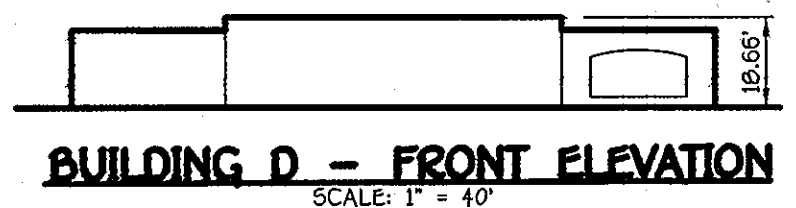
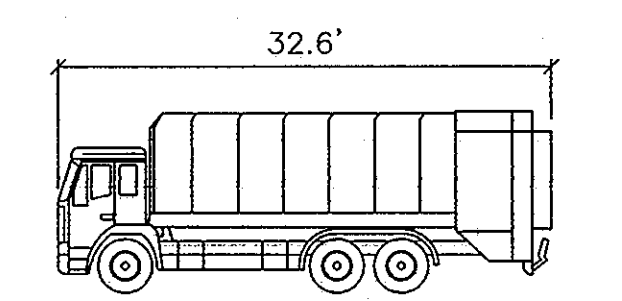


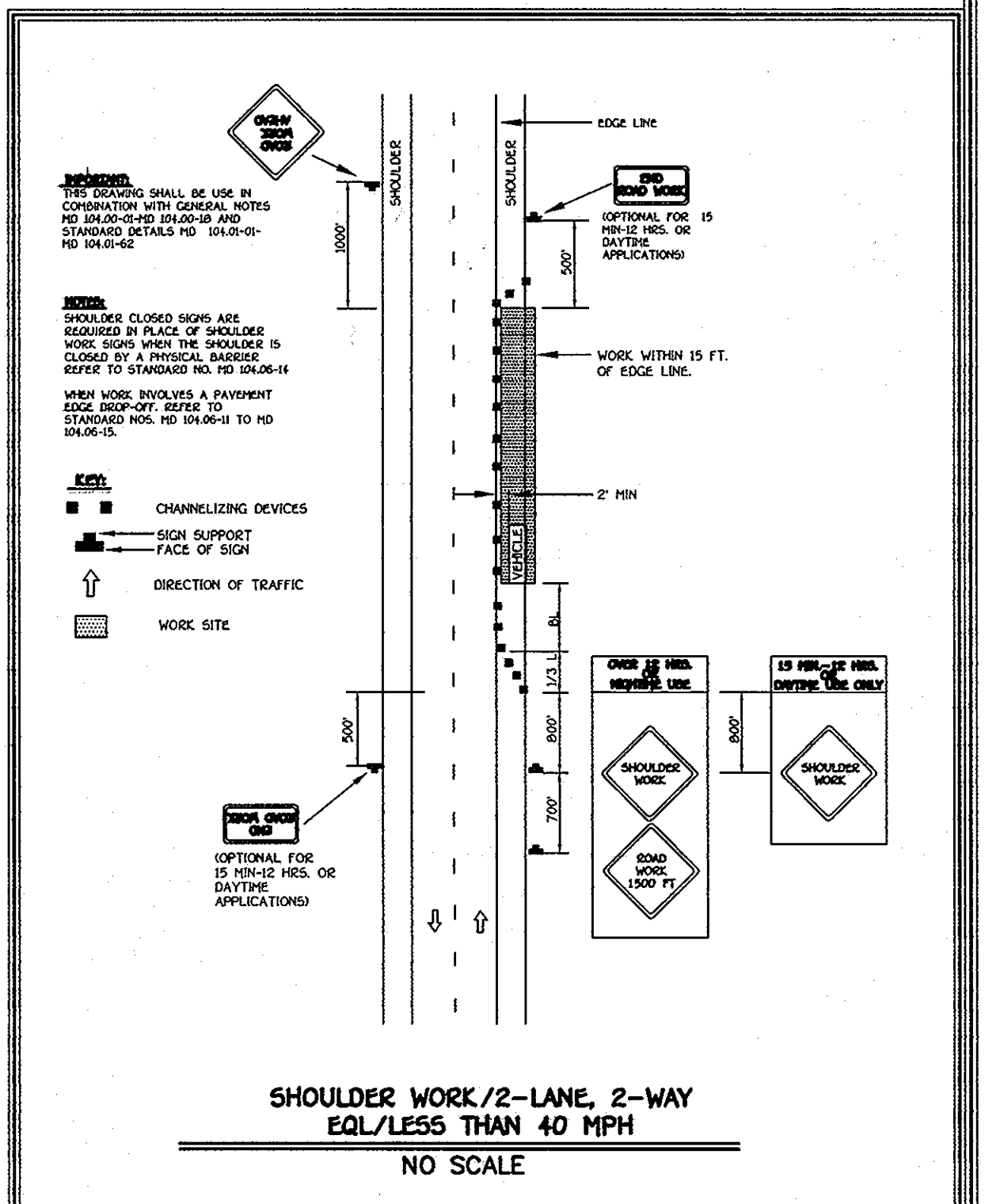
BUILDING D HANDICAP ACCESS PLAN
SCALE: 1" = 20'



BUILDING D - FRONT ELEVATION
SCALE: 1" = 40'



COLLECTION VEHICLE DETAIL
NO SCALE
TRUCK DELINEATION FOR THIS PLAN WAS CREATED USING AUTOTURN SOFTWARE VERSION 5.1.



SHOULDER WORK/2-LANE, 2-WAY EQU/Less THAN 40 MPH
NO SCALE

LEGEND

SYMBOL	DESCRIPTION
---	EXISTING STORM DRAIN LINE
---	BOUNDARY/RIGHT OF WAY LINE
---	BUILDING RESTRICTION LINE
---	PROPOSED CURB TRANSITION
---	PROPOSED STORM DRAIN PIPE
---	PROPOSED WATER PIPE
---	PROPOSED SEWER PIPE
---	PROPOSED CONCRETE
---	PROPOSED PAVING
---	PROPOSED LIGHT
---	EXISTING TREELINE
---	PROPOSED TREELINE

SITE PLAN
SCALE: 1" = 40'

NOTE: PROPOSED 6" PVC ROOF DRAINS FROM BUILDING D WILL BE PRIVATELY OWNED AND MAINTAINED.

STREET LIGHT CHART

STREET NAME	STATION	OFFSET	FIXTURE/POLE TYPE	LEGEND
COCA COLA DRIVE	C.L. STA. 30+00	2' RT	250-WATT "SAC" HPS. VAPOR FIXTURE, 12' ARM MOUNTED ON A 30'-FOOT BLACK FIBERGLASS POLE.	☼

Ex. Wetland Mitigation Meas And Bounds Plat No. 15495

Line	Bearing & Distance
WL-82	S80°16'21"W 26.66'
WL-83	N32°42'49"W 56.56'
WL-84	S73°44'24"E 31.12'
WL-85	S71°48'13"E 29.83'
WL-124	N50°27'33"W 140.93'
WL-125	N54°23'02"W 95.66'
WL-126	N38°13'31"W 49.51'
WL-127	N25°28'08"W 46.95'
WL-128	S88°16'21"W 39.29'
WL-129	S71°48'13"E 25.32'
WL-130	N79°47'07"E 32.63'
WL-131	S21°25'58"E 47.80'
WL-132	S48°14'27"E 48.84'
WL-133	S52°54'10"E 57.75'
WL-134	S48°08'15"E 69.63'
WL-135	S41°42'53"E 51.59'

Existing 100 Year Floodplain, Drainage & Utility Easement Plat No. 15495

Line	Bearing & Distance
FP-112	N41°10'01"W 138.80'
FP-113	SN24°46'10"W 107.10'
FP-114	N24°46'10"W 79.26'
FP-4	N18°35'42"W 85.46'
FP-5	N02°56'42"E 41.76'
FP-6	N04°02'09"W 87.70'
FP-7	N86°23'53"E 63.13'
FP-8	S47°03'44"E 15.10'
FP-9	S47°03'44"E 102.95'
FP-10	S09°58'55"E 69.22'
FP-11	S47°57'59"E 91.26'
FP-12	S68°25'50"E 112.08'

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
1100 402 - 2955

DATE	DESCRIPTION
7-24-09	Added Additional Parking
9/20/09	RECONSTRUCTED PARCEL G INTO PARCELS G-1, G-2 AND G-3 REVISED TITLE BLOCK
9-24-07	Changed 15" SD between Ex I-29 & I-1 from RCP to HDPE
6-9-07	Revised storm drains and grading.

OWNER/DEVELOPER
CSG PATAPSCO, LLC
5024 CAMPBELL BOULEVARD, SUITE G
WHITE MARSH, MARYLAND 21236
410-933-2091

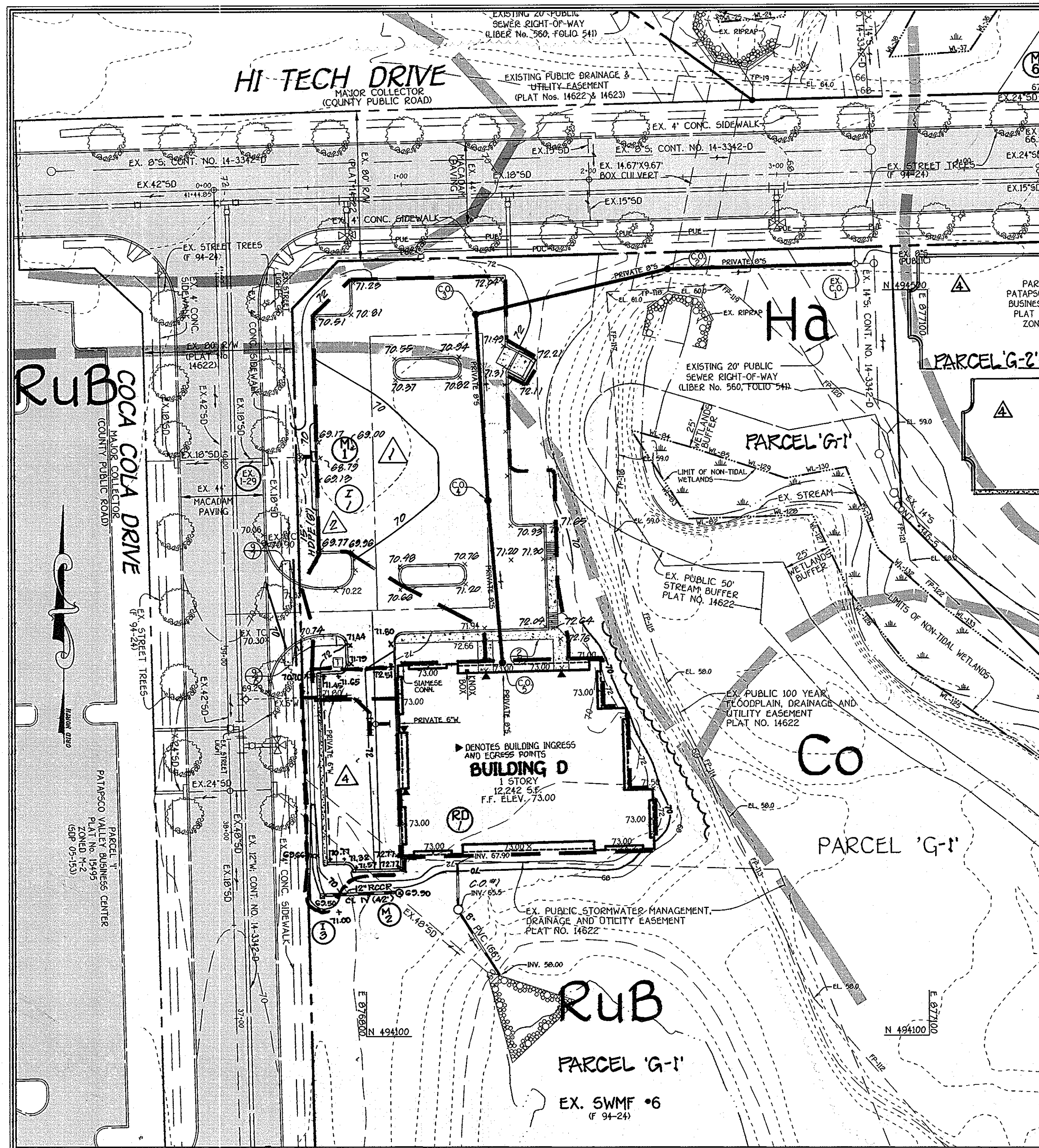
APPROVED: DEPARTMENT OF PLANNING AND ZONING

David H. Coyle
Director - Department of Planning and Zoning
Quincy Thomas
Chief, Division of Land Development
William J. P.
Chief, Development Engineering Division

6/1/07
6/1/07
5/22/07

SUBDIVISION	SECTION/AREA	PARCEL NO.
PATAPSCO VALLEY BUSINESS CENTER	N/A	G-1 & G-2
PLAT NO. 15495, 15496, 15497	BLOCK NO. 20, 21	ZONE M-2
TAX MAP 38	ELEC. DIST. FIRST	CENSUS TR. 601201
WATER CODE A04	SEWER CODE 2150501	

SITE DEVELOPMENT PLAN AND HANDICAP ACCESS 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. 205 GRID No. 20, 21
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN
DATE: MARCH 15, 2007
SHEET 2 OF 10 **SDP-07-031**



DRAINAGE AREA MAP AND SOILS MAP
SCALE: 1" = 40'

NOTE: PROPOSED 8" PVC ROOF DRAINS FROM BUILDING D WILL BE PRIVATELY OWNED AND MAINTAINED.

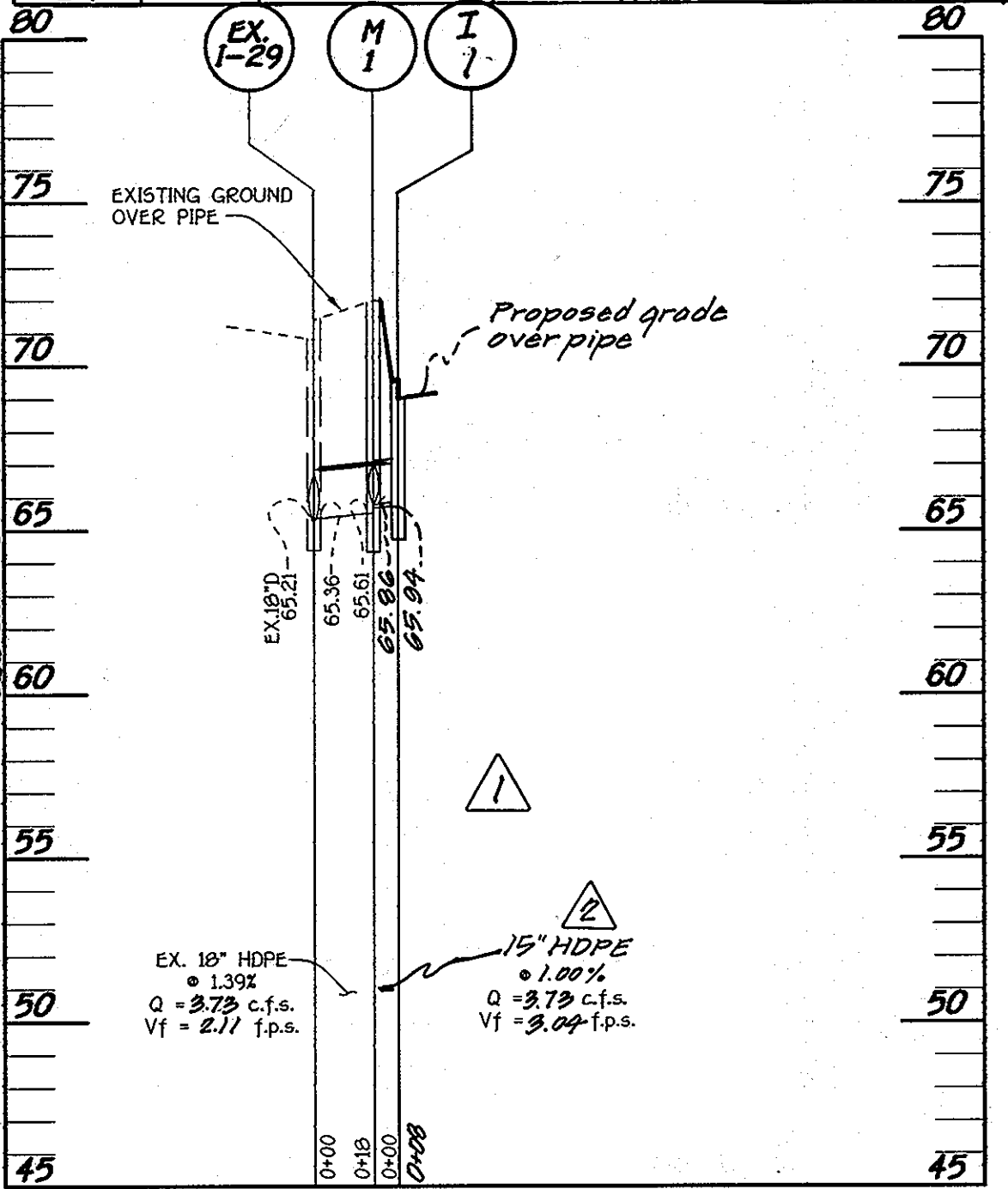
SOIL	NAME
Co	Codorus and Håtoro silt loams, 0 to 3 percent slopes
Fa	Fallingston sandy loam, 0 to 2 percent slopes
Ha	Håtoro-Codorus silt loams, 0 to 3 percent slopes
RsB	Russett fine sandy loam, 2 to 5 percent slopes
RsD	Russett fine sandy loam, 10 to 15 percent slopes
RuB	Russett and Beltsville soils, 2 to 5 percent slopes
RuC	Russett and Beltsville soils, 5 to 10 percent slopes
SrD	Sassafras and Croom soils, 10 to 15 percent slopes
WoB	Woodstown sandy loam, 1 to 5 percent slopes, moderately eroded

