

SHEET INDEX	
NO	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN
3	GRADING AND SEDIMENT CONTROL PLAN AND DRAINAGE AREA MAP
4	SEDIMENT CONTROL DETAILS
5	DETAILS
6	PROFILES
7	PROFILES
8	LANDSCAPE PLAN
9	LANDSCAPE NOTES AND DETAILS
10	RETAINING WALL CONSTRUCTION DETAILS
11	RETAINING WALL CONSTRUCTION DETAILS
12	MAINTENANCE OF TRAFFIC PLAN
13	BUILDING #1 RETAINING WALL LOCATION PLAN
14	BUILDING #1 RETAINING WALL 'A' ELEVATION
15	BUILDING #1 RETAINING WALL DETAILS
16	BUILDING #1 RETAINING WALL 'B' & 'C' ELEVATIONS

SITE DEVELOPMENT PLAN

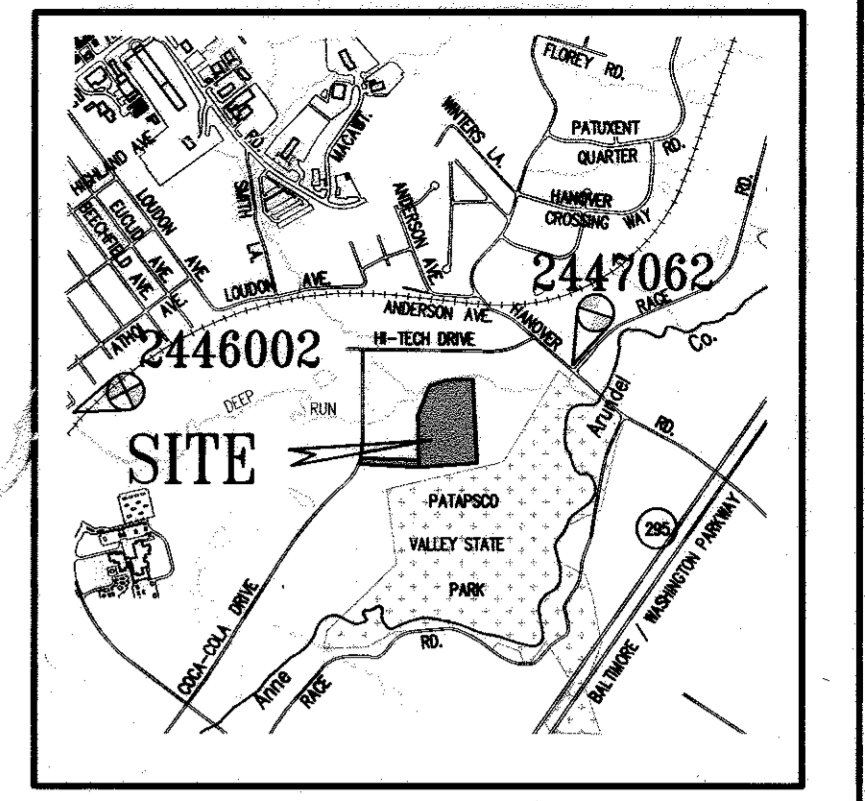
PARKSIDE

WAREHOUSE CONDOMINIUMS

1st ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

DATE	NO	REVISION
07-28-06	3	REVISED ARCHITECTURE FOR BUILDING NO. 1, REVISED SQUARE FOOTAGE CALCULATIONS AND MEZZANINE CHART
8/18/12	9	ENHANCED REVISED PARKING REQUIREMENTS IN AREA TABULATION CHART, CORRECTED SCRIBER'S ERROR IN TOTAL PARKING REQUIRED



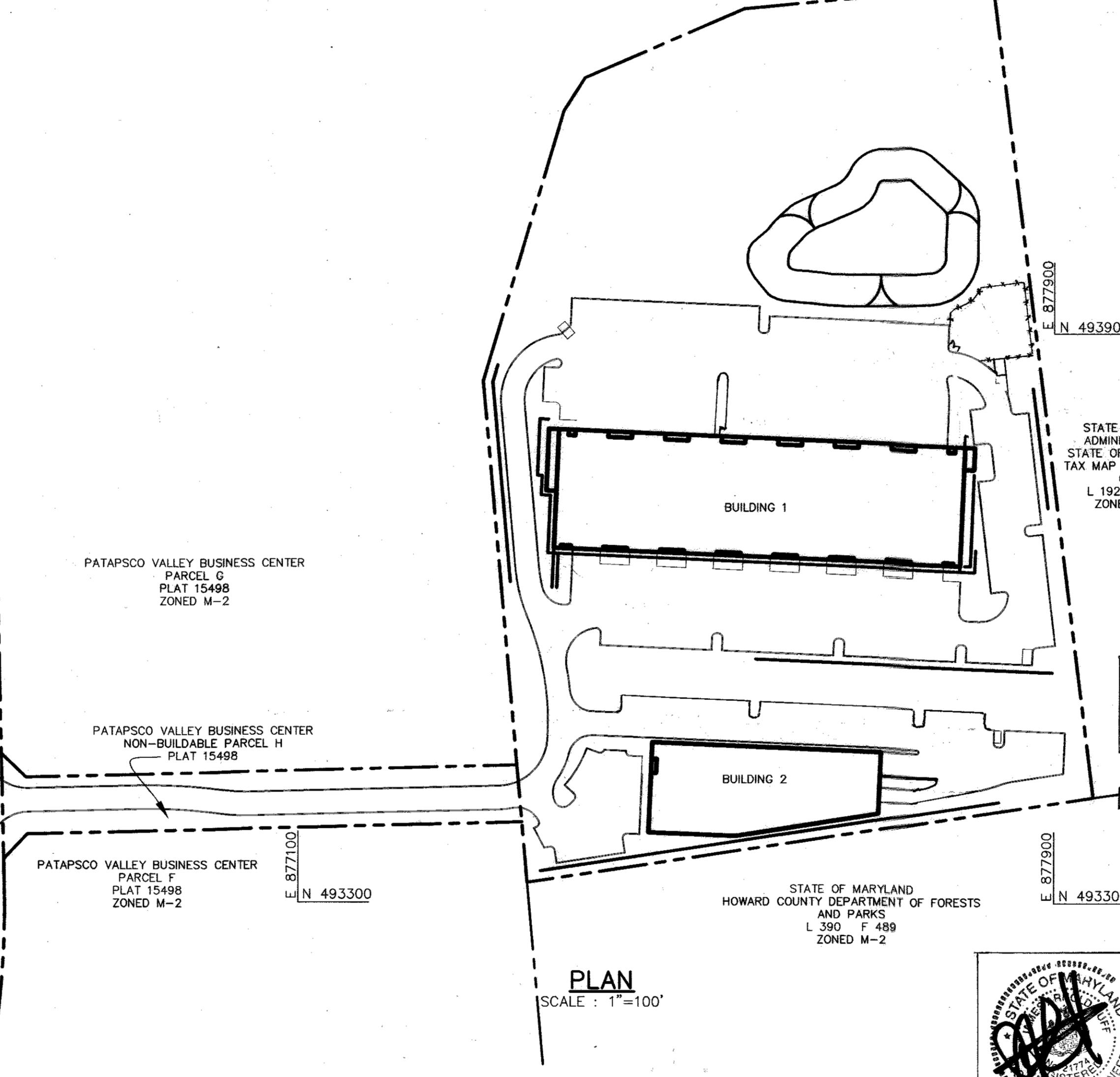
VICINITY MAP
SCALE: 1"=200'

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS, IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/ CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 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 IS TAKEN FROM FIELD RUN SURVEY WITH MAXIMUM TWO FOOT CONTOUR INTERVALS AS THE MASS GRADES FROM SDP-04-023 BY FREDERICK WARD AND ASSOCIATES, INC.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 3805 AND 3806 WERE USED FOR THIS PROJECT.
- WATER IS PUBLIC. CONTRACT NO. 14-4277-D
- SEWER IS PUBLIC. CONTRACT NO. 14-4277-D
- THE STORMWATER MANAGEMENT WQV AND CPV IS PROVIDED FOR THE DEVELOPMENT BY PRIVATELY OWNED AND MAINTAINED POCKET POND UNDER SDP-04-023. Rev IS MET THRU ON-SITE GRASS CHANNEL CREDIT.
- APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITIES ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION.
- A 100- YEAR FLOODPLAIN STUDY FOR THIS PROJECT IS BASED ON DEEPRUN FLOODPLAIN STUDY AND WAS SHOWN UNDER SDP-04-023. FLOODPLAIN LIMITS SHOWN INDICATE THAT ALL BUILDINGS ARE A MINIMUM OF 15 FEET ABOVE WSEL.
- WETLAND LOCATIONS FOR THIS PROJECT WERE TAKEN FROM SDP-04-023 AS DELINEATED BY ECO-SCIENCE PROFESSIONALS, DATED JULY 29, 2003.
- A TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP DATED JAN. 2005.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- THE BOUNDARY SURVEY FOR THIS PROJECT IS BASED ON FREDERICK WARD ASSOCIATES, INC. PLANS.
- SUBJECT PROPERTY ZONED M-2 PER 02-02-04 COMPREHENSIVE ZONING PLAN.
- ALL ELEVATIONS SHOWN ARE BASED ON THE U.S.C. AND G.S. MEAN SEA LEVEL DATUM, 1929.
- SEE DEPARTMENT OF PLANNING AND ZONING FILE NO'S. F-94-24, F-02-164, SDP-04-023. F-05-167
- THE CONTRACTOR SHALL TEST PIT EXISTING UTILITIES AT LEAST (5) DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
- PIPE SHALL NOT BE INSTALLED BY THE CONTRACTOR UNTIL THE LENGTH CALLED FOR AT EACH STATION HAS BEEN APPROVED BY THE ENGINEER IN THE FIELD.
- NO PIPE SHALL BE LAID UNTIL LINES OF EXCAVATION HAVE BEEN BROUGHT WITHIN 6" OF FINISHED GRADE
- ALL INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARDS.
- ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS.
- PROFILE STATIONS SHALL BE ADJUSTED AS NECESSARY TO CONFORM TO PLAN DIMENSIONS.
- ALL FILL AREAS WITHIN ROADWAY AND UNDER STRUCTURES TO BE COMPACTED TO A MINIMUM OF 95% COMPACTION OF AASHTO T180.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS AND THE AMENDED ZONING REGULATIONS.
- ALL OUTDOOR LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF ZONING SECTION 134.
- THE FOREST CONSERVATION OBLIGATION OF 4.73 AC. FOR THIS PLAN HAS BEEN SATISFIED UNDER SDP-04-023 THROUGH A FEE-IN-LIEU PAYMENT OF \$103,019.50.
- NO REMOVAL OF VEGETATIVE COVER, GRADING, DISTURBANCE OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS, WETLANDS BUFFERS, STREAM BUFFERS, FLOODPLAINS WITHOUT A PERMIT AND Ho.Co. DPZ approval.
- THE MINIMUM SPACING BETWEEN TREES AND STREET LIGHTS IS 20'.
- SIGN POSTS: 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 (1 1/4 GA.) INSERTED INTO A 2 1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GA.) - 3' LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
- A DESIGN MANUAL WAIVER TO THE INTERSECTION SIGHT DISTANCE REQUIREMENTS OF DESIGN MANUAL VOLUME 111 WAS APPROVED BY DEVELOPMENT ENGINEERING DIVISION MAY 5, 2004, BECAUSE ADEQUATE STOPPING SIGHT DISTANCE WAS AVAILABLE.
- WP-05-61 IS A WAIVER TO SECTION 16.156(K) TO REACTIVATE SDP-04-123 AND GRANT A 180 DAY EXTENSION TO COMPLETE DEVELOPER'S AGREEMENT AND SUBMIT THE PLAN FOR SIGNATURE BY 6/3/05. THE WAIVER WAS APPROVED ON 1/6/05.
- A WAIVER TO ALLOW RETAINING WALL # 2 TO BE BETWEEN 2.5' TO 10' FROM THE PUBLIC WATER EASEMENT WAS GRANTED BY THE HOWARD COUNTY DPW ON MARCH 24, 2005. "NO IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED WITHIN THE PUBLIC WATER AND UTILITY EASEMENTS WHICH WILL IMPEDE OR HINDER ACCESS TO THE PUBLIC MAINS. IMPROVEMENTS SUCH AS AIR-CONDITIONING UNITS, FIREPLACE CHIMNEYS, DECKS, FENCING, FOUNDATIONS, FOUNDATION PLANTINGS AND TREES SHALL NOT BE PLACED WITHIN THE EASEMENT."

DATE	NO	REVISION
3/26/18	12	REVISE OFFICE, WAREHOUSE AND MEZZ. SFT. BLDG 1

DATE	NO	REVISION
3/21/07	7	REVISE UNIT 214 MEZZANINE CHART & PARKING
10/27/09	8	REVISE CHARTS & TABS FOR UNITS 100-108, 214
8/18/12	9	REVISE CHARTS & TABULATIONS, ADD NOTES 37-39
7/27/17	10	REVISED THE OFFICE, MEZZANINE AND WAREHOUSE FLOOR SPACE FOR BUILDING 2. REVISED THE REQUIRED PARKING DATA FOR BUILDING 2.
12/7/17	11	REVISED THE FLOOR SPACE USE FOR SUITE 214, UPDATED REQUIRED PARKING.



BENCH MARK

HOWARD COUNTY CONTROL STATION 3805
N 422.613
E 1,386.524
ELEV. 193.73

HOWARD COUNTY CONTROL STATION 3806
N 422.147
E 1,384.992
ELEV. 175.23

STATE HIGHWAY ADMINISTRATION STATE OF MARYLAND TAX MAP 38 PARCEL 639
L 1921 F 91
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF FORESTS AND PARKS
L 390 F 489
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF ENVIRONMENTAL AND NATURAL RESOURCES
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF TRANSPORTATION
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF GENERAL SERVICES
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF HEALTH AND HUMAN RESOURCES
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF EDUCATION
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF CORRECTIONS
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF PUBLIC SAFETY
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF MENTAL HEALTH
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF SOCIAL SERVICES
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF LABOR AND EMPLOYMENT
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF BUSINESS AND ECONOMIC DEVELOPMENT
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF TECHNOLOGY AND INNOVATION
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION TECHNOLOGY
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION SYSTEMS
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION SERVICES
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION MANAGEMENT
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION SECURITY
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION PROTECTION
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION COMPLIANCE
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION AUDITING
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION MONITORING
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION ANALYSIS
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION REPORTING
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION COMMUNICATIONS
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION OPERATIONS
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION SUPPORT
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION SERVICES
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION MANAGEMENT
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION SECURITY
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION PROTECTION
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION COMPLIANCE
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION AUDITING
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION MONITORING
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION ANALYSIS
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION REPORTING
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION COMMUNICATIONS
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION OPERATIONS
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION SUPPORT
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION SERVICES
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION MANAGEMENT
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION SECURITY
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION PROTECTION
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION COMPLIANCE
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION AUDITING
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION MONITORING
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION ANALYSIS
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION REPORTING
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION COMMUNICATIONS
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION OPERATIONS
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION SUPPORT
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION SERVICES
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION MANAGEMENT
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION SECURITY
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION PROTECTION
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION COMPLIANCE
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION AUDITING
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION MONITORING
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION ANALYSIS
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION REPORTING
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION COMMUNICATIONS
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION OPERATIONS
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION SUPPORT
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION SERVICES
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION MANAGEMENT
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION SECURITY
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION PROTECTION
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION COMPLIANCE
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION AUDITING
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION MONITORING
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION ANALYSIS
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION REPORTING
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION COMMUNICATIONS
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION OPERATIONS
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION SUPPORT
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION SERVICES
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION MANAGEMENT
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION SECURITY
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION PROTECTION
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION COMPLIANCE
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION AUDITING
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION MONITORING
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION ANALYSIS
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION REPORTING
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION COMMUNICATIONS
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION OPERATIONS
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION SUPPORT
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION SERVICES
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION MANAGEMENT
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION SECURITY
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION PROTECTION
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION COMPLIANCE
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION AUDITING
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION MONITORING
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION ANALYSIS
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION REPORTING
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION COMMUNICATIONS
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION OPERATIONS
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION SUPPORT
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION SERVICES
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION MANAGEMENT
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION SECURITY
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION PROTECTION
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION COMPLIANCE
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION AUDITING
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION MONITORING
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION ANALYSIS
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION REPORTING
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION COMMUNICATIONS
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION OPERATIONS
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION SUPPORT
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION SERVICES
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION MANAGEMENT
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION SECURITY
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION PROTECTION
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION COMPLIANCE
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION AUDITING
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION MONITORING
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION ANALYSIS
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION REPORTING
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION COMMUNICATIONS
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION OPERATIONS
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION SUPPORT
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION SERVICES
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION MANAGEMENT
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION SECURITY
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION PROTECTION
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION COMPLIANCE
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION AUDITING
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION MONITORING
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION ANALYSIS
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION REPORTING
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION COMMUNICATIONS
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION OPERATIONS
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION SUPPORT
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION SERVICES
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION MANAGEMENT
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION SECURITY
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION PROTECTION
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION COMPLIANCE
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION AUDITING
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION MONITORING
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION ANALYSIS
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION REPORTING
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION COMMUNICATIONS
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION OPERATIONS
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION SUPPORT
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION SERVICES
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION MANAGEMENT
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION SECURITY
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION PROTECTION
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION COMPLIANCE
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION AUDITING
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION MONITORING
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION ANALYSIS
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION REPORTING
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION COMMUNICATIONS
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION OPERATIONS
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION SUPPORT
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION SERVICES
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION MANAGEMENT
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION SECURITY
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION PROTECTION
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION COMPLIANCE
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION AUDITING
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION MONITORING
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION ANALYSIS
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION REPORTING
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION COMMUNICATIONS
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION OPERATIONS
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION SUPPORT
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION SERVICES
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION MANAGEMENT
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION SECURITY
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION PROTECTION
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION COMPLIANCE
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION AUDITING
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION MONITORING
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION ANALYSIS
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION REPORTING
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION COMMUNICATIONS
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION OPERATIONS
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION SUPPORT
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION SERVICES
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION MANAGEMENT
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION SECURITY
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION PROTECTION
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION COMPLIANCE
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION AUDITING
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION MONITORING
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION ANALYSIS
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION REPORTING
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION COMMUNICATIONS
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION OPERATIONS
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION SUPPORT
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION SERVICES
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION MANAGEMENT
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION SECURITY
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION PROTECTION
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION COMPLIANCE
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION AUDITING
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION MONITORING
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION ANALYSIS
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION REPORTING
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION COMMUNICATIONS
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION OPERATIONS
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION SUPPORT
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION SERVICES
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION MANAGEMENT
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION SECURITY
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION PROTECTION
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION COMPLIANCE
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION AUDITING
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION MONITORING
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION ANALYSIS
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION REPORTING
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION COMMUNICATIONS
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION OPERATIONS
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION SUPPORT
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION SERVICES
L 1000 F 1000
ZONED M-2

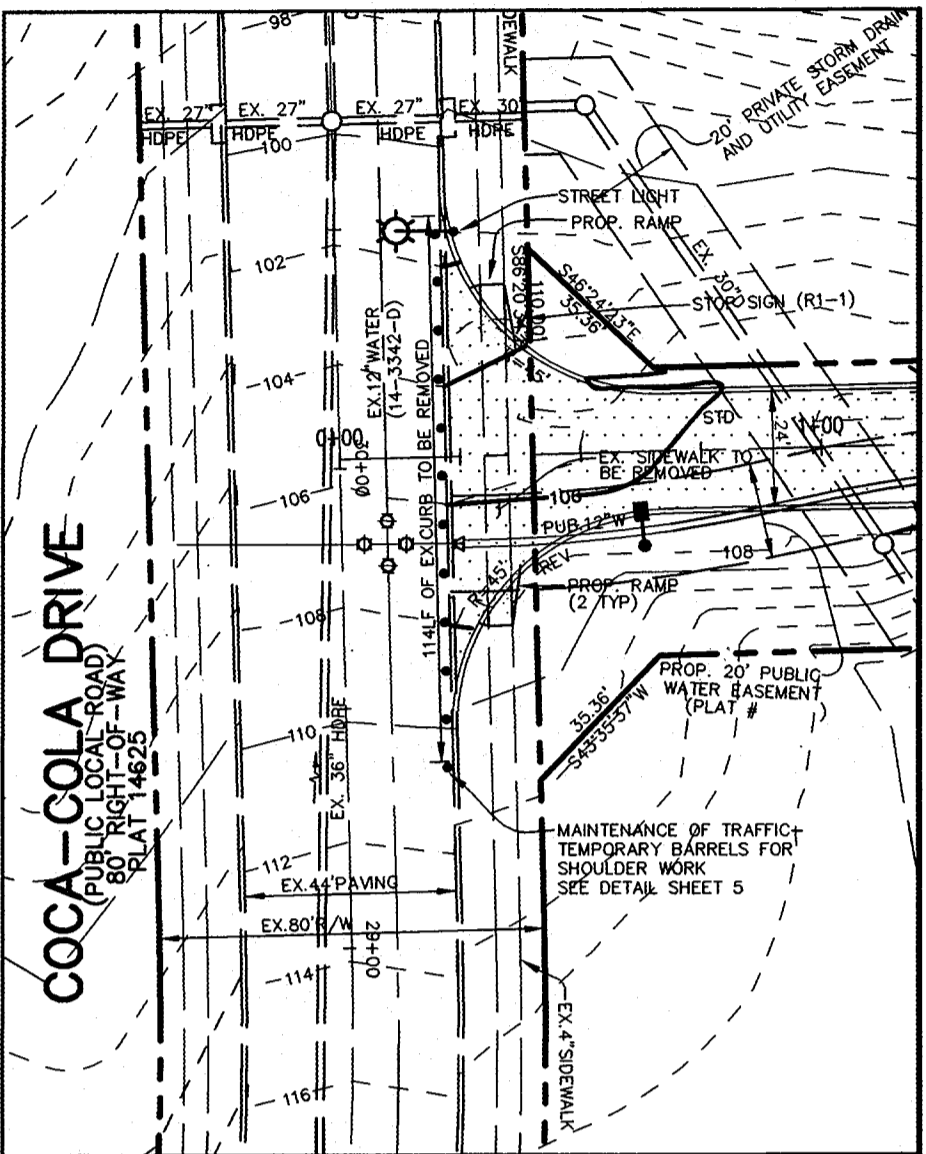
STATE OF MARYLAND DEPARTMENT OF INFORMATION MANAGEMENT
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION SECURITY
L 1000 F 1000
ZONED M-2

STATE OF MARYLAND DEPARTMENT OF INFORMATION PROTECTION
L 1000 F 1000
ZONED M-2

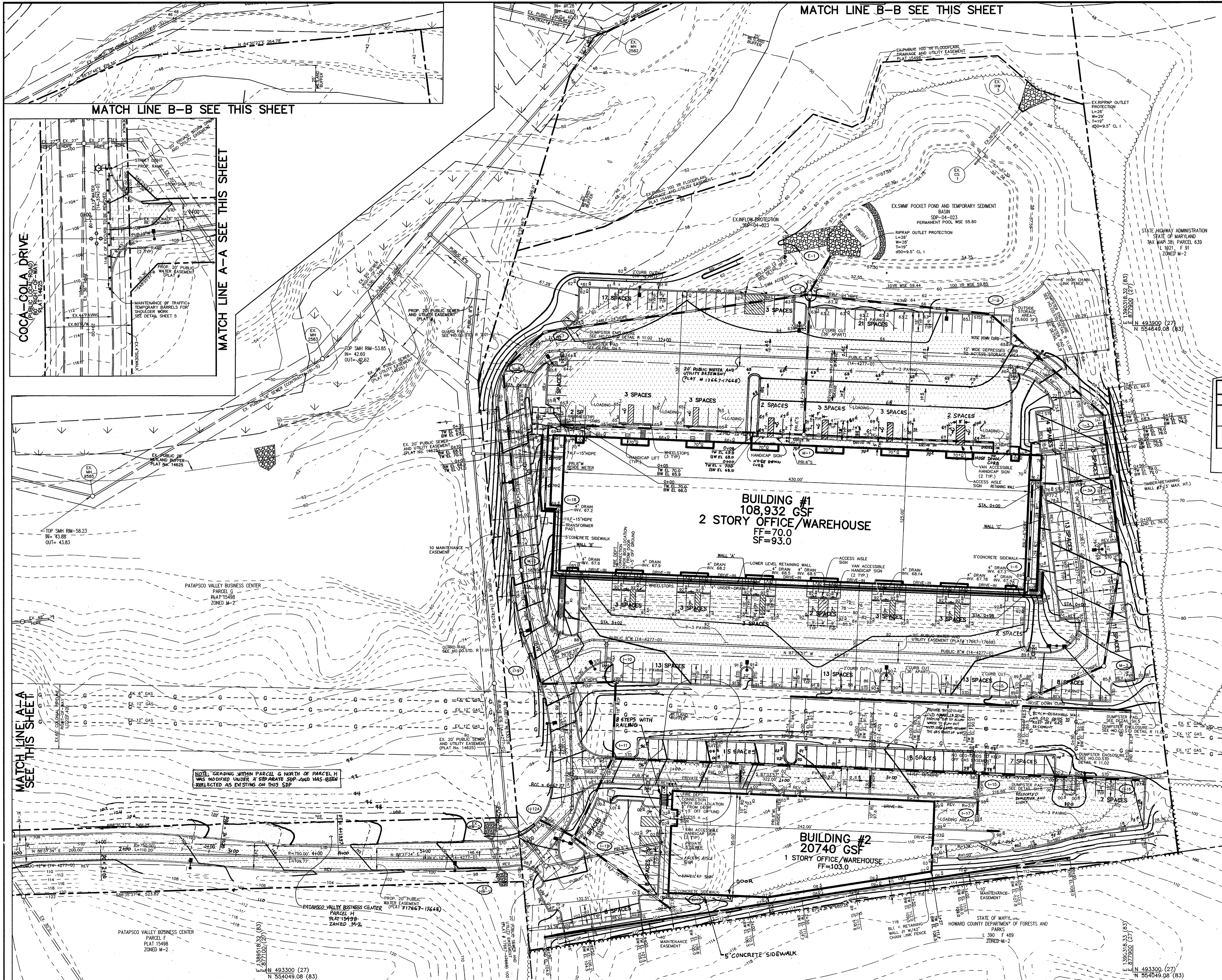
MATCH LINE B-B SEE THIS SHEET

MATCH LINE B-B SEE THIS SHEET



MATCH LINE A-A SEE THIS SHEET

MATCH LINE A-A SEE THIS SHEET



- NOTES:**
- ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS ARE TO FACE OF CURB OR BUILDING UNLESS OTHERWISE NOTED.
 - ALL ON-SITE ROADS ARE PRIVATE.
 - STD/REV/BARR.CURB *- DENOTES TRANSITION BETWEEN STANDARD, REVERSE & BARRIER CURB
 - LANDSCAPING SHALL NOT BE PLACED WITHIN 7.5' OF EACH SIDE OF THE FIRE DEPARTMENT CONNECTION. A CLEAR UNOBSTRUCTED ACCESS PATH TO THE FDC MUST BE MAINTAINED.
 - BUILDING #1 SHALL BE PROTECTED WITH AN ESFR (EARLY SUPPRESSION FAST RESPONSE) SPRINKLER SYSTEM. THIS MAY REQUIRE THE INSTALLATION OF A FIRE PUMP IN THE BUILDING.

LEGEND

- 450 - EXISTING 10' CONTOURS
- 448 - EXISTING 2' CONTOURS
- 450 - PROPOSED 10' CONTOURS
- 448 - PROPOSED 2' CONTOURS
- PROPOSED CURB & GUTTER
- PROPOSED STORM DRAIN
- EXISTING TREELINE
- PROPOSED TREELINE
- P-1 PAVING (HO.CO. DETAIL R-2.01)
- P-3 PAVING (HO.CO. DETAIL R-2.01)
- CONCRETE SIDEWALK (HO.CO. DETAIL R-3.05)
- EASEMENTS
- HANDICAP LIFT

STREET LIGHT CHART

NO.	LOCATION	DESCRIPTION
1	25' LT. CL STA. 30+50 COCA COLA DRIVE	250 WATT HPS (SAG) MOUNTED AT 30' ON A BRONZE FIBERGLASS POLE USING A 12' ARM.
2	SEE PLAN	400 WATT CLEAR BT-37 METAL HALIDE, MOUNTED AT 30' ON A BRONZE FIBERGLASS POLE.

REVISIONS

DATE	NO.	REVISION
1/19/2006	3	SIDEWALKS ADDED FOR BUILDING NO.2

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

David L. Cagle 2/6/06
DIRECTOR DATE

W. Orman 1/30/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cindy Hamilton 1/31/06
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

OWNER
BLUE RUN I ENTERPRISES, LLC.
c/o BILL KNOTT
57 W. TIMONIUM ROAD, SUITE 106
TIMONIUM, MARYLAND 21093
443-271-5646

DEVELOPER
PATAPSCO VALLEY, LLC
c/o SAM LANCILOTTA
6339 TEN OAKS ROAD
CLARKSVILLE, MARYLAND 21209
443-535-0001

PROJECT
PARKSIDE WAREHOUSE CONDOMINIUMS
TWO OFFICE WAREHOUSE BUILDINGS
PATAPSCO VALLEY BUSINESS CENTER, PARCEL H & PARCEL 287
AREA TAX MAP 38 PARCEL 287 ZONED M-2
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE
REVISED SITE DEVELOPMENT PLAN

Patton Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects.
8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8300
F 410.997.9222

PHRA

1/19/2006
DATE

DESIGNED BY: C.J.R.

