

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MEHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 319-1800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-251-7771 AT LEAST 48-HOURS PRIOR TO ANY EXCAVATION WORK.
- PROJECT BACKGROUND:
LOCATION: TAX MAP 48, GRID 3
ZONING: M-2 PER 2-2-04 COMPREHENSIVE ZONING PLAN AND THE "CONP LITE" ZONING AMENDMENTS EFFECTIVE 1/20/10
ELECTION DISTRICT: 6TH DISTRICT
SECTION/AREA: N/A
SITE AREA: 146,071 AC. (PARCELS A)
RECORDING REFERENCE: P.B. 11 FOLIO 80, P.B. 11 FOLIO 80, 4 PN. 22508-9
DEPT. OF PLANNING & ZONING APPROVED FILE NUMBERS FOR REFERENCES:
F-10-23, SDF-TI-05, SDF-TI-12, SDF-02-104, SDF-05-131, SDF-04-230, SDF-10-65, ECP-12-061, KP-12-112, F-13-10.
- TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- ALL PLAN DIMENSIONS ARE TO THE FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR TO RADIALLY BETWEEN ITEMS UNLESS OTHERWISE NOTED.
- EXISTING TOPOGRAPHY AND FEATURES WERE DERIVED FROM AIR RAIN TOPOGRAPHY WITH 1 FOOT CONTOUR INTERVALS BY MCKENZIE SNYDER IN MARCH, 2012.
- COORDINATES ARE BASED ON HOWARD COUNTY GEODETIC CONTROL STA. NOS. 48AA AND 48DB. THE VERTICAL DATUM IS IN NVD'83.
- THIS SITE WILL BE SERVED BY PUBLIC WATER UNDER CONTRACT #24-4766-D TO BE CONSTRUCTED UNDER A DEVELOPER'S AGREEMENT PER THIS SDP. ALL SEWER WILL BE PRIVATE.
- THE EXISTING OWENS CORNING SITE (SDF-10-065) USED A DRY POND, STONE TRENCH AND STORMCEPTOR TO PROVIDE STORM-WATER MANAGEMENT FOR A SMALL PORTION OF THE SITE. ALL OF THESE DEVICES WILL BE REMOVED. THEIR STORM-WATER TREATMENT WILL BE REPLACED ON SITE IN ADDITION TO MEETING THE STORM-WATER MANAGEMENT REDEVELOPMENT REQUIREMENTS.
- THIS SITE QUALIFIES FOR REDEVELOPMENT UNDER MDE CRITERIA. A GRAVEL NETLAND, MICRO-BIORETENTION, A STORMCEPTOR, AND UNDERGROUND DETENTION WILL ALL BE USED TO PROVIDE THE MS4, CVA, & REV REQUIREMENTS FOR REDEVELOPMENT AND REPLACE THE EX STORM-WATER PRACTICES ON SITE. ALL PRACTICES WILL BE PRIVATELY OWNED AND MAINTAINED BY PARCELS A.
- ALL ON-SITE STORM DRAINS PROPOSED UNDER THIS SDP ARE PRIVATE.
- THE EXISTING UTILITIES SHOWN HEREIN WERE DERIVED FROM AVAILABLE PUBLIC RECORDS. THE CONTRACTOR MUST HAND DIG TEST FITS AT ALL UTILITY CROSSINGS AND CONNECTION POINTS TO VERIFY EXACT LOCATION.
- ALL PROPOSED RAMP SLOPES SHALL BE IN ACCORDANCE WITH CURRENT A.D.A. STANDARDS. MAXIMUM SIDEWALK CROSS-SLOPE SHALL BE (2%) TWO PERCENT. PROVIDE A MINIMUM OF (5x5) FIVE BY FIVE FOOT LEVEL LANDINGS (2% MAX) AT THE TOP AND BOTTOM OF ALL RAMP AND BUILDING INGRESS/EGRESS POINTS.
- ALL ON-SITE PAVING AND ROADWAYS ARE PRIVATELY OWNED AND MAINTAINED.
- ANY DAMAGE TO COUNTY OWNED RIGHT-OF-WAY TO BE CORRECTED AT THE CONTRACTOR'S EXPENSE. ANY DAMAGE TO PRIVATELY OWNED ACCESS WAYS FROM THE PUBLIC RIGHT OF WAY TO THE SITE TO BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- TRENCH BEDDING FOR STORM DRAINAGE STRUCTURES SHALL BE IN ACCORDANCE WITH HOWARD COUNTY STANDARD G2.01. CLASS "C" BEDDING, UNLESS OTHERWISE NOTED.
- GUTTER PAN OF CURBS SHALL BE FITTED TO CONFORM TO THE ADJACENT DRAINAGE PATTERN OF THE ADJOINING PAVING FOR VEHICULAR USE.
- ALL CURB FILLETS ARE 5' RADIUS UNLESS NOTED OTHERWISE. SPOT ELEVATIONS ALONG CURB LINE ARE FOR THE FLOW LINE (BOTTOM OF CURB), UNLESS NOTED OTHERWISE.
- THERE ARE NO KNOWN GRAVE SITES OR CEMETERIES ON THIS SITE.
- APFO STUDY FOR THIS PROJECT WAS PREPARED BY LENHART TRAFFIC CONSULTING DATED JUNE 5, 2012, AND WAS APPROVED ON OCTOBER 4, 2012.
- ALL OUTSIDE LIGHTING SHALL COMPLY WITH ZONING REGULATION SECTION 154 WHICH REQUIRES LIGHTS TO BE INSTALLED TO DIRECTLY REFLECT LIGHT DOWNWARDS AND INWARDS ON SITE AWAY FROM ALL ADJOINING PUBLIC STREETS AND RESIDENTIAL AREAS. SEE ELECTRICAL DRAWINGS WHICH IS PART OF THE ARCHITECTURAL PLAN SET SUBMITTED FOR BUILDING PERMIT REVIEW.
- THE BUILDINGS SHALL HAVE INSIDE WATER METER SETTINGS AND SHALL BE EQUIPPED WITH AN AUTOMATIC FIRE PREVENTION SPRINKLER SYSTEM.
- FOREST CONSERVATION OBLIGATIONS FOR THIS SITE IN ACCORDANCE WITH SECTION 16.1200 OF THE FOREST CONSERVATION MANUAL SHALL BE FULFILLED BY THE PAYMENT OF A FEE IN LIEU IN THE AMOUNT OF \$7182.00 TO THE FOREST CONSERVATION FUND FOR 0.44 ACRES OF REQUIRED REFORESTATION AND 1.84 ACRES OF REQUIRED AFFORESTATION (103,830 SQ. FT. X \$0.75).
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN STREAMS, WETLANDS, WETLAND BUFFERS, STREAM BUFFERS OR FLOODPLAINS UNLESS WAIVERS HAVE BEEN APPROVED BY HOWARD COUNTY.
- PERIMETER AND PARKING LOT LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE LANDSCAPE MANUAL. SURETY IN THE AMOUNT OF \$105,000.00 SHALL BE POSTED WITH THE DEVELOPER'S AGREEMENT FOR THIS SITE PLAN. SDF-13-013. FOR INFORMATION ON THE REQUIRED LANDSCAPE PLANTING AND ASSOCIATED SURETY, SEE SHEETS 14-15.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- THE FLOODPLAIN SHOWN ON SITE IS PER SDF-04-230.
- THERE ARE NO WETLANDS ON THIS SITE.
- KP-12-112, WAIVER REQUEST FROM SUBDIVISION SECTION 16.116(a)(2)(i), PROHIBITING GRADING, PAVING OR NEW STRUCTURES OR DISTURBANCE WITHIN 50' OF AN INTERMITTENT STREAM BANK, WAS APPROVED ON JUNE 8, 2012 UNDER THE FOLLOWING CONDITIONS:
1. A FINAL PLAT WILL BE REQUIRED TO SHOW THE ABANDONMENT OF EXISTING EASEMENTS AND TO RECORD NEW EASEMENT LOCATIONS. A 50' STREAM BANK BUFFER FROM THE INTERMITTENT STREAM BANK ALONGS THE EASTERN PROPERTY LINE OF PARCEL A SHALL ALSO BE SHOWN AND RECORDED AT THAT TIME.
2. REFERENCE THIS WAIVER PETITION, DECISION AND DATE ON ALL FUTURE DEVELOPMENT PLANS AND BUILDING PERMITS.
- THIS PLAN CONFORMS WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

FIRE and RESCUE NOTES

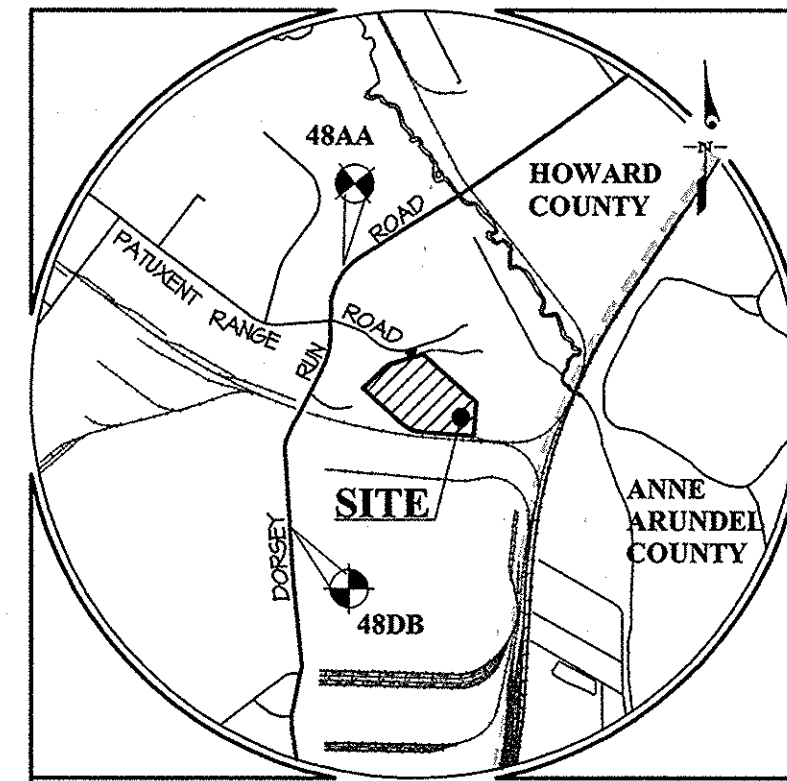
- A KNOX BOX (FIRE DEPT. ACCESS BOX) IS REQUIRED TO BE PLACED IN FRONT OF THE BUILDING. IT SHALL BE PLACED TO THE RIGHT OF THE MAIN ENTRANCE AT A RANGE OF 4-5' IN HEIGHT AND NO MORE THAN 6' LATERSALLY FROM THE DOOR. THE BOX SHALL BE ELECTRONICALLY SUPERVISED TO NOTIFY THE OWNER THAT IT IS BEING ACCESSED (NFPA-1 10.2.2.5.11 AMENDED IN TITLE 17).
- MAINTAIN A MINIMUM CANOPY HEIGHT OF 13 FEET, 6 INCHES FOR EMERGENCY EQUIPMENT ACCESS. (NFPA-1 10.2.2.5.11 AMENDED IN TITLE 17).
- PROVIDE SIGNAGE ON THE BUILDING IDENTIFYING BUILDING ACCESS.

SITE DEVELOPMENT PLAN

PATUXENT PARK INDUSTRIAL AREA

PARCEL 'A'

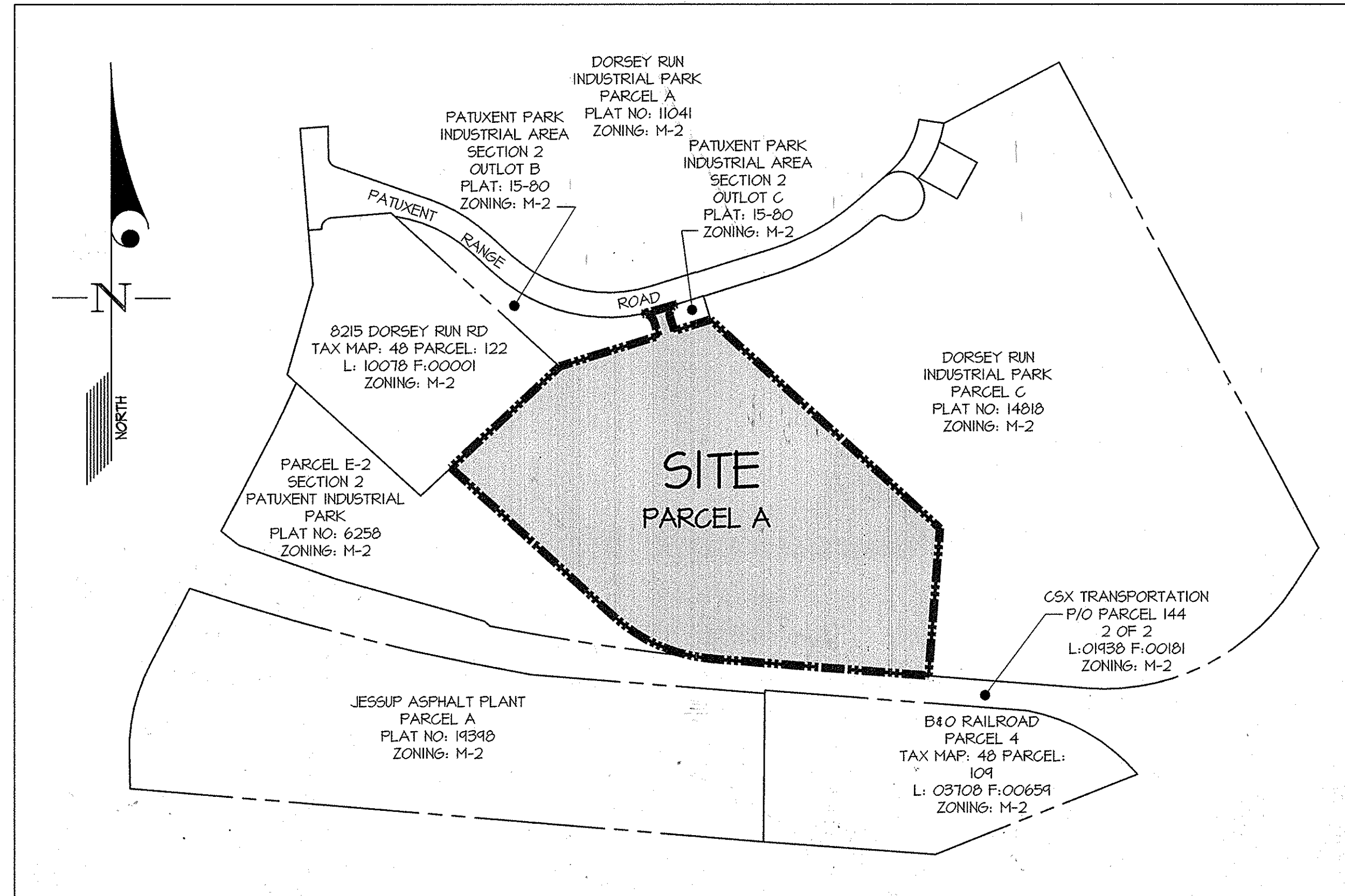
OFFICE/WAREHOUSE BUILDING



VICINITY MAP
SCALE: 1" = 2,000'

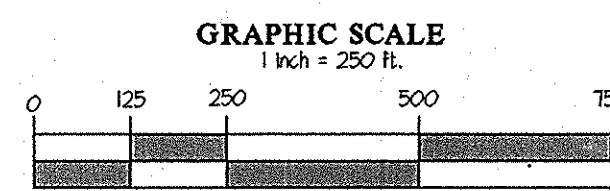
BENCHMARKS			
48AA	ELEV. 240.102	N = 534,914.91	E = 1371,594.26
48DB	ELEV. = 230.836	N = 536,575.70	E = 1371,005.94

ADC MAP: 5054 GRID: D7



ADDRESS CHART	
UNIT No.	STREET ADDRESS
BUILDING 1	8235 PATUXENT RANGE RD.

KEY MAP
SCALE: 1" = 250'



SHEET INDEX

- COVER SHEET
- SITE DEVELOPMENT PLAN
- HANDICAP ACCESSIBILITY/SITE DETAILS
- CURB AND PAVING DELINEATION PLAN
- SEDIMENT CONTROL PLAN
- SEDIMENT CONTROL NOTES and DETAILS
- SEDIMENT CONTROL NOTES and DETAILS
- STORM DRAIN DRAINAGE AREA MAP
- UTILITY PROFILES
- UTILITY PROFILES
- STORM-WATER MANAGEMENT DRAINAGE AREA MAP
- STORM-WATER MANAGEMENT DETAILS
- STORM-WATER MANAGEMENT DETAILS
- FOREST CONSERVATION and LANDSCAPE PLAN
- LANDSCAPE NOTES and DETAILS

SITE ANALYSIS DATA CHART

- GENERAL SITE DATA
 - A. PRESENT ZONING: M-2
 - B. PROPOSED USE OF SITE OR STRUCTURES: OFFICE / WAREHOUSE
 - C. SEE GENERAL NOTE #4 FOR APPLICABLE DPZ FILE NUMBERS.
- AREA TABULATION
 - A. TOTAL PROJECT AREA: 14.6061+ ACRES (PARCEL A)
 - B. AREA OF THIS PLAN SUBMISSION: 13.8+ ACRES (L.O.D.)
 - C. LIMIT OF DISTURBED AREA BY THIS SDP: 13.8+ ACRES
 - D. AREA OF FLOODPLAIN (ON SITE): 0.35+ ACRES
 - E. BUILDING AREA (GFA):

BLDG. AREA (SQ. FT.)	FIRST FLOOR	MEZZANINE	TOTAL
OFFICE	4,404	0,805	13,204
WAREHOUSE	228,546	20,400	248,946
TOTAL	232,950	21,205	262,155
 - F. BUILDING COVERAGE OF SITE: 5.35+ ACRES OR 36.6% OF PARCEL A SITE AREA
 - G. TOTAL PAVED SURFACES (PARKING, DRIVEWAYS, SIDEWALKS, SERVICE AREA, ETC.): 12.2+ AC.
- OPEN SPACE DATA
 - A. OPEN SPACE REQUIRED ON SITE: N/A
 - B. OPEN SPACE PROPOSED: N/A
- PARKING SPACE DATA
 - REQUIRED PARKING PER ZONING REGULATIONS SEC. 133D.3.A. ("GENERAL OFFICE USES" AT 3.3 SPACES PER 1000 SF. "WAREHOUSE USES" AT 0.5 SPACES PER 1000 SF):

13,204 x 3.3/1000 = 43.57 SPACES MINIMUM.
248,946 x 0.5/1000 = 124.47 SPACES MINIMUM.
TOTAL: 168 SPACES MINIMUM
 - B. THE TOTAL NUMBER OF PARKING SPACES PROVIDED IS 164 (OR 0.64 PER 1000). OF WHICH 6 ARE HANDICAPPED ACCESSIBLE SPACES. THE PARKING SPACES PROVIDED ARE:

163 STANDARD PARKING SPACES
0 STANDARD ACCESSIBLE SPACES
6 DESIGNATED VAN ACCESSIBLE SPACES
164 TOTAL PARKING SPACES

SITE DEVELOPMENT LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- HATCH EXISTING
- LIMIT OF DISTURBANCE
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- M - MANHOLE
- I - INLET
- S - SUB
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER (PUBLIC)
- PROPOSED SANITARY SEWER (PRIVATE)
- WATERLINE (PUBLIC)
- M/C (PRIVATE)
- FIRE HYDRANT (PUBLIC)
- EXISTING CURB & GUTTER
- CURB TAPER
- CONCRETE CURB & GUTTER
- FACE OF CURB
- P/T/C
- BACK OF CURB
- CONCRETE SIDEWALK
- EASEMENT AREA (SHADED)
- NUMBER OF PARKING SPACES
- HANDICAPPED PARKING DESIGNATION
- EXISTING LIGHT FIXTURE & POLE
- PROPOSED LIGHT FIXTURES & POLE
- ELECTRICAL TRANSFORMER
- BUILDING ENTRANCEWAYS
- PROPOSED BUILDING
- FFE = FINISHED FLOOR ELEVATION
- STREAM BANK BUFFER
- STREAM
- EXISTING GAS LINE
- RAILROAD TRACKS

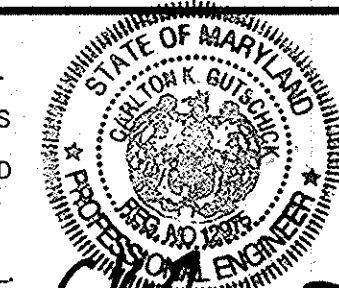
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *[Signature]* 9/12/13
 Chief, Division of Land Development: *[Signature]* 9/11/13
 Chief, Development Engineering Division: *[Signature]* 9.9.13

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20886
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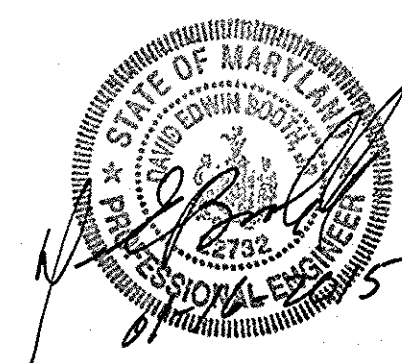
DATE	REVISION	BY	APPR.

PREPARED FOR:
 Patuxent 8235, LLC
 898 AIRPORT PARK RD
 SUITE 210
 GLEN BURNIE MD 21061
 DAVE LAZAS
 410-347-7170

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 22508-9, EXPIRATION DATE: MAY 26, 2014



FOR "AS BUILT" ONLY

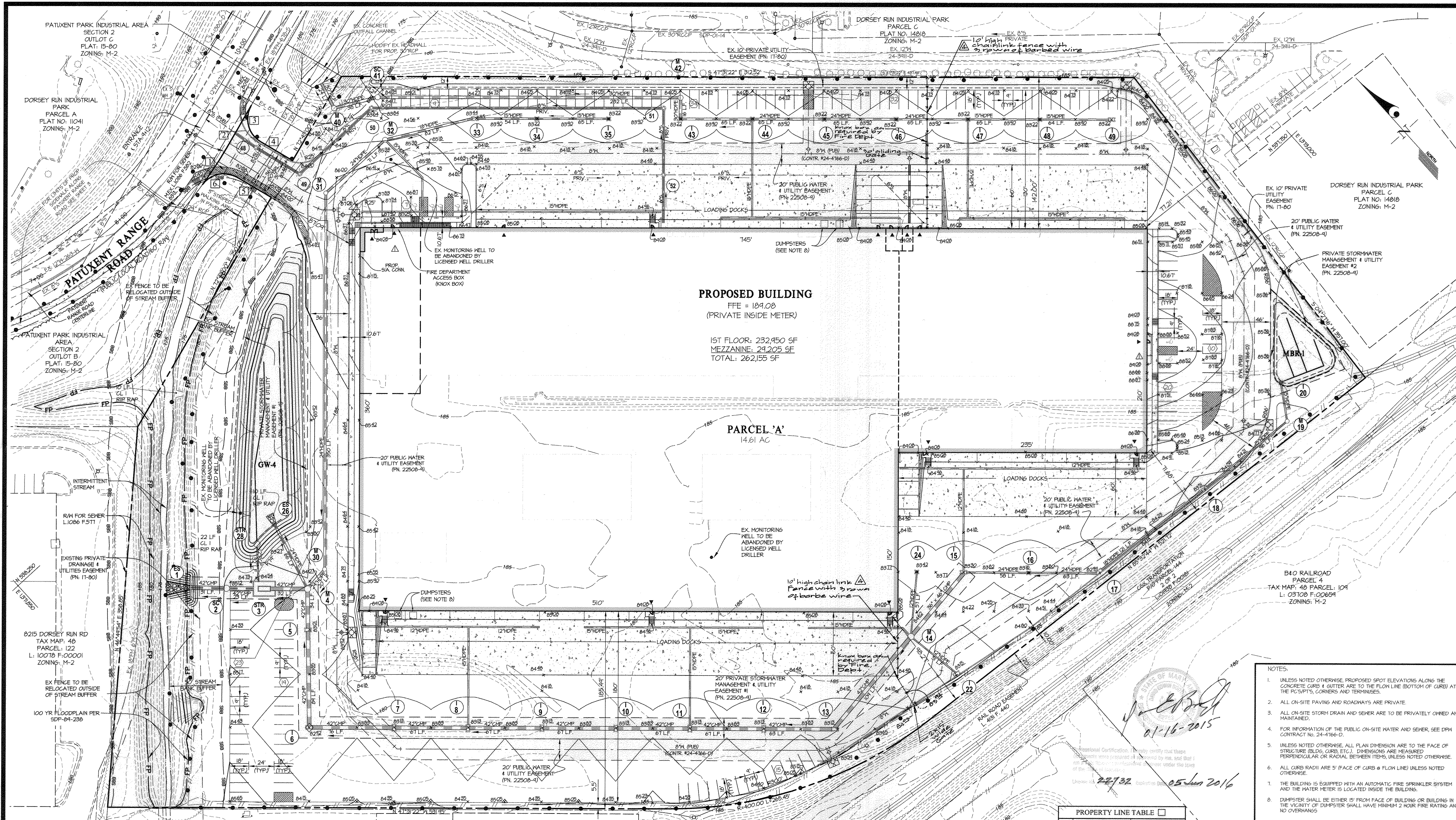


Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
 License No. 22508-9 Expiration Date: 05/26/2014

COVER SHEET
PATUXENT PARK INDUSTRIAL AREA
PARCELS A
OFFICE/WAREHOUSE BUILDING
 PLAT NO: 22508-9, 22509-9
 OFFICE & WAREHOUSE BUILDINGS

PERMIT INFORMATION CHART					
SUBDIVISION NAME: PATUXENT PARK INDUSTRIAL AREA		SECTION/AREA: PARCELS A-1 & A-2		PARCEL: PARCEL 124	
PLAT No. 22508-9	ZONE M-2	TAX MAP 48	BLOCK 3	ELEC. DIST. 6	CENSUS TRACT 6064.01

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	M-2	12014
DATE	TAX MAP - GRID	SHEET
AUG., 2013	48-3	1 OF 15



PROPOSED BUILDING
 FFE = 184.08
 (PRIVATE INSIDE METER)

1ST FLOOR: 232,450 SF
 MEZZANINE: 24,205 SF
 TOTAL: 262,155 SF

PARCEL 'A'
 14.61 AC

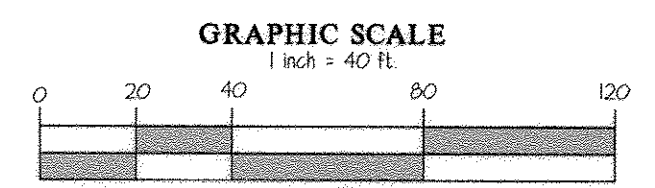
- NOTES:
- UNLESS NOTED OTHERWISE, PROPOSED SPOT ELEVATIONS ALONG THE CONCRETE CURB & GUTTER ARE TO THE FLOW LINE (BOTTOM OF CURB) AT THE POINTS, CORNERS AND TERMINUSES.
 - ALL ON-SITE STORM AND ROADWAYS ARE PRIVATE.
 - ALL ON-SITE STORM DRAIN AND SEWER ARE TO BE PRIVATELY OWNED AND MAINTAINED.
 - FOR INFORMATION OF THE PUBLIC ON-SITE WATER AND SEWER, SEE DPM CONTRACT NO. 24-4166-D.
 - UNLESS NOTED OTHERWISE, ALL PLAN DIMENSIONS ARE TO THE FACE OF STRUCTURE (BLDG, CURB, ETC.). DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIAL BETWEEN ITEMS, UNLESS NOTED OTHERWISE.
 - ALL CURB RADI ARE 5' (FACE OF CURB @ FLOW LINE) UNLESS NOTED OTHERWISE.
 - THE BUILDING IS EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM AND THE WATER METER IS LOCATED INSIDE THE BUILDING.
 - DUMPSTER SHALL BE EITHER 15' FROM FACE OF BUILDING OR BUILDING IN THE VICINITY OF DUMPSTER SHALL HAVE MINIMUM 2 HOUR FIRE RATING AND NO OVERHANGS.

