

ROAD CONSTRUCTION PLANS HOWARD BUSINESS PARK PARCELS A-1 & B-1 THRU B-4 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

GENERAL NOTES

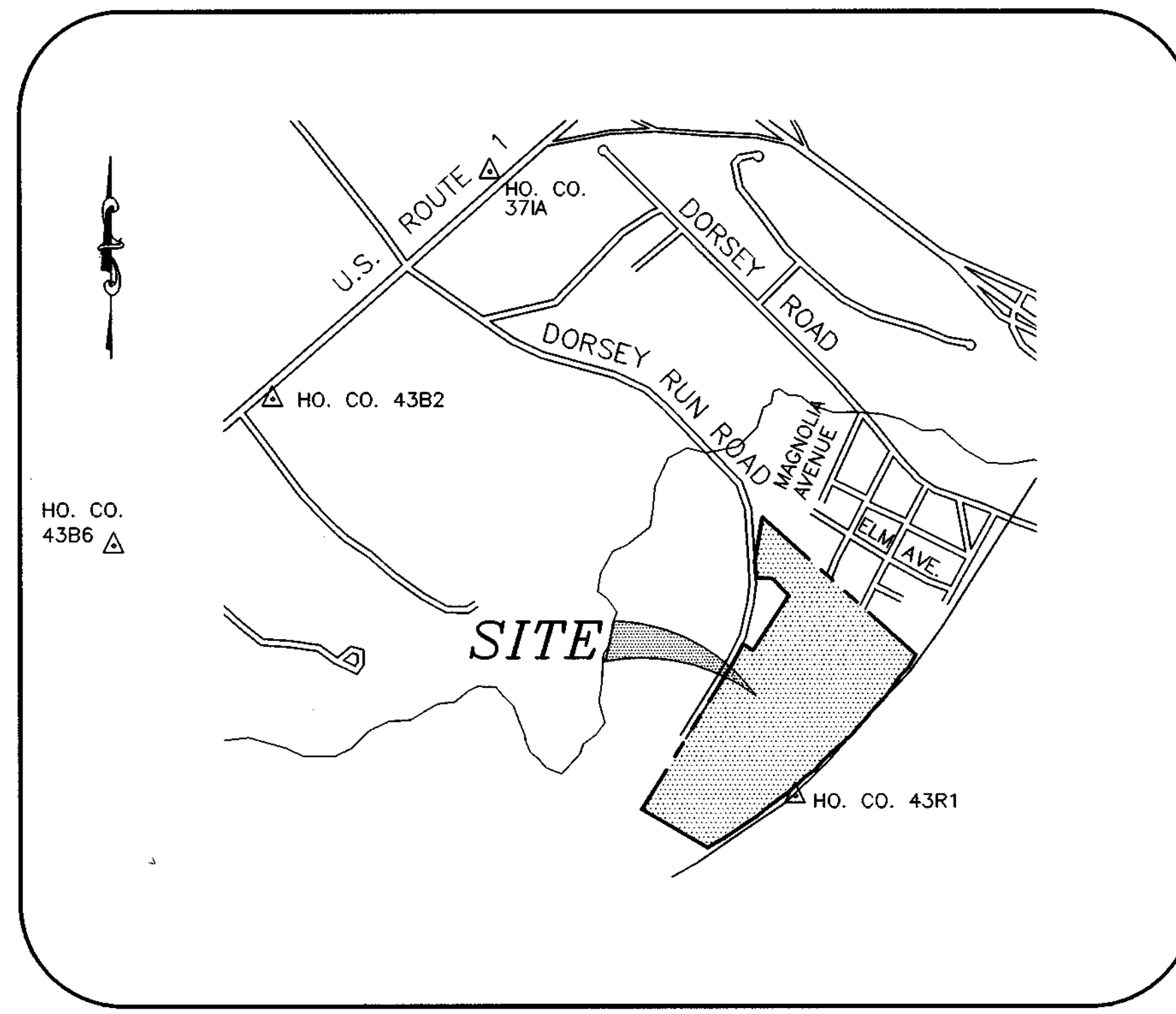
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/CONSTRUCTION INSPECTIONS DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS PRIOR TO ANY EXCAVATION WORK:

MISS UTILITY	1-800-257-7777
C&P TELEPHONE COMPANY	(410) 725-9976
HOWARD COUNTY BUREAU OF UTILITIES	(410) 313-4900
AT&T CABLE LOCATION DIVISION	(410) 393-3533
BALTIMORE GAS & ELECTRIC	(410) 685-0123
STATE HIGHWAY ADMINISTRATION	(410) 531-5533
HOWARD COUNTY DEPT. OF PUBLIC WORKS/ CONSTRUCTION INSPECTION DIVISION	(410) 313-1880
- PROJECT BACKGROUND:
LOCATION: FIRST ELECTION DISTRICT - TAX MAP 43 - PARCEL 321

ZONING: M-2
TOTAL TRACT AREA: 51.90 ACRES ±
NUMBER OF PROPOSED LOTS: 5
ACREAGE OF PROPOSED LOTS: 51.90 ACRES ±
OPEN SPACE REQUIRED: 0 ACRES
OPEN SPACE PROVIDED: 0 ACRES
PROPOSED ROAD DEDICATION: 0 ACRES
DPZ REFERENCE #:
- SDP-95-60 APPROVED ON JUNE 19, 1995.
- WP-00-23 APPROVED ON AUGUST 31, 1999.
- F-00-27 RECORDED ON OCTOBER 8, 1999, AS PLAT # 13970.
- TWO FOOT CONTOUR TOPOGRAPHY AND EXISTING CONDITIONS BASED ON AERIAL MAPPING TOPOGRAPHIC SURVEY BY WINGS AERIAL MAPPING CO, INC. IN FEBRUARY 1999.
- HORIZONTAL AND VERTICAL DATUMS BASED ON (NAD'83) MARYLAND STATE COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS.

STA. No. 4386	N 550,601.597	ELEV. 210.54
	E 1,376,866.071	
STA. No. 4382	N 551,854.993	ELEV. 209.59
	E 1,378,176.951	
STA. No. 371A	N 553,315.147	ELEV. 195.75
	E 1,379,982.153	
STA. No. 43R1	N 546,305.502	ELEV. 134.53
	E 1,362,025.618	
- STREET LIGHTS WILL BE REQUIRED IN THIS DEVELOPMENT IN ACCORDANCE WITH THE DESIGN MANUAL STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURE AND POLE SELECTED SHALL BE IN ACCORDANCE WITH THE LATEST HOWARD COUNTY DESIGN MANUAL, VOLUME III (1993) AND AS MODIFIED BY "GUIDELINES FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS (JUNE 1993)." THE JUNE 1993 POLICY INCLUDES GUIDELINES FOR LATERAL AND LONGITUDINAL PLACEMENT. A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
- WATER AND SEWER ARE PUBLIC, CONTRACT # 44-3421-D FOR WATER AND CONTRACT # 10-3775-D FOR SEWER.
- STORMWATER MANAGEMENT CONTROL WILL BE PROVIDED UNDER THE FUTURE SITE DEVELOPMENT PLAN.
- TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, INC. IN AUGUST 1999.
- TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- WETLAND AND STREAM DELINEATION PREPARED BY HILLIS-CARNES ENGINEERING ASSOCIATES, INC. IN JANUARY 1998.
- COMPACTION IN FILL AREAS TO BE 95% AS DETERMINED PER AASHTO T-180.
- CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES ON SITE PRIOR TO COMMENCING CONSTRUCTION.
- FOREST CONSERVATION EASEMENT(S) HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.200 OF HOWARD COUNTY FOREST CONSERVATION ACT. NO CLEARING, GRADING, OF CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, EXCEPT AS SHOWN ON AN APPROVED ROAD CONSTRUCTION DRAWING OR SITE DEVELOPMENT PLAN. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OR CONSERVATION EASEMENT ARE ALLOWED.
- A PORTION OF THE FOREST CONSERVATION OBLIGATIONS INCURRED BY THIS SUBDIVISION (9.73 ACRES OF REFORESTATION) WILL BE MET VIA OFF-SITE REFORESTATION ON "ROMITI PROPERTY".
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- SLOPES IN EXCESS OF 25% EXIST AND ARE IDENTIFIED WHERE THEY EXCEED 20,000 SQ. FT.
- THIS PROJECT IS SUBJECT TO WAIVER PETITION, WP-00-23, APPROVED ON AUGUST 31, 1999, WHICH WAIVED THE FOLLOWING TO PERMIT RECORDATION OF NONBUILDABLE PRESERVATION PARCELS A & B :
SECTION 16.116(a)(4) WETLANDS AND THE REQUIRED BUFFERS FOR WETLAND AND STREAMS SHALL BE DELINEATED ON FINAL PLATS.
SECTION 16.117 REQUIRES THE SUBMISSION OF A FOREST CONSERVATION PLAN.
SECTION 16.124(a)(3)(ii) FINAL PLAN SUBMISSIONS SHALL INCLUDE THE FINAL LANDSCAPE PLAN IN THE ROAD CONSTRUCTION DRAWINGS.
SECTION 16.132 LANDSCAPE PLAN TO PROVIDE ROAD IMPROVEMENTS.
SECTION 16.144(a) & (f) REQUIRES THE SUBMISSION OF A SKETCH PLAN AND A PRELIMINARY PLAN.
- THIS PROJECT IS SUBJECT TO WAIVER PETITION, WP-00-26, APPROVED ON DECEMBER 30, 1999, WHICH WAIVED THE FOLLOWING:
SECTION 16.124(a)(3)(ii) FINAL PLAN SUBMISSIONS SHALL INCLUDE THE FINAL LANDSCAPE PLAN IN THE ROAD CONSTRUCTION DRAWINGS.
SECTION 16.144(a) & (f) REQUIRES THE SUBMISSION OF A SKETCH PLAN AND A PRELIMINARY PLAN.
SECTION 16.120(c)(1) REQUIRES COMMERCIAL LOTS TO HAVE A MINIMUM OF 60 FEET OF FRONTAGE ON AN APPROVED PUBLIC ROAD.
- ALL STORM DRAIN PIPES TO BE HDPE UNLESS OTHERWISE NOTED.
- IF MATERIAL IS WITHIN 8% OF OPTIMUM MOISTURE, WORKING THE MATERIAL UNTIL REQUIRED COMPACTION IS ACHIEVED IS CONTRACTOR'S RESPONSIBILITY.
- SEDIMENT CONTROL FOR THIS PROJECT IS PROVIDE UNDER SDP-95-60. ALL SEDIMENT CONTROL DEVICES CONSTRUCTED UNDER SDP-95-60 WILL REMAIN IN PLACE DURING THE CONSTRUCTION OF THE DORSEY RUN ROAD EXTENSION.
- THE STREET LIGHT LOCATIONS AND TYPES OF LIGHTS SHOWN ON SHEET 2 ARE AS FOLLOWS :
- 250-WATT HPS VAPOR PENDANT FIXTURE (CUTOFF) MOUNTED AT 30' ON A BRONZE FIBERGLASS POLE USING A 12" ARM ANGLED RADIAL TO THE FILLET AT DORSEY RUN ROAD, STATION 39+27, 11' RIGHT, AND STATION 45+30, 36' LEFT, AND STATION 47+81, 36' LEFT.
- THE FOREST CONSERVATION ORDINANCE HAS BEEN COMPLIED WITH IN ACCORDANCE WITH THE FOLLOWING:
TOTAL OBLIGATION = 18.78 ACRES
ON-SITE FOREST RETENTION = 9.05 ACRES
OFF-SITE REFORESTATION (ROMITI PROPERTY) = 9.73 ACRES

<i>SHEET INDEX</i>	
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OFF-SITE REFORESTATION PLAN	9



VICINITY MAP

SCALE: 1"=1000'

BY THE DEVELOPER:
I, Mark L. Levy, CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I SHALL ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHORIZE PERIODIC OFF-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

DATE: 2/22/00

BY THE ENGINEER:
I, TASAKI HIKMAT, CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION, EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTIFIED THE DEVELOPER THAT HE/SHE MUST ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION.

DATE: 2/28/2000

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

DATE: 3/9/00

DATE: 3/9/00

DATE: 5-14-00

DATE: 3/21/00

DATE: 3/16/00

DEVELOPER
DORSEY ROCK, LLC
C/O ROCK REALTY, INC.
25 MAIN STREET
REISTERSTOWN, MARYLAND 21136
(410) 526-4030
ATTN: MARK LEVY

date	FEB 2000
project	98001
illustration	SJD
scale	AS SHOWN
approval	RJH

date	
description	
revisions	
no.	

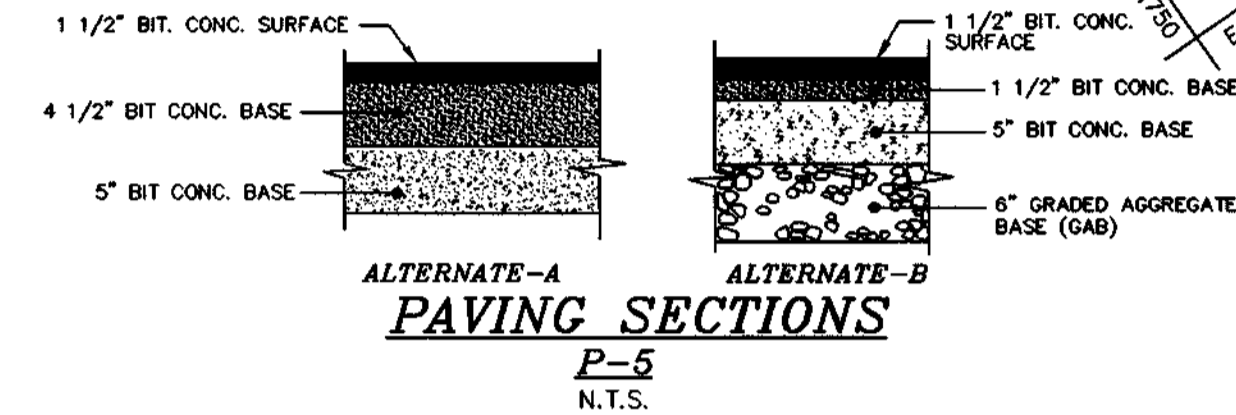
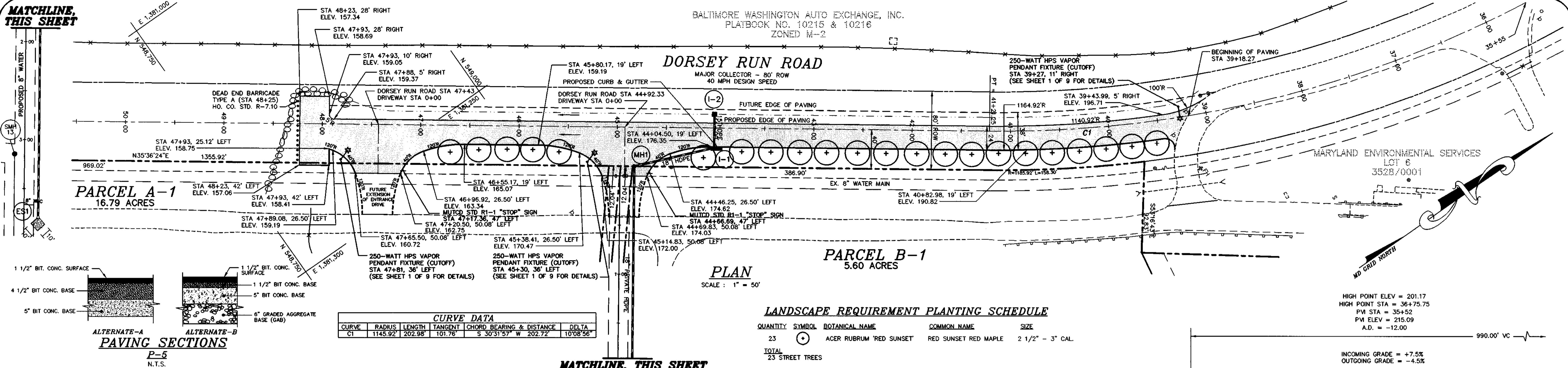
HOWARD BUSINESS PARK, PARCELS A-1 & B-1 THRU B-4
A RESUBDIVISION OF HOWARD BUSINESS PARK, BULK PARCELS A & B
TAX MAP 43 - BLOCK 12
FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Fax (301) 621-5521 Wash. (410) 997-0298 Fax

MATCHLINE, THIS SHEET

BALTIMORE WASHINGTON AUTO EXCHANGE, INC.
PLATBOOK NO. 10215 & 10216
ZONED M-2

DORSEY RUN ROAD
MAJOR COLLECTOR 80' ROW
40 MPH DESIGN SPEED



CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD BEARING & DISTANCE	DELTA
C1	1145.92'	202.98'	101.76'	S 30°31'57" W 202.72'	10°08'56"

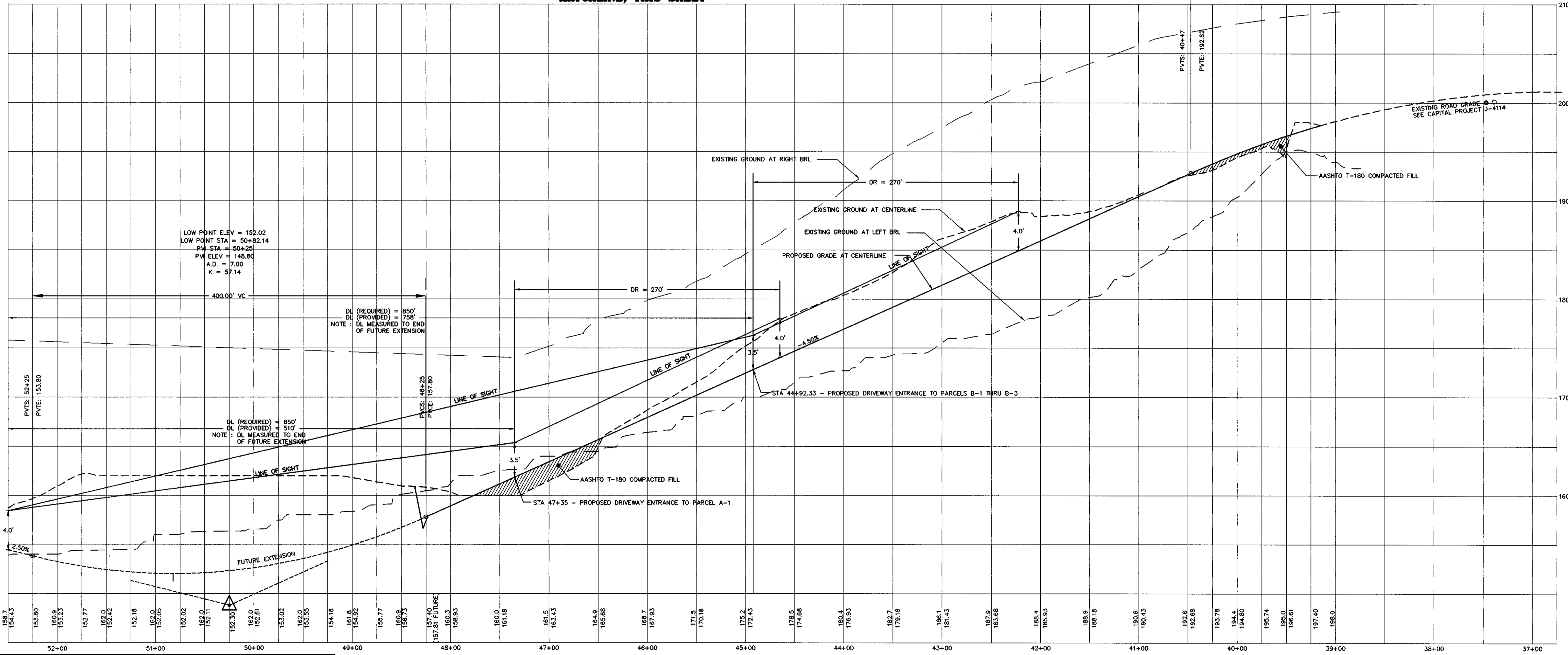
PLAN
SCALE: 1" = 50'

LANDSCAPE REQUIREMENT PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
23	(Symbol)	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
TOTAL				23 STREET TREES

HIGH POINT ELEV. = 201.17
HIGH POINT STA. = 36+75.75
PVI STA. = 35+52
PVI ELEV. = 215.09
A.D. = -12.00

MATCHLINE, THIS SHEET



APPROVED: DEPARTMENT OF PUBLIC WORKS
Robert M. Dwyer 3-14-00
CHIEF BUREAU OF HIGHWAYS DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Andy Hamilton 3/1/00
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

William J. ... 3/10/00
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE



DORSEY RUN ROAD PROFILE
MAJOR COLLECTOR (40 MPH DESIGN SPEED)

HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

SIGHT DISTANCE NOTES

DESIGN SPEED = 40 MPH
HEIGHT OF EYE = 3.5'
HEIGHT OF OBJECT = 4.0'

DISTANCE LEFT (BOTH ENTRANCES)
LEFT 440' X 0.5 = 220'
RIGHT 510' X 1.7 = 850' (CONTROL)
CROSS —
GRADE = -4.5%

DISTANCE RIGHT (BOTH ENTRANCES)
LEFT 540' X 0.5 = 270' (CONTROL)
RIGHT —
CROSS —
GRADE = +4.5%

BASED ON THIS ANALYSIS, THE ENTRANCES HAVE ADEQUATE SIGHT DISTANCE.

DEVELOPER
DORSEY ROCK, LLC
C/O ROCK REALTY, INC.
25 MAIN STREET
REISTERSTOWN, MARYLAND 21136
(410) 528-4330
ATTN: MARK LEVY

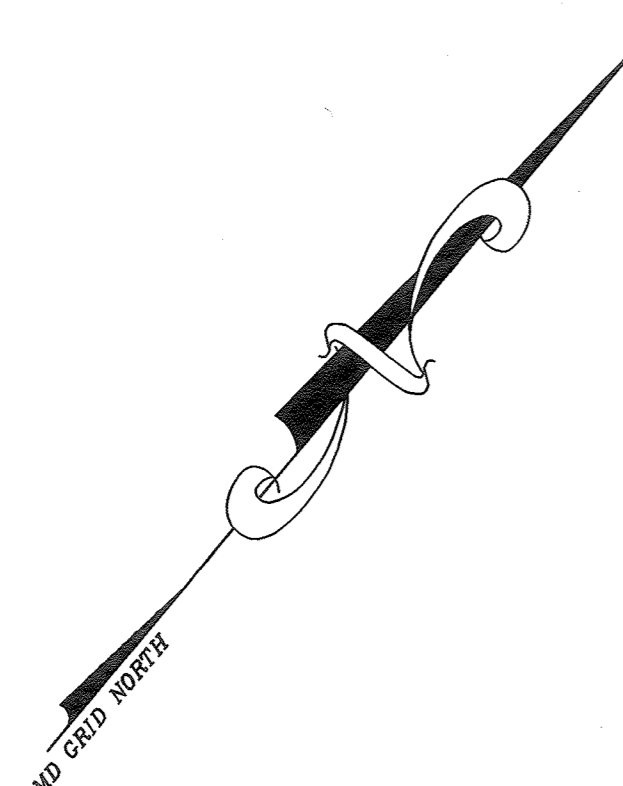
Project	date	approval
98001	FEB 2000	SD
illustration		SD
scale		AS SHOWN
revisions		RH

description	date

HOWARD BUSINESS PARK, PARCEL A-1 & B-1 THRU B-4
A RESUBDIVISION OF HOWARD BUSINESS PARK, BULK PARCELS A & B
TAX MAP 43 - PARCEL 321 - BLOCK 12
HOWARD COUNTY, MARYLAND
FIRST ELECTION DISTRICT

ROAD PLAN AND PROFILE

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hill Drive, Suite 202, Ellicott City, Maryland, 21042
(410) 987-0288 Fax, (301) 621-5521, (410) 987-0288 Fax



E. 1,381,000
N. 549,500

BALTIMORE WASHINGTON AUTO EXCHANGE, INC.
PLATBOOK NO. 10215 & 10216
ZONED M-2

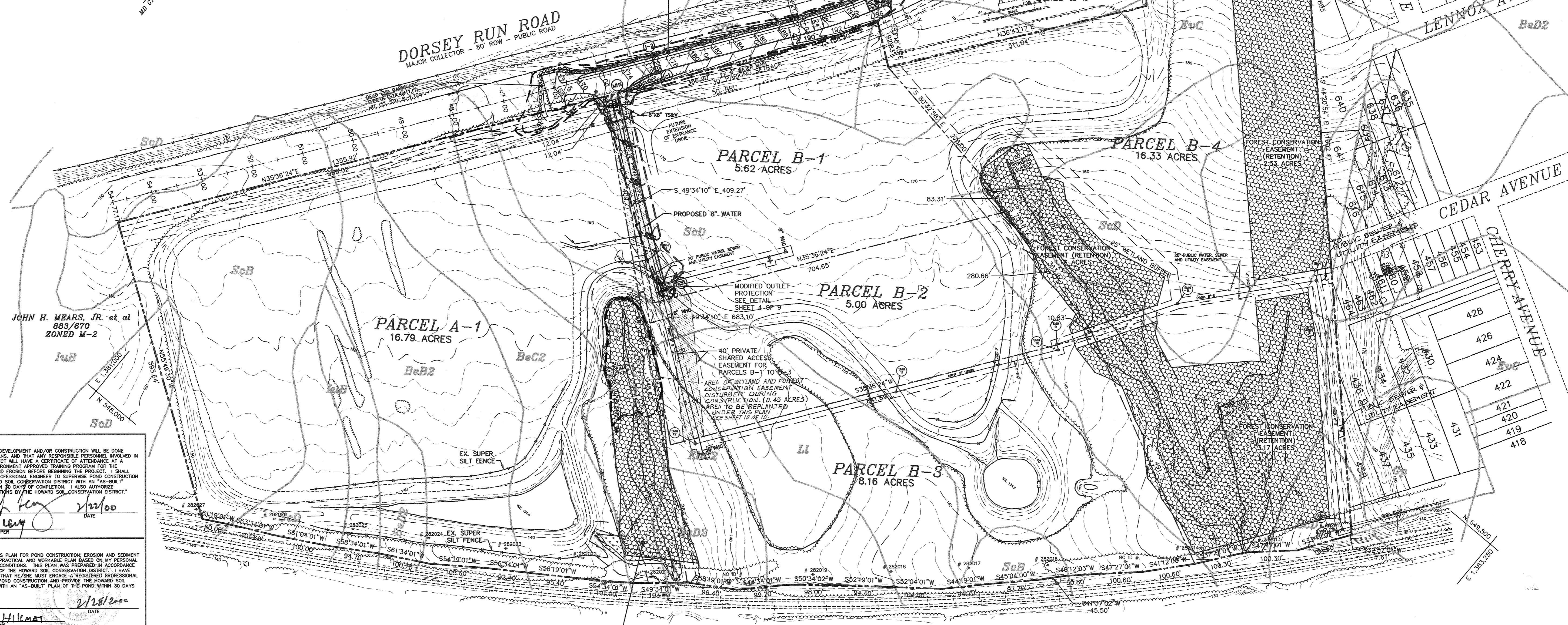
SID2

BeD2

BeC2

FuC

BeD2



JOHN H. MEARS, JR. et al
883/670
ZONED M-2

PARCEL A-1
16.79 ACRES

PARCEL B-1
5.62 ACRES

PARCEL B-2
5.00 ACRES

PARCEL B-3
8.16 ACRES

PARCEL B-4
16.33 ACRES

BY THE DEVELOPER:
I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I SHALL ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

Signature: *Mark Levy* DATE: 2/21/00
PRINTED NAME OF DEVELOPER: Mark Levy

BY THE ENGINEER:
I CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION, EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTIFIED THE DEVELOPER THAT HE/SHE MUST ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION.

Signature: *R. Jacob Hikmat* DATE: 2/21/00
PRINTED NAME OF ENGINEER: R. JACOB HIKMAT

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

Signature: *Cheryl Sumner* DATE: 3/19/00
CHIEF, NATURE SOURCE CONSERVATION SERVICE

Signature: *John Altano* DATE: 3/19/00
HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PUBLIC WORKS
Signature: *Richard M. Souds* DATE: 3-14-00
CHIEF BUREAU OF HIGHWAYS

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Signature: *Chris Hamilton* DATE: 3/14/00
CHIEF, DIVISION OF LAND DEVELOPMENT

Signature: *Mark Levy* DATE: 3/16/00
CHIEF, DEVELOPMENT ENGINEERING DIVISION

SOILS DESCRIPTION

SYMBOL	DESCRIPTION
BeB2	BELTSVILLE SILT LOAM, 1% TO 5% SLOPES, MODERATELY ERODED -- TYPE C
BeC2	BELTSVILLE SILT LOAM, 5% TO 10% SLOPES, MODERATELY ERODED -- TYPE C
BeC3	BELTSVILLE SILT LOAM, 5% TO 10% SLOPES, SEVERELY ERODED -- TYPE C
BeD2	BELTSVILLE SILT LOAM, 10% TO 15% SLOPES, MODERATELY ERODED -- TYPE C
EVB	EVESBORO LOAMY SAND, 1% TO 5% SLOPES -- TYPE A
EVC	EVESBORO LOAMY SAND, 5% TO 15% SLOPES -- TYPE A
Gp	GRAVEL PITS AND QUARRIES
hB	UKA LOAM, LOCAL ALLUVIUM, 1% TO 5% SLOPES -- TYPE C
hC2	KEYPORT SILT LOAM, 5% TO 10% SLOPES, MODERATELY ERODED -- TYPE C
LI	LEONARDTOWN SILT LOAM -- TYPE D
ScB	SANDY AND CLAYEY LAND, GENTLY SLOPING -- TYPE C
ScD	SANDY AND CLAYEY LAND, MODERATELY SLOPING -- TYPE C
ScE	SANDY AND CLAYEY LAND, MODERATELY STEEP -- TYPE C
SIC2	SASSAFRAS GRAVELLY SANDY LOAM, 5% TO 10% SLOPES, MODERATELY ERODED -- TYPE B
SID2	SASSAFRAS LOAM, 10% TO 15% SLOPES, MODERATELY ERODED -- TYPE B
SSE	SASSAFRAS SOILS, 15% TO 40% SLOPES -- TYPE B

FOREST CONSERVATION EASEMENT (RETENTION, REPLANTING) 1.18 ACRES

CSX RAILROAD
(FORMERLY BALTIMORE & OHIO RAILROAD)
ANNE ARUNDEL COUNTY



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. 21443 Expiration Date: 12-31-18

FOR REVISION BY DEI DATED 8-7-17 ONLY

THIS PLAN TO BE USED ONLY FOR GRADING & EROSION AND SEDIMENT CONTROL PLAN PURPOSES ONLY.

DEVELOPER

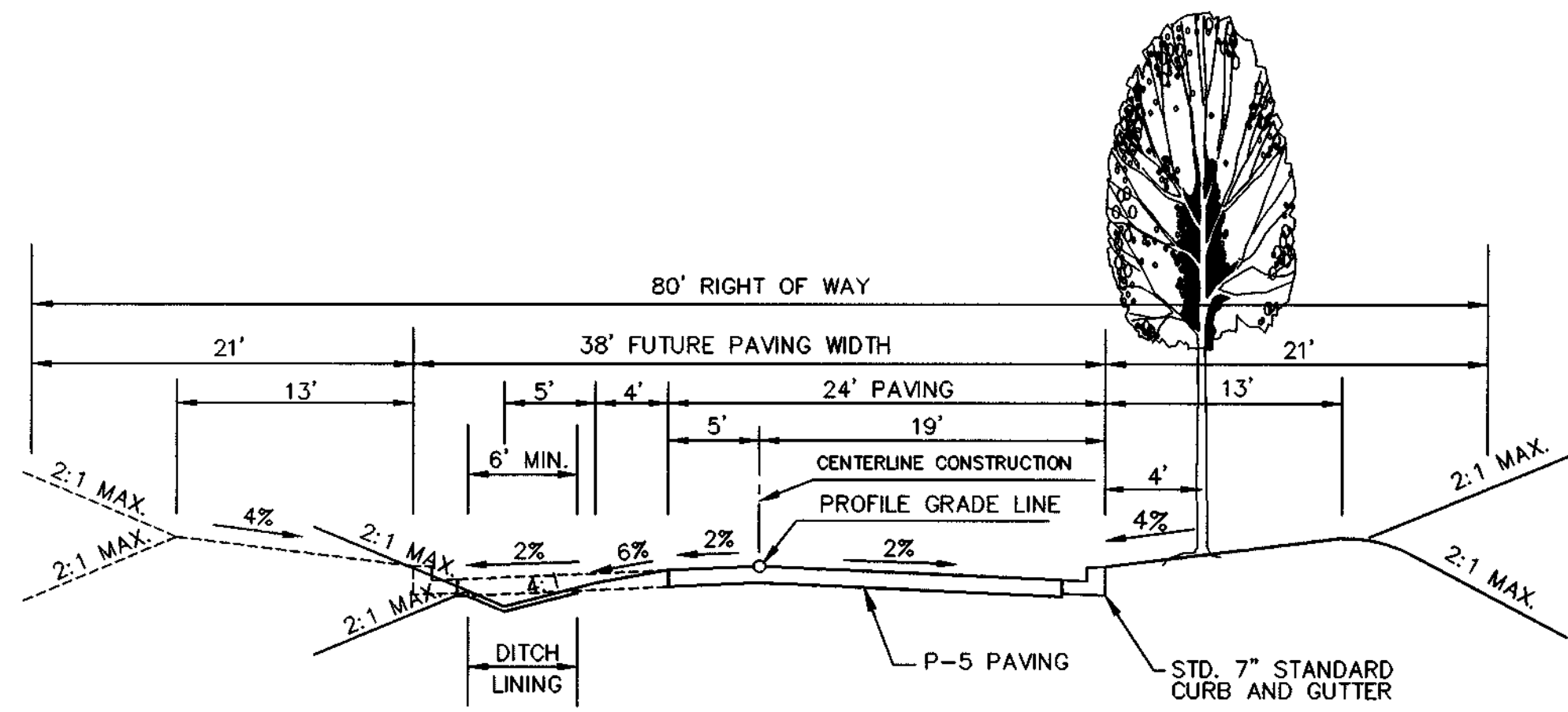
DORSEY ROCK, LLC
C/O ROCK REALTY, INC.
25 MAIN STREET
REISTERSTOWN, MARYLAND 21136
ATTN: MARK LEVY

project	98001	date	FEB 2000
illustration	SID	engineering	RH
scale	1"=100'	approval	SID

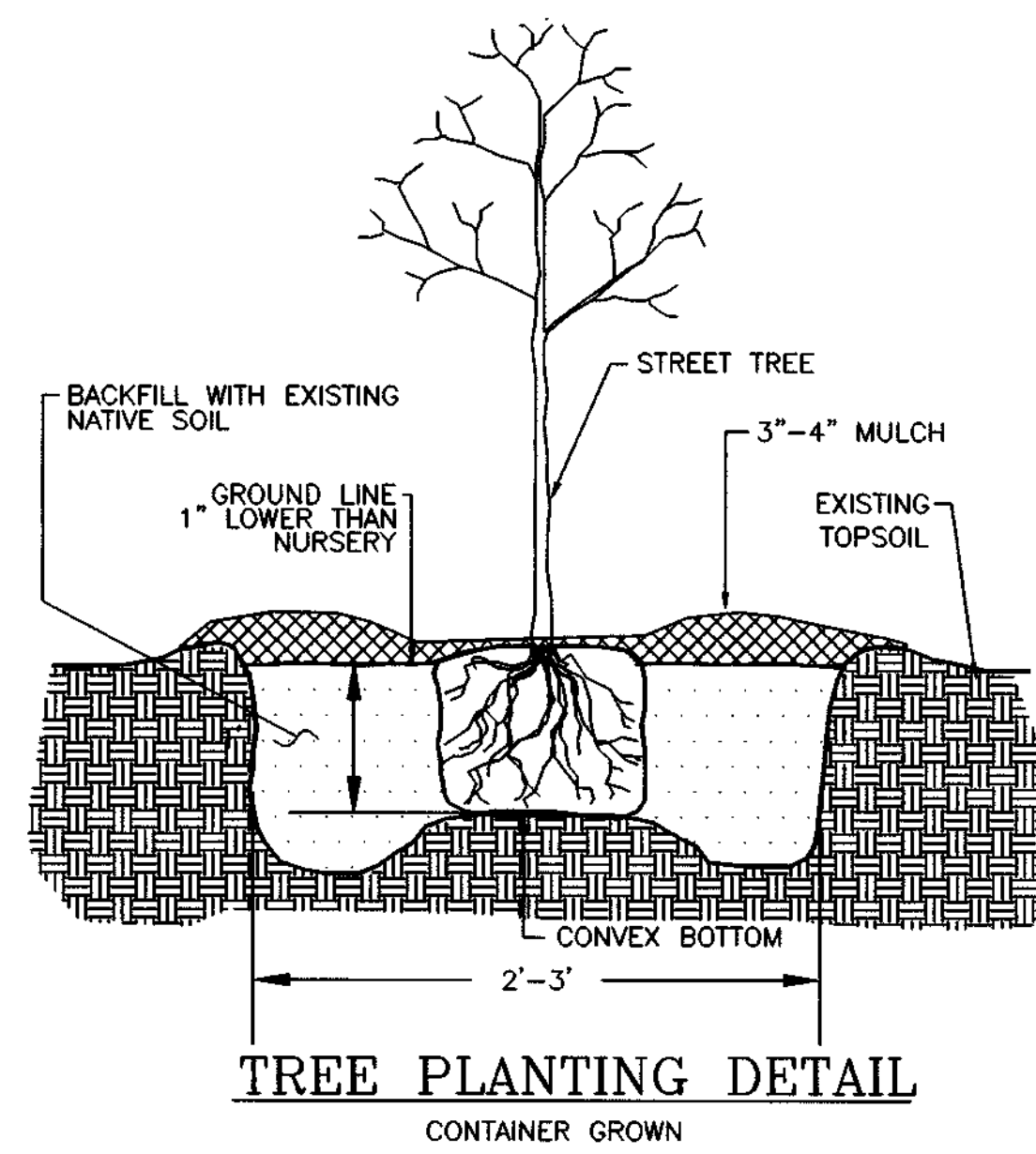
no.	1	description	revisions	date
1	1	RELOCATE TURNAROUND		10/20/00
2	2	ADD EUBUS SERVICE UTILITY EASEMENT		5/4/01
3	3	SAFELY CONSTRUCTIVE TO FIELD		5/4/01

HOWARD BUSINESS PARK, PARCELS A-1 & B-1 THRU B-4
A RESUBDIVISION OF HOWARD BUSINESS PARK, BULK PARCELS A & B
TAX MAP 43 - PARCEL 321 - LOT 5
FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
GRADING & EROSION AND SEDIMENT CONTROL PLAN

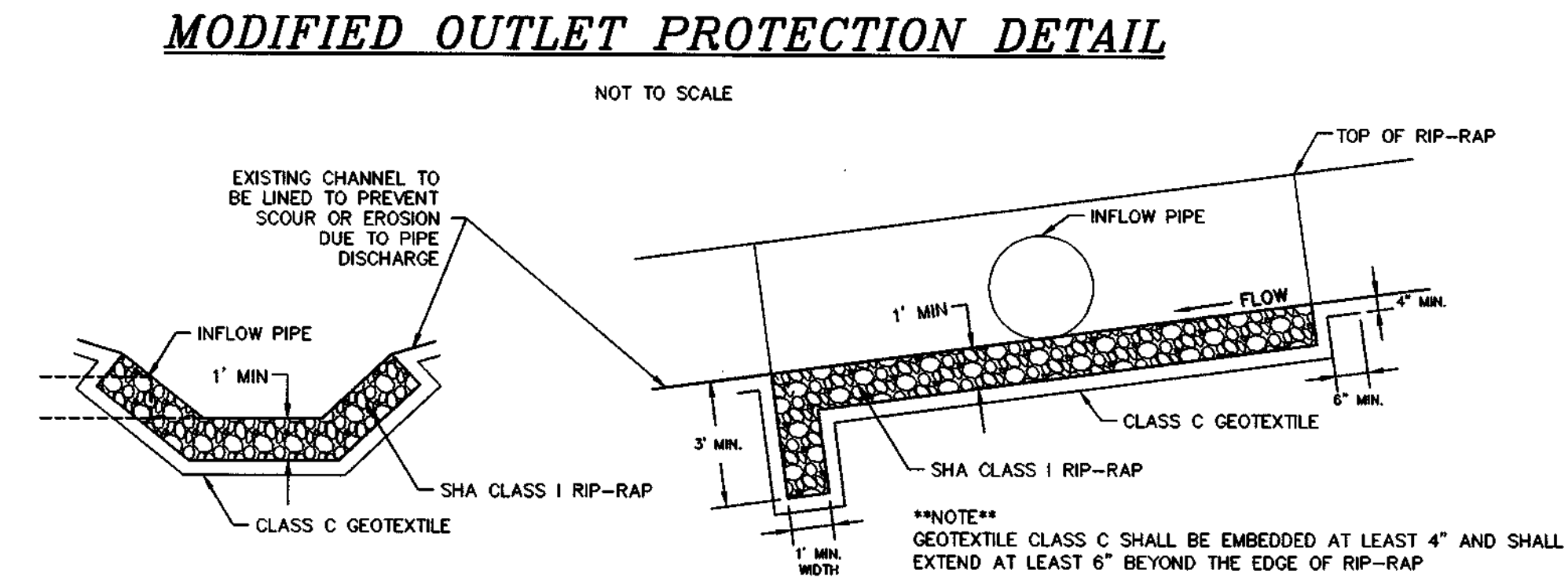
MILDENBERG & ASSOC., INC.
Boender & Assoc., Inc.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0298, Fax: (410) 997-0298, E-mail: (301) 621-5521 Wash. (410) 997-0298 Fax



TYPICAL SECTION - MAJOR COLLECTOR
40 MPH DESIGN SPEED
STA 39+19.28 TO STA 48+23
N.T.S.



