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SITE DEVELOPMENT PLAN

PATAPSCO VALLEY OFFICE CAMPUS

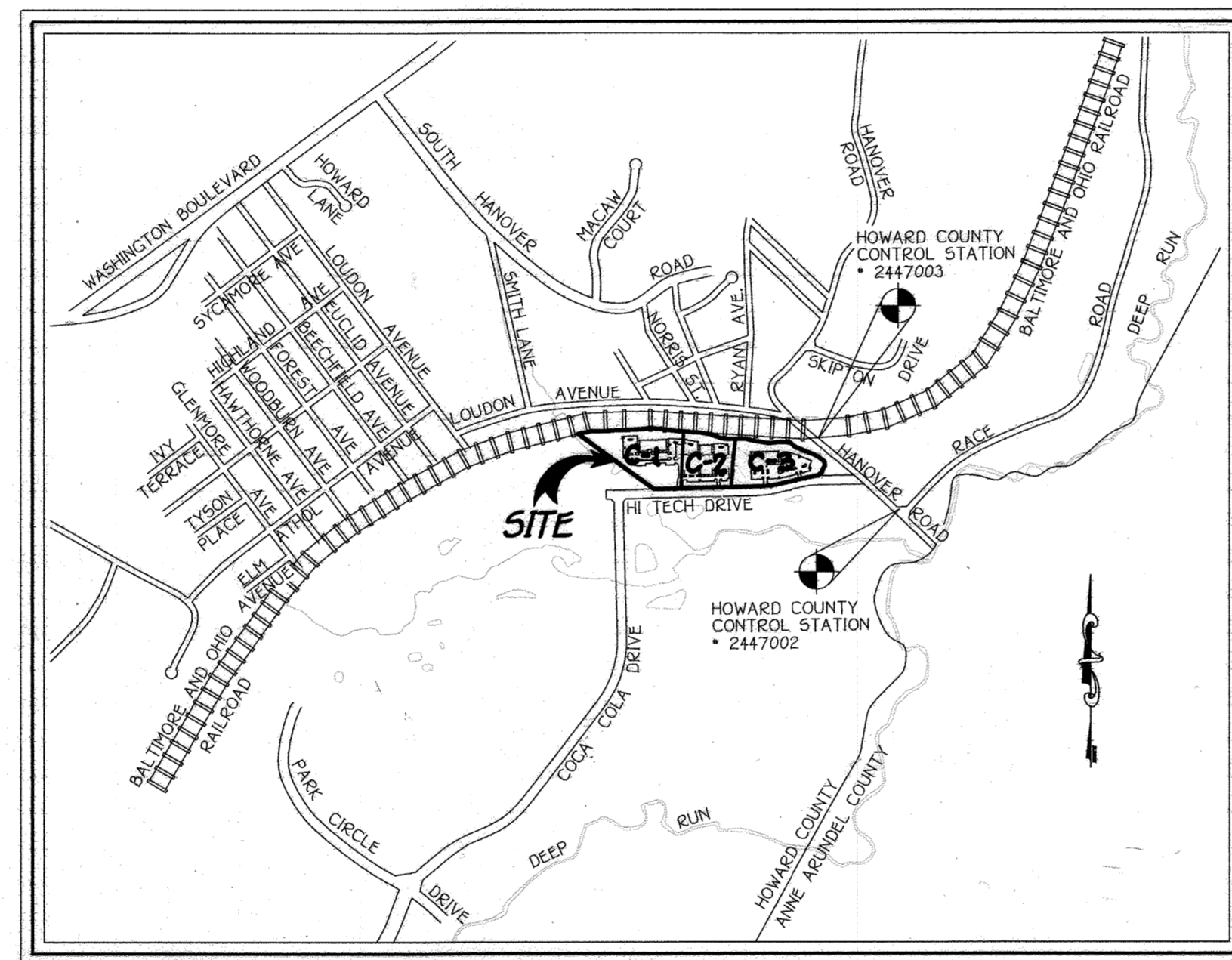
PARCELS C-1, C-2 AND C-3

ZONED: M-2

TAX MAP No. 38 GRID No. 14,15,20,21 PARCEL No. 285
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

GENERAL NOTES:

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 SHALL NOTIFY THE BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1800 AT LEAST (5) FIVE WORKING DAYS PRIOR TO THE START OF WORK.
3. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY DIGGING AND EXCAVATION WORK.
4. PROJECT BACKGROUND:
 - A. LOCATION: TAX MAP 38, GRID 20, PARCEL 285
 - B. THE SUBJECT PROPERTY IS ZONED M-2 PER 2/2/2004 COMPREHENSIVE ZONING PLAN.
 - C. ELECTION DISTRICT: FIRST
 - D. SECTION: N/A AREA: N/A
 - E. SITE AREA: 15.64 AC.
 - F. PROPOSED USE FOR THIS SITE AND STRUCTURES: GENERAL OFFICES USE.
 - G. PARKING REQUIREMENTS: (SEE PARKING CHART THIS SHEET)
5. 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 PLACEMENT OF ANY ASPHALT.
6. ALL PLAN DIMENSIONS ARE TO THE FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIAL BETWEEN ITEMS UNLESS OTHERWISE NOTED.
7. THE EXISTING TOPOGRAPHY AND FEATURES WERE DERIVED FROM A FIELD RUN MONUMENTAL BOUNDARY SURVEY BY FISHER COLLINS & CARTER INC. AND HARFORD AERIAL SURVEYS, INC. ON OR ABOUT FEBRUARY 2006.
8. HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS: (NAD 27 MARYLAND COORDINATE SYSTEM)
HOWARD COUNTY MONUMENT 2447002 - (N 494376.0470 E 879030.1730 ELEV. 69.819)
HOWARD COUNTY MONUMENT 2447003 - (N 494994.5460 E 878209.6580 ELEV. 46.266)
9. PUBLIC WATER AND SEWER IS TO BE UTILIZED FOR THIS PROJECT.
10. ALL ON-SITE STORM DRAINS UNDER THIS SITE DEVELOPMENT PLAN ARE PRIVATE.
11. THE EXISTING UTILITIES SHOWN HEREON WERE DERIVED FROM AVAILABLE PUBLIC RECORDS. THE CONTRACTOR MUST DIG TEST PITS BY HAND AT ALL UTILITY CROSSINGS AND CONNECTION POINTS TO VERIFY THE EXACT LOCATIONS.
12. ALL PROPOSED RAMPS SHALL BE IN ACCORDANCE WITH CURRENT A.D.A. STANDARDS ACCESSIBILITY GUIDELINES. MAXIMUM SIDEWALK CROSS SLOPE SHALL BE TWO PERCENT. PROVIDED A (5'-9") FIVE FOOT BY FIVE FOOT LEVEL LANDING (MAX. SLOPE 2%) AT THE TOP AND BOTTOM OF ALL RAMPS AND BUILDING ENTRANCES AND EXITS. HANDRAILS SHALL BE PROVIDED ON ALL RAMPS IN ACCORDANCE WITH SECTION 4.8.5 OF THE A.D.A. STANDARDS ACCESSIBILITY GUIDELINES.
13. ALL DRIVEWAYS AND PARKING TO BE PRIVATELY OWNED AND MAINTAINED.
14. ANY DAMAGE TO COUNTY AND OR STATE OWNED RIGHT OF WAY TO BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
15. TRENCH BEDDING FOR STORM DRAIN STRUCTURES SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY STANDARD G2.01 CLASS C BEDDING UNLESS OTHERWISE NOTED.
16. GUTTER PAN OF CURBS SHALL BE FITTED TO CONFORM TO THE ADJACENT DRAINAGE PATTERNS OF THE ADJOINING PAVING FOR VEHICULAR USE. SEE DETAIL.
17. FOR DETAILS OF BUILDING PROFILE, PARKING, ROAD SECTION, HANDICAP, CURB AND GUTTER SEE SHEETS 12 AND 13. (3/13) (4/13)
18. THERE ARE NO KNOWN GRAVE SITES OR CEMETERIES ON THIS SITE BASED ON A VISUAL SITE VISIT AND BASED ON AN EXAMINATION OF THE HOWARD COUNTY CEMETERY INVENTORY MAP.
19. THIS PROJECT IS RECORDED AMONG THE LAND RECORDS IN HOWARD COUNTY, MARYLAND AS PLAT #1810 AND #1811 (F 06-127).
20. ALL OUTDOOR LIGHTING SHALL COMPLY WITH ZONING REGULATIONS SECTION 134 WHICH REQUIRES LIGHTS TO BE INSTALLED TO DIRECT/REFLECT LIGHT DOWNWARDS AND INWARDS ON THE SITE AND AWAY FROM ALL PUBLIC STREETS AND RESIDENTIAL AREAS. SEE EXTERIOR LIGHT DETAIL ON SHEET 13.
21. THE BUILDINGS SHALL BE EQUIPPED WITH AN AUTOMATIC FIRE PREVENTION SPRINKLER SYSTEM.
22. PREVIOUS FILE NUMBERS: S 91-19, P 91-13, P 91-14, WP 91-98, F 94-24, F 06-127, F 02-164, F-07-144, F-08-198.
23. THIS S.D.P. IS SUBJECT TO THE FIRST AMENDMENT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS DATED OCTOBER 2, 2003 AND THE AMENDED ZONING REGULATIONS, PER COUNCIL BILL 75-2003.
24. ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL PERFORATED, SQUARE TUBE POST (6 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL PERFORATED, SQUARE TUBE SLEEVE (2 GAUGE) - 3' LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
25. THIS S.D.P. IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE AMENDED ZONING REGULATIONS, PER COUNCIL BILL 75-2003. DEVELOPMENT OR CONSTRUCTION ON THIS PROPERTY MUST COMPLY WITH SETBACKS AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT APPLICATIONS.
26. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$29,070.00.
27. THE TRAFFIC STUDY WAS PERFORMED BY THE TRAFFIC GROUP AND APPROVED ON OCTOBER 1, 1992 UNDER P 91-14. THE MARS GROUP INC. PREPARED AN UPDATED TRAFFIC STUDY ON NOVEMBER 2006.
28. NOISE STUDY IS NOT REQUIRED FOR THIS INDUSTRIAL ZONED PROPERTY.
29. STORM WATER MANAGEMENT FOR THE ENTIRE SUBDIVISION WAS PROVIDED UNDER F 94-24. EXTENDED DETENTION FACILITIES WERE SIZED TO MANAGE ULTIMATE SITE CONDITIONS THAT ARE OWNED BY CAS PARTNERSHIP, LLC AND JOINTLY MAINTAINED WITH CAS PARTNERSHIP, LLC AND HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
30. THIS PLAN IS EXEMPT FROM COMPLIANCE WITH THE REQUIREMENTS OF THE FOREST CONSERVATION ACT PER SUBDIVISION SECTION 16.1202 (b)(3)(ii) BECAUSE THIS SUBDIVISION HAD PRELIMINARY PLANS (P 91-13 AND P 91-14) APPROVED PRIOR TO DEC. 31, 1992 AND THIS SITE DEVELOPMENT PLAN DOES NOT EXCEED THE LIMIT OF DISTURBANCE SHOWN ON P 91-13 OR P 91-14.
31. THE FLOODPLAIN STUDY AND WETLANDS DELINEATION WAS COMPLETED, REVIEWED AND APPROVED UNDER P 91-14 ON OCTOBER 1, 1992.
32. IMPACT TO NON-TIDAL WETLANDS AND WATERWAYS WAS APPROVED ON JANUARY 13, 1994 BY MARYLAND DEPARTMENT OF NATURAL RESOURCES WATER RESOURCES ADMINISTRATION TRACKING NO. 19910196 DIVISION NO. 93-NT-0856.
33. THERE ARE NO HISTORIC STRUCTURES LOCATED ON THIS SITE.
34. SNOW REMOVAL AND ROAD MAINTENANCE TO BE PRIVATE.
35. STD - DENOTES STANDARD CURB AND GUTTER.
36. REV - DENOTES REVERSE CURB AND GUTTER.
37. CONTRACTOR TO VERIFY THE SIZE, LOCATION AND ELEVATION OF ALL WATER, SEWER AND STORM DRAIN CONNECTIONS PRIOR TO CONSTRUCTION. EXISTING UTILITIES SHOWN IS FROM BEST AVAILABLE INFORMATION.
38. STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURE AND POLE SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III (1993) AND AS MODIFIED BY "GUIDELINES FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS (JUNE 1993)". A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREETLIGHT AND ANY TREE.
39. THE KNOX BOX LOCATION SHOWN ON SHEETS 2 AND 3 SHALL BE PLACED TO THE RIGHT OF THE MAIN ENTRANCE AT A RANGE OF 4-5 FEET IN HEIGHT AND NO MORE THAN 6 FEET LATERALLY FROM THE DOOR. THE KNOX BOX SHALL BE ELECTRONICALLY SUPERVISED TO NOTIFY THE OWNER THAT IT IS BEING ACCESSED AND INTEGRATED WITH THE FIRE ALARM SYSTEM (NFA-1 10212).



VICINITY MAP
SCALE: 1" = 1200'

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 40279
EXPIRATION DATE: 4/10/2014



2/23/23
R.R. SOWLY



9/11/12
For Rev. 4/11/12

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 16597
Expiration Date: 8/15/13

SITE ANALYSIS DATA:

1. TOTAL SITE AREA: 15.64 AC.

PARCEL C-1 (6.25 AC)
PARCEL C-2 (4.15 AC)
PARCEL C-3 (5.24 AC)
2. PLAN SUBMISSION AREA: 15.64 AC.
3. AREA DISTURBED: 10.90 AC.
4. BUILDING COVERAGE OF SITE:

A - 24,444 SF (0.56 AC) = 12.44% (C-2)
B - 20,499 SF (0.47 AC) = 7.96% (C-1)
C - 20,499 SF (0.47 AC) = 9.54% (C-3)
TOTAL - 65,442 SF (1.50 AC) = 9.82

PARKING DATA CHART:

GENERAL OFFICE USE
BUILDING A = 48,888 SF - PARCEL C-2
BUILDING B = 40,998 SF - PARCEL C-1
BUILDING C = 40,998 SF - PARCEL C-3
TOTAL AREA = 130,884 SF

NUMBER OF PARKING SPACES REQUIRED: ~~400~~ 400
NUMBER OF HANDICAP PARKING SPACES REQUIRED: 19
NUMBER OF PARKING SPACES PROVIDED ON SITE (INCLUDING HANDICAP PARKING) = 544
NUMBER OF HANDICAP PARKING SPACES PROVIDED (INCLUDING HANDICAP VAN SPACES) = 19

NOTE:

A DECLARATION OF EASEMENTS HAS BEEN RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY MARYLAND IN LIDER 11164 AT FOLIO 5999. 1.) FOR CONSTRUCTION, USE, OPERATION AND MAINTENANCE OF DRIVEWAY TO PROVIDE INGRESS AND EGRESS TO AND FROM HI TECH DRIVE FOR PARCELS C-1 AND C-2 AS SHOWN ON PLAT NO. 20001. 2.) FOR THE INSTALLATION, CONSTRUCTION, USE, OPERATION AND MAINTENANCE OF UTILITIES AS SHOWN ON PLAT NO. 20001 AS A PRIVATE DRAINAGE AND UTILITY EASEMENT TO SERVICE PARCELS C-1 AND C-2.

BUILDING 'A': (PARCEL C-2)

GENERAL OFFICE USE
1st FLOOR AREA = 24,444 SF
2nd FLOOR AREA = 24,444 SF
TOTAL AREA = 48,888 SF

NUMBER OF PARKING SPACES REQUIRED: ~~400~~ 45,041
NUMBER OF HANDICAP PARKING SPACES REQUIRED: 144 BUSINESS USE
NUMBER OF PARKING SPACES PROVIDED ON SITE (INCLUDING HANDICAP PARKING) = 215
NUMBER OF HANDICAP PARKING SPACES PROVIDED (INCLUDING HANDICAP VAN SPACES) = 7
NUMBER OF PARKING SPACES REQUIRED: ATHLETIC CENTER: 3,817 SF x 110 SPACES/1000 SF = 338

BUILDING 'B': (PARCEL C-1)

GENERAL OFFICE USE
1st FLOOR AREA = 20,499 SF
2nd FLOOR AREA = 20,499 SF
TOTAL AREA = 40,998 SF

NUMBER OF PARKING SPACES REQUIRED: 40,998 SF x 3.3 SPACES/1000 SF = 136
NUMBER OF HANDICAP PARKING SPACES REQUIRED: 6
NUMBER OF PARKING SPACES PROVIDED ON SITE (INCLUDING HANDICAP PARKING) = 156
NUMBER OF HANDICAP PARKING SPACES PROVIDED (INCLUDING HANDICAP VAN SPACES) = 6

BUILDING 'C': (PARCEL C-3)

GENERAL OFFICE USE
1st FLOOR AREA = 20,499 SF
2nd FLOOR AREA = 20,499 SF
TOTAL AREA = 40,998 SF

NUMBER OF PARKING SPACES REQUIRED: 40,998 SF x 3.3 SPACES/1000 SF = 136
NUMBER OF HANDICAP PARKING SPACES REQUIRED: 6
NUMBER OF PARKING SPACES PROVIDED ON SITE (INCLUDING HANDICAP PARKING) = 173
NUMBER OF HANDICAP PARKING SPACES PROVIDED (INCLUDING HANDICAP VAN SPACES) = 6

STREET ADDRESS CHART		
BUILDING	PARCEL	STREET ADDRESS
A	C-2	7030 HI TECH DRIVE
B	C-1	7050 HI TECH DRIVE
C	C-3	7070 HI TECH DRIVE

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21114
410 461 - 8955

DATE	DESCRIPTION
02-21-23	REVISOR PARKING CALCULATIONS FOR ATHLETIC CENTER.
08-23-12	ADDITION OF LOADING RAMP ON BUILDING A AND ELIMINATE 7 SPACES, AN ISLAND & LIGHT POLE.
3/10/08	RESUBMITTED PARCEL C INTO PARCELS C-1, C-2 AND C-3, REVISED DATA CHARTS AND TITLE BLOCK.
DATE	DESCRIPTION
REVISION BLOCK	

OWNER/DEVELOPER
CSG PATAPSCO, LLC
5024 CAMPBELL BOULEVARD, SUITE A
WHITE MARSH, MARYLAND 21136
410-933-2091

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Donna M. Caspell 6/5/12
Director - Department of Planning and Zoning DATE
Candy Hamilton 6/5/07
Chief, Division of Land Development DATE
J.P. 5/10/07
Chief, Development Engineering Division DATE

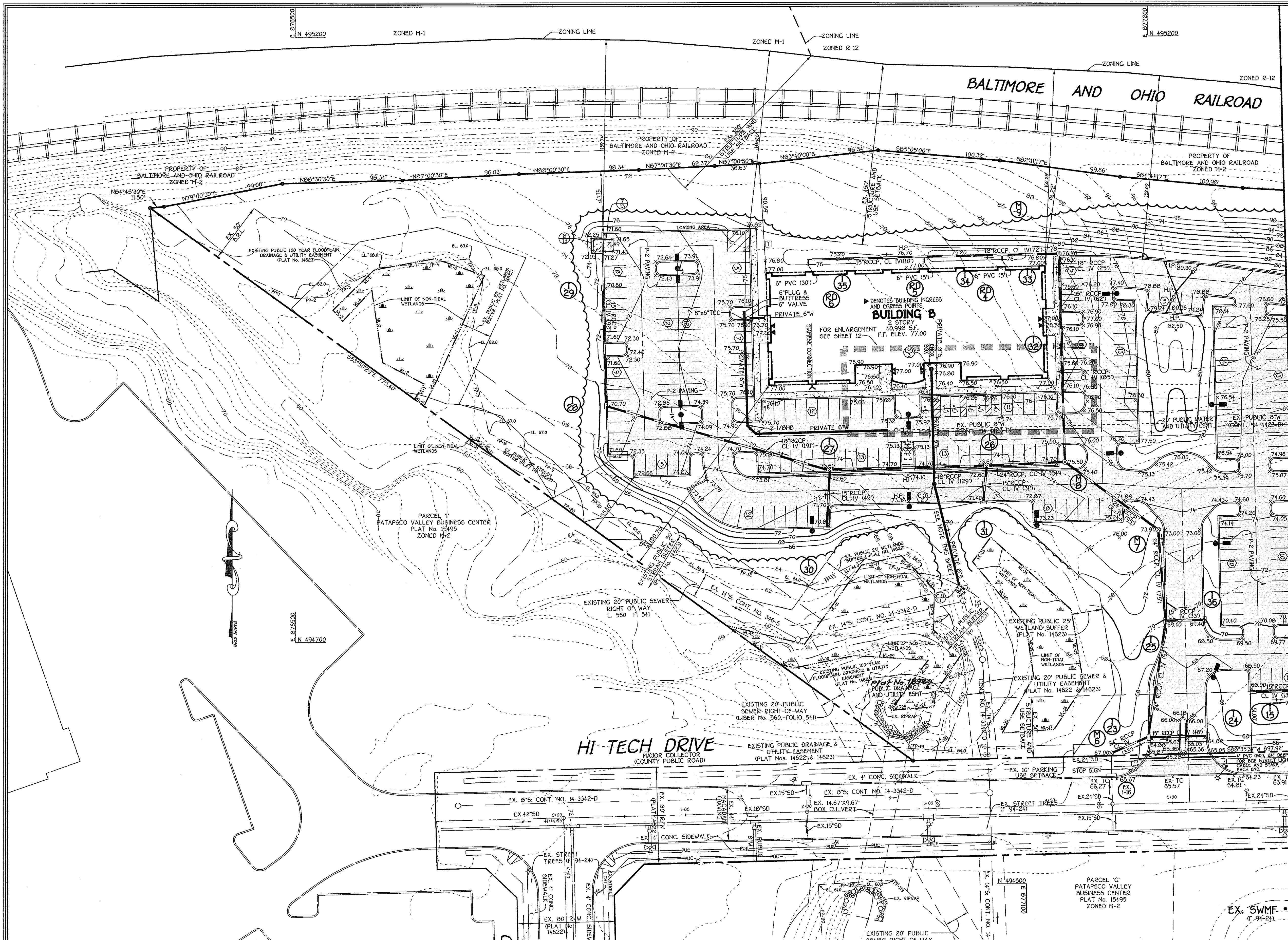
SUBDIVISION	SECTION/AREA	PARCEL NO.
PATAPSCO VALLEY BUSINESS CENTER	N/A	C-1, C-2 AND C-3
PLAT NO. 19979 & 19980	BLOCK NO. 14, 15, 20, 21	ZONE M-2
TAX MAP 38	ELEC. DIST. FIRST	CENSUS TR. 601201
WATER CODE A04	PLAT NO. 20000 & 20001	SEWER CODE F-08-138
		2150500, 2150501, 2150300

TITLE SHEET

PATAPSCO VALLEY BUSINESS CENTER
PATAPSCO VALLEY OFFICE CAMPUS
PARCELS C-1, C-2 AND C-3
ZONED: M-2

TAX MAP No. 38 PARCEL No. 285 GRID No. 14,15,20,21
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN
DATE: MARCH 15, 2007
SHEET 1 OF 21

SDP-07-028
SDP-07-028



LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING STORM DRAIN LINE
---	BOUNDARY/RIGHT OF WAY LINE
B.R.L.	BUILDING RESTRICTION LINE
---	PROPOSED CURB TRANSITION
---	PROPOSED STORM DRAIN PIPE
---	PROPOSED WATER PIPE
---	PROPOSED SEWER PIPE
---	PROPOSED CONCRETE
---	PROPOSED PAVING
---	PROPOSED LIGHT
---	EXISTING TREELINE
---	PROPOSED TREELINE

**Existing Wetland Limits Metes And Bounds
Plat No. 14623**

Line	Bearing & Distance	Line	Bearing & Distance	Line	Bearing & Distance
WL-1	N31°46'23"E 14.95	WL-19	S43°51'31"E 18.04	WL-37	S65°54'51"W 42.78
WL-2	N62°36'37"W 38.29	WL-20	N01°56'48"W 32.85	WL-38	N35°03'34"E 53.24
WL-3	N08°28'18"W 60.73	WL-21	S47°29'11"E 30.82	WL-39	N08°18'24"W 42.45
WL-4	S42°46'38"W 35.19	WL-22	S34°01'15"W 37.08	WL-40	N39°40'33"W 68.93
WL-5	N39°50'15"W 12.24	WL-23	S06°05'44"W 12.25	WL-41	N76°20'50"E 41.54
WL-6	N45°32'16"E 47.13	WL-24	S85°24'26"W 15.96	WL-42	N03°11'14"E 56.05
WL-7	N79°24'15"E 50.85	WL-25	S85°24'25"W 20.02	WL-43	N70°39'37"E 10.38
WL-8	S70°55'01"E 42.99	WL-26	N36°47'06"E 34.85	WL-44	S12°50'58"E 75.35
WL-9	S24°16'00"W 94.15	WL-27	N36°47'07"E 16.93	WL-45	S01°22'22"W 46.29
WL-10	S26°48'22"W 24.64	WL-28	N86°19'08"W 9.67	WL-46	S26°01'56"E 80.37
WL-11	N53°50'29"W 9.44	WL-29	N86°19'11"W 51.22	WL-47	S16°07'15"W 70.15
WL-12	S74°34'17"E 12.11	WL-30	S78°20'20"W 91.25	WL-48	S00°04'25"E 22.00
WL-13	S31°30'24"E 11.28	WL-31	N72°33'42"W 11.75	WL-49	S71°51'27"W 6.72
WL-14	N53°50'29"W 21.75	WL-32	N53°50'29"W 54.04	WL-50	N06°51'37"W 24.24
WL-15	S76°26'25"E 66.03	WL-33	N36°34'32"E 24.94	WL-51	N84°13'47"W 28.60
WL-16	N35°45'10"E 80.31	WL-34	S48°00'10"E 89.07	WL-52	N25°00'00"W 93.83
WL-17	N76°41'29"E 33.59	WL-35	S09°16'28"E 63.54	WL-53	N04°12'44"W 102.49
WL-18	S43°51'32"E 21.34	WL-36	S33°52'09"W 43.68		

**Existing 100 Year Floodplain, Drainage & Utility Easement
Plat No. 14623**

Line	Bearing & Distance
FP-1	S65°28'20"E 47.49
FP-2	N87°25'33"E 26.19
FP-3	N60°43'27"E 49.26
FP-4	N84°26'13"E 74.34
FP-5	S28°24'40"E 23.38
FP-6	S12°14'13"W 54.29
FP-7	S13°12'19"E 72.52
FP-8	S65°41'57"E 31.53
FP-9	S57°38'18"E 50.68
FP-10	S47°32'53"E 73.50
FP-11	S69°48'38"E 35.25
FP-12	S76°43'30"E 107.29
FP-13	N63°22'23"E 51.12
FP-14	S75°48'08"E 40.90
FP-15	S38°53'18"E 46.59
FP-16	S24°53'54"E 50.21
FP-17	S20°08'14"W 59.64
FP-18	S56°15'36"W 18.97
FP-19	N85°33'26"W 30.08
FP-20	N53°50'29"W 662.94

STREET LIGHT CHART

STREET NAME	STATION	OFFSET	FIXTURE/POLE TYPE	LEGEND
HI TECH DRIVE	C.L. STA. 5+45	29' LT	250-WATT "SAC" HPS. VAPOR FIXTURE, 12' ARM MOUNTED ON A 30-FOOT BLACK FIBERGLASS POLE	☛
HI TECH DRIVE	C.L. STA. 8+52	29' LT	250-WATT "SAC" HPS. VAPOR FIXTURE, 12' ARM MOUNTED ON A 30-FOOT BLACK FIBERGLASS POLE	☛
HI TECH DRIVE	C.L. STA. 12+49	29' LT	250-WATT "SAC" HPS. VAPOR FIXTURE, 12' ARM MOUNTED ON A 30-FOOT BLACK FIBERGLASS POLE	☛
HI TECH DRIVE	C.L. STA. 15+48	29' LT	250-WATT "SAC" HPS. VAPOR FIXTURE, 12' ARM MOUNTED ON A 30-FOOT BLACK FIBERGLASS POLE	☛

MATCHLINE SEE SHEET 3

NOTE: FOR THE PRIVATE 8" SEWER MAIN INSTALLATION FROM THE EX. 2" PLUG TO CO #1, SEE SHEET 21 OF 21 FOR "BEST MANAGEMENT PRACTICES FOR WORK IN NONTIDAL WETLANDS AND WETLAND BUFFERS"



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 481-1200

DATE	DESCRIPTION	REVISION BLOCK

OWNER/DEVELOPER
 CSG PATAPSCO, LLC
 5024 CAMPBELL BOULEVARD, SUITE G
 WHITE MARSH, MARYLAND 21236
 410-333-2091

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Mark H. Gagliardi
 Director - Department of Planning and Zoning
Condy Hamer
 Chief, Division of Land Development
John J. P.
 Chief, Development Engineering Division

DATE: 6/15/07

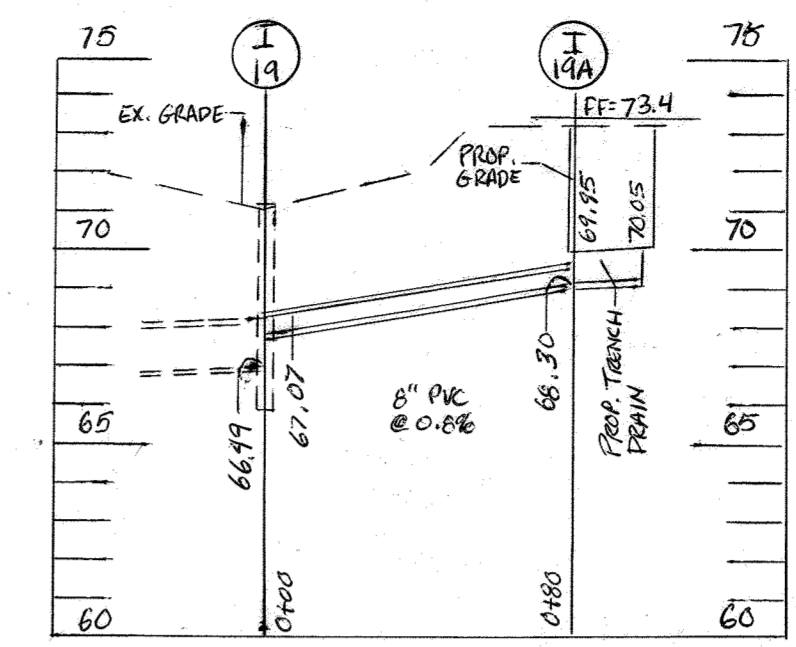
SUBDIVISION: PATAPSCO VALLEY BUSINESS CENTER
 SECTION/AREA: N/A
 PARCEL NO.: C

PLAT NO.: 19980
 BLOCK NO.: 14, 15, 20, 21
 ZONE: M-2
 TAX MAP: 38
 ELEC. DIST.: FIRST
 CENSUS TR.: 601201

WATER CODE: A04
 SEWER CODE: 2150500, 2150501, 2150300

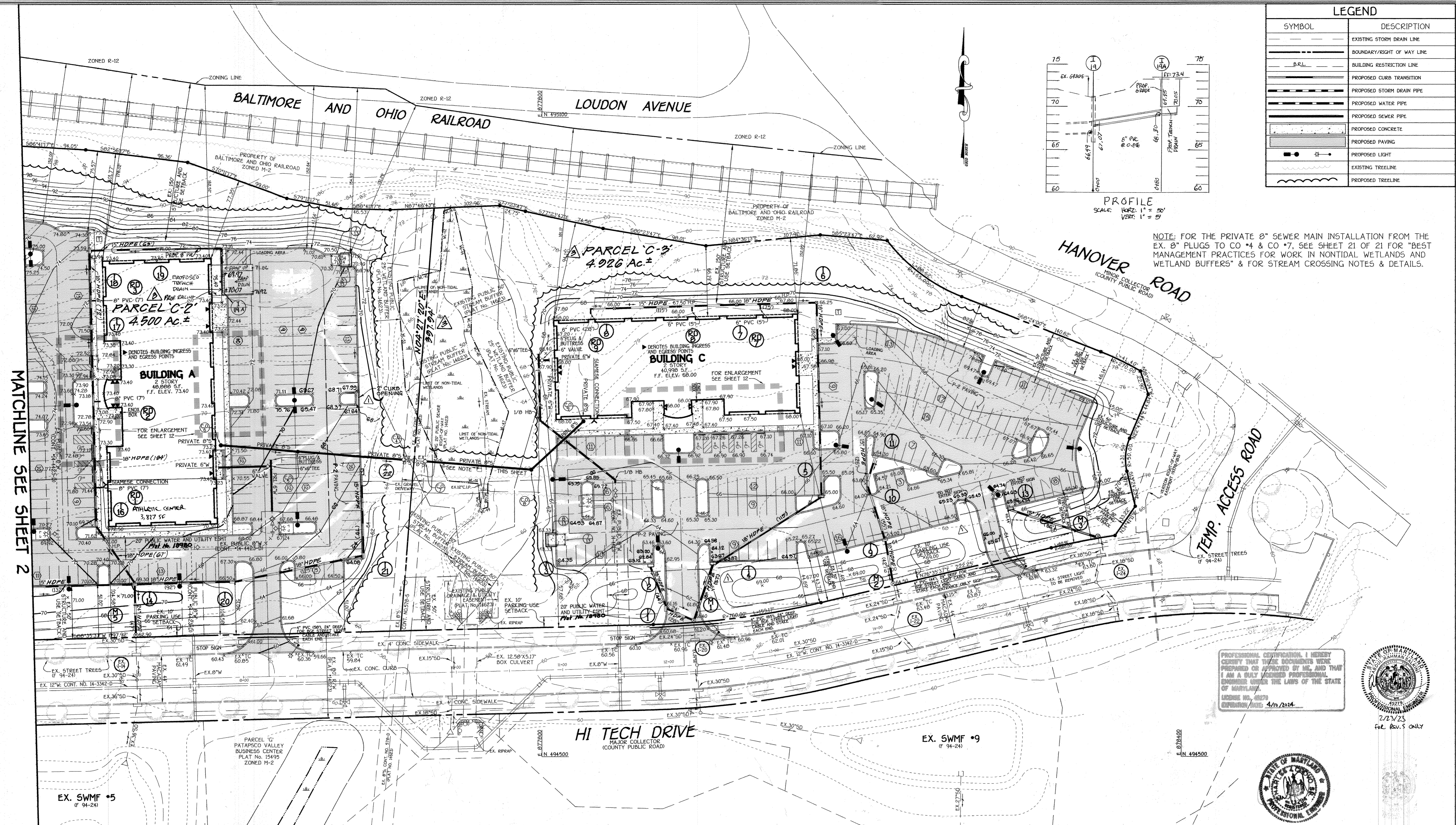
SITE DEVELOPMENT PLAN
 PATAPSCO VALLEY BUSINESS CENTER
 PATAPSCO VALLEY OFFICE CAMPUS
 PARCEL 'C'
 ZONED: M-2
 TAX MAP No. 38 PARCEL No. 285 GRID No. 14,15,20,21
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 40'
 DATE: MARCH 15, 2007
 SHEET 2 OF 21 **SDP-07-028**

LEGEND	
SYMBOL	DESCRIPTION
	EXISTING STORM DRAIN LINE
	BOUNDARY/RIGHT OF WAY LINE
	BUILDING RESTRICTION LINE
	PROPOSED CURB TRANSITION
	PROPOSED STORM DRAIN PIPE
	PROPOSED WATER PIPE
	PROPOSED SEWER PIPE
	PROPOSED CONCRETE
	PROPOSED PAVING
	PROPOSED LIGHT
	EXISTING TREELINE
	PROPOSED TREELINE



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

NOTE: FOR THE PRIVATE 8" SEWER MAIN INSTALLATION FROM THE EX. 8" PLUGS TO CO #4 & CO #7, SEE SHEET 21 OF 21 FOR "BEST MANAGEMENT PRACTICES FOR WORK IN NONTIDAL WETLANDS AND WETLAND BUFFERS" & FOR STREAM CROSSING NOTES & DETAILS.



PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 16597
EXPIRATION DATE: 4/15/2014



DATE	DESCRIPTION
02-23-23	REVISOR: REVISED PARKING CALCULATIONS FOR ATHLETIC CENTER.
08-23-12	ADDITION OF LOADING RAMP ON BUILDING A AND ELIMINATE 7 SPACES, AN ISLAND & LIGHT POLE.
03-10-08	RESUBDIVIDED PARCEL C INTO PARCELS C-1, C-2 & C-3. REVISED TITLE BLOCK.
02-05-07	CHANGED ALL STORM DRAIN PIPE FROM R.C.C.P. TO HDPE.
01/01/07	REVISED STORM DRAINS AND GRADING

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 16597
Expiration Date: 8/15/13

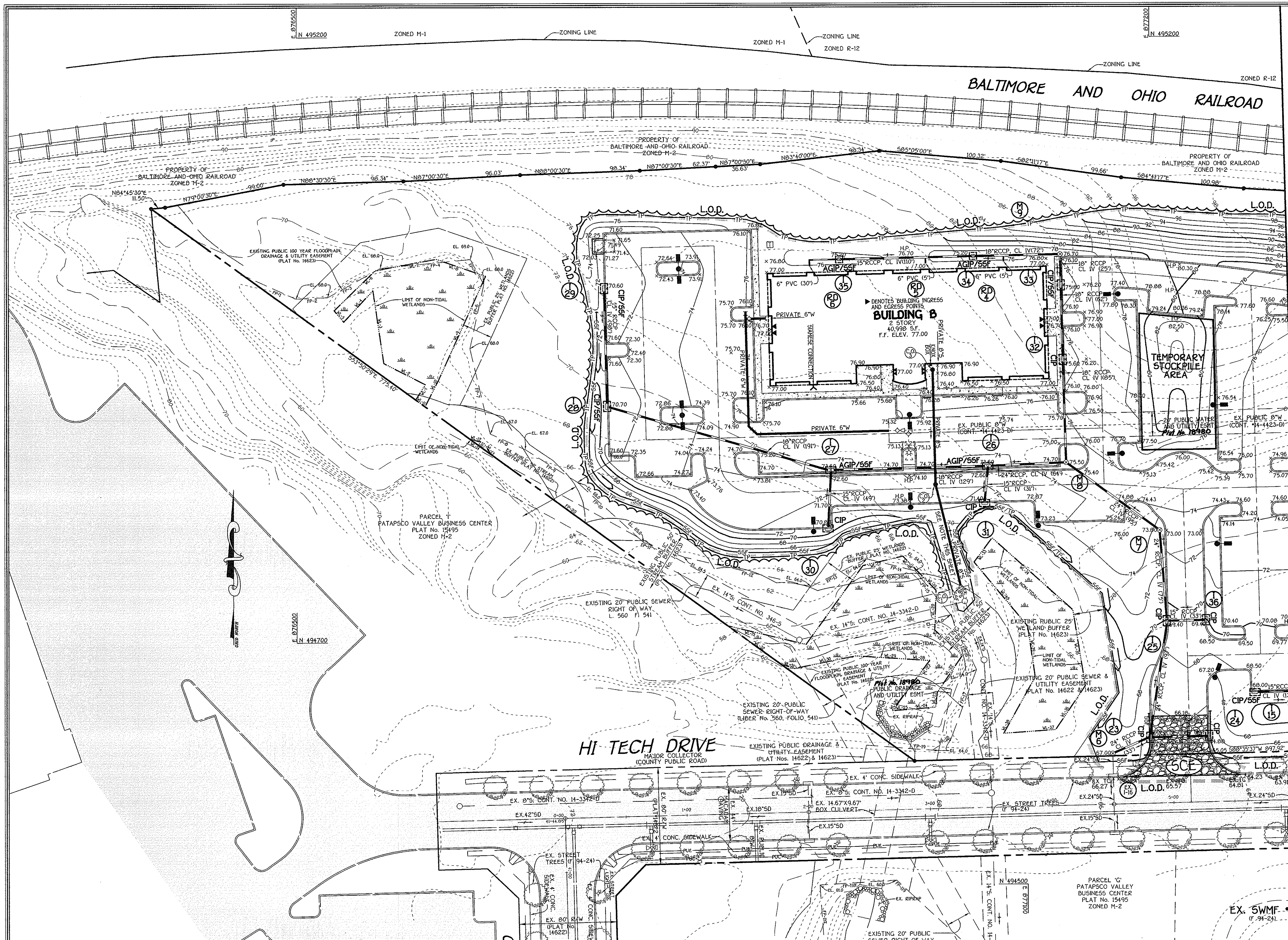


7/11/12
FOR REV. 4 ONLY

OWNER/DEVELOPER
CSG PATAPSCO, LLC
5024 CAMPBELL BOULEVARD, SUITE G
WHITE MARSH, MARYLAND 21236
410-933-2091

APPROVED: DEPARTMENT OF PLANNING AND ZONING			
<i>Mark A. Coyle</i>	4/5/17	DATE	
Director - Department of Planning and Zoning	6/5/10	DATE	
<i>Andy Hanna</i>	5/31/10	DATE	
Chief, Division of Land Development	J.F.	DATE	
SUBDIVISION: PATAPSCO VALLEY BUSINESS CENTER		SECTION/AREA: N/A	PARCEL NO.: C-1, C-2 & C-3
PLAT NO.: 199798-1B	BLOCK NO.: 14, 15, 20, 21	ZONE: M-2	TAX MAP: 3B
WATER CODE: A04	PLAT NO. 20000420001 F-08-13B	SEWER CODE: 2150500, 2150501, 2150300	ELEC. DIST. FIRST
CENSUS TR. 601201		CENSUS TR. 601201	

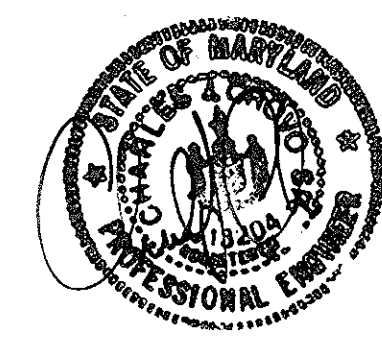
SITE DEVELOPMENT PLAN
PATAPSCO VALLEY BUSINESS CENTER
PATAPSCO VALLEY OFFICE CAMPUS
PARCELS C-1, C-2 AND C-3
ZONED: M-2
TAX MAP No. 3B PARCEL No. 2B5 GRID No. 14,15,20,21
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 40'
DATE: MARCH 15, 2007
SHEET 3 OF 21 **SDP-07-02B**



LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING STORM DRAIN LINE
---	BOUNDARY/RIGHT OF WAY LINE
---	B.R.L.
---	BUILDING RESTRICTION LINE
---	PROPOSED CURB TRANSITION
---	PROPOSED STORM DRAIN PIPE
---	PROPOSED WATER PIPE
---	PROPOSED SEWER PIPE
---	PROPOSED CONCRETE
---	EXISTING PAVING
---	PROPOSED LIGHT
---	LIMIT OF DISTURBANCE
---	SSP --- SSP
---	SUPER SILT FENCE
---	TP --- TP
---	TREE PROTECTION FENCE
---	EXISTING TREELINE
---	PROPOSED TREELINE

- SEQUENCE OF CONSTRUCTION**
1. OBTAIN GRADING PERMIT. (1 DAY)
 2. NOTIFY "M&S UTILITY" AT LEAST 48 HOURS BEFORE BEGINNING ANY WORK AT 1-800-257-7777. NOTIFY THE HOWARD COUNTY OFFICE OF CONSTRUCTION/INSPECTION DIVISION AT 410-313-1870 AT LEAST 24 HOURS BEFORE STARTING ANY WORK.
 3. INSTALL STABILIZED CONSTRUCTION ENTRANCES. (3 DAYS)
 4. CLEAR FOR AND INSTALL/CONSTRUCT ALL PERIMETER TEMPORARY SEDIMENT CONTROLS. (3 WEEKS)
 5. INSTALL SUPER SILT FENCE. (1 WEEK)
 6. UPON PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR BEGIN ROUGH GRADING THE SITE AND IMMEDIATELY STABILIZE ALL SLOPES UPON COMPLETION OF GRADING WITH TEMPORARY SEEDING. (6 WEEKS)
 7. INSTALL STORM DRAINS, SEWER AND WATER. (6 WEEKS)
 8. PROVIDE INLET PROTECTIONS ON ALL NEWLY INSTALLED STORM DRAIN INLETS. (1 WEEK)
 10. BEGIN CONSTRUCTION OF PROPOSED BUILDINGS. (6 MONTHS)
 11. INSTALL CURB AND PAVING. (3 WEEKS)
 12. FINE GRADE SITE. (2 WEEKS)
 13. INSTALL SIDEWALKS, LANDSCAPING AND LIGHTING. (2 WEEKS)
 14. FOLLOWING SUCCESSFUL STABILIZATION (i.e. FULLY-ESTABLISHED VEGETATION OR PAVING) OF ALL DISTURBED AREAS, OBTAIN PERMISSION FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR TO REMOVE ALL REMAINING SEDIMENT & EROSION CONTROL DEVICES AND THEN STABILIZE THOSE AREAS DISTURBED BY THIS PROCESS WITH PERMANENT SEEDING. (2 WEEKS)
 15. NOTIFY HOWARD COUNTY OFFICE OF INSPECTIONS AND PERMITS FOR A FINAL INSPECTION OF THE COMPLETED SITE.

MATCHLINE SEE SHEET 5



NOTE THIS PLAN IS INTENDED ONLY FOR SEDIMENT CONTROL.

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK • 10272 BALTIMORE NATIONAL PIKE
 GAITHERSBURG CITY, MARYLAND 20878
 (410) 481-2895

DATE	DESCRIPTION	REVISION BLOCK

ENGINEER'S CERTIFICATE

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

Signature of Engineer: *James M. Carter* Date: 4/1/07

DEVELOPER'S CERTIFICATE

I/We certify that all development and construction will be done according to this plan for sediment and erosion control, and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.

Signature of Developer: *C. Patrick Creaney* Date: 3/29/07

Reviewed for HOWARD SCD and meets Technical Requirements.

Jim Moran, U.S.A. National Resources Conservation Service, Date: 6/23/07

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

John K. Pankratz, Howard SCD, Date: 5/23/07

OWNER/DEVELOPER

CSG PATAPSCO, LLC
 5024 CAMPBELL BOULEVARD, SUITE G
 WHITE MARSH, MARYLAND 21236
 410-933-2091

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Director - Department of Planning and Zoning: *Mark S. Long* Date: 6/1/07

Chief, Division of Land Development: *Conrad Hantz* Date: 6/5/07

Chief, Development Engineering Division: *Chris Williams* Date: 5/30/07

J.P.

SUBDIVISION: PATAPSCO VALLEY BUSINESS CENTER SECTION/AREA: N/A PARCEL NO.: C

PLAT NO.: 1979 & 1980 BLOCK NO.: 14, 15, 20, 21 ZONE: M-2 TAX MAP: 3B ELEC. DIST.: FIRST CENSUS TR.: 601201

WATER CODE: A04 SEWER CODE: 2150500, 2150501, 2150300

SEDIMENT CONTROL PLAN

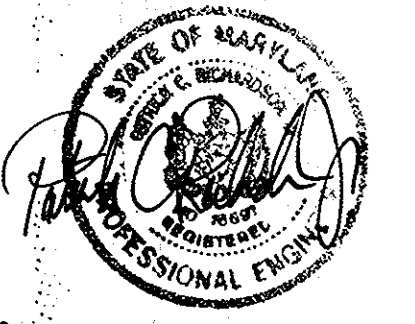
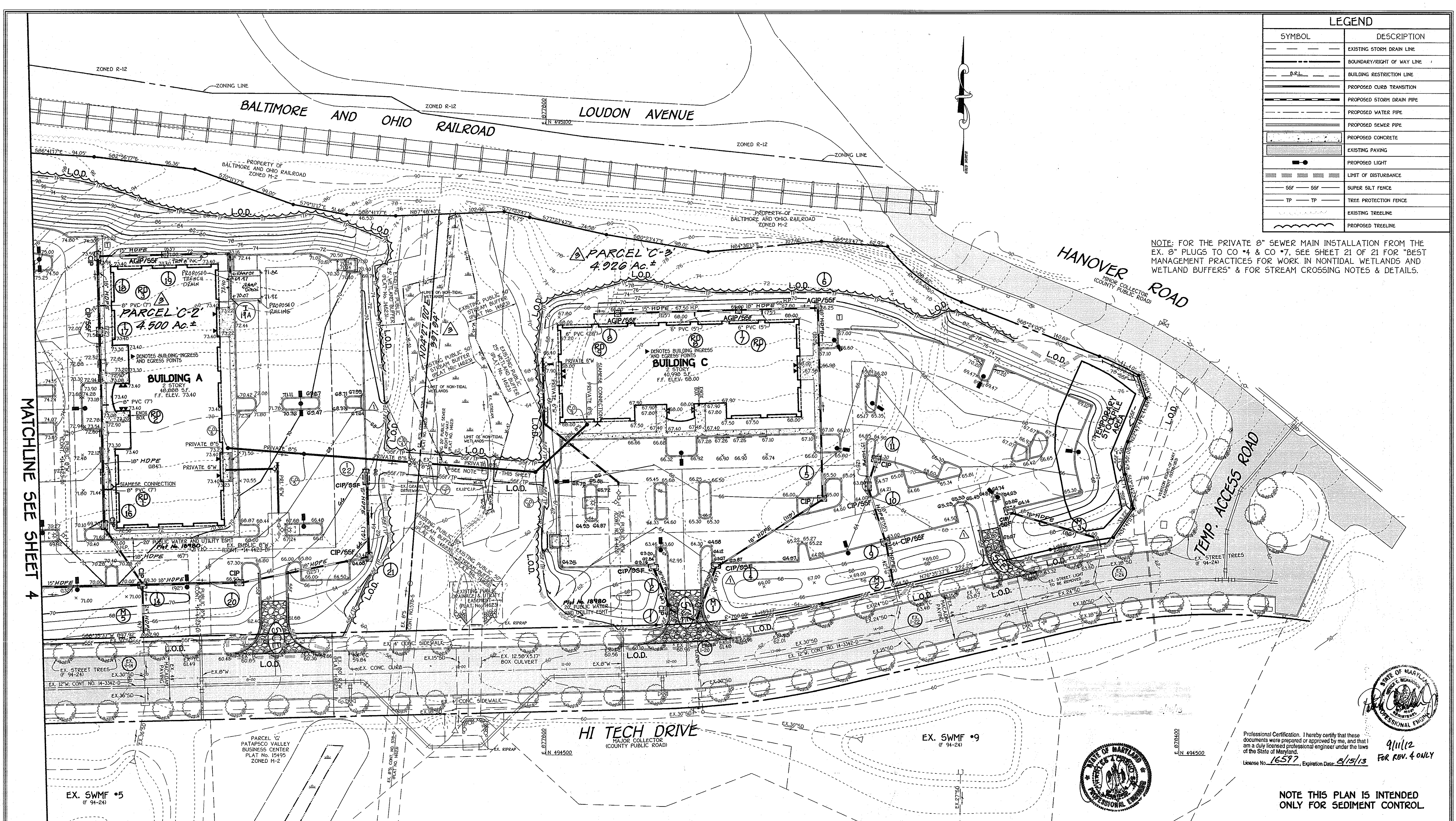
PATAPSCO VALLEY BUSINESS CENTER
 PATAPSCO VALLEY OFFICE CAMPUS
 PARCEL 'C'
 ZONED: M-2

TAX MAP No. 3B PARCEL No. 285 GRID No. 14,15,20,21
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: 1" = 40'
 DATE: MARCH 15, 2007
 SHEET 4 OF 21 **SDP-07-028**

LEGEND	
SYMBOL	DESCRIPTION
	EXISTING STORM DRAIN LINE
	BOUNDARY/RIGHT OF WAY LINE
	BUILDING RESTRICTION LINE
	PROPOSED CURB TRANSITION
	PROPOSED STORM DRAIN PIPE
	PROPOSED WATER PIPE
	PROPOSED SEWER PIPE
	PROPOSED CONCRETE
	EXISTING PAVING
	PROPOSED LIGHT
	LIMIT OF DISTURBANCE
	SUPER SILT FENCE
	TREE PROTECTION FENCE
	EXISTING TREE LINE
	PROPOSED TREE LINE

NOTE: FOR THE PRIVATE 8" SEWER MAIN INSTALLATION FROM THE EX. 8" PLUGS TO CO #4 & CO #7, SEE SHEET 21 OF 21 FOR "BEST MANAGEMENT PRACTICES FOR WORK IN NON-TIDAL WETLANDS AND WETLAND BUFFERS" & FOR STREAM CROSSING NOTES & DETAILS.



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
 License No. 16597, Expiration Date: 8/15/13
 9/11/12 FOR REV. 4 ONLY

NOTE THIS PLAN IS INTENDED ONLY FOR SEDIMENT CONTROL

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 11000 WING SITE DEVELOPMENT PLAN/NO.0603-001 SEDIMENT CONTROL PLAN SHEET 2, 3/16/2007 9:06:20 AM, 1:1

DATE	DESCRIPTION	REVISION BLOCK
08-23-12	ADDITION OF LOADING RAMP ON BUILDING A AND ELIMINATE 7 SPACES, AN ISLAND & EIGHT POLE.	1
9-10-08	Resubdivided Parcel C into Parcels C-1, C-2 & C-3. Revised Title Block.	2
9-25-07	Changed all storm drain pipe from RCCP to HDPE.	3
6/8/07	REVISED STORM DRAINS AND GRADING	4

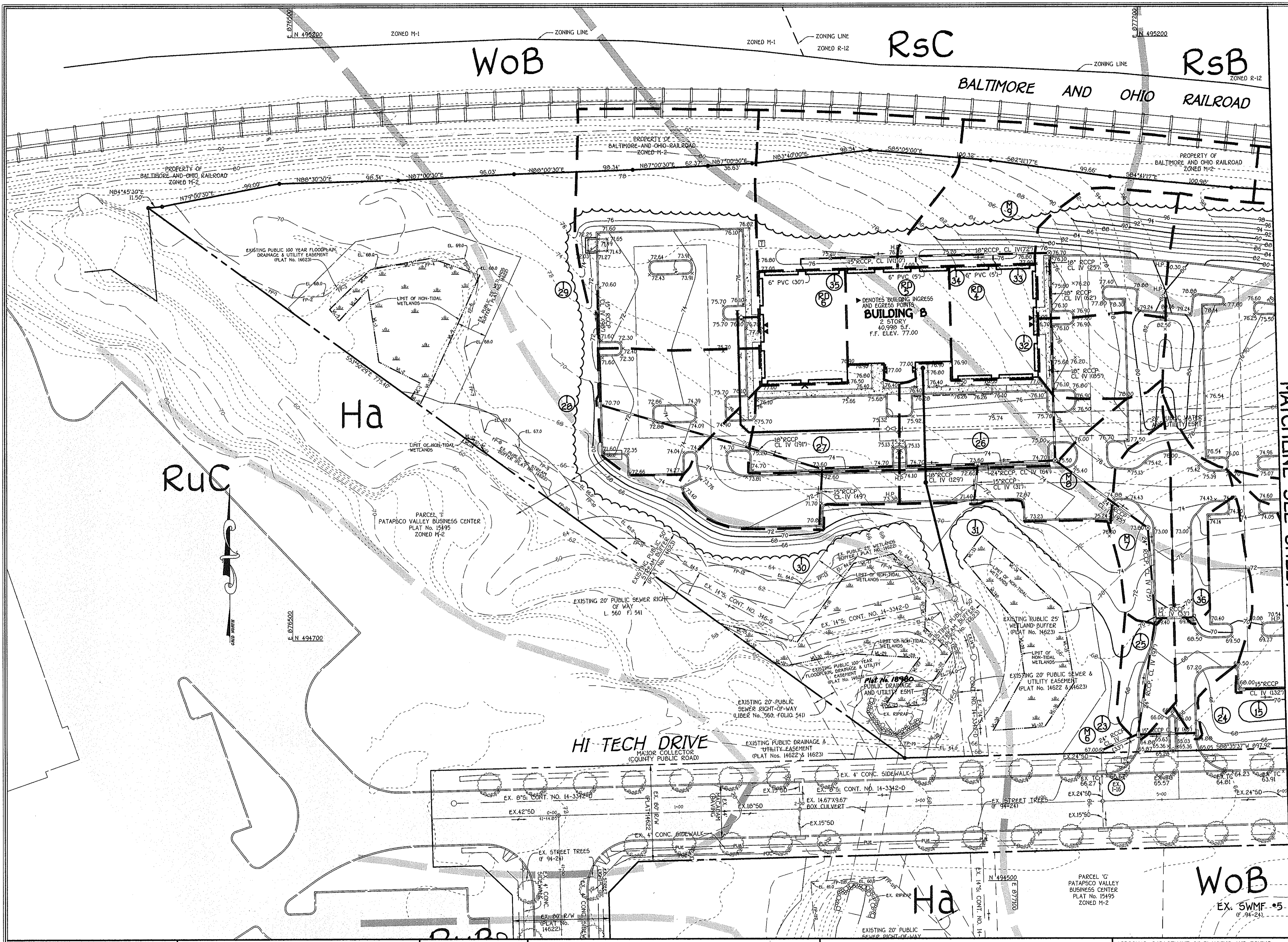
ENGINEER'S CERTIFICATE
"I certify that this plan for sediment and erosion control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."
Signature of Engineer: <i>John K. Thornton</i> Date: 4/1/07

DEVELOPER'S CERTIFICATE
 "I/we certify that all development and construction will be done according to this plan for sediment and erosion control, and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District."
 Signature of Developer: *C. Patrick Creaney* Date: 3/29/07

Reviewed for HOWARD SCD and meets Technical Requirements.
 Signature: *Jim Mager* Date: 5/23/07
 Supervisor: *John K. Thornton* Date: 5/23/07
 HOWARD SCD
 OWNER/DEVELOPER
 CSG PATAPSCO, LLC
 5024 CAMPBELL BOULEVARD, SUITE G
 WHITE MARSH, MARYLAND 21236
 410-933-2091

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Signature: *Maria A. Lopez* Date: 6/15/07
 Director - Department of Planning and Zoning
 Signature: *James B. Hartz* Date: 5/23/07
 Chief, Division of Land Development
 Signature: *John J. Hartz* Date: J.F.

SEDIMENT CONTROL PLAN
 PATAPSCO VALLEY BUSINESS CENTER
 PATAPSCO VALLEY OFFICE CAMPUS
 PARCELS C-1, C-2 AND C-3
 ZONED: M-2
 TAX MAP No. 38 PARCEL No. 285 GRID No. 14,15,20,21
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 40'
 DATE: MARCH 15, 2007
 SHEET 5 OF 21
 50P-07-028



LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING STORM DRAIN LINE
---	BOUNDARY/RIGHT OF WAY LINE
---	B.R.L.
---	BUILDING RESTRICTION LINE
---	PROPOSED CURB TRANSITION
---	PROPOSED STORM DRAIN PIPE
---	PROPOSED WATER PIPE
---	PROPOSED SEWER PIPE
---	PROPOSED CONCRETE
---	EXISTING PAVING
---	PROPOSED LIGHT
---	SOILS LINE
---	DRAINAGE AREA LIMITS
---	EXISTING TREELINE
---	PROPOSED TREELINE

SOILS LEGEND	
SOIL	NAME
Co	Codorus and Hattboro silt loams, 0 to 3 percent slopes
Fa	Fallingston sandy loam, 0 to 2 percent slopes
Ha	Hattboro-Codorus silt loams, 0 to 3 percent slopes
R-1	Russett fine sandy loam, 2 to 5 percent slopes
R-2	Russett fine sandy loam, 10 to 15 percent slopes
R-5	Russett and Beltsville soils, 5 to 10 percent slopes
R-12	Sassafras and Croom soils, 10 to 15 percent slopes
WoB	Woodstown sandy loam, 1 to 5 percent slopes, moderately eroded

DRAINAGE AREA DATA			
STRUCTURE NO.	AREA (A.C.)	C'	% IMP.
I-1	0.05	0.62	60
I-2	0.05	0.74	80
I-3	0.40	0.76	83
I-4	0.26	0.72	77
I-5	0.07	0.78	86
I-6	0.29	0.24	0
I-7	0.38	0.23	0
I-8	0.31	0.22	0
I-9	0.27	0.57	52
I-10	0.41	0.64	63
I-11	0.19	0.70	74
I-12	0.17	0.68	71
I-13	0.38	0.54	47
I-14	0.02	0.87	100
I-15	0.24	0.84	96
I-16	0.18	0.72	78
I-17	0.72	0.64	61
I-18	0.11	0.39	18
I-19	0.20	0.21	0
I-20	0.13	0.82	92
I-21	0.46	0.82	92
I-22	0.90	0.49	43
I-23	0.04	0.87	100
I-24	0.15	0.78	87
I-25	0.10	0.74	80
I-26	0.26	0.82	92
I-27	0.22	0.82	91
I-28	0.26	0.82	92
I-29	0.65	0.53	42
I-30	0.18	0.80	89
I-31	0.19	0.81	89
I-32	0.16	0.65	63
I-33	0.25	0.49	36
I-34	0.45	0.28	0
I-35	0.44	0.28	0
I-36	0.12	0.60	58
RD-1	0.30	0.87	100
RD-2	0.30	0.87	100
RD-3	0.24	0.87	100
RD-4	0.24	0.87	100
RD-5	0.24	0.87	100
RD-6	0.24	0.87	100

MATCHLINE SEE SHEET 7



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CONTINENTAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 410-481-2895

DATE	DESCRIPTION

OWNER/DEVELOPER
 CSG PATAPSCO, LLC
 5024 CAMPBELL BOULEVARD, SUITE G
 WHITE MARSH, MARYLAND 21136
 410-933-2091

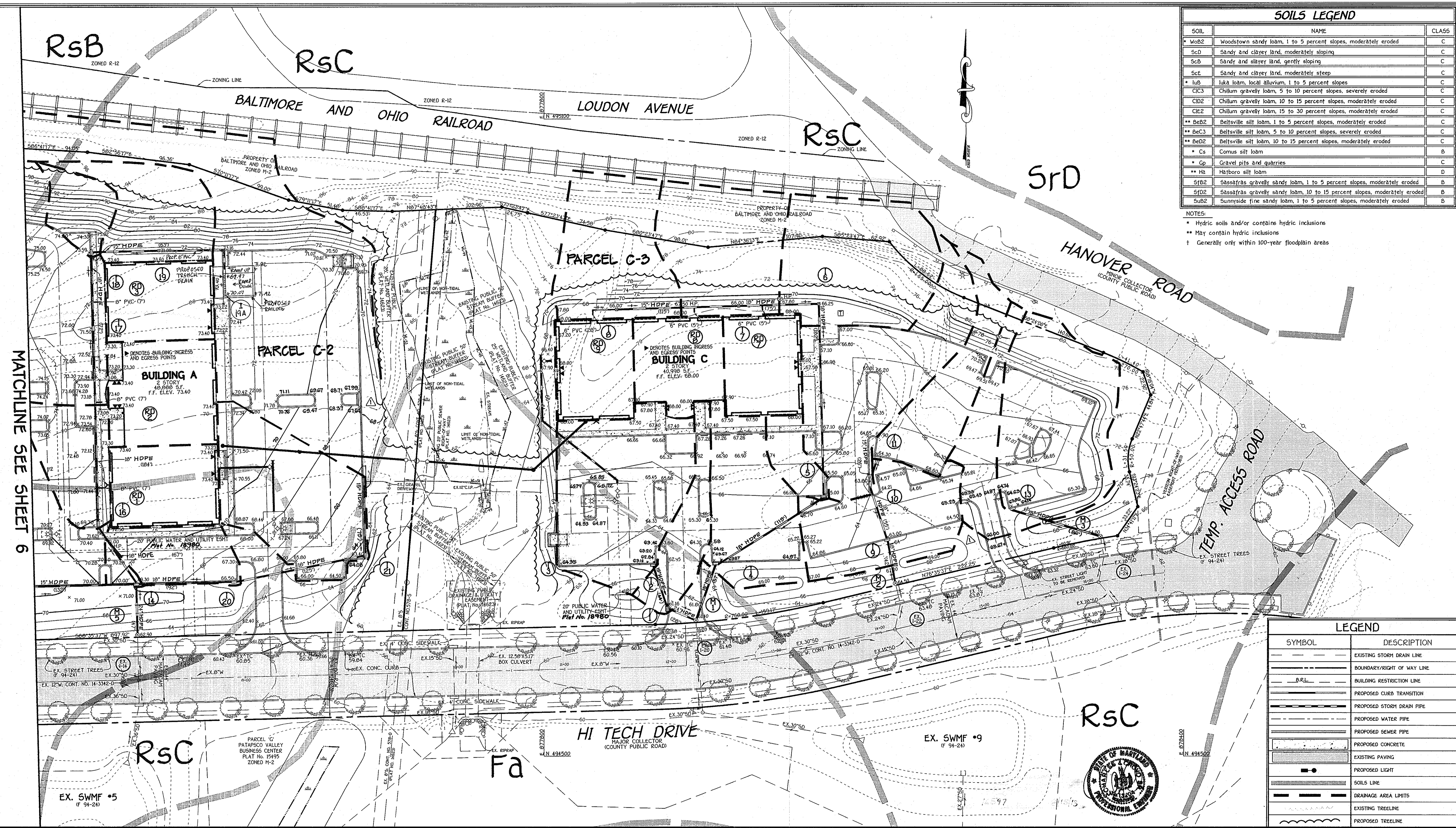
APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Director - Department of Planning and Zoning
 Chief, Division of Land Development
 Chief, Development Engineering Division

DATE: 6/15/07	DATE: 6/15/07	DATE: 5/13/07
SECTION/AREA: N/A	PARCEL NO.: C	
SUBDIVISION: PATAPSCO VALLEY BUSINESS CENTER	TAX MAP: 38	FIRST ELEC. DIST.: 601201
PLAT NO.: 184918, 184900	BLOCK NO.: 14, 15, 20, 21	ZONE: M-2
WATER CODE: A04	SEWER CODE: 2150500, 2150501, 2150300	

DRAINAGE AREAS AND SOILS MAP
 PATAPSCO VALLEY BUSINESS CENTER
 PATAPSCO VALLEY OFFICE CAMPUS
 PARCEL 'C'
 ZONED: M-2
 TAX MAP No. 38 PARCEL No. 205 GRID No. 14,15,20,21
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 40'
 DATE: MARCH 15, 2007
 SHEET 6 OF 21 **SDP-07-028**

SOILS LEGEND		
SOIL	NAME	CLASS
* WoB2	Woodstown sandy loam, 1 to 5 percent slopes, moderately eroded	C
ScD	Sandy and clayey land, moderately sloping	C
ScB	Sandy and clayey land, gently sloping	C
ScE	Sandy and clayey land, moderately steep	C
* luB	luka loam, local alluvium, 1 to 5 percent slopes	C
ClC3	Chilum gravelly loam, 5 to 10 percent slopes, severely eroded	C
ClD2	Chilum gravelly loam, 10 to 15 percent slopes, moderately eroded	C
ClE2	Chilum gravelly loam, 15 to 30 percent slopes, moderately eroded	C
** BeB2	Beltsville silt loam, 1 to 5 percent slopes, moderately eroded	C
** BeC3	Beltsville silt loam, 5 to 10 percent slopes, severely eroded	C
** BeD2	Beltsville silt loam, 10 to 15 percent slopes, moderately eroded	C
* Cs	Comus silt loam	B
* Cp	Gravel pits and quarries	C
** Ha	Hatboro silt loam	D
SfB2	Sassafras gravelly sandy loam, 1 to 5 percent slopes, moderately eroded	B
SfD2	Sassafras gravelly sandy loam, 10 to 15 percent slopes, moderately eroded	B
Sub2	Sunnyside fine sandy loam, 1 to 5 percent slopes, moderately eroded	B

NOTES:
 * Hydric soils and/or contains hydric inclusions
 ** May contain hydric inclusions
 † Generally only within 100-year floodplain areas



LEGEND	
SYMBOL	DESCRIPTION
	EXISTING STORM DRAIN LINE
	BOUNDARY/RIGHT OF WAY LINE
	BUILDING RESTRICTION LINE
	PROPOSED CURB TRANSITION
	PROPOSED STORM DRAIN PIPE
	PROPOSED WATER PIPE
	PROPOSED SEWER PIPE
	PROPOSED CONCRETE
	EXISTING PAVING
	PROPOSED LIGHT
	SOILS LINE
	DRAINAGE AREA LIMITS
	EXISTING TREELINE
	PROPOSED TREELINE

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SALES OFFICE: 10772 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 461-2855

DATE	DESCRIPTION
08-25-12	ADDITION OF LOADING RAMP ON BUILDING A AND ELIMINATE 7 SPACES, AN ISLAND & LIGHT POLE.
9/10/08	REBUNDLED PARCEL C INTO PARCELS C-1, C-2 AND C-3 REVISOR TITLE BLOCK
9-25-07	Changed all storm drain pipe from RSCP to HDPE.
6/8/07	REVISED STORM DRAINS AND GRADING

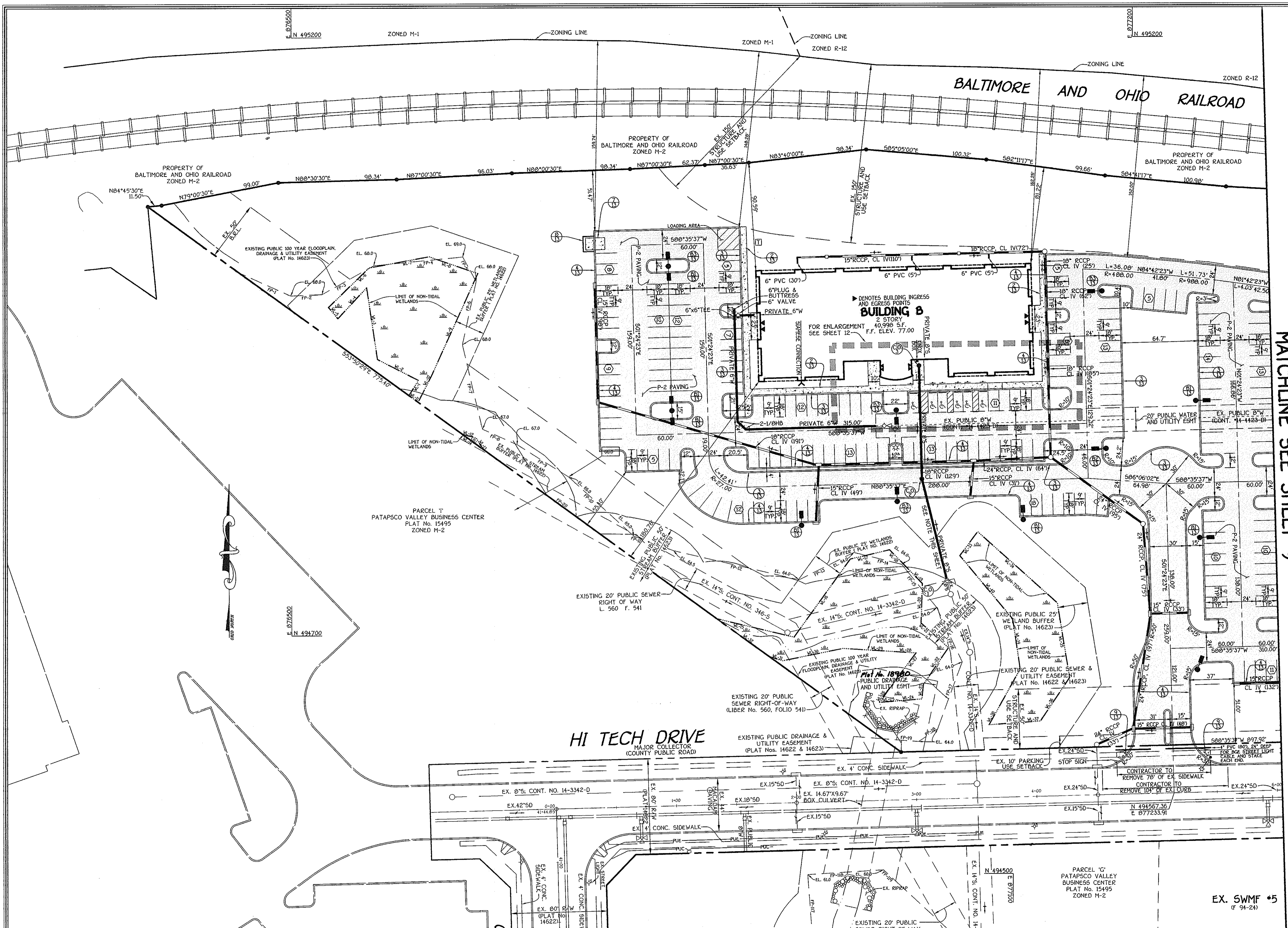
Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
 License No. 16597, Expiration Date: 8/15/13
 9/11/12 FOR REV. 4 ONLY

OWNER/DEVELOPER
 CSG PATAPSCO, LLC
 5024 CAMPBELL BOULEVARD, SUITE G
 WHITE MARSH, MARYLAND 21236
 410-933-2091

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Mark A. Cagle, Director
 Candice Hantz, Chief, Division of Land Development
 J.P., Chief, Development Engineering Division

DRAINAGE AREAS AND SOILS MAP
 PATAPSCO VALLEY BUSINESS CENTER
 PATAPSCO VALLEY OFFICE CAMPUS
 PARCELS C-1, C-2 AND C-3
 ZONED: M-2
 TAX MAP No. 38 PARCEL No. 285 GRID No. 14,15,20,21
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 40'
 DATE: MARCH 15, 2007
 SHEET 7 OF 21 **SDP-07-028**

I:\060303\03\03 SITE DEVELOPMENT PLAN\060303-001 DRAINAGE AREA MAP.dwg, DRAINAGE AREA MAP-2, 3/16/2007 8:11:39 AM, 1:1



MATCHLINE SEE SHEET 9

- NOTES:
1. ALL CURB RADI TO BE 5' UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO FACE OF CURB.

LEGEND	
SYMBOL	DESCRIPTION
	EXISTING STORM DRAIN LINE
	BOUNDARY/RIGHT OF WAY LINE
	BUILDING RESTRICTION LINE
	PROPOSED CURB TRANSITION
	PROPOSED STORM DRAIN PIPE
	PROPOSED WATER PIPE
	PROPOSED SEWER PIPE
	PROPOSED CONCRETE
	PROPOSED PAVING
	PROPOSED LIGHT



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CONFIDENTIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 461-2895

DATE	DESCRIPTION

OWNER/DEVELOPER
 CSG PATAPSCO, LLC
 5024 CAMPBELL BOULEVARD, SUITE G
 WHITE MARSH, MARYLAND 21236
 410-333-2091

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 4/2/07
 Director - Department of Planning and Zoning
 Date

[Signature] 6/15/07
 Chief, Division of Land Development
 Date

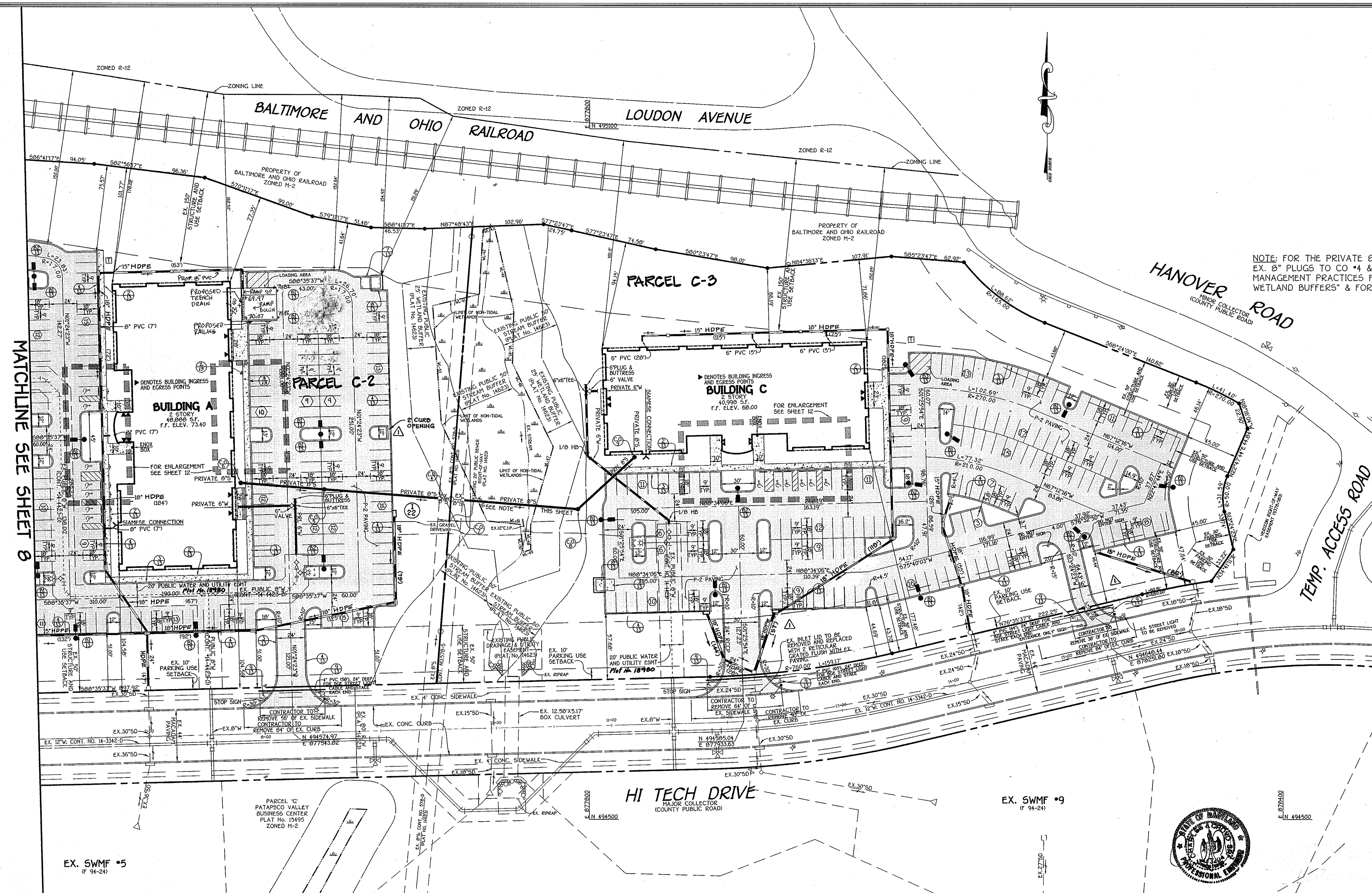
[Signature] 5/20/07
 Chief, Development Engineering Division
 J.F. Date

SUBDIVISION	SECTION/AREA	PARCEL NO.
PATAPSCO VALLEY BUSINESS CENTER	N/A	C
PLAT NO. 19479 & 19480	BLOCK NO. 14, 15, 20, 21	ZONE M-2
EX-07-144	TAX MAP 38	ELEC. DIST. FIRST
WATER CODE A04	SEWER CODE 2150500, 2150501, 2150300	CENSUS TR. 601201

GEOMETRY PLAN
 PATAPSCO VALLEY BUSINESS CENTER
 PATAPSCO VALLEY OFFICE CAMPUS
 PARCEL 'C'
 ZONED: M-2
 TAX MAP No. 38 PARCEL No. 285 GRID No. 14,15,20,21
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 40'
 DATE: MARCH 15, 2007
 SHEET 8 OF 21 **SOP-07-028**

I:\060303\GIS\DEVELOPMENT PLAN\060303-001 GEOMETRY PLAN.dwg, GEOMETRY PLAN.dwg, 3/16/2007 8:13:10 AM, 1:1

LEGEND	
SYMBOL	DESCRIPTION
	EXISTING STORM DRAIN LINE
	BOUNDARY/RIGHT OF WAY LINE
	B.P.L.
	BUILDING RESTRICTION LINE
	PROPOSED CURB TRANSITION
	PROPOSED STORM DRAIN PIPE
	PROPOSED WATER PIPE
	PROPOSED SEWER PIPE
	PROPOSED CONCRETE
	PROPOSED PAVING
	PROPOSED LIGHT



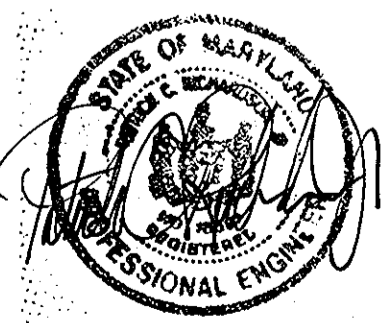
NOTE: FOR THE PRIVATE 8" SEWER MAIN INSTALLATION FROM THE EX. 8" PLUGS TO CO #4 & CO #7, SEE SHEET 21 OF 21 FOR "BEST MANAGEMENT PRACTICES FOR WORK IN NON-TIDAL WETLANDS AND WETLAND BUFFERS" & FOR STREAM CROSSING NOTES & DETAILS.

MATCHLINE SEE SHEET 8



DATE	DESCRIPTION
08-23-12	ADDITION OF LOADING RAMP ON BUILDING A AND ELIMINATE 7 SPACES, AN ISLAND & LIGHT POLE.
9/10/00	RECONFIGURED PARCEL C INTO PARCELS C-1, C-2 AND C-3, REVISED TITLE BLOCK.
9-25-07	Changed all storm drain pipe from RCP to HDPE.
6/10/07	REVISED STORM DRAINS AND GRADING.

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
 License No. 16577, Expiration Date: 8/15/13



9/11/12
For Revision 4 only

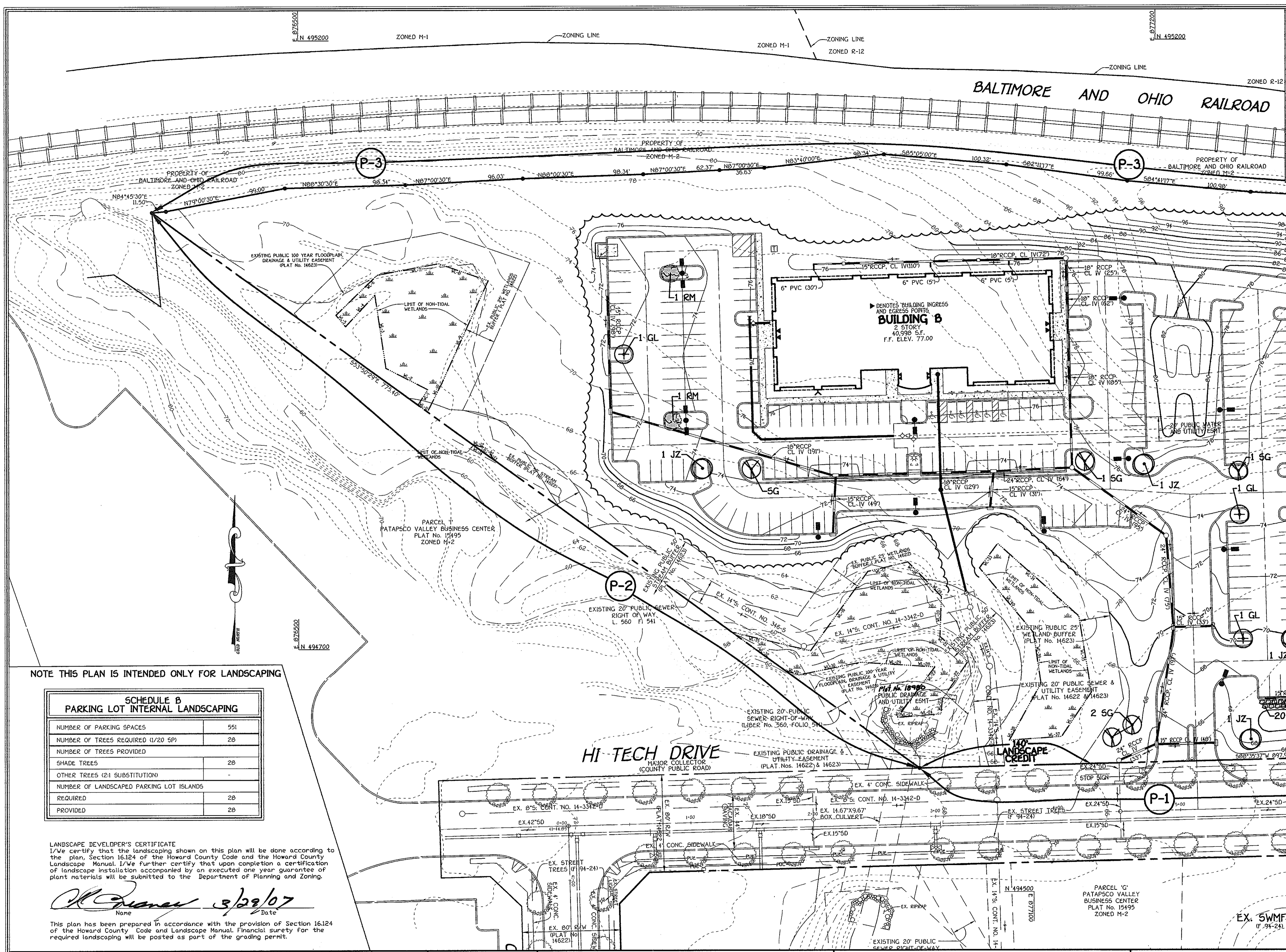
OWNER/DEVELOPER
 CSG PATAPSCO, LLC
 5024 CAMPBELL BOULEVARD, SUITE G
 WHITE MARSH, MARYLAND 21236
 410-933-2091

APPROVED: DEPARTMENT OF PLANNING AND ZONING			
<i>Howard A. Wolfe</i> Director - Department of Planning and Zoning		6/15/12	
<i>Chris Hamstra</i> Chief, Division of Land Development		6/15/12	
<i>Christopher J. P.</i> Chief, Development Engineering Division		5/20/07	
SUBDIVISION	SECTION/AREA	PARCEL NO.	TAX MAP No. 38
PATAPSCO VALLEY BUSINESS CENTER	N/A	C-1, C-2 AND C-3	PARCEL No. 285
PLAT NO. 18979 & 18980	BLOCK NO. 14, 15, 20, 21	ZONE M-2	GRID No. 14.15, 20.21
E-27-144	M-2	FIRST	FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
WATER CODE PLAT NO. 20000420001	SEWER CODE	CENSUS TR. 601201	SCALE: 1" = 40'
A04 F-08-198	2150500, 2150501, 2150300		DATE: MARCH 15, 2007

GEOMETRY PLAN
 PATAPSCO VALLEY BUSINESS CENTER
 PATAPSCO VALLEY OFFICE CAMPUS
 PARCELS C-1, C-2 AND C-3
 ZONED: M-2
 TAX MAP No. 38 PARCEL No. 285 GRID No. 14.15, 20.21
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 40'
 DATE: MARCH 15, 2007
 SHEET 9 OF 21 **SDP-07-028**

1:00:00 SITE DEVELOPMENT PLAN 060303-6001 GEOMETRY PLAN.dwg, GEOMETRY PLAN-2, 3/16/2007 8:14:14 AM, 1:1

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21114
 (410) 461-2055



SCHEDULE A PERIMETER LANDSCAPE EDGE											
PERIMETER	CATEGORY (PROPERTIES/ROADWAYS)	LANDSCAPE TYPE	LINEAR FEET OF ROADWAY FRONTAGE PERIMETER	CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	CREDIT FOR FENCE OR WALL (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NUMBER OF PLANTS REQUIRED	SHADE TREES	SHRUBS	EVERGREEN TREES		
P-1	PARKING TO ROADWAY	E	1246'	YES, 25X (308')	NO	23	-	234	24	-	234
P-2	ADJACENT TO PERIMETER	N/A	775'	YES, 100X	NO	-	-	-	-	-	-
P-3	ADJACENT TO PERIMETER	A	1765'	YES, 100X	NO	-	-	-	-	-	-
P-4	PARKING TO ROADWAY	E	325'	YES, 18X (60')	NO	7	-	67	5	4	70
P-5	PARKING TO ROADWAY	E	150'	NO	NO	3	-	33	3	-	33
P-6	DUMPSTER	D	34'	NO	NO	1	3	-	1	3	-

P-4 SUBSTITUTES ARE PER THE HOWARD COUNTY LANDSCAPE MANUAL CHAPTER IV ALLOWING 2 EVERGREEN TREES IN PLACE OF 1 SHADE TREE.

