ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
"K"	6835 DEERPATH ROAD

SUBDIVISION NAME			SECT./AREA		LOT/PARCEL
DORSEY BUSINESS CENTER			SECTION I		K
PLAT NO. OR L/F	BLOCK NO.	ZONE	TAX/ZONE MAP	ELEC. DIST.	CENSUS TR.
6917	6	M-2	43	1	6012
WATER CODE			SEWER CODE		
801			228-0000		

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 3-24-87

NOTE:
THE OWNER SHALL PROVIDE A SEPARATE AND INDEPENDENT SEWER CONNECTION FOR EACH TENANT OR OCCUPANT OF ANY BUILDING SHOWN ON THIS SITE DEVELOPMENT PLAN WHO WILL DISCHARGE NON-DOMESTIC WASTE TO THE PUBLIC SEWERAGE SYSTEM. IF THIS WASTE IS REGULATED UNDER SECT. 18.122A OF THE HOWARD CO. CODE. EACH SEPARATE AND INDEPENDENT SEWER CONNECTION SHALL INCLUDE A STANDARD MANHOLE AND OTHER WASTE PRETREATMENT DEVICES AS REQ'D. AND APPROVED BY HOWARD COUNTY. WASTE LINES ON THE INTERIOR OF THE BUILDING SHALL BE DESIGNED, CONSTRUCTED OR MODIFIED SUCH THAT NON-DOMESTIC WASTE WILL BE DISCHARGED TO THE SEPARATE AND INDEPENDENT SEWER CONNECTION. NO TENANT OR OCCUPANT OF ANY BUILDING SHOWN ON THIS SITE DEVELOPMENT PLAN SHALL DISCHARGE REGULATED NON-DOMESTIC WASTE TO THE PUBLIC SEWERAGE SYSTEM PRIOR TO INSTALLATION OF THE SEPARATE AND INDEPENDENT SEWER CONNECTION AND RELATED INTERIOR WASTE LINES. THE ABOVE REQUIREMENTS SHALL APPLY TO ALL INITIAL AND FUTURE OCCUPANTS OR TENANTS.

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS & PUBLIC ROADS
HOWARD COUNTY DEPT. OF PUBLIC WORKS
DIRECTOR — DATE 5-18-87
CHIEF, BUREAU OF ENGINEERING — DATE 5-18-87

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER — DATE 5/4/87

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
PLANNING DIRECTOR — DATE 5-22-87
CHIEF, DIV. OF LAND DEVELOPMENT & ZONING ADMIN. — DATE 5-22-87

DEERPATH ROAD 60' R/W (PUBLIC)

ZONING: M-2
DORSEY BUSINESS CENTER LIMITED PARTNERSHIP 6TH PARCEL L. 1300 F. 547

DORSEY BUSINESS CENTER LIMITED PARTNERSHIP 7TH PARCEL L. 1300 F. 547 ZONING: M-2

GREGOR L. 518 F. 384 TAX MAP # 43 ZONING: R-12

WASHINGTON GROUP INTERNATIONAL
10490 LITTLE PATUXENT PARKWAY
SUITE 300
COLUMBIA, MARYLAND 21044

EXIST. ONE STORY OFFICE BLDG.
SLAB ELEV. = 131.00
BLDG. HEIGHT = 18.12'

PHASE I
PHASE II

WOODED AREA TO BE PRESERVED

100 YR. FLOOD PLAIN

DORSEY ROAD MD. 176

NOTE: ALL RADII ARE 5', UNLESS OTHERWISE SPECIFIED.

REVISION OF SDP-86-246

SITE ANALYSIS

AREA OF PARCEL:	7.11069 Ac.
ZONING:	M-2
FLOOR SPACE OFFICE:	62,000 S.F.
MAXIMUM NUMBER OF EMPLOYEES:	287
PHASE I:	194
PHASE II:	93
PARKING REQ'D: (7/10 EMPLOYEES, INCLUDING HANDICAP)	201
PARKING PROVIDED:	263
STANDARD:	256
HANDICAP:	7
PARKING LOT AREA:	89,750 (29%)
LANDSCAPED ISLAND AREA:	16,364 (5.2%)
OPEN SPACE:	141,970 (45.8%)
BUILDING COVERAGE:	61,680 (19.9%)

LEGEND:
100 YR. FLOOD PLAIN
EL. — 100 YR. FLOOD PLAIN ELEV.

NOTE: 1. ALL ROADS & PARKING ARE PRIVATE.
2. BUILDING AREA, COVERAGE PERCENTAGE AND MAXIMUM NUMBER OF EMPLOYEES PER PHASE I AND PHASE II.

STATE OF MARYLAND — CRAIG A. MINER — NO. 21401 — PROFESSIONAL ENGINEER — 5/26/87
STATE OF MARYLAND — REGISTERED PROFESSIONAL ENGINEER — 2-20-87

CRAIG A. MINER'S SEAL ONLY APPLIES TO WORK SHOWN FOR REVISION 2 ON THIS SHEET

VICINITY MAP
SCALE: 1" = 2000'

DORSEY BUSINESS CENTER LIMITED PARTNERSHIP
7223 PARKWAY DRIVE
HANOVER, MARYLAND 21076

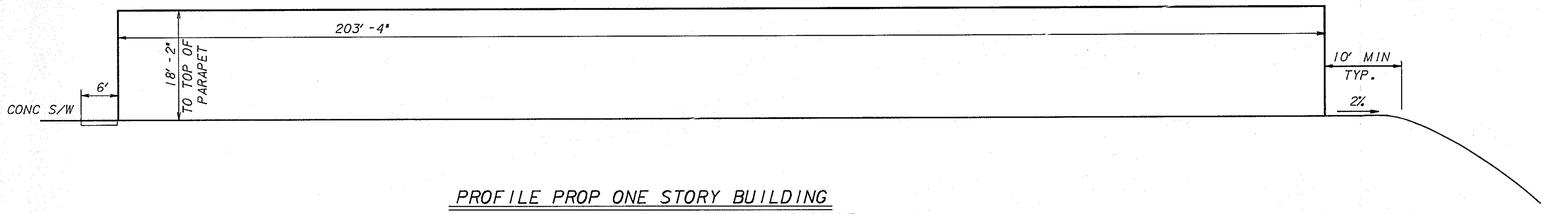
No.	REVISION	DATE	BY
1.	ADDED PROPOSED DAYCARE, DROP OFF AREA, OUTDOOR PLAY AREA & REVISED GRADES & DAYCARE SUMMARY	8/19/90	LLH
2.	ADDED MECHANICAL EQUIPMENT, TRANSFORMERS, LOADING DOCK RAMP, HANDRAILS	4/19/01	CAM

ENGINEERS • ARCHITECTS • PLANNERS • SCIENTISTS • SURVEYORS • PHOTOGRAMMETRISTS
GREENHORNE & O'MARA, INC.
2 RESEARCH PLACE, ROCKVILLE, MARYLAND 20850
(301) 948-0900
ANNAPOLIS, MD • ATLANTA, GA • BECKLEY, WV • CULPEPER, VA • DENVER, CO • EXPORT, PA • FAIRFAX, VA
GREENBELT, MD • MONROE, MI • RALEIGH, NC • TAMPA, FL • WILLISTON PARK, NY

SITE DEVELOPMENT PLAN
DORSEY BUSINESS CENTER
SECTION ONE
PARCEL "K"
L. 1300 F. 547
FIRST ELECTION DISTRICT
HOWARD CO., MARYLAND

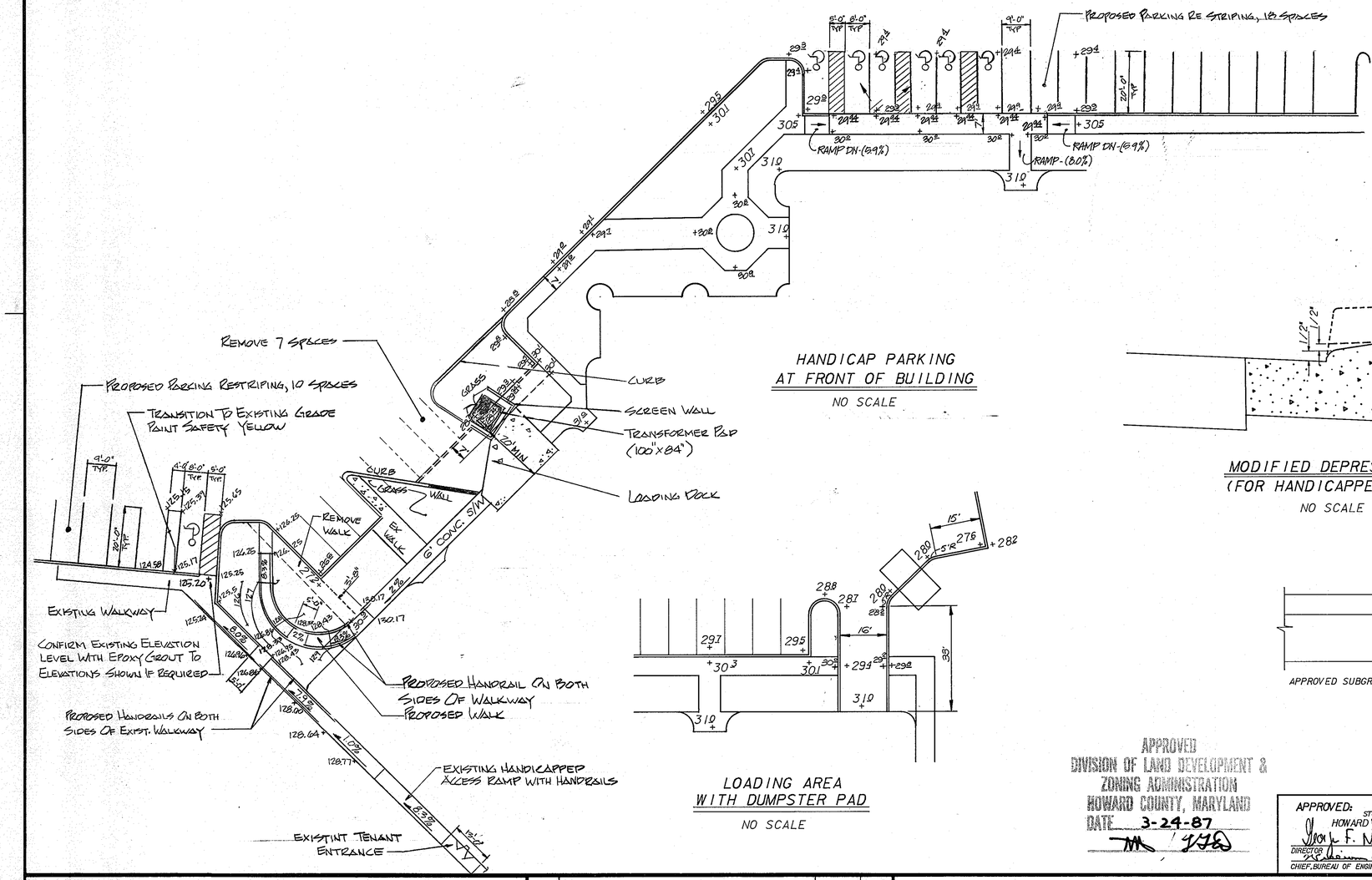
KK DESIGN	SCALE 1" = 40'	
JDP/CADD DRAWN	1 OF 8 SHEET	
RHM CHECKED		
FEB., '87 DATE	JOB No.	K-1327-X FILE No.