TREE PLANTING DETAIL
CONTAINER GROWN

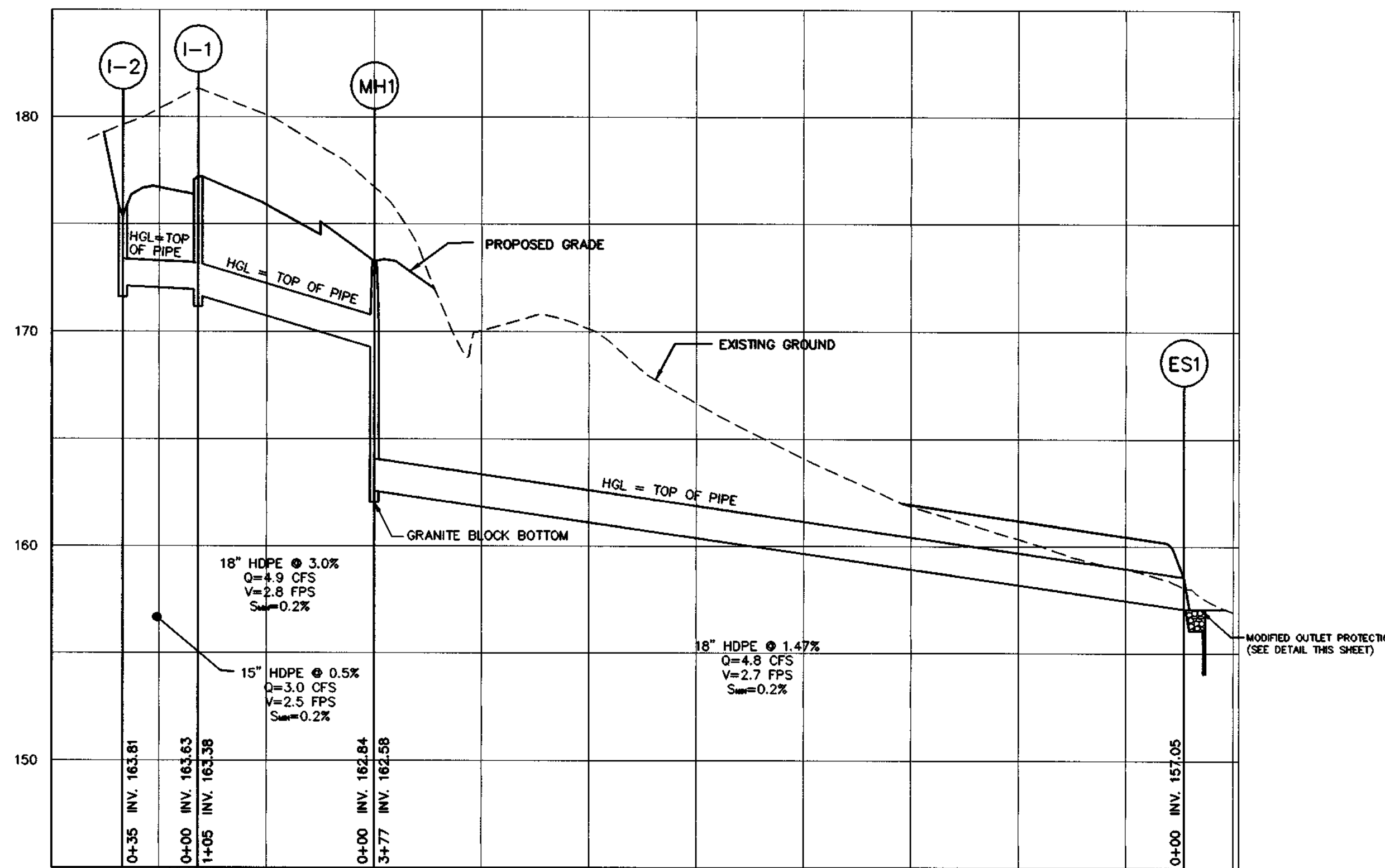


CONSTRUCTION SPECIFICATIONS

- EXTREME CARE SHALL BE TAKEN TO PRESERVE THE CHANNEL GEOMETRY AND STABILITY OF THE EXISTING DITCH.
- THE SUBGRADE FOR THE FILTER, RIP-RAP, OR GABION SHALL BE PREPARED TO THE REQUIRED LINES AND GRADES. ANY FILL REQUIRED IN THE SUBGRADE SHALL BE COMPACTED TO A DENSITY OF APPROXIMATELY THAT OF THE SURROUNDING UNDISTURBED MATERIAL.
- THE ROCK OR GRAVEL SHALL CONFORM TO THE SPECIFIED GRADING LIMITS WHEN INSTALLED RESPECTIVELY IN THE RIP-RAP OR FILTER.
- GEOTEXTILE SHALL BE PROTECTED FROM PUNCHING, CUTTING, OR TEARING. ANY DAMAGE OTHER THAN AN OCCASIONAL SMALL HOLE SHALL BE REPAIRED BY PLACING ANOTHER PIECE OF GEOTEXTILE OVER THE DAMAGED PART OR BY COMPLETELY REPLACING THE GEOTEXTILE. ALL OVERLAPS WHETHER FOR REPAIRS OR FOR JOINING TWO PLACES OF GEOTEXTILE SHALL BE A MINIMUM OF ONE FOOT.
- STONE FOR THE RIP-RAP OR GABION OUTLETS MAY BE PLACED BY EQUIPMENT. THEY SHALL BE CONSTRUCTED TO THE FULL COURSE THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO AVOID DISPLACEMENT OF UNDERLYING MATERIALS. THE STONE FOR RIP-RAP OR GABION OUTLETS SHALL BE DELIVERED AND PLACED IN A MANNER TO PREVENT DAMAGE TO THE FILTER BLANKET OR GEOTEXTILE. HAND PLACEMENT WILL BE REQUIRED TO THE EXTENT NECESSARY TO PREVENT DAMAGE TO THE PERMANENT WORKS.
- THE STONE SHALL BE PLACED SO THAT IT BLENDS IN WITH THE EXISTING GROUND. IF THE STONE IS PLACED TOO HIGH THEN THE FLOW WILL BE FORCED OUT OF THE CHANNEL AND SCOUR ADJACENT TO THE STONE WILL OCCUR.

PIPE SCHEDULE

QUANTITY	PIPE SIZE
35'	15" HDPE
482'	18" HDPE

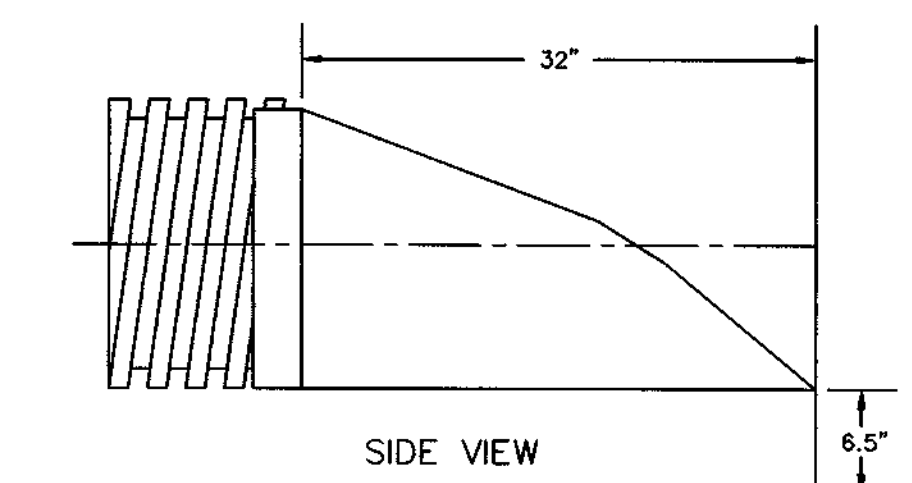
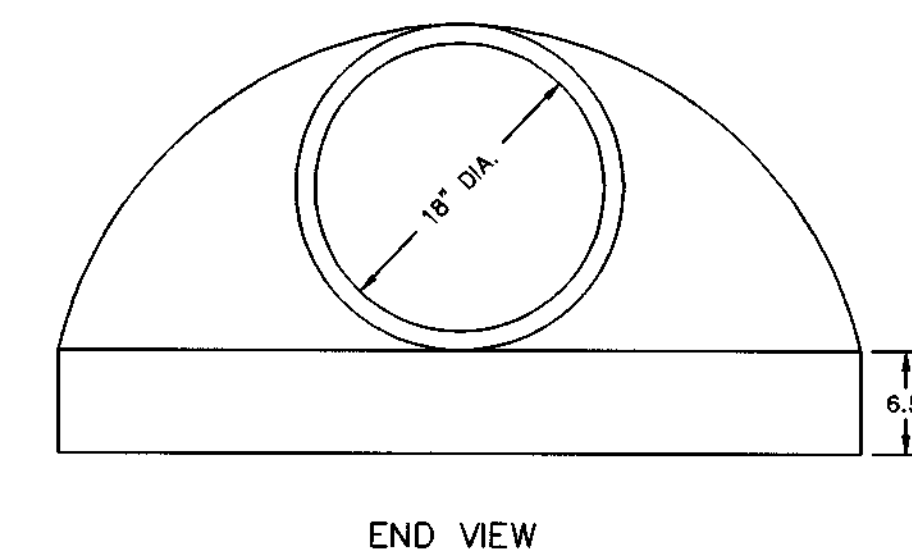
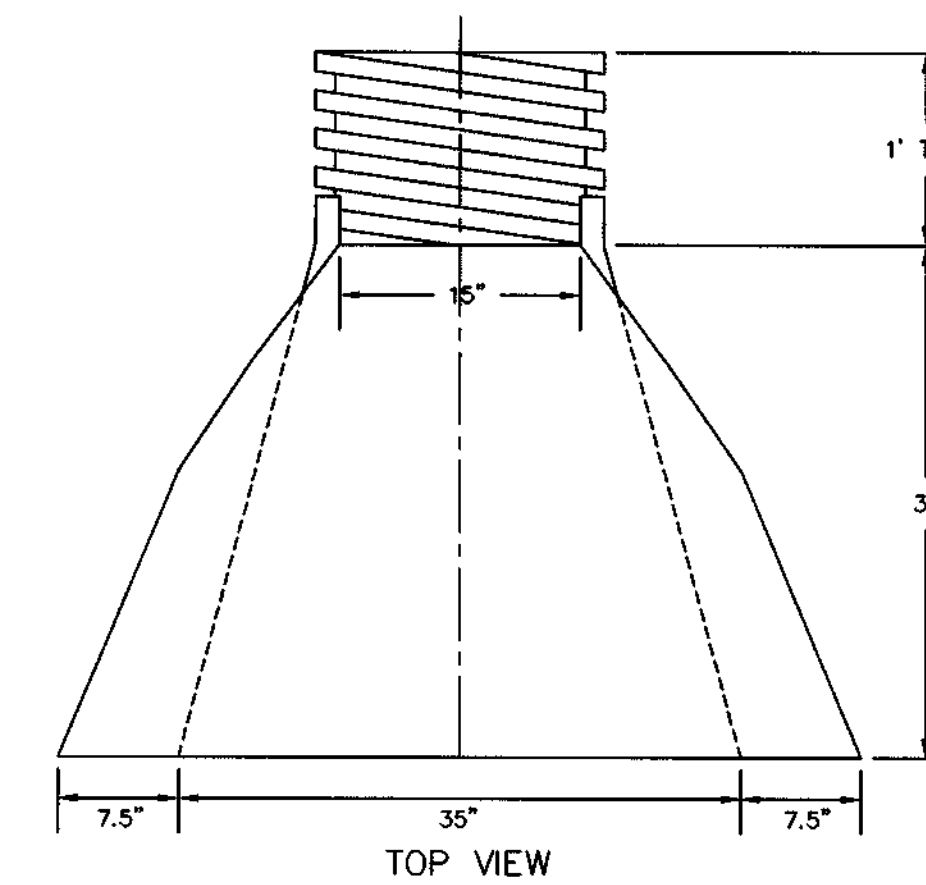


STORM DRAIN PROFILE - I-2 TO ES1
HORIZONTAL SCALE : 1" = 50'
VERTICAL SCALE : 1" = 5'

STRUCTURE SCHEDULE

NO.	LOCATION*	TOP**	INV. IN	INV. OUT	COMMENTS
I-1	DORSEY RUN ROAD STA 43+98.84 - 19' LEFT	177.20	171.94	171.69	INLET TYPE A-10 (HO. CO. STD SD 4.02) - 99% EFF.
I-2	DORSEY RUN ROAD STA 44+01.25 - 14' RIGHT	175.37	---	172.12	INLET TYPE K (HO. CO. STD SD 4.13)
M-1	DORSEY RUN ROAD STA 44+82.33 - 40' LEFT	173.27	169.23	162.74	PRECAST MANHOLE (HO. CO. STD SD 5.11)
ES-1	NORTHING 548,862.621 EASTING 1,381,797.251	---	---	157.05	18" HDPE END SECTION (SEE DETAIL ABOVE)

* STATIONS GIVEN TO CENTERLINE OF INLET AT TOP OF CURB FOR INLETS LOCATED WITHIN THE ROAD RIGHT-OF-WAY. STATIONS FOR "K" INLETS TO CL OF INLET. LOCATION OF END SECTION GIVEN TO THE CENTERLINE OF PIPE AT THE CONNECTION OF THE STORM DRAIN PIPE TO END SECTION.
** ELEVATIONS MEASURED TO CENTER OF ALL INLETS.



18" HDPE END SECTION
(PART NO. 1810 NP)
NOT TO SCALE

INSTALLATION INSTRUCTIONS

- SPREAD THE END SECTION COLLAR AND PLACE IT OVER THE LAST PIPE CORRUGATION. MAKE SURE THE COLLAR SEATS PROPERLY IN THE CORRUGATION VALLEY.
- INSERT THREADED ROD THROUGH THE PRE-DRILLED HOLES IN THE END SECTION COLLAR. TIGHTEN WING NUTS.
- PLACE BACKFILL AROUND THE END SECTION AND OVER THE TOE PLATE. USE CARE DURING COMPACTION ALONG THE SIDES TO PREVENT DISTORTION.

DEVELOPER
ATTN: MARK LEVY
DORSEY ROCK, LLC
C/O ROCK REALTY, INC.
25 MAIN STREET
REISTERSTOWN, MARYLAND 21136
(410) 526-4030

BY THE DEVELOPER:
I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I SHALL ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

BY THE ENGINEER:
I CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION, EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTIFIED THE DEVELOPER THAT HE/SHE MUST ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION.

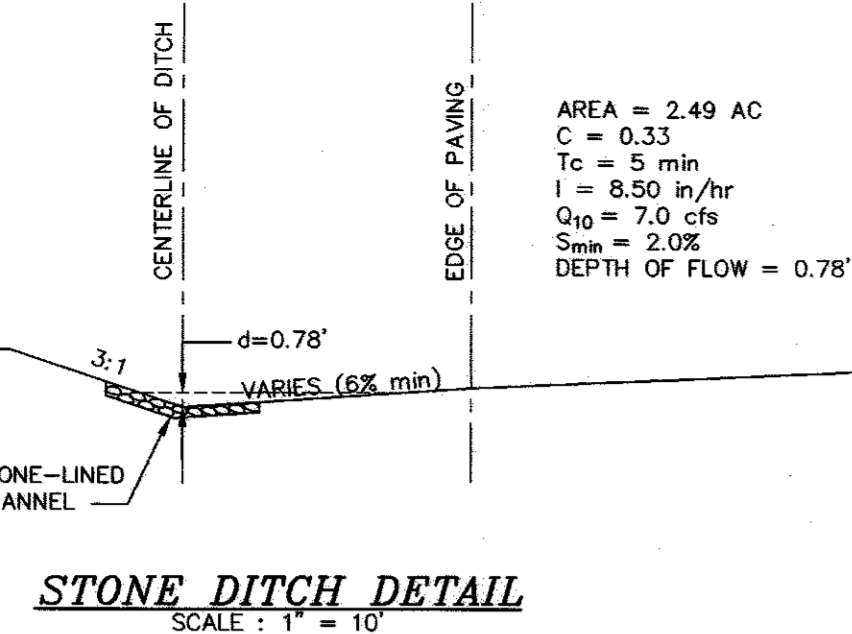
APPROVED: DEPARTMENT OF PUBLIC WORKS
APPROVED: DEPARTMENT OF HIGHWAYS
APPROVED: DEPARTMENT OF PLANNING AND ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION



Project	980001	Date	FEB 2000
Illustration	SJD	Engineering	SJD
Scale	AS SHOWN	Approval	RJH

HOWARD BUSINESS PARK, PARCELS A-1 & B-1 THRU B-4
A RESUBDIVISION OF HOWARD BUSINESS PARK BULK PARCELS A & B
TAX MAP 43 - PARCEL 321 - BLOCK 12
FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DETAILS & STORM DRAIN PROFILES

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Fax (301) 821-5521 Wash. (410) 997-0298 Fax

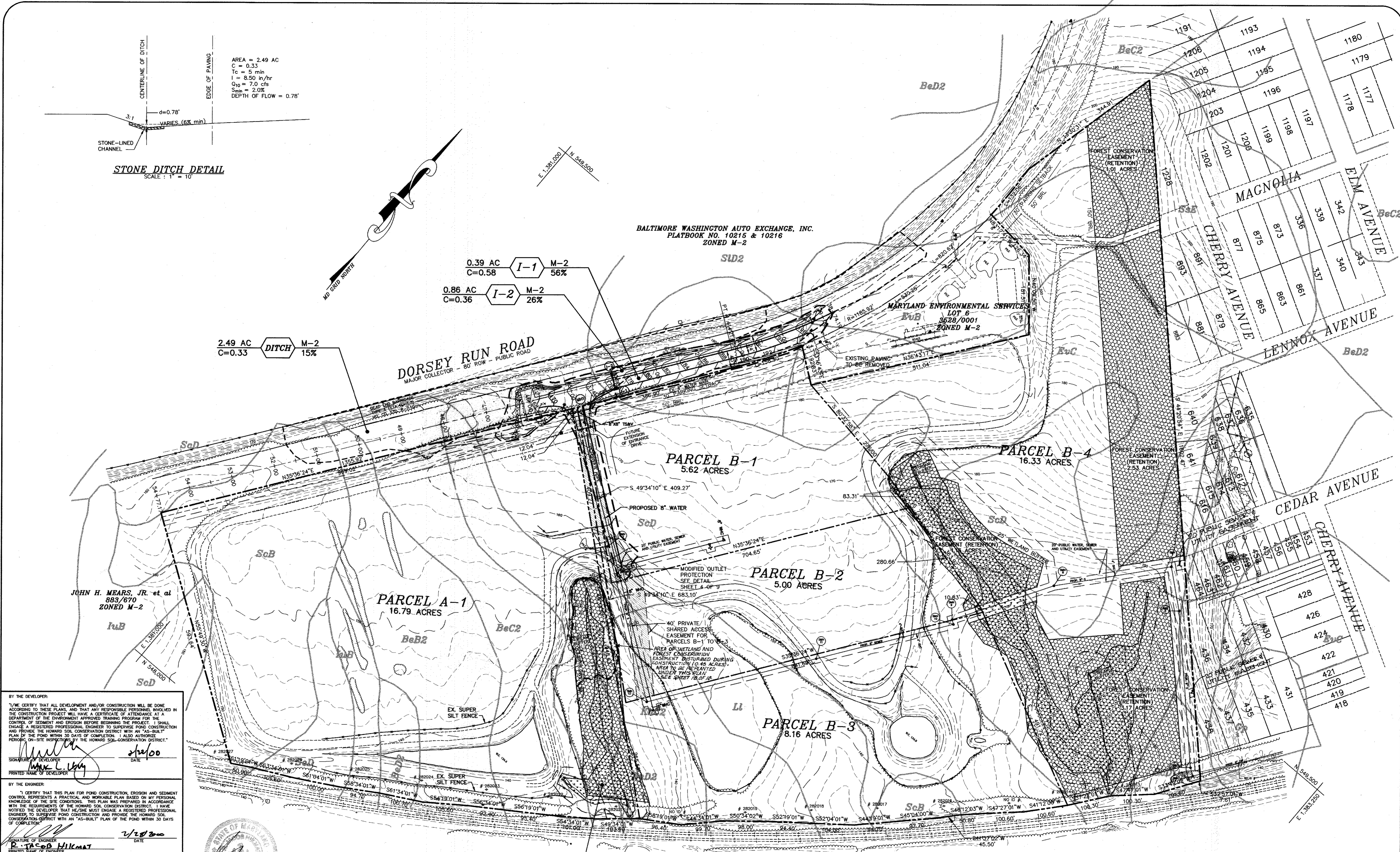


0.39 AC I-1 M-2
C=0.58 56%

0.86 AC I-2 M-2
C=0.36 26%

2.49 AC DITCH M-2
C=0.33 15%

BALTIMORE WASHINGTON AUTO EXCHANGE, INC.
PLATBOOK NO. 10215 & 10216
ZONED M-2



BY THE DEVELOPER:
I, JOHN H. WEARS, JR., et al, 883/870 ZONED M-2, certify that all development and/or construction will be done according to these plans, and that any responsible personnel involved in the construction project will have a certificate of attendance at a department of the environment approved training program for the control of sediment and erosion before beginning the project. I shall engage a registered professional engineer to supervise pond construction and provide the HOWARD SOIL CONSERVATION DISTRICT WITH AN AS-BUILT PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

DATE: 2/2/00

BY THE ENGINEER:
I, R. COBURN WILKINSON, certify that this plan for pond construction, erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions. This plan was prepared in accordance with the requirements of the HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTICED THE DEVELOPER THAT HE/SHE MUST ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN AS-BUILT PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION.

DATE: 2/2/00

APPROVED: DEPARTMENT OF PUBLIC WORKS
DATE: 3/14/00

APPROVED: DEPARTMENT OF PLANNING AND ZONING
DATE: 3/21/00

APPROVED: DEVELOPMENT ENGINEERING DIVISION
DATE: 3/16/00



SOILS DESCRIPTION

SYMBOL	DESCRIPTION
BeB2	BELTSVILLE SILT LOAM, 1% TO 5% SLOPES, MODERATELY ERODED --- TYPE C
BeC2	BELTSVILLE SILT LOAM, 5% TO 10% SLOPES, MODERATELY ERODED --- TYPE C
BeC3	BELTSVILLE SILT LOAM, 5% TO 10% SLOPES, SEVERELY ERODED --- TYPE C
BeD2	BELTSVILLE SILT LOAM, 10% TO 15% SLOPES, MODERATELY ERODED --- TYPE C
EVB	EVEBORO LOAMY SAND, 1% TO 5% SLOPES --- TYPE A
EVC	EVEBORO LOAMY SAND, 5% TO 15% SLOPES --- TYPE A
Gp	GRAVEL PITS AND QUARRIES
IUKA	IUKA LOAM, LOCAL ALLUVIUM, 1% TO 5% SLOPES --- TYPE C
KHC2	KEYPORT SILT LOAM, 3% TO 10% SLOPES, MODERATELY ERODED --- TYPE C
LI	LEONARDTOWN SILT LOAM --- TYPE D
SCB	SANDY AND CLAYEY LAND, GENTLY SLOPING --- TYPE C
SD	SANDY AND CLAYEY LAND, MODERATELY SLOPING --- TYPE C
SCF	SANDY AND CLAYEY LAND, MODERATELY STEEP --- TYPE C
SCG	SANDY AND CLAYEY LAND, MODERATELY ERODED --- TYPE C
SC2	SASSAFRAS GRAVELLY SANDY LOAM, 5% TO 10% SLOPES, MODERATELY ERODED --- TYPE B
SD2	SASSAFRAS LOAM, 10% TO 15% SLOPES, MODERATELY ERODED --- TYPE B
SE	SASSAFRAS SOILS, 15% TO 40% SLOPES --- TYPE B

CSX RAILROAD
(FORMERLY BALTIMORE & OHIO RAILROAD)
ANNE ARUNDEL COUNTY



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. 21443, Expiration Date: 12-31-05

THIS PLAN TO BE USED ONLY FOR DRAINAGE AREA MAP PURPOSES ONLY.

DEVELOPER
DORSEY ROCK, LLC
C/O ROCK REALTY, INC.
25 MAIN STREET
REISTERSTOWN, MARYLAND 21136
(410) 526-4030
ATTN: MARK LEVY

Project	Date	Scale	Approval
98001	FEB 2000	1" = 100'	RJH

NO.	DESCRIPTION	DATE
1	RELOCATE TURNAROUND	10/20/00
2	ADD PUBLIC SEWER & UTILITY EASEMENTS	2-9-07
3	ADD PUBLIC SEWER & UTILITY EASEMENTS	5/2/07

HOWARD BUSINESS PARK, PARCELS A-1 & B-1 THRU B-4
A RESUBDIVISION OF HOWARD BUSINESS PARK, BULK PARCELS A & B
TAX MAP 43 - PARCEL 321 LOT 5
FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DRAINAGE AREA MAP

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Fax: (301) 621-5521 Wash. (410) 997-0288 Fax.

GENERAL NOTES

FOREST PROTECTION

- ALL FOREST RETENTION AREAS SHALL BE TEMPORARILY PROTECTED BY WELL ANCHORED BLAZE ORANGE PLASTIC MESH FENCING AND SIGNAGE AS INDICATED ON THE PLANS. THE DEVICES SHALL BE INSTALLED ALONG THE FOREST RETENTION BOUNDARY PRIOR TO ANY LAND CLEARING, GRUBBING, OR GRADING ACTIVITIES UNDER THE SDP.
- THE FOREST PROTECTION DEVICES SHALL BE INSTALLED SUCH THAT THE CRITICAL ROOT ZONES OF ALL TREES WITHIN THE RETENTION AREA NOT OTHERWISE PROTECTED WILL BE WITHIN FOREST PROTECTION DEVICES.
- ALL PROTECTION DEVICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION, INCLUDING SILT FENCE BEING USED AS PROTECTIVE FENCING. ALL DEVICES SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION HAS CEASED IN THE IMMEDIATE VICINITY.
- ATTACHMENT OF SIGNS, OR ANY OTHER OBJECTS TO TREES IS PROHIBITED. NO EQUIPMENT, MACHINERY, VEHICLES, MATERIALS OR EXCESSIVE PEDESTRIAN TRAFFIC SHALL BE ALLOWED WITHIN THESE PROTECTED AREAS.
- INSTALLATION AND MAINTENANCE OF PROTECTIVE FENCING AND SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL TAKE THE UTMOST CARE TO PROTECT TREE ROOT SYSTEMS DURING ALL CONSTRUCTION ACTIVITIES. TREE ROOT SYSTEMS SHALL BE PROTECTED FROM SMOTHERING, FLOODING, EXCESSIVE WETTING FROM DE-WATERING OPERATIONS, OFF-SITE RUN OFF, SPILLAGE AND DRAINING OF MATERIALS THAT MAY BE HARMFUL TO TREES.
- THE GENERAL CONTRACTOR SHALL PREVENT PARKING OF CONSTRUCTION VEHICLES AND EQUIPMENT, AND THE STORING OF BUILDING SUPPLIES OR STOCKPILING OF EARTH WITHIN FOREST PRESERVATION EASEMENTS. REMOVAL OF TOPSOIL OR ROOT MAT WITHIN THE TREE PRESERVATION AREA SHALL BE PROHIBITED.
- THE GENERAL CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY TREES DAMAGED OR DESTROYED WITHIN THE FOREST PRESERVATION EASEMENTS. ROOT PRUNING SHALL BE USED AT THE LIMIT OF DISTURBANCE OR LIMIT OF GRADING WITHIN AND ADJACENT TO ALL PRESERVATION AREAS, AS NECESSARY.

PRE-CONSTRUCTION MEETING

- AFTER THE BOUNDARIES OF THE FOREST RETENTION AREAS HAVE BEEN FIELD LOCATED AND MARKED, AND AFTER THE FOREST PROTECTION DEVICES HAVE BEEN INSTALLED, BUT BEFORE ANY OTHER DISTURBANCE HAS TAKEN PLACE ON SITE, A PRE-CONSTRUCTION MEETING SHALL TAKE PLACE ON SITE. THE DEVELOPER, CONTRACTOR OR PROJECT MANAGER, AND HOWARD COUNTY INSPECTORS SHALL ATTEND. THE PURPOSE OF THIS MEETING WILL BE:
 - TO IDENTIFY THE LOCATIONS OF THE FOREST RETENTION AREAS, SPECIMEN TREES WITHIN 50 FEET OF THE LIMIT OF DISTURBANCE, LIMITS OF CONSTRUCTION, EMPLOYEE PARKING AREAS AND EQUIPMENT STAGING AREAS;
 - INSPECT ALL FLAGGED BOUNDARIES AND PROTECTION DEVICES;
 - MAKE ALL NECESSARY ADJUSTMENTS;
 - ASSIGN RESPONSIBILITIES AS APPROPRIATE AND DISCUSS PENALTIES.

CONSTRUCTION MONITORING

- THE SITE SHALL BE INSPECTED PERIODICALLY DURING THE CONSTRUCTION PHASE OF THE PROJECT. A QUALIFIED PROFESSIONAL SHALL BE RESPONSIBLE FOR IDENTIFYING DAMAGE TO PROTECTED FOREST AREAS OR INDIVIDUAL TREES WHICH MAY HAVE BEEN CAUSED BY CONSTRUCTION ACTIVITIES, SUCH AS SOIL COMPACTION, ROOT INJURY, TRUNK WOUNDS, LIMB INJURY, OR STRESS CAUSED BY FLOODING OR DROUGHT CONDITIONS. ANY SUCH DAMAGE THAT MAY OCCUR SHALL BE REMEDIATED IMMEDIATELY USING APPROPRIATE MEASURES. SEVERE PROBLEMS MAY REQUIRE CONSULTATION WITH A PROFESSIONAL ARBORIST.
- THE CONSTRUCTION PROCEDURE SHALL NOT DAMAGE AREAS OUTSIDE OF THE LIMITS OF DISTURBANCE AS DESIGNATED ON THE PLANS. ANY DAMAGE SHALL BE RESTORED BY THE CONTRACTOR AT HIS EXPENSE AND TO THE SATISFACTION OF THE DESIGN TEAM OR ENGINEER.

NOTE :

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENTS, EXCEPT AS PERMITTED BY THE HOWARD COUNTY FOREST CONSERVATION PROGRAM.

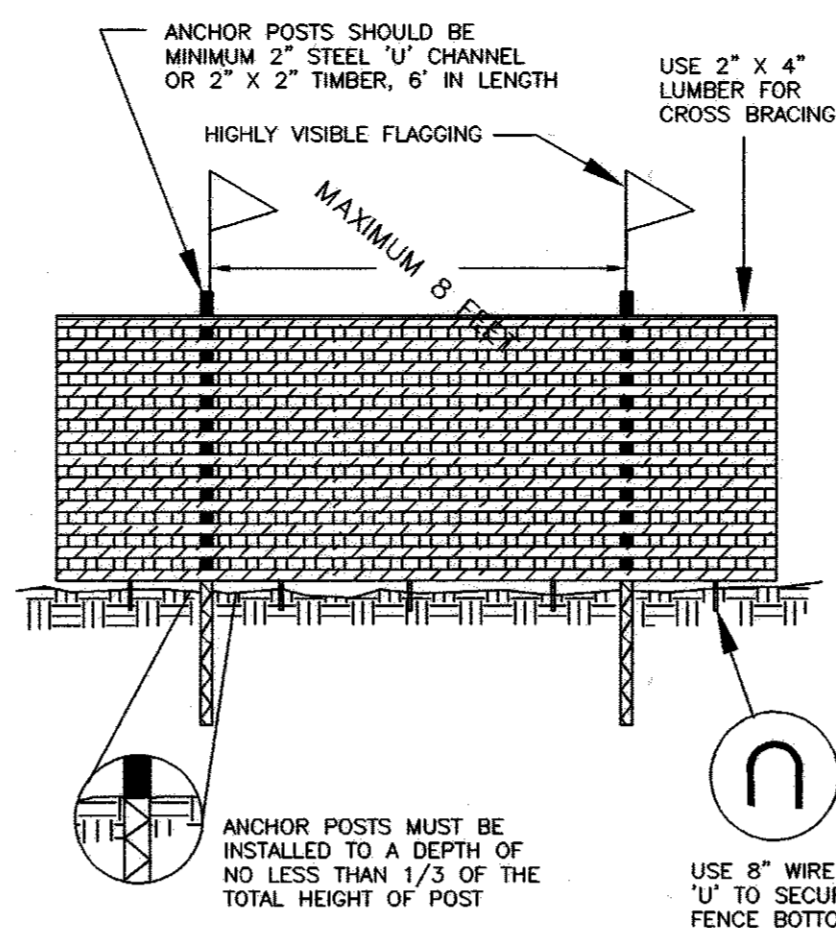
THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, SOIL COMPACTION, OR EXCAVATION, INTRODUCTION OF TOXIC CHEMICALS OR OTHER DISTURBANCES DETRIMENTAL TO THE LIVE SPECIMEN TREES OR CRITICAL ROOT ZONES FOR THESE TREES EXCEPT AS PERMITTED BY THE HOWARD COUNTY FOREST CONSERVATION PROGRAM.

FOREST CONSERVATION DATA

I. BASIC SITE DATA		ACRES
GROSS SITE AREA (INCLUDES M.E.S., LOT 6 ACREAGE)		54.04
AREA WITHIN 100 YEAR FLOODPLAIN		0.00
AREA WITHIN AGRICULTURAL USE OR PRESERVATION PARCEL		0.00
NET TRACT AREA		54.04
LAND USE CATEGORY	COMM/IND/OFFICE	
II. FOREST CONSERVATION WORKSHEET DATA SUMMARY		
B. REFORESTATION THRESHOLD (15%)		8.11
C. AFFORESTATION MINIMUM (15%)		8.11
D. EXISTING FOREST ON NET TRACT AREA		51.74
E. FOREST AREAS TO BE CLEARED		42.69
F. FOREST AREAS TO BE RETAINED		9.05
IV. REFORESTATION CALCULATIONS		
C. FOREST AREAS CLEARED ABOVE REFORESTATION THRESHOLD		42.69
H. FOREST AREAS CLEARED BELOW REFORESTATION THRESHOLD		0.00
I. FOREST AREAS RETAINED ABOVE REFORESTATION THRESHOLD		0.94
REFORESTATION FOR CLEARING ABOVE THRESHOLD		10.67
CREDIT FOR RETENTION ABOVE THE THRESHOLD		0.94
TOTAL REFORESTATION REQUIRED		9.73
TOTAL REFORESTATION PROVIDED		0.00
TOTAL OFF-SITE REFORESTATION REQUIRED		9.73

PROTECTIVE FENCE DETAIL

BLAZE ORANGE PLASTIC MESH



- NOTES**
- FOREST PROTECTION DEVICE ONLY.
 - RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
 - BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
 - ROOT DAMAGE SHOULD BE AVOIDED.
 - PROTECTIVE SIGNAGE MAY ALSO BE USED.
 - DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

BALTIMORE WASHINGTON AUTO EXCHANGE, INC.
PLATBOOK NO. 10215 & 10216
ZONED M-2

DORSEY RUN ROAD
MAJOR COLLECTOR - 80' ROW - PUBLIC ROAD

MARYLAND ENVIRONMENTAL SERVICES
LOT 8
3528/0001
ZONED M-2

PARCEL B-1
5.62 ACRES

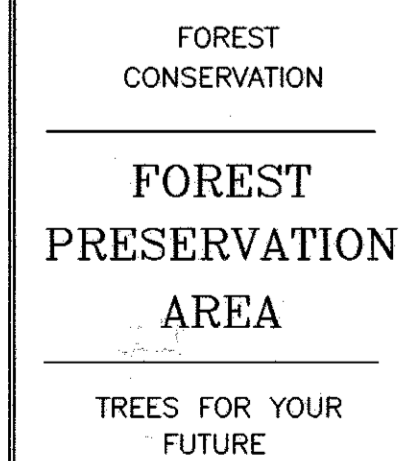
PARCEL B-4
16.33 ACRES

PARCEL B-2
5.00 ACRES

PARCEL A-1
16.79 ACRES

PARCEL B-3
8.16 ACRES

JOHN H. MEARS, JR. et al
883/670
ZONED M-2



SIGNAGE DETAIL

NOT TO SCALE

APPROVED: DEPARTMENT OF PUBLIC WORKS	
<i>Andrew M. Dangle</i>	3-14-00
CHIEF BUREAU OF HIGHWAYS	DATE
APPROVED: DEPARTMENT OF PLANNING AND ZONING	
<i>Wanda Hamstra</i>	2/21/00
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
<i>John D. ...</i>	3/16/00
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE

NOTE: THIS PLAN IS TO BE USED FOR FOREST CONSERVATION PURPOSES ONLY.

NOTE: - 9.05 ACRES OF RETENTION ARE SHOWN ON-SITE. 9.73 ACRES OF REFORESTATION ARE REQUIRED. THIS REQUIREMENT WILL BE MET VIA OFF-SITE REFORESTATION ON "ROMITI PROPERTY".

CSX RAILROAD
(FORMERLY BALTIMORE & OHIO RAILROAD)
ANNE ARUNDEL COUNTY

NOTE: TREE PROTECTIVE FENCING TO BE INSTALLED PRIOR TO ANY GRADING WITHIN PARCELS A-1 & B-1 THRU B-4 AROUND THE FOREST CONSERVATION AREAS NOT PROTECTED BY THE EXISTING SUPER SILT FENCE.



