GENERAL NOTES FOR NON-RESIDENTIAL SITE DEVELOPMENT PLAN
1. All construction shall be in accordance with the latest standards and specifications of Howard County plus MSHA standards and specifications if applicable.
2. The contractor or developer shall contact the Construction Inspection Division 24 hours in advance of commencement of work at (410) 313-1880.
3. The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work being done.
4. Traffic control devices, markings and signing shal l 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.
5. All plan dimensions are to face of curb unless otherwise noted.
6. The existing topography is taken from field run survey with maximum two foot contour intervals prepared by Colbert Matz Rosenfelt, Inc. dated June 22, 2004.
7. The coordinates shown hereon are based upon the Howard County Geodetic Control which is based up on the Maryland State Plane Coordinate System. Howard County Monument No. 371A was used for this project.
8. Water and Sewer are public. See Contract No. 14-4289-D.
9. Stormwater management was constructed under SDP-99-32. SWM Quantity Control is wet detention pond. SWM Water Quality is the wet pond and Stormceptor(R). SWM facilities are privately owned and maintained.
10. Existing utilities are based on field survey and records research.
11. There is no floodplain on this site.
12. The wetlands delineation study for this project was prepared by Dennis J LaBare, M.S. & Associates, LLC, dated October 14, 1998, and was approved in 1998.
13. No clearing, grading or construction is permitted within the required wetlands, streams or their buffers and forest conservation easement areas.
14. As noted elsewhere on this plan, the subject propertyis zoned M-1 per the 2-2-04 comprehensive zoning plan and ZB-444M.

LANDSCAPE AND FOREST CONSERVATION NOTES

1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
2. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT IN THE AMOUNT OF $26,640.00.
3. FOREST CONSERVATION OBLIGATIONS FOR THIS EXPANSION WERE ADDRESSED WITH A RED-LINE REVISION TO SDP-99-32, IN OCTOBER 2004, BY PAYMENT OF FEE IN LIEU IN THE AMOUNT OF $37,897.00, FOR 1.74 ACRES.

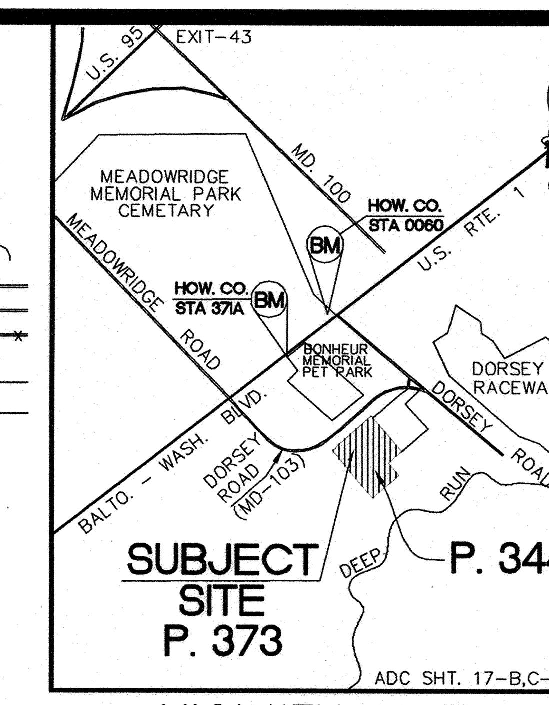
NOTE: SEE SDP-5 FOR OVERALL PROPERTY OUTLINE AND ADJOINING PROPERTY OWNERS.

CONSTRUCTION NOTES:
SEE SHEET SDP-4

NOTES:
1. PROVIDE CONDUITS FOR ALL SITE LIGHTING- NOT SHOWN.
2. ALL REQUIERED FENCE REMOVAL WILL BE BY FENCE CONTRACTOR.
3. PROVIDE NEW STRIPING AT ALL NEW AND EXISTING PARKING SPACES. PROVIDE HANDICAP ACCESSIBLE STRIPING AT SPACES INDICATED.
4. USE HEAVY DUTY PAVING SECTION UNLESS OTHERWISE NOTED.

LEGEND

EXISTING BUILDING AREA
WAREHOUSE EXPANSION
APPROX. LIMITS WOODS
EXISTING CURB & GUTTER
PROPOSED CURB & GUTTER
EX. C & G – TO BE REMOVED
EXISTING CONTOURS — 174
PROPOSED CONTOURS — 174
SOIL TYPE BOUNDARIES — BeC2



VICINITY MAP
SCALE: 1"=2000'

BENCHMARK DATA

HOWARD CO. GEODETIC CONTROL: STA. NO. 0060
DESCRIPTION: STAMPED DISC SET ON CONCRETE CYLINDER
N 553643.204
E 1380355.570
ELEV.: 196.737

HOWARD CO. GEODETIC CONTROL: STA. NO. 371A
DESCRIPTION: 3/4" IRON ROD W/ 4" STAMPED ALUMINUM CAP.
N 553315.158
E 1379982.120
ELEV.: 195.762

SHEET INDEX:

SDP-1 SITE DEVELOPMENT PLAN-1
SDP-2 SITE DEVELOPMENT PLAN-2
SDP-3 SITE DETAILS & UTILITY PROFILES
SDP-4 SWM/WQM DETAILS & NOTES
SDP-5 SEDIMENT CONTROL PLAN
SDP-6 SEDIMENT CONTROL NOTES & DETAILS
SDP-7 SWM AND SD DRAINAGE AREA MAP
SDP-8 BLDG. ELEVATION
SDP-9 LANDSCAPING PLAN
SDP-10 LANDSCAPE NOTES & DETAILS
SDP-11 S.W.M. DRAINAGE AREA MAP- EX. CONDITION
SDP-12 S.W.M. DRAINAGE AREA MAP- PROP. CONDITION

ADDRESS CHART

PARCEL NUMBER	STREET ADDRESS
PARCEL 373 BUILDING "A"	6740 DORSEY ROAD
PARCEL 373 BUILDING "B"	6742 DORSEY ROAD

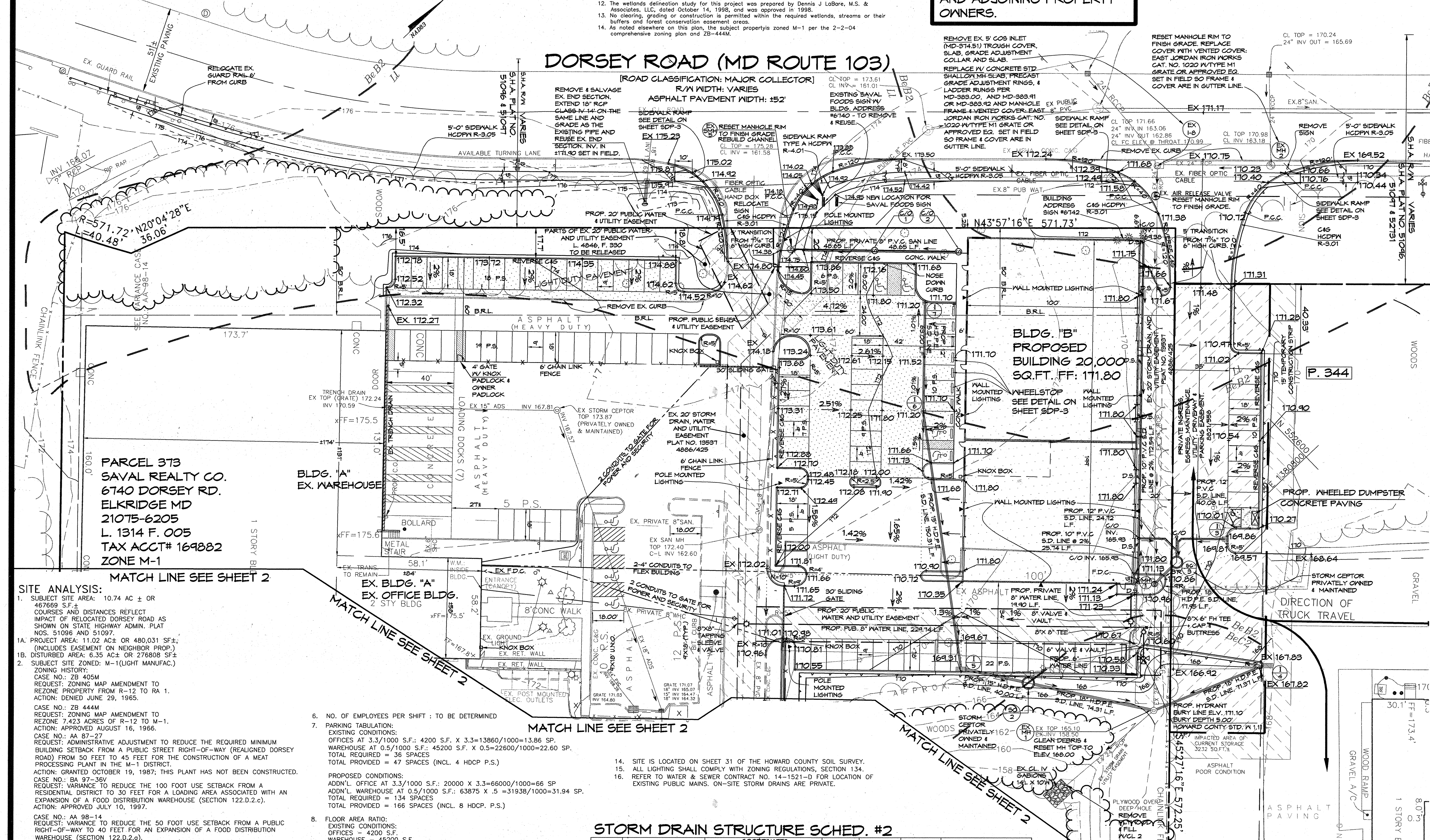
PERMIT INFORMATION CHART

SUBDIVISION NAME			SECTION/AREA		~~LOT~~/PARCEL #
DORSEY INDUSTRIES			N/A		344 & 373
~~PLAT NO. OR~~ L/F	BLOCK #	ZONE	TAX/ZONE MAP	ELECT. DISTR.	CENSUS TRACT
1314/005	23 & 5	M-1	37 & 43	FIRST	6012.02
WATER CODE: B-01			SEWER CODE: 2320000		

~~APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS~~
N/A
COUNTY HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT — DATE

APPROVED: DEPARTMENT OF PLANNING & ZONING
[signature] CHIEF, DEVELOPMENT ENGINEERING DIVISION MAJ — DATE 10/3/05
[signature] CHIEF, DIVISION OF LAND DEVELOPMENT & RESEARCH — DATE 10/4/05
[signature] DIRECTOR — DATE 10/7/05

~~APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.~~
N/A
DIRECTOR — DATE
CHIEF, BUREAU OF ENGINEERING — DATE



SITE ANALYSIS:
1. SUBJECT SITE AREA: 10.74 AC ± OR 467669 S.F.±
COURSES AND DISTANCES REFLECT IMPACT OF RELOCATED DORSEY ROAD AS SHOWN ON STATE HIGHWAY ADMIN. PLAT NOS. 51096 AND 51097.
1A. PROJECT AREA: 11.02 AC± OR 480,031 SF±, (INCLUDES EASEMENT ON NEIGHBOR PROP.)
1B. DISTURBED AREA: 6.35 AC± OR 276808 SF±
2. SUBJECT SITE ZONED: M-1(LIGHT MANUFAC.)
ZONING HISTORY:
CASE NO.: ZB 405M
REQUEST: ZONING MAP AMENDMENT TO REZONE PROPERTY FROM R-12 TO RA 1.
ACTION: DENIED JUNE 29, 1965.

CASE NO.: ZB 444M
REQUEST: ZONING MAP AMENDMENT TO REZONE 7.423 ACRES OF R-12 TO M-1.
ACTION: APPROVED AUGUST 16, 1966.
CASE NO.: AA 87-27
REQUEST: ADMINISTRATIVE ADJUSTMENT TO REDUCE THE REQUIRED MINIMUM BUILDING SETBACK FROM A PUBLIC STREET RIGHT-OF-WAY (REALIGNED DORSEY ROAD) FROM 50 FEET TO 45 FEET FOR THE CONSTRUCTION OF A MEAT PROCESSING PLANT IN THE M-1 DISTRICT.
ACTION: GRANTED OCTOBER 19, 1987; THIS PLANT HAS NOT BEEN CONSTRUCTED.
CASE NO.: BA 97-36V
REQUEST: VARIANCE TO REDUCE THE 100 FOOT USE SETBACK FROM A RESIDENTIAL DISTRICT TO 30 FEET FOR A LOADING AREA ASSOCIATED WITH AN EXPANSION OF A FOOD DISTRIBUTION WAREHOUSE (SECTION 122.D.2.c).
ACTION: APPROVED JULY 10, 1997.

CASE NO.: AA 98-14
REQUEST: VARIANCE TO REDUCE THE 50 FOOT USE SETBACK FROM A PUBLIC RIGHT-OF-WAY TO 40 FEET FOR AN EXPANSION OF A FOOD DISTRIBUTION WAREHOUSE (SECTION 122.D.2.a).
ACTION: GRANTED SEPTEMBER 30, 1998.
CASE NO.: 04-031V
REQUEST: VARIANCES TO (1) REDUCE THE 100 FOOT PARKING SETBACK FROM RESIDENTIAL DISTRICT TO 33 FEET (SECTION 122.D.2.c), (2) REDUCE THE 30 FOOT PARKING SETBACK FROM PUBLIC RIGHT-OF-WAY TO 4 FEET (SECTION 122.D.2.a) AND (3) REDUCE THE 50 FOOT STRUCTURE SETBACK FROM PUBLIC RIGHT-OF-WAY TO 3 FEET (SECTION 122.D.2.a) FOR EXPANSION OF A FOOD DISTRIBUTION WAREHOUSE AND CONSTRUCTION OF AN ADDITIONAL BUILDING.
ACTION: GRANTED DECEMBER 20, 2004.
3. EXISTING USE: WAREHOUSES/OFFICES FOR FOOD DISTRIBUTION.
PROPOSED USE: SAME AS EXISTING W/ EXPANDED OFFICE & WAREHOUSE SPACE.
4. BUILDING AREA: (EXISTING)
OFFICE – 4200 SQ. FT.
WAREHOUSE – 45200 SQ. FT. (INCL. 17400 SQ.FT. + 27800 SQ.FT.)
MAINTENANCE – 2430 SQ. FT.
TOTAL – 51830 SQ. FT.
5. BUILDING AREA: (PROPOSED)
OFFICE – 24200 SQ. FT. (INCL. 4200 SQ.FT. + 20000 SQ.FT.)
WAREHOUSE – 110175 SQ. FT. (INCL. 45200 SQ.FT. WHSE. + 1100 SQ.FT. MEZZ. + 63875 SQ.FT. WHSE.)
MAINTENANCE – 2430 SQ. FT.
TOTAL – 136805 SQ. FT.
6. NO. OF EMPLOYEES PER SHIFT : TO BE DETERMINED
7. PARKING TABULATION:
EXISTING CONDITIONS:
OFFICES AT 3.3/1000 S.F.: 4200 S.F. X 3.3=13860/1000=13.86 SP.
WAREHOUSE AT 0.5/1000 S.F.: 45200 S.F. X 0.5=22600/1000=22.60 SP.
TOTAL REQUIRED = 36 SPACES
TOTAL PROVIDED = 47 SPACES (INCL. 4 HDCP P.S.)

PROPOSED CONDITIONS:
ADDN'L. OFFICE AT 3.3/1000 S.F.: 20000 X 3.3=66000/1000=66 SP
ADDN'L. WAREHOUSE AT 0.5/1000 S.F.: 63875 X .5 =31938/1000=31.94 SP.
TOTAL REQUIRED = 134 SPACES
TOTAL PROVIDED = 166 SPACES (INCL. 8 HDCP. P.S.)
8. FLOOR AREA RATIO:
EXISTING CONDITIONS:
OFFICES – 4200 S.F.
WAREHOUSE – 45200 S.F.
MAINT. BLDG. – 2430 S.F. (19' +/– HIGH)
TOTAL – 51830 S.F. -> EXISTING F.A.R. = 51830/467669 = .111 OR 11.1%
PROPOSED CONDITIONS:
ADDN'L. OFFICE – 20000 S.F.
ADDN'L. WAREHOUSE – 63875 S.F.
TOTAL – 136805 S.F. (51830 + 20000 + 63875 + 1100)
PROPOSED F.A.R. = 136805/467669 = 0.29 OR 29.0%
ALL PARKING SPACES ARE/WILL BE PAVED WITH A DURABLE DUSTLESS SURFACE OF BITUMINOUS CONCRETE.
ALL BUILDINGS ARE LESS THAN THE PERMITTED MAXIMUM HEIGHT OF FIFTY (50) FEET. EXISTING HEIGHT IS 37 FEET (MORE OR LESS) FROM SDP 86-121. PROPOSED BUILDING SHALL MATCH THIS CONDITION.
9. PAVED PARKING LOT AREA ON SITE: 157835 SF OR 3.62 ACRE
10. OPEN SPACE AREA ON SITE: 173029 SF
11. SUBJECT SITE IS 1150 FEET (MORE OR LESS) FROM INTERSECTION WITH BALTIMORE-WASHINGTON BLVD. (U.S. ROUTE 1).
12. THE SUBJECT SITE HAS FRONTAGE AND ACCESS ONTO MD. 103-EXTENDED, A STATE ROAD.
13. THE OFFICE/WAREHOUSE BUILDINGS ARE STEEL FRAME STRUCTURES WITH BOTH BRICK AND ALUMINUM SIDING AS WELL AS EXPOSED BLOCK. THE ADDITIONAL WAREHOUSE BUILDING WILL ALSO BE STEEL FRAME WITH SIDING AND EXPOSED BLOCK.
14. SITE IS LOCATED ON SHEET 31 OF THE HOWARD COUNTY SOIL SURVEY.
15. ALL LIGHTING SHALL COMPLY WITH ZONING REGULATIONS, SECTION 134.
16. REFER TO WATER & SEWER CONTRACT NO. 14-1521-D FOR LOCATION OF EXISTING PUBLIC MAINS. ON-SITE STORM DRAINS ARE PRIVATE.

STORM DRAIN STRUCTURE SCHED. #2

LABEL	TYPE	COORDINATES NORTHING	COORDINATES EASTING	TOP	INV IN	INV OUT	NOTE
I-7	STD INLET HOWARD.C. STD. SD-4.22	552503.25	1380582.30	171.20		168.72	
I-6	STD INLET HOWARD.C. STD. SD-4.22	552458.90	1380627.05	171.20	167.53	167.28	
I-5	STD INLET HOWARD.C. STD. SD-4.35	552310.57	1380750.24	169.34	164.42	164.22	
SC-2	STORMCEPTOR STC 900	552393.26	1380783.11	169.03	163.22	163.14	SEE DETAIL ON SHEE SDP-4 TRAFFIC COVER REQ'D
EX-MH-1	EXISTING MANHOLE	552434.59	1380844.87	168.00	161.28 161.94	EX 158.50	
I-4	STD INLET HOWARD.C. STD. SD-4.23	552500.36	1380872.07	167.92		164.32	
MH-1	STD MANHOLE HOWARD.C. STD. G-5.12 ON EXISTING 24" PIPE	552485.67	1380792.44	171.28	164.60	EX ±159.52	
SC-3	STORMCEPTOR STC 900	552503.61	1380792.20	170.83	165.04	164.96	SEE DETAIL ON SHEE SDP-4 TRAFFIC COVER REQ'D
I-3	STD INLET HOWARD.C. STD. SD-4.32	552533.15	1380802.02	169.84		165.84	
EX. I-8	CONVERT INLET	552654.70	1380618.87	±171.18	±162.98	±162.78	SEE NOTE ON PLAN

SANITARY SEWER STRUCTURE SCHED.

LABEL	TYPE	COORDINATES NORTHING	COORDINATES EASTING	TOP	INV IN	INV OUT	NOTE
C/O 2	STD CLEANOUT HOWARD.C. STD. S-3.21	552537.54	1380574.58	171.70	165.90	165.90	
C/O 1	STD CLEANOUT HOWARD.C. STD. S-3.21	552502.99	1380540.33	172.65	165.41	165.41	
EX SMH 5	EXISTING MANHOLE	552468.45	1380506.09	174.30	164.93	161.66	TYPE "A" DROP CONN. H.C. STD. S-1.32

OWNER/DEVELOPER
SAVAL REALTY COMPANY
P.O. BOX 24257
6740 DORSEY ROAD
ELKRIDGE, MARYLAND 21075-6205
(410) 379-5100

SITE DEVELOPMENT PLAN-1
SDP-05-93
WAREHOUSE EXPANSION "DORSEY INDUSTRIES"
SAVAL REALTY COMPANY
6740 DORSEY ROAD
PREVIOUS SDP 86-121 & 89-35 & 99-32
ELECTION DISTRICT: FIRST — HOWARD COUNTY, MARYLAND
CENSUS TRACT # 6012.02 TAX MAP # 37 & 43 PARCEL # 344 & 373
WATER CODE: B-01 SEWER CODE: 2320000
SCALE: 1"= 30' DATE: JULY 14, 2005

[seal: STATE OF MARYLAND PROFESSIONAL ENGINEER No. 13203] [signature] 7-14-05

Colbert Matz Rosenfelt, Inc.
*Engineers * Surveyors * Planners*
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

NO.	DATE	REVISIONS:	BY

SCALE: 1"= 30'
DATE: JULY 14, 2005
JOB NO.: 95034
DESIGNED:
DRAWN: SR
CHECKED: CMR
FILE: WHSE 2004\95034_BASE
DRAWING NUMBER: SDP-1
SHEET 1 OF 12

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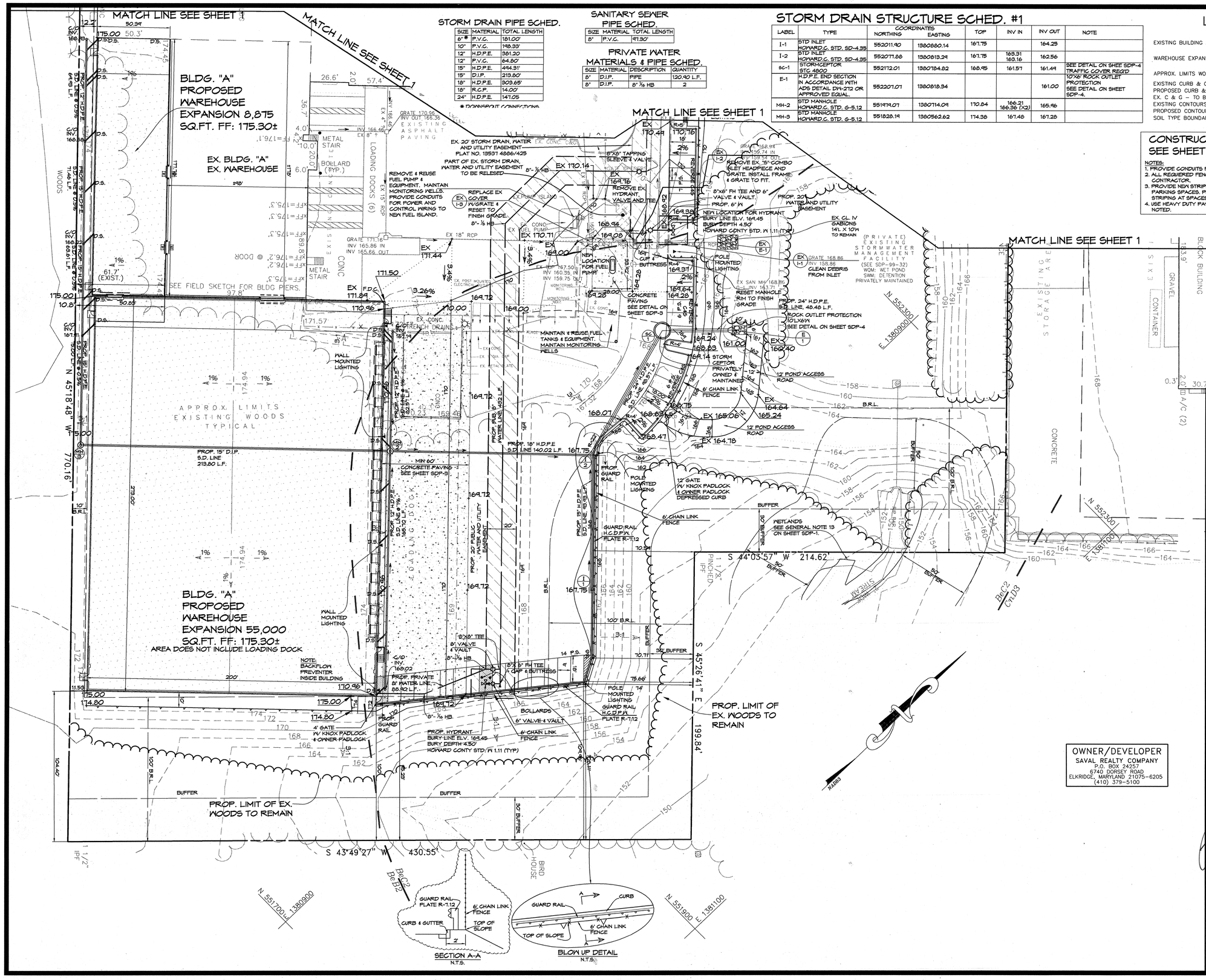
SDP-05-93



STORM DRAIN PIPE SCHED.

SIZE	MATERIAL	TOTAL LENGTH
6"*	P.V.C.	181.00'
10"	P.V.C.	148.33'
12"	H.D.P.E.	381.20
12"	P.V.C.	64.80'
15"	H.D.P.E.	444.31'
15"	D.I.P.	213.80'
18"	H.D.P.E.	303.65'
18"	R.C.P.	14.00'
24"	H.D.P.E.	147.05'

* DOWNSPOUT CONNECTIONS

SANITARY SEWER PIPE SCHED.

SIZE	MATERIAL	TOTAL LENGTH
8"	P.V.C.	97.30'

PRIVATE WATER MATERIALS & PIPE SCHED.

SIZE	MATERIAL	DESCRIPTION	QUANTITY
8"	D.I.P.	PIPE	120.40 L.F.
8"	D.I.P.	8" ⅛ HB	2

STORM DRAIN STRUCTURE SCHED. #1

LABEL	TYPE	COORDINATES NORTHING	COORDINATES EASTING	TOP	INV IN	INV OUT	NOTE
I-1	STD INLET HOWARD.C. STD. SD-4.35	552011.90	1380880.14	167.75		164.25	
I-2	STD INLET HOWARD.C. STD. SD-4.35	552071.88	1380813.29	167.75	163.31 163.16	162.56	
SC-1	STORMCEPTOR STC 4800	552112.01	1380784.82	168.45	161.57	161.49	SEE DETAIL ON SHEET SDP-4 TRAFFIC COVER REQ'D
E-1	H.D.P.E. END SECTION IN ACCORDANCE WITH ADS DETAIL DW-212 OR APPROVED EQUAL.	552207.07	1380818.34			161.00	10'X6' ROCK OUTLET PROTECTION SEE DETAIL ON SHEET SDP-4.
MH-2	STD MANHOLE HOWARD.C. STD. G-5.12	551979.07	1380714.09	170.84	166.21 166.36 (X2)	165.96	
MH-3	STD MANHOLE HOWARD.C. STD. G-5.12	551828.19	1380562.62	174.38	167.48	167.28	

LEGEND

- EXISTING BUILDING AREA
- WAREHOUSE EXPANSION
- APPROX. LIMITS WOODS
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EX. C & G – TO BE REMOVED
- EXISTING CONTOURS (174)
- PROPOSED CONTOURS (174)
- SOIL TYPE BOUNDARIES BeC2

CONSTRUCTION NOTES: SEE SHEET SDP-4

NOTES:
1. PROVIDE CONDUITS FOR ALL SITE LIGHTING- NOT SHOWN.
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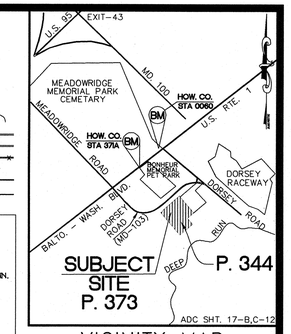

VICINITY MAP
SCALE: 1"=2000'

BENCHMARK DATA

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DESCRIPTION: STAMPED DISC SET ON CONCRETE CYLINDER
N 553643.204
E 1380355.570
ELEV.: 196.737

HOWARD CO. GEODETIC CONTROL: STA. NO. 37IA
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E 1379982.120
ELEV.: 195.762

NOTE: SEE SDP-5 FOR OVERALL PROPERTY OUTLINE AND ADJOINING PROPERTY OWNERS.