DRAWN BY: DAM

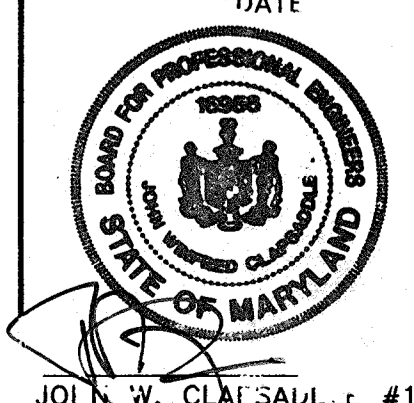
PROJECT NO: 13282/1-C/
PLANS/C/JOSIT

DATE: JANUARY 6, 2006

SCALE: 1"=40'

DRAWING NO. 2 OF 16

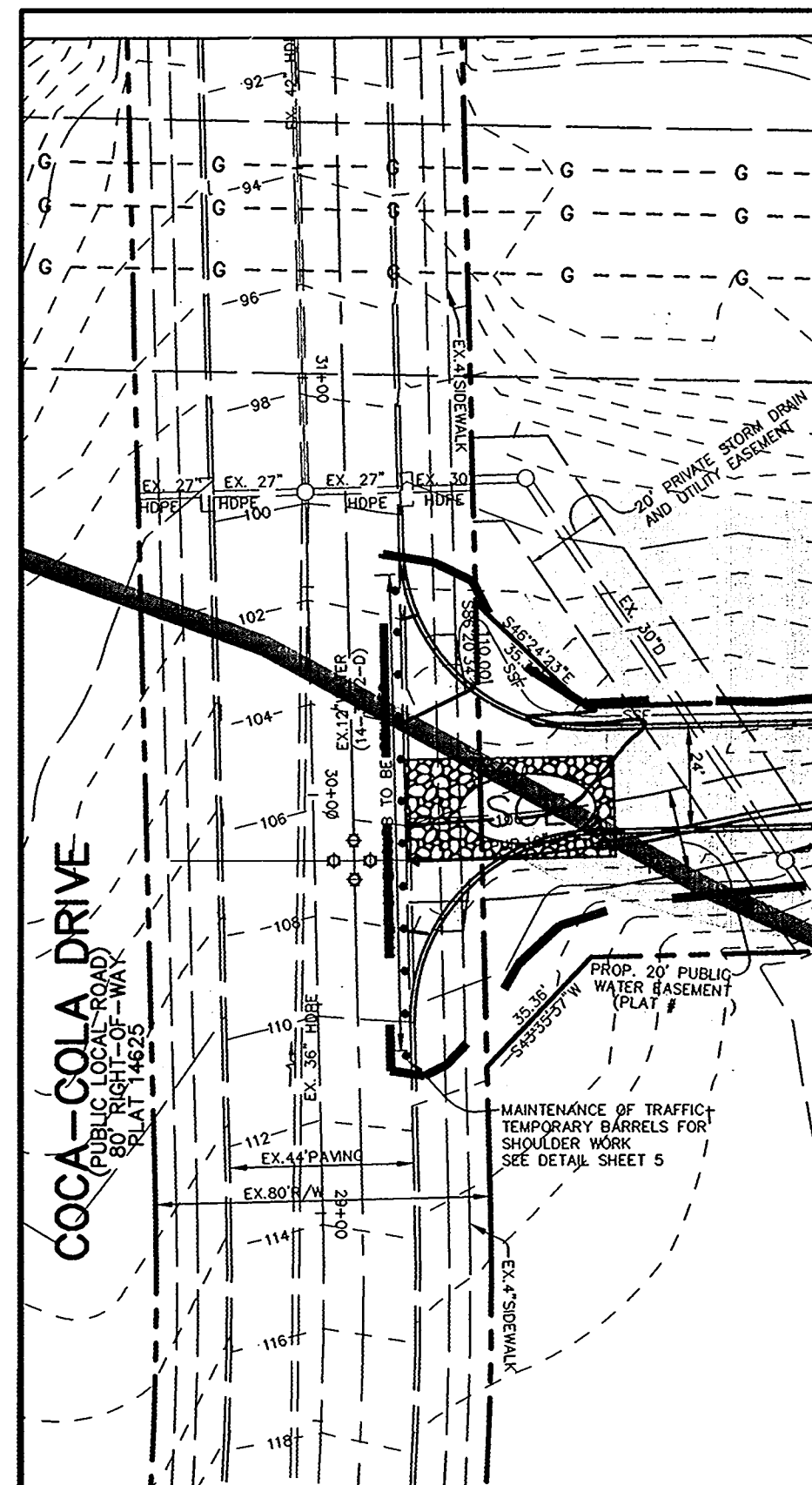
JOHN W. CLAY, JR., #16956



NOTE: GRADING WITHIN PARCEL G NORTH OF PARCEL H WAS MODIFIED UNDER F SEP ARATE SDP AND WAS BEING REFLECTED AS EXISTING ON THIS SDP

BUILDING #1
108,932 GSF
2 STORY OFFICE/WAREHOUSE
FF=70.0
SF=93.0

BUILDING #2
20,740 GSF
1 STORY OFFICE/WAREHOUSE
FF=103.0

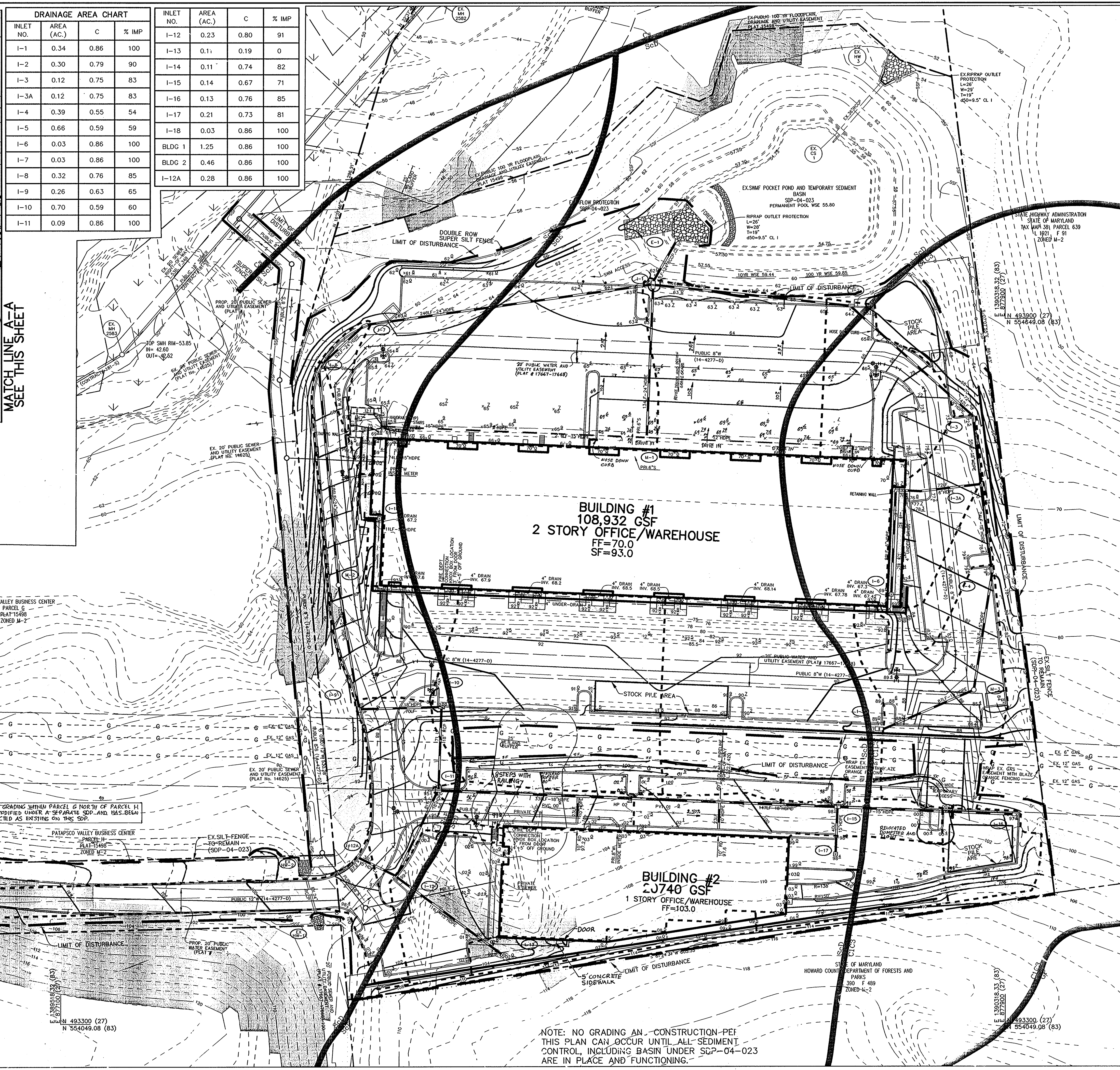
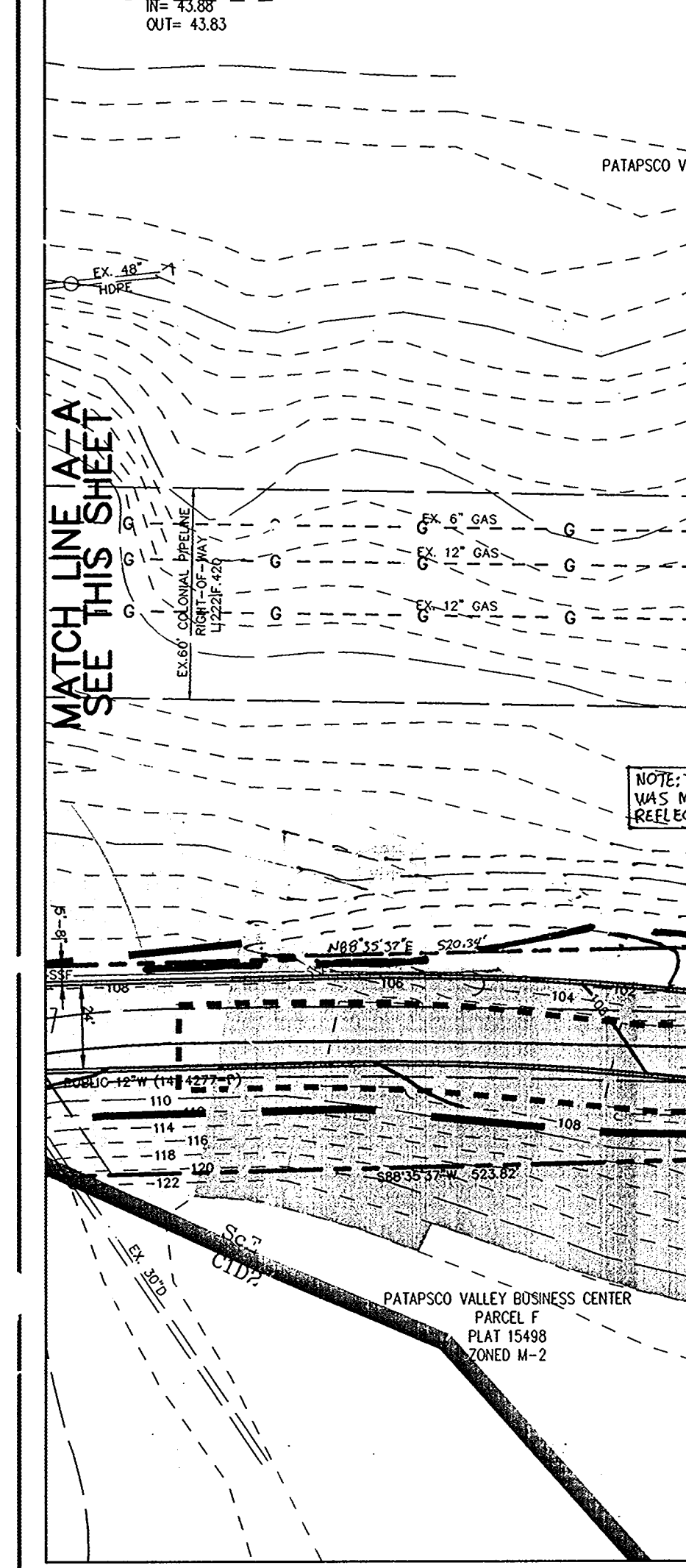


DRAINAGE AREA CHART

INLET NO.	AREA (AC.)	C	% IMP
I-1	0.34	0.86	100
I-2	0.30	0.79	90
I-3	0.12	0.75	83
I-3A	0.12	0.75	83
I-4	0.39	0.55	54
I-5	0.66	0.59	59
I-6	0.03	0.86	100
I-7	0.03	0.86	100
I-8	0.32	0.76	85
I-9	0.26	0.63	65
I-10	0.70	0.59	60
I-11	0.09	0.86	100

INLET NO.	AREA (AC.)	C	% IMP
I-12	0.23	0.80	91
I-13	0.11	0.19	0
I-14	0.11	0.74	82
I-15	0.14	0.67	71
I-16	0.13	0.76	85
I-17	0.21	0.73	81
I-18	0.03	0.86	100
BLDG 1	1.25	0.86	100
BLDG 2	0.46	0.86	100
I-12A	0.28	0.86	100

EX. SEDIMENT BASIN
 EX. DRAINAGE AREA 9.20 ACRES
 PR. DRAINAGE AREA 9.50 ACRES
 STOR. REQ'D (WET STOR.) 17,104 CF
 STOR. REQ'D (DRY STOR.) 17,104 CF
 STOR. PROV. (WET STOR.) 17,104 @ 56.10
 STOR. PROV. (DRY STOR.) 17,104 @ 58.60
 RISER CREST ELEVATION 58.60
 BASIN CLEANOUT ELEVATION 55.40
 TOP OF DAM 62.00
 BOTTOM EL. 54.75
 SIDE SLOPES 3:1
 Q EX. 0.58 CFS
 Q PR. 00.67 CFS



LEGEND

- PROPOSED CURB & GUTTER
- PROPOSED STORM DRAIN
- EXISTING TREELINE
- PROPOSED TREELINE
- EXISTING SUPER SILT FENCE
- PROPOSED SUPER SILT FENCE
- NON-ROOFTOP RUNOFF DISCONNECT SWM CREDIT - PERCENT AREA METHOD FOR RECHARGE ONLY
- SOIL LINES
- DRAINAGE AREA LINES
- LIMIT OF DISTURBANCE
- SSSF SUPER SILT FENCE
- SF SILT FENCE
- BLAZE OR NICE FENCING

BY THE DEVELOPER:
 I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.
 DEVELOPER: *Sam Lancelotta* 1/9/06
 DATE

BY THE ENGINEER:
 I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
 ENGINEER: *Jim Meyer* 1/9/06
 DATE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

Jim Meyer 1/19/06
 NATURAL RESOURCES CONSERVATION SERVICE DATE

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

John De Robertis 1/19/06
 HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Mark L. Wynn 2/4/06
 DIRECTOR DATE

Chad Hamata 1/31/06
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Chad Hamata 1/31/06
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

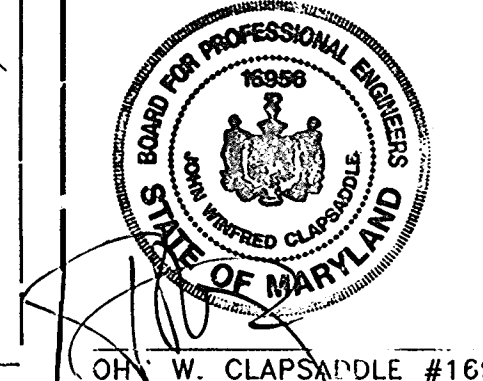
OWNER: BLUE RUN I ENTERPRISES, LLC.
 c/o BILL KNOTT
 57 W. TIMONIUM ROAD, SUITE 106
 TIMONIUM, MARYLAND 21093
 443-271-5646

DEVELOPER: PATAPSCO VALLEY, LLC
 c/o SAM LANCELOTTA
 6339 TEN OAKS ROAD
 CLAYVILLE, MARYLAND 21209
 443-535-0001

PROJECT: PARKS WAREHOUSE CONDOMINIUMS
 TWO OFFICE WAREHOUSE BUILDINGS
 PATAPSCO VALLEY BUSINESS CENTER, PARCEL H & PARCEL 287
 AREA TAX MAP 38 PARCEL 287 ZONED M-2
 1st ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

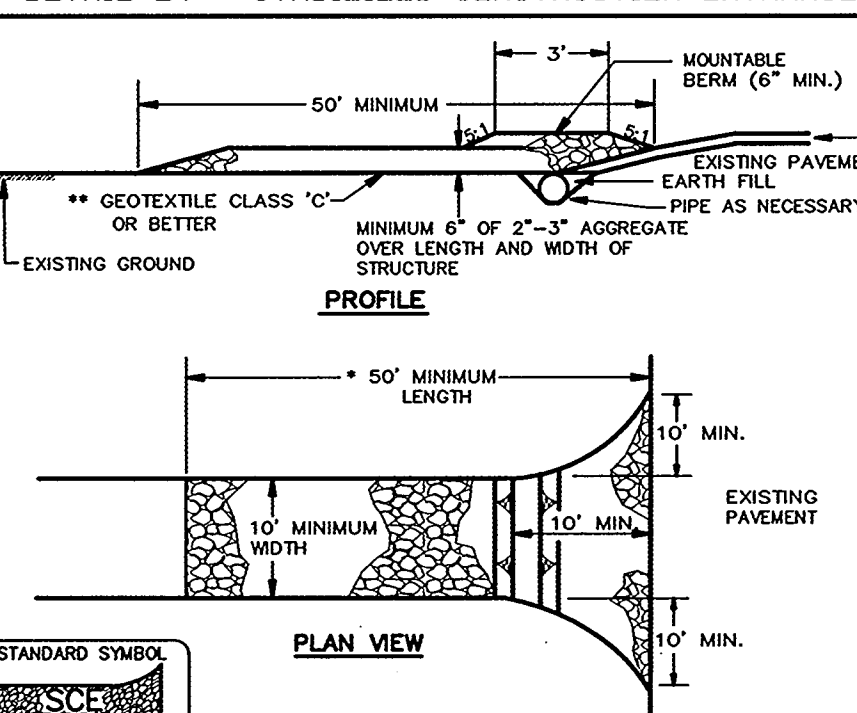
TITLE: REVISED GRADING AND SEDIMENT CONTROL PLAN AND DRAINAGE AREA MAP
 Patton Harris Rust & Associates, pc
 Engineers, Surveyors, Planners, Landscape Architects.
 8818 Centre Park Drive
 Columbia, MD 21045
 T 410.997.8910
 F 410.997.9282

1/9/2006 DATE
 DESIGNED BY: C.J.R.
 DRAWN BY: DAM
 PROJECT NO: 13782/1-0/
 PLANS/C2005SC
 DATE: JANUARY 6, 2006
 SCALE: 1"=40'
 DRAWING NO. 3 OF 16



NOTE: NO GRADING AND CONSTRUCTION PER THIS PLAN CAN OCCUR UNTIL ALL SEDIMENT CONTROL, INCLUDING BASIN UNDER SDP-04-023 ARE IN PLACE AND FUNCTIONING.

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE

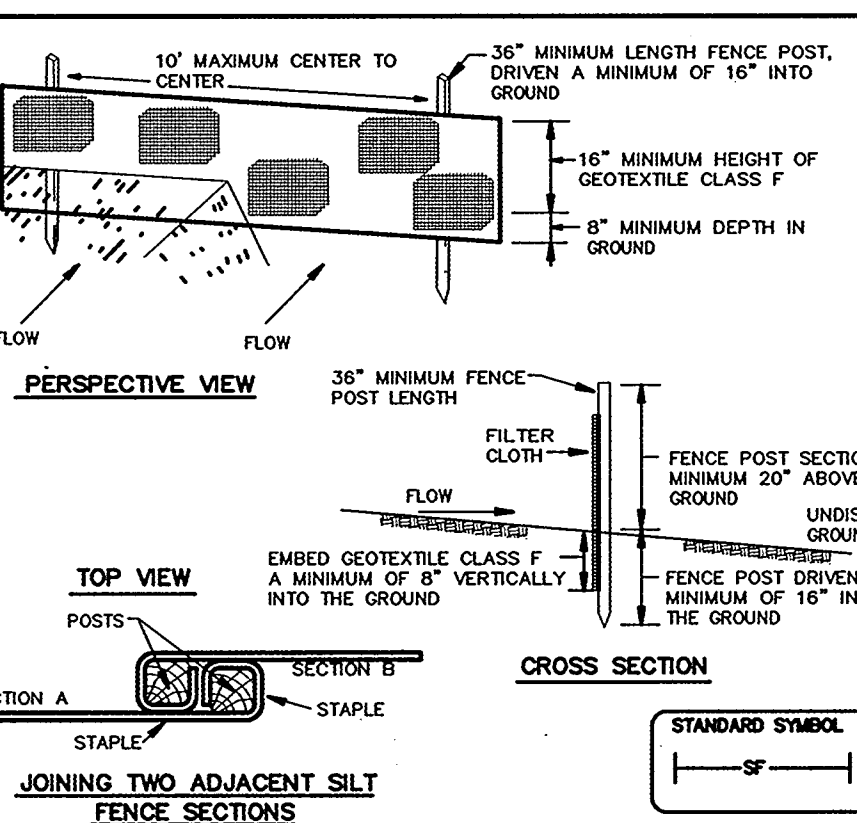


Construction Specifications

- Length - minimum of 50' (*30' for single residence lot).
- Width - 10' minimum, should be flared at the existing road to provide a turning radius.
- Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. **The plan approval authority may not require single family residences to use geotextile.
- Stone - crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 8" deep over the length and width of the entrance.
- Surface Water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mounded berm with 5:1 slopes and a minimum of 8" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.
- Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

U.S. DEPARTMENT OF AGRICULTURE PAGE 17-3 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 22 - SILT FENCE



Construction Specifications

- Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 1 1/2" x 1 1/2" square (minimum) cut, or 1 3/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard T or U section weighting not less than 1.00 pound per linear foot.
- Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F:
Tensile Strength 50 lbs/in (min.) Test: MSMT 509
Tensile Modulus 20 lbs/in (min.) Test: MSMT 509
Flow Rate 0.3 gal ft²/minute (max.) Test: MSMT 322
Filtering Efficiency 75% (min.) Test: MSMT 322
- Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.
- Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reaches 50% of the fabric height.

U.S. DEPARTMENT OF AGRICULTURE PAGE 15-3 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

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 WHERE ON OFF-SITE DAMAGE IS LIKELY WITHOUT TREATMENT.

SPECIFICATIONS

TEMPORARY METHODS

- 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 CLODS TO THE SURFACE. THIS IS AN EMERGENCY MEASURE WHICH SHOULD BE USED BEFORE SOIL BLOWING STARTS, BEGIN FLOWING OR WINDWARD SIDE OF SITE. CHEESE TOOTHED HARROWS, SPRING-TOOTHED HARROWS, AND SIMILAR FLOWS 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 MOSTLY WET. 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 TO TIMES THEIR HEIGHT ARE EFFECTIVE IN CONTROLLING SOIL BLOWING.
- CALCIUM CHLORIDE - APPLY AT RATES THAT WILL KEEP SURFACE MOIST. MAY NEED RETREATMENT.

PERMANENT METHODS

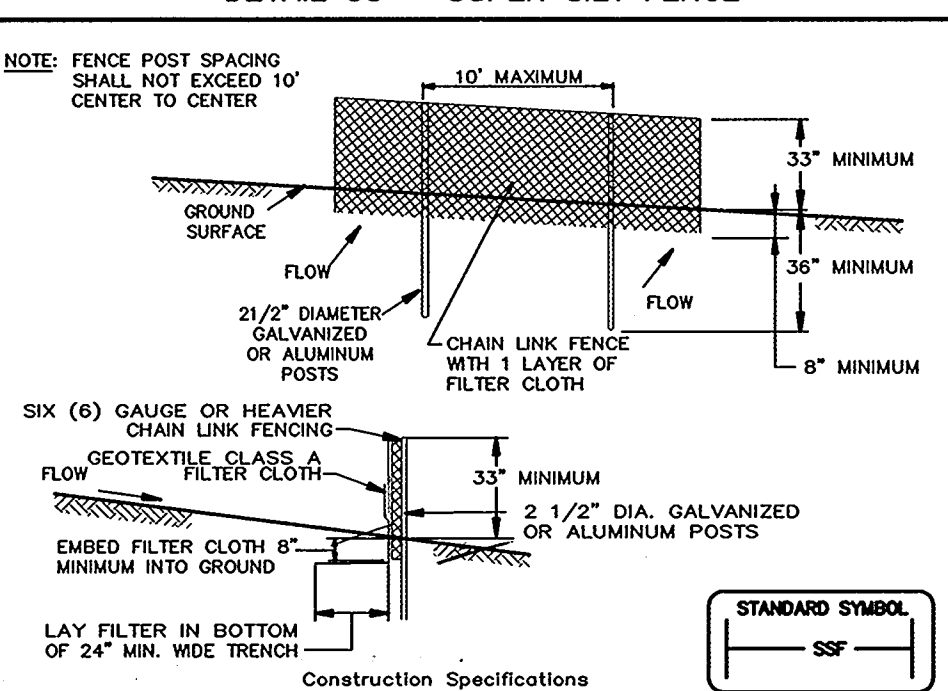
- PERMANENT VEGETATION - SEE STANDARDS FOR PERMANENT VEGETATIVE COVER, AND PERMANENT STABILIZATION WITH SOIL. EXISTING TREES OR LARGE SHRUBS MAY AFFORD VALUABLE PROTECTION IF LEFT IN PLACE.
- TOPSOILING - COVERING WITH LESS EROSION SOIL MATERIALS. SEE STANDARDS FOR TOPSOILING.
- STONE - COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.

REFERENCES

- AGRICULTURE HANDBOOK 346. WIND EROSION FORCES IN THE UNITED STATES AND THEIR USES IN PREDICTING SOIL LOSS.
- AGRICULTURE INFORMATION BULLETIN 354. HOW TO CONTROL WIND EROSION, USDA-ARS.

U.S. DEPARTMENT OF AGRICULTURE PAGE 30-1 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

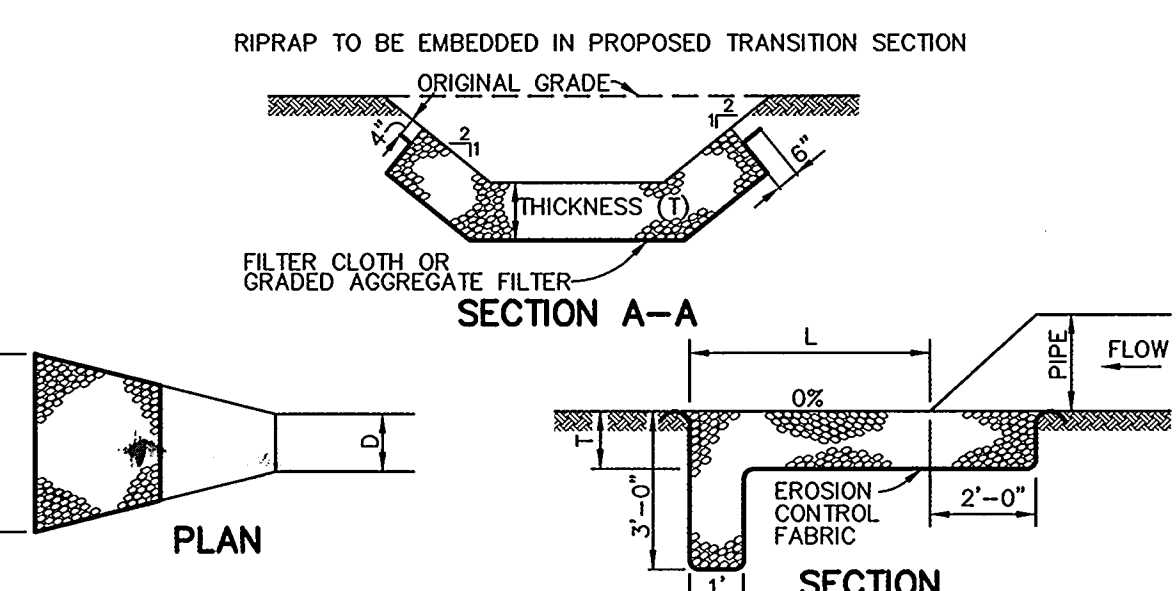
DETAIL 33 - SUPER SILT FENCE



Construction Specifications

- Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway (SHA) Details for Chain Link Fencing. The SHA specifications for a 6 foot fence shall be used, substituting 42" fabric and 6 foot length posts.
- The posts do not need to be set in concrete.
- Chain link fence shall be fastened securely to the fence posts with wire ties or staples. The lower tension wire, brace and truss rods, drive anchors and wire caps are not required except on the ends of the fence. The chain link fencing shall be six (6) gauge or heavier.
- Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
- Stone - crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 8" deep over the length and width of the entrance.
- When two sections of geotextile fabric adjoin each other, they shall be overlapped by 6" and folded.
- Maintenance shall be performed as needed and silt buildup removed when "bulges" develop in the silt fence, or when silt reaches 50% of fence height.

U.S. DEPARTMENT OF AGRICULTURE PAGE 18-3 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



NOTE: Q₁₀, V & DEPTH CALCULATED AT END OF RIPRAP OUTLET CHANNEL.

STRUCTURE	STONE DIA.	LENGTH (L)	WIDTH (W)	THICKNESS (T)	Q ₁₀	V	DEPTH
E-1	9.5" (CL I)	26'	28'	19"	28.2	8.97	-

NOTE: USE CLASS I RIPRAP
RIPRAP OUTLET PROTECTION DETAIL
NO SCALE

CONSTRUCTION SPECIFICATIONS

- THE SUBGRADE FOR THE FILTER, RIP-RAP, OR GABION SHALL BE PREPARED TO THE REQUIRED LINES AND GRADES. ANY FILL REQUIRED IN THE SUBGRADE SHALL BE COMPACTED TO A DENSITY OF APPROXIMATELY THAT OF THE SURROUNDING UNDISTURBED MATERIAL.
- THE ROCK OR GRAVEL SHALL CONFORM TO THE SPECIFIED GRADING LIMITS WHEN INSTALLED RESPECTIVELY IN THE RIP-RAP OR FILTER.
- GEOTEXTILE CLASS C OR BETTER SHALL BE PROTECTED FROM PUNCHING, CUTTING, OR TEARING. ANY DAMAGE OTHER THAN AN OCCASIONAL SMALL HOLE SHALL BE REPAIRED BY PLACING ANOTHER PIECE OF GEOTEXTILE FABRIC OVER THE DAMAGED AREA. REPAIRS OR FOR JOINING TWO PIECES OF GEOTEXTILE FABRIC SHALL BE A MINIMUM OF ONE FOOT.
- STONE FOR THE RIP-RAP OR GABION OUTLETS MAY BE PLACED BY EQUIPMENT. THEY SHALL BE CONSTRUCTED TO THE FULL COURSE THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO AVOID DISPLACEMENT OF UNDERLYING MATERIALS. THE STONE FOR RIP-RAP OR GABION OUTLETS SHALL BE DELIVERED AND PLACED IN A MANNER THAT WILL ENSURE THAT IT IS REASONABLY HOMOGENEOUS WITH THE SMALLER STONES AND SPALLS FILLING THE VOIDS BETWEEN THE LARGER STONES. RIP-RAP SHALL BE PLACED IN A MANNER TO PREVENT DAMAGE TO THE FILTER BLANKET OR GEOTEXTILE FABRIC. HAND PLACEMENT WILL BE REQUIRED TO THE EXTENT NECESSARY TO PREVENT DAMAGE TO THE PERMANENT WORKS.
- THE STONE SHALL BE PLACED SO THAT IT BLENDS IN WITH THE EXISTING GROUND. IF THE STONE IS PLACED TOO HIGH THEN THE FLOW WILL BE FORCED OUT OF THE CHANNEL AND SCOUR ADJACENT TO THE STONE WILL OCCUR.