STRUCTURE NO.	AREA (AC)	C	X IMP.
I-1	0.57	0.77	88
I-3	0.14	0.66	71
RD-1	0.28	0.87	100
I-4	0.47	0.66	68

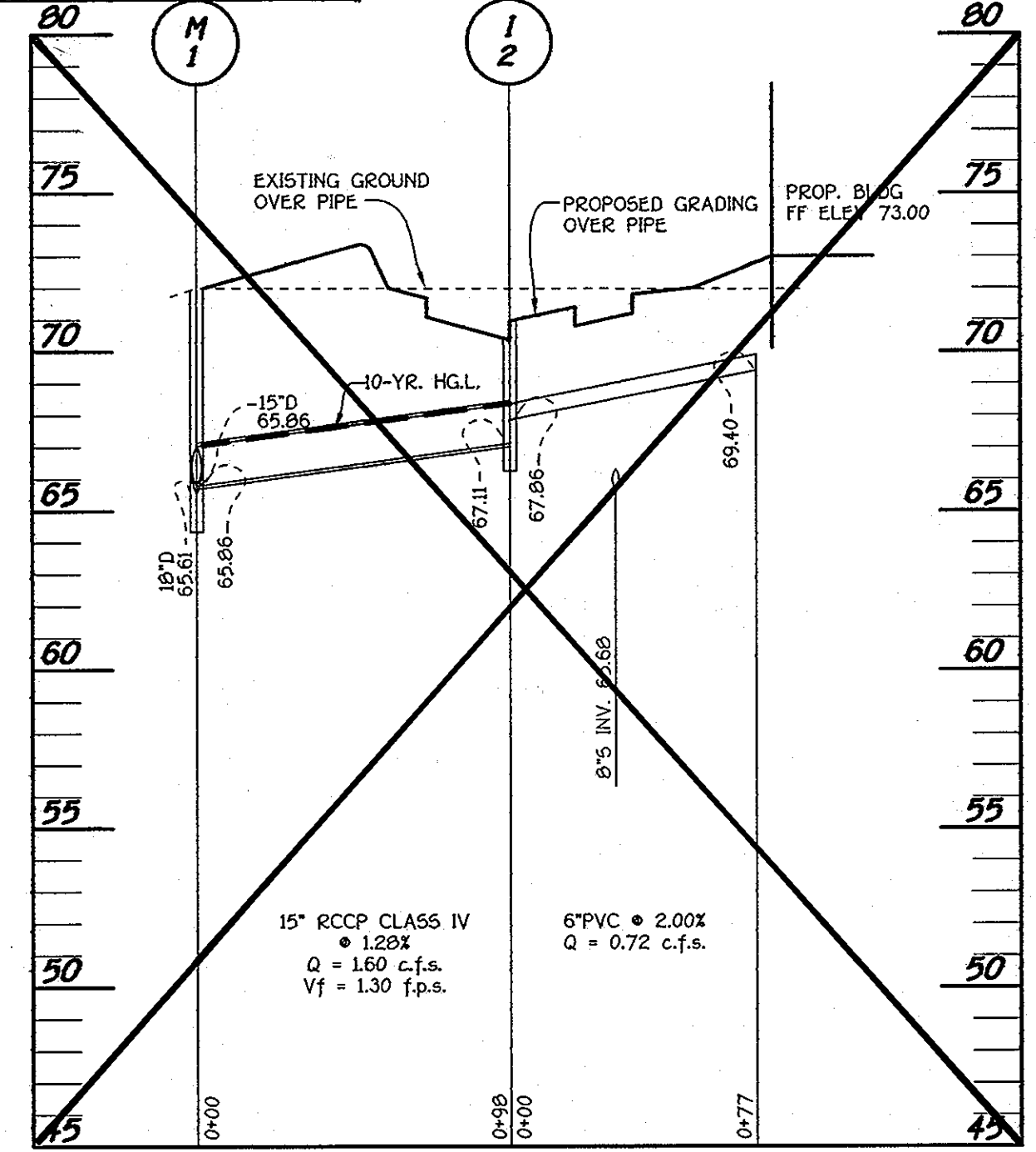
STRUCTURE NO.	TOP ELEVATION	IN.VIN	IN.OUT	COORDINATES	WIDTH	TYPE	REMARKS
I-1	69.99	-	65.94 (15')	494411.90 876774.97	2.50	A-5	S.D. - 4.40
I-3	69.50	-	65.90 (12')	494178.17 876774.19	2.50	D	D - 4.10
M-1	72.00	-	65.61 (8')	494411.16 876765.38	4'	4" STD. MANHOLE	G - 5.12
M-2	69.90	65.48 (12')	67.50 (48')	494176.25 876815.85	6'	6" STD. MANHOLE	G - 5.13
I-4	59.13	-	66.19 (12')	494277.18 877214.76	2.50	D	D - 4.10
E-1	-	-	64.75 (12')	494290.00 877277.43	12"	CONC. END SECTION	D - 5.51

SIZE	CLASS	LENGTH
15"	HDPE	8 L.F.
8"	PVC	66 L.F.
12"	RCCP CL IV	108 L.F.

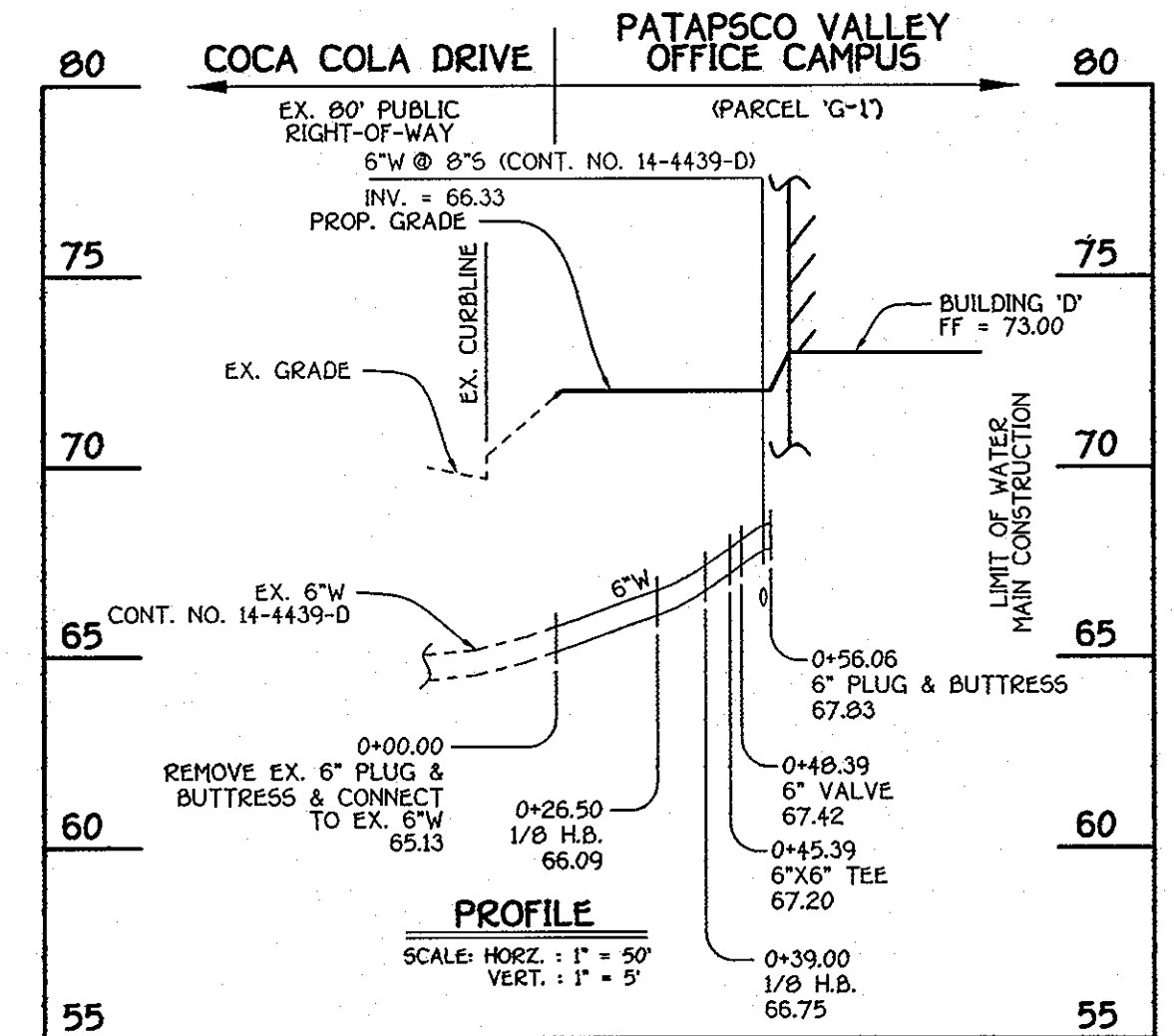
LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING STORM DRAIN LINE
---	BOUNDARY/RIGHT OF WAY LINE
---	PROPOSED STORM DRAIN PIPE
---	PROPOSED WATER PIPE
---	PROPOSED SEWER PIPE
---	PROPOSED CONCRETE
---	EXISTING PAVING
---	PROPOSED LIGHT
---	SOILS LINE
---	DRAINAGE AREA LIMITS
---	EXISTING TREELINE
---	PROPOSED TREELINE



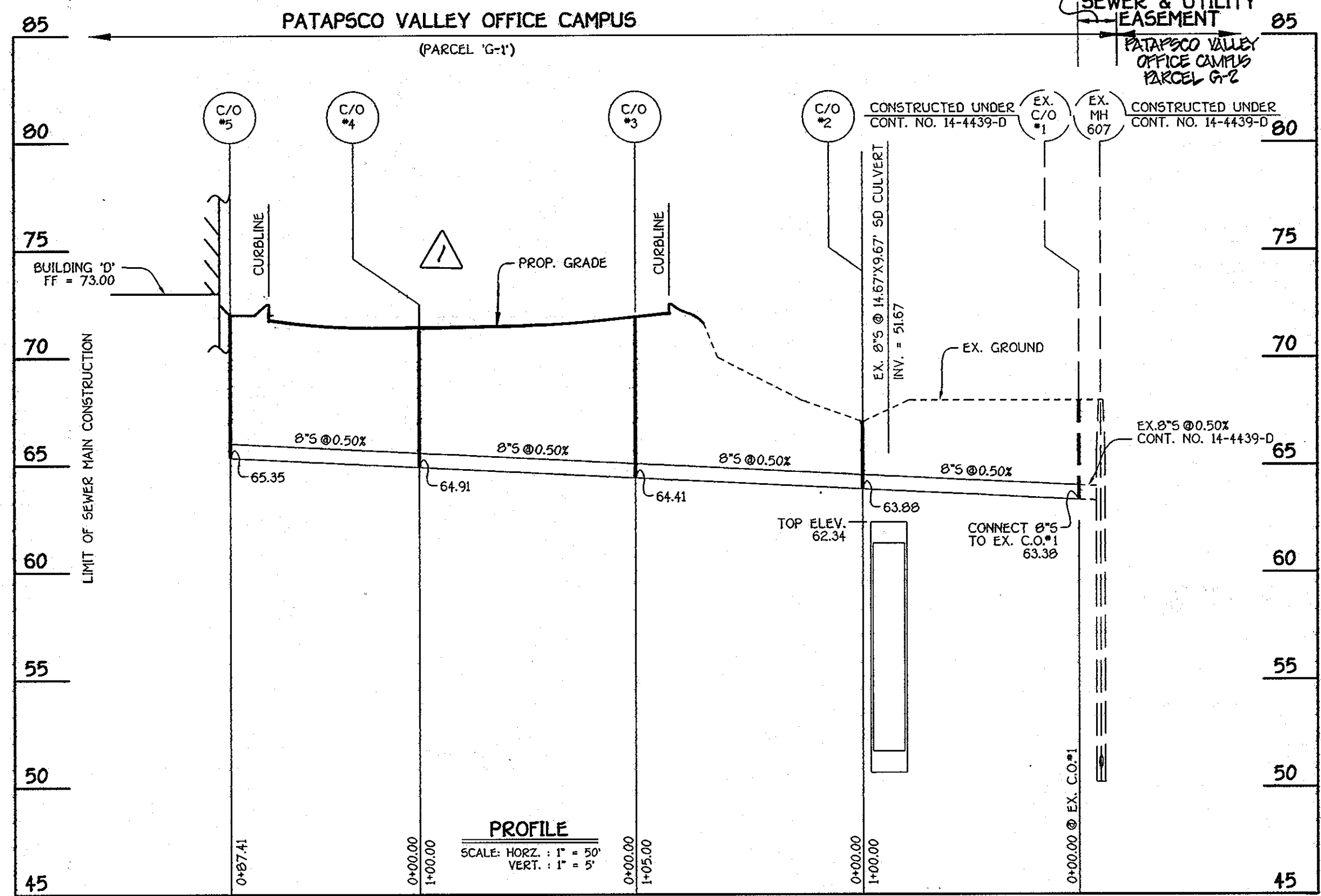
PROFILE
SCALE: HORIZ. : 1" = 50'
VERT. : 1" = 5'



PROFILE
SCALE: HORIZ. : 1" = 50'
VERT. : 1" = 5'



6" WATER MAIN; BUILDING 'D'



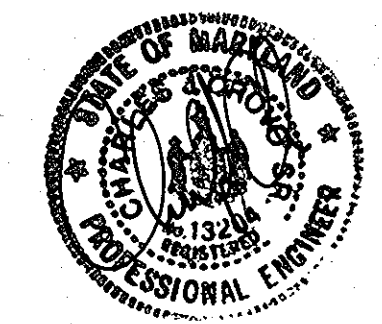
8" SEWER MAIN; BUILDING 'D'

W.M. STA.	APPURTENANCE	NORTHING	EASTING
6" WATER MAIN; BUILDING 'D'			
0+00.00	EX. 6" PLUG & BUTTRESSES	494282.15	
0+26.50	1/8" H.B.	494282.80	876793.04
0+39.00	1/8" H.B.	494274.18	876802.09
0+45.39	6" X 6" TEE	494267.79	876802.25
0+48.39	6" VALVE	494267.86	876805.25
0+56.06	6" PLUG & BUTTRESSES	494268.05	876812.91

NO.	NORTHING	EASTING	RIM ELEVATION
CO#2	494511.68	876961.34	67.00
CO#3	494487.42	876859.18	71.70
CO#4	494387.62	876865.50	70.20
CO#5	494300.53	876873.01	72.00

