

SHEET INDEX

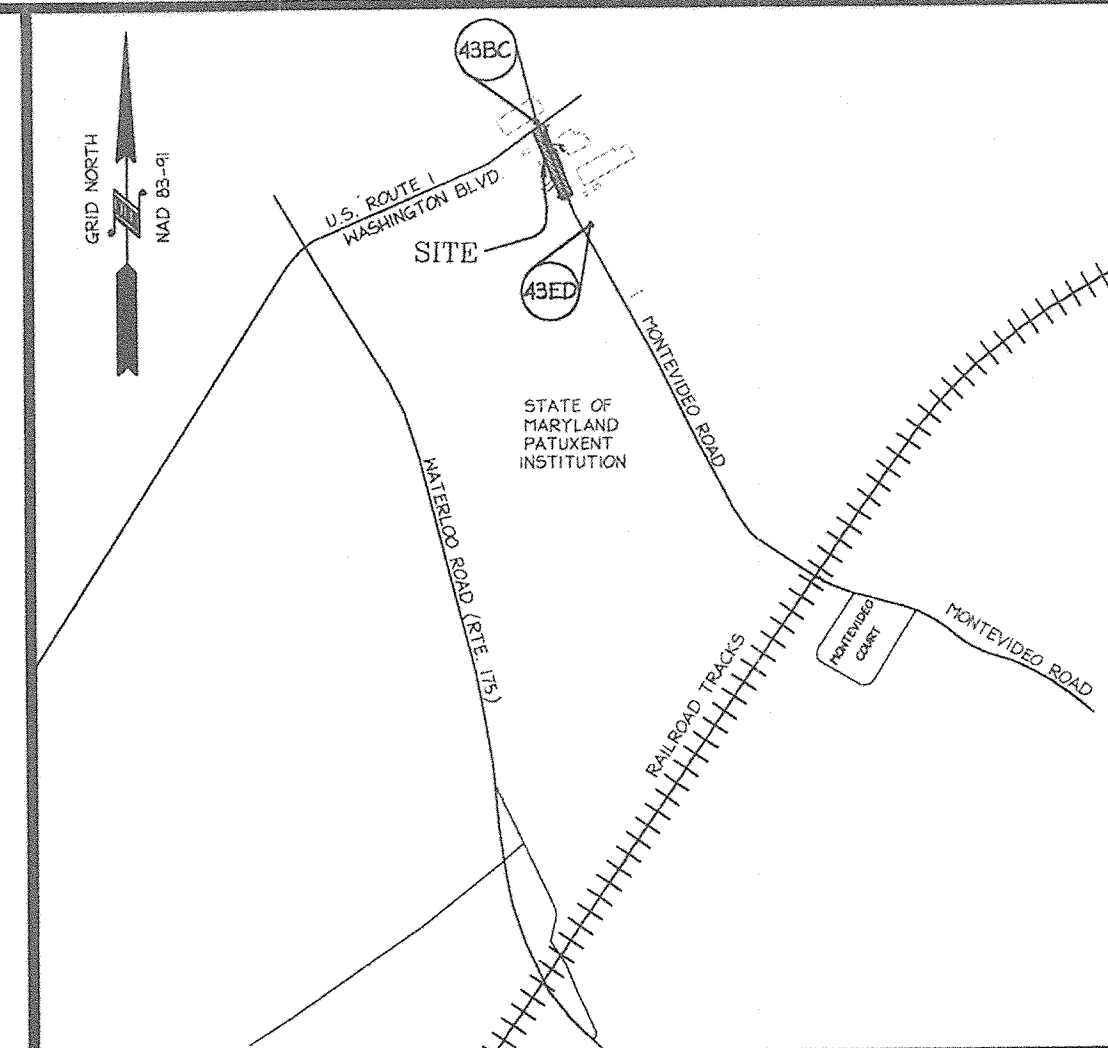
NO.	TITLE
1	COVER SHEET
2	ROAD PLAN, PROFILE & TYPICAL ROAD SECTION & DETAILS
3	FINAL GRADING UTILITY & SEDIMENT & EROSION CONTROL PLAN
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5	STORMWATER MANAGEMENT & DRAINAGE AREA MAP
6	TRAFFIC CONTROL PLAN
7	PAVEMENT & MARKING STRIPING PLAN

FINAL PLAN

MONTEVIDEO ROAD

STATION 10+00.00 TO 14+25.01

AT US ROUTE 1 INTERSECTION

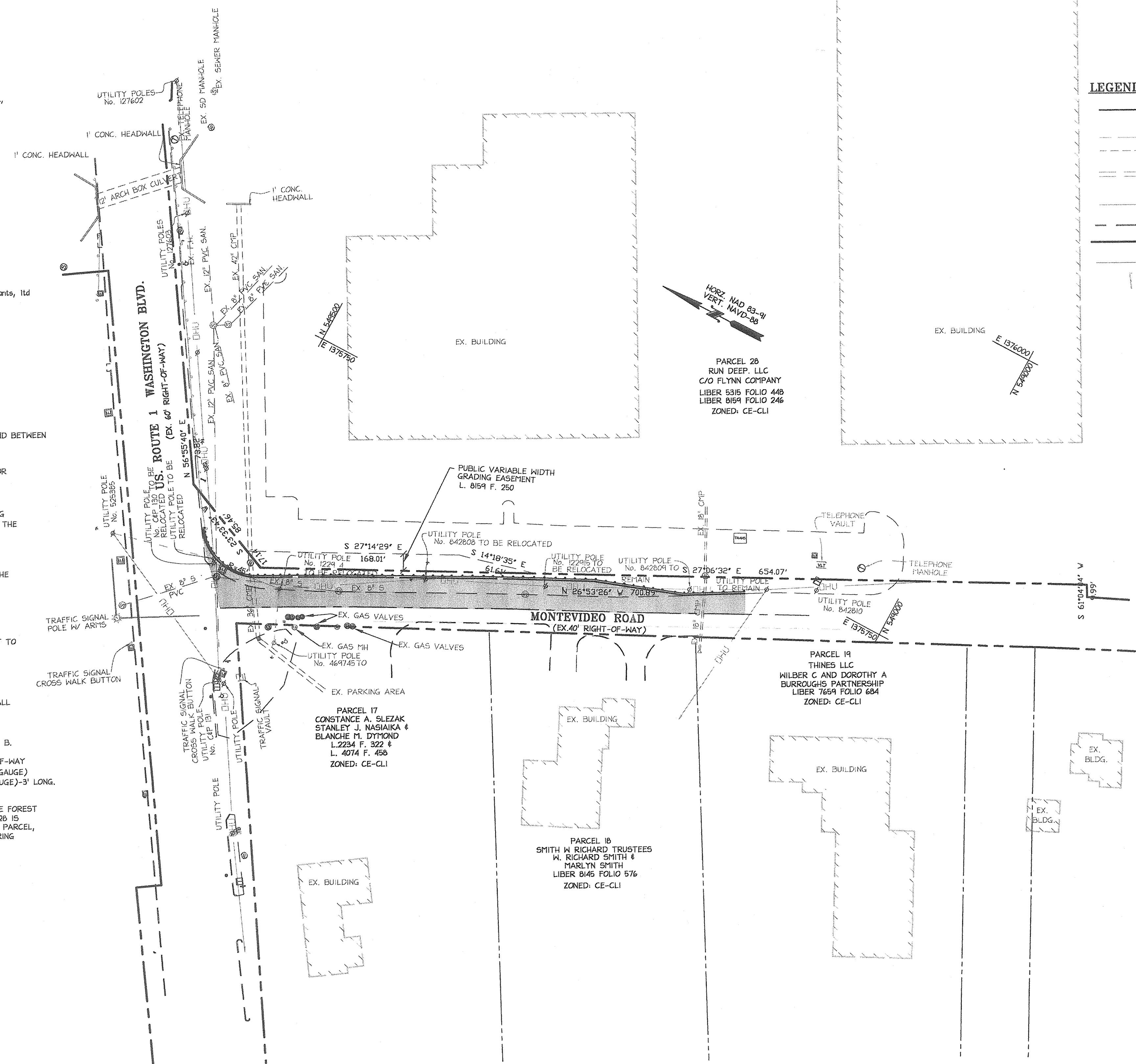


GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOL. IV "STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION" AND MSHA STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/ CONSTRUCTION INSPECTION DIVISION AT (410) 313-1800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- THE EXISTING TOPOGRAPHY AND SITE BOUNDARY WERE COMPLETED BY christopher consultants, ltd ON APRIL 20, 2005
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLAN COORDINATE SYSTEM MONUMENT NOS 43BC AND 43ED WERE USED FOR THIS PROJECT (NAD 83-91).
- WATER IS PUBLIC: N/A
- SEWER IS PUBLIC: N/A
- WATER QUALITY MANAGEMENT WILL BE PROVIDED IN A GRASS CHANNEL WITHIN THE PUBLIC RIGHT-OF-WAY AS SHOWN AND LABELED ON SHEET NO. 5
- EX. UTILITIES ARE BASED ON FIELD RUN TOPOGRAPHY BY christopher consultants, ltd. ON AND BETWEEN APRIL 12 & APRIL 20, 2005 AND SUPPLEMENTED WITH HOWARD COUNTY RECORDS.
- CONTRACTOR SHALL VERIFY SIZE AND LOCATIONS OF ALL UNDERGROUND UTILITIES AND TEST PIT ALL UTILITIES, INCLUDING PROPOSED TIE IN LOCATIONS, AT LEAST 5 DAYS PRIOR TO STARTING ANY WORK ON THESE DRAWINGS. DISCREPANCIES SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER AND IN ADVANCE OF CONSTRUCTION START.
- ANY DAMAGE CAUSED BY THE CONTRACTOR TO EXISTING PUBLIC RIGHT-OF-WAY, EXISTING PAVING, EXISTING CURB AND GUTTER, EXISTING UTILITIES, ETC. SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
- ALL FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED AND VERIFIED IN ACCORDANCE WITH AASHTO T-180-STANDARD.
- CONTRACTOR SHALL MAINTAIN ALL SEDIMENT CONTROL DEVICES WITHIN THE LIMITS OF THE SITE DURING CONSTRUCTION OF THE SITE IMPROVEMENTS. CONTRACTOR SHALL PROVIDE ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES AS MAY BE NECESSARY DURING CONSTRUCTION AND/OR BY GOVERNING AGENCIES.
- THERE ARE NO KNOWN CEMETERIES OR BURIAL GROUNDS ON THIS SITE. HOWEVER, UPON DISCOVERY OF ANY EVIDENCE OF BURIAL OR GRAVES, THE DEVELOPER WILL BE SUBJECT TO REGULATIONS OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- ALL ADJACENT PROPERTIES ARE NON-RESIDENTIAL USES.
- OPERATING EXISTING VALVES, SWITCHES, SERVICES OR START UP OF NEW SERVICES SHALL BE COORDINATED WITH THE OWNERS REPRESENTATIVE.
- THE PURPOSE OF THIS PLAN IS TO PROVIDE ROAD IMPROVEMENT(S) TO SATISFY THE APPO ROADS TEST OBLIGATION OF SDP-04-164 DORSEY RUN INDUSTRIAL CENTER, PARCEL B.
- ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE)-3' LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
- THIS 0.36 ACRE PROJECT IS EXEMPT FROM COMPLIANCE WITH THE REQUIREMENTS OF THE FOREST CONSERVATION ACT PER SUBDIVISION SECTION 16.1202(b)(1)(iii) AS ITS LOD ON PARCEL 2B IS WITHIN THE LOD ON SDP-82-123 AND SDP-87-008 APPROVED BEFORE 12/31/92 FOR THAT PARCEL, AND PER SUBDIVISION SECTION 16.1202(b)(1)(x) FOR ROAD WORK WITH NO FOREST CLEARING WITHIN AN EXISTING PUBLIC ROAD R/W.

