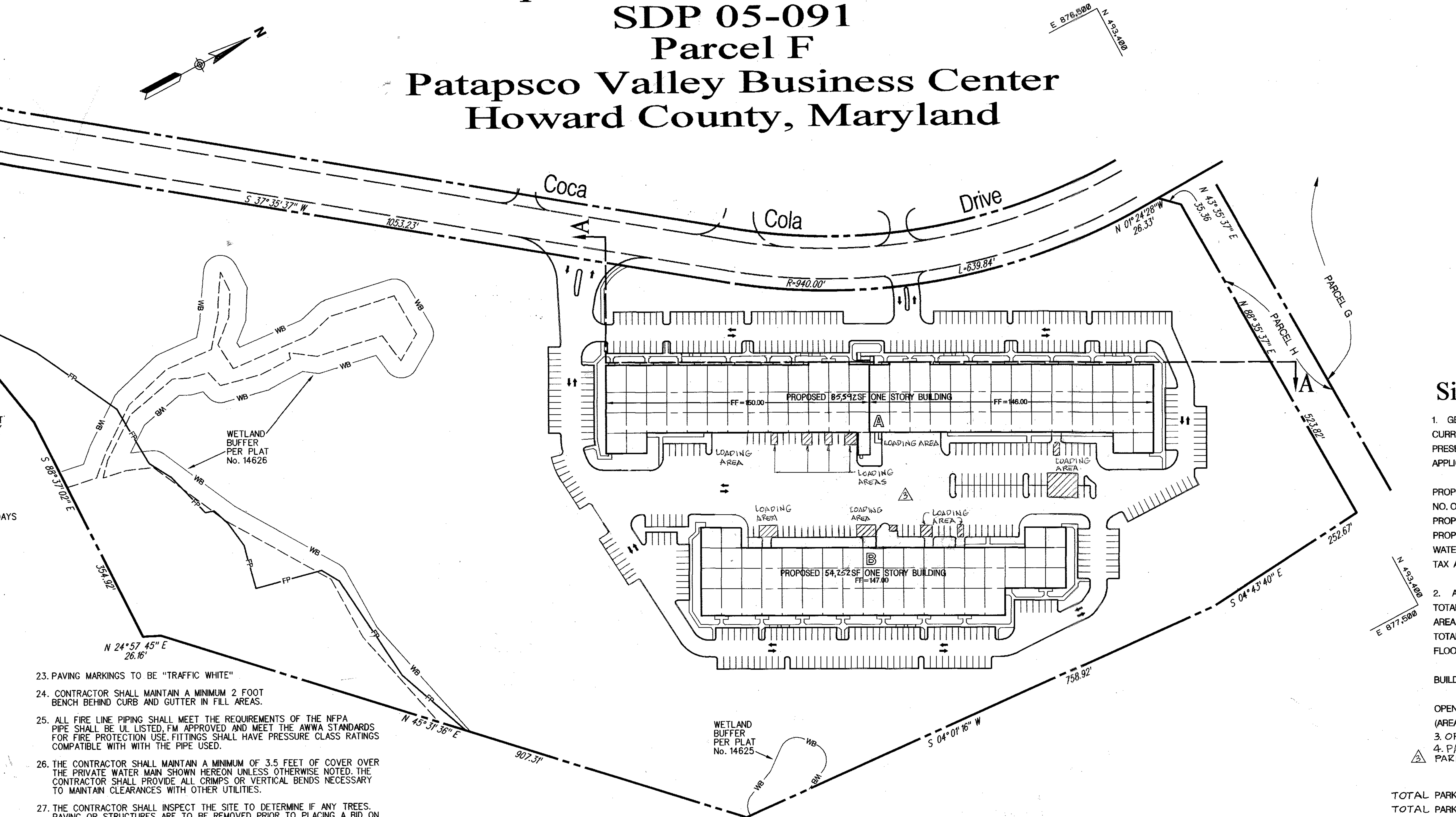
Site Development Plan
for Proposed Office/Flex Buildings
SDP 05-091
Parcel F
Patapsco Valley Business Center
Howard County, Maryland

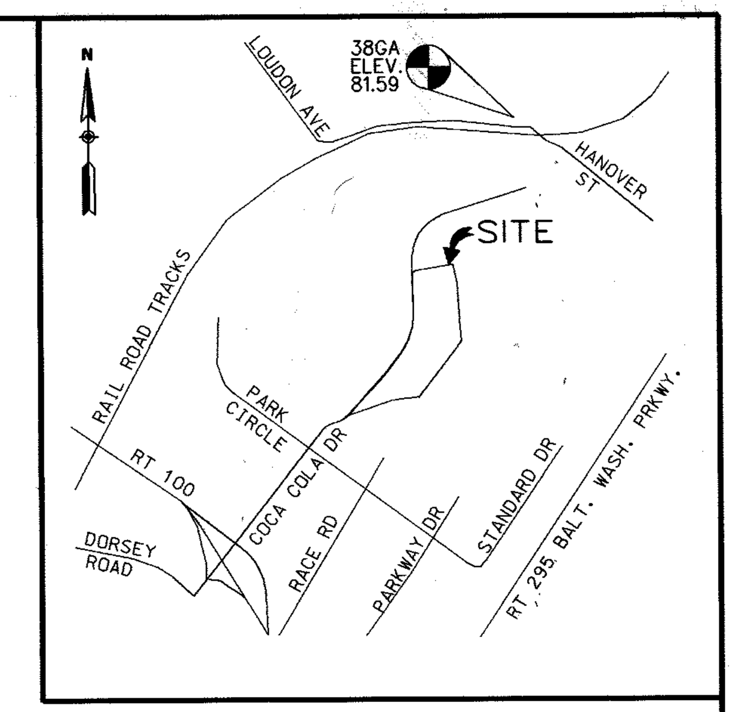


Proposed Layout

Scale 1" = 100'

General Notes

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY, THE HOWARD COUNTY PLUMBING CODE, PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE OR AS SPECIFIED.
2. APPROXIMATE LOCATION OF EXISTING UTLITIES ARE BASED SOLELY ON AVAILABLE RECORDS. CONTRACTOR SHALL VERIFY THE LOCATION OF ANY UTILITIES THAT MAY BE IMPACTED BY THE WORK. MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
3. THE CONTRACTOR SHALL TEST PIT EXISTING UTILITIES AT LEAST FIVE (5) DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS TO VERIFY THEIR LOCATION AND ELEVATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF LOCATION OF UTILITIES IS OTHER THAN SHOWN.
4. THE CONTRACTOR SHALL NOTIFY 'MISS UTILITY AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
5. 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 ANY DAMAGE CAUSED BY THE CONTRACTOR TO EXISTING PUBLIC RIGHT-OF-WAY, EXISTING PAVING, EXISTING CURB AND GUTTER, EXISTING UTILITIES, ETC. SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
6. THE EXISTING TOPOGRAPHY IS TAKEN FROM A FIELD RUN SURVEY WITH MAXIMUM OF 2' CONTOUR INTERVALS PREPARED BY DuVal & ASSOCIATES, P.A. DATED OCTOBER 2004. TOPO COMBINED WITH PLANS OF RECORD.
7. WATER IS PUBLIC PER CONTRACT14-4283-D DRAINAGE AREA IS PATAPSCO.
8. SEWER ONSITE IS PRIVATE AND CONNECTS TO PUBLIC SEWER BUILT UNDER CONTRACT 14-3342-D. DRAINAGE AREA IS PATAPSCO.
9. THE SUBSURFACE EXPLORATION AND GEOTECHNICAL ENGINEERING ANALYSIS FOR THIS PROJECT WAS MADE BY ITE, INC. PER REPORT DATED 1-08-2005.
10. ALL FILL AREAS SHALL BE COMPACTED AS DETERMINED AND VERIFIED IN ACCORDANCE WITH GEOTECHNICAL ENGINEER.
11. REGIONAL STORMWATER MANAGEMENT IS PROVIDED IN A POND SYSTEM LOCATED ON PARCEL (G) APPROVED AS PART OF F-94-24. POND PROVIDES 2, 10 AND 100 YEAR MANAGEMENT AND WATER QUALITY
12. THERE ARE NO WETLANDS WITHIN THE DISTURBED AREA OF THIS SITE.
13. THERE ARE NO FLOODPLAINS WITHIN THE DISTURBED AREA OF THIS SITE. 100 YEAR FLOODPLAIN AREAS WITHIN THE PARCEL F HAVE BEEN OFFERED FOR DEDICATION BY VIRTUE OF PLAT NO.14626. FLOODPLAIN STUDY WAS APPROVED UNDER P-91-14 ON OCTOBER 1, 1992.
14. OPERATING EXISTING VALVES, SWITCHES, SERVICES OR START UP OF NEW SERVICES SHALL BE COORDINATED WITH THE OWNERS REPRESENTATIVE. THE BUILDINGS WILL BE PROVIDED WITH A SPRINKLER SYSTEM.
15. TRENCH COMPACTION FOR STORM DRAINS WITHIN THE ROAD OR STREET RIGHT OF WAY LIMITS SHALL BE IN ACCORDANCE WITH HOWARD COUNTY DESIGN MANUAL IV, S1D. NO. G-2.01.
16. ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
17. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS.
18. THE CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL WATER, SEWER, AND ROOF DRAIN CONNECTIONS WITH THE MECHANICAL DRAWINGS.
19. EXISTING UTILITIES ARE BASED ON A COMBINATION OF PLANS OF RECORD AND FIELD RUN DATA.
20. THE CONTRACTOR SHALL MAINTAIN 2.0 FEET MINIMUM PROTECTIVE COVER OVER ALL UTILITIES DURING CONSTRUCTION.
21. 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 16.1305 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
22. ALL FILL SLOPES, EXCEPT THOSE ASSOCIATED WITH LANDSCAPE BERMING, SHALL BE MONITORED DURING PLACEMENT BY THE PROJECT GEOTECHNICAL ENGINEER.
23. PAVING MARKINGS TO BE "TRAFFIC WHITE"
24. CONTRACTOR SHALL MAINTAIN A MINIMUM 2 FOOT BENCH BEHIND CURB AND GUTTER IN FILL AREAS.
25. ALL FIRE LINE PIPING SHALL MEET THE REQUIREMENTS OF THE NFPA PIPE SHALL BE UL LISTED, FM APPROVED AND MEET THE AWWA STANDARDS FOR FIRE PROTECTION USE. FITTINGS SHALL HAVE PRESSURE CLASS RATINGS COMPATIBLE WITH WITH THE PIPE USED.
26. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3.5 FEET OF COVER OVER THE PRIVATE WATER MAIN SHOWN HEREON UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE ALL CRIMPS OR VERTICAL BENDS NECESSARY TO MAINTAIN CLEARANCES WITH OTHER UTILITIES.
27. THE CONTRACTOR SHALL INSPECT THE SITE TO DETERMINE IF ANY TREES. PAVING OR STRUCTURES ARE TO BE REMOVED, PRIOR TO PLACING A BID ON THOSE ITEMS. THE CONTRACTOR SHALL. CLEAR THE CONSTRUCTION AREA OF ALL EXISTING TREES, PAVING, STRUCTURES, ETC., UNLESS NOTED ON PLAN.
28. THE SUBJECT PROPERTY IS ZONED M-2 PER THE 2-2-2004 COMPREHENSIVE ZONING PLAN.
29. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS. STREAM(S) OR THEIR REQUIRED BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
30. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OP THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
31. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF $ 33,950.00 FOR 66 SHADE TREES, 60 EVERGREEN TREES AND 175 SHRUBS.
32. THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION.FOREST CONSERVATION FOR THIS PARCEL HAS BEEN ADDRESSED AS PART OF THE SUBDIVISION OF THIS PROPERTY APPROVED PER F-94-24. (P-91-14 appr. prior to 12/31/92)
33. TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES(MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
34. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLAN COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NO. 38GA WAS USED FOR THIS PROJECT.
35. THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP, INC. DATED JANUARY 2005.
36. ALL EXTERIOR LIGHTING SHALL COMPLY WITH SECTION 134, ZONING REGULATIONS.
37. A DESIGN MANUAL WAIVER OF SECTIONS 2.5.2.H and 2.6.1. HAS BEEN APPROVED TO WAIVE PARTIAL SITE DISTANCE REQUIREMENTS AT THE TWO PROPOSED SITE ACCESS POINTS ALONG COCA COLA DRIVE AND TO ALLOW THE NORTHERNMOST ACCESS POINT TO BE USED EXCLUSIVELY FOR PASSENGER VEHICLES. SEE LETTER DATED MARCH 21, 2005 FROM MR. CHARLES DAMMERS, P.E, CHIEF DEVELOPMENT ENGINEERING DIVISION.
38. SIGN POSTS: ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2 INCH GALVANIZED STEEL, PERFORATED SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2 INCH GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE, (12 GAUGE) - 3 FEET LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
39. A "KNOX BOX" WILL BE PLACED AT THE EXTERIOR OF THE SPRIINKLER VALVE ROOM DOOR.
40. SIGNAGE WILL BE PLACED ON THE BUILDING IDENTIFYING THE BUILDING ADDRESS AND THE LETTER OF EACH SEPARATE SUITE. SIGNAGE WILL BE PROVIDED AT THE STREET IDENTIFYING THE PROJECT ADDRESS.



Vicinity Map

Scale 1" = 2000'

COORDINATES AND BEARINGS ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROLS STATIONS: NAD 83. ELEVATIONS SHOWN HEREON ARE REFERRED TO THE NORTH AMERICAN VERTICAL DATUM-NGVD 29 AND ARE BASED ON THE FOLLOWING HOWARD COUNTY SURVEY CONTROL STATIONS: (TRANSLATED METERS TO FEET).
38GA ELEV. 81.59 NGVD29
NAD 27 N 495,148.2 E 877,713.8
NAD 88 N 555,897.32 E 1,390,132.13

Site Analysis Data Chart

1. GENERAL SITE DATA

CURRENT PLAT REFERENCE 17406 and 17407
PRESENT ZONING M-2
APPLICABLE DPZ FILE REFERENCES: P-91-14, S-91-19, WP-91-98, P-92-18, F-94-24, F-02-164 & F-04-67 F-05-160. PLATS 15496, 15498, 15499, 16376, 16377, 14625, 14626, 17406, 17407, F-05-167

PROPOSED USE: TWO SINGLE STORY OFFICE/FLEX BUILDINGS TOTALING 139,884 SF – BUILDING A 37,592 SF HYBRID IND./OFFICE, 42,000 SF OFFICE, 6,000 S.F. DANCE STUDIO; BUILDING B 33,252 HYBRID IND./OFFICE, 21,000 SF OFFICE (3)
NO. OF OCCUPANTS 300 ESTIMATED
PROPOSED WATER: PUBLIC
PROPOSED SEWER: PRIVATE
WATER CONTRACT NUMBER 14-4283-D
TAX ACCOUNT NUMBER 01-291335

2. AREA TABULATION

TOTAL PROJECT AREA: 30.304 ACRES
AREA OF THIS PLAN SUBMISSION: 30.304 ACRES
TOTAL DISTURBED AREA: 12.0 ACRES
FLOOR AREA RATIO: 139,884 SF (ULT.) GROSS FLOOR AREA / 30.304 ACRES = 0.106
BUILDING COVERAGE TO SITE 139,884 SF (ULT.) GROUND FLOOR AREA (3.204 acres) / 30.304 ACRES = 10.6% of gross area
OPEN AREA PROVIDED 21.156 acres) / 30.304 ACRES = 70% of site area
(AREA OF SITE MINUS BUILDINGS, DRIVEWAYS, PARKING LOTS)

3. OPEN SPACE DATA: N/A OPEN SPACE PROVIDED AS PART OF APPROVED SUBDIVISION

4. PARKING SPACE DATA 6,000 SF @ 5 P.S./1000 SF (DANCE STUDIO) = 30 SPACES
(3) PARKING REQUIRED: BLDG. A - 2.5 SPS./1000 SF FOR 37,592 (HYBRID INDUSTRIAL/OFFICE) = 94 SPACES
- 3.3 SPS./1000 SF FOR 42,000 (OFFICE) = 139 SPACES
BLDG. B - 2.5 SPS./1000 SF FOR 33,252 (HYBRID INDUSTRIAL/OFFICE) = 84 SPACES
- 3.3 SPS./1000 SF FOR 21,000 (OFFICE) = 70 SPACES

TOTAL PARKING REQUIRED: 417 SPACES
TOTAL PARKING PROVIDED: 454 SPACES (STRIPED SPACES)
TOTAL INCLUDES
442 STANDARD SPACES @ 9' X 18'
12 VAN ACCESSIBLE HANDICAP SPACES @ 24' X 18' TWO SIDE BY SIDE

REV 2-16-06
FEBRUARY 16, 2006
REVISIONS THIS SHEET:
REVISED SITE ANALYSIS CHART AND LAYOUT DETAIL

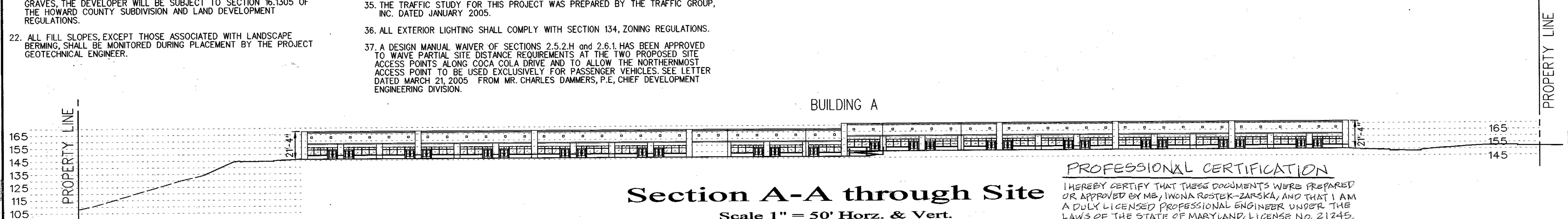
REV 1. 9-13-05
SEPTEMBER 13, 2005
REVISIONS THIS SHEET:
REVISED SITE ANALYSIS CHART AND LAYOUT DETAIL

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS:
N/A
County Health Officer Howard County Health Department — Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chief, Development Engineering Division — Date 6/30/05
Chief, Division of Land Development — Date 7/5/05
Director — 7/5/05 — Date

ADDRESS CHART

Building	Street Address
A	7380 Coca Cola Drive
B	7390 Coca Cola Drive



Section A-A through Site

Scale 1" = 50' Horz. & Vert.

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, IWONA ROSTEK-ZARSKA, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21245, EXPIRATION DATE: JUNE 9, 2018.

SHEET INDEX

SHEET	TITLE
1	COVER SHEET
2	SITE DEVELOPMENT PLAN (SHEET 1)
3	SITE DEVELOPMENT PLAN (SHEET 2) AND DETAILS
4	SITE DETAILS
5	STORM WATER DRAINAGE AREA MAP & STORM DRAIN DETAILS
6	DRAIN PROFILES AND DETAILS
7	STORM DRAIN PROFILES
8	PRIVATE WATER AND SEWER PROFILES
9	SEDIMENT & EROSION CONTROL PLAN
10	SEDIMENT & EROSION CONTROL PLAN SHEET 2 & DETAILS
11	SEDIMENT CONTROL DRAINAGE AREA MAP & NOTES
12	FINAL LANDSCAPE PLAN
13	FINAL LANDSCAPE DETAILS

PERMIT INFORMATION CHART

Subdivision Name			Section /Area		Lot/Parcel No.
Patapsco Valley Business Center			N/A		F Tax Parcel 285
Plat ~~or Liber/Folio~~	Grid #	Zoning	Tax Map No.	Election District	Census Tract
17406-07	20	M-2	38	1st	6012.02
Water Code			Sewer Code		
A 04			2150501		

Matis Warfield
consulting engineers
10540 york road suite m
hunt valley, maryland 21030
phone 410-683-7004
facsimile 410-683-1798
www.matiswarfield.com

Developer/Owner
Merritt PV1, LLC
By Member – Merritt Properties, LLC
By: Robb Merritt, Vice President
c/o Merritt Properties, LLC
2066 Lord Baltimore Drive
Baltimore, Maryland 21244
Phone (410) 298-2600
Fax (410) 298-9644

BLDG
Baltimore Land Design Group Inc.
Consulting Engineers
230 SCHILLING CIRCLE SUITE 364 HUNT VALLEY, MARYLAND 21031
PHONE: 410-229-9851 FAX 410-229-9865 BLDG@BLDGINC.COM

REVISION #3 - BLDG (08/09/16)
ADDED DANCE STUDIO (6000 SF) WITHIN BUILDING 'A' AND REVISED SITE ANALYSIS DATA CHART ACCORDINGLY. UPDATED SITE LAYOUT TO REFLECT CURRENT EXISTING CONDITIONS.

Cover Sheet

Proposed Flex Office Buildings
Parcel F
Patapsco Valley Business Center

Red-Line Rev. 2 - February 16, 2006
Red-Line Rev. 1 - September 13, 2005
June 16, 2005

Howard County, Maryland
Scale: As Shown

Sheet 1 of 13
SDP 05-91

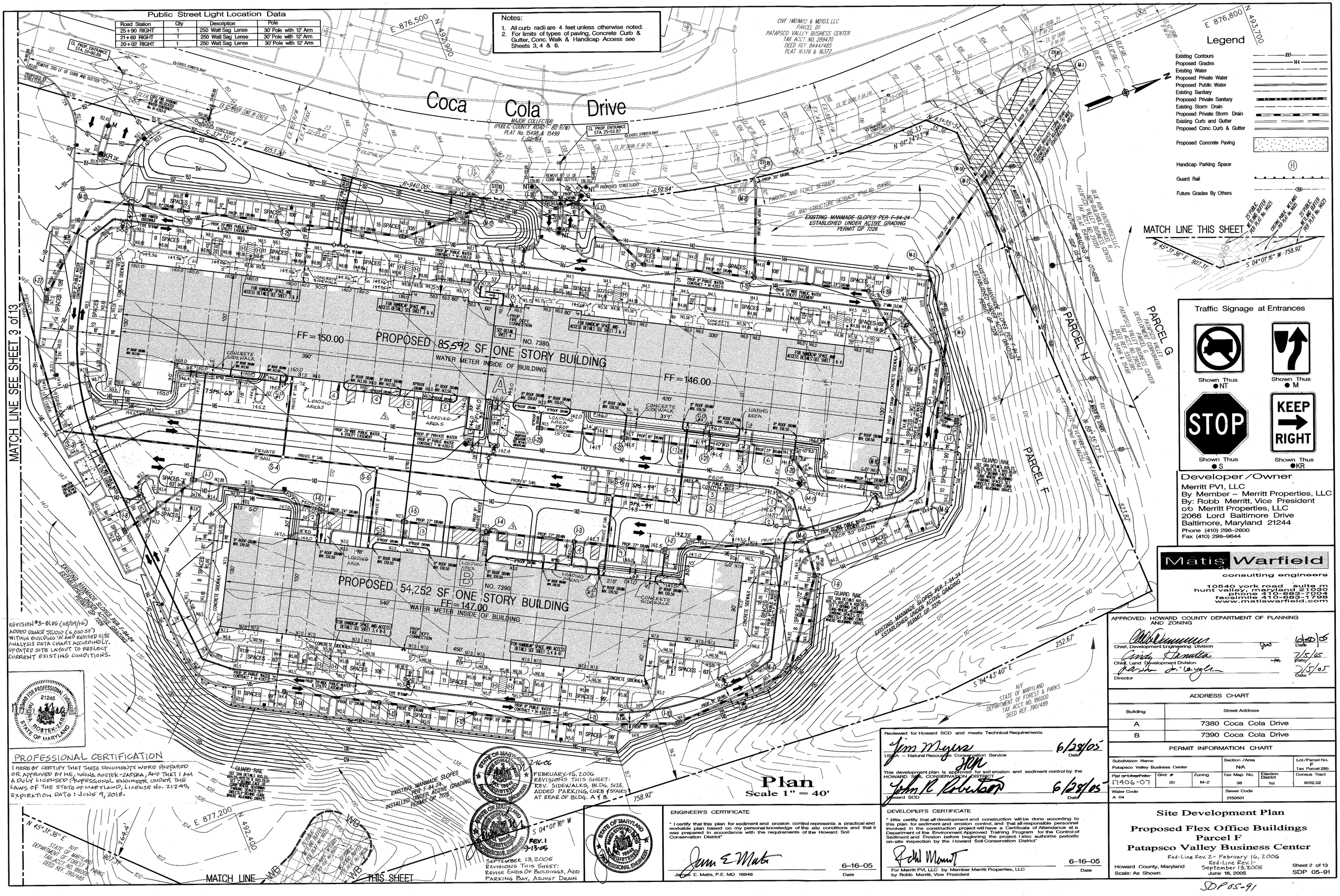
SDP 0591

Public Street Light Location Data

Road Station	Qty	Description	Pole
25+90 RIGHT	1	250 Watt Sag Lense	30' Pole with 12' Arm
21+69 RIGHT	1	250 Watt Sag Lense	30' Pole with 12' Arm
20+02 RIGHT	1	250 Watt Sag Lense	30' Pole with 12' Arm

Notes:

1. All curb radii are 4 feet unless otherwise noted.
2. For limits of types of paving, Concrete Curb & Gutter, Conc. Walk & Handicap Access see Sheets 3, 4 & 6.



Plan
Scale 1" = 40'

Legend

- Existing Contours
- Proposed Grades
- Existing Water
- Proposed Private Water
- Proposed Public Water
- Existing Sanitary
- Proposed Private Sanitary
- Existing Storm Drain
- Proposed Private Storm Drain
- Existing Curb and Gutter
- Proposed Conc. Curb & Gutter
- Proposed Concrete Paving
- Handicap Parking Space
- Guard Rail
- Future Grades By Others

Traffic Signage at Entrances

Shown Thus ●NT — Shown Thus ●M — Shown Thus ●S — Shown Thus ●KR

Developer/Owner

Merritt PV1, LLC
By Member – Merritt Properties, LLC
By: Robb Merritt, Vice President
c/o Merritt Properties, LLC
2066 Lord Baltimore Drive
Baltimore, Maryland 21244
Phone (410) 298-2600
Fax (410) 298-9644

Matis Warfield
consulting engineers
10540 york road suite m
hunt valley, maryland 21030
phone 410-683-7094
facsimile 410-683-1798
www.matiswarfield.com

REVISION #3-BLDG (08/09/16)
ADDED DANCE STUDIO (6,000 SF) WITHIN BUILDING 'A' AND REVISED SITE ANALYSIS DATA CHART ACCORDINGLY. UPDATED SITE LAYOUT TO REFLECT CURRENT EXISTING CONDITIONS.

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, IWONA ROSTEK-ZARSKA, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 21245, EXPIRATION DATE: JUNE 9, 2018.

FEBRUARY 16, 2006
REVISIONS THIS SHEET:
REV. SIDEWALKS, BLDG. SIZE. ADDED PARKING, CURB ESTATES AT REAR OF BLDG. A & B.

SEPTEMBER 13, 2005
REVISIONS THIS SHEET:
REVISE ENDS OF BUILDINGS, ADD PARKING BAY, ADJUST DRAIN

REV. 1 9-13-05

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division		6/20/05 Date
Chief, Land Development Division		7/5/05 Date
Director		7/5/05 Date

Reviewed for Howard SCD and meets Technical Requirements

USDA – Natural Resources Conservation Service — 6/28/05 Date

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

Howard SCD — 6/28/05 Date

ENGINEER'S CERTIFICATE

"I certify that this plan for sediment and erosion 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"

James E. Matis, P.E. MD 18848 — 6-16-05 Date

DEVELOPER'S CERTIFICATE

"I/We certify that all development and construction will be done according to this plan for sediment and erosion control, and that all 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"

For Merritt PV1, LLC by Member Merritt Properties, LLC by Robb Merritt, Vice President — 6-16-05 Date

ADDRESS CHART

Building	Street Address
A	7380 Coca Cola Drive
B	7390 Coca Cola Drive

PERMIT INFORMATION CHART

Subdivision Name			Section /Area		Lot/Parcel No.
Patapsco Valley Business Center			N/A		F
					Tax Parcel 285
Plat ~~or Liber/Folio~~	Grid #	Zoning	Tax Map No.	Election District	Census Tract
17406-07	20	M-2	38	1st	6012.02
Water Code			Sewer Code		
A 04			2150501		

Site Development Plan
Proposed Flex Office Buildings
Parcel F
Patapsco Valley Business Center

Red-Line Rev. 2- February 16, 2006
Red-Line Rev. 1- September 13, 2005
June 16, 2005

Howard County, Maryland
Scale: As Shown

Sheet 2 of 13
SDP 05-91

SDP 05-91

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For Merritt PVI, LLC by Member Merritt Properties, LLC by Robb Merritt, Vice President — Date: 6–16–05

Developer /Owner
Merritt PV1, LLC
By Member – Merritt Properties, LLC
By: Robb Merritt, Vice President
c/o Merritt Properties, LLC
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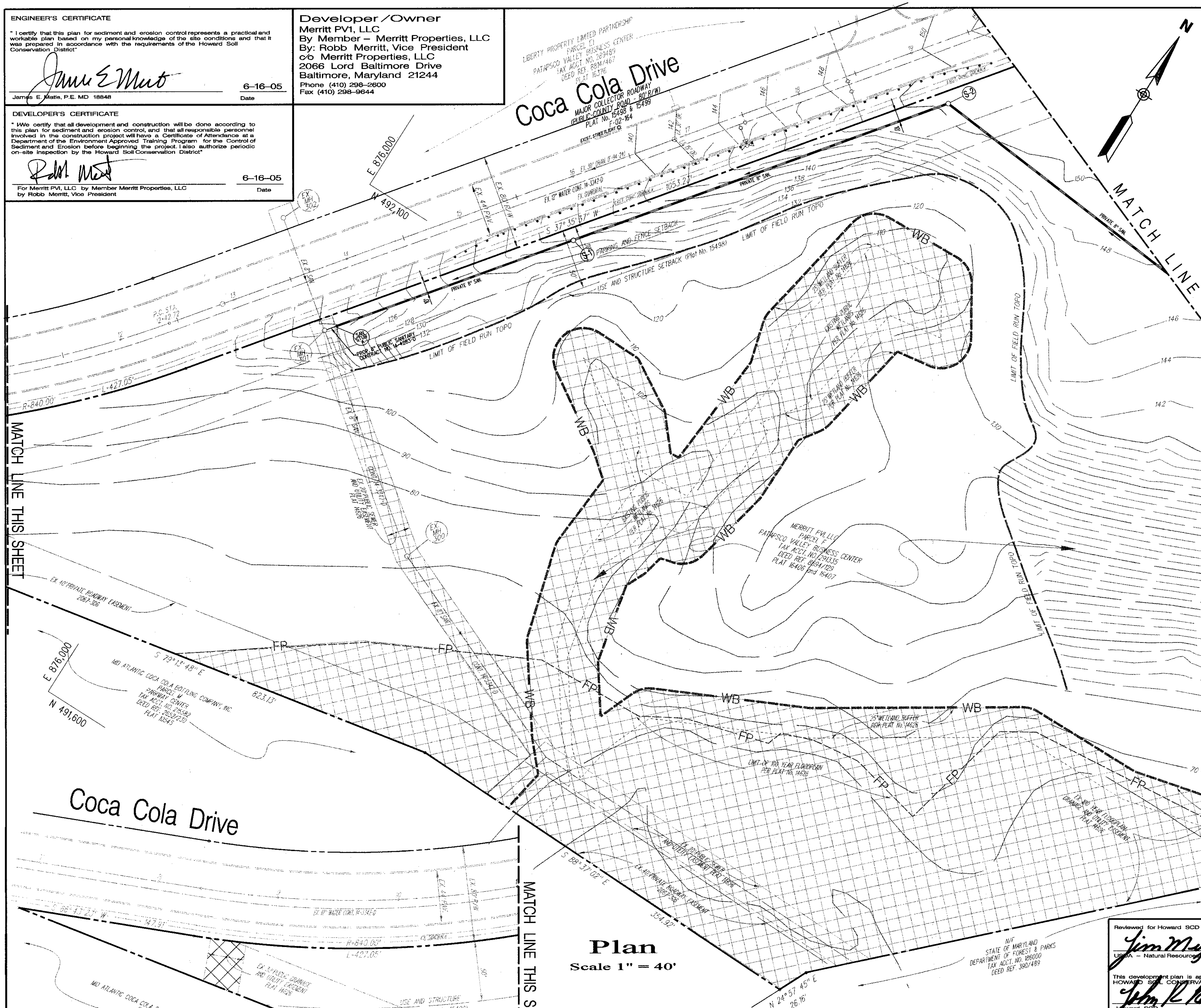
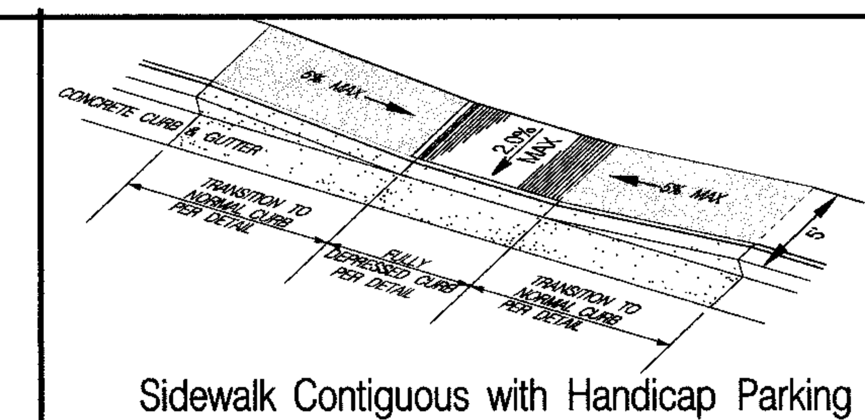
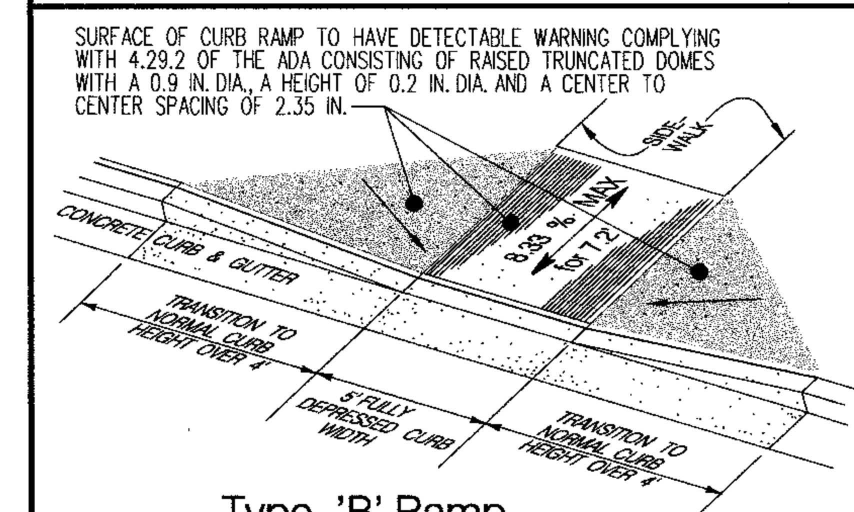


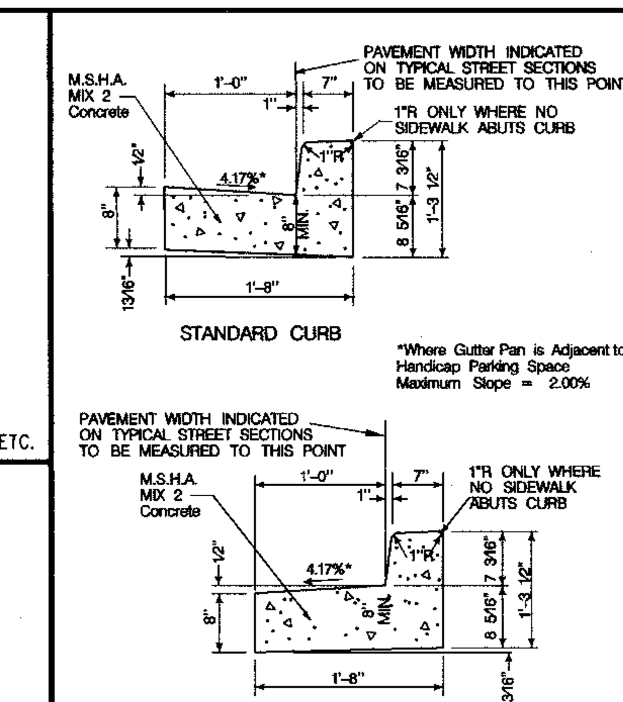
Plan
Scale 1" = 40'



Sidewalk Contiguous with Handicap Parking
Not To Scale — REFER TO DETAIL SHEET 5 of 14 FOR ELEVATIONS, SLOPES, ETC.



Type 'B' Ramp — Not To Scale



GRADED AGGREGATE BASE SHALL BE PLACED UNDER CURB AND GUTTER TO A DEPTH TO EXTEND THE SUBGRADE OF ADJACENT PAVING

Refer to Howard County Standard Plate R–3.01

Detail Concrete Curb and Gutter
Not To Scale

Legend

- Existing Contours
- Proposed Grades
- Existing Water
- Proposed Private Water
- Proposed Public Water
- Existing Sanitary
- Proposed Private Sanitary
- Existing Storm Drain
- Proposed Private Storm Drain
- Existing Curb and Gutter
- Proposed Conc. Curb & Gutter
- Proposed Concrete Paving
- Handicap Parking Space (H)
- Guard Rail

Reviewed for Howard SCD and meets Technical Requirements
Jim Myers — 6/28/05
USDA – Natural Resources Conservation Service — Date

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT
John R Robertson — 6/28/05
Howard SCD — Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division — 6/30/05 Date
Chief, Land Development Division — 7/5/05 Date
Director — 7/5/05 Date

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Building	Street Address
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Subdivision Name			Section /Area		Lot/Parcel No.
Patapsco Valley Business Center			N/A		F Tax Parcel 285
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17406-07	20	M–2	38	1st	6012.02
Water Code A 04			Sewer Code 2150501		

Matis Warfield
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10540 york road suite m
hunt valley, maryland 21030
phone 410-683-7004
facsimile 410-683-1798
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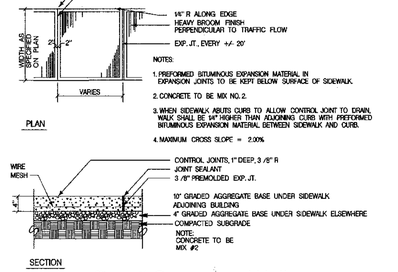
STATE OF MARYLAND — JAMES EDWARD MATIS — No. 18848 — REGISTERED PROFESSIONAL ENGINEER

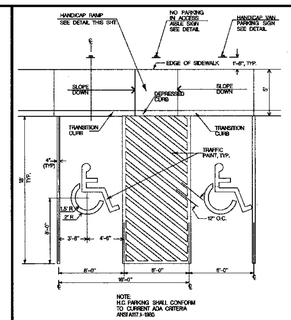
Site Development Plan and Details
Proposed Flex Office Buildings
Parcel F
Patapsco Valley Business Center

Howard County, Maryland — Scale: As Shown — June 16, 2005 — Sheet 3 of 13 — SDP 05–91

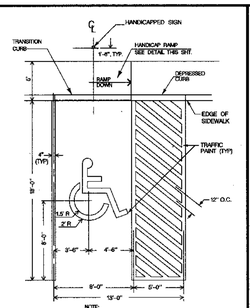
SDP 05-91



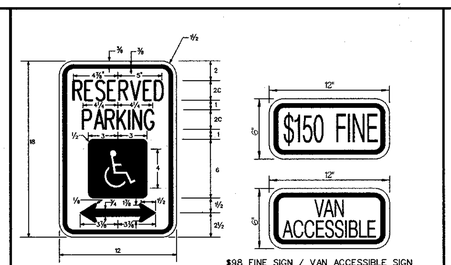
Detail Concrete Walk
Not To Scale



Detail Van Accessible Handicap Parking Spaces
Not To Scale



Detail Standard Handicap Parking Space
Not To Scale



ALL DIMENSIONS ARE IN INCHES

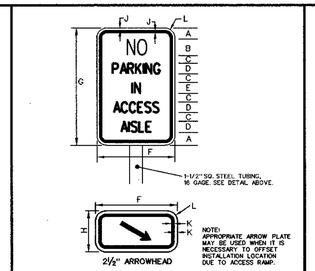
* REDUCE SPACING 50 PERCENT

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

$98 FINE SIGN / VAN ACCESSIBLE SIGN
SIGN TO UTILIZE AN ALUMINUM BLANK 6" X 12" X 0.080" THICK WITH TWO SINGLE POST MOUNTING HOLES.