NOTE: SET RIMS FLUSH W/PROPOSED GRADE OR EXISTING GROUND; AS APPLICABLE

M.C.E. CHART	
BUILDING	M.C.E.
'D'	71.35



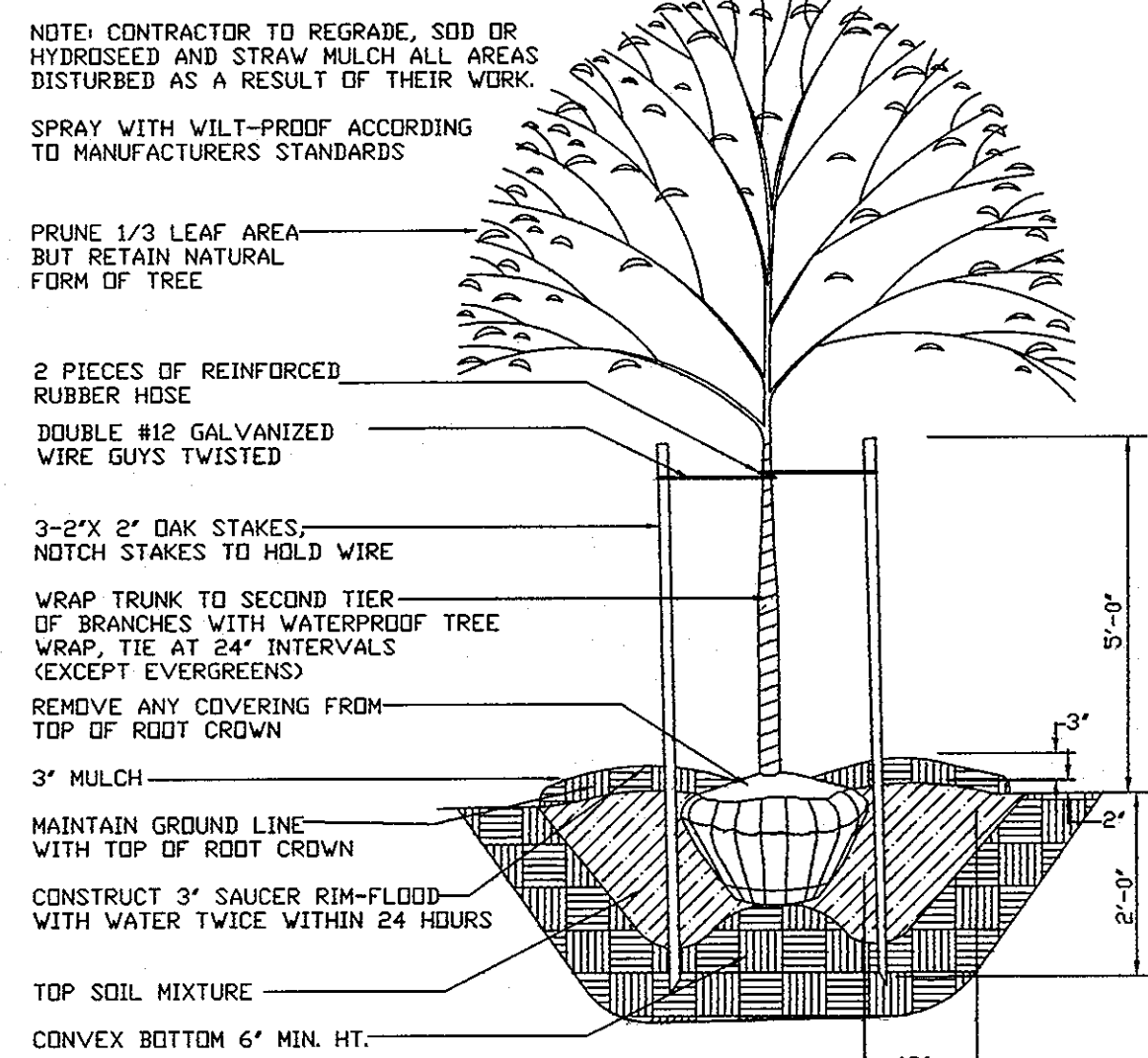
FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTURIAL SQUARE OFFICE PARK - 10722 BELT ROAD NATIONAL FREE
BLOTT CITY, MARYLAND 21042
410-661-2955

DATE	DESCRIPTION
7-24-09	ADDED ADDITIONAL PARKING, UPDATED STRUCTURE SCHEDULES AND DRAINAGE AREA DATA
3/10/09	REDESIGNED PARCEL G INTO PARCELS G-1, G-2 AND G-3 REMOVED TITLE BLOCK
9-24-07	CHANGED 15" SD BETWEEN EX. I-29 & I-1 FROM RCCP TO HDPE
8-9-07	REVISED STORM DRAINS, GRADING, PROFILES & STRUCTURE SCHEDULE, DRAINAGE AREA DATA

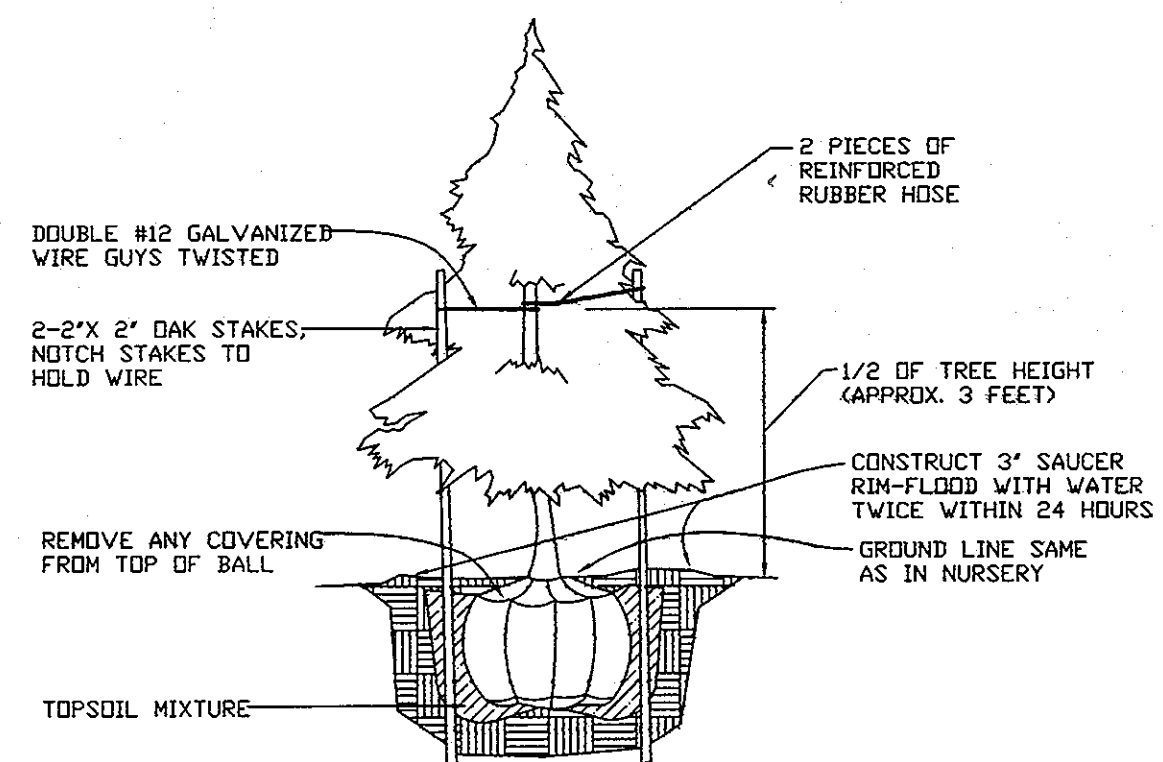
OWNER/DEVELOPER
CSG PATAPSCO, LLC
5024 CAMPBELL BOULEVARD, SUITE G
WHITE MARSH, MARYLAND 21236
410-333-2091

APPROVED: DEPARTMENT OF PLANNING AND ZONING			
<i>Mark A. Long</i>	6/1/09	Date	
Director - Department of Planning and Zoning			
<i>Cathy Hamilton</i>	6/1/09	Date	
Chief, Division of Land Development			
<i>John P. ...</i>	5/20/07	Date	
Chief, Development Engineering Division			
SUBDIVISION	SECTION/AREA	PARCEL NO.	
PATAPSCO VALLEY BUSINESS CENTER	N/A	G-1 & G-2	
PLAT NO.	BLOCK NO.	ZONE	TAX MAP
15495, 15496, 15497	20, 21	M-2	3B
WATER CODE	SEWER CODE	ELEC. DIST.	CENSUS TR.
A04	2150501	FIRST	601201

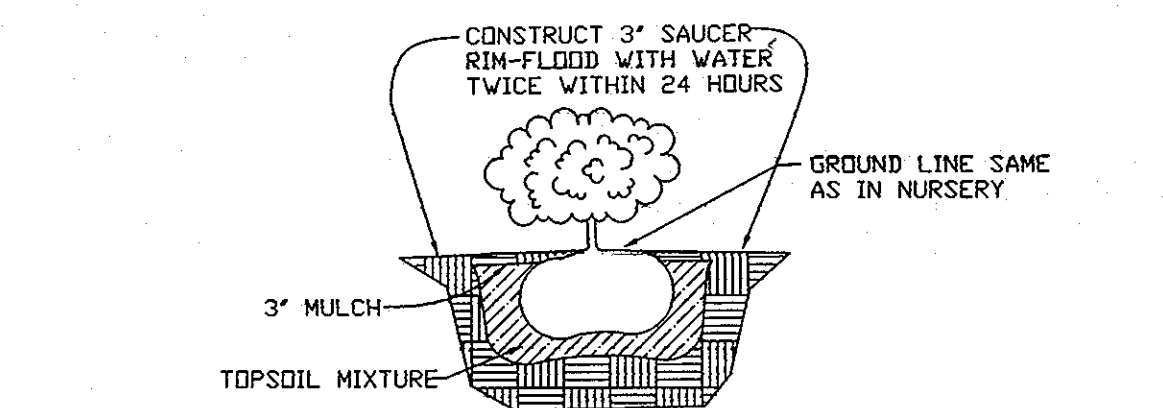
DRAINAGE AREA MAP, SOILS MAP, WATER, SEWER & STORM DRAIN PROFILES
PATAPSCO VALLEY BUSINESS CENTER
PATAPSCO VALLEY OFFICE CAMPUS
PARCELS G-1 & G-2
ZONED: M-2
TAX MAP No. 3B P/O TM PARCEL No. 205 GRID No. 20, 21
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN
DATE: MARCH 15, 2007
SHEET 4 OF 10 **SDP-07-031**



