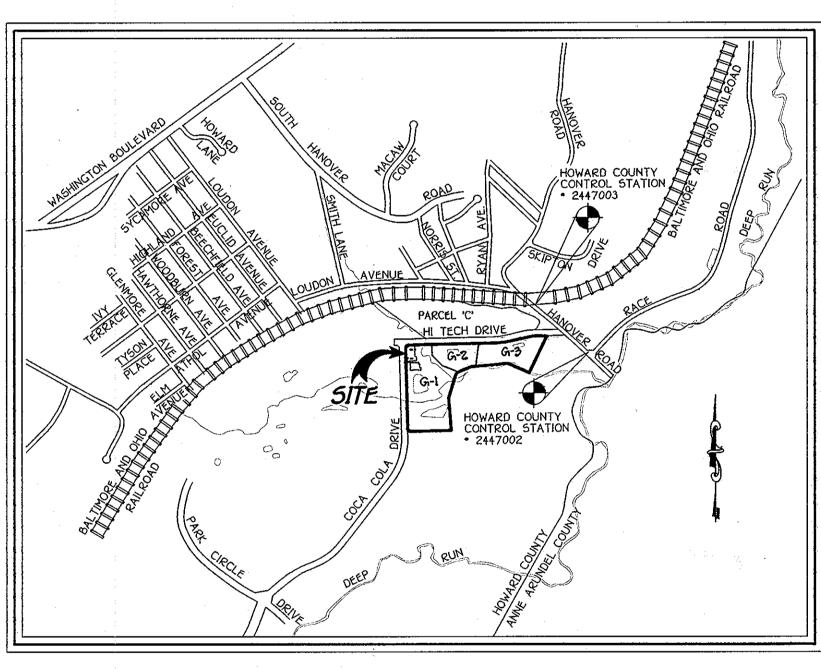
# SITE DEVELOPMENT PLAN PATAPSCO VALLEY OFFICE CAMPUS PARCELS G-1 AND G-2

ZONED: M-2

TAX MAP No. 38 GRID No. 20, 21 P/O TM PARCEL No. 285 9. PUBLIC WATER AND SEWER IS TO BE UTILIZED FOR THIS PROJECT (CONTRACT NO. 14-3342-D).

1. ALL ON-SITE STORM DRAINS UNDER THIS SITE DEVELOPMENT PLAN ARE PRIVATE. FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND



VICINITY MAP

#### SITE ANALYSIS DATA:

- 3. AREA DISTURBED: 1.30 AC. ±
- 4. BUILDING COVERAGE OF SITE: 0.28 AC OR 1.27%

PARKING DATA CHART: GENERAL OFFICE USE

BUILDING D = 12,242 SF

NUMBER OF PARKING SPACES REQUIRED: 12,242 SF x 3.3 SPACES/1000 SF = 41 NUMBER OF HANDICAP PARKING SPACES REQUIRED: 3

NUMBER OF PARKING SPACES PROVIDED ON PARCEL G-1 (INCLUDING HANDICAP PARKING) = 60 SMALL CAR PARKING SPACES = 12 REGULAR PARKING SPACES (INCLUDING HANDICAP PARKING) = 48 NUMBER OF PARKING SPACES PROVIDED ON PARCEL G-2 = 40

TOTAL NUMBER OF PARKING SPACES PROVIDED = 100 NUMBER OF HANDICAP PARKING SPACES PROVIDED (INCLUDING HANDICAP VAN 15PACES) = 4



#### GENERAL NOTES:

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF
- 2. THE CONTRACTOR SHALL NOTIFY THE BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1000 AT LEAST (5) FIVE WORKING DAYS PRIOR TO THE START
- 3. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY DIGGING AND EXCAVATION WORK.
- 4. PROJECT BACKGROUND:
- A. LOCATION: TAX MAP 38, GRID 20, P/O TM PARCEL NO. 285 B. THE SUBJECT PROPERTY IS ZONED M-2 PER 2/2/2004 COMPREHENSIVE ZONING PLAN.

- F. PROPOSED USE FOR THIS SITE AND STRUCTURES: GENERAL OFFICES USE G. PARKING REQUIREMENTS: (SEE PARKING CHART THIS SHEET)

STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO PLACEMENT OF ANY ASPHALT.

- 5. TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL
- 6. ALL PLAN DIMENSIONS ARE TO THE FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIAL BETWEEN ITEMS
- 7. THE EXISTING TOPOGRAPHY AND FEATURES WERE DERIVED FROM A FIELD RUN MONUMENTAL BOUNDARY SURVEY BY FISHER COLLINS & CARTER INC. AND HARFORD AERIAL
- 8. HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS: (NAD 27 MARYLAND COORDINATE SYSTEM) HOWARD COUNTY MONUMENT 2447002 - (N 494376.0470 E 879030.1730 ELEV. 89.619) HOWARD COUNTY MONUMENT 2447003 - (N 494994.5460 E 878209.6580 ELEV. 46.266)

- 11. THE EXISTING UTILITIES SHOWN HEREON WERE DERIVED FROM AVAILABLE PUBLIC RECORDS. THE CONTRACTOR MUST DIG TEST PITS BY HAND AT ALL UTILITY CROSSINGS AND CONNECTION POINTS TO VERIFY THE EXACT LOCATIONS.
- 12. ALL PROPOSED RAMPS SHALL BE IN ACCORDANCE WITH CURRENT A.D.A STANDARDS ACCESSIBILITY GUIDELINES, MAXIMUM SIDEWALK CROSS SLOPE SHALL BE TWO PRECENT. PROVIDED A (5'x5') FIVE FOOT BY FIVE FOOT LEVEL LANDING (MAX. SLOPE 2\$) AT THE TOP AND BOTTOM OF ALL RAMPS AND BUILDING ENTRANCES AND EXITS. HANDRAILS SHALL BE PROVIDED ON ALL RAMPS IN ACCORDANCE WITH SECTION 4.8.5 OF THE A.D.A. STANDARDS ACCESSIBILITY GUIDELINES.
- 13. ALL DRIVEWAYS AND PARKING TO BE PRIVATELY OWNED AND MAINTAINED.
- 14. ANY DAMAGE TO COUNTY AND OR STATE OWNED RIGHT OF WAY TO BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- 15. TRENCH BEDDING FOR STORM DRAIN STRUCTURES SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY STANDARD G2.01 CLASS C BEDDING UNLESS OTHERWISE NOTED.

- 17. FOR DETAILS OF BUILDING PROFILE, PARKING, ROAD SECTION, HANDICAP, CURB AND GUTTER SEE SHEETS 2 AND 7.
- 18. THERE ARE NO KNOWN GRAVE SITES OR CEMETERIES ON THIS SITE BASED ON A VISUAL SITE VISIT AND BASED ON AN EXAMINATION OF THE HOWARD COUNTY CEMETARY
- 19. THIS PROJECT IS RECORDED AMONG THE LAND RECORDS IN HOWARD COUNTY, MARYLAND AS PLAT \*15495, \*15496 AND \*15490.
- 20. ALL OUTDOOR LIGHTING SHALL COMPLY WITH ZONING REGULATIONS SECTION 134 WHICH REQUIRES LIGHTS TO BE INSTALLED TO DIRECT/REFLECT LIGHT DOWNWARDS AND INWARDS ON THE SITE AND AWAY FROM ALL PUBLIC STREETS AND RESIDENTIAL AREAS. SEE EXTERIOR LIGHT DETAIL ON SHEET 13.
- 21. THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC FIRE PREVENTION SPRINKLER SYSTEM.
- 22. PREVIOUS FILE NUMBERS: S 91-19, P 91-13, P 91-14, WP 91-90, F 94-24, F 06-127, F 02-164.
- 23. THIS SPP IS SUBJECT TO THE FIRST AMENDMENT TO THE FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS DATED OCTOBER 2, 2003 AND THE AMENDED ZONING REGULATIONS, PER COUNCIL BILL 75-2003.
- 24. ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE) - 3' LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON
- 25. THIS SDP IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE AMENDED ZONING OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT APPLICATIONS
- 26. LANDSCAPE SURETY IN THE AMOUNT OF \$7,500.00 SHALL BE POSTED AS A PART OF THE GRADING PERMIT.
- 27. THE TRAFFIC STUDY WAS PERFORMED BY THE TRAFFIC GROUP AND APPROVED ON OCTOBER 1, 1992 UNDER P 91-14. THE MARS GROUP INC. PREPARED AN UPDATED TRAFFIC
- 28. NOISE STUDY IS NOT REQUIRED FOR THIS INDUSTRIAL ZONED PROPERTY.
- 29. STORM WATER MANAGEMENT FOR THE ENTIRE SUBDIVISION WAS PROVIDED UNDER F 94-24. EXTENDED DETENTION FACILITIES WERE SIZED TO MANAGE ULTIMATE SITE CONDITIONS THAT ARE OWNED BY CSG PARTNERSHIP, LLC AND JOINTLY MAINTAINED WITH CSG PARTNERSHIP, LLC AND HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
- 30. THIS PLAN IS EXEMPT FROM COMPLIANCE WITH THE REQUIREMENTS OF THE FOREST CONSERVATION ACT PER SUBDIVISION SECTION 16.1202 (b)(1)(iii) BECAUSE THIS SUBDIVISION HAD PRELIMINARY PLANS (P 91-13 AND P 91-14) APPROVED PRIOR TO DEC. 31, 1992 AND THIS SITE DEVELOPMENT PLAN DOES NOT EXCEED THE LIMIT OF DISTURBANCE SHOWN ON
- 31. THE FLOODPLAIN STUDY AND WETLANDS DELINEATION WAS COMPLETED, REVIEWED AND APPROVED UNDER P 91-14 ON OCTOBER 1, 1992.
- 32. IMPACT TO NON-TIDAL WETLANDS AND WATERWAYS WAS APPROVED ON JANUARY 13, 1994 BY MARYLAND DEPARTMENT OF NATURAL RESOUCES WATER RESOURCES ADMINISTRATION TRACKING NO. 1991011196 DIVISION NO. 93-NT-0050.
- 33. THERE ARE NO HISTORIC STRUCTURES LOCATED ON THIS SITE.
- 34. SNOW REMOVAL AND ROAD MAINTENANCE TO BE PRIVATE.
- 35. STD DENOTES STANDARD CURB AND GUTTER.
- 36. REV DENOTES REVERSE CURB AND GUTTER.
- 37. CONTRACTOR TO VERIFY THE SIZE, LOCATION AND ELEVATION OF ALL WATER, SEWER AND STORM DRAIN CONNECTIONS PRIOR TO CONSTRUCTION. EXISTING UTILITIES SHOWN IS FROM BEST AVAILABLE INFORMATION.
- 30. STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURE AND POLE SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III (1993) AND AS MODIFIED BY "GUIDELINES FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS (JUNE 1993)". A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREETLIGHT AND ANY TREE.
- 39. THE KNOX BOX LOCATION SHOWN ON SHEETS 2 AND 3 SHALL BE PLACED TO THE RIGHT OF THE MAIN ENTRANCE AT A RANGE OF 4-5 FEET IN HEIGHT AND NO MORE THAN 6 FEET LATERALLY FROM THE DOOR. THE KNOX BOX SHALL BE ELECTRONICALLY SUPERVISED TO NOTIFY THE OWNER THAT IT IS BEING ACCESSED AND INTEGRATED WITH THE FIRE ALARM SYSTEM (NFPA-1 10.12.1).
- 40. BUILDINGS A C OF THE PATAPSCO VALLEY OFFICE CAMPUS ARE LOCATED NORTH OF THIS SITE ACROSS HI TECH DRIVE ON PARCEL C. SEE 5DP-07-020 FOR ADDITIONAL INFORMATION.