THE TEXT AND BORDER SHALL BE STANDARD GREEN TO MATCH THAT ON R7-8 AND, THE BACKGROUND SHALL BE REFLECTIVE WHITE. TEXT SHALL BE IN 3" CHARACTERS

Detail Handicap Parking Sign
Not To Scale

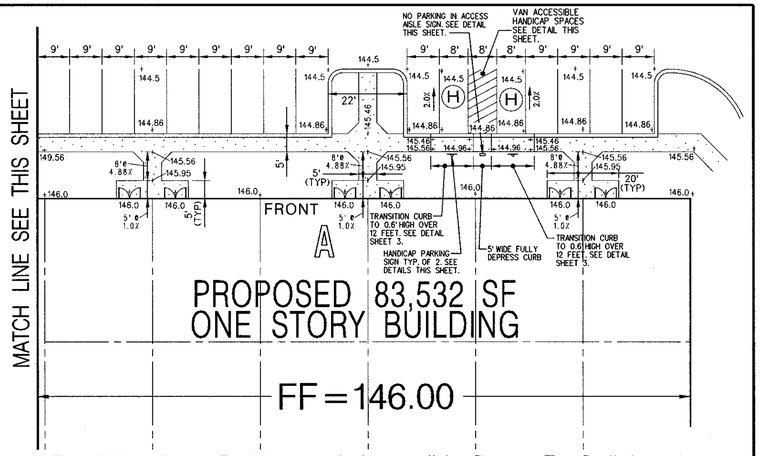


SIGN SIZE	DIMENSIONS (INCHES)											
	A	B	C	D	E	F	G	H	J	K	L
STANDARD	1 1/2	27 1/2	1	2	C	15 1/2	12	18	6	3/4	1/4	6 1/2

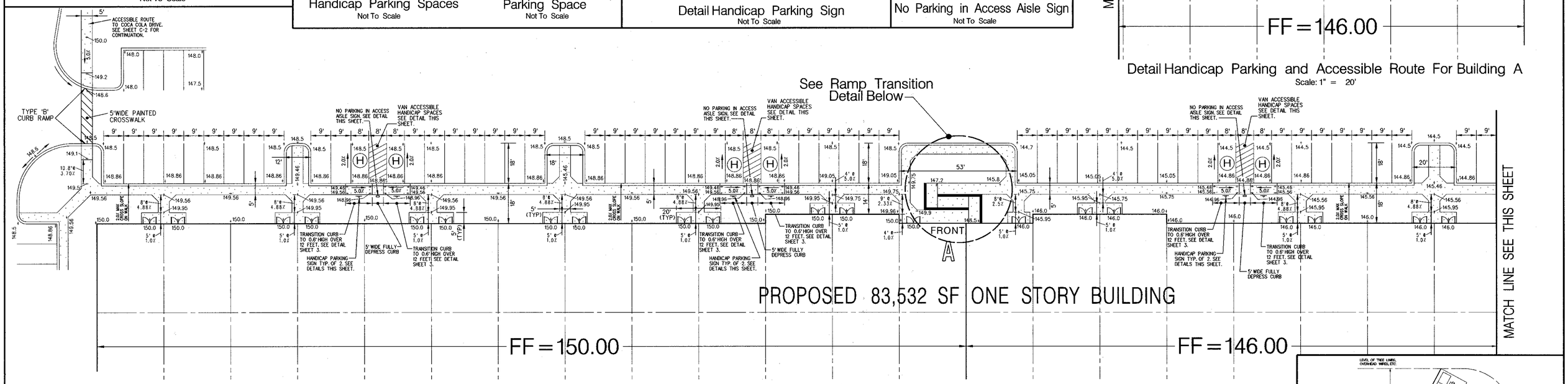
REFERENCES
MUTCD SECTION - 2B-35
MUTCD SUPPLEMENT - 2B-31

COLORS
LEGEND - RED
BACKGROUND - WHITE

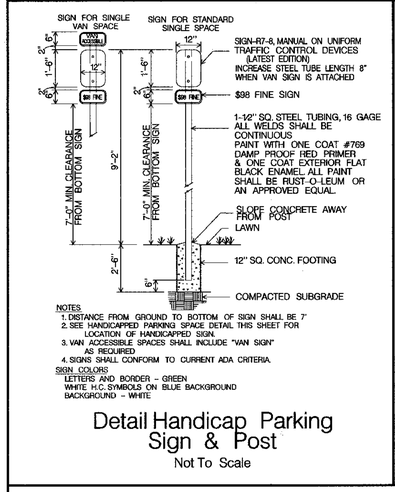
No Parking in Access Aisle Sign
Not To Scale



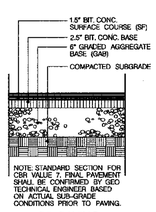
Detail Handicap Parking and Accessible Route For Building A
Scale: 1" = 20'



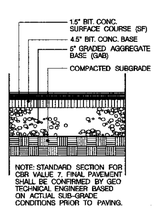
Detail Handicap Parking and Accessible Route For Building A
Scale: 1" = 20'



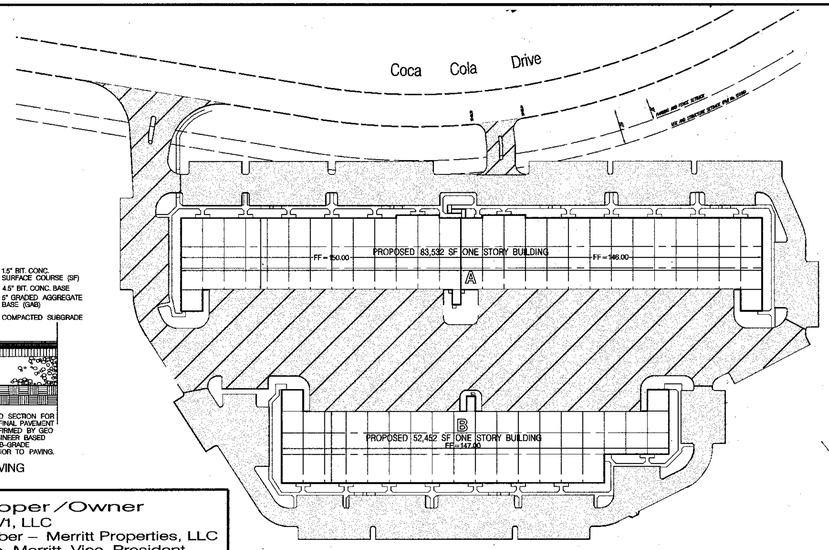
Detail Handicap Parking Sign & Post
Not To Scale



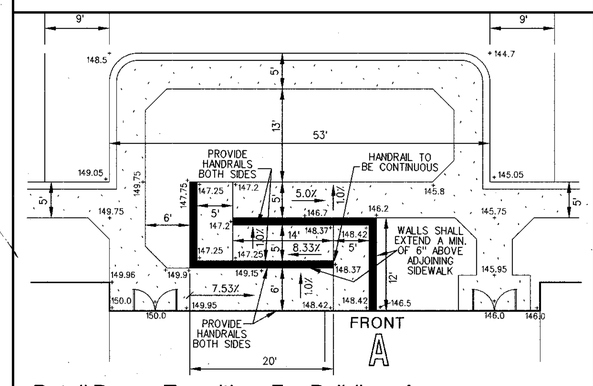
P2 PAVING



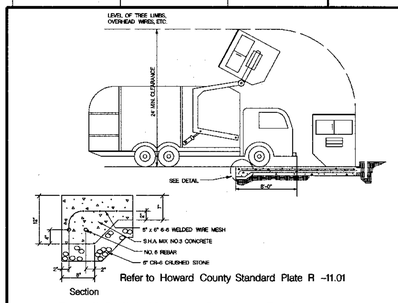
P3 PAVING



Detail Paving Sections and Areas
Scale: 1" = 100'



Detail Ramp Transition For Building A
Scale: 1" = 10'



Detail Solid Waste Service Pad
Not To Scale

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division	Date 6/30/05
Chief, Division of Land Development	Date 7/5/05
Director	Date 7/5/05

PERMIT INFORMATION CHART

Subdivision Name	Section /Area	Lot/Parcel No.
Patapsco Valley Business Center	N/A	F Tax Parcel 285

Plat ~~or Liber/Folio~~	Grid #	Zoning	Tax Map No.	Election District	Census Tract
17406-03 ~~17406 — 17407~~	20	M-2	38	1st	6012.02

Water Code	Sewer Code
A 04	2150501

Site Details

Proposed Flex Office Buildings
Parcel F
Patapsco Valley Business Center

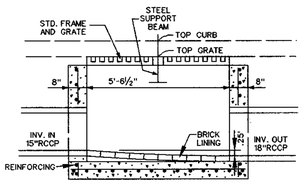
Howard County, Maryland
Scale: As Shown
June 16, 2005
Sheet 4 of 13
SDP 05-91

Matis Warfield
consulting engineers
10540 york road suite m
hunt valley, maryland 21030
phone 410-683-7004
facsimile 410-683-1798
www.matiswarfield.com

STATE OF MARYLAND — JAMES EDWARD MATIS — No. 19848 — REGISTERED PROFESSIONAL ENGINEER

Developer /Owner
Merritt PV1, LLC
By Member – Merritt Properties, LLC
By: Robb Merritt, Vice President
c/o Merritt Properties, LLC
2066 Lord Baltimore Drive
Baltimore, Maryland 21244
Phone (410) 298-2600
Fax (410) 298-9644

SDP 05-91

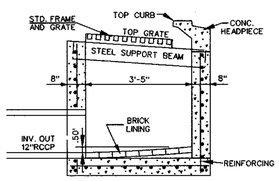


SEE HOWARD COUNTY STANDARD DETAIL SD-4.34 FOR ALL OTHER CONSTRUCTION SPECS.

SEE SITE PLAN AND PROFILES FOR TOP CURB, TOP GRATE, PIPE INV., PIPE SIZES, ETC.

Modified For Flow Through Double Type 'S' Comb. Inlet (I-10)

Not To Scale

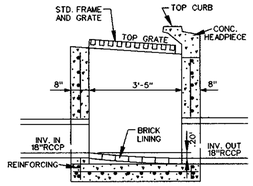


SEE HOWARD COUNTY STANDARD DETAIL SD-4.34 FOR ALL OTHER CONSTRUCTION SPECS.

SEE SITE PLAN AND PROFILES FOR TOP CURB, TOP GRATE, PIPE INV., PIPE SIZES, ETC.

Modified For Flow Through Double Type 'S' Comb. Inlet (I-1)

Not To Scale

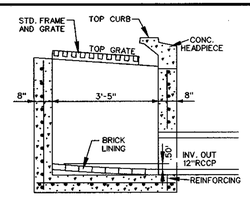


SEE HOWARD COUNTY STANDARD DETAIL SD-4.32 FOR ALL OTHER CONSTRUCTION SPECS.

SEE SITE PLAN AND PROFILES FOR TOP CURB, TOP GRATE, PIPE INV., PIPE SIZES, ETC.

Modified For Flow Through Type 'S' Comb. Inlet (I-9)

Not To Scale

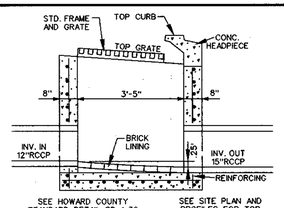


SEE HOWARD COUNTY STANDARD DETAIL SD-4.32 FOR ALL OTHER CONSTRUCTION SPECS.

SEE SITE PLAN AND PROFILES FOR TOP CURB, TOP GRATE, PIPE INV., PIPE SIZES, ETC.

Modified For Flow Through Type 'S' Comb. Inlet (I-18)

Not To Scale



SEE HOWARD COUNTY STANDARD DETAIL SD-4.32 FOR ALL OTHER CONSTRUCTION SPECS.

SEE SITE PLAN AND PROFILES FOR TOP CURB, TOP GRATE, PIPE INV., PIPE SIZES, ETC.

Modified For Flow Through Type 'S' Comb. Inlet (I-17)

Not To Scale

STORM DRAIN STRUCTURE SCHEDULE

NO.	TYPE	INV. IN	INV. OUT	TOP ELEV.	REMARKS
M-1	5' SHALLOW MANHOLE	92.80	92.60	99.50	STD. DTL. G 5.13
M-1A	5' SHALLOW MANHOLE	101.83	98.33	108.00	STD. DTL. G 5.13
M-2	5' SHALLOW MANHOLE	115.71	107.43	122.00	STD. DTL. G 5.13
M-3	5' MANHOLE	131.07	130.87	140.00	STD. DTL. G 5.13
M-4	5' MANHOLE	131.99	131.79	140.00	STD. DTL. G 5.13
M-5	5' MANHOLE	133.11	132.91	144.35	STD. DTL. G 5.13
M-6	5' MANHOLE	133.94	133.74	143.70	STD. DTL. G 5.13
M-7	4' MANHOLE	138.10	137.90	145.00	STD. DTL. G 5.12
M-8	5' MANHOLE	121.98	119.48	130.00	STD. DTL. G 5.13
M-9	4' MANHOLE	134.83	134.63	145.70	STD. DTL. G 5.12
M-10	4' MANHOLE	135.75	135.55	145.00	STD. DTL. G 5.12
M-11	4' SHALLOW MANHOLE	136.22	136.02	141.95	STD. DTL. G 5.12
M-12	4' MANHOLE	139.39	137.39	147.00	STD. DTL. G 5.12
M-13	4' MANHOLE	143.72	143.47	149.60	STD. DTL. G 5.12
CI-1	CUT-IN	133.19	132.44	-	30" RCCP x 12" RCCP

PIPE SCHEDULE

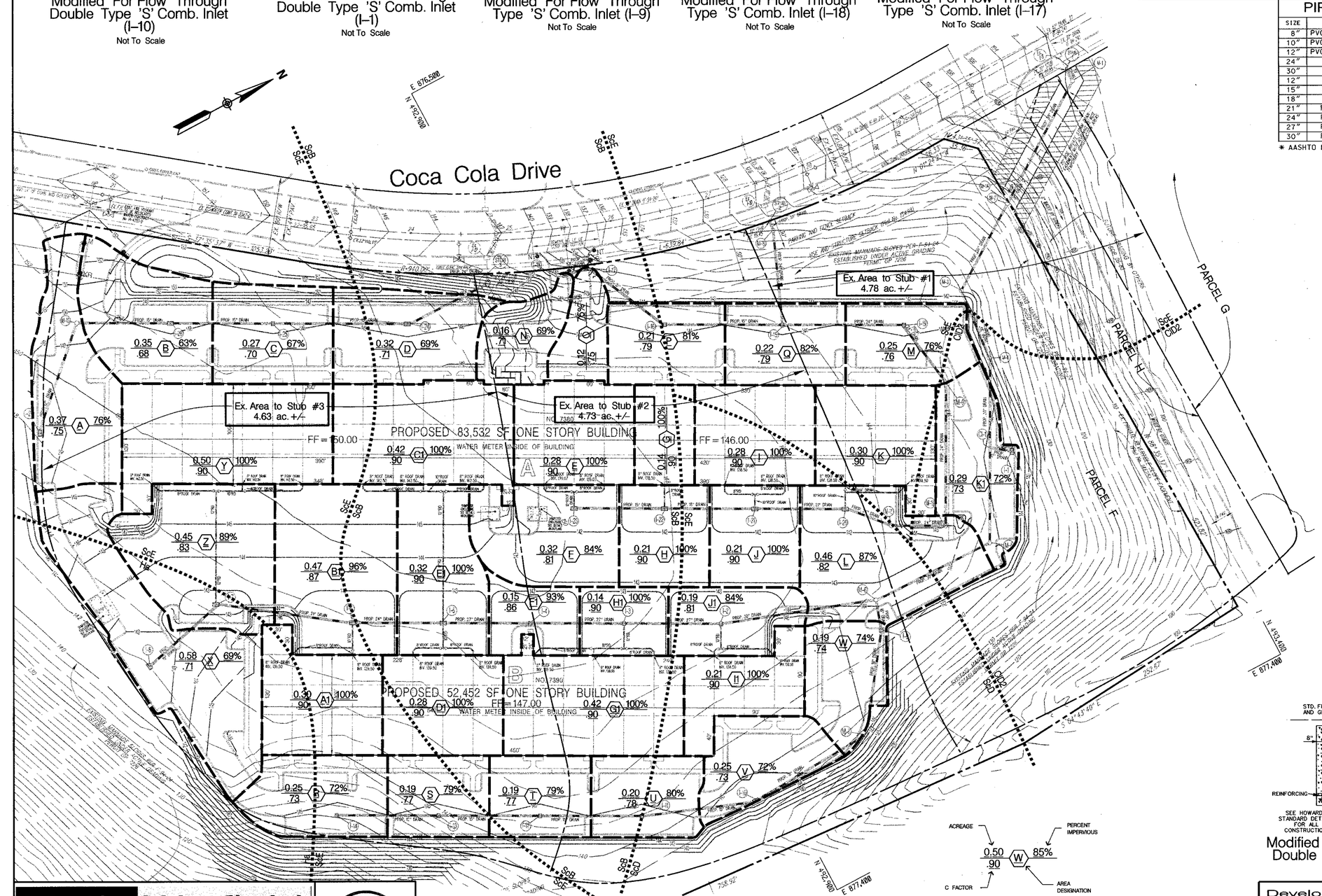
SIZE	TYPE	PIPE LENGTH-FEET
8"	PVC SCHEDULE 40	759
10"	PVC SCHEDULE 40	231
12"	PVC SCHEDULE 40	287
24"	HDPE*	10
30"	HDPE*	22
12"	RCCP CL IV	263
15"	RCCP CL IV	1126
18"	RCCP CL IV	354
21"	RCCP CL III	227
24"	RCCP CL III	621
27"	RCCP CL III	276
30"	RCCP CL III	775

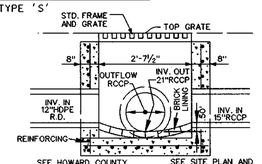
* AASHTO M-294 TYPE 'S'

STORM DRAIN INLET SCHEDULE

NO.	TYPE	INV. IN	INV. OUT	TOP ELEV.	REMARKS
I-1	DBL.'S'COMB.	-	137.99	143.60(TC)	STD. DTL. SD 4.34*
I-2	TYPE 'S'	134.97	134.72	142.50(TG)	STD. DTL. SD 4.22*
I-3	TYPE 'S'	135.65	135.45	142.50(TG)	STD. DTL. SD 4.22*
I-4	TYPE 'S'	136.31	136.11	142.50(TG)	STD. DTL. SD 4.22*
I-5	DBL.'S'	137.00	136.75	142.50(TG)	STD. DTL. SD 4.23*
I-6	DBL.'S'	137.70	137.45	142.50(TG)	STD. DTL. SD 4.23*
I-7	DBL.'S'	138.89	138.39	142.50(TG)	STD. DTL. SD 4.23*
I-8	DBL.'S'	-	139.34	142.50(TG)	STD. DTL. SD 4.23*
I-9	'S'COMB.	137.37	137.17	144.60(TC)	STD. DTL. SD 4.32*
I-10	DBL.'S'COMB.	138.99	138.74	144.60(TC)	STD. DTL. SD 4.34*
I-11	TYPE 'S'	139.76	139.56	144.40(TG)	STD. DTL. SD 4.22*
I-12	TYPE 'S'	140.47	140.27	144.40(TG)	STD. DTL. SD 4.22*
I-13	TYPE 'S'	141.22	140.97	144.40(TG)	STD. DTL. SD 4.22*
I-14	TYPE 'S'	-	141.73	144.40(TG)	STD. DTL. SD 4.22
I-15	TYPE 'S'	133.47	133.27	143.40(TG)	STD. DTL. SD 4.22*
I-16	TYPE 'S'	135.15	134.95	143.40(TG)	STD. DTL. SD 4.22*
I-17	'S'COMB.	135.88	135.63	139.40(TC)	STD. DTL. SD 4.32*
I-18	'S'COMB.	-	137.00	140.60(TC)	STD. DTL. SD 4.32*
I-19	TYPE 'S'	134.28	134.08	143.40(TG)	STD. DTL. SD 4.22*
I-20	DBL.'S'	136.71	136.46	141.50(TG)	STD. DTL. SD 4.23*
I-21	DBL.'S'	137.41	137.16	141.50(TG)	STD. DTL. SD 4.23*
I-22	DBL.'S'	138.05	137.86	141.50(TG)	STD. DTL. SD 4.23*
I-23	DBL.'S'	-	138.50	141.50(TG)	STD. DTL. SD 4.23*
I-24	DBL.'S'	140.04	139.84	147.30(TG)	STD. DTL. SD 4.23*
I-25	TYPE 'S'	140.91	140.71	147.40(TG)	STD. DTL. SD 4.22*
I-26	DBL.'S'	143.01	142.81	147.50(TG)	STD. DTL. SD 4.23*
I-27	DBL.'S'COMB.	-	144.30	147.80(TC)	STD. DTL. SD 4.34

*MODIFIED. SEE DETAILS THIS SHEET
(TC)-TOP CURB
(TG)-TOP GRATE



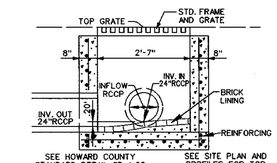


SEE HOWARD COUNTY STANDARD DETAIL SD-4.23 FOR ALL OTHER CONSTRUCTION SPECS.

SEE SITE PLAN AND PROFILES FOR TOP GRATE, PIPE INV., PIPE SIZES, ETC.

Modified For Flow Through Double Type 'S' Inlet (I-7)

Not To Scale

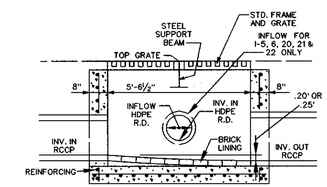


SEE HOWARD COUNTY STANDARD DETAIL SD-4.22 FOR ALL OTHER CONSTRUCTION SPECS.

SEE SITE PLAN AND PROFILES FOR TOP GRATE, PIPE INV., PIPE SIZES, ETC.

Modified For Flow Through Type 'S' Inlet (I-19)

Not To Scale

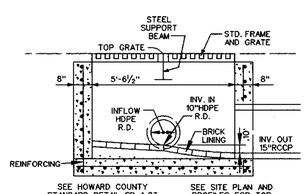


SEE HOWARD COUNTY STANDARD DETAIL SD-4.23 FOR ALL OTHER CONSTRUCTION SPECS.

SEE SITE PLAN AND PROFILES FOR TOP GRATE, PIPE INV., PIPE SIZES, ETC.

Modified For Flow Through Double Type 'S' Inlet (I-5, 6, 20, 21, 22, 24 & 26)

Not To Scale

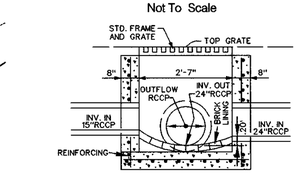


SEE HOWARD COUNTY STANDARD DETAIL SD-4.23 FOR ALL OTHER CONSTRUCTION SPECS.

SEE SITE PLAN AND PROFILES FOR TOP GRATE, PIPE INV., PIPE SIZES, ETC.

Modified For Flow Through Double Type 'S' Inlet (I-23)

Not To Scale

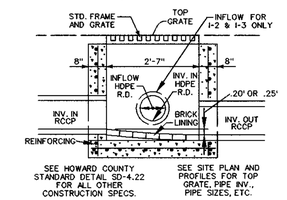


SEE HOWARD COUNTY STANDARD DETAIL SD-4.22 FOR ALL OTHER CONSTRUCTION SPECS.

SEE SITE PLAN AND PROFILES FOR TOP GRATE, PIPE INV., PIPE SIZES, ETC.

Modified For Flow Through Type 'S' Inlet (I-15)

Not To Scale

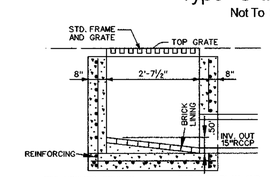


SEE HOWARD COUNTY STANDARD DETAIL SD-4.22 FOR ALL OTHER CONSTRUCTION SPECS.

SEE SITE PLAN AND PROFILES FOR TOP GRATE, PIPE INV., PIPE SIZES, ETC.

Modified For Flow Through Type 'S' Inlet (I-2, 3, 4, 11, 12, 13, 16 & 25)

Not To Scale



SEE HOWARD COUNTY STANDARD DETAIL SD-4.23 FOR ALL OTHER CONSTRUCTION SPECS.

SEE SITE PLAN AND PROFILES FOR TOP GRATE, PIPE INV., PIPE SIZES, ETC.

Modified For Flow Through Double Type 'S' Inlet (I-8)

Not To Scale

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division — Date 6/20/05

Chief, Division of Land Development — Date 7/5/05

Director — Date 7/5/05

PERMIT INFORMATION CHART

Subdivision Name	Section /Area	Lot/Parcel No.
Patapsco Valley Business Center	N/A	F Tax Parcel 285

~~Plat or Liber/Folio~~	Grid #	Zoning	Tax Map No.	Election District	Census Tract
~~12406 - 01~~ ~~12407~~	20	M-2	38	1st	6012.02

Water Code	Sewer Code
A 04	2150501

Matis Warfield
consulting engineers
10540 york road suite m
hunt valley, maryland 21030
phone 410-683-7004
facsimile 410-683-1798
www.matiswarfield.com

STATE OF MARYLAND — ANGEL E. EDWARDS — No. 18846 — REGISTERED PROFESSIONAL ENGINEER

Drainage Area Map

Scale 1" = 50'

STORM WATER MANAGEMENT QUANTITY AND QUALITY PROVIDED IN REGIONAL FACILITY LOCATED ON ADJACENT PARCEL G (DPW FILE F-94-24)

Developer/Owner
Merritt PV1, LLC
By Member – Merritt Properties, LLC
By: Robb Merritt, Vice President
c/o Merritt Properties, LLC
2066 Lord Baltimore Drive
Baltimore, Maryland 21244
Phone (410) 298-2600
Fax (410) 298-9644

Stormwater Drainage Area Map & Storm Drain Details

Proposed Flex Office Buildings

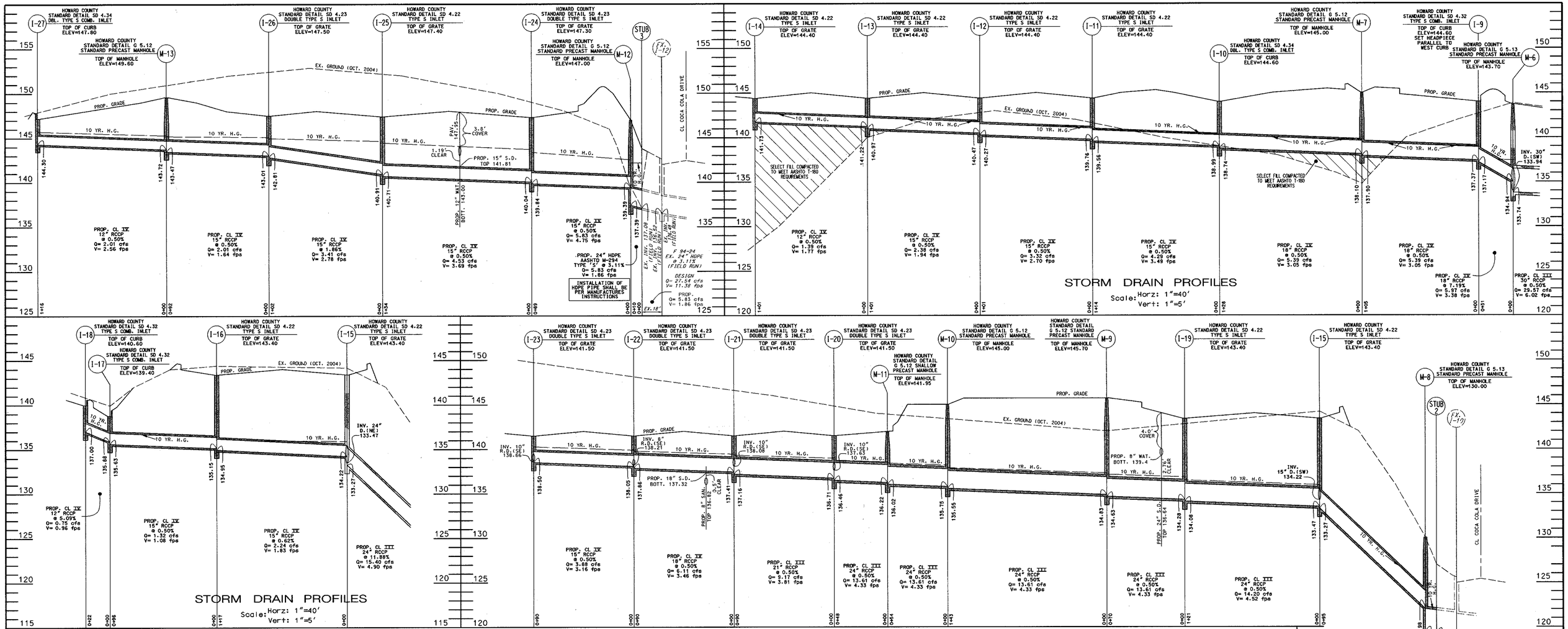
Parcel F

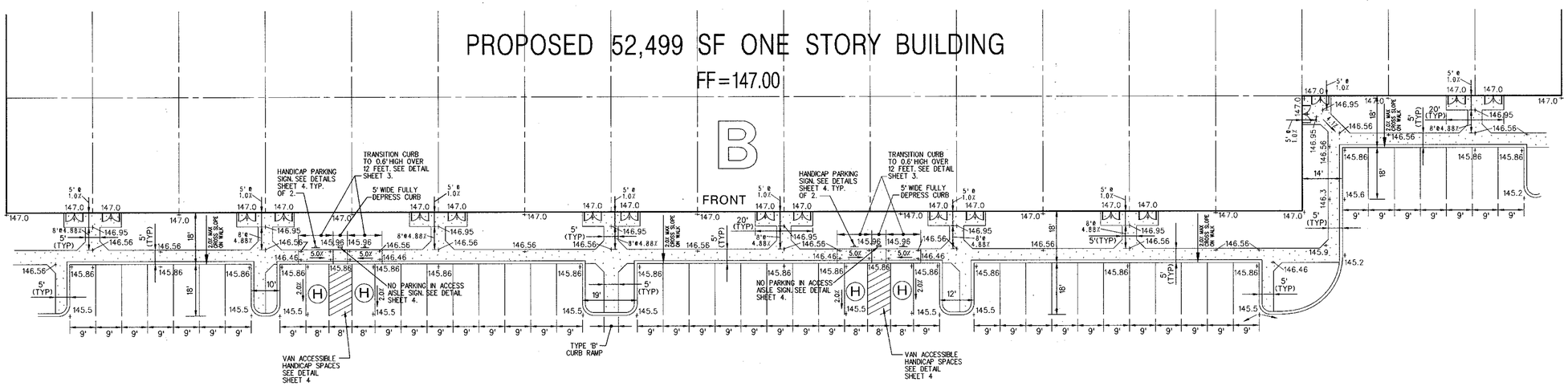
Patapsco Valley Business Center

Howard County, Maryland — Sheet 5 of 13

Scale: As Shown — June 16, 2005 — SDP 05-91

SDP 05-91





Detail Handicap Parking and Accessible Route For Building B

Scale: 1" = 20'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division — Date 6/20/05

Chief, Land Development Division — Date 7/5/05

Director — Date 7/5/05

PERMIT INFORMATION CHART

Subdivision Name	Section /Area	Lot/Parcel No.
Patapsco Valley Business Center	N/A	F Tax Parcel 286

Plat Book/Folio	Grid #	Zoning	Tax Map No.	Election District	Census Tract
~~17408 & 17407~~	20	M-2	38	1st	6012.02

Water Code	Sewer Code
A 04	2150501

Private Storm Drain Profiles and Details
Proposed Flex Office Buildings
Parcel F
Patapsco Valley Business Center

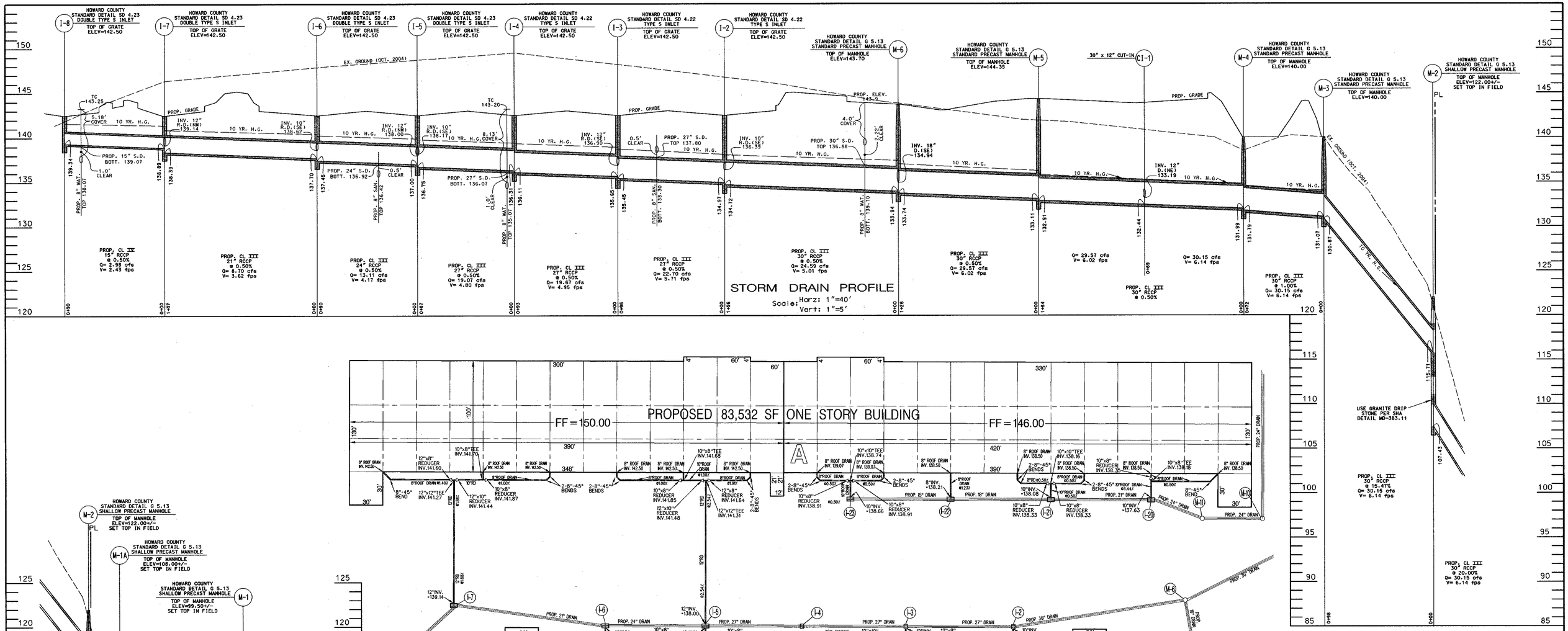
Howard County, Maryland — Sheet 6 of 13
Scale: As Shown — June 16, 2005 — SDP 05-91

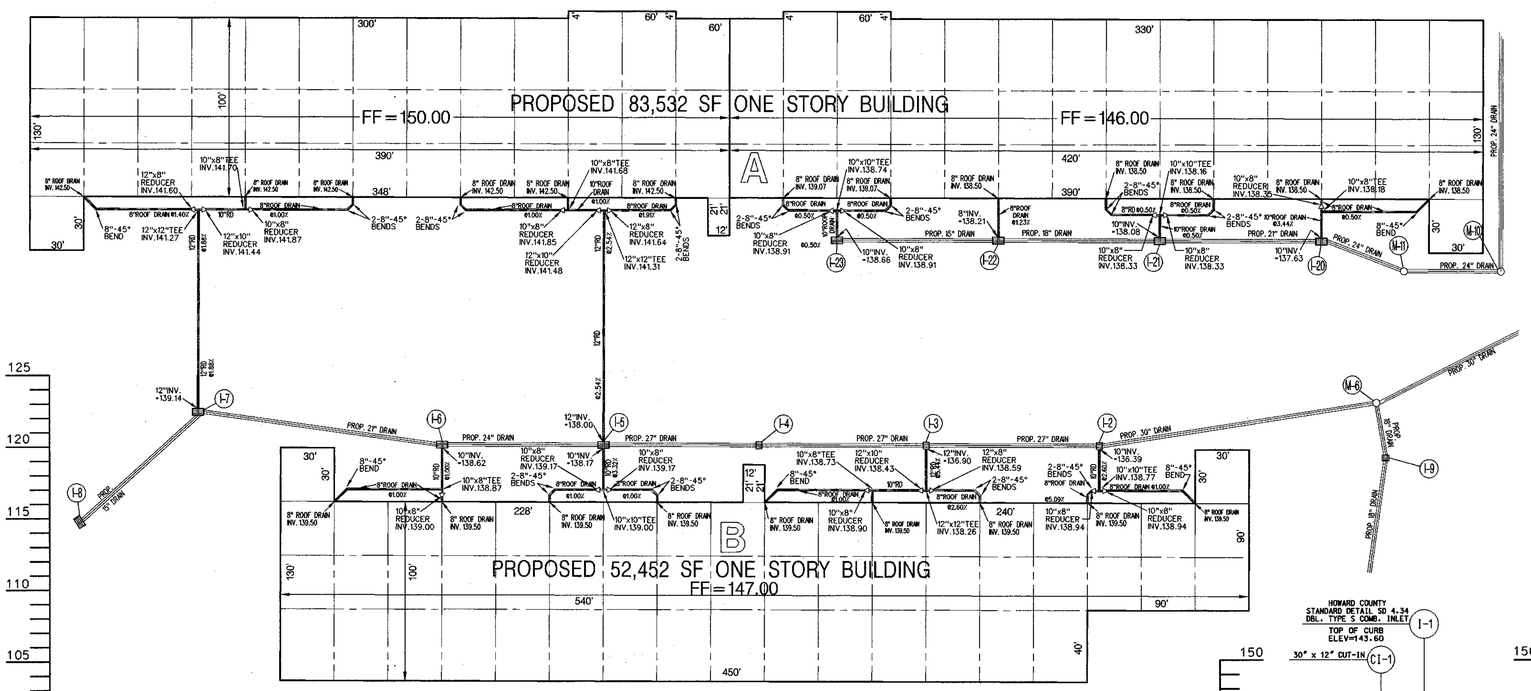
Matis Warfield
consulting engineers
10540 york road suite m
hunt valley, maryland 21030
phone 410-683-7004
facsimile 410-683-1798
www.matiswarfield.com

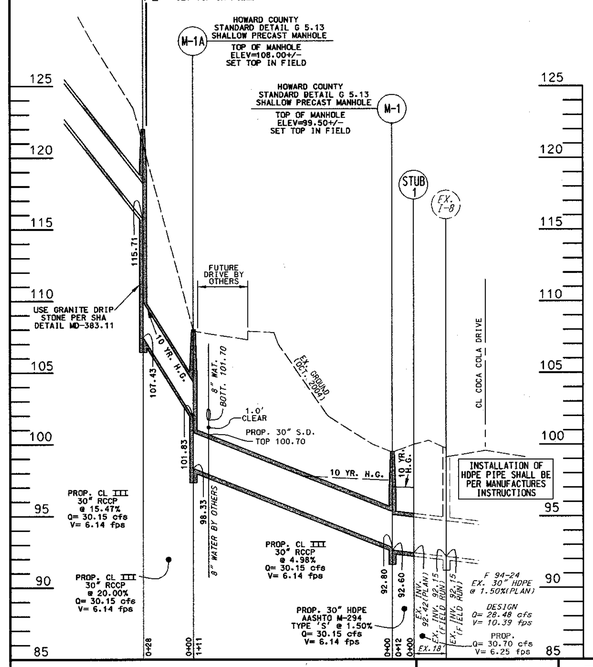
STATE OF MARYLAND — MARK BOWSER — No. 19846 — REGISTERED PROFESSIONAL ENGINEER

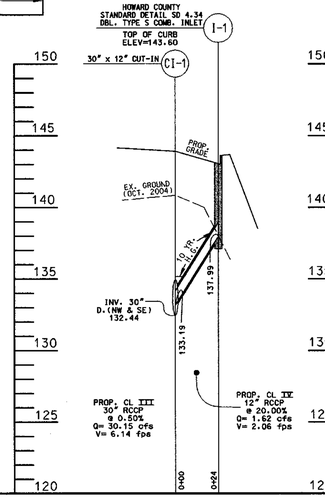
Developer/Owner
Merritt PV1, LLC
By Member – Merritt Properties, LLC
By: Robb Merritt, Vice President
c/o Merritt Properties, LLC
2066 Lord Baltimore Drive
Baltimore, Maryland 21244
Phone (410) 298-2600
Fax (410) 298-9644

SDP 05-91









Roof Drainage Detail

Scale: 1" = 40'

NOTES:
1. ALL ROOF DRAINAGE TO BE PVC SCHEDULE 40.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division	Date 6/20/05
Chief, Land Development Division	Date 7/5/05
Director	Date 7/5/05

PERMIT INFORMATION CHART

Subdivision Name			Section /Area		Lot/Parcel No.
Patapsco Valley Business Center			N/A		F Tax Parcel 285
Plat or Liber/Folio 17406 + 17407	Grid # 20	Zoning M-2	Tax Map No. 38	Election District 1st	Census Tract 6012.02
Water Code A 04			Sewer Code 2150501		

Private Storm Drain Profiles and Details
Proposed Flex Office Buildings
Parcel F
Patapsco Valley Business Center

Howard County, Maryland
Scale: As Shown
June 16, 2005
Sheet 7 of 13
SDP 05-91

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phone 410-683-7004
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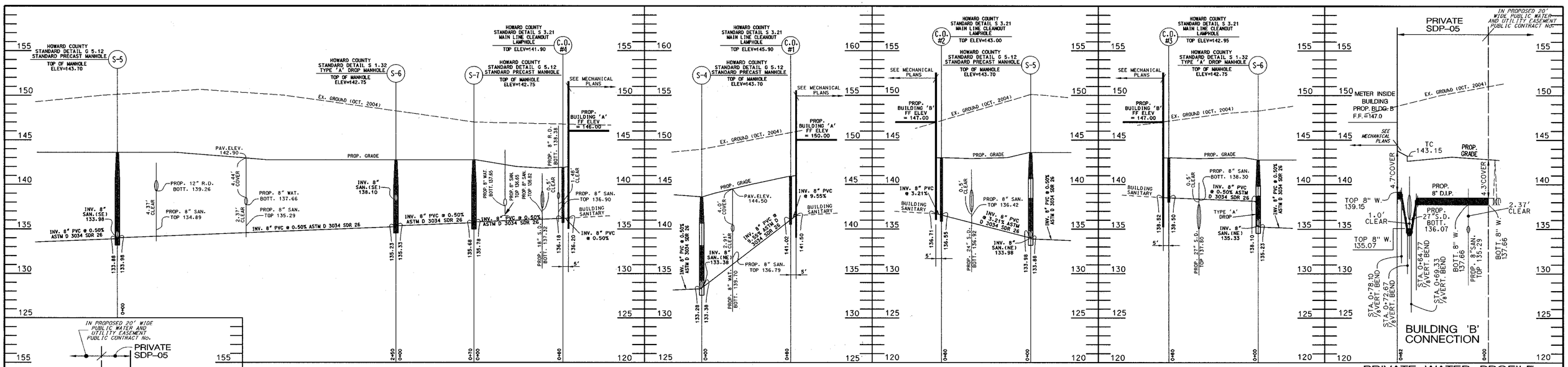
STATE OF MARYLAND JAMES EDWARD WARFIELD No. 19848 REGISTERED PROFESSIONAL ENGINEER

Developer/Owner
Merritt PV1, LLC
By Member – Merritt Properties, LLC
By: Robb Merritt, Vice President
c/o Merritt Properties, LLC
2066 Lord Baltimore Drive
Baltimore, Maryland 21244
Phone (410) 298-2600
Fax (410) 298-9644

SDP 05-91

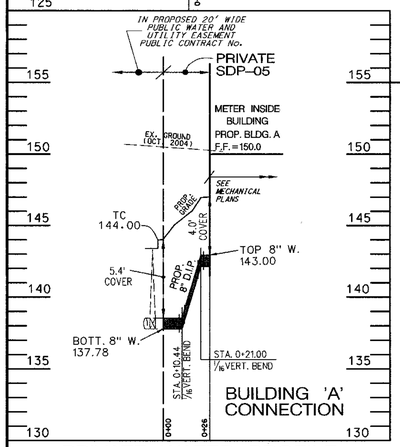


SANITARY SEWER PROFILES

Scale: Horz: 1"=40'
Vert: 1"=5'

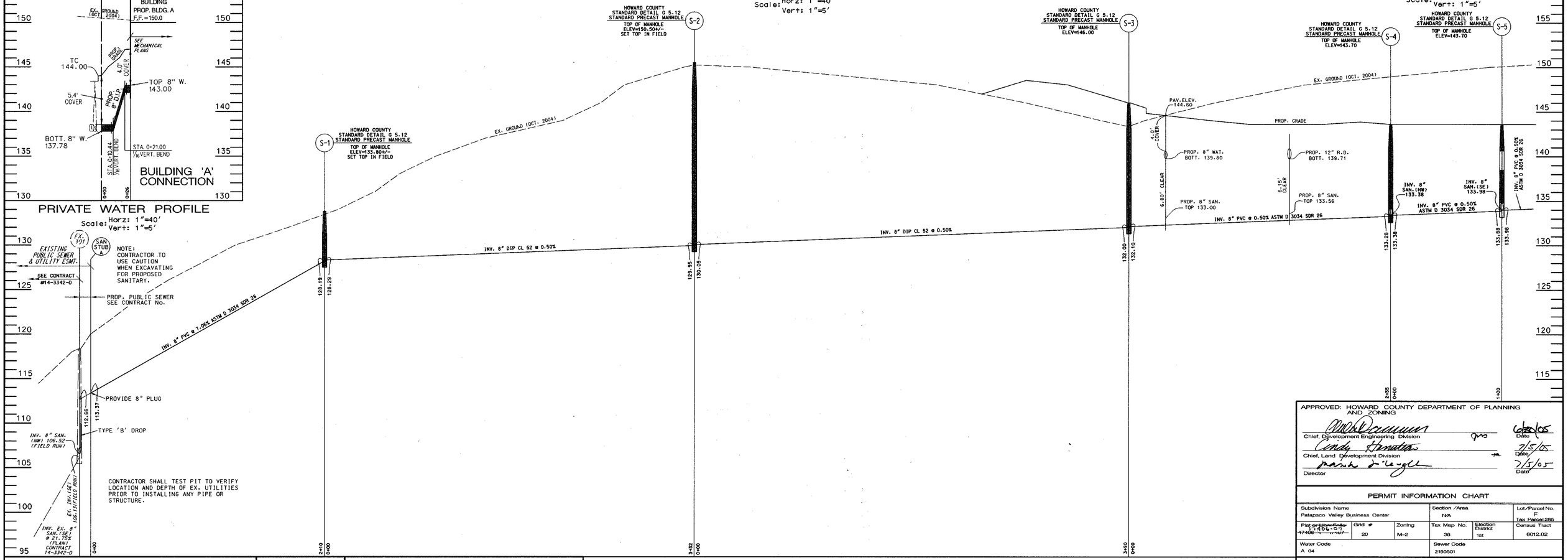
PRIVATE WATER PROFILE

Scale: Horz: 1"=40'
Vert: 1"=5'