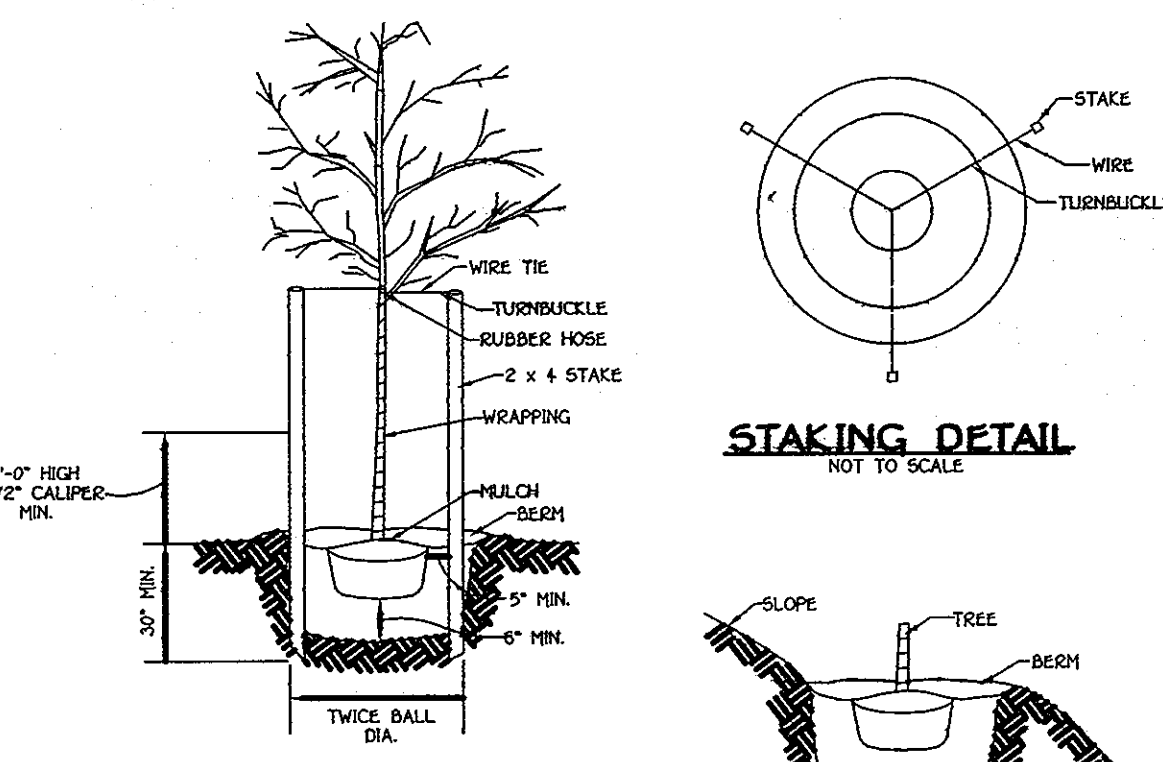
TREE PLANTING DETAIL



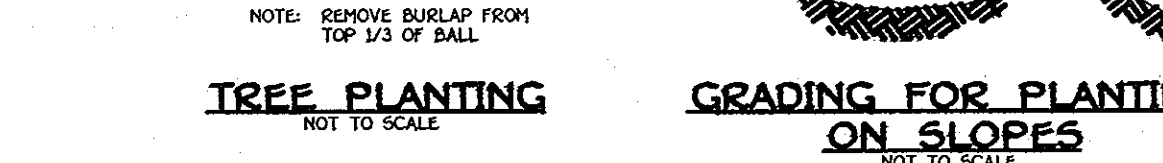
EVERGREEN PLANTING DETAIL



SHRUB PLANTING DETAIL

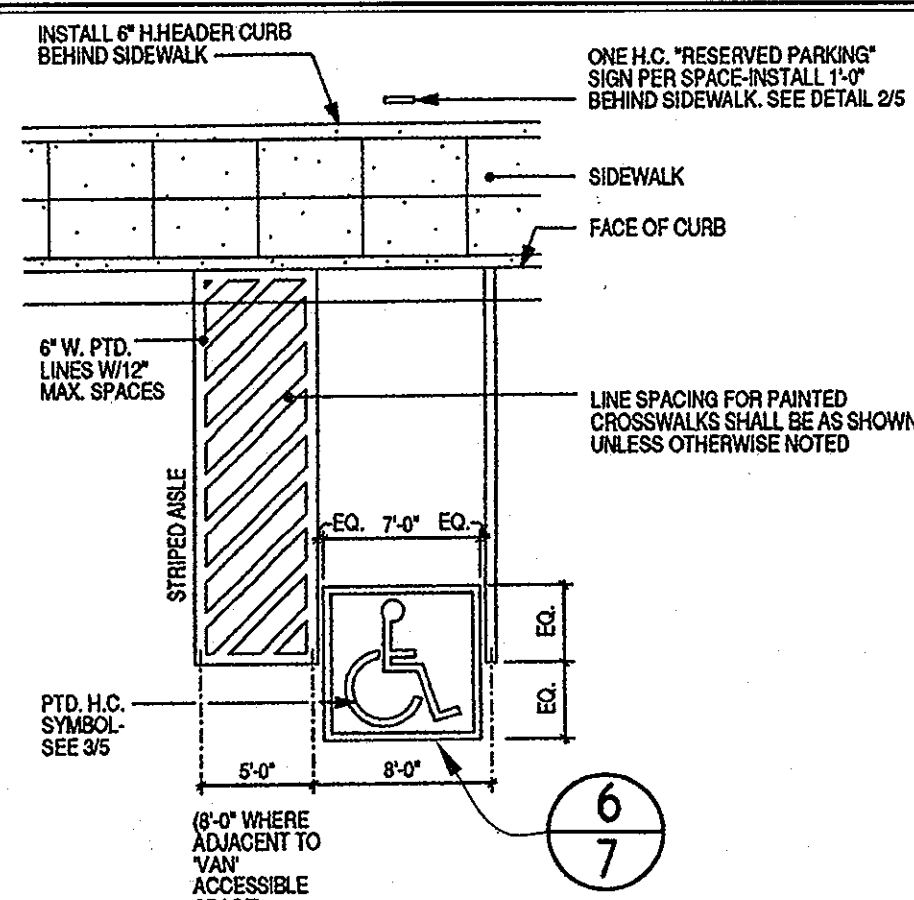


STAKING DETAIL

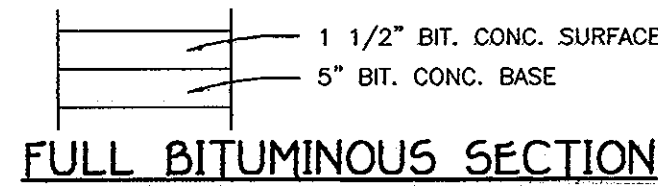


TREE PLANTING

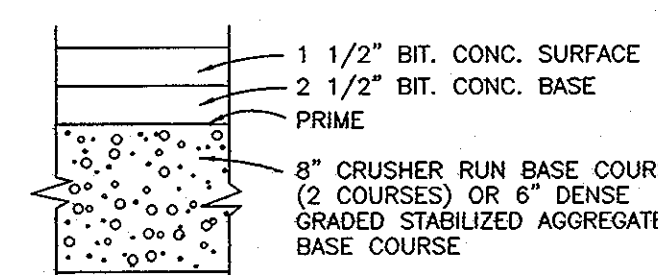
GRADING FOR PLANTING ON SLOPES



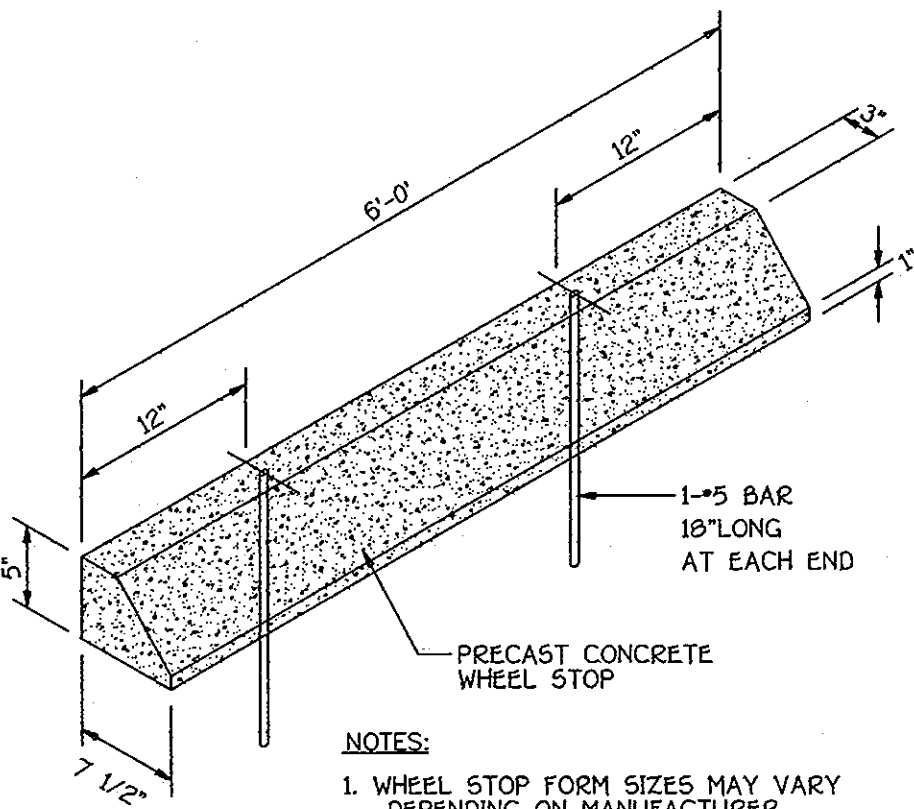
ACCESSIBLE SPACE LAYOUT



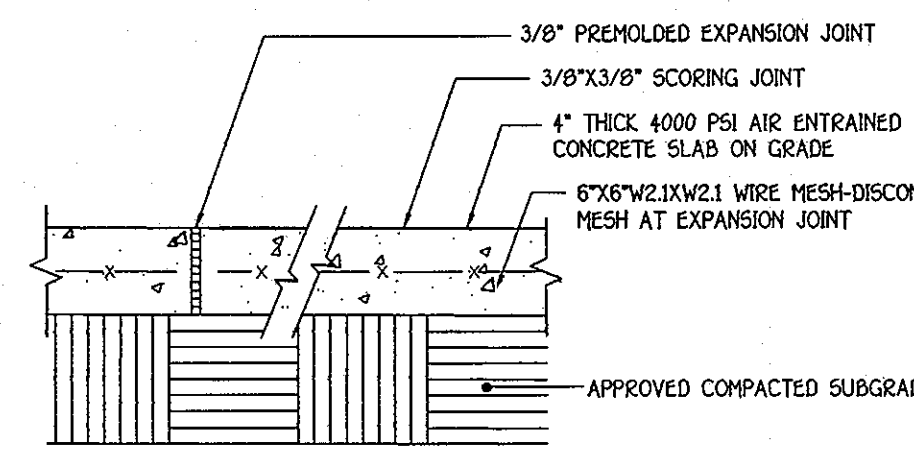
FULL BITUMINOUS SECTION



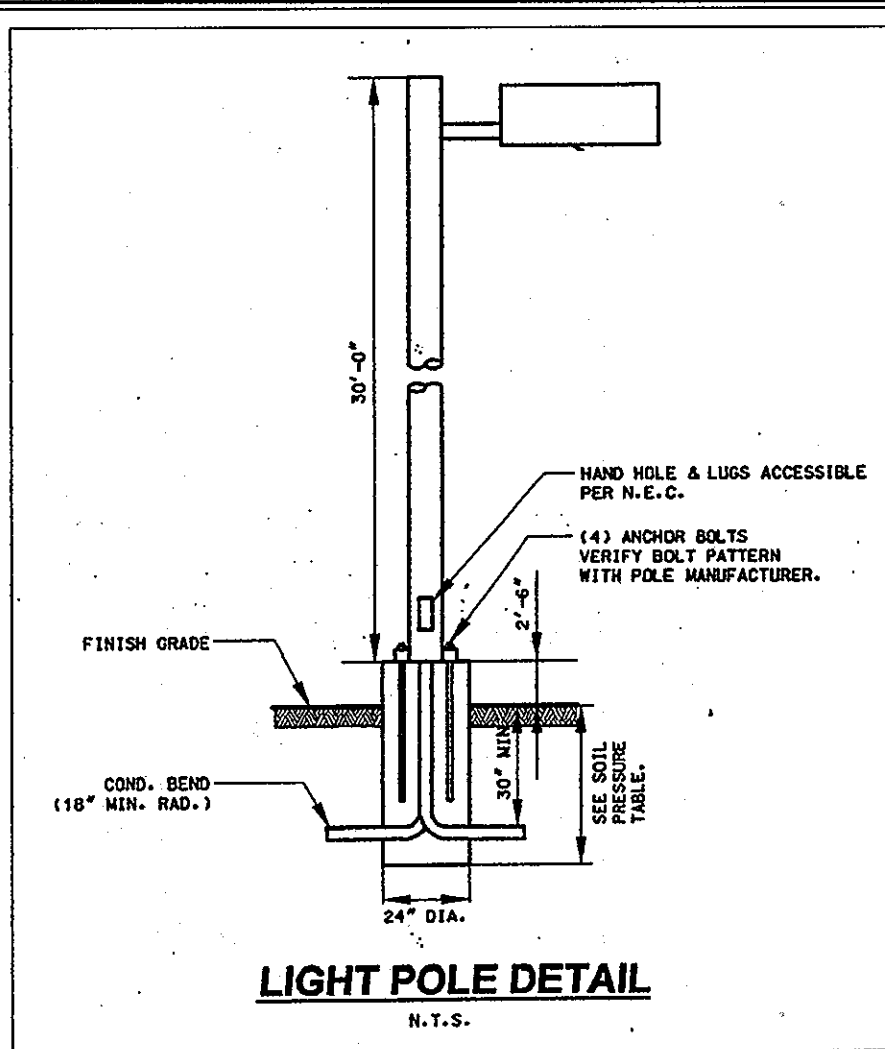
PAVING SECTION P-2



WHEEL STOP DETAIL

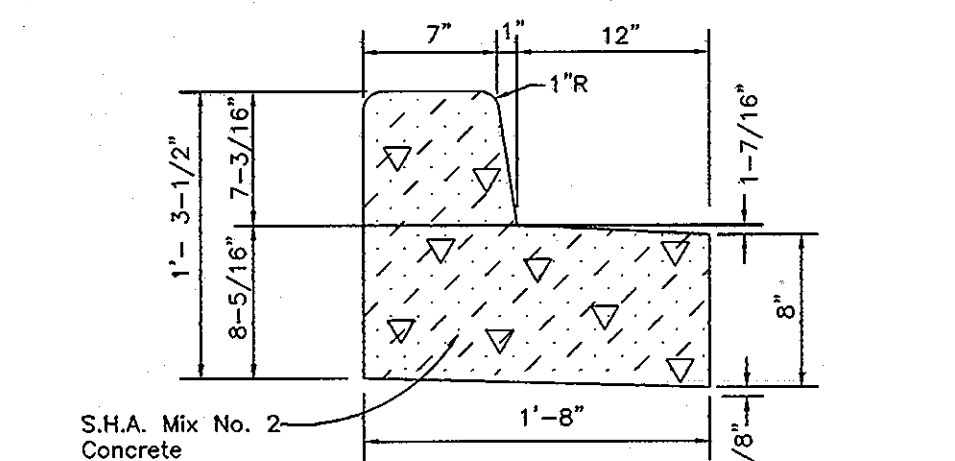


CONCRETE WALK DETAIL

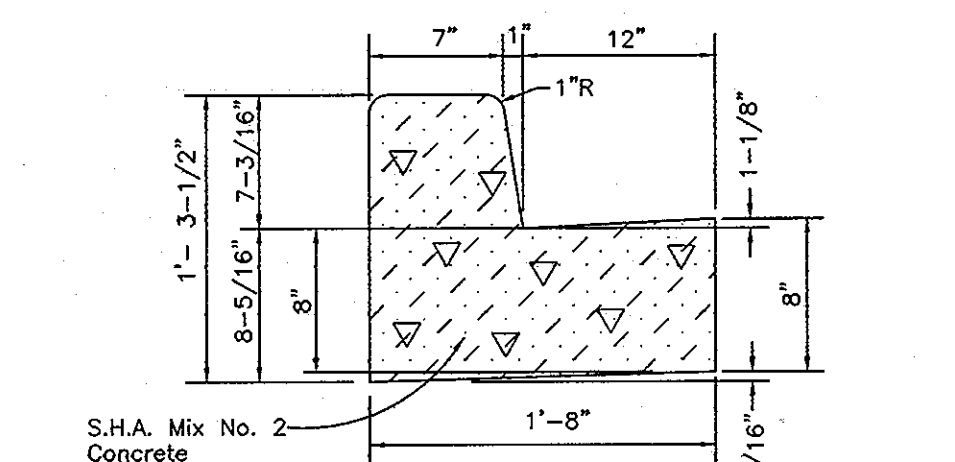


LIGHT POLE DETAIL

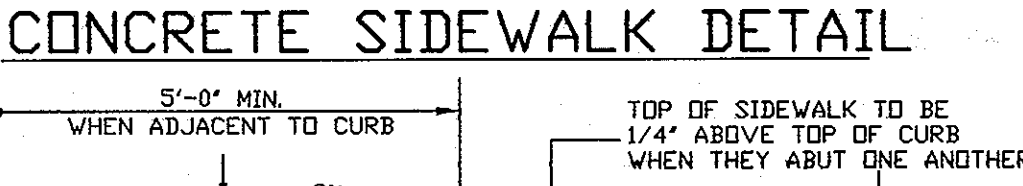
LIGHTING FIXTURE SCHEDULE			
TYPE	DESCRIPTION	LAMP	SHIELDING
B1	POLE MOUNTED FIXTURE MOUNTED ON 30'-0" POLE.	250 WATT METAL HALIDE (40,000) LUMENS	FULL CUTOFF TYPE IV SC DISTRIBUTION
B2	POLE MOUNTED FIXTURE MOUNTED ON 30'-0" POLE.	250 WATT METAL HALIDE (40,000) LUMENS	FULL CUTOFF TYPE III DISTRIBUTION
B3	POLE MOUNTED FIXTURE MOUNTED ON 30'-0" POLE.	250 WATT METAL HALIDE (40,000) LUMENS	FULL CUTOFF TYPE II DISTRIBUTION



REVERSE 7\"/>



STANDARD 7\"/>



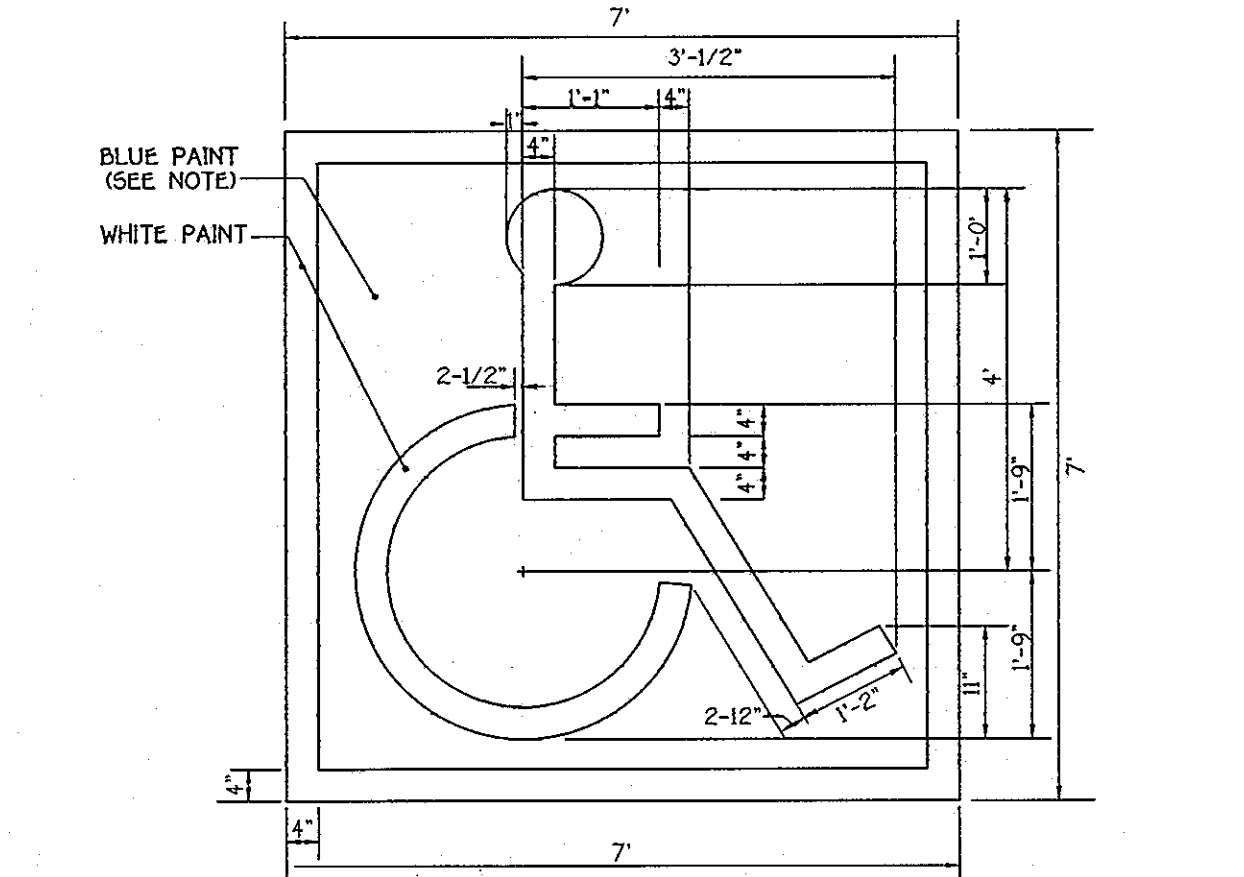
CONCRETE SIDEWALK DETAIL

- NOTES:
- SIDEWALK TO BE SCRIBED IN 5'-0" MAXIMUM SQUARES.
 - EXPANSION JOINTS ACROSS THE SIDEWALK NOT TO MORE THAN 15' APART.
 - 1/2" PREFORMED BITUMINOUS EXPANSION MATERIAL IN EXPANSION JOINTS TO BE KEPT 1/4" BELOW SURFACE OF SIDEWALK.
 - CONCRETE TO BE MIX NO. 2.
 - WHEN SIDEWALK ABUTS CURB, WALK SHALL BE 1/4" ABOVE CURB WITH 1/2" PREFORMED BITUMINOUS EXPANSION MATERIAL BETWEEN SIDEWALK AND CURB.
 - ON LONGITUDINAL SIDEWALK GRADES OF 5% OR GREATER, A CONCRETE HEADER, 6" THICK AND 6" DEEP BELOW THE NORMAL 4" SIDEWALK THICKNESS SHALL BE CONSTRUCTED FOR THE FULL WIDTH OF THE SIDEWALK AT INTERVALS OF 48 FEET. THE HEADERS SHALL BE PLACED AT EXPANSION JOINT LOCATIONS AND SHALL BE MONOLITHIC WITH THE SIDEWALK.
 - SIDEWALK WIDTH ADJACENT TO CURB SHALL BE 5'-0" MIN.
 - SIDEWALK LOCATED 2' OR MORE FROM CURB MAY BE 4'-0" IN WIDTH WITH A 5' X 5' PAVED SECTION PLACED 200' APART.