SEQUENCE OF CONSTRUCTION

- OBTAIN GRADING PERMIT.
- INSTALL STABILIZED CONSTRUCTION ENTRANCE, SILT FENCE, SUPER SILT FENCE AND MAINTAIN ANY EXISTING CONTROLS PREVIOUSLY INSTALLED UNDER SDP-04-023. (1 WEEK)
- BEGIN SITE GRADING AND BUILDING CONSTRUCTION USING SDP-04-023 SEDIMENT CONTROLS. DRAINAGE SYSTEM TO DRAIN TO SEDIMENT BASIN.
- INSTALL STORM DRAIN SYSTEM UPON COMPLETION OF MASS GRADING PER SDP-04-023. (6 WEEKS)
- PROCEED WITH SITE GRADING AND WALL CONSTRUCTION.
- INSTALL CURB AND GUTTER THEN PROCEED WITH CONCRETE POUR FOR TRUCK SETDOWN PAD AND ASPHALT PAVING. (6 WEEKS)
- APPLY TOPSOIL AND STABILIZE DISTURBED AREAS IN ACCORDANCE WITH PERMANENT SEEDING NOTES. (2 DAYS)
- PERFORM FINE GRADING, LANDSCAPING, LIGHTING, SIDEWALK, AND COMPLETE BUILDING CONSTRUCTION. (6 MONTHS)
- UPON PERMISSION OF COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE ALL REMAINING SEDIMENT CONTROL DEVICES AND STABILIZE DISTURBED AREAS IN ACCORDANCE WITH PERMANENT SEEDING NOTES. (2 DAY)

21.0 STANDARD AND SPECIFICATIONS FOR TOPSOIL

DEFINITION
PLACEMENT OF TOPSOIL OVER A PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION.

PURPOSE
TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.

CONDITIONS WHERE PRACTICE APPLIES

- THIS PRACTICE IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:
--a. THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH.
--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 MATERIAL TOXIC TO PLANT GROWTH.
--d. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIME IS NOT FEASIBLE.

II. FOR THE PURPOSE OF THESE STANDARDS AND SPECIFICATIONS, AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION FOR 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 EXPERIMENTATION STATION.
- TOPSOIL SPECIFICATIONS - SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING:
--I. TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, LOAMY SAND, LOAMY SILT, OR SANDY SILT. 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 CONTRASTING 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.
--II. TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSHELL, POISON IVY, HIBISCUS, OR OTHERS AS SPECIFIED.
--III. WHERE 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 DESIGNATED AREAS AND WORKED INTO THE SOIL IN CONJUNCTION WITH TILLAGE OPERATIONS AS DESCRIBED IN THE FOLLOWING PROCEDURES.
- FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES:
--I. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.
- FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES:
--I. ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER AND LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING REQUIREMENTS:
--a. PH FOR TOPSOIL SHALL BE BETWEEN 6.0 AND 7.5. IF THE TESTED SOIL DEMONSTRATES A PH OF LESS THAN 6.0, SUFFICIENT LIME SHALL BE PRESCRIBED TO RAISE THE PH TO 6.5 OR HIGHER.
--b. ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 1.5 PERCENT BY WEIGHT.
--c. TOPSOIL HAVING SOLUBLE SALT CONTENT GREATER THAN 500 PARTS PER MILLION SHALL NOT BE USED.
--d. 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 DAYS MIN.) TO PERMIT DISSIPATION OF PHYTO-TOXIC MATERIALS.

NOTE: TOPSOIL SUBSTITUTES TO 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.

- PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.
- TOPSOIL APPLICATION
--I. TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT FENCE AND SEDIMENT TRAPS AND BASINS.
--II. GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBERT 4" - 8" HIGHER IN ELEVATION.
--III. 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.
--IV. TOPSOIL SHALL NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.
- ALTERNATIVE FOR PERMANENT SEEDING - INSTEAD OF APPLYING THE FULL AMOUNTS OF LIME AND COMMERCIAL FERTILIZER, COMPOSTED SLUDGE AND AMENDMENTS MAY BE APPLIED AS SPECIFIED BELOW:
--I. COMPOSTED SLUDGE MATERIAL FOR USE AS A SOIL CONDITIONER FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES SHALL BE TESTED TO PRESCRIBE AMENDMENTS AND FOR SITE HAVING DISTURBED AREAS UNDER 5 ACRES SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
--a. COMPOSTED SLUDGE SHALL BE SUPPLIED BY, OR ORIGINATE 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.
--b. 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.
--c. COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1,000 SQUARE FEET.
--d. 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 INSTITUTES. REVISED 1973.

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 (313-1855).
- ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THERETO.
- FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: A) 7 CALENDAR DAYS FOR ALL PERIMETER SEDIMENT CONTROL STRUCTURES, DIKES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3:1; B) 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 THE PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 7, OF THE HOWARD COUNTY DESIGN MANUAL, STORM DRAINAGE.
- ALL DISTURBED AREAS MUST BE STABILIZED WITHIN THE TIME PERIOD SPECIFIED ABOVE IN ACCORDANCE WITH THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR PERMANENT SEEDING, SOD, TEMPORARY SEEDING, AND MULCHING (SEC. G). TEMPORARY STABILIZATION WITH MULCH ALONE SHALL ONLY BE DONE WHEN RECOMMENDED SEEDING DATA DO NOT ALLOW FOR PROPER GERMINATION AND ESTABLISHED OF GRASSES.
- ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.
- SITE ANALYSIS:
TOTAL AREA OF SITE 11.15 ACRES
AREA DISTURBED 6.0 ACRES
AREA TO BE ROOFED OR PAVED 5.5 ACRES
AREA TO BE VEGETATIVELY STABILIZED 2.5 ACRES
TOTAL CUT 28,500 CU. YARDS
TOTAL FILL 28,500 CU. YARDS
OFFSITE WASTE AREA LOCATION TO HAVE ACTIVE GRADING PERMIT
- 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 CONTROLS 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 PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.
- TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH SHALL BE BACK-FILLED AND STABILIZED WITH ONE WORKING DAY, WHICHEVER IS SHORTER.
- SITE GRADING WILL BEGIN ONLY AFTER ALL PERIMETER SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED AND ARE IN A FUNCTIONING CONDITION.
- SEDIMENT WILL BE REMOVED FROM TRAPS WHEN ITS DEPTH REACHES CLEAN OUT ELEVATION SHOWN ON THE PLANS.
- CUT AND FILL QUANTITIES PROVIDED UNDER SITE ANALYSIS DO NOT REPRESENT BID QUANTITIES. THESE QUANTITIES DO NOT DISTINGUISH BETWEEN TOPSOIL, STRUCTURAL FILL OR EMBANKMENT MATERIAL, NOR DO THEY REFLECT CONSIDERATION OF UNDERCUTTING OR REMOVAL OF UNSUITABLE MATERIAL. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH SITE CONDITIONS WHICH MAY AFFECT THE WORK.

BY THE DEVELOPER :

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

AIMEE C. REMINGTON 6-20-05
DEVELOPER DATE

BY THE ENGINEER :

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

Jim Meyer 6/28/05
ENGINEER DATE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.

John R. Robertson 6/28/05
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

David S. Wagle 7/2/05
DIRECTOR DATE

Chris Brumba 7/2/05
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Chris Brumba 7/2/05
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

OWNER
BLUE RUN I ENTERPRISES, LLC.
c/o BILL KNOTT
57 W. TIMONIUM ROAD, SUITE 106
TIMONIUM, MARYLAND 21093
443-271-5646

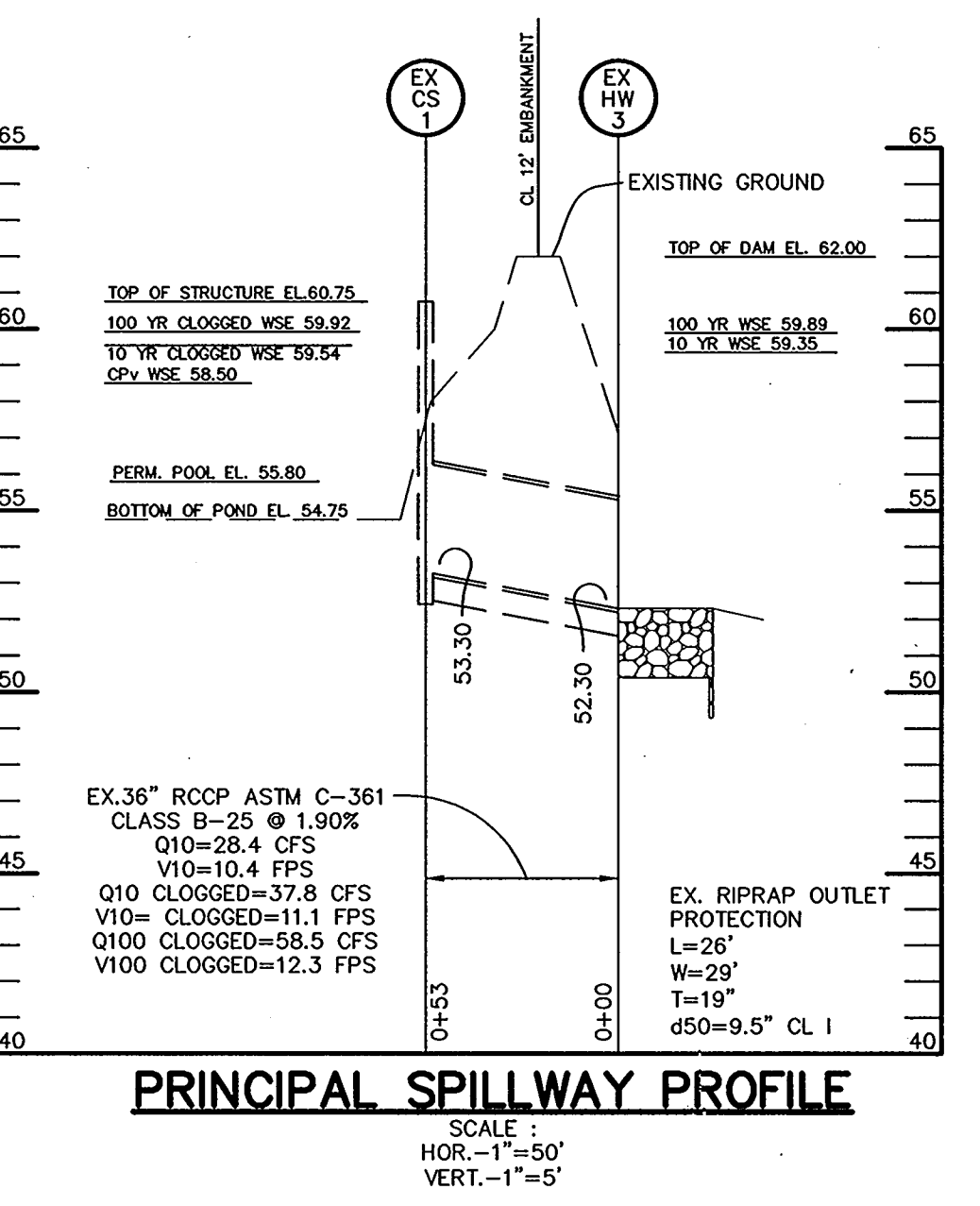
DEVELOPER
PATAPSCO VALLEY, LLC
c/o SAM LANCELLOTTA
6339 TEN OAKS ROAD
CLARKSVILLE, MARYLAND 21209
443-535-0001

PROJECT
PARKSIDE WAREHOUSE CONDOMINIUMS
TWO OFFICE WAREHOUSE BUILDINGS
PATAPSCO VALLEY BUSINESS CENTER, PARCEL H & PARCEL 287
AREA TAX MAP 38 PARCEL 287 ZONED M-2
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

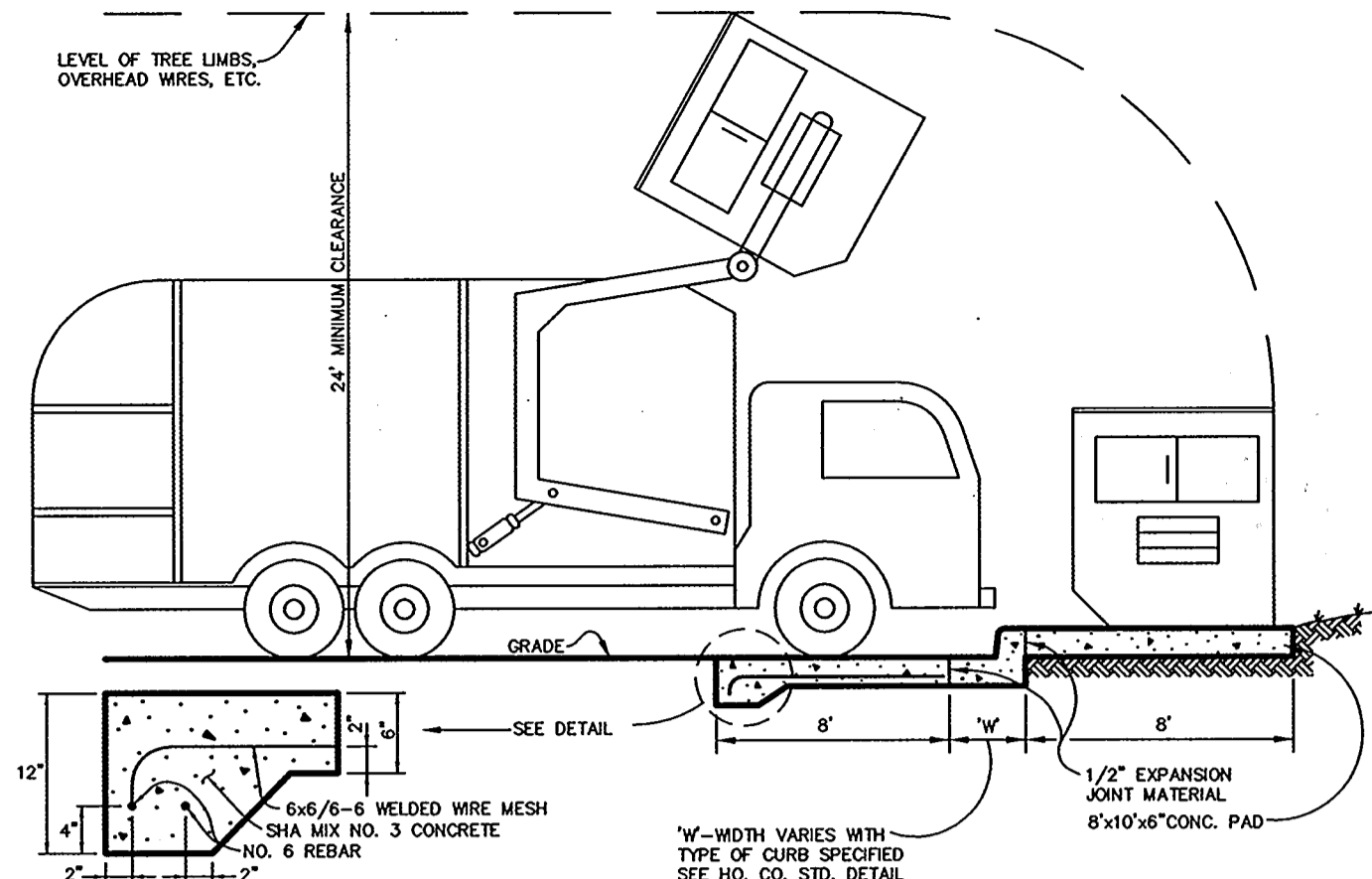
TITLE
SEDIMENT CONTROL DETAILS

Patton Harris Rust & Associates, p.c.
Engineers, Surveyors, Planners, Landscape Architects.
8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

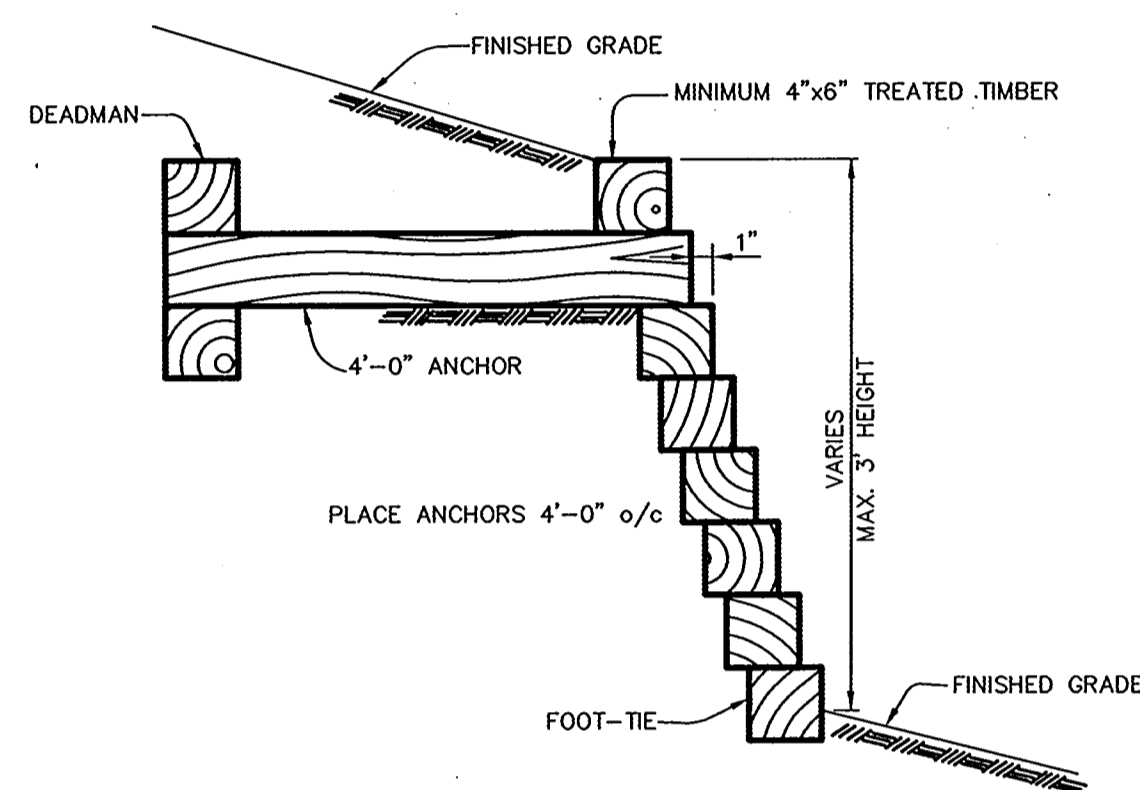
DATE 6-20-05
DESIGNED BY : C.J.R.
DRAWN BY: DAM
PROJECT NO : 13282/1-0/
C901DET
DATE : JUNE 20, 2005
SCALE : AS SHOWN
DRAWING NO. 4 OF 16



SCALE: HOR - 1"=50' VERT - 1"=5'

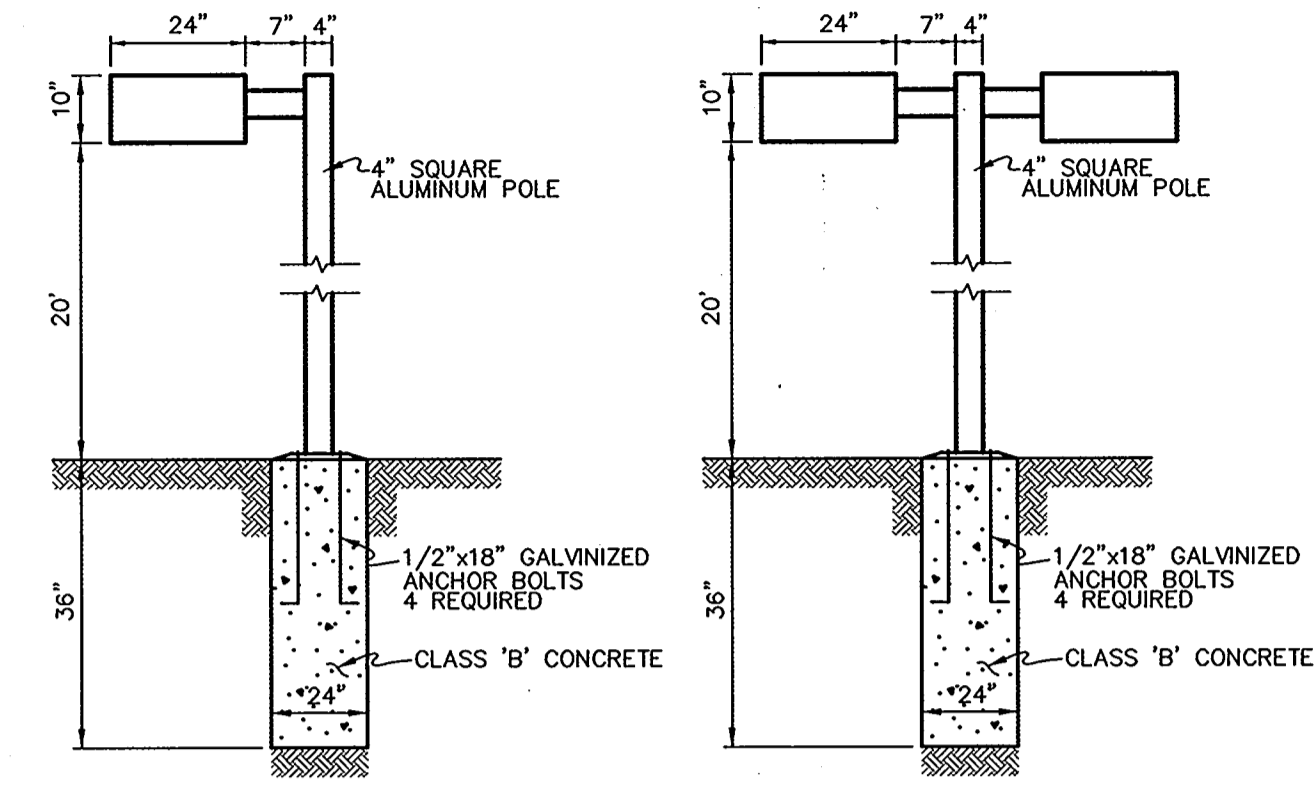


DUMPSTER PAD
NO SCALE



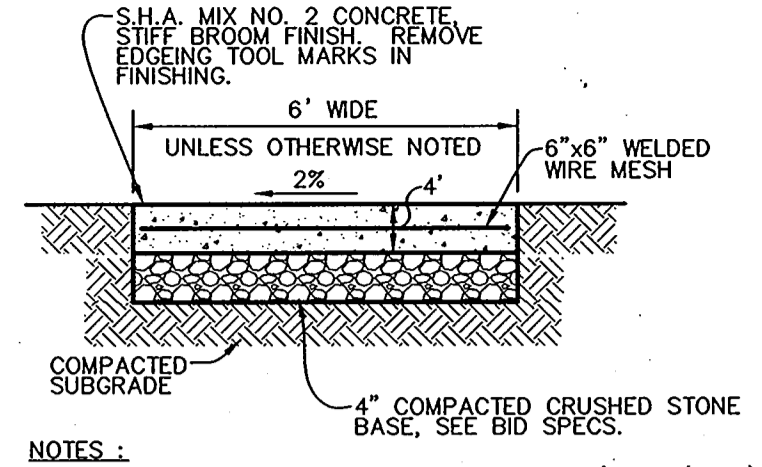
RETAINING WALL DETAIL
NO SCALE

1. ALL LIGHT FIXTURES TO BE SINGLE LUMINAIRE 400 WATT MERCURY TYPE WITH METAL POLES AND DIRECTED DOWNWARD
2. LOCATIONS OF LIGHT FIXTURES ARE ON THE PLAN AND ARE SHOWN THUS:
3. LIGHTS TO BE CLEAR BT-37 TYPE AS MANUFACTURED OR APPROVED EQUAL.
4. POLE AND FIXTURE TO HAVE BRONZE POLYESTER ENAMEL FINISH.
5. POLE TO BE LOCATED 3' BACK FROM BACK OF CURB.

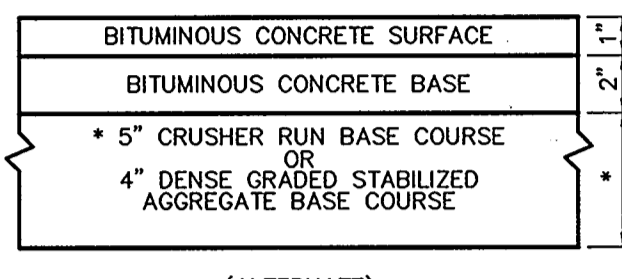


LIGHT POLE DETAIL **DUAL LIGHT POLE DETAIL**
NO SCALE NO SCALE

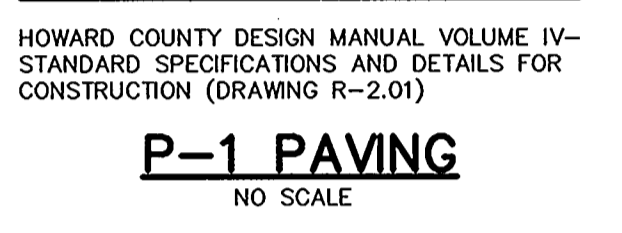
SITE LIGHTING



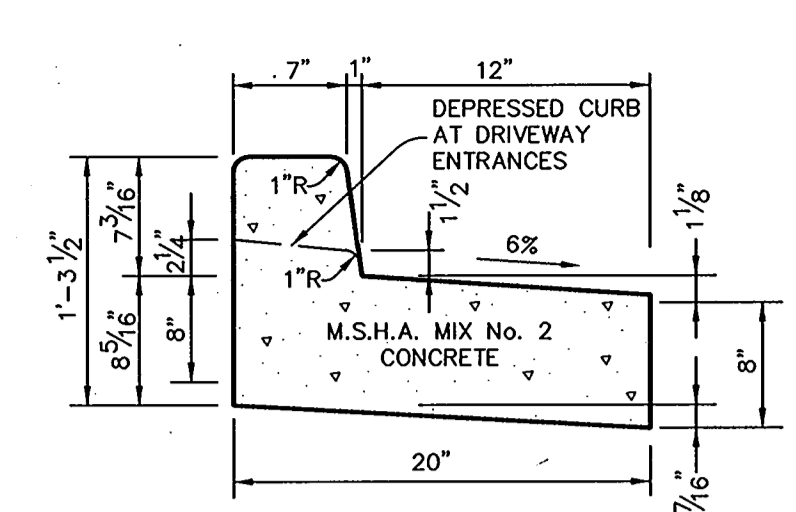
NO. 2 CONCRETE
SIDEWALK w/ REINFORCING
NO SCALE



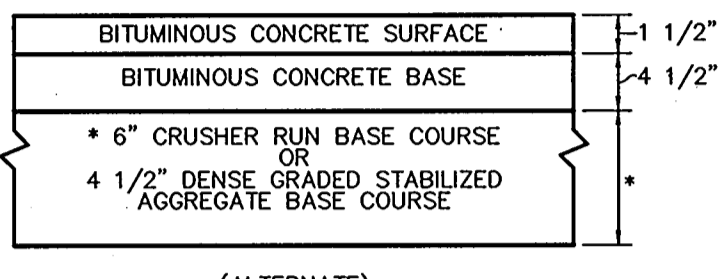
P-1 PAVING
NO SCALE



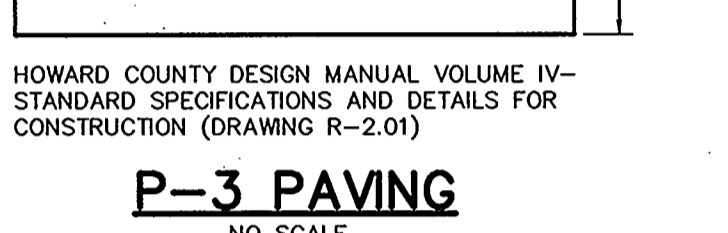
P-3 PAVING
NO SCALE



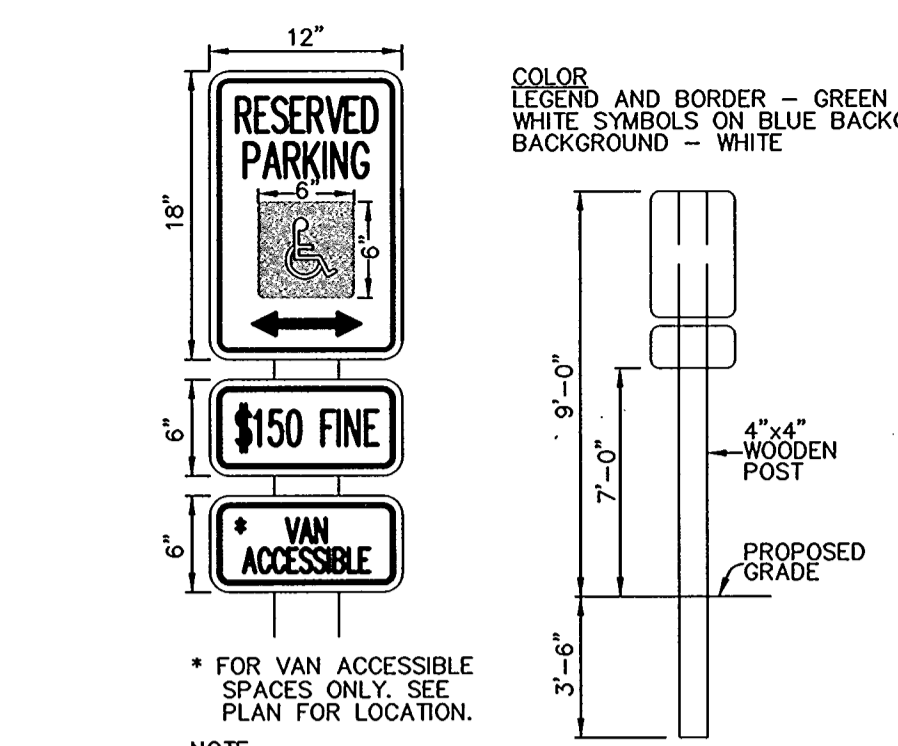
REVERSE 7" COMBINATION CURB AND GUTTER
NO SCALE