PRIVATE WATER PROFILE

Scale: Horz: 1"=40'
Vert: 1"=5'



SANITARY SEWER PROFILE

Scale: Horz: 1"=40'
Vert: 1"=5'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division		6/28/05 Date
Chief, Land Development Division		7/5/05 Date
Director		7/5/05 Date

PERMIT INFORMATION CHART

Subdivision Name			Section /Area		Lot/Parcel No.
Patapsco Valley Business Center			N/A		F Tax Parcel 285
Plat or Liber/Folio 17406-0-17 14-06-07	Grid # 20	Zoning M-2	Tax Map No. 38	Election District 1st	Census Tract 6012.02
Water Code A 04			Sewer Code 2150501		

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STATE OF MARYLAND MARK EDWARD MATIS No. 19848 REGISTERED PROFESSIONAL ENGINEER

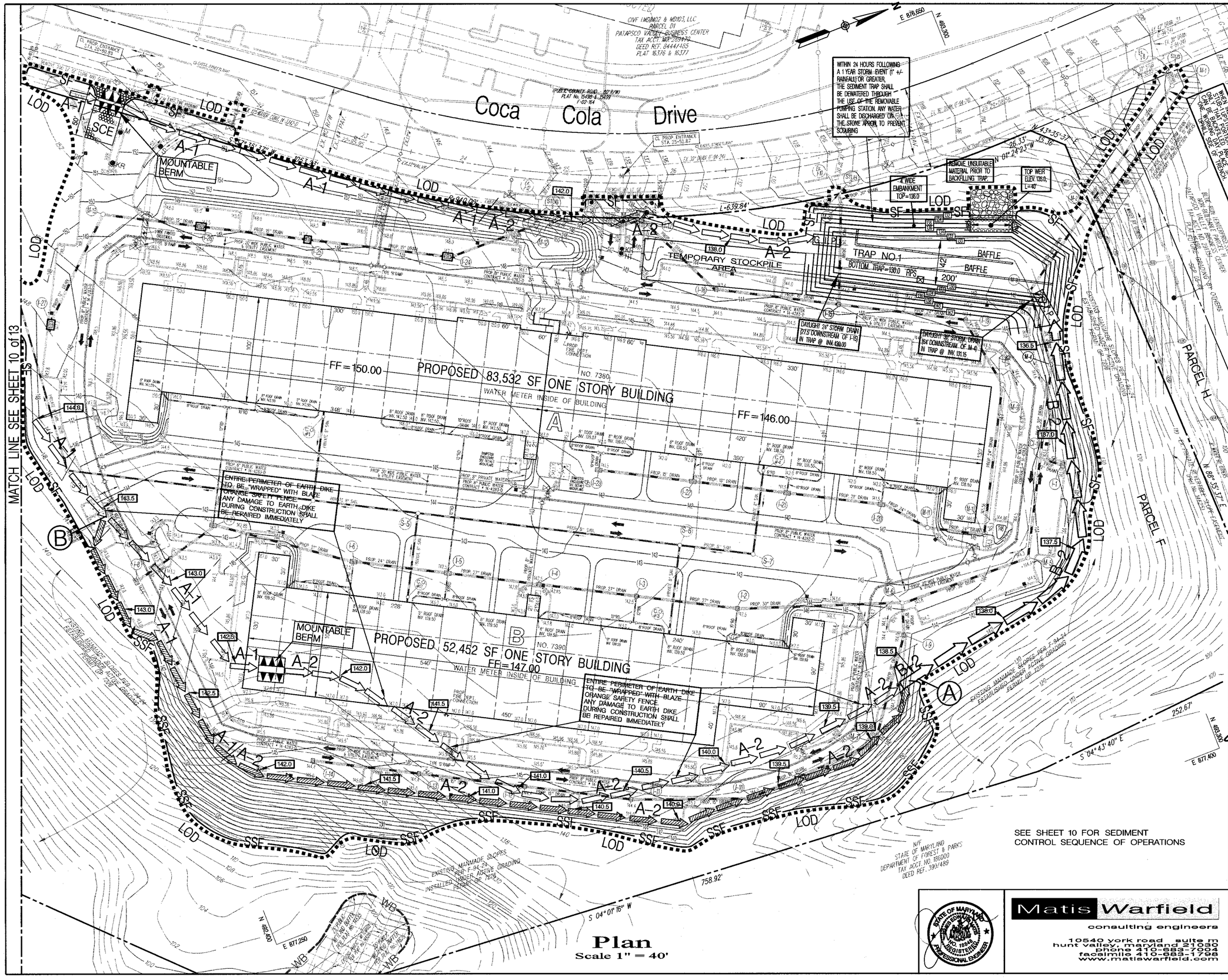
Developer/Owner
Merritt PV1, LLC
By Member – Merritt Properties, LLC
By: Robb Merritt, Vice President
c/o Merritt Properties, LLC
2066 Lord Baltimore Drive
Baltimore, Maryland 21244
Phone (410) 298-2600
Fax (410) 298-9644

SANITARY SEWER PROFILE
Scale: Horz: 1"=40'
Vert: 1"=5'

Private Sanitary Sewer and Water Profiles
Proposed Flex Office Buildings
Parcel F
Patapsco Valley Business Center

Howard County, Maryland
Scale: As Shown
June 6, 2005

SDP 05-91



Plan
Scale 1" = 40'

Legend

Existing Contours	210
Proposed Grades	144
Existing Water	
Proposed Private Water	
Proposed Public Water	
Existing Sanitary	
Proposed Private Sanitary	
Existing Storm Drain	
Proposed Private Storm Drain	
Existing Curb and Gutter	
Proposed Conc. Curb & Gutter	
Proposed Concrete Paving	
Handicap Parking Space	(H)
Guard Rail	
Future Grades By Others	
Proposed Elevation at flow line of Earth Dike	138.0
Gabion Inflow Protection	G.I.P.
Limit of Disturbance	LOD
Removable Pumping Station	⊠
Super Silt Fence	SSF
Silt Fence	SF
Earth Dike	
Interim Earth Dike	
Stabilized Construction Entrance	SCE

TRAP NUMBER		1
TYPE		SROST ST IV
EXISTING DRAINAGE AREA AC.		9.67
INTERIM DRAINAGE AREA AC.		10.00(a)
PROPOSED DRAINAGE AREA AC.		10.00
STORAGE REQUIRED C.F. 3,600 C.F./ACRE	WET	18,000
	DRY	18,000
	TOTAL	36,000
STORAGE PROVIDED C.F.	WET	29,066
	DRY	24,508
	TOTAL	53,574
WEIR CREST ELEV.		135.0
BOTTOM ELEV.		130.0
TOP EMBANKMENT ELEV.		136.0
LIMIT WET STORAGE / ELEV.		133.0
CLEANOUT ELEV.=1/2 WET STORAGE DEPTH		131.5
SIDE SLOPES		2 : 1
WET STORAGE ZONE ELEV.		130.0 – 133.0
DRY STORAGE ZONE ELEV.		133.0 – 135.0
BOTTOM DIMENSION		200' x 42' irregular
EXIST. GROUND ELEV. AT OUTLET		134.0
OUTLET WIDTH		40'

(a) If proposed inlets clog

Developer / Owner
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By Member – Merritt Properties, LLC
By: Robb Merritt, Vice President
c/o Merritt Properties, LLC
2066 Lord Baltimore Drive
Baltimore, Maryland 21244
Phone (410) 298-2600
Fax (410) 298-9644

ENGINEER'S CERTIFICATE

" I certify that this plan for sediment and erosion 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"

James E. Matis, P.E. MD 18848 — Date: 6 /16 /05

DEVELOPER'S CERTIFICATE

" I/We certify that all development and construction will be done according to this plan for sediment and erosion control, and that all 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"

For Merritt PVI, LLC by Member Merritt Properties, LLC
by Robb Merritt, Vice President — Date: 6 /16 /05

Reviewed for Howard SCD and meets Technical Requirements

USDA – Natural Resources Conservation Service — Date: 6/28/05

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

Howard SCD — Date: 6/28/05

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division — Date: 6/30/05
Chief, Land Development Division — Date: 7/5/05
Director — Date: 7/5/05

PERMIT INFORMATION CHART

Subdivision Name			Section / Area		Lot/Parcel No.
Patapsco Valley Business Center			N/A		F Tax Parcel 286
Plat or Liber/Folio ~~17406 & 17407~~ 4406-01	Grid #	Zoning	Tax Map No.	Election District	Census Tract
	20	M-2	38	1st	6012.02
Water Code			Sewer Code		
A 04			2150501		

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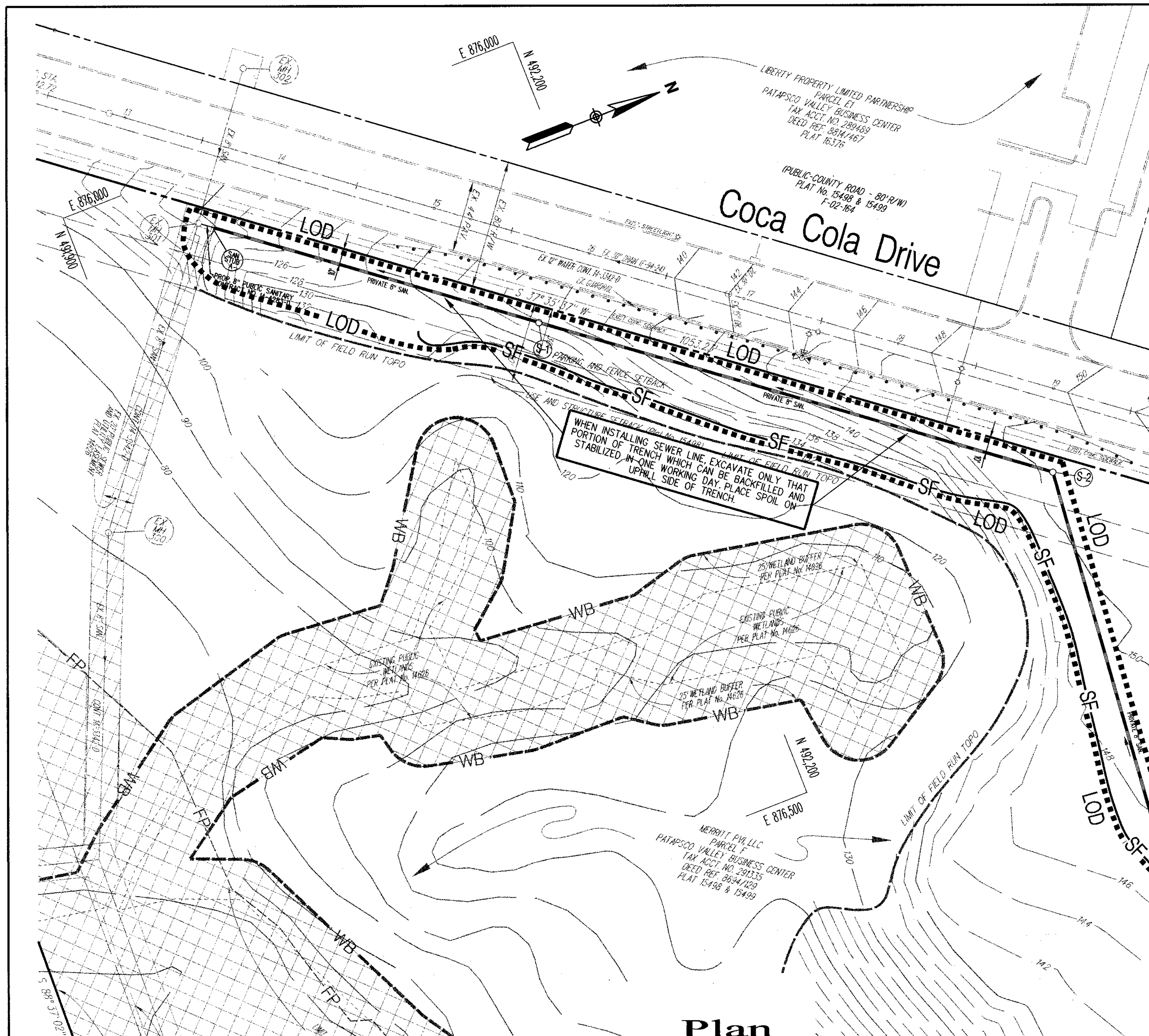
STATE OF MARYLAND JAMES EDWARD MATIS NO. 18848 REGISTERED PROFESSIONAL ENGINEER

Sediment & Erosion Control Plan
Proposed Flex Office Buildings
Parcel F
Patapsco Valley Business Center

Howard County, Maryland
Scale: As Shown
June 16, 2005

SDP 05-91



Plan
Scale 1" = 40'

SEDIMENT CONTROL SEQUENCE OF OPERATIONS

TASK	EST. DAYS
1. Obtain grading permit.	
2. With the approval of the Sediment Control Inspector install all sediment & erosion control measures including stone construction entrance, stone/riprap outlet sediment trap(with all appurtenances), earth dikes, silt fence & super silt fence. Do not install interim earth dike between point A and B at this time. Interim dike will be installed as part of Sequence #5. The entire perimeter of the A-1 & A-2 interior earth dike between A and B must be "wrapped" with blaze orange safety fencing. Any damage to this dike must be repaired immediately.	21
3. With the approval of the Sediment Control Inspector begin site grading, building foundations and utility installation.	14
4. Install 30" storm drain system beginning at Trap No. 1, 64' downstream of M-4 at invert 131.15 and install drainage system upstream through I-8 & I-14. Install 24" storm drain system beginning at Trap No. 1, 27.5' downstream of I-15 at invert 130.00 and install drainage system upstream through I-18 & I-23. Install 24" storm drain system beginning at stub 3 and install drainage system upstream through I-27 (provide inlet protection for I-24, I-25, I-26 & I-27). Drainage system from Stub 1 and from Stub 2 may only be extended up to Trap edge. As inlets and associated storm drains become operational, leave inlets unprotected excepting I-24, I-25, I-26 & I-27 to facilitate drainage to Trap. Flush storm drain systems periodically, following rainfall events to insure the systems remain functional and unclogged. Install sanitary sewer and water line. When installing sewer line from existing MH 301 upstream to MH S-3, excavate only that portion of trench which can be backfilled and stabilized in one working day. Place spoil on uphill side of trench.	90
5. As grading progresses in the area of Building B, remove earth dike from point A to B and install Interim Earth Dike from Point A to B coincidental with proposed curbline.	3
6. Complete building foundation, slab and all possible grading and utility work. Stabilize disturbed areas in accordance with stabilization specifications.	30
7. Install curb and gutter and place stone subbase in all areas to receive paving except in sediment trap area or areas that will interupt flow along earth dikes. Permanently stabilize areas to remain grass in accordance with stabilization specifications.	45
8. During dry weather only and with the approval of the Sediment Control Inspector flush storm drain systems downstream through Trap No. 1. Dewater & remove Trap No. 1, complete remaining portions of storm drain systems through Trap. Install remaining curb and gutter and stone subbase. Stabilize any areas to remain grass.	15
9. With the approval of the sediment control inspector proceed with paving operations.	15
10. With the approval of the Sediment Control Inspector remove remaining sediment control devices and stabilize those areas disturbed by this process.	3

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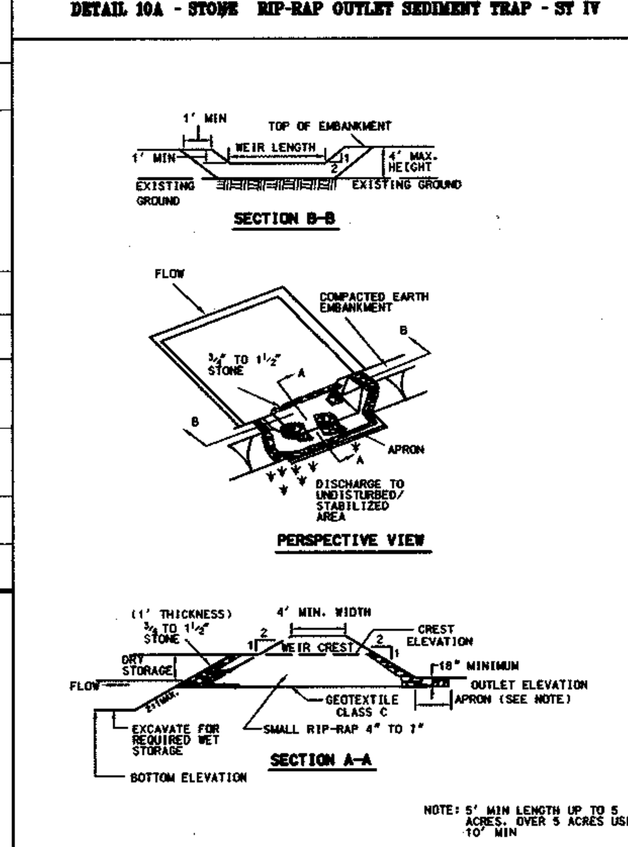
STATE OF MARYLAND — JAMES EDWARD MATIS — No. 18848 — REGISTERED PROFESSIONAL ENGINEER

DETAIL 10A - STONE RIP-RAP OUTLET SEDIMENT TRAP - ST IV



NOTE: 5' MIN LENGTH UP TO 5 ACRES. OVER 5 ACRES USE 10' MIN

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE C - 9 - 16	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

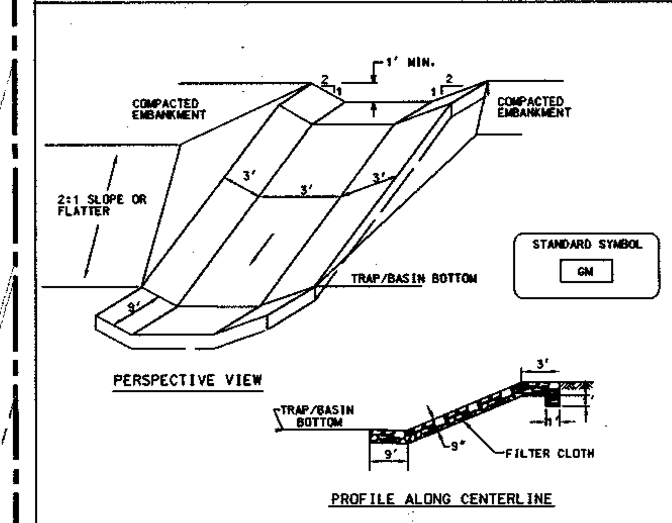
STONE RIP-RAP OUTLET SEDIMENT TRAP - ST IV

Conetuction Specifications

1. The area under embankment shall be cleared, grubbed and stripped of any vegetation and root mat. The pool area shall be cleared.
2. The fill material for the embankment shall be free of roots or other woody vegetation as well as over-sized stones, rocks, organic material or other objectionable material. The embankment shall be compacted by traversing with equipment while it is being constructed. Maximum height of embankment shall be 4', measured at centerline of embankment.
3. All cut and fill slopes shall be 2:1 or flatter.
4. Elevation of the top of any dike directing water into trap must equal or exceed the height of trap embankment.
5. Storage area provided shall be figured by computing the volume measured from top of excavation. (For storage requirements see Table 9).
6. Geotextile Class C shall be placed over the bottom and sides of the outlet channel prior to placement of stone. Section of fabric must overlap at least 1' with section nearest the entrance placed on top. Fabric shall be embedded at least 6" into existing ground at entrance of outlet channel.
7. 4" - 7" stone shall be used to construct the weir and 4" - 12" or Class I rip-rap shall be used to construct the outlet channel.
8. Outlet - An outlet shall include a means of conveying the discharge in an erosion free manner to an existing stable channel. Protection against scour at the discharge point shall be provided as necessary.
9. Outlet channel must have positive drainage from the trap.
10. Sediment shall be removed and trap restored to its original dimensions when the sediment has accumulated to 1/2 of the wet storage depth of the trap (900 cf/ac). Removed sediment shall be deposited in a suitable area and in such a manner that it will not erode.
11. The structure shall be inspected periodically after each rain and repaired as needed.
12. Construction of traps shall be carried out in such a manner that sediment pollution is abated. Once constructed, the top and outside face of the embankment shall be stabilized with seed and mulch. Points of concentrated inflow shall be protected in accordance with Grade Stabilization Structure criteria. The remainder of the interior slopes should be stabilized (one time) with seed and mulch upon trap completion and monitored and maintained erosion free during the life of the trap.
13. The structure shall be dewatered by approved methods, removed and the area stabilized when the drainage area has been properly stabilized.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE C - 9 - 16A	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 6 - GABION INFLOW PROTECTION

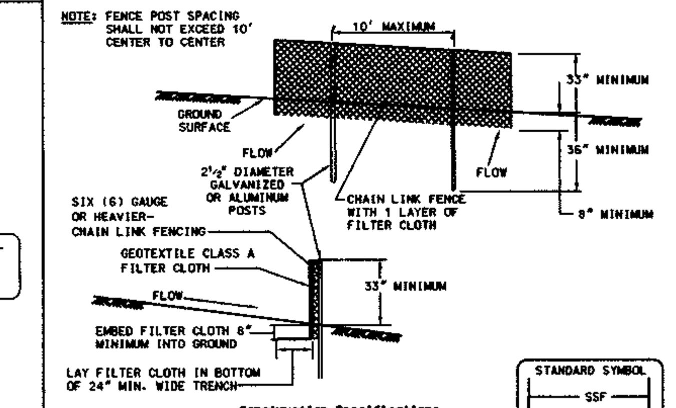


Construction Specifications

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

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

DETAIL 33 - SUPER SILT FENCE

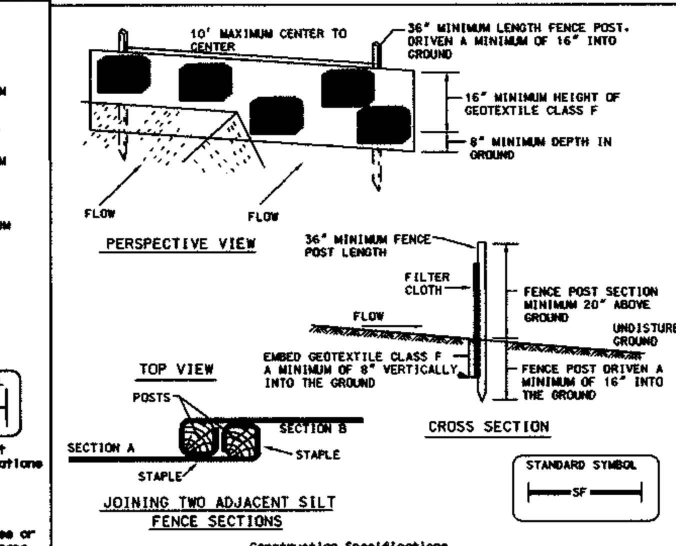


Construction Specifications

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

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE H - 26 - 3	

DETAIL 22 - SILT FENCE



Construction Specifications

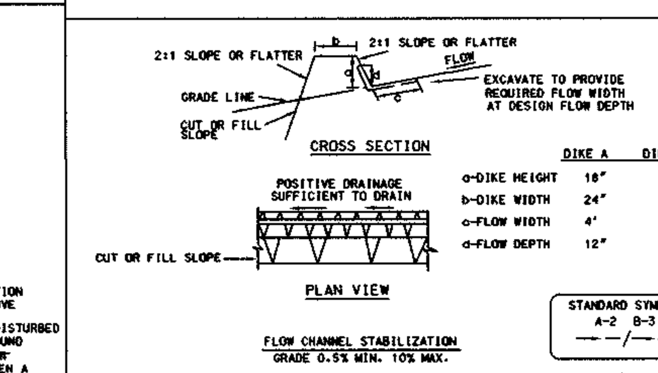
1. Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 1 1/2" x 1 1/2" square (minimum) cut, or 1 3/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard T or U section weighting not less than 1.00 pond per linear foot.
2. Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F:

Tensile Strength	50 lbs/in (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test: MSMT 509
Flow Rate	0.3 gal ft²/ minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

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

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

DETAIL 1 - EARTH DIKE



	DIKE A	DIKE B
a-DIKE HEIGHT	18"	30"
b-DIKE WIDTH	24"	36"
c-FLOW WIDTH	4'	6'
d-FLOW DEPTH	12"	24"

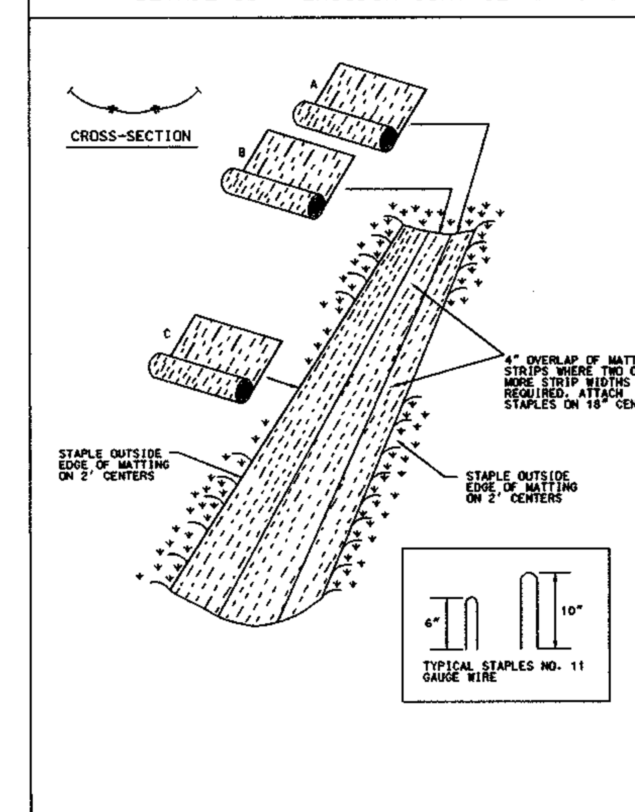
1. Seed and cover with straw mulch.
2. Seed and cover with Erosion Control Matting or line with sod.
3. 4" - 7" stone or recycled concrete equivalent pressed into the soil 7" minimum

Construction Specifications

1. All temporary earth dikes shall have uninterrupted positive grade to an outlet. Spot elevations may be necessary for grades less than 1%.
2. Runoff diverted from a disturbed area shall be conveyed to a sediment trapping device.
3. Runoff diverted from an undisturbed area shall outlet directly into an undisturbed, stabilized area at a non-erosive velocity.
4. All trees, brush, stumps, obstructions, and other objectional material shall be removed and disposed of so as not to interfere with the proper functioning of the dike.
5. The dike shall be excavated or shaped to line, grade and cross section as required to meet the criteria specified herein and be free of bank projections or other irregularities which will impede normal flow.
6. Fill shall be compacted by earth moving equipment.
7. All earth removed and not needed for construction shall be placed so that it will not interfere with the functioning of the dike.
8. Inspection and maintenance must be provided periodically and after each rain event.

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

DETAIL 30 - EROSION CONTROL MATTING



U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE G - 22 - 2	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

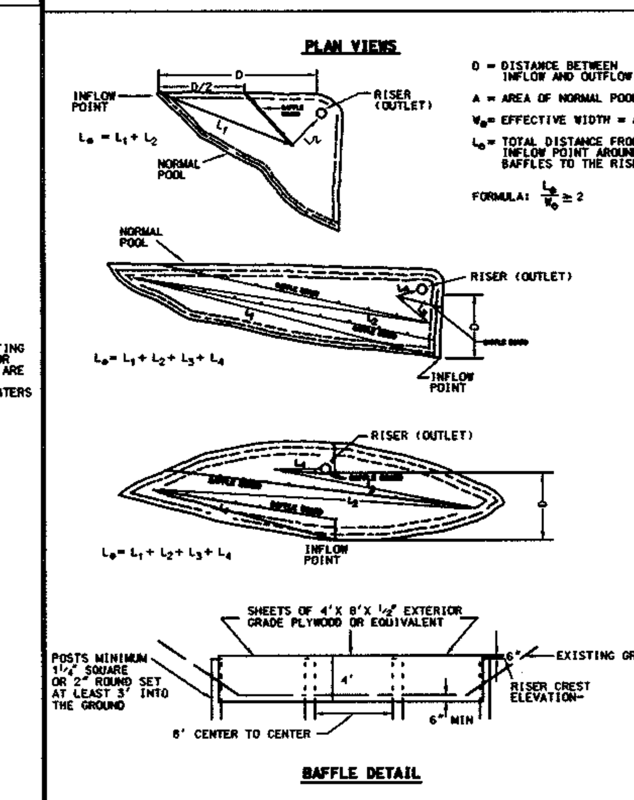
Construction Specifications

1. Key-in the matting by placing the top ends of the matting in a narrow trench, 6" in depth. Backfill the trench and tamp firmly to conform to the channel cross-section. Secure with a row of staples about 4" down slope from the trench. Spacing between staples is 6".
2. Staple the 4" overlap in the channel center using an 18" spacing between staples.
3. Before stapling the outer edges of the matting, make sure the matting is smooth and in firm contact with the soil.
4. Staples shall be placed 2' apart with 4 rows for each strip, 2 outer rows, and 2 alternating rows down the center.
5. Where one roll of matting ends and another begins, the end of the top strip shall overlap the upper end of the lower strip by 4", shiplap fashion. Reinforce the overlap with a double row of staples spaced 6" apart in a staggered pattern on either side.
6. The discharge end of the matting liner should be similarly secured with 2 double rows of staples.

Note: If flow will enter from the edge of the matting then the area effected by the flow must be keyed-in.

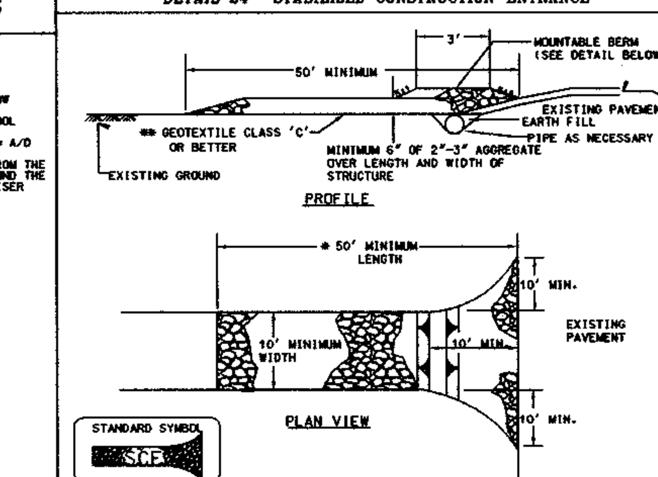
U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE G - 22 - 2A	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 18 - SEDIMENT BASIN BAFFLES



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

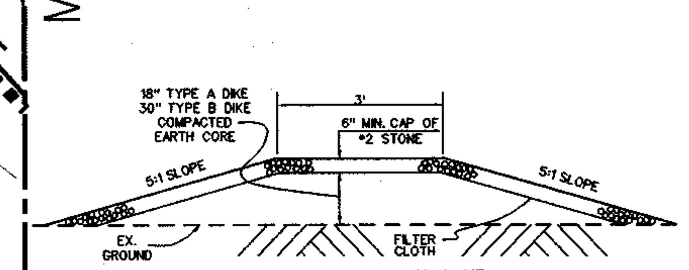
DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



Construction Specification

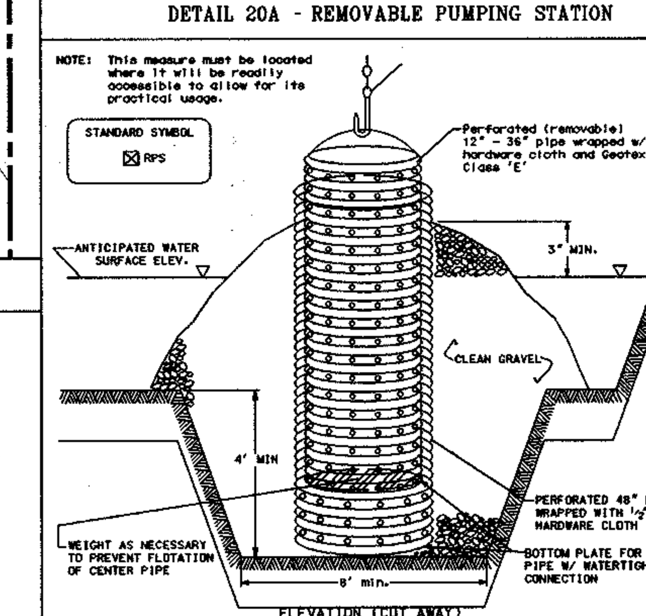
1. Length - minimum of 50' (*30' for single residence lot).
2. Width - 10' minimum, should be flared at the existing road to provide a turning radius.
3. Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. **The plan approval authority may not require single family residences to use geotextile.
4. Stone - crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
5. Surface Water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.
6. Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE F - 17 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



MOUNTABLE BERM
N.T.S.

DETAIL 20A - REMOVABLE PUMPING STATION



Construction Specifications

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

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	MODIFIED	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

Legend

Existing Contours	352
Proposed Grades	362
Existing Water	
Proposed Private Water	
Proposed Public Water	
Existing Sanitary	
Proposed Private Sanitary	
Existing Storm Drain	
Proposed Private Storm Drain	
Existing Curb and Gutter	
Proposed Conc. Curb & Gutter	
Proposed Light Fixture	
Proposed Concrete Paving	
Handicap Parking Space	(H)
Proposed Elevation at flow line of Earth Dike	138.0
Gabion Inflow Protection	G.I.P.
Limit of Disturbance	LOD
Removable Pumping Station	☒
Super Silt Fence	SSF
Silt Fence	SF
Earth Dike	
Interim Earth Dike	
Stabilized Construction Entrance	SCE

ENGINEER'S CERTIFICATE

" I certify that this plan for sediment and erosion 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] 6 /16 /05

James E. Matis, P.E. MD 18848 — Date

Developer /Owner
Merritt PV1, LLC
By Member – Merritt Properties, LLC
By: Robb Merritt, Vice President
c/o Merritt Properties, LLC
2066 Lord Baltimore Drive
Baltimore, Maryland 21244
Phone (410) 298-2600
Fax (410) 298-9644

DEVELOPER'S CERTIFICATE

" We certify that all development and construction will be done according to this plan for sediment and erosion control, and that all 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] 6 /16 /05

For Merritt PVI, LLC by Member Merritt Properties, LLC by Robb Merritt, Vice President — Date

Reviewed for Howard SCD and meets Technical Requirements

[signature] 6/28/05

USDA – Natural Resources Conservation Service — Date

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

[signature] 6/28/05

Howard SCD — Date

APPROVED: FOR PUBLIC (OR PRIVATE) WATER AND PUBLIC (OR PRIVATE) SEWERAGE SYSTEMS:

N/A

County Health Officer Howard County Health Department — Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[signature] 6/30/05
Chief, Development Engineering Division — Date

[signature] 7/5/05
Chief, Land Development Division — Date

[signature] 7/5/05
Director — Date

PERMIT INFORMATION CHART

Subdivision Name			Section /Area		Lot/Parcel No.
Patapsco Valley Business Center			N/A		F Tax Parcel 285
Plat ~~or Liber/Folio~~ 17406-07 ~~17406 - 17407~~	Grid # 20	Zoning M-2	Tax Map No. 38	Election District 1st	Census Tract 6012.02
Water Code A 04			Sewer Code 2150501		

Sediment & Erosion Control Plan and Details
Proposed Flex Office Buildings
Parcel F
Patapsco Valley Business Center

Howard County, Maryland
Scale: As Shown
June 16, 2005
Sheet 10 of 13
SDP 05-91

SDP 05-91

Sediment Control Standard General Notes

1. A MINIMUM OF 24 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (313-1855).
2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE "1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL".
3. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:
   A. SEVEN CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3:1
   B. FOURTEEN DAYS AS TO ALL OTHER DISTURBED OF GRADED AREAS ON THE PROJECT SITE.
4. ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12, OF THE "HOWARD COUNTY MANUAL," STORM DRAINAGE.
5. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE "1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" FOR PERMANENT SEEDINGS, SODS, TEMPORARY SEEDING, AND MULCHING (SECTION G). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
6. ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
7. SITE ANALYSIS:

TOTAL AREA OF SITE	30.304+/-	ACRES
AREA DISTURBED	12.0+/-	ACRES
AREA TO BE ROOFED OR PAVED	9.2+/-	ACRES
AREA TO BE VEGETATIVELY STABILIZED	2.8+/-	ACRES
TOTAL CUT*	38,710+/-	CUBIC YARDS
TOTAL FILL* (INCLUDES 10% COMPACTION)	37,050+/-	CUBIC YARDS
OFF-SITE WASTE/BORROW AREA LOCATION *		

8. ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
9. ADDITIONAL SEDIMENT CONTROLS MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY DPW SEDIMENT CONTROL INSPECTOR.
10. ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.

Permanent / Temporary Seeding Notes

PERMANENT SEEDING NOTES

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

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

SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES:
1. PREFERRED - APPLY 2 TONS PER ACRES DOLOMITIC LIMESTONE (92 LBS./1000 SQ. FT.) AND 1000 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS./1000 SQ. FT.) BEFORE SEEDING. HARROW OR DISK INTO UPPER THREE INCHES OF SOIL. AT TIME OF SEEDING, APPLY 400 LBS. PER ACRE 30-0-0 UREAFORM FERTILIZER (9 LBS./1000 SQ. FT.)
2. ACCEPTABLE - APPLY 2 TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS./1000 SQ. FT.) AND 1000 LBS. PER ACRE 10-10-10 FERTILIZER (23 LBS./1000 SQ. FT.) BEFORE SEEDING. HARROW OR DISK INTO UPPER THREE INCHES OF SOIL.

ALL SEED TO COMPLY WITH MARYLAND SEED LAW (AGRICULTURAL ARTICLE OF THE ANNOTATED CODE OF MARYLAND) ALL LAWN AND TURF SEED AND MIXTURES SHALL BE FREE FROM STATE OF MARYLAND LISTED RESTRICTED NOXIOUS WEEDS

PERMANENTSEEDING

MIX NO.1 (FOR SLOPES LESS THAN 4:1 SUBJECT TO REGULAR MOWING)
APPLICATION RATE OF 234 LBS.PURE LIVE SEED / ACRE
85% CERTIFIED TURF-TYPE TALL FESCUE 192 LBS. PURE LIVE SEED / ACRE
10% CERTIFIED KENTUCKY BLUEGRASS 28 LBS. PURE LIVE SEED / ACRE
5% PERENNIAL RYEGRASS 14 LBS. PURE LIVE SEED PER ACRE
SUPPLEMENTAL SEED - ANNUAL RYEGRASS 25 LBS. PURE LIVE SEED PER ACRE

MIX NO. 2 (FOR SLOPES GREATER THAN 4:1 NOT SUBJECT TO REGULAR MOWING)
APPLICATION RATE OF 115 LBS. PURE LIVE SEED / ACRE
75% HARD FESCUE 85 LBS. PURE LIVE SEED / ACRE
20% CHEWINGS FESCUE 23 LBS.PURE LIVE SEED / ACRE
5% KENTUCKY BLUEGRASS 7 LBS. PURE LIVE SEED /ACRE
SUPPLEMENTAL SEED - REDTOP 3 LBS. PURE LIVE SEED PER ACRE

MIX NO. 3 (WETLAND AREAS AND ASSOCIATED BUFFER ZONES)
APPLICATION RATE OF 131 LBS. PURE LIVE SEED / ACRE
60% FOWL MEADOW GRASS 83 LBS. PURE LIVE SEED / ACRE
30% CHEWINGS FESCUE 34 LBS. PURE LIVE SEED / ACRE
10% PERENNIAL RYEGRASS 14 LBS. PURE LIVE SEED / ACRE
SUPPLEMENTAL SEED - REDTOP 3 LBS. PURE LIVE SEED / ACRE

FOR THE PERIODS:
MARCH 1 THRU APRIL 20, AND AUGUST 1 THRU OCTOBER 20,
SEED MIXTURE NO. 1, NO.2 AND NO.3 MAY BE APPLIED

FOR THE PERIOD:
MAY 1 THRU JULY 31
SEED WITH LITTLE BLUESTEM AT A RATE OF 13.6 LBS.PURE LIVE SEED / ACRE

FOR THE PERIOD:
OCTOBER 21 THRU FEBRUARY 28, PROTECT SITE BY:
OPTION (1) - 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING.
OPTION (2) - USE SOD.
OPTION (3) - TEMPORARY COVER OF ANNUAL RYEGRASS 50 LBS. PURE LIVE SEED / ACRE AND MULCH WITH 2 TONS / ACRE OF WELL ANCHORED STRAW TO BE FOLLOWED BY OVERSEEDING OF THE APPROPRIATE SEED MIXTURE IN THE SPRING

MULCHING - APPLY 1½ TO 2 TONS PER ACRE (70 - 90 LBS./1000 SQ. FT.) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATIONS USING MULCH ANCHORING TOOL OR 218 GALLONS PER ACRE (5 GAL/1000 SQ. FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL/1000 SQ. FT.) FOR ANCHORING.

MAINTENANCE - INSPECT ALL SEEDING AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDING.

TEMPORARY SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.

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

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

TEMPORARY SEEDING

FOR THE PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 1 THRU NOVEMBER 30
SEED WITH ANNUAL RYE OR REDTOP AT A RATE OF 50 LBS. PURE LIVE SEED / ACRE

FOR THE PERIOD MAY 1 THRU JULY 31,
SEED WITH LITTLE BLUESTEM AT A RATE OF 13.6 LBS. PURE LIVE SEED / ACRE

FOR THE PERIOD DECEMBER 1 THRU FEBRUARY 28
PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING, OR USE SOD.

MULCHING - APPLY 1½ TO 2 TONS PER ACRE (70 - 90 LBS./1000 SQ. FT.) OF UNROTTED WEED FREE SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 218 GAL. PER ACRE (5 GAL./1000 SQ. FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FT. OR HIGHER. USE 348 GAL. PER ACRE (8 GAL./1000 SQ. FT.) FOR ANCHORING.

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

Dust Control 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 INCHES 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 AN EMERGENCY TREATMENT. SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS MOIST. REPEAT AS NEEDED. AT NO TIME SHOULD THE SITE BE IRRIGATED TO THE POINT THE RUNOFF BEGINS TO FLOW.
5. BARRIERS - SOLID BOARD FENCES, SNOW FENCES, BURLAP FENCES, STRAW BALES, AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING. BARRIERS PLACED AT RIGHT ANGLES TO PREVAILING CURRENTS AT INTERVALS OF ABOUT 10 TIMES THEIR HEIGHT ARE AFFECTIVE IN CONTROLLING SOIL BLOWING.
6. CALCIUM CHLORIDE - APPLY AT A RATE THAT WILL KEEP SURFACE MOIST. MAY NEED RETREATMENT.