PROPERTY LINE TABLE

NO.	BEARING	DISTANCE
1	N 12°43'00" E	45.01'
2	S 17°17'00" E	35.00'
3	N 17°17'00" W	31.33'

PROPERTY LINE CURVE TABLE

NO.	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	410.00'	42.44'	21.26'	42.41'	N 75°41'07" E	05°56'14"
2	25.00'	34.21'	25.00'	35.36'	S 27°43'00" W	90°00'00"
3	25.00'	36.38'	22.53'	33.48'	N 54°18'53" W	84°03'46"



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Frank A. Gough Director Date: 6-12-14

Kathleen Chief, Division of Land Development Date: 6-10-14

John Chief, Development Engineering Division

AMERICAN WOOD FIBERS
 PARCEL E-2
 SECTION 2
 PATUXENT INDUSTRIAL PARK
 PLAT NO. 6258
 ZONING: M-2

PREPARED FOR:
 Patuxent 8235, LLC
 c/o ATAPCO
 10 E. BALTIMORE ST. SUITE 1501
 BALTIMORE, MD 21202
 DAVE LAZAS
 410-347-7170

PROFESSIONAL CERTIFICATION

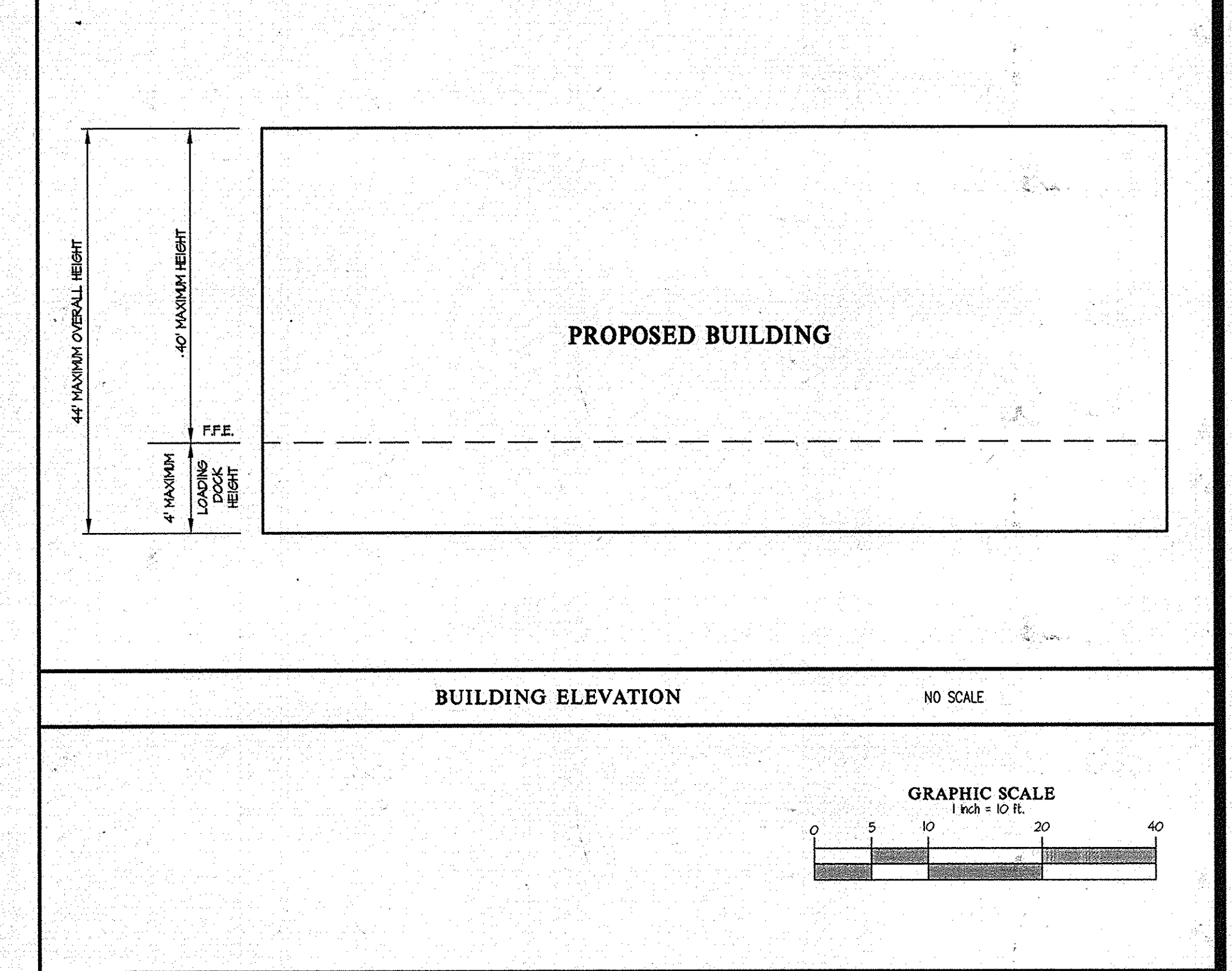
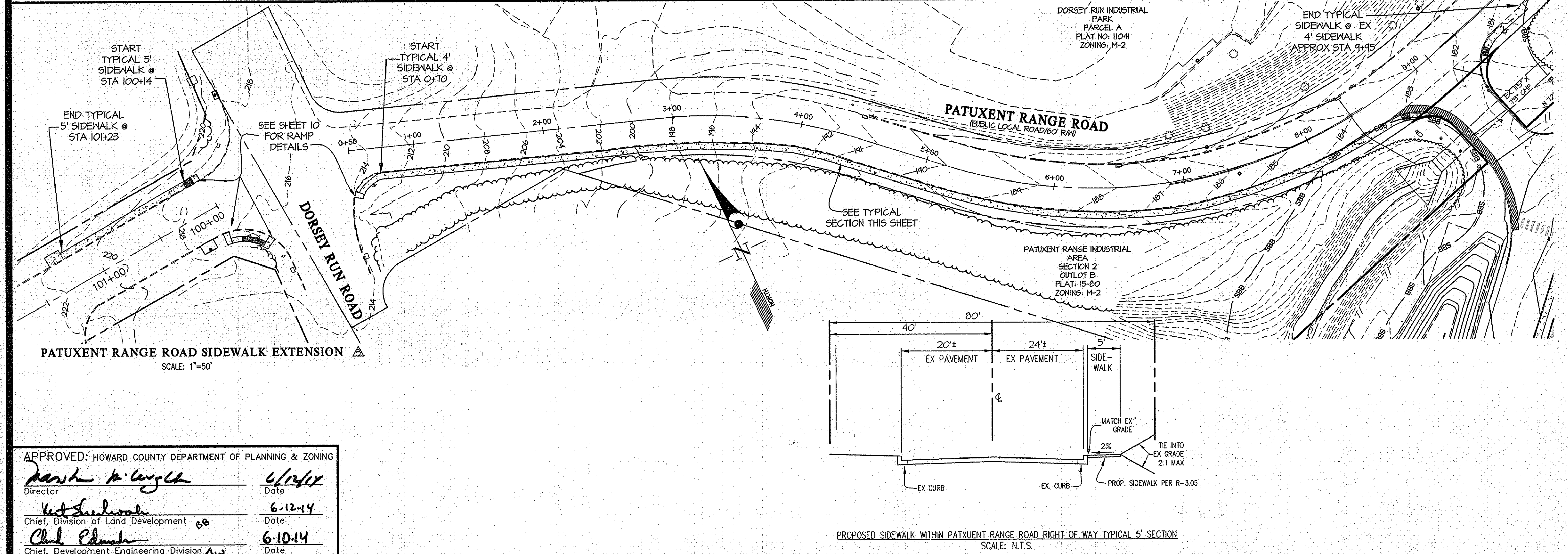
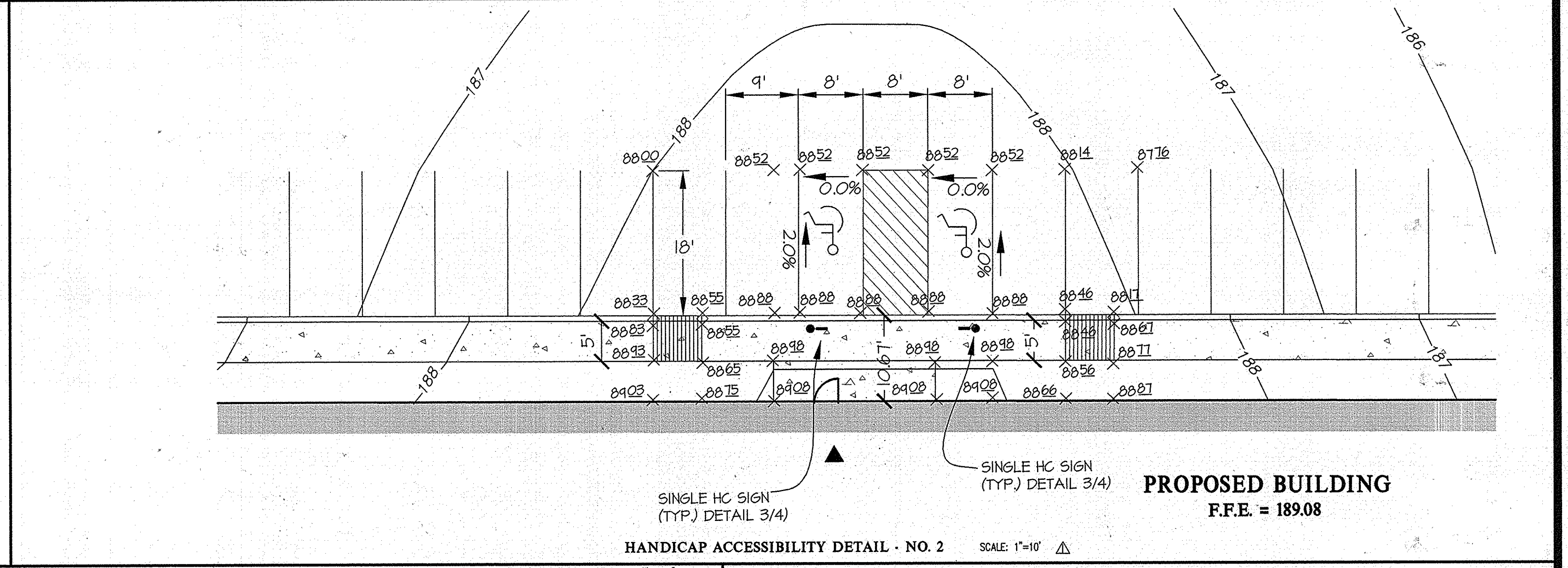
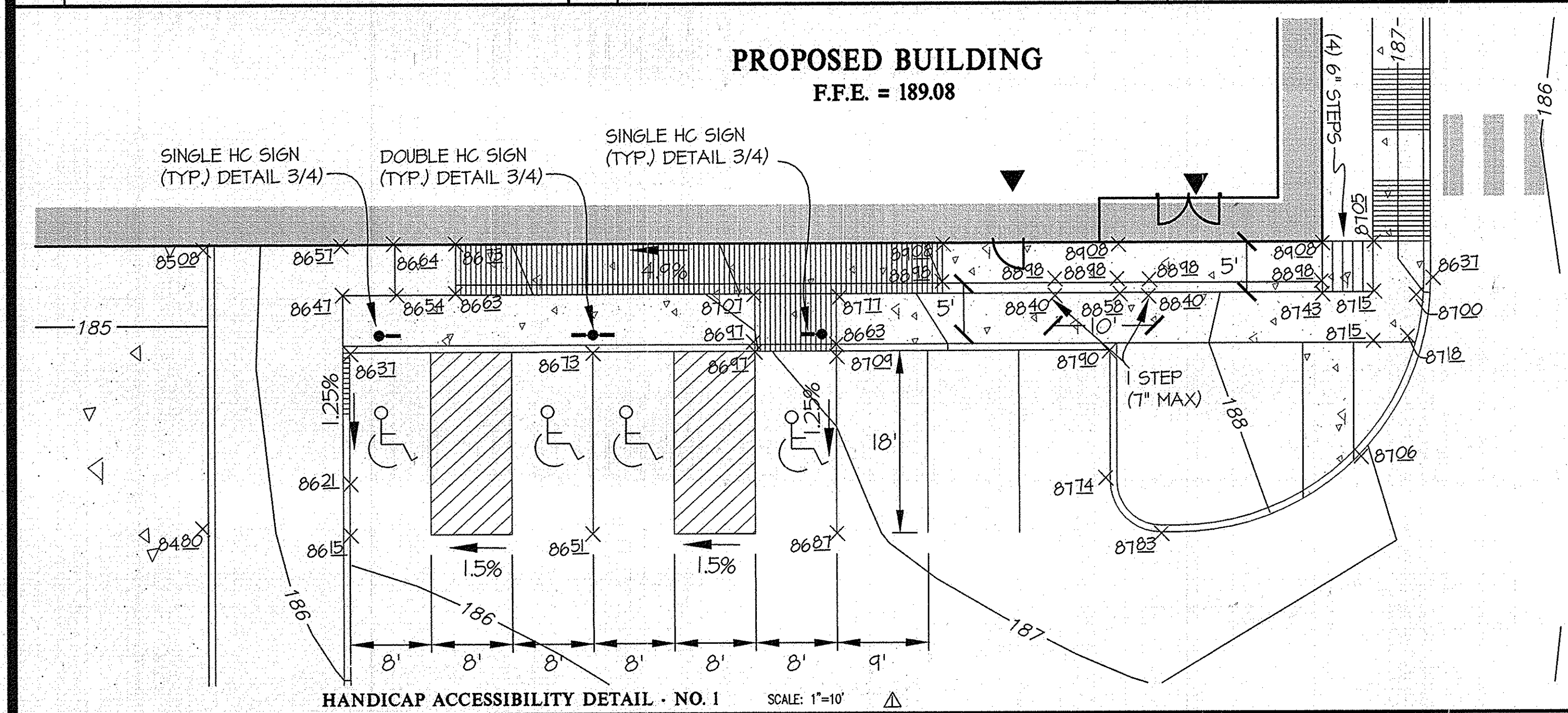
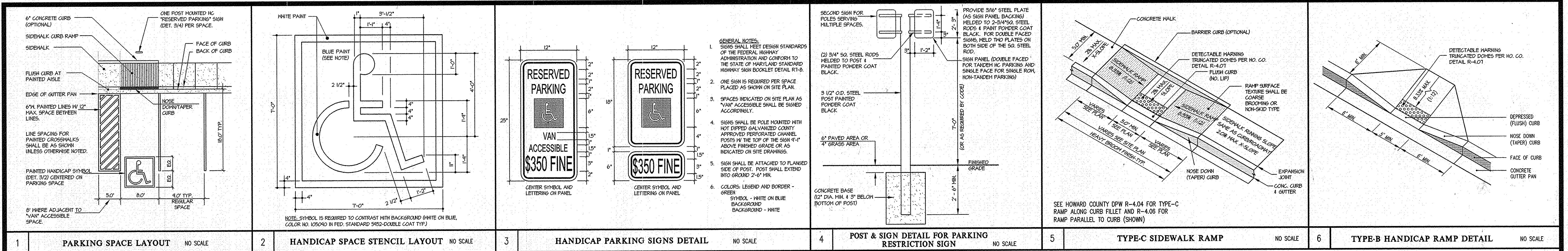
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975
 EXPIRATION DATE: MAY 28, 2016

5-30-14

REVISED SITE DEVELOPMENT PLAN
PATUXENT PARK INDUSTRIAL AREA
PARCEL A
OFFICE/WAREHOUSE BUILDING
 PLAT NO. 22508 - 22509
 OFFICE & WAREHOUSE BUILDINGS

SCALE	ZONING	G. L. W. FILE NO.
1" = 40'	M-2	12014
DATE	TAX MAP - GRID	SHEET
MAY, 2014	48-3	2 OF 15

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
 BURTNSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *[Signature]* Date: 6/12/14

Chief, Division of Land Development: *[Signature]* Date: 6-12-14

Chief, Development Engineering Division: *[Signature]* Date: 6-10-14

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20886
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.
03/2014	SIDEWALK DETAILS ADDED		
10/2013	BUILDING ENTRANCES REVISED		

PREPARED FOR:
Potuxent 8235, LLC
c/o ATAPCO
10 E. BALTIMORE ST. SUITE 1501
BALTIMORE, MD 21202
DAVE LAZAS
410-347-7170

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 12975
EXPIRATION DATE: MAY 28 2016

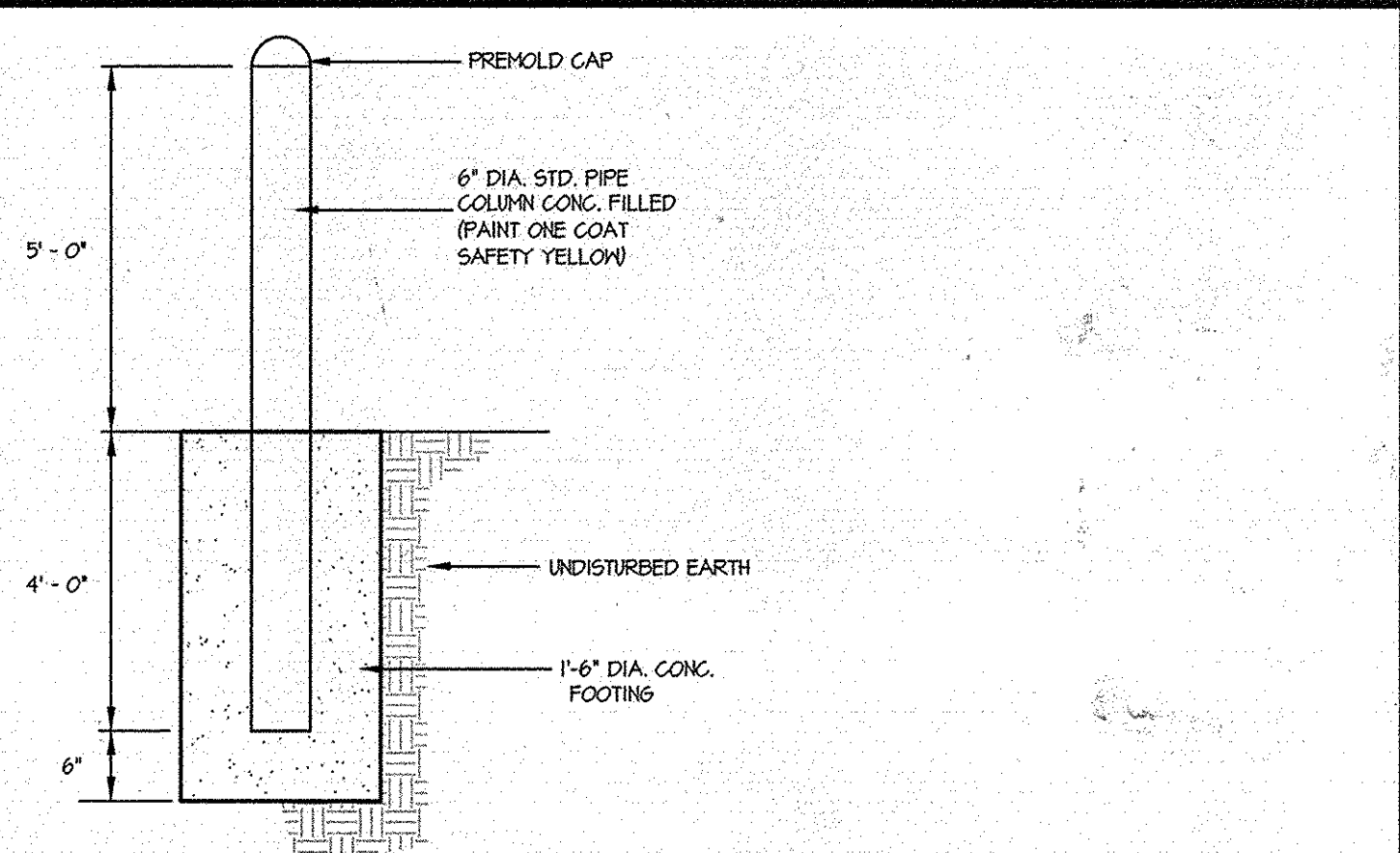
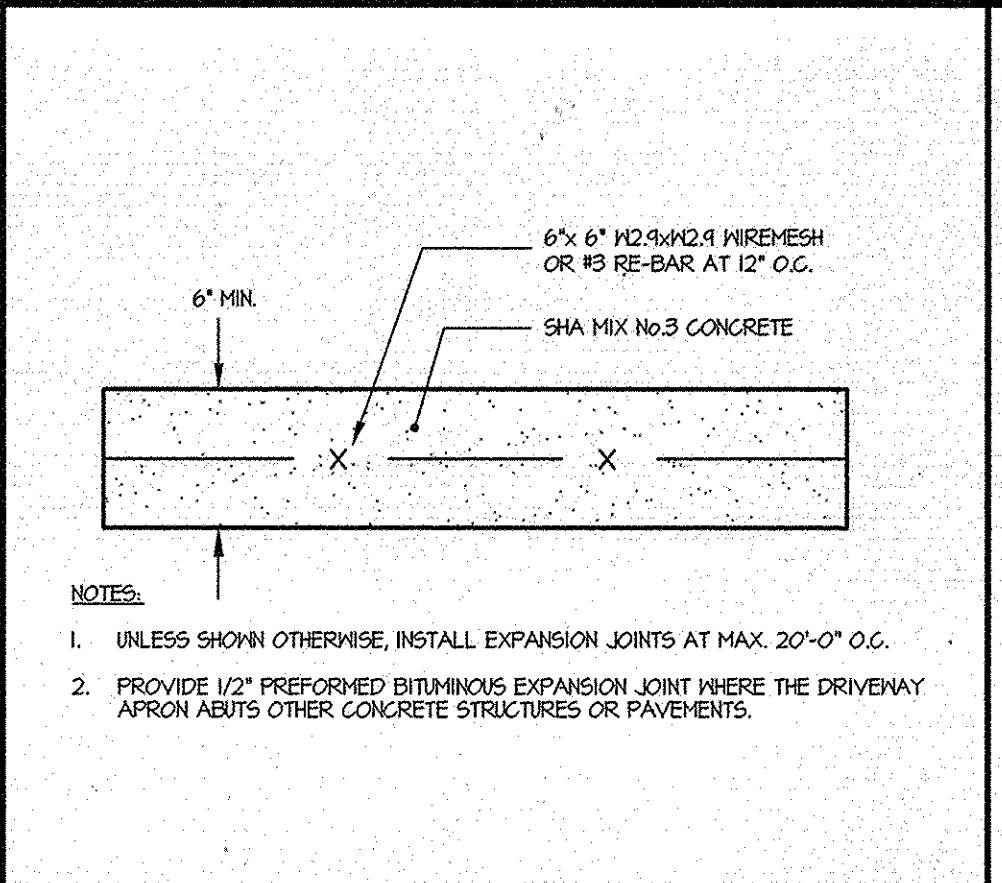
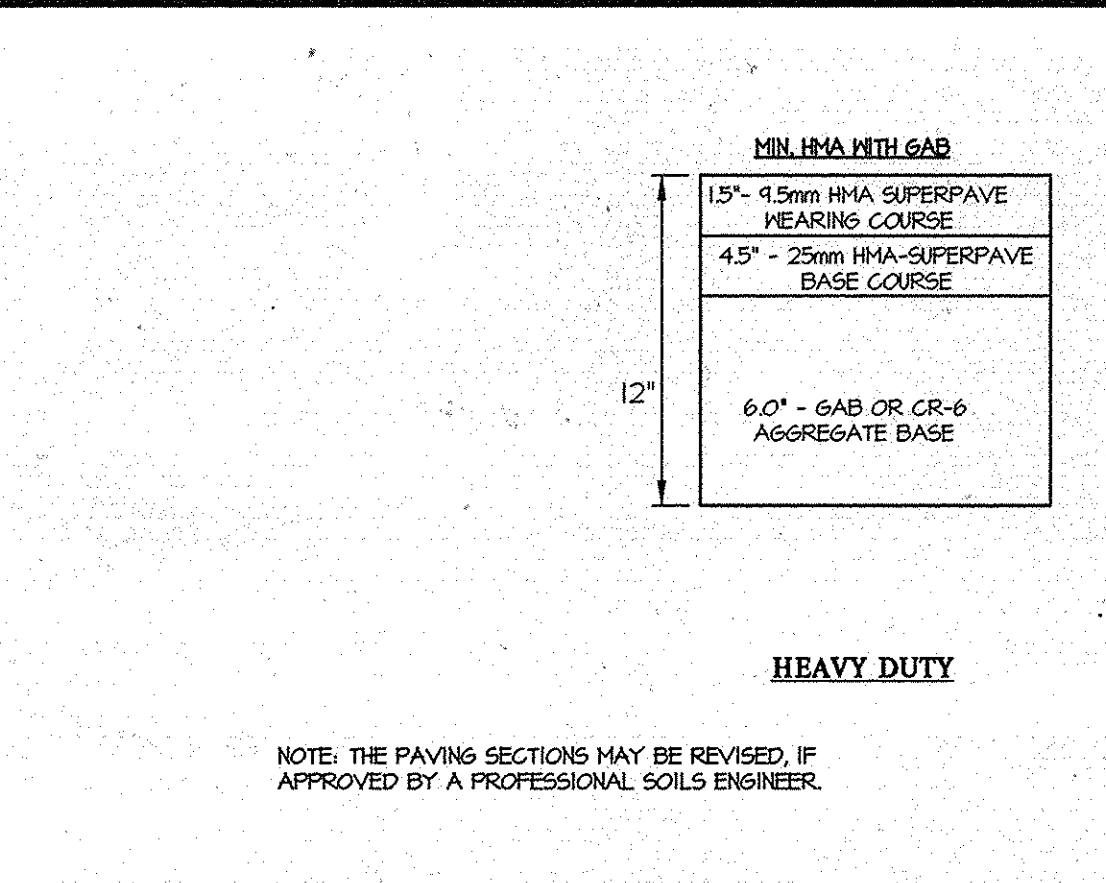
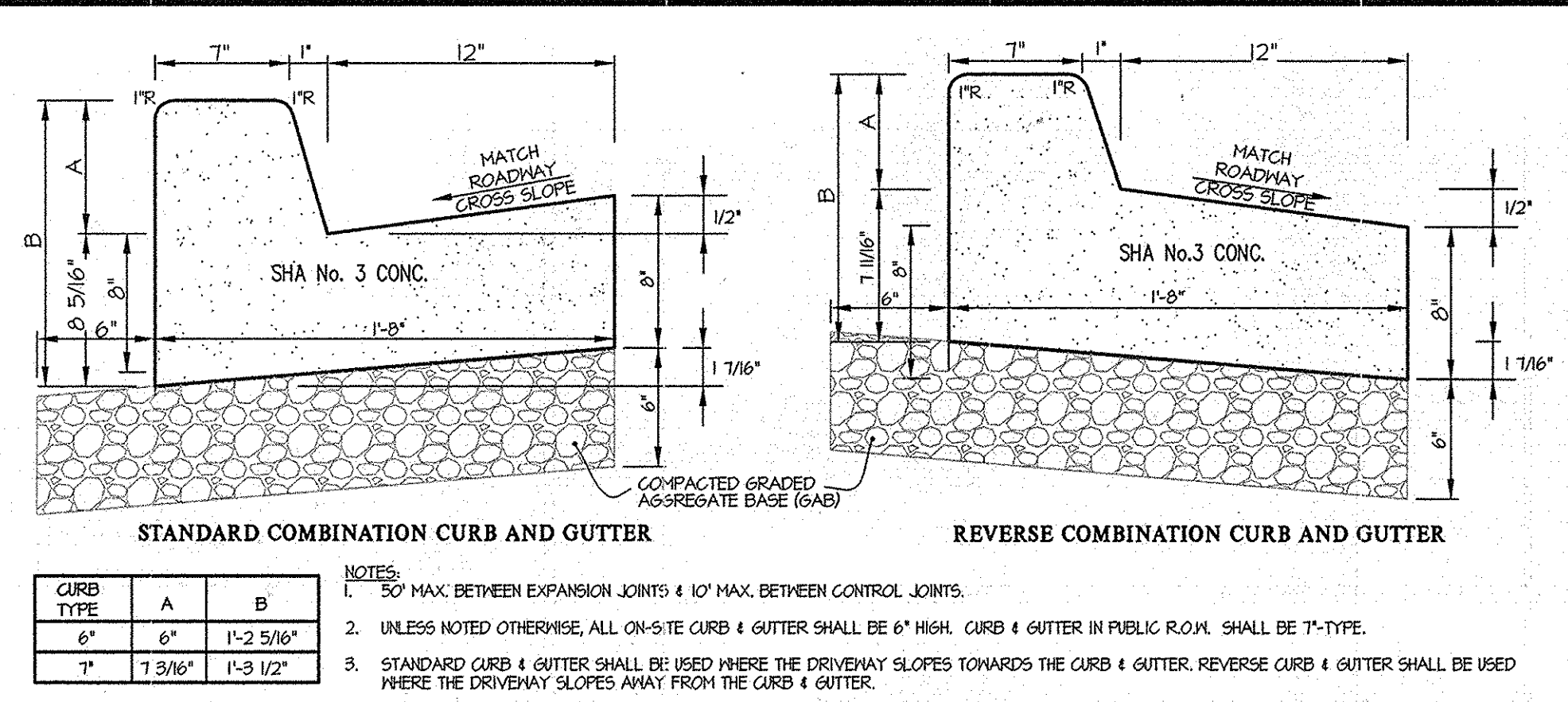
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S-30-14