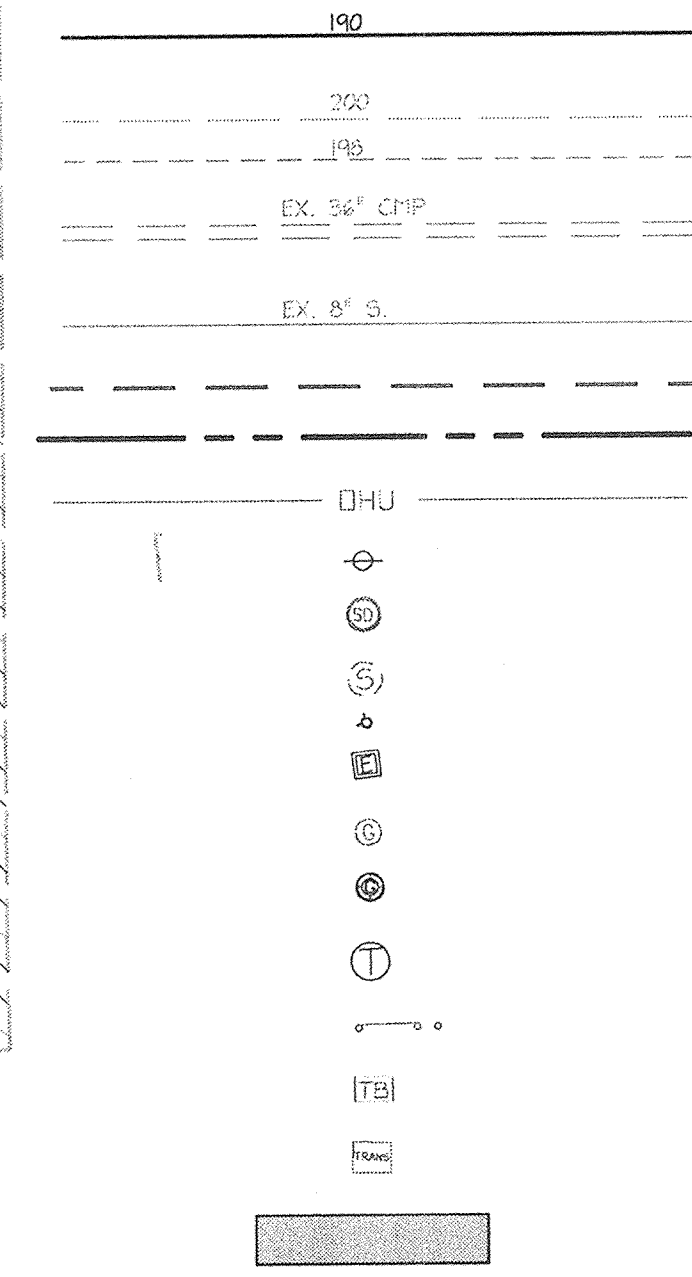
SITE ANALYSIS

- TOTAL AREA OF PARCELS: N/A
- IMPERVIOUS AREA: 0.23± ACRES
- DEED REFERENCE: 7315/686
PLAT REFERENCE: N/A
- RELATED FILES FOR THIS SITE: SDP-04-164
- ELECTION DISTRICT NO. 1, HOWARD COUNTY MARYLAND
- TAX MAP: 43, GRID: 10, PARCELS: N/A
- AREA OF DISTURBANCE: 0.36 ACRES



OVERALL VIEW
SCALE: 1"=50'

LEGEND



VICINITY MAP

SCALE: 1"=2000'

BENCHMARK

HORIZONTAL DATUM: HOWARD COUNTY GRID SYSTEM (NAD 83-91)
VERTICAL DATUM: NAVD-88
HOWARD COUNTY MONUMENT 43BC
N54952.094, E1375466.645, ELEV. 214.092
CONCRETE PILLAR WITH DISC
HOWARD COUNTY MONUMENT 43ED
N548524.953, E1376023.020 ELEV. 210.039
CONCRETE PILLAR WITH DISC

- PROPOSED CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING STORM DRAIN
- EXISTING SEWER
- EXISTING CURB & GUTTER
- EXISTING RIGHT-OF-WAY
- OVERHEAD UTILITY
- EXISTING UTILITY POLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING ELECTRIC BOX
- EXISTING GAS MANHOLE
- EXISTING GAS VALVE
- EXISTING TELEPHONE MANHOLE
- EXISTING GUARDRAIL
- EXISTING TELEPHONE BOOTH
- EXISTING TRANSFORMER BOX
- LIMIT OF NEW WORK

APPROVED: DEPARTMENT OF PUBLIC WORKS		
<i>William F. Adams</i>	4-3-06	Date
Chief, Bureau of Highways		
APPROVED: DEPARTMENT OF PLANNING AND ZONING		
<i>Craig Hammett</i>	4/11/06	Date
Chief, Division of Land Development		
<i>Michael J. ...</i>	4/11/06	Date
Chief, Development Engineering Division		
Date	No.	Revision Description

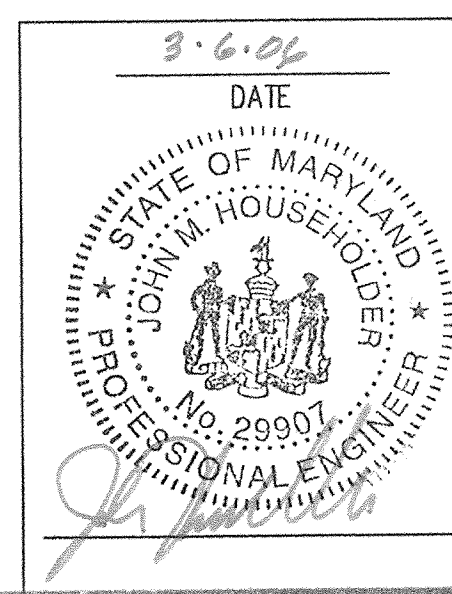
OWNER / DEVELOPER
MONTEVIDEO SOUTH BUSINESS TRUST
C/O TRAMMELL CROW COMPANY
7315 WISCONSIN AVENUE SUITE 300 W
BETHESDA, MARYLAND 20814
TEL: (301) 530-6200
FAX: (301) 530-6181



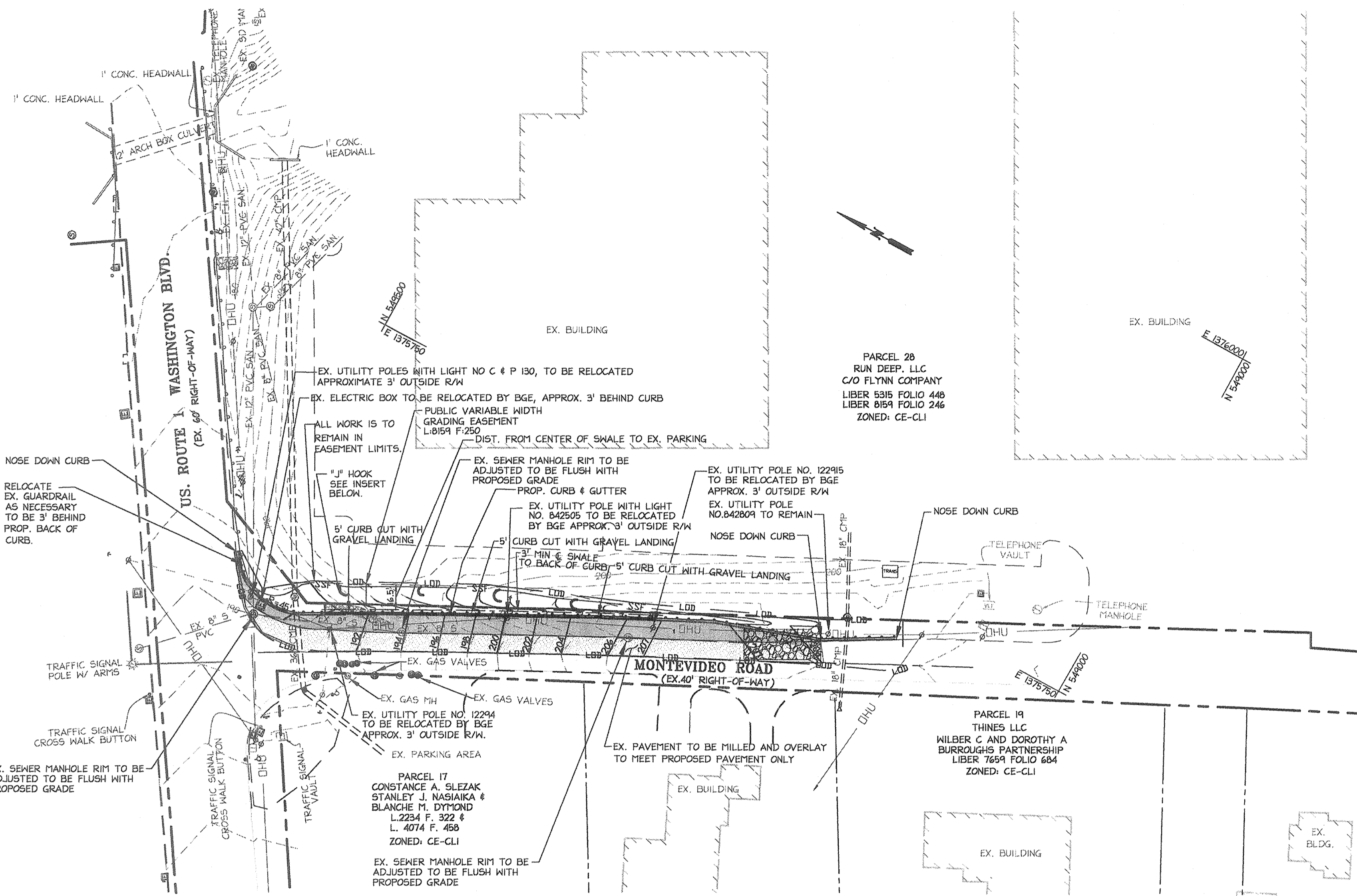
MONTEVIDEO ROAD
(STA. 10+00.00 TO 14+25.01)
AT US ROUTE 1 INTERSECTION
TAX MAP: 43, BLOCK: 10, FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

TITLE: **COVER SHEET**

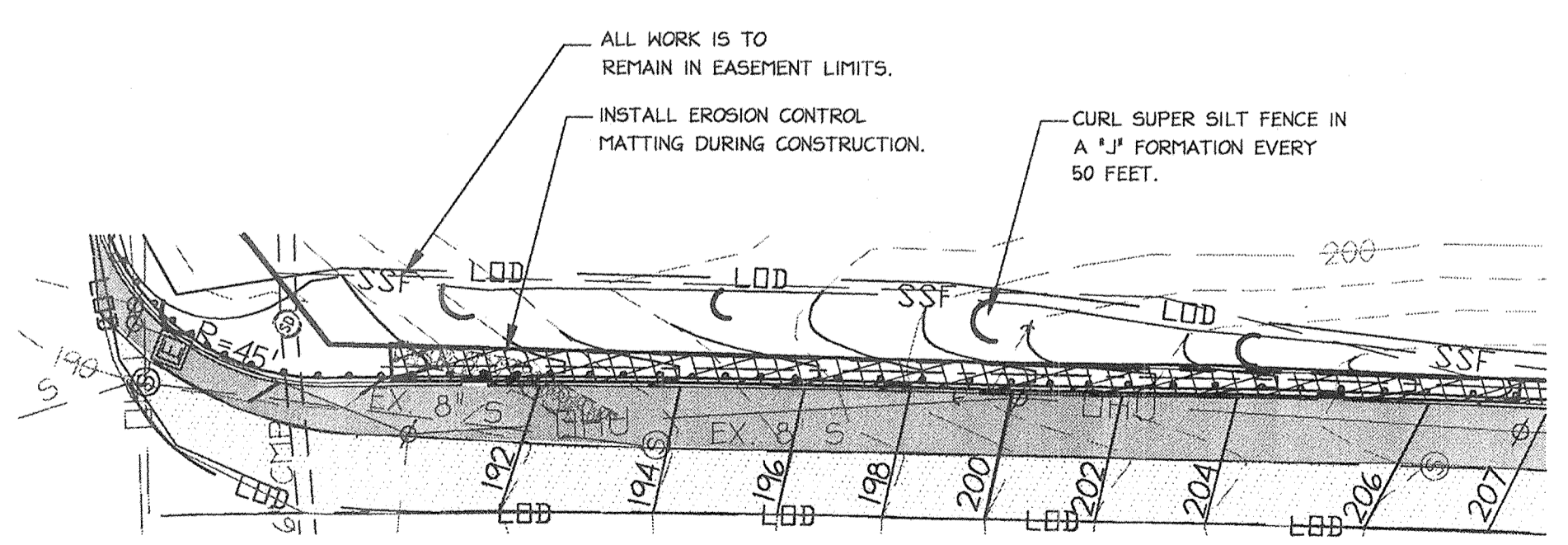
DESIGN: XDF	SCALE: 1"=50'	PROJECT: 036701.10
DRAWN: ADL	DATE: 10/1/05	1 OF 7
CHECKED: JMH	APPROVED:	



MDC-296(FDP)