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. TOPSOILING - COVERING WITH LESS EROSIVE SOIL MATERIALS. SEE STANDARDS FOR TOPSOILING.
3. STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

Topsoil Specifications

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

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

a. The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.

b. The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.

c. The original soil to be vegetated contains material toxic to plant growth.

d. The soil is so acidic that treatment with limestone is not feasible.

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

Construction and Material Specifications

I. Topsoil salvaged from the existing site may be used provided that it meets the standards 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.

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

i. Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be mixture of contrasting textured subsoils and shall contain less than 5% by volume of cinders, stones, slags, coarse fragments, gravel sticks, roots, trash, and other materials larger 1 1/2 inch in diameter.

ii. Topsoil must be free of plants or plant parts such as Bermuda grass, quackgrass, Johnsongrass, nutsedge, poison ivy, thistle, or others as specified.

iii. Where the subsoil is either highly acidic or composed of heavy 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.

III. For sites having disturbed areas under 5 acres:

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

IV. For sites having disturbed areas over 5 acres:

I. 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 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 contents 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 dissipation of phyto-toxic materials.

Note: Topsoil substitutes or 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.

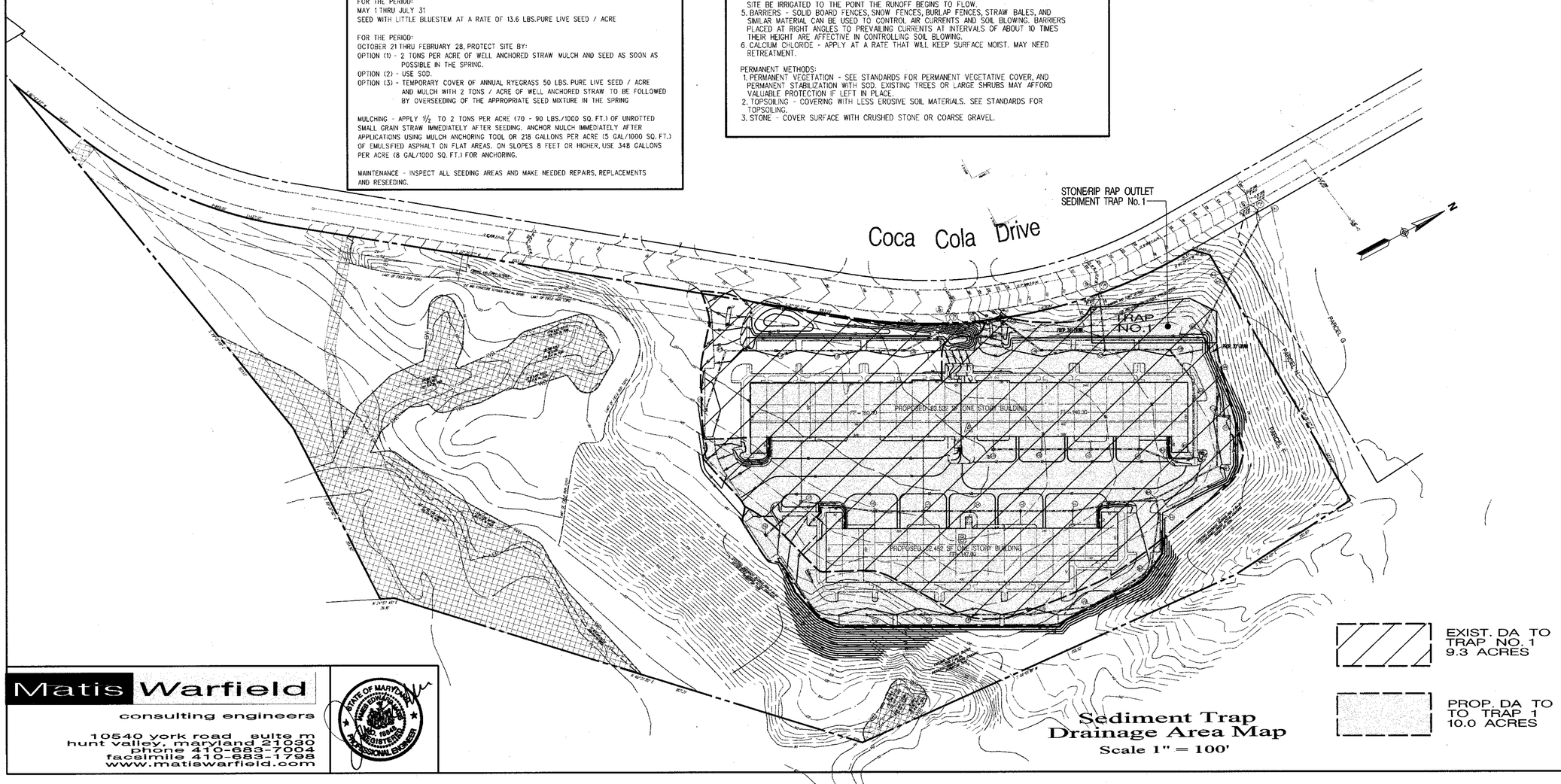
V. Topsoil Application

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

ii. Grades on the areas to be topsoiled, which have been previously established, shall be maintained, albeit 4½ - 8½ higher in elevation.

iii. Topsoil shall be uniformly distributed in a 4½ - 8½ layer and lightly compacted to a minimum thickness of 4½. 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.

iv. 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.



EXIST. DA TO TRAP NO. 1 9.3 ACRES

PROP. DA TO TO TRAP 1 10.0 ACRES

Sediment Trap Drainage Area Map
Scale 1" = 100'

Developer / Owner
Merritt PVI, LLC
By Member – Merritt Properties, LLC
By: Robb Merritt, Vice President
c/o Merritt Properties, LLC
2066 Lord Baltimore Drive
Baltimore, Maryland 21244
Phone (410) 298-2600
Fax (410) 298-9644

ENGINEER'S CERTIFICATE

" I certify that this plan for sediment and erosion 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"

James E. Matis, P.E. MD 18848 — Date 6 /16 /05

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For Merritt PVI, LLC by Member Merritt Properties, LLC by Robb Merritt, Vice President — Date 6 /16 /05

Reviewed for Howard SCD and meets Technical Requirements

USDA – Natural Resources Conservation Service — Date 6/28/05

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

Howard SCD — Date 6/28/05

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division — Date 6/30/05

Chief, Land Development Division — Date 7/5/05

Director — Date 7/5/05

PERMIT INFORMATION CHART

Subdivision Name			Section /Area		Lot/Parcel No.
Patapsco Valley Business Center			N/A		F Tax Parcel 285
Plat or Liber/Folio ~~17406 - 17407~~ 13406-01	Grid # 20	Zoning M-2	Tax Map No. 38	Election District 1st	Census Tract 6012.02
Water Code A 04			Sewer Code 2150501		

Sediment & Erosion Control Drainage Area Map and Notes

Proposed Flex Office Buildings
Parcel F
Patapsco Valley Business Center

Howard County, Maryland
Scale: As Shown — June 16, 2005 — Sheet 11 of 13 — SDP 05-91

Matis Warfield
consulting engineers
10540 york road suite m
hunt valley, maryland 21030
phone 410-683-7004
facsimile 410-683-1798
www.matiswarfield.com

STATE OF MARYLAND — JAMES EDWARD MATIS — No. 18848 — REGISTERED PROFESSIONAL ENGINEER

SDP 05-91

1. This Plan is for planting purposes only.
2. This Plan has been prepared in accordance with the provisions of section 16.124 of the Howard County Code and the Landscape Manual.
3. All plant material shall be nursery grown and shall conform to AmericanAssociation of Nurserymen latest standards. Plant installation must conform to the minimum standards cited in the latest edition of the "LANDSCAPE SPECIFICATION GUIDELINES" by the Landscape Contractor's Association.
4. A minimum 20 foot spacing is to be provided between street lights and street trees.

REVISION #3 - BLDG (08/09/16)
ADDED DANCE STUDIO (6,000 SF) WITHIN BUILDING "A" AND REVISED SITE ANALYSIS DATA CHART ACCORDINGLY. UPDATED SITE LAYOUT TO REFLECT CURRENT EXISTING CONDITIONS.

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, I WONA-ROSTEK-ZARSKA, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 21245, EXPIRATION DATE: JUNE 9, 2018.

PLANT LIST

KEY	QUANTITY	BOTANICAL NAME / COMMON NAME	SIZE	CONDITION	REMARKS
	41	ACER RUBRUM 'KARPICK' 'KARPICK' RED MAPLE	21/2-3" CAL.	B & B	
	50	TILIA CORDATA 'GREENSPIRE' LITTLE LEAF LINDEN	21/2-3" CAL.	B & B	
	28	ULMUS PARVIFOLIA CHINESE ELM	21/2-3" CAL.	B & B	
	26	CHIONANTHUS VIRGINICUS FRINGE TREE	8'-10' HT	B & B	NO MORE THAN 5 TRUNKS
	27	CERCIS CANADENSIS EASTERN REDBUD	8'-10' HT	B & B	
	62	PINUS STROBUS EASTERN WHITE PINE	6-8' HT.	B & B	SPACE 10' O.C. STAGGER
	30	PICEA ABIES NORWAY SPRUCE	6-8' HT.	B & B	SPACE 10' O.C. STAGGER
CA	27	CLETHRA ALNIFOLIA SWEET PEPPERBUSH	24"-30" HT.	CONTAINER	
EA	77	EUONYMUS ALATUS COMPACTA DWARF WINGED EUONYMUS	21/2-3' HT	B & B	SPACE 5' O.C. STAGGER
JC	46	JUNIPERUS CHINENSIS SARGENTII SARGENT'S JUNIPER	18-24" SPD	CONTAINER	SPACE 3' O.C. STAGGER
SG	56	SPIRAEA BUMALDA 'GOLD MOUND' 'GOLD MOUND' SPIREA	18-24" SPD	B & B	SPACE 5' O.C. AS SHOWN
AG	206	ABELIA GRANDIFLORA GLOSSY ABELIA	24"-30" HT.	B & B	SPACE 5' O.C. AS SHOWN
EF	2865	EUONYMUS FORTUNEI VAR. COLORATUS PURPLELEAF WINTERCREEPER	2 1/4"	POT	SPACE 12' O.C. STAGGER

NOTE: CONTRACTOR TO CHECK WITH MARYLAND AVIATION ADMINISTRATION MR. JOE CORBETT @410-859-7370 IF ANY SUBSTITUTIONS ARE REQUIRED.

SCHEDULE A
PERIMETER LANDSCAPE EDGE

Category	Adjacent to Roadways	Adjacent to Perimeter Properties		
Perimeter Number	1	2	3	4
Landscape Type	B / E	NOT REQ.'D	C	NOT REQ.'D
Linear Feet of Roadway Frontage/Perimeter	347 LF / 699 LF	342 / 130 / 47 LF	1012 LF	1043 / 84 LF.
Credits for Existing Vegetation (Yes, No, Linear Feet) (Describe below if needed)	NO	NO	NO	YES- 690 LF
Credits for Wall, Fence or Berm (Yes, No, Linear Feet) (Describe below if needed)	NO	NO	NO	NO
Number of Plants Required				
Shade Trees	7 / 17	N/A	25	N/A
Evergreen Trees	9	N/A	51	N/A
Shrubs	175	N/A	0	N/A
Number of Plants Provided				
Shade Trees	26		25	
Evergreen Trees	36		47	
Other Trees (2:1 substitution)	7		6	
Shrubs (10:1 substitution)	105			
(Describe plant substitution credits below if needed)				

This site extends beyond the sheet. To the south on the site is an existing wetland and wooded buffer to remain. We substituted evergreen and flowering trees across the front of the site in lieu of some of the shrubs.

SCHEDULE B
PARKING LOT INTERNAL LANDSCAPING

Number of Parking Spaces	449
Number of Trees Required	23
Number of Trees Provided Shade Trees Other Trees (2:1 substitution)	41
Internal Islands Required	23
Internal Islands Provided (Min. 200 Sf.)	23

LANDSCAPE SURETY NOTE:

FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF $ 33,950.00

66 SHADE TREES

60 EVERGREEN TREES

175 SHRUBS

NOTE:

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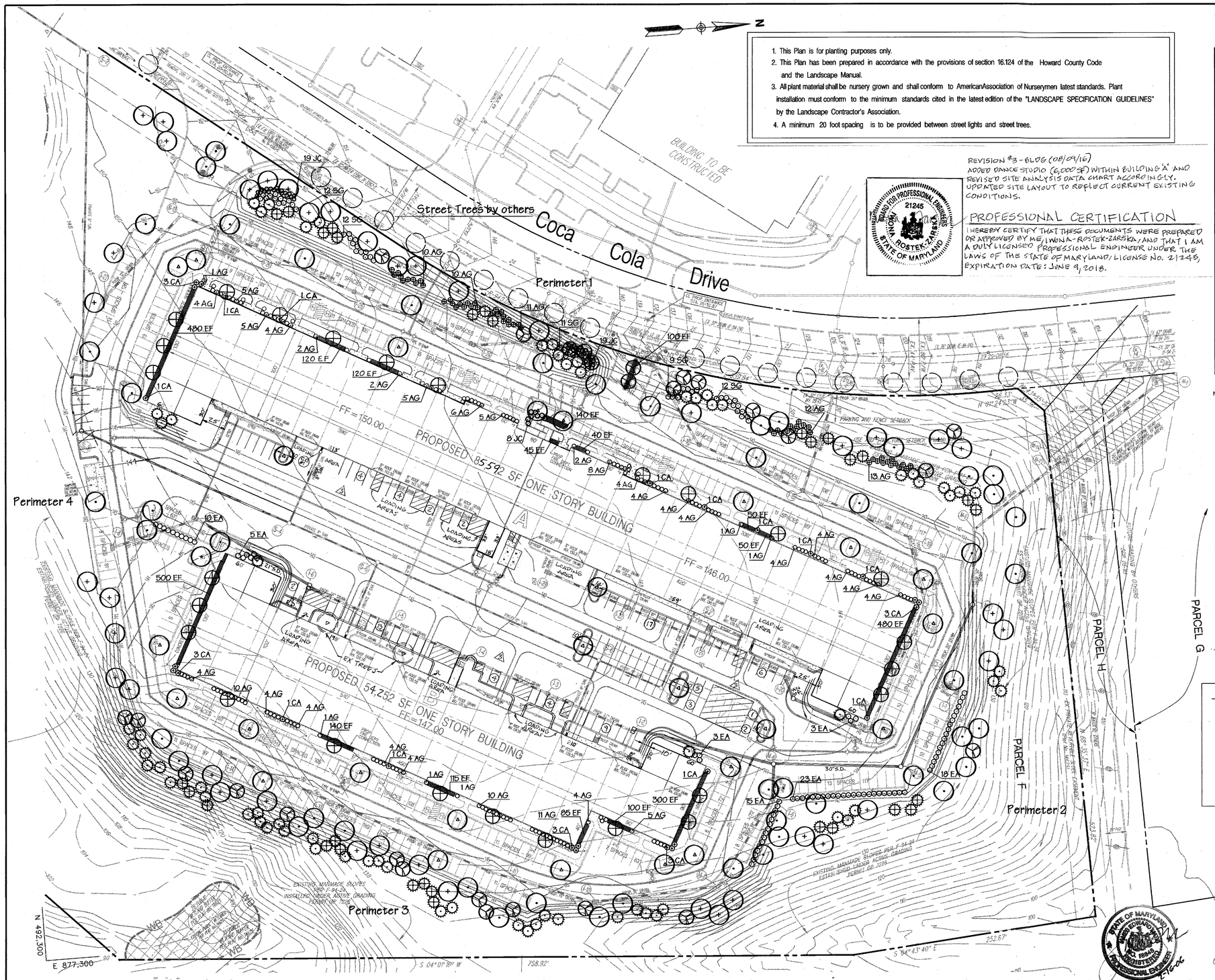
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division — Date 6/20/05
Chief, Division of Land Development — Date 2/5/05
Director — Date 2/5/05

PERMIT INFORMATION CHART

Subdivision Name			Section /Area		Lot/Parcel No.
Patapsco Valley Business Center			N/A		F Tax Parcel 285
Plat No.	Grid #	Zoning	Tax Map No.	Election District	Census Tract
17406-07	20	M-2	38	1st	6012.02
Water Code			Sewer Code		
A 04			2150501		



Plan

Scale: 1" = 50'

FEBRUARY 16, 2006
REVISIONS THIS SHEET:
INCORPORATED SITE PLAN REVISIONS & REV. PLANTING LOCATIONS. ADD 7 LANDSCAPE ISLANDS. ADD 7 CHINESE ELMS

SEPTEMBER 13, 2005
REVISIONS THIS SHEET:
INCORPORATE SITE PLAN REVISIONS
NO CHANGES TO PLANTING QUANTITIES

REV. 1 9-13-05

Matis Warfield
consulting engineers
10540 york road suite m
hunt valley, maryland 21030
phone 410-683-7004
facsimile 410-683-1798
www.matiswarfield.com

Developer /Owner
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By Member – Merritt Properties, LLC
By: Robb Merritt, Vice President
c/o Merritt Properties, LLC
2066 Lord Baltimore Drive
Baltimore, Maryland 21244
Phone (410) 298-2600
Fax (410) 298-9644

LANDSCAPE ARCHITECTS
HUMAN & ROHDE, INC.
512 Virginia Avenue
Towson, Maryland 21286
410 825 3885

Developer's/Builder's Certificate:
I / We certify that the landscaping shown on this plan will be done according to the plan, and shall be completed in accordance with this plan per 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 Howard County Department of Planning and Zoning.

For Merritt PV1, LLC by Member Merritt Properties, LLC
by Robb Merritt, Vice President — Date 6-16-05

Final Landscape Plan

Proposed Flex Office Buildings
Parcel F
Patapsco Valley Business Center

Red-Line Rev. 2- February 16, 2006
Red-Line Rev. 1- September 13, 2005
June 16, 2005

Howard County, Maryland
Scale: 1" = 50'

Sheet 12 of 13
SDP 05-91

SDP 05-91

1. This Plan is for planting purposes only.
2. This Plan has been prepared in accordance with the provisions of section 16.124 of the Howard County Code and the Landscape Manual.
3. All plant material shall be nursery grown and shall conform to AmericanAssociation of Nurserymen latest standards. Plant installation must conform to the minimum standards cited in the latest edition of the "LANDSCAPE SPECIFICATION GUIDELINES" by the Landscape Contractor's Association.
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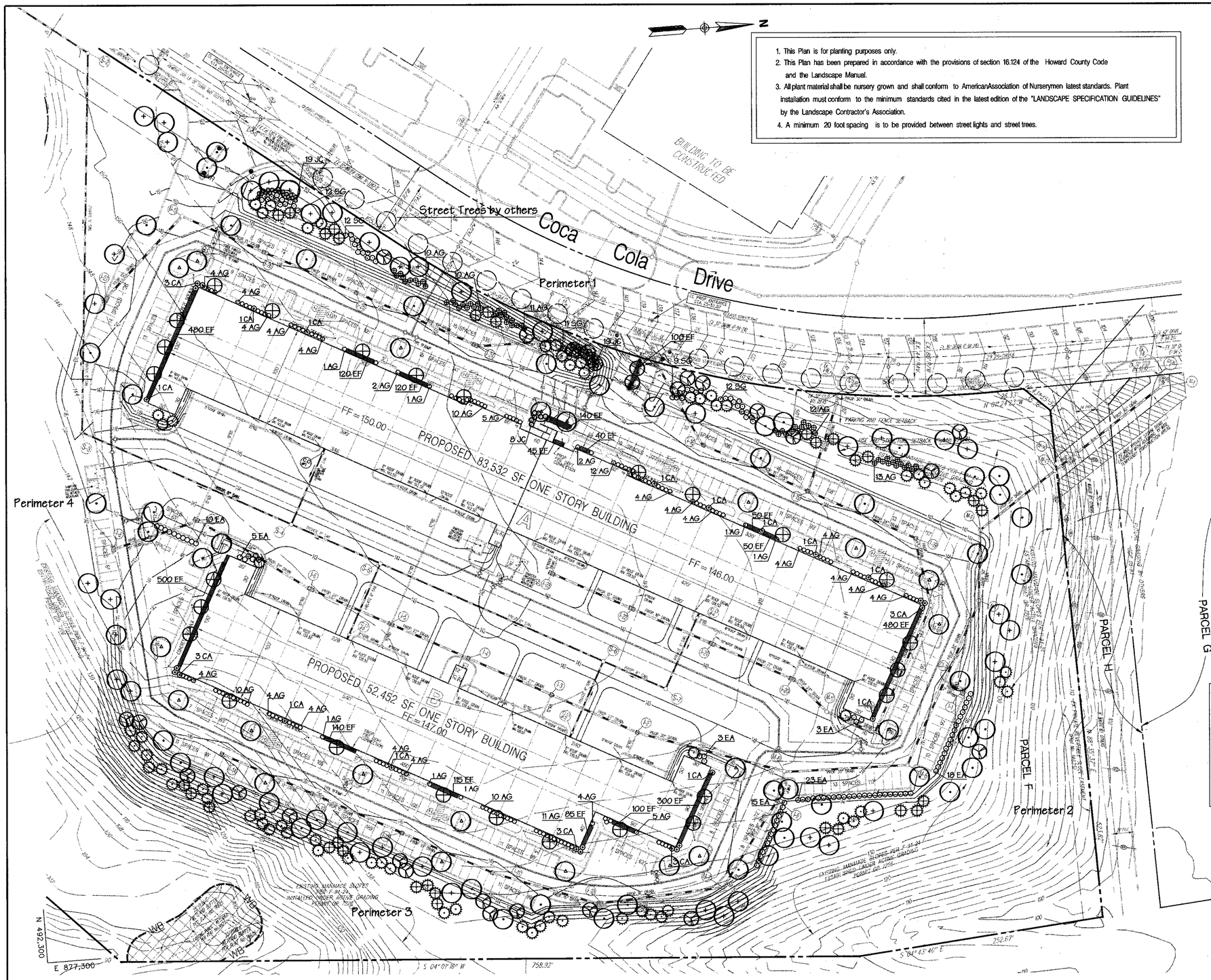

Plan

Scale: 1" = 50'

PLANT LIST

KEY	QUANTITY	BOTANICAL NAME / COMMON NAME	SIZE	CONDITION	REMARKS
+	41	ACER RUBRUM 'KARPICK' 'KARPICK' RED MAPLE	2 1/2-3" CAL.	B & B	
•	50	TILIA CORDATA 'GREENSPIRE' LITTLE LEAF LINDEN	2 1/2-3" CAL.	B & B	
△	21	ULMUS PARVIFOLIA CHINESE ELM	2 1/2-3" CAL.	B & B	
⊕	26	CHIONANTHUS VIRGINICUS FRINGE TREE	8'-10' HT	B & B	NO MORE THAN 5 TRUNKS
⊗	27	CERCIS CANADENSIS EASTERN REDBUD	8'-10' HT	B & B	
⊙	62	PINUS STROBUS EASTERN WHITE PINE	6-8' HT.	B & B	SPACE 10' O.C. STAGGER
⊕	30	PICEA ABIES NORWAY SPRUCE	6-8' HT.	B & B	SPACE 10' O.C. STAGGER
CA	27	CLETHRA ALNIFOLIA SWEET PEPPERBUSH	24"-30" HT.	CONTAINER	
EA	77	EUONYMUS ALATUS COMPACTA DWARF WINGED EUONYMUS	2 1/2-3' HT	B & B	SPACE 5' O.C. STAGGER
JC	46	JUNIPERUS CHINENSIS SARGENTII SARGENT'S JUNIPER	18-24" SPD	CONTAINER	SPACE 3' O.C. STAGGER
SG	56	SPIRAEA BUMALDA 'GOLD MOUND' 'GOLD MOUND' SPIREA	18-24" SPD	B & B	SPACE 5' O.C. AS SHOWN
AG	206	ABELIA GRANDIFLORA GLOSSY ABELIA	24"-30" HT.	B & B	SPACE 5' O.C. AS SHOWN
EF	2865	EUONYMUS FORTUNEI VAR. COLORATUS PURPLELEAF WINTERCREEPER	2 1/4"	POT	SPACE 12' O.C. STAGGER

NOTE: CONTRACTOR TO CHECK WITH MARYLAND AVIATION ADMINISTRATION MR. JOE CORBETT @410 -859- 7370 IF ANY SUBSTITUTIONS ARE REQUIRED.

SCHEDULE A
PERIMETER LANDSCAPE EDGE

Category	Adjacent to Roadways	Adjacent to Perimeter Properties		
Perimeter Number	1	2	3	4
Landscape Type	B / E	NOT REQ.D	C	NOT REQ.D
Linear Feet of Roadway Frontage/Perimeter	347 LF/ 699 LF	342 / 130 / 47 LF	1012 LF	1043 / 64 LF.
Credits for Existing Vegetation (Yes, No, Linear Feet) (Describe below if needed)	NO	NO	NO	YES- 690 LF
Credits for Wall, Fence or Berm (Yes, No, Linear Feet) (Describe below if needed)	NO	NO	NO	NO
Number of Plants Required				
Shade Trees	7 / 17	N/A	25	N/A
Evergreen Trees	9	N/A	51	N/A
Shrubs	175	N/A	0	N/A
Number of Plants Provided				
Shade Trees	26		25	
Evergreen Trees	30		47	
Other Trees (2:1 substitution)	7		6	
Shrubs (10:1 substitution)	105			
(Describe plant substitution credits below if needed)				

This site extends beyond the sheet. To the south on the site is an existing wetland and wooded buffer to remain. We substituted evergreen and flowering trees across the front of the site in lieu of some of the shrubs.

SCHEDULE B
PARKING LOT INTERNAL LANDSCAPING

Number of Parking Spaces	340
Number of Trees Required	17
Number of Trees Provided	
Shade Trees	34
Other Trees (2:1 substitution)	
Internal Islands Required	17
Internal Islands Provided (Min. 200 S.f.)	17

LANDSCAPE SURETY NOTE:

FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF $ 33,950.00

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60 EVERGREEN TREES

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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division	Date 6/20/05
Chief, Division of Land Development	Date 7/5/05
Director	Date 7/5/05

PERMIT INFORMATION CHART

Subdivision Name	Section /Area		Lot/Parcel No.
Patapsco Valley Business Center	N/A		F Tax Parcel 285
Plat No. / Grid #	Zoning	Tax Map No. / Election District	Census Tract
17906-07 / 20	M-2	38 / 1st	6012.02
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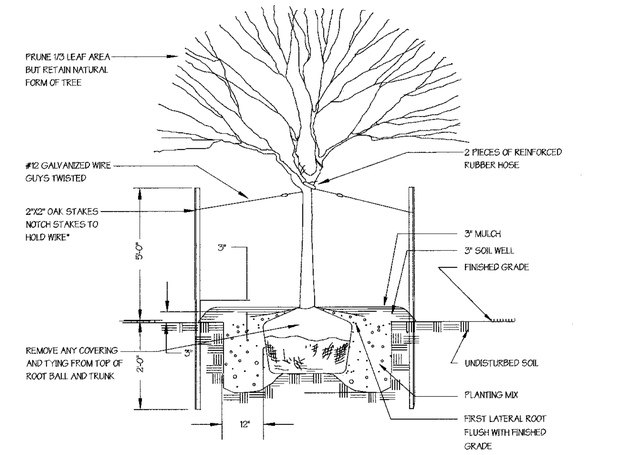
Final Landscape Plan
Proposed Flex Office Buildings
Parcel F
Patapsco Valley Business Center

Howard County, Maryland
Scale: 1" = 50'
June 16, 2005
Sheet 12 of 13
SDP 05-91

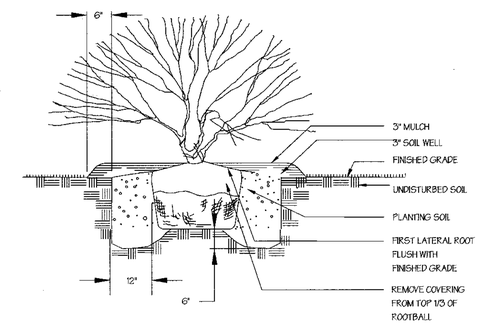
SDP 05-91



*EVERGREEN & DECIDUOUS
*STAKES AND WIRE ARE TO BE REMOVED AT THE COMPLETION OF ONE FULL GROWING SEASON.

PLANTING DETAIL FOR TREES* - 1 - 4" CALIPER

NOT TO SCALE



SHRUB PLANTING DETAIL

NOT TO SCALE

SPECIFICATIONS FOR PLANTING

PLANT IDENTIFICATION:
All plants shall be properly marked for identification and checking.

LIST OF PLANT MATERIALS:
The contractor will verify plant quantities prior to bidding and any discrepancies shall be brought to the attention of the Landscape Architect. The Contractor shall furnish and plant all plants required to complete the work as shown on the drawings. Substitutions shall not be made without the written approval of the Landscape Architect. This contract will be based on the bidder having verified, prior to bidding, the availability of the required plant materials as specified on the Plant List.

PLANT QUANTITY:
All shrubs shall be dense, heavy to the ground, and well grown, showing evidence of having been sheared regularly, and sound, free of plant disease or insect eggs, and shall have a healthy, normal root system. plants shall be nursery grown. Plants shall not be pruned prior to delivery. The shape of the plant shall in general conform to its natural growth proportions unless otherwise specified. All plants including container grown shall conform to American Standard for Nursery Stock (ANSI z60.1 latest edition), and shall have a well-shaped, heavy branch structure for the species. Evergreen trees are to have an internode no greater than 24" and shall be uniformly well-shaped. All plant sizes shall average at least the middle of the range given in the plant list.

PLANT SPACING:
Plant spacing is to scale on the plan or as shown on the plant list.

SOIL MIX:
Soil mix will be 2/3 existing soil and 1/3 leaf mold or equal organic material, thoroughly mixed and homogenized.

BALL SIZE:
The ball size shall conform to the American Association of Nurserymen's publication entitled American Standard For Nursery Stock, ANSI z60.1, latest edition.

EXCAVATION:
Holes for all plants shall be 18" larger in diameter than size of ball or container and shall have vertical sides. Hedges shall be planted in a trench 12" wider than ball diameter. Beds for mass planting shall be entirely rototilled to a depth of 8" and shall be 18" beyond the average outside edge of plant balls. A 2" layer of organic material (i.e., leaf mold) will be incorporated into plant beds by tilling again.

PLANTING:
Backfilling shall be done with soil mix, reasonably free of stones, subsoil, clay, lumps, stumps, roots, weeds, bermuda grass, litter, toxic substances, or any other material which may be harmful to plant growth or hinder grading, planting, or maintence operations. Should any unforeseen or unsuitable planting conditions arise, such as faulty soil drainage or chemical residues, they should be called to the attention of the Landsape Architect and Owner for adjustments before planting. The plant shall be set plumb and straight and shall be staked at the time of planting. Backfill shall be well worked about the roots and settled by watering. Plants will be planted higher than surrounding grade. Shrubs will be 1" higher and trees will be 3" higher. Remove rope from around tree trunks and lay back burlap from top of all B&B material. Nylon or vinyl rope and/or burlap will be completely removed from all plant material prior to planting.

TRANSPLANTING TREES BY TREE MACHINES:
Trees shall be moved by machines thats provide a minimum of 9" per 1" of tree caliper. Holes are to be dug by the same size machine as the one transporting the plant. The plant material shall be transplanted in approximately the same growing condition as it is pleasently growing, in terms of soil type and moisture content. Fertilize and guy as described in these plans and specifications.

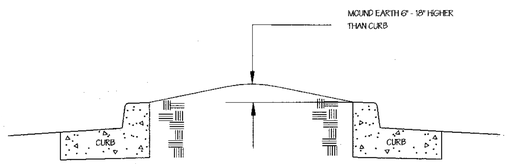
CULTIVATION:
All trenches and shrub beds shall be cultivated, edged and mulched to a depth of 3" with shredded bark. The area around isolated plants shall be mulched to at least 6" greater diameter than that of the hole. Plant beds adjacent to buildings shall be mulched to the building wall.

MAINTENANCE:
the Contractor shall be responsible during the contract and up to the time of acceptance for keeping the planting and work incidental thereto in good condition, by replanting, plant replacement, watering, weeding, cultivating, pruning and spraying, restaking and cleaning up and by performing all other necessary operations of care for promotion of good plant growth so that all work is in satisfactory condition at time of acceptance, at no additional cost to the Owner.

FERTILIZER:
Fertilizer shall be a slow release type contained in polyethylene perforated bags with micropore holes for controlled feeding, such as Easy Grow as manufactured by Specialty Fertilizer, Inc., Box 365, Suffern, New York 10901, or approved equal. The bags shall contain 1 ounce of soluble fertilizer analysis 16-18-16 per unit to last three (3) years and shall be applied during planting as recommended by the manufacturer. If fertilizer packets are not used, the Contractor shall apply granular fertilizer to the soil mixt with 10-6-4 analysis, 50% organic, at the following rates: Trees @ 2-3 lbs. per caliper inch; Shrub Beds @ 3-5 lbs per 100 sq.ft.; and Groundcover Beds @ 2-3 lbs. per 100 sq.ft.

GROUNDCOVER:
All areas of groundcover shall be rototilled a depth of 6". Apply 2" of organic material and rototill until thoroughly mixed. Apply fertilizer as stated above.

GUARANTEE AND REPLACEMENT:
All material shall be unconditionally guaranteed for one (1) year. The Contractor is responsible for watering but not for losses or damage caused by mechanical injury or vandalism.



Parking Island Detail

NOT TO SCALE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division		6/30/05 Date
Chief, Division of Land Development		7/5/05 Date
Director		7/5/05 Date

PERMIT INFORMATION CHART

Subdivision Name			Section /Area		Lot/Parcel No.
Patapsco Valley Business Center			N/A		F Tax Parcel 285
Plat ~~or Liber/Folio~~ 17406-07 ~~17406 17407~~	Grid # 20	Zoning M-2	Tax Map No. 38	Election District 1st	Census Tract 6012.02
Water Code A 04			Sewer Code 2150501		

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STATE OF MARYLAND REGISTERED PROFESSIONAL ENGINEER NO. 19848

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By Member – Merritt Properties, LLC
By: Robb Merritt, Vice President
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For Merritt PV1, LLC by Member Merritt Properties, LLC — 6-16-05 Date
by Robb Merritt, Vice President

Final Landscape Details

Proposed Flex Office Buildings
Parcel F
Patapsco Valley Business Center

Howard County, Maryland — Sheet 13 of 13
Scale: As Shown — June 16, 2005 — SDP 05-91

SDP 05-91

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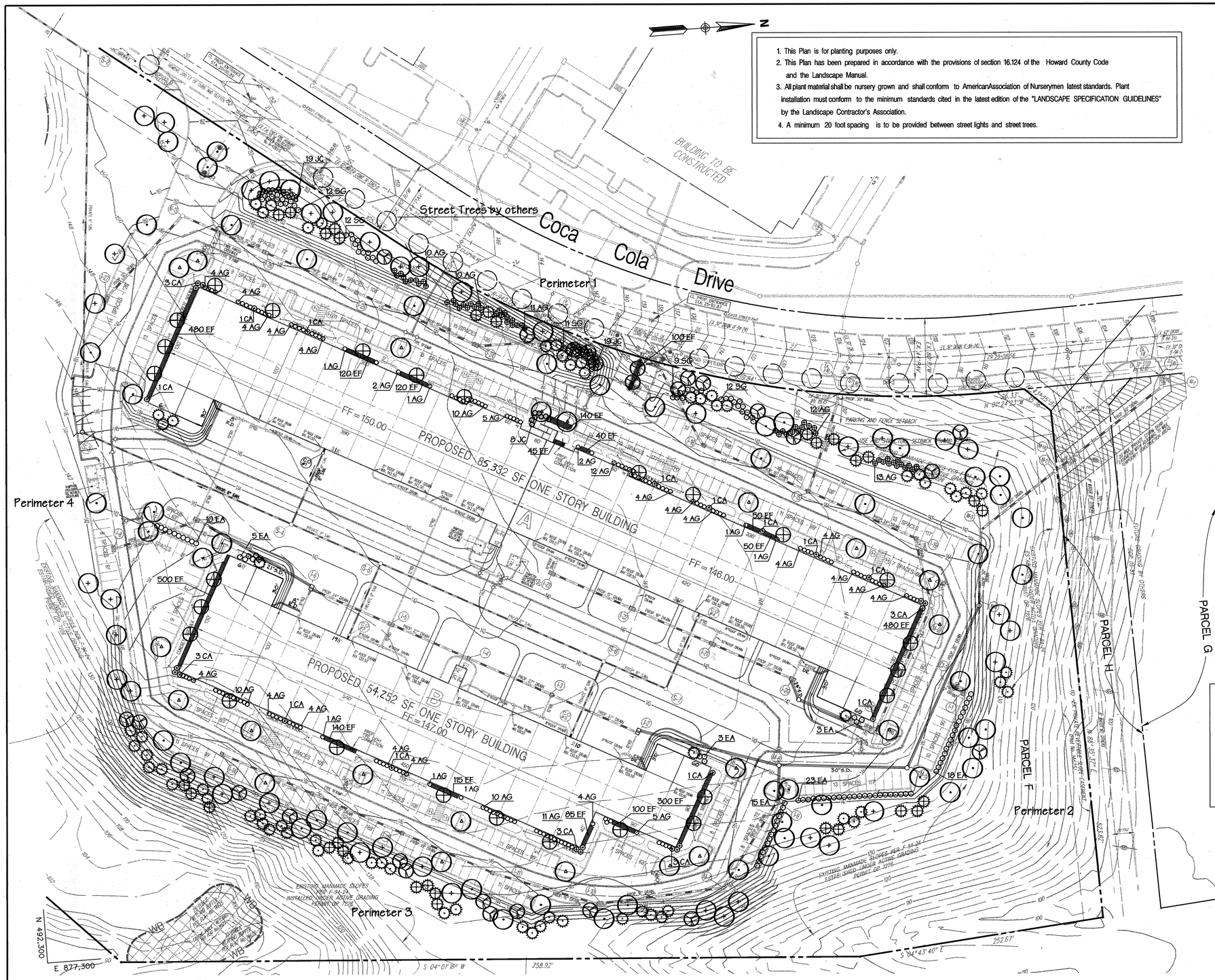

Plan

Scale: 1" = 50'

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•	50	TILIA CORDATA 'GREEN SPIRE' / LITTLE LEAF LINDEN	2½-3" CAL.	B & B	
△	21	ULMUS PARVIFOLIA / CHINESE ELM	2½-3" CAL.	B & B	
⊕	26	CHIONANTHUS VIRGINICUS / FRINGE TREE	8'-10' HT	B & B	NO MORE THAN 5 TRUNKS
⊘	27	CERCIS CANADENSIS / EASTERN REDBUD	8'-10' HT	B & B	
⊙	62	PINUS STROBUS / EASTERN WHITE PINE	6-8' HT.	B & B	SPACE 10' O.C. STAGGER
⊕	30	PICEA ABIES / NORWAY SPRUCE	6-8' HT.	B & B	SPACE 10' O.C. STAGGER
CA	27	CLETHRA ALNIFOLIA / SWEET PEPPERBUSH	24"-30" HT.	CONTAINER	
EA	77	EUONYMUS ALATUS COMPACTA / DWARF WINGED-EUONYMUS	2½-3' HT	B & B	SPACE 5' O.C. STAGGER
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SCHEDULE A
PERIMETER LANDSCAPE EDGE

Category	Adjacent to Roadways	Adjacent to Perimeter Properties		
Perimeter Number	1	2	3	4
Landscape Type	B / E	NOT REQ'D	C	NOT REQ'D
Linear Feet of Roadway Frontage/Perimeter	347 LF / 689 LF	342 / 130 / 47 LF	1012 LF	1043 / 84 LF.
Credits for Existing Vegetation (Yes, No, Linear Feet) (Describe below if needed)	NO	NO	NO	YES- 690 LF
Credits for Wall, Fence or Berm (Yes, No, Linear Feet) (Describe below if needed)	NO	NO	NO	NO
Number of Plants Required				
Shade Trees	7 / 17	N/A	25	N/A
Evergreen Trees	9	N/A	51	N/A
Shrubs	175	N/A	0	N/A
Number of Plants Provided				
Shade Trees	26		25	
Evergreen Trees	38		47	
Other Trees (2:1 substitution)	7		6	
Shrubs (10:1 substitution)	103			
(Describe plant substitution credits below if needed)				

This site extends beyond the sheet. To the south on the site is an existing wetland and wooded buffer to remain. We substituted evergreen and flowering trees across the front of the site in lieu of some of the shrubs.