REVISED HANDICAP ACCESSIBILITY/SITE DETAILS
PATUXENT PARK INDUSTRIAL AREA
PARCEL A
OFFICE/WAREHOUSE BUILDING
PLAT NOS: 22508 - 22509
OFFICE & WAREHOUSE BUILDINGS
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	M-2	12014
DATE	TAX MAP - GRID	SHEET
MAY, 2014	48-3	3 OF 15

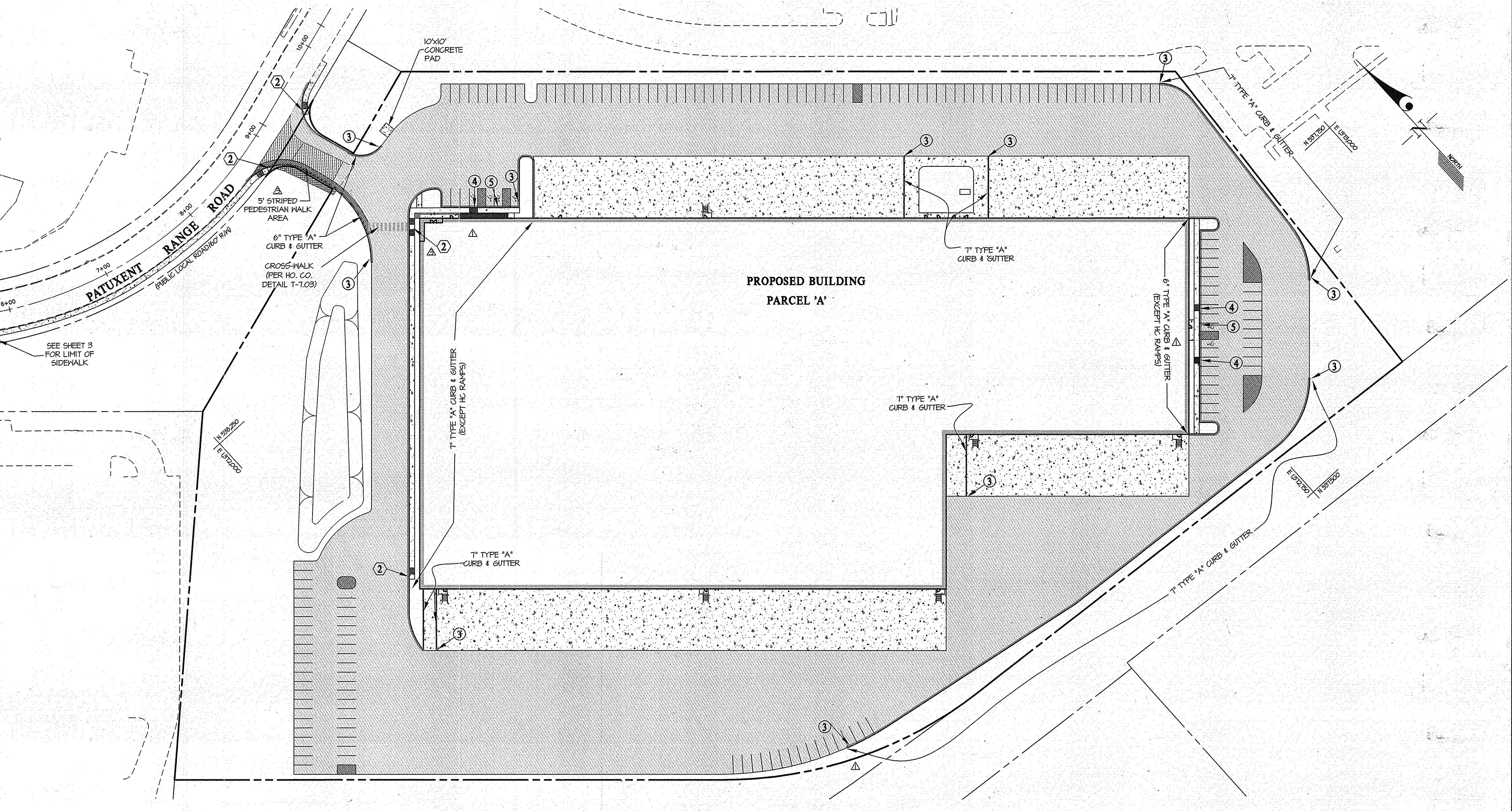
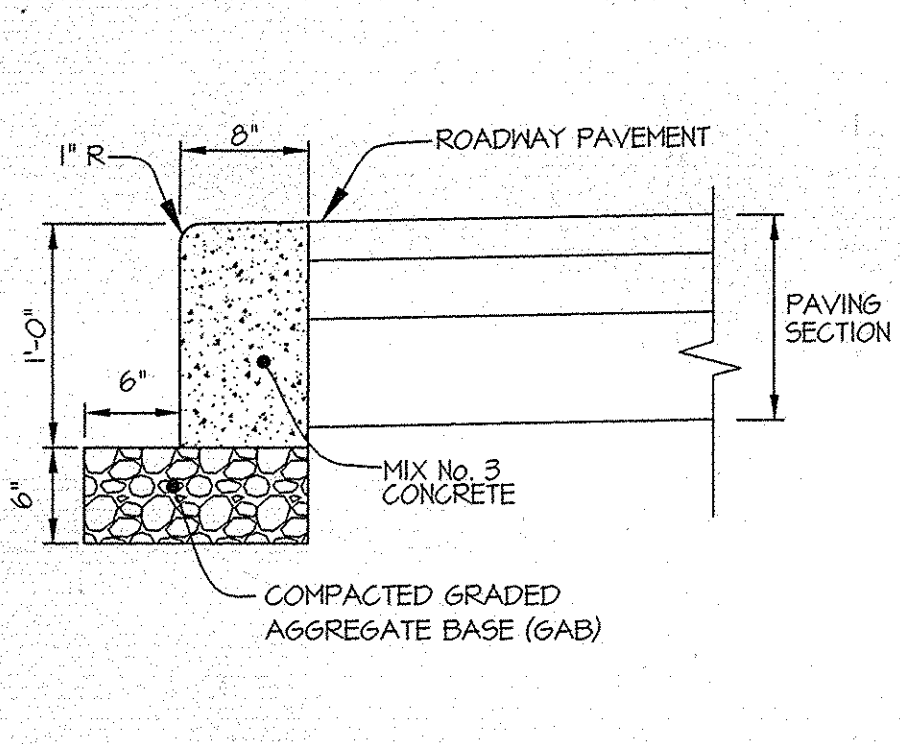
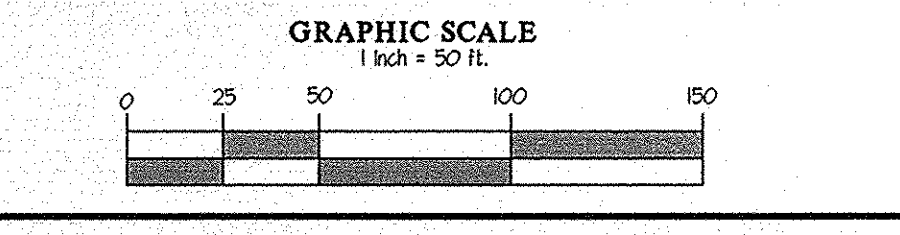
LEGEND

	P-5 PAVING (PER HO. CO. DETAIL - R-2.02) (20'x30'x4 SF)
	LOADING DOCK AREA (PER HO. CO. DETAIL - R-8.03) (8'x12' SF)
	CONCRETE SIDEWALK (PER HO. CO. DETAIL - R-3.05) (5'x12' SF)
	EXISTING PAVEMENT TO BE MILLED AND OVERLAID (PER HO. CO. DETAIL - R-1.08) (1'x15' SF)
	EXISTING PAVEMENT TO BE REMOVED
	TYPE 'C' HANDICAP RAMP - (PER HO. CO. DETAIL - R-4.04)
	'NOSE DOWN' CURB - (PER HO. CO. DETAIL - R-3.02)
	'NOSE DOWN' CURB @ 0.33% MAX - (PER HO. CO. DETAIL - R-3.02)
	FLUSH CURB - (PER HO. CO. DETAIL - R-3.07)
	SIDEWALK RAMP - (PER HO. CO. DETAIL - R-4.05)



1	TYPE-A CONCRETE CURB AND GUTTER (STANDARD AND REVERSE)	NO SCALE	2	BITUMINOUS PAVING SECTIONS	NO SCALE	3	CONCRETE LOADING DOCK SECTION	NO SCALE	4	BOLLARD DETAIL	NO SCALE
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- NOTES:**
- ALL CURB AND GUTTER ARE TYPE-A (PER HO. CO. DETAIL - R-1.01) UNLESS NOTED OTHERWISE ON THIS PLAN.
 - ALL CURB RADII ARE 5' (FACE OF CURB @ FLOW LINE) UNLESS NOTED OTHERWISE.
 - ALL SIDEWALKS ARE 5' WIDE (FROM BACK OF CURB) UNLESS NOTED OTHERWISE.
 - ALL PAVEMENT MARKINGS TO BE APPLIED USING "SETFAST PREMIUM ALKYD TRAFFIC PAINT" BY SHERWIN WILLIAMS OR APPROVED EQUAL. ALL PAVEMENT ARROWS, "ONLY" MARKINGS, STOP BARS, STOP BAR MARKINGS AND CROSSWALK MARKINGS MUST BE INSTALLED IN THERMOPLASTIC.
 - TRAFFIC CONTROL DEVICES, MARKINGS, AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT AND PUTTING THE ROADWAY INTO SERVICE.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

David M. Long Director 6/12/14

Keith Sheehy Chief, Division of Land Development 6-12-14

Chad Edick Chief, Development Engineering Division 6-10-14

GLWGUTSCHICK LITTLE & WEBER, P.A.

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

3909 NATIONAL DRIVE - SUITE 250 - BURTONVILLE OFFICE PARK

BURTONVILLE, MARYLAND 20886

TEL: 301-421-4024 BALT: 410-850-1820 DC/MK: 301-939-2524 FAX: 301-421-4188

11/2013	BLDG ENTRANCES REVISED, CURB LOCATION MODIFIED	DATE	REVISION	BY	APPR.
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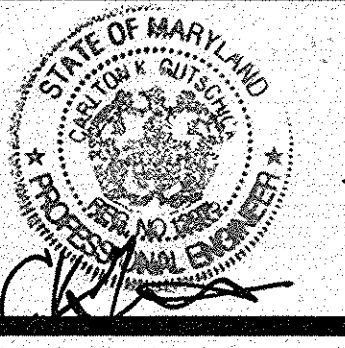
PREPARED FOR:

Patuxent 8235, LLC
c/o ATAPCO
10 E. BALTIMORE ST. SUITE 1501
BALTIMORE, MD 21202
DAVE LAZAS
410-347-7170

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975, EXPIRATION DATE: MAY 26, 2016

6-30-14



REVISED CURB & PAVING DELINEATION PLAN

PATUXENT PARK INDUSTRIAL AREA

PARCEL A

OFFICE/WAREHOUSE BUILDING

PLAT No: 22508 - 22509

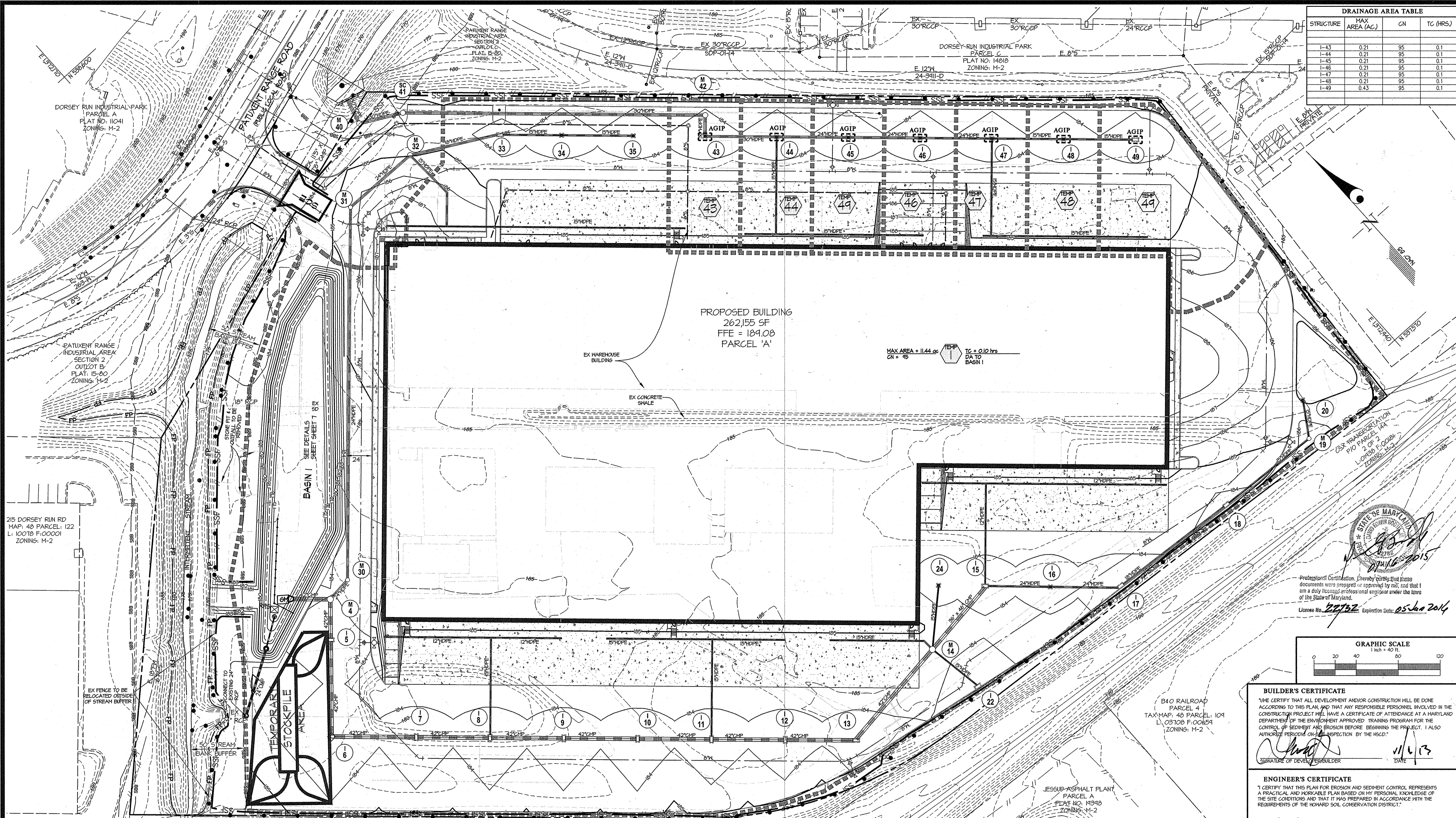
OFFICE & WAREHOUSE BUILDINGS

HOWARD COUNTY, MARYLAND

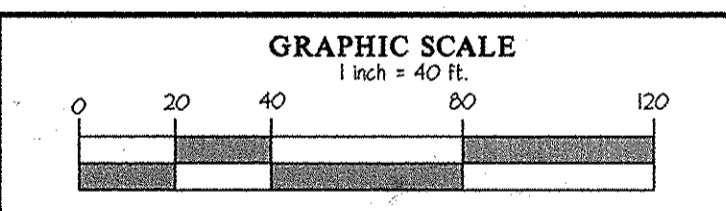
SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	M-2	12014
DATE	TAX MAP - GRID	SHEET
MAY, 2014	48-3	4 OF 15

L:\CAD\DRAWINGS\2014\PLANS BY QLP\SP\2014-PAWG.dwg DES. dds DRN. dds CHK. DATE 11/2013 BY APPR. 11/2013

DRAINAGE AREA TABLE			
STRUCTURE	MAX AREA (AC.)	CN	TC (HRS.)
I-43	0.21	95	0.1
I-44	0.21	95	0.1
I-45	0.21	95	0.1
I-46	0.21	95	0.1
I-47	0.21	95	0.1
I-48	0.21	95	0.1
I-49	0.43	95	0.1



Professional Certification, I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
 License No. 22732 Expiration Date: 05 Jan 2014



BUILDER'S CERTIFICATE
 I HEREBY CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND 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 HSCD.
 SIGNATURE OF DEVELOPER/BUILDER: [Signature] DATE: 11/1/13

ENGINEER'S CERTIFICATE
 I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
 SIGNATURE OF ENGINEER: [Signature] DATE: 11-5-13

NOTE: SEE SHEET 7 FOR SEDIMENT CONTROL LEGEND AND SEQUENCE OF CONSTRUCTION

THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY
REVISED SEDIMENT CONTROL PLAN
PATUXENT PARK INDUSTRIAL AREA
PARCELS A
OFFICE/WAREHOUSE BUILDING
 PLAT NOS: 22508 - 22509
OFFICE & WAREHOUSE BUILDINGS
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=40'	M-2	12014
DATE	TAX MAP - GRID	SHEET
NOV., 2013	48-3	5 OF 15

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: [Signature] Date: 11/12/13
 Chief, Division of Land Development: [Signature] Date: 11-13-13
 Chief, Development Engineering Division: [Signature] Date: 11-12-13

PARCEL E-2 SECTION 2
 PATUXENT INDUSTRIAL PARK
 PLAT NO: 6258
 ZONING: M-2

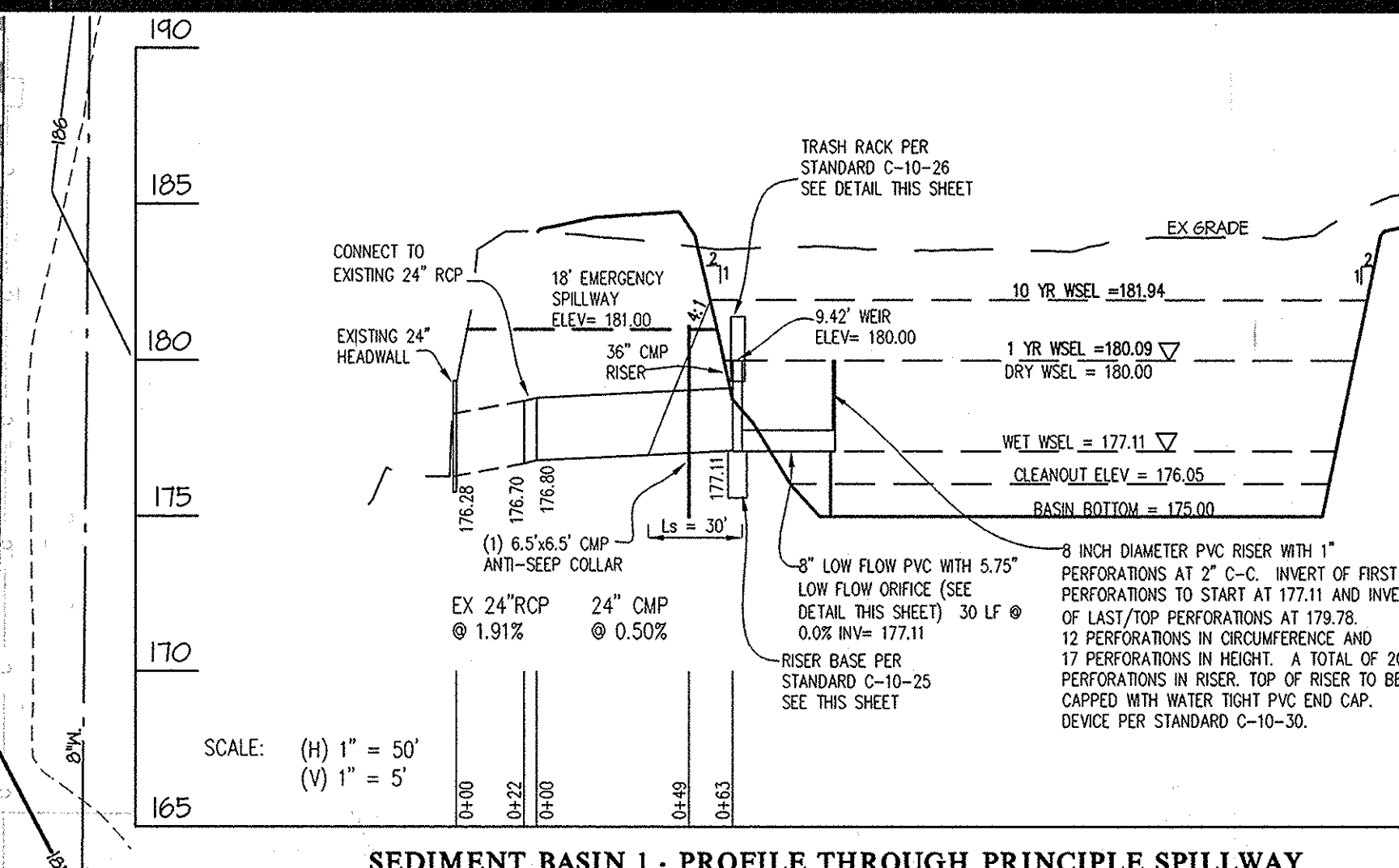
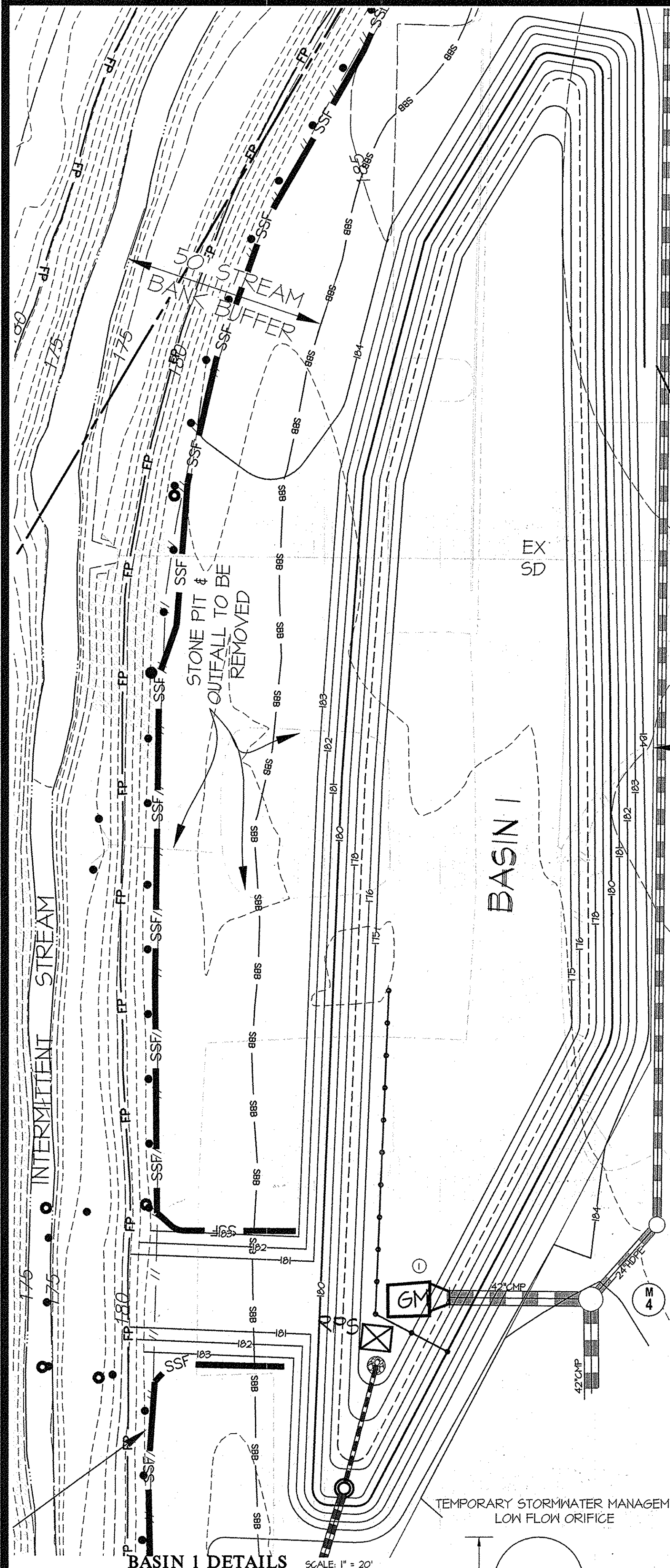
PREPARED FOR:
 Patuxent 8235, LLC
 c/o ATAPCO
 10 E. BALTIMORE ST., SUITE 1501
 BALTIMORE, MD 21202
 DAVE LAZAS
 410-347-7170

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12275, EXPIRATION DATE: MAY 28, 2014.
 11-5-13 [Signature]



GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

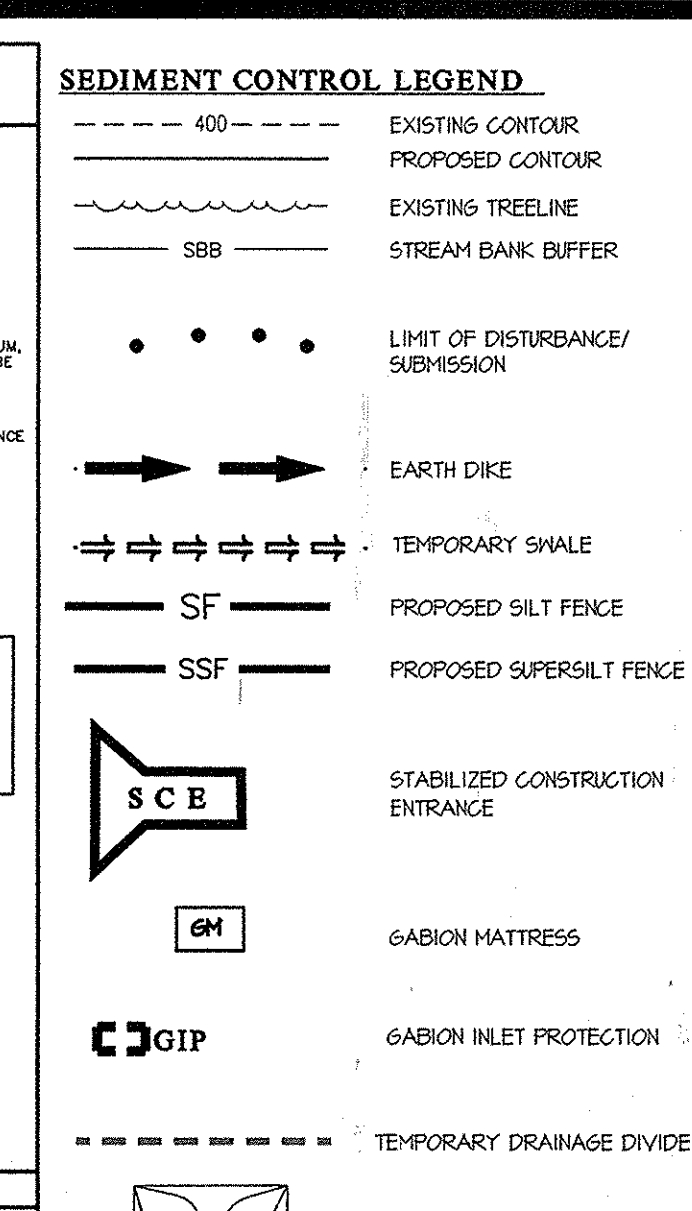
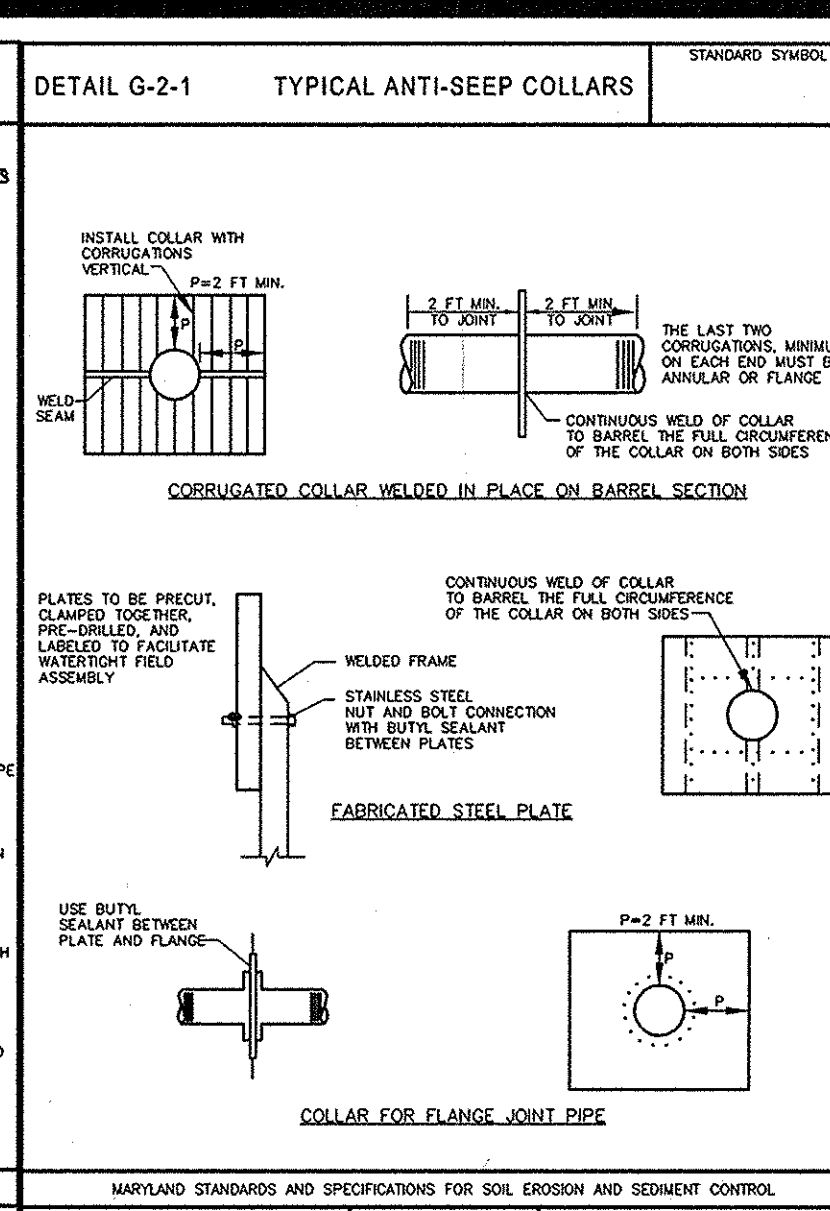
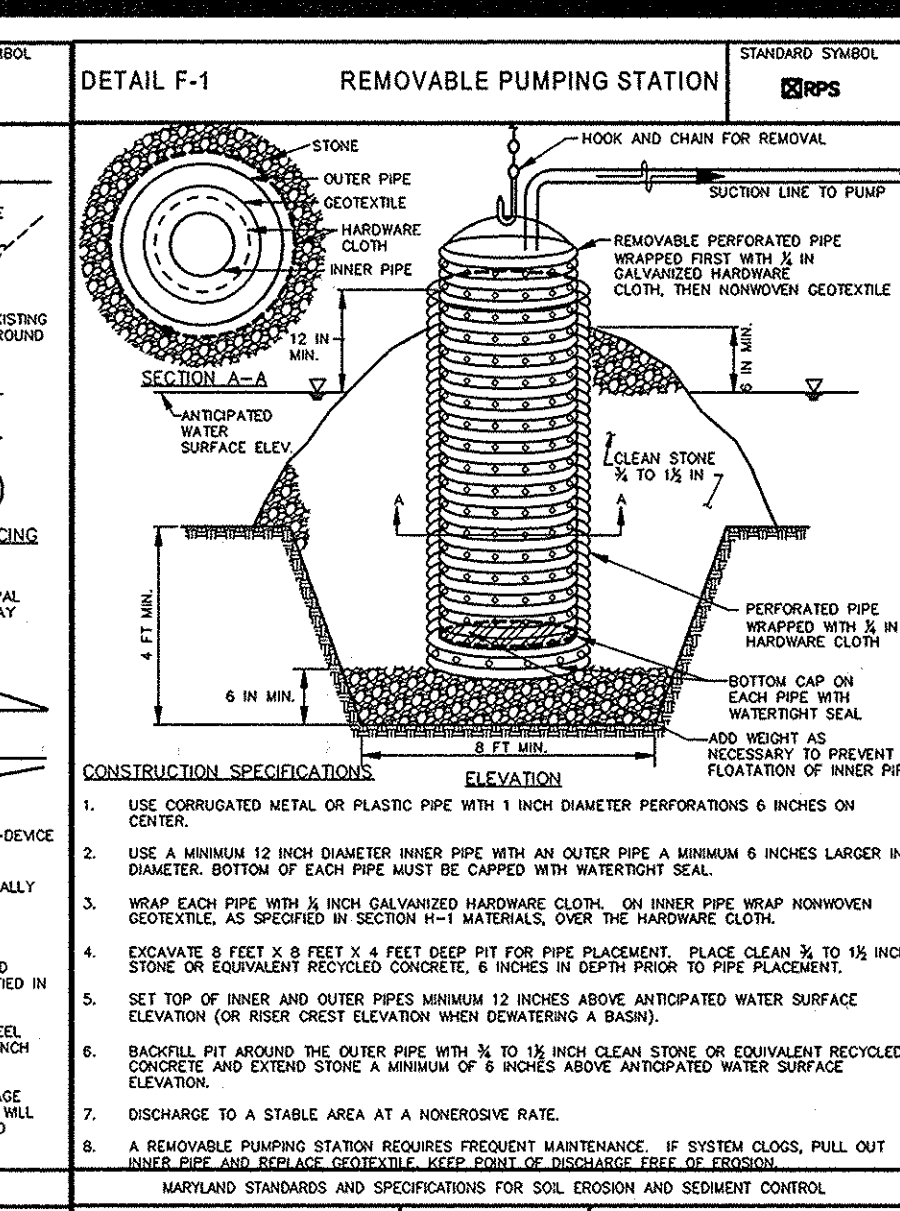
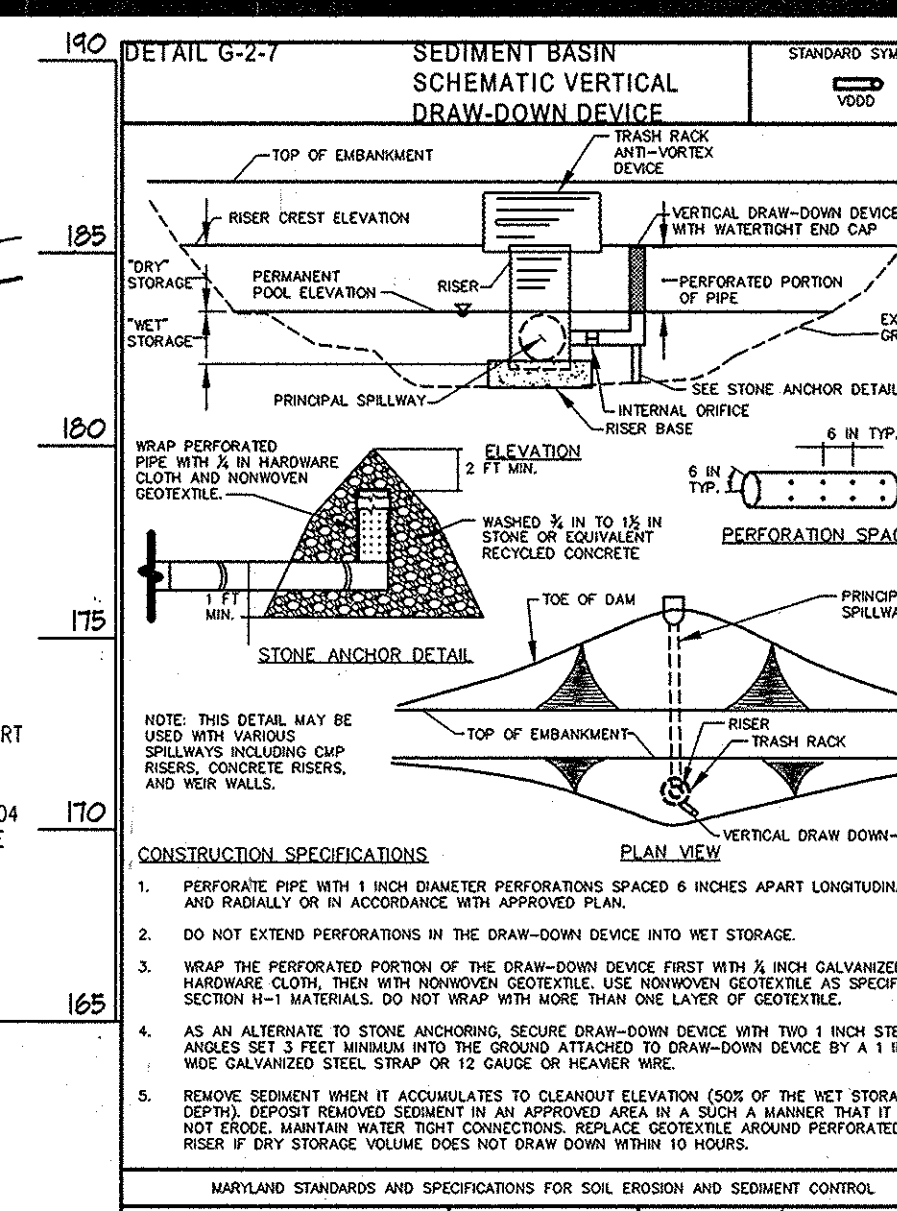
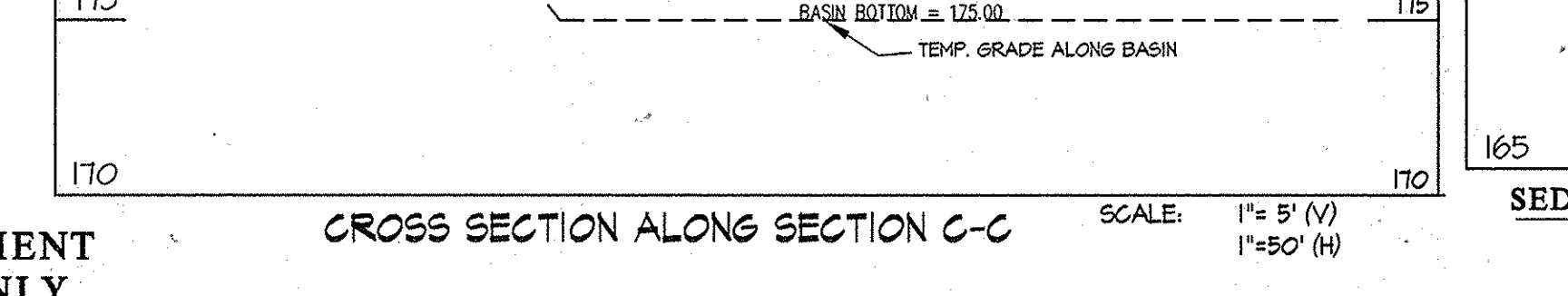
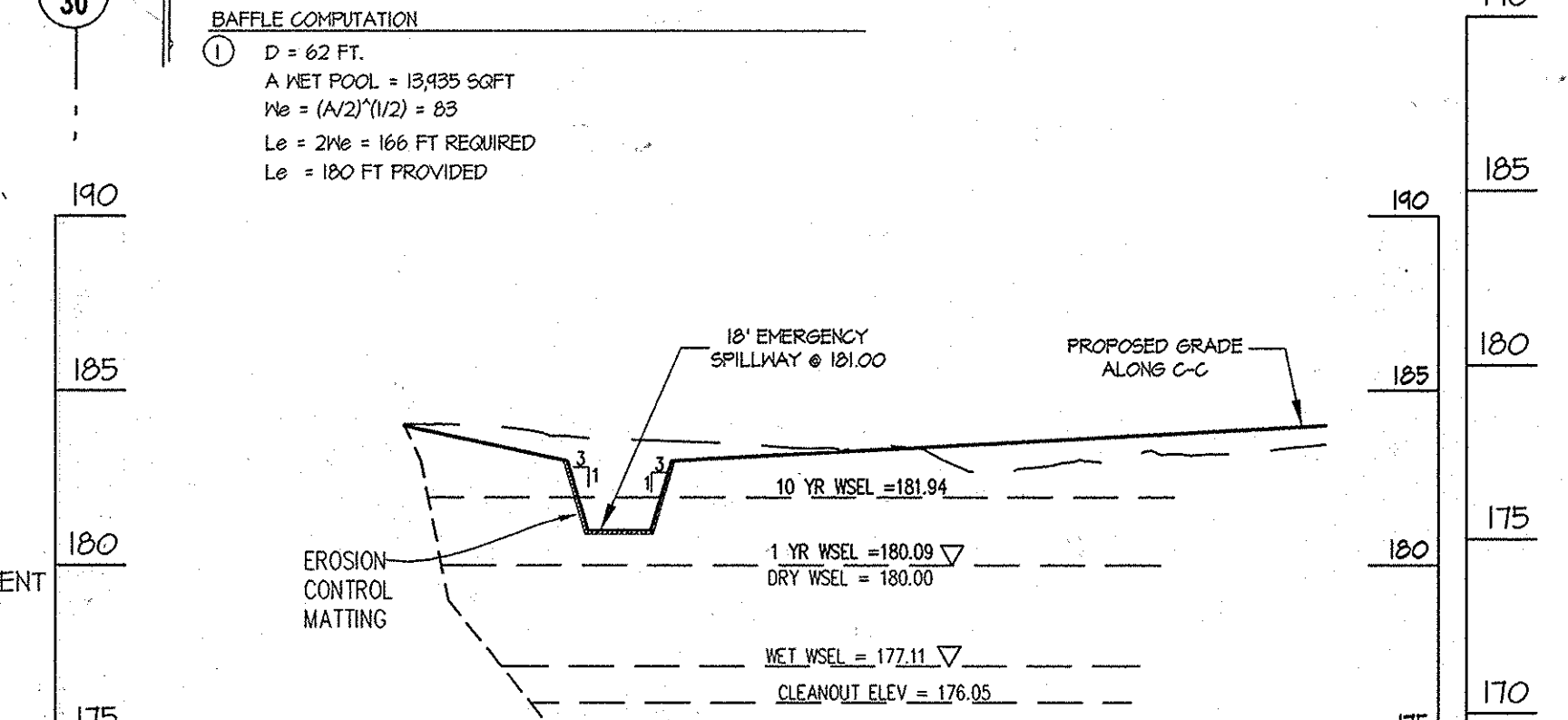
DATE	REVISION	BY	APPR.
11/2013	TRUCK COURT GRADING AND STORM DRAIN REVISED, BLDG ENTRANCES REVISED		



- ### SEDIMENT AND EROSION CONTROL PHASE I SEQUENCE OF CONSTRUCTION
- OBTAIN GRADING PERMIT AND ARRANGE PRE-CONSTRUCTION MEETING WITH SEDIMENT CONTROL INSPECTOR. (1 DAY)
 - INSTALL STABILIZED CONSTRUCTION ENTRANCE (SCE), SILT FENCE (SF), SUPER SILT FENCE (SSF) (5 DAYS)
 - REMOVE STONE PIT AND OUTFALL, BEGIN DEMOLITION OF EXISTING PAVEMENT IN THE VICINITY OF BASIN I (5 DAYS)
 - INSTALL BASIN OUTFALL AND BEGIN CONSTRUCTION OF BASIN I. WHEN CONSTRUCTING BASIN, START AT SOUTH EAST END NEAR RISER AND WORK TOWARDS NORTHWEST END. WHEN EXCAVATION REACHES EXISTING STORM DRAIN, REMOVE STORM DRAIN SO THAT IT OUTFALLS INTO THE BASIN. REMOVE SECTION OF STORM DRAIN BETWEEN NEW OUTFALL AND THE LOCATION SHOWN ON BASIN I DETAILS (THIS SHEET). CAP EXISTING PIPE. (21 DAYS)
 - BEGIN REMOVAL OF ALL REMAINING EXISTING PAVEMENT, BUILDINGS, AND UNDERGROUND UTILITIES. DO NOT REMOVE THE CONCRETE SHALE AND EXISTING PIPE LEADING TO THE BASIN UNTIL THE EXISTING MAIN WAREHOUSE BUILDING HAS BEEN REMOVED. (50 DAYS)
 - BEGIN GRADING SITE AND BUILDING CONSTRUCTION. INSTALL STORM DRAIN FROM TEMPORARY 40' END SECTION TO I-83 & COLLECT HEADWALL TO I-49. INSTALL INLET PROTECTION AS SHOWN ON SHEET 1. (50 DAYS)
 - INSTALL ALL REMAINING UTILITIES EXCEPT FOR I-49 TO STR-3. ALL REMAINING PAVEMENT & CURBS. DELAY CONSTRUCTION OF MICRO-BIOTRETENMENT FACILITIES. RELOCATE ANY EXISTING FENCING INSIDE OF THE STREAM BUFFER. (80 DAYS)
 - WITH THE PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, ONCE ALL AREA DRAINING TO THE BASIN IS STABILIZED AND THE BUILDING CONSTRUCTION IS COMPLETE, FLUSH ALL STORM DRAIN LEADING TO THE BASIN, DENATER BASIN, AND INSTALL I-49 TO STR-3 STARTING WITH I-49 AND WORKING BACK TO STR-3. BLOCK OUTFLOW TO FUTURE GRAVEL NETLAND IN M-4. (2 DAYS)
 - WITH THE PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, REMOVE TEMPORARY RISER & 24" CMP OUTFALL AND CONVERT BASIN TO GRAVEL NETLAND. ONCE CONVERSION IS COMPLETE, INSTALL INTERNAL WEIR AND TRASH RACK IN STR-3. INSTALL PIPE FROM M-4 TO GRAVEL NETLAND AND THEN UNBLOCK OUTFLOW TO GRAVEL NETLAND. (15 DAYS)
 - ONCE ALL AREA DRAINING TO THE MICRO-BIOTRETENMENT IS STABILIZED AND THE BUILDING CONSTRUCTION IS COMPLETE, INSTALL ALL MICRO-BIOTRETENMENT FACILITIES AND ASSOCIATED LANDSCAPING. (10 DAYS)

SEDIMENT BASIN I DATA TABLE

INTERIM DRAINAGE AREA: 11.44 AC	DEWATERING DEVICE = 8" PERFORATED PVC WITH 8" PVC BARREL AT 0.0% DEWATERING INVERT AT 36" RISER = 177.11
NET STORAGE VOL. REQUIRED: 0.47 AC-FT	DEWATERING PERFORATION CONFIGURATION: WITH 1" HOLES @ 2" C-C
WET STORAGE VOL. PROVIDED: 0.60 AC-FT	12 HOLES PER CIRCUMFERENTIAL ROW, 17 HOLES RUNNING VERTICALLY, 204 HOLES TOTAL.
NET STORAGE ELEV.: 177.11	EMERGENCY SPILLWAY ELEV.: 181.00
DRY STORAGE REQUIRED: 0.47 AC-FT	SIDE SLOPES: 2:1 INTERIOR - EXTERIOR N/A (OUT FACILITY)
DRY STORAGE PROVIDED = 1.07 AC-FT	
DRY STORAGE WSEL = 180.00	
BASIN CLEANOUT ELEVATION = 176.05	
EXISTING 0-1R = 13.77 cfs	
INTERIM 0-1R = 2.97 cfs	
SAFE PASS OF 10-YR STORM PROVIDED Q10 = 42.49 cfs	
10-YR WSEL = 181.95	
BOTTOM ELEVATION: 175.00	
TOP OF EMBANKMENT: 183.00	
OUTFALL 36" CMP RISER	
RISER WEIR CREST ELEVATION: 180.00	
RISER WEIR LENGTH: 9.47	
RISER TRASH RACK/ANTIVORTEX: 54"	



CONCENTRIC TRASH RACK AND ANTI-VORTEX DEVICE

RISER DIA. (IN)	THICKNESS (IN)	MINIMUM SIZE SUPPORT BAR (IN)	MINIMUM TOP THICKNESS (IN)	STIFFENER
12	18	14	#8 REBAR	16
15	21	16	#8 REBAR	16
18	27	16	#8 REBAR	16
21	30	16	#8 REBAR	16
24	36	16	#8 REBAR	14
27	42	16	#8 REBAR	14
36	54	14	#8 REBAR	12
42	60	14	#8 REBAR	12
48	72	12	1/2" IN PIPE OR 1/2" X 1/2" X 1/4" ANGLE	10
54	78	12	1/2" IN PIPE OR 1/2" X 1/2" X 1/4" ANGLE	10
60	90	12	1/2" IN PIPE OR 1/2" X 1/2" X 1/4" ANGLE	8
66	96	10	41	2 x 2 x 1/4 ANGLE
72	102	10	44	2 x 2 x 1/4 ANGLE
78	114	10	47	2 x 2 x 1/4 ANGLE
84	120	10	50	2 x 2 x 1/4 ANGLE

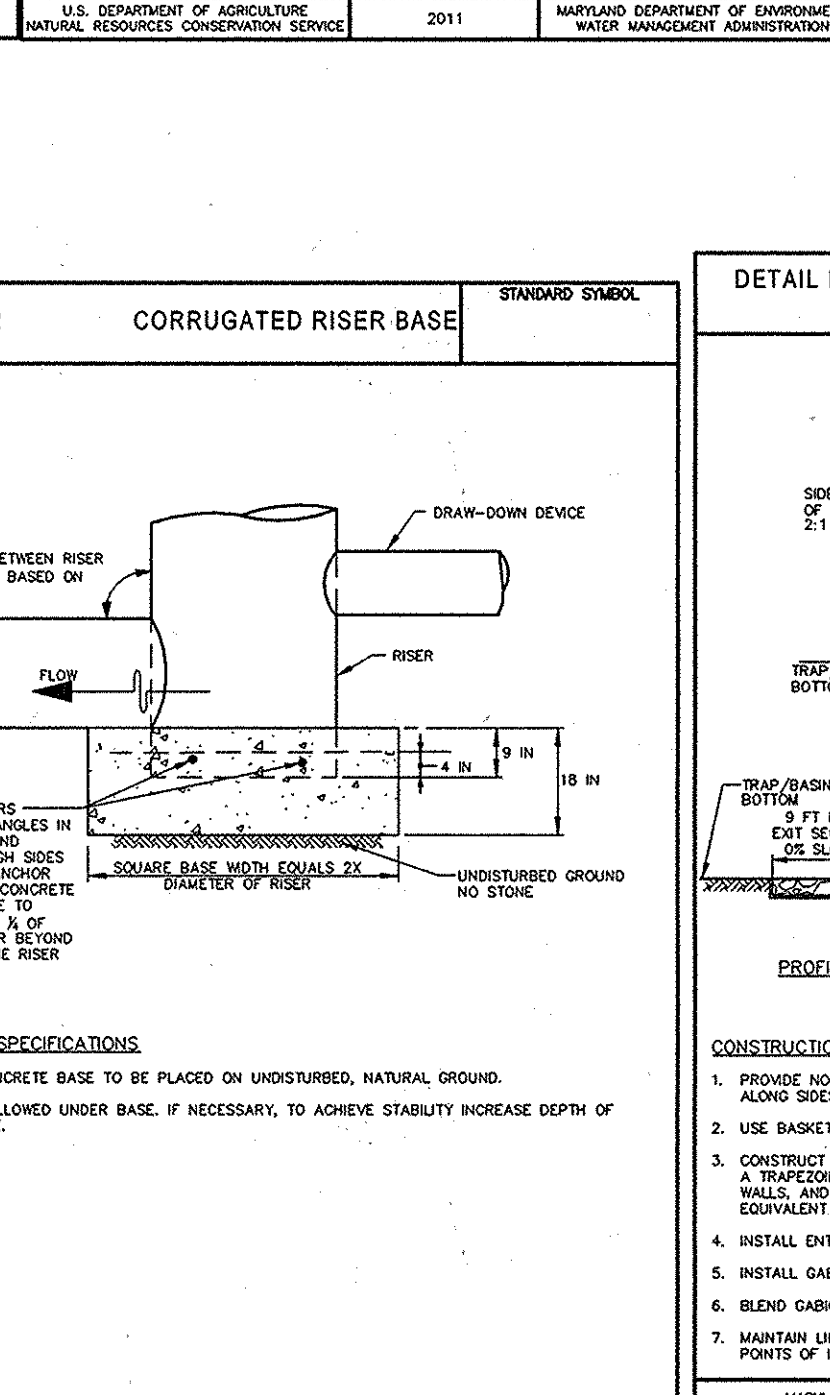
CORRUGATED RISER BASE

INDICATE ANGLE BETWEEN RISER AND STIFFENERS BASED ON DRAW-DOWN DEVICE

MIN. 2" HOLES REBAR PLACED AT RIGHT ANGLES IN BOTH DIRECTIONS AND PROJECTING THROUGH SIDES OF THE RISER TO THE CONCRETE BASE. PROJECT A MIN. OF 1/2" OF THE RISER DIAPER BEYOND THE OUTSIDE OF THE RISER PIPE.

