREEN TREES @ \$150 = 1,650
167 SHRUBS @ \$30 = 5,010
 - THIS PLAN IS FOR LANDSCAPING PURPOSES ONLY.
 - CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
 - ALL MATERIAL SELECTED SHALL BE EQUAL TO OR BETTER THAN THE REQUIREMENTS OF THE "USA STANDARD FOR NURSERY STOCK", LATEST EDITION, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
 - ALL MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE MINIMUM STANDARDS CITED IN THE LATEST EDITION OF "LANDSCAPE SPECIFICATION GUIDELINES" PUBLISHED BY THE LANDSCAPE CONTRACTORS ASSOCIATION.
 - AT THE TIME OF INSTALLATION, ALL SHRUBS AND OTHER PLANTINGS SHALL BE OF THE PROPER HEIGHT AND/OR SPREAD. REQUIREMENTS IN ACCORDANCE WITH THIS PLAN AND THE HOWARD COUNTY LANDSCAPE MANUAL.
 - NO SUBSTITUTIONS OR RELOCATION OF PLANTS MAY BE MADE WITHOUT PRIOR APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY. ANY DEVIATION FROM THIS LANDSCAPE PLAN MAY RESULT IN A REQUIREMENT FOR SUBMITTAL OF AN OFFICIAL "REDLINE REVISION" TO THE SITE DEVELOPMENT PLAN(S) AND/OR DENIAL IN THE RELEASE OF LANDSCAPE SURETY.
 - MINIMUM SPACING BETWEEN TREES AND STREET LIGHTS IS 20'.
 - ALL LANDSCAPE ISLANDS ARE A MINIMUM OF 12' WIDE.

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.

Chris Miller 5.10.05
SIGNATURE DATE

SCHEDULE 'A' NOTES:
REGULATIONS DO NOT REQUIRE LANDSCAPE EDGES, BUFFERING, OR SCREENING BETWEEN INTERNAL LOTS OR PARCELS WITHIN THE SAME DEVELOPMENT.
(PAGE 17 OF THE HO. CO. LANDSCAPE MANUAL)

PLANT COMMUNITY SUMMARY

SYMBOL	COMMUNITY	AREA (AC.)	DOMINANT PLANT SPECIES
F1	FOREST	2.14 AC (93,002 SF)	Red Oak, Sycamore
F2	FOREST	1.44 AC (64,506 SF)	Tulip Poplar, Red Oak
F3	FOREST	3.60 AC (156,684 SF)	Tulip Poplar, Bitternut Hickory
F4	FOREST	0.82 AC (39,705 SF)	Black Locust, Red Maple
		8.50 AC	

SITE CHARACTERISTICS

GROSS SITE AREA	30.88 ACRES±
TOTAL FORESTED AREA	8.40 ACRES±
100 YEAR FLOODPLAIN	2.01 ACRES±
NET TRACT AREA	28.87 ACRES±
NET TRACT AREA FOREST	7.14 ACRES±

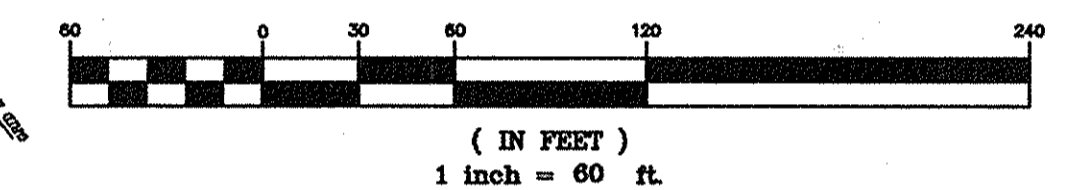
LEGEND

CONTOURS		SLOPES: 15%-25%	
TR. TREELINE		SLOPES: >25%	
PROPERTY LINE		STAND #	F1
WETLANDS AND 25' BUFFER		STAND DIVISION LINE	
100-YEAR FLOODPLAIN		SOILS	ScE ScB
TREE > 30" DIAM.			