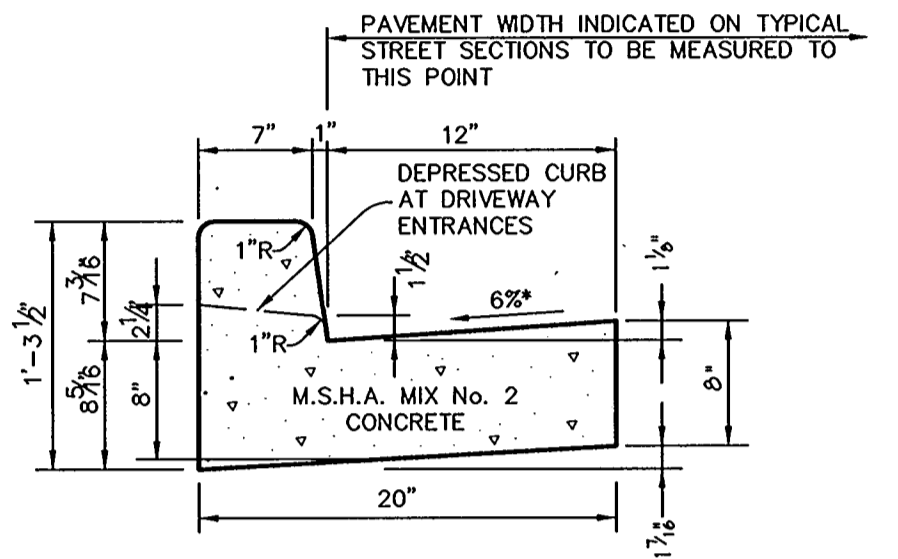
P-3 PAVING
NO SCALE



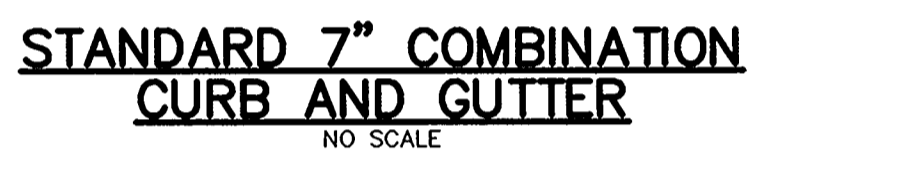
P-3 PAVING
NO SCALE



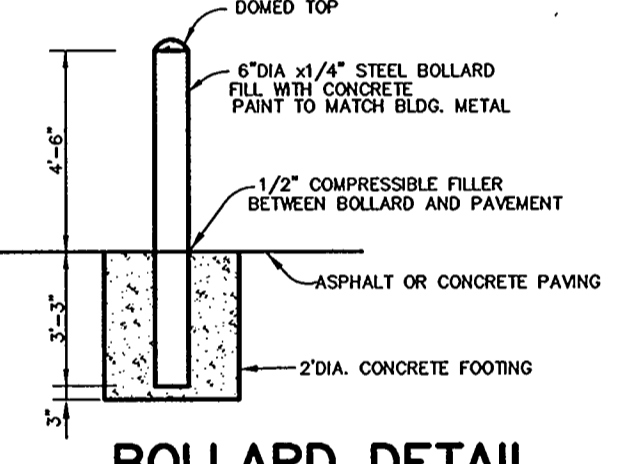
HANDICAP SIGN DETAIL
NO SCALE



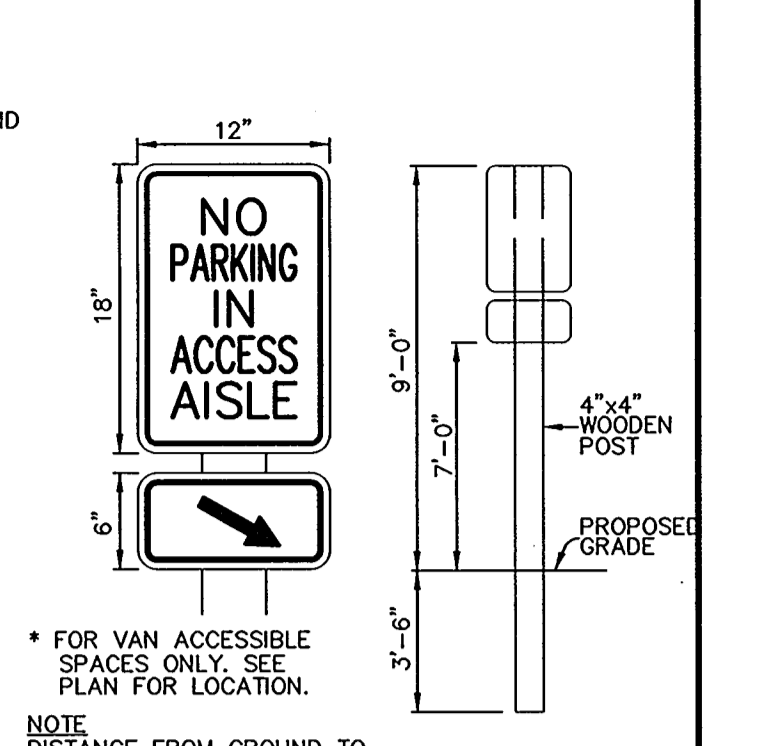
CONCRETE TRUCK COURT PAVING
NO SCALE



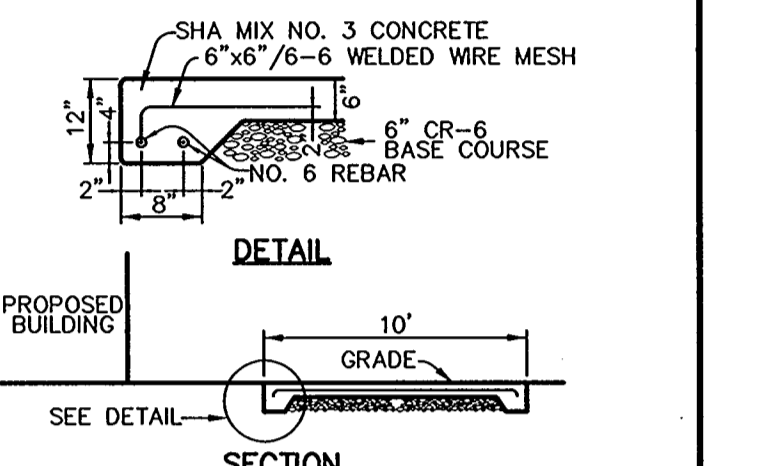
STANDARD 7" COMBINATION CURB AND GUTTER
NO SCALE



BOLLARD DETAIL
NO SCALE



ACCESS AISLE SIGN
NO SCALE



CONCRETE WHEEL STOP LOCATION PLAN
NO SCALE

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Don't de la Cruz 7/12/05
DIRECTOR DATE

Mike Dammus 7/16/05
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Indy Hendrix 7/12/05
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DATE	NO.	REVISION

OWNER

BLUE RUN I ENTERPRISES, LLC.
c/o BILL KNOTT
57 W. TIMONIUM ROAD, SUITE 106
TIMONIUM, MARYLAND 21093
443-271-5646

DEVELOPER

PATAPSCO VALLEY, LLC
c/o SAM LANCELLOTTA
6339 TEN OAKS ROAD
CLARKSVILLE, MARYLAND 21209
443-535-0001

PROJECT

PARKSIDE WAREHOUSE CONDOMINIUMS
TWO OFFICE WAREHOUSE BUILDINGS
PATAPSCO VALLEY BUSINESS CENTER, PARCEL H & PARCEL 287
AREA TAX MAP 38 PARCEL 287 ZONED M-2
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE

DETAILS

Patton Harris Rust & Associates, pc
Engineers. Surveyors. Planners. Landscape Architects.
8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

6-20-05
DATE

DESIGNED BY : C.J.R.

DRAWN BY: DAM

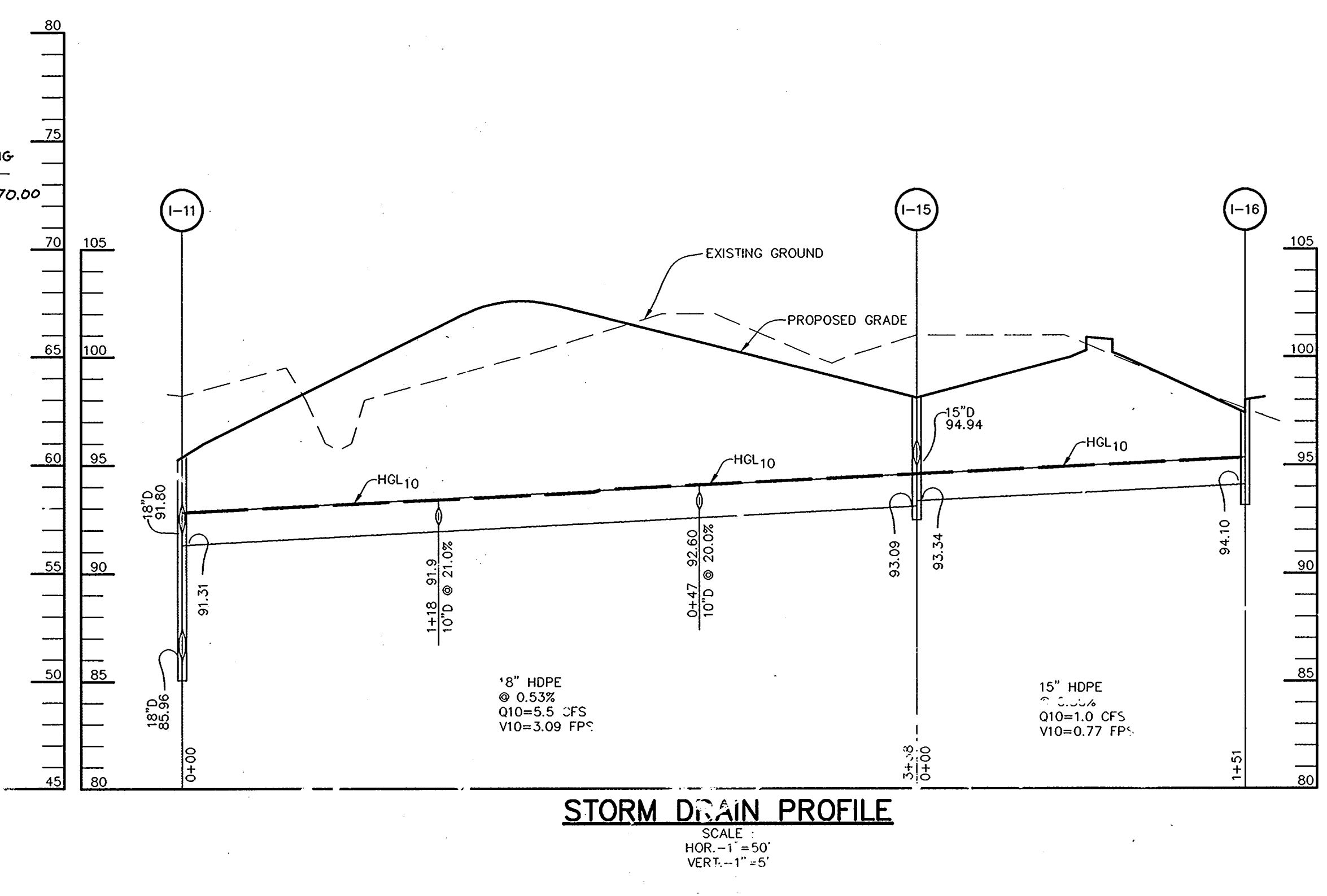
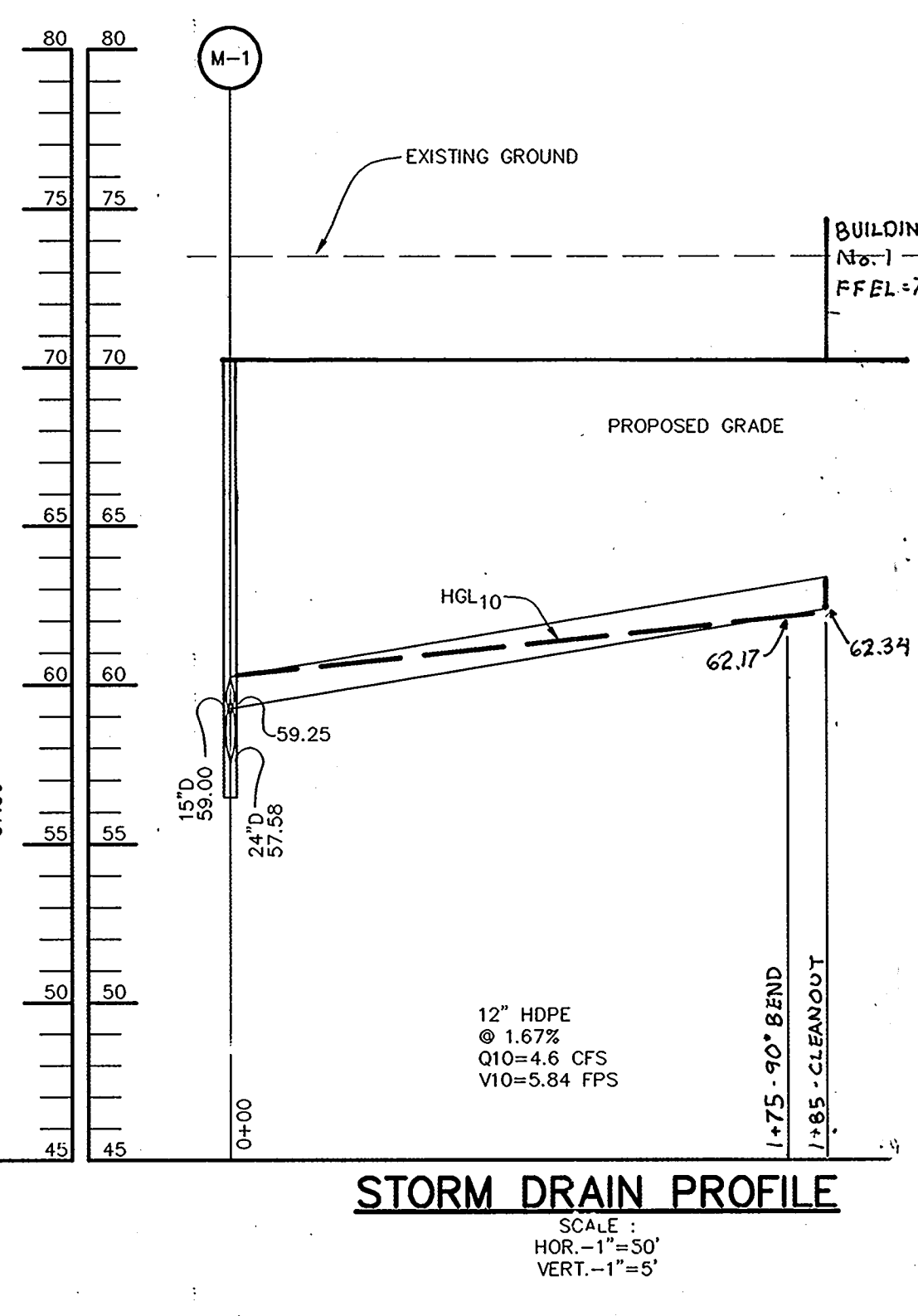
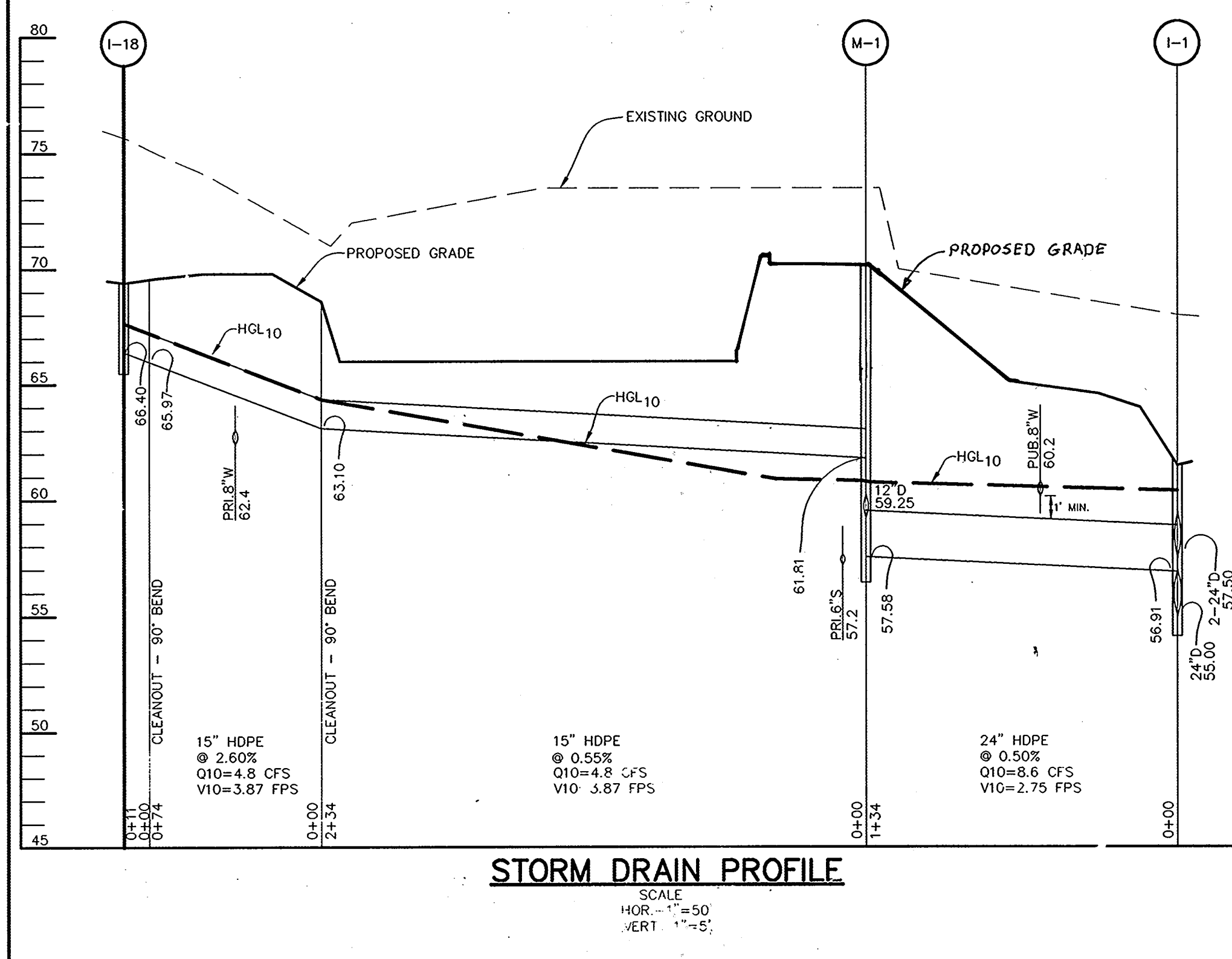
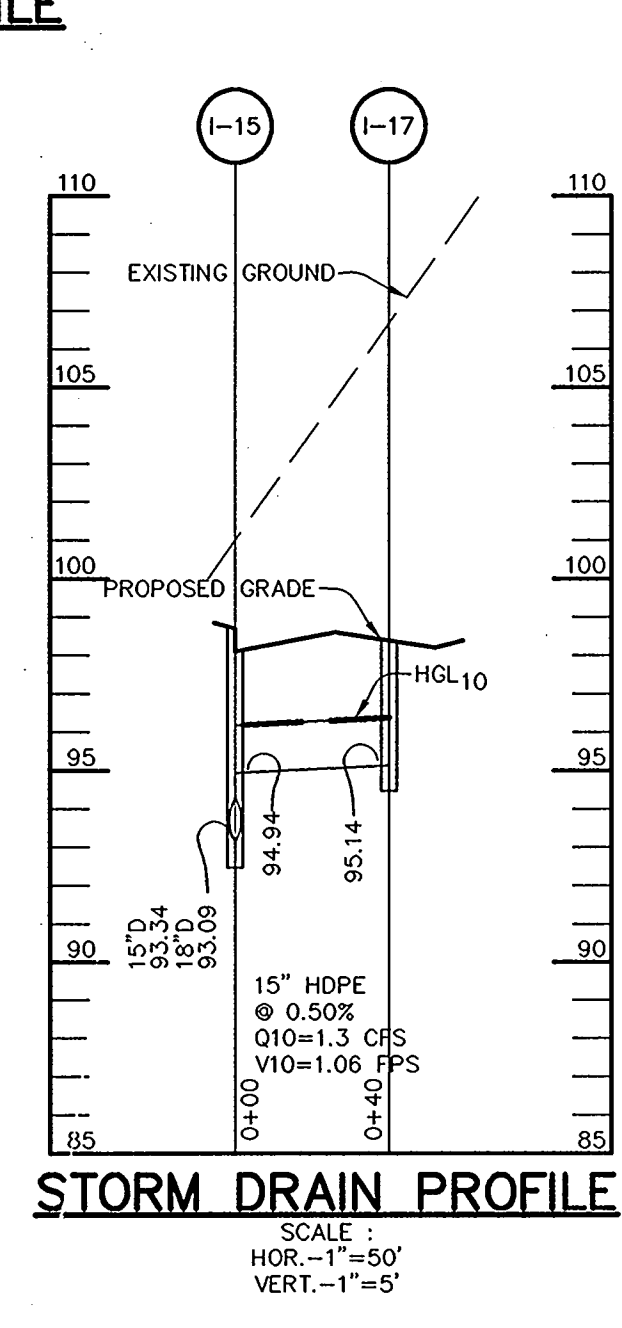
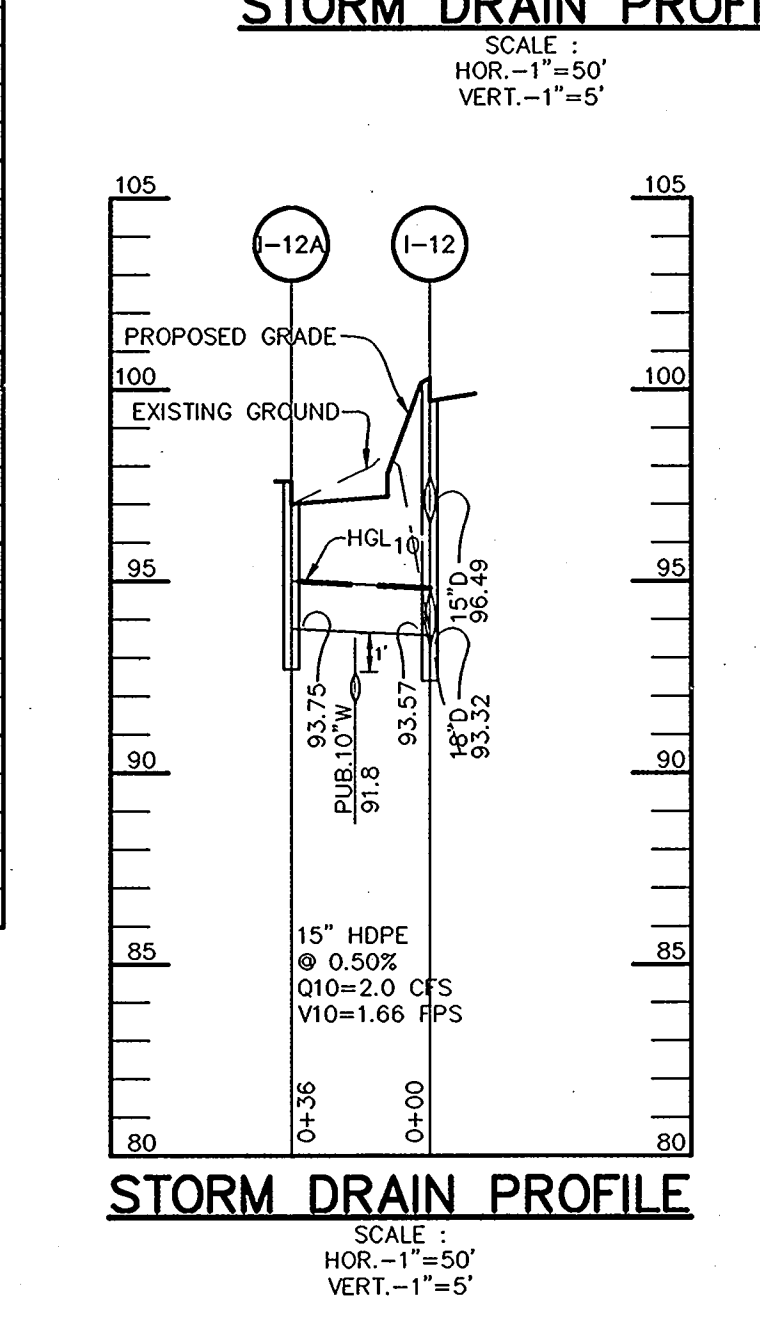
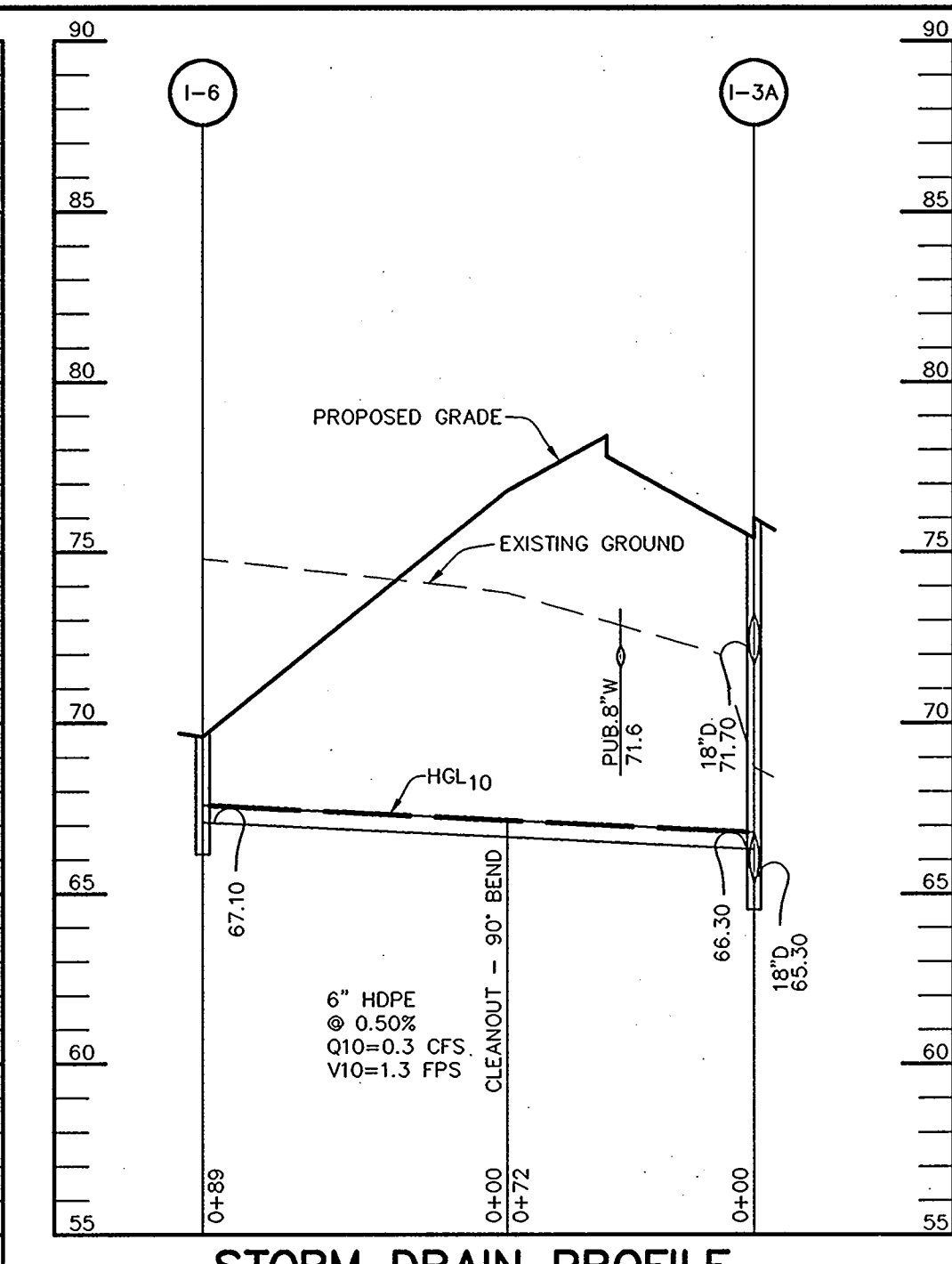
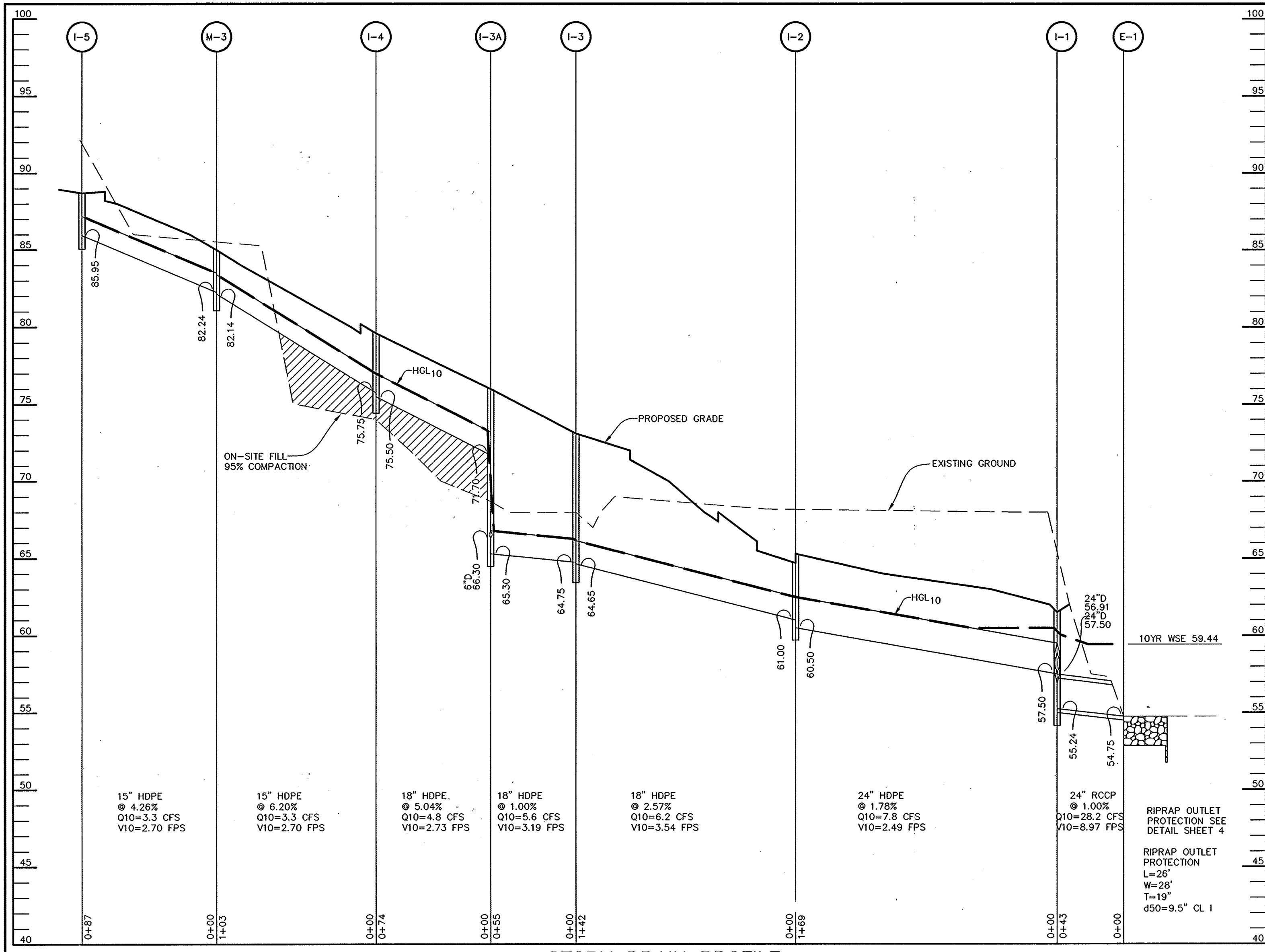
PROJECT NO. 13282/1-0/
CDetails