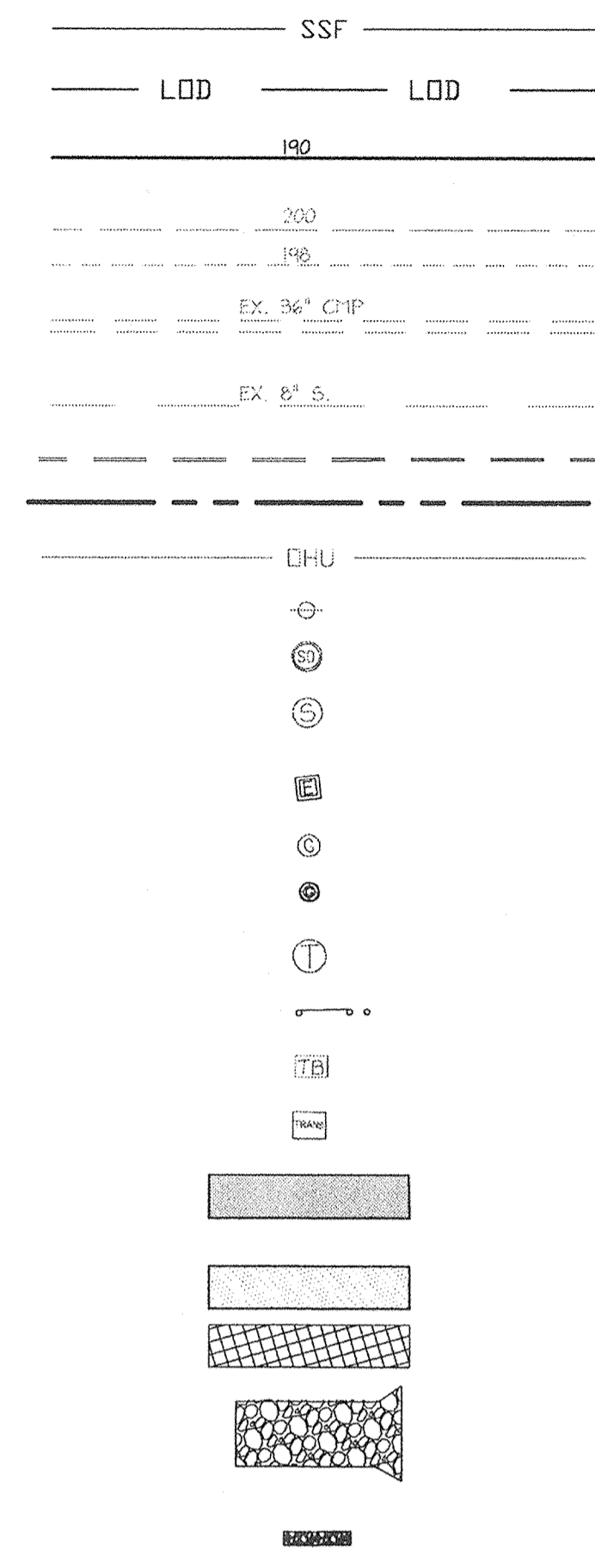


PLAN VIEW
SCALE: 1"=50'



INSERT
SCALE: 1"=30'

LEGEND



- SSF SUPER SILT FENCE
- LOD LIMIT OF DISTURBANCE
- PROPOSED CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING STORM DRAIN
- EXISTING SEWER
- EXISTING CURB & GUTTER
- EXISTING RIGHT-OF-WAY
- OVERHEAD UTILITY
- EXISTING UTILITY POLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING SEWER MANHOLE
- EXISTING ELECTRIC BOX
- EXISTING GAS MANHOLE
- EXISTING GAS VALVE
- EXISTING TELEPHONE MANHOLE
- EXISTING GUARDRAIL
- EXISTING TELEPHONE BOOTH
- EXISTING TRANSFORMER BOX
- LIMIT OF NEW WORK
- LIMIT OF MILL AND OVERLAY
- EROSION CONTROL MATTING
- STABILIZED CONSTRUCTION ENTRANCE
- GRAVEL LANDING

NOTES:

1. STOCKPILING WILL NOT BE PERMITTED ON-SITE.
2. LOCATION OF EXISTING UTILITY POLES TO BE MOVED IS APPROXIMATE. FINAL LOCATION OF POLES TO BE DETERMINED BY BGE.
3. 5' CURB CUTS CENTERED AT STATIONS 10+69.5, 11+48.0 AND 12+30.0 TO ALLOW RUNOFF TO ENTER THE STORMWATER MANAGEMENT SWALE.
4. 5'x1' WIDE FLAT GRAVEL LANDING BEHIND CURB CUTS. SEE DETAIL ON SHEET 5 OF 7.
5. THE CONTRACTOR SHALL MAINTAIN AT LEAST 3' CLEARANCE BETWEEN CENTERLINE OF SWALE AND BACK OF CURB.

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

Signature of Developer: *Mark S. Corneal* Date: 3.14.06
 Print name below signature: **MARK S. CORNEAL**

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

Signature of Engineer: *John M. Householder* Date: 3.6.06
 Print name below signature: **JOHN HOUSEHOLDER, P.E.**

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS.
 Signature: *Jim Meyer* Date: 3/27/06
 Print name below signature: **JIM MEYER**
 USDA-Natural Resources Conservation Service

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
 Signature: *John R. Patton* Date: 3/27/06
 Print name below signature: **JOHN R. PATTON**
 Howard SCD

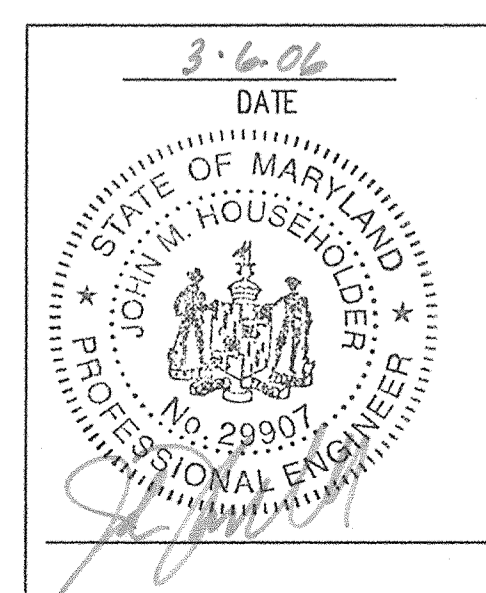
APPROVED: DEPARTMENT OF PUBLIC WORKS
 Signature: *William J. ...* Date: 4-3-06
 Chief, Bureau of Highways

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Signature: *Judy ...* Date: 4/11/06
 Chief, Division of Land Development

Signature: *...* Date: 4/11/06
 Chief, Development Engineering Division

Date	No.	Revision Description

OWNER / DEVELOPER
 MONTEVIDEO SOUTH BUSINESS TRUST
 C/O TRAPHIEMM CROWN COMPANY
 7316 WISCONSIN AVENUE SUITE 300 W
 BETHESDA, MARYLAND 20814 TEL: (301) 530-6200 FAX: (301) 530-6151



MONTEVIDEO ROAD
 (STA. 10+00.00 TO 14+25.01)
 AT US ROUTE 1 INTERSECTION
 TAX MAP: 43, BLOCK: 10, FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

TITLE: **FINAL GRADING, UTILITY & SEDIMENT & EROSION CONTROL PLAN**

DESIGN: KLZ/AH SCALE: 1"=50' PROJECT: 036701.10
 DRAWN: ADL DATE: 10/7/05 F-06-003
 CHECKED: JPH APPROVED: *[Signature]* 3 OF 7

19.0 Standards and Specifications For Land Grading

Definitions

Reshaping of the existing land surface in accordance with a plan as determined by engineering survey and layout.

Purpose

The purpose of a land grading specification is to provide for erosion control and vegetative establishment on those areas where the existing land surface is to be reshaped by grading according to plan.

Design Criteria

The grading plan should be based upon the incorporation of building designs and street layouts that fit and utilize existing topography and desirable natural surrounding to avoid extreme grade modifications. Information submitted must provide sufficient topographic surveys and soil investigations to determine limitations that must be imposed on the grading operation related to slope stability, effect on adjacent properties and drainage patterns, measured for drainage and water removal and vegetative treatment, etc.

Many countries have regulations and design procedures already established for land grading and cut and fill slopes. Where these requirements exist, they should be followed. The plan must show existing and proposed contours of the area(s) to be graded. The plan shall also include practices for erosion control, slope stabilization, safe disposal of runoff water and drainage, such as waterways, lined ditches, reverse slope benches (including grade and cross-section), grade stabilization structures, retaining walls, and surface and subsurface drains. The plan shall also include phasing of these practices. The following shall be incorporated into the plan:

1. Provisions shall be made to safely conduct surface runoff to storm drains, protected outlets or to appropriate courses to insure that surface runoff will not damage slopes or other graded areas.

2. Cut and fill slopes that are to be stabilized with grasses shall not be steeper than 2:1. (Where the slope is to be mowed the slope should be no steeper than 3:1. 4:1 is preferred because of safety factors related to mowing steep slopes.

3. Reverse benches shall be provided whenever the vertical interval (height) of any 2:1 slope exceeds 20 feet; for 3:1 slopes it shall be increased to 30 feet and for 4:1 to 40 feet. Benches shall be located to divide the slopes face as equally as possible and shall convey the water to a stable outlet. Soils, seeps, rock outcrops, etc., shall also be taken into consideration when designing benches.

a. Benches shall be a minimum of six-feet wide to provide ease of maintenance.

b. Benches shall be designed with a reverse slope of 6:1 of flatter to the slope and with a minimum of one foot in depth. Bench gradient to the outlet shall be between 2 percent and 3 percent, unless accompanied by appropriate design and computations.

c. The flow length within a bench shall not exceed 800' unless accompanied by appropriate design and computations. For flow channel stabilization see temporary slopes.

4. Surface water shall be diverted from the face of all cut and/or fill slopes by the use of earth dikes, ditches and swales or conveyed downslope by the use of a designated structure, except where:

a. The face of the slope is or shall be stabilized and the face of all graded slopes shall be protected for surface runoff until they are stabilized.

b. The face of the slope shall not be subjected to any concentrated slous of surface water such as from natural drainways, graded swales, ditches, etc.

c. The face of the slope will be protected by special erosion control materials, to include, but not limited to: approved vegetative stabilization practices (see section G), rip-rap or other approved stabilization methods.

5. Cut slopes occurring in ripable rock shall be serrated as shown on the following diagram. These serrations shall be made with conventional equipment as the excavation is made. Each step or serration shall be constructed on the contour and will have steps cut at nominal two-foot intervals with nominal three-foot horizontal shelves. These steps will vary depending on the slope ratio and the cut slope. The nominal slope line is 1:1. These steps will weather and act to hold moisture, lime, fertilizer and seed thus producing a much quicker and longer lived vegetative cover and better slope stabilization. Over land flow shall be diverted from the top of all serrated cut slopes and carried to a suitable outlet.

6. Surface drainage shall be provided where necessary to intercept seepage that would otherwise adversely affect slope stability or create excessively wet site conditions.

7. Slopes shall not be created to close to property lines as the adjoining properties without adequately protecting such properties against sediment, erosion, slippage, settlement, subsidence or other related damages.

8. Fill material shall be free of brush, rubbish, rocks, logs, stumps, building debris, and other objectionable material. It should be free of stones over two (2) inches in diameter where compacted by hand or mechanical tampers over eight (8) inches in diameter where compacted by rollers or other equipment. Frozen material shall not be placed in the fill nor shall the fill material be placed on a frozen foundation.

9. Stockpiles, borrow areas and spoil shall be shown on the plans and shall be subjected to the provisions of the Standard and Specifications.

All disturbed areas shall be stabilized structurally or vegetatively in compliance with 20.0 Standards and Specifications for Vegetative Stabilization.

21.0 Standard and Specifications For Topsoil

Definitions

Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation.

Purpose

To provide a suitable soil medium for vegetative growth. Soil of concern has low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.

Conditions Where Practice Applies

This practice is limited to areas having 2:1 or flatter slopes where:

a. The texture of the exposed subsoil/parent material in not adequate to produce vegetative growth.

b. The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.

c. The original soil to be vegetated contains materials toxic to plant growth

d. The soil is so acidic that treatment with limestone is not feasible.

For the purpose of these Standards and Specification, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.

Construction and Material Specifications

Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experimental Station.

Topsoil Specifications - Soil to be used as topsoil must meet the following:

- Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, leamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of carboxylated textured subsoils and shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1 1/2" in diameter.
- Topsoil must be free of plants or plant parts such as bermuda grass, quackgrass, Johnsongrass, nutssedge, poison ivy, thistle, or other as specified.
- Where the topsoil is either highly acidic or composed of heavy clayey loams, limestone shall be spread to the rate of 4-8 tons/acre (200-400 pounds per 1,000square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked in to the soil in conjunction with tillage operations as described in the following procedures.

For sites having disturbed areas under 5 acres:

Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section I - Vegetative Stabilization Methods and Materials.

For sites having disturbed areas over 5 acres:

On soil meeting Topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:

- pH for topsoil shall be between 6.0 and 7.5. If tested soil demonstrates a pH of less the 6.0, sufficient lime shall be prescribed to raise pH to 6.5 or higher.
- Organic content of topsoil shall be not less than 1.5 percent by weight.
- Topsoil having soluble salt content greater than 500 parts per million shall not be used.
- No sod or seed shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 day min.) to permit dissipation of phyto-toxic materials.

Note: Topsoil substitutes or amendments as recommended by a qualified agronomist or soil scientist approved by the appropriate approval authority, may be used in lieu of natural topsoil.

Place topsoil (if required) and apply soil amendments as specified on 20.0 Vegetative Stabilization - Section I - Vegetative Stabilization Methods and Materials.

Topsoil Application

When topsoiling, maintain needed erosion and sediment control practices such as diversions, Grade Stabilization Structures, Earth Dikes, Slope Silt Fences and Sediment Traps and Basins.

Grades in the areas to be topsoiled, which have been previously established, shall be maintained, about 4" - 8" higher in elevation.

Topsoil shall be uniformly distributed in a 4" - 8" layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water pockets.

Topsoil shall not be place while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil id excessively wet in a condition that may otherwise be detrimental to proper grading and seeded preparation.

Alternative for Permanent Seeding - Instead of applying the full amounts of lime and commercial fertilizer, composted sludge and amendments mat be applied as specified below:

Composted Sludge Materials for use as a soil conditioner for sites having disturbed areas over 5 acres shall be tested to prescribe amendments and for sites having disturbed areas under 5 acres shall conform to the following requirements:

- Composted sludge shall be supplied by, or originated from, a person or persons that are permitted (at the time of acquisition of the compost) by the Maryland Department of the Environment under COMAR 26.04.06.
- Composted sludge shall contain at least 1 percent nitrogen, 1.5 percent phosphorus, and 0.2 percent potassium and have a pH of 7.0 to 8.0. If compost does not meet these requirements, the appropriate constituents must be added to meet the requirements prior to use.
- Composted sludge shall be applied at a rate of 1 ton/1,000 square feet.

