

SITE DEVELOPMENT PLAN HOWARD BUSINESS PARK PARCEL B-4 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SHEET INDEX

COVER SHEET	1
SITE DEVELOPMENT, GRADING, AND EROSION & SEDIMENT CONTROL PLAN	2
SEDIMENT CONTROL NOTES & DETAILS	3
INLET DRAINAGE AREA MAP	4
STORM DRAIN PROFILES	5
SEWER PROFILES	6
LANDSCAPE PLAN	7
RETAINING WALL LOCATION PLAN	8
RETAINING WALL ELEVATIONS	9
RETAINING WALL ELEVATION & CONSTRUCTION DETAILS	10
REVISED SITE DEVELOPMENT, GRADING, AND EROSION & SEDIMENT CONTROL PLAN	11
REVISED SEDIMENT CONTROL NOTES AND DETAILS	12
REVISED LANDSCAPE PLAN	13
COMPOUND PLAN + ELEVATION	14
CONSTRUCTION DETAILS + NOTES	15
STORMWATER MANAGEMENT PLAN	16
MICROBIORETENTION FACILITY PLANS	17
GRASS SWALE PROFILE + DETAILS	18

PERMIT INFORMATION CHART

SUBDIVISION NAME		SECTION/AREA	LOT/PARCEL #
HOWARD BUSINESS PARK		N/A	PARCEL 701 (B-4)
PLAT #	BLOCK #	ZONE	TAX MAP
17939-40	12	M-2	43
WATER CODE		SEWER CODE	CENSUS TRACT
B-01		2250000	601202
PROPOSED IMPROVEMENTS:			
WAREHOUSE CONSTRUCTION & GRADING			

ADDRESS CHART

BUILDING NO.	STREET ADDRESS
WAREHOUSE #1	7071 DORSEY RUN ROAD, ELK RIDGE, MD 21075
WAREHOUSE #2	7081 DORSEY RUN ROAD, ELK RIDGE, MD 21075
WAREHOUSE #3	7085 DORSEY RUN ROAD, ELK RIDGE, MD 21075
WAREHOUSE #4	7091 DORSEY RUN ROAD, ELK RIDGE, MD 21075
WAREHOUSE #5	7095 DORSEY RUN ROAD, ELK RIDGE, MD 21075

OWNER/DEVELOPER

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

DEVELOPER'S CERTIFICATE

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

Mark Levy
DATE: 4/7/05
SIGNATURE OF DEVELOPER
PRINTED NAME OF DEVELOPER

ENGINEER'S CERTIFICATE

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

John R. Blanton
DATE: 4/7/05
SIGNATURE OF ENGINEER
PRINTED NAME OF ENGINEER

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

Jim M... 4/9/05
DATE

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

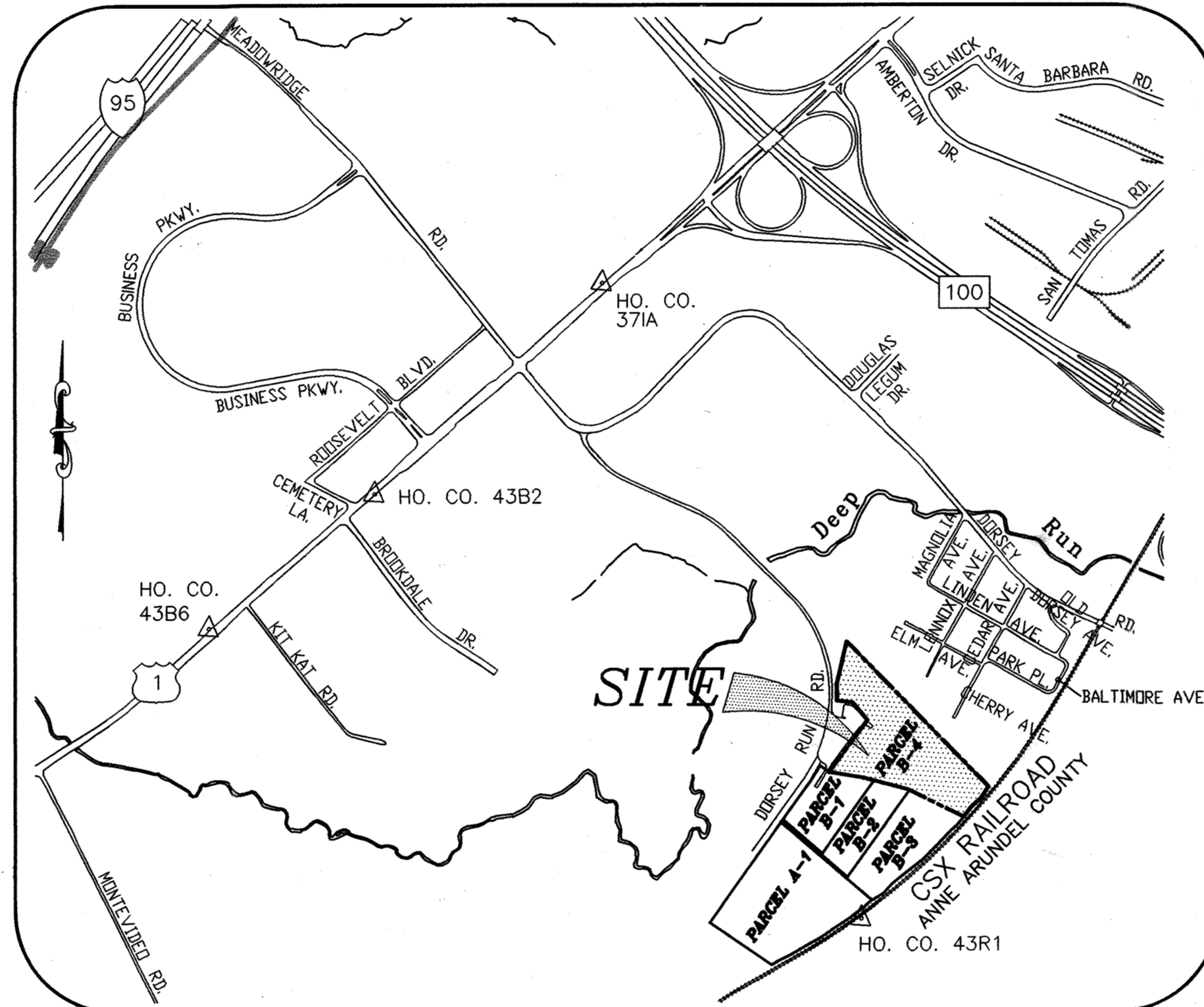
John R. Blanton
DATE: 4/9/05
HOWARD SOIL CONSERVATION DISTRICT

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Mark ... 4/29/05
DATE

... 12/1/05
DATE

... 12/2/05
DATE



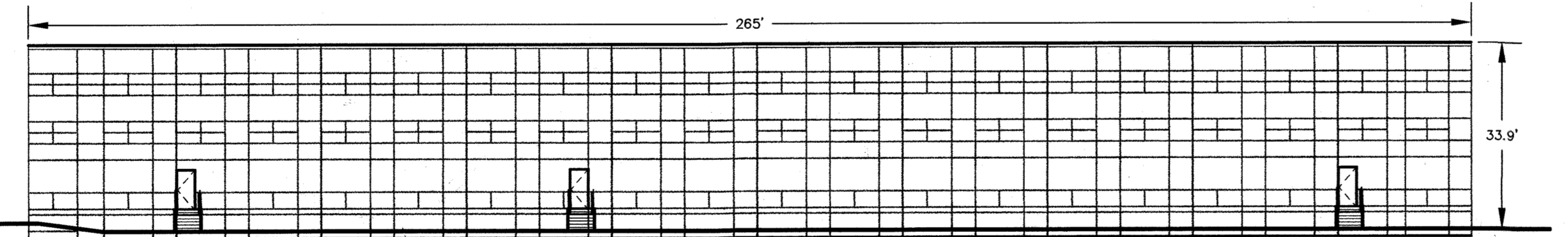
VICINITY MAP
SCALE: 1" = 1000'



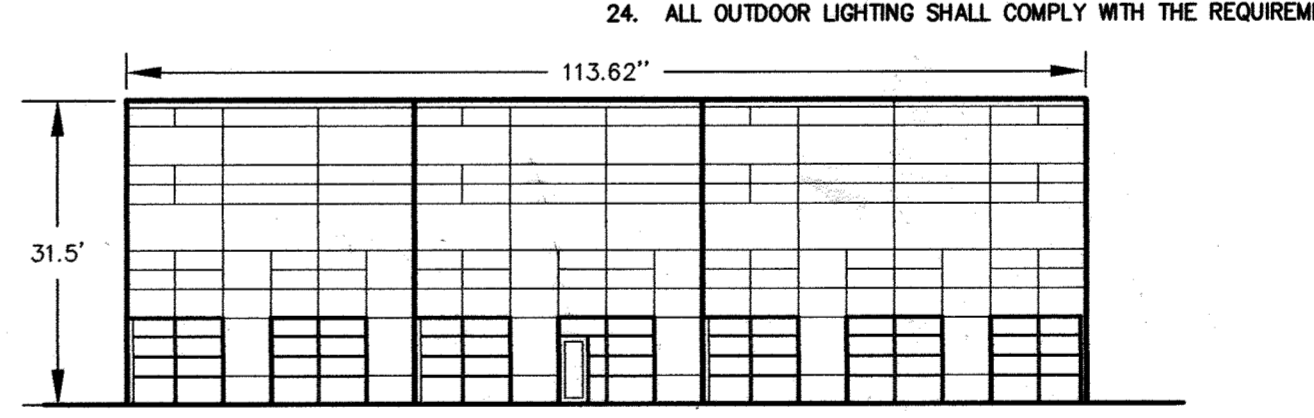
AT&T Colocation Certification
I hereby certify that redlines shown on this plan are in accordance with AT&T Construction Drawings by Foresite Group, dated 10-19-2021

GENERAL NOTES

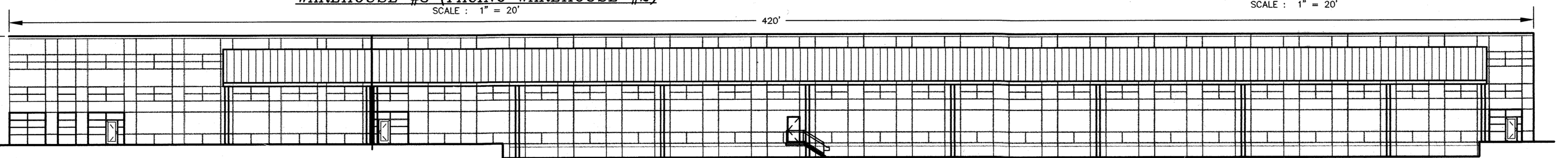
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/CONSTRUCTION INSPECTIONS DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK, IF APPLICABLE.
- 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) 728-9978
 - 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
- THE SUBJECT PROPERTY IS ZONED M-2 PER THE FEBRUARY 2, 2004 COMPREHENSIVE ZONING PLAN.
- PROJECT BACKGROUND:
 - LOCATION: FIRST ELECTION DISTRICT - TAX MAP 43 - PARCEL 701 (B-4)
 - DEED REFERENCE: LIBER 4894, FOLIO 101
 - TOTAL PROJECT AREA: 16.32 ACRES ±
 - LIMIT OF DISTURBED AREA: 16.32 ACRES ±
 - ZONING: M-2
 - PROPOSED USE: WAREHOUSE & OFFICE
 - FLOOR AREA OF BUILDINGS: 163,819 SQ.FT. (152,580 SQ.FT. FIRST FLOOR, 11,239 SQ.FT. OF MEZZANINE)
 - NUMBER OF PARKING SPACES REQUIRED:
 - INDUSTRIAL/OFFICE: 26,767 SQ. FT. X 2.5 SPACES / 1000 SQ. FT. = 92 SPACES
 - WAREHOUSE/INDUSTRIAL: 131,880 SQ. FT. X 0.5 SPACES / 1000 SQ. FT. = 66 SPACES
 - TOTAL SPACES REQUIRED = 140 SPACES
 - NUMBER OF PARKING SPACES PROVIDED: 172 SPACES, INCLUDING 9 HANDICAP SPACES.
 - DPZ REFERENCE # - SDP-95-60; WP-00-23; F-00-27; WP-00-26; F-00-29; SDP-00-48; BA-99-374; F-01-033; F-00-30; B-G
- TOPOGRAPHY ON-SITE BASED ON A FIELD RUN SURVEY CONDUCTED IN SEPTEMBER 2003 AND SUPPLEMENTED BY AERIAL MAPPING TOPOGRAPHIC SURVEY BY WINGS AERIAL MAPPING CO., INC. IN FEBRUARY 1999. BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT SEPTEMBER 1999 BY MILDENBERG, BOENDER & ASSOCIATES, INC.
- 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
 - STA. No. 4382: E 1,376,866,071; ELEV. 209.59
 - STA. No. 4381: N 551,654,993; E 1,376,178,951
 - STA. No. 371A: N 553,315,147; ELEV. 195.75
 - STA. No. 4381: E 1,379,982,153; N 548,305,502
 - STA. No. 4381: E 1,382,025,818
- WATER AND SEWER ARE PUBLIC, PRIVATE SEWER EXTENSION OF CONTRACT # 14-3775-D AND PUBLIC WATER EXTENSION OF CONTRACT # 14-3421-D.
- STORMWATER MANAGEMENT QUALITY AND QUANTITY CONTROL WAS PROVIDED FOR THE ULTIMATE CONDITIONS FOR PARCELS B-1 THRU B-4 VIA A RETENTION POND UNDER SDP-00-48.
- APPO ROAD TEST SATISFIED UNDER F-00-29, HOWARD BUSINESS PARK, PARCELS A-1 & B-1 THRU B-4.
- WETLAND AND STREAM DELINEATION APPROVED UNDER F-00-29, HOWARD BUSINESS PARK, PARCELS A-1 & B-1 THRU B-4 AND RECERTIFIED BY FIELD INVESTIGATION BY WILDMAN ENVIRONMENTAL SERVICES, INC. IN JULY 2003. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
- CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES ON SITE PRIOR TO COMMENCING CONSTRUCTION.
- THE FOREST CONSERVATION OBLIGATION FOR THIS PLAN HAS BEEN SATISFIED BY 4.33 AC. OF EXISTING ONSITE RETENTION (FCE A/3.17 AC / FCE D/1.16 AC), THE PAYMENT OF A FCE ABANDONMENT FEE OF \$152,460.00 (\$1.00 PER SQ.FT.) TO THE HO.CO. FOREST CONSERVATION FUND FOR THE ABANDONMENT OF 3.5 AC. OF ONSITE RETENTION (FCE B/2.53 AC & FCE F/0.97 AC), AND A FEE-IN-LIEU PAYMENT OF \$6,751.80 (\$2.50 PER SQ.FT.) TO THE HO.CO. FOREST CONSERVATION FUND FOR THE 0.31 AC. OF REFORESTATION REQUIRED FOR THE OFFSITE CLEARING OF FOREST ON THE ADJACENT LENNOX PARK PROPERTIES.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE OPEN DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$43,800.00 FOR 64 SHADE TREES AND 164 EVERGREEN TREES.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- SITE HAS BEEN MASS GRADED UNDER SDP-00-48. ONLY SLOPES OUTSIDE THE LIMIT OF DISTURBANCE OF SDP-00-48 AND IN EXCESS OF 25% EXIST AND ARE IDENTIFIED WHERE THEY EXCEED 20,000 SQ. FT.
- ON MARCH 14, 2000, MDE ISSUED THEIR INTENT TO ISSUE THE PERMIT FOR THE WETLAND & STREAM CROSSING UNDER AUTHORIZATION NO. 99-NF-0300/199904805. STORM DRAIN AND PUBLIC SEWER CONSTRUCTION ASSOCIATED WITH THIS PERMIT HAVE BEEN COMPLETED.
- ALL FOREST RESOURCE PRE-CONSTRUCTION PROTECTION PROVIDED UNDER F-00-29 SHALL REMAIN IN PLACE DURING ALL CONSTRUCTION ACTIVITIES.
- FLOODPLAIN DELINEATION PREPARED BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT MARCH 2000 AND APPROVED UNDER SDP-00-48, HOWARD BUSINESS PARK, PARCELS B1 THRU B-4.
- ON NOVEMBER 26, 2003, THE HOWARD COUNTY BOARD OF APPEALS UNDER BA-99-37V GRANTED VARIANCES TO REDUCE THE 150 FOOT STRUCTURE AND USE SETBACK TO 30 FEET FOR A PROPOSED WAREHOUSE BUILDING, TO 30 FEET AND 75 FEET FOR FIRE LANES, AND TO APPROXIMATELY 78 FEET FOR A RETAINING WALL. THIS APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE VARIANCES SHALL APPLY ONLY TO THE PROPOSED VARIANCES AS SHOWN ON THE PETITIONER'S EXHIBIT NO. 5 (THE "PLAN") SUBMITTED TO THE BOARD OF APPEALS ON JUNE 17, 2003, AND NOT TO ANY OTHER ACTIVITIES, USES, OR STRUCTURES ON THE PROPERTY.
 - THE PETITIONER SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND COUNTY LAWS AND REGULATIONS.
 - A KNOX BOX (FIRE DEPARTMENT ACCESS BOX) HAS BEEN SHOWN ON EACH WAREHOUSE AND WILL BE REQUIRED TO BE PLACED ON THE FRONT OF THE BUILDING. IT SHALL BE PLACED TO THE RIGHT OF THE MAIN ENTRANCE TO THE BUILDINGS AT A RANGE OF 4' TO 5' IN HEIGHT AND NO MORE THAN 3' Laterally FROM THE DOOR. THE BOX SHALL BE ELECTRONICALLY SUPERVISED TO NOTIFY THE OWNER THAT IT IS BEING ACCESSED (INTEGRATED WITH THE FIRE ALARM SYSTEM) PER NFPA-1 10.12.1.
 - NO LANDSCAPING MAY BE PLACED WITHIN 7.5 FEET OF EACH SIDE OF THE FIRE DEPARTMENT CONNECTION. A CLEAR UNOBSTRUCTED ACCESS PATH TO THE FIRE DEPARTMENT CONNECTION MUST BE MAINTAINED.
 - ALL OUTDOOR LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF ZONING SECTION 134.



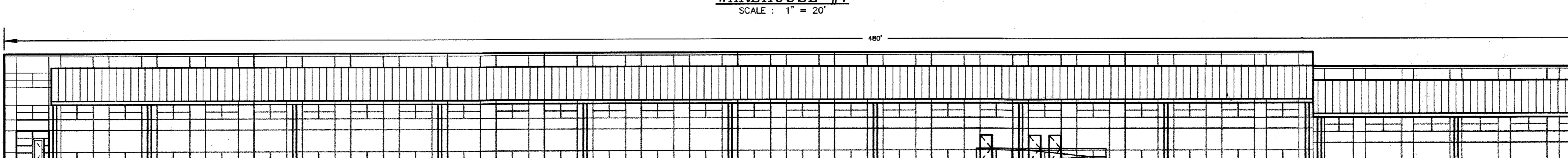
WAREHOUSE #3 (FACING WAREHOUSE #2)
SCALE: 1" = 20'



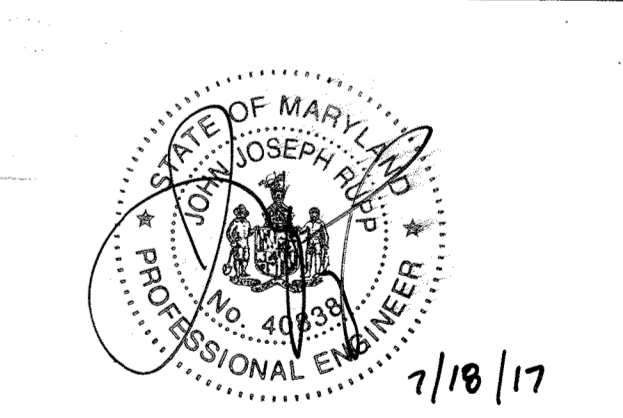
WAREHOUSE #4 & #5 (FACING WAREHOUSE #2)
SCALE: 1" = 20'



WAREHOUSE #1
SCALE: 1" = 20'



WAREHOUSE #2
SCALE: 1" = 20'



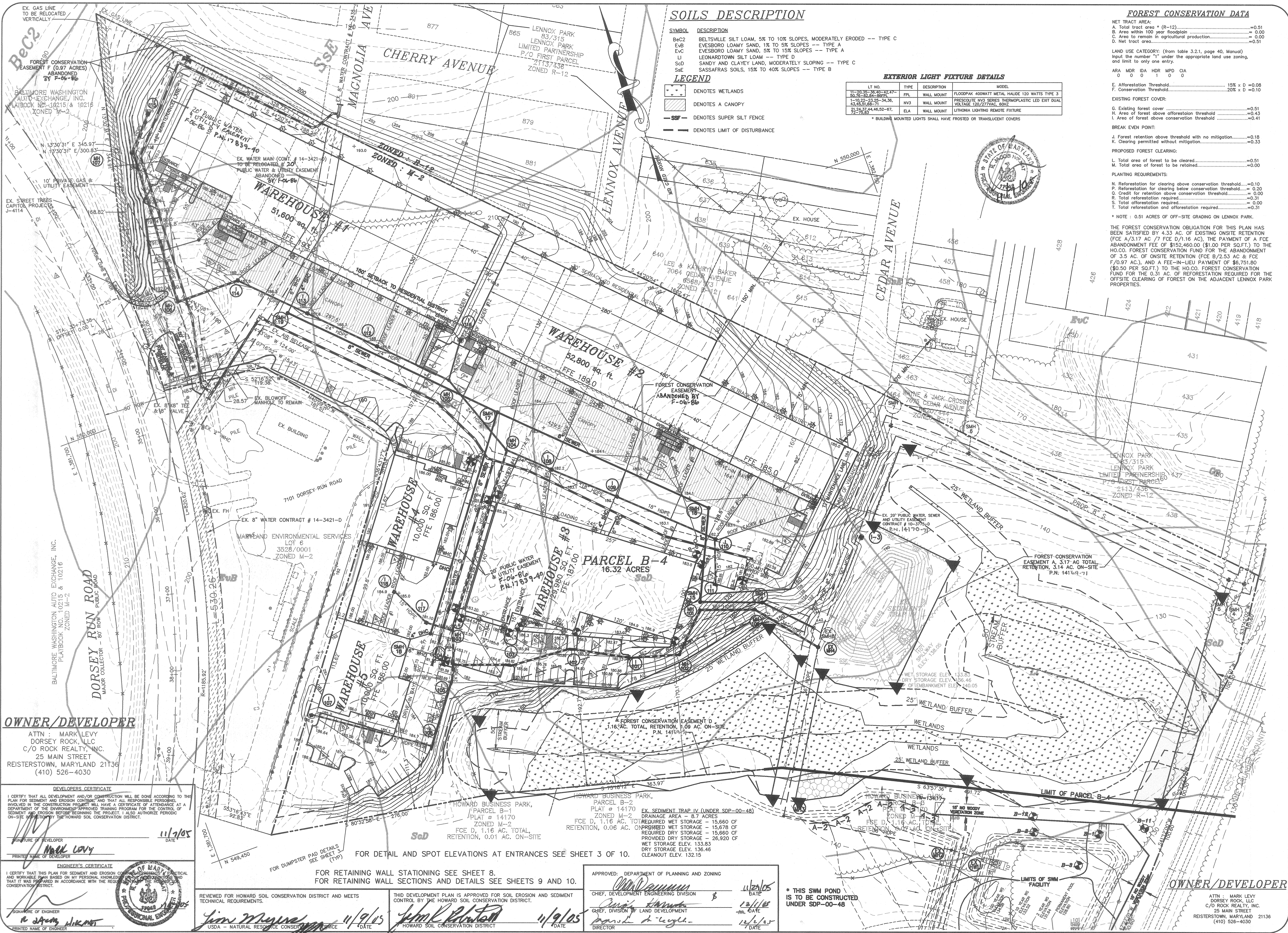
* Rev. 5
* For Rev. #4 ONLY
DATE: 7/18/17

project	NOV 2005	approval	AS SHOWN
illustration	98001	revision	RUH
scale	SID/HSP	revision	RUH

date	7/18/17	description	revisions
11/23/2011			
6/4/2010			
9/6/07			
8/6/06			

HOWARD BUSINESS PARK
 PARCEL B-4
 TAX MAP 43 - PARCEL 701 (B-4) - 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. (301) 624-5521 Wash. (410) 997-0298 Fax.



SOILS DESCRIPTION

SYMBOL	DESCRIPTION
Bec2	BELTSVILLE SILT LOAM, 5% TO 10% SLOPES, MODERATELY ERODED -- TYPE C
Evc	EVESBORO LOAMY SAND, 1% TO 5% SLOPES -- TYPE A
Lu	LEONARDTOWN SILT LOAM -- TYPE D
Sd	SANDY AND CLAYEY LAND, MODERATELY SLOPING -- TYPE C
Sae	SASSAFRAS SOILS, 15% TO 40% SLOPES -- TYPE B

LEGEND

- DENOTES WETLANDS
- DENOTES A CANOPY
- DENOTES SUPER SILT FENCE
- DENOTES LIMIT OF DISTURBANCE

EXTERIOR LIGHT FIXTURE DETAILS

LT. NO.	TYPE	DESCRIPTION	MODEL
11-20-35-36-39-42-47	FPL	WALL MOUNT	FLOODPAK 400WATT METAL HALIDE 120 WATTS TYPE 3
30-32-33-34-35-36-37-38-39-40-41-43-44-45-46-47	FPL	WALL MOUNT	PRESCOTTE NYA SERIES THERMOPLASTIC LED EXIT DUAL VOLTAGE 120/277VAC, 80HZ
48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100	EVA	WALL MOUNT	LITHONIA LIGHTING REMOTE FIXTURE

* BUILDING MOUNTED LIGHTS SHALL HAVE FROSTED OR TRANSLUCENT COVERS

FOREST CONSERVATION DATA

NET TRACT AREA:

A. Total tract area * (R-12)	=0.51
B. Area within 100 year floodplain	=0.00
C. Area to remain in agricultural production	=0.00
D. Net tract area	=0.51

LAND USE CATEGORY: (from table 3.2.1, page 40, Manual)
Input the number "1" under the appropriate land use zoning, and limit to only one entry.

ARA MOR IDA HDR MPD CIA
0 0 0 1 0 0

E. Afforestation Threshold..... 15% x D = 0.08
F. Conservation Threshold..... 20% x D = 0.10

EXISTING FOREST COVER:

G. Existing forest cover	=0.51
H. Area of forest above afforestation threshold	=0.43
I. Area of forest above conservation threshold	=0.41

BREAK EVEN POINT:

J. Forest retention above threshold with no mitigation	=0.18
K. Clearing permitted without mitigation	=0.33

PROPOSED FOREST CLEARING:

L. Total area of forest to be cleared	=0.51
M. Total area of forest to be retained	=0.00

PLANTING REQUIREMENTS:

N. Reforestation for clearing above conservation threshold	=0.10
O. Credit for retention above conservation threshold	=0.20
P. Credit for retention above conservation threshold	=0.00
R. Total reforestation required	=0.31
S. Total afforestation required	=0.00
T. Total reforestation and afforestation required	=0.31

* NOTE : 0.51 ACRES OF OFF-SITE GRADING ON LENNOX PARK.

THE FOREST CONSERVATION OBLIGATION FOR THIS PLAN HAS BEEN SATISFIED BY 4.33 AC. OF EXISTING ON-SITE RETENTION (FCE 4.317 AC. / FCE 0.116 AC.), THE PAYMENT OF A FCE ABANDONMENT FEE OF \$152,460.00 (\$100 PER SQ.FT.) TO THE HO.CC. FOREST CONSERVATION FUND FOR THE ABANDONMENT OF 3.5 AC. OF ON-SITE RETENTION (FCE 3.253 AC. & FCE F.0.97 AC.), AND A FEE-IN-LIEU PAYMENT OF \$6,551.00 (\$0.50 PER SQ.FT.) TO THE HO.CC. FOREST CONSERVATION FUND FOR THE 0.31 AC. OF REFORESTATION REQUIRED FOR THE OFF-SITE CLEARING OF FOREST ON THE ADJACENT LENNOX PARK PROPERTIES.

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

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

DATE: 11/7/05
SIGNATURE OF DEVELOPER: Mark Levy

ENGINEER'S CERTIFICATE
I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL IS A TECHNICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REGULATIONS OF THE HOWARD SOIL CONSERVATION DISTRICT.

DATE: 11/9/05
SIGNATURE OF ENGINEER: Jim Meyer

FOR DUMPSTER PAD DETAILS SEE SHEET 3 OF 10.

FOR RETAINING WALL STATIONING SEE SHEET 8.
FOR RETAINING WALL SECTIONS AND DETAILS SEE SHEETS 9 AND 10.

APPROVED: DEPARTMENT OF PLANNING AND ZONING
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 11/21/05

CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 12/1/05

DIRECTOR
DATE: 12/1/05

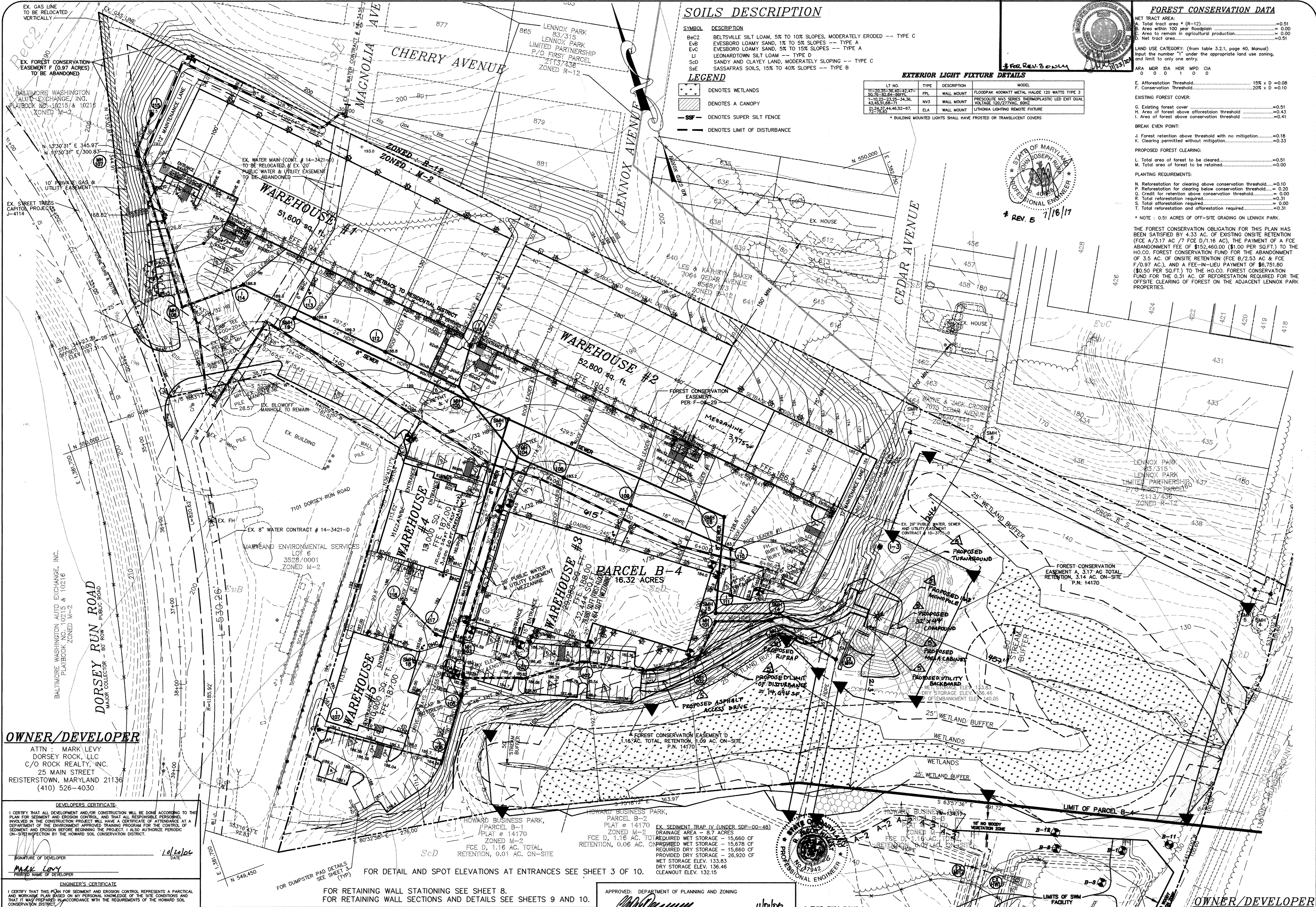
* THIS SWM POND IS TO BE CONSTRUCTED UNDER SDP-00-48

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hill Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0236 Fax: (301) 621-5521 Wash. (410) 997-0238 Fax.