FISHER, COLLINS & CARTER, INC. CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS		
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE ELLICOTT CITY, MARYLAND 21042 (410) 461 - 2655		
17107 TOL - 2009	7.24.09	Changed parcel number.
	2/20/02	A REQUEDIVIDED PARCEL G INTO PARCELS G-1, G-2 AND G-3 REVISED DATA CHARTS AND TITLE BLOCK
	DATE	< DESCRIPTION
		DEMICION DI DON

STREET ADDRESS CHART

BLDG PARCEL STREET ADDRESS

D G-1 7450 COCA COLA DRIVE

OWNER/DEVELOPER

CSG PATAPSCO, LLC

5024 CAMPBELL BOULEVARD, SUITE G WHITE MARSH, MARYLAND 21236 410-933-2091

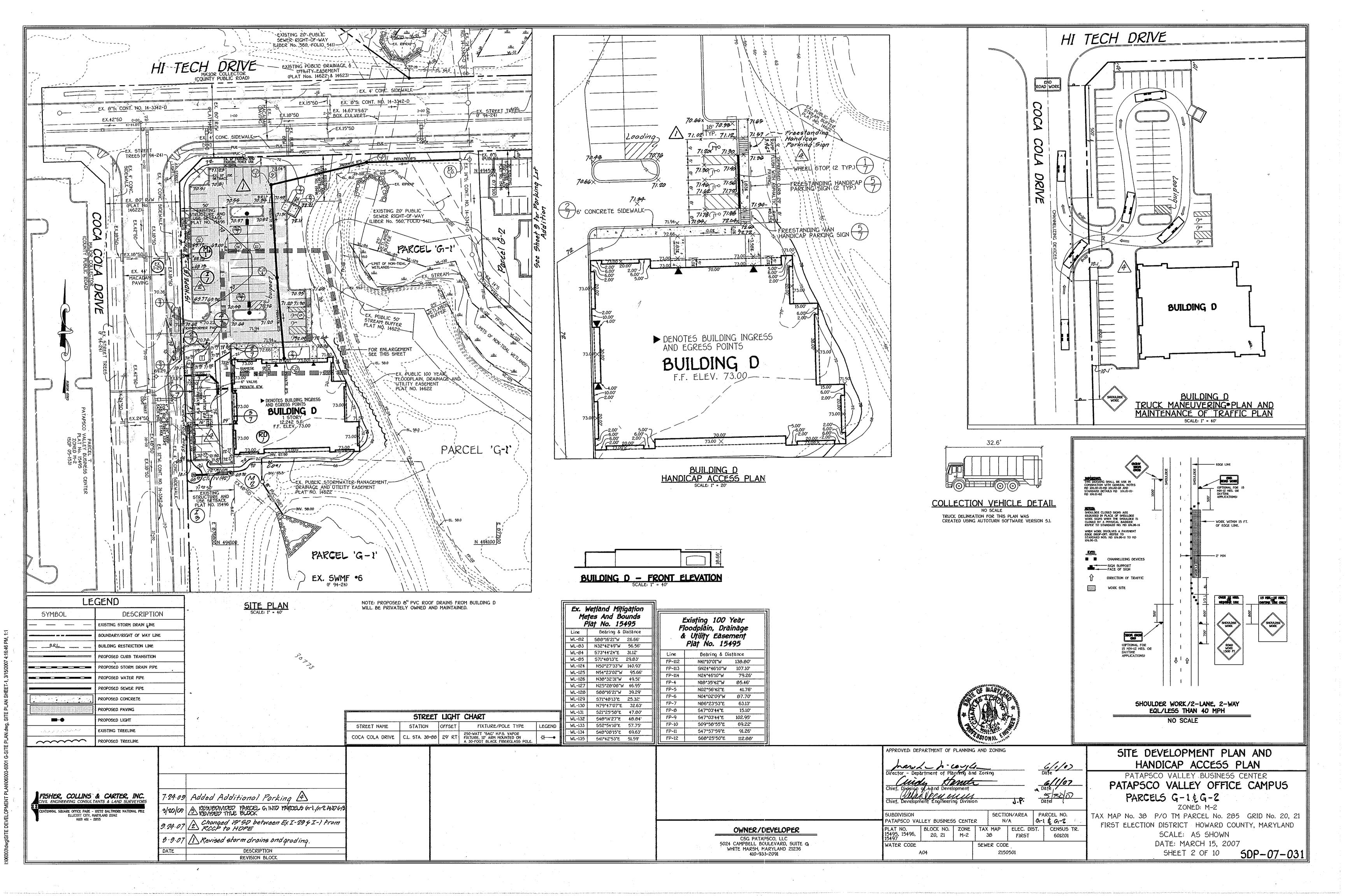
	2	APPROVED: DEPARTMENT OF PLANNING AND ZONING  Part 1 'ayu (6/6/0)								
Director - Department of Flanning and Zoning  Chief, Division of Land Development  Chief, Development Engineering Division  Date  Date  Date								- <u> </u>		
-	SUBDIVISION PATAPSCO VALLEY BUSINESS CENTE			R.	SECTION/	ON/AREA 'A		RCEL NO.		
-	PLAT NO. BLOCK NO. ZONE 15495, 15496, 20, 21 M-2 15497				TAX MAP ELEC. 30 FIRS			CENSUS TR. 601201		
	WATER CODE			SEWER CODE						
- 1	1 /	104		l 2150501						

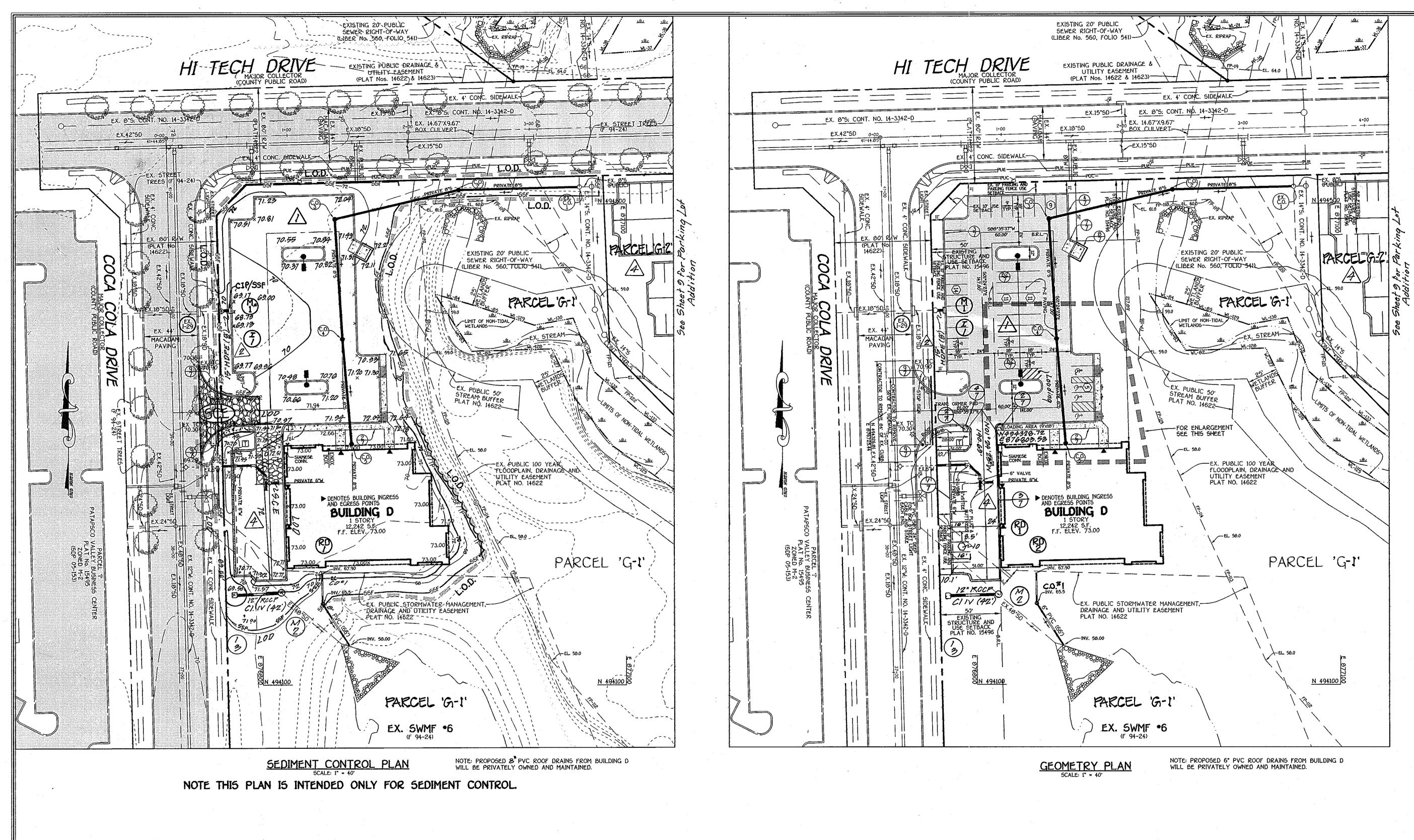
TITLE SHEET

PATAPSCO VALLEY BUSINESS CENTER PATAPSCO VALLEY OFFICE CAMPUS PARCELS G-1 & G-2

ZONED: M-2

TAX MAP No. 38 P/O TM PARCEL No. 285 GRID No. 20, 21 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND SCALE: AS SHOWN DATE: MARCH 15, 2007





LEGEND SYMBOL DESCRIPTION EXISTING STORM DRAIN LINE BOUNDARY/RIGHT OF WAY LINE BUILDING RESTRICTION LINE PROPOSED STORM DRAIN PIPE PROPOSED WATER PIPE PROPOSED SEWER PIPE PROPOSED CONCRETE PAVING PROPOSED LIGHT LIMIT OF DISTURBANCE SUPER SILT FENCE ---- ТР ----- ТР ----TREE PROTECTION FENCE シススススス ベベイ EXISTING TREELINE ~~~~ PROPOSED TREELINE

#### SEQUENCE OF CONSTRUCTION

OBTAIN GRADING PERMIT. (1 DAY)

2. NOTIFY "MISS UTILITY" AT LEAST 40 HOURS BEFORE BEGINNING ANY WORK AT 1-000-257-7777. NOTIFY THE HOWARD COUNTY OFFICE OF CONSTRUCTION/INSPECTION DIVISION AT 410-313-1870 AT LEAST 24 HOURS BEFORE STARTING ANY WORK.