CONSTRUCTION SPECIFICATIONS:

- BOTTOM OF CONCRETE BASE TO BE PLACED ON UNDISTURBED, NATURAL GROUND.
- NO STONE IS ALLOWED UNDER BASE. IF NECESSARY, TO ACHIEVE STABILITY INCREASE DEPTH OF CONCRETE BASE.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

David H. Weyl 11/16/13
Director Date

Kate L. Loh 11-13-13
Chief, Division of Land Development Date

Paul Edmund 11-12-13
Chief, Development Engineering Division Date

THIS PLAN IS FOR SEDIMENT CONTROL PURPOSES ONLY

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONVILLE OFFICE PARK
BURTONVILLE, MARYLAND 20886
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-589-2524 FAX: 301-421-4186

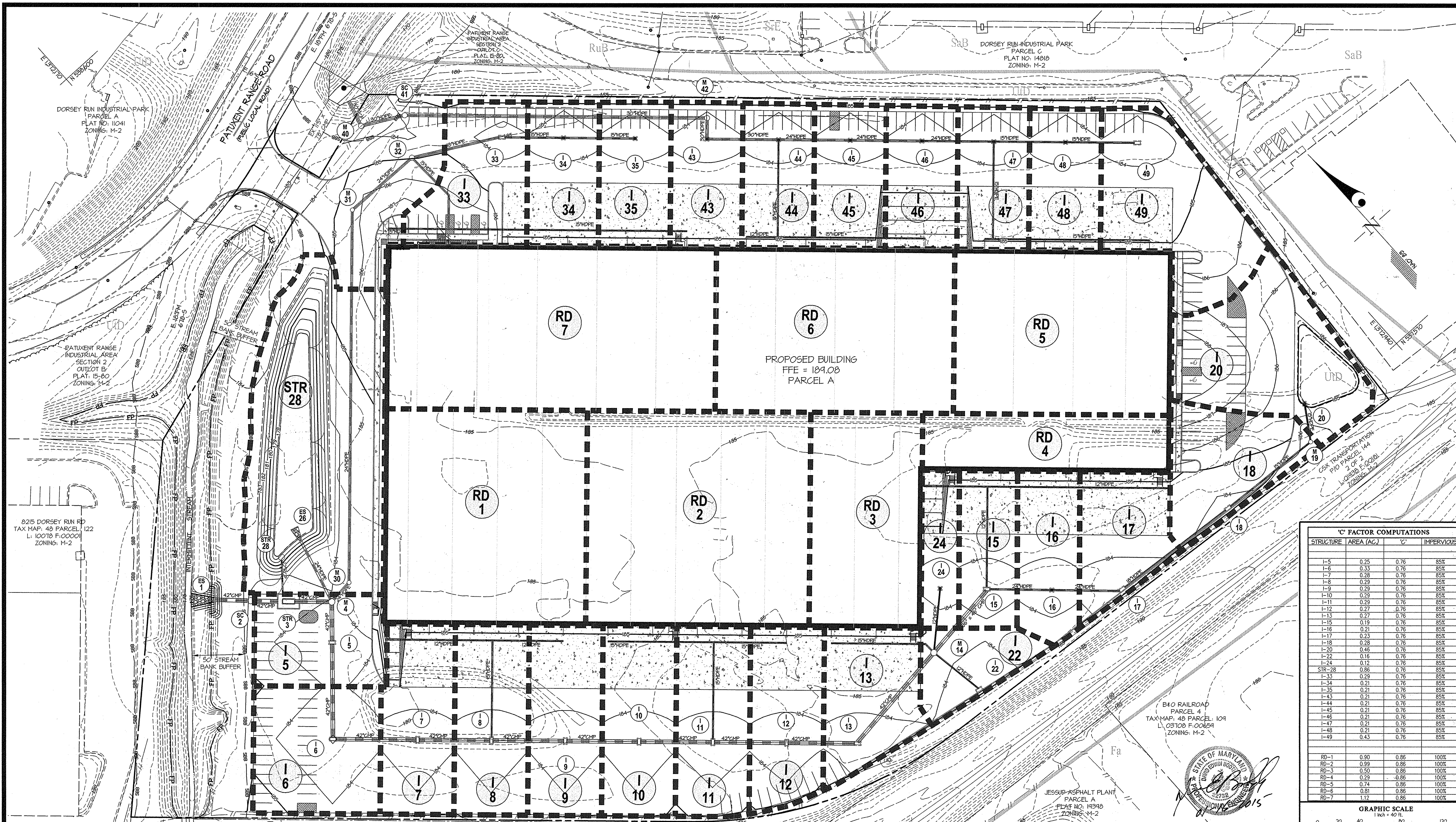
NO.	DATE	REVISION	BY	APPR.
11/2013		PLAN REVISED FOR NEW STORMDRAIN STRUCTURE NUMBERS, SOC MODIFIED		
		REVISION		

PREPARED FOR:
Patuxent 8235, LLC
c/o ATAPCO
10 E. BALTIMORE ST., SUITE 1501
BALTIMORE, MD 21202
DAVE LAZAS
410-347-7170

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12925
EXPIRATION DATE: 03/26/2014
11-5-13 *CLW*

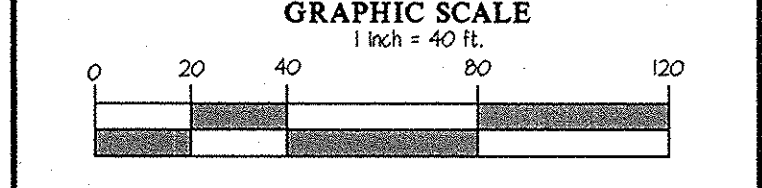
REVISED SEDIMENT CONTROL PLAN
PATUXENT PARK INDUSTRIAL AREA PARCELS A OFFICE/WAREHOUSE BUILDING
PLAT NOS: 22508 - 22509
OFFICE & WAREHOUSE BUILDINGS
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=40'	M-2	12014
DATE	TAX MAP - GRID	SHEET
NOV., 2013	48-3	7 OF 15



PROPOSED BUILDING
FFE = 109,08
PARCEL A

C' FACTOR COMPUTATIONS			
STRUCTURE	AREA (AC.)	C'	IMPERVIOUS
I-5	0.25	0.76	85%
I-6	0.33	0.76	85%
I-7	0.28	0.76	85%
I-8	0.29	0.76	85%
I-9	0.29	0.76	85%
I-10	0.29	0.76	85%
I-11	0.29	0.76	85%
I-12	0.27	0.76	85%
I-13	0.27	0.76	85%
I-15	0.19	0.76	85%
I-16	0.21	0.76	85%
I-17	0.23	0.76	85%
I-18	0.28	0.76	85%
I-20	0.46	0.76	85%
I-22	0.16	0.76	85%
I-24	0.12	0.76	85%
STR-28	0.86	0.76	85%
I-33	0.29	0.76	85%
I-34	0.21	0.76	85%
I-35	0.21	0.76	85%
I-43	0.21	0.76	85%
I-44	0.21	0.76	85%
I-45	0.21	0.76	85%
I-46	0.21	0.76	85%
I-47	0.21	0.76	85%
I-48	0.21	0.76	85%
I-49	0.43	0.76	85%
RD-1	0.90	0.86	100%
RD-2	0.99	0.86	100%
RD-3	0.50	0.86	100%
RD-4	0.29	-0.86	100%
RD-5	0.74	0.86	100%
RD-6	0.81	0.86	100%
RD-7	1.12	0.86	100%



LEGEND
--- STORM DRAIN DRAINAGE DIVIDE

NOTE: ALL SOILS ON SITE ARE 'D' TYPE SOILS

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *David A. Leight* 11/13/13
 Chief, Division of Land Development: *Walter B. Brown* 11-13-13
 Chief, Development Engineering Division: *Chad E. Clark* 11-13-13

PARCEL E-2
SECTION 2
PATUXENT INDUSTRIAL PARK
PLAT NO. 6250
ZONING: M-2

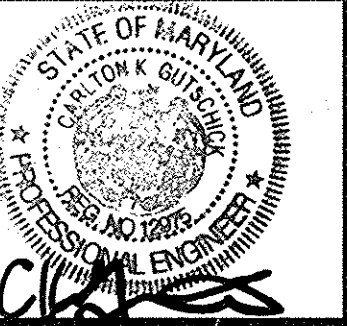
PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
 License No. 22732, Expiration Date: 05 Jun 2014

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20866
 TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.
11/2013	TRUCK COURT GRADING AND STORM DRAIN REVISED.		

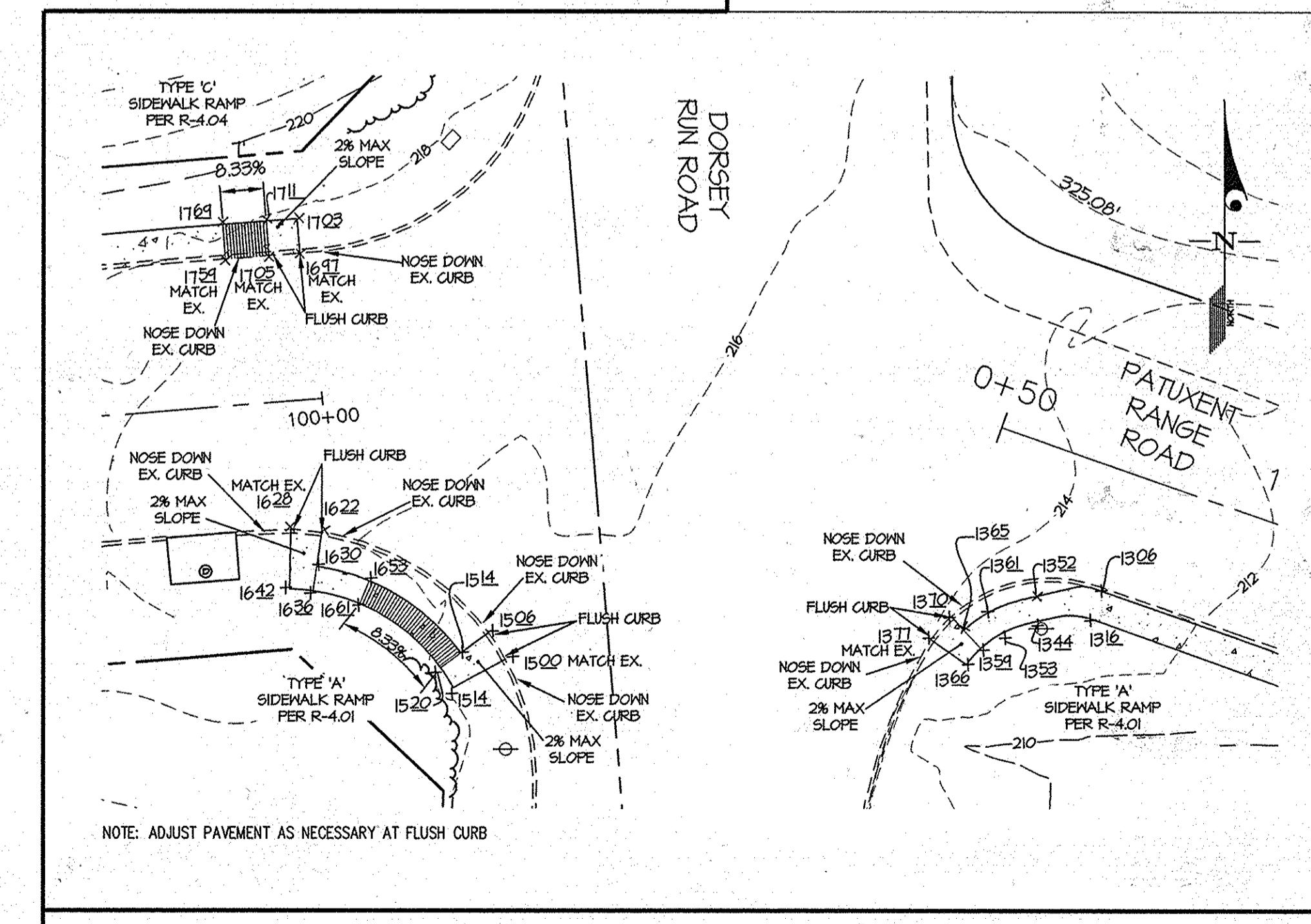
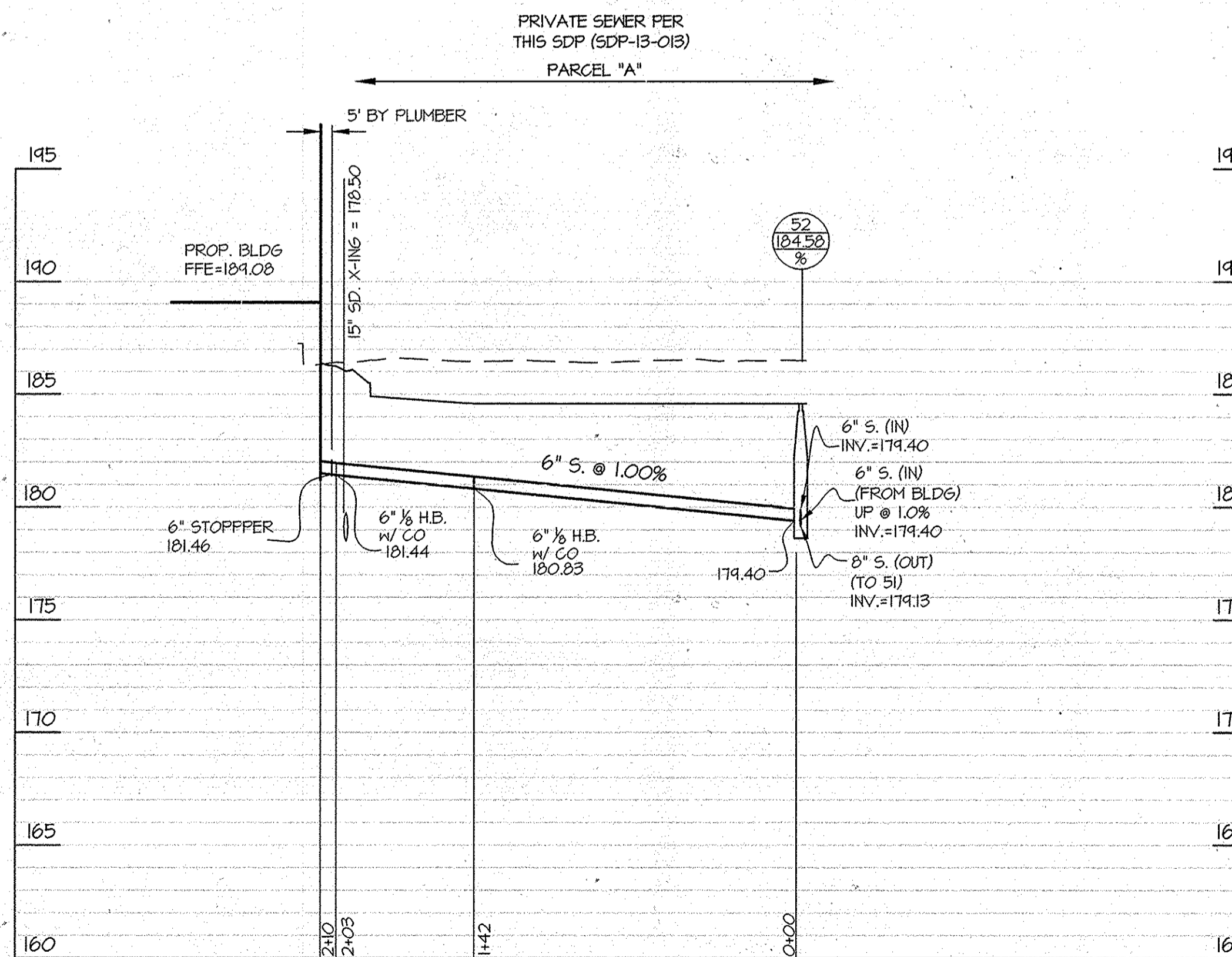
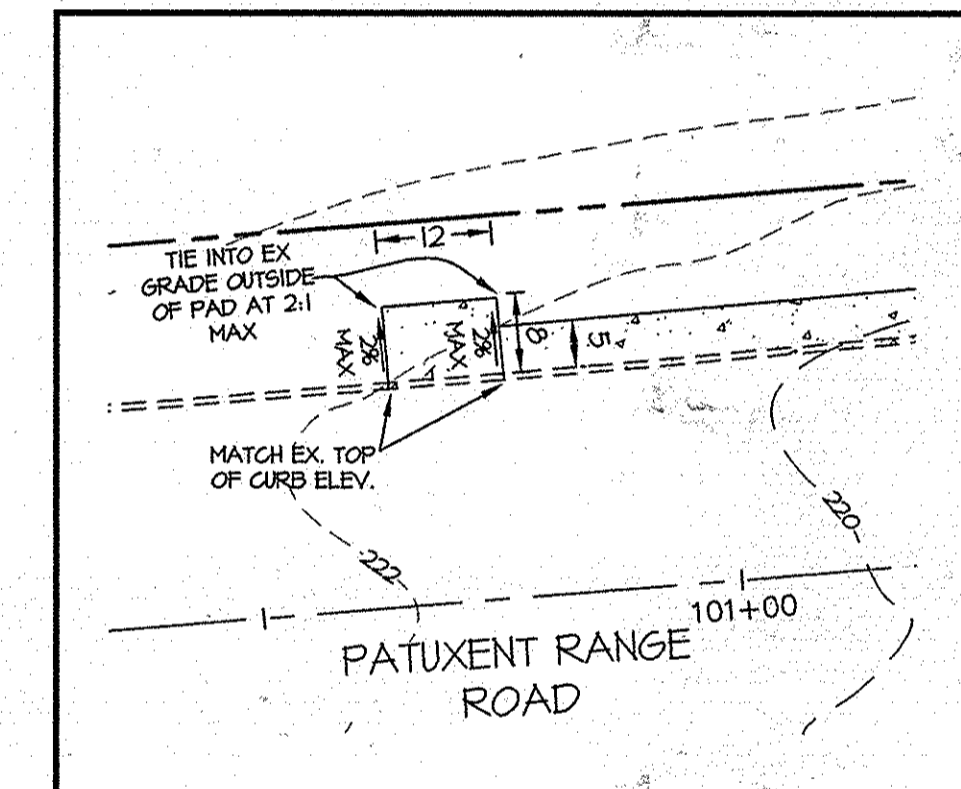
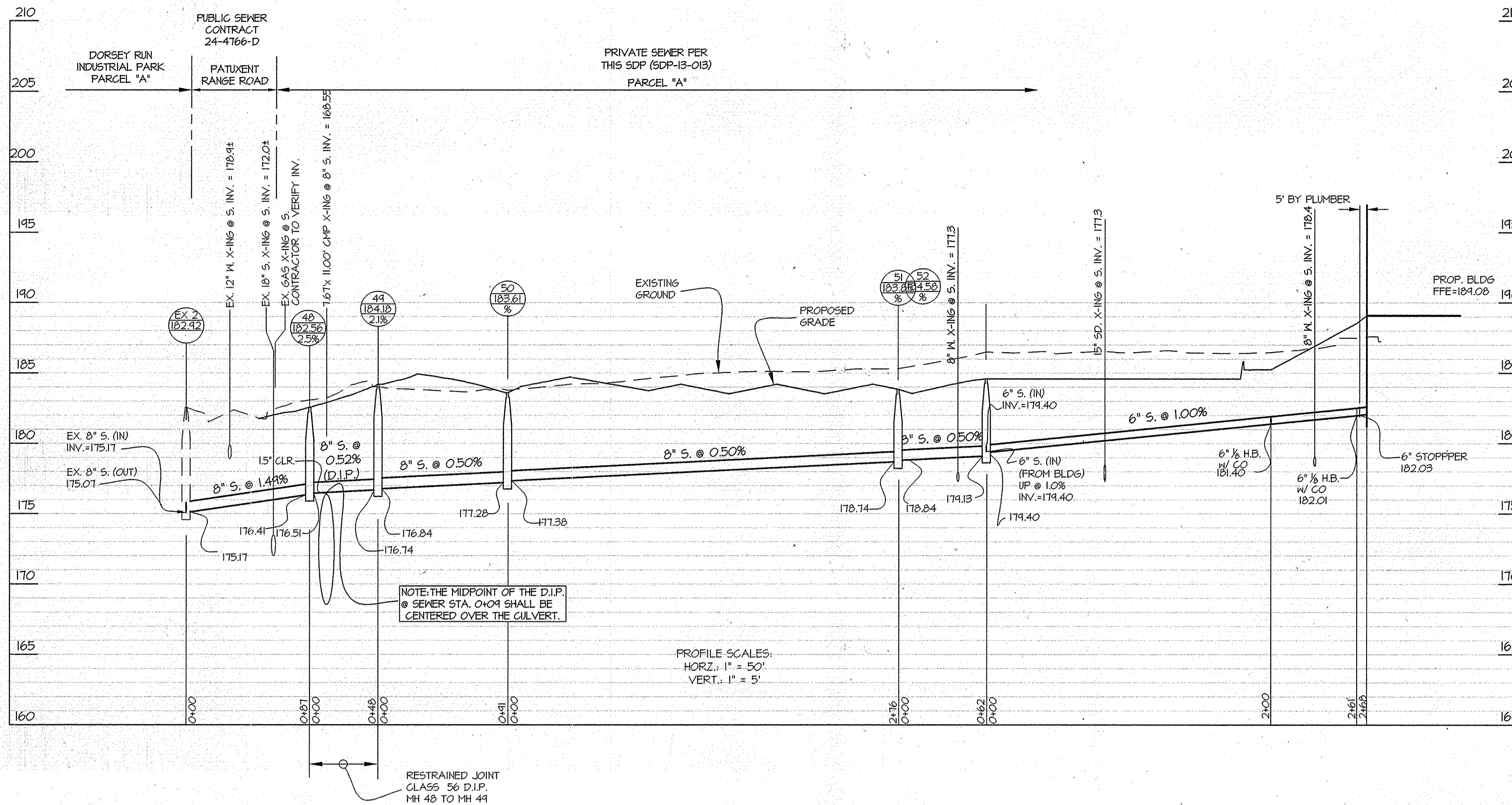
PREPARED FOR:
 Patuxent 8235, LLC
 c/o ATAPCO
 10 E. BALTIMORE ST. SUITE 1501
 BALTIMORE, MD 21202
 DAVE LAZAS
 410-347-7170

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
 LICENSE NO. 12276
 EXPIRATION DATE: MAY 26, 2014



REVISED STORM DRAIN DRAINAGE AREA MAP
 PATUXENT PARK INDUSTRIAL AREA
 PARCELS A
 OFFICE/WAREHOUSE BUILDING
 PLAT NOs: 22508 - 22509
 OFFICE & WAREHOUSE BUILDINGS
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=40'	M-2	12014
DATE	TAX MAP - GRID	SHEET
NOV, 2013	48-3	8 OF 15



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Mark A. Cugini 6/12/14
Director Date

Vest Shenderovich 6-12-14
Chief, Division of Land Development Date

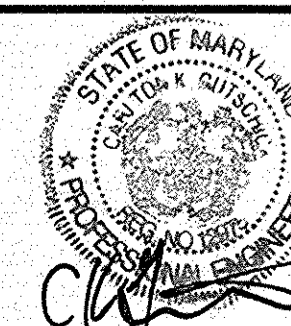
Chad Edwards 6.10.14
Chief, Development Engineering Division Date

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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BURTONSVILLE, MARYLAND 20886
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-888-2524 FAX: 301-421-4186

DATE	REVISION	BY	APP'R.
03/2014	SIDEWALK DETAILS ADDED		
12/2013	PRIVATE SEWER REVISED		
10/2013	SEWER ALIGNMENT REVISED		

PREPARED FOR:
Patuxent 8235, LLC
c/o ATAPCO
10 E. BALTIMORE ST. SUITE 1501
BALTIMORE, MD 21202
DAVE LAZAS
410-347-7170

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LICENSE NO. 12975
EXPIRATION DATE: MAY 26, 2014

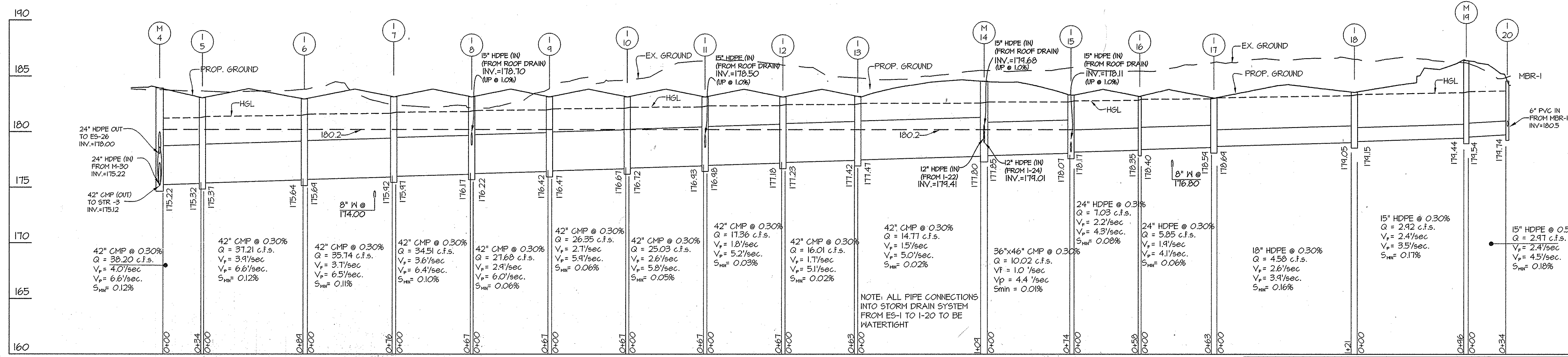


REVISED UTILITY PROFILES
**PATUXENT PARK INDUSTRIAL AREA
PARCEL A
OFFICE/WAREHOUSE BUILDING**
PLAT NOS: 22508 - 22509
OFFICE & WAREHOUSE BUILDINGS

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	M-2	12014
DATE	TAX MAP - GRID	SHEET
MAY, 2014	48-3	10 OF 15

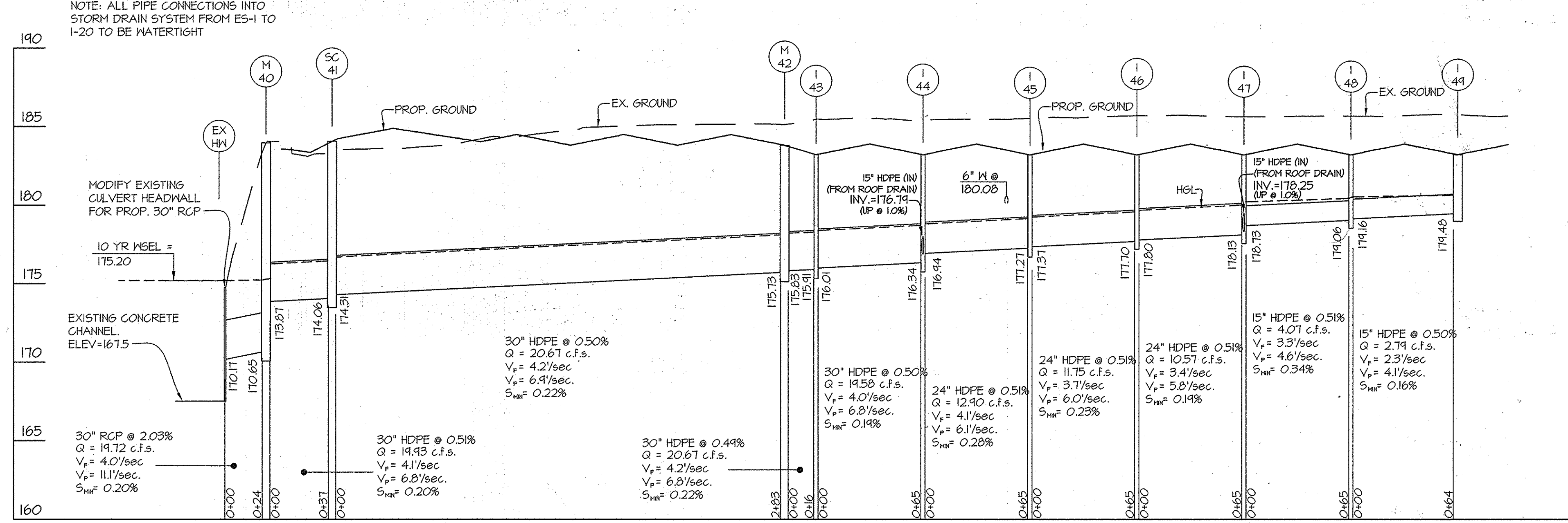
ELECTION DISTRICT No. 6

HOWARD COUNTY, MARYLAND

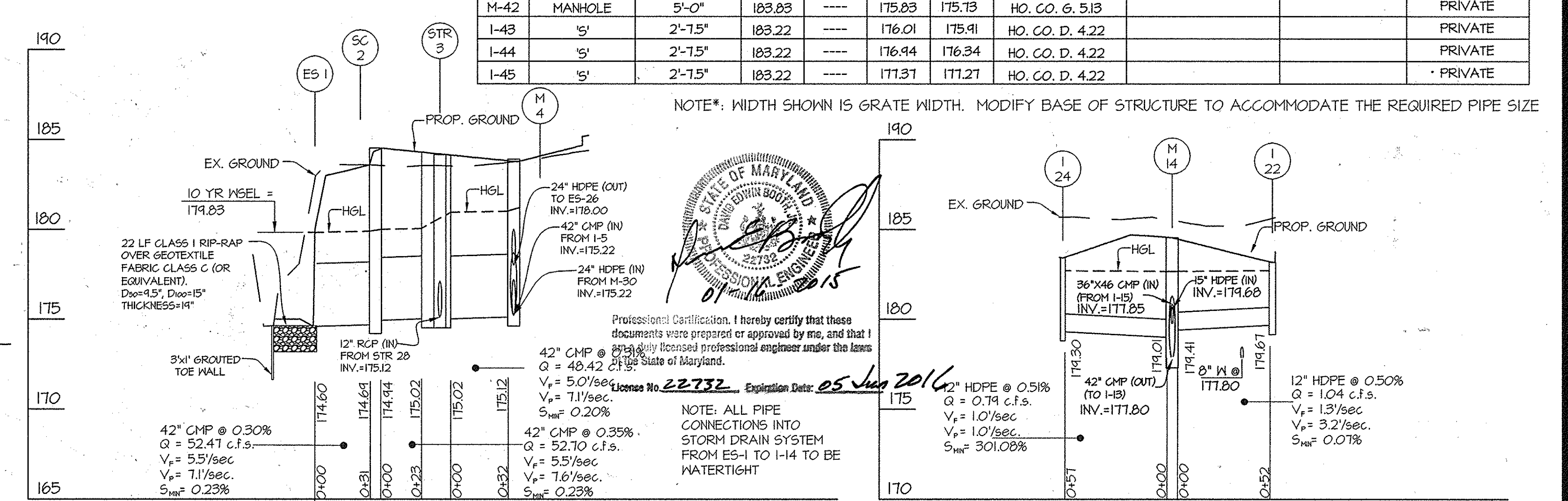
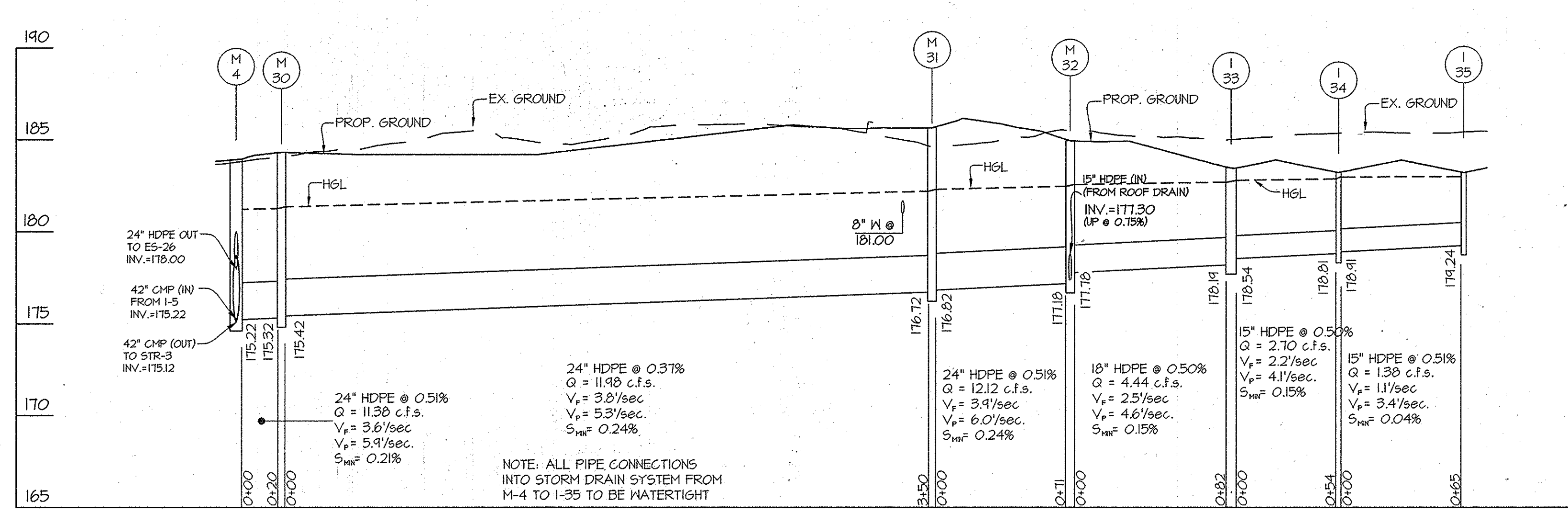