GENERAL NOTES:

- SPECIMEN TREE LOCATIONS ARE FIELD APPROXIMATED.
- THIS SITE CONTAINS ONE SOIL WITH POSSIBLE HYDRIC INCLUSIONS, COMUS (CS).
- NO CRITICAL HABITATS OF RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED.
- NO TREES, SHRUBS, OR PLANTS IDENTIFIED AS RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED.
- THERE ARE NO KNOWN CEMETERY OR BURIAL PLOTS LOCATED ON THE SITE, ACCORDING TO THE HOWARD COUNTY HISTORIC & CEMETERY SITE MAP.
- THIS SITE CONTAINS WETLANDS, 100-YEAR FLOODPLAINS AND STEEP SLOPES AS SHOWN.
- SEE FOREST STAND DELINEATION REPORT DATED JULY 7, 2004 FOR FIELD INVESTIGATION NARRATIVE.
- THERE ARE FOUR FOREST STANDS LOCATED ON THE SITE AS SHOWN. THE REMAINDER OF THE SITE HAS BEEN ROUGH GRADED AND STABILIZED FOR FUTURE DEVELOPMENT.

GRAPHIC SCALE



APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Frank A. Leggett 1/16/05
DIRECTOR DATE

Michael J. ... 12/23/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Eric ... 1/6/05
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DATE NO. REVISION

OWNER
CIVFI - MD1M02 + MD1M03, LLC
c/o CABOT PROPERTIES, INC.
ONE BEACON STREET, SUITE 1700
BOSTON, MA 02108
PH: 617-305-6121

DEVELOPER
SEEFRIED PROPERTIES, INC.
4200 NORTHSIDE PARKWAY, N.W.
BUILDING 1, SUITE 300
ATLANTA, GEORGIA 30327
PH: 404-233-0204

PROJECT CABOT COMMERCE CENTER AT BW
PATAPSCO VALLEY BUSINESS CENTER
PARCEL D-1

AREA TAX MAP 38 PARCEL 285 ZONED M-2
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE
FOREST STAND DELINEATION

Patton Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects.
8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

12-13-04
DATE

DESIGNED BY : ALC
DRAWN BY: ALC
PROJECT NO : 12845/1-0/
L200FSD01.DWG
DATE : DECEMBER 14, 2004
SCALE : 1"=60'
DRAWING NO. 15 OF 18

SCOTT R. WOLFORD #797

SDP-05-003

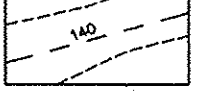
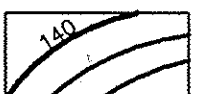
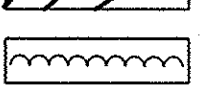
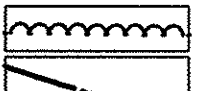

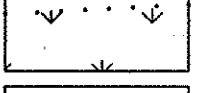
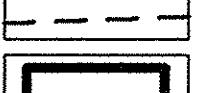







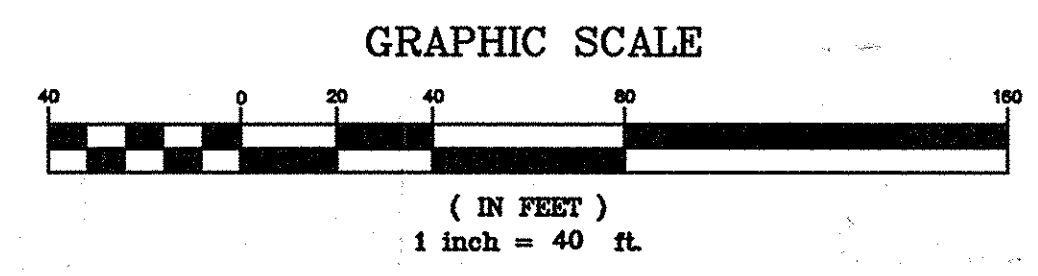
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MATCHLINE - SEE SHEET 17

PATAPSCO VALLEY BUSINESS CENTER
PARCEL F
PLAT NO. 14625
ZONED M-2
TAX MAP 38

LEGEND

- EX. TOPOGRAPHY 
- PROP. CONTOURS 
- EX. TREELINE 
- PROP. TREELINE 
- PROPERTY LINE 
- WETLANDS AND 25' BUFFER 
- 100-YEAR FLOODPLAIN 
- PROP. BUILDING 
- TREE PROTECTION DEVICE (TPD) BLAZE ORANGE PLASTIC MESH 
- FOREST RETENTION SIGNAGE 
- LIMIT OF DISTURBANCE 
- FOREST CONSERVATION AREA 