LANDSCAPE LEGEND				
SYMBOL	QTY.	BOTANICAL AND COMMON NAME	SIZE	COMMENTS
EA ⊗	111	EUNYMIUS ALATUS COMPACTA DWARF WINGED EUNYMIUS	24" - 30" HEIGHT	18" - 24" SPACING
AG ⊕	64	ABELIA X GRANDIFLORA GLOSSY ABELIA	24" - 30" HEIGHT	18" - 24" SPACING
AZ ○	162	AZALEA 'JUMBO PINK' GUMPO PINK AZALEA	24" - 30" HEIGHT	18" - 24" SPACING
RM ⊗	9	ACER RUBRUM 'OCTOBER GLORY' RED MAPLE	2 1/2" - 3" CAL.	-
LP ⊗	4	PLATANUS OCCIDENTALIS 'BLOODGOOD' LONDON PLANETREE	2 1/2" - 3" CAL.	-
GM ⊗	9	ACER SACCHARUM 'GREEN MOUNTAIN SUGAR MAPLE	2 1/2" - 3" CAL.	-
JZ ⊗	13	ZELKOVA SERRATA 'VILLAGE GREEN VILLAGE GREEN JAPANAZE ZELKOVA	2 1/2" - 3" CAL.	-
SG ⊗	11	LIQUIDAMBAR STRYACIFLUA SWEET GUM	2 1/2" - 3" CAL.	-
GL ⊕	15	TILIA CORDATA 'GREENSPIRE' 'GREENSPIRE' LITTLELEAF LINDEN	2 1/2" - 3" CAL.	-
PS ⊗	7	PINUS STROBUS EASTERN WHITE PINE	6" - 8" HEIGHT	-

NOTE: TREE AND SHRUB TYPES ARE ONLY A RECOMMENDATION. THESE MAY BE REVISED TO A COUNTY APPROVED EQUIVALENT FROM THE HOWARD COUNTY LANDSCAPE MANUAL. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. LANDSCAPE SURETY IN THE AMOUNT OF \$25,070.00 HAS BEEN POSTED AS A PART OF THE DEVELOPER'S AGREEMENT.

PLANTING SPECIFICATIONS

Plants, related material, and operations shall meet the detailed description as given on the plans and as described herein.

All plant material, unless otherwise specified, shall be nursery grown, uniformly branched, have a vigorous root system, and shall conform to the species, size, root and shape shown on the plant list and the American Association of Nurserymen (AAND) Standards. Plant material shall be healthy, vigorous, free from defects, decay, disfiguring roots, sun scald injuries, abrasions of the bark, plant disease, borers and all forms of insect infestations or objectionable disfigurements. 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 not be accepted. All plants shall be freshly dug; no healed-in plants from cold storage will be accepted.

Unless otherwise specified, all general conditions, planting operations, details and planting specification shall conform to "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Areas", (hereinafter "Landscape Guidelines") approved by the Landscape Contractors Association of Metropolitan Washington and the Potomac Chapter of the American Society of Landscape Architect, latest edition, including all agenda.

Contractor shall be required to guarantee all plant material for a period of one year after date of acceptance in accordance with the appropriate section of 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 utility companies, utility contractors and "Miss Utility" a minimum of 48 hours prior to beginning any work. Contractor may make minor adjustments in spacing and location of plant material to avoid conflicts with utilities. Damage to existing structure and utilities shall be repaired at the expense of the Contractor.

Protection of existing vegetation to remain shall be accomplished by the temporary installation of 4 foot high snow fence or blaze orange safety fence at the drip line.

Contractor is responsible for installing all material in the proper planting season for each plant type. All planting is to be completed within the growing season of completion of site construction.

Bid shall be based on actual site conditions. No extra payment shall be made for work arising from 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 plan take precedence.

All shrubs shall be planted in continuous trenches or prepared planting beds and mulched with composted hardwood mulch as details and specified except where noted on plans.

Positive drainage shall be maintained in planting beds 2 percent slope).

Planting mix shall be as follows: Deciduous Plants - Two parts topsoil, one part well-rotted cow or horse manure. Add 3 lbs. of standard fertilizer per cubic yard of planting mix. Evergreen Plants - two parts topsoil, one part humus or other approved organic material. Add 3 lbs. of evergreen (acidic) fertilizer per cubic yard of planting mix. Topsoil shall conform to the Landscape Guidelines.

Weed Control: Incorporate a pre-emergent herbicide into the planting bed following recommended rates on the label. Caution: Be sure to carefully check the chemical used to assure its adaptability to the specific ground cover to be treated.

All areas within contract limits disturbed during or prior to construction not designated to receive plants and mulch shall be fine graded and seeded.

This plan is intended for landscape use only. see other plan sheets for more information on grading, sediment control, layout, etc.

NOTE THIS PLAN IS INTENDED ONLY FOR LANDSCAPING

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING	
NUMBER OF PARKING SPACES	551
NUMBER OF TREES REQUIRED (1/20 SP)	28
NUMBER OF TREES PROVIDED	
SHADE TREES	28
OTHER TREES (21 SUBSTITUTION)	
NUMBER OF LANDSCAPED PARKING LOT ISLANDS	
REQUIRED	28
PROVIDED	28

LANDSCAPE DEVELOPER'S CERTIFICATE
 I/We certify that the landscaping shown on this plan will be done according to the plan, Section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion a certification of landscape installation accompanied by an executed one year guarantee of plant materials will be submitted to the Department of Planning and Zoning.

[Signature] 3/23/07
 Name Date

This plan has been prepared in accordance with the provision of Section 16.124 of the Howard County Code and Landscape Manual. Financial surety for the required landscaping will be posted as part of the grading permit.

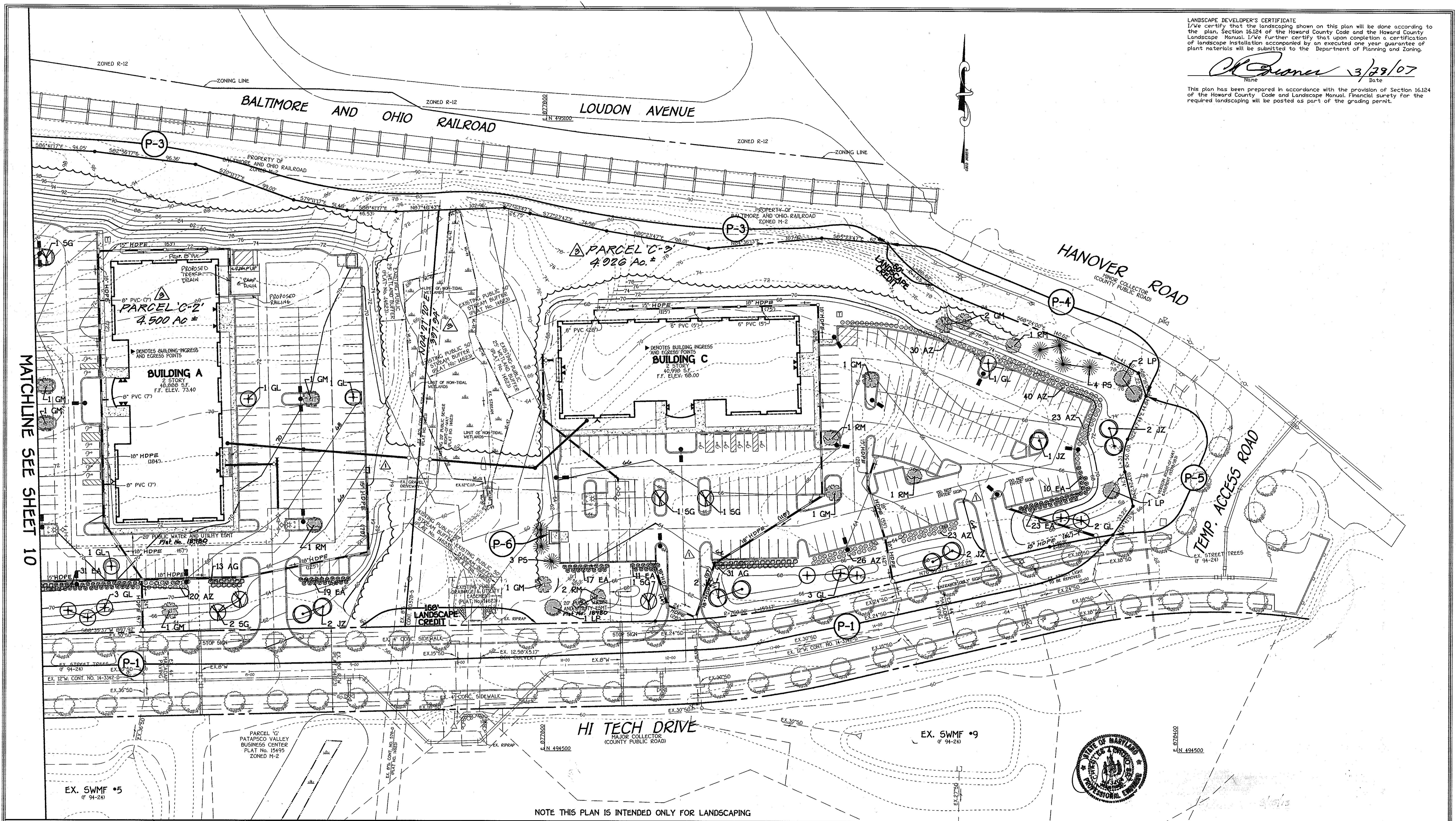
<p>FISHER, COLLINS & CARTER, INC. CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS 10000 WOODBURN DRIVE, SUITE 100, BALTIMORE, MARYLAND 21286 (410) 481-2855</p>	<p>APPROVED: DEPARTMENT OF PLANNING AND ZONING</p> <p><i>[Signature]</i> 6/5/11 Director - Department of Planning and Zoning</p> <p><i>[Signature]</i> 6/5/07 Chief, Division of Land Development</p> <p><i>[Signature]</i> 5/28/07 Chief, Development Engineering Division</p>	<p>LANDSCAPE PLAN</p> <p>PATAPSCO VALLEY BUSINESS CENTER PATAPSCO VALLEY OFFICE CAMPUS PARCEL 'C' ZONED: M-2</p> <p>TAX MAP No. 3B PARCEL No. 285 GRID No. 14,15,20,21 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND</p> <p>SCALE: 1" = 40' DATE: MARCH 15, 2007 SHEET 10 OF 21 SDP-07-028</p>

DATE	DESCRIPTION	REVISION BLOCK

LANDSCAPE DEVELOPER'S CERTIFICATE
 I/we certify that the landscaping shown on this plan will be done according to the plan, Section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/we further certify that upon completion a certification of landscape installation accompanied by an executed one year guarantee of plant materials will be submitted to the Department of Planning and Zoning.

John P. ... 3/29/07
 Name Date

This plan has been prepared in accordance with the provision of Section 16.124 of the Howard County Code and Landscape Manual. Financial surety for the required landscaping will be posted as part of the grading permit.



MATCHLINE SEE SHEET 10

NOTE THIS PLAN IS INTENDED ONLY FOR LANDSCAPING

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENAL SQUARE OFFICE PARK - 10732 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 410-461-2999

DATE	DESCRIPTION	REVISION BLOCK
08-23-12	ADDITION OF LOADING RAMP ON BUILDING A AND ELIMINATE 7 SPACES, AN ISLAND & LIGHT POLE.	
3-10-08	Resubdivided Parcel C into Parcels C-1, C-2 & C-3. Revised Title Block.	
0-05-07	Changed all storm drain pipe from RCBP to HDPE.	
6/18/07	REVISED STORMDRAINS AND GRADING	

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
 License No. **16597** Expiration Date: **8/13/13**

John P. ...
 9/11/12 FOR REV. 4 ONLY

OWNER/DEVELOPER
 CSG PATAPSCO, LLC
 5024 CAMPBELL BOULEVARD, SUITE G
 WHITE MARSH, MARYLAND 21136
 410-933-2091

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Mark D. ... 6/15/07
 Director - Department of Planning and Zoning Date

John P. ... 6/15/07
 Chief, Division of Land Development Date

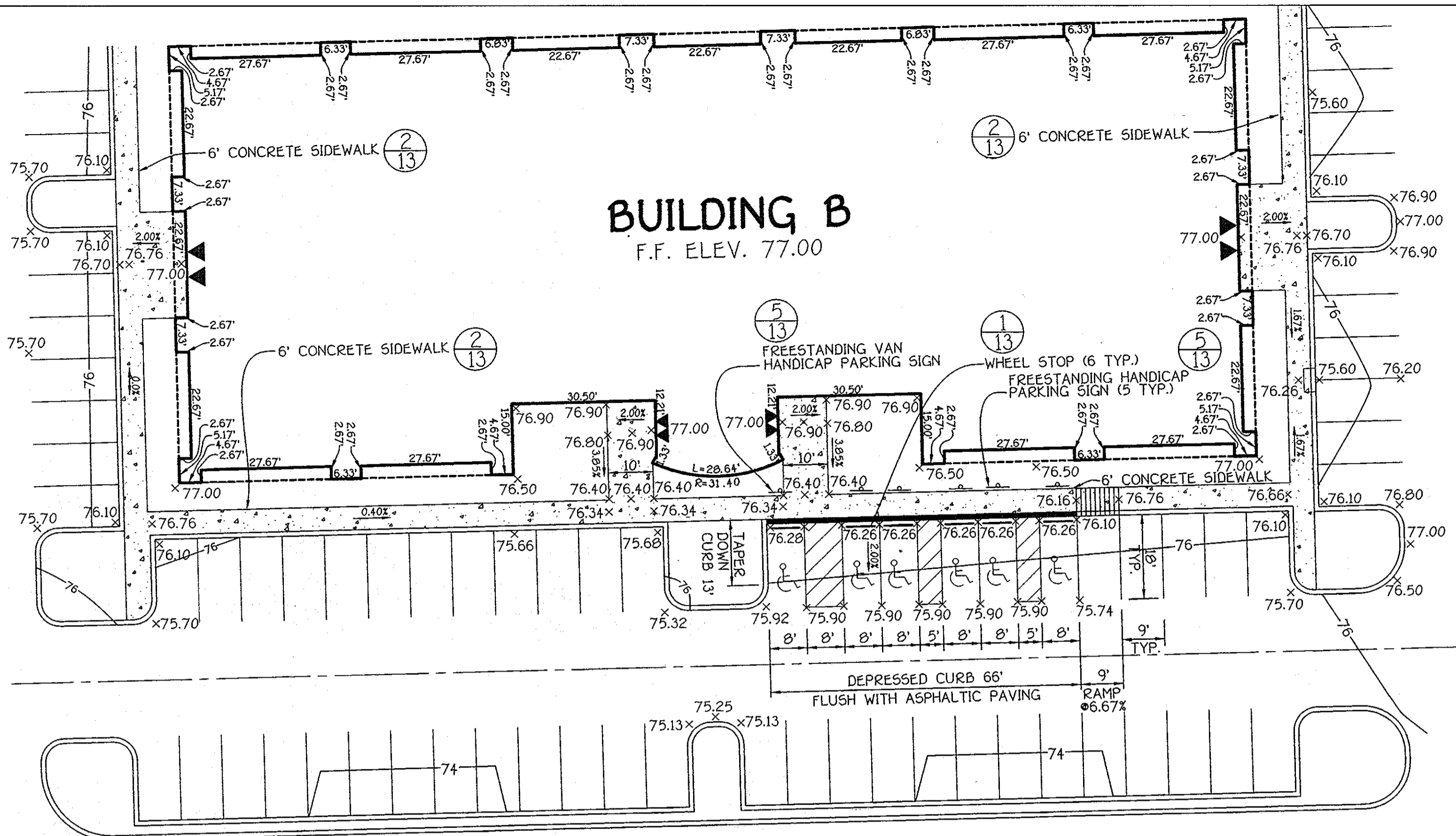
John P. ... 5/20/07
 Chief, Development Engineering Division J.P. Date

SUBDIVISION: PATAPSCO VALLEY BUSINESS CENTER SECTION/AREA: N/A PARCEL NO.: C-1, C-2 & C-3
 PLAT NO.: 18979 & 18980 BLOCK NO.: 14, 15, 20, 21 ZONE: M-2 TAX MAP: 38 ELEC. DIST.: FIRST CENSUS TR.: 601201
 WATER CODE: F-07-144 PLAT NO. 20000 & 20001 SEWER CODE: 2150500, 2150501, 2150300
 F-08-135

LANDSCAPE PLAN
 PATAPSCO VALLEY BUSINESS CENTER
 PATAPSCO VALLEY OFFICE CAMPUS
 PARCELS C-1, C-2 AND C-3
 ZONED: M-2

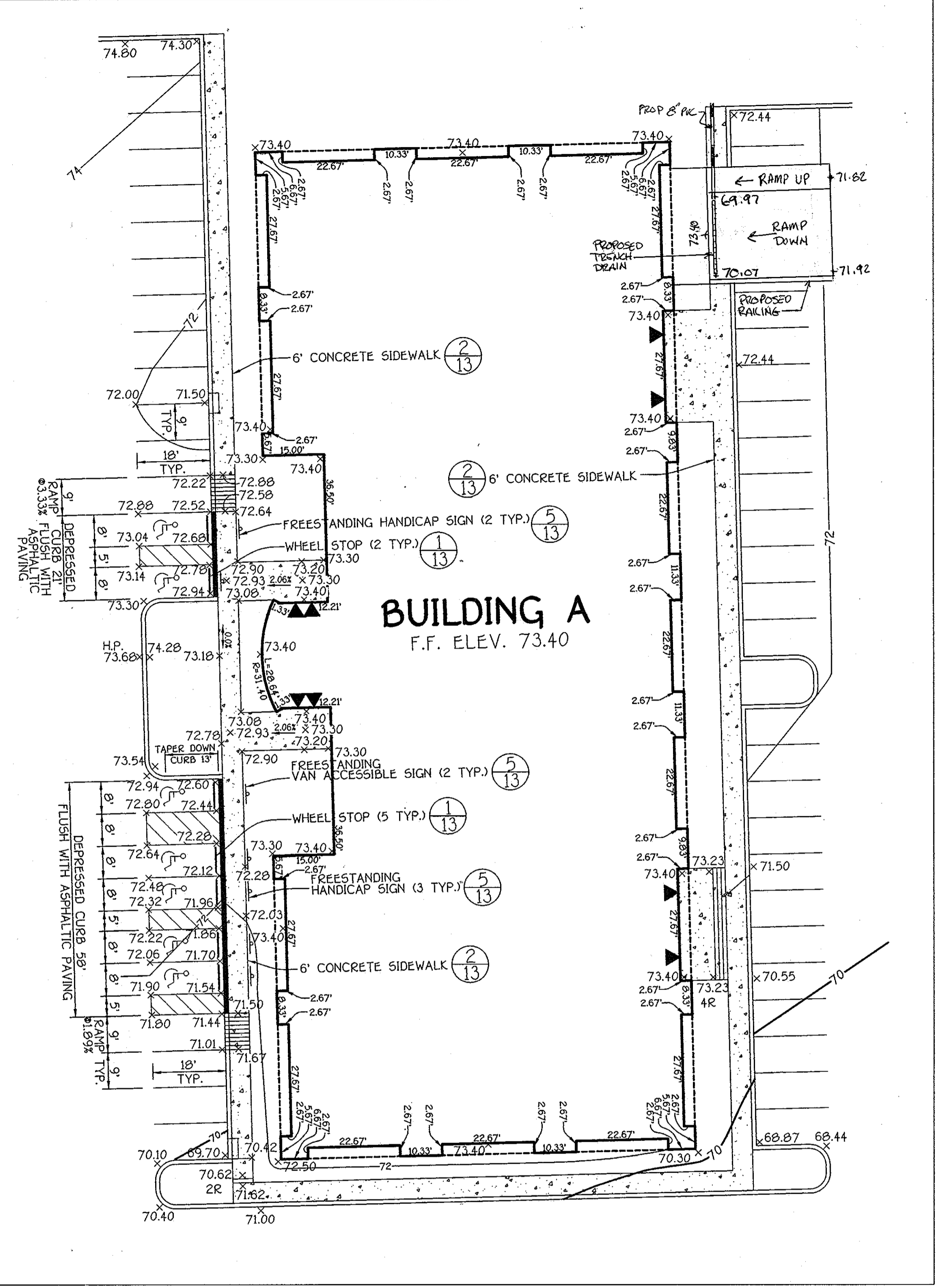
TAX MAP No. 38 PARCEL No. 205 GRID No. 14,15,20,21
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 40'
 DATE: MARCH 15, 2007
 SHEET 11 OF 21 **50P-07-028**

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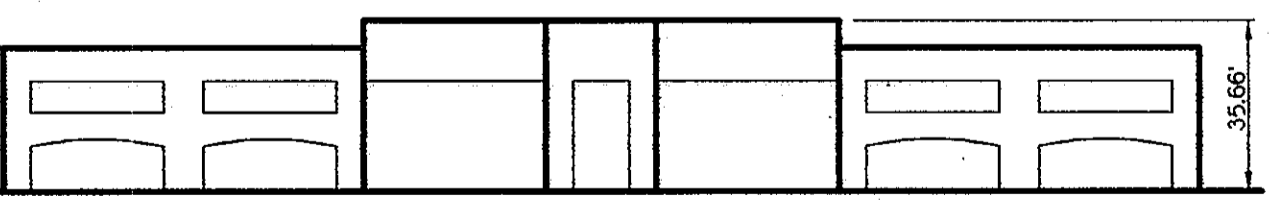
BUILDING B
F.F. ELEV. 77.00

**BUILDING B
HANDICAP RAMP DETAIL**
SCALE: 1" = 20'

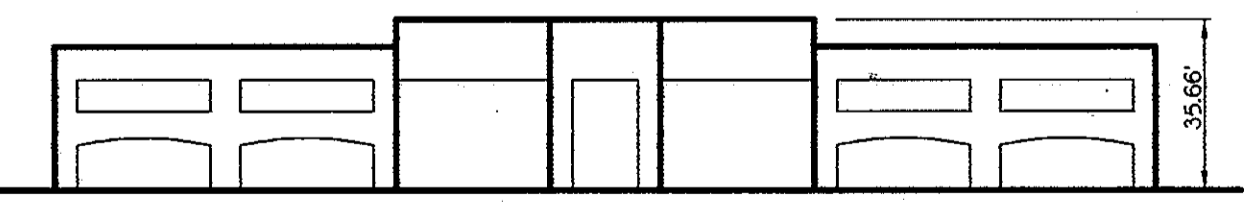


BUILDING A
F.F. ELEV. 73.40

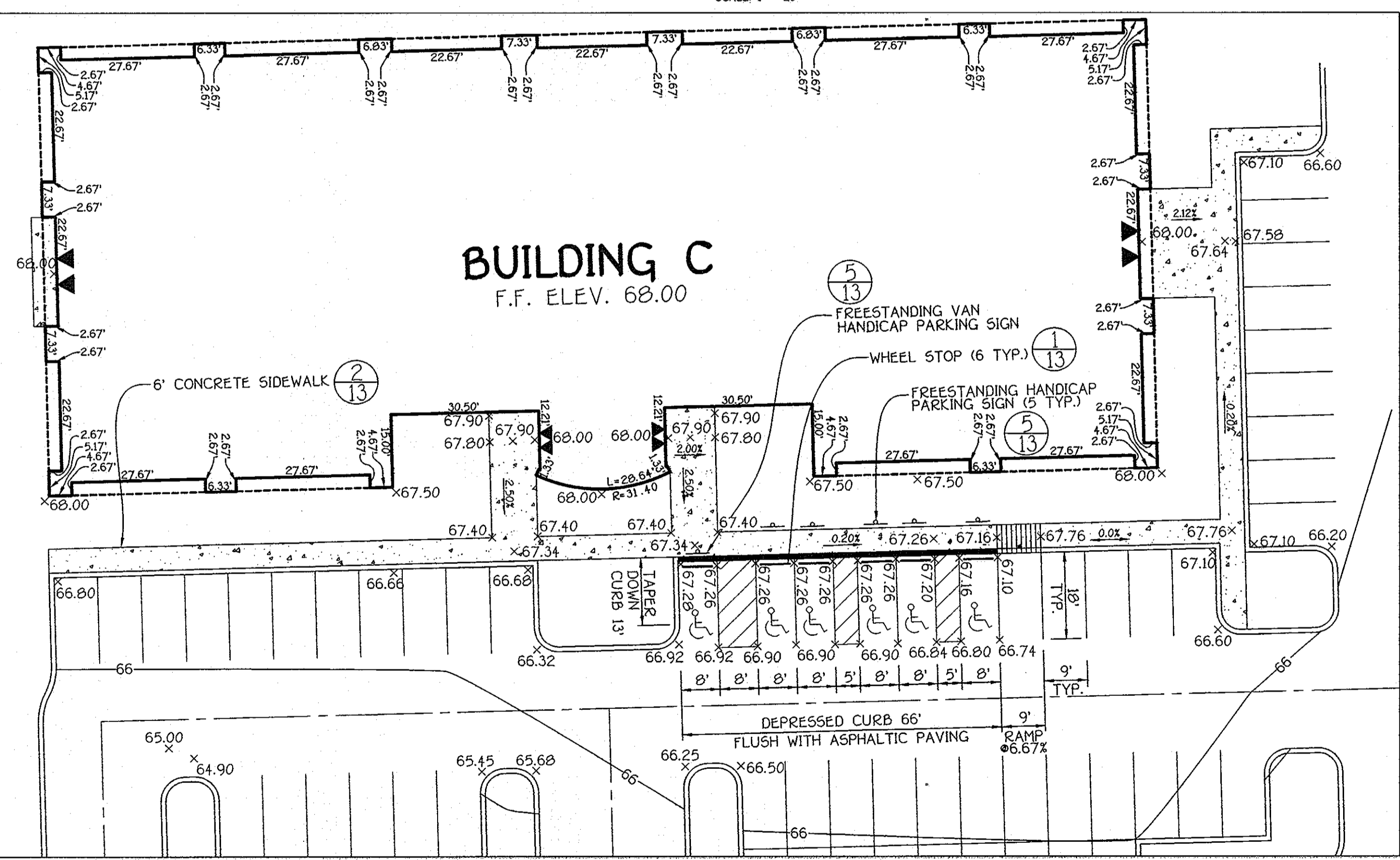
**BUILDING A
HANDICAP RAMP DETAIL**
SCALE: 1" = 20'



BUILDING A - FRONT ELEVATION
SCALE: 1" = 40'



BUILDING B & C - FRONT ELEVATION
SCALE: 1" = 40'



BUILDING C
F.F. ELEV. 68.00

**BUILDING C
HANDICAP RAMP DETAIL**
SCALE: 1" = 20'



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 16597, Expiration Date: 8/15/13



9/1/12
FOR REV 4 ONLY

OWNER/DEVELOPER
CSG PATAPSCO, LLC
5024 CAMPBELL BOULEVARD, SUITE G
WHITE MARSH, MARYLAND 21236
410-333-2091

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Paul A. Gagliardi, Director - Department of Planning and Zoning, Date: 6/15/11

Paul A. Gagliardi, Chief, Division of Land Development, Date: 6/15/10

Paul A. Gagliardi, Chief, Development Engineering Division, Date: 5/20/10

SUBDIVISION	PATAPSCO VALLEY BUSINESS CENTER	SECTION/AREA	N/A	PARCEL NO.	C-1, C-2 & C-3
PLAT NO.	10974 & 19120	BLOCK NO.	14, 15, 20, 21	ZONE	M-2
TAX MAP	38	ELEC. DIST.	FIRST	CENSUS TR.	601201
WATER CODE	FLATNO. 200001	SEWER CODE	A04		2150500, 2150501, 2150300

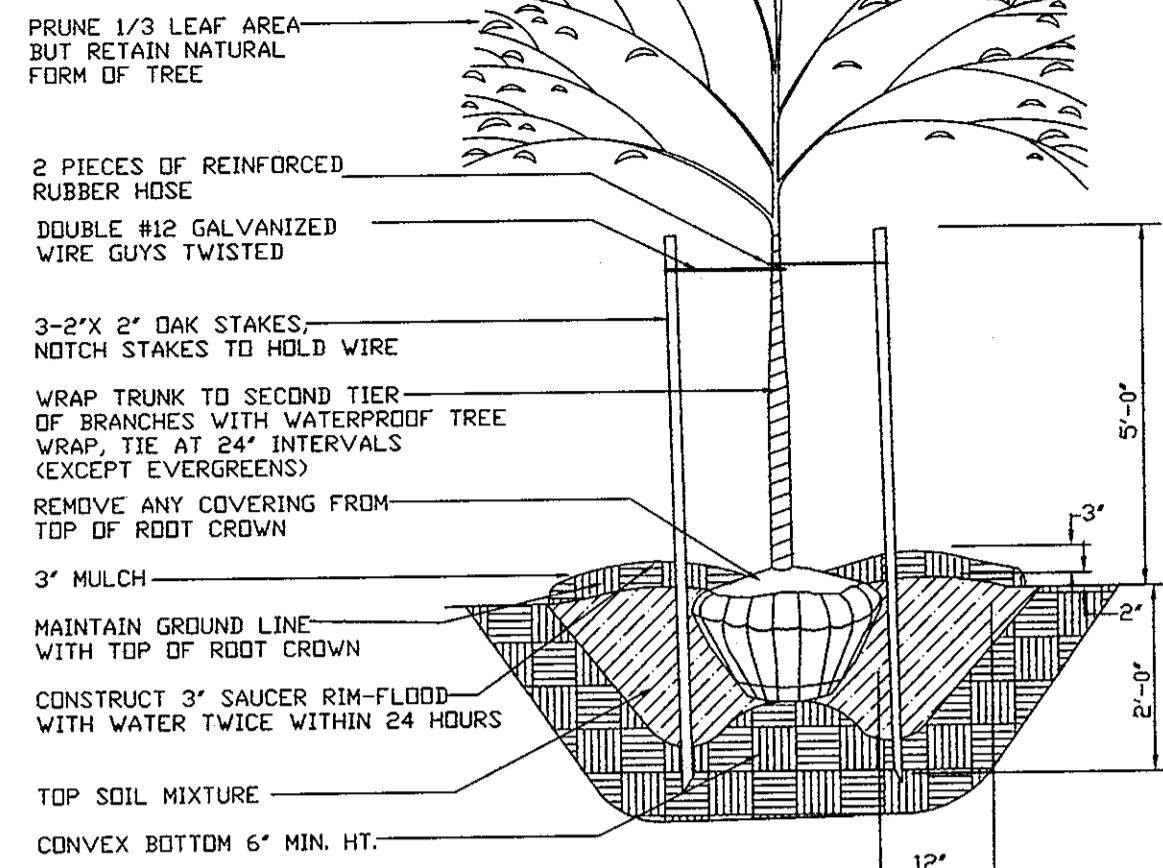
HANDICAP RAMP DETAILS AND SCHEMATIC BUILDING PROFILES
PATAPSCO VALLEY BUSINESS CENTER
PATAPSCO VALLEY OFFICE CAMPUS
PARCELS C-1, C-2 AND C-3
ZONED: M-2
TAX MAP No. 38 PARCEL No. 205 GRID No. 14,15,20,21
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN
DATE: MARCH 15, 2007
SHEET 12 OF 21 **50P-07-02B**

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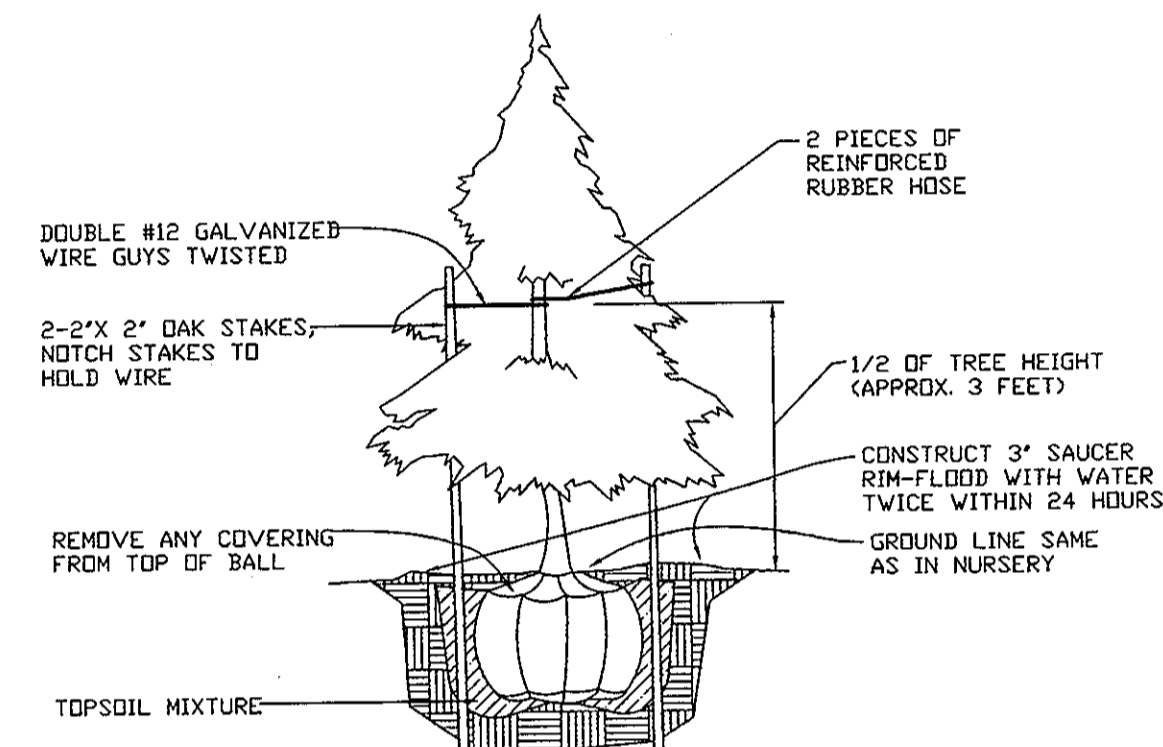
FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENAL SQUARE OFFICE PARK - 10272 BALTHORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21112
410-461-3055

DATE	DESCRIPTION
08-23-12	ADDITION OF LOADING RAMP ON BUILDING A AND ELIMINATE 7 SPACES, AN ISLAND & LIGHT POLE.
9-10-08	Revise Title Block.

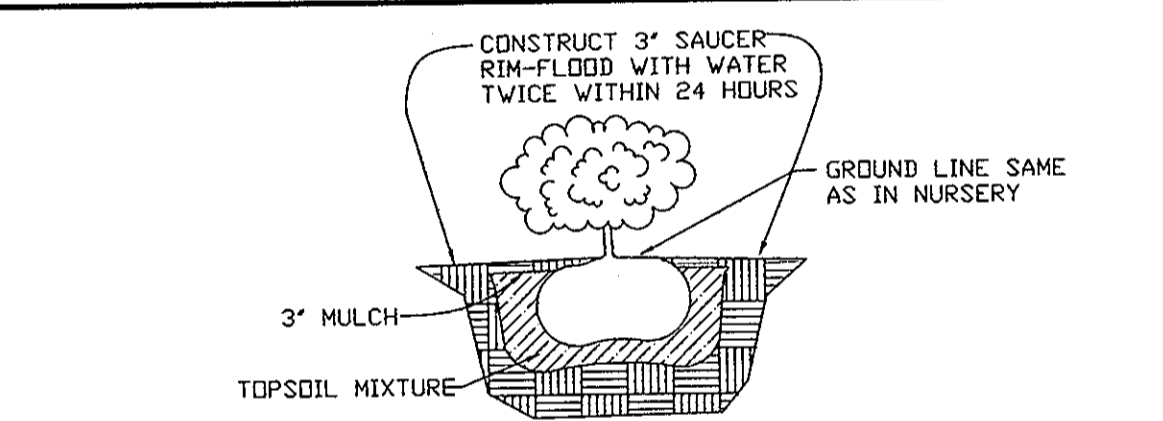
NOTE: CONTRACTOR TO REGRADE, SOD OR HYDROSEED AND STRAW MULCH ALL AREAS DISTURBED AS A RESULT OF THEIR WORK.
 SPRAY WITH WILT-PROOF ACCORDING TO MANUFACTURER'S STANDARDS



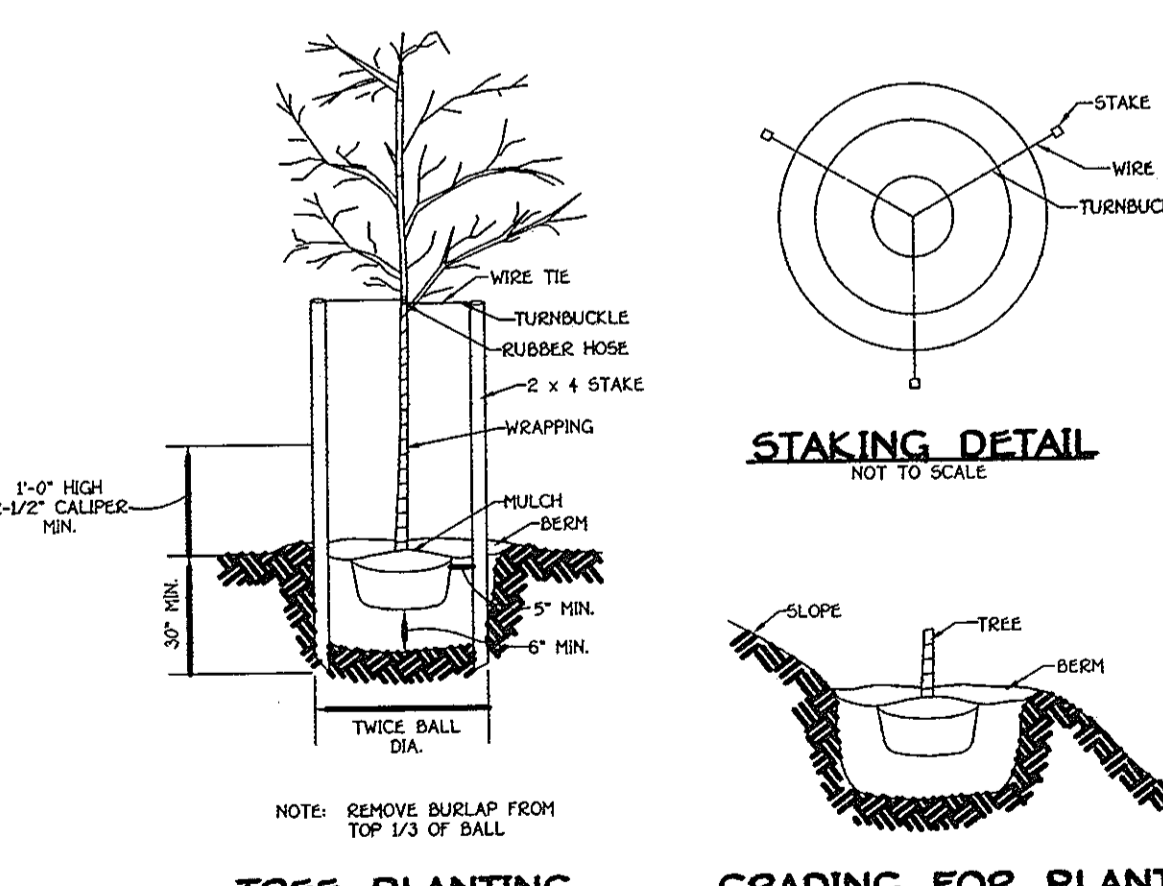
TREE PLANTING DETAIL



EVERGREEN PLANTING DETAIL

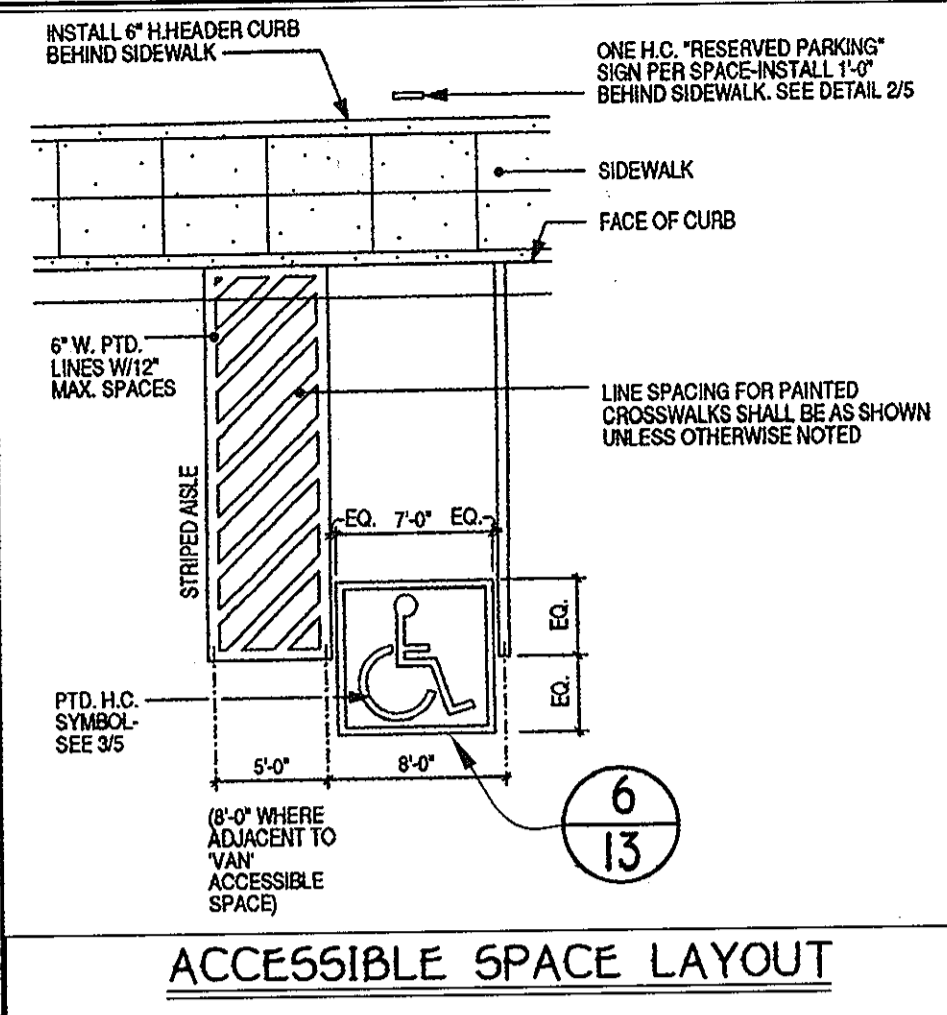


SHRUB PLANTING DETAIL

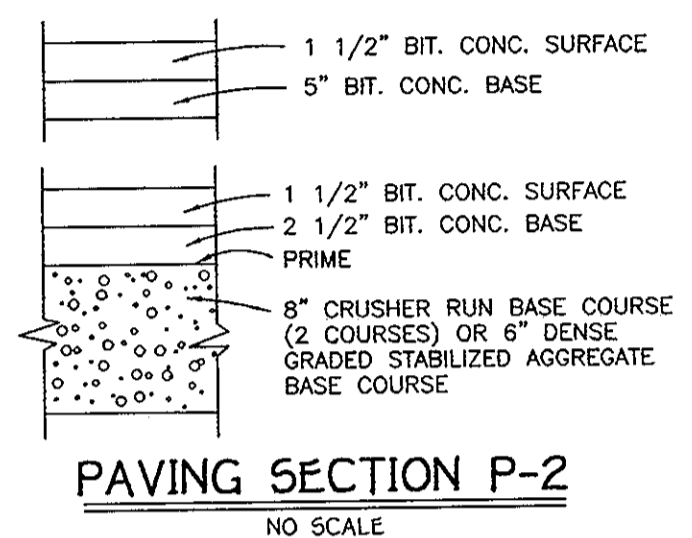


TREE PLANTING

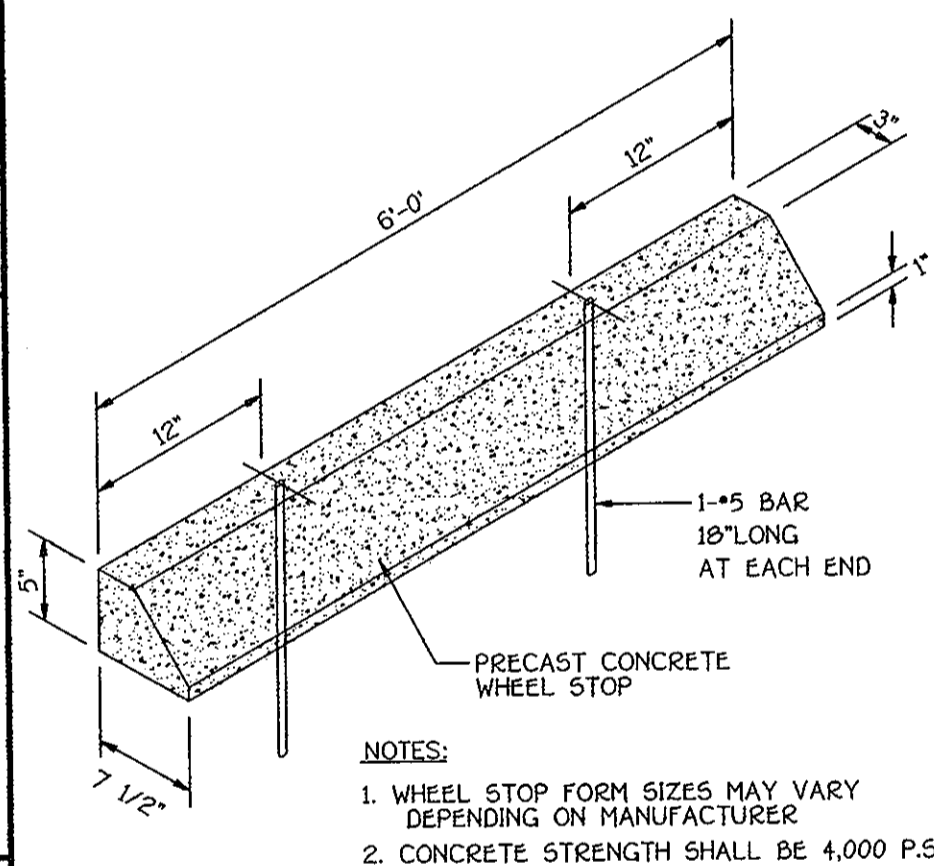
GRADING FOR PLANTING ON SLOPES



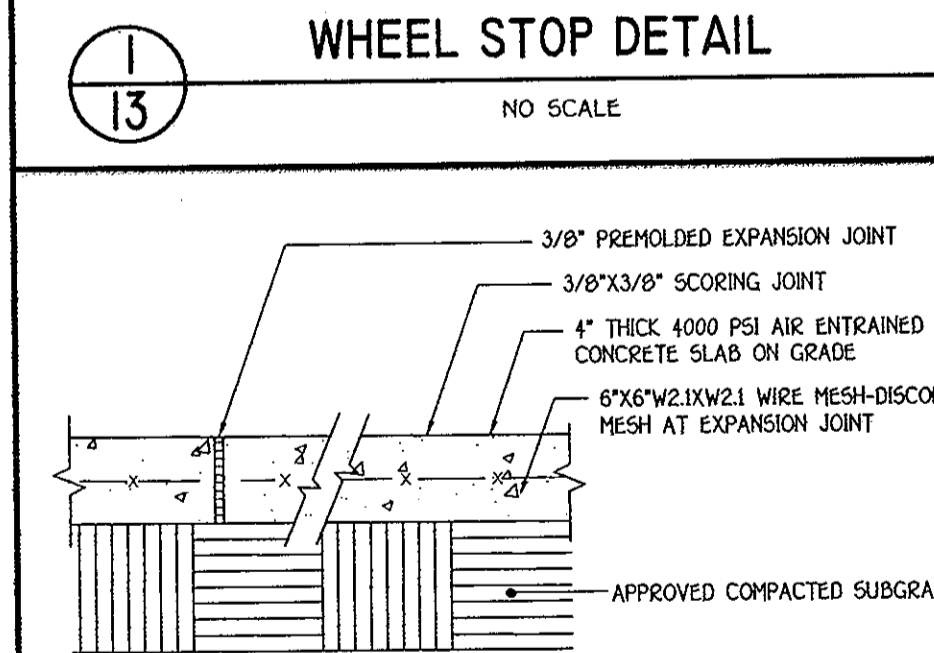
ACCESSIBLE SPACE LAYOUT



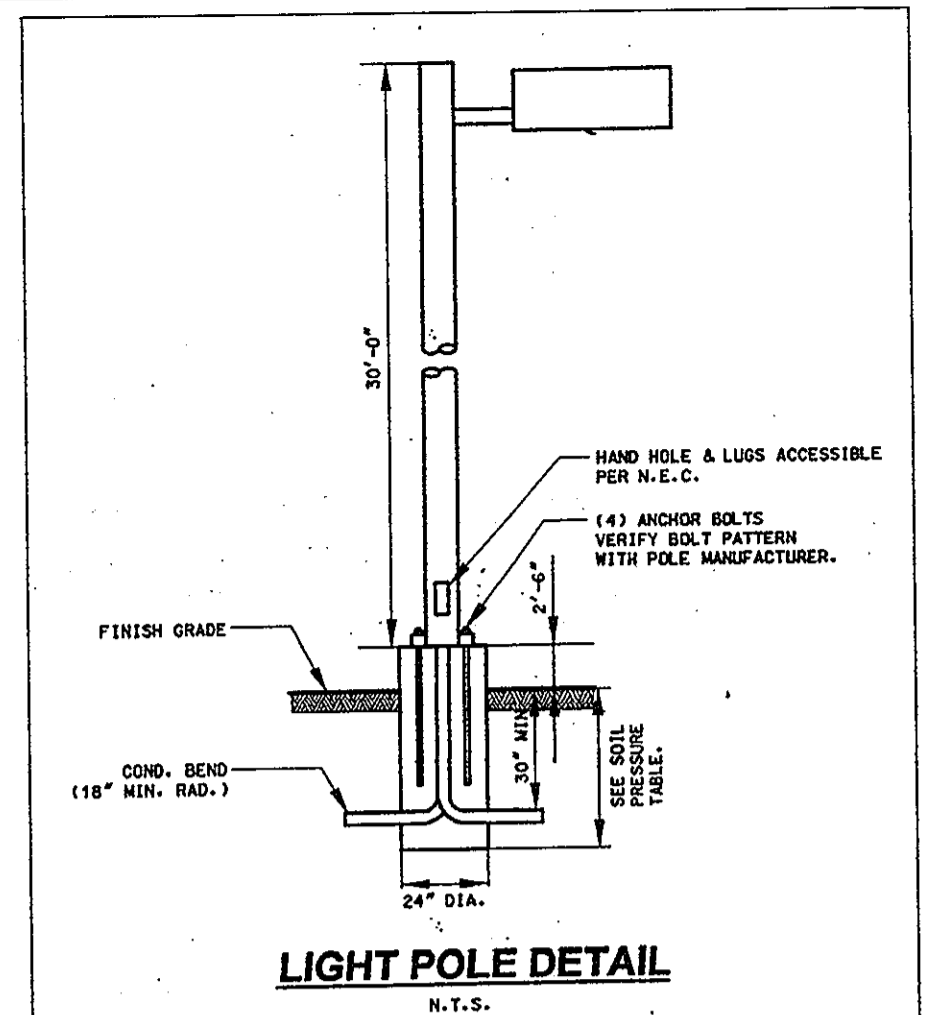
PAVING SECTION P-2



WHEEL STOP DETAIL



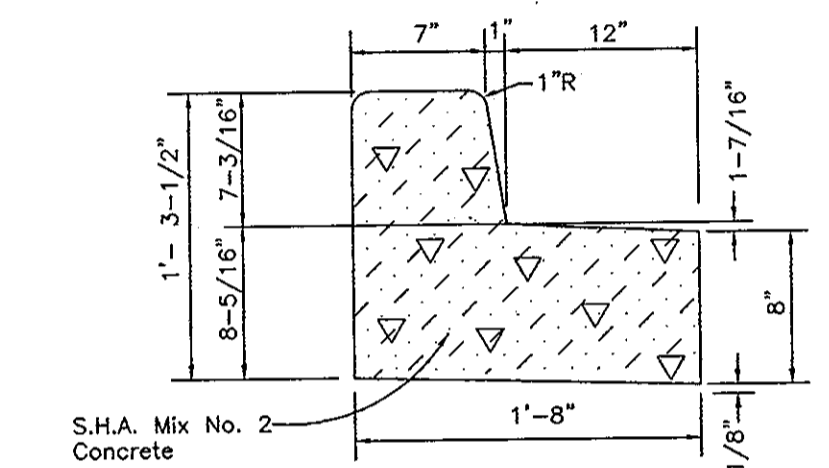
CONCRETE WALK DETAIL



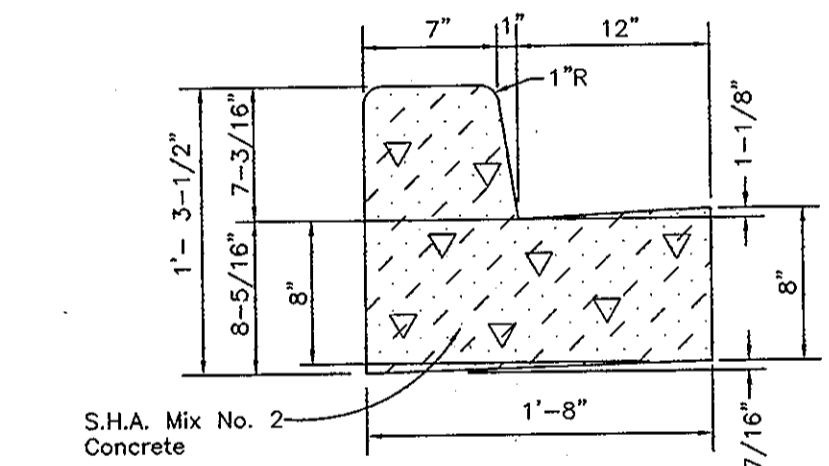
LIGHT POLE DETAIL

LIGHTING FIXTURE SCHEDULE

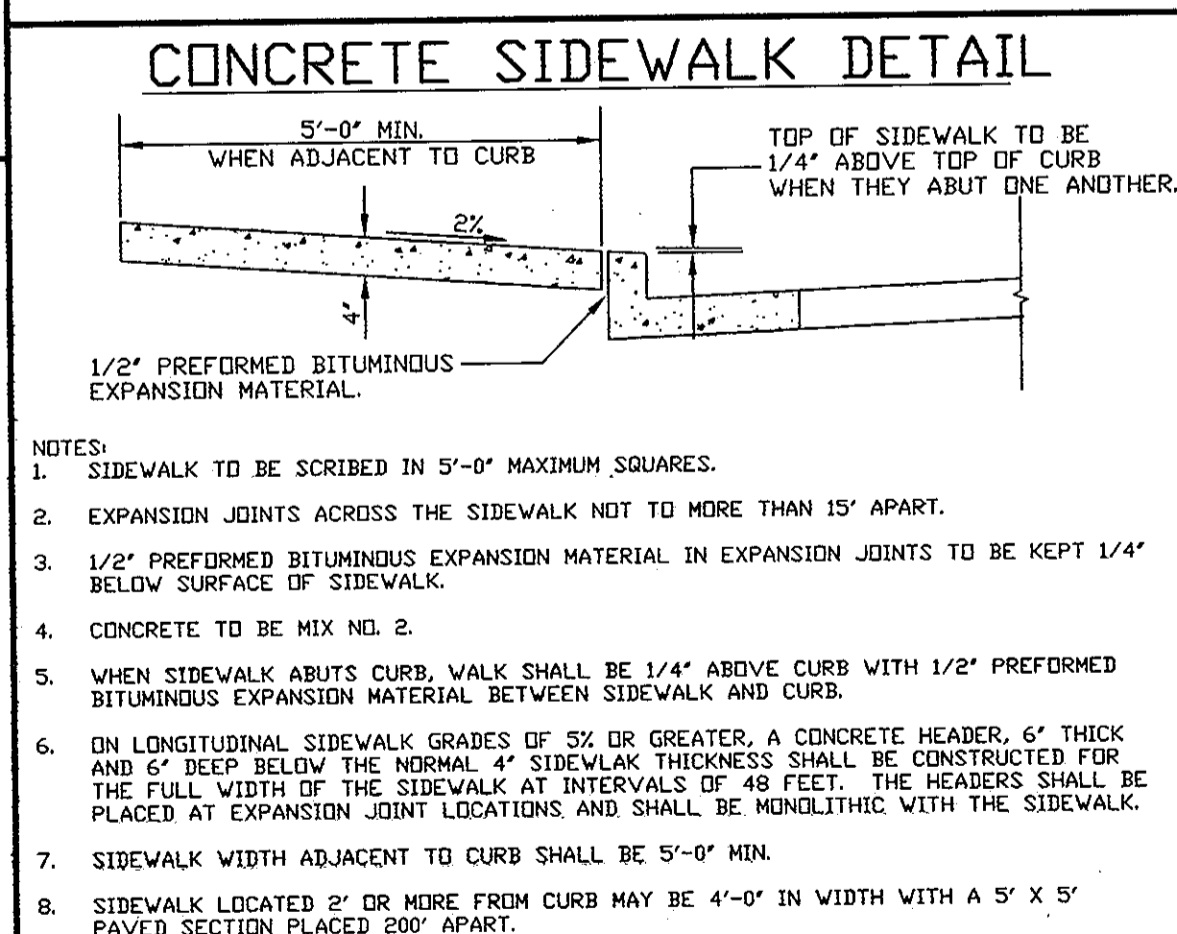
TYPE	DESCRIPTION	LAMP	SHIELDING
B1	POLE MOUNTED FIXTURE MOUNTED ON 30'-0" POLE.	250 WATT METAL HALIDE (40,000) LUMENS	FULL CUTOFF TYPE IV SC DISTRIBUTION
B2	POLE MOUNTED FIXTURE MOUNTED ON 30'-0" POLE.	250 WATT METAL HALIDE (40,000) LUMENS	FULL CUTOFF TYPE III DISTRIBUTION
B3	POLE MOUNTED FIXTURE MOUNTED ON 30'-0" POLE.	250 WATT METAL HALIDE (40,000) LUMENS	FULL CUTOFF TYPE II DISTRIBUTION



REVERSE 7" COMB. CONC. CURB AND GUTTER



STANDARD 7" COMB. CONC. CURB AND GUTTER



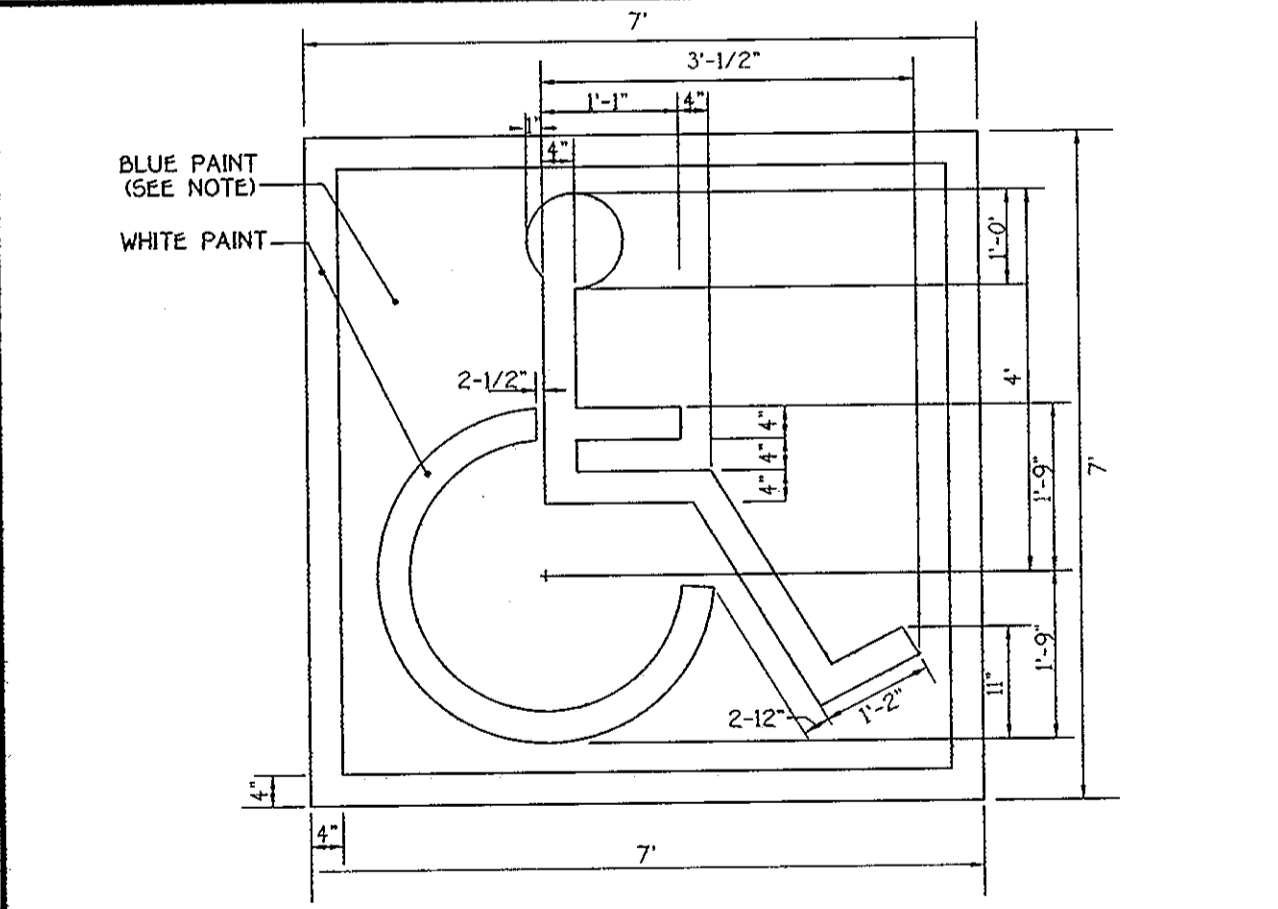
CONCRETE SIDEWALK DETAIL

- NOTES:
- SIDEWALK TO BE SCRIBED IN 5'-0" MAXIMUM SQUARES.
 - EXPANSION JOINTS ACROSS THE SIDEWALK NOT TO MORE THAN 15' APART.
 - 1/2" PREFORMED BITUMINOUS EXPANSION MATERIAL IN EXPANSION JOINTS TO BE KEPT 1/4" BELOW SURFACE OF SIDEWALK.
 - CONCRETE TO BE MIX NO. 2.
 - WHEN SIDEWALK ABUTS CURB, WALK SHALL BE 1/4" ABOVE CURB WITH 1/2" PREFORMED BITUMINOUS EXPANSION MATERIAL BETWEEN SIDEWALK AND CURB.
 - ON LONGITUDINAL SIDEWALK GRADES OF 3% OR GREATER, A CONCRETE HEADER, 6" THICK AND 6" DEEP BELOW THE NORMAL 4" SIDEWALK THICKNESS SHALL BE CONSTRUCTED FOR THE FULL WIDTH OF THE SIDEWALK AT INTERVALS OF 48 FEET. THE HEADERS SHALL BE PLACED AT EXPANSION JOINT LOCATIONS AND SHALL BE MONOLITHIC WITH THE SIDEWALK.
 - SIDEWALK WIDTH ADJACENT TO CURB SHALL BE 5'-0" MIN.
 - SIDEWALK LOCATED 2' OR MORE FROM CURB MAY BE 4'-0" IN WIDTH WITH A 5' X 5' PAVED SECTION PLACED 200' APART.

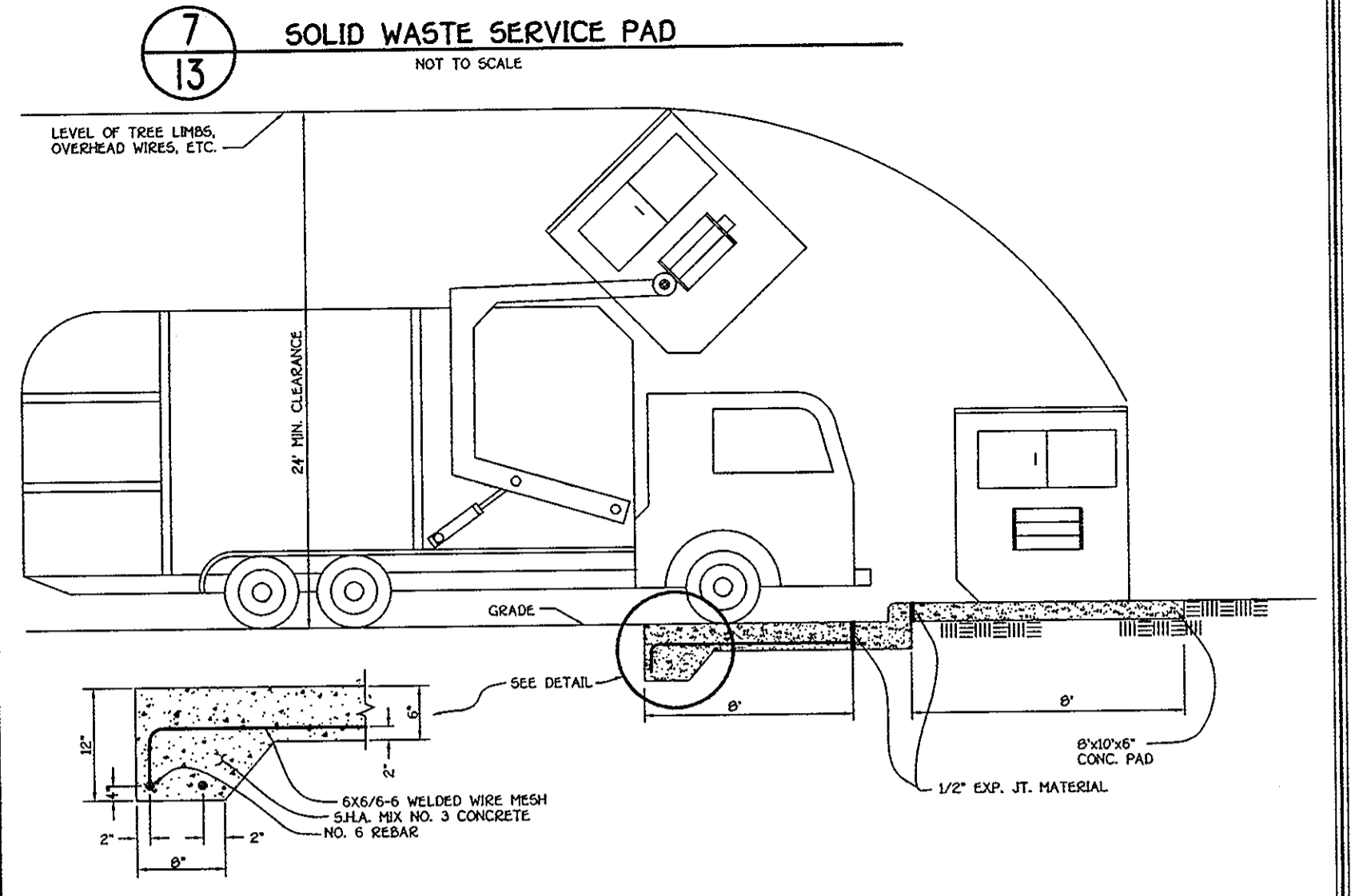


HANDICAP PARKING SIGN DETAIL

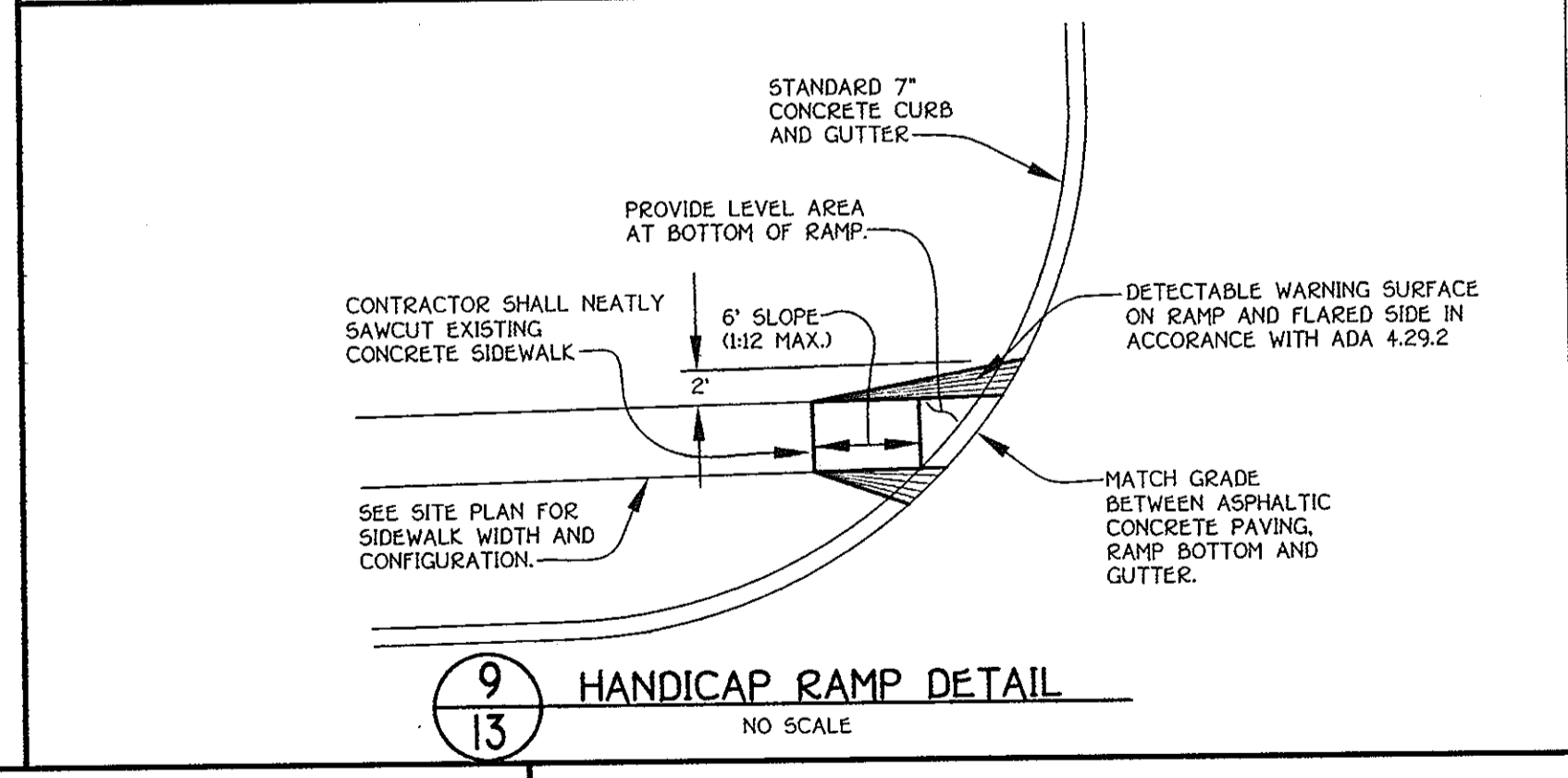
- GENERAL NOTES:
- SIGNS SHALL MEET DESIGN STANDARDS OF THE FEDERAL HIGHWAY ADMINISTRATION AND CONFORM TO THE STATE OF MARYLAND STANDARD HIGHWAY SIGN BOOKLET DETAIL R7-B.
 - ONE SIGN IS REQUIRED PER SPACE PLACED AS SHOWN ON SITE IMPROVEMENT PLAN.
 - SIGNS SHALL BE POLE MOUNTED WITH HOT DIPPED GALVANIZED COUNTY APPROVED PERFORATED CHANNEL POSTS W/TOP OF SIGNS 9'-1" ABOVE FINISHED GRADE OR AS INDICATED ON SITE DRAWINGS.
 - SIGN SHALL BE ATTACHED TO FLANGED SIDE OF POST. POST SHALL EXTEND INTO GROUND 2'-6" MIN.
 - COLORS: LEGEND AND BORDER-GREEN SYMBOL-WHITE ON BLUE BACKGROUND BACKGROUND-WHITE.
 - CONTRACTOR SHALL COORDINATE ARROW DIRECTION WITH LOCATION OF ADJACENT AISLE.



HANDICAP SPACE STENCIL LAYOUT



SOLID WASTE OPTIONAL CONTAINER ENCLOSURE



HANDICAP RAMP DETAIL

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL OFFICE: 1072 BALTIMORE NATIONAL PKWY.
 ELICOTT CITY, MARYLAND 21042
 (410) 461-2955

DATE	DESCRIPTION	REVISION BLOCK



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

DATE: 6/15/07
 DATE: 6/15/07
 DATE: 5/20/07

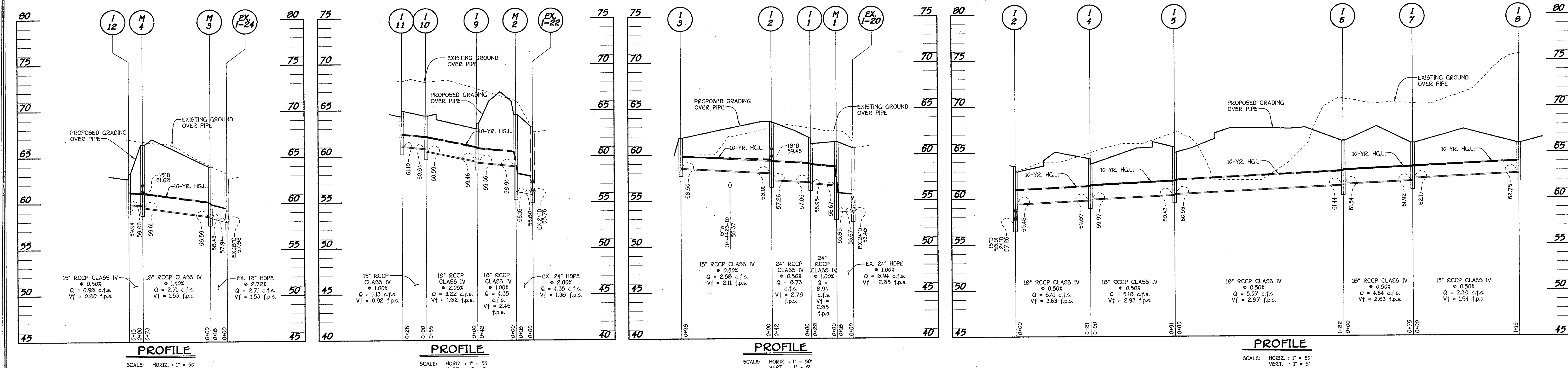
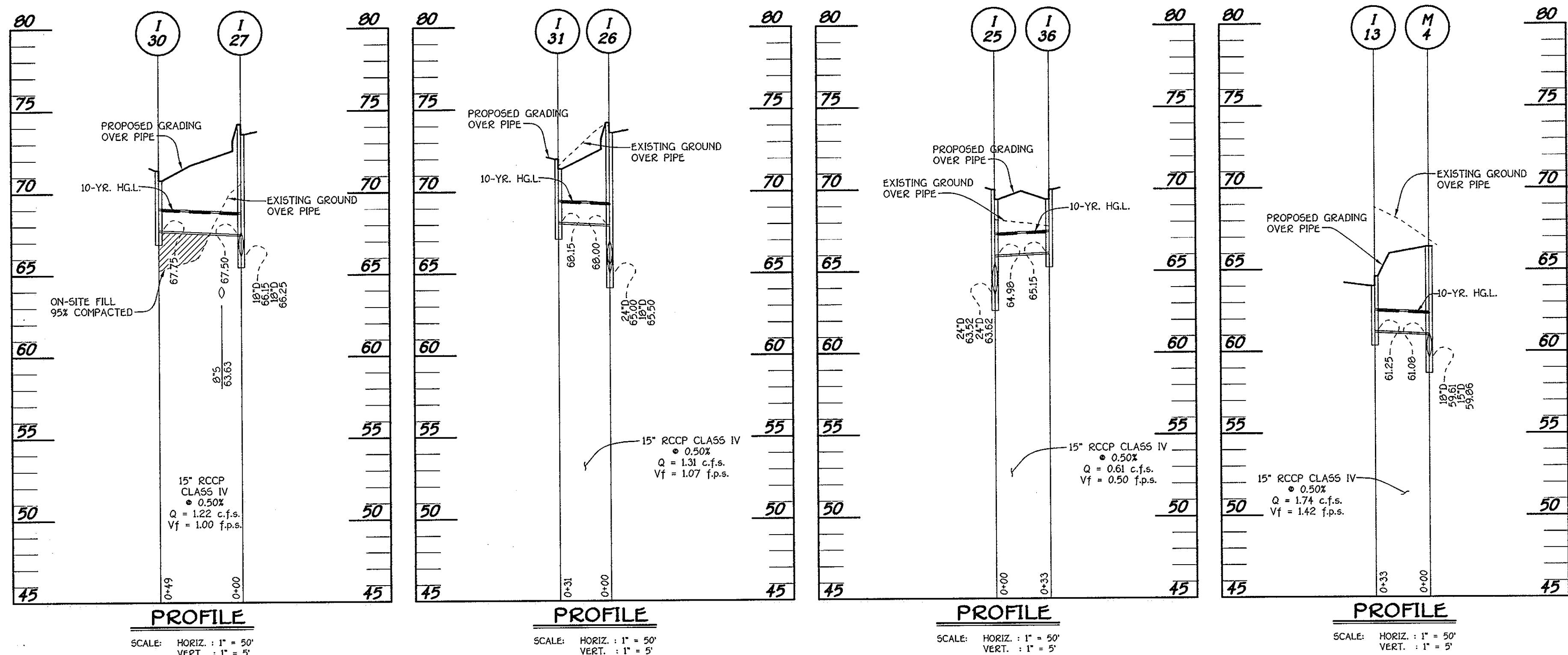
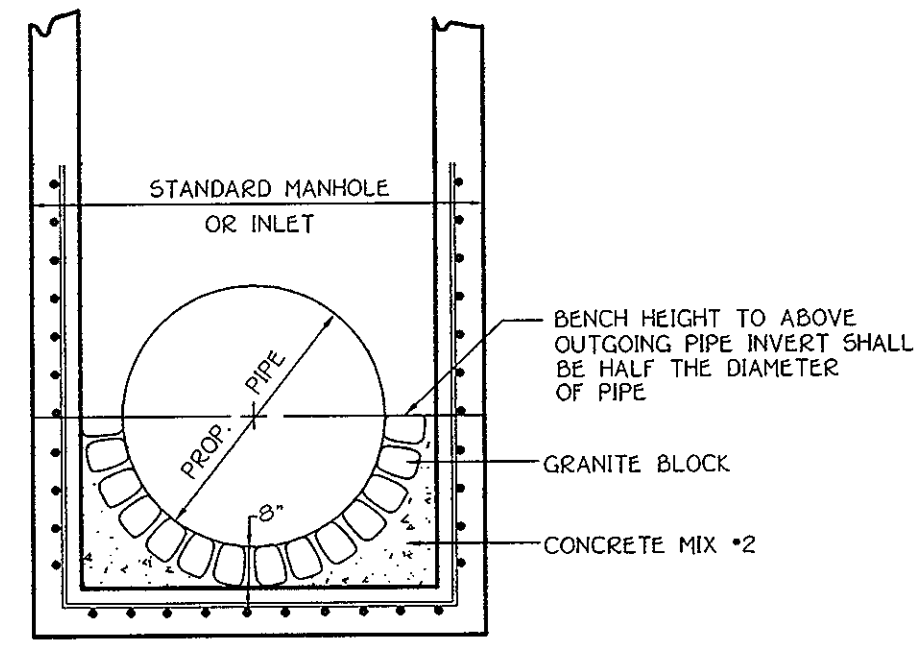
DETAILS
 PATAPSCO VALLEY BUSINESS CENTER
 PATAPSCO VALLEY OFFICE CAMPUS
 PARCEL 'C'
 ZONED: M-2
 TAX MAP No. 38 PARCEL No. 285 GRID No. 14,15,20,21
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: A5 SHOWN
 DATE: MARCH 15, 2007
 SHEET 13 OF 21 **50P-07-028**

OWNER/DEVELOPER
 CSG PATAPSCO, LLC
 5024 CAMPBELL BOULEVARD, SUITE G
 WHITE HARBOR, MARYLAND 21236
 410-333-2091

SUBDIVISION	SECTION/AREA	PARCEL NO.
PATAPSCO VALLEY BUSINESS CENTER	N/A	C
PLAT NO. 187901	BLOCK NO. 14, 15, 20, 21	ZONE M-2
TAX MAP 38	ELEC. DIST. FIRST	CENSUS TR. 601201
WATER CODE A04	SEWER CODE 2150500, 2150501, 2150300	

STRUCTURE SCHEDULE							
STRUCTURE NO.	TOP ELEVATION	INV. IN	INV. OUT	COORDINATES	WIDTH	TYPE	REMARKS
I-1	61.76	57.05 (24")	56.95 (24")	494630.66 877917.20	2.50'	A-5	S.D. - 4.40
I-2	63.55	58.01 (15") 59.46 (18")	57.26 (24")	494660.53 877916.24	2.50'	A-5	S.D. - 4.40
I-3	61.80	-	58.50 (15")	494679.30 877916.74	2.50'	A-5	S.D. - 4.40
I-4	64.35	59.97 (18")	59.87 (18")	494683.85 877915.60	2.50'	A-5	S.D. - 4.40
I-5	65.60	60.53 (18")	60.43 (18")	494745.53 878062.16	2.50'	A-5	S.D. - 4.40
I-6	66.25 *	61.54 (18")	61.44 (18")	494925.74 878057.89	2.50'	D	S.D. - 4.39
I-7	66.00 *	62.17 (15")	61.92 (18")	494923.81 877982.68	2.50'	D	S.D. - 4.39
I-8	66.00 *	-	62.75 (15")	494920.53 877867.99	2.50'	D	S.D. - 4.39
I-9	63.60	59.46 (18")	59.36 (18")	494704.65 878121.55	2.50'	A-5	S.D. - 4.40
I-10	64.40	60.84 (15")	60.59 (18")	494756.02 878104.60	2.50'	A-5	S.D. - 4.40
I-11	64.90	-	61.10 (15")	494782.80 878113.15	2.50'	A-5	S.D. - 4.40
I-12	63.29	-	59.94 (15")	494699.90 878232.67	2.50'	A-5	S.D. - 4.40
I-13	64.60	-	61.25 (15")	494734.34 878239.37	2.50'	A-5	S.D. - 4.40
I-14	69.90	64.66(15") 65.06(18") 59.21(18")	58.71 (24")	494662.89 877417.50	2.50'	A-5	S.D. - 4.40
I-15	68.60	-	65.32 (15")	494699.67 877286.16	2.50'	A-5	S.D. - 4.40
I-16	70.30	66.30 (18")	66.20 (18")	494718.50 877380.24	2.50'	A-5	S.D. - 4.40
I-17	72.10	67.32 (18")	67.22 (18")	494902.88 877375.72	2.50'	A-5	S.D. - 4.40
I-18	74.19	67.93 (15")	67.68 (18")	494974.49 877373.96	2.50'	A-5	S.D. - 4.40
I-19	71.00 *	-	68.25 (15")	494976.10 877438.62	2.50'	D	S.D. - 4.39
I-20	67.10	59.77 (18")	59.67 (18")	494665.14 877509.09	2.50'	A-5	S.D. - 4.40
I-21	64.00	60.65 (15")	60.40 (18")	494688.64 877631.05	2.50'	A-5	S.D. - 4.40
I-22	69.24	-	66.49 (15")	494905.08 877625.74	2.50'	A-5	S.D. - 4.40
I-23	65.48	61.89 (15") 61.87 (24")	61.77 (24")	494621.08 877201.58	2.50'	A-5	S.D. - 4.40
I-24	65.48	-	62.13 (15")	494622.21 877247.57	2.50'	A-5	S.D. - 4.40
I-25	70.00	64.98 (15") 63.62 (24")	63.52 (24")	494717.44 877215.22	2.50'	A-5	S.D. - 4.40
I-26	74.20	68.00 (15") 65.50 (18")	65.00 (24")	494844.36 877067.36	3.42'	S COMBINATION	S.D. - 4.32
I-27	74.20	67.50 (15") 65.25 (18")	66.15 (18")	494841.20 876938.40	3.42'	S COMBINATION	S.D. - 4.32
I-28	71.30	67.46 (15")	67.21 (18")	494955.24 876756.02	2.50'	A-5	S.D. - 4.40
I-29	71.20	-	67.95 (15")	494992.71 876753.03	2.50'	A-5	S.D. - 4.40
I-30	71.40	-	67.75 (15")	494795.12 876936.03	2.50'	A-5	S.D. - 4.40
I-31	72.00	-	68.15 (15")	494816.29 877054.64	2.50'	A-5	S.D. - 4.40
I-32	76.20	70.20 (18")	70.10 (18")	494995.19 877130.19	2.50'	A-5	S.D. - 4.40
I-33	76.20	70.61 (18")	70.51 (18")	494995.19 877130.19	2.50'	A-5	S.D. - 4.40
I-34	75.20 *	71.45 (15")	71.20 (18")	495039.18 877055.45	2.50'	D	S.D. - 4.39
I-35	75.20 *	-	72.00 (15")	495016.54 876945.44	2.50'	D	S.D. - 4.39
I-36	70.00	-	65.15 (15")	494718.18 877245.21	2.50'	A-5	S.D. - 4.40
M-1	61.40	56.67 (24")	53.85 (24")	494627.73 877942.46	4'	4" STD. MANHOLE	G - 5.12
M-2	64.50	58.94 (18")	56.16 (24")	494662.42 878123.57	4'	4" STD. MANHOLE	G - 5.12
M-3	64.00	58.59 (18")	58.43 (18")	494706.73 878321.87	4'	4" STD. MANHOLE	G - 5.12
M-4	66.40	61.08 (15") 59.86 (15")	59.61 (18")	494701.77 878248.72	4'	4" STD. MANHOLE	G - 5.12
M-5	62.90	57.90 (18")	57.40 (30")	494613.91 877418.66	5'	5" STD. MANHOLE	G - 5.13
M-6	67.00	61.60 (24")	61.50 (24")	494607.79 877169.54	4'	4" STD. MANHOLE	G - 5.12
M-7	73.80	64.10 (24")	64.00 (24")	494792.51 877200.23	4'	4" STD. MANHOLE	G - 5.12
M-8	75.50	69.67 (18") 64.68 (24")	64.58 (24")	494848.55 877131.54	4'	4" STD. MANHOLE	G - 5.12
M-9	76.70	70.84 (18")	70.74 (18")	495020.63 877126.81	4'	4" STD. MANHOLE	G - 5.12

PIPE SCHEDULE		
SIZE	CLASS	LENGTH
15"	RCCP, CLASS IV	1068 LF.
18"	RCCP, CLASS IV	1703 LF.
24"	RCCP, CLASS IV	481 LF.