DATE : JUNE 20, 2005

SCALE : AS SHOWN

DRAWING NO. 5 OF 16





STRUCTURE SCHEDULE						
STRUCTURE	TYPE	LOCATION	INV. IN	INV. OUT	TOP	REMARKS
I-1	DOUBLE TYPE 'S'	N 493922 E 877602	2-57.50 (24") 56.91 (24")	55.24 (24")	61.5	HOCO STD. DETAIL SD-4.23
I-2	A-5	N 493898 E 877785	61.00 (18")	60.50 (24")	65.3	HOCO STD. DETAIL SD-4.40
I-3	A-5	N 493814 E 877872	64.75 (18")	64.65 (18")	73.1	HOCO STD. DETAIL SD-4.40
I-4	A-5	N 493885 E 877887	75.75 (15")	75.50 (18")	79.6	HOCO STD. DETAIL SD-4.40
I-5	DOUBLE TYPE 'S'	N 493550 E 877793	-	85.95 (15")	88.7	HOCO STD. DETAIL SD-4.23
I-6	TYPE 'S'	N 493665 E 877803	-	67.10 (6")	69.6	HOCO STD. DETAIL SD-4.40
I-7	A-5	N 493893 E 877358	60.05 (24")	59.95 (24")	65.2	HOCO STD. DETAIL SD-4.40
I-8	A-10	N 493858 E 877321	60.70 (24")	60.60 (24")	66.6	HOCO STD. DETAIL SD-4.41
I-9	A-5	N 493568 E 877354	82.50 (18")	81.90 (24")	88.7	HOCO STD. DETAIL SD-4.40
I-10	A-5	N 493571 E 877422	85.60 (18")	85.50 (18")	89.2	HOCO STD. DETAIL SD-4.40
I-11	TYPE 'S' COMB.	N 493500 E 877420	91.80 (18") 91.31 (18")	85.96 (18")	95.9	HOCO STD. DETAIL SD-4.32
I-12	A-5	N 493453 E 877403	96.49 (15") 93.57 (15")	93.32 (18")	100.3	HOCO STD. DETAIL SD-4.40
I-13	TYPE 'S'	N 493358 E 877474	-	98.75 (15")	102.0	HOCO STD. DETAIL SD-4.22
I-14						
I-15	TYPE 'S' COMB.	N 493485 E 877758	94.94 (15") 93.34 (15")	93.09 (18")	98.7	HOCO STD. DETAIL SD-4.32
I-16	TYPE 'S' COMB.	N 493479 E 877908	-	94.10 (15")	98.0	HOCO STD. DETAIL SD-4.32
I-17	TYPE 'S'	N 493432 E 877755	-	95.14 (15")	98.4	HOCO STD. DETAIL SD-4.22
I-18	TYPE 'S'	N 493728 E 877369	-	66.40 (15")	69.4	HOCO STD. DETAIL SD-4.22
I-3A	TYPE 'S' COMB.	N 493759 E 877878	71.70 (18") 66.30 (6")	65.30 (18")	76.0	HOCO STD. DETAIL SD-4.32
I-12A	A-10	N 493451 E 877359	-	93.75 (15")	97.6	HOCO STD. DETAIL SD-4.41
M-1	4" DIA MANHOLE	N 493794 E 877596	61.81 (15") 59.25 (12")	57.58 (24")	69.76	HOCO STD. DETAIL G-5.11
M-2	4" DIA MANHOLE	N 493673 E 877335	73.52 (24")	73.42 (24")	78.89	HOCO STD. DETAIL G-5.12
M-3	4" DIA MANHOLE	N 493584 E 877873	82.24 (15")	82.14 (15")	85.0	HOCO STD. DETAIL G-5.11
E-1	24" END SECTION	N 493967 E 877622	-	54.75 (24")	-	HOCO STD. DETAIL SD-5.51

NOTES:
1. LOCATION OF 'A' INLETS IS AT CENTER OF THROAT OPENING. TOP ELEV. IS AT TOP OF CURB.
2. LOCATION OF 'S' INLETS IS AT CENTER OF GRADE. TOP ELEV. IS AT TOP OF GRADE.
3. LOCATION OF MANHOLES IS AT CENTER OF COVER. TOP ELEV. IS AT TOP OF COVER.
4. LOCATION OF END SECTION IS AT CENTER END OF STRUCTURE.

PIPE SCHEDULE		
PIPE LENGTH	SIZE	TYPE
161	6"	HDPE
46	10"	HDPE
185	12"	HDPE
850	15"	HDPE
760	18"	HDPE
894	24"	HDPE
82	24"	RCCP
71	18"	RCCP

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Director 2/1/06 DATE
Chief, Development Engineering Division 1/30/06 DATE
Chief, Division of Land Development 1/31/06 DATE

02/09/06 2 GROUND OVER M-1 TO I-1, M-1 TO BLDG 1.
 01/06/06 1 STORM DRAINS

OWNER: BLUE RUN I ENTERPRISES, LLC.
 c/o BILL KNOTT
 57 W. TIMONIUM ROAD, SUITE 106
 TIMONIUM, MARYLAND 21093
 443-271-5646

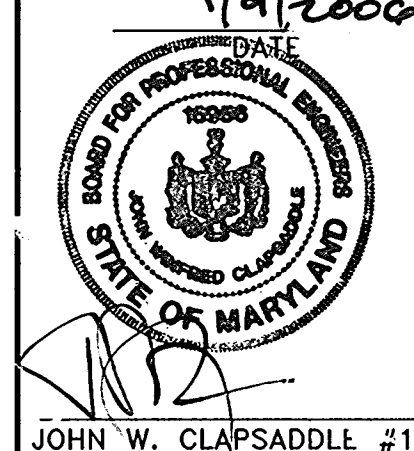
DEVELOPER: PATAPSCO VALLEY, LLC
 c/o SAM LANCILOTTA
 6339 TEN OAKS ROAD
 CLARKSVILLE, MARYLAND 21209
 443-535-0001

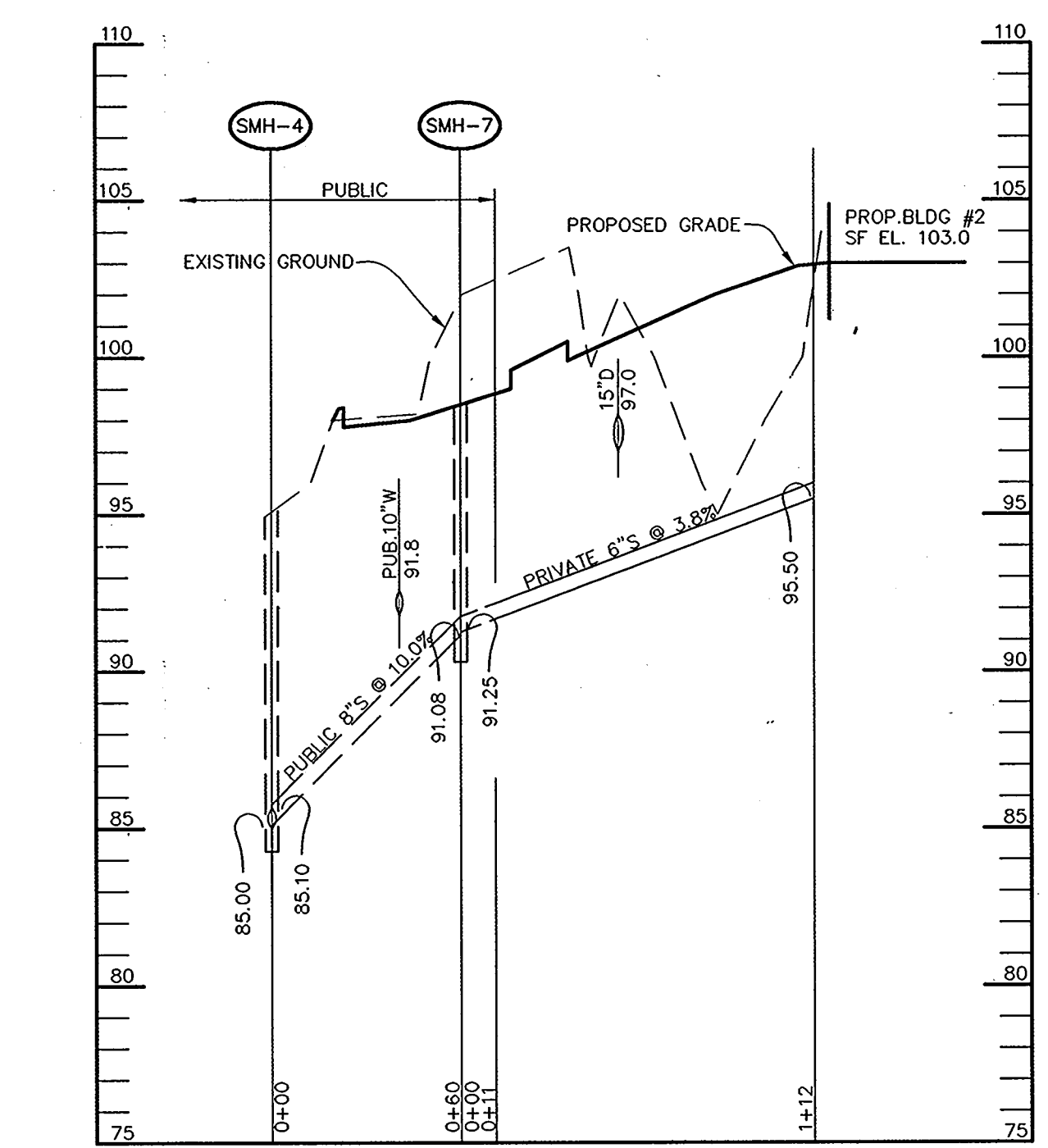
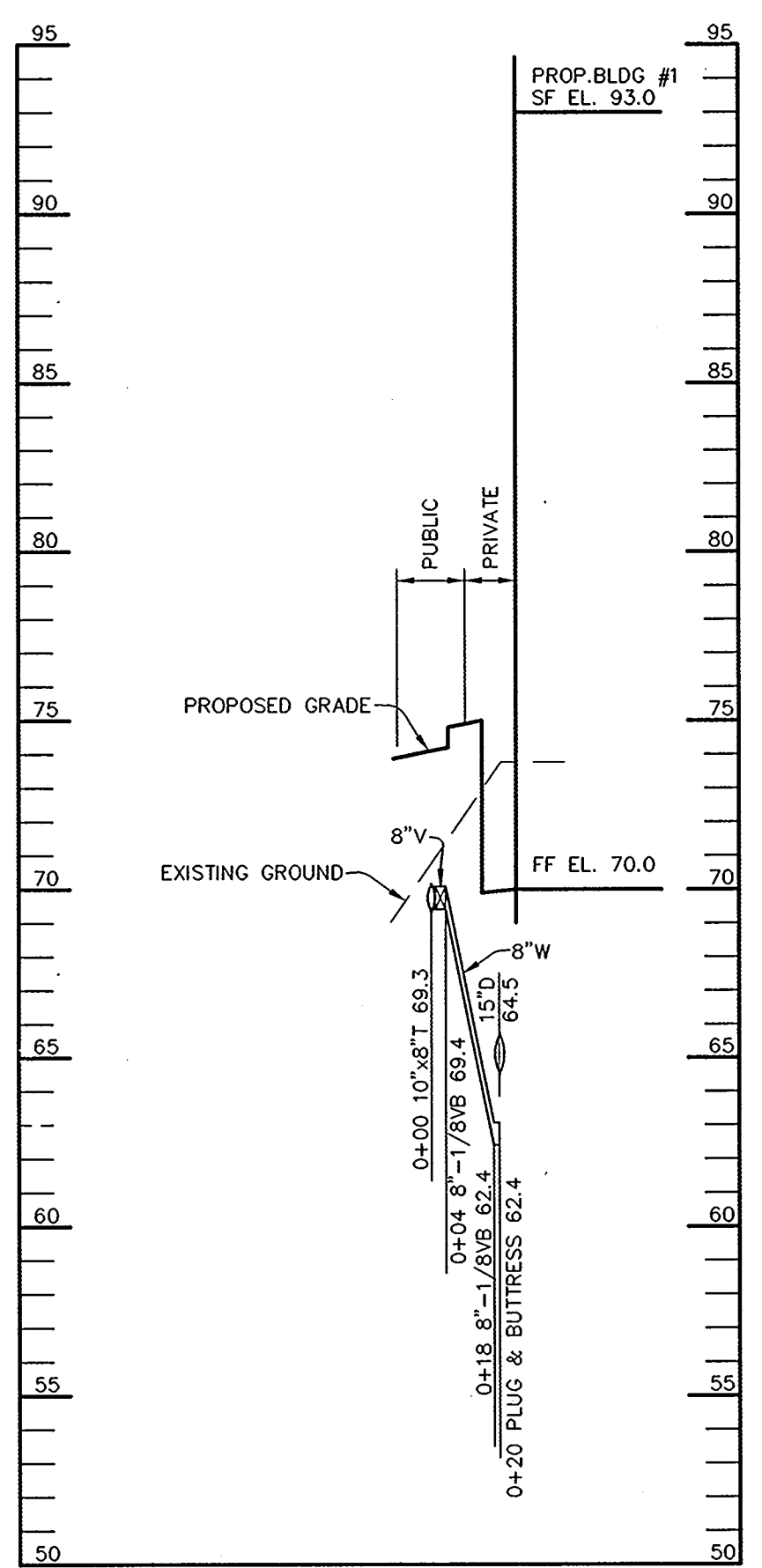
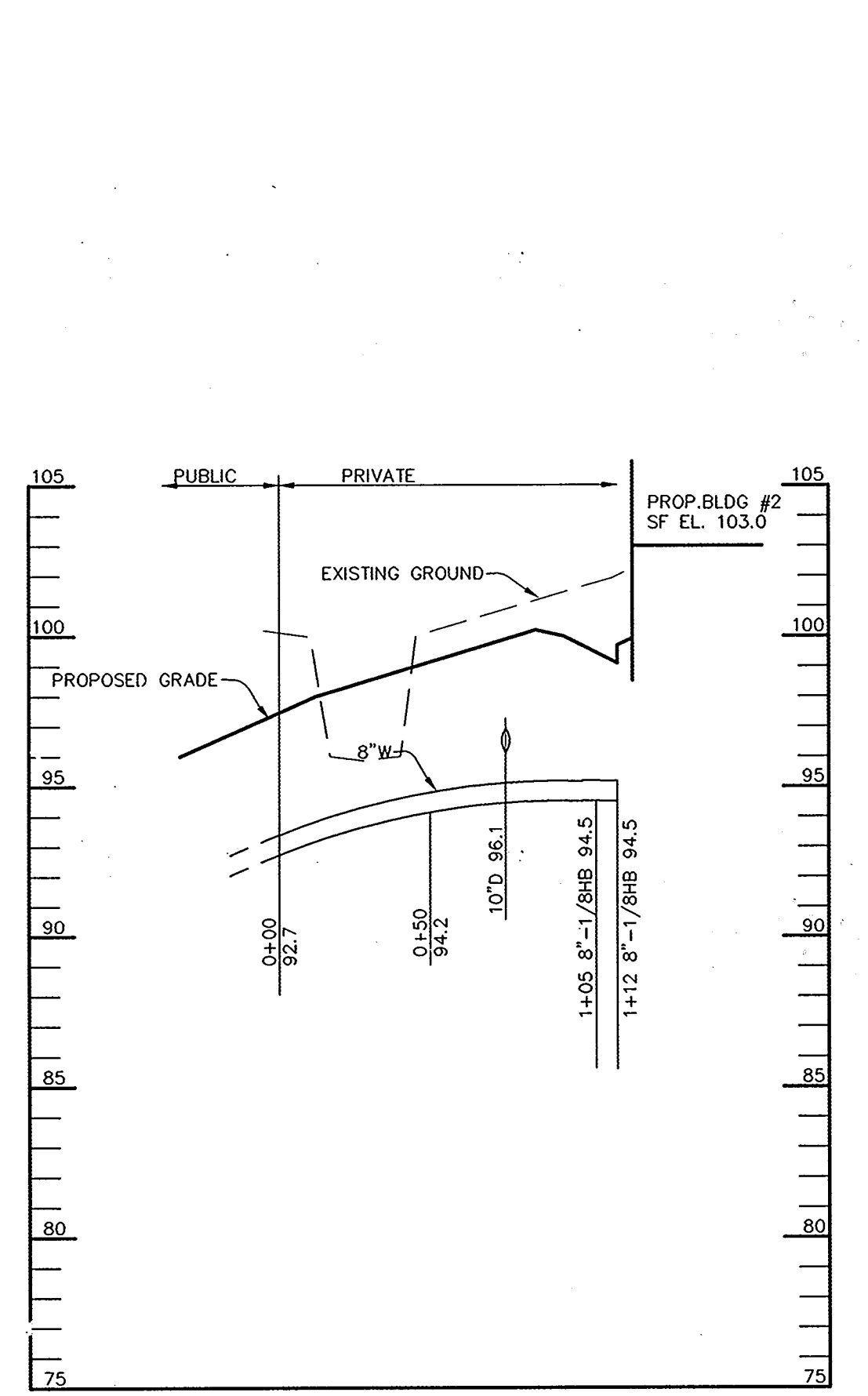
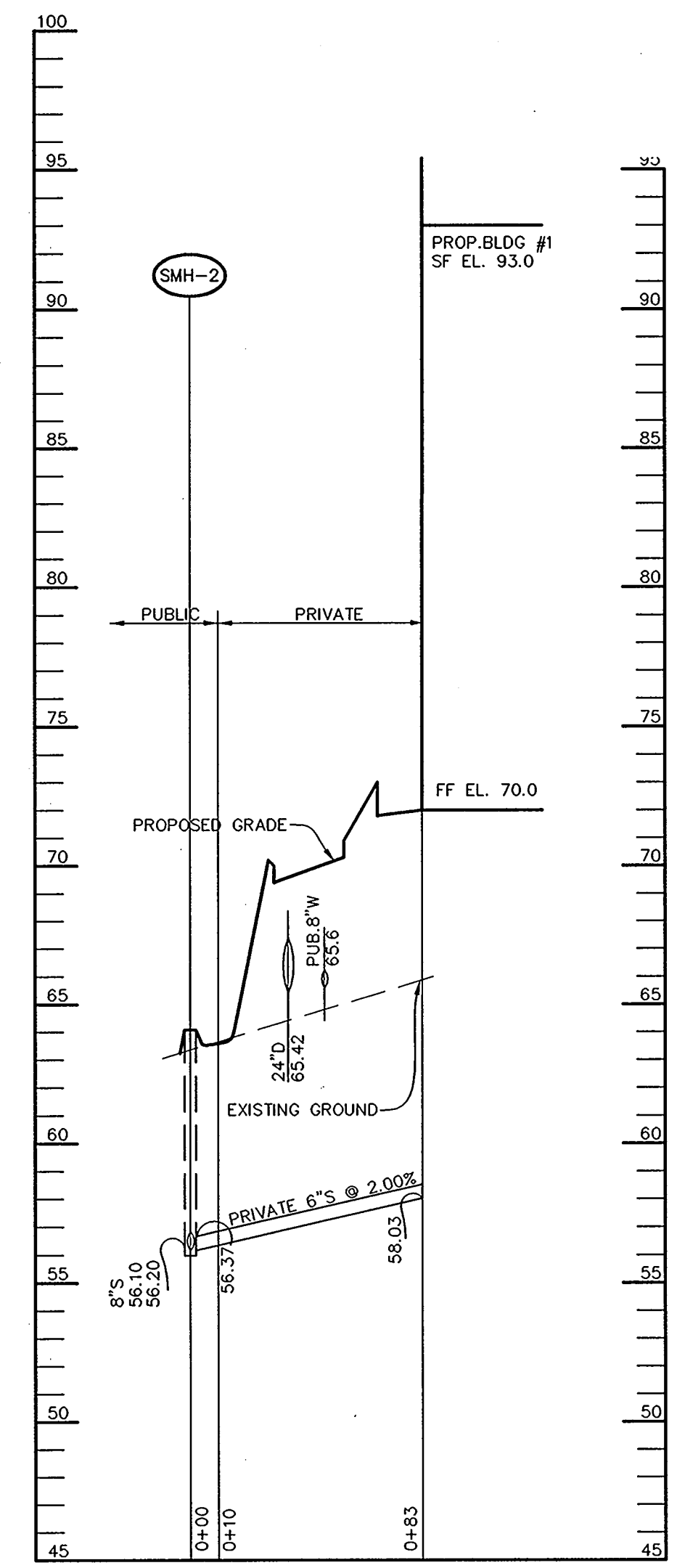
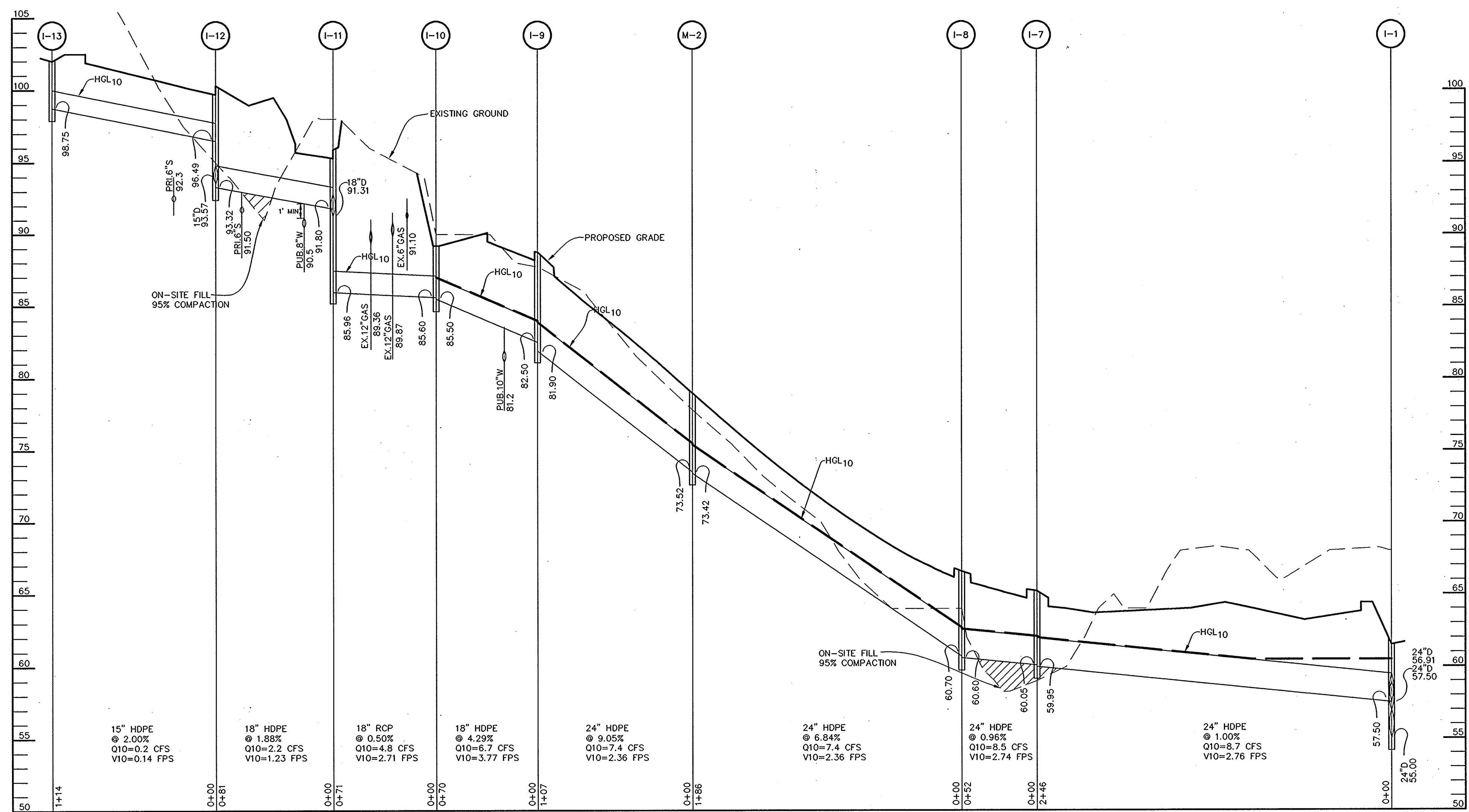
PROJECT: PARKSIDE WAREHOUSE CONDOMINIUMS
 TWO OFFICE WAREHOUSE BUILDINGS
 PATAPSCO VALLEY BUSINESS CENTER, PARCEL H & PARCEL 287
 AREA TAX MAP 38 PARCEL 287 ZONED M-2
 1st ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE: REVISED PROFILES

Patton Harris Rust & Associates, PC
 Engineers, Surveyors, Planners, Landscape Architects.
 8818 Centre Park Drive
 Columbia, MD 21045
 T 410.997.8900
 F 410.997.9282

DESIGNED BY: C.J.R.
 DRAWN BY: DAM
 PROJECT NO: 13282/1-0/
 C700PROF
 DATE: JANUARY 6, 2006
 SCALE: AS SHOWN
 DRAWING NO. 6 OF 16





APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Mark P. Wagle 2/6/06
 DIRECTOR DATE

Robert Demmitt 1/23/06
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Andy Hammett 1/31/06
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DATE	NO.	REVISION
01/06/06	1	STORM DRAINS & SEWERS

OWNER: BLUE RUN I ENTERPRISES, LLC.
 c/o BILL KNOTT
 57 W. TIMONIUM ROAD, SUITE 106
 TIMONIUM, MARYLAND 21093
 443-271-5646

DEVELOPER: PATAPSCO VALLEY, LLC
 c/o SAM LANCILOTTA
 6339 TEN OAKS ROAD
 CLARKSVILLE, MARYLAND 21209
 443-535-0001

PROJECT: PARKSIDE WAREHOUSE CONDOMINIUMS
 TWO OFFICE WAREHOUSE BUILDINGS
 PATAPSCO VALLEY BUSINESS CENTER, PARCEL H & PARCEL 287

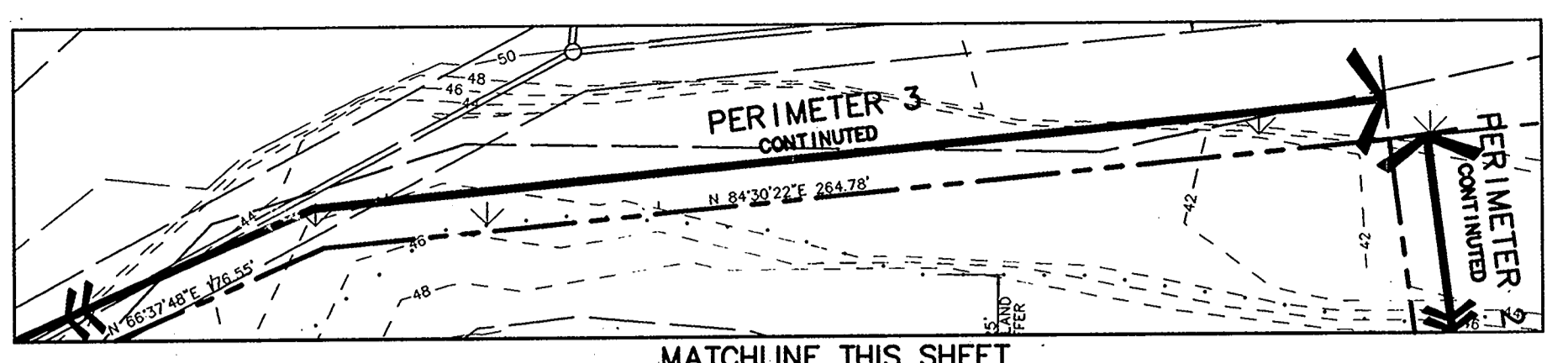
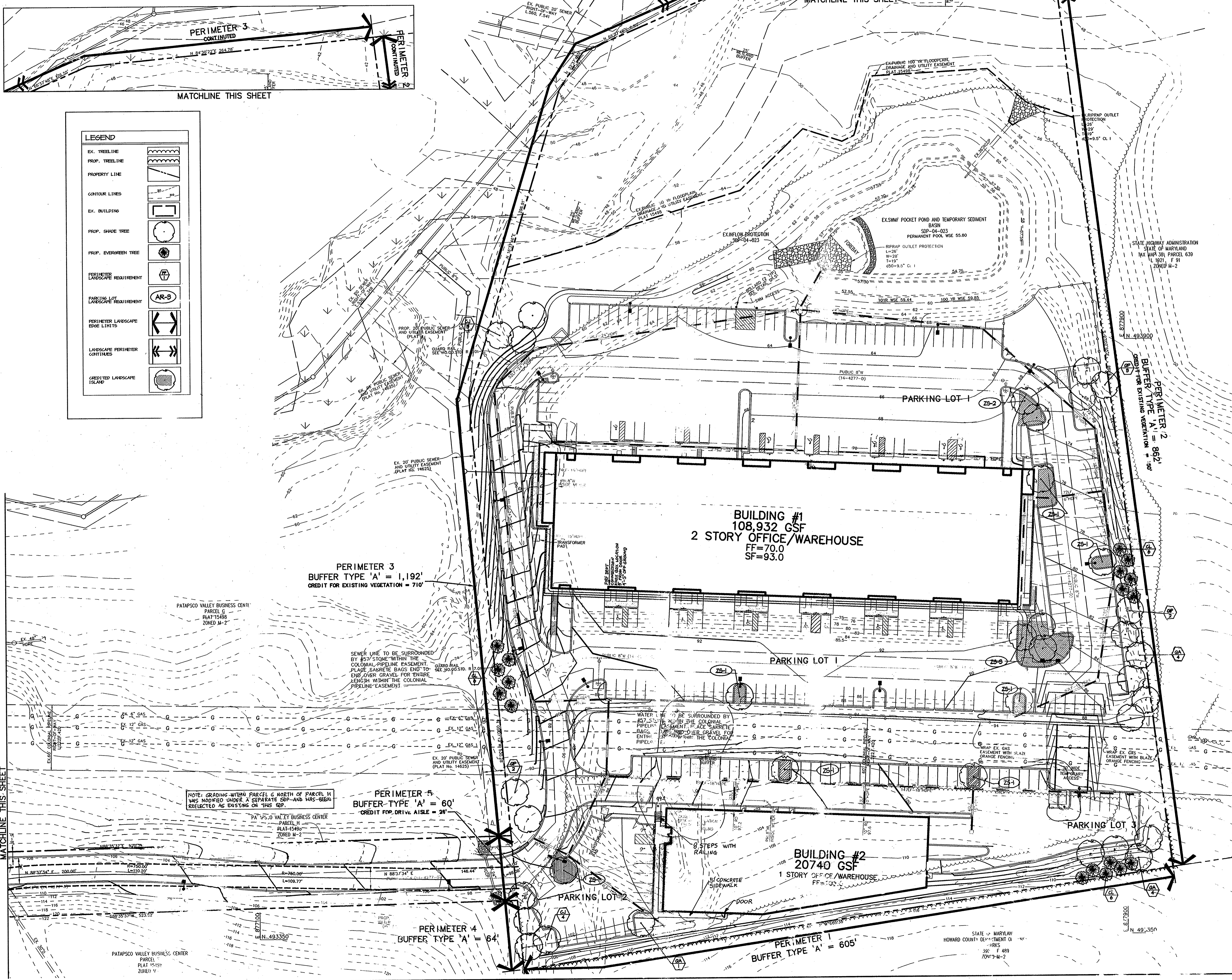
AREA: TAX MAP 38 PARCEL 287 ZONED M-2
 1st ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE: REVISED PROFILES