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. 21443 Expiration Date: 12-21-19

MD DNR QUALIFIED PROFESSIONAL

Stephanie Demchik 2/23/00
STEPHANIE DEMCHIK

LEGEND

- FOREST CONSERVATION EASEMENT (RETENTION)
- FOREST CONSERVATION SIGNAGE

DEVELOPER

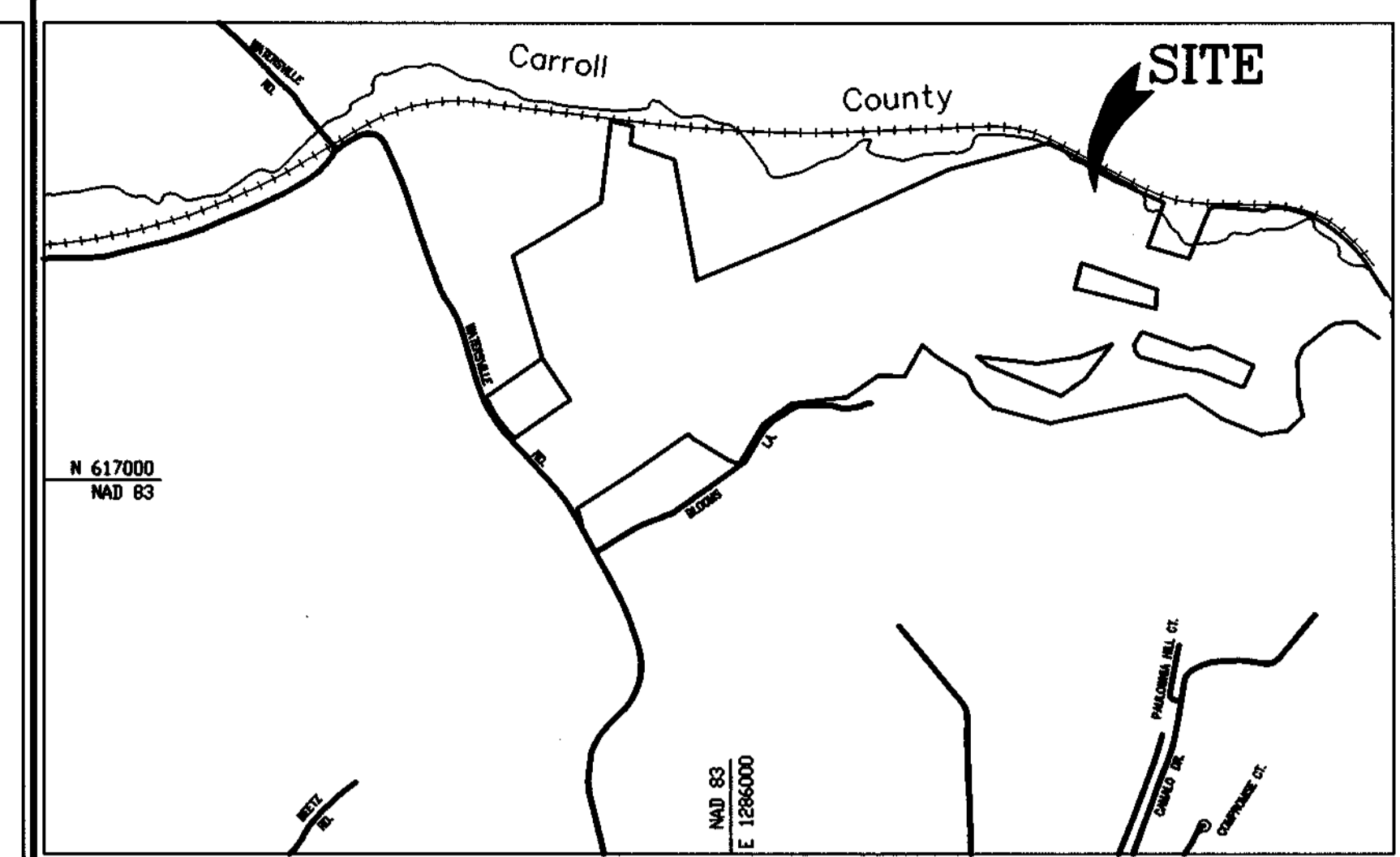
ATTN: MARK LEVY
DORSEY ROCK LLC
C/O ROCK REALTY, INC.
25 MAIN STREET
ROSTERSTOWN, MARYLAND 21136
(410) 526-4030

MILLENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Fax: (301) 621-5531 Wash. (410) 997-0298 Fax

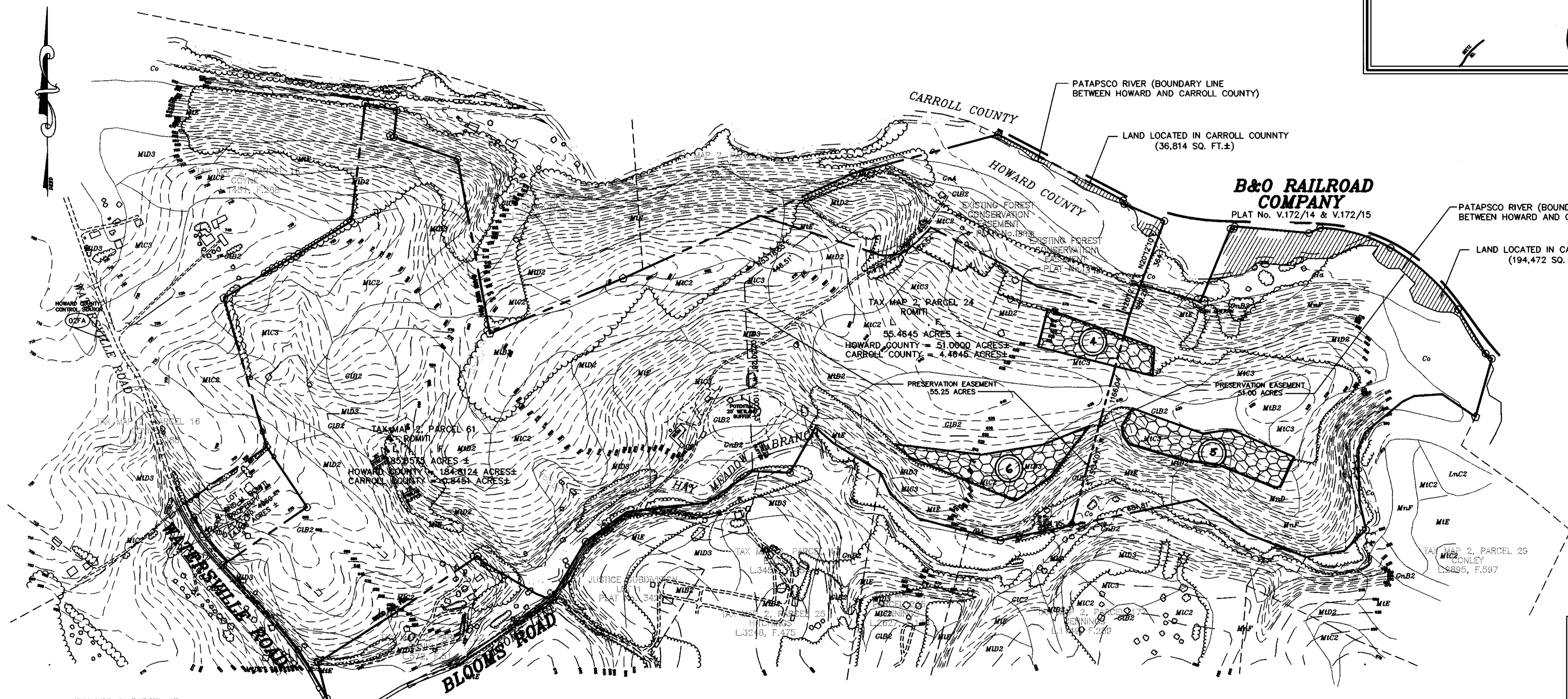
HOWARD BUSINESS PARK, PARCELS A-1 & B-1 THRU B-4
A RESUBDIVISION OF HOWARD BUSINESS PARK, BULK PARCELS A & B
TAX MAP 43 - PARCEL 321 - LOT 5
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
FOREST CONSERVATION PLAN

date	FEB 2000
project	98001
illustration	3-1-07
SD	5/1/00
SD	8/23/00
scale	1"=100'
approval	RH

ADD PUBLIC SERVICE UTILILITY EASEMENT	3-1-07
SHOW DISTURBANCE TO FILE ON PARCEL A-1	5/1/00
RELOCATE UTILITIES	8/23/00
description	revisions
no.	date



VICINITY MAP
SCALE: 1"=1200'



4 INDICATES AREA(S) OF FOREST CONSERVATION EASEMENT(S) FOR METES AND BOUNDS SEE SHEET 1 OF 7

TAX MAP 2, PARCEL 17
LISTON
L.561, F.521

TAX MAP 2, PARCEL 26
PRETTYMAN
L.295, F.481

APPROVED: DEPARTMENT OF PUBLIC WORKS <i>Robert M. Daniels</i> CHIEF BUREAU OF HIGHWAYS DATE: 3-14-00	
APPROVED: DEPARTMENT OF PLANNING AND ZONING <i>Wendy Hamilton</i> CHIEF, DIVISION OF LAND DEVELOPMENT DATE: 3/15/00	
<i>Chris Damann</i> CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: 3/16/00	

AUTOCAD FILE NAME C:\DRAWINGS\Romiti Property\Mobberly\MES\MESREF1.dwg

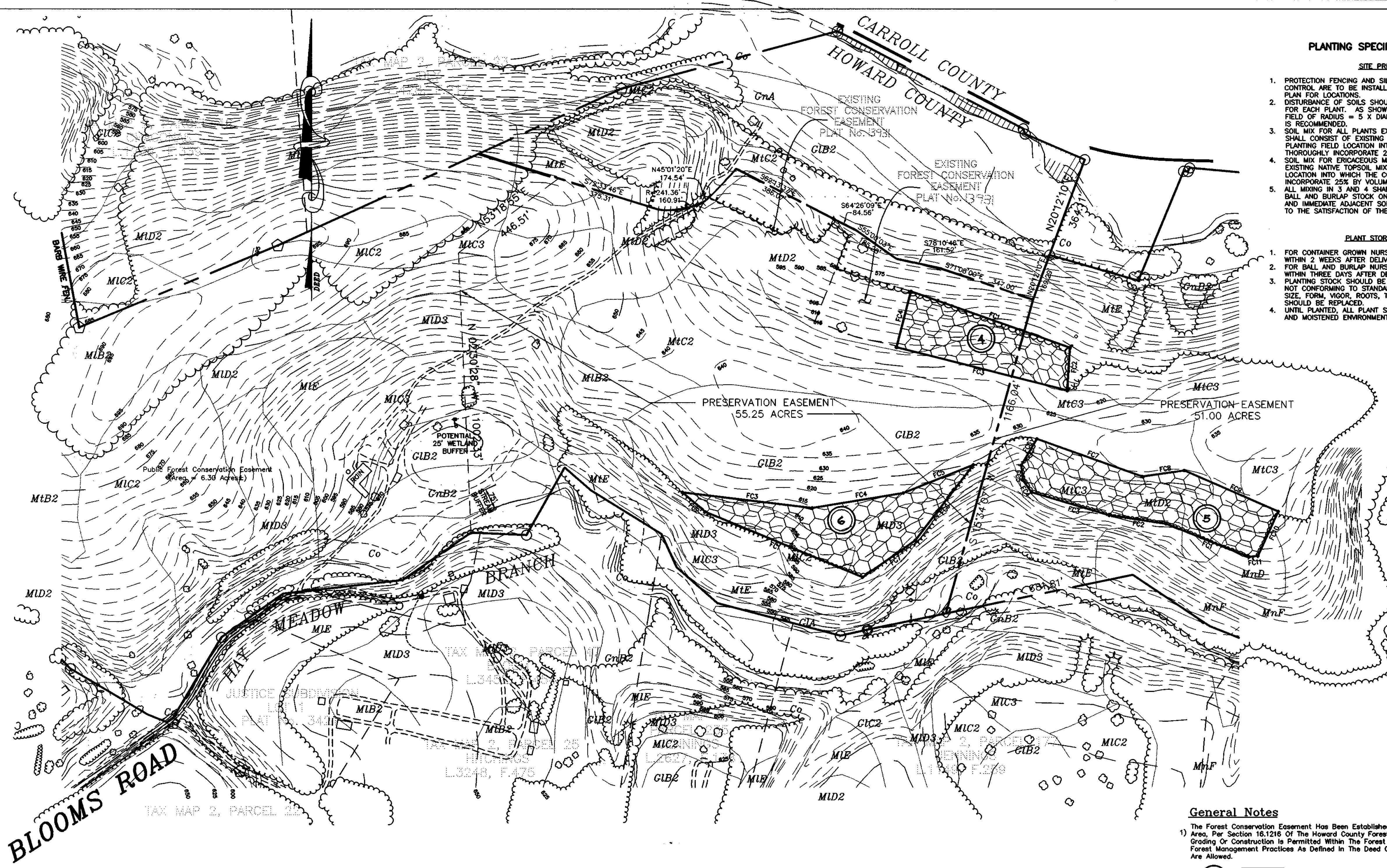
DEVELOPER
DORSEY ROCK, LLC
c/o ROCK REALTY, INC.
25 MAIN STREET
REISTERSTOWN, MARYLAND 21136
(410) 528-4030
ATTN: MARK LEVY

OWNER/GRANTOR
MR. ROBERT ROMITI
MR. LORENZO ROMITI
MS. THERESA ROMITI
6723 HOLBIRD AVENUE
BALTIMORE, MARYLAND 21222

PROJECT:	HOWARD BUSINESS PARK PARCELS A-1 & B-1 THRU B-4
TITLE:	OFF-SITE REFORESTATION PLAN
AREA:	ROMITI FARM TAX MAP 2, PARCEL 24 HOWARD COUNTY MARYLAND LIBER, FOLD
TITLE:	REFORESTATION PLANTING PLAN COVER SHEET

WILDMAN
ENVIRONMENTAL SERVICES
4747 BONNIE BRANCH RD.
ELLCOTT CITY, MD. 21043
PHONE: (410) 313-9999
FAX: (410) 313-9099

Robert B. Wilman 22300
DESIGNED BY: R.B.W.
DRAWN BY: J.E.P.
PROJECT NO. 99301
DATE: 2/4/00
SCALE: 1"= 300'
SHEET NO. OF
SDP SHEET NO. 8 OF 9



PLANTING SPECIFICATIONS AND NOTES

- SITE PREPARATION AND SOILS**
- PROTECTION FENCING AND SILT FENCES FOR SEDIMENT AND EROSION CONTROL ARE TO BE INSTALLED AS A FIRST ORDER OF BUSINESS. SEE PLAN FOR LOCATIONS.
 - DISTURBANCE OF SOILS SHOULD BE LIMITED TO THE PLANTING FIELD FOR EACH PLANT. AS SHOWN ON THE DETAIL VIEW, A PLANTING FIELD OF RADIUS = 5 X DIAMETER OF THE ROOT BALL OR CONTAINER IS RECOMMENDED.
 - SOIL MIX FOR ALL PLANTS EXCEPT ERICACEOUS MATERIAL: SOIL MIX SHALL CONSIST OF EXISTING NATIVE TOPSOIL MIXTURE AT EACH PLANTING FIELD LOCATION INTO WHICH THE CONTRACTOR SHALL THOROUGHLY INCORPORATE 25% BY VOLUME OF COMPOSTED SLUDGE.
 - SOIL MIX FOR ERICACEOUS MATERIAL: SOIL MIX SHALL CONSIST OF EXISTING NATIVE TOPSOIL MIXTURE AT EACH PLANTING FIELD LOCATION INTO WHICH THE CONTRACTOR SHALL THOROUGHLY INCORPORATE 25% BY VOLUME PEAT MOSS.
 - ALL MIXING IN 3 AND 4 SHALL BE LIMITED TO CONTAINER GROWN OR BALL AND BURLAP STOCK ONLY AND CONFINED TO THE PLANTING FIELD AND IMMEDIATE ADJACENT SOIL SURFACE AREA AND SHALL BE DONE TO THE SATISFACTION OF THE DESIGN TEAM OR ENGINEER.

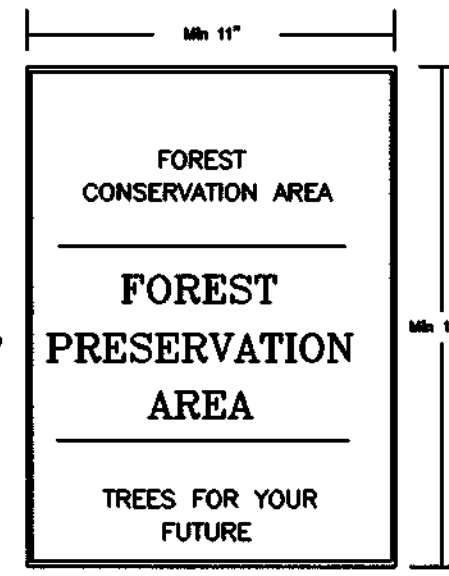
- PLANT INSTALLATION**
- THE PLANTING FIELD SHOULD BE PREPARED AS SPECIFIED (SEE DETAIL). NATIVE STOCKED SOILS SHOULD BE USED FOR SOIL MIX AND BACKFILL FOR PLANTING FIELD. AFTER PLANT INSTALLATION, RAKE SOILS EVENLY OVER THE PLANTING FIELD AND COVER WITH AT LEAST 1 INCHES OF MULCH. WATER, GENEROUSLY, TO SETTLE SOIL BACKFILL AROUND TREES.
 - PLANTING FIELD DIAMETERS SHOULD BE REDUCED OR PLANTING FIELD MOVED IF IT APPEARS THAT EXCESSIVE EXISTING ROOT DAMAGE MAY OCCUR DURING DIGGING OPERATION NEAR EXISTING TREES.
 - CARE SHALL BE TAKEN WHEN DIGGING PLANTING FIELDS NOT TO CHOP THRU LARGER EXISTING ROOTS FROM EXISTING MATURE TREES. IF ROOTS GREATER THAN 1/2 INCH ARE ENCOUNTERED PLEASE TRY TO DIG AROUND THEM AS MUCH AS POSSIBLE TO MINIMIZE IMPACT TO EXISTING TREES. THEY WERE HERE FIRST.
 - CONTAINER GROWN STOCK SHOULD BE REMOVED FROM THE CONTAINER AND ROOTS GENTLY LOOSENED FROM THE SOIL. IF THE ROOTS ENIRCLE THE ROOT BALL, SUBSTITUTION IS STRONGLY RECOMMENDED. J-SHAPED OR KINKED ROOT SYSTEMS SHOULD ALSO BE NOTED. ROOTS MAY NOT BE TRIMMED ON SITE, DUE TO THE INCREASED CHANCES OF SOIL BORNE DISEASES.
 - FOR BALL AND BURLAP STOCK, PLACE TREE IN PREPARED PLANTING FIELD AND REMOVE WIRE AND/OR STRING FROM ROOT BALL THEN FEEL BACK BURLAP TO BASE OF ROOT BALL AND COVER ENTIRE ROOT BALL WITH TOPSOIL MIXTURE INDICATED ABOVE AND WATER GENEROUSLY.
 - FOR TREES PLANTED IN THE AFFORESTATION AREA, CONTRACTOR SHALL EVENLY DISPERSE SPECIES IN GROUPS OF TWO (2) TO FOUR (4), PER SPECIES, OVER THE ENTIRE DESIGNATED AREA TO BE PLANTED WHILE MAINTAINING AN AVERAGE RANDOM SPACING OF INDIVIDUAL TREES FOR PROPER GROWTH.
 - AVOID PLANTING IN A STRAIGHT GRID PATTERN. TREES SHALL BE PLANTED ON AN AVERAGE SPACING AS INDICATED ON PLANT LISTS TO OBTAIN A MORE NATURAL APPEARANCE.
 - NEWLY PLANTED TREES MAY NEED WATERING AS MUCH AS ONCE A WEEK FOR THE ENTIRE GROWING SEASON, DUE TO THE WELL DRAINED NATIVE SOILS FOUND ON THIS SITE COMBINED WITH THE LOOSENESS OF THE BACKFILLED AREA WITHIN THE PLANTING FIELD. THE NEXT TWO YEARS MAY REQUIRE WATERING ONLY A FEW TIMES A YEAR DURING SUMMER AND DRY MONTHS. AFTER THAT PERIOD, TREES SHOULD ONLY NEED WATER IN SEVERE DROUGHTS. ANY WATERING PLAN SHOULD COMPENSATE FOR RECENT RAINFALL PATTERNS.

- PLANT STORAGE AND INSPECTION**
- FOR CONTAINER GROWN NURSERY STOCK, PLANTING SHOULD OCCUR WITHIN 2 WEEKS AFTER DELIVERY TO THE SITE.
 - FOR BALL AND BURLAP NURSERY STOCK, PLANTING SHOULD OCCUR WITHIN THREE DAYS AFTER DELIVERY TO THE SITE.
 - PLANTING STOCK SHOULD BE INSPECTED PRIOR TO PLANTING. PLANTS NOT CONFORMING TO STANDARD NURSERY SPECIFICATIONS FOR SIZE, FORM, VIGOR, ROOTS, TRUNK WOUNDS, INSECTS AND DISEASE SHOULD BE REPLACED.
 - ALL PLANT STOCK SHALL BE KEPT IN A SHADED, COOL, AND MOISTENED ENVIRONMENT.

- FERTILIZING**
- DO NOT FERTILIZE NEWLY PLANTED TREES WITHIN THE FIRST GROWING SEASON AFTER PLANTING. DOING SO MAY CAUSE A SPURT OF GROWTH WHICH THE ROOTS CANNOT SUPPORT AND ADD ADDITIONAL SHOCK TO THE ALREADY DISTURBED PLANT.
 - NOTHING SHOULD BE ADDED TO THE SOIL WITHOUT TESTING IT FIRST TO DETERMINE ITS NEEDS.
 - IF AND WHEN IT IS TIME TO FERTILIZE, ORGANIC FERTILIZERS ARE PREFERRED TO SYNTHETIC FERTILIZERS. BONE MEAL OR SEAWEED BASED PRODUCTS ARE AVAILABLE COMMERCIALY AND ARE RECOMMENDED. THEY HAVE THE ABILITY TO SUPPLY NUTRIENTS TO THE PLANT AS NEEDED WHILE MINIMIZING THE RISK OF EXCESS NUTRIENTS ENTERING THE FOREST SYSTEM AND WATER SUPPLY.

- MAINTENANCE SCHEDULE**
- ANNUAL MAINTENANCE DURING THE GROWING SEASON, FOR A THREE YEAR PERIOD.
 - ASSESS TREE MORTALITY OF PLANTING STOCK, REMOVE AND REPLACE ANY DEAD OR DISEASED PLANTINGS.
 - VOLUNTEER SEEDING OF NATIVE, LOCAL, AND ENDEMIC VEGETATION IS TO BE EXPECTED. DO NOT DISCOURAGE THIS EFFORT UNLESS IT IS NEGATIVELY EFFECTING THE PLANTED STOCK.
 - REMOVE THROUGH MANUAL MEANS (GRUBBING, PULLING, CUTTING) AGGRESSIVE, NOXIOUS, INVASIVE SPECIES AND ALL HERBACEOUS VEGETATION WITHIN A 3-FOOT RADIUS SURROUNDING THE PLANTED WOODY NURSERY STOCK.
 - REMOVE AND DISPOSE OF MAN-MADE TRASH, INCLUDING ITEMS CONTAINED WITHIN ENTIRE PLANTING AREA. DO NOT REMOVE DOWN AND DEAD MATERIAL NATURALLY OCCURRING OR ACCUMULATING, UNLESS IT IS SMOTHERING PLANTING STOCK.
 - 75 PERCENT SURVIVAL OF PLANTED STOCK MUST BE ACHIEVED AT THE END OF THE 24 MONTH MANAGEMENT PERIOD. IF NOT, ADDITIONAL PLANTINGS MAY BE REQUIRED TO ACHIEVE THIS GOAL.

- SUPERVISION**
- ALL FOREST CONSERVATION ACTIVITIES SHALL BE DONE UNDER THE DIRECT SUPERVISION OF SOMEONE FROM THE DESIGN TEAM OR OTHER "QUALIFIED PROFESSIONAL" AS DETERMINED BY THE REQUIREMENTS OF COMAR 08.19.06.01 AND THE MARYLAND DEPARTMENT OF NATURAL RESOURCES, PUBLIC LANDS AND FORESTRY DIVISION.



SIGNAGE DETAIL
NOT TO SCALE

DEVELOPER
DORSEY ROCK, LLC
c/o ROCK REALTY, INC.
25 MAIN STREET
REISTERSTOWN, MARYLAND 21138
(410) 528-4030
ATTN: MARK LEVY

OWNER/GRANTOR
MR. ROBERT ROMITI
MR. LORENZO ROMITI
MS. TERESA ROMITI
6723 HOUBIRD AVENUE
BALTIMORE, MARYLAND 21222

**THIS PLAN IS FOR
FOREST CONSERVATION EASEMENT
PLANTING PURPOSES ONLY**

General Notes

- The Forest Conservation Easement Has Been Established As An Offsite Forest Mitigation Area, Per Section 16.1216 Of The Howard County Forest Conservation Act. No Clearing, Grading Or Construction Is Permitted Within The Forest Conservation Easement; However, Forest Management Practices As Defined In The Deed Of Forest Conservation Easement Are Allowed.



Part Four
PUBLIC FOREST CONSERVATION EASEMENT

LINE	BEARING	DISTANCE
L1	S 70°31'01" E	602.21
L2	S 03°43'40" W	152.61
L3	N 75°51'17" W	628.52
L4	N 14°30'52" E	206.12

Part Five
PUBLIC FOREST CONSERVATION EASEMENT

LINE	BEARING	DISTANCE
FC1	N 68°08'31" W	316.67
FC2	N 81°28'58" W	205.38
FC3	N 73°24'10" W	290.00
FC4	N 35°16'24" W	53.22
FC5	N 05°28'43" W	53.49
FC6	N 30°17'14" E	108.49
FC7	S 70°17'28" E	399.80
FC8	N 81°47'10" E	151.92
FC9	S 66°17'27" E	365.64
FC10	S 24°34'40" W	174.35
FC11	S 83°42'10" W	33.88

Part Six
PUBLIC FOREST CONSERVATION EASEMENT

LINE	BEARING	DISTANCE
FC1	N 67°25'37" W	808.41
FC2	N 48°32'29" W	107.48
FC3	S 83°06'43" E	466.60
FC4	N 80°40'07" E	330.20
FC5	N 68°00'33" E	270.09
FC6	S 37°30'44" W	340.85
FC7	S 55°03'10" W	229.78

FOREST CONSERVATION EASEMENT AREA TABULATION

No.	AREA
4	2.50 Ac.±
5	3.80 Ac.±
6	3.43 Ac.±

PROJECT: MES PROPERTY
**HOWARD BUSINESS PARK
PARCELS A-1 & B-1 THRU B-4**

TITLE: **OFF-SITE REFORESTATION PLAN**

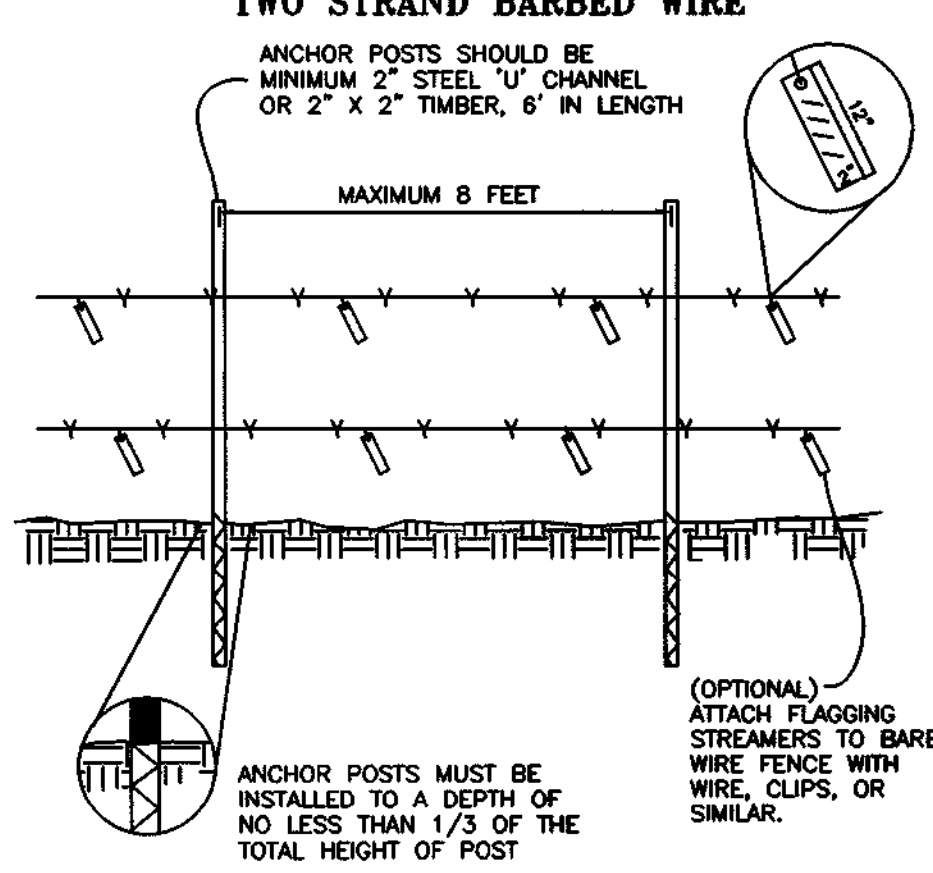
AREA: **ROMITI FARM
TAX MAP 2, PARCEL 24
HOWARD COUNTY MARYLAND
LIBER, FOLIO**

TITLE: **REFORESTATION PLANTING PLAN
DETAILS AND SPECIFICATIONS**

WILDMAN ENVIRONMENTAL SERVICES
1747 BONNIE BRANCH RD.
ELICOTT CITY, MD. 21043
PHONE: (410) 313-9899
FAX: (410) 313-9898

DESIGNED BY: R.B.W.
DRAWN BY: J.E.P.
PROJECT NO. 99301
DATE: 2/23/00
SCALE: 1" = 200'
SHEET NO. OF
SDP SHEET NO. 9 OF 9

PROTECTIVE FENCE DETAIL

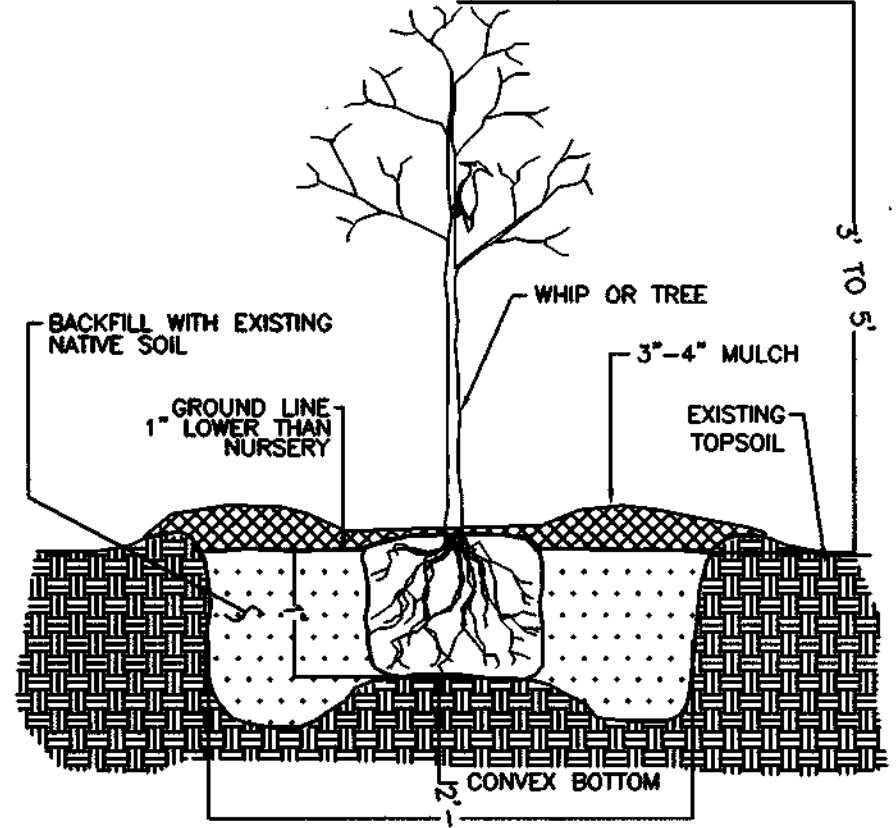


- FOREST PROTECTION DEVICE ONLY.
- RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
- BOUNDARIES OF AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.
- ROOT DAMAGE SHOULD BE AVOIDED.
- PROTECTIVE SIGNAGE MAY ALSO BE USED.
- DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.
- BARBED WIRE SHOULD BE ATTACHED SECURELY TO POSTS.

REFORESTATION PLANT LISTS

QTY.	SPECIES	SHADE TOL.	MOIST. REGIME	WET. STATUS	MIN.D.C.	SIZE & REMARKS
390	Prunus serotina Wild Black Cherry	I	M	FACU	11'	CONT/BROOT 3'-5' HEIGHT
390	Robinia pseudoacacia Black Locust	VI	D-M	FACU	11'	CONT/BROOT 3'-5' HEIGHT
390	Quercus prinus Chestnut Oak	MT	D-M	FACU	11'	CONT/BROOT 3'-5' HEIGHT
390	Quercus rubra Red Oak	MT	D-M	UPL	11'	CONT/BROOT 3'-5' HEIGHT
390	Fraxinus americana White Ash	MT	D-M	FACU	11'	CONT/BROOT 3'-5' HEIGHT
390	Nyssa sylvatica Black Gum	T	M-W	FAC	11'	CONT/BROOT 3'-5' HEIGHT
390	Juglans nigra Black Walnut	VT	M	FACU	11'	CONT/BROOT 3'-5' HEIGHT
390	Acer rubrum Red Maple	VT	D-W	FAC	11'	CONT/BROOT 3'-5' HEIGHT
390	Cercis canadensis Eastern Redbud	T	M	UPL	11'	CONT/BROOT 3'-5' HEIGHT
390	Diospyros virginiana Persimmon	I	D-M	UPL	11'	CONT/BROOT 3'-5' HEIGHT

Quantities Of Individual Species And Species Composition May Change Depending On Availability At Time Of Planting. Total Quantity Of Trees For Entire Easement Area Will Not Change.



TREE PLANTING DETAIL
CONTAINER GROWN

APPROVED: DEPARTMENT OF PUBLIC WORKS
Robert M. Casale 3-18-00
DATE
CHIEF BUREAU OF HIGHWAYS AND BRIDGES
APPROVED: DEPARTMENT OF PLANNING AND ZONING
Luca Stenetta 3/2/00
DATE
CHIEF, DIVISION OF DEVELOPMENT
William J. ... 3/16/00
DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION

SOILS DESCRIPTION

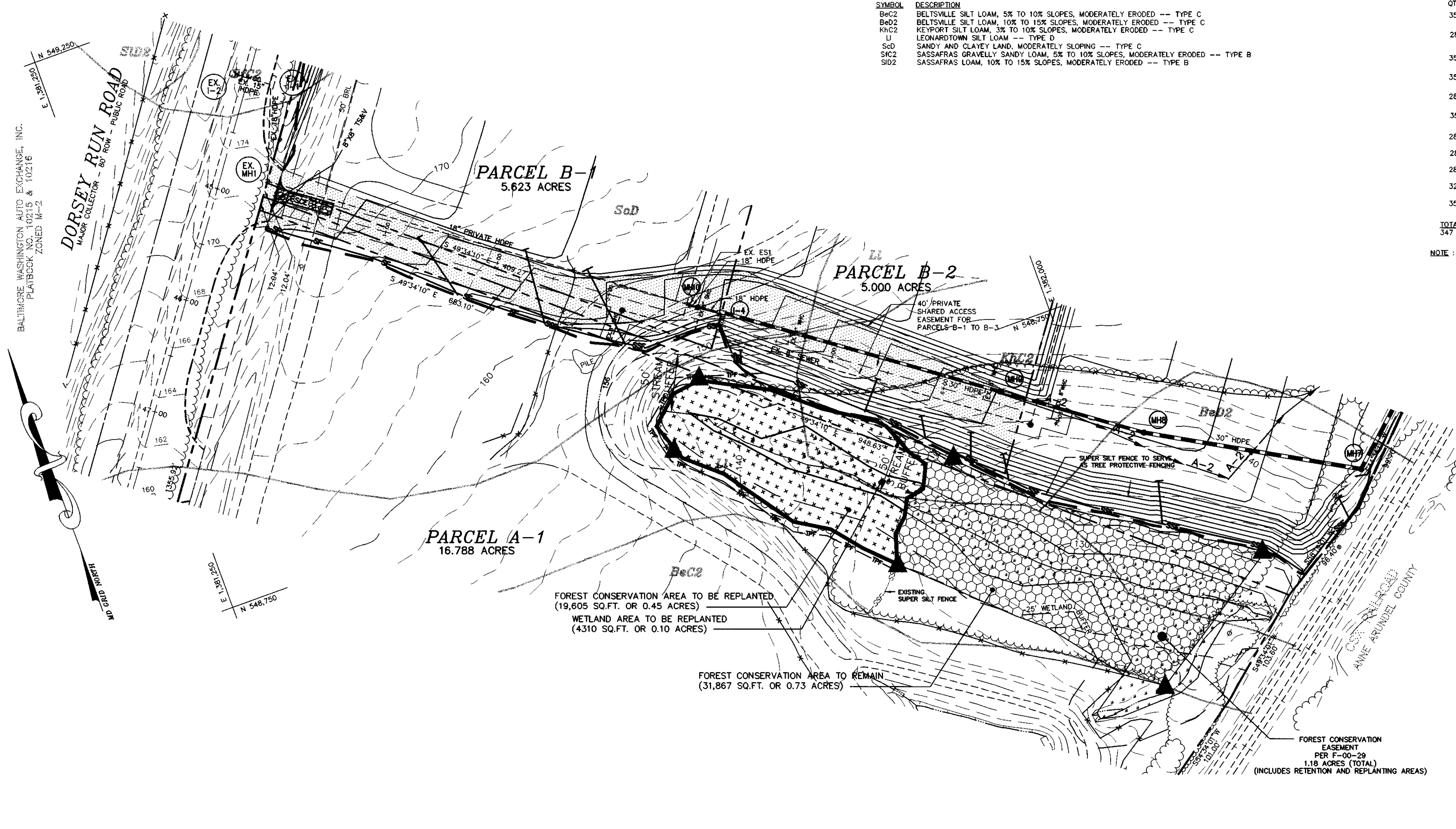
SYMBOL	DESCRIPTION
BeC2	BELTSVILLE SILT LOAM, 5% TO 10% SLOPES, MODERATELY ERODED --- TYPE C
BeD2	BELTSVILLE SILT LOAM, 10% TO 15% SLOPES, MODERATELY ERODED --- TYPE C
KhC2	KEYPORT SILT LOAM, 3% TO 10% SLOPES, MODERATELY ERODED --- TYPE C
LI	LEONARDTOWN SILT LOAM --- TYPE D
ScD	SANDY AND CLAYEY LAND, MODERATELY SLOPING --- TYPE C
SaC2	SASSAFRAS GRAVELLY SANDY LOAM, 5% TO 10% SLOPES, MODERATELY ERODED --- TYPE B
SiD2	SASSAFRAS LOAM, 10% TO 15% SLOPES, MODERATELY ERODED --- TYPE B

UPLAND AND WETLAND PLANT LIST

QTY.	SPECIES	SHADE TOL.	MOIST. REGIME	WET. STATUS	MIN.O.C. SPACING	SIZE & REMARKS
35	Acer negundo Box Elder	T	M-W	FAC+	8'	CONT/B & B 3'-5' HEIGHT
28	Acer rubrum Red Maple	VT	D-W	FAC	15'	CONT/B & B 1" CALIPER
35	Fraxinus pennsylvanica Green Ash	I-MT	M-W	FACW	11'	CONT/B & B 3'-5' HEIGHT
35	Lindera benzoin Spicebush	VT	M-W	FAC+	8'	CONT/B & B 3'-5' HEIGHT
28	Liquidambar styraciflua American Sweetgum	I	M-W	FAC	15'	CONT/B & B 1" CALIPER
35	Nyssa sylvatica Black Gum	T	M-W	FAC	11'	CONT/B & B 1" CALIPER
28	Platanus occidentalis American Sycamore	MT	M-W	FACW	15'	CONT/B & B 1" CALIPER
28	Quercus palustris Pin Oak	I	M-W	FACW	15'	CONT/B & B 1" CALIPER
28	Quercus phellos Willow Oak	I	M-W	FAC+	15'	CONT/B & B 1" CALIPER
32	Vaccinium corymbosum Highbush Blueberry	T	D-W	FAC	8'	CONT/B & B 3'-5' HEIGHT
35	Viburnum dentatum Arrowwood Viburnum	T	M-W	FACW	8'	CONT/B & B 3'-5' HEIGHT

TOTAL
347 TREES & SHRUBS (315 TREES & SHRUBS REQUIRED AND 32 ADDITIONAL SHRUBS)

NOTE: WHIPS OR SEEDLINGS MAY BE SUBSTITUTED FOR THE 1" CALIPER OR 3' - 5' TREES. IF WHIPS OR SEEDLINGS ARE TO BE USED, MULTIPLY THE QUANTITIES BY 3.5 TO DETERMINE THE NUMBER OF TREES REQUIRED.