SDP-87-161



PROFILE PROP ONE STORY BUILDING

TAKEN FROM NORTH ELEVATION NO SCALE

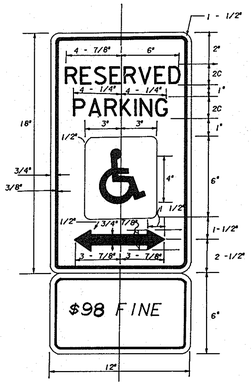


HANDICAP PARKING AT FRONT OF BUILDING

NO SCALE

LOADING AREA WITH DUMPSTER PAD

NO SCALE



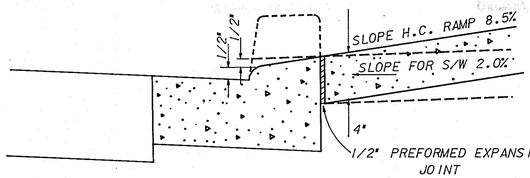
HANDICAPPED PARKING SIGN

1. ALL REFERENCED MATERIAL WAS TAKEN FROM:
   STATE OF MARYLAND STANDARD HIGHWAY SIGNS BOOKLET
   P.O. BOX 717
   707 NORTH CALVERT ST.
   BALTIMORE, MD. 21203
2. STANDARD COLORS
   LEGEND & BORDER - GREEN
   WHITE SYMBOL ON BLUE BACKGROUND
   BACKGROUND WHITE
3. ONE SIGN IS REQUIRED FOR EACH PARKING SPACE.
4. "RESERVED PARKING" SIGN SETS INCLUDE A 12" X 18" RESERVED PARKING SIGN WITH A 12" X 6" SUPPLEMENTAL SIGN DESIGNATING THE FINE BELOW IT. THE ADDITIONAL SIGN INTENDED TO RESERVE THE PARKING SPACE ONLY FOR PERSONS WITH AN OFFICIAL PERMIT OR HANDICAP PLATE SHOULD BE NO LOWER THAN 7'-0".
5. NORMAL MOUNTING OF SIGN(S) OR SET(S) OF SIGNS SHALL BE ON A STEEL POST PLACED IN THE GROUND ADJACENT TO THE PARKING SPACE. THE BOTTOM OF THE SIGN OR SET SHALL BE SEVEN FEET SIX INCHES ABOVE THE GRADE IN THE PARKING SPACE. THE SUPPLEMENTAL SIGN SHOULD BE NO LOWER THAN 7'-0".
6. NORMAL MOUNTING OF SIGN(S) OR SET(S) OF SIGNS SHALL BE ON A STEEL POST PLACED IN THE GROUND ADJACENT TO THE PARKING SPACE.

STATE OF MARYLAND — CRAIG ALAN MONROE — NO. 21468 — PROFESSIONAL ENGINEER — 6/20/01

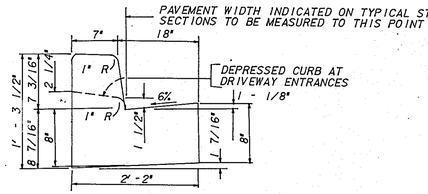
CRAIG A. MONROE'S SEAL ONLY APPLIES TO WORK SHOWN FOR REVISION 1 ON THIS SHEET

WASHINGTON GROUP INTERNATIONAL
10480 LITTLE PATUXENT PARKWAY
SUITE 300
COLUMBIA, MARYLAND 21044



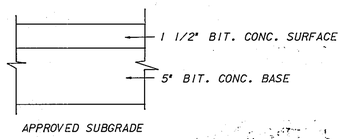
MODIFIED DEPRESSED CURB (FOR HANDICAPPED ACCESS)

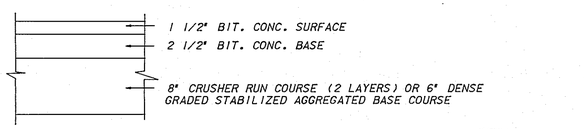
NO SCALE



STD. 7" COMB CONC. CURB & GUTTER

HO. CO. STD. SPECS. R. 3.01 (NOT TO SCAL





PAVING SECTION - P-2

NOT TO SCALE

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 3-24-87

REVISION OF SDP-86-246

Richard W. Monroe 2-20-87

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS & PUBLIC ROADS
HOWARD COUNTY DEPT. OF PUBLIC WORKS
DIRECTOR — DATE 5-18-87
CHIEF, BUREAU OF ENGINEERING — DATE 5-18-87

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER — DATE 5/21/87

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
PLANNING DIRECTOR — DATE 5-22-87
ACTING CHIEF, DIV. OF LAND DEVELOPMENT & ZONING ADMIN. — DATE 5-22-87

OWNER:
DORSEY BUSINESS CENTER LTD. PARTNERSHIP
7228 PARKWAY DRIVE
HANOVER, MARYLAND
PH: (301)796-4446

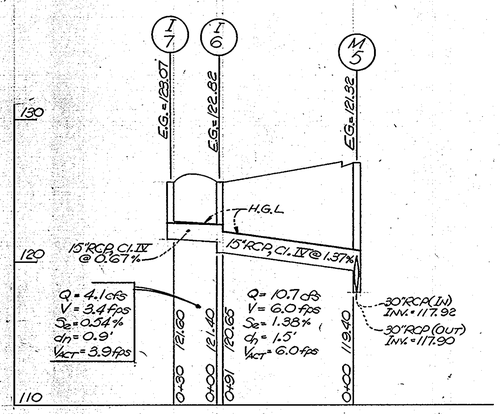
No.	REVISION	DATE	BY
1	ADD TRANSFORMER PAD, LOADING DOCK, RAMP HANDRAILS	6/13/01	CAM

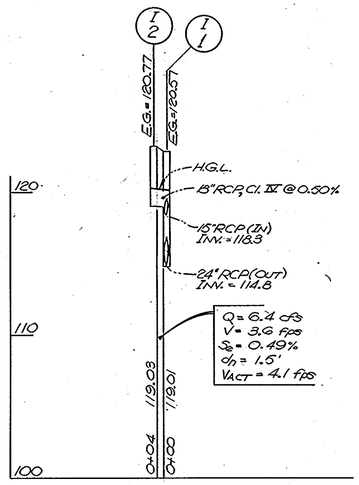
ENGINEERS • ARCHITECTS • PLANNERS • SCIENTISTS • SURVEYORS • PHOTOGRAMMETRISTS
GREENHORNE & O'MARA, INC.
2 RESEARCH PLACE, ROCKVILLE, MARYLAND 20850
(301)948-0900
ANNAPOLIS, MD • ATLANTA, GA • AURORA, CO • CULPEPER, VA • EXPORT, PA • FAIRFAX, VA
GREENBELT, MD • MANASSAS, VA • MONROE, MI • RALEIGH, NC • TAMPA, FL

SITE DEVELOPMENT PLAN
DORSEY BUSINESS CENTER
SECTION ONE
PARCEL "K"
L. 1300 F. 547
FIRST ELECTION DISTRICT
HOWARD CO., MARYLAND

DESIGN KK	SCALE AS SHOWN		
GAW/ADJ DRAWN	2 OF 8 SHEET		
RHM CHECKED			
FEB. 87 DATE	JOB No.	R-1327-X FILE No.	