3. INSTALL STABILIZED CONSTRUCTION ENTRANCE. (1 DAY)

4. CLEAR FOR AND INSTALL/CONSTRUCT ALL PERIMETER TEMPORARY SEDIMENT CONTROLS. (1 WEEK)

5. INSTALL SUPER SILT FENCE. (3 DAYS)

6. UPON PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR BEGIN ROUGH GRADING THE SITE AND IMMEDIATELY STABILIZE ALL SLOPES UPON COMPLETION OF GRADING WITH TEMPORARY SEEDING. (2 WEEKS)

7. INSTALL STORM DRAINS, SEWER AND WATER. (3 WEEKS)

8. PROVIDE INLET PROTECTIONS ON ALL NEWLY INSTALLED STORM DRAIN INLETS. (1

10. BEGIN CONSTRUCTION OF PROPOSED BUILDING. (6 MONTHS) 11. INSTALL CURB AND PAVING. (I WEEK)

12. FINE GRADE SITE. (1 WEEK)

13. INSTALL SIDEWALKS, LANDSCAPING AND LIGHTING. (1 WEEK)

14. FOLLOWING SUCCESSFUL STABILIZATION (i.e. FULLY-ESTABLISHED VEGETATION OR PAVING) OF ALL DISTURBED AREAS, OBTAIN PERMISSION FROM THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR TO REMOVE ALL REMAINING SEDIMENT & EROSION CONTROL DEVICES AND THEN STABILIZE THOSE AREAS DISTURBED BY THIS PROCESS

15. NOTIFY HOWARD COUNTY OFFICE OF INSPECTIONS AND PERMITS FOR A FINAL INSPECTION OF THE COMPLETED SITE.

1. ALL CURB RADII TO BE 5' UNLESS OTHERWISE NOTED.

2. ALL DIMENSIONS ARE TO FACE OF CURB.

7-24.09 A Added additional Parking FISHER, COLLINS & CARTER, INC. A RESULTANDED PARCEL OF INTO PARCELS G-1, G-ZANDG3
REVISED DATA CHARTS AND TITLE BLOCK UARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIK ELLICOTT CITY, MARYLAND 21042 (410) 461 - 2855 9.2407 2 Changed 15" SD between Ex. I-29 & I-1 From 8.9.07 /1. Rovise storm drains & grading. DESCRIPTION REVISION BLOCK

ENGINEER'S CERTIFICATE

"I certify that this plan for sediment and erosion 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."

DEVELOPER'S CERTIFICATE

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

Reviewed for HOWARD SCD and meets Technical Requirements. U.S.D.A.-Natural Resources Conservation Service This development plan is approved for soil erosion and sediment control by

the HOWARD SOIL CONSERVATION DISTRICT.

OWNER/DEVELOPER CSG PATAPSCO, LLC 5024 CAMPBELL BOULEVARD, SUITE G

WHITE MARSH, MARYLAND 21236 410-933-2091

PPROVED: DEPARTMENT OF PLANNING AND ZONING 6/1/07 Date Vor Vennum SECTION/AREA PARCEL NO.

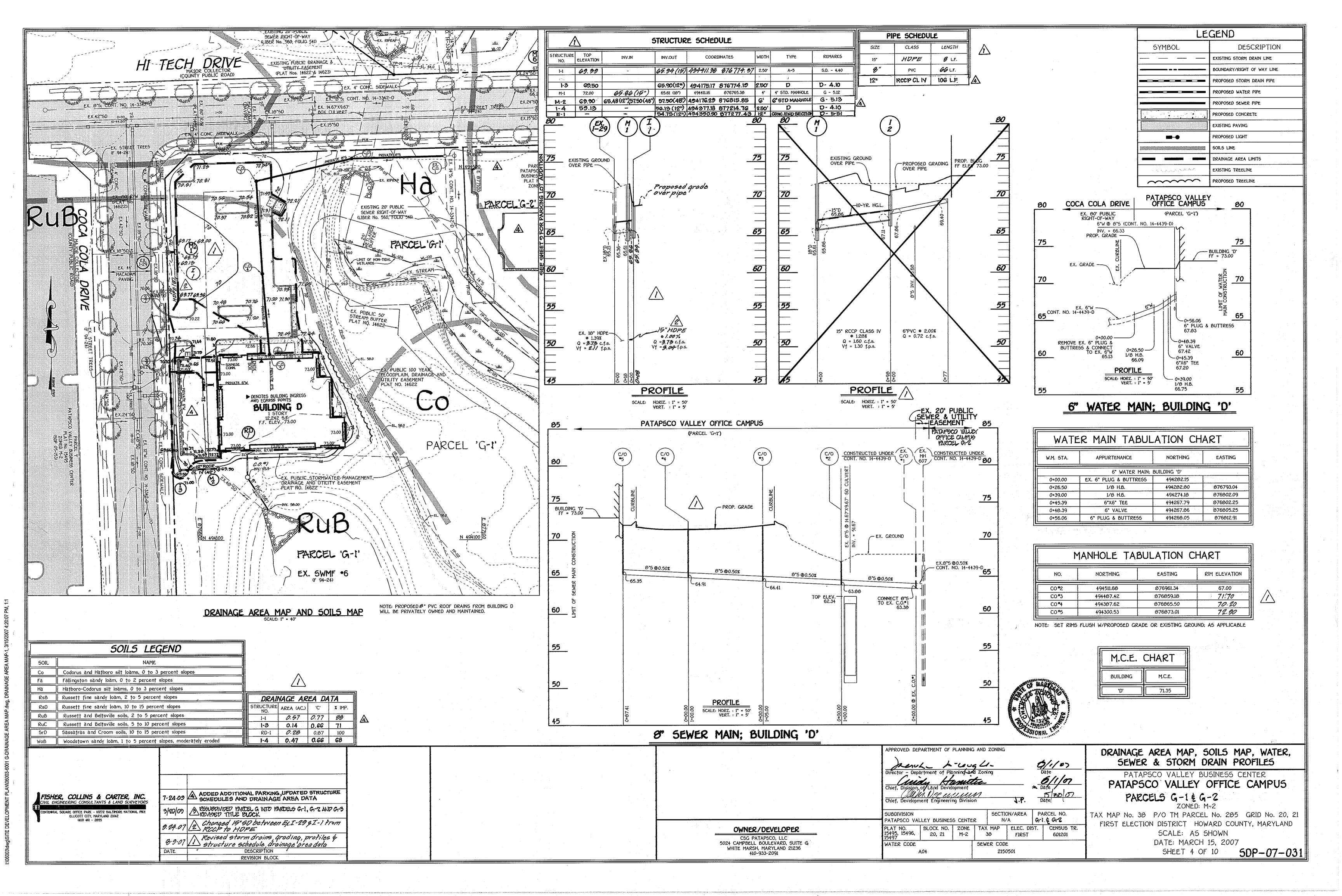
G-1 & G-2 PATAPSCO VALLEY BUSINESS CENTER N/A PLAT NO. 15495, 15496, 15497 BLOCK NO. ZONE TAX MAP ELEC. DIST. CENSUS TR. M-2 20, 21 FIR5T WATER CODE SEWER CODE 2150501

SEDIMENT CONTROL PLAN AND GEOMETRY PLAN PATAPSCO VALLEY BUSINESS CENTER PATAPSCO VALLEY OFFICE CAMPUS PARCELS G-1 & G-2

ZONED: M-2 TAX MAP No. 38 P/O TM PARCEL No. 285 GRID No. 20, 21 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: 1" = 40' DATE: MARCH 15, 2007 SHEET 3 OF 10

5DP-07-031



REVISION BLOCK

#### PLANTING SPECIFICATIONS

Plants, related material, and operations shall meet the detailed description as given on the plans and as described herein.

All plant material, unless otherwise specified, shall be nursery grown, uniformly branched, have a vigorous root system, and shall conform to the species, size, root and shape shown on the plant list and the American Association of Nurserymen (AAN) Standards. Plant material shall be healthy, vigorous, free from defects, decay, disfiguring roots, sun scald injuries, abrasions of the bark, plant disease, insect pest eggs, borers and all forms of insect infestations or objectionable disfigurements. 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 not be accepted. All plants shall be freshly dug; no healed-in plants from cold storage will be accepted.

Unless otherwise specified, all general conditions, planting operations, details and planting specification shall conform to "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Areas", (hereinafter "Landscape Guidelines") approved by the Landscape Contractors Association of Metropolitan Washington and the Potomac Chapter of the American Society of Landscape Architect, latest edition, including all agenda.

Contractor shall be required to guarantee all plant material for a period of one year after date of acceptance in accordance with the appropriate section of 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.

Contractor shall be responsible for notifying utility companies, utility contractors and "Miss Utility" a minimum of 48 hours prior to beginning any work. Contractor may make minor adjustments in spacing and location of plant material to avoid conflicts with utilities. Damage to

existing structure and utilities shall be repaired at the expense of the Contractor.

Protection of existing vegetation to remain shall be accomplished by the temporary installation of 4 foot high snow fence or blaze orange safety fence at the drip line.

Contractor id responsible for installing all material in the proper planting season for each plant type. All planting is to be completed within the growing season of completion of site construction.

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

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

All shrubs shall be planted in continuous trenches or prepared planting beds and mulched with composted hardwood mulch as details and specified except where noted on plans.

Positive drainage shall be maintained in planting beds 2 percent slope).

Planting mix shall be as follows: Deciduous Plants - Two parts topsoil, one part well-rotted cow or horse manure. Add 3 lbs. of standard fertilizer per cubic yard of planting mix. Evergreen Plants - two parts topsoil, one part humus or other approved organic material. Add 3 lbs. of evergreen (acidic) fertilizer per cubic yard of planting mix. Topsoil shall conform to the landscape Guidelines.

Weed Control: Incorporate a pre-emergent herbicide into the planting bed following recommended rates on the label. Caution: Be sure to carefully check the chemical used to assure its adaptability to the specific ground cover to be treated.

All areas within contract limits disturbed during or prior to construction not designated to receive plants and mulch shall be fine graded and seeded.

This plan is intended for landscape use only. see other plan sheets for more information on grading, sediment control, layout, etc.

LANDSCAPE DEVELOPER'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.

Acreaner 3/29/07

This plan has been prepared in accordance with the provision of Section 16.12 of the Howard County Code and Landscape Manual. Financial surety for the required landscaping will be posted as part of the grading permit.

			5	CHEDU	ILE A	PERIMETER LANDS	CAPE	EDGE				
PERIMETER	.CATEGORY (PROPERTIES/ ROADWAYS)	LANDSCÄPE TYPE	LINEAR FEET OF ROADWAY FRONTAGE PERIMETER	EXISTI	REDIT FOR NG VEGETATION NO, LINEAR FEET E BELOW IF NEEDE	FENCE OR BERM	SHADE	OF PLANTS EVERGREEN TREES	SHRUBS	NUMBER SHADE TREES	OF PLANTS F EVERGREEN TREES	SHRUBS
P-1	PARKING TO ROADWAY	٠ ٤	145'		NO.	NO	4	0	36	4	0	36
P-2	PARKING TO ROADWAY	£	175'		NO	NO	- 4	0	44	4	0	44
P-3	DUMPSTER	Ω	34'		NO	NO	1	3	-	1	3	
P-4	Parking to Rdwy	2	122'		N.	NO	3	0	31	3	0	32
P-5	Porking to Kdwy	E	120'		N.	No	3	0	30	3	0	30
LANDSCAPE LE					LEGENI	)	<u></u>					
			5	MBOL QTY. B		OTANICAL AND COMMON NAME		E SIZE	SIZE		COMMENTS	
			AG	ø	48	ABELIA X GRANDIFL GLOSSY ABELIA		24" - HEIGI		- 24" :	5PACING	**
			AZ	<b>©</b>	32	AZALEA 'GUMPO P GUMPO PINK AZAL		24" - HEIG	30" 16-	- 24"	5PACING	
			RM		3	ACER RUBRUM OCTOBER GLORY RED MAPLE		2 1/2 - CAL				·
			LP {		1	PLATANUS OCCIDENT 'BLOODGOOD' LOND PLANETREE		2 1/2 - CAL	3" _			
			GM		1	ACER SACCHARUM 'C MOUNTAIN' GREEN MOUNTAIN SUGA		21/2- CAL	3" _			
			JZ(	0	2	ZELKOVA SERRATA " GREEN' VILLAGE G JAPANAZE ZELKO	REEN	21/2- CAL				
			5G(	$\nabla$	4	LLIQUIDAMBAR STRYA SWEET GUM		2 1/2 - CAL				-
			GL(	$\widehat{+}$		ILIA CORDATA 'GREENS GREENSPIRE' LITTLELEA		2 1/2- CAL				

NOTE: TREE AND SHRUB TYPES ARE ONLY AN RECOMMENDATION, THESE MAY BE REVISED TO A COUNTY APPROVED EQUIVALENT FROM THE HOWARD COUNTY LANDSCAPE MANUAL. "THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL." LANDSCAPE SURETY IN THE AMOUNT OF \$7,500.00 SHALL BE POSTED AS A PART OF THE GRADING PERMIT.

