

SHEET INDEX	
NO	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN
3	GRADING, SOILS, SEDIMENT CONTROL AND DRAINAGE AREA MAP
4	SEDIMENT CONTROL DETAILS AND TRAFFIC CONTROL DETAILS
5	SEDIMENT CONTROL NOTES
6	DETAIL SHEET
7	PROFILES
8	PROFILES
9	LANDSCAPE PLAN
10	LANDSCAPE SCHEDULES AND DETAILS
11	MP8 OSP DUCT BANK PLAN/PROFILE
12	MP8 OSP DUCT BANK PLAN/PROFILE
13	MP8 OSP SITE DETAILS
14	MP8 OSP COMMUNICATIONS VAULT DETAILS

SITE DEVELOPMENT PLAN

MONTPELIER RESEARCH PARK

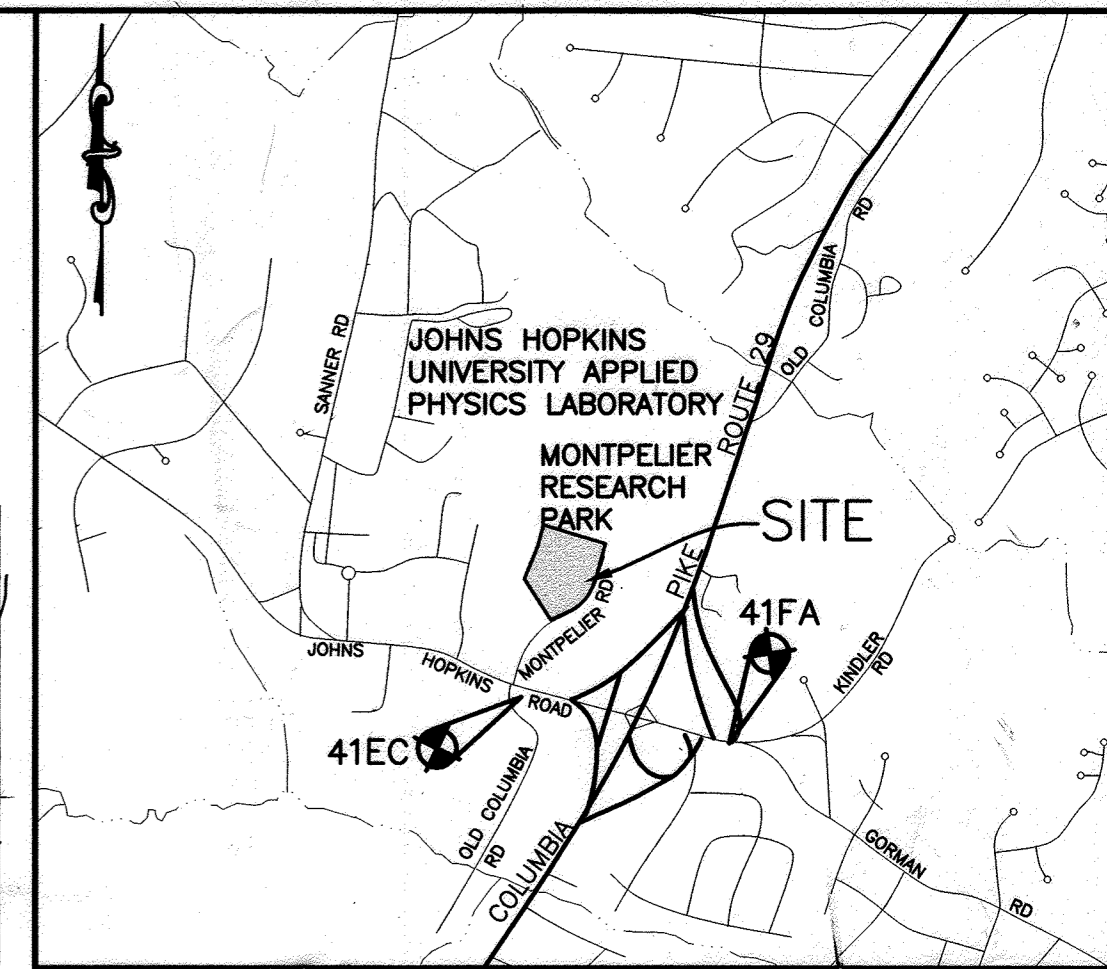
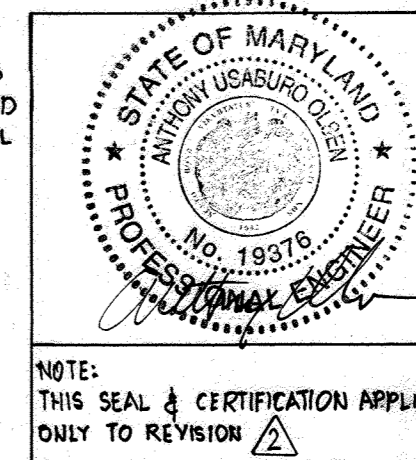
PARCEL A

5TH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

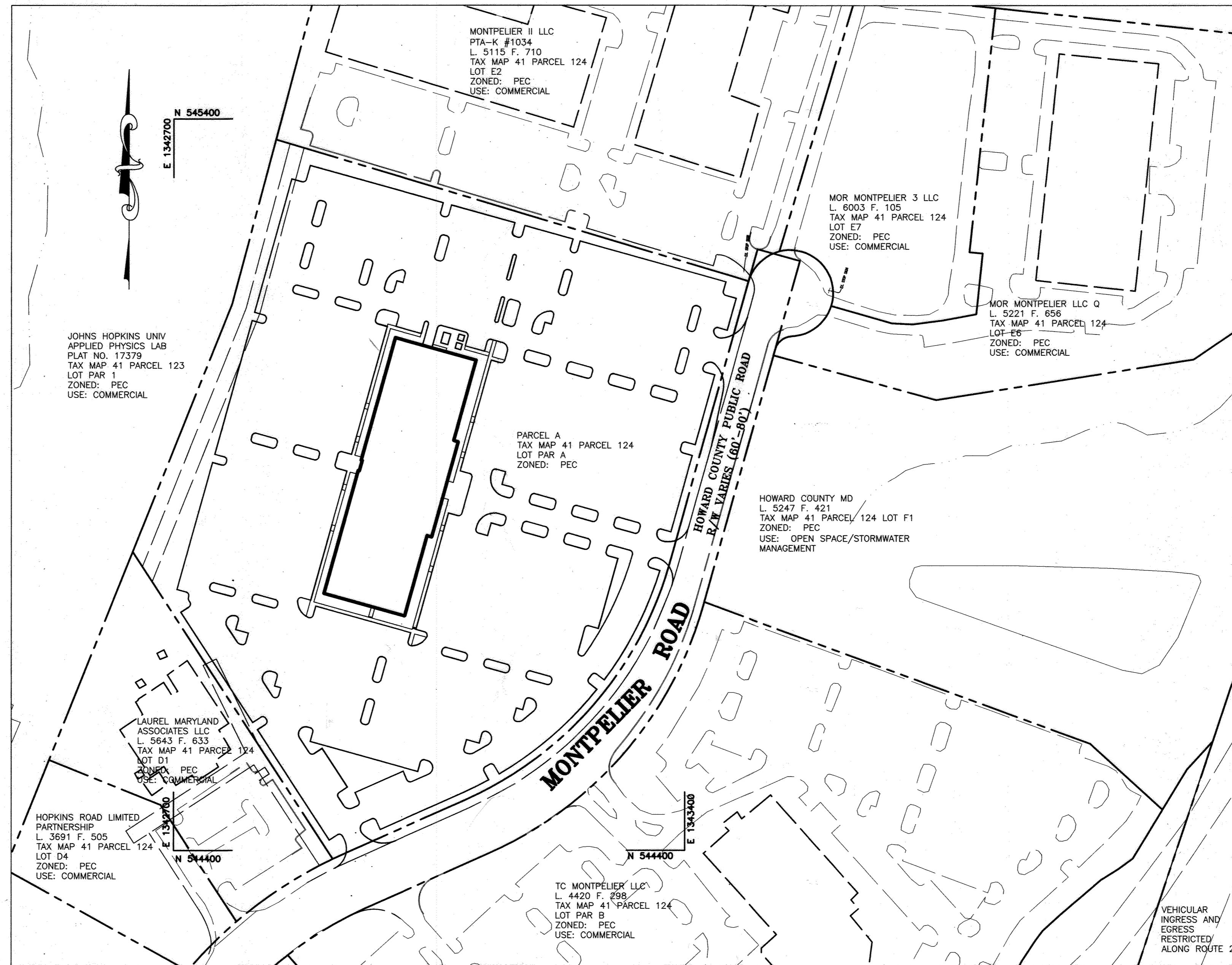
11	MP8 OSP DUCT BANK PLAN/PROFILE
12	MP8 OSP DUCT BANK PLAN/PROFILE
13	MP8 OSP SITE DETAILS
14	MP8 OSP COMMUNICATIONS VAULT DETAILS

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
 LICENSE NUMBER 19376
 EXPIRATION DATE SEPTEMBER 22, 2025



EXISTING VEGETATION				
COMMUNITY	DOMINANT SPECIES	TYPICAL CALIPER	MATURITY	CONDITION
BRUSH/TREES	GREEN ASH	< 6"	IMMATURE	FAIR TO POOR
OPEN FIELD	N/A	N/A	N/A	N/A

- GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
 - THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/ CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
 - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
 - TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
 - ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - THE EXISTING TOPOGRAPHY IS TAKEN FROM FIELD RUN SURVEY WITH MAXIMUM TWO FOOT CONTOUR INTERVALS PREPARED BY PATTON HARRIS RUST & ASSOCIATES DATED DECEMBER 2005.
 - THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON NAD83 (HORIZONTAL) AND NAVD83 (VERTICAL). HOWARD COUNTY MONUMENT NOS. 41EC AND 41FA WERE USED FOR THIS PROJECT.
 - WATER IS PUBLIC. CONTRACT NO. 14-4369-D. PROPOSED BUILDING WILL HAVE AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM. WATER HOUSE CONNECTION IS PRIVATE. ALL MATERIALS SHALL MATCH MAIN LINE MATERIALS ACCORDING TO HOWARD COUNTY SPECIFICATIONS.
 - SEWER IS PRIVATE AND TO BE CONSTRUCTED UNDER THIS SDP. ALL SEWER PIPE SHALL BE PVC MEETING HOWARD COUNTY SPECIFICATIONS.
 - STORMWATER MANAGEMENT FOR PARCEL A WILL BE HANDLED BY AN OFF-SITE POND ON LOT F1. SEE SDP-98-11. SWM POND TO BE MAINTAINED BY MONTPELIER OWNERS ASSOCIATION, INC. AT PRESENT, THE POND IS STILL MAINTAINED BY HOPKINS ROAD LIMITED PARTNERSHIP. THIS IS IN ACCORDANCE WITH "MAINTENANCE AGREEMENT, SITE DEVELOPMENT, PRIVATE STORM WATER MANAGEMENT FACILITIES", MAINTENANCE AGREEMENT # SDP-98-11, DATED 10/23/97, BY AND BETWEEN HOPKINS ROAD LIMITED PARTNERSHIP AND HOWARD COUNTY, MARYLAND.
 - APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITIES ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION.
 - A 100-YEAR FLOODPLAIN STUDY FOR THIS PROJECT IS NOT REQUIRED.
 - NO WETLANDS ARE FOUND ON THIS PROJECT PER FIELD VISIT BY PHRA DATED DECEMBER 2005.
 - A TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY WELLS & ASSOCIATES, LLC DATED MARCH 2006 AND APPROVED ON MARCH 22, 2006.
 - A NOISE STUDY FOR THIS PROJECT IS NOT REQUIRED.
 - THE BOUNDARY SURVEY FOR THIS PROJECT WAS VERIFIED BY PATTON HARRIS RUST & ASSOCIATES IN DECEMBER 2005.
 - SUBJECT PROPERTY ZONED PEC PER 02-02-04 COMPREHENSIVE ZONING PLAN.
 - ALL ELEVATIONS SHOWN ARE BASED ON NAVD83.
 - SEE DEPARTMENT OF PLANNING AND ZONING FILE NO'S. SDP-98-11, F-98-45, S 86-47, F-06-217.
 - THE CONTRACTOR SHALL TEST PIT EXISTING UTILITIES AT LEAST (5) DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.
 - CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
 - PIPE SHALL NOT BE INSTALLED BY THE CONTRACTOR UNTIL THE LENGTH CALLED FOR AT EACH STATION HAS BEEN APPROVED BY THE ENGINEER IN THE FIELD.
 - NO PIPE SHALL BE LAID UNTIL LINES OF EXCAVATION HAVE BEEN BROUGHT WITHIN 6" OF FINISHED GRADE.
 - ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS.
 - PROFILE STATIONS SHALL BE ADJUSTED AS NECESSARY TO CONFORM TO PLAN DIMENSIONS.
 - ALL FILL AREAS WITHIN ROADWAY AND UNDER STRUCTURES TO BE COMPACTED TO A MINIMUM OF 95% COMPACTION OF AASHTO T180.
 - ALL LIGHTING IS TO BE DIRECTED/REFLECTED AWAY FROM ADJACENT PUBLIC ROADS AND RESIDENTIALLY ZONED PROPERTIES, AND BE IN ACCORDANCE WITH SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS.
 - THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$ 34,470.00 FOR 92 SHADE TREES, 0 ORNAMENTAL TREES, 0 EVERGREEN TREES, AND 229 SHRUBS.
 - FOREST CONSERVATION OBLIGATIONS FOR THE MONTPELIER RESEARCH PARK HAVE BEEN ADDRESSED UNDER SDP-98-11.
 - NO HISTORIC STRUCTURES OR CEMETERIES ARE LOCATED ON THIS SITE.
 - A FOREST STAND DELINEATION REPORT HAS BEEN PROVIDED WITH A PREVIOUS SDP SUBMISSION FOR THE BUSINESS PARK.
 - AN ADMINISTRATIVE ADJUSTMENT FOR BUILDING HEIGHT HAS BEEN GRANTED (AA-06-14) TO INCREASE THE BUILDING HEIGHT FROM 80' TO 85'. THE ADMINISTRATIVE ADJUSTMENT WAS GRANTED ON MAY 4, 2006 AND IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE PETITIONER SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND COUNTY LAWS AND REGULATIONS.
 - A BUILDING PERMIT FOR THE STRUCTURE SHALL BE OBTAINED WITHIN TWO YEARS FROM THE DATE OF THIS ORDER AND SUBSTANTIAL CONSTRUCTION SHALL BE COMPLETED WITHIN THREE YEARS.
 - THE GRANTED ADMINISTRATIVE ADJUSTMENT SHALL APPLY SOLELY TO THE STRUCTURE AS DEPICTED ON THE ADMINISTRATIVE ADJUSTMENT PLAN SUBMITTED BY THE PETITIONER AND NOT TO ANY OTHER STRUCTURE, ADDITION, BUILDING, OR USE.
 - CONSTRUCTION OF ENTRANCES SHALL BE ACCOMPLISHED BY UTILIZING MSHA STANDARD No. 104.33-02 AS SHOWN ON SHEET 4 OF 10. INSTALL ALL SIGNAGE AND DEVICES PER THE STANDARD DETAIL.
 - NO FLOODPLAINS, WETLANDS, STREAMS, OR ASSOCIATED BUFFERS EXIST ON SITE. NO FOREST CONSERVATION EASEMENT AREAS EXIST ON SITE.
 - OPEN SPACE HAS BEEN ADDRESSED ON PREVIOUS PLATS. SEE PLATS 13229-13234 AND 14137-14138. PARCELS F-1, G-1, AND G-2 ARE OPEN SPACE PARCELS.
 - THERE ARE NO SPECIMEN TREES ON SITE.



VICINITY MAP
 SCALE: 1"=200'
 COPYRIGHT ADC THE MAP PEOPLE
 PERMITTED USE NO. 20894285

AREA TABULATION CHART

AREA OF SITE:	12.006 ACRES (522,981 SF)
LIMIT OF DISTURBED AREA:	11.93 ACRES ± (519,692 SF±)
PRESENT ZONING:	PEC (PLANNED EMPLOYMENT CENTER)
EXISTING USES:	VACANT
PROPOSED USES:	6 STORY OFFICE BUILDING AND PARKING
PROPOSED FLOOR AREA:	253,974 SF ± 42,621 SF FLOORS 1-4 41,745 SF FLOORS 5-6
NUMBER OF TENANTS:	1 TENANT
MAXIMUM NUMBER OF EMPLOYEES:	1,250 EMPLOYEES
PARKING REQUIRED:	3.3 SPACES PER 1,000 SF OF OFFICE = 3.3 X 253,974/1,000 = 838.11 SPACES = 838 SPACES REQUIRED
PROPOSED PARKING:	1,163 SPACES (INCLUDES 22 HANDICAPPED SPACES)
AREA OF STEEP SLOPES:	0.04 AC ± (1,617 SF±)

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Mark A. Clegg 7/5/06 DATE
 DIRECTOR

[Signature] 6/21/06 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 7/5/06 DATE
 CHIEF, DIVISION OF LAND DEVELOPMENT

11/22/02	ADD OSP DUCT BANK SHEETS
1/20/06	REVISED PARKING
DATE NO.	REVISION
OWNER	HOPKINS ROAD LIMITED PARTNERSHIP 9200 RUMSEY ROAD COLUMBIA, MD 21045 410-997-7222

DEVELOPER: MONTPELIER III, LLC
 MANAGING MEMBER: TC MARYLAND DEVELOPMENT, INC.
 1055 THOMAS JEFFERSON ST., SUITE 600
 WASHINGTON, DC 20007
 703-288-9200

PROJECT: MONTPELIER RESEARCH PARK
PARCEL A

AREA: TAX MAP 41 PARCEL 124 PAR A ZONING PEC
 GRID 17 5TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 PROPOSED 6 STORY OFFICE BUILDING

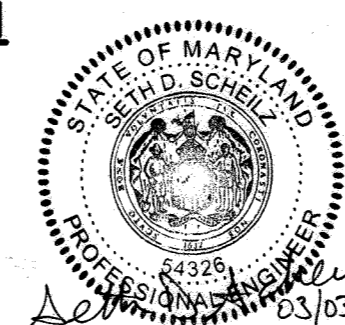
TITLE: **TITLE SHEET**

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

DESIGNED BY: ALC
 DRAWN BY: ALC
 PROJECT NO: 14184-1-0
 DATE: MAY 18, 2006
 SCALE: AS SHOWN
 DRAWING NO. 1 OF 1014

LOCATION PLAN
 1" = 100'

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
 LICENSE NO. 54326
 EXPIRATION DATE: 05/12/21



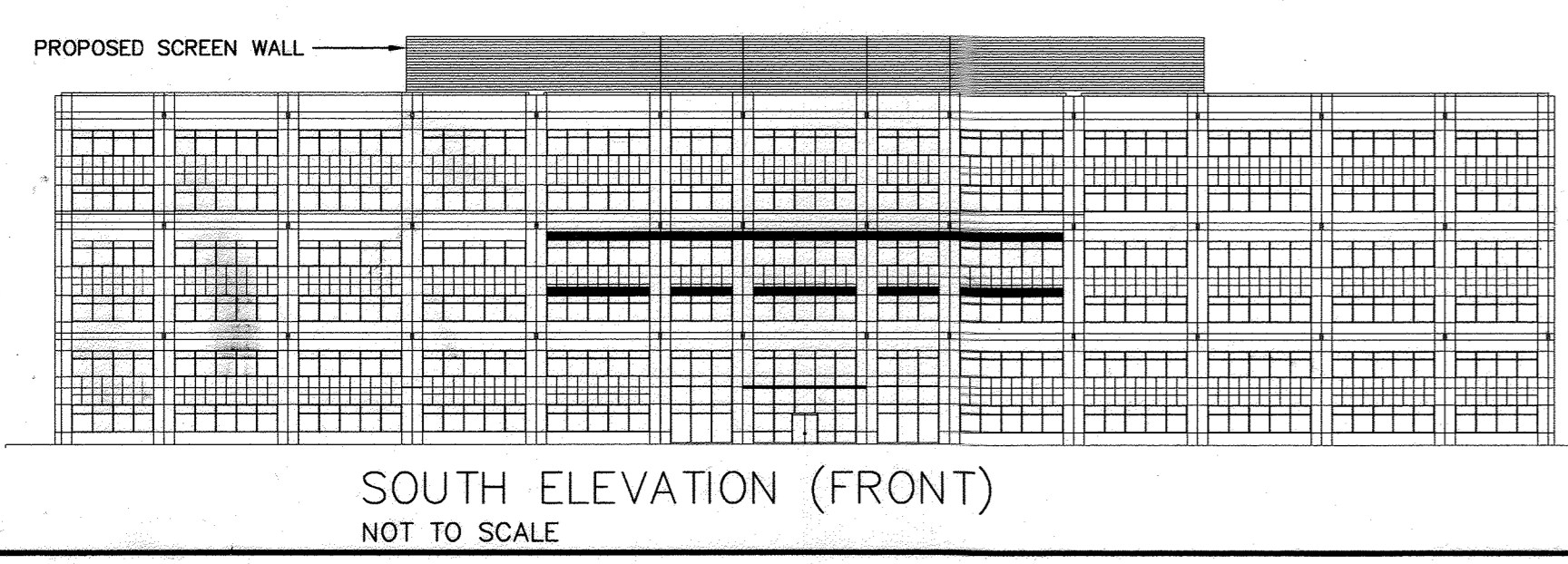
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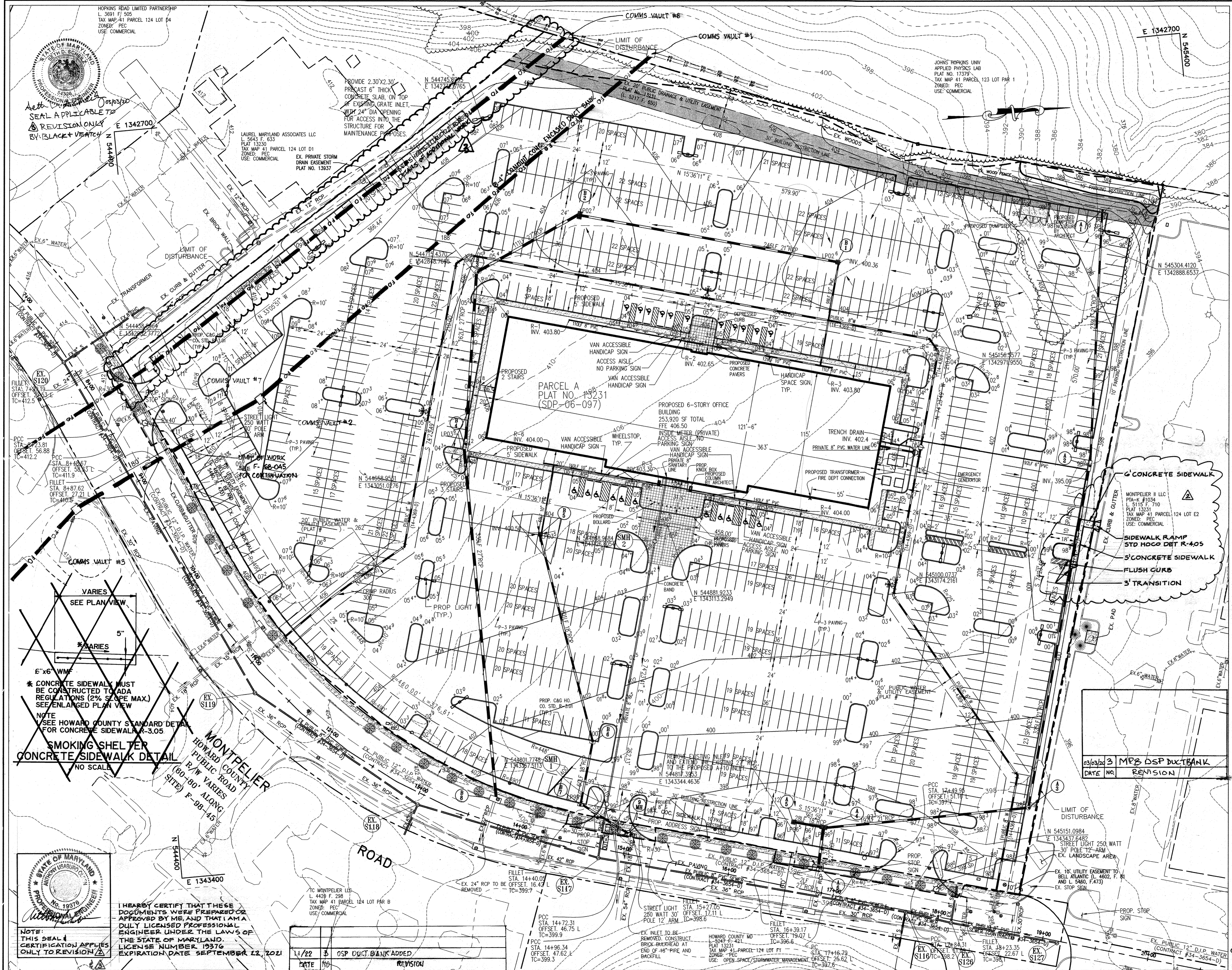
---	PROPERTY LINE
---	BLDG. RESTRICTION LINE
---	EXISTING BLDG.
---	EXISTING EDGE OF PVMT.
---	PROPOSED BLDG.
---	PROPOSED EDGE OF PVMT.
---	EXISTING STREAM

ADDRESS CHART

PARCEL NUMBER	STREET ADDRESS
124	7651 MONTPELIER RD

SUBDIVISION NAME		SECT./AREA	PARCEL
MONTPELIER RESEARCH PARK		-	124
PLAT NO.	GRID #	ZONING	TAX MAP NO.
18340	17	PEC	41
ELECT. DIST. CENSUS TRACT		5 6051.02	
WATER CODE	E21	SEWER CODE	6480000





- NOTES:
1. ALL CURB RADII ARE 5' UNLESS SPECIFIED.
 2. ALL PAVING TO BE P-3 PAVING.
 3. SEE SHEET 6 FOR PAVING, CURB AND GUTTER, SIDEWALK, AND DUMPSTER DETAILS.
 4. SEE EXISTING VEGETATION CHART, SHEET 1 FOR INFORMATION REGARDING VEGETATIVE COMMUNITIES. THE EXISTING FOREST IS OVERGROWN WITH VINES AND BRAMBLES AND CONTAINS FEW TREES.
 5. NO SPECIMEN TREES EXIST ON SITE.
 6. KNOX BOX SHALL BE LOCATED TO THE RIGHT OF THE MAIN FRONT ENTRANCE AS SHOWN. IT SHALL BE PLACED AT A RANGE OF 4-5' IN HEIGHT AND NO MORE THAN 6' LATERALLY FROM THE DOOR. THE BOX SHALL BE ELECTRONICALLY SUPERVISED TO NOTIFY THE OWNER THAT IT IS BEING ACCESSED (INTEGRATED WITH THE FIRE ALARM SYSTEM.)

STREET LIGHT CHART		
NO.	LOCATION	DESCRIPTION
20	SEE PLAN	400 WATT CLEAR BT-37 METAL HALIDE MOUNTED AT 30' ON A BRONZE FIBERGLASS POLE
	8+64 40' LT.	250 WATT HPS (SAG) MOUNTED ON A 30' ON A BRONZE FIBERGLASS POLE USING A 12' ARM.
	15+08 29' LT.	
	18+00 34' LT.	

LEGEND	
	PROPERTY LINE
	EXISTING 10' CONTOURS
	EXISTING 2' CONTOURS
	PROPOSED 10' CONTOURS
	PROPOSED 2' CONTOURS
	EXISTING SEWER
	PROPOSED SEWER
	EXISTING WATER
	PROPOSED WATER
	EXISTING CURB AND GUTTER
	PROPOSED CURB & GUTTER
	EXISTING STORM DRAIN
	PROPOSED STORM DRAIN
	BUILDING RESTRICTION LINE
	PARKING RESTRICTION LINE
	EXISTING TREE
	PROP. SPOT ELEVATION
	PROPOSED LIGHT (SITE)
	PROPOSED LIGHT (RIGHT OF WAY)
	CONCRETE SIDEWALK
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Mark A. ... 10/16/06
DIRECTOR DATE

... 10/16/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cindy ... 10/16/06
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DATE	NO.	REVISION
07/20/06	1	REVISE PARKING, GRADING
03/03/06	3	MPB DSP DUCT BANK
		REVISION

OWNER: HOPKINS ROAD LIMITED PARTNERSHIP
9200 RUMSEY ROAD
COLUMBIA, MD 21045
410-997-7222

DEVELOPER: MONTEPELIER III, LLC
MANAGING MEMBER: TC MARYLAND DEVELOPMENT, INC.
1055 THOMAS JEFFERSON ST., SUITE 600
WASHINGTON, DC 20007
703-288-9200

PROJECT: MONTEPELIER RESEARCH PARK PARCEL A

AREA: TAX MAP 41 PARCEL 124 PAR A ZONING PEC GRID 17 5TH ELECTORAL DISTRICT HOWARD COUNTY, MARYLAND PROPOSED 6 STORY OFFICE BUILDING

TITLE: REVISED SITE DEVELOPMENT PLAN

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

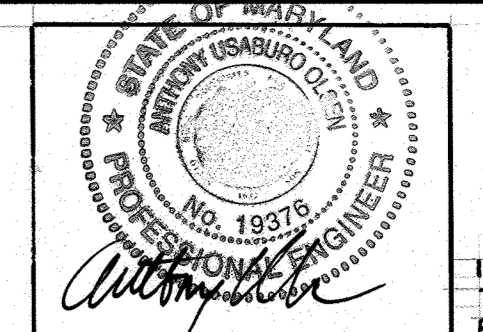
PHRA

DESIGNED BY: ALC
DRAWN BY: ALC
PROJECT NO.: 14184-1-0
DATE: MAY 18, 2006
SCALE: 1" = 40'
DRAWING NO.: 2 OF 10

SOILS CHART

MAP SYMBOL	NAME	STRUCTURAL LIMITATIONS DWELLINGS	EROSION HAZARD	HYDRIC	SLOPE (%)	HYDROLOGIC SOIL GROUP
GIB2	GLENELG LOAM	SLIGHT	MODERATE	NO	3-8%	B
MgC2	MANOR GRAVELLY LOAM	MODERATE	MODERATE	NO	8-15%	B
MgC3	MANOR GRAVELLY LOAM	MODERATE	SEVERE	NO	8-15%	B
MID3	MANOR LOAM	MODERATE	SEVERE	NO	15-25%	B

SOURCE: SOIL INFORMATION TAKEN FROM HOWARD COUNTY, MARYLAND SOIL SURVEY MAP #29.



THEBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER: 19316 EXPIRATION DATE: SEPTEMBER 22, 2021

NOTE: THIS SEAL & CERTIFICATION APPLIES ONLY TO REVISION A

BY THE DEVELOPER :
 I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

Daniel S. Hudson 9/25/06
 DEVELOPER (PRINT NAME BELOW SIGNATURE) DATE
DANIEL S. HUDSON.

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

John W. Clapsaddle 9/25/06
 ENGINEER (PRINT NAME BELOW SIGNATURE) DATE
JOHN W. CLAPSADDLE

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

Jim Major 10/1/06
 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 10/2/06
 HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Mark A. Weger 10/6/06
 DIRECTOR DATE

John W. Clapsaddle 10/4/06
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Charles H. Hanna 10/6/06
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

07/27/08 1 ADD SIDEWALK AND STRIPING

DATE NO. REVISION

OWNER HOPKINS ROAD LIMITED PARTNERSHIP
 9200 RUMSEY ROAD
 COLUMBIA, MD 21045
 410-997-7222

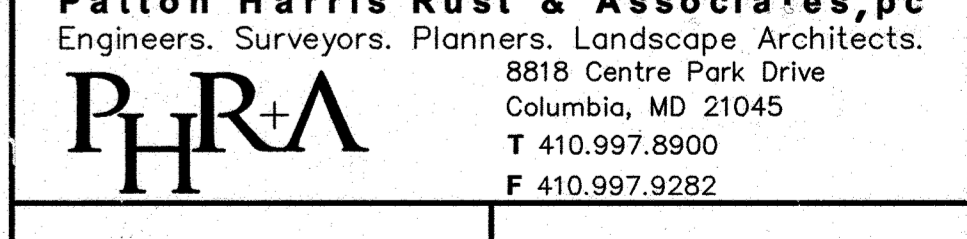
DEVELOPER MONTPELIER III, LLC
 MANAGING MEMBER: TC MARYLAND DEVELOPMENT, INC.
 1055 THOMAS JEFFERSON ST., SUITE 600
 WASHINGTON, DC 20007
 703-288-9200

PROJECT MONTPELIER RESEARCH PARK
 PARCEL A

AREA TAX MAP 41 PARCEL 124 PAR A ZONING PEC
 GRID 17 5TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 PROPOSED 6 STORY OFFICE BUILDING

TITLE REVISED
 GRADING, SOILS, SEDIMENT CONTROL
 AND DRAINAGE AREA MAP

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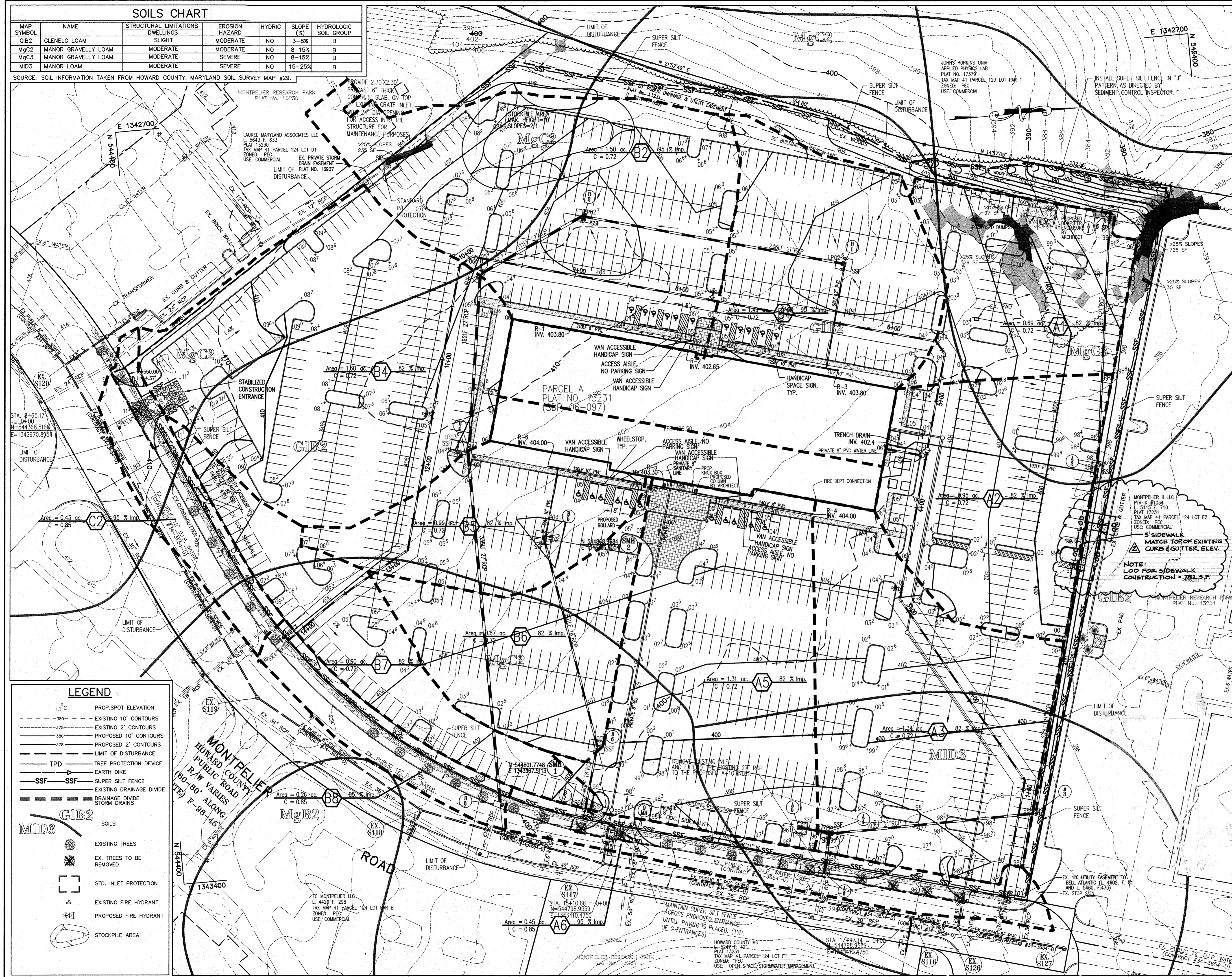