SDP-87-161





STRUCTURE SCHEDULE

№	STRUCTURE TYPE	INVERT IN	INVERT OUT	TOP ELEV. UPPER	TOP ELEV. LOWER	STANDARD NUMBER
E-1	21"ϕ CONCRETE END SECTION	115.04	115.00	——	——	HOWARD CO. STD, GD 5.61
I-1	A-10 INLET INSIDE WIDTH = 3'-6"	119.01	115.11	122.90	122.90	HOWARD CO. STD. SD 4.02
I-2	A-10 INLET INSIDE WIDTH = 3'-6"	——	119.08	123.20	123.10	HOWARD CO. STD. SD 4.02
I-3	A-10 INLET INSIDE WIDTH = 3'-6"	——	120.00	124.20	124.06	HOWARD CO. STD. SD 4.02
I-7	A-10 INLET INSIDE WIDTH = 2'-6"	——	121.60	125.60	125.60	HOWARD CO. STD. SD 4.02
I-6	A-10 INLET INSIDE WIDTH = 2'-6"	121.40	120.65	125.60	125.60	HOWARD CO. STD. SD 4.02
M-5	5'ϕ PRECAST MH *	119.40	117.90	127.00	127.00	HOWARD CO. STD. G 5.18
Ex. I-18	Ex. DOUBLE 5"S" INLET**	EX.	EX.	128.00		HOWARD CO. STD. SD 4.28

*STRUCTURE M-5 IS TO REPLACE EX. I-17 (A-10 INLET)

**TOP OF STRUCTURE I-18 TO BE RAISED TO MEET NEW GRADE.

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH HOWARD COUNTY DESIGN MANUAL VOL. IV, DETAILS AND SPECIFICATIONS FOR CONSTRUCTION.
2. ALL UTILITY COMPANIES SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF CONSTRUCTION.
3. ALL INLETS SHALL BE HOWARD COUNTY STANDARDS UNLESS OTHERWISE SHOWN.
4. ALL STREET CURB RETURNS SHALL HAVE A 30.0' RADII UNLESS OTHERWISE NOTED.
5. STORM DRAIN TRENCHES WITHIN ROAD RIGHTS-OF-WAY SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH HOWARD COUNTY STANDARD SPECIFICATIONS.
6. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATIONS SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
7. THE CONTRACTOR SHALL TEST PIT EXISTING UTILITIES WHERE DIRECTED BY THE ENGINEER A MINIMUM OF TWO WEEKS IN ADVANCE OF ANY CONSTRUCTION.
8. TEMPORARY COMPACTED 18" HIGH EARTH FILL DIVERSION DIKES SHALL BE CONSTRUCTED ABOUT THE LIPS OF FILL SLOPES ON THE R.O.W. CONCURRENTLY WITH THE INITIAL GRADING AND DIRECTED TO UNDISTURBED SOD AREAS AT THE END OF EACH DAY.
9. CONTRACTOR TO NOTIFY THE HOWARD COUNTY DEPT. OF INSPECTIONS AND PERMITS AT LEAST 3 DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS. TELEPHONE NO. 992-2436.
10. ALL DISTURBED SLOPE AREAS TO BE STABILIZED AS SOON AS GRADING IS COMPLETED.
11. ALL REINFORCED CONCRETE FOR STORM DRAIN STRUCTURES SHALL HAVE A MINIMUM OF 28 DAYS STRENGTH OF 3500 P.S.I..
12. ALL SWALES AND SLOPES SHALL BE PERMANENTLY SEEDED. SEE THE SEED SPECIFICATIONS ON SHEET 12.
13. TRAFFIC CONTROL DEVICES AND THEIR INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, 1981 REVISED EDITION.
14. POLY-FILTER-X OR EQUAL SHALL BE PLACED UNDER ALL STONE RIP RAP (FULL WIDTH AND LENGTH OF STONE).
15. STONE FOR RIP RAP SHALL BE AS SPECIFIED ON THE DRAWINGS. ALL RIP RAP SHALL BE UNPAVED UNLESS OTHERWISE NOTED.
16. STUBS FOR 6" P.V.C. UNDERDRAIN PIPE TO BE INSTALLED AT CENTER OF EACH WALL OF EVERY INLET.
17. Contractor shall notify the following utilities or agencies at least five (5) working days before starting work shown on these plans:

    State Highway Administration - 531-5533

    Baltimore Gas & Electric Company - Underground Electric Distribution Customer Service - 685-0123

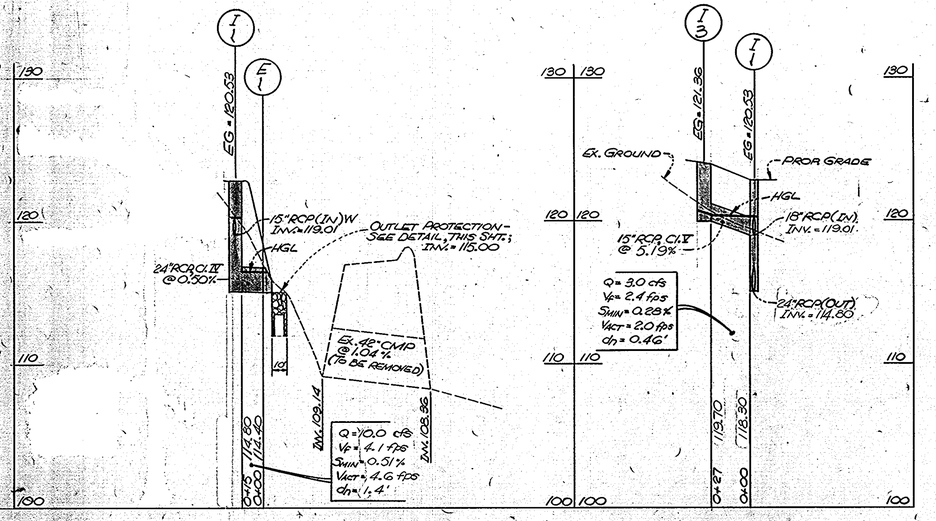
    Baltimore Gas & Electric Company - Ungerground Gas Distribution Customer Service - 685-0123

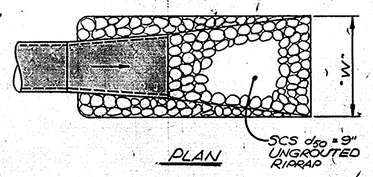
    Chesapeake & Potomac Telephone Company - 725-9976

    American Telephone & Telegraphe - Cable Location Division - 393-3553

18. WHEREVER DRAINAGE IS AWAY FROM CURB LINE, REVERSE SLOPED GUTTER CONFORMING TO THE PAVEMENT CROSS SLOPE SHALL BE PROVIDED, CURBS HAVING REVERSE SLOPED GUTTERS HAVE BEEN SHOWN THUS: ⟋⟍

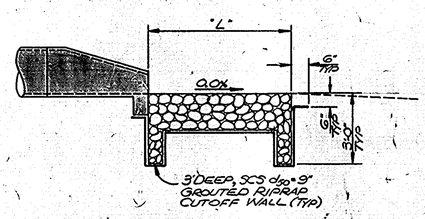
PROFILE SCALES:
HORIZ.: 1"=50'
VERT.: 1"=5'



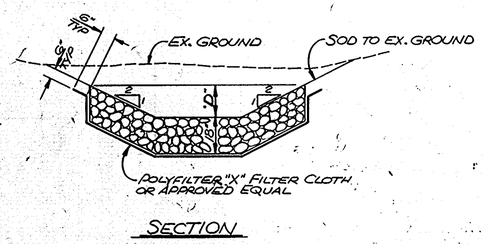


PLAN

DIMENSION TABLE			
STRUCTURE №	"L" (FT.)	"W" (FT.)	"D" (FT.)
E-2	10	12	2.0



ELEVATION



SECTION

OUTLET PROTECTION DETAIL
SCALE: NONE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS & PUBLIC ROADS
HOWARD COUNTY DEPT. OF PUBLIC WORKS
DIRECTOR — DATE 5-14-87
CHIEF, BUREAU OF ENGINEERING — DATE 5-18-87

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
PLANNING DIRECTOR — DATE 5-22-87
CHIEF, DIV. OF LAND DEVELOPMENT & ZONING ADMIN. — DATE 5-22-87

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER — DATE 5/21/87

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 3-24-87

PIPE SCHEDULE

SIZE (IN.)	TYPE	LENGTH (FT.)
15"	RCP, Cl. IV	57
21"	RCP, Cl. IV	15
18"	RCP, Cl. III	95

STATE OF MARYLAND — DESERT BASIL MARONI — LIC. NO. 10551 — REGISTERED PROFESSIONAL ENGINEER — 4-13-87

REVISION OF SDP-86-246

No.	REVISION	DATE	BY

DORSEY BUSINESS CENTER LIMITED PARTNERSHIP
7223 PARKWAY DRIVE
HANOVER, MARYLAND 21076

ENGINEERS • ARCHITECTS • PLANNERS • SCIENTISTS • SURVEYORS • PHOTOGRAMMETRISTS
GREENHORNE & O'MARA, INC.
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GREENBELT, MD • MONROE, MI • RALEIGH, NC • TAMPA, FL • WILLISTON PARK, NY

STORM DRAIN PROFILES & DETAILS
DORSEY BUSINESS CENTER
SECTION ONE, PARCEL 'K'
L. 1300 F. 347
FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

DESIGN: JDP	SCALE: AS SHOWN
DRAWN: RHM	SHEET: 3 OF 8
CHECKED:	
DATE: FEB. 87	JOB No.
	FILE No.