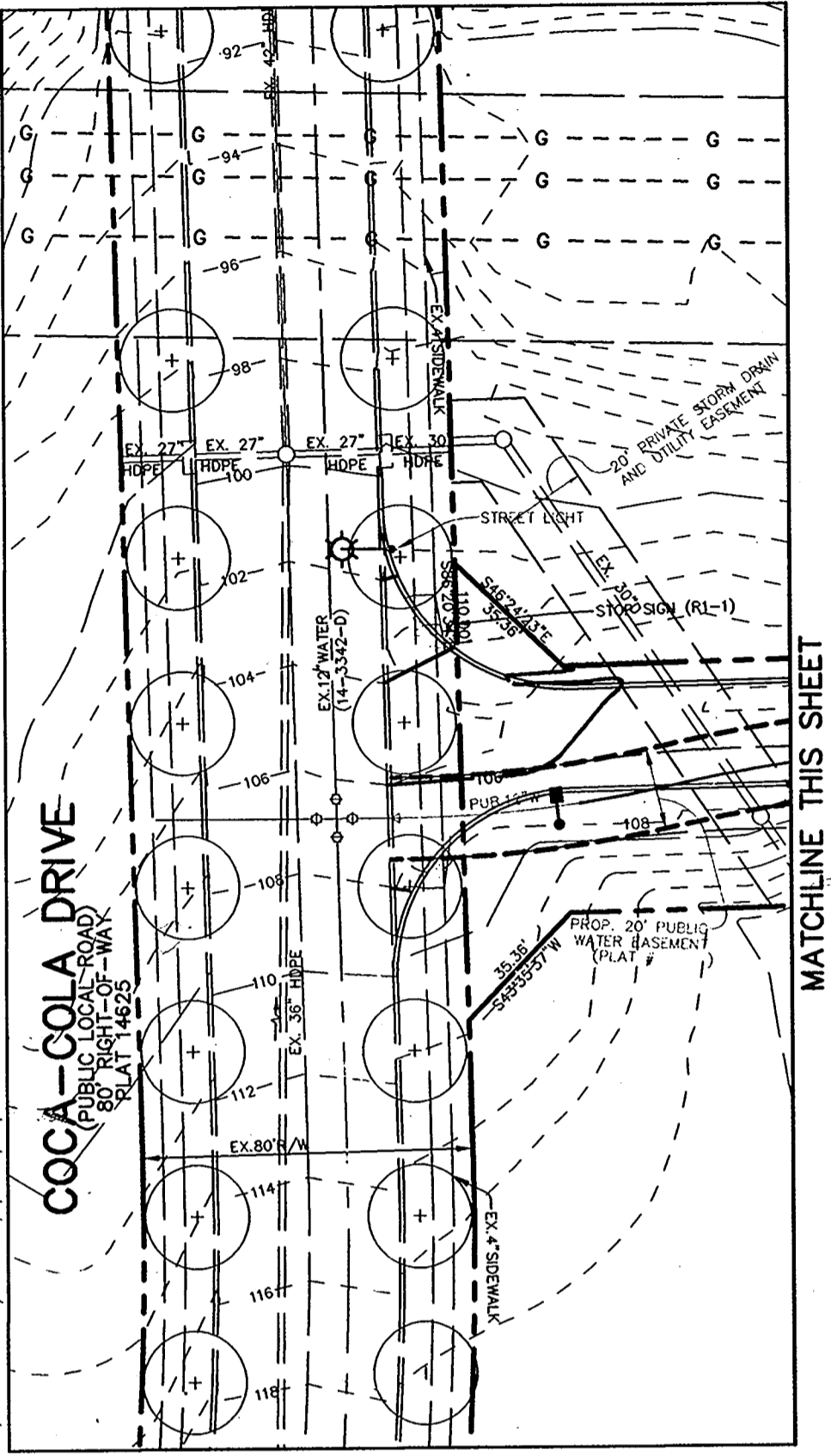
Patton Harris Rust & Associates, PC
 Engineers, Surveyors, Planners, Landscape Architects.
 8818 Centre Park Drive
 Columbia, MD 21046
 T 410.997.8900
 F 410.997.9282

John W. Clapsaddle
 BOARD OF PROFESSIONAL ENGINEERS
 STATE OF MARYLAND
 JOHN W. CLAPSADDLE #16956

DESIGNED BY : C.J.R.
 DRAWN BY: DAM
 PROJECT NO : 13282/1-0, C700PROF
 DAT. : JANUARY 6, 2006
 SCALE : AS SHOWN
 DRAWING NO. 7 OF 16



07/28/06	3	SIDEWALKS ADDED FOR BUILDING NO. 2
DATE	NO.	REVISION



LEGEND

EX. TREELINE	
PROP. TREELINE	
PROPERTY LINE	
CONTOUR LINES	
EX. BUILDING	
PROP. SHADE TREE	
PROP. EVERGREEN TREE	
PERIMETER REQUIREMENT	
PARKING LOT LANDSCAPE REQUIREMENT	
PERIMETER LANDSCAPE EDGE LIMITS	
LANDSCAPE PERIMETER CONTIGUES	
CREDITED LANDSCAPE ISLAND	

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Martha A. Wyle 2/1/06
DIRECTOR DATE

William DeMunn 1/30/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

David Stewart 1/15/06
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

02/09/06 2 ADDED 40 PARKING SPACES, REVEGETATED LOADING AREA BUILDING 1, OMITTED RAILROAD ENTRANCE DRIVE, GRADING SIDEWALKS, PATHS, SEWER, STORM DRAIN, TRAMPS, SIDEWALKS, WALLS, AND LOADING AREAS. ADDED WALLS AND RAMP.

01/06/06 1
DATE NO. REVISION (SEE MORE ABOVE)

OWNER
BLUE RUN I ENTERPRISES, LLC.
c/o BILL KNOTT
57 W. TIMONIUM ROAD, SUITE 106
TIMONIUM, MARYLAND 21093
443-271-5646

DEVELOPER
PATAPSCO VALLEY, LLC
c/o SAM LANCELOTTA
6339 TEN OAKS ROAD
CLARKSVILLE, MARYLAND 21209
443-535-0001

PROJECT
PARKSIDE WAREHOUSE CONDOMINIUMS
TWO OFFICE WAREHOUSE BUILDINGS
PATAPSCO VALLEY BUSINESS CENTER, PARCEL H & PARCEL 287
AREA TAX MAP 38 PARCEL 287 ZONED M-2
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE
REVISED LANDSCAPE PLAN

Patton Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects.
8818 Centre Park Drive
Columbia, MD 21045-
T 410.997.8900
F 410.997.9282

1.10.06
DATE

DESIGNED BY: PJS
DRAWN BY: KLM
PROJECT NO.: 13282/1-0/
PLANS/C200LND
DATE: JANUARY 6, 2006
SCALE: 1"=40'
DRAWING NO. 8 OF 16

SCHEDULE A - PERIMETER LANDSCAPE EDGE					
PERIMETER	ADJACENT TO PERIMETER PROPERTIES				
	1	2	3	4	5
LANDSCAPE TYPE	A	A	A	A	A
LINEAR FEET OF ROADWAY FRONTAGE/ PERIMETER	±605'	±862'	±1,192'	±64'	±60'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	YES ±150'	YES ±710'	NO	NO
CREDIT FOR WALL, FENCE, BERM OR DRIVE AISLE (YES/NO/LINEAR FEET)	NO	NO	NO	NO	YES ±26'
LINEAR FEET REMAINING	±605'	±712'	±482'	±64'	±34'
NUMBER OF PLANTS REQUIRED					
SHADE TREES	10	12	8	1	1
EVERGREEN TREES	0	0	0	0	0
SHRUBS	0	0	0	0	0
NUMBER OF PLANTS PROVIDED					
SHADE TREES	7*	9*	5*	1	1
EVERGREEN TREES	6*	6*	6*	0	0
SMALL FLOWERING TREES	0	0	0	0	0
SHRUBS	0	0	0	0	0

SCHEDULE 'A' NOTES:
REGULATIONS DO NOT REQUIRE LANDSCAPE EDGES, BUFFERING, OR SCREENING BETWEEN INTERNAL LOTS OR PARCELS WITHIN THE SAME DEVELOPMENT. (PAGE 17 OF THE HO. CO. LANDSCAPE MANUAL)

*** SUBSTITUTION NOTES:**
PERIMETER 1 - 6 EVERGREEN TREES WERE SUBSTITUTED FOR 3 SHADE TREES.
PERIMETER 2 - 6 EVERGREEN TREES WERE SUBSTITUTED FOR 3 SHADE TREES.
PERIMETER 3 - 6 EVERGREEN TREES WERE SUBSTITUTED FOR 3 SHADE TREES.

SCHEDULE B - PARKING LOT INTERNAL LANDSCAPING			
PARKING LOT	1	2	3
NUMBER OF PARKING SPACES	168	21	47
NUMBER OF SHADE TREES REQUIRED (1/20 SPACES)	8	1	2
NUMBER OF TREES PROVIDED			
SHADE TREES	8	1	2
OTHER TREES (2:1 SUBSTITUTION)	0	0	0
NUMBER OF ISLANDS PROVIDED	6	1	2

PARKING LOT AND PERIMETER PLANT LIST					
SYMBOL	QTY.	SCIENTIFIC/COMMON NAME	SIZE	ROOT	REMARKS
CJ	7	CERCIDIPHYLLUM JAPONICUM KATSURA TREE	3" CAL.	B&B	PLANT AS SHOWN
QA	9	FRAXINUS AMERICANA 'SKYLINE' SKYLINE WHITE ASH	3" CAL.	B&B	PLANT AS SHOWN
QP	7	PLATANUS X ACERFOLIA 'BLOODGOOD' BLOODGOOD LONDON PLANETREE	3" CAL.	B&B	PLANT AS SHOWN
ZS	11	ZELKOVA SERRATA 'VILLAGE GREEN' VILLAGE GREEN JAPANESE ZELKOVA	3" CAL.	B&B	PLANT AS SHOWN
CL	18	XOPRESSOCYPARIS LEYLANDII LEYLAND CYPRESS	6'-8' HT.	B&B	PLANT AS SHOWN

PLANTING SPECIFICATIONS

1. Plants, related material, and operations shall meet the detailed description, as given on the plans and as described herein. Where discrepancies exist between Standards & Guidelines referenced within these specifications and the Howard County Landscape Manual, the latter takes precedence.

2. All plant material, unless otherwise specified, that is not nursery grown, uniformly branched, does not have a vigorous root system, and does not conform to the most recent edition of the American Association of Nurserymen (AAN) Standards will be rejected. Plant material that is not healthy, vigorous, free from defects, decay, disfiguring roots, sunscald injuries, abrasions of the bark, plant disease, insect pest eggs, borers and all forms of insect infestations or objectionable disfigurements will be rejected. Plant material that is weak or which has been cut back from larger grades to meet specified requirements will be rejected. Trees with forked leaders will be rejected. All B & B plants shall be freshly dug; no healed-in plants or plants from cold storage will be accepted.

3. Unless otherwise specified, all general conditions, planting operations, details and planting specifications shall conform to the most recent edition of the "Landscape Specification Guidelines by the Landscape Contractors Association of MD, DC, & VA", (hereinafter "Landscape Guidelines") approved by the Landscape Contractors Association of Metropolitan Washington and the Potomac Chapter of the American Society of Landscape Architects.

4. Contractor shall guarantee all plant material for a period of one year after date of acceptance in accordance with the appropriate section on the Landscape Guidelines. Contractor's attention is directed to the maintenance requirements found within the one year specifications including watering and replacement of specified plant material.

5. Contractor shall be responsible for notifying all relevant and appropriate utility companies, utility contractors, and "Miss Utility" a minimum of 48 hours prior to the beginning of any work. Contractor may make minor adjustments in spacing and location of plant material to avoid conflicts with utilities. Major changes will require the approval of the landscape architect. Damage to existing structure and utilities shall be repaired at the expense of the Contractor.

6. Protection of existing vegetation to remain shall be accomplished via the temporary installation of 4 foot high snow fence at the drip line, see detail.

7. Contractor is responsible for installing all material in the proper planting season for each plant type. All planting is to be completed within growing season of completion of site construction. Do not plant Pinus strobus or Xcupressocyparis leylandii between November 15 and March 15. Landscape plants are not to be installed before site is graded to final grade.

8. Contractor to regrade, fine grade, sod, hydroseed and straw mulch all areas disturbed by their work.

9. Bid shall be based on actual site conditions. No extra payment shall be made for work arising from actual site conditions differing from those indicated on drawings and specifications.

10. Plant quantities are provided for the convenience of the contractor only. If discrepancies exist between quantities shown on plan and those shown on the plant list, the quantities on the plan take precedence. Where discrepancies on the plan exist between the symbols and the callout leader, the number of symbols take precedence.

11. All shrubs and groundcover areas shall be planted in continuous planting beds, prepared as specified, unless otherwise indicated on plans. (See Specification 13). Beds to be mulched with minimum 2" and maximum 3" of composted, double-shredded hardwood mulch throughout.

12. Positive drainage shall be maintained on planting beds (minimum 2 percent slope).

13. Bed preparation shall be as follows: Till into a minimum depth of 6" 1 yard of Compro or Leafgro per 200 SF of planting bed, and 1 yard of topsoil per 100 SF of bed. Add 3 lbs of standard 5-10-5 fertilizer per cubic yard of planting mix and till. Ericaceous plants (Azaleas, Rhododendrons, etc.): top dress after planting with iron sulfate or comparable product according to package directions. Taxus baccata 'Repandens' (English weeping yews): Top dress after planting with 1/4 to 1/2 cup lime each.

14. Planting mix: For trees not in a prepared bed, mix 50% Compro or Leafgro with 50% soil from tree hole to use as backfill, see tree planting detail.

15. Weed & insect control: Incorporate a pre-emergent herbicide into the planting bed following recommended rates on the label. For tree planting, apply a pre-emergent on top of soil and root ball before mulching. Caution: For areas to be planted with a ground cover, be sure to carefully check the chemical used to assure its adaptability to the specific groundcover to be treated. Maintain the mulch weed-free for the extent of the warranty period. Under no circumstances is a pesticide containing chlorpyrifos to be used as a means of pest control.

16. Water: All plant material planted shall be watered thoroughly the day of planting. All plant material not yet planted shall be properly protected from drying out until planted. At a minimum, water unplanted plant material daily and as necessary to avoid desiccation.

17. Pruning: Do not heavily prune trees and shrubs at planting. Prune only broken, dead, or diseased branches.

18. All areas within contract limits disturbed during or prior to construction not designated to receive plants and mulch shall be fine graded, grass seed planted, and covered with straw mulch.

NOTES:

1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR THING AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

2. STAKE TREES AS SHOWN.

3. DIG PLANTING PIT THREE AS NIDE AS THE DIAMETER OF THE TOP OF THE ROOT BALL WITH A MINIMUM PLANTING PIT DIAMETER OF 5".

4. PLACE ROOT BALL ON UNEXCAVATED OR COMPACTED SOIL.

5. TIGHTEN GUY ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. GUY SHALL BE LONG ENOUGH TO ACCOMMODATE 1.5 IN. OF GROWTH AND ALL BRANCHES SHALL BE BUFFERED FROM THE GUY.

6. TUCK ANY LOOSE ENDS OF THE GUY SO THAT NO LOOSE ENDS ARE EXPOSED.

7. INSTALL THREE GUY PER TREE, SPACED EQUALLY AROUND THE TRUNK.

8. REMOVE STAKES AFTER ONE YEAR.

CONSTRUCT 3" SAKER ALL AROUND PLANTING HOLE. FLOOD WITH WATER THREE TIMES WITHIN 24 HOURS.

BACKFILL WITH PLANTING MIX (SEE PLANTING SPECIFICATIONS). TAMP SOIL AROUND ROOT BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT ROOT BALL DOES NOT SHIFT.

DECIDUOUS B&B TREE PLANTING DETAIL (TREES 3" CAL. OR LARGER)

NOT TO SCALE

NOTES:

1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR THING AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

2. STAKE TREES AS SHOWN.

3. DIG PLANTING PIT THREE AS NIDE AS THE DIAMETER OF THE TOP OF THE ROOT BALL WITH A MINIMUM PLANTING PIT DIAMETER OF 5".

4. TIGHTEN GUY ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. GUY SHALL BE LONG ENOUGH TO ACCOMMODATE 1.5 IN. OF GROWTH AND BUFFER ALL BRANCHES.

5. TUCK ANY LOOSE ENDS OF THE GUY SO THAT NO LOOSE ENDS ARE EXPOSED.

INSTALL TWO STAKES ON OPPOSITE SIDES OF TREE, PARALLEL TO THE DIRECTION OF THE PREVAILING WINDS, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT. ALL STAKES SHALL BE DRIVEN OUTSIDE THE EDGE OF THE ROOT BALL INTO PREVIOUSLY UNEXCAVATED SOIL.

DECIDUOUS B&B TREE PLANTING DETAIL (TREES 3" CAL. OR SMALLER)

NOT TO SCALE

NOTES:

1. SELECT ONLY NURSERY STOCK WITH A SINGLE LEADER UNLESS OTHERWISE SPECIFIED ON PLAN. PLANTS WITH CO-DOMINANT, MISSING, OR DAMAGED LEADERS SHALL BE REJECTED.

2. STAKE TREES AS SHOWN.

3. DIG PLANTING PIT THREE AS NIDE AS THE DIAMETER OF THE TOP OF THE ROOT BALL WITH A MINIMUM PLANTING PIT DIAMETER OF 5".

CONSTRUCT 3" SAKER ALL AROUND PLANTING HOLE. FLOOD WITH WATER THREE TIMES WITHIN 24 HOURS.

BACKFILL WITH PLANTING MIX (SEE PLANTING SPECIFICATIONS). TAMP SOIL AROUND ROOT BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT ROOT BALL DOES NOT SHIFT.

EVERGREEN B&B TREE PLANTING DETAIL

NOT TO SCALE

NOTES:

1. SEE PLANTING SPECIFICATIONS FOR PREPARATION PLANTING BED.

2. DO NOT HEAVILY PRUNE THE SHRUB AT PLANTING. PRUNE ONLY BROKEN, DAMAGED, OR DISEASED BRANCHES.

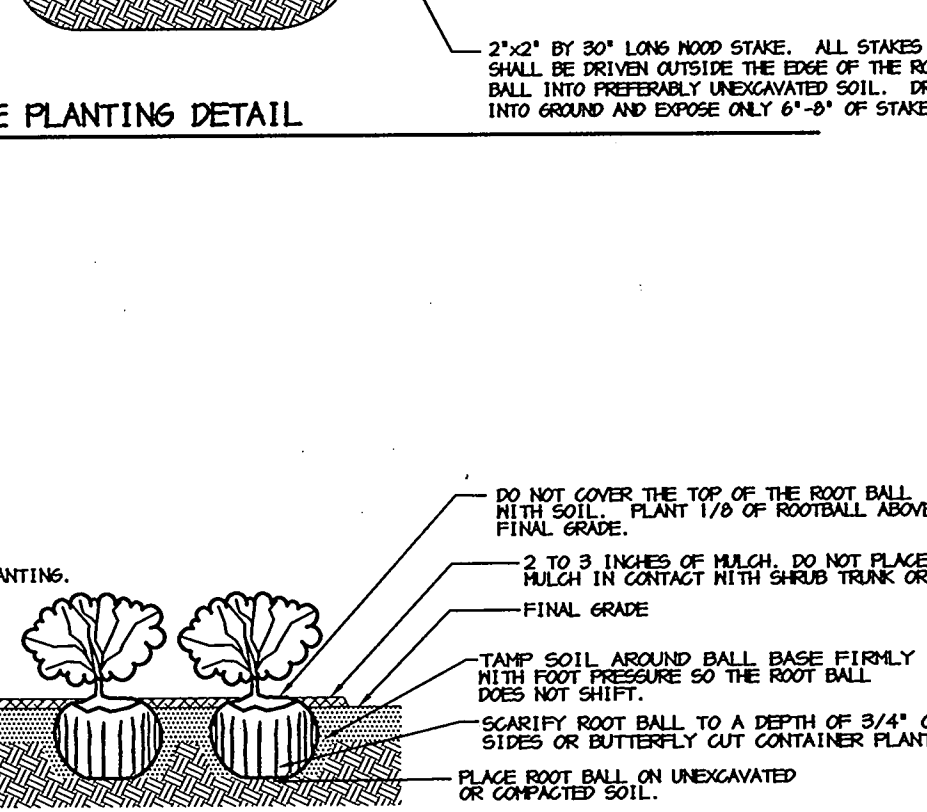
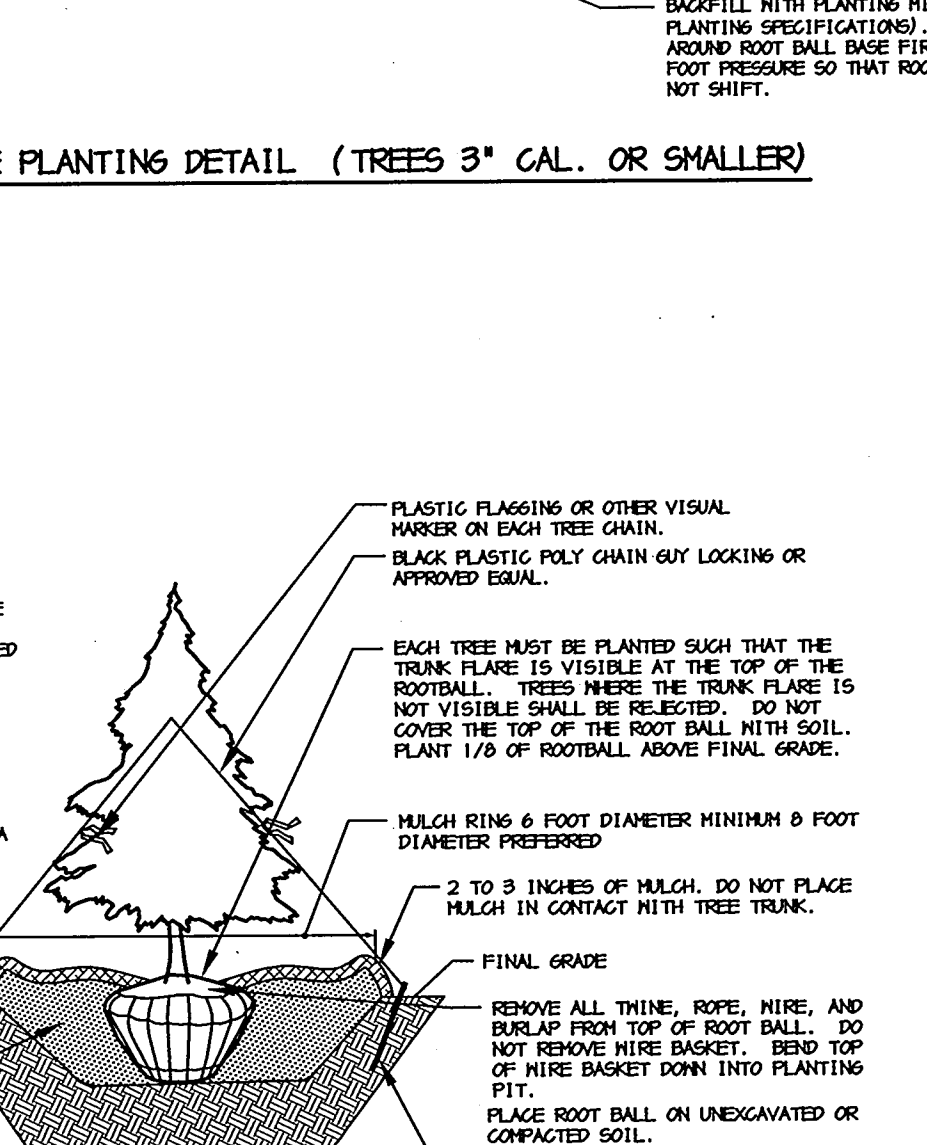
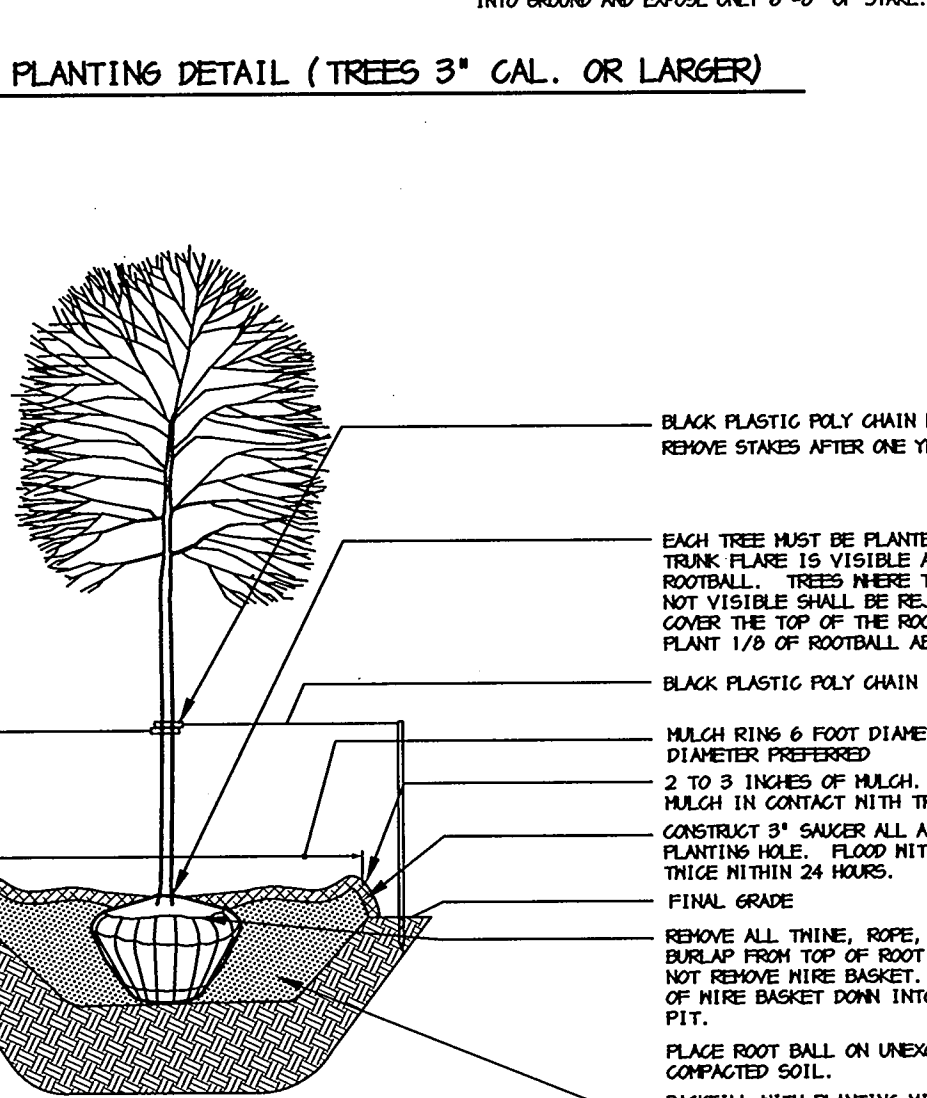
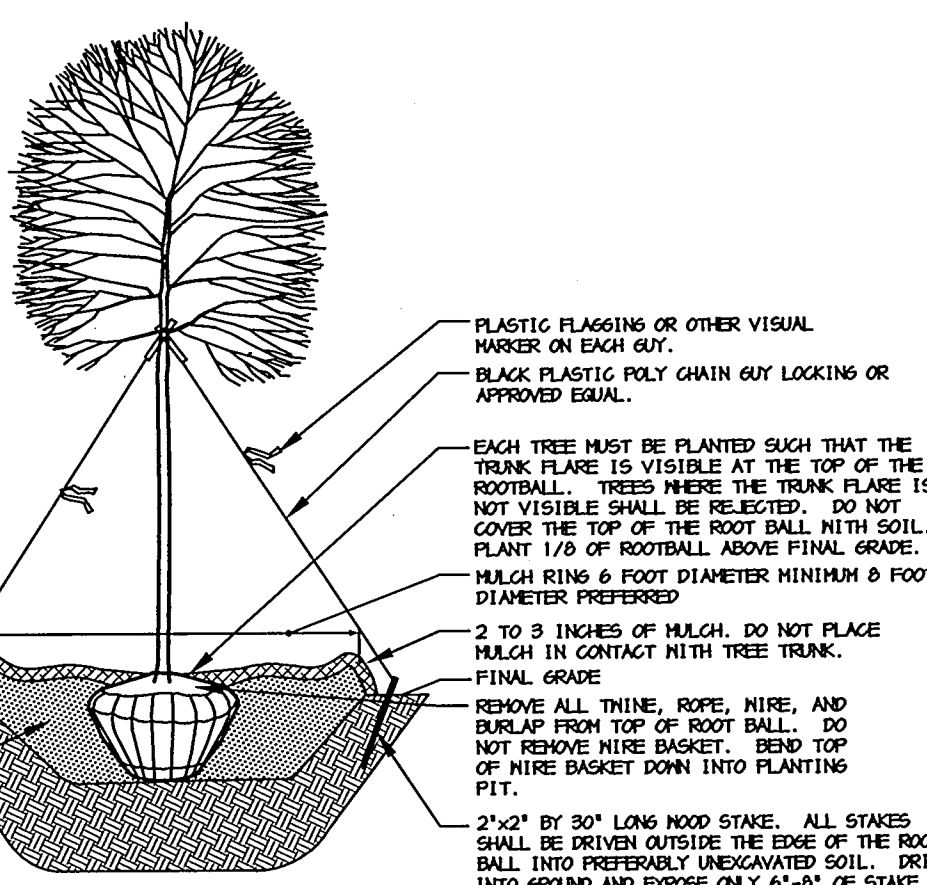
3. DIG PLANTING PIT 12" WIDER THAN BALL WITH A MINIMUM PLANTING PIT DIAMETER OF 10".