DESIGNED BY : JWC
 DRAWN BY: ALC
 PROJECT NO : 14184-1-0

DATE : MAY 18, 2006
 SCALE : 1" = 40'

DRAWING NO. 3 OF 10
 JOHN W. CLAPSADDLE #16956

SDP-06-097



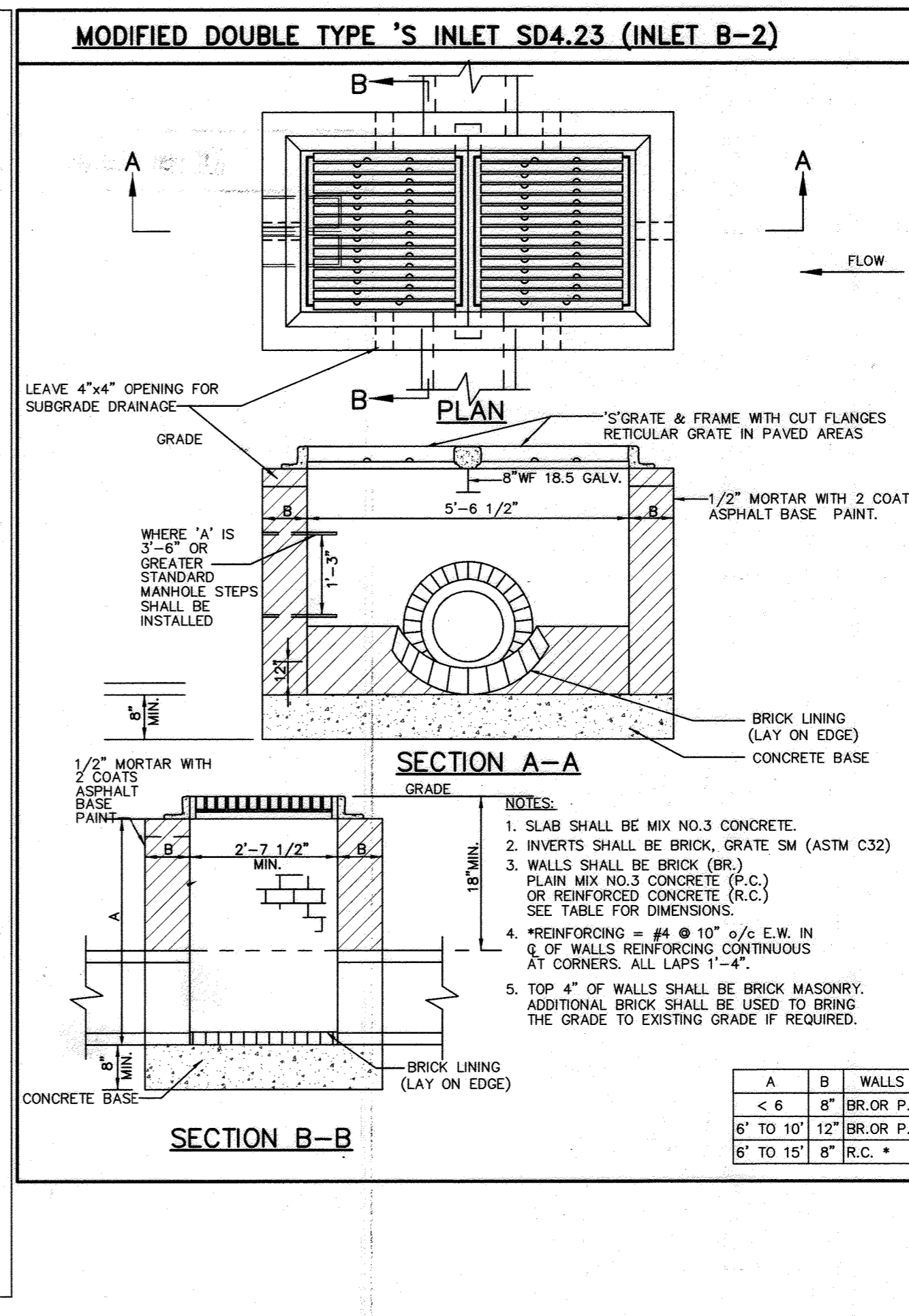
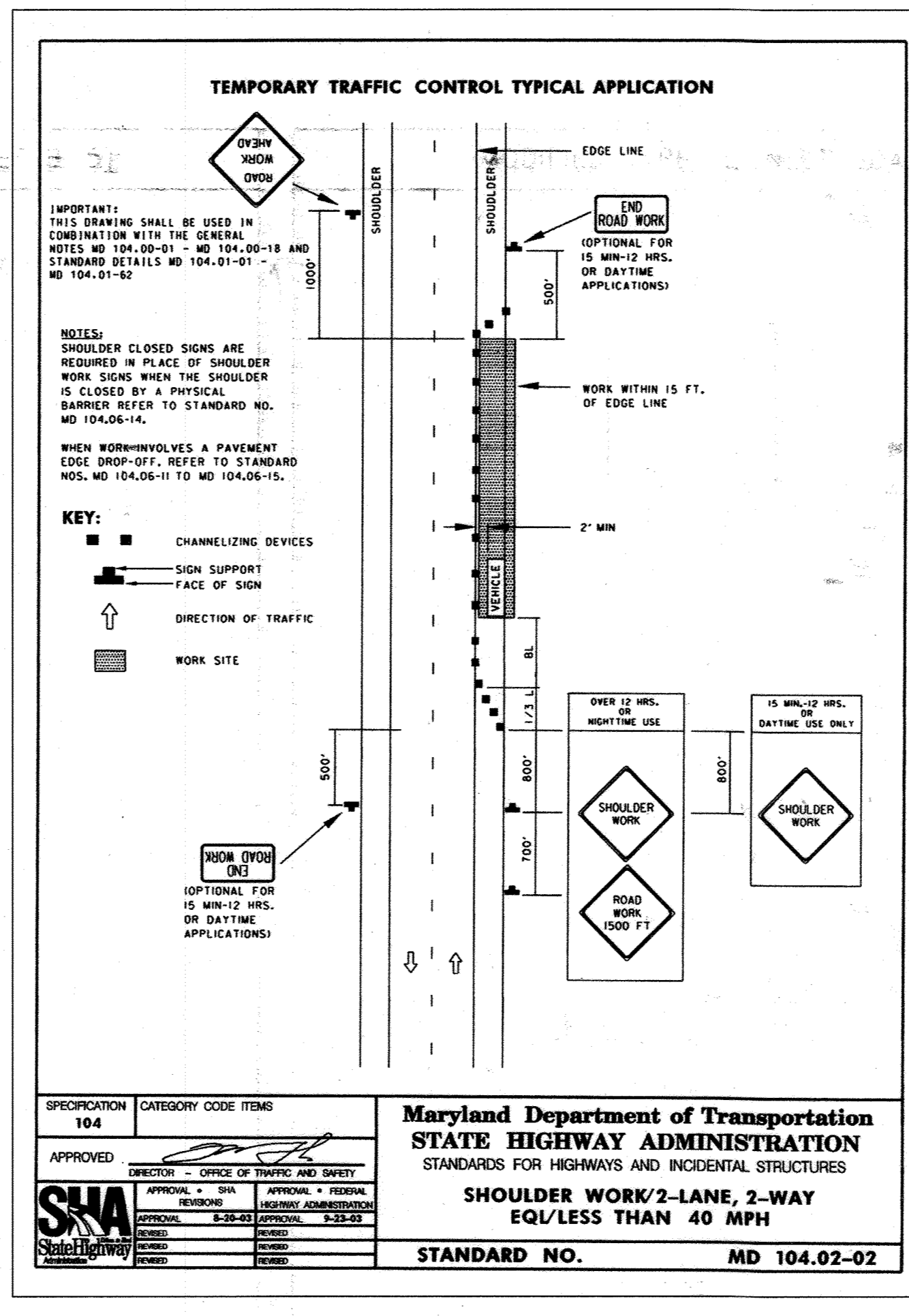
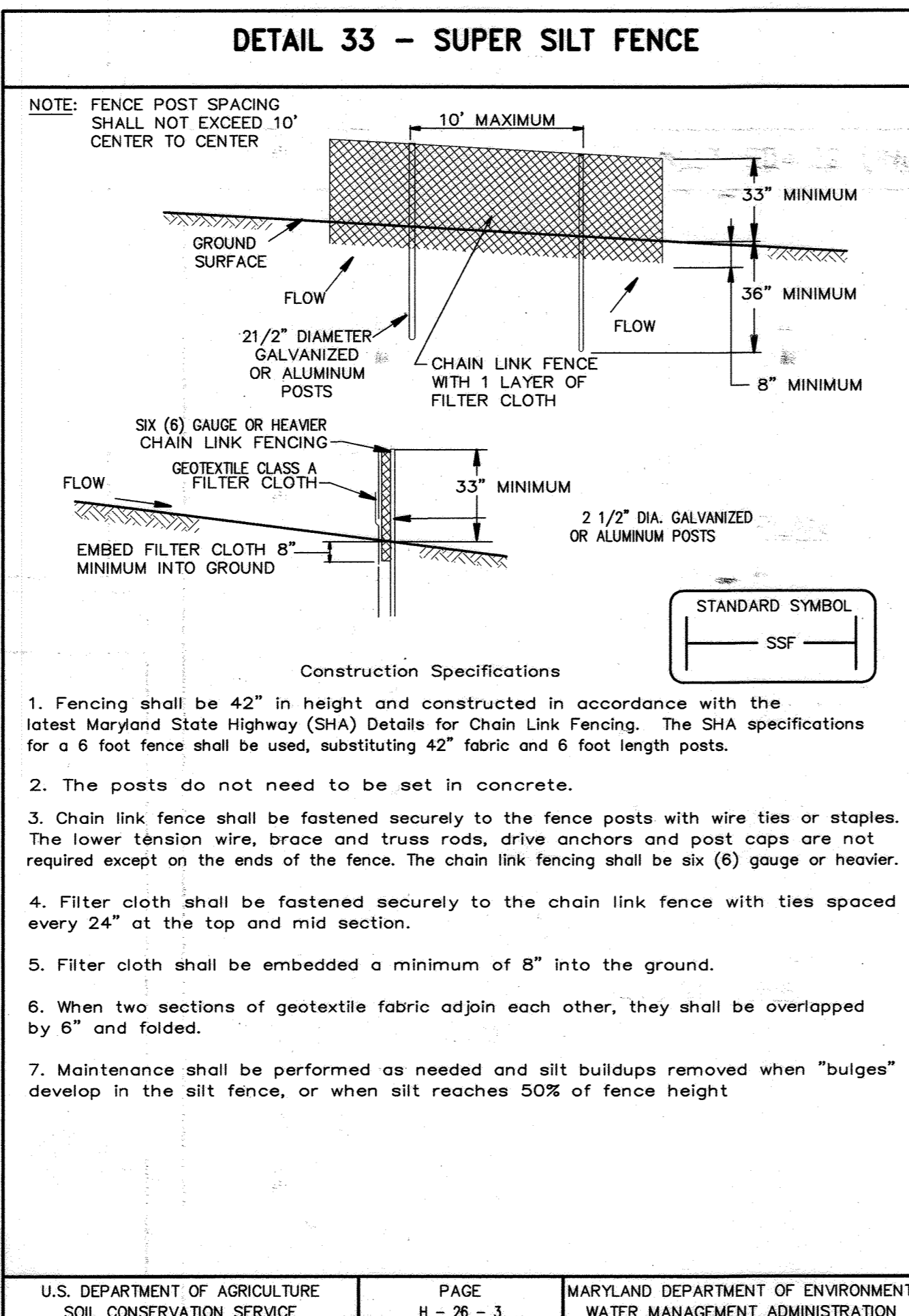
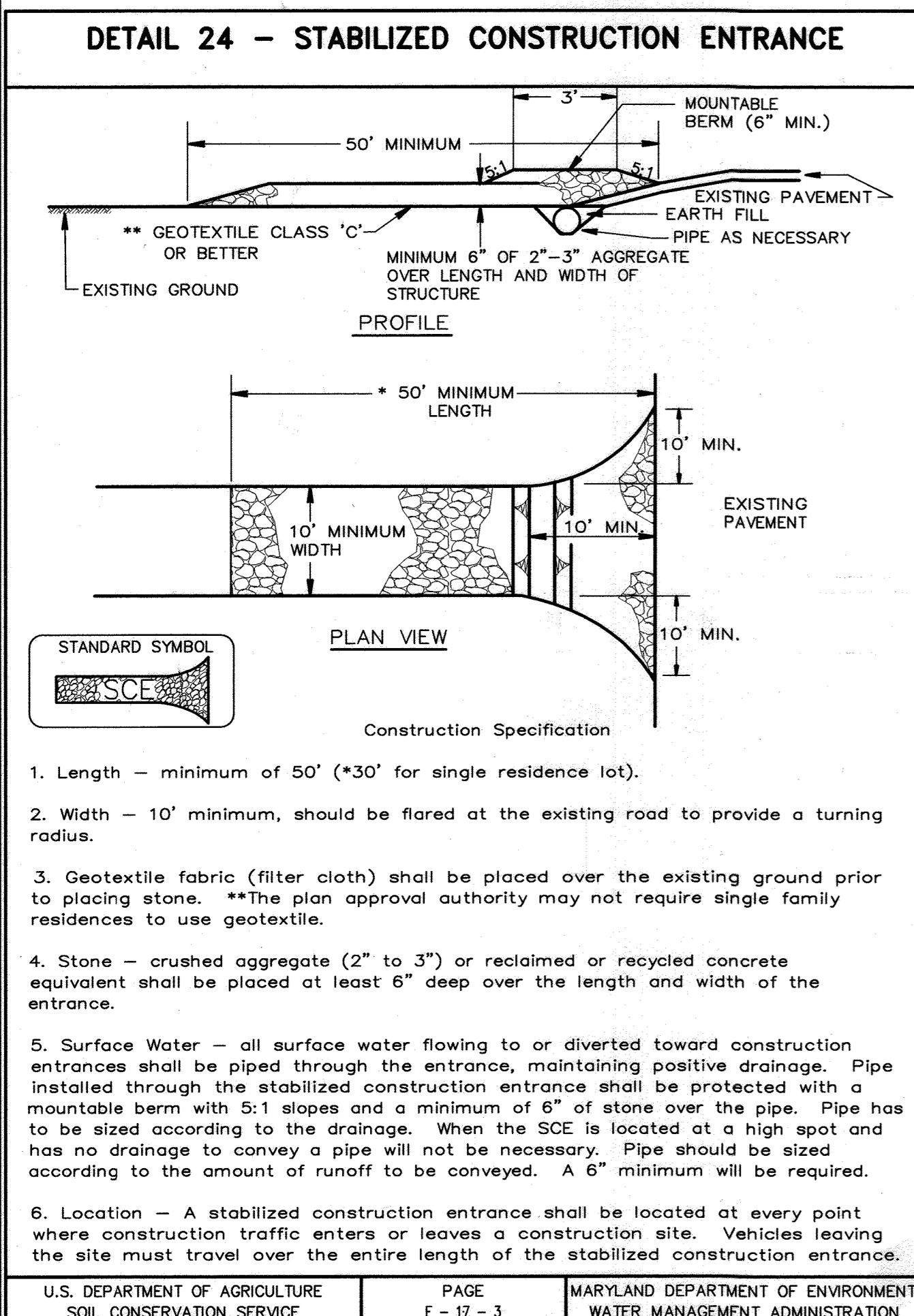
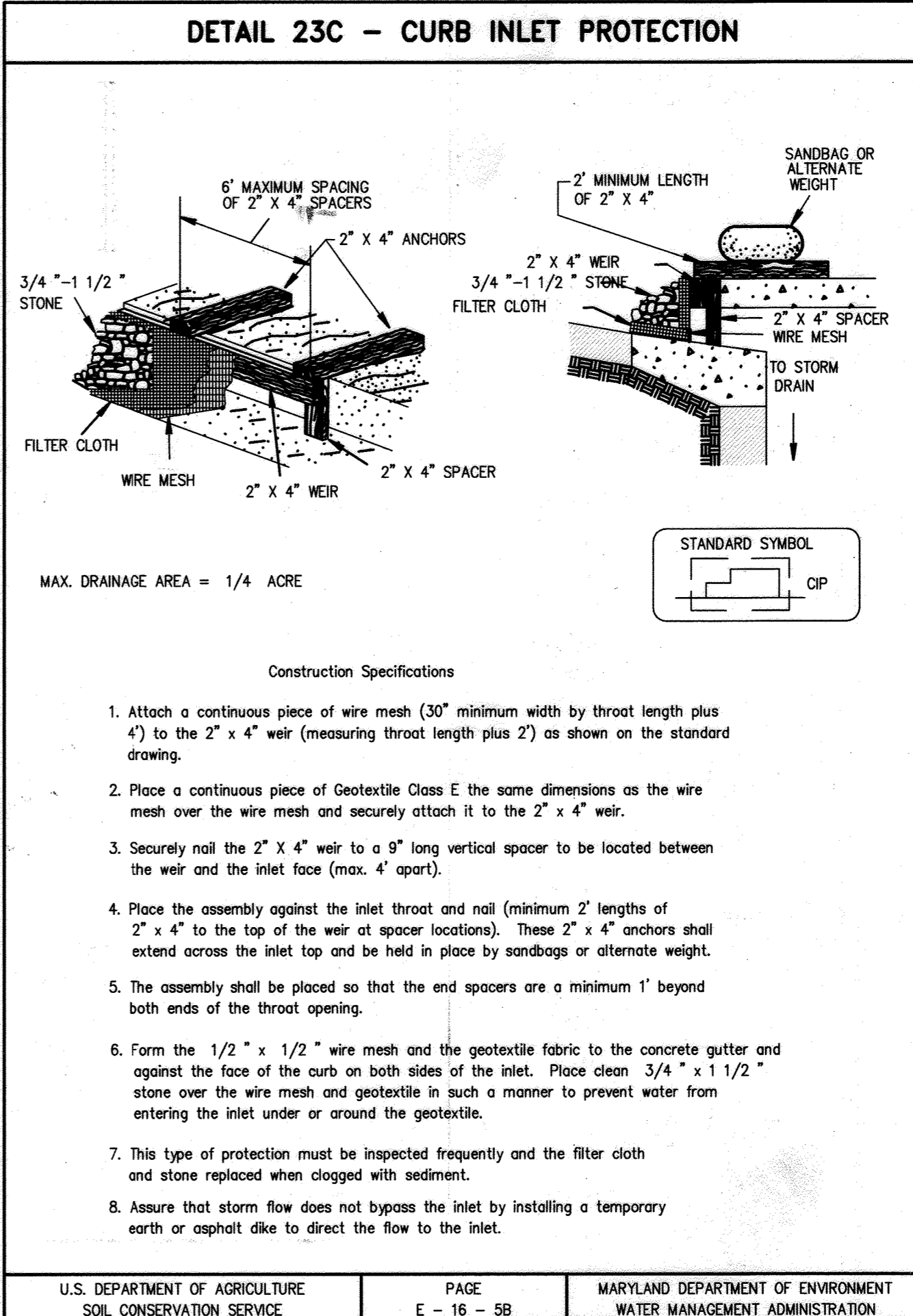
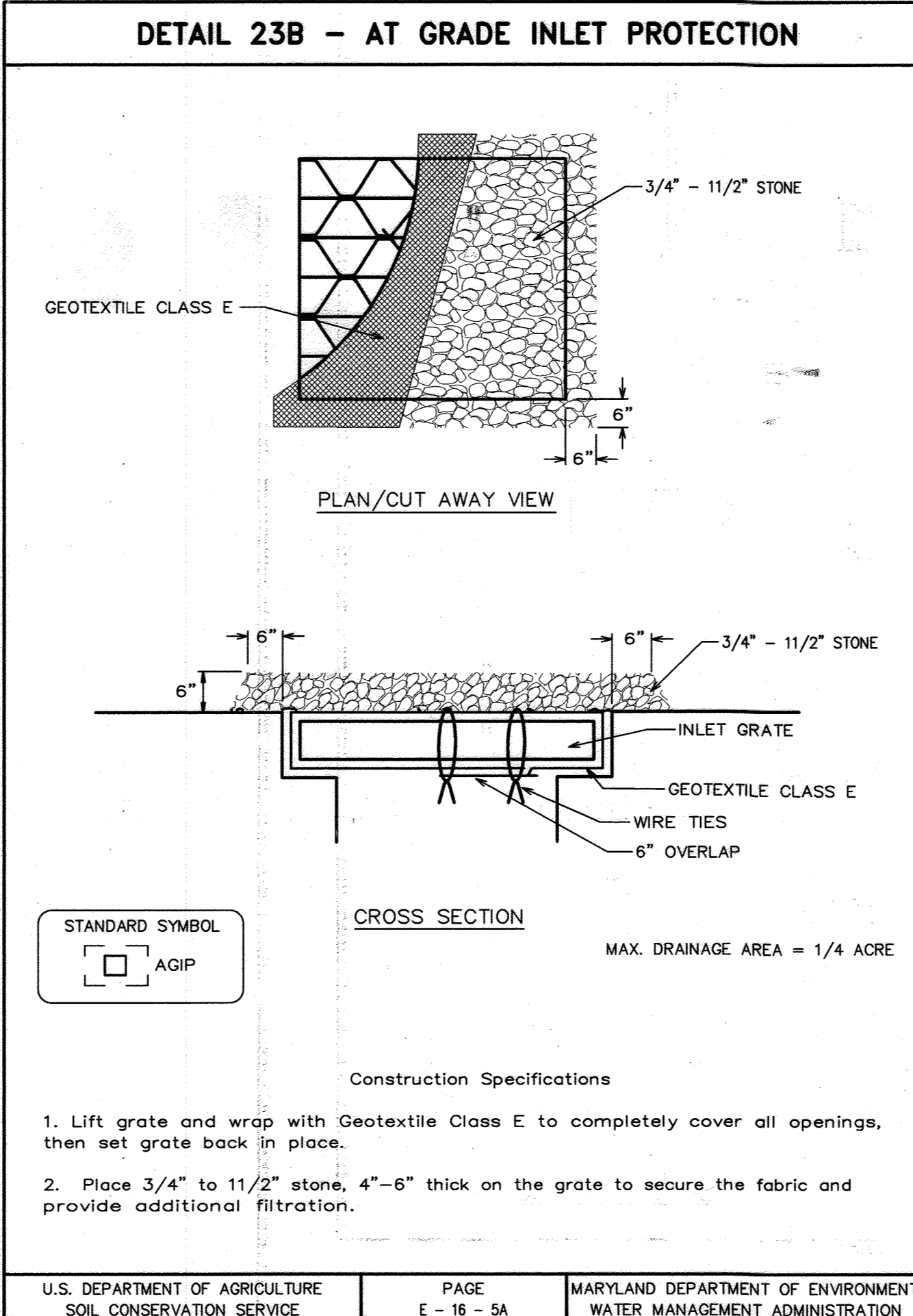
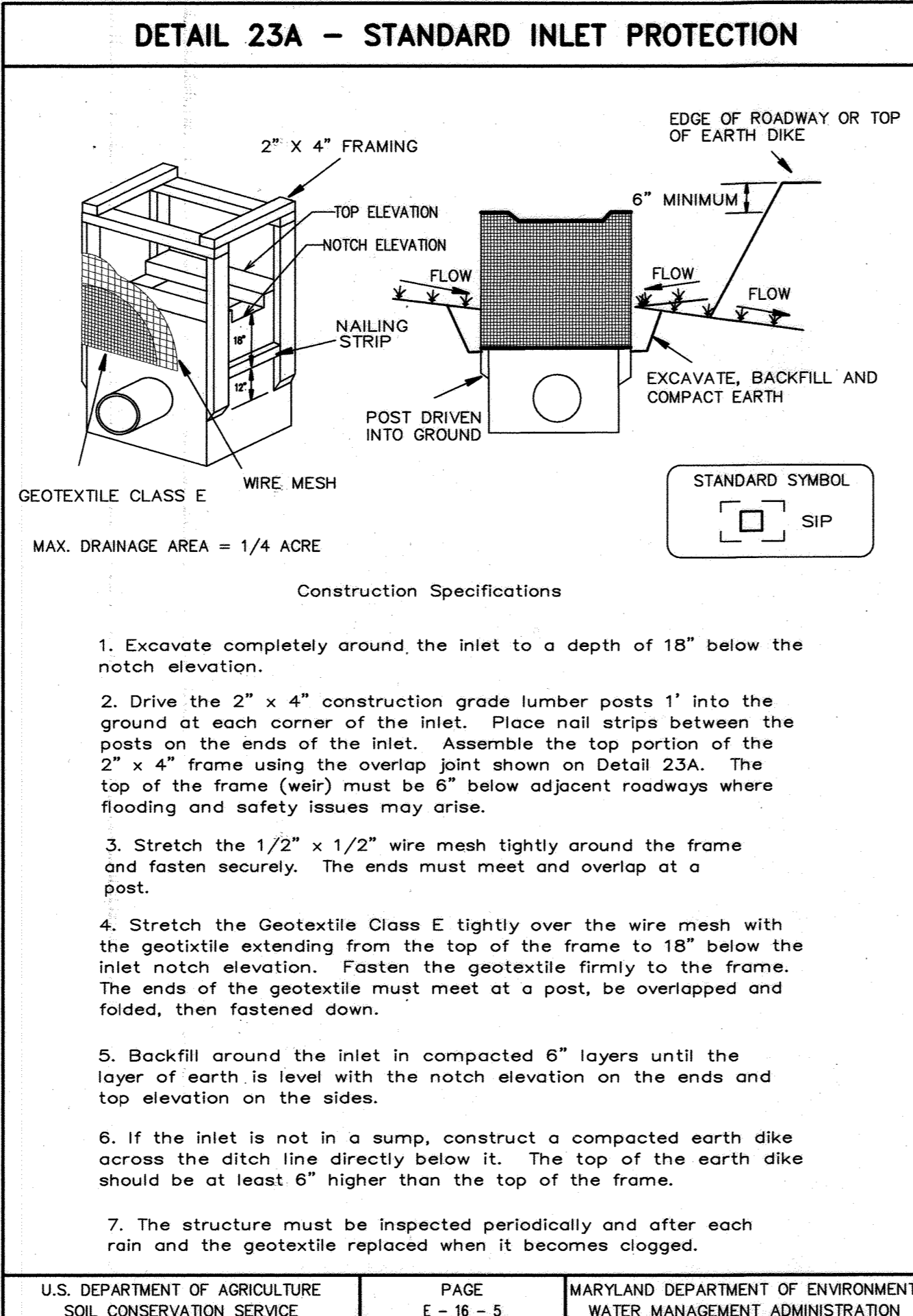
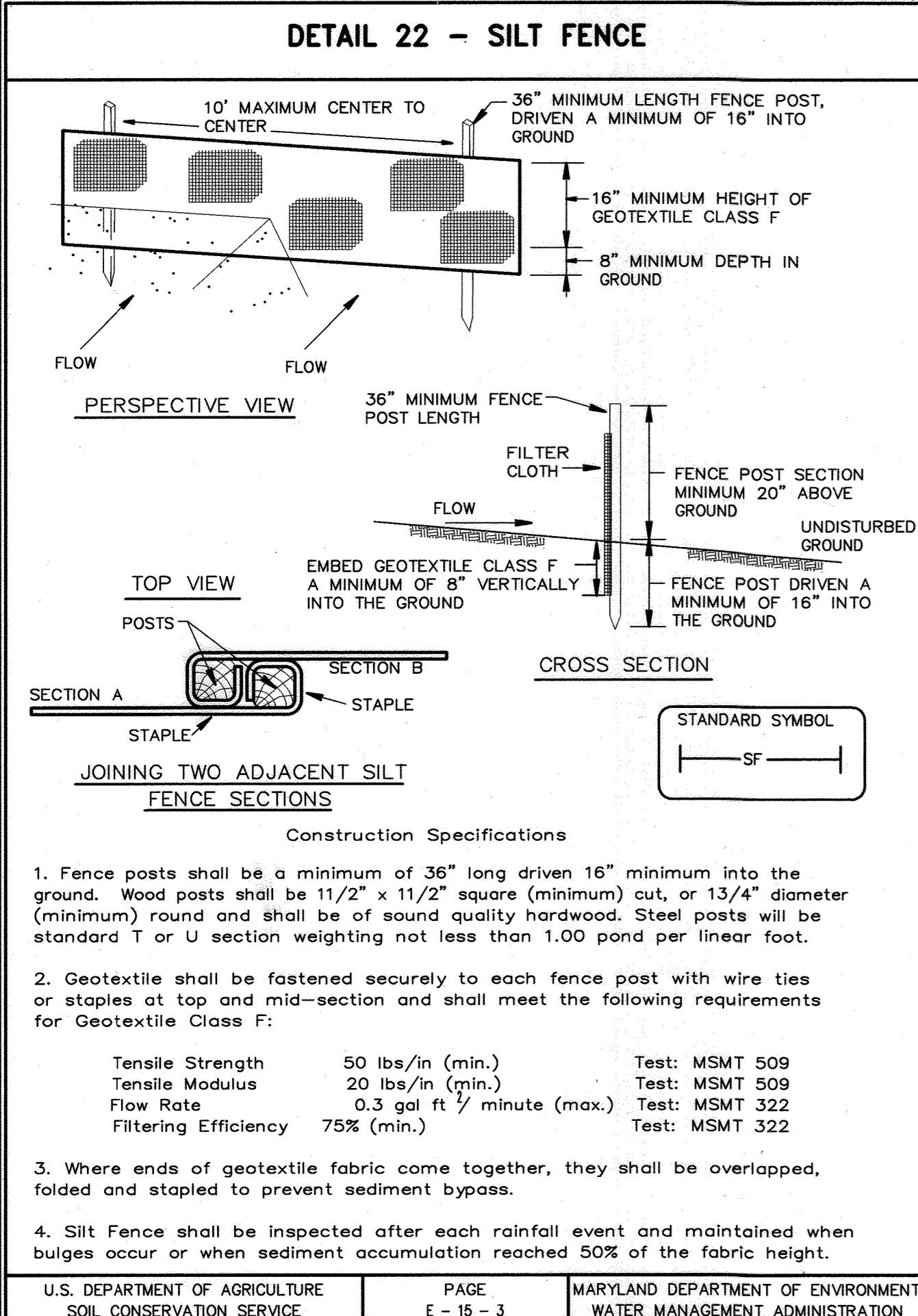
LEGEND

- 13.2 PROP. SPOT ELEVATION
- EXISTING 10' CONTOURS
- EXISTING 2' CONTOURS
- PROPOSED 10' CONTOURS
- PROPOSED 2' CONTOURS
- LIMIT OF DISTURBANCE
- TPD TREE PROTECTION DEVICE
- SSF SUPER SILT FENCE
- EXISTING DRAINAGE DIVIDE
- DRAINAGE DIVIDE
- STORM DRAINS

SOILS

- GIB2
- MID3
- MgB2

- EXISTING TREES
- ⊗ EX. TREES TO BE REMOVED
- STD. INLET PROTECTION
- ⊕ EXISTING FIRE HYDRANT
- ⊕ PROPOSED FIRE HYDRANT
- STOCKPILE AREA



BY THE DEVELOPER :

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

Daniel S. Hudson JUNE 14, 2006
DEVELOPER DANIEL S. HUDSON DATE

BY THE ENGINEER :

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

John W. Clapsaddle 6/22/2006
ENGINEER JOHN W. CLAPSADDLE DATE

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

Jim M. Ogden 6/26/06
NATURAL RESOURCES CONSERVATION SERVICE DATE

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

John R. Rintoul 6/26/06
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Debra DeLoyle 7/5/06
DIRECTOR DATE

Catharina 7/5/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Catharina 7/5/06
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DATE	NO.	REVISION

OWNER HOPKINS ROAD LIMITED PARTNERSHIP
9200 RUMSEY ROAD
COLUMBIA, MD 21045
410-997-7222

DEVELOPER MONTEPELIER III, LLC
MANAGING MEMBER: TC MARYLAND DEVELOPMENT, INC
1055 THOMAS JEFFERSON ST., SUITE 600
WASHINGTON, DC 20007
703-288-9200

PROJECT MONTEPELIER RESEARCH PARK PARCEL A

AREA TAX MAP 41 PARCEL 124 PAR A ZONING PEC
GRID 17 5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
PROPOSED 6 STORY OFFICE BUILDING

TITLE SEDIMENT CONTROL DETAILS AND TRAFFIC CONTROL DETAILS

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

John W. Clapsaddle 6/22/06
DESIGNED BY : JWC
DRAWN BY: RES
PROJECT NO : 14184-1-0
DATE : MAY 18, 2006
SCALE : NOT TO SCALE
DRAWING NO. 4 OF 10

SDP-06-097

21.0 STANDARD AND SPECIFICATIONS FOR TOPSOIL

- DEFINITION**
PLACEMENT OF TOPSOIL OVER A PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION.
- PURPOSE**
TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.
- CONDITIONS WHERE PRACTICE APPLIES**
- THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:
 - a. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
 - b. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS.
 - c. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
 - d. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.
 - FOR THE PURPOSE OF THESE STANDARDS AND SPECIFICATIONS, AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN FOR ADEQUATE STABILIZATION. AREAS HAVING SLOPES STEEPER THAN 2:1 SHALL HAVE THE APPROPRIATE STABILIZATION SHOWN ON THE PLANS.
- CONSTRUCTION AND MATERIAL SPECIFICATIONS**
- TOPSOIL SALVAGED FROM THE EXISTING SITE MAY BE USED PROVIDED THAT IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-SCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTATION STATION.
 - TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:
 - i. TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. REGARDLESS, TOPSOIL SHALL NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND SHALL CONTAIN LESS THAN 5% BY VOLUME OF CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN 1-1/2" IN DIAMETER.
 - ii. TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
 - iii. WHERE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE SPREAD AT THE RATE OF 4-8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER DESIGNATED AREAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.
 - FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:
 - i. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.
 - FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:
 - i. ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER AND LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:
 - a. PH FOR TOPSOIL SHALL BE BETWEEN 6.0 AND 7.5. IF THE TESTED SOIL DEMONSTRATES A PH OF LESS THAN 6.0, SUFFICIENT LIME SHALL BE PRESCRIBED TO RAISE THE PH TO 6.5 OR HIGHER.
 - b. ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 1.5 PERCENT BY WEIGHT.
 - c. TOPSOIL HAVING SOLUBLE SALT CONTENT GREATER THAN 500 PARTS PER MILLION SHALL NOT BE USED.
 - d. NO SOD OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO PERMIT DISSIPATION OF PHYTO-TOXIC MATERIALS.
 - ii. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.
 - TOPSOIL APPLICATION
 - i. WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE AND SEDIMENT TRAPS AND BASINS.
 - ii. GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBERT 4" - 8" HIGHER IN ELEVATION.
 - iii. TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4" - 8" LAYER AND LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF 4". SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.
 - iv. TOPSOIL SHALL NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.
 - ALTERNATIVE FOR PERMANENT SEEDING - INSTEAD OF APPLYING THE FULL AMOUNTS OF LIME AND COMMERCIAL FERTILIZER, COMPOSTED SLUDGE AND AMENDMENTS MAY BE APPLIED AS SPECIFIED BELOW:
 - i. COMPOSTED SLUDGE MATERIAL FOR USE AS A SOIL CONDITIONER FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES SHALL BE TESTED TO PRESCRIBE AMENDMENTS AND FOR SITE HAVING DISTURBED AREAS UNDER 5 ACRES SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
 - a. COMPOSTED SLUDGE SHALL BE SUPPLIED BY, OR ORIGINATE FROM, A PERSON OR PERSONS THAT ARE PERMITTED (AT THE TIME OF ACQUISITION OF THE COMPOST) BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT UNDER COMAR 26.04.06.
 - b. COMPOSTED SLUDGE SHALL CONTAIN AT LEAST 1 PERCENT NITROGEN, 1.5 PERCENT PHOSPHORUS, AND 0.2 PERCENT POTASSIUM AND HAVE A PH OF 7.0 TO 8.0. IF COMPOST DOES NOT MEET THESE REQUIREMENTS, THE APPROPRIATE CONSTITUENTS MUST BE ADDED TO MEET THE REQUIREMENTS PRIOR TO USE.
 - c. COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1,000 SQUARE FEET.
 - d. COMPOSTED SLUDGE SHALL BE AMENDED WITH A POTASSIUM FERTILIZER APPLIED AT THE RATE OF 4 LB/1,000 SQUARE FEET, AND 1/3 THE NORMAL LIME APPLICATION RATE. REFERENCES: GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SODDING, MD-YA, PUB. #1, COOPERATIVE EXTENSION SERVICE, UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES, REVISED 1973.