Composted sludge shall be amended with a potassium fertilizer applied at the rate of 4 lb/1,000 square feet, and 1/3 the normal lime application rate.

References: Guideline Specifications, Soil Preparation and Sodding. MD-VA, Pub #1, Cooperative Extension Service, University of Maryland and Virginia Polytechnic Institute. Revised 1973.

30.0 Dust Control

Definition

Controlling dust blowing and movement on construction sites and roads.

Purpose

To prevent blowing and movement of dust from exposed soil surfaces, reduce on and off-site damage, health hazards, and improve traffic safety.

Conditions Where Practice Applies

This practice is applicable to areas subject to dust blowing and movement wher in and off-site damage is likely without treatment.

Specifications

Temporary Methods

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 windward side of silt. Chisel-type plows spaced about 12' apart, spring-toothed harrows, and similar plows are examples of equipment whicj may produce the desired effect.

4. Irrigation - This is generally done as an emergency treatment. Site is sprinkled with water until the surface is moist. Repeat as needed. At no time should the site be irrigated to the point that runoff begins to flow.

5. Barriers - Solid board fences, silt fences, snow fences, burlap fences, straw bales, and similar materials can be used to control air currents and soil blowing. Barriers placed at right angles to prevailing currents at intervals of about 10 times their height are effective in controlling soil blowing.

6. Calcium Chloride - Apply at rates that will keep surface moist. May need retreatment.

Permanent Methods

- Permanent Vegetation - See standards for permanent vegetative cover, and permanent stabilization with sod. Existing trees or large shrubs may afford valuable protection if left in place.)
- Topsoil - Covering with less erosive materials. See Standards for topsoiling.
- Stone - Cover surface with crushed stone or coarse gravel.

References

- Agriculture Handbook 346. Wind Erosion Forces in the United State and Their Use in Predicting Soil Loss.
- Agriculture Information Bulletin 354. How to Control Wind Erosion, USDA - ARS.

PERMANENT SEEDING NOTES

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

Seeded Preparation: Loosen upper three inches of soil by raking, diskng or other acceptable means before seeding, if not previously loosened.

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

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

Seeding -- For the periods March 1 -- April 30, and August 1 -- October 15, seed with 60 lbs/acre (1.4 lbs/1000 sq. ft.) of Kentucky 31 Tall Fescue. For the period May 1 -- July 31, seed with 60 lbs Kentucky 31 Tall Fescue per acre and 2 lbs/acre (.05 lbs/1000 sq. ft.) of weeping lovegrass. During the period of October 16 -- February 28, protect site by:

- Option 1 - Two tons per acre of well anchored straw mulch and seed as soon as possible in the spring.
- Option 2 - Use sod.
- Option 3 - Seed with 60 lbs/acre Kentucky 30 Tall Fescue and mulch with 2 tons/acre well anchored straw.

Mulching -- Apply 1-1/2 to 2 tons per acre (70 to 90 lbs/1000 sq. ft.) of rotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal/1000 sq. ft.) of emulsified asphalt on flat areas. On slope 8 feet or higher, use 348 gallons per acre (8 gal/1000 sq. ft.) for anchoring.

Maintenance -- Inspect all seeding areas and make needed repairs, replacements and reseedings.

TEMPORARY SEEDING NOTES.

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

Seeded preparation: -- Loosen upper three inches of soil by raking, diskng or other acceptable means before seeding, if not previously loosened.

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

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

Mulching: -- Apply 1-1/2 to 2 tons/acre (70 to 90 lbs/1000 sq. ft.) of rotted weed-free, small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal. per acre (5 gal/1000 sq. ft.) of emulsified asphalt on flat areas. On slope 8 ft. or higher, use 348 gal. per acre (8 gal/1000 sq. ft.) for anchoring.

Refer to the 1994 MARYLAND STANDARDS AND SPECIFICATION FOR SOIL EROSION AND SEDIMENT CONTROL for additional rates and methods not covered.

FOR CHANNEL SEEDING SEE SHEET 5 OF 7

DEVELOPER'S CERTIFICATE

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

Signature of Developer: *John Householder* Date: 3-14-06

Print name below signature: JOHN HOUSEHOLDER, P.E.

ENGINEER'S CERTIFICATE

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

Signature of Engineer: *John Householder* Date: 3-6-06

Print name below signature: JOHN HOUSEHOLDER, P.E.

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS.

Signature: *Jim M...* Date: 3/27/06

USDA-Natural Resources, Conservation Service

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

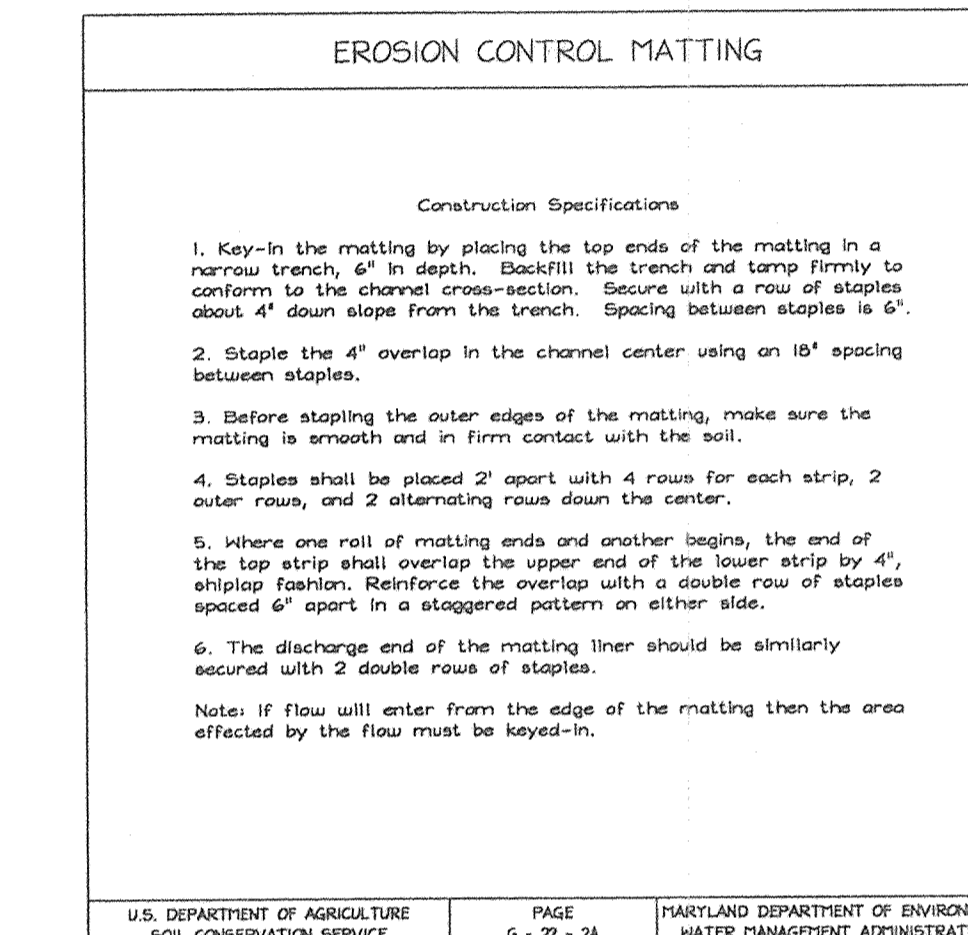
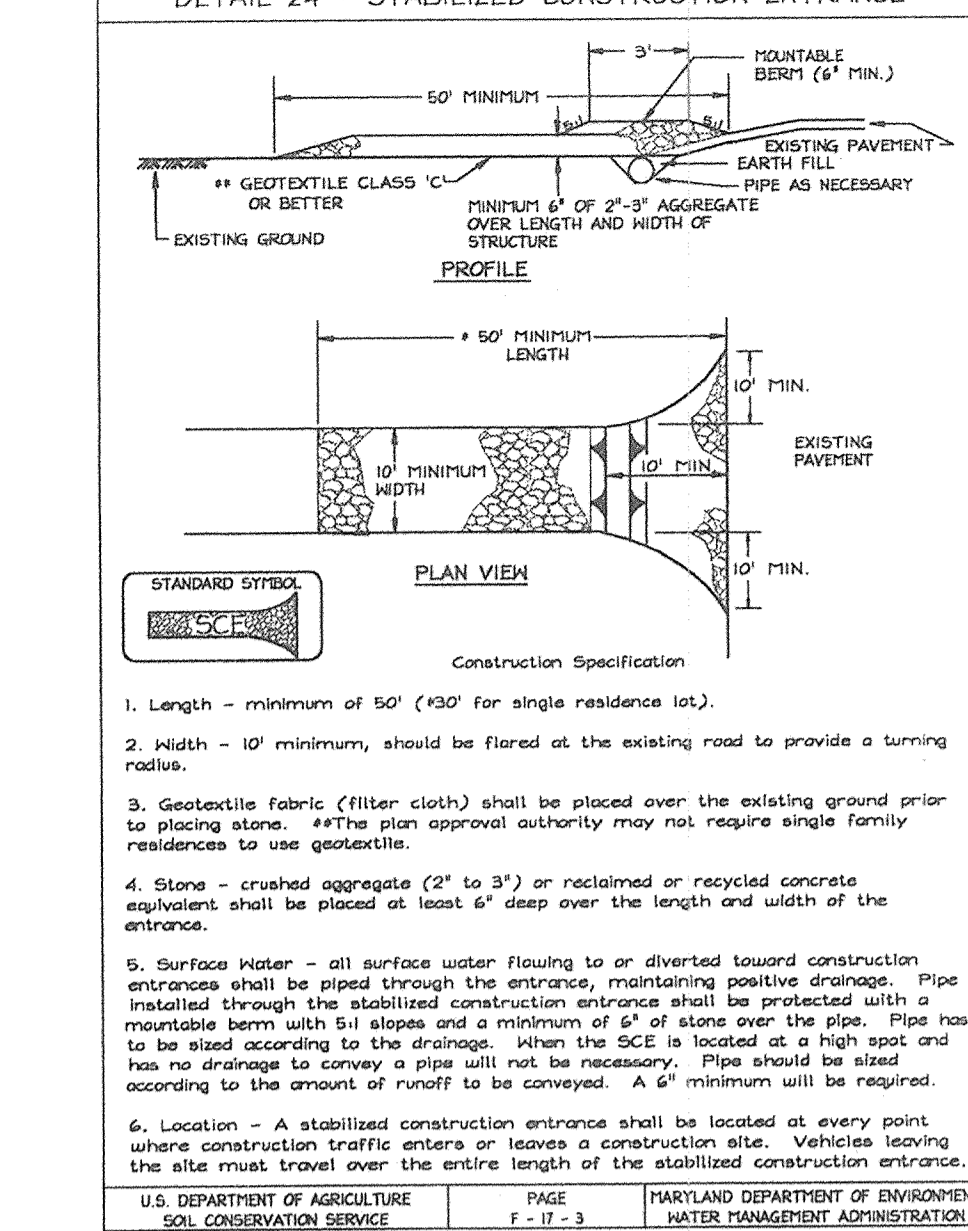
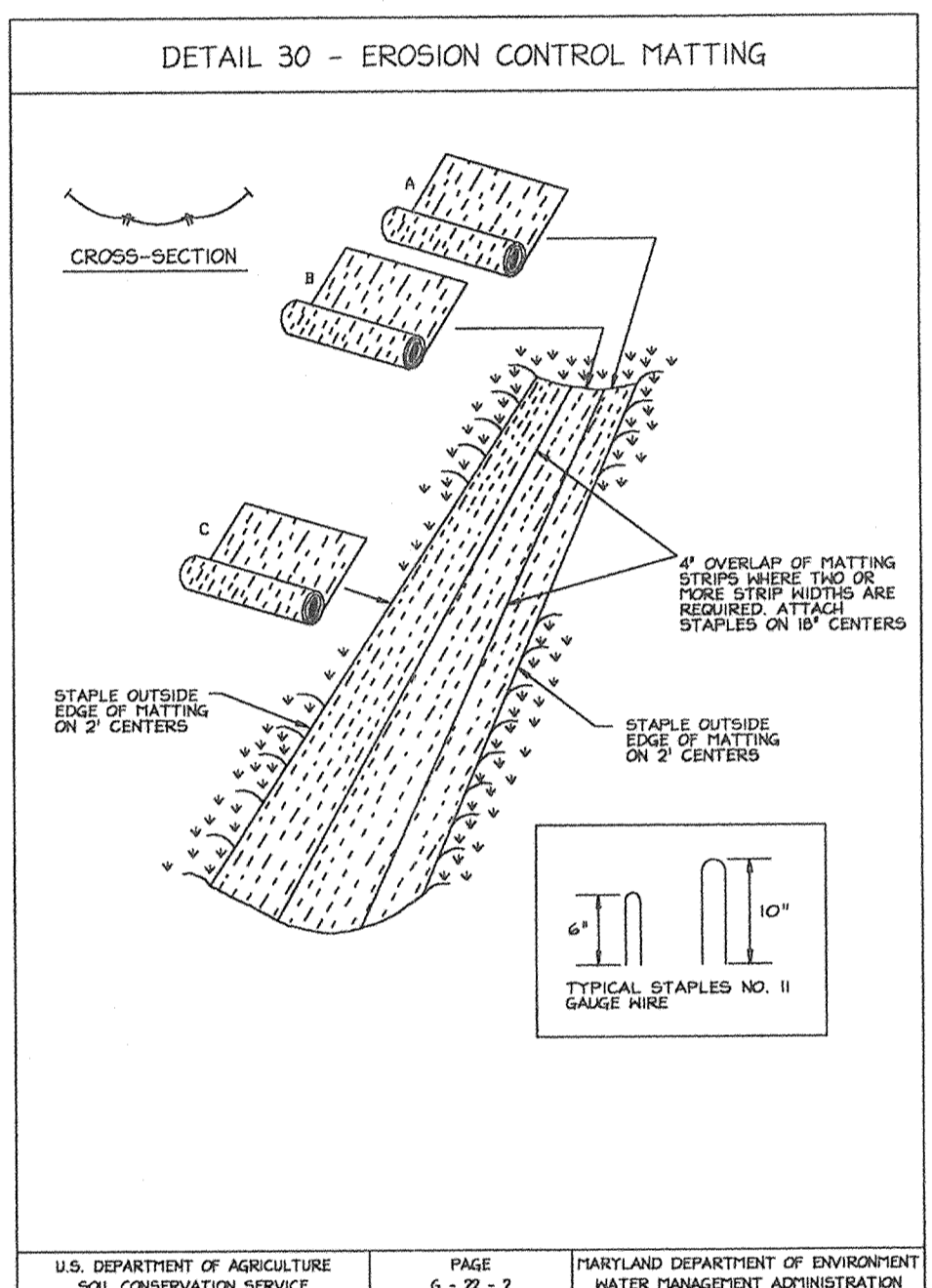
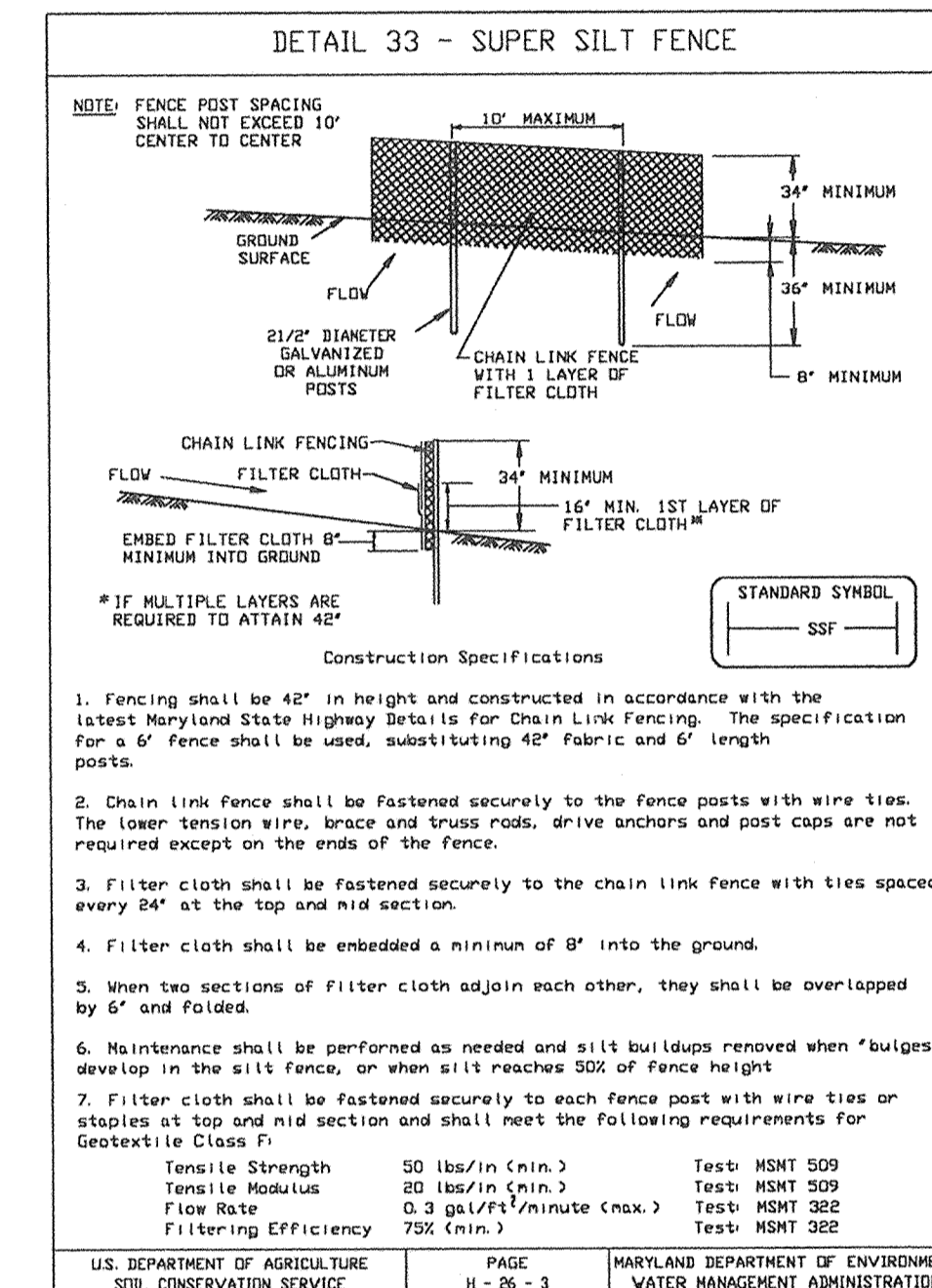
Signature: *John Householder* Date: 3/27/06