SDP-87-16

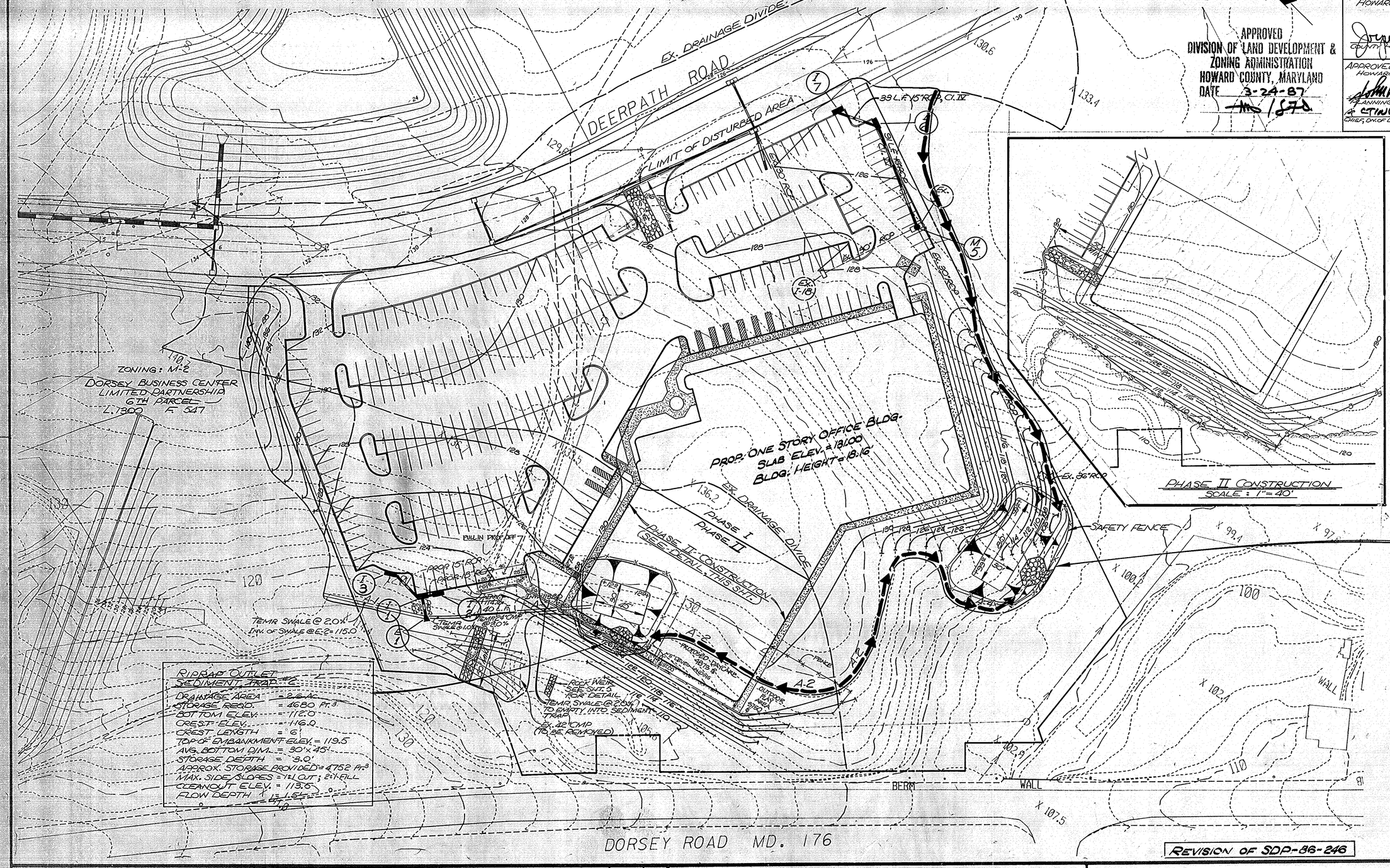
ADDRESS CHART						
LOT NUMBER	STREET ADDRESS	SUBDIVISION NAME			SECT./AREA	LOT/PARCEL
		DORSEY BUSINESS CENTER				P.289/LOT 11
		PLAT NO. OR L/F	BLOCK NO.	ZONE	TAX/ZONE MAP	ELEC. DIST. / CENSUS TR.
		1300/548	23	M-2	37	1 / 6012
		WATER CODE			SEWER CODE	

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS & PUBLIC ROADS
DIRECTOR, DPW — DATE 5-18-87
CHIEF, BUREAU OF ENGINEERING — DATE 5-18-87

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER — DATE 5/21/87

APPROVED:
HOWARD COUNTY OFFICE OF PLANNING & ZONING
PLANNING DIRECTOR — DATE 5-28-87
CHIEF, DIV. OF LAND DEVELOPMENT & ZONING ADMIN. — DATE 5-27-87

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 3-24-87



PHASE II CONSTRUCTION
SCALE: 1" = 40'

"I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES 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."

Steven J. Legum — 4/14/87
STEVEN J. LEGUM

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

Robert H. Marmon — 4-15-87
ROBERT H. MARMON, P.E.

REVIEWED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS.

U.S. SOIL CONSERVATION SERVICE — DATE

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

HOWARD S.C.D. — DATE

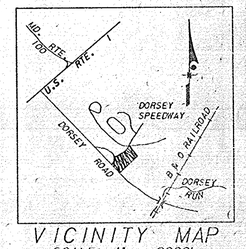
Robert H. Marmon 4-15-87

RIPRAP OUTLET
SEDIMENT TRAP #1

DRAINAGE AREA	= 6.2 Ac.
STORAGE REQ'D.	= 11,160 Ft.³
BOTTOM ELEV.	= 99.0
CREST ELEV.	= 104.0
CREST LENGTH	= 14 Ft.
TOP OF EMBANKMENT ELEV.	= 107.5
AVG. BOTTOM DIM.	= 30'x80'
STORAGE DEPTH	= 4.0 Ft.
APPROX. STORAGE PROVIDED	= 11,424 Ft.³
MAX. SIDE SLOPES	= 1:1 CUT ; 2:1 FILL
CLEAN OUT ELEV.	= 101.0
FLOW DEPTH	= 1.5 Ft.

RIPRAP OUTLET
SEDIMENT TRAP #2

DRAINAGE AREA	= 2.6 Ac.
STORAGE REQ'D.	= 4680 Ft.³
BOTTOM ELEV.	= 112.0
CREST ELEV.	= 116.0
CREST LENGTH	= 6
TOP OF EMBANKMENT ELEV.	= 119.5
AVG. BOTTOM DIM.	= 30'x45'
STORAGE DEPTH	= 3.0'
APPROX. STORAGE PROVIDED	= 4752 Ft.³
MAX. SIDE SLOPES	= 1:1 CUT ; 2:1 FILL
CLEANOUT ELEV.	= 113.5
FLOW DEPTH	= 1.5 Ft.



VICINITY MAP
SCALE: 1" = 2000'

REVISION OF SDP-86-246

DORSEY BUSINESS CENTER LIMITED PARTNERSHIP
7223 PARKWAY DRIVE
HANOVER, MARYLAND 21076

No.	REVISION	DATE	BY
1.	ADDED PROPOSED PANCAKE, DROP OFF AREA, OUTDOOR PLAY AREA.	2/18/90	LLH

ENGINEERS • ARCHITECTS • PLANNERS • SCIENTISTS • SURVEYORS • PHOTOGRAMMETRISTS
GREENHORNE & O'MARA, INC.
2 RESEARCH PLACE, ROCKVILLE, MARYLAND 20850
(301) 948-0900
ANNAPOLIS, MD • ATLANTA, GA • BECKLEY, WV • CULPEPER, VA • DENVER, CO • EXPORT, PA • FAIRFAX, VA
GREENBELT, MD • MONROE, MI • RALEIGH, NC • TAMPA, FL • WILLISTON PARK, NY

SEDIMENT CONTROL PLAN
DORSEY BUSINESS CENTER
SECTION ONE
PARCEL "K"
L. 1300 F. 547
FIRST ELECTION DISTRICT
HOWARD CO., MARYLAND

DESIGN	SCALE 1" = 40'
JDP DRAWN	4 OF 8
RHM CHECKED	SHEET
FEB. '87 DATE	JOB No. R-1327-X FILE No.

SDP-87-161

SEDIMENT CONTROL NOTES

1) A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permits prior to the start of any construction. (992-2437)
2) All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
3) Following initial soil disturbance or redisturbance, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1, b) 14 days as to all other disturbed or graded areas on the project site.
4) All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chaper 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
5) All disturbed areas must be stabilized within the time period specified above in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings (Sec. 51) sod (Sec. 54), temporary seeding (Sec. 50) and mulching (Sec. 52.) Temporary stabilization with mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
6) All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector
7) Site Analysis:
   - Total Area of Site 7.11 Acres
   - Area Disturbed 6.0 Acres
   - Area to be roofed or paved 3.0 Acres
   - Area to be vegetatively stabilized 3.0 Acres
   - Total Cut 26504 Cu. yds
   - Total Fill 26207 Cu. yds
   - Offsite waste/borrow area location PARCEL E
8) Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
9) Additional sediment controls must be provided, if deemed necessary by the Howard County DPW sediment control inspector.
10) On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.

PERMANENT SEEDING NOTES

Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.

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

Soil Amendments: In lieu of soil test recommendations, use one of the following schedules:

1) Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 square ft) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs per acre 30-0-0 ureaform fertilizer (9 lbs/1000 sq ft).
2) Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 1000 lbs per acre 10-10-10 fertilizer (23 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil.

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

Mulching - Apply 1½ to 2 tons per acre (70 to 90 lbs/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq ft for anchoring.

Matineneance - Inspect all seeded areas and make needed repairs, replacements and reseedings.

TEMPORARY SEEDING NOTES

Apply to graded or cleared areas likely to be redisturbed where a short-term vegetative cover is needed.

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

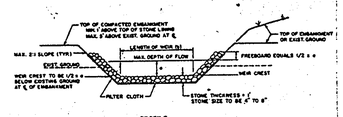
Soil Amendments: Apply 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft)

Seeding: For periods March 1 thru April 30 and from August 15 thru November 15, seed with 2½ bushel per acre of annual rye (3.2 lbs/1000 sq ft). For the period May 1 thru August 14, seed with 3 lbs per acre of weeping lovegrass (.07 lbs/1000 sq ft). For the period November 16 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod:

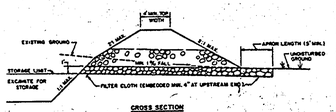
Mulching: Apply 1½ to 2 tons per acre (70 to 90 lbs/1000 sq ft) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal per acre (5 gal/1000 sq ft) of emulsified asphalt on flat areas. On slopes, 8 ft or higher, use 348 gal per acre (8 gal/1000 sq ft) for anchoring.

Refer to the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.