SEQUENCE OF CONSTRUCTION

- OBTAIN THE GRADING PERMIT AND ALL OTHER REQUIRED PERMITS NECESSARY TO BEGAIN CONSTRUCTION UNDER THE SITE DEVELOPMENT PLAN. (1 WEEK)
- INSTALL THE STABILIZED CONSTRUCTION ENTRANCE AND SUPER SILT FENCE AS SHOWN ON THE PLANS. INSTALL THE SUPER SILT FENCE ACROSS THE LOWER TWO PROPOSED ENTRANCES TO PROVIDE FULL PERIMETER CONTROL OF SEDIMENT RUNOFF. (2 DAYS)
- OBTAIN THE COUNTY INSPECTOR'S APPROVAL OF THE INSTALLATION OF ALL SEDIMENT CONTROL DEVICES BEFORE PROCEEDING WITH GRADING OPERATIONS. (1 DAY)
- BEGIN ROUGH GRADING OF THE SITE. CHECK ALL SEDIMENT CONTROL DEVICES REGULARLY AFTER EACH RAINSTORM EVENT AND MAKE THE NECESSARY REPAIRS TO MEET THE ORIGINAL DEVICE SPECIFICATIONS. UPON COMPLETION OF GRADING IN ANY AREA, STABILIZE THE AREA WITH TEMPORARY OR PERMANENT STABILIZATION ACCORDING TO THE SEEDING SPECIFICATIONS PROVIDED. (1 MONTH)
- UPON COMPLETION OF ROUGH GRADING, START CONSTRUCTING THE UTILITIES. WRAP ALL INLETS WITH SUPER SILT FENCE IMMEDIATELY UPON CONSTRUCTION OF THE INLET. (1 MONTH)
- CONSTRUCT BUILDING AND INSTALL LIGHTING, ELECTRICAL WIRING, GAS LINES, TELEPHONE AND ANY OTHER UTILITY TO BE UNDER PAVED AREAS OF THE SITE. (7 MONTHS)
- UPON COMPLETION OF UTILITY CONSTRUCTION, FINE GRADE THE PARKING AREA AND BEGIN CURB AND GUTTER CONSTRUCTION. REMOVE PORTIONS OF SUPER SILT FENCES WHICH CONFLICT WITH THE ENTRANCES. CONTINUE CONSTRUCTION OF THE BUILDING INTERIOR AND EXTERIOR. (1 WEEK)
- UPON COMPLETION OF CURB AND GUTTER, FINE GRADE PARKING LOT AND INSTALL BASE PAVING. INSTALL INLET PROTECTION DEVICES AS APPROPRIATE DEPENDING ON TYPE OF INLET. FOR EXAMPLE CURB OPENING INLETS SHALL RECEIVE CURB INLET PROTECTION. DELAY CONSTRUCTION OF SURFACE PAVING UNTIL ALL HEAVY EQUIPMENT HAS LEFT THE SITE. (1 MONTH)
- UPON COMPLETION OF ALL BUILDING CONSTRUCTION, FINE GRADE LANDSCAPING AREAS AND PLANT GRASS OR INSTALL PERMANENT LANDSCAPE MATERIALS PER THE LANDSCAPE PLANS. (1 WEEK)
- UPON COMPLETE STABILIZATION OF THE SITE, REMOVE INLET PROTECTION DEVICES AND INSTALL THE PAVING SURFACE COURSE AND INSTALL ALL THE REQUIRED PARKING LOT STRIPINGS. (1 WEEK)
- UPON COMPLETE ESTABLISHMENT OF ALL STABILIZATION, CONSULT WITH THE COUNTY INSPECTOR AND REMOVE ANY REMAINING SEDIMENT CONTROL DEVICES. STABILIZE ANY REMAINING DISTURBED AREAS. (1 DAY)

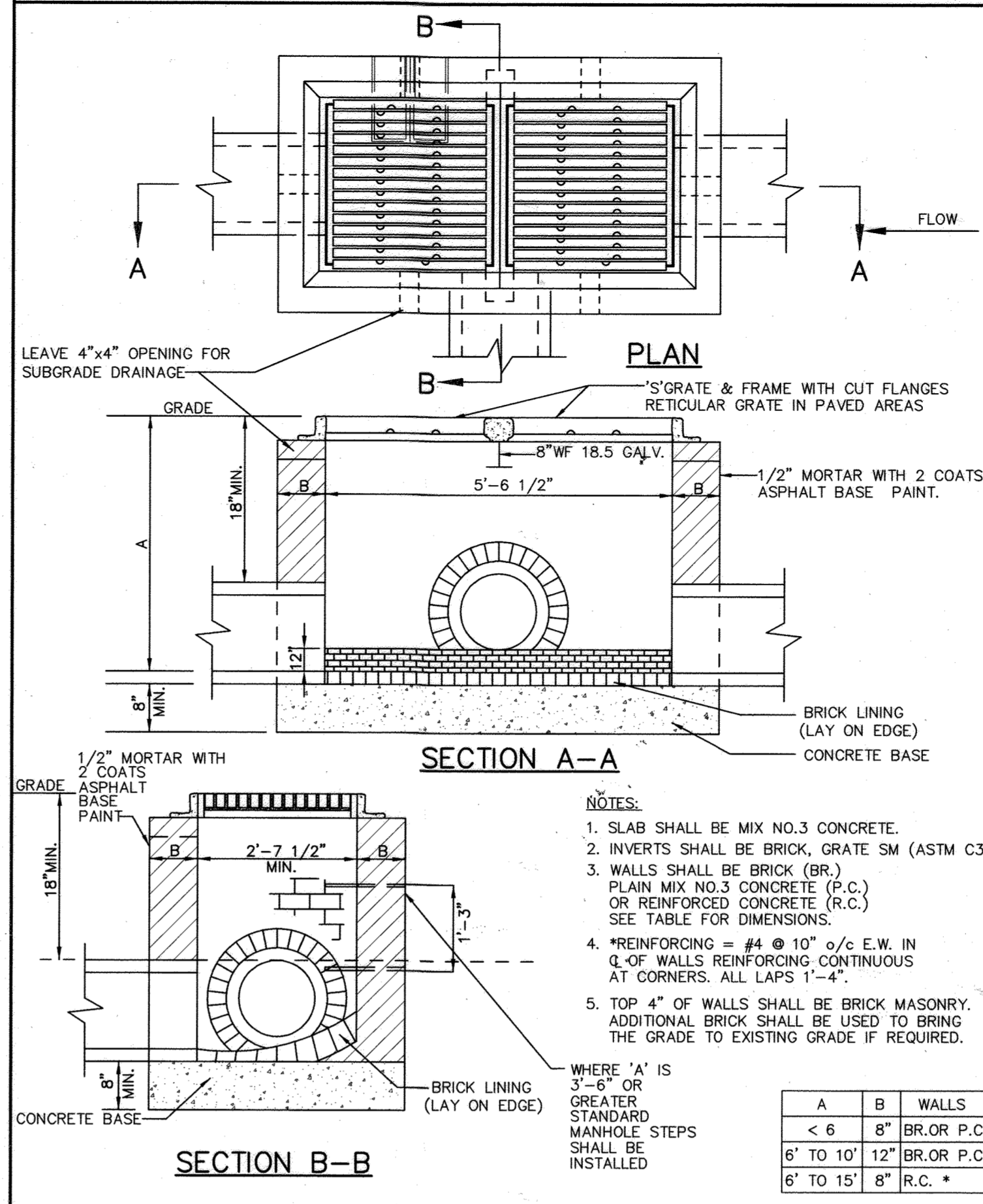
STANDARD SEDIMENT CONTROL NOTES

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

TOTAL AREA OF SITE	12,006 ACRES
AREA DISTURBED	11.9 ACRES
AREA TO BE ROOFED OR PAVED	9.8 ACRES
AREA TO BE VEGETATIVELY STABILIZED	2.1 ACRES
TOTAL CUT	24,063 CU. YARDS
TOTAL FILL	21,849 CU. YARDS

 OFFSITE WASTE AREA LOCATION TO HAVE ACTIVE GRADING PERMIT
- ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
- ADDITIONAL SEDIMENT CONTROLS MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH SHALL BE BACK-FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.
- SITE GRADING WILL BEGAIN ONLY AFTER ALL PERIMETER SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED AND ARE IN A FUNCTIONING CONDITION.
- SEDIMENT WILL BE REMOVED FROM TRAPS WHEN ITS DEPTH REACHES CLEAN OUT ELEVATION SHOWN ON THE PLANS.
- CUT AND FILL QUANTITIES PROVIDED UNDER SITE ANALYSIS DO NOT REPRESENT BID QUANTITIES. THESE QUANTITIES DO NOT DISTINGUISH BETWEEN TOPSOIL, STRUCTURAL FILL OR EMBANKMENT MATERIAL, NOR DO THEY REFLECT CONSIDERATION OF UNDERCUTTING OR REMOVAL OF UNSUITABLE MATERIAL. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH SITE CONDITIONS WHICH MAY AFFECT THE WORK.

MODIFIED DOUBLE TYPE 'S' INLET SD4.23 (INLET A-4)



BY THE DEVELOPER :

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

Daniel S. Hudson JUNE 14, 2006
DEVELOPER DANIEL S. HUDSON DATE

BY THE ENGINEER :

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

John W. Clapsaddle 6/22/06
ENGINEER JOHN W. CLAPSADDLE DATE

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

Jim Moran 6/26/06
NATURAL RESOURCES CONSERVATION SERVICE DATE

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

Paul Blanton 6/26/06
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Dan S. Coyle 7/5/06
DIRECTOR DATE

John W. Clapsaddle 6/26/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

John W. Clapsaddle 7/5/06
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DATE	NO.	REVISION

OWNER HOPKINS ROAD LIMITED PARTNERSHIP
9200 RUMSEY ROAD
COLUMBIA, MD 21045
410-997-7222

DEVELOPER MONTEPELIER III, LLC
MANAGING MEMBER: TC MARYLAND DEVELOPMENT, INC.
1055 THOMAS JEFFERSON ST., SUITE 600
WASHINGTON, DC 20007
703-288-9200

PROJECT MONTEPELIER RESEARCH PARK
PARCEL A

AREA TAX MAP 41 PARCEL 124 PAR A ZONING PEC
GRID 17 5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
PROPOSED 6 STORY OFFICE BUILDING

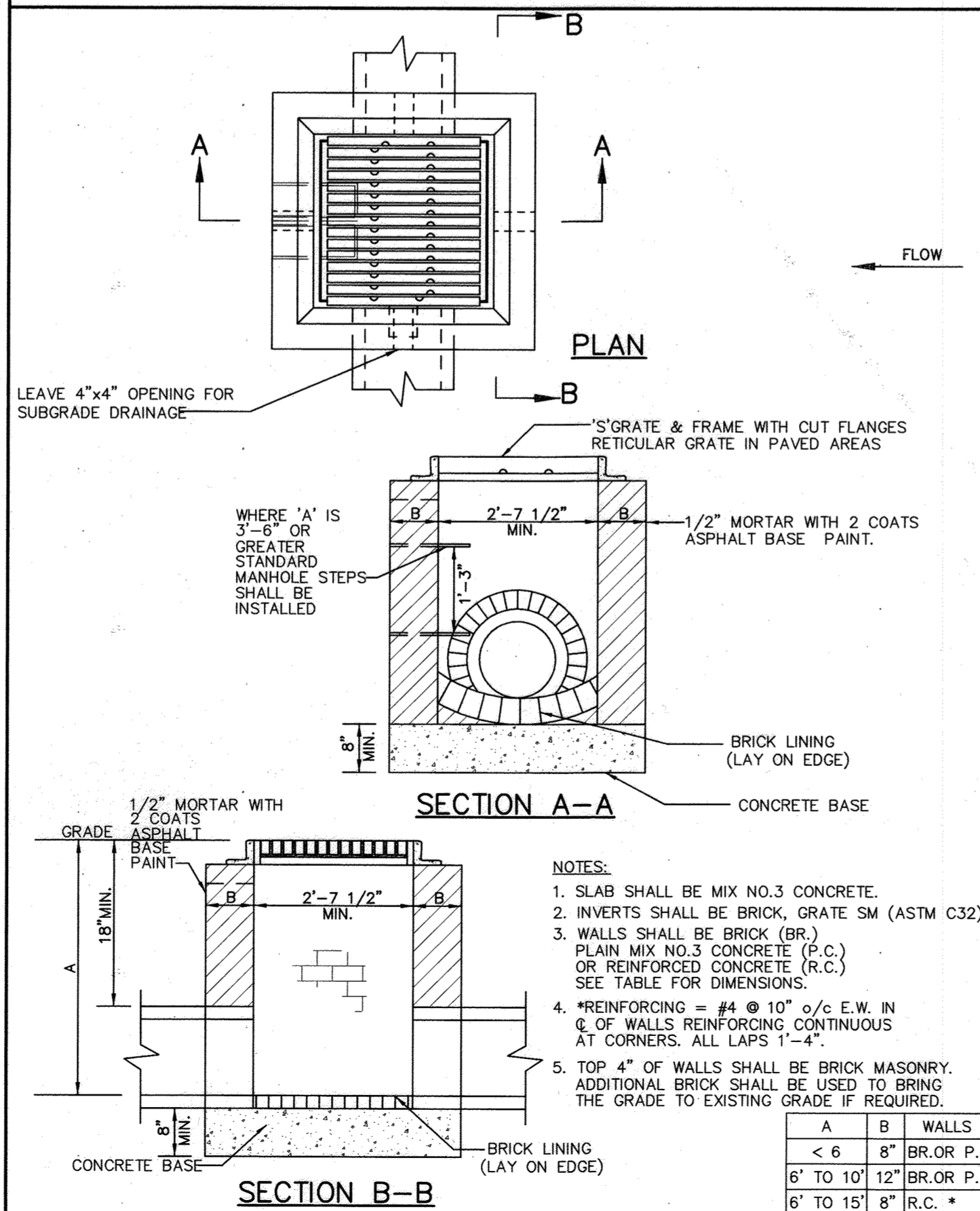
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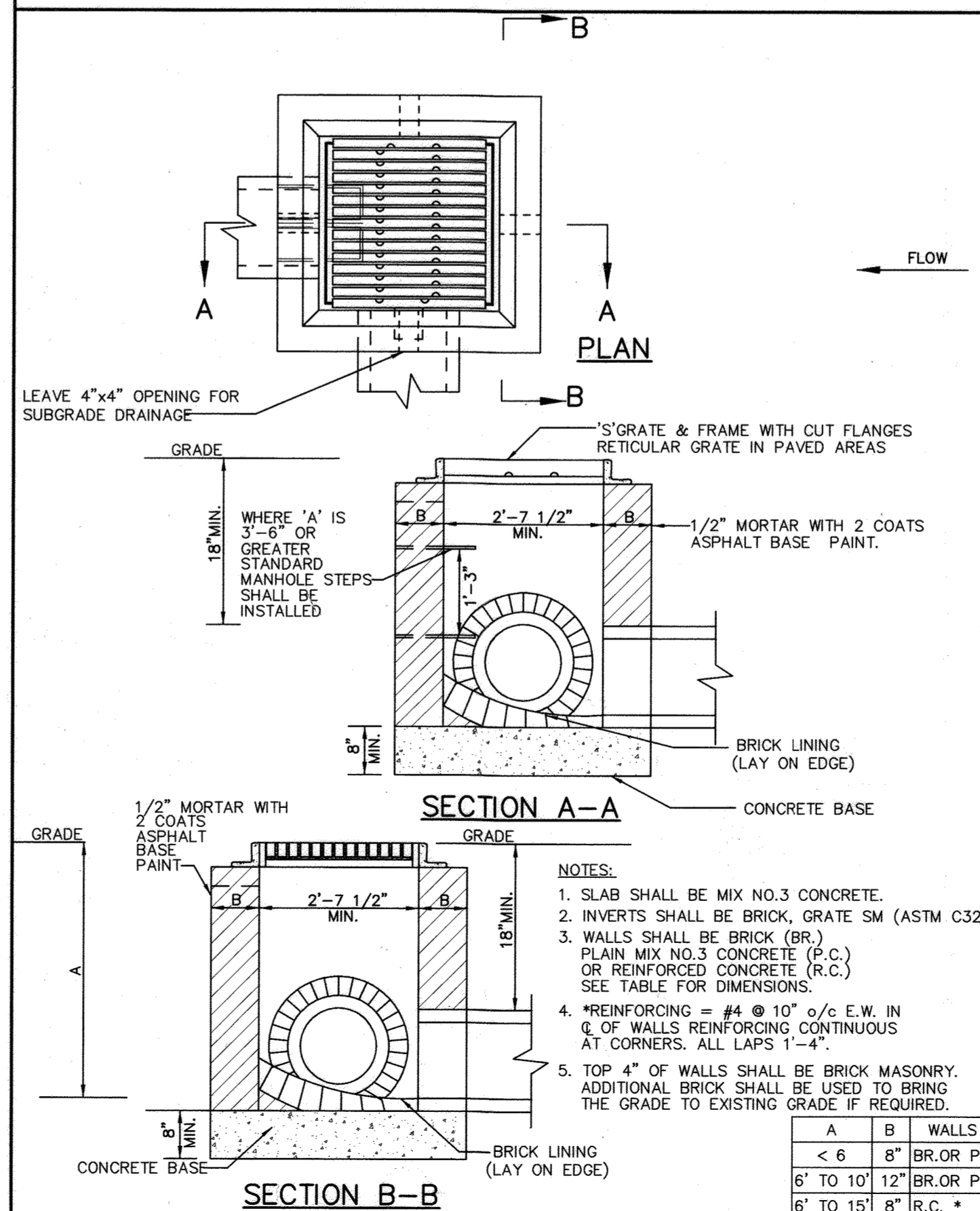
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PROJECT NO.: 14184-1-0
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DRAWING NO.: 5 OF 20