SIZE (IN.)	TYPE	QUANTITY (L.F.)	REMARKS
12	HDPE	104	ADS N-12, GASKETED, OR EQUIVALENT
15	HDPE	378	ADS N-12, GASKETED, OR EQUIVALENT
18	HDPE	203	ADS N-12, GASKETED, OR EQUIVALENT
24	HDPE	757	ADS N-12, GASKETED, OR EQUIVALENT
30	HDPE	345	ADS N-12, GASKETED, OR EQUIVALENT
30	RCP	24	NATERTIGHT JOINTS
42	ALUMINIZED CMP	742	12-GAUGE IV NATERTIGHT JOINTS
36x46	ALUMINIZED CMP	74	12-GAUGE IV NATERTIGHT JOINTS

HDPE indicates High Density Polyethylene pipe, such as N-12 by ADS, or Hi-G by Hanco or an approved equal. Trench bedding to be provided per Howard County Detail 6.201. *Trench for P.V.C. pipe and HDPE.*



NO.	TYPE	WIDTH* (INSIDE)	TOP ELEVATION		INVERT ELEVATION		STANDARD DETAIL	NOTES	LOCATION	OWNERSHIP & MAINTENANCE
			UPPER	LOWER	UPPER	LOWER				
ES-1	TYPE 'D' HEADWALL	----	174.10	----	174.60	----	HO. CO. D. 5.21			PRIVATE
SC-2	STORMCEPTOR	----	184.56	----	174.94	174.64	SEE DETAIL SHEET 12	STC-1800		PRIVATE
STR-3	SPLITTER	----	184.40	184.30	175.02	175.02	SEE DETAIL SHEET 13			PRIVATE
M-4	MANHOLE	6'-0"	183.92	----	178.00	175.12		SET BOTTOM OF STR-1" BELOW INVERT OUT		PRIVATE
I-5	DOUBLE 'S'	2'-15"	183.04	----	175.37	175.32	HO. CO. D. 4.23	SET BOTTOM OF STR-1" BELOW INVERT OUT		PRIVATE
I-6	DOUBLE 'S'	2'-15"	182.93	----	175.64	175.64	HO. CO. D. 4.23	SET BOTTOM OF STR-1" BELOW INVERT OUT		PRIVATE
I-7	DOUBLE 'S'	2'-15"	183.13	----	175.97	175.92	HO. CO. D. 4.23	SET BOTTOM OF STR-1" BELOW INVERT OUT		PRIVATE
I-8	DOUBLE 'S'	2'-15"	183.13	----	176.70	176.71	HO. CO. D. 4.23	SET BOTTOM OF STR-1" BELOW INVERT OUT		PRIVATE
I-9	DOUBLE 'S'	2'-15"	183.13	----	176.47	176.42	HO. CO. D. 4.23	SET BOTTOM OF STR-1" BELOW INVERT OUT		PRIVATE
I-10	DOUBLE 'S'	2'-15"	183.13	----	176.72	176.67	HO. CO. D. 4.23	SET BOTTOM OF STR-1" BELOW INVERT OUT		PRIVATE
I-11	DOUBLE 'S'	2'-15"	183.13	----	175.50	176.93	HO. CO. D. 4.23	SET BOTTOM OF STR-1" BELOW INVERT OUT		PRIVATE
I-12	DOUBLE 'S'	2'-15"	183.13	----	178.23	178.18	HO. CO. D. 4.23	SET BOTTOM OF STR-1" BELOW INVERT OUT		PRIVATE
I-13	DOUBLE 'S'	2'-15"	183.13	----	177.47	177.42	HO. CO. D. 4.23	SET BOTTOM OF STR-1" BELOW INVERT OUT		PRIVATE
M-14	MANHOLE	6'-0"	184.55	----	174.68	177.80	MD-384.05	SET BOTTOM OF STR-1" BELOW INVERT OUT		PRIVATE
I-15	DOUBLE 'S'	2'-15"	183.30	----	178.17	178.07	HO. CO. D. 4.23	SET BOTTOM OF STR-1" BELOW INVERT OUT		PRIVATE
I-16	'S'	2'-15"	183.16	----	178.40	178.35	HO. CO. D. 4.22			PRIVATE
I-17	DOUBLE 'WR'	3'-5-1/8"	183.63	183.62	178.64	178.54	HO. CO. D. 4.35			PRIVATE
I-18	DOUBLE 'WR'	3'-5-1/8"	183.13	183.13	174.15	174.05	HO. CO. D. 4.35			PRIVATE
M-19	MANHOLE	4'-0"	186.50	----	174.54	174.44	HO. CO. D. 5.12			PRIVATE
I-20	'S'	2'-15"	183.20	----	180.50	174.74	HO. CO. D. 4.22			PRIVATE
I-22	DOUBLE 'WR'	3'-5-1/8"	183.81	183.76	174.67	----	HO. CO. D. 4.35			PRIVATE
I-24	'S'	2'-15"	183.42	----	174.30	----	HO. CO. D. 4.22			PRIVATE
M-30	MANHOLE	4'-0"	184.32	----	178.42	175.32	HO. CO. G. 5.12			PRIVATE
M-31	MANHOLE	4'-0"	185.64	----	176.82	176.72	HO. CO. G. 5.12			PRIVATE
M-32	MANHOLE	4'-0"	184.93	----	177.78	177.17	HO. CO. G. 5.12			PRIVATE
I-33	DOUBLE 'S'	2'-15"	183.44	----	178.54	178.14	HO. CO. D. 4.23			PRIVATE
I-34	'S'	2'-15"	183.22	----	174.91	174.81	HO. CO. D. 4.22			PRIVATE
I-35	'S'	2'-15"	183.22	----	174.24	----	HO. CO. D. 4.22			PRIVATE
M-40	MANHOLE	5'-0"	183.97	----	173.87	170.65	HO. CO. G. 5.13			PRIVATE
SC-41	STORMCEPTOR	----	184.22	----	174.31	174.06	SEE DETAIL SHEET 12	STC-1200		PRIVATE
M-42	MANHOLE	5'-0"	183.83	----	175.83	175.13	HO. CO. G. 5.13			PRIVATE
I-43	'S'	2'-15"	183.22	----	176.01	175.91	HO. CO. D. 4.22			PRIVATE
I-44	'S'	2'-15"	183.22	----	176.94	176.34	HO. CO. D. 4.22			PRIVATE
I-45	'S'	2'-15"	183.22	----	177.37	177.27	HO. CO. D. 4.22			PRIVATE



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *David Lazas* 11/10/12 Date
 Chief, Division of Land Development: *John Smith* 11-13-13 Date
 Chief, Development Engineering Division: *Chad Elmer* 11-12-13 Date

NO.	TYPE	WIDTH* (INSIDE)	TOP ELEVATION		INVERT ELEVATION		STANDARD DETAIL	NOTES	LOCATION	OWNERSHIP & MAINTENANCE
			UPPER	LOWER	UPPER	LOWER				
I-46	'S'	2'-15"	183.22	----	177.80	177.70	HO. CO. D. 4.22			PRIVATE
I-47	'S'	2'-15"	183.22	----	178.73	178.13	HO. CO. D. 4.22			PRIVATE
I-48	'S'	2'-15"	183.22	----	174.16	174.06	HO. CO. D. 4.22			PRIVATE
I-44	DOUBLE 'S'	2'-15"	183.22	----	174.48	----	HO. CO. D. 4.23			PRIVATE

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3809 NATIONAL DRIVE - SUITE 200 - BURTONVILLE OFFICE PARK
 BURTONVILLE, MARYLAND 20886
 TEL: 301-421-4024 FAX: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

PREPARED FOR:
 Patuxent 8235, LLC
 c/o ATAPCO
 10 E. BALTIMORE ST., SUITE 1501
 BALTIMORE, MD 21202
 DAVE LAZAS
 410-347-7170

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
 LICENSE NO. 22732
 EXPIRATION DATE: MAY 26, 2014

REVISED UTILITY PROFILES
PATUXENT PARK INDUSTRIAL AREA
PARCELS A
OFFICE/WAREHOUSE BUILDING
 PLAT NOs: 22508 - 22509
 OFFICE & WAREHOUSE BUILDINGS
 HOWARD COUNTY, MARYLAND

SCALE
 1" = 50' (H)
 1" = 5' (V)

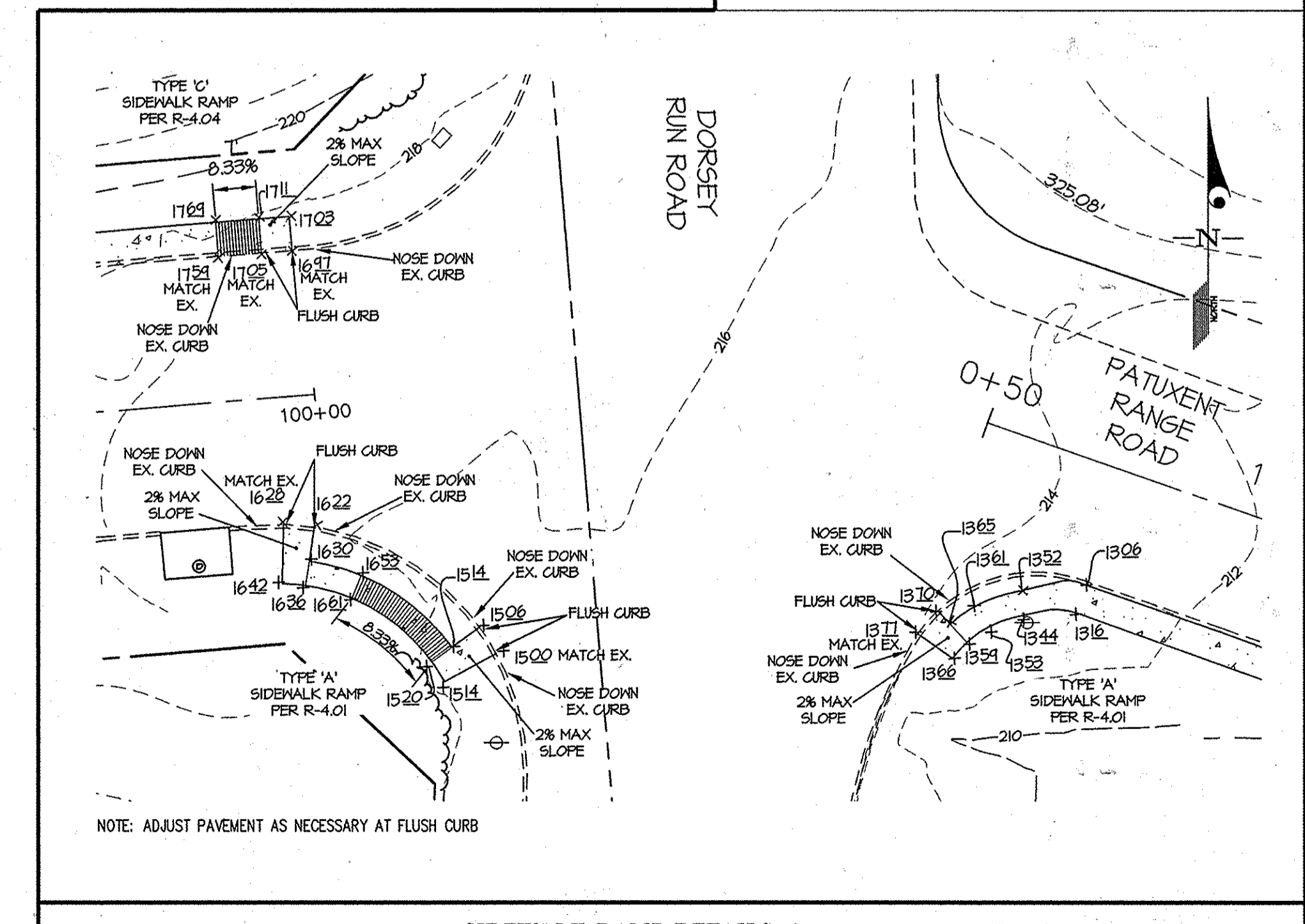
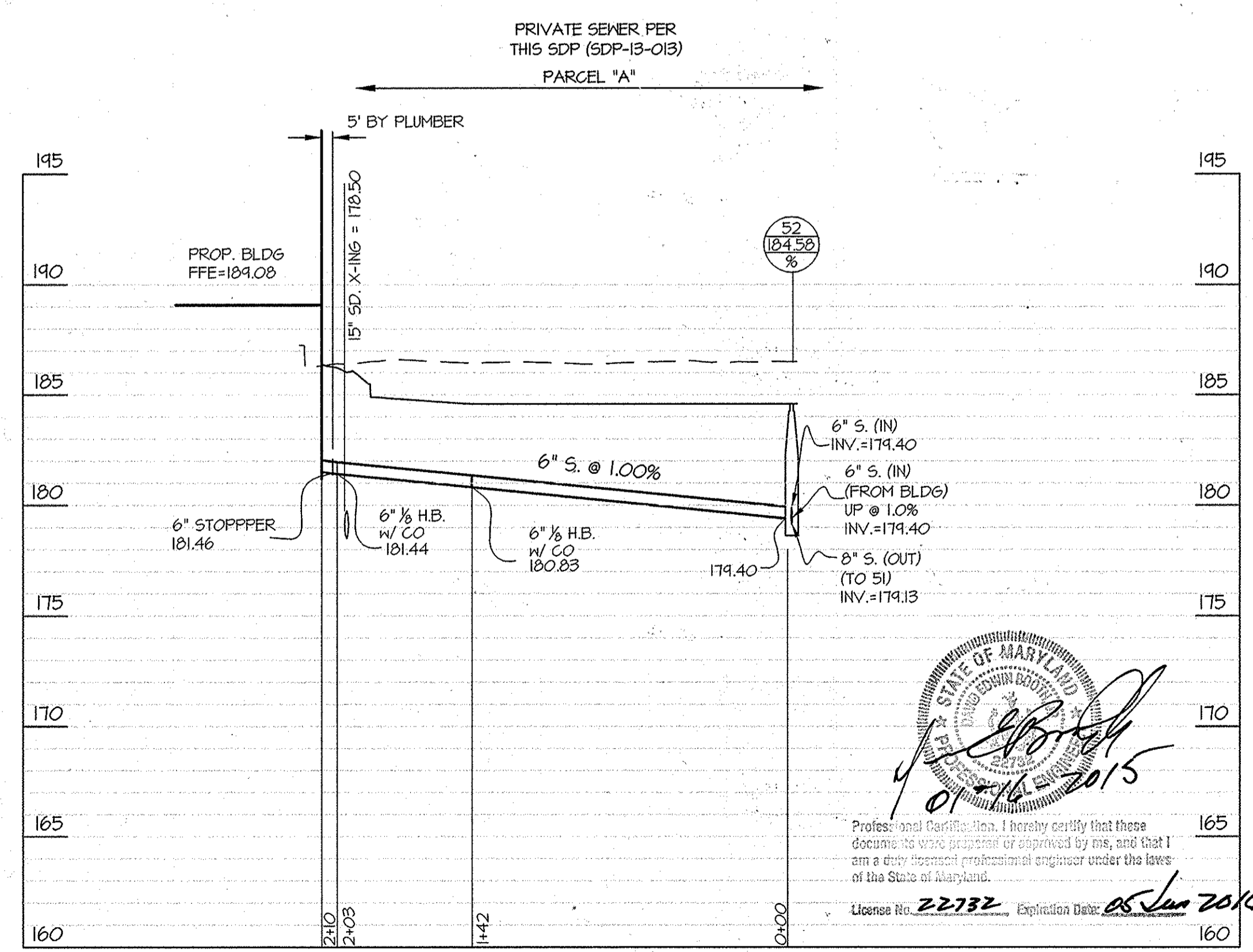
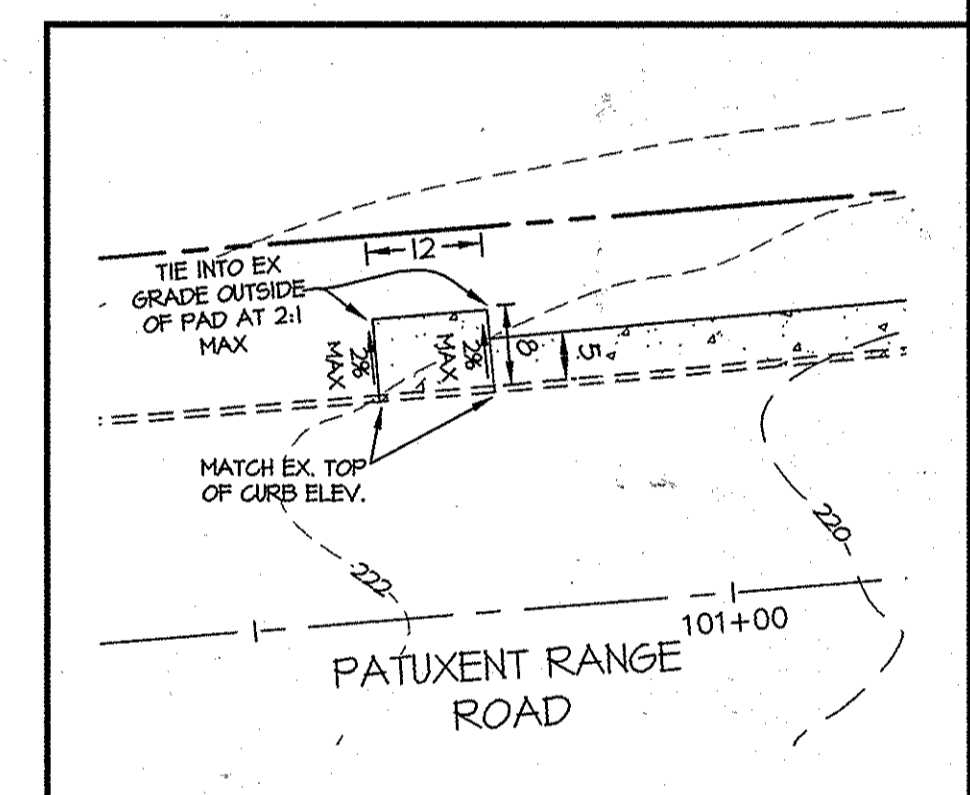
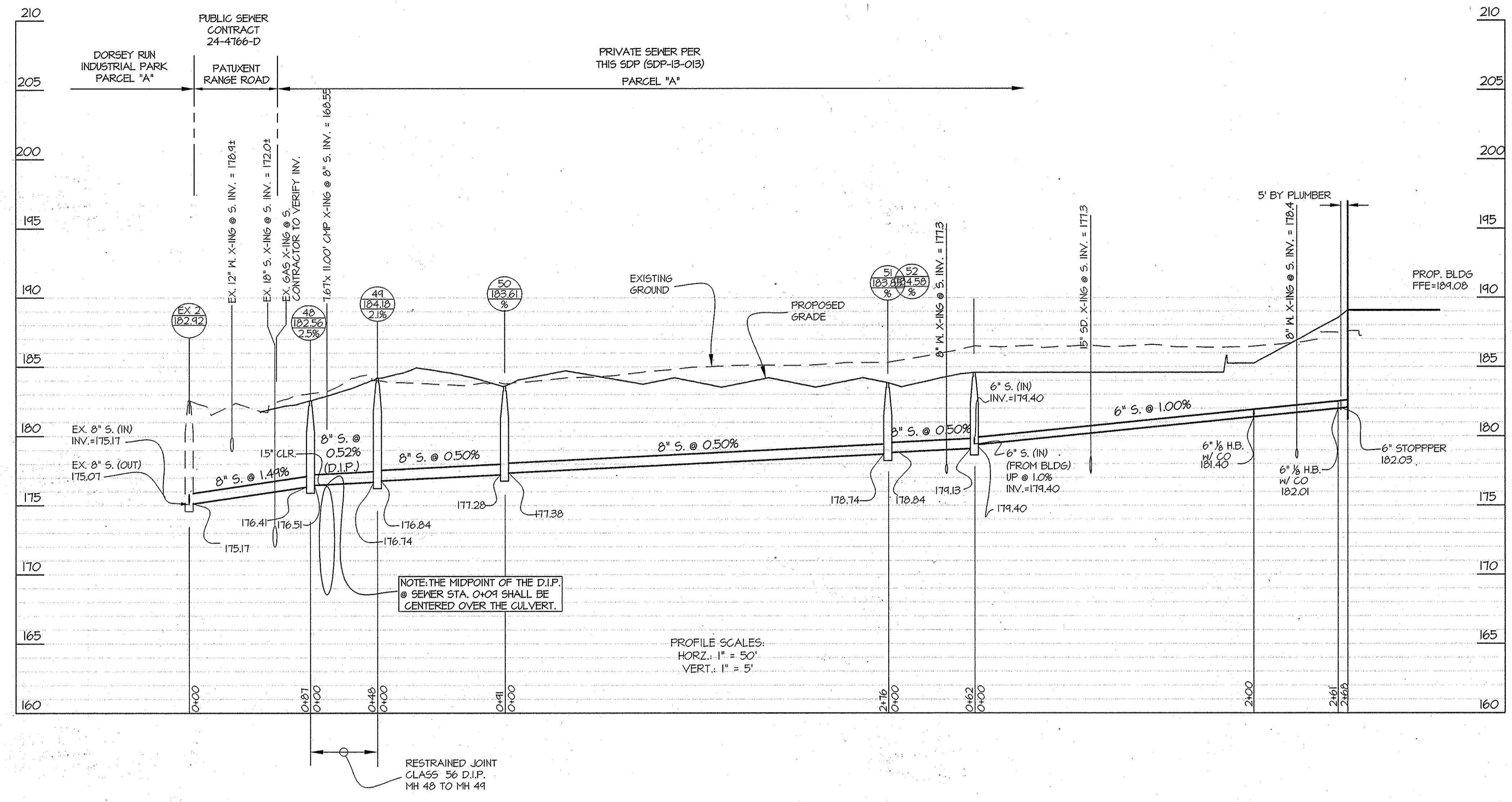
ZONING
 M-2

G. L. W. FILE NO.
 12014

DATE
 NOV, 2013

TAX MAP - GRID
 48-3

SHEET
 9 OF 16



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *John A. Casper* Date: 6/12/14
 Chief, Division of Land Development: *West Stenhouse* Date: 6-12-14
 Chief, Development Engineering Division: *Chad Edwards* Date: 6.10.14

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly registered professional engineer under the laws of the State of Maryland.
 License No. 22732 Expiration Date: 05 Jun 2016

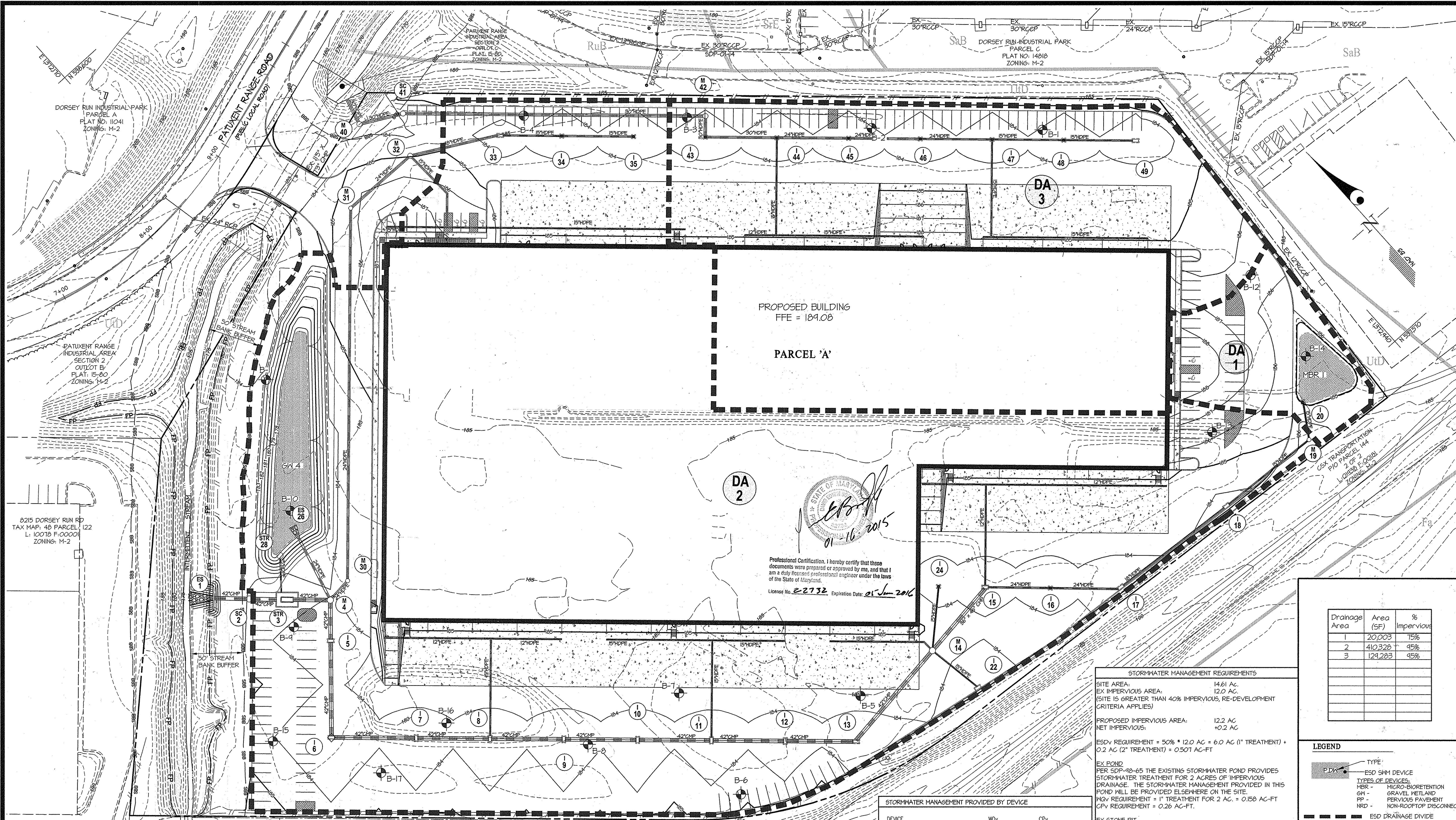
GLWGUTSCHICK LITTLE & WEBER, P.A.	
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS	
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK	
BURTONSVILLE, MARYLAND, 20866	
TEL: 301-421-4024 BAL: 410-381-1820 DC/VA: 301-889-2524 FAX: 301-421-4186	
03/2014	SIDEWALK DETAILS ADDED
12/2013	PRIVATE SEWER REVISED
10/2013	SEWER ALIGNMENT REVISED
DATE	REVISION
BY	APPR.