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - SUITE 200 NATIONAL FIRE
 ELKLOFT CITY, MARYLAND 21042
 (410) 461-2855

DATE	DESCRIPTION

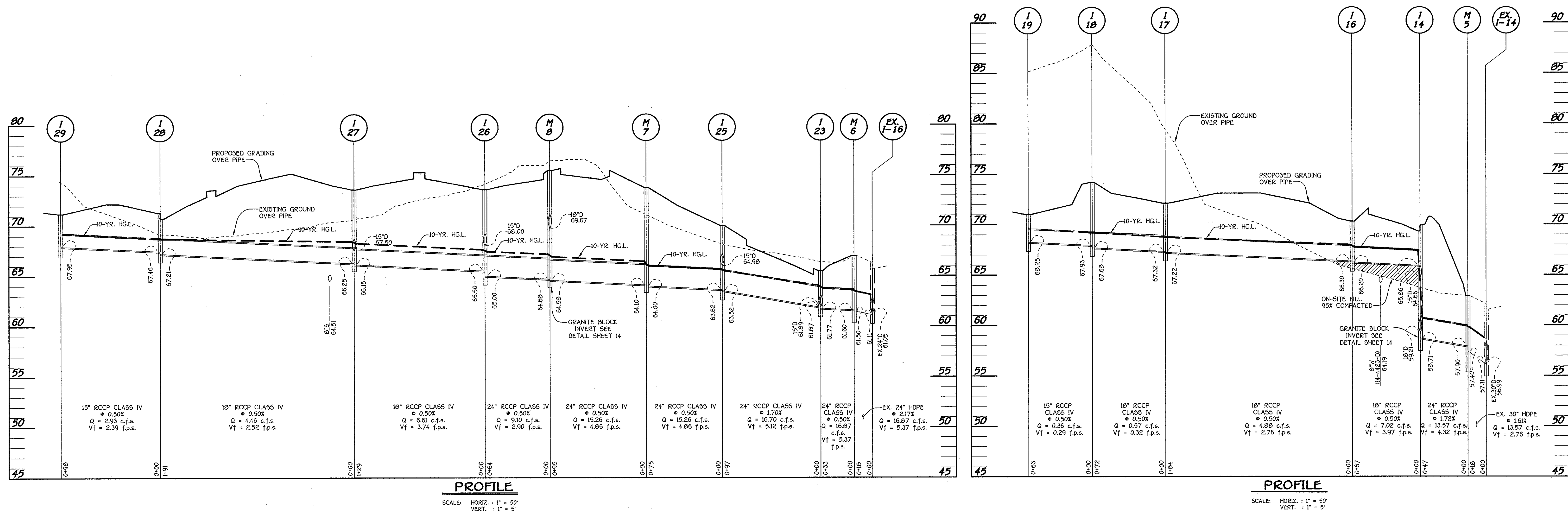
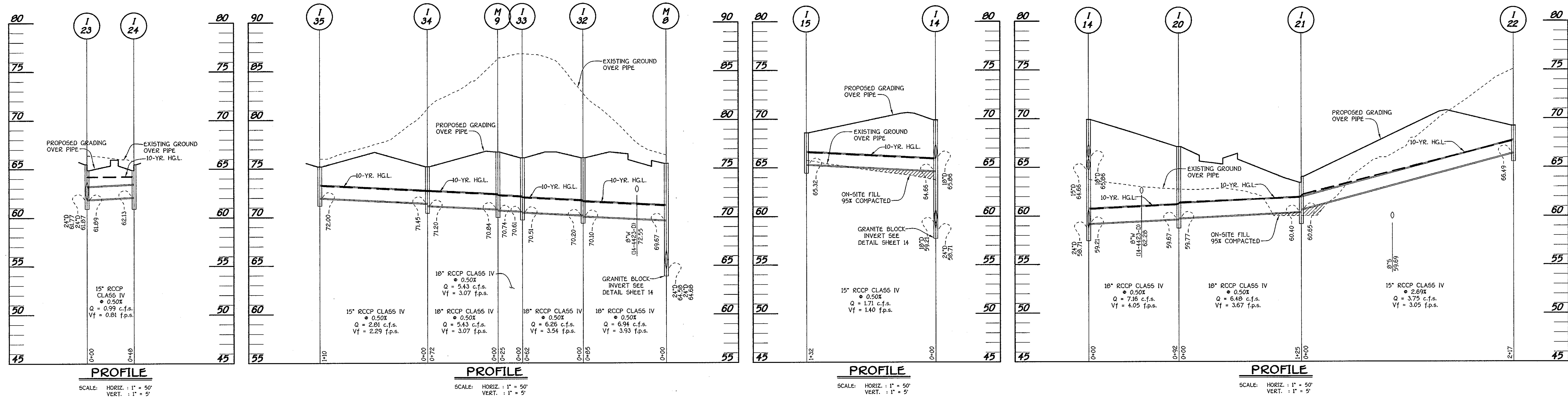
OWNER/DEVELOPER
 CSG PATAPSCO, LLC
 5024 CAMPBELL BOULEVARD, SUITE G
 WHITE MARSH, MARYLAND 21236
 410-933-2091

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 March 2, 2007
 Director - Department of Planning and Zoning
 Chief, Division of Land Development
 Chief, Development Engineering Division

SUBDIVISION	SECTION/AREA	PARCEL NO.
PATAPSCO VALLEY BUSINESS CENTER	N/A	C
PLAT NO. 19479 & 19480	BLOCK NO. 14, 15, 20, 21	ZONE M-2
TAX MAP 38	ELEC. DIST. FIRST	CENSUS TR. 601201
WATER CODE A04	SEWER CODE 2150500, 2150501, 2150300	

STORM DRAIN PROFILES AND STRUCTURE SCHEDULE
 PATAPSCO VALLEY BUSINESS CENTER
 PATAPSCO VALLEY OFFICE CAMPUS
 PARCEL 'C'
 ZONED: M-2
 TAX MAP No. 38 PARCEL No. 285 GRID No. 14,15,20,21
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN
 DATE: MARCH 15, 2007
 SHEET 14 OF 21 **SDP-07-028**

I:\060303\03\SITE DEVELOPMENT PLAN\060303-001 STORM DRAIN PROFILES.dwg, Model: 3/16/2007 3:43:17 PM, 150



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21117
(410) 481-2855

DATE	DESCRIPTION

OWNER/DEVELOPER
CSG PATAPSCO, LLC
5024 CAMPBELL BOULEVARD, SUITE G
WHITE MARSH, MARYLAND 21136
410-933-2091



APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature]
Director - Department of Planning and Zoning

[Signature]
Chief, Division of Land Development

[Signature]
Chief, Development Engineering Division

DATE: 6/5/07

DATE: 5/15/07

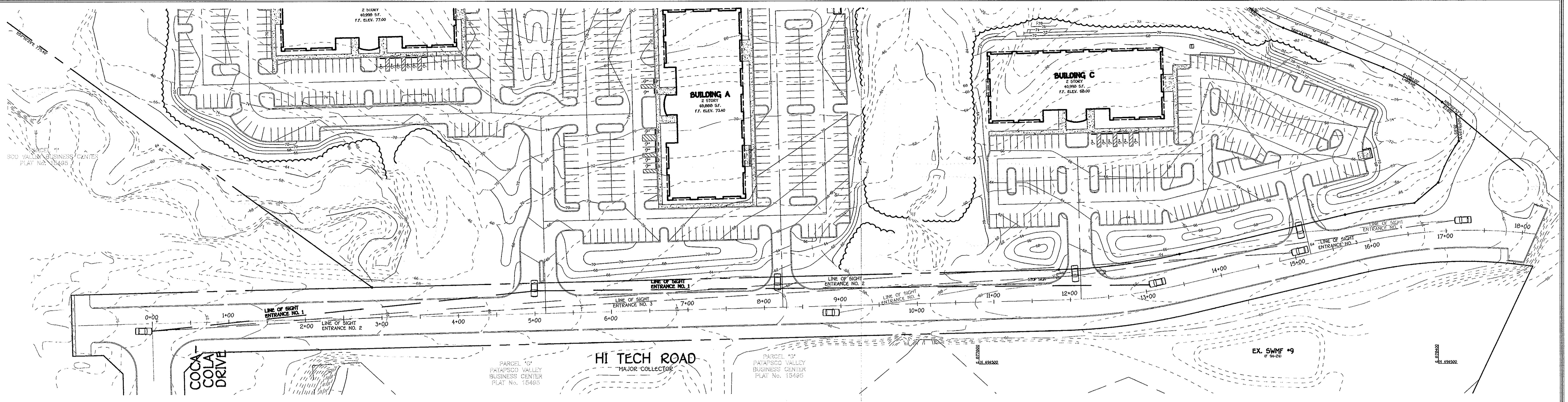
SUBDIVISION	SECTION/AREA	PARCEL NO.
PATAPSCO VALLEY BUSINESS CENTER	N/A	C
PLAT NO.	BLOCK NO.	ZONE
13P74-13989	14, 15, 20, 21	M-2
F-07-14A	TAX MAP	ELEC. DIST.
	3B	FIRST
		CENSUS TR.
		601201
WATER CODE	SEWER CODE	
A04	2150500, 2150501, 2150300	

STORM DRAIN PROFILES

PATAPSCO VALLEY BUSINESS CENTER
PATAPSCO VALLEY OFFICE CAMPUS
PARCEL 'C'
ZONED: M-2

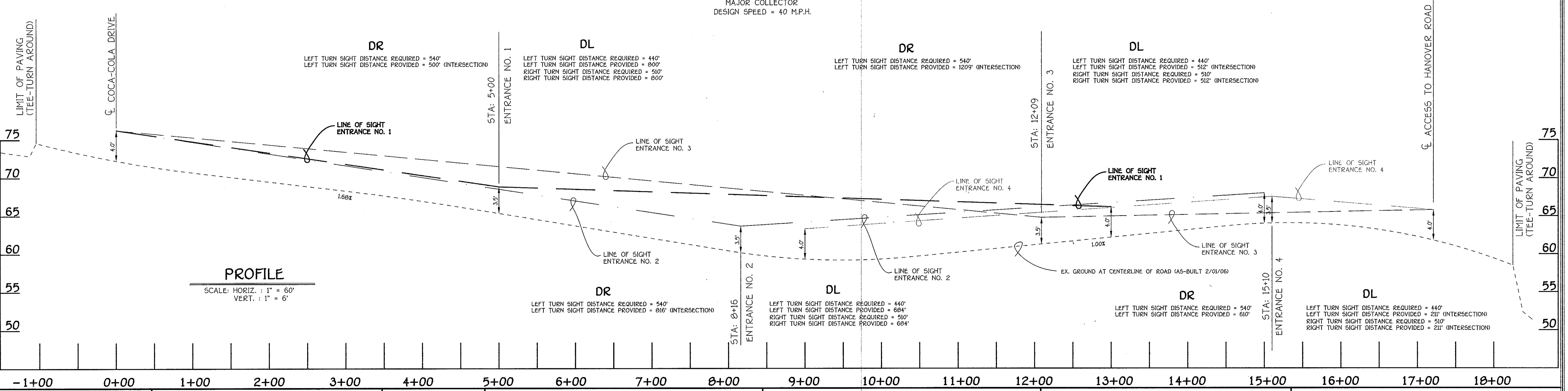
TAX MAP No. 3B PARCEL No. 205 GRID No. 14,15,20,21
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN
DATE: MARCH 15, 2007
SHEET 15 OF 21 **SDP-07-028**



PLAN
SCALE: 1" = 60'

HI TECH ROAD
MAJOR COLLECTOR
DESIGN SPEED = 40 M.P.H.



PROFILE
SCALE: HORIZ. : 1" = 60'
VERT. : 1" = 6'

-1+00 0+00 1+00 2+00 3+00 4+00 5+00 6+00 7+00 8+00 9+00 10+00 11+00 12+00 13+00 14+00 15+00 16+00 17+00 18+00

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10772 MALTHOUSE NATIONAL PIKE
ELLSWORTH CITY, MARYLAND 20422
4100 481 - 2855

DATE	DESCRIPTION	REVISION BLOCK

OWNER/DEVELOPER
CSG PATAPSCO, LLC
5024 CAMPBELL BOULEVARD, SUITE G
WHITE MARSH, MARYLAND 21236
410-333-2091



APPROVED: DEPARTMENT OF PLANNING AND ZONING

David P. ... 6/5/07
Director - Department of Planning and Zoning
Date

... 6/5/07
Chief, Division of Land Development
Date

... 6/5/07
Chief, Development Engineering Division
Date

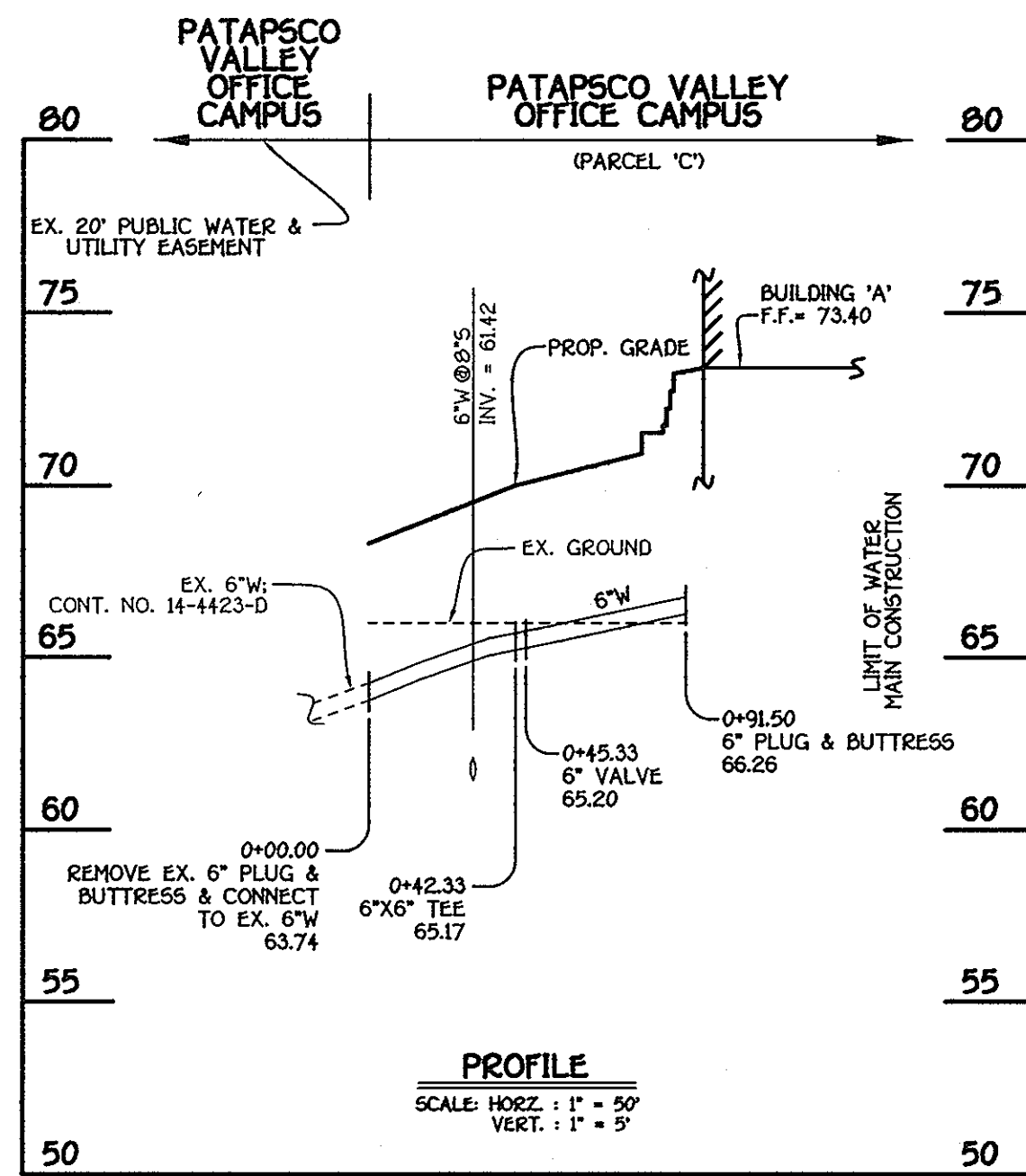
SUBDIVISION	SECTION/AREA	PARCEL NO.
PATAPSCO VALLEY BUSINESS CENTER	N/A	C
PLAT NO.	BLOCK NO.	ZONE
129794, 129180	14, 15, 20, 21	M-2
TAX MAP	ELEC. DIST.	CENSUS TR.
EX-02-1&2	FIRST	601201
WATER CODE	SEWER CODE	
A04	2150500, 2150501, 2150300	

SIGHT DISTANCE PLAN AND PROFILE

PATAPSCO VALLEY BUSINESS CENTER
PATAPSCO VALLEY OFFICE CAMPUS
PARCEL 'C'
ZONED: M-2

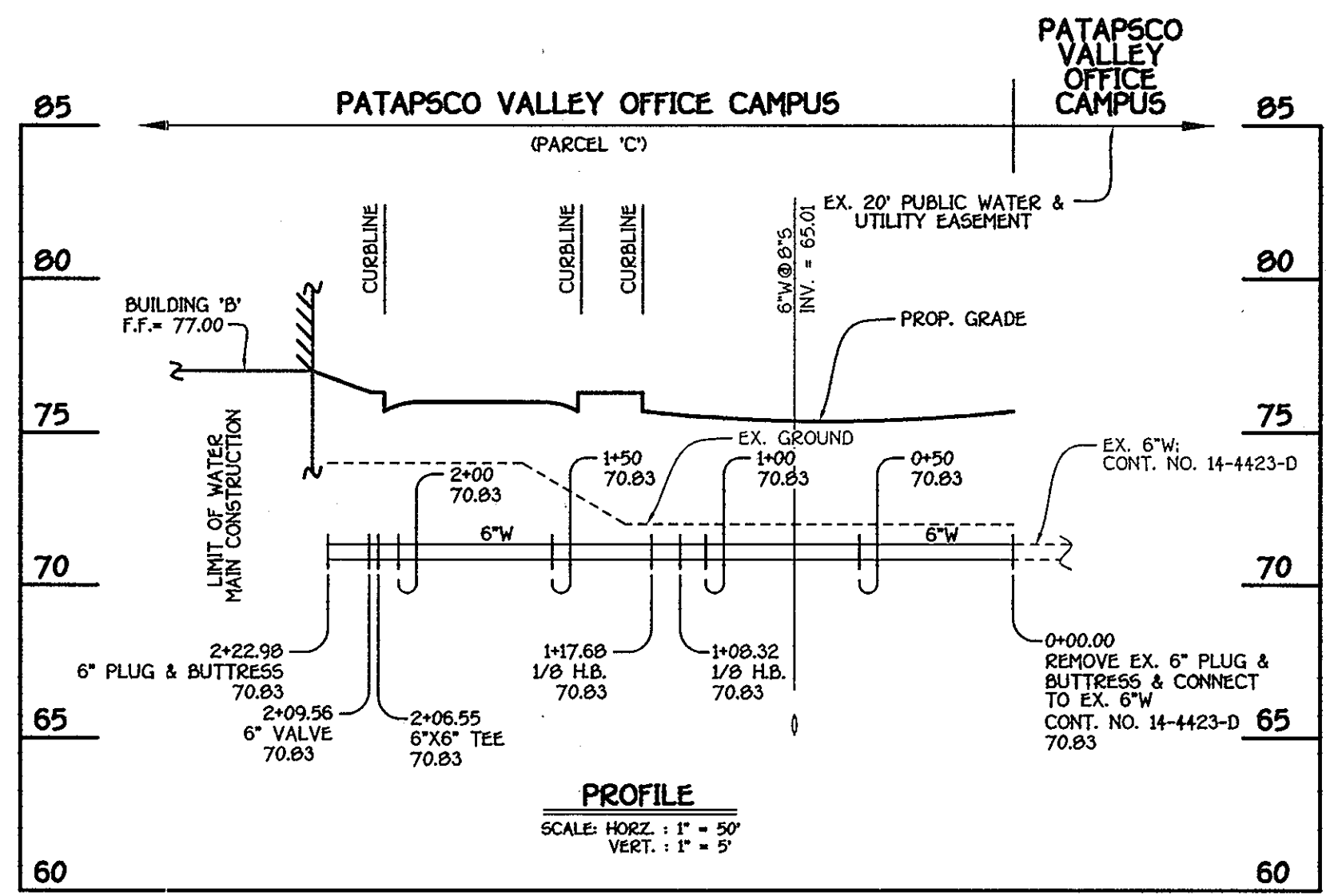
TAX MAP No. 38 PARCEL No. 285 GRID No. 14,15,20,21
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN
DATE: MARCH 15, 2007
SHEET 17 OF 21 **SDP-07-028**



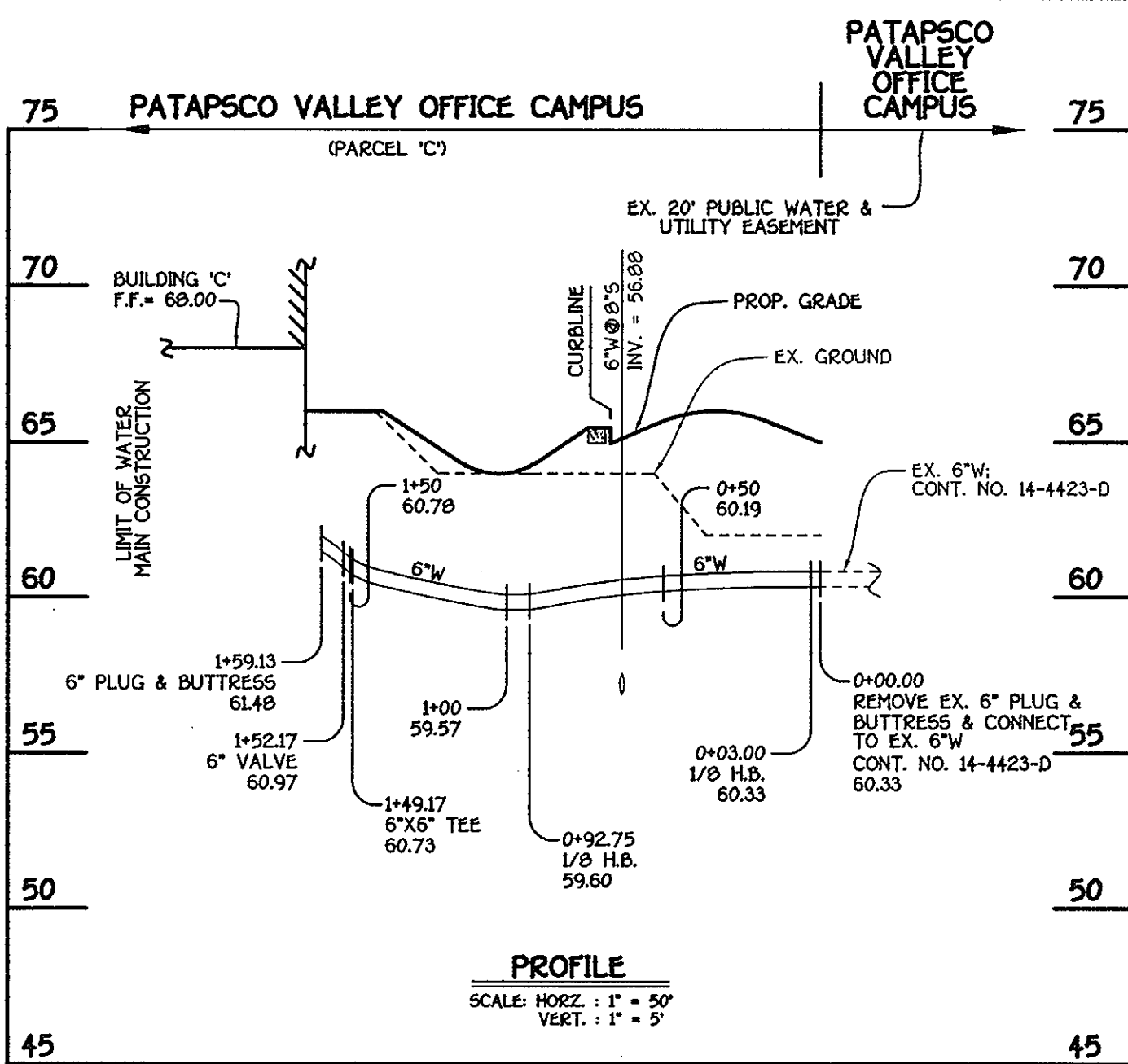
6" WATER MAIN; BUILDING 'A'

WATER MAIN TABULATION CHART			
W.M. STA.	APPURTENANCE	NORTHING	EASTING
6" WATER MAIN; BUILDING 'A'			
0+00.00	EX. 6" PLUG & BUTTRESS	555479.20	1309964.02
0+42.33	6"x6" TEE	555521.52	1309963.79
0+45.33	6" VALVE	555521.52	1309960.79
0+91.50	6" PLUG & BUTTRESS	555520.32	1309914.64



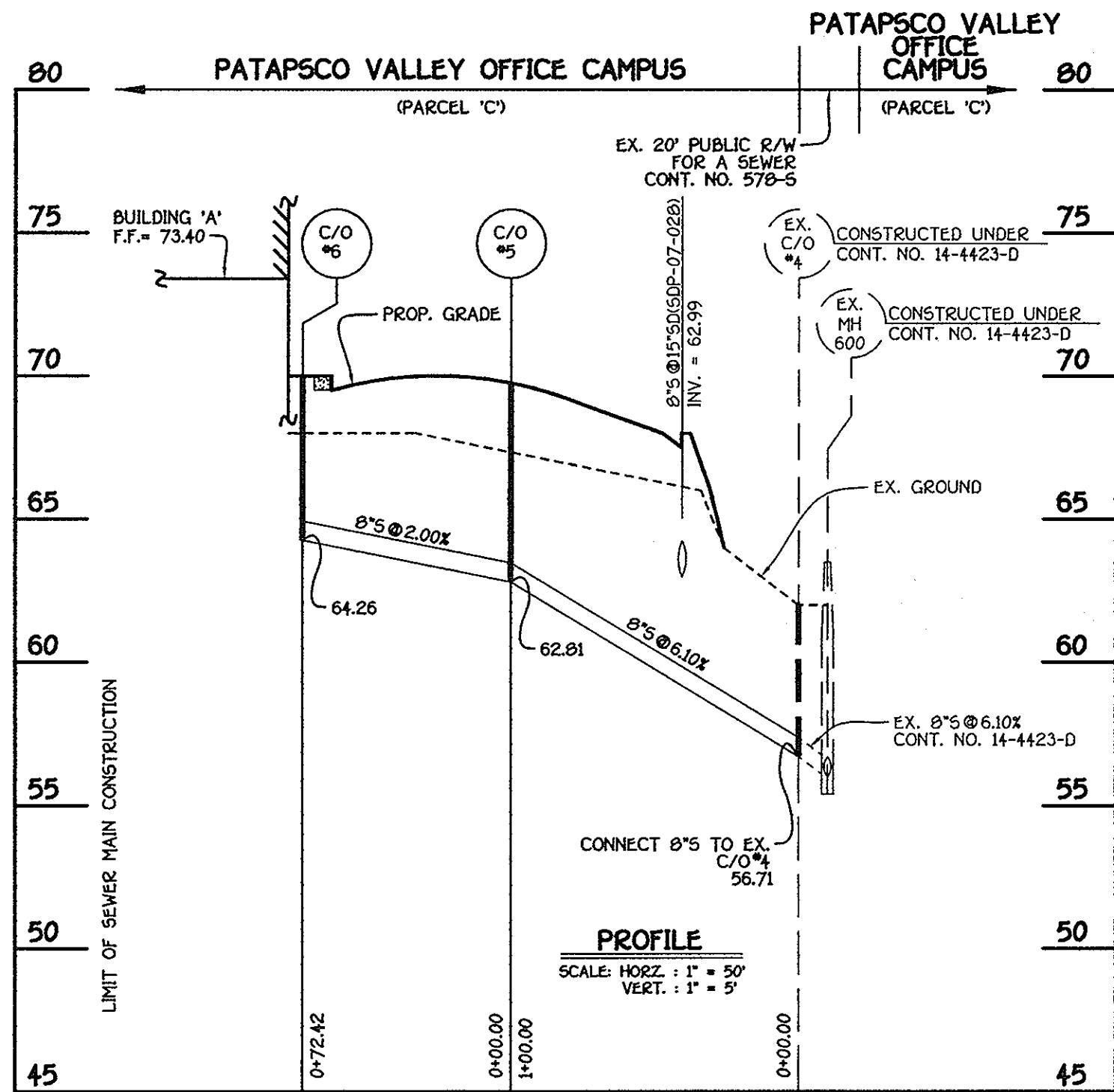
6" WATER MAIN; BUILDING 'B'

WATER MAIN TABULATION CHART			
W.M. STA.	APPURTENANCE	NORTHING	EASTING
6" WATER MAIN; BUILDING 'B'			
0+00.00	EX. 6" PLUG & BUTTRESS	555623.91	1309404.41
1+08.32	1/8 H.B.	555621.25	1309296.12
1+17.60	1/8 H.B.	555627.69	1309209.32
2+06.55	6"x6" TEE	555716.53	1309206.05
2+09.56	6" VALVE	555716.61	1309209.04
2+22.90	6" PLUG & BUTTRESS	555716.97	1309303.26

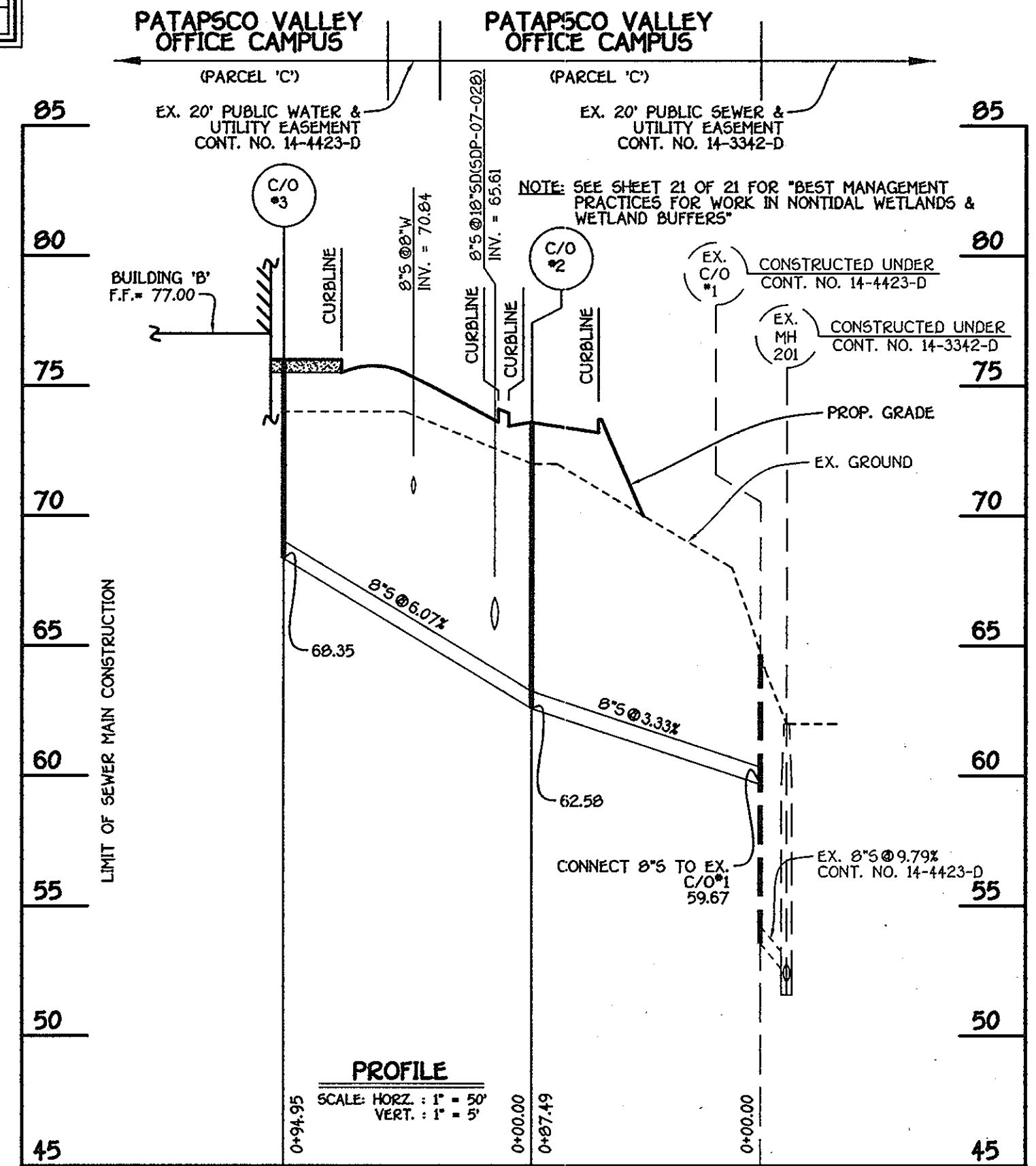


6" WATER MAIN; BUILDING 'C'

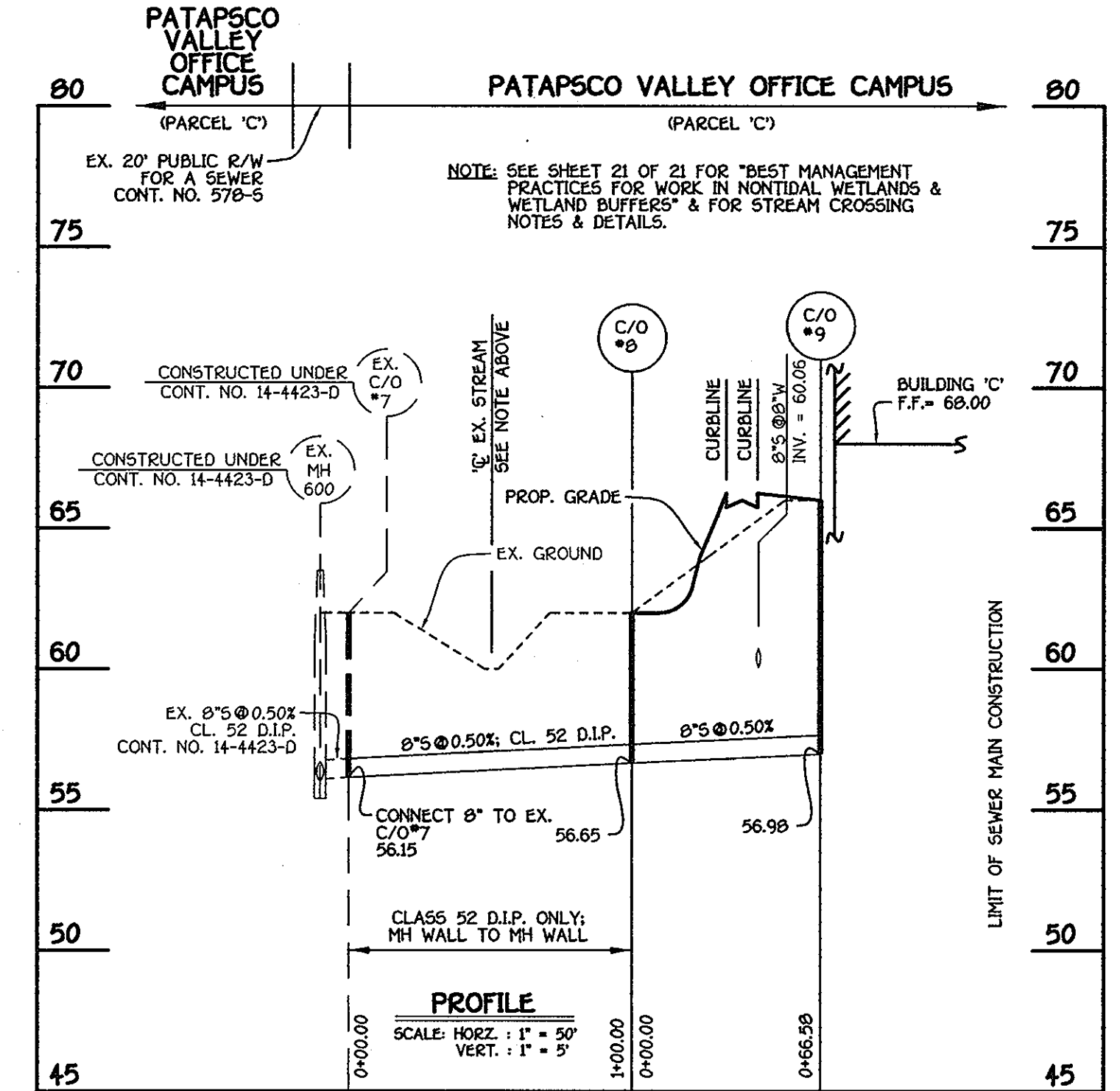
WATER MAIN TABULATION CHART			
W.M. STA.	APPURTENANCE	NORTHING	EASTING
6" WATER MAIN; BUILDING 'C'			
0+00.00	EX. 6" PLUG & BUTTRESS	555505.02	1390207.02
0+03.00	1/8 H.B.	555508.02	1390206.95
0+92.75	1/8 H.B.	555564.63	1390216.66
1+49.17	6"x6" TEE	555621.03	1390215.33
1+52.17	6" VALVE	555621.11	1390218.33
1+59.13	6" PLUG & BUTTRESS	555621.27	1390225.28



8" SEWER MAIN; BUILDING 'A'



8" SEWER MAIN; BUILDING 'B'



8" SEWER MAIN; BUILDING 'C'

M.C.E. CHART	
BUILDING	M.C.E.
'A'	71.51
'B'	74.27
'C'	66.65

MANHOLE TABULATION CHART			
NO.	NORTHING	EASTING	RIM ELEVATION
C.O.#2	555579.49	1309442.71	73.60
C.O.#3	555674.40	1309440.37	76.00
C.O.#5	555535.60	1309900.97	69.75
C.O.#6	555541.19	1309916.77	70.00
C.O.#8	555510.41	1390210.06	62.00
C.O.#9	555563.76	1390257.10	66.00

8" S INVERT @ 5' FROM BUILDING		
STATION	BUILDING	ELEVATION
0+94.95	C.O.#2 TO C.O.#3	65.85
0+74.42	C.O.#5 TO C.O.#6	64.36
0+66.50	C.O.#8 TO C.O.#9	57.00

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SERVICE OFFICE: PARK - 1022 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21112
(410) 461-2899

DATE	DESCRIPTION

OWNER/DEVELOPER
CSG PATAPSCO, LLC
5024 CAMPBELL BOULEVARD, SUITE G
WHITE MARSH, MARYLAND 21136
410-933-2091



APPROVED: DEPARTMENT OF PLANNING AND ZONING

James A. Goff 6/5/07
Director - Department of Planning and Zoning

Linda Hantz 6/5/07
Chief, Division of Land Development

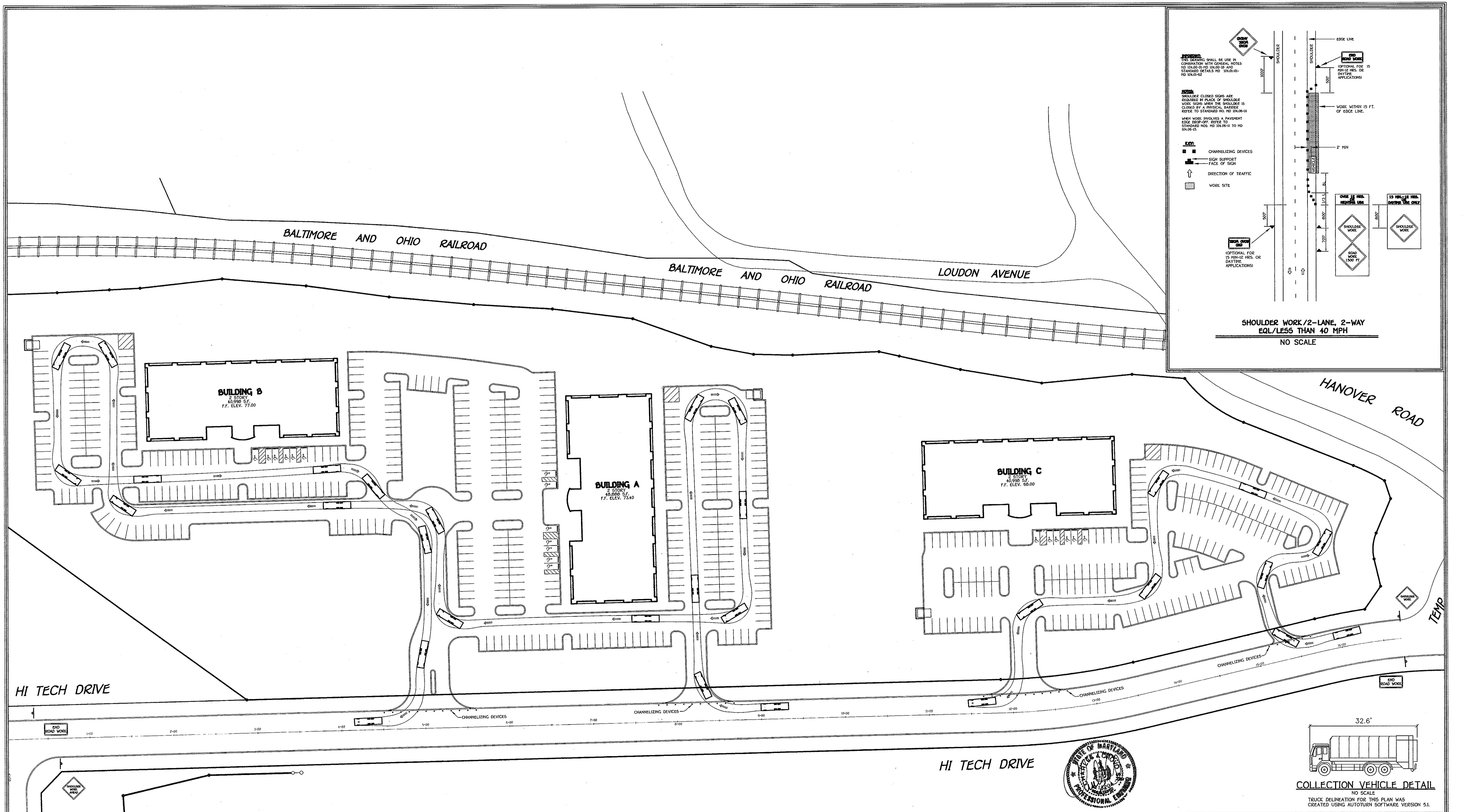
William J. R. 6/5/07
Chief, Development Engineering Division

SUBDIVISION	PATAPSCO VALLEY BUSINESS CENTER	SECTION/AREA	N/A	PARCEL NO.	C
PLAT NO.	101798 101900	BLOCK NO.	14, 15, 20, 21	TAX MAP	3B
WATER CODE	F-07-144	ZONE	M-2	ELEC. DIST.	FIRST
				CENSUS TR.	601201
				SEWER CODE	2150500, 2150501, 2150300

PRIVATE WATER & SEWER MAIN PROFILES

PATAPSCO VALLEY BUSINESS CENTER
PATAPSCO VALLEY OFFICE CAMPUS
PARCEL 'C'
ZONED: M-2

TAX MAP No. 3B PARCEL No. 205 GRID No. 14,15,20,21
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN
DATE: MARCH 15, 2007
SHEET 10 OF 21 **SOP-07-020**



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTURIAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PKWY.
ELLSWORTH CITY, MARYLAND 21042
(410) 491-2255

DATE	DESCRIPTION	REVISION BLOCK

OWNER/DEVELOPER
CSG PATAPSCO, LLC
5024 CAMPBELL BOULEVARD, SUITE G
WHITE MARSH, MARYLAND 21236
410-933-2291

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Mark M. Wright 6/5/07
Director - Department of Planning and Zoning
Date

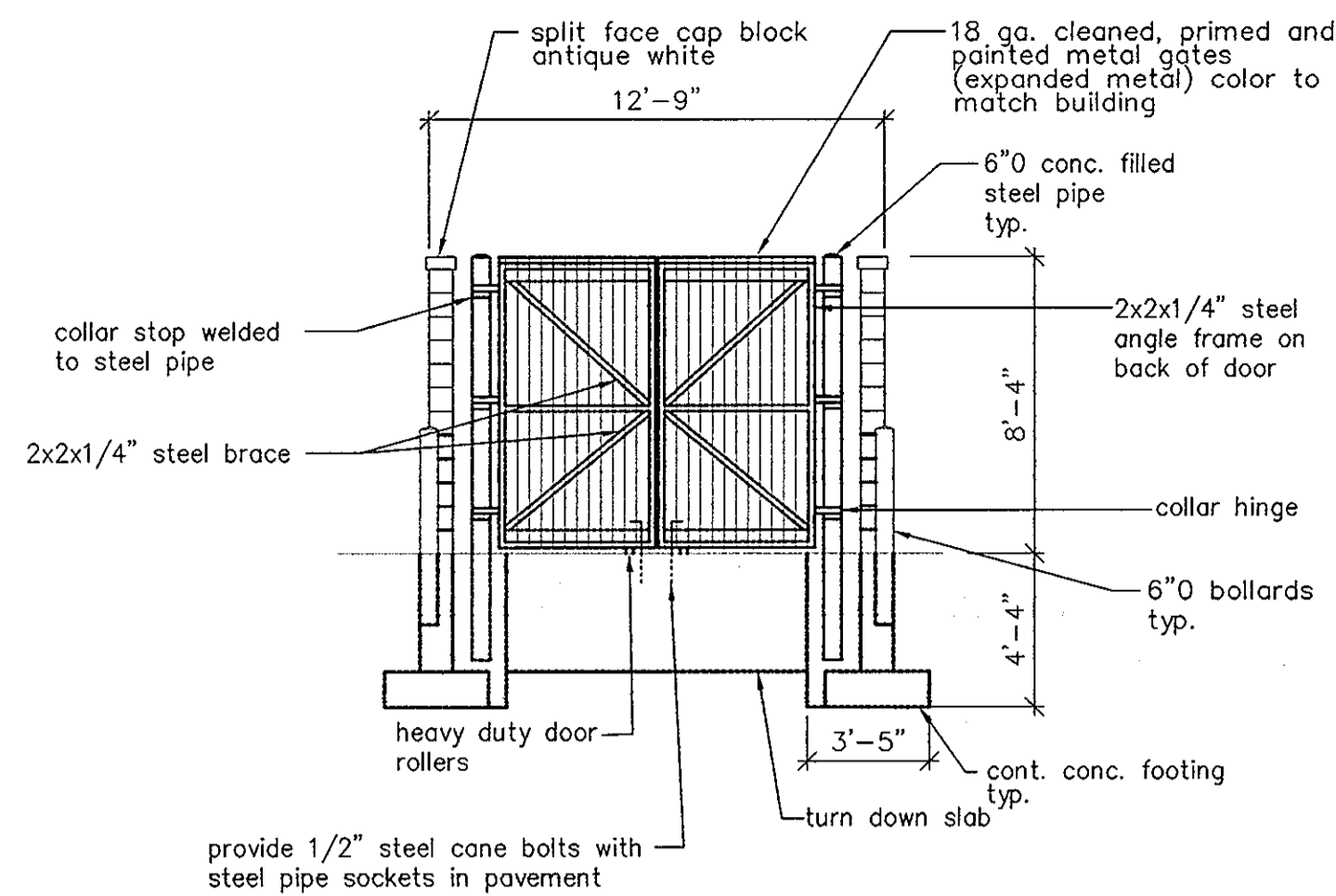
Conny K. Hantz 6/5/07
Chief, Division of Land Development
Date

John Vecchione 5/20/07
Chief, Development Engineering Division
Date

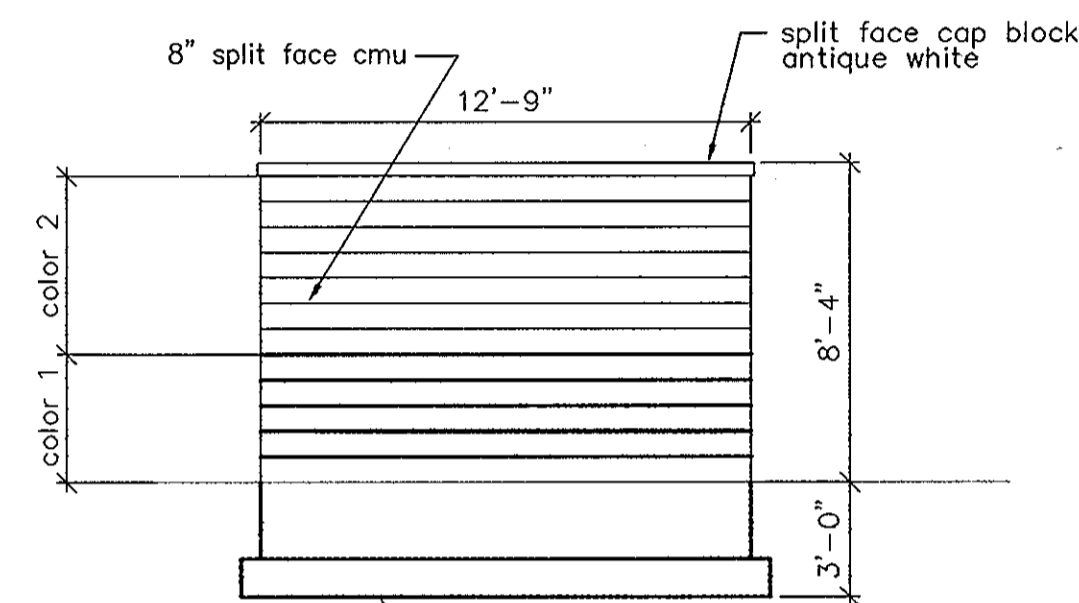
SUBDIVISION	PATAPSCO VALLEY BUSINESS CENTER	SECTION/AREA	N/A	PARCEL NO.	C
PLAT NO.	19874 & 19875	BLOCK NO.	14, 15, 20, 21	ZONE	M-2
TAX MAP	38	ELEC. DIST.	FIRST	CENSUS TR.	601201
WATER CODE	A04	SEWER CODE	2150500, 2150501, 2150300		

**TRUCK MANEUVERING PLAN AND
MAINTENANCE OF TRAFFIC PLAN**
PATAPSCO VALLEY BUSINESS CENTER
PATAPSCO VALLEY OFFICE CAMPUS
PARCEL 'C'
ZONED: M-2
TAX MAP No. 38 PARCEL No. 285 GRID No. 14,15,20,21
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 50'
DATE: MARCH 15, 2007
SHEET 19 OF 21 **SDP-07-028**

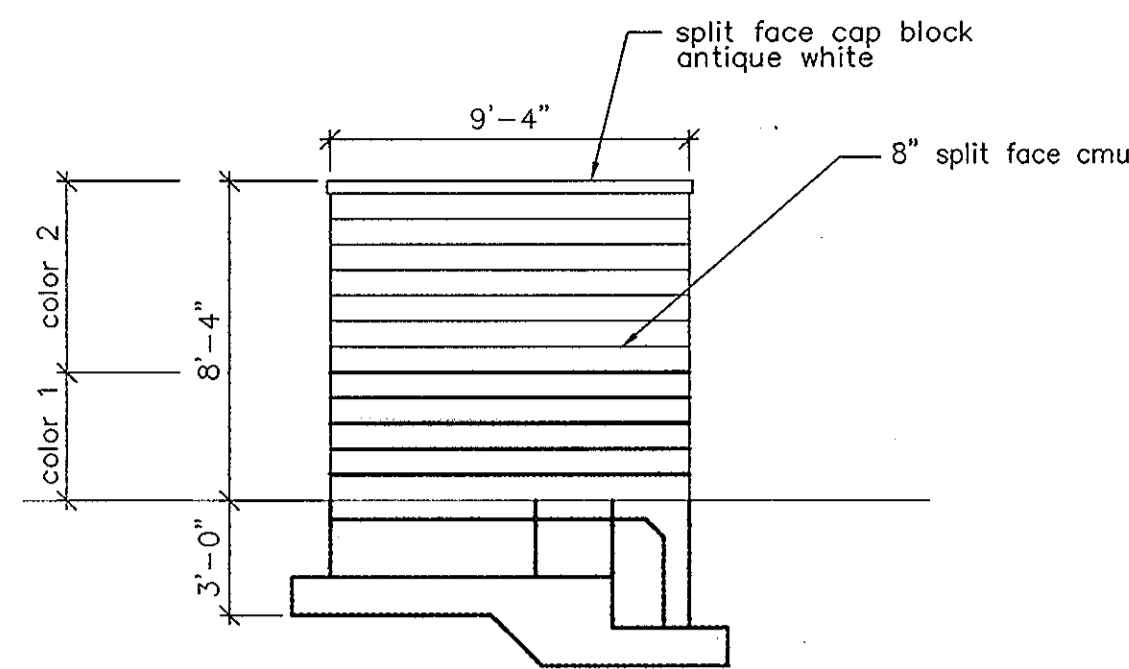
I:\06003\06003\06003-0001 TRUCK TURNING PLAN.dwg, TRUCK TURNING-1, 3/16/2007 8:29:32 AM, 1:1



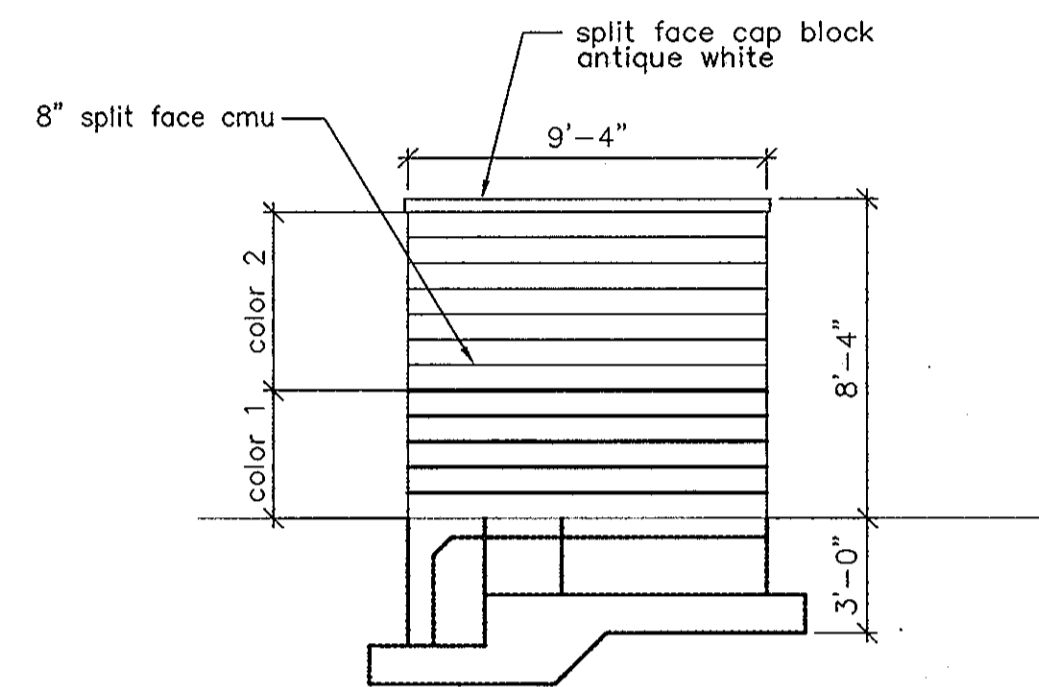
DUMPSTER ENCLOSURE FRONT ELEVATION
SCALE: 1/4" = 1'-0"



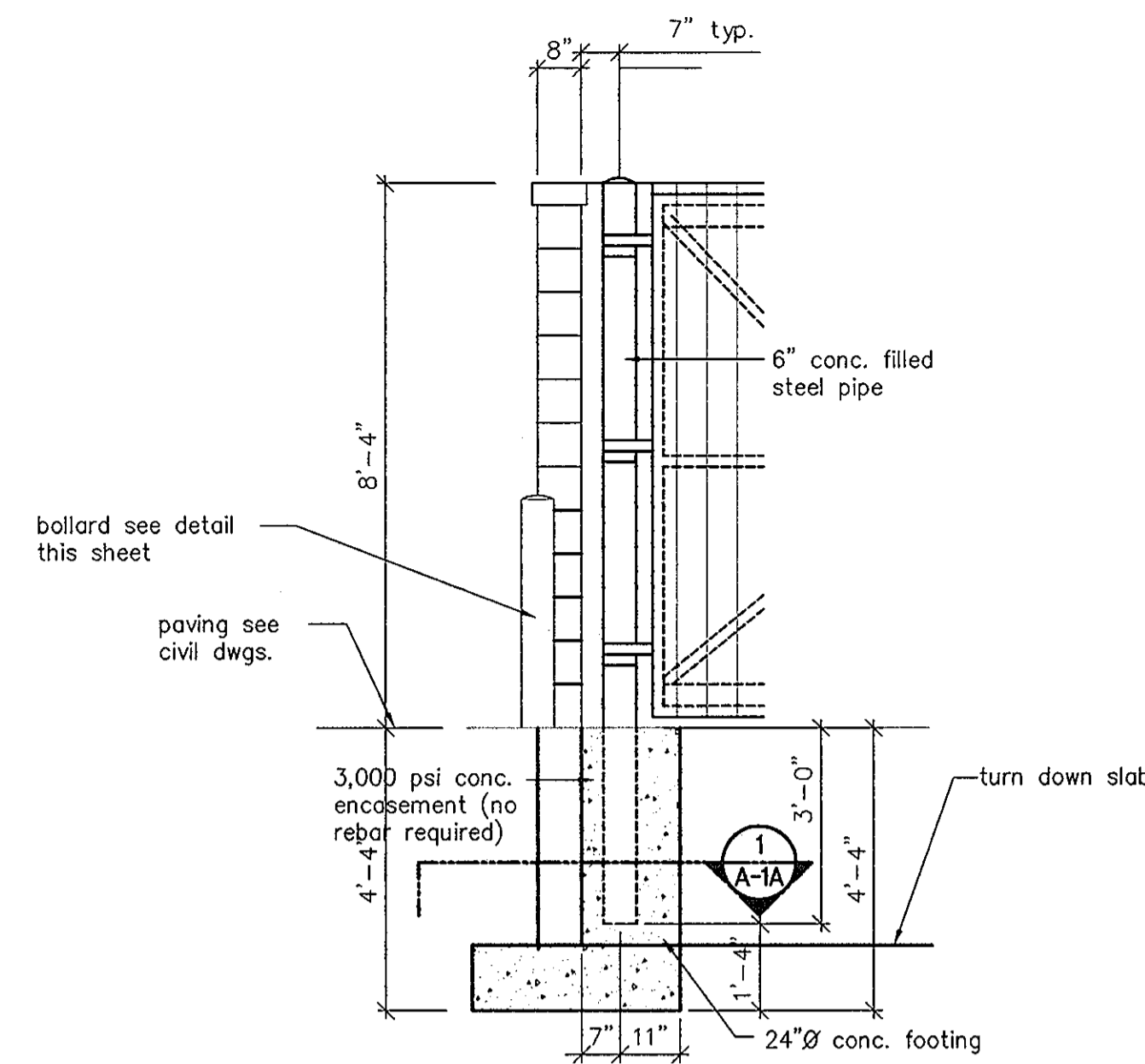
DUMPSTER ENCLOSURE REAR ELEVATION
SCALE: 1/4" = 1'-0"



DUMPSTER ENCLOSURE LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

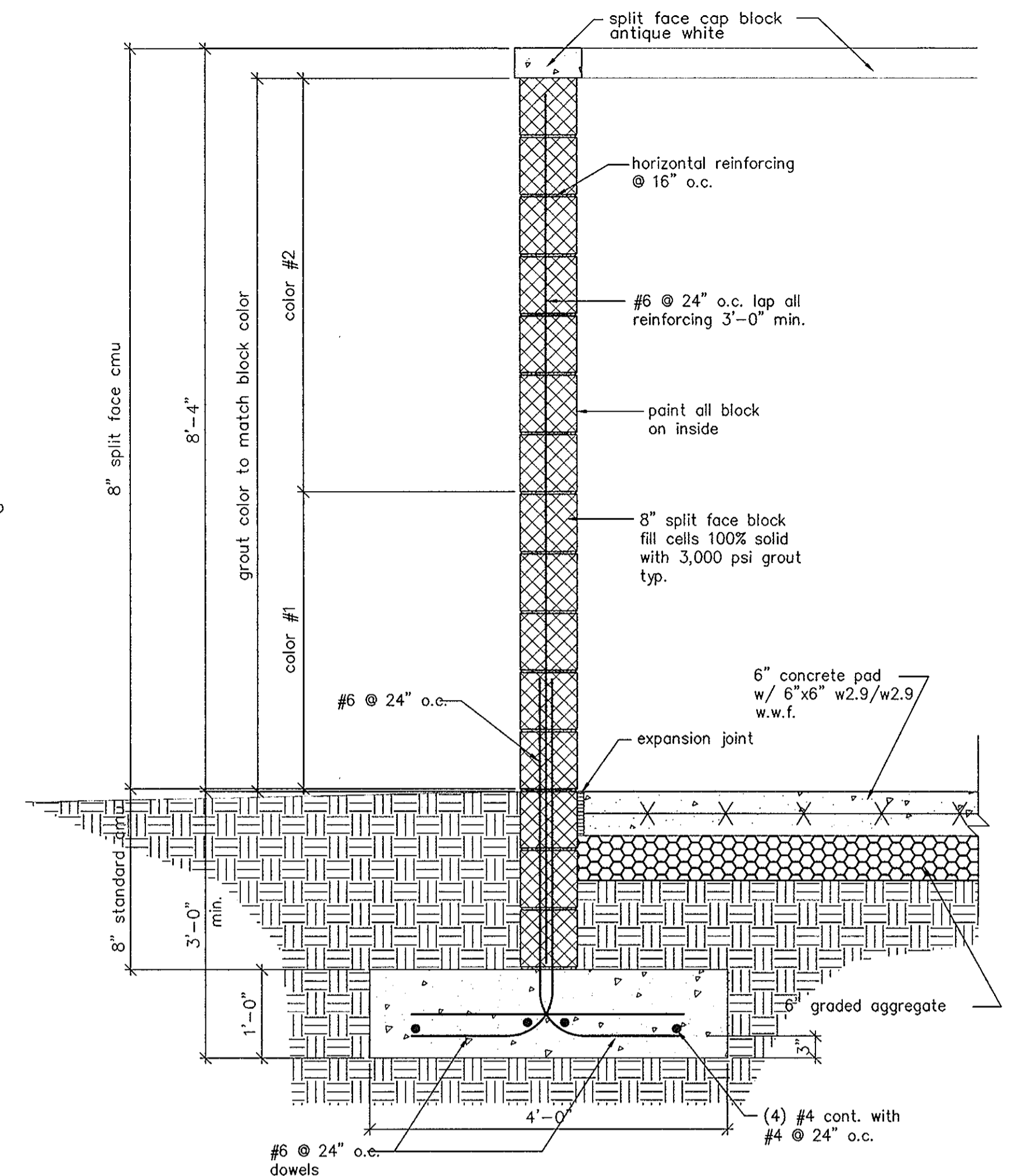


DUMPSTER ENCLOSURE RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

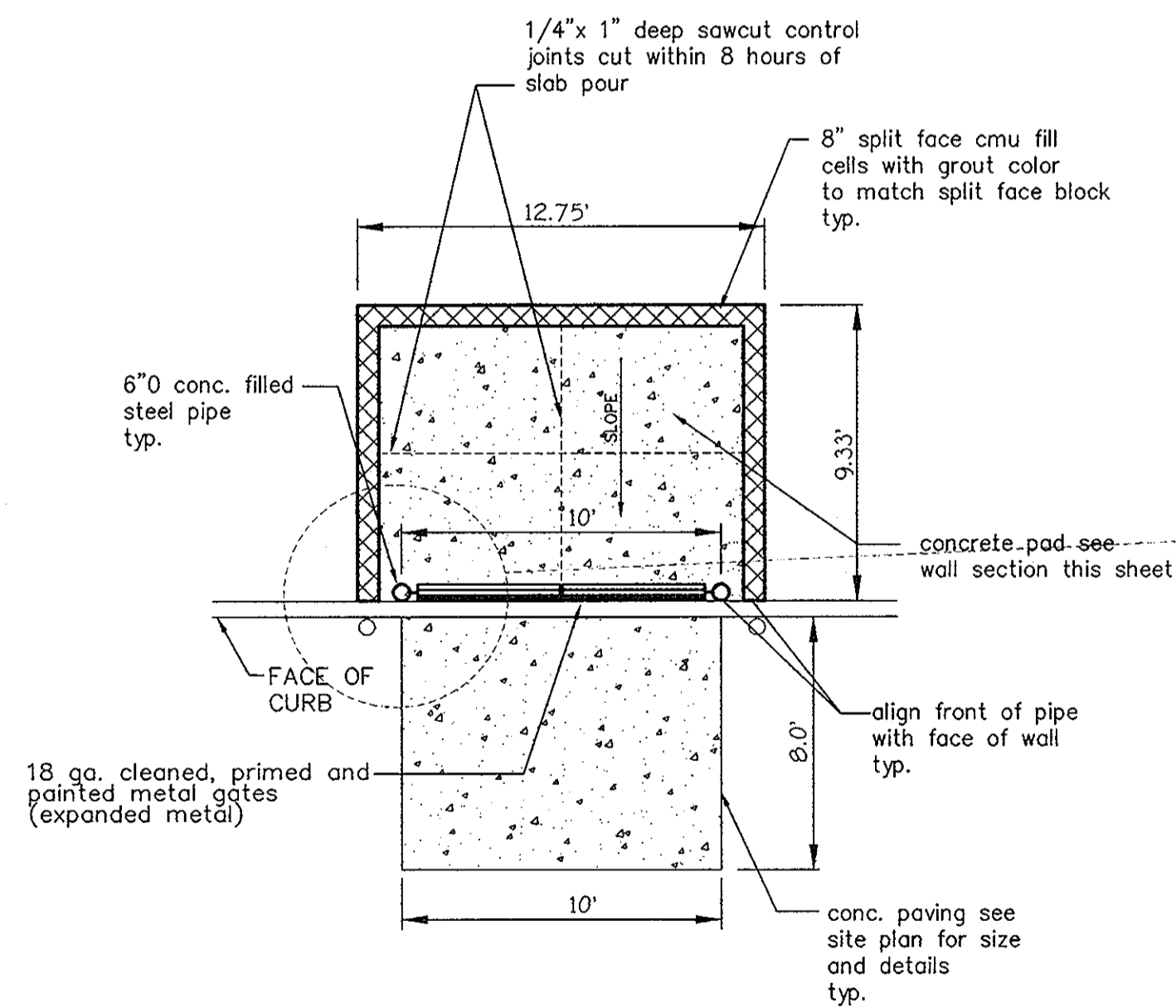


STEEL PIPE DETAIL
SCALE: 1/2" = 1'-0"

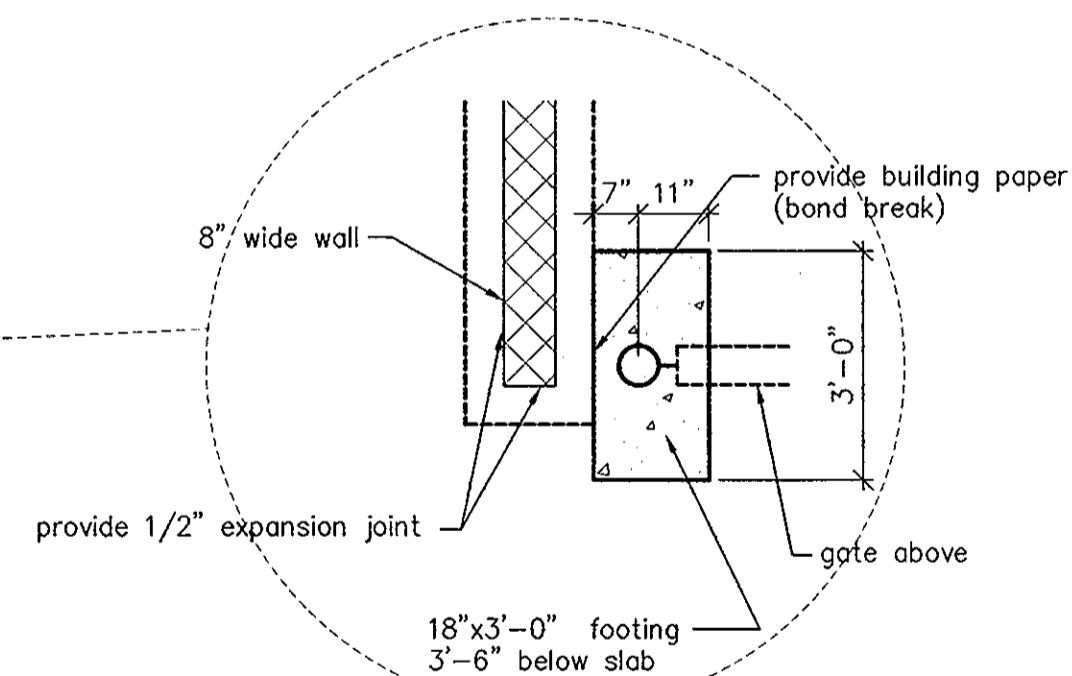
- FOOTING/CONCRETE NOTES:**
1. ASSUMED SOIL BEARING VALUE = 2,000 PSF & SHALL BE FIELD VERIFIED BY REGISTERED MD. GEOTECHNICAL ENGINEER.
 2. ALL CONCRETE FOR FOOTINGS SHALL BE 3,000 PSI @ 28 DAYS.
 3. ALL CONCRETE FOR SLAB ON GRADE SHALL BE 3,500 PSI AIR-ENTRAINED @ 28 DAYS.



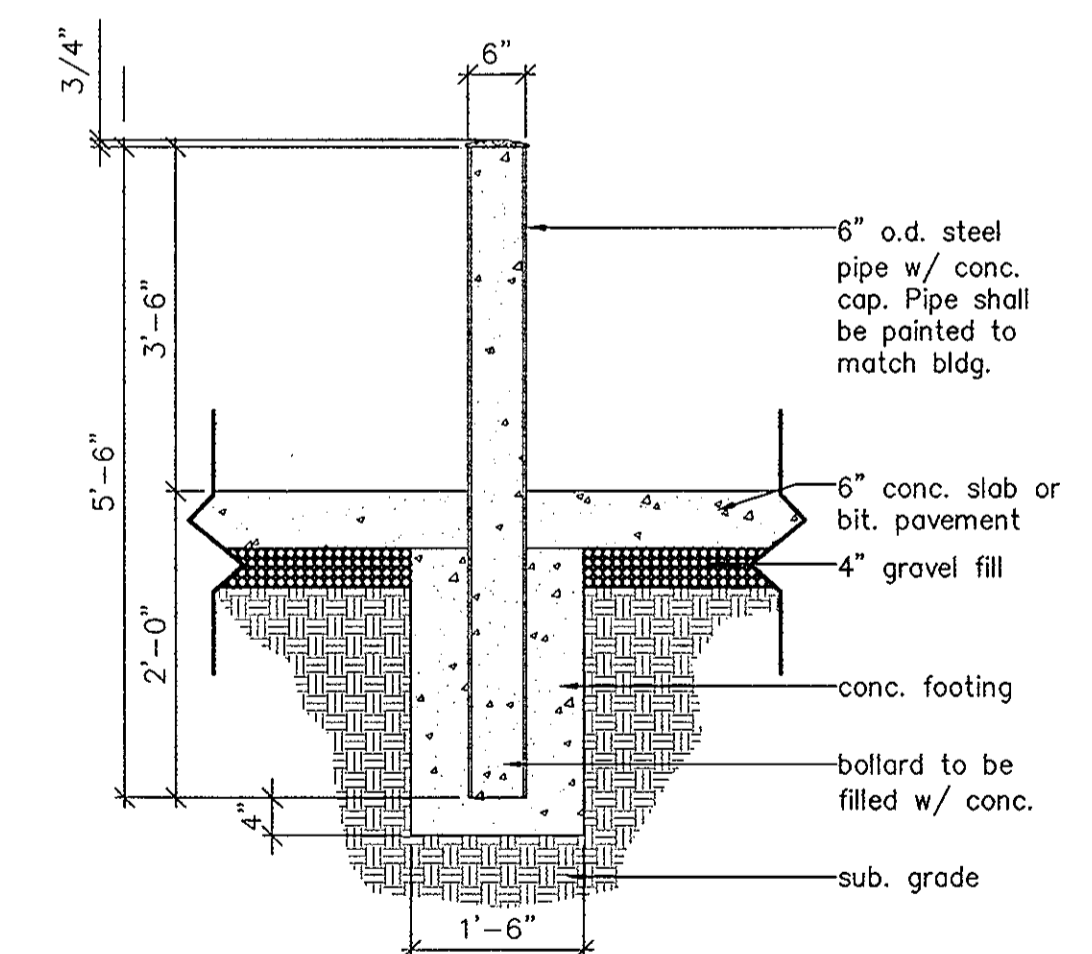
SECTION THRU DUMPSTER WALL
SCALE: 1" = 1'-0"



DUMPSTER PLAN
SCALE: 1/4" = 1'-0"



SECTION THRU FOOTING
SCALE: 1/2" = 1'-0"



BOLLARD DETAIL
SCALE: 3/4" = 1'-0"



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
33 CENTENNIAL SQUARE OFFICE PARK - 10772 MALTBORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
410-481-2955

DATE	DESCRIPTION

OWNER/DEVELOPER
CSG PATAPSCO, LLC
5024 CAMPBELL BOULEVARD, SUITE G
WHITE MARSH, MARYLAND 21236
410-933-2091

APPROVED: DEPARTMENT OF PLANNING AND ZONING

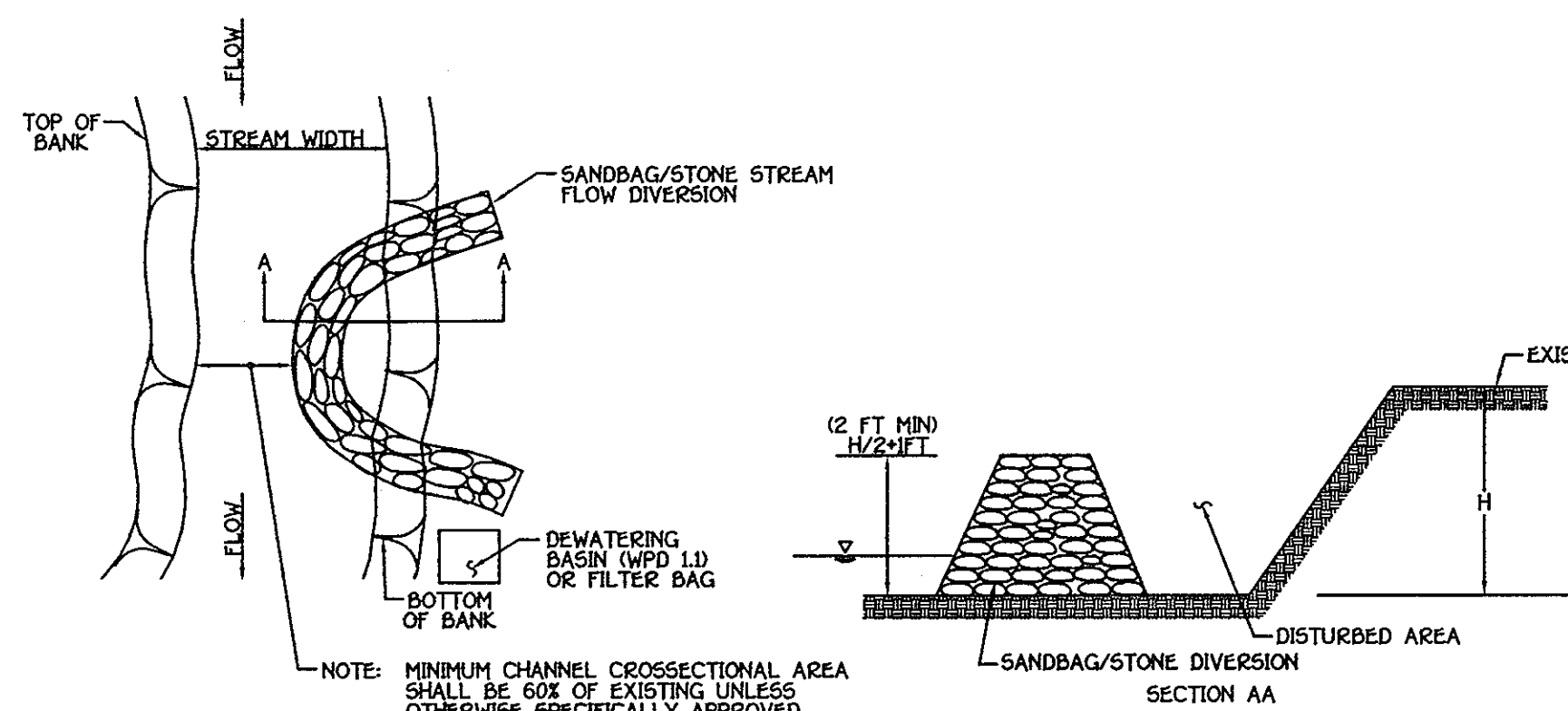
Mark J. Veale 6/5/07
Director - Department of Planning and Zoning Date

Chris Kanes 6/5/07
Chief, Division of Land Development Date

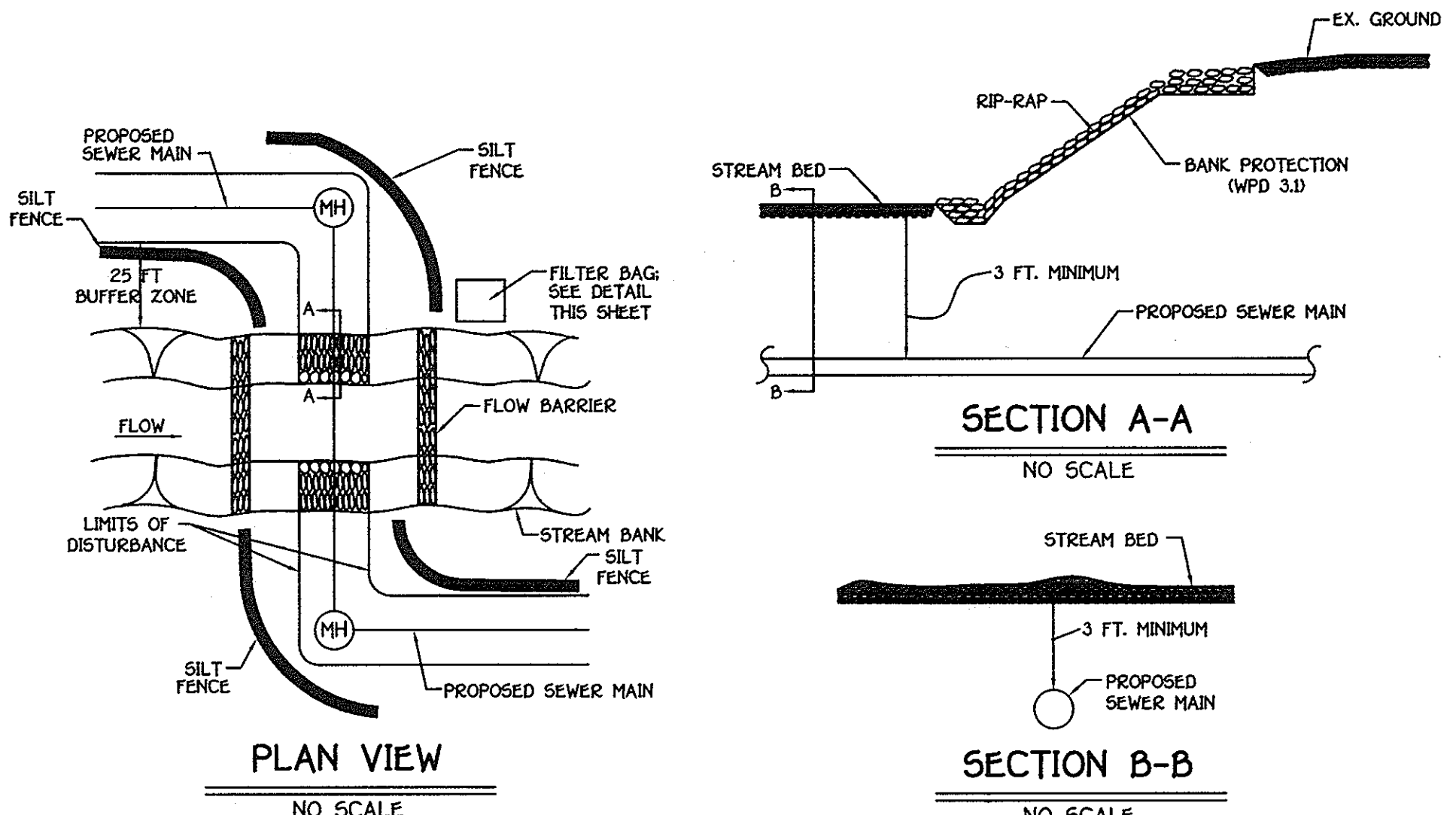
John Deussen 5/20/07
Chief, Development Engineering Division Date

SUBDIVISION	SECTION/AREA	PARCEL NO.
PATAPSCO VALLEY BUSINESS CENTER	N/A	C
PLAT NO.	BLOCK NO.	ZONE
181748, 181750	14, 15, 20, 21	M-2
TAX MAP	ELEC. DIST.	CENSUS TR.
3B	FIRST	601201
WATER CODE	SEWER CODE	
A04	2150500, 2150501, 2150300	

DUMPSTER PLAN, ELEVATIONS AND DETAILS
PATAPSCO VALLEY BUSINESS CENTER
PATAPSCO VALLEY OFFICE CAMPUS
PARCEL 'C'
ZONED: M-2
TAX MAP No. 3B PARCEL No. 205 GRID No. 14,15,20,21
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN
DATE: MARCH 15, 2007
SHEET 20 OF 21 **SDP-07-02B**



SANDBAG/STONE STREAM FLOW DIVERSION DETAIL
NO SCALE



UTILITY CROSSING DETAIL; WPD 5.1
NO SCALE

I. DESCRIPTION
THIS WORK SHALL CONSIST OF INSTALLING EROSION CONTROL DEVICES IN & ADJACENT TO TEMPORARY STREAM CONSTRUCTION SUCH AS UTILITY CROSSINGS.

II. CONSTRUCTION REQUIREMENTS

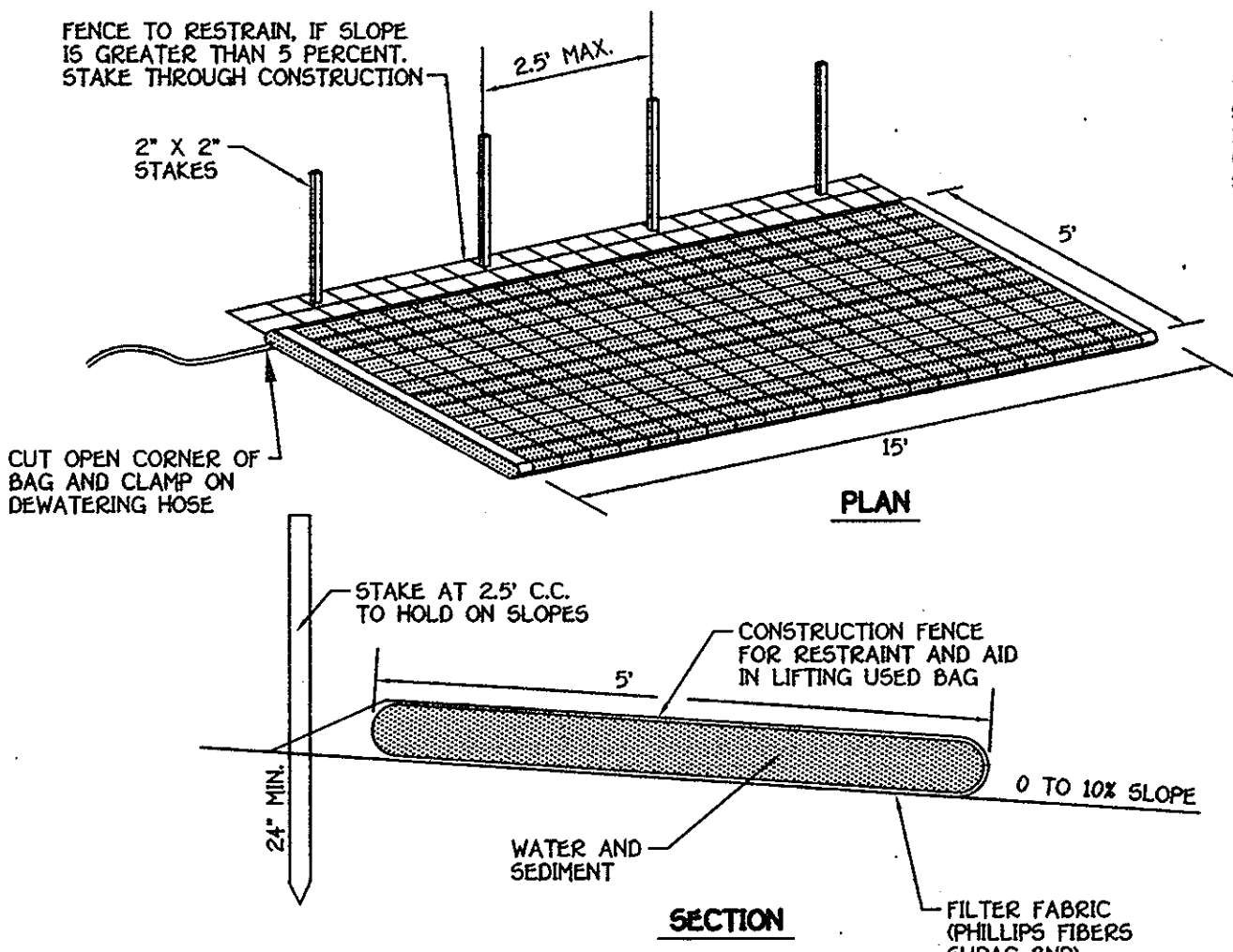
- ALL EROSION & SEDIMENT CONTROL DEVICES SHALL BE INSTALLED AS THE FIRST ORDER OF WORK.
- THE CONTRACTOR SHALL INSURE THAT A CONTINUOUS PERIMETER CONTROL BARRIER IS IN PLACE SO AS TO MINIMIZE POLLUTANTS ENTERING THE WATER.
- EXCAVATED TOPSOIL & SUBSOIL SHALL BE KEPT SEPARATE & REPLACED IN THEIR NATURAL ORDER.
- ALL EXCAVATED MATERIALS SHALL BE PLACED ON THE UPLAND SIDE OF THE EXCAVATION.
- ALL CONSTRUCTION SHALL TAKE PLACE DURING STREAM LOW FLOWS. THE LENGTH OF CONSTRUCTION TIME SHALL BE LIMITED TO A MAXIMUM OF 5 DAYS FOR EACH CROSSING.
- ALL UTILITY CROSSINGS SHALL BE PLACED AT LEAST THREE FEET BENEATH THE STREAM BED UNLESS AN ALTERNATIVE SECTION IS SPECIFICALLY APPROVED BY THE ADMINISTRATION.
- THE CONTRACTOR MAY ELECT TO CONSTRUCT THE UTILITY CROSSING IN TWO STAGES. IN THIS CASE A WRA APPROVED FLOW BARRIER MAY BE CONSTRUCTED TO KEEP THE CONSTRUCTION AREA DRY.
- SEDIMENT CONTROL DEVICES ARE TO REMAIN IN PLACE UNTIL ALL DISTURBED AREAS ARE STABILIZED IN ACCORDANCE WITH AN APPROVED SEDIMENT & EROSION CONTROL PLAN & THE INSPECTION AUTHORITY APPROVES THEIR REMOVAL.

STREAM CROSSING NOTES:

- DELAY ALL WORK IN THE STREAM UNTIL START OF A 5-DAY CLEAR-WEATHER FORECAST. COMPLETE ALL WORK IN THE STREAM WITHIN THESE 5-DAYS.
 - FOLLOW THE SEQUENCE OF CONSTRUCTION STREAM CROSSING FOR ALL WORK IN THE STREAM. (SEE THIS SHEET)
 - FOR THE STREAM CROSSING, THE CONTRACTOR SHALL USE THE FOLLOWING CONSTRUCTION DETAILS:
- | DETAIL | DESCRIPTION | SIZE |
|----------------|------------------------------|---------|
| WPD 5.1 | UTILITY CROSSING | N/A |
| WPD 2.3 | SANDBAG/STONE FLOW DIVERSION | 24" |
| WPD 3.1 | RIP-RAP OUTLET PROTECTION | CLASS I |
| SCS DETAIL 20B | SUMP PIT | N/A |
| FB | FILTER BAG | N/A |
- SEE THIS SHEET FOR BEST MANAGEMENT PRACTICES FOR WORK IN NON-TIDAL WETLANDS AND WETLAND BUFFERS.

SEQUENCE OF CONSTRUCTION: STREAM CROSSING

- OBTAIN THE REQUIRED PERMITS/APPROVALS FROM THE APPROPRIATE AGENCIES. NTW & WD LETTER OF AUTHORIZATION NO. 20060372/05-NT-3247
- NOTIFY THE COMPLIANCE DIVISION OF THE MARYLAND WATER MANAGEMENT ADMINISTRATION AT LEAST FIVE (5) DAYS PRIOR TO THE INITIATION OF CONSTRUCTION AND FIVE (5) DAYS AFTER WORK ENDS. THE CITY OF BALTIMORE OFFICE PHONE NUMBER IS (410) 631-3510.
- CONTRACTOR SHALL NOTE THE TIME OF YEAR RESTRICTIONS ON WORK WITHIN THE STREAM AS SHOWN ON THE PERMITS.
- INSTALL THE SANDBAG/STONE DIVERSION, THE FILTER BAG AND THE SUMP PIT. THE SEDIMENT CONTROL INSPECTOR MUST APPROVE ALL CONTROLS BEFORE COMMENCING WORK.
- INSTALL SEWER MAIN AND THE RIP-RAP BANK PROTECTION ACCORDING TO THE DRAWINGS AND SPECIFICATIONS DURING A TIME OF FAVORABLE WEATHER FORECAST.
- WITH MINIMAL DISTURBANCE, REMOVE DIVERSION CONTROLS AND FILTER BAG AND STABILIZE ALL DISTURBED AREAS.