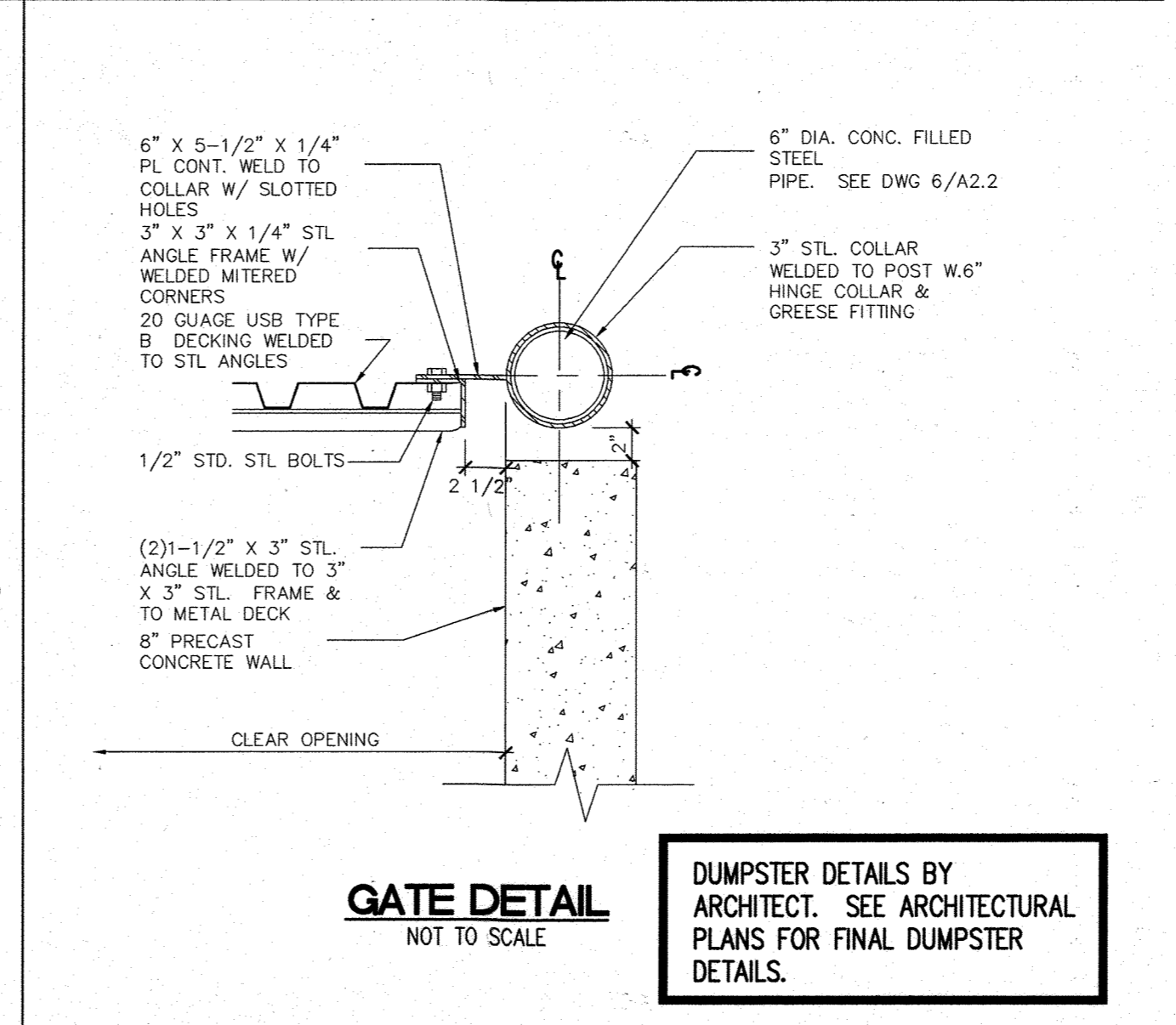
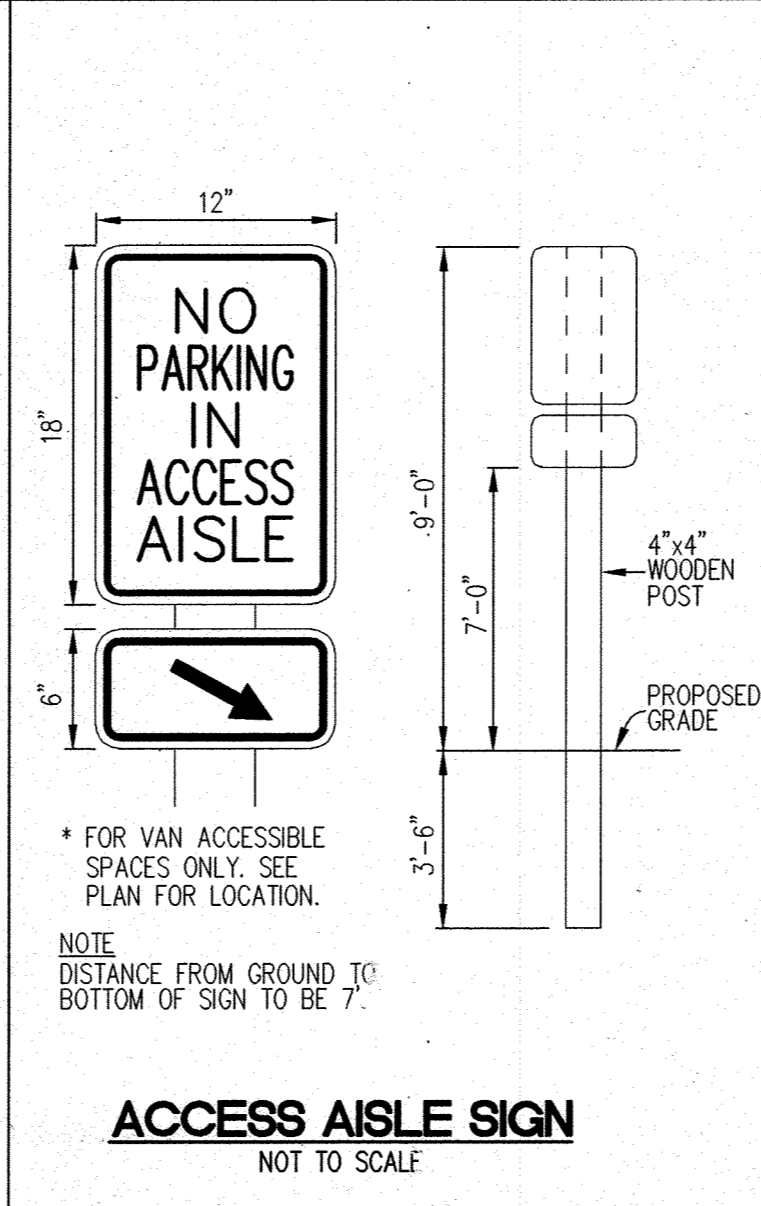
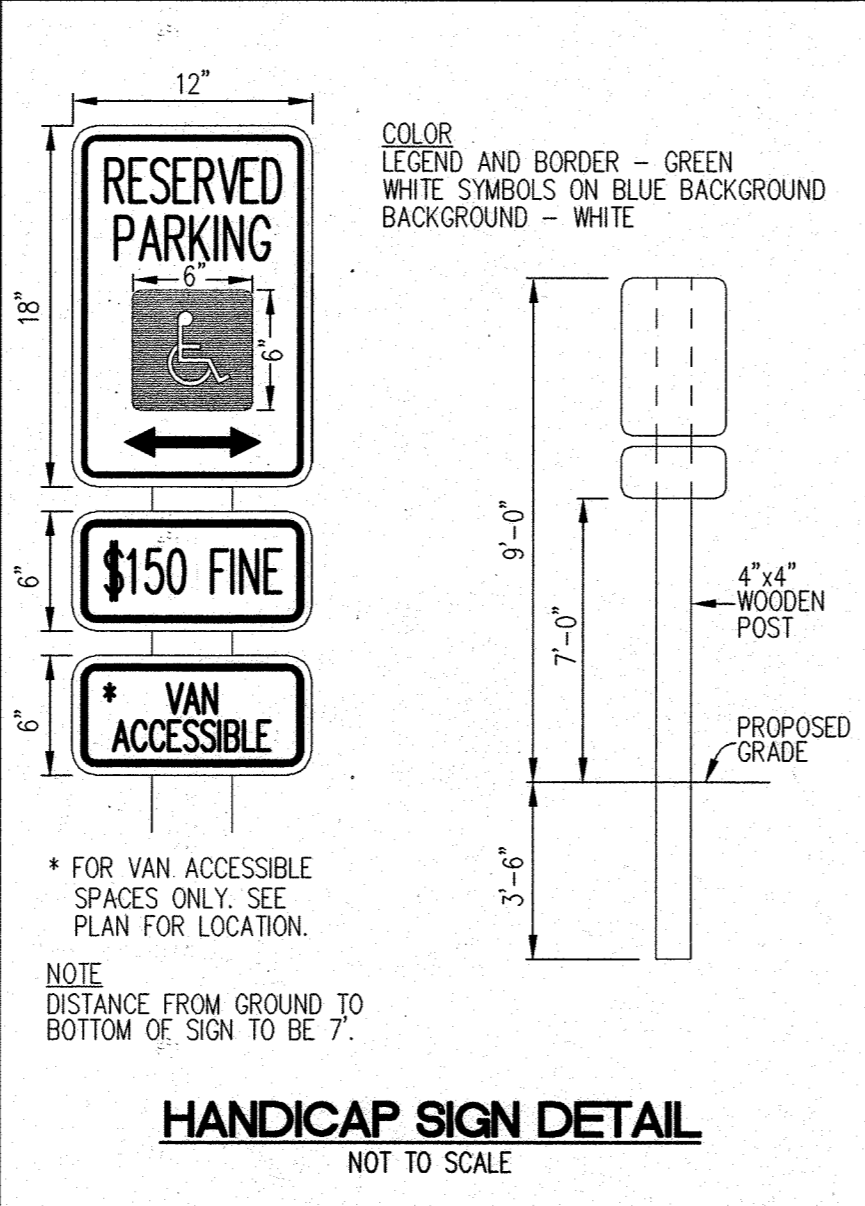
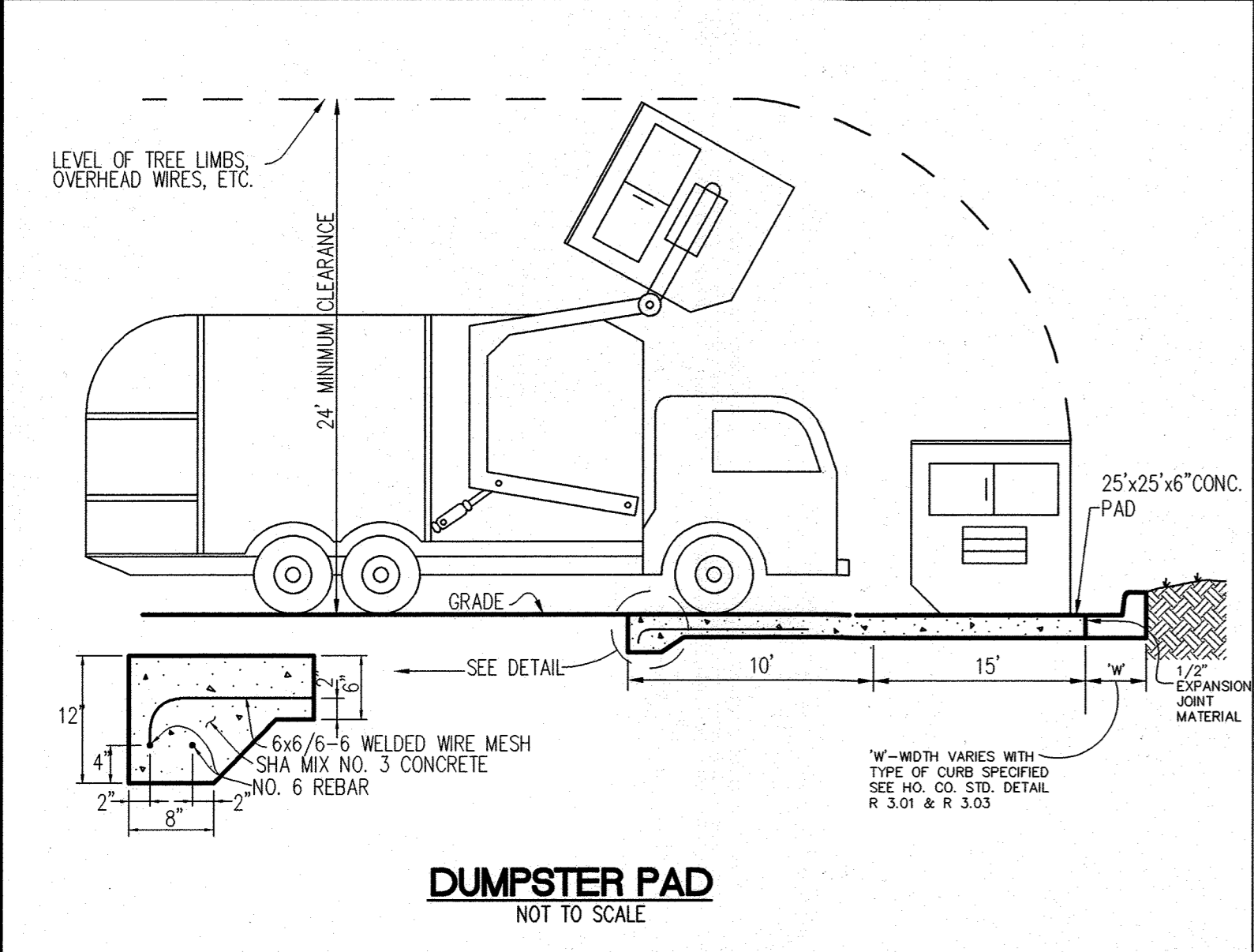
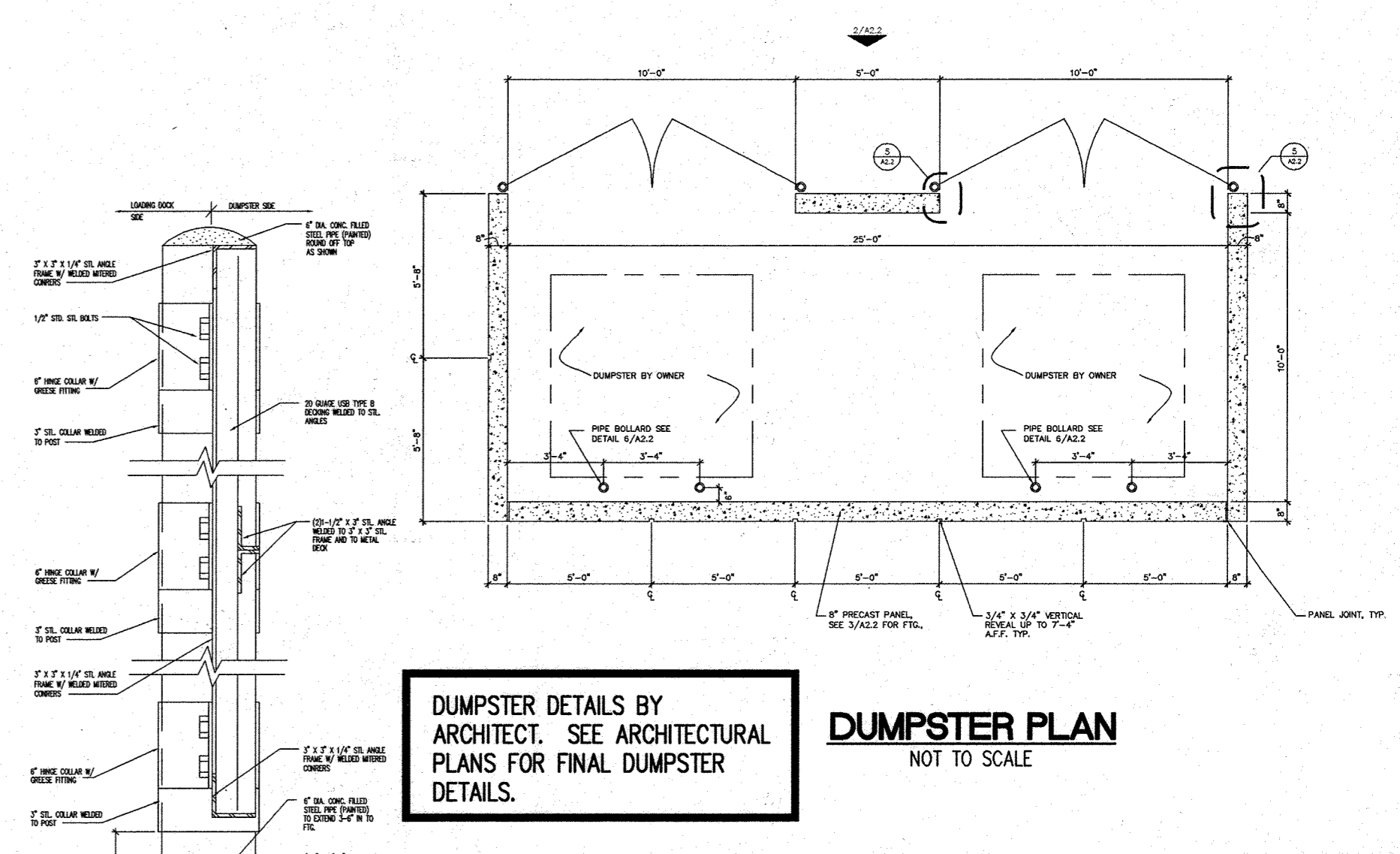
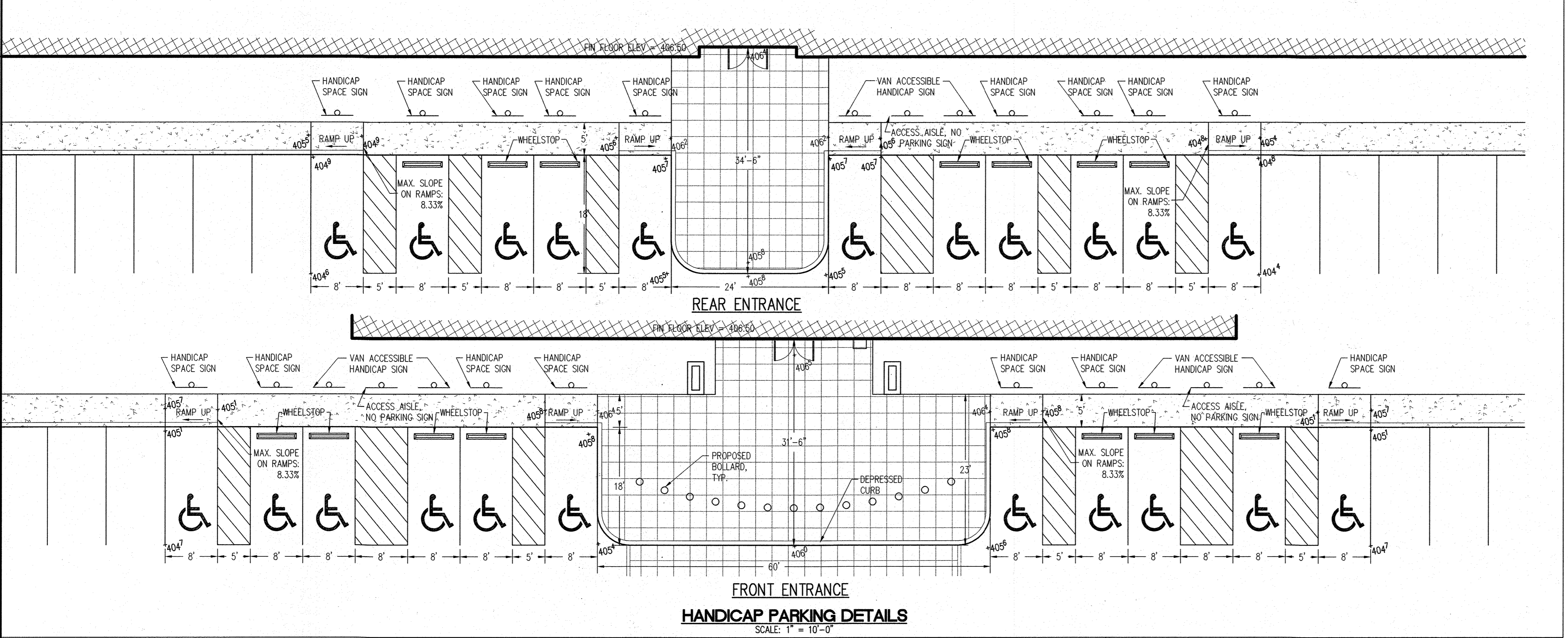
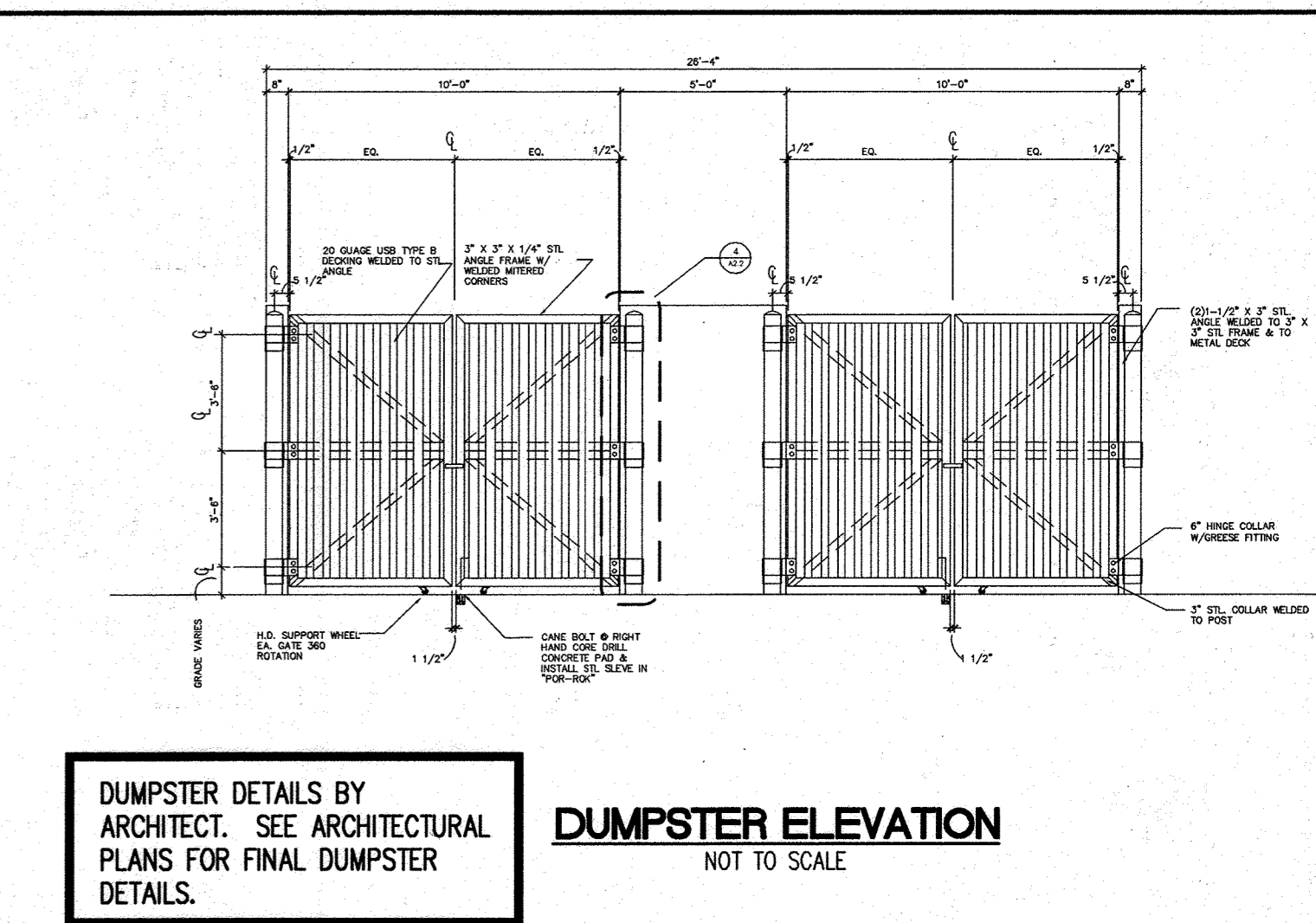
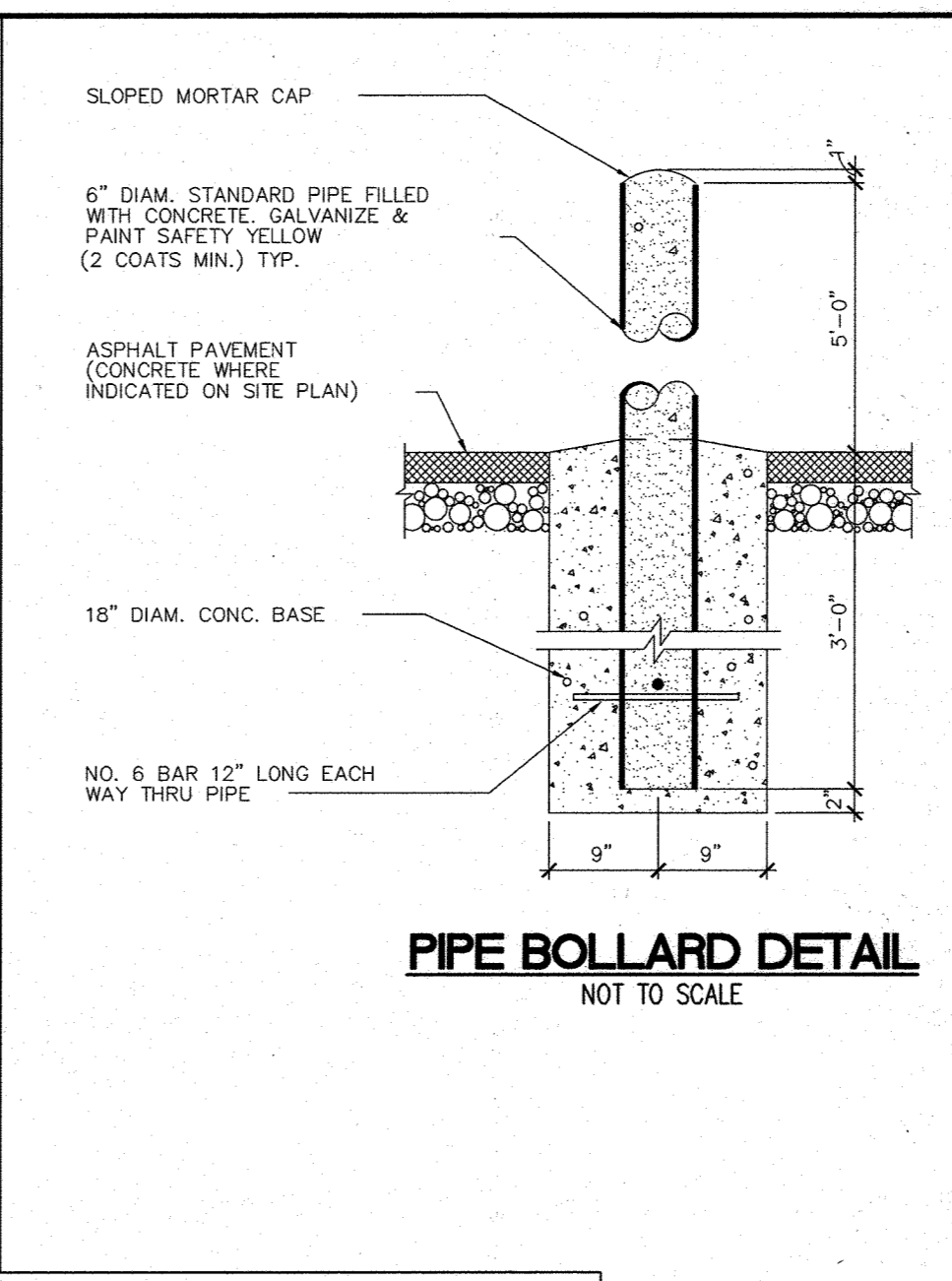
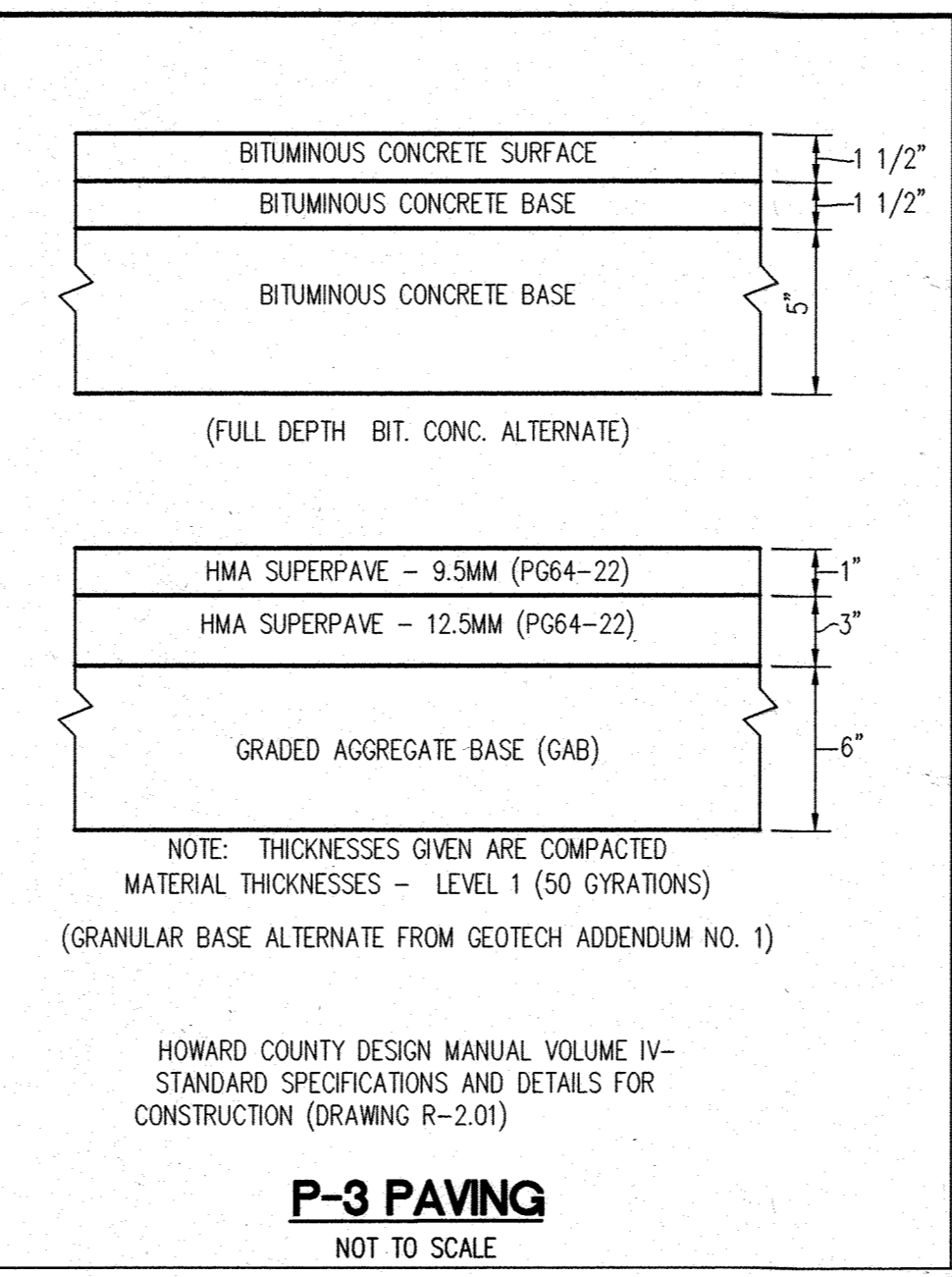
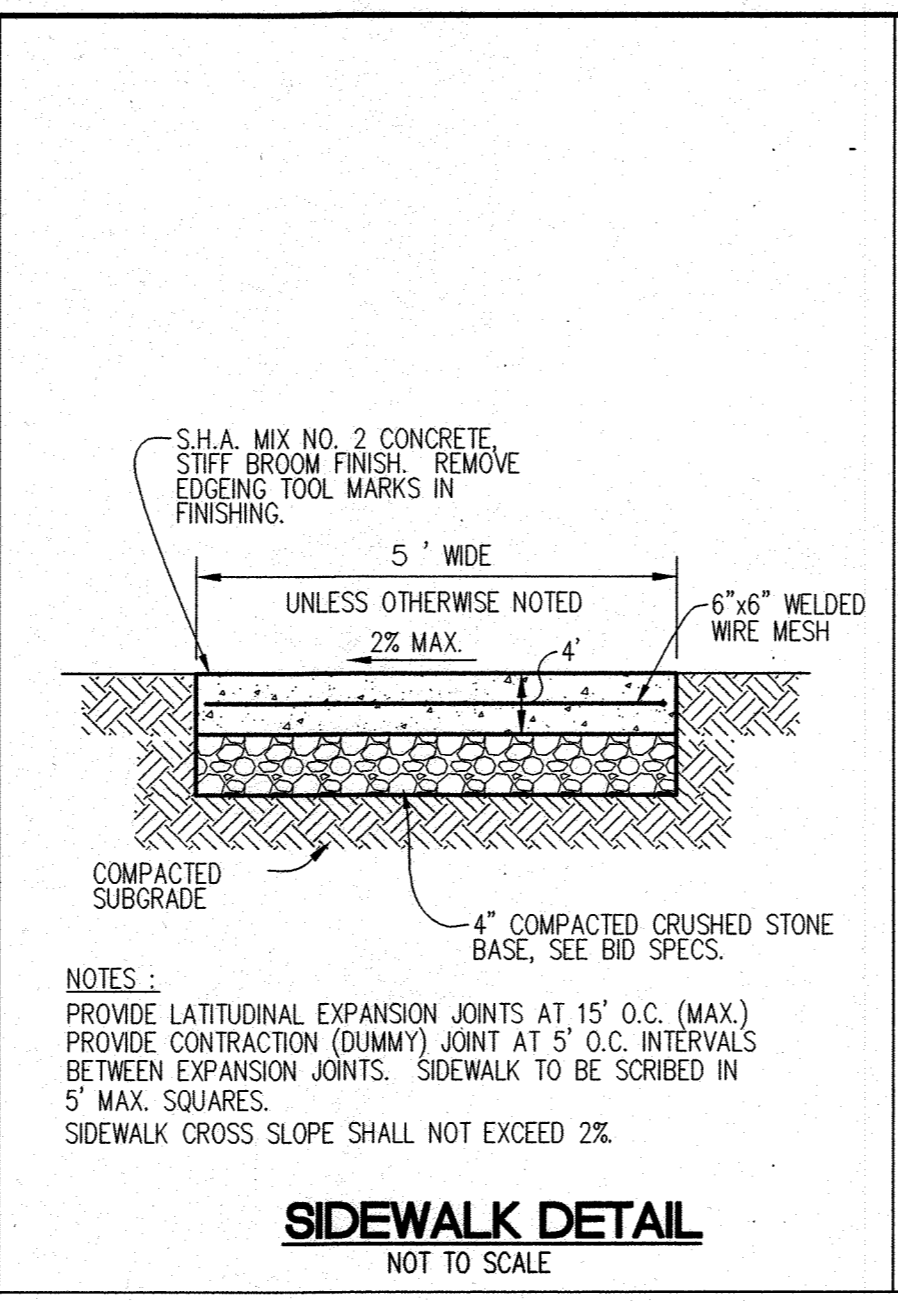
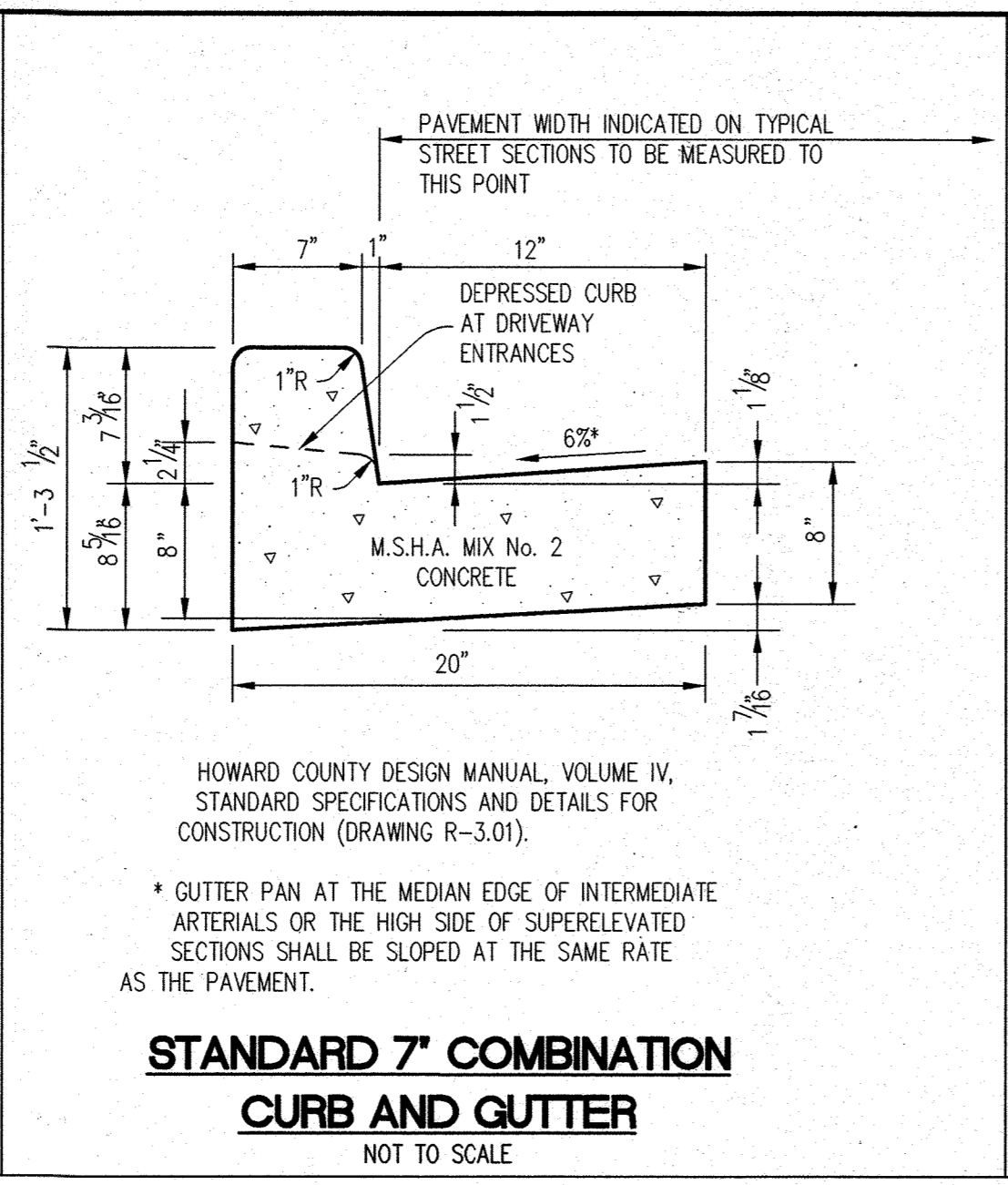
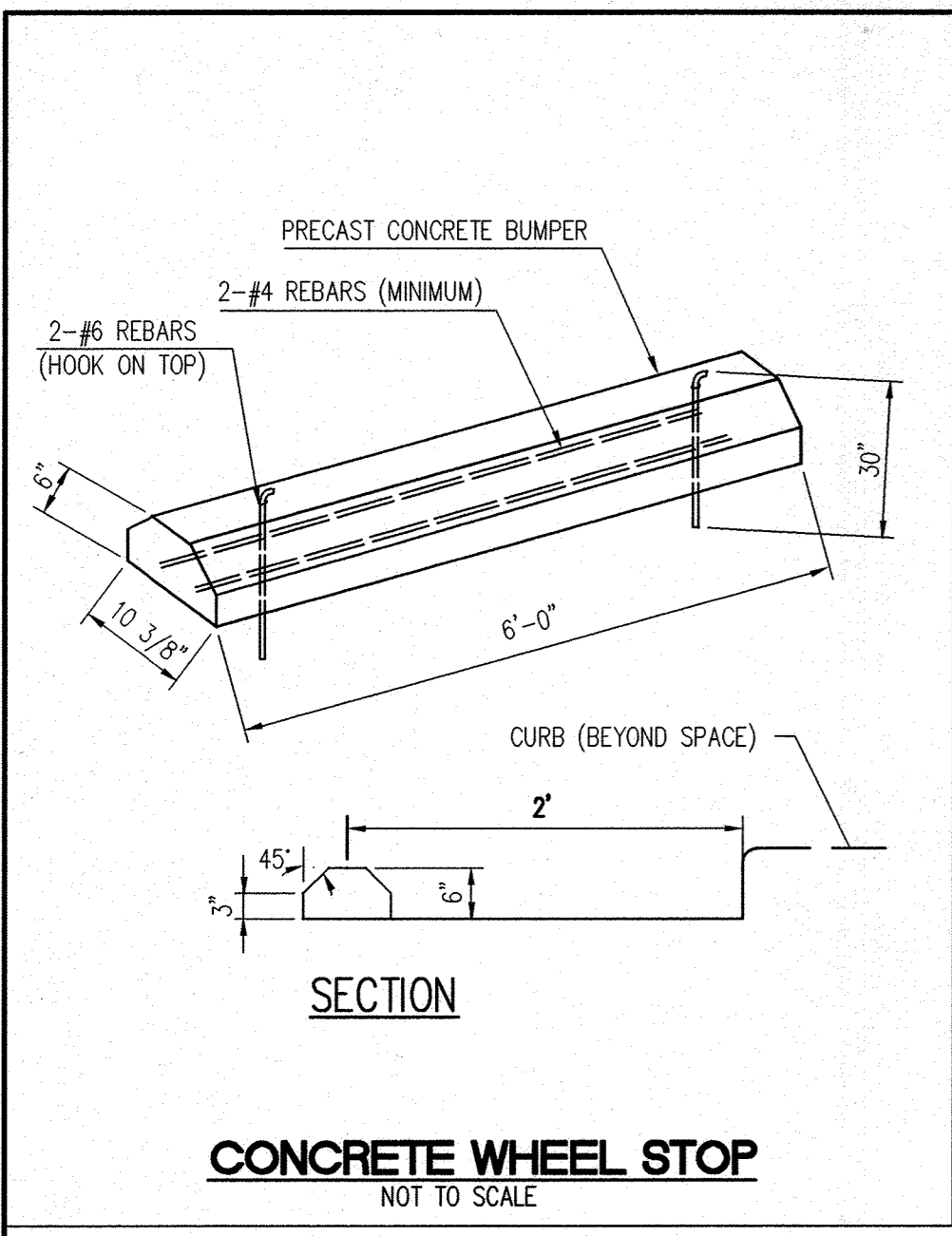
John W. Clapsaddle 6/24/06
JOHN W. CLAPSADDLE #16956

MODIFIED TYPE 'S' INLET SD4.22 (INLET B-5)



MODIFIED TYPE 'S' INLET SD4.22 (INLET B-1)





DUMPSTER WALL SECTION
NOT TO SCALE

DUMPSTER DETAILS BY ARCHITECT. SEE ARCHITECTURAL PLANS FOR FINAL DUMPSTER DETAILS.

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Director: *Mark A. Lough* 10/6/02 DATE

Chief, Development Engineering Division: *John W. Clapsaddle* 10/4/02 DATE

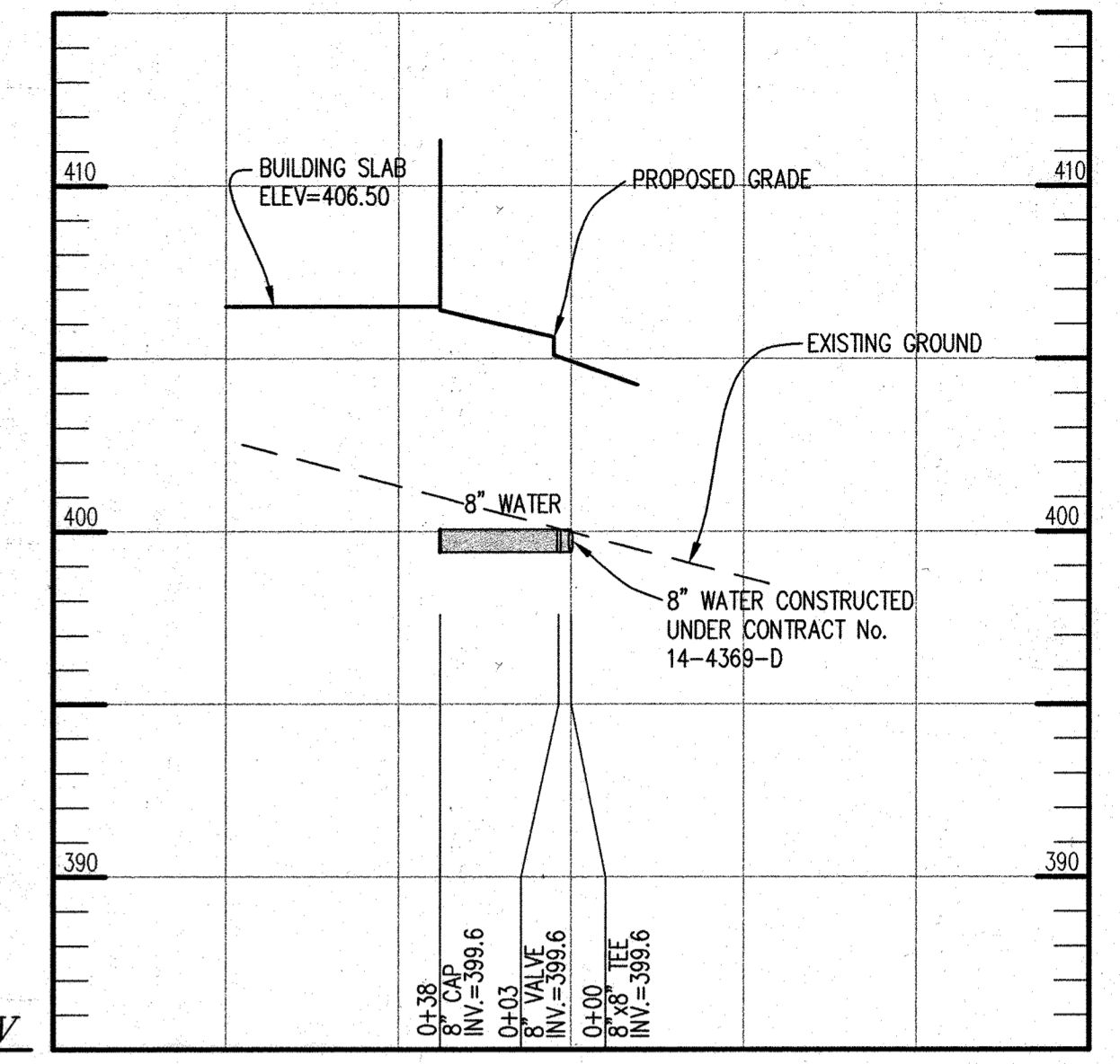
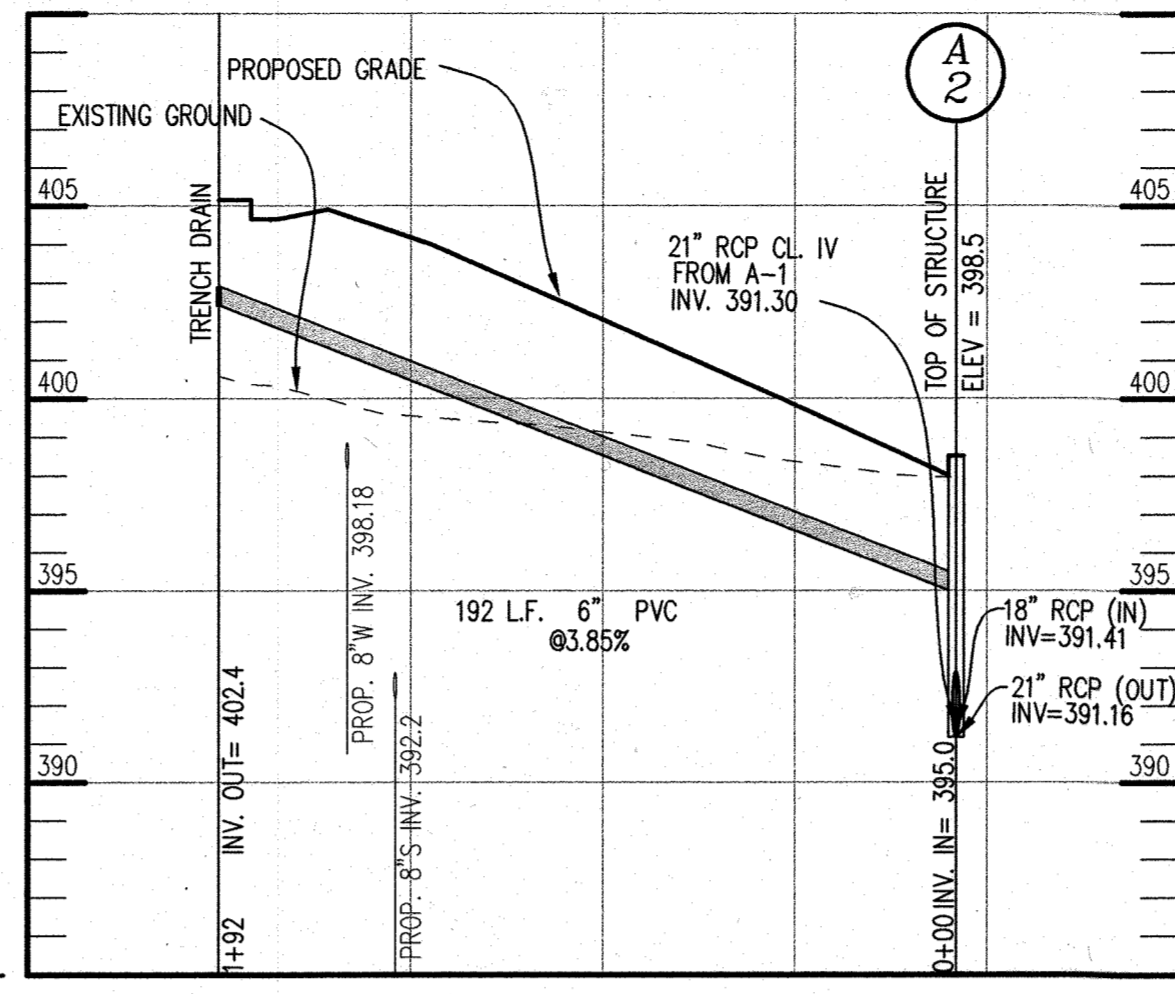
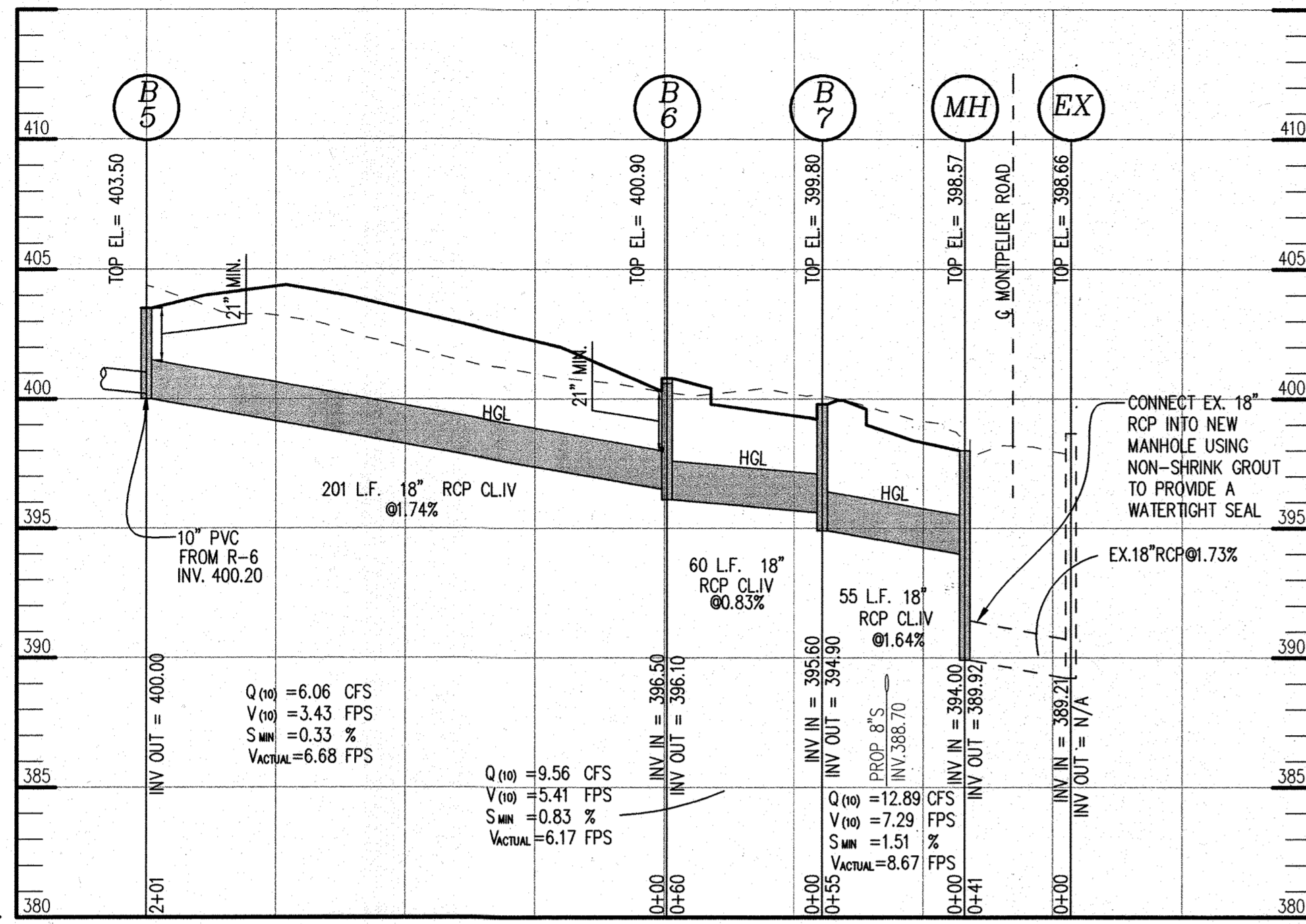
Chief, Division of Land Development: *Andy Hornum* 8/16/02 DATE