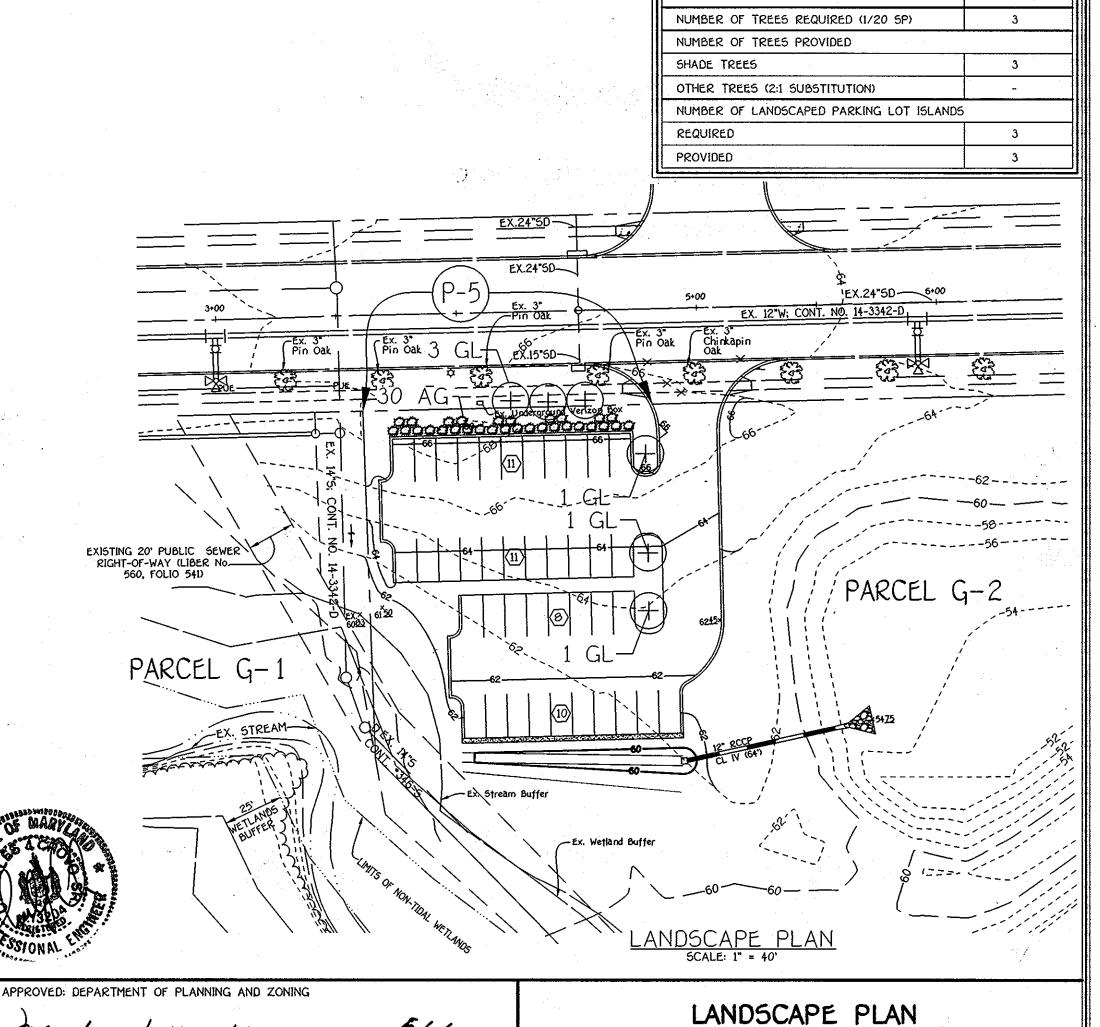
6' - 8' HEIGHT

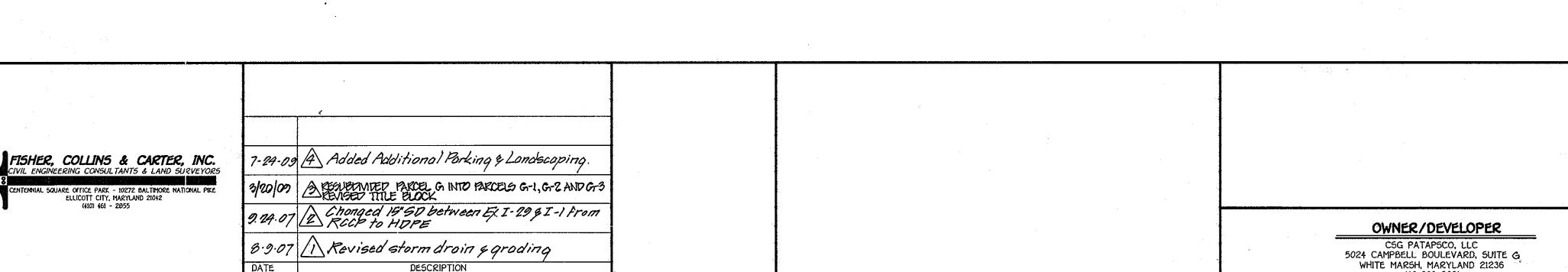
SCHEDULE B
PARKING LOT INTERNAL LANDSCAPING

PINUS STROBUS

EASTERN WHITE PINE .