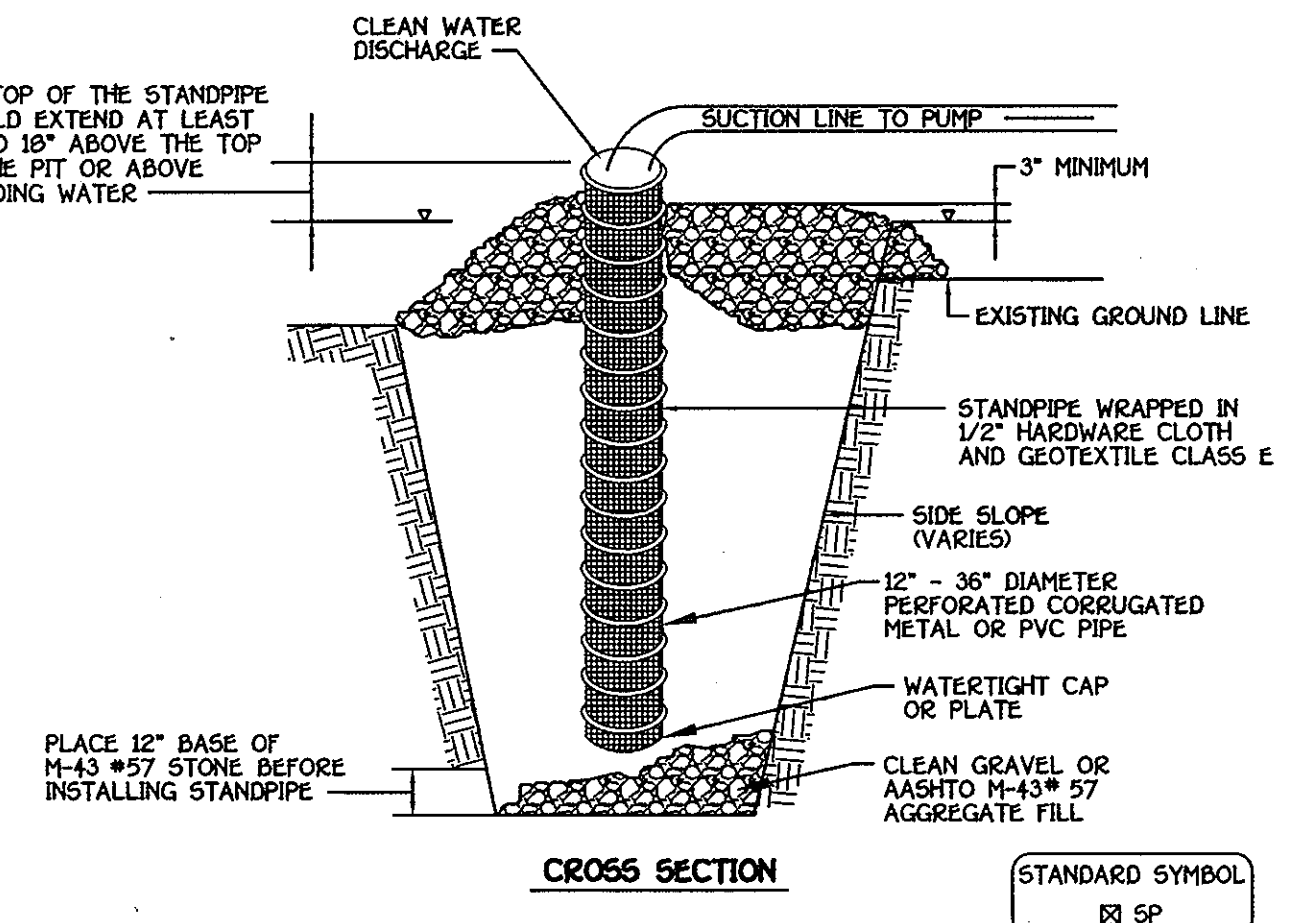


FILTER BAG DETAIL
NO SCALE

NOTES

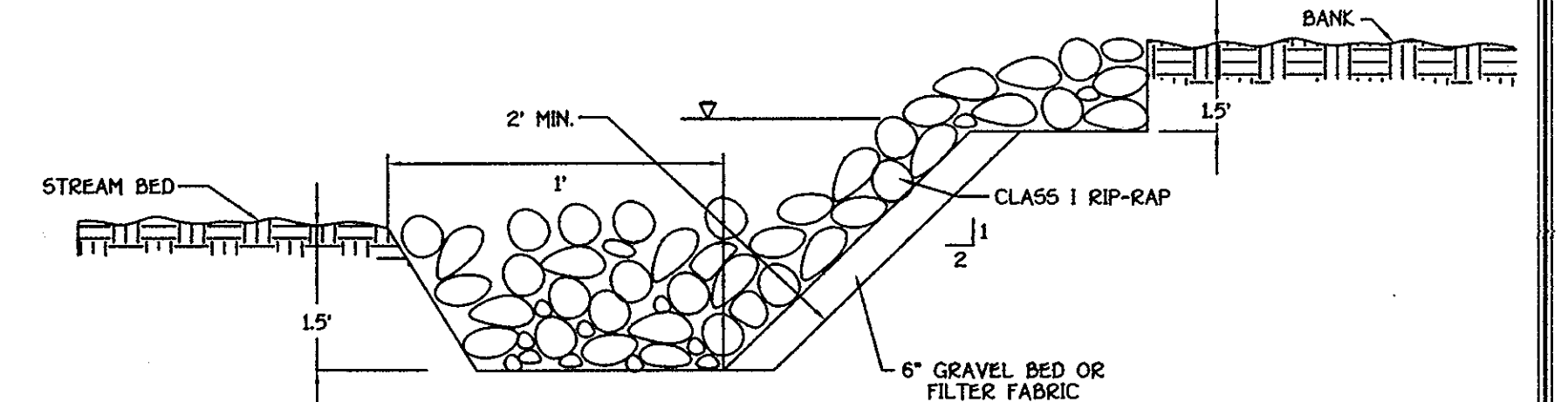
- FILTER BAG SHALL BE PLACED ON A SLOPING OR LEVEL, WELL GRADED VEGETATED SITE SUCH THAT WATER WILL FLOW AWAY FROM DEVICE AND ANY WORK AREAS.
- WIDTH AND LENGTH SHALL BE AS SHOWN.
- THE FILTER BAG MUST BE STAKED IN PLACE AND SECURED TO THE PUMP DISCHARGE LINE.
- FILTER BAG SHALL NOT BE USED FOR DISCHARGE FLOWS GREATER THAN 300 GPM.
- DEVICE SHALL BE REMOVED AND DISPOSED OF AFTER BAG IS FILLED WITH SEDIMENT. SEDIMENT FROM BAG SHALL BE SPREAD IN AN UPLAND AREA.

AVAILABLE FROM:
 INDIAN VALLEY INDUSTRIES, INC. OR A.C.F. ENVIRONMENTAL
 P.O. BOX 810 RICHMOND, VIRGINIA 23237 OR
 JOHNSON CITY, NEW YORK 13790 TOLL FREE 1-800-448-3636
 (800) 699-5111 (616) 530-8230



DETAIL 20B - SUMP PIT
NO SCALE

- PIT DIMENSIONS ARE VARIABLE, WITH THE MINIMUM DIAMETER BEING 2 TIMES THE STANDPIPE DIAMETER.
- THE STANDPIPE SHALL BE CONSTRUCTED BY PERFORATING A 12" TO 24" DIAMETER CORRUGATED OR PVC PIPE, THEN WRAPPING WITH 1/2" HARDWARE CLOTH AND GEOTEXTILE CLASS E. THE PERFORATIONS SHALL BE 1/2" X 6" SLITS OR 1" DIAMETER HOLES.
- A BASE OR FILTER MATERIAL CONSISTING OF CLEAN GRAVEL OR 57 STONE SHALL BE PLACED IN THE PIT TO A DEPTH OF 12". AFTER INSTALLING THE STANDPIPE, THE PIT SURROUNDING THE STANDPIPE SHALL THEN BE BACKFILLED WITH THE SAME FILTER MATERIAL.
- THE STANDPIPE SHALL EXTEND 12" TO 18" ABOVE THE LIP OF THE PIT OR THE RISER GREST ELEVATION (BASIN DEWATERING ONLY) AND THE FILTER MATERIAL SHALL EXTEND 3" MINIMUM ABOVE THE ANTICIPATED STANDING WATER ELEVATION.



RIP RAP STREAM BANK PROTECTION DETAIL; WPD 3.1
NO SCALE

DESCRIPTION

- THIS WORK SHALL CONSIST OF PROTECTING SLOPES & CHANNELS FROM EROSION WITH COVERINGS OF STONE IN ACCORDANCE WITH THE PLANS & SPECIFICATIONS SHOWN ON THIS DRAWING.

II. MATERIAL SPECIFICATIONS

- BEDDING:
 - BANK RUN GRAVEL SHALL MEET THE FOLLOWING REQUIREMENTS:

% LESS THAN	U.S. STANDARD SIEVE SIZE
100	2 1/2 IN.
85-100	1 IN.
60-100	1/2 IN.
35-70	NO. 10
20-50	NO. 40
5-20	NO. 200
- GEOTEXTILE FILTER FABRIC SHALL MEET THE FOLLOWING REQUIREMENTS:

TENSILE STRENGTH	200 LBS.
BURST STRENGTH	350 LBS.
PUNCTURE STRENGTH	70 LBS.
PERMEABILITY	.02 CM/SEC.
ELONGATION AT FAILURE	30%
MINIMUM LAP LENGTH	24 IN.

III. CONSTRUCTION REQUIREMENTS

- THE CONTRACTOR SHALL INSTALL SEDIMENT & EROSION CONTROL DEVICES AS A FIRST ORDER OF BUSINESS.
- PROVISIONS MUST BE MADE TO ANCHOR THE RIP-RAP AT THE STREAM BED SO AS TO PROVIDE PROTECTION AGAINST UNDERMINING. IF THIS CANNOT BE ACCOMPLISHED BY EXTENDING THE TOE TRENCH AS INDICATED IN CROSS SECTION, AN ALTERNATIVE METHOD OF PROTECTION MUST RECEIVE PRIOR WRITTEN APPROVAL OF THE ADMINISTRATION.
- EXCAVATION FOR RIP-RAP SHALL BE MADE IN REASONABLY CLOSE CONFORMITY WITH THE EXISTING STREAM SLOPE & BED.
- A FILTER BEDDING IS REQUIRED UNDER ALL RIP-RAP. BEDDING MATERIAL SHALL CONSIST OF EITHER A BANK RUN GRAVEL OR A GEOTEXTILE FILTER FABRIC MEETING THE SPECIFICATIONS OF II. 1. B.
- THE PLACEMENT OF RIP-RAP SHALL BEGIN WITH THE TOE. THE LARGER STONES SHALL BE PLACED IN THE TOE ALONG THE OUTSIDE EDGES OF THE LIMITS OF THE SLOPE & CHANNEL PROTECTION. THE RIP-RAP SHALL BE PLACED WITH SUITABLE EQUIPMENT IN SUCH A MANNER AS TO PRODUCE A REASONABLY GRADED MASS OF STONES WITH ZERO DROP HEIGHT. THE PLACING OF STONES THAT CAUSE EXTENSIVE SEGREGATION IS NOT ALLOWED.
- ANY EXCAVATION VOIDS EXISTING ALONG THE EDGES OF THE COMPLETED SLOPE & CHANNEL PROTECTION SHALL BE BACKFILLED.
- ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED IN ACCORDANCE WITH AN APPROVED SEDIMENT & EROSION CONTROL PLAN.

BEST MANAGEMENT PRACTICES FOR WORK IN NONTIDAL WETLANDS AND WETLAND BUFFERS

- NTW & WD LETTER OF AUTHORIZATION NO.
- CONDUCT ALL CONSTRUCTION ACTIVITIES SO AS NOT TO CAUSE OR CONTRIBUTE TO A DEGRADATION OF WATER QUALITY AS DETERMINED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
 - CONDUCT THE REGULATED CONSTRUCTION ACTIVITY SO AS NOT TO RESTRICT OR IMPED THE FOLLOWING:
 - MOVEMENT OF WILDLIFE INDIGENOUS TO THE NONTIDAL WETLANDS OR ADJACENT WATERS.
 - PASSAGE OF NORMAL OR EXPECTED HIGH WATER FLOWS.
 - STREAMS ARE CLASSIFIED AS USE I WATERS. NO IN-STREAM WORK SHALL BE CONDUCTED DURING THE PERIOD MARCH 1st THRU JUNE 15th.
 - MAINTAIN THE HYDROLOGIC REGIME OF ALL ADJACENT NONTIDAL WETLANDS.
 - NO EXCESS FILL, CONSTRUCTION MATERIAL, OR DEBRIS SHALL BE STOCKPILED OR STORED IN THE WETLANDS OR BUFFERS.
 - PLACE MATERIALS IN A LOCATION AND MANNER WHICH DOES NOT ADVERSELY IMPACT SURFACE OR SUBSURFACE WATER FLOW INTO OR OUT OF THE NONTIDAL WETLANDS & BUFFERS.
 - DO NOT USE THE EXCAVATED MATERIAL AS BACKFILL IF IT CONTAINS WASTE METAL PRODUCTS, UNSIGHTLY DEBRIS, TOXIC MATERIAL OR ANY OTHER DELETERIOUS SUBSTANCE. IF ADDITIONAL BACKFILL IS REQUIRED, USE CLEAN MATERIAL FREE OF ANY DELETERIOUS SUBSTANCES.
 - PLACE HEAVY EQUIPMENT ON MATS OR SUITABLY OPERATE THE EQUIPMENT TO PREVENT DAMAGE TO THE NONTIDAL WETLANDS AND BUFFERS.
 - REPAIR AND MAINTAIN ANY SERVICEABLE STRUCTURE OR FILL SO THERE IS NO PERMANENT LOSS OF NONTIDAL WETLANDS IN EXCESS OF NONTIDAL WETLANDS LOST UNDER THE ORIGINAL CONSTRUCTION OR FILL.
 - RECTIFY ANY NONTIDAL WETLANDS TEMPORARILY IMPACTED BY ANY CONSTRUCTION OR MAINTENANCE ACTIVITY.
 - ALL STABILIZATION IN THE WETLANDS AND BUFFERS SHALL BE OF THE FOLLOWING RECOMMENDED SPECIES: ANNUAL RYEGRASS (LOLIUM MULTIFLORUM), MILLET (SETARIA ITALICA), BARLEY (HORDEUM SP.), OATS (UNIOLA SP.), AND OR RYE (SECALE CEREALE). THESE SPECIES WILL ALLOW FOR THE STABILIZATION OF THE SITE WHILE ALSO ALLOWING FOR THE VOLUNTARY REVEGETATION OF NATURAL WETLAND SPECIES. OTHER NON-PERSISTENT VEGETATION MAY BE ACCEPTABLE, BUT MUST BE APPROVED BY THE DIVISION. KENTUCKY 33 FESCUE SHALL NOT BE UTILIZED IN THE WETLAND OR BUFFER AREAS. THE AREA SHOULD BE SEEDED AND MULCHED TO REDUCE EROSION AFTER CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.
 - AFTER INSTALLATION HAS BEEN COMPLETED, MAKE POST CONSTRUCTION GRADES AND ELEVATIONS OF NONTIDAL WETLANDS THE SAME AS THE ORIGINAL GRADES AND ELEVATIONS.
 - STORMWATER RUNOFF FROM ADJACENT IMPERVIOUS SURFACES SHALL BE CONTROLLED TO PREVENT THE WASHING OF DEBRIS INTO THE STREAM.



APPROVED: DEPARTMENT OF PLANNING AND ZONING

Derek A. Huggins
 Director - Department of Planning and Zoning
 Date: 6/5/07

Andy Krantz
 Chief, Division of Land Development
 Date: 6/5/07

William J. ...
 Chief, Development Engineering Division
 Date: 5/20/07

STREAM CROSSING NOTES & DETAILS

PATAPSCO VALLEY BUSINESS CENTER
 PATAPSCO VALLEY OFFICE CAMPUS
 PARCEL 'C'
 ZONED: M-2

TAX MAP No. 3B PARCEL No. 205 GRID No. 14.15,20.21
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: 1" = 50'
 DATE: MARCH 15, 2007
 SHEET 21 OF 21 **SOP-07-028**

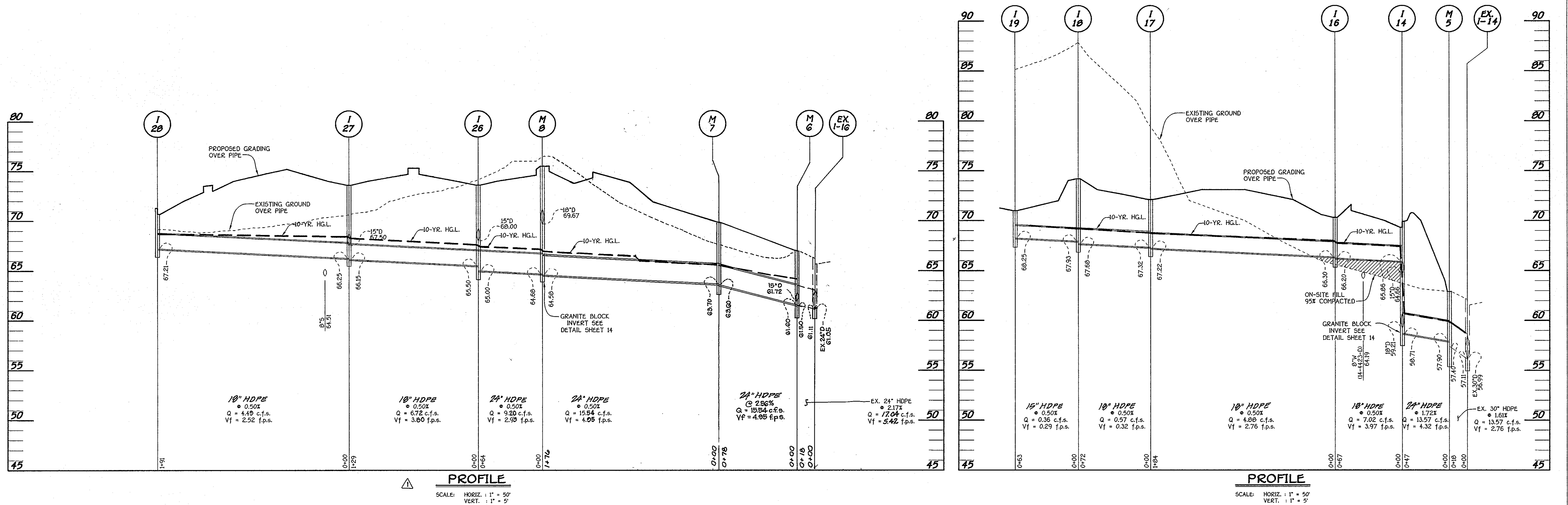
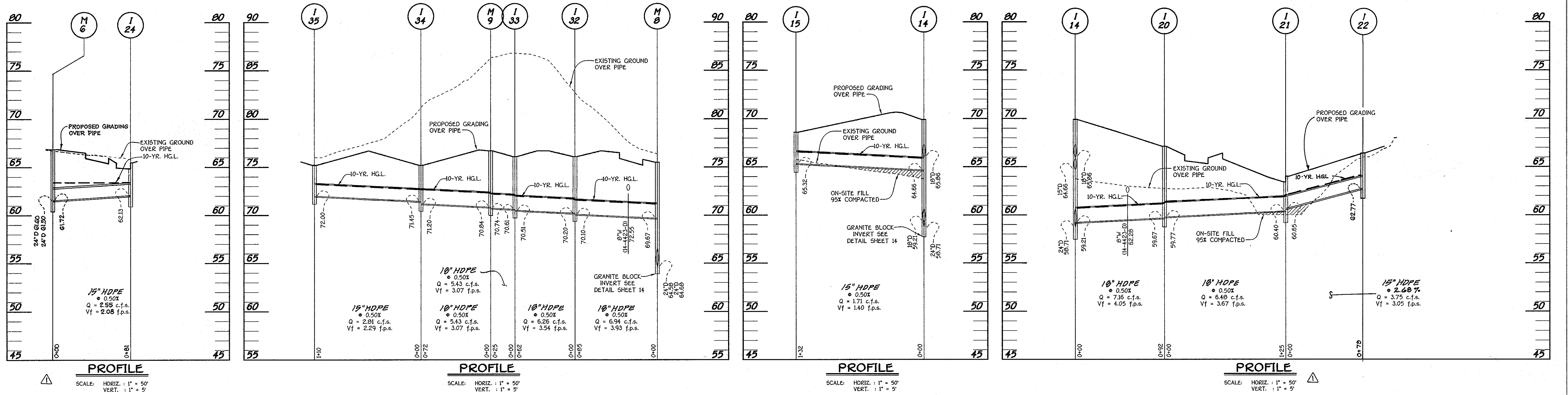


DATE	DESCRIPTION	REVISION BLOCK

OWNER/DEVELOPER

CSG PATAPSCO, LLC
 5024 CAMPBELL BOULEVARD, SUITE G
 WHITE MARSH, MARYLAND 21236
 410-933-2091

SUBDIVISION	SECTION/AREA	PARCEL NO.
PATAPSCO VALLEY BUSINESS CENTER	N/A	C
PLAT NO.	BLOCK NO.	ZONE
18719 & 18720	14, 15, 20, 21	M-2
E.O.P. 114	TAX MAP	ELEC. DIST.
	3B	FIRST
WATER CODE	SEWER CODE	CENSUS TR.
A04	2150500, 2150501, 2150300	601201



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21142
 410-461-2955

DATE	DESCRIPTION
9/25/07	Changed all storm drain pipe from RCP to HDPE
6/18/07	REVISED STORM DRAIN PROFILES

OWNER/DEVELOPER
 CSG PATAPSCO, LLC
 5024 CAMPBELL BOULEVARD, SUITE G
 WHITE MARSH, MARYLAND 21236
 410-933-2091

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

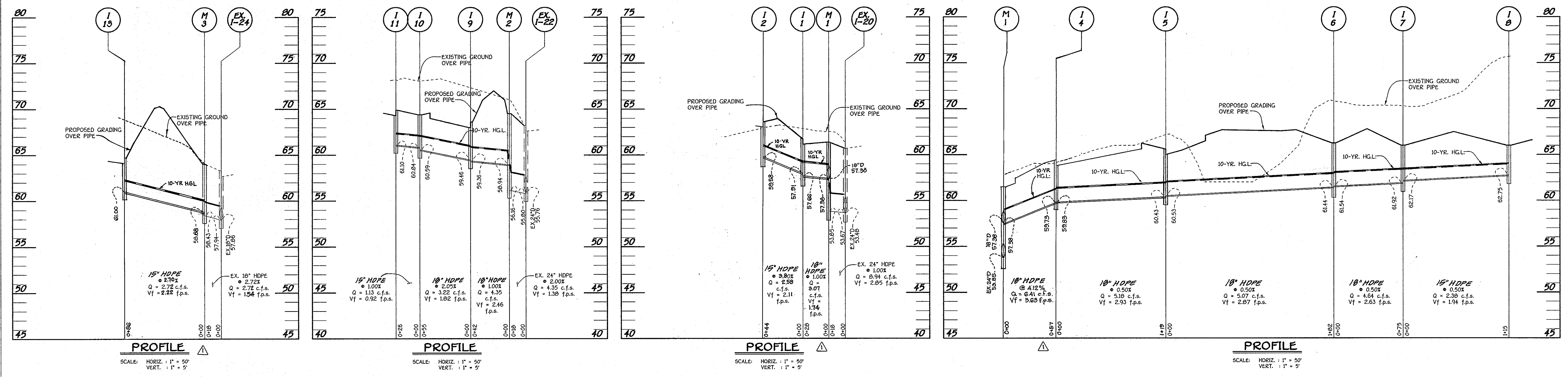
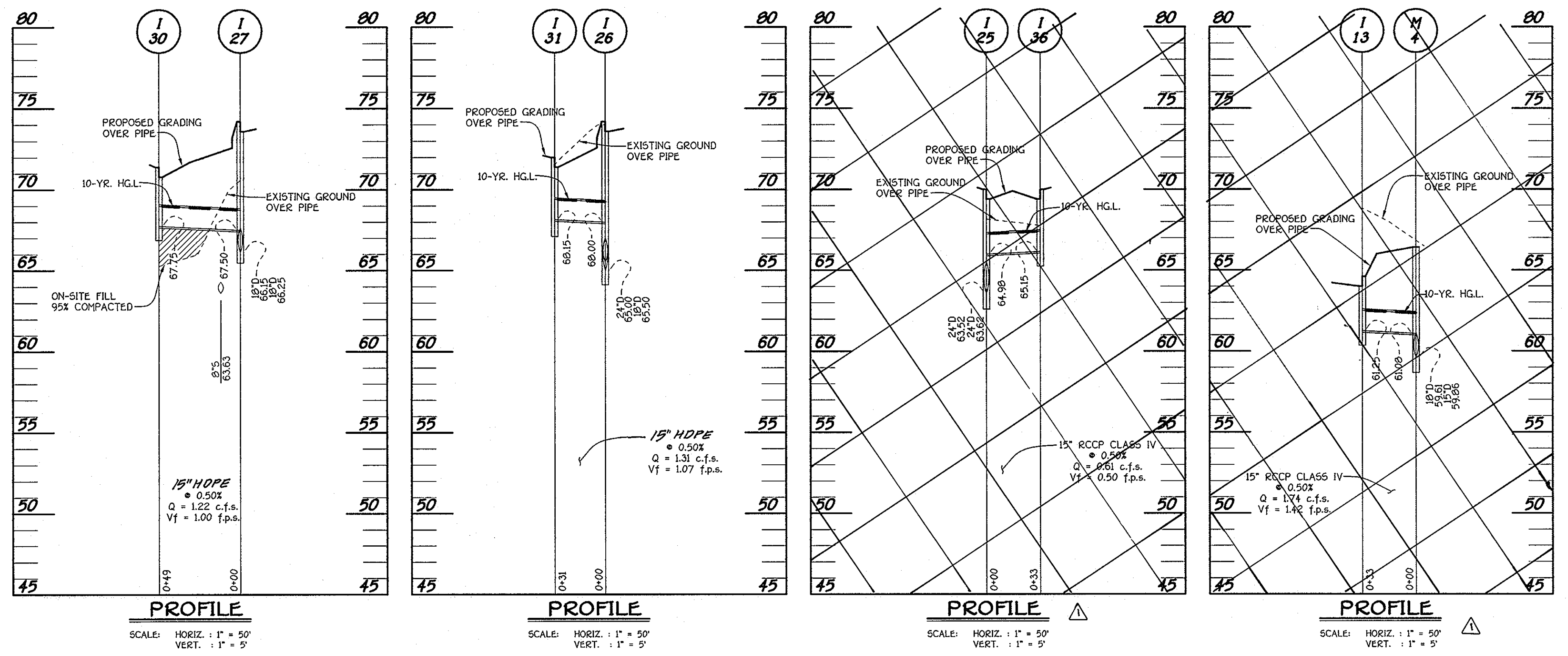
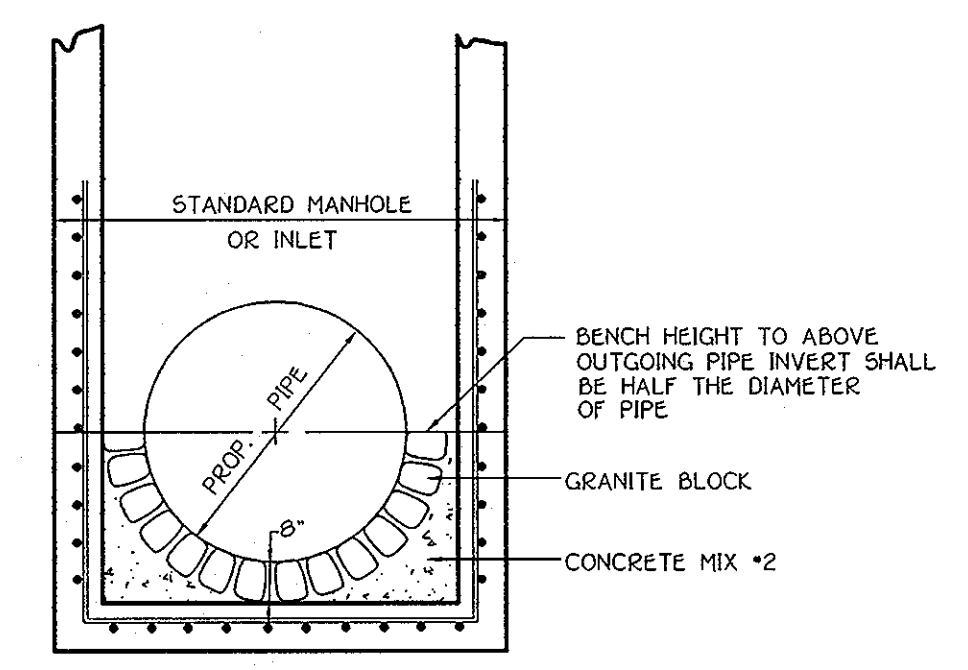
SUBDIVISION	SECTION/AREA	PARCEL NO.
PATAPSCO VALLEY BUSINESS CENTER	N/A	C
PLAT NO. 18719 & 19180	BLOCK NO. 14, 15, 20, 21	ZONE M-2
TAX MAP 38	ELEC. DIST. FIRST	CENSUS TR. 601201
WATER CODE A04	SEWER CODE 2150500, 2150501, 2150300	

STORM DRAIN PROFILES
 PATAPSCO VALLEY BUSINESS CENTER
 PATAPSCO VALLEY OFFICE CAMPUS
 PARCEL 'C'
 ZONED: M-2
 TAX MAP No. 38 PARCEL No. 285 GRID No. 14,15,20,21
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN
 DATE: MARCH 15, 2007
 SHEET 15 OF 21 **50P-07-028**

I:\0603\ang\SITE DEVELOPMENT PLAN\0603-8001 STORM DRAIN PROFILES.dwg, Model, 3/16/2007 2:25:03 PM, 150

STRUCTURE SCHEDULE										
STRUCTURE NO.	TOP ELEVATION	INV. IN	INV. OUT	COORDINATES	WIDTH	TYPE	REMARKS			
I-1	61.76	57.91 (18")	57.66 (18")	494638.66 877917.28	2.50'	A-5	S.D. - 4.40			
I-2	63.44			494681.50 877901.71	2.50'	A-5	S.D. - 4.40			
I-4	64.27	59.83 (18")	59.73 (18")	494682.98 877900.69	2.50'	A-5	S.D. - 4.40			
I-5	65.60	60.53 (18")	60.43 (18")	494745.53 878062.16	2.50'	A-5	S.D. - 4.40			
I-6	66.25 *	61.54 (18")	61.44 (18")	494925.74 878057.89	2.58'	D	S.D. - 4.39			
I-7	66.00 *	62.17 (15")	61.92 (15")	494923.61 877982.68	2.58'	D	S.D. - 4.39			
I-8	66.00 *		62.75 (15")	494920.53 877867.99	2.58'	D	S.D. - 4.39			
I-9	63.60	59.46 (18")	59.36 (18")	494704.65 878121.55	2.50'	A-5	S.D. - 4.40			
I-10	64.40	60.84 (15")	60.59 (15")	494756.02 878104.60	2.50'	A-5	S.D. - 4.40			
I-11	64.90		61.10 (15")	494782.80 878131.15	2.50'	A-5	S.D. - 4.40			
I-13	64.46		61.00 (15")	494734.34 878239.37	2.50'	A-5	S.D. - 4.40			
I-14	69.90	64.66(15) 65.86(18) 59.20(18)	58.71 (24")	494662.89 877417.50	2.50'	A-5	S.D. - 4.40			
I-15	68.60		65.32 (15")	494659.67 877296.16	2.50'	A-5	S.D. - 4.40			
I-16	70.30	66.30 (18")	66.20 (18")	494718.50 877380.24	2.50'	A-5	S.D. - 4.40			
I-17	72.10	67.32 (18")	67.22 (18")	494902.88 877375.72	2.50'	A-5	S.D. - 4.40			
I-18	74.19	67.93 (15")	67.68 (15")	494974.49 877373.96	2.50'	A-5	S.D. - 4.40			
I-19	71.00 *		68.25 (15")	494976.18 877438.62	2.58'	D	S.D. - 4.39			
I-20	67.10	59.77 (18")	59.67 (18")	494655.14 877509.09	2.50'	A-5	S.D. - 4.40			
I-21	64.00	60.65 (15")	60.40 (15")	494688.84 877631.05	2.50'	A-5	S.D. - 4.40			
I-22	66.43		62.77 (15")	494767.12 877629.18	2.50'	A-10	S.D. - 4.41			
I-24	65.48		62.13 (15")	494622.21 877247.57	2.50'	A-5	S.D. - 4.40			
I-26	74.20	68.00 (15") 65.50 (18")	65.00 (24")	494844.36 877067.36	3.42'	5 COMBINATION	S.D. - 4.32			
I-27	74.20	67.50 (15") 66.25 (18")	66.15 (18")	494841.20 876938.40	3.42'	5 COMBINATION	S.D. - 4.32			
I-28	71.00 *		67.21 (18")							
I-30	71.40		67.75 (15")	494992.71 876753.63	2.50'	A-5	S.D. - 4.40			
I-31	72.00		68.15 (15")	494816.29 877056.64	2.50'	A-5	S.D. - 4.40			
I-32	76.20	70.20 (18")	70.10 (18")	494933.70 877130.19	2.50'	A-5	S.D. - 4.40			
I-33	76.20	70.61 (18")	70.51 (18")	494995.18 877128.68	2.50'	A-5	S.D. - 4.40			
I-34	75.20 *	71.45 (15")	71.20 (18")	495015.18 877105.45	2.58'	D	S.D. - 4.39			
I-35	75.20 *		72.00 (15")	495016.54 876945.44	2.58'	D	S.D. - 4.39			
M-1	61.40	57.88 (18") 57.38 (18")	53.85 (24")	494627.73 877942.46	4'	4' STD. MANHOLE	G - 5.12			
M-2	64.50	58.94 (18")	56.16 (24")	494662.42 878129.57	4'	4' STD. MANHOLE	G - 5.12			
M-3	64.00	58.68 (18")	58.43 (18")	494766.73 878321.87	4'	4' STD. MANHOLE	G - 5.12			
M-5	62.90	57.90 (24")	57.40 (30")	494813.91 877418.66	5'	5' STD. MANHOLE	G - 5.13			
M-6	67.00	61.60 (24") 61.72 (15")	61.50 (24")	494607.79 877169.54	4'	4' STD. MANHOLE	G - 5.12			
M-7	68.90	63.70 (24")	63.60 (24")	494683.32 877190.79	4'	4' STD. MANHOLE	G - 5.12			
M-8	75.50	69.67 (18") 64.68 (24")	64.58 (24")	494848.55 877131.54	4'	4' STD. MANHOLE	G - 5.12			
M-9	76.70	70.84 (18")	70.74 (18")	495026.63 877128.81	4'	4' STD. MANHOLE	G - 5.12			

PIPE SCHEDULE		
SIZE	CLASS	LENGTH
15"	HDPE	816 L.F.
18"	HDPE	1471 L.F.
24"	HDPE	265 L.F.



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CONTONIAL SQUARE OFFICE PARK - 10712 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 461-2895

DATE	DESCRIPTION
9/25/07	Changed all storm drain pipe from RCP to HDPE.
6/18/07	REVISED STORM DRAIN PROFILES AND STRUCTURE SCHEDULE

OWNER/DEVELOPER
 CSG PATAPSCO, LLC
 5024 CAMPBELL BOULEVARD, SUITE G
 WHITE MARSH, MARYLAND 21236
 410-933-2091

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Harsh A. Leggett
 Director - Department of Planning and Zoning

Conrad Klumpp
 Chief, Department of Land Development

Chris Wasserman
 Chief, Development Engineering Division

DATE: 6/15/07

DATE: 5/30/07

DATE: J.P.

SUBDIVISION: PATAPSCO VALLEY BUSINESS CENTER
 SECTION/AREA: N/A
 PARCEL NO.: C

TAX MAP NO. 38
 BLOCK NO. 14, 15, 20, 21
 ZONE: M-2
 ELEC. DIST.: FIRST
 CENSUS TR.: 601201

WATER CODE: A04
 SEWER CODE: 2150500, 2150501, 2150300

STORM DRAIN PROFILES AND STRUCTURE SCHEDULE
 PATAPSCO VALLEY BUSINESS CENTER
 PATAPSCO VALLEY OFFICE CAMPUS
 PARCEL 'C'
 ZONED: M-2

TAX MAP No. 38 PARCEL No. 285 GRID No. 14,15,20,21
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

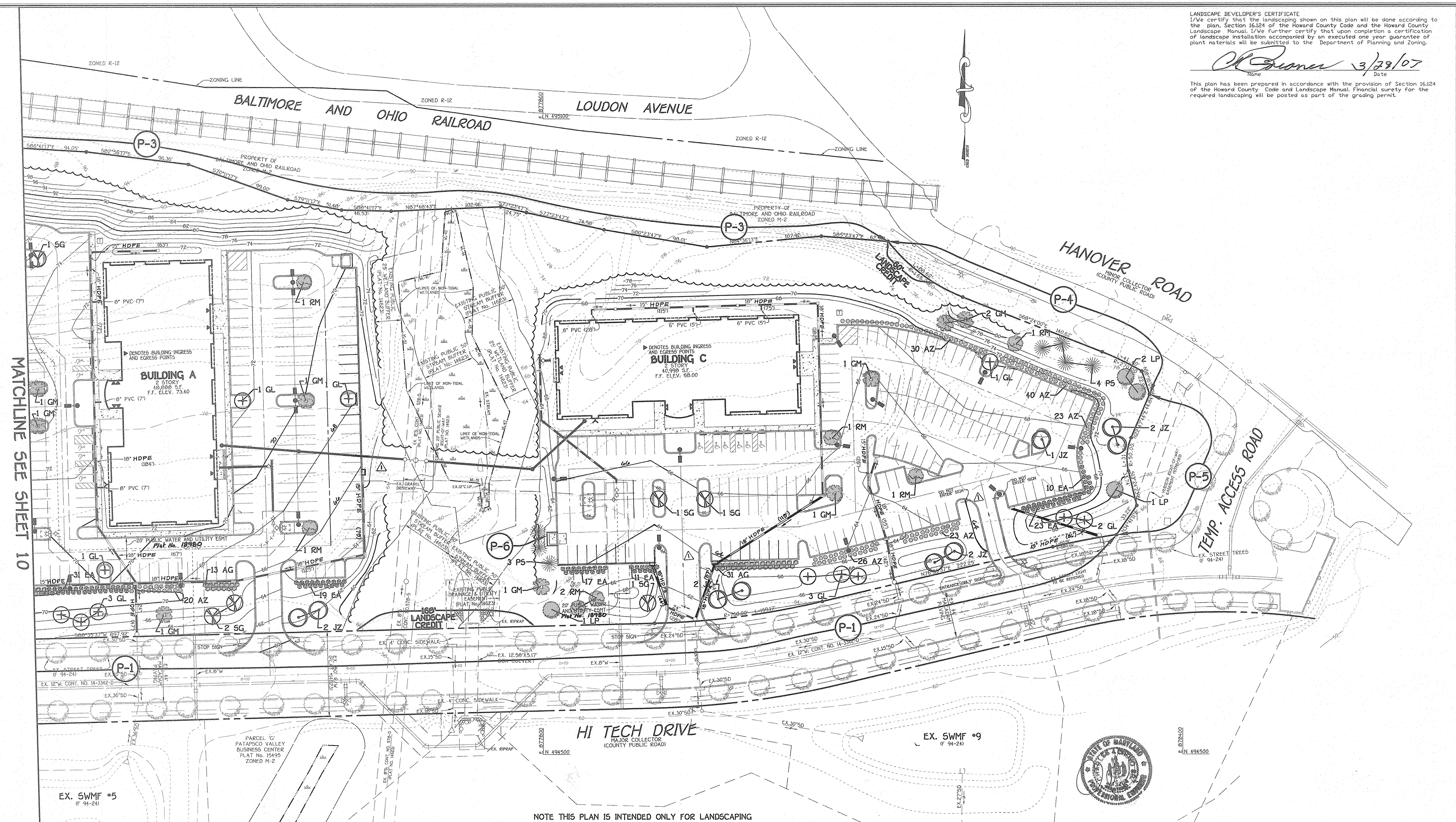
SCALE: AS SHOWN
 DATE: MARCH 15, 2007
 SHEET 14 OF 21 SDP-07-028

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LANDSCAPE DEVELOPER'S CERTIFICATE
I/we certify that the landscaping shown on this plan will be done according to the plan, Section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/we further certify that upon completion a certification of landscape installation accompanied by an executed one year guarantee of plant materials will be submitted to the Department of Planning and Zoning.

Cliff J. P. [Signature] 3/29/07
Name Date

This plan has been prepared in accordance with the provision of Section 16.124 of the Howard County Code and Landscape Manual. Financial surety for the required landscaping will be posted as part of the grading permit.



NOTE THIS PLAN IS INTENDED ONLY FOR LANDSCAPING

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLSWORTH CITY, MARYLAND 21842
(410) 461-2895

DATE	DESCRIPTION
9-25-07	Changed all storm drain pipe from RCP to HDPE.
6/8/07	REVISED STORMDRAINS AND GRADING

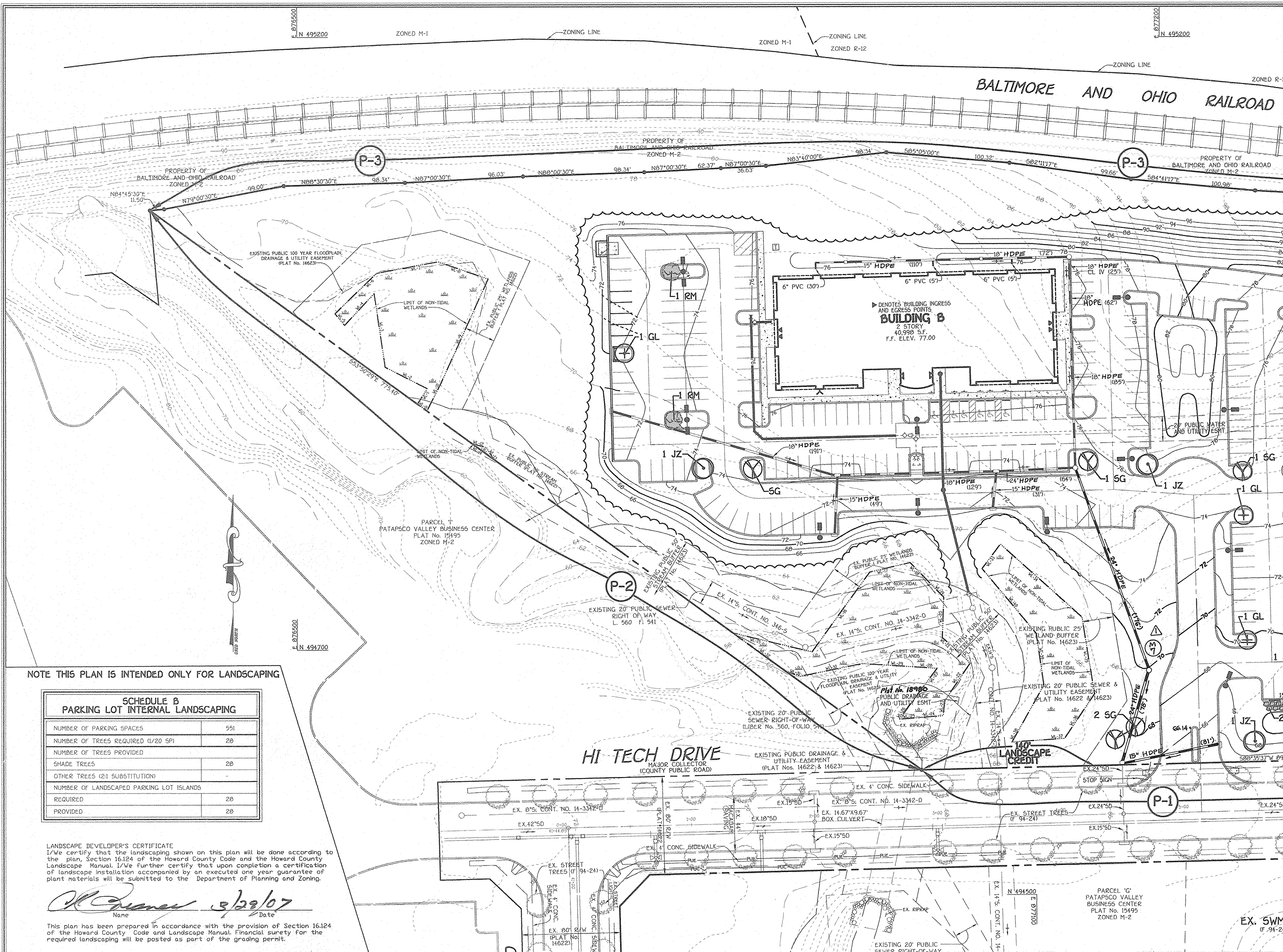
OWNER/DEVELOPER
CSG PATAPSCO, LLC
5024 CAMPBELL BOULEVARD, SUITE G
WHITE MARSH, MARYLAND 21236
410-933-2091

APPROVED: DEPARTMENT OF PLANNING AND ZONING
[Signature] 6/15/07
Director - Department of Planning and Zoning
[Signature] 6/15/07
Chief, Division of Land Development
[Signature] 6/15/07
Chief, Development Engineering Division J.P. Date

SUBDIVISION	SECTION/AREA	PARCEL NO.
PATAPSCO VALLEY BUSINESS CENTER	N/A	C
PLAT NO. 18779 & 18980	BLOCK NO. 14, 15, 20, 21	ZONE M-2
EX. 072-144	TAX MAP 38	ELEC. DIST. FIRST
WATER CODE A04	SEWER CODE 2150500, 2150501, 2150300	CENSUS TR. 601201

LANDSCAPE PLAN
PATAPSCO VALLEY BUSINESS CENTER
PATAPSCO VALLEY OFFICE CAMPUS
PARCEL 'C'
ZONED: M-2
TAX MAP No. 38 PARCEL No. 285 GRID No. 14,15,20,21
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 40'
DATE: MARCH 15, 2007
SHEET 11 OF 21 **SDP-07-028**

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SCHEDULE A PERIMETER LANDSCAPE EDGE											
PERIMETER	CATEGORY (PROPERTIES, ROADWAYS)	LANDSCAPE TYPE	LINEAR FEET (YES, NO, LINEAR FEET)	CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	CREDIT FOR WALL, FENCE OR BEER (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NUMBER OF PLANTS REQUIRED	SHADE TREES	EVERGREEN TREES	SHRUBS	NUMBER OF PLANTS PROVIDED	
P-1	PARKING TO ROADWAY	E	1246	YES, 254 (308)	NO	23	-	234	24	-	234
P-2	ADJACENT TO PERIMETER	N/A	775	YES, 100%	NO	-	-	-	-	-	
P-3	ADJACENT TO PERIMETER	A	1785	YES, 100%	NO	-	-	-	-	-	
P-4	PARKING TO ROADWAY	E	325	YES, 184 (607)	NO	7	-	67	5	4	
P-5	PARKING TO ROADWAY	E	130	NO	NO	3	-	33	3	-	
P-6	DUMPSITE	D	34	NO	NO	1	3	-	1	3	

P-4 SUBSTITUTES ARE PER THE HOWARD COUNTY LANDSCAPE MANUAL CHAPTER IV ALLOWING 2 EVERGREEN TREES IN PLACE OF 1 SHADE TREE.

LANDSCAPE LEGEND				
SYMBOL	QTY.	BOTANICAL AND COMMON NAME	SIZE	COMMENTS
EA	111	EUONYMUS ALATUS COMPACTA DWARF WINGED EUONYMUS	24" - 30" HEIGHT	18" - 24" SPACING
AG	64	ABELIA X GANDOLFORA GLOSSY ABELIA	24" - 30" HEIGHT	18" - 24" SPACING
AZ	162	AZALEA 'GUMPO PINK' GUMPO PINK AZALEA	24" - 30" HEIGHT	18" - 24" SPACING
RM	9	ACER RUBRUM 'OCTOBER GLORY' RED MAPLE	2 1/2 - 3' CAL.	
LP	4	PLATANUS OCCIDENTALIS 'BLOODGOOD' LONDON PLANETREE	2 1/2 - 3' CAL.	
GM	9	ACER SACCHARUM 'GREEN MOUNTAIN SUGAR MAPLE	2 1/2 - 3' CAL.	
JZ	13	ZELKOVA SEBRATA 'VILLAGE GREEN' VILLAGE GREEN JAPANAZE ZELKOVA	2 1/2 - 3' CAL.	
SG	11	LLIQUIDAMBAR STREYACIFLUA 'SWEET GUM	2 1/2 - 3' CAL.	
GL	15	TILIA CORDATA 'GREENSPICE' 'GREENSPICE' LITTLELEAF LINDEN	2 1/2 - 3' CAL.	
PS	7	PINUS STROBUS EASTERN WHITE PINE	6' - 8' HEIGHT	

NOTE: TREE AND SHRUB TYPES ARE ONLY AN RECOMMENDATION. THESE MAY BE REVISED TO A COUNTY APPROVED EQUIVALENT FROM THE HOWARD COUNTY LANDSCAPE MANUAL. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. LANDSCAPE SURETY IN THE AMOUNT OF \$29,070.00 HAS BEEN POSTED AS A PART OF THE DEVELOPER'S AGREEMENT.

MATCHLINE SEE SHEET 11

NOTE THIS PLAN IS INTENDED ONLY FOR LANDSCAPING

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING	
NUMBER OF PARKING SPACES	551
NUMBER OF TREES REQUIRED @ 20 SP1	28
NUMBER OF TREES PROVIDED	28
SHADE TREES	28
OTHER TREES (2:1 SUBSTITUTION)	0
NUMBER OF LANDSCAPED PARKING LOT ISLANDS	0
REQUIRED	28
PROVIDED	28

LANDSCAPE DEVELOPER'S CERTIFICATE
I/We certify that the landscaping shown on this plan will be done according to the plan, Section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion a certification of landscape installation accompanied by an executed one year guarantee of plant materials will be submitted to the Department of Planning and Zoning.

[Signature] 3/29/07
Name Date

This plan has been prepared in accordance with the provision of Section 16.124 of the Howard County Code and Landscape Manual. Financial surety for the required landscaping will be posted as part of the grading permit.

PLANTING SPECIFICATIONS

Plants, related material, and operations shall meet the detailed description as given on the plans and as described herein.

All plant material, unless otherwise specified, shall be nursery grown, uniformly branched, have a vigorous root system, and shall conform to the species, size, root and shape shown on the plant list and the American Association of Nurserymen (AAN) Standards. Plant material shall be healthy, vigorous, free from defects, decay, disfiguring roots, sun scald injuries, abrasions of the bark, plant disease, insect pest eggs, borers and all forms of insect infestations or objectionable disfigurements. 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 not be accepted. All plants shall be freshly dug; no heated-in plants from cold storage will be accepted.

Unless otherwise specified, all general conditions, planting operations, details and planting specification shall conform to "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Areas", (hereinafter "Landscape Guidelines") approved by the Landscape Contractors Association of Metropolitan Washington and the Potomac Chapter of the American Society of Landscape Architect, latest edition, including all agenda.

Contractor shall be required to guarantee all plant material for a period of one year after date of acceptance in accordance with the appropriate section of 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 utility companies, utility contractors and "Miss Utility" a minimum of 48 hours prior to beginning any work. Contractor may make minor adjustments in spacing and location of plant material to avoid conflicts with utilities. Damage to existing structure and utilities shall be repaired at the expense of the Contractor.

Protection of existing vegetation to remain shall be accomplished by the temporary installation of 4 foot high snow fence or blaze orange safety fence at the drip line.

Contractor is responsible for installing all material in the proper planting season for each plant type. All planting is to be completed within the growing season of completion of site construction.

Bid shall be based on actual site conditions. No extra payment shall be made for work arising from 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 plan take precedence.

All shrubs shall be planted in continuous trenches or prepared planting beds and mulched with composted hardwood mulch as details and specified except where noted on plans.

Positive drainage shall be maintained in planting beds 2 percent slope).

Planting mix shall be as follows: Deciduous Plants - Two parts topsoil, one part well-rotted cow or horse manure. Add 3 lbs. of standard fertilizer per cubic yard of planting mix. Evergreen Plants - two parts topsoil, one part humus or other approved organic material. Add 3 lbs. of evergreen (acidic) fertilizer per cubic yard of planting mix. Topsoil shall conform to the Landscape Guidelines.

Weed Control: Incorporate a pre-emergent herbicide into the planting bed following recommended rates on the label. Caution: Be sure to carefully check the chemical used to assure its adaptability to the specific ground cover to be treated.

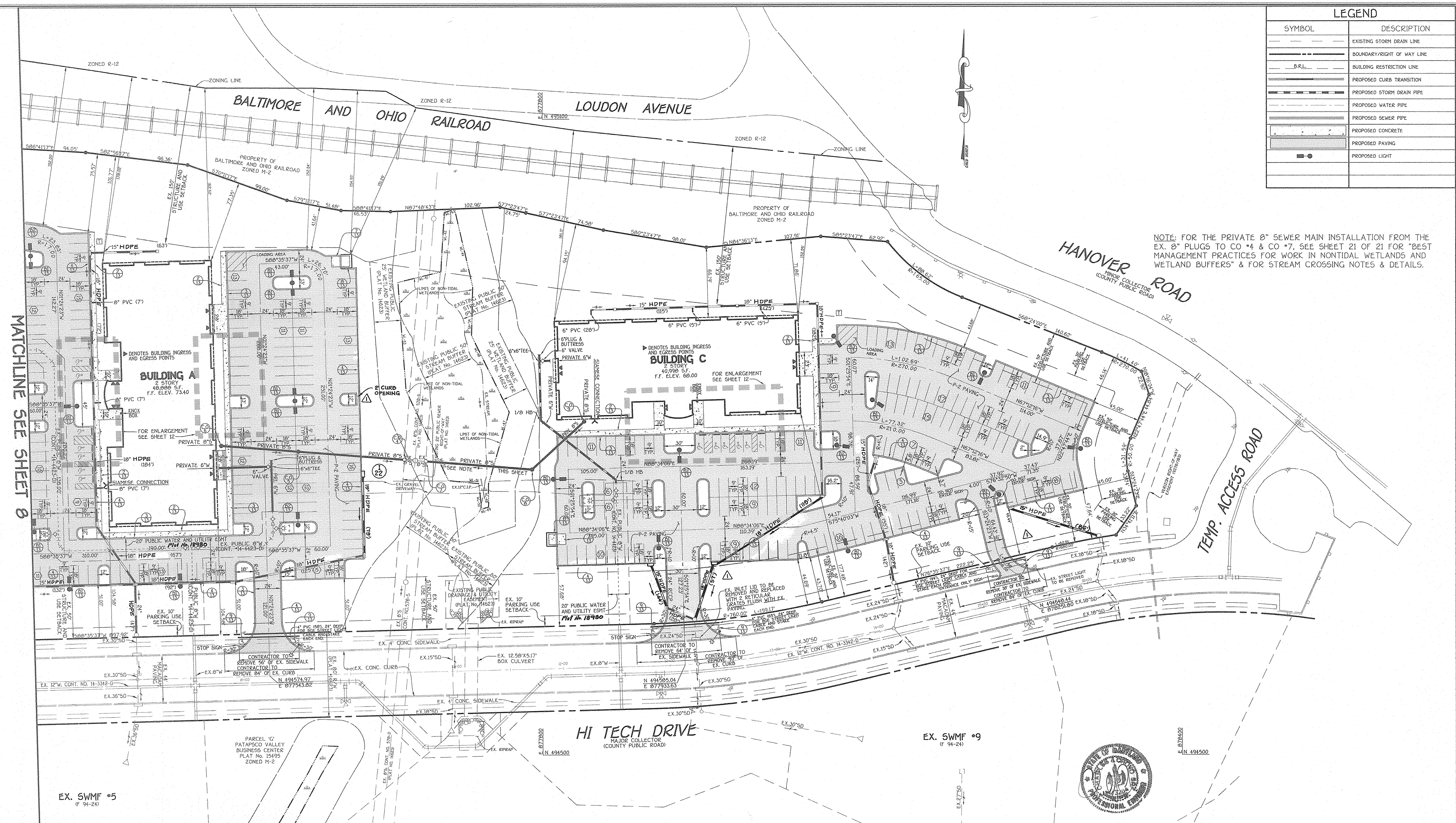
All areas within contract limits disturbed during or prior to construction not designated to receive plants and mulch shall be fine graded and seeded.

This plan is intended for landscape use only. see other plan sheets for more information on grading, sediment control, layout, etc.

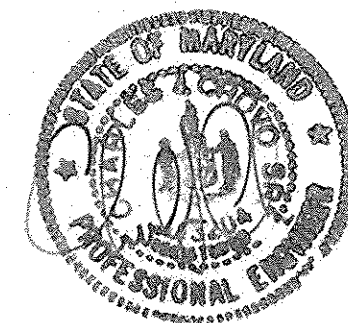
	9-25-07 Changed all storm drain pipe from RCP to HDPE		APPROVED: DEPARTMENT OF PLANNING AND ZONING <i>[Signature]</i> 6/15/11 Director - Department of Planning and Zoning	LANDSCAPE PLAN PATAPSCO VALLEY BUSINESS CENTER PATAPSCO VALLEY OFFICE CAMPUS PARCEL 'C' ZONED: M-2
	6/18/07 REVISED STORMDRAINS AND GRADING		SUBDIVISION: PATAPSCO VALLEY BUSINESS CENTER SECTION/AREA: N/A PARCEL NO.: C TAX MAP No. 3B PARCEL No. 285 GRID No. 14,15,20,21 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND SCALE: 1" = 40' DATE: MARCH 15, 2007 SHEET 10 OF 21	
OWNER/DEVELOPER CSG PATAPSCO, LLC 5024 CAMPBELL BOULEVARD, SUITE G WHITE MARSH, MARYLAND 21236 410-933-2091	APPROVED: DEPARTMENT OF PLANNING AND ZONING <i>[Signature]</i> 6/15/07 Chief, Development Engineering Division	APPROVED: DEPARTMENT OF PLANNING AND ZONING <i>[Signature]</i> 6/15/07 Chief, Development Engineering Division	APPROVED: DEPARTMENT OF PLANNING AND ZONING <i>[Signature]</i> 6/15/07 Chief, Development Engineering Division	APPROVED: DEPARTMENT OF PLANNING AND ZONING <i>[Signature]</i> 6/15/07 Chief, Development Engineering Division

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LEGEND	
SYMBOL	DESCRIPTION
	EXISTING STORM DRAIN LINE
	BOUNDARY/RIGHT OF WAY LINE
	BUILDING RESTRICTION LINE
	PROPOSED CURB TRANSITION
	PROPOSED STORM DRAIN PIPE
	PROPOSED WATER PIPE
	PROPOSED SEWER PIPE
	PROPOSED CONCRETE
	PROPOSED PAVING
	PROPOSED LIGHT



NOTE: FOR THE PRIVATE 8" SEWER MAIN INSTALLATION FROM THE EX. 8" PLUGS TO CO #4 & CO #7, SEE SHEET 21 OF 21 FOR "BEST MANAGEMENT PRACTICES FOR WORK IN NONTIDAL WETLANDS AND WETLAND BUFFERS" & FOR STREAM CROSSING NOTES & DETAILS.



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10732 BALTIMORE NATIONAL PIKE
 ELKROTT CITY, MARYLAND 21042
 (410) 491-2899

DATE	DESCRIPTION
9-25-07	Changed all storm drain pipe from RCP to HDPE
6/18/07	REVISED STORM DRAINS AND GRADING

OWNER/DEVELOPER
 CSG PATAPSCO, LLC
 5024 CAMPBELL BOULEVARD, SUITE G
 WHITE MARSH, MARYLAND 21236
 410-933-2091

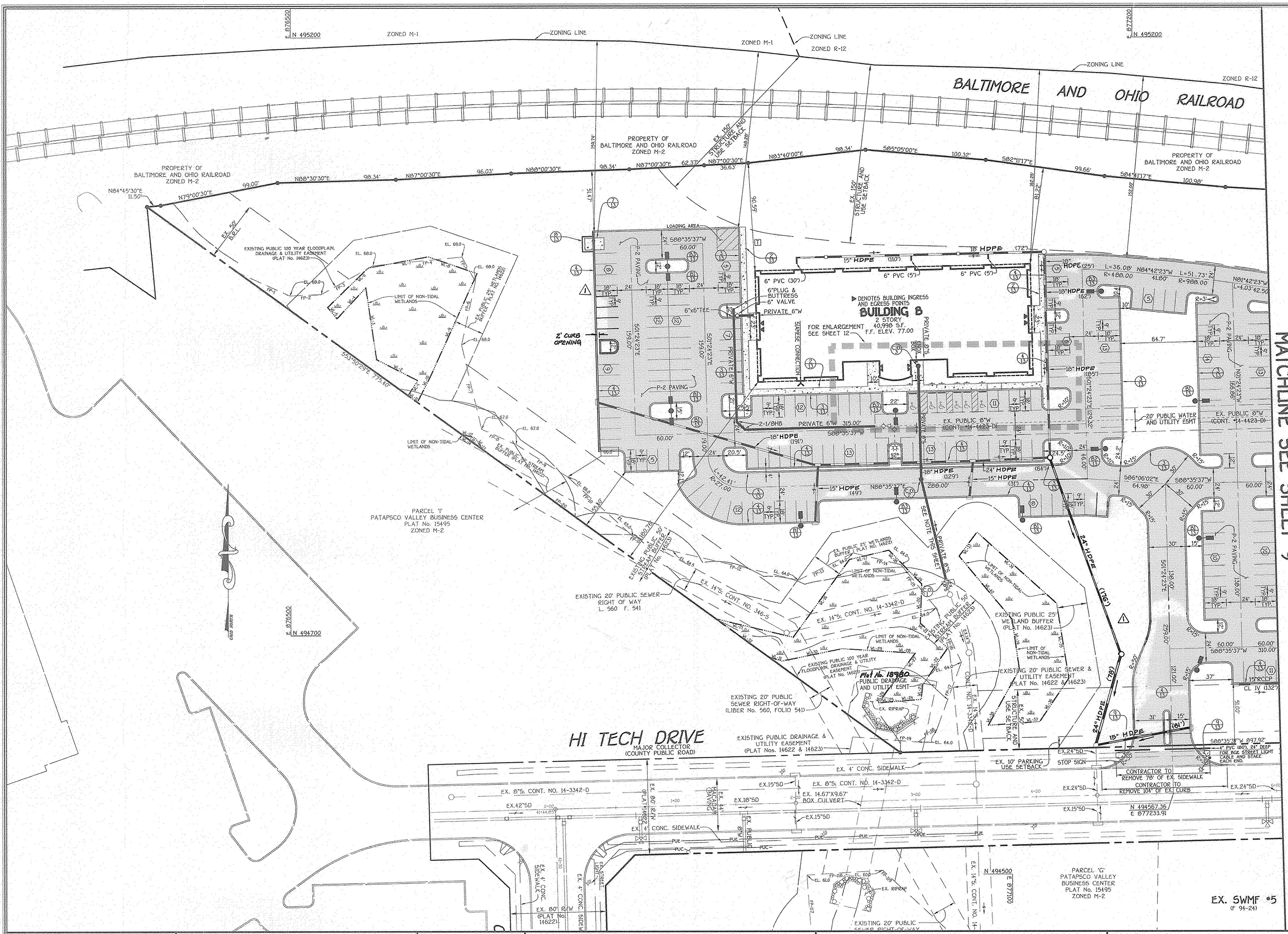
APPROVED: DEPARTMENT OF PLANNING AND ZONING
Paula P. Goff 6/15/07
 Director - Department of Planning and Zoning
Chris Hamon 6/15/07
 Chief, Division of Land Development
Christopher J. P. 6/20/07
 Chief, Development Engineering Division

SUBDIVISION	SECTION/AREA	PARCEL NO.
PATAPSCO VALLEY BUSINESS CENTER	N/A	C
PLAT NO. 18478 & 18480	TAX MAP 38	ELEC. DIST. FIRST
14, 15, 20, 21	M-2	CENSUS TR. 601201
WATER CODE A04	SEWER CODE 2150500, 2150501, 2150300	

GEOMETRY PLAN
 PATAPSCO VALLEY BUSINESS CENTER
 PATAPSCO VALLEY OFFICE CAMPUS
 PARCEL 'C'
 ZONED: M-2
 TAX MAP No. 38 PARCEL No. 285 GRID No. 14,15,20,21
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 40'
 DATE: MARCH 15, 2007
 SHEET 9 OF 21 **SDP-07-028**

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LEGEND	
SYMBOL	DESCRIPTION
	EXISTING STORM DRAIN LINE
	BOUNDARY/RIGHT OF WAY LINE
	BUILDING RESTRICTION LINE
	PROPOSED CURB TRANSITION
	PROPOSED STORM DRAIN PIPE
	PROPOSED WATER PIPE
	PROPOSED SEWER PIPE
	PROPOSED CONCRETE
	PROPOSED PAVING
	PROPOSED LIGHT



NOTES:
 1. ALL CURB RADI TO BE 5' UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO FACE OF CURB.

MATCHLINE SEE SHEET 9



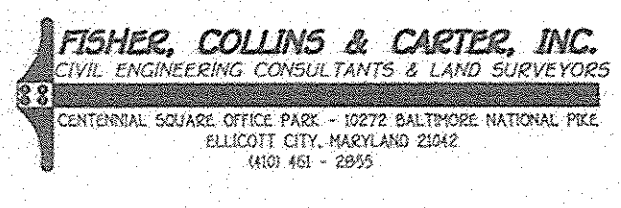
DATE	DESCRIPTION
0.25.07	Changed all storm drain pipe from RCCP to HDPE.
6/18/07	REVISED STORM DRAINS AND GRADING

OWNER/DEVELOPER
 CSG PATAPSCO, LLC
 5024 CAMPBELL BOULEVARD, SUITE G
 WHITE MARSH, MARYLAND 21236
 410-933-2091

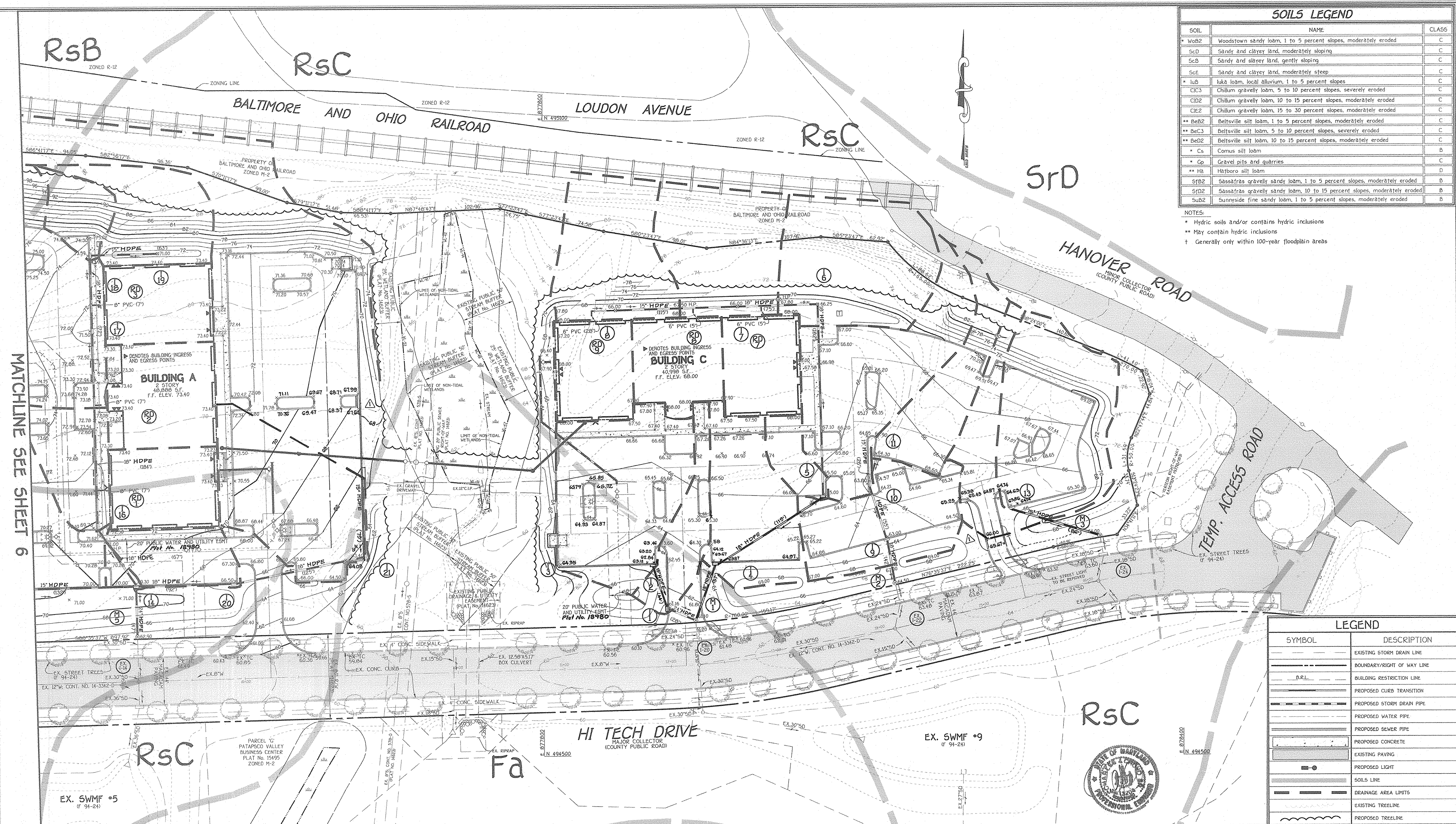
APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Director - Department of Planning and Zoning
 Chief, Division of Land Development
 Chief, Development Engineering Division

SUBDIVISION	SECTION/AREA	PARCEL NO.
PATAPSCO VALLEY BUSINESS CENTER	N/A	C
PLAT NO. 19471 & 19480	BLOCK NO. 14, 15, 20, 21	ZONE M-2
TAX MAP 38	ELEC. DIST. FIRST	CENSUS TR. 601201
SEWER CODE 2150500, 2150501, 2150300		

GEOMETRY PLAN
 PATAPSCO VALLEY BUSINESS CENTER
 PATAPSCO VALLEY OFFICE CAMPUS
 PARCEL 'C'
 ZONED: M-2
 TAX MAP No. 38 PARCEL No. 285 GRID No. 14,15,20,21
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 40'
 DATE: MARCH 15, 2007
 SHEET 3 OF 21 **SDP-07-028**



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SOILS LEGEND		
SOIL	NAME	CLASS
* WoB2	Woodstown sandy loam, 1 to 5 percent slopes, moderately eroded	C
ScD	Sandy and clayey loam, moderately sloping	C
ScB	Sandy and clayey loam, gently sloping	C
ScE	Sandy and clayey loam, moderately steep	C
* LuB	Luka loam, local alluvium, 1 to 5 percent slopes	C
CiC3	Chillum gravelly loam, 5 to 10 percent slopes, severely eroded	C
CiD2	Chillum gravelly loam, 10 to 15 percent slopes, moderately eroded	C
CiE2	Chillum gravelly loam, 15 to 30 percent slopes, moderately eroded	C
** BeB2	Beltville silt loam, 1 to 5 percent slopes, moderately eroded	C
** BeC3	Beltville silt loam, 5 to 10 percent slopes, severely eroded	C
** BeD2	Beltville silt loam, 10 to 15 percent slopes, moderately eroded	C
* Cs	Comus silt loam	B
* Gp	Gravel pits and quarries	C
** Ha	Harboro silt loam	D
SfB2	Sassafras gravelly sandy loam, 1 to 5 percent slopes, moderately eroded	B
SfD2	Sassafras gravelly sandy loam, 10 to 15 percent slopes, moderately eroded	B
Sub2	Sunnyside fine sandy loam, 1 to 5 percent slopes, moderately eroded	B

NOTES:
 * Hydric soils and/or contains hydric inclusions
 ** May contain hydric inclusions
 † Generally only within 100-year floodplain areas

LEGEND	
SYMBOL	DESCRIPTION
	EXISTING STORM DRAIN LINE
	BOUNDARY/RIGHT OF WAY LINE
	BUILDING RESTRICTION LINE
	PROPOSED CURB TRANSITION
	PROPOSED STORM DRAIN PIPE
	PROPOSED WATER PIPE
	PROPOSED SEWER PIPE
	PROPOSED CONCRETE
	EXISTING PAVING
	PROPOSED LIGHT
	SOILS LINE
	DRAINAGE AREA LIMITS
	EXISTING TREELINE
	PROPOSED TREELINE

MATCHLINE SEE SHEET 6

FISHER, COLLINS & CARTER, INC.
 CIVIL, ENGINEERING, CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PARK
 BALTIMORE CITY, MARYLAND 21284
 (410) 461-2555

DATE	DESCRIPTION	REVISION BLOCK
9/25/07	Changed all storm drain pipe from RSCP to HDPE.	2
6/18/07	REVISED STORM DRAINS AND GRADING	

OWNER/DEVELOPER
 CSG PATAPSCO, LLC
 5024 CAMPBELL BOULEVARD, SUITE G
 WHITE MARSH, MARYLAND 21236
 410-933-2091

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Mark A. Gagliardi 4/11/10
 Director - Department of Planning and Zoning Date

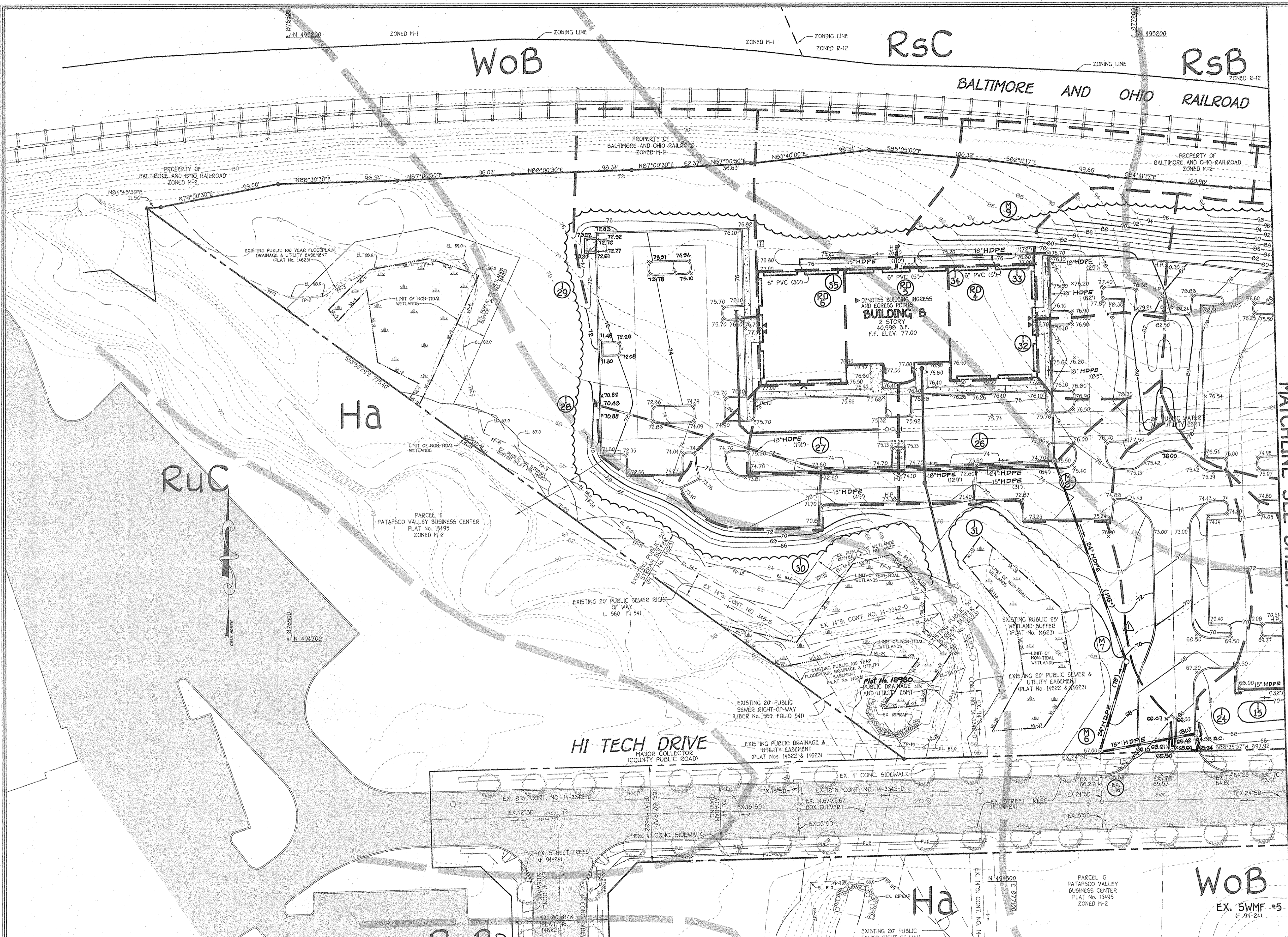
Carolee Harant 6/15/10
 Chief, Division of Land Development Date

John J. P. 5/20/10
 Chief, Development Engineering Division Date

SUBDIVISION	SECTION/AREA	PARCEL NO.
PATAPSCO VALLEY BUSINESS CENTER	N/A	C
PLAT NO.	BLOCK NO.	ZONE
187774 18780	14, 15, 20, 21	M-2
TAX MAP	ELEC. DIST.	CENSUS TR.
38	FIRST	601201
WATER CODE	SEWER CODE	
A04	2150500, 2150501, 2150300	

DRAINAGE AREAS AND SOILS MAP
 PATAPSCO VALLEY BUSINESS CENTER
 PATAPSCO VALLEY OFFICE CAMPUS
 PARCEL 'C'
 ZONED: M-2
 TAX MAP No. 38 PARCEL No. 285 GRID No. 14,15,20,21
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 40'
 DATE: MARCH 15, 2007
 SHEET 7 OF 21 **SDP-07-028**

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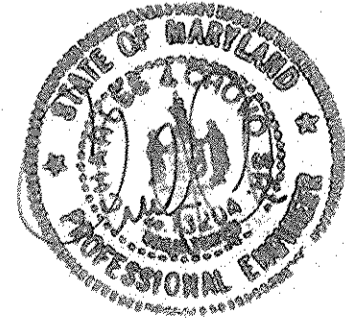


LEGEND	
SYMBOL	DESCRIPTION
	EXISTING STORM DRAIN LINE
	BOUNDARY/RIGHT OF WAY LINE
	BUILDING RESTRICTION LINE
	PROPOSED CURB TRANSITION
	PROPOSED STORM DRAIN PIPE
	PROPOSED WATER PIPE
	PROPOSED SEWER PIPE
	PROPOSED CONCRETE
	EXISTING PAVING
	PROPOSED LIGHT
	SOILS LINE
	DRAINAGE AREA LIMITS
	EXISTING TREELINE
	PROPOSED TREELINE

SOILS LEGEND	
SOIL	NAME
Co	Codorus and Harbor silt loams, 0 to 3 percent slopes
Fa	Fallingston sandy loam, 0 to 2 percent slopes
Ha	Harbor-Codorus silt loams, 0 to 3 percent slopes
R5B	Russett fine sandy loam, 2 to 5 percent slopes
R5D	Russett fine sandy loam, 10 to 15 percent slopes
R5C	Russett and Beltsville soils, 5 to 10 percent slopes
SrD	Gassafra and Croom soils, 10 to 15 percent slopes
WoB	Woodstown sandy loam, 1 to 5 percent slopes, moderately eroded

DRAINAGE AREA DATA			
STRUCTURE NO.	AREA (A.C.)	C	X IMP.
I-1	0.10	0.68	70
I-2	0.33	0.76	18
I-4	0.26	0.72	23
I-5	0.07	0.78	86
I-6	0.29	0.24	0
I-7	0.38	0.23	0
I-8	0.31	0.22	0
I-9	0.27	0.57	52
I-10	0.41	0.64	63
I-11	0.19	0.70	74
I-13	0.55	0.58	45
I-14	0.02	0.87	100
I-15	0.24	0.84	96
I-16	0.18	0.72	78
I-17	0.72	0.64	61
I-18	0.11	0.39	18
I-19	0.20	0.21	0
I-20	0.19	0.62	82
I-21	0.96	0.82	8
I-22	1.00	0.92	53
I-24	0.47	0.63	36
I-26	0.26	0.82	92
I-27	0.22	0.82	91
I-28	0.91	0.58	44
I-30	0.18	0.60	89
I-31	0.19	0.81	89
I-32	0.16	0.65	63
I-33	0.25	0.49	36
I-34	0.45	0.28	0
I-35	0.44	0.28	0
RD-1	0.30	0.87	100
RD-2	0.30	0.87	100
RD-3	0.24	0.87	100
RD-4	0.24	0.87	100
RD-5	0.24	0.87	100
RD-6	0.24	0.87	100

MATCHLINE SEE SHEET 7



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10722 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 MD REG. # 2895

DATE	DESCRIPTION
9/25/07	Changed all storm drain pipe from R5C to HOPE.
6/18/07	REVISED STORM DRAINS AND GRADING

OWNER/DEVELOPER
 CSG PATAPSCO, LLC
 5024 CAMPBELL BOULEVARD, SUITE G
 WHITE MARSH, MARYLAND 21136
 410-933-2091

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

DATE: 6/5/07
 DATE: 6/5/07
 DATE: 5/20/07

SECTION/AREA: N/A
 PARCEL NO.: C
 SUBDIVISION: PATAPSCO VALLEY BUSINESS CENTER
 PLAT NO.: 18747B, 18749D
 BLOCK NO.: 14, 15, 20, 21
 ZONE: M-2
 TAX MAP: 3B
 ELEC. DIST.: FIRST
 CENSUS TR.: 601201
 WATER CODE: A04
 SEWER CODE: 2150500, 2150501, 2150300

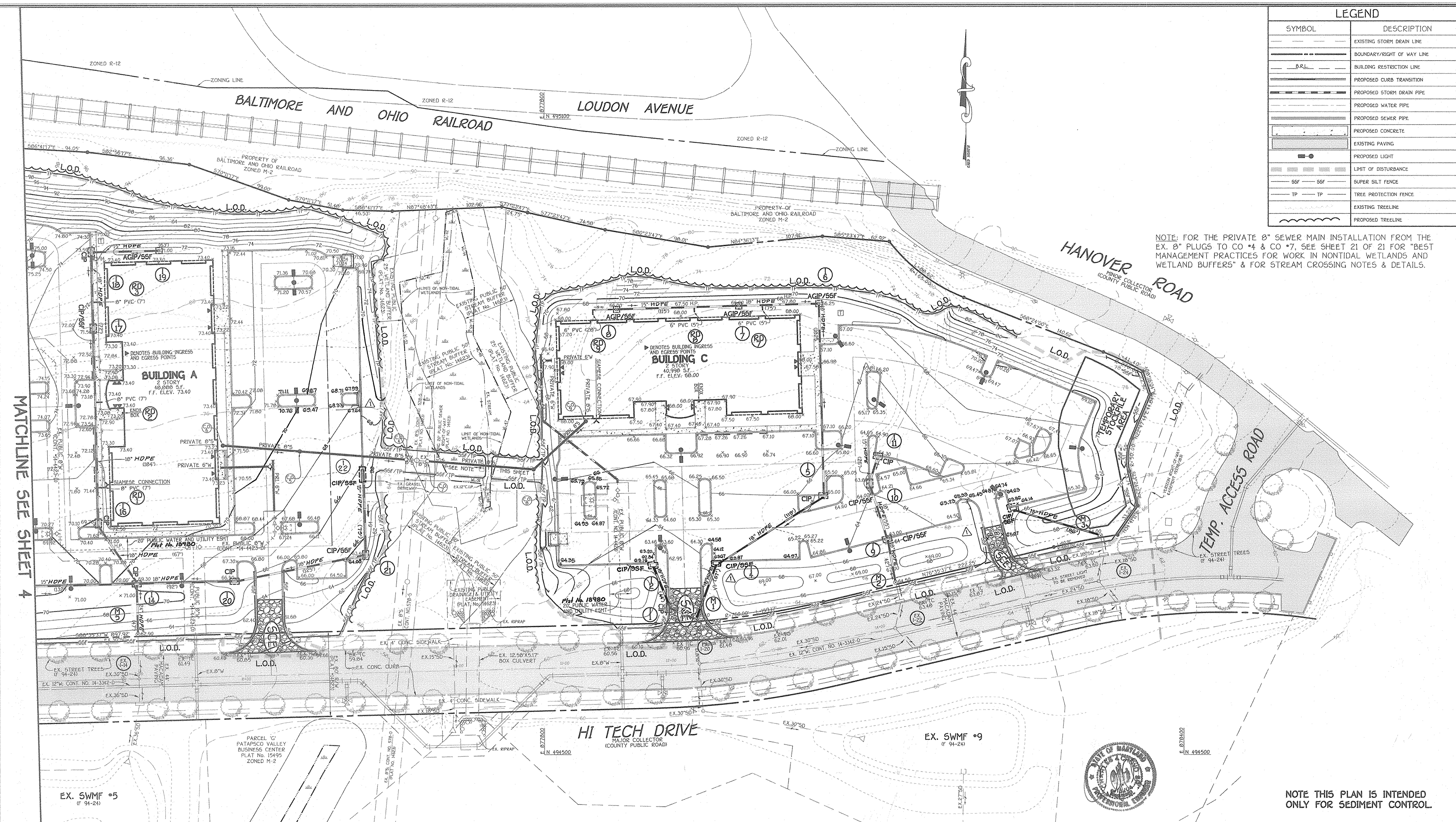
DRAINAGE AREAS AND SOILS MAP
 PATAPSCO VALLEY BUSINESS CENTER
 PATAPSCO VALLEY OFFICE CAMPUS
 PARCEL 'C'
 ZONED: M-2

TAX MAP No. 3B PARCEL No. 285 GRID No. 14,15,20,21
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: 1" = 40'
 DATE: MARCH 15, 2007
 SHEET 6 OF 21 **SDP-07-028**

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING STORM DRAIN LINE
---	BOUNDARY/RIGHT OF WAY LINE
---	BUILDING RESTRICTION LINE
---	PROPOSED CURB TRANSITION
---	PROPOSED STORM DRAIN PIPE
---	PROPOSED WATER PIPE
---	PROPOSED SEWER PIPE
---	PROPOSED CONCRETE
---	EXISTING PAVING
---	PROPOSED LIGHT
---	LIMIT OF DISTURBANCE
---	SUPER SILT FENCE
---	TREE PROTECTION FENCE
---	EXISTING TREELINE
---	PROPOSED TREELINE

NOTE: FOR THE PRIVATE 8" SEWER MAIN INSTALLATION FROM THE EX. 8" PLUGS TO CO #4 & CO #7, SEE SHEET 21 OF 21 FOR "BEST MANAGEMENT PRACTICES FOR WORK IN NONTIDAL WETLANDS AND WETLAND BUFFERS" & FOR STREAM CROSSING NOTES & DETAILS.



NOTE THIS PLAN IS INTENDED ONLY FOR SEDIMENT CONTROL.