4. FOR B&B SHRUBS, REMOVE ALL THINE, ROPE, NIRE, AND BURAP FROM TOP OF ROOT BALL.

5. ALL CONTAINERS SHALL BE REMOVED BEFORE INSTALLATION.

SHRUB BED PLANTING DETAIL - B&B AND CONTAINER SHRUBS

NOT TO SCALE



SHRUB BED PLANTING DETAIL - B&B AND CONTAINER SHRUBS

NOT TO SCALE

GENERAL 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 MUST BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$12,900.
43 SHADE TREES @ \$300 = \$12,900
0 ORNAMENTAL TREES @ \$150 = \$0
0 EVERGREEN TREES @ \$150 = \$0
0 SHRUBS @ \$30 = \$0
- THIS PLAN IS FOR LANDSCAPING PURPOSES ONLY.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
- ALL MATERIAL SELECTED SHALL BE EQUAL TO OR BETTER THAN THE REQUIREMENTS OF THE "USA STANDARD FOR NURSERY STOCK", LATEST EDITION, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE MINIMUM STANDARDS CITED IN THE LATEST EDITION OF "LANDSCAPE SPECIFICATION GUIDELINES" PUBLISHED BY THE LANDSCAPE CONTRACTORS ASSOCIATION.
- AT THE TIME OF INSTALLATION, ALL SHRUBS AND OTHER PLANTINGS SHALL BE OF THE PROPER HEIGHT AND/OR SPREAD REQUIREMENTS IN ACCORDANCE WITH THIS PLAN AND THE HOWARD COUNTY LANDSCAPE MANUAL.
- NO SUBSTITUTIONS OR RELOCATION OF PLANTS MAY BE MADE WITHOUT PRIOR APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY. ANY DEVIATION FROM THIS LANDSCAPE PLAN MAY RESULT IN A REQUIREMENT FOR SUBMITTAL OF AN OFFICIAL "REDLINE REVISION" TO THE SITE DEVELOPMENT PLAN(S) AND/OR DENIAL IN THE RELEASE OF LANDSCAPE SURETY.

DEVELOPER'S/BUILDER'S CERTIFICATE:

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

Signature: [Signature] DATE: 6-20-05

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Director: [Signature] DATE: 7/12/05
Chief, Development Engineering Division: [Signature] DATE: 7/12/05
Chief, Division of Land Development: [Signature] DATE: 7/12/05

02/09/06 2 ADDED 40 PARKING SPACES, REVISED LOADING AREA BUILDING 1, OMIT GUARDRAIL
DATE NO. REVISION

OWNER: BLUE RUN I ENTERPRISES, LLC.
c/o BILL KNOTT
57 W. TIMONIUM ROAD, SUITE 106
TIMONIUM, MARYLAND 21093
443-271-5646

DEVELOPER: PATAPSCO VALLEY, LLC
c/o SAM LANGFLOTTA
6339 TEN OAKS ROAD
CLARKSVILLE, MARYLAND 21209
443-535-0001

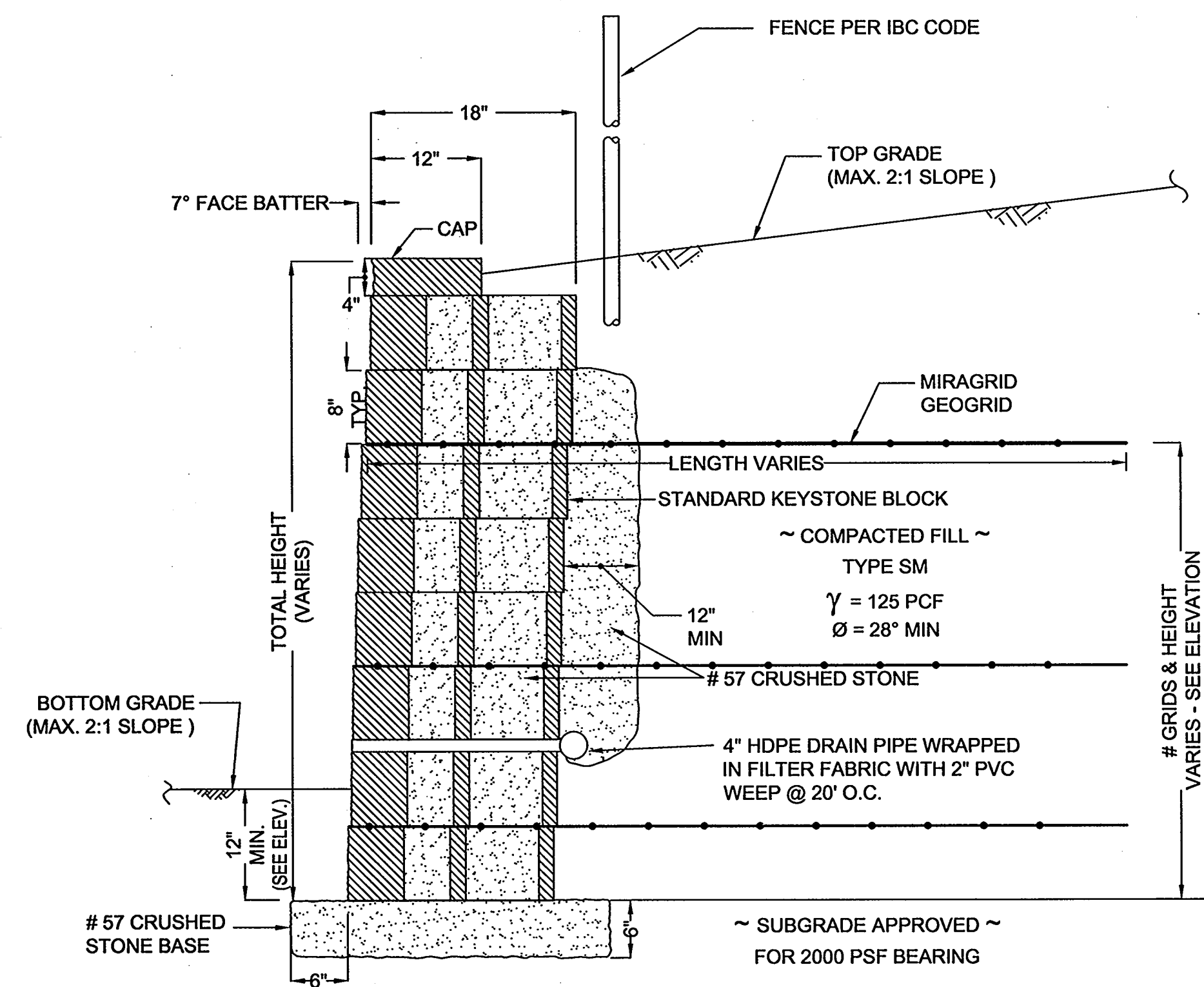
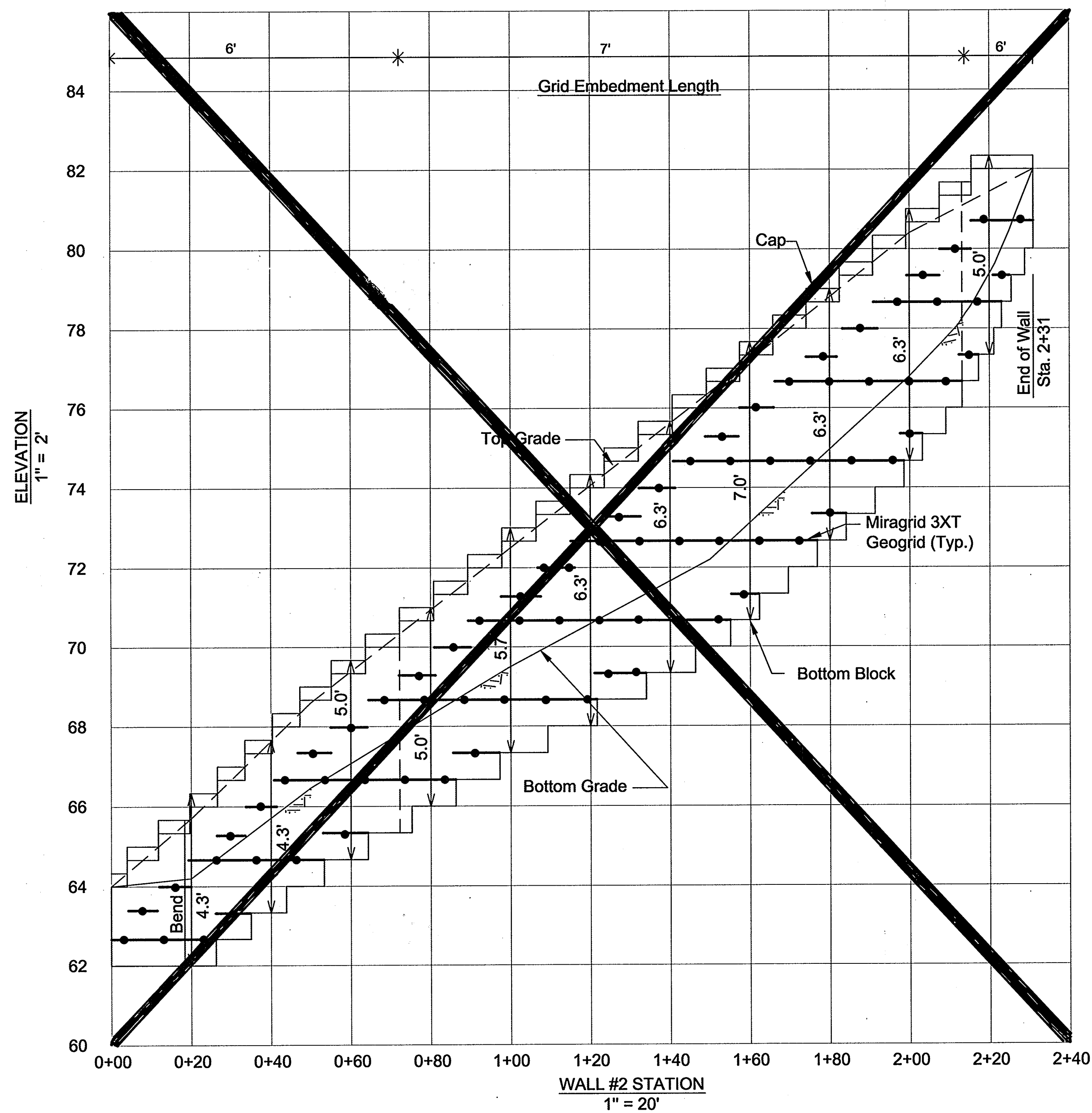
PROJECT: PARKSIDE WAREHOUSE CONDOMINIUMS
TWO OFFICE WAREHOUSE BUILDINGS
PATAPSCO VALLEY BUSINESS CENTER, PARCEL H & PARCEL 287
AREA TAX MAP 38 PARCEL 287 ZONED M-2
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: REVISED LANDSCAPE NOTES AND DETAILS

Patton Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects.
8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

DATE: 7/12/05
DESIGNED BY: [Signature]
DRAWN BY: DAM
PROJECT NO. 13282/1-0/
PLANS/C201LND
DATE: JUNE 20, 2005
SCALE: AS SHOWN
DRAWING NO. 9 OF 16

SDP-05-083



TYPICAL BLOCK WALL SECTION
N.T.S.

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.	
DIRECTOR	<i>Marche A. Loyler</i> 2/12/05 DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION	<i>John Deussen</i> 2/6/05 DATE
CHIEF, DIVISION OF LAND DEVELOPMENT	<i>Wanda Hamilton</i> 7/2/05 DATE
10/12/05	1 REMOVED RETAINING WALL # 2
DATE NO.	REVISION
OWNER	BLUE RUN I ENTERPRISES, LLC. c/o BILL KNOTT 6339 TEN OAKS ROAD CLARKSVILLE, MARYLAND 21209 443-535-0001
DEVELOPER	PATAPSCO VALLEY, LLC c/o BILL KNOTT 6339 TEN OAKS ROAD CLARKSVILLE, MARYLAND 21209 443-535-0001
PROJECT	PARKSIDE WAREHOUSE CONDOMINIUMS TWO OFFICE WAREHOUSE BUILDINGS PATAPSCO VALLEY BUSINESS CENTER, PARCEL H & PARCEL 287
AREA	TAX MAP 38 PARCEL 287 ZONED M-2 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE	RETAINING WALL CONSTRUCTION DETAILS
Patton Harris Rust & Associates, pc Engineers, Surveyors, Planners, Landscape Architects. 8810 Centre Plaza Drive Columbia, MD 21045 T 410-997-8900 F 410-997-9389	
HILLIS-CARNES ENGINEERING ASSOCIATES, INC. 12011 Guilford Road Suite 106 Baltimore, (410) 880-4788 D.C. (301) 470-4239 Annapolis Junction, Maryland 20701 Fax (410) 880-4098	
DESIGNED BY :	RWS
DRAWN BY :	CX
PROJECT NO :	05020-A
DATE :	JUNE 15, 2005
SCALE :	AS SHOWN
DRAWING NO. 10 OF 16	

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:
 face color - concrete gray - standard manufacturers' color may be specified by the Owner.
 face finish - sculptured rock face in angular tri-planer configuration. Other face finishes will not be allowed without written approval of Owner.
 bond configuration - running with bonds nominally located at midpoint vertically adjacent units, in both straight and curved alignments.
 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:
 compressive strength = 3000 psi minimum;
 absorption = 8% maximum (8% in northern states) for standard weight aggregates;
 dimensional tolerances = ± 1/8" from nominal unit dimensions not including rough split face, ±1/16" unit height - top and bottom planes;
 unit size - 8" (H) x 16" (W) x 16" (D) minimum;
 unit weight - 100 lbs/unit minimum for standard weight

- aggregates;
 inter-unit shear strength - 1000 pif minimum at 2 psi normal pressure;
 geogrid/unit peak connection strength - 1000 pif minimum at 2 psi normal force.
 D. Modular concrete units shall conform to the following constructability requirements:
 vertical setback = 1/8" per course (near vertical) or 1" per course per the design;
 alignment and grid positioning mechanism - fiberglass pins, two per unit minimum;
 maximum horizontal gap between erected units shall be 1/2 inch.

2.02 Shear Connectors

- A. Shear connectors shall be 1/2 inch diameter thermoset isophthalic polyester resin-protuded fiberglass reinforcement rods or equivalent to provide connection between vertically and horizontally adjacent units.
 Strength of shear connectors between vertical adjacent units shall be applicable over a design temperature of 10 degrees F to + 100 degrees F.
 B. 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.

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:

Sieve Size	Percent Passing
2 inch	100-75
3/4 inch	100-75
No. 40	0-30
No. 200	0-60

Plasticity Index (PI) <15 and Liquid Limit <40 per ASTM D-4318.

- B. Material can be site excavated soils where the above requirements can be met. Unsuitable soils for backfill (high plastic clays or organic soils) shall not be used in the reinforced soil mass.

2.06 Geogrid Soil Reinforcement

- A. Geosynthetic reinforcement shall consist of geogrids manufactured specifically for soil reinforcement applications and shall be manufactured from high tenacity polyester yarn.

2.07 Drainage Pipe

- A. The drainage pipe shall be perforated corrugated HDPE pipe manufactured in accordance with ASTM D-1248.

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 insure 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 shear/connecting 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.
 D. Geogrid reinforcements shall be continuous throughout their embedment lengths and placed side-by-side to provide 100% coverage at each level. Splice connections between shorter pieces of geogrid or gaps between adjacent pieces of geogrid are not permitted.

3.05 Reinforced Backfill Placement

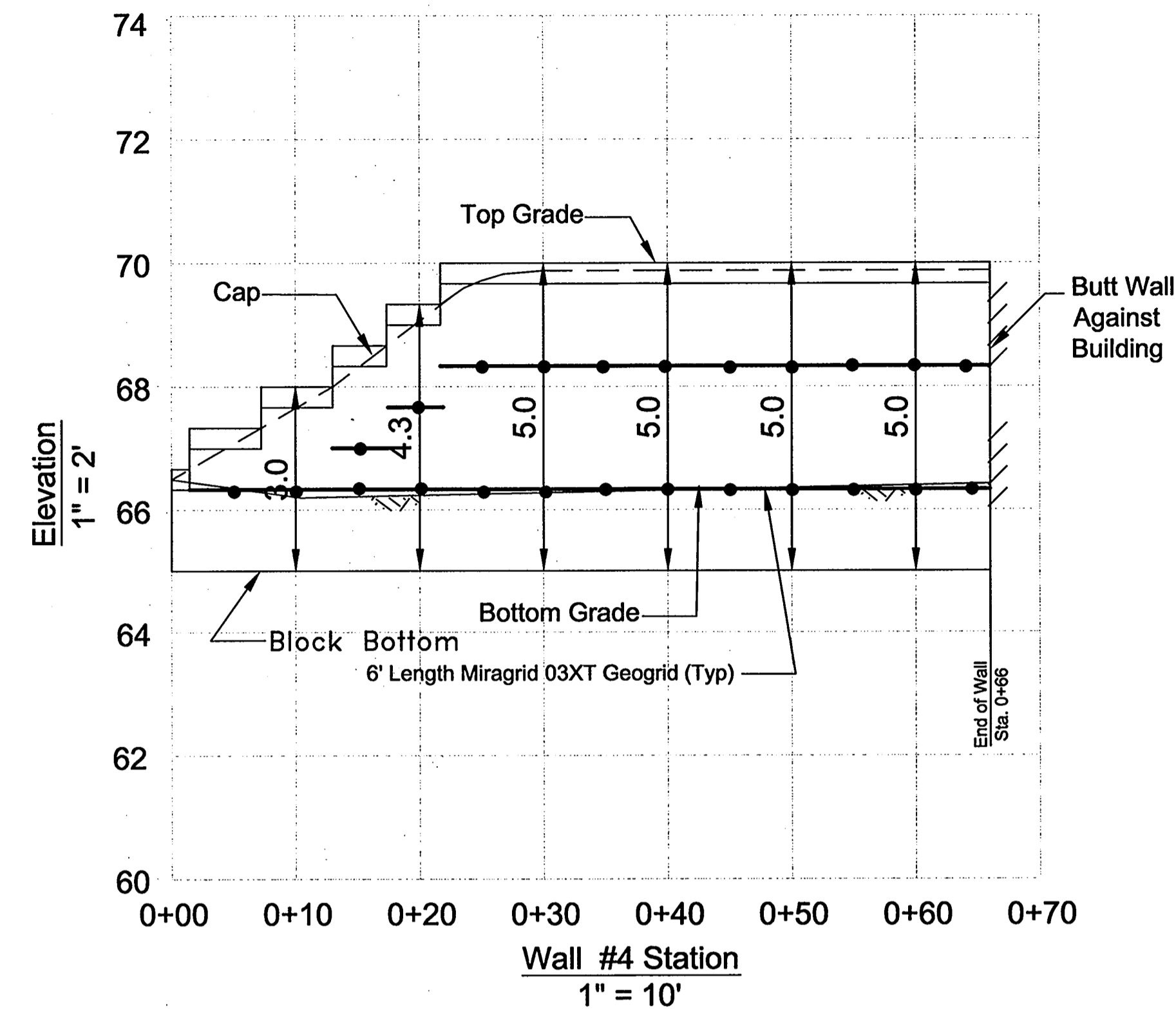
- A. Reinforced backfill shall be placed, spread, and compacted in such a manner that minimizes the development of slack in the geogrid and installation damage.
 B. Reinforced backfill shall be placed and compacted in lifts not to exceed 6 inches where hand compaction is used, or 8 - 10 inches where heavy compaction equipment is used. Lift thickness shall be decreased to achieve the required density as required.
 C. 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.
 D. Only lightweight hand-operated equipment shall be allowed within 3 feet from the tail of the modular concrete unit.
 E. 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.
 F. Rubber tired equipment may pass over geogrid reinforcement at slow speeds, less than 10 MPH. Sudden braking and sharp turning shall be avoided.
 G. 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.

3.06 Cap Installation

- A. Cap units shall be glued to underlying units with an all-weather adhesive recommended by the manufacturer.

3.07 Field Quality Control

- A. The Owner shall engage inspection and testing services, including independent laboratories, to provide quality assurance and testing services during construction.
 B. As a minimum, quality assurance testing should include foundation soil inspection, soil and backfill testing, verification of design parameters, and observation of construction for general compliance with design drawings and specifications.



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.

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.	
<i>[Signature]</i> DIRECTOR	4/1/06 DATE
<i>[Signature]</i> CHIEF, DEVELOPMENT ENGINEERING DIVISION	1/30/06 DATE
<i>[Signature]</i> CHIEF, DIVISION OF LAND DEVELOPMENT	1/31/06 DATE

01/06/06	1	REVISED WALL #1 BOTTOM GRADE
DATE	NO.	REVISION

OWNER	BLUE RUN I ENTERPRISES, LLC. c/o BILL KNOTT 6339 TEN OAKS ROAD CLARKSVILLE, MARYLAND 21209 443-535-0001
-------	---

DEVELOPER	PATAPSCO VALLEY, LLC c/o BILL KNOTT 6339 TEN OAKS ROAD CLARKSVILLE, MARYLAND 21209 443-535-0001
-----------	---

PROJECT	PARKSIDE WAREHOUSE CONDOMINIUMS TWO OFFICE WAREHOUSE BUILDINGS PATAPSCO VALLEY BUSINESS CENTER, PARCEL H & PARCEL 287
---------	---

AREA	TAX MAP 38	PARCEL 287	ZONED M-2
	1st ELECTION DISTRICT		
	HOWARD COUNTY, MARYLAND		

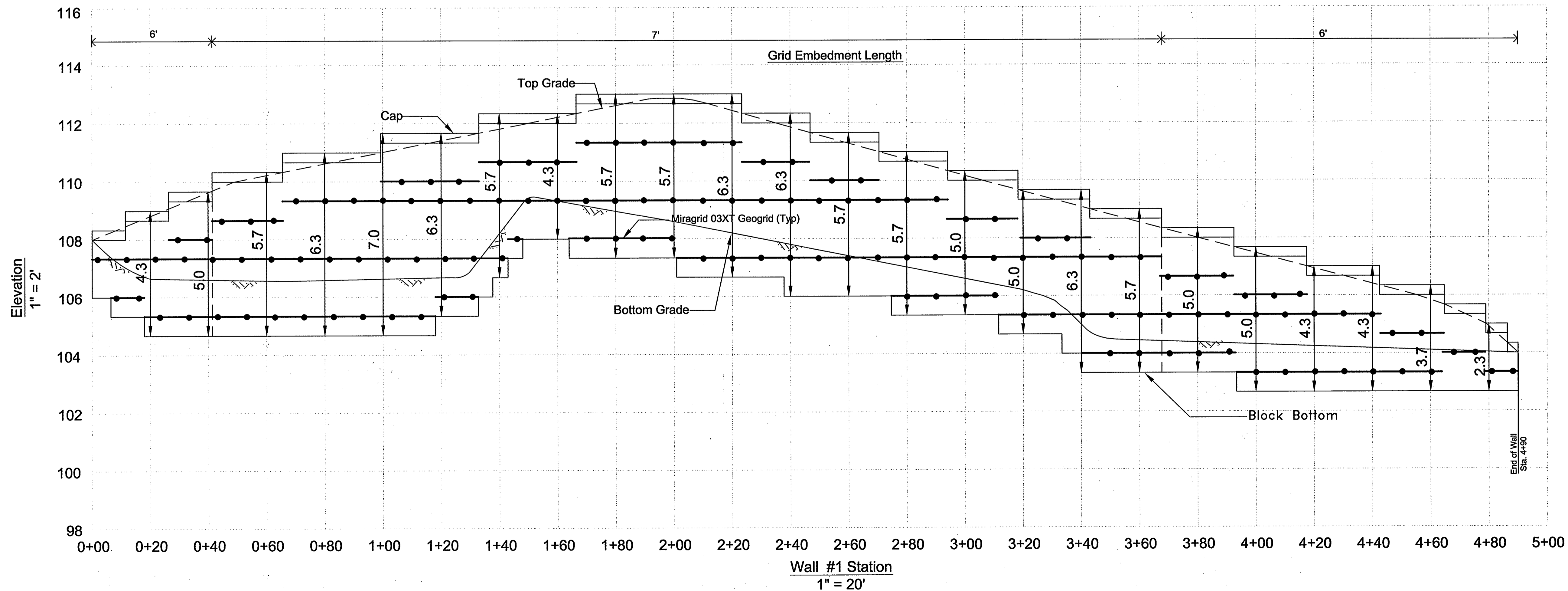
TITLE	REVISED RETAINING WALL CONSTRUCTION DETAILS
-------	--

Patton Harris Rust & Associates, pc Engineers, Surveyors, Planners, Landscape Architects. 8818 Centre Park Drive Columbia, MD 21045 T 410.997.8900 F 410.997.9282

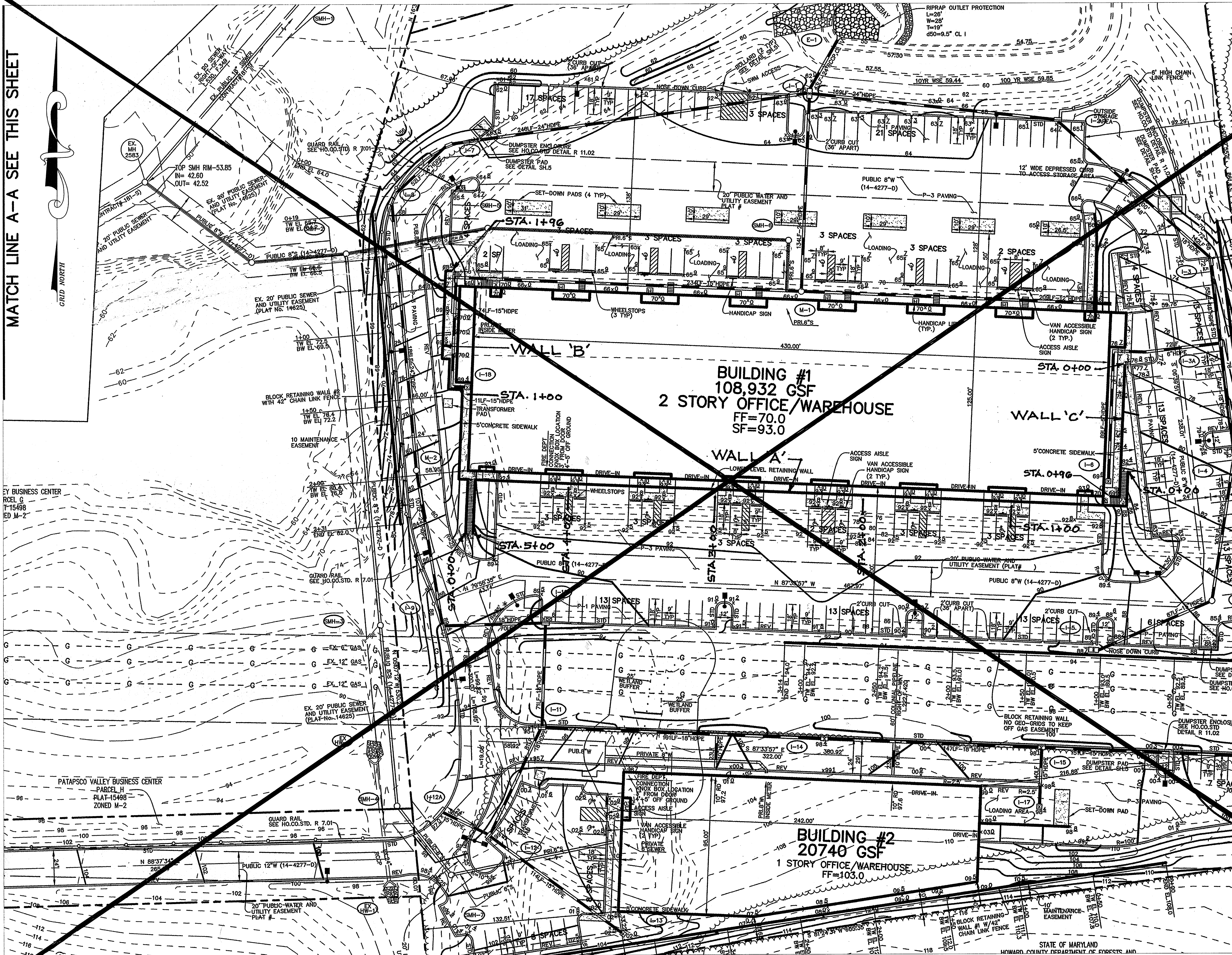
HILLIS-CARNES ENGINEERING ASSOCIATES, INC.
--

12011 Guilford Road Suite 106 Annapolis Junction, Maryland 20701
 Balto. (410) 880-4788 D.C. (301) 470-4239 Fax (410) 680-4088

	DESIGNED BY : RWS
	DRAWN BY: CX
	PROJECT NO : 05020-A
	DATE: JAN 6, 2006
	SCALE : AS SHOWN
	DRAWING NO. 11 OF 16



MATCH LINE A-A SEE THIS SHEET



REFER TO SHEET 2 FOR ALL WALL STATIONING

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Mark A. Cagle 7/16/05
DIRECTOR DATE

Mike Dorman 7/16/05
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Chris Hamilton 7/16/05
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

10/12/05 | ELIMINATED SHEET. ADDED STA TO SHEET 2.