BUILDING 200
139,424 S.F.
F.F. ELEV. 152.25

LOADING AREA

LOADING AREA

LOADING AREA

LOADING AREA

BUILDING 100
129,097 S.F.
F.F. ELEV. 155.25

FOREST CONSERVATION EASEMENT
AREA 'A'
22,365 SF ± THIS SHEET
TOTAL AREA = 2.41 AC.
(105,159 SF ±)

PATAPSCO VALLEY BUSINESS CENTER
PARCEL E-1
PLAT NO. 16376
ZONED M-2
TAX MAP 38

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Mark A. Wagle 1/6/05
DIRECTOR DATE

Michael J. Williams 12/22/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION Spd DATE

Cindy Starnato 1/6/05
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DATE	NO.	REVISION

OWNER
CIVFI - MD1M02 + MD1M03, LLC
c/o CABOT PROPERTIES, INC.
ONE BEACON STREET, SUITE 1700
BOSTON, MA 02108
PH: 617-305-6121

DEVELOPER
SEEFRIED PROPERTIES, INC.
4200 NORTHSIDE PARKWAY, N.W.
BUILDING 1, SUITE 300
ATLANTA, GEORGIA 30327
PH: 404-233-0204

PROJECT CABOT COMMERCE CENTER AT BW
PATAPSCO VALLEY BUSINESS CENTER
PARCEL D-1

AREA TAX MAP 38 PARCEL 285 ZONED M-2
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE
FOREST CONSERVATION PLAN

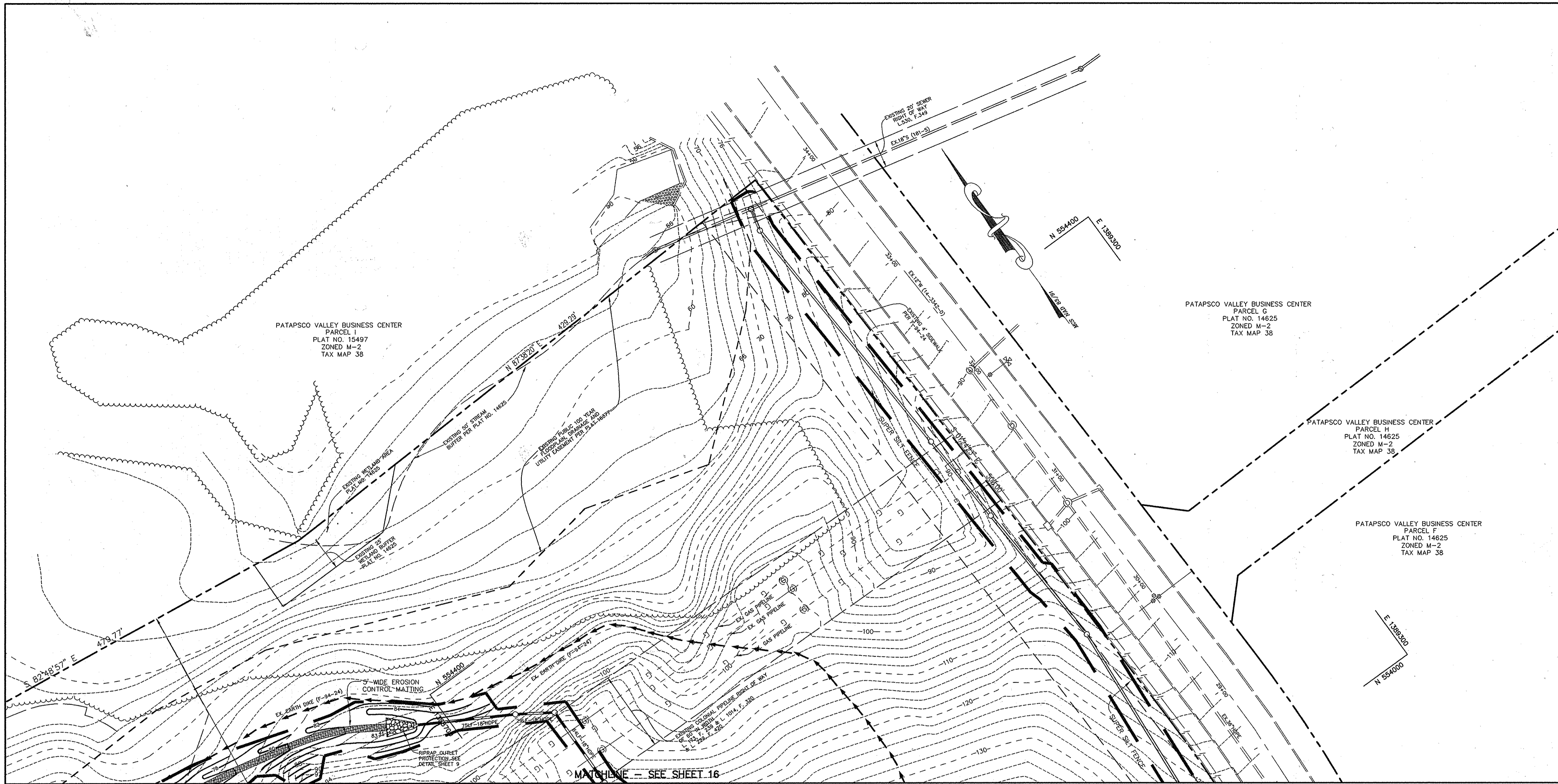
Patton Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects.
8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