SCHEDULE B
PARKING LOT INTERNAL LANDSCAPING

Number of Parking Spaces	349
Number of Trees Required	17
Number of Trees Provided	
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Other Trees (2:1 substitution)	
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Internal Islands Provided (Min. 200 Sf.)	17

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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division	DPW	6/20/05 Date
Chief, Division of Land Development		7/5/05 Date
Director		7/5/05 Date

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STATE OF MARYLAND MARIO EDWARDO VIANA No. 19848 REGISTERED PROFESSIONAL ENGINEER

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By Member – Merritt Properties, LLC
By: Robb Merritt, Vice President
c/o Merritt Properties, LLC
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by Robb Merritt, Vice President — 6-16-05 Date

STATE OF MARYLAND MARIO EDWARDO VIANA No. 19848 REGISTERED PROFESSIONAL ENGINEER

REV. 1
11-13-05
SEPTEMBER 13, 2005
REVISIONS THIS SHEET:
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NO CHANGES TO PLANTING QUANTITIES

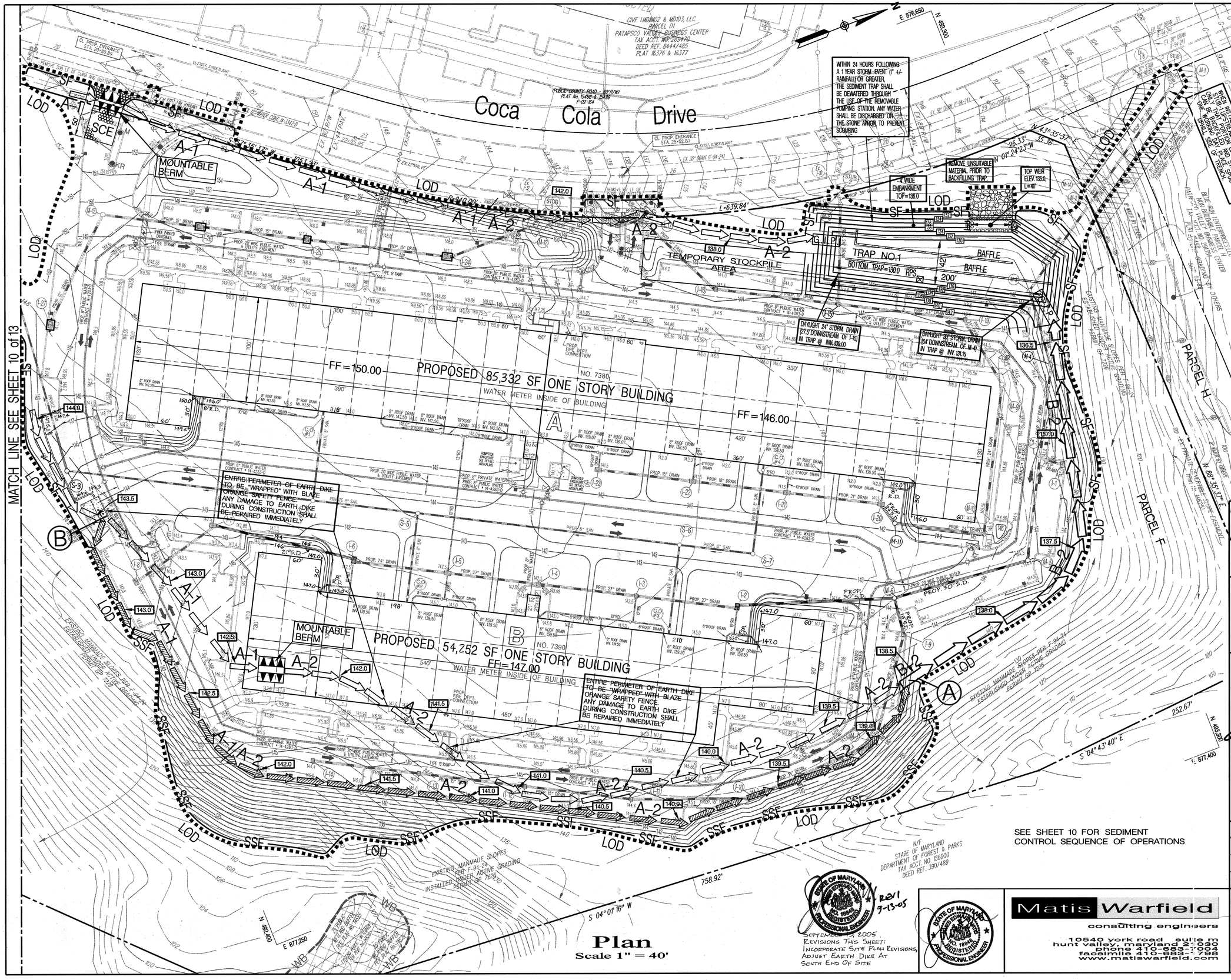
Final Landscape Plan
Proposed Flex Office Buildings
Parcel F
Patapsco Valley Business Center

Howard County, Maryland
Scale: 1" = 50'

Red-Line Rev. 1
September 13, 2005
June 16, 2005

Sheet 12 of 13
SDP 05-91

SDP 05-91



Plan
Scale 1" = 40'

Legend

Existing Contours	80
Proposed Grades	114
Existing Water	
Proposed Private Water	
Proposed Public Water	
Existing Sanitary	
Proposed Private Sanitary	
Existing Storm Drain	
Proposed Private Storm Drain	
Existing Curb and Gutter	
Proposed Conc. Curb & Gutter	
Proposed Concrete Paving	
Handicap Parking Space	(H)
Guard Rail	
Future Grades By Others	
Proposed Elevation at flow line of Earth Dike	138.0
Gabion Inflow Protection	G.I.P.
Limit of Disturbance	LOD
Removable Pumping Station	⊠
Super Silt Fence	SSF
Silt Fence	SF
Earth Dike	
Interim Earth Dike	
Stabilized Construction Entrance	SSE

TRAP NUMBER		1
TYPE		SROST ST IV
EXISTING DRAINAGE AREA AC.		9.67
INTERIM DRAINAGE AREA AC.		10.00(a)
PROPOSED DRAINAGE AREA AC.		10.00
STORAGE REQUIRED C.F. 3,600 C.F./ACRE	WET	18,000
	DRY	18,000
	TOTAL	36,000
STORAGE PROVIDED C.F.	WET	29,066
	DRY	24,508
	TOTAL	53,574
WEIR CREST ELEV.		135.0
BOTTOM ELEV.		130.0
TOP EMBANKMENT ELEV.		136.0
LIMIT WET STORAGE / ELEV.		133.0
CLEANOUT ELEV.=½ WET STORAGE DEPTH		131.5
SIDE SLOPES		2 :1
WET STORAGE ZONE ELEV.		130.0 – 133.0
DRY STORAGE ZONE ELEV.		133.0 – 135.0
BOTTOM DIMENSION		200' x 42' irregular
EXIST. GROUND ELEV. AT OUTLET		134.0
OUTLET WIDTH		40'

(a) If proposed inlets clog

Developer / Owner
Merritt PV1, LLC
By Member – Merritt Properties, LLC
By: Robb Merritt, Vice President
c/o Merritt Properties, LLC
2066 Lord Baltimore Drive
Baltimore, Maryland 21244
Phone (410) 298-2600
Fax (410) 298-9644

ENGINEER'S CERTIFICATE

" I certify that this plan for sediment and erosion 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"

James E. Matis, P.E. MD 18848 — Date: 6 /16 /05

DEVELOPER'S CERTIFICATE

" I/We certify that all development and construction will be done according to this plan for sediment and erosion control, and that all 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"

For Merritt PV1, LLC by Member Merritt Properties, LLC by Robb Merritt, Vice President — Date: 6 /16 /05

Reviewed for Howard SCD and meets Technical Requirements

USDA – Natural Resources Conservation Service — Date: 6/28/05

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

Howard SCD — Date: 6/28/05

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division — Date: 6/30/05

Chief, Land Development Division — Date: 7/5/05

Director — Date: 7/5/05

PERMIT INFORMATION CHART

Subdivision Name		Section / Area		Lot / Parcel No.
Patapsco Valley Business Center		N/A		F Tax Parcel 285
Plat or Liber/Folio 17406 – 17407	Grid # 20	Zoning M-2	Tax Map No. 38	Election District 1st	Census Tract 6012.02
Water Code A 04		Sewer Code 2150501		

SEE SHEET 10 FOR SEDIMENT CONTROL SEQUENCE OF OPERATIONS

REV1 9-13-05

SEPTEMBER 13, 2005
REVISIONS THIS SHEET:
INCORPORATE SITE PLAN REVISIONS, ADJUST EARTH DIKE AT SOUTH END OF SITE

Matis Warfield
consulting engineers
10540 york road suite m
hunt valley, maryland 21030
phone 410-883-7004
facsimile 410-883-7798
www.matiswarfield.com

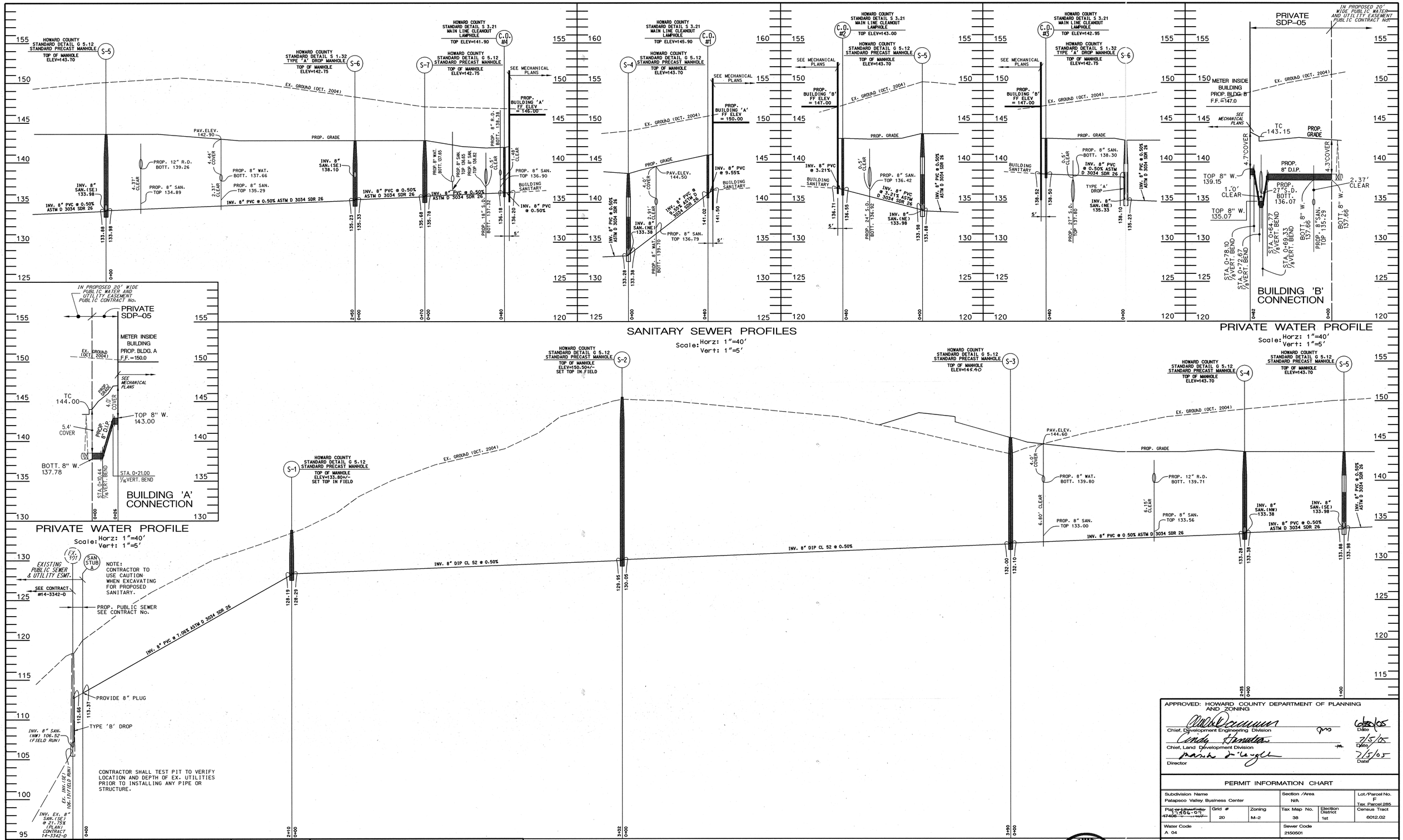
Sediment & Erosion Control Plan
Proposed Flex Office Buildings
Parcel F
Patapsco Valley Business Center

Howard County, Maryland
Scale: As Shown

Red-Line Rev. 1 – September 13, 2005
June 16, 2005

Sheet 9 of 13
SDP 05-91

SDP 05-91



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division — Date 6/28/05

Chief, Land Development Division — Date 7/5/05

Director — Date 7/5/05

PERMIT INFORMATION CHART

Subdivision Name	Section /Area	Lot/Parcel No.
Patapsco Valley Business Center	N/A	F Tax Parcel 285

Plat or Liber/Folio	Grid #	Zoning	Tax Map No.	Election District	Census Tract
~~47406~~ 13406-01	20	M-2	38	1st	6012.02

Water Code	Sewer Code
A 04	2150501

Matis Warfield
consulting engineers
10540 york road suite m
hunt valley, maryland 21030
phone 410-683-7004
facsimile 410-683-1798
www.matiswarfield.com

STATE OF MARYLAND — NO. 19846 — REGISTERED PROFESSIONAL ENGINEER

Developer/Owner
Merritt PV1, LLC
By Member – Merritt Properties, LLC
By: Robb Merritt, Vice President
c/o Merritt Properties, LLC
2066 Lord Baltimore Drive
Baltimore, Maryland 21244
Phone (410) 298-2600
Fax (410) 298-9644

STATE OF MARYLAND — NO. 19846 — REGISTERED PROFESSIONAL ENGINEER — 9-13-05 REV1

SEPTEMBER 13, 2005
REVISIONS THIS SHEET:
REVISED SANITARY MANHOLE S-3

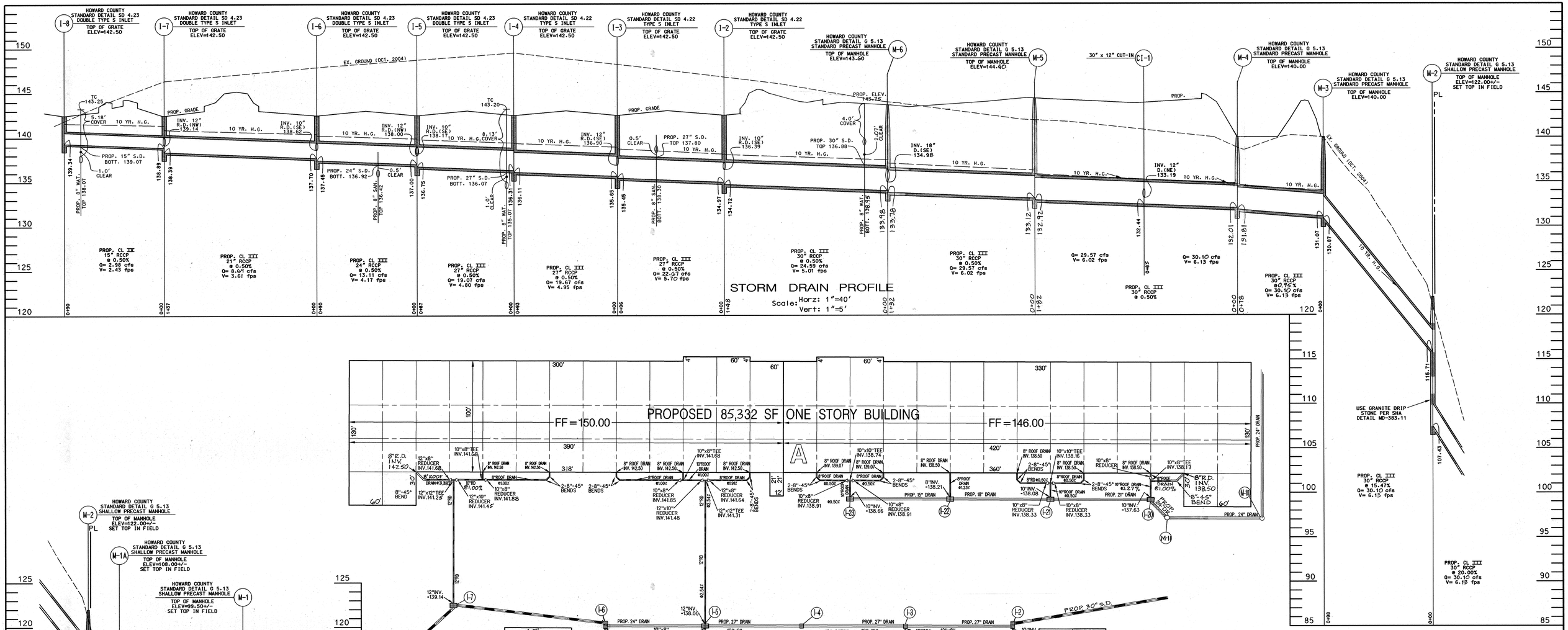
Private Sanitary Sewer and Water Profiles
Proposed Flex Office Buildings
Parcel F
Patapsco Valley Business Center

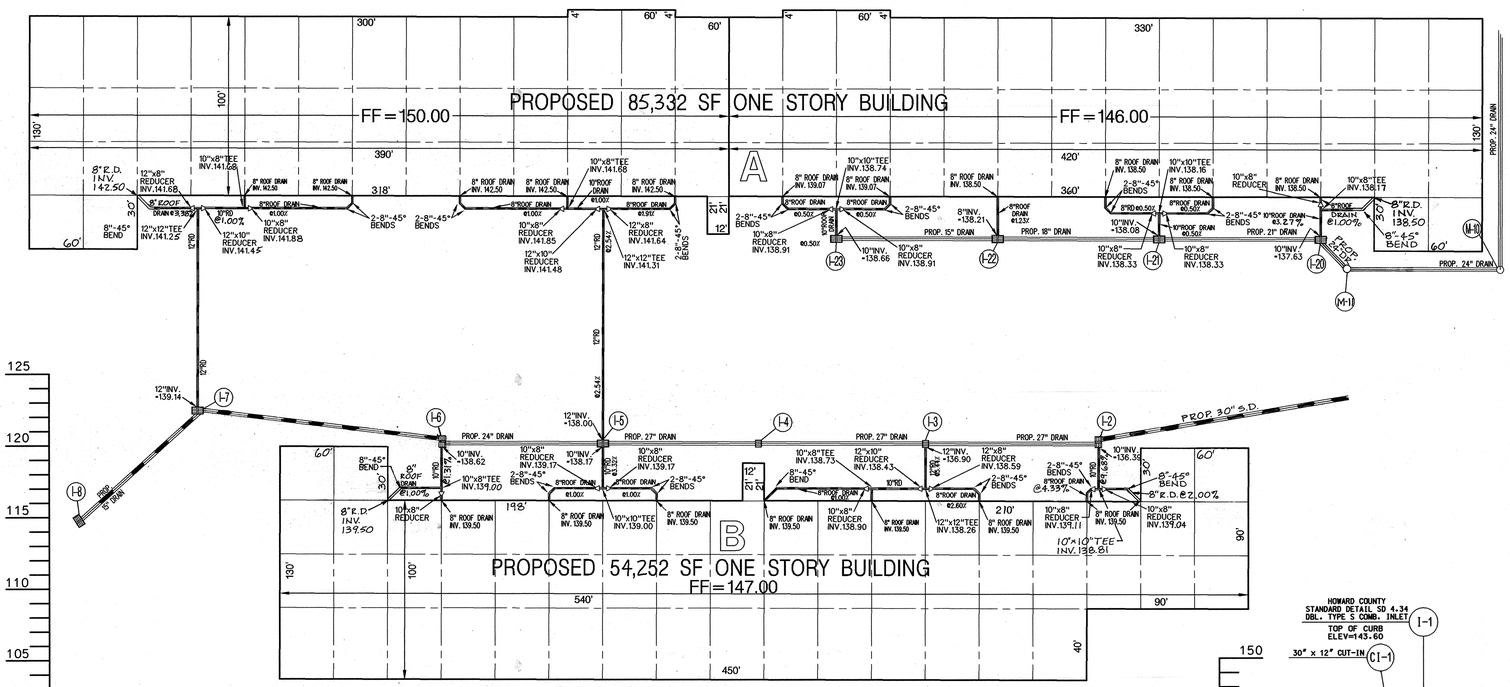
Howard County, Maryland
Scale: As Shown

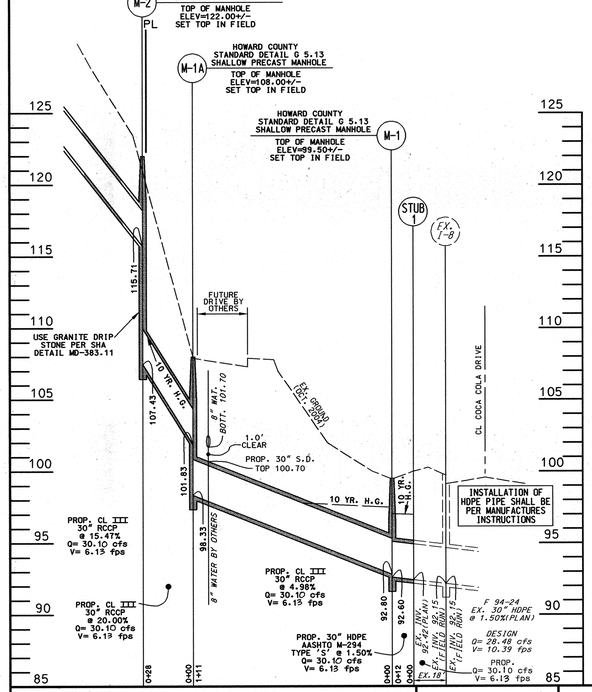
Red-Line Rev. 1 - September 13, 2005
June 6, 2005

Sheet 8 of 13
SDP 05-91

SDP 05-91



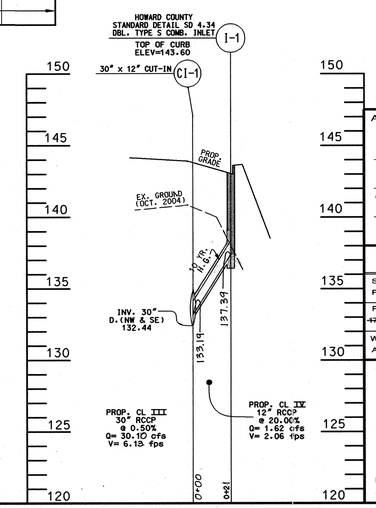




Roof Drainage Detail

Scale: 1" = 40'

NOTES:
1. ALL ROOF DRAINAGE TO BE PVC SCHEDULE 40.



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STATE OF MARYLAND JAMES EDWARD WARFIELD No. 19848 REGISTERED PROFESSIONAL ENGINEER

Developer/Owner
Merritt PV1, LLC
By Member – Merritt Properties, LLC
By: Robb Merritt, Vice President
c/o Merritt Properties, LLC
2066 Lord Baltimore Drive
Baltimore, Maryland 21244
Phone (410) 298-2600
Fax (410) 298-9644

STATE OF MARYLAND JAMES EDWARD WARFIELD No. 19848 REGISTERED PROFESSIONAL ENGINEER

Rev1. 9-13-05

SEPTEMBER 13, 2005
REVISIONS THIS SHEET:
DRAIN PROFILE/
ROOF DRAIN DETAIL

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division	Date 6/30/05
Chief, Land Development Division	Date 7/5/05
Director	Date 7/5/05

PERMIT INFORMATION CHART

Subdivision Name	Section /Area	Lot/Parcel No.
Patapsco Valley Business Center	N/A	F Tax Parcel 285

Plat or Liber/Folio	Grid #	Zoning	Tax Map No.	Election District	Census Tract
~~17406 + 17407~~ 15766-57	20	M-2	38	1st	6012.02

Water Code	Sewer Code
A 04	2150501

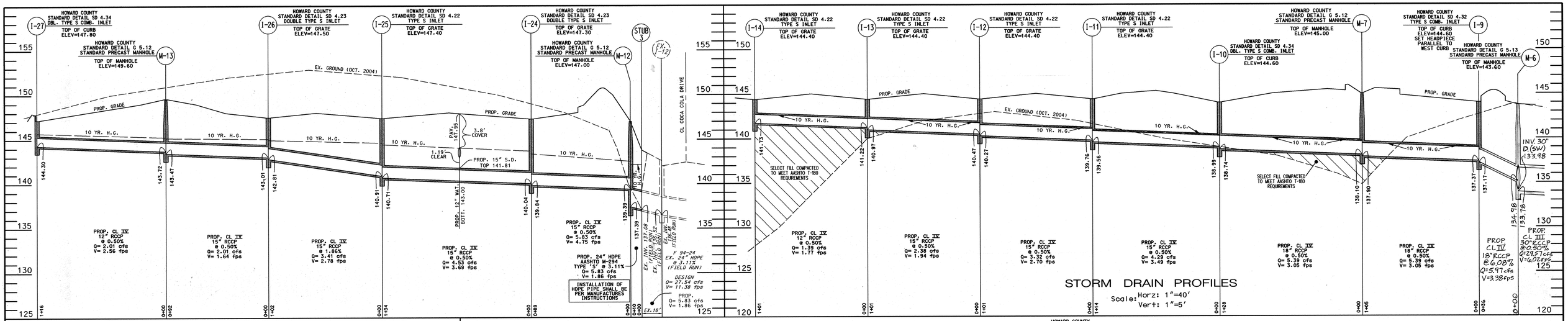
Private Storm Drain Profiles and Details
Proposed Flex Office Buildings
Parcel F
Patapsco Valley Business Center

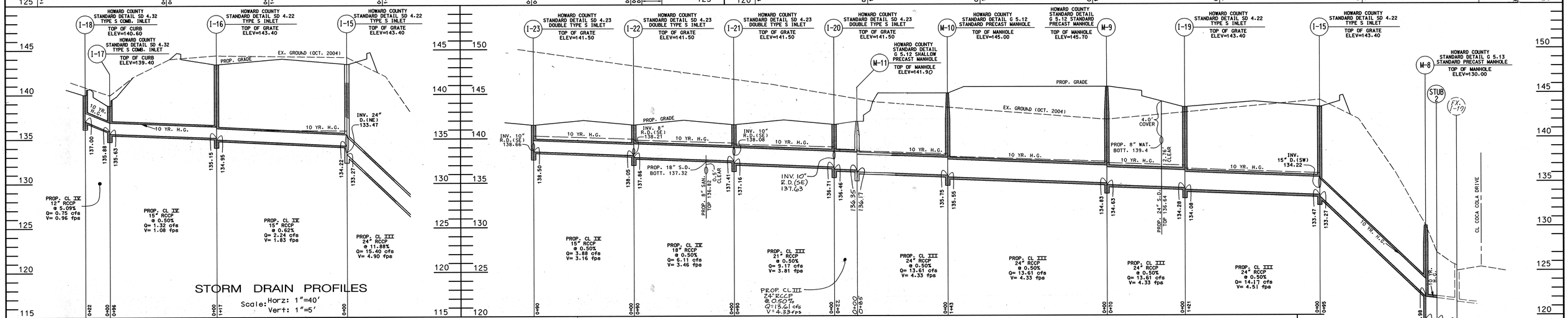
Howard County, Maryland
Scale: As Shown

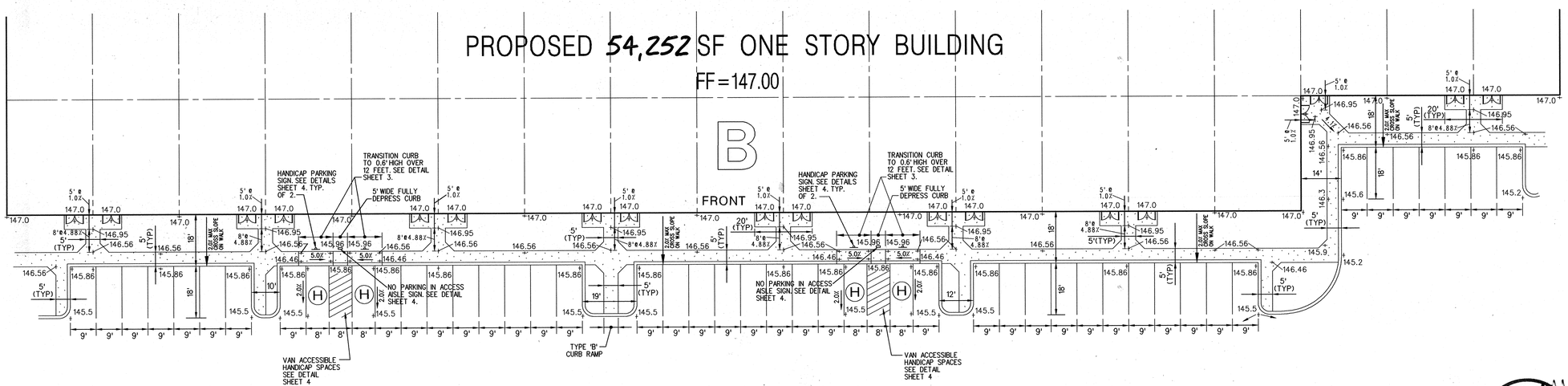
Red-Line Rev. 1- September 13, 2005
June 16, 2005

Sheet 7 of 13
SDP 05-91

SDP 05-91







Detail Handicap Parking and Accessible Route For Building B

Scale: 1" = 20'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division	Date 6/20/05
Chief, Land Development Division	Date 7/5/05
Director	Date 7/5/05

PERMIT INFORMATION CHART

Subdivision Name	Section /Area	Lot/Parcel No.
Patapsco Valley Business Center	N/A	F Tax Parcel 285

Plat or Liber/Folio	Grid #	Zoning	Tax Map No.	Election District	Census Tract
~~Liber 1 Folio 1~~	20	M-2	38	1st	6012.02

Water Code	Sewer Code
A 04	2150501

Private Storm Drain Profiles and Details
Proposed Flex Office Buildings
Parcel F
Patapsco Valley Business Center

Howard County, Maryland
Scale: As Shown

Red-Line Rev. 1- September 13, 2005
June 16, 2005

Sheet 6 of 13
SDP 05-91

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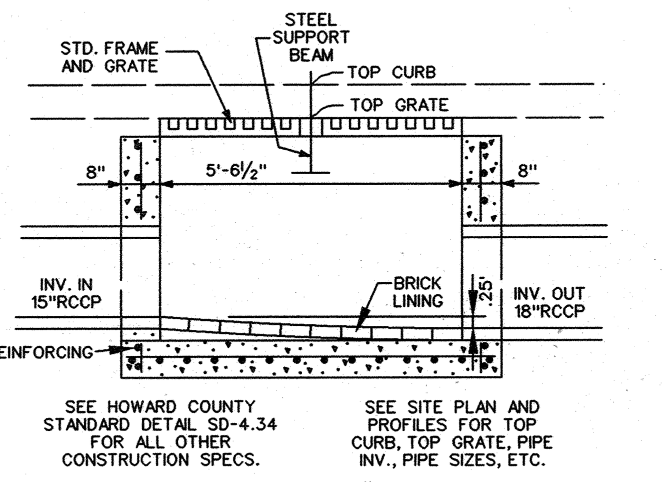
Phone (410) 298-2600
Fax (410) 298-9644

STATE OF MARYLAND NO. 18881 REGISTERED PROFESSIONAL ENGINEER

SEPTEMBER 13, 2005
REVISIONS THIS SHEET:
DRAIN PROFILES

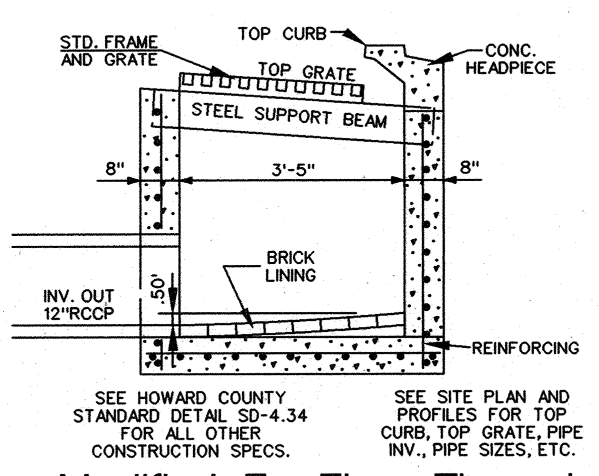
REV. 1. 9-13-05

SDP 05-91



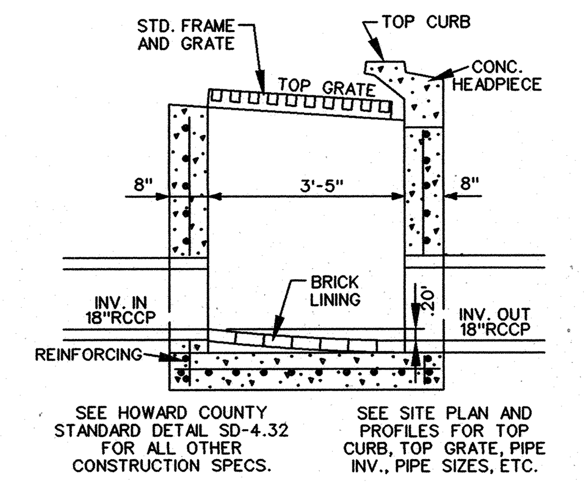
SEE HOWARD COUNTY STANDARD DETAIL SD-4.34 FOR ALL OTHER CONSTRUCTION SPECS. SEE SITE PLAN AND PROFILES FOR TOP CURB, TOP GRATE, PIPE INV., PIPE SIZES, ETC.

Modified For Flow Through Double Type 'S' Comb. Inlet (I–10)
Not To Scale



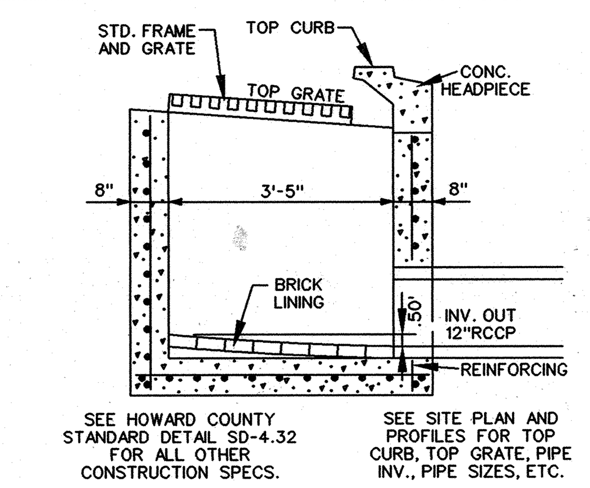
SEE HOWARD COUNTY STANDARD DETAIL SD-4.34 FOR ALL OTHER CONSTRUCTION SPECS. SEE SITE PLAN AND PROFILES FOR TOP CURB, TOP GRATE, PIPE INV., PIPE SIZES, ETC.

Modified For Flow Through Double Type 'S' Comb. Inlet (I–1)
Not To Scale



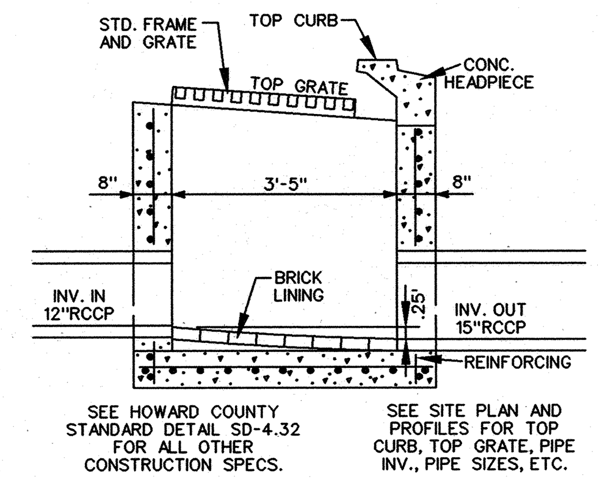
SEE HOWARD COUNTY STANDARD DETAIL SD-4.32 FOR ALL OTHER CONSTRUCTION SPECS. SEE SITE PLAN AND PROFILES FOR TOP CURB, TOP GRATE, PIPE INV., PIPE SIZES, ETC.

Modified For Flow Through Type 'S' Comb. Inlet (I–9)
Not To Scale



SEE HOWARD COUNTY STANDARD DETAIL SD-4.32 FOR ALL OTHER CONSTRUCTION SPECS. SEE SITE PLAN AND PROFILES FOR TOP CURB, TOP GRATE, PIPE INV., PIPE SIZES, ETC.

Modified For Flow Through Type 'S' Comb. Inlet (I–18)
Not To Scale



SEE HOWARD COUNTY STANDARD DETAIL SD-4.32 FOR ALL OTHER CONSTRUCTION SPECS. SEE SITE PLAN AND PROFILES FOR TOP CURB, TOP GRATE, PIPE INV., PIPE SIZES, ETC.

Modified For Flow Through Type 'S' Comb. Inlet (I–17)
Not To Scale

STORM DRAIN STRUCTURE SCHEDULE

NO.	TYPE	INV. IN	INV. OUT	TOP ELEV.	REMARKS
M-1	5' SHALLOW MANHOLE	92.80	92.60	99.50	STD. DTL. G 5.13
M-1A	5' SHALLOW MANHOLE	101.83	98.33	108.00	STD. DTL. G 5.13
M-2	5' SHALLOW MANHOLE	115.71	107.43	122.00	STD. DTL. G 5.13
M-3	5' MANHOLE	131.07	130.87	140.00	STD. DTL. G 5.13
M-4	5' MANHOLE	132.01	131.81	140.00	STD. DTL. G 5.13
M-5	5' MANHOLE	133.12	132.92	144.40	STD. DTL. G 5.13
M-6	5' MANHOLE	133.98	133.78	143.60	STD. DTL. G 5.13
M-7	4' MANHOLE	138.10	137.90	145.00	STD. DTL. G 5.12
M-8	5' MANHOLE	121.98	119.48	130.00	STD. DTL. G 5.13
M-9	4' MANHOLE	134.83	134.63	145.70	STD. DTL. G 5.12
M-10	4' MANHOLE	135.75	135.55	145.00	STD. DTL. G 5.12
M-11	4' SHALLOW MANHOLE	136.35	136.17	141.90	STD. DTL. G 5.12
M-12	4' MANHOLE	139.39	137.39	147.00	STD. DTL. G 5.12
M-13	4' MANHOLE	143.72	143.47	149.60	STD. DTL. G 5.12
CI-1	CUT-IN	133.19	132.44	–	30" RCCP x 12" RCCP

PIPE SCHEDULE

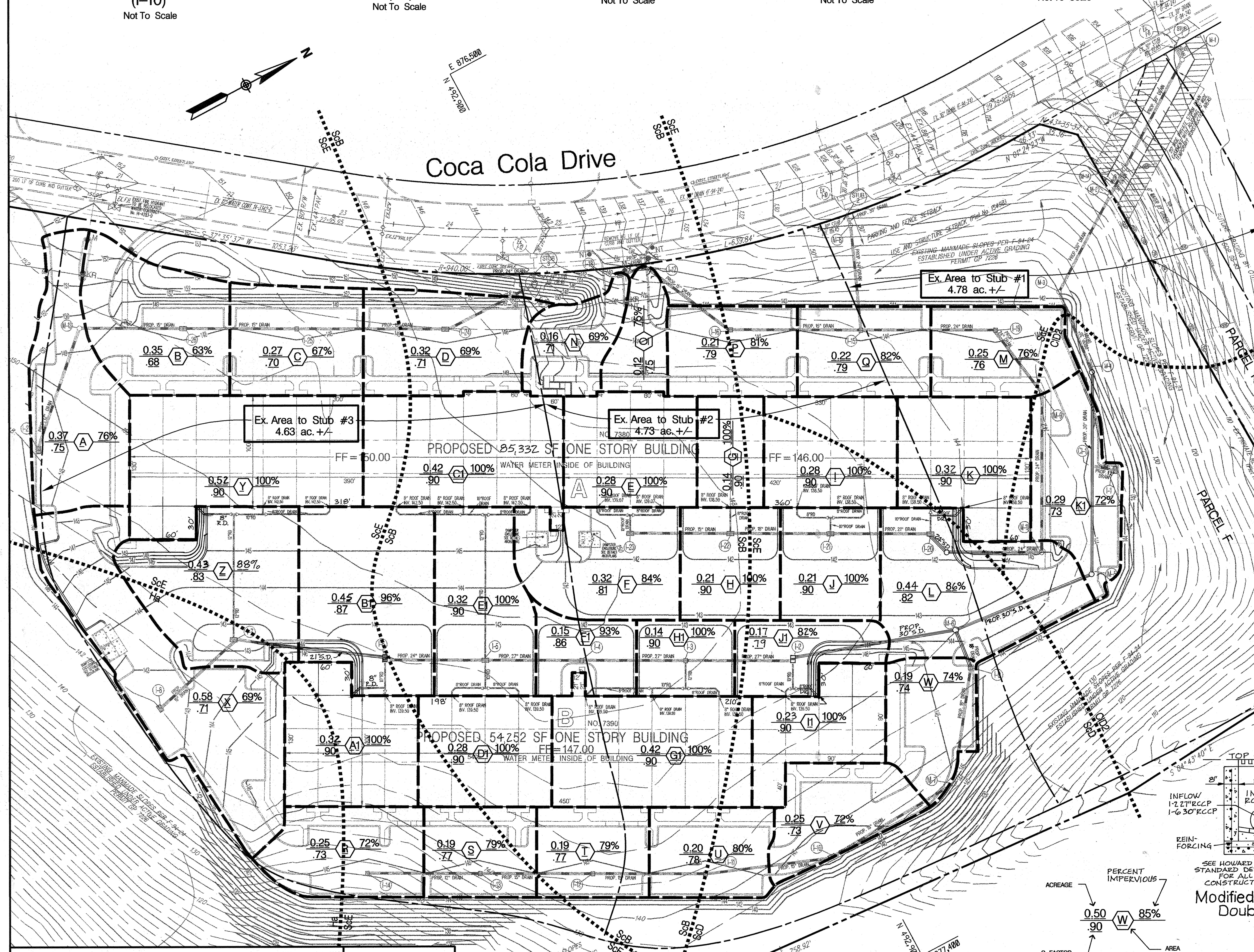
SIZE	TYPE	PIPE LENGTH-FEET
8"	PVC SCHEDULE 40	639
10"	PVC SCHEDULE 40	231
12"	PVC SCHEDULE 40	287
24"	HDPE*	10
30"	HDPE*	22
12"	RCCP CL IV	260
15"	RCCP CL IV	1126
18"	RCCP CL IV	354
21"	RCCP CL III	227
24"	RCCP CL III	626
27"	RCCP CL III	276
30"	RCCP CL III	777

* AASHTO M-294 TYPE 'S'

STORM DRAIN INLET SCHEDULE

NO.	TYPE	INV. IN	INV. OUT	TOP ELEV.	REMARKS
I-1	DBL.'S'COMB.	–	137.99	143.60(TC)	STD. DTL. SD 4.34*
I-2	DBL.'S'	134.97	134.72	142.50(TG)	STD. DTL. SD 4.23*
I-3	TYPE 'S'	135.65	135.45	142.50(TG)	STD. DTL. SD 4.22*
I-4	TYPE 'S'	136.31	136.11	142.50(TG)	STD. DTL. SD 4.22*
I-5	DBL.'S'	137.00	136.75	142.50(TG)	STD. DTL. SD 4.23*
I-6	DBL.'S'	137.70	137.45	142.50(TG)	STD. DTL. SD 4.23*
I-7	DBL.'S'	138.89	138.39	142.50(TG)	STD. DTL. SD 4.23*
I-8	DBL.'S'	–	139.34	142.50(TG)	STD. DTL. SD 4.23*
I-9	'S'COMB.	137.37	137.17	144.60(TC)	STD. DTL. SD 4.32*
I-10	DBL.'S'COMB.	138.99	138.74	144.60(TC)	STD. DTL. SD 4.34*
I-11	TYPE 'S'	139.76	139.56	144.40(TG)	STD. DTL. SD 4.22*
I-12	TYPE 'S'	140.47	140.27	144.40(TG)	STD. DTL. SD 4.22*
I-13	TYPE 'S'	141.22	140.97	144.40(TG)	STD. DTL. SD 4.22*
I-14	TYPE 'S'	–	141.73	144.40(TG)	STD. DTL. SD 4.22
I-15	TYPE 'S'	133.47	133.27	143.40(TG)	STD. DTL. SD 4.22*
I-16	TYPE 'S'	135.15	134.95	143.40(TG)	STD. DTL. SD 4.22*
I-17	'S'COMB.	135.88	135.63	139.40(TC)	STD. DTL. SD 4.32*
I-18	'S'COMB.	–	137.00	140.60(TC)	STD. DTL. SD 4.32*
I-19	TYPE 'S'	134.28	134.08	143.40(TG)	STD. DTL. SD 4.22*
I-20	DBL.'S'	136.71	136.46	141.50(TG)	STD. DTL. SD 4.23*
I-21	DBL.'S'	137.41	137.16	141.50(TG)	STD. DTL. SD 4.23*
I-22	DBL.'S'	138.05	137.86	141.50(TG)	STD. DTL. SD 4.23*
I-23	DBL.'S'	–	138.50	141.50(TG)	STD. DTL. SD 4.23*
I-24	DBL.'S'	140.04	139.84	147.30(TG)	STD. DTL. SD 4.23*
I-25	TYPE 'S'	140.91	140.71	147.40(TG)	STD. DTL. SD 4.22*
I-26	DBL.'S'	143.01	142.81	147.50(TG)	STD. DTL. SD 4.23*
I-27	DBL.'S'COMB.	–	144.30	147.80(TC)	STD. DTL. SD 4.34

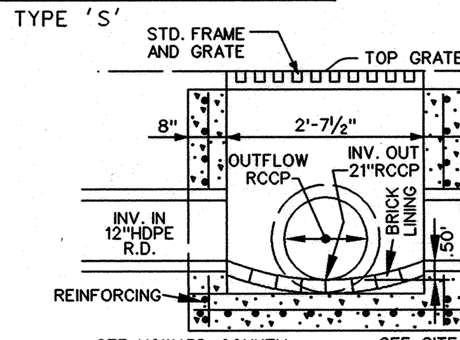
*MODIFIED, SEE DETAILS THIS SHEET
(TC)-TOP CURB
(TG)-TOP GRATE



ACREAGE — 0.50; PERCENT IMPERVIOUS — 85%; C FACTOR — .90; AREA DESIGNATION — W

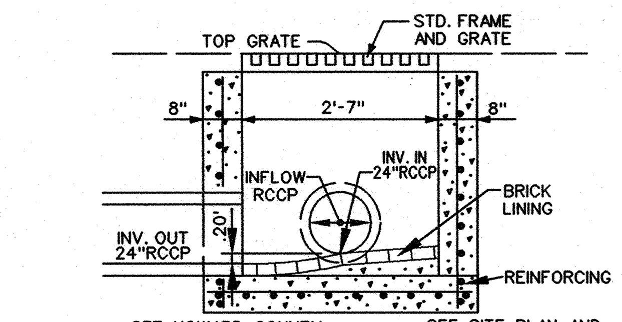
CONTRIBUTING DESIGN AREAS FROM DRAINAGE AREA MAP PLAN F-94-24

PROPOSED DRAINAGE AREAS



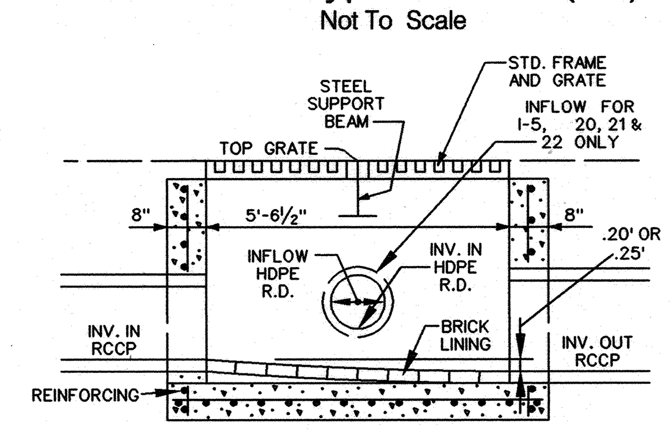
SEE HOWARD COUNTY STANDARD DETAIL SD-4.23 FOR ALL OTHER CONSTRUCTION SPECS. SEE SITE PLAN AND PROFILES FOR TOP GRATE, PIPE INV., PIPE SIZES, ETC.