HOWARD BUSINESS PARK, PARCEL B-4
7091 DORSEY RUN ROAD
TAX MAP 43 - PARCEL 701 (B-4) - BLOCK 12
HOWARD COUNTY, MARYLAND
FIRST ELECTION DISTRICT

OWNER/DEVELOPER
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DORSEY ROCK, LLC
C/O ROCK REALTY, INC.
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2 OF 10
SDP-05-73



SOILS DESCRIPTION

SYMBOL DESCRIPTION

Bec2 BELTSVILLE SILT LOAM, 5% TO 10% SLOPES, MODERATELY ERODED --- TYPE C

Ev6 EVESTORO LOAMY SAND, 1% TO 5% SLOPES --- TYPE A

EvC EVESTORO LOAMY SAND, 5% TO 15% SLOPES --- TYPE A

LI LEONARDTOWN SILT LOAM --- TYPE D

ScD SANDY AND CLAYEY LAND, MODERATELY SLOPING --- TYPE C

SsE SASSAFRAS SOILS, 15% TO 40% SLOPES --- TYPE B

LEGEND

- DENOTES WETLANDS
- DENOTES A CANOPY
- DENOTES SUPER SILT FENCE
- DENOTES LIMIT OF DISTURBANCE

EXTERIOR LIGHT FIXTURE DETAILS

LT NO.	TYPE	DESCRIPTION	MODEL
11-20-35-36-40-42-47	FPL	WALL MOUNT	FLOODPAK 400WATT METAL HALIDE 120 WATTS TYPE 3
20-22-23-24-25-26-27	NVS	WALL MOUNT	PRESCOLITE NVS SERIES THERMOPLASTIC LED EXIT DUAL VOLTAGE 120/277VAC 60HZ
1-10-22-23-25-34-36	NVS	WALL MOUNT	PRESCOLITE NVS SERIES THERMOPLASTIC LED EXIT DUAL VOLTAGE 120/277VAC 60HZ
43-45-46-47	ELA	WALL MOUNT	LITHONIA LIGHTING REMOTE FIXTURE

FOREST CONSERVATION DATA

NET TRACT AREA: A. Total tract area * (R-12) = 0.51

B. Area within 100 year floodplain = 0.00

C. Area to remain in agricultural production = 0.00

D. Net tract area = 0.51

LAND USE CATEGORY: (from table 3.2.1, page 40, Manual)

Input the number "1" under the appropriate land use zoning, and limit to only one entry.

ARA MDR IDA HDR MPD CIA

0 0 0 1 0 0

E. Afforestation Threshold: 15% x D = 0.08

F. Conservation Threshold: 20% x D = 0.10

EXISTING FOREST COVER:

G. Existing forest cover = 0.51

H. Area of forest above afforestation threshold = 0.43

I. Area of forest above conservation threshold = 0.41

BREAK EVEN POINT:

J. Forest retention above threshold with no mitigation = 0.16

K. Clearing permitted without mitigation = 0.33

PROPOSED FOREST CLEARING:

L. Total area of forest to be cleared = 0.51

M. Total area of forest to be retained = 0.00

PLANTING REQUIREMENTS:

N. Reforestation for clearing above conservation threshold = 0.10

O. Reforestation for clearing below conservation threshold = 0.20

P. Credit for retention above conservation threshold = 0.00

Q. Credit for retention below conservation threshold = 0.00

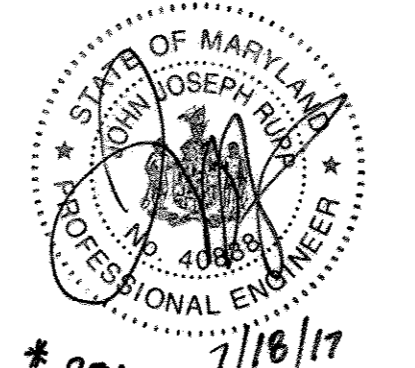
R. Total reforestation required = 0.31

S. Total afforestation required = 0.00

T. Total reforestation and afforestation required = 0.31

* NOTE: 0.51 ACRES OF OFF-SITE GRADING ON LENNOX PARK.

THE FOREST CONSERVATION OBLIGATION FOR THIS PLAN HAS BEEN SATISFIED BY 4.33 AC. OF EXISTING ON-SITE RETENTION (FCE A/3.17 AC / 7 FCE D/1.16 AC), THE PAYMENT OF A FCE ABANDONMENT FEE OF \$152,460.00 (\$1.00 PER SQ.FT.) TO THE H.O.C. FOREST CONSERVATION FUND FOR THE ABANDONMENT OF 3.55 AC. OF ON-SITE RETENTION (FCE B/2.53 AC & FCE F/0.97 AC), AND A FEE-IN-LIEU PAYMENT OF \$5,751.80 (\$0.50 PER SQ.FT.) TO THE H.O.C. FOREST CONSERVATION FUND FOR THE 0.31 AC. OF REFORESTATION REQUIRED FOR THE OFF-SITE CLEARING OF FOREST ON THE ADJACENT LENNOX PARK PROPERTIES.



OWNER/DEVELOPER

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SIGNATURE OF DEVELOPER: *Mark Levy*
DATE: 10/26/06

ENGINEER'S CERTIFICATE

I CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PARTICULAR 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: *R. Jacob Hikmat*
DATE: 10/26/06

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

SIGNATURE: *Jim Mayne*
DATE: 10/26/06

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

SIGNATURE: *John K. ...*
DATE: 10/26/06

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION: *[Signature]* DATE: 11/2/06

CHIEF, DIVISION OF LAND DEVELOPMENT: *[Signature]* DATE: 11/2/06

DIRECTOR: *[Signature]* DATE: 11/2/06

* THIS SWM POND IS TO BE CONSTRUCTED UNDER SDP-00-48

PROJECT	DATE	DESCRIPTION	BY	APPROVED
98001	OCT 2006	engineering	SJD/HSP	RH
11/23/06	11/23/06	11/23/06	11/23/06	11/23/06

NO.	DESCRIPTION	DATE
1	ADD 32' x 14' MEZZANINE TO BUILDING #1	10/06
2	ADD MEZZANINE TO BUILDING #4	10/06
3	RELOCATE ENTRANCE ON DORSEY RUN, REVERSE GRADING	10/06
4	REVERSE BUILDING ENTRANCES, ADD MEZZANINES	10/06

HOWARD BUSINESS PARK, PARCEL B-4

7091 DORSEY RUN ROAD - BLOCK 12

TAX MAP 43 - PARCEL 701 (B-4)

HOWARD COUNTY, MARYLAND

FIRST ELECTION DISTRICT

REVISED SITE DEVELOPMENT, GRADING, AND EROSION & SEDIMENT CONTROL PLAN

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) 997-0296 Fax

**HOWARD SOIL CONSERVATION DISTRICT
PERMANENT SEEDING NOTES**

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE WHERE A PERMANENT LONG-LEIVED VEGETATIVE COVER IS NEEDED.

SEEDING PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING. IF NOT PREVIOUSLY LOOSENED.

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 1 THRU OCTOBER 15, SEED WITH 60 LBS. PER ACRE (4 LBS./1000 SQ. FT.) OF KENTUCKY 31 TALL FESCUE. FOR PERIODS MAY 1 THRU JULY 31, SEED WITH 60 LBS. KENTUCKY 31 TALL FESCUE AND 1 LBS. PER ACRE (0.5 LBS./1000 SQ. FT.) OF NEPTIS LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THRU FEBRUARY 28, PROTECT SITE BY: OPTION (1) - 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING; OPTION (2) - SEED WITH 1 LBS./ACRE KENTUCKY 31 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 UNROTTED SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 210 GALLONS PER ACRE (8 GAL./1000 SQ. FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GALLONS PER ACRE (8 GAL./1000 SQ. FT.) FOR ANCHORING.

MAINTENANCE - INSPECT ALL SEEDING AREAS AND MAKE NECESSARY REPAIRS, REPLACEMENTS AND RESEEDINGS.

TEMPORARY SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS LIKELY TO BE RESTORED WHERE A SHORT-TERM VEGETATIVE COVER IS NEEDED.

SEEDING PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING. IF NOT PREVIOUSLY LOOSENED.

SEEDING: FOR PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 1 THRU OCTOBER 15, SEED WITH 2-1/2 BUREL PER ACRE OF ANNUAL RYE (3.2 LBS./1000 SQ. FT.) FOR PERIODS MAY 1 THRU AUGUST 14, SEED WITH 3 LBS. PER ACRE OF BUREL PLUS 1 LBS. PER ACRE OF NEPTIS LOVEGRASS (4.7 LBS./1000 SQ. FT.). FOR PERIODS NOVEMBER 15 THRU NOVEMBER 28, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING; OR USE SOO.

MULCHING: APPLY 1-1/2 TO 2 TONS PER ACRE (70 TO 90 LBS./1000 SQ. FT.) OF UNROTTED NEED FREE SMALL GRASS STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 210 GAL PER ACRE (8 GAL./1000 SQ. FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES 8 FEET OR HIGHER, USE 348 GAL PER ACRE (8 GAL./1000 SQ. FT.) FOR ANCHORING.

REFER TO THE 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR ADDITIONAL RATES AND METHODS NOT COVERED.

STANDARD SEDIMENT CONTROL NOTES

- A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (213-1803).
- 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.
- FOLLOWING INITIAL SOIL DISTURBANCE OR RESTORATION, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN 14 CALENDAR DAYS FOR ALL PERMANENT SEDIMENT CONTROL STRUCTURES, DRAINAGE, PERMEABLE SLOPES AND ALL SLOPES GREATER THAN 3:1, 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12, OF THE HOWARD COUNTY DEEDS MANUAL, STORM DRAINAGE.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, PERMANENT SEEDING (SEC-3), SOO (SEC. 54), TEMPORARY SEEDING WITH MULCH ALONE CAN ONLY BE DONE WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHMENT OF GRASSES.
- ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMITS FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

7. SITE ANALYSIS:

TOTAL AREA OF SITE:	16.32 ACRES
AREA TO BE RESTORED OR REVEGETATED:	11.83 ACRES
AREA TO BE VEGETATIVELY STABILIZED:	4.49 ACRES
TOTAL DIST.:	16.32 ACRES
TOTAL FILL:	1/2 ACRES

TOTAL WASTE/BORROW AREA LOCATION:
SEE QUANTITIES ARE FOR PERMIT PURPOSES ONLY. CONTRACTOR IS REQUIRED TO PROVIDE HIS OWN QUANTITY MEASUREMENTS.

- ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.
- ADDITIONAL SEDIMENT CONTROL MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERMEABLE DRAINAGE AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BIDDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH CAN BE BACK FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

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 UNDESIRABLE SOIL GRADATION.

CONDITIONS WHERE PRACTICE APPLIES

- THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:
 - THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
 - 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.
 - THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.
 - THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.
- FOR THE PURPOSE OF THESE STANDARDS AND SPECIFICATIONS, AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN FOR ADEQUATE STABILIZATION. AREAS HAVING SLOPES STEEPER THAN 2:1 SHALL HAVE THE APPROPRIATE STABILIZATION SHOWN ON THE PLANS.

DEVELOPERS CERTIFICATE

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

Signature: *Mark Levy* DATE: 11/7/05
 Signature: *Jim Meyer* DATE: 11/9/05

ENGINEER'S CERTIFICATE

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

Signature: *Jim Meyer* DATE: 11/9/05
 Signature: *John P. Blanton* DATE: 11/9/05

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

Signature: *Jim Meyer* DATE: 11/9/05
 Signature: *John P. Blanton* DATE: 11/9/05

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

Signature: *John P. Blanton* DATE: 11/9/05

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Signature: *John P. Blanton* DATE: 11/9/05
 Signature: *John P. Blanton* DATE: 11/9/05
 Signature: *John P. Blanton* DATE: 11/9/05

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-SSS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.

TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:

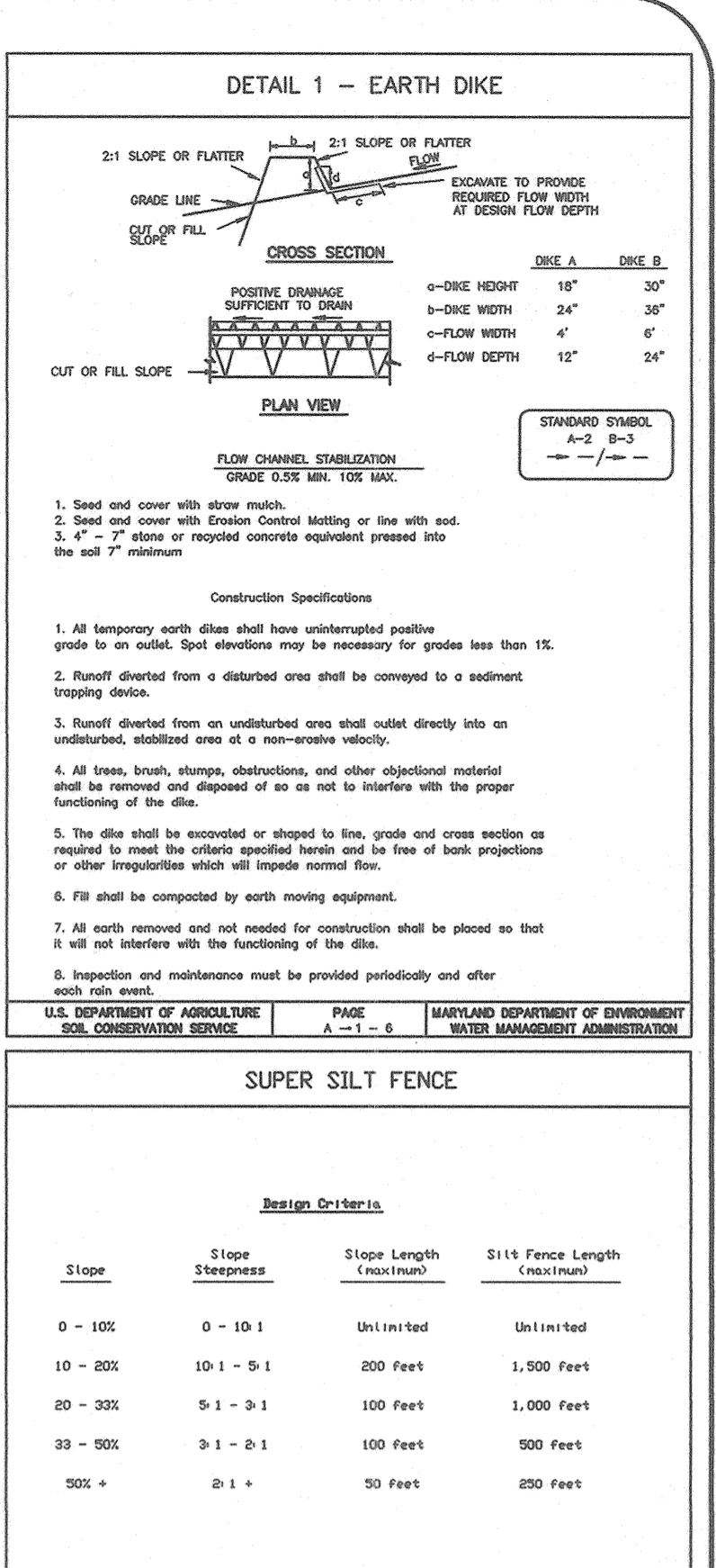
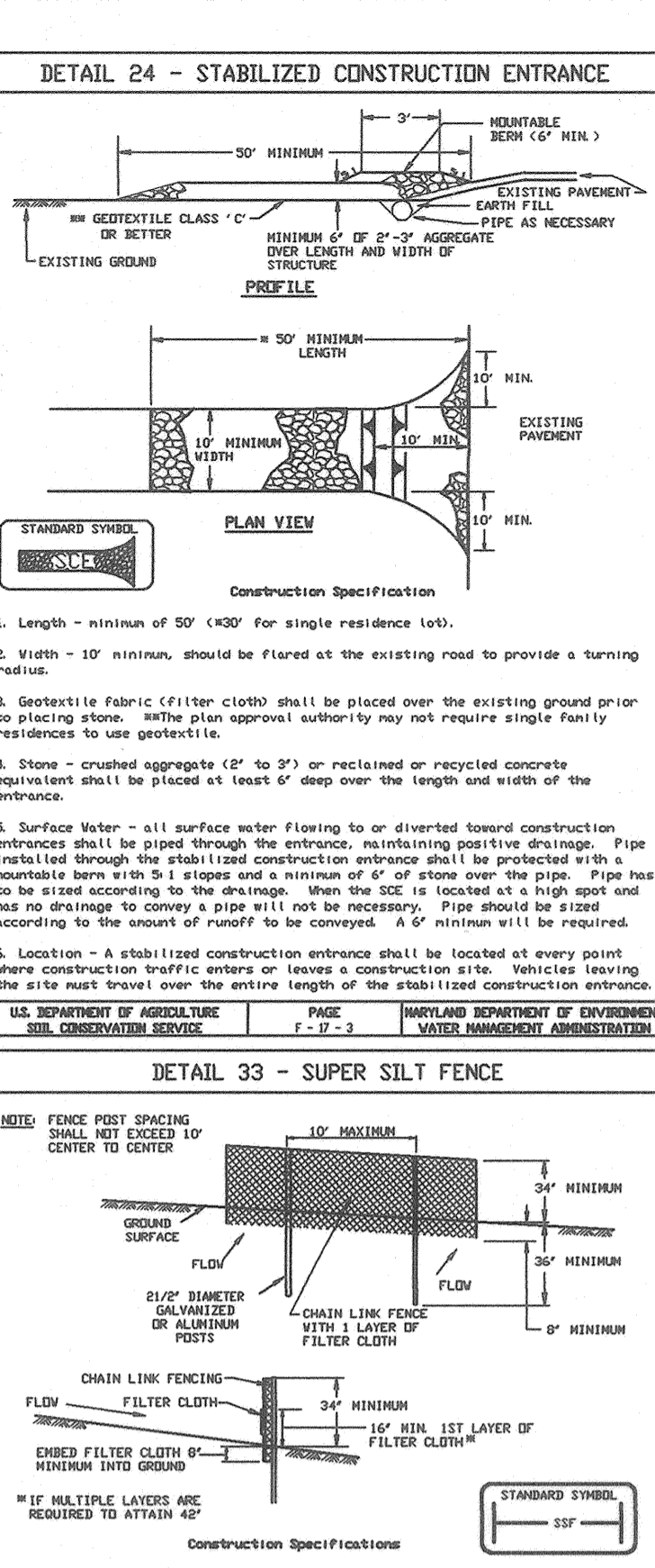
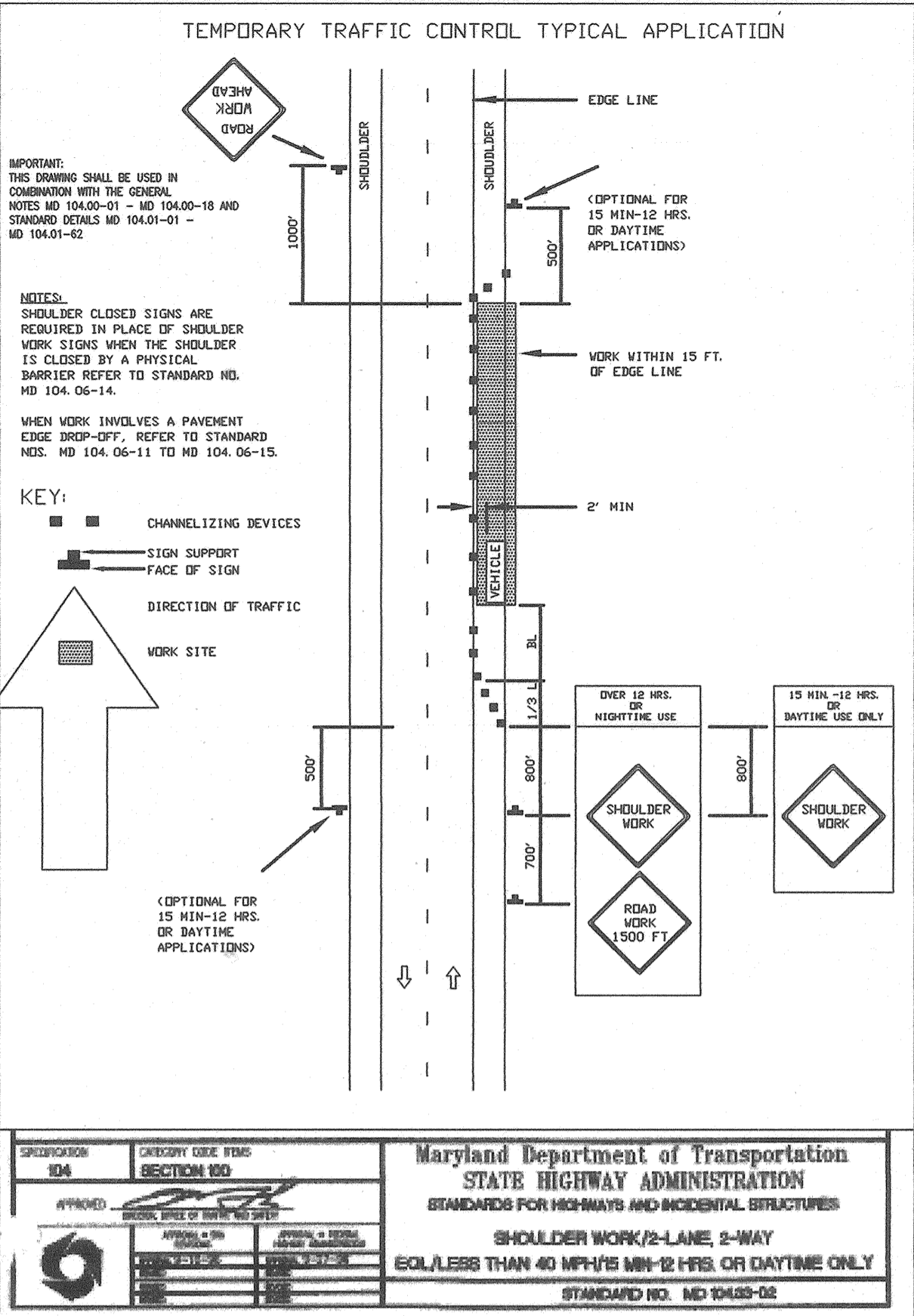
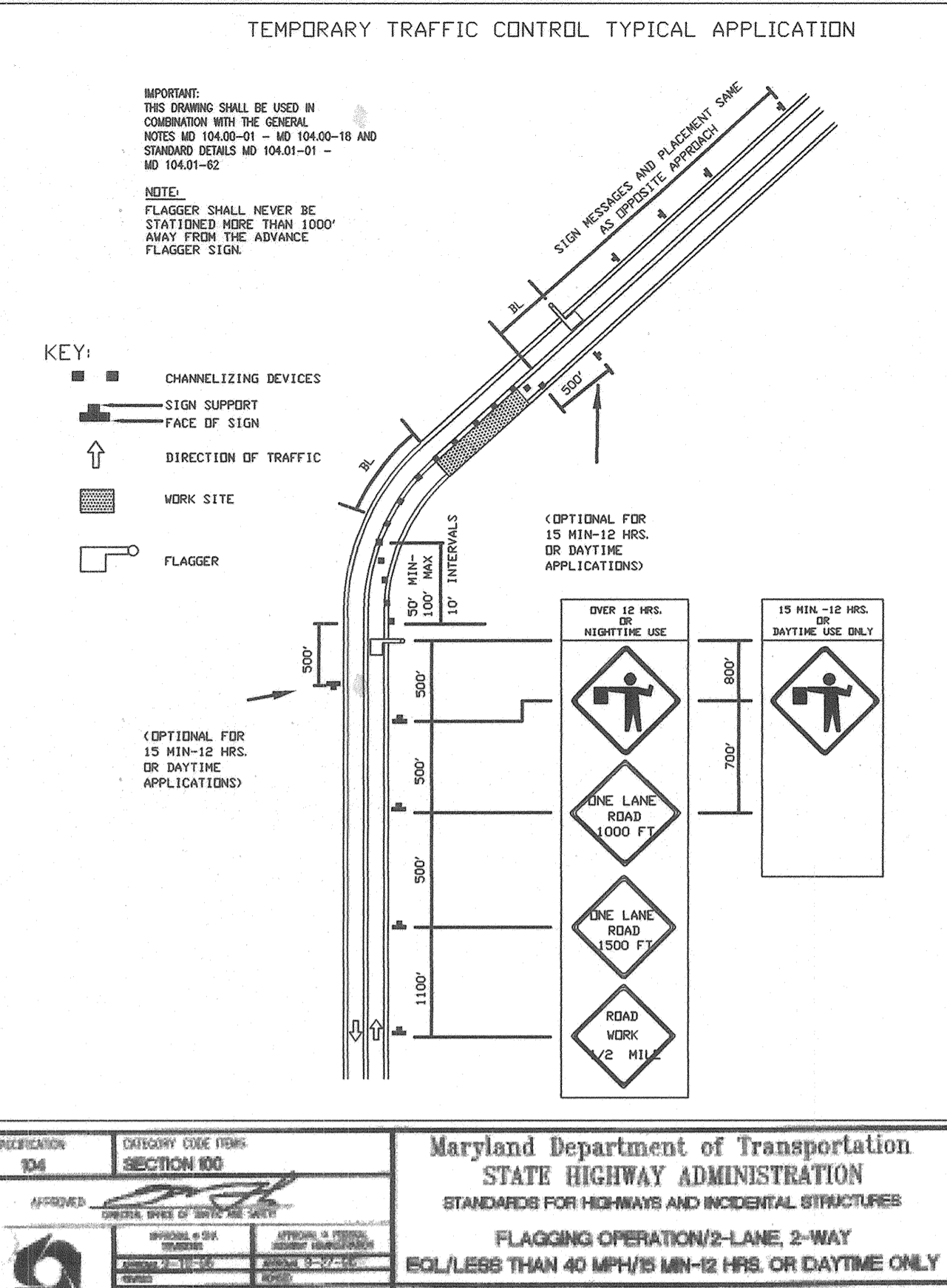
- TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND, OTHER SOILS MAY BE USED IF RECOMMENDED BY A LICENSED SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. REGARDLESS, TOPSOIL SHALL NOT BE A MIXTURE OF CONSTRUCTIVE TEXTURES SUCH AS GRAVEL, SAND, OR OTHER MATERIALS LARGER THAN 1 1/2" IN DIAMETER.
- TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERNARDIA GRASS, QUACKGRASS, JOHNSON-SOON GRASS, WATSONIA, POKON IVY, THISTLE, OR OTHERS AS SPECIFIED.
- WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE SPREAD AT THE RATE OF 4-8 TONS/ACRE (200-400 POUNDS PER 1,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF TOPSOIL. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER DISTURBED AREAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROVISIONS.
- FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:
 - PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 2.0 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 INDICATING FERTILIZER AND LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING:
 - pH FOR TOPSOILS SHALL BE BETWEEN 6.0 AND 7.5. IF THE SOIL DEMONSTRATES A pH OF LESS THAN 6.0, SUFFICIENT LIME SHALL BE PERMITTED TO RAISE THE 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 SOO OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS OR CHEMICALS USED FOR WEED CONTROL UNTIL SUFFICIENT TIME HAS ELAPSED (14 DAYS MIN.) TO PERMIT DISSIPATION OF PHYTO-TOXIC MATERIALS.
 - PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 2.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.

NOTE: TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.