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CONTINENTAL SQUARE OFFICE PARK - 12272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21117
 (410) 461-2895

DATE	DESCRIPTION	REVISION BLOCK
9/25/07	Changed all storm drain pipe from RCP to HDPE.	
6/18/07	REVISED STORM DRAINS AND GRADING	

ENGINEER'S CERTIFICATE
 I certify that this plan for sediment and erosion control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.
 Signature of Engineer: *Mark A. Leight* Date: 4/1/07

DEVELOPER'S CERTIFICATE
 I/we certify that all development and construction will be done according to this plan for sediment and erosion control, and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.
 Signature of Developer: *C. Patrick Creaney* Date: 3/29/07

Reviewed for HOWARD SCD and meets Technical Requirements.
 U.S.D.A. - Natural Resources Conservation Service
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
 Signature: *John R. Roston* Date: 5/23/07

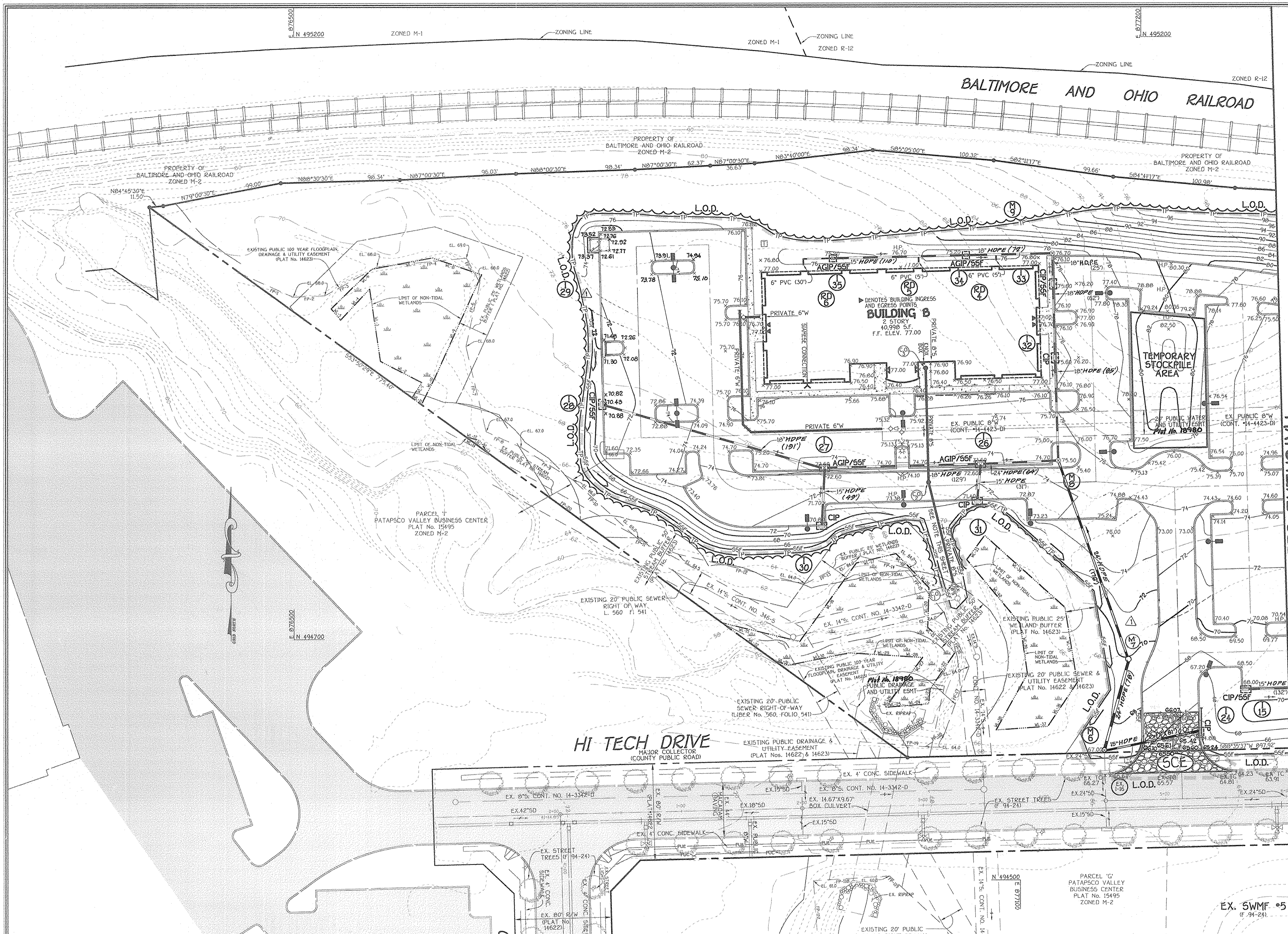
OWNER/DEVELOPER
 CSG PATAPSCO, LLC
 5024 CAMPBELL BOULEVARD, SUITE G
 WHITE MARSH, MARYLAND 21236
 410-933-2091

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Director - Department of Planning and Zoning: *Mark A. Leight* Date: 6/5/07
 Chief, Division of Land Development: *John J. F.* Date: 5/23/07

SUBDIVISION: PATAPSCO VALLEY BUSINESS CENTER SECTION/AREA: N/A PARCEL NO.: C
 PLAT NO.: 18978, 18980 BLOCK NO.: 14, 15, 20, 21 ZONE: M-2 TAX MAP: 3B ELEC. DIST.: FIRST CENSUS TR.: 601201
 WATER CODE: A04 SEWER CODE: 2150500, 2150501, 2150300

SEDIMENT CONTROL PLAN
 PATAPSCO VALLEY BUSINESS CENTER
 PATAPSCO VALLEY OFFICE CAMPUS
 PARCEL 'C'
 ZONED: M-2
 TAX MAP No. 3B PARCEL No. 285 GRID No. 14,15,20,21
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 40'
 DATE: MARCH 15, 2007
 SHEET 5 OF 21 **SDP-07-028**

1:00000300 SITE DEVELOPMENT PLAN (Imp.) SEDIMENT CONTROL PLAN SHEET-2, 3:16Z007 8:05:20 AM, 1:1



LEGEND	
SYMBOL	DESCRIPTION
	EXISTING STORM DRAIN LINE
	BOUNDARY/RIGHT OF WAY LINE
	BUILDING RESTRICTION LINE
	PROPOSED CURB TRANSITION
	PROPOSED STORM DRAIN PIPE
	PROPOSED WATER PIPE
	PROPOSED SEWER PIPE
	PROPOSED CONCRETE
	EXISTING PAVING
	PROPOSED LIGHT
	LIMIT OF DISTURBANCE
	SSP - SSP
	SUPER SILT FENCE
	TREE PROTECTION FENCE
	EXISTING TREELINE
	PROPOSED TREELINE

MATCHLINE SEE SHEET 5

- SEQUENCE OF CONSTRUCTION**
- OBTAIN GRADING PERMIT. (1 DAY)
 - NOTIFY "M&S UTILITY" AT LEAST 48 HOURS BEFORE BEGINNING ANY WORK. AT 1-800-297-7777. NOTIFY THE HOWARD COUNTY OFFICE OF CONSTRUCTION/INSPECTION DIVISION AT 410-313-1870 AT LEAST 24 HOURS BEFORE STARTING ANY WORK.
 - INSTALL STABILIZED CONSTRUCTION ENTRANCES. (3 DAYS)
 - CLEAR FOR AND INSTALL/CONSTRUCT ALL PERIMETER TEMPORARY SEDIMENT CONTROLS. (3 WEEKS)
 - INSTALL SUPER SILT FENCE. (1 WEEK)
 - UPON PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR BEGIN ROUGH GRADING THE SITE AND IMMEDIATELY STABILIZE ALL SLOPES UPON COMPLETION OF GRADING WITH TEMPORARY SEEDING. (6 WEEKS)
 - INSTALL STORM DRAINS, SEWER AND WATER. (6 WEEKS)
 - PROVIDE INLET PROTECTIONS ON ALL NEWLY INSTALLED STORM DRAIN INLETS. (1 WEEK)
 - BEGIN CONSTRUCTION OF PROPOSED BUILDINGS. (6 MONTHS)
 - INSTALL CURB AND PAVING. (3 WEEKS)
 - FINE GRADE SITE. (2 WEEKS)
 - INSTALL SIDEWALKS, LANDSCAPING AND LIGHTING. (2 WEEKS)
 - FOLLOWING SUCCESSFUL STABILIZATION (i.e. FULLY-ESTABLISHED VEGETATION OR PAVING) OF ALL DISTURBED AREAS, OBTAIN PERMISSION FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR TO REMOVE ALL REMAINING SEDIMENT & EROSION CONTROL DEVICES AND THEN STABILIZE THOSE AREAS DISTURBED BY THIS PROCESS WITH PERMANENT SEEDING. (2 WEEKS)
 - NOTIFY HOWARD COUNTY OFFICE OF INSPECTIONS AND PERMITS FOR A FINAL INSPECTION OF THE COMPLETED SITE.



NOTE THIS PLAN IS INTENDED ONLY FOR SEDIMENT CONTROL.

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK • 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21114
 (410) 481-2889

DATE	DESCRIPTION	REVISION BLOCK
9/25/07	Changed all storm drain pipe from RCCP to HDPE.	
6/8/07	REVISED STORM DRAINS AND GRADING	

ENGINEER'S CERTIFICATE
 I certify that this plan for sediment and erosion control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.
 Signature of Engineer: *[Signature]* Date: 4/1/07

DEVELOPER'S CERTIFICATE
 I/we certify that all development and construction will be done according to this plan for sediment and erosion control, and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.
 Signature of Developer: *[Signature]* Date: 5/23/07

Reviewed for HOWARD SCD and meets Technical Requirements.
 Jim Meyer, U.S.D.A.-Natural Resources Conservation Service, Date: 5/23/07
 John K. Parker, Howard SCD, Date: 5/23/07

OWNER/DEVELOPER
 CSG PATAPSCO, LLC
 5024 CAMPBELL BOULEVARD, SUITE G
 WHITE MARSH, MARYLAND 21236
 410-933-2091

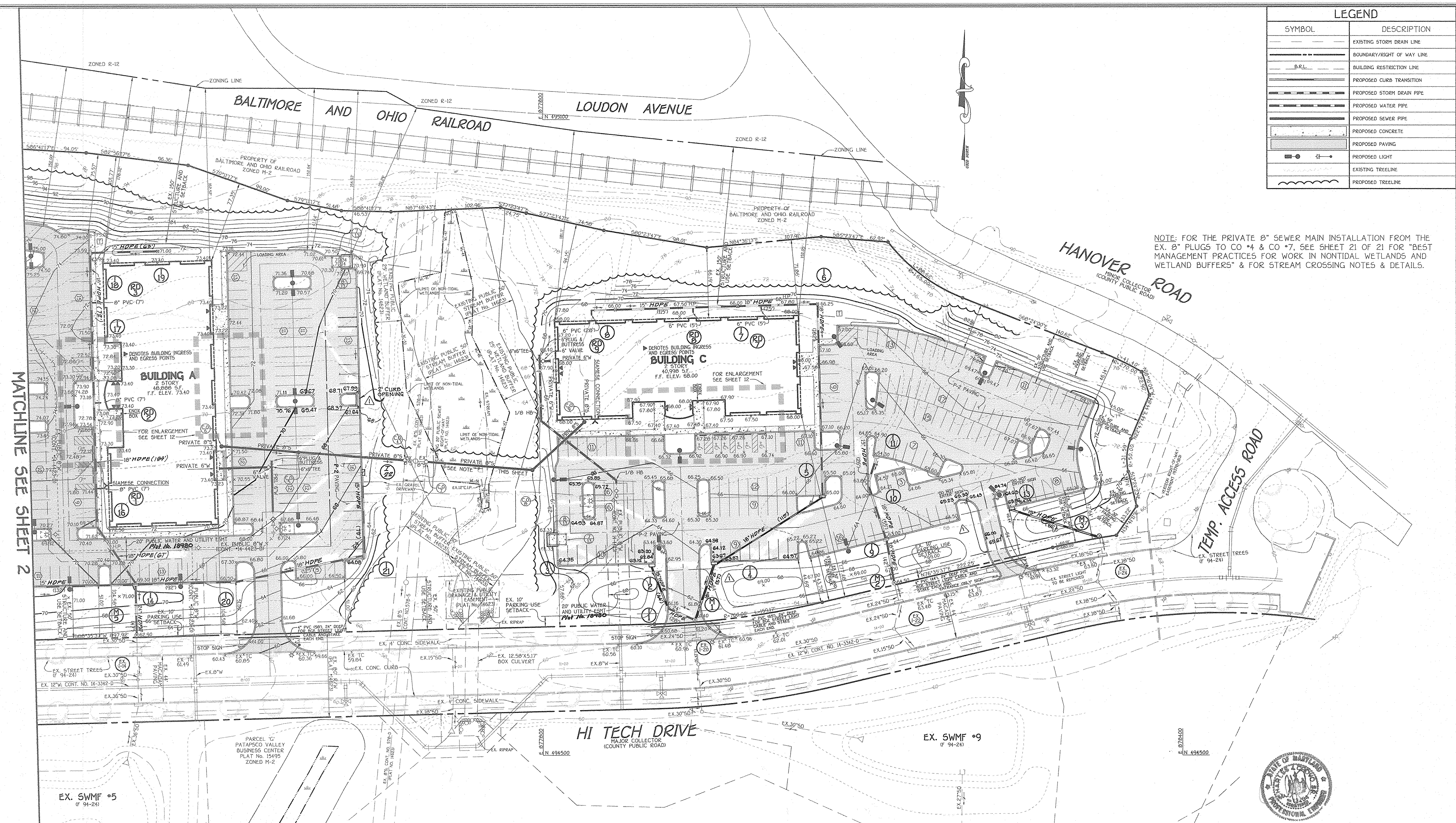
APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Director: *[Signature]* Date: 6/1/07
 Chief, Development Engineering Division: *[Signature]* Date: 5/23/07

SUBDIVISION	SECTION/AREA	PARCEL NO.
PATAPSCO VALLEY BUSINESS CENTER	N/A	C
PLAT NO.	BLOCK NO.	TAX MAP
189748, 189800	14, 15, 20, 21	3B
ELEC. DIST.	CENSUS TR.	
FIRST	601201	
WATER CODE	SEWER CODE	
A04	2150500, 2150501, 2150300	

SEDIMENT CONTROL PLAN
 PATAPSCO VALLEY BUSINESS CENTER
 PATAPSCO VALLEY OFFICE CAMPUS
 PARCEL 'C'
 ZONED: M-2
 TAX MAP No. 3B PARCEL No. 205 GRID No. 14.15.20.21
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 40'
 DATE: MARCH 15, 2007
 SHEET 4 OF 21 **SDP-07-028**

I:\00003\03\DEVELOPMENT PLAN\00003-0001 SEDIMENT CONTROL PLAN SHEET 1, 3/18/2007 8:07:57 AM, 1:1

LEGEND	
SYMBOL	DESCRIPTION
	EXISTING STORM DRAIN LINE
	BOUNDARY/RIGHT OF WAY LINE
	BUILDING RESTRICTION LINE
	PROPOSED CURB TRANSITION
	PROPOSED STORM DRAIN PIPE
	PROPOSED WATER PIPE
	PROPOSED SEWER PIPE
	PROPOSED CONCRETE
	PROPOSED PAVING
	PROPOSED LIGHT
	EXISTING TREELINE
	PROPOSED TREELINE



MATCHLINE SEE SHEET 2

NOTE: FOR THE PRIVATE 8" SEWER MAIN INSTALLATION FROM THE EX. 8" PLUGS TO CO #4 & CO #7, SEE SHEET 21 OF 21 FOR "BEST MANAGEMENT PRACTICES FOR WORK IN NONTIDAL WETLANDS AND WETLAND BUFFERS" & FOR STREAM CROSSING NOTES & DETAILS.



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PARK
 ELLEOTT CITY, MARYLAND 21042
 410.481.8995

DATE	DESCRIPTION
9/25/07	Changed all storm drain pipe from RCCP to HDPE.
6/16/07	REVISED STORM DRAINS AND GRADING

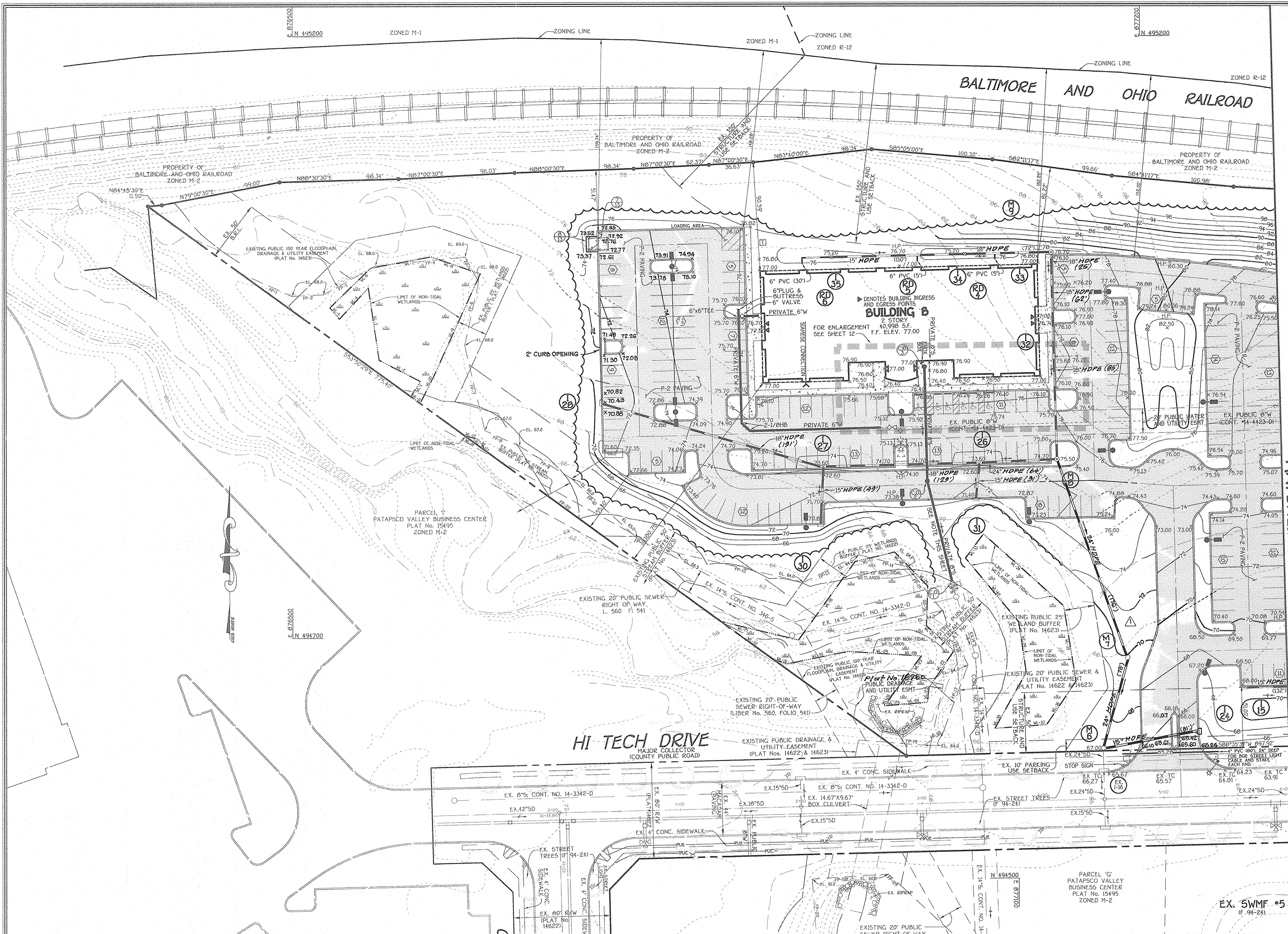
OWNER/DEVELOPER
 CSG PATAPSCO, LLC
 5024 CAMPBELL BOULEVARD, SUITE G
 WHITE MARSH, MARYLAND 21236
 410-933-2091

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Mark A. Coughlin 6/5/07
 Director - Department of Planning and Zoning
Condy Hanrahan 6/5/07
 Chief, Division of Land Development
John S. ... 5/27/07
 Chief, Development Engineering Division J.P. Date

SUBDIVISION	SECTION/AREA	PARCEL NO.
PATAPSCO VALLEY BUSINESS CENTER	N/A	C
PLAT NO. 184746.10	TAX MAP 38	CENSUS TR. 601201
BLOCK NO. 14, 15, 20, 21	ELEC. DIST. FIRST	
ZONE M-2		
WATER CODE A04	SEWER CODE 2150500, 2150501, 2150300	

SITE DEVELOPMENT PLAN
 PATAPSCO VALLEY BUSINESS CENTER
 PATAPSCO VALLEY OFFICE CAMPUS
 PARCEL 'C'
 ZONED: M-2
 TAX MAP No. 38 PARCEL No. 285 GRID No. 14,15,20,21
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 40'
 DATE: MARCH 15, 2007
 SHEET 3 OF 21 **SDP-07-028**

1408003040 SITE DEVELOPMENT PLAN 0003-0001 SITE PLAN (DWG) SITE PLAN SHEET 2, 3/16/2007 7:50:17 AM, 11



LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING STORM DRAIN LINE
---	BOUNDARY/RIGHT OF WAY LINE
---	B.R.L.
---	PROPOSED CURB TRANSITION
---	PROPOSED STORM DRAIN PIPE
---	PROPOSED WATER PIPE
---	PROPOSED SEWER PIPE
---	PROPOSED CONCRETE
---	PROPOSED PAVING
---	PROPOSED LIGHT
---	EXISTING TREELINE
---	PROPOSED TREELINE

Existing Wetland Limits Meets And Bounds Plat No. 14623

Line	Bearing & Distance	Line	Bearing & Distance	Line	Bearing & Distance
WL-1	N31°16'23"E 14.95	WL-19	S43°51'37"E 18.04	WL-37	S85°54'57"W 42.78
WL-2	N62°39'37"W 38.29	WL-20	S01°56'48"W 32.85	WL-38	N27°03'14"E 53.24
WL-3	N08°28'18"W 60.73	WL-21	S47°59'11"E 30.82	WL-39	N08°18'24"W 42.45
WL-4	S42°46'36"W 35.19	WL-22	S34°01'15"W 37.08	WL-40	N39°40'33"W 68.93
WL-5	N39°50'15"W 12.24	WL-23	S06°05'44"W 12.25	WL-41	N76°20'50"E 41.54
WL-6	N45°32'16"E 47.13	WL-24	S05°24'26"W 15.96	WL-42	N03°11'14"E 56.05
WL-7	N79°24'15"E 50.85	WL-25	S05°24'25"W 20.02	WL-43	N70°39'37"E 10.38
WL-8	S70°55'01"E 42.99	WL-26	N36°47'06"E 34.85	WL-44	S12°58'58"E 75.35
WL-9	S24°16'00"W 94.15	WL-27	N36°47'07"E 16.93	WL-45	S01°22'22"W 46.29
WL-10	S26°48'22"W 24.64	WL-28	N06°19'08"W 9.67	WL-46	S26°01'56"E 80.37
WL-11	N53°50'29"W 9.44	WL-29	N06°19'11"W 51.22	WL-47	S16°07'15"W 70.15
WL-12	S74°34'17"E 12.11	WL-30	S78°20'20"W 51.25	WL-48	S00°04'25"E 22.00
WL-13	S31°30'24"E 11.28	WL-31	N72°33'42"W 11.75	WL-49	S71°51'27"W 6.72
WL-14	N53°50'29"W 21.75	WL-32	N53°50'29"W 54.04	WL-50	N06°51'37"W 24.24
WL-15	S76°26'25"E 66.03	WL-33	N36°34'32"E 24.94	WL-51	N84°13'47"W 28.60
WL-16	N35°45'10"E 80.31	WL-34	S48°00'10"E 89.07	WL-52	N25°00'00"W 93.83
WL-17	N76°41'29"E 33.59	WL-35	S09°16'28"E 63.54	WL-53	N04°12'44"W 102.49
WL-18	S43°51'32"E 21.34	WL-36	S33°52'09"W 43.68		

Existing 100 Year Floodplain, Drainage & Utility Easement Plat No. 14623

Line	Bearing & Distance
FP-1	S65°26'20"E 47.49
FP-2	N87°25'37"E 26.19
FP-3	N60°43'27"E 49.26
FP-4	N84°26'13"E 74.34
FP-5	S28°24'40"E 23.38
FP-6	S12°14'13"W 54.29
FP-7	S13°12'19"E 72.52
FP-8	S65°41'57"E 31.53
FP-9	S57°38'19"E 50.68
FP-10	S47°32'53"E 73.50
FP-11	S69°48'38"E 35.25
FP-12	S76°43'30"E 107.29
FP-13	N63°22'23"E 51.12
FP-14	S75°48'06"E 40.90
FP-15	S38°53'18"E 46.59
FP-16	S24°53'54"E 50.21
FP-17	S20°06'14"W 59.64
FP-18	S56°15'36"W 18.97
FP-19	N85°33'26"W 30.08
FP-20	N53°50'29"W 662.94

STREET LIGHT CHART

STREET NAME	STATION	OFFSET	FIXTURE/POLE TYPE	LEGEND
HI TECH DRIVE	C.L. STA. 5+45	29' LT	250-WATT "54C" HPS VAPOR FIXTURE, 12' ARM MOUNTED ON A 30-FOOT BLACK FIBERGLASS POLE.	☼
HI TECH DRIVE	C.L. STA. 8+52	29' LT	250-WATT "54C" HPS VAPOR FIXTURE, 12' ARM MOUNTED ON A 30-FOOT BLACK FIBERGLASS POLE.	☼
HI TECH DRIVE	C.L. STA. 12+49	29' LT	250-WATT "54C" HPS VAPOR FIXTURE, 12' ARM MOUNTED ON A 30-FOOT BLACK FIBERGLASS POLE.	☼
HI TECH DRIVE	C.L. STA. 15+48	29' LT	250-WATT "54C" HPS VAPOR FIXTURE, 12' ARM MOUNTED ON A 30-FOOT BLACK FIBERGLASS POLE.	☼

MATCHLINE SEE SHEET 3

NOTE: FOR THE PRIVATE 8" SEWER MAIN INSTALLATION FROM THE EX. 8" PLUG TO CO #1, SEE SHEET 21 OF 21 FOR "BEST MANAGEMENT PRACTICES FOR WORK IN NONTIDAL WETLANDS AND WETLAND BUFFERS"



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 33 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLETTT CITY, MARYLAND 21142
 (410) 461-3555

DATE	DESCRIPTION
9-25-07	Changed all storm drain pipe from RCOB to HOPE
6/18/07	REVISED STORM DRAINS AND GRADING
	REVISION BLOCK

OWNER/DEVELOPER
 CSG PATAPSCO, LLC
 5024 CAMPBELL BOULEVARD, SUITE G
 WHITE MARSH, MARYLAND 21236
 410-333-2091

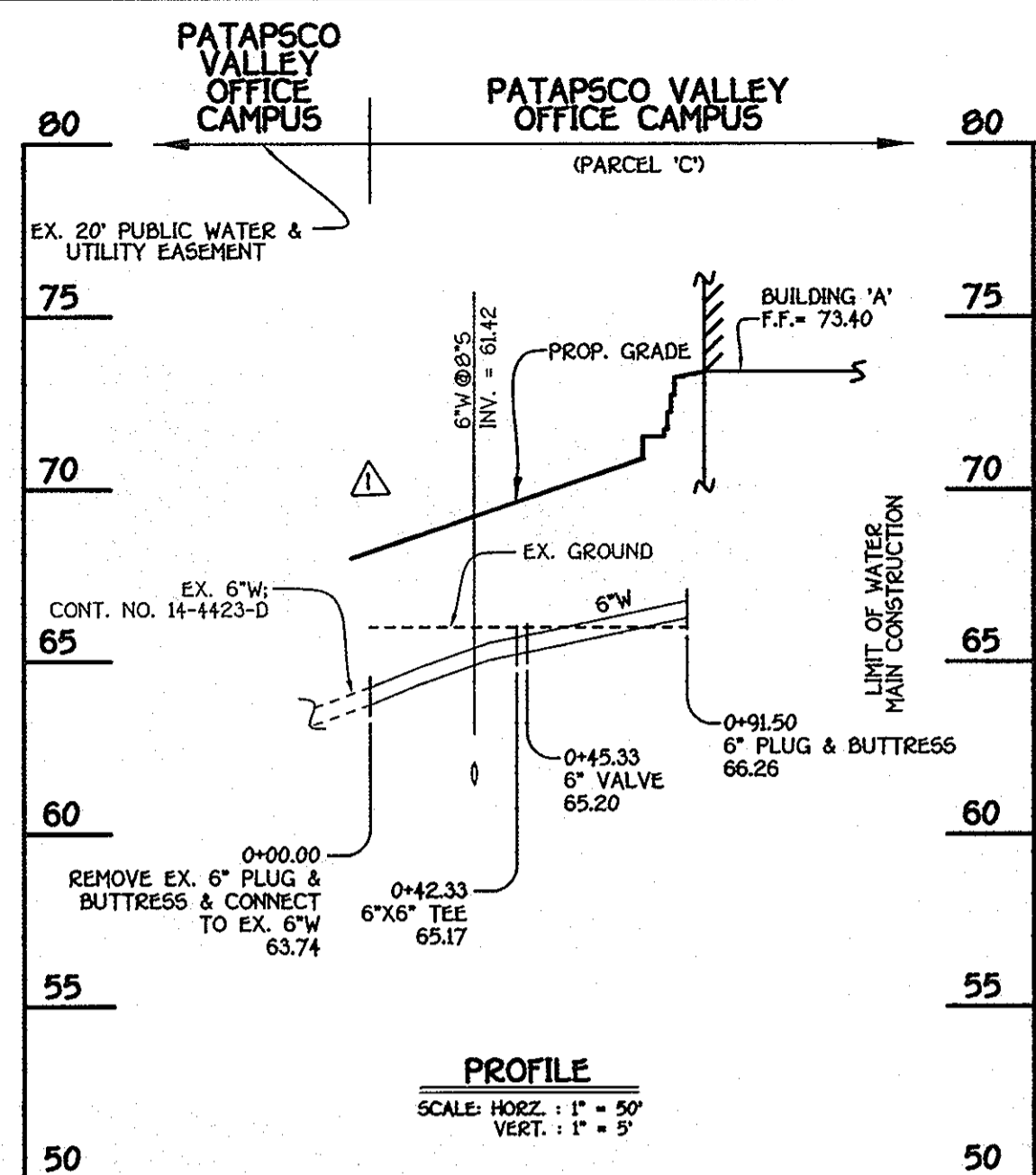
APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Mark A. Aguiar, Director
 Cindy Hamer, Chief, Division of Land Development
 J.P.

SUBDIVISION: PATAPSCO VALLEY BUSINESS CENTER
SECTION/AREA: N/A
PARCEL NO.: C
PLAT NO.: 14623
BLOCK NO.: 14, 15, 20, 21
ZONE: M-2
TAX MAP: 3B
ELEC. DIST.: FIRST
CENSUS TR.: 601201
WATER CODE: A04
SEWER CODE: 2150500, 2150501, 2150300

SITE DEVELOPMENT PLAN
 PATAPSCO VALLEY BUSINESS CENTER
 PATAPSCO VALLEY OFFICE CAMPUS
 PARCEL 'C'
 ZONED: M-2
 TAX MAP No. 3B PARCEL No. 285 GRID No. 14.15,20,21
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 40'
 DATE: MARCH 15, 2007
 SHEET 2 OF 21

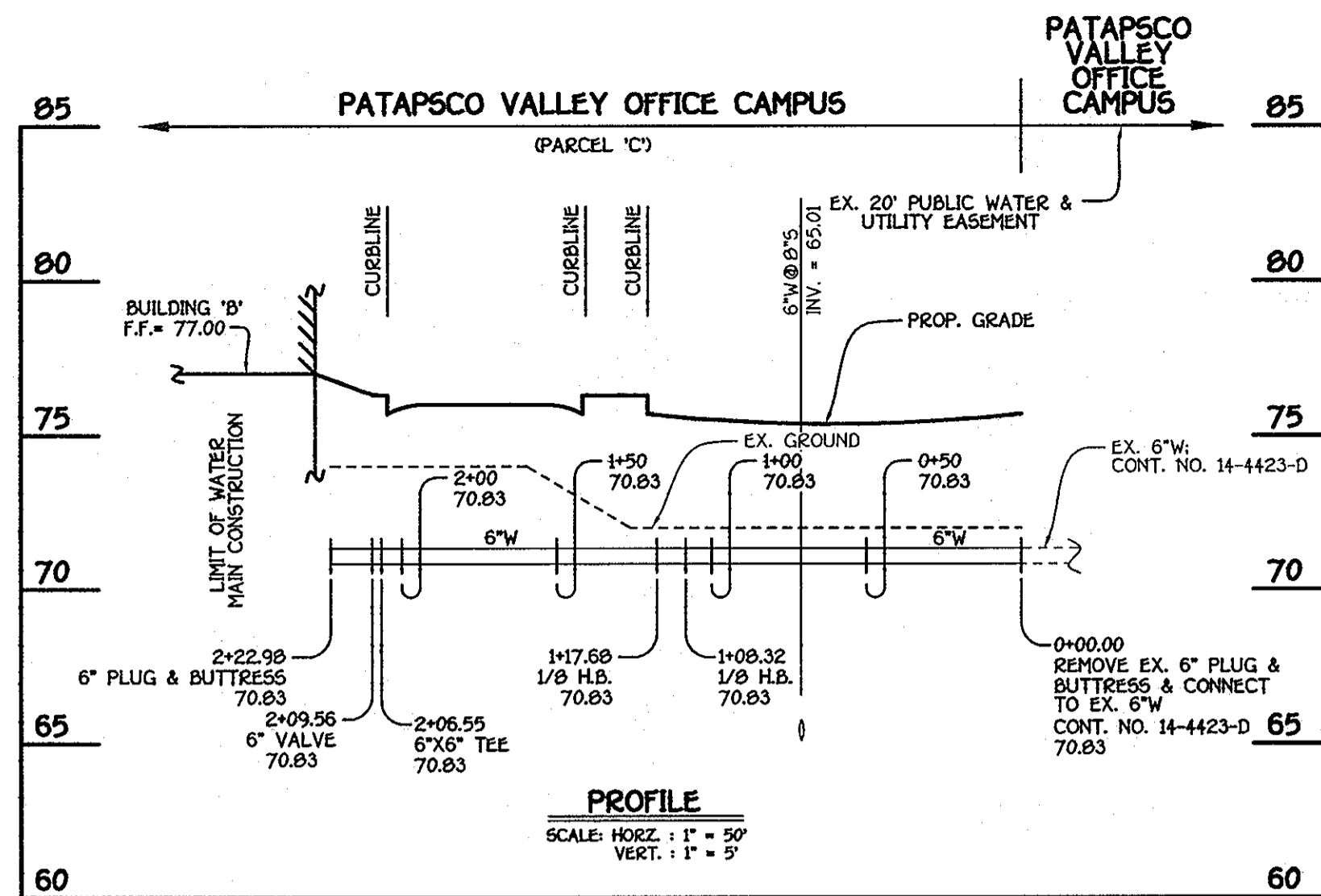
SDP-07-028

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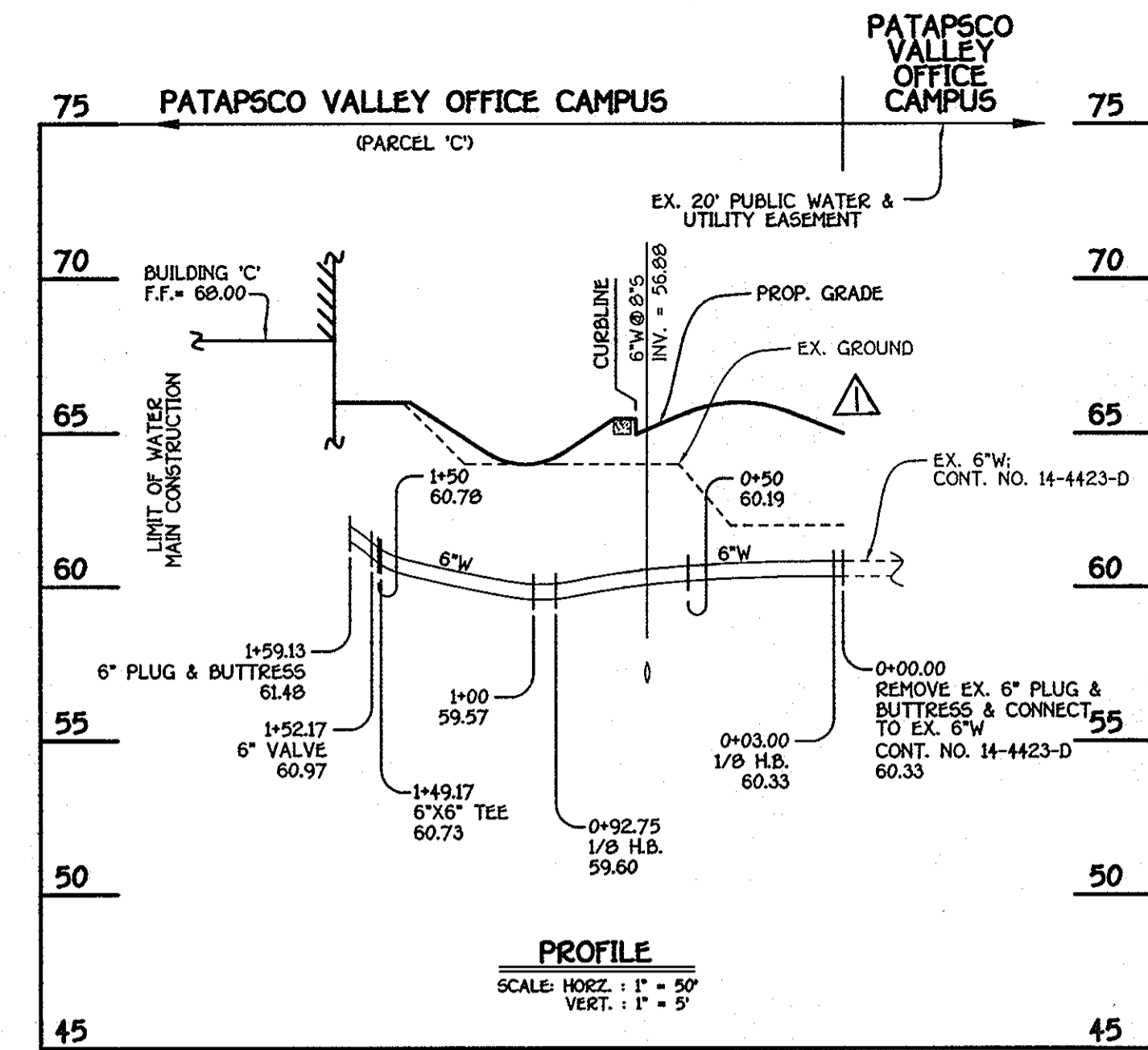
6" WATER MAIN; BUILDING 'A'

W.M. STA.	APPURTENANCE	NORTHING	EASTING
6" WATER MAIN; BUILDING 'A'			
0+00.00	EX. 6" PLUG & BUTTRESS	555479.20	1389964.82
0+42.33	6"x6" TEE	555521.52	1389963.79
0+45.33	6" VALVE	555521.52	1389960.79
0+91.50	6" PLUG & BUTTRESS	555520.32	1389914.64



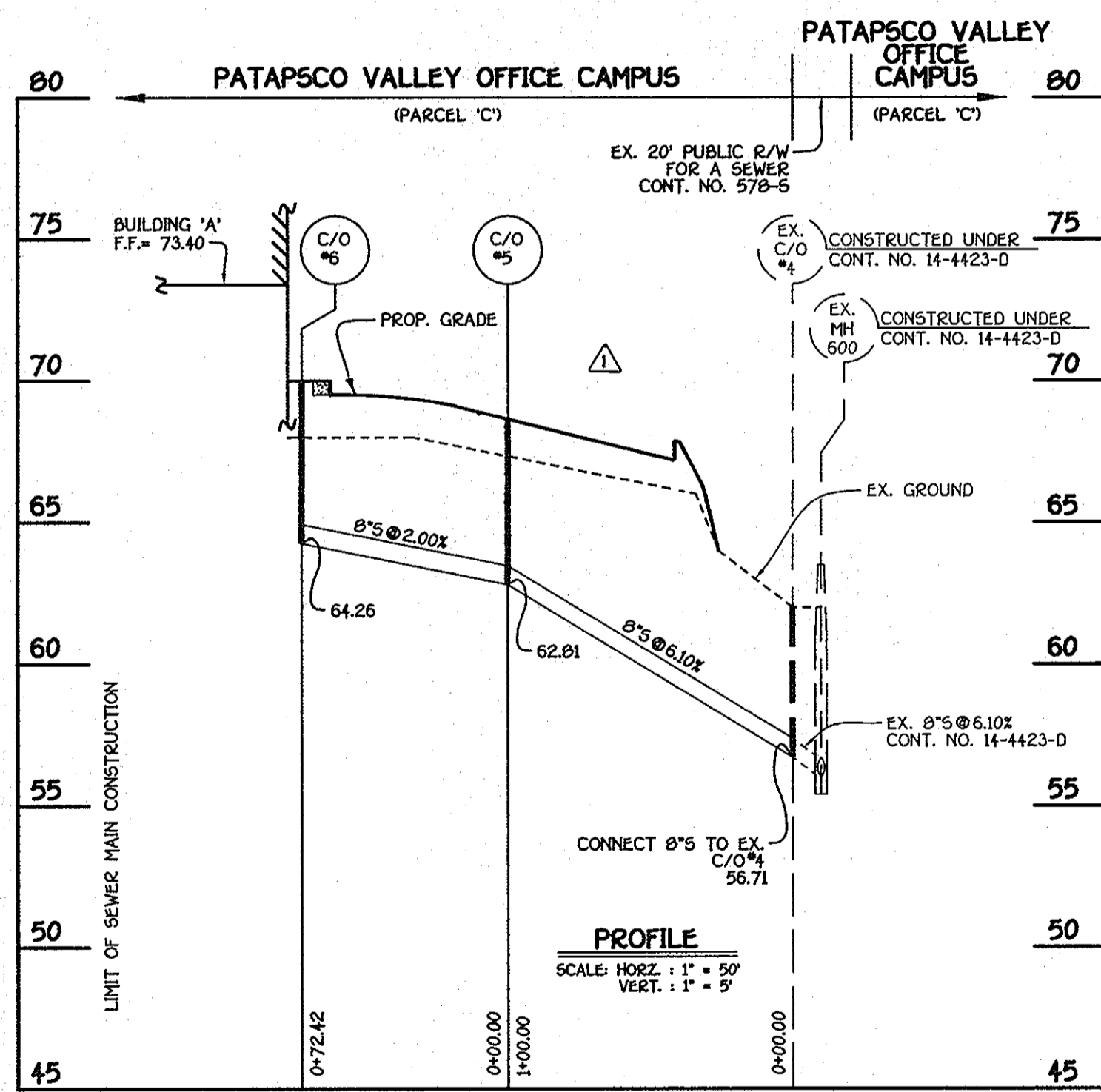
6" WATER MAIN; BUILDING 'B'

W.M. STA.	APPURTENANCE	NORTHING	EASTING
6" WATER MAIN; BUILDING 'B'			
0+00.00	EX. 6" PLUG & BUTTRESS	555623.91	1389404.41
1+08.32	1/8" H.B.	555621.25	1389296.12
1+17.68	1/8" H.B.	555627.69	1389289.32
2+06.55	6"x6" TEE	555716.53	1389286.85
2+09.56	6" VALVE	555716.61	1389289.84
2+22.98	6" PLUG & BUTTRESS	555716.97	1389303.26

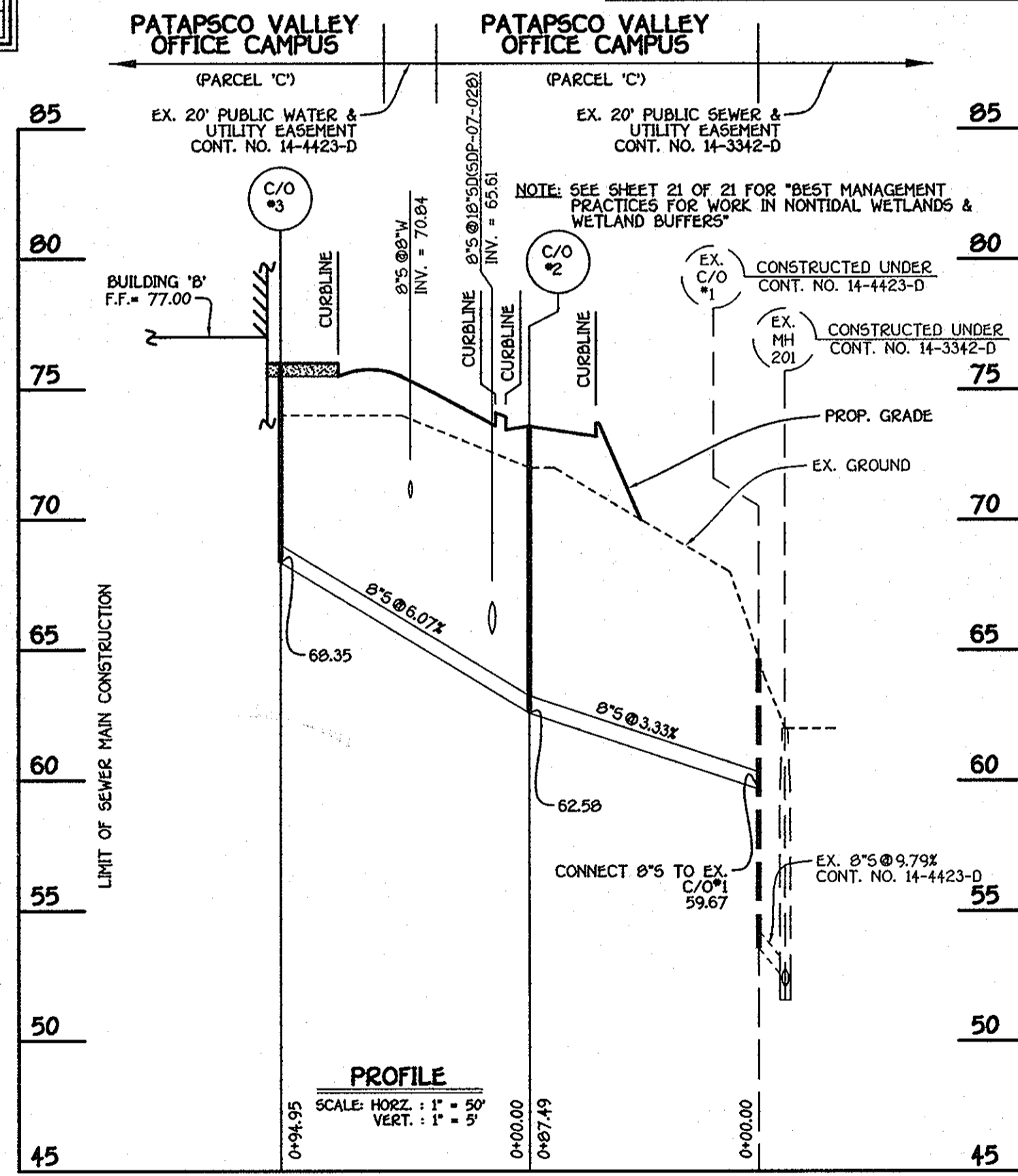


6" WATER MAIN; BUILDING 'C'

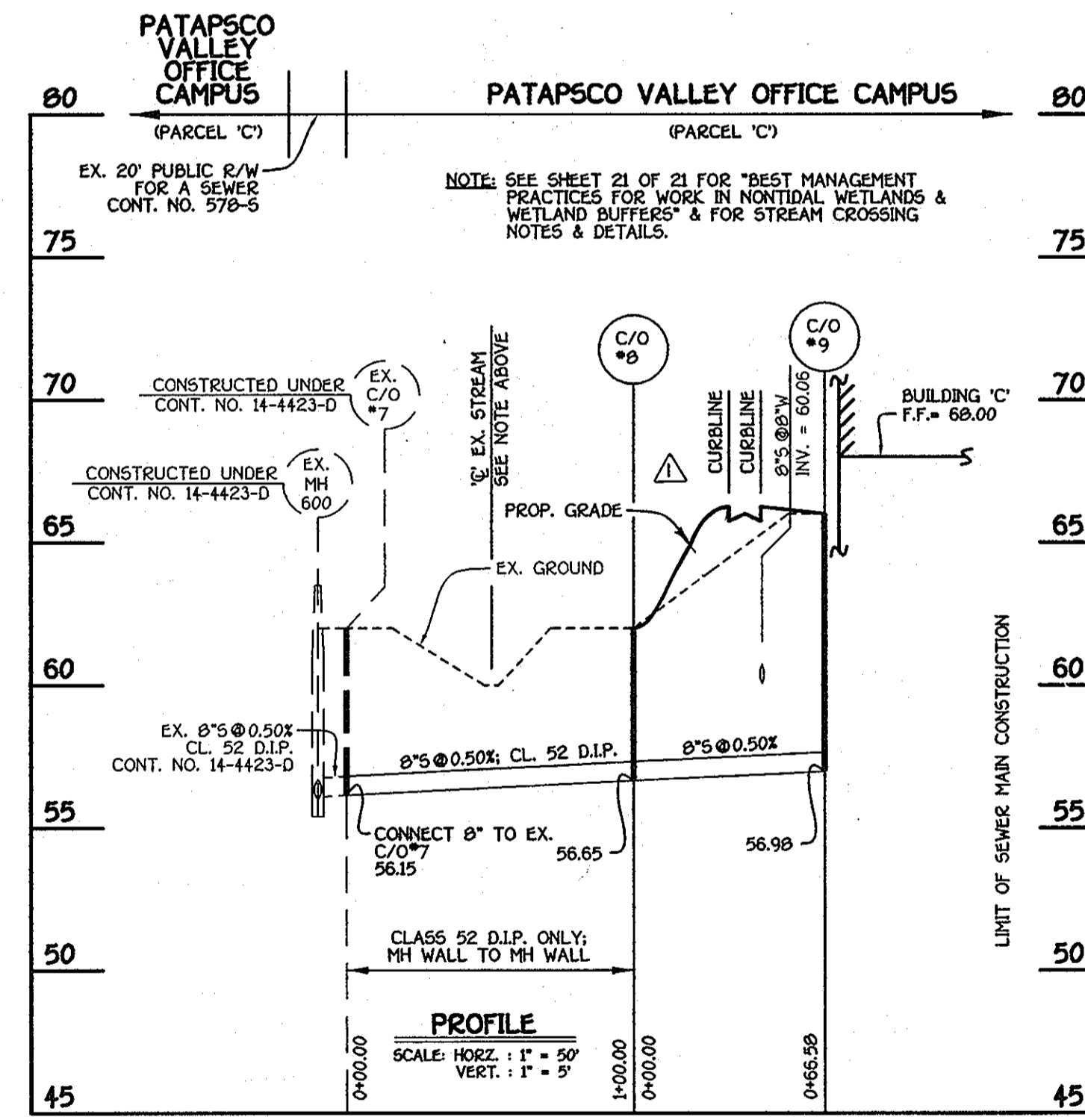
W.M. STA.	APPURTENANCE	NORTHING	EASTING
6" WATER MAIN; BUILDING 'C'			
0+00.00	EX. 6" PLUG & BUTTRESS	555505.82	1390287.02
0+03.00	1/8" H.B.	555508.82	1390286.95
0+92.75	1/8" H.B.	555564.63	1390216.66
1+49.17	6"x6" TEE	555621.03	1390215.33
1+52.17	6" VALVE	555621.11	1390218.33
1+59.13	6" PLUG & BUTTRESS	555621.27	1390225.28



8" SEWER MAIN; BUILDING 'A'



8" SEWER MAIN; BUILDING 'B'



8" SEWER MAIN; BUILDING 'C'

BUILDING	M.C.E.
'A'	71.51
'B'	74.27
'C'	66.65

NO.	NORTHING	EASTING	RIM ELEVATION
C.O.#2	555579.49	1389442.71	73.60
C.O.#3	555674.40	1389440.37	76.00
C.O.#5	555535.60	1389988.97	69.75
C.O.#6	555541.19	1389916.77	70.00
C.O.#8	555518.41	1390210.06	62.00
C.O.#9	555563.76	1390257.18	66.00

NOTE: SET ALL TOPS OF CLEAN-OUTS FLUSH W/ PROPOSED FINISHED GRADE.

STATION	BUILDING	ELEVATION
0+94.95	C.O.#2 TO C.O.#3	65.85
0+74.42	C.O.#5 TO C.O.#6	64.36
0+66.58	C.O.#8 TO C.O.#9	57.08

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10222 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 461-2855

DATE	DESCRIPTION
6/12/07	REVISOR WATER & SEWER PROFILES
	REVISION BLOCK



APPROVED: DEPARTMENT OF PLANNING AND ZONING

James A. McCall
 Director - Department of Planning and Zoning
 Linda Hanck
 Chief, Division of Land Development
 Chief, Development Engineering Division

6/5/07
 6/5/07
 5/20/07

PRIVATE WATER & SEWER MAIN PROFILES

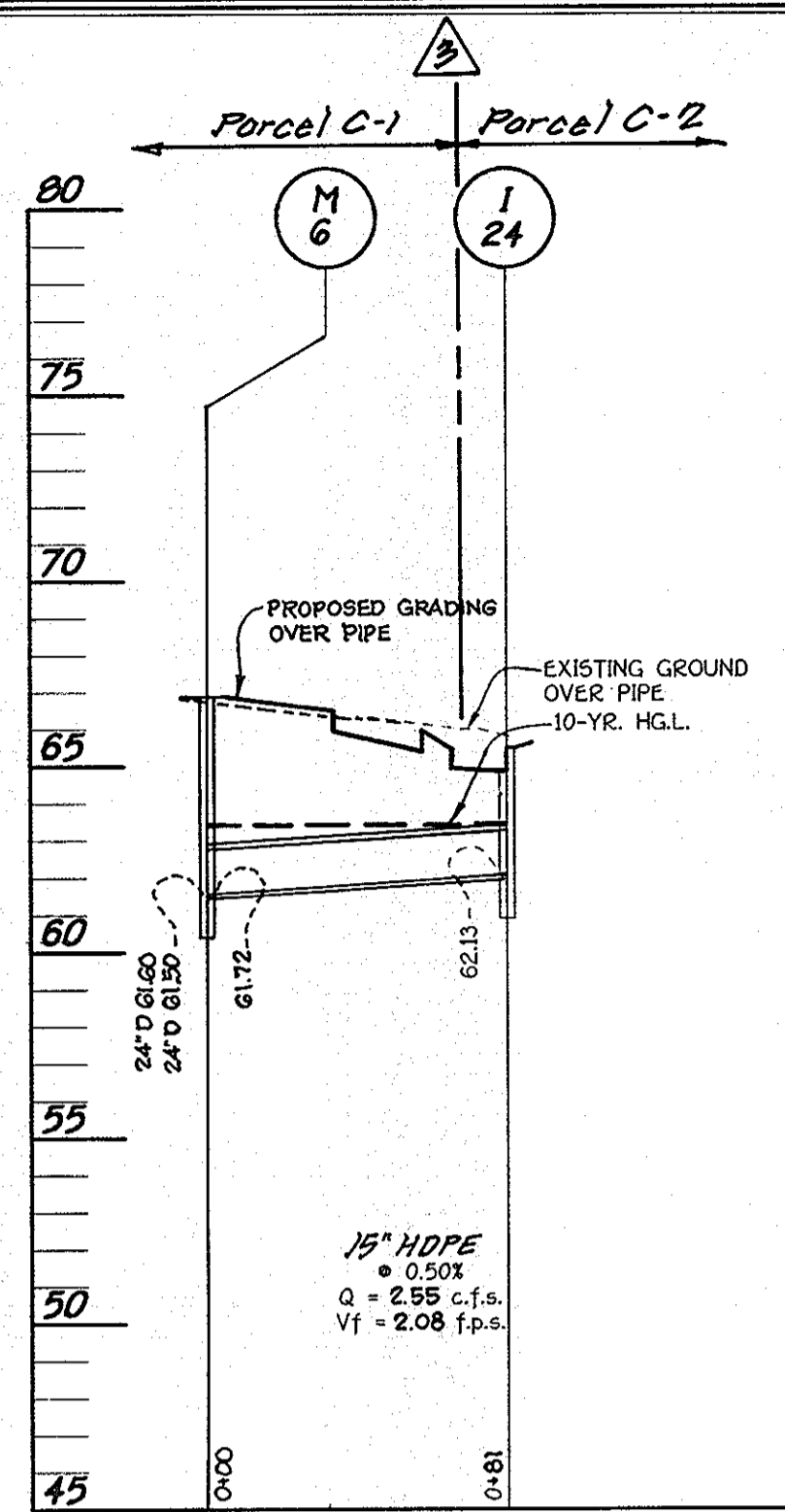
PATAPSCO VALLEY BUSINESS CENTER
PATAPSCO VALLEY OFFICE CAMPUS
 PARCEL 'C'
 ZONED: M-2

TAX MAP No. 38 PARCEL No. 205 GRID No. 14,15,20,21
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN
 DATE: MARCH 15, 2007
 SHEET 18 OF 21

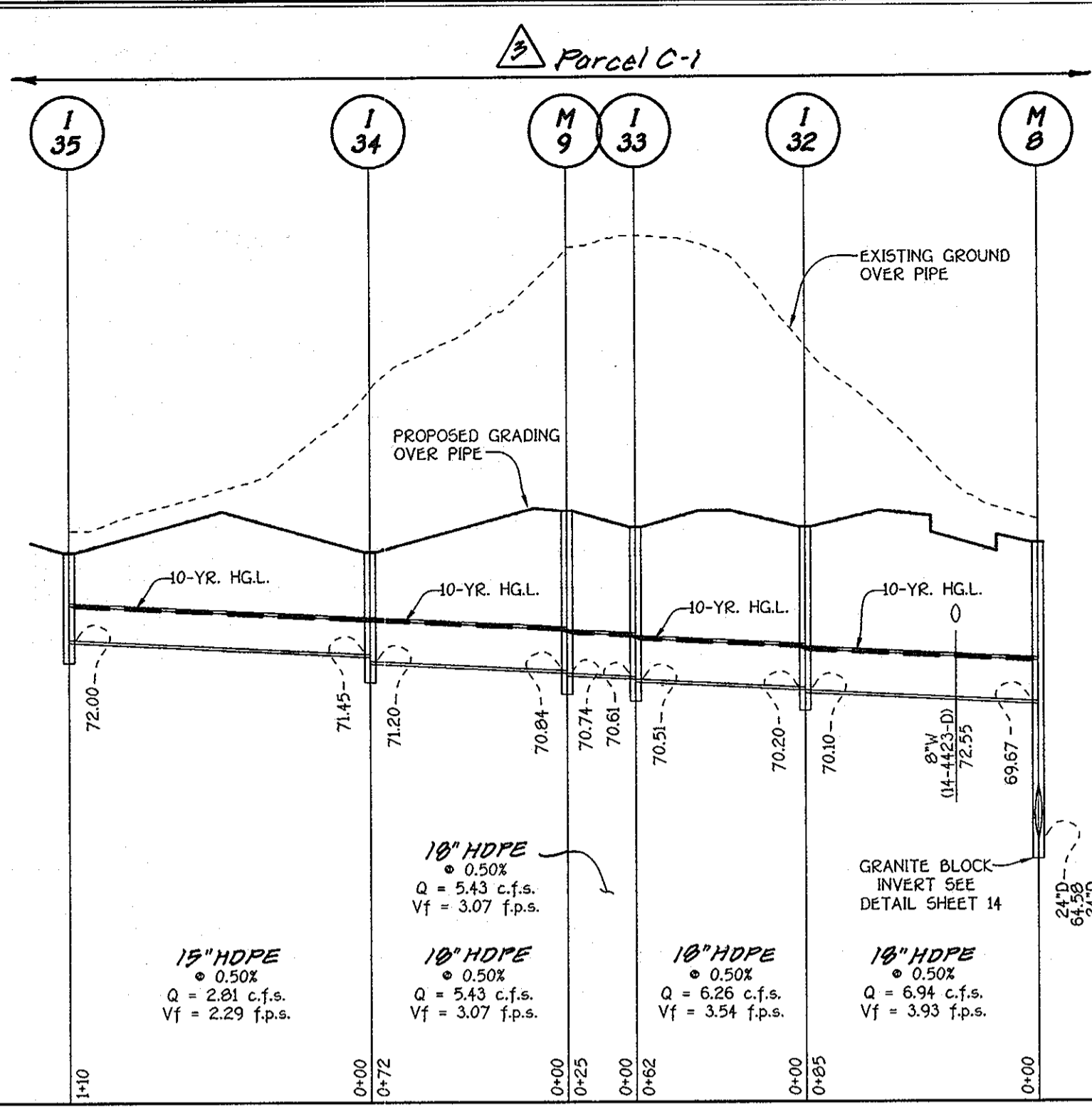
OWNER/DEVELOPER
 CSG PATAPSCO, LLC
 5024 CAMPBELL BOULEVARD, SUITE G
 WHITE MARSH, MARYLAND 21236
 410-933-2091

SUBDIVISION	SECTION/AREA	PARCEL NO.
PATAPSCO VALLEY BUSINESS CENTER	N/A	C
PLAT NO.	BLOCK NO.	ZONE
189794 18180	14, 15, 20, 21	M-2
FILE NO.	TAX MAP	ELEC. DIST.
E-0723-84	38	FIRST
WATER CODE	SEWER CODE	CENSUS TR.
A04	2150500, 2150501, 2150300	601201

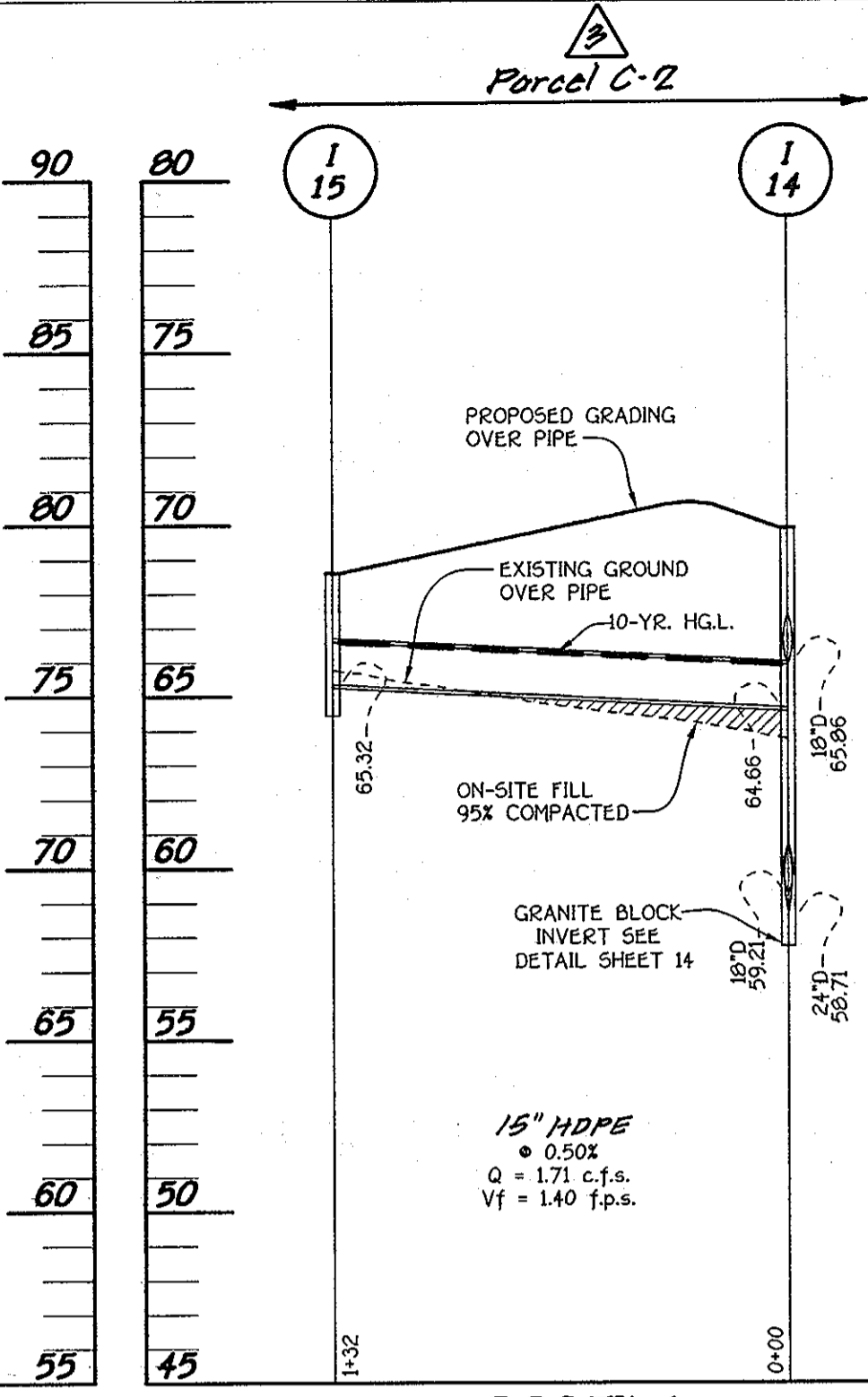
SHEET 18 OF 21 **50P-07-028**



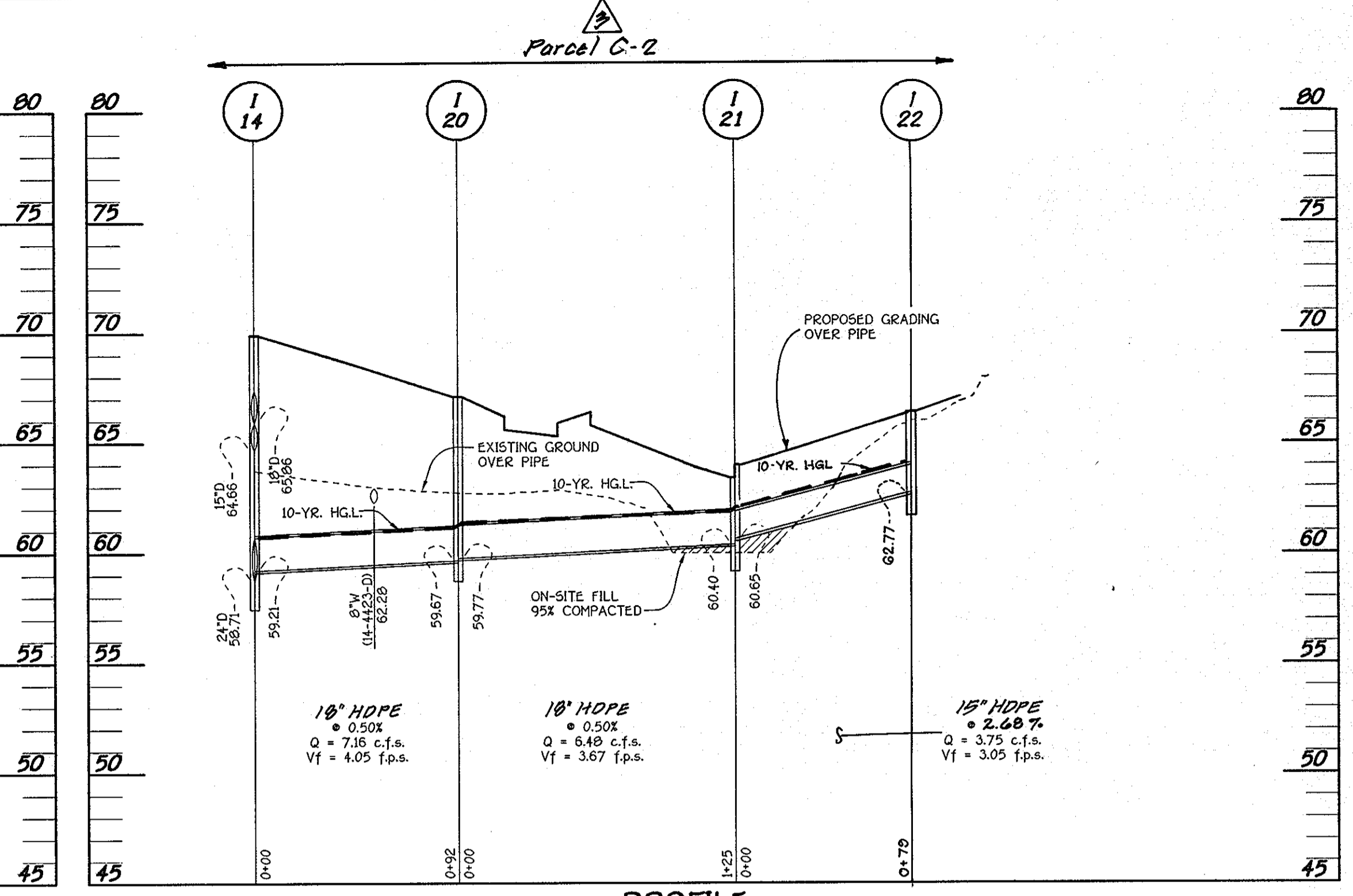
PROFILE
SCALE: HORIZ. : 1" = 50'
VERT. : 1" = 5'



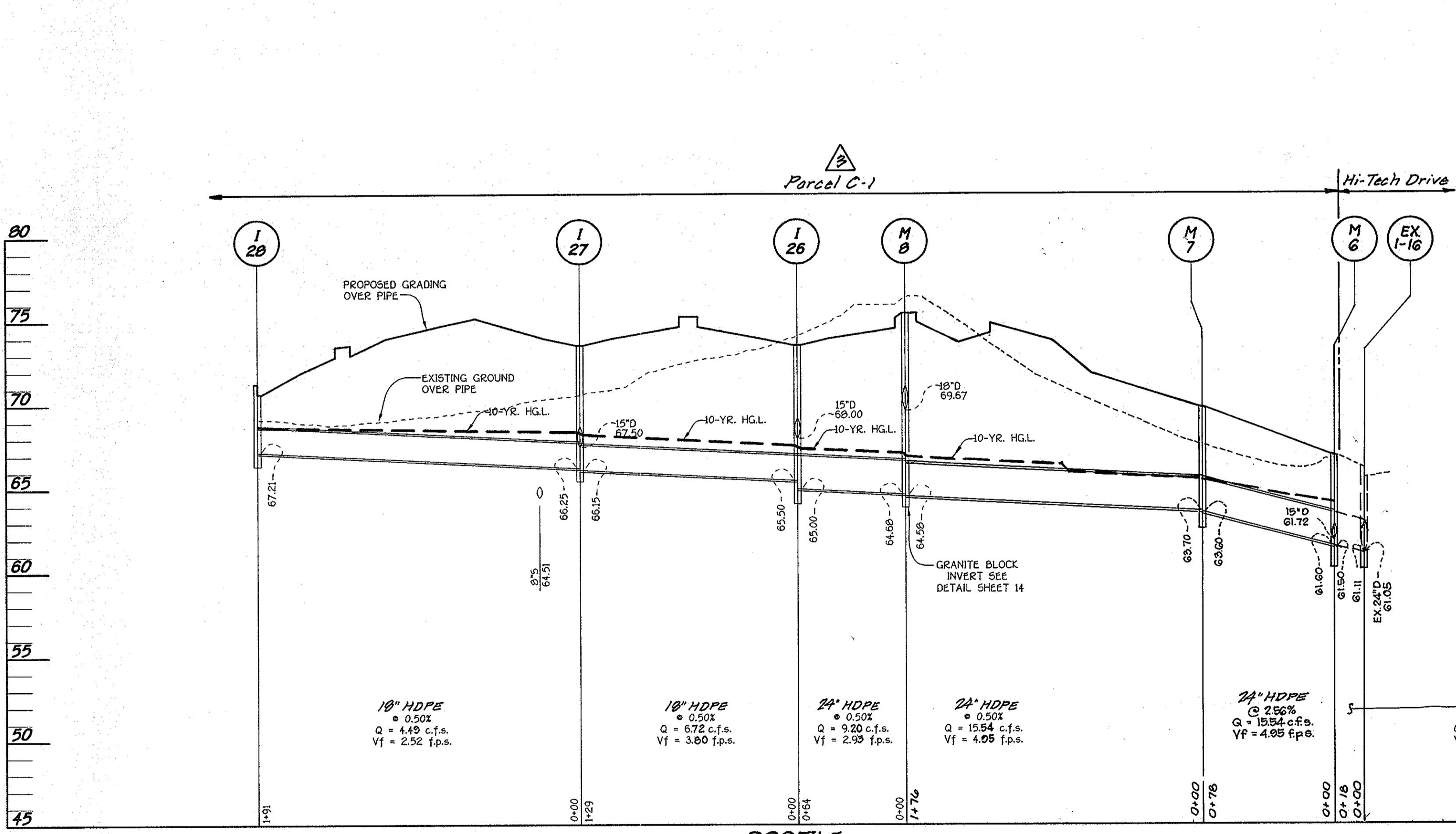
PROFILE
SCALE: HORIZ. : 1" = 50'
VERT. : 1" = 5'



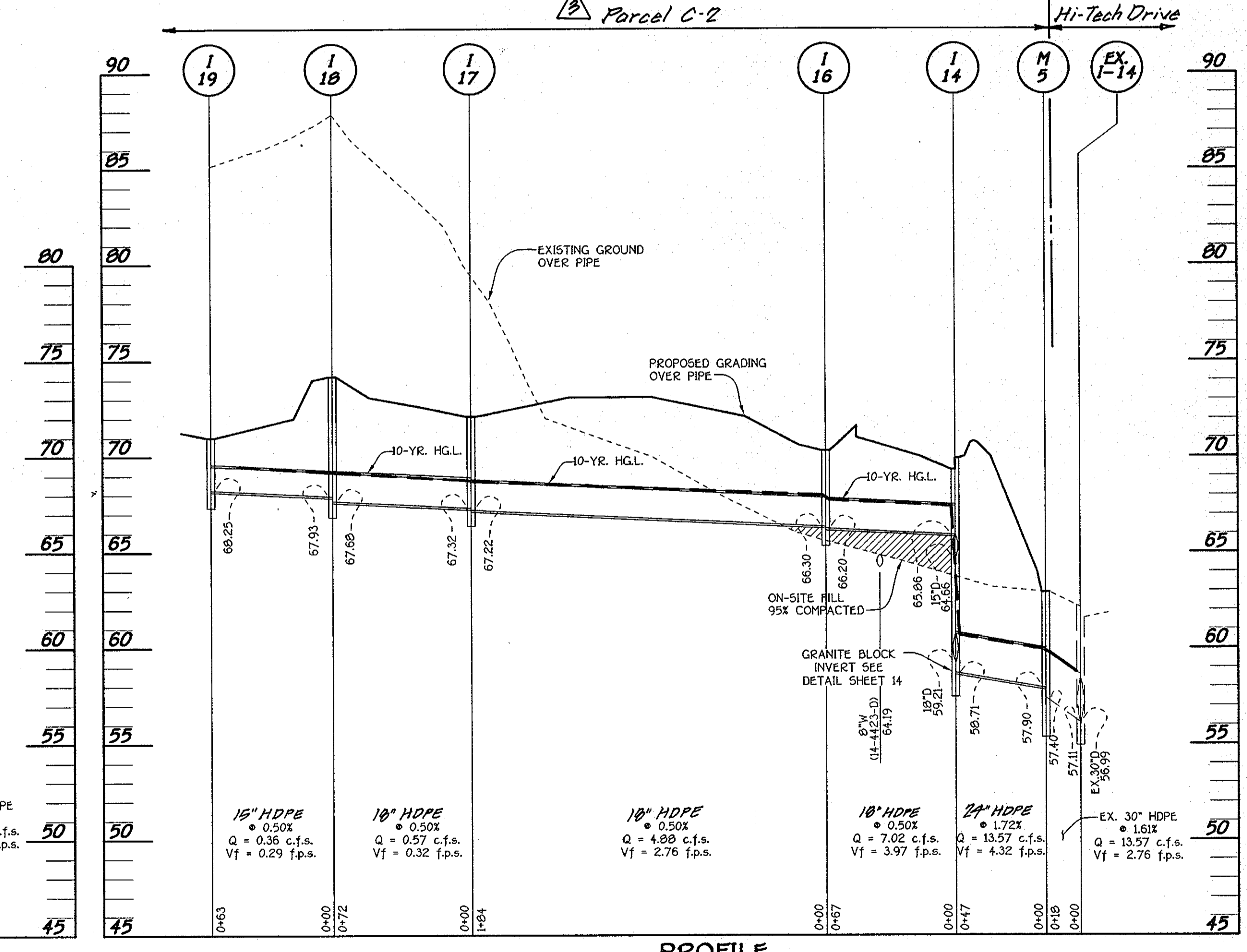
PROFILE
SCALE: HORIZ. : 1" = 50'
VERT. : 1" = 5'



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



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



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

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTURIAL SQUARE OFFICE PARK - 18272 BALDORNE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 461-2255

DATE	DESCRIPTION	REVISION BLOCK
7-10-08	Resubdivided Parcel C into Parcels C-1, C-2 & C-3. Revised Title Block.	
9-25-07	Changed all storm drain pipe from RCP to HDPE.	
6/8/07	REVISED STORM DRAIN PROFILES	

OWNER/DEVELOPER
CSG PATAPSCO, LLC
5024 CAMPBELL BOULEVARD, SUITE G
WHITE MARSH, MARYLAND 21235
410-933-2091



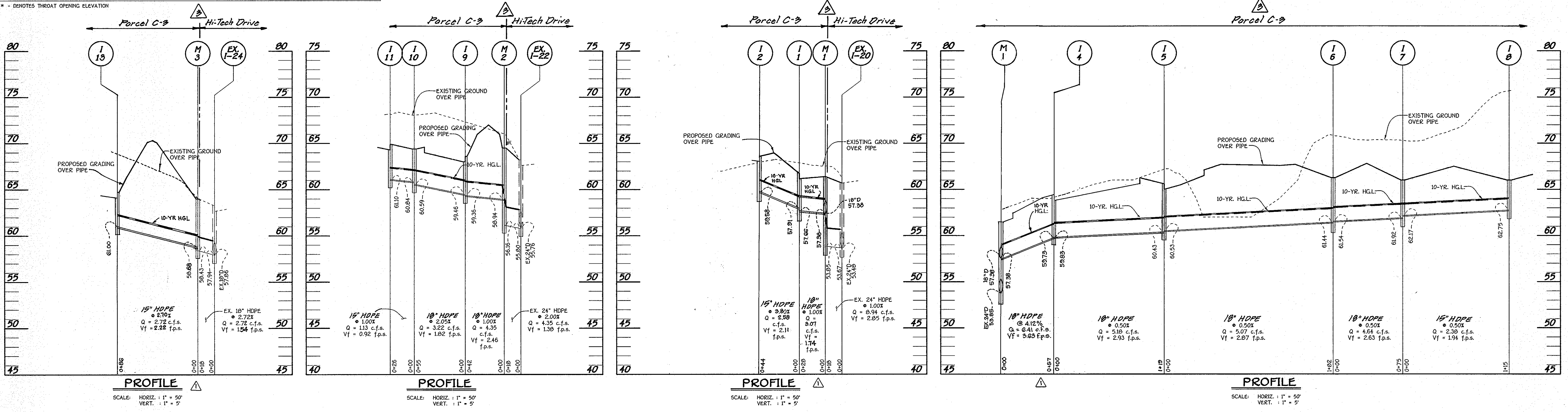
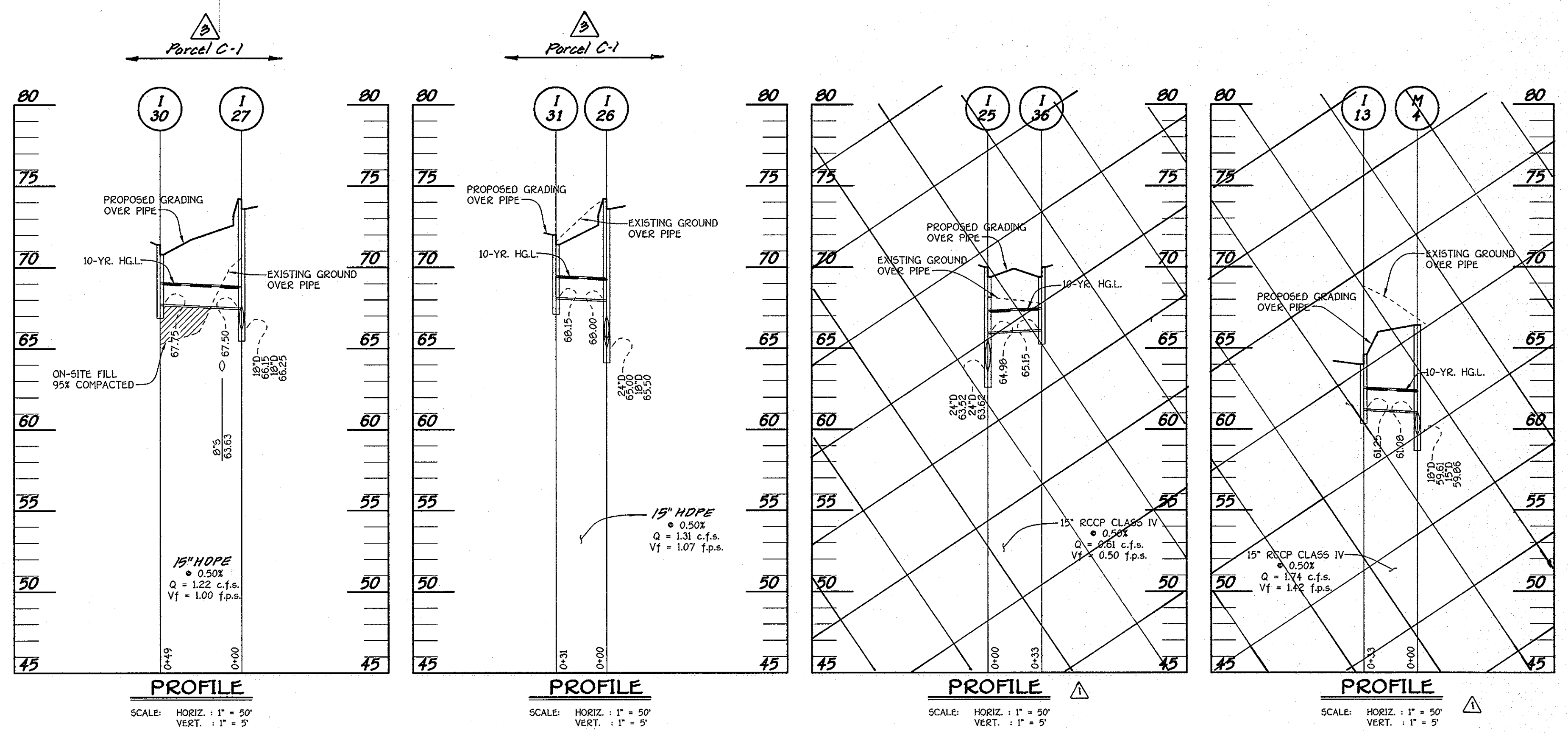
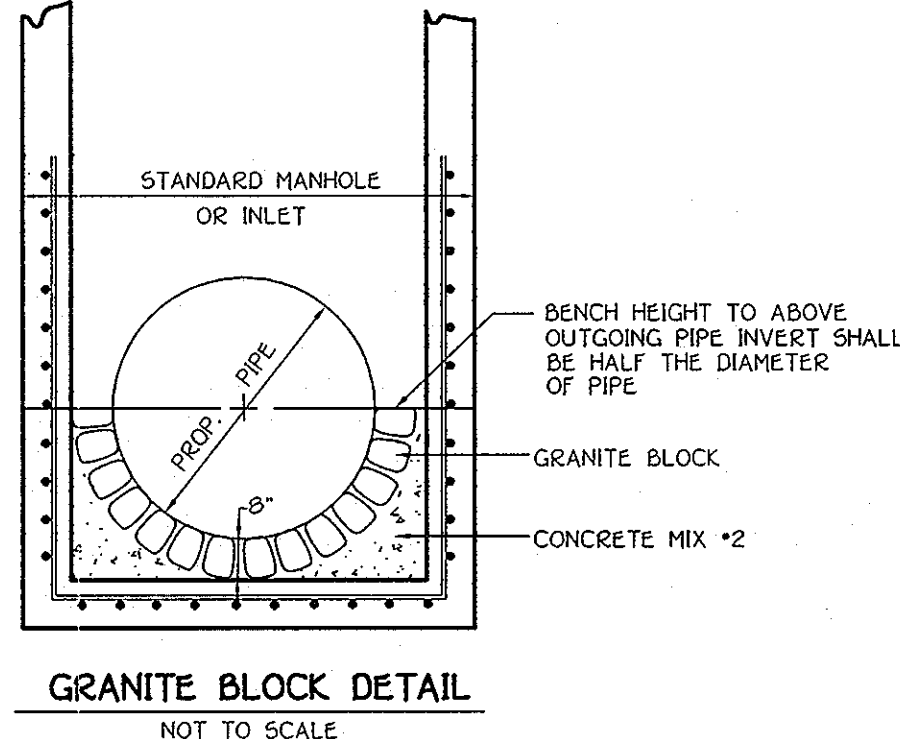
APPROVED: DEPARTMENT OF PLANNING AND ZONING
Date: 6/15/07
Director: Department of Planning and Zoning
Chief, Division of Land Development
Chief, Development Engineering Division

SUBDIVISION: PATAPSCO VALLEY BUSINESS CENTER
SECTION/AREA: N/A
PARCEL NO.: C-1, C-2 & C-3
PLAT NO.: 18719 & 18990
BLOCK NO.: 14, 15, 20, 21
ZONE: M-2
TAX MAP: 38
ELEC. DIST.: FIRST
CENSUS TR.: 601201
WATER CODE PLAT NO.: 20000120001
SEWER CODE: 2150500, 2150501, 2150300

STORM DRAIN PROFILES
PATAPSCO VALLEY BUSINESS CENTER
PATAPSCO VALLEY OFFICE CAMPUS
PARCELS C-1, C-2 AND C-3
ZONED: M-2
TAX MAP No. 38 PARCEL No. 285 GRID No. 14,15,20,21
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN
DATE: MARCH 15, 2007
SHEET 15 OF 21 **SDP-07-028**

STRUCTURE SCHEDULE								
STRUCTURE NO.	TOP ELEVATION	INV. IN	INV. OUT	COORDINATES	WIDTH	TYPE	REMARKS	
I-1	61.76	57.91 (15')	57.66 (18')	494638.66 877917.28	2.50'	A-5	S.D. - 4.40	
I-2	63.44		59.58 (15')	494681.60 877901.71	2.50'	A-5	S.D. - 4.40	
I-4	64.27	59.83 (18')	59.73 (18')	494682.98 877900.69	2.50'	A-5	S.D. - 4.40	
I-5	65.60	60.53 (18')	60.43 (18')	494745.53 878062.16	2.50'	A-5	S.D. - 4.40	
I-6	66.25 *	61.54 (18')	61.44 (18')	494925.74 878057.89	2.50'	D	S.D. - 4.39	
I-7	66.00 *	62.17 (15')	61.92 (15')	494923.81 877982.68	2.50'	D	S.D. - 4.39	
I-8	66.00 *		62.75 (15')	494920.53 877867.99	2.50'	D	S.D. - 4.39	
I-9	63.60	59.46 (18')	59.36 (18')	494704.65 878121.55	2.50'	A-5	S.D. - 4.40	
I-10	64.40	60.84 (15')	60.59 (18')	494756.02 878104.60	2.50'	A-5	S.D. - 4.40	
I-11	64.90		61.10 (15')	494782.80 878113.15	2.50'	A-5	S.D. - 4.40	
I-13	64.46		61.00 (15')	494734.34 878239.37	2.50'	A-5	S.D. - 4.40	
I-14	69.90	64.66 (15') 65.86 (18')	64.66 (18')	494662.89 877417.50	2.50'	A-5	S.D. - 4.40	
I-15	68.60		65.32 (15')	494959.67 877286.16	2.50'	A-5	S.D. - 4.40	
I-16	70.30	66.30 (18')	66.20 (18')	494718.50 877380.24	2.50'	A-5	S.D. - 4.40	
I-17	72.10	67.32 (18')	67.22 (18')	494902.88 877375.72	2.50'	A-5	S.D. - 4.40	
I-18	74.19	67.93 (15')	67.69 (18')	494974.49 877373.96	2.50'	A-5	S.D. - 4.40	
I-19	71.00 *		68.25 (15')	494976.18 877438.62	2.50'	D	S.D. - 4.39	
I-20	67.10	59.77 (18')	59.67 (18')	494665.14 877509.09	2.50'	A-5	S.D. - 4.40	
I-21	64.00	60.65 (18')	60.40 (18')	494688.84 877631.05	2.50'	A-5	S.D. - 4.40	
I-22	66.43		62.77 (15')	494767.12 877623.19	2.50'	A-10	S.D. - 4.41	
I-24	65.48		62.13 (15')	494622.21 877247.57	2.50'	A-5	S.D. - 4.40	
I-26	74.20	68.00 (15') 65.50 (18')	65.00 (24')	494844.36 877067.36	3.42'	5 COMBINATION	S.D. - 4.32	
I-27	74.20	67.50 (15') 66.25 (18')	66.15 (18')	494841.20 876938.40	3.42'	5 COMBINATION	S.D. - 4.32	
I-28	71.00		67.21 (18')					
I-30	71.40		67.75 (15')	494992.71 876753.63	2.50'	A-5	S.D. - 4.40	
I-31	72.00		68.15 (15')	494816.29 877064.64	2.50'	A-5	S.D. - 4.40	
I-32	76.20	70.20 (18')	70.10 (18')	494933.70 877130.19	2.50'	A-5	S.D. - 4.40	
I-33	76.20	70.61 (18')	70.51 (18')	494995.18 877128.68	2.50'	A-5	S.D. - 4.40	
I-34	75.20 *	71.45 (15')	71.20 (18')	495015.18 8771055.45	2.50'	D	S.D. - 4.39	
I-35	75.20 *		72.00 (15')	495016.54 876945.44	2.50'	D	S.D. - 4.39	
M-1	61.40	57.88 (18')	57.88 (18')	53.85 (24')	494627.73 877942.46	4'	4" STD. MANHOLE	G - 5.12
M-2	64.50	58.94 (18')	58.15 (24')	494662.42 878129.57	4'	4" STD. MANHOLE	G - 5.12	
M-3	64.00	58.68 (18')	58.43 (18')	494706.73 878321.87	4'	4" STD. MANHOLE	G - 5.12	
M-5	62.90	57.90 (24')	57.40 (30')	494613.91 877418.66	5'	5" STD. MANHOLE	G - 5.13	
M-6	67.00	61.60 (24') 61.72 (18')	61.50 (24')	494607.79 877169.54	4'	4" STD. MANHOLE	G - 5.12	
M-7	69.90	63.70 (24')	63.60 (24')	494683.32 877190.79	4'	4" STD. MANHOLE	G - 5.12	
M-8	75.50	69.67 (18') 64.68 (24')	64.58 (24')	494848.55 877131.54	4'	4" STD. MANHOLE	G - 5.12	
M-9	76.70	70.84 (18')	70.74 (18')	495020.63 877126.81	4'	4" STD. MANHOLE	G - 5.12	

PIPE SCHEDULE		
SIZE	CLASS	LENGTH
15"	HDPE	816 L.F.
18"	HDPE	1471 L.F.
24"	HDPE	265 L.F.