NUMBER OF PARKING SPACES





Director - Department of Planking and Zoning

Chief, Division of Land Development

Chief, Development Engineering Division

SUBDIVISION
PATAPSCO VALLEY BUSINESS CENTER

PLAT NO.
15495, 15496, 20, 21 M-2 38 FIRST 601201

WATER CODE

A04

Date

FIRST 601201

SEWER CODE

A04

SEWER CODE

A04

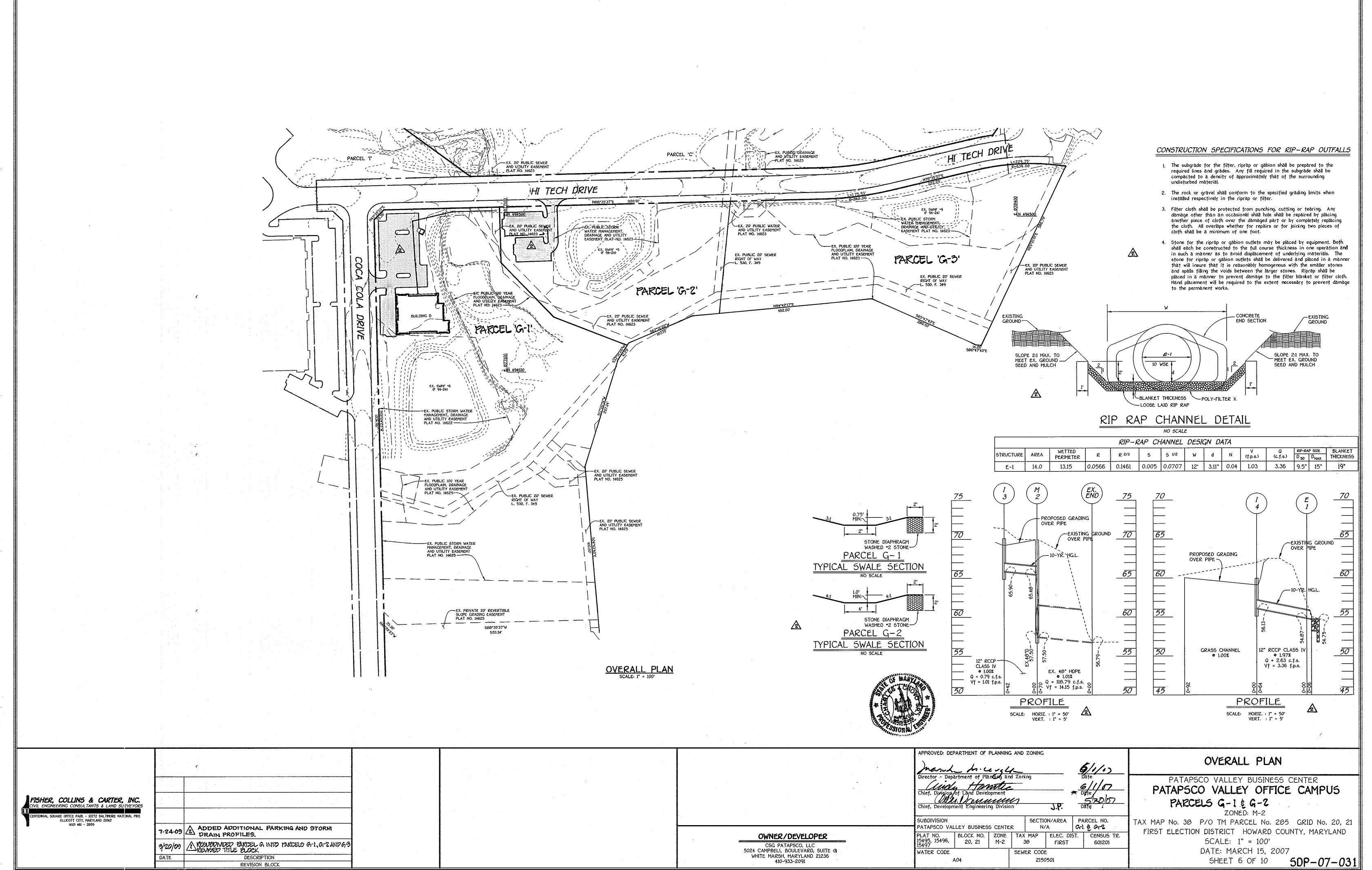
SEWER CODE

SEWER CODE

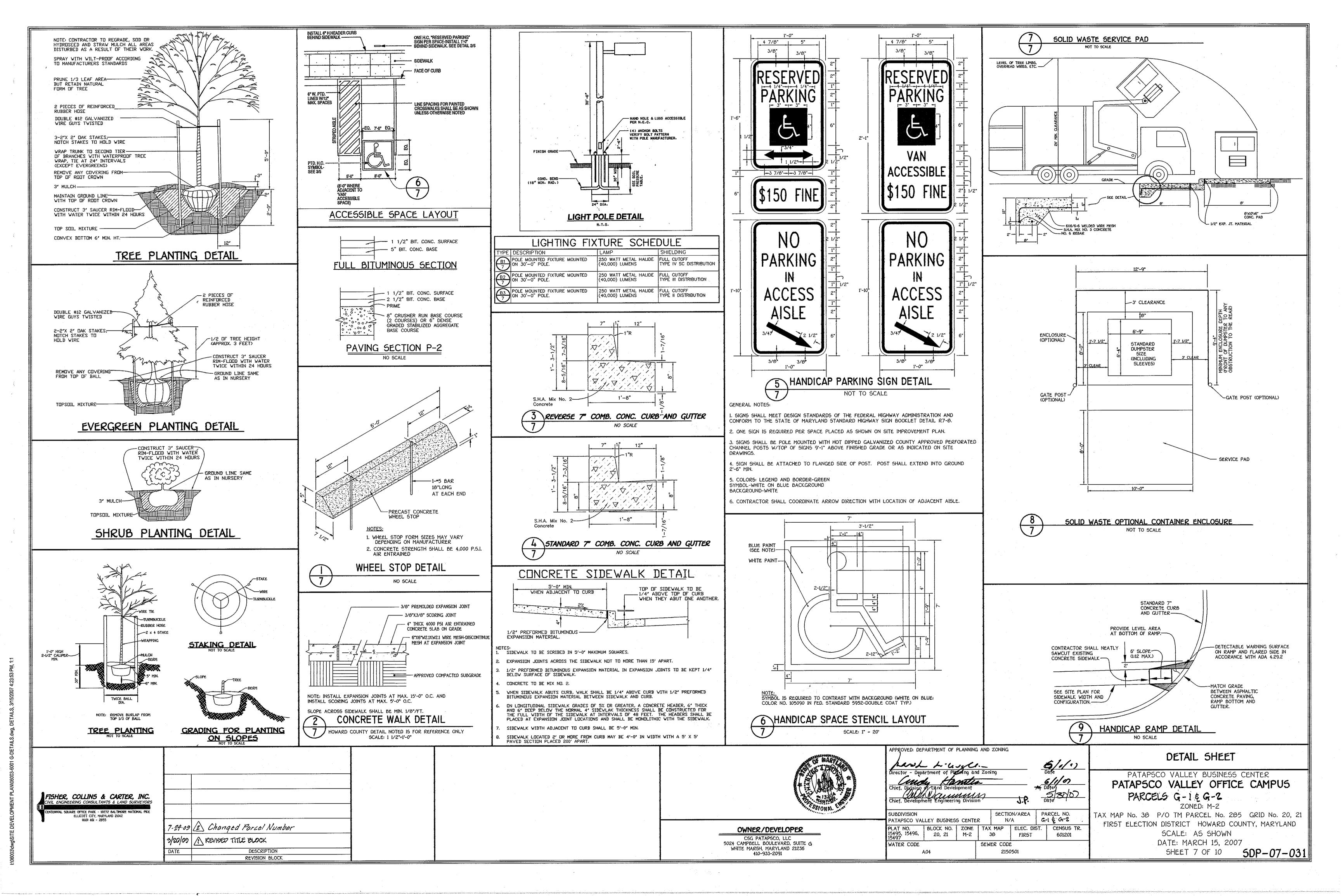
PATAPSCO VALLEY BUSINESS CENTER
PATAPSCO VALLEY OFFICE CAMPUS
PARCELS G-1 & G-2

ZONED: M-2
TAX MAP No. 38 P/O TM PARCEL No. 285 GRID No. 20, 21
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 40'
DATE: MARCH 15, 2007

EET 5 OF 10 **5DP-07-031** 



1:06003/dwg\SITE DEVELOPMENT PLAN\06003-6001 G-OVERALL PLAN.dwg, OVERALL, 3/15/2007 4:22:3



Using vegetation as cover for barren soil to protect it from forces that cause erosion

Vegetative stabilization specifications are used to promote the establishment of vegetation on exposed soil. When soil is stabilized with vegetation, the soil is less likely to crode and more likely to allow infiltration of rainfall, thereby reducing sediment loads and run-off to downstream areas, and improving wildlife habitat and visual resources. CONDITIONS WHERE PRACTICE APPLIES

This practice shall be used on denuded areas as specified on the plans and may be used on highly erodible or critically eroding areas. This specification is divided into Temporary Seeding, to quickly establish vegetative cover for short duration Olup to one year), and Permanent Seeding, for long term vegetative cover. Examples of applicable areas for Temporary Seeding are temporary Soil Stockpiles, cleared areas being left idle between construction phases, earth dikes, etc. and for Permanent Seeding are lawns, dams, cut and fill slopes and other areas at final grade, former stockpile and staging areas, etc.

EFFECTS ON WATER QUALITY AND QUANTITY

Planting vegetation in disturbed areas will have an effect on the water budget, especially on volumes and rates of runoff, infiltration evaporation, transpiration, percolation, and groundwater recharge. Vegetation, over time, will increase organic matter content and improve the water holding capacity of the soil and subsequent plant growth. Vegetation will help reduce the movement of sediment, nutrients, and other chemicals carried by runoff to receiving waters. Plants will also help protect groundwater supplies by assimilating those substances present within the root zone. Sediment control devices must remain in place during grading, seedbed preparation, seeding, mulching and vegetative establishment to prevent large quantities of sediment and associated chemicals and nutrients from washing into surface waters. SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS

Install erosion and sediment control structures (either temporary of permanent) such as diversions grade stabilization structures, berms, waterways, or sediment control basins.

ii. Perform all grading operations at right angles to the slope. Final grading and shaping is not usually

necessary for temporary seeding.

iii. Schedule required soil tests to determine soil amendment composition and application rates for sites having disturbed area over 5 acres.

Soil Amendments (Fertilizer and Lime Specifications)

Soil tests must be performed to determine the exact ratios and application rates for both lime and fertilizer on sites having disturbed areas over 5 acres. Soil analysis may be performed by the University of Maryland or a recognized commercial laboratory. Soil samples taken for engineering purposes may also be used for chemical analyses. purposes may also be used for chemical analyses.

ii. Fertilizers shall be uniform in composition, free flowing and suitable for accurate application by approved equipment. Manure may be substituted for fertilizer with prior approval from the appropriate approval authority. Fertilizers shall all be delivered to the site fully labeled according to the applicable state fertilizer laws and shall bear the name, trade name or trademark and warrantee

of the producer.

iii. Lime materials shall be ground limestone thydrated or burnt lime may be substituted) which contains at least 50% total oxides (calcium oxide plus magnesium oxide). Limestone shall be ground to such fineness that at least 50% will pass through a \*100 mesh sieve and 90-100% will pass through a \*20

mesh sieve. Incorporate lime and tertilizer into the top 3-5" of soil by disking or other suitable means.

a. Seedbed preparation shall consist of loosening soil to a depth of 3 to 5 by means of suitable agricultural or construction equipment, such as disc harrows or chisel plows or rippers mounted on construction equipment. After the soil is loosened it should not be rolled or dragged smooth, but left in the roughened condition. Sloped areas (greater than 3:1) should be tracked leaving the surface in an irregular condition with ridges running parallel to the contour of the slope.
b. Apply fertilizer and lime as prescribed on the plans.
c. In corporate lime and fertilizer into the top 3-5 of soil by disking or other suitable means.
ii. Permanent Seeding
a. Minimum soil conditions required for permanent vegetative establishment:
1. Soil pht shall be between 6.0 and 7.0.
2. Soluble salts shalt be less than 5.00 parts per milling (npm)

Soluble salts shall be less than 500 parts per million (ppm).

The soil shall contain less than 40% clay, but enough tine grained material (30% silt plus clay) to provide the capacity to hold a

moderate amount of moisture. An exception is if lovegrass or serecia lespedezas is to be planted, then a sandy soil (30% silt serecia lespedezas is to be planted, then a sandy soil (30% sill plus clay) would be acceptable.

4. Soil shall contain 1.5% minimum organic matter by weight.

5. Soil must contain sufficient pore space to permit adequate root penetration.

6. If these conditions cannot be met by soils on site, adding topsoil is required in accordance with Section 21 Standard and Specification for Topsoil.

Areas previously graded in conformance with the drawings shall be maintained in a true and even grade, then scarified or otherwise loosened to a depth of 3-5" to permit bonding of the topsoil to the surface area and to create horizontal erosion check slots to prevent topsoil to the surface area and to create horizontal erosion check slots to prevent topsoil to the surface area and to create horizontal erosion check slots to prevent topsoil from sliding down a slope.

to the surface area and to create horizontal erosion check slots to prevent topsoil from sliding down a slope.

Apply soil amendments as per soil test or as included on the plans.

Mix soil amendments into the top 3-5° of topsoil by disking or other suitable means. Lawn areas should be raked to smooth the surface, remove large objects like stones and branches, and ready the area for seed and application. Where site conditions will not permit normal seedbed preparation, loosen surface soil by dragging with a heavy chain or other equipment to roughen the surface. Steep slopes (steeper than 3:1) should be tracked by a dozer leaving the soil in an irregular condition with ridges running parallel to the contour of the slope. The top 1-3° of soil should be loose and friable. Seedbed loosening may not be necessary on newly disturbed areas.

D. Seed Specifications All seed must meet the requirements of the Maryland State Seed Law. All seed shall be subject to re-testing by a recognized seed laboratory. All seed used shall have been tested within the 6 months immediately preceding the date of sowing such material on this job. immediately preceding the date of sowing such material on this job.

Note: Seed tags shall be made available to the inspector to verify type and rate of seed used.

ii. Inoculant - The inoculant for treating legume seed in the seed mixtures shall be a pure culture of introgen-fixing bacteria prepared specifically for the species. Inoculants shall not be used later than the date indicated on the container. Add fresh inoculant as directed on package. Use four times the recommended rate when hydroseeding. Note: It is very important to keep inoculant as cool as possible until used. Temperatures above 75°-80° f. can weaken bacteria and make the inoculant less effective. Methods of Seeding. Apply seed uniformly with hydroseeder (slurry includes seed and fertilizer), broadcast or drop seeded, or a cultipacker seeder.

It fertilizer is below a solicied at the time of seeding, the application rates amounts will not

or drop seeded, or a cultipacker seeder.

a. If fertilizer is being applied at the time of seeding, the application rates amounts will not exceed the following: nitrogen maximum of 100 bs. per acre total of soluble nitrogen, P205 (phosphorous): 200 lbs/ac. K20 (potassium): 200 lbs/ac.

b. Lime - use only ground agricultural limestone, (Up to 3 tons per acre may be applied by hydroseeding). Normally, not more than 2 tons are applied by hydroseeding at any one time. Do not use burnt or hydrated lime when hydroseeding.

c. Seed and fertilizer shall be mixed on site and seeding shall be done immediately and without interruntion.

without interruption.

ii. Dry Seeding: This includes use of conventional drop or broadcast spreaders.

a. Seed spread dry shall be incorporated into the subsoil at the rates prescribed on the Temporary or Permanent Seeding Summaries or Tables 265 or 26. The seeded area shall then be rolled with a weighted roller to provide good seed to soil confact.

b. Where practical, seed should be applied in two directions perpendicular to each other. Apply half the seeding rate in each direction.

iii. Drill or Cultipacker Seeding: Mechanized seeders that apply and cover seed with soil.

a. Cultipacking seeders are required to bury the seed in such a fashion as to provide at least 1/4 inch of soil covering. Seededed must be firm after planting. Where practical, seed should be applied in two directions perpendicular to each other. Apply half the seeding rate in each direction.