12-13-04
DATE

DESIGNED BY : ALC
DRAWN BY : ALC
PROJECT NO : 12845/1-0/
L300FCP01.DWG
DATE : DECEMBER 14, 2004
SCALE : 1"=40'
DRAWING NO. 16 OF 18

SCOTT R. WOLFORD #797





LEGEND

- EX. TOPOGRAPHY
- PROP. CONTOURS
- EX. TREELINE
- PROP. TREELINE
- PROPERTY LINE
- KETLANDS AND 25' BUFFER
- 100-YEAR FLOODPLAIN
- PROP. BUILDING
- TREE PROTECTION DEVICE (TPD) BLAZE ORANGE PLASTIC MESH
- FOREST RETENTION SIGNAGE
- LIMIT OF DISTURBANCE
- FOREST CONSERVATION AREA

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Mark A. Leary 1/6/05
 DIRECTOR DATE
John Drummond 12/13/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
John Hamble 1/6/05
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DATE	NO.	REVISION

OWNER
 CIVI - MD1M02 + MD1M03, LLC
 c/o CABOT PROPERTIES, INC.
 ONE BEACON STREET, SUITE 1700
 BOSTON, MA 02108
 PH: 617-305-6121

DEVELOPER
 SEEFRIED PROPERTIES, INC.
 4200 NORTHSIDE PARKWAY, N.W.
 BUILDING 1, SUITE 300
 ATLANTA, GEORGIA 30327
 PH: 404-233-0204

PROJECT **CABOT COMMERCE CENTER AT BW PATAPSCO VALLEY BUSINESS CENTER PARCEL D-1**

AREA TAX MAP 38 PARCEL 285 ZONED M-2
 1st ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE
FOREST CONSERVATION PLAN