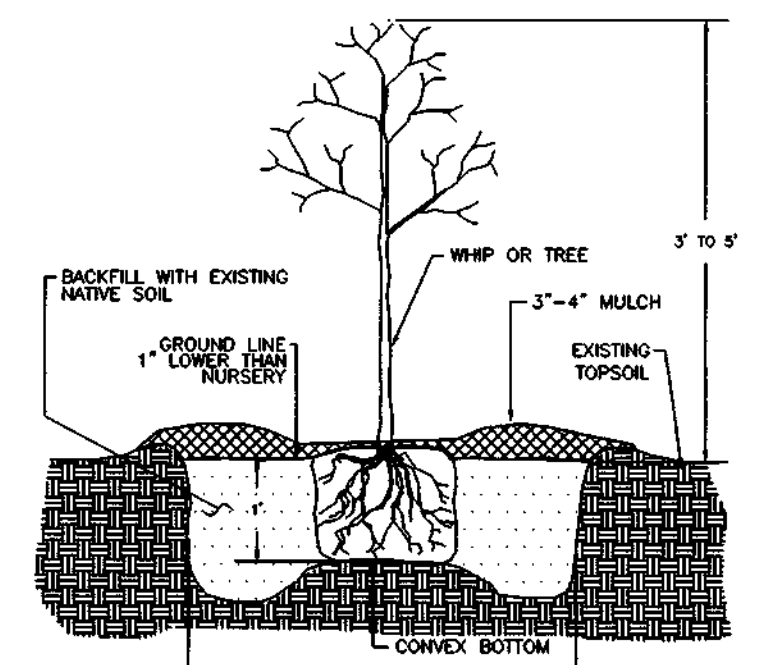


FOREST CONSERVATION AREA TO BE REPLANTED
(19,605 SQ.FT. OR 0.45 ACRES)

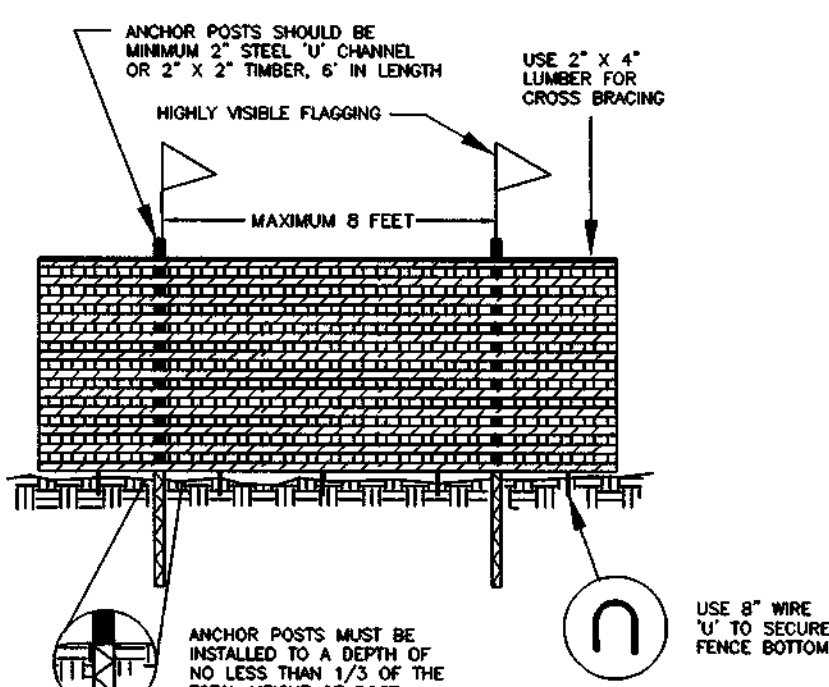
WETLAND AREA TO BE REPLANTED
(4310 SQ.FT. OR 0.10 ACRES)

FOREST CONSERVATION AREA TO REMAIN
(31,867 SQ.FT. OR 0.73 ACRES)

FOREST CONSERVATION EASEMENT
PER F-00-29
118 ACRES (TOTAL)
(INCLUDES RETENTION AND REPLANTING AREAS)



TREE PLANTING DETAIL



PROTECTIVE FENCE DETAIL
BLAZE ORANGE PLASTIC MESH

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

NOTE: THIS PLAN IS TO BE USED FOR FOREST CONSERVATION PURPOSES ONLY.

- NOTES:**
1. THE FOREST CONSERVATION SURETY FOR THE AREA DESIGNATED TO BE REPLANTED HAS BEEN POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT UNDER THIS PLAN, F-00-29, HOWARD BUSINESS PARK, PARCEL A-1 & B-1 THRU B-4.
 2. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 18.1200 OF THE HOWARD COUNTY CODE, FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
 3. THE EXISTING FOREST CONSERVATION SIGNAGE IS TO REMAIN. THE EXISTING SUPER SILT FENCE SHOWN HEREON IS TO REMAIN IN PLACE UNTIL COMPLETION OF ALL SITE WORK, TO SERVE AS TREE PROTECTIVE FENCING.

PLANTING SPECIFICATIONS AND NOTES

SITE PREPARATION AND SOILS

1. PROTECTION FENCING AND SILT FENCES FOR SEDIMENT AND EROSION CONTROL ARE TO BE INSTALLED AS A FIRST ORDER OF BUSINESS, IF NECESSARY.
2. DISTURBANCE OF SOILS SHOULD BE LIMITED TO THE PLANTING FIELD FOR EACH PLANT. AS SHOWN ON THE DETAIL VIEW, A PLANTING FIELD OF RADIUS = 5 X DIAMETER OF THE ROOT BALL OR CONTAINER IS RECOMMENDED.
3. SOIL MIX FOR ALL PLANTS EXCEPT ERICACEOUS MATERIAL: SOIL MIX SHALL CONSIST OF EXISTING NATIVE TOPSOIL MIXTURE AT EACH PLANTING FIELD THOROUGHLY INCORPORATE 25% BY VOLUME OF COMPOSTED SLUDGE.
4. SOIL MIX FOR ERICACEOUS MATERIAL: SOIL MIX SHALL CONSIST OF EXISTING NATIVE TOPSOIL MIXTURE AT EACH PLANTING FIELD LOCATION INTO WHICH THE CONTRACTOR SHALL THOROUGHLY INCORPORATE 25% BY VOLUME PEAT MOSS.
5. ALL MIXING IN 3 AND 4 SHALL BE LIMITED TO CONTAINER GROWN OR BALL AND BURLAP STOCK ONLY AND CONFINED TO THE PLANTING FIELD AND IMMEDIATE ADJACENT SOIL SURFACE AREA AND SHALL BE DONE TO THE SATISFACTION OF THE DESIGN TEAM OR ENGINEER.

PLANT STORAGE AND INSPECTION

1. FOR CONTAINER GROWN NURSERY STOCK, PLANTING SHOULD OCCUR WITHIN 2 WEEKS AFTER DELIVERY TO THE SITE.
2. FOR BALL AND BURLAP NURSERY STOCK, PLANTING SHOULD OCCUR WITHIN THREE DAYS AFTER DELIVERY TO THE SITE.
3. PLANTING STOCK SHOULD BE INSPECTED PRIOR TO PLANTING. PLANTS NOT CONFORMING TO STANDARD NURSERYMAN SPECIFICATIONS FOR SIZE, FORM, VIGOR, ROOTS, TRUNK WOUNDS, INSECTS AND DISEASE SHOULD BE REPLACED.
4. UNTIL PLANTED, ALL PLANT STOCK SHALL BE KEPT IN A SHADED, COOL, AND MOISTENED ENVIRONMENT.

PLANT INSTALLATION

1. THE PLANTING FIELD SHOULD BE PREPARED AS SPECIFIED (SEE DETAIL). NATIVE STOCKPILED SOILS SHOULD BE USED FOR SOIL MIX AND BACKFILL FOR PLANTING FIELD. AFTER PLANT INSTALLATION, RAKE SOILS EVENLY OVER THE PLANTING FIELD AND COVER WITH AT LEAST 4 INCHES OF MULCH. WATER, GENEROUSLY, TO SETTLE SOIL BACKFILLED AROUND TREES.
2. PLANTING FIELD DIAMETERS SHOULD BE REDUCED OR PLANTING FIELD MOVED IF IT APPEARS THAT EXCESSIVE EXISTING ROOT DAMAGE MAY OCCUR DURING DIGGING OPERATION NEAR EXISTING FOREST.
3. CARE SHALL BE TAKEN WHEN DIGGING PLANTING FIELDS NOT TO CHOP THRU LARGER EXISTING ROOTS FROM EXISTING MATURE TREES. IF ROOTS GREATER THAN 1/2 INCH ARE ENCOUNTERED PLEASE TRY TO DIG AROUND THEM AS MUCH AS POSSIBLE TO MINIMIZE IMPACT TO EXISTING TREES. THEY WERE HERE FIRST.

4. CONTAINER GROWN STOCK SHOULD BE REMOVED FROM THE CONTAINER AND ROOTS GENTLY LOOSENED FROM THE SOIL. IF THE ROOTS ENIRCLE THE ROOT BALL, SUBSTITUTION IS STRONGLY RECOMMENDED. J-SHAPED OR KINKED ROOT SYSTEMS SHOULD ALSO BE NOTED. ROOTS MAY NOT BE TRIMMED ON SITE, DUE TO THE INCREASED CHANCES OF SOIL BORNE DISEASES.
5. FOR BALL AND BURLAP STOCK, PLACE TREE IN PREPARED PLANTING FIELD AND REMOVE WIRE AND/OR STRING FROM ROOT BALL THEN PEEL BACK BURLAP TO BASE OF ROOT BALL AND COVER ENTIRE ROOT BALL WITH TOPSOIL MIXTURE INDICATED ABOVE AND WATER GENEROUSLY.
6. FOR TREES PLANTED IN THE AFFORESTATION AREA, CONTRACTOR SHALL EVENLY DISPERSE SPECIES IN GROUPS OF TWO (2) TO FOUR (4), PER SPECIES, OVER THE ENTIRE DESIGNATED AREA TO BE PLANTED WHILE MAINTAINING AN AVERAGE RANDOM SPACING OF INDIVIDUAL TREES AT PROPER SPACING INDICATED ON PLANT LIST.
7. AVOID PLANTING IN A STRAIGHT GRID PATTERN. TREES SHALL BE PLANTED ON AN AVERAGE SPACING AS INDICATED ON PLANT LISTS TO OBTAIN A MORE NATURAL APPEARANCE.
8. NEWLY PLANTED TREES MAY NEED WATERING AS MUCH AS ONCE A WEEK FOR THE ENTIRE GROWING SEASON, DUE TO THE WELL DRAINED NATIVE SOILS FOUND ON THIS SITE COMBINED WITH THE LOOSENESS OF THE BACKFILLED AREA WITHIN THE PLANTING FIELD. THE NEXT TWO YEARS MAY REQUIRE WATERING ONLY A FEW TIMES A YEAR DURING SUMMER AND DRY MONTHS. AFTER THAT PERIOD, TREES SHOULD ONLY NEED WATER IN SEVERE DROUGHTS. ANY WATERING PLAN SHOULD COMPENSATE FOR RECENT RAINFALL PATTERNS.

FERTILIZING

1. DO NOT FERTILIZE NEWLY PLANTED TREES WITHIN THE FIRST GROWING SEASON AFTER PLANTING. DOING SO MAY CAUSE A BURST OF CANOPY GROWTH WHICH THE ROOTS CANNOT SUPPORT AND ADD ADDITIONAL SHOCK TO THE ALREADY DISTURBED PLANT.
2. NOTHING SHOULD BE ADDED TO THE SOIL WITHOUT TESTING IT FIRST TO DETERMINE ITS NEEDS.
3. IF AND WHEN IT IS TIME TO FERTILIZE, ORGANIC FERTILIZERS ARE PREFERRED TO SYNTHETIC FERTILIZERS. BONE MEAL OR SEAWEED BASED PRODUCTS ARE AVAILABLE COMMERCIALY AND ARE RECOMMENDED. THEY HAVE THE ABILITY TO SUPPLY NUTRIENTS TO THE PLANT AS NEEDED WHILE MINIMIZING THE RISK OF EXCESS NUTRIENTS ENTERING THE FOREST SYSTEM AND WATER SUPPLY.

MAINTENANCE SCHEDULE

1. ANNUAL MAINTENANCE DURING THE GROWING SEASON, FOR A THREE YEAR PERIOD.
2. ASSESS TREE MORTALITY DURING PLANTING SEASON, REMOVE AND REPLACE ANY DEAD OR DISEASED PLANTINGS.
3. VOLUNTEER SEEDING OF NATIVE, LOCAL AND ENDEMIC VEGETATION IS TO BE EXPECTED. DO NOT DISCOURAGE THIS EFFORT UNLESS IT IS NEGATIVELY EFFECTING THE PLANTED STOCK.
4. REMOVE THROUGH MANUAL MEANS (GRUBBING, PULLING, CUTTING) AGGRESSIVE, NOXIOUS, INVASIVE SPECIES AND ALL HERBACEOUS VEGETATION WITHIN A 3-FOOT RADIUS SURROUNDING THE PLANTED WOODY NURSERY STOCK.
5. REMOVE AND DISPOSE OF MAN-MADE TRASH, INCLUDING ITEMS CONTAINED WITHIN ENTIRE PLANTING AREA. DO NOT REMOVE DOWN AND DEAD MATERIAL NATURALLY OCCURRING OR ACCUMULATING, UNLESS IT IS SMOTHERING PLANTING STOCK.
6. A 75 PERCENT SURVIVAL OF PLANTED STOCK MUST BE ACHIEVED AT THE END OF THE 24 MONTH MANAGEMENT PERIOD. IF NOT, ADDITIONAL PLANTINGS MAY BE REQUIRED TO ACHIEVE THIS GOAL.

SUPERVISION

ALL FOREST CONSERVATION ACTIVITIES SHALL BE DONE UNDER THE DIRECT SUPERVISION OF SOMEONE FROM THE DESIGN TEAM OR OTHER "QUALIFIED PROFESSIONAL" AS DETERMINED BY THE REQUIREMENTS OF COMAR 08.18.06.01 AND THE MARYLAND DEPARTMENT OF NATURAL RESOURCES, PUBLIC LANDS AND FORESTRY DIVISION.

STANDARD NON-DISTURBANCE NOTE:

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENTS EXCEPT AS PERMITTED BY HOWARD COUNTY.

LEGEND

- FLOW ARROWS
- LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE
- SILT FENCE
- SUPER SILT FENCE
- EX. WETLANDS
- TREE PROTECTIVE FENCING
- EX. FOREST CONSERVATION EASEMENT (RETAINED)
- FOREST CONSERVATION EASEMENT AREA TO BE REPLANTED
- WETLANDS TO BE REPLANTED
- EX. FOREST CONSERVATION SIGNAGE TO REMAIN

SITE CONTRACTOR

CHESAPEAKE CONTRACTING
C/O MILDENBERG, BOENDER & ASSOCIATES, INC.
5072 DORSEY HALL DRIVE, SUITE 202
ELLCOTT CITY, MARYLAND 21042
(410) 997-0296

date	MAY 2001	engineering	approval
project	98001	illustration	approval
scale	1" = 50'	no.	

description	revisions

HOWARD BUSINESS PARK
PARCELS A-1 & B-1 THRU B-4
TAX MAP 43 - PARCEL 321 - BLOCK 12
HOWARD COUNTY, MARYLAND
FIRST ELECTION DISTRICT
WETLAND & FOREST REPLANTING PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Fax: (410) 997-0296 Fax

LANDSCAPE ARCHITECT
STEPHANIE DEMCHIK
5/3/01

98001.dwg \rural\001-replant.dwg 5-3-01 4:31:30 pm EST

APPROVED: DEPARTMENT OF PUBLIC WORKS
Robert M. Quaker 5/11/01
CHIEF BUREAU OF HIGHWAYS DATE

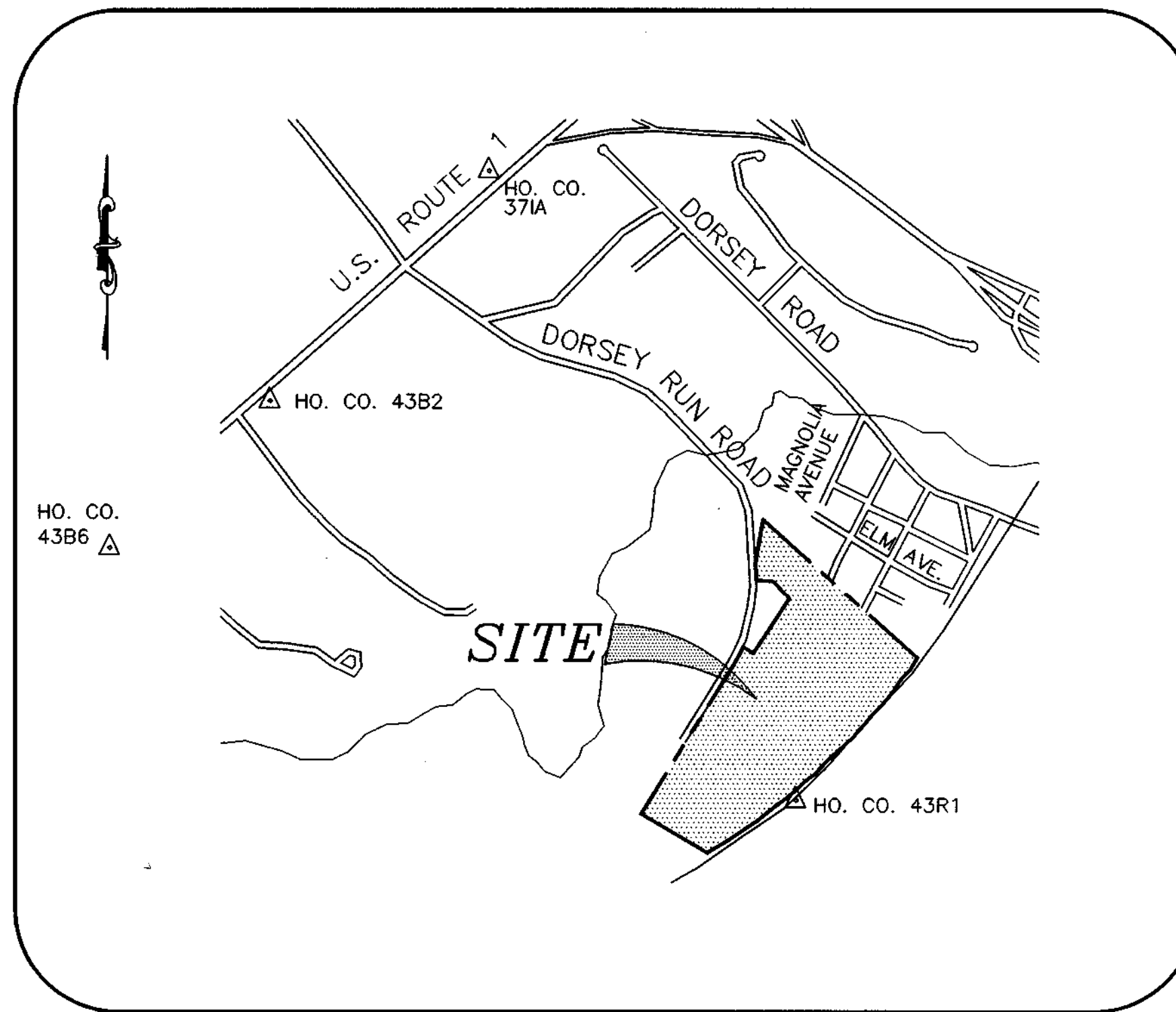
APPROVED: DEPARTMENT OF PLANNING AND ZONING
John Hamilton 5/15/01
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

John Hamilton 5/14/01
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

ROAD CONSTRUCTION PLANS HOWARD BUSINESS PARK PARCELS A-1 & B-1 THRU B-4 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SHEET INDEX

COVER SHEET	1
ROAD PLAN AND PROFILE	2
GRADING & EROSION AND SEDIMENT CONTROL PLAN	3
DETAILS & STORM DRAIN PROFILES	4
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SEDIMENT CONTROL NOTES & DETAILS	6
FOREST CONSERVATION PLAN	7
OFF-SITE REFORESTATION PLAN	8
OFF-SITE REFORESTATION PLAN	9



VICINITY MAP

SCALE: 1"=1000'

DEVELOPER
DORSEY ROCK, LLC
C/O ROCK REALTY, INC.
25 MAIN STREET
REISTERSTOWN, MARYLAND 21136
(410) 526-4030
ATTN: MARK LEVY

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/CONSTRUCTION INSPECTIONS DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS PRIOR TO ANY EXCAVATION WORK:

MISS UTILITY	1-800-257-7777
C&P TELEPHONE COMPANY	(410) 725-9876
HOWARD COUNTY BUREAU OF UTILITIES	(410) 313-4800
AT&T CABLE LOCATION DIVISION	(410) 393-3833
BALTIMORE GAS & ELECTRIC	(410) 685-0123
STATE HIGHWAY ADMINISTRATION	(410) 531-5533
HOWARD COUNTY DEPT. OF PUBLIC WORKS/CONSTRUCTION INSPECTION DIVISION	(410) 313-1880
- PROJECT BACKGROUND:
LOCATION: FIRST ELECTION DISTRICT - TAX MAP 43 - PARCEL 321
ZONING: M-2
TOTAL TRACT AREA: 51.90 ACRES ±
NUMBER OF PROPOSED LOTS: 5
ACREAGE OF PROPOSED LOTS: 51.90 ACRES ±
OPEN SPACE REQUIRED: 0 ACRES
OPEN SPACE PROVIDED: 0 ACRES
PROPOSED ROAD DEDICATION: 0 ACRES
DPZ REFERENCE #:
- SDP-95-60 APPROVED ON JUNE 19, 1995.
- WP-00-23 APPROVED ON AUGUST 31, 1999.
- F-00-27 RECORDED ON OCTOBER 8, 1999, AS PLAT # 13970.
- TWO FOOT CONTOUR TOPOGRAPHY AND EXISTING CONDITIONS BASED ON AERIAL MAPPING TOPOGRAPHIC SURVEY BY WINGS AERIAL MAPPING CO, INC. IN FEBRUARY 1999.
- HORIZONTAL AND VERTICAL DATUMS BASED ON (NAD'83) MARYLAND STATE COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS.

STA. No. 43B6	N 550,601.597	ELEV. 210.54
	E 1,376,866.071	
STA. No. 43B2	N 551,654.993	ELEV. 209.59
	E 1,376,178.951	
STA. No. 371A	N 553,315.147	ELEV. 195.75
	E 1,379,982.153	
STA. No. 43R1	N 548,305.502	ELEV. 134.53
	E 1,382,025.918	
- STREET LIGHTS WILL BE REQUIRED IN THIS DEVELOPMENT IN ACCORDANCE WITH THE DESIGN MANUAL STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURE AND POLE SELECTED SHALL BE IN ACCORDANCE WITH THE LATEST HOWARD COUNTY DESIGN MANUAL, VOLUME III (1993) AND AS MODIFIED BY "GUIDELINES FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS (JUNE 1993)." THE JUNE 1993 POLICY INCLUDES GUIDELINES FOR LATERAL AND LONGITUDINAL PLACEMENT. A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
- WATER AND SEWER ARE PUBLIC, CONTRACT # 44-3421-D FOR WATER AND CONTRACT # 10-3775-D FOR SEWER.
- STORMWATER MANAGEMENT CONTROL WILL BE PROVIDED UNDER THE FUTURE SITE DEVELOPMENT PLAN.
- TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, INC. IN AUGUST 1999.
- TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- WETLAND AND STREAM DELINEATION PREPARED BY HILLIS-CARNES ENGINEERING ASSOCIATES, INC. IN JANUARY 1998.
- COMPACTION IN FILL AREAS TO BE 95% AS DETERMINED PER AASHTO T-180.
- CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES ON SITE PRIOR TO COMMENCING CONSTRUCTION.
- FOREST CONSERVATION EASEMENT(S) HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.200 OF HOWARD COUNTY FOREST CONSERVATION ACT. NO CLEARING, GRADING, OF CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, EXCEPT AS SHOWN ON AN APPROVED ROAD CONSTRUCTION DRAWING OR SITE DEVELOPMENT PLAN. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OR CONSERVATION EASEMENT ARE ALLOWED.
- A PORTION OF THE FOREST CONSERVATION OBLIGATIONS INCURRED BY THIS SUBDIVISION (9.73 ACRES OF REFORESTATION) WILL BE MET VIA OFF-SITE REFORESTATION ON "ROMITI PROPERTY".
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- SLOPES IN EXCESS OF 25% EXIST AND ARE IDENTIFIED WHERE THEY EXCEED 20,000 SQ. FT.
- THIS PROJECT IS SUBJECT TO WAIVER PETITION, WP-00-23, APPROVED ON AUGUST 31, 1999, WHICH WAIVED THE FOLLOWING TO PERMIT RECORDATION OF NONBUILDABLE PRESERVATION PARCELS A & B :
SECTION 16.116(a)(4) WETLANDS AND THE REQUIRED BUFFERS FOR WETLAND AND STREAMS SHALL BE DELINEATED ON FINAL PLATS.
SECTION 16.117 REQUIRES THE SUBMISSION OF A FOREST CONSERVATION PLAN.
SECTION 16.124(a)(3)(ii) FINAL PLAN SUBMISSIONS SHALL INCLUDE THE FINAL LANDSCAPE PLAN IN THE ROAD CONSTRUCTION DRAWINGS.
SECTION 16.132 REQUIRES THE SUBMISSION OF A SKETCH PLAN AND A PRELIMINARY PLAN.
SECTION 16.144(a) & (f) REQUIRES THE SUBMISSION OF A SKETCH PLAN AND A PRELIMINARY PLAN.
- THIS PROJECT IS SUBJECT TO WAIVER PETITION, WP-00-26, APPROVED ON DECEMBER 30, 1999, WHICH WAIVED THE FOLLOWING:
SECTION 16.124(a)(3)(ii) FINAL PLAN SUBMISSIONS SHALL INCLUDE THE FINAL LANDSCAPE PLAN IN THE ROAD CONSTRUCTION DRAWINGS.
SECTION 16.144(a) & (f) REQUIRES THE SUBMISSION OF A SKETCH PLAN AND A PRELIMINARY PLAN.
SECTION 16.120(c)(1) REQUIRES COMMERCIAL LOTS TO HAVE A MINIMUM OF 60 FEET OF FRONTAGE ON AN APPROVED PUBLIC ROAD.
- ALL STORM DRAIN PIPES TO BE HDPE UNLESS OTHERWISE NOTED.
- IF MATERIAL IS WITHIN 8% OF OPTIMUM MOISTURE, WORKING THE MATERIAL UNTIL REQUIRED COMPACTION IS ACHIEVED IS CONTRACTOR'S RESPONSIBILITY.
- SEDIMENT CONTROL FOR THIS PROJECT IS PROVIDE UNDER SDP-95-60. ALL SEDIMENT CONTROL DEVICES CONSTRUCTED UNDER SDP-95-60 WILL REMAIN IN PLACE DURING THE CONSTRUCTION OF THE DORSEY RUN ROAD EXTENSION.
- THE STREET LIGHT LOCATIONS AND TYPES OF LIGHTS SHOWN ON SHEET 2 ARE AS FOLLOWS :
- 250-WATT HPS VAPOR PENDANT FIXTURE (CUTOFF) MOUNTED AT 30' ON A BRONZE FIBERGLASS POLE USING A 12" ARM ANGLED RADIAL TO THE FILLET AT DORSEY RUN ROAD, STATION 39+27, 11' RIGHT, STATION 45+30, 36' LEFT.
- THE FOREST CONSERVATION ORDINANCE HAS BEEN COMPLIED WITH IN ACCORDANCE WITH THE FOLLOWING:
TOTAL OBLIGATION = 18.78 ACRES
ON-SITE FOREST RETENTION = 9.05 ACRES
OFF-SITE REFORESTATION (ROMITI PROPERTY) = 9.73 ACRES

BY THE DEVELOPER:
I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I SHALL ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

Signature of Developer: *Mark L. Levy* DATE: 2/22/00
Printed Name of Developer: MARK L. LEVY

BY THE ENGINEER:
I CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION, EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTIFIED THE DEVELOPER THAT HE/SHE MUST ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION.

Signature of Engineer: *Chad Simmon* DATE: 2/28/2000
Printed Name of Engineer: CHAD SIMMON

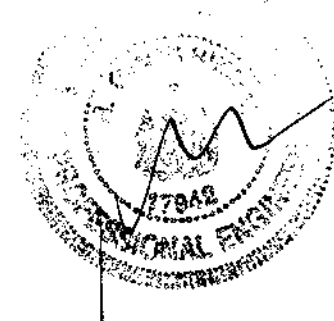
THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

Signature: *Chad Simmon* DATE: 2/19/00
Signature: *John L. Hester* DATE: 3/19/00

APPROVED: DEPARTMENT OF PUBLIC WORKS
Signature: *Robert M. Daniels* DATE: 3-14-00

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Signature: *Andy Hamilton* DATE: 3/21/00

Signature: *John Deane* DATE: 3/16/00



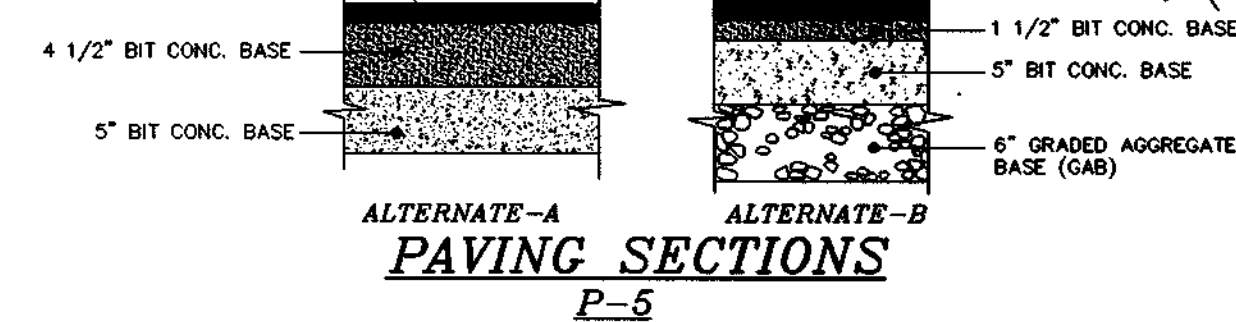
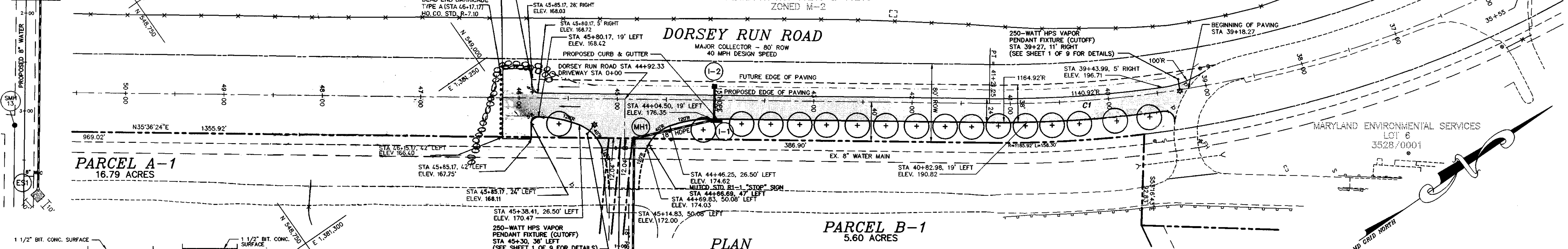
date	FEB 2000
project	98001
illustration	SID
scale	AS SHOWN
approval	RJH

no.	1
description	REVISE GENERAL NOTE # 24 TO ELIMINATE STREET LIGHT AT STA. 47+81
revisions	
date	10/16/2000

HOWARD BUSINESS PARK, PARCELS A-1 & B-1 THRU B-4
 A RESUBDIVISION OF HOWARD BUSINESS PARK, BULK PARCELS A & B
 TAX MAP 43 - PARCEL 321 - BLOCK 12
 FIRST ELECTION DISTRICT - HOWARD COUNTY, MARYLAND
 COVER SHEET

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland, 21042
 (410) 997-0296 Fax (410) 627-5521 Wash. (410) 997-0296 Fax

MATCHLINE, THIS SHEET

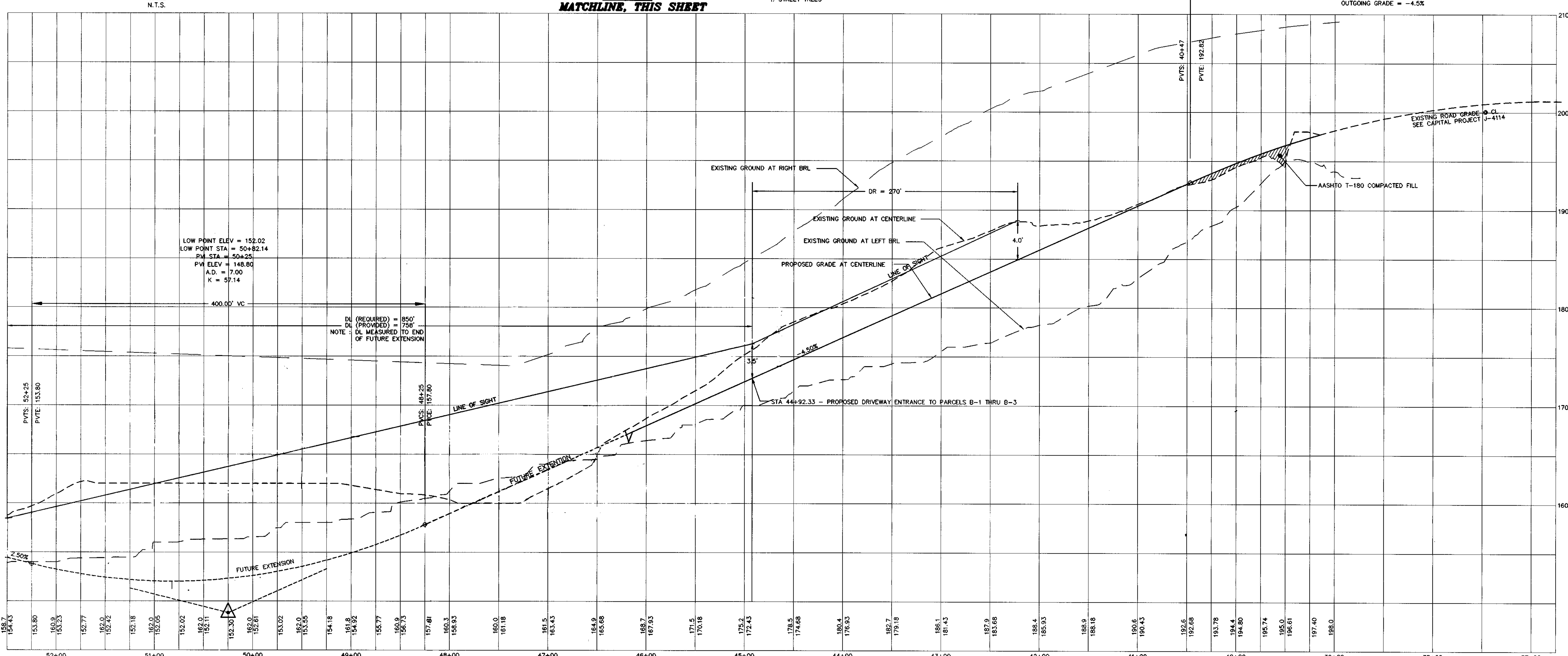


CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD BEARING & DISTANCE	DELTA
C1	1145.92'	202.98'	101.76'	S 30°31'57" W 202.72'	10°08'56"

LANDSCAPE REQUIREMENT PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
17	(Symbol)	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2 1/2" - 3" CAL.
TOTAL				17 STREET TREES



APPROVED: DEPARTMENT OF PUBLIC WORKS
Robert M. Dandy 3-14-00
 CHIEF BUREAU OF HIGHWAYS DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Andy Hamilton 3/11/00
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

APPROVED: DEPARTMENT OF PUBLIC WORKS
Mark Levy 3/10/00
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE



DORSEY RUN ROAD PROFILE
 MAJOR COLLECTOR (40 MPH DESIGN SPEED)
 HORIZONTAL SCALE: 1" = 50'
 VERTICAL SCALE: 1" = 5'

SIGHT DISTANCE NOTES
 DESIGN SPEED = 40 MPH
 HEIGHT OF EYE = 3.5'
 HEIGHT OF OBJECT = 4.0'

DISTANCE LEFT (BOTH ENTRANCES)		DISTANCE RIGHT (BOTH ENTRANCES)	
LEFT	440' X 0.5 = 220'	LEFT	540' X 0.5 = 270' (CONTROL)
RIGHT	510' X 1.7 = 850' (CONTROL)	RIGHT	—
CROSS	—	CROSS	—
GRADE	= -4.5%	GRADE	= +4.5%

BASED ON THIS ANALYSIS, THE ENTRANCES HAVE ADEQUATE SIGHT DISTANCE.

DEVELOPER
 DORSEY ROCK, LLC
 C/O ROCK REALTY, INC.
 25 MAIN STREET
 REISTERSTOWN, MARYLAND 21136
 (410) 526-4030
 ATTN: MARK LEVY

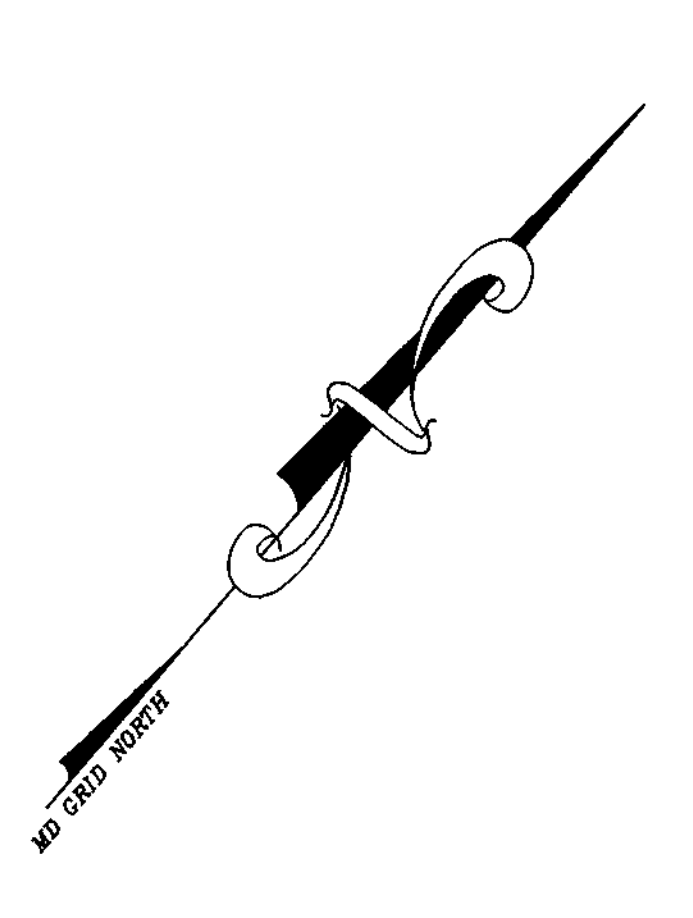
Project: 98001
 date: FEB 2000
 illustration: SJD
 scale: AS SHOWN
 approval: RHH

REVISIONS

NO.	DESCRIPTION	DATE
1	RELOCATE CURBING FROM STA 44+23 TO STA 46+51 AND REUSE NUMBER OF STREET TREES PER NEW LENGTH OF ROAD	10/16/2000

HOWARD BUSINESS PARK, PARCEL A-1 & B-1 THRU B-4
 A RESUBDIVISION OF HOWARD BUSINESS PARK BULK PARCELS A & B
 TAX MAP 43 - PARCEL 321 - BLOCK 12
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 ROAD PLAN AND PROFILE

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hill Drive, Suite 202, Ellicott City, Maryland, 21042
 (410) 987-0296 Fax. (301) 621-5521 Wash. (410) 987-0298 Fax.