2.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS

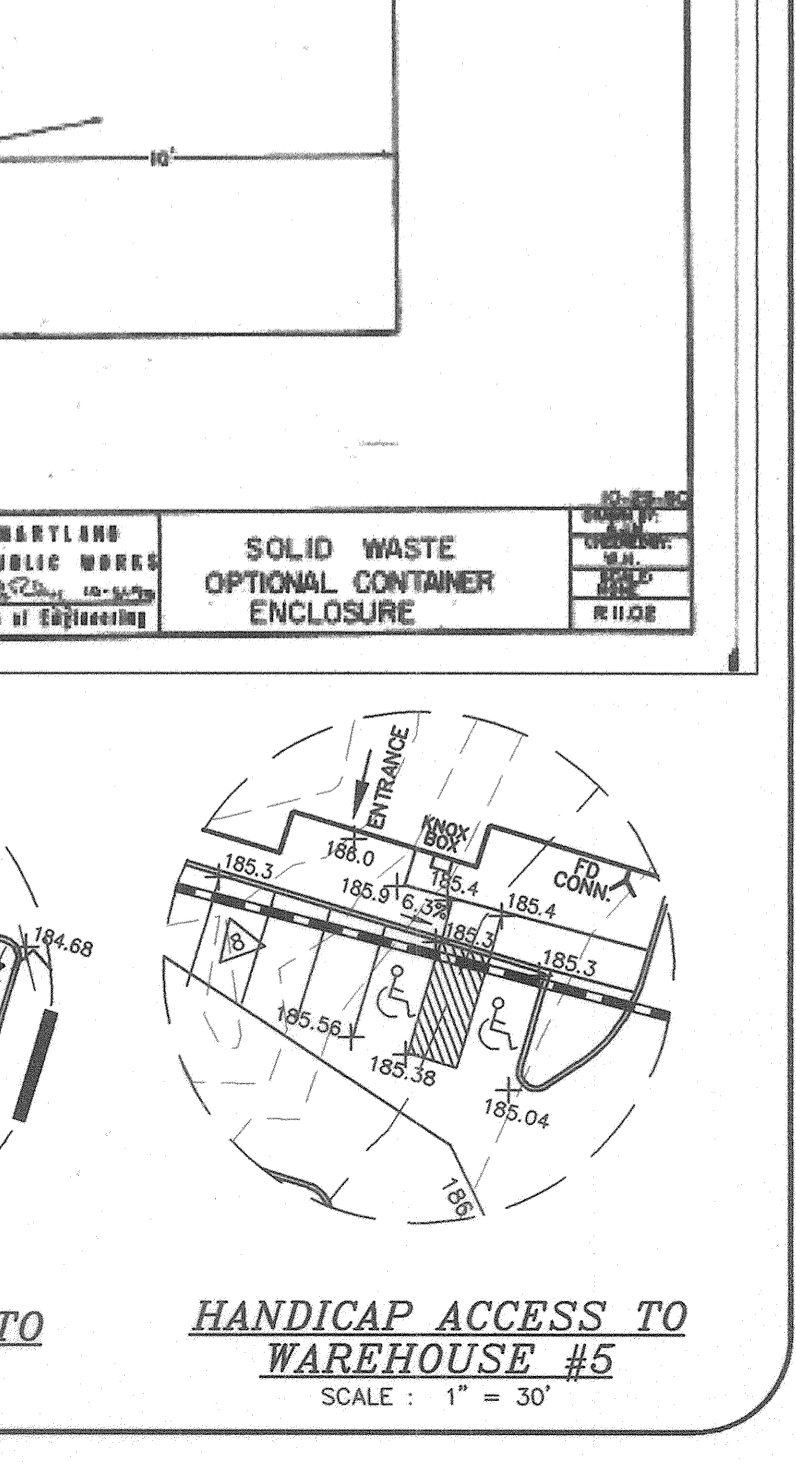
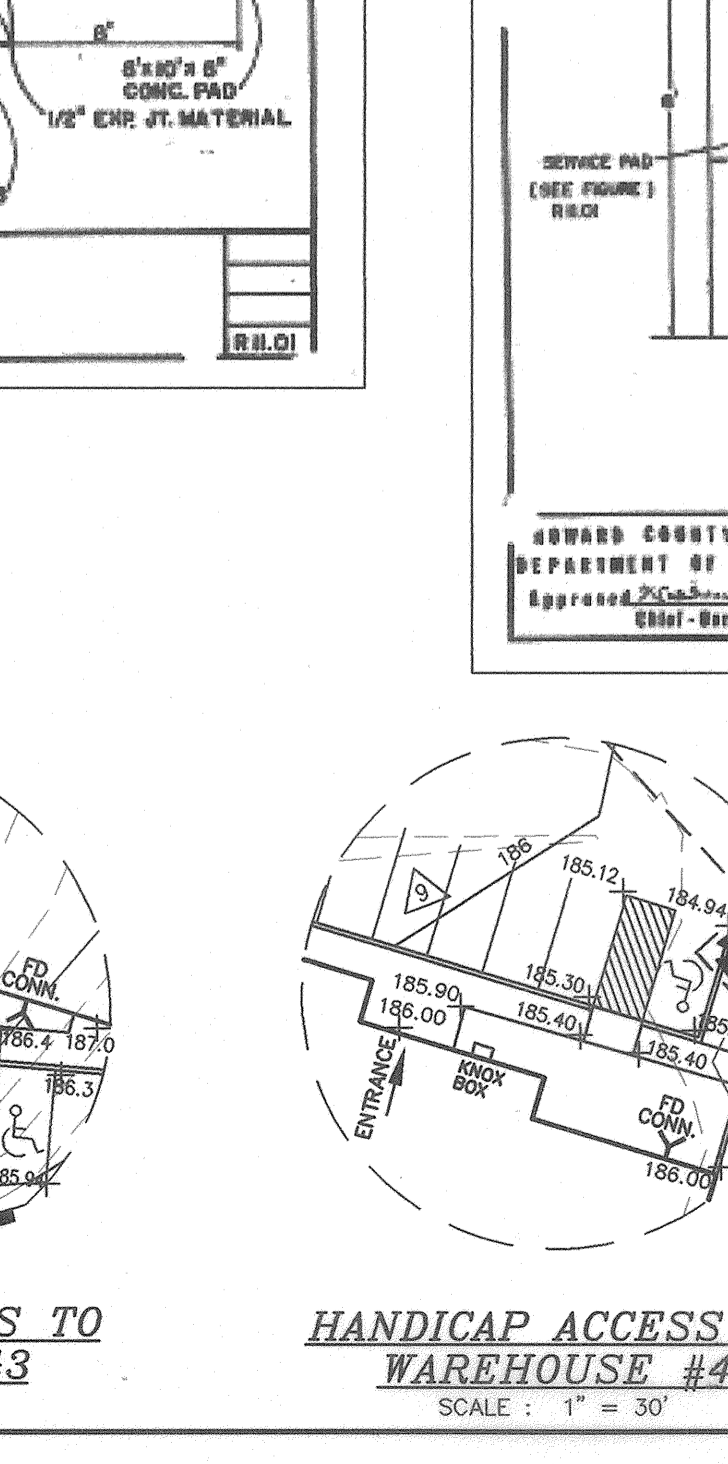
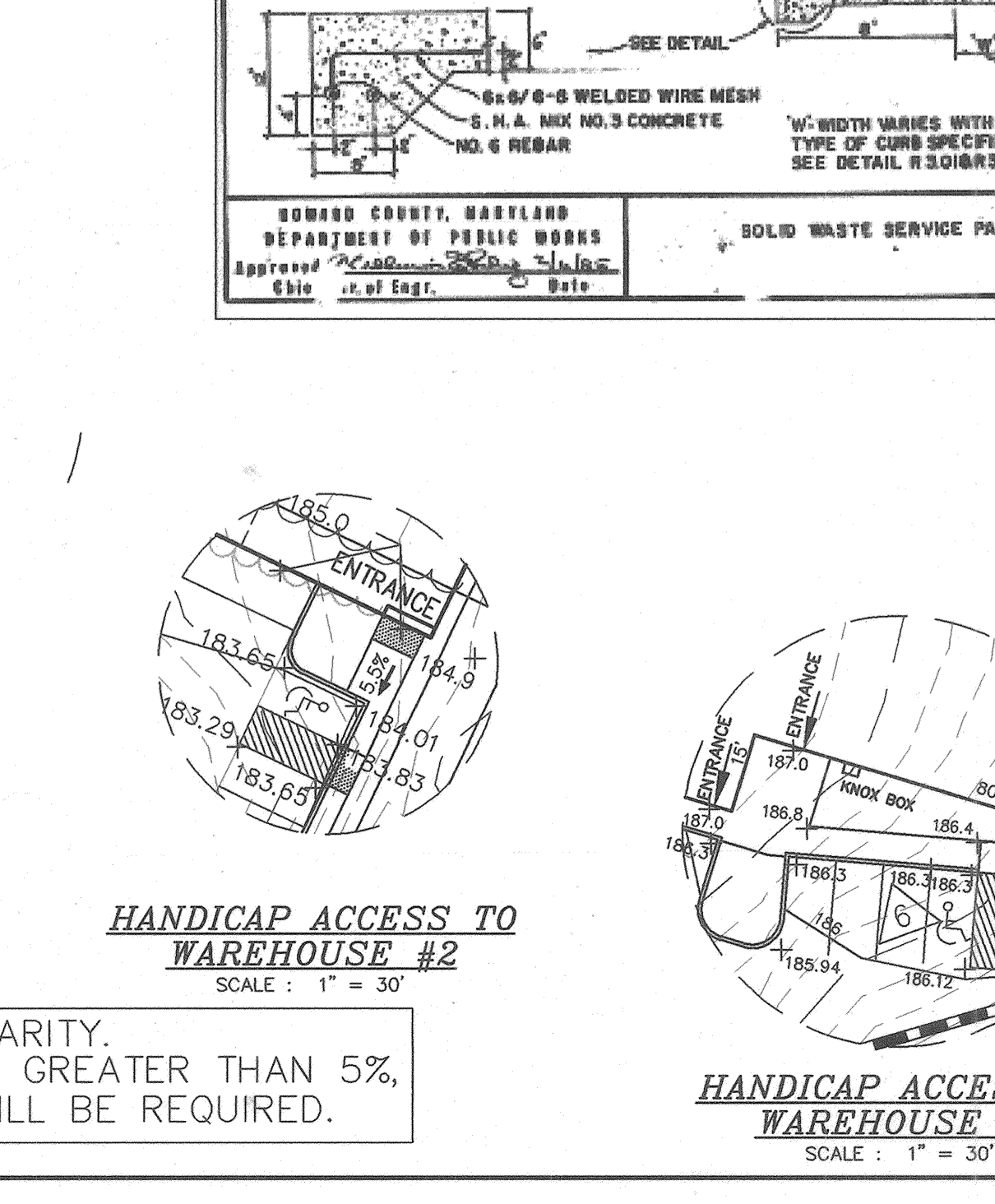
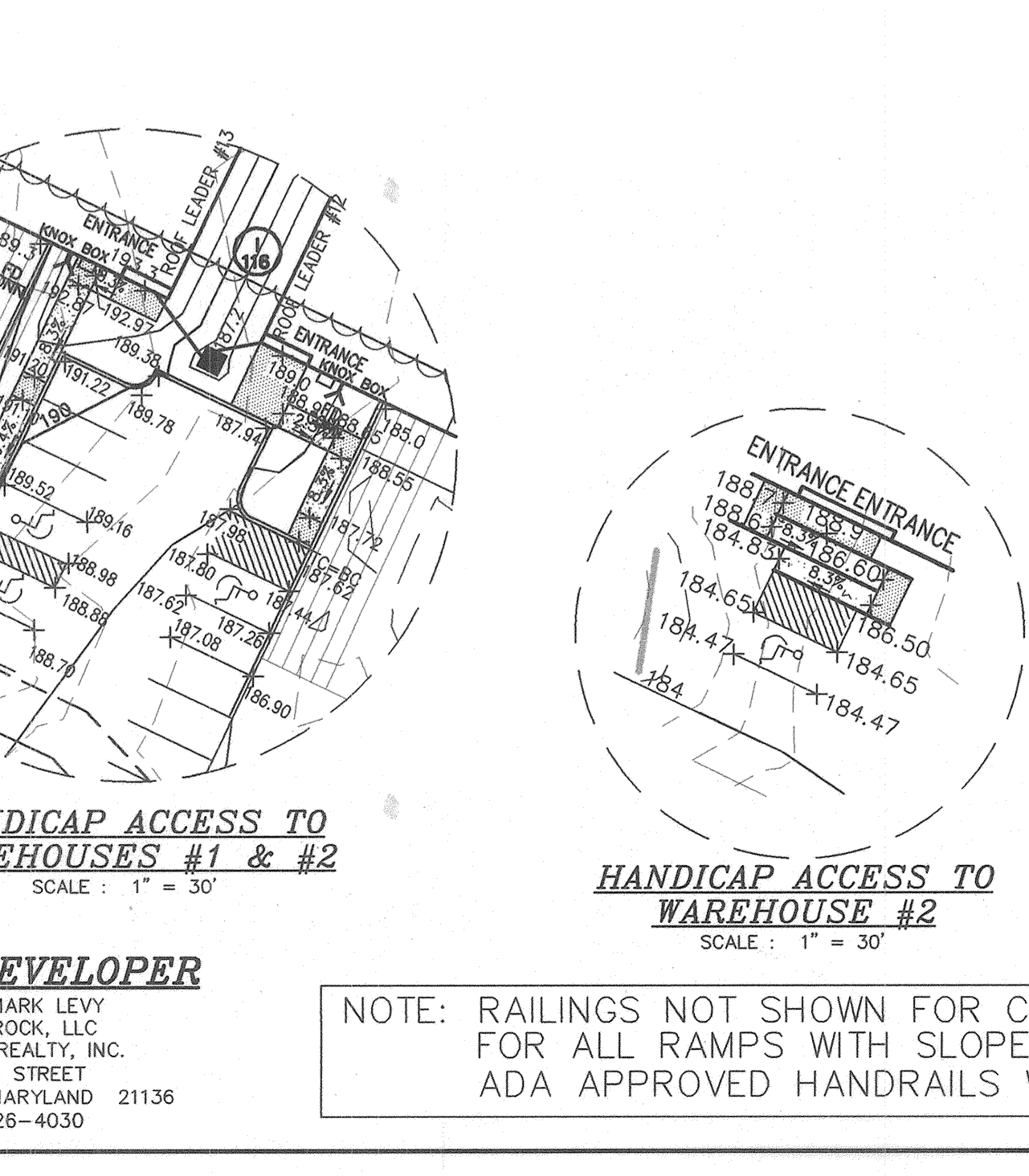
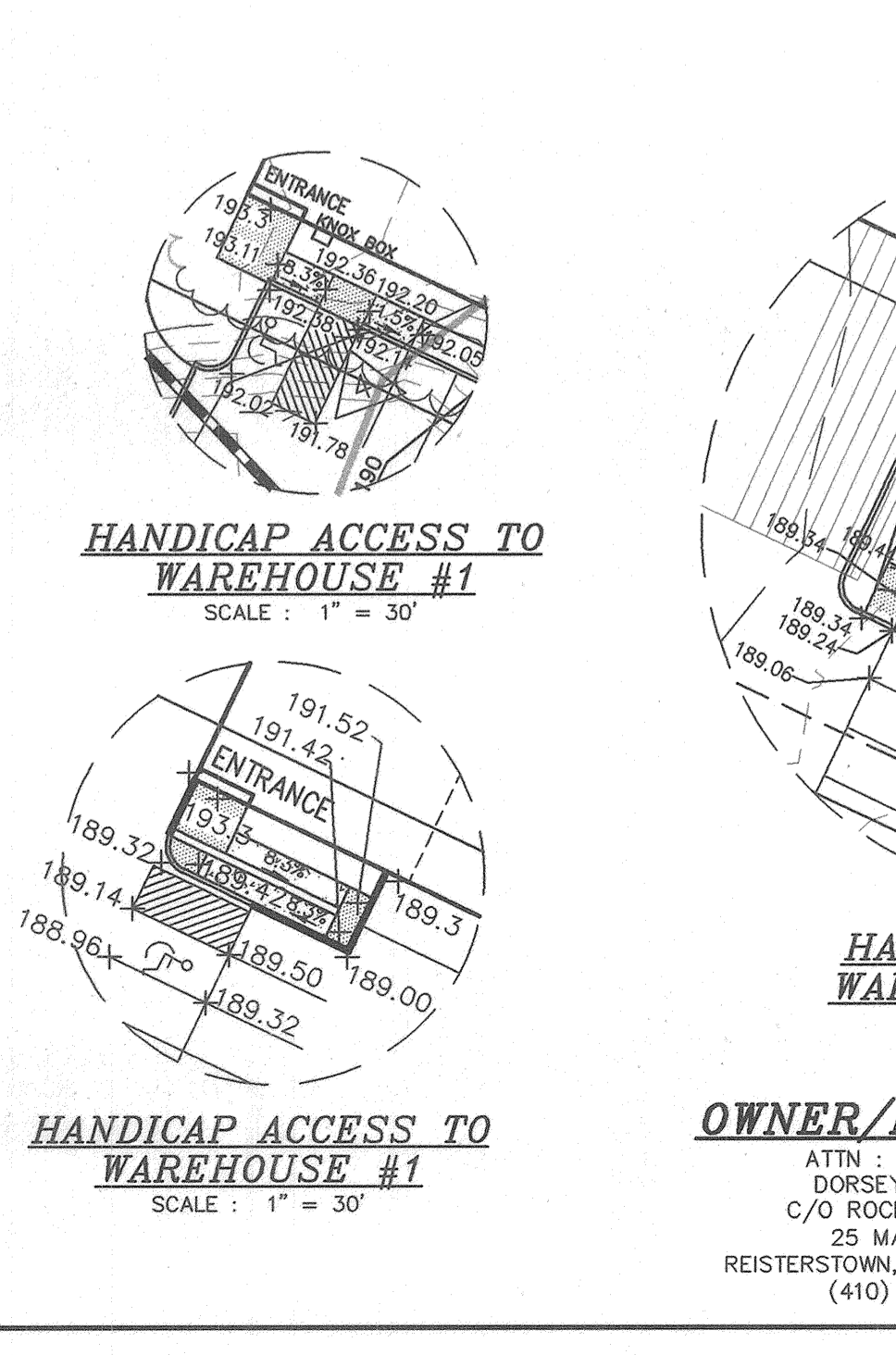
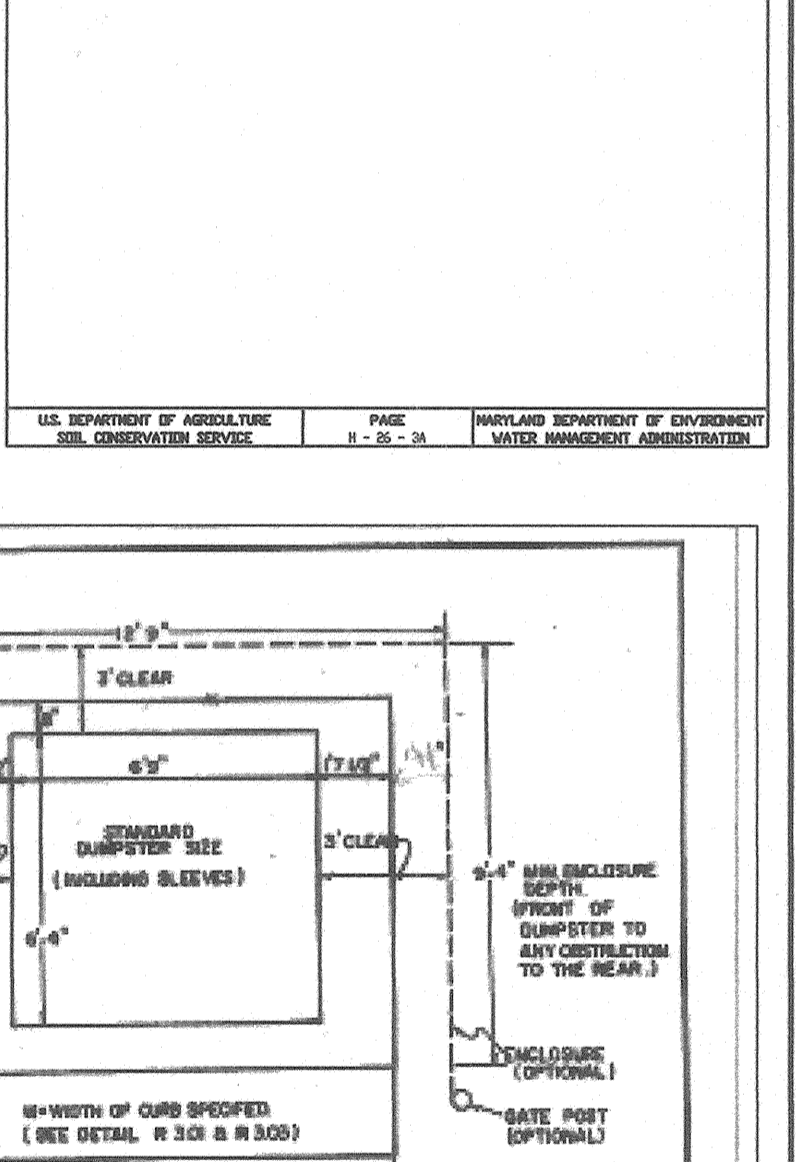
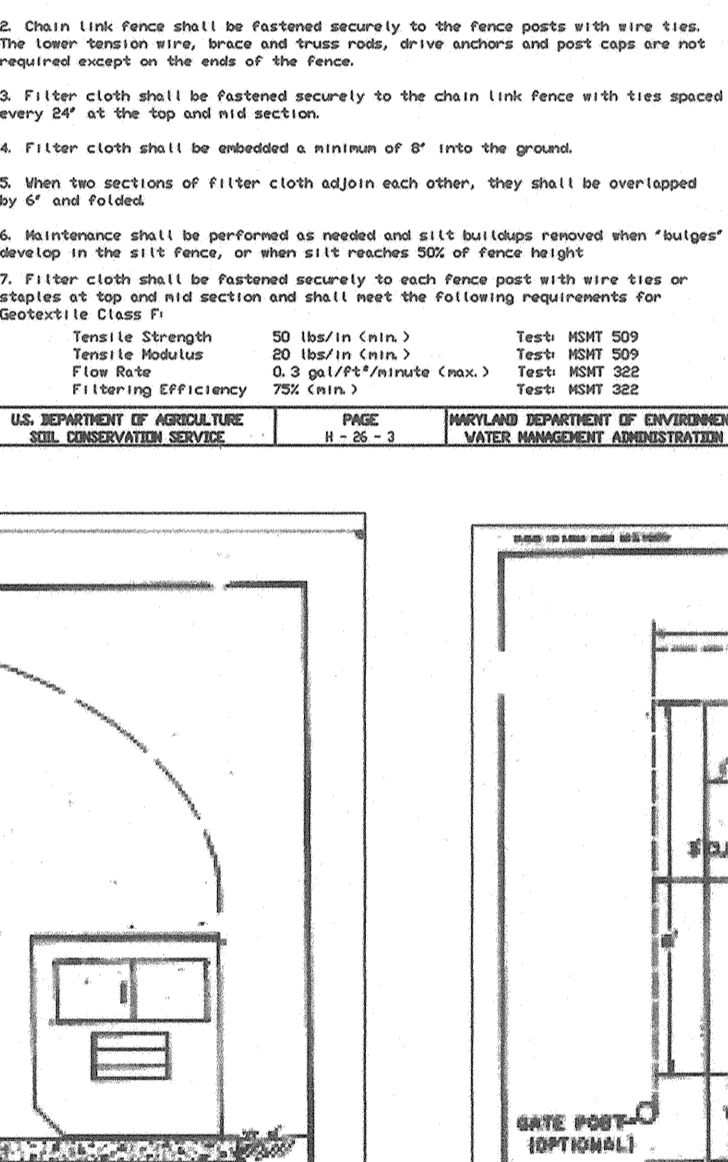
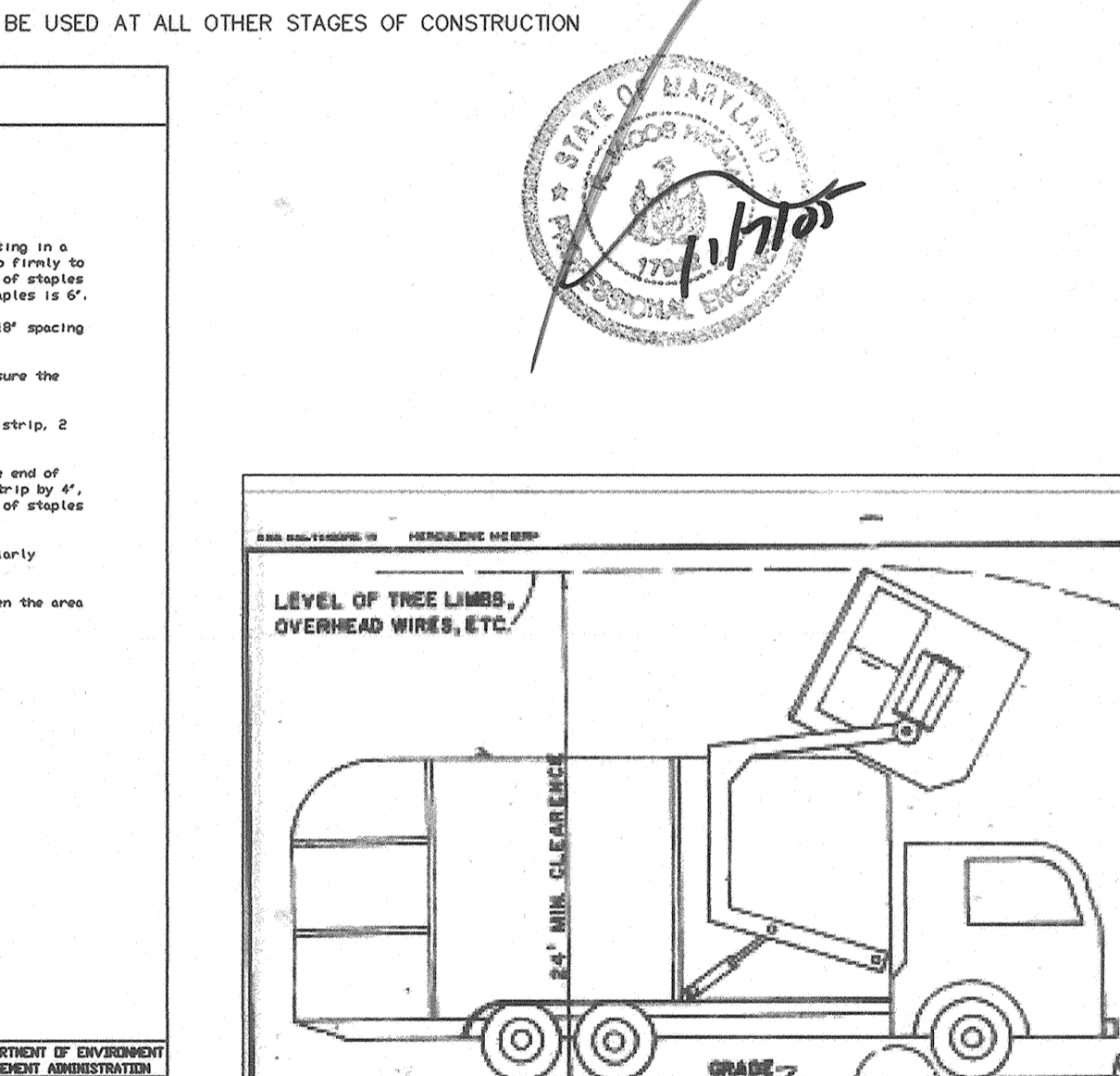
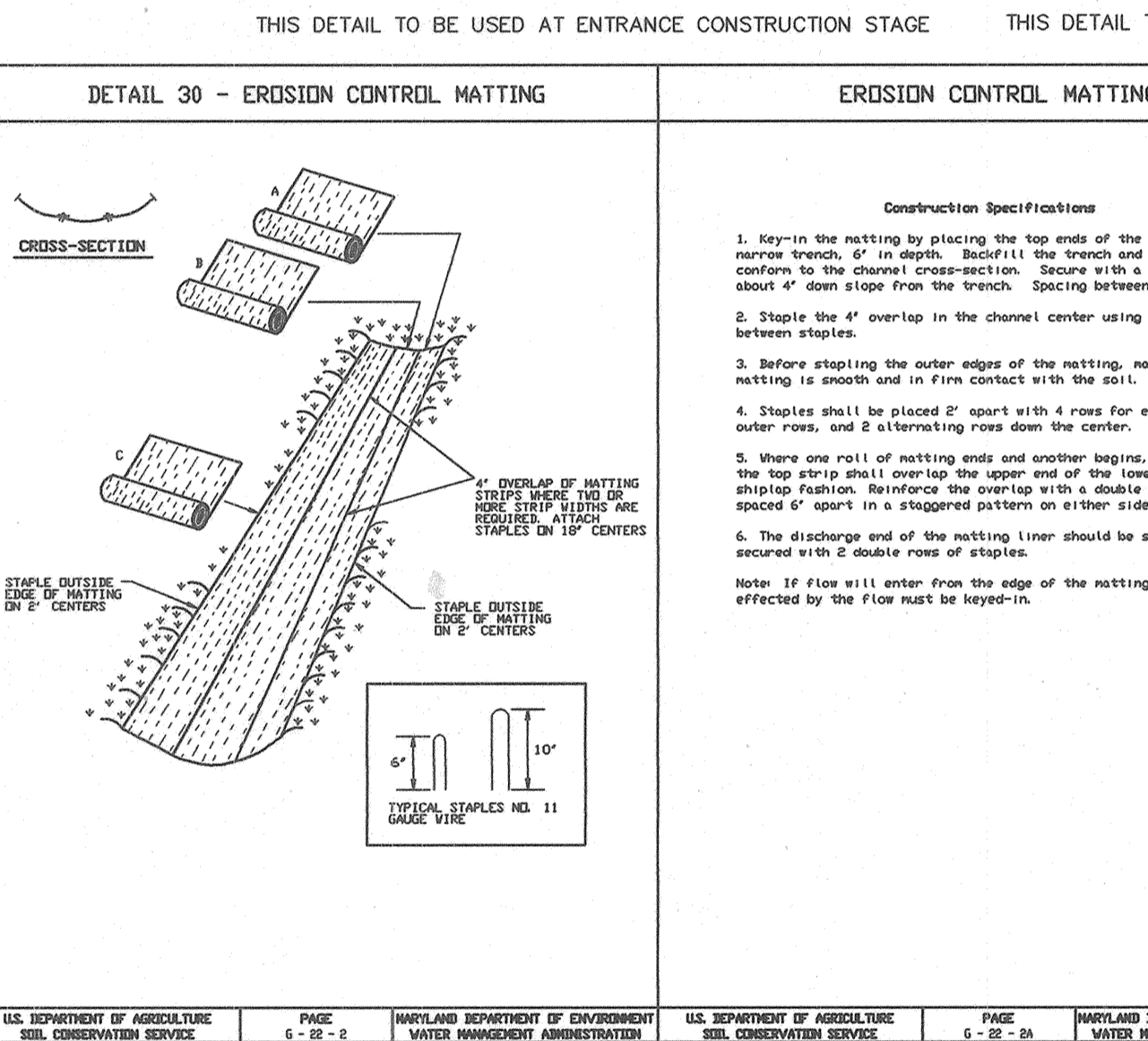
TOPSOIL APPLICATION

- WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIMENSIONS, GRADE STABILIZATION STRUCTURES, EARTH DICES, SLOPE SILT FENCE AND SEDIMENT TRAPS AND BARRIERS.
- GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBERT 4" - 6" HIGHER IN ELEVATION.
- TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4" TO 10" LAYER AND LOOSELY COMPACTED TO A MINIMUM THICKNESS OF 4". SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT SOODING 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 PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHICH THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETERMINED TO PROHIBIT GRADING AND SEEDING PREPARATION.
- ALTERNATIVE FOR PERMANENT SEEDING - METHOD OF APPLYING THE FULL AMOUNTS OF LIME AND COMMERCIAL FERTILIZER, COMPOSTED SLUDGE AND AMENDMENTS MAY BE APPLIED AS SPECIFIED BELOW:
 - COMPOSTED SLUDGE MATERIAL FOR USE AS A SOIL CONDITIONER FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES SHALL BE TESTED TO PRESERVE AMENDMENTS FOR SITES HAVING AREAS UNDER 5 ACRES SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
 - COMPOSTED SLUDGE SHALL BE SUPPLIED BY, OR ORIGINATE FROM, A PERSON OR PERSONS WHO ARE LICENSED (AT THE TIME OF ACQUISITION OF THE COMPOST) BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT UNDER COMAR 26.24.04.
 - COMPOSTED SLUDGE SHALL CONTAIN AT LEAST A 1 PERCENT NITROGEN, 1.5 PERCENT PHOSPHORUS, AND 0.2 PERCENT POTASSIUM AND A MINIMUM OF 1% OF CALCIUM CHLORIDE. THE FOLLOWING REQUIREMENTS FOR 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 A 1 LB./1,000 SQUARE FEET, AND 1/3 THE NORMAL LIME APPLICATION RATE.
 - GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SEEDING, MD-NR-PUB. 01, COOPERATIVE RESEARCH, UNIVERSITY OF MARYLAND AND VESPAI TECHNOLOGICAL INSTITUTES, REVISED 1975.



TEMPORARY DUST CONTROL MEASURES

- MULCHES - SEE STANDARDS FOR VEGETATIVE STABILIZATION WITH MULCHES ONLY. MULCH SHOULD BE CRIMPED OR TACKED TO PREVENT BLOWING.
- VEGETATIVE COVER - SEE STANDARDS FOR TEMPORARY VEGETATIVE COVER.
- TILLAGE - TO ROUGHEN SURFACE AND BRING GLOBS TO THE SURFACE. THIS IS AN EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS. BEGON PLOWING ON WINDWARD SIDE OF SITE. CHAIN-TYPE PLOWING APPLIED ABOUT 1/2" TO 1" DEEP. SPRING-TOOTHED HARROWS, AND SIMILAR PLOWS ARE EXAMPLES OF EQUIPMENT WHICH MAY PRODUCE THE DESIRED EFFECT.
- 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.
- BARRIERS - SOLID BOARD FENCES, SILT FENCES, SNOW FENCES, BURLAP FENCES, STRAW BALES, AND SIMILAR MATERIAL 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.
- CALCIUM CHLORIDE - APPLY AT RATES THAT WILL KEEP SURFACE MOIST. MAY NEED RETREATMENT.



NOTE: RAILINGS NOT SHOWN FOR CLARITY. FOR ALL RAMPS WITH SLOPES GREATER THAN 5%, ADA APPROVED HANDRAILS WILL BE REQUIRED.

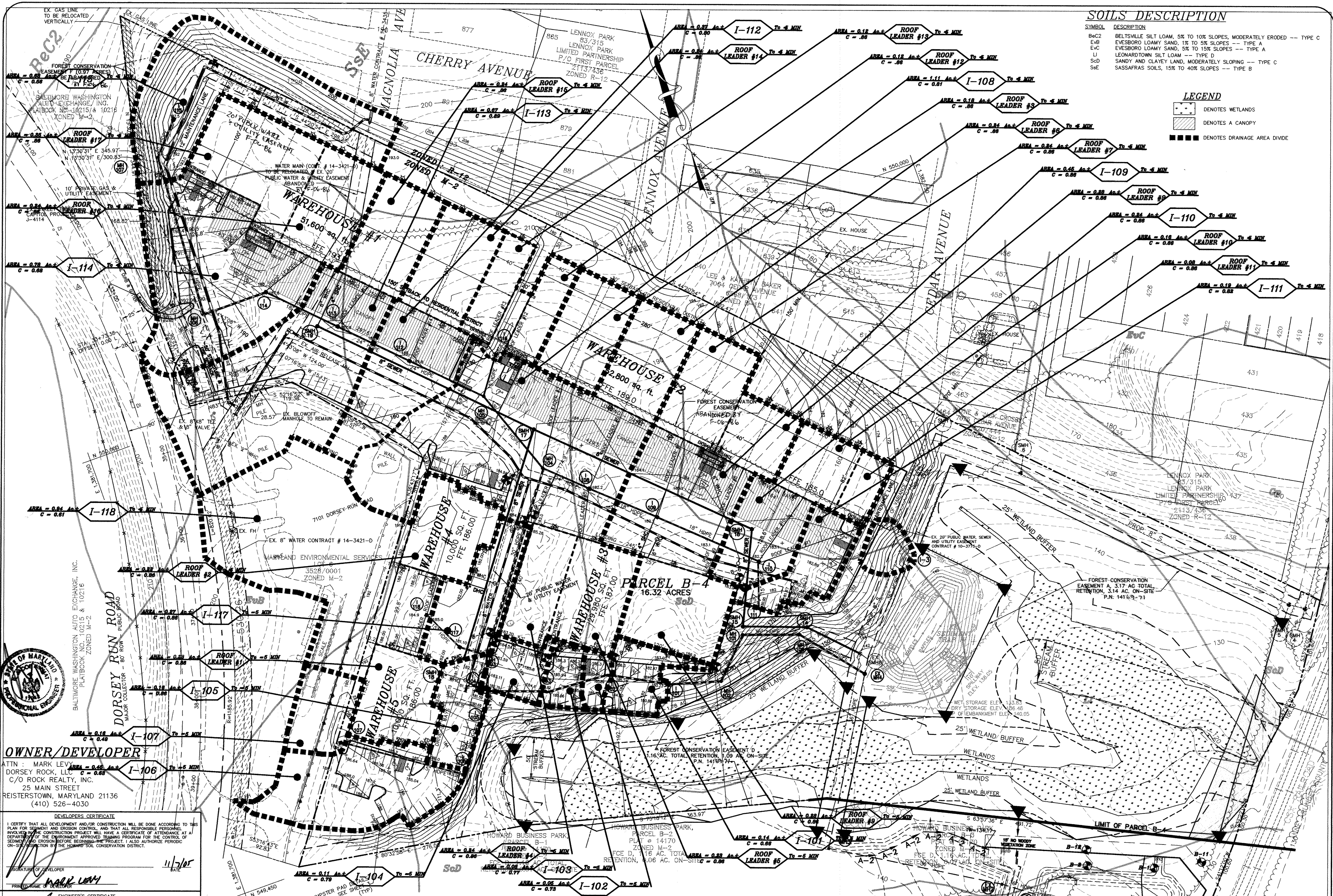
HOWARD BUSINESS PARK
 PARCEL B-4
 TAX MAP 43 - PARCEL 701 (B-4) - BLOCK 12
 HOWARD COUNTY, MARYLAND
 FIRST ELECTION DISTRICT
 SEDIMENT CONTROL NOTES & DETAILS

DATE: NOV 2005
 PROJECT: Illustration
 DRAWN BY: SJD/ASP
 CHECKED BY: SJD/ASP
 SCALE: NTS
 APPROVAL: RHH

DATE: 11/7/05
 PROJECT: Illustration
 DRAWN BY: SJD/ASP
 CHECKED BY: SJD/ASP
 SCALE: NTS
 APPROVAL: RHH

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0596 Fax: (301) 621-5521 Wash. (301) 997-0298 Fax.