OWNER/DEVELOPER
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P.O. BOX 24257
6740 DORSEY ROAD
ELKRIDGE, MARYLAND 21075-6205
(410) 379-5100

ADDRESS CHART

PARCEL NUMBER		STREET ADDRESS
PARCEL 373	BUILDING "A"	6740 DORSEY ROAD
PARCEL 373	BUILDING "B"	6742 DORSEY ROAD

PERMIT INFORMATION CHART

SUBDIVISION NAME			SECTION/AREA	LOT/PARCEL #
DORSEY INDUSTRIES			N/A	344 & 373
PLAT NO. OR L/F	BLOCK #	ZONE	TAX/ZONE MAP	ELECT. DISTR.	CENSUS TRACT
1314/005	23 & 5	M-1	37 & 43	FIRST	6012.02
WATER CODE			SEWER CODE	
B-01			2320000	

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS

N/A

COUNTY HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT — DATE

APPROVED: DEPARTMENT OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 10/7/05

CHIEF, DIVISION OF LAND DEVELOPMENT & RESEARCH — DATE 10/4/05

DIRECTOR — DATE 10/4/05

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

N/A

DIRECTOR — DATE

CHIEF, BUREAU OF ENGINEERING — DATE

SITE DEVELOPMENT PLAN-2
SDP-05-93
WAREHOUSE EXPANSION "DORSEY INDUSTRIES"
SAVAL REALTY COMPANY
6740 DORSEY ROAD
PREVIOUS SDP 86-121 & 89-35 & 99-32
ELECTION DISTRICT: FIRST — HOWARD COUNTY, MARYLAND
CENSUS TRACT # 6012.02 TAX MAP # 37 & 43 PARCEL # 344 & 373
WATER CODE: B-01 — SEWER CODE: 2320000
SCALE: 1"= 30' — DATE: JULY 14, 2005

STATE OF MARYLAND REGISTERED PROFESSIONAL ENGINEER No. 13281 — 9-14-05

Colbert Matz Rosenfelt, Inc.
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2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
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NO.	DATE	REVISIONS:	BY

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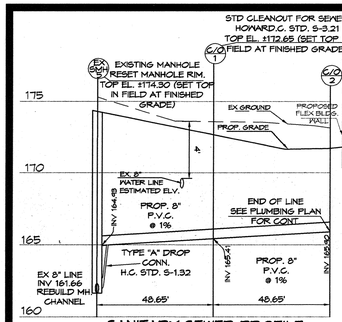
DATE: JULY 14, 2005
JOB NO.: 95034
DESIGNED:
DRAWN: SR
CHECKED: CMR
FILE: WHSE 2004\95034_BASE
DRAWING NUMBER: SDP-2

SHEET 2 OF 12

SDP-05-93

FILE: N:\GDY\PROJECTS\1-49\95034\WHSE 2004 (CURRENT)\95034_BASE.dwg 7/14/2005 4:45:12 AM EDT



SANITARY SEWER PROFILE
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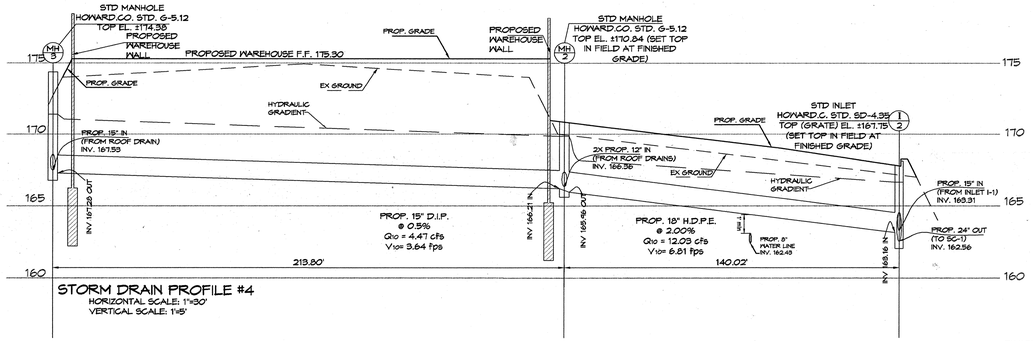
VERTICAL SCALE: 1"=5'



STORM DRAIN PROFILE #4
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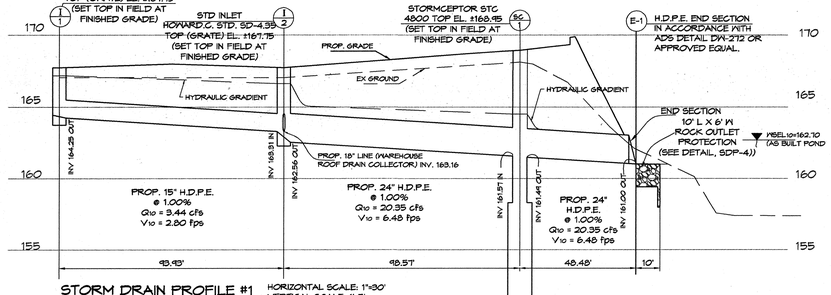
VERTICAL SCALE: 1"=5'



STORM DRAIN PROFILE #1
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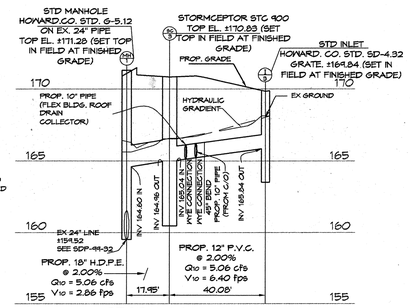
VERTICAL SCALE: 1"=5'



STORM DRAIN PROFILE #3
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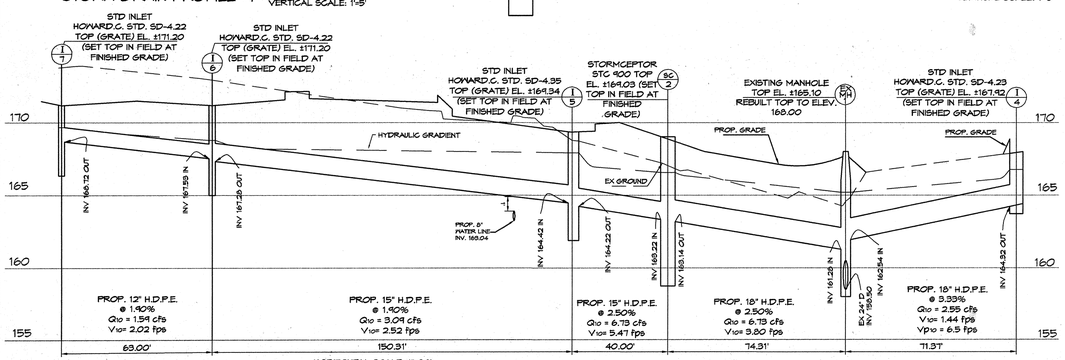
VERTICAL SCALE: 1"=5'



STORM DRAIN PROFILE #2
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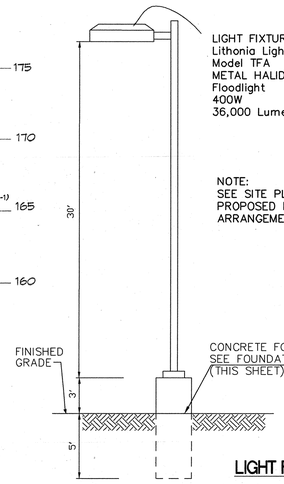
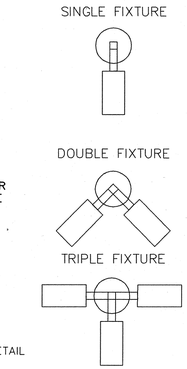
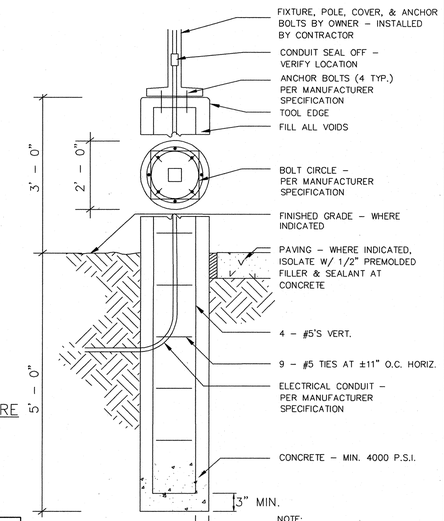
VERTICAL SCALE: 1"=5'



LIGHT POLE DETAIL
N.T.S.



TYPICAL LIGHT FIXTURE ARRANGEMENTS
NOT TO SCALE



NOTE: CONTRACTOR TO VERIFY SOIL BEARING CAPACITY OF 2000 PSF.

LIGHT POLE FOUNDATION
N.T.S.

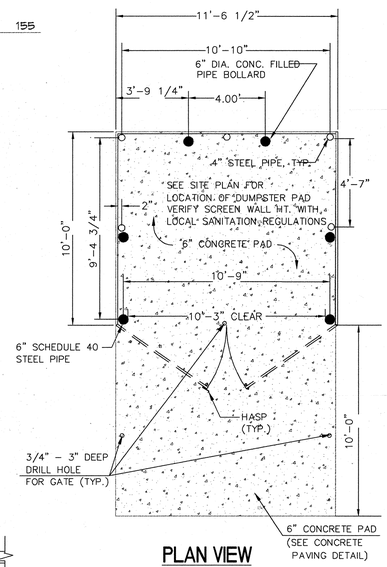
LIGHTING TABLE

Location	Fixture Model#	Lamp Type	Power Watts	Initial Lumens	Orientation
Pole Mounted	TFA	Metal Halide	1000W	110,000	Horizontal
Wall Mounted	TFL	Metal Halide	400W	36,000	Vertical
Wall by Mandoors	TYS	Metal Halide	50W	4,000	Vertical

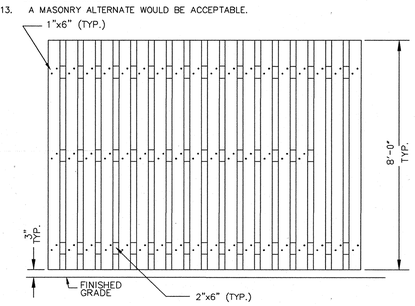
Note: Lithonia Lighting Fixture Model Numbers shown. Equivalent Products acceptable. No optional visors proposed/required.

DUMPSTER NOTES

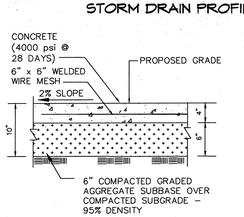
1. FRONT GATE AND FRONT CORNER POST TO BE 6" SCHEDULE 40 STEEL PIPE, PAINTED DARK BRONZE.
2. ALL OTHER FENCE POST TO BE 4" SCHEDULE 40 STEEL PIPE, PAINTED DARK BRONZE.
3. GATES ARE TO BE WELDED 1 1/2" SQUARE STEEL SCHEDULE 40, PAINTED DARK BRONZE.
4. ALL STEEL MUST BE PAINTED WITH 1 COAT OF EPOXY PRIMER AND 2 COATS OF ALL WEATHER SURFACE PAINT, DARK BRONZE COLOR.
5. FENCE HEIGHT TO BE 8'.
6. 1" x 6" BOARD ON BOARD CONSTRUCTION ON 3 – 2" x 6" PER WALL.
7. USE ONLY RING SHANK OR SCREW SHANK GALVANIZED.
8. USE ONLY PRESSURE TREATED LUMBER.
9. GATES TO HAVE HASP TYPE LATCHES WITH TWIST LATCH, STANLEY 4 1/2" LATCHING HASP, #75-5211 OR EQUAL.
10. ALL BOLLARD, CORNER AND SIDE POSTS TO BE SET IN CONCRETE 3' IN GROUND WITH 18" DIAMETER CONCRETE FOOTINGS.
11. GATE POST TO BE FILLED WITH CONCRETE AND FENCE POST TO BE CAPPED, TOP OF POST TO BE FLUSH WITH TOP OF FENCE.
12. GATE TO CART STORAGE AREA MUST BE SAME TYPE CONSTRUCTION AS SHOWN ON THIS DRAWING.
13. A MASONRY ALTERNATE WOULD BE ACCEPTABLE.



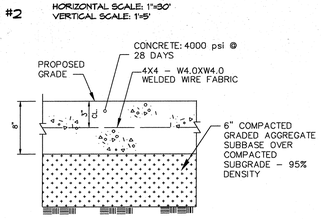
PLAN VIEW
DUMPSTER ENCLOSURE



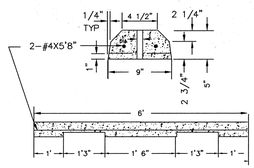
TYPICAL SIDE ELEVATION
DUMPSTER ENCLOSURE



CONCRETE SIDEWALK DETAIL
N.T.S.

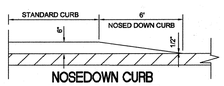


CONCRETE PAVING DETAIL
N.T.S.



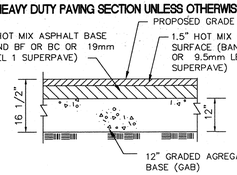
ANCHOR RODS SHALL BE 5/8" DIA. X 20" 2 REQUIRED FOR EACH STOP

WHEEL STOP DETAIL
N.T.S.



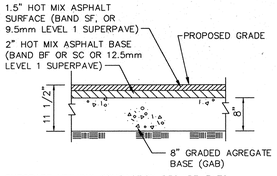
NOSEDOWN CURB
N.T.S.

USE HEAVY DUTY PAVING SECTION UNLESS OTHERWISE NOTED



SUBGRADE MEETING COMPACTION REQUIREMENTS (AS PER SOIL REPORT) AND STABLE AS VERIFIED BY PROOF ROLLING.

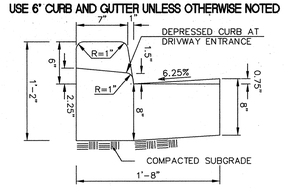
TYPICAL PAVING SECTION (HEAVY DUTY)
N.T.S.



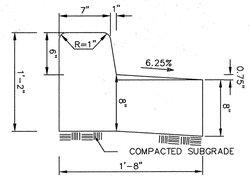
SUBGRADE MEETING COMPACTION REQUIREMENTS (AS PER SOIL REPORT) AND STABLE AS VERIFIED BY PROOF ROLLING.

TYPICAL PAVING SECTION (LIGHT DUTY)
N.T.S.

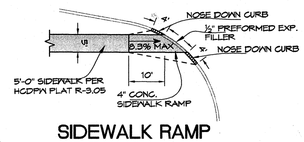
USE 6' CURB AND GUTTER UNLESS OTHERWISE NOTED



ON-SITE CURB and GUTTER
N.T.S.



ON-SITE REVERSE CURB and GUTTER
N.T.S.



SIDEWALK RAMP
N.T.S.

OWNER/DEVELOPER
SAVAL REALTY COMPANY
P.O. BOX 24257
6740 DORSEY ROAD
ELKRIDGE, MARYLAND 21075-6205
(410) 379-5100

ADDRESS CHART

PARCEL NUMBER	STREET ADDRESS
PARCEL 373 BUILDING "A"	6740 DORSEY ROAD
PARCEL 373 BUILDING "B"	6742 DORSEY ROAD

PERMIT INFORMATION CHART

SUBDIVISION NAME: DORSEY INDUSTRIES		SECTION/AREA: N/A	LOT/PARCEL #: 344 & 373
PLAT NO. OR L/F: 1314/005	BLOCK #: 23 & 5 / ZONE: M-1	TAX/ZONE MAP: 37 & 43 / ELECT. DISTR.: FIRST	CENSUS TRACT: 6012.02
WATER CODE: B-01		SEWER CODE: 2320000	

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS

N/A — COUNTY HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT — DATE

APPROVED: DEPARTMENT OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION MAJ — DATE 10/6/05

CHIEF, DIVISION OF LAND DEVELOPMENT & RESEARCH — DATE 10/7/05

DIRECTOR — DATE 10/7/05

~~APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.~~

~~DIRECTOR~~ N/A — DATE

~~CHIEF, BUREAU OF ENGINEERING~~ — DATE

SITE DETAILS & UTILITY PROFILES

SDP-05-93

WAREHOUSE EXPANSION "DORSEY INDUSTRIES"

SAVAL REALTY COMPANY
6740 DORSEY ROAD
PREVIOUS SDP 86-121 & 89-35 & 99-32
ELECTION DISTRICT: FIRST — HOWARD COUNTY, MARYLAND
CENSUS TRACT # 6012.02 TAX MAP # 37 & 43 PARCEL # 344 & 373
WATER CODE: B-01 SEWER CODE: 2320000
SCALE: AS SHOWN DATE: JULY 1, 2005

STATE OF MARYLAND — GARY J. CASTELLI — No. 13201 — PROFESSIONAL ENGINEER — 7-1-05

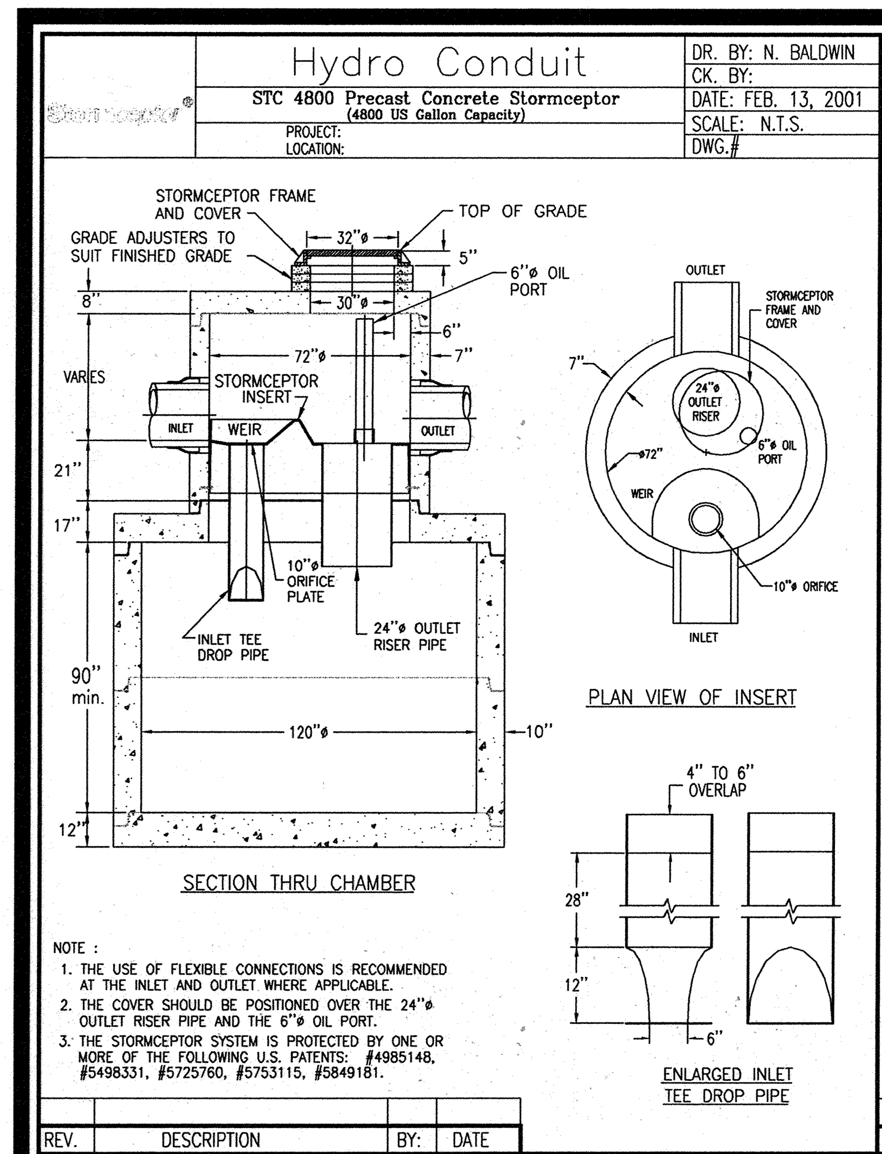
Colbert Matz Rosenfelt, Inc.
*Engineers * Surveyors * Planners*
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

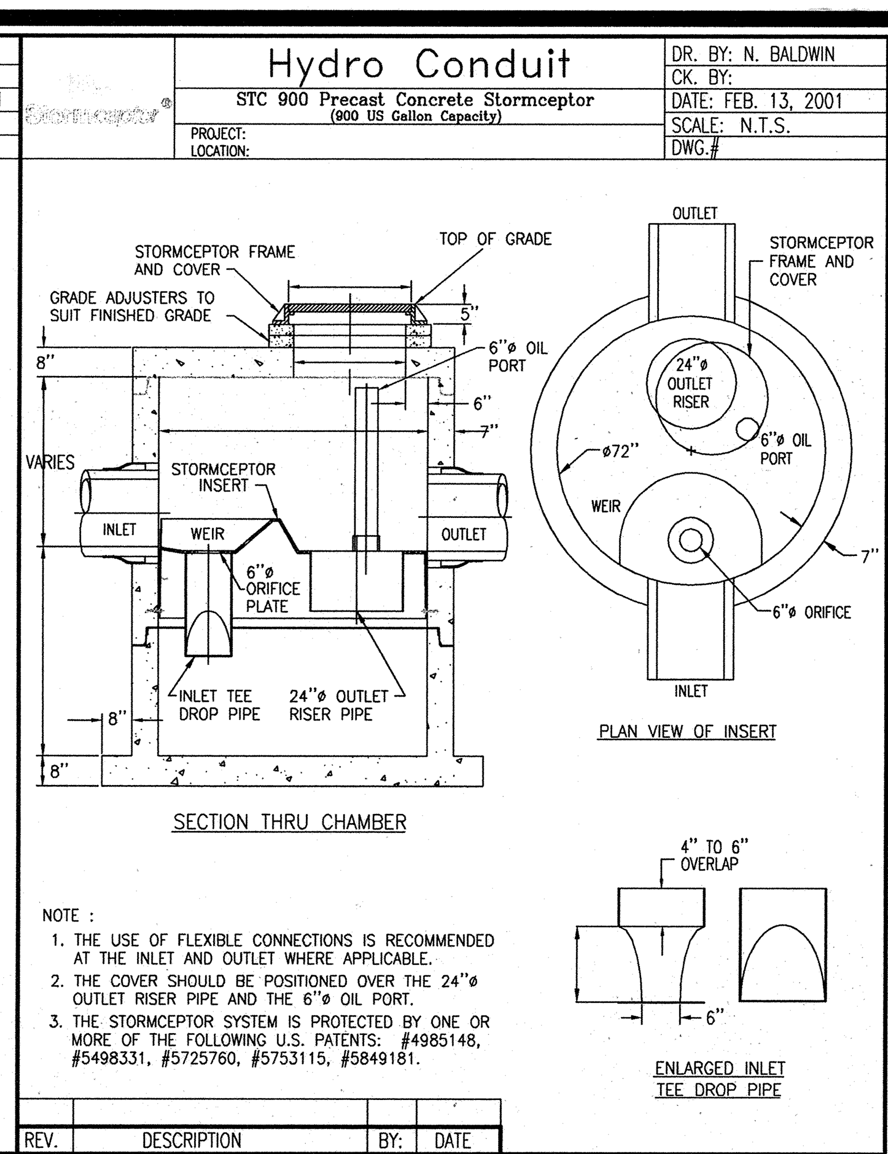
NO.	DATE	REVISIONS:	BY

SCALE: AS SHOWN
DATE: JULY 1, 2005
JOB NO.: 95034
DESIGNED:
DRAWN: SR
CHECKED: CMR
FILE: WHSE 2004\95034_BASE
DRAWING NUMBER: SDP-3
SHEET 3 OF 12

FILE: N:\22\proj\221\14-95\95034-WHSE 2004 (CURRENT)\95034_BASE.dwg 7/1/2005 10:18:24 AM EDT

SDP-05-93





CONCRETE STORMCEPTOR® INSTALLATION

THE INSTALLATION OF THE CONCRETE STORMCEPTOR® SHOULD CONFORM IN GENERAL TO STATE HIGHWAY, PROVINCIAL OR LOCAL SPECIFICATIONS FOR THE CONSTRUCTION OF MANHOLES. SELECTED SECTIONS OF A GENERAL SPECIFICATION THAT ARE APPLICABLE ARE SUMMARIZED IN THE FOLLOWING SECTIONS.

EXCAVATION

EXCAVATION FOR THE INSTALLATION OF THE STORMCEPTOR® SHOULD CONFORM TO STATE HIGHWAY, PROVINCIAL OR LOCAL SPECIFICATIONS. TOPSOIL THAT IS REMOVED DURING THE EXCAVATION FOR THE STORMCEPTOR® SHOULD BE STOCKPILED IN DESIGNATED AREAS AND SHOULD NOT BE MIXED WITH SUBSOIL OR OTHER MATERIALS. TOPSOIL STOCKPILES AND THE GENERAL SITE PREPARATION FOR THE INSTALLATION OF THE STORMCEPTOR® SHOULD CONFORM TO STATE HIGHWAY, PROVINCIAL OR LOCAL SPECIFICATIONS.
THE STORMCEPTOR® SHOULD NOT BE INSTALLED ON FROZEN GROUND.
EXCAVATION SHOULD EXTEND A MINIMUM OF 300MM (12") FROM THE PRECAST CONCRETE SURFACES PLUS AN ALLOWANCE FOR SHORING AND BRACING WHERE REQUIRED. IF THE BOTTOM OF THE EXCAVATION PROVIDES AN UNSUITABLE FOUNDATION ADDITIONAL EXCAVATION MAY BE REQUIRED.
IN AREAS WITH A HIGH WATER TABLE, CONTINUOUS DEWATERING SHOULD BE PROVIDED TO ENSURE THAT THE EXCAVATION IS STABLE AND FREE OF WATER.

BACKFILLING

BACKFILL MATERIAL SHOULD CONFORM TO STATE HIGHWAY, PROVINCIAL OR LOCAL SPECIFICATIONS. BACKFILL MATERIAL SHOULD BE PLACED IN UNIFORM LAYERS NOT EXCEEDING 300MM (12") IN DEPTH AND COMPACTED TO STATE HIGHWAY, PROVINCIAL OR LOCAL SPECIFICATIONS.

STORMCEPTOR® CONSTRUCTION SEQUENCE

THE CONCRETE STORMCEPTOR® IS INSTALLED IN SECTIONS IN THE FOLLOWING SEQUENCE:

1. AGGREGATE BASE
2. BASE SLAB
3. TREATMENT CHAMBER SECTION(S)
4. TRANSITION SLAB (IF REQUIRED)
5. BY-PASS SECTION
6. CONNECT INLET AND OUTLET PIPES
7. RISER SECTION AND/OR TRANSITION SLAB (IF REQUIRED)
8. MAINTENANCE RISER SECTION(S) (IF REQUIRED)
9. FRAME AND ACCESS COVER

THE PRECAST BASE SHOULD BE PLACED LEVEL AT THE SPECIFIED GRADE. THE ENTIRE BASE SHOULD BE IN CONTACT WITH THE UNDERLYING COMPACTED GRANULAR MATERIAL. SUBSEQUENT SECTIONS, COMPLETE WITH JOINT SEALS, SHOULD BE INSTALLED IN ACCORDANCE WITH THE PRECAST CONCRETE MANUFACTURER'S RECOMMENDATIONS. ADJUSTMENT OF THE STORMCEPTOR® CAN BE PERFORMED BY LIFTING THE UPPER SECTIONS FREE OF THE EXCAVATED AREA, RE-LEVELING THE BASE, AND RE-INSTALLING THE SECTIONS. DAMAGED SECTIONS AND GASKETS SHOULD BE REPAIRED OR REPLACED AS NECESSARY. ONCE THE STORMCEPTOR® HAS BEEN CONSTRUCTED, ANY LIFT HOLES MUST BE PLUGGED WITH MORTAR.

DROP PIPE AND RISER PIPE

ONCE THE BY-PASS SECTION HAS BEEN ATTACHED TO THE LOWER TREATMENT CHAMBER, THE INLET DOWN PIPE, AND OUTLET RISER PIPE MUST BE ATTACHED. PIPE INSTALLATION INSTRUCTIONS AND REQUIRED MATERIALS ARE PROVIDED WITH THE INSERT.

INLET AND OUTLET PIPES

INLET AND OUTLET PIPES SHOULD BE SECURELY SET INTO THE BY-PASS CHAMBER USING GROUT OR APPROVED PIPE SEALS SO THAT THE STRUCTURE IS WATERTIGHT. KOR-N-SEAL® BOOTS ARE NORMALLY USED AND INSTALLED AT THE PRECAST CONCRETE PLANT PRIOR TO SHIPPING. THE KOR-N-SEAL® BOOTS ARE APPLICABLE FOR PIPES WITH AN OUTSIDE DIAMETER UP TO 1150MM (45"). THE APPROPRIATE STORMCEPTOR® AFFILIATE SHOULD BE NOTIFIED IF THE PIPE IS TO BE GROUTED IN THE FIELD AT THE TIME OF ORDERING (I.E. KOR-N-SEAL® BOOTS WILL NOT BE USED).

INSTALLATION OF THE KOR-N-SEAL® BOOTS SHOULD FOLLOW THE MANUFACTURER'S RECOMMENDATIONS. AS PREVIOUSLY MENTIONED, THE BOOTS WILL ALREADY BE ATTACHED TO THE STORMCEPTOR® AT THE CONCRETE PLANT. ACCORDINGLY, THE FOLLOWING PROCEDURE SHOULD BE FOLLOWED TO ATTACH THE INLET AND OUTLET PIPES AT THE STORMCEPTOR®

1. CENTER THE PIPE IN THE BOOT OPENING
2. LUBRICATE THE OUTSIDE OF THE PIPE AND/OR INSIDE OF THE BOOT IF THE PIPE OUTSIDE DIAMETER IS THE SAME AS THE INSIDE DIAMETER OF THE BOOT
3. POSITION THE PIPE CLAMP IN THE GROOVE OF THE BOOT WITH THE SCREW AT THE TOP
4. TIGHTEN THE PIPE CLAMP SCREW TO 60 INCH POUNDS
5. ON MINIMUM OUTSIDE DIAMETER INSTALLATIONS LIFT THE BOOT SUCH THAT IT CONTACTS THE BOTTOM OF THE PIPE WHILE TIGHTENING THE PIPE CLAMP TO ENSURE EVEN CONTRACTION OF THE RUBBER.
6. MOVE THE PIPE HORIZONTALLY AND/OR VERTICALLY TO BRING IT TO GRADE.

FRAME AND COVER INSTALLATION

STORMCEPTOR® PROVIDES A STANDARD CAST IRON FRAME AND COVER WITH THE NAME STORMCEPTOR® CLEARLY EMBOSSED ON IT. PRECAST CONCRETE ADJUSTMENT UNITS SHOULD BE INSTALLED TO SET THE FRAME AND COVER AT THE REQUIRED ELEVATION. THE ADJUSTMENT UNITS SHOULD BE LAID IN A FULL BED OF MORTAR WITH SUCCESSIVE UNITS BEING JOINED USING SEALANT RECOMMENDED BY THE MANUFACTURER. FRAMES FOR THE COVER SHOULD BE SET IN A FULL BED OF MORTAR AT THE ELEVATION SPECIFIED.