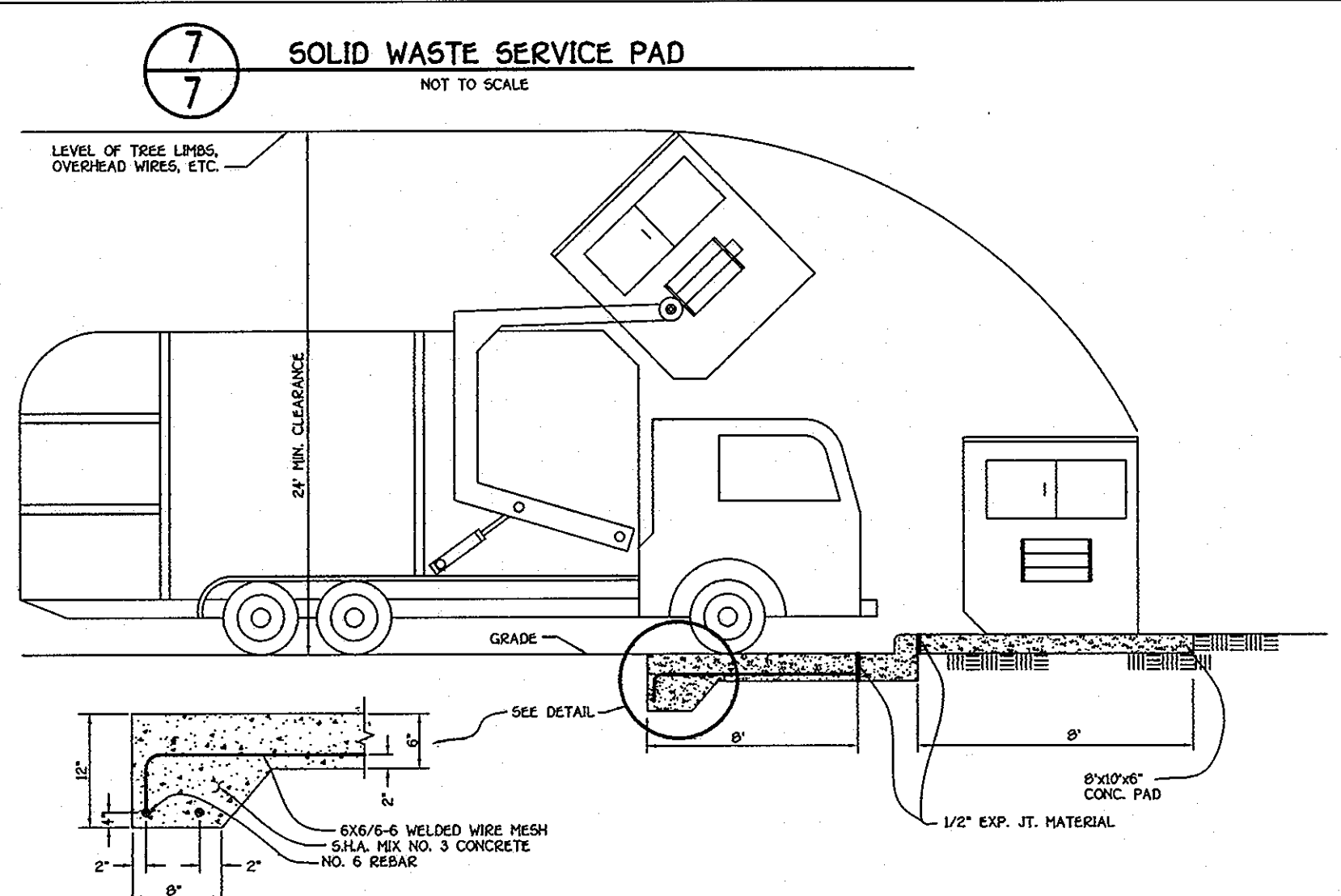


HANDICAP PARKING SIGN DETAIL

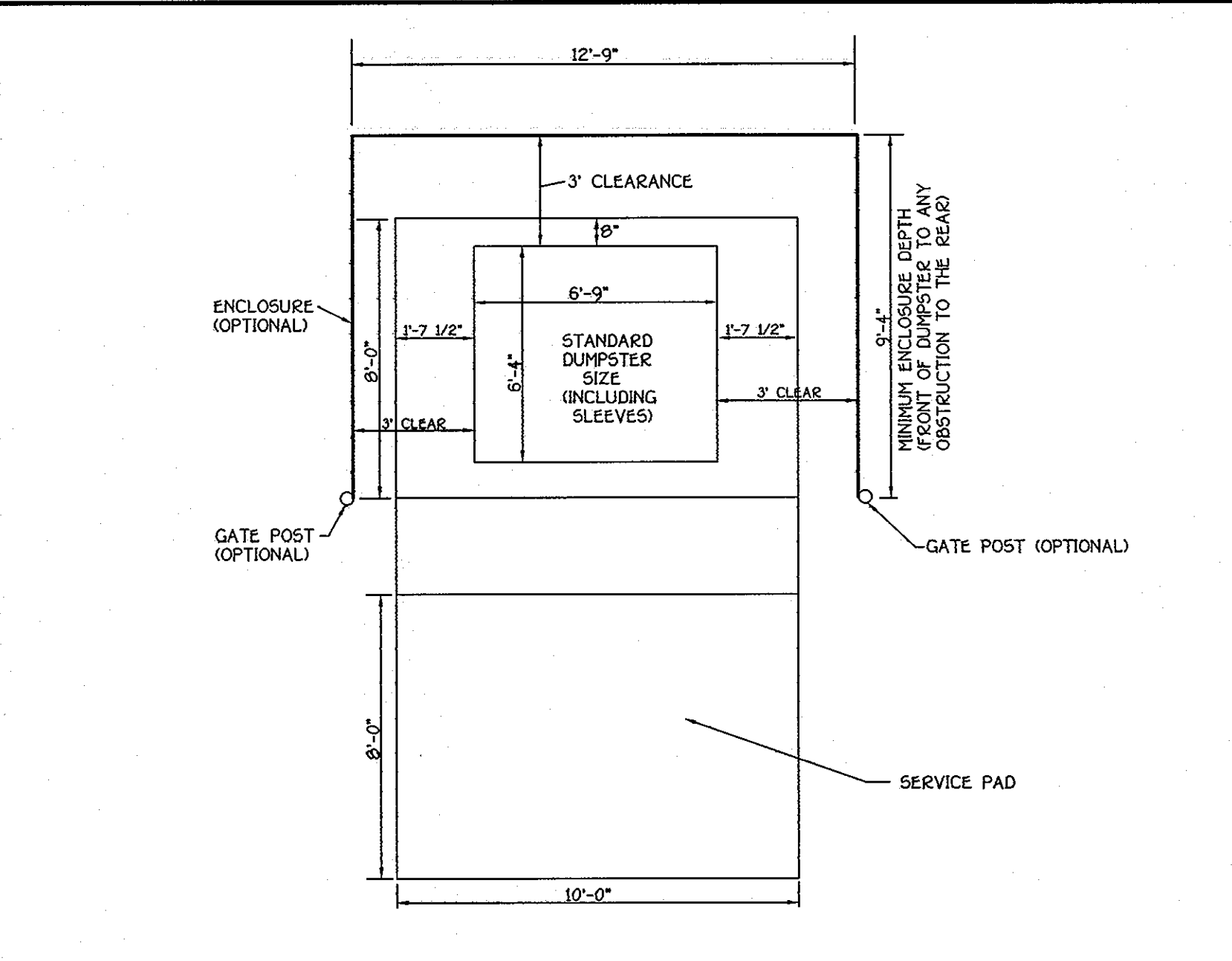
- GENERAL NOTES:
- SIGNS SHALL MEET DESIGN STANDARDS OF THE FEDERAL HIGHWAY ADMINISTRATION AND CONFORM TO THE STATE OF MARYLAND STANDARD HIGHWAY SIGN BOOKLET DETAIL R7-8.
 - ONE SIGN IS REQUIRED PER SPACE PLACED AS SHOWN ON SITE IMPROVEMENT PLAN.
 - SIGNS SHALL BE POLE MOUNTED WITH HOT DIPPED GALVANIZED COUNTY APPROVED PERFORATED CHANNEL POSTS W/TOP OF SIGNS 9'-1" ABOVE FINISHED GRADE OR AS INDICATED ON SITE DRAWINGS.
 - SIGN SHALL BE ATTACHED TO FLANGED SIDE OF POST. POST SHALL EXTEND INTO GROUND 2'-6" MIN.
 - COLORS: LEGEND AND BORDER-GREEN SYMBOL-WHITE ON BLUE BACKGROUND BACKGROUND-WHITE
 - CONTRACTOR SHALL COORDINATE ARROW DIRECTION WITH LOCATION OF ADJACENT AISLE.



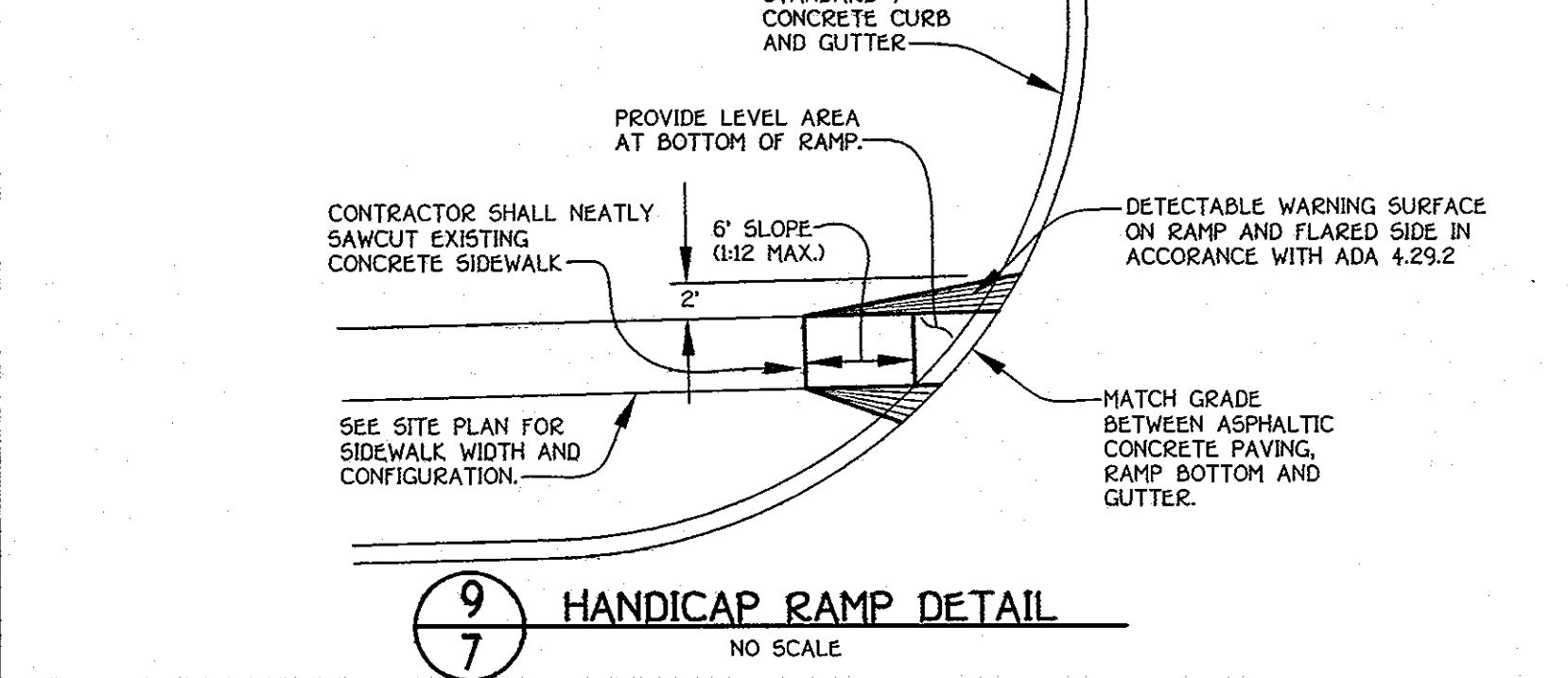
HANDICAP SPACE STENCIL LAYOUT



SOLID WASTE SERVICE PAD



SOLID WASTE OPTIONAL CONTAINER ENCLOSURE



HANDICAP RAMP DETAIL

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10772 MULTNOMAH NATIONAL PARK
 ELKLOFT CITY, MARYLAND 2042
 410-421-2055

DATE	DESCRIPTION
7-24-09	Changed Parcel Number
2/20/09	REVISED TITLE BLOCK

OWNER/DEVELOPER
 CSG PATAPSCO, LLC
 5024 CAMPBELL BOULEVARD, SUITE G
 WHITE MARSH, MARYLAND 21236
 410-933-2091



APPROVED: DEPARTMENT OF PLANNING AND ZONING
 Paul L. Wynn, Director - Department of Planning and Zoning
 Candy Krentler, Chief, Division of Land Development
 Date: 6/11/10
 Date: 6/11/10
 Date: 5/20/07

SUBDIVISION	BLOCK NO.	TAX MAP	ELEC. DIST.	CENSUS TR.
PATAPSCO VALLEY BUSINESS CENTER	20, 21	M-2	FIRST	601201

DETAIL 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
 SHEET 7 OF 10 **SDP-07-031**

2010 STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION

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

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

- Select one or more of the species or mixtures listed in Table 26 for the appropriate Plant Hardness Zone (from Figure 2) 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.
- 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.

Seed Mixture (Hardness Zone --- 6B ---)		Application Rate (lb/a/c)	Seeding Dates	Seeding Depth	Fertilizer Rate (0-10-10)	Lime Rate
No.	Species					
1	BARLEY	122	3/1 - 5/15	1" - 2"	600 lb/a/c	2 tons/a/c
	OATS	96	8/15 - 10/15	1" - 2"	05 lb/1000sq ft	000 lb/1000sq ft
	RTE	140				

SECTION 3 - PERMANENT SEEDING

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

A. Seed mixtures - Permanent Seeding

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

A. Seed mixtures - Permanent Seeding

- Select one or more of the species or mixtures listed in Table 25 for the appropriate Plant Hardness Zone (from Figure 2) and enter them in the Permanent Seeding summary below, along with application rates and seeding dates. Seeding depths shall 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 shrubs, streambanks, or dunes or for special purposes such as wildlife or aesthetic treatment may be found in USDA-SCS Technical Field Office Guide, Section 342 - Critical Area Planning, for special low maintenance areas, see Sections IV 50d and V Turfgrass.
- For sites having disturbed area over 5 acres, the rates shown on this table shall be deleted and the rates recommended by the soil testing agency shall be written in.
- For areas receiving low maintenance, apply urea fertilizer (46-0-0) at 3 1/2 lbs/1000 sq. ft. (150 lb/a/c), in addition to the above soil amendments shown in the table below, to be performed at the time of seeding.

Seed Mixture (Hardness Zone --- 6B ---)		Application Rate (lb/a/c)	Seeding Dates	Seeding Depth	Fertilizer Rate (0-20-20)	Lime Rate
No.	Species					
3	TALL FESCUE (GSD)	125	3/1 - 5/15	1" - 2"	90 lb/a/c	175 lb/a/c
	PERENNIAL RYE GRASS (GSD)	15	8/15 - 10/15	1" - 2"	120 lb/a/c	14 lb/a/c
	ESTIMATED BLUEGRASS (GSD)	10				
10	TALL FESCUE (GSD)	120	3/1 - 5/15	1" - 2"	100 lb/a/c	100 lb/a/c
	HARD FESCUE (GSD)	30	8/15 - 10/15	1" - 2"	100 lb/a/c	100 lb/a/c

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

SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS

A. Site Preparation

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

2. Perform all grading operations at right angles to the slope. Final grading and shaping is not usually necessary for temporary seeding.

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

B. Soil Amendments (Fertilizer and Lime Specifications)

1. Soil tests must be performed to determine the exact ratios and application rates for both lime and fertilizer on sites having disturbed area. 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 soil analysis.

2. Fertilizers shall be uniform in composition, free flowing and suitable for accurate application by approved equipment. Fertilizer may be substituted for fertilizer with prior approval from the appropriate approval authority. Fertilizers shall be delivered to the site fully blended according to the applicable state fertilizer laws and shall bear the name, trade name or trademark and warranty of the producer.

3. Lime materials shall be ground limestone (hydrated or burnt lime may be substituted which contains at least 90% total oxides calcium oxide plus magnesium oxide). Limestone shall be ground to such fineness that at least 50% will pass through a 200 mesh sieve and 90-100% will pass through a 20 mesh sieve.

4. Incorporate lime and fertilizer into the top 3-5" of soil by disking or other suitable means.

C. Seeding Preparation

1. Temporary Seeding

a. Seeding operation 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 spades mounted on construction equipment. After the soil is loosened it should not be rolled or dragged smooth, but left in the roughened condition. Seed areas greater than 500 sq. ft. shall be tracked down the surface in an irregular condition with ruts running parallel to the contour of the slope.

b. Apply fertilizer and lime as prescribed on the plans.

c. Incorporate lime and fertilizer into the top 3-5" of soil by disking or other suitable means.

2. Permanent Seeding

a. Minimum soil conditions required for permanent vegetative establishment:

1. Soil shall be less than 10% clay.

2. Soluble salts shall be less than 500 parts per million total.

3. The soil shall be less than 40% clay, but enough fine grained material (D200) silt plus clay to provide the capacity to hold a moderate amount of moisture. An exception is if loesslike or sereck deposits it to be planted, then a sandy soil (50% silt plus clay) would be acceptable.

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

5. Soil pore spaces to sufficient pore spaces to permit adequate root penetration.

6. If these conditions cannot be met by soils on site, adding topsoil is required in accordance with Section 10 to stabilized and Specifier for Topsoil.

b. Areas previously graded in conformance with the drawings shall be maintained in a true and grade that has been established or otherwise leveled to a depth of 3" to 5" to permit bonding of the topsoil to the surface area and to create horizontal erosion check slots to prevent topsoil from sliding down a slope.

c. Soil amendments as per soil test or as indicated on the plans.

d. Hit soil amendments into the top 3-5" of topsoil by disking or other suitable means. Lawn areas should be rolled to smooth the surface and remove line stakes and bristles.

e. Seed areas shall be prepared and seeded in a true and grade that has been established or otherwise leveled to a depth of 3" to 5" to permit bonding of the topsoil to the surface area and to create horizontal erosion check slots to prevent topsoil from sliding down a slope.

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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

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

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

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 growth.

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

e. For the purposes 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 set forth in these specifications.

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

1. Topsoil shall be a loam, sandy loam, clay loam, silt loam, silty 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% volume of cinders, stones, gravel, fragments, gravel, sticks, roots, trash, or other materials larger than 1 1/2" in diameter.

2. Topsoil must be free of plants or plant parts such as Bermuda grass, quackgrass, Johnsongrass, nutgrass, poison ivy, thistle, or others as specified.

3. 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 conjunction with tillage operations as described in the following procedures:

1. Place topsoil (if required) and apply soil amendments as specified in 10.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.