Howard SCD

SEQUENCE OF CONSTRUCTION

- OBTAIN THE GRADING PERMIT FROM HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS DIVISION. (1 DAY)
- ARRANGE AN ON-SITE PRE-CONSTRUCTION MEETING WITH COUNTY INSPECTORS, THE CONTRACTOR, AND ENGINEER PRIOR TO THE START OF CONSTRUCTION OF THIS PLAN. (1 DAY)
- CONTACT A PRIVATE UTILITY LOCATING COMPANY TO ADEQUATELY MARK ALL KNOWN EXISTING UTILITIES. (2 DAYS)
- CLEAR AND GRUB FOR PERIMETER CONTROL. INSTALL SUPER SILT FENCE PER PLAN SPECIFICATION. (1 DAY)
- ONCE ALL SEDIMENT CONTROL DEVICES ARE IN PLACE, OBTAIN INSPECTOR'S APPROVAL PRIOR TO GRADING. (1 DAY)
- ONCE INSPECTOR'S APPROVAL IS OBTAINED, BEGIN ON-SITE GRADING. MAINTAIN POSITIVE DRAINAGE TO EXISTING SHALE AND INLETS AT ALL TIMES. (7 DAYS)
- RELOCATION OF EXISTING UTILITY POLES (5 DAYS)
- IMMEDIATELY UPON COMPLETION OF GRADING, PROVIDE STABILIZATION PER EROSION CONTROL MATTING AND THE SEEDING TABLES PROVIDED ON THE PLANS. (3 DAYS)
- SAW CUT, MILL EXISTING PAVEMENT AND INSTALL BASE COURSE, CURB & GUTTER FOR NEW LANE. (3 DAYS)
- CONSTRUCTION OF SIGNAL MODIFICATION, MAY BE INTERCHANGED WITH ITEMS 9 & 11. (1 DAY)
- OVERLAY BASE COURSE AND EXISTING MILLED PAVEMENT WITH SURFACE COURSE. (1 DAY)
- ONCE ALL GRADING, PAVEMENT, CURB AND GUTTER ARE COMPLETED AND SITE IS STABILIZED, OBTAIN INSPECTOR'S APPROVAL PRIOR TO REMOVAL OF ANY SEDIMENT CONTROL DEVICE. (1 DAY)
- REMOVE ALL REMAINING SEDIMENT CONTROL DEVICES. (1 DAY)
- STABILIZE ANY REMAINING DISTURBED AREAS ON-SITE. (2 DAY)
- ONCE ALL SEDIMENT CONTROL DEVICES ARE REMOVED AND SITE IS STABILIZED, OBTAIN FINAL APPROVED FROM THE INSPECTOR. (1 DAY)

TOTAL CONSTRUCTION TIME: 32 DAYS



APPROVED: DEPARTMENT OF PUBLIC WORKS

William J. White 4-3-06
Chief, Bureau of Highways Date

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Caroline Hamilton 4/11/06
Chief, Division of Land Development Date

Paul Damminger 4/11/06
Chief, Development Engineering Division Date

Date	No.	Revision Description

OWNER / DEVELOPER

MONTEVIDEO SOUTH BUSINESS TRUST
C/O TRAPHILL CROWN COMPANY
7315 WISCONSIN AVENUE SUITE 300 W
BETHESDA, MARYLAND 20814

TEL (301) 530-6200
FAX (301) 530-6151

christopher consultants
engineering - surveying - land planning
christopher consultants, ltd.
7172 columbia gateway drive (suite 100) columbia, md 21046 2950
410.872.8699 - fax: 410.871.0148 - fax: 410.871.8699

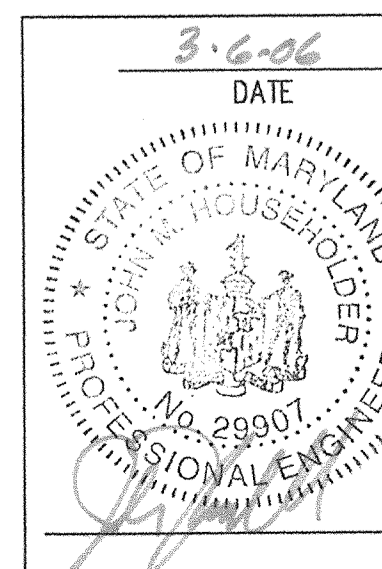
MONTEVIDEO ROAD
(STA. 10+00.00 TO 14+25.01)
AT US ROUTE 1 INTERSECTION

TAX MAP: 43, BLOCK: 10, FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

TITLE: **SEDIMENT & EROSION CONTROL DETAILS & NOTES**

DESIGN: XDF	SCALE: AS SHOWN	PROJECT: 03670.10
DRAWN: ADL	DATE: 10/7/05	
CHECKED: JMH	APPROVED:	

4 OF 7



SOILS CLASSIFICATION

TYPE	NAME	GROUP	DESCRIPTION
M+E	MONTALTO	C	15-45 PERCENT SLOPE
SFC2	SASSAFRAS	C	5-10 PERCENT SLOPE, SANDY LOAM
SFD2	SASSAFRAS	C	10-15 PERCENT SLOPE, SANDY LOAM

LEGEND

	DRAINAGE AREA DIVIDE
	SOILS LINE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING RIGHT-OF-WAY
	EXISTING STORM DRAIN
	EXISTING SEWER
	OVERHEAD UTILITY
	EXISTING UTILITY POLE
	EXISTING STORM DRAIN MANHOLE
	EXISTING SEWER MANHOLE
	EXISTING ELECTRIC BOX
	EXISTING GAS MANHOLE
	EXISTING TELEPHONE MANHOLE
	EXISTING GUARDRAIL
	EXISTING TELEPHONE BOOTH

GRASS CHANNEL 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/ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQ. FT.) AND 600 LBS/ACRE 10-10-10 FERTILIZER (14 LBS/1000 SQ. FT.) BEFORE SEEDING. HARROW OR DISK INTO UPPER THREE INCHES OF SOIL.