SITE INSPECTOR

HANSON CONCRETE PIPE & PRODUCTS INC. HAS A DEDICATED INSPECTOR TO REVIEW ALL ONTARIO CANADA STORMCEPTOR® INSTALLATIONS. SINCE JANUARY 1, 1999, THE INSPECTOR WORKS WITH CONTRACTORS TO ENSURE THAT ALL THE STORMCEPTOR® COMPONENTS ARE INSTALLED PROPERLY AS PER OUR RECOMMENDATIONS. IN ADDITION, THE INSPECTOR WOULD THEN PREPARE AND MAIL A CERTIFICATE TO THE OWNER TO ASSURE THAT THE STORMCEPTOR® UNIT WAS PROPERLY INSTALLED.

MAINTENANCE PROCEDURES

GENERAL

STORMCEPTOR® SHOULD BE INSPECTED AND MAINTAINED REGULARLY. STORMCEPTOR® UNITS SHOULD BE INSPECTED EVERY SIX MONTHS AND CLEANED WHEN THE SEDIMENT LEVEL REACHES 15% OF TOTAL STORAGE VOLUME. REFER TO STORMCEPTOR® PROCEDURES FOR DETAILS. IF REGULAR INSPECTIONS ARE NOT CONDUCTED, STORMCEPTOR® UNITS SHOULD BE CLEANED ONCE A YEAR. STORMCEPTOR® UNITS SHOULD ALSO BE INSPECTED FOLLOWING A SPILL EVENT. ALL OIL CAPTURED BY THE STORMCEPTOR® SHOULD BE REMOVED. INSPECTION AND MAINTAINENCE SHOULD BE PART OF THE STANDARD OPERATING PROCEDURE.

SAFETY

DO NOT ENTER THE STORMCEPTOR® TREATMENT CHAMBER UNLESS PROPERLY TRAINED, EQUIPPED AND QUALIFIED TO ENTER A CONFINED SPACE AS IDENTIFIED BY LOCAL OCCUPATIONAL SAFETY AND HEALTH REGULATIONS (E.G. CANADA OCCUPATIONAL SAFETY AND HEALTH REGULATIONS - SOR/86-304). WATCH FOR AND AVOID CONTACT WITH OVERHEAD POWER LINES WHEN INSPECTING THE UNIT WITH LONG SAMPLING DEVICES (E.G. SLUDGE JUDGE®) STORMCEPTOR® IS DESIGNED SO INSPECTION OF THE UNIT CAN BE PREFORMED FROM GRADE (I.E. INSPECT FOR OBSTRUCTIONS, ETC.) QUALIFIED PERSONAL MAY ENTER THE UPPER BY-PASS CHAMBER AND USE THE INSERT AS A PLATFORM TO REMOVE OBSTRUCTIONS, SEWER FLUSHES, OR CAMERA SURVEYS. BE AWARE THAT THE INSERT MAY BE SLIPPERY. BE AWARE THAT SOME UNITS DO NOT HAVE A SAFETY GRATE OVER THE OUTLET RISER PIPE.

PROCEDURE

MAINTENANCE IS PERFORMED USING A VACUUM TRUCK. A CATCH BASIN VACUUM TRUCK IS NOT RECOMMENDED FOR MAINTENANCE. REMOVE COVER FROM UNIT FROM GRADE, LOWER HOSE THROUGH BY-PASS CHAMBER AND INTO TREATMENT CHAMBER. VACUUM TRUCKS ARE ABLE TO REMOVE MATERIAL FROM A MAXIMUM DISTANCE OF 32 FEET BELOW GRADE; ADDITIONAL CHARGES MAY APPLY IF INSTALLATION IS DEEPER.

INSPECTION

GENERAL

STORMCEPTOR® SHOULD BE INSPECTED REGULARLY. INSPECTIONS SHOULD BE PART OF STANDARD OPERATING PROCEDURES. INSPECT QUATERLY FOR THE FIRST TWO YEARS OF OPERATION TO DEVELOP AN ESTIMATED INTRVAL BETWEEN MAINTENANCE OPERATIONS AND ANNUALLY THERE AFTER.

SAFETY

DO NOT ENTER THE STORMCEPTOR® TREATMENT CHAMBER UNLESS PROPERLY TRAINED, EQUIPPED AND QUALIFIED TO ENTER A CONFINED SPACE AS IDENTIFIED BY LOCAL OCCUPATIONAL SAFETY AND HEALTH REGULATIONS (E.G. CANADA OCCUPATIONAL SAFETY AND HEALTH REGULATIONS - SOR/86-304). WATCH FOR AND AVOID CONTACT WITH OVERHEAD POWER LINES WHEN INSPECTING THE UNIT WITH LONG SAMPLING DEVICES (E.G. SLUDGE JUDGE®) STORMCEPTOR® IS DESIGNED SO INSPECTION OF THE UNIT CAN BE PREFORMED FROM GRADE (I.E. INSPECT FOR OBSTRUCTIONS, ETC.). QUALIFIED PERSONAL MAY ENTER THE UPPER BY-PASS CHAMBER AND USE THE INSERT AS A PLATFORM TO REMOVE OBSTRUCTIONS, SEWER FLUSHES, OR CAMERA SURVEYS. BE AWARE THAT THE INSERT MAY BE SLIPPERY. BE AWARE THAT SOME UNITS DO NOT HAVE A SAFETY GRATE OVER THE OUTLET RISER PIPE.

SAMPLING EQUIPMENT

* SLUDGE JUDGE® OR EQUIVALENT OIL LEVEL ALARM SYSTEM.

CONTACT YOUR LOCAL MANUFACTURING REPRESENTATIVE FOR DETAILS.

INSPECTION PROCEDURE

DETERMINE THE LENGTH OF SAMPLER REQUIRED; CONSULT THE OWNER'S MANUAL OR CONTACT THE LOCAL MANUFACTURING REPRESENTATIVE FOR THIS INFORMATION.
ASSEMBLE THE SAMPLER SECTIONS (TOP, MIDDLES, AND BOTTOM) TO THE CORRECT LENGTH.
LOCATE THE 6" (150MM) OIL PORT VISIBLE FROM SURFACE, USUALLY LOCATED NEAR THE OUTLET RISER PIPE.
LOWER THE SLUDGE JUDGE® TO THE BOTTOM OF THE TANK. THE FLOAT VALVE OPENS ALLOWING MATERIALS TO FLOW IN. WHEN THE BOTTOM HAS BEEN REACHED AND THE PIPE HAS BEEN FILLED TO THE SURFACE LEVEL, TUG SLIGHTLY ON THE ROPE AS THE SLUDGE JUDGE® IS RAISED.
THIS SETS THE CHECK VALVE TRAPPING THE MIXTURE INSIDE.
WHEN THE SAMPLER HAS BEEN RAISED THE AMOUNT OF OIL AND SEDIMENT CAN BE READ USING THE 1-FT. INCREMENTS MARKED ON THE PIPE SECTIONS.
TO RELEASE THE MATERIAL IN THE SLUDGE JUDGE® TOUCH THE PIN EXTENDING FROM THE BOTTOM SECTION AGAINST A HARD SURFACE SUCH AS A PAIL. THIS WILL OPEN THE CHECK VALVE TO DRAIN THE SAMPLE.

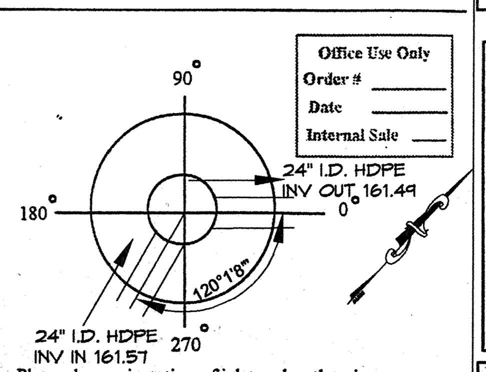
MAINTENANCE SHOULD BE PERFORMED ANNUALLY, AFTER A SPILL EVENT OR WHEN THE OIL AND SEDIMENT REACH THE RECOMMENDED DEPTHS. MAINTENANCE SHOULD BE PERFORMED ONCE THE SEDIMENT DEPTH EXCEEDS THE VALUES AS BELOW. MAINTENANCE SHALL BE PART OF THE STANDART OPERATING PROCEDURE.

UNIT	USA	TOTAL VOLUME (IMPG)	MAX SEDIMENT VOLUME (IMPG)	MAINTENANCE DEPTH SEDIMENT (INCHES)
STC	900	541	234	8"
STC	1200	717	310	10"
STC	4800	3093	413	14"

Concrete Stormceptor® Order Request Form * (SC-1)

Contractor Information
Name TBD
Address
City
State
Zip Code
Contact
Phone
Fax

Office Use Only
Order #
Date
Internal Sale



Owner Information
Name SAVAL REALTY CO.
Phone 410-379-5100
Fax 410-379-5109
Contact: Paul Saval

Please draw orientation of inlet and outlet pipes on diagram along with pipe inside diameter (in.) and invert elevation (ft). Clearly mark inlet pipes with an I and outlet pipes with an O and provide the inlet/outlet pipe angle in degrees.

Q_{10} =17.09cfs

Stormceptor® Model: 900 ☐ 1200 ☐ 1800 ☐ 2400 ☐ 3600 ☐ 4800 ☒ 6000 ☐ 7200 ☐

Insert Size: 22" ☐ 32" ☒ 44" ☐ Custom ___

Manhole Number	SEE PROFILE SDP-3	SC-1
Top Elevation (ft)		168.95
Inlet Pipe Invert (ft)		161.57
Outlet Pipe Invert (ft)		161.49
Pipe Type:		HDPE
Pipe Inside Diameter (in) [ID]		24"
Pipe Outside Diameter (in) [OD]		24"

Project Name WAREHOUSE EXPANSION / DORSEY INDUSTRIES / SAVAL REALTY CO.
Approximate time frame until required delivery (weeks)
Delivery Address : Street 6740 DORSEY ROAD
City ELKRIDGE State MD Zip Code 21075
Designer Company COLBERT MATZ ROSENFELT, INC.
Designer Contact KEVIN LARROWE Phone 410-653-3838 Fax 410-653-7953

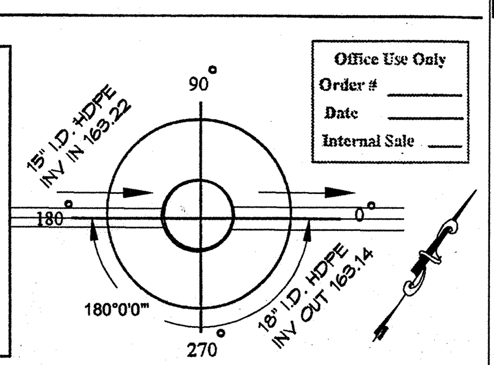
Please fax this order to Stormceptor at (301) 762-4190
For Technical Assistance Please Call Stormceptor Corporation at (301) 762-8361 or toll free at 1 (800) 762-4703

ALL LIFTING APPARATUS TO BE PROVIDED BY THE INSTALLATION CONTRACTOR

Concrete Stormceptor® Order Request Form * (SC-2)

Contractor Information
Name TBD
Address
City
State
Zip Code
Contact
Phone
Fax

Office Use Only
Order #
Date
Internal Sale



Owner Information
Name SAVAL REALTY CO.
Phone 410-379-5100
Fax 410-379-5109
Contact: Paul Saval

Please draw orientation of inlet and outlet pipes on diagram along with pipe inside diameter (in.) and invert elevation (ft). Clearly mark inlet pipes with an I and outlet pipes with an O and provide the inlet/outlet pipe angle in degrees.

Q_{10} =5.95cfs

Stormceptor® Model: 900 ☒ 1200 ☐ 1800 ☐ 2400 ☐ 3600 ☐ 4800 ☐ 6000 ☐ 7200 ☐

Insert Size: 22" ☒ 32" ☐ 44" ☐ Custom ___

Manhole Number	SEE PROFILE SDP-3	SC-2
Top Elevation (ft)		169.03
Inlet Pipe Invert (ft)		163.22
Outlet Pipe Invert (ft)		163.14
Pipe Type:		HDPE
Pipe Inside Diameter (in) [ID]		15"
Pipe Outside Diameter (in) [OD]		18"

Project Name WAREHOUSE EXPANSION / DORSEY INDUSTRIES / SAVAL REALTY CO.
Approximate time frame until required delivery (weeks)
Delivery Address : Street 6740 DORSEY ROAD
City ELKRIDGE State MD Zip Code 21075
Designer Company COLBERT MATZ ROSENFELT, INC.
Designer Contact KEVIN LARROWE Phone 410-653-3838 Fax 410-653-7953

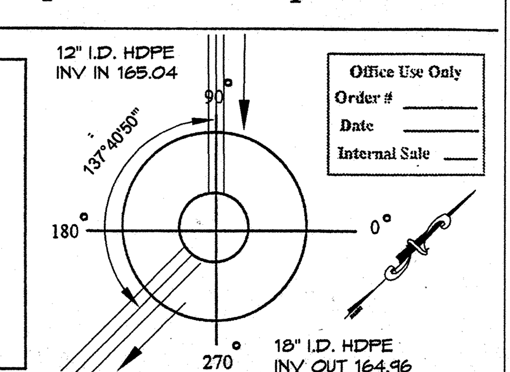
Please fax this order to Stormceptor at (301) 762-4190
For Technical Assistance Please Call Stormceptor Corporation at (301) 762-8361 or toll free at 1 (800) 762-4703

ALL LIFTING APPARATUS TO BE PROVIDED BY THE INSTALLATION CONTRACTOR

Concrete Stormceptor® Order Request Form * (SC-3)

Contractor Information
Name TBD
Address
City
State
Zip Code
Contact
Phone
Fax

Office Use Only
Order #
Date
Internal Sale



Owner Information
Name SAVAL REALTY CO.
Phone 410-379-5100
Fax 410-379-5109
Contact: Paul Saval

Please draw orientation of inlet and outlet pipes on diagram along with pipe inside diameter (in.) and invert elevation (ft). Clearly mark inlet pipes with an I and outlet pipes with an O and provide the inlet/outlet pipe angle in degrees.

Q_{10} =5.08cfs

Stormceptor® Model: 900 ☒ 1200 ☐ 1800 ☐ 2400 ☐ 3600 ☐ 4800 ☐ 6000 ☐ 7200 ☐

Insert Size: 22" ☒ 32" ☐ 44" ☐ Custom ___

Manhole Number	SEE PROFILE SDP-3	SC-3
Top Elevation (ft)		170.83
Inlet Pipe Invert (ft)		165.04
Outlet Pipe Invert (ft)		164.96
Pipe Type:		HDPE
Pipe Inside Diameter (in) [ID]		12"
Pipe Outside Diameter (in) [OD]		18"

Project Name WAREHOUSE EXPANSION / DORSEY INDUSTRIES / SAVAL REALTY CO.
Approximate time frame until required delivery (weeks)
Delivery Address : Street 6740 DORSEY ROAD
City ELKRIDGE State MD Zip Code 21075
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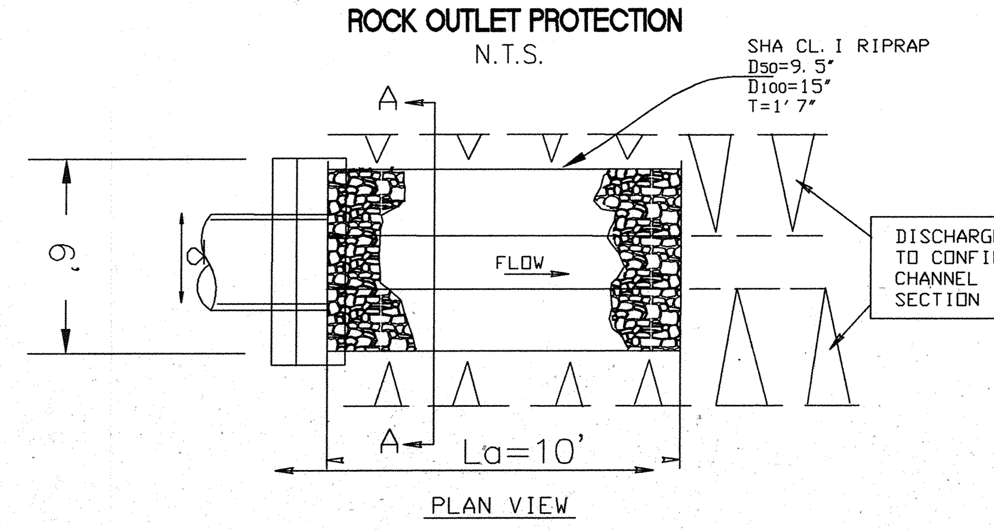
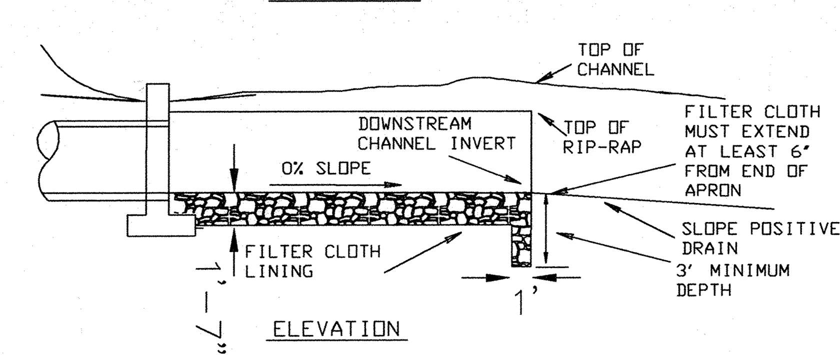
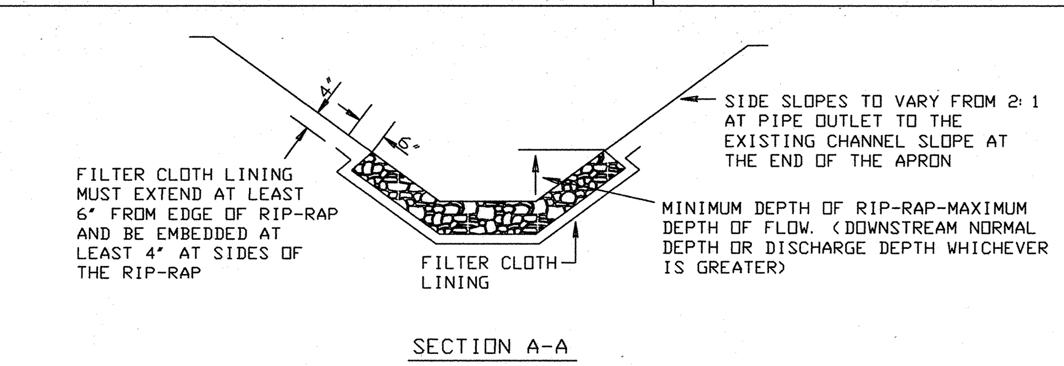
ALL LIFTING APPARATUS TO BE PROVIDED BY THE INSTALLATION CONTRACTOR

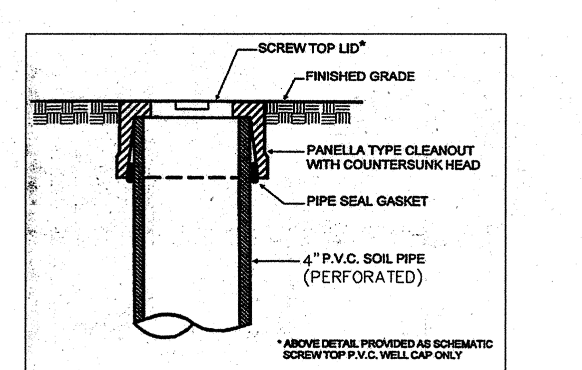
ROCK OUTLET PROTECTION
N.T.S.







NOTE: FILTER CLOTH SHALL BE GEOTEXTILE CLASS C



OBSERVATION WELL DETAIL
N.T.S.

EACH OBSERVATION WELL / CLEANOUT SHALL INCLUDE THE FOLLOWING:

1. FOR AN UNDERGROUND FLUSH MOUNTED OBSERVATION WELL / CLEANOUT, PROVIDE A TUBE MADE OF NON-CORROSIVE MATERIAL, SCHEDULE 40 OR EQUAL, AT LEAST THREE FEET LONG WITH AN INSIDE DIAMETER OF AT LEAST 6 INCHES.
2. THE TUBE SHALL HAVE A FACTORY ATTACHED CAST IRON OR HIGH IMPACT PLASTIC COLLAR WITH RIBS TO PREVENT ROTATION WHEN REMOVING SCREW TOP LID. THE SCREW TOP LID SHALL BE CAST IRON OR HIGH IMPACT PLASTIC THAT WILL WITHSTAND ULTRA-VIOLET RAYS.

Construction Notes

1. CONTRACTOR SHALL MEET ALL EXISTING IMPROVEMENTS SMOOTHLY FOR LINE, GRADE AND FINISH.
2. ALL WORK SHOWN ON THESE PLANS SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS AND OF THE MARYLAND STATE HIGHWAY ADMINISTRATION AND THE HOWARD COUNTY PLUMBING CODE, UNLESS OTHERWISE NOTED.
3. IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO MENTION SPECIFICALLY ANY WORK WHICH WOULD NORMALLY BE REQUIRED TO COMPLETE THIS PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO PERFORM SUCH WORK. THE COST OF SUCH WORK SHALL BE INCLUDED IN THE BASE BID.
4. THE CONTRACTOR SHALL INSPECT THE SITE TO DETERMINE IF ANY TREES, PAVING, ETC. ARE TO BE REMOVED PRIOR TO PLACING A BID ON SUCH ITEMS.
5. THE CONTRACTOR SHALL NOTE THAT IN CASE OF DISCREPANCY BETWEEN ANY SCALED DIMENSIONS AND THE FIGURED DIMENSIONS SHOWN ON THESE PLANS, THE FIGURED DIMENSIONS SHALL GOVERN.
6. THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN HEREON IS APPROXIMATE ONLY AND IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE LOCATIONS ARE TAKEN FROM EXISTING RECORDS AND DO NOT REPRESENT FIELD-VERIFIED LOCATIONS. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 A MINIMUM OF 5 WORKING DAYS PRIOR TO DIGGING. THE CONTRACTOR SHALL CONFIRM TO HIS OWN SATISFACTION THE LOCATION OF ALL UTILITIES PRIOR TO PLACEMENT OF ANY MATERIALS. IF ANY CONFLICT IS FOUND BETWEEN UNDERGROUND UTILITIES AND THE PROPOSED LOCATION OF ANY CONSTRUCTION, THE CONTRACTOR SHALL CONTACT COLBERT MATZ ROSENFELT AND THE OWNER OF THE UTILITY IMMEDIATELY. ANY DAMAGE OR DISRUPTION OF SERVICE SHALL BE AT THE EXPENSE OF THE CONTRACTOR. RELOCATION OF ANY SUCH DISCOVERED EXISTING UTILITIES, IF NECESSARY, SHALL BE AT THE EXPENSE OF THE OWNER. THE CONTRACTOR SHALL COORDINATE RELOCATION OF THESE FACILITIES, IF NECESSARY.
7. PREFORMED ELASTOMERIC COMPRESSION JOINT MATERIAL SHALL BE INSTALLED AT ALL MEETINGS OF EXISTING AND PROPOSED CONCRETE PAVING AND SIDEWALKS.
8. CONTRACTOR SHALL PROTECT ALL EXISTING TREES OUTSIDE THE LIMIT OF DISTURBANCE AT ALL TIMES DURING CONSTRUCTION. WHERE REQUIRED BY HOWARD COUNTY, PRIOR TO BEGINNING ANY CONSTRUCTION, 3 FOOT HIGH ORANGE PLASTIC SAFETY NETTING OR WOODEN SNOW FENCE (SUPER SILT FENCE) SHALL BE ERECTED AS SHOWN AROUND EACH TREE DESIGNATED FOR PROTECTION.
9. CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS NOT SCHEDULED FOR REMOVAL OR DEMOLITION. COST OF REPAIR TO EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE BASE BID. ALL EXISTING SITE FEATURES NOT BEING RETAINED SHALL BE REMOVED AND DISPOSED OF AT AN APPROVED LOCATION. ANY DAMAGE TO OFFSITE ROADS, RIGHTS OF WAY, OR ADJACENT PROPERTY SHALL BE REPAIRED IMMEDIATELY AT THE EXPENSE OF THE CONTRACTOR.
10. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY COLBERT MATZ ROSENFELT OF ANY DEVIATION FROM THIS PLAN PRIOR TO ANY CHANGE BEING MADE. ANY DEVIATION FROM THIS PLAN WITHOUT WRITTEN AUTHORIZATION FROM COLBERT MATZ ROSENFELT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
11. CONTRACTOR SHALL CONFORM TO ALL GRADES AND DIMENSIONS SHOWN WITHIN A TOLERANCE OF 0.1 FOOT.
12. THE CONTRACTOR SHALL CLEAR THE PROJECT SITE OF ALL TREES, PAVING, STRUCTURES, ETC. WITHIN THE CONSTRUCTION AREA UNLESS OTHERWISE NOTED ON THE PLAN.
13. SUITABLE MATERIAL SHALL BE USED AS FILL AND ALL FILL SHALL BE PLACED AND COMPACTED AS SPECIFIED IN THE SOILS REPORT PREPARED FOR THIS SITE OR AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER. ALL 2:1 SLOPES SHOWN HEREON, EXCEPTING THOSE ASSOCIATED WITH LANDSCAPE BERMING, MUST BE OBSERVED BY A GEOTECHNICAL ENGINEER DURING EARTH PLACEMENT.
14. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS.
15. SEE MECHANICAL AND ELECTRICAL PLANS FOR DETAILS AND LOCATIONS OF LIGHTING, GAS, ELECTRIC, ETC. DETAIL SHOWN HEREON.
16. SIDEWALK TO CONFORM TO SLOPE, WIDTH, AND LOCATION AS SHOWN HEREON. SIDEWALK IS TO BE PLACED ON A 6 IN CRUSHED STONE BASE AND IS TO BE REINFORCED WITH WIRE MESH.
17. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE A MINIMUM 4 FOOT WIDE BENCH BEYOND EDGE OF PAVING OR FACE OF CURB IN ALL FILL AREAS. MAXIMUM SLOPE OF BENCH AWAY FROM PAVING IN ALL FILL AREAS SHALL BE 4 PERCENT. (1/2 IN PER FOOT), UNLESS OTHERWISE NOTED.
18. CONTRACTOR SHALL PLACE A WITNESS POST AT THE TERMINUS OF ALL UTILITY STUBS.
19. CONTRACTOR SHALL PROVIDE ALL PAVEMENT MARKINGS AND SIGNAGE FOR HANDICAP PARKING SPACES INDICATED HEREON IN ACCORDANCE WITH ALL APPLICABLE CODES. PAVEMENT MARKINGS TO BE TRAFFIC WHITE.
20. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4 FEET OF COVER OVER THE PROPOSED WATER LINE. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY VERTICAL BENDS TO MAINTAIN CLEARANCE AT CROSSINGS BETWEEN OTHER UTILITIES. THE CONTRACTOR IS ADVISED TO REVIEW THE STORM DRAIN AND SEWER PROFILES TO DETERMINE DEPTH OF WATER MAIN AT CROSSINGS.
21. ALL PRIVATE WATER MAINS AND APPURTENANCES SHALL BE PRESSURE CLASS DUCTILE IRON PIPE, OR APPROVED EQUAL, IN ACCORDANCE WITH AWWA SPECIFICATION C-151/A21.51 AND ASTM SPECIFICATION A377, THE LATEST STANDARDS AND SPECIFICATIONS OF THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS AND THE HOWARD COUNTY PLUMBING CODE, UNLESS OTHERWISE NOTED.
22. CONTRACTOR SHALL FURNISH THE OWNER WITH A LETTER STATING THAT ALL WATER MAINS HAVE BEEN STERILIZED AND PRESSURE TESTED IN ACCORDANCE WITH THE HOWARD COUNTY PLUMBING CODE, AND PROCEDURES ESTABLISHED BY THE HOWARD COUNTY FIRE DEPARTMENT.
23. CONTRACTOR SHALL FURNISH A LETTER, SIGNED BY A PROFESSIONAL ENGINEER OF THE STATE OF MARYLAND, CERTIFYING TO HOWARD COUNTY PLUMBING INSPECTOR AND THE OWNER THAT ALL UTILITIES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE HOWARD COUNTY STANDARDS SPECIFICATIONS AND DETAILS FOR CONSTRUCTION, THE HOWARD COUNTY PLUMBING CODE AND THESE PLANS.
24. CONTRACTOR SHALL PROVIDE A MINIMUM OF 1 FOOT OF PROTECTIVE FILL OVER ALL STORM DRAIN PIPES DURING CONSTRUCTION.
25. PRIOR TO INSTALLATION OF THE WATER MAIN, CONTRACTOR SHALL OBTAIN A FIRE LINE PERMIT FROM THE HOWARD COUNTY BUREAU OF PERMITS AND LICENSES. CONTRACTOR SHALL ADHERE STRICTLY TO ALL REQUIREMENTS OF FIRE LINE PERMIT.
26. ALL ONSITE PRIVATE FIRE HYDRANTS SHALL BE PAINTED RED.
27. ALL FIRE LINE PIPING, FITTINGS, AND JOINTS SHALL MEET THE REQUIREMENTS SET FORTH IN NFPA. PIPE SHALL BE UL LISTED, FM APPROVED AND MEET AWWA STANDARDS FOR FIRE PROTECTION USE. FITTINGS SHALL HAVE PRESSURE CLASS RATINGS COMPATIBLE WITH THE PIPE USED.
28. THRUST BLOCKS SHALL BE PROVIDED AT ALL CHANGES IN DIRECTION IN THE WATER LINE, AND AT ALL TEES, PLUGS, AND BENDS.
29. ALL VALVES 2 IN OR LARGER, CONTROLLING WATER SUPPLIES SHALL BE INSTALLED IN SECTIONAL VALVE VAULTS AS DETAILED IN THE AFOREMENTIONED HOWARD COUNTY STANDARDS. ROADWAY BOXES ARE NOT ACCEPTABLE.
30. CONTRACTOR SHALL PLACE MINIMUM 4 INCHES TOPSOIL IN ALL LANDSCAPE AREAS. TOPSOIL SHALL MEET MDSHA STD. 920.01 AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLACEMENT.
31. CONTRACTOR SHALL MAINTAIN TRAFFIC AT ALL TIMES DURING CONSTRUCTION.
32. THE CONTRACTOR SHALL REPLACE ANY EXISTING BITUMINOUS PAVING OR SUB-BASE WHICH IS DAMAGED OR REMOVED OUTSIDE THE LIMIT OF DISTURBANCE DURING CONSTRUCTION.
33. ALL EXCAVATED AREAS SHALL BE BACKFILLED AND COMPACTED TO 90 PERCENT DENSITY AS DETERMINED BY ASTM D-1557 (MODIFIED PROCTOR). ANY AREAS TO BE PAVED WHICH EXHIBIT UNSTABLE SUBGRADE CONDITIONS SHALL BE EXCAVATED TO BEARING SOIL, REFILLED AND COMPACTED. PLACEMENT OF ALL FILL MATERIAL SHALL BE IN 8 IN THICK LOOSE COURSES AND COMPACTED. COMPACTION UNDER PARKING SURFACE TO BE TO 90 PERCENT DENSITY AS DETERMINED BY ASTM D-1557 (MODIFIED PROCTOR). ANY FILL WITHIN BUILDING AREAS IS TO BE COMPACTED TO A MINIMUM OF 95 PERCENT DENSITY AS DETERMINED BY ASTM D-1557 (MODIFIED PROCTOR).
34. CONTRACTOR SHALL PLACE SURFACE COURSE OVERLAY 5 FEET BEYOND LIMITS OF REPLACEMENT PAVING, UNLESS DIRECTED OTHERWISE BY THE ENGINEER IN THE FIELD. ALL OVERLAYS SHALL HAVE SMOOTH, STRAIGHT EDGES. STRIP AND RESURFACE EXISTING PAVING AS NEEDED TO PROVIDE SMOOTH TRANSITION.
35. ALL VAULTS, INLETS, MANHOLES AND OTHER UTILITY STRUCTURES SHALL BE SET TO FINISH GRADE.
36. BOTTOM OF ALL TRENCHES SHALL BE EXCAVATED FOR PIPE BELLS TO ENSURE LENGTH OF MAIN IS SUPPORTED BY TRENCH BOTTOM.
37. CONTRACTOR SHALL MAINTAIN A 12 IN VERTICAL MINIMUM CLEARANCE BETWEEN ALL SEWER AND WATER SERVICES AND STORM DRAINS.
38. WHERE MINIMUM CLEARANCE REQUIREMENTS FOR THE SEWER AND WATER MAINS AND SERVICES CANNOT BE MET AND WHERE THE SEWER IS ABOVE THE WATER MAIN, 6 IN CONCRETE ENCASEMENT SHALL BE PROVIDED FOR A LENGTH OF 10 FT EACH SIDE OF WATER MAIN.
39. THE CONTRACTOR SHALL GRADE ALL AREAS WITHIN THE LIMITS OF CONSTRUCTION AND SHALL WARP ALL PAVING AS NECESSARY TO ENSURE POSITIVE DRAINAGE IN THE DIRECTION INDICATED ON THE PLAN.
40. CONTRACTOR SHALL COORDINATE ANY RELOCATION OF ALL UTILITY AND/OR LIGHT POLES AND STRUCTURES WITH PROPER UTILITY COMPANY. BRACING OF POLES TO BE PROVIDED DURING CONSTRUCTION AS NEEDED. SAID RELOCATION TO BE INCLUDED IN BASE BID.
41. CONTRACTOR SHALL PROVIDE FULL TRENCH COMPACTION FOR ALL SITE UTILITIES, UNLESS OTHERWISE NOTED.
42. THE CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY BOXES, MANHOLES, ETC., WHICH ARE TO REMAIN TO CONFORM TO FINAL GRADE.
43. ALL PRIVATE SANITARY SEWER PIPE SHALL BE PVC, SDR-26 WITH SDR-35 FITTINGS, OR APPROVED EQUAL, IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS AND THE HOWARD COUNTY PLUMBING CODE, UNLESS OTHERWISE NOTED.
44. STORMCEPTORS(R) SHALL BE AS MANUFACTURED BY THE STORMCEPTOR CORPORATION, 600 E. JEFFERSON STREET, ROCKVILLE, MD. PHONE: 301-762-8361.
45. TOP ELEVATIONS OF ALL INLETS ARE GIVEN TO GRATE ELEVATION.
46. FILTER CLOTH SHALL BE MIRAFI 140S OR APPROVED EQUAL.
47. RIPRAP SHALL MEET ALL REQUIREMENTS OF THE MARYLAND SOIL CONSERVATION SERVICE AND THE MARYLAND STATE HIGHWAY ADMINISTRATION.
48. ALL PRIVATE STORM DRAIN PIPE SHALL BE HDPE, CONFORMING TO AASHTO M-294, TYPES WITH CONNECTIONS CONFORMING TO ASTM F477, AND SHALL BE AS MANUFACTURED BY ADS, LANE, HANCOR, CRUMPLER OR APPROVED EQUAL. ALL STORM DRAIN INLETS SHALL HAVE (TRAFFIC BEARING) HINGED SLOTTED CAST IRON GRATES. ALL CLEANOUTS SHALL HAVE REMOVABLE CAST IRON OR BRONZE COVERS. CONTRACTOR SHALL SUBMIT MANUFACTURER'S CUT SHEETS FOR ALL PROPOSED STORM DRAIN MATERIAL FOR APPROVAL PRIOR TO ORDERING SAID MATERIAL.
49. TOPOGRAPHY SHOWN HEREON IS BASED ON SURVEY PREPARED BY COLBERT MATZ ROSENFELT. ALL PROPERTY BOUNDARY INFORMATION IS TAKEN FROM RECORDED PLATS AND DOES NOT REPRESENT A FIELD SURVEYED BOUNDARY.