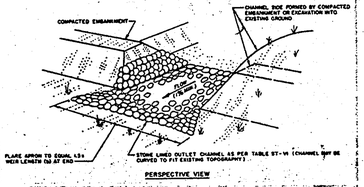
RIPRAP OUTLET SEDIMENT TRAP ST-VI



PROFILE



CROSS SECTION



PERSPECTIVE VIEW

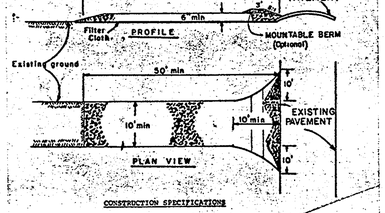
CONSTRUCTION SPECIFICATIONS FOR ST-VI

1. The area under embankment shall be cleared, grubbed and stripped of any vegetation and root mat. The pool area shall be cleared.
2. The fill material for the embankment shall be free of roots or other woody vegetation as well as over-sized stones, rocks, organic material or other objectionable material. The embankment shall be compacted by traversing with equipment while it is being constructed. Maximum height of embankment shall be five (5) feet, measured at centerline of embankment.
3. All fill slopes shall be 2:1 or flatter; cut slopes 1:1 or flatter.
4. Elevation of the top of any dike directing water into trap must equal or exceed the height of embankment.
5. Storage area provided shall be figured by computing the volume available behind the outlet channel up to an elevation of one (1) foot below the level weir crest.
6. Filter cloth shall be placed over the bottom and sides of the outlet channel prior to placement of stone. Sections of fabric must overlap at least one (1) foot with section nearest the entrance placed on top. Fabric shall be embedded at least six (6) inches into existing ground at entrance of outlet channel.
7. Stone used in the outlet channel shall be four (4) to eight(8) inches (riprap). To provide a filtering effect, a layer of filter cloth shall be embedded one (1) foot back into the upstream face of the outlet stone or a one (1) foot thick layer of two (2) inch or finer aggregate shall be placed on the upstream face of the outlet.
8. Sediment shall be removed and trap restored to its original dimensions when the sediment has accumulated to 1/2 the design depth of the trap. Removed sediment shall be deposited in a suitable area and in such a manner that it will not erode.
9. The structure shall be inspected after each rain and repaired as needed.
10. Construction operations shall be carried out in such a manner that erosion and water pollution are minimized.
11. The structure shall be removed and the area stabilized when the drainage area has been properly stabilized.
12. Drainage area for this practice is limited to 15 acres or less.

STABILIZED CONSTRUCTION ENTRANCE

not to scale

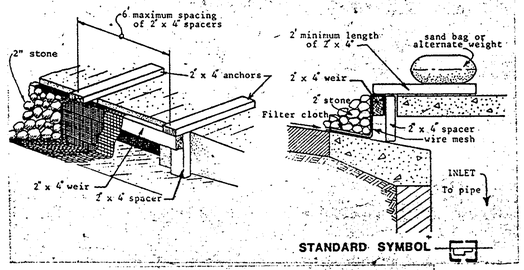
STANDARD SYMBOL SCE



CONSTRUCTION SPECIFICATIONS

1. Stone Size - Use 2" stone, or reclaimed or recycled concrete equivalent.
2. Length - As required, but not less than 50 feet (except on a single residence lot where a 30 foot minimum length would apply).
3. Thickness - Not less than six (6) inches.
4. Width - Ten (10) foot minimum, but not less than the full width at points where ingress or egress occurs.
5. Filter Cloth - Will be placed over the entire area prior to placing of stone. Filter will not be required on a single family residence lot.
6. Surface Water - All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 slopes will be permitted.
7. Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.
8. Washing - Wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
9. Periodic inspection and needed maintenance shall be provided after each rain.

CURB INLET PROTECTION DETAIL

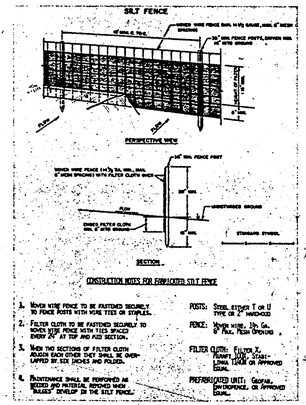


STANDARD SYMBOL

Curb Inlet Protection.

1. Attach a continuous piece of wire mesh (30" min. width by throat length plus 4') to the 2" x 4" weir (measuring throat length plus 2') as shown on the standard drawing.
2. Place a piece of approved filter cloth (40-85 sieve) of the same dimensions as the wire mesh over the wire mesh and securely attach to the 2" x 4" weir.
3. Securely nail the 2" x 4" weir to 9" long vertical spacers to be located between the weir and inlet face (max. 6' apart).
4. Place the assembly against the inlet throat and nail (minimum 2' lengths of 2" x 4" to the top of the weir at spacer locations. These 2" x 4" anchors shall extend across the inlet top and be held in place by sandbags or alternate weight.
5. The assembly shall be placed so that the end spacers are a minimum 1' beyond both ends of the throat opening.
6. Form the wire mesh and filter cloth to the concrete gutter and against the face of curb on both sides of the inlet. Place clean 2" stone over the wire mesh and filter fabric in such a manner as to prevent water from entering the inlet under or around the filter cloth.
7. This type of protection must be inspected frequently and the filter cloth and stone replaced when clogged with sediment.
8. Assure that storm flow does not bypass inlet by installing temporary earth or asphalt dikes directing flow into inlet.

SILT FENCE



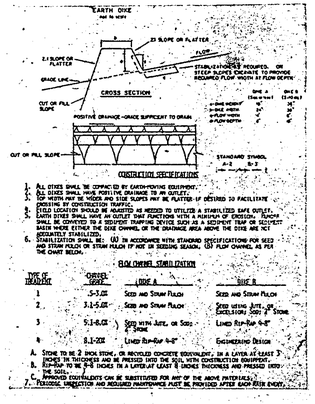
PERSPECTIVE VIEW

CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24' AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN BULGES DEVELOP IN THE SILT FENCE.

POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD
FENCE: WOVEN WIRE, 14½ GA. MIN. 6" MAX MESH OPENING
FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL
PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL

EARTH DIKE



CONSTRUCTION SPECIFICATIONS

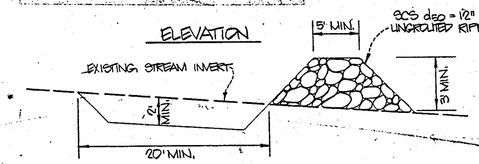
1. ALL DIKES SHALL BE COMPACTED BY EARTH-MOVING EQUIPMENT.
2. ALL DIKES SHALL HAVE POSITIVE DRAINAGE TO AN OUTLET.
3. TOP WIDTH MAY BE WIDER AND SIDE SLOPES MAY BE FLATTER IF DESIRED TO FACILITATE CROSSING BY CONSTRUCTION TRAFFIC.
4. FIELD LOCATION SHOULD BE ADJUSTED AS NEEDED TO UTILIZE A STABILIZED SAFE OUTLET. EARTH DIKES SHALL HAVE AN OUTLET THAT FUNCTIONS WITH A MINIMUM OF EROSION. FLOWS SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE SUCH AS A SEDIMENT TRAP OR SEDIMENT BASIN OR DISCHARGED ONTO A STABILIZED CHANNEL OR THE DRAINAGE AREA ABOVE THE SIDE SITE HAS BEEN ADEQUATELY STABILIZED.
5. STABILIZATION SHALL BE: (A) IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEED AND STRAW MULCH OR STRAW MULCH IF NOT IN SEEDING SEASON. (B) FLOW CHANNEL AS PER THE CHART BELOW.

FLOW CHANNEL STABILIZATION

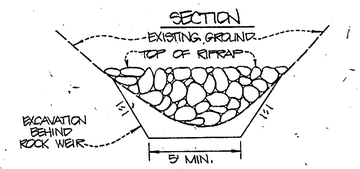
TYPE OF TREATMENT	CHANNEL GRADE	USE A	USE B
1	0-5.0%	SEED AND STRAW MULCH	SEED AND STRAW MULCH
2	5.1-8.0%	SEED AND STRAW MULCH	SEED USING JUTE OR EXCELSIOR
3	8.1-20%	SEED WITH JUTE OR EXCELSIOR MATTING OR SOD	LINED RIP-RAP 6-8"
4	8.1-20%	LINED RIP-RAP 6-8"	ENGINEERED DESIGN

A. STONE TO BE 2 INCH STONE, OR RECYCLED CONCRETE EQUIVALENT, IN A LAYER AT LEAST 3 INCHES IN THICKNESS AND BE PRESSED INTO THE SOIL WITH CONSTRUCTION EQUIPMENT.
B. RIP-RAP TO BE 6-8 INCHES IN A LAYER AT LEAST 6 INCHES THICKNESS AND PRESSED INTO THE SOIL.
C. APPROVED EQUIVALENTS CAN BE SUBSTITUTED FOR ANY OF THE ABOVE MATERIALS.
7. ADDITIONAL INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.

ELEVATION



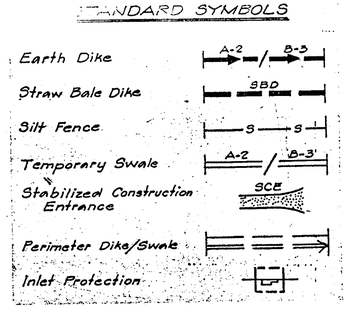
SECTION



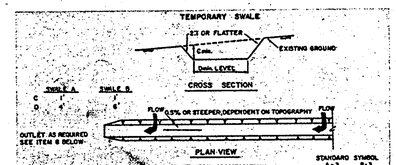
ROCK WEIR DETAIL

NO SCALE

STANDARD SYMBOLS



TEMPORARY SWALE



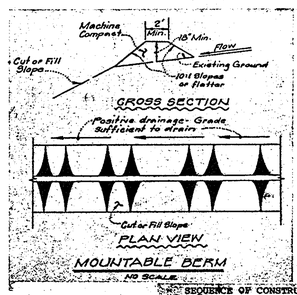
CONSTRUCTION SPECIFICATIONS

1. ALL TEMPORARY SWALES SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET.
2. DIVERTED RUNOFF FROM A DISTURBED AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE.
3. DIVERTED RUNOFF FROM AN UNDISTURBED AREA SHALL OUTLET DIRECTLY INTO AN UNDISTURBED STABILIZED AREA AT NON-ERODIBLE VELOCITY.
4. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE SWALE.
5. THE SWALE SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE, AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
6. FILLS SHALL BE COMPACTED BY EARTH MOVING EQUIPMENT.
7. ALL EARTH REMOVED AND NOT NEEDED ON CONSTRUCTION SHALL BE PLACED SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONS OF THE SWALE.
8. STABILIZATION SHALL BE AS PER THE CHART BELOW:

FLOW CHANNEL STABILIZATION

TYPE OF TREATMENT	CHANNEL GRADE	A (5 ac or less)	B (5 ac - 10 ac)
1	0.5-5.0%	SEED AND STRAW MULCH	SEED AND STRAW MULCH
2	5.1-5.0%	SEED AND STRAW MULCH	SEED USING JUTE OR EXCELSIOR
3	5.1-8.0%	SEED WITH JUTE OR EXCELSIOR SOD	LINED RIP-RAP 6-8" RECYCLED CONCRETE EQUIVALENT
4	8.1-20%	LINED 6-8" RIP-RAP	ENGINEERED DESIGN

9. PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.



SEQUENCE OF CONSTRUCTION

Phase I

1. Clear and grub areas necessary to construct stabilized construction entrance(s), sediment traps and earth dikes and construct these sediment control devices. Take care to save all mature trees.
2. Install temporary 24" CMP under entrance road maintaining 1 foot of cover over pipe throughout construction.
3. Clear and grub area necessary and dig temporary swale as shown so as not to encroach upon existing stream bed. Construct swale to drain into 24" CMP and into sediment trap #2.
4. Clear and grub remainder of site and begin grading.
5. Construct all remaining storm drain structures and connecting pipes. Grade as necessary around structure E-1 to allow drainage into temporary swale. Also construct temporary 24" CMP from existing structure M-3 to sediment trap #1 and brick off pipe from existing M-3 to existing E-4 from the inside of structure M-3.
6. Upon completion of rough site grading, commence construction of utilities and building.
7. Upon completion of all site utilities begin construction of curb and gutter.
8. Fine grade paving areas and begin paving construction.
9. At such time when the access road at the southwestern edge of property is no longer needed, construct temporary rock weir downstream of 42" CMP.
10. Remove 42" CMP and grade stream channel back to normal section and install barricades.
11. Upon stabilization of all disturbed areas flush clean all storm drain pipes and remove all temporary sediment control devices including both 24" CMP's at the approval of the Sediment Control Inspector.
12. Construct outfall at structure E-1 and remove brick bulkhead from inside structure M-3. Stabilize any remaining disturbed areas.

Phase II

1. Clear and grub areas necessary and construct silt fence and stabilized construction entrance as shown for Phase II.
2. Clear and grub remainder of Phase II area and begin grading.
3. Construct concrete retaining wall as per architectural drawings.
4. At such time grading is complete and all areas properly compacted, begin building construction.
5. Upon completion of all construction stabilize all disturbed areas.
6. At such time entire site is stabilized, remove all sediment control devices at the approval of onsite inspector.

REVISION OF SDP-86-246

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS & PUBLIC ROADS
HOWARD COUNTY DEPT. OF PUBLIC WORKS
DIRECTOR — DATE 5-18-87
CHIEF, BUREAU OF ENGINEERING — DATE 5-18-87

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER — DATE 6/4/87

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
PLANNING DIRECTOR — DATE 5-28-87
CHIEF, DIV. OF LAND DEVELOPMENT & ZONING ADMIN. — DATE 5-29-87

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 3-24-87

By the Developer:

"I/We certify that all development and construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of Natural Resources 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."

Steven Legum 4/14/87
Signature of Developer — Date
STEVEN LEGUM

By the Engineer:

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

Robert H. Marmon 5-12-87
Signature of Engineer — Date
ROBERT H. MARMON

Reviewed for HOWARD S.C.D. and meets technical requirements
Soil Conservation Service — Date 5-14-87

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
Howard S.C.D. — Date 5-14-87

STATE OF MARYLAND — ROBERT HERBERT MARMON — LIC. NO. 10537 — REGISTERED PROFESSIONAL ENGINEER — 4-13-87

OWNER / DEVELOPER
DORSEY BUSINESS CENTER LIMITED PARTNERSHIP
7223 PARKWAY DRIVE
HANOVER, MARYLAND 21076

No.	REVISION	DATE	BY

ENGINEERS • ARCHITECTS • PLANNERS • SCIENTISTS • SURVEYORS • PHOTOGRAMMETRISTS
GREENHORNE & O'MARA, INC.
2 RESEARCH PLACE, ROCKVILLE, MARYLAND 20850
(301) 948-0900
ANNAPOLIS, MD • ATLANTA, GA • BECKLEY, WV • CULPEPER, VA • DENVER, CO • EXPORT, PA • FAIRFAX, VA
GREENBELT, MD • MONROE, MI • RALEIGH, NC • TAMPA, FL • WILLISTON PARK, NY

SEDIMENT CONTROL DETAILS
DORSEY BUSINESS CENTER
SECTION ONE
PARCEL K
LIBER 1300 FOLIO 547
FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

JWC DESIGN		SCALE NONE	
ELF DRAWN		5 OF 8	
RHM CHECKED		SHEET	
FEB. '87 DATE	JOB No.	R-1327-X FILE No.	

SDP-87-161

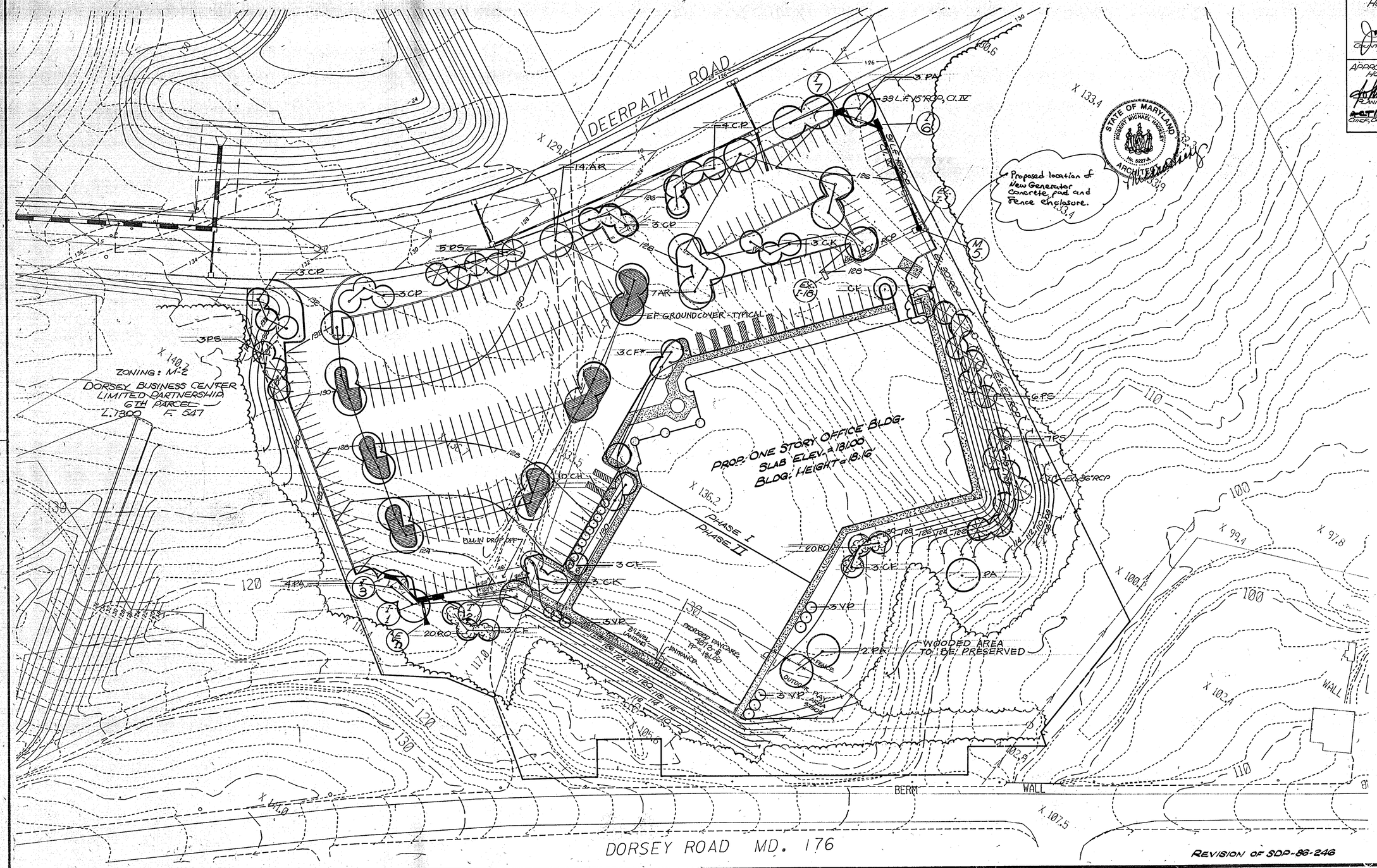
ADDRESS CHART		SUBDIVISION NAME			SECT./AREA		LOT/PARCEL
LOT NUMBER	STREET ADDRESS	DORSEY BUSINESS CENTER					P.289/LOT 11
		PLAT NO. OR L/F	BLOCK NO.	ZONE	TAX/ZONE MAP	ELEC. DIST.	CENSUS TR.
		1300/548	23	M-2	37	1	6012
		WATER CODE			SEWER CODE		

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS & PUBLIC ROADS
HOWARD COUNTY DEPT. OF PUBLIC WORKS
DIRECTOR — DATE 5-18-87
CHIEF, BUREAU OF ENGINEERING — DATE 5-18-87

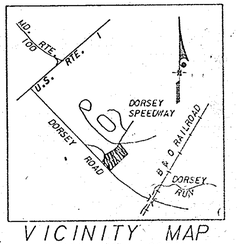
APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER — DATE 5/21/87

APPROVED:
HOWARD COUNTY OFFICE OF PLANNING & ZONING
PLANNING DIRECTOR — DATE 5-22-87
CHIEF, DIV. OF LAND DEVELOPMENT & ZONING ADMIN. — DATE 5-22-87

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 3-24-87



REVISION OF SDP-86-246



VICINITY MAP
SCALE: 1" = 2000'

DORSEY BUSINESS CENTER LIMITED PARTNERSHIP
7223 PARKWAY DRIVE
HANOVER, MARYLAND 21076

No.	REVISION	DATE	BY
1.	REV. PROPOSED DAYCARE (ADDED); DROP OFF AREA, OUTDOOR PLAY AREA.	2/13/90	LLH
2.	Proposed Generator Location	4.8.94	MH

ENGINEERS • ARCHITECTS • PLANNERS • SCIENTISTS • SURVEYORS • PHOTOGRAMMETRISTS
GREENHORNE & O'MARA, INC.
2 RESEARCH PLACE, ROCKVILLE, MARYLAND 20850
(301) 948-0900
ANNAPOLIS, MD • ATLANTA, GA • BECKLEY, WV • CULPEPER, VA • DENVER, CO • EXPORT, PA • FAIRFAX, VA
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LANDSCAPE PLAN
DORSEY BUSINESS CENTER
SECTION 1, PARCEL "K"
L.1300 F.547
FIRST ELECTION DISTRICT
HOWARD CO., MARYLAND

EH DESIGN	SCALE 1" = 40'
EH DRAWN	
JEC CHECKED	SHEET 6 OF 8
2-17-86 DATE	JOB No. — FILE No. R-1327-X

SDP-87-161

SPECIFICATIONS

Plant identification: All plants shall be properly marked for identification.