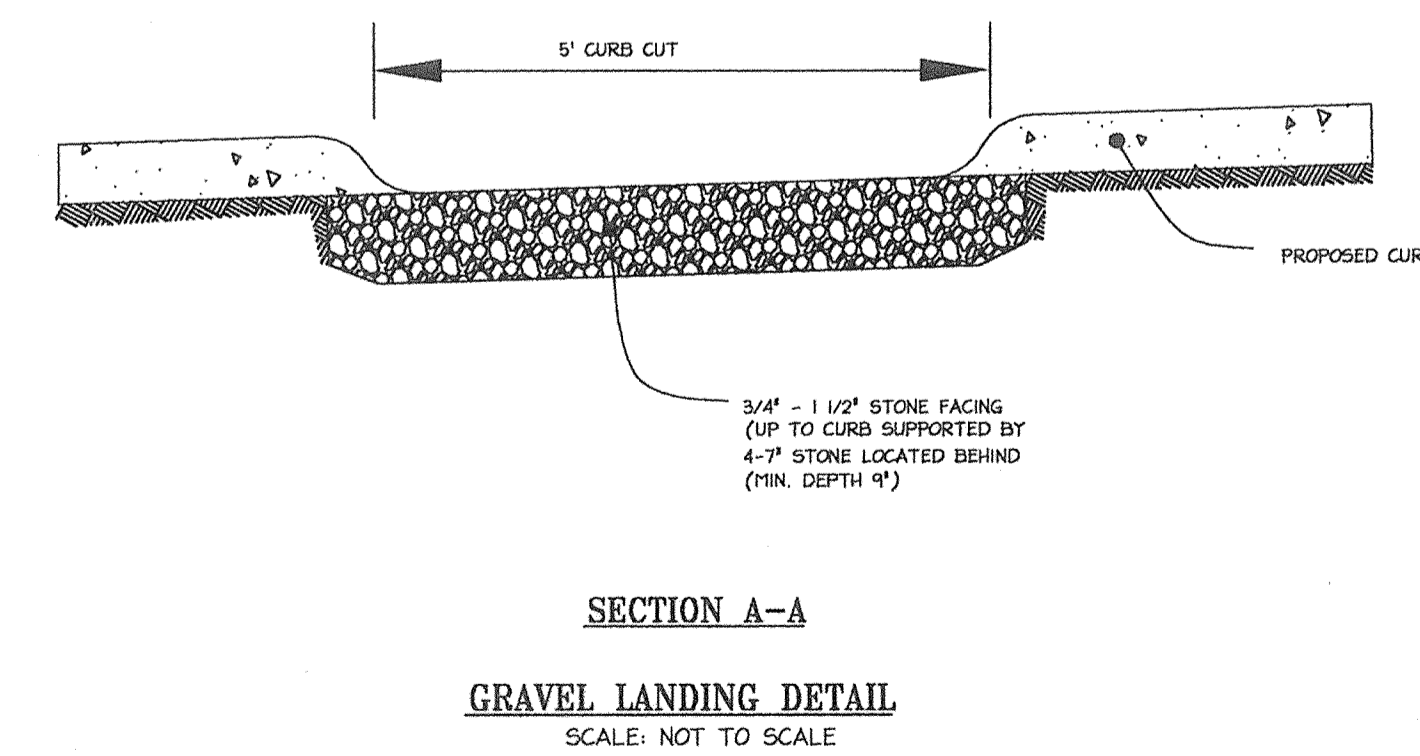
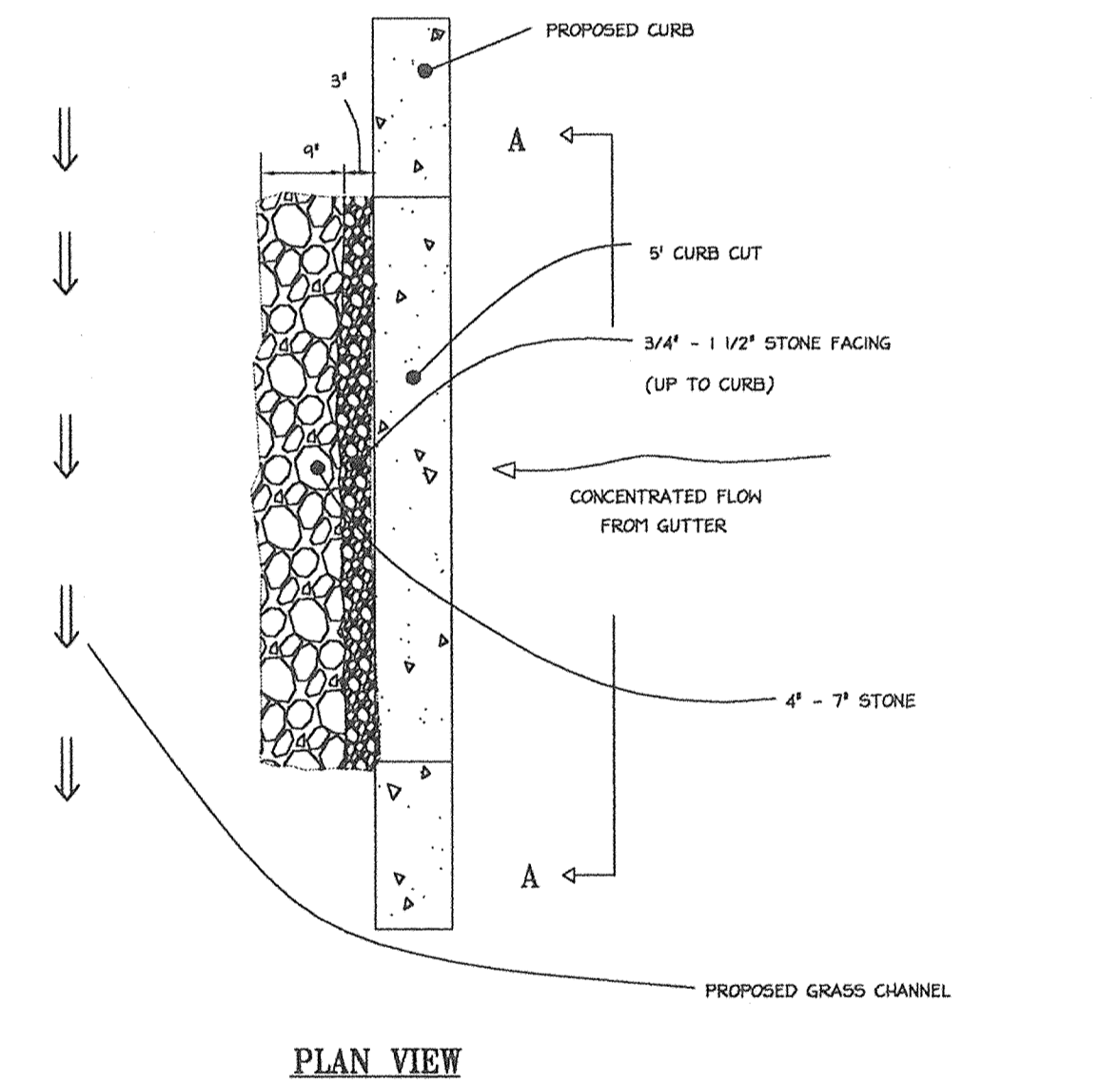
AT TIME OF SEEDING APPLY 400 LBS/ACRE 30-0-0 UREA FORM FERTILIZER (9 LBS/1000 SQ. FT.)

2. ACCEPTABLE--APPLY 2 TONS/ACRE DOLOMITIC LIMESTONE (92 LBS/1000 SQ. FT.) AND 1000 LBS/ACRE 10-10-10 FERTILIZER (23 LBS/1000 SQ. FT.) BEFORE SEEDING. HARROW OR DISK INTO UPPER THREE INCHES OF SOIL.

SEEDING -- FOR THE PERIODS MARCH 1 -- APRIL 30, AND AUGUST 1 -- OCTOBER 15, SEED WITH 60 LBS/ACRE (1.4 LBS/1000 SQ. FT.) OF RED FESCUE (FESTUCA RUBRA). FOR THE PERIOD MAY 1 -- JULY 31, SEED WITH 60 LBS RED FESCUE PER ACRE AND 2 LBS/ACRE (.05 LBS/1000 SQ. FT.) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 -- FEBRUARY 28, PROTECT SITE BY:

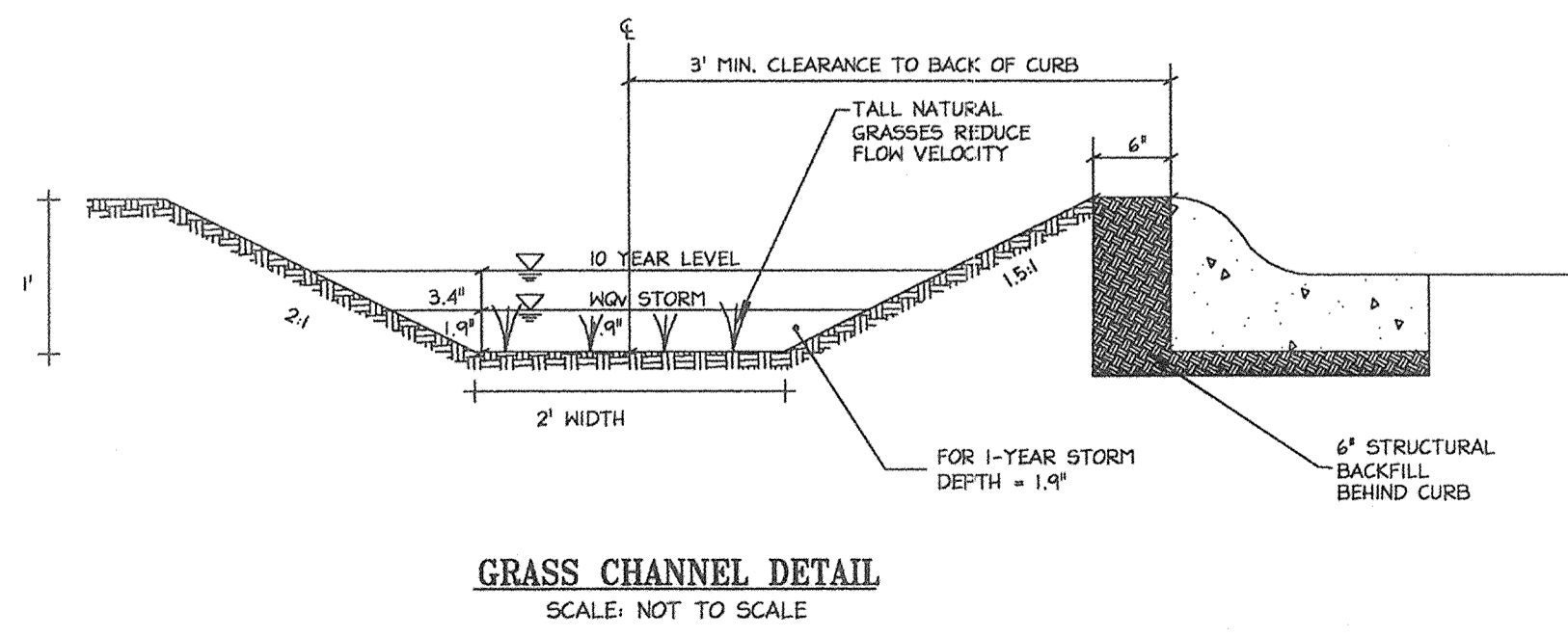
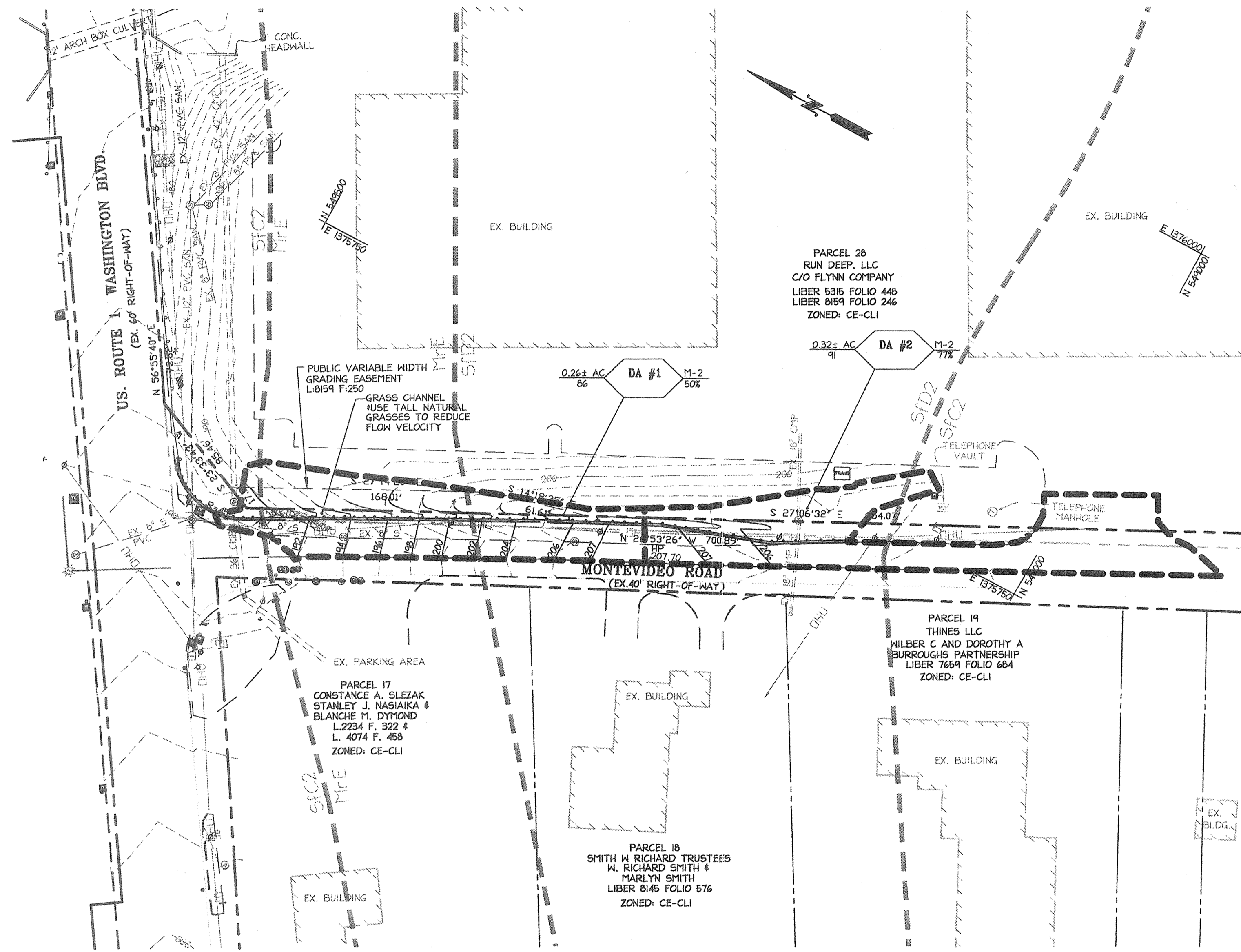
SEED WITH 60 LBS/ACRE RED FESCUE AND ACHOR WITH DEGRADABLE EROSION CONTROL MATTING DESIGNED TO ENHANCE SEED PROPAGATION.