3 OF 10
 SDP-05-73



SOILS DESCRIPTION

SYMBOL	DESCRIPTION
BeC2	BELTSVILLE SILT LOAM, 5% TO 10% 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
Lu	LEONARDTOWN SILT LOAM --- TYPE D
ScD	SANDY AND CLAYEY LAND, MODERATELY SLOPING --- TYPE C
SsE	SASSAFRAS SOILS, 15% TO 40% SLOPES --- TYPE B

LEGEND

	DENOTES WETLANDS
	DENOTES A CANOPY
	DENOTES DRAINAGE AREA DIVIDE

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

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

SIGNATURE OF DEVELOPER: *Mark Levy*
 DATE: 11/7/05

ENGINEER'S CERTIFICATE
 I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL, REPRESENTING THE DESIGN AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

SIGNATURE OF ENGINEER: *John M. ...*
 DATE: 11/9/05

REVIEWED FOR HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.
 DATE: 11/9/05

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
 DATE: 11/9/05

APPROVED, DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION: *William ...* DATE: 11/21/05
 CHIEF, DIVISION OF LAND DEVELOPMENT: *...* DATE: 12/11/05
 DIRECTOR: *...* DATE: 12/15/05

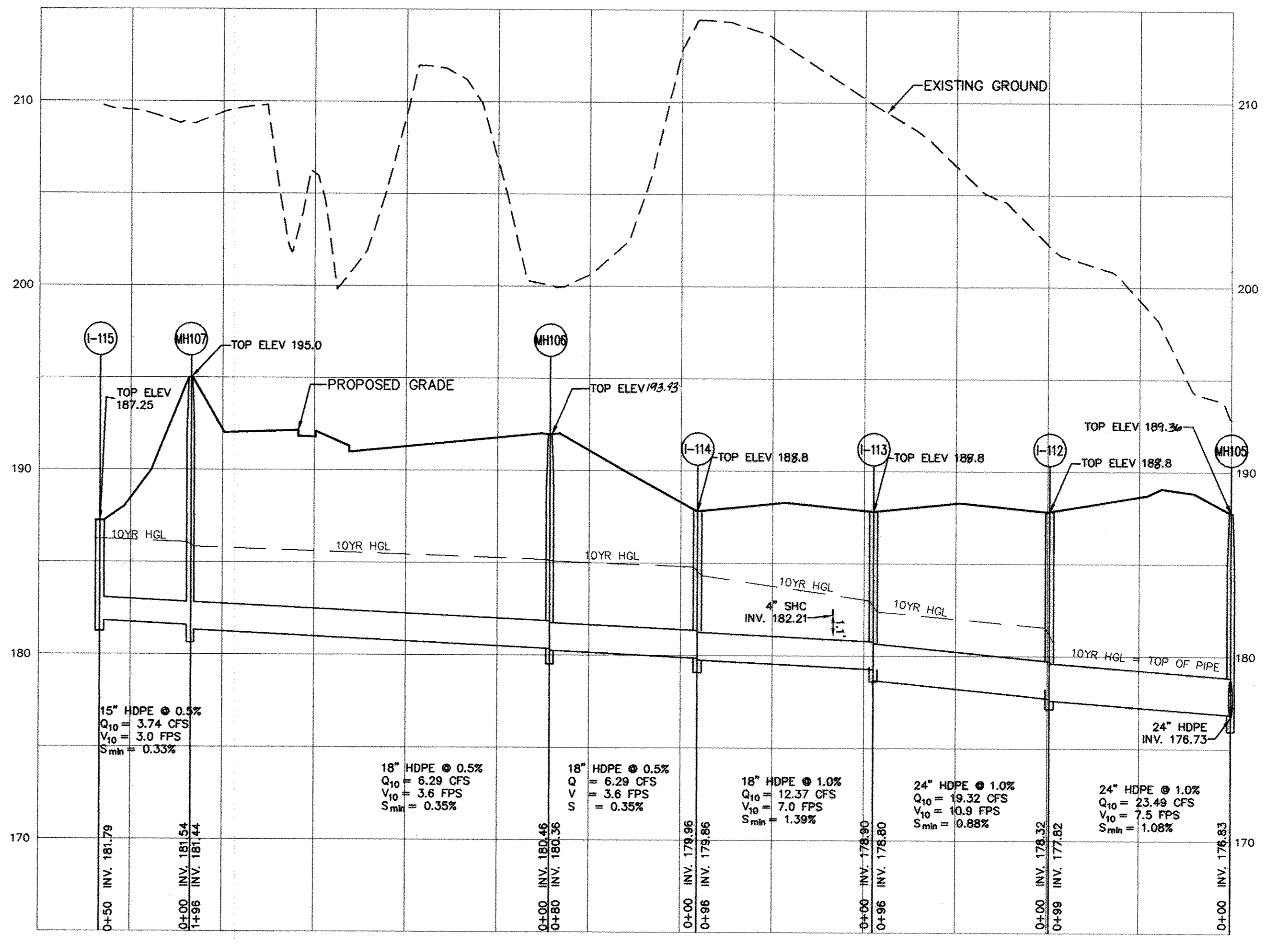
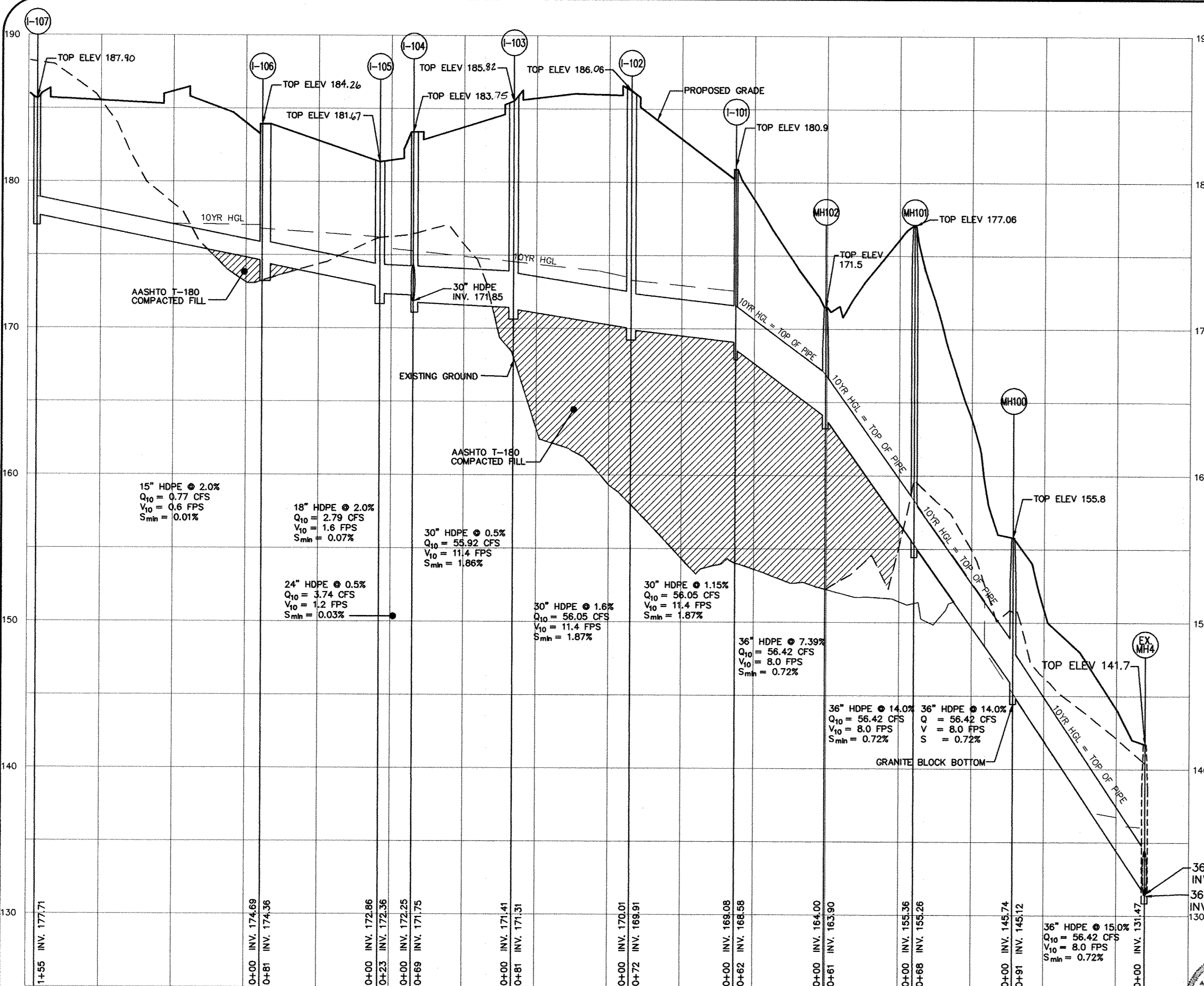
* THIS SWM POND IS TO BE CONSTRUCTED UNDER SDP-00-48

Project	date	description	revision
98001	NOV 2005	engineering illustration	SJD/HSP
		scale	1" = 50'

Project	date	description	revision

HOWARD BUSINESS PARK, PARCEL B-4
 7091 DORSEY RUN ROAD
 TAX MAP 43 - PARCEL 701 (B-4) - BLOCK 12
 FIRST ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 INLET DRAINAGE AREA MAP

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 987-0286 Fax: (301) 621-5521

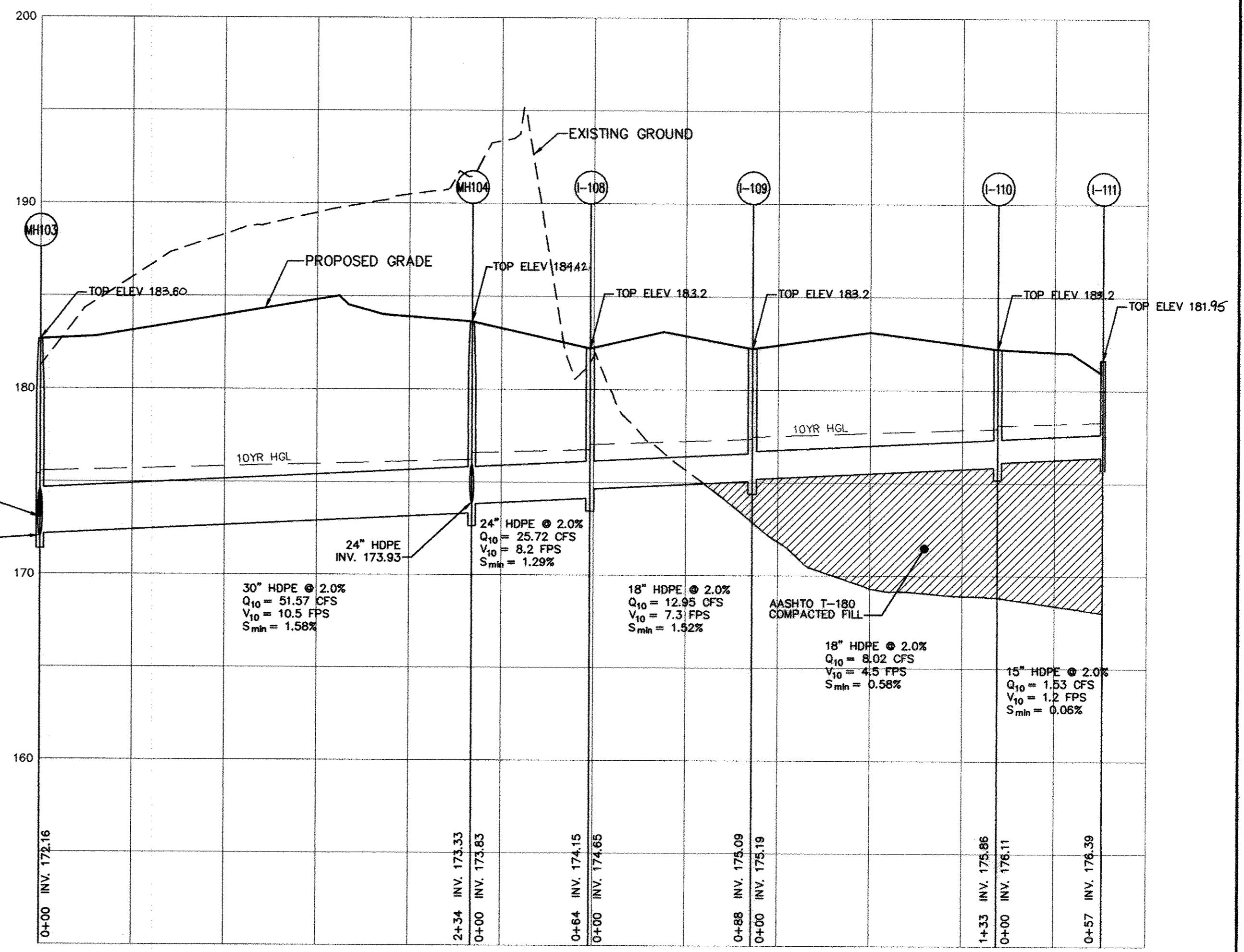
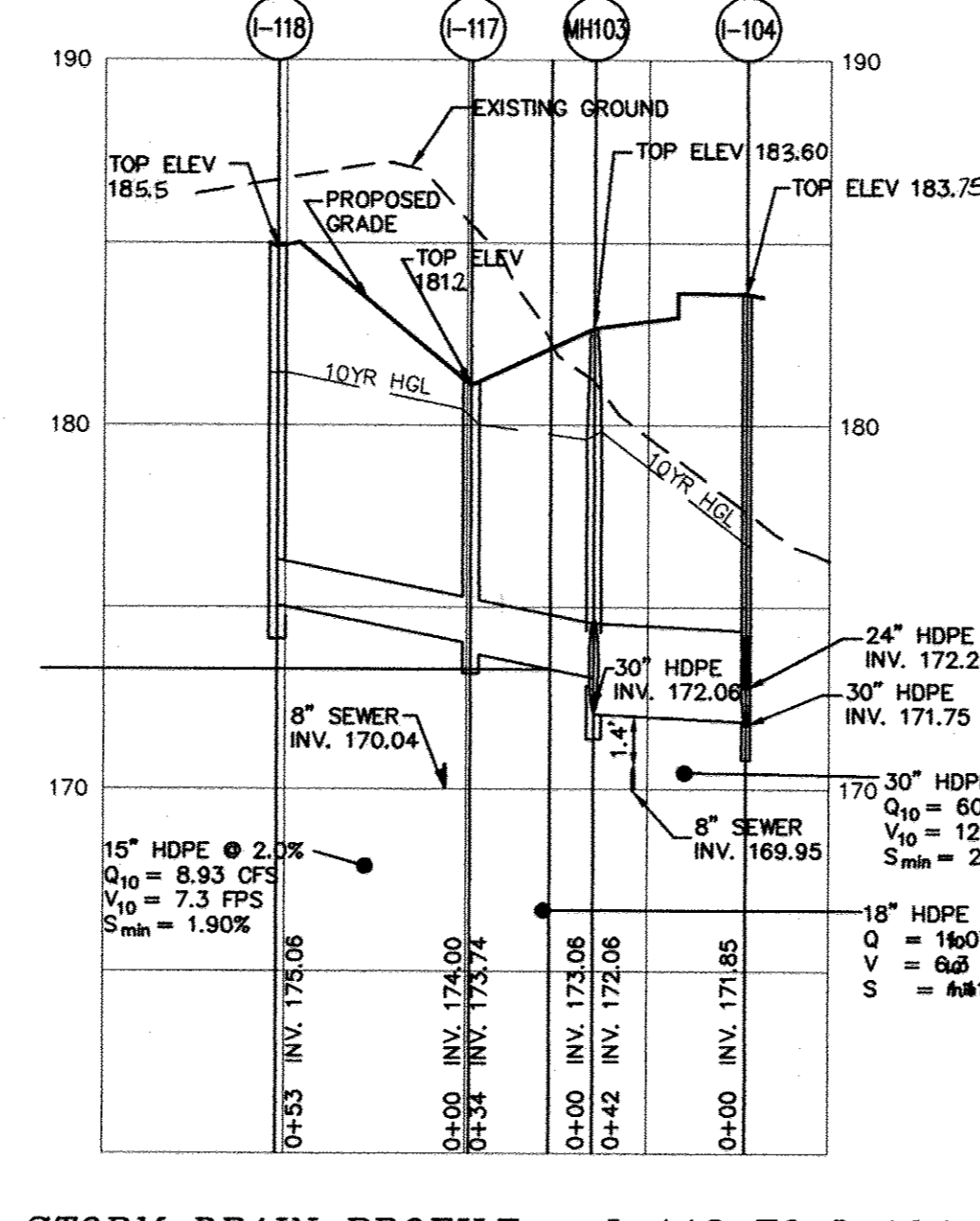
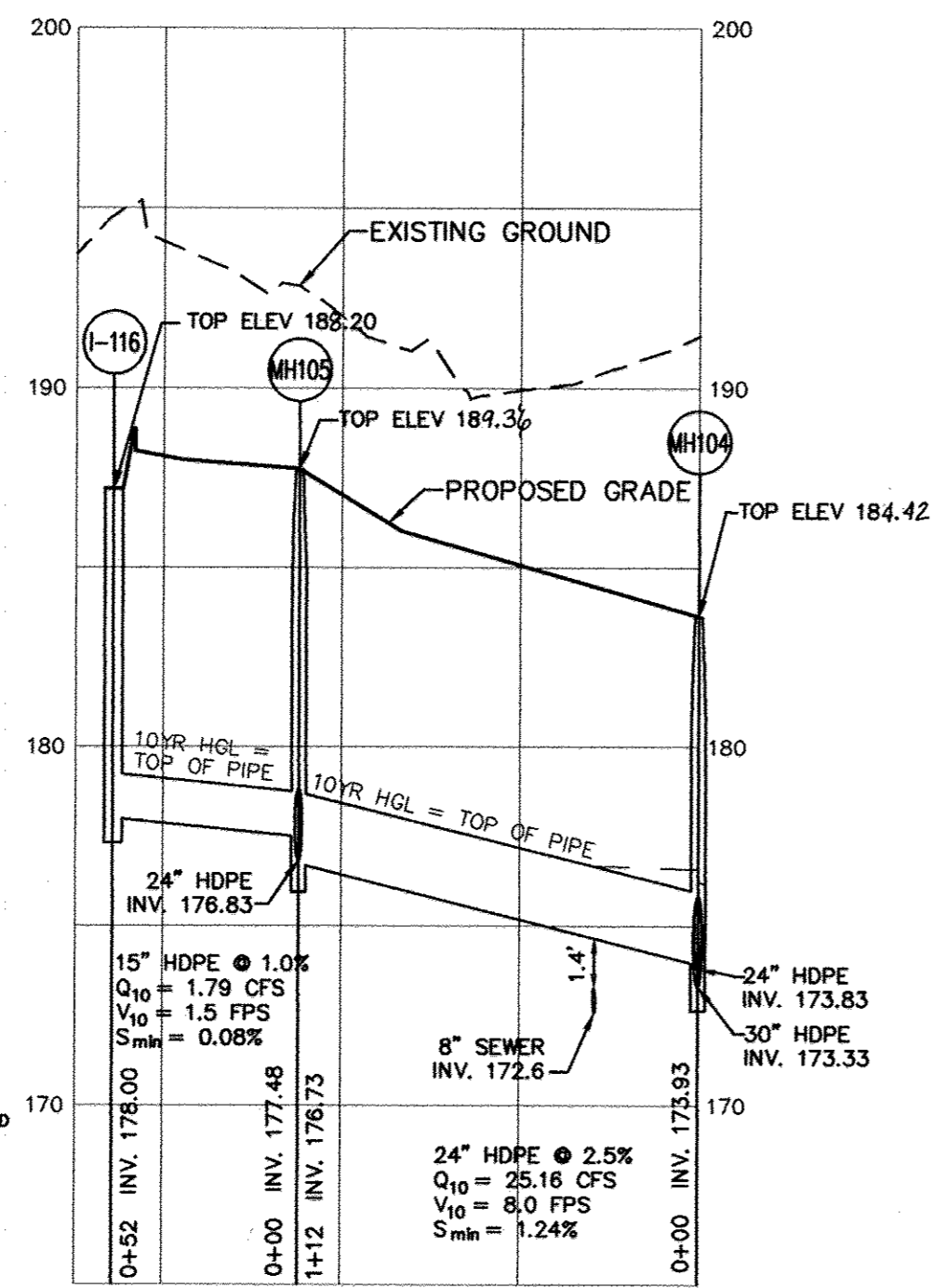


PIPE SCHEDULE

QUANTITY	PIPE SIZE
391'	15" HDPE
724'	18" HDPE
298'	24" HDPE
498'	30" HDPE
263'	36" HDPE
1052'	8" PVC

STRUCTURE SCHEDULE

NO.	LOCATION*	TOP**	INV. IN	INV. OUT	COMMENTS
I-101	N 549,513.430 E 1,382,262.822	180.90	169.08	168.58	INLET TYPE A-5 (HO. CO. STD. SD. 4.01)
I-102	N 549,445.844 E 1,382,199.935	186.06	170.01	169.91	INLET TYPE A-5 (HO. CO. STD. SD. 4.01)
I-103	N 549,556.205 E 1,382,120.816	185.02	171.41	171.31	INLET TYPE A-5 (HO. CO. STD. SD. 4.01)
I-104	N 549,580.846 E 1,382,057.010	183.75	172.22	171.75	INLET TYPE A-5 (HO. CO. STD. SD. 4.01)
I-105	N 549,559.843 E 1,382,044.890	181.47	172.86	172.36	INLET TYPE A-5 (HO. CO. STD. SD. 4.01)
I-106	N 549,494.559 E 1,381,995.994	181.24	174.69	174.36	INLET TYPE A-10 (HO. CO. STD. SD. 4.02)
I-107	N 549,580.456 E 1,381,868.676	197.90	---	177.71	INLET TYPE YARD (HO. CO. STD. SD. 4.14)
I-108	N 549,785.095 E 1,382,252.904	183.20	174.65	174.15	INLET TYPE S (HO. CO. STD. SD. 4.22)
I-109	N 549,705.756 E 1,382,317.710	183.20	175.19	175.09	INLET TYPE S (HO. CO. STD. SD. 4.22)
I-110	N 549,614.131 E 1,382,414.724	183.20	176.11	175.86	INLET TYPE S (HO. CO. STD. SD. 4.22)
I-111	N 549,583.336 E 1,382,398.259	181.42	---	176.39	INLET TYPE S (HO. CO. STD. SD. 4.22)
I-112	N 549,582.236 E 1,382,101.065	189.80	178.32	177.82	INLET TYPE S (HO. CO. STD. SD. 4.22)
I-113	N 550,050.206 E 1,382,033.633	185.80	179.38	179.28	INLET TYPE S (HO. CO. STD. SD. 4.22)
I-114	N 550,116.189 E 1,381,996.502	189.80	180.44	180.34	INLET TYPE S (HO. CO. STD. SD. 4.22)
I-115	N 550,348.987 E 1,381,932.141	189.25	---	181.79	INLET TYPE YARD (HO. CO. STD. SD. 4.14)
I-116	N 549,954.185 E 1,382,201.234	180.20	---	178.00	INLET TYPE S (HO. CO. STD. SD. 4.22)
I-117	N 549,875.267 E 1,382,068.608	181.20	174.28	174.18	INLET TYPE S (HO. CO. STD. SD. 4.22)
I-118	N 549,889.162 E 1,382,017.526	185.50	---	175.38	INLET TYPE S (HO. CO. STD. SD. 4.22)
EX. MH 4	N 549,445.100 E 1,382,489.052	141.70	131.47	131.37	STANDARD MANHOLE (HO. CO. STD. SD. 5.01)
MH 101	N 549,515.393 E 1,382,431.459	155.80	148.50	145.12	STANDARD MANHOLE (HO. CO. STD. SD. 5.01)
MH 102	N 549,495.104 E 1,382,323.851	171.50	164.00	163.90	STANDARD MANHOLE (HO. CO. STD. SD. 5.01)
MH 103	N 549,619.937 E 1,382,068.498	183.60	172.16	172.06	STANDARD MANHOLE (HO. CO. STD. SD. 5.01)
MH 104	N 549,807.300 E 1,382,208.283	184.42	173.83	173.33	STANDARD MANHOLE (HO. CO. STD. SD. 5.01)
MH 105	N 549,912.324 E 1,382,170.538	189.36	172.83	176.73	STANDARD MANHOLE (HO. CO. STD. SD. 5.01)
MH 106	N 550,278.938 E 1,381,896.355	192.45	181.42	181.32	STANDARD MANHOLE (HO. CO. STD. SD. 5.01)
MH 107	N 549,639.666 E 1,382,042.050	190.0	181.42	181.32	STANDARD MANHOLE (HO. CO. STD. SD. 5.01)

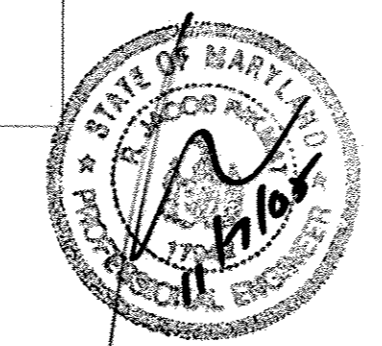


APPROVED: DEPARTMENT OF PLANNING AND ZONING

11/29/05
 DATE

12/1/05
 DATE

12/1/05
 DATE



project 98001
 date NOV 2005
 illustration engineering
 scale SJD/HSP
 approval SJD/HSP
 AS SHOWN RH

description
 revisions

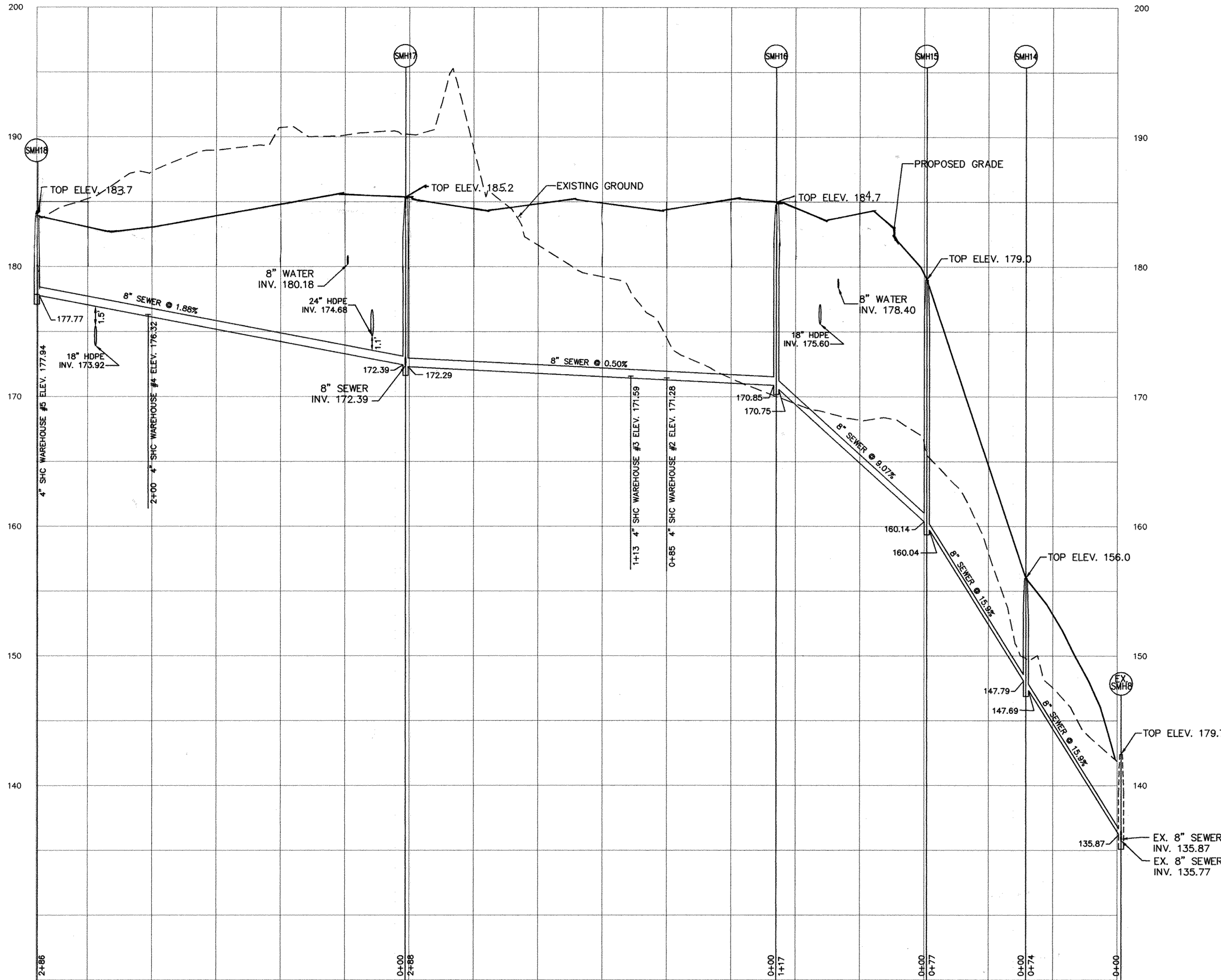
HOWARD BUSINESS PARK
 PARCEL B-4
 TAX MAP 43 - PARCEL 701 (B-4) - BLOCK 12
 HOWARD COUNTY, MARYLAND
 FIRST ELECTION DISTRICT
 STORM DRAIN PROFILES

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

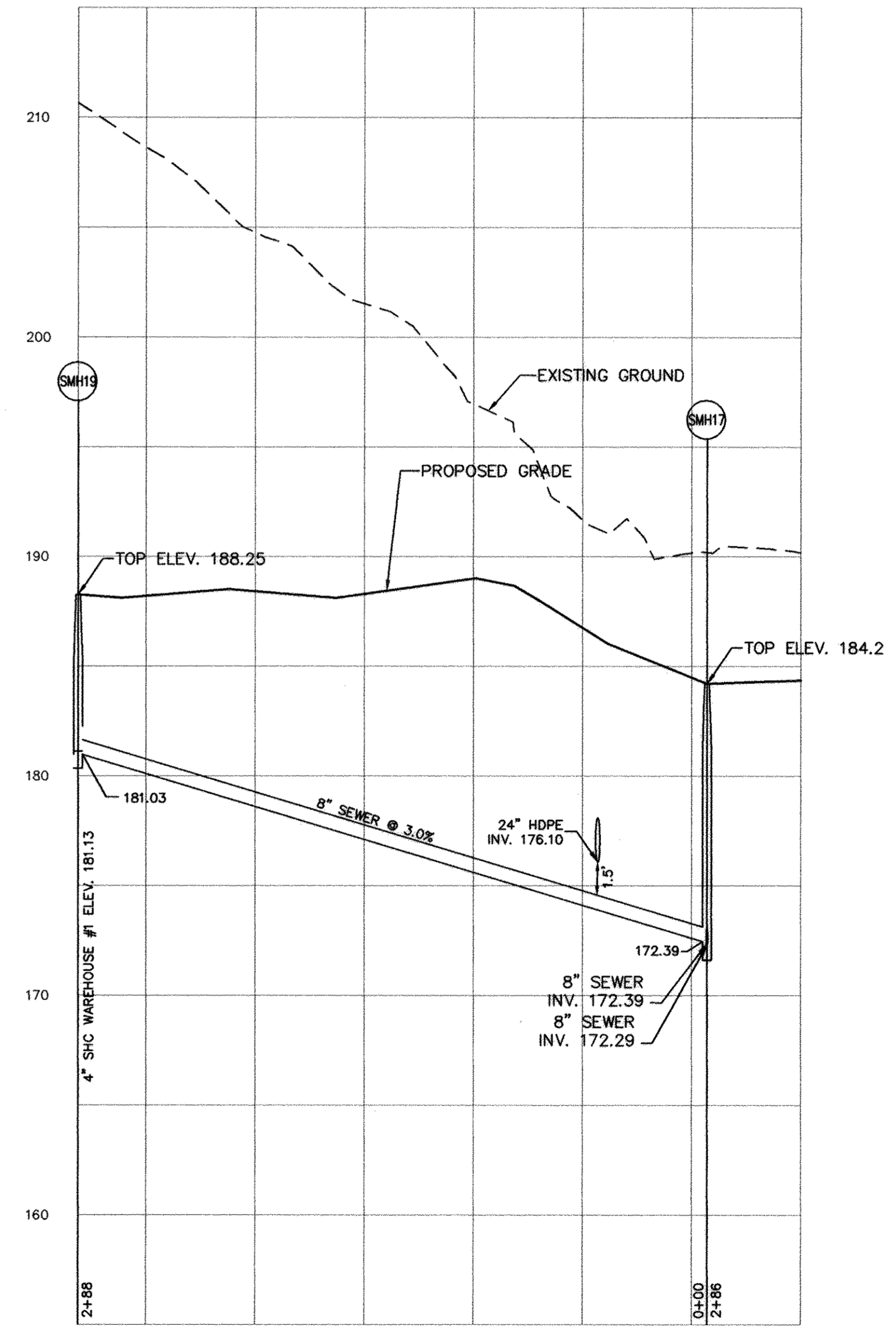
STRUCTURE SCHEDULE

NO.	LOCATION*
EX. SMH 8	N 549,469.504 E 1,382,492.249
SMH 14	N 549,520.888 E 1,382,442.655
SMH 15	N 549,547.793 E 1,382,370.504
SMH 16	N 549,653.712 E 1,382,419.956
SMH 17	N 549,854.675 E 1,382,213.661
SMH 18	N 549,625.165 E 1,382,042.456
SMH 19	N 550,058.976 E 1,382,010.863

* MANHOLE LOCATIONS BASED ON NAD' 83 COORDINATE SYSTEM AND ARE GIVEN TO CENTERLINE OF MANHOLE.