OWNER/DEVELOPER
SAVAL REALTY COMPANY
P.O. BOX 24257
6740 DORSEY ROAD
ELKRIDGE, MARYLAND 21075-6205
(410) 379-5100

ADDRESS CHART

PARCEL NUMBER	STREET ADDRESS
PARCEL 373 BUILDING "A"	6740 DORSEY ROAD
PARCEL 373 BUILDING "B"	6742 DORSEY ROAD

PERMIT INFORMATION CHART

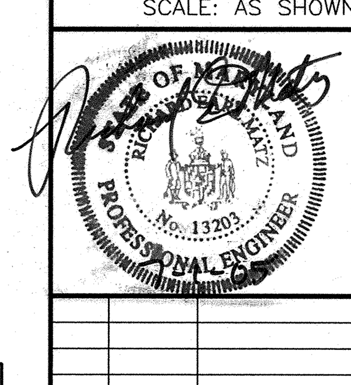
SUBDIVISION NAME			SECTION/AREA		LOT/PARCEL #
DORSEY INDUSTRIES			N/A		344 & 373
PLAT NO. OR L/F	BLOCK #	ZONE	TAX/ZONE MAP	ELECT. DISTR.	CENSUS TRACT
1314/005	23 & 5	M-1	37 & 43	FIRST	6012.02
WATER CODE			SEWER CODE		
B-01			2320000		

~~APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS~~
N/A
COUNTY HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT DATE

APPROVED: DEPARTMENT OF PLANNING & ZONING
[signature] 10/3/05
CHIEF, DEVELOPMENT ENGINEERING DIVISION MAJ DATE
Cindy Hamilton 10/4/05
CHIEF, DIVISION OF LAND DEVELOPMENT & RESEARCH DATE
[signature] 10/4/05
DIRECTOR DATE

~~APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.~~
N/A
DIRECTOR DATE
CHIEF, BUREAU OF ENGINEERING DATE

SWM/ WQM DETAILS & NOTES
SDP-05-93
WAREHOUSE EXPANSION
"DORSEY INDUSTRIES"
SAVAL REALTY COMPANY
6740 DORSEY ROAD
PREVIOUS SDP 86-121 & 89-35 & 99-32
ELECTION DISTRICT: FIRST HOWARD COUNTY, MARYLAND
CENSUS TRACT # 6012.02 TAX MAP # 37 & 43 PARCEL # 344 & 373
WATER CODE: B-01 SEWER CODE: 2320000
SCALE: AS SHOWN DATE: JULY 1, 2005



Colbert Matz Rosenfelt, Inc.
*Engineers * Surveyors * Planners*
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

NO.	DATE	REVISIONS:	BY

SCALE: AS SHOWN
DATE: JULY 1, 2005
JOB NO.: 95034
DESIGNED:
DRAWN: SR
CHECKED: CMR
FILE: WHSE 2004\95034_BASE
DRAWING NUMBER: SDP-4
SHEET 4 OF 12

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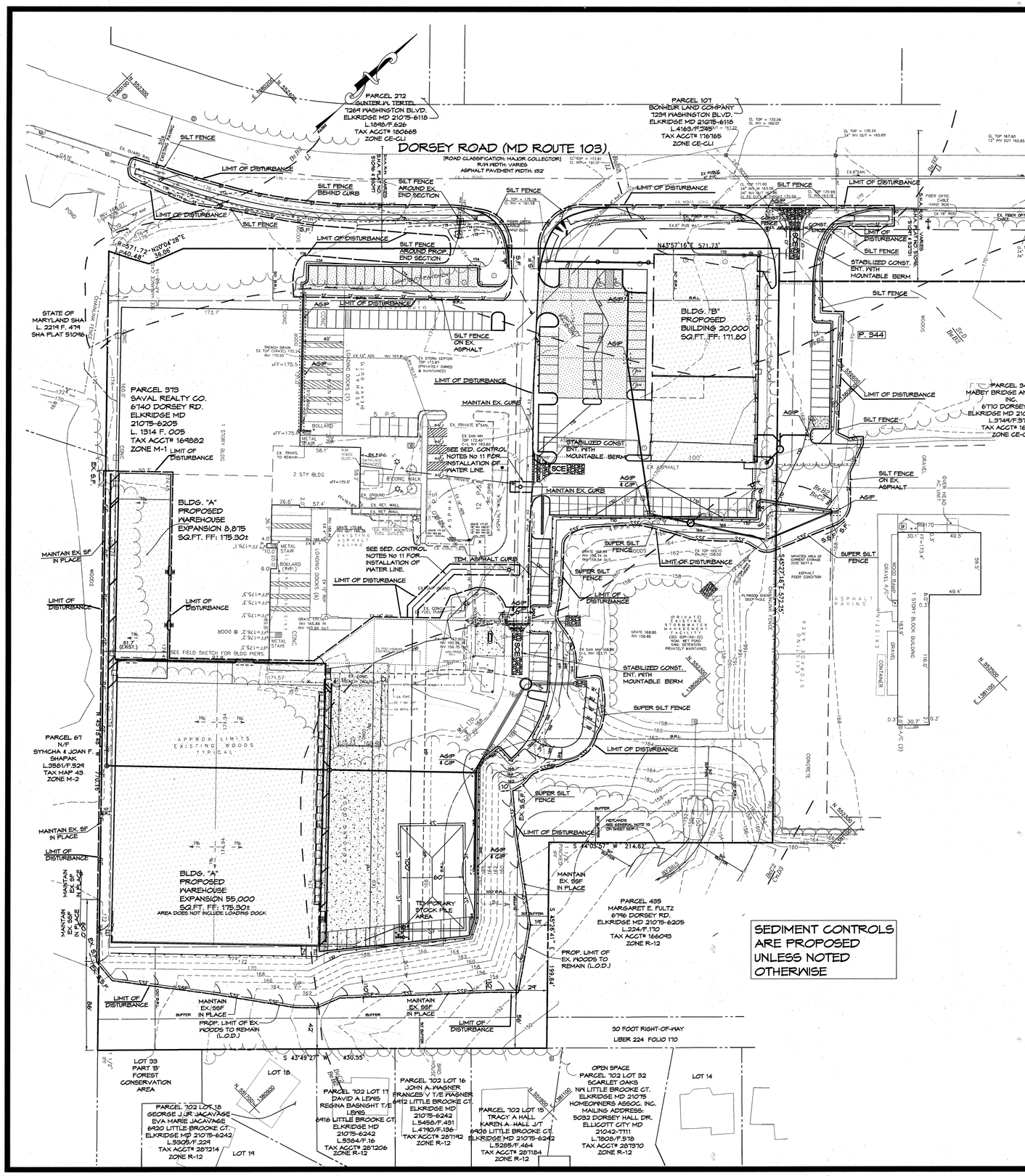
SDP-05-93



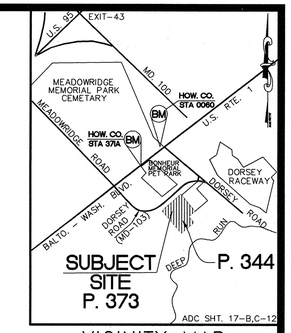
SEDIMENT CONTROL LEGEND

—SF—	SILT FENCE
—SSF—	SUPER SILT FENCE
SCE	STABILIZED CONSTRUCTION ENTRANCE
	MOUNTABLE BERM
AGI/CIP	INLET PROTECTION
—CF—	CONSTRUCTION FENCE

LEGEND

	EXISTING BUILDING AREA
	WAREHOUSE EXPANSION
	APPROX. LIMITS WOODS
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	EX. C & G – TO BE REMOVED
174	EXISTING CONTOURS
174	PROPOSED CONTOURS
BeC2	SOIL TYPE BOUNDARIES

TIME TABLE	CONSTRUCTION STEP
60 DAYS	1. OBTAIN PROPER PERMITS.
2 DAYS	2. NOTIFY HOWARD COUNTY DEPARTMENT OF PERMITS & LICENSES, GRADING & SEDIMENT CONTROL INSPECTIONS @ (410) 313-1855 AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
2 DAYS	3. CLEAR & GRUB FOR INSTALLATION OF SEDIMENT & EROSION CONTROL MEASURES OR DEVICES ONLY.
2 DAYS	4. INSTALL ALL SEDIMENT & EROSION CONTROL MEASURES OR DEVICES ONLY. INSPECT & MAINTAIN ALL EXISTING SEDIMENT CONTROLS.
1 DAYS	5. NOTIFY HOWARD COUNTY DEPARTMENT OF PERMITS & LICENSES, GRADING & SEDIMENT CONTROL INSPECTIONS @ (410) 313-1855 UPON COMPLETION OF SAID INSTALLATION.
5 DAYS	6. WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, CLEAR & GRUB THE REMAINDER OF THE SITE AS REQUIRED.
10 DAYS	7. ROUGH GRADE SITE AS REQUIRED.
90 DAYS	8. PROPOSED WAREHOUSE EXPANSION, NEW BUILDING AND DORSEY ROAD SIDEWALK CONSTRUCTION MAY BEGIN AT THIS TIME.
5 DAYS	9. INSTALL PAVING SUBBASE.
15 DAYS	10. INSTALL NEW UTILITY LINES, CONDUITS, SERVICES AND HYDRANTS. RELOCATE EXISTING FIRE HYDRANT.
5 DAYS	11. FINE GRADE LAWN AREAS & PROVIDE PERMANENT STABILIZATION.
3 DAYS	12. PAVE PARKING/ DRIVEWAYS / LOADING AREAS.
1 DAYS	13. WITH THE PERMISSION OF THE GRADING & SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT & EROSION CONTROL MEASURES OR DEVICES. STABILIZE ANY AREAS DISTURBED BY THIS PROCESS.
3 DAYS	14. INSTALL LANDSCAPE MATERIALS.



VICINITY MAP
SCALE: 1"=2000'

BENCHMARK DATA

HOWARD CO. GEODETIC CONTROL: STA. NO. 0060
DESCRIPTION: STAMPED DISC SET ON CONCRETE CYLINDER
N 553643.204
E 1380355.570
ELEV.: 196.737

HOWARD CO. GEODETIC CONTROL: STA. NO. 37A
DESCRIPTION: 3/4" IRON ROD W/ 4" STAMPED ALUMINUM CAP.
N 553315.158
E 1379982.120
ELEV.: 195.762

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

Jim Magee 9-29-05
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 9-29-05
HOWARD SCD DATE

OWNER/DEVELOPER
SAVAL REALTY COMPANY
P.O. BOX 24257
6740 DORSEY ROAD
ELKRIDGE, MARYLAND 21075-6205
(410) 379-5100

ENGINEER'S CERTIFICATION

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

Richard E. Matz July 14, 2005
SIGNATURE OF ENGINEER DATE
PRINT NAME BELOW SIGNATURE RICHARD E. MATZ

OWNER/DEVELOPER'S CERTIFICATION

"I/WE CERTIFY THAT ALL DEVELOPMENT CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE 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."

Paul Saval July 14, 2005
SIGNATURE OF DEVELOPER/TITLE DATE
PRINT NAME BELOW SIGNATURE PAUL SAVAL

ADDRESS CHART

PARCEL NUMBER		STREET ADDRESS
PARCEL 373	BUILDING "A"	6740 DORSEY ROAD
PARCEL 373	BUILDING "B"	6742 DORSEY ROAD

PERMIT INFORMATION CHART

SUBDIVISION NAME			SECTION/AREA	LOT/PARCEL #
DORSEY INDUSTRIES			N/A	344 & 373
PLAT NO. OR L/F	BLOCK #	ZONE	TAX/ZONE MAP	ELECT. DISTR.	CENSUS TRACT
1314/005	23 & 5	M-1	37 & 43	FIRST	6012.02
WATER CODE			SEWER CODE	
B-01			2320000	

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS

N/A
COUNTY HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT DATE

APPROVED: DEPARTMENT OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION MAJ — DATE 10/3/05

CHIEF, DIVISION OF LAND DEVELOPMENT & RESEARCH — DATE 10/4/05

DIRECTOR — DATE 10/4/05

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

N/A
DIRECTOR DATE

CHIEF, BUREAU OF ENGINEERING DATE

SEDIMENT CONTROL PLAN
SDP-05-93
WAREHOUSE EXPANSION
"DORSEY INDUSTRIES"
SAVAL REALTY COMPANY
6740 DORSEY ROAD

PREVIOUS SDP 86-121 & 89-35 & 99-32

ELECTION DISTRICT: FIRST — HOWARD COUNTY, MARYLAND
CENSUS TRACT # 6012.02 TAX MAP # 37 & 43 PARCEL # 344 & 373
WATER CODE: B-01 SEWER CODE: 2320000
SCALE: 1"= 50' DATE: JULY 14, 2005

STATE OF MARYLAND — RICHARD E. MATZ — No. 13293 — PROFESSIONAL ENGINEER

Colbert Matz Rosenfelt, Inc.
Engineers * Surveyors * Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
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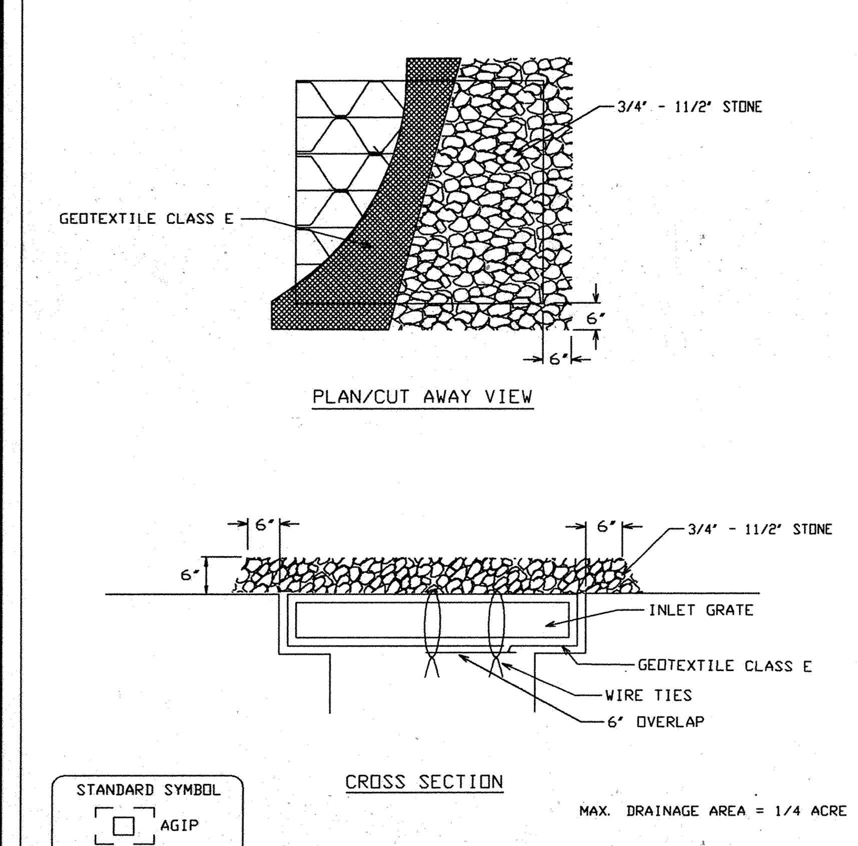
NO.	DATE	REVISIONS:	BY

SCALE: 1"= 50'
DATE: JULY 14, 2005
JOB NO.: 95034
DESIGNED: MD & SLD
DRAWN: SR
CHECKED: CMR
FILE: WHSE 2004\95034_BASE
DRAWING NUMBER: SDP-5
SHEET 5 OF 12

SR N:\M21\project\94-95\95034\WHSE 2004\CURRENT\95034_BASE.dwg 7/14/2005 9:48:12 AM EDT

DETAIL 23B - AT GRADE INLET PROTECTION



MAX. DRAINAGE AREA = 1/4 ACRE

Construction Specifications

1. Lift grate and wrap with Geotextile Class E to completely cover all openings, then set grate back in place.

2. Place 3/4' to 11/2' stone, 4'-6' thick on the grate to secure the fabric and provide additional filtration.

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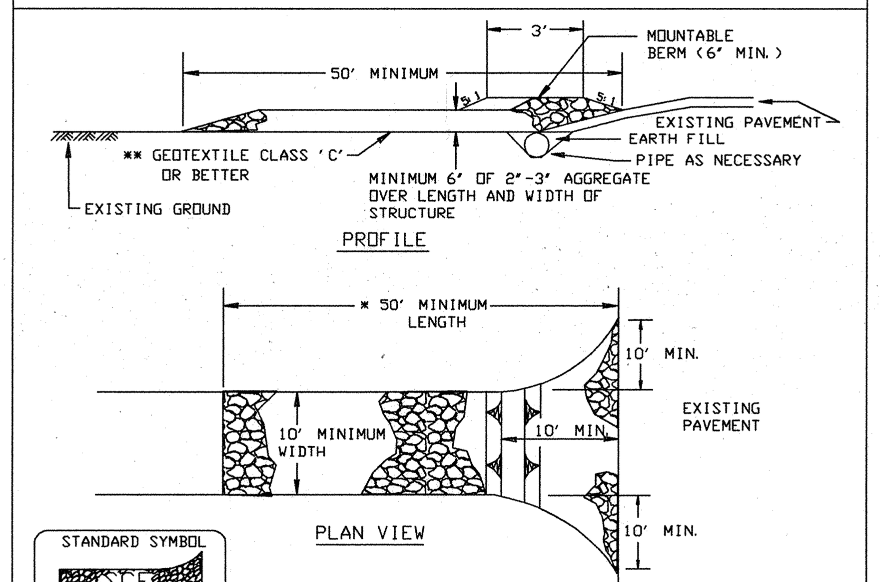
DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



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.

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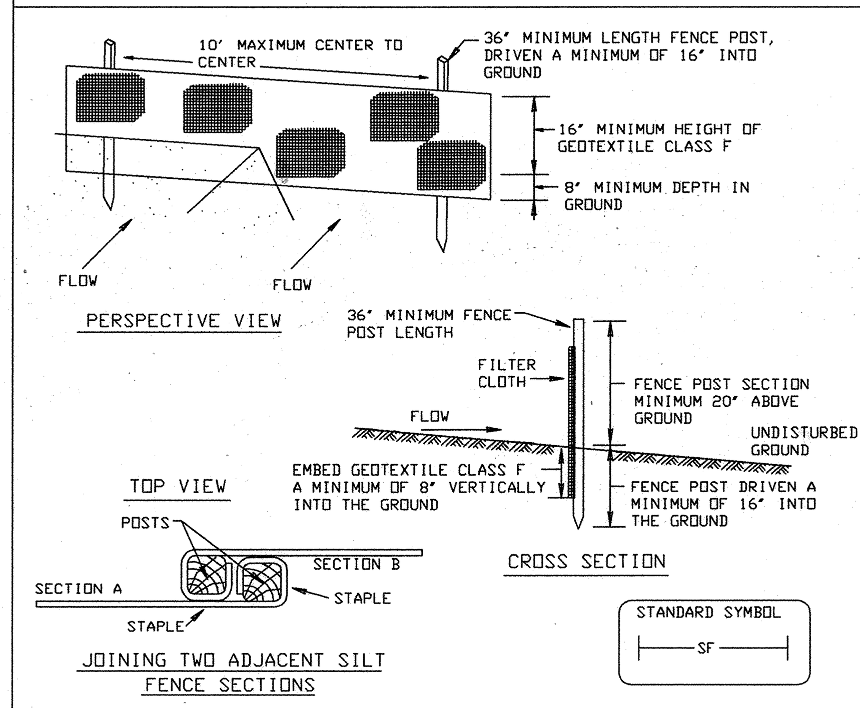
DETAIL 22 - SILT FENCE



Construction Specifications

1. Fence posts shall be a minimum of 36' long driven 16' minimum into the ground. Wood posts shall be 11/2' x 11/2' square (minimum) cut, or 13/4' 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.

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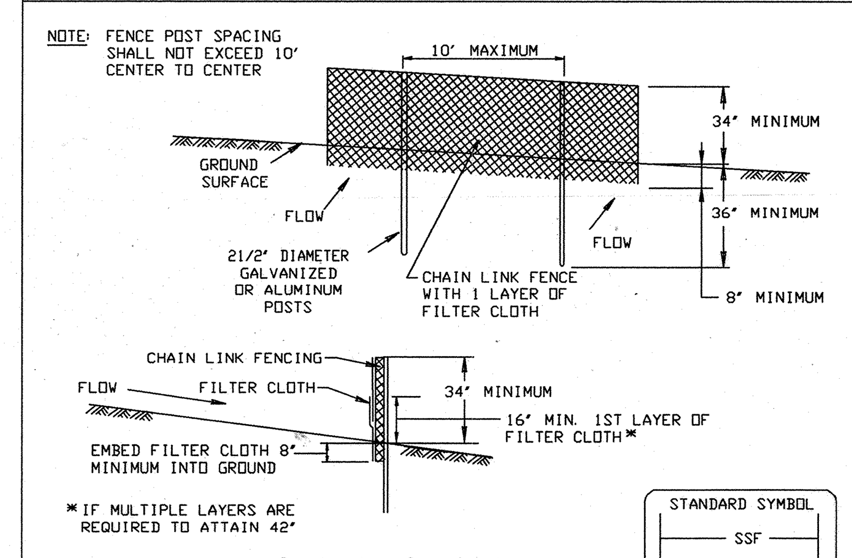
DETAIL 33 - SUPER SILT FENCE

NOTE: FENCE POST SPACING SHALL NOT EXCEED 10' CENTER TO CENTER



* IF MULTIPLE LAYERS ARE REQUIRED TO ATTAIN 42'

Construction Specifications

1. Fencing shall be 42' in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6' fence shall be used, substituting 42' fabric and 6' length posts.

2. Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and truss rods, drive anchors and post caps are not required except on the ends of the fence.

3. Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24' at the top and mid section.

4. Filter cloth shall be embedded a minimum of 8' into the ground.

5. When two sections of filter cloth adjoin each other, they shall be overlapped by 6' and folded.

6. Maintenance shall be performed as needed and silt buildups removed when 'bulges' develop in the silt fence, or when silt reaches 50% of fence height

7. Filter cloth 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

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Table 27 – Geotextile Fabrics

Class	Apparent Openning Size MM. MAX.	Grab Tensile Stength LB. MIN.	Burst Strength PSI. MIN.
A	0.30**	250	500
B	0.60	200	320
C	0.30	200	320
D	0.60	90	145
E	0.30	90	145
F (SILT FENCE)	0.40–0.80*	90	190

* US Std. Sieve CW-02215 **.5 mm max. for Super Silt Fence

The property shall be determined in accordance with the following procedures:

- Apparent opening size MSMT 323
- Grab tensile strength ASTM D 1682: 4x8" specimen, 1x2" clamps, 12"/min. strain rate in both principal directions of geotextile fabric.
- Burst strength ASTM D 3786

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

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

Silt Fence

Class F geotextile fabrics for silt fence shall have a 50 lb./in. minimum tensile strength and a 20 lb./in. minimum tensile modules when tested in accordance with MSMT 509. The material shall also have a 0.3 gal./ft2/min. flow rate and seventy-five percent (75%) minimum filtering efficiency when tested in accordance with MSMT 322.

Geotextile fabric used in the construction of silt fence shall resist deterioration from ultraviolet exposure. The fabric shall contain sufficient amounts of ultraviolet ray inhibitors and stabilizers to provide a minimum of 12 months of expected usable construction life at a temperature range of 0 to 120 degrees F.