Apply half the security later than the security later

as specified in the Maryland Seed Law.

Wood Cellulose Fiber Mulch (WCFM)

a. WCFM shall consist of specially prepared wood cellulose processed into a uniform fibrous physical state.

b. WCFM shall be dyed green or contain a green dye in the package that will provide an appropriate color to facilitate visual inspection of the uniformly spread surry.

c. WCFM, including dye, shall contain no germination or growth inhibiting factors.

d. WCFM materials shall be manufactured and processed in such a manner that the wood cellulose tiber mulch will remain in uniform suspension in water under agitation and will blend with seed, fertilizer and other additives to form a homogeneous slurry. The mulch material shall form a blotter-like ground cover, on application, having moisture absorption and percolation properties and shall cover and hold grass seed

in contact with the soil without inhibiting the growth of the grass seedlings. WCFM material shall contain no elements or compounds at concentration levels that will be phytol-toxic. will be phyto-toxic.

f. WCFM must conform to the following physical requirements: fiber length to approximately 10 mm., diameter approximately 1 mm., pH range of 4.0 to 8.5, ash content of 1.6% maximum and water holding capacity of 90% minimum.

Only sterile straw mulch should be used in areas where one species of gras is desired.

Note: Only sterile straw mulch should be used in areas where one species of grass is desired.

Mulching Seeded Areas - Mulch shall be applied to all seeded areas immediately after seeding.

If grading is completed outside of the seeding season, mulch along shall be applied as prescribed in this section and maintained until the seeding season returns and seeding can be performed in accordance with these specifications.

Ii. When straw mulch is used, it shall be spread over all seeded areas at the rate of 2 tons/acre. Mulch shall be applied to a uniform loose depth of between 1° and 2°. Mulch applied shall achieve a uniform distribution and depth so that the soil surface is not exposed. If a mulch anchoring tool is to be used, the rate should be increased to 25 tons/acre.

Iii. Wood cellulose fiber used as a mulch shall be applied at a net dry weight of 1,500 lbs. per acre. The wood cellulose fiber shall be mixed with water, and the mixture shall contain a maximum of 50 lbs. of wood cellulose fiber per 100 gallions of water.

Securing Straw Mulch (Mulch Anchoring): Mulch anchoring shall be performed immediately following mulch application to minimize loss by wind or water. This may be done by one of the following methods (listed by preference), depending upon size of area and erosion hazard:

I. A mulch anchoring tool is a tractor drawn implement designed to punch and anchor mulch

A mulch anchoring tool is a tractor drawn implement designed to punch and anchor mulch into the soil surface a minimum of two (2) inches. This practice is most effective on large areas, but is limited to flatter slopes where equipment can operate safely. It used on sloping land, this practice should be used on the confour if possible.

Wood cellulose fiber may be used for anchoring straw. The fiber binder shall be applied at a net dry weight of 750 pounds/acre. The wood cellulose fiber shall be mixed with water and the mixture shall contain a maximum of 50 pounds of wood cellulose fiber per 100 gallons of water.

of water.

iii. Application of liquid binders should be heavier at the edges where wind catches mulch, such as in valleys and crest of banks. The remainder of area should be appear uniform after binder application. Synthetic binders - such as Acrylic DLR (Agro-Tack), DCA-70 Petroset, Terra Tax II, Terra Tack AR or other approved equal may be used at rates recommended by the manufacturer to anchor mulch. Lightweight plastic netting may be stapled over the mulch according to manufacturer's recommendations. Netting is usually available in rolls 4' to 15' feet wide and 300 to 3,000 feet long

Incremental Stabilization - Cut Slopes

ii. Construction sequence (Refer to Figure 3 below):

Excavate and stabilize all temporary swales, side ditches, or berms that will be used to convey runoff from the excavation.
 Perform Phase 1 excavation, dress, and stabilize.
 Perform Phase 2 excavation, dress and stabilize. Overseed Phase 1 areas as

necessary.
Perform final phase excavation, dress and stabilize. Overseed previously seeded Note: Once excavation has begun the operation should be continuous from grubbing through the completion of grading and placement of topsoil (if required) and permanent seed and mulch. Am interruptions int he operation of completing the operation out of the seeding season will necessitate the application of temporary stabilization.

Incremental Stabilization of Embankments - Fill Slopes Embarkments shall be constructed in lifts as prescribed on the plans.

ii. Embarkments shall be constructed in lifts as prescribed on the plans.
iii. Slopes shall be stabilized immediately when the vertical height of the multiple lifts reaches
15" or when the grading operation ceases as prescribed in the plans.
iii. At the end of each day, temporary berms and pipe slope drains should be constructed along the top edge
of the embarkment to intercept surface runoff and convey it down the slope in a non-crosive manner to
a sediment trapping device.
iv. Construction sequence: Refer to Figure 4 (below).
a. Excavate and stabilize all temporary swales, side ditches, or berms that will be used
to divert runoff around the fill. Construct slope silt fence on low side of fill as shown
in Figure 5, unless other methods shown on the plans address this area.
b. Place Phase 1 embarkment, dress and stabilize.
c. Place Phase 2 embarkment, dress and stabilize.
d. Place final phase embarkment, dress and stabilize.
Mote: Once the placement of fill has begun the operation should be continuous from grubbing through the completion of grading and placement of topsoil (if required) and permanent seed and mulch. Any interruptions in the operation or completing the operation out of the seeding season will necessitate the application of temporary stabilization.

DESCRIPTION

REVISION BLOCK

SECTION 2 - TEMPORARY SEEDING Vegetation - annual grass or grain used to provide cover on disturbed areas for up to 12 months.

For longer duration of vegetative cover, Permanent Seeding is required.

A. Seed mixtures - Temporary Seeding

i. Select one or more of the species or mixtures listed in Table 26 for the appropriate Plant Hardiness Zone (from Figure 5) and enter them in the Temporary seeding summary below, along with application rates, seeding dates and seeding depths. If this summary is not put on the plans and completed, then Table 26 must be put on the plans.

ii. For sites having soil tests performed, the rates shown on this table shall be deleted and the rates recommended by the testing agency shall be written in. Soil tests are not required for Temporary Seeding.

Sec	ed Mixture (Hara Fron	liness Zone 6b n Table 26		Fertilizer Rate	Lime Rate	
No.	Species	Application Rate (lb/ac)	Seeding Dates	Seeding Depths	(10-10-10)	
1	BARLEY OATS RYE	122 96 140	3/1 - 5/15, 8/15 - 10/15	1" - 2" 1" - 2" 1" - 2"	600 lb/ac (15 lb/1000sf)	2 tons/ac (100 lb/1000sf)

SECTION 3 - PERMANENT SEEDING

Seeding grass and legumes to establish groung cover for a minimum of one year on disturbed areas generally receiving low maintenance.

A. Seed mixtures - Permanent Seeding

i. Select one or more of the species or mixtures listed in Table 25 for the appropriate Plant Hardiness Zone (from Figure 5) and enter them in the Permanent Seeding Summary below, along with application rates and seeding dates. Seeding depths can be estimated using Table 26. If this summary is not put on the construction plans and completed, then Table 25 must be put on the plans. Additional planting specifications for exceptional sites such as shorelines, streambanks, or dunes or for special purposes such as wildlife or aesthetic treatment may be found in USDA-SCS Techinical Field Office Guide, Section 342 - Critical Area Planting. For special lawn maintenance areas, see Sections IV Sod and V Turfgrass.

ii. For sites having disturbed area over 5 areas, the rates shown on this table shall be deleted and the rates recommended by the soil testing agency shall be written in

iii. For areas receiving low maintenance, apply ureaform fertilizer (46-0-0) at 3 1/2 lbs/1000 sq. ft. (150 lbs/ac), in addition to the above soil amendments shown in the table below, to be performed at

	Seed Mixture (Hardiness Z From Table	Fertilizer Rate (10-20-20)			Lime Rate			
No.	Species	Application Rate (lb/ac)	Seeding Dates	Seeding Depths	N.	P205	K20	,,.
3	TALL FESCUE (05%) PERENNIAL RYE GRASS (10%) KENTUCKY BLUEGRASS (5%)	125 15 10	3/1 - 5/15, 8/15 - 10/15	1 2-	90 lb/ac	175 lb/ac (4 lb/	175 lb/ac	2 tons/8
10	TALL FESCUE (80%) HARD FESCUE (20%)	120 30	3/1 - 5/15, 8/15 - 10/15	1" - 2"	1000sf)	1000sf)	1000sf)	1000sf)

NOTE: THESE SEEDING SPECIFICATIONS ARE THE MINIMUM REQUIRED FOR SEDIMENT CONTROL REFER TO PROJECT SPECIFICATIONS FOR SEEDING REQUIREMENTS FOR OTHER AREAS OF

#### TOPSOIL SPECIFICATIONS

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

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

d. The soil is so acidic that treatment with limestone is not feasible. II. For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas

having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans. Construction and Material Specifications I. 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 Apricultural Experimental Station

II. Topsoil Specifications - Soil to be used as topsoil must meet the

i. Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Regardless topsoil shall not be a mixture of contrasting textured subsoils and shall contain less than 5% b 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, nutsedge, poison ivy, thistle, or others as specified.

iii. Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at a 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 confunction with tillage operations as described in the following procedures

11. For sites having disturbed areas under 5 acres: i. Place topsoil (if required) and apply soil amendments as specified in 10.0 Vegetative Stabilization - Section I - Vegetative Stabilization Methods and Materials.

> NOTE: FENCE POST SPACING SHALL NOT EXCEED 10' - CENTER TO CENTER

> > 116116116

EMBED FILTER CLOTH 8"

MINIMUM INTO GROUND

\* IF MULTIPLE LAYERS ARE REQUIRED TO ATTAIN 42"

required except on the ends of the fence.

every 24" at the top and mid section.

Tensile Strength

Filtering Efficiency

5teepness

0 - 10:1

10:1 - 5:1

5:1 - 3:1

3:1 - 2:1

Tensile Modulus

Flow Rate

Geotextile Class F:

0 - 10%

10 ~ 20%

20 - 33%

33 - 50%

TINTO TO TINTO

21/2" DIAMETER

GALVANIZED

OR ALUMINUM

**SURFACE** 

CHAIN LINK FENCING

FILTER CLOTH

III. 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:

a. pH for topsoil shall be between 6.0 and 7.5. If the ested 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.

SUPER SILT FENCE

10' MAXIMUM

← CHAIN LINK FENCE

WITH I LAYER OF

34" MINIMUM

FILTER CLOTH

Construction Specifications

1. Fencing shall be 42" in height and constructed in accordance with the

for a 6' fence shall be used, substituting 42" fabric and 6' length

4. Filter cloth shall be embedded a minimum of 8" into the ground.

develop in the silt fence, or when silt reaches 50% of fence height

latest Maryland State Highway Details for Chain Link Fencing. The specification

2. Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and truss rods, drive anchors and post caps are not

3. Filter cloth shall be fastened securely to the chain link fence with ties spaced

5. When two sections of filter cloth adjoin each other, they shall be overlapped

7. Filter cloth 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

75% (min.)

6. Maintenance shall be performed as needed and silt buildups removed when "bulges"

20 lbs/in (min.)