07/20/06	1	REVISE PARKING, GRADING
DATE	NO.	REVISION
OWNER: HOPKINS ROAD LIMITED PARTNERSHIP 9200 RUMSEY ROAD COLUMBIA, MD 21045 410-997-7222		
DEVELOPER: MONTPELIER III, LLC MANAGING MEMBER: TC MARYLAND DEVELOPMENT, INC. 1055 THOMAS JEFFERSON ST., SUITE 600 WASHINGTON, DC 20007 703-288-9200		
PROJECT: MONTPELIER RESEARCH PARK PARCEL A		
AREA TAX MAP 41 PARCEL 124 PAR A ZONING PEC GRID 17 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND PROPOSED 6 STORY OFFICE BUILDING		
TITLE: REVISED DETAIL SHEET		
Patton Harris Rust & Associates, pc Engineers, Surveyors, Planners, Landscape Architects. 8818 Centre Park Drive Columbia, MD 21045 T 410.997.8900 F 410.997.9282		
DESIGNED BY : ALC		
DRAWN BY: ALC		
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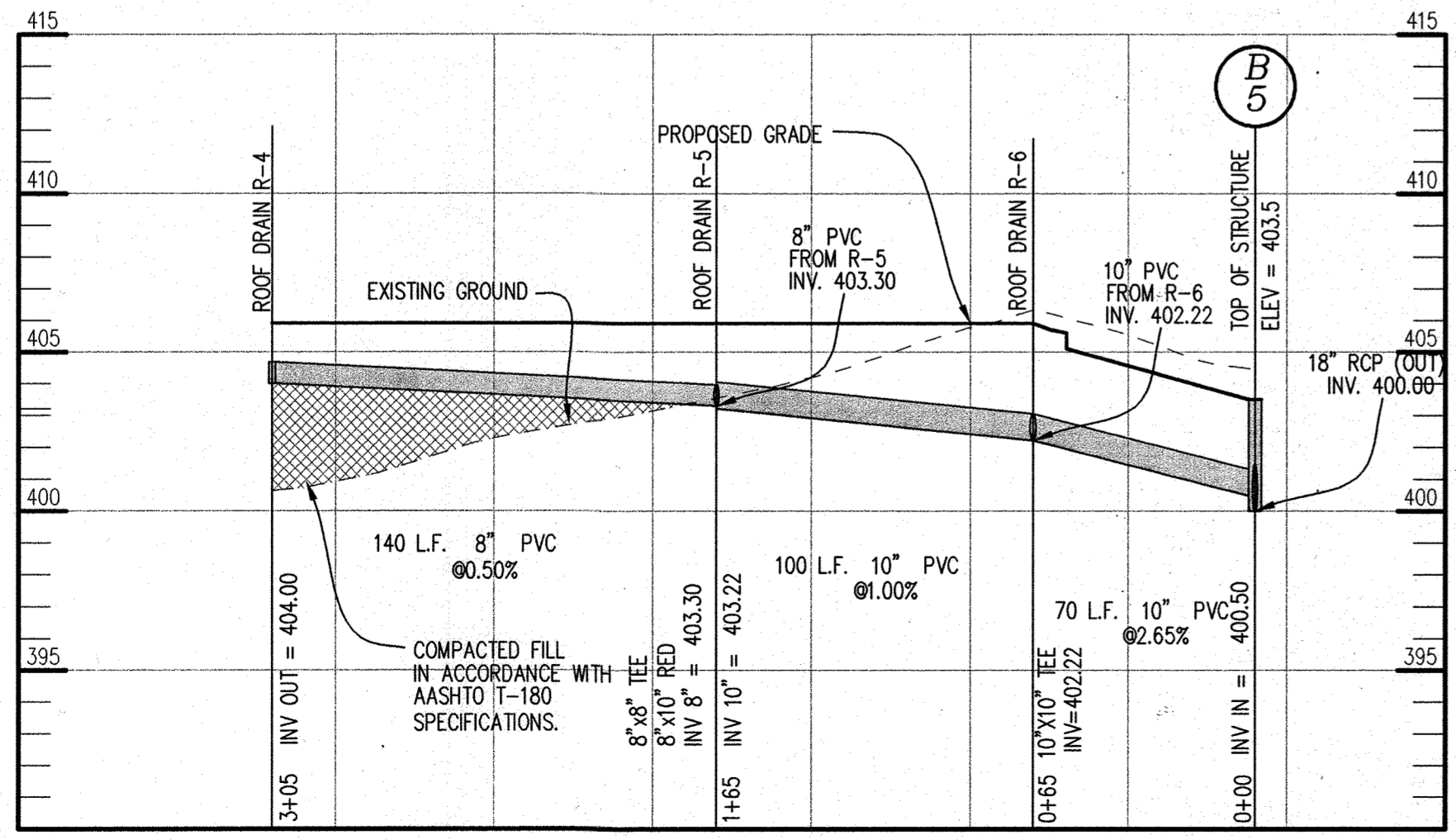
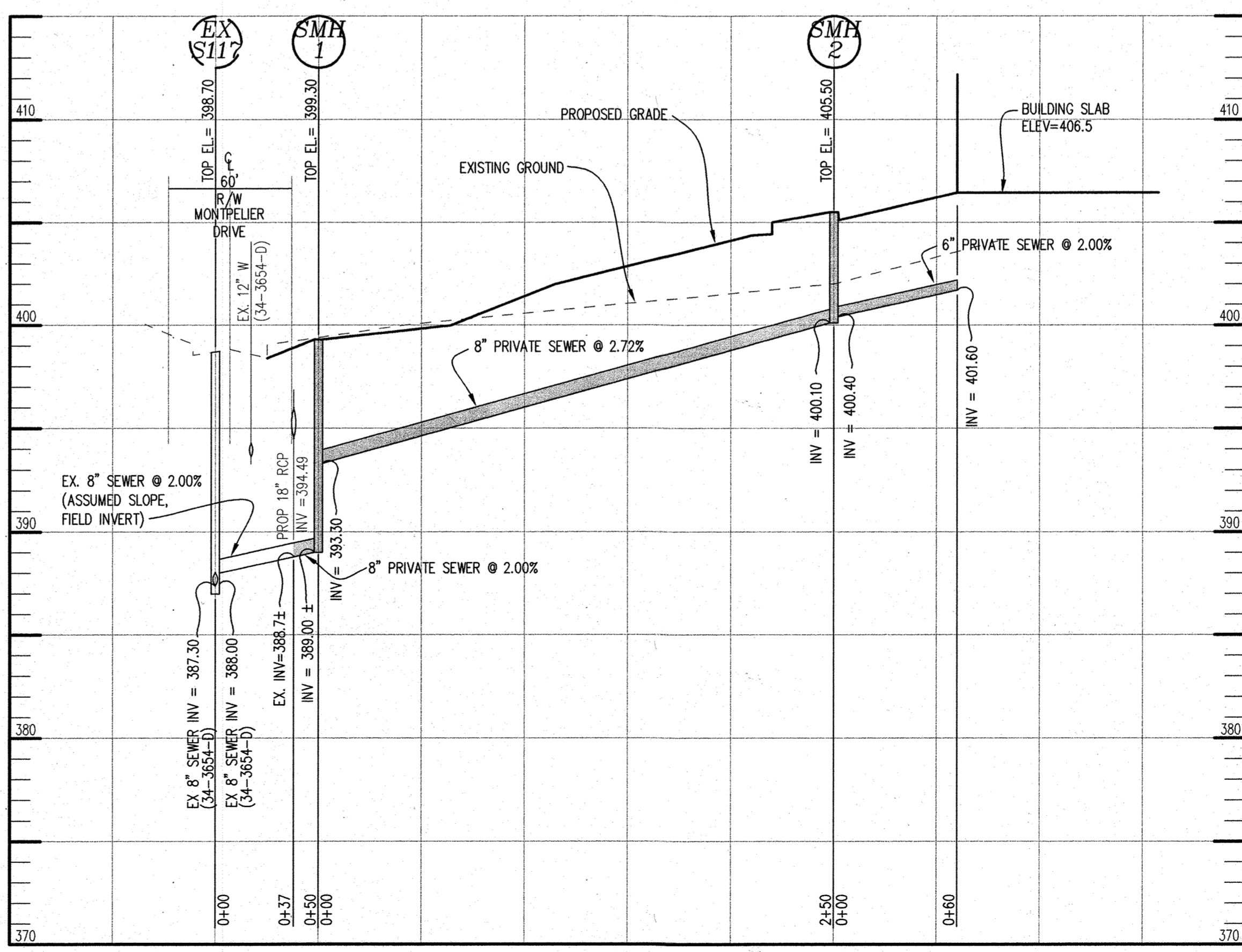
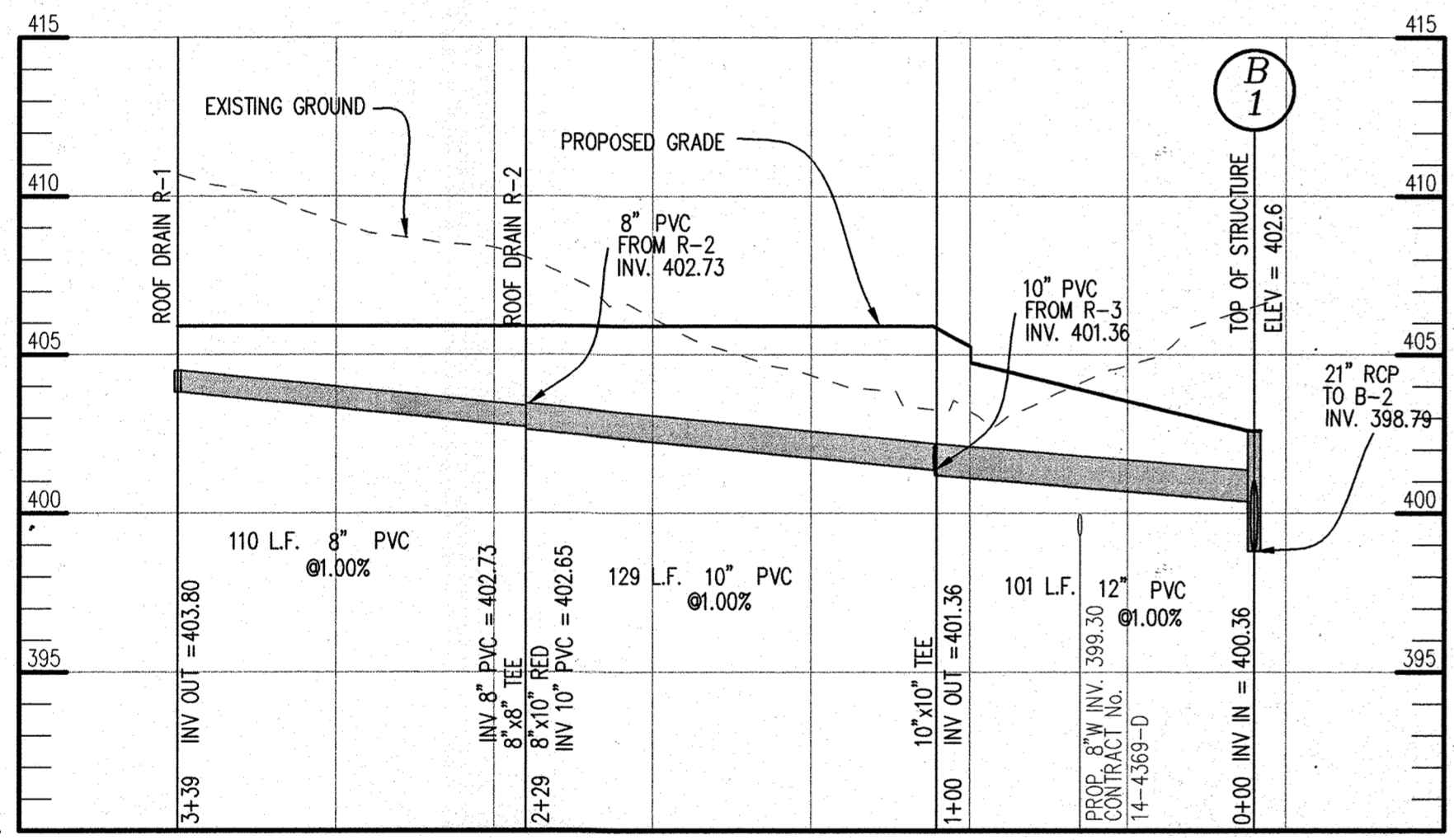


STRUCTURE SCHEDULE

No.	TYPE	LOCATION	INV. IN	INV. OUT	TOP	REMARKS
SMH 1	PRECAST MANHOLE	N 544801.7748 E 1343367.5113	393.30	389.0±	399.30	HCDPWT STD NO. 65.12
SMH 2	PRECAST MANHOLE	N 544888.9884 E 1343126.8054	400.40	400.10	405.50	HCDPWT STD NO. 65.12

PIPE SCHEDULE

SIZE (IN)	TYPE	LENGTH (FT)
8	WATER	38
6	SEWER	60
8	SEWER	263



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Mark D. Laugel 10/6/06
DIRECTOR DATE

John W. Clapsaddle 10/24/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cindy Hamrick 10/6/06
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DATE	NO.	REVISION
07/20/06	1	REVISE GROUND PROFILES AND INVERTS

OWNER: HOPKINS ROAD LIMITED PARTNERSHIP
9200 RUMSEY ROAD
COLUMBIA, MD 21045
410-997-7222

DEVELOPER: MONTPELIER III, LLC
MANAGING MEMBER: TC MARYLAND DEVELOPMENT, INC.
1055 THOMAS JEFFERSON ST., SUITE 600
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AREA: TAX MAP 41 PARCEL 124 PAR A ZONING PEC
GRID 17 5TH ELECTION DISTRICT
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PROPOSED 6 STORY OFFICE BUILDING

TITLE: REVISED
PROFILES

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

PHRA

DESIGNED BY: HS
DRAWN BY: RES
PROJECT NO: 14184-1-0
DATE: MAY 18, 2006
SCALE: AS SHOWN
DRAWING NO. 7 OF 20

JOHN W. CLAPSADDLE #16956
SDP-06-097

P:\PROJECT\14184-1-0\PLANS\REDLINE\CA050907.DWG

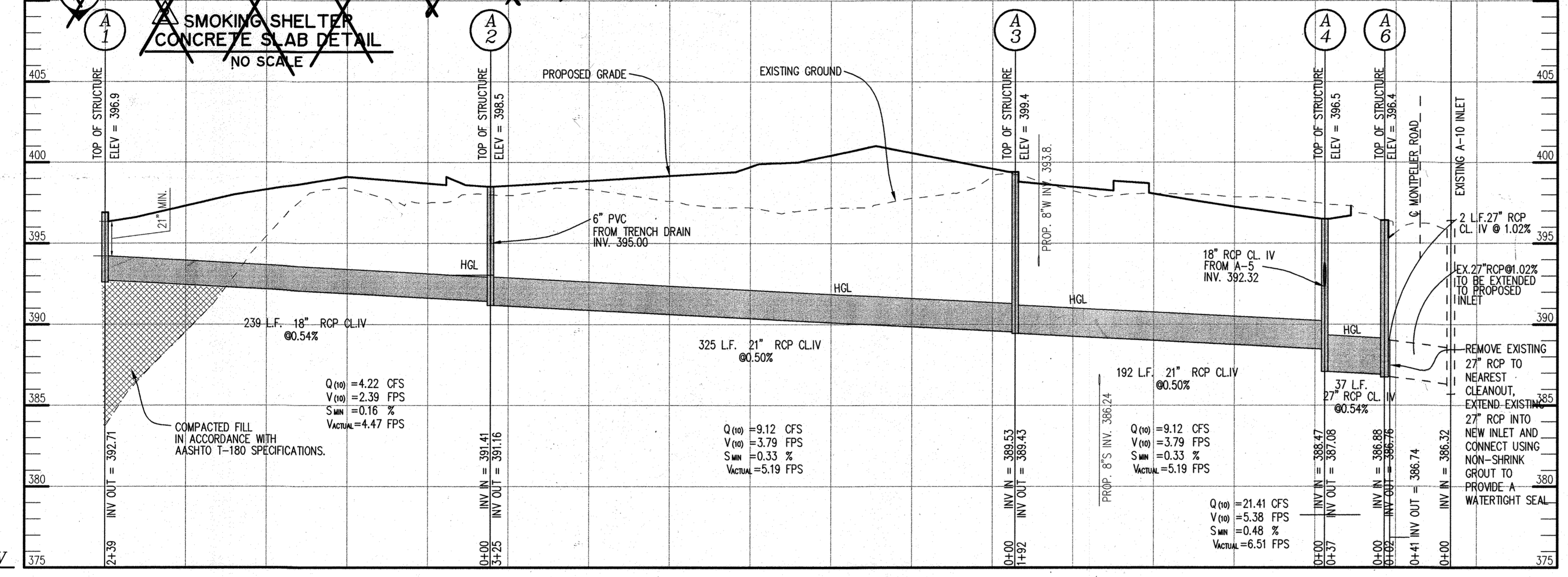
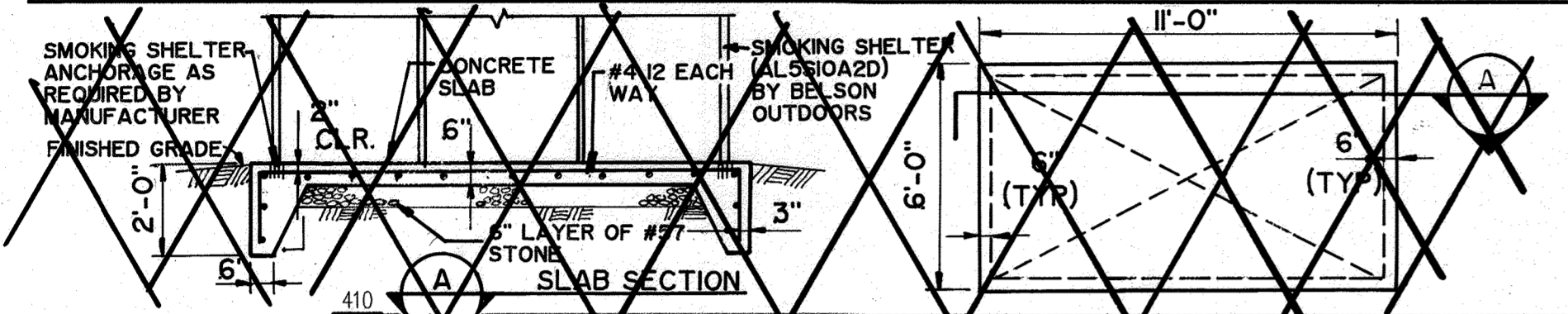
STRUCTURE SCHEDULE						
STRUCTURE	TYPE	LOCATION	INV. IN	INV. OUT	TOP	REMARKS
A1	A-5 INLET W=2'-6"	N 545313.1379 E 1342858.3954		392.71(18")	396.9	HOCO STD. DETAIL SD-4.40
A2	A-10 INLET W=2'-6"	N 545280.9822 E 1343089.2452	391.41 (18") 395.00(TR. DRAIN)	391.16 (21")	398.5	HOCO STD. DETAIL SD-4.41
A3	4" DIA MANHOLE	N 545193.9102 E 1343407.0352		389.53 (21")	399.4	HOCO STD. DETAIL G-5.12
A4	DOUBLE TYPE "S" INLET	N 545001.4695 E 1343407.6200	388.47 (21") 392.32 (18")	387.08 (27")	396.5	MODIFIED HOCO STD. DETAIL SD-4.23-SEE SHEET 5 OF 10 WITH RETICULAR GRATE PER SD 4.93
A5	TYPE "S" INLET	N 544974.1581 E 1343400.1448		392.50 (18")	396.5	HOCO STD. DETAIL SD-4.22
A6	A-10 INLET W=2'-6"	N 544993.0388 E 1343445.3268	386.88 (27")	386.76 (27")	396.4	HOCO STD. DETAIL SD-4.41

STRUCTURE SCHEDULE						
STRUCTURE	TYPE	LOCATION	INV. IN	INV. OUT	TOP	REMARKS
B1	TYPE "S" INLET	N 545082.6068 E 1342883.4223	399.22(ROOF DRAIN)	398.79 (21")	402.6	MODIFIED HOCO STD. DETAIL SD-4.22-SEE SHEET 5 OF 10 WITH RETICULAR GRATE PER SD 4.93
B2	DOUBLE TYPE "S" INLET	N 544824.7539 E 1342816.8667	397.56 (21")	397.06 (27")	402.7	MODIFIED HOCO STD. DETAIL SD-4.23-SEE SHEET 4 OF 10 WITH RETICULAR GRATE PER SD 4.93
B3	5" DIA MANHOLE	N 544725.8122 E 1342861.3193	396.50 (27")	396.40 (27")	405.7	HOCO STD. DETAIL G-5.13
B4	A-10 INLET W=3'-0"	N 544692.3423 E 1343024.3142	395.59 (27")	395.49 (27")	404.2	HOCO STD. DETAIL SD-4.41
B5	TYPE "S" INLET	N 544761.1309 E 1343110.4899	400.50(ROOF DRAIN)	400.00 (18")	403.5	MODIFIED HOCO STD. DETAIL SD-4.22-SEE SHEET 5 OF 10 WITH RETICULAR GRATE PER SD 4.93
B6	A-5 INLET W=2'-6"	N 544794.1356 E 1343306.8140	396.50 (18")	396.10 (18")	400.90	HOCO STD. DETAIL SD-4.40
B7	A-5 INLET W=2'-6"	N 544777.1779 E 1343365.4616	395.60 (18")	394.90 (18")	399.8	HOCO STD. DETAIL SD-4.40
MH	4" DIA MANHOLE	N 544820.3204 E 1343397.2374	394.00 (18")	389.92 (EX.18")	398.57	HOCO STD. DETAIL G-5.12
TRENCH DRAIN POLYDRIN INTERCEPTOR-MEDIUM DUTY -PART NO. 010,020,030 & 040 WITH VERTICAL OUTLET PLATES FOR CONNECTION WITH 6" PVC. OTHER PARTS OF MORE OR EQUAL CAPACITY MAY BE USED.						

NOTES

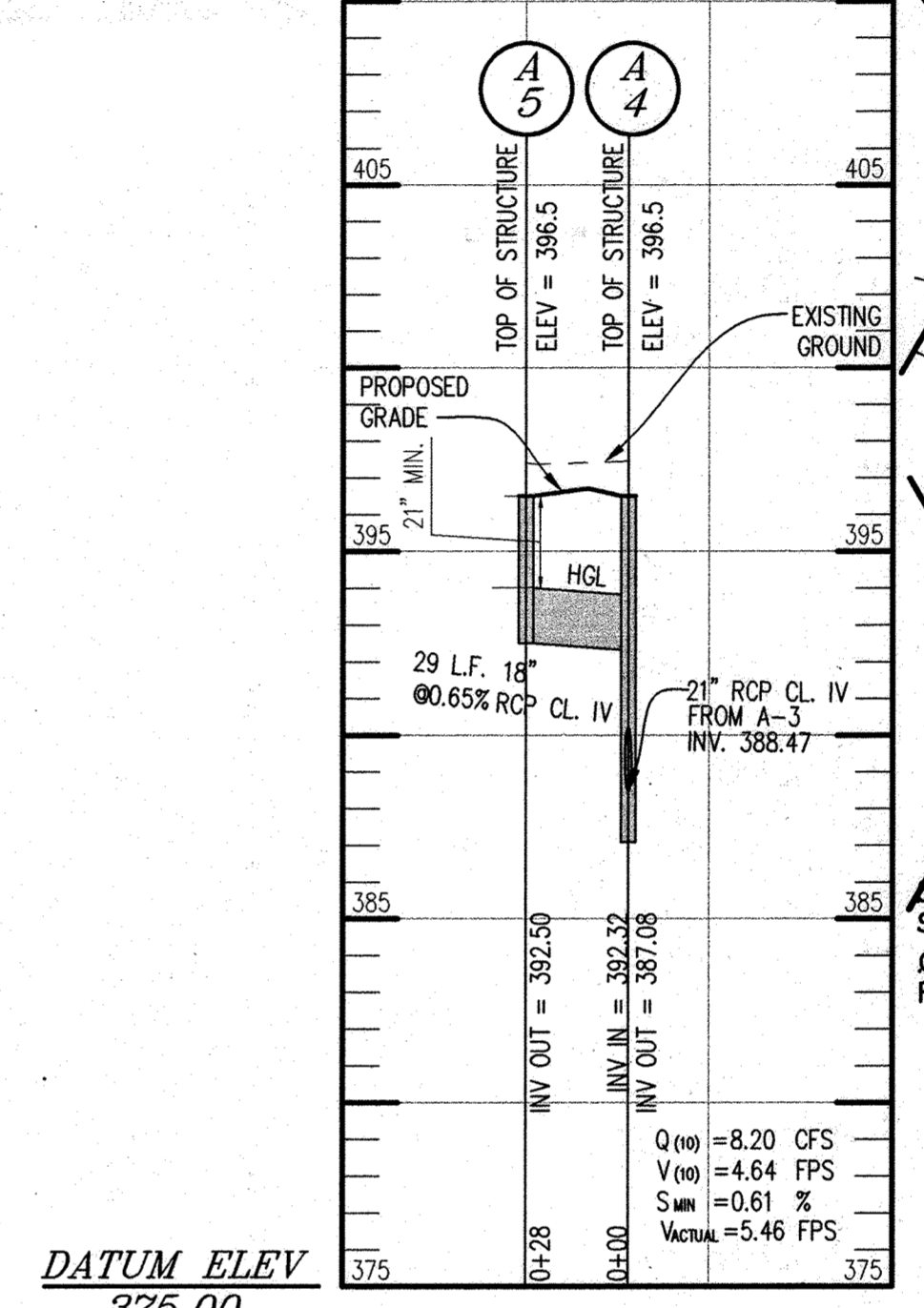
- ALL STRUCTURES ARE HOWARD COUNTY STANDARDS UNLESS NOTED OTHERWISE.
- ALL PIPE LENGTHS SHOWN ARE TO THE CENTER OF THE STRUCTURE. FOR ACTUAL PIPE LENGTHS REDUCE THE LENGTH SHOWN BY THE WIDTH OF THE STRUCTURE.
- ALL STRUCTURES HAVE FULLY DEVELOPED INVERTS.
- STATIONS AND OFFSETS FOR ALL STRUCTURES ARE GIVEN TO THE CENTER OF THE STRUCTURE AT THE FACE OF CURB FOR CURB INLETS AND TO THE CENTER OF THE STRUCTURE FOR ALL YARD INLETS AND MANHOLES.
- ELEVATIONS ARE GIVEN TO TOP OF INLET SLAB AT FACE OF CURB FOR CURB INLETS, TO TOP OF GRATE FOR YARD INLETS AND TO TOP OF LID FOR MANHOLES. WHERE TWO ELEVATIONS ARE GIVEN THEY ARE USED FOR THE UPPER AND LOWER ELEVATIONS OF THE TOP SLAB FOR A CURB INLET ON GRADE.

PIPE SCHEDULE		
PIPE LENGTH	SIZE	TYPE
583	18"	RCP CL IV
763	21"	RCP CL IV
645	27"	RCP CL IV
192	6"	PVC
250	8"	PVC
320	10"	PVC
101	12"	PVC

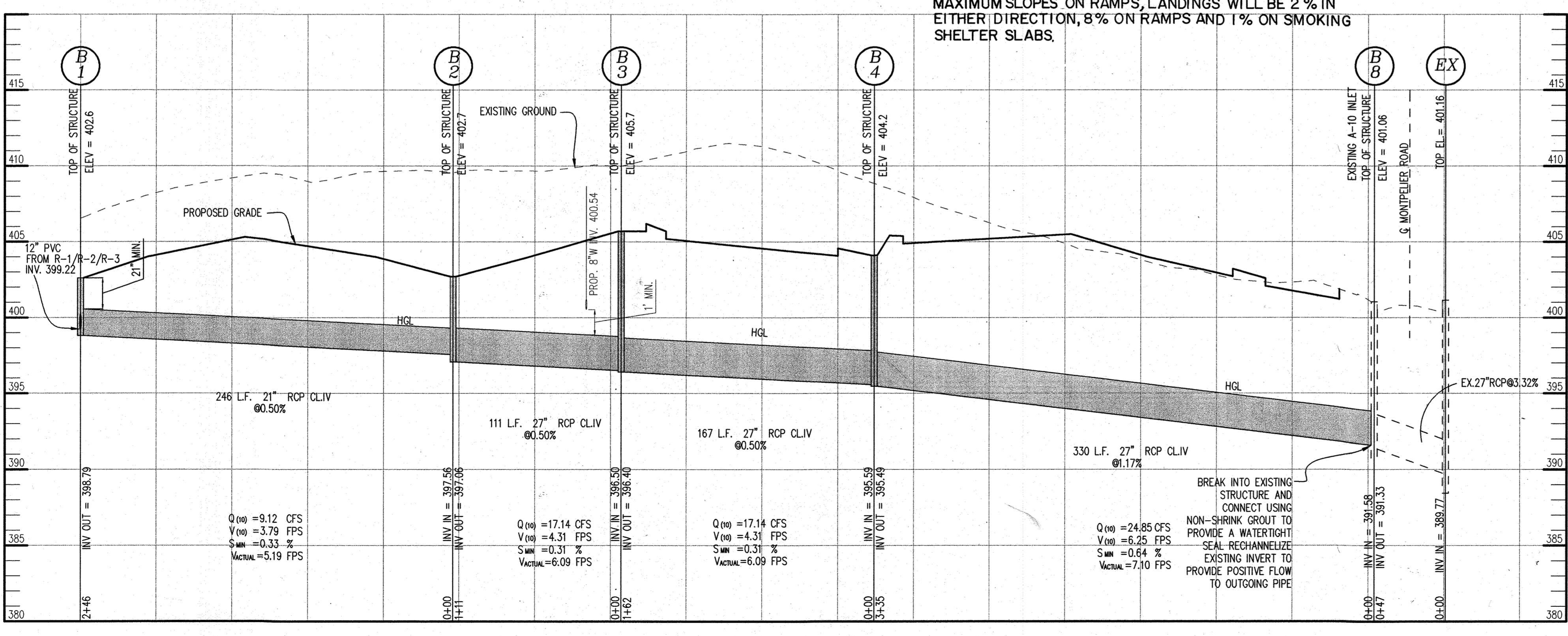


STORM DRAIN PROFILE
SCALE: HORIZ: 1"=50'
VERT: 1"=5'

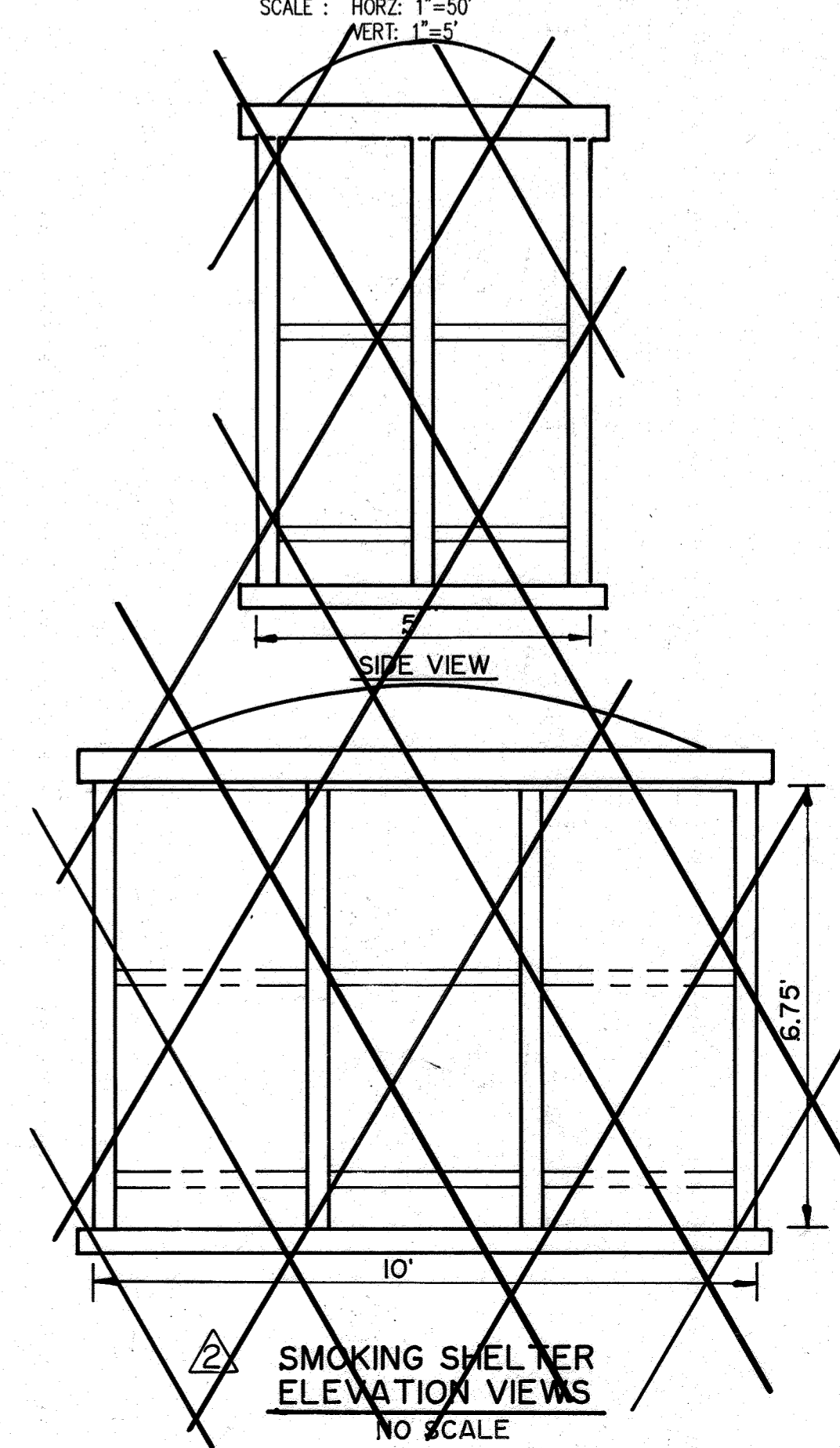
GENERAL NOTES:
GRADES BASED ON INTERPOLATED ELEVATIONS DERIVED FROM EXISTING PLANS. THE CONTRACTOR IS TO VERIFY ELEVATIONS AND ADJUST GRADES AS NECESSARY.
MAXIMUM SLOPES ON RAMPS, LANDINGS WILL BE 2% IN EITHER DIRECTION, 8% ON RAMPS AND 1% ON SMOKING SHELTER SLABS.