Modified For Flow Through Double Type 'S' Inlet (I–7)
Not To Scale



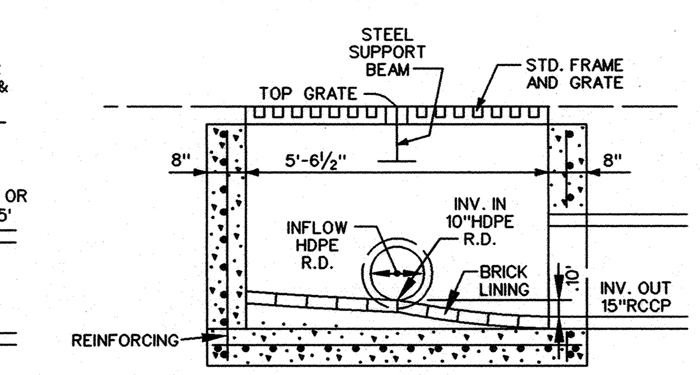
SEE HOWARD COUNTY STANDARD DETAIL SD-4.22 FOR ALL OTHER CONSTRUCTION SPECS. SEE SITE PLAN AND PROFILES FOR TOP GRATE, PIPE INV., PIPE SIZES, ETC.

Modified For Flow Through Type 'S' Inlet (I–19)
Not To Scale



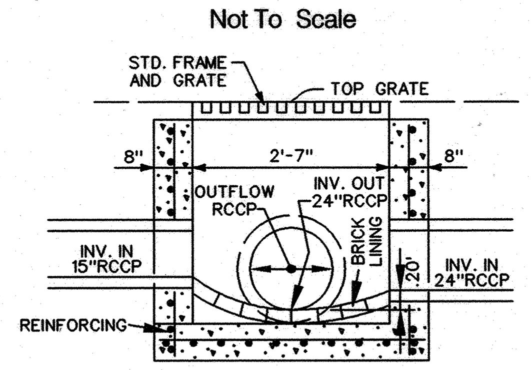
SEE HOWARD COUNTY STANDARD DETAIL SD-4.23 FOR ALL OTHER CONSTRUCTION SPECS. SEE SITE PLAN AND PROFILES FOR TOP GRATE, PIPE INV., PIPE SIZES, ETC.

Modified For Flow Through Double Type 'S' Inlet (I–5, 20, 21, 22, 24 & 26)
Not To Scale



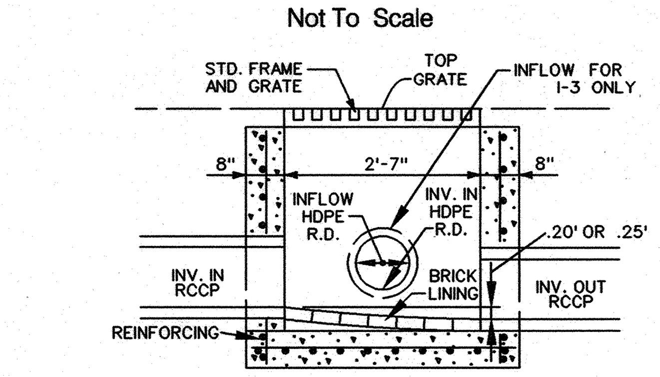
SEE HOWARD COUNTY STANDARD DETAIL SD-4.23 FOR ALL OTHER CONSTRUCTION SPECS. SEE SITE PLAN AND PROFILES FOR TOP GRATE, PIPE INV., PIPE SIZES, ETC.

Modified For Flow Through Double Type 'S' Inlet (I–23)
Not To Scale



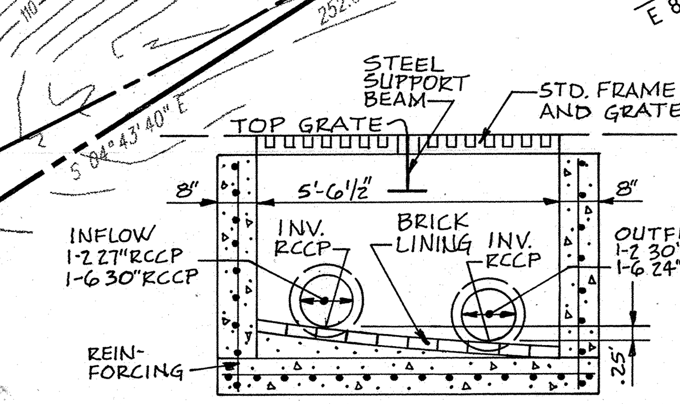
SEE HOWARD COUNTY STANDARD DETAIL SD-4.22 FOR ALL OTHER CONSTRUCTION SPECS. SEE SITE PLAN AND PROFILES FOR TOP GRATE, PIPE INV., PIPE SIZES, ETC.

Modified For Flow Through Type 'S' Inlet (I–15)
Not To Scale



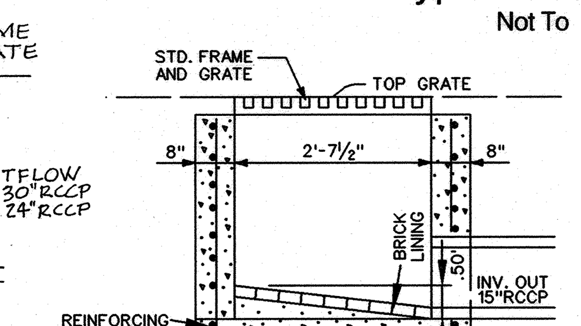
SEE HOWARD COUNTY STANDARD DETAIL SD-4.22 FOR ALL OTHER CONSTRUCTION SPECS. SEE SITE PLAN AND PROFILES FOR TOP GRATE, PIPE INV., PIPE SIZES, ETC.

Modified For Flow Through Type 'S' Inlet (I-3, 4, 11, 12, 13, 16 & 25)
Not To Scale



SEE HOWARD COUNTY STANDARD DETAIL SD-4.23 FOR ALL OTHER CONSTRUCTION SPECS. SEE SITE PLAN AND PROFILES FOR TOP GRATE, PIPE INV., PIPE SIZES, ETC.

Modified For Flow Through Double Type 'S' Inlet (I-2 & I-6)
Not To Scale



SEE HOWARD COUNTY STANDARD DETAIL SD-4.23 FOR ALL OTHER CONSTRUCTION SPECS. SEE SITE PLAN AND PROFILES FOR TOP GRATE, PIPE INV., PIPE SIZES, ETC.

Modified For Flow Through Double Type 'S' Inlet (I–8)
Not To Scale

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division	Date 6/30/05
Chief, Division of Land Development	Date 7/5/05
Director	Date 7/5/05

PERMIT INFORMATION CHART

Subdivision Name			Section /Area		Lot/Parcel No.
Patapsco Valley Business Center			N/A		F Tax Parcel 285
Plat or Liber/Folio	Grid #	Zoning	Tax Map No.	Election District	Census Tract
17406-07	20	M-2	38	1st	6012.02
Water Code			Sewer Code		
A 04			2150501		

Matis Warfield
consulting engineers
10540 york road suite m
hunt valley, maryland 21030
phone 410-683-7004
facsimile 410-683-1798
www.matiswarfield.com

Drainage Area Map

Scale 1" = 50'

STORM WATER MANAGEMENT QUANTITY AND QUALITY PROVIDED IN REGIONAL FACILITY LOCATED ON ADJACENT PARCEL G (DPW FILE F–94–24)

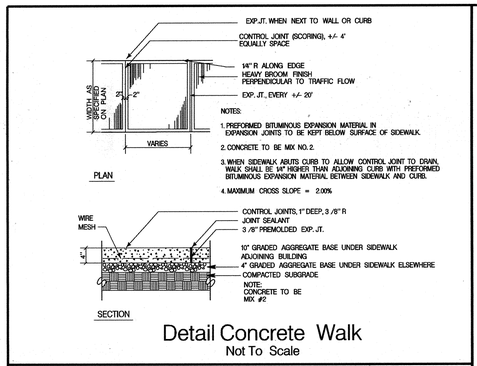
REV1 9-13-05
SEPTEMBER 13, 2005
REVISIONS THIS SHEET:
DRAINAGE AREA MAP / INLET STRUCTURE & PIPE SCHEDULES

Developer/Owner
Merritt PV1, LLC
By Member – Merritt Properties, LLC
By: Robb Merritt, Vice President
c/o Merritt Properties, LLC
2066 Lord Baltimore Drive
Baltimore, Maryland 21244
Phone (410) 298–2600
Fax (410) 298–9644

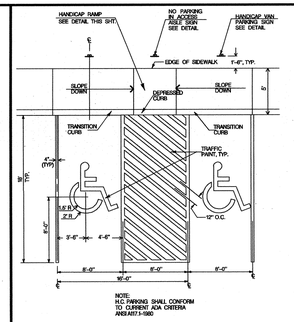
Stormwater Drainage Area Map & Storm Drain Details
Proposed Flex Office Buildings
Parcel F
Patapsco Valley Business Center

Howard County, Maryland
Scale: As Shown
Red-Line Rev. 1 – September 13, 2005
June 16, 2005
Sheet 5 of 13
SDP 05–91

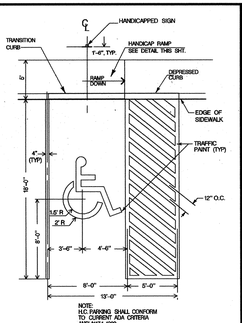
SDP 05-91



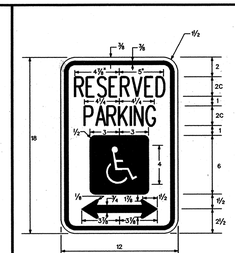
Detail Concrete Walk
Not To Scale



Detail Van Accessible Handicap Parking Spaces
Not To Scale

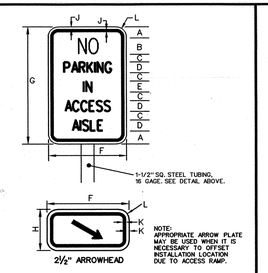


Detail Standard Handicap Parking Space
Not To Scale



$98 FINE SIGN / VAN ACCESSIBLE SIGN
SIGN TO UTILIZE AN ALUMINUM BLANK 6" X 12" X 0.080" THICK WITH TWO SINGLE POST MOUNTING HOLES.
THE TEXT AND BORDER SHALL BE STANDARD GREEN TO MATCH THAT ON R7-8 AND, THE BACKGROUND SHALL BE REFLECTIVE WHITE. TEXT SHALL BE IN 3" CHARACTERS

Detail Handicap Parking Sign
Not To Scale

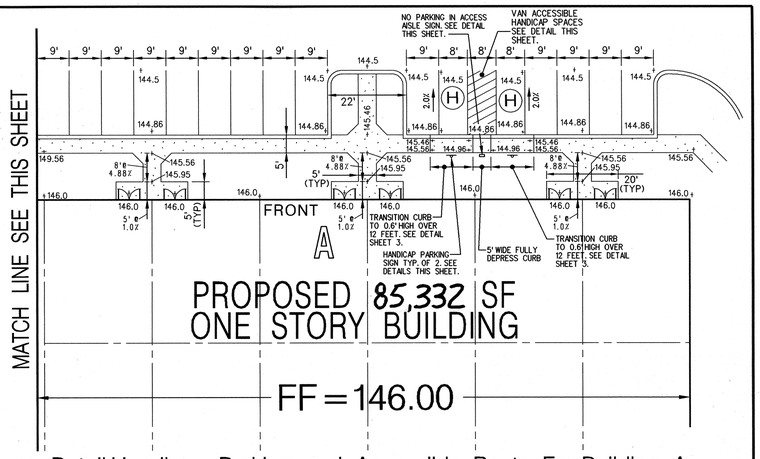


SIGN SIZE	A	B	C	D	E	F	G	H	J	K	L
	DIMENSIONS (INCHES)										
STANDARD	1 1/2	2 1/2	1	2	C	9 1/2	12	18	6	3/4	1/4	1 1/2

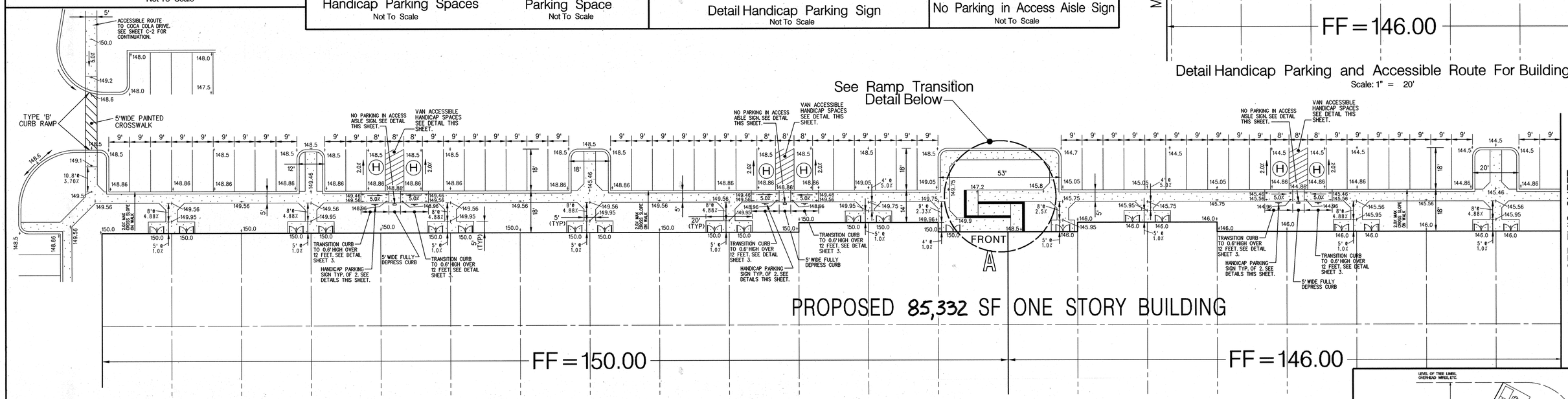
REFERENCES
MUTCD SECTION - 2B-35
MUTCD SUPPLEMENT - 2B-31

COLORS
LEGEND - RED
BACKGROUND - WHITE

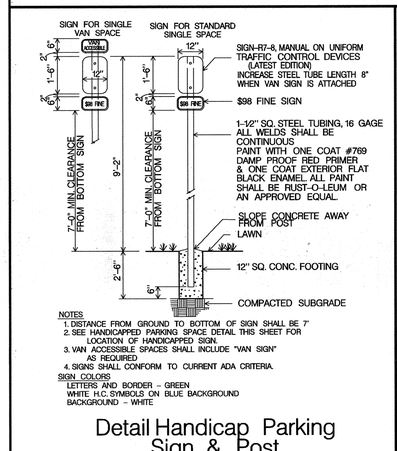
No Parking in Access Aisle Sign
Not To Scale



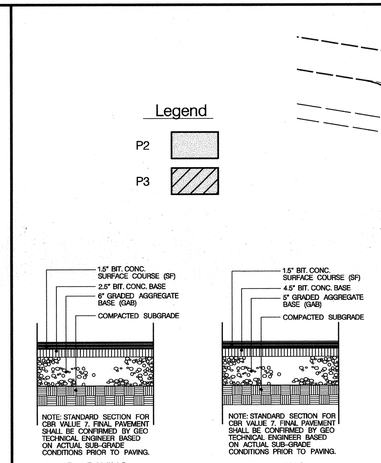
Detail Handicap Parking and Accessible Route For Building A
Scale: 1" = 20'

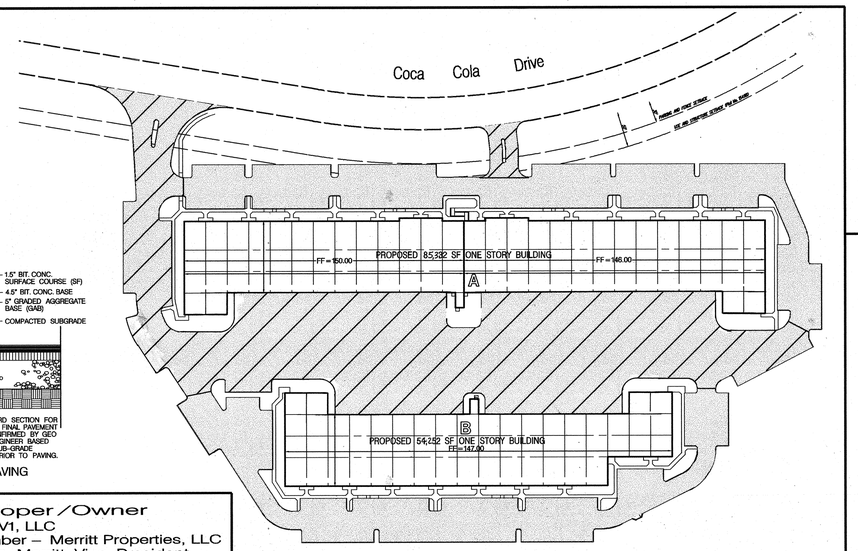


Detail Handicap Parking and Accessible Route For Building A
Scale: 1" = 20'



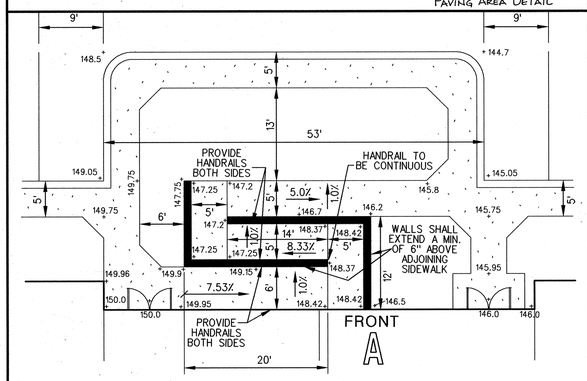
Detail Handicap Parking Sign & Post
Not To Scale



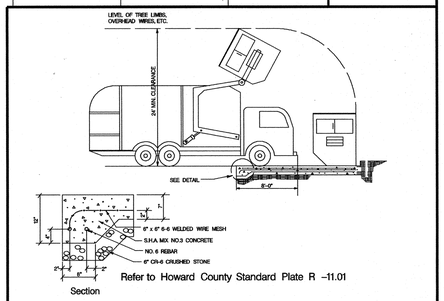


Detail Paving Sections and Areas
Scale: 1" = 100'

STATE OF MARYLAND REGISTERED PROFESSIONAL ENGINEER
9-13-05 REV 1
SEPTEMBER 13, 2005 REVISIONS THIS SHEET: PAVING AREA DETAIL



Detail Ramp Transition For Building A
Scale: 1" = 10'



Refer to Howard County Standard Plate R -11.01

Detail Solid Waste Service Pad
Not To Scale

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division — Date 6/30/05
Chief, Division of Land Development — Date 7/5/05
Director — Date 7/5/05

PERMIT INFORMATION CHART

Subdivision Name		Section /Area		Lot/Parcel No.
Patapsco Valley Business Center		N/A		F Tax Parcel 285
Plat ~~or Liber/Folio~~ 17306-07 ~~17405 - 17407~~	Grid # 20	Zoning M-2	Tax Map No. 38	Election District 1st	Census Tract 6012.02
Water Code A 04		Sewer Code 2150501		

Site Details

Proposed Flex Office Buildings
Parcel F
Patapsco Valley Business Center

Howard County, Maryland
Scale: As Shown
Red-Line Rev. 1- September 13, 2005
June 16, 2005
Sheet 4 of 13
SDP 05-91

Matis Warfield
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10540 york road suite m
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STATE OF MARYLAND REGISTERED PROFESSIONAL ENGINEER

Developer/Owner
Merritt PV1, LLC
By Member – Merritt Properties, LLC
By: Robb Merritt, Vice President
c/o Merritt Properties, LLC
2066 Lord Baltimore Drive
Baltimore, Maryland 21244
Phone (410) 298-2600
Fax (410) 298-9644

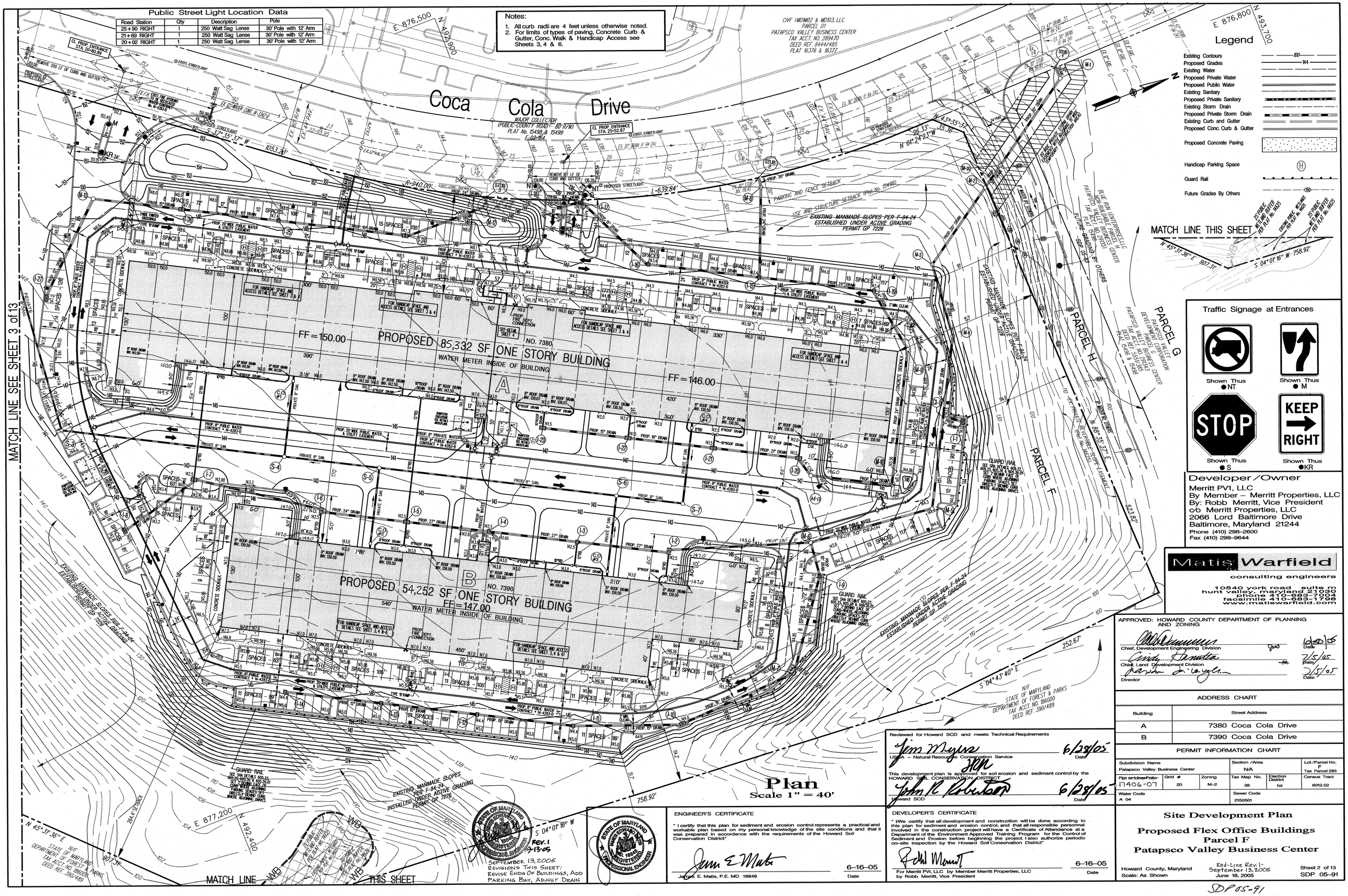
SDP 05-91

Public Street Light Location Data

Road Station	Qty	Description	Pole
25+90 RIGHT	1	250 Watt Sag Lense	30' Pole with 12' Arm
21+69 RIGHT	1	250 Watt Sag Lense	30' Pole with 12' Arm
20+02 RIGHT	1	250 Watt Sag Lense	30' Pole with 12' Arm

Notes:

1. All curb radii are 4 feet unless otherwise noted.
2. For limits of types of paving, Concrete Curb & Gutter, Conc. Walk & Handicap Access see Sheets 3, 4 & 6.



Plan
Scale 1" = 40'

Legend

- Existing Contours
- Proposed Grades
- Existing Water
- Proposed Private Water
- Proposed Public Water
- Existing Sanitary
- Proposed Private Sanitary
- Existing Storm Drain
- Proposed Private Storm Drain
- Existing Curb and Gutter
- Proposed Conc. Curb & Gutter
- Proposed Concrete Paving
- Handicap Parking Space
- Guard Rail
- Future Grades By Others

Traffic Signage at Entrances

Shown Thus ●NT — Shown Thus ●M — Shown Thus ●S — Shown Thus ●KR

Developer/Owner

Merritt PV1, LLC
By Member – Merritt Properties, LLC
By: Robb Merritt, Vice President
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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division — Date 6/20/05
Chief, Land Development Division — Date 7/5/05
Director — Date 7/5/05

ADDRESS CHART

Building	Street Address
A	7380 Coca Cola Drive
B	7390 Coca Cola Drive

PERMIT INFORMATION CHART

Subdivision Name			Section /Area		Lot/Parcel No.
Patapsco Valley Business Center			N/A		F Tax Parcel 285
Plat or Liber/Folio 17406-07	Grid # 20	Zoning M-2	Tax Map No. 38	Election District 1st	Census Tract 6012.02
Water Code A 04			Sewer Code 2150501		

Reviewed for Howard SCD and meets Technical Requirements

USDA – Natural Resources Conservation Service — Date 6/28/05

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

Howard SCD — Date 6/28/05

ENGINEER'S CERTIFICATE

" I certify that this plan for sediment and erosion 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"

James E. Matis, P.E. MD 18848 — Date 6-16-05

DEVELOPER'S CERTIFICATE

" We certify that all development and construction will be done according to this plan for sediment and erosion control, and that all 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"

For Merritt PV1, LLC by Member Merritt Properties, LLC by Robb Merritt, Vice President — Date 6-16-05

STATE OF MARYLAND JAMES EDWARD MATIS No. 18848 REGISTERED PROFESSIONAL ENGINEER

REV. 1 9-13-05

SEPTEMBER 13, 2005
REVISIONS THIS SHEET:
REVISE ENDS OF BUILDINGS, ADD PARKING BAY, ADJUST DRAIN

Site Development Plan
Proposed Flex Office Buildings
Parcel F
Patapsco Valley Business Center

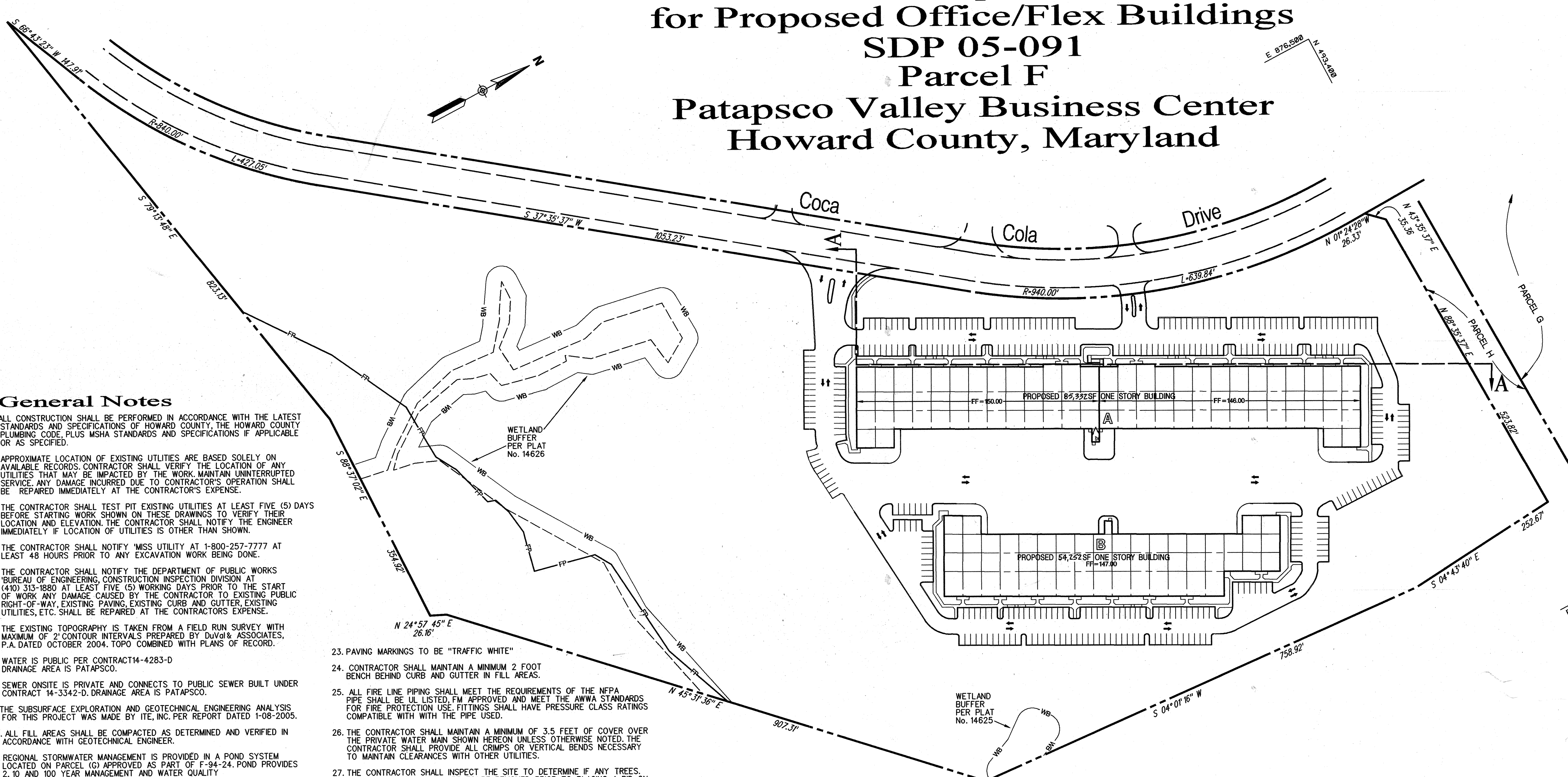
Howard County, Maryland
Scale: As Shown

Red-Line Rev. 1 – September 13, 2005
June 16, 2005

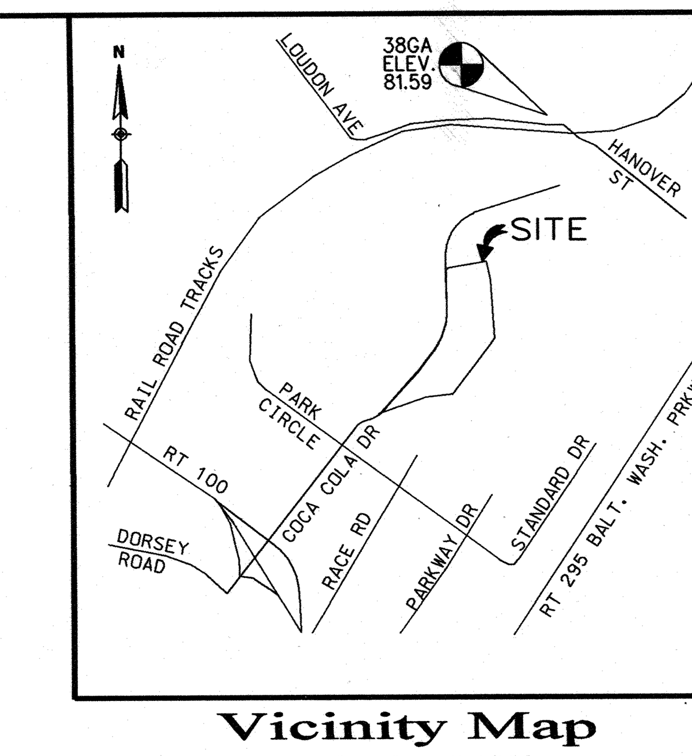
Sheet 2 of 13
SDP 05-91

SDP05-91

Site Development Plan
for Proposed Office/Flex Buildings
SDP 05-091
Parcel F
Patapsco Valley Business Center
Howard County, Maryland



Proposed Layout
Scale 1" = 100'



Vicinity Map
Scale 1" = 2000'

COORDINATES AND BEARINGS ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROLS STATIONS: NAD 83. ELEVATIONS SHOWN HEREON ARE REFERRED TO THE NORTH AMERICAN VERTICAL DATUM-NGVD 29 AND ARE BASED ON THE FOLLOWING HOWARD COUNTY SURVEY CONTROL STATIONS: (TRANSLATED METERS TO FEET).
38GA ELEV. 81.59 NGVD29
NAD 27 N 495,148.2 E 877,713.8
NAD 88 N 555,897.32 E 1,390,132.13

General Notes

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY, THE HOWARD COUNTY PLUMBING CODE, PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE OR AS SPECIFIED.
2. APPROXIMATE LOCATION OF EXISTING UTLITIES ARE BASED SOLELY ON AVAILABLE RECORDS. CONTRACTOR SHALL VERIFY THE LOCATION OF ANY UTILITIES THAT MAY BE IMPACTED BY THE WORK. MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
3. THE CONTRACTOR SHALL TEST PIT EXISTING UTILITIES AT LEAST FIVE (5) DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS TO VERIFY THEIR LOCATION AND ELEVATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF LOCATION OF UTILITIES IS OTHER THAN SHOWN.
4. THE CONTRACTOR SHALL NOTIFY 'MISS UTILITY AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
5. 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 ANY DAMAGE CAUSED BY THE CONTRACTOR TO EXISTING PUBLIC RIGHT-OF-WAY, EXISTING PAVING, EXISTING CURB AND GUTTER, EXISTING UTILITIES, ETC. SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
6. THE EXISTING TOPOGRAPHY IS TAKEN FROM A FIELD RUN SURVEY WITH MAXIMUM OF 2' CONTOUR INTERVALS PREPARED BY DuVal & ASSOCIATES, P.A. DATED OCTOBER 2004. TOPO COMBINED WITH PLANS OF RECORD.
7. WATER IS PUBLIC PER CONTRACT14-4283-D DRAINAGE AREA IS PATAPSCO.
8. SEWER ONSITE IS PRIVATE AND CONNECTS TO PUBLIC SEWER BUILT UNDER CONTRACT 14-3342-D. DRAINAGE AREA IS PATAPSCO.
9. THE SUBSURFACE EXPLORATION AND GEOTECHNICAL ENGINEERING ANALYSIS FOR THIS PROJECT WAS MADE BY ITE, INC. PER REPORT DATED 1-08-2005.
10. ALL FILL AREAS SHALL BE COMPACTED AS DETERMINED AND VERIFIED IN ACCORDANCE WITH GEOTECHNICAL ENGINEER.
11. REGIONAL STORMWATER MANAGEMENT IS PROVIDED IN A POND SYSTEM LOCATED ON PARCEL (G) APPROVED AS PART OF F-94-24. POND PROVIDES 2, 10 AND 100 YEAR MANAGEMENT AND WATER QUALITY
12. THERE ARE NO WETLANDS WITHIN THE DISTURBED AREA OF THIS SITE.
13. THERE ARE NO FLOODPLAINS WITHIN THE DISTURBED AREA OF THIS SITE. 100 YEAR FLOODPLAIN AREAS WITHIN THE PARCEL F HAVE BEEN OFFERED FOR DEDICATION BY VIRTUE OF PLAT NO.14626. FLOODPLAIN STUDY WAS APPROVED UNDER P-91-14 ON OCTOBER 1, 1992.
14. OPERATING EXISTING VALVES, SWITCHES, SERVICES OR START UP OF NEW SERVICES SHALL BE COORDINATED WITH THE OWNERS REPRESENTATIVE. THE BUILDINGS WILL BE PROVIDED WITH A SPRINKLER SYSTEM.
15. TRENCH COMPACTION FOR STORM DRAINS WITHIN THE ROAD OR STREET RIGHT OF WAY LIMITS SHALL BE IN ACCORDANCE WITH HOWARD COUNTY DESIGN MANUAL IV, S1D. NO. G-2.01.
16. ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
17. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS.
18. THE CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL WATER, SEWER, AND ROOF DRAIN CONNECTIONS WITH THE MECHANICAL DRAWINGS.
19. EXISTING UTILITIES ARE BASED ON A COMBINATION OF PLANS OF RECORD AND FIELD RUN DATA.
20. THE CONTRACTOR SHALL MAINTAIN 2.0 FEET MINIMUM PROTECTIVE COVER OVER ALL UTILITIES DURING CONSTRUCTION.
21. 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 16.1305 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
22. ALL FILL SLOPES, EXCEPT THOSE ASSOCIATED WITH LANDSCAPE BERMING, SHALL BE MONITORED DURING PLACEMENT BY THE PROJECT GEOTECHNICAL ENGINEER.
23. PAVING MARKINGS TO BE "TRAFFIC WHITE"
24. CONTRACTOR SHALL MAINTAIN A MINIMUM 2 FOOT BENCH BEHIND CURB AND GUTTER IN FILL AREAS.
25. ALL FIRE LINE PIPING SHALL MEET THE REQUIREMENTS OF THE NFPA PIPE SHALL BE UL LISTED, FM APPROVED AND MEET THE AWWA STANDARDS FOR FIRE PROTECTION USE. FITTINGS SHALL HAVE PRESSURE CLASS RATINGS COMPATIBLE WITH WITH THE PIPE USED.
26. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3.5 FEET OF COVER OVER THE PRIVATE WATER MAIN SHOWN HEREON UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE ALL CRIMPS OR VERTICAL BENDS NECESSARY TO MAINTAIN CLEARANCES WITH OTHER UTILITIES.
27. THE CONTRACTOR SHALL INSPECT THE SITE TO DETERMINE IF ANY TREES. PAVING OR STRUCTURES ARE TO BE REMOVED, PRIOR TO PLACING A BID ON THOSE ITEMS. THE CONTRACTOR SHALL. CLEAR THE CONSTRUCTION AREA OF ALL EXISTING TREES, PAVING, STRUCTURES, ETC., UNLESS NOTED ON PLAN.
28. THE SUBJECT PROPERTY IS ZONED M-2 PER THE 2-2-2004 COMPREHENSIVE ZONING PLAN.
29. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS. STREAM(S) OR THEIR REQUIRED BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
30. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OP THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
31. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF $ 33,950.00 FOR 66 SHADE TREES, 60 EVERGREEN TREES AND 175 SHRUBS.
32. THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION.FOREST CONSERVATION FOR THIS PARCEL HAS BEEN ADDRESSED AS PART OF THE SUBDIVISION OF THIS PROPERTY APPROVED PER F-94-24. (P-91-14 appr. prior to 12/31/92)
33. TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES(MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
34. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLAN COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NO. 38GA WAS USED FOR THIS PROJECT.
35. THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP, INC. DATED JANUARY 2005.
36. ALL EXTERIOR LIGHTING SHALL COMPLY WITH SECTION 134, ZONING REGULATIONS.
37. A DESIGN MANUAL WAIVER OF SECTIONS 2.5.2.H and 2.6.1. HAS BEEN APPROVED TO WAIVE PARTIAL SITE DISTANCE REQUIREMENTS AT THE TWO PROPOSED SITE ACCESS POINTS ALONG COCA COLA DRIVE AND TO ALLOW THE NORTHERNMOST ACCESS POINT TO BE USED EXCLUSIVELY FOR PASSENGER VEHICLES. SEE LETTER DATED MARCH 21, 2005 FROM MR. CHARLES DAMMERS, P.E, CHIEF DEVELOPMENT ENGINEERING DIVISION.
38. SIGN POSTS: ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2 INCH GALVANIZED STEEL, PERFORATED SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2 INCH GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE, (12 GAUGE) - 3 FEET LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
39. A "KNOX BOX" WILL BE PLACED AT THE EXTERIOR OF THE SPRIINKLER VALVE ROOM DOOR.
40. SIGNAGE WILL BE PLACED ON THE BUILDING IDENTIFYING THE BUILDING ADDRESS AND THE LETTER OF EACH SEPARATE SUITE. SIGNAGE WILL BE PROVIDED AT THE STREET IDENTIFYING THE PROJECT ADDRESS.