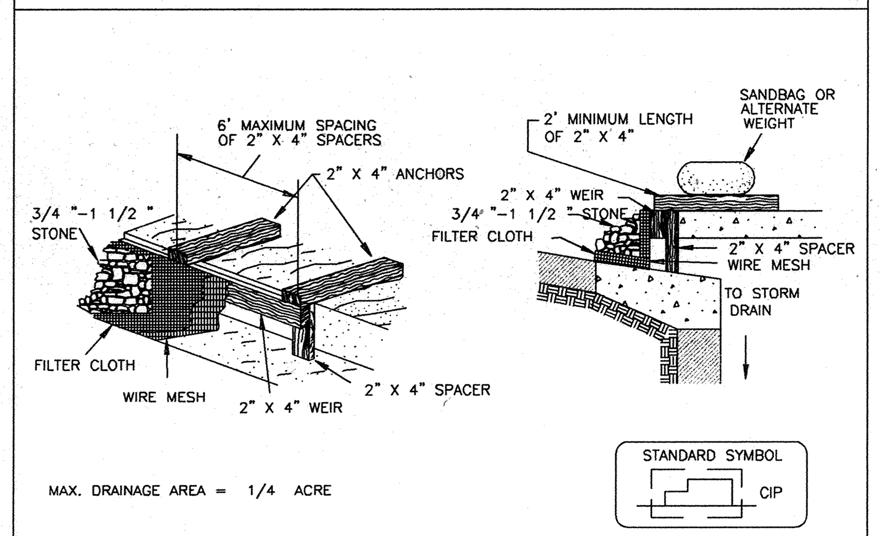
REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

USDA- NATURAL RESOURCES CONSERVATION SERVICE — DATE 9-29-05

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

HOWARD SCD — DATE 9-29-05

DETAIL 23C - CURB INLET PROTECTION (COG OR COS INLETS)



MAX. DRAINAGE AREA = 1/4 ACRE

Construction Specifications

1. Attach a continuous piece of wire mesh (30" minimum width by throat length plus 4') to the 2" x 4" weir (measuring throat length plus 2') as shown on the standard drawing.

2. Place a continuous piece of Geotextile Class E the same dimensions as the wire mesh over the wire mesh and securely attach it to the 2" x 4" weir.

3. Securely nail the 2" X 4" weir to a 9" long vertical spacer to be located between the weir and the inlet face (max. 4' apart).

4. Place the assembly against the inlet throat and nail (minimum 2' lengths of 2" x 4" to the top of the weir at spacer locations). These 2" x 4" anchors shall extend across the inlet top and be held in place by sandbags or alternate weight.

5. The assembly shall be placed so that the end spacers are a minimum 1' beyond both ends of the throat opening.

6. Form the 1/2 " x 1/2 " wire mesh and the geotextile fabric to the concrete gutter and against the face of the curb on both sides of the inlet. Place clean 3/4 " x 1 1/2 " stone over the wire mesh and geotextile in such a manner to prevent water from entering the inlet under or around the geotextile.

7. This type of protection must be inspected frequently and the filter cloth and stone replaced when clogged with sediment.

8. Assure that storm flow does not bypass the inlet by installing a temporary earth or asphalt dike to direct the flow to the inlet.

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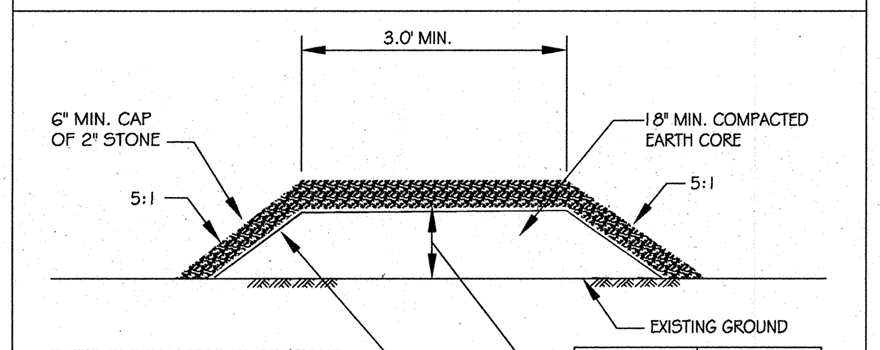
E165B

MD-E165B. DWG

DETAIL OF MOUNTABLE BERM



FILTER CLOTH UNDER 6" OF STONE

FILTER CLOTH SHALL BE GEOTEXTILE CLASS 'C' OR BETTER.

BERM NO.	HEIGHT
A	18"
B	30"

SILT FENCE

Silt Fence Design Criteria

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

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

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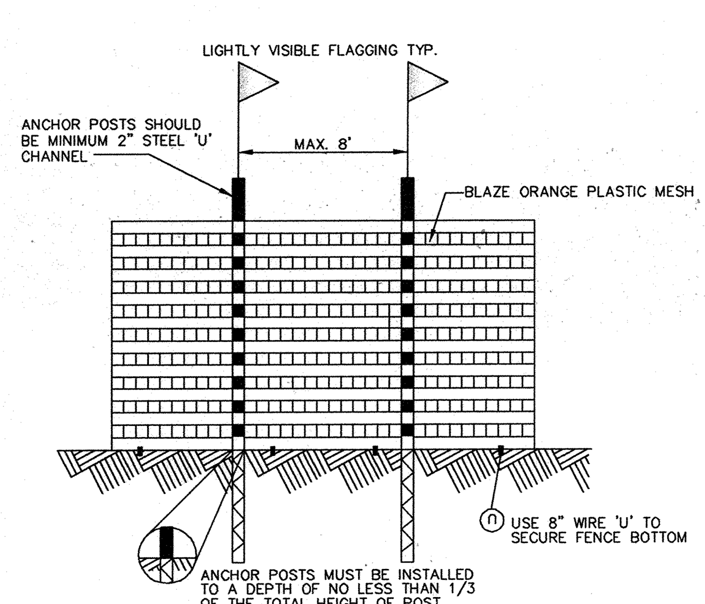
SUPER SILT FENCE

Design Criteria

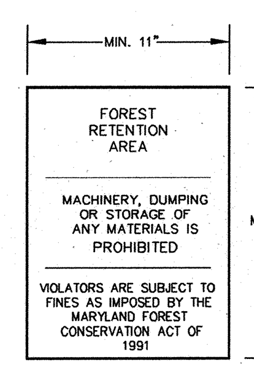
Slope	Slope Steepness	Slope Length (maximum)	Silt Fence Length (maximum)
0 - 10%	0 - 10:1	Unlimited	Unlimited
10 - 20%	10:1 - 5:1	200 feet	1,500 feet
20 - 33%	5:1 - 3:1	100 feet	1,000 feet
33 - 50%	3:1 - 2:1	100 feet	500 feet
50% +	2:1 +	50 feet	250 feet

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

OWNER/DEVELOPER
SAVAL REALTY COMPANY
P.O. BOX 24257
6740 DORSEY ROAD
ELKRIDGE, MARYLAND 21075-6205
(410) 379-5100

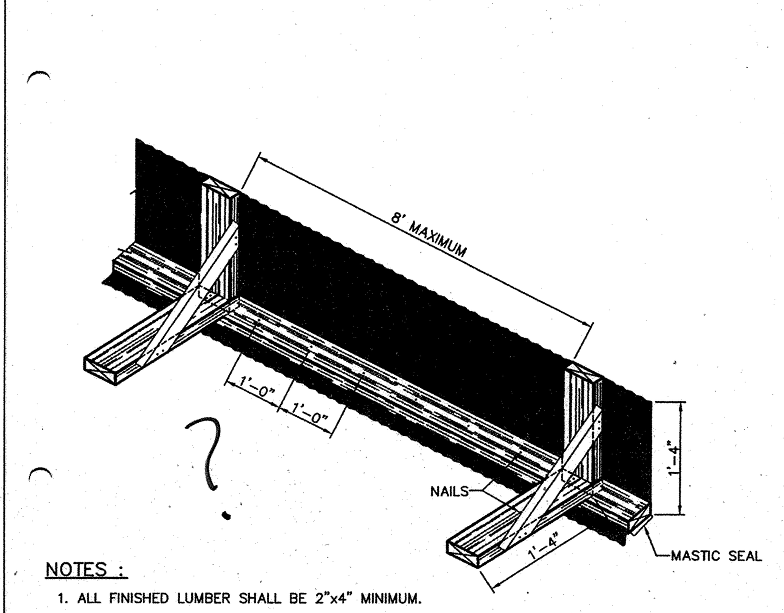


PROTECTIVE FENCING DETAIL
NTS



SIGNAGE DETAIL
NTS

1. FOREST PROTECTION DEVICE ONLY.
2. EASEMENT AREA WILL BE SET BY PART OF THE REVIEW PROCESS.
3. BOUNDARIES OF THE EASEMENT AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
4. ROOT DAMAGE SHOULD BE AVOIDED.
5. PROTECTIVE SIGNAGE MAY ALSO BE USED.
6. DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.



NOTES :

1. ALL FINISHED LUMBER SHALL BE 2"x4" MINIMUM.
2. A MASTIC SEAL SHALL BE PROVIDED, AS SHOWN, TO PREVENT SEDIMENT LADEN WATER ESCAPING UNTREATED BENEATH SILT FENCE INSTALLATION.
3. SILT FENCE FABRIC SHALL BE TAUT AND SECURELY STAPLED TO FACE OF UPRIGHT SUPPORTS.
4. NAILS USED TO SECURE BOARDS TO PAVEMENT SHALL BE 20d x 4" MINIMUM LENGTH.
5. APPLICATION DESIGN AND MATERIALS CRITERIA SHALL BE AS STATED IN THE MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

NOT TO SCALE

6 | SILT FENCE INSTALLATION ON ASPHALT PAVEMENT

PERMANENT SEEDING NOTES

Seedbed Preparation: Loosen upper 3 inches of soil by raking, discing or other acceptable means before seeding.

Soil Amendments: Use one of the following schedules:

1.) Preferred – Apply 2 tons per acre dolomitic limestone (92 lbs./1000 square ft.) and 600 lbs. per acre 10–10–10 fertilizer (14 lbs./1000 sq. ft.) before seeding. Harrow or disc 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 square ft.) and 1000 lbs. per acre 10–10–10 fertilizer (23 lbs./1000 sq. ft.) before seeding. Harrow or disc into upper three inches of soil.

Seeding – For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs. per acre (1.4 lbs./1000 sq. ft.) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs. Kentucky 31 Tall Fescue per acre and 2 lbs. per acre (.05 lbs./1000 sq. ft.) of weeping lovegrass. During the period of October 16 thru February 28, protect site by: Option (1) 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use sod. Option (3) Seed with 60 lbs./acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

Mulching – Apply 11/2 to 2 tons per acre (70 to 90 lbs./1000 sq. ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application 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 seeded areas and make needed repairs, replacements and reseedings.

TEMPORARY SEEDING NOTES

Seedbed Preparation: Loosen upper 3 inches of soil by raking, discing or other acceptable means before seeding.

Soil Amendments: Apply 600 lbs. per acre 10–10–10 fertilizer (14 lbs./1000 sq. ft.).

Seeding – For the periods March 1 thru April 30, and August 15 thru November 15, seed with 21/2 bu. per acre of annual rye (3.2 lbs./1000 sq. ft.). For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (.07 lbs/ 1000 sq. ft.). For the period November 16 thru February 28, protect site by applying 2 tons per acre of weel anchored straw mulch and seed as soon as possible in the spring, or use sod.

Mulching – Apply 11/2 to 2 tons per acre (70 to 90 lbs./1000 sq. ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application 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.

STANDARD SEDIMENT CONTROL NOTES

1.) A minimum of 48 hours notice must be given to the Howard County Department of Inspections, Licenses and Permits, Sediment Control Division prior to the start of any construction, (313–1850).

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 most current "Maryland Standards and Specifications for Soil Erosion and Sediment Control", and revisions thereto.

3.) Following initial soil disturbance or redisturbance, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1, b) 14 days as to all other disturbed or 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 Design 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 vegetative stabilization (Section 20.0). 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	11.07 Acres including Easement
Area Disturbed	6.30 Acres
Area to be roofed or paved	4.70 Acres
Area to be vegetatively stabilized	1.60 Acres
Total Cut	6,000 Cu. Yds.
Total Fill	6,000 Cu. Yds.

Offsite waste/borrow area location: Location to be determined. Areas will have active grading permits and approved erosion control plans.

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 control must be provided, if deemed necessary by the Howard County 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.

11.) Trenches for the construction of utilities is limited to three pipe lengths or that which can be backfilled and stabilized within one working day, whichever is shorter.

ADDRESS CHART

PARCEL NUMBER	STREET ADDRESS
PARCEL 373 BUILDING "A"	6740 DORSEY ROAD
PARCEL 373 BUILDING "B"	6742 DORSEY ROAD

PERMIT INFORMATION CHART

SUBDIVISION NAME			SECTION/AREA		LOT/PARCEL #
DORSEY INDUSTRIES			N/A		344 & 373
PLAT NO. OR L/F	BLOCK #	ZONE	TAX/ZONE MAP	ELECT. DISTR.	CENSUS TRACT
1314/005	23 & 5	M-1	37 & 43	FIRST	6012.02
WATER CODE			SEWER CODE		
B-01			2320000		

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
N/A
COUNTY HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT — DATE

APPROVED: DEPARTMENT OF PLANNING & ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION MAJ — DATE 10/3/05
CHIEF, DIVISION OF LAND DEVELOPMENT & RESEARCH — DATE 10/4/05
DIRECTOR — DATE 10/4/05

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
N/A
DIRECTOR — DATE
CHIEF, BUREAU OF ENGINEERING — DATE

SEDIMENT CONTROL NOTES & DETAILS
SDP-05-93
WAREHOUSE EXPANSION
"DORSEY INDUSTRIES"
SAVAL REALTY COMPANY
6740 DORSEY ROAD
PREVIOUS SDP 86-121 & 89-35 & 99-32

ELECTION DISTRICT: FIRST — HOWARD COUNTY, MARYLAND
CENSUS TRACT # 6012.02 TAX MAP # 37 & 43 PARCEL # 344 & 373
WATER CODE: B-01 — SEWER CODE: 2320000
SCALE: AS SHOWN — DATE: JULY 1, 2005

STATE OF MARYLAND — RICHARD MATZ — No. 13203 — PROFESSIONAL ENGINEER

Colbert Matz Rosenfelt, Inc.
*Engineers * Surveyors * Planners*
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

NO.	DATE	REVISIONS:	BY	
				SCALE: AS SHOWN
				DATE: JULY 1, 2005
				JOB NO.: 95034
				DESIGNED:
				DRAWN: SR
				CHECKED: CMR
				FILE: WHSE 2004\95034_BASE
				DRAWING NUMBER: SDP-6
				SHEET 6 OF 12

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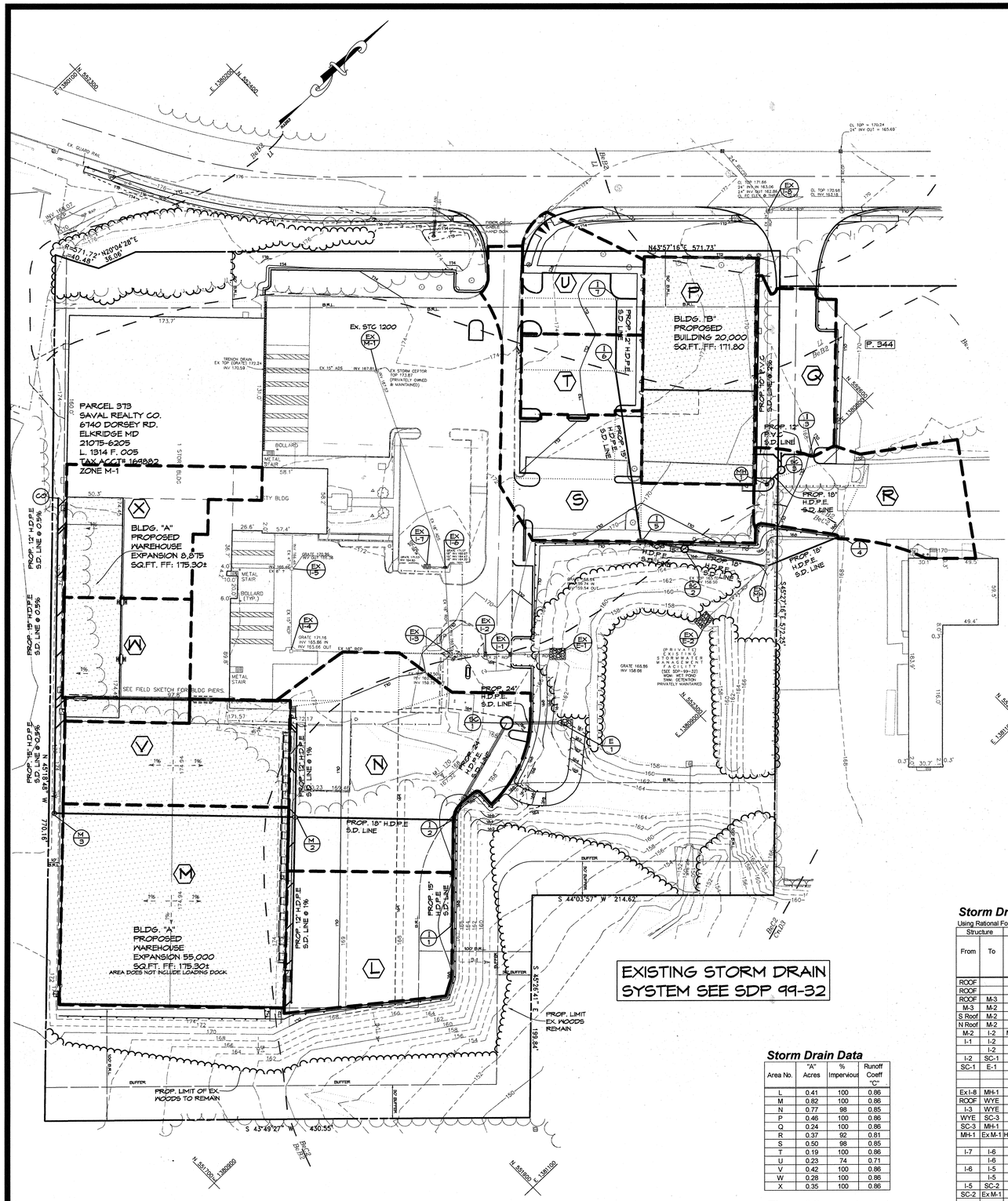
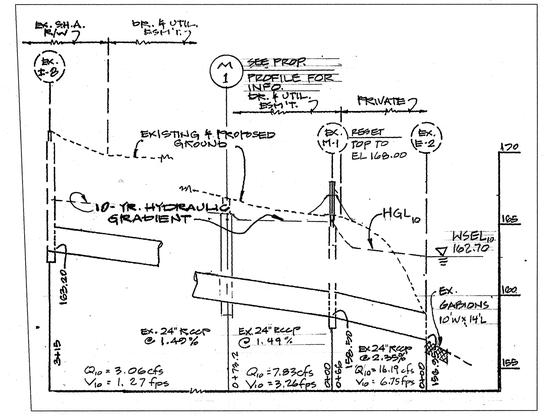
SDP-05-93



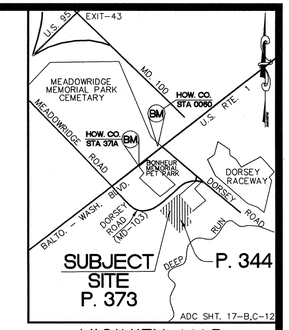
STORM DRAIN DRAINAGE AREA MAP
SCALE: 1" = 50'



EXISTING STORM DRAIN PROFILE FROM SDP 99-32
SCALE: VER. 1"=5'
HOR. 1"=50'

LEGEND

- EXISTING BUILDING AREA
- WAREHOUSE EXPANSION
- APPROX. LIMITS WOODS
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EX. C & G – TO BE REMOVED
- EXISTING CONTOURS — 174
- PROPOSED CONTOURS — 174
- SOIL TYPE BOUNDARIES — BeC2



VICINITY MAP
SCALE: 1"=2000'

BENCHMARK DATA

HOWARD CO. GEODETIC CONTROL: STA. NO. 0060
DESCRIPTION: STAMPED DISC SET ON CONCRETE CYLINDER
N 553643.204
E 1380355.570
ELEV.: 196.737

HOWARD CO. GEODETIC CONTROL: STA. NO. 371A
DESCRIPTION: 3/4" IRON ROD W/ 4" STAMPED ALUMINUM CAP.
N 553315.158
E 1379982.120
ELEV.: 195.762

OWNER/DEVELOPER
SAVAL REALTY COMPANY
P.O. BOX 24257
6740 DORSEY ROAD
ELKRIDGE, MARYLAND 21075-6205
(410) 379-5100

Site Soils

The site soils are taken from the Howard County Soil Survey, sheet 31.
The site soils are:

Symbol	Mapping Unit	Hydrologic Soils Group	Hydric Soils	Erodibility
BeB2	Beltsville Silt Loam, 1-5% slopes	C	No	Moderate
BeC2	Beltsville Silt Loam, 5-10% slopes	C	No	Moderate
LI	Leonardtown Silt Loam	D	YES	Low

Storm Drain Design

Project SAVAL FOODS — PN 95034

Using Rational Formula, Q = CiA

Structure From	Structure To	Contributing Area Area No.	"A" Acres	Runoff Coeff "C"	CA	CA x I_{25}/I_{10}	Runoff ΣArea (acres)	ΣCA	Tc Inlet (min)	"I_{25}" (in/hr)	"I_{10}" (in/hr)	I_{25}/I_{10}	Q = CIA cfs	Pipe Size inches	Pipe Mat'l.	Manning's "n"	So Slope (%)	Length (feet)	Vo Velocity (ft/sec)	Time in pipe (min)	Capacity full (cfs)	Remarks Sf.%	
ROOF		X	0.35	0.86	0.301				5		8.50		2.56	12	HDPE	0.012	0.50	105	3.26	0.54	2.7	0.45	Roof Drain
ROOF		W	0.28	0.86	0.241				5		8.50		2.05										Roof Drain
ROOF	M-3	X,W					0.63	0.542	5.5		8.25		4.47	15	HDPE	0.012	0.50	175	3.64	0.80	.5	0.42	
M-3	M-2	X,W					0.63	0.542	6.3		7.88		4.47	15	DIP	0.014	0.50	214	3.64	0.98	4.3	0.57	
S Roof	M-2	M	0.82	0.86	0.705				5		8.50		5.99										Roof Drain
N Roof	M-2	V	0.42	0.86	0.361				5		8.50		3.07										Roof Drain
M-2	I-2	M,V-X					1.87	1.608	7.3		7.48		12.03	18	HDPE	0.012	2.00	140	6.81	0.34	16	1.10	
I-1	I-2	L	0.41	0.86	0.353	0.405			5	9.76	8.50	1.148	3.44	15	HDPE	0.012	1.00	94	2.80	0.56	7.2	0.25	Sump Inlet
	I-2	N	0.77	0.85	0.655	0.752			5	9.76	8.50	1.148	6.39										Sump Inlet
I-2	SC-1	L-N					3.050	2.765	7.6		7.36		20.35	24	HDPE	0.012	1.00	99	6.48	0.25	25	0.67	
SC-1	E-1	L-N						2.765	7.85		6.42		20.35	24	HDPE	0.012	1.00	49	6.48	0.13	34	0.67	
Ex I-8	MH-1	H,I,J	0.38	(SDP-99-32 Comps. 10/98)				0.360	5.00		8.50		3.06	24	RCCP	0.014	1.49	245	5.50	0.74	18.5	0.04	Vp
ROOF	WYE	P	0.46	0.86	0.396				5		8.50		3.36	12	HDPE	0.012	2.00	22	4.25	0.09	5.4	0.75	Roof Drain
I-3	WYE	Q	0.24	0.86	0.206				5		8.50		1.75	12	HDPE	0.012	2.00	28	2.22	0.21	5.4	0.20	
WYE	SC-3	P-Q					0.70	0.602	5.21		8.40		5.06	12	HDPE	0.012	2.00	10	6.40	0.03	5.4	2.40	
SC-3	MH-1	P-Q					0.70	0.602	5.24		8.40		5.06	18	HDPE	0.012	2.00	18	2.86	0.10	16	0.20	
MH-1	Ex M-1	H-J, P-Q					1.08	0.962	5.74		8.14		7.83	24	RCCP	0.014	1.49	75	3.26	0.38	18.5	0.28	
I-7	I-6	U	0.23	0.71	0.163	0.188			5	9.76	8.50	1.148	1.59	12	HDPE	0.012	1.90	63	2.02	0.52	5.3	0.16	Sump Inlet
	I-6	T	0.19	0.86	0.163	0.188			5	9.76	8.50	1.148	1.59										Sump Inlet
I-6	I-5	T-U					0.42	0.375	5.52		8.24		3.09	15	HDPE	0.012	1.90	150	2.52	0.99	9.5	0.18	
	I-5	S	0.50	0.85	0.425	0.488			5	9.76	8.50	1.148	4.15										Sump Inlet
I-5	SC-2	S-U					0.92	0.863	6.51		7.80		6.73	15	HDPE	0.012	2.50	40	5.47	0.12	11.0	0.95	
SC-2	Ex M-1	S-U					0.92	0.863	6.63		7.80		6.73	18	HDPE	0.012	2.50	74	3.80	0.32	18.0	0.35	
I-4	Ex M-1	R	0.37	0.81	0.300				5		8.50		2.55	18	HDPE	0.012	3.33	71	1.44	0.82	16	0.05	Vp = 6.50
Ex M-1	Ex E-2	H-J, P-U					2.37	2.125	6.95		7.62		16.19	24	RCCP	0.014	2.35	66	6.75	0.16	26	1.08	

Storm Drain Data

Area No.	"A" Acres	% Impervious	Runoff Coeff "C"
L	0.41	100	0.86
M	0.82	100	0.86
N	0.77	98	0.85
P	0.46	100	0.86
Q	0.24	100	0.86
R	0.37	92	0.81
S	0.50	98	0.85
T	0.19	100	0.86
U	0.23	74	0.71
V	0.42	100	0.86
W	0.28	100	0.86
X	0.35	100	0.86

Time of Concentration

Assume Tc =5 minutes for all inlets and roof drains.

ADDRESS CHART

PARCEL NUMBER	BUILDING	STREET ADDRESS
PARCEL 373	BUILDING "A"	6740 DORSEY ROAD
PARCEL 373	BUILDING "B"	6742 DORSEY ROAD

PERMIT INFORMATION CHART

SUBDIVISION NAME			SECTION/AREA		LOT/PARCEL #
DORSEY INDUSTRIES			N/A		344 & 373
PLAT NO. OR L/F	BLOCK #	ZONE	TAX/ZONE MAP	ELECT. DISTR.	CENSUS TRACT
1314/005	23 & 5	M-1	37 & 43	FIRST	6012.02
WATER CODE			SEWER CODE		
B-01			2320000		

~~APPROVED:~~ FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS

~~COUNTY HEALTH~~ OFFICER, HOWARD COUNTY HEALTH DEPARTMENT — DATE N/A

APPROVED: DEPARTMENT OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 10/3/05

CHIEF, DIVISION OF LAND DEVELOPMENT & RESEARCH — DATE 10/4/05

DIRECTOR — DATE 10/4/05

~~APPROVED:~~ FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF ~~PUBLIC WORKS~~.