E 1,281,000
N 549,500

BALTIMORE WASHINGTON AUTO EXCHANGE, INC.
PLATBOOK NO. 10215 & 10216
ZONED M-2

SID2

MARYLAND ENVIRONMENTAL SERVICES
LOT 6
3628/0001
ZONED M-2

JOHN H. MEARS, JR. et al
883/870
ZONED M-2

PARCEL A-1
16.79 ACRES
BeB2

PARCEL B-1
5.62 ACRES

PARCEL B-2
5.00 ACRES

PARCEL B-3
8.16 ACRES

PARCEL B-4
16.33 ACRES

CSX RAILROAD
(FORMERLY BALTIMORE & OHIO RAILROAD)
ANNE ARUNDEL COUNTY

SOILS DESCRIPTION

SYMBOL	DESCRIPTION
BeB2	BELTSVILLE SILT LOAM, 1% TO 5% SLOPES, MODERATELY ERODED -- TYPE C
BeC2	BELTSVILLE SILT LOAM, 5% TO 10% SLOPES, MODERATELY ERODED -- TYPE C
BeC3	BELTSVILLE SILT LOAM, 5% TO 10% SLOPES, SEVERELY ERODED -- TYPE C
BaD2	BELTSVILLE SILT LOAM, 10% TO 15% SLOPES, MODERATELY ERODED -- TYPE C
EvB	EVESBORO LOAMY SAND, 1% TO 5% SLOPES -- TYPE A
EvC	EVESBORO LOAMY SAND, 5% TO 15% SLOPES -- TYPE A
Gp	GRAVEL PITS AND QUARRIES
Lu	LUKA LOAM, LOCAL ALLUVIUM, 1% TO 5% SLOPES -- TYPE C
KnC2	KEYPORT SILT LOAM, 3% TO 10% SLOPES, MODERATELY ERODED -- TYPE C
Li	LEONARDTOWN SILT LOAM -- TYPE D
ScB	SANDY AND CLAYEY LAND, GENTLY SLOPING -- TYPE C
ScD	SANDY AND CLAYEY LAND, MODERATELY SLOPING -- TYPE C
ScE	SANDY AND CLAYEY LAND, MODERATELY STEEP -- TYPE C
ScF2	SASSAFRAS GRAVELLY SANDY LOAM, 5% TO 10% SLOPES, MODERATELY ERODED -- TYPE B
SiD2	SASSAFRAS LOAM, 10% TO 15% SLOPES, MODERATELY ERODED -- TYPE B
SeE	SASSAFRAS SOILS, 15% TO 40% SLOPES -- TYPE B

THIS PLAN TO BE USED ONLY FOR GRADING & EROSION AND SEDIMENT CONTROL PLAN PURPOSES ONLY.

DEVELOPER
DORSEY ROCK, LLC
C/O ROCK REALTY, INC.
25 MAIN STREET
REISTERSTOWN, MARYLAND 21136
(410) 526-4030
ATTN: MARK LEVY

BY THE DEVELOPER:

I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTRIBUTION AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I SHALL EMPLOY A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN AS-BUILT PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

Signature: *Mark Levy* Date: 2/22/00
Printed Name: Mark Levy

BY THE ENGINEER:

I CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION, EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I HAVE ADVISED THE DEVELOPER THAT HE/SHE MUST EMPLOY A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN AS-BUILT PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION.

Signature: *E. T. C. B. Hillman* Date: 2/28/00
Printed Name: E. T. C. B. Hillman

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

Signature: *Cheryl Simmons* Date: 3/19/00
Printed Name: Cheryl Simmons

Signature: *John Hillman* Date: 3/19/00
Printed Name: John Hillman

APPROVED: DEPARTMENT OF PUBLIC WORKS
Signature: *Andrew M. Donald* Date: 3-14-00
Printed Name: Andrew M. Donald
Chief, Bureau of Highways

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Signature: *Conrad Stantler* Date: 3/21/00
Printed Name: Conrad Stantler
Chief, Division of Land Development

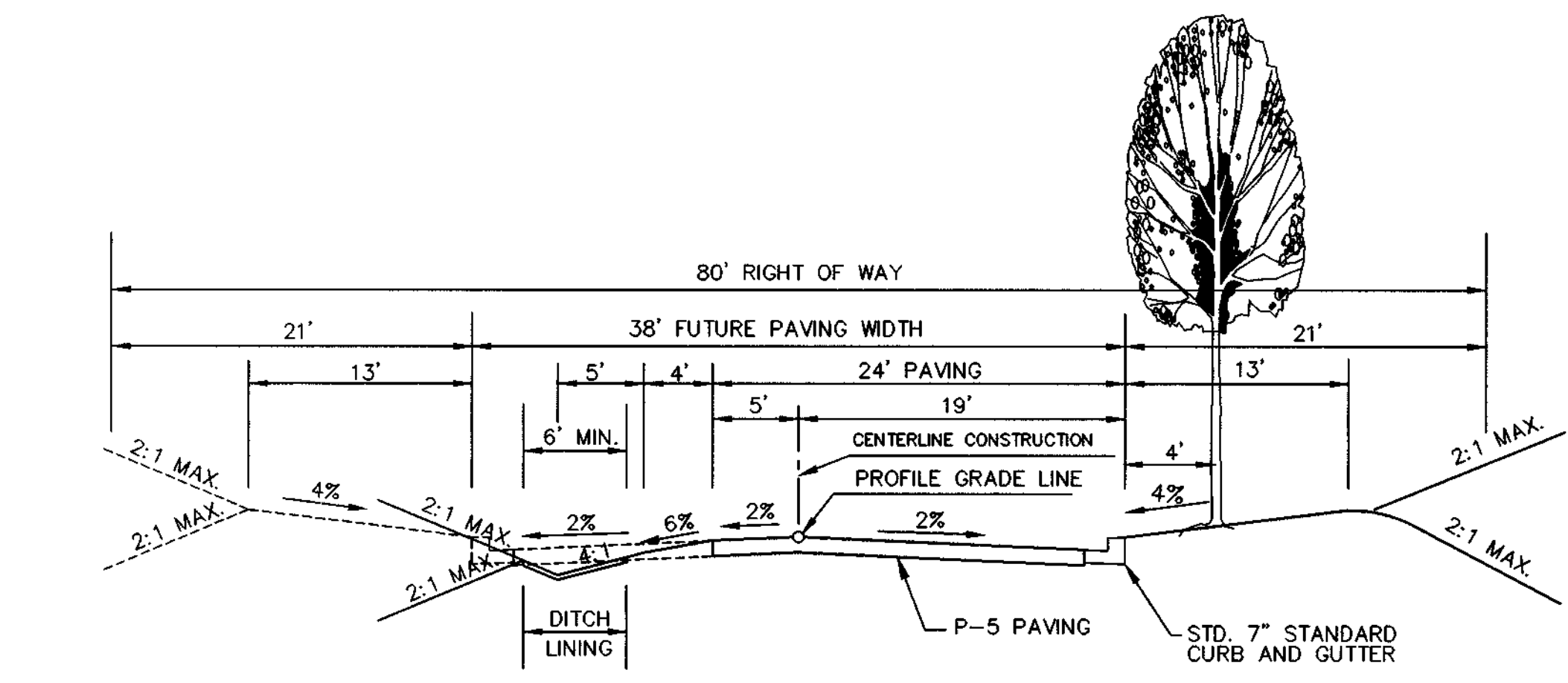
Signature: *Mark Levy* Date: 3/16/00
Printed Name: Mark Levy
Chief, Development Engineering Division

project	98001	date	FEB 2000
illustration	SID	engineering	SID
scale	1"=100'	approval	RH

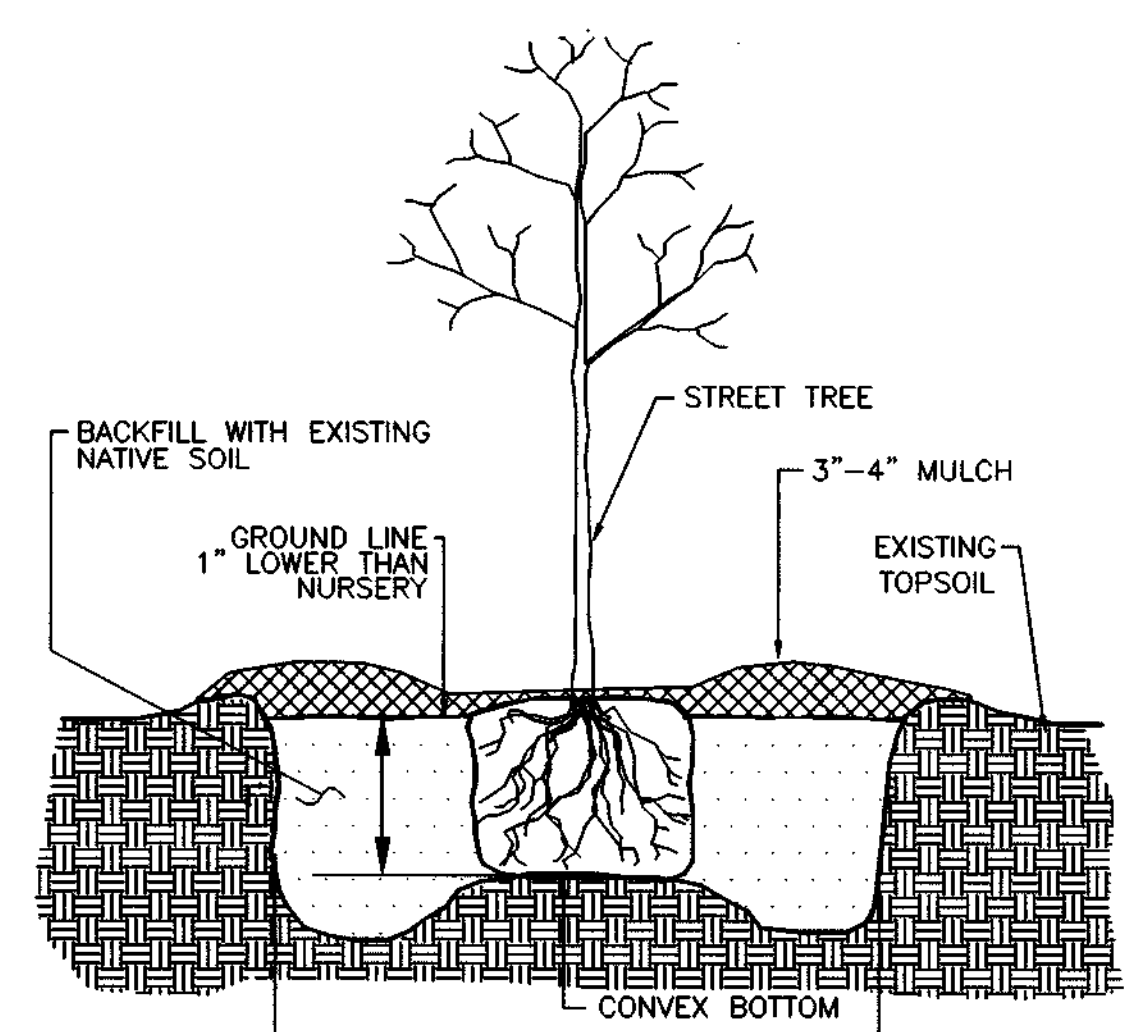
no.	1	description	RELOCATE TURNAROUND	date	02/28/00
		revisions			

HOWARD BUSINESS PARK, PARCELS A-1 & B-1 THRU B-4
A RESUBDIVISION OF HOWARD BUSINESS PARK, BULK PARCELS A & B
TAX MAP 43 - PARCEL 321 - LOT 5
FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
GRADING & EROSION AND SEDIMENT CONTROL PLAN

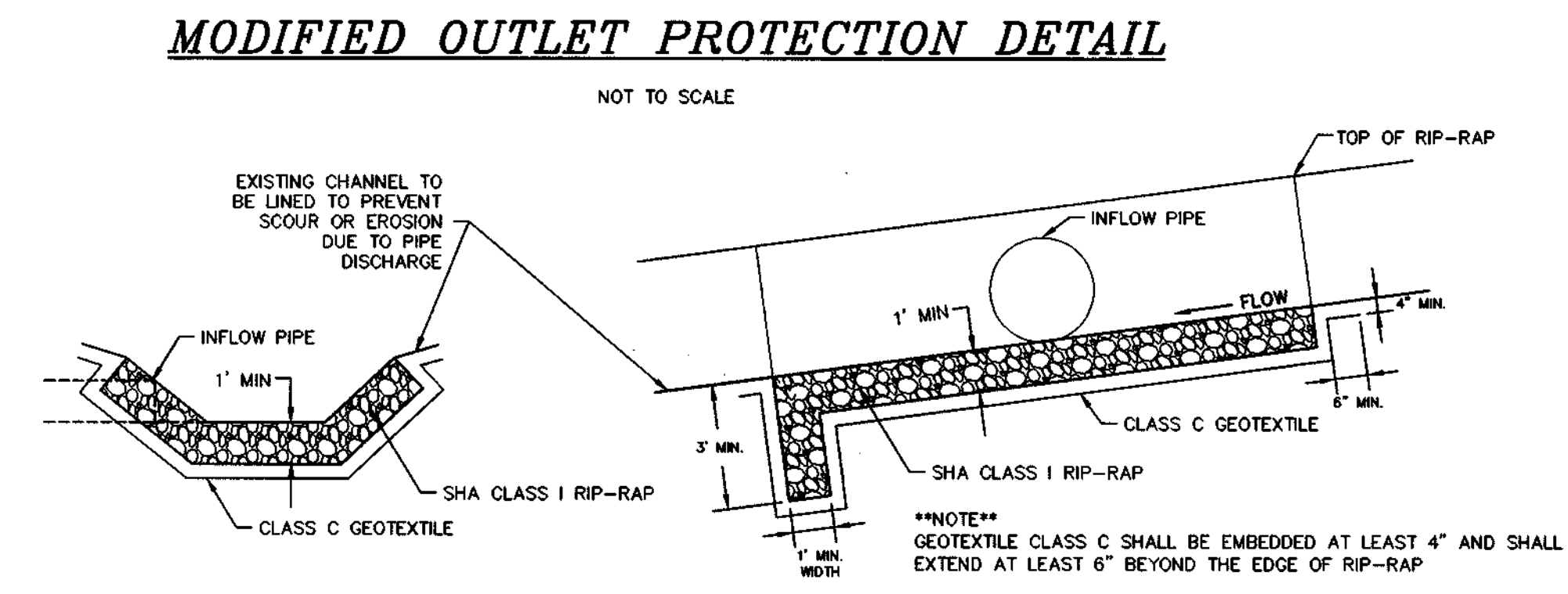
MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 987-0296 Balt. (301) 821-5521 Wash. (410) 987-0298 Fax.



TYPICAL SECTION - MAJOR COLLECTOR
40 MPH DESIGN SPEED
STA 39+19.28 TO STA 46+15.17
N.T.S.



TREE PLANTING DETAIL
CONTAINER GROWN

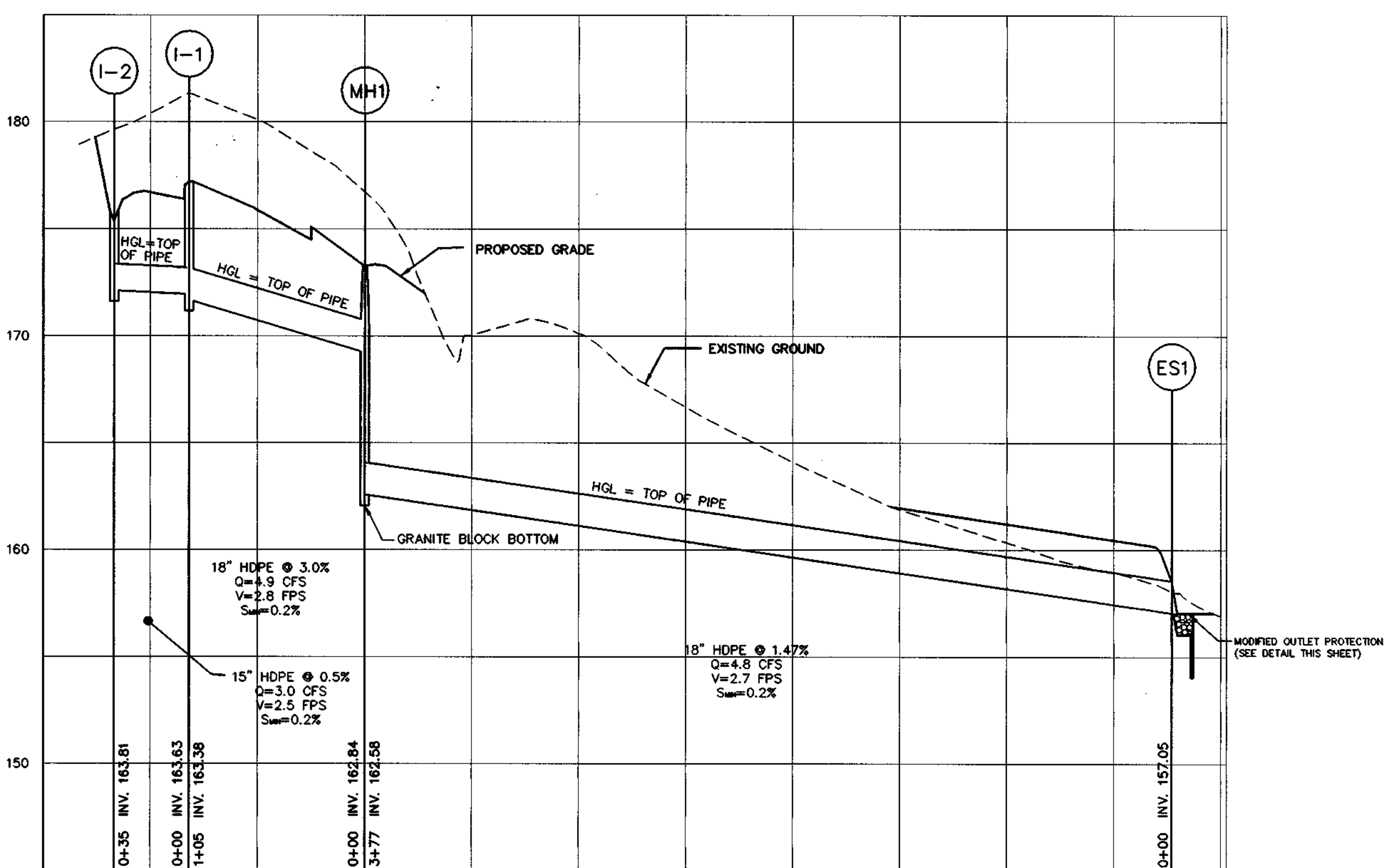


CONSTRUCTION SPECIFICATIONS

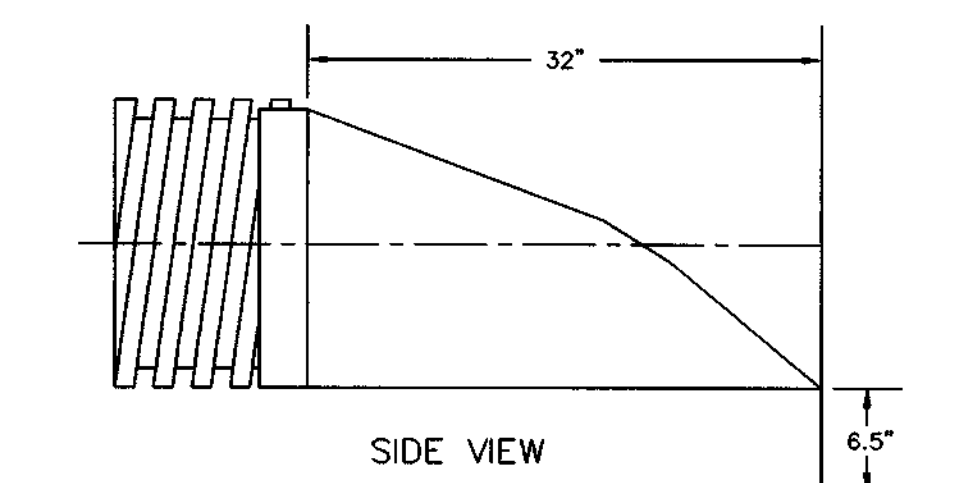
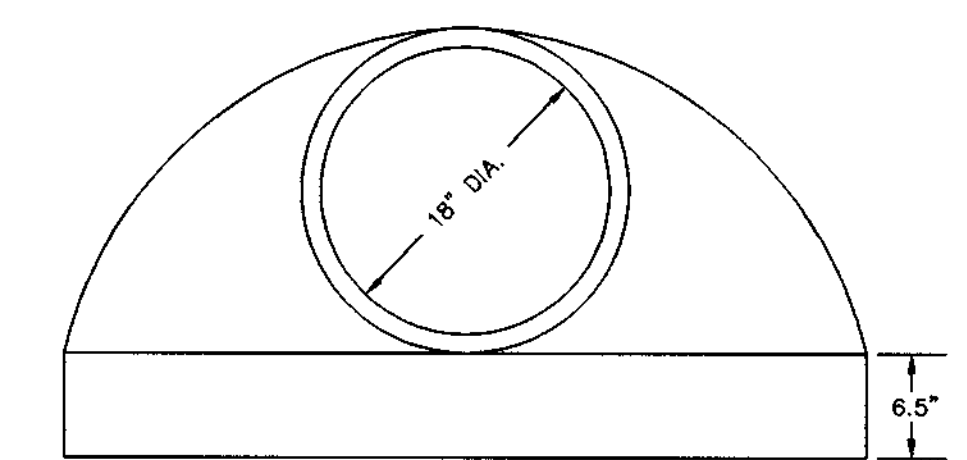
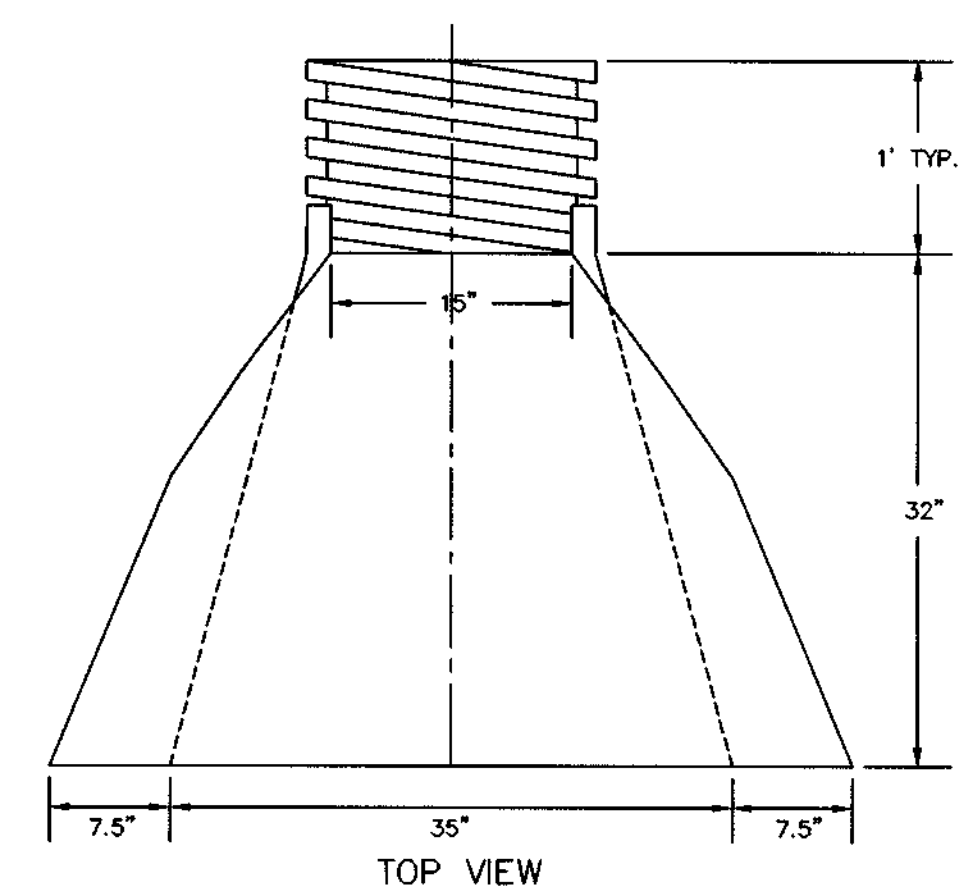
- EXTREME CARE SHALL BE TAKEN TO PRESERVE THE CHANNEL GEOMETRY AND STABILITY OF THE EXISTING DITCH.
- THE SUBGRADE FOR THE FILTER, RIP-RAP, OR GABION SHALL BE PREPARED TO THE REQUIRED LINES AND GRADES. ANY FILL REQUIRED IN THE SUBGRADE SHALL BE COMPACTED TO A DENSITY OF APPROXIMATELY THAT OF THE SURROUNDING UNDISTURBED MATERIAL.
- THE ROCK OR GRAVEL SHALL CONFORM TO THE SPECIFIED GRADING LIMITS WHEN INSTALLED RESPECTIVELY IN THE RIP-RAP OR FILTER.
- GEOTEXTILE SHALL BE PROTECTED FROM PUNCHING, CUTTING, OR TEARING. ANY DAMAGE OTHER DAMAGE OTHER THAN AN OCCASIONAL SMALL HOLE SHALL BE REPAIRED BY PLACING ANOTHER PIECE OF GEOTEXTILE OVER THE DAMAGED PART OR BY COMPLETELY REPLACING THE GEOTEXTILE. ALL OVERLAPS WHETHER FOR REPAIRS OR FOR JOINING TWO PLACES OF GEOTEXTILE SHALL BE A MINIMUM OF ONE FOOT.
- STONE FOR THE RIP-RAP OR GABION OUTLETS MAY BE PLACED BY EQUIPMENT. THEY SHALL BE CONSTRUCTED TO THE FULL COURSE THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO AVOID DISPLACEMENT OF UNDERLYING MATERIALS. THE STONE FOR RIP-RAP OR GABION OUTLETS SHALL BE DELIVERED AND PLACED IN A MANNER TO PREVENT DAMAGE TO THE FILTER BLANKET OR GEOTEXTILE. HAND PLACEMENT WILL BE REQUIRED TO THE EXTENT NECESSARY TO PREVENT DAMAGE TO THE PERMANENT WORKS.
- THE STONE SHALL BE PLACED SO THAT IT BLENDS IN WITH THE EXISTING GROUND. IF THE STONE IS PLACED TOO HIGH THEN THE FLOW WILL BE FORCED OUT OF THE CHANNEL AND SCOUR ADJACENT TO THE STONE WILL OCCUR.

PIPE SCHEDULE

QUANTITY	PIPE SIZE
35'	15" HDPE
482'	18" HDPE



STORM DRAIN PROFILE - I-2 TO ES1
HORIZONTAL SCALE : 1" = 50'
VERTICAL SCALE : 1" = 5'



18" HDPE END SECTION
(PART NO. 1810 NP)
NOT TO SCALE

INSTALLATION INSTRUCTIONS

- SPREAD THE END SECTION COLLAR AND PLACE IT OVER THE LAST PIPE CORRUGATION. MAKE SURE THE COLLAR SEATS PROPERLY IN THE CORRUGATION VALLEY.
- INSERT THREADED ROD THROUGH THE PRE-DRILLED HOLES IN THE END SECTION COLLAR. TIGHTEN WING NUTS.
- PLACE BACKFILL AROUND THE END SECTION AND OVER THE TOE PLATE. USE CARE DURING COMPACTION ALONG THE SIDES TO PREVENT DISTORTION.

STRUCTURE SCHEDULE

NO.	LOCATION*	TOP**	INV. IN	INV. OUT	COMMENTS
I-1	DORSEY RUN ROAD STA 43+98.84 - 19' LEFT	177.20	171.94	171.69	INLET TYPE A-10 (HO. CO. STD SD 4.02) - 99% EFF.
I-2	DORSEY RUN ROAD STA 44+01.25 - 14' RIGHT	175.37	---	172.12	INLET TYPE K (HO. CO. STD SD 4.13)
M-1	DORSEY RUN ROAD STA 44+82.33 - 40' LEFT	173.27	169.23	162.74	PRECAST MANHOLE (HO. CO. STD SD 5.11)
ES-1	NORTHING 548,862.621 EASTING 1,381,707.251	---	---	157.05	18" Ø HDPE END SECTION (SEE DETAIL ABOVE)

* STATIONS GIVEN TO CENTERLINE OF INLET AT TOP OF CURB FOR INLETS LOCATED WITHIN THE ROAD RIGHT-OF-WAY. STATIONS FOR "K" INLETS TO CL OF INLET. LOCATION OF END SECTION GIVEN TO THE CENTERLINE OF PIPE AT THE CONNECTION OF THE STORM DRAIN PIPE TO END SECTION.
** ELEVATIONS MEASURED TO CENTER OF ALL INLETS.

BY THE DEVELOPER:
I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I SHALL ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

BY THE ENGINEER:
I CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION, EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTIFIED THE DEVELOPER THAT HE/SHE MUST ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION.

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

APPROVED: DEPARTMENT OF PUBLIC WORKS
APPROVED: DEPARTMENT OF HIGHWAYS
APPROVED: DEPARTMENT OF PLANNING AND ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION

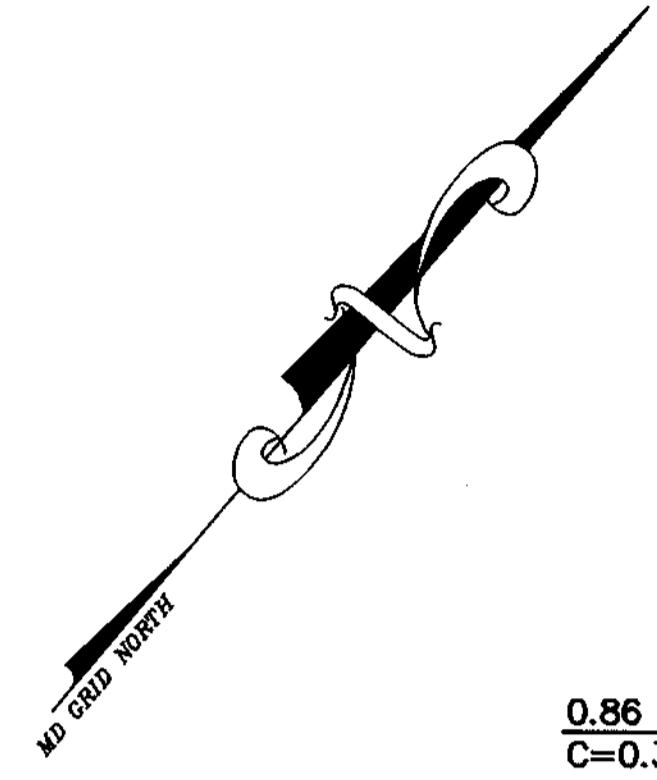
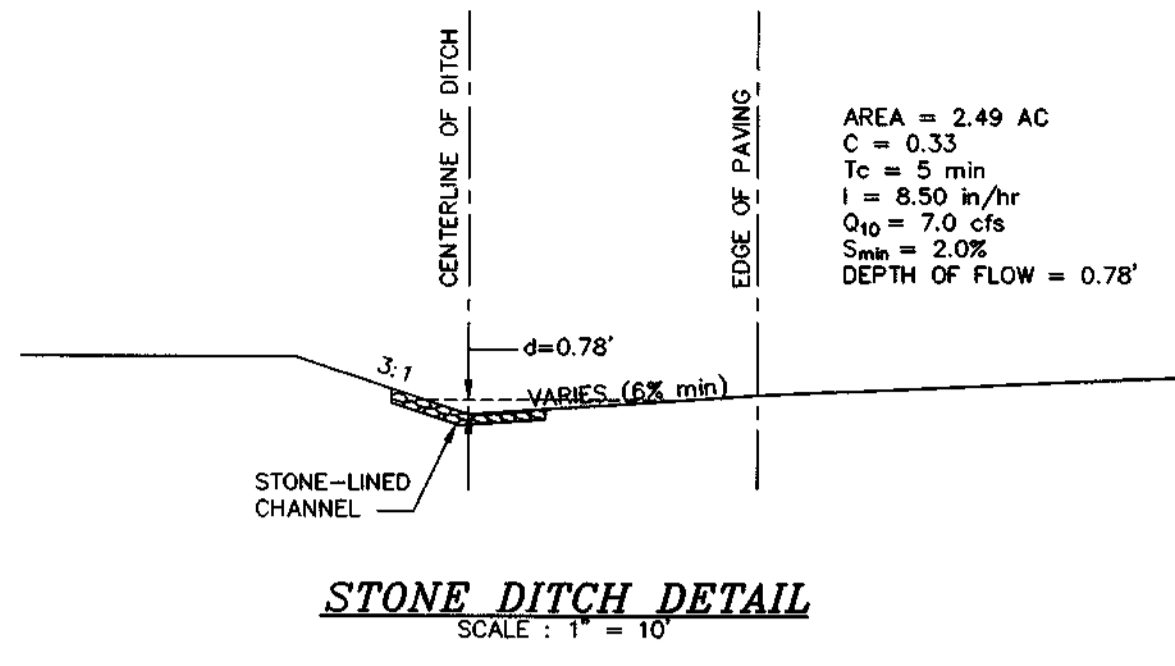


Project	98001	date	FEB 2000
Illustration	SJD	engineering	SJD
Scale	AS SHOWN	approval	RJH

REVISION	DESCRIPTION	DATE
1	REUSE END SECTION ON TYPICAL ROAD SECTION	10/20/00

HOWARD BUSINESS PARK, PARCELS A-1 & B-1 THRU B-4
A RESUBDIVISION OF HOWARD BUSINESS PARK, BULK PARCELS A & B
TAX MAP 43 - PARCEL 321 - BLOCK 12
FIRST ELECTION DISTRICT - HOWARD COUNTY, MARYLAND
DETAILS & STORM DRAIN PROFILES

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Fax (301) 821-5521 Wash. (410) 997-0298 Fax



F 1,380,000
N 548,500

BALTIMORE WASHINGTON AUTO EXCHANGE, INC.
PLATBOOK NO. 10215 & 10216
ZONED M-2

0.39 AC I-1 M-2
C=0.58 56%

0.86 AC I-2 M-2
C=0.36 26%

2.49 AC DITCH M-2
C=0.33 15%

DORSEY RUN ROAD
MAJOR COLLECTOR - 80' ROW - PUBLIC ROAD

PARCEL B-1
5.62 ACRES

PARCEL B-4
16.33 ACRES

PARCEL B-2
5.00 ACRES

PARCEL A-1
16.79 ACRES

PARCEL B-3
8.16 ACRES

BY THE DEVELOPER:
I, JOHN H. MEARS, JR. et al, 883/670 ZONED M-2, certify that all development and/or construction will be done according to these plans, and that any responsible personnel involved in the construction project will have a certificate of attendance at a department of the environment approved training program for the control of sediment and erosion before beginning the project. I shall engage a registered professional engineer to supervise pond construction and provide the HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHORIZE PERIODIC, ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

DATE: 2/14/00

BY THE ENGINEER:
I, R. TAQUB HIKMAT, certify that this plan for pond construction, erosion and sediment control, represents a practical and workable plan based on my personal knowledge of the site conditions. This plan was prepared in accordance with the requirements of the HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTICED THE DEVELOPER THAT HE/SHE MUST ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION.

DATE: 2/18/00

APPROVED: DEPARTMENT OF PLANNING AND ZONING
CINDY HANLON, 3/21/00

APPROVED: DEPARTMENT OF LAND DEVELOPMENT
ADAM... 3/10/00

SOILS DESCRIPTION

SYMBOL	DESCRIPTION
BeB2	BELTSVILLE SILT LOAM, 1% TO 5% SLOPES, MODERATELY ERODED -- TYPE C
BeC2	BELTSVILLE SILT LOAM, 5% TO 10% SLOPES, MODERATELY ERODED -- TYPE C
BeC3	BELTSVILLE SILT LOAM, 5% TO 10% SLOPES, SEVERELY ERODED -- TYPE C
BeD2	BELTSVILLE SILT LOAM, 10% TO 15% SLOPES, MODERATELY ERODED -- TYPE C
EvB	EVESBORO LOAMY SAND, 1% TO 5% SLOPES -- TYPE A
EvC	EVESBORO LOAMY SAND, 5% TO 15% SLOPES -- TYPE A
Op	GRAVEL PITS AND QUARRIES
LuB	LUKA LOAM, LOCAL ALLUVIUM, 1% TO 5% SLOPES -- TYPE C
Knc2	KEYPORT SILT LOAM, 3% TO 10% SLOPES, MODERATELY ERODED -- TYPE C
Li	LEONARDTOWN SILT LOAM -- TYPE D
ScB	SANDY AND CLAYEY LAND, GENTLY SLOPING -- TYPE C
ScD	SANDY AND CLAYEY LAND, MODERATELY SLOPING -- TYPE C
ScE	SANDY AND CLAYEY LAND, MODERATELY STEEP -- TYPE C
ScF	SASSAFRAS GRAVELLY SANDY LOAM, 5% TO 10% SLOPES, MODERATELY ERODED -- TYPE B
SiD2	SASSAFRAS LOAM, 10% TO 15% SLOPES, MODERATELY ERODED -- TYPE B
SeE	SASSAFRAS SOILS, 15% TO 40% SLOPES -- TYPE B

CSX RAILROAD
(FORMERLY BALTIMORE & OHIO RAILROAD)
ANNE ARUNDEL COUNTY

THIS PLAN TO BE USED ONLY FOR DRAINAGE AREA MAP PURPOSES ONLY.

DEVELOPER
DORSEY ROCK, LLC
C/O ROCK REALTY, INC.
25 MAIN STREET
REISTERSTOWN, MARYLAND 21136
(410) 526-4030
ATTN: MARK LEVY

Project	date
98001	FEB 2000
Illustration	engineering
SID	SID
SID	approval
1"=100'	RIH

no.	date	description
1	10/20/00	RELOCATE T-TURNAROUND

HOWARD BUSINESS PARK, PARCELS A-1 & B-1 THRU B-4
A RESUBDIVISION OF HOWARD BUSINESS PARK, BULK PARCELS A & B
TAX MAP 43 - PARCEL 321 - LOT 5
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DRAINAGE AREA MAP

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hill Drive, Suite 202, Ellicott City, Maryland, 21042
(410) 997-0296 Fax: (301) 621-5321 Wash. (410) 997-0298 Fax

HOWARD SOIL CONSERVATION DISTRICT

PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LIVED VEGETATIVE COVER IS NEEDED. SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED. SOIL AMENDMENTS: IN LIEU OF SOIL TEST RECOMMENDATIONS, USE ONE OF THE FOLLOWING SCHEDULES: 1) PREFERRED - APPLY 2 TONS PER ACRE...

TEMPORARY SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE REDISTURBED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED. SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING, IF NOT PREVIOUSLY LOOSENED. SOIL AMENDMENTS: APPLY 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS./1000 SQ.FT.)...