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SERVICE OFFICE: 10272 BALTIMORE NATIONAL PIKE
 BALTOUR CITY, MARYLAND 21042
 (410) 461-2855

DATE	DESCRIPTION
9-10-08	Resubdivided Parcel C into Parcels C-1, C-2 & C-3. Revised Title Block.
9-25-07	Changed all storm drain pipe from RCP to HDPE.
6/8/07	REVISED STORM DRAIN PROFILES AND STRUCTURE SCHEDULE

OWNER/DEVELOPER
 CSC PATAPSCO, LLC
 5024 CAMPBELL BOULEVARD, SUITE G
 WHITE MARSH, MARYLAND 21236
 410-933-2091

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

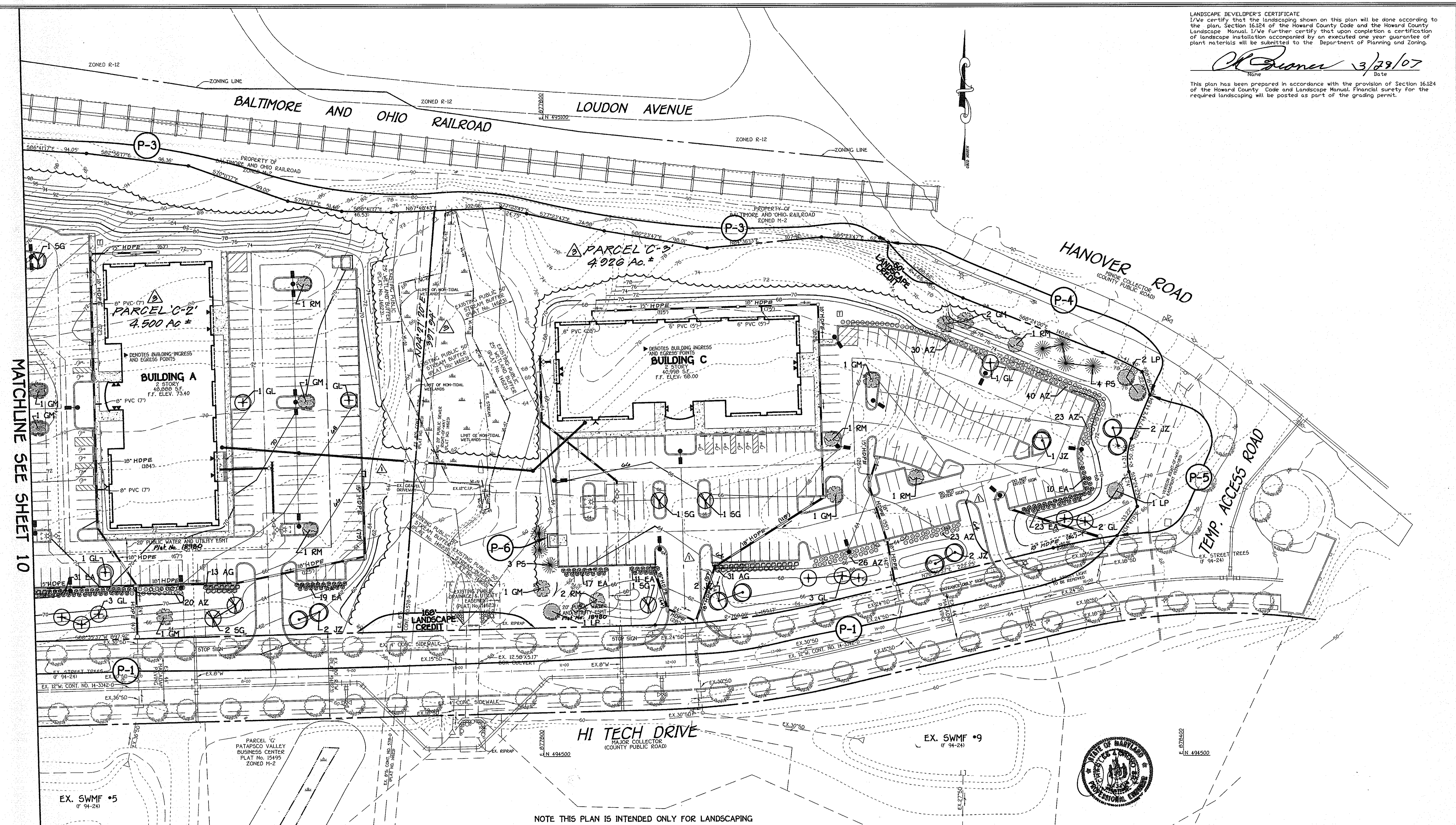
SUBDIVISION: PATAPSCO VALLEY BUSINESS CENTER
 SECTION/AREA: N/A
 PARCEL NO.: C-1, C-2 & C-3
 TAX MAP No. 38 PARCEL No. 285 GRID No. 14,15,20,21
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 ZONED: M-2

STORM DRAIN PROFILES AND STRUCTURE SCHEDULE
 PATAPSCO VALLEY BUSINESS CENTER
 PATAPSCO VALLEY OFFICE CAMPUS
 PARCELS C-1, C-2 AND C-3
 ZONED: M-2
 TAX MAP No. 38 PARCEL No. 285 GRID No. 14,15,20,21
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: A5 SHOWN
 DATE: MARCH 15, 2007
 SHEET 14 OF 21
SDP-07-028

LANDSCAPE DEVELOPER'S CERTIFICATE
 I/we certify that the landscaping shown on this plan will be done according to the plan, Section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/we further certify that upon completion a certification of landscape installation accompanied by an executed one year guarantee of plant materials will be submitted to the Department of Planning and Zoning.

Ch. Deumer 3/29/07
 Name Date

This plan has been prepared in accordance with the provision of Section 16.124 of the Howard County Code and Landscape Manual. Financial surety for the required landscaping will be posted as part of the grading permit.



NOTE THIS PLAN IS INTENDED ONLY FOR LANDSCAPING

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10232 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21114
 (410) 461-2899

DATE	DESCRIPTION	REVISION BLOCK
3-10-08	Resubdivided Parcel C into Parcels C-1, C-2 & C-3. Revised Title Block.	
9-25-07	Changed all storm drain pipe from RCOB to HDPE.	
6/18/07	REVISED STORM DRAINS AND GRADING	

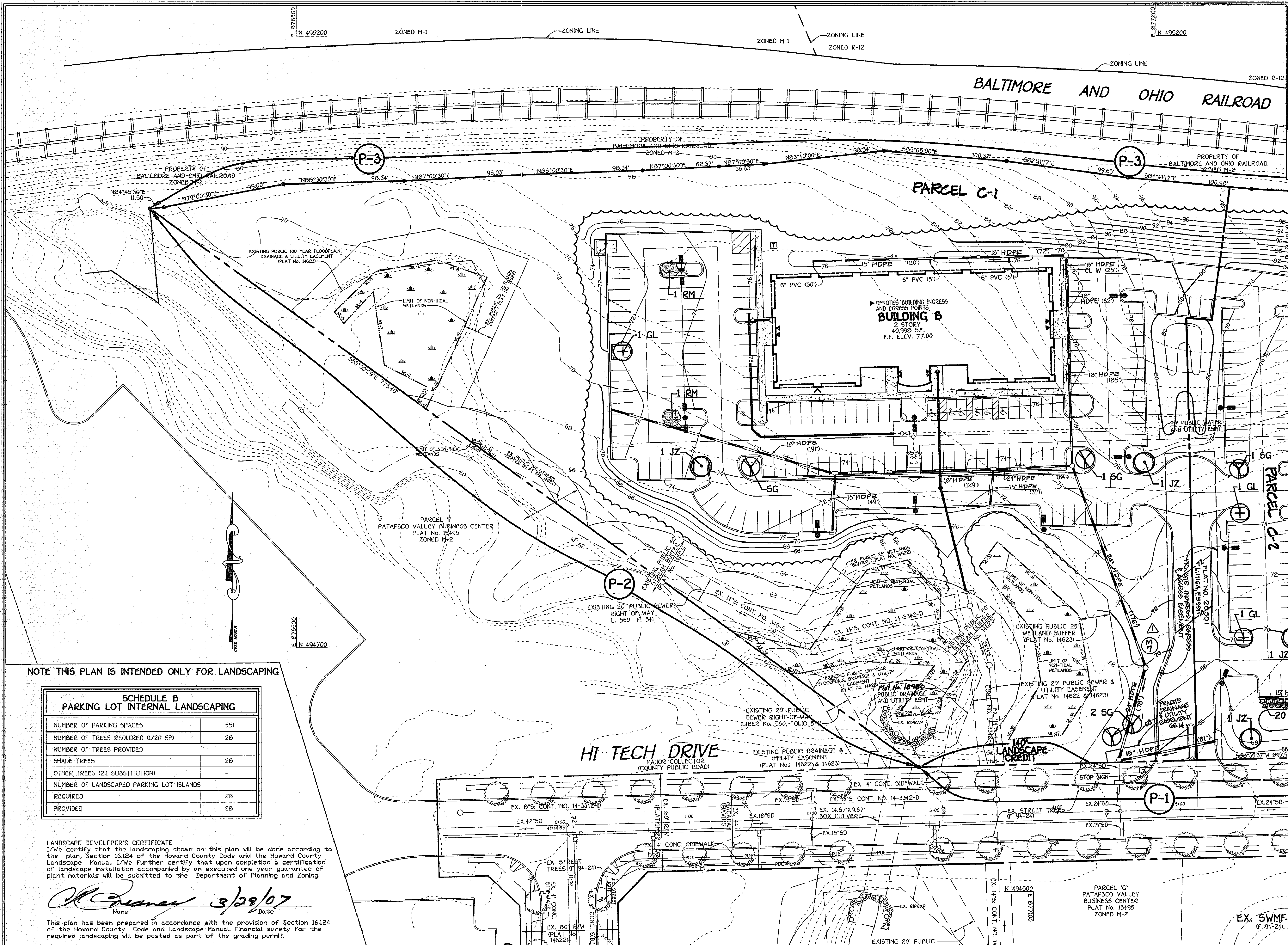
OWNER/DEVELOPER
 CSG PATAPSCO, LLC
 5024 CAMPBELL BOULEVARD, SUITE G
 WHITE MARSH, MARYLAND 21136
 410-333-2091

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Mark A. J. [Signature] 6/15/07
 Director - Department of Planning and Zoning Date
Chris [Signature] 6/15/07
 Chief, Division of Land Development Date
John [Signature] 5/15/07
 Chief, Development Engineering Division J.P. Date

SUBDIVISION	SECTION/AREA	PARCEL NO.
PATAPSCO VALLEY BUSINESS CENTER	N/A	C-1, C-2 & C-3
PLAT NO. 10P74 & 10P80	BLOCK NO. 14, 15, 20, 21	TAX MAP 38
E. 07-164	M-2	ELEC. DIST. FIRST
WATER CODE A04	PLAT NO. 20000 & 20001	CENSUS TR. 601201
	F-08-188	SEWER CODE 2150500, 2150501, 2150300

LANDSCAPE PLAN
 PATAPSCO VALLEY BUSINESS CENTER
 PATAPSCO VALLEY OFFICE CAMPUS
 PARCELS C-1, C-2 AND C-3
 ZONED: M-2
 TAX MAP No. 38 PARCEL No. 285 GRID No. 14,15,20,21
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 40'
 DATE: MARCH 15, 2007
 SHEET 11 OF 21 **SDP-07-028**

110800300 SITE DEVELOPMENT PLAN 04mg LANDSCAPE PLAN 04 LANDSCAPE PLAN 04 3/16/2007 8:16:35 AM, 1:1



SCHEDULE A PERIMETER LANDSCAPE EDGE										
PERIMETER	CATEGORY (PROPERTIES/ROADWAYS)	LANDSCAPE TYPE	LINEAR FEET OF ROADWAY FRONTAGE PERIMETER	CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	CREDIT FOR WALL, FENCE OR BEEP (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NUMBER OF PLANTS REQUIRED	SHADE TREES	EVERGREEN TREES	SHRUBS	NUMBER OF PLANTS PROVIDED
P-1	PARKING TO ROADWAY	E	124'	YES, 25' (30%)	NO	23	-	-	234	24
P-2	ADJACENT TO PROPERTIES	N/A	775'	YES, 100%	NO	-	-	-	-	-
P-3	ADJACENT TO PROPERTIES	A	1765'	YES, 100%	NO	-	-	-	-	-
P-4	PARKING TO ROADWAY	E	325'	YES, 100% (60')	NO	7	-	-	67	5
P-5	PARKING TO ROADWAY	E	150'	NO	NO	3	-	-	33	3
P-6	DUMPSTER	D	34'	NO	NO	1	-	-	3	-

P-4 SUBSTITUTES ARE PER THE HOWARD COUNTY LANDSCAPE MANUAL CHAPTER IV ALLOWING 2 EVERGREEN TREES IN PLACE OF 1 SHADE TREE.

LANDSCAPE LEGEND				
SYMBOL	QTY.	BOTANICAL AND COMMON NAME	SIZE	COMMENTS
EA Ⓢ	111	EUONYMUS ALATUS COMPACTA DWARF WINGED EUONYMUS	24" - 30" HEIGHT	18" - 24" SPACING
AG Ⓞ	64	ABELIA X GRANDIFLORA GLOSSY ABELIA	24" - 30" HEIGHT	18" - 24" SPACING
AZ ○	162	AZALEA 'GUMPO PINK' GUMPO PINK AZALEA	24" - 30" HEIGHT	18" - 24" SPACING
RM 🌳	9	ACER RUBRUM 'OCTOBER GLORY' RED MAPLE	2 1/2'-3' CAL.	
LP 🌳	4	PLATANUS OCCIDENTALIS 'BLOODGOOD' LONDON PLANETREE	2 1/2'-3' CAL.	
GM 🌳	9	ACER SACCHARUM 'GREEN MOUNTAIN' GREEN MOUNTAIN SUGAR MAPLE	2 1/2'-3' CAL.	
JZ 🌳	13	ZELKOVA SERRATA 'VILLAGE GREEN' VILLAGE GREEN JAPANAZE ZELKOVA	2 1/2'-3' CAL.	
SG 🌳	11	LLIQUIDAMBAR STRYACIFLUA SWEET GUM	2 1/2'-3' CAL.	
GL +	15	TILIA CORDATA 'GREENSPIRE' 'GREENSPIRE' LITTLELEAF LINDEN	2 1/2'-3' CAL.	
P5 🌳	7	PINUS STROBUS EASTERN WHITE PINE	6' - 8' HEIGHT	

NOTE: TREE AND SHRUB TYPES ARE ONLY A RECOMMENDATION. THESE MAY BE REVISED TO A COUNTY APPROVED EQUIVALENT FROM THE HOWARD COUNTY LANDSCAPE MANUAL. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. LANDSCAPE SURETY IN THE AMOUNT OF \$29,070.00 HAS BEEN POSTED AS A PART OF THE DEVELOPER'S AGREEMENT.

MATCHLINE SEE SHEET 11

PLANTING SPECIFICATIONS

Plants, related material, and operations shall meet the detailed description as given on the plans and as described herein.

All plant material, unless otherwise specified, shall be nursery grown, uniformly branched, have a vigorous root system and shall conform to the species, size, root and stem shown on the plant list and the American Association of Nurserymen (AAN) Standards. Plant material shall be healthy, vigorous, free from defects, decay, disfiguring roots, sun scald injuries, abrasions of the bark, plant disease, insect pest eggs, borers and all forms of insect infestations or objectionable disfigurements. 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 not be accepted. All plants shall be freshly dug; no heeled-in plants from cold storage will be accepted.

Unless otherwise specified, all general conditions, planting operations, details and planting specification shall conform to "Landscape Specification Guidelines For Baltimore-Washington Metropolitan Areas", (hereinafter "Landscape Guidelines") approved by the Landscape Contractors Association of Metropolitan Washington and the Potomac Chapter of the American Society of Landscape Architect, latest edition, including all addenda.

Contractor shall be required to guarantee all plant material for a period of one year after date of acceptance in accordance with the appropriate section of 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 utility companies, utility contractors and "Miss Utility" a minimum of 48 hours prior to beginning any work. Contractor may make minor adjustments in spacing and location of plant material to avoid conflicts with utilities. Damage to existing structure and utilities shall be repaired at the expense of the Contractor.

Contractor is responsible for installing all material in the proper planting season for each plant type. All planting is to be completed within the growing season of completion of site construction.

Bid shall be based on actual site conditions. No extra payment shall be made for work arising from 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 plan take precedence.

All shrubs shall be planted in continuous trenches or prepared planting beds and mulched with composted hardwood mulch as details and specified except where noted on plans.

Positive drainage shall be maintained in planting beds 2 percent slope.

Planting mix shall be as follows: Deciduous Plants - Two parts topsoil, one part well-rotted cow or horse manure. Add 3 lbs. of standard fertilizer per cubic yard of planting mix. Evergreen Plants - two parts topsoil, one part humus or other approved organic material. Add 3 lbs. of evergreen (calcic) fertilizer per cubic yard of planting mix. Topsoil shall conform to the Landscape Guidelines.

Weed Control: Incorporate a pre-emergent herbicide into the planting bed following recommended rates on the label. Caution: Be sure to carefully check the chemical used to assure its adaptability to the specific ground cover to be treated.

All areas within contract limits disturbed during or prior to construction not designated to receive plants and mulch shall be fine graded and seeded.

This plan is intended for landscape use only. see other plan sheets for more information on grading, sediment control, layout, etc.

NOTE THIS PLAN IS INTENDED ONLY FOR LANDSCAPING

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING	
NUMBER OF PARKING SPACES	551
NUMBER OF TREES REQUIRED (1/20 SPI)	28
NUMBER OF TREES PROVIDED	
SHADE TREES	28
OTHER TREES (2:1 SUBSTITUTION)	
NUMBER OF LANDSCAPED PARKING LOT ISLANDS REQUIRED	28
PROVIDED	28

LANDSCAPE DEVELOPER'S CERTIFICATE
I/We certify that the landscaping shown on this plan will be done according to the plan, Section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/We further certify that upon completion a certification of landscape installation accompanied by an executed one year guarantee of plant materials will be submitted to the Department of Planning and Zoning.

[Signature] 3/29/07
Name Date

This plan has been prepared in accordance with the provision of Section 16.124 of the Howard County Code and Landscape Manual. Financial surety for the required landscaping will be posted as part of the grading permit.

DATE	DESCRIPTION	REVISION BLOCK
3/10/06	RESUBMITTED PARCEL C INTO PARCELS C-1, C-2 AND C-3 REVISED TITLE BLOCK.	
3-25-07	Changed all storm drain pipe from RCP to HDPE.	
6/18/07	REVISED STORMDRAINS AND GRADING	



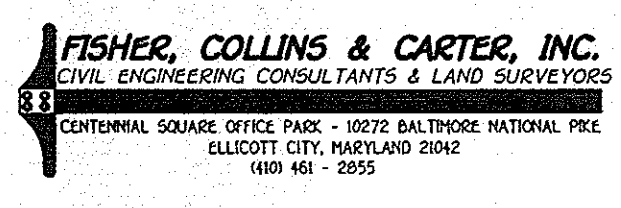
APPROVED: DEPARTMENT OF PLANNING AND ZONING
[Signature] 6/5/11
Director - Department of Planning and Zoning
[Signature] 6/5/07
Chief, Division of Land Development
[Signature] 5/30/07
Chief, Development Engineering Division J.P. Date

SUBDIVISION	PATAPSCO VALLEY BUSINESS CENTER	SECTION/AREA	N/A	PARCEL NO.	C-1, C-2 AND C-3
PLAT NO.	18978 & 19380	BLOCK NO.	14, 15, 20, 21	ZONE	M-2
TAX MAP	F-02-144	ELEC. DIST.	FIRST	CENSUS TR.	601201
WATER CODE	PLAT NO. 20000120001	SEWER CODE	A04		2150500, 2150501, 2150300

LANDSCAPE PLAN
PATAPSCO VALLEY BUSINESS CENTER
PATAPSCO VALLEY OFFICE CAMPUS
PARCELS C-1, C-2 AND C-3
ZONED: M-2

TAX MAP No. 38 PARCEL No. 285 GRID No. 14.15.20.21
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

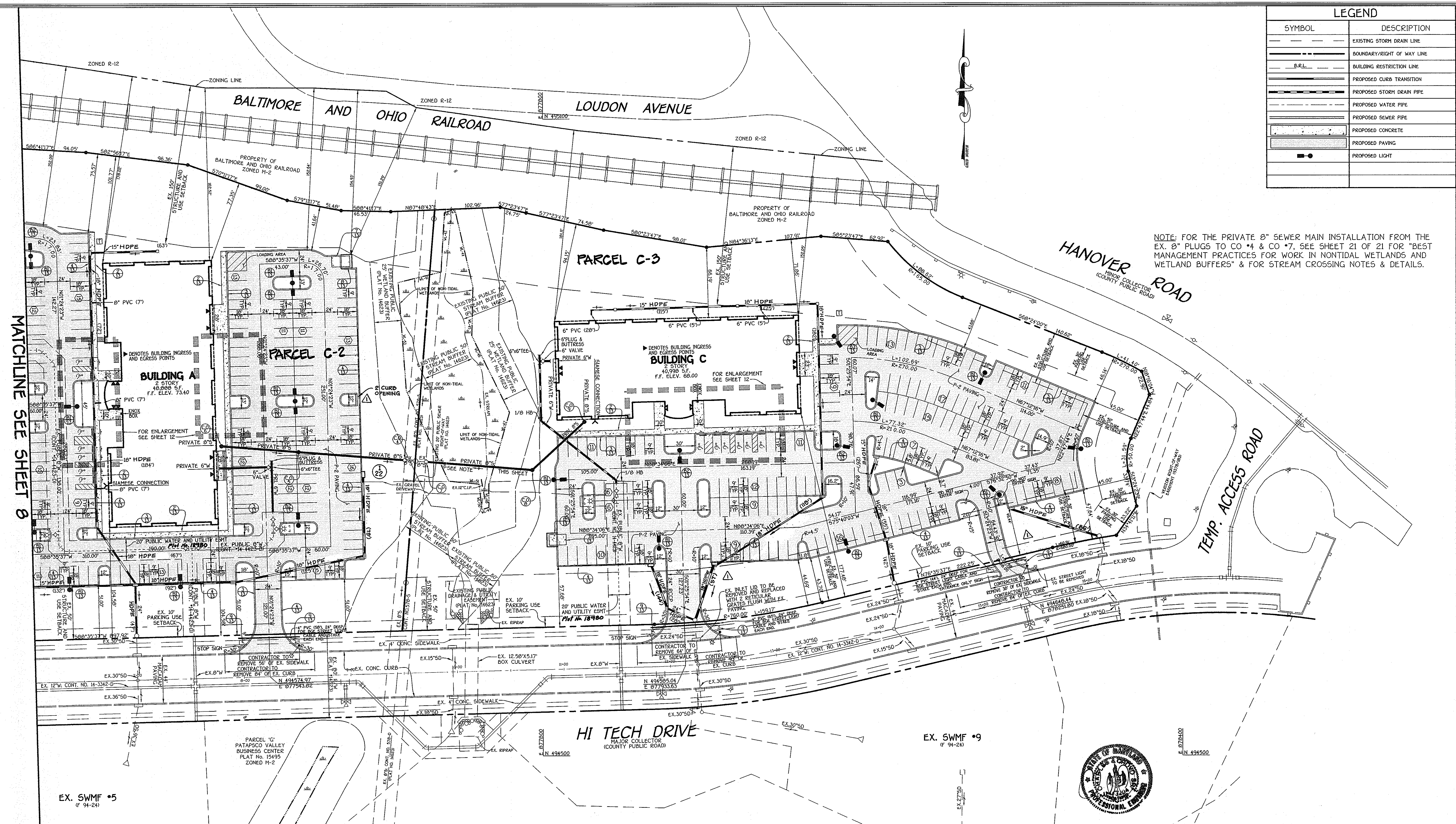
SCALE: 1" = 40'
DATE: MARCH 15, 2007
SHEET 10 OF 21 **SDP-07-028**



OWNER/DEVELOPER
CSG PATAPSCO, LLC
5024 CAMPBELL BOULEVARD, SUITE G
WHITE MARSH, MARYLAND 21236
410-933-2091

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LEGEND	
SYMBOL	DESCRIPTION
	EXISTING STORM DRAIN LINE
	BOUNDARY/RIGHT OF WAY LINE
	BUILDING RESTRICTION LINE
	PROPOSED CURB TRANSITION
	PROPOSED STORM DRAIN PIPE
	PROPOSED WATER PIPE
	PROPOSED SEWER PIPE
	PROPOSED CONCRETE
	PROPOSED PAVING
	PROPOSED LIGHT



MATCHLINE SEE SHEET 8

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21117
 4100 461 - 2255

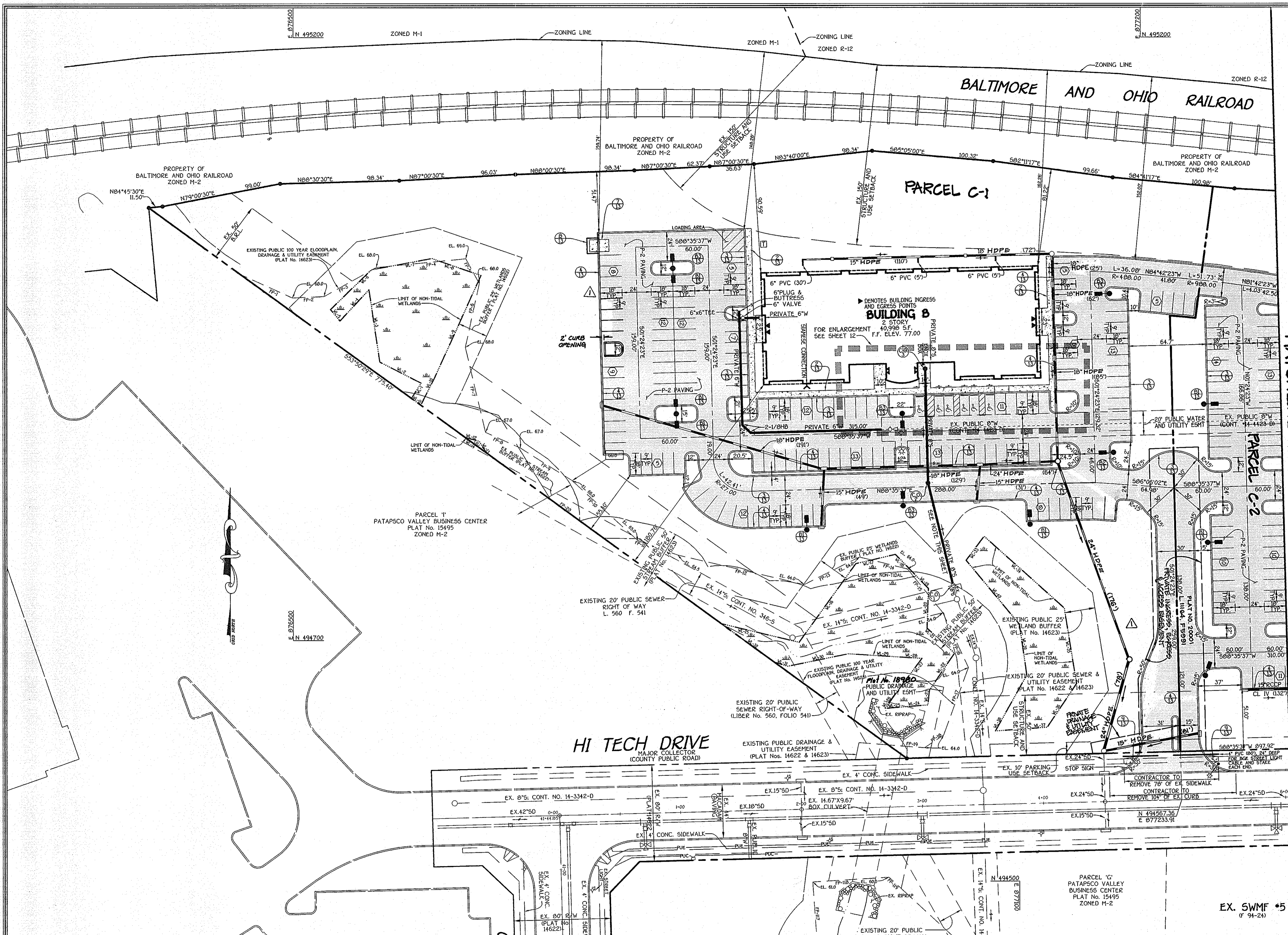
DATE	DESCRIPTION	REVISION BLOCK
3/10/08	RESUBDIVIDED PARCEL C INTO PARCELS C-1, C-2 AND C-3, REVISED TITLE BLOCK	
9-25-07	Changed all storm drain pipe from RCP to HDPE	
6/18/07	REVISED STORM DRAINS AND GRADING	

OWNER/DEVELOPER
 CSG PATAPSCO, LLC
 5024 CAMPBELL BOULEVARD, SUITE G
 WHITE MARSH, MARYLAND 21236
 410-933-2091

APPROVED: DEPARTMENT OF PLANNING AND ZONING	
<i>[Signature]</i> Director - Department of Planning and Zoning	6/5/07 Date
<i>[Signature]</i> Chief, Division Land Development	6/5/07 Date
<i>[Signature]</i> Chief, Development Engineering Division	5/30/07 Date
SUBDIVISION PATAPSCO VALLEY BUSINESS CENTER	SECTION/AREA N/A
PARCEL NO. C-1, C-2 AND C-3	TAX MAP NO. 38
PLAT NO. 18980 E-97-144	BLOCK NO. 14, 15, 20, 21
WATER CODE PLAT NO. 2000042001 A04	SEWER CODE 2150500, 2150501, 2150300

GEOMETRY PLAN
 PATAPSCO VALLEY BUSINESS CENTER
 PATAPSCO VALLEY OFFICE CAMPUS
 PARCELS C-1, C-2 AND C-3
 ZONED: M-2
 TAX MAP No. 38 PARCEL No. 285 GRID No. 14,15,20,21
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 40'
 DATE: MARCH 15, 2007
 SHEET 9 OF 21 **50P-07-028**

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LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING STORM DRAIN LINE
---	BOUNDARY/RIGHT OF WAY LINE
---	BUILDING RESTRICTION LINE
---	PROPOSED CURB TRANSITION
---	PROPOSED STORM DRAIN PIPE
---	PROPOSED WATER PIPE
---	PROPOSED SEWER PIPE
---	PROPOSED CONCRETE
---	PROPOSED PAVING
---	PROPOSED LIGHT

- NOTES:
1. ALL CURB RADI TO BE 5' UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO FACE OF CURB.

MATCHLINE SEE SHEET 9



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CONTINENTAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLETTT CITY, MARYLAND 21114
 410 461 - 2999

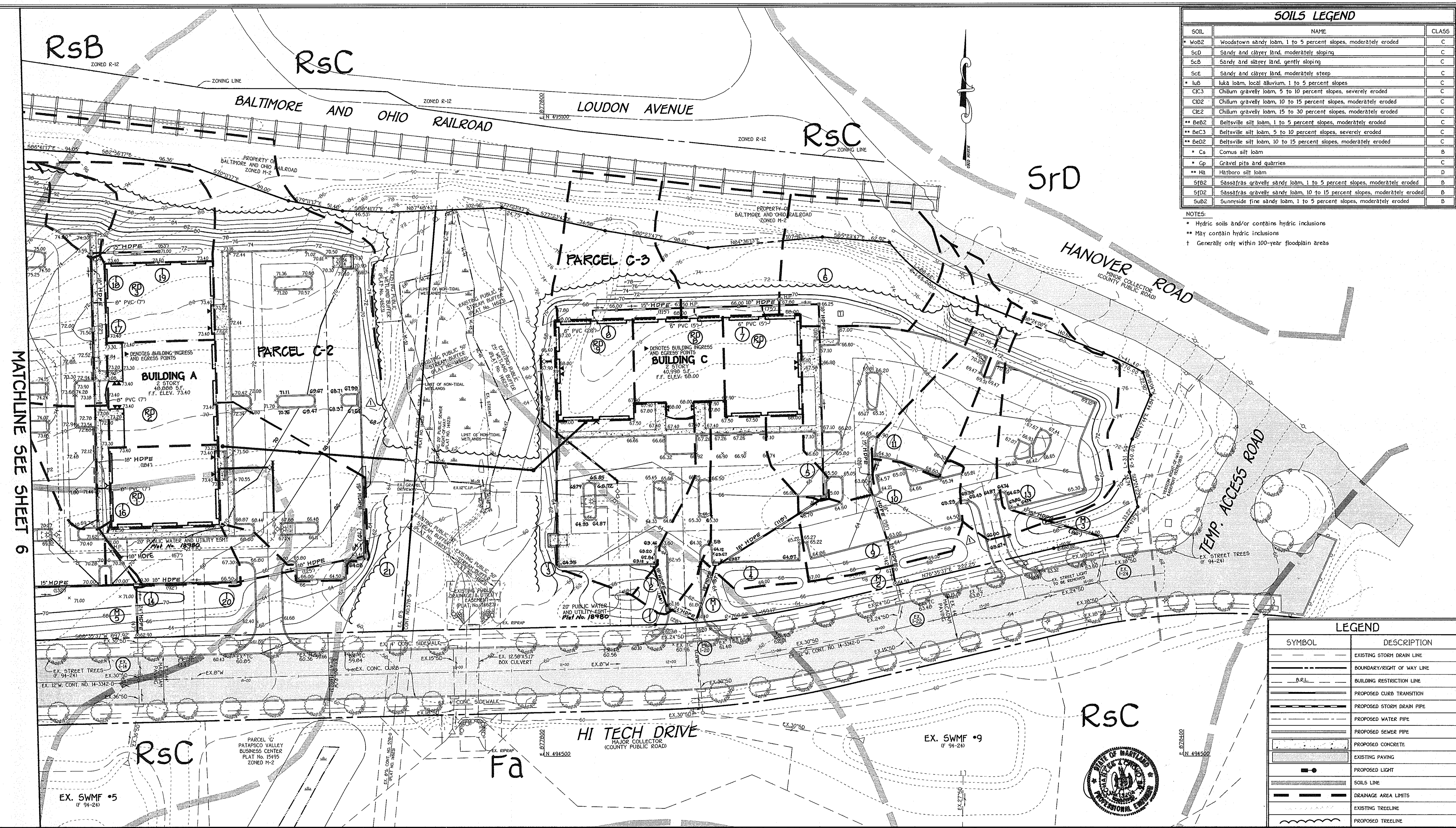
DATE	DESCRIPTION AND REVISION BLOCK
3/10/08	REVISION: PARCEL C INTO PARCELS C-1, C-2 AND C-3
9-25-07	Changed all storm drain pipe from RCCP to HDPE.
6/10/07	REVISED STORM DRAINS AND GRADING

OWNER/DEVELOPER
 CSG PATAPSCO, LLC
 5024 CAMPBELL BOULEVARD, SUITE G
 WHITE MARSH, MARYLAND 21236
 410-933-2091

APPROVED: DEPARTMENT OF PLANNING AND ZONING		
<i>[Signature]</i>	6/15/10	DATE
Director - Department of Planning and Zoning		
<i>[Signature]</i>	6/15/10	DATE
Chief, Division of Land Development		
<i>[Signature]</i>	5/21/07	DATE
Chief, Development Engineering Division	J.F.	
SUBDIVISION	SECTION/AREA	PARCEL NO.
PATAPSCO VALLEY BUSINESS CENTER	N/A	C-1, C-2 AND C-3
PLAT NO.	BLOCK NO.	ZONE
19474 & 19480	14, 15, 20, 21	M-2
EX. 22-144		
WATER CODE PLAT NO. 2000022001	TAX MAP	ELEC. DIST.
A04 F-08-138	FIRST	601201
	SEWER CODE	CENSUS TR.
	2150500, 2150501, 2150300	601201

GEOMETRY PLAN
 PATAPSCO VALLEY BUSINESS CENTER
 PATAPSCO VALLEY OFFICE CAMPUS
 PARCELS C-1, C-2 AND C-3
 ZONED: M-2
 TAX MAP No. 38 PARCEL No. 285 GRID No. 14.15, 20, 21
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 40'
 DATE: MARCH 15, 2007
 SHEET 8 OF 21 **50P-07-028**

I:\060303\GIS\DEVELOPMENT PLAN\060303-6001 GEOMETRY PLAN.DWG GEOMETRY PLAN-1 3/16/2007 8:13:10 AM 1:1



SOILS LEGEND		
SOIL	NAME	CLASS
* WoB2	Woodstown sandy loam, 1 to 5 percent slopes, moderately eroded	C
ScD	Sandy and clayey land, moderately sloping	C
ScB	Sandy and clayey land, gently sloping	C
ScE	Sandy and clayey land, moderately steep	C
* LuB	luka loam, local alluvium, 1 to 5 percent slopes	C
CiC3	Chilum gravelly loam, 5 to 10 percent slopes, severely eroded	C
CiD2	Chilum gravelly loam, 10 to 15 percent slopes, moderately eroded	C
CiE2	Chilum gravelly loam, 15 to 30 percent slopes, moderately eroded	C
** BeB2	Beltville silt loam, 1 to 5 percent slopes, moderately eroded	C
** BeC3	Beltville silt loam, 5 to 10 percent slopes, severely eroded	C
** BeD2	Beltville silt loam, 10 to 15 percent slopes, moderately eroded	C
* Cs	Cornus silt loam	B
* Gp	Gravel pits and quarries	C
** Ha	Hatboro silt loam	D
SfB2	Sassafras gravelly sandy loam, 1 to 5 percent slopes, moderately eroded	B
SfD2	Sassafras gravelly sandy loam, 10 to 15 percent slopes, moderately eroded	B
Sub2	Sunnyside fine sandy loam, 1 to 5 percent slopes, moderately eroded	B

NOTES:
 * Hydric soils and/or contains hydric inclusions
 ** May contain hydric inclusions
 † Generally only within 100-year floodplain areas

LEGEND	
SYMBOL	DESCRIPTION
	EXISTING STORM DRAIN LINE
	BOUNDARY/RIGHT OF WAY LINE
	BUILDING RESTRICTION LINE
	PROPOSED CURB TRANSITION
	PROPOSED STORM DRAIN PIPE
	PROPOSED WATER PIPE
	PROPOSED SEWER PIPE
	PROPOSED CONCRETE
	EXISTING PAVING
	PROPOSED LIGHT
	SOILS LINE
	DRAINAGE AREA LIMITS
	EXISTING TREELINE
	PROPOSED TREELINE

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL: SUITE 200, 10272 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 461-2955

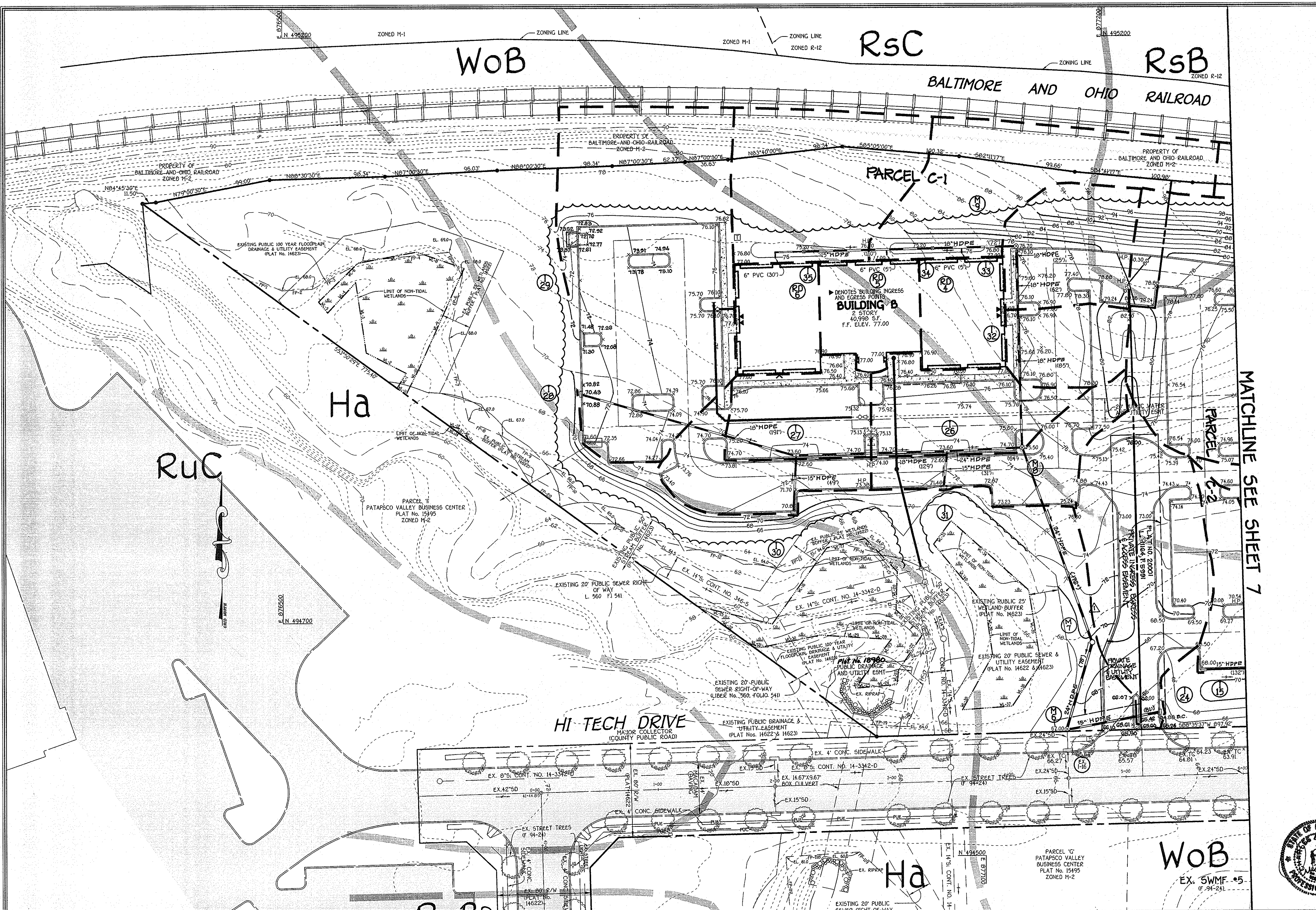
DATE	DESCRIPTION
3/10/06	REVISION: PARCEL C INTO PARCELS C-1, C-2 AND C-3 REVISION: TITLE BLOCK
3-25-07	Changed all storm drain pipe from RCP to HDPE.
3/8/07	REVISED STORM DRAINS AND GRADING

OWNER/DEVELOPER
 CSG PATAPSCO, LLC
 5024 CAMPBELL BOULEVARD, SUITE G
 WHITE MARSH, MARYLAND 21236
 410-933-2091

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Mark A. Cagle
 Director - Department of Planning and Zoning
Carole Hantz
 Chief, Division of Land Development
John J. ...
 Chief, Development Engineering Division

SUBDIVISION	PATAPSCO VALLEY BUSINESS CENTER	SECTION/AREA	N/A	PARCEL NO.	C-1, C-2 AND C-3
PLAT NO.	10778 10980	BLOCK NO.	14, 15, 20, 21	ZONE	M-2
WATER CODE	PLAT NO. 20000 120001	TAX MAP	F-08-128	ELEC. DIST.	FIRST
	A04	SEWER CODE	2150500, 2150501, 2150300	CENSUS TR.	601201

DRAINAGE AREAS AND SOILS MAP
 PATAPSCO VALLEY BUSINESS CENTER
 PATAPSCO VALLEY OFFICE CAMPUS
 PARCELS C-1, C-2 AND C-3
 ZONED: M-2
 TAX MAP No. 38 PARCEL No. 285 GRID No. 14,15,20,21
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 40'
 DATE: MARCH 15, 2007
 SHEET 7 OF 21 **SDP-07-028**



LEGEND	
SYMBOL	DESCRIPTION
	EXISTING STORM DRAIN LINE
	BOUNDARY/RIGHT OF WAY LINE
	BUILDING RESTRICTION LINE
	PROPOSED CURB TRANSITION
	PROPOSED STORM DRAIN PIPE
	PROPOSED WATER PIPE
	PROPOSED SEWER PIPE
	PROPOSED CONCRETE
	EXISTING PAVING
	PROPOSED LIGHT
	SOILS LINE
	DRAINAGE AREA LIMITS
	EXISTING TREELINE
	PROPOSED TREELINE

SOILS LEGEND	
SOIL	NAME
Co	Codorus and Hatboro silt loams, 0 to 3 percent slopes
Fa	Fallington sandy loam, 0 to 2 percent slopes
Ha	Hatboro-Codorus silt loams, 0 to 3 percent slopes
Rsb	Russett fine sandy loam, 2 to 5 percent slopes
Rsd	Russett fine sandy loam, 10 to 15 percent slopes
Ruc	Russett and Beltsville soils, 5 to 10 percent slopes
SrD	Sassafras and Croom soils, 10 to 15 percent slopes
Wob	Woodstown sandy loam, 1 to 5 percent slopes, moderately eroded

DRAINAGE AREA DATA			
STRUCTURE NO.	AREA (A.C.)	C'	X IMP.
I-1	0.10	0.68	70
I-2	0.33	0.76	18
I-4	0.26	0.72	29
I-5	0.07	0.79	86
I-6	0.29	0.24	0
I-7	0.38	0.23	0
I-8	0.31	0.22	0
I-9	0.27	0.57	52
I-10	0.41	0.64	63
I-11	0.19	0.70	74
I-13	0.55	0.58	45
I-14	0.02	0.87	100
I-15	0.24	0.84	96
I-16	0.18	0.72	78
I-17	0.72	0.64	61
I-18	0.11	0.39	18
I-19	0.20	0.21	0
I-20	0.18	0.82	92
I-21	0.96	0.82	8
I-22	1.00	0.52	53
I-24	0.47	0.68	86
I-26	0.26	0.82	92
I-27	0.22	0.82	91
I-28	0.91	0.58	44
I-30	0.18	0.80	89
I-31	0.19	0.81	89
I-32	0.16	0.65	63
I-33	0.25	0.49	36
I-34	0.45	0.28	0
I-35	0.44	0.28	0
RD-1	0.30	0.87	100
RD-2	0.30	0.87	100
RD-3	0.24	0.87	100
RD-4	0.24	0.87	100
RD-5	0.24	0.87	100
RD-6	0.24	0.87	100

MATCHLINE SEE SHEET 7



DATE	DESCRIPTION	REVISION BLOCK
3/10/06	RESUBDIVIDED PARCEL C INTO PARCELS C-1, C-2 AND C-3, REVISED TITLE BLOCK	
9-25-07	Changed all storm drain pipe from RCBP to HDPE.	
6/18/07	REVISED STORM DRAINS AND GRADING	

OWNER/DEVELOPER
 CSG PATAPSCO, LLC
 5024 CAMPBELL BOULEVARD, SUITE G
 WHITE MARSH, MARYLAND 21236
 410-533-2091

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

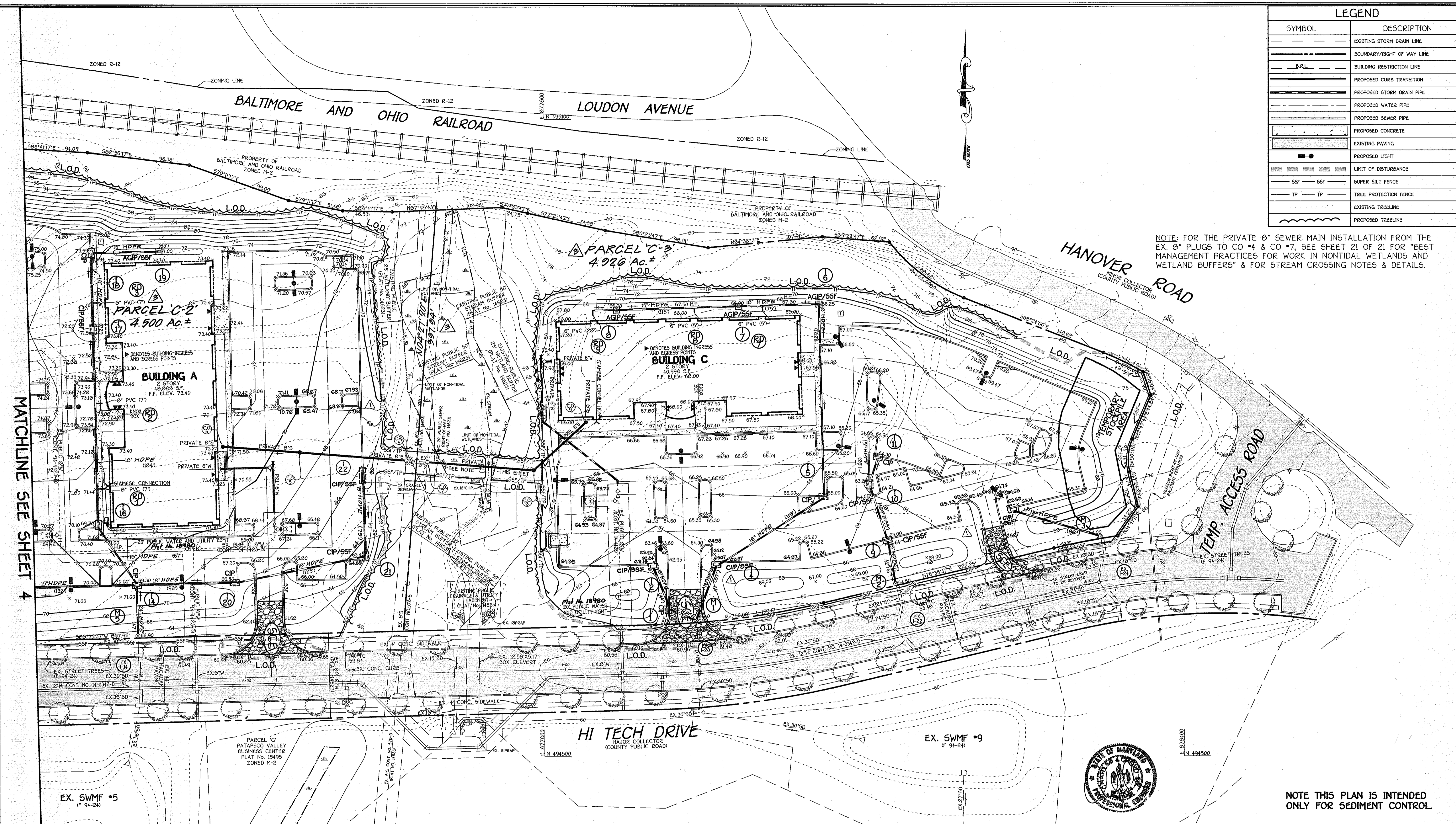
DATE: 6/5/12
 DATE: 6/5/10
 DATE: 5/20/07

DRAINAGE AREAS AND SOILS MAP
 PATAPSCO VALLEY BUSINESS CENTER
 PATAPSCO VALLEY OFFICE CAMPUS
 PARCELS C-1, C-2 AND C-3
 ZONED: M-2
 TAX MAP No. 38 PARCEL No. 205 GRID No. 14,15,20,21
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 40'
 DATE: MARCH 15, 2007
 SHEET 6 OF 21 **SDP-07-028**

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK • 10278 BALTIMORE NATIONAL PIKE
 ELLETT CITY, MARYLAND 21142
 (410) 481 - 2099

LEGEND	
SYMBOL	DESCRIPTION
	EXISTING STORM DRAIN LINE
	BOUNDARY/RIGHT OF WAY LINE
	BUILDING RESTRICTION LINE
	PROPOSED CURB TRANSITION
	PROPOSED STORM DRAIN PIPE
	PROPOSED WATER PIPE
	PROPOSED SEWER PIPE
	PROPOSED CONCRETE
	EXISTING PAVING
	PROPOSED LIGHT
	LIMIT OF DISTURBANCE
	SUPER SILT FENCE
	TREE PROTECTION FENCE
	EXISTING TREELINE
	PROPOSED TREELINE

NOTE: FOR THE PRIVATE 8" SEWER MAIN INSTALLATION FROM THE EX. 8" PLUGS TO CO *4 & CO *7, SEE SHEET 21 OF 21 FOR "BEST MANAGEMENT PRACTICES FOR WORK IN NONTIDAL WETLANDS AND WETLAND BUFFERS" & FOR STREAM CROSSING NOTES & DETAILS.



NOTE THIS PLAN IS INTENDED ONLY FOR SEDIMENT CONTROL

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 10720 BALTIMORE NATIONAL PIKE
 ELKLOTT CITY, MARYLAND 21042
 (410) 461-2855

DATE	DESCRIPTION	REVISION BLOCK
9-10-08	Resubdivided Parcel C into Parcels C-1, C-2 & C-3. Revised Title Block.	
9-25-07	Changed all storm drain pipe from RCP to HDPE.	
6/10/07	REVISED STORM DRAINS AND GRADING	

ENGINEER'S CERTIFICATE
 I certify that this plan for sediment and erosion control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.
 Signature of Engineer: *[Signature]* Date: 4/1/07

DEVELOPER'S CERTIFICATE
 I/We certify that all development and construction will be done according to this plan for sediment and erosion control, and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.
 Signature of Developer: *[Signature]* Date: 3/29/07

Reviewed for HOWARD SCD and meets Technical Requirements.
 U.S.D.A.-Natural Resources Conservation Service
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
 Signature: *[Signature]* Date: 5/23/07

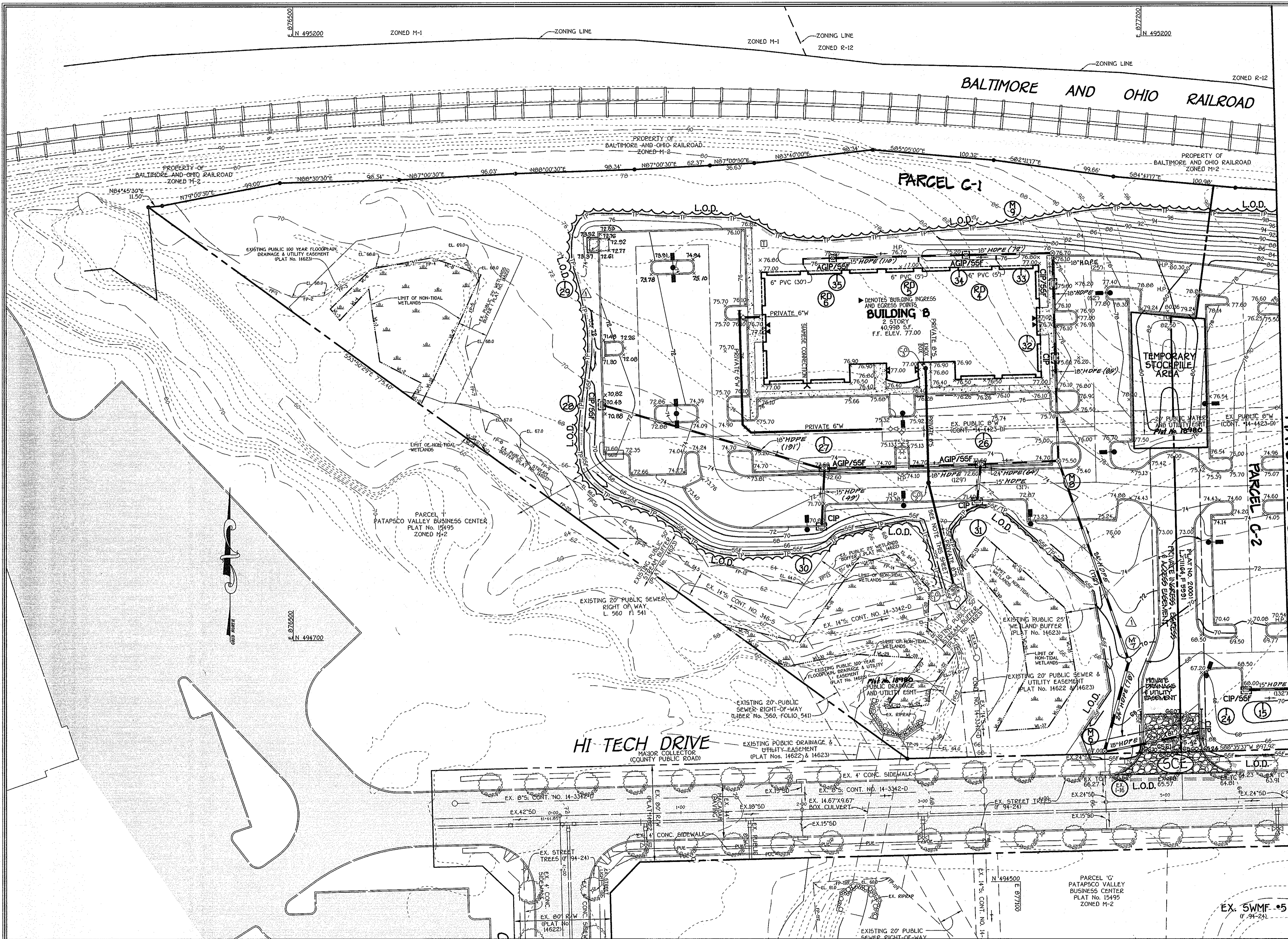
OWNER/DEVELOPER
 CSG PATAPSCO, LLC
 5024 CAMPBELL BOULEVARD, SUITE G
 WHITE MARSH, MARYLAND 21236
 410-933-2091

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Director - Department of Planning and Zoning: *[Signature]* Date: 6/5/07
 Chief, Division of Land Development: *[Signature]* Date: 5/30/07

SUBDIVISION: PATAPSCO VALLEY BUSINESS CENTER SECTION/AREA: N/A PARCEL NO.: C-1, C-2 & C-3
 PLAT NO.: 18980 BLOCK NO.: 14, 15, 20, 21 ZONE: M-2 TAX MAP: 3B ELEC. DIST.: FIRST CENSUS TR.: 601201
 WATER CODE: PLAT NO. 20000 (42001) SEWER CODE: A04 F-08-188 2150500, 2150501, 2150300

SEDIMENT CONTROL PLAN
 PATAPSCO VALLEY BUSINESS CENTER
 PATAPSCO VALLEY OFFICE CAMPUS
 PARCELS C-1, C-2 AND C-3
 ZONED: M-2
 TAX MAP No. 3B PARCEL No. 285 GRID No. 14,15,20,21
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 40'
 DATE: MARCH 15, 2007
 SHEET 5 OF 21 **5DP-07-028**

1:00003030 SITE DEVELOPMENT PLAN 06/03/07 SEDIMENT CONTROL PLAN SHEET 2 OF 2 3/16/2007 6:05:20 AM 1:1



LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING STORM DRAIN LINE
---	BOUNDARY/RIGHT OF WAY LINE
---	B.R.L.
---	BUILDING RESTRICTION LINE
---	PROPOSED CURB TRANSITION
---	PROPOSED STORM DRAIN PIPE
---	PROPOSED WATER PIPE
---	PROPOSED SEWER PIPE
---	PROPOSED CONCRETE
---	EXISTING PAVING
---	PROPOSED LIGHT
---	LIMIT OF DISTURBANCE
---	SSP
---	SSP
---	SUPER SILT FENCE
---	TREE PROTECTION FENCE
---	EXISTING TREELINE
---	PROPOSED TREELINE

- SEQUENCE OF CONSTRUCTION**
- OBTAIN GRADING PERMIT. (1 DAY)
 - NOTIFY "MISS UTILITY" AT LEAST 48 HOURS BEFORE BEGINNING ANY WORK. AT 1-800-257-7777. NOTIFY THE HOWARD COUNTY OFFICE OF CONSTRUCTION/INSPECTION DIVISION AT 410-313-1870 AT LEAST 24 HOURS BEFORE STARTING ANY WORK.
 - INSTALL STABILIZED CONSTRUCTION ENTRANCES. (3 DAYS)
 - CLEAR FOR AND INSTALL/CONSTRUCT ALL PERIMETER TEMPORARY SEDIMENT CONTROLS. (3 WEEKS)
 - INSTALL SUPER SILT FENCE. (1 WEEK)
 - UPON PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR BEGIN ROUGH GRADING THE SITE AND IMMEDIATELY STABILIZE ALL SLOPES UPON COMPLETION OF GRADING WITH TEMPORARY SEEDING. (6 WEEKS)
 - INSTALL STORM DRAINS, SEWER AND WATER. (6 WEEKS)
 - PROVIDE INLET PROTECTIONS ON ALL NEWLY INSTALLED STORM DRAIN INLETS. (1 WEEK)
 - BEGIN CONSTRUCTION OF PROPOSED BUILDINGS. (6 MONTHS)
 - INSTALL CURB AND PAVING. (3 WEEKS)
 - FINE GRADE SITE. (2 WEEKS)
 - INSTALL SIDEWALKS, LANDSCAPING AND LIGHTING. (2 WEEKS)
 - FOLLOWING SUCCESSFUL STABILIZATION (I.E. FULLY-ESTABLISHED VEGETATION OR PAVING) OF ALL DISTURBED AREAS, OBTAIN PERMISSION FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR TO REMOVE ALL REMAINING SEDIMENT & EROSION CONTROL DEVICES AND THEN STABILIZE THOSE AREAS DISTURBED BY THIS PROCESS WITH PERMANENT SEEDING. (2 WEEKS)
 - NOTIFY HOWARD COUNTY OFFICE OF INSPECTIONS AND PERMITS FOR A FINAL INSPECTION OF THE COMPLETED SITE.

MATCHLINE SEE SHEET 5



NOTE THIS PLAN IS INTENDED ONLY FOR SEDIMENT CONTROL.

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 1000 W. BALTIMORE AVENUE, SUITE 200
 BALTIMORE, MARYLAND 21201
 (410) 481-2893

DATE	DESCRIPTION	REVISION BLOCK
3/10/07	RESUBDIVIDED PARCEL C INTO PARCELS C-1, C-2 AND C-3, REVISED TITLE BLOCK	
9-25-07	Changed all storm drain pipe from RCP to HDPE.	
6/8/07	REVISED STORM DRAINS AND GRADING	

ENGINEER'S CERTIFICATE
 I certify that this plan for sediment and erosion control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.
 Signature of Engineer: *[Signature]* Date: 4/1/07

DEVELOPER'S CERTIFICATE
 I/we certify that all development and construction will be done according to this plan for sediment and erosion control, and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.
 Signature of Developer: *[Signature]* Date: 5/23/07

Reviewed for HOWARD SCD and meets Technical Requirements.
 U.S.D.A.-NATIONAL Resources Conservation Service
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
 Signature: *[Signature]* Date: 5/23/07

OWNER/DEVELOPER
 CSG PATAPSCO, LLC
 5024 CAMPBELL BOULEVARD, SUITE G
 WHITE MARSH, MARYLAND 21236
 410-933-2091

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Director - Department of Planning and Zoning
 Chief, Division of Land Development
 Chief, Development Engineering Division
 Date: 6/1/07
 Date: 6/1/07
 Date: 5/23/07

SUBDIVISION	SECTION/AREA	PARCEL NO.
PATAPSCO VALLEY BUSINESS CENTER	N/A	C-1, C-2 AND C-3
PLAT NO. 189748 189800	BLOCK NO. 14, 15, 20, 21	ZONE M-2
TAX MAP 3B	ELEC. DIST. FIRST	CENSUS TR. 601201
WATER CODE A04	PLAT NO. 20000 20001	SEWER CODE F-08-138
		2150500, 2150501, 2150300

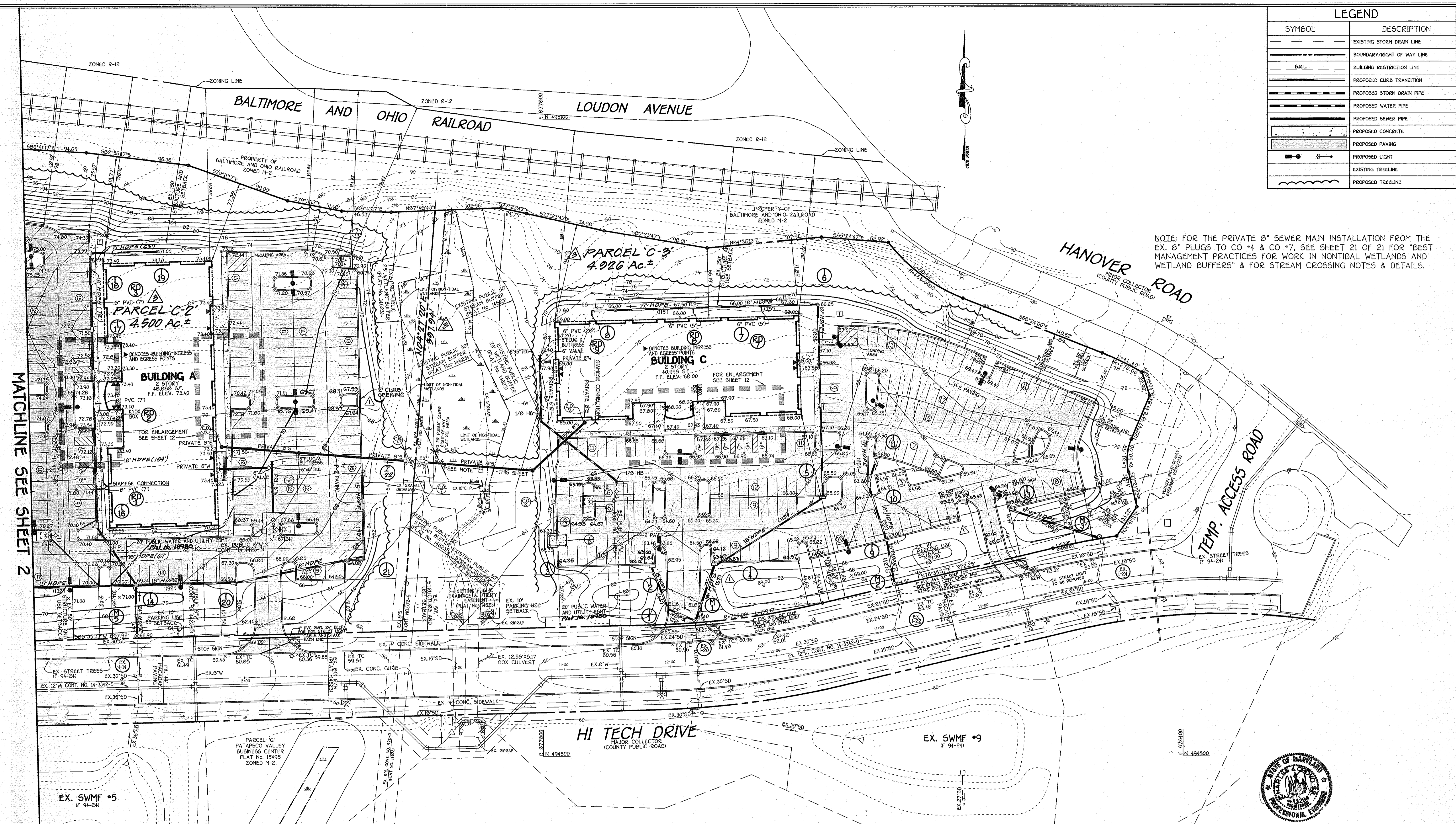
SEDIMENT CONTROL PLAN
 PATAPSCO VALLEY BUSINESS CENTER
 PATAPSCO VALLEY OFFICE CAMPUS
 PARCELS C-1, C-2 AND C-3
 ZONED: M-2

TAX MAP No. 3B PARCEL No. 285 GRID No. 14,15,20,21
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: 1" = 40'
 DATE: MARCH 15, 2007
 SHEET 4 OF 21 **SDP-07-028**

I:\060303\ANG\STATE DEVELOPMENT PLAN\060303-0001 SEDIMENT CONTROL PLAN SHEET 1, 3/18/2007 8:07:57 AM, 11

LEGEND	
SYMBOL	DESCRIPTION
	EXISTING STORM DRAIN LINE
	BOUNDARY/RIGHT OF WAY LINE
	BUILDING RESTRICTION LINE
	PROPOSED CURB TRANSITION
	PROPOSED STORM DRAIN PIPE
	PROPOSED WATER PIPE
	PROPOSED SEWER PIPE
	PROPOSED CONCRETE
	PROPOSED PAVING
	PROPOSED LIGHT
	EXISTING TREELINE
	PROPOSED TREELINE



NOTE: FOR THE PRIVATE 8" SEWER MAIN INSTALLATION FROM THE EX. 8" PLUGS TO CO #4 & CO #7, SEE SHEET 21 OF 21 FOR "BEST MANAGEMENT PRACTICES FOR WORK IN NONTIDAL WETLANDS AND WETLAND BUFFERS" & FOR STREAM CROSSING NOTES & DETAILS.

MATCHLINE SEE SHEET 2



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SERVICE OFFICE PARK - 10772 BALTIMORE NATIONAL PARK
 ELLETTT CITY, MARYLAND 21142
 (410) 461-2000

DATE	DESCRIPTION	REVISION BLOCK
3-10-08	Resubdivided Parcel C into Parcels C-1, C-2 & C-3. Revised Title Block.	
3-25-07	Changed all storm drain pipe from RCCP to HDPE.	
6/16/07	REVISED STORM DRAINS AND GRADING	

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Mark A. Coughlin 6/15/17
 Director - Department of Planning and Zoning
 DATE

Genie Hanrahan 6/15/17
 Chief, Division of Land Development
 DATE

William J. ... 5/30/07
 Chief, Development Engineering Division
 DATE

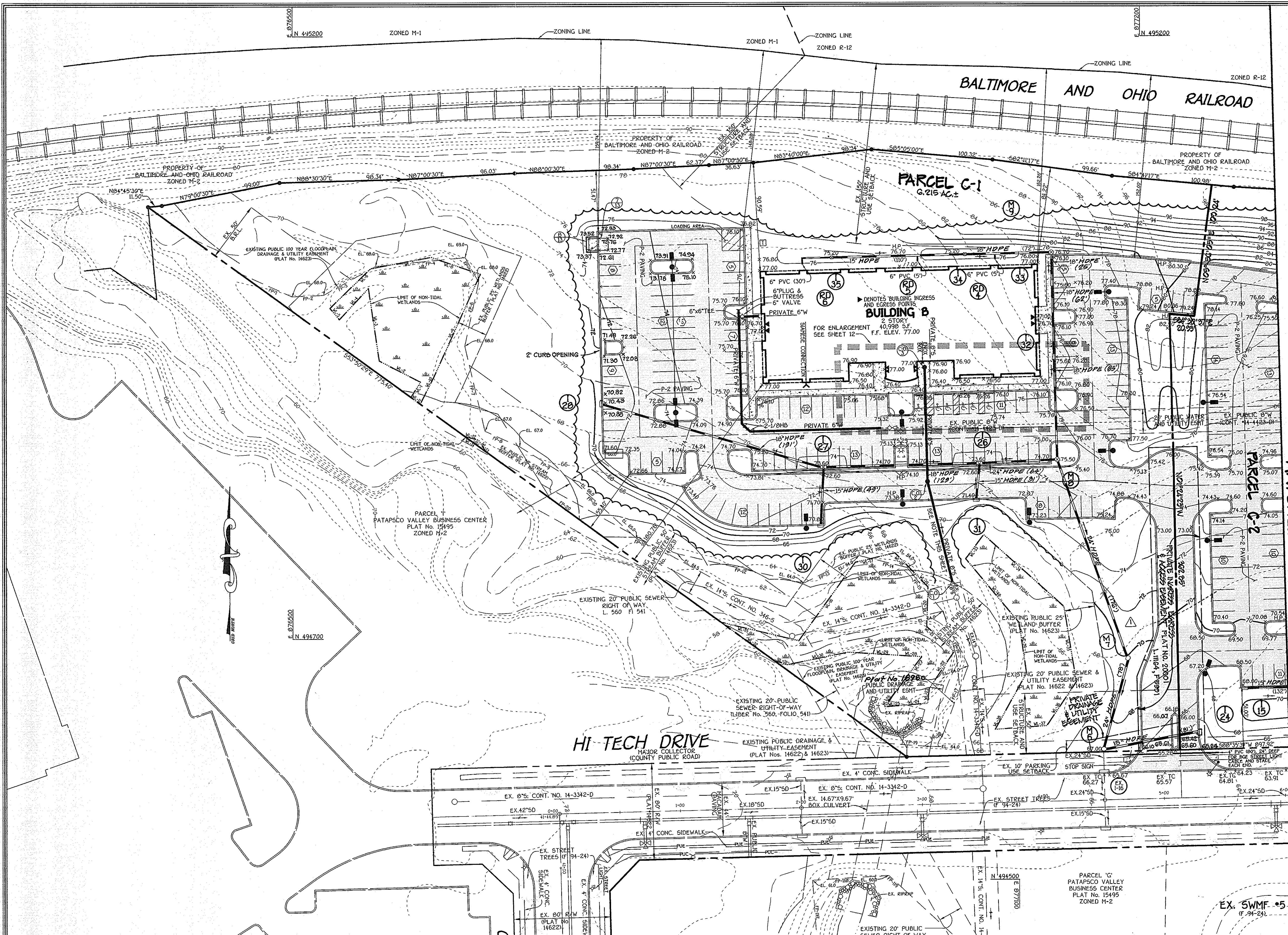
OWNER/DEVELOPER
 CSG PATAPSCO, LLC
 5024 CAMPBELL BOULEVARD, SUITE G
 WHITE MARSH, MARYLAND 21236
 410-933-2091

SITE DEVELOPMENT PLAN
 PATAPSCO VALLEY BUSINESS CENTER
 PATAPSCO VALLEY OFFICE CAMPUS
 PARCELS C-1, C-2 AND C-3
 ZONED: M-2

TAX MAP No. 38 PARCEL No. 285 GRID No. 14.15,20,21
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: 1" = 40'
 DATE: MARCH 15, 2007
 SHEET 3 OF 21 **SDP-07-028**

I:\06003\06003\06003-0001 SITE PLAN.dwg SITE PLAN SHEET 2, 3/16/2007 7:50:17 AM, 1:1



LEGEND	
SYMBOL	DESCRIPTION
	EXISTING STORM DRAIN LINE
	BOUNDARY/RIGHT OF WAY LINE
	BUILDING RESTRICTION LINE
	PROPOSED CURB TRANSITION
	PROPOSED STORM DRAIN PIPE
	PROPOSED WATER PIPE
	PROPOSED SEWER PIPE
	PROPOSED CONCRETE
	PROPOSED PAVING
	PROPOSED LIGHT
	EXISTING TREELINE
	PROPOSED TREELINE

**Existing Wetland Limits Meets And Bounds
Plat No. 14623**

Line	Bearing & Distance	Line	Bearing & Distance	Line	Bearing & Distance
WL-1	N31°16'23"E 14.95	WL-19	S43°51'31"E 18.04	WL-37	S65°51'51"W 42.78
WL-2	N62°58'37"W 38.29	WL-20	S01°56'48"W 32.05	WL-38	N25°03'34"E 63.24
WL-3	N08°28'18"W 60.73	WL-21	S47°29'17"E 30.82	WL-39	N08°10'24"W 42.45
WL-4	S42°46'35"W 35.19	WL-22	S34°01'15"W 37.08	WL-40	N39°40'33"W 68.93
WL-5	N39°50'15"W 12.24	WL-23	S06°05'44"W 12.25	WL-41	N76°20'50"E 41.54
WL-6	N45°32'16"E 47.13	WL-24	S05°24'26"W 15.96	WL-42	N03°11'14"E 56.05
WL-7	N79°24'15"E 50.85	WL-25	S05°24'25"W 20.02	WL-43	N70°39'37"E 10.38
WL-8	S70°55'01"E 42.99	WL-26	N36°47'06"E 34.85	WL-44	S12°50'58"E 75.35
WL-9	S24°16'00"W 94.15	WL-27	N36°47'07"E 16.93	WL-45	S01°22'22"W 46.29
WL-10	S26°40'22"W 24.64	WL-28	N06°19'08"W 9.67	WL-46	S26°01'56"E 80.37
WL-11	S53°50'29"W 9.44	WL-29	N06°19'11"W 51.22	WL-47	S16°07'15"W 70.15
WL-12	S74°34'17"E 12.11	WL-30	S78°20'20"W 51.25	WL-48	S00°04'25"E 22.00
WL-13	S31°30'24"E 11.28	WL-31	N72°33'42"W 11.75	WL-49	S71°51'27"W 6.72
WL-14	N53°50'29"W 21.75	WL-32	N53°50'29"W 54.04	WL-50	N06°51'37"W 24.24
WL-15	S76°26'25"E 66.03	WL-33	N36°34'32"E 24.94	WL-51	N84°13'47"W 28.60
WL-16	N35°45'10"E 80.31	WL-34	S48°00'10"E 89.07	WL-52	N25°00'00"W 93.83
WL-17	N76°41'29"E 33.59	WL-35	S09°16'28"E 63.54	WL-53	N04°12'44"W 102.49
WL-18	S43°51'32"E 21.34	WL-36	S33°52'09"W 43.68		

**Existing 100 Year Floodplain, Drainage & Utility Easement
Plat No. 14623**

Line	Bearing & Distance
FP-1	S65°28'20"E 47.49
FP-2	N87°25'53"E 26.19
FP-3	N60°43'27"E 49.26
FP-4	N84°26'13"E 74.34
FP-5	S28°24'40"E 23.38
FP-6	S12°14'13"W 54.29
FP-7	S13°12'19"E 72.52
FP-8	S65°41'57"E 31.53
FP-9	S57°30'18"E 50.68
FP-10	S47°32'53"E 73.50
FP-11	S69°48'38"E 35.25
FP-12	S76°43'30"E 107.29
FP-13	N63°22'23"E 51.12
FP-14	S75°48'06"E 46.99
FP-15	S38°53'10"E 40.59
FP-16	S24°53'54"E 50.21
FP-17	S20°06'14"W 59.64
FP-18	S56°15'36"W 18.97
FP-19	N85°33'26"W 30.08
FP-20	N53°50'29"W 662.94

STREET LIGHT CHART

STREET NAME	STATION	OFFSET	FIXTURE/POLE TYPE	LEGEND
HI TECH DRIVE	C.L. STA. 5+45	29' LT	250-WATT "54G" HPS VAPOR FIXTURE, 12' ASH MOUNTED ON A 30-FOOT BLACK FIBERGLASS POLE	
HI TECH DRIVE	C.L. STA. 8+52	29' LT	250-WATT "54G" HPS VAPOR FIXTURE, 12' ASH MOUNTED ON A 30-FOOT BLACK FIBERGLASS POLE	
HI TECH DRIVE	C.L. STA. 12+49	29' LT	250-WATT "54G" HPS VAPOR FIXTURE, 12' ASH MOUNTED ON A 30-FOOT BLACK FIBERGLASS POLE	
HI TECH DRIVE	C.L. STA. 15+48	29' LT	250-WATT "54G" HPS VAPOR FIXTURE, 12' ASH MOUNTED ON A 30-FOOT BLACK FIBERGLASS POLE	

NOTE: FOR THE PRIVATE 8" SEWER MAIN INSTALLATION FROM THE EX. PLUG TO CO #1, SEE SHEET 21 OF 21 FOR "BEST MANAGEMENT PRACTICES FOR WORK IN NONTIDAL WETLANDS AND WETLAND BUFFERS"



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21142
 410-481-1999

DATE	DESCRIPTION
3/10/06	RESUBMITTED PARCEL C INTO PARCELS C-1, C-2 AND C-3 REVISED TITLE BLOCK
9-25-07	Changed all storm drain pipe from RCOB to HOPE
6/18/07	REVISED STORM DRAINS AND GRADING
	REVISION BLOCK

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Mark A. Agli
 Director - Department of Planning and Zoning

Condy Hamer
 Chief, Division of Land Development

John J. P.
 Chief, Development Engineering Division

OWNER/DEVELOPER
 CSG PATAPSCO, LLC
 5024 CAMPBELL BOULEVARD, SUITE G
 WHITE MARSH, MARYLAND 21136
 410-933-2091

SUBDIVISION
 PATAPSCO VALLEY BUSINESS CENTER

SECTION/AREA
 N/A

PARCEL NO.
 C-1, C-2 AND C-3

PLAT NO.
 14623

BLOCK NO.
 14, 15, 20, 21

ZONE
 M-2

TAX MAP
 38

ELEC. DIST.
 FIRST

CENSUS TR.
 601201

WATER CODE
 PLAT NO. 20000-120001
 P 08-158

SEWER CODE
 2150500, 2150501, 2150500

SITE DEVELOPMENT PLAN

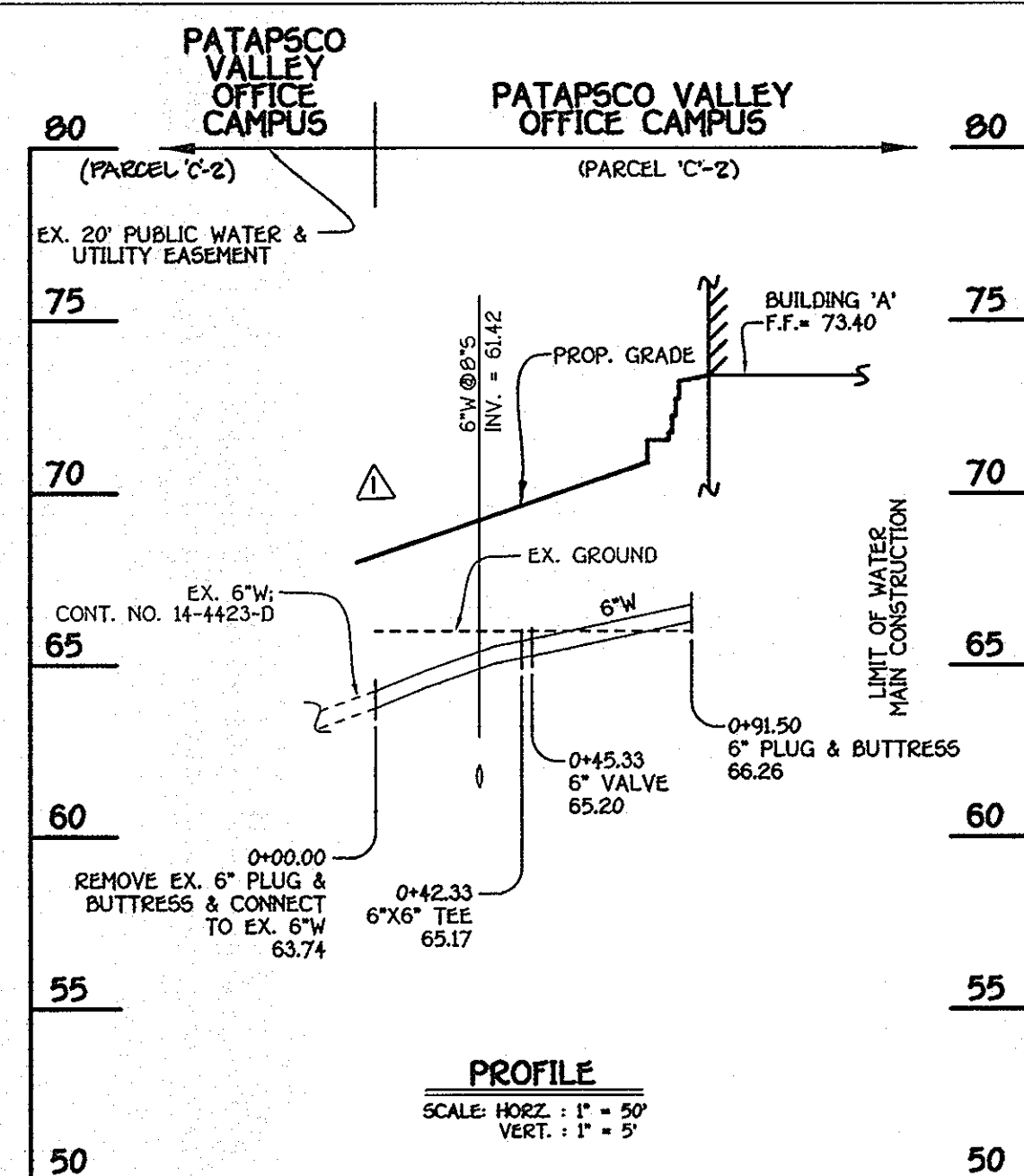
**PATAPSCO VALLEY BUSINESS CENTER
 PATAPSCO VALLEY OFFICE CAMPUS
 PARCELS C-1, C-2 AND C-3**

ZONED: M-2

TAX MAP No. 38 PARCEL No. 285 GRID No. 14,15,20,21
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: 1" = 40'
 DATE: MARCH 15, 2007
 SHEET 2 OF 21 **5DP-07-028**

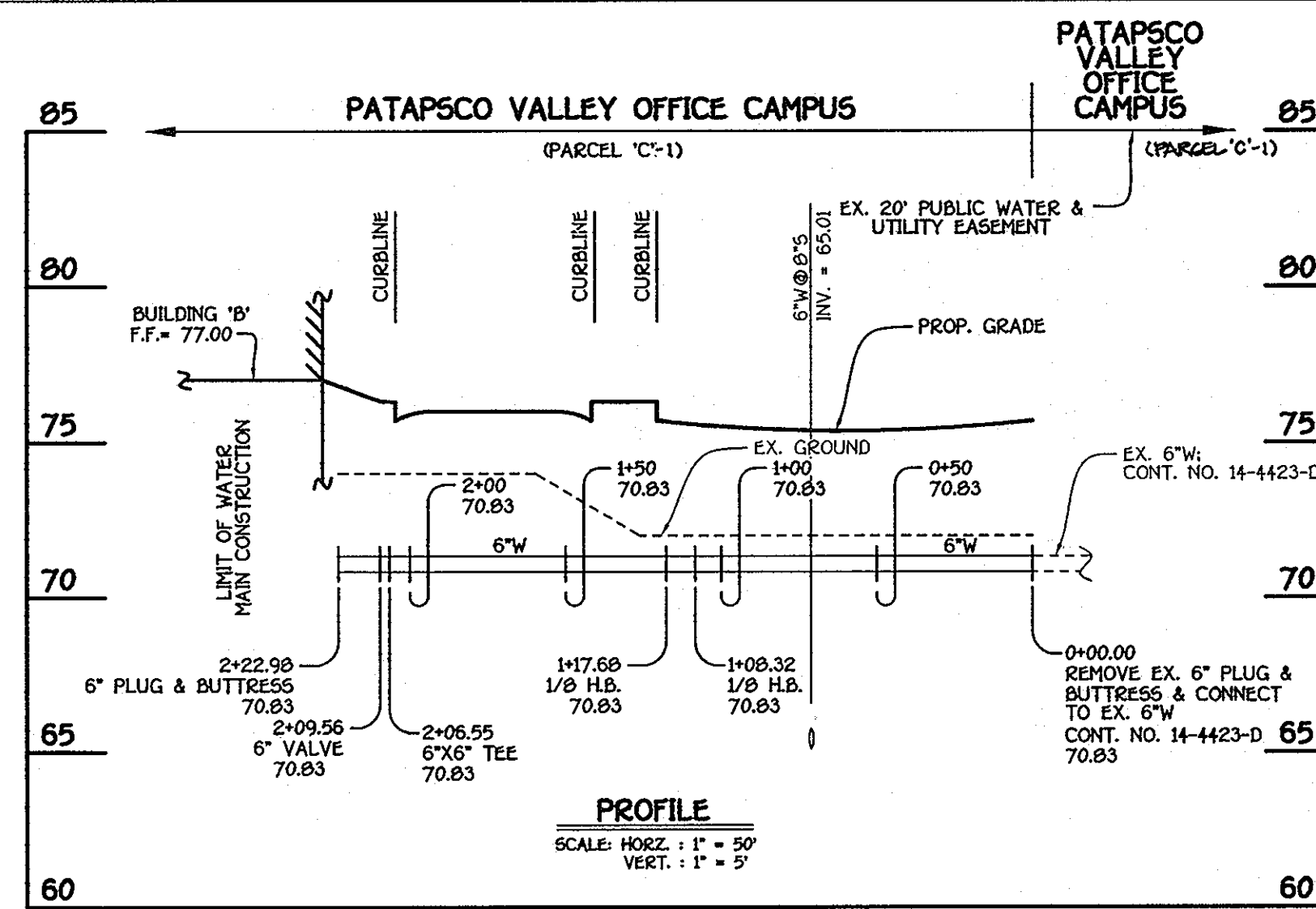
I:\060030\060030\060030-0001 SITE PLAN.dwg SITE PLAN.dwg 3/16/2007 7:48:12 AM 1:1



6" WATER MAIN; BUILDING 'A'