DIRECTOR — DATE N/A

CHIEF, BUREAU OF ENGINEERING — DATE

S.W.M. AND S.D. DRAINAGE AREA MAPS

SDP-05-93

WAREHOUSE EXPANSION
"DORSEY INDUSTRIES"
SAVAL REALTY COMPANY
6740 DORSEY ROAD

PREVIOUS SDP 86-121 & 89-35 & 99-32

ELECTION DISTRICT: FIRST — HOWARD COUNTY, MARYLAND
CENSUS TRACT # 6012.02 TAX MAP # 37 & 43 PARCEL # 344 & 373
WATER CODE: B-01 — SEWER CODE: 2320000
SCALE: 1" = 50' — DATE: JULY 1, 2005

STATE OF MARYLAND — MICHAEL D. SLD — No. 12203 — PROFESSIONAL ENGINEER — 7/1/05

Colbert Matz Rosenfelt, Inc.
*Engineers * Surveyors * Planners*
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

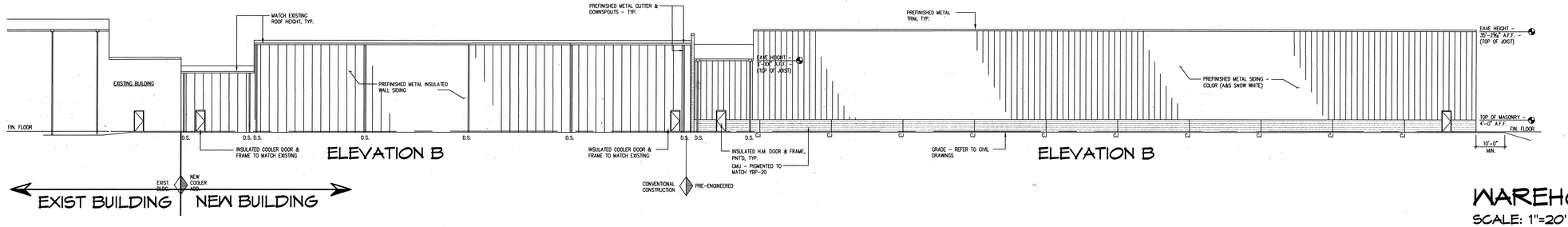
NO.	DATE	REVISIONS:	BY

SCALE: 1"= 50'
DATE: JULY 1, 2005
JOB NO.: 95034
DESIGNED: MD & SLD
DRAWN: SR
CHECKED: CMR
FILE: WHSE 2004\95034_BASE
DRAWING NUMBER: SDP-7

SHEET 7 OF 12

SR N:\MD\projects\94-95\95034\WHSE 2004 (CURRENT)\95034_BASE.dwg 7/1/2005 10:59:41 AM EDT

SDP-05-93

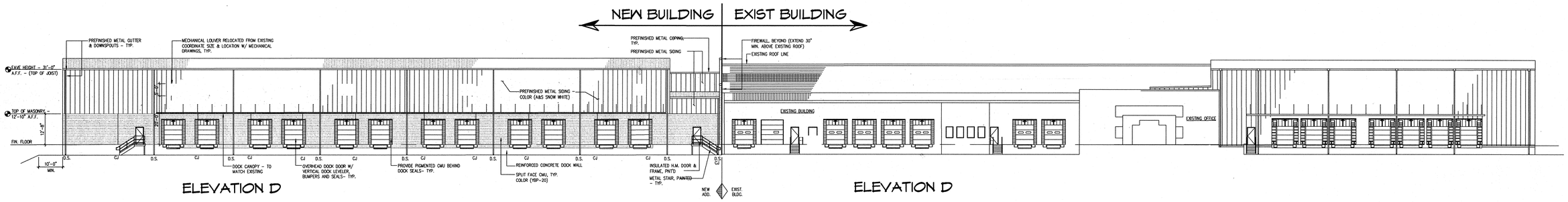


ELEVATION B

ELEVATION B

WAREHOUSE EXPANSION

SCALE: 1"=20'



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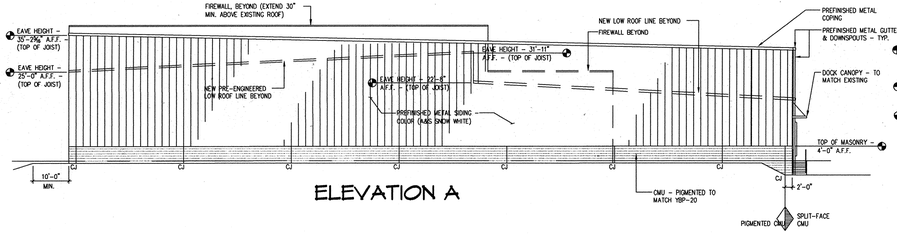
ELEVATION D



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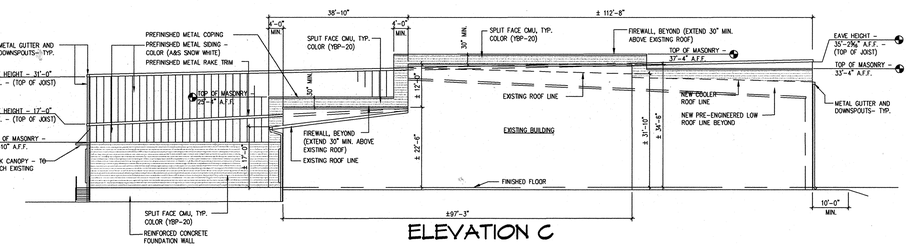

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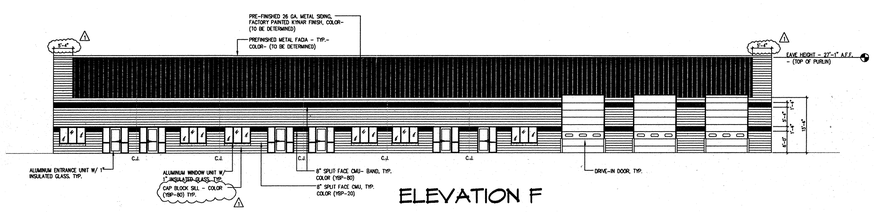
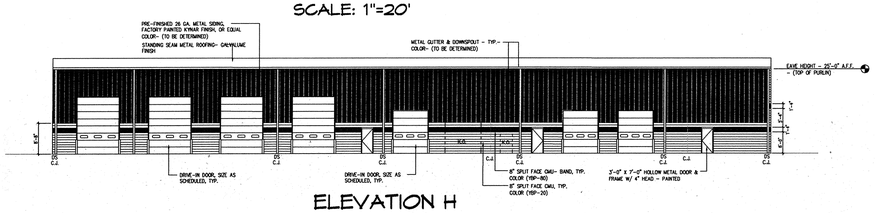


ELEVATION F

FLEX BUILDING ELEVATIONS

SCALE: 1"=20'



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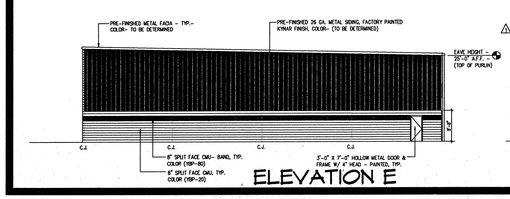

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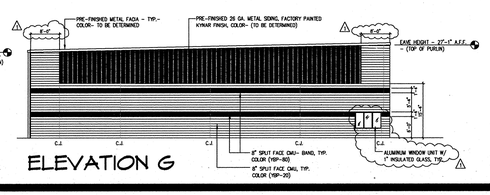

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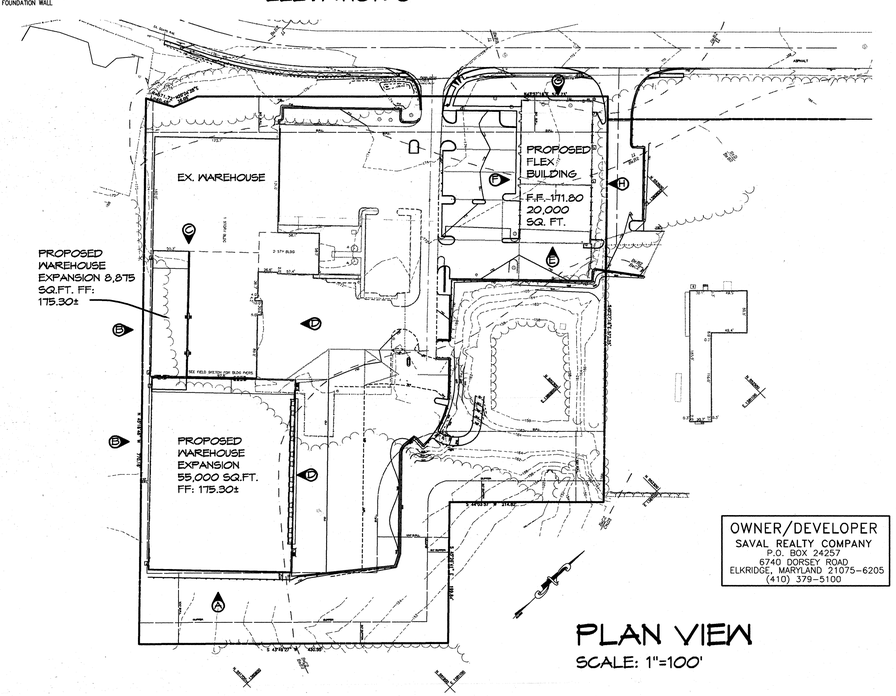

OWNER/DEVELOPER
SAVAL REALTY COMPANY
P.O. BOX 24257
6740 DORSEY ROAD
ELKRIDGE, MARYLAND 21075-6205
(410) 379-5100

PLAN VIEW

SCALE: 1"=100'

ADDRESS CHART	
PARCEL NUMBER	STREET ADDRESS
PARCEL 373 BUILDING "A"	6740 DORSEY ROAD
PARCEL 373 BUILDING "B"	6742 DORSEY ROAD

PERMIT INFORMATION CHART				
SUBDIVISION NAME		SECTION/AREA		LOT/PARCEL #
DORSEY INDUSTRIES		N/A		344 & 373
PLAT NO. OR L/F	BLOCK #	ZONE	TAX/ZONE MAP	ELECT. DISTR.	CENSUS TRACT
1314/005	23 & 5	M-1	37 & 43	FIRST	6012.02
WATER CODE		SEWER CODE			
B-01		2320000			

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS

N/A

COUNTY HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT — DATE

APPROVED: DEPARTMENT OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION MAD — DATE 10/3/05

CHIEF, DIVISION OF LAND DEVELOPMENT & RESEARCH — DATE 10/4/05

DIRECTOR — DATE 10/4/05

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

DIRECTOR — N/A — DATE

CHIEF, BUREAU OF ENGINEERING — DATE

BUILDING ELEVATIONS

SDP-05-93

WAREHOUSE EXPANSION

"DORSEY INDUSTRIES"

SAVAL REALTY COMPANY

6740 DORSEY ROAD

PREVIOUS SDP 86-121 & 89-35 & 99-32

ELECTION DISTRICT: FIRST — HOWARD COUNTY, MARYLAND

CENSUS TRACT # 6012.02 TAX MAP # 37 & 43 PARCEL # 344 & 373

WATER CODE: B-01 — SEWER CODE: 2320000

SCALE: AS SHOWN — DATE: JULY 1, 2005

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Telephone: (410) 653-3838

Facsimile: (410) 653-7953

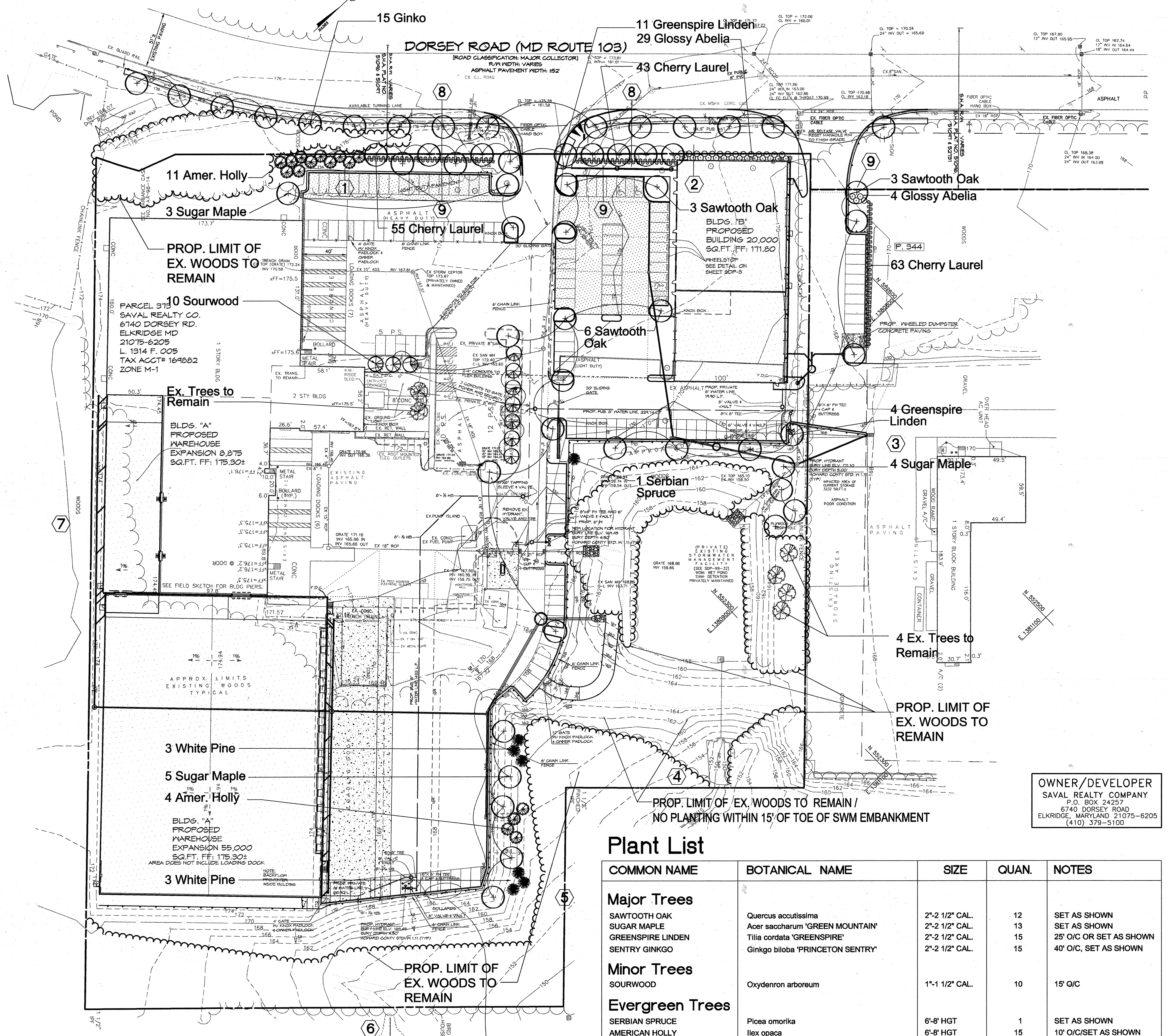
SCALE: AS SHOWN	
DATE: JULY 1, 2005	
JOB NO.: 95034	
DRAWN: SR	
CHECKED: CMR	
FILE: WHSE 2004\95034_BASE	
DRAWING NUMBER:	SDP-8
SHEET 8 OF 12	

NO.	DATE	REVISIONS:	BY

SR N:\M2\proj\2254-95\95034\WHSE 2004 (CURRENT)\95034_BASE.dwg 7/1/2005 10:59:41 AM EDT

LANDSCAPE AND FOREST CONSERVATION NOTES

1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
2. FINANCIAL SURETY FOR REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT IN THE AMOUNT OF $26,640.00.
3. FOREST CONSERVATION OBLIGATIONS FOR THIS EXPANSION WERE ADDRESSED WITH A RED-LINE REVISION TO SDP-99-32, IN OCTOBER 2004, BY PAYMENT OF FEE IN LIEU IN THE AMOUNT OF $37,897.00, FOR 1.74 ACRES.



STREET TREES

DORSEY ROAD	
NUMBER OF STREET TREES REQUIRED @ 40' O/C	15
NUMBER OF TREES PROVIDED	
SHADE TREES	15
OTHER TREES (2:1 SUBSTITUTION)	
TOTAL PROVIDED	15

Schedule A - Perimeter Landcaped Edge

CATEGORY	ADJACENT TO ROADWAYS			ADJ TO PERIM PROPERTIES				
LANDSCAPE TYPE	B	B	E	A	C	C	C	A
PERIMETER SUBAREAS	1	2*	9*/~	3	4*#	5	6	7
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	380	235	226	600	214	200	432	770
CREDIT FOR EX. VEG.	YES 180 LF	NO	NO	YES 4 TREES	214	NO	YES 432 LF	YES 85 LF
CREDIT FOR WALL, FENCE OR BERM	NO	NO	NO	NO		NO	NO	NO
NUMBER OF PLANTS REQ'D	(See Landscape Calculations)							
SHADE TREES	4	5	15	(10) 6<	0	5	0	11
EVERGREEN TREES	5	6		6	0	10	0	0
SHRUBS			53					
NUMBER OF PLANTS PROVIDED								
SHADE TREES	6	5*	15*/~	10	0	5		0**
EVERGREEN TREES	11	0*		0~	0	10		0**
OTHER TREES (2:1 SUBSTITUTION)								
SHRUBS (10:1 SUBSTITUTION)		29*	102	63~				
(DESCR PLANT SUBSTITUTIONS BELOW IF NEEDED)		See * Below	See */~ Below	See ~ Below				See ** Below

SUBSTITUTIONS:

* *PERIMETER LANDSCAPE EDGE 2
29 SHRUBS PLANTED ALONG FRONTAGE IN LIEU OF PERIM PLANTING @ 10:1 = 2.9 SHADE TREES

< <PERIMETER LANDSCAPE EDGE 3
10 SHADE TREES REQUIRED LESS CREDIT FOR 4 PRESERVED = NET 6 SHADE TREES REQUIRED

~ ~PERIMETER LANDSCAPE EDGE 3
63 SHRUBS PLANTED ALONG PERIMETER IN LIEU OF PERIM PLANTING @ 10:1 = 6.3 SHADE TREES

*# ~PERIMETER LANDSCAPE EDGE 4
CREDIT FOR EX. ONSITE WOODS TO REMAIN/NO PLANTING WITHIN 15' OF OUTSIDE TOE OF SWM EMBANKMENT

** **PERIMETER LANDSCAPE EDGE 7
2 EX. TREES TO REMAIN ONSITE IN LIEU OF PERIM PLANTING
2 ADDITIONAL TREES PLANTED ALONG FRONTAGE IN LIEU OF PERIM PLANTING
2 ADDITIONAL TREES PLANTED ONSITE IN LIEU OF PERIM PLANTING
EXISTING WOODS TO REMAIN ONSITE IN LIEU OF PERIMETER PLANTING
11 ADDITIONAL EVERGREENS PLANTED ALONG FRONTAGE IN LIEU OF PERIM PLANTING

*/~ */~ PERIMETER LANDSCAPE EDGE 9
15 REQ'D TREES PLANTED ALONG FRONTAGE AS PART OF PERIMETER EDGE 8 REQUREMENT

Schedule B - Pkg. Lot Int. Landscaping

NO. OF PKG. SPACES	180
NUMBER OF TREES REQUIRED	9
NUMBER OF TREES PROVIDED	
SHADE TREES	13
OTHER TREES (2:1 SUBSTITUTION)	
10 MINOR DECIDUOUS	5
TOTAL PROVIDED	18
1 INTERNAL ISLAND/20 SPACES =	9 ISLANDS REQ'D
1 SHADE TREE/ISLAND =	9 TREES REQUIRED

LANDSCAPE CALCULATIONS

A. PERIMETER			EDGE TYPE
1 NON-RESID TO ROAD	380 LF		B
EXISTING TREES TO REMAIN	180 LF		
1 SHADE TREE/ 50 LF =	4 SHADE TREES	REQ'D	
1 EVERGR TREE/ 40 LF =	5 EVERGR TREES	REQ'D	
2 NON-RESID TO ROAD	235 LF		B
1 SHADE TREE/ 50 LF =	5 SHADE TREES	REQ'D	
1 EVERGR TREE/ 40 LF =	6 EVERGR TREES	REQ'D	
3 NON-RESID TO NON-RESID	600 LF		A
EXISTING TREES TO REMAIN	4 TREES		
1 SHADE TREE/ 60 LF =	10 SHADE TREES	REQ'D	
NET REQUIREMENT =	6 SHADE TREES		
4 NON-RESID TO RESID ZON	214 LF		C
EXISTING TREES TO REMAIN	214 LF		
1 SHADE TREE/ 40 LF =	0 SHADE TREES	REQ'D	
1 EVERGR TREE/ 20 LF =	0 EVERGR TREES	REQ'D	
5 NON-RESID TO RESID ZON	200 LF		C
EXISTING TREES TO REMAIN	0 LF		
1 SHADE TREE/ 40 LF =	5 SHADE TREES	REQ'D	
1 EVERGR TREE/ 20 LF =	10 EVERGR TREES	REQ'D	
6 NON-RESID TO RESID ZON	432 LF		C
EXISTING TREES TO REMAIN	432 LF		
1 SHADE TREE/ 40 LF =	0 SHADE TREES	REQ'D	
1 EVERGR TREE/ 20 LF =	0 EVERGR TREES	REQ'D	
7 NON-RESID TO NON-RESID	770 LF		A
EXISTING TREES TO REMAIN	85 LF		
1 SHADE TREE/ 60 LF =	11 SHADE TREES	REQ'D	
8 STREET TREES PER ROUTE 1 MANUAL/DIV V HO CO LANDSCAPE MANUAL @ 1/40' O/C	15 SHADE TREES	REQ'D	
9 BUFFER - PKG ADJ TO ROADWAY	226		
@ 1/40' O/C	15 SHADE TREES	REQ'D*	
1 SHRUB/ 4 LF =	53 SHRUBS	REQ'D	
SUBTOTAL PERIMETER PLANTING OBLIGATION	50 SHADE TREES	REQ'D	
	21 EVERGR TREES	REQ'D	
	53 SHRUBS	REQ'D	
B. PARKING LOT INTERNAL LANDSCAPING			
EXISTING PKG TO REMAIN	21 SPACES		
PROPOSED PKG	159 SPACES		
TOTAL	180 SPACES		
1 INTERNAL ISLAND/ 20 SP =	9 ISLANDS	REQ'D	
1 SHADE TREE/ 1 ISLAND =	9 TREES	REQ'D	
PROVIDED	11 ISLANDS		
	11 SHADE TREES		
C. SCREEN LOADING DOCK ADJ. TO ROAD	40 LF		
1 SHADE TREE/ 50 LF =	1 SHADE TREES	REQ'D	
PROVIDED	1 SHADE TREE		
TOTAL PLANTING REQ'D	62 SHADE TREES		
	21 EVERGR TREES		
	(NOTE: SM. FLOWERING TREES MAY BE SUBSTITUTED @ 1:1)		
TOTAL PLANTING PROVIDED	55 SHADE TREES		
	22 EVERGR TREES		
	10 SM. FLOWERING TREES @ 2:1 = 5 SH. TREES		
	92 SHRUBS (AS SUBSTITUTES) @ 10:1 = 9.2 SH. TREES		
	102 SHRUBS (FOR PER. 9)		
EQUIV. WITH SUBSTITUTIONS	69 SHADE TREES		
	22 EVERGR TREES		

SEE SCHEDULE A REGARDING ADDITIONAL SUBSTITUTIONS

* SHADE TREE OBLIGATION FOR PERIMETER 9 PROVIDED UNDER PERIMETER 8.

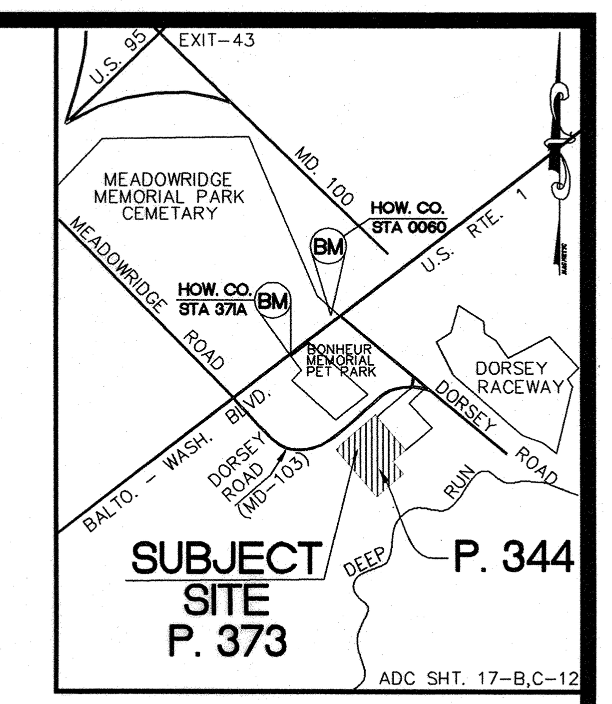
OWNER/DEVELOPER
SAVAL REALTY COMPANY
P.O. BOX 24257
6740 DORSEY ROAD
ELKRIDGE, MARYLAND 21075-6205
(410) 379-5100

Plant List

COMMON NAME	BOTANICAL NAME	SIZE	QUAN.	NOTES
Major Trees				
SAWTOOTH OAK	Quercus accutissima	2"-2 1/2" CAL.	12	SET AS SHOWN
SUGAR MAPLE	Acer saccharum 'GREEN MOUNTAIN'	2"-2 1/2" CAL.	13	SET AS SHOWN
GREENSPIRE LINDEN	Tilia cordata 'GREENSPIRE'	2"-2 1/2" CAL.	15	25' O/C OR SET AS SHOWN
SENTRY GINKGO	Ginkgo biloba 'PRINCETON SENTRY'	2"-2 1/2" CAL.	15	40' O/C, SET AS SHOWN
Minor Trees				
SOURWOOD	Oxydenron arboreum	1"-1 1/2" CAL.	10	15' O/C
Evergreen Trees				
SERBIAN SPRUCE	Picea omorika	6'-8' HGT	1	SET AS SHOWN
AMERICAN HOLLY	Ilex opaca	6'-8' HGT	15	10' O/C/SET AS SHOWN
WHITE PINE	Pinus strobus	6'-8' HGT	6	10' O/C/SET AS SHOWN
Shrubs				
CHERRY LAUREL	Prunus laurolcerasus 'OTTO LUYKEN'	24"-30" HGT	161	3' O/C, STAGGERED
DWARF ABELIA	Abelia x grandiflora 'COMPACTA'	24"-30" HGT	33	5' O/C, STAGGERED

NOTE

THIS PLAN SHALL BE USED FOR LANDSCAPING ONLY. FOR SITE IMPROVEMENTS/SITE GRADING/SEDIMENT CONTROL/STORMWATER MANAGEMENT/SITE UTILITIES, SEE APPROPRIATE DRAWINGS. SEE DRAWING SDP-10 FOR LANDSACAPE NOTES AND DETAILS.



VICINITY MAP
SCALE: 1"=2000'

Key

PROP. MAJOR DECIDUOUS TREE
PROP. MINOR DECIDUOUS TREE
PROP. EVERGREEN TREE
PROP. LARGE DECIDUOUS SHRUB
PROP. SMALL DECIDUOUS SHRUB
PROP. LARGE EVERGREEN SHRUB
PROP. SMALL EVERGREEN SHRUB
EXISTING DECIDUOUS TREE TO REMAIN
EXISTING DECIDUOUS TREE TO REMAIN
PERIMETER LANDSCAPE EDGE SUBAREA (3)

~~OWNER/DEVELOPER'S CERTIFICATION~~ N/A MA/DLO

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

SIGNATURE OF DEVELOPER/TITLE DATE

PRINT NAME BELOW SIGNATURE

ADDRESS CHART

PARCEL NUMBER	STREET ADDRESS
PARCEL 373 BUILDING "A"	6740 DORSEY ROAD
PARCEL 373 BUILDING "B"	6742 DORSEY ROAD

PERMIT INFORMATION CHART

SUBDIVISION NAME			SECTION/AREA		LOT/PARCEL #
DORSEY INDUSTRIES			N/A		344 & 373
PLAT NO. OR L/F	BLOCK #	ZONE	TAX/ZONE MAP	ELECT. DISTR.	CENSUS TRACT
1314/005	23 & 5	M-1	37 & 43	FIRST	6012.02
WATER CODE			SEWER CODE		
B-01			2320000		

~~APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS~~ N/A MA

COUNTY HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT DATE

APPROVED: DEPARTMENT OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION MAJ DATE 10/3/05

CHIEF, DIVISION OF LAND DEVELOPMENT & RESEARCH DATE 10/4/05

DIRECTOR DATE 10/4/05

~~APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.~~ N/A MA

DIRECTOR DATE

CHIEF, BUREAU OF ENGINEERING DATE

LANDSCAPE PLAN
SDP-05-93
WAREHOUSE EXPANSION
"DORSEY INDUSTRIES"
SAVAL REALTY COMPANY
6740 DORSEY ROAD
PREVIOUS SDP 86-121 & 89-35 & 99-32
ELECTION DISTRICT: FIRST HOWARD COUNTY, MARYLAND
CENSUS TRACT # 6012.02 TAX MAP # 37 & 43 PARCEL # 344 & 373
WATER CODE: B-01 SEWER CODE: 2320000
SCALE: 1"= 50' DATE: JULY 1, 2005

STATE OF MARYLAND THOMAS H. WOOLFOLK NO. 868 REGISTERED LANDSCAPE ARCHITECT

Colbert Matz Rosenfelt, Inc.
*Engineers * Surveyors * Planners*
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

NO.	DATE	REVISIONS:	BY

SCALE: 1"= 50'
DATE: JULY 1, 2005
JOB NO.: 95034
DESIGNED: TNW
DRAWN: TNW
CHECKED: CMR
FILE: WHSE 2004\95034_BASE
DRAWING NUMBER: SDP-9
SHEET 9 OF 12

TNW N:\d21\project\94-95\95034\WHSE 2004 (CURRENT)\95034_BASE.dwg 7/1/2005 11:04:41 AM EDT

SDP-05-93

PLANTING NOTES:

I. GENERAL

1. THESE PLANS SHALL BE USED FOR PLANTING INSTALLATION ONLY.

2. IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO MENTION SPECIFICALLY ANY WORK WHICH WOULD NORMALLY BE REQUIRED TO COMPLETE THIS PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO PERFORM SUCH WORK. THE COST OF SUCH WORK SHALL BE INCLUDED IN THE BASE BID.

3. THE CONTRACTOR SHALL NOTE THAT IN CASE OF DISCREPANCY BETWEEN ANY SCALED DIMENSIONS AND THE FIGURED DIMENSIONS SHOWN ON THESE PLANS, THE FIGURED DIMENSIONS SHALL GOVERN.

4. THE CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS NO SCHEDULED FOR REMOVAL OR DEMOLITION. COST OF REPAIR TO EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE BASE BID.

5. ALL EXISTING PLANTS NOTED TO BE RELOCATED SHALL BE MOVED UNDER THE SUPERVISION OF A MARYLAND LICENSED TREE EXPERT.

II. UTILITIES

1. THE LOCATION OF EXISTING UTILITIES SHOWN HEREON IS APPROXIMATE ONLY AND IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE LOCATIONS ARE TAKEN FROM EXISTING RECORDS AND DO NOT REPRESENT FIELD-VERIFIED LOCATIONS. THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 A MINIMUM OF 5 WORKING DAYS PRIOR TO DIGGING. THE CONTRACTOR SHALL CONFIRM TO HIS OWN SATISFACTION THE LOCATION OF ALL UTILITIES PRIOR TO PLACEMENT OF ANY MATERIALS. IF ANY CONFLICT IS FOUND BETWEEN UNDERGROUND UTILITIES AND THE PROPOSED LOCATION OF ANY CONSTRUCTION, THE CONTRACTOR SHALL CONTACT COLBERT MATZ ROSENFELT AND THE OWNER OF THE UTILITY IMMEDIATELY. ANY DAMAGE OR DISRUPTION OF SERVICE SHALL BE AT THE EXPENSE OF THE CONTRACTOR.

III. PLANTING, MAINTENANCE & GUARANTEES

1. ALL PLANT MATERIAL, CONSTRUCTION METHODS AND MATERIAL PLACEMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF "AMERICAN STANDARD FOR NURSERY STOCK", AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., THE "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS", AS PROPOSED BY THE LANDSCAPE CONTRACTORS ASSOCIATION AND THE LATEST EDITION OF THE "STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS" OF THE MARYLAND STATE DEPARTMENT OF TRANSPORTATION.

2. ALL TREES SHALL BE DELIVERED TO THE SITE BALLED AND BURLAPPED. ALL SHRUBS SHALL BE BALLED AND BURLAPPED OR IN CONTAINERS. ALL GRASSES SHALL BE IN CONTAINERS.

3. ALL ROOT BALLS OF TREES AND SHRUBS SHALL BE INSPECTED FOR ENCIRCLING OR GIRDLING ROOTS AND ALL PLANTS HAVING SUCH SHALL BE REJECTED AND REPLACED WITH ACCEPTABLE MATERIAL AT NO ADDITIONAL COST TO OWNER.