STANDARD SEDIMENT CONTROL NOTES

- 1) A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION. (313-1855). 2) ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT 'MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL', AND REVISIONS THEREOF.

- 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: 54.04 ACRES. AREA DISTURBED: 1.73 ACRES. AREA TO BE ROOFED OR PAVED: 0.50 ACRES. AREA TO BE VEGETATIVELY STABILIZED: 1.23 ACRES.

STANDARD AND SPECIFICATIONS FOR TOPSOIL

DEFINITION: PLACEMENT OF TOPSOIL OVER A PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION. PURPOSE: TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW pH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION. CONDITIONS WHERE PRACTICE APPLIES: I. THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE: a. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.

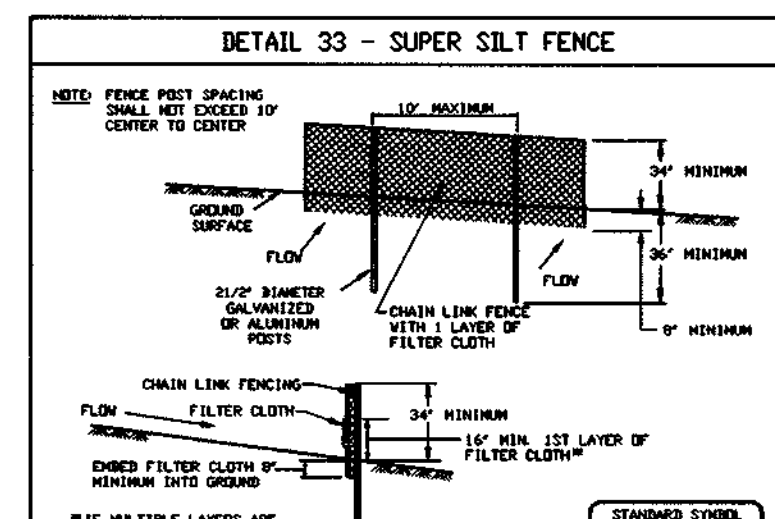
- III. FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES: I. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS. II. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS. IV. TOPSOIL APPLICATION: I. WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE AND SEDIMENT TRAPS AND BASINS.

SEQUENCE OF CONSTRUCTION

- 1. OBTAIN GRADING PERMIT. 2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES AT LOCATIONS SHOWN. (1 DAY). 3. INSTALL SEDIMENT CONTROL MEASURES. (1 DAY). 4. GRADE SITE. (5 DAYS). 5. CONSTRUCT STORM DRAIN SYSTEM AND BLOCK. (3 DAYS). 6. BRING SITE TO FINAL GRADE AND PAVE ROAD. (5 DAYS). 7. STABILIZE ALL DISTURBED AREAS. (3 DAYS). 8. WHEN ALL CONTRIBUTING DRAINAGE AREAS TO SEDIMENT CONTROL DEVICES HAVE BEEN STABILIZED AND WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES AND STABILIZE REMAINING DISTURBED AREAS. (3 DAYS).

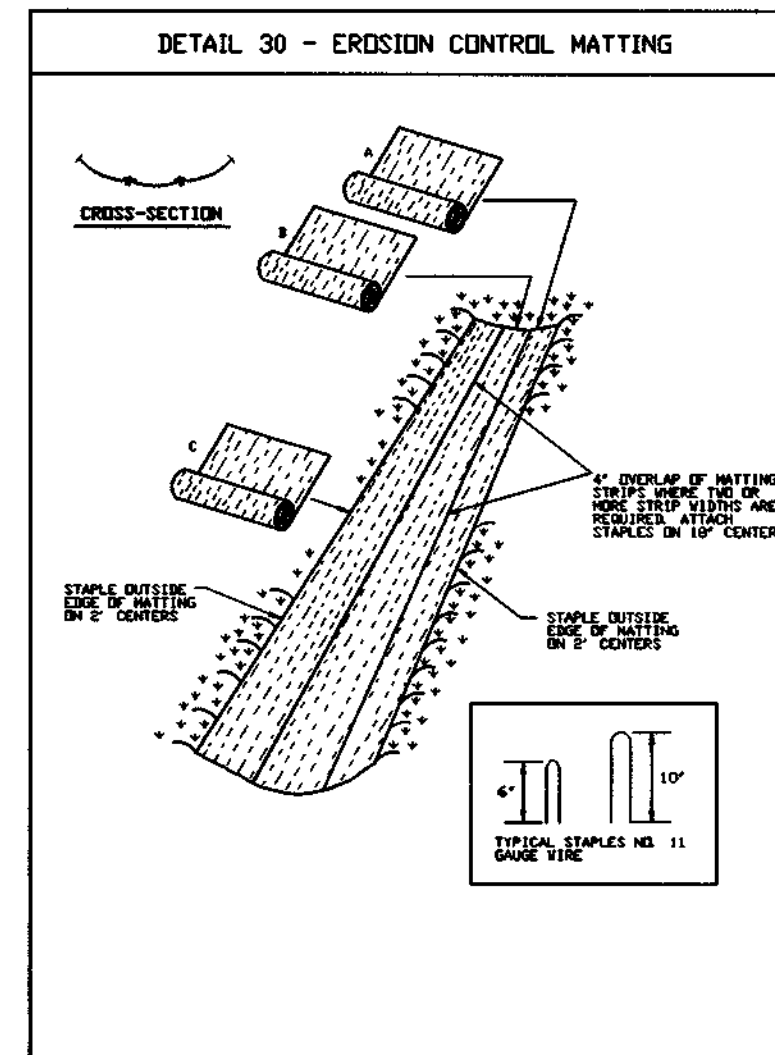
TEMPORARY DUST CONTROL MEASURES

- 1. MULCHES - SEE STANDARDS FOR VEGETATIVE STABILIZATION WITH MULCHES ONLY. MULCH SHOULD BE CRIMPED OR TACKED TO PREVENT BLOWING. 2. VEGETATIVE COVER - SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER. 3. TILLAGE - TO ROUGHEN SURFACE AND BRING CLODS TO THE SURFACE. THIS IS AN EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGIN PLOWING ON DOWNWARD SIDE OF SITE. CHISEL-TYPE PLOWS APCED ABOUT 12" APART, SPRING-TOOTHED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.

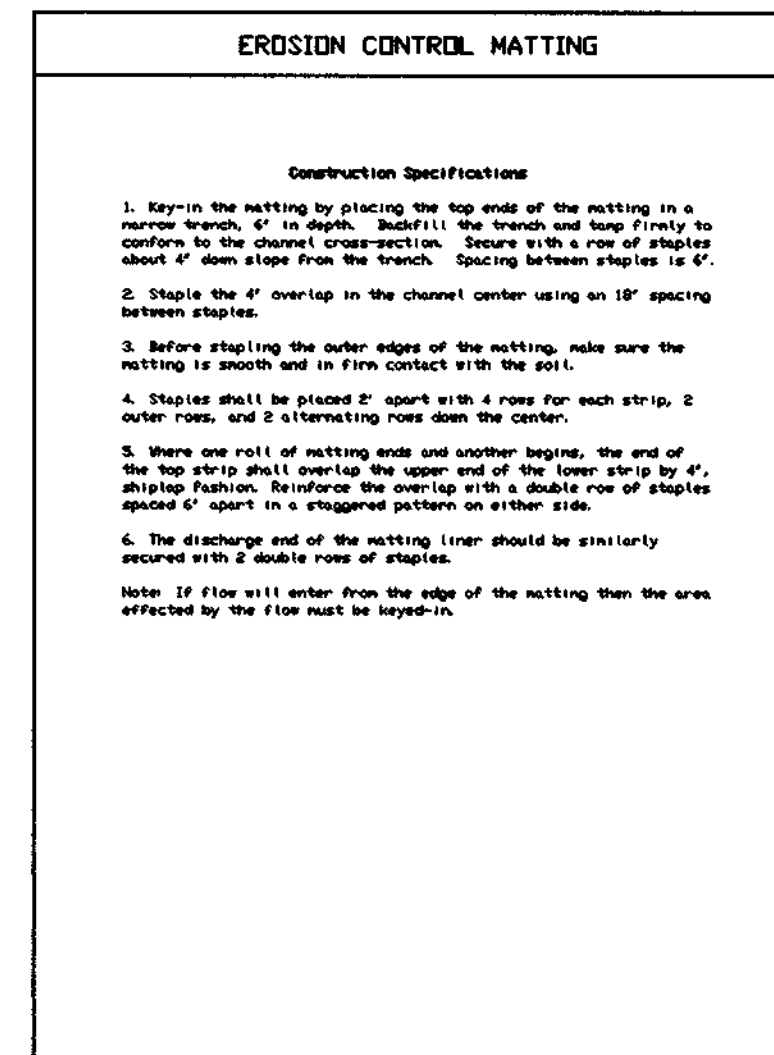


Construction Specifications: 1. Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6" fence shall be used, substituting 42" fabric and 6" length panels. 2. Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and fence rods, drive anchors and post caps are not required except on the ends of the fence.

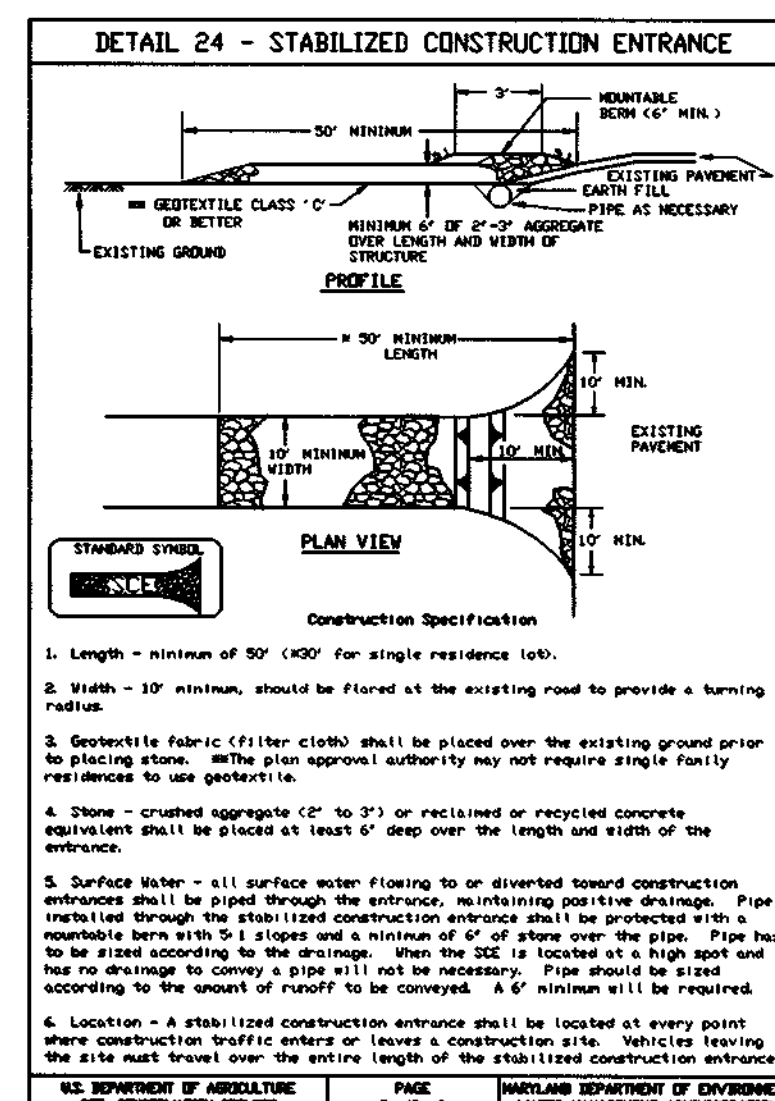
Table with columns: Slope, Slope Steepness, Slope Length (Maximum), Silt Fence Length (Maximum). Rows include 0-100, 10-200, 20-300, 30-500, 500+.



Construction Specifications: 1. Re-roll the matting by placing the top end of the matting in a narrow trench, 6" in depth. Subfill the trench and tamp firmly to conform to the channel construction. Secure with a row of staples about 4' down slope from the trench. Spacing between staples is 6'.



Construction Specifications: 1. Re-roll the matting by placing the top end of the matting in a narrow trench, 6" in depth. Subfill the trench and tamp firmly to conform to the channel construction. Secure with a row of staples about 4' down slope from the trench. Spacing between staples is 6'.



Construction Specifications: 1. Length - minimum of 50' (30' for single residence lots). 2. Width - 10' minimum, should be flared at the existing road to provide a turning radius.

Project information table with columns: date, project, illustration, scale, approval, date. Values include FEB 2000, 98001, 1"=100'.

Revision table with columns: no., description, date. Row 1: REVISE SITE ANALYSIS TABLE PER CHANGE TO L.O.D. 10/23/00.

HOWARD BUSINESS PARK, PARCELS A-1 & B-1 THRU B-4 A RESUBDIVISION OF HOWARD BUSINESS PARK, BULK PARCELS A & B TAX MAP 43 - PARCEL 321 - LOT 5 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND SEDIMENT CONTROL NOTES & DETAILS

MILDENBERG, BOENDER & ASSOC., INC. Engineers Planners Surveyors 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042 (410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

DEVELOPER

DORSEY ROCK, LLC C/O ROCK REALTY, INC. 25 MAIN STREET REISTERSTOWN, MARYLAND 21136 (410) 528-4030 ATTN: MARK LEVY

GENERAL NOTES

FOREST PROTECTION

1. ALL FOREST RETENTION AREAS SHALL BE TEMPORARILY PROTECTED BY WELL ANCHORED BLAZE ORANGE PLASTIC FENCING AND SIGNAGE AS INDICATED ON THE PLANS. THE DEVICES SHALL BE INSTALLED ALONG THE FOREST RETENTION BOUNDARY PRIOR TO ANY LAND CLEARING, GRUBBING, OR GRADING ACTIVITIES UNDER THE SDP.
2. THE FOREST PROTECTION DEVICES SHALL BE INSTALLED SUCH THAT THE CRITICAL ROOT ZONES OF ALL TREES WITHIN THE RETENTION AREA NOT OTHERWISE PROTECTED WILL BE WITHIN FOREST PROTECTION DEVICES.
3. ALL PROTECTION DEVICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION, INCLUDING SILT FENCE BEING USED AS PROTECTIVE FENCING. ALL DEVICES SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION HAS CEASED IN THE IMMEDIATE VICINITY.
4. ATTACHMENT OF SIGNS OR ANY OTHER OBJECTS TO TREES IS PROHIBITED. NO EQUIPMENT, MACHINERY, VEHICLES, MATERIALS OR EXCESSIVE PEDESTRIAN TRAFFIC SHALL BE ALLOWED WITHIN THESE PROTECTED AREAS.
5. INSTALLATION AND MAINTENANCE OF PROTECTIVE FENCING AND SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL TAKE THE UTMOST CARE TO PROTECT TREE ROOT SYSTEMS DURING ALL CONSTRUCTION ACTIVITIES. TREE ROOT SYSTEMS SHALL BE PROTECTED FROM SMOOTHERING, FLOODING, EXCESSIVE WETTING FROM DE-WATERING OPERATIONS, OFF-SITE RUN OFF, SPILLAGE AND DRAINING OF MATERIALS THAT MAY BE HARMFUL TO TREES.
6. THE GENERAL CONTRACTOR SHALL PREVENT PARKING OF CONSTRUCTION VEHICLES AND EQUIPMENT, AND THE STORING OF BUILDING SUPPLIES OR STOCKPILING OF EARTH WITHIN FOREST CONSERVATION EASEMENTS. REMOVAL OF TOPSOIL OR ROOT MAT WITHIN THE TREE PRESERVATION AREA SHALL BE PROHIBITED.
8. THE GENERAL CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY TREES DAMAGED OR DESTROYED WITHIN THE FOREST CONSERVATION AREAS. ROOT PRUNING SHALL BE USED AT THE LIMIT OF DISTURBANCE OR LIMIT OF GRADING WITHIN AND ADJACENT TO ALL PRESERVATION AREAS, AS NECESSARY.

PRE-CONSTRUCTION MEETING

1. AFTER THE BOUNDARIES OF THE FOREST RETENTION AREAS HAVE BEEN FIELD LOCATED AND MARKED, AND AFTER THE FOREST PROTECTION DEVICES HAVE BEEN INSTALLED, BUT BEFORE ANY OTHER DISTURBANCE HAS TAKEN PLACE ON SITE, A PRE-CONSTRUCTION MEETING SHALL TAKE PLACE ON SITE. THE DEVELOPER, CONTRACTOR OR PROJECT MANAGER, AND HOWARD COUNTY INSPECTORS SHALL ATTEND. THE PURPOSE OF THIS MEETING WILL BE:
 - A. TO IDENTIFY THE LOCATIONS OF THE FOREST RETENTION AREAS, SPECIMEN TREES WITHIN 50 FEET OF THE LIMIT OF DISTURBANCE, LIMITS OF CONSTRUCTION, EMPLOYEE PARKING AREAS AND EQUIPMENT STAGING AREAS.
 - B. INSPECT ALL FLAGGED BOUNDARIES AND PROTECTION DEVICES; MAKE ALL NECESSARY ADJUSTMENTS.
 - C. ASSIGN RESPONSIBILITIES AS APPROPRIATE AND DISCUSS PENALTIES.

CONSTRUCTION MONITORING

1. THE SITE SHALL BE INSPECTED PERIODICALLY DURING THE CONSTRUCTION PHASE OF THE PROJECT. A QUALIFIED PROFESSIONAL SHALL BE RESPONSIBLE FOR IDENTIFYING DAMAGE TO PROTECTED FOREST AREAS OR INDIVIDUAL TREES WHICH MAY HAVE BEEN CAUSED BY CONSTRUCTION ACTIVITIES, SUCH AS SOIL COMPACTION, ROOT INJURY, TRUNK WOUNDS, LIMB INJURY, OR STRESS CAUSED BY FLOODING OR DROUGHT CONDITIONS. ANY SUCH DAMAGE THAT MAY OCCUR SHALL BE REMEDIATED IMMEDIATELY USING APPROPRIATE MEASURES. SEVERE PROBLEMS MAY REQUIRE CONSULTATION WITH A PROFESSIONAL ARBORIST.
2. THE CONSTRUCTION PROCEDURE SHALL NOT DAMAGE AREAS OUTSIDE OF THE LIMITS OF DISTURBANCE AS DESIGNATED ON THE PLANS. ANY DAMAGE SHALL BE RESTORED BY THE CONTRACTOR AT HIS EXPENSE AND TO THE SATISFACTION OF THE DESIGN TEAM OR ENGINEER.

NOTE :

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENTS EXCEPT AS PERMITTED BY THE HOWARD COUNTY FOREST CONSERVATION PROGRAM.

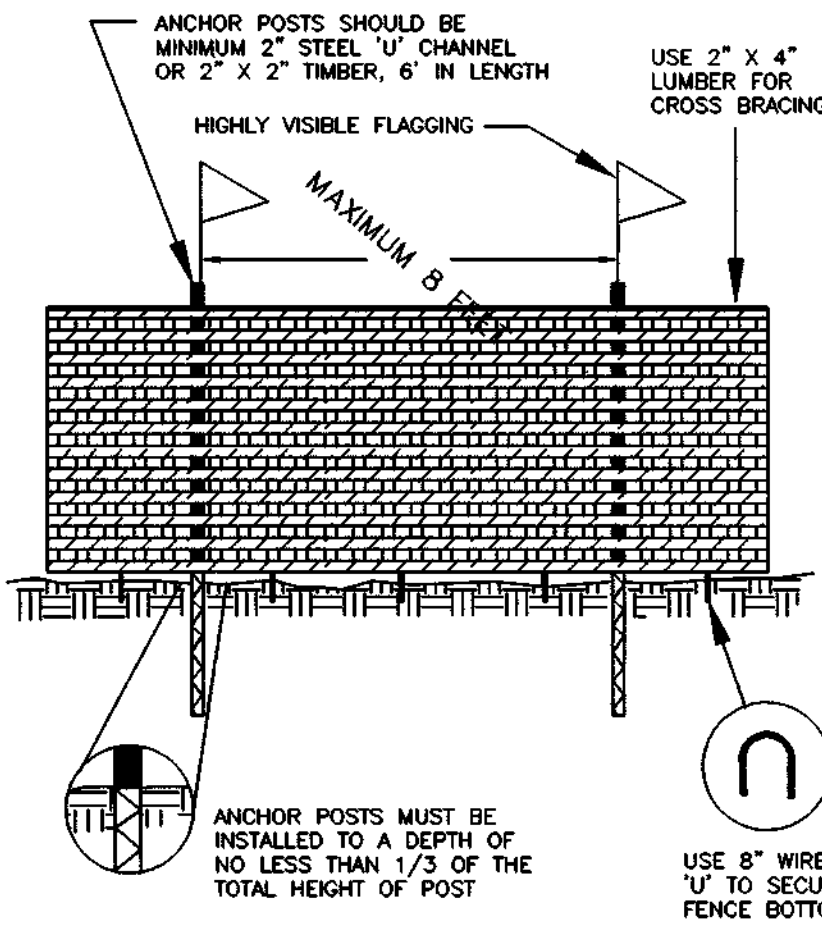
THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, SOIL COMPACTION, OR EXCAVATION, INTRODUCTION OF TOXIC CHEMICALS OR OTHER DISTURBANCES DETRIMENTAL TO THE LIVE SPECIMEN TREES OR CRITICAL ROOT ZONES FOR THESE TREES EXCEPT AS PERMITTED BY THE HOWARD COUNTY FOREST CONSERVATION PROGRAM.

FOREST CONSERVATION DATA

I. BASIC SITE DATA	ACRES
GROSS SITE AREA (INCLUDES M.E.S., LOT 6 ACREAGE)	54.04
AREA WITHIN 100 YEAR FLOODPLAIN	0.00
AREA WITHIN AGRICULTURAL USE OR PRESERVATION PARCEL	0.00
NET TRACT AREA	54.04
LAND USE CATEGORY	COMM/IND/OFFICE
II. FOREST CONSERVATION WORKSHEET DATA SUMMARY	
B. REFORESTATION THRESHOLD (15%)	8.11
C. AFFORESTATION MINIMUM (15%)	8.11
D. EXISTING FOREST ON NET TRACT AREA	51.74
E. FOREST AREAS TO BE CLEARED	42.69
F. FOREST AREAS TO BE RETAINED	9.05
IV. REFORESTATION CALCULATIONS	
G. FOREST AREAS CLEARED ABOVE REFORESTATION THRESHOLD	42.69
H. FOREST AREAS CLEARED BELOW REFORESTATION THRESHOLD	0.00
I. FOREST AREAS RETAINED ABOVE REFORESTATION THRESHOLD	0.94
REFORESTATION FOR CLEARING ABOVE THRESHOLD	10.67
CREDIT FOR RETENTION ABOVE THE THRESHOLD	0.94
TOTAL REFORESTATION REQUIRED	9.73
TOTAL REFORESTATION PROVIDED	0.00
TOTAL OFF-SITE REFORESTATION REQUIRED	9.73

PROTECTIVE FENCE DETAIL

BLAZE ORANGE PLASTIC MESH



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

BALTIMORE WASHINGTON AUTO EXCHANGE, INC.
 PLATBOOK NO. 10215 & 10216
 ZONED M-2

DORSEY RUN ROAD
 MAJOR COLLECTOR - 80 ROW - PUBLIC ROAD

MARYLAND ENVIRONMENTAL SERVICES
 LOT 6
 3528/0001
 ZONED M-2

PARCEL B-1
 5.62 ACRES

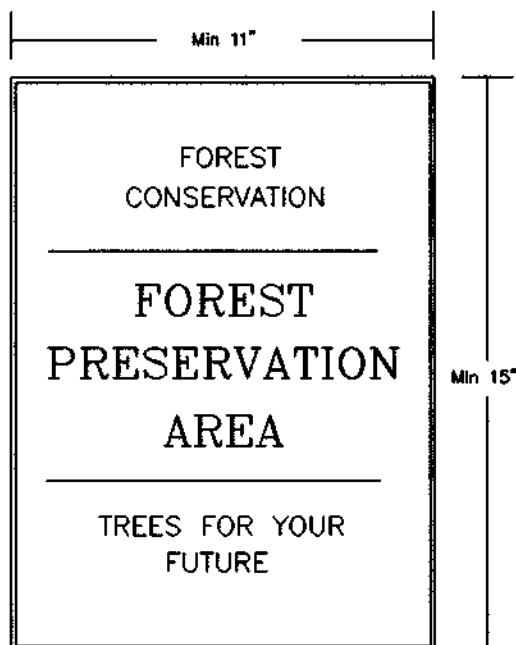
PARCEL B-4
 16.33 ACRES

PARCEL B-2
 5.00 ACRES

PARCEL A-1
 16.79 ACRES

PARCEL B-3
 8.16 ACRES

JOHN H. MEARS, JR. et al
 883/670
 ZONED M-2



SIGNAGE DETAIL

NOT TO SCALE

APPROVED: DEPARTMENT OF PUBLIC WORKS

Andrew M. Dangle 3/14/00
 CHIEF BUREAU OF HIGHWAYS DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

David Hamilton 3/21/00
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Mark Levy 3/16/00
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

NOTE: THIS PLAN IS TO BE USED FOR FOREST CONSERVATION PURPOSES ONLY.

NOTE: - 9.05 ACRES OF RETENTION ARE SHOWN ON-SITE. 9.73 ACRES OF REFORESTATION ARE REQUIRED. THIS REQUIREMENT WILL BE MET VIA OFF-SITE REFORESTATION ON "ROMITI PROPERTY".

CSX RAILROAD
 (FORMERLY BALTIMORE & OHIO RAILROAD)
 ANNE ARUNDEL COUNTY

NOTE: TREE PROTECTIVE FENCING TO BE INSTALLED PRIOR TO ANY GRADING WITHIN PARCELS A-1 & B-1 THRU B-4 AROUND THE FOREST CONSERVATION AREAS NOT PROTECTED BY THE EXISTING SUPER SILT FENCE.

LEGEND

- FOREST CONSERVATION EASEMENT (RETENTION)
- FOREST CONSERVATION SIGNAGE

MD DNR QUALIFIED PROFESSIONAL

Stephanie Demchik 2/23/00
 STEPHANIE DEMCHIK

DEVELOPER

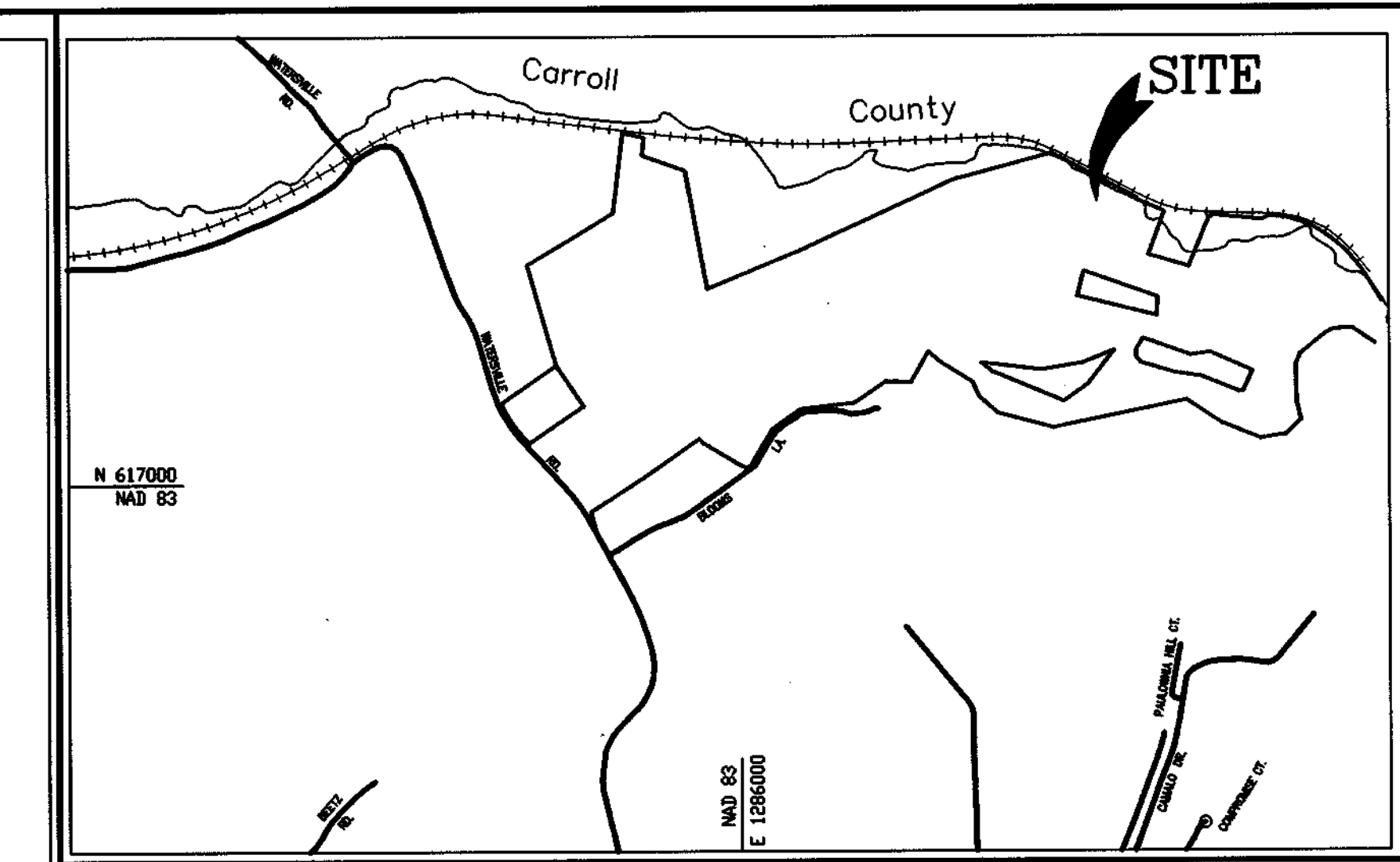
ATTN: MARK LEVY
 DORSEY ROCK, LLC
 C/O ROCK REALTY, INC.
 25 MAIN STREET
 REISTERSTOWN, MARYLAND 21136
 (410) 526-4030

date	FEB 2000	approval	SD
project	98001	scale	1"=100'
illustration	SD	revision	
	SD		

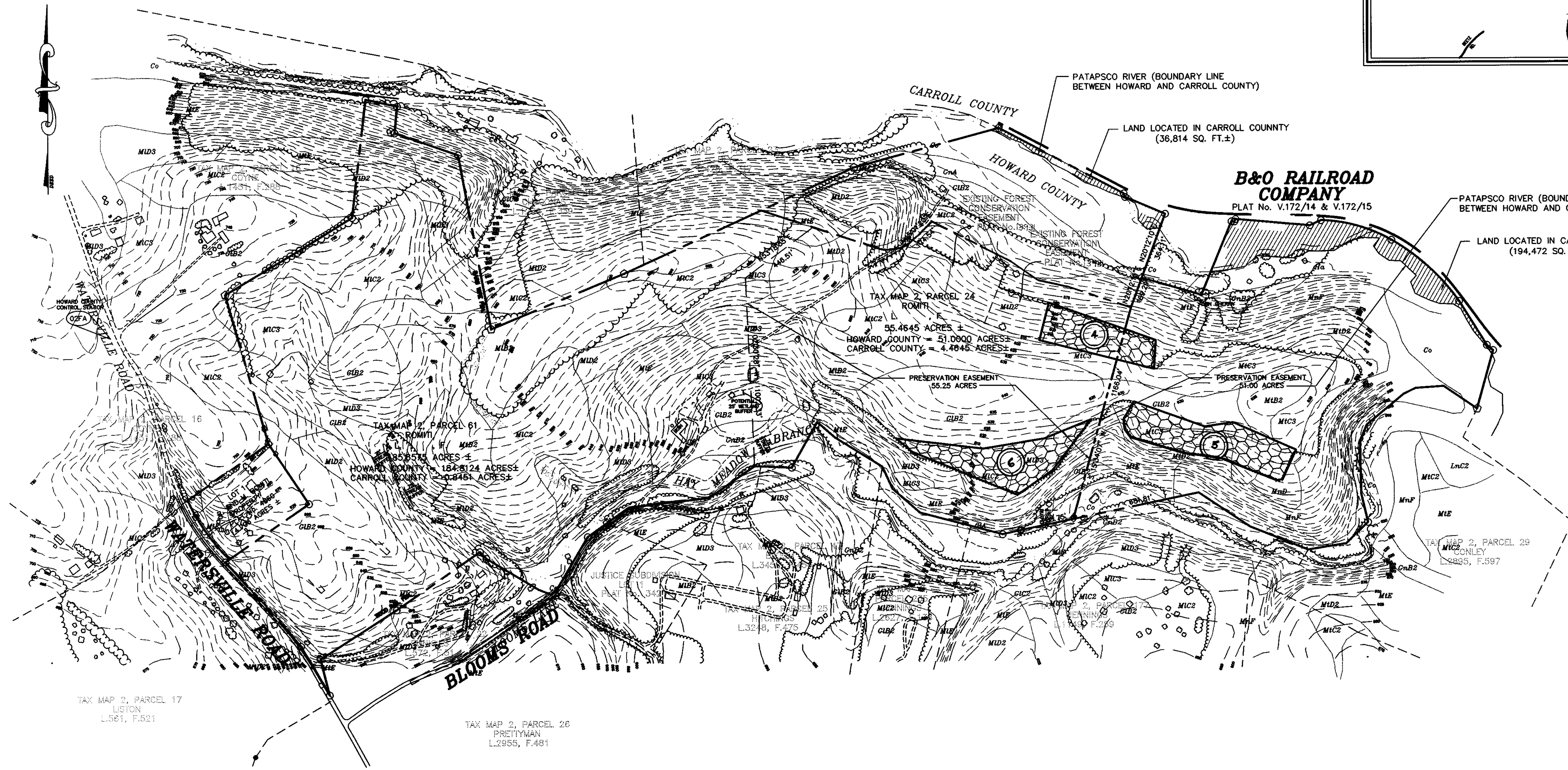
date	10/23/00	description	
no.		RELOCATE T-SURFINGROUND	

HOWARD BUSINESS PARK, PARCELS A-1 & B-1 THRU B-4
 A RESUBDIVISION OF HOWARD BUSINESS PARK, BULK PARCELS A & B
 TAX MAP 43 - PARCEL 321 - LOT 5
 FIRST ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
FOREST CONSERVATION PLAN

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hill Drive, Suite 202, Beltsville City, Maryland, 21042
 (410) 997-0286 Fax: (301) 621-5521 Wash. (410) 997-0288 Fax.



VICINITY MAP
SCALE: 1"=1200'



INDICATES AREA(S) OF FOREST CONSERVATION EASEMENT(S) FOR METES AND BOUNDS SEE SHEET 9 OF 9

5/1/01	REVISE SHEET #
PROJECT:	
HOWARD BUSINESS PARK PARCELS A-1 & B-1 THRU B-4	
TITLE:	
OFF-SITE REFORESTATION PLAN	
AREA:	
ROMITI FARM TAX MAP 2 PARCEL 24 HOWARD COUNTY MARYLAND LIBER. FOLIO	
TITLE:	
REFORESTATION PLANTING PLAN COVER SHEET	
WILDMAN ENVIRONMENTAL SERVICES 4747 BONNIE BRANCH RD. ELLICOTT CITY, MD. 21043 PHONE: (410) 313-9999 FAX: (410) 313-9999 DESIGNED BY: R.B.W. DRAWN BY: J.E.P. PROJECT NO.: 99301 DATE: 2/4/00 SCALE: 1"= 300' SHEET NO. OF SDP SHEET NO. 8 OF 10	

DEVELOPER
DORSEY ROCK, LLC
c/o ROCK REALTY, INC.
25 MAIN STREET
REISTERSTOWN, MARYLAND 21136
(410) 526-4030
ATTN: MARK LEVY

OWNER / GRANTOR
MR. ROBERT ROMITI
MR. LORENZO ROMITI
MS. THERESA ROMITI
6723 HOLBIRD AVENUE
BALTIMORE, MARYLAND 21222

APPROVED: DEPARTMENT OF PUBLIC WORKS
Andrew M. Daniels 3/14/00
CHIEF BUREAU OF HIGHWAYS MS DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
David Romiti 3/21/00
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

John W. Williams 3/16/00
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

AUTOCAD FILE NAME C:\DRAWINGS\Romiti Property\Mobberly\MES\MBSRFP1.dwg

ROAD CONSTRUCTION PLANS HOWARD BUSINESS PARK PARCELS A-1 & B-1 THRU B-4 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 DEPARTMENT OF PUBLIC WORKS/CONSTRUCTION INSPECTIONS DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
3. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE (5) DAYS PRIOR TO ANY EXCAVATION WORK:

MISS UTILITY	1-800-257-7777
C&P TELEPHONE COMPANY	(410) 725-9976
HOWARD COUNTY BUREAU OF UTILITIES	(410) 313-4900
AT&T CABLE LOCATION DIVISION	(410) 393-3533
BALTIMORE GAS & ELECTRIC	(410) 685-0123
STATE HIGHWAY ADMINISTRATION	(410) 531-5533
HOWARD COUNTY DEPT. OF PUBLIC WORKS/ CONSTRUCTION INSPECTION DIVISION	(410) 313-1880
4. PROJECT BACKGROUND:
LOCATION: FIRST ELECTION DISTRICT - TAX MAP 43 - PARCEL 321
ZONING: M-2
TOTAL TRACT AREA: 51.90 ACRES ±
NUMBER OF PROPOSED LOTS: 5
ACREAGE OF PROPOSED LOTS: 51.90 ACRES ±
OPEN SPACE REQUIRED: 0 ACRES
OPEN SPACE PROVIDED: 0 ACRES
PROPOSED ROAD DEDICATION: 0 ACRES
DPZ REFERENCE #:
- SDP-95-60 APPROVED ON JUNE 19, 1995.
- WP-00-23 APPROVED ON AUGUST 31, 1999.
- F-00-27 RECORDED ON OCTOBER 8, 1999, AS PLAT # 13970.
5. TWO FOOT CONTOUR TOPOGRAPHY AND EXISTING CONDITIONS BASED ON AERIAL MAPPING TOPOGRAPHIC SURVEY BY WINGS AERIAL MAPPING CO, INC. IN FEBRUARY 1999.
6. HORIZONTAL AND VERTICAL DATUMS BASED ON (NAD'83) MARYLAND STATE COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS.