MAINTENANCE -- INSPECT ALL SEEDING AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS. GRASS WITHIN THE SWALE SHALL BE LEFT UN-MOWED.



GRAVEL LANDING NOTE

1. STONE USED TO CONSTRUCT THE GRAVEL LANDING SHALL BE 4"-7" WITH A 3" THICK LAYER OF STONE ON THE UPSTREAM FACE.
2. THE STONE SHALL BE EMBEDDED INTO THE SOIL A MINIMUM OF 9".



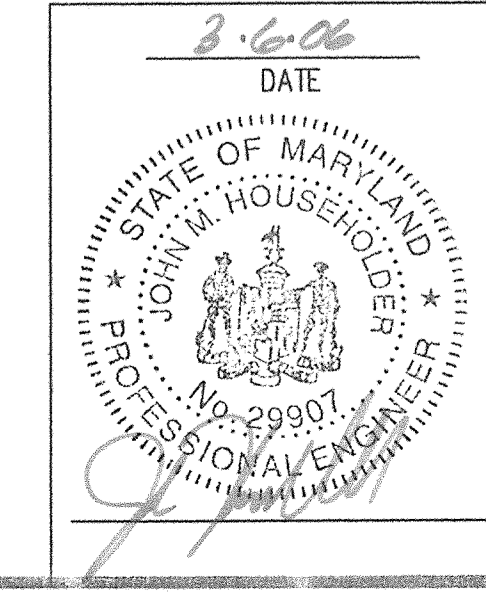
APPROVED: DEPARTMENT OF PUBLIC WORKS		
<i>William J. ...</i>	4-3-06	Date
Chief, Bureau of Highways		
APPROVED: DEPARTMENT OF PLANNING AND ZONING		
<i>Condy ...</i>	4/11/06	Date
Chief, Division of Land Development		
<i>John ...</i>	4/11/06	Date
Chief, Development Engineering Division		
Date	No.	Revision Description
OWNER / DEVELOPER		
MONTEVIDEO SOUTH BUSINESS TRUST C/O TRAMMELL CROW COMPANY 7315 WISCONSIN AVENUE SUITE 300 W BETHESDA, MARYLAND 20814		
TEL: (301) 530-6200 FAX (301) 530-6151		

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410.872.8850 · msec 301.861.0148 · fax 410.872.8853

MONTEVIDEO ROAD
(STA. 10+00.00 TO 14+25.01)
AT US ROUTE 1 INTERSECTION
TAX MAP: 43, BLOCK: 10, FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

TITLE:
STORMWATER MANAGEMENT & DRAINAGE AREA MAP

DESIGN: XDF	SCALE: 1"=50'	PROJECT: 036701.10
DRAWN: ADL	DATE: 10/7/05	
CHECKED: JMH	APPROVED:	



TEMPORARY TRAFFIC CONTROL TYPICAL APPLICATION

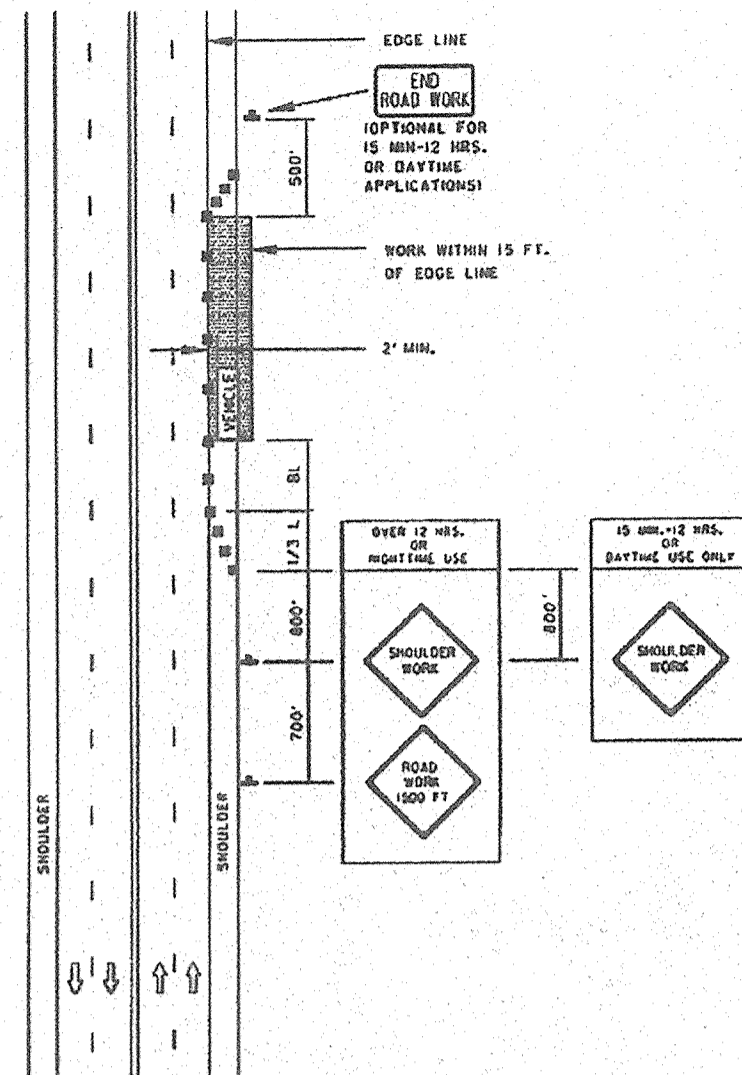
IMPORTANT:
THIS SIGNING SHALL BE USED IN COMBINATION WITH THE GENERAL NOTES NO 104.03-01 - NO 104.03-18 AND STANDARD DETAILS NO 104.01-01 - NO 104.01-02

NOTES:
SHOULDER CLOSED SIGNS ARE REQUIRED IN PLACE OF SHOULDER WORK SIGNS WHEN THE SHOULDER IS CLOSED BY A PHYSICAL BARRIER REFER TO STANDARD NO. MD 104.05-14.

WHEN WORK INVOLVES A PAVEMENT EDGE DROP-OFF, REFER TO STANDARD NOS. MD 104.06-11 TO MD 104.06-15.

KEY:

- CHANNELIZING DEVICES
- SIGN SUPPORT
- FACE OF SIGN
- DIRECTION OF TRAFFIC
- WORK SITE



SECTION NO. 104

CATEGORY CODE ITEMS

APPROVED

SECTION - CHIEF OF TRAFFIC AND SAFETY

APPROVAL - SIGN

APPROVAL - REVIEW

APPROVAL - DESIGN

APPROVAL - CHECK

APPROVAL - FIELD

APPROVAL - MAINTENANCE

APPROVAL - CONSTRUCTION

APPROVAL - OPERATION

Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION
STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES
**SHOULDER WORK/MULTILANE UNDIV.
EQ/LESS THAN 40 MPH**

STANDARD NO. MD 104.03-02

SHOULDER WORK

-PROPOSED INSTALLATION OF THE ADDITIONAL LANE ON MONTEVIDEO ROAD INCLUDING GRADING, BASE COURSE CURB ADD GUTTER, DRAINAGE SWALE AND EGE POLE RELOCATION. FROM STA. 10+22 TO STA. 14+25.01

-USE STANDARD DETAIL MD 104.03-02

TEMPORARY TRAFFIC CONTROL TYPICAL APPLICATION

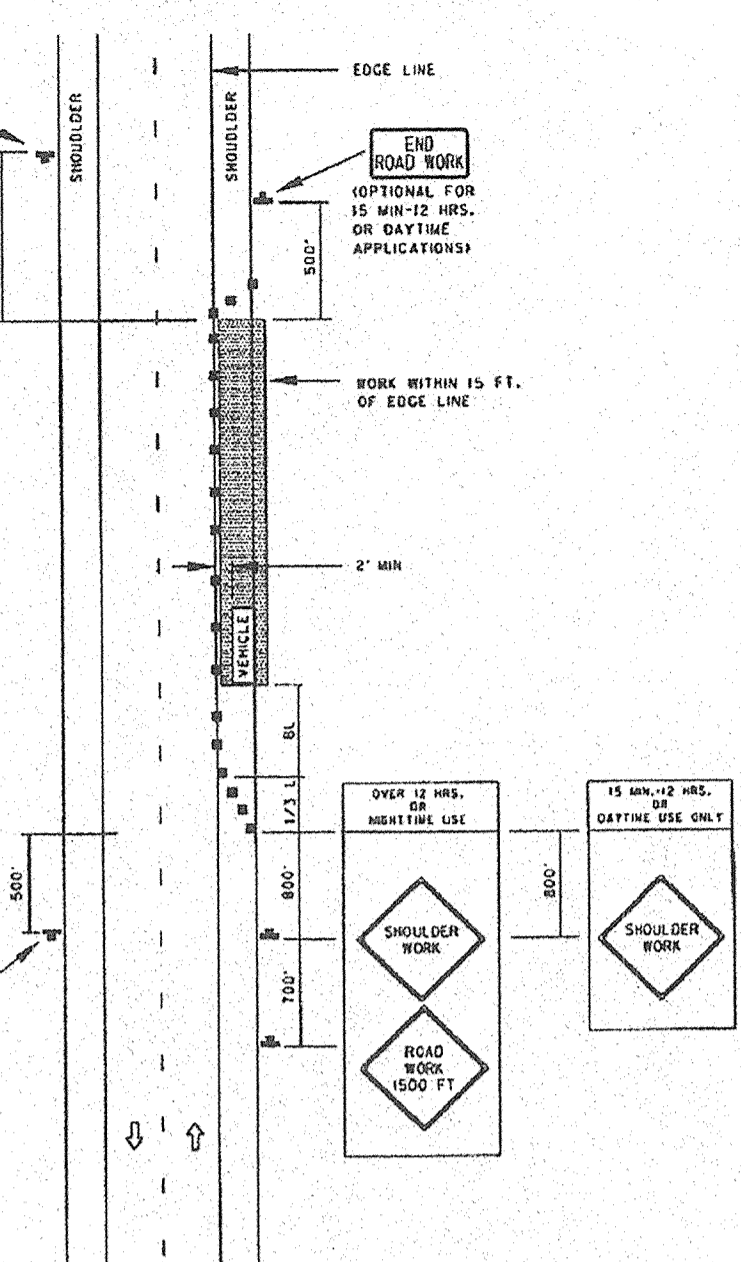
IMPORTANT:
THIS SIGNING SHALL BE USED IN COMBINATION WITH THE GENERAL NOTES NO 104.03-01 - NO 104.03-18 AND STANDARD DETAILS NO 104.01-01 - NO 104.01-02

NOTES:
SHOULDER CLOSED SIGNS ARE REQUIRED IN PLACE OF SHOULDER WORK SIGNS WHEN THE SHOULDER IS CLOSED BY A PHYSICAL BARRIER REFER TO STANDARD NO. MD 104.05-14.

WHEN WORK INVOLVES A PAVEMENT EDGE DROP-OFF, REFER TO STANDARD NOS. MD 104.06-11 TO MD 104.06-15.

KEY:

- CHANNELIZING DEVICES
- SIGN SUPPORT
- FACE OF SIGN
- DIRECTION OF TRAFFIC
- WORK SITE



SECTION NO. 104

CATEGORY CODE ITEMS

APPROVED

SECTION - CHIEF OF TRAFFIC AND SAFETY

APPROVAL - SIGN

APPROVAL - REVIEW

APPROVAL - DESIGN

APPROVAL - CHECK

APPROVAL - FIELD

APPROVAL - MAINTENANCE

APPROVAL - CONSTRUCTION

APPROVAL - OPERATION

Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION
STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES
**SHOULDER WORK/2-LANE, 2-WAY
EQ/LESS THAN 40 MPH**

STANDARD NO. MD 104.02-02

LANE CLOSURE WORK

-PROPOSED INSTALLATION OF THE ADDITIONAL LANE ON MONTEVIDEO ROAD INCLUDING SAW CUTTING PAVEMENT, BASE COURSE MILLING AND OVERLAYING EXISTING LANE.