2. For sites having disturbed areas over 5 acres:

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

1. 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.

2. Organic content of topsoil shall be not less than 1.5 percent by weight.

3. Topsoil having soluble salt content greater than 500 parts per million shall not be used.

4. No soil 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 (45 days min) to permit dissipation of phytotoxic materials.

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

6. Place topsoil (if required) and apply soil amendments as specified in 10.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.

7. Topsoil Application

a. When topsoil is applied, maintain needed erosion and sediment control practices such as diversions, Grade Stabilization Structures, Earth Dikes, Slope Silt Fence and Sediment Traps and Basins.

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

c. 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.

d. Topsoil shall not be placed while the topsoil or subsoil is in a frozen or muddy condition.

e. When the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seeded preparation.

f. 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:

1. 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:

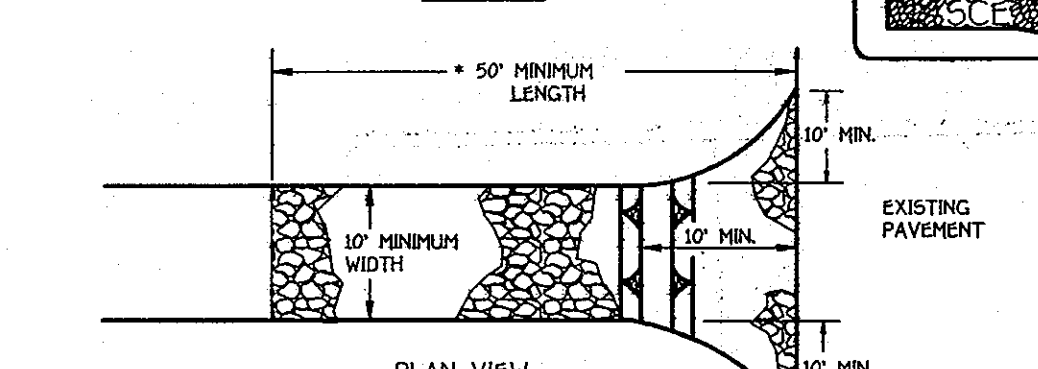
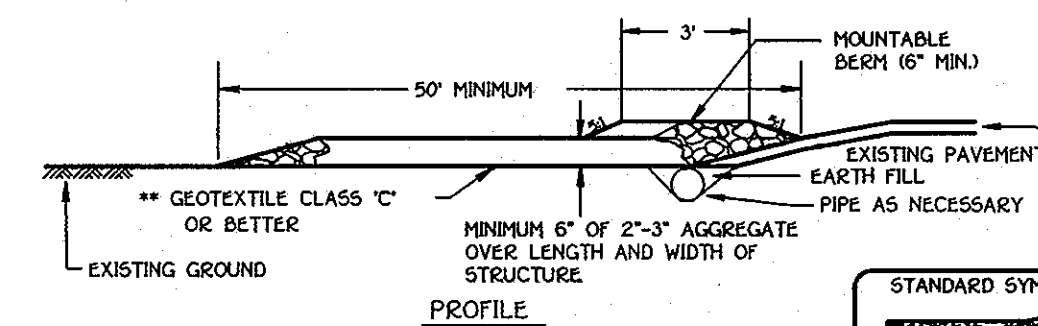
a. Composted sludge shall contain at least 1 percent nitrogen, 1.5 percent phosphorus, and 0.2 percent potassium and have a pH of 7.0 to 8.0. If compost does not meet these requirements, the appropriate constituents must be added to meet the requirements prior to use.

b. Composted sludge shall be applied at a rate of 1 ton/1,000 square feet.

c. 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.

d. 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.

STABILIZED CONSTRUCTION ENTRANCE



Construction Specification

1. Length - minimum of 50' (30' for single residence lot).

2. Width - 10' minimum, should be flared at the existing road to provide a turning radius.

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 entrance.

5. Surface Water - all surface water flowing to or diverted toward construction entrances shall be directed through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a movable berm with 5' slope and a minimum of 6" of stone over the pipe. Pipe shall 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.

7. Following construction, the entrance shall be maintained in accordance with the provisions of this plan and as to be in conformance with the most current Maryland Standards and Specifications for Soil Erosion and Sediment Control and revisions thereto.

8. All vegetative and structural practices are to be installed according to the provisions of this plan and as to be in conformance with the most current Maryland Standards and Specifications for Soil Erosion and Sediment Control and revisions thereto.

9. 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.

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 control, 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.

11. 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, WHOEVER IS SHORTER.

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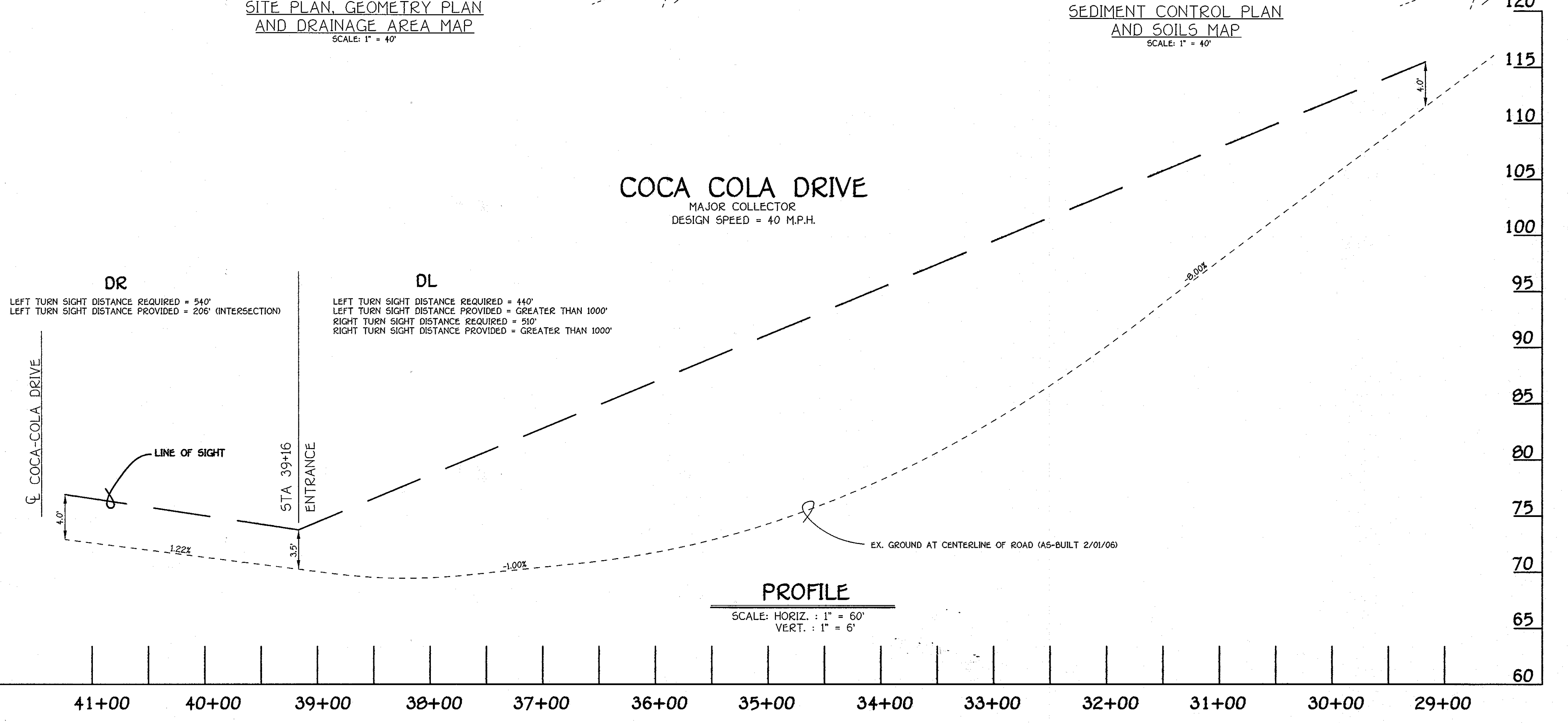
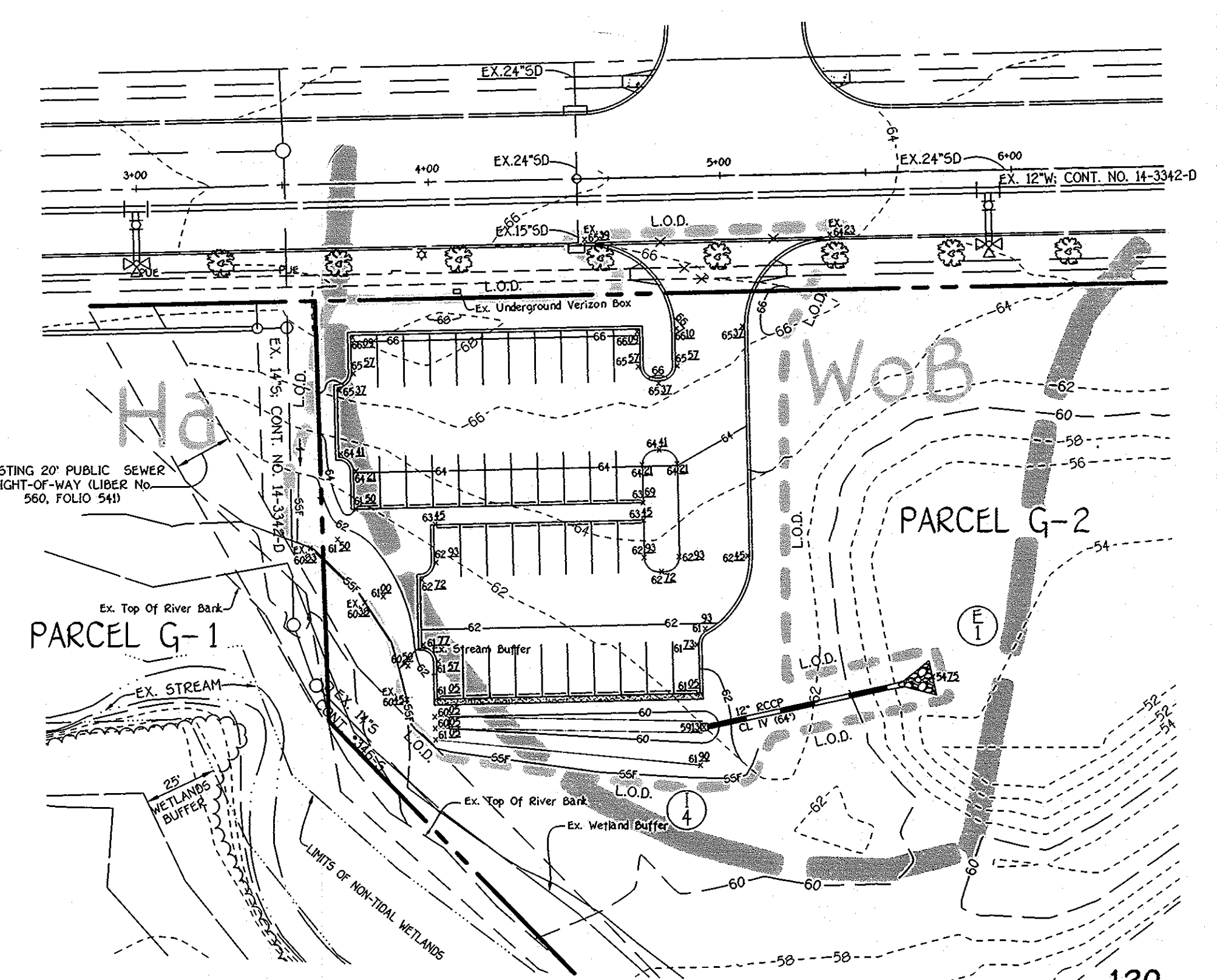
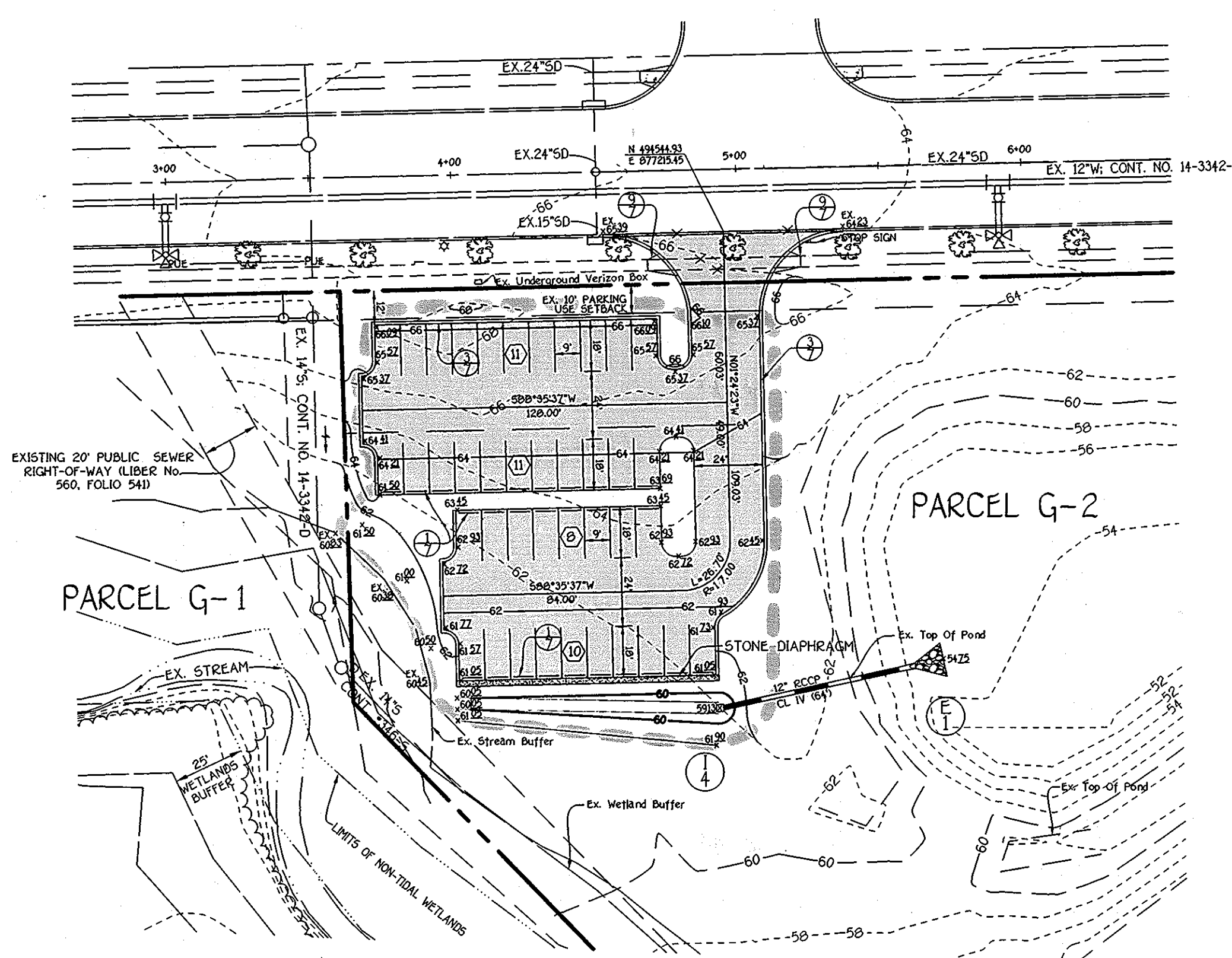
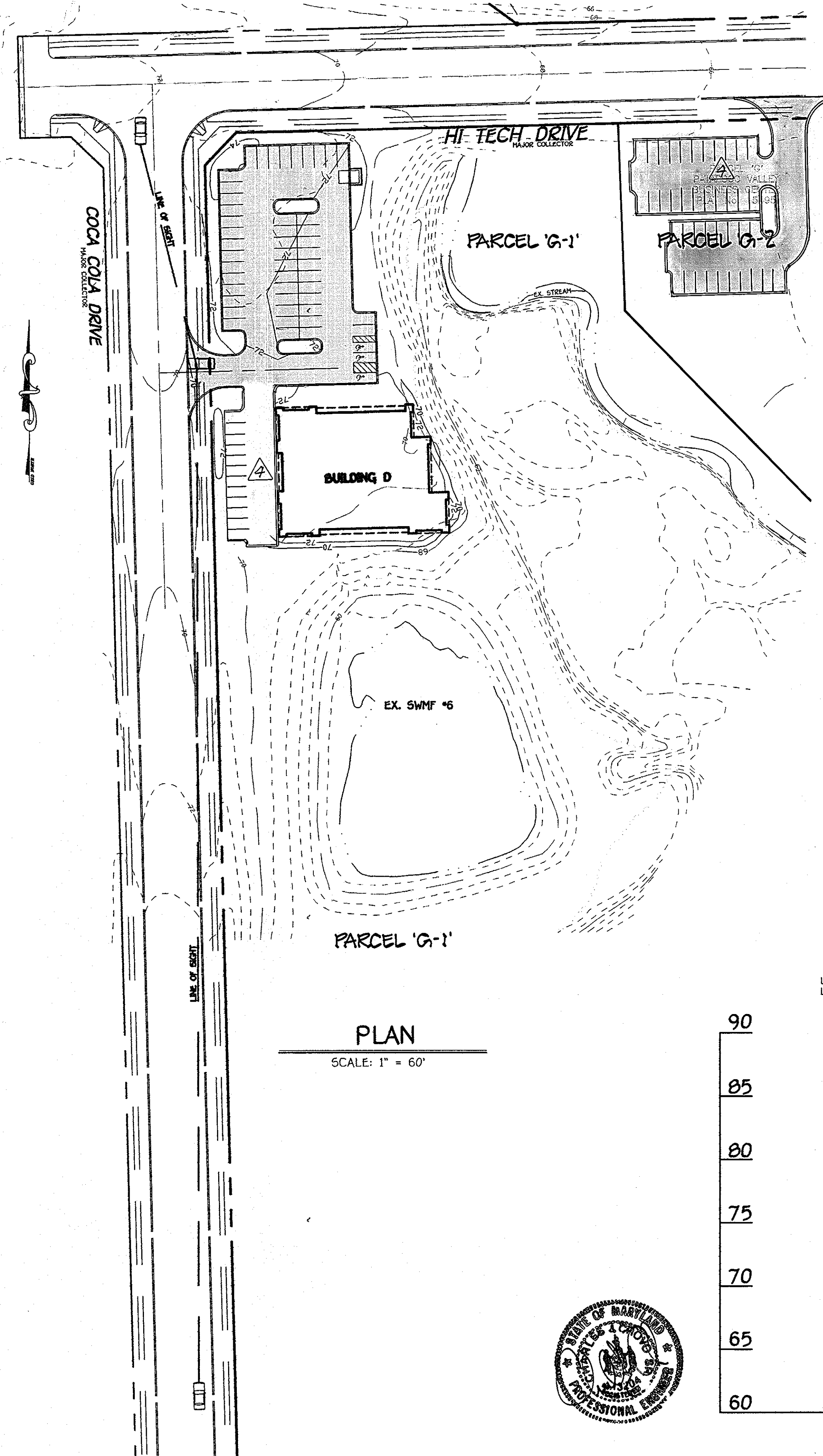
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FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
33 CENTENNIAL SQUARE OFFICE PARK - 10272 MALTWOOD NATIONAL PIKE
ELLSWORTH CITY, MARYLAND 21242
410-461-2955