Site Analysis Data Chart

1. GENERAL SITE DATA
CURRENT PLAT REFERENCE 17406 and 17407
PRESENT ZONING M-2
APPLICABLE DPZ FILE REFERENCES: P-91-14, S-91-19, WP-91-98, P-92-18, F-94-24, F-02-164 & F-04-67 F-05-160. PLATS 15496, 15498, 15499, 16376, 16377, 14625, 14626, 17406, 17407, F-05-167
PROPOSED USE: TWO SINGLE STORY OFFICE/FLEX BUILDINGS TOTALING 139,584 SF
NO. OF OCCUPANTS 300 ESTIMATED
PROPOSED WATER: PUBLIC
PROPOSED SEWER: PRIVATE
WATER CONTRACT NUMBER 14-4283-D
TAX ACCOUNT NUMBER 01-291335

2. AREA TABULATION
TOTAL PROJECT AREA: 30.304 ACRES
AREA OF THIS PLAN SUBMISSION: 30.304 ACRES
TOTAL DISTURBED AREA: 12.0 ACRES
FLOOR AREA RATIO: 139,584 SF (ULT.) GROSS FLOOR AREA / 30.304 ACRES = 0.106
BUILDING COVERAGE TO SITE: 139,584 SF (ULT.) GROUND FLOOR AREA (3.204 acres) / 30.304 ACRES = 10.6% of gross area
OPEN AREA PROVIDED: 21.156 acres) / 30.304 ACRES = 70% of site area
(AREA OF SITE MINUS BUILDINGS, DRIVEWAYS, PARKING LOTS)

3. OPEN SPACE DATA: N /A OPEN SPACE PROVIDED AS PART OF APPROVED SUBDIVISION

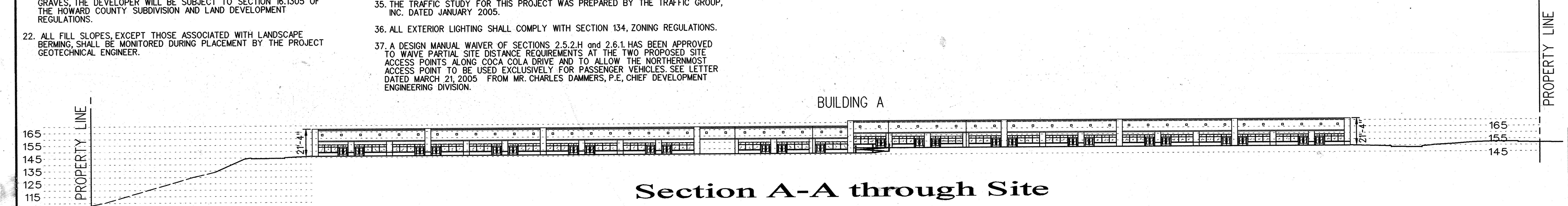
4. PARKING SPACE DATA
PARKING REQUIRED: 2.5 SPACES/1000 SF or 349 SPACES (HYBRID INDUSTRIAL/OFFICE SPACE)
PARKING PROVIDED: 349 SPACES (STRIPED SPACES)
TOTAL INCLUDES
337 STANDARD SPACES @ 9' X 18'
12 VAN ACCESSIBLE HANDICAP SPACES @ 24' X 18' TWO SIDE BY SIDE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS:
N/A
County Health Officer Howard County Health Department — Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chief, Development Engineering Division — Date 6/30/05
Chief, Division of Land Development — Date 7/5/05
Director — 7/5/05 — Date

REV 1. 9-13-05
SEPTEMBER 13, 2005
REVISIONS THIS SHEET:
REVISED SITE ANALYSIS CHART AND LAYOUT DETAIL

ADDRESS CHART	
Building	Street Address
A	7380 Coca Cola Drive
B	7390 Coca Cola Drive



Section A-A through Site
Scale 1" = 50' Horz. & Vert.

SHEET INDEX	
SHEET	TITLE
1	COVER SHEET
2	SITE DEVELOPMENT PLAN (SHEET 1)
3	SITE DEVELOPMENT PLAN (SHEET 2) AND DETAILS
4	SITE DETAILS
5	STORM WATER DRAINAGE AREA MAP & STORM DRAIN DETAILS
6	DRAIN PROFILES AND DETAILS
7	STORM DRAIN PROFILES
8	PRIVATE WATER AND SEWER PROFILES
9	SEDIMENT & EROSION CONTROL PLAN
10	SEDIMENT & EROSION CONTROL PLAN SHEET 2 & DETAILS
11	SEDIMENT CONTROL DRAINAGE AREA MAP & NOTES
12	FINAL LANDSCAPE PLAN
13	FINAL LANDSCAPE DETAILS

PERMIT INFORMATION CHART

Subdivision Name			Section /Area		Lot/Parcel No.
Patapsco Valley Business Center			N/A		F Tax Parcel 285
Plat ~~or Liber/Folio~~	Grid #	Zoning	Tax Map No.	Election District	Census Tract
17406-07	20	M-2	38	1st	6012.02
Water Code A 04			Sewer Code 2150501		

Matis Warfield
consulting engineers
10540 york road suite m
hunt valley, maryland 21030
phone 410-683-7004
facsimile 410-683-1798
www.matiswarfield.com

Developer/Owner
Merritt PV1, LLC
By Member – Merritt Properties, LLC
By: Robb Merritt, Vice President
c/o Merritt Properties, LLC
2066 Lord Baltimore Drive
Baltimore, Maryland 21244
Phone (410) 298-2600
Fax (410) 298-9644

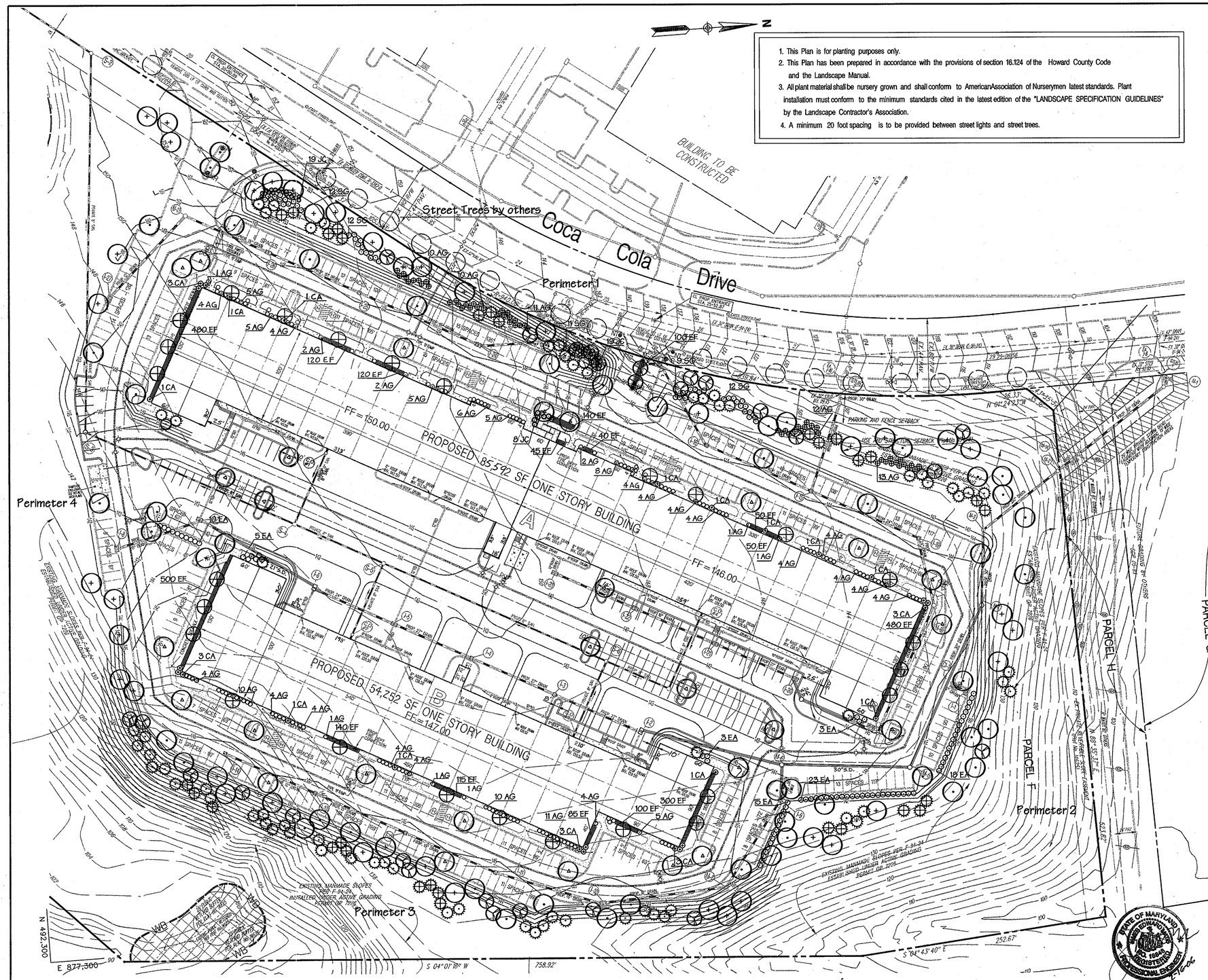
Cover Sheet

Proposed Flex Office Buildings
Parcel F
Patapsco Valley Business Center

Howard County, Maryland
Scale: As Shown
Red-Line Rev. 1- September 13, 2005
June 16, 2005
Sheet 1 of 13
SDP 05-91

SDP 0591

1. This Plan is for planting purposes only.
2. This Plan has been prepared in accordance with the provisions of section 16.124 of the Howard County Code and the Landscape Manual.
3. All plant material shall be nursery grown and shall conform to AmericanAssociation of Nurserymen latest standards. Plant installation must conform to the minimum standards cited in the latest edition of the "LANDSCAPE SPECIFICATION GUIDELINES" by the Landscape Contractor's Association.
4. A minimum 20 foot spacing is to be provided between street lights and street trees.



Plan

Scale: 1" = 50'

PLANT LIST

KEY	QUANTITY	BOTANICAL NAME / COMMON NAME	SIZE	CONDITION	REMARKS
	41	ACER RUBRUM 'KARPICK' 'KARPICK' RED MAPLE	2½-3" CAL.	B & B	
	50	TILIA CORDATA 'GREENSPIRE' LITTLE LEAF LINDEN	2½-3" CAL.	B & B	
	28	ULMUS PARVIFLOLIA CHINESE ELM	2½-3" CAL.	B & B	
	26	CHIONANTHUS VIRGINICUS FRINGE TREE	8'-10' HT	B & B	NO MORE THAN 5 TRUNKS
	27	CERCIS CANADENSIS EASTERN REDBUD	8'-10' HT	B & B	
	62	PINUS STROBUS EASTERN WHITE PINE	6-8' HT.	B & B	SPACE 10' O.C. STAGGER
	30	PICEA ABIES NORWAY SPRUCE	6-8' HT.	B & B	SPACE 10' O.C. STAGGER
CA	27	CLETHRA ALNIFOLIA SWEET PEPPERBUSH	24"-30" HT.	CONTAINER	
EA	77	EUONYMUS ALATUS COMPACTA DWARF WINGED-EUONYMUS	2½-3' HT	B & B	SPACE 5' O.C. STAGGER
JC	46	JUNIPERUS CHINENSIS SARGENTII SARGENT'S JUNIPER	18-24" SPD	CONTAINER	SPACE 3' O.C. STAGGER
SG	56	SPIRAEA BUMALDA 'GOLD MOUND' 'GOLD MOUND' SPIREA	18-24" SPD	B & B	SPACE 5' O.C. AS SHOWN
AG	206	ABELIA GRANDIFLORA GLOSSY ABELIA	24"-30" HT.	B & B	SPACE 5' O.C. AS SHOWN
EF	2065	EUONYMUS FORTUNEI VAR. COLORATUS PURPLELEAF WINTERCREEPER	2 1/4"	POT	SPACE 12' O.C. STAGGER

NOTE: CONTRACTOR TO CHECK WITH MARYLAND AVIATION ADMINISTRATION MR. JOE CORBETT @410 -859- 7370 IF ANY SUBSTITUTIONS ARE REQUIRED.

SCHEDULE A
PERIMETER LANDSCAPE EDGE

Category	Adjacent to Roadways	Adjacent to Perimeter Properties		
Perimeter Number	1	2	3	4
Landscape Type	B / E	NOT REQ'D	C	NOT REQ'D
Linear Feet of Roadway Frontage/Perimeter	347 LF / 699 LF	342 / 130 / 47 LF	1012 LF	1043 / 84 LF.
Credit for Existing Vegetation (Yes, No, Linear Feet) (Describe below if needed)	NO	NO	NO	YES- 690 LF
Credit for Wall, Fence or Berm (Yes, No, Linear Feet) (Describe below if needed)	NO	NO	NO	NO
Number of Plants Required				
Shade Trees	7 / 17	N/A	25	N/A
Evergreen Trees	9	N/A	51	N/A
Shrubs	175	N/A	0	N/A
Number of Plants Provided				
Shade Trees	26		25	
Evergreen Trees	30		47	
Other Trees (2:1 substitution)	7		6	
Shrubs (10:1 substitution)	103			
(Describe plant substitution credits below if needed)				

This site extends beyond the sheet. To the south on the site is an existing wetland and wooded buffer to remain. We substituted evergreen and flowering trees across the front of the site in lieu of some of the shrubs.

SCHEDULE B
PARKING LOT INTERNAL LANDSCAPING

Number of Parking Spaces	449
Number of Trees Required	23
Number of Trees Provided	41
Shade Trees	
Other Trees (2:1 substitution)	
Internal Islands Required	23
Internal Islands Provided (Min. 200 Sf.)	23

LANDSCAPE SURETY NOTE:

FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF $ 33,950.00

66 SHADE TREES

60 EVERGREEN TREES

175 SHRUBS

NOTE:

THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.

STATE OF MARYLAND REGISTERED PROFESSIONAL ENGINEER NO. 19848

FEBRUARY 16, 2006
REVISIONS THIS SHEET:
INCORPORATED SITE PLAN REVISIONS & REV. PLANTING LOCATIONS. ADD 7 LANDSCAPE ISLANDS, ADD 7 CHINESE ELMS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division		Date 6/20/05
Chief, Division of Land Development		Date 7/5/05
Director		Date 7/5/05

PERMIT INFORMATION CHART

Subdivision Name			Section /Area		Lot/Parcel No.
Patapsco Valley Business Center			N/A		F Tax Parcel 285
Plat No.: 17406-07	Grid # 20	Zoning M-2	Tax Map No. 38	Election District 1st	Census Tract 6012.02
Water Code A 04			Sewer Code 2150501		

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STATE OF MARYLAND REGISTERED PROFESSIONAL ENGINEER NO. 19848

Developer / Owner
Merritt PV1, LLC
By Member – Merritt Properties, LLC
By: Robb Merritt, Vice President
c/o Merritt Properties, LLC
2066 Lord Baltimore Drive
Baltimore, Maryland 21244
Phone (410) 298-2600
Fax (410) 298-9644

LANDSCAPE ARCHITECTS
HUMAN & ROHDE, INC.
512 Virginia Avenue
Towson, Maryland 21286
410 825 3885

Developer's/Builder's Certificate:

I / We certify that the landscaping shown on this plan will be done according to the plan, and shall be completed in accordance with this plan per 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 Howard County Department of Planning and Zoning.

For Merritt PV1, LLC by Member Merritt Properties, LLC
by Robb Merritt, Vice President — Date 6-16-05

STATE OF MARYLAND REGISTERED PROFESSIONAL ENGINEER NO. 19848 — Rev. 1 9-13-05

SEPTEMBER 13, 2005
REVISIONS THIS SHEET:
INCORPORATE SITE PLAN REVISIONS
NO CHANGES TO PLANTING QUANTITIES

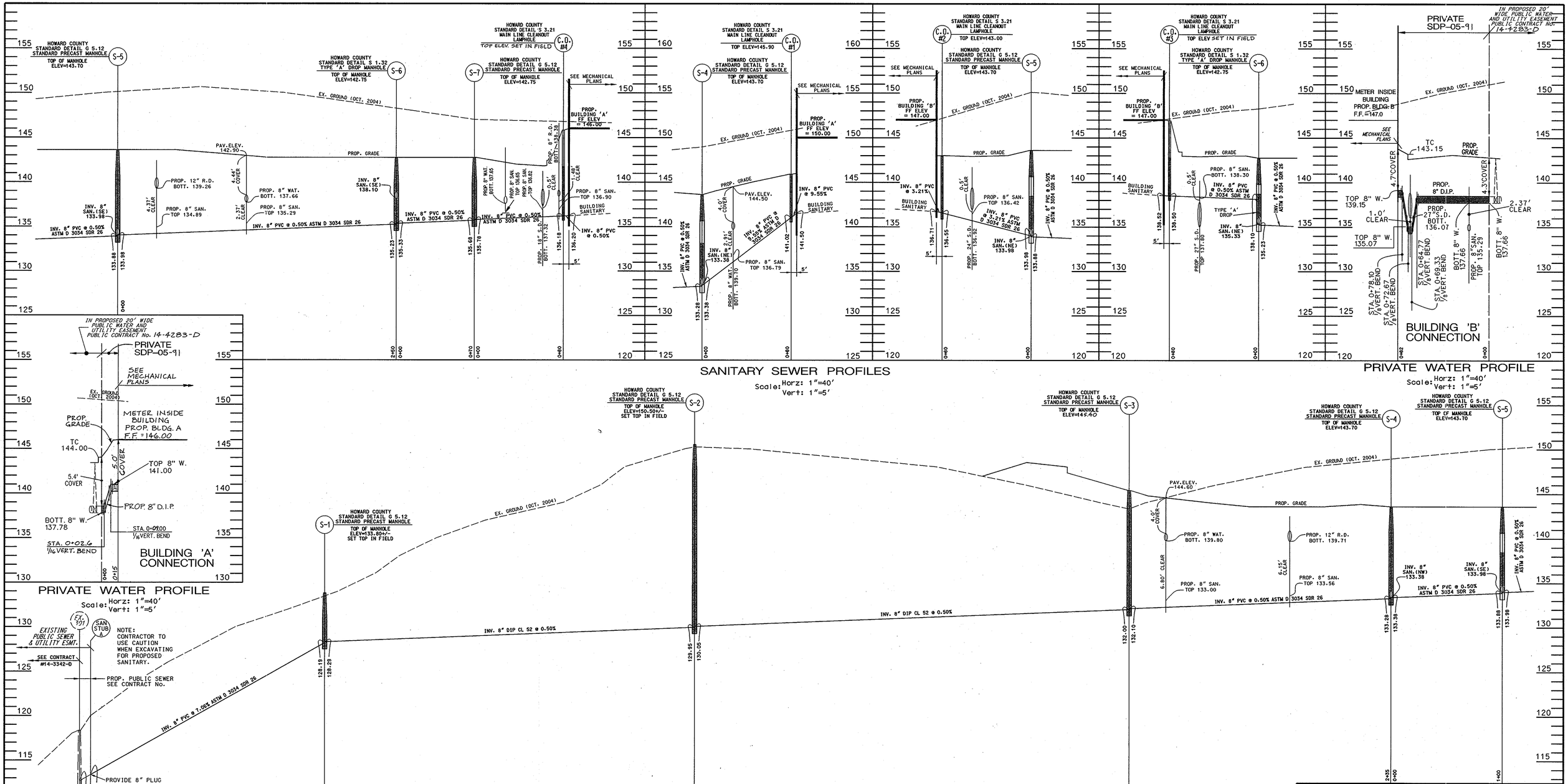
Final Landscape Plan
Proposed Flex Office Buildings
Parcel F
Patapsco Valley Business Center

Red-Line Rev. 2- February 16, 2006
Red-Line Rev. 1 September 13, 2005
June 16, 2005

Howard County, Maryland
Scale: 1" = 50'

Sheet 12 of 13
SDP 05-91

SDP 05-91



SANITARY SEWER PROFILES

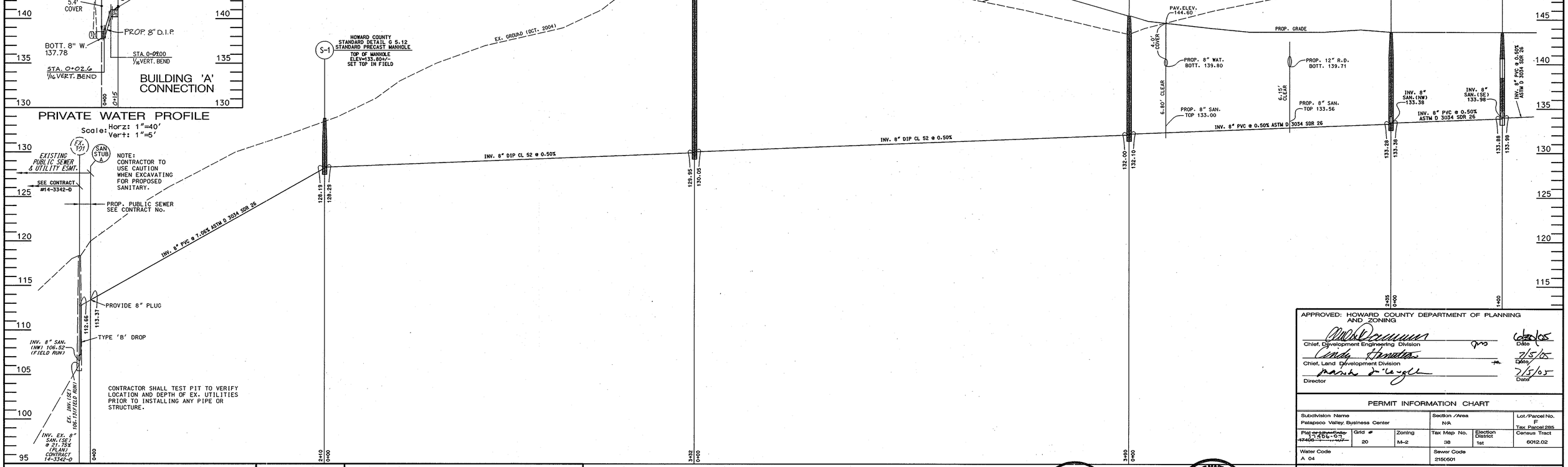
Scale: Horz: 1"=40'
Vert: 1"=5'

PRIVATE WATER PROFILE

Scale: Horz: 1"=40'
Vert: 1"=5'

PRIVATE WATER PROFILE

Scale: Horz: 1"=40'
Vert: 1"=5'



SANITARY SEWER PROFILE

Scale: Horz: 1"=40'
Vert: 1"=5'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division		6/30/05 Date
Chief, Land Development Division		7/5/05 Date
Director		7/5/05 Date

PERMIT INFORMATION CHART

Subdivision Name			Section /Area		Lot/Parcel No.
Patapsco Valley Business Center			N/A		F Tax Parcel 285
Plat or Liber/Folio ~~17406 - 17407~~ 13,406-07	Grid #	Zoning	Tax Map No.	Election District	Census Tract
	20	M-2	38	1st	6012.02
Water Code			Sewer Code		
A 04			2150501		

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STATE OF MARYLAND — MARK EDWARD MATIS — No. 19848 — REGISTERED PROFESSIONAL ENGINEER

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By Member – Merritt Properties, LLC
By: Robb Merritt, Vice President
c/o Merritt Properties, LLC
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Fax (410) 298-9644

STATE OF MARYLAND — MARK EDWARD MATIS — No. 19848 — REGISTERED PROFESSIONAL ENGINEER — 2-16-06

FEBRUARY 16, 2006
REVISIONS THIS SHEET:
REV. C.O.#3 & C.O.#4-TOP ELEV. AND BLDG. A PRIVATE WAT. PROF.

STATE OF MARYLAND — MARK EDWARD MATIS — No. 19848 — REGISTERED PROFESSIONAL ENGINEER — 9-13-05 REV1

SEPTEMBER 13, 2005
REVISIONS THIS SHEET:
REVISED SANITARY MANHOLE S-3

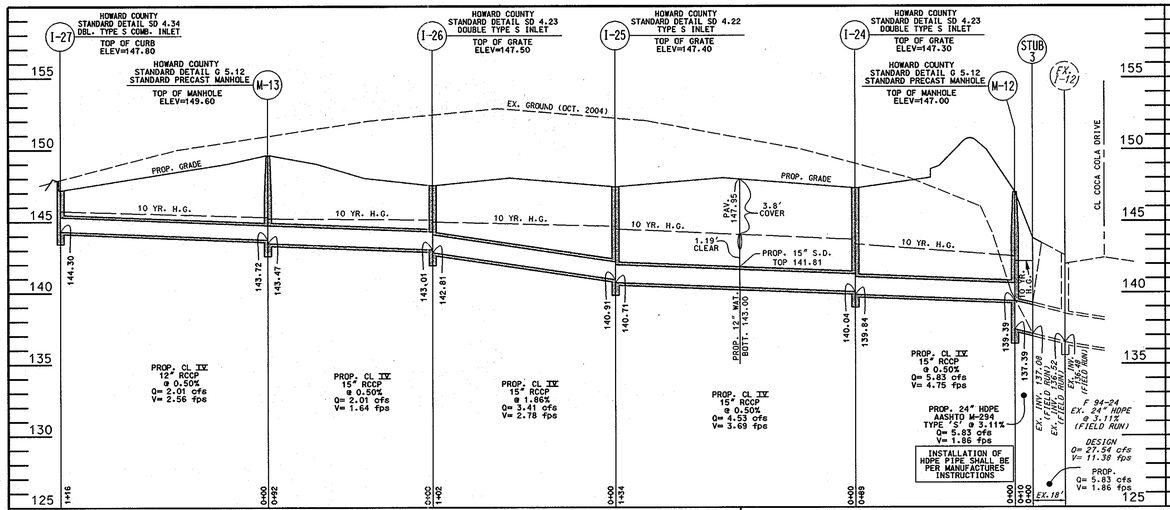
Private Sanitary Sewer and Water Profiles
Proposed Flex Office Buildings
Parcel F
Patapsco Valley Business Center

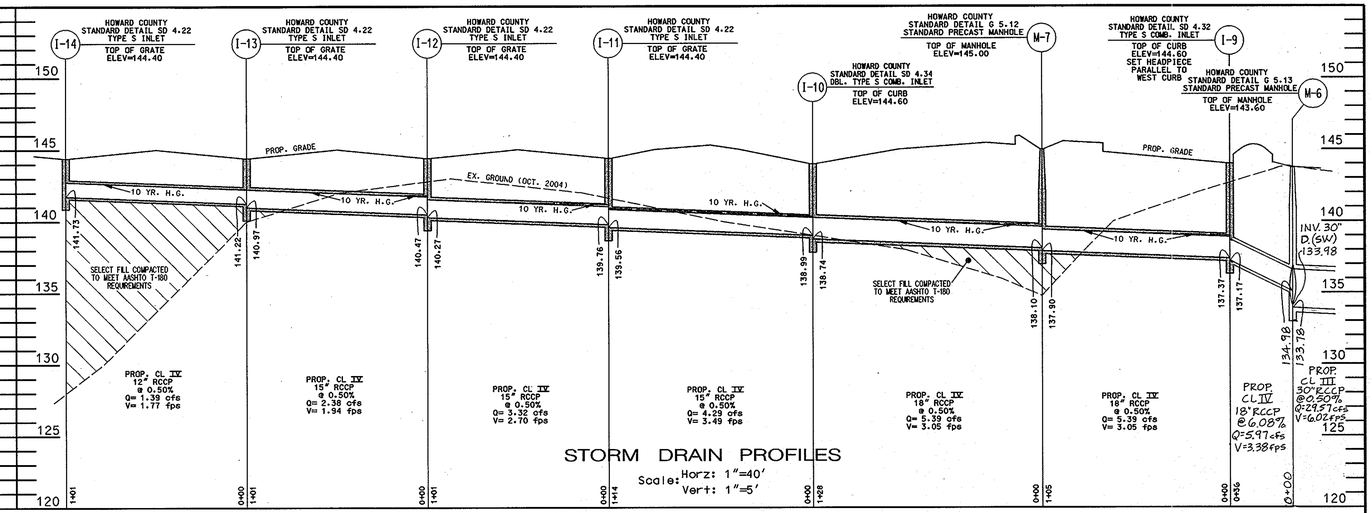
Red-Line Rev. 2 - February 16, 2006
Red-Line Rev. 1 September 15, 2005

Howard County, Maryland
Scale: As Shown
June 6, 2005

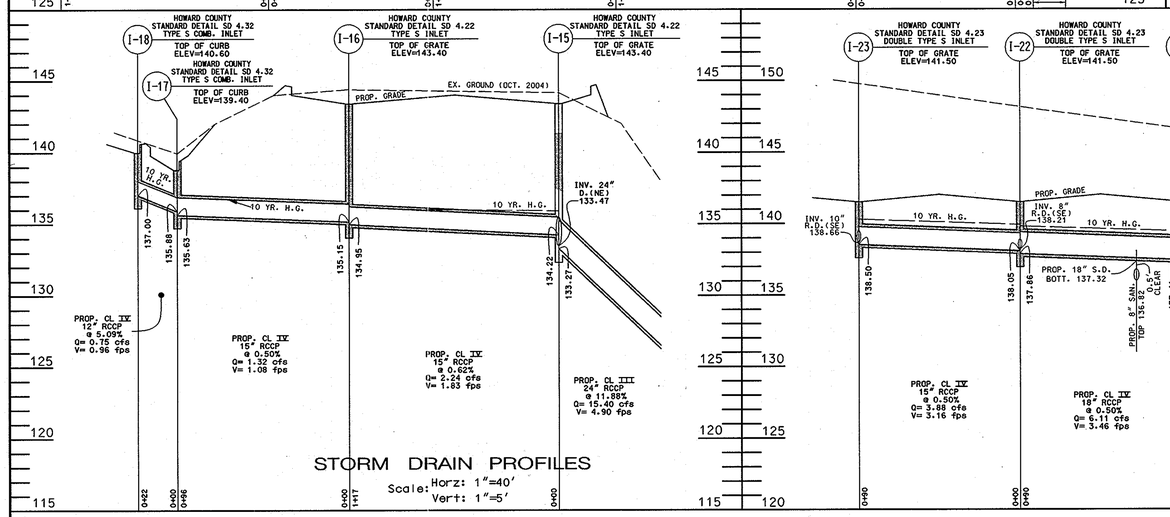
Sheet 8 of 13
SDP 05-91

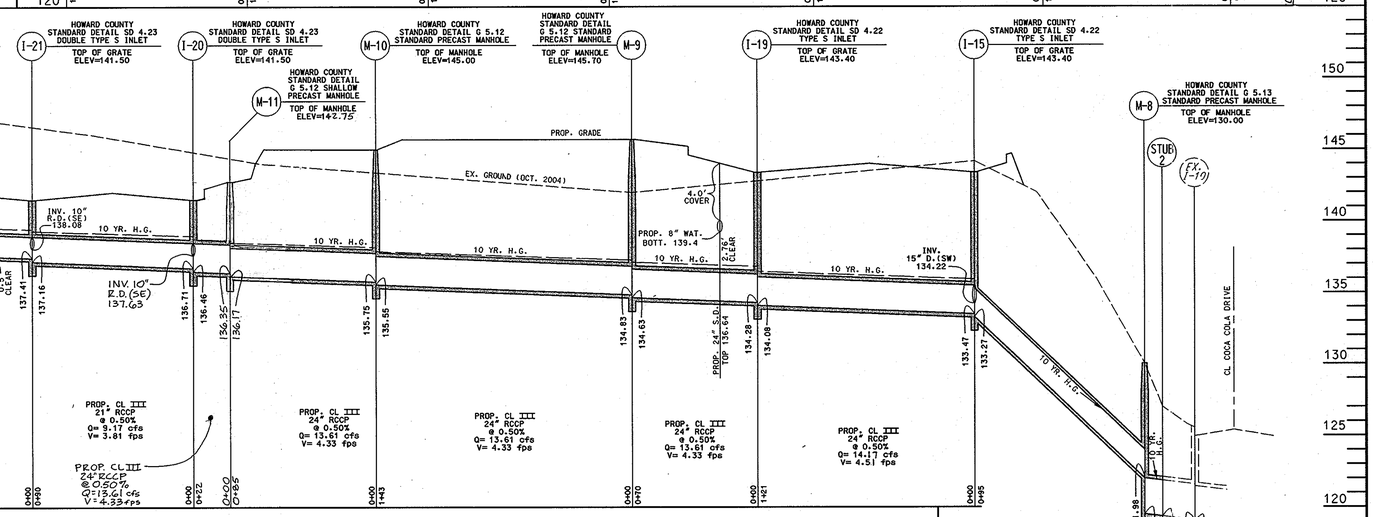
SDP 05-91





STORM DRAIN PROFILES
Scale: Horz: 1"=40'
Vert: 1"=5'

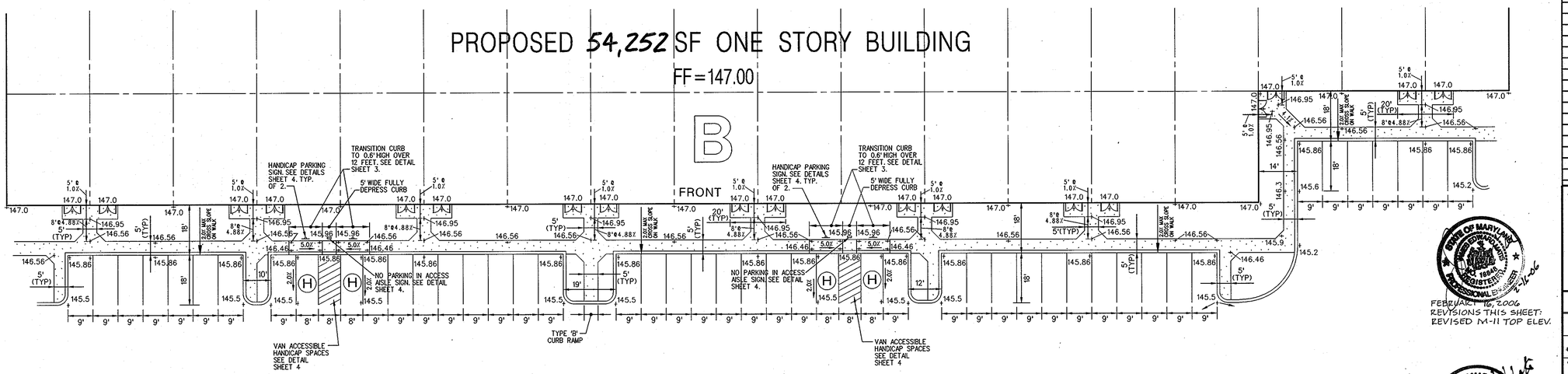




STORM DRAIN PROFILES
Scale: Horz: 1"=40'
Vert: 1"=5'

PROPOSED 54,252 SF ONE STORY BUILDING

FF=147.00



Detail Handicap Parking and Accessible Route For Building B
Scale: 1" = 20'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division	Date 10/20/05
Chief, Land Development Division	Date 7/5/05
Director	Date 7/5/05

PERMIT INFORMATION CHART

Subdivision Name	Section /Area	Lot/Parcel No.
Patapsco Valley Business Center	N/A	F Tax Parcel 285

Plat or Liber/Folio	Grid #	Zoning	Tax Map No.	Election District	Census Tract
~~17406 - 17407~~ 11356-57	20	M-2	38	1st	6012.02

Water Code	Sewer Code
A 04	2130501

FEBRUARY 16, 2006
REVISIONS THIS SHEET:
REVISED M-11 TOP ELEV.

SEPTEMBER 13, 2005
REVISIONS THIS SHEET:
DRAIN PROFILES

REV1. 9-13-05

Private Storm Drain Profiles and Details
Proposed Flex Office Buildings
Parcel F
Patapsco Valley Business Center

Red-Line Rev. 2- February 16, 2006
Red-Line Rev. 1- September 13, 2005
June 16, 2005

Howard County, Maryland
Scale: As Shown

Sheet 6 of 13
SDP 05-91

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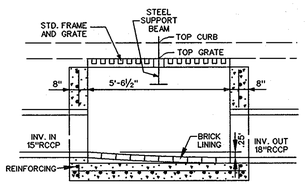
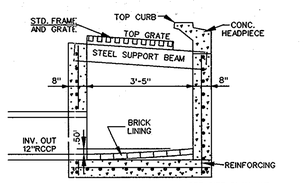
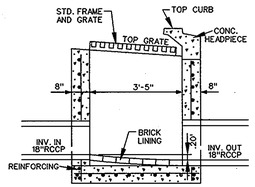
SDP 05-91



Modified For Flow Through Double Type 'S' Comb. Inlet (I-10)
Not To Scale



Modified For Flow Through Double Type 'S' Comb. Inlet (I-1)
Not To Scale



Modified For Flow Through Type 'S' Comb. Inlet (I-9)
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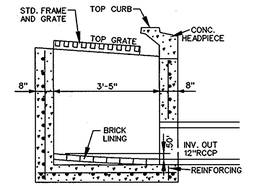

Modified For Flow Through Type 'S' Comb. Inlet (I-18)
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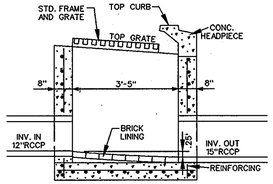


Modified For Flow Through Type 'S' Comb. Inlet (I-17)
Not To Scale

STORM DRAIN STRUCTURE SCHEDULE

NO.	TYPE	INV. IN	INV. OUT	TOP ELEV.	REMARKS
M-1	5' SHALLOW MANHOLE	92.80	92.60	99.50	STD. DTL. G 5.13
M-1A	5' SHALLOW MANHOLE	101.83	98.33	108.00	STD. DTL. G 5.13
M-2	5' SHALLOW MANHOLE	115.71	107.43	122.00	STD. DTL. G 5.13
M-3	5' MANHOLE	131.07	130.87	140.00	STD. DTL. G 5.13
M-4	5' MANHOLE	132.01	131.81	140.00	STD. DTL. G 5.13
M-5	5' MANHOLE	133.12	132.92	144.40	STD. DTL. G 5.13
M-6	5' MANHOLE	133.98	133.78	145.60	STD. DTL. G 5.13
M-7	4' MANHOLE	138.10	137.90	145.00	STD. DTL. G 5.12
M-8	5' MANHOLE	121.98	119.48	130.00	STD. DTL. G 5.13
M-9	4' MANHOLE	134.83	134.63	145.70	STD. DTL. G 5.12
M-10	4' MANHOLE	135.75	135.55	145.00	STD. DTL. G 5.12
M-11	4' SHALLOW MANHOLE	136.35	136.17	142.75	STD. DTL. G 5.12
M-12	4' MANHOLE	139.39	137.39	147.00	STD. DTL. G 5.12
M-13	4' MANHOLE	143.72	143.47	149.60	STD. DTL. G 5.12
CI-1	CUT-IN	133.19	132.44	–	30" RCCP x 12" RCCP

STORM DRAIN INLET SCHEDULE

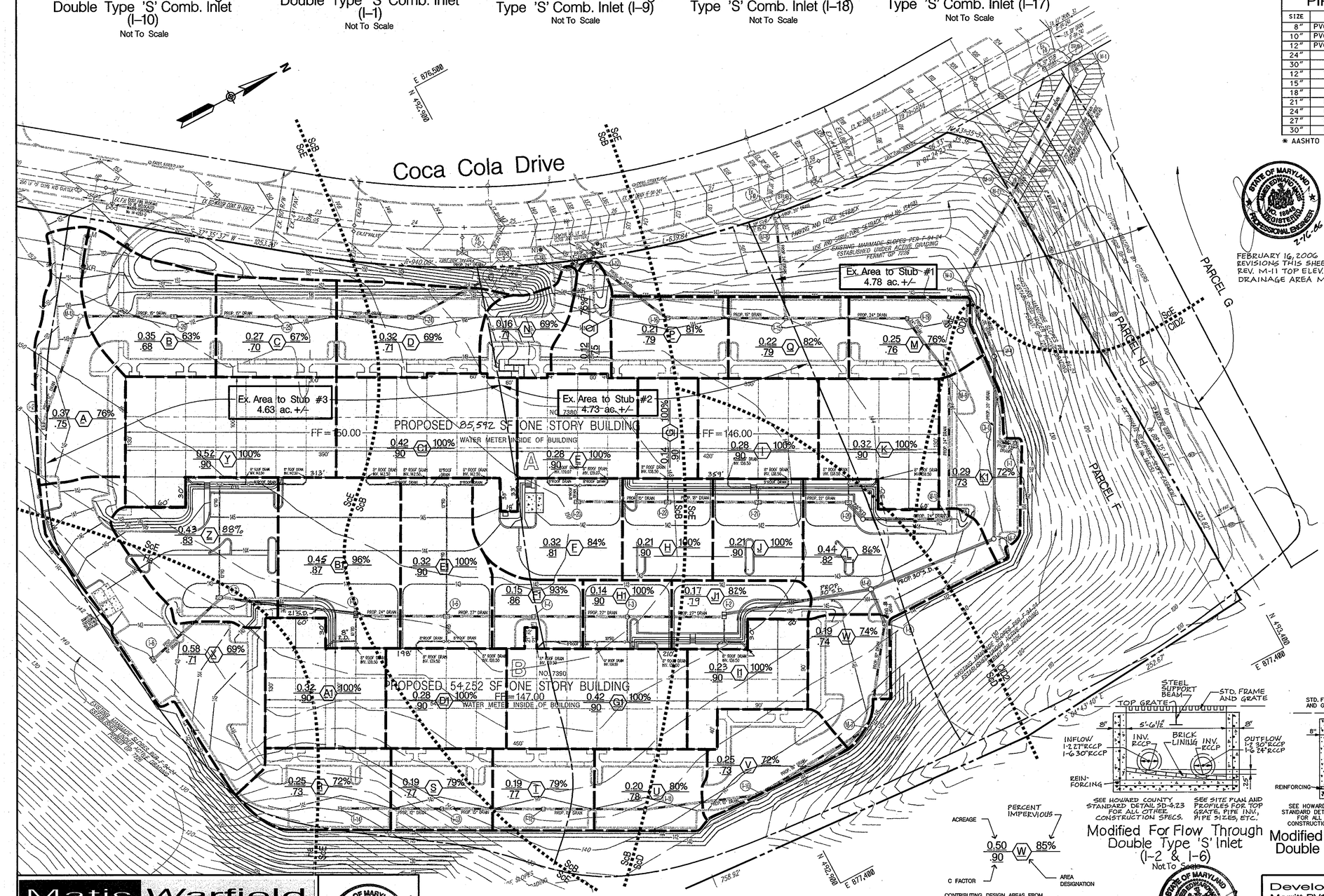
NO.	TYPE	INV. IN	INV. OUT	TOP ELEV.	REMARKS
I-1	DBL.'S'COMB.	–	137.99	143.60(TC)	STD. DTL. SD 4.34*
I-2	DBL.'S'	134.97	134.72	142.50(TG)	STD. DTL. SD 4.23*
I-3	TYPE 'S'	135.65	135.45	142.50(TG)	STD. DTL. SD 4.22*
I-4	TYPE 'S'	136.31	136.11	142.50(TG)	STD. DTL. SD 4.22*
I-5	DBL.'S'	137.00	136.75	142.50(TG)	STD. DTL. SD 4.23*
I-6	DBL.'S'	137.70	137.45	142.50(TG)	STD. DTL. SD 4.23*
I-7	DBL.'S'	138.89	138.39	142.50(TG)	STD. DTL. SD 4.23*
I-8	DBL.'S'	–	139.34	142.50(TG)	STD. DTL. SD 4.23*
I-9	'S'COMB.	137.37	137.17	144.60(TC)	STD. DTL. SD 4.32*
I-10	DBL.'S'COMB.	138.99	138.74	144.60(TC)	STD. DTL. SD 4.34*
I-11	TYPE 'S'	139.76	139.56	144.40(TG)	STD. DTL. SD 4.22*
I-12	TYPE 'S'	140.47	140.27	144.40(TG)	STD. DTL. SD 4.22*
I-13	TYPE 'S'	141.22	140.97	144.40(TG)	STD. DTL. SD 4.22*
I-14	TYPE 'S'	–	141.73	144.40(TG)	STD. DTL. SD 4.22
I-15	TYPE 'S'	133.47	133.27	143.40(TG)	STD. DTL. SD 4.22*
I-16	TYPE 'S'	135.15	134.95	143.40(TG)	STD. DTL. SD 4.22*
I-17	'S'COMB.	135.88	135.63	139.40(TC)	STD. DTL. SD 4.32*
I-18	'S'COMB.	–	137.00	140.60(TC)	STD. DTL. SD 4.32*
I-19	TYPE 'S'	134.28	134.08	143.40(TG)	STD. DTL. SD 4.22*
I-20	DBL.'S'	136.71	136.46	141.50(TG)	STD. DTL. SD 4.23*
I-21	DBL.'S'	137.41	137.16	141.50(TG)	STD. DTL. SD 4.23*
I-22	DBL.'S'	138.05	137.86	141.50(TG)	STD. DTL. SD 4.23*
I-23	DBL.'S'	–	138.50	141.50(TG)	STD. DTL. SD 4.23*
I-24	DBL.'S'	140.04	139.84	147.30(TG)	STD. DTL. SD 4.23*
I-25	TYPE 'S'	140.91	140.71	147.40(TG)	STD. DTL. SD 4.22*
I-26	DBL.'S'	143.01	142.81	147.50(TG)	STD. DTL. SD 4.23*
I-27	DBL.'S'COMB.	–	144.30	147.80(TC)	STD. DTL. SD 4.34