4. AFTER THE PLANTING HAS BEEN APPROVED BY THE LANDSCAPE ARCHITECT AND THE OWNER, THE MAINTENANCE OF WATERING AND WEEDING OF SUCH PLANTS AND PLANTED AREAS SHALL BE PROVIDED BY THE OWNER. SINCE THE PLANTS ARE TO BE GUARANTEED BY THE CONTRACTOR, THE CONTRACTOR SHALL PERIODICALLY CHECK THE MAINTENANCE CONDUCTED BY THE OWNER. IF THE CONTRACTOR IS NOT SATISFIED WITH THE MAINTENANCE OF THE PLANTS, A WRITTEN REPORT, IN TRIPLICATE, STATING APPROPRIATE CHANGES SHALL BE GIVEN IMMEDIATELY TO THE LANDSCAPE ARCHITECT, TWO COPIES WILL BE FORWARDED TO THE OWNER. BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING.

5. MAINTAIN TREES UNTIL FINAL ACCEPTANCE, BUT IN NO CASE, LESS THAN 60 DAYS AFTER FINAL INSPECTION OF PLANTING. MAINTAIN ALL PLANTS BY PRUNING, CULTIVATING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY AS REQUIRED TO KEEP ALL PLANTS FREE OF INSECTS AND DISEASE.

6. IN THE ABSENCE OF ADEQUATE RAINFALL, WATERING SHALL BE PERFORMED DAILY OR AS OFTEN AS NECESSARY DURING THE FIRST WEEK AND IN SUFFICIENT QUANTITIES TO MAINTAIN MOIST SOIL TO A DEPTH OF 4 INCHES. WATERING SHALL NOT BE DONE DURING THE HEAT OF THE DAY. CONTRACTOR SHALL PROVIDE A SEPARATE LUMP SUM PRICE IN THE OVERALL LANDSCAPE BID FOR WATERING OF ALL NEW PLANTINGS DURING ONE GROWING SEASON. SEE GUARANTEES, THIS SHEET.

7. DEPTH AND WIDTH OF EXCAVATION FOR PLANTING OF ALL PLANTS SHALL BE TO TWICE THE DEPTH AND WIDTH OF ROOT BALL OR CONTAINER OF PLANT TO BE INSTALLED, EXCEPT AS NOTED ON DETAILS.

8. ALL TOPSOIL SHALL BE IN ACCORDANCE WITH MDSHA STANDARD 701. TOPSOIL SHALL BE WELL GRADED LOAM OF GOOD UNIFORM QUALITY, NATURALLY FRIABLE, FREE OF OBJECTS LARGER THAN ONE INCH IN ANY DIMENSION, AND FREE OF TOXIC SUBSTANCES, WEEDS OR ANY MATERIAL OF SUBSTANCES THAT MAY BE HARMFUL TO PLANT GROWTH. TOPSOIL SHALL CONTAIN AT LEAST 1.5% ORGANIC MATTER. IF SUFFICIENT TOPSOIL IS NOT AVAILABLE ON THE SITE TO MEET THE DEPTH AS SPECIFIED HEREIN, THE CONTRACTOR SHALL FURNISH ADDITIONAL TOPSOIL. PRIOR TO TOPSOIL DELIVERY, THE CONTRACTOR SHALL OBTAIN THE LANDSCAPE ARCHITECT'S APPROVAL OF THE SOURCE FROM WHICH TOPSOIL IS TO BE FURNISHED.

9. FOR PLANTING MIX, MIX THOROUGHLY 2/3 APPROVED TOPSOIL (SEE "TOPSOIL") AND 1/3 APPROVED ORGANIC MATTER.

10. FERTILIZER TABLETS OR SPIKES TO BE PLACED AT EACH TREE AND SHRUB AT A RATE OF 1 PER 2 IN OF TRUNK CALIPER OR GALLON OF ROOTBALL. TABLETS OR SPIKES SHALL NOT BE IN CONTACT WITH THE ROOTBALL.

11. MULCH MATERIAL SHALL BE OF UNIFORM SIZE, FINE SHREDDED TANBARK HARDWOOD MULCH OR APPROVED EQUAL. MULCH SHALL BE A REDDISH DARK BROWN COLOR AND SHALL BE LAID TO A UNIFORM MINIMUM DEPTH OF 2 INCHES. MULCH AREAS AROUND TREES AT THE RATE OF 1 FOOT OF DIAMETER PER INCH OF TRUNK CALIPER.

12. HYDROGEL ABSORBENT MATERIAL SHALL BE ADDED TO THE PLANTING HOLE FOR EACH TREE AND SHRUB AT THE RATE OF 4 OUNCES PER 2-1/2 IN CALIPER OR GALLON OF ROOTBALL. HYDROGEL MATERIAL SHALL BE VITERRA "GELSCAPE," "TERRASORB," OR APPROVED EQUAL.

13. IF A PLANT IS FOUND NOT TO BE SUITABLE OR AVAILABLE, THE LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE BIDDING. THE OWNER OR LANDSCAPE ARCHITECT WILL THEN SELECT A REASONABLE ALTERNATE OR INFORM THE LANDSCAPE CONTRACTOR OF THE AVAILABILITY OF THE ORIGINAL PLANT.

14. THE CONTRACTOR SHALL PRUNE PLANT MATERIAL WITHIN TWO (2) DAYS OF INSTALLATION IN ACCORDANCE WITH THE DETAILS AND AS DIRECTED BY THE OWNER'S REPRESENTATIVE.

15. DURING COURSE OF PLANTING, EXCESS AND WASTE MATERIALS SHALL BE CONTINUOUSLY AND PROMPTLY REMOVED, LAWN AREAS KEPT CLEAR, AND ALL REASONABLE PRECAUTIONS TAKEN TO AVOID DAMAGE TO ANY EXISTING LAWNS, PAVING, ETC., NOT SCHEDULED FOR REMOVAL. WHEN PLANTING IN AN AREA HAS BEEN COMPLETED, THE AREA SHALL BE CLEANED UP THOROUGHLY. DEBRIS, RUBBISH, SUBSOIL AND WASTE MATERIALS SHALL BE CLEANED UP AND REMOVED FROM THE PROPERTY. EXISTING GRASS AREAS WHICH HAVE BEEN INJURED BY THE WORK SHALL BE REGRADED AND SODDED TO MATCH THE EXISTING LAWN, THE ENTIRE AREA SHALL BE NEAT AND CLEAN TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.

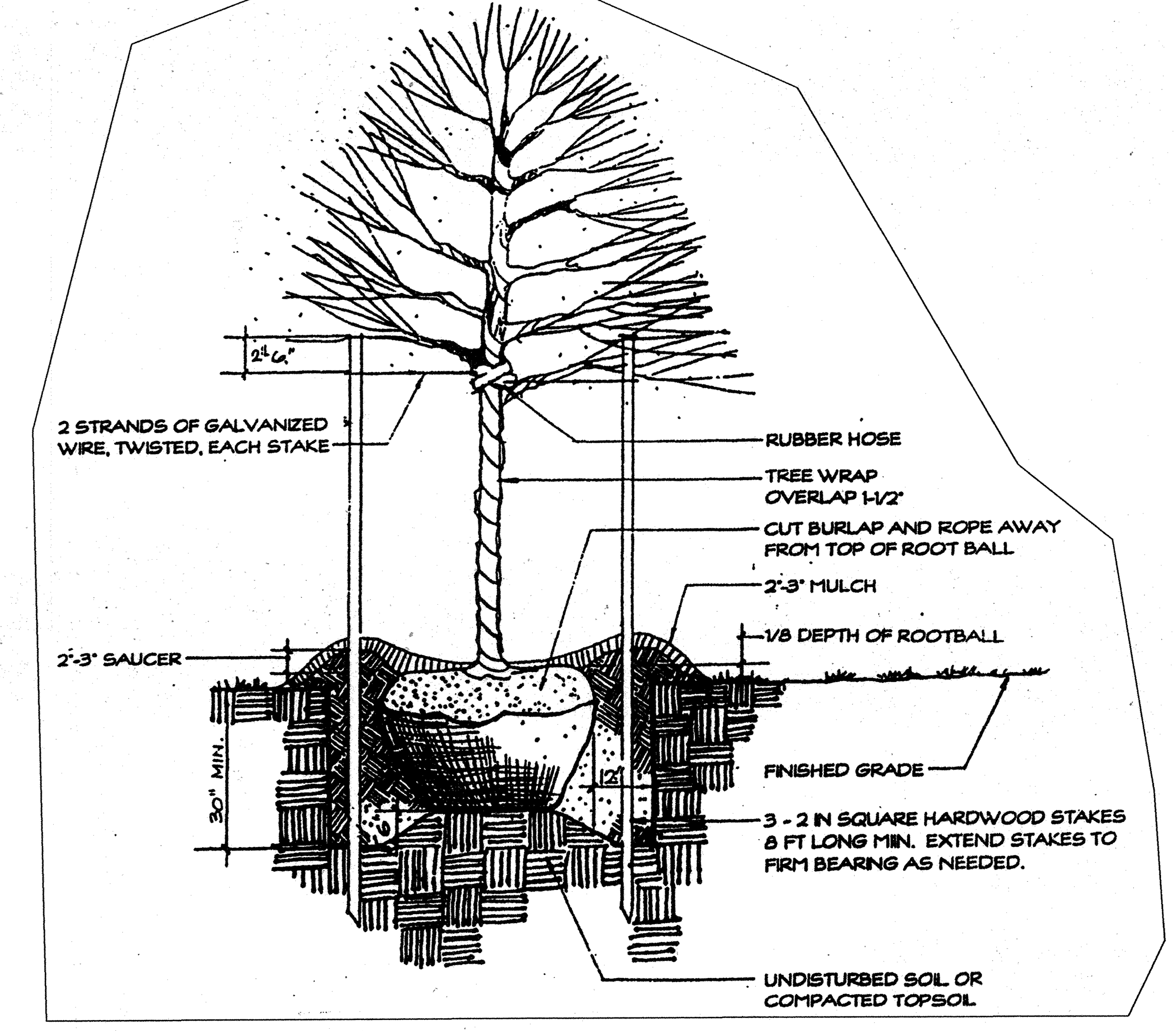
16. CONTRACTOR SHALL, AT ALL TIMES, PROTECT ALL PLANTS AND LAWNS FROM DAMAGE. THE MOVING OF HEAVY EQUIPMENT OR MATERIAL OVER THE LAWN AREAS SHALL BE DONE ON PLANKS OR PONTOONS.

17. THE CONTRACTOR SHALL RESTORE TO THEIR ORIGINAL CONDITION ALL PAVEMENTS, SODDED OR PLANTED AREAS, STRUCTURES OR SUBSTRUCTURES, NOT SCHEDULED FOR REMOVAL, WHICH ARE DISTURBED BY THE CONTRACTOR DURING PLANTING OPERATIONS. SUCH RESTORATION SHALL BE IN A MANNER SATISFACTORY TO THE LANDSCAPE ARCHITECT AND AT NO ADDITIONAL COST TO THE OWNER.

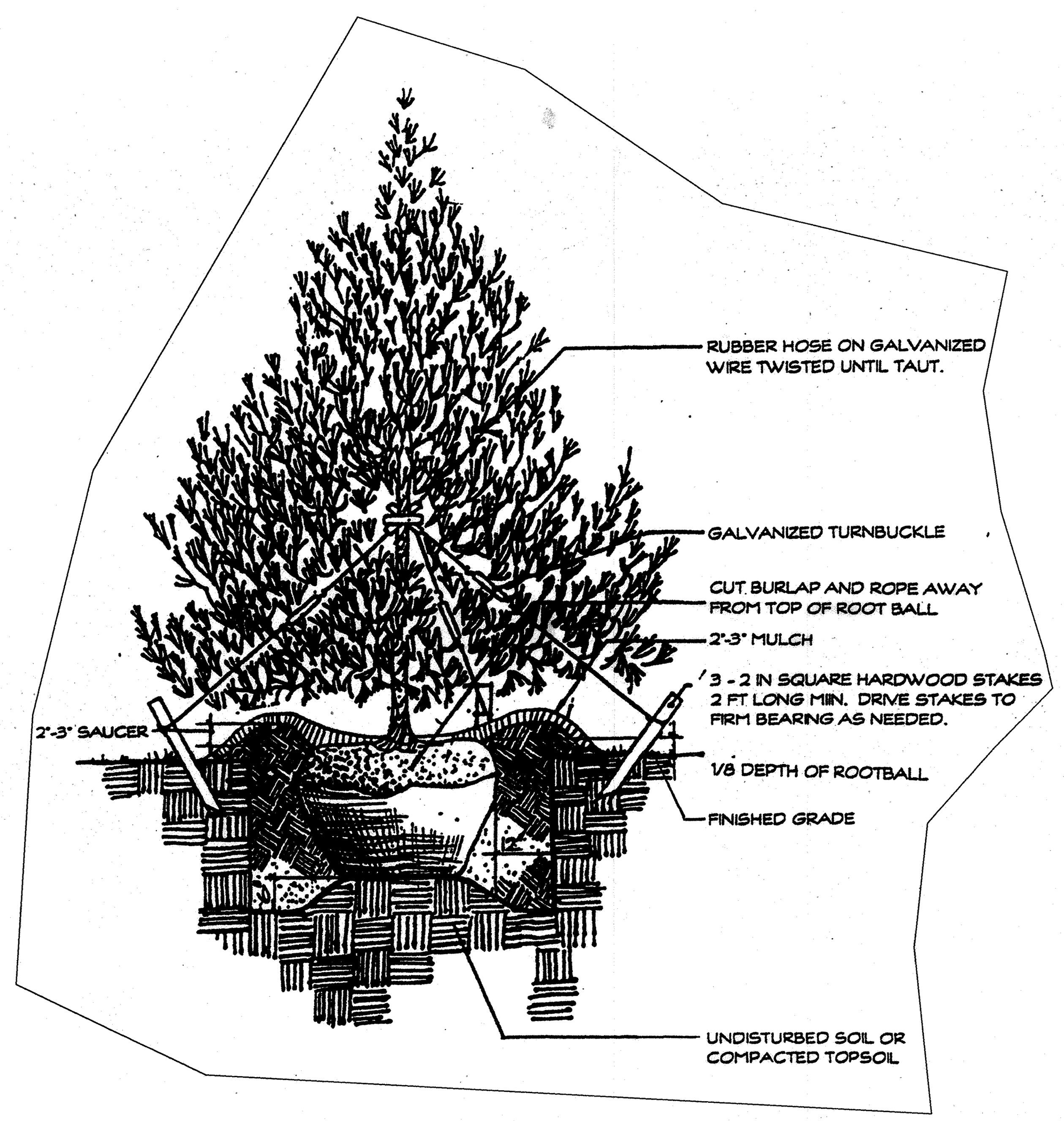
18. FINAL INSPECTION - AFTER PLANTING IS COMPLETED (INCLUDING MULCHING AND CLEAN-UP) THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING TO REQUEST FINAL INSPECTION OF THE TOTAL PLANTING. THE LANDSCAPE ARCHITECT SHALL MAKE A FINAL INSPECTION VISIT AS SOON AS POSSIBLE. LANDSCAPE ARCHITECT SHALL NOTIFY THE LANDSCAPE CONTRACTOR, IN WRITING, WHEN ALL WORK IS SATISFACTORILY COMPLETE. IF WORK IS NOT SATISFACTORILY COMPLETE, THE LANDSCAPE ARCHITECT WILL NOTIFY THE LANDSCAPE CONTRACTOR, IN WRITING, AS TO THE DEFICIENCIES IN THE WORK AND THE NECESSARY CORRECTIVE MEASURES. THE LANDSCAPE CONTRACTOR WILL BE GIVEN A REASONABLE AMOUNT OF TIME TO CORRECT THE DEFICIENCIES, AND ANOTHER FINAL INSPECTION WILL BE SCHEDULED BY THE LANDSCAPE ARCHITECT.

19. GUARANTEES - ALL PLANT MATERIAL AND LAWN AREAS SHALL BE GUARANTEED TO BE IN A VIGOROUS GROWING CONDITION ONE YEAR FROM THE DATE OF FINAL INSPECTION AND ACCEPTANCE. AT THE TERMINATION OF THIS PERIOD, THE CONTRACTOR SHALL HAVE COMPLETED THE PRECEDING MAINTENANCE SCHEDULE. ANY PLANTS INFECTED WITH DISEASE OR INSECTS WILL BE REMOVED OR TREATED. ALL DEAD OR UNACCEPTABLE PLANTS WILL BE REPLACED WITH THE IDENTICAL PLANTS AND SIZES AS DESIGNATED ON THE PLANT LIST. THESE PLANTS SHALL BE PLANTED, MULCHED AND GUY AS SPECIFIED HEREIN AND WITHOUT EXTRA COMPENSATION TO THE CONTRACTOR. AT THE COMPLETION OF ALL SUCH WORK AND WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT, THE CONTRACT WILL BE CONSIDERED COMPLETE.

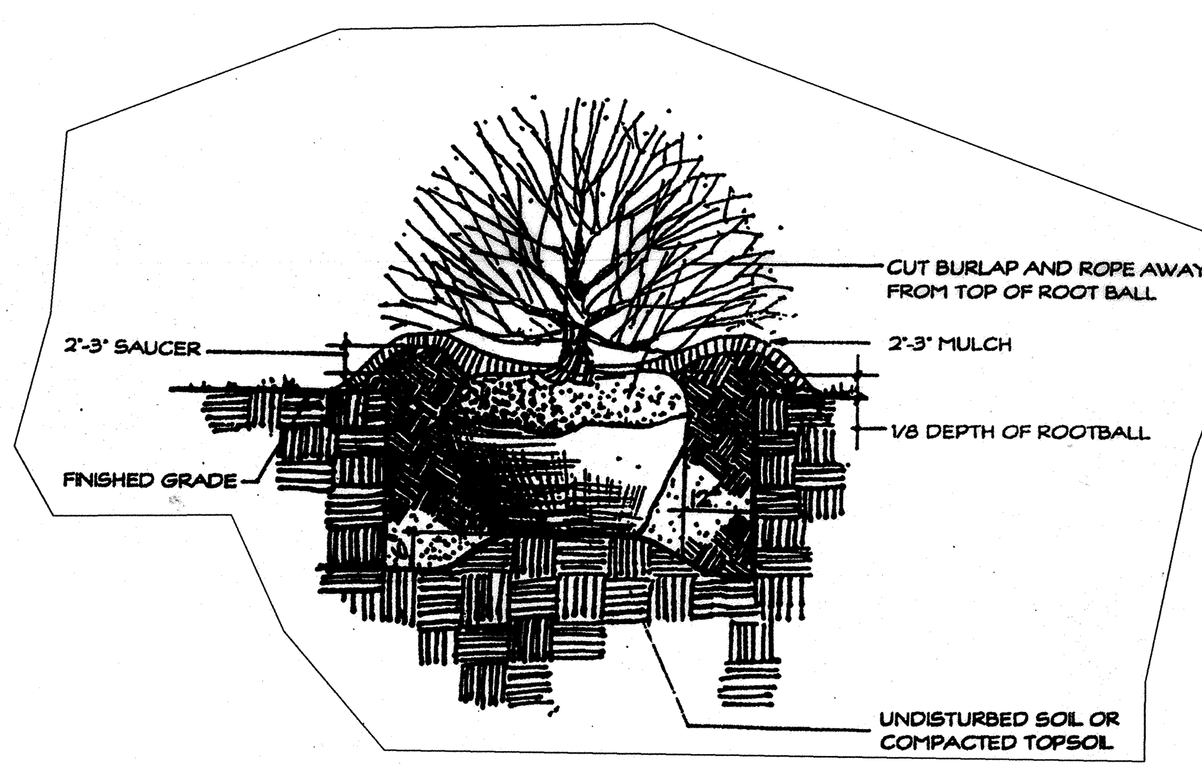
20. LOCATIONS OF ALL TREES SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.



Deciduous Tree Planting Detail



Evergreen Tree Planting Detail



Shrub Planting Detail

OWNER/DEVELOPER
SAVAL REALTY COMPANY
P.O. BOX 24257
6740 DORSEY ROAD
ELKRIDGE, MARYLAND 21075-6205
(410) 379-5100

ADDRESS CHART

PARCEL NUMBER	STREET ADDRESS
PARCEL 373 BUILDING "A"	6740 DORSEY ROAD
PARCEL 373 BUILDING "B"	6742 DORSEY ROAD

PERMIT INFORMATION CHART

SUBDIVISION NAME			SECTION/AREA		LOT/PARCEL #
DORSEY INDUSTRIES			N/A		344 & 373
PLAT NO. OR L/F	BLOCK #	ZONE	TAX/ZONE MAP	ELECT. DISTR.	CENSUS TRACT
1314/005	23 & 5	M-1	37 & 43	FIRST	6012.02
WATER CODE			SEWER CODE		
B-01			2320000		

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS

N/A
COUNTY HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT DATE

APPROVED: DEPARTMENT OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION MAJ DATE 10/3/05

CHIEF, DIVISION OF LAND DEVELOPMENT & RESEARCH DATE 10/4/05

DIRECTOR DATE 10/4/05

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

DIRECTOR DATE N/A

CHIEF, BUREAU OF ENGINEERING DATE

LANDSCAPE NOTES AND DETAILS
SDP-05-93
WAREHOUSE EXPANSION
"DORSEY INDUSTRIES"
SAVAL REALTY COMPANY
6740 DORSEY ROAD
PREVIOUS SDP 86-121 & 89-35 & 99-32
ELECTION DISTRICT: FIRST HOWARD COUNTY, MARYLAND
CENSUS TRACT # 6012.02 TAX MAP # 37 & 43 PARCEL # 344 & 373
WATER CODE: B-01 SEWER CODE: 2320000
DATE: JULY 1, 2005

STATE OF MARYLAND THOMAS K. WOOLFOLK NO. 868 REGISTERED LANDSCAPE ARCHITECT

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*Engineers * Surveyors * Planners*
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NO.	DATE	REVISIONS:	BY

SCALE: NONE
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JOB NO.: 95034
DESIGNED: TNW
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FILE: WHSE 2004\95034_BASE
DRAWING NUMBER: SDP-10
SHEET 10 OF 12

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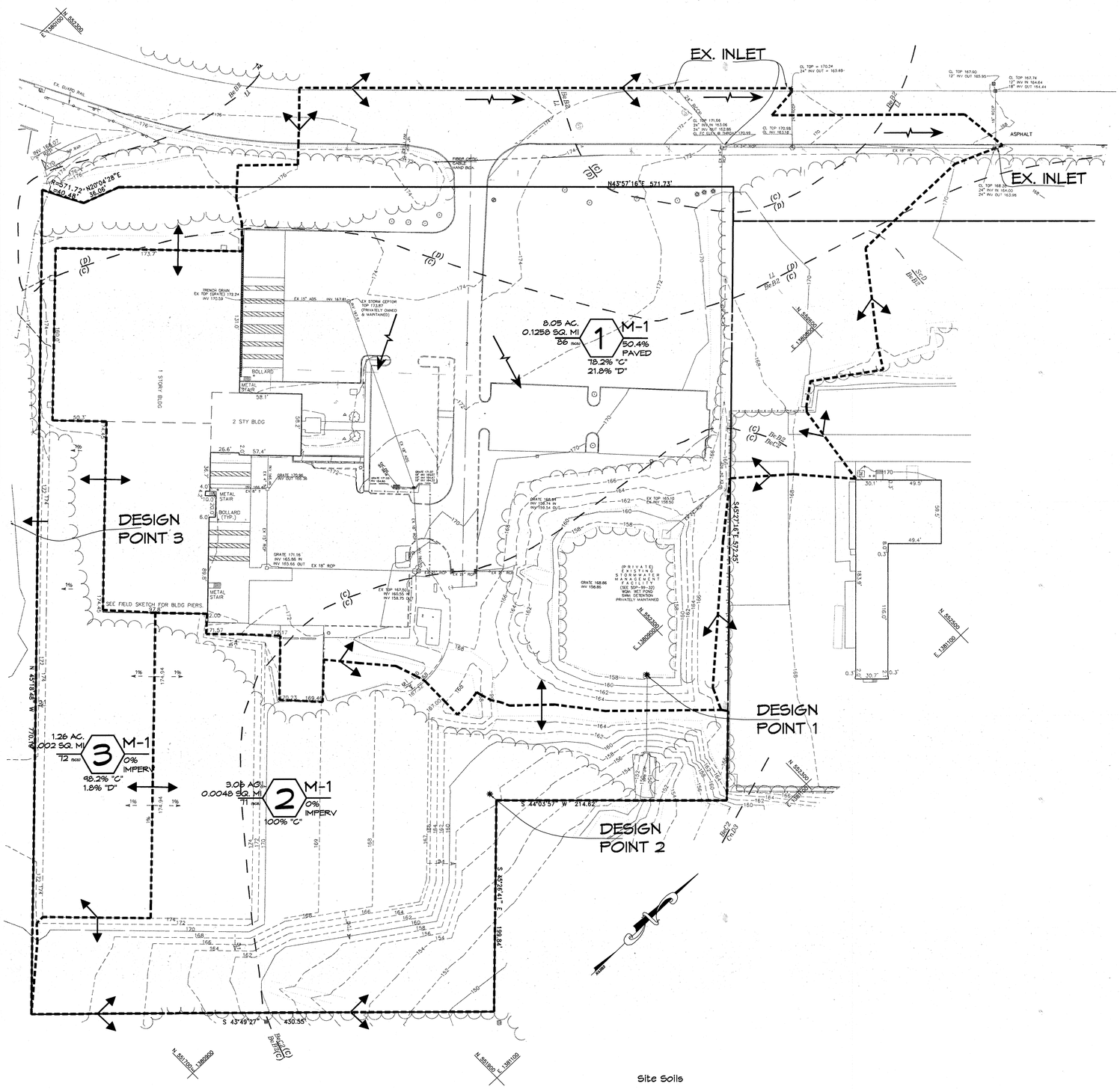
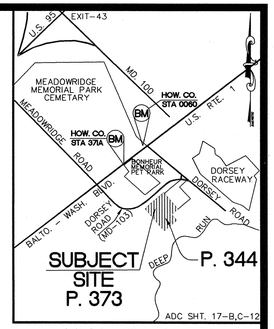
SDP-05-93



STORM DRAIN DRAINAGE AREA MAP
SCALE: 1" = 50'

LEGEND

- EXISTING BUILDING AREA
- WAREHOUSE EXPANSION
- APPROX. LIMITS WOODS
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EX. C & G – TO BE REMOVED
- EXISTING CONTOURS (174)
- PROPOSED CONTOURS (174)
- SOIL TYPE BOUNDARIES (BeC2)



VICINITY MAP
SCALE: 1"=2000'

A – AREA (ACRES, SQ. MI)
B – IDENTIFIER
C – RUNOFF COEFFICENT
Z – ZONING
P – WEIHTED PERCENTAGE OF IMPERV AREA
S – % OF EACH HYDROLOGIC SOIL TYPE

BENCHMARK DATA

HOWARD CO. GEODETIC CONTROL: STA. NO. 0060
DESCRIPTION: STAMPED DISC SET ON CONCRETE CYLINDER
N 553643.204
E 1380355.570
ELEV.: 196.737

HOWARD CO. GEODETIC CONTROL: STA. NO. 371A
DESCRIPTION: 3/4" IRON ROD W/ 4" STAMPED ALUMINUM CAP.
N 553315.158
E 1379982.120
ELEV.: 195.762

Site Soils

The site soils are taken from the Howard County Soil Survey, sheet 31.
The site soils are:

Symbol	Mapping Unit	Hydrologic Soils Group	Hydric Soils	Erodibility
BeB2	Beltsville Silt Loam, 1-5% slopes	C	No	Moderate
BeC2	Beltsville Silt Loam, 5-10% slopes	C	No	Moderate
Li	Leonardtown Silt Loam	D	YES	Low

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WATER CODE			SEWER CODE		
B-01			2320000		

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
N/A
COUNTY HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT — DATE

APPROVED: DEPARTMENT OF PLANNING & ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION MAJ — DATE 10/3/05
CHIEF, DIVISION OF LAND DEVELOPMENT & RESEARCH — DATE 10/4/05
DIRECTOR — DATE 10/4/05

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
DIRECTOR — DATE
N/A
CHIEF, BUREAU OF ENGINEERING — DATE

S.W.M. DRAINAGE AREA MAP
EXISTING CONDITIONS
SDP-05-93
WAREHOUSE EXPANSION
"DORSEY INDUSTRIES"
SAVAL REALTY COMPANY
6740 DORSEY ROAD
PREVIOUS SDP 86-121 & 89-35 & 99-32
ELECTION DISTRICT: FIRST — HOWARD COUNTY, MARYLAND
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WATER CODE: B-01 — SEWER CODE: 2320000
SCALE: 1" = 50' — DATE: JULY 1, 2005

STATE OF MARYLAND — KEVIN M. LEWIS — No. 13281 — PROFESSIONAL ENGINEER

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*Engineers * Surveyors * Planners*
2835 Smith Avenue, Suite G
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SHEET 11 OF 12