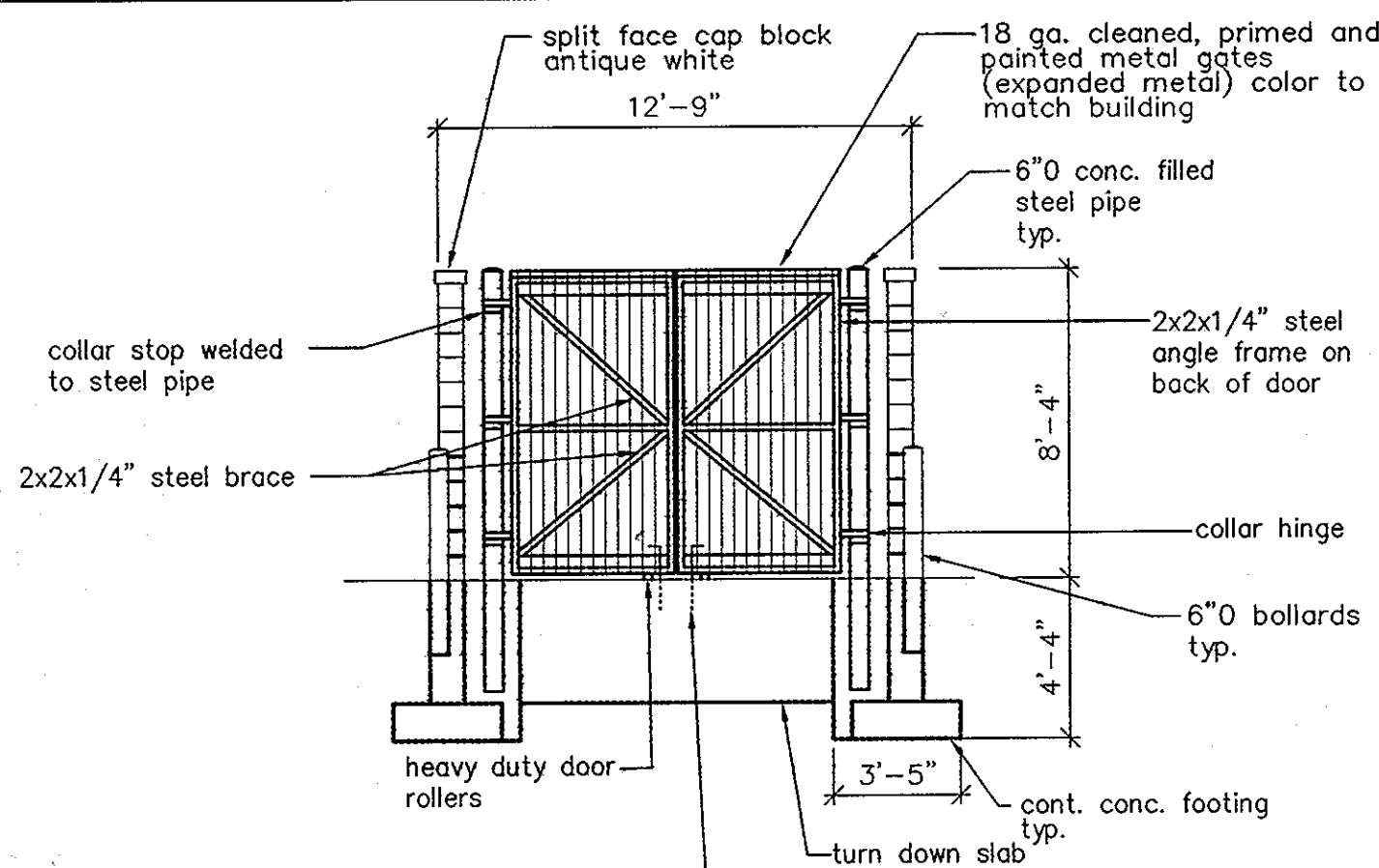
DATE	DESCRIPTION
7.24.09	Changed Parcel Number.
9/20/09	RESUBDIVIDED PARCEL G1 INTO PARCELS G-1, G-2 AND G-3 REVISED TITLE BLOCK

OWNER/DEVELOPER
CSG PATAPSCO, LLC
5024 CAMPBELL BOULEVARD, SUITE 4
WHITE MARSH, MARYLAND 21236
410-933-2091

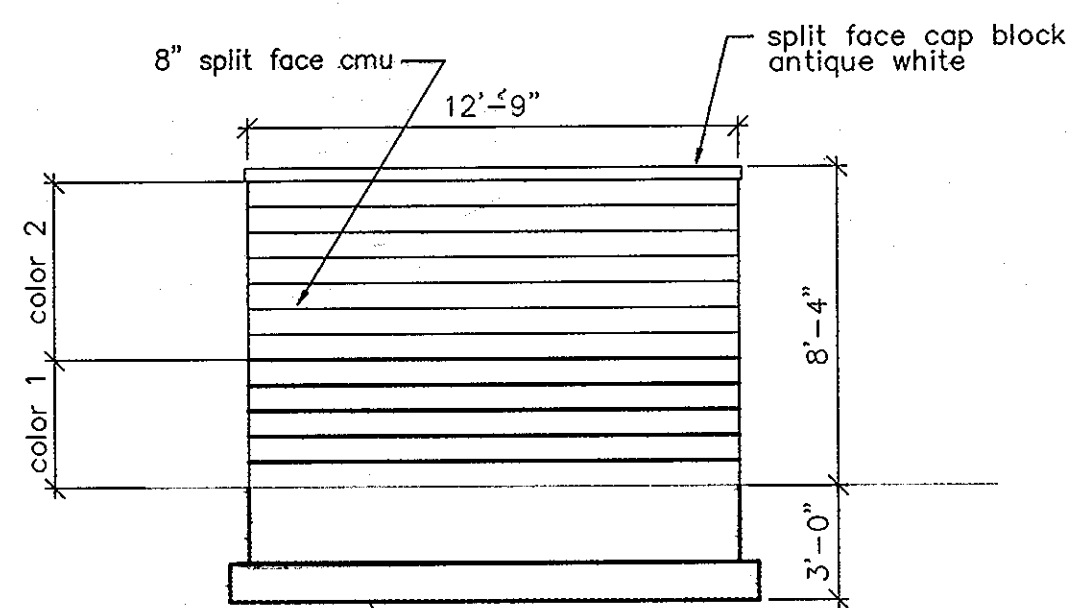
APPROVED: DEPARTMENT OF PLANNING AND ZONING					
<i>Joseph P. Lepley</i> Director - Department of Planning and Zoning			8/1/10 Date		
<i>Carlyle Kante</i> Chief, Division of Land Development			6/1/10 Date		
<i>Chris W. ...</i> Chief, Development Engineering Division			5/20/10 Date		
SUBDIVISION PATAPSCO VALLEY BUSINESS CENTER		SECTION/AREA N/A	PARCEL NO. G-1 & G-2		
PLAT NO. 15495, 15496, 15497	BLOCK NO. 20, 21	ZONE M-2	TAX MAP 30	ELEC. DIST. FIRST	CENSUS TR. 601201
WATER CODE A04		SEWER CODE 2150501			

SIGHT DISTANCE PLAN AND PROFILE
PATAPSCO VALLEY BUSINESS CENTER
PATAPSCO VALLEY OFFICE CAMPUS
PARCELS G-1 & G-2
ZONED: M-2
TAX MAP No. 30 P/O TM PARCEL No. 285 GRID No. 20, 21
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN
DATE: MARCH 15, 2007
SHEET 9 OF 10 **SDP-07-031**

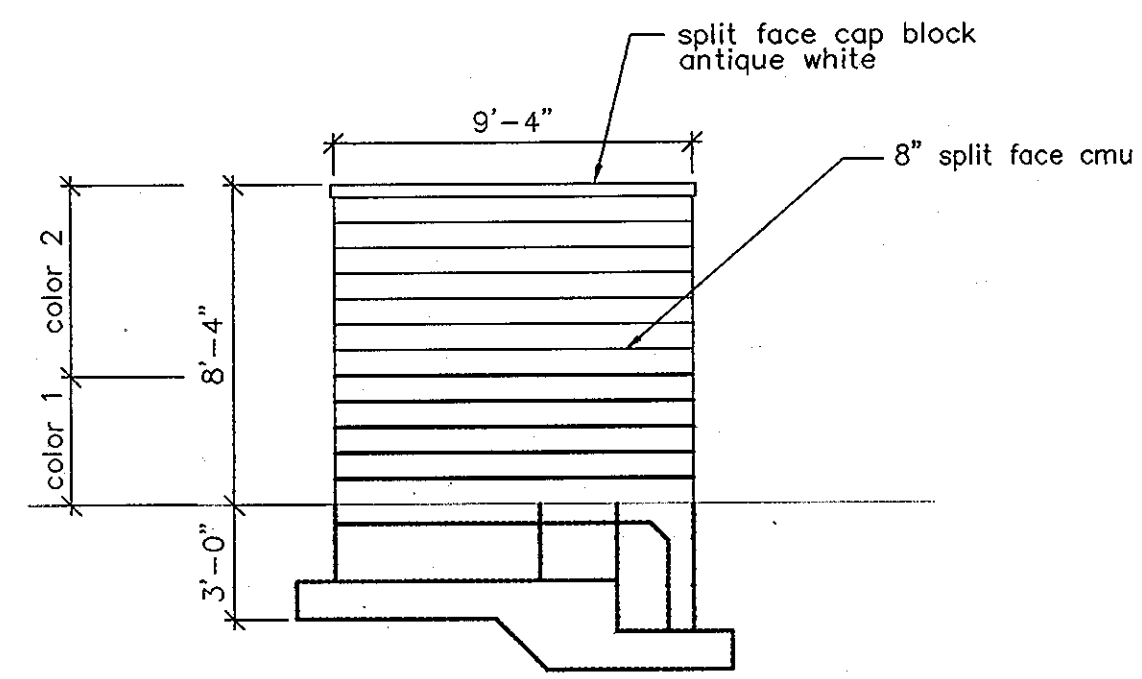
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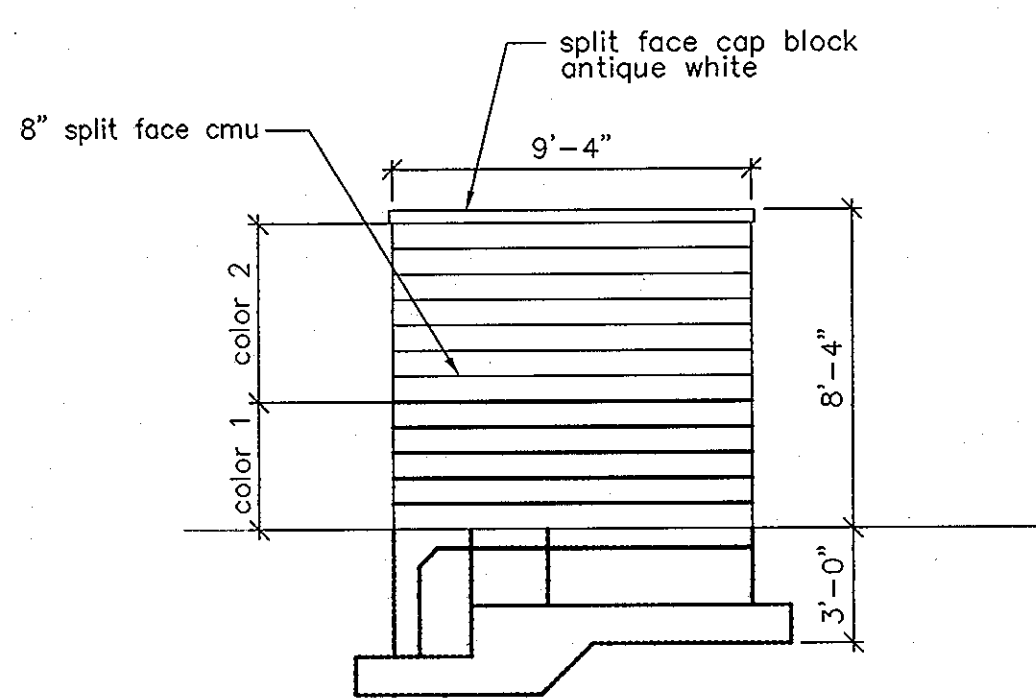
DUMPSTER ENCLOSURE FRONT ELEVATION
SCALE: 1/4" = 1'-0"



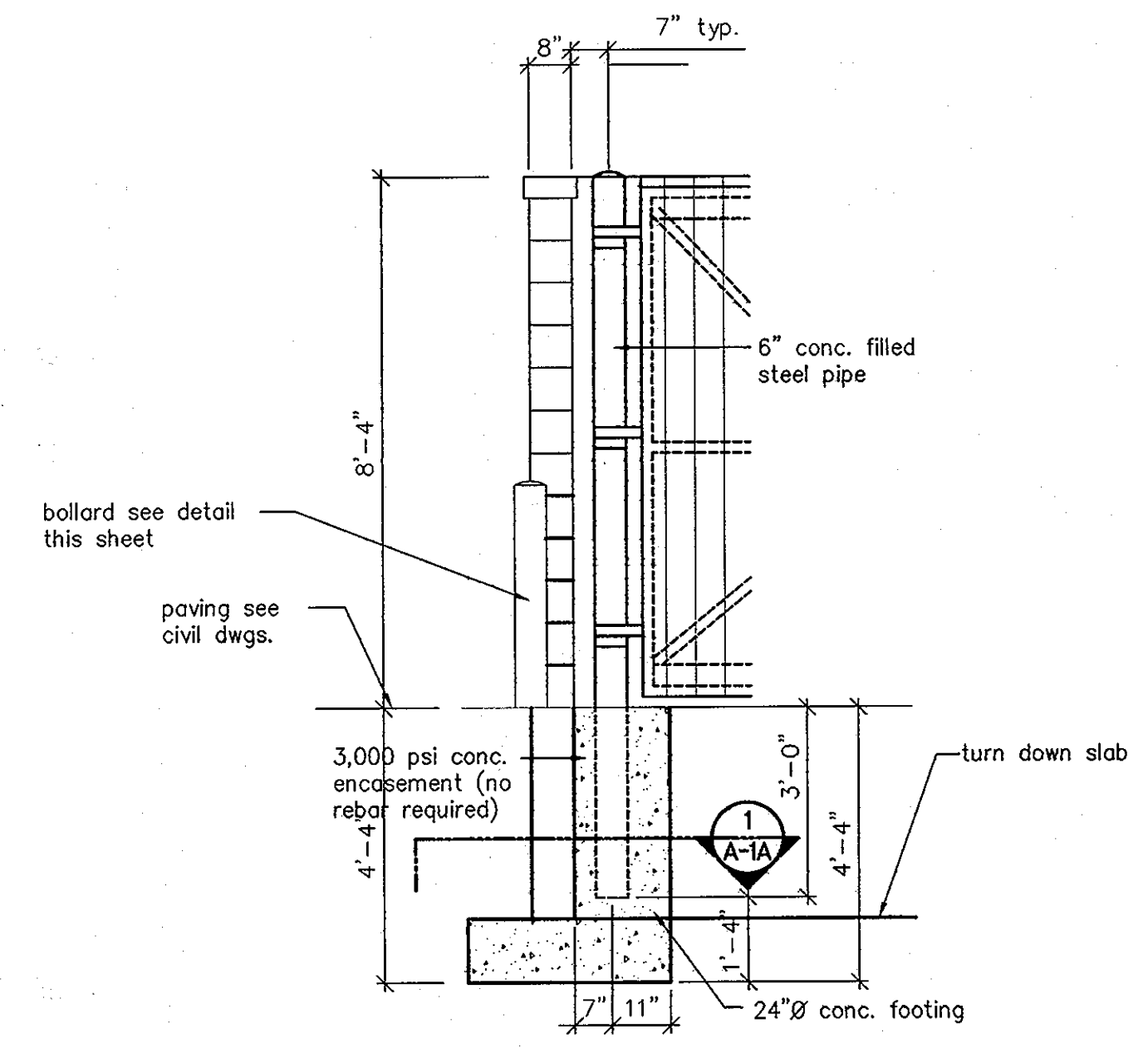
DUMPSTER ENCLOSURE REAR ELEVATION
SCALE: 1/4" = 1'-0"