SEWER PROFILE - SMH 18 TO EX. SMH 8
 HORIZONTAL SCALE : 1" = 50'
 VERTICAL SCALE : 1" = 5'



SEWER PROFILE - SMH 18 TO SMH 17
 HORIZONTAL SCALE : 1" = 50'
 VERTICAL SCALE : 1" = 5'

project	NOV 2005	date	NOV 2005
illustration	engineering	revision	AS SHOWN
sheet	SJD/HSP	approval	RJH
no.	AS SHOWN	description	revisions
no.		date	

no.		date	
no.		date	

HOWARD BUSINESS PARK
 PARCEL B-4
 TAX MAP 43 - PARCEL 701 (B-4) - BLOCK 12
 HOWARD COUNTY, MARYLAND
 FIRST ELECTION DISTRICT
SEWER PROFILES

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

OWNER/DEVELOPER

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



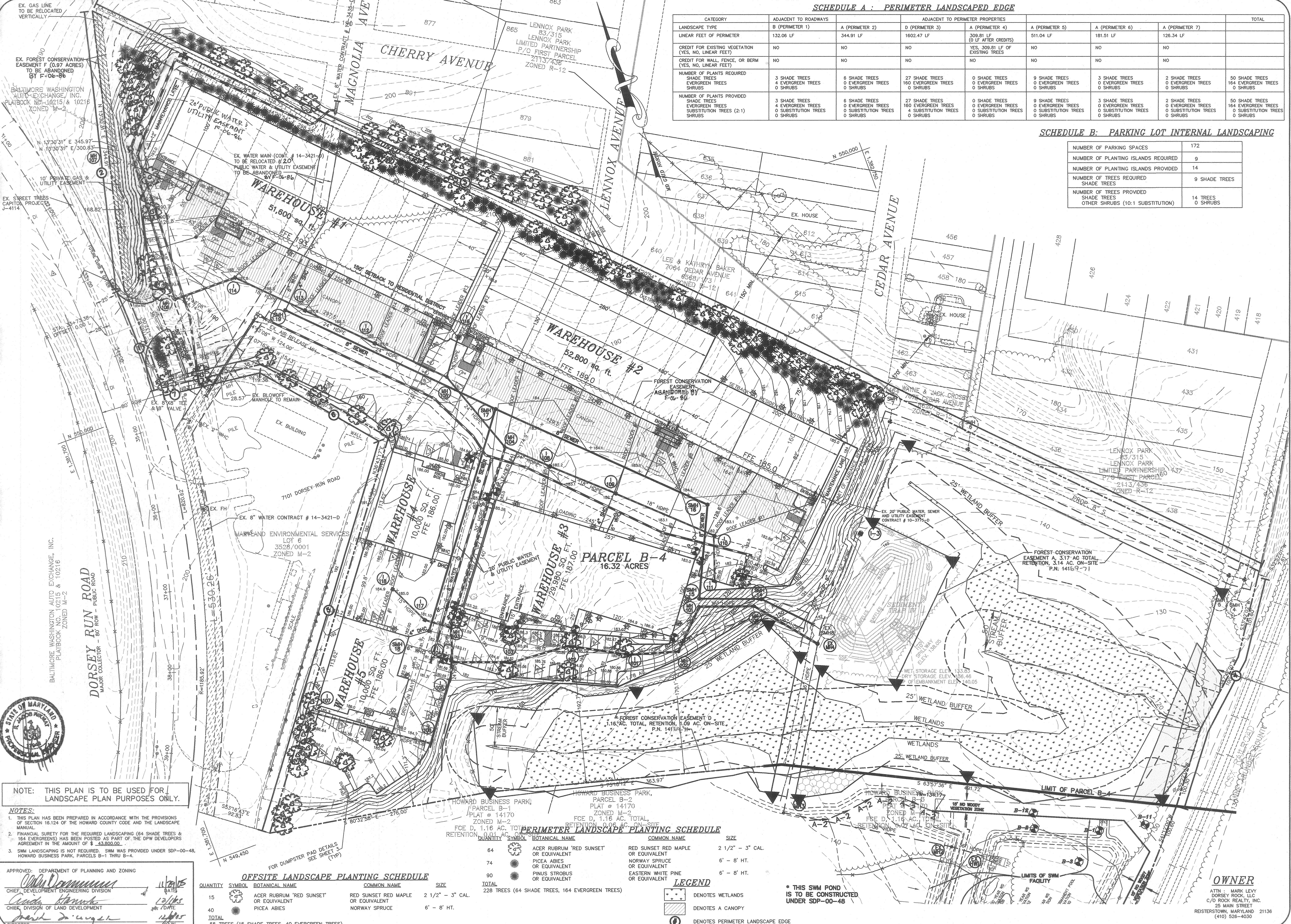
APPROVED: DEPARTMENT OF PLANNING AND ZONING
 [Signature] 11/29/05
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 12/1/05
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 12/1/05
 DIRECTOR

SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO ROADWAYS				ADJACENT TO PERIMETER PROPERTIES			TOTAL
	B (PERIMETER 1)	A (PERIMETER 2)	D (PERIMETER 3)	A (PERIMETER 4)	A (PERIMETER 5)	A (PERIMETER 6)	A (PERIMETER 7)	
LANDSCAPE TYPE	132.06 LF	344.91 LF	1602.47 LF	309.81 LF (0 LF AFTER CREDITS)	511.04 LF	181.51 LF	126.34 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	NO	NO	YES, 309.81 LF OF EXISTING TREES	NO	NO	NO	
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO	NO	NO	NO	NO	
NUMBER OF PLANTS REQUIRED	3 SHADE TREES 4 EVERGREEN TREES 0 SHRUBS	6 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	27 SHADE TREES 160 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	9 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	3 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	2 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	50 SHADE TREES 164 EVERGREEN TREES 0 SHRUBS
NUMBER OF PLANTS PROVIDED	3 SHADE TREES 4 EVERGREEN TREES 0 SHRUBS	6 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	27 SHADE TREES 160 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	9 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	3 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	2 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	50 SHADE TREES 164 EVERGREEN TREES 0 SHRUBS

SCHEDULE B : PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	172
NUMBER OF PLANTING ISLANDS REQUIRED	9
NUMBER OF PLANTING ISLANDS PROVIDED	14
NUMBER OF TREES REQUIRED	9 SHADE TREES
NUMBER OF TREES PROVIDED	14 TREES (10:1 SUBSTITUTION)



PERIMETER LANDSCAPE PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
64	[Symbol]	ACER RUBRUM 'RED SUNSET' OR EQUIVALENT	RED SUNSET RED MAPLE OR EQUIVALENT	2 1/2" - 3" CAL.
74	[Symbol]	PICEA ABIES OR EQUIVALENT	NORWAY SPRUCE OR EQUIVALENT	6' - 8' HT.
90	[Symbol]	PINUS STROBUS OR EQUIVALENT	EASTERN WHITE PINE OR EQUIVALENT	6' - 8' HT.
TOTAL		228 TREES (64 SHADE TREES, 164 EVERGREEN TREES)		

LEGEND

[Symbol]	DENOTES WETLANDS
[Symbol]	DENOTES A CANOPY
[Symbol]	DENOTES PERIMETER LANDSCAPE EDGE

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

NOTES:

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (64 SHADE TREES & 164 EVERGREENS) HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$3,800.00.
- SWM LANDSCAPING IS NOT REQUIRED. SWM WAS PROVIDED UNDER SDP-00-48, HOWARD BUSINESS PARK, PARCELS B-1 THRU B-4.

OFFSITE LANDSCAPE PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
15	[Symbol]	ACER RUBRUM 'RED SUNSET' OR EQUIVALENT	RED SUNSET RED MAPLE OR EQUIVALENT	2 1/2" - 3" CAL.
40	[Symbol]	PICEA ABIES	NORWAY SPRUCE	6' - 8' HT.
TOTAL		55 TREES (15 SHADE TREES, 40 EVERGREEN TREES)		

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

project date: NOV 2005
 illustration: 98001
 SJD/BSP
 scale: 1"=60'
 approval: RJH

description: LANDSCAPE PLAN
 revisions: no.

HOWARD BUSINESS PARK, PARCEL B-4
 7091 DORSEY RUN ROAD
 TAX MAP 43 - PARCEL 701 (B-4) - 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) 997-0556 Fax: (301) 621-5527 Frsh: (410) 997-0298 Fax.

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

7 OF 10
SDP-05-78

EX. GAS LINE TO BE RELOCATED VERTICALLY

EX. FOREST CONSERVATION EASEMENT F (0.97 ACRES) TO BE ABANDONED

BALTIMORE WASHINGTON AUTO EXCHANGE, INC. PLATEBOOK NOS. 10215 & 10216 ZONED M-2

EX. STREET TREES CAPITOL PROJECTS J-4114

BALTIMORE WASHINGTON AUTO EXCHANGE, INC. PLATEBOOK NOS. 10215 & 10216 ZONED M-2



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

- NOTES:
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
 - FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (64 SHADE TREES & 164 EVERGREENS) HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$ 33,800.00.
 - SWM LANDSCAPING IS NOT REQUIRED. SWM WAS PROVIDED UNDER SDP-00-48, HOWARD BUSINESS PARK, PARCELS B-1 THRU B-4.

APPROVED: DEPARTMENT OF PLANNING AND ZONING
 [Signature] 11/01/06
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 11/3/06
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 11/6/06
 DIRECTOR

OFFSITE LANDSCAPE PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
15	[Symbol]	ACER RUBRUM 'RED SUNSET' OR EQUIVALENT	RED SUNSET RED MAPLE OR EQUIVALENT	2 1/2" - 3" CAL.
40	[Symbol]	PICEA ABIES	NORWAY SPRUCE	6' - 8' HT.
TOTAL		55 TREES (15 SHADE TREES, 40 EVERGREEN TREES)		

PERIMETER LANDSCAPE PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
64	[Symbol]	ACER RUBRUM 'RED SUNSET' OR EQUIVALENT	RED SUNSET RED MAPLE OR EQUIVALENT	2 1/2" - 3" CAL.
74	[Symbol]	PICEA ABIES OR EQUIVALENT	NORWAY SPRUCE OR EQUIVALENT	6' - 8' HT.
90	[Symbol]	PINUS STROBUS OR EQUIVALENT	EASTERN WHITE PINE OR EQUIVALENT	6' - 8' HT.
TOTAL		228 TREES (64 SHADE TREES, 164 EVERGREEN TREES)		

LEGEND

- [Symbol] DENOTES WETLANDS
- [Symbol] DENOTES A CANOPY
- [Symbol] DENOTES PERIMETER LANDSCAPE EDGE

* THIS SWM POND IS TO BE CONSTRUCTED UNDER SDP-00-48

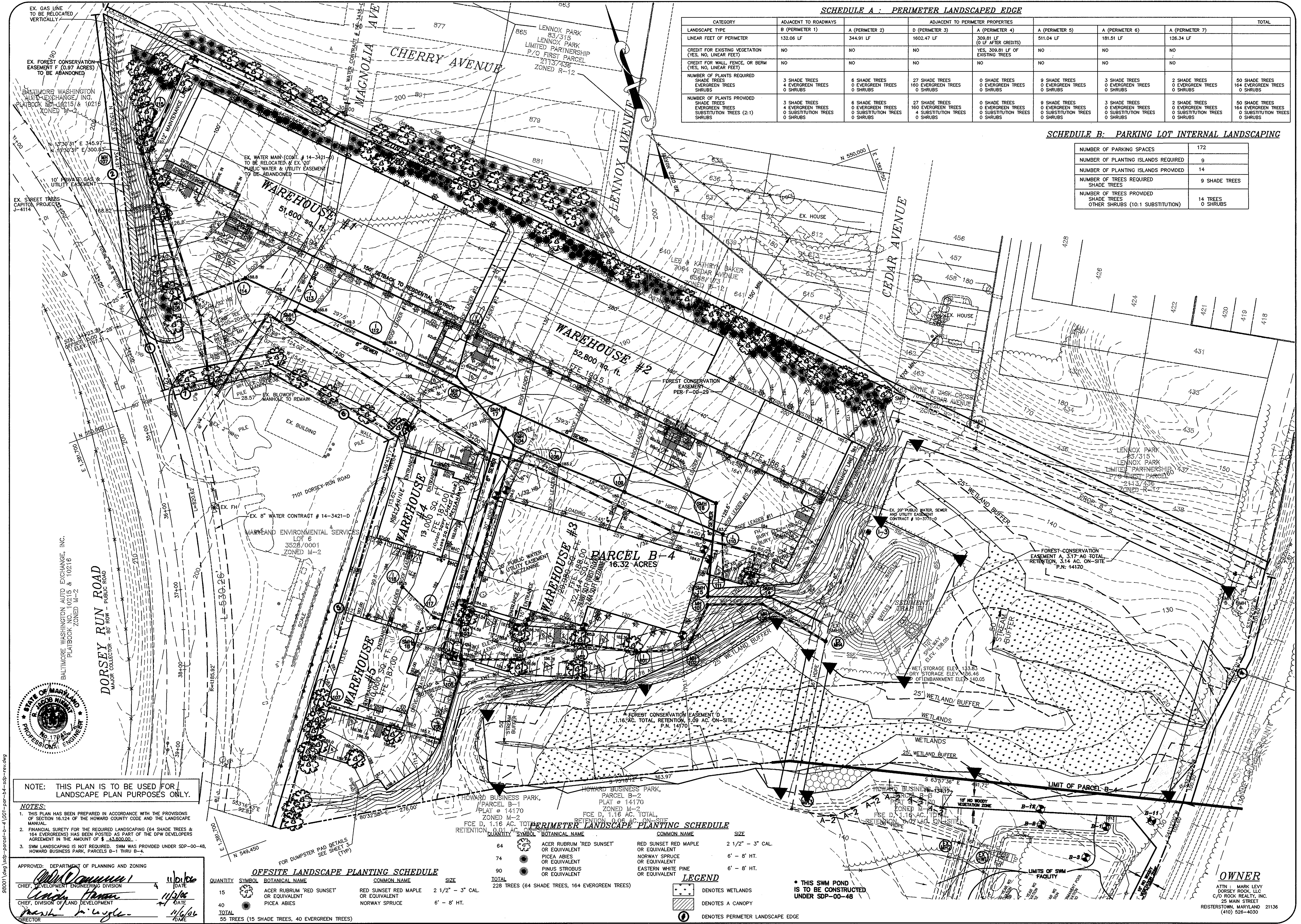
OWNER
 ATTN: MARK LEVY
 DORSEY ROOK, LLC
 C/O ROCK REALTY, INC.
 25 MAIN STREET
 REISTERSTOWN, MARYLAND 21136
 (410) 526-4030

SCHEDULE A: PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO ROADWAYS			ADJACENT TO PERIMETER PROPERTIES			TOTAL
	B (PERIMETER 1)	A (PERIMETER 2)	D (PERIMETER 3)	A (PERIMETER 4)	A (PERIMETER 5)	A (PERIMETER 6)	
LANDSCAPE TYPE	B (PERIMETER 1)	A (PERIMETER 2)	D (PERIMETER 3)	A (PERIMETER 4)	A (PERIMETER 5)	A (PERIMETER 6)	A (PERIMETER 7)
LINEAR FEET OF PERIMETER	132.06 LF	344.91 LF	1602.47 LF	309.81 LF (0 LF AFTER CREDITS)	511.04 LF	181.51 LF	126.34 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	NO	NO	YES, 309.81 LF OF EXISTING TREES	NO	NO	NO
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED	3 SHADE TREES 4 EVERGREEN TREES 0 SHRUBS	6 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	27 SHADE TREES 160 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	9 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	3 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	2 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS
NUMBER OF PLANTS PROVIDED	3 SHADE TREES 4 EVERGREEN TREES 0 SUBSTITUTION TREES (2:1) 0 SHRUBS	6 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	27 SHADE TREES 160 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	9 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	3 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS	2 SHADE TREES 0 EVERGREEN TREES 0 SUBSTITUTION TREES 0 SHRUBS

SCHEDULE B: PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	172
NUMBER OF PLANTING ISLANDS REQUIRED	9
NUMBER OF PLANTING ISLANDS PROVIDED	14
NUMBER OF TREES REQUIRED	9 SHADE TREES
NUMBER OF TREES PROVIDED	14 TREES SHADE TREES: 0 OTHER SHRUBS (10:1 SUBSTITUTION): 0

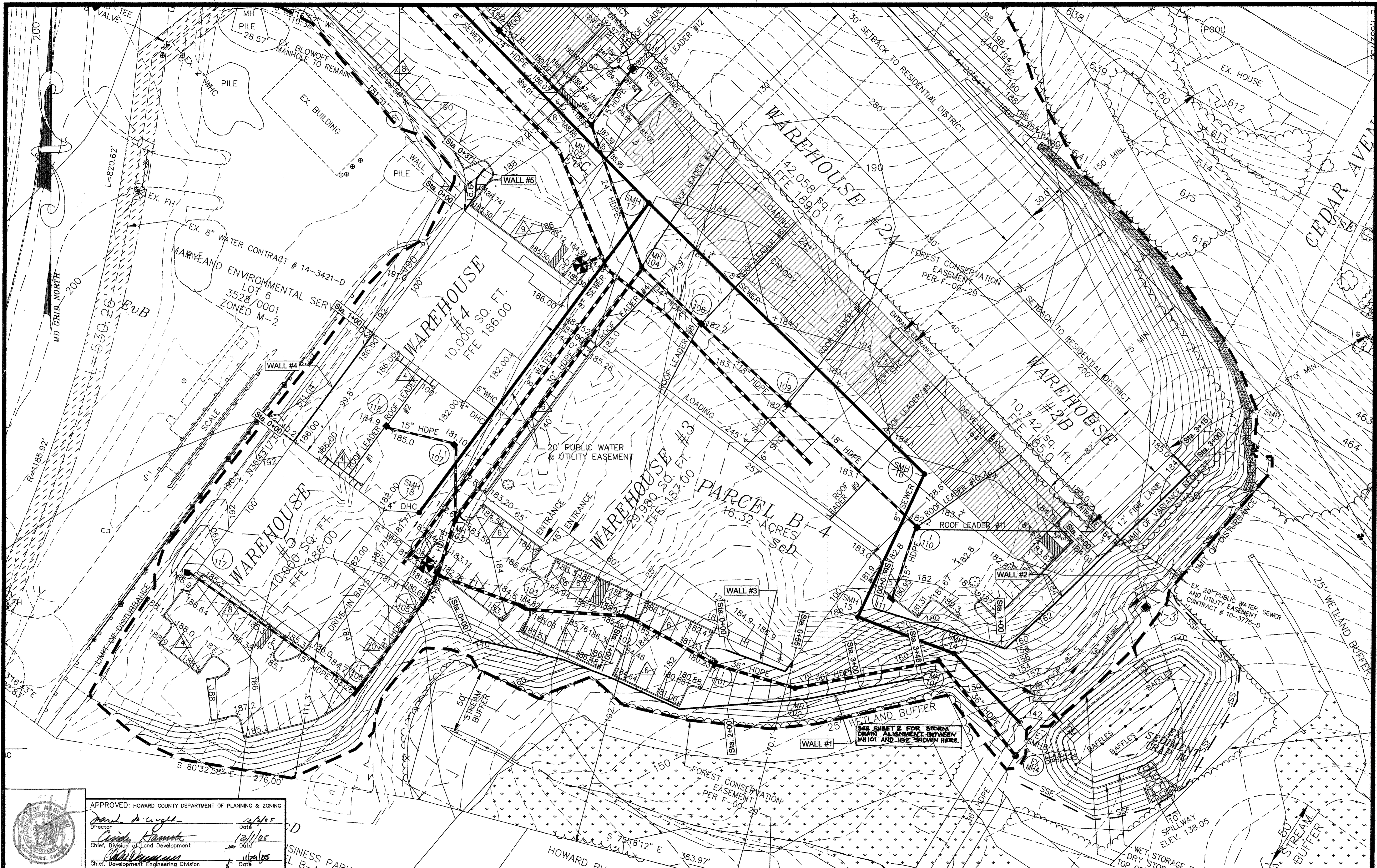


project	date	description	revision
98001	OCT 2006	engineering	RIH
		illustration	SJD/HSP
		scale	SJD/HSP
		notes	SJD/HSP
		approval	RIH


no.	description	date
2	ADD MEZZANINE TO BUILDING #4-1	9/07
1	RELOCATE ENTRANCE ON DORSEY RUN, REVERSE GRADING	10/06
1	REVERSE BUILDING ENTRANCES, REVERSE LANDSCAPING	10/06

HOWARD BUSINESS PARK, PARCEL B-4
 7091 DORSEY RUN ROAD - BLOCK 12
 TAX MAP 43 - PARCEL 701 (B-4) - HOWARD COUNTY, MARYLAND
 FIRST ELECTION DISTRICT
 REVISED LANDSCAPE PLAN

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



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING


 Director: *David A. Wright* Date: 2/10/05
 Chief, Division of Land Development: *Cindy Kramon* Date: 12/1/05
 Chief, Development Engineering Division: *John Williams* Date: 11/29/05

HILLIS-CARNES
 ENGINEERING ASSOCIATES, INC.
 12011 Guilford Road Suite 106 Annapolis Junction, Maryland 20701
 Suite (410) 880-4788 D.C. (301) 470-4239 Fax (410) 880-4098

DES.	RWS	DRN.	AM	CHK.	RMH	DATE	REVISION	BY	APPR.

PREPARED FOR:

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

RETAINING WALL LOCATION PLAN

HOWARD BUSINESS PARK, PARCEL B-4

7091 DORSEY RUN ROAD

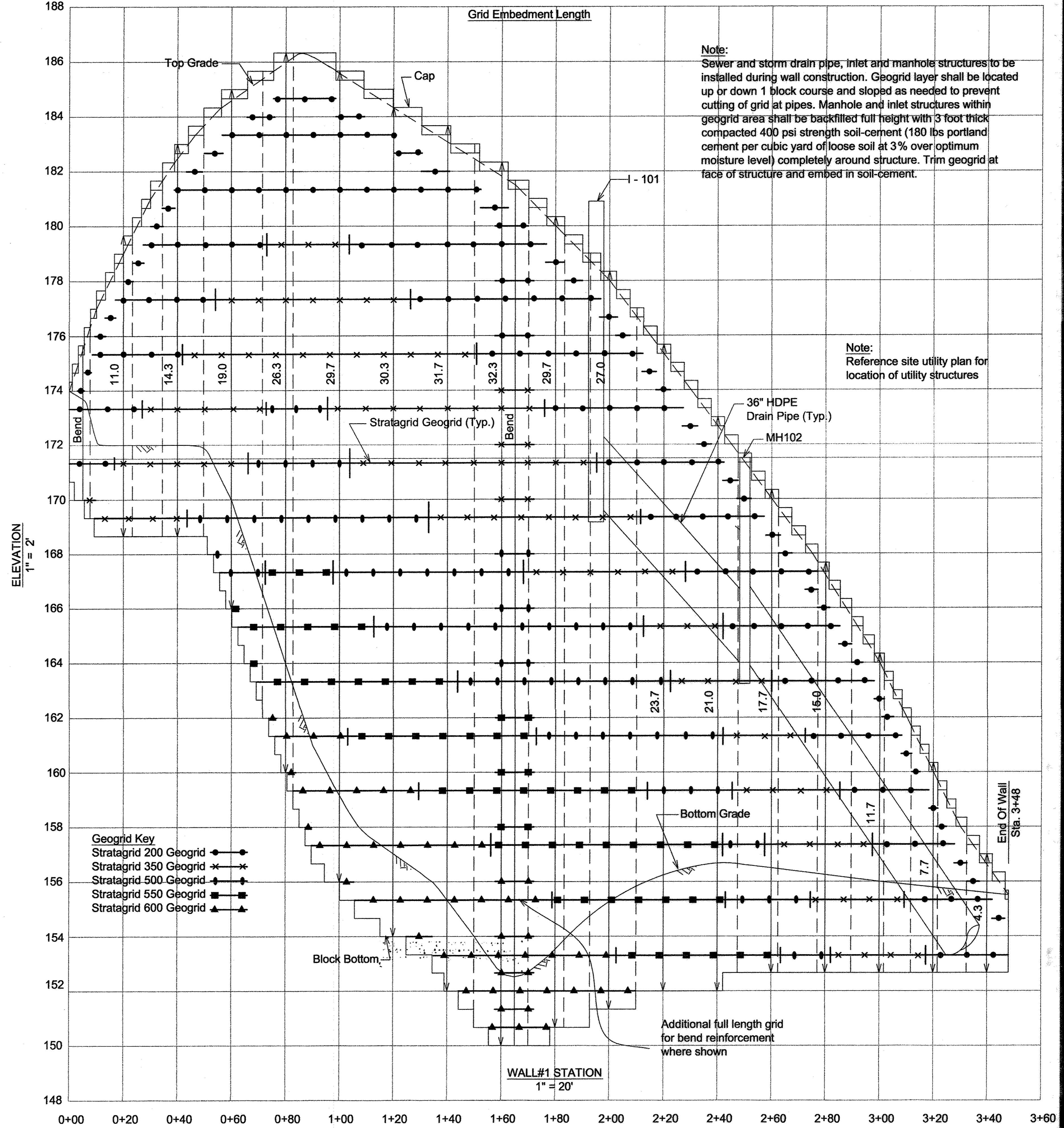
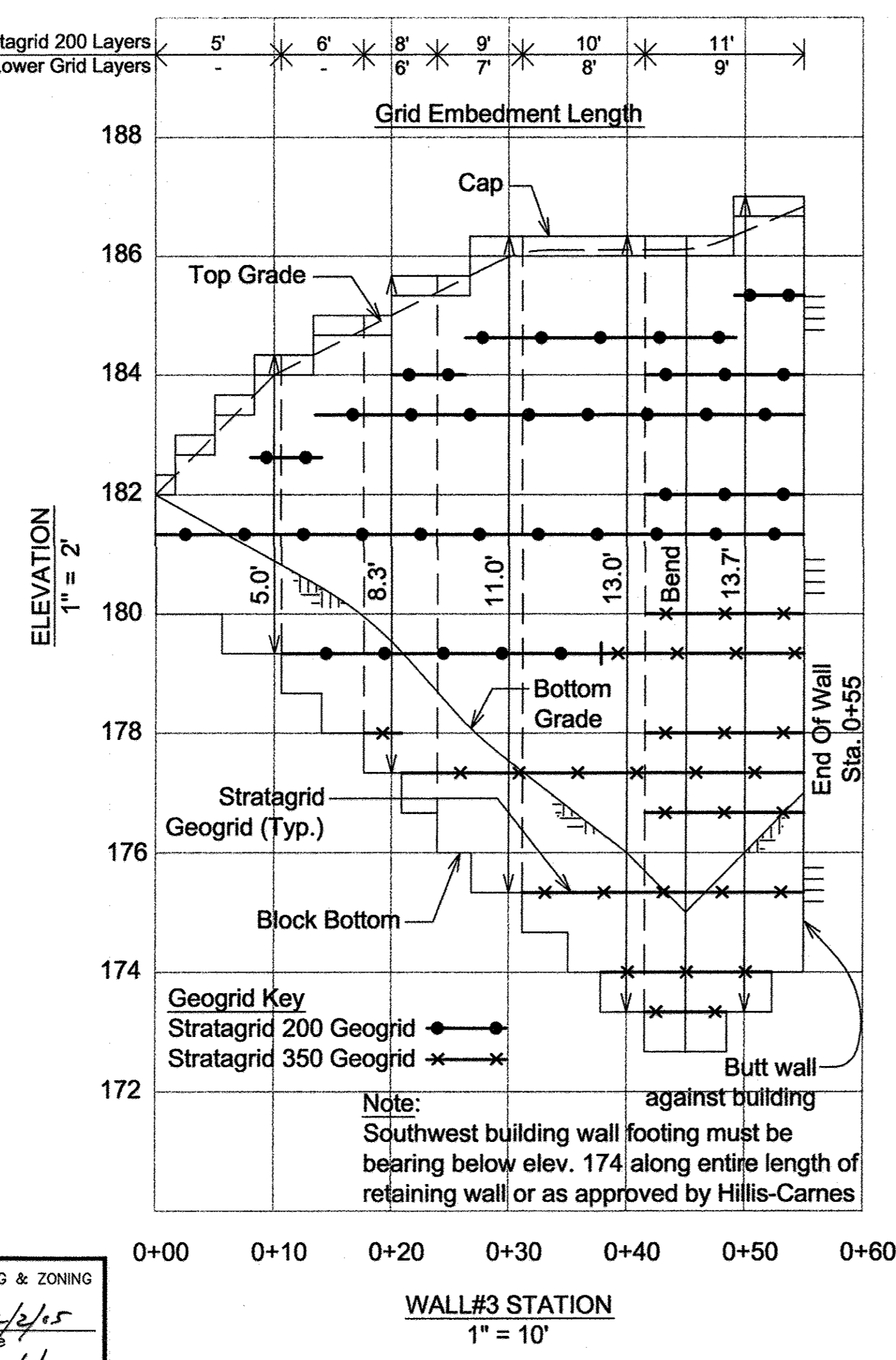
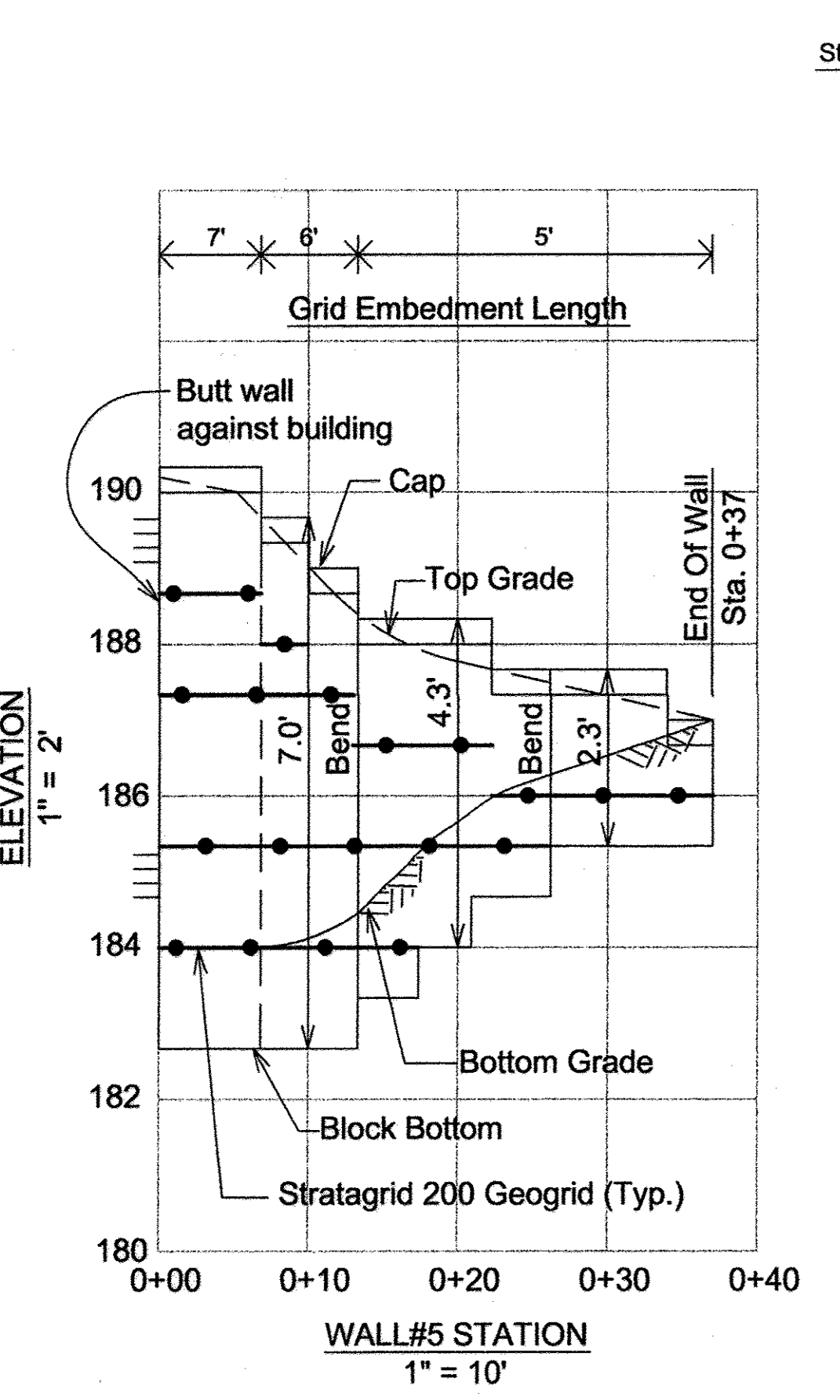
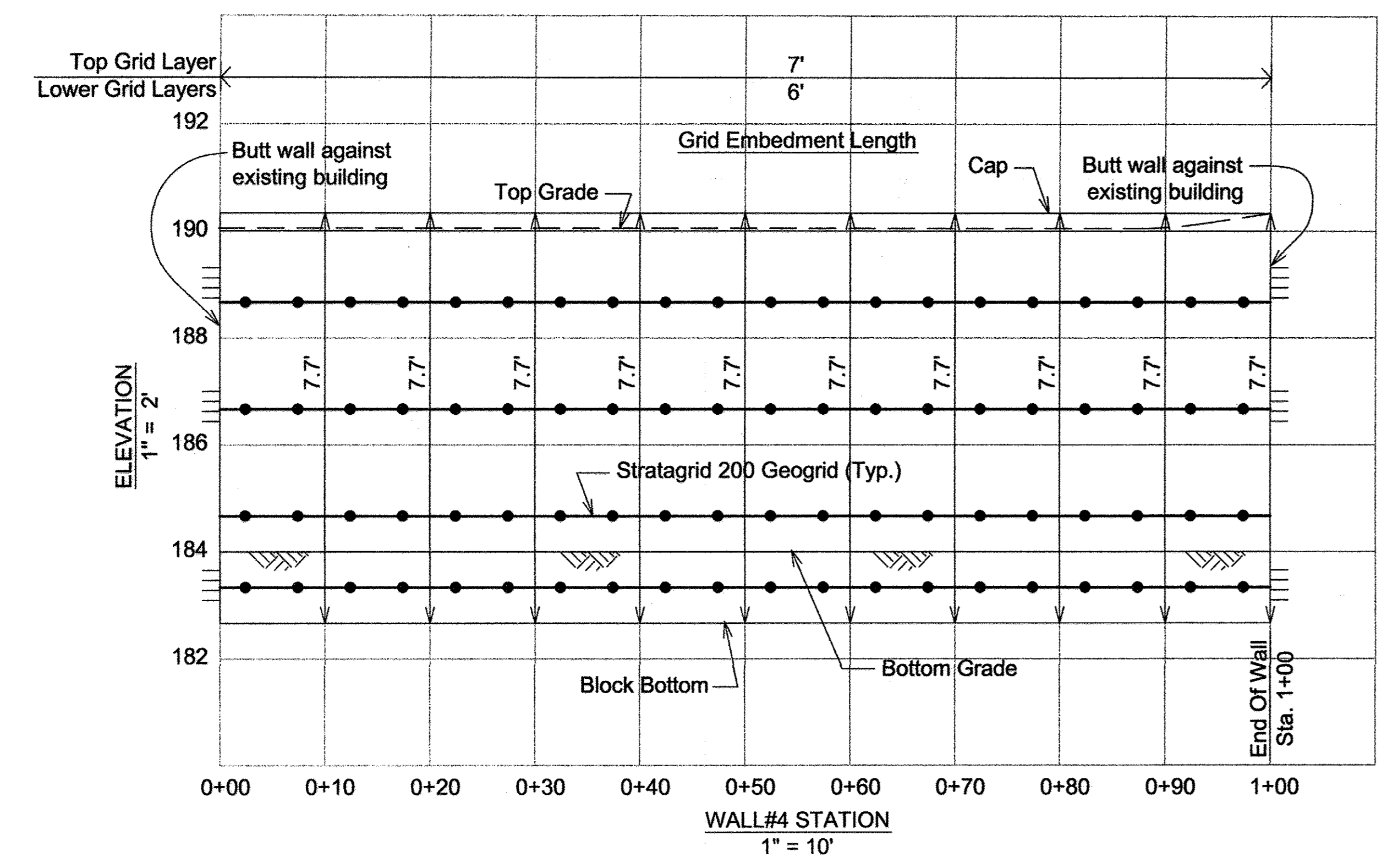
TAX MAP 43 - PARCEL 701 (B-4) - BLOCK 12

FIRST ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

SCALE	ZONING	HCEA FILE No.
1" = 30'	M-2	04089-A
DATE	TAX MAP	SHEET
3/23/05	43	8 OF 10

Stratagrid 200 Layers 7' 10' 11' 13' 15' 19' 22' * 24' * 25' * 24' * 23' * 24' * 25' * 23' * 19' * 14' * 12' * 10' * 8' * 7' * 5' *
 Lower Grid Layers 6' 8' * 9' * 10' * 12' * 15' * 18' * 20' * 21' * 20' * 19' * 24' * 25' * 23' * 19' * 14' * 11' * 8' * 7' * 5' *



Note:
 Sewer and storm drain pipe, inlet and manhole structures to be installed during wall construction. Geogrid layer shall be located up or down 1 block course and sloped as needed to prevent cutting of grid at pipes. Manhole and inlet structures within geogrid area shall be backfilled full height with 3 foot thick compacted 400 psi strength soil-cement (180 lbs portland cement per cubic yard of loose soil at 3% over optimum moisture level) completely around structure. Trim geogrid at face of structure and embed in soil-cement.