PREPARED FOR:	Patuxent 8235, LLC c/o ATAPCO 10 E. BALTIMORE ST. SUITE 1501 BALTIMORE, MD 21202 DAVE LAZAS 410-347-7170
PROFESSIONAL CERTIFICATION:	I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 22732 EXPIRATION DATE: MAY 28, 2016

STATE OF MARYLAND
 PROFESSIONAL ENGINEER
 License No. 22732
 Expiration Date: 05 Jun 2016

REVISED UTILITY PROFILES
PATUXENT PARK INDUSTRIAL AREA
PARCEL A
OFFICE/WAREHOUSE BUILDING
 PLAT NOs: 22508 - 22509
OFFICE & WAREHOUSE BUILDINGS
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	M-2	12014
DATE	TAX MAP - GRID	SHEET
MAY, 2014	48-3	10 OF 15



PROPOSED BUILDING
FFE = 184.08

PARCEL 'A'

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 22732 Expiration Date: 01 Jun 2016

Drainage Area	Area (SF)	% Impervious
1	20,003	75%
2	410,328	95%
3	129,283	95%

STORMWATER MANAGEMENT REQUIREMENTS

SITE AREA: 14.61 AC.
EX IMPERVIOUS AREA: 12.0 AC.
(SITE IS GREATER THAN 40% IMPERVIOUS, RE-DEVELOPMENT CRITERIA APPLIES)

PROPOSED IMPERVIOUS AREA: 12.2 AC
NET IMPERVIOUS: +0.2 AC

ESDV REQUIREMENT = 50% * 12.0 AC = 6.0 AC (1" TREATMENT) + 0.2 AC (2" TREATMENT) = 0.501 AC-FT

STORMWATER MANAGEMENT PROVIDED BY DEVICE

DEVICE	WQV	CFV
MICRO-BIORETENTION:	0.037 AC-FT	0.044 AC-FT
GRAVEL WETLAND:	0.587 AC-FT	0.000 AC-FT
UNDERGROUND STORAGE	0.000 AC-FT	0.226 AC-FT
STORMCEPTOR	0.075 AC-FT*	0.000 AC-FT
TOTALS:	0.699 AC-FT	0.270 AC-FT

* THE REMAINING WQV REQUIREMENT WILL BE PROVIDED BY STORMCEPTORS WHICH HAS BEEN DESIGNED TO TREAT THE ENTIRE 1 YEAR STORM FOR DRAINAGE AREAS 2 & 3

EX POND
PER SDP-90-65 THE EXISTING STORMWATER POND PROVIDES STORMWATER TREATMENT FOR 2 ACRES OF IMPERVIOUS DRAINAGE. THE STORMWATER MANAGEMENT PROVIDED IN THIS POND WILL BE PROVIDED ELSEWHERE ON THE SITE.
WQV REQUIREMENT = 1" TREATMENT FOR 2 AC. = 0.158 AC-FT
CFV REQUIREMENT = 0.26 AC-FT

EX STONE PIT
PER SDP-94-230 THE STONE PIT PROVIDES APPROXIMATELY 1500 CU-FT OF STORAGE. THIS WILL BE ADDED TO THE WQV REQUIREMENT FOR THE SITE.
TOTAL STORMWATER REQUIREMENTS
ESDV/WQV TREATMENT = 0.501 AC-FT + 0.158 AC-FT + 1500 CF (STONE PIT) = 30,448 CF (0.699 AC-FT)
CFV REQUIREMENT = 0.26 AC-FT

LEGEND

TYPE:
PDK - ESD SWM DEVICE
TYPE OF DEVICES:
MBR - MICRO-BIORETENTION
GM - GRAVEL WETLAND
PP - PERVIOUS PAVEMENT
NRD - NON-ROOFTOP DISCONNECT
--- ESD DRAINAGE DIVIDE

NOTE: ALL SOILS ON SITE ARE 'D' TYPE SOILS

GRAPHIC SCALE
1" = 40 FT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Handwritten Signature* Date: 11/13/13

Chief, Division of Land Development: *Handwritten Signature* Date: 11-13-13

Chief, Development Engineering Division: *Handwritten Signature* Date: 11-12-13

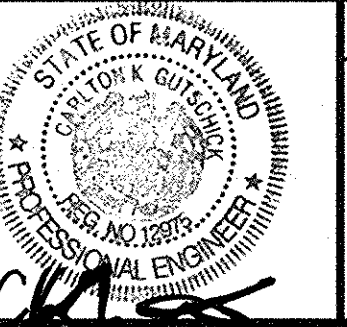
PARCEL E-2
SECTION 2
PATUXENT INDUSTRIAL PARK
PLAT NO. 6258
ZONING: M-2

GLWGUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
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DAVE LAZAS
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PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 22732, EXPIRES MAY 28, 2016.

11-5-13 *Handwritten Signature*



REVISED STORMWATER MANAGEMENT DRAINAGE AREA MAP Δ
PATUXENT PARK INDUSTRIAL AREA
PARCELS A
OFFICE/WAREHOUSE BUILDING
PLAT NOs: 22508 - 22509
AS BUILT
OFFICE & WAREHOUSE BUILDINGS
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=40'	M-2	12014
DATE	TAX MAP - GRID	SHEET
NOV., 2013	48-3	11 OF 15

11/2013 TRUCK COURT GRADING & STORM DRAIN REVISED
DATE REVISION BY APPR.

DES. dds DRN. dds CHK.

MBR-2
TYPE (PER MDE) MICRO BIORETENTION SYSTEM (M-6)
NON - MDE 310 FACILITY
TOTAL DRAINAGE AREA TO FACILITY = 20,003 SF
STORAGE PROVIDED = 2000 CU FT (100000) 184.73
MAY PROVIDED = 1611 CU FT
CFV PROVIDED = 1433 CU FT

LOW-FLOW OUTFALL: PERFORATED UNDERDRAIN SYSTEM
BOTTOM OF FACILITY = 184.20 - 184.14
HIGH-FLOW OUTFALL: 1-20 (5) INLET, TOP = 185.20 - 184.74
FOR STORMWATER PLANTINGS, SEE LANDSCAPE PLAN

FOR TYPICAL SECTION THROUGH BIO-RETENTION, SEE DETAIL THIS SHEET

APPENDIX D.1.1 - SUPPLEMENTAL POND SPECIFICATIONS (NON-378)

SUPPLEMENTAL STORMWATER PONDS AND WETLAND SPECIFICATIONS (NON-378)

THESE NOTES AND SPECIFICATIONS ARE IN ADDITION TO THE MD-378 SPECIFICATIONS. IF THERE IS ANY QUESTION AS TO THE APPLICABILITY, THE MD-378 SPECIFICATIONS SUPERCEDE.

- IT IS PREFERRED TO USE THE SAME MATERIAL IN THE EMBANKMENT AS IS BEING INSTALLED FOR THE CORE TRENCH. IF THIS IS NOT POSSIBLE BECAUSE THE APPROPRIATE MATERIAL IS NOT AVAILABLE, A DAM CORE WITH A SHALL MAY BE USED. THE CROSS-SECTION OF THE STORMWATER FACILITY SHOULD SHOW THE LIMITS OF THE DAM CORE (UP TO 10-YEAR WATER SURFACE ELEVATION) AS WELL AS THE ACCEPTABLE MATERIALS FOR THE SHELL. THE SHAPE OF THE DAM CORE AND THE MATERIAL TO BE USED IN THE SHELL SHOULD BE PROVIDED BY THE GEOTECHNICAL ENGINEER.
 - IF THE COMPACTION TESTS FOR THE SITE IMPROVEMENTS IS USING MODIFIED PROCTOR (AASHTO T-180), THEN TO MAINTAIN ON-SITE CONSISTENCY, THE MODIFIED PROCTOR MAY BE USED IN LIEU OF A STANDARD PROCTOR (AASHTO T-99). THE MINIMUM DENSITY USING THE MODIFIED PROCTOR TEST METHOD SHALL BE AT LEAST 92% OF THE MAXIMUM DRY DENSITY WITH A MOISTURE CONTENT OF $\pm 2\%$ OF THE OPTIMUM. THE MINIMUM REQUIRED DENSITY USING THE STANDARD PROCTOR TEST METHOD SHALL BE AT LEAST 95% OF THE MAXIMUM DRY DENSITY WITH A MOISTURE CONTENT OF $\pm 2\%$ OF THE OPTIMUM.
 - FOR ALL STORMWATER MANAGEMENT FACILITIES, A GEOTECHNICAL ENGINEER OR THEIR REPRESENTATIVE MUST BE PRESENT TO VERIFY COMPACTION IN ACCORDANCE WITH THE SELECTED TEST METHOD. THIS INFORMATION NEEDS TO BE PROVIDED IN A REPORT TO THE DESIGN ENGINEER, SO THAT CERTIFICATION OF THE CONSTRUCTION OF THE FACILITY, IN ACCORDANCE WITH MD-378 SPECIFICATIONS, CAN BE MADE.
 - A 4-INCH LAYER OF TOPSOIL SHALL BE PLACED ON ALL DISTURBED AREAS OF THE DAM EMBANKMENT. SEEDING, LIMING, FERTILIZING, MULCHING, ETC. SHALL BE IN ACCORDANCE WITH MARYLAND SOIL CONSERVATION SERVICE M-342 OR THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL PERMANENT SEEDING, SECTION IN CHAPTER 20. THE PURPOSE OF THE TOPSOIL IS TO ESTABLISH A GOOD GROWTH OF GRASS, WHICH IS NOT ALWAYS POSSIBLE WITH SOME OF THE MATERIALS THAT MAY BE PLACED FOR THE EMBANKMENT, FILL.
 - GEOTEXTILE PLACED BENEATH RIP-RAP SHALL BE CLASS "C" GEOTEXTILE OR BETTER (SEE SECTION 24.0, MATERIAL SPECIFICATIONS, 1994 STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL (MDE 1994). SOME ACCEPTABLE GEOTEXTILES THAT MEET THE CLASS "C" CRITERIA INCLUDE:
AMOCO 4552 CARTRIDGE FX-705
GOLON 970 MIRA 180-N
WEBEC 107
- THIS IS ONLY A PARTIAL LISTING OF AVAILABLE GEOTEXTILES BASED ON INFORMATION PROVIDED BY THE MANUFACTURERS OF THE 1997 SPECIFIER'S GUIDE DATED DECEMBER 1996. IT IS THE RESPONSIBILITY OF THE ENGINEER TO VERIFY THE ADEQUACY OF THE MATERIAL, AS THERE ARE CHANGES IN THE MANUFACTURING PROCESS AND THE TYPE OF FABRIC USED, WHICH MAY AFFECT THE CONTINUED ACCEPTANCE.
- A RULE OF THUMB TO DETERMINE WHEN AN EXCAVATED POND MAY NEED TO BE CONSIDERED AN EMBANKMENT POND IS AS FOLLOWS:
PROVIDE CALCULATION OF $10H + 20FEET = L$, WHERE H HEIGHT FROM POND BOTTOM TO TOP OF DAM. IF THE PROJECTION OF L DOWNSTREAM IS A HORIZONTAL LINE FROM THE UPSTREAM TOE OF SLOPE IS BELOWING GROUND, THE POND CAN BE CONSIDERED AN EXCAVATED POND. IN ADDITION, THE EXISTING GROUND SLOPE, DOWNSTREAM OF THE TOE, MUST BE LESS THAN 10%.
 - THE DESIGN ENGINEER AND GEOTECHNICAL ENGINEER SHOULD MAKE THE DETERMINATION THAT THE SETTLEMENT OF THE POND WILL NOT CAUSE EXCESSIVE JOINT EXTENSION. FOR FURTHER INFORMATION ON JOINT ANALYSIS, SEE NRCC PUBLICATION TR-18.
 - FILL PLACEMENT SHALL NOT EXCEED A MAXIMUM 8-INCH. EACH LIFT SHALL BE CONTINUOUS FOR THE ENTIRE LENGTH OF THE EMBANKMENT.
 - THE EMBANKMENT FILL SHALL NOT BE PLACED HIGHER THAN THE CENTERLINE OF THE PRINCIPAL SPILLWAY UNTIL AFTER THE PRINCIPAL SPILLWAY HAS BEEN INSTALLED. IF THE EMBANKMENT NEEDS TO BE EXCAVATED TO INSTALL THE PRINCIPAL SPILLWAY, THE SIDE SLOPE SHALL BE NO LESS THAN 2:1.
 - THE EMBANKMENT FILL SHALL NOT BE PLACED HIGHER THAN THE CENTERLINE OF THE PRINCIPAL SPILLWAY UNTIL AFTER THE PRINCIPAL SPILLWAY HAS BEEN INSTALLED. IF THE EMBANKMENT NEEDS TO BE EXCAVATED TO INSTALL THE PRINCIPAL SPILLWAY, THE SIDE SLOPE SHALL BE NO LESS THAN 2:1.
 - THE SIDE SLOPES OF A CUT TO REPAIR A DAM, INSTALL A PRINCIPAL SPILLWAY FOR AN EXCAVATED POND, OR OTHER REPAIR WORK, SHALL BE NO LESS THAN 2:1.

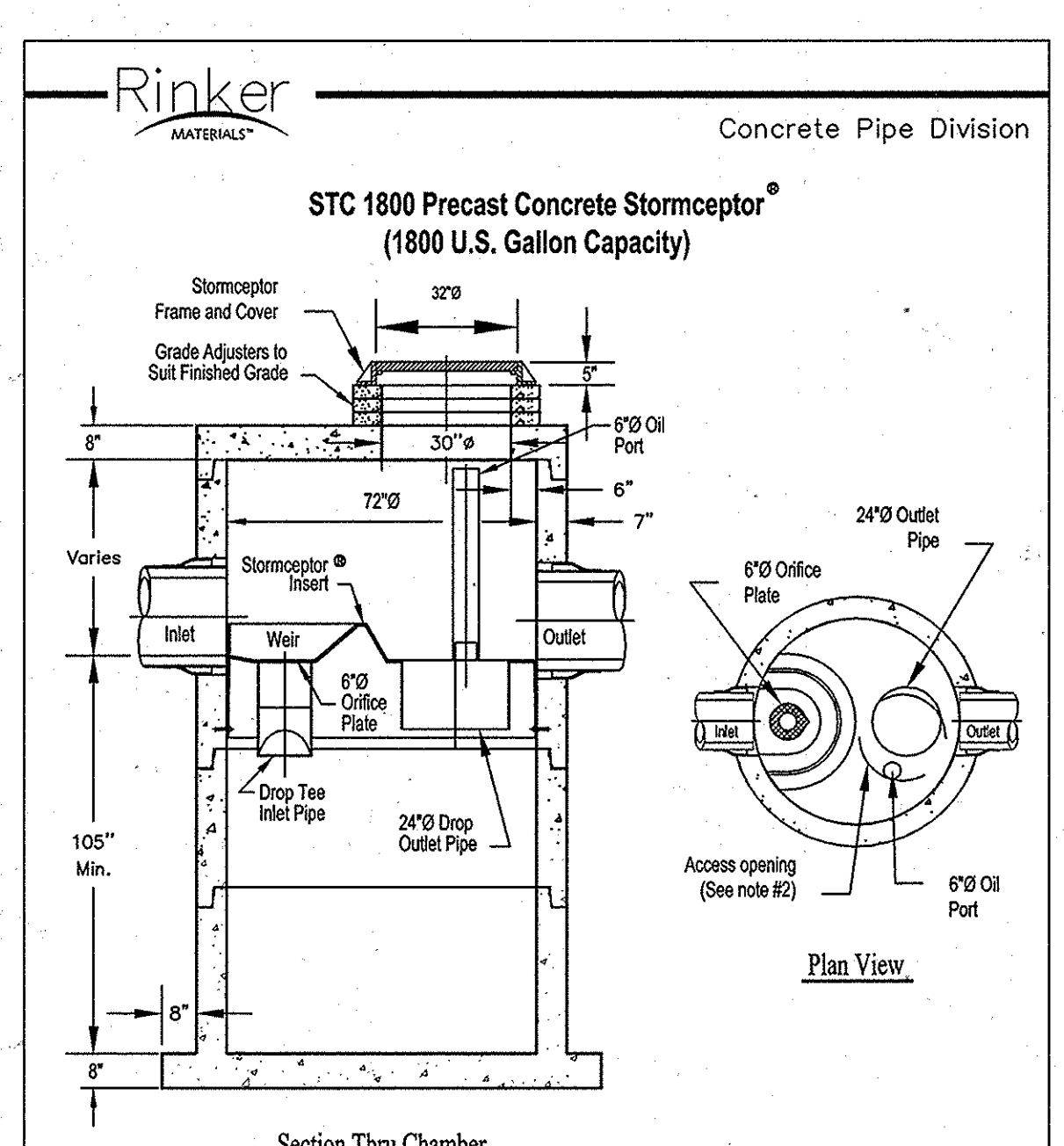
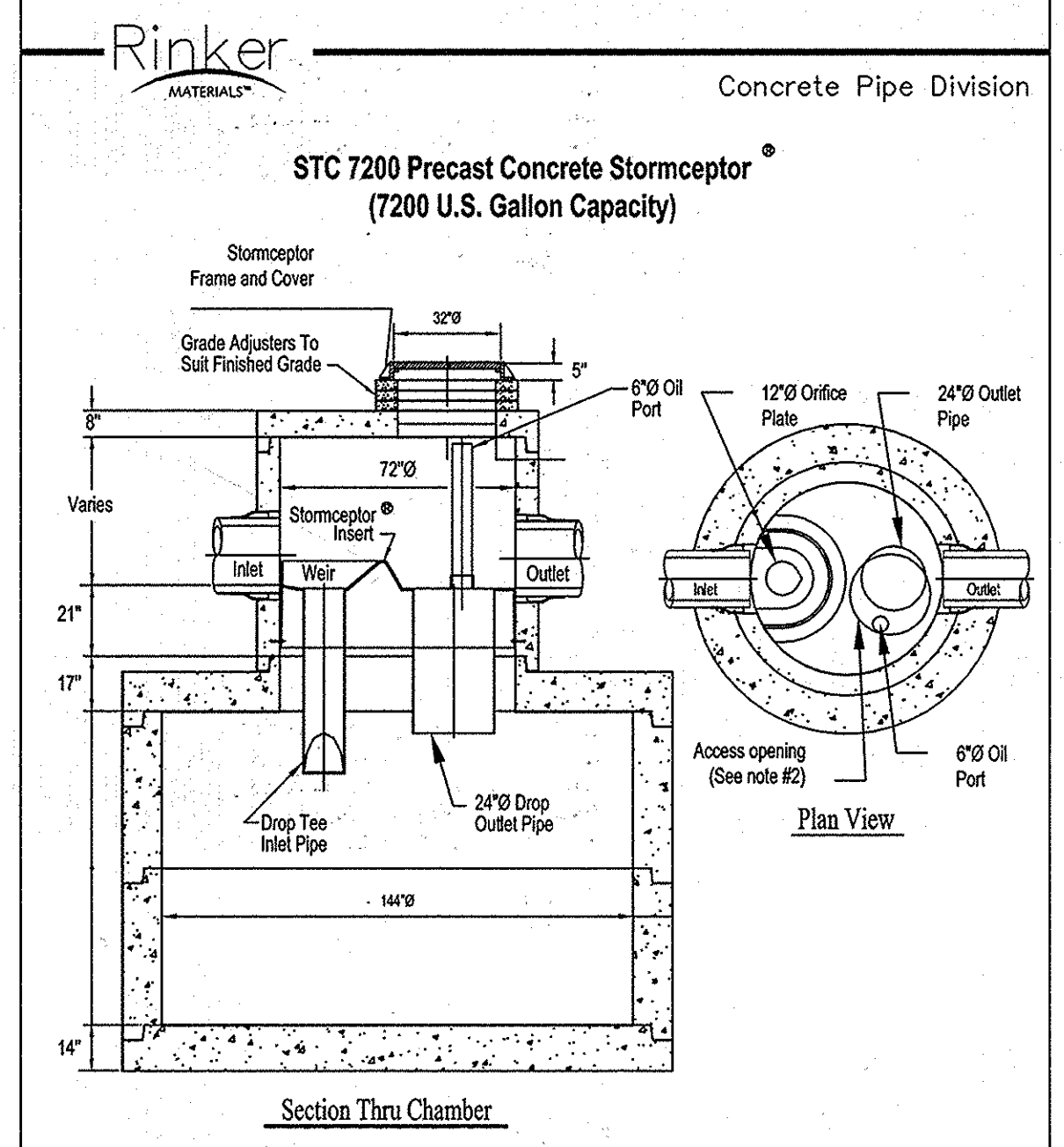
- GENERAL NOTES
- MATERIAL SPECIFICATIONS
 - THE ALLOWABLE MATERIALS TO BE USED IN BIORETENTION AREA ARE DETAILED IN TABLE B.3.2.
 - PLANTING SOIL
 - THE SOIL SHALL BE A UNIFORM MIX, FREE OF STONES, STUMPS, ROOTS OR OTHER SIMILAR OBJECTS LARGER THAN TWO INCHES. NO OTHER MATERIALS OR SUBSTANCES SHALL BE MIXED OR DUMPED WITHIN THE BIORETENTION AREA THAT MAY BE HARMFUL TO PLANT GROWTH, OR PROVIDE A HINDERANCE TO THE PLANTING OR MAINTENANCE OPERATIONS. THE PLANTING SOIL SHALL BE FREE OF BROMELIAD GRASS, QUACKGRASS, JOHNSON GRASS, OR OTHER NOXIOUS WEEDS AS SPECIFIED UNDER COMAR 15.08.01.05.
 - THE PLANTING SOIL SHALL BE TESTED AND SHALL MEET THE FOLLOWING CRITERIA:
PH RANGE 5.2 - 7.0
ORGANIC MATTER 1.5 - 4% (BY WEIGHT)
MAGNESIUM 35 LB./AC
PHOSPHORUS (PHOSPHATE - P205) 75 LB./AC
POTASSIUM (POTASH - K2O) 85 LB./AC
SOLUBLE SALTS NOT TO EXCEED 500 PPM
 - ALL BIORETENTION AREAS SHALL HAVE A MINIMUM OF ONE TEST. EACH TEST SHALL CONSIST OF BOTH THE STANDARD SOIL TEST FOR PH, PHOSPHORUS, AND POTASSIUM AND ADDITIONAL TESTS OF ORGANIC MATTER AND SOLUBLE SALTS. A TEXTURE ANALYSIS IS REQUIRED FROM THE SITE STOCKPILED TOPSOIL IF TOPSOIL IS IMPORTED, THEN A TEXTURE ANALYSIS SHALL BE PERFORMED FOR EACH LOCATION WHERE THE TOP SOIL WAS EXCAVATED.
 - SINCE DIFFERENT LABS CALIBRATE THEIR TESTING EQUIPMENT DIFFERENTLY, ALL TESTING RESULTS SHALL COME FROM THE SAME TESTING FACILITY. SHOULD THE PH FALL OUT OF THE ACCEPTABLE RANGE, IT MAY BE MODIFIED (HIGHER) WITH LIME OR (LOWER) WITH IRON SULFATE PLUS SULFUR.
 - COMPACTION
 - IT IS VERY IMPORTANT TO MINIMIZE COMPACTION OF BOTH THE BASE OF THE BIORETENTION AREA AND THE REQUIRED BACKFILL. WHEN POSSIBLE, USE EXCAVATION HOES TO REMOVE ORIGINAL SOIL. IF BIORETENTION APPENDIX B.3. CONSTRUCTION SPECIFICATIONS FOR SAND FILTERS, BIORETENTION AND OPEN CHANNELS B.3.5 AREAS ARE EXCAVATED USING A LOADER, THE CONTRACTOR SHOULD USE WIDE TRACK OR MARSH TRACK EQUIPMENT, OR LIGHT EQUIPMENT WITH TIRE TYPE TIRES. USE OF EQUIPMENT WITH NARROW TRACKS OR NARROW TIRES, RUBBER TIRES WITH LARGE LOGS, OR HIGH PRESSURE TIRES WILL CAUSE EXCESSIVE COMPACTION RESULTING IN REDUCED INFILTRATION RATES AND IS NOT ACCEPTABLE. COMPACTION WILL SIGNIFICANTLY CONTRIBUTE TO DESIGN FAILURE.
 - COMPACTION CAN BE AVOIDED AT THE BASE OF THE BIORETENTION FACILITY BY USING A PRIMARY TILLING OPERATION SUCH AS CHISEL PLOW, RIPPER, OR SUBSOILER. THESE TILLING OPERATIONS ARE TO REFRATURE THE SOIL PROFILE THROUGHOUT THE 12 INCH COMPACTION ZONE. SUBSTITUTE METHODS MUST BE APPROVED BY THE ENGINEER. ROTOTILLERS TYPICALLY DO NOT TILL DEEP ENOUGH TO REDUCE THE EFFECTS OF COMPACTION FROM HEAVY EQUIPMENT.
 - ROTOTILL 2 TO 3 INCHES OF SAND INTO THE BASE OF THE BIORETENTION FACILITY BEFORE BACKFILLING THE OPTIONAL SAND LAYER. PUMP ANY PONDED WATER BEFORE PREPARING (ROTOTILLING) BASE.
 - WHEN BACKFILLING THE TOPSOIL OVER THE SAND LAYER, FIRST PLACE 3 TO 4 INCHES OF TOPSOIL OVER THE SAND, THEN ROTOTILL THE SAND/TOPSOIL TO CREATE A GRADATION ZONE. BACKFILL THE REMAINDER OF THE TOPSOIL TO FINAL GRADE.
 - WHEN BACKFILLING THE BIORETENTION FACILITY, PLACE SOIL IN LIFTS 12" TO 18". DO NOT USE HEAVY EQUIPMENT WITHIN THE BIORETENTION BASIN. HEAVY EQUIPMENT CAN BE USED AROUND THE PERIMETER OF THE BASIN TO SUPPLY SOILS AND SAND. GRADE BIORETENTION MATERIALS WITH LIGHT EQUIPMENT SUCH AS A COMPACT LOADER OR A DOZER/LOADER WITH MARSH TRACKS.
 - PLANT MATERIAL
 - SEE LANDSCAPE PLAN, THIS SDP SET.
 - PLANT INSTALLATION
 - MULCH SHOULD BE PLACED TO A UNIFORM THICKNESS OF 2" TO 3". SHREDDED HARDWOOD MULCH IS THE ONLY ACCEPTED MULCH. FINE MULCH AND WOOD CHIPS WILL FLOAT AND MOVE TO THE PERIMETER OF THE BIORETENTION AREA DURING A STORM EVENT AND ARE NOT ACCEPTABLE. SHREDDED MULCH MUST BE WELL AGED (6 TO 12 MONTHS) FOR ACCEPTANCE.
 - ROOT STOCK OF THE PLANT MATERIAL SHALL BE KEPT MOIST DURING TRANSPORT AND ON-SITE STORAGE. THE PLANT ROOT BALL SHOULD BE PLANTED 50% TO 100% OF THE BALL IS ABOVE FINAL GRADE SURFACE. THE DIAMETER OF THE PLANTING FIT SHALL BE AT LEAST SIX INCHES LARGER THAN THE DIAMETER OF THE PLANTING BALL. SET AND MAINTAIN THE PLANT STRAIGHT DURING THE ENTIRE PLANTING PROCESS. THOROUGHLY WATER GROUND BED COVER AFTER INSTALLATION.
 - TREES SHALL BE BRACED USING 2" BY 2" STAKES ONLY AS NECESSARY AND FOR THE FIRST GROWING SEASON ONLY. STAKES ARE TO BE EQUALLY SPACED ON THE OUTSIDE OF THE TREE BALL.
 - GRASSES AND LEGUME SEED SHOULD BE DRILLED INTO THE SOIL TO A DEPTH OF AT LEAST ONE INCH. GRASS AND LEGUME PLUGS SHALL BE PLANTED FOLLOWING THE NON-GRASS GROUND COVER PLANTING SPECIFICATIONS.
 - THE TOPSOIL SPECIFICATIONS PROVIDE ENOUGH ORGANIC MATERIAL TO ADEQUATELY SUPPLY NUTRIENTS FROM NATURAL CYCLING. THE PRIMARY FUNCTION OF THE BIORETENTION STRUCTURE IS TO IMPROVE WATER QUALITY. ADDING FERTILIZERS PREPAYS ON A MINIMUM INTERES THIS GOAL. ONLY ADD FERTILIZER IF WOOD CHIPS OR MULCH ARE USED TO AMEND THE SOIL. ROTOTILL UREA FERTILIZER AT A RATE OF 2 POUNDS PER 1000 SQUARE FEET.
 - UNDERDRAINS
 - UNDERDRAINS ARE TO BE PLACED ON A 3'-0" WIDE SECTION OF FILTER CLOTH PIPE IS PLACED NEXT, FOLLOWED BY THE GRAVEL BEDDING. THE ENDS OF UNDERDRAIN PIPES NOT TERMINATING IN AN OBSERVATION WELL SHALL BE CAPPED.
 - THE MAIN COLLECTOR PIPE FOR UNDERDRAIN SYSTEMS SHALL BE CONSTRUCTED AT A MINIMUM SLOPE OF 0.5% OBSERVATION HELLS AND/OR CLEAN-OUT PIPES MUST BE PROVIDED (ONE MINIMUM PER EVERY 1000 SQUARE FEET OF SURFACE AREA).
 - MISCELLANEOUS
 - THE BIORETENTION FACILITY MAY NOT BE CONSTRUCTED UNTIL ALL CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