DUMPSTER ENCLOSURE LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

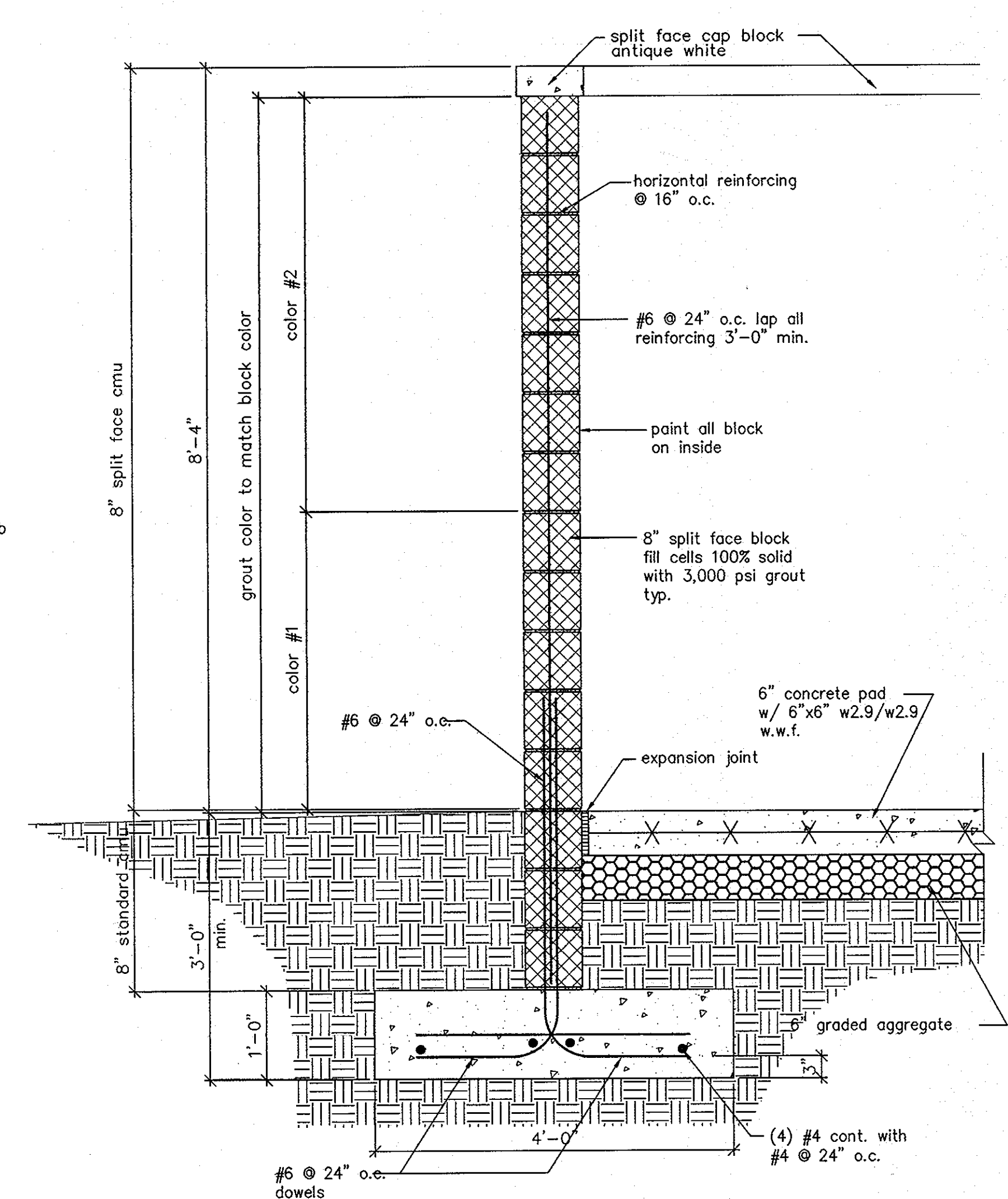


DUMPSTER ENCLOSURE RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

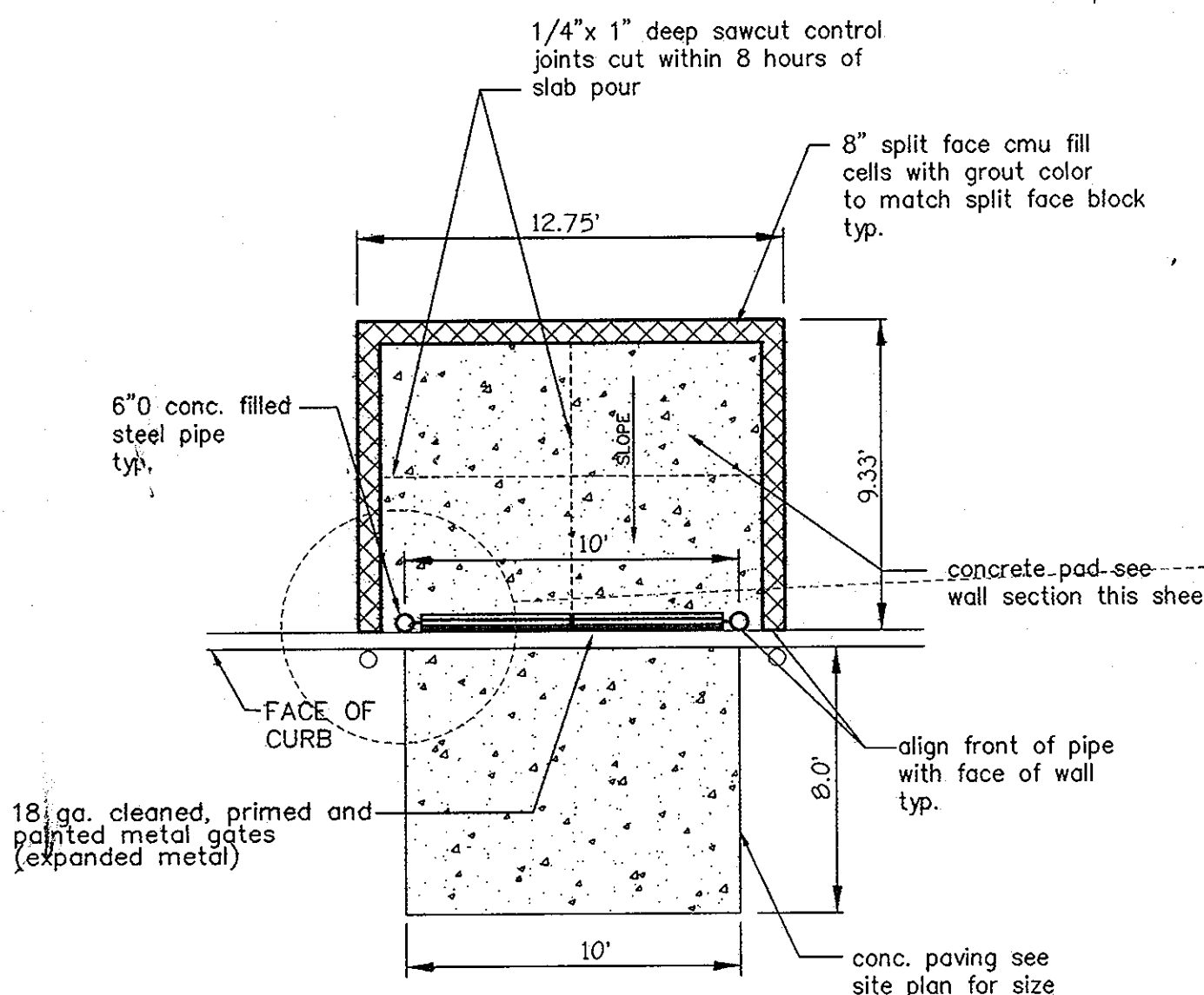


STEEL PIPE DETAIL
SCALE: 1/2" = 1'-0"

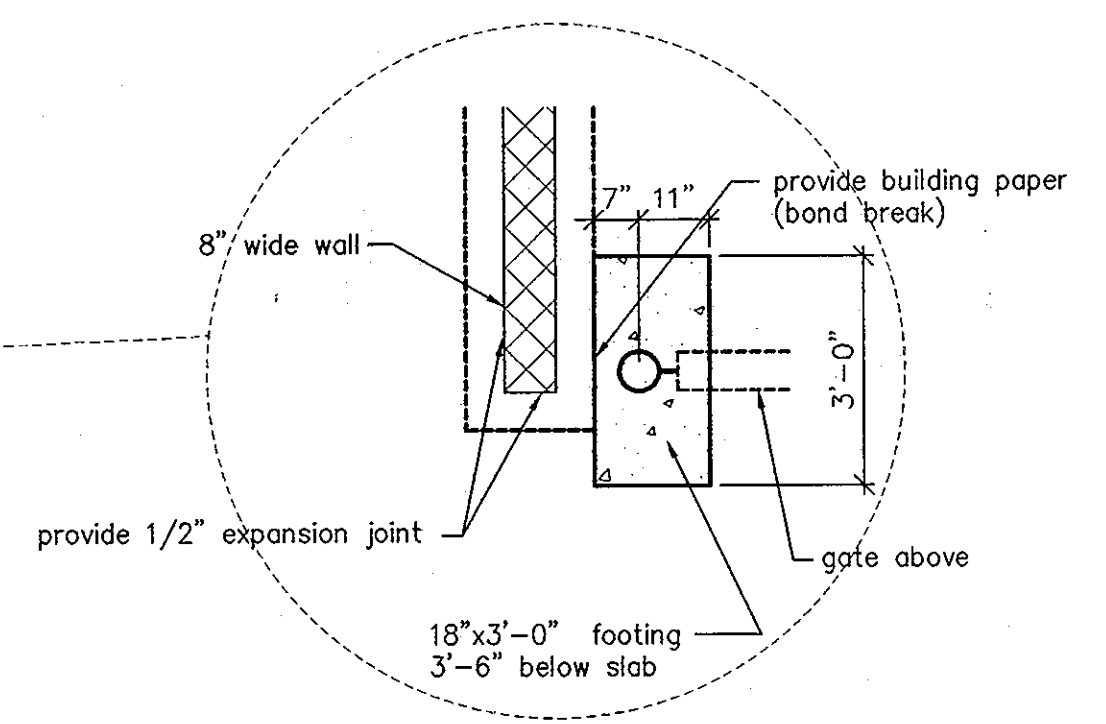
FOOTING/CONCRETE NOTES:
1. ASSUMED SOIL BEARING VALUE = 2,000 PSF & SHALL BE FIELD VERIFIED BY REGISTERED MD. GEOTECHNICAL ENGINEER.
2. ALL CONCRETE FOR FOOTINGS SHALL BE 3,000 PSI @ 28 DAYS.
3. ALL CONCRETE FOR SLAB ON GRADE SHALL BE 3,500 PSI AIR-ENTRAINED @ 28 DAYS.



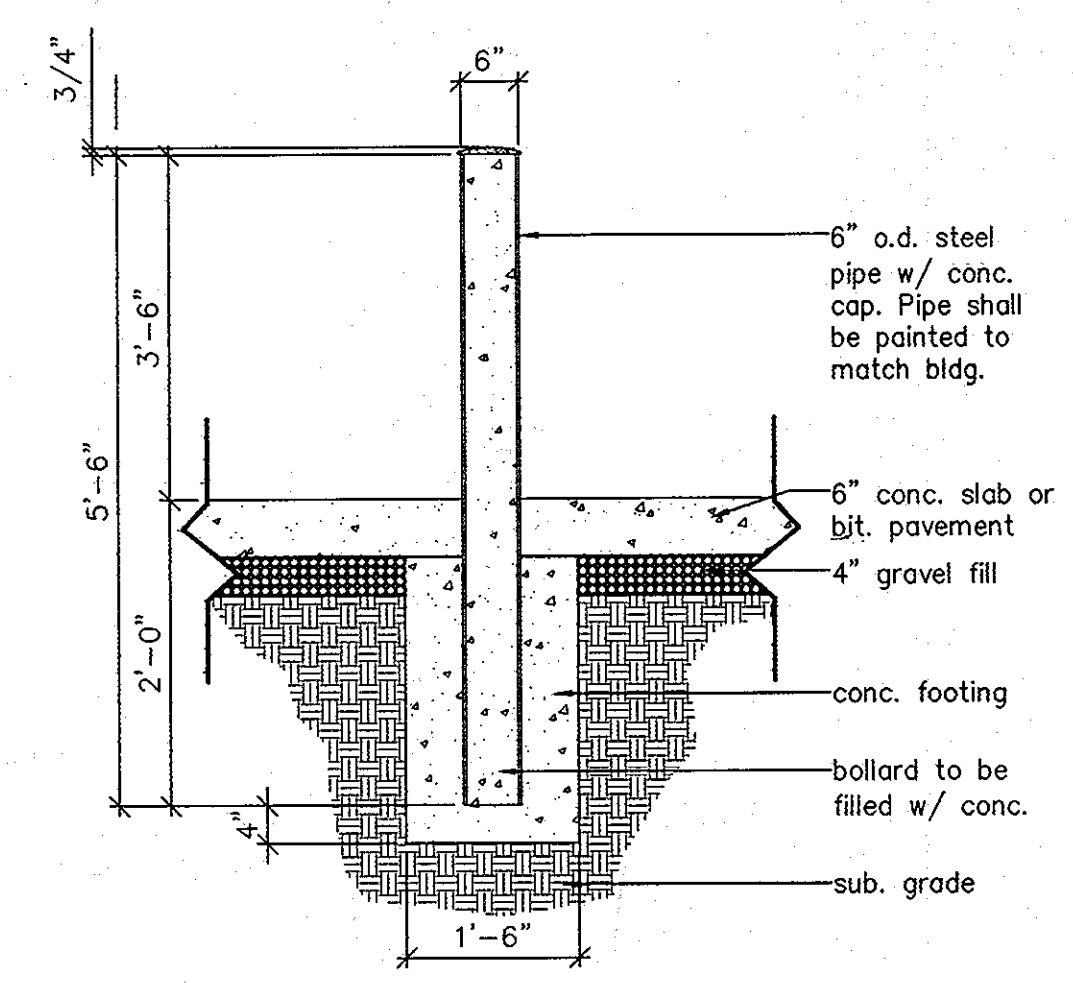
SECTION THRU DUMPSTER WALL
SCALE: 1" = 1'-0"



DUMPSTER PLAN
SCALE: 1/4" = 1'-0"



SECTION THRU FOOTING
SCALE: 1/2" = 1'-0"



BOLLARD DETAIL
SCALE: 3/4" = 1'-0"



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DATE	DESCRIPTION
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9/20/09	REVISED TITLE BLOCK

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CSG PATAPSCO, LLC
5024 CAMPBELL BOULEVARD, SUITE 6
WHITE MARSH, MARYLAND 21236
410-933-2091

APPROVED: DEPARTMENT OF PLANNING AND ZONING

David A. Coyle 8/4/09
Director - Department of Planning and Zoning Date

Andy Hamilton 8/11/09
Chief, Division of Land Development Date

Michael J. ... 5/20/07
Chief, Development Engineering Division Date

SUBDIVISION	SECTION/AREA	PARCEL NO.
PATAPSCO VALLEY BUSINESS CENTER	N/A	Gr1 & G-2
PLAT NO.	BLOCK NO.	ZONE
15495, 15496, 15497	20, 21	M-2
TAX MAP	ELEC. DIST.	CENSUS TR.
3B	FIRST	60201
WATER CODE	SEWER CODE	
A04	2150501	

DUMPSTER PLAN, ELEVATIONS AND DETAILS
PATAPSCO VALLEY BUSINESS CENTER
PATAPSCO VALLEY OFFICE CAMPUS
PARCELS G-1 & G-2
ZONED: M-2
TAX MAP No. 3B P/O TM PARCEL No. 205 GRID No. 20, 21
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN
DATE: MARCH 15, 2007
SHEET 10 OF 10 **5DP-07-031**