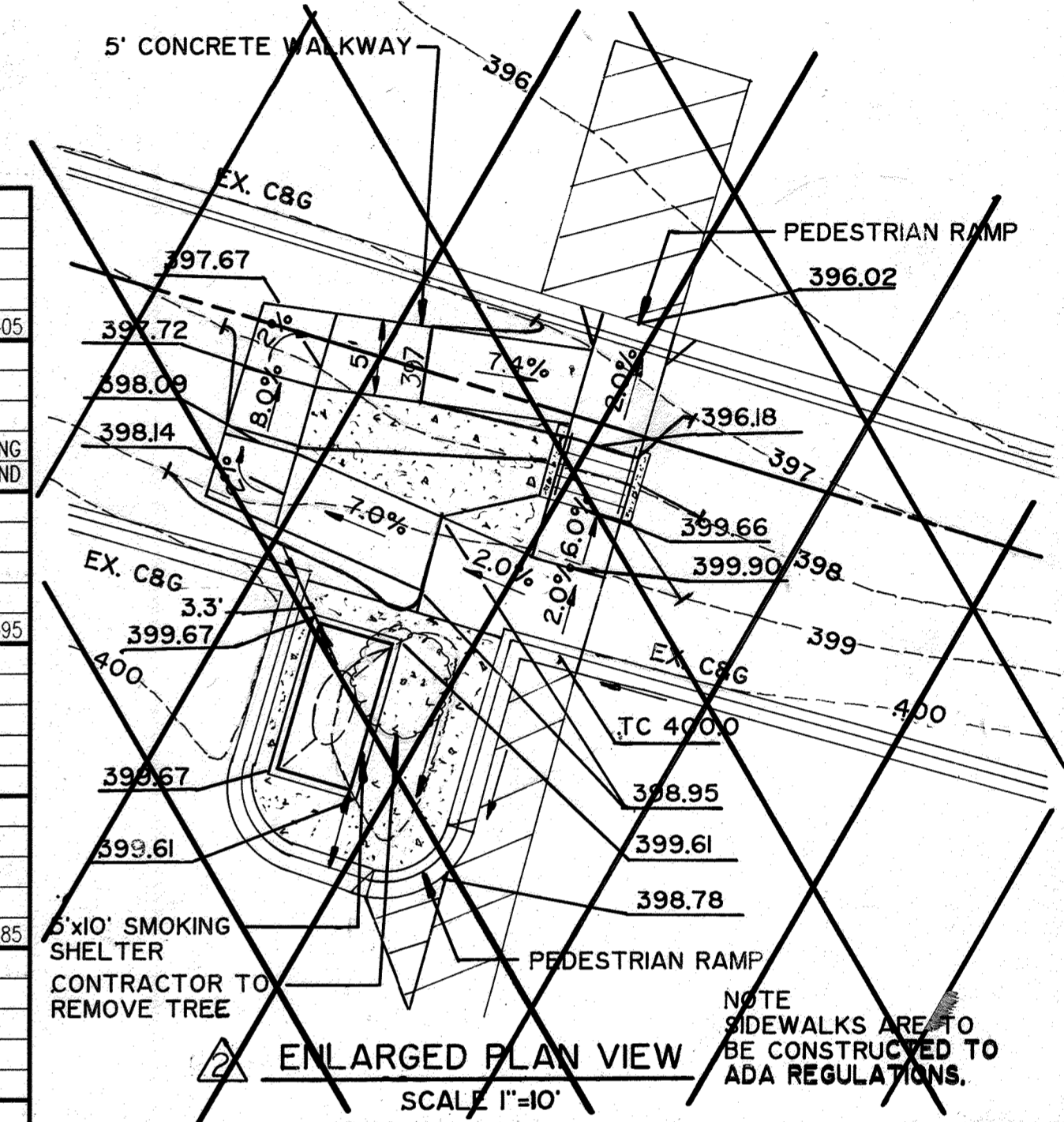
STORM DRAIN PROFILE A
SCALE: HORIZ: 1"=50'
VERT: 1"=5'



STORM DRAIN PROFILE
SCALE: HORIZ: 1"=50'
VERT: 1"=5'



SMOKING SHELTER ELEVATION VIEWS
NO SCALE



ENLARGED PLAN VIEW
SCALE: 1"=10'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Director: *Paul H. Lough* 1/9/06 DATE
 Chief, Development Engineering Division: *John Dammann* 1/14/06 DATE
 Chief, Division of Land Development: *Cindy Khardt* 1/16/06 DATE

07/20/06 1 REVISE GROUND PROFILES AND INVERTS
 DATE NO. REVISION

OWNER: HOPKINS ROAD LIMITED PARTNERSHIP
 9200 RUMSEY ROAD
 COLUMBIA, MD 21045
 410-997-7222

DEVELOPER: MONTPELIER III, LLC
 MANAGING MEMBER: TC MARYLAND DEVELOPMENT, INC.
 1055 THOMAS JEFFERSON ST., SUITE 600
 WASHINGTON, DC 20007
 703-288-9200

PROJECT: MONTPELIER RESEARCH PARK
 PARCEL A

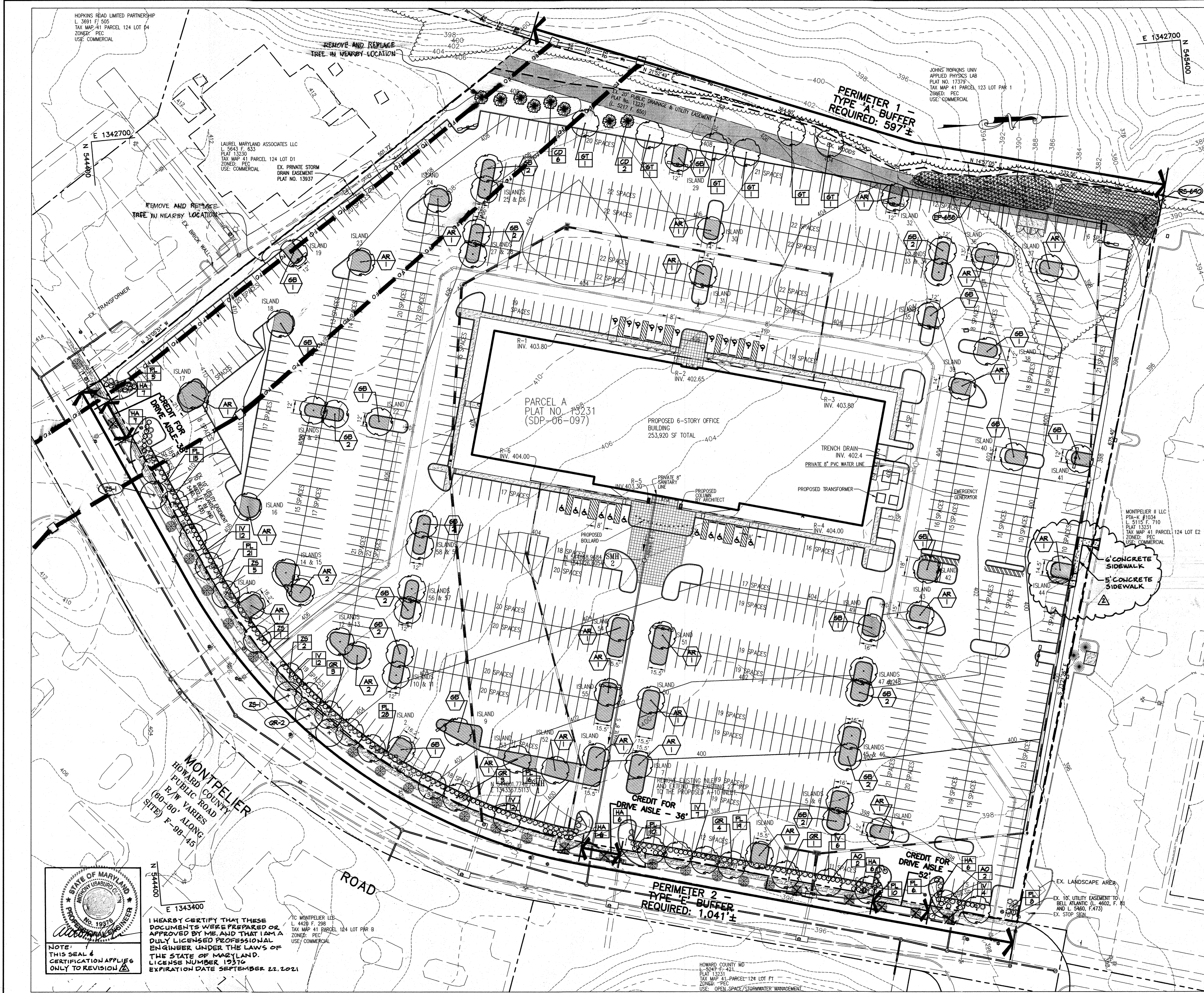
AREA: TAX MAP 41 PARCEL 124 PAR A ZONING PEC
 GRID 17 5TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 PROPOSED 6 STORY OFFICE BUILDING

TITLE: REVISED
 PROFILES

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

DESIGNED BY: HS
 DRAWN BY: HS
 PROJECT NO.: 14184-1-0
 DATE: MAY 18, 2006
 SCALE: AS SHOWN
 DRAWING NO. 8 OF 10

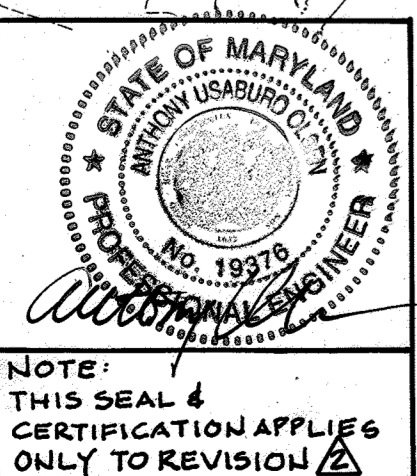
JOHN W. CLAPSADLE #16956
 SDP-06-097



LEGEND

EX. TREELINE		CREDITED LANDSCAPE ISLAND	
PROPOSED TREELINE		PROPOSED STREET TREE	
EX. TREES		PROPOSED PERENNIALS	
EX. TREES TO BE REMOVED		PROPOSED LIGHTS	
PROP. SHADE TREE			
PROP. SHRUBS			
INTERNAL LANDSCAPE PLANTING			
PERIMETER LANDSCAPE PLANTING			
ADDITIONAL LANDSCAPE PLANTINGS			
LIMIT OF DISTURBANCE			
PERIMETER LANDSCAPE EDGE LIMITS			

DATE	NO.	REVISION
11/22	3	OSP DUCT BANK ADDED
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.		
DIRECTOR		DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION		DATE
CHIEF, DIVISION OF LAND DEVELOPMENT		DATE
07/19/06 ADD SIDEWALK AND STRIPING		
DATE NO.		REVISION
07/20/06 1		REVISED PARKING AND GRADING
OWNER: HOPKINS ROAD LIMITED PARTNERSHIP 9200 RUMSEY ROAD COLUMBIA, MD 21045 410-997-7222		
DEVELOPER: MONTEPIER III, LLC MANAGING MEMBER: TC MARYLAND DEVELOPMENT, INC. 1055 THOMAS JEFFERSON ST., SUITE 600 WASHINGTON, DC 20007 703-288-9200		
PROJECT: MONTEPIER RESEARCH PARK PARCEL A		
AREA: TAX MAP 41 PARCEL 124 PAR A ZONING PEC GRID 17 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND PROPOSED 6 STORY OFFICE BUILDING		
TITLE: REVISED LANDSCAPE PLAN		
Patton Harris Rust & Associates, pc Engineers, Surveyors, Planners, Landscape Architects. 8818 Centre Park Drive Columbia, MD 21045 T 410.997.8900 F 410.997.9282		
DESIGNED BY: ALC		DATE: MAY 18, 2006
DRAWN BY: ALC		SCALE: 1" = 40'
PROJECT NO.: 14184-1-0		DRAWING NO.: 9 OF 25

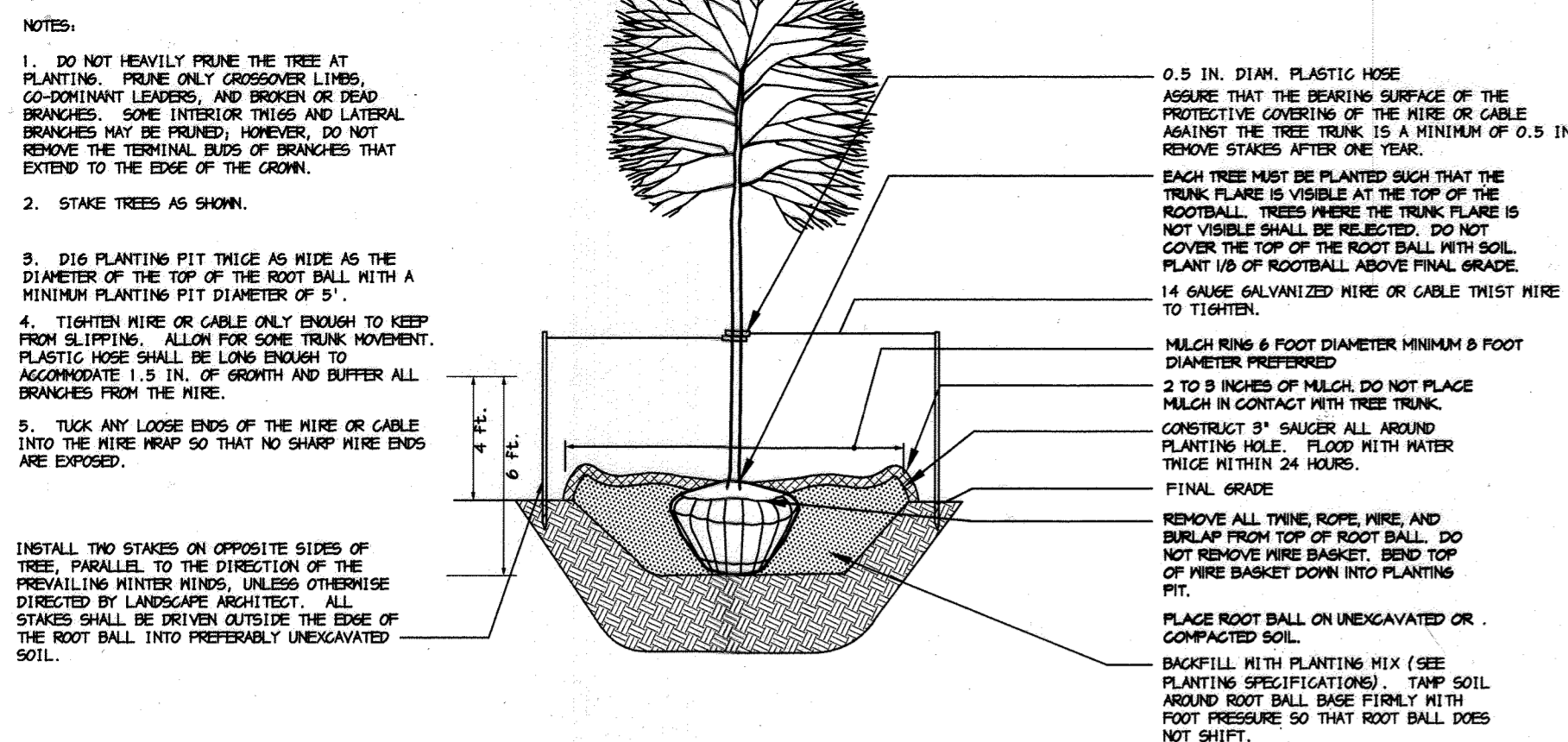


I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER 13376. EXPIRATION DATE SEPTEMBER 22, 2021.

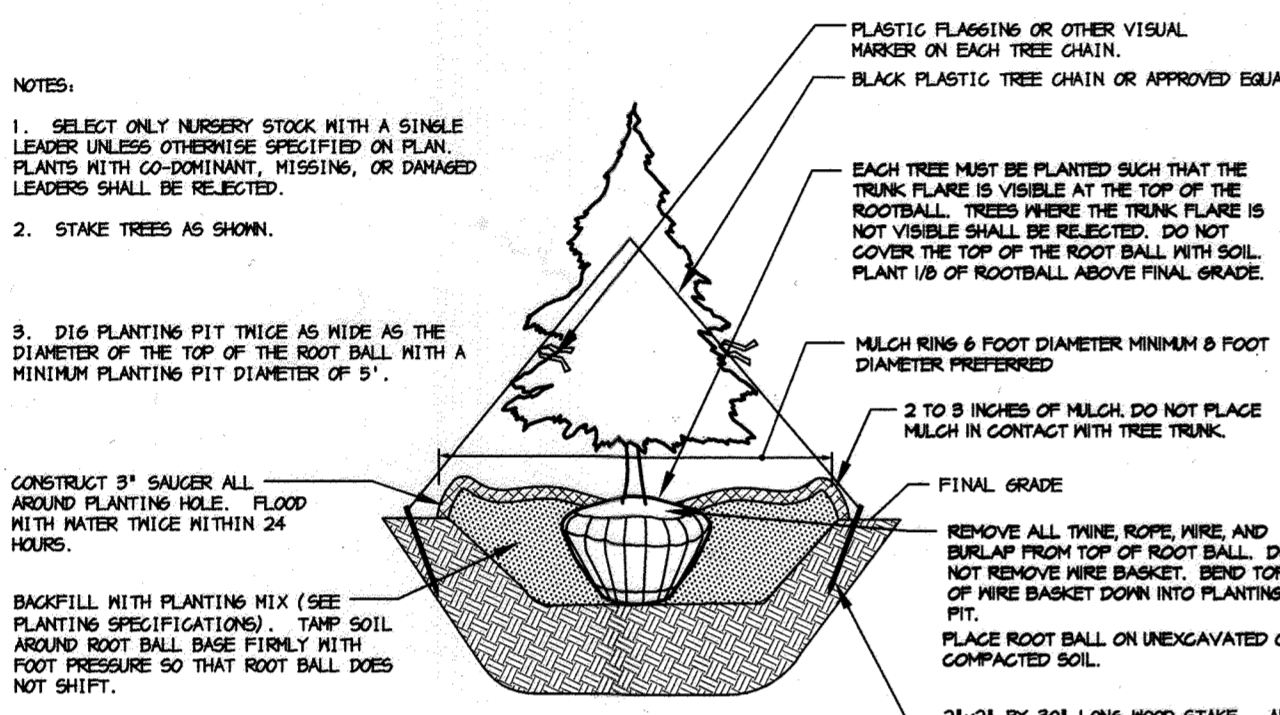
HOWARD COUNTY MD
L. 5247 F. 421
TAX MAP 41 PARCEL 124 LOT F1
PLAT 13231
ZONED: PEC
USE: OPEN SPACE/STORMWATER MANAGEMENT

PLANTING SPECIFICATIONS

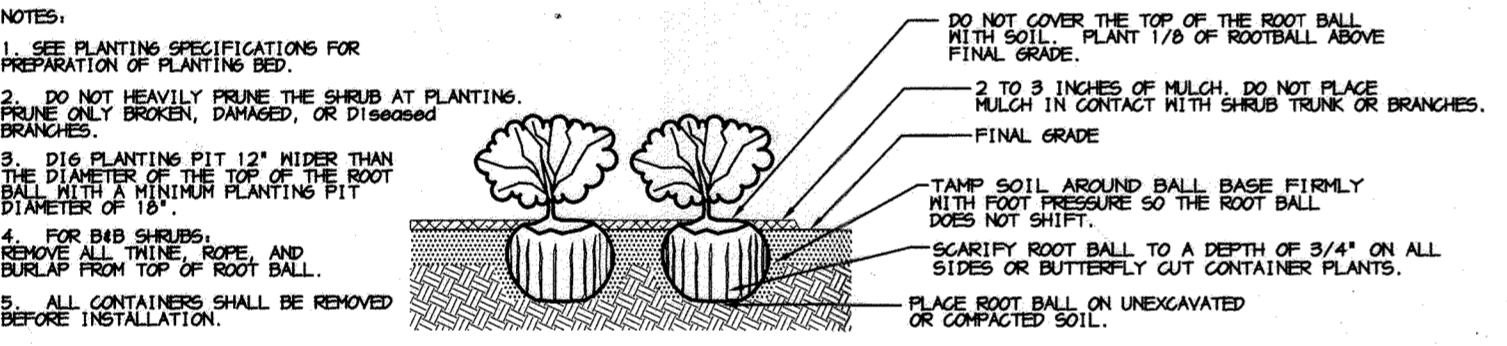
- Plants, related material, and operations shall meet the detailed description, as given on the plans and as described herein. Where discrepancies exist between Standards & Guidelines referenced within these specifications and the Landscape Manual of the applicable jurisdiction, the latter takes precedence.
- All plant material, unless otherwise specified, that is not nursery grown, uniformly branched, does not have a vigorous root system, and does not conform to the most recent edition of the American Association of Nurserymen (AAN) Standards will be rejected. Plant material that is not healthy, vigorous, free from defects, decay, disfiguring roots, sunscald injuries, abrasions of the bark, plant disease, insect pest eggs, borers and all forms of insect infestations or objectionable disfigurements will be rejected. Plant material that is weak or which has been cut back from larger grades to meet specified requirements will be rejected. Trees with forked leaders will be rejected. All B & B plants shall be freshly dug; no heeled-in plants or plants from cold storage will be accepted.
- Unless otherwise specified, all general conditions, planting operations, details and planting specifications shall conform to the most recent edition of the "Landscape Specification Guidelines by the Landscape Contractors Association of MD, DC, & VA", (hereinafter "Landscape Guidelines") approved by the Landscape Contractors Association of Metropolitan Washington and the Potomac Chapter of the American Society of Landscape Architects.
- Contractor shall guarantee all plant material for a period of one year after date of acceptance in accordance with the appropriate section on the Landscape Guidelines. Contractor's attention is directed to the maintenance requirements found within the one year specifications including watering and replacement of specified plant material.
- Contractor shall be responsible for notifying all relevant and appropriate utility companies, utility contractors, and "Miss Utility" a minimum of 48 hours prior to the beginning of any work. Contractor may make minor adjustments in spacing and location of plant material to avoid conflicts with utilities. Major changes will require the approval of the landscape architect. Damage to existing structure and utilities shall be repaired at the expense of the Contractor.
- Protection of existing vegetation to remain shall be accomplished via the temporary installation of 4 foot high snow fence at the drip line, see detail.
- Contractor is responsible for installing all material in the proper planting season for each plant type. All planting is to be completed within growing season of completion of site construction. Do not plant Pinus strobus or Xcupressocyparis leylandii between November 15 and March 15. Landscape plants are not to be installed before site is graded to final grade.
- Contractor to regrade, fine grade, sod, hydroseed and straw mulch all areas disturbed by their work.
- Bid shall be based on actual site conditions. No extra payment shall be made for work arising from actual site conditions differing from those indicated on drawings and specifications.
- Plant quantities are provided for the convenience of the contractor only. If discrepancies exist between quantities shown on plan and those shown on the plant list, the quantities on the plant list take precedence. Where discrepancies on the plan exist between the symbols and the callout leader, the number of symbols take precedence.
- All shrubs and groundcover areas shall be planted in continuous planting beds, prepared as specified, unless otherwise indicated on plans. (See Specification 13). Beds to be mulched with minimum 2" and maximum 3" of composted, double-shredded hardwood mulch throughout.
- Positive drainage shall be maintained on planting beds (minimum 2 percent slope).
- Bed preparation shall be as follows: Till into a minimum depth of 6" 1 yard of Compro or Leafgro per 200 SF of planting bed, and 1 yard of topsoil per 100 SF of bed. Add 3 lbs of standard 5-10-5 fertilizer per cubic yard of planting mix and till. Ericaceous plants (Azaleas, Rhododendrons, etc.) top dress after planting with iron sulfate or comparable product according to package directions. Taxus baccata 'Repandens' (English weeping yew): Top dress after planting with 1/4 to 1/2 cup lime each.
- Planting mix: For trees not in a prepared bed, mix 50% Compro or Leafgro with 50% soil from tree hole to use as backfill, see tree planting detail.
- Weed & insect control: Incorporate a pre-emergent herbicide into the planting bed following recommended rates on the label. For tree planting, apply a pre-emergent on top of soil and root ball before mulching. Caution: For areas to be planted with a ground cover, be sure to carefully check the chemical used to assure its adaptability to the specific groundcover to be treated. Maintain the mulch weed-free for the extent of the warranty period. Under no circumstances is a pesticide containing chlorpyrifos to be used as a means of pest control.
- Water: All plant material planted shall be watered thoroughly the day of planting. All plant material not yet planted shall be properly protected from drying out until planted. At a minimum, water unplanted plant material daily and as necessary to avoid desiccation.
- Pruning: Do not heavily prune trees and shrubs at planting. Prune only broken, dead, or diseased branches.
- All areas within contract limits disturbed during or prior to construction not designated to receive plants and mulch shall be fine graded, grass seed planted, and covered with straw mulch.



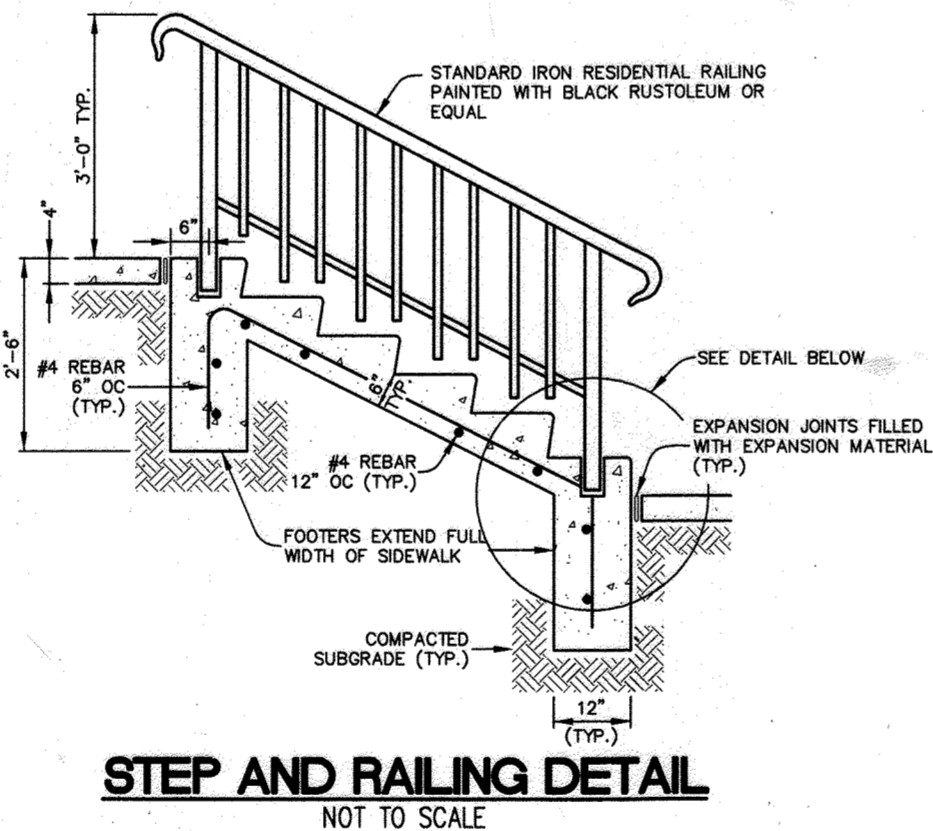
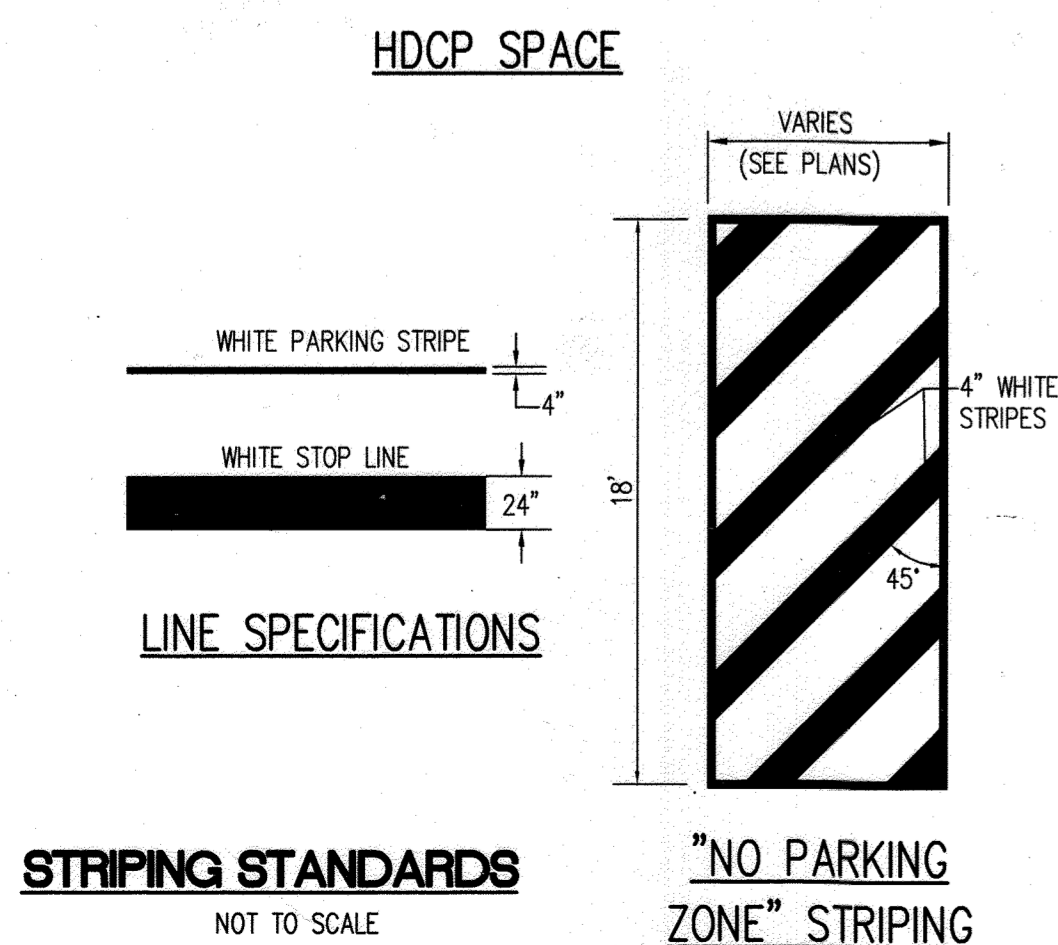
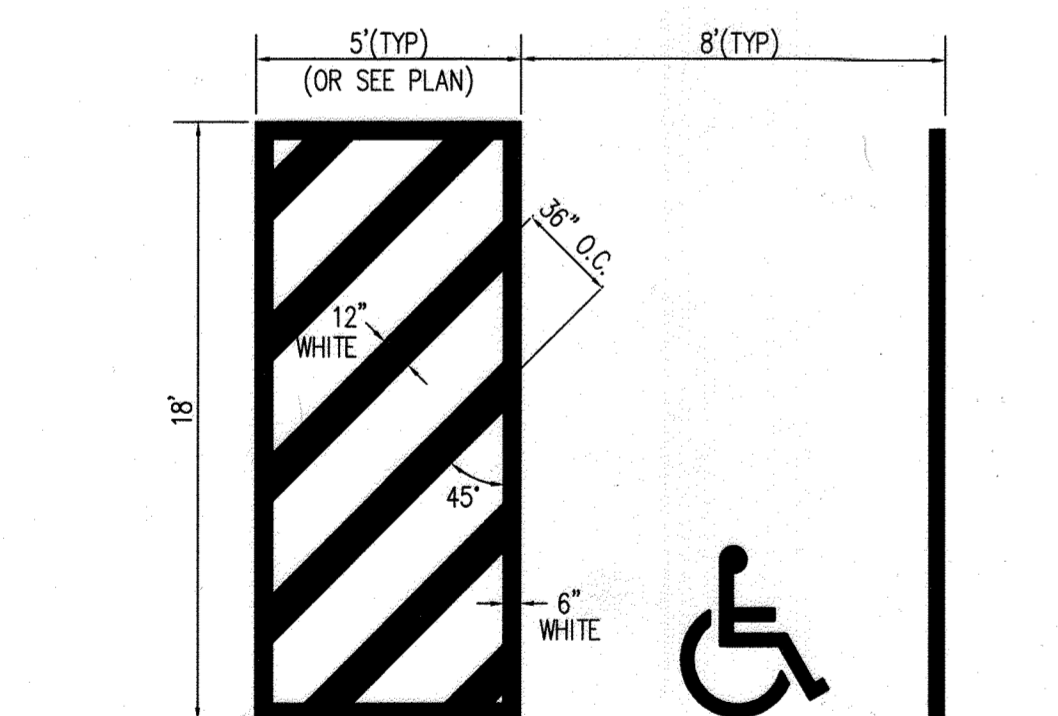
DECIDUOUS B&B TREE PLANTING DETAIL (TREES 3" CAL. OR SMALLER)
NOT TO SCALE



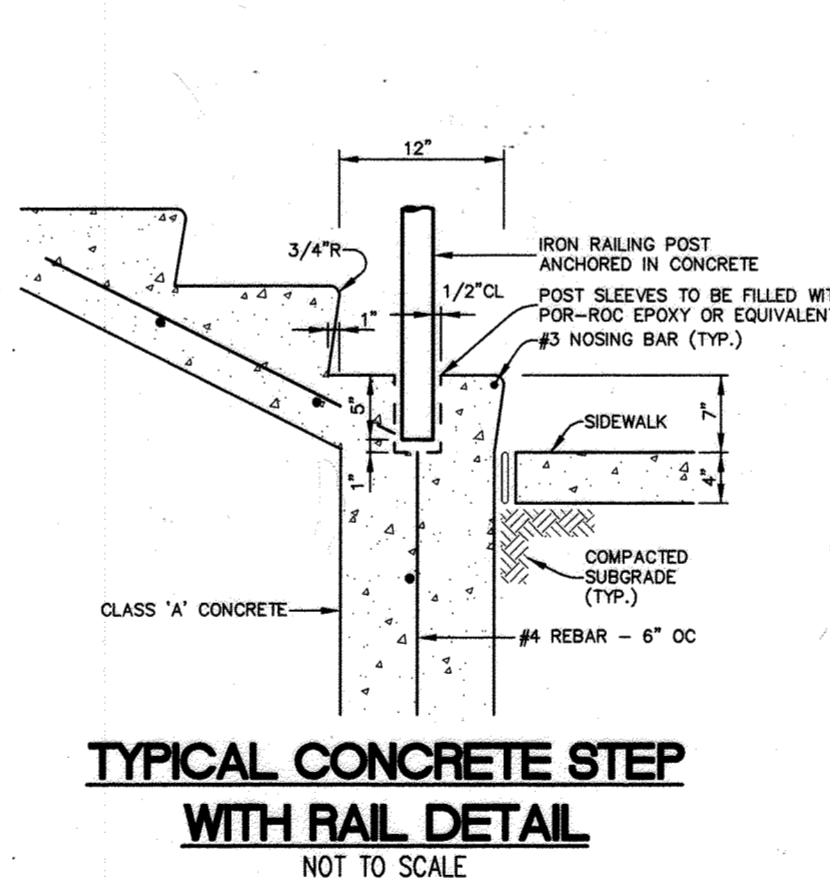
EVERGREEN B&B TREE PLANTING DETAIL
NOT TO SCALE



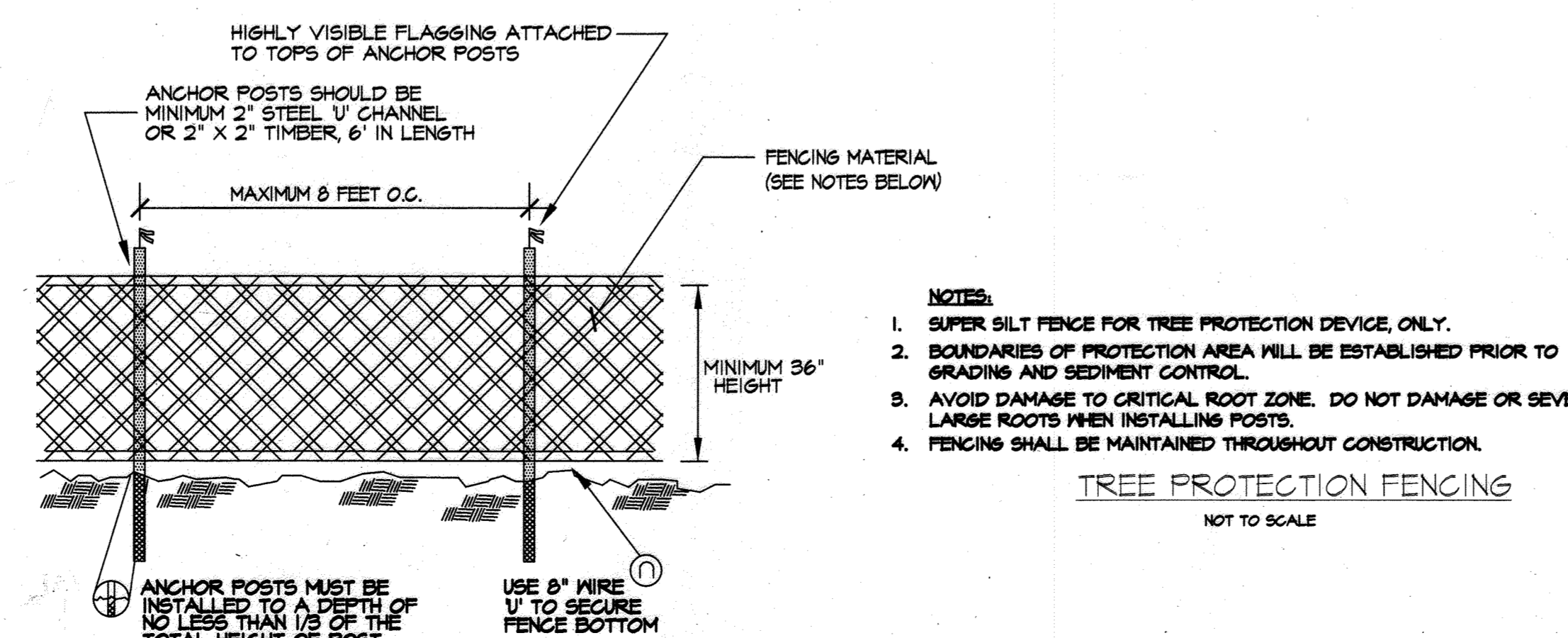
SHRUB BED PLANTING DETAIL - B&B AND CONTAINER SHRUBS
NOT TO SCALE



STEP AND RAILING DETAIL
NOT TO SCALE



TYPICAL CONCRETE STEP WITH RAIL DETAIL
NOT TO SCALE



TREE PROTECTION FENCING
NOT TO SCALE

SCHEDULE A - PERIMETER LANDSCAPE EDGE		
	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO ROADWAYS
PERIMETER	1	2
LANDSCAPE TYPE	A	E
LINEAR FEET OF ROADWAY FRONTAGE / PERIMETER	547' ±	1041' ±
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO 547' ±	NO -
CREDIT FOR HALL, FENCE, BERM OR DRIVE AISLE (YES/NO/LINEAR FEET)	NO -	YES 126'
LINEAR FEET REMAINING	547' ±	415' ±
NUMBER OF PLANTS REQUIRED		
SHADE TREES	10	23
EVERGREEN TREES	0	0
SHRUBS	0	224
NUMBER OF PLANTS PROVIDED		
SHADE TREES	6	23
EVERGREEN TREES	0	-
SHRUBS	0	224