WATER MAIN TABULATION CHART

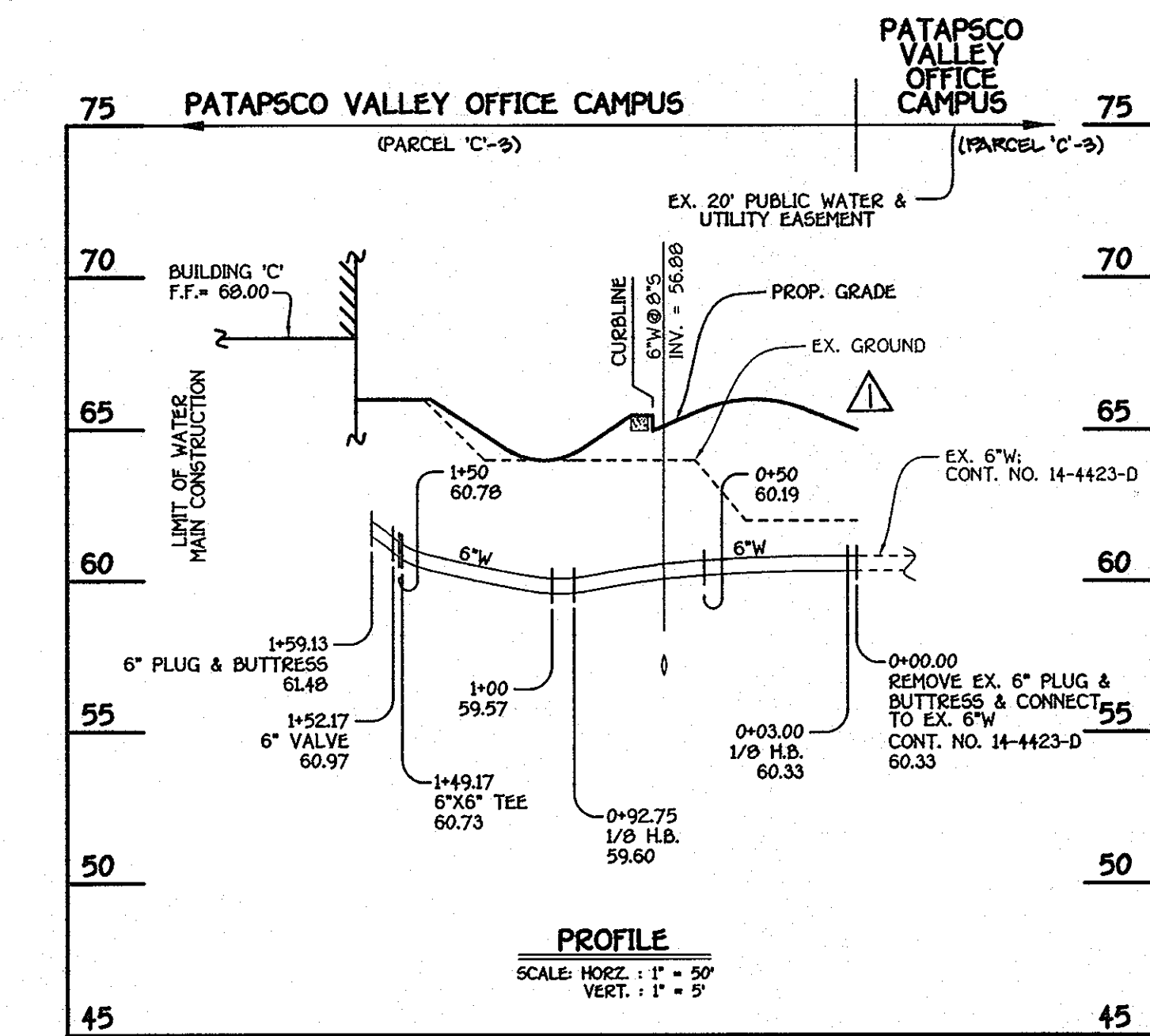
W.M. STA.	APPURTENANCE	NORTHING	EASTING
6" WATER MAIN; BUILDING 'A'			
0+00.00	EX. 6" PLUG & BUTTRESS	555479.20	1389964.82
0+42.33	6"X6" TEE	555521.52	1389963.79
0+45.33	6" VALVE	555521.52	1389960.79
0+91.50	6" PLUG & BUTTRESS	555520.32	1389914.64



6" WATER MAIN; BUILDING 'B'

WATER MAIN TABULATION CHART

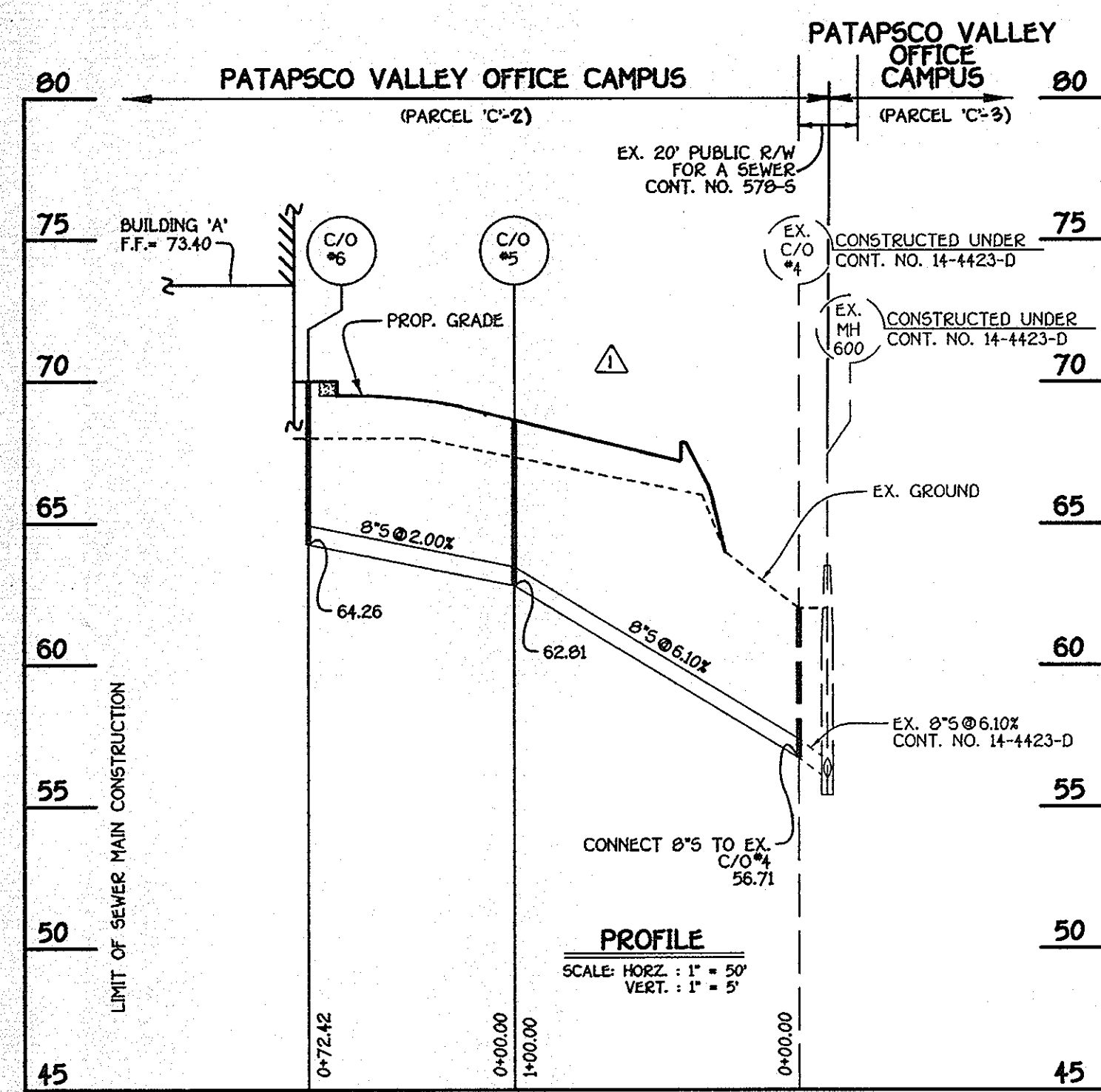
W.M. STA.	APPURTENANCE	NORTHING	EASTING
6" WATER MAIN; BUILDING 'B'			
0+00.00	EX. 6" PLUG & BUTTRESS	555623.91	1389404.41
1+08.32	1/8" H.B.	555621.25	1389296.12
1+17.60	1/8" H.B.	555627.69	1389289.32
2+06.55	6"X6" TEE	555716.53	1389286.05
2+09.56	6" VALVE	555716.61	1389289.84
2+22.98	6" PLUG & BUTTRESS	555716.97	1389303.26



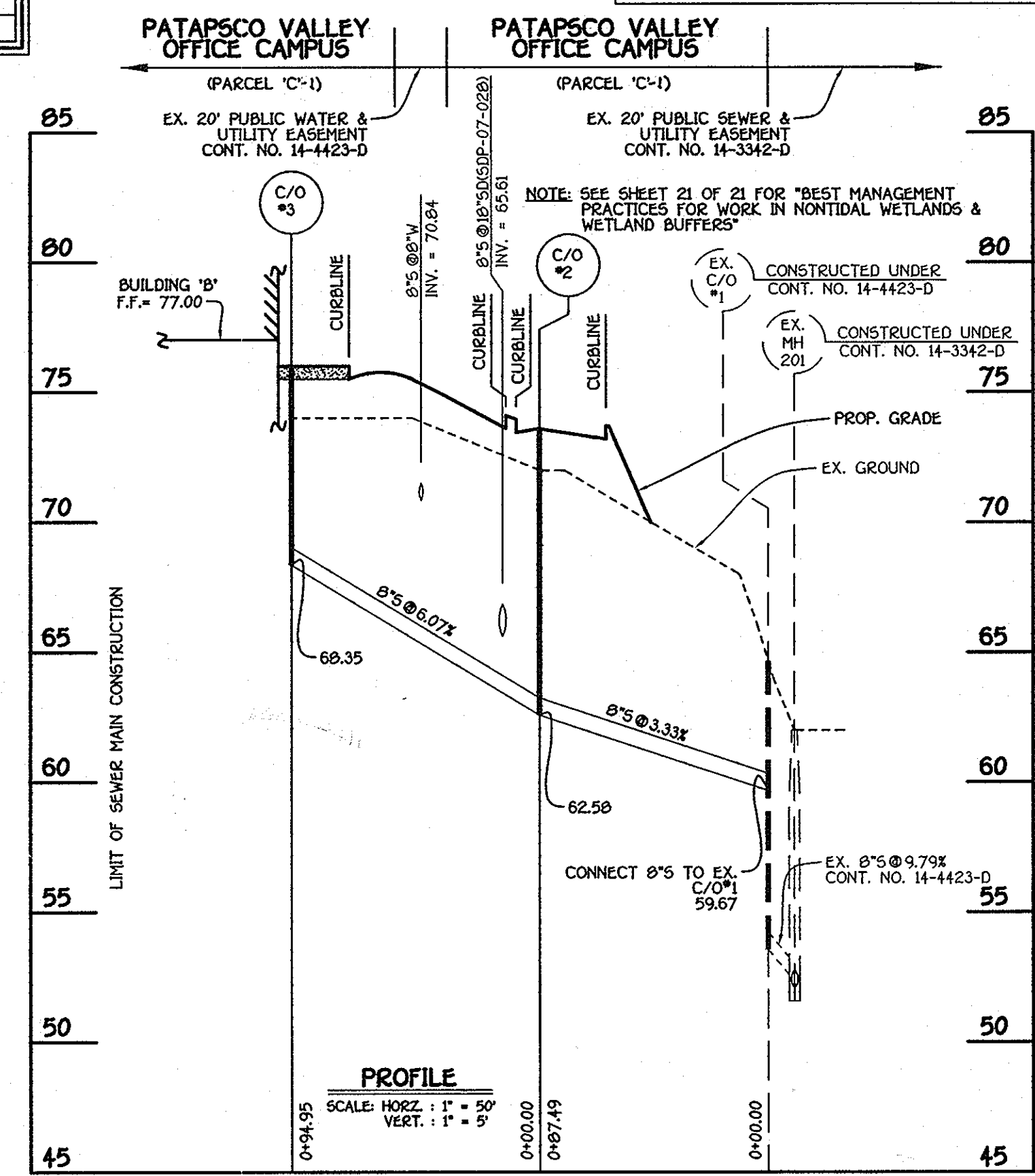
6" WATER MAIN; BUILDING 'C'

WATER MAIN TABULATION CHART

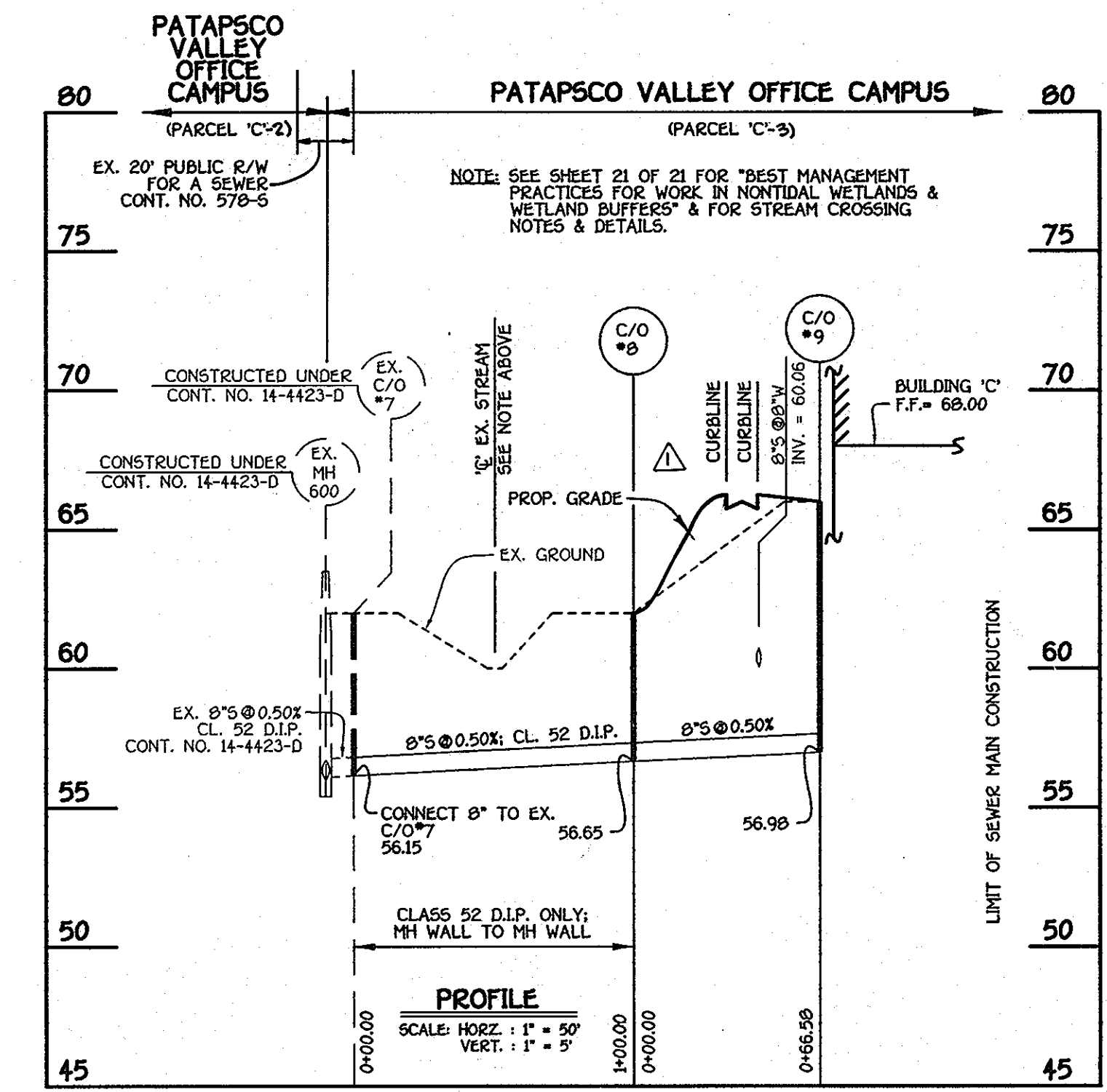
W.M. STA.	APPURTENANCE	NORTHING	EASTING
6" WATER MAIN; BUILDING 'C'			
0+00.00	EX. 6" PLUG & BUTTRESS	555505.02	1390287.02
0+03.00	1/8" H.B.	555508.82	1390286.95
0+92.75	1/8" H.B.	555564.63	1390216.66
1+49.17	6"X6" TEE	555621.03	1390215.33
1+52.17	6" VALVE	555621.11	1390218.33
1+59.13	6" PLUG & BUTTRESS	555621.27	1390225.28



8" SEWER MAIN; BUILDING 'A'



8" SEWER MAIN; BUILDING 'B'



8" SEWER MAIN; BUILDING 'C'

M.C.E. CHART

BUILDING	M.C.E.
'A'	71.51
'B'	74.27
'C'	66.65

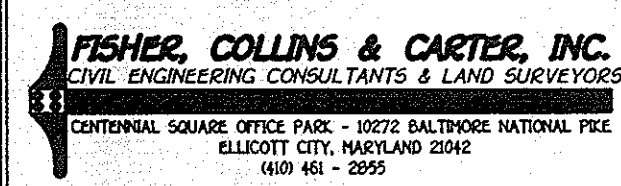
MANHOLE TABULATION CHART

NO.	NORTHING	EASTING	RIM ELEVATION
C.O.#2	555579.49	1389442.71	73.60
C.O.#3	555674.40	1389440.37	76.00
C.O.#5	555535.60	1389988.97	69.75
C.O.#6	555541.19	1389916.77	70.00
C.O.#8	555510.41	1390210.06	62.00
C.O.#9	555563.76	1390257.18	66.00

NOTE: SET ALL TOPS OF CLEAN-OUTS FLUSH W/ PROPOSED FINISHED GRADE.

8" S INVERT @ 5' FROM BUILDING

STATION	BUILDING	ELEVATION
C.O.#2 TO C.O.#3		
0+94.95	'A'	65.85
0+74.42	'B'	64.36
C.O.#8 TO C.O.#9		
0+66.58	'C'	57.08



DATE	DESCRIPTION
3/10/00	RESUBDIVIDED PARCEL C INTO PARCELS C-1, C-2 AND C-3 REVISD TITLE BLOCK
6/12/01	REVISED WATER & SEWER PROFILES



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

Mark A. Naylor 4/5/02
Andy Kanda 6/5/07
[Signature] 5/10/07

OWNER/DEVELOPER
 CSC PATAPSCO, LLC
 5024 CAMPBELL BOULEVARD, SUITE G
 WHITE MARSH, MARYLAND 21236
 410-933-2091

SUBDIVISION
 PATAPSCO VALLEY BUSINESS CENTER
 PLAT NO. 18179 & 18180
 F-02-144
 WATER CODE PLAT NO. 20000120001
 A04

SECTION/AREA
 N/A

PARCEL NO.
 C-1, C-2 AND C-3

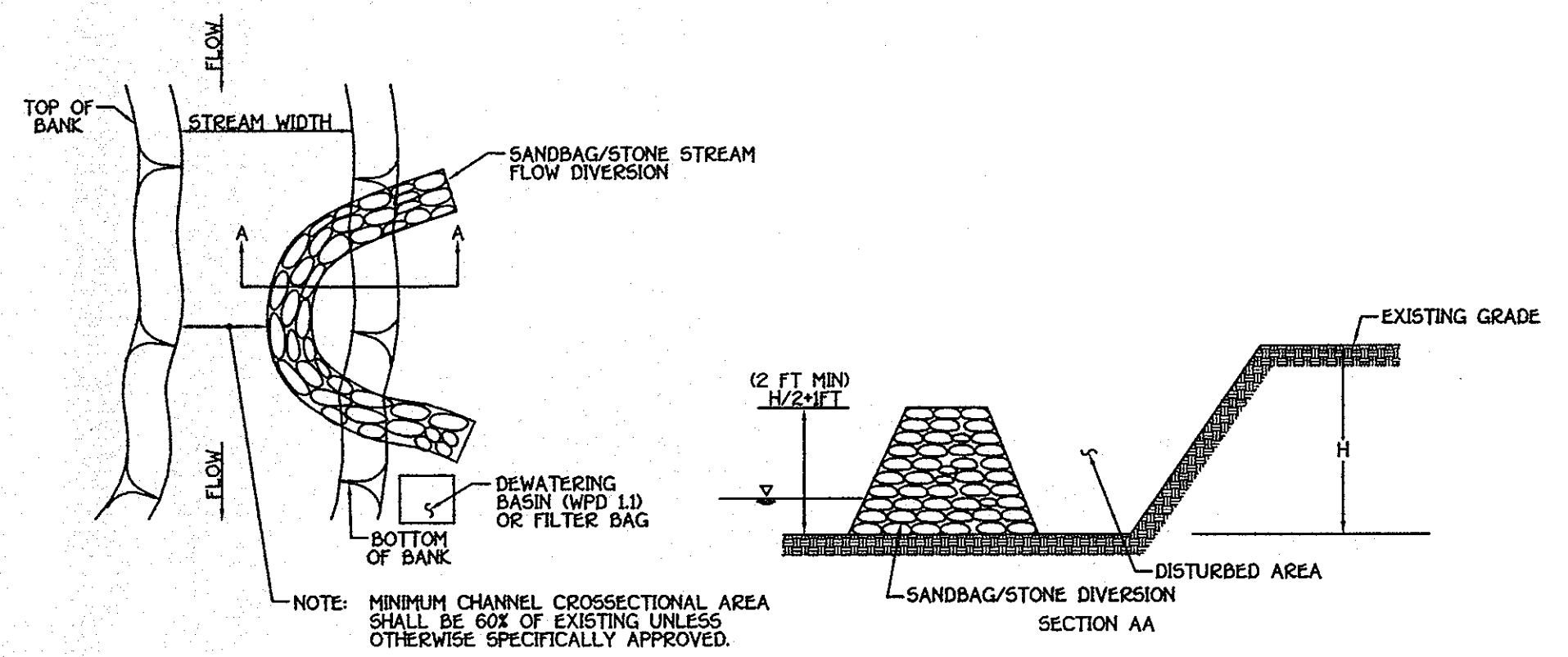
TAX MAP
 14, 15, 20, 21

ELEC. DIST.
 3B

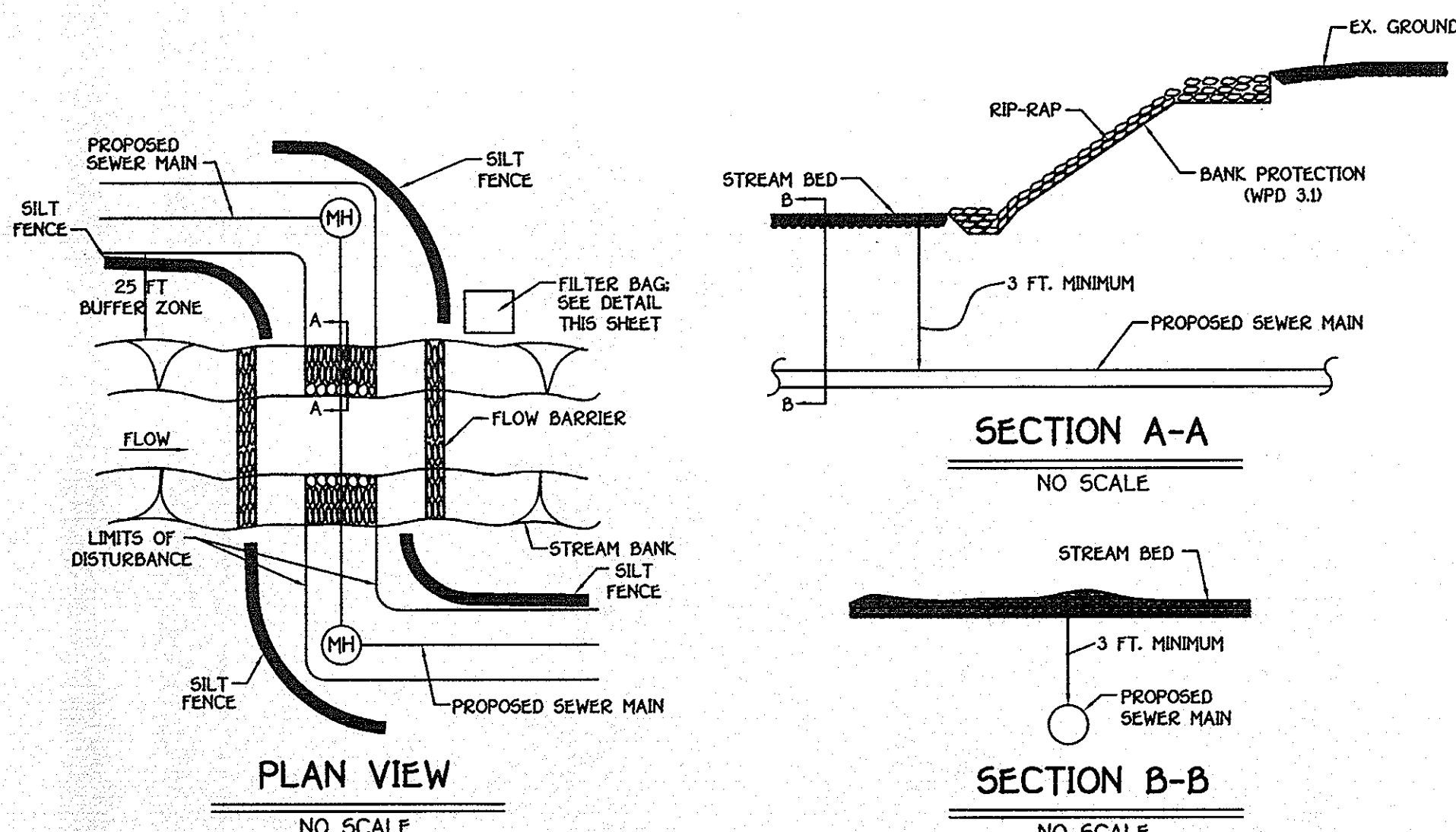
CENSUS TR.
 FIRST

SEWER CODE
 2150500, 2150501, 2150300

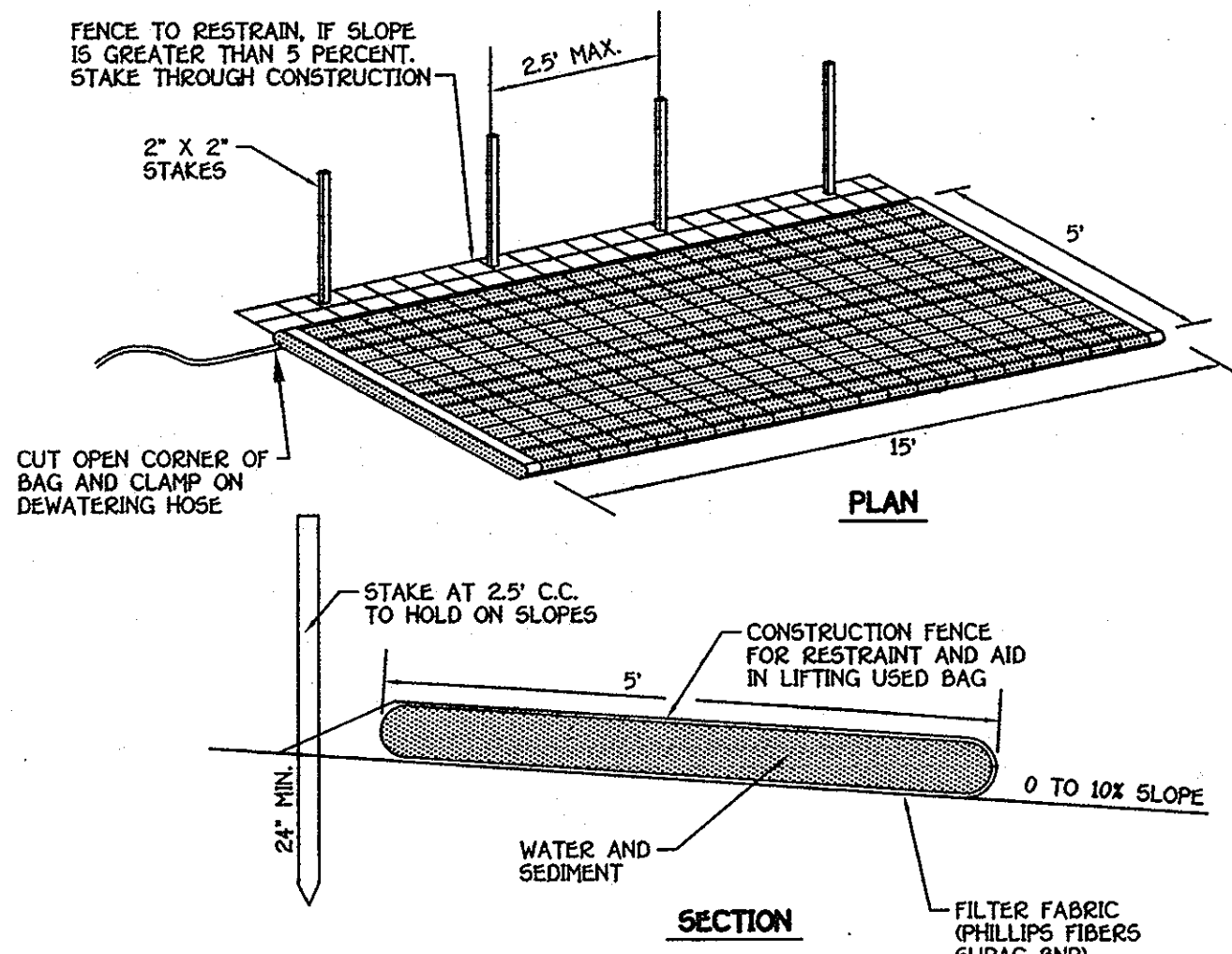
PRIVATE WATER & SEWER MAIN PROFILES
 PATAPSCO VALLEY BUSINESS CENTER
 PATAPSCO VALLEY OFFICE CAMPUS
 PARCELS C-1, C-2 AND C-3
 ZONED: M-2
 TAX MAP No. 3B PARCEL No. 285 GRID No. 14,15,20,21
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN
 DATE: MARCH 15, 2007
 SHEET 18 OF 21 SDP-07-028



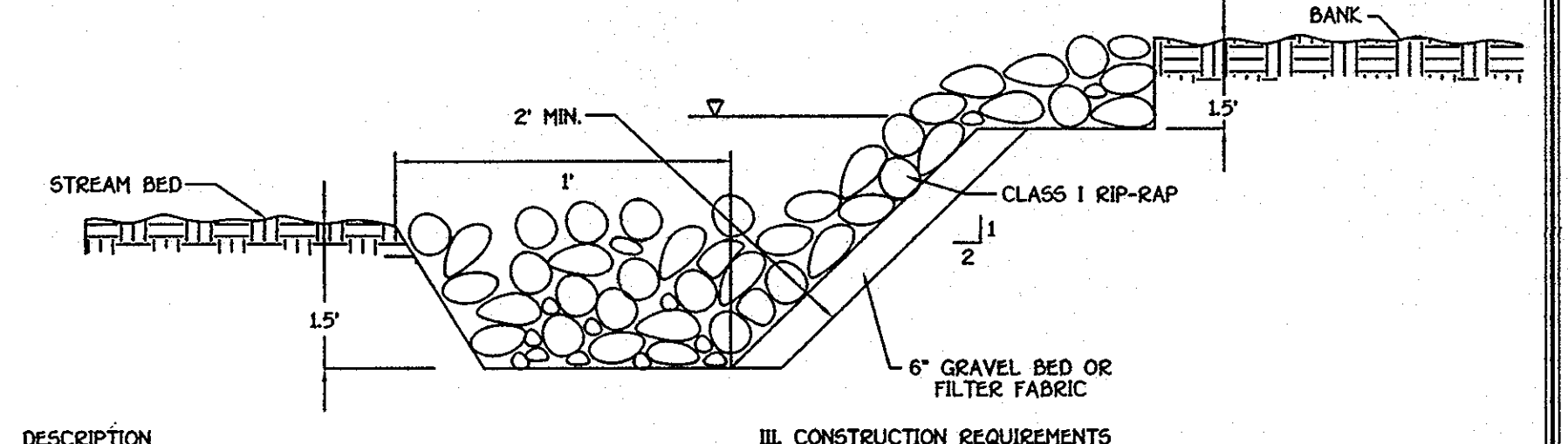
SANDBAG/STONE STREAM FLOW DIVERSION DETAIL
NO SCALE



FILTER BAG DETAIL
NO SCALE



DETAIL 20B - SUMP PIT
NO SCALE



RIP RAP STREAM BANK PROTECTION DETAIL; WPD 3.1
NO SCALE

- NOTES:**
1. FILTER BAG SHALL BE PLACED ON A SLOPING OR LEVEL, WELL GRADED VEGETATED SITE SUCH THAT WATER WILL FLOW AWAY FROM DEVICE AND ANY WORK AREAS.
 2. WIDTH AND LENGTH SHALL BE AS SHOWN.
 3. THE FILTER BAG MUST BE STAKED IN PLACE AND SECURED TO THE PUMP DISCHARGE LINE.
 4. FILTER BAG SHALL NOT BE USED FOR DISCHARGE FLOWS GREATER THAN 300 GPM.
 5. DEVICE SHALL BE REMOVED AND DISPOSED OF AFTER BAG IS FILLED WITH SEDIMENT. SEDIMENT FROM BAG SHALL BE SPREAD IN AN UPLAND AREA.

AVAILABLE FROM:
INDIAN VALLEY INDUSTRIES, INC. P.O. BOX 910 JOHNSON CITY, NEW YORK 13790 (800) 659-5111

A.C.F. ENVIRONMENTAL 1801-A WILLIS ROAD RICHMOND, VIRGINIA 23237 (800) 495-4818

PRICE AND COMPANY, INC. 429 36TH STREET WYOMING, WY 83001 (307) 530-0230

- NOTES:**
1. PIT DIMENSIONS ARE VARIABLE, WITH THE MINIMUM DIAMETER BEING 2 TIMES THE STANDPIPE DIAMETER.
 2. THE STANDPIPE SHALL BE CONSTRUCTED BY PERFORMING A 12" TO 24" DIAMETER CORUGATED OR PVC PIPE, THEN WRAPPING WITH 1/2" HARDWARE CLOTH AND GEOTEXTILE CLASS E. THE PERFORATIONS SHALL BE 1/2" X 6" SLITS OR 1" DIAMETER HOLES.
 3. A BASE OR FILTER MATERIAL CONSISTING OF CLEAN GRAVEL OR 57 STONE SHALL BE PLACED IN THE PIT TO A DEPTH OF 12". AFTER INSTALLING THE STANDPIPE, THE PIT SURROUNDING THE STANDPIPE SHALL THEN BE BACKFILLED WITH THE SAME FILTER MATERIAL.
 4. THE STANDPIPE SHALL EXTEND 12" TO 18" ABOVE THE LIP OF THE PIT OR THE RISER CREST ELEVATION (BASIN DEWATERING ONLY) AND THE FILTER MATERIAL SHALL EXTEND 3" MINIMUM ABOVE THE ANTICIPATED STANDING WATER ELEVATION.

- DESCRIPTION**
- I. THIS WORK SHALL CONSIST OF PROTECTING SLOPES & CHANNELS FROM EROSION WITH COVERINGS OF STONE IN ACCORDANCE WITH THE PLANS & SPECIFICATIONS SHOWN ON THIS DRAWING.
- II. MATERIAL SPECIFICATIONS**
1. BEDDING:
 - A. BANK RUN GRAVEL SHALL MEET THE FOLLOWING REQUIREMENTS:
- | % LESS THAN | U.S. STANDARD SIEVE SIZE |
|-------------|--------------------------|
| 100 | 2 1/2 IN. |
| 85-100 | 1 IN. |
| 60-100 | 1/2 IN. |
| 35-70 | NO. 10 |
| 20-50 | NO. 40 |
| 3-20 | NO. 200 |
2. GEOTEXTILE FILTER FABRIC SHALL MEET THE FOLLOWING REQUIREMENTS:
- | | |
|-----------------------|-------------|
| TENSILE STRENGTH | 200 LBS. |
| BURST STRENGTH | 350 LBS. |
| PUNCTURE STRENGTH | 70 LBS. |
| PERMEABILITY | .02 CM/SEC. |
| ELONGATION AT FAILURE | 30% |
| MINIMUM LAP LENGTH | 24 IN. |
- III. CONSTRUCTION REQUIREMENTS**
1. THE CONTRACTOR SHALL INSTALL SEDIMENT & EROSION CONTROL DEVICES AS A FIRST ORDER OF BUSINESS.
 2. PROVISIONS MUST BE MADE TO ANCHOR THE RIP-RAP AT THE STREAM BED SO AS TO PROVIDE PROTECTION AGAINST UNDERMINING. IF THIS CANNOT BE ACCOMPLISHED BY EXTENDING THE TOE TRENCH AS INDICATED IN CROSS SECTION, AN ALTERNATIVE METHOD OF PROTECTION MUST RECEIVE PRIOR WRITTEN APPROVAL OF THE ADMINISTRATION.
 3. EXCAVATION FOR RIP-RAP SHALL BE MADE IN REASONABLY CLOSE CONFORMITY WITH THE EXISTING STREAM SLOPE & BED.
 4. A FILTER BEDDING IS REQUIRED UNDER ALL RIP-RAP. BEDDING MATERIAL SHALL CONSIST OF EITHER A BANK RUN GRAVEL OR A GEOTEXTILE FILTER FABRIC MEETING THE SPECIFICATIONS OF II. 1. & 2.
 5. THE PLACEMENT OF RIP-RAP SHALL BEGIN WITH THE TOE. THE LARGER STONES SHALL BE PLACED IN THE TOE ALONG THE OUTSIDE EDGES OF THE LIMITS OF THE SLOPE & CHANNEL PROTECTION. THE RIP-RAP SHALL BE PLACED WITH SUITABLE EQUIPMENT IN SUCH A MANNER AS TO PRODUCE A REASONABLY GRADED MASS OF STONES WITH ZERO DROP HEIGHT. THE PLACING OF STONES THAT CAUSE EXTENSIVE SEGREGATION IS NOT ALLOWED.
 6. ANY EXCAVATION VOIDS EXISTING ALONG THE EDGES OF THE COMPLETED SLOPE & CHANNEL PROTECTION SHALL BE BACKFILLED.
 7. ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED IN ACCORDANCE WITH AN APPROVED SEDIMENT & EROSION CONTROL PLAN.

BEST MANAGEMENT PRACTICES FOR WORK IN NONTIDAL WETLANDS AND WETLAND BUFFERS

- NTW & WD LETTER OF AUTHORIZATION NO.
1. CONDUCT ALL CONSTRUCTION ACTIVITIES SO AS NOT TO CAUSE OR CONTRIBUTE TO A DEGRADATION OF WATER QUALITY AS DETERMINED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
 2. CONDUCT THE REGULATED CONSTRUCTION ACTIVITY SO AS NOT TO RESTRICT OR IMPED THE FOLLOWING:
 - a. MOVEMENT OF WILDLIFE INDIGENOUS TO THE NONTIDAL WETLANDS OR ADJACENT WATERS.
 - b. PASSAGE OF NORMAL OR EXPECTED HIGH WATER FLOWS.
 3. STREAMS ARE CLASSIFIED AS USE I WATERS: NO IN-STREAM WORK SHALL BE CONDUCTED DURING THE PERIOD MARCH 1st THRU JUNE 15th.
 4. MAINTAIN THE HYDROLOGIC REGIME OF ALL ADJACENT NONTIDAL WETLANDS.
 5. NO EXCESS FILL, CONSTRUCTION MATERIAL, OR DEBRIS SHALL BE STOCKPILED OR STORED IN THE WETLANDS OR BUFFERS.
 6. PLACE MATERIALS IN A LOCATION AND MANNER WHICH DOES NOT ADVERSELY IMPACT SURFACE OR SUBSURFACE WATER FLOW INTO OR OUT OF THE NONTIDAL WETLANDS & BUFFERS.
 7. DO NOT USE THE EXCAVATED MATERIAL AS BACKFILL IF IT CONTAINS WASTE METAL PRODUCTS, UNSIGHTLY DEBRIS, TOXIC MATERIAL OR ANY OTHER DELETERIOUS SUBSTANCE. IF ADDITIONAL BACKFILL IS REQUIRED, USE CLEAN MATERIAL FREE OF ANY DELETERIOUS SUBSTANCES.
 8. PLACE HEAVY EQUIPMENT ON MATS OR SUITABLY OPERATE THE EQUIPMENT TO PREVENT DAMAGE TO THE NONTIDAL WETLANDS AND BUFFERS.
 9. REPAIR AND MAINTAIN ANY SERVICEABLE STRUCTURE OR FILL SO THERE IS NO PERMANENT LOSS OF NONTIDAL WETLANDS IN EXCESS OF NONTIDAL WETLANDS LOST UNDER THE ORIGINAL CONSTRUCTION OR FILL.
 10. RECTIFY ANY NONTIDAL WETLANDS TEMPORARILY IMPACTED BY ANY CONSTRUCTION OR MAINTENANCE ACTIVITY.
 11. ALL STABILIZATION IN THE WETLANDS AND BUFFERS SHALL BE OF THE FOLLOWING RECOMMENDED SPECIES: ANNUAL RYEGRASS (LOLLIUM MULTICOLORUM), MILLET (SETARIA ITALICA), BARLEY (HORDEUM SP.), OATS (UNIOLEA SP.), AND OR RYE (SECALE CEREALE). THESE SPECIES WILL ALLOW FOR THE STABILIZATION OF THE SITE WHILE ALSO ALLOWING FOR THE VOLUNTARY REVEGETATION OF NATURAL WETLAND SPECIES. OTHER NON-PERSISTENT VEGETATION MAY BE ACCEPTABLE, BUT MUST BE APPROVED BY THE DIVISION. KENTUCKY 33 FESCUE SHALL NOT BE UTILIZED IN THE WETLAND OR BUFFER AREAS. THE AREA SHOULD BE SEEDED AND MULCHED TO REDUCE EROSION AFTER CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.
 12. AFTER INSTALLATION HAS BEEN COMPLETED, MAKE POST CONSTRUCTION GRADES AND ELEVATIONS OF NONTIDAL WETLANDS THE SAME AS THE ORIGINAL GRADES AND ELEVATIONS.
 13. STORMWATER RUNOFF FROM ADJACENT IMPERVIOUS SURFACES SHALL BE CONTROLLED TO PREVENT THE WASHING OF DEBRIS INTO THE STREAM.

STREAM CROSSING NOTES:

1. DELAY ALL WORK IN THE STREAM UNTIL START OF A 5-DAY CLEAR-WEATHER FORECAST. COMPLETE ALL WORK IN THE STREAM WITHIN THESE 5-DAYS.
 2. FOLLOW THE SEQUENCE OF CONSTRUCTION: STREAM CROSSING FOR ALL WORK IN THE STREAM. (SEE THIS SHEET)
 3. FOR THE STREAM CROSSING, THE CONTRACTOR SHALL USE THE FOLLOWING CONSTRUCTION DETAILS:
- | DETAIL | DESCRIPTION | SIZE |
|----------------|------------------------------|---------|
| WPD 5.1 | UTILITY CROSSING | N/A |
| WPD 2.3 | SANDBAG/STONE FLOW DIVERSION | 24" |
| WPD 3.1 | RIP-RAP OUTLET PROTECTION | CLASS I |
| SCS DETAIL 20B | SUMP PIT | N/A |
| FB | FILTER BAG | N/A |
4. SEE THIS SHEET FOR BEST MANAGEMENT PRACTICES FOR WORK IN NON-TIDAL WETLANDS AND WETLAND BUFFERS.

SEQUENCE OF CONSTRUCTION: STREAM CROSSING

1. OBTAIN THE REQUIRED PERMITS/APPROVALS FROM THE APPROPRIATE AGENCIES. NTW & WD LETTER OF AUTHORIZATION NO. 20060372/05-NT-3247
2. NOTIFY THE COMPLIANCE DIVISION OF THE MARYLAND WATER MANAGEMENT ADMINISTRATION AT LEAST FIVE (5) DAYS PRIOR TO THE INITIATION OF CONSTRUCTION AND FIVE (5) DAYS AFTER WORK ENDS. THE CITY OF BALTIMORE OFFICE PHONE NUMBER IS (410) 631-3510.
3. CONTRACTOR SHALL NOTE THE TIME OF YEAR RESTRICTIONS ON WORK WITHIN THE STREAM AS SHOWN ON THE PERMITS.
4. INSTALL THE SANDBAG/STONE DIVERSION, THE FILTER BAG AND THE SUMP PIT. THE SEDIMENT CONTROL INSPECTOR MUST APPROVE ALL CONTROLS BEFORE COMMENCING WORK.
5. INSTALL SEWER MAIN AND THE RIP-RAP BANK PROTECTION ACCORDING TO THE DRAWINGS AND SPECIFICATIONS DURING A TIME OF FAVORABLE WEATHER FORECAST.
6. WITH MINIMAL DISTURBANCE, REMOVE DIVERSION CONTROLS AND FILTER BAG AND STABILIZE ALL DISTURBED AREAS.

- I. DESCRIPTION**
- THIS WORK SHALL CONSIST OF INSTALLING EROSION CONTROL DEVICES IN & ADJACENT TO TEMPORARY STREAM CONSTRUCTION SUCH AS UTILITY CROSSINGS.
- II. CONSTRUCTION REQUIREMENTS**
1. ALL EROSION & SEDIMENT CONTROL DEVICES SHALL BE INSTALLED AS THE FIRST ORDER OF WORK.
 2. THE CONTRACTOR SHALL INSURE THAT A CONTINUOUS PERIMETER CONTROL BARRIER IS IN PLACE SO AS TO MINIMIZE POLLUTANTS ENTERING THE WATER.
 3. EXCAVATED TOPSOIL & SUBSOIL SHALL BE KEPT SEPARATE & REPLACED IN THEIR NATURAL ORDER.
 4. ALL EXCAVATED MATERIALS SHALL BE PLACED ON THE UPLAND SIDE OF THE EXCAVATION.
 5. ALL CONSTRUCTION SHALL TAKE PLACE DURING STREAM LOW FLOWS. THE LENGTH OF CONSTRUCTION TIME SHALL BE LIMITED TO A MAXIMUM OF 5 DAYS FOR EACH CROSSING.
 6. ALL UTILITY CROSSINGS SHALL BE PLACED AT LEAST THREE FEET BENEATH THE STREAM BED UNLESS AN ALTERNATIVE SECTION IS SPECIFICALLY APPROVED BY THE ADMINISTRATION.
 7. THE CONTRACTOR MAY ELECT TO CONSTRUCT THE UTILITY CROSSING IN TWO STAGES. IN THIS CASE A WRA APPROVED FLOW BARRIER MAY BE CONSTRUCTED TO KEEP THE CONSTRUCTION AREA DRY.
 8. SEDIMENT CONTROL DEVICES ARE TO REMAIN IN PLACE UNTIL ALL DISTURBED AREAS ARE STABILIZED IN ACCORDANCE WITH AN APPROVED SEDIMENT & EROSION CONTROL PLAN & THE INSPECTION AUTHORITY APPROVES THEIR REMOVAL.

UTILITY CROSSING DETAIL; WPD 5.1
NO SCALE



APPROVED: DEPARTMENT OF PLANNING AND ZONING

Mark A. Hight 6/5/07
Director - Department of Planning and Zoning

Gandy Hantz 6/5/07
Chief, Division of Land Development

Chris Williams 5/20/07
Chief, Development Engineering Division

SUBDIVISION	SECTION/AREA	PARCEL NO.
PATAPSCO VALLEY BUSINESS CENTER	N/A	C-1, C-2 & C-3
PLAT NO. 18714 & 18710	BLOCK NO. 14, 15, 20, 21	ZONE M-2
TAX MAP 3B	ELEC. DIST. FIRST	CENSUS TR. 601201
WATER CODE PLAT NO. 20000120001	SEWER CODE	2150500, 2150501, 2150300
A04	F-08-198	

STREAM CROSSING NOTES & DETAILS

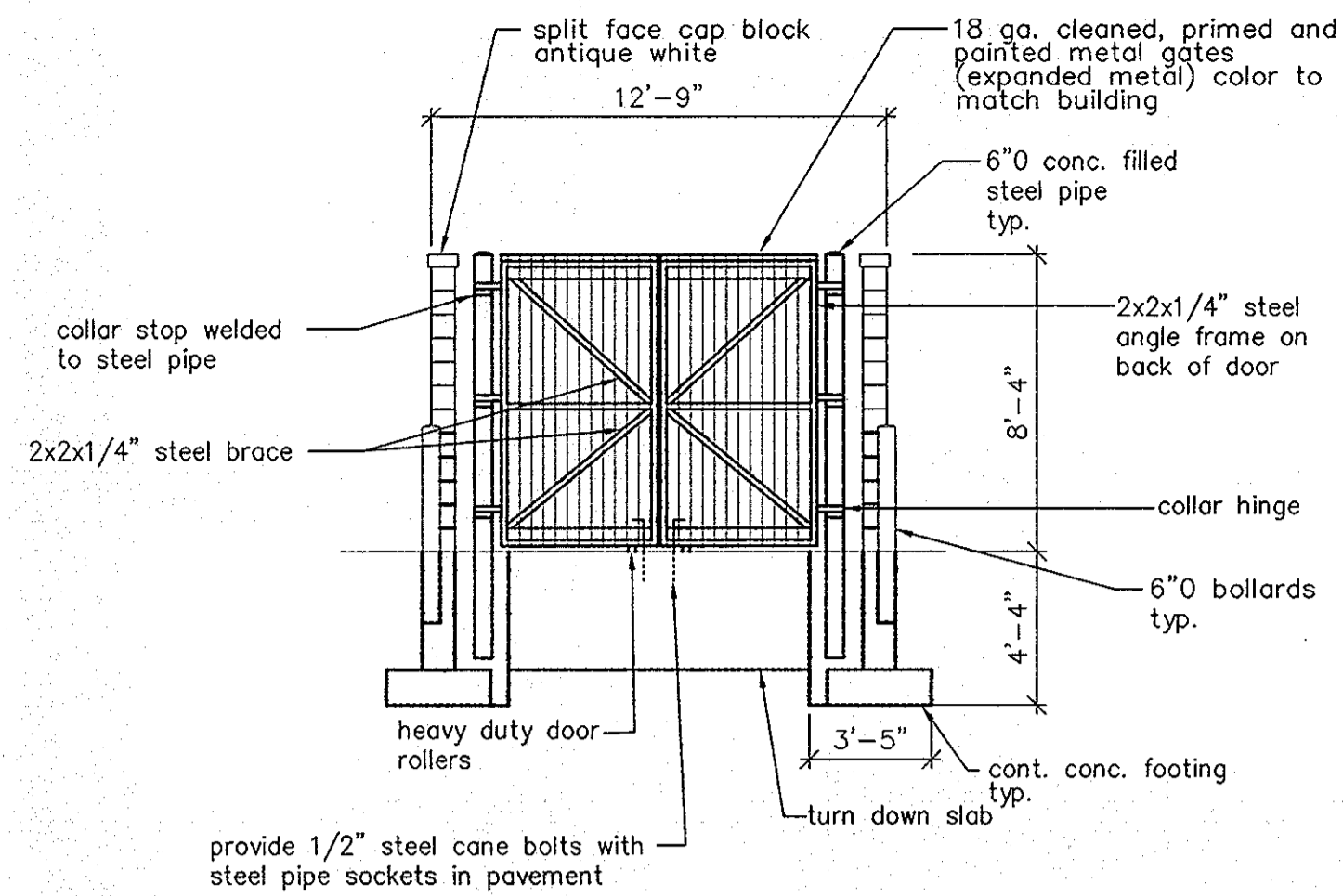
PATAPSCO VALLEY BUSINESS CENTER
PATAPSCO VALLEY OFFICE CAMPUS
PARCELS C-1, C-2 AND C-3
ZONED: M-2

TAX MAP No. 3B PARCEL No. 285 GRID No. 14,15,20,21
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

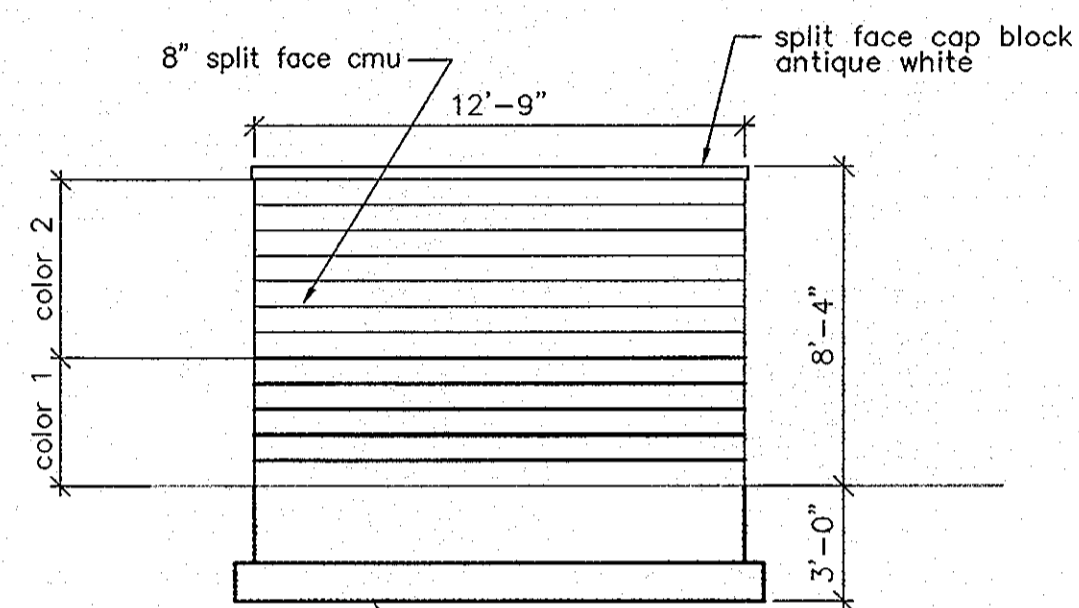
SCALE: 1" = 50'
DATE: MARCH 15, 2007
SHEET 21 OF 21 **SDP-07-028**

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CONTINENTAL SQUARE OFFICE PARK • 1872 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
410-681-2899

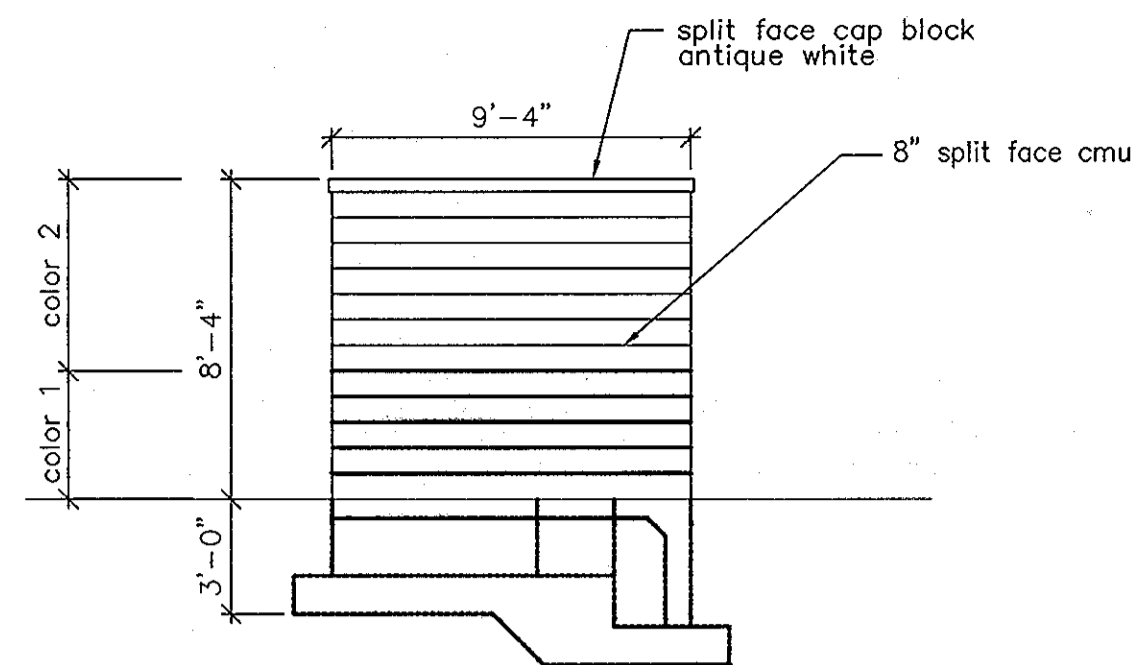
DATE	DESCRIPTION
3-10-08	Revised Title Block.
	REVISION BLOCK



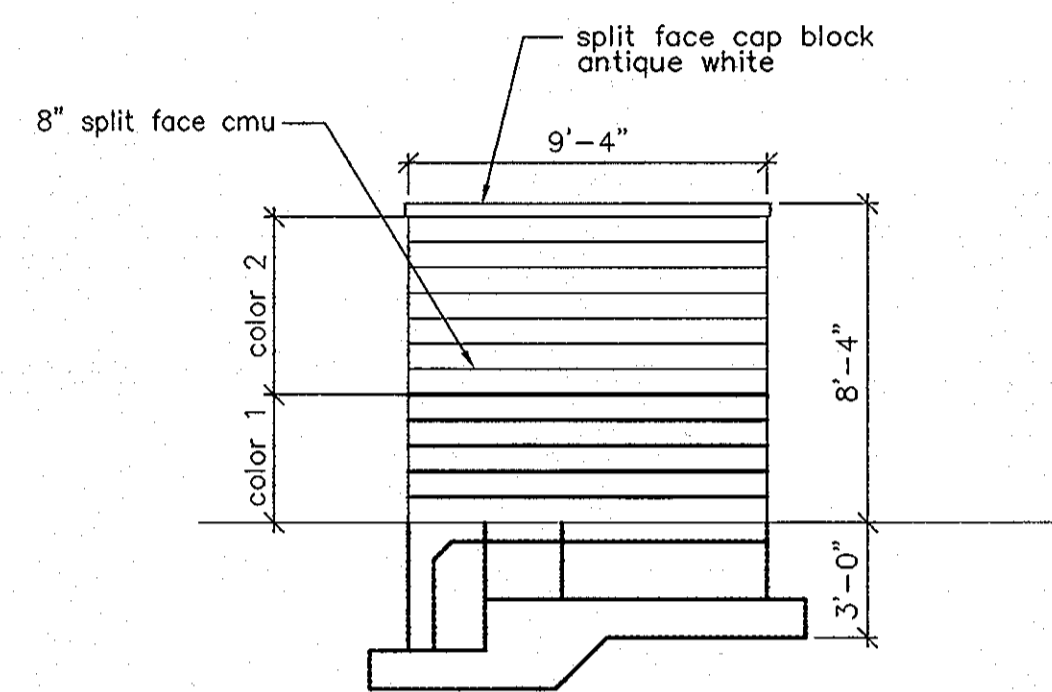
**DUMPSTER ENCLOSURE
FRONT ELEVATION**
SCALE: 1/4" = 1'-0"



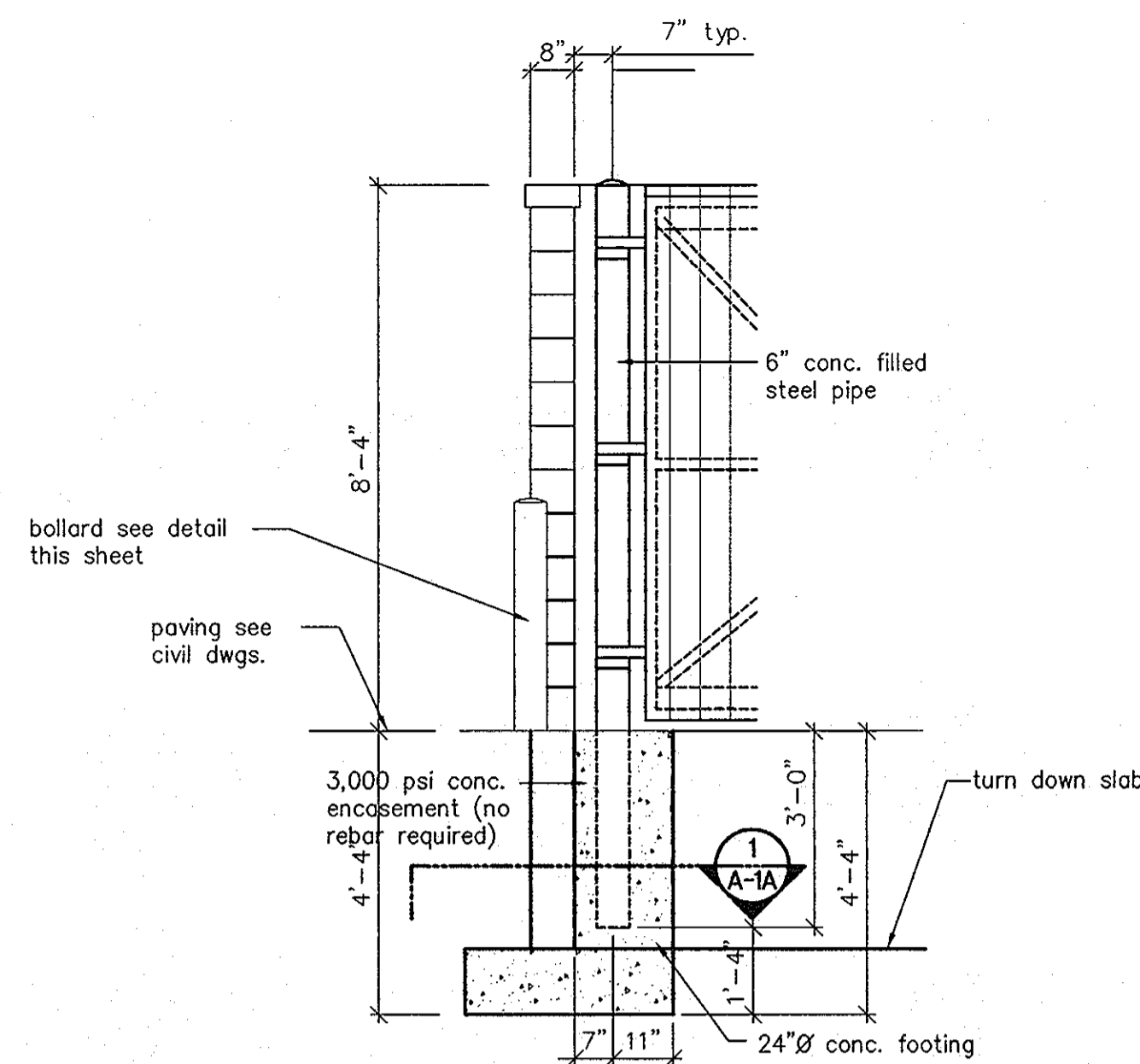
**DUMPSTER ENCLOSURE
REAR ELEVATION**
SCALE: 1/4" = 1'-0"



**DUMPSTER ENCLOSURE
LEFT SIDE ELEVATION**
SCALE: 1/4" = 1'-0"

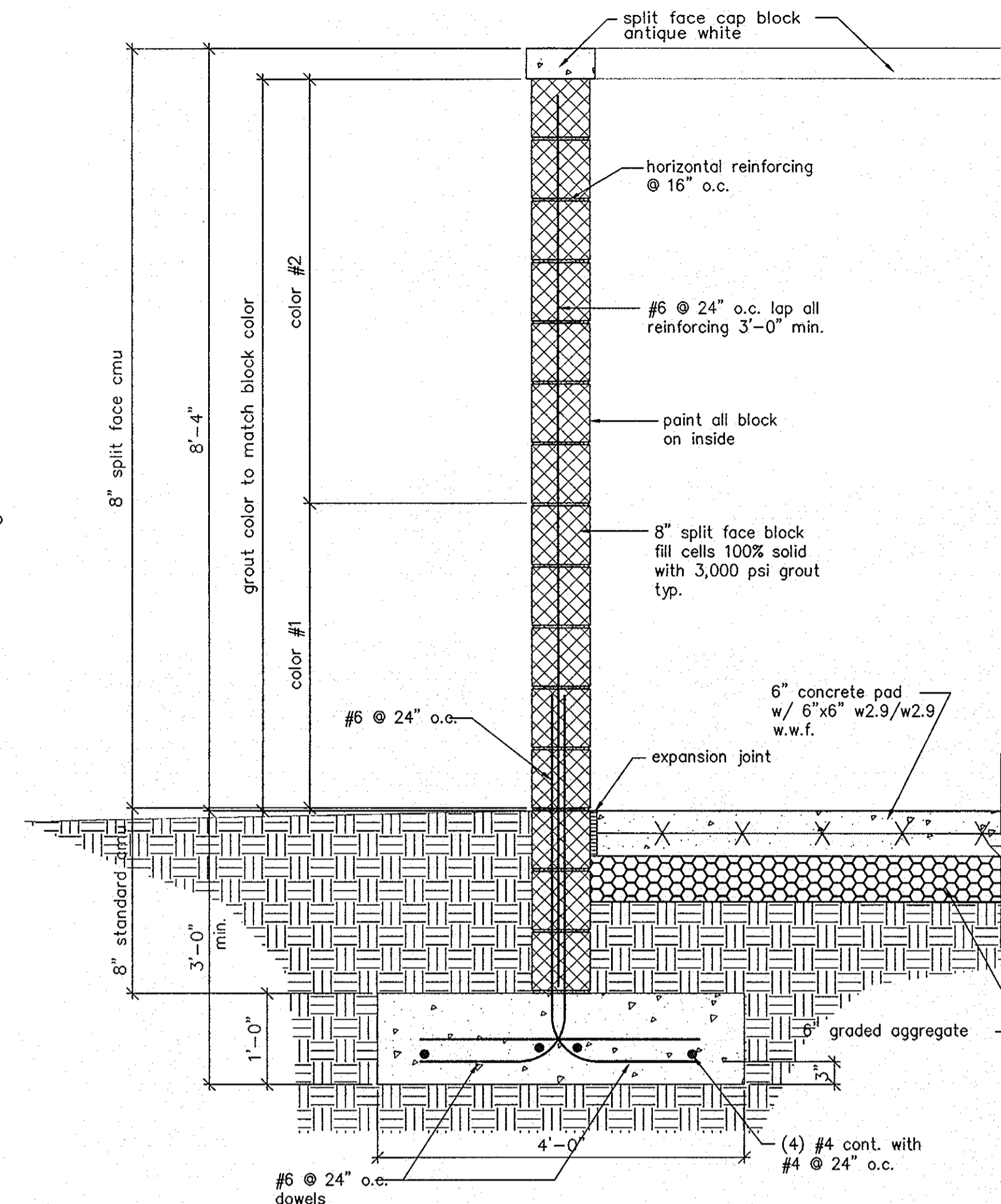


**DUMPSTER ENCLOSURE
RIGHT SIDE ELEVATION**
SCALE: 1/4" = 1'-0"

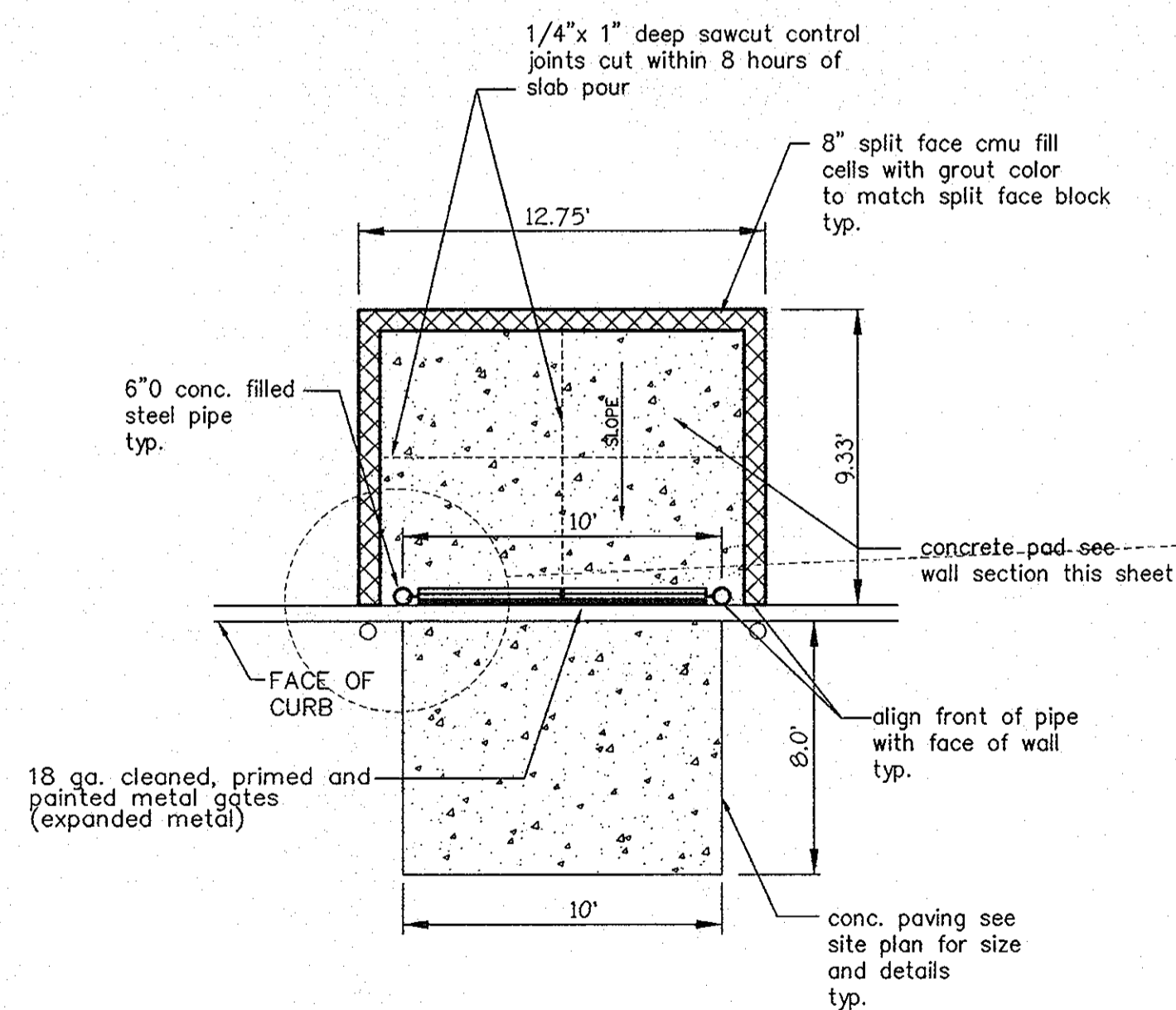


STEEL PIPE DETAIL
SCALE: 1/2" = 1'-0"

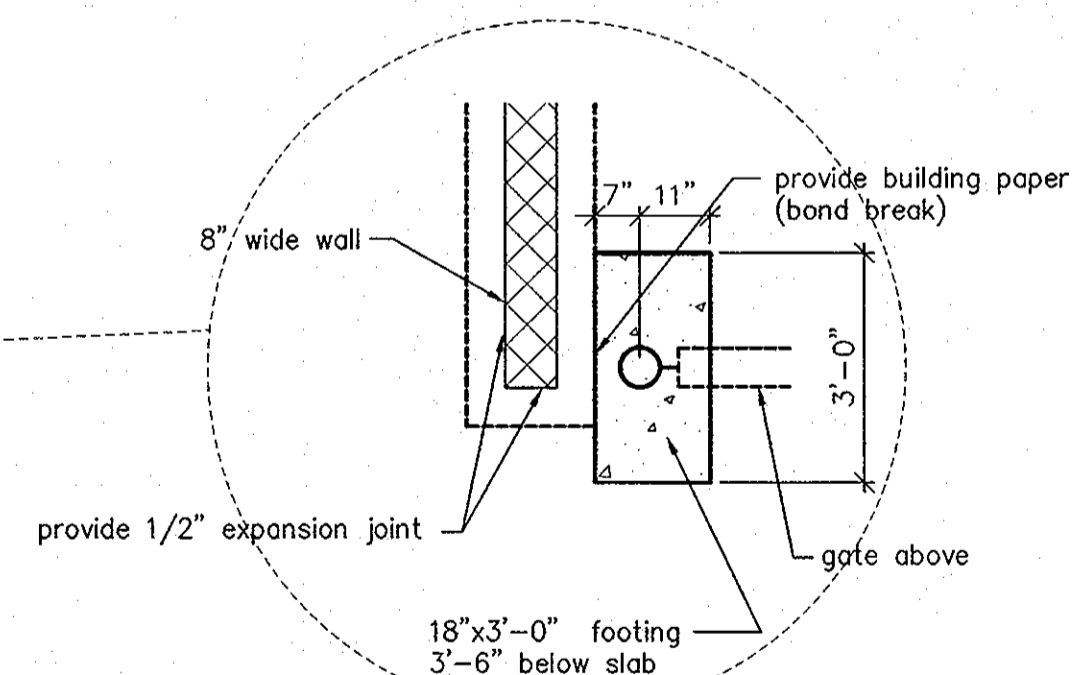
- FOOTING/CONCRETE NOTES:**
1. ASSUMED SOIL BEARING VALUE = 2,000 PSF & SHALL BE FIELD VERIFIED BY REGISTERED MD. GEOTECHNICAL ENGINEER.
 2. ALL CONCRETE FOR FOOTINGS SHALL BE 3,000 PSI @ 28 DAYS.
 3. ALL CONCRETE FOR SLAB ON GRADE SHALL BE 3,500 PSI AIR-ENTRAINED @ 28 DAYS.



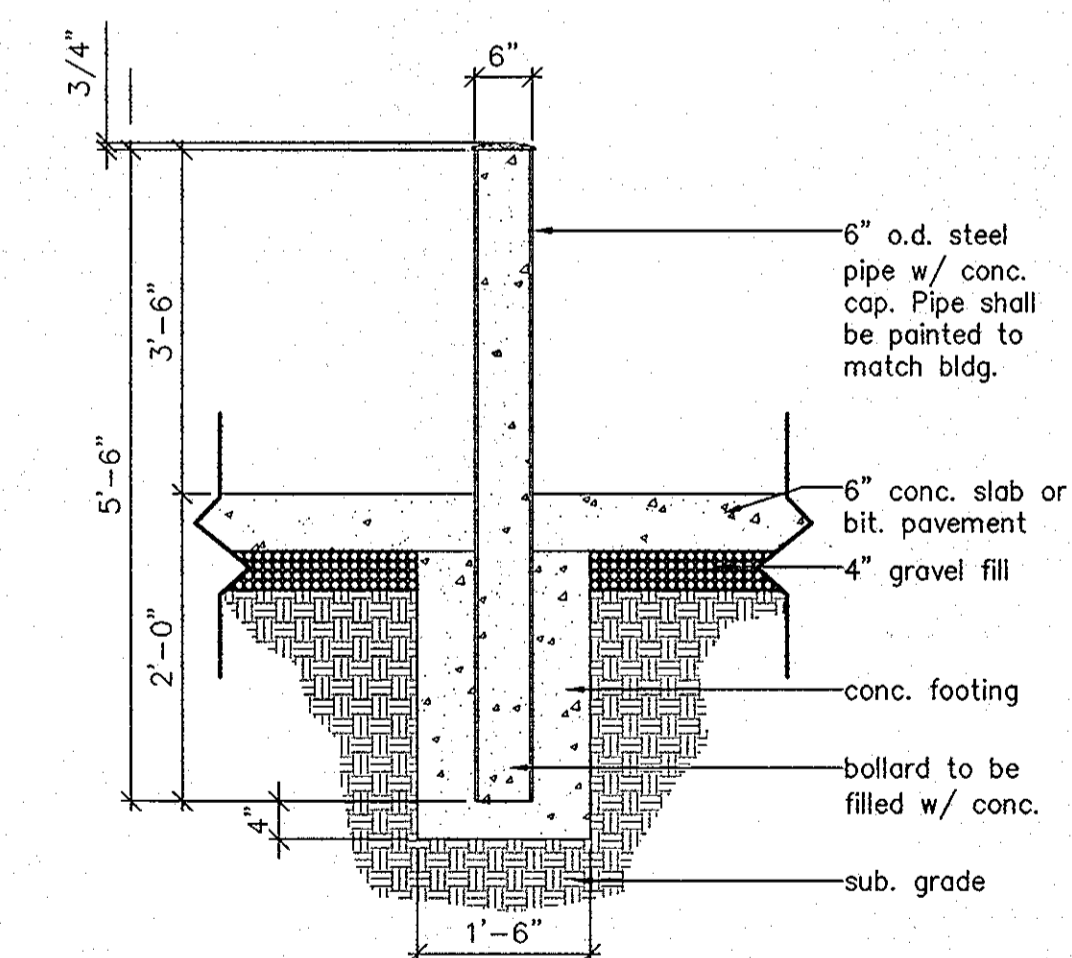
SECTION THRU DUMPSTER WALL
SCALE: 1" = 1'-0"



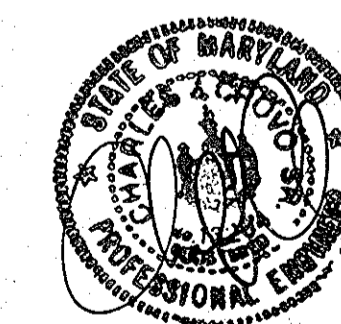
DUMPSTER PLAN
SCALE: 1/4" = 1'-0"



SECTION THRU FOOTING
SCALE: 1/2" = 1'-0"



BOLLARD DETAIL
SCALE: 3/4" = 1'-0"



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
BLUCCOTT CITY, MARYLAND 21042
410-661-2955

DATE	DESCRIPTION
3/10/08	REMOVED TITLE BLOCK

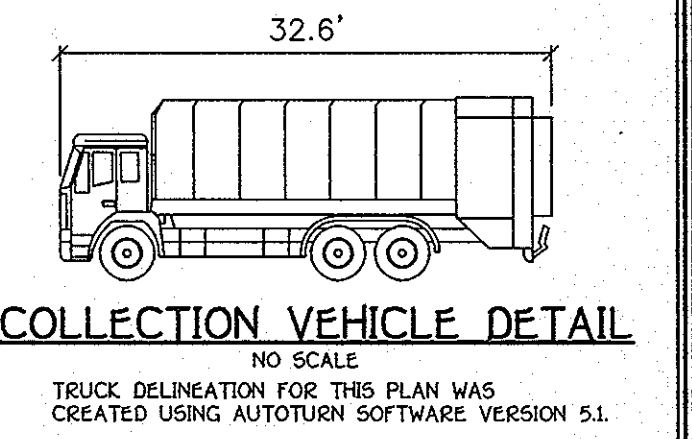
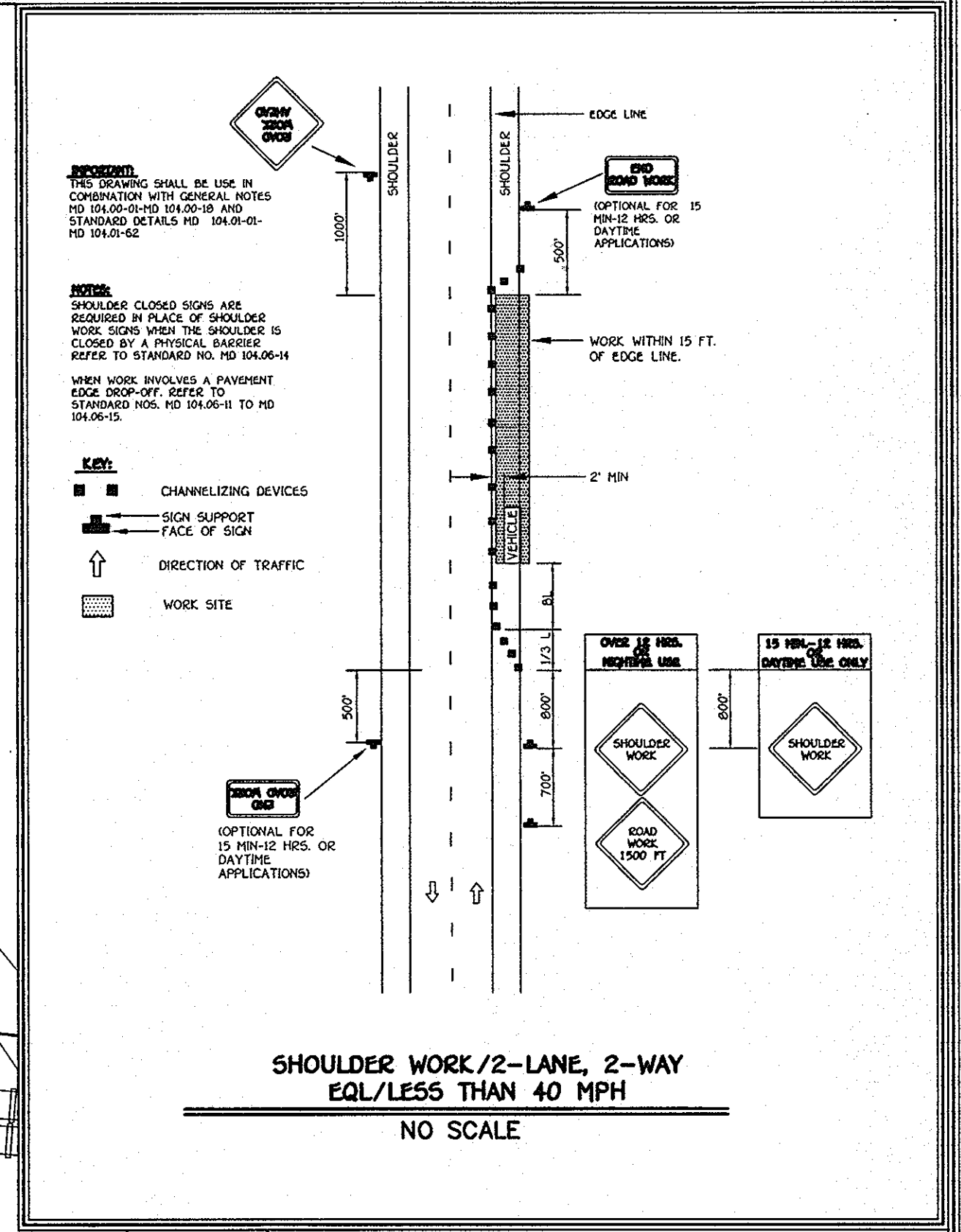
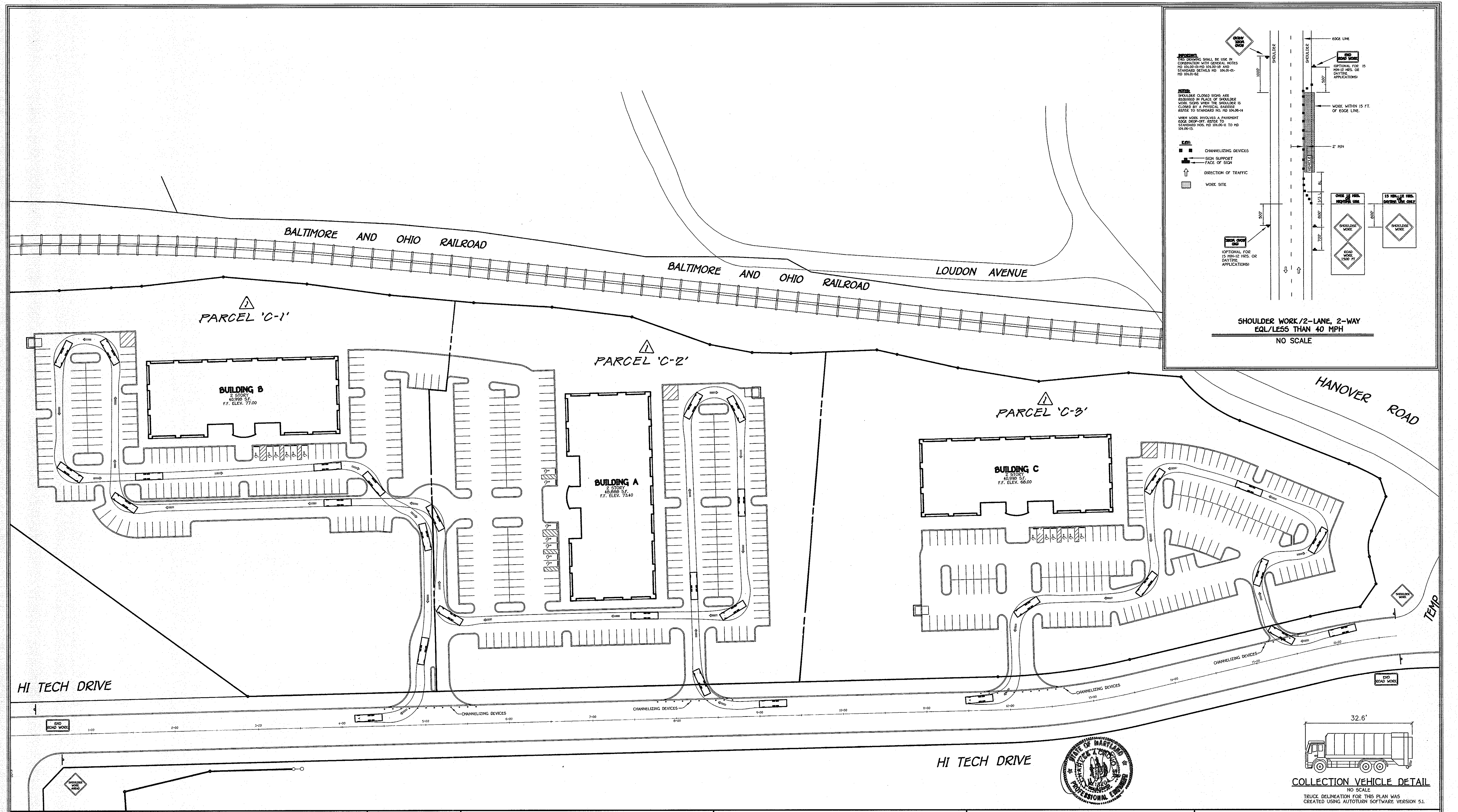
OWNER/DEVELOPER
CSG PATAPSCO, LLC
5024 CAMPBELL BOULEVARD, SUITE G
WHITE MARSH, MARYLAND 21236
410-933-2091

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Mark P. Uryle 6/5/07
Director - Department of Planning and Zoning Date
Chris Harris 6/5/07
Chief, Division of Land Development Date
John J. R. 5/22/07
Chief, Development Engineering Division Date

SUBDIVISION PATAPSCO VALLEY BUSINESS CENTER	SECTION/AREA N/A	PARCEL NO. C-1, C-2 AND C-3
PLAT NO. 181798, 181800	BLOCK NO. 14, 15, 20, 21	ZONE M-2
TAX MAP F-08-188	TAX MAP 3B	ELEC. DIST. FIRST
WATER CODE PLAT NO. 20000120001	SEWER CODE A04	CENSUS TR. 601201
		2150500, 2150501, 2150500

**DUMPSTER PLAN,
ELEVATIONS AND DETAILS**
PATAPSCO VALLEY BUSINESS CENTER
PATAPSCO VALLEY OFFICE CAMPUS
PARCELS C-1, C-2 AND C-3
ZONED: M-2
TAX MAP No. 3B PARCEL No. 285 GRID No. 14,15,20,21
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN
DATE: MARCH 15, 2007
SHEET 20 OF 21 **SDP-07-028**



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL FREE
 ELLICOTT CITY, MARYLAND 21042
 410-681-2855

DATE	DESCRIPTION	REVISION BLOCK
9-10-08	Resubdivided Parcel C into Parcels C-1, C-2 & C-3. Revised Title Block.	