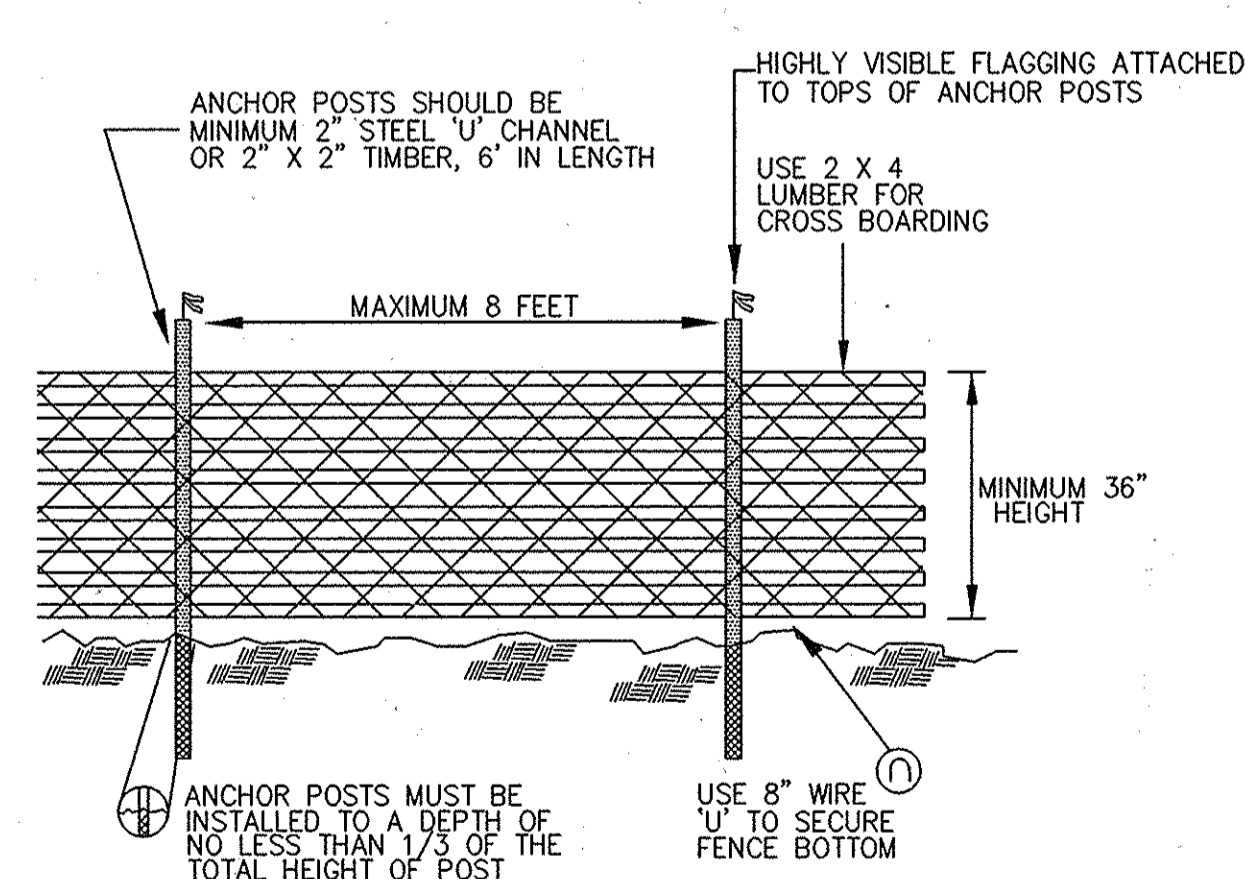
Patton Harris Rust & Associates, pc
 Engineers, Surveyors, Planners, Landscape Architects.
 8818 Centre Park Drive
 Columbia, MD 21045
 T 410.997.8900
 F 410.997.9282

12-13-04
 DATE
 DESIGNED BY : ALC
 DRAWN BY: ALC
 PROJECT NO : 12845/1-0/
 L300FC02.DWG
 DATE : DECEMBER 14, 2004
 SCALE : 1"=40'
 DRAWING NO. 17 OF 18
 SCOTT R. WOLFORD #797