STA. No. 43B6	N 550,601.597	ELEV. 210.54
STA. No. 43B2	E 1,376,866.071	ELEV. 209.59
STA. No. 371A	N 551,854.993	ELEV. 209.59
	E 1,378,176.951	
	N 553,315.147	ELEV. 195.75
	E 1,379,982.153	
STA. No. 43R1	N 548,305.502	ELEV. 134.53
	E 1,382,025.818	
7. STREET LIGHTS WILL BE REQUIRED IN THIS DEVELOPMENT IN ACCORDANCE WITH THE DESIGN MANUAL STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURE AND POLE SELECTED SHALL BE IN ACCORDANCE WITH THE LATEST HOWARD COUNTY DESIGN MANUAL, VOLUME III (1993) AND AS MODIFIED BY "GUIDELINES FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS (JUNE 1993)." THE JUNE 1993 POLICY INCLUDES GUIDELINES FOR LATERAL AND LONGITUDINAL PLACEMENT. A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE.
8. WATER AND SEWER ARE PUBLIC, CONTRACT # 44-3421-D FOR WATER AND CONTRACT # 10-3775-D FOR SEWER.
9. STORMWATER MANAGEMENT CONTROL WILL BE PROVIDED UNDER THE FUTURE SITE DEVELOPMENT PLAN.
10. TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP, INC. IN AUGUST 1999.
11. TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
12. WETLAND AND STREAM DELINEATION PREPARED BY HILLIS-CARNES ENGINEERING ASSOCIATES, INC. IN JANUARY 1998.
13. COMPACTION IN FILL AREAS TO BE 95% AS DETERMINED PER AASHTO T-180.
14. CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES ON SITE PRIOR TO COMMENCING CONSTRUCTION.
15. FOREST CONSERVATION EASEMENT(S) HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.200 OF HOWARD COUNTY FOREST CONSERVATION ACT. NO CLEARING, GRADING, OF CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, EXCEPT AS SHOWN ON AN APPROVED ROAD CONSTRUCTION DRAWING OR SITE DEVELOPMENT PLAN. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OR CONSERVATION EASEMENT ARE ALLOWED.
16. A PORTION OF THE FOREST CONSERVATION OBLIGATIONS INCURRED BY THIS SUBDIVISION (9.73 ACRES OF REFORESTATION) WILL BE MET VIA OFF-SITE REFORESTATION ON "ROMITI PROPERTY".
17. PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
18. SLOPES IN EXCESS OF 25% EXIST AND ARE IDENTIFIED WHERE THEY EXCEED 20,000 SQ. FT.
19. THIS PROJECT IS SUBJECT TO WAIVER PETITION, WP-00-23, APPROVED ON AUGUST 31, 1999, WHICH WAIVED THE FOLLOWING TO PERMIT RECORDATION OF NONBUILDABLE PRESERVATION PARCELS A & B:

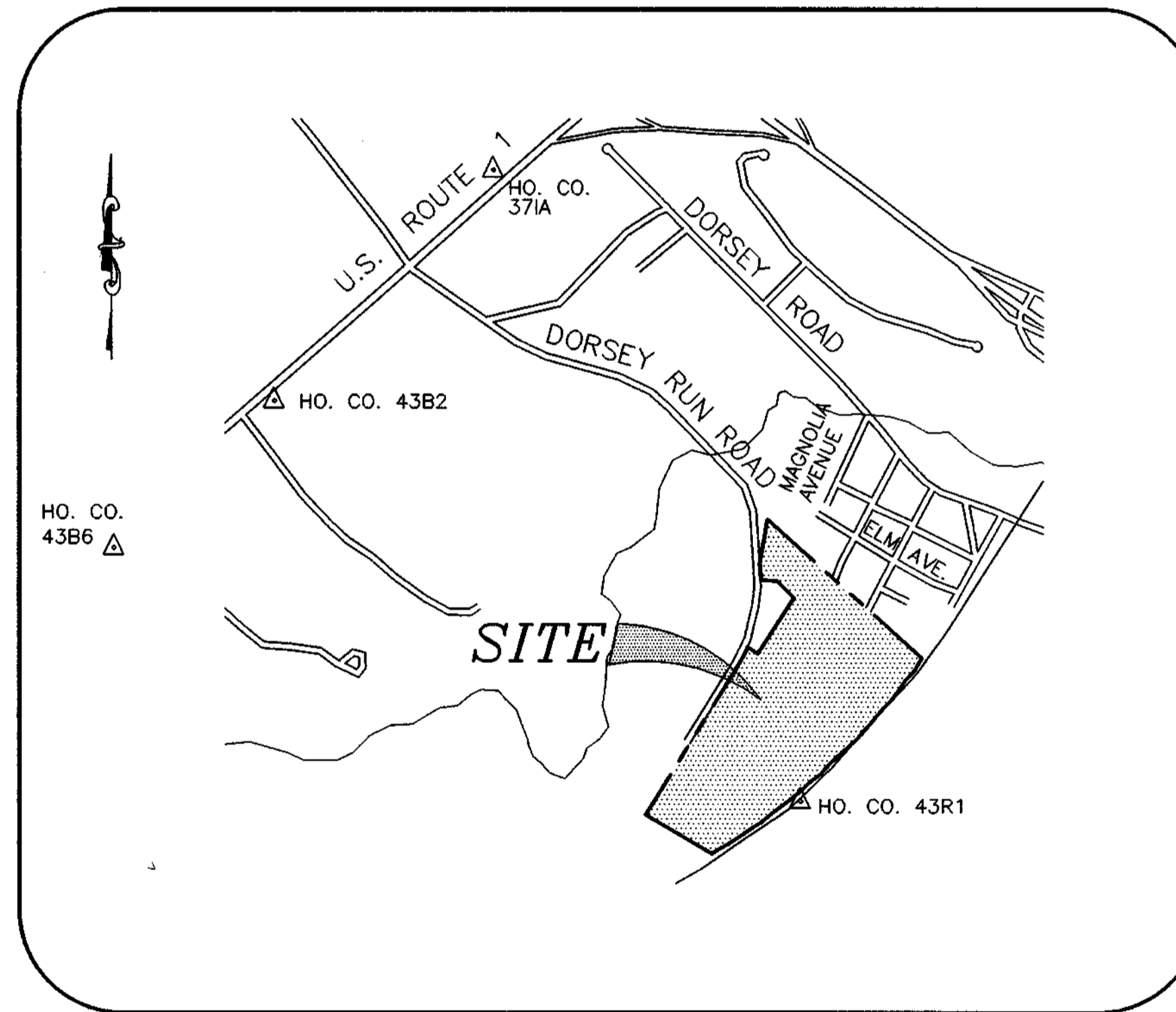
SECTION 16.116(a)(4)	WETLANDS AND THE REQUIRED BUFFERS FOR WETLAND AND STREAMS SHALL BE DELINEATED ON FINAL PLATS.
SECTION 16.117	REQUIRES THE SUBMISSION OF A FOREST CONSERVATION PLAN.
SECTION 16.124(a)(3)(ii)	FINAL PLAN SUBMISSIONS SHALL INCLUDE THE FINAL LANDSCAPE PLAN IN THE ROAD CONSTRUCTION DRAWINGS.
SECTION 16.132	REQUIRES THE SUBMISSION OF A SKETCH PLAN AND A PRELIMINARY PLAN.
SECTION 16.144(a) & (f)	REQUIRES THE SUBMISSION OF A SKETCH PLAN AND A PRELIMINARY PLAN.
20. THIS PROJECT IS SUBJECT TO WAIVER PETITION, WP-00-26, APPROVED ON DECEMBER 30, 1999, WHICH WAIVED THE FOLLOWING:

SECTION 16.124(a)(3)(ii)	FINAL PLAN SUBMISSIONS SHALL INCLUDE THE FINAL LANDSCAPE PLAN IN THE ROAD CONSTRUCTION DRAWINGS.
SECTION 16.144(a) & (f)	REQUIRES THE SUBMISSION OF A SKETCH PLAN AND A PRELIMINARY PLAN.
SECTION 16.120(c)(1)	REQUIRES COMMERCIAL LOTS TO HAVE A MINIMUM OF 60 FEET OF FRONTAGE ON AN APPROVED PUBLIC ROAD.
21. ALL STORM DRAIN PIPES TO BE HDPE UNLESS OTHERWISE NOTED.
22. IF MATERIAL IS WITHIN 8% OF OPTIMUM MOISTURE, WORKING THE MATERIAL UNTIL REQUIRED COMPACTION IS ACHIEVED IS CONTRACTOR'S RESPONSIBILITY.
23. SEDIMENT CONTROL FOR THIS PROJECT IS PROVIDE UNDER SDP-95-60. ALL SEDIMENT CONTROL DEVICES CONSTRUCTED UNDER SDP-95-60 WILL REMAIN IN PLACE DURING THE CONSTRUCTION OF THE DORSEY RUN ROAD EXTENSION.
24. THE STREET LIGHT LOCATIONS AND TYPES OF LIGHTS SHOWN ON SHEET 2 ARE AS FOLLOWS:
 - 250-WATT HPS VAPOR PENDANT FIXTURE (CUTOFF) MOUNTED AT 30' ON A BRONZE FIBERGLASS POLE USING A 12' ARM ANGLED RADIAL TO THE FILLET AT DORSEY RUN ROAD, STATION 39+27, 11' RIGHT, STATION 45+30, 36' LEFT.
25. THE FOREST CONSERVATION ORDINANCE HAS BEEN COMPLIED WITH IN ACCORDANCE WITH THE FOLLOWING:

TOTAL OBLIGATION = 18.78 ACRES	ON-SITE FOREST RETENTION = 9.05 ACRES*
	OFF-SITE REFORESTATION (ROMITI PROPERTY) = 9.73 ACRES

* 0.45 ACRES OF RETENTION WAS DISTURBED DURING CONSTRUCTION. AREA TO BE REPLANTED UNDER THIS PLAN.

<i>SHEET INDEX</i>	
COVER SHEET	1
ROAD PLAN AND PROFILE	2
GRADING & EROSION AND SEDIMENT CONTROL PLAN	3
DETAILS & STORM DRAIN PROFILES	4
DRAINAGE AREA MAP	5
SEDIMENT CONTROL NOTES & DETAILS	6
FOREST CONSERVATION PLAN	7
OFF-SITE REFORESTATION PLAN	8
OFF-SITE REFORESTATION PLAN	9
WETLAND & FOREST REPLANTING PLAN	10



VICINITY MAP

SCALE: 1"=1000'

DEVELOPER

DORSEY ROCK, LLC
C/O ROCK REALTY, INC.
25 MAIN STREET
REISTERSTOWN, MARYLAND 21136
(410) 526-4030
ATTN: MARK LEVY

BY THE DEVELOPER:

"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I SHALL ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT."

Signature of Developer: *Mark Levy* DATE: 2/22/00
 PRINTED NAME OF DEVELOPER: MARK L. LEVY

BY THE ENGINEER:

"I CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION, EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTIFIED THE DEVELOPER THAT HE/SHE MUST ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION."

Signature of Engineer: *Mark Levy* DATE: 2/22/00
 PRINTED NAME OF ENGINEER: MARK L. LEVY

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

Chad Simmons 3/9/00
 NREDA - NATURAL RESOURCE CONSERVATION SERVICE

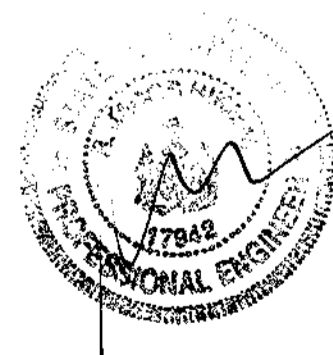
THIS DEVELOPMENT PLAN IS APPROVED FOR THE HOWARD SOIL CONSERVATION DISTRICT.

John L. Hester 3/9/00
 HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PUBLIC WORKS
Robert M. Daniels 5-14-00
 CHIEF, DIVISION OF HIGHWAYS

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Chris Simons 3/21/00
 CHIEF, DIVISION OF LAND DEVELOPMENT

John D. Williams 2/16/00
 CHIEF, DEVELOPMENT ENGINEERING DIVISION



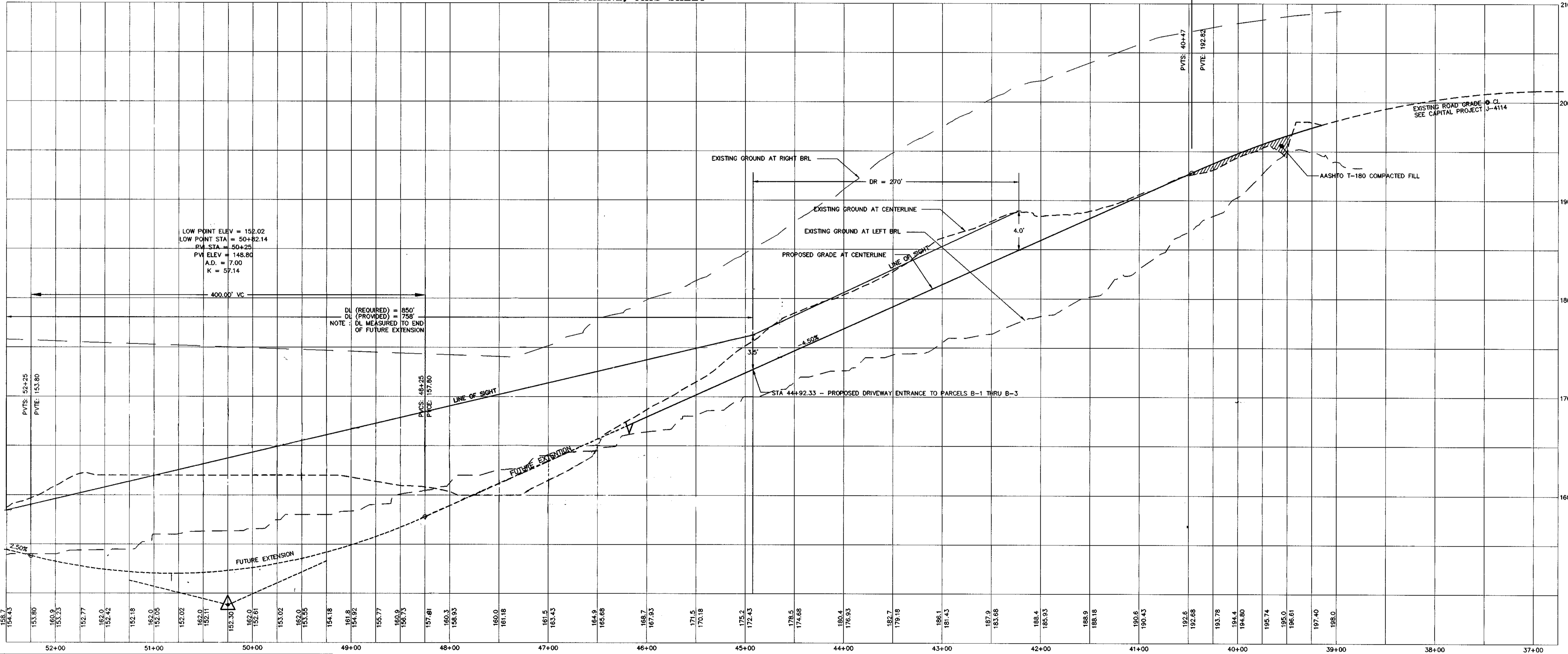
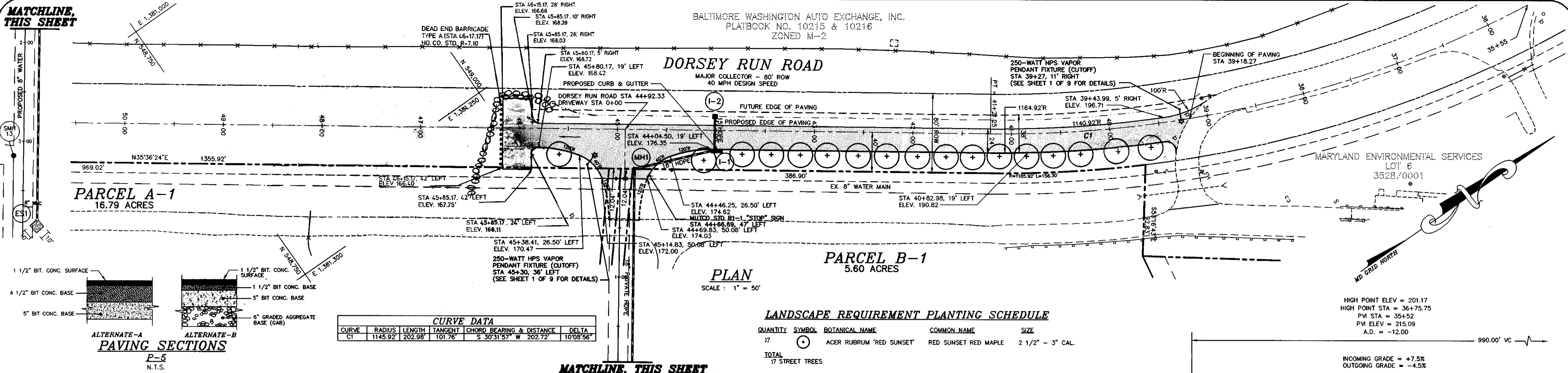
Project	98001	date	FEB 2000
Illustration	SD	engineering	SD
scale	AS SHOWN	approval	RH

REVISE NOTE # 25 - 1 SHEET #	5/14/2001	date	
REVISE GENERAL NOTE # 24 TO ELIMINATE STREET LIGHT	10/16/2000	description	
1 AT STA. 47+81		revisions	

HOWARD BUSINESS PARK, PARCELS A-1 & B-1 THRU B-4
 A RESUBDIVISION OF HOWARD BUSINESS PARK, BULK PARCELS A & B
 TAX MAP 43 - PARCEL 321 - BLOCK 12
 FIRST ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 COVER SHEET

**MILDENBERG,
BOENDER & ASSOC., INC.**
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 987-0298 Bal. (801) 621-5521 Wash. (410) 987-0298 Fax.

MATCHLINE, THIS SHEET



APPROVED: DEPARTMENT OF PUBLIC WORKS
Andrew M. Dandy 3/14/00
CHIEF BUREAU OF HIGHWAYS DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Sandy Hamilton 3/14/00
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

John P. ... 3/16/00
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE



DORSEY RUN ROAD PROFILE
MAJOR COLLECTOR (40 MPH DESIGN SPEED)

HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

SIGHT DISTANCE NOTES
DESIGN SPEED = 40 MPH
HEIGHT OF EYE = 3.5'
HEIGHT OF OBJECT = 4.0'

DISTANCE LEFT (BOTH ENTRANCES)
LEFT 440' X 0.5 = 220'
RIGHT 510' X 1.7 = 850' (CONTROL)
CROSS —
GRADE = -4.5%

DISTANCE RIGHT (BOTH ENTRANCES)
LEFT 540' X 0.5 = 270' (CONTROL)
RIGHT —
CROSS —
GRADE = +4.5%

BASED ON THIS ANALYSIS, THE ENTRANCES HAVE ADEQUATE SIGHT DISTANCE.

DEVELOPER
DORSEY ROCK, LLC
C/O ROCK REALTY, INC.
25 MAIN STREET
REISTERSTOWN, MARYLAND 21136
(410) 528-4030
ATTN: MARK LEVY

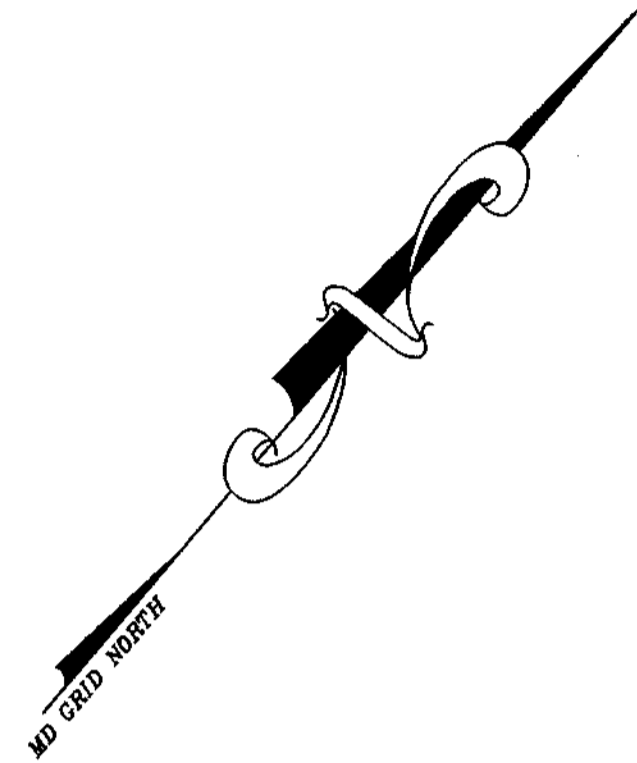
project	date	revision	description
98001	FEB 2000	1	AS SHOWN
illustration	engineering	SID	approval
scale	AS SHOWN	RIH	approval

revision	date	description
1	3/14/00	REVISED TO REFLECT PER STA 48+23 TO STA 48+24 NUMBER OF STREET TREES PER NEW PLAN OF ROAD

HOWARD BUSINESS PARK, PARCEL A-1 & B-1 THRU B-4
A RESUBDIVISION OF HOWARD BUSINESS PARK, BULK PARCELS A & B
TAX MAP 43 - PARCEL 321 - BLOCK 12
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROAD PLAN AND PROFILE

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hill Drive, Suite 202, Ellicott City, Maryland, 21042
(410) 987-0286 Fax (410) 987-0288 Fax



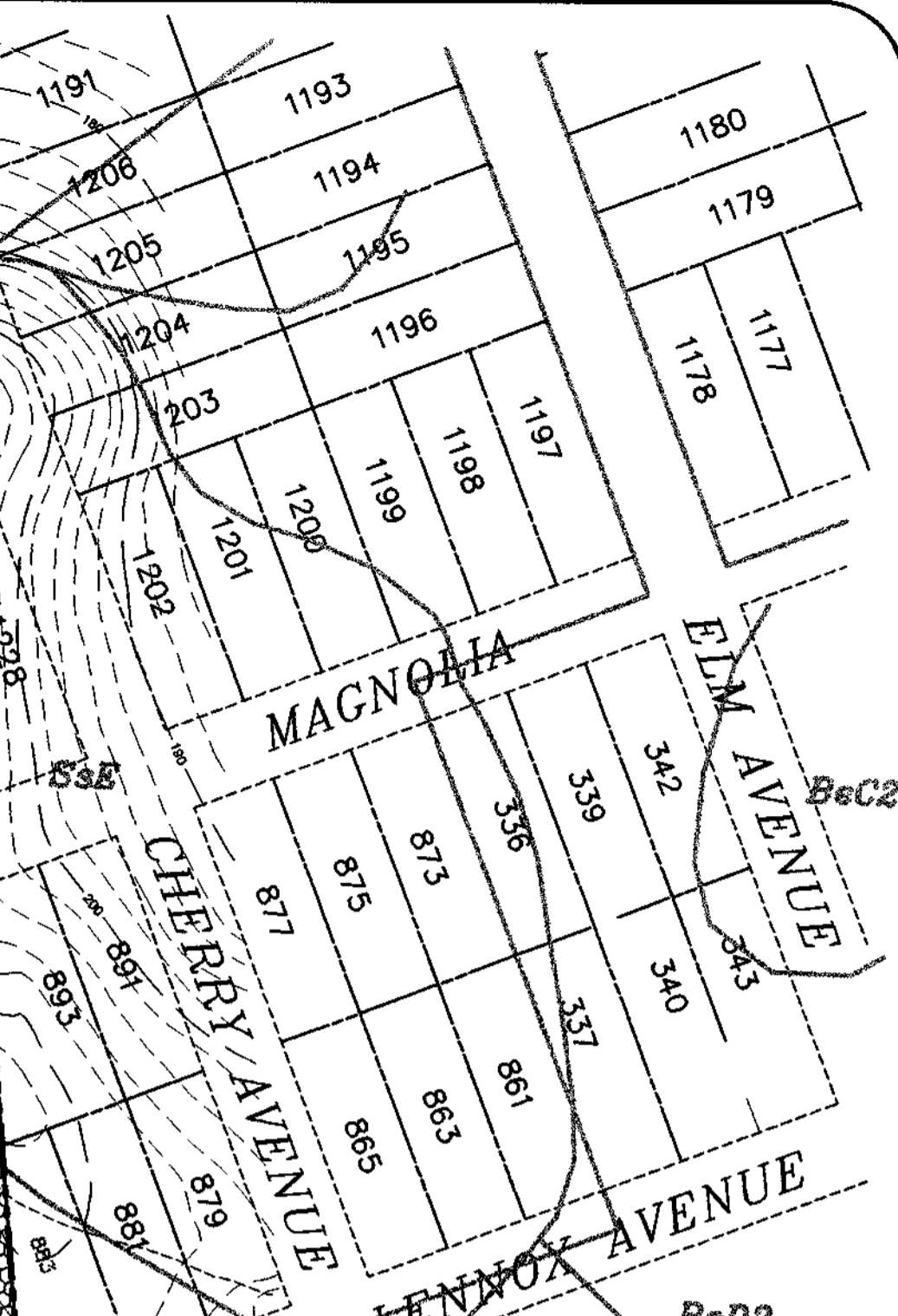
E 1,381,000 N 548,800

BALTIMORE WASHINGTON AUTO EXCHANGE, INC.
PLATBOOK NO. 10215 & 10216
ZONED M-2

SLD2

DORSEY RUN ROAD
MAJOR COLLECTOR - 80' ROW - PUBLIC ROAD

BeD2



MAGNOLIA

CHERRY AVENUE

ELM AVENUE

LENOX AVENUE

CEDAR AVENUE

CHERRY AVENUE

PARCEL B-1
5.62 ACRES

PARCEL B-4
16.33 ACRES

PARCEL B-2
5.00 ACRES

PARCEL A-1
16.79 ACRES

PARCEL B-3
8.16 ACRES

40' PRIVATE SHARED ACCESS EASEMENT FOR PARCELS B-1 TO B-4

AREA OF WETLAND AND FOREST CONSERVATION EASEMENT DISTURBED DURING CONSTRUCTION (0.45 ACRES) AREA TO BE REPLANTED UNDER THIS PLAN

FOREST CONSERVATION EASEMENT (RETENTION, REPLANTING) 1.18 ACRES

CSX RAILROAD
(FORMERLY BALTIMORE & OHIO RAILROAD)
ANNE ARUNDEL COUNTY

SOILS DESCRIPTION

SYMBOL	DESCRIPTION
BeB2	BELTSVILLE SILT LOAM, 1% TO 5% SLOPES, MODERATELY ERODED --- TYPE C
BeC2	BELTSVILLE SILT LOAM, 5% TO 10% SLOPES, MODERATELY ERODED --- TYPE C
BeD2	BELTSVILLE SILT LOAM, 10% TO 15% SLOPES, SEVERELY ERODED --- TYPE C
EuB	BELTSVILLE SILT LOAM, 10% TO 15% SLOPES, MODERATELY ERODED --- TYPE C
EuC	EVESBORO LOAMY SAND, 1% TO 5% SLOPES --- TYPE A
EuD	EVESBORO LOAMY SAND, 5% TO 15% SLOPES --- TYPE A
Gp	GRAVEL PITS AND QUARRIES
IuB	IUKA LOAM, LOCAL ALLUVIUM, 1% TO 5% SLOPES --- TYPE C
Khc2	KEYPORT SILT LOAM, 3% TO 10% SLOPES, MODERATELY ERODED --- TYPE C
Lj	LEONARDTOWN SILT LOAM --- TYPE D
ScB	SANDY AND CLAYEY LAND, GENTLY SLOPING --- TYPE C
ScD	SANDY AND CLAYEY LAND, MODERATELY SLOPING --- TYPE C
ScE	SANDY AND CLAYEY LAND, MODERATELY STEEP --- TYPE C
ScF2	SASSAFRAS GRAVELLY SANDY LOAM, 5% TO 10% SLOPES, MODERATELY ERODED --- TYPE B
Sid2	SASSAFRAS LOAM, 10% TO 15% SLOPES, MODERATELY ERODED --- TYPE B
Sse	SASSAFRAS SOILS, 15% TO 40% SLOPES --- TYPE B

THIS PLAN TO BE USED ONLY FOR GRADING & EROSION AND SEDIMENT CONTROL PLAN PURPOSES ONLY.

DEVELOPER
DORSEY ROCK, LLC
C/O ROCK REALTY, INC.
25 MAIN STREET
REISTERSTOWN, MARYLAND 21136
(410) 526-4030
ATTN: MARK LEVY

BY THE DEVELOPER:

I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I SHALL EMPLOY A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

Signature of Developer: *Mark Levy* Date: 2/18/00

Printed Name of Developer: **Mark Levy**

BY THE ENGINEER:

I CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION, EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTICED THE DEVELOPER THAT HE/SHE MUST EMPLOY A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION.

Signature of Engineer: *Robert M. Small* Date: 2/18/00

Printed Name of Engineer: **Robert M. Small**

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

Signature: *Cheryl Simmons* Date: 3/19/00

Signature: *Cheryl Simmons* Date: 3/19/00

Signature: *Robert M. Small* Date: 3/14/00

Signature: *Cheryl Simmons* Date: 3/21/00

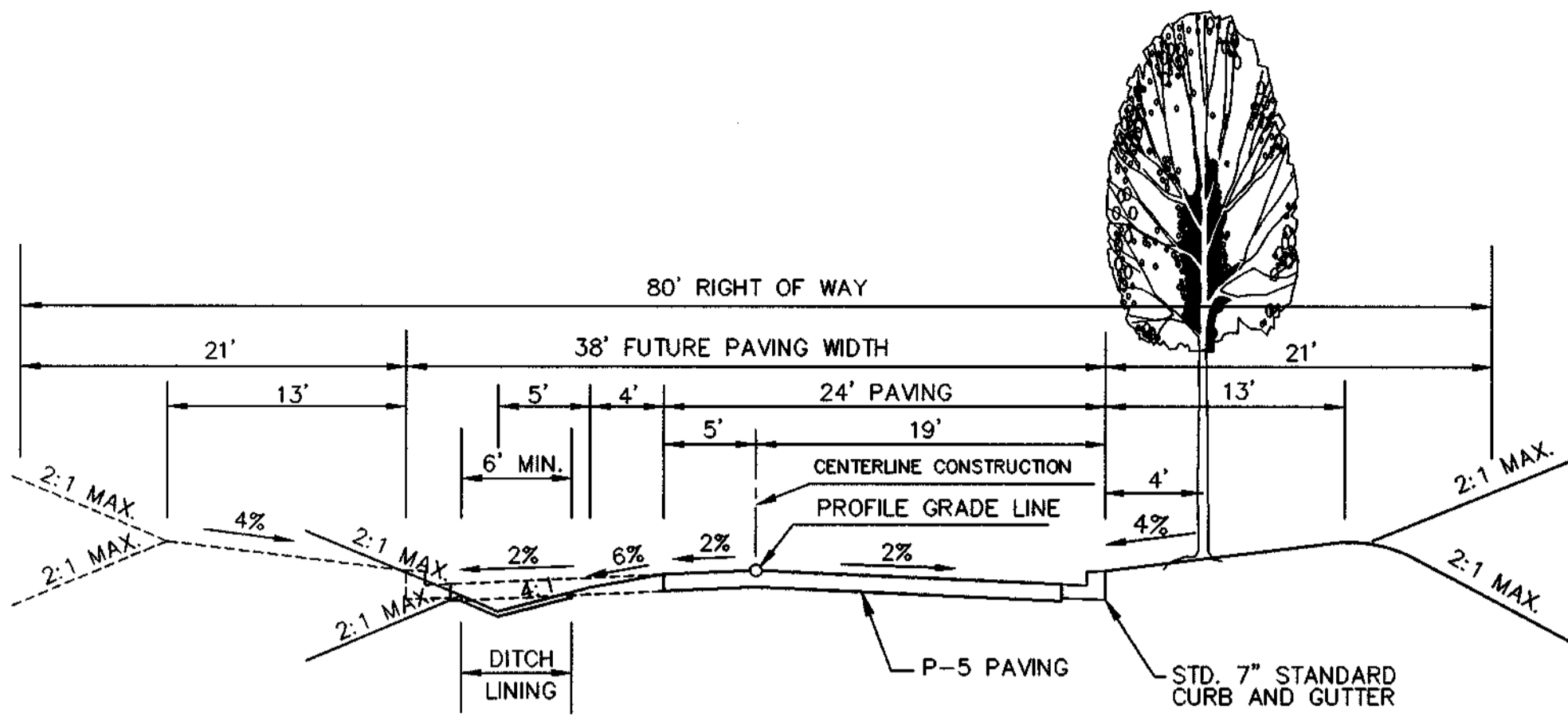
Signature: *Robert M. Small* Date: 3/16/00

date	FEB 2000
project	98001
illustration	SID
scale	1"=100'
approval	RJH

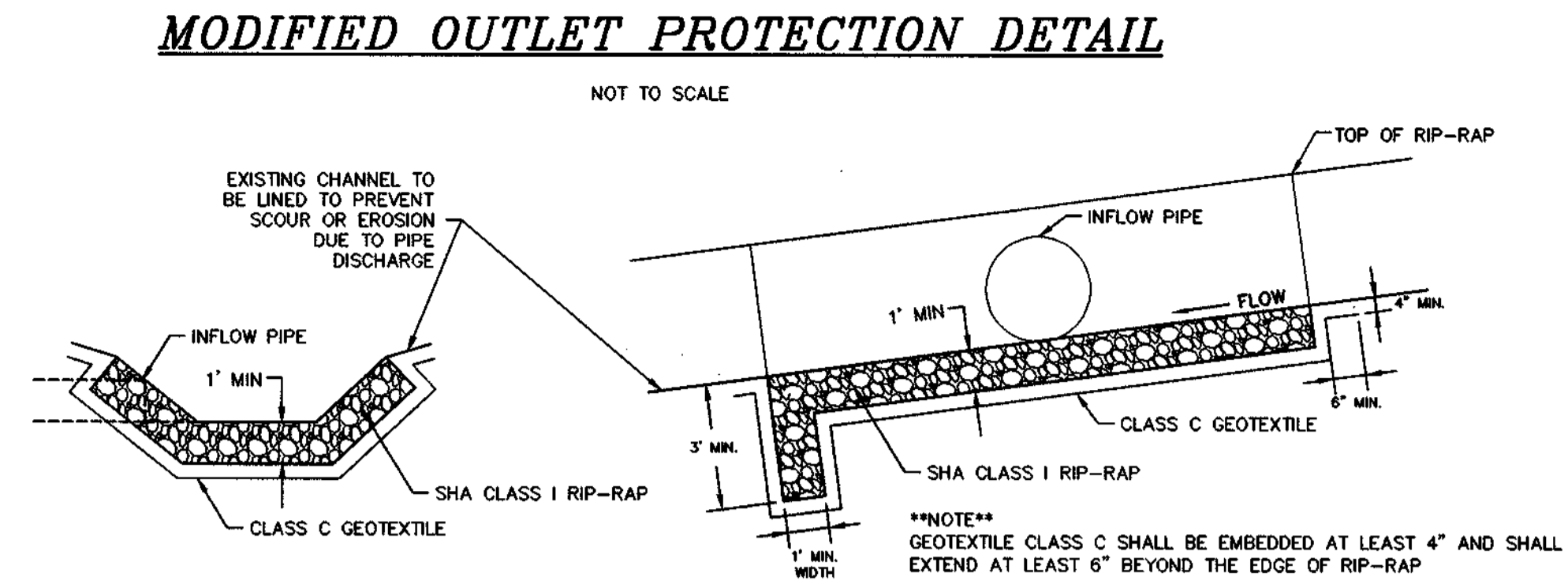
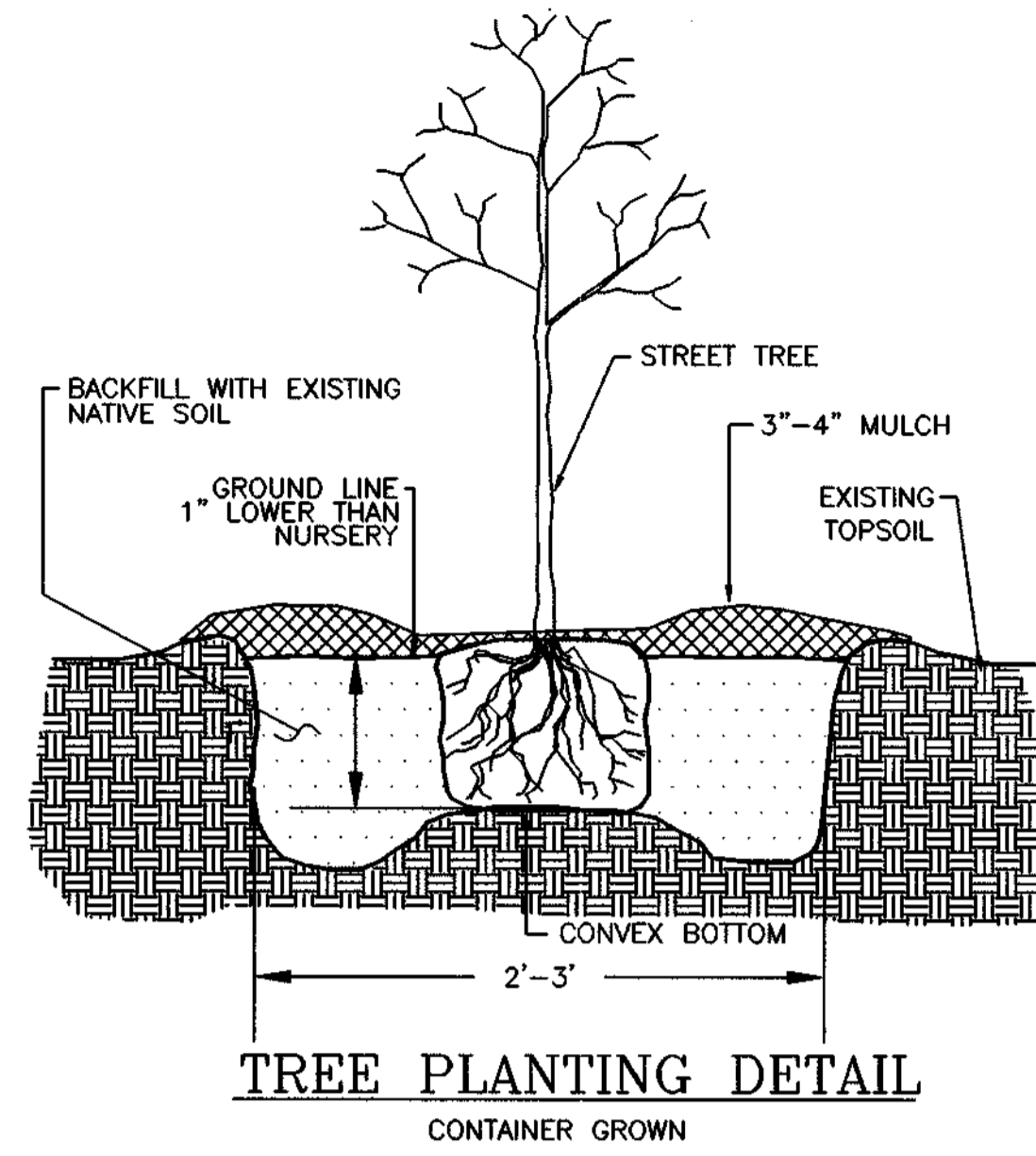
no.	1	description	revisions
no.	2	SHOW DISTURBANCE TO ELEC. ON PARCEL A-1	
no.	3	RELOCATE ESTABLISHED	

HOWARD BUSINESS PARK, PARCELS A-1 & B-1 THRU B-4
A RESUBDIVISION OF HOWARD BUSINESS PARK, BULK PARCELS A & B
TAX MAP 43 - PARCEL 321 - LOT 5
FIRST ELECTION DISTRICT - HOWARD COUNTY, MARYLAND
GRADING & EROSION AND SEDIMENT CONTROL PLAN

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0236 Balt. (301) 621-5521 Wash.



TYPICAL SECTION - MAJOR COLLECTOR
40 MPH DESIGN SPEED
STA 39+19.28 TO STA 46+15.17
N.T.S.