DATE NO. REVISION

OWNER
BLUE RUN I ENTERPRISES, LLC.
c/o BILL KNOTT
57 W. TIMONIUM ROAD, SUITE 106
TIMONIUM, MARYLAND 21093

DEVELOPER
PATAPSCO VALLEY, LLC
c/o SAM LANCILOTTA
6339 TEN OAKS ROAD
CLARKSVILLE, MARYLAND 21209
443-535-0001

PROJECT
PARKSIDE WAREHOUSE CONDOMINIUMS
TWO OFFICE WAREHOUSE BUILDINGS
PATAPSCO VALLEY BUSINESS CENTER, PARCEL H & PARCEL 287
AREA TAX MAP 38 PARCEL 287 ZONED M-2
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE
BUILDING #1 RETAINING WALL LOCATION PLAN

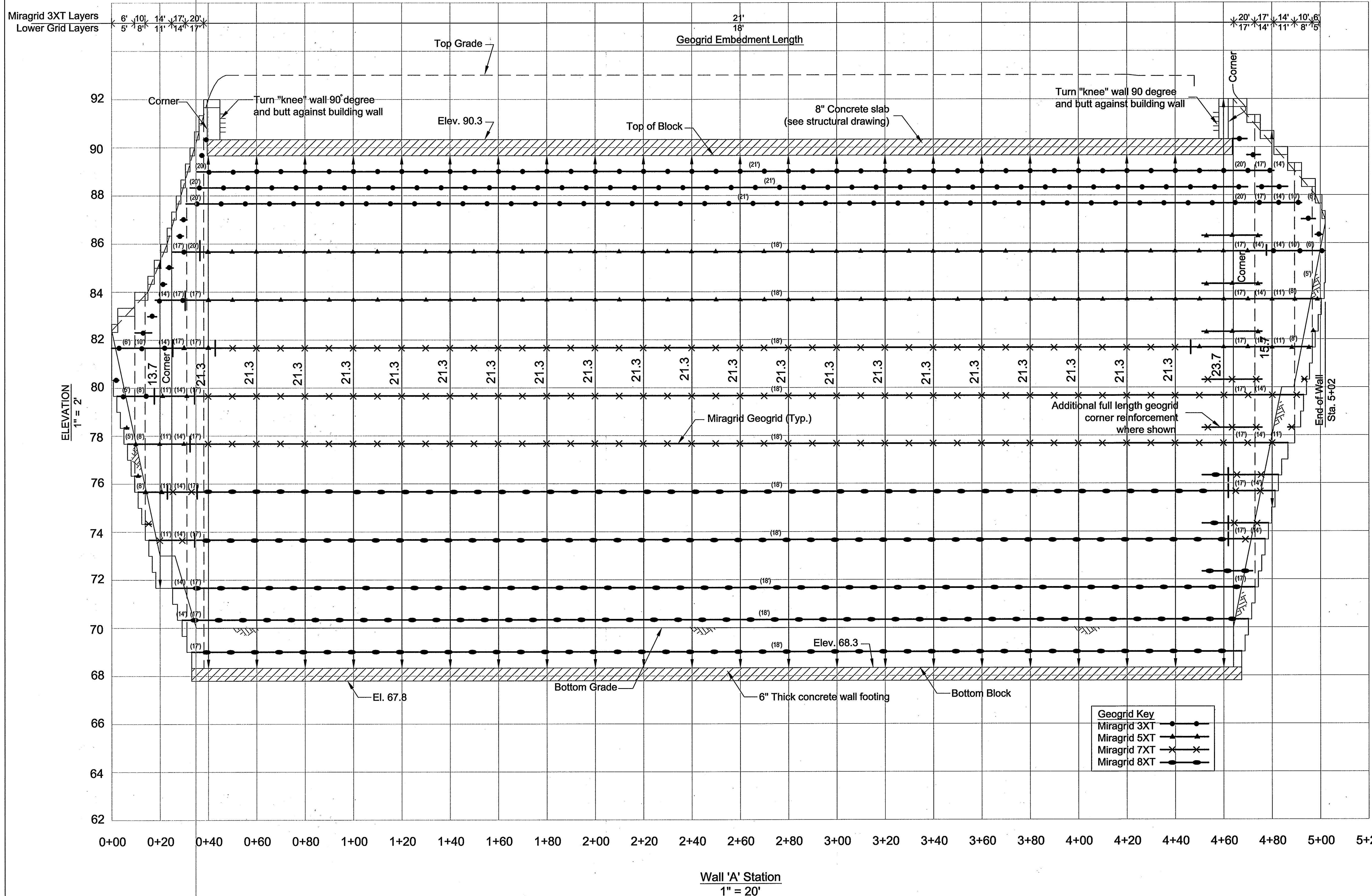
HILLIS-CARNES
ENGINEERING ASSOCIATES, INC.

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

Patton Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects.
8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282



DESIGNED BY: R.W.S.
DRAWN BY: A.M.
PROJECT NO: 05020-B
DATE: MARCH 17, 2005
SCALE: 1" = 30'
DRAWING NO. 13 OF 16



APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Frank A. Layzell 2/6/06
DIRECTOR DATE

William D. Dammann 1/30/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cindy K. Hammett 1/31/06
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

REVISED WALL GRADE AND LENGTH

OWNER
BLUE RUN I ENTERPRISES, LLC.
c/o BILL KNOTT
57 W. TIMONIUM ROAD, SUITE 106
TIMONIUM, MARYLAND 21093

DEVELOPER
PATAPSCO VALLEY, LLC
c/o SAM LANCELOTTA
6339 TEN OAKS ROAD
CLARKSVILLE, MARYLAND 21209
443-535-0001

PROJECT
PARKSIDE WAREHOUSE CONDOMINIUMS
TWO OFFICE WAREHOUSE BUILDINGS
PATAPSCO VALLEY BUSINESS CENTER, PARCEL H & PARCEL 287

AREA TAX MAP 38 PARCEL 287 ZONED M-2
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE
REVISED
BUILDING #1 RETAINING WALL 'A' ELEVATION

HILLIS-CARNES
ENGINEERING ASSOCIATES, INC.

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

Patton Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects.
8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

DESIGNED BY: R.W.S.
DRAWN BY: A.M.
PROJECT NO: 05020-B
DATE: JAN 6, 2006
SCALE: AS SHOWN
DRAWING NO. 14 OF 16

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 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:
 face color - concrete gray - standard manufacturer's color may be specified by the Owner.
 face finish - sculptured rock face in angular tri-planer configuration. Other face finishes will not be allowed without written approval of Owner.
 bond configuration - running with bonds nominally located at midpoint vertically adjacent units, in both straight and curved alignments.
 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:
 compressive strength = 3000 psi minimum;
 absorption = 8% maximum (6% in northern states) for standard weight aggregates;
 dimensional tolerances = ± 1/8" from nominal unit dimensions not including rough split face, ± 1/16" unit height - top and bottom planes;
 unit size - 8" (H) x 18" (W) x 22" (D) minimum;
 unit weight - 100 lbs/unit minimum for standard weight

- aggregates;
 inter-unit shear strength - 1000 pif minimum at 2 psi normal pressure;
 geogrid unit peak connection strength - 1000 pif minimum at 2 psi normal force.
 D. Modular concrete units shall conform to the following constructability requirements:
 vertical setback = 1/8" per course (near vertical) or 1" per course per the design;
 alignment and grid positioning mechanism - fiberglass pins, two per unit minimum;
 maximum horizontal gap between erected units shall be - 1/2 inch.

- 2.02 Shear Connectors**
 A. Shear connectors shall be 1/2 inch diameter thermoset isophthalic polyester resin-protuded fiberglass reinforcement rods or equivalent to provide connection between vertically and horizontally adjacent units. Strength of shear connectors between vertical adjacent units shall be applicable over a design temperature of 10 degrees F to + 100 degrees F.
 B. 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.

- 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:

Grain Size	Percent Passing
2 inch	100-75
3/4 inch	100-75
No. 40	0-30
No. 200	0-35

- Plasticity Index (PI) <15 and Liquid Limit <40 per ASTM D-4318.
 B. Material can be site excavated soils where the above requirements can be met. Unsuitable soils for backfill (high plastic clays or organic soils) shall not be used in the reinforced soil mass.

2.06 Geogrid Soil Reinforcement

- A. Geosynthetic reinforcement shall consist of geogrids manufactured specifically for soil reinforcement applications and shall be manufactured from high tenacity polyester yarn.

2.07 Drainage Pipe

- A. The drainage pipe shall be perforated corrugated HDPE pipe manufactured in accordance with ASTM D-1248.

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 insure 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 shear/connecting 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.
 D. Geogrid reinforcements 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.

3.05 Reinforced Backfill Placement

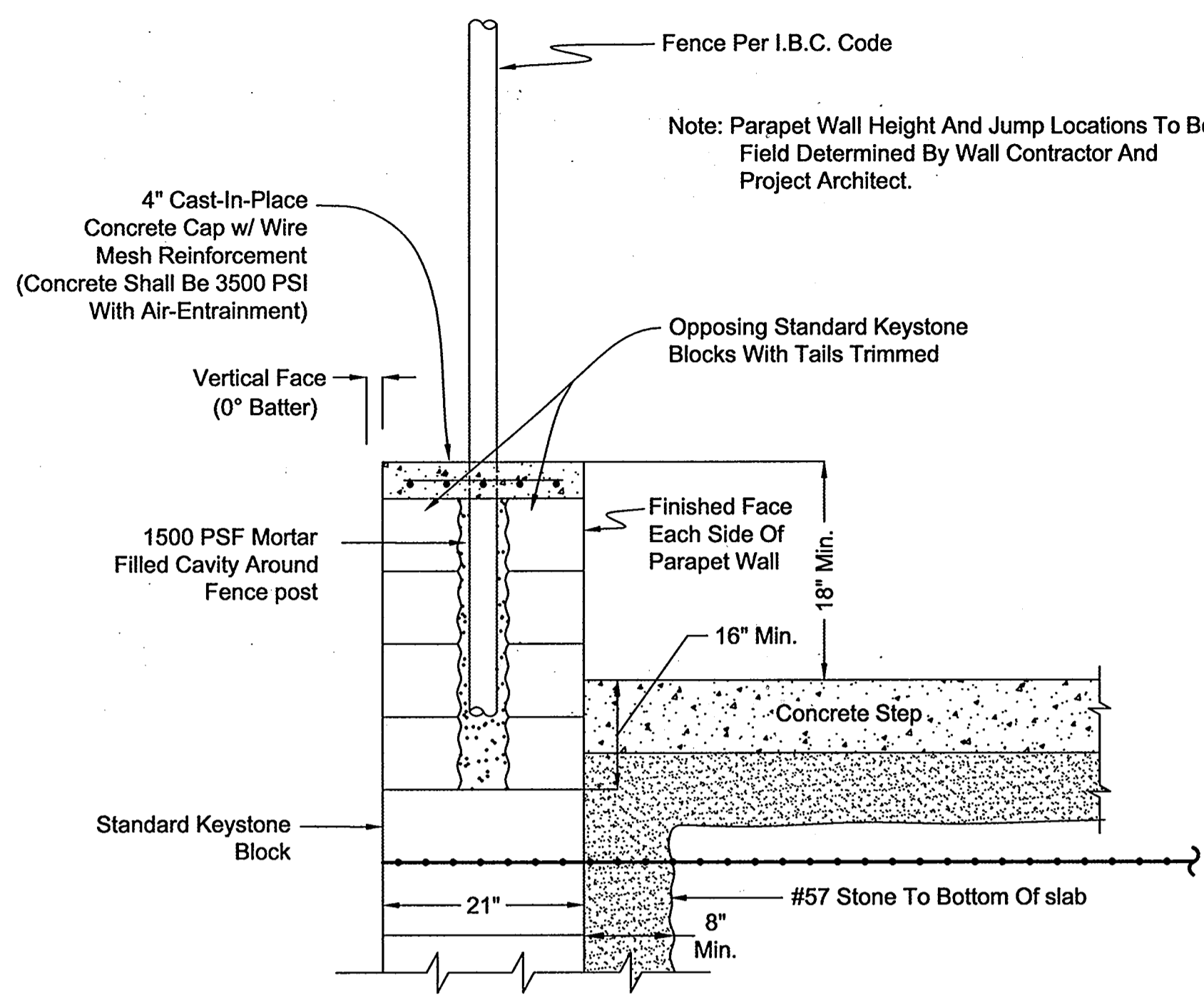
- A. Reinforced backfill shall be placed, spread, and compacted in such a manner that minimizes the development of slack in the geogrid and installation damage.
 B. Reinforced backfill shall be placed and compacted in lifts not to exceed 6 inches where hand compaction is used, or 8 - 10 inches where heavy compaction equipment is used. Lift thickness shall be decreased to achieve the required density as required.
 C. Reinforced backfill shall be compacted to 95% of the maximum density as determined by ASTM D898. 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.
 D. Only lightweight hand-operated equipment shall be allowed within 3 feet from the tail of the modular concrete unit.
 E. 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.
 F. Rubber tired equipment may pass over geogrid reinforcement at slow speeds, less than 10 MPH. Sudden braking and sharp turning shall be avoided.
 G. 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.

3.06 Cap Installation

- A. Cap units shall be glued to underlying units with an all-weather adhesive recommended by the manufacturer.

3.07 Field Quality Control

- A. The Owner shall engage inspection and testing services, including independent laboratories, to provide quality assurance and testing services during construction.
 B. As a minimum, quality assurance testing should include foundation soil inspection, soil and backfill testing, verification of design parameters, and observation of construction for general compliance with design drawings and specifications.

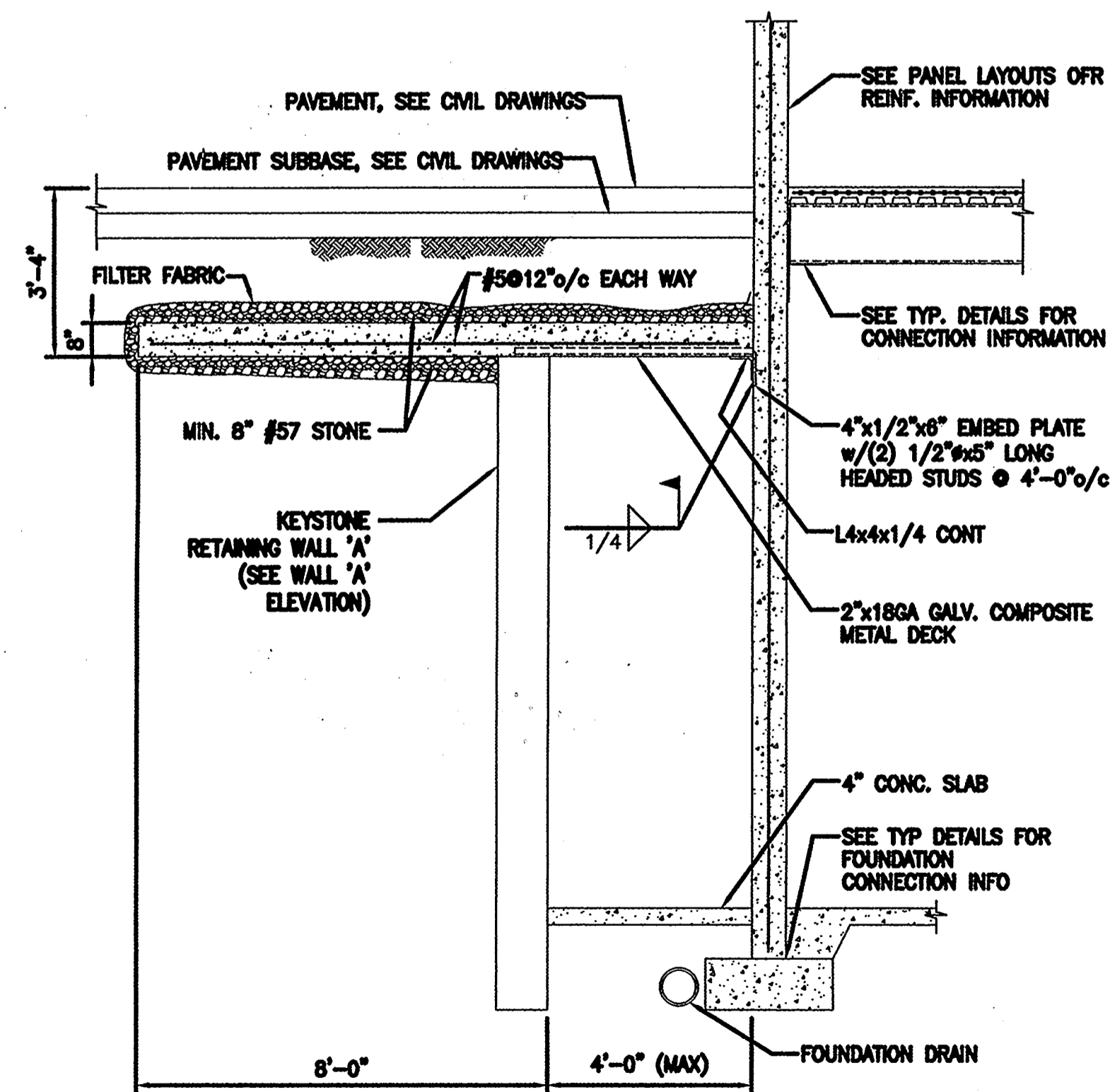


SUGGESTED PARAPET WALL DETAIL

N.T.S.

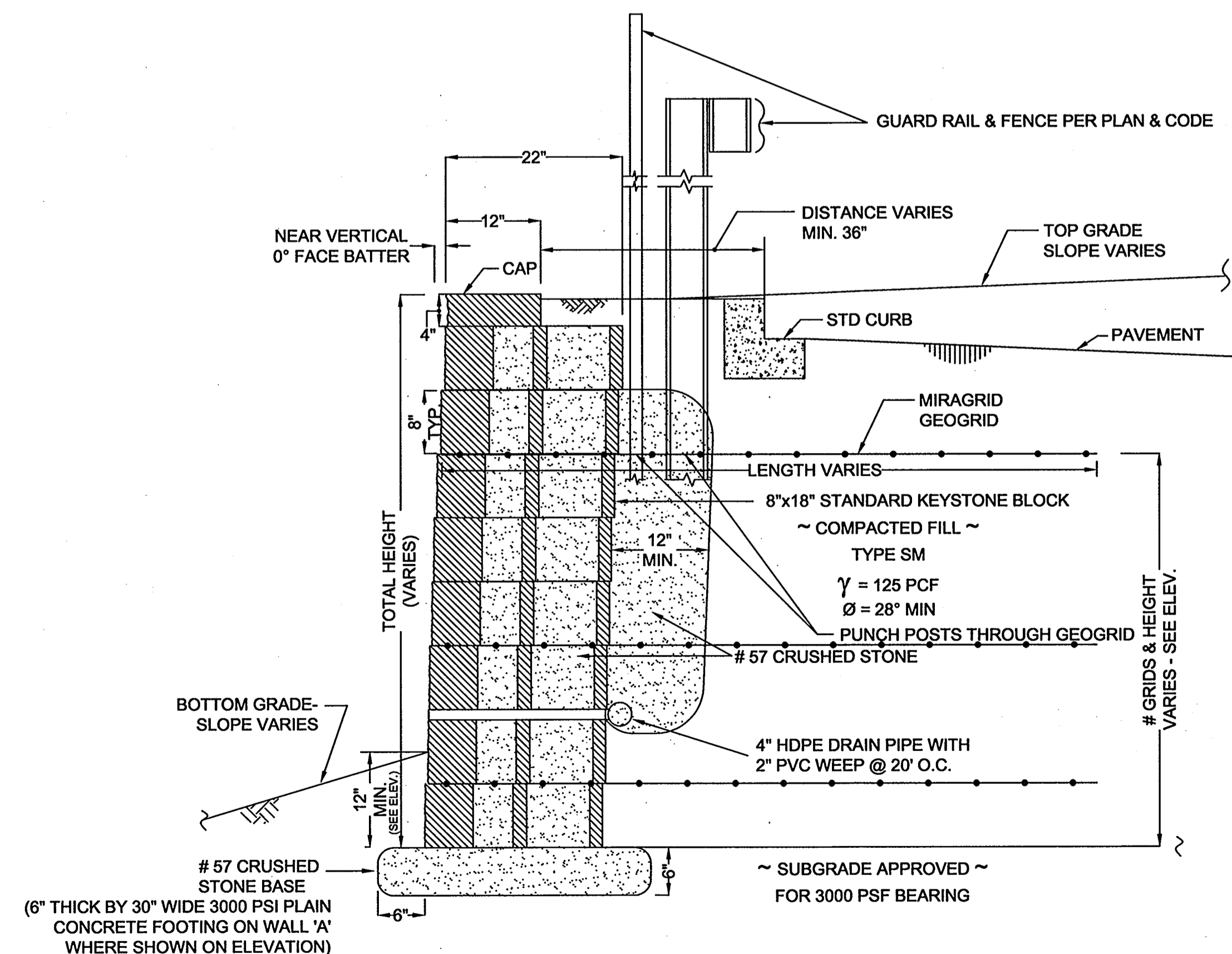
NOTES:

- 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.



WALL 'A' STA. 3+00 (FROM CARROLL ENGINEERING STRUCTURAL DRAWINGS)

N.T.S.



TYPICAL WALL SECTION

N.T.S.

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.	
<i>[Signature]</i> DIRECTOR	7/12/05 DATE
<i>[Signature]</i> CHIEF, DEVELOPMENT ENGINEERING DIVISION	7/16/05 DATE
<i>[Signature]</i> CHIEF, DIVISION OF LAND DEVELOPMENT	7/12/05 DATE

DATE	NO.	REVISION
OWNER BLUE RUN I ENTERPRISES, LLC. c/o BILL KNOTT 57 W. TIMONIUM ROAD, SUITE 106 TIMONIUM, MARYLAND 21093		
DEVELOPER PATAPSCO VALLEY, LLC c/o SAM LANCILOTTA 6359 TEN OAKS ROAD CLARKSVILLE, MARYLAND 21209 443-535-0001		
PROJECT PARKSIDE WAREHOUSE CONDOMINIUMS TWO OFFICE WAREHOUSE BUILDINGS PATAPSCO VALLEY BUSINESS CENTER, PARCEL H & PARCEL 287		
AREA	TAX MAP 38	PARCEL 287 ZONED M-2 1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE BUILDING #1 RETAINING WALL DETAILS		

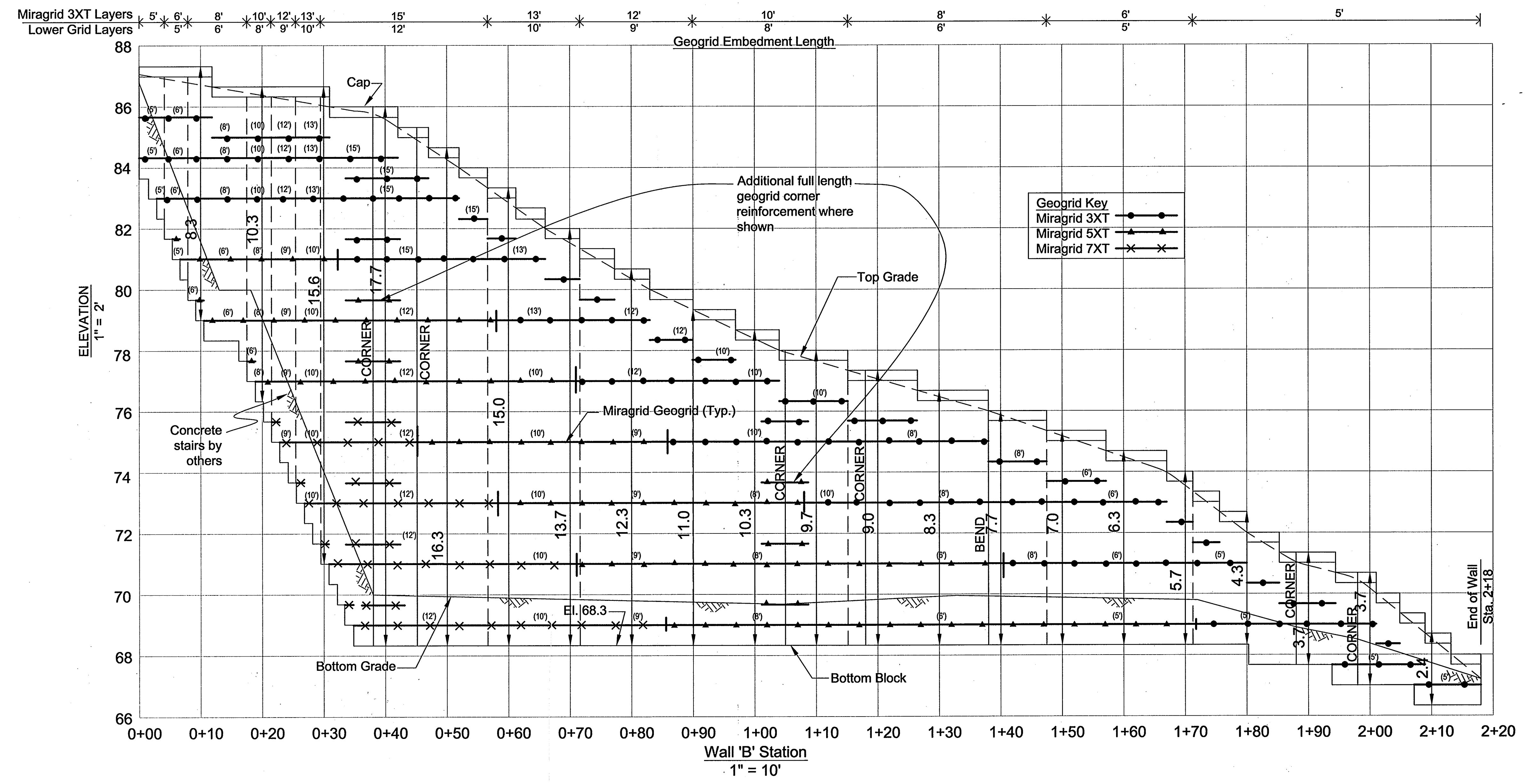
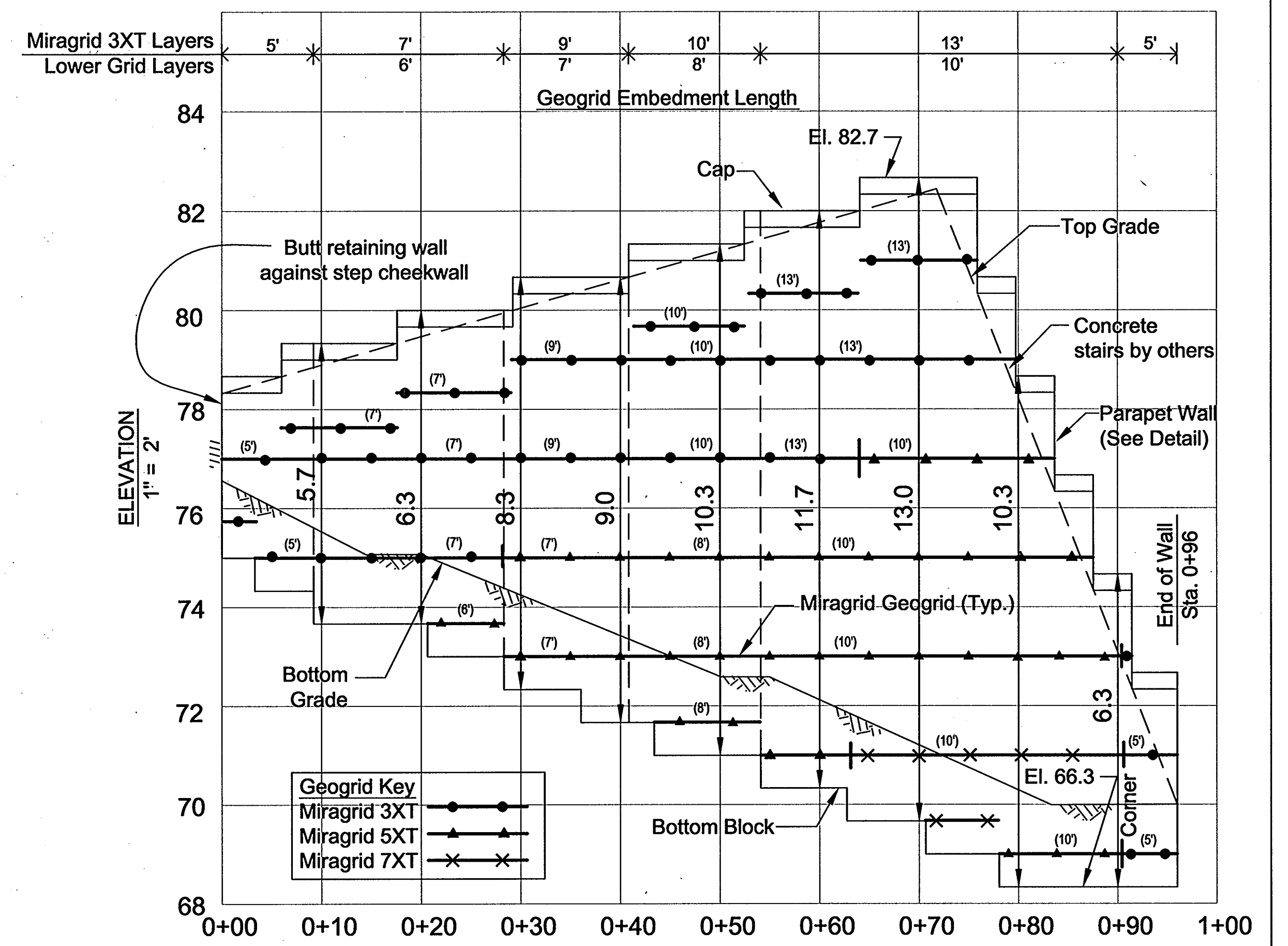
HILLIS-CARNES ENGINEERING ASSOCIATES, INC.

12011 Guilford Road, Suite 106 Annapolis Junction, Maryland 20701
 Balto. (410) 990-4788 D.C. (301) 470-4239 Fax: (410) 990-4098

Patton Harris Rust & Associates, pc
 Engineers, Surveyors, Planners, Landscape Architects.
 8518 Centre Park Drive
 Columbia, MD 21045
 T 410.997.8900
 F 410.997.9282

DESIGNED BY: R.W.S.
DRAWN BY: A.M.
PROJECT NO: 05020-B
DATE: MARCH 17, 2005
SCALE: AS SHOWN
DRAWING NO. 15 OF 16





APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

James D. ... 2/4/06
DIRECTOR DATE

Michael ... 1/30/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Arvid ... 1/31/06
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

01/06/06.1 REVISED WALL GRADE AND LENGTH

DATE NO. REVISION

OWNER
BLUE RUN I ENTERPRISES, LLC.
c/o BILL KNOTT
57 W. TIMONIUM ROAD, SUITE 106
TIMONIUM, MARYLAND 21093

DEVELOPER
PATAPSCO VALLEY, LLC
c/o SAM LANCILOTTA
6339 TEN OAKS ROAD
CLARKSVILLE, MARYLAND 21209
443-535-0001

PROJECT
PARKSIDE WAREHOUSE CONDOMINIUMS
TWO OFFICE WAREHOUSE BUILDINGS
PATAPSCO VALLEY BUSINESS CENTER, PARCEL H & PARCEL 287

AREA TAX MAP 38 PARCEL 287 ZONED M-2
1st ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE
REVISED
BUILDING #1 RETAINING WALL 'B' & 'C'
ELEVATIONS

HILLIS-CARNES
ENGINEERING ASSOCIATES, INC.

12011 Guilford Road, Suite 106 Annapolis Junction, Maryland 20701
Baltimore (410) 865-4768 D.C. (301) 470-4239 Fax (410) 865-4066

Patton Harris Rust & Associates, PC
Engineers, Surveyors, Planners, Landscape Architects.
8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

DESIGNED BY: R.W.S.
DRAWN BY: A.M.
PROJECT NO: 05020-B
DATE: JAN 6, 2006
SCALE: AS SHOWN
DRAWING NO. 16 OF 16