Note:
 Reference site utility plan for location of utility structures

Geogrid Key
 Stratagrid 200 Geogrid ●
 Stratagrid 350 Geogrid ×
 Stratagrid 500 Geogrid ○
 Stratagrid 550 Geogrid ■
 Stratagrid 600 Geogrid ▲

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: [Signature] Date: 12/15/05
 Chief, Division of Land Development: [Signature] Date: 12/15/05
 Chief, Development Engineering Division: [Signature] Date: 1/24/06

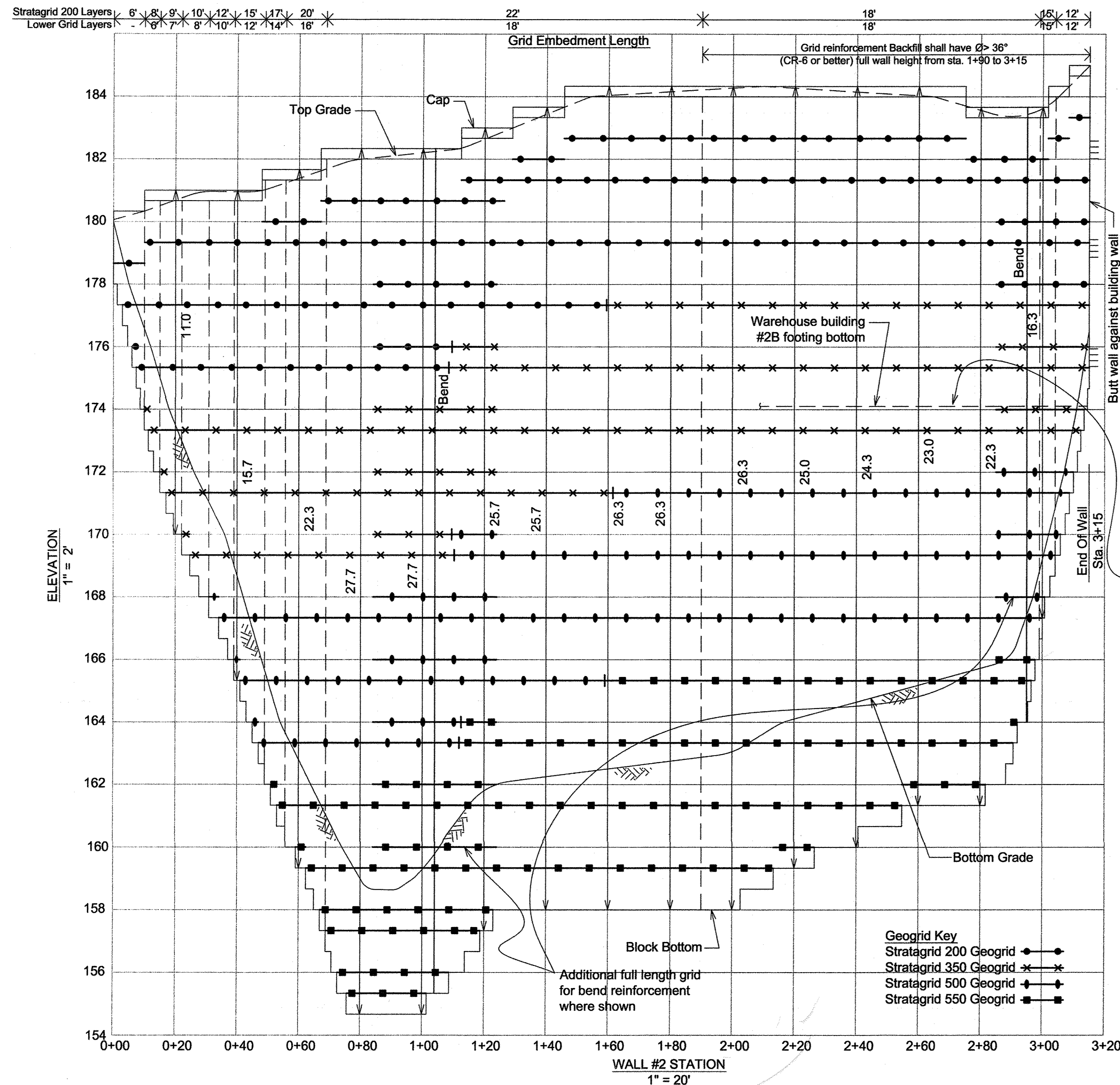
HILLIS-CARNES
 ENGINEERING ASSOCIATES, INC.
 12011 Guilford Road Suite 106 Annapolis Junction, Maryland 20701
 Balto. (410) 880-4788 D.C. (301) 470-4239 Fax (410) 880-4098

DES.	RWS	DRN.	AM	CHK.	RMH	DATE	REVISION	BY	APP'R.

PREPARED FOR:
 ATTN: MARK LEVY
 DORSEY ROCK, LLC
 c/o ROCK REALTY, INC.
 25 MAIN STREET
 RESTERSTOWN, MD 21136
 410-526-4030

RETAINING WALL ELEVATIONS
 HOWARD BUSINESS PARK, PARCEL B-4
 7091 DORSEY RUN ROAD
 TAX MAP 43 - PARCEL 701 (B-4) - BLOCK 12
 FIRST ELECTION DISTRICT

SCALE	ZONING	HCEA FILE No.
AS SHOWN	M-2	04089-A
DATE	TAX MAP	SHEET
3/23/05	43	18
		9 OF 10



SPECIFICATIONS KEYSTONE MODULAR CONCRETE BLOCK RETAINING WALL

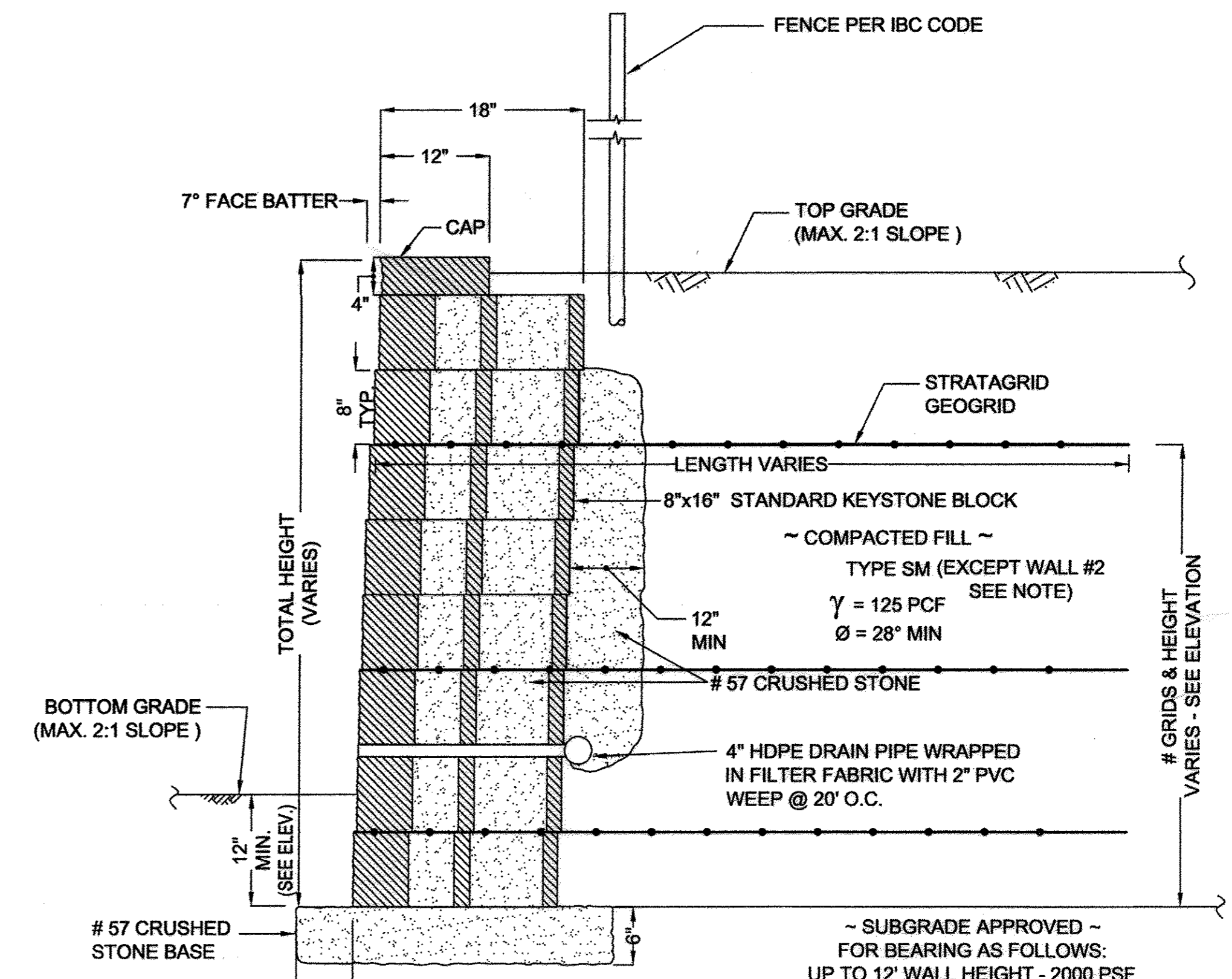
PART 1: GENERAL

- 1.01 Description**
A. Work shall consist of furnishing and construction of a KEYSTONE Retaining Wall System in accordance with these specifications and in reasonably close conformity with the lines, grades, design, and dimensions shown on the plans.
B. Work includes preparing foundation soil, furnishing and installing leveling pad, unit drainage fill and backfill to the lines and grades shown on the construction drawings.
C. Work includes furnishing and installing geogrid soil reinforcement of the type, size, location, and lengths designated on the construction drawings.
- 1.02 Delivery, Storage and Handling**
A. Contractor shall check all materials upon delivery to assure that the proper type, grade, color, and certification has been received.
B. Contractor shall protect all materials from damage due to job site conditions and in accordance with manufacturer's recommendations. Damaged materials shall not be incorporated into the work.

PART 2: PRODUCTS

- 2.01 Modular Concrete Retaining Wall Units**
A. Modular concrete units shall conform to the following architectural requirements:
1. Face color - concrete gray - standard manufacturer's color may be specified by the Owner.
2. Face finish - sculptured rock face in angular tri-planer configuration. Other face finishes will not be allowed without written approval of Owner.
3. Bond configuration - running with bonds normally located at midpoint vertically adjacent units, in both straight and curved alignments.
4. Exposed surfaces of units shall be free of chips, cracks or other imperfections when viewed from a distance of 10 feet under diffused lighting.
B. Modular concrete materials shall conform to the requirements of ASTM C1372 - Standard Specifications for Segmental Retaining Wall Units.
C. Modular concrete units shall conform to the following structural and geometric requirements measured in accordance with appropriate references:
1. Compressive strength = 3000 psi minimum;
2. Absorption = 8% maximum (8% in northern states) for standard weight aggregates;
3. Dimensional tolerance = ± 1/8" from nominal unit dimensions - not including rough split face, ± 1/16" unit height - top and bottom planes;
4. Unit size - 8" (H) x 16" (W) x 16" (D) minimum;
5. Unit weight - 100 lbs/ft³ minimum for standard weight
- 2.02 Shear Connectors**
A. Shear connectors shall be 1/2 inch diameter thermoset isophthalic polyester resin-encased fiberglass reinforcement rods or equivalent to provide connection between vertically and horizontally adjacent units.
B. Length of shear connectors between vertical adjacent units shall be applicable over a design temperature of 10 degrees F to + 100 degrees F.
C. Shear connectors shall be capable of holding the geogrid in the proper design position during grid pre-tensioning and backfilling.
- 2.03 Base Leveling Pad Material**
A. Material shall consist of a compacted #57 crushed stone base as shown on the construction drawings.
- 2.04 Unit Drainage Fill**
A. Unit drainage fill shall consist of #57 crushed stone.
B. One cubic foot, minimum, of drainage fill shall be used for each square foot of wall face. Drainage fill shall be placed within cores of, between, and behind units to meet this requirement.
C. Install shearconnecting devices per manufacturer's recommendations.
D. Place and compact drainage fill within and behind wall units. Place and compact backfill soil behind drainage fill. Follow wall erection and drainage fill closely with structure backfill.
E. Maximum stacked vertical height of wall units, prior to unit drainage fill and backfill placement and compaction, shall not exceed three courses.
- 2.05 Reinforced Backfill**
A. Reinforced backfill shall type SM, be free of debris and meet the following gradation tested in accordance with ASTM D-422 and meet other properties shown on the plan.

- 2.06 Geogrid Soil Reinforcement**
A. Geogrid reinforcement shall consist of geogrids manufactured specifically for soil reinforcement applications and shall be manufactured from high tenacity polyester yarn.
B. Geogrid reinforcement shall be continuous throughout their embedment lengths and placed side-by-side to provide 100% coverage at each level. Spliced connections between shorter pieces of geogrid or gaps between adjacent pieces of geogrid are not permitted.
C. Reinforced backfill placement shall be placed, spread, and compacted in such a manner that minimizes the development of stack in the geogrid and installation damage.
D. Reinforced backfill shall be placed and compacted in lifts not to exceed 6 inches where hand compaction is used, or 8 - 10 inches where heavy compaction equipment is used. Lift thickness shall be decreased to achieve the required density as required.
E. Reinforced backfill shall be compacted to 95% of the maximum density as determined by ASTM D698. The moisture content of the backfill material prior to and during compaction shall be uniformly distributed throughout each layer and shall be + 3% to - 3% of optimum.
F. Only lightweight hand-operated equipment shall be allowed within 3 feet from the tail of the modular concrete unit.
G. Tracked construction equipment shall not be operated directly upon the geogrid reinforcement. A minimum fill thickness of 6 inches is required prior to operation of tracked vehicles over the geogrid. Tracked vehicle turning should be kept to a minimum to prevent tracks from displacing the fill and damaging the geogrid.
H. Rubber tired equipment may pass over geogrid reinforcement at slow speeds, less than 10 MPH. Sudden braking and sharp turning shall be avoided.
I. At the end of each day's operation, the Contractor shall slope the last lift of reinforced backfill away from the wall units to direct runoff away from wall face. The Contractor shall not allow surface runoff from adjacent areas to enter the wall construction site.
J. Cap units shall be glued to underlying units with an all-weather adhesive recommended by the manufacturer.
- 2.07 Drainage Pipe**
A. The drainage pipe shall be perforated corrugated HDPE pipe manufactured in accordance with ASTM D-1246.
- PART 3: EXECUTION**
- 3.01 Excavation**
A. Contractor shall excavate to the lines and grades shown on the construction drawings. Owner's representative shall be responsible for inspecting and approving the excavation prior to placement of leveling material or fill soils.
- 3.02 Base Leveling Pad**
A. Leveling pad material shall be placed to the lines and grades shown on the construction drawings, to a minimum thickness of 6 inches and extend laterally a minimum of 6" in front and behind the modular wall unit.
B. Leveling pad shall be prepared to insure full contact to the base surface of the concrete units.
- 3.03 Modular Unit Installation**
A. First course of units shall be placed on the leveling pad at the appropriate line and grade. Alignment and level shall be checked in all directions and ensure that all units are in full contact with the base and properly seated.
B. Place the front of units side-by-side. Do not leave gaps between adjacent units. Layout of corners and curves shall be in accordance with manufacturer's recommendations.
C. Install shearconnecting devices per manufacturer's recommendations.
D. Place and compact drainage fill within and behind wall units. Place and compact backfill soil behind drainage fill. Follow wall erection and drainage fill closely with structure backfill.
E. Maximum stacked vertical height of wall units, prior to unit drainage fill and backfill placement and compaction, shall not exceed three courses.
- 3.04 Structural Geogrid Installation**
A. Geogrid shall be oriented with the highest strength axis perpendicular to the wall alignment.
B. Geogrid reinforcement shall be placed at the strengths, lengths, and elevations shown on the construction design drawings or as directed by the Engineer.
C. The geogrid shall be laid horizontally on compacted backfill and attached to the modular wall units. Place the next course of modular concrete units over the geogrid. The geogrid shall be pulled taut, and anchored prior to backfill placement on the geogrid.



TYPICAL SECTION
N.T.S.

- NOTES:**
- No trees shall be planted within 10 feet of the top of the retaining wall.
 - Retaining walls shall only be constructed under the observation of a registered professional engineer and a (NICET, WACEL, or equiv.) certified soils technician.
 - The required bearing pressure beneath the wall system shall be verified in the field by a certified soils technician. Testing documentation must be provided to the Howard County Inspector prior to start of construction. The required bearing test shall be the Dynamic Cone Penetrometer test ASTM STP-399.
 - The suitability of fill material shall be confirmed by the on-site soils technician. Each 8" lift must be compacted to a minimum 95% standard proctor density and the testing report shall be made available to the Howard County Inspector upon completion of construction.
 - One soil boring is required every one hundred feet along the length of the wall. Copies of the boring reports shall be provided to the Howard County Inspector prior to the start of the construction.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Mark LeVey* 12/1/05
 Chief, Division of Land Development: *Cindy Hamant* 12/1/05
 Chief, Development Engineering Division: *John W. ...* 11/29/05

HILLIS-CARNES
ENGINEERING ASSOCIATES, INC.
12011 Guilford Road Suite 106 Annapolis Junction, Maryland 20701
Baltimore (410) 880-4788 D.C. (301) 472-4239 Fax (410) 880-4098

DES.	RWS	DRN.	AM	CHK.	RMH	DATE	REVISION	BY	APP'R.

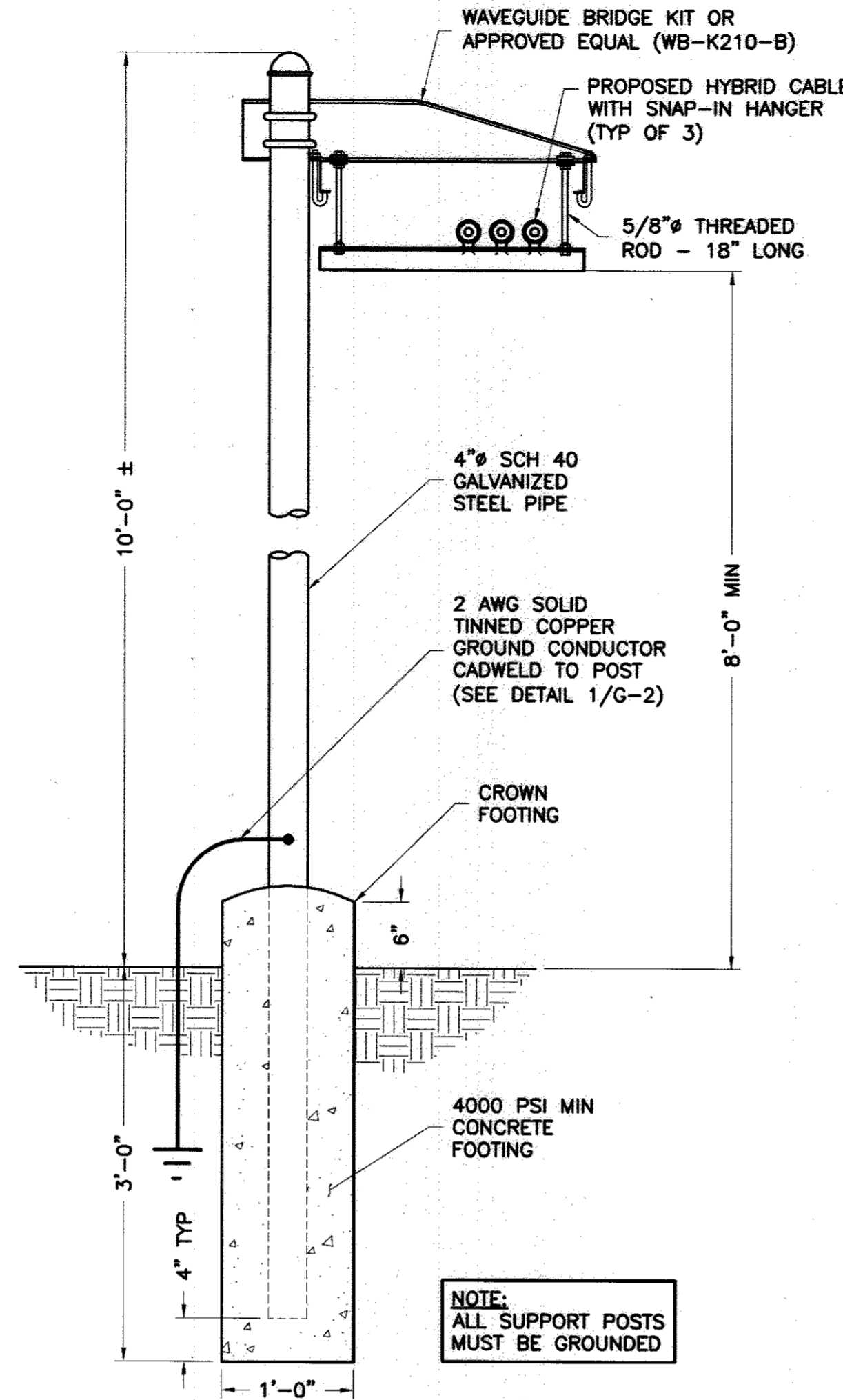
PREPARED FOR:
 ATTN: MARK LEVEY
 DORSEY ROCK, LLC
 c/o ROCK REALTY, INC.
 25 MAIN STREET
 RESTERTOWN, MD 21138
 410-526-6030

RETAINING WALL ELEVATION & CONSTRUCTION DETAILS
 HOWARD BUSINESS PARK, PARCEL B-4
 7091 DORSEY RUN ROAD
 TAX MAP 4.3 - PARCEL 701 (B-4) - BLOCK 12
 FIRST ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

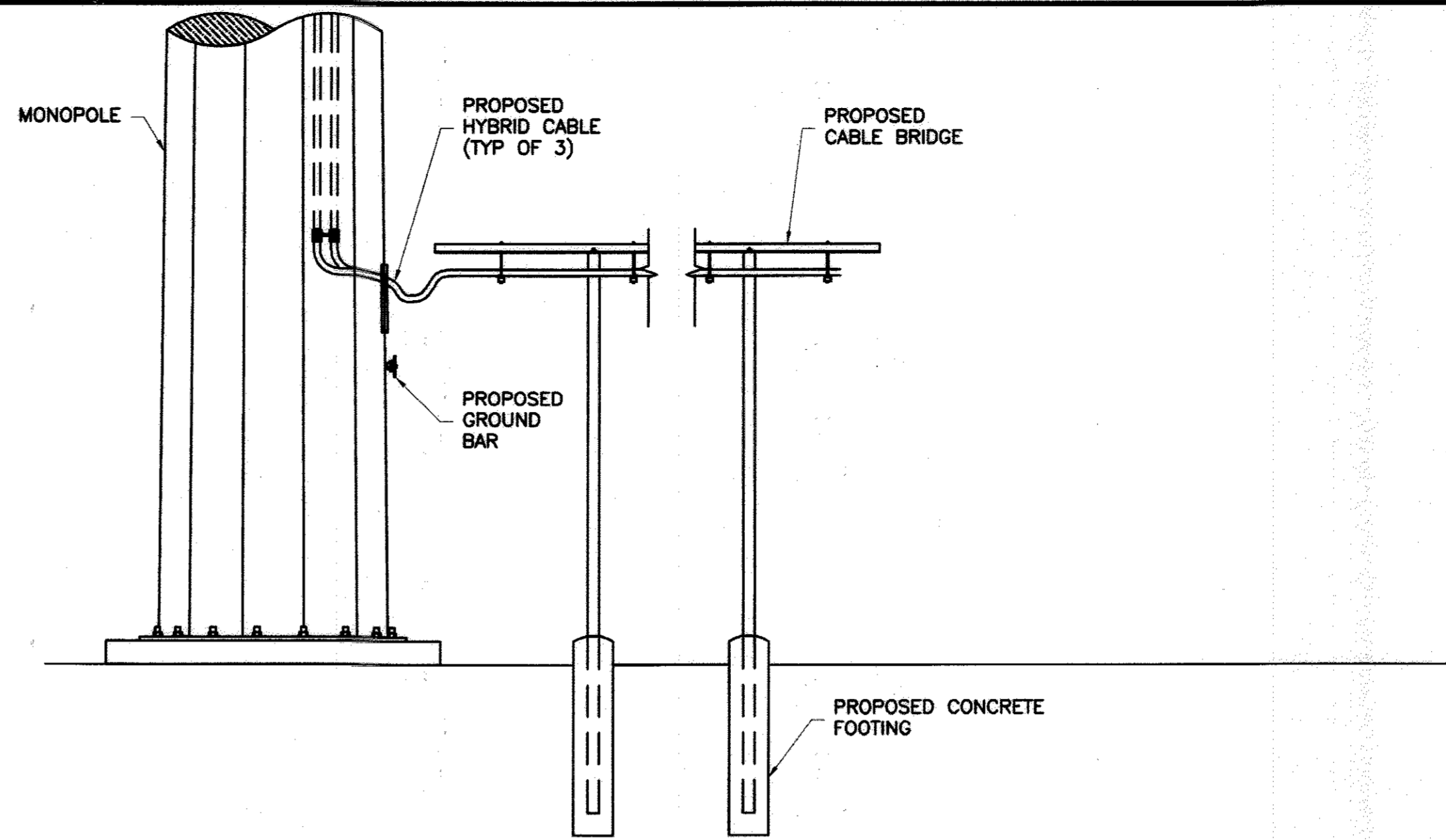
SCALE	ZONING	HCEA FILE NO.
AS SHOWN	M-2	04089-A
DATE	TAX MAP	SHEET
3/23/05	43	18 OF 10

STRUCTURAL NOTES

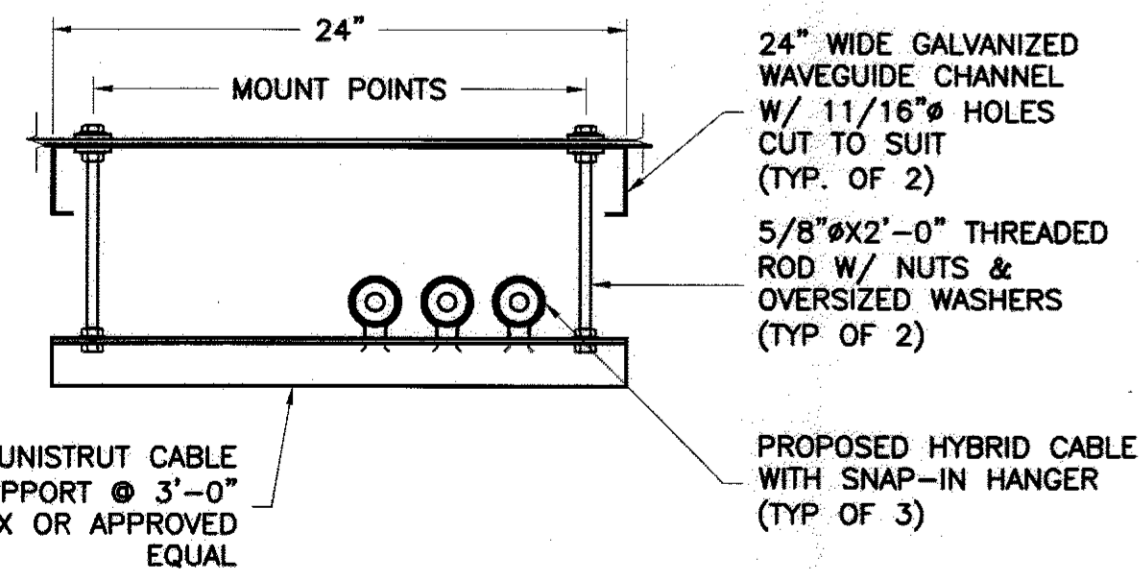
- DESIGN REQUIREMENTS PER INTERNATIONAL BUILDING CODE 2009 AND THE TIA-222-G STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES.
- INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED BY FIELD MEASUREMENT AND FROM THE EXISTING STRUCTURAL DRAWINGS. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIALS OR PROCEEDING WITH CONSTRUCTION.
- STRUCTURAL STEEL SHALL CONFORM TO THE LATEST EDITION OF THE AISC SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS - ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN INCLUDING THE COMMENTARY AND THE AISC CODE FOR STANDARD PRACTICE.
- STRUCTURAL STEEL PLATES AND SHAPES SHALL CONFORM TO ASTM A992. ALL STRUCTURAL STEEL PIPES SHALL CONFORM TO ASTM A53 GRADE B. ALL STRUCTURAL STEEL COMPONENTS AND FABRICATED ASSEMBLIES SHALL BE HOT DIP GALVANIZED AFTER FABRICATION.
- WELDING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF AMERICAN WELDING SOCIETY (AWS) STRUCTURAL WELDING CODE - STEEL WELD ELECTRODES SHALL BE E70XX.
- ALL COAXIAL CABLE CONNECTORS AND TRANSMITTER EQUIPMENT SHALL BE AS SPECIFIED BY THE OWNER AND IS NOT INCLUDED IN THESE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL FURNISH ALL CONNECTION HARDWARE REQUIRED TO SECURE THE CABLES. CONNECTION HARDWARE SHALL BE STAINLESS STEEL.
- ALL THREADED STRUCTURAL FASTENERS FOR ANTENNA SUPPORT ASSEMBLIES SHALL CONFORM TO ASTM A307 OR ASTM A36. ALL STRUCTURAL FASTENERS FOR STRUCTURAL STEEL FRAMING SHALL CONFORM TO ASTM A325. FASTENERS SHALL BE 5/8" MIN. DIAMETER BEARING TYPE CONNECTIONS WITH THREADS INCLUDED IN THE SHEAR PLANE. ALL EXPOSED FASTENERS, NUTS AND WASHERS SHALL BE GALVANIZED UNLESS OTHERWISE NOTED. CONCRETE EXPANSION ANCHORS SHALL BE HILTI KWIK BOLTS UNLESS OTHERWISE NOTED.
- NORTH ARROW SHOWN ON PLANS REFERS TO TRUE NORTH. CONTRACTOR SHALL VERIFY TRUE NORTH AND INFORM CONSTRUCTION MANAGER OF ANY DISCREPANCY BEFORE STARTING CONSTRUCTION.