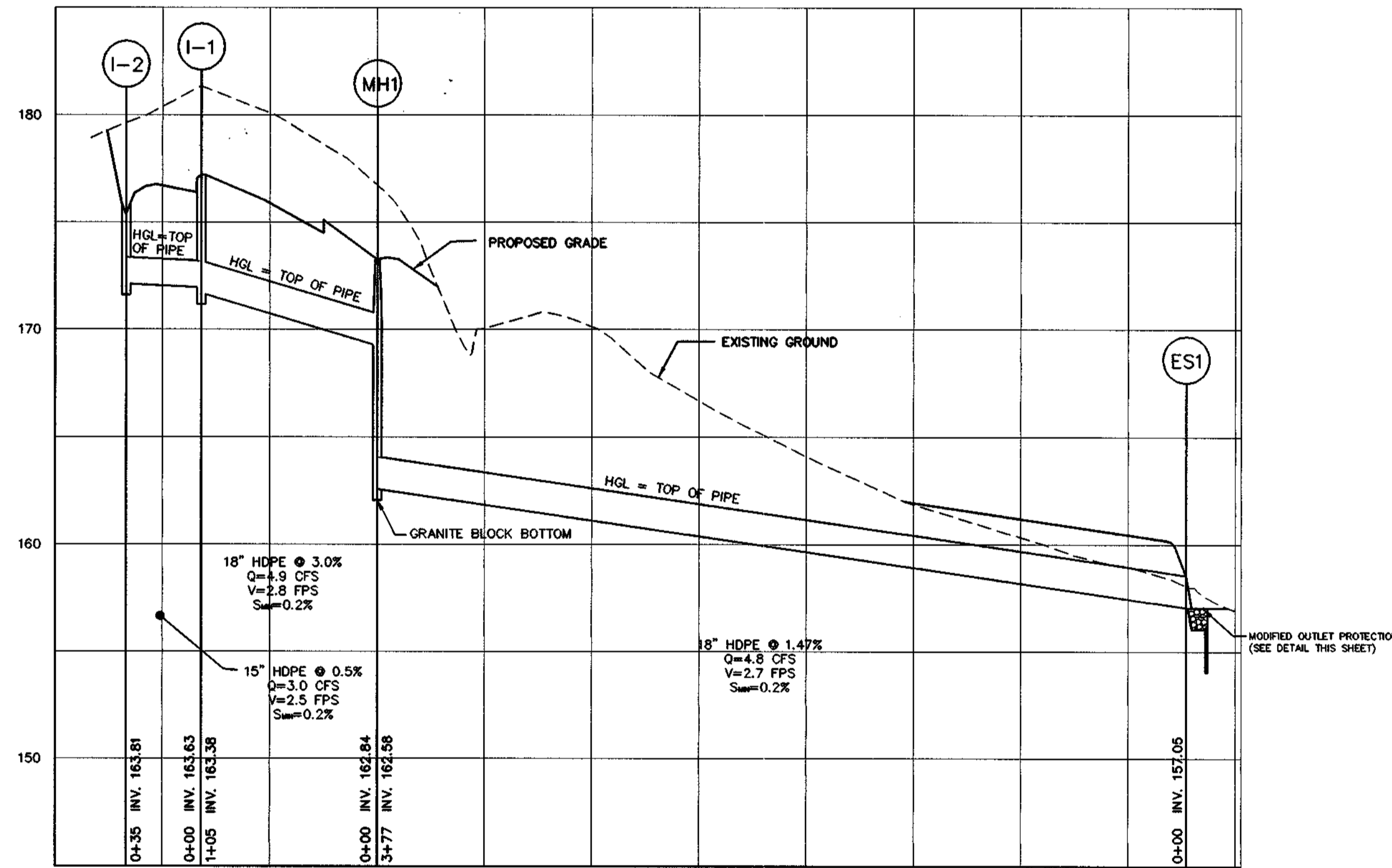


CONSTRUCTION SPECIFICATIONS

- EXTREME CARE SHALL BE TAKEN TO PRESERVE THE CHANNEL GEOMETRY AND STABILITY OF THE EXISTING DITCH.
- THE SUBGRADE FOR THE FILTER, RIP-RAP, OR GABION SHALL BE PREPARED TO THE REQUIRED LINES AND GRADES. ANY FILL REQUIRED IN THE SUBGRADE SHALL BE COMPACTED TO A DENSITY OF APPROXIMATELY THAT OF THE SURROUNDING UNDISTURBED MATERIAL.
- THE ROCK OR GRAVEL SHALL CONFORM TO THE SPECIFIED GRADING LIMITS WHEN INSTALLED RESPECTIVELY IN THE RIP-RAP OR FILTER.
- GEOTEXTILE SHALL BE PROTECTED FROM PUNCHING, CUTTING, OR TEARING. ANY DAMAGE OTHER DAMAGE OTHER THAN AN OCCASIONAL SMALL HOLE SHALL BE REPAIRED BY PLACING ANOTHER PIECE OF GEOTEXTILE OVER THE DAMAGED PART OR BY COMPLETELY REPLACING THE GEOTEXTILE. ALL OVERLAPS WHETHER FOR REPAIRS OR FOR JOINING TWO PLACES OF GEOTEXTILE SHALL BE A MINIMUM OF ONE FOOT.
- STONE FOR THE RIP-RAP OR GABION OUTLETS MAY BE PLACED BY EQUIPMENT. THEY SHALL BE CONSTRUCTED TO THE FULL COURSE THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO AVOID DISPLACEMENT OF UNDERLYING MATERIALS. THE STONE FOR RIP-RAP OR GABION OUTLETS SHALL BE DELIVERED AND PLACED IN A MANNER TO PREVENT DAMAGE TO THE FILTER BLANKET OR GEOTEXTILE. HAND PLACEMENT WILL BE REQUIRED TO THE EXTENT NECESSARY TO PREVENT DAMAGE TO THE PERMANENT WORKS.
- THE STONE SHALL BE PLACED SO THAT IT BLENDS IN WITH THE EXISTING GROUND. IF THE STONE IS PLACED TOO HIGH THEN THE FLOW WILL BE FORCED OUT OF THE CHANNEL AND SCOUR ADJACENT TO THE STONE WILL OCCUR.

PIPE SCHEDULE

QUANTITY	PIPE SIZE
35'	15" HDPE
482'	18" HDPE



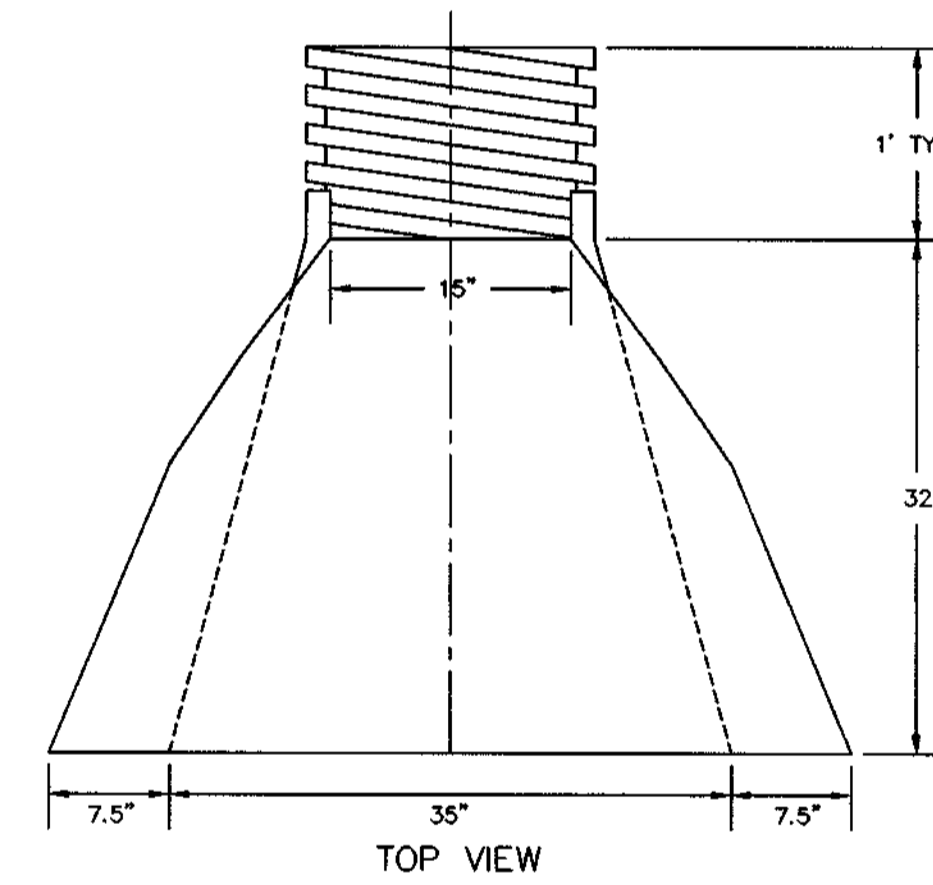
STORM DRAIN PROFILE - I-2 TO ES1

HORIZONTAL SCALE : 1" = 50'
VERTICAL SCALE : 1" = 5'

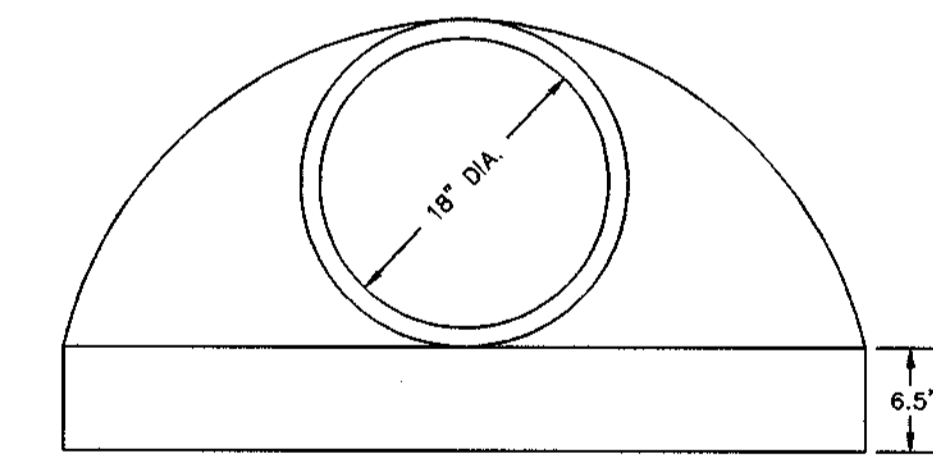
STRUCTURE SCHEDULE

NO.	LOCATION*	TOP**	INV. IN	INV. OUT	COMMENTS
I-1	DORSEY RUN ROAD STA 43+98.84 - 19' LEFT	177.20	171.94	171.69	INLET TYPE A-10 (HO. CO. STD SD 4.02) - 99% EFF.
I-2	DORSEY RUN ROAD STA 44+01.25 - 14' RIGHT	---	172.12	---	INLET TYPE K (HO. CO. STD SD 4.13)
M-1	DORSEY RUN ROAD STA 44+82.33 - 40' LEFT	173.27	169.23	162.74	PRECAST MANHOLE (HO. CO. STD SD 5.11)
ES-1	NORTHING 548,842.621 EASTING 1,381,707.251	---	---	157.05	18" # HDPE END SECTION (SEE DETAIL ABOVE)

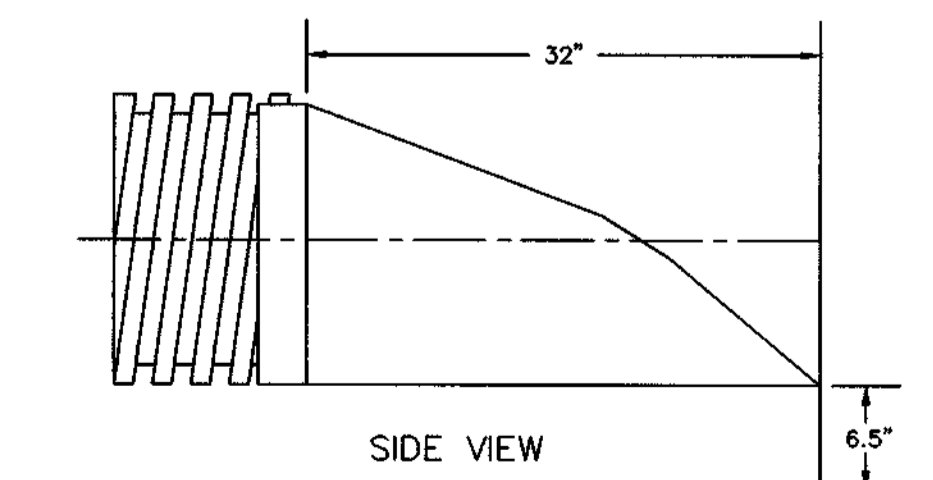
* STATIONS GIVEN TO CENTERLINE OF INLET AT TOP OF CURB FOR INLETS LOCATED WITHIN THE ROAD RIGHT-OF-WAY. STATIONS FOR "K" INLETS TO CL OF INLET. LOCATION OF END SECTION GIVEN TO THE CENTERLINE OF PIPE AT THE CONNECTION OF THE STORM DRAIN PIPE TO END SECTION.
** ELEVATIONS MEASURED TO CENTER OF ALL INLETS.



TOP VIEW



END VIEW



SIDE VIEW

18" HDPE END SECTION
(PART NO. 1810 NP)
NOT TO SCALE

INSTALLATION INSTRUCTIONS

- SPREAD THE END SECTION COLLAR AND PLACE IT OVER THE LAST PIPE CORRUGATION. MAKE SURE THE COLLAR SEATS PROPERLY IN THE CORRUGATION VALLEY.
- INSERT THREADED ROD THROUGH THE PRE-DRILLED HOLES IN THE END SECTION COLLAR. TIGHTEN WING NUTS.
- PLACE BACKFILL AROUND THE END SECTION AND OVER THE TOE PLATE. USE CARE DURING COMPACTION ALONG THE SIDES TO PREVENT DISTORTION.

BY THE DEVELOPER:

"I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I SHALL ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT."

Signature of Developer: *Mark L. Levy* DATE: 2/28/00
Printed Name of Developer: Mark L. Levy

BY THE ENGINEER:

"I CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION, EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTIFIED THE DEVELOPER THAT HE/SHE MUST ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION."

Signature of Engineer: *R. Jacob HIKMA* DATE: 2/28/00
Printed Name of Engineer: R. Jacob HIKMA

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

Signature: *Deef Scimmio* DATE: 2/9/00
USDA - NATURAL RESOURCE CONSERVATION SERVICE

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

APPROVED: DEPARTMENT OF PUBLIC WORKS / Signature: *Andrew M. Conley* DATE: 3-14-00
CHIEF BUREAU OF HIGHWAYS

APPROVED: DEPARTMENT OF PLANNING AND ZONING / Signature: *Chris Hamstra* DATE: 2/21/00
CHIEF, DIVISION OF LAND DEVELOPMENT

Signature: *Mark L. Levy* DATE: 3/16/00
CHIEF, DEVELOPMENT ENGINEERING DIVISION



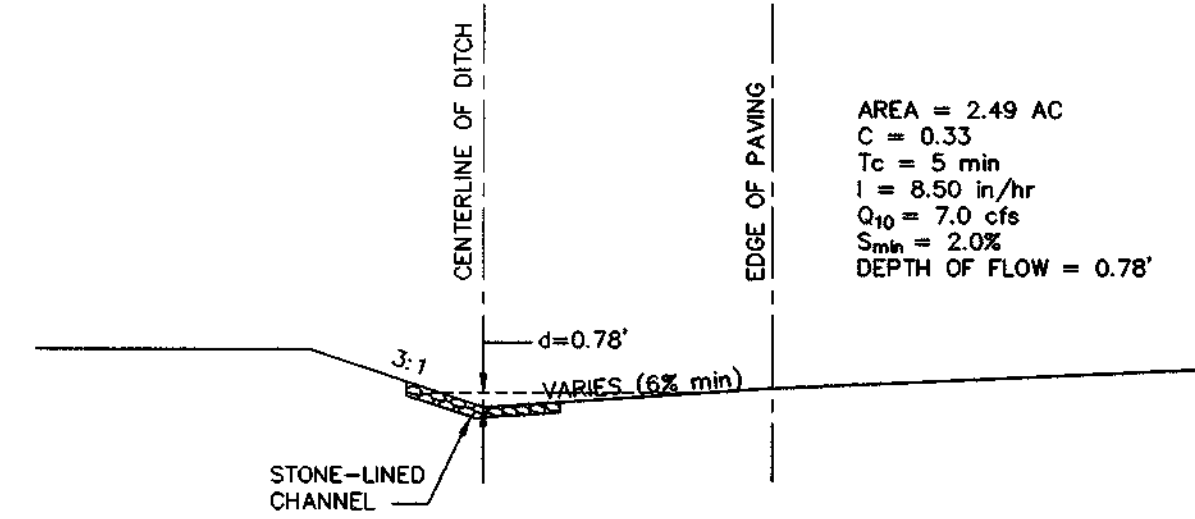
Project	98001	date	FEB 2000
Illustration	SD	engineering	SD
scale	AS SHOWN	approval	RH

1	REVISE END STATION ON TYPICAL ROAD SECTION	5/11/00	date
1	REVISE END STATION ON TYPICAL ROAD SECTION	10/20/00	date
1	REVISE END STATION ON TYPICAL ROAD SECTION	10/20/00	date

HOWARD BUSINESS PARK, PARCELS A-1 & B-1 THRU B-4
A RESUBDIVISION OF HOWARD BUSINESS PARK, BULK PARCELS A & B
TAX MAP 43 - PARCEL 321 - BLOCK 12
FIRST ELECTION DISTRICT - HOWARD COUNTY, MARYLAND
DETAILS & STORM DRAIN PROFILES

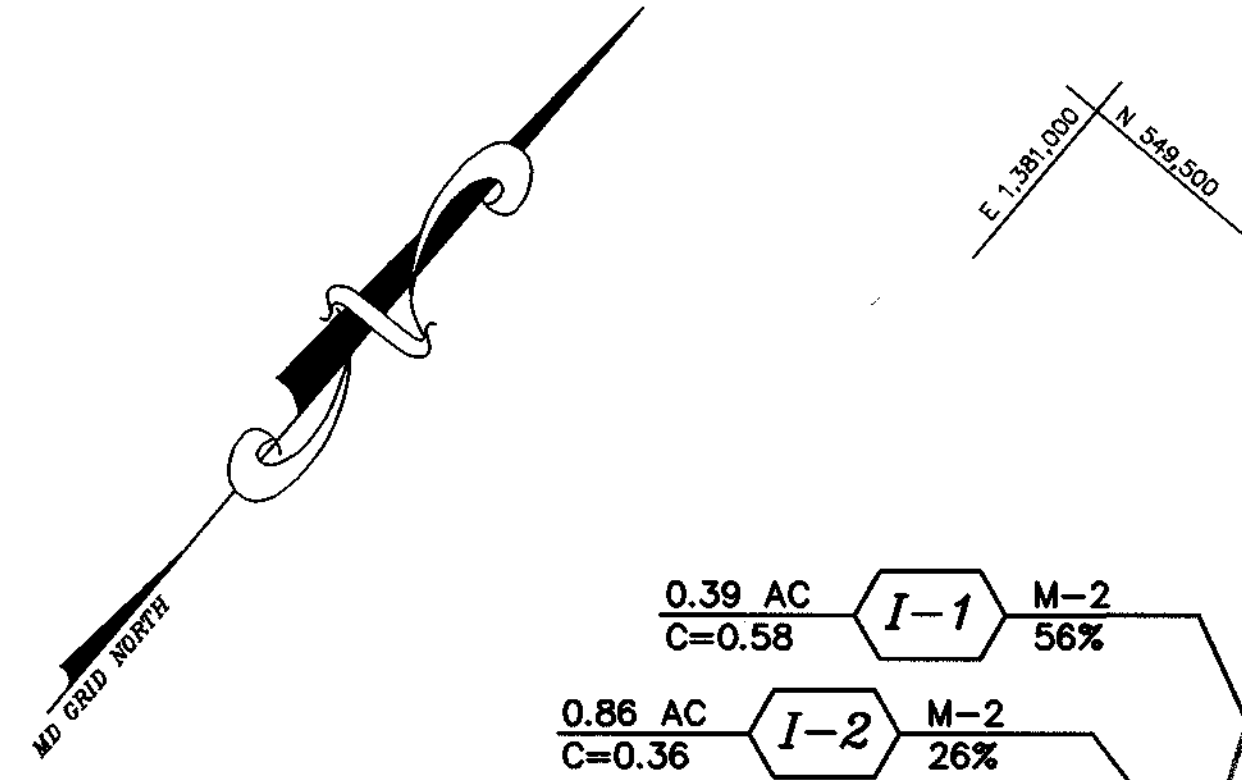
MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hill Drive, Suite 202, Ellicott City, Maryland, 21042
(410) 987-0296 Ext. (301) 821-6521 Wash. (410) 987-0296 Fax.

DEVELOPER
ATTN: MARK LEVY
DORSEY ROCK, LLC
C/O ROCK REALTY, INC.
25 MAIN STREET
REISTERSTOWN, MARYLAND 21136
(410) 526-4030



AREA = 2.49 AC
 C = 0.33
 Tc = 5 min
 I = 0.50 in/hr
 Q₁₀ = 7.0 cfs
 S_{max} = 2.0%
 DEPTH OF FLOW = 0.78'

STONE DITCH DETAIL
 SCALE: 1" = 10'



BALTIMORE WASHINGTON AUTO EXCHANGE, INC.
 PLATBOOK NO. 10215 & 10216
 ZONED M-2

2.49 AC DITCH M-2
 C=0.33 15%

0.39 AC I-1 M-2
 C=0.58 56%

0.86 AC I-2 M-2
 C=0.36 26%

DORSEY RUN ROAD
 MAJOR COLLECTOR - 80' ROW - PUBLIC ROAD

PARCEL B-1
 5.62 ACRES

PARCEL B-4
 16.33 ACRES

PARCEL B-2
 5.00 ACRES

PARCEL A-1
 16.79 ACRES

PARCEL B-3
 8.16 ACRES

JOHN H. MEARS, JR. et al
 883/670
 ZONED M-2

BY THE DEVELOPER:
 I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I SHALL ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

Signature: [Signature] DATE: 2/14/00

Signature: [Signature] DATE: 2/14/00

BY THE ENGINEER:
 I CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION, EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTIFIED THE DEVELOPER THAT HE/SHE MUST ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION.

Signature: [Signature] DATE: 2/18/00

Signature: [Signature] DATE: 2/18/00

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

Signature: [Signature] DATE: 3/14/00

Signature: [Signature] DATE: 3/14/00

Signature: [Signature] DATE: 3/14/00

Signature: [Signature] DATE: 3/21/00

Signature: [Signature] DATE: 5/10/00

SOILS DESCRIPTION

SYMBOL	DESCRIPTION
BaB2	BELTSVILLE SILT LOAM, 1% TO 5% SLOPES, MODERATELY ERODED --- TYPE C
BaC2	BELTSVILLE SILT LOAM, 5% TO 10% SLOPES, MODERATELY ERODED --- TYPE C
BaC3	BELTSVILLE SILT LOAM, 5% TO 10% SLOPES, SEVERELY ERODED --- TYPE C
BaD2	BELTSVILLE SILT LOAM, 10% TO 15% SLOPES, MODERATELY ERODED --- TYPE C
EvB	EVESBORO LOAMY SAND, 1% TO 5% SLOPES --- TYPE A
EvC	EVESBORO LOAMY SAND, 5% TO 15% SLOPES --- TYPE A
Gp	GRAVEL PITS AND QUARRIES
IuB	IUKA LOAM, LOCAL ALLUVIUM, 1% TO 5% SLOPES --- TYPE C
KH2	KEYPORT SILT LOAM, 3% TO 10% SLOPES, MODERATELY ERODED --- TYPE C
LI	LEONARDTOWN SILT LOAM --- TYPE D
ScB	SANDY AND CLAYEY LAND, GENTLY SLOPING --- TYPE C
ScD	SANDY AND CLAYEY LAND, MODERATELY SLOPING --- TYPE C
ScE	SANDY AND CLAYEY LAND, MODERATELY STEEP --- TYPE C
SiC2	SASSAFRAS GRAVELLY SANDY LOAM, 5% TO 10% SLOPES, MODERATELY ERODED --- TYPE B
SiD2	SASSAFRAS LOAM, 10% TO 15% SLOPES, MODERATELY ERODED --- TYPE B
SiE	SASSAFRAS SOILS, 15% TO 40% SLOPES --- TYPE B

CSX RAILROAD
 (FORMERLY BALTIMORE & OHIO RAILROAD)
 ANNE ARUNDEL COUNTY

THIS PLAN TO BE USED ONLY FOR DRAINAGE AREA MAP PURPOSES ONLY.

DEVELOPER
 DORSEY ROCK, LLC
 C/O ROCK REALTY, INC.
 25 MAIN STREET
 REISTERSTOWN, MARYLAND 21138
 (410) 526-4030
 ATTN: MARK LEVY

Project	date	approval
98001	FEB 2000	SJD
illustration	engineering	SJD
scale	1" = 100'	RJH

1. SHOW DRAINAGE TO SEE OF PARCEL A-1	date	revisions
2. RELOCATE TURNAROUND	5/14/00	
	3/7/00	
	3/7/00	
	3/7/00	

HOWARD BUSINESS PARK, PARCELS A-1 & B-1 THRU B-4
 A RESUBDIVISION OF HOWARD BUSINESS PARK, BULK PARCELS A & B
 TAX MAP 43 - PARCEL 321 - LOT 5
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DRAINAGE AREA MAP

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland, 21042
 (410) 997-0296 Balt. (301) 621-6521 Wash. (410) 997-0298 Fax.

GENERAL NOTES

FOREST PROTECTION

- ALL FOREST RETENTION AREAS SHALL BE TEMPORARILY PROTECTED BY WELL ANCHORED BLAZE ORANGE PLASTIC MESH FENCING AND SIGNAGE AS INDICATED ON THE PLANS. THE DEVICES SHALL BE INSTALLED ALONG THE FOREST RETENTION BOUNDARY PRIOR TO ANY LAND CLEARING, GRUBBING, OR GRADING ACTIVITIES UNDER THE SDP.
- THE FOREST PROTECTION DEVICES SHALL BE INSTALLED SUCH THAT THE CRITICAL ROOT ZONES OF ALL TREES WITHIN THE RETENTION AREA NOT OTHERWISE PROTECTED WILL BE WITHIN FOREST PROTECTION DEVICES.
- ALL PROTECTION DEVICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION, INCLUDING SILT FENCE BEING USED AS PROTECTIVE FENCING. ALL DEVICES SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION HAS CEASED IN THE IMMEDIATE VICINITY.
- ATTACHMENT OF SIGNS, OR ANY OTHER OBJECTS TO TREES IS PROHIBITED. NO EQUIPMENT, MACHINERY, VEHICLES, MATERIALS OR EXCESSIVE PEDESTRIAN TRAFFIC SHALL BE ALLOWED WITHIN THESE PROTECTED AREAS.
- INSTALLATION AND MAINTENANCE OF PROTECTIVE FENCING AND SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL TAKE THE UTMOST CARE TO PROTECT TREE ROOT SYSTEMS DURING ALL CONSTRUCTION ACTIVITIES. TREE ROOT SYSTEMS SHALL BE PROTECTED FROM MOTHERING, FLOODING, EXCESSIVE WETTING FROM DE-WATERING OPERATIONS, OFF-SITE RUN OFF, SPILLAGE AND DRAINING OF MATERIALS THAT MAY BE HARMFUL TO TREES.
- THE GENERAL CONTRACTOR SHALL PREVENT PARKING OF CONSTRUCTION VEHICLES AND EQUIPMENT, AND THE STORING OF BUILDING SUPPLIES OR STOCKPILING OF EARTH WITHIN FOREST CONSERVATION EASEMENTS. REMOVAL OF TOPSOIL OR ROOT MAT WITHIN THE TREE PRESERVATION AREA SHALL BE PROHIBITED.
- THE GENERAL CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY TREES DAMAGED OR DESTROYED WITHIN THE FOREST CONSERVATION EASEMENTS. TREE PRUNING SHALL BE USED AT THE LIMIT OF DISTURBANCE OR LIMIT OF GRADING WITHIN AND ADJACENT TO ALL PRESERVATION AREAS, AS NECESSARY.

PRE-CONSTRUCTION MEETING

- AFTER THE BOUNDARIES OF THE FOREST RETENTION AREAS HAVE BEEN FIELD LOCATED AND MARKED, AND AFTER THE FOREST PROTECTION DEVICES HAVE BEEN INSTALLED, BUT BEFORE ANY OTHER DISTURBANCE HAS TAKEN PLACE ON SITE, A PRE-CONSTRUCTION MEETING SHALL TAKE PLACE ON SITE. THE DEVELOPER, CONTRACTOR OR PROJECT MANAGER, AND HOWARD COUNTY INSPECTORS SHALL ATTEND. THE PURPOSE OF THIS MEETING WILL BE:
 - TO IDENTIFY THE LOCATIONS OF THE FOREST RETENTION AREAS, SPECIMEN TREES WITHIN 50 FEET OF THE LIMIT OF DISTURBANCE, LIMITS OF CONSTRUCTION, EMPLOYEE PARKING AREAS AND EQUIPMENT STAGING AREAS;
 - INSPECT ALL FLAGGED BOUNDARIES AND PROTECTION DEVICES;
 - MAKE ALL NECESSARY ADJUSTMENTS;
 - ASSIGN RESPONSIBILITIES AS APPROPRIATE AND DISCUSS PENALTIES.

CONSTRUCTION MONITORING

- THE SITE SHALL BE INSPECTED PERIODICALLY DURING THE CONSTRUCTION PHASE OF THE PROJECT. A QUALIFIED PROFESSIONAL SHALL BE RESPONSIBLE FOR IDENTIFYING DAMAGE TO PROTECTED FOREST AREAS OR INDIVIDUAL TREES WHICH MAY BE CAUSED BY CONSTRUCTION ACTIVITIES, SUCH AS SOIL COMPACTION, ROOT INJURY, TRUNK WOUNDS, LIMB INJURY, OR STRESS CAUSED BY FLOODING OR DROUGHT CONDITIONS. ANY SUCH DAMAGE THAT MAY OCCUR SHALL BE REMEDIATED IMMEDIATELY USING APPROPRIATE MEASURES. SEVERE PROBLEMS MAY REQUIRE CONSULTATION WITH A PROFESSIONAL ARBORIST.
- THE CONSTRUCTION PROCEDURE SHALL NOT DAMAGE AREAS OUTSIDE OF THE LIMITS OF DISTURBANCE AS DESIGNATED ON THE PLANS. ANY DAMAGE SHALL BE RESTORED BY THE CONTRACTOR AT HIS EXPENSE AND TO THE SATISFACTION OF THE DESIGN TEAM OR ENGINEER.

NOTE :

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENTS EXCEPT AS PERMITTED BY THE HOWARD COUNTY FOREST CONSERVATION PROGRAM.

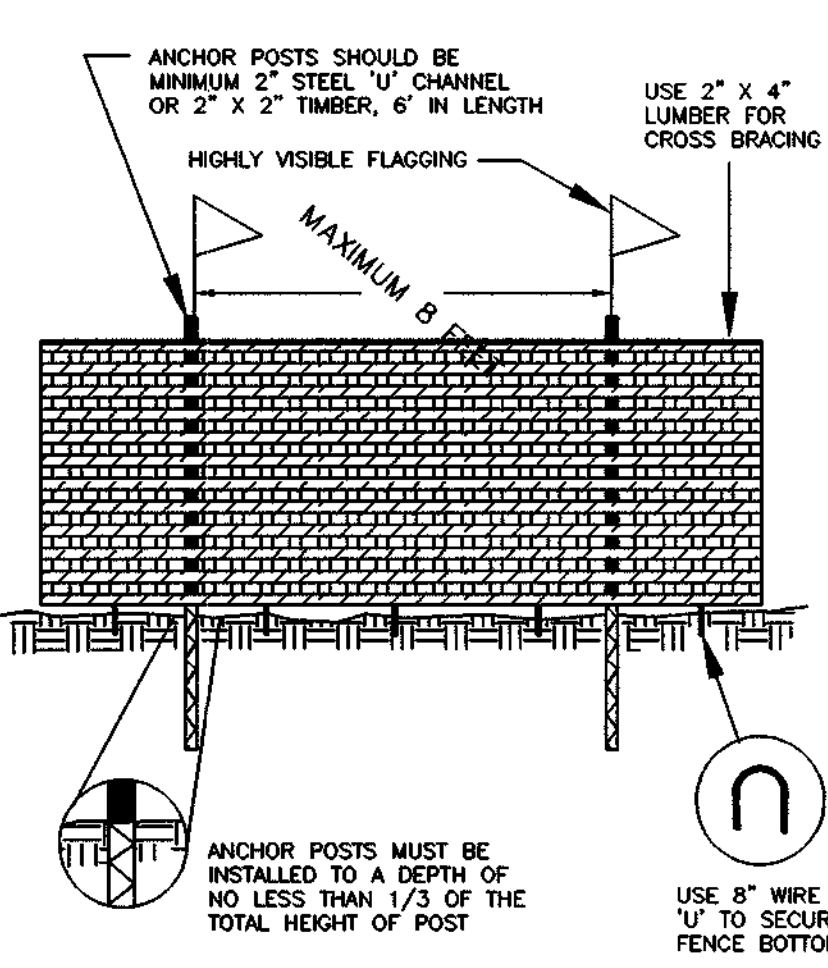
THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, SOIL COMPACTION, OR EXCAVATION, INTRODUCTION OF TOXIC CHEMICALS OR OTHER DISTURBANCES DETRIMENTAL TO THE LIVE SPECIMEN TREES OR CRITICAL ROOT ZONES FOR THESE TREES EXCEPT AS PERMITTED BY THE HOWARD COUNTY FOREST CONSERVATION PROGRAM.

FOREST CONSERVATION DATA

I. BASIC SITE DATA		ACRES
GROSS SITE AREA (INCLUDES M.E.S., LOT 6 ACREAGE)		54.04
AREA WITHIN 100 YEAR FLOODPLAIN		0.00
AREA WITHIN AGRICULTURAL USE OR PRESERVATION PARCEL		0.00
NET TRACT AREA		54.04
LAND USE CATEGORY	COMM/IND/OFFICE	
II. FOREST CONSERVATION WORKSHEET DATA SUMMARY		
B. REFORESTATION THRESHOLD (15%)		8.11
C. AFFORESTATION MINIMUM (15%)		8.11
D. EXISTING FOREST ON NET TRACT AREA		51.74
E. FOREST AREAS TO BE CLEARED		42.69
F. FOREST AREAS TO BE RETAINED		9.05
IV. REFORESTATION CALCULATIONS		
G. FOREST AREAS CLEARED ABOVE REFORESTATION THRESHOLD		42.69
H. FOREST AREAS CLEARED BELOW REFORESTATION THRESHOLD		0.00
I. FOREST AREAS RETAINED ABOVE REFORESTATION THRESHOLD		0.94
REFORESTATION FOR CLEARING ABOVE THRESHOLD		10.67
CREDIT FOR RETENTION ABOVE THE THRESHOLD		0.94
TOTAL REFORESTATION REQUIRED		9.73
TOTAL REFORESTATION PROVIDED		0.00
TOTAL OFF-SITE REFORESTATION REQUIRED		9.73

PROTECTIVE FENCE DETAIL

BLAZE ORANGE PLASTIC MESH

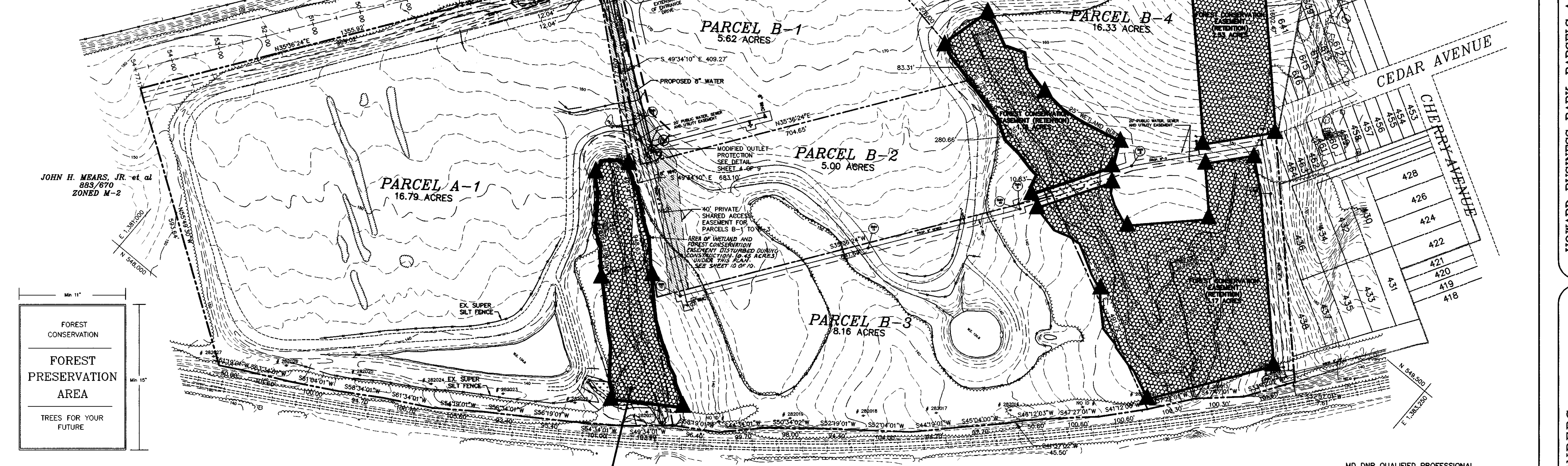


- NOTES:**
- FOREST PROTECTION DEVICES ONLY.
 - RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
 - BOUNDARIES OF RETENTION AREAS SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICES.
 - SOOT DAMAGE SHOULD BE AVOIDED.
 - PROTECTIVE SIGNAGE MAY ALSO BE USED.
 - DEVICES SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

BALTIMORE WASHINGTON AUTO EXCHANGE, INC.
 PLATBOOK NO. 10215 & 10216
 ZONED M-2

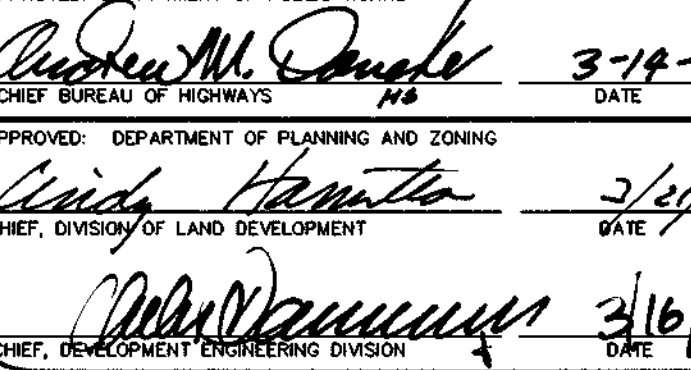
DORSEY RUN ROAD
 MAJOR COLLECTOR - 80' ROW - PUBLIC ROAD

MARYLAND ENVIRONMENTAL SERVICES
 LOT 6
 3528/0001
 ZONED M-2



SIGNAGE DETAIL

NOT TO SCALE



NOTE: THIS PLAN IS TO BE USED FOR FOREST CONSERVATION PURPOSES ONLY.

NOTE: 9.05 ACRES OF RETENTION ARE SHOWN ON-SITE. 9.73 ACRES OF REFORESTATION ARE REQUIRED. THIS REQUIREMENT WILL BE MET VIA OFF-SITE REFORESTATION ON "ROMITI PROPERTY".

CSX RAILROAD
 (FORMERLY BALTIMORE & OHIO RAILROAD)
 ANNE ARUNDEL COUNTY

NOTE: TREE PROTECTIVE FENCING TO BE INSTALLED PRIOR TO ANY GRADING WITHIN PARCELS A-1 & B-1 THRU B-4 AROUND THE FOREST CONSERVATION AREAS NOT PROTECTED BY THE EXISTING SUPER SILT FENCE.

LEGEND

- FOREST CONSERVATION EASEMENT (RETENTION)
- FOREST CONSERVATION SIGNAGE

MD DNR QUALIFIED PROFESSIONAL

Stephanie Demchik 2/23/00
 STEPHANIE DEMCHIK

DEVELOPER

ATTN: MARK LEVY
 DORSEY ROCK, LLC
 C/O ROCK REALTY, INC.
 25 MAIN STREET
 REISTERSTOWN, MARYLAND 21136
 (410) 526-4030

date	FEB 2000	engineering	approval
project	98001	illustration	scale
		SD	1"=100'

date	5/1/01	description	revisions
no.	1	REVISE SHEET TO REFLECT PARCEL A-1	
	2	SHOW DISTURBANCE TO TREE ON PARCEL A-1	
	3	RELOCATE T-URANDUNO	

HOWARD BUSINESS PARK PARCELS A-1 & B-1 THRU B-4
 A RESUBDIVISION OF HOWARD BUSINESS PARK, BULK PARCELS A & B
 TAX MAP 43 - PARCEL 321 - LOT 5
 FIRST ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
FOREST CONSERVATION PLAN

MILDENBERG, BOENDER & ASSOC., INC.
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