OWNER/DEVELOPER
 CSG PATAPSCO, LLC
 5024 CAMPBELL BOULEVARD, SUITE G
 WHITE MARSH, MARYLAND 21236
 410-933-2091

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Mark M. Uggel 4/5/17
 Director - Department of Planning and Zoning Date

Linda K. Hantke 6/5/17
 Chief, Division of Land Development Date

John J. Secor 5/20/17
 Chief, Development Engineering Division J.R. Date

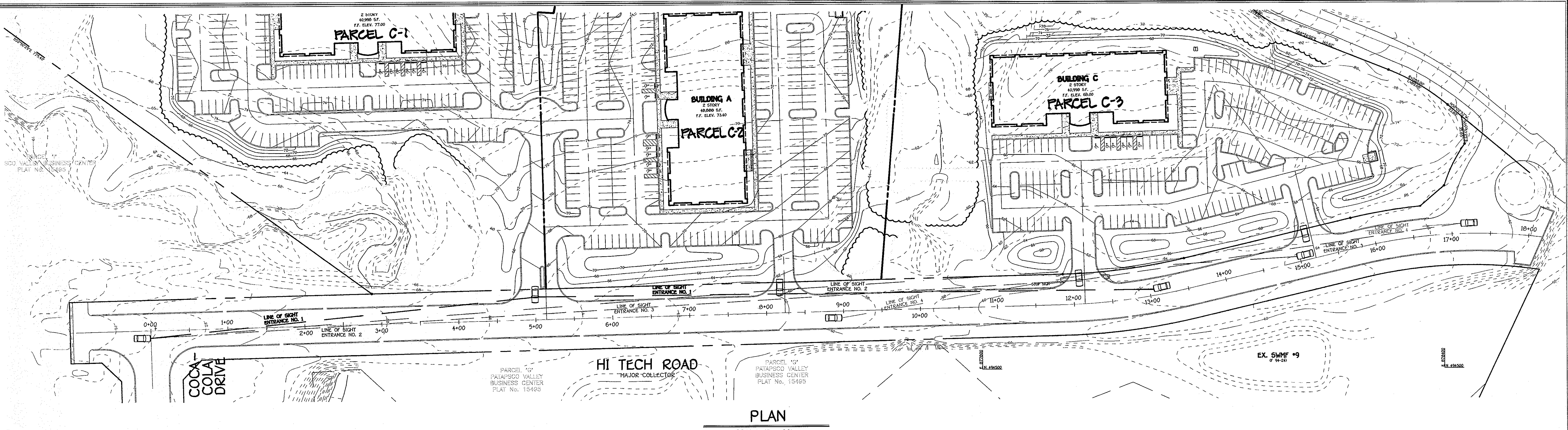
SUBDIVISION	SECTION/AREA	PARCEL NO.
PATAPSCO VALLEY BUSINESS CENTER	N/A	C-1, C-2 & C-3
PLAT NO. 18774 & 18780	BLOCK NO. 14, 15, 20, 21	ZONE M-2
TAX MAP 38	ELEC. DIST. FIRST	CENSUS TR. 601201
WATER CODE PLAT NO. 200001 & 20001 F-08-138	SEWER CODE 2150500, 2150501, 2150300	

TRUCK MANEUVERING PLAN AND MAINTENANCE OF TRAFFIC PLAN
 PATAPSCO VALLEY BUSINESS CENTER
 PATAPSCO VALLEY OFFICE CAMPUS
 PARCELS C-1, C-2 AND C-3
 ZONED: M-2

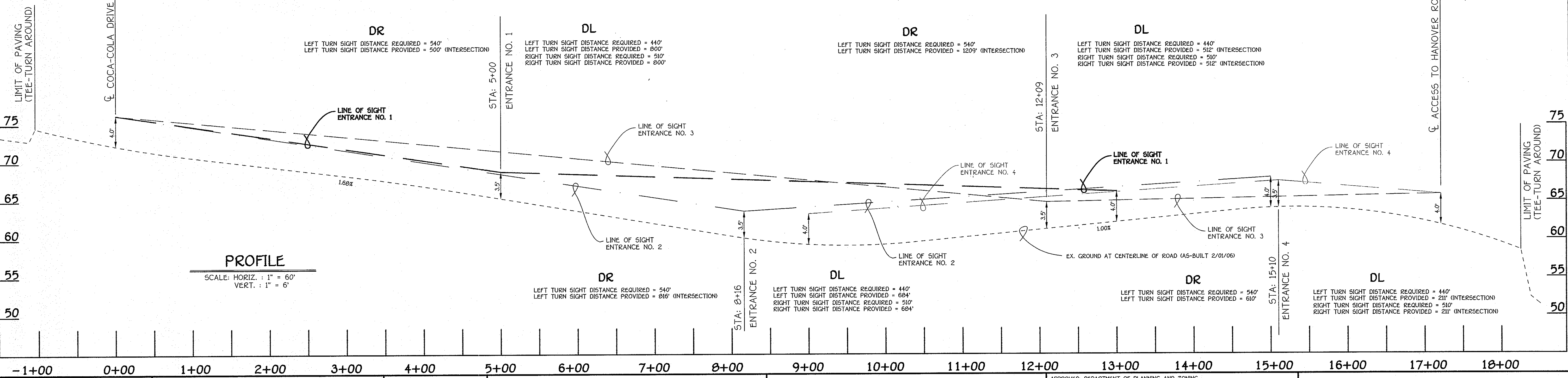
TAX MAP No. 38 PARCEL No. 285 GRID No. 14,15,20,21
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 50'
 DATE: MARCH 15, 2007
 SHEET 19 OF 21 **SDP-07-028**



I:\08030\MSITE DEVELOPMENT PLAN\08030-8001 TRUCK TURNING PLAN.dwg, TRUCK TURNING 1, 3/16/2007 8:28:32 AM, 1:1



HI TECH ROAD
 MAJOR COLLECTOR
 DESIGN SPEED = 40 M.P.H.



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 461-2855

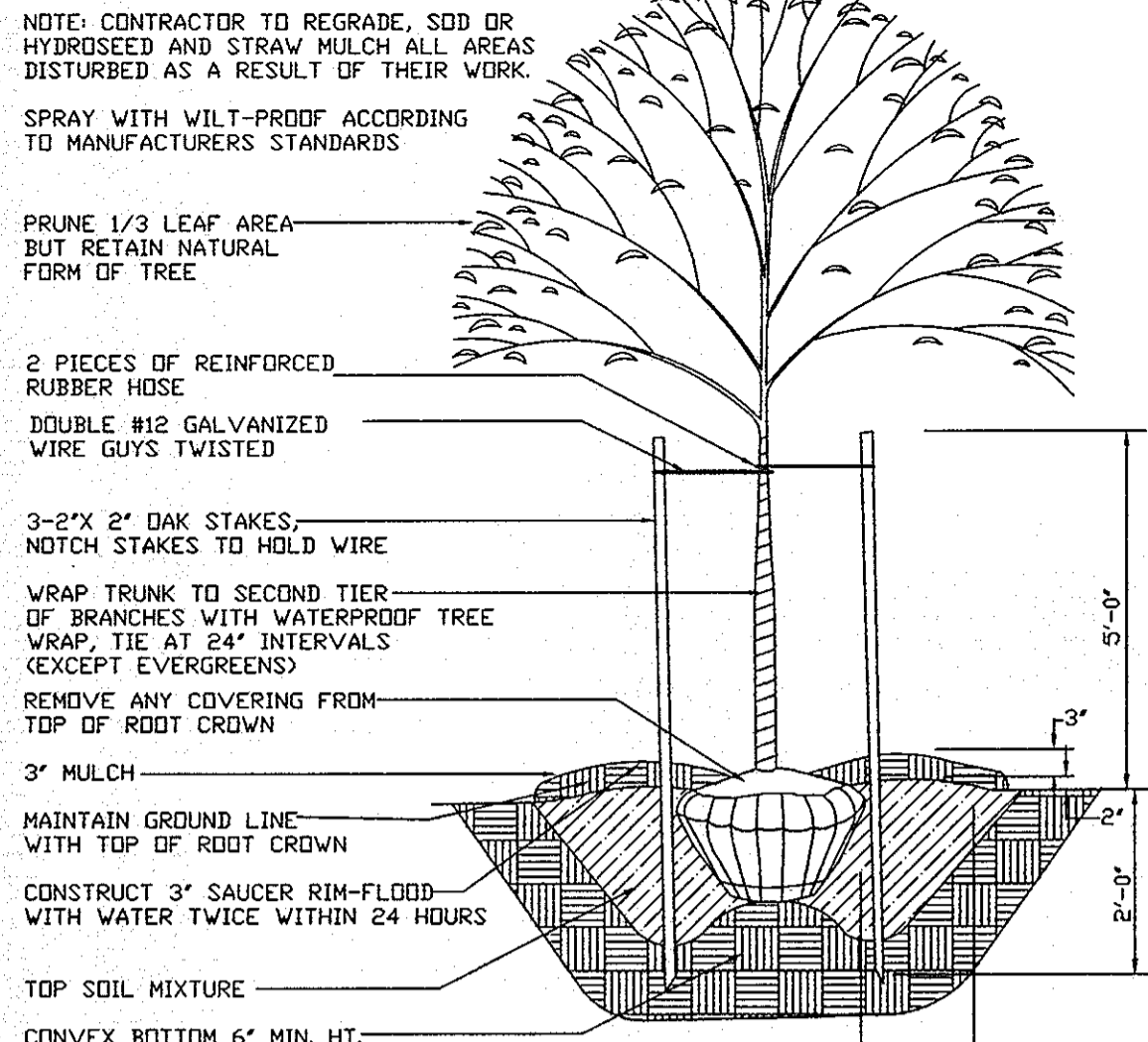
9/10/06	RESUBDIVIDED PARCEL C INTO PARCELS C-1, C-2 AND C-3 REVISED TITLE BLOCK

OWNER/DEVELOPER
 CSG PATAPSCO, LLC
 5024 CAMPBELL BOULEVARD, SUITE G
 WHITE MARSH, MARYLAND 21236
 410-933-2091

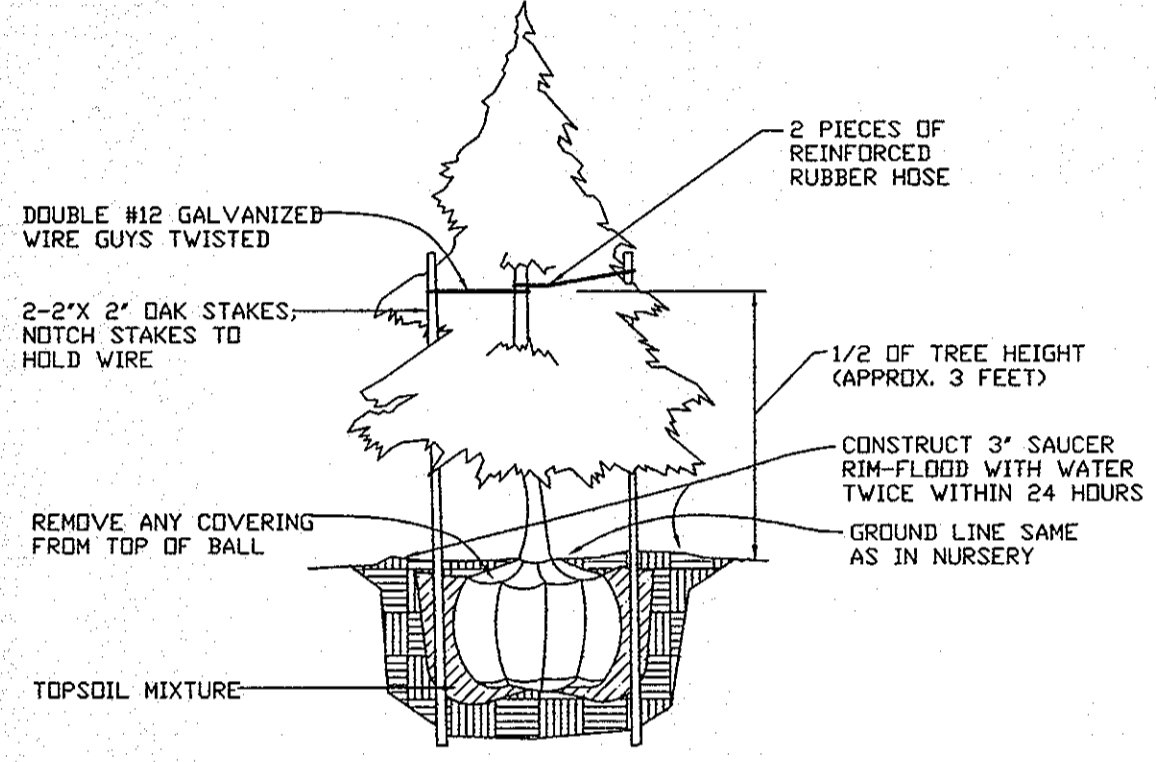
APPROVED: DEPARTMENT OF PLANNING AND ZONING
[Signature] 6/15/10
 Director - Department of Planning and Zoning
 Date
[Signature] 6/15/10
 Chief, Division of Land Development
 Date
[Signature] 6/15/10
 Chief, Development Engineering Division
 J.R.
 DATE

SIGHT DISTANCE PLAN AND PROFILE
 PATAPSCO VALLEY BUSINESS CENTER
 PATAPSCO VALLEY OFFICE CAMPUS
 PARCELS C-1, C-2 AND C-3
 ZONED: M-2
 TAX MAP No. 38 PARCEL No. 285 GRID No. 14,15,20,21
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN
 DATE: MARCH 15, 2007
 SHEET 17 OF 21 **SDP-07-028**

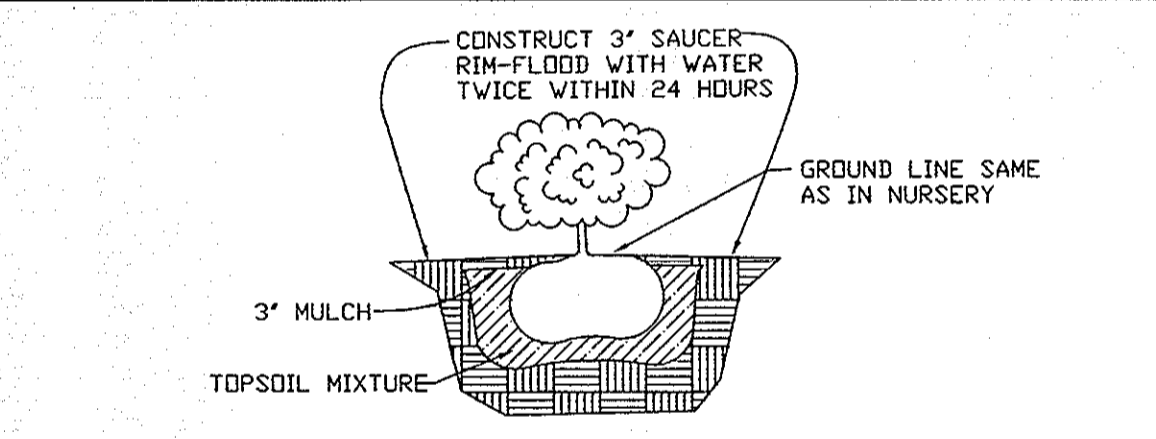
H:\003\03\03 SITE DEVELOPMENT PLAN\0603-8001 SIGHT DISTANCE PLAN AND PROFILE.dwg, 3/16/2007 8:28:37 AM, 1:1



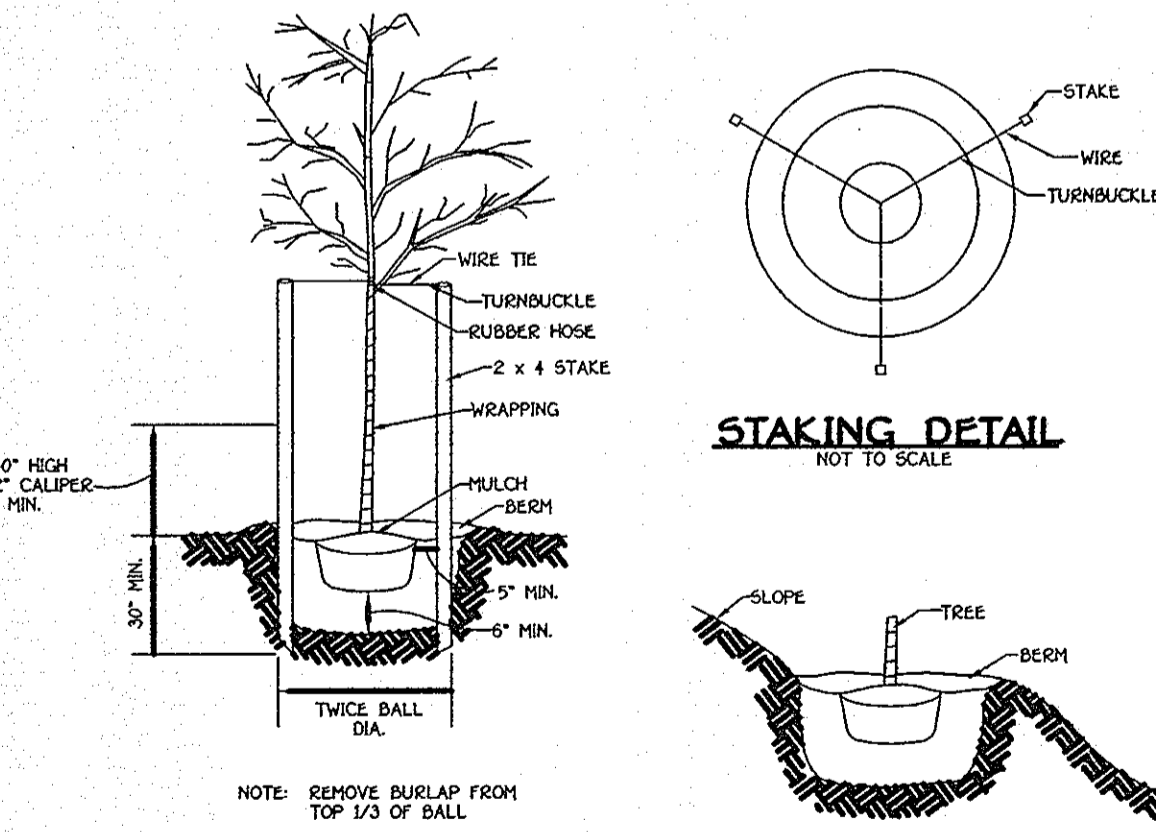
TREE PLANTING DETAIL



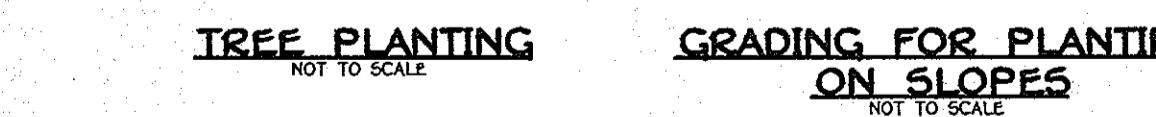
EVERGREEN PLANTING DETAIL



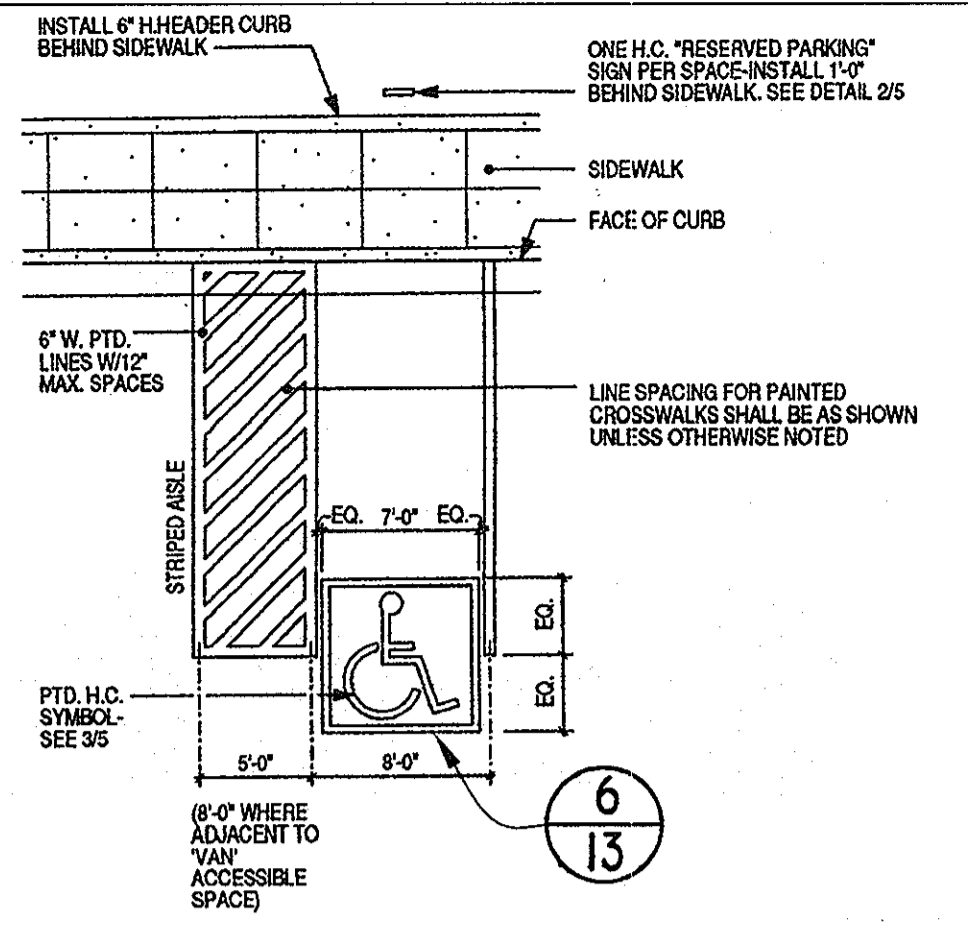
SHRUB PLANTING DETAIL



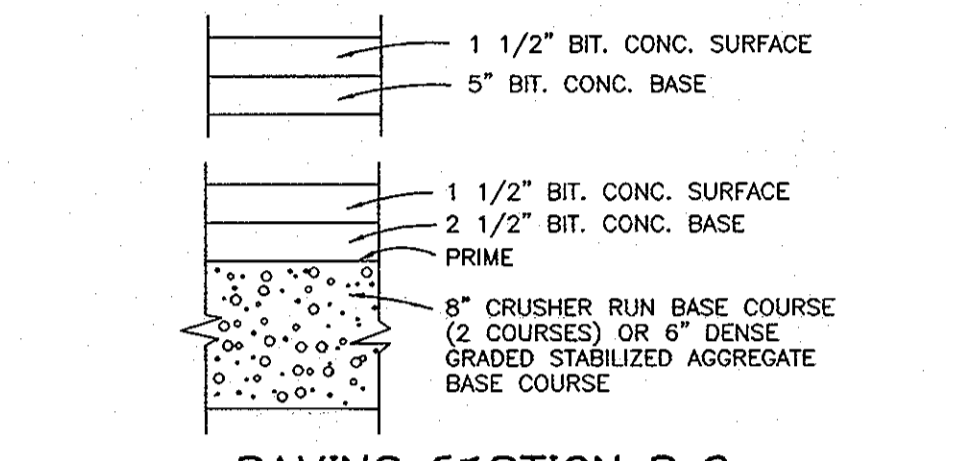
STAKING DETAIL



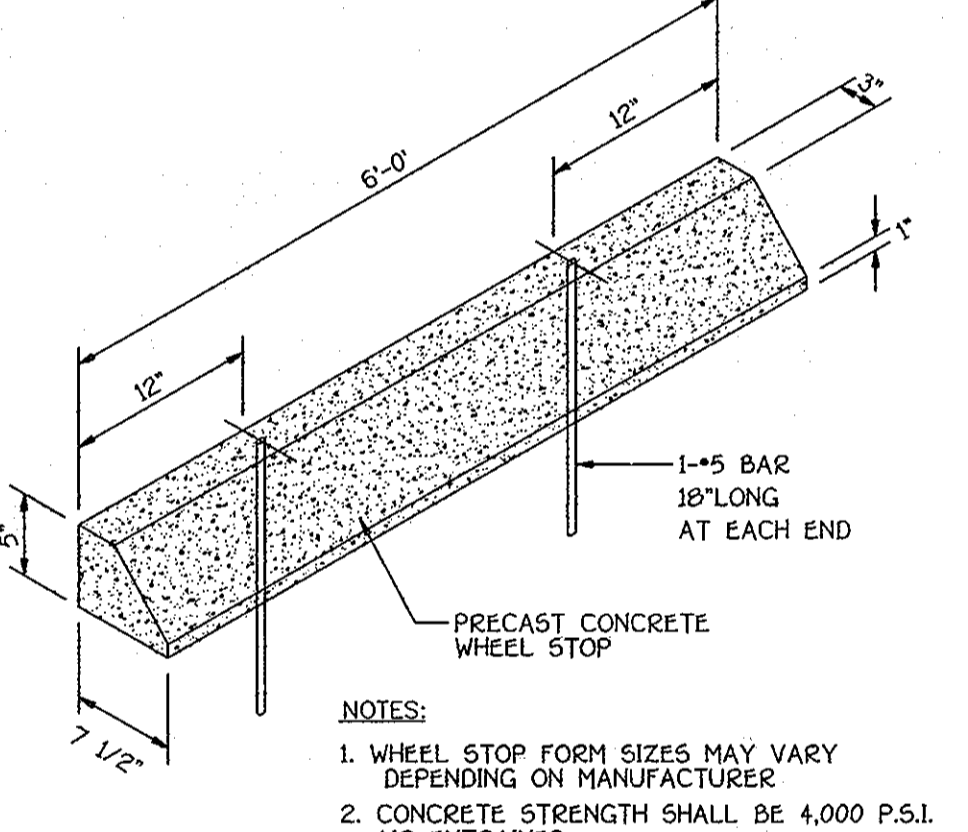
GRADING FOR PLANTING ON SLOPES



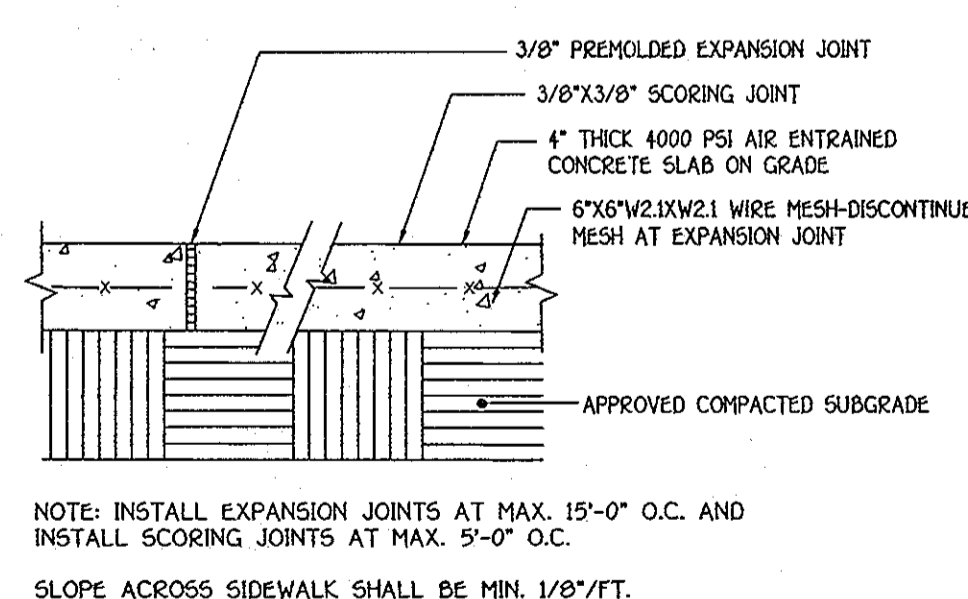
ACCESSIBLE SPACE LAYOUT



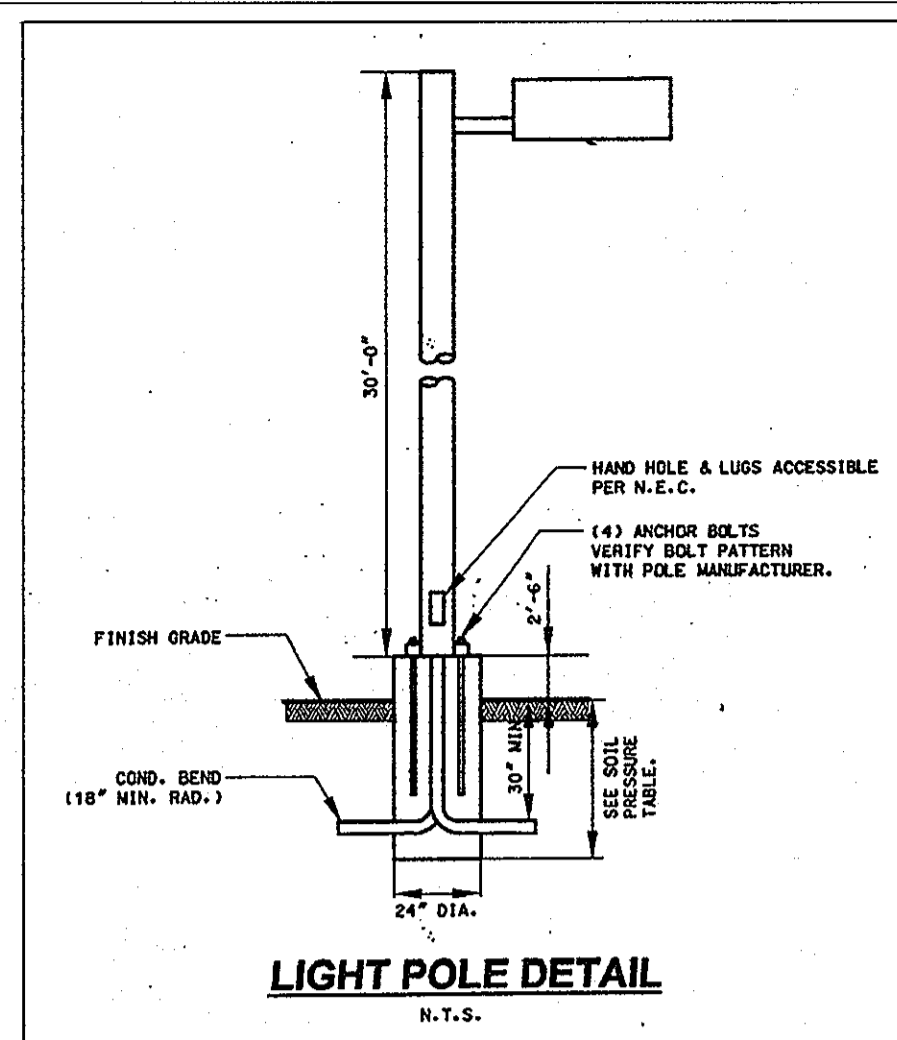
PAVING SECTION P-2



WHEEL STOP DETAIL

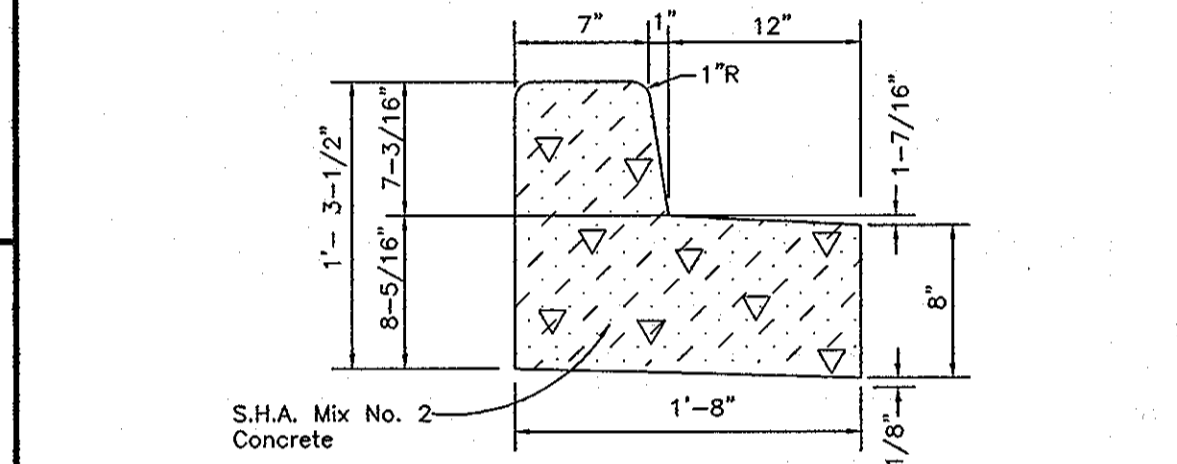


CONCRETE WALK DETAIL

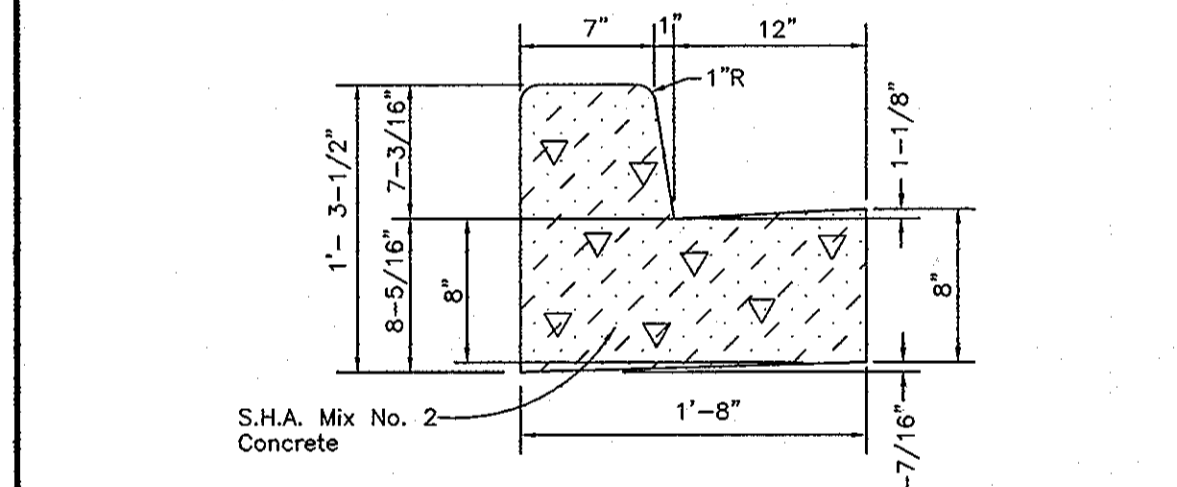


LIGHT POLE DETAIL

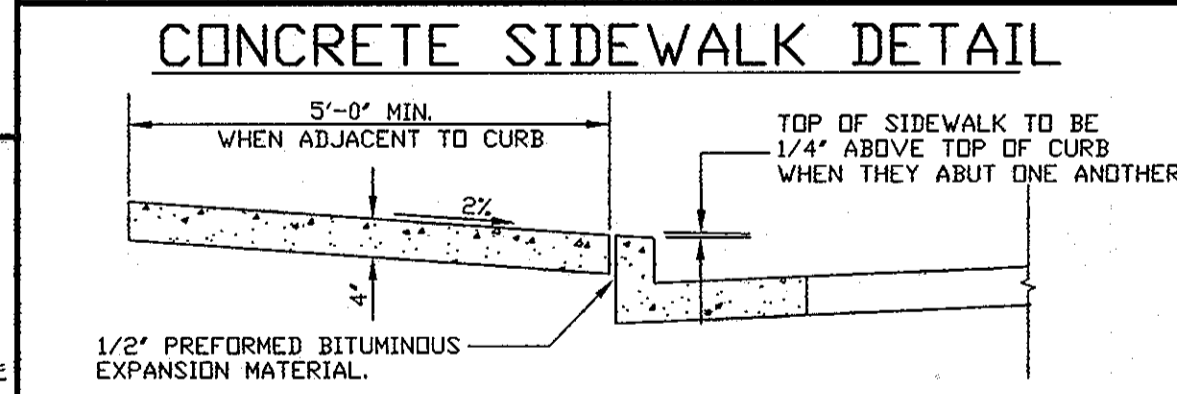
TYPE	DESCRIPTION	LAMP	SHIELDING
B1	POLE MOUNTED FIXTURE MOUNTED ON 30'-0" POLE.	250 WATT METAL HALIDE (40,000) LUMENS	FULL CUTOFF TYPE IV SC DISTRIBUTION
B2	POLE MOUNTED FIXTURE MOUNTED ON 30'-0" POLE.	250 WATT METAL HALIDE (40,000) LUMENS	FULL CUTOFF TYPE III DISTRIBUTION
B3	POLE MOUNTED FIXTURE MOUNTED ON 30'-0" POLE.	250 WATT METAL HALIDE (40,000) LUMENS	FULL CUTOFF TYPE II DISTRIBUTION



REVERSE 7\"/>



STANDARD 7\"/>



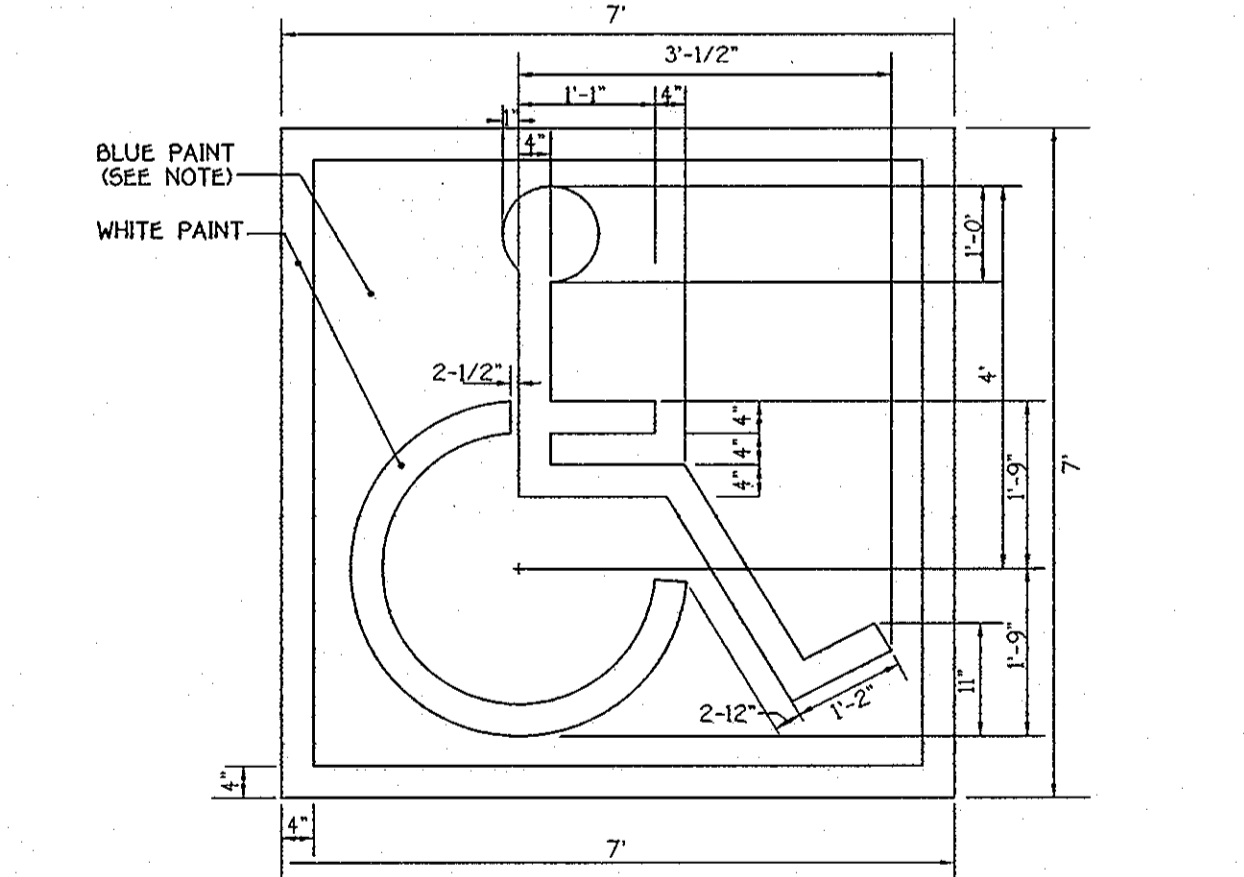
CONCRETE SIDEWALK DETAIL

- NOTES:
- SIDEWALK TO BE SCRIBED IN 5'-0" MAXIMUM SQUARES.
 - EXPANSION JOINTS ACROSS THE SIDEWALK NOT TO MORE THAN 15' APART.
 - 1/2" PREFORMED BITUMINOUS EXPANSION MATERIAL IN EXPANSION JOINTS TO BE KEPT 1/4" BELOW SURFACE OF SIDEWALK.
 - CONCRETE TO BE MIX NO. 2.
 - WHEN SIDEWALK ABUTS CURB, WALK SHALL BE 1/4" ABOVE CURB WITH 1/2" PREFORMED BITUMINOUS EXPANSION MATERIAL BETWEEN SIDEWALK AND CURB.
 - ON LONGITUDINAL SIDEWALK GRADES OF 5% OR GREATER, A CONCRETE HEADER, 6" THICK AND 6" DEEP BELOW THE NORMAL 4" SIDEWALK THICKNESS SHALL BE CONSTRUCTED FOR THE FULL WIDTH OF THE SIDEWALK AT INTERVALS OF 48 FEET. THE HEADERS SHALL BE PLACED AT EXPANSION JOINT LOCATIONS AND SHALL BE MONOLITHIC WITH THE SIDEWALK.
 - SIDEWALK WIDTH ADJACENT TO CURB SHALL BE 5'-0" MIN.
 - SIDEWALK LOCATED 2' OR MORE FROM CURB MAY BE 4'-0" IN WIDTH WITH A 5' X 5' PAVED SECTION PLACED 200' APART.

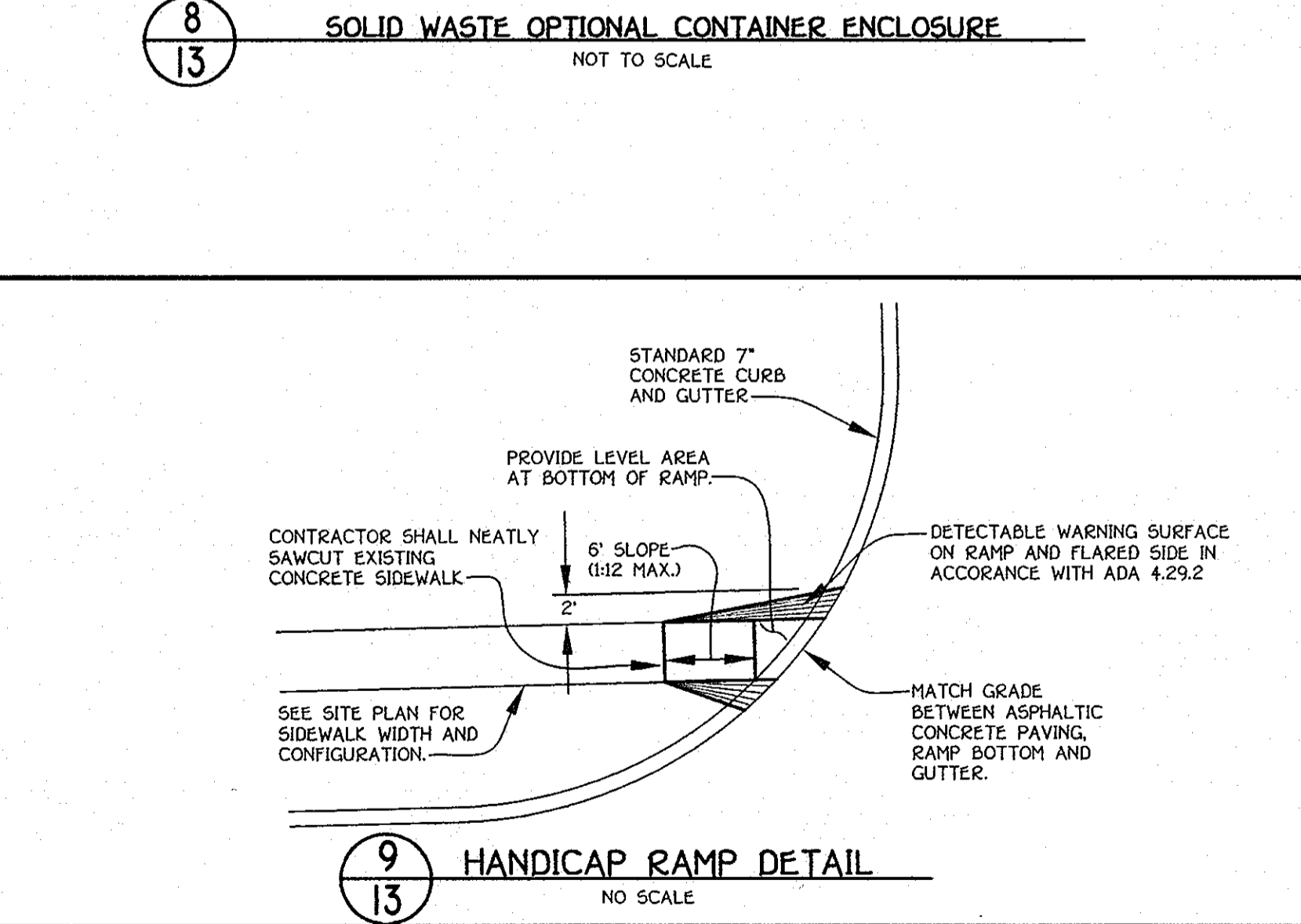
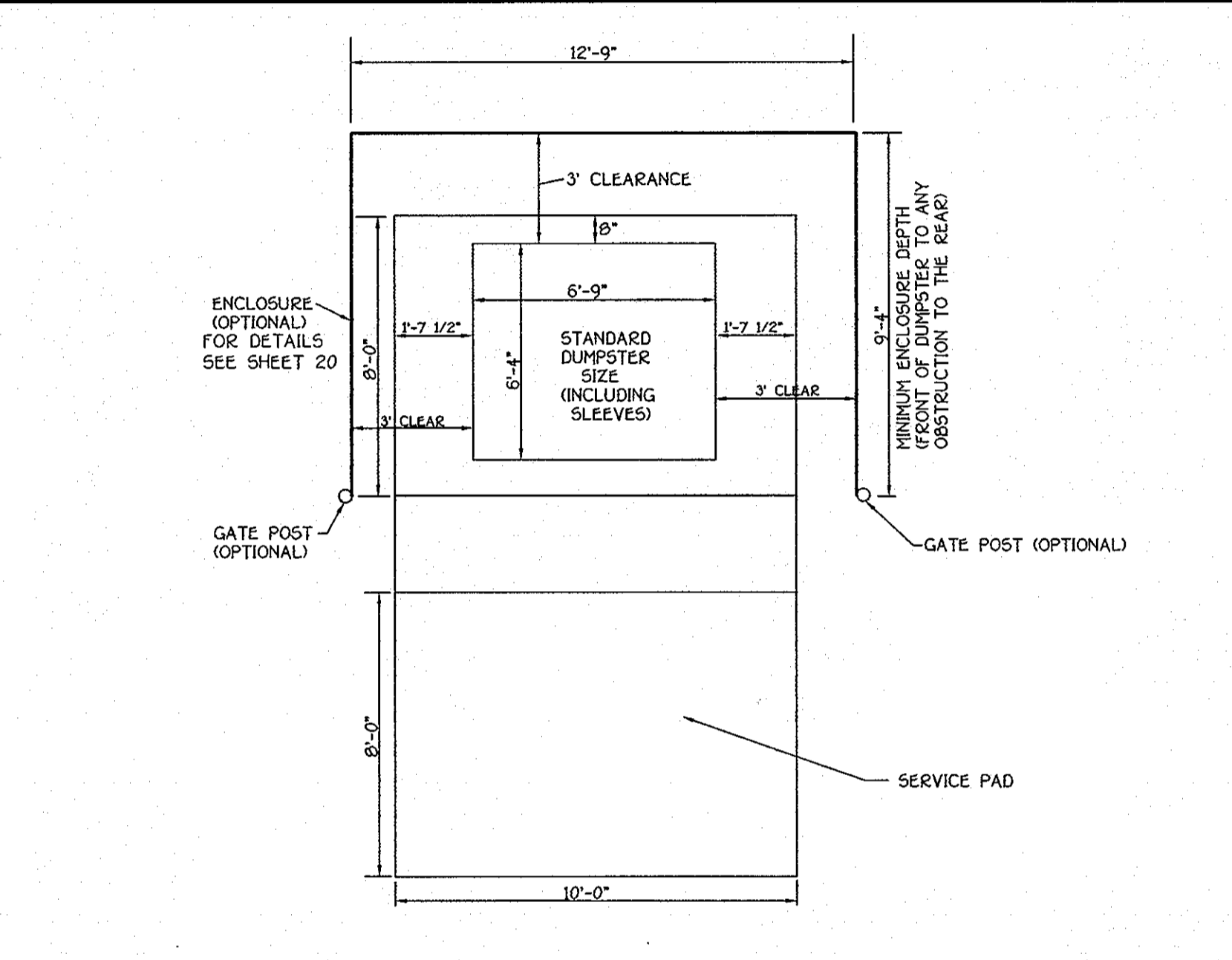
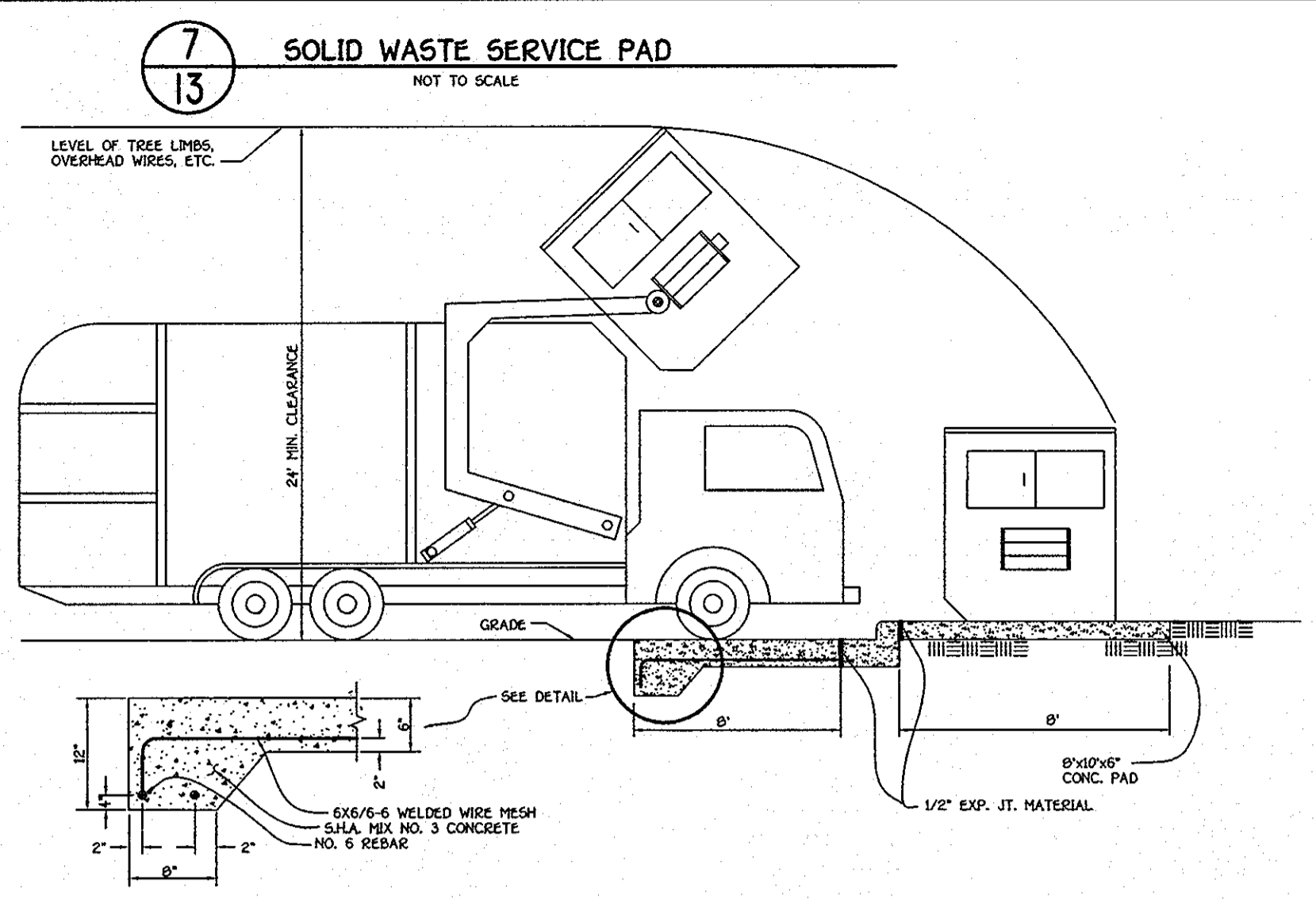


HANDICAP PARKING SIGN DETAIL

- GENERAL NOTES:
- SIGNS SHALL MEET DESIGN STANDARDS OF THE FEDERAL HIGHWAY ADMINISTRATION AND CONFORM TO THE STATE OF MARYLAND STANDARD HIGHWAY SIGN BOOKLET DETAIL R7-8.
 - ONE SIGN IS REQUIRED PER SPACE PLACED AS SHOWN ON SITE IMPROVEMENT PLAN.
 - SIGNS SHALL BE POLE MOUNTED WITH HOT DIPPED GALVANIZED COUNTY APPROVED PERFORATED CHANNEL POSTS W/TOP OF SIGNS 9'-1" ABOVE FINISHED GRADE OR AS INDICATED ON SITE DRAWINGS.
 - SIGN SHALL BE ATTACHED TO FLANGED SIDE OF POST. POST SHALL EXTEND INTO GROUND 2'-6" MIN.
 - COLORS: LEGEND AND BORDER-GREEN SYMBOL-WHITE ON BLUE BACKGROUND BACKGROUND-WHITE
 - CONTRACTOR SHALL COORDINATE ARROW DIRECTION WITH LOCATION OF ADJACENT AISLE.



HANDICAP SPACE STENCIL LAYOUT



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21114
 (410) 461-1099

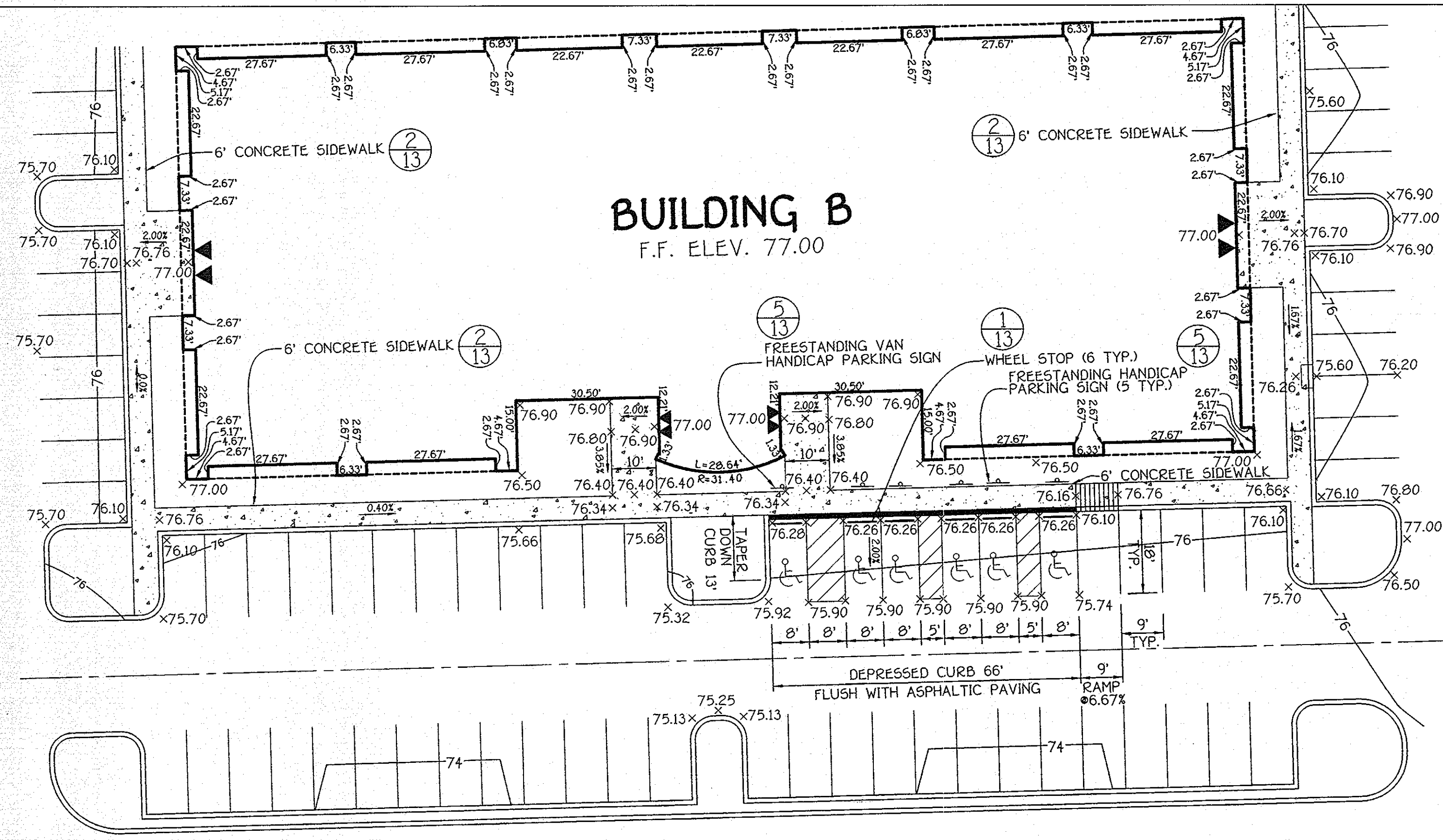
DATE	DESCRIPTION
3.10.08	Revise Title Block.

NO.	DESCRIPTION

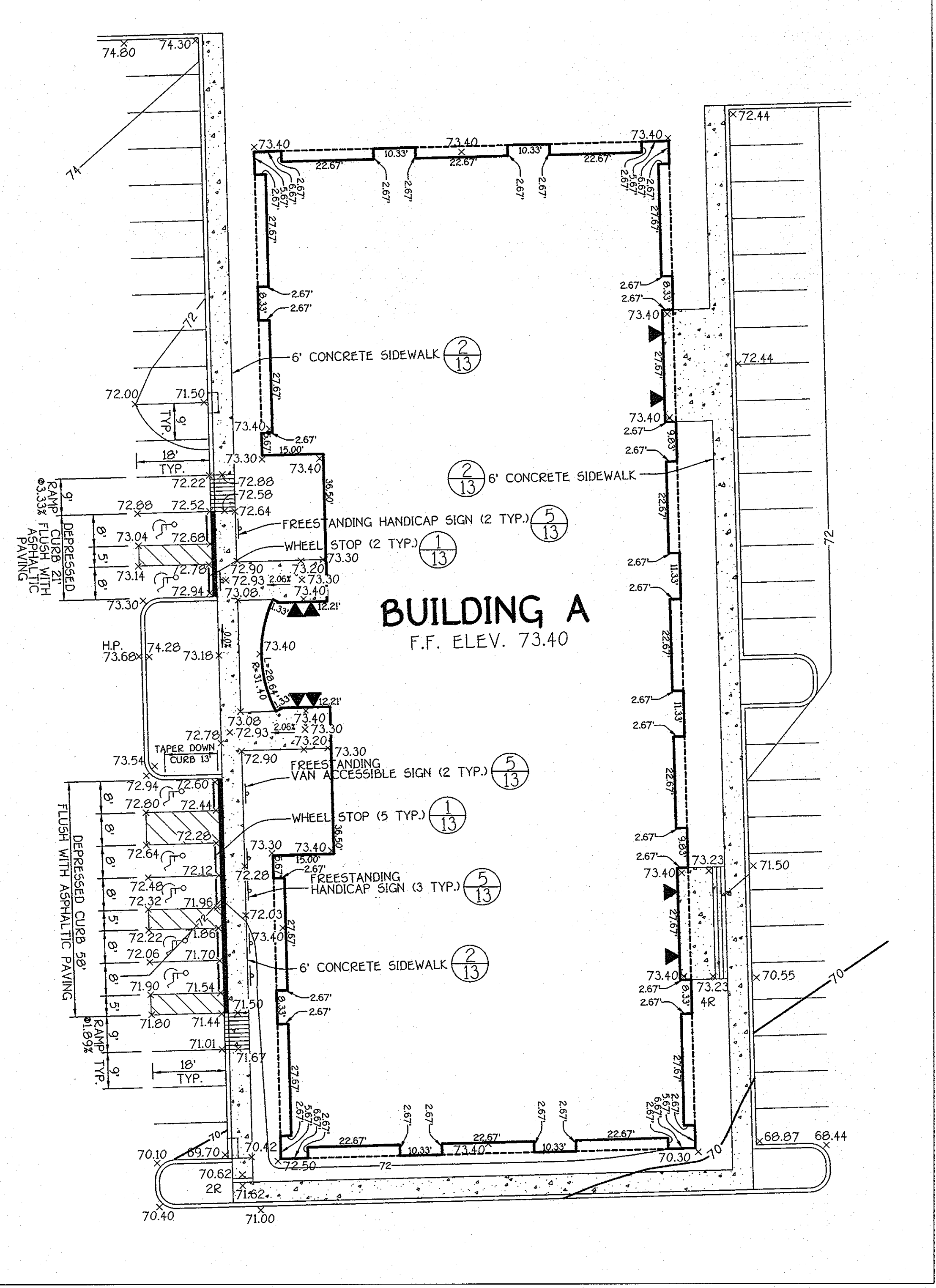
OWNER/DEVELOPER
 CSG PATAPSCO, LLC
 5024 CAMPBELL BOULEVARD, SUITE G
 WHITE MARSH, MARYLAND 21236
 410-933-2091

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

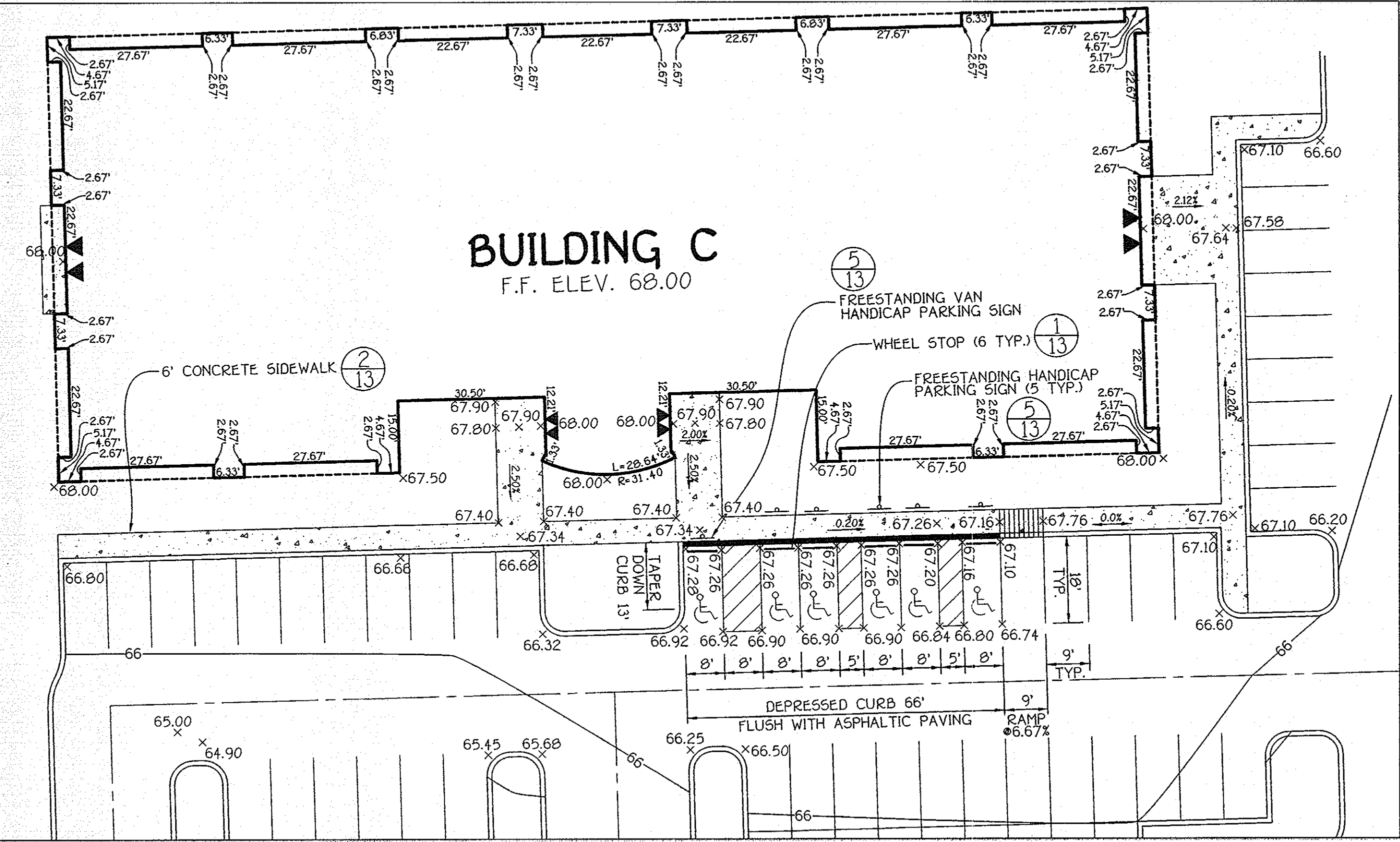
DETAILS
 PATAPSCO VALLEY BUSINESS CENTER
 PATAPSCO VALLEY OFFICE CAMPUS
 PARCELS C-1, C-2 AND C-3
 ZONED: M-2
 TAX MAP No. 38 PARCEL No. 285 GRID No. 14,15,20,21
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN
 DATE: MARCH 15, 2007
 SHEET 13 OF 21 **SOP-07-028**



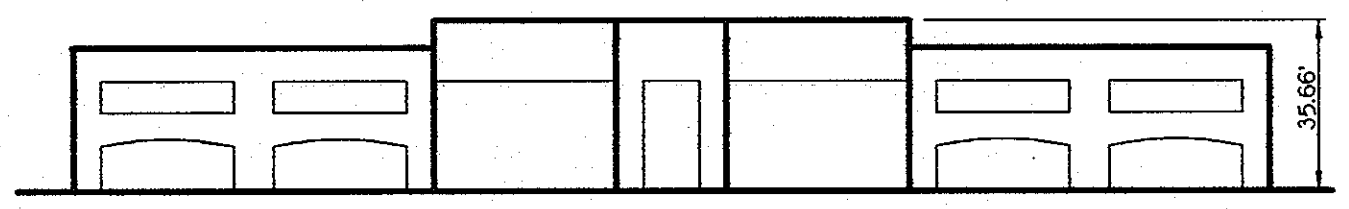
**BUILDING B
HANDICAP RAMP DETAIL**
SCALE: 1" = 20'



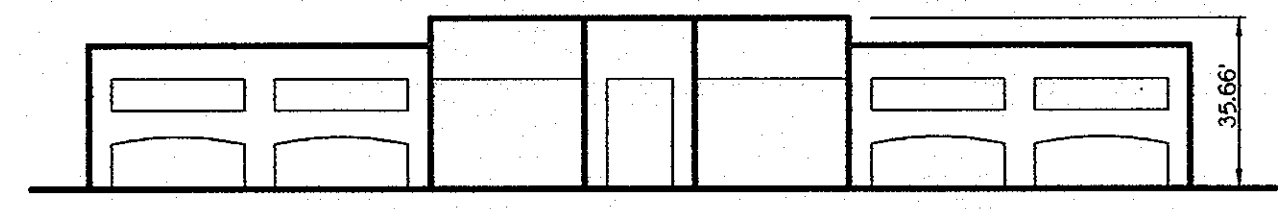
**BUILDING A
HANDICAP RAMP DETAIL**
SCALE: 1" = 20'



**BUILDING C
HANDICAP RAMP DETAIL**
SCALE: 1" = 20'



BUILDING A - FRONT ELEVATION
SCALE: 1" = 40'



BUILDING B & C - FRONT ELEVATION
SCALE: 1" = 40'



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CONTONAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
ELLIOTT CITY, MARYLAND 21042
410-461-2955

DATE	DESCRIPTION
9-10-08	Revise Title Block.

OWNER/DEVELOPER
CSG PATAPSCO, LLC
5024 CAMPBELL BOULEVARD, SUITE G
WHITE MARSH, MARYLAND 21236
410-933-2991

APPROVED: DEPARTMENT OF PLANNING AND ZONING					
<i>Paul D. Goff</i> Director - Department of Planning and Zoning			Date: 6/15/11		
<i>Condy Harsh</i> Chief, Division of Land Development			Date: 6/15/10		
<i>J.P.</i> Chief, Development Engineering Division			Date: 5/20/10		
SUBDIVISION PATAPSCO VALLEY BUSINESS CENTER		SECTION/AREA N/A	PARCEL NO. C-1, C-2 & C-3		
PLAT NO. 10178 & 10180	BLOCK NO. 14, 15, 20, 21	ZONE M-2	TAX MAP 38	ELEC. DIST. FIRST	CENSUS TR. 601201
WATER CODE A04			SEWER CODE 2150500, 2150501, 2150300		

**HANDICAP RAMP DETAILS AND
SCHEMATIC BUILDING PROFILES**
PATAPSCO VALLEY BUSINESS CENTER
PATAPSCO VALLEY OFFICE CAMPUS
PARCELS C-1, C-2 AND C-3
ZONED: M-2
TAX MAP No. 38 PARCEL No. 285 GRID No. 14.15, 20, 21
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN
DATE: MARCH 15, 2007
SHEET 12 OF 21 **SDP-07-028**

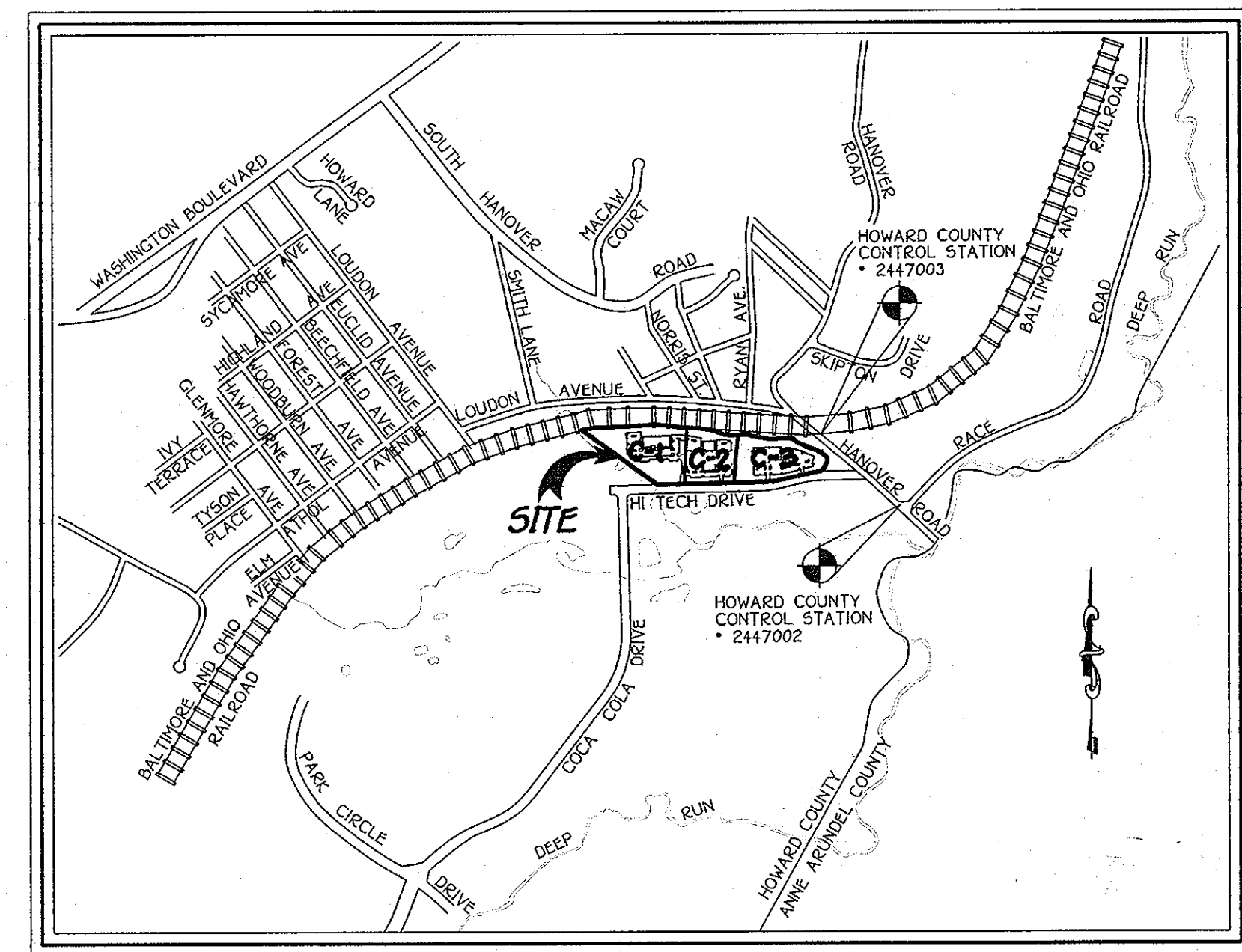
I:\00003\proj\site\development\plan\06003-0001\details.dwg, HIC DETAILS, 3/16/2007 8:22:27 AM, 1:1

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN
3	SITE DEVELOPMENT PLAN
4	SEEDMENT CONTROL PLAN
5	SEEDMENT CONTROL PLAN
6	DRAINAGE AREA MAP AND SOILS MAP
7	DRAINAGE AREA MAP AND SOILS MAP
8	GEOMETRY PLAN
9	GEOMETRY PLAN
10	LANDSCAPE PLAN
11	LANDSCAPE PLAN
12	HANDICAP RAMP DETAILS AND SCHEMATIC BUILDING PROFILES
13	DETAILS
14	STORM DRAIN PROFILES AND STRUCTURE SCHEDULE
15	STORM DRAIN PROFILES
16	SEEDMENT CONTROL NOTES AND DETAILS
17	SIGHT DISTANCE PLAN AND PROFILE
18	WATER AND SEWER PROFILES
19	TRUCK MANEUVERING PLAN AND MAINTENANCE OF TRAFFIC PLAN
20	DUMPSTER PLAN, ELEVATIONS AND DETAILS
21	STREAM CROSSING NOTES & DETAILS

SITE DEVELOPMENT PLAN PATAPSCO VALLEY OFFICE CAMPUS PARCELS C-1, C-2 AND C-3

ZONED: M-2

TAX MAP No. 38 GRID No. 14,15,20,21 PARCEL No. 285
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND



VICINITY MAP
SCALE: 1" = 1200'

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 BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1890 AT LEAST (5) FIVE 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 DIGGING AND EXCAVATION WORK.
- PROJECT BACKGROUND:
 - LOCATION: TAX MAP 38, GRID 20, PARCEL 285
 - THE SUBJECT PROPERTY IS ZONED M-2 PER 2/2/2004 COMPREHENSIVE ZONING PLAN.
 - ELECTION DISTRICT: FIRST
 - SECTION: N/A AREA: N/A
 - SITE AREA: 15.64 AC.
 - PROPOSED USE FOR THIS SITE AND STRUCTURES: GENERAL OFFICES USE.
 - PARKING REQUIREMENTS: (SEE PARKING CHART THIS SHEET)
- 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 PLACEMENT OF ANY ASPHALT.
- ALL PLAN DIMENSIONS ARE TO THE FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIAL BETWEEN ITEMS UNLESS OTHERWISE NOTED.
- THE EXISTING TOPOGRAPHY AND FEATURES WERE DERIVED FROM A FIELD RUN MONUMENTAL BOUNDARY SURVEY BY FISHER COLLINS & CARTER INC. AND HARFORD AERIAL SURVEYS, INC. ON OR ABOUT FEBRUARY 2006.
- HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS: (NAD 27 MARYLAND COORDINATE SYSTEM) HOWARD COUNTY MONUMENT 2447002 - (N 494376.0470 E 879030.1730 ELEV. 89.819) HOWARD COUNTY MONUMENT 2447003 - (N 494994.5460 E 878209.6580 ELEV. 46.266)
- PUBLIC WATER AND SEWER IS TO BE UTILIZED FOR THIS PROJECT.
- ALL ON-SITE STORM DRAINS UNDER THIS SITE DEVELOPMENT PLAN ARE PRIVATE.
- THE EXISTING UTILITIES SHOWN HEREON WERE DERIVED FROM AVAILABLE PUBLIC RECORDS. THE CONTRACTOR MUST DIG TEST PITS BY HAND AT ALL UTILITY CROSSINGS AND CONNECTION POINTS TO VERIFY THE EXACT LOCATIONS.
- ALL PROPOSED RAMPS SHALL BE IN ACCORDANCE WITH CURRENT A.D.A. STANDARDS ACCESSIBILITY GUIDELINES. MAXIMUM SIDEWALK CROSS SLOPE SHALL BE TWO PERCENT. PROVIDED A (5'-5") FIVE FOOT BY FIVE FOOT LEVEL LANDING (MAX. SLOPE 2%) AT THE TOP AND BOTTOM OF ALL RAMPS AND BUILDING ENTRANCES AND EXITS. HANDRAILS SHALL BE PROVIDED ON ALL RAMPS IN ACCORDANCE WITH SECTION 4.0.5 OF THE A.D.A. STANDARDS ACCESSIBILITY GUIDELINES.
- ALL DRIVEWAYS AND PARKING TO BE PRIVATELY OWNED AND MAINTAINED.
- ANY DAMAGE TO COUNTY AND/OR STATE OWNED RIGHT OF WAY TO BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- TRENCH BEDDING FOR STORM DRAIN STRUCTURES SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY STANDARD G2.01 CLASS C BEDDING UNLESS OTHERWISE NOTED.
- GUTTER PAN OF CURBS SHALL BE FITTED TO CONFORM TO THE ADJACENT DRAINAGE PATTERNS OF THE ADJOINING PAVING FOR VEHICULAR USE. SEE DETAIL.
- FOR DETAILS OF BUILDING PROFILE, PARKING, ROAD SECTION, HANDICAP, CURB AND GUTTER SEE SHEETS 12 AND 13. 3/13 4/13
- THERE ARE NO KNOWN GRAVE SITES OR CEMETERIES ON THIS SITE BASED ON A VISUAL SITE VISIT AND BASED ON AN EXAMINATION OF THE HOWARD COUNTY CEMETARY INVENTORY MAP.
- THIS PROJECT IS RECORDED AMONG THE LAND RECORDS IN HOWARD COUNTY, MARYLAND AS PLAT '1810 AND '1811 IF 06-127).
- ALL OUTDOOR LIGHTING SHALL COMPLY WITH ZONING REGULATIONS SECTION 134 WHICH REQUIRES LIGHTS TO BE INSTALLED TO DIRECT/REFLECT LIGHT DOWNWARDS AND INWARDS ON THE SITE AND AWAY FROM ALL PUBLIC STREETS AND RESIDENTIAL AREAS. SEE EXTERIOR LIGHT DETAIL ON SHEET 13.
- THE BUILDINGS SHALL BE EQUIPPED WITH AN AUTOMATIC FIRE PREVENTION SPRINKLER SYSTEM.
- PREVIOUS FILE NUMBERS: S 91-19, P 91-13, P 91-14, WP 91-98, F 94-24, F 06-127, F 02-164, F 07-144, F-DB-199b.
- THIS S.D.P. IS SUBJECT TO THE FIRST AMENDMENT TO THE FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS DATED OCTOBER 2, 2003 AND THE AMENDED ZONING REGULATIONS, PER COUNCIL BILL 75-2003.
- ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE POST (4 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (2 GAUGE) - 3' LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
- THIS S.D.P. IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE AMENDED ZONING REGULATIONS, PER COUNCIL BILL 75-2003. DEVELOPMENT OR CONSTRUCTION ON THIS PROPERTY MUST COMPLY WITH SETBACKS AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT APPLICATIONS.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$29,070.00.
- THE TRAFFIC STUDY WAS PERFORMED BY THE TRAFFIC GROUP AND APPROVED ON OCTOBER 1, 1992 UNDER P 91-14. THE MARS GROUP INC. PREPARED AN UPDATED TRAFFIC STUDY ON NOVEMBER 2006.
- NOISE STUDY IS NOT REQUIRED FOR THIS INDUSTRIAL ZONED PROPERTY.
- STORM WATER MANAGEMENT FOR THE ENTIRE SUBDIVISION WAS PROVIDED UNDER F 94-24. EXTENDED DETENTION FACILITIES WERE SIZED TO MANAGE ULTIMATE SITE CONDITIONS THAT ARE OWNED BY CAS PARTNERSHIP, LLC AND JOINTLY MAINTAINED WITH CAS PARTNERSHIP, LLC AND HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
- THIS PLAN IS EXEMPT FROM COMPLIANCE WITH THE REQUIREMENTS OF THE FOREST CONSERVATION ACT PER SUBDIVISION SECTION 16.1022 (b)(1)(ii) BECAUSE THIS SUBDIVISION HAD PRELIMINARY PLANS (P 91-13 AND P 91-14) APPROVED PRIOR TO DEC. 31, 1992 AND THIS SITE DEVELOPMENT PLAN DOES NOT EXCEED THE LIMIT OF DISTURBANCE SHOWN ON P 91-13 OR P 91-14.
- THE FLOODPLAIN STUDY AND WETLANDS DELINEATION WAS COMPLETED, REVIEWED AND APPROVED UNDER P 91-14 ON OCTOBER 1, 1992.
- IMPACT TO NON-TIDAL WETLANDS AND WATERWAYS WAS APPROVED ON JANUARY 13, 1994 BY MARYLAND DEPARTMENT OF NATURAL RESOURCES WATER RESOURCES ADMINISTRATION TRACKING NO. 19901196 DIVISION NO. 93-NT-0858.
- THERE ARE NO HISTORIC STRUCTURES LOCATED ON THIS SITE.
- SNOW REMOVAL AND ROAD MAINTENANCE TO BE PRIVATE.
- STD - DENOTES STANDARD CURB AND GUTTER.
- REV - DENOTES REVERSE CURB AND GUTTER.
- CONTRACTOR TO VERIFY THE SIZE, LOCATION AND ELEVATION OF ALL WATER, SEWER AND STORM DRAIN CONNECTIONS PRIOR TO CONSTRUCTION. EXISTING UTILITIES SHOWN IS FROM BEST AVAILABLE INFORMATION.
- STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURE AND POLE SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III (1993) AND AS MODIFIED BY "GUIDELINES FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS (JUNE 1993)". A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREETLIGHT AND ANY TREE.
- THE KNOX BOX LOCATION SHOWN ON SHEETS 2 AND 3 SHALL BE PLACED TO THE RIGHT OF THE MAIN ENTRANCE AT A RANGE OF 4-5 FEET IN HEIGHT AND NO MORE THAN 6 FEET LATERALLY FROM THE DOOR. THE KNOX BOX SHALL BE ELECTRICALLY SUPERVISED TO NOTIFY THE OWNER THAT IT IS BEING ACCESSED AND INTEGRATED WITH THE FIRE ALARM SYSTEM (NFPA-1 10.12.D).

NOTE:

A DECLARATION OF EASEMENTS HAS BEEN RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY MARYLAND IN LIBER 11164 AT FOLIO 599. 1.) FOR CONSTRUCTION, USE, OPERATION AND MAINTENANCE OF DRIVEWAY TO PROVIDE INGRESS AND EGRESS TO AND FROM HI TECH DRIVE FOR PARCELS C-1 AND C-2 AS SHOWN ON PLAT NO. 20001. 2.) FOR THE INSTALLATION, CONSTRUCTION, USE, OPERATION AND MAINTENANCE OF UTILITIES AS SHOWN ON PLAT NO. 20001 AS A PRIVATE DRAINAGE AND UTILITY EASEMENT TO SERVICE PARCELS C-1 AND C-2.

SITE ANALYSIS DATA:

- TOTAL SITE AREA: 15.64 AC. * PARCEL C-1 (6.215 AC.) * PARCEL C-2 (4.506 AC.) * PARCEL C-3 (4.923 AC.)
- PLAN SUBMISSION AREA: 15.64 AC.
- AREA DISTURBED: 10.90 AC. *
 - A - 24,444 SF (0.56 AC.) = 12.44% (C-2)
 - B - 20,499 SF (0.47 AC.) = 7.96% (C-1)
 - C - 20,499 SF (0.47 AC.) = 7.96% (C-3)
 - TOTAL - 65,442 SF (1.50 AC.) = 9.6%
- BUILDING COVERAGE OF SITE:
 - A - 24,444 SF (0.56 AC.) = 12.44% (C-2)
 - B - 20,499 SF (0.47 AC.) = 7.96% (C-1)
 - C - 20,499 SF (0.47 AC.) = 7.96% (C-3)
 - TOTAL - 65,442 SF (1.50 AC.) = 9.6%

PARKING DATA CHART:

- GENERAL OFFICE USE
- BUILDING A = 48,000 SF - PARCEL C-2
BUILDING B = 40,998 SF - PARCEL C-1
BUILDING C = 40,998 SF - PARCEL C-3
TOTAL AREA = 130,000 SF
- NUMBER OF PARKING SPACES REQUIRED: 434
NUMBER OF HANDICAP PARKING SPACES REQUIRED: 19
NUMBER OF PARKING SPACES PROVIDED ON SITE (INCLUDING HANDICAP PARKING) = 551
NUMBER OF HANDICAP PARKING SPACES PROVIDED (INCLUDING HANDICAP VAN SPACES) = 19

STREET ADDRESS CHART		
BUILDING	PARCEL	STREET ADDRESS
A	C-2	7030 HI TECH DRIVE
B	C-1	7050 HI TECH DRIVE
C	C-3	7070 HI TECH DRIVE

BUILDING 'A': (PARCEL C-2)

- GENERAL OFFICE USE
- 1st FLOOR AREA = 24,444 SF
2nd FLOOR AREA = 24,444 SF
TOTAL AREA = 48,888 SF
- NUMBER OF PARKING SPACES REQUIRED: 48,000 SF x 3.3 SPACES/1000 SF = 162
NUMBER OF HANDICAP PARKING SPACES REQUIRED: 7
NUMBER OF PARKING SPACES PROVIDED ON SITE (INCLUDING HANDICAP PARKING) = 222
NUMBER OF HANDICAP PARKING SPACES PROVIDED (INCLUDING HANDICAP VAN SPACES) = 7

BUILDING 'B': (PARCEL C-1)

- GENERAL OFFICE USE
- 1st FLOOR AREA = 20,499 SF
2nd FLOOR AREA = 20,499 SF
TOTAL AREA = 40,998 SF
- NUMBER OF PARKING SPACES REQUIRED: 40,998 SF x 3.3 SPACES/1000 SF = 136
NUMBER OF HANDICAP PARKING SPACES REQUIRED: 6
NUMBER OF PARKING SPACES PROVIDED ON SITE (INCLUDING HANDICAP PARKING) = 156
NUMBER OF HANDICAP PARKING SPACES PROVIDED (INCLUDING HANDICAP VAN SPACES) = 6

BUILDING 'C': (PARCEL C-3)

- GENERAL OFFICE USE
- 1st FLOOR AREA = 20,499 SF
2nd FLOOR AREA = 20,499 SF
TOTAL AREA = 40,998 SF
- NUMBER OF PARKING SPACES REQUIRED: 40,998 SF x 3.3 SPACES/1000 SF = 136
NUMBER OF HANDICAP PARKING SPACES REQUIRED: 6
NUMBER OF PARKING SPACES PROVIDED ON SITE (INCLUDING HANDICAP PARKING) = 173
NUMBER OF HANDICAP PARKING SPACES PROVIDED (INCLUDING HANDICAP VAN SPACES) = 6

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CONTINENTAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLSWORTH CITY, MARYLAND 21042
4100 481 - 2899

DATE	DESCRIPTION	REVISION BLOCK
3/10/06	REARRANGED PARCEL C INTO PARCELS C-1, C-2 AND C-3, REVISED DATA CHARTS AND TITLE BLOCK	

OWNER/DEVELOPER

CSG PATAPSCO, LLC
5024 CAMPBELL BOULEVARD, SUITE G
WHITE MARSH, MARYLAND 21236
410-333-2091

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Mark A. Campbell 6/5/07
Director - Department of Planning and Zoning
Date

Candy Hamann 6/5/07
Chief, Division of Land Development
Date

John Quinlan 5/20/07
Chief, Development Engineering Division
Date

SUBDIVISION: PATAPSCO VALLEY BUSINESS CENTER SECTION/AREA: N/A PARCEL NO.: C-1, C-2 AND C-3

PLAT NO.: 10980-14, 15, 20, 21 BLOCK: N/A TAX MAP: 38 ELEC. DIST.: FIRST CENSUS TR.: 601201

WATER CODE: PLAT NO. 20000-120001 SEWER CODE: 2150500, 2150501, 2150300

TITLE SHEET

PATAPSCO VALLEY BUSINESS CENTER
PATAPSCO VALLEY OFFICE CAMPUS
PARCELS C-1, C-2 AND C-3
ZONED: M-2

TAX MAP No. 38 PARCEL No. 285 GRID No. 14,15,20,21
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN
DATE: MARCH 15, 2007
SHEET 1 OF 21

SDP-07-028

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