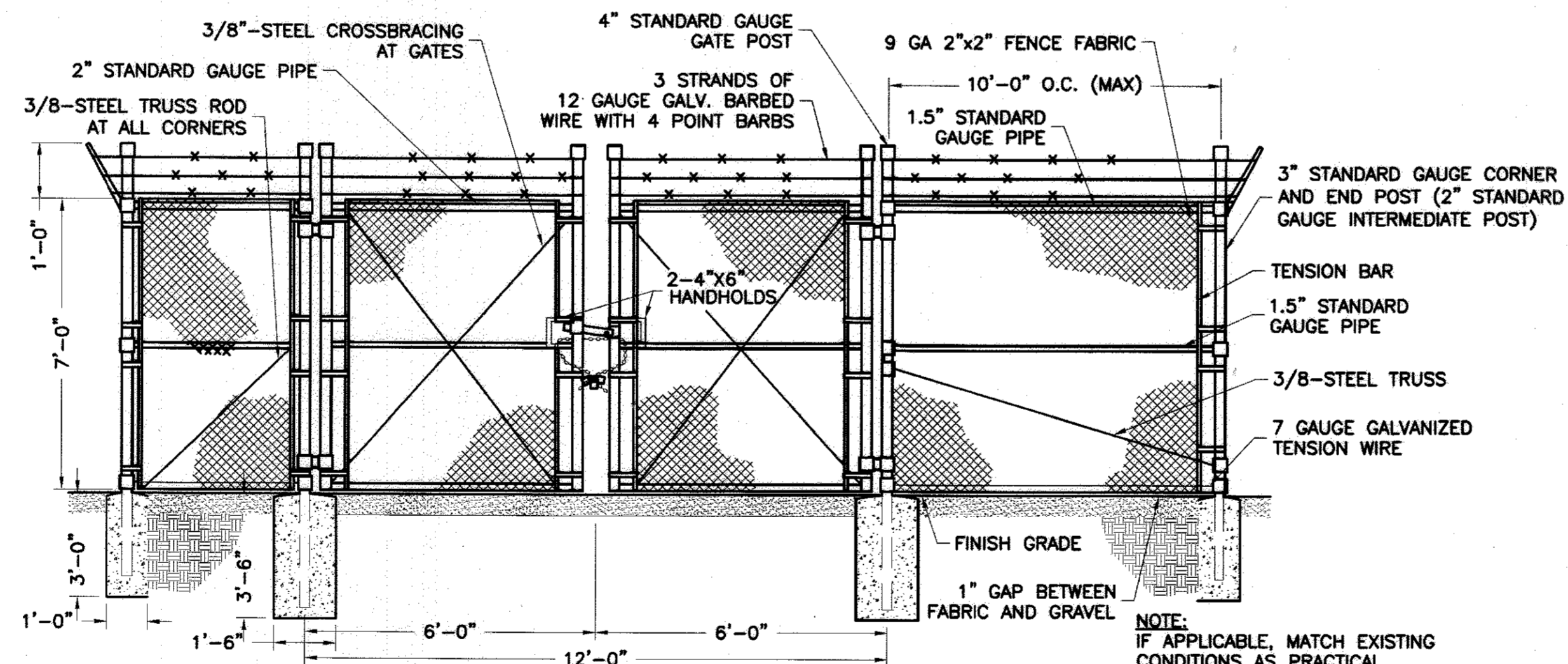
1 CABLE BRIDGE DETAIL
D-1 NTS



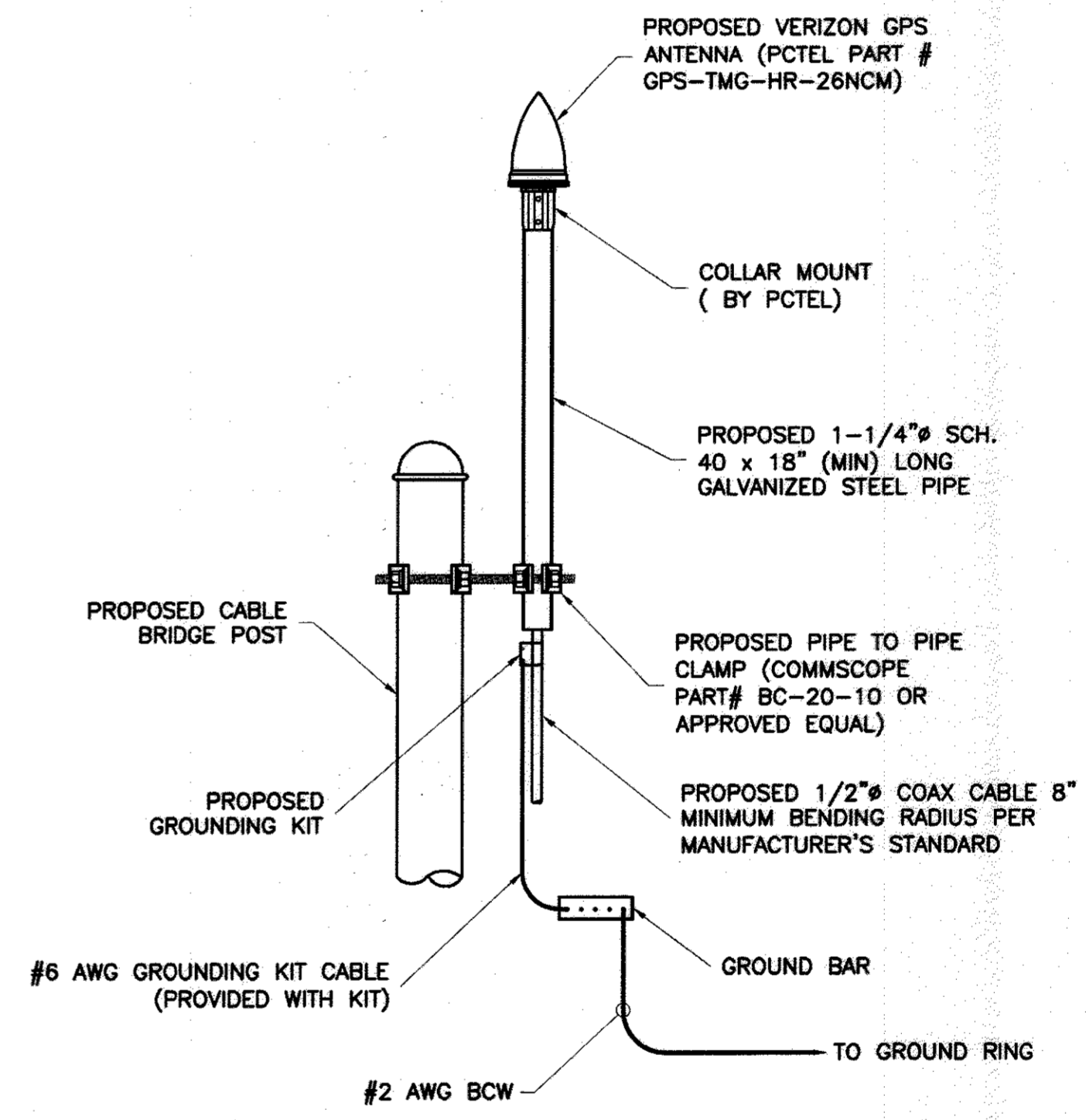
2 EQUIPMENT ELEVATION
D-1 NTS



3 CABLE SUPPORT SECTION
D-1 NTS



4 TYPICAL FENCE AND GATE DETAIL
D-1 NTS



NOTES:

- LOCATION OF ANTENNA MUST HAVE CLEAR VIEW OF SOUTHERN SKY AND CANNOT HAVE ANY BLOCKAGES EXCEEDING 25% OF THE SURFACE AREA OF A HEMISPHERE AROUND THE GPS ANTENNA.
- ALL GPS ANTENNA LOCATIONS MUST BE ABLE TO RECEIVE CLEAR SIGNALS FROM A MINIMUM OF FOUR (4) SATELLITES. VERIFY WITH HANDHELD GPS BEFORE FINAL LOCATION OF GPS ANTENNA.

5 GPS ANTENNA MOUNTING DETAIL
D-1 NTS

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 7-27-17
CHIEF, DEVELOPMENT ENGINEERING DIVISION 4 DATE

[Signature] 8-1-17
CHIEF, DIVISION OF LAND DEVELOPMENT 28 DATE

[Signature] 8-2-17
DIRECTOR DATE

ENGINEER

NB+C
TOTALLY COMMITTED.

NB+C ENGINEERING SERVICES, LLC.
6095 MARSHALEE DRIVE, SUITE 300
ELKRIDGE, MD 21075
(410) 712-7092

APPLICANT

TowerCom
We Connect Carriers.

TOWERCOM VI, LLC
3442 FRANCIS ROAD
SUITE 210A
ALPHARETTA, GA 30004
(678)-679-7122

SITE INFORMATION

HOWARD BUSINESS PARK
PARCEL B-4
7081 DORSEY RUN ROAD
ELKRIDGE, MD 21075
TAX MAP 43 - PARCEL 701 (B-4) - BLOCK 12
FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

REVISIONS

REV	DATE	DESCRIPTION	BY
5	07/18/17	ADDED 32'x4' COMPOUND & MONOPOLE	CES

DESIGN RECORD

PROFESSIONAL STAMP

STATE OF MARYLAND
JOHN RUPP, P.E.
PROFESSIONAL ENGINEER
1/16/17

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. 40838. EXPIRATION DATE: 06/18/2019

ENGINEER

JOHN RUPP, P.E.
MD PROFESSIONAL ENGINEER LIC. #40838
6095 MARSHALEE DRIVE
ELKRIDGE, MD 21075
(410)-712-7092 EXT. 1098

SHEET TITLE

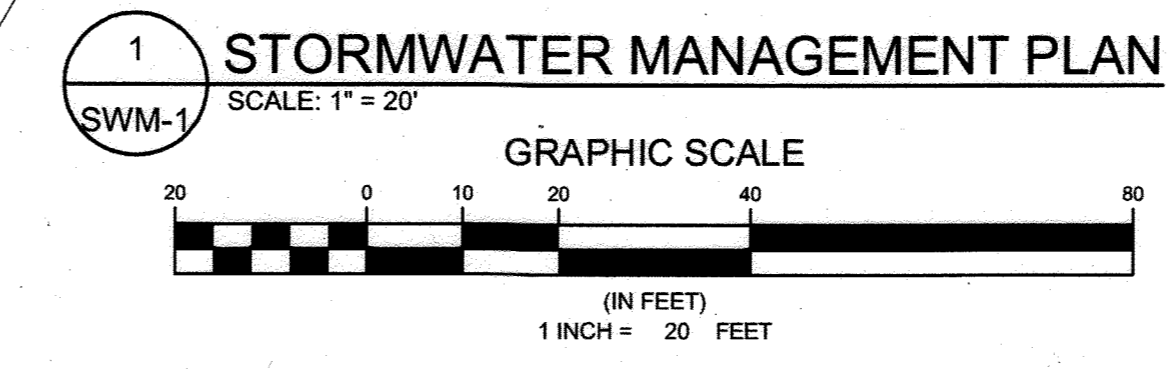
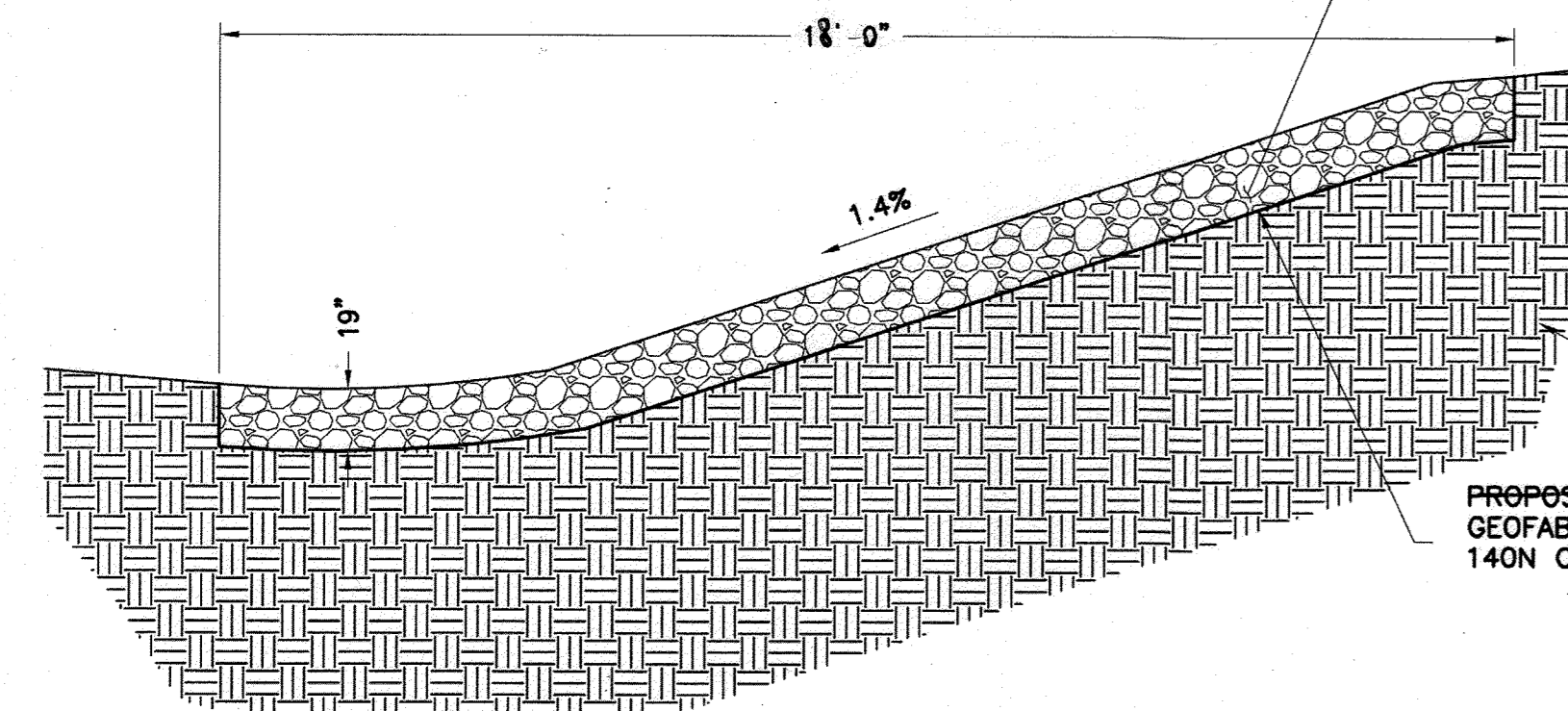
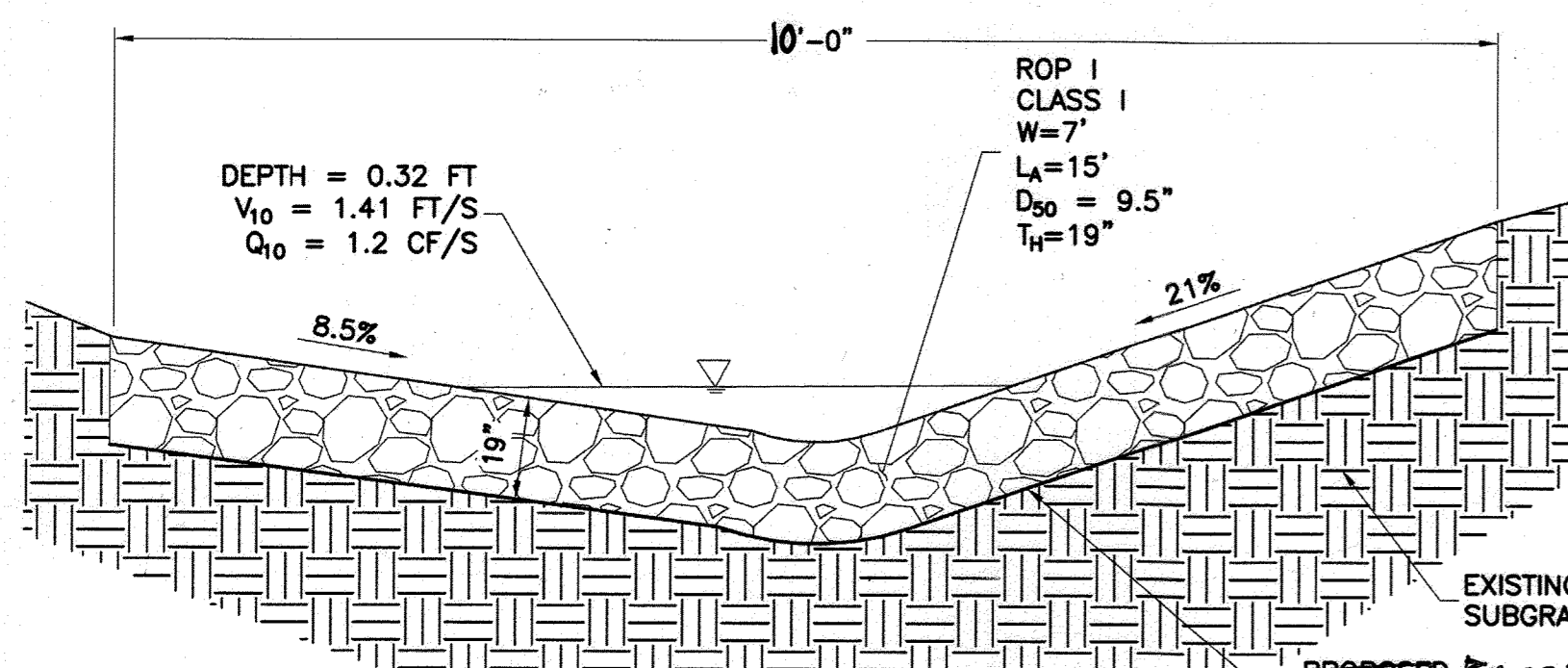
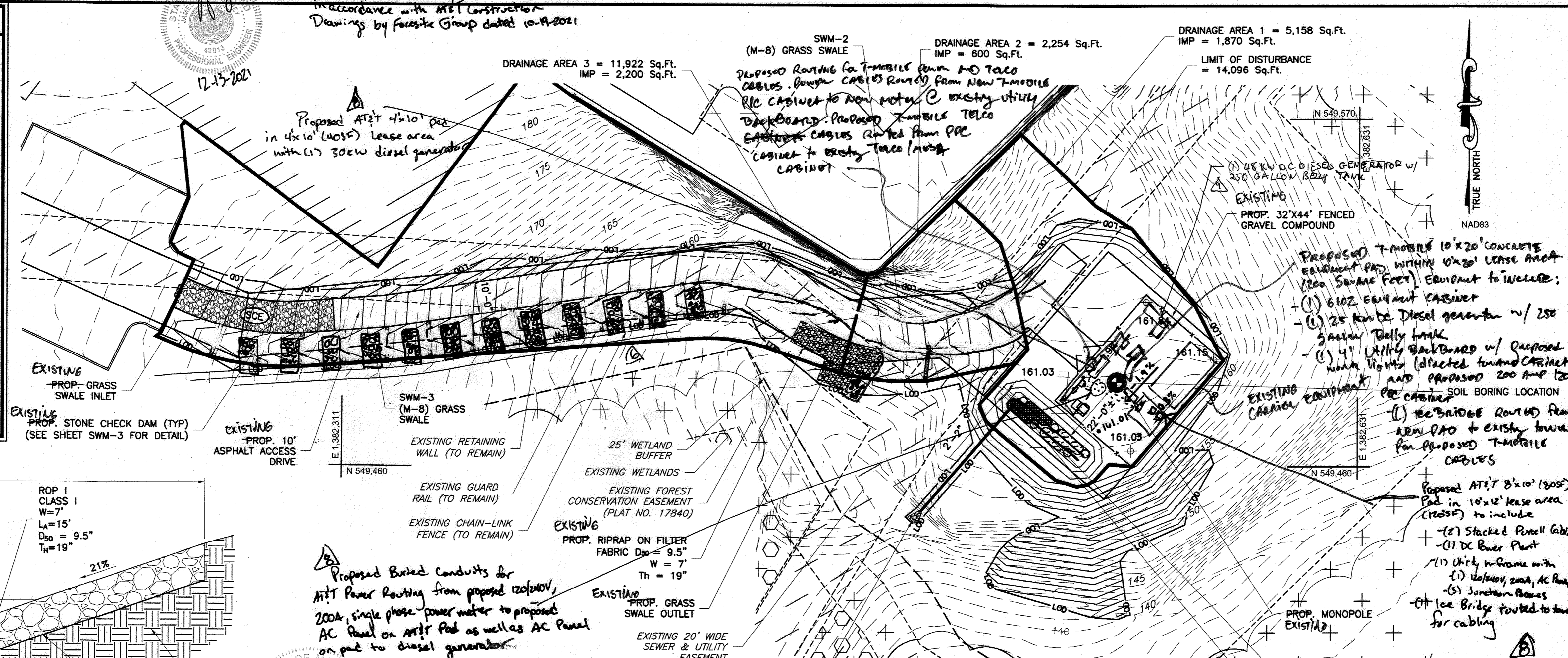
**CONSTRUCTION
DETAILS & NOTES**

SHEET NUMBER

**D-1
SHEET 15 OF 18**

LEGEND

- PROPOSED FENCE LINE
- EXISTING ROAD
- MAJOR CONTOUR
- MINOR CONTOUR
- LOD - LIMIT OF DISTURBANCE
- E - PROPOSED ELECTRIC
- F - PROPOSED FIBER
- EXISTING BUILDING
- EXISTING FOREST CONSERVATION EASEMENT
- EXISTING WETLANDS
- EXISTING EASEMENTS
- DRAINAGE AREA



AREA OF DISTURBANCE (AC.)	PROPOSED IMPERVIOUS (AC.)	%I	PE	QE	Q ₁₀ OUTFALL (CFS)	ESD _v REQUIRED (CF)	ESD _v PROVIDED (CF)	Rev REQUIRED (CF)	Rev PROVIDED (CF)
0.327	0.106	32%	1.2"	0.4"	1.20	412	700	11.37	80

LOT/PARCEL NUMBER	DRAINAGE AREA (SF)	PRACTICE TYPE (QUALITY)	PUBLIC	PRIVATE	COMMERCIAL ASSN MAINTAINS	PROVIDED	
						MISC.	ESD _v (C.F.)
B-4	SWM-1	(M-6) MICRO-BIORETENTION		X	YES		423
B-4	SWM-2	M-8 GRASS SWALE		X	YES		50
B-4	SWM-3	M-8 GRASS SWALE		X	YES		100

FACILITY	DRAINAGE AREA (SF)	IMPERVIOUS AREA (S.F.)	%I	Q ₁₀ (CFS)	V ₁₀ (FT/SEC)	PROVIDED	
						PE	ESD _v (C.F.)
SWM #1 (M-6) MICRO-BIORETENTION (M-1)	5,158	1,870	36%	-	-	2.6"	423
SWM #2 (M-8) GRASS SWALE (M-2)	2,254	600	27%	0.19	2.57	1.77"	50
SWM #3 (M-8) GRASS SWALE (M-3)	11,923	2,200	18%	1.01	2.08	1.29"	100
TOTAL	-	-	-	-	-	-	573

OPERATION AND MAINTENANCE SCHEDULE FOR MICRO-BIORETENTION (M-6)

- THE OWNER SHALL MAINTAIN THE PLANT MATERIAL, MULCH LAYER AND SOIL LAYER ANNUALLY. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING. ACCEPTABLE REPLACEMENT PLANT MATERIAL IS LIMITED TO THE FOLLOWING: 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUME II, TABLE A.4.1 AND 2.
- THE OWNER SHALL PERFORM A PLANT IN THE SPRING AND IN THE FALL OF EACH YEAR. DURING THE INSPECTION, THE OWNER SHALL REMOVE DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT, REPLACE DEAD PLANT MATERIAL WITH ACCEPTABLE REPLACEMENT PLANT MATERIAL, TREAT DISEASED TREES AND SHRUBS, AND REPLACE ALL DEFICIENT STAKES AND WIRES.
- THE OWNER SHALL INSPECT THE MULCH EACH SPRING. THE MULCH SHALL BE REPLACED EVERY TWO TO THREE YEARS. THE PREVIOUS MULCH LAYER SHALL BE REMOVED BEFORE THE NEW LAYER IS APPLIED.
- THE OWNER SHALL CORRECT SOIL EROSION ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER EACH HEAVY STORM.

OPERATION AND MAINTENANCE SCHEDULE FOR SWALE (M-8)

- THE OWNER SHALL MAINTAIN THE PLANT MATERIAL, MULCH LAYER AND SOIL LAYER ANNUALLY. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING. ACCEPTABLE REPLACEMENT PLANT MATERIAL IS LIMITED TO THE FOLLOWING: 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUME II, TABLE A.4.1 AND 2.
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- THE OWNER SHALL INSPECT THE MULCH EACH SPRING. THE MULCH SHALL BE REPLACED EVERY TWO TO THREE YEARS. THE PREVIOUS MULCH LAYER SHALL BE REMOVED BEFORE THE NEW LAYER IS APPLIED.
- THE OWNER SHALL CORRECT SOIL EROSION ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER EACH HEAVY STORM.

AS-BUILT CERTIFICATION

I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THIS PLAN WAS CONSTRUCTED AS SHOWN ON THE 'AS-BUILT' PLANS AND MEETS THE APPROVED PLANS AND SPECIFICATIONS

Signature: *[Signature]* DATE: 10/11/19

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division: *[Signature]* DATE: 7-27-17

Chief, Division of Land Development: *[Signature]* DATE: 8-1-17

Director: *[Signature]* DATE: 8-2-17

NB+C
TOTALLY COMMITTED.

NB+C ENGINEERING SERVICES, LLC.
6095 MARSHALEE DRIVE, SUITE 300
ELKRIDGE, MD 21075
(410) 712-7092

TowerCom
We Connect Carriers.

TOWERCOM VI, LLC
3442 FRANCIS ROAD
SUITE 210A
ALPHARETTA, GA 30004
(678)-679-7122

HOWARD BUSINESS PARK
PARCEL B-4
7081 DORSEY RUN ROAD
ELKRIDGE, MD 21075
TAX MAP 43 - PARCEL 701 (B-4) - BLOCK 12
FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

REV	DATE	DESCRIPTION	BY
1	3/1/22	T-MOBILE GEN UPDATE	JT
2	12-15-21	AT&T Colo	JM
3	6/23/20	T-MOBILE Colo	JS
4	10/11/19	SWM AS-BUILT	GBA
5	07/18/17	ADDED 32'X44' COMPOUND & MONOPOLE	CES

PROFESSIONAL STAMP

[Signature]
JOHN RUPP, P.E.
MD PROFESSIONAL ENGINEER LIC. #40838
6095 MARSHALEE DRIVE
ELKRIDGE, MD 21075
(410)-712-7092 EXT. 1098

ENGINEER

JOHN RUPP, P.E.
MD PROFESSIONAL ENGINEER LIC. #40838
6095 MARSHALEE DRIVE
ELKRIDGE, MD 21075
(410)-712-7092 EXT. 1098

SHEET TITLE

STORMWATER MANAGEMENT SITE PLAN

SHEET NUMBER

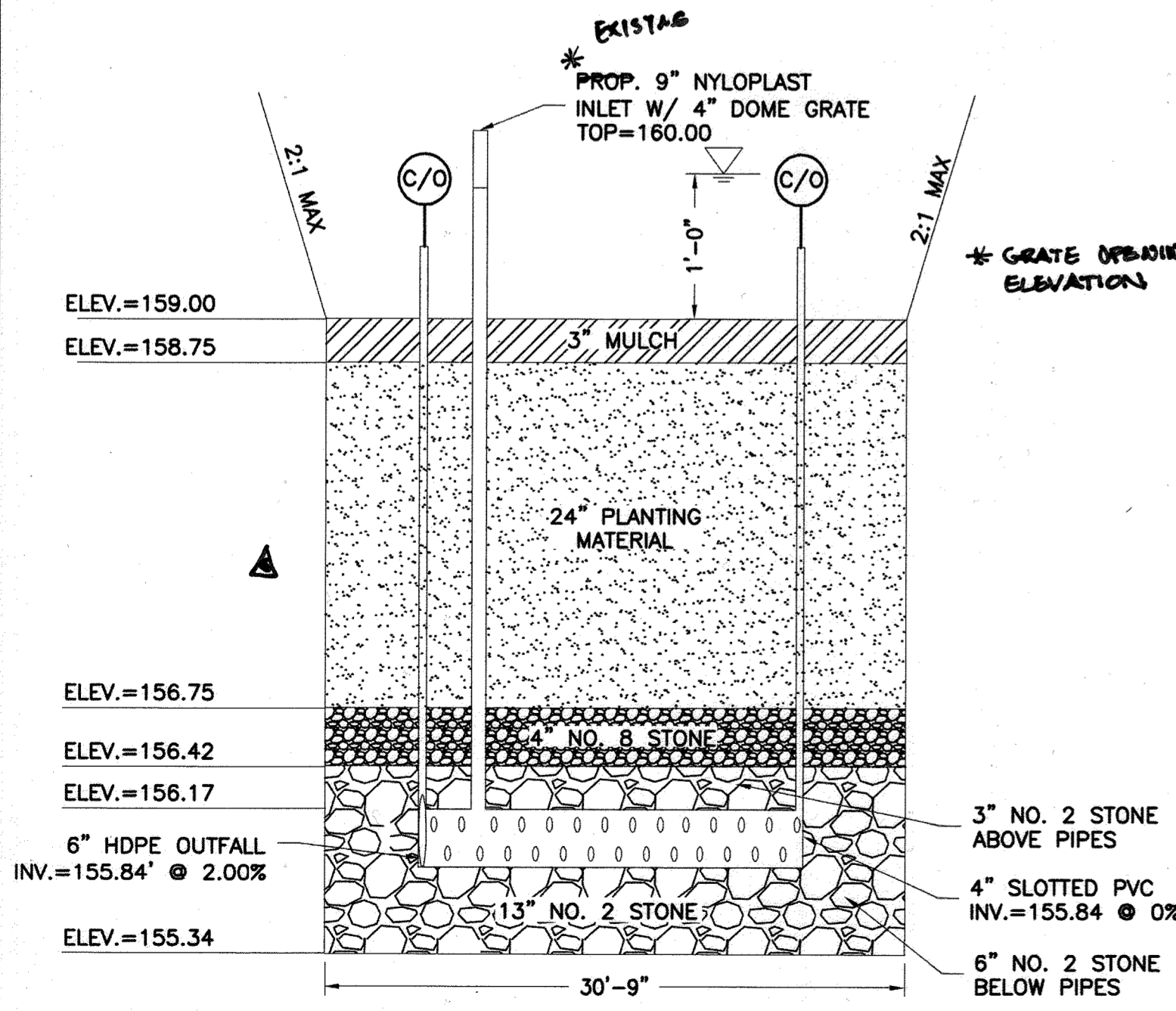
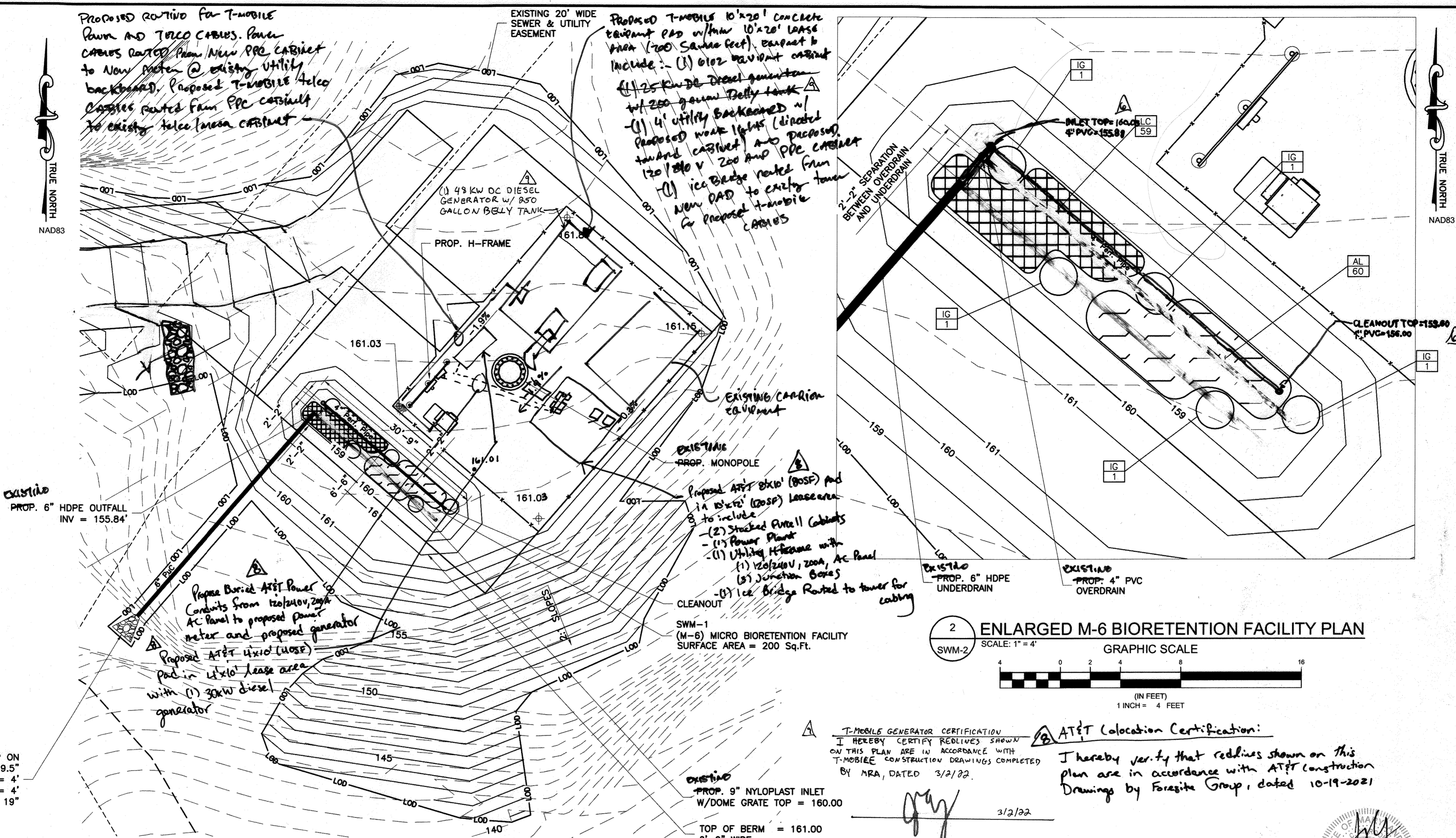
SWM-1
SHEET 16 OF 18

LEGEND

- PROPERTY LINE - SUBJECT PARCEL
- PROPOSED FENCE LINE
- EXISTING ROAD
- PROPERTY SETBACK LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- TREELINE
- LOO - LIMIT OF DISTURBANCE
- E - PROPOSED ELECTRIC
- F - PROPOSED FIBER
- EXISTING BUILDING
- EXISTING UTILITY EASEMENTS
- DRAINAGE AREA

DESIGN SUMMARY

- FACILITY NUMBER: SWM-1
- FACILITY TYPE: M-6 MICRO-BIORETENTION FACILITY
- DRAINAGE AREA: 5,158 SQ. FT
- BOTTOM ELEVATION: 155.09
- TOP OF BANK ELEVATION: 160.50
- STORAGE VOLUME PROVIDED: 423 CU. FT
- OVERFLOW INLET SIZE & TYPE: 8" NYLOPLAST INLET WITH DOME GRATE
- CLEANOUT 6" ABOVE GRADE WITH WATERTIGHT SCREW LID.
- FILTER FABRIC ADDED ON SIDES OF FACILITY ONLY
- MAINTENANCE RESPONSIBILITY: THIS IS A PRIVATE FACILITY TO BE OWNED & MAINTAINED BY THE OWNER.
- THIS FACILITY IS EXEMPT FROM MD378 GUIDELINES IN THAT THE IMPOUNDED DESIGN HIGHWATER DEPTH IS LESS THAN 3 FEET AT THE EMBANKMENT



1 M-6 BIORETENTION FACILITY PLAN

SCALE: 1" = 10'

GRAPHIC SCALE

(IN FEET)
1 INCH = 10 FEET

(SWM-1) PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME / COMMON NAME	SIZE	COND.	COMMENTS
SHRUBS					
IG	5	ILEX GLABRA / INKBERRY HOLLY	18" HT.	CONT.	PLANT AT 5' O.C.
PERENNIALS / ORNAMENTAL GRASSES					
AL	60	ASCLEPIAS TUBEROSA / BUTTERFLY MILKWEED	2" HT.	PLUG	PLANT AT 18" O.C.
LC	59	LOBELIA CARDINALIS / CARDINAL FLOWER	2" HT.	PLUG	PLANT AT 18" O.C.