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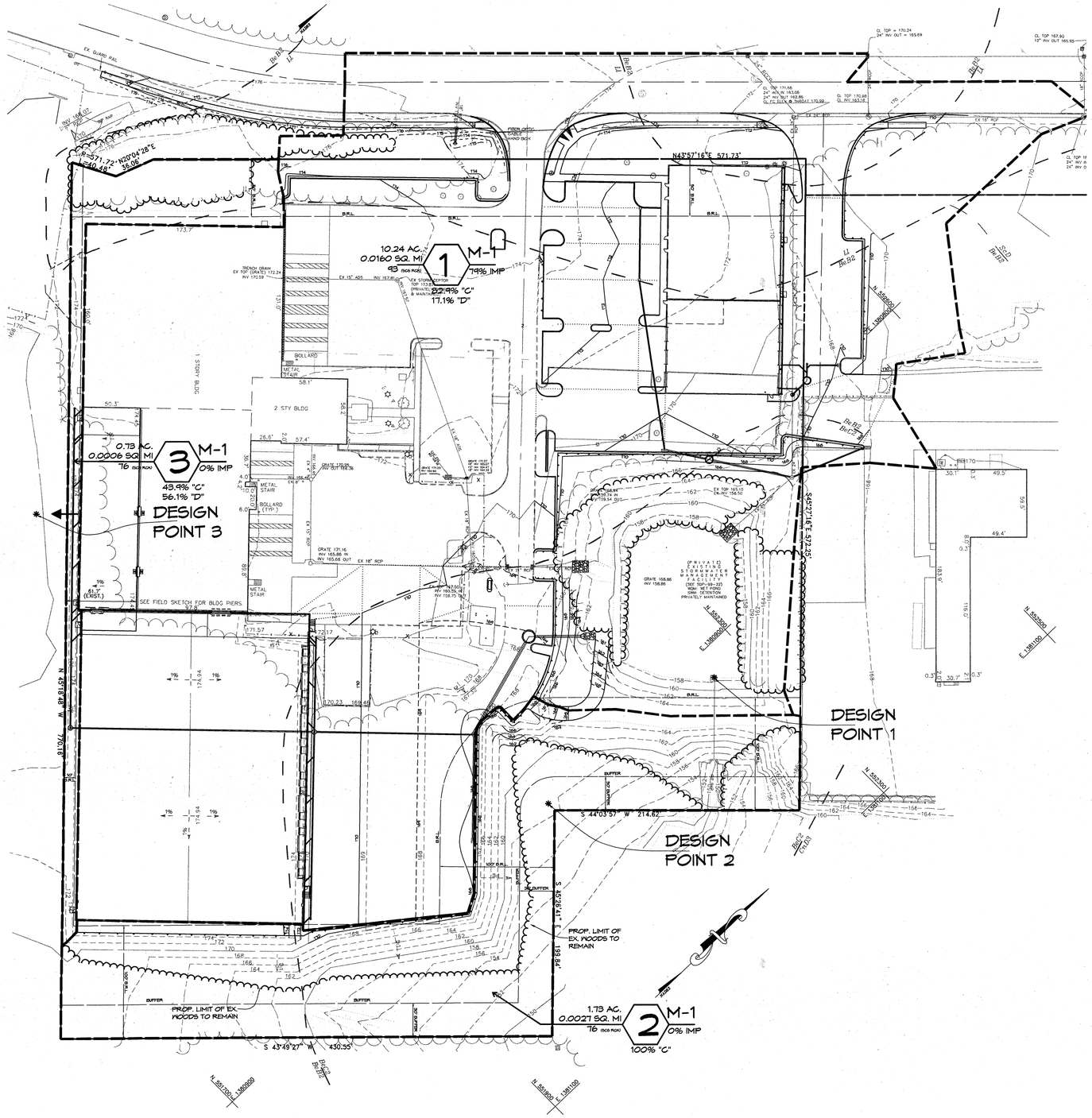
SDP-05-93



STORM DRAIN DRAINAGE AREA MAP
SCALE: 1" = 50'

LEGEND

- EXISTING BUILDING AREA
- WAREHOUSE EXPANSION
- APPROX. LIMITS WOODS
- EXISTING CURB & GUTTER
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- EX. C & G – TO BE REMOVED
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- SOIL TYPE BOUNDARIES — BeC2

A / C — B — Z / P — S

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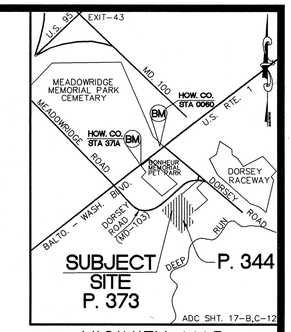

VICINITY MAP
SCALE: 1"=2000'

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ELEV.: 196.737

HOWARD CO. GEODETIC CONTROL: STA. NO. 371A
DESCRIPTION: 3/4" IRON ROD W/ 4" STAMPED ALUMINUM CAP.
N 553315.158
E 1379982.120
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PERMIT INFORMATION CHART

SUBDIVISION NAME			SECTION/AREA		LOT/PARCEL #
DORSEY INDUSTRIES			N/A		344 & 373
PLAT NO. OR L/F	BLOCK #	ZONE	TAX/ZONE MAP	ELECT. DISTR.	CENSUS TRACT
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B-01			2320000		

~~APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS~~

~~COUNTY HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT~~ ~~DATE~~ N/A

APPROVED: DEPARTMENT OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 10/3/05

CHIEF, DIVISION OF LAND DEVELOPMENT & RESEARCH — DATE 10/4/05

DIRECTOR — DATE 10/4/05

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~~DIRECTOR~~ ~~DATE~~

~~CHIEF, BUREAU OF ENGINEERING~~ ~~DATE~~ N/A

S.W.M. DRAINAGE AREA MAP
PROPOSED CONDITION
SDP-05-93
WAREHOUSE EXPANSION
"DORSEY INDUSTRIES"
SAVAL REALTY COMPANY
6740 DORSEY ROAD

PREVIOUS SDP 86-121 & 89-35 & 99-32

ELECTION DISTRICT: FIRST — HOWARD COUNTY, MARYLAND
CENSUS TRACT # 6012.02 TAX MAP # 37 & 43 PARCEL # 344 & 373
WATER CODE: B-01 SEWER CODE: 2320000
SCALE: 1"= 50' DATE: JULY 1, 2005

STATE OF MARYLAND — KENNETH M. LAUTZ — No. 13203 — PROFESSIONAL ENGINEER

Colbert Matz Rosenfelt, Inc.
*Engineers * Surveyors * Planners*
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Telephone: (410) 653-3838
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NO.	DATE	REVISIONS:	BY

SHEET 12 OF 12

SR N:\321project\94-95\95034\WHSE 2004 (CURRENT)\95034_BASE.dwg 7/1/2005 11:19:21 AM EDT

Site Soils

The site soils are taken from the Howard County Soil Survey, sheet 31.
The site soils are:

Symbol	Mapping Unit	Hydrologic Soils Group	Hydric Soils	Erodibility
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Li	Leonardtown Silt Loam	D	YES	Low

OWNER/DEVELOPER
SAVAL REALTY COMPANY
P.O. BOX 24257
6740 DORSEY ROAD
ELKRIDGE, MARYLAND 21075-6205
(410) 379-5100

SDP-05-93

GENERAL NOTES FOR NON-RESIDENTIAL SITE DEVELOPMENT PLAN

1. All construction shall be in accordance with the latest standards and specifications of Howard County plus MSHA standards and specifications if applicable.
2. The contractor or developer shall contact the Construction Inspection Division 24 hours in advance of commencement of work at (410) 313-1880.
3. The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work being done.
4. Traffic control devices, markings and signing shal l 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.
5. All plan dimensions are to face of curb unless otherwise noted.
6. The existing topography is taken from field run survey with maximum two foot contour intervals prepared by Colbert Matz Rosenfelt, Inc. dated June 22, 2004.
7. The coordinates shown hereon are based upon the Howard County Geodetic Control which is based up on the Maryland State Plane Coordinate System. Howard County Monument No. 371A was used for this project.
8. Water and Sewer are public. *See Contract No. 14-4289-D.
9. Stormwater management was constructed under SDP-99-32. SWM Quantity Control is wet detention pond. SWM Water Quality is the wet pond and Stormceptor(R). SWM facilities are privately owned and maintained.
10. Existing utilities are based on field survey and records research.
11. There is no floodplain on this site.
12. The wetlands delineation study for this project was prepared by Dennis J LaBare, M.S. & Associates, LLC, dated October 14, 1998, and was approved in 1998.
13. No clearing, grading or construction is permitted within the required wetlands, streams or their buffers and forest conservation easement areas.
14. As noted elsewhere on this plan, the subject propertyis zoned M-1 per the 2-2-04 comprehensive zoning plan and ZB-444M.

LANDSCAPE AND FOREST CONSERVATION NOTES

1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
2. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT IN THE AMOUNT OF $26,640.00.
3. FOREST CONSERVATION OBLIGATIONS FOR THIS EXPANSION WERE ADDRESSED WITH A RED-LINE REVISION TO SDP-99-32, IN OCTOBER 2004, BY PAYMENT OF FEE IN LIEU IN THE AMOUNT OF $37,897.00, FOR 1.74 ACRES.

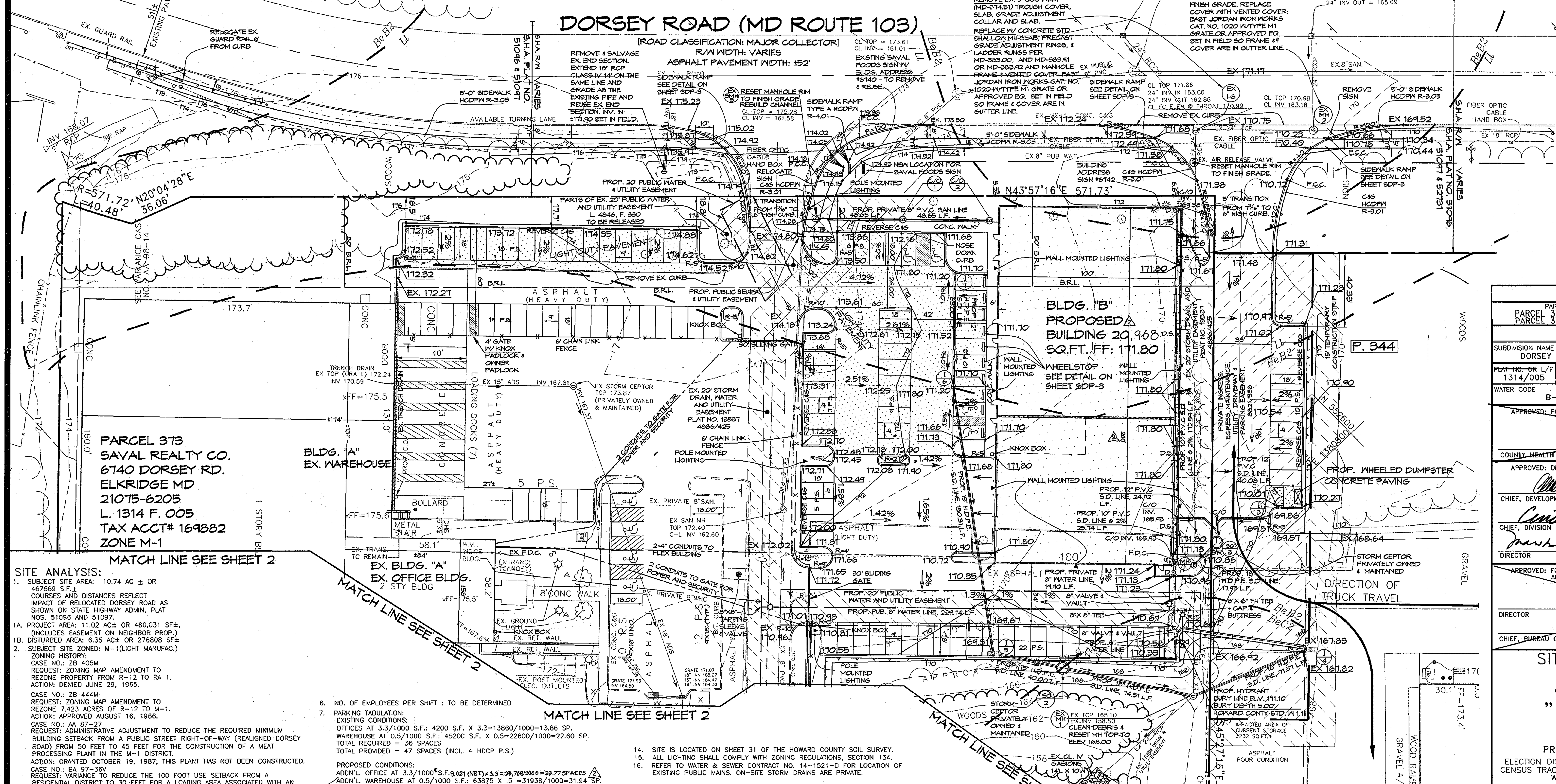
NOTE: SEE SDP-5 FOR OVERALL PROPERTY OUTLINE AND ADJOINING PROPERTY OWNERS.

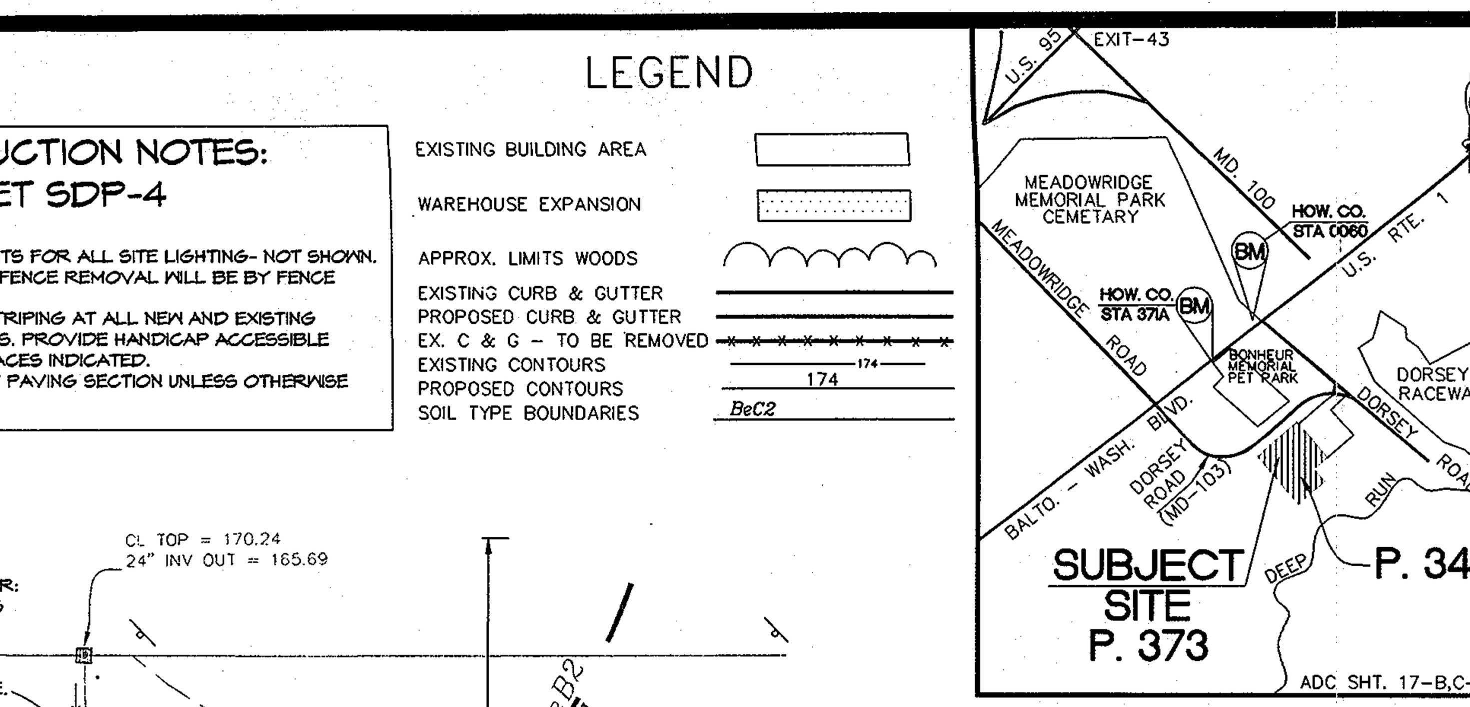
CONSTRUCTION NOTES: SEE SHEET SDP-4

NOTES:
1. PROVIDE CONDUITS FOR ALL SITE LIGHTING- NOT SHOWN.
2. ALL REQUIERED FENCE REMOVAL WILL BE BY FENCE CONTRACTOR.
3. PROVIDE NEW STRIPING AT ALL NEW AND EXISTING PARKING SPACES. PROVIDE HANDICAP ACCESSIBLE STRIPING AT SPACES INDICATED.
4. USE HEAVY DUTY PAVING SECTION UNLESS OTHERWISE NOTED.

LEGEND

EXISTING BUILDING AREA
WAREHOUSE EXPANSION
APPROX. LIMITS WOODS
EXISTING CURB & GUTTER
PROPOSED CURB & GUTTER
EX. C & G - TO BE REMOVED
EXISTING CONTOURS — 174
PROPOSED CONTOURS — 174
SOIL TYPE BOUNDARIES — BeC2





VICINITY MAP
SCALE: 1"=2000'

BENCHMARK DATA

HOWARD CO. GEODETIC CONTROL: STA. NO. 0060
DESCRIPTION: STAMPED DISC SET ON CONCRETE CYLINDER
N 553643.204
E 1380355.570
ELEV.: 196.737

HOWARD CO. GEODETIC CONTROL: STA. NO. 371A
DESCRIPTION: 3/4" IRON ROD W/ 4" STAMPED ALUMINUM CAP.
N 553315.158
E 1379982.120
ELEV.: 195.762

SHEET INDEX:

SDP-1 SITE DEVELOPMENT PLAN-1
SDP-2 SITE DEVELOPMENT PLAN-2
SDP-3 SITE DETAILS & UTILITY PROFILES
SDP-4 SWM/WQM DETAILS & NOTES
SDP-5 SEDIMENT CONTROL PLAN
SDP-6 SEDIMENT CONTROL NOTES & DETAILS
SDP-7 SWM AND SD DRAINAGE AREA MAP
SDP-8 BLDG. ELEVATION
SDP-9 LANDSCAPING PLAN
SDP-10 LANDSCAPE NOTES & DETAILS
SDP-11 S.W.M. DRAINAGE AREA MAP- EX. CONDITION
SDP-12 S.W.M. DRAINAGE AREA MAP- PROP. CONDITION

ADDRESS CHART

PARCEL NUMBER	STREET ADDRESS
PARCEL 373 BUILDING "A"	6740 DORSEY ROAD
PARCEL 373 BUILDING "B"	6742 DORSEY ROAD

PERMIT INFORMATION CHART

SUBDIVISION NAME			SECTION/AREA		~~LOT~~/PARCEL #
DORSEY INDUSTRIES			N/A		344 & 373
~~PLAT NO. OR~~ L/F	BLOCK #	ZONE	TAX/ZONE MAP	ELECT. DISTR.	CENSUS TRACT
1314/005	23 & 5	M-1	37 & 43	FIRST	6012.02
WATER CODE			SEWER CODE		
B-01			2320000		

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
N/A
COUNTY HEALTH OFFICER, HOWARD COUNTY HEALTH DEPARTMENT — DATE

APPROVED: DEPARTMENT OF PLANNING & ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION MAJ — DATE 10/3/05
CHIEF, DIVISION OF LAND DEVELOPMENT & RESEARCH — DATE 10/4/05
DIRECTOR — DATE 10/7/05

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
N/A
DIRECTOR — DATE
CHIEF, BUREAU OF ENGINEERING — DATE

SITE DEVELOPMENT PLAN-1
SDP-05-93
WAREHOUSE EXPANSION "DORSEY INDUSTRIES"
SAVAL REALTY COMPANY
6740 DORSEY ROAD
PREVIOUS SDP 86-121 & 89-35 & 99-32

ELECTION DISTRICT: FIRST — HOWARD COUNTY, MARYLAND
CENSUS TRACT # 6012.02 TAX MAP # 37 & 43 PARCEL # 344 & 373
WATER CODE: B-01 SEWER CODE: 2320000
SCALE: 1"= 30' DATE: JULY 14, 2005

Colbert Matz Rosenfelt, Inc.
Engineers * Surveyors * Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

OWNER/DEVELOPER
SAVAL REALTY COMPANY
P.O. BOX 24257
6740 DORSEY ROAD
ELKRIDGE, MARYLAND 21075-6205
(410) 379-5100

NO.	DATE	REVISIONS:	BY
1	07/09/07	REDLINE AS PER COUNTY REQUESTS	LBF
2	09/27/07	REDLINE ADJUST SPORTS USE AREAS, ETC.	KML

SCALE: 1"= 30'
DATE: JULY 14, 2005
JOB NO.: 95034
DESIGNED:
DRAWN: SR
CHECKED: CMR
FILE: WHSE 2004\95034_BASE
DRAWING NUMBER: SDP-1
SHEET 1 OF 12

SITE ANALYSIS:
1. SUBJECT SITE AREA: 10.74 AC ± OR 467669 S.F.±
COURSES AND DISTANCES REFLECT IMPACT OF RELOCATED DORSEY ROAD AS SHOWN ON STATE HIGHWAY ADMIN. PLAT NOS. 51096 AND 51097.
1A. PROJECT AREA: 11.02 AC± OR 480,031 SF±, (INCLUDES EASEMENT ON NEIGHBOR PROP.)
1B. DISTURBED AREA: 6.35 AC± OR 276808 SF±
2. SUBJECT SITE ZONED: M-1(LIGHT MANUFAC.)
ZONING HISTORY:
CASE NO.: ZB 405M
REQUEST: ZONING MAP AMENDMENT TO REZONE PROPERTY FROM R-12 TO RA 1.
ACTION: DENIED JUNE 29, 1965.
CASE NO.: ZB 444M
REQUEST: ZONING MAP AMENDMENT TO REZONE 7.423 ACRES OF R-12 TO M-1.
ACTION: APPROVED AUGUST 16, 1966.
CASE NO.: AA 87-27
REQUEST: ADMINISTRATIVE ADJUSTMENT TO REDUCE THE REQUIRED MINIMUM BUILDING SETBACK FROM A PUBLIC STREET RIGHT-OF-WAY (REALIGNED DORSEY ROAD) FROM 50 FEET TO 45 FEET FOR THE CONSTRUCTION OF A MEAT PROCESSING PLANT IN THE M-1 DISTRICT.
ACTION: GRANTED OCTOBER 19, 1987; THIS PLANT HAS NOT BEEN CONSTRUCTED.
CASE NO.: BA 97-36V
REQUEST: VARIANCE TO REDUCE THE 100 FOOT USE SETBACK FROM A RESIDENTIAL DISTRICT TO 30 FEET FOR A LOADING AREA ASSOCIATED WITH AN EXPANSION OF A FOOD DISTRIBUTION WAREHOUSE (SECTION 122.D.2.c).
ACTION: APPROVED JULY 10, 1997.
CASE NO.: AA 98-14
REQUEST: VARIANCE TO REDUCE THE 50 FOOT USE SETBACK FROM A PUBLIC RIGHT-OF-WAY TO 40 FEET FOR AN EXPANSION OF A FOOD DISTRIBUTION WAREHOUSE (SECTION 122.D.2.a).
ACTION: GRANTED SEPTEMBER 30, 1998.
CASE NO.: 04-031V
REQUEST: VARIANCES TO (1) REDUCE THE 100 FOOT PARKING SETBACK FROM RESIDENTIAL DISTRICT TO 33 FEET (SECTION 122.D.2.c), (2) REDUCE THE 30 FOOT PARKING SETBACK FROM PUBLIC RIGHT-OF-WAY TO 4 FEET (SECTION 122.D.2.a) AND (3) REDUCE THE 50 FOOT STRUCTURE SETBACK FROM PUBLIC RIGHT-OF-WAY TO 3 FEET (SECTION 122.D.2.a) FOR EXPANSION OF A FOOD DISTRIBUTION WAREHOUSE AND CONSTRUCTION OF AN ADDITIONAL BUILDING.
ACTION: GRANTED DECEMBER 20, 2004.
3. EXISTING USE: WAREHOUSES/OFFICES FOR FOOD DISTRIBUTION.
PROPOSED USE: SAME AS EXISTING W/ EXPANDED OFFICE & WAREHOUSE SPACE.* * AND "RECREATIONAL/SPORTS CENTER" USE.
4. BUILDING AREA: (EXISTING)
OFFICE - 4200 SQ. FT.
WAREHOUSE - 45200 SQ. FT. (INCL. 17400 SQ.FT. + 27800 SQ.FT.)
MAINTENANCE - 2430 SQ. FT.
TOTAL - 51830 SQ. FT.
5. BUILDING AREA: (PROPOSED)
OFFICE - 13384 SQ. FT. (INCL. 4200 SQ.FT. + 9,184 SF (GROSS; 9,021 SF NET)
WAREHOUSE - 110175 SQ. FT. (INCL. 45200 SQ.FT. WHSE. + 1100 SQ.FT. MEZZ. + 63875 SQ.FT. WHSE.)
MAINTENANCE - 2430 SQ. FT. * 9,184 SQ.FT. FOR THAT USE AND 11,784 SQ. FT. FOR THE "RECREATIONAL/SPORTS CENTER" USE.
TOTAL - 137,773 SQ. FT.
6. NO. OF EMPLOYEES PER SHIFT : TO BE DETERMINED
7. PARKING TABULATION:
EXISTING CONDITIONS:
OFFICES AT 3.3/1000 S.F.: 4200 S.F. X 3.3=13860/1000=13.86 SP.
WAREHOUSE AT 0.5/1000 S.F.: 45200 S.F. X 0.5=22600/1000=22.60 SP.
TOTAL REQUIRED = 36 SPACES
TOTAL PROVIDED = 47 SPACES (INCL. 4 HDCP P.S.)
PROPOSED CONDITIONS:
ADDN'L. OFFICE AT 3.3/1000*S.F. 9,021 (NET) x 3.3 = 29,769/1000 = 29.77 SPACES
ADDN'L. WAREHOUSE AT 0.5/1000 S.F.: 63875 X .5 =31938/1000=31.94 SP.
TOTAL REQUIRED = 150 SPACES
TOTAL PROVIDED = 166 SPACES (INCL. 8 HDCP. P.S.)
ADDITIONAL RECREATIONAL/SPORTS CENTER USE AT 158 FIXED SEATS X 1 PER 3 FIXED SEATS = 52 SPACES.
8. FLOOR AREA RATIO:
EXISTING CONDITIONS:
OFFICES - 4200 S.F.
WAREHOUSE - 45200 S.F.
MAINT. BLDG. - 2430 S.F. (19' +/- HIGH)
TOTAL - 51830 S.F. -> EXISTING F.A.R. = 51830/467669 = .111 OR 11.1%
PROPOSED CONDITIONS:
ADDN'L. OFFICE - 9,184 S.F. (GROSS)
ADDN'L. WAREHOUSE - 63875 S.F. RECREATIONAL/SPORTS CENTER - 11,784 S.F. (GROSS)
TOTAL - 137,773 SF (51,830 + 9,184 + 11,784 + 63,875 + 1,100).
PROPOSED F.A.R. = 137,773/467669 = 0.295 OR 29.5%
- ALL PARKING SPACES ARE/WILL BE PAVED WITH A DURABLE DUSTLESS SURFACE OF BITUMINOUS CONCRETE.
ALL BUILDINGS ARE LESS THAN THE PERMITTED MAXIMUM HEIGHT OF FIFTY (50) FEET. EXISTING HEIGHT IS 37 FEET (MORE OR LESS) FROM SDP 86-121. PROPOSED BUILDING SHALL MATCH THIS CONDITION.
9. PAVED PARKING LOT AREA ON SITE: 157835 SF OR 3.62 ACRE
10. OPEN SPACE AREA ON SITE: 173029 SF
11. SUBJECT SITE IS 1150 FEET (MORE OR LESS) FROM INTERSECTION WITH BALTIMORE-WASHINGTON BLVD. (U.S. ROUTE 1).
12. THE SUBJECT SITE HAS FRONTAGE AND ACCESS ONTO MD. 103-EXTENDED, A STATE ROAD.
13. THE OFFICE/WAREHOUSE BUILDINGS ARE STEEL FRAME STRUCTURES WITH BOTH BRICK AND ALUMINUM SIDING AS WELL AS EXPOSED BLOCK. THE ADDITIONAL WAREHOUSE BUILDING WILL ALSO BE STEEL FRAME WITH SIDING AND EXPOSED BLOCK.
14. SITE IS LOCATED ON SHEET 31 OF THE HOWARD COUNTY SOIL SURVEY.
15. ALL LIGHTING SHALL COMPLY WITH ZONING REGULATIONS, SECTION 134.
16. REFER TO WATER & SEWER CONTRACT NO. 14-1521-D FOR LOCATION OF EXISTING PUBLIC MAINS. ON-SITE STORM DRAINS ARE PRIVATE.

STORM DRAIN STRUCTURE SCHED. #2

LABEL	TYPE	COORDINATES NORTHING	EASTING	TOP	INV IN	INV OUT	NOTE
I-7	STD INLET HOWARD.C. STD. SD-4.22	552503.25	1380582.30	171.20		168.72	
I-6	STD INLET HOWARD.C. STD. SD-4.22	552458.90	1380627.05	171.20	167.53	167.28	
I-5	STD INLET HOWARD.C. STD. SD-4.35	552370.57	1380750.24	169.34	164.42	164.22	
SC-2	STORMCEPTOR STC 900	552393.26	1380783.11	169.03	163.22	163.14	SEE DETAIL ON SHEE SDP-4 TRAFFIC COVER REQ'D
EX-MH-1	EXISTING MANHOLE	552434.59	1380844.87	168.00	161.28 161.94	EX 158.50	
I-4	STD INLET HOWARD.C. STD. SD-4.23	552500.36	1380872.07	167.92		164.32	
MH-1	STD MANHOLE HOWARD.C. STD. G-5.12 ON EXISTING 24" PIPE	552485.67	1380792.44	171.28	164.60	EX ±159.52	
SC-3	STORMCEPTOR STC 900	552503.61	1380792.20	170.83	165.04	164.96	SEE DETAIL ON SHEE SDP-4 TRAFFIC COVER REQ'D
I-3	STD INLET HOWARD.C. STD. SD-4.32	552533.15	1380802.02	169.84		165.84	
EX. I-8	CONVERT INLET	552654.70	1380618.87	±171.18	±162.98	±162.78	SEE NOTE ON PLAN

SANITARY SEWER STRUCTURE SCHED.

LABEL	TYPE	COORDINATES NORTHING	EASTING	TOP	INV IN	INV OUT	NOTE
C/O 2	STD CLEANOUT HOWARD.C. STD. S-3.21	552537.54	1380574.58	171.70	165.90	165.90	
C/O 1	STD CLEANOUT HOWARD.C. STD. S-3.21	552302.99	1380540.33	172.65	165.41	165.41	
EX SMH 5	EXISTING MANHOLE	552468.45	1380506.09	174.30	164.93	161.66	TYPE "A" DROP CONN. H.C. STD. S-1.32

SDP-05-93

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