*MODIFIED. SEE DETAILS THIS SHEET
(TC)-TOP CURB
(TG)-TOP GRATE

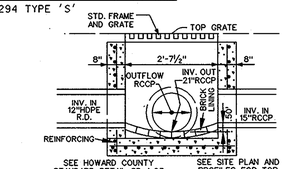
PIPE SCHEDULE

SIZE	TYPE	PIPE LENGTH-FEET
8"	PVC SCHEDULE 40	639
10"	PVC SCHEDULE 40	231
12"	PVC SCHEDULE 40	287
24"	HDPE*	10
30"	HDPE*	22
12"	RCCP CL IV	260
15"	RCCP CL IV	1126
18"	RCCP CL IV	354
21"	RCCP CL III	227
24"	RCCP CL III	626
27"	RCCP CL III	276
30"	RCCP CL III	777

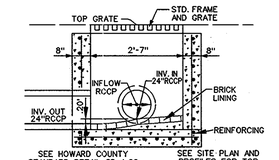
* AASHTO M-294 TYPE 'S'



FEBRUARY 16, 2006
REVISIONS THIS SHEET:
REV. M-11 TOP ELEV.,
DRAINAGE AREA MAP



Modified For Flow Through Double Type 'S' Inlet (I-7)
Not To Scale



Modified For Flow Through Type 'S' Inlet (I-19)
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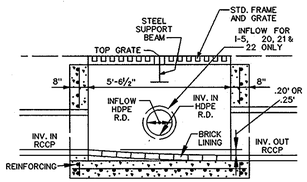
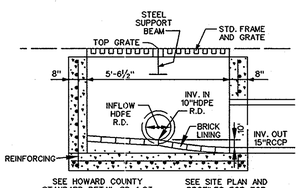
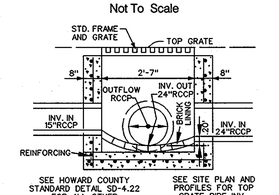


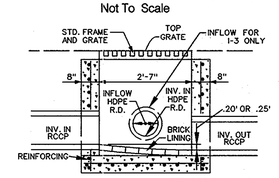
Modified For Flow Through Double Type 'S' Inlet (I-5, 20, 21, 22, 24 & 26)
Not To Scale



Modified For Flow Through Double Type 'S' Inlet (I-23)
Not To Scale

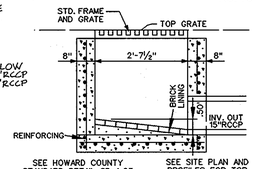


Modified For Flow Through Type 'S' Inlet (I-15)
Not To Scale



Modified For Flow Through Type 'S' Inlet (I-3, 4, 11, 12, 13, 16 & 25)
Not To Scale

Modified For Flow Through Double Type 'S' Inlet (I-2 & I-6)
Not To Scale



Modified For Flow Through Double Type 'S' Inlet (I-8)
Not To Scale

ACREAGE
PERCENT IMPERVIOUS
0.50 .90 W 85%
C FACTOR
AREA DESIGNATION
CONTRIBUTING DESIGN AREAS FROM DRAINAGE AREA MAP PLAN F-94-24
PROPOSED DRAINAGE AREAS

SEPTEMBER 13, 2005
REVISIONS THIS SHEET:
DRAINAGE AREA MAP / INLET STRUCTURE & PIPE SCHEDULES

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division — Date 6/30/05
Chief, Division of Land Development — Date 7/5/05
Director — Date 7/5/05

PERMIT INFORMATION CHART

Subdivision Name			Section /Area	Lot/Parcel No.
Patapsco Valley Business Center			N/A	F Tax Parcel 285
Plat or Liber/Folio ~~17426~~-OT ~~37420~~-~~37407~~	Grid # 20	Zoning M-2	Tax Map No. 38 / Election District 1st	Census Tract 6012.02
Water Code A 04			Sewer Code 2150501	

Matis Warfield
consulting engineers
10540 york road suite m
hunt valley, maryland 21030
phone 410-683-7004
facsimile 410-683-1798
www.matiswarfield.com

Drainage Area Map

Scale 1" = 50'

STORM WATER MANAGEMENT QUANTITY AND QUALITY PROVIDED IN REGIONAL FACILITY LOCATED ON ADJACENT PARCEL G (DPW FILE F-94-24)

Developer / Owner
Merritt PV1, LLC
By Member – Merritt Properties, LLC
By: Robb Merritt, Vice President
c/o Merritt Properties, LLC
2066 Lord Baltimore Drive
Baltimore, Maryland 21244
Phone (410) 298-2600
Fax (410) 298-9644

Stormwater Drainage Area Map & Storm Drain Details

Proposed Flex Office Buildings

Parcel F

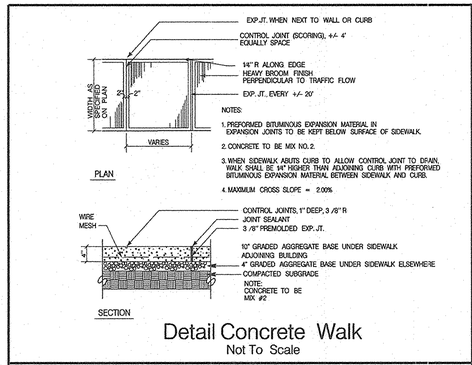
Patapsco Valley Business Center

Red-Line Rev. 2 - February 16, 2006
Red-Line Rev. 1 - September 13, 2005
June 16, 2005

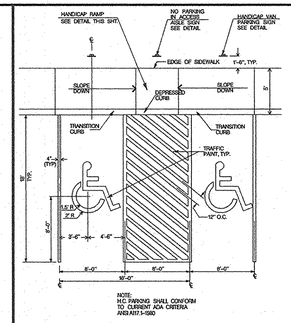
Howard County, Maryland
Scale: As Shown

Sheet 5 of 13
SDP 05-91

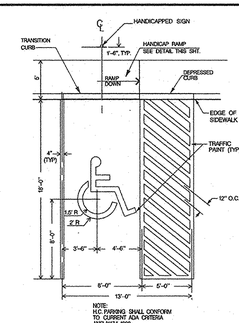
SDP 05-91



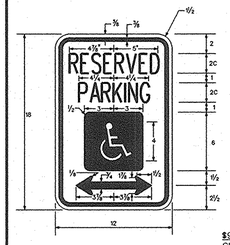
Detail Concrete Walk
Not To Scale



Detail Van Accessible Handicap Parking Spaces
Not To Scale



Detail Standard Handicap Parking Space
Not To Scale



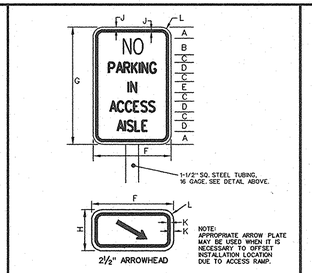
ALL DIMENSIONS ARE IN INCHES
* REDUCE SPACING 50 PERCENT

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

$98 FINE SIGN / VAN ACCESSIBLE SIGN
SIGN TO UTILIZE AN ALUMINUM BLANK 6" X 12" X 0.080" THICK WITH TWO SINGLE POST MOUNTING HOLES.

THE TEXT AND BORDER SHALL BE STANDARD GREEN TO MATCH THAT ON R7-8 AND, THE BACKGROUND SHALL BE REFLECTIVE WHITE. TEXT SHALL BE IN 3" CHARACTERS

Detail Handicap Parking Sign
Not To Scale

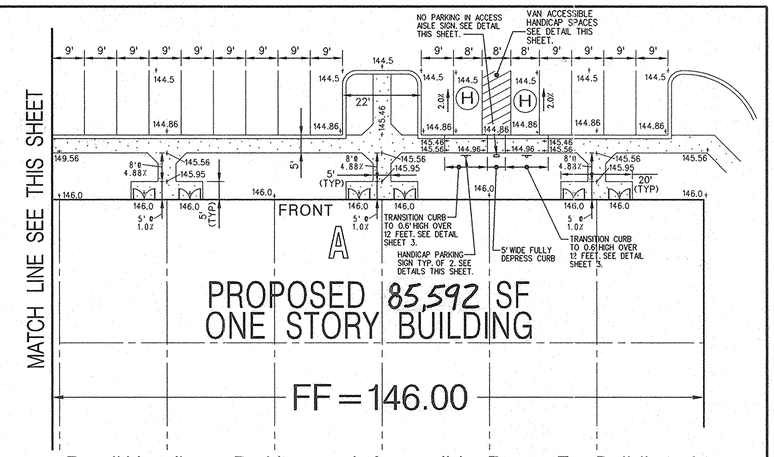


SIGN SIZE	DIMENSIONS (INCHES)										
	A	B	C	D	E	F	G	H	J	K	L
STANDARD	1 1/2	2 1/2 D	1	2 C	1 1/2 D	12	18	6	3/8	1/4	1 1/2

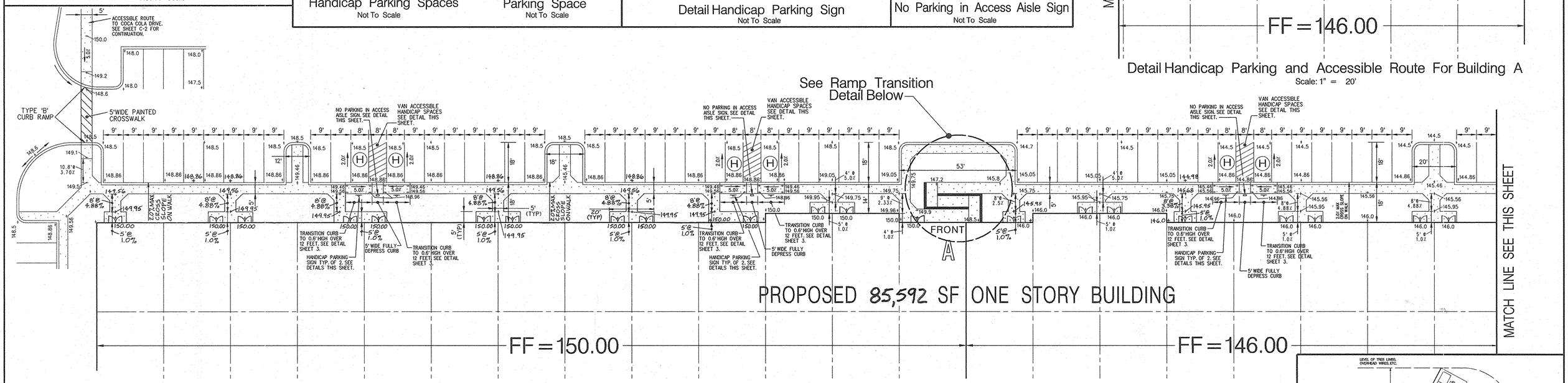
REFERENCES
MUTCD SECTION - 2B-35
MUTCD SUPPLEMENT - 2B-31

COLORS
LEGEND - RED
BACKGROUND - WHITE

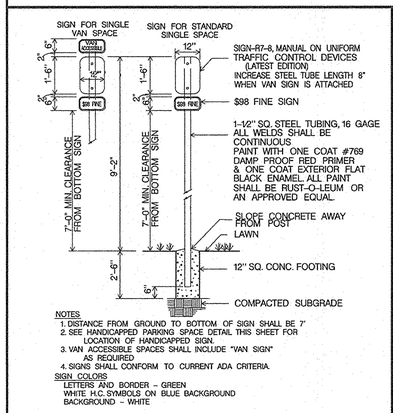
No Parking in Access Aisle Sign
Not To Scale



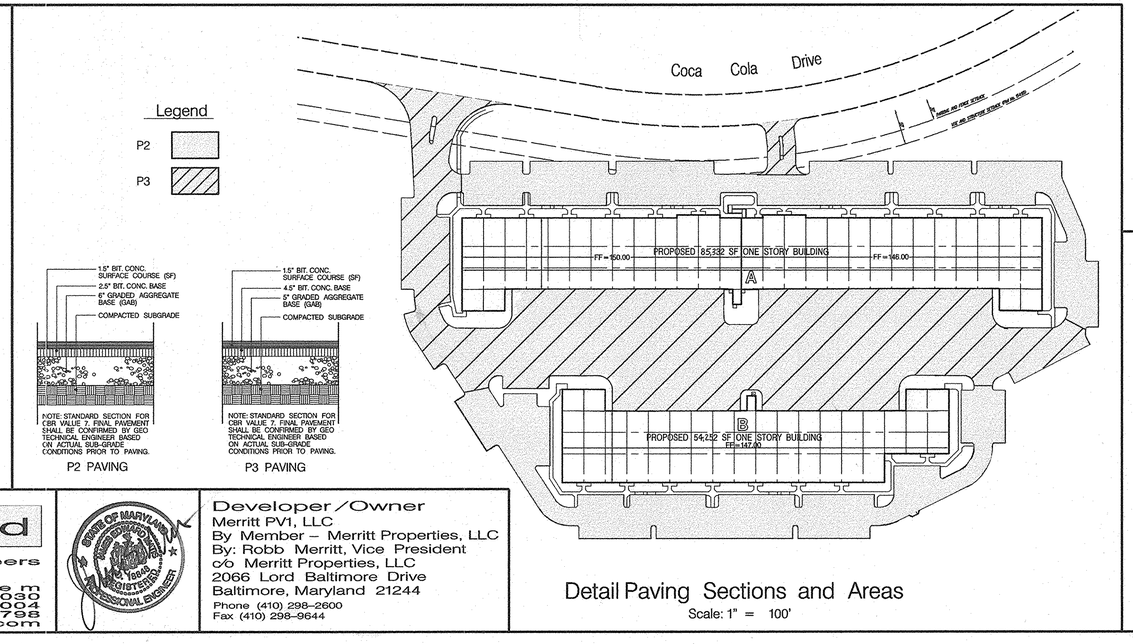
Detail Handicap Parking and Accessible Route For Building A
Scale: 1" = 20'



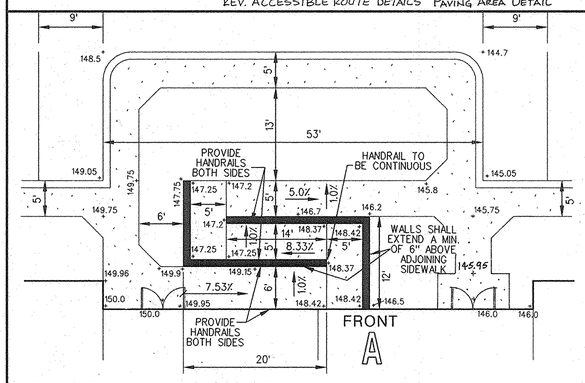
Detail Handicap Parking and Accessible Route For Building A
Scale: 1" = 20'



Detail Handicap Parking Sign & Post
Not To Scale



Detail Paving Sections and Areas
Scale: 1" = 100'



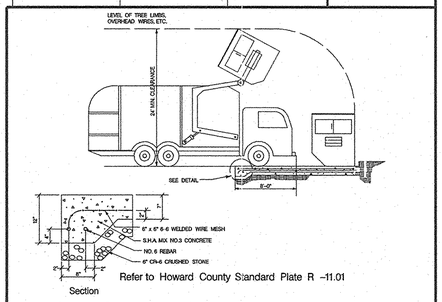
Detail Ramp Transition For Building A
Scale: 1" = 10'

STATE OF MARYLAND — JAMES EDWARD BATTISTA — NO. 19848 — REGISTERED PROFESSIONAL ENGINEER — 2-16-06

FEBRUARY 16, 2006
REVISIONS THIS SHEET:
REV. ACCESSIBLE ROUTE DETAILS

STATE OF MARYLAND — JAMES EDWARD BATTISTA — NO. 19848 — REGISTERED PROFESSIONAL ENGINEER — 9-13-05 REV 1

SEPTEMBER 13, 2005
REVISIONS THIS SHEET:
PAVING AREA DETAIL



Refer to Howard County Standard Plate R -11.01

Detail Solid Waste Service Pad
Not To Scale

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division		Date 6/30/05
Chief, Division of Land Development		Date 7/15/05
Director		Date 7/15/05

PERMIT INFORMATION CHART

Subdivision Name		Section /Area		Lot/Parcel No.
Patapsco Valley Business Center		N/A		F Tax Parcel 285
Plat ~~et Liber/Folio~~ 17406-07 ~~17406 - 17407~~	Grid # 20	Zoning M-2	Tax Map No. 38	Election District 1st	Census Tract 6012.02
Water Code A 04		Sewer Code 2100501		

Matis Warfield
consulting engineers
10540 york road suite m
hunt valley, maryland 21030
phone 410-683-7004
facsimile 410-683-1798
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STATE OF MARYLAND — JAMES EDWARD BATTISTA — NO. 19848 — REGISTERED PROFESSIONAL ENGINEER

Developer/Owner
Merritt PV1, LLC
By Member – Merritt Properties, LLC
By: Robb Merritt, Vice President
c/o Merritt Properties, LLC
2066 Lord Baltimore Drive
Baltimore, Maryland 21244
Phone (410) 298-2600
Fax (410) 298-9644

Site Details

Proposed Flex Office Buildings
Parcel F
Patapsco Valley Business Center
Red-Line Rev. 2- February 16, 2006
Red-Line Rev. 1- September 13, 2005
June 16, 2005

Howard County, Maryland
Scale: As Shown

Sheet 4 of 13
SDP 05-91

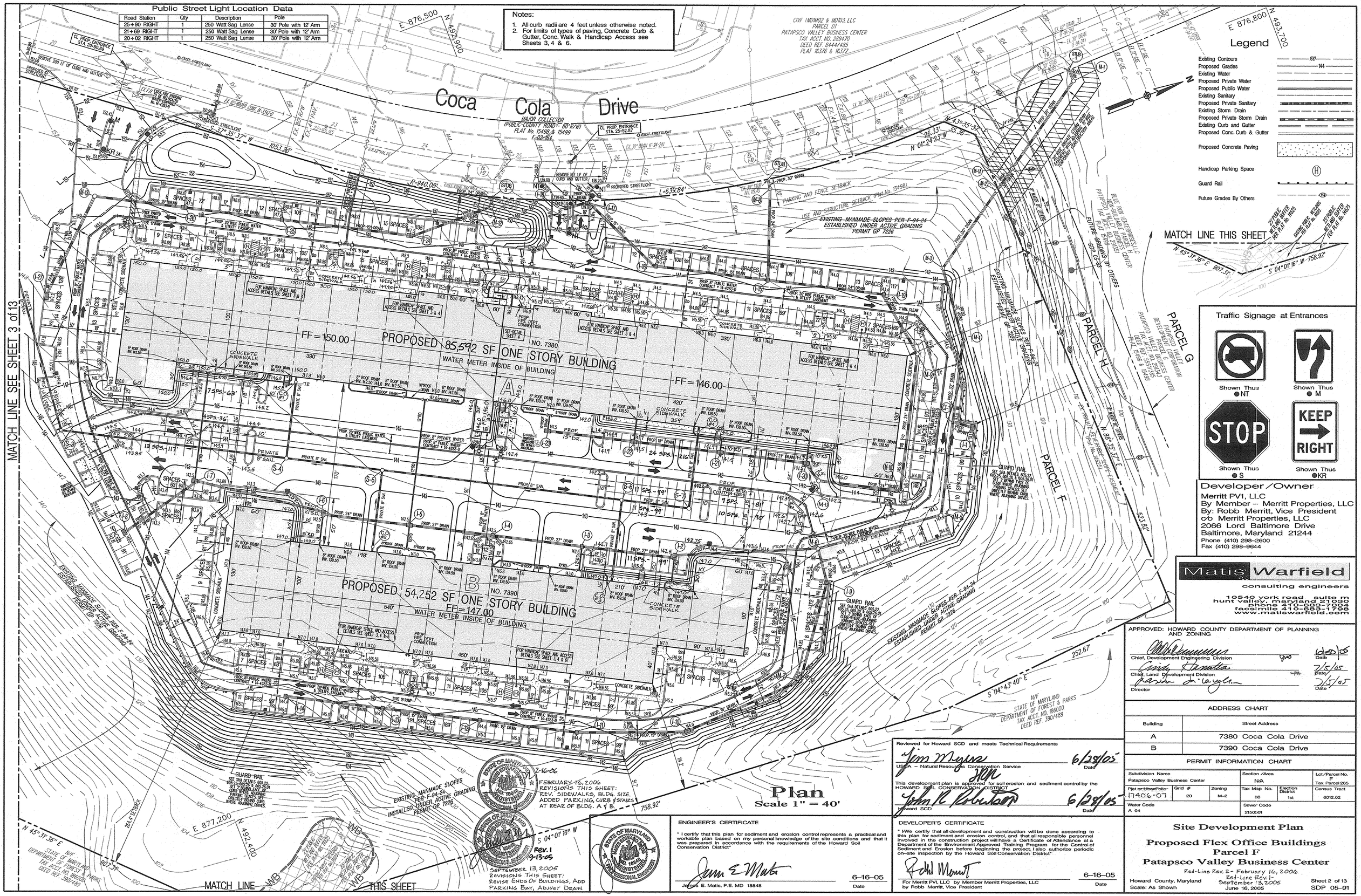
SDP 05-91

Public Street Light Location Data

Road Station	Qty	Description	Pole
25+90 RIGHT	1	250 Watt Sag Lense	30' Pole with 12' Arm
21+69 RIGHT	1	250 Watt Sag Lense	30' Pole with 12' Arm
20+02 RIGHT	1	250 Watt Sag Lense	30' Pole with 12' Arm

Notes:

1. All curb radii are 4 feet unless otherwise noted.
2. For limits of types of paving, Concrete Curb & Gutter, Conc. Walk & Handicap Access see Sheets 3, 4 & 6.



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www.matiswarfield.com

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division — Date 6/20/05
Chief, Land Development Division — Date 7/5/05
Director — Date 7/5/05

ADDRESS CHART

Building	Street Address
A	7380 Coca Cola Drive
B	7390 Coca Cola Drive

PERMIT INFORMATION CHART

Subdivision Name	Section /Area	Lot/Parcel No.
Patapsco Valley Business Center	N/A	F Tax Parcel 285

Plat ~~or Liber/Folio~~	Grid #	Zoning	Tax Map No.	Election District	Census Tract
17406-07	20	M-2	38	1st	6012.02

Water Code	Sewer Code
A 04	2150501

Reviewed for Howard SCD and meets Technical Requirements

USDA – Natural Resources Conservation Service — Date 6/28/05

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

Howard SCD — Date 6/28/05

ENGINEER'S CERTIFICATE

" I certify that this plan for sediment and erosion 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"

James E. Matis, P.E. MD 18848 — Date 6–16–05

DEVELOPER'S CERTIFICATE

" We certify that all development and construction will be done according to this plan for sediment and erosion control, and that all 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"

For Merritt PV1, LLC by Member Merritt Properties, LLC by Robb Merritt, Vice President — Date 6–16–05

Site Development Plan

Proposed Flex Office Buildings
Parcel F
Patapsco Valley Business Center

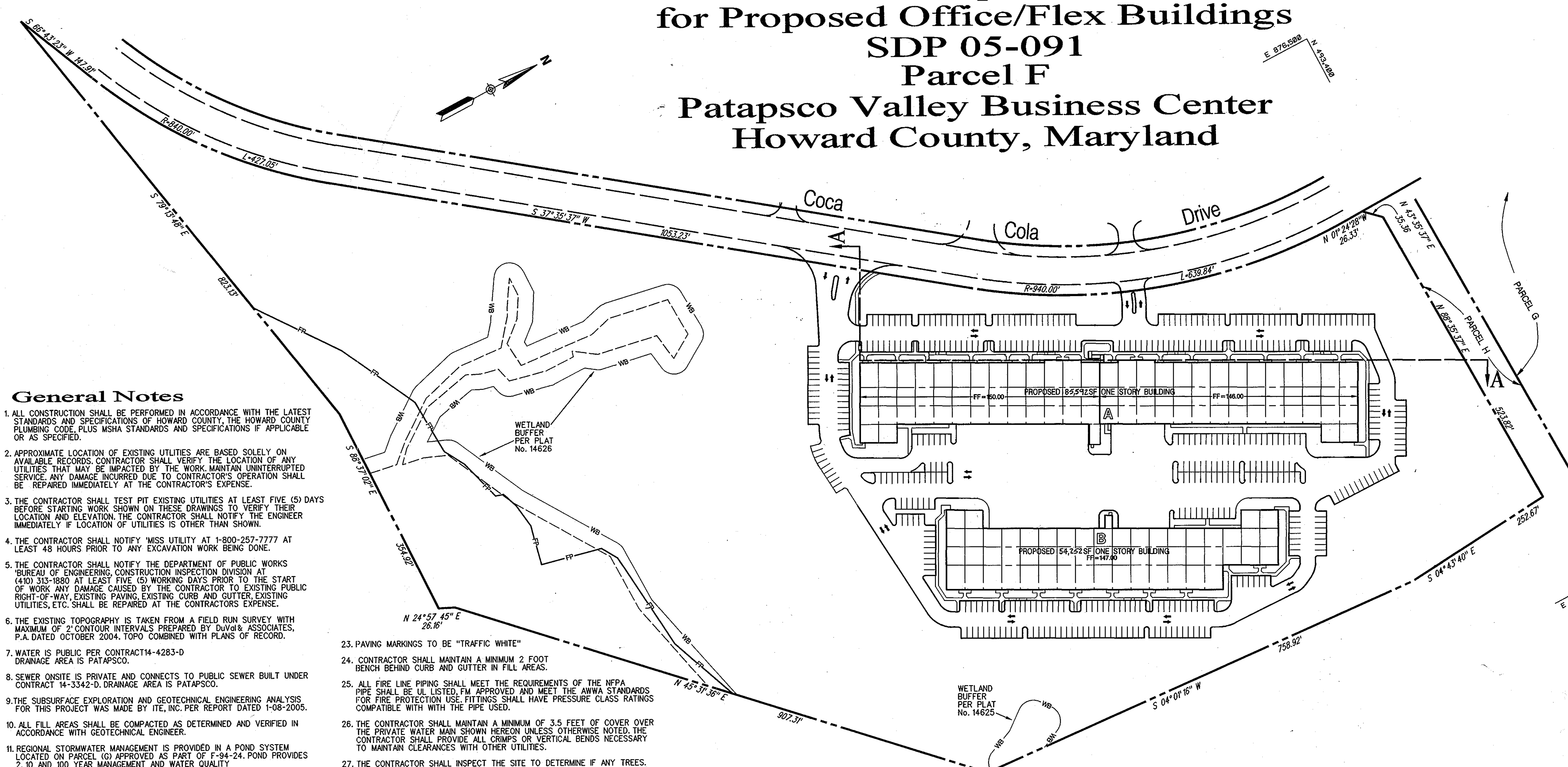
Red-Line Rev. 2 - February 16, 2006
Red-Line Rev. 1 - September 13, 2005
June 16, 2005

Howard County, Maryland
Scale: As Shown

Sheet 2 of 13
SDP 05-91

SDP 05-91

Site Development Plan
for Proposed Office/Flex Buildings
SDP 05-091
Parcel F
Patapsco Valley Business Center
Howard County, Maryland

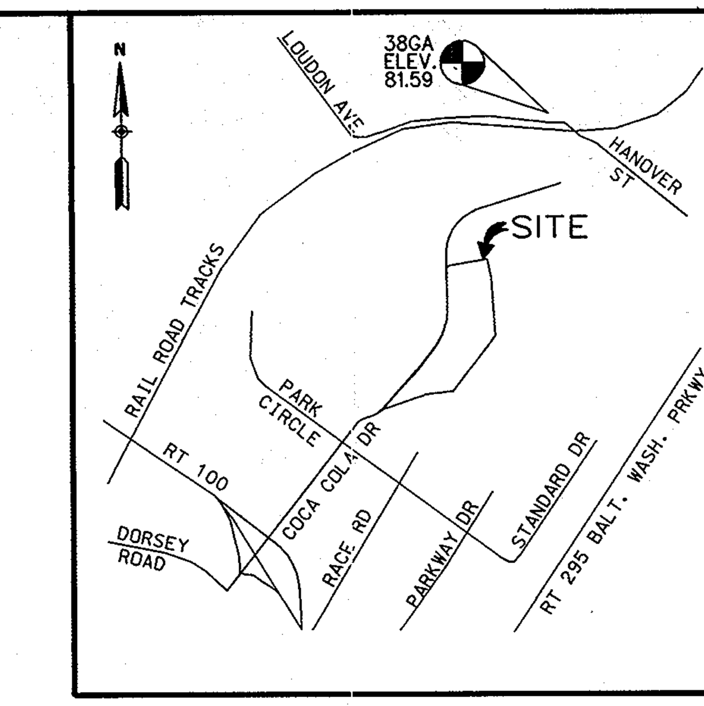


Proposed Layout

Scale 1" = 100'

General Notes

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY, THE HOWARD COUNTY PLUMBING CODE, PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE OR AS SPECIFIED.
2. APPROXIMATE LOCATION OF EXISTING UTLITIES ARE BASED SOLELY ON AVAILABLE RECORDS. CONTRACTOR SHALL VERIFY THE LOCATION OF ANY UTILITIES THAT MAY BE IMPACTED BY THE WORK. MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
3. THE CONTRACTOR SHALL TEST PIT EXISTING UTILITIES AT LEAST FIVE (5) DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS TO VERIFY THEIR LOCATION AND ELEVATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF LOCATION OF UTILITIES IS OTHER THAN SHOWN.
4. THE CONTRACTOR SHALL NOTIFY 'MISS UTILITY AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
5. 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 ANY DAMAGE CAUSED BY THE CONTRACTOR TO EXISTING PUBLIC RIGHT-OF-WAY, EXISTING PAVING, EXISTING CURB AND GUTTER, EXISTING UTILITIES, ETC. SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
6. THE EXISTING TOPOGRAPHY IS TAKEN FROM A FIELD RUN SURVEY WITH MAXIMUM OF 2' CONTOUR INTERVALS PREPARED BY DuVal& ASSOCIATES, P.A. DATED OCTOBER 2004. TOPO COMBINED WITH PLANS OF RECORD.
7. WATER IS PUBLIC PER CONTRACT14-4283-D DRAINAGE AREA IS PATAPSCO.
8. SEWER ONSITE IS PRIVATE AND CONNECTS TO PUBLIC SEWER BUILT UNDER CONTRACT 14-3342-D. DRAINAGE AREA IS PATAPSCO.
9. THE SUBSURFACE EXPLORATION AND GEOTECHNICAL ENGINEERING ANALYSIS FOR THIS PROJECT WAS MADE BY ITE, INC. PER REPORT DATED 1-08-2005.
10. ALL FILL AREAS SHALL BE COMPACTED AS DETERMINED AND VERIFIED IN ACCORDANCE WITH GEOTECHNICAL ENGINEER.
11. REGIONAL STORMWATER MANAGEMENT IS PROVIDED IN A POND SYSTEM LOCATED ON PARCEL (G) APPROVED AS PART OF F-94-24. POND PROVIDES 2, 10 AND 100 YEAR MANAGEMENT AND WATER QUALITY
12. THERE ARE NO WETLANDS WITHIN THE DISTURBED AREA OF THIS SITE.
13. THERE ARE NO FLOODPLAINS WITHIN THE DISTURBED AREA OF THIS SITE. 100 YEAR FLOODPLAIN AREAS WITHIN THE PARCEL F HAVE BEEN OFFERED FOR DEDICATION BY VIRTUE OF PLAT NO.14626. FLOODPLAIN STUDY WAS APPROVED UNDER P-91-14 ON OCTOBER 1, 1992.
14. OPERATING EXISTING VALVES, SWITCHES, SERVICES OR START UP OF NEW SERVICES SHALL BE COORDINATED WITH THE OWNERS REPRESENTATIVE. THE BUILDINGS WILL BE PROVIDED WITH A SPRINKLER SYSTEM.
15. TRENCH COMPACTION FOR STORM DRAINS WITHIN THE ROAD OR STREET RIGHT OF WAY LIMITS SHALL BE IN ACCORDANCE WITH HOWARD COUNTY DESIGN MANUAL IV, S1D. NO. G-2.01.
16. ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
17. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS.
18. THE CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL WATER, SEWER, AND ROOF DRAIN CONNECTIONS WITH THE MECHANICAL DRAWINGS.
19. EXISTING UTILITIES ARE BASED ON A COMBINATION OF PLANS OF RECORD AND FIELD RUN DATA.
20. THE CONTRACTOR SHALL MAINTAIN 2.0 FEET MINIMUM PROTECTIVE COVER OVER ALL UTILITIES DURING CONSTRUCTION.
21. 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 16.1305 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
22. ALL FILL SLOPES, EXCEPT THOSE ASSOCIATED WITH LANDSCAPE BERMING, SHALL BE MONITORED DURING PLACEMENT BY THE PROJECT GEOTECHNICAL ENGINEER.
23. PAVING MARKINGS TO BE "TRAFFIC WHITE"
24. CONTRACTOR SHALL MAINTAIN A MINIMUM 2 FOOT BENCH BEHIND CURB AND GUTTER IN FILL AREAS.
25. ALL FIRE LINE PIPING SHALL MEET THE REQUIREMENTS OF THE NFPA PIPE SHALL BE UL LISTED, FM APPROVED AND MEET THE AWWA STANDARDS FOR FIRE PROTECTION USE. FITTINGS SHALL HAVE PRESSURE CLASS RATINGS COMPATIBLE WITH WITH THE PIPE USED.
26. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3.5 FEET OF COVER OVER THE PRIVATE WATER MAIN SHOWN HEREON UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE ALL CRIMPS OR VERTICAL BENDS NECESSARY TO MAINTAIN CLEARANCES WITH OTHER UTILITIES.
27. THE CONTRACTOR SHALL INSPECT THE SITE TO DETERMINE IF ANY TREES. PAVING OR STRUCTURES ARE TO BE REMOVED, PRIOR TO PLACING A BID ON THOSE ITEMS. THE CONTRACTOR SHALL. CLEAR THE CONSTRUCTION AREA OF ALL EXISTING TREES, PAVING, STRUCTURES, ETC., UNLESS NOTED ON PLAN.
28. THE SUBJECT PROPERTY IS ZONED M-2 PER THE 2-2-2004 COMPREHENSIVE ZONING PLAN.
29. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS. STREAM(S) OR THEIR REQUIRED BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
30. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OP THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
31. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF $ 33,950.00 FOR 66 SHADE TREES, 60 EVERGREEN TREES AND 175 SHRUBS.
32. THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION.FOREST CONSERVATION FOR THIS PARCEL HAS BEEN ADDRESSED AS PART OF THE SUBDIVISION OF THIS PROPERTY APPROVED PER F-94-24. (P-91-14 appr. prior to 12/31/92)
33. TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES(MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
34. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLAN COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NO. 38GA WAS USED FOR THIS PROJECT.
35. THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP, INC. DATED JANUARY 2005.
36. ALL EXTERIOR LIGHTING SHALL COMPLY WITH SECTION 134, ZONING REGULATIONS.
37. A DESIGN MANUAL WAIVER OF SECTIONS 2.5.2.H and 2.6.1. HAS BEEN APPROVED TO WAIVE PARTIAL SITE DISTANCE REQUIREMENTS AT THE TWO PROPOSED SITE ACCESS POINTS ALONG COCA COLA DRIVE AND TO ALLOW THE NORTHERNMOST ACCESS POINT TO BE USED EXCLUSIVELY FOR PASSENGER VEHICLES. SEE LETTER DATED MARCH 21, 2005 FROM MR. CHARLES DAMMERS, P.E, CHIEF DEVELOPMENT ENGINEERING DIVISION.
38. SIGN POSTS: ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2 INCH GALVANIZED STEEL, PERFORATED SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2 INCH GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE, (12 GAUGE) - 3 FEET LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
39. A "KNOX BOX" WILL BE PLACED AT THE EXTERIOR OF THE SPRIINKLER VALVE ROOM DOOR.
40. SIGNAGE WILL BE PLACED ON THE BUILDING IDENTIFYING THE BUILDING ADDRESS AND THE LETTER OF EACH SEPARATE SUITE. SIGNAGE WILL BE PROVIDED AT THE STREET IDENTIFYING THE PROJECT ADDRESS.



Vicinity Map

Scale 1" = 2000'

COORDINATES AND BEARINGS ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROLS STATIONS: NAD 83. ELEVATIONS SHOWN HEREON ARE REFERRED TO THE NORTH AMERICAN VERTICAL DATUM-NGVD 29 AND ARE BASED ON THE FOLLOWING HOWARD COUNTY SURVEY CONTROL STATIONS: (TRANSLATED METERS TO FEET).
38GA ELEV. 81.59 NGVD29
NAD 27 N 495,148.2 E 877,713.8
NAD 88 N 555,897.32 E 1,390,132.13

Site Analysis Data Chart

1. GENERAL SITE DATA
CURRENT PLAT REFERENCE 17406 and 17407
PRESENT ZONING M-2
APPLICABLE DPZ FILE REFERENCES: P-91-14, S-91-19, WP-91-98, P-92-18, F-94-24, F-02-164 & F-04-67 F-05-160. PLATS 15496, 15498, 15499, 16376, 16377, 14625, 14626, 17406, 17407, F-05-167

PROPOSED USE: TWO SINGLE STORY OFFICE/FLEX BUILDINGS TOTALING 139,884 SF - BUILDING A 43,592 SF HYBRID IND./OFFICE 42,000 SF OFFICE; BUILDING B 33,252 HYBRID IND/OFFICE 21,000 SF OFFICE
NO. OF OCCUPANTS 300 ESTIMATED
PROPOSED WATER: PUBLIC
PROPOSED SEWER: PRIVATE
WATER CONTRACT NUMBER 14-4283-D
TAX ACCOUNT NUMBER 01-291335

2. AREA TABULATION
TOTAL PROJECT AREA: 30.304 ACRES
AREA OF THIS PLAN SUBMISSION: 30.304 ACRES
TOTAL DISTURBED AREA: 12.0 ACRES
FLOOR AREA RATIO: 139,884 SF (ULT.) GROSS FLOOR AREA / 30.304 ACRES = 0.106
BUILDING COVERAGE TO SITE 139,884 SF (ULT.) GROUND FLOOR AREA (3.204 acres) / 30.304 ACRES = 10.6% of gross area
OPEN AREA PROVIDED 21.156 acres) / 30.304 ACRES = 70% of site area
(AREA OF SITE MINUS BUILDINGS, DRIVEWAYS, PARKING LOTS)
3. OPEN SPACE DATA: N/A OPEN SPACE PROVIDED AS PART OF APPROVED SUBDIVISION
4. PARKING SPACE DATA
PARKING REQUIRED: BLDG. A - 2.5 SPS./1000 SF FOR 43,592 (HYBRID INDUSTRIAL/OFFICE) = 109 SPACES
- 3.3 SPS./1000 SF FOR 42,000 (OFFICE) = 139 SPACES
BLDG. B - 2.5 SPS./1000 SF FOR 33,252 (HYBRID INDUSTRIAL/OFFICE) = 84 SPACES
- 3.3 SPS./1000 SF FOR 21,000 (OFFICE) = 70 SPACES
TOTAL PARKING REQUIRED: 402 SPACES
TOTAL PARKING PROVIDED: 449 SPACES (STRIPED SPACES)
TOTAL INCLUDES
437 STANDARD SPACES @ 9' X 18'
12 VAN ACCESSIBLE HANDICAP SPACES @ 24' X 18' TWO SIDE BY SIDE

REV 2-16-06
FEBRUARY 16, 2006
REVISIONS THIS SHEET:
REVISED SITE ANALYSIS CHART AND LAYOUT DETAIL

REV 1. 9-13-05
SEPTEMBER 13, 2005
REVISIONS THIS SHEET:
REVISED SITE ANALYSIS CHART AND LAYOUT DETAIL

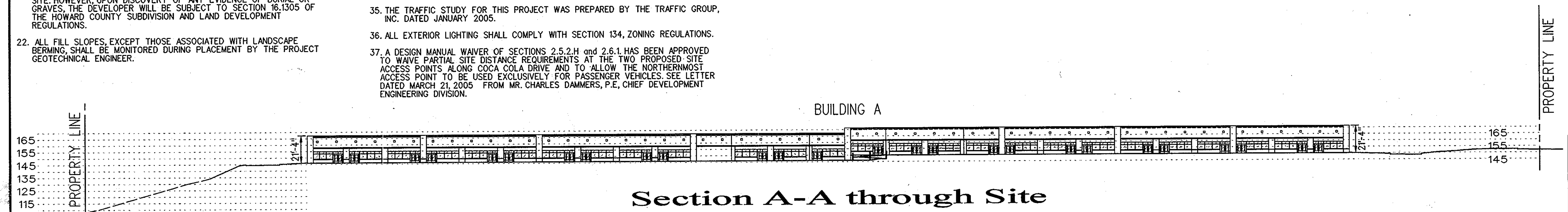
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS:

N/A
County Health Officer Howard County Health Department — Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division — Date 6/30/05
Chief, Division of Land Development — Date 7/5/05
Director — 7/5/05 — Date

ADDRESS CHART	
Building	Street Address
A	7380 Coca Cola Drive
B	7390 Coca Cola Drive



Section A-A through Site

Scale 1" = 50' Horz. & Vert.

SHEET INDEX	
SHEET	TITLE
1	COVER SHEET
2	SITE DEVELOPMENT PLAN (SHEET 1)
3	SITE DEVELOPMENT PLAN (SHEET 2) AND DETAILS
4	SITE DETAILS
5	STORM WATER DRAINAGE AREA MAP & STORM DRAIN DETAILS
6	DRAIN PROFILES AND DETAILS
7	STORM DRAIN PROFILES
8	PRIVATE WATER AND SEWER PROFILES
9	SEDIMENT & EROSION CONTROL PLAN
10	SEDIMENT & EROSION CONTROL PLAN SHEET 2 & DETAILS
11	SEDIMENT CONTROL DRAINAGE AREA MAP & NOTES
12	FINAL LANDSCAPE PLAN
13	FINAL LANDSCAPE DETAILS

PERMIT INFORMATION CHART

Subdivision Name			Section /Area		Lot/Parcel No.
Patapsco Valley Business Center			N/A		F Tax Parcel 285
Plat ~~or Liber/Folio~~	Grid #	Zoning	Tax Map No.	Election District	Census Tract
17406-07	20	M-2	38	1st	6012.02
Water Code			Sewer Code		
A 04			2150501		

Matis Warfield
consulting engineers
10540 york road suite m
hunt valley, maryland 21030
phone 410-683-7004
facsimile 410-683-1798
www.matiswarfield.com

Developer/Owner
Merritt PV1, LLC
By Member – Merritt Properties, LLC
By: Robb Merritt, Vice President
c/o Merritt Properties, LLC
2066 Lord Baltimore Drive
Baltimore, Maryland 21244
Phone (410) 298-2600
Fax (410) 298-9644

Cover Sheet
Proposed Flex Office Buildings
Parcel F
Patapsco Valley Business Center

Red-Line Rev. 2-February 16, 2006
Red-Line Rev. 1-September 13, 2005
June 16, 2005

Howard County, Maryland
Scale: As Shown

Sheet 1 of 13
SDP 05-91

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