2 ENLARGED M-6 BIORETENTION FACILITY PLAN

SCALE: 1" = 4'

GRAPHIC SCALE

(IN FEET)
1 INCH = 4 FEET

T-MOBILE GENERATOR CERTIFICATION
I HEREBY CERTIFY REDLINES SHOWN ON THIS PLAN ARE IN ACCORDANCE WITH T-MOBILE CONSTRUCTION DRAWINGS COMPLETED BY MRA, DATED 3/2/22.

AT&T Colocation Certification:
I hereby verify that redlines shown on this plan are in accordance with AT&T construction Drawings by Foresite Group, dated 10-19-2021

T-MOBILE Colocation Certification
I HEREBY CERTIFY REDLINES SHOWN ON THIS PLAN AND IN ACCORDANCE WITH T-MOBILE CONSTRUCTION DRAWINGS, COMPLETED BY INFINITY DATA 4/21/20, REV 1

[Signatures and Dates]

3 M-6 BIORETENTION FACILITY SECTION

NOT TO SCALE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

[Signature] 7-27-17
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 8-1-17
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 8-2-17
DIRECTOR DATE

NB+C

TOTALLY COMMITTED.

NB+C ENGINEERING SERVICES, LLC.
6095 MARSHALEE DRIVE, SUITE 300
ELK RIDGE, MD 21075
(410) 712-7092

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ALPHARETTA, GA 30004
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HOWARD BUSINESS PARK
PARCEL B-4
7081 DORSEY RUN ROAD
ELK RIDGE, MD 21075
TAX MAP 43 - PARCEL 701 (B-4) - BLOCK 12
FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

REVISIONS

REV	DATE	DESCRIPTION	BY
1	3/1/22	T-MOBILE GEN UPDATE	JT
2	12-13-21	AT&T Colo	JM
3	6/23/20	T-MOBILE Colo	SS
4	10/11/19	AS-BUILT	BSA
5	07/18/17	ADDED 32'x4' COMPOUND & MONOPOLE	CES

PROFESSIONAL STAMP

[Professional Engineer Seal]
7/10/17

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. 40838, EXPIRATION DATE 06/18/2019

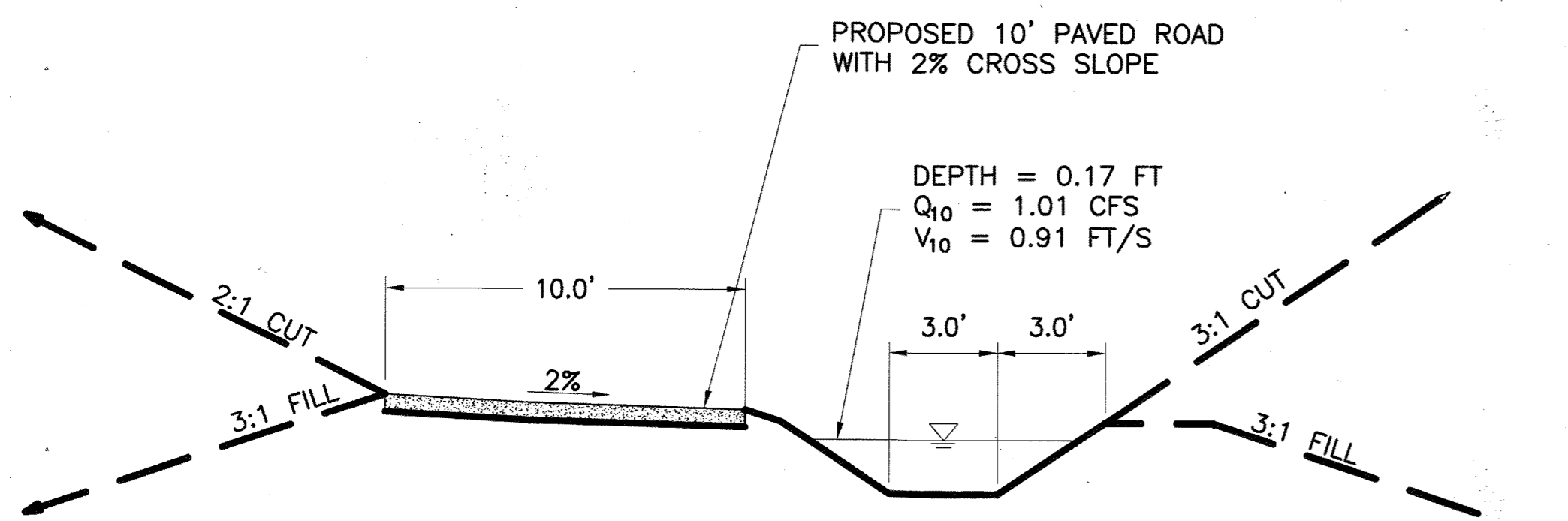
ENGINEER

JOHN RUPP, P.E.
MD PROFESSIONAL ENGINEER LIC. #40838
6095 MARSHALEE DRIVE
ELK RIDGE, MD 21075
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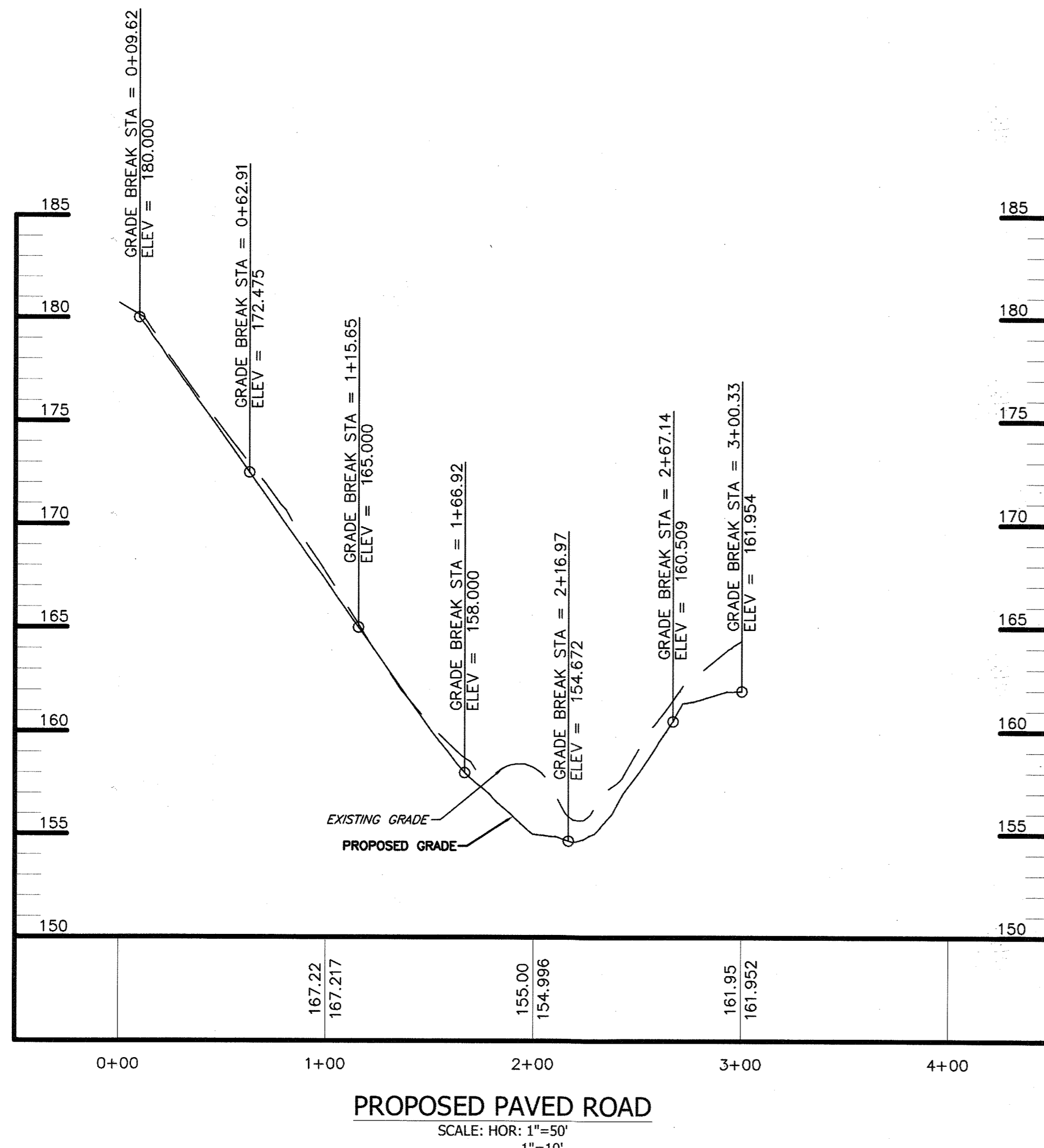
MICRO-BIORETENTION FACILITY PLANS

SWM-2

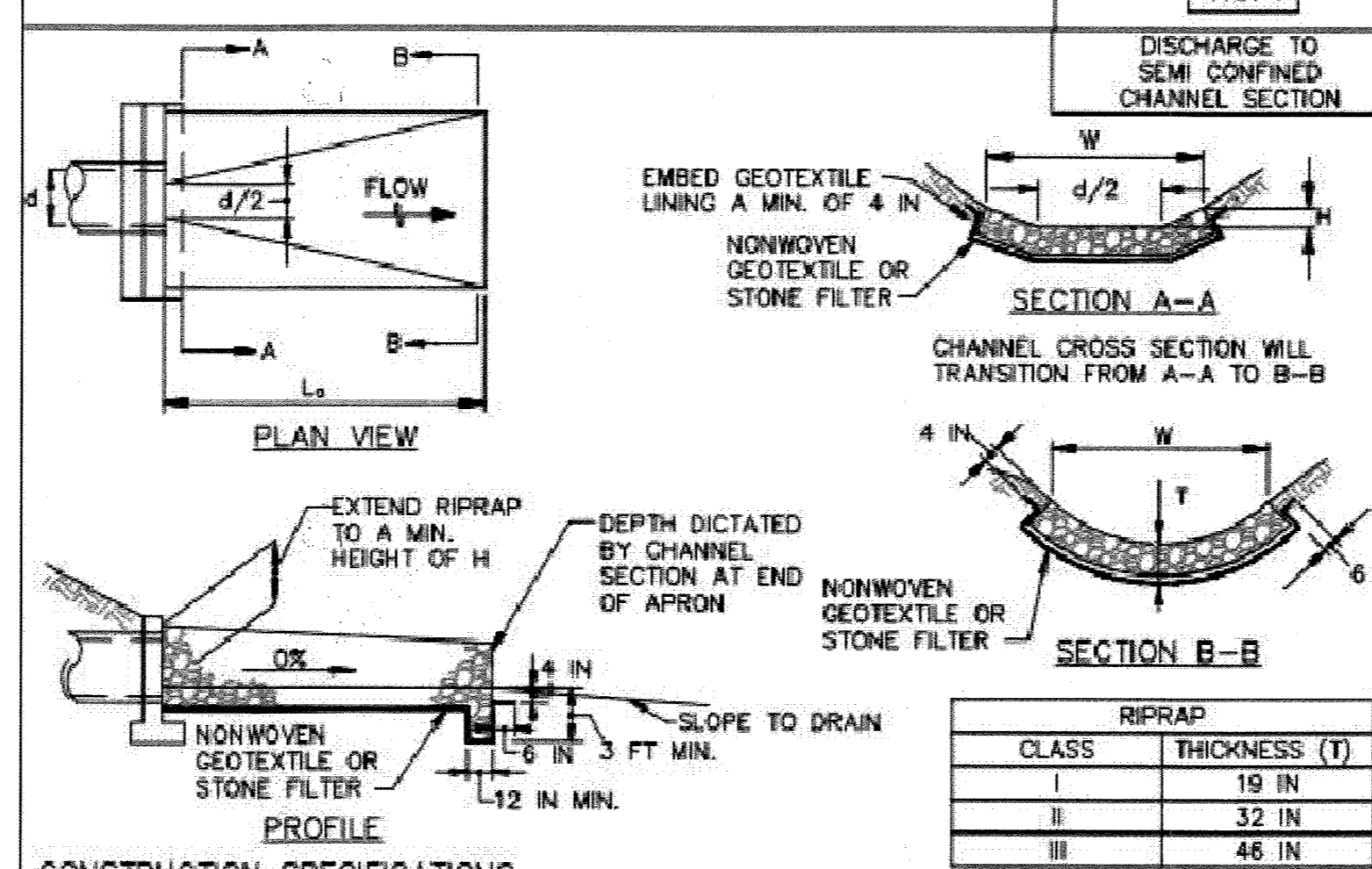
SHEET 17 OF 18



1 PAVED ROAD WITH 4' WIDE GRASS SWALE
SWM-3 NTS



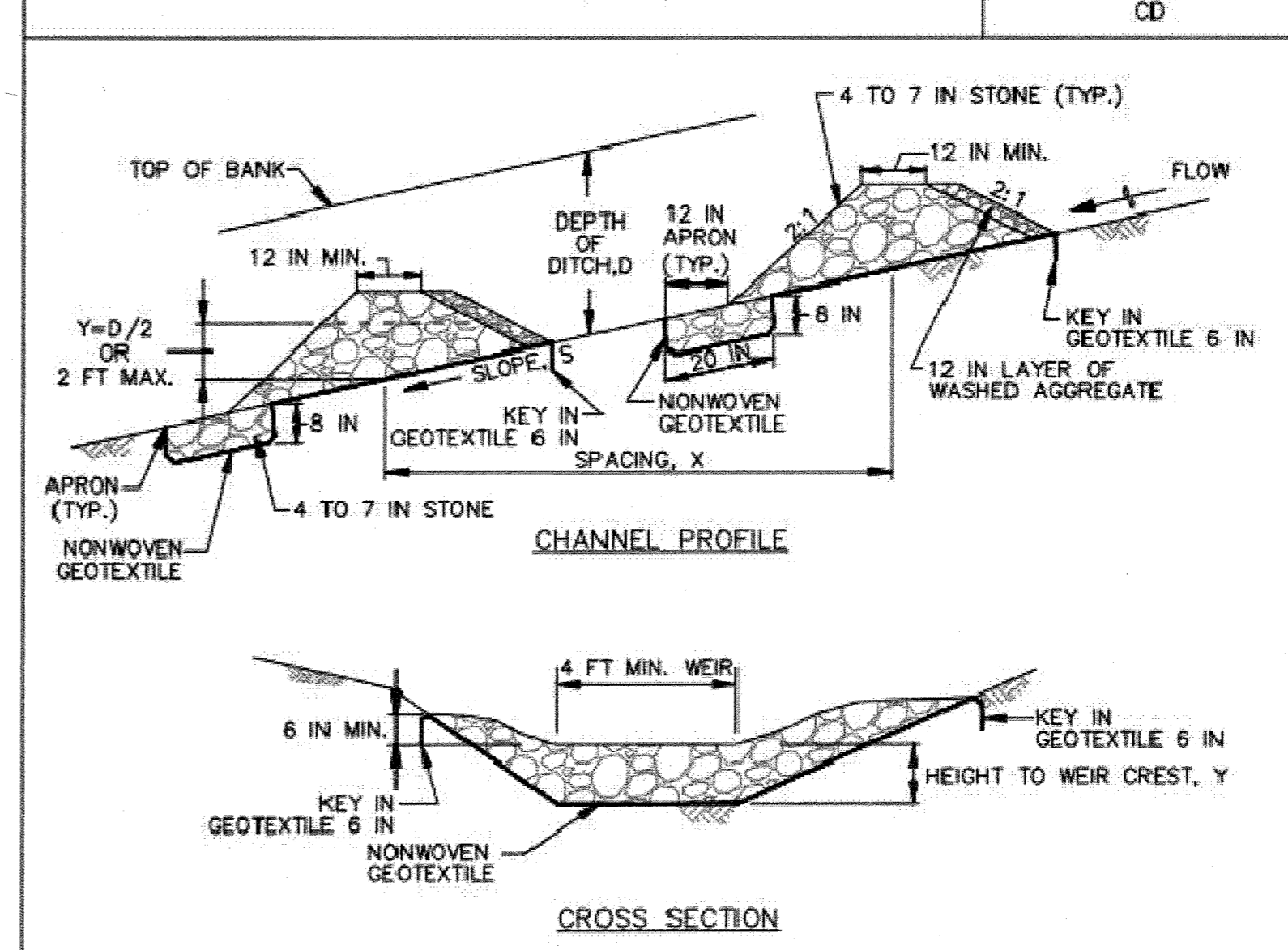
DETAIL D-4-1-A ROCK OUTLET PROTECTION I



- CONSTRUCTION SPECIFICATIONS
- RIPRAP AND STONE MUST CONFORM TO THE SPECIFIED CLASS.
 - USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS, AND PROTECT FROM PUNCTURING, CUTTING, OR TEARING. REPAIR ANY DAMAGE OTHER THAN AN OCCASIONAL SMALL HOLE BY PLACING ANOTHER PIECE OF GEOTEXTILE OVER THE DAMAGED PART OR BY COMPLETELY REPLACING THE GEOTEXTILE. PROVIDE A MINIMUM OF ONE FOOT OVERLAP FOR ALL REPAIRS AND FOR JOINING TWO PIECES OF GEOTEXTILE TOGETHER.
 - PREPARE THE SUBGRADE FOR GEOTEXTILE OR STONE FILTER (1/8 TO 1 1/2 INCH STONE FOR 6 INCH MINIMUM DEPTH) AND RIPRAP TO THE REQUIRED LINES AND GRADES. COMPACT ANY FILL REQUIRED IN THE SUBGRADE TO A DENSITY OF APPROXIMATELY THAT OF THE SURROUNDING UNDISTURBED MATERIAL.
 - EXTEND GEOTEXTILE AT LEAST 6 INCHES BEYOND EDGES OF RIPRAP AND EMBED AT LEAST 4 INCHES AT SIDES OF THE RIPRAP.
 - CONSTRUCT RIPRAP OUTLET TO FULL COURSE THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO AVOID DISPLACEMENT OF UNDERLYING MATERIALS. PLACE STONE FOR RIPRAP OUTLET IN A MANNER THAT WILL ENSURE THAT IT IS REASONABLY HOMOGENEOUS WITH THE SMALLER STONES AND SPALLS FILLING THE VOIDS BETWEEN THE LARGER STONES. PLACE RIPRAP IN A MANNER TO PREVENT DAMAGE TO THE STONE FILTER BLANKET OR GEOTEXTILE. HAND PLACE TO THE EXTENT NECESSARY.
 - WHERE NO ENDWALL IS USED, CONSTRUCT THE UPSTREAM END OF THE APRON SO THAT THE WIDTH IS TWO TIMES THE DIAMETER OF THE OUTLET PIPE, AND EXTEND THE STONE UNDER THE OUTLET BY A MINIMUM OF 18 INCHES.
 - CONSTRUCT APRON WITH 0% SLOPE ALONG ITS LENGTH AND WITHOUT OBSTRUCTIONS. PLACE STONE SO THAT IT BLENDS IN WITH EXISTING GROUND.
 - MAINTAIN LINE, GRADE, AND CROSS SECTION. KEEP OUTLET FREE OF EROSION. REMOVE ACCUMULATED SEDIMENT AND DEBRIS. AFTER HIGH FLOWS INSPECT FOR SCOUR AND DISLODGED RIPRAP. MAKE NECESSARY REPAIRS IMMEDIATELY.

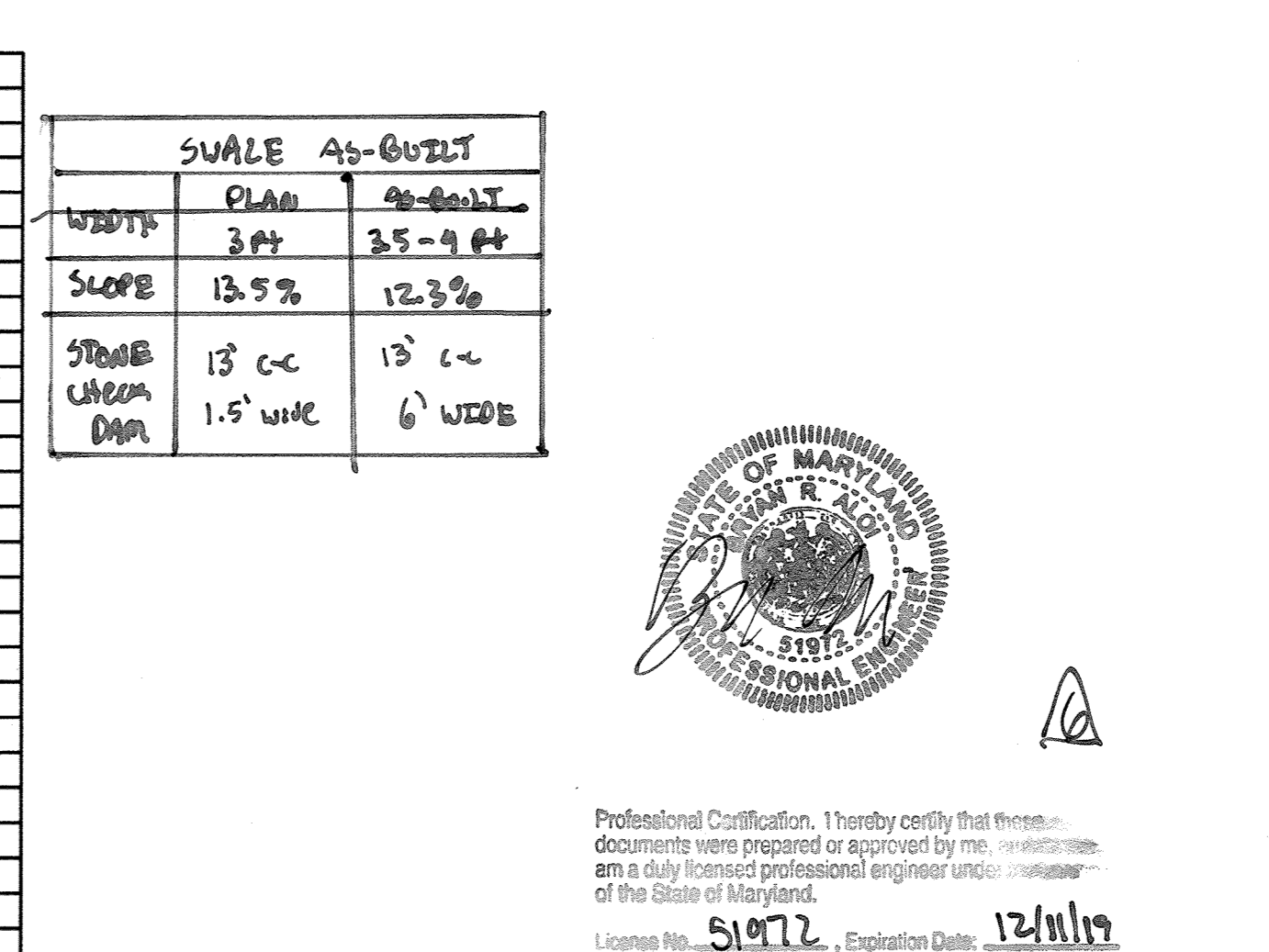
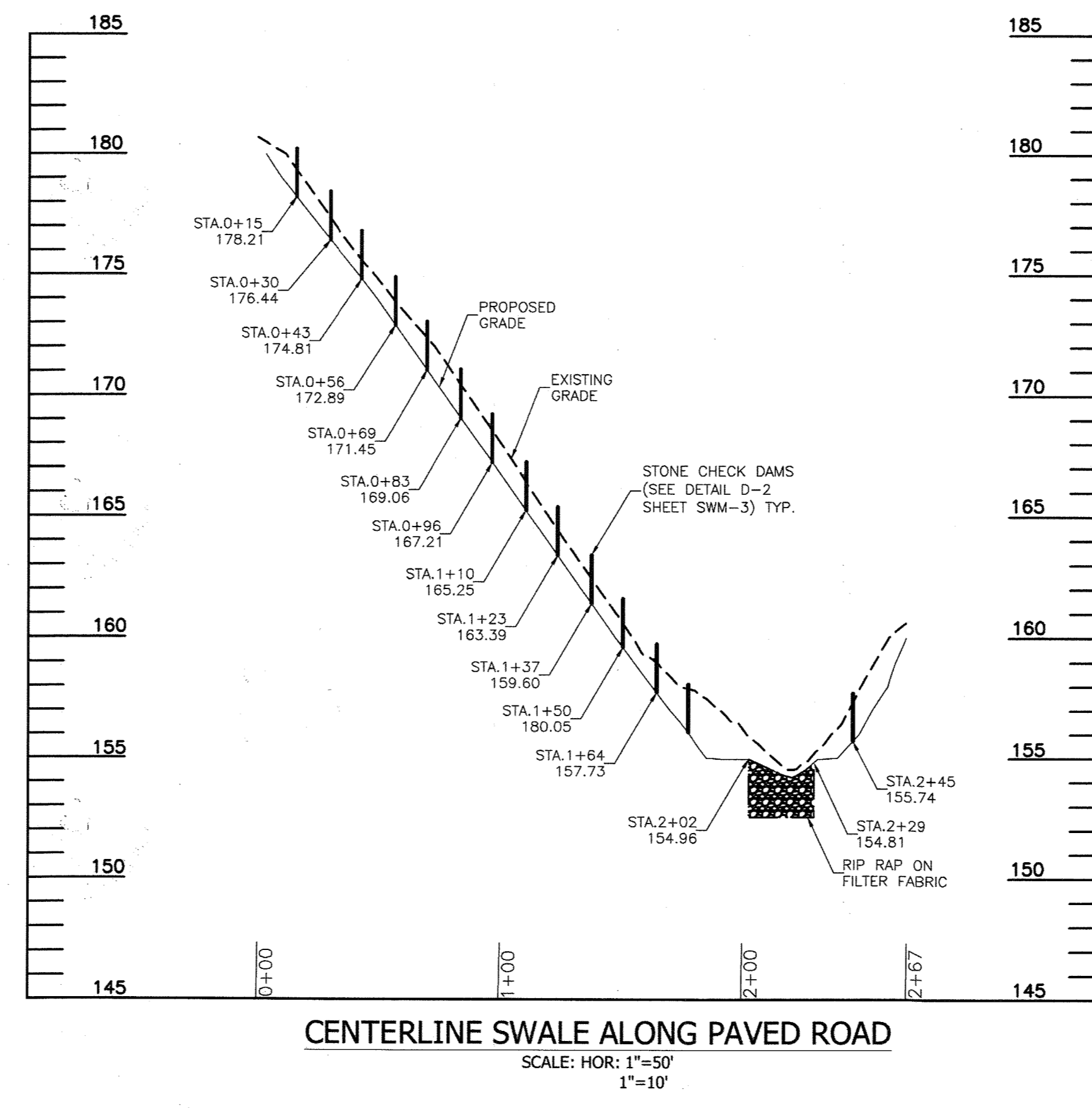
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL D-2 STONE CHECK DAM



- CONSTRUCTION SPECIFICATIONS
- PREPARE SWALES IN ACCORDANCE WITH THE CONSTRUCTION SPECIFICATIONS DESCRIBED IN SECTION C-2, STANDARDS AND SPECIFICATIONS FOR TEMPORARY SWALE, OR AS SPECIFIED ON PLAN.
 - PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS, UNDER THE BOTTOM AND SIDES OF THE DAM PRIOR TO PLACEMENT OF STONE. CONSTRUCT THE CHECK DAM WITH WASHED 4 TO 7 INCH STONE OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) WITH SIDE SLOPES OF 2:1 OR FLATTER AND A MINIMUM TOP WIDTH OF 12 INCHES. PLACE THE STONE SO THAT IT COMPLETELY COVERS THE WIDTH OF THE CHANNEL AND CHANNEL BANKS. FORM THE WEIR SO THAT TOP OF THE OUTLET CREST IS APPROXIMATELY 6 INCHES LOWER THAN THE OUTER EDGES. LINE THE UPSTREAM FACE OF THE DAM WITH A 1 FOOT THICK LAYER OF WASHED AGGREGATE (3/4 TO 1 1/2 INCH).
 - SET THE HEIGHT FOR THE WEIR CREST EQUAL TO ONE-HALF THE DEPTH OF THE CHANNEL OR DITCH. TO AVOID SCOUR THE MAXIMUM HEIGHT OF THE WEIR CREST MUST NOT EXCEED 2.0 FEET.
 - REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES ONE-HALF OF THE HEIGHT OF THE WEIR CREST. MAINTAIN LINE, GRADE, AND CROSS SECTION.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION 7-27-17 DATE

CHIEF, DIVISION OF LAND DEVELOPMENT 8-1-17 DATE

DIRECTOR 8-2-17 DATE

ENGINEER

APPLICANT

SITE INFORMATION

DESIGN RECORD

PROFESSIONAL STAMP

ENGINEER

SHEET TITLE

SHEET NUMBER

NB+C
TOTALLY COMMITTED.
NB+C ENGINEERING SERVICES, LLC.
6095 MARSHALEE DRIVE, SUITE 300
ELK RIDGE, MD 21075
(410) 712-7092

TowerCom
We Connect Carriers.
TOWERCOM VI, LLC
3442 FRANCIS ROAD
SUITE 210A
ALPHARETTA, GA 30004
(678)-679-7122

HOWARD BUSINESS PARK
PARCEL B-4
7081 DORSEY RUN ROAD
ELK RIDGE, MD 21075
TAX MAP 43 - PARCEL 701 (B-4) - BLOCK 12
FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

REVISIONS

REV	DATE	DESCRIPTION	BY
5	07/19/17	ADDED 32X44 COMPOUND & MONOPOLE	CES

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**GRASS SWALE
PROFILE &
DETAILS**

**SWM-3
SHEET 18 OF 18**