List of Plant Material

The Contractor will verify the plant quantities prior to bidding and any discrepancies shall be brought to the attention of the Landscape Architect. The Contractor shall furnish and plant all plants required to complete the work shown on the drawings. Substitution shall not be made without the written approval of the Landscape Architect. This Contract will be based on the bidder having verified prior to bidding, the availability of the required plant material as specified on the Plant Materials List.

Plant Quality

All shrubs shall be dense, heavy to the ground, and well grown, showing evidence of having been sheared regularly, and shall be sound, free of plant desease or insect eggs and shall have a healthy normal root system. Plants shall be freshly dug and not heeled-in stock from cold storage. All plants shall be nursery grown (except as noted below). Plants shall not be pruned prior to delivery. The shape of the plant shall in general conform to its natural growth proportions unless otherwise specified. Trees shall conform to the branching, caliber, and height specifications of the American Associaton of Nurserymen, and shall have a well-shaped, heavy branch structure for the species. Evergreen trees are to have an internode no greater than 18" and shall be uniformly well shaped. All plant sized shall average at least the middle of the range given in the plant list.

Plant Spacing

Plant spacing is to scale on plan. No plants except espaliered material shall be closer than 30" to buildings.

Soil Mix

Solid mix will be 2/3 existing soil, 1/3 leafmold or equal organic material, thoroughly mixed and homogenized.

Excavation

Holes for all plants shall be 18" larger in diameter than size of ball or container and shall have vertical sides. Hedges shall be planted in a trench 12" wider; beds for mass planting shall be entirely roto-tilled to a depth of 8" and shall be 18" beyond the average outside edge of plant balls.

Planting

Backfilling shall be done with soil mix, reasonably free of stones, subsoil, clay lumps, stumps, roots, weeds, bermuda grass, litter, toxic substances, or any other material which may be harmful to plant growth, or hinder grading, planting, or maintenance operations. Should any unforeseen or unsuitable planting conditions arise, such as faulty soil drainage or chemical residues, they should be called to the attention to the Landscape Architect and Owner for adjustment before planting. The plant shall be set plumb and straight, and shall be staked at the time of planting. Backfill shall be well worked about the roots and settled by watering. Plants will be planted higher than surrounding grade. Shrubs will be 1" higher and trees will be 3" higher.

Transplanting Trees By Tree Machines

Trees shall be moved by machines that provide a minimum ball diameter of 9" per 1" of tree caliber. Holes are to be dug by the same size machine as the one transporting the plant. The plant material shall be transplanted in approximately the same growing conditions as it is presently growing, in items of soil type and moisture content. Fertilize and guy as described in these plans and specifications.

Cultivation

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

Maintenance

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

Fertilizer

Fertilizer shall be a slow release type contained in polyethelene perforated bags with micropore holes for controlled feeding such as Easy Grow as manufactured by Specialty Fertilizer, Inc., Box 355, Suffern, New York 10901 or approved equal. The bags shall contain 1 ounce of soluble fertilizer analysis 16-18-16 per units to last for three years and shall be applied during planting as recommended by the manufacturer. If fertilizer packets are not used the Contractor shall apply granular fertilizer to the soil mix with 10-6-4 analysis at the following rates: Tree Pits, 2-3 lbs. per caliper inch; Shrub Beds, 3-5 lbs. per 100 square foot; Ground cover, 2-3 lbs. per 100 square foot.

Ground Cover

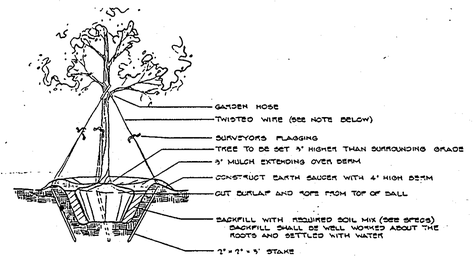
All areas of ground cover shall be rototilled to a depth of 6". Apply 2": of organic material and rototill until thoroughly mixed. Apply fertilizer as stated above.

Guarantee and Replacement

All materials shall be unconditionally guaranteed for one year. The Contractor is not responsible for losses or damages caused by mechanical injury or vandalism.

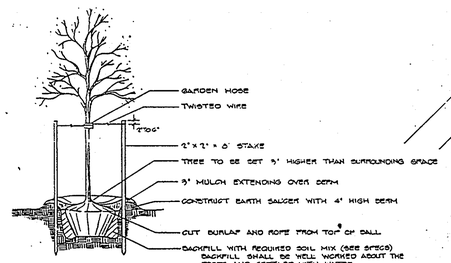
Note
Groundcover in parking lot islands to be planted between June 1 and September 15.

PLANTING DETAILS

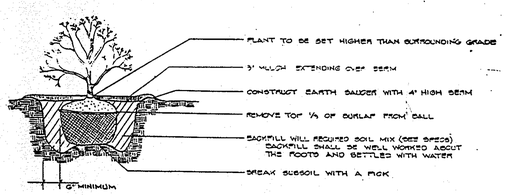


PLANTING AND GUYING DETAIL
EVERGREEN TREES AND DECIOUOUS TREES -10' AND LARGER
NO SCALE

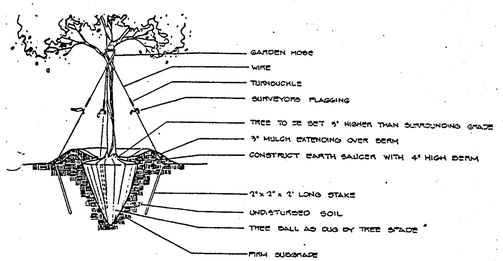
NOTE: TWISTED WIRE FOR: DECIDUOUS TREES 1½"-4" CAL.
EVERGREEN TREES UP TO 8' -10'
TURNBUCKLES FOR: DECIDUOUS TREES 4½" AND ABOVE
EVERGREEN TREES 10' AND TALLER.



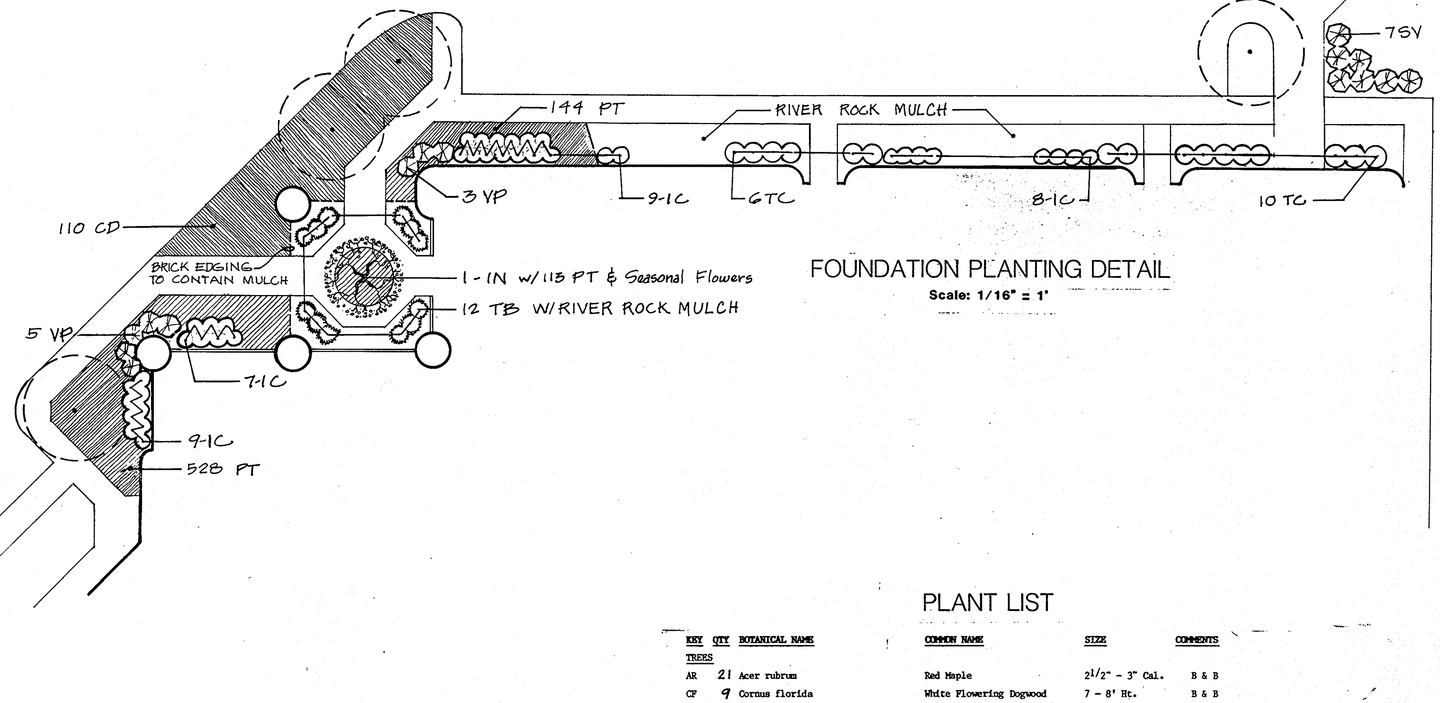
PLANTING AND STAKING DETAIL
DECIDUOUS TREES UP TO 10'
NO SCALE



SHRUB PLANTING DETAIL
NO SCALE



PLANTING AND GUYING DETAIL
MACHINE PLANTING
NO SCALE



FOUNDATION PLANTING DETAIL
Scale: 1/16" = 1'