FOREST CONSERVATION PROGRAM

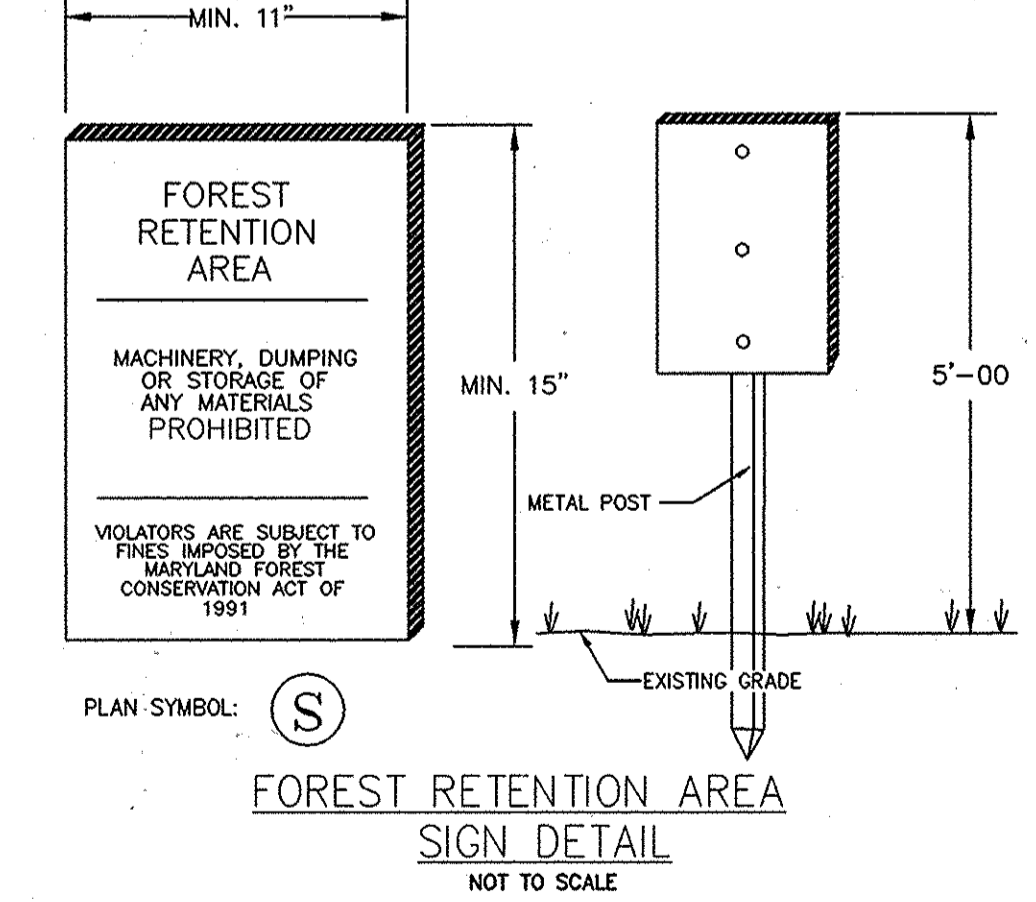
- I. OBJECTIVE:**
 IT IS THE OBJECTIVE OF THE FOREST CONSERVATION PLAN OF THE PATAPSCO VALLEY BUSINESS CENTER PROPERTY TO RETAIN ENVIRONMENTAL INTEGRITY BY PRESERVING EXISTING WOODED AREAS AND BY REFORESTING OPEN AREAS.
- II. PRESERVATION:**
 FOREST PRESERVATION AREAS SHALL BE PERMANENTLY PROTECTED BY FOREST CONSERVATION EASEMENTS.
- III. GENERAL CONSTRUCTION NOTE:**
 THERE WILL BE NO STAGING OR STORING OF EQUIPMENT WITHIN THE LIMIT OF DISTURBANCE.
- IV. POST CONSTRUCTION MANAGEMENT PRACTICE:**
 A TWO-YEAR POSTED CONSTRUCTION AND MANAGEMENT PROGRAM TO ENSURE FOREST HEALTH IS REQUIRED AND INCLUDES THE FOLLOWING:
- 1-MAINTENANCE OF SIGNS, FENCES, AND TREE PROTECTION DEVICES TO PREVENT UNWARRANTED INTRUSION AND DAMAGE.
 - 2-CAREFUL REMOVAL OF ALL TEMPORARY STRUCTURES AFTER CONSTRUCTION.
 - 3-ROUTINE INSPECTIONS OF FOREST CONSERVATION EASEMENTS.

AREA	ACRES
A	2.41 AC ±
TOTAL	2.41 AC ±



- NOTES:**
1. BLAZE ORANGE OR BLUE PLASTIC MESH FENCE FOR FOREST PROTECTION DEVICE, ONLY.
 2. SUPER SILT FENCE MAY BE SUBSTITUTED FOR TREE PROTECTION FENCING.
 3. BOUNDARIES OF RETENTION AREA WILL BE ESTABLISHED AS PART OF THE FOREST CONSERVATION PLAN REVIEW PROCESS.
 4. BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
 5. AVOID DAMAGE TO CRITICAL ROOT ZONE. DO NOT DAMAGE OR SEVER LARGE ROOTS WHEN INSTALLING POSTS.
 6. PROTECTION SIGNS ARE REQUIRED. SEE SIGN DETAIL.
 7. FENCING SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

TREE PROTECTION FENCING
 NOT TO SCALE



- NOTES:**
1. SIGNAGE SHALL BE LOCATED ON FOREST CONSERVATION / REFORESTATION / AFFORESTATION EASEMENT BORDER.
 2. SEE PLAN FOR SPACING.
 3. SIGNS TO BE PLACED ON METAL POSTS 5' +/- ABOVE FINISH GRADE. PLACE SIGNS EVERY 100' AROUND PERIMETER OF FOREST RETENTION AREA.