Design Criteria

Conservation Service

Howard SCD-

c. Topsoil having soluble salt content greater than 500

Stabilization Methods and Materials.

V. Topsoil Application

lime application rate.

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 or amendments, as recommended by a qualified appropriate or soil scientist and approved by the appropriate approval authority, may be used in lieu of natural topsoil ii. Place topsoil (if required) and apply soil amendments as specified in 10.0 Vegetative Stabilization - Section 1 - Vegetative

i. When topsoiling, maintain needed erosion and sediment control practices such as diversions, Grade Stabilization Structures, Earth Dikes, Slope Silt Fence and Sediment Traps and Basins. Grades on the areas to be topsoiled, which have been previously established, shall be maintained, albeit 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. VI. 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: 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 sites 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. o. Composted sludge shall contain at least 1 percent nitrogen, 1.5 percent

compost does not meet these requirements, the appropriate constituents must be added to meet the requirements prior to use. Composted sludge shall be applied at a rate of 1 ton/1,000 iv. 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

STANDARD SYMBOL

36" MINIMUM

FLOW

- 16" MIN. 15T LAYER OF

Test: MSMT 509

Test: MSMT 322

Silt Fence Length

(maximum)

Unlimited

1.500 feet 1.000 feet

500 feet

0.3 gal/ft /minute (max.) Test: MSMT 322

Slope Length

(maximum)

Unlimited

200 fee

100 feet

100 feet

the HOWARD SOME CONSERVATION DISTRICT.

phosphorus, and 0.2 percent potassium and have a Ph of 7.0 to 8.0. If

STABILIZED CONSTRUCTION ENTRANCE - 3' - MOUNTABLE EXISTING PAVEMENT — EARTH FILL \*\* GEOTEXTILE CLASS 'C' ---- PIPE AS NECESSAR OR BETTER MINIMUM 6" OF 2"-3" AGGREGATE OVER LENGTH AND WIDTH OF EXISTING GROUND STRUCTURE STANDARD SYMBO PROFILE ##XSCE \* 50' MINIMUM LENGTH

Construction Specification Length - minimum of 50' (\*30' for single residence lot). 2. Width - 10' minimum, should be flared at the existing road to provide a turning

PLAN VIEW

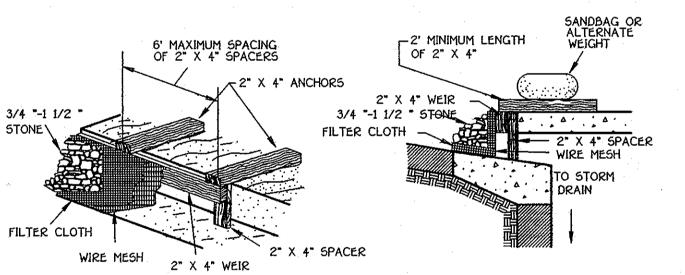
3. Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. \*\*The plan approval authority may not require single family

residences to use geotextile. 4. Stone - crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the

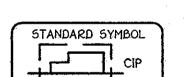
Surface Water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 5:1 slopes and a minimum of 6" of stone 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.

6. 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.

#### CURB INLET PROTECTION WITH SUPER SILT FENCE



MAX. DRAINAGE AREA = 1/4 ACRE



#### Construction Specifications

1. Attach a continuous piece of wire mesh (30" minimum width by throat length plus 4") to the 2" x 4" weir (measuring throat length plus 2") as shown on the standard

2. Place a continuous piece of Geotextile Class E the same dimensions as the wire mesh

over the wire mesh and securely attach it to the 2" x 4" weir. 3. Securely nail the 2" X 4" weir to a 9" long vertical spacer to be located between the

weir and the injet face (max. 4' apart). 4. Place the assembly against the injet throat and nail (minimum 2' lengths of 2" x 4" to the top of the weir at spacer locations). These 2" x 4" anchors shall extend

across the inlet top and be held in place by sandbags or alternate weight. 5. The assembly shall be placed so that the end spacers are a minimum 1 beyond both ends of the throat opening

6. Form the 1/2 " x 1/2 " wire mesh and the geotextile fabric to the concrete gutter and against the face of the curb on both sides of the inlet. Place clean 3/4 " x 1 1/2" stone over the wire mesh and geotextile in such a manner to prevent water from entering the inlet under or around the geotextile.

This type of protection must be inspected frequently and the filter cloth and stone replaced when clogged with sediment. 8. Assure that storm flow does not bypass the inlet by installing a temporary earth or asphalt dike to direct the flow to the inlet.

#### CURB INLET PROTECTION (COG OR COS INLETS)

APPROVED: DEPARTMENT OF PLANNING AND ZONING proud truste B/o/es irector - Department of Planning and Zoning

-	Chief, Developm	hent Engineering		3.8.	Date	13001			
	SUBDIVISION	0	SECTION N	ON/AREA	PARCEL NO.				
	PATAPSCO VALLEY BUSINESS CENTE PLAT NO. BLOCK NO. ZONE 15495, 15496, 20, 21 M-2 15497		TAX	MAP 38	ELEC. DIS	<u> </u>	CENSUS TI 601201	ર.	
	WATER CODE				ER CODI	=			

#### SEDIMENT CONTROL NOTES AND DETAILS

BLAZE ORANGE PLASTIC MESH

FOREST PROTECTION DEVICE ONLY.

RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.

BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE.

ROOT DAMAGE SHOULD BE AVOIDED.

PROTECTIVE SKINACE MAY ALSO BE USED.

DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

TREE PROTECTION DETAIL

SEDIMENT CONTROL NOTES

1) A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LISCENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY

2) ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE

3) 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

4) ALL SEDIMENT TRAPS/BASINS SHOWN MUST BE FENCED AND WARNING SIGNS POSTED AROUND THEIR PERIMETER IN ACCORDANCE WITH VOL. 1, CHAPTER 12, OF THE HOWARD COUNTY DESIGN

5) 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 (SEC. 51), SOD (SEC. 54), TEMPORARY SEEDING (SEC. 50), AND MULCHING (SEC. 52). TEMPORARY STABILIZATION WITH MULCH ALONE CAN ONLY BE DONE

6) ALL SEDIMENT CONTROL STRUCTURES ARE TO REMAIN IN PLACE AND ARE TO BE MAINTAINED

IN OPERATIVE CONDITION UNTIL PERMISSION FOR THEIR REMOVAL HAS BEEN OBTAINED FROM THE

1.30 ACRES 0.76 ACRES

0.54 ACRES

PATAPSCO VALLEY PARCEL 'C' (SDP 07-028)

b) 14 DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.

WHEN RECOMMENDED SEEDING DATES DO NOT ALLOW FOR PROPER GERMINATION AND

ANY SEDIMENT CONTROL PRACTICE WHICH IS DISTURBED BY GRADING ACTIVITY FOR

9) ADDITIONAL SEDIMENT CONTROLS MUST BE PROVIDED, IF DEEMED NECESSARY BY THE HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

10) ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES, APPROVAL OF THE INSPECTION AGENCY SHALL BE REQUESTED UPON COMPLETION OF INSTALLATION OF PERIMETER EROSION AND

SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL

11) TRENCHES FOR THE CONSTRUCTION OF UTILITIES IS LIMITED TO THREE PIPE LENGTHS OR THAT WHICH SHALL BE BACK-FILLED AND STABILIZED WITHIN ONE WORKING DAY, WHICHEVER IS SHORTER.

PLACEMENT OF UTILITIES MUST BE REPAIRED ON THE SAME DAY OF DISTURBANCE.

PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS

1777777777777777777

NOTES:

MANUAL, STORM DRAINAGE.

7) SITE ANALYSIS: TOTAL AREA OF SITE

AREA DISTURBED AREA TO BE ROOFED OR PAVED

ONSITE WASTE SITE AREA LOCATION

HOWARD COUNTY SEDIMENT CONTROL INSPECTOR.

DE VEGETATIVELY STABILIZED

HIGHLY VISIABLE FLAGGING ----

PATAPSCO VALLEY BUSINESS CENTER PATAPSCO VALLEY OFFICE CAMPUS

### PARCELS G-12 G-2

TAX MAP No. 38 P/O TM PARCEL No. 285 GRID No. 20, 21 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND SCALE: AS SHOWN

5DP-07-031

IFISHER, COLLINS & CARTER, INC. NNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE (410) 461 - 2055 7-24-09 & Chonged Parcel Number. 3/20/09 A REVISED TITLE BLOCK

ENGINEER'S CERTIFICATE certify that this plan for sediment and erosion 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." DEVELOPER'S CERTIFICATE

I/We certify that all development and construction will be done according to this plan for sediment and erosion control, and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I

PATRICK CREANEY

ulso authorize periodic on-site inspection by the Howard Soil Conservation District." James! signature of Developer

OWNER/DEVELOPER CSG PATAPSCO, LLC 5024 CAMPBELL BOULEVARD, SUITE G WHITE MARSH, MARYLAND 21236

Reviewed for HOWARD SCD and meets Technical Requirements. In Myers U.S.D.A.-Natural Resource