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES					
AR	21	Acer rubrum	Red Maple	2½" - 3" Cal.	B & B
CF	9	Cornus florida	White Flowering Dogwood	7 - 8' Ht.	B & B
CF*	3	Cornus florida	White Flowering Dogwood	7 - 8' (Heavy)	B & B
CK	6	Cornus kousa	Kousa Dogwood	6 - 7' (Heavy)	B & B
CP	13	Crataegus phaenophyrume	Washington Thorn	8 - 10' Ht.	B & B
IN	1	Ilex x Nellie R. Stevens	Nellie Stevens Holly - Tree Form Specimen	9 - 10' Ht.	B & B
PA	10	Platanus acerifolia	London Plane Tree	3 - 3½" Cal.	B & B
PS	21	Pinus strobus	Eastern White Pine	7 - 8' Ht.	B & B
SHRUBS AND GROUND COVER					
CD	110	Cotoneaster dameri	Bearberry Cotoneaster	15 - 18" Spr.	Cont. - 3½' O.C.
CH	10	Cotoneaster horizontalis	Rock Cotoneaster	18 - 24" Spr.	Cont. 5' O.C.
EF	4012	Euonymous fortunei 'Coloratus'	Purpleleaf Wintercreeper	2¼" P.P.	12" O.C.
IC	30	Ilex cornuta rotunda	Dwarf Chinese Holly	15 - 18" Ht.	B & B
PT	672	Pachysandra terminalis 'Green Carpet'	Green Carpet Japanese Spurge	2¼" P.P.	12" O.C.
RO	40	Rhododendron obtusum	Kurume azalea (Red Flowering)	15 - 18" Ht.	Cont.
SV	7	Spirea vanhouttei	Vanhoutte Spirea	2 - 3' Ht.	Cont.
TB	12	Taxus baccata 'Repandens'	Spreading English Yew	18 - 24" Ht.	B & B
TC	16	Taxus cuspidata 'Densiformis'	Dense Japanese Yew	24 - 30" Ht.	B & B
VP	17	Viburnum plicatum 'Mariesii'	Marie's Doublefile Viburnum	3 - 4' Ht.	B & B

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, PUBLIC WATER STORM DRAINAGE SYSTEMS & PUBLIC ROADS
HOWARD COUNTY DEPT. OF PUBLIC WORKS
DIRECTOR — DATE 5-8-87
CHIEF, BUREAU OF ENGINEERING — DATE 5-18-87

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
PLANNING DIRECTOR — DATE 5-22-87
CHIEF, DIV. OF LAND DEVELOPMENT & ZONING ADMIN. — DATE 5-22-87

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER — DATE 5/4/87

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 3-24-87

STATE OF MARYLAND — ROBERT HAROLD MADISON — LIC. NO. 10537 — REGISTERED PROFESSIONAL ENGINEER — 4-13-87

REVISION OF SDP-86-246

DORSEY BUSINESS CENTER LIMITED PARTNERSHIP
7223 PARKWAY DRIVE
HANOVER, MARYLAND 21076

No.	REVISION	DATE	BY
1	Parking Lot and Entrance	2-17-87	EH

ENGINEERS • ARCHITECTS • PLANNERS • SCIENTISTS • SURVEYORS • PHOTOGRAMMETRISTS
GREENHORNE & O'MARA, INC.
2 RESEARCH PLACE, ROCKVILLE, MARYLAND 20850
(301) 948-0900
ANNAPOLIS, MD • ATLANTA, GA • BECKLEY, WV • CULPEPER, VA • DENVER, CO • EXPORT, PA • FAIRFAX, VA
GREENBELT, MD • MONROE, MI • RALEIGH, NC • TAMPA, FL • WILLISTON PARK, NY

LANDSCAPE PLAN DETAILS
DORSEY BUSINESS CENTER
SECTION ONE
PARCEL K
LIBER 1300 FOLIO 547
FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

EH DESIGN	SCALE AS NOTED	
EH DRAWN	7 OF 8	
JRL CHECKED	SHEET	
FEB., '87 DATE	JOB No.	R-1327-X FILE No.

SDP-87-161

ADDRESS CHART						
LOT NUMBER	STREET ADDRESS	SUBDIVISION NAME	SECT./AREA	LOT/PARCEL		
"K"	6835 DEERPATH ROAD	DORSEY BUSINESS CENTER	SECTION I	K		
		PLAT NO. OR L/F	BLOCK NO.	ZONE	TAX/ZONE	MAP	ELEC. DIST.	CENSUS TR.
		6917	6	M-2	43	1	6012
		WATER CODE		SEWER CODE			
				228-0000			

NOTE: THE OWNER SHALL PROVIDE A SEPARATE AND INDEPENDENT SEWER CONNECTION FOR EACH TENANT OR OCCUPANT OF ANY BUILDING SHOWN ON THIS SITE DEVELOPMENT PLAN WHO WILL DISCHARGE NON-DOMESTIC WASTE TO THE PUBLIC SEWERAGE SYSTEM. IF THIS WASTE IS REGULATED UNDER SECT. 18.122A OF THE HOWARD CO. CODE, EACH SEPARATE AND INDEPENDENT SEWER CONNECTION SHALL INCLUDE A STANDARD MANHOLE AND OTHER WASTE PRETREATMENT DEVICES AS REQ'D. AND APPROVED BY HOWARD COUNTY. WASTE LINES ON THE INTERIOR OF THE BUILDING SHALL BE DESIGNED, CONSTRUCTED, OR MODIFIED SUCH THAT NON-DOMESTIC WASTE WILL BE DISCHARGED TO THE SEPARATE AND INDEPENDENT SEWER CONNECTION. NO TENANT OR OCCUPANT OF ANY BUILDING SHOWN ON THIS SITE DEVELOPMENT PLAN SHALL DISCHARGE REGULATED NON-DOMESTIC WASTE TO THE PUBLIC SEWERAGE SYSTEM PRIOR TO INSTALLATION OF THE SEPARATE AND INDEPENDENT SEWER CONNECTION AND RELATED INTERIOR WASTE LINES. THE ABOVE REQUIREMENTS SHALL APPLY TO ALL INITIAL AND FUTURE OCCUPANTS OR TENANTS.

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

DIRECTOR — DATE 5-11-87
CHIEF, BUREAU OF ENGINEERING — DATE 5-18-87

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

COUNTY HEALTH OFFICER — DATE 5/21/87

APPROVED:
HOWARD COUNTY OFFICE OF PLANNING & ZONING

PLANNING DIRECTOR — DATE 5-22-87
ACTING CHIEF, DIV. OF LAND DEVELOPMENT & ZONING ADMIN. — DATE 5-22-87

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 3-24-87

DEERPATH ROAD 60' R/W (PUBLIC)

ZONING: M-2
DORSEY BUSINESS CENTER LIMITED PARTNERSHIP
6TH PARCEL
L. 1300 F. 547

DORSEY BUSINESS CENTER LIMITED PARTNERSHIP
7TH PARCEL
L. 1300 F. 547
ZONING: M-2

PROP. ONE STORY OFFICE BLDG.
SLAB ELEV. = 131.00
BLDG. HEIGHT = 18.16'

PHASE I
PHASE II

100 YR. FLOOD PLAIN

WOODED AREA TO BE PRESERVED

GREGOR
L. 518 F. 384
TAX MAP #43
ZONING: R-12

DORSEY ROAD MD. 176

NOTE: ALL RADII ARE 5', UNLESS OTHERWISE SPECIFIED.

REVISION OF SDP-86-246

SITE ANALYSIS

AREA OF PARCEL:	7.1106 Ac.
ZONING:	M-2
FLOOR SPACE OFFICE:	62,000
MAXIMUM NUMBER OF EMPLOYEES:	287
PARKING REQ'D.: (1/10 EMPLOYEES, INCLUDING HANDICAP)	201
PARKING PROVIDED:	270
STANDARD:	260
HANDICAP:	10
PARKING LOT AREA:	89,750 (29%)
LANDSCAPED ISLAND AREA:	16,364 (5.2%)
OPEN SPACE:	141,870 (45.8%)
BUILDING COVERAGE:	63,690 (19.9%)

LEGEND:
100 — 100 YR. FLOOD PLAIN
EL. — 100 YR. FLOOD PLAIN ELEV.

NOTE: 1. ALL ROADS ARE PRIVATE.
2. BUILDING AREA, COVERAGE PERCENTAGE AND MAXIMUM NUMBER OF EMPLOYEES PER PHASE I AND PHASE II.

VICINITY MAP
SCALE 1" = 2000'

DORSEY BUSINESS CENTER LIMITED PARTNERSHIP
7223 PARKWAY DRIVE
HANOVER, MARYLAND 21076

No.	REVISION	DATE	BY
1.	ADDED PROPOSED BARCARE, DROP OF AREA, OUTDOOR PLAY AREA	2/13/90	ULH

ENGINEERS • ARCHITECTS • PLANNERS • SCIENTISTS • SURVEYORS • PHOTOGRAMMETRISTS
GREENHORNE & O'MARA, INC.
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DRAINAGE AREA MAP
DORSEY BUSINESS CENTER
SECTION ONE
PARCEL "K"
L. 1300 F. 547
FIRST ELECTION DISTRICT
HOWARD CO., MARYLAND

KK DESIGN	SCALE 1" = 40'
JDP/CADD DRAWN	8 OF 8 SHEET
RHM CHECKED	
FEB., '87 DATE	R-221-X JOB No. / FILE No.

SDP-87-161