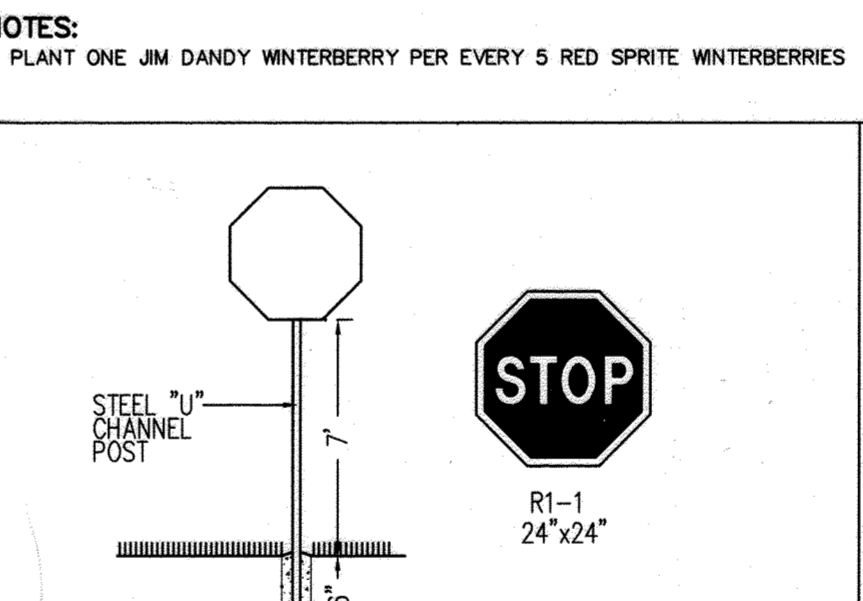
SCHEDULE 'A' NOTES:
REGULATIONS DO NOT REQUIRE LANDSCAPE EDGES, BUFFERING, OR SCREENING BETWEEN INTERNAL LOTS OR PARCELS WITHIN THE SAME DEVELOPMENT. (PAGE 17 OF THE HO. CO. LANDSCAPE MANUAL)

SUBSTITUTION NOTES:
EVERGREEN TREES HAVE BEEN SUBSTITUTED FOR 4 SHADE TREES

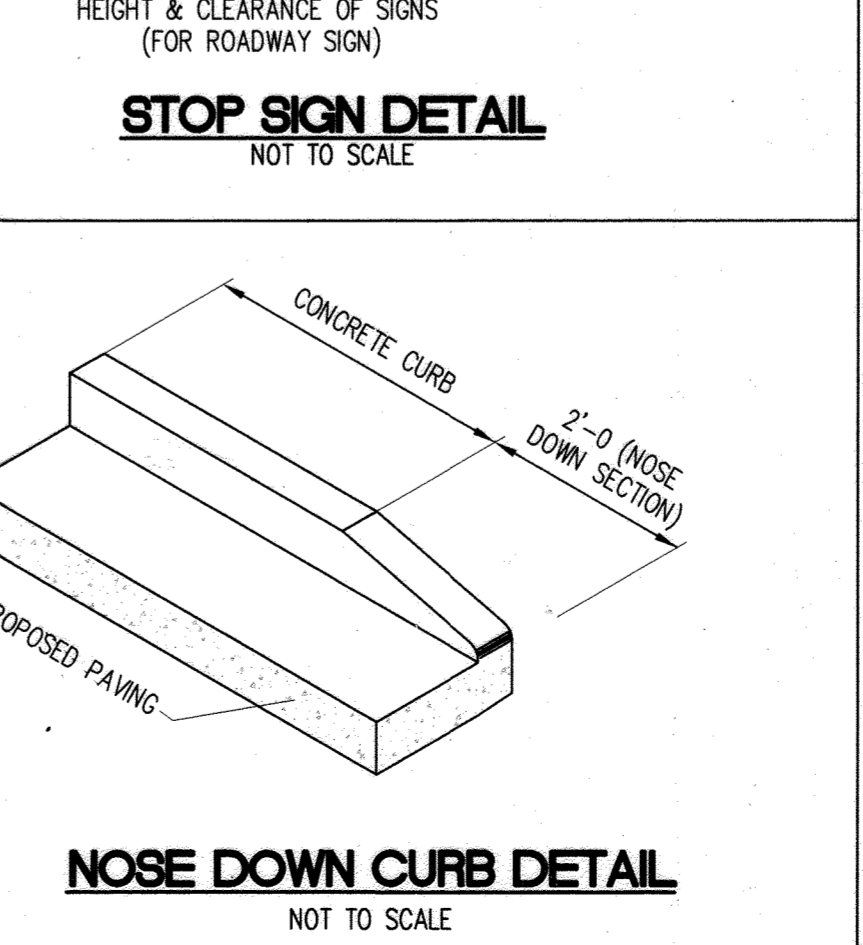
SCHEDULE B - PARKING LOT INTERNAL LANDSCAPING	
PARKING LOT	1
NUMBER OF PARKING SPACES	1163
NUMBER OF SHADE TREES REQUIRED (1/20 SPACES)	58
NUMBER OF TREES PROVIDED	
SHADE TREES	54
OTHER TREES (2:1 SUBSTITUTION)	-
NUMBER OF ISLANDS PROVIDED	54

PLANT SCHEDULE					
SYMBOL	QTY.	SCIENTIFIC/COMMON NAME	SIZE	ROOT	REMARKS
AR	27	ACER RUBRUM 'RED SUNSET'	2.5-3" CAL.	B&B	PLANT AS SHOWN
AO	4	ACER RUBRUM 'OCTOBER GLORY'	2.5-3" CAL.	B&B	PLANT AS SHOWN
GB	32	SINGO BLOOM 'AUTUMN GOLD'	2.5-3" CAL.	B&B	MALE ONLY
GT	6	GLEDTISIA TRIACANTHOS 'NEMESIS'	2.5-3" CAL.	B&B	PLANT AS SHOWN
QR	13	NORTHERN RED OAK	2.5-3" CAL.	B&B	PLANT AS SHOWN
ZS	10	ZELKOVA SERATA 'VILLAGE GREEN'	2.5-3" CAL.	B&B	PLANT AS SHOWN
CD	8	CEDRUS DEODORA	6'-8' HT.	B&B	PLANT AS SHOWN
HA	38	HYPERICUM ANDROSAMUM 'ALBURY PURPLE'	24"-30" HT.	CONT.	PLANT AS SHOWN
IV	53	ILEX VERTICILLATA 'RED SPRITE'	24"-30" HT.	CONT.	SEE NOTE 1
PL	138	PRUNUS LAUROCEARUS 'OTTO LUYKEN'	24"-30" HT.	CONT.	PLANT AS SHOWN
EP	658	ECHINACEA PURPUREA	1 GAL.	CONT.	FULL; 24" O.C.
RS	690	RUBECKIA FULGIDA 'VAR. SULLIVANTI'	1 GAL.	CONT.	FULL; 24" O.C.

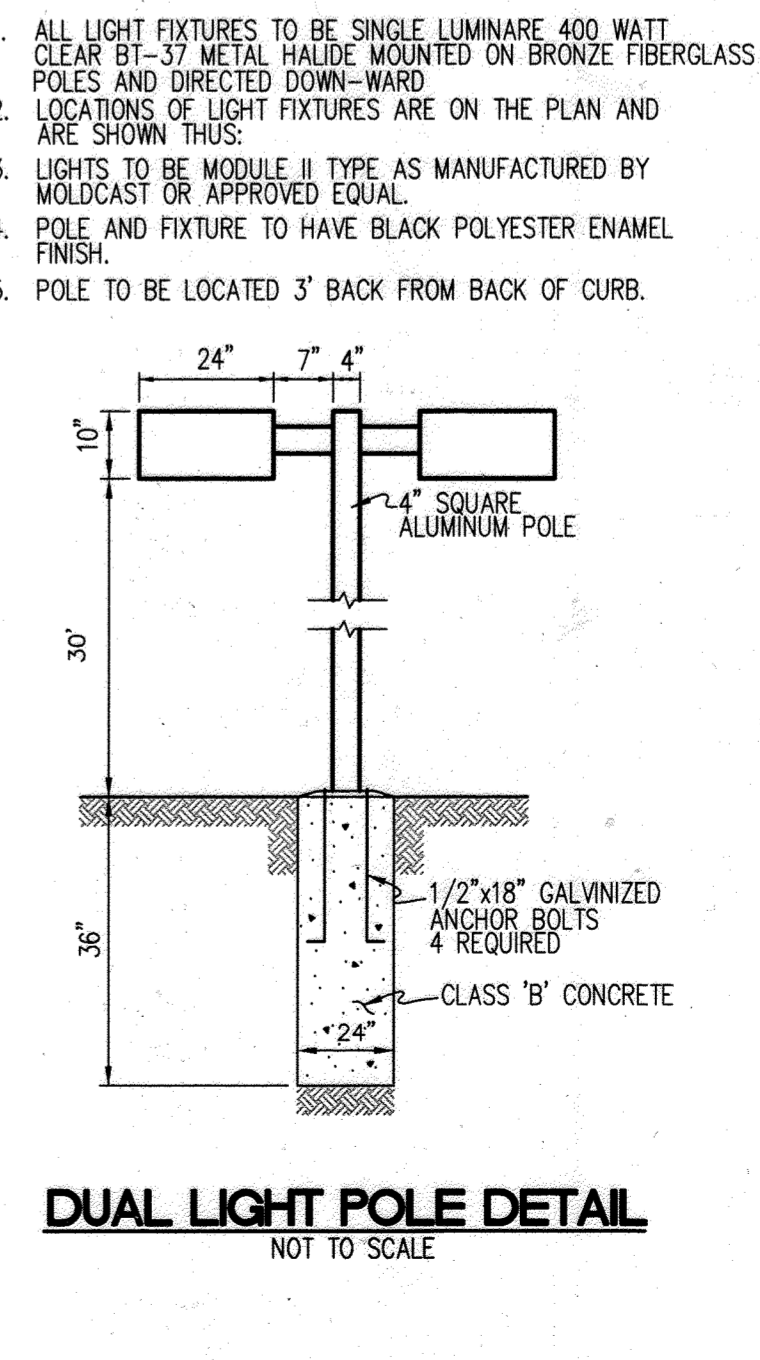
NOTES:
1. PLANT ONE JIM DANDY WINTERBERRY PER EVERY 5 RED SPRITE WINTERBERRIES
* AS AN ALTERNATE TO THE PERENNIAL PLANTING SHOWN, OWNER MAY HYDROSEED AREAS SHOWN FOR GROUND COVER WITH A NATIVE WILDFLOWER/GRASS SEED MIX. HYDROSEEDING MIX SHALL COVER 2,096 SF (0.05 AC) AND SHALL BE CHOSEN FROM A COMBINATION OF THE FOLLOWING SEED MIXES OR OTHER APPROVED EQUAL:
1. ERNST CONSERVATION SEEDS EASTERN NATIVE HABITAT MIX (ERNM-173)
2. ERNST CONSERVATION SEEDS MARYLAND UPLAND MIX (ERNM-172)
3. ERNST CONSERVATION SEEDS NORTHEASTERN US. ROADSIDE NATIVE SEED MIX (ERNM-105)
4. ERNST CONSERVATION SEEDS VIRGINIA GENTLEMAN MIX (ERNM-174)
SEED MIXES SHALL BE DISTRIBUTED USING MANUFACTURER'S SEEDING RATES.



STOP SIGN DETAIL
NOT TO SCALE



NOSE DOWN CURB DETAIL
NOT TO SCALE



DUAL LIGHT POLE DETAIL
NOT TO SCALE

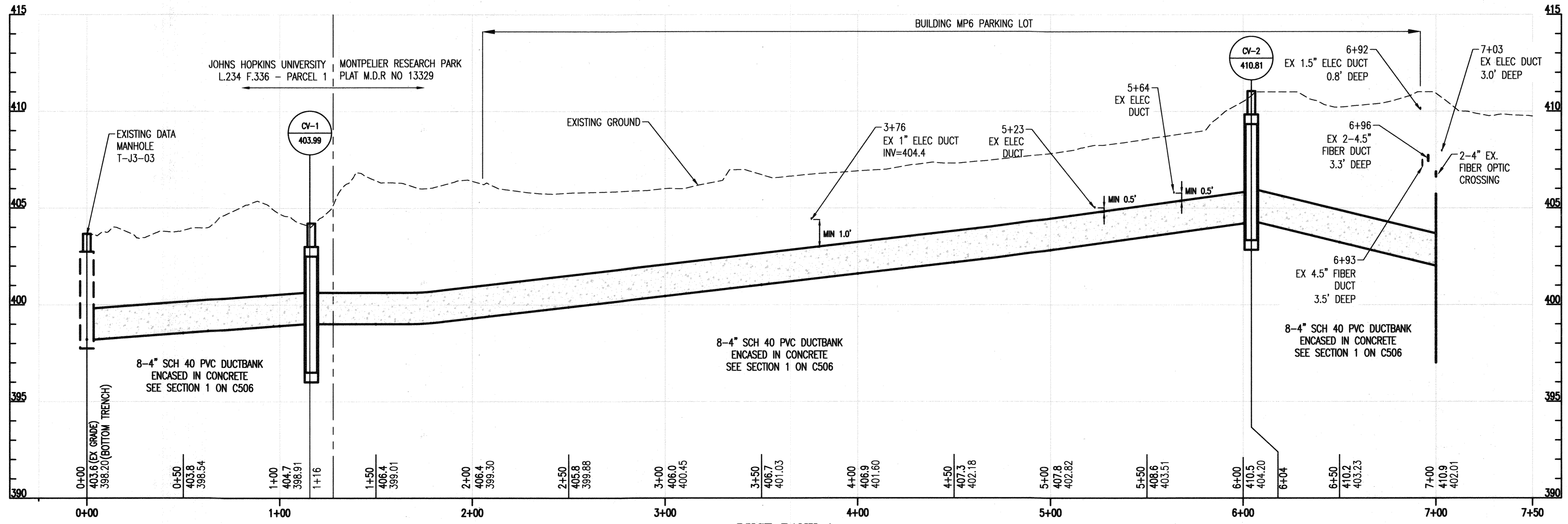
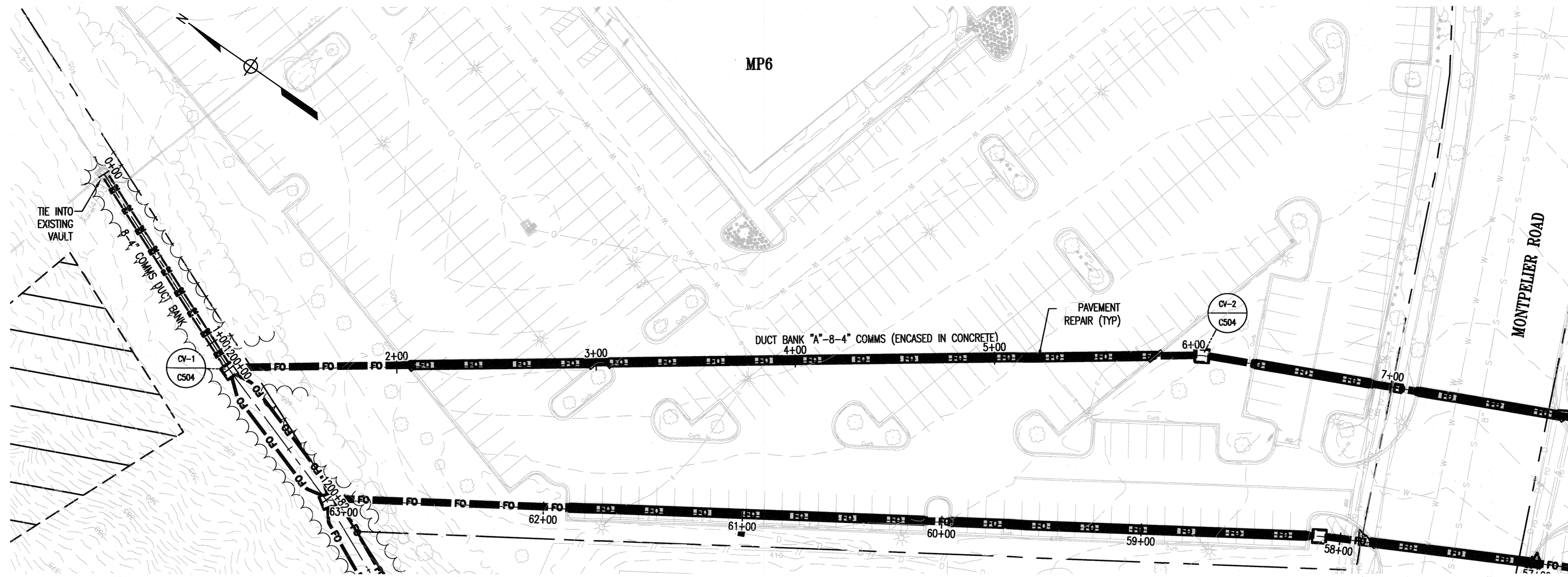
- GENERAL NOTES:**
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
 - FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING MUST BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$34,470.00.
92 SHADE TREES @ \$300 = 27,600
0 ORNAMENTAL TREES @ \$150 = 0
0 EVERGREEN TREES @ \$150 = 0
229 SHRUBS @ \$30 = 6,870
 - THIS PLAN IS FOR LANDSCAPING PURPOSES ONLY.
 - CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
 - ALL MATERIAL SELECTED SHALL BE EQUAL TO OR BETTER THAN THE REQUIREMENTS OF THE "USA STANDARD FOR NURSERY STOCK", LATEST EDITION, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
 - ALL MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE MINIMUM STANDARDS CITED IN THE LATEST EDITION OF "LANDSCAPE SPECIFICATION GUIDELINES" PUBLISHED BY THE LANDSCAPE CONTRACTORS ASSOCIATION.
 - AT THE TIME OF INSTALLATION, ALL SHRUBS AND OTHER PLANTINGS SHALL BE OF THE PROPER HEIGHT AND/OR SPREAD REQUIREMENTS IN ACCORDANCE WITH THIS PLAN AND THE HOWARD COUNTY LANDSCAPE MANUAL.
 - NO SUBSTITUTIONS OR RELOCATION OF PLANTS MAY BE MADE WITHOUT PRIOR APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY. ANY DEVIATION FROM THIS LANDSCAPE PLAN MAY RESULT IN A REQUIREMENT FOR SUBMITTAL OF AN OFFICIAL "REDLINE REVISION" TO THE SITE DEVELOPMENT PLAN(S) AND/OR DENIAL IN THE RELEASE OF LANDSCAPE SURVEY.

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

Samuel Hill 5-17-06
SIGNATURE DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
David G. Lytle 7/5/06
DIRECTOR DATE
Christina 7/5/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DATE	NO.	REVISION
OWNER HOPKINS ROAD LIMITED PARTNERSHIP 9200 RUMSEY ROAD COLUMBIA, MD 21045 410-997-7222		
DEVELOPER MONTPELIER III, LLC MANAGING MEMBER: TR MARLAND DEVELOPMENT, INC. 1055 THOMAS JEFFERSON ST., SUITE 600 WASHINGTON, DC 20007 703-288-9200		
PROJECT MONTPELIER RESEARCH PARK PARCEL A		
AREA TAX MAP 41 PARCEL 124 PAR A ZONING PEC GRID 17 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND PROPOSED 6 STORY OFFICE BUILDING		
TITLE LANDSCAPE SCHEDULES AND DETAILS Patton Harris Rust & Associates, PC Engineers, Surveyors, Planners, Landscape Architects. 8818 Centre Park Drive Columbia, MD 21045 T 410.997.8900 F 410.997.9282		
DESIGNED BY: ALC		
DRAWN BY: ALC		
PROJECT NO.: 14184-1-0 L200LND02.DWG		
DATE: APRIL 4, 2006		
SCALE: NOT TO SCALE		
DRAWING NO.: 10 OF 10		



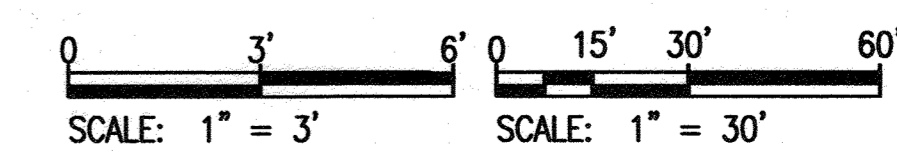
DUCT BANK A
SCALE: 1"=30' HORIZ.
1"=3' VERT.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John Gove 1-11-23
DIRECTOR DATE

John Gove 1-3-23
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

John Gove 1-10-23
CHIEF, DIVISION OF LAND DEVELOPMENT DATE



KEY PLAN

PROJECT NORTH

SEAL

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO. 19376 EXPIRATION: 09/22/23

JOHNS HOPKINS
APPLIED PHYSICS LABORATORY
11100 JOHNS HOPKINS ROAD LAUREL, MD 20723-6099

Whitman, Reardon & Associates, LLP
Est. 1915
Engineers - Architects - Environmental Planners

APL ARCHITECTURAL ENGINEERING DESIGNER

WRA

OWNER: HOPKINS ROAD LIMITED PARTNERSHIP
9200 RUMSEY ROAD
COLUMBIA, MD 21045
410-997-7222

DEVELOPER: MONTEPELLIER III, LLC
MANAGING MEMBER: TC MARYLAND DEVELOPMENT, INC.
1055 THOMAS JEFFERSON ST., SUITE 600
WASHINGTON, DC 20007
703-288-9200

PROJECT: MONTEPELLIER RESEARCH PARK
PARCEL A

AREA: TAX MAP 41 PARCEL 124 PAR A ZONING PEC
GRID 17 5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
PROPOSED 6 STORY OFFICE BUILDING

TITLE: REVISED
SITE DEVELOPMENT PLAN

DUCT BANK A
STATION 0+00 TO 7+00

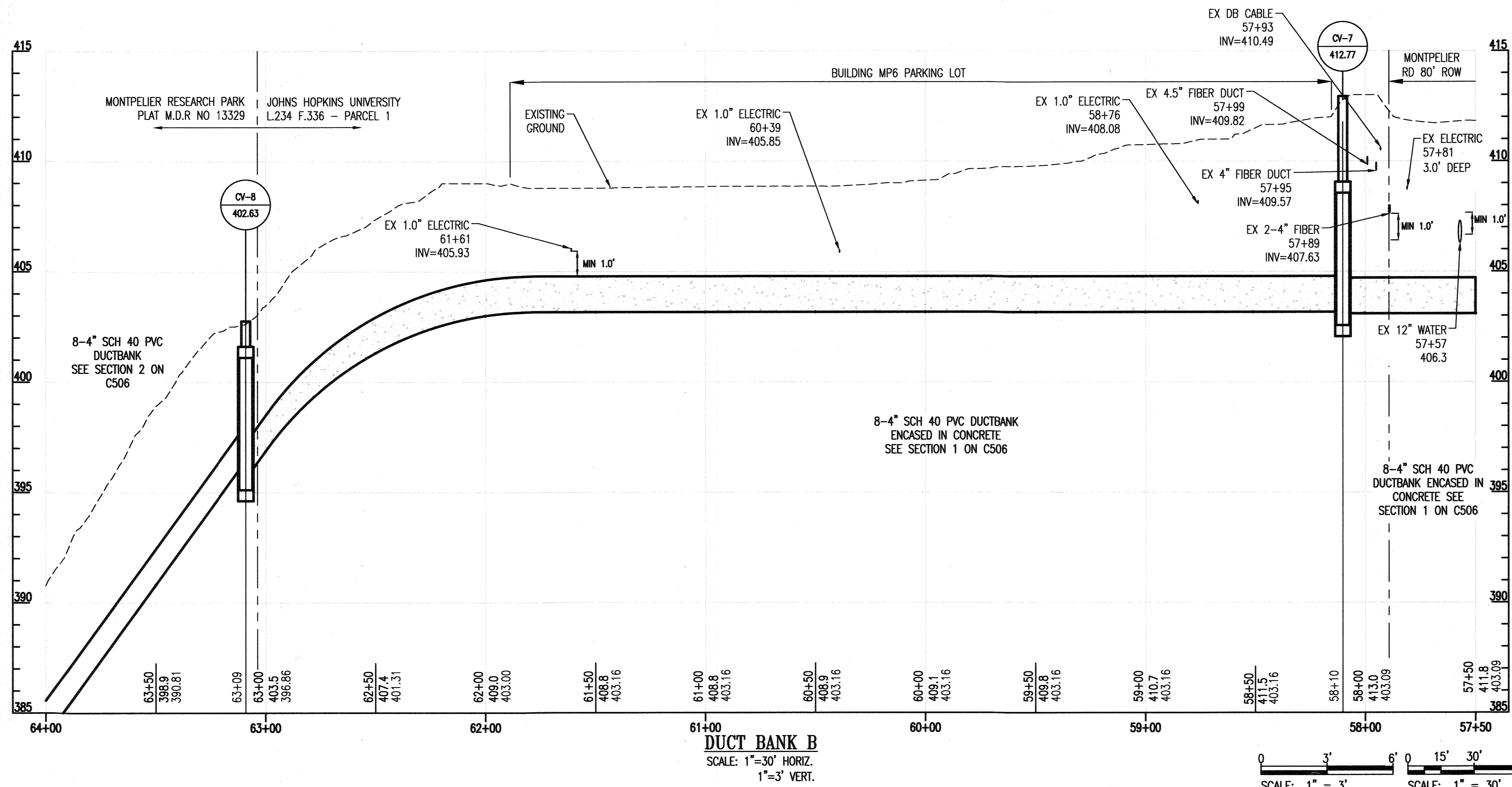
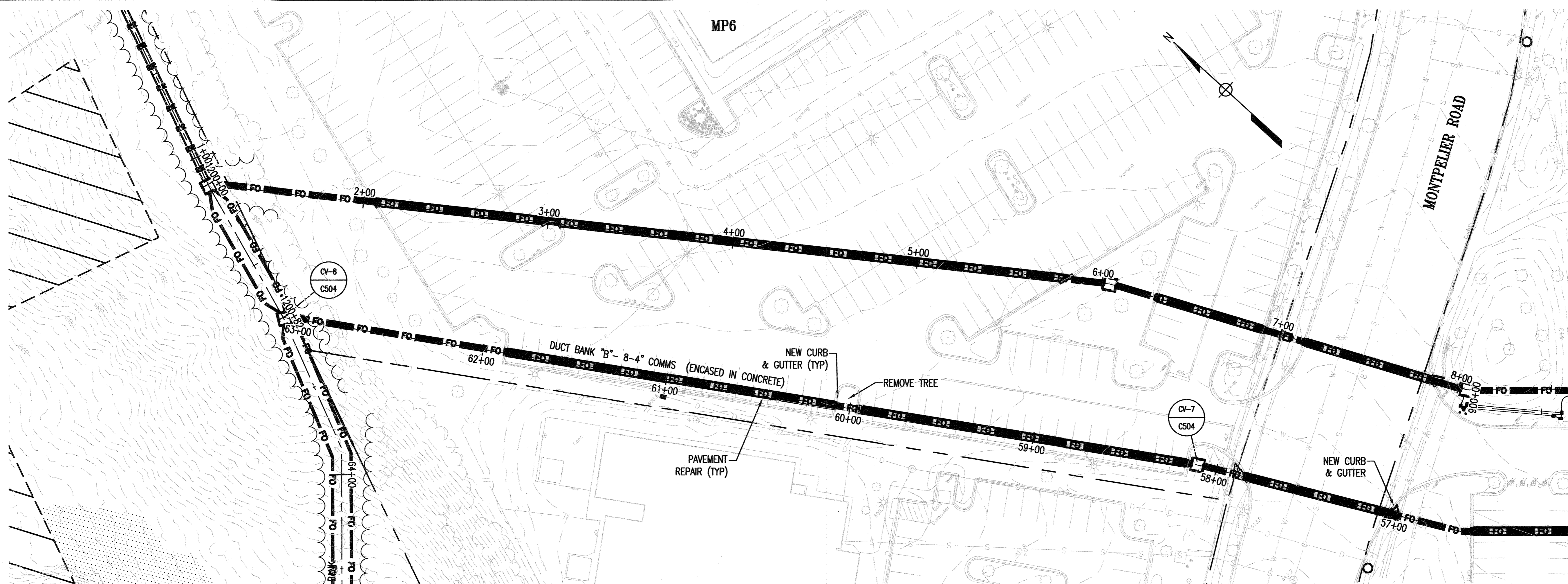
REVISION LOG		
#	DESCRIPTION	DATE
1	NEW SHEET	11/22

DESIGNED BY: JTD DRAWING NUMBER: C201

CHECKED BY: AUO

CODE REVIEW:

SHEET 11 OF 14



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

DIRECTOR: *[Signature]* DATE: 1-11-23
 CHIEF, DEVELOPMENT ENGINEERING DIVISION: *[Signature]* DATE: 1-3-23
 CHIEF, DIVISION OF LAND DEVELOPMENT: *[Signature]* DATE: 1/10/23

KEY PLAN

PROJECT NORTH

SEAL

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

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11100 JOHNS HOPKINS ROAD LAUREL, MD 20723-6099

Whitman, Reardon & Associates, LLP
Est. 1915
Engineers - Architects - Environmental Planners

ARCHITECTURAL/ENGINEERING DESIGNER: **WRA**

OWNER: HOPKINS ROAD LIMITED PARTNERSHIP
9200 RUMSEY ROAD
COLUMBIA, MD 21045
410-997-7222

DEVELOPER: MONPELIER III, LLC
MANAGING MEMBER: TC MARYLAND DEVELOPMENT, INC.
1055 THOMAS JEFFERSON ST., SUITE 600
WASHINGTON, DC 20007
703-288-9200

PROJECT: MONPELIER RESEARCH PARK
PARCEL A

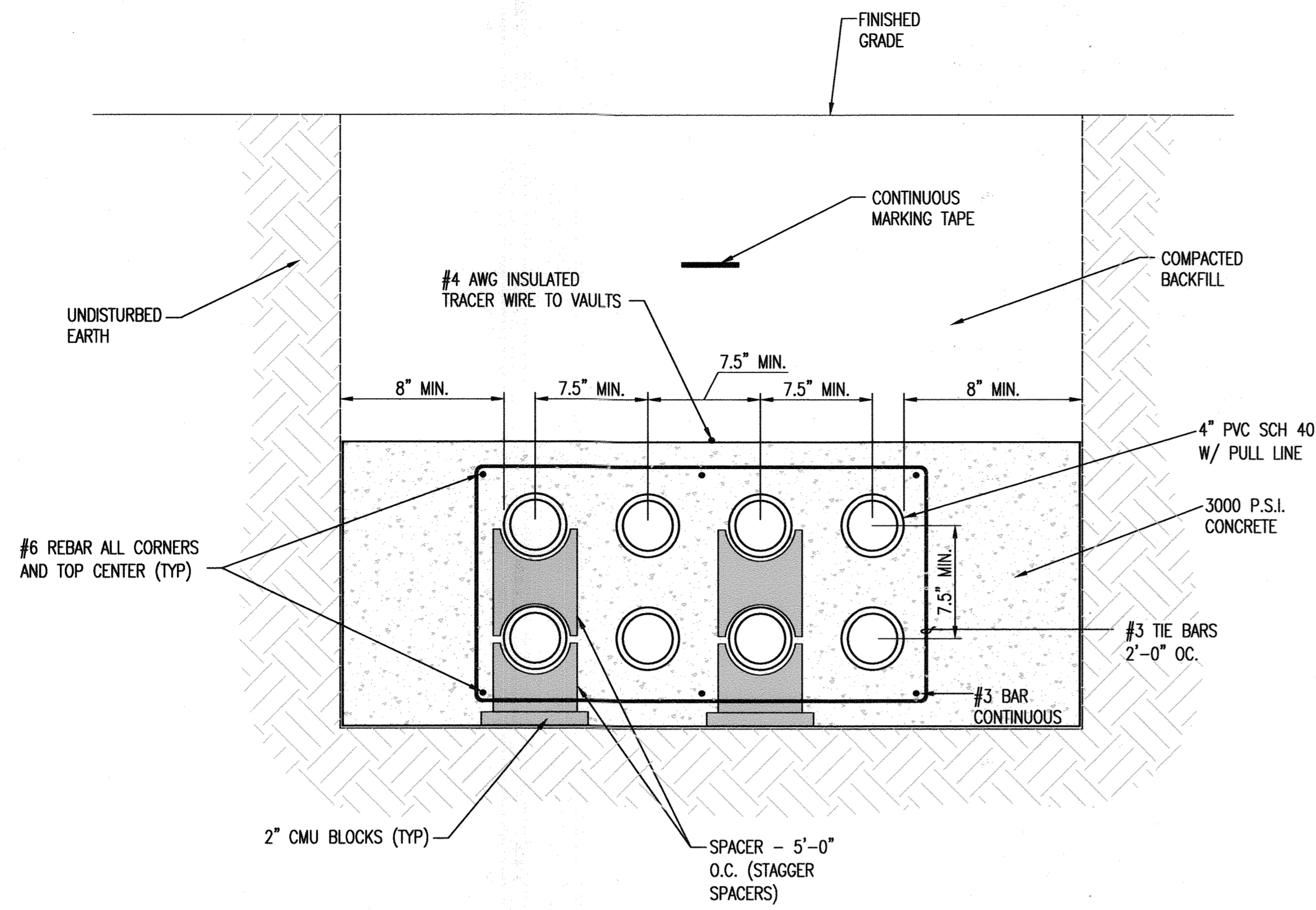
AREA: TAX MAP 41 PARCEL 124 PAR A ZONING PEC
GRID 17 5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
PROPOSED 6 STORY OFFICE BUILDING

TITLE: REVISED
SITE DEVELOPMENT PLAN

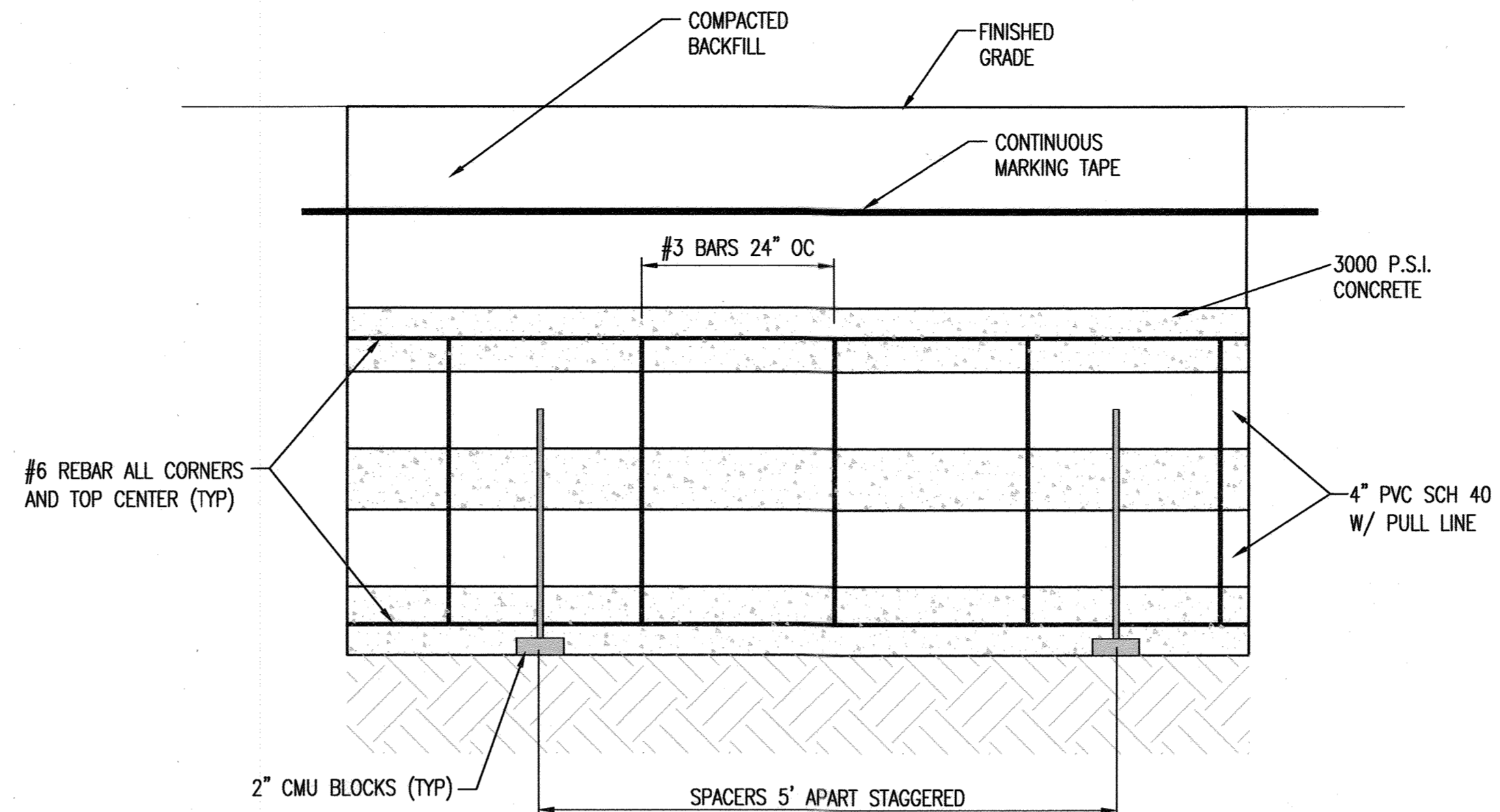
DUCT BANK B
STATION 57+00 TO 64+00

REVISION LOG		
#	DESCRIPTION	DATE
1	NEW SHEET	11/22

DESIGNED BY: JTD DRAWING NUMBER: C202
CHECKED BY: AUO
CODE REVIEW:



2 CONCRETE ENCASED TELECOM DUCTBANK SECTION
NOT TO SCALE

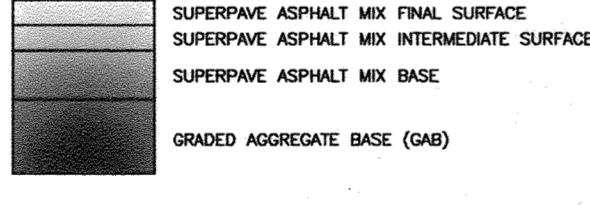


3 CONCRETE ENCASED TELECOM DUCTBANK PROFILE VIEW
NOT TO SCALE

SECTION NUMBER	ROAD AND STREET CLASSIFICATION	CALIFORNIA BEARING RATIO (CBR)	3 TO <5		5 TO <7		7 TO <9		9 TO <12		12 TO <15		
			MIN. SUPERPAVE ASPHALT MIX WITH OAB	SUPERPAVE ASPHALT MIX WITH CONSTANT OAB	MIN. SUPERPAVE ASPHALT MIX WITH OAB	SUPERPAVE ASPHALT MIX WITH CONSTANT OAB	MIN. SUPERPAVE ASPHALT MIX WITH OAB	SUPERPAVE ASPHALT MIX WITH CONSTANT OAB	MIN. SUPERPAVE ASPHALT MIX WITH OAB	SUPERPAVE ASPHALT MIX WITH CONSTANT OAB	MIN. SUPERPAVE ASPHALT MIX WITH OAB	SUPERPAVE ASPHALT MIX WITH CONSTANT OAB	
P-1	PARKING BAYS: RESIDENTIAL AND NON-RESIDENTIAL PARKING DRIVE ASILES: RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 2 HEAVY TRUCKS PER DAY	SUPERPAVE ASPHALT MIX FINAL SURFACE	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	
		9.5 MM PG 64-225, LEVEL 1 (ESAL)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
		SUPERPAVE ASPHALT MIX INTERMEDIATE SURFACE (NA)	2.0	2.0	2.0	2.0	3.5	3.0	2.5				
		SUPERPAVE ASPHALT MIX BASE 19.0 MM, PG 64-225, LEVEL 1 (ESAL)	8.0	4.0	3.0	4.0	4.0	4.0	4.0				
P-2	PARKING DRIVE ASILES: RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 10 HEAVY TRUCKS PER DAY LOCAL ROADS: ACCESS PLACE, ACCESS STREET CUL-DE-SACS: RESIDENTIAL	GRADED AGGREGATE BASE (GAB)	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	
		SUPERPAVE ASPHALT MIX FINAL SURFACE 9.5 MM, PG 64-225, LEVEL 1 (ESAL)	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	
		SUPERPAVE ASPHALT MIX INTERMEDIATE SURFACE 9.5 MM, PG 64-225, LEVEL 1 (ESAL)	2.0	2.0	2.0	2.0	3.5	3.0	2.0				
		SUPERPAVE ASPHALT MIX BASE 19.0 MM, PG 64-225, LEVEL 1 (ESAL)	8.0	4.0	3.0	4.0	4.0	4.0	4.0				
P-3	PARKING DRIVE ASILES: RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 10 HEAVY TRUCKS PER DAY LOCAL ROADS: ACCESS PLACE, ACCESS STREET CUL-DE-SACS: NON-RESIDENTIAL MINOR COLLECTORS: RESIDENTIAL	GRADED AGGREGATE BASE (GAB)	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	
		SUPERPAVE ASPHALT MIX FINAL SURFACE 9.5 MM, PG 64-225, LEVEL 1 (ESAL)	1.0	1.0	1.0	1.0	1.0	1.0	1.0				
		SUPERPAVE ASPHALT MIX INTERMEDIATE SURFACE 9.5 MM, PG 64-225, LEVEL 1 (ESAL)	3.0	3.0	3.0	3.0	4.5	3.0	2.0				
		SUPERPAVE ASPHALT MIX BASE 19.0 MM, PG 64-225, LEVEL 1 (ESAL)	10.0	6.0	3.0	6.0	6.0	6.0	6.0				
P-4	MINOR COLLECTORS: NON-RESIDENTIAL MAJOR COLLECTORS	GRADED AGGREGATE BASE (GAB)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	
		SUPERPAVE ASPHALT MIX FINAL SURFACE 12.5 MM, PG 64-225, LEVEL 2 (LOW ESAL)	4.0	4.0	3.0	6.0	5.0	3.0					
		SUPERPAVE ASPHALT MIX INTERMEDIATE SURFACE 12.5 MM, PG 64-225, LEVEL 2 (LOW ESAL)	13.0	7.0	4.0	6.0	6.0	6.0	6.0				
		SUPERPAVE ASPHALT MIX BASE 19.0 MM, PG 64-225, LEVEL 2 (LOW ESAL)											

NOTES

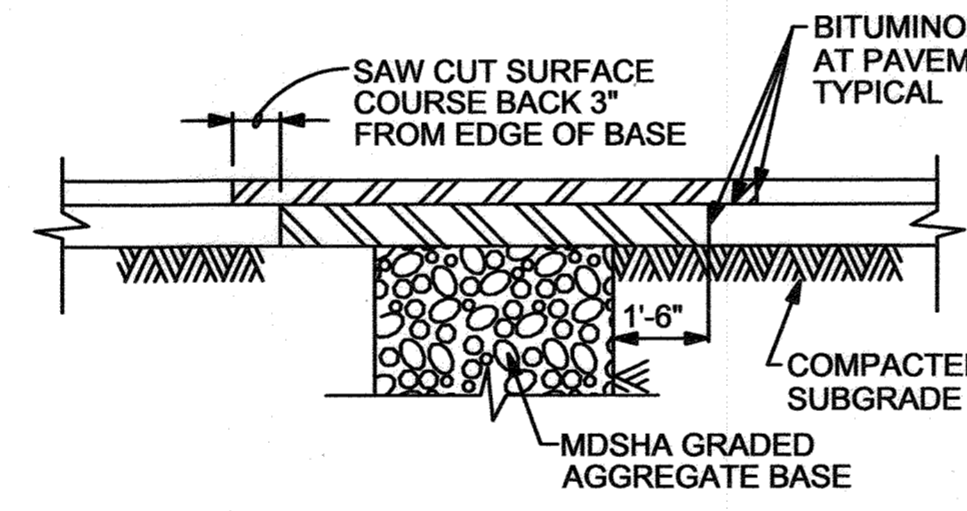
- HEAVY TRUCKS ARE DEFINED AS THOSE WITH SIX (6) WHEELS OR MORE INCLUDING GARAGE TRUCKS.
- SUPERPAVE ASPHALT MIX LAYERS SHALL BE PLACED IN APPROPRIATE COMPACTED LIFT THICKNESS: 19.0 MM BASE (2.0\"/>



Howard County, Maryland
Department of Public Works
Approved: *Thomas E. Smith*
Chief, Bureau of Engineering

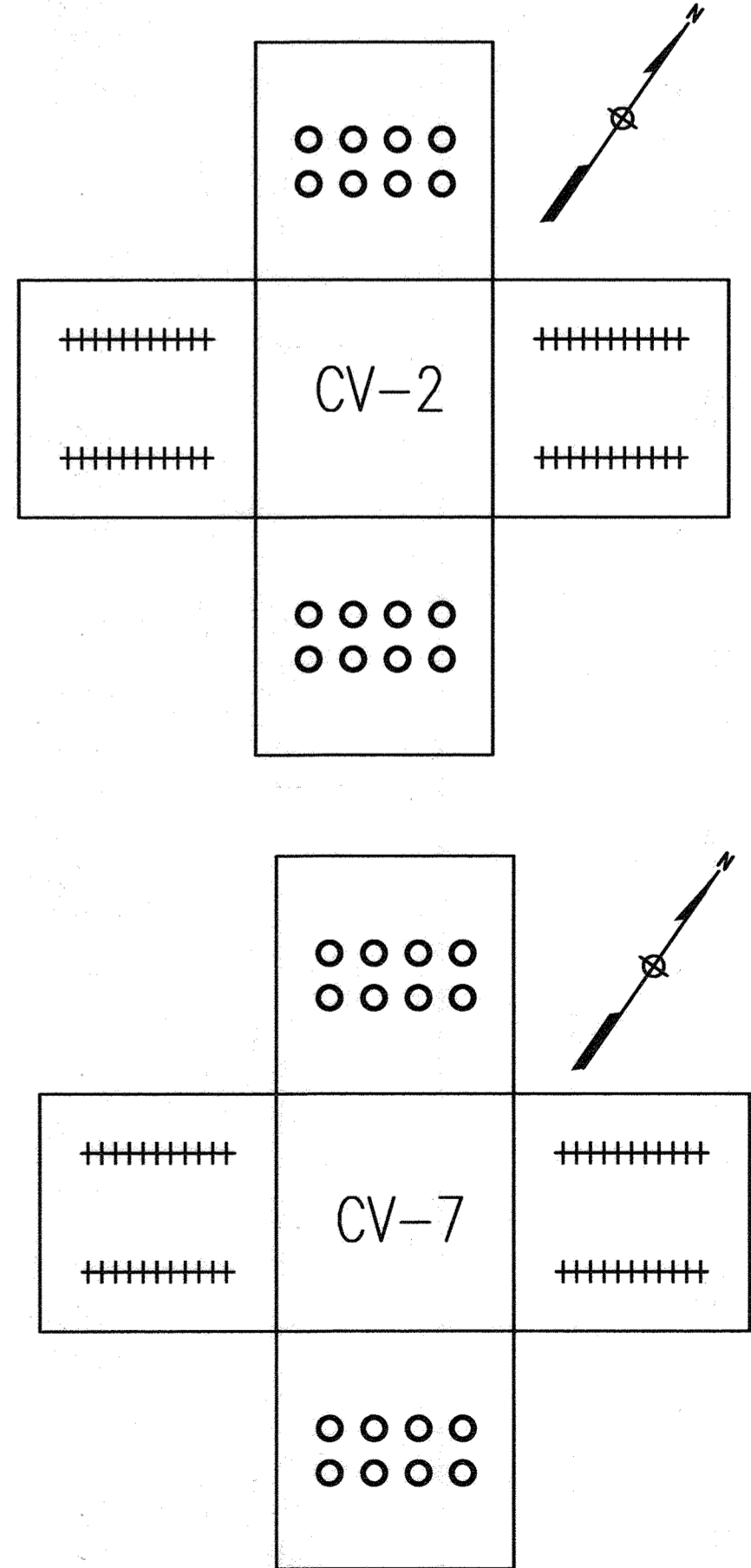
PAVING SECTIONS
P-1 to P-4

Detail
R-2.01



1 UTILITY TRENCH REPAIR - TYPICAL
NOT TO SCALE

- NOTES:**
- BITUMINOUS SEALANT AT PAVEMENT EDGES, ACCORDANCE WITH SPECIFICATIONS.
 - PROVIDE A MINIMUM PAVEMENT SECTION CONSISTING OF TOP 2\"/>



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
John Gove 1-11-23
DIRECTOR DATE
David P. Hill 1/3/23
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
R 1/10/23
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

KEY PLAN
PROJECT NORTH

SEAL
STATE OF MARYLAND
PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND, THAT I AM A DULY LICENSED PROFESSIONAL ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 19376 EXPIRATION: 09/22/23

JOHNS HOPKINS APPLIED PHYSICS LABORATORY
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Whitman, Requardt & Associates, LLP
Est. 1915
Environmental Planners
Architectural Engineers

OWNER: HOPKINS ROAD LIMITED PARTNERSHIP
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WASHINGTON, DC 20007
703-288-9200

PROJECT: MONTEPELIER RESEARCH PARK
PARCEL A

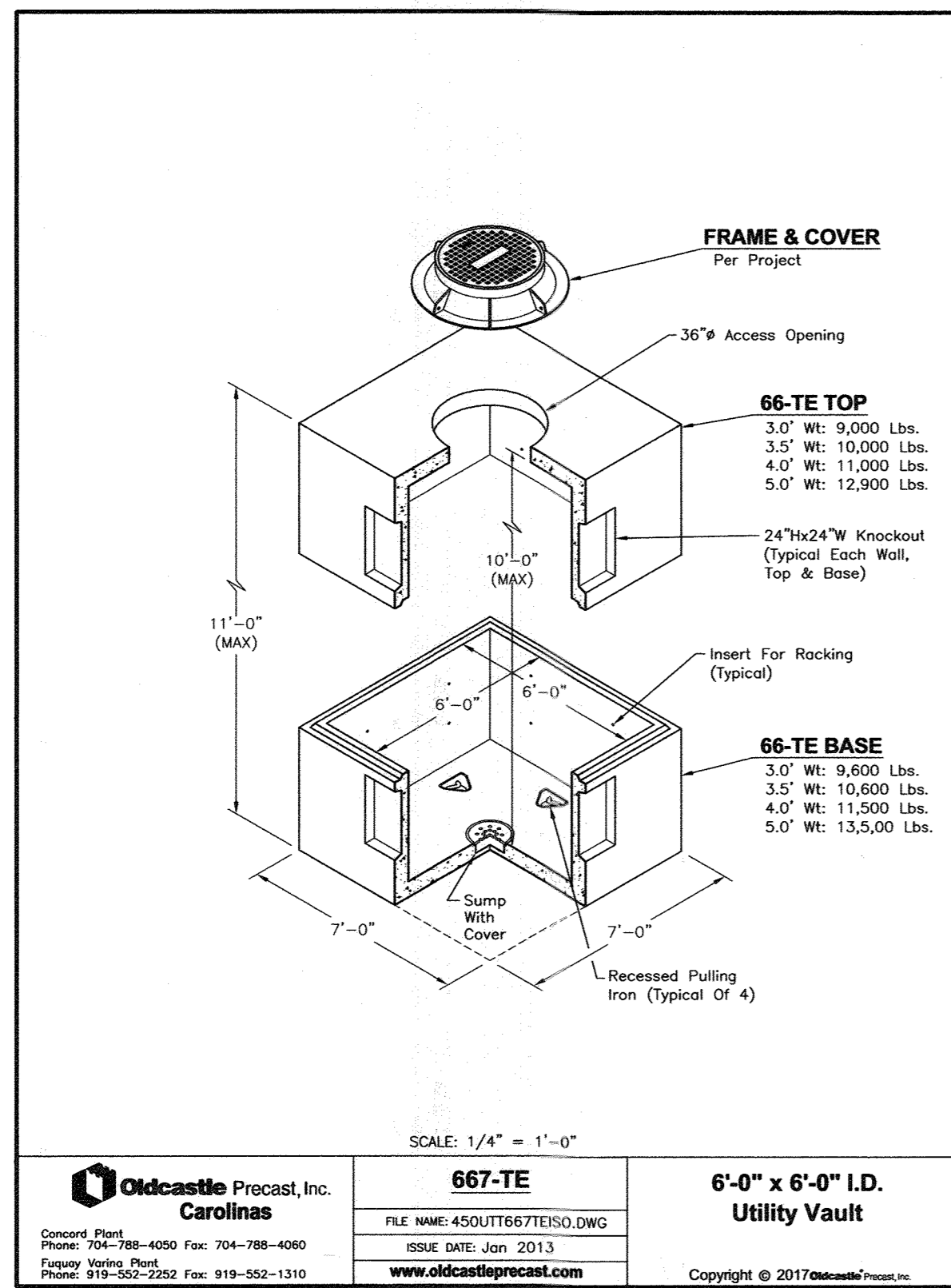
AREA: TAX MAP 41 PARCEL 124 PAR A ZONING PEC
GRID 17 5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
PROPOSED 6 STORY OFFICE BUILDING

TITLE: REVISED
SITE DEVELOPMENT PLAN

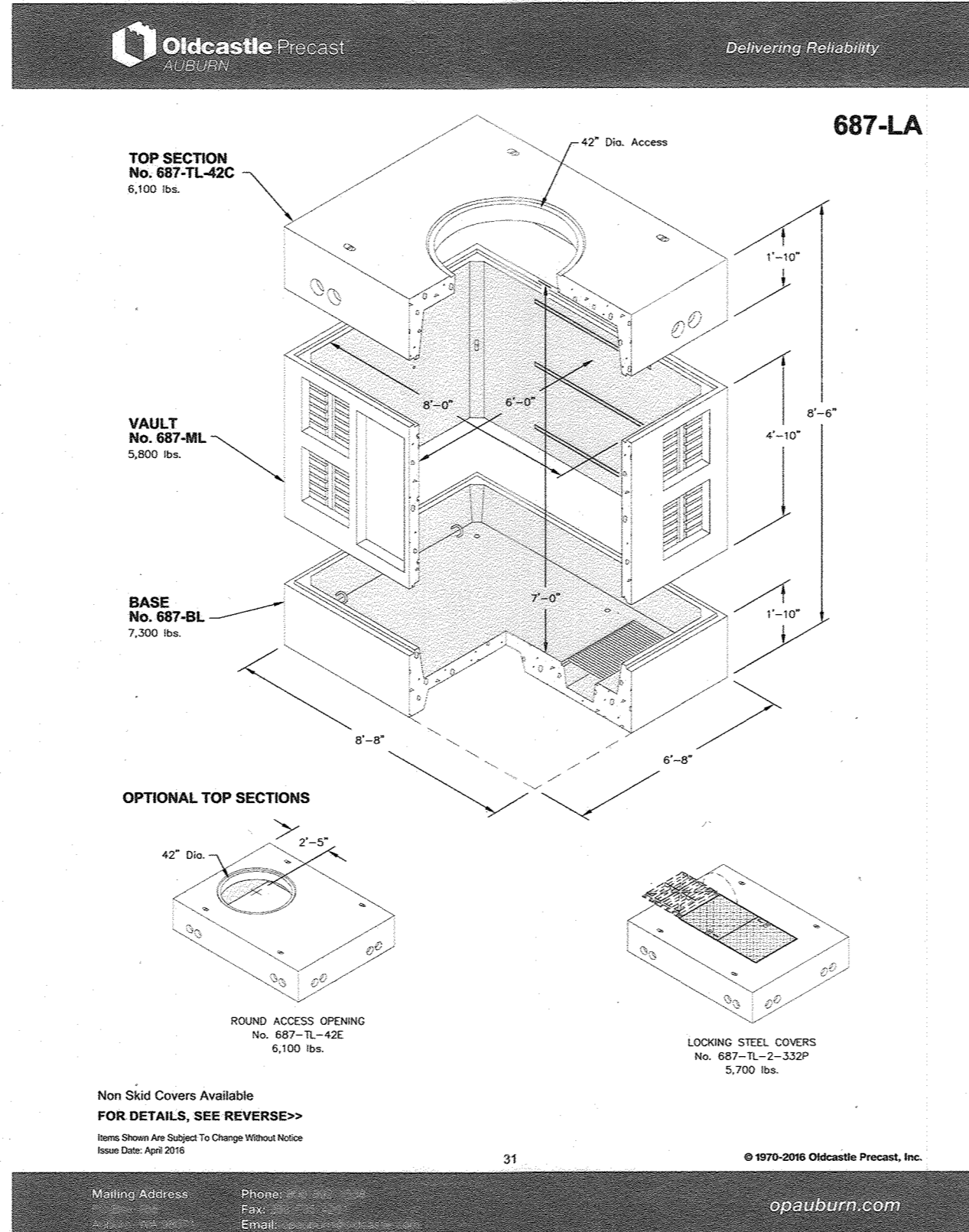
SITE DETAILS

REVISION LOG		
#	DESCRIPTION	DATE
1	NEW SHEET	11/22

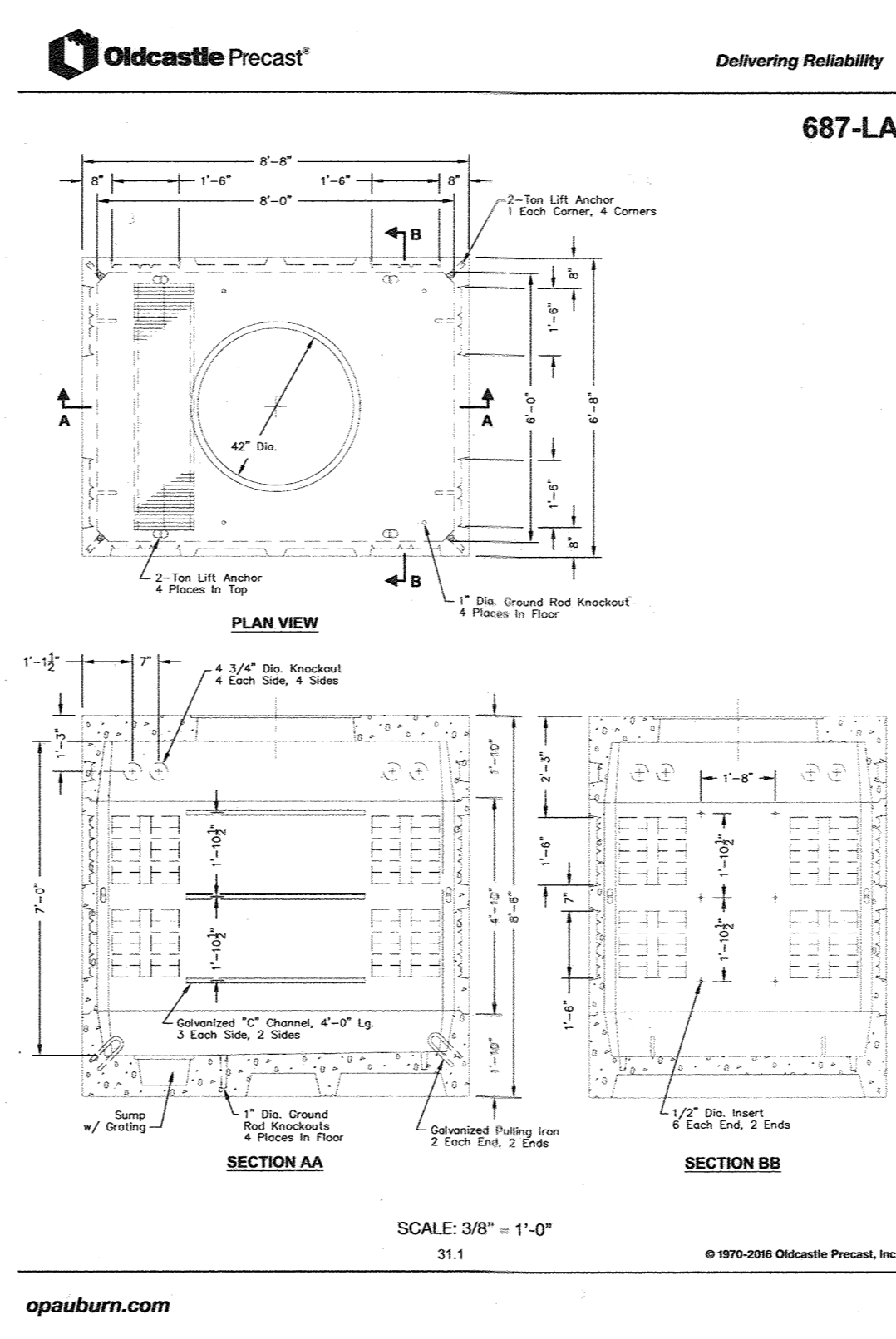
DESIGNED BY: JTD DRAWING NUMBER:
CHECKED BY: AUO C501
CODE REVIEW:
SHEET 13 OF 14



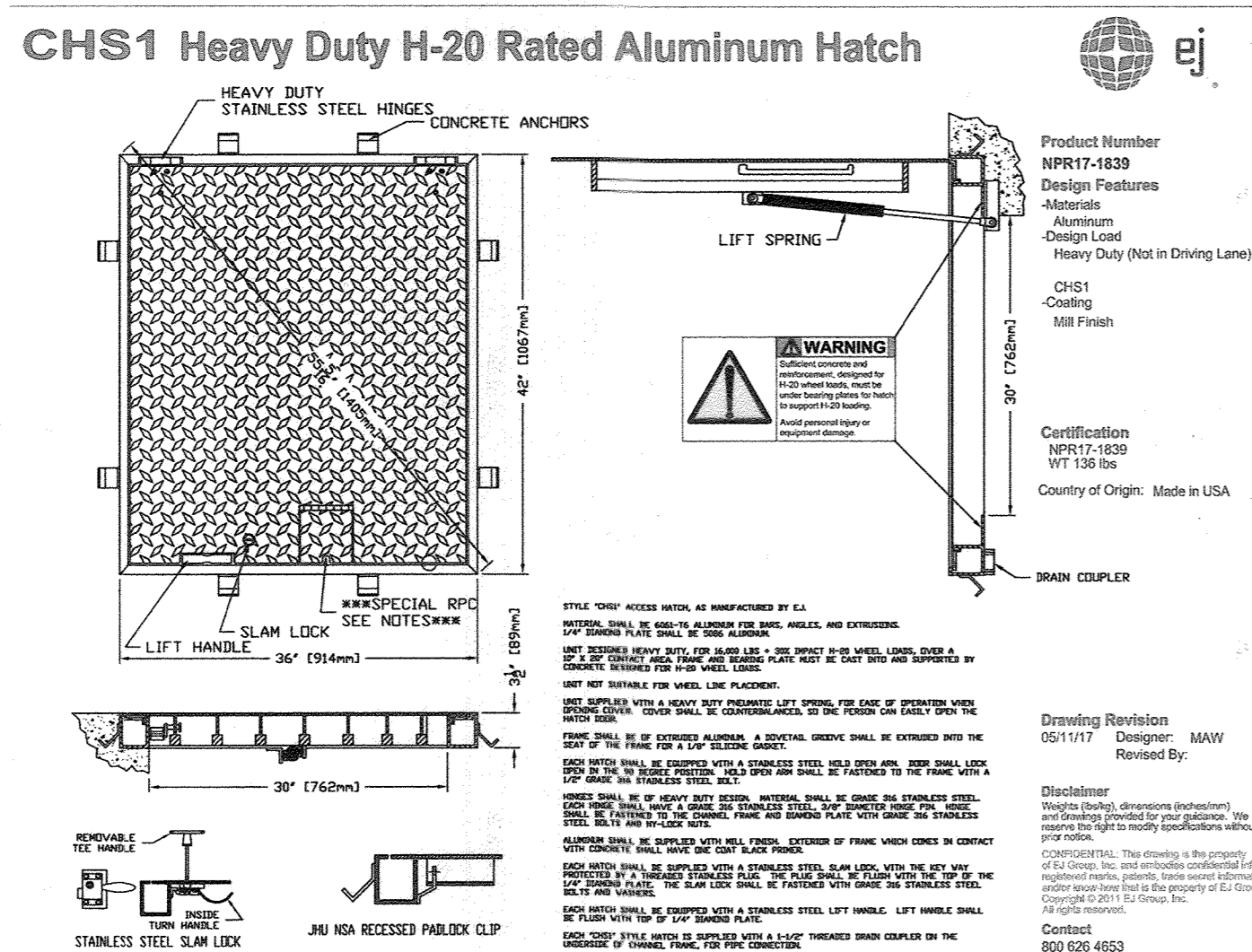
1 6' x 6' TELECOM VAULT



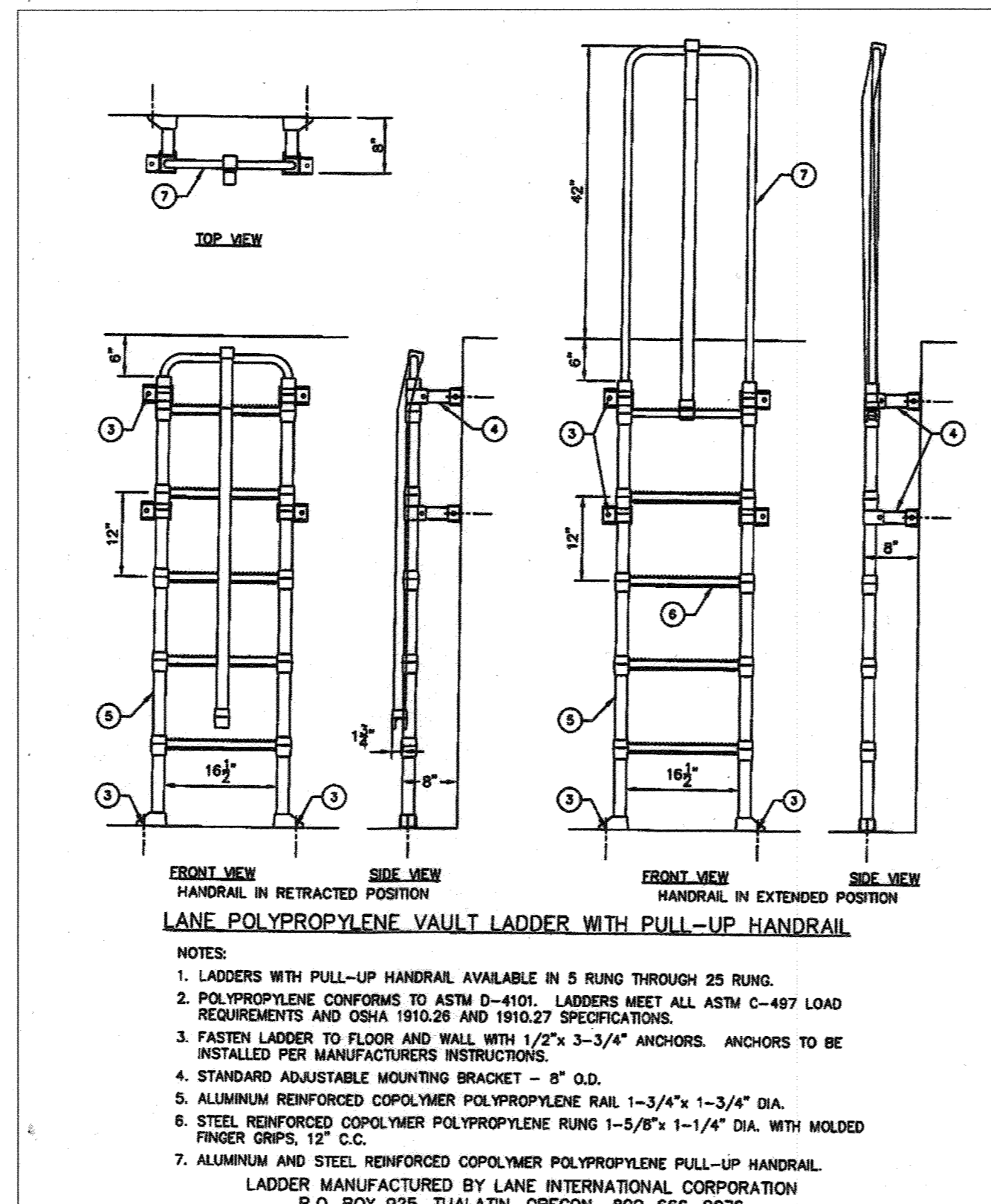
2 6' x 8' TELECOM & ELECTRICAL VAULT



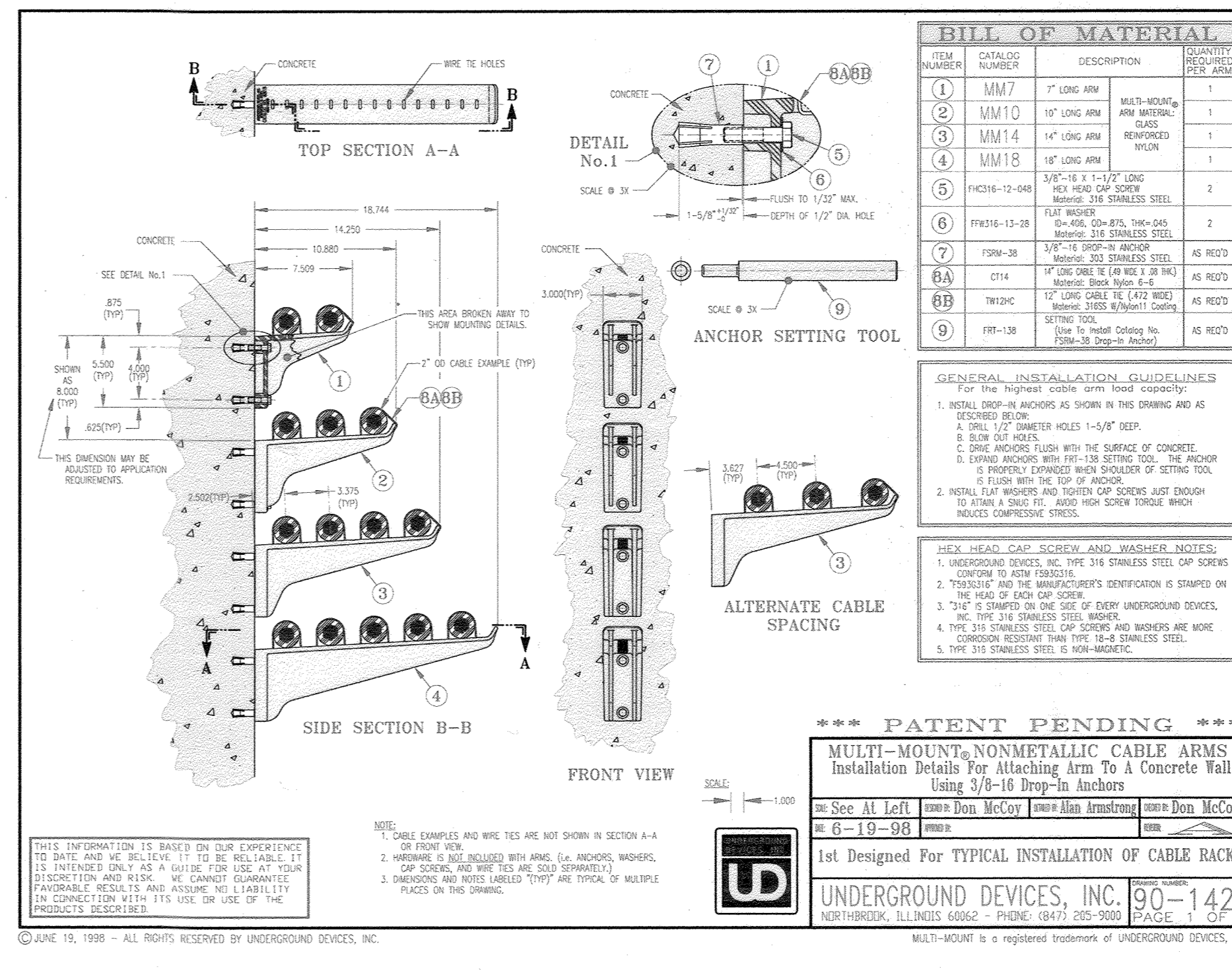
3 6' x 8' TELECOM & ELECTRICAL VAULT



4 HEAVY DUTY HATCH DETAIL



5 VAULT LADDER DETAIL



6 CABLE RACK DETAIL

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Ally Gono 1-11-23
DIRECTOR DATE

Ally Gono 1-3-23
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Ally Gono 1-11-23
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

KEY PLAN

PROJECT NORTH

SEAL

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Whitman, Reardon & Associates, LLP
Environmental Planners Est. 1915

ARCHITECTURAL ENGINEERING DESIGNER

OWNER: HOPKINS ROAD LIMITED PARTNERSHIP
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COLUMBIA, MD 21045
410-997-7222

DEVELOPER: MONTEPELIER III, LLC
MANAGING MEMBER: TC MARYLAND DEVELOPMENT, INC.
1055 THOMAS JEFFERSON ST., SUITE 600
WASHINGTON, DC 20007
703-288-9200

PROJECT: MONTEPELIER RESEARCH PARK
PARCEL A

AREA: TAX MAP 41 PARCEL 124 PAR A ZONING PEC
GRID 17 5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
PROPOSED 6 STORY OFFICE BUILDING

TITLE: REVISED
SITE DEVELOPMENT PLAN

COMMUNICATIONS VAULT DETAILS

REVISION LOG		
#	DESCRIPTION	DATE
1	NEW SHEET	11/22

DESIGNED BY: JTD DRAWING NUMBER: C502

CHECKED BY: AVU

CODE REVIEW:

SHEET 14 OF 14