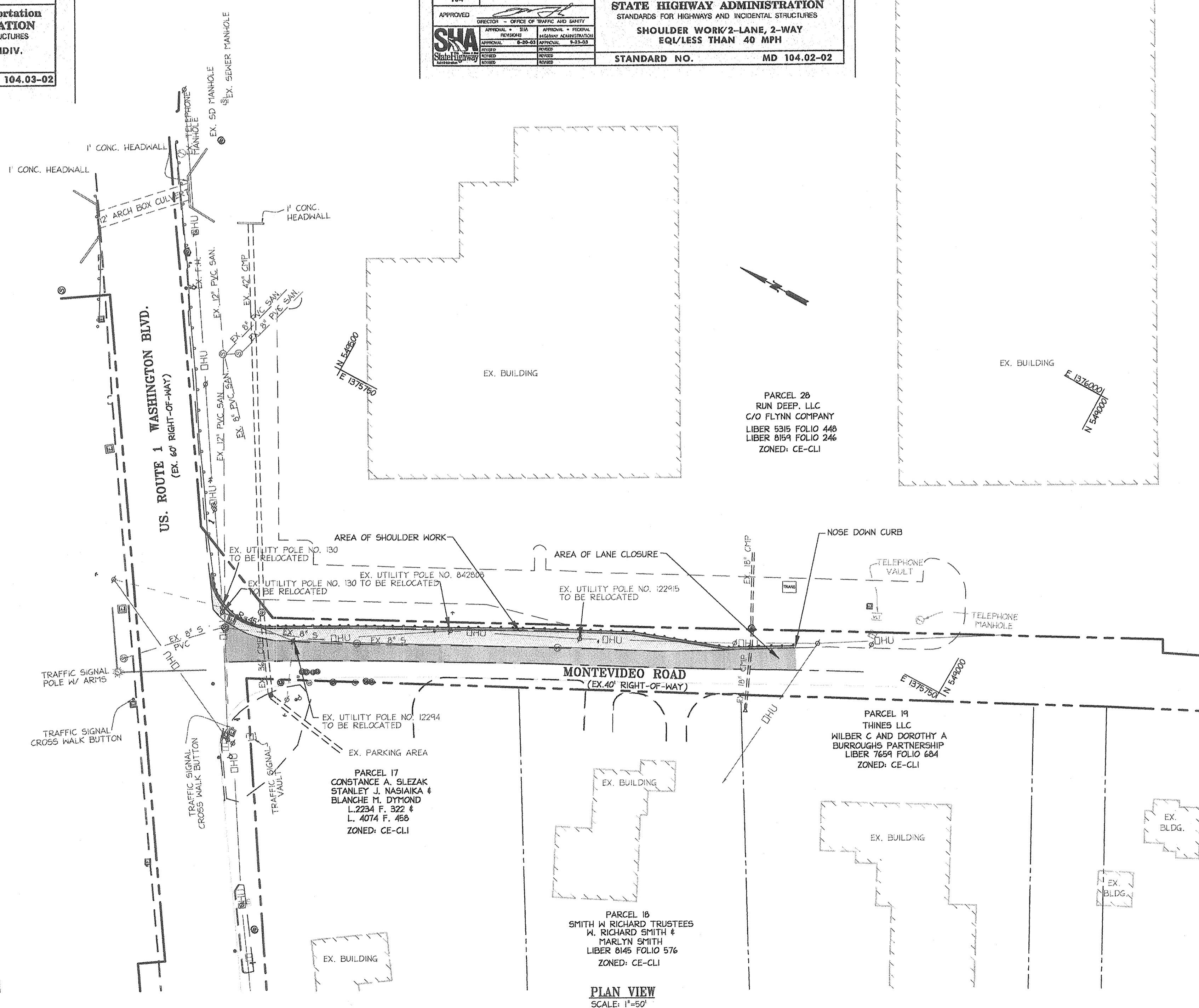
-USE STANDARD DETAIL 104.02-02

NOTE:

FLAGGING OPERATIONS CAN ONLY BE DONE DURING OVERNIGHT HOURS OF 7 PM TO 7 AM. ROADWAY SHOULD BE FULLY RESTORED AT THE END OF EACH WORK DAY.

LEGEND

- AREA OF SHOULDER WORK
- AREA OF LANE CLOSURE



PLAN VIEW
SCALE: 1"=50'

APPROVED: DEPARTMENT OF PUBLIC WORKS

William J. White
Chief, Bureau of Highways *AS* Date *4-3-06*

APPROVED: DEPARTMENT OF PLANNING AND ZONING

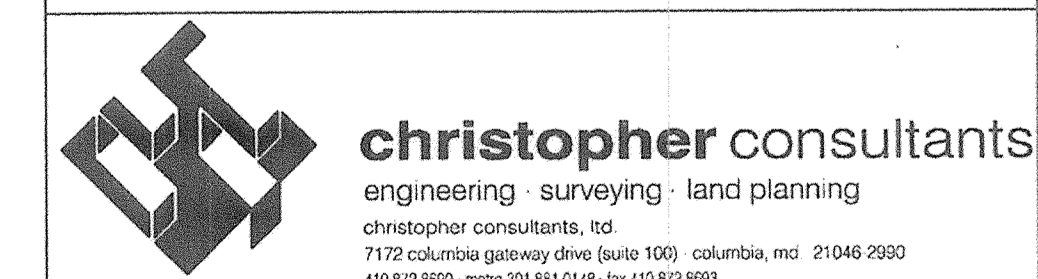
Chris Hansen
Chief, Division of Land Development Date *4/11/06*

John D. ...
Chief, Development Engineering Division Date *4/11/06*

Date No. Revision Description

OWNER / DEVELOPER

MONTEVIDEO SOUTH BUSINESS TRUST
C/O TRAMMELL CROW COMPANY
7915 WISCONSIN AVENUE SUITE 300 W BETHESDA, MARYLAND 20814
TEL: (301) 530-6200 FAX: (301) 530-6151



MONTEVIDEO ROAD
(STA. 10+00.00 TO 14+25.01)
AT US ROUTE 1 INTERSECTION

TAX MAP: 43, BLOCK: 10, FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

TITLE: **TRAFFIC CONTROL PLAN**

DESIGN: KLZ, AH SCALE: 1"=50' PROJECT: 03&701.10
DRAWN: ADL DATE: 10/7/05
CHECKED: JMH APPROVED:

6 OF 7

F-06-003

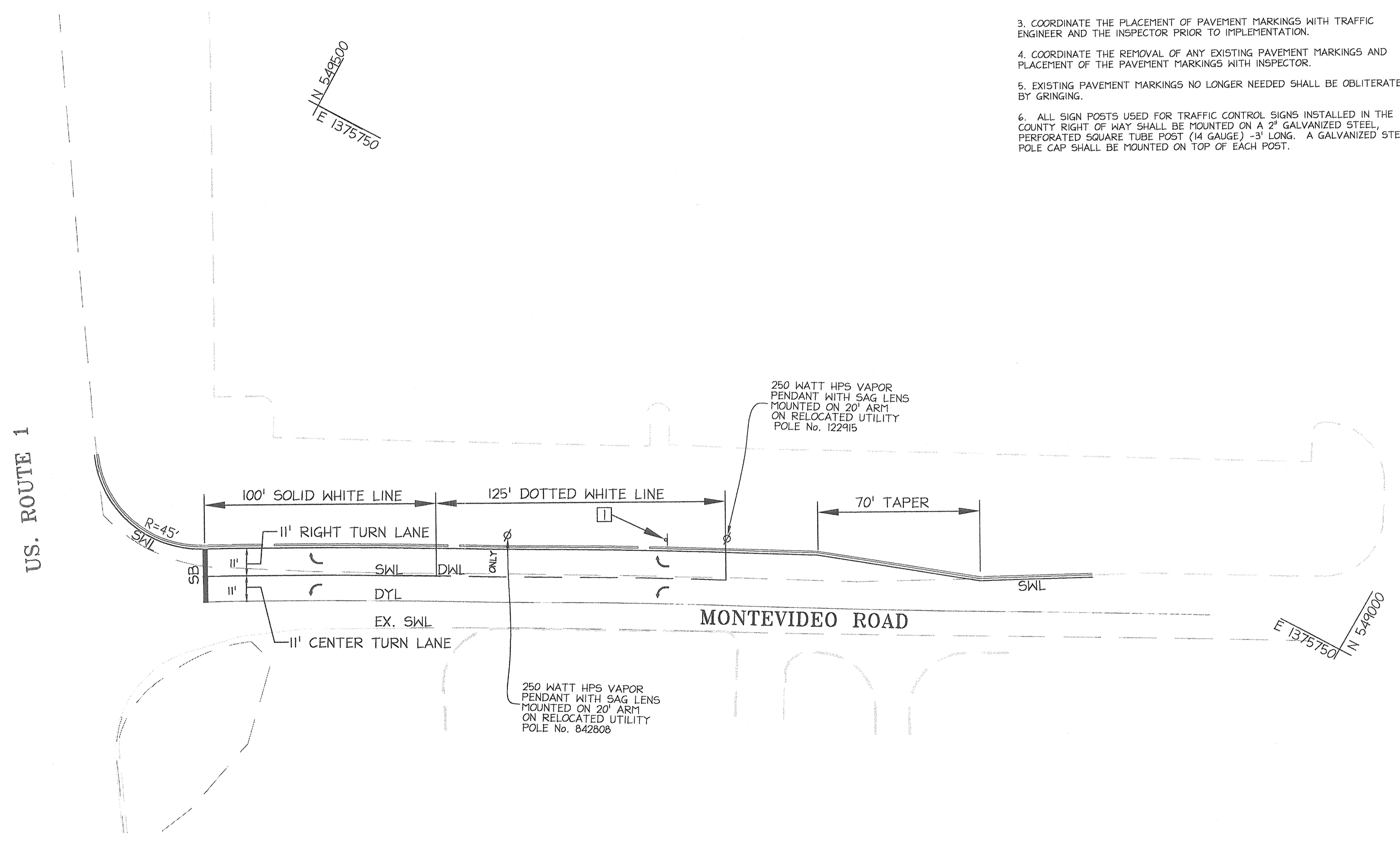
MDC-296(FDP)

LEGEND

	STOP BAR (24" WIDE)
	SOLID WHITE LINE (5" WIDE)
	DOTTED WHITE LINE (5" WIDE, 2' LONG, 6' SPACE)
	DOUBLE YELLOW LINE
	EXISTING EDGE OF PAVEMENT
	PROPOSED EDGE OF PAVEMENT
	R3-7R RIGHT LANE MUST TURN RIGHT (30' X 30')

GENERAL NOTES

1. PLACE NEW PAVEMENT MARKINGS IN ACCORDANCE WITH SHA STANDARDS AND SPECIFICATIONS AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICE (MUTCD).
2. ALL PAVEMENT MARKINGS SHALL BE 5" WIDE FOR DOUBLE YELLOW LINE AND SINGLE WHITE LINE, AND 24" FOR STOP BAR WITH GLASS BEADS. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.
3. COORDINATE THE PLACEMENT OF PAVEMENT MARKINGS WITH TRAFFIC ENGINEER AND THE INSPECTOR PRIOR TO IMPLEMENTATION.
4. COORDINATE THE REMOVAL OF ANY EXISTING PAVEMENT MARKINGS AND PLACEMENT OF THE PAVEMENT MARKINGS WITH INSPECTOR.
5. EXISTING PAVEMENT MARKINGS NO LONGER NEEDED SHALL BE OBLITERATED BY GRINDING.
6. ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT OF WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED SQUARE TUBE POST (14 GAUGE) -3' LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.



PLAN VIEW
SCALE: 1"=30'

APPROVED: DEPARTMENT OF PUBLIC WORKS
William Z. ...
 Chief, Bureau of Highways Date 4-7-06

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Cinda ...
 Chief, Division of Land Development Date 4/11/06
...
 Chief, Development Engineering Division Date 4/14/06

Date	No.	Revision Description

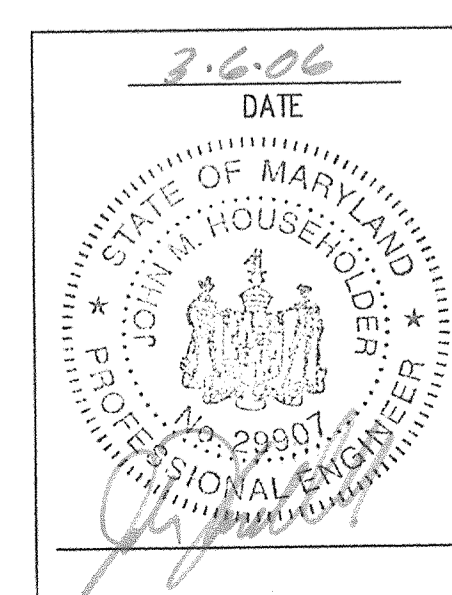
OWNER / DEVELOPER
 MONTEVIDEO SOUTH BUSINESS TRUST
 C/O TRAMMELL CROW COMPANY
 7315 WISCONSIN AVENUE SUITE 300 W
 BETHESDA, MARYLAND 20814
 TEL. (301) 530-6200
 FAX (301) 530-6131



MONTEVIDEO ROAD
 (STA. 10+00.00 TO 14+25.01)
 AT US ROUTE 1 INTERSECTION
 TAX MAP: 43, BLOCK: 10, FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

TITLE:
PAVEMENT & MARKING STRIPING PLAN

DESIGN: AH	SCALE: 1"=30'	PROJECT: 036701.10
DRAWN: ADL	DATE: 10/11/05	
CHECKED: JMH	APPROVED:	7 OF 7



D:\p01\10455701_10-MD-2922-MD-296.FDP\07.PAVEMENT MARKING.dwg, PAV MARK-07, 3/7/2006 2:03:57 PM