2150501

This development plan is approved for soil erosion and sediment control by

, Division of Land Development

5/30/07

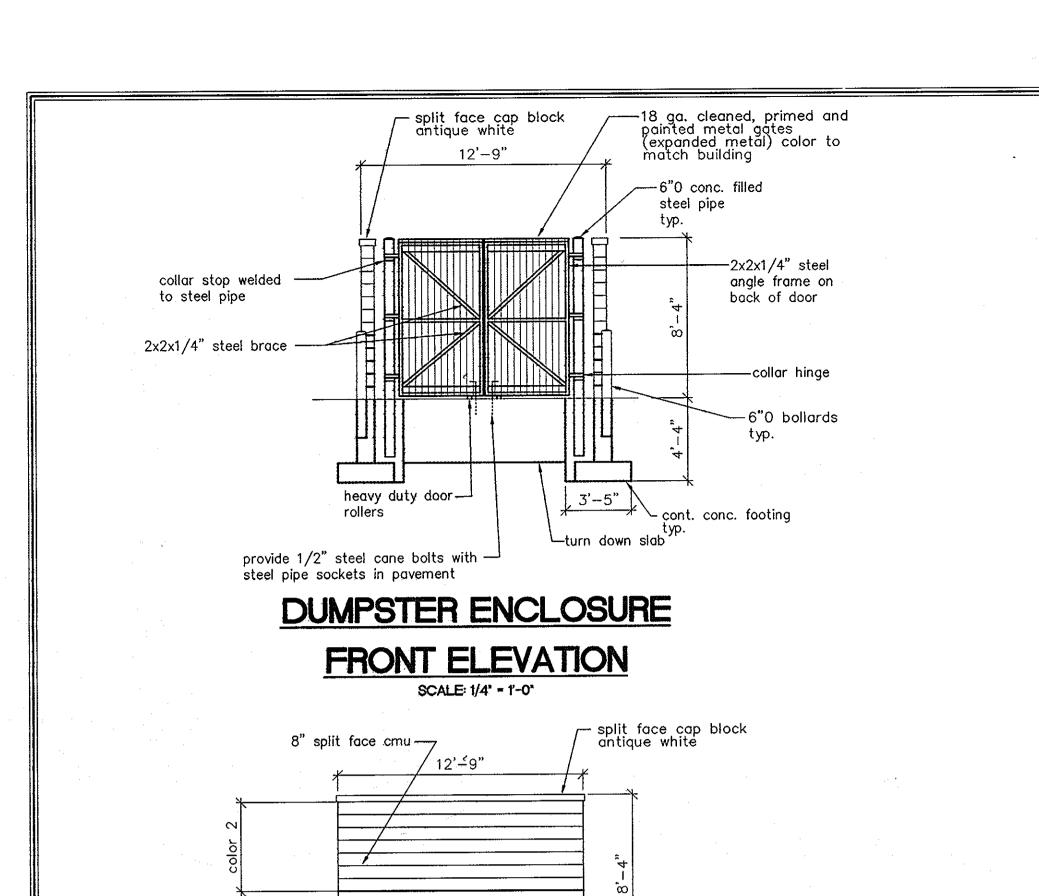
11/0

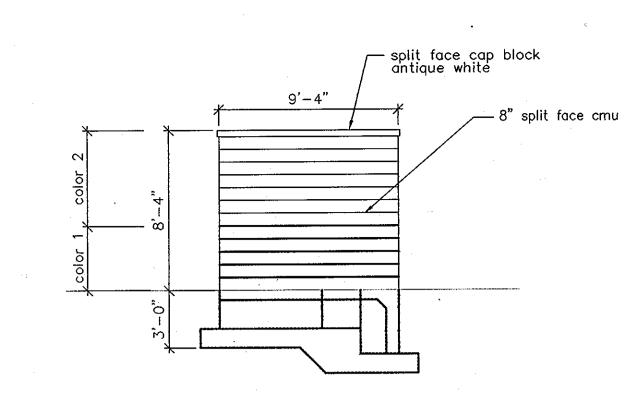
ZONED: M-2

THIS INITIAL APPROVAL BY THE INSPECTION AGENCY IS MADE.

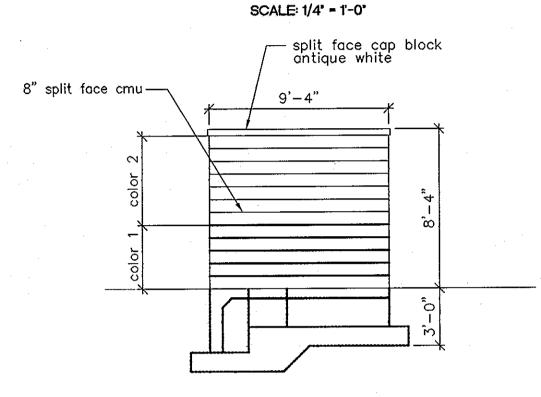
DATE: MARCH 15, 2007 SHEET 8 OF 10

1:000003/dwg/SITE DEVELOPMENT PLAN/06003-6001 G-SIGHT DISTANCE PLAN AND PROFILE.dwg, SIGHT DISTANCE, 3/15/2007 4:26:12 PM





## DUMPSTER ENCLOSURE LEFT SIDE ELEVATION



## STEEL PIPE DETAIL SCALE: 1/2' - 1'-0'

6" conc. filled steel pipe

24"Ø conc. footing

FOOTING/CONCRETE NOTES:

1. ASSUMED SOIL BEARING VALUE = 2,000 PSF & SHALL BE FIELD VERIFIED BY REGISTERED MD. GEOTECHNICAL ENGINEER.

2. ALL CONCRETE FOR FOOTINGS SHALL BE 3,000 PSI @ 28 DAYS.

3. ALL CONCRETE FOR SLAB ON GRADE SHALL BE 3,500 PSI AIR—ENTRAINED @ 28 DAYS.

encasement (no

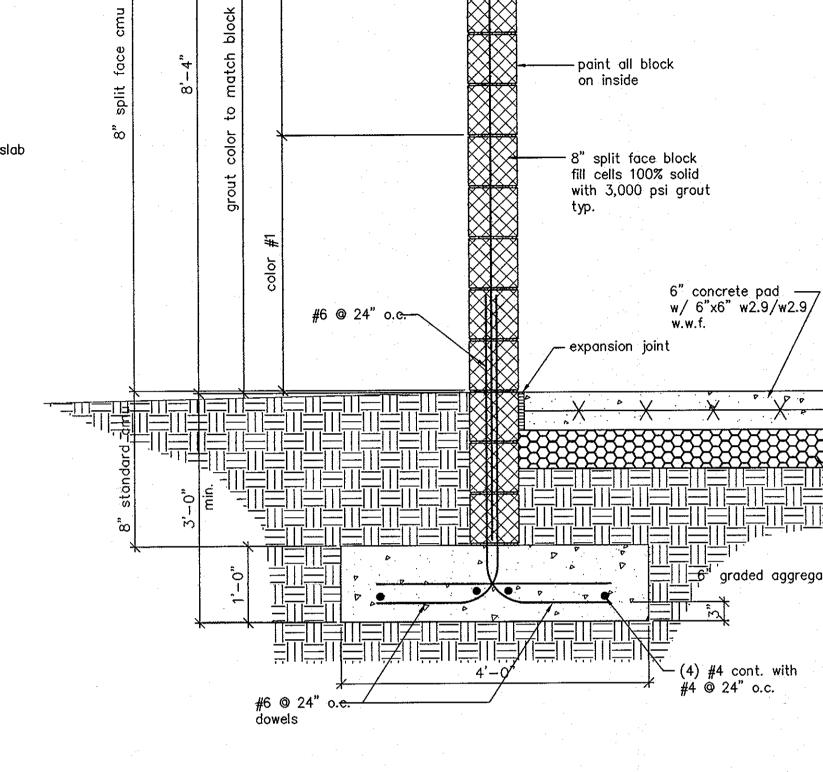
rebar required)

bollard see detail

paving see

civil dwgs.

this sheet



-split face cap block antique white

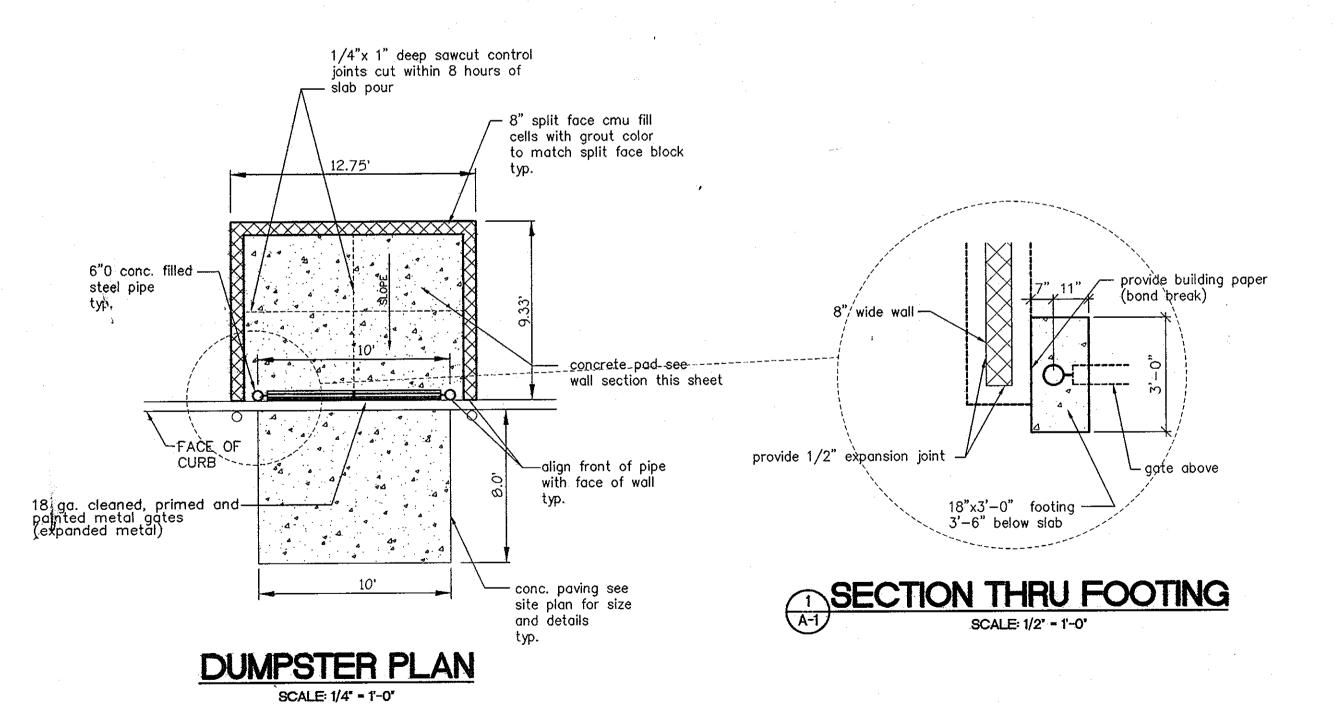
—horizontal reinforcing

#6 @ 24" o.c. lap all reinforcing 3'-0" min.

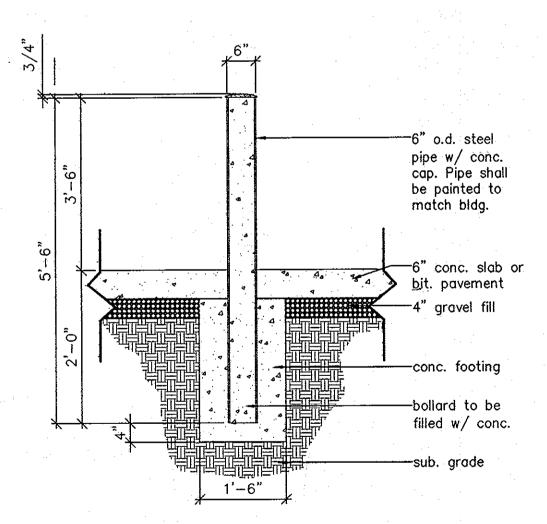
@ 16" o.c.

## DUMPSTER ENCLOSURE REAR ELEVATION

## DUMPSTER ENCLOSURE RIGHT SIDE ELEVATION SCALE: 1/4' - 1'-0'



### SECTION THRU DUMPSTER WALL





APPROVED: DEPARTMENT OF PLANNING AND ZONING

### BOLLARD DETAIL

FISHER, COLLINS & CARTER, INC.			
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE ELLICOTT CITY, MARYLAND 21042 (410) 461 - 2655	<u> </u>		
11107 101 2033	7-24-09	& Changed Parcel Number.	
	3/20/09	A REVISED TITLE BLOCK	
	DATE	DESCRIPTION REVISION BLOCK	

OWNER/DEVELOPER

CSG PATAPSCO, LLC
5024 CAMPBELL BOULEVARD, SUITE G
WHITE MARSH, MARSH, MARSH, ABON 21236
410-933-2091

Director - Department of Planning and Zoning

Chief, Division of Kand Development

Chief, Development Engineering Division

SUBDIVISION
PATAPSCO VALLEY BUSINESS CENTER

PLAT NO.
15495, 15496, 20, 21 M-2 38 FIRST 601201

Date

Date

FIRST 601201

Date

TA

DUMPSTER PLAN, ELEVATIONS AND DETAILS

PATAPSCO VALLEY BUSINESS CENTER

PATAPSCO VALLEY OFFICE CAMPUS

PARCELS G-1 & G-2

ZONED: M-2
TAX MAP No. 38 P/O TM PARCEL No. 285 GRID No. 20, 21
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN
DATE: MARCH 15, 2007

5DP-07-031