S.D. PIPE SUMMARY TABLE (SHEET 12)
PRIVATELY OWNED AND MAINTAINED

SIZE (INCHES)	TYPE	QUANTITY (L.F.)	REMARKS
6	PVC	24	SCHEDULE 40
6	SLOTTED PVC	164	SCHEDULE 40

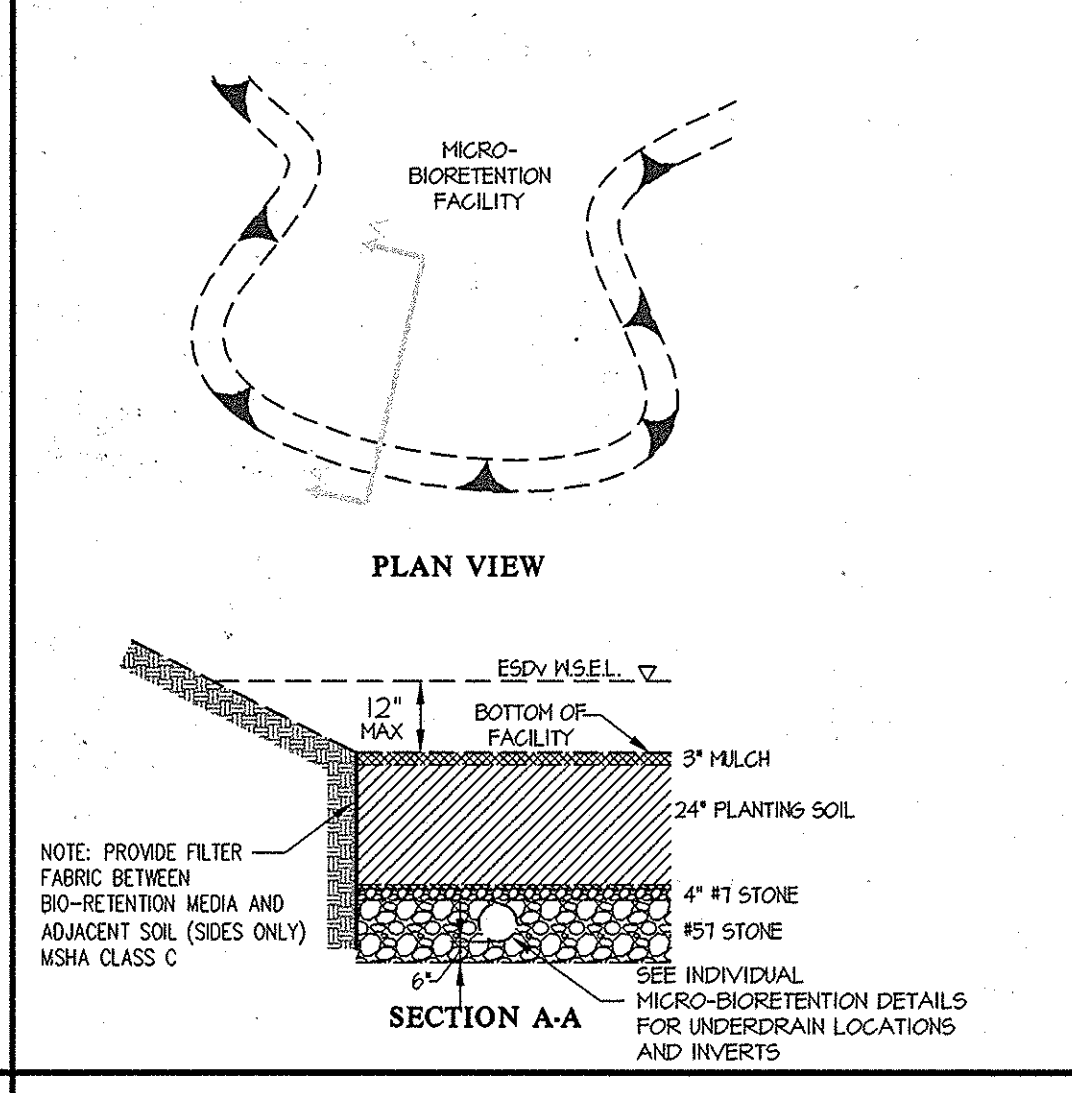
MICRO-BIORETENTION 1 DETAILS SCALE: 1" = 10'

MICRO-BIORETENTION 2 DETAILS SCALE: 1" = 10'



MICRO-BIORETENTION SUMMARY TABLE

MBR #	TOP ELEV.	OVER FLOW ELEV.	ESDV ELEV.	BOTTOM ELEV.	MULCH (3")	PLANTING SOIL (24")	NO. 4 STONE (3")	NO. 57 STONE	UNDERDRAIN SIZE/INVERT
1	185.20	185.20	185.20	184.20	184.20 - 183.95	184.95 - 184.95	184.62 - 184.62	184.20 - 184.20	(184.95) VARIES



OPERATION AND MAINTENANCE SCHEDULE FOR UNDERGROUND STORMWATER MANIFOLD SYSTEMS

- THE UNDERGROUND STORMWATER MANAGEMENT FACILITY IS PRIVATELY OWNED AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO PERIODICALLY INSPECT AND CLEAN THE FACILITY TO MAINTAIN ITS OPERATION AND FUNCTION.
- THE UNDERGROUND STORMWATER MANAGEMENT FACILITY AND LOW FLOW OUTFALL IN 519-B SHALL BE INSPECTED YEARLY AT A MINIMUM AND AFTER ESPECIALLY SEVERE STORM EVENTS.
- WHEN SEDIMENT ACCUMULATION OF MORE THAN 2" IS OBSERVED OR ANY DEBRIS THAT MIGHT OBSTRUCT THE OUTFALL IS OBSERVED, THE FACILITY SHALL BE CLEANED.
- THE FACILITY SHALL BE CLEANED IMMEDIATELY AFTER PETROLEUM SPILLS. THE OWNER SHALL CONTACT THE APPROPRIATE REGULATORY AGENCIES NOTIFYING THEM OF THE SPILL AND CLEANUP OPERATION.
- THE SEDIMENT AND DEBRIS SHALL BE REMOVED FROM THE UNDERGROUND STORMWATER MANAGEMENT FACILITY BY VACUUM TRUCK OR OTHER MANUAL MEANS. THE OWNER SHALL FOLLOW PROPER CLEANING AND DISPOSAL OF THE REMOVED MATERIAL AND LIQUID.
- THE INLET AND OUTLET PIPES SHALL BE CHECKED FOR ANY OBSTRUCTIONS AT LEAST ONCE EVERY SIX (6) MONTHS. IF OBSTRUCTIONS ARE FOUND, THE OWNER SHALL HAVE THEM REMOVED AND PROPERLY DISPOSED OF.

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED STORMCEPTOR WATER QUALITY DEVICE

- THE OWNER SHALL INSPECT THE STORMCEPTOR WATER QUALITY STRUCTURE PERIODICALLY AND CLEAN IT TO MAINTAIN PROPER OPERATION AND FUNCTION. THE OWNER SHALL INSPECT THE STORMCEPTOR UNIT YEARLY AT A MINIMUM UTILIZING THE STORMCEPTOR INSPECTION/MONITORING FORM. INSPECTIONS SHALL BE DONE BY USING A CLEAR FLEXIGLASS TUBE ('SLUDGE JUDGE') TO EXTRACT A WATER COLUMN SAMPLE. WHEN THE SEDIMENT DEPTHS EXCEED THE LEVEL SPECIFIED IN TABLE 6 OF THE STORMCEPTOR TECHNICAL MANUAL, THE STORMCEPTOR UNIT MUST BE CLEANED.
- THE OWNER SHALL CHECK AND CLEAN IMMEDIATELY THE STORMCEPTOR WATER QUALITY STRUCTURE AFTER PETROLEUM SPILLS. THE OWNER SHALL CONTACT THE APPROPRIATE REGULATORY AGENCIES AND CLEAN THE PETROLEUM SPILLS IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.
- THE MAINTENANCE OF THE STORMCEPTOR UNIT SHALL BE DONE USING A VACUUM TRUCK WHICH WILL REMOVE THE WATER, SEDIMENT, DEBRIS, FLOATING HYDROCARBONS, AND OTHER MATERIALS IN THE STORMCEPTOR UNIT. THE OWNER SHALL FOLLOW ALL REQUIREMENTS FOR THE PROPER CLEANING AND DISPOSAL OF THE REMOVED MATERIALS AND LIQUID.
- THE OWNER SHALL CHECK THE INLET AND OUTLET PIPES FOR ANY OBSTRUCTIONS AT LEAST ONCE EVERY SIX (6) MONTHS. IF OBSTRUCTIONS ARE FOUND, THE OWNER SHALL HAVE THEM REMOVED. THE OWNER SHALL REPAIR THE STRUCTURAL PARTS OF THE STORMCEPTOR UNIT AS NEEDED.
- THE OWNER SHALL RETAIN AND MAKE THE STORMCEPTOR INSPECTION/MONITORING FORMS AVAILABLE TO THE HOWARD COUNTY OFFICIALS UPON THEIR REQUEST.

OPERATION AND MAINTENANCE SCHEDULE FOR LANDSCAPE INFILTRATION (M-3) MICRO-BIORETENTION (M-6), RAIN GARDENS (M-7), BIORETENTION SWALE (M-8), ENHANCED FILTERS (M-4)

- THE OWNER SHALL MAINTAIN THE PLANT MATERIAL, MULCH LAYER AND SOIL LAYER ANNUALLY. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PROMOTE ACCEPTABLE REPLACEMENT PLANT MATERIAL IS LIMITED TO THE FOLLOWING: 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUME II, TABLE A.4.1 AND 2.
 - THE OWNER SHALL PERFORM A PLANT INSPECTION IN THE SPRING AND IN THE FALL OF EACH YEAR. DURING THE INSPECTION THE OWNER SHALL REMOVE DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT, REPLACE DEAD PLANT MATERIAL WITH ACCEPTABLE REPLACEMENT PLANT MATERIAL, TREAT DISEASED TREES AND SHRUBS, AND REPLACE ALL DEFICIENT STAKES AND WIRES.
 - THE OWNER SHALL INSPECT THE MULCH EACH SPRING. THE MULCH SHALL BE REPLACED EVERY TWO TO THREE YEARS. THE PREVIOUS MULCH LAYER SHALL BE REMOVED BEFORE THE NEW LAYER IS APPLIED.
 - THE OWNER SHALL CORRECT SOIL EROSION ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER EACH HEAVY STORM.
- OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED SHERBERG GRAVEL WETLANDS (M-2)
- DURING THE FIRST YEAR OF OPERATION, THE OWNER SHALL INSPECT THE FACILITY AFTER HEAVY STORM AND REPLACE VEGETATION AS NEEDED.
 - THE OWNER SHALL REMOVE SEDIMENT ACCUMULATED IN THE PRETREATMENT AREAS AS NECESSARY.
 - SIGNS OF UNEVEN FLOW WITHIN THE WETLAND MAY MEAN THAT THE GRAVEL OR UNDERDRAIN IS CLOGGED. THE GRAVEL OR UNDERDRAIN SHALL BE REMOVED, CLEANED, AND REPLACED, AS NEEDED.
 - THE OWNER SHALL ENSURE A DENSE STAND OF KETLAND VEGETATION IS MAINTAINED THROUGHOUT THE LIFE OF THE FACILITY AND REPLACE VEGETATION AS NEEDED.
 - THE OWNER SHALL ENSURE THE INLETS AND OUTLETS TO EACH GRAVEL WETLAND CELL ARE FREE FROM DEBRIS.
 - THE OWNER SHALL REPAIR EROSION AT INFLOW POINTS AND ENSURE FLOW SPLITTERS ARE FUNCTIONAL TO PREVENT STORM WATER FROM BYPASSING THE FACILITY.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Resha M. Taylor* 11/12/13
 Chief, Division of Land Development: *W. K. ...* 11-13-13
 Chief, Development Engineering Division: *Chad Edwards* 11.12.13

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
 BURTONSVILLE, MARYLAND 20886
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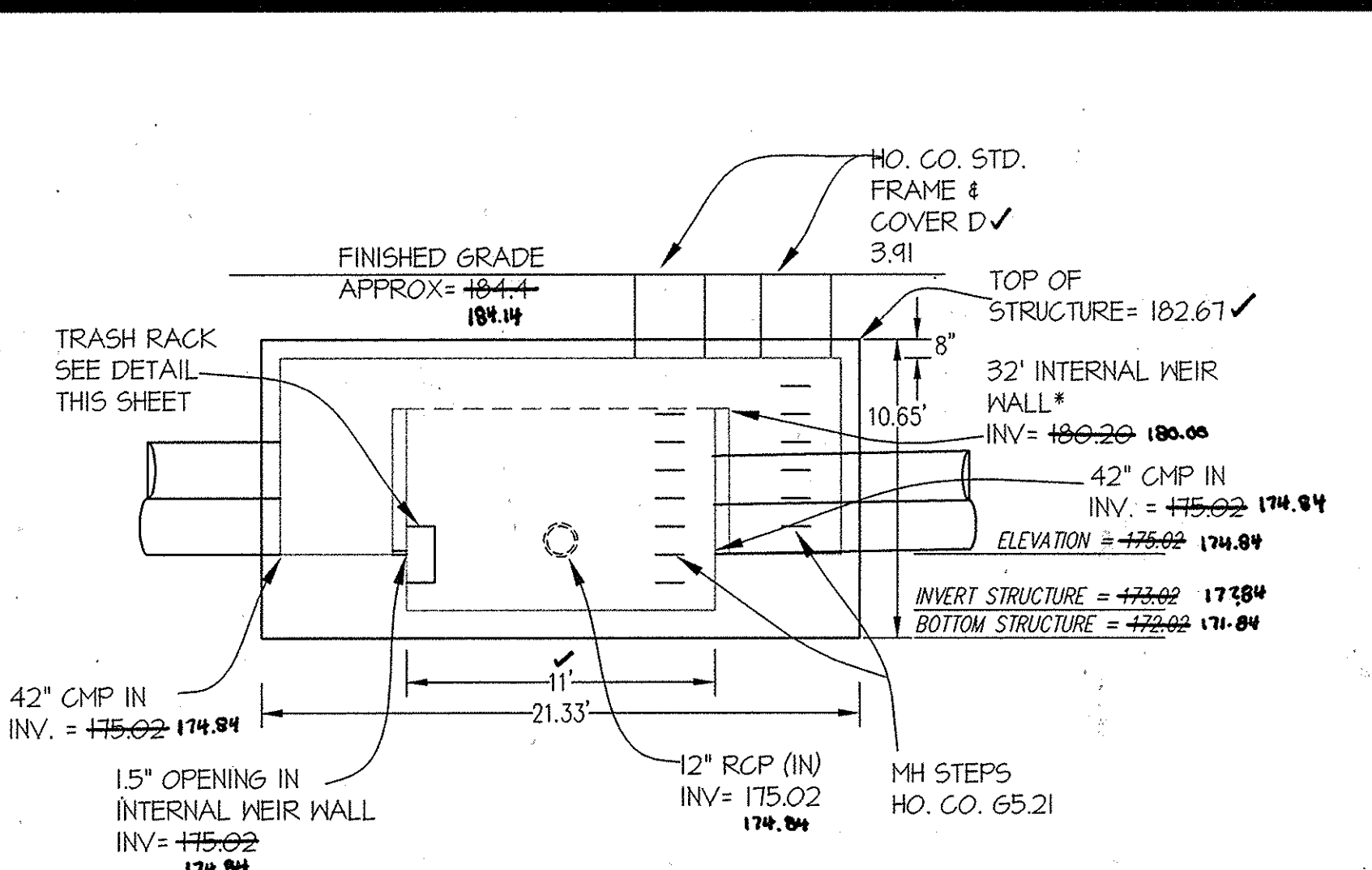
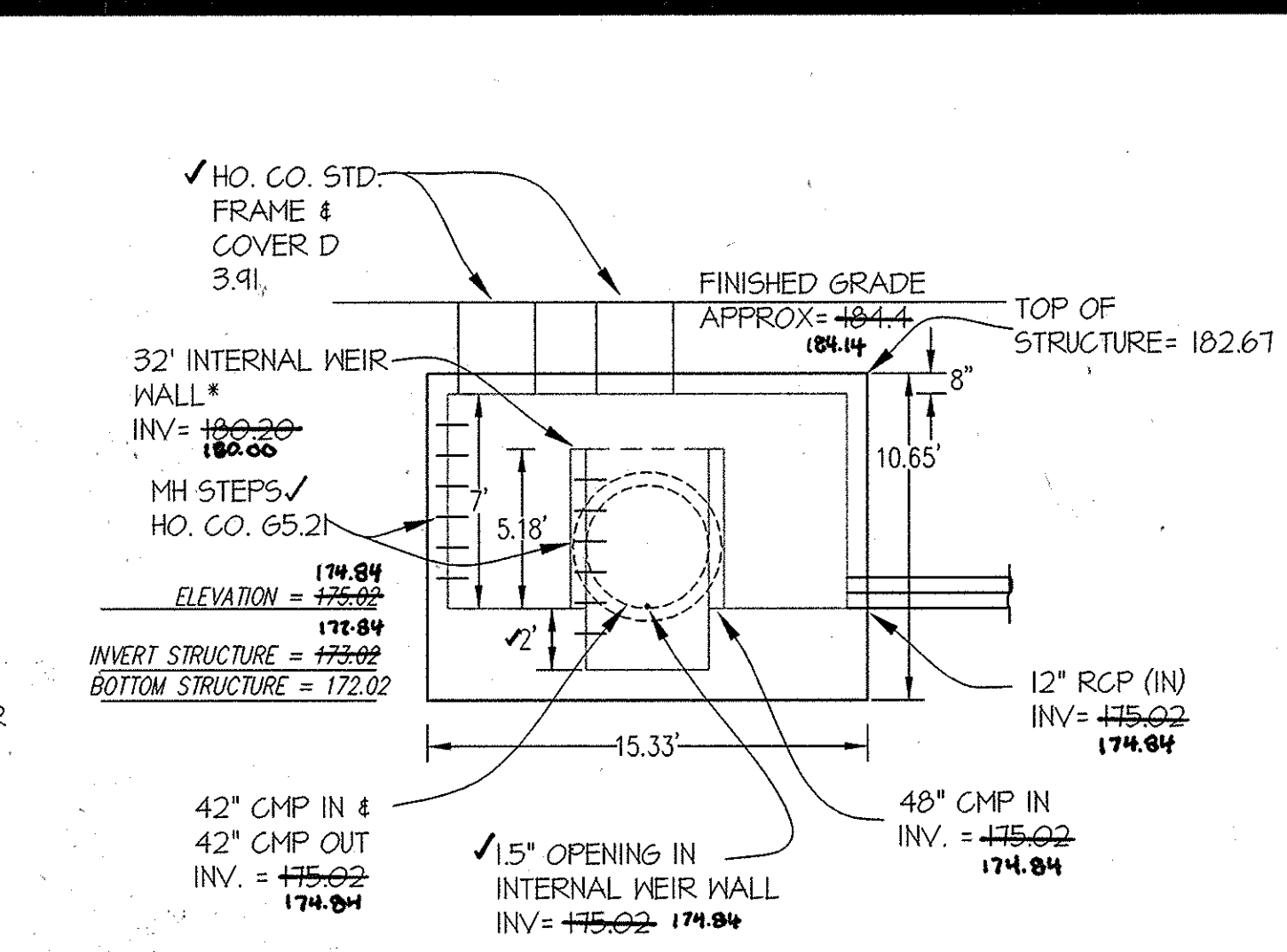
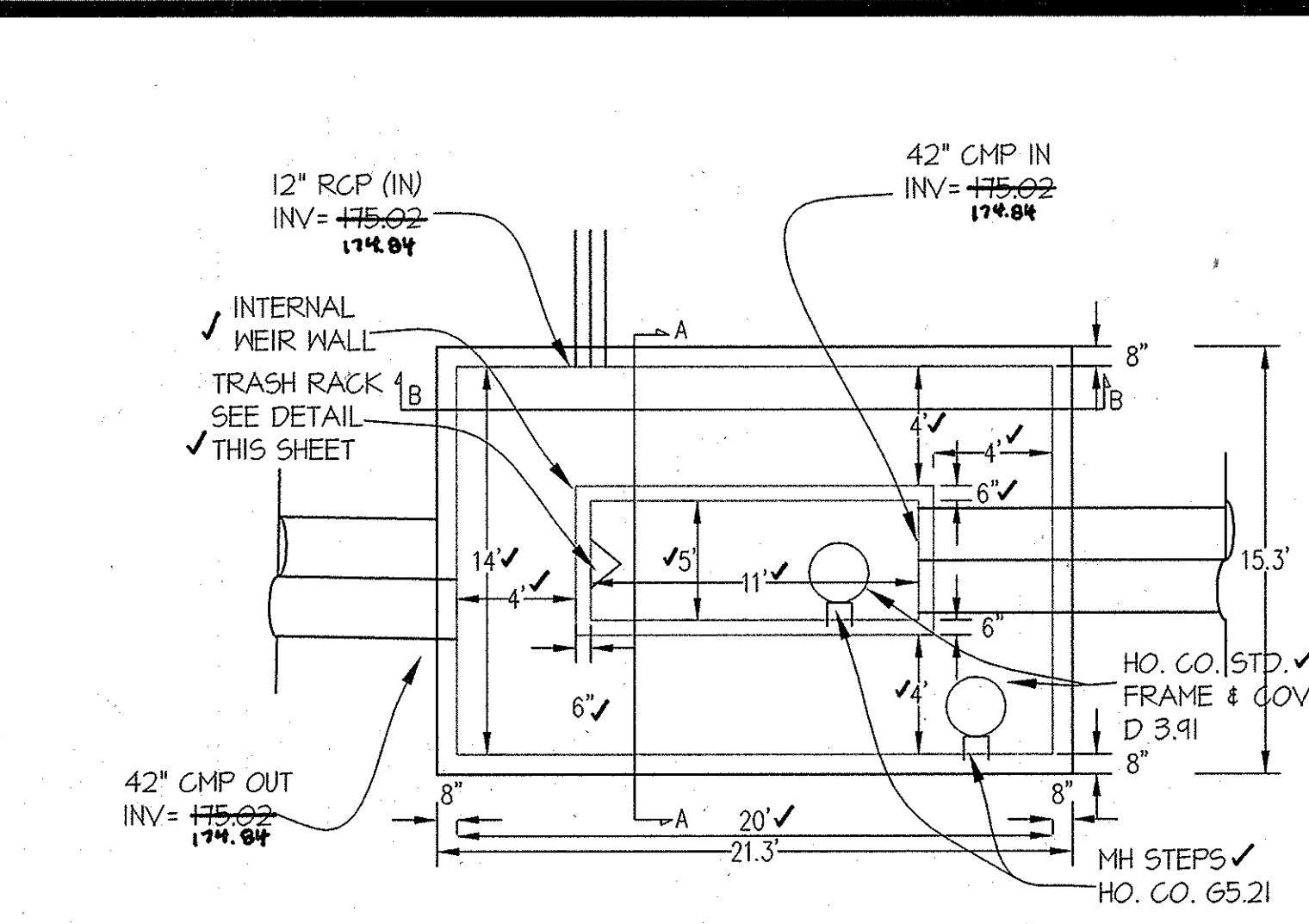
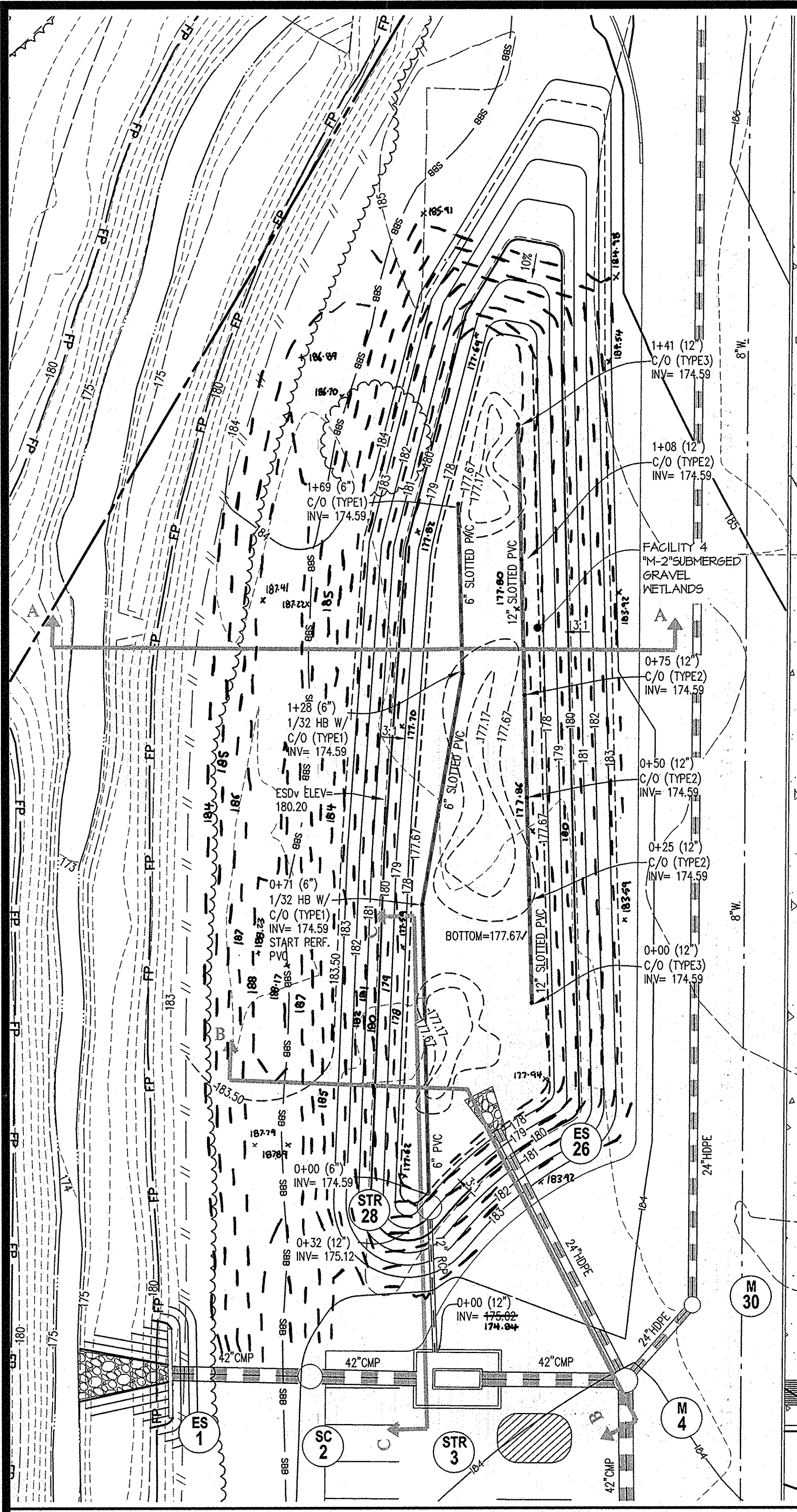
DATE	REVISION	BY	APPR.
11/2013	STORM DRAIN STRUCTURE NUMBERS REVISED		

PREPARED FOR:
 Patuxent 8235, LLC
 c/o ATAPCO
 10 E. BALTIMORE ST., SUITE 1501
 BALTIMORE, MD 21202
 DAVE LAZAS
 410-347-7170

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12275
 EXPIRATION DATE: MAY 26, 2014
 11-13

REVISED STORMWATER MANAGEMENT DETAILS
 PATUXENT PARK INDUSTRIAL AREA
 PARCELS A
 OFFICE/WAREHOUSE BUILDING
 PLAT NO: 22508 - 22509
 OFFICE & WAREHOUSE BUILDINGS
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	M-2	12014
DATE	TAX MAP - GRID	SHEET
NOV, 2013	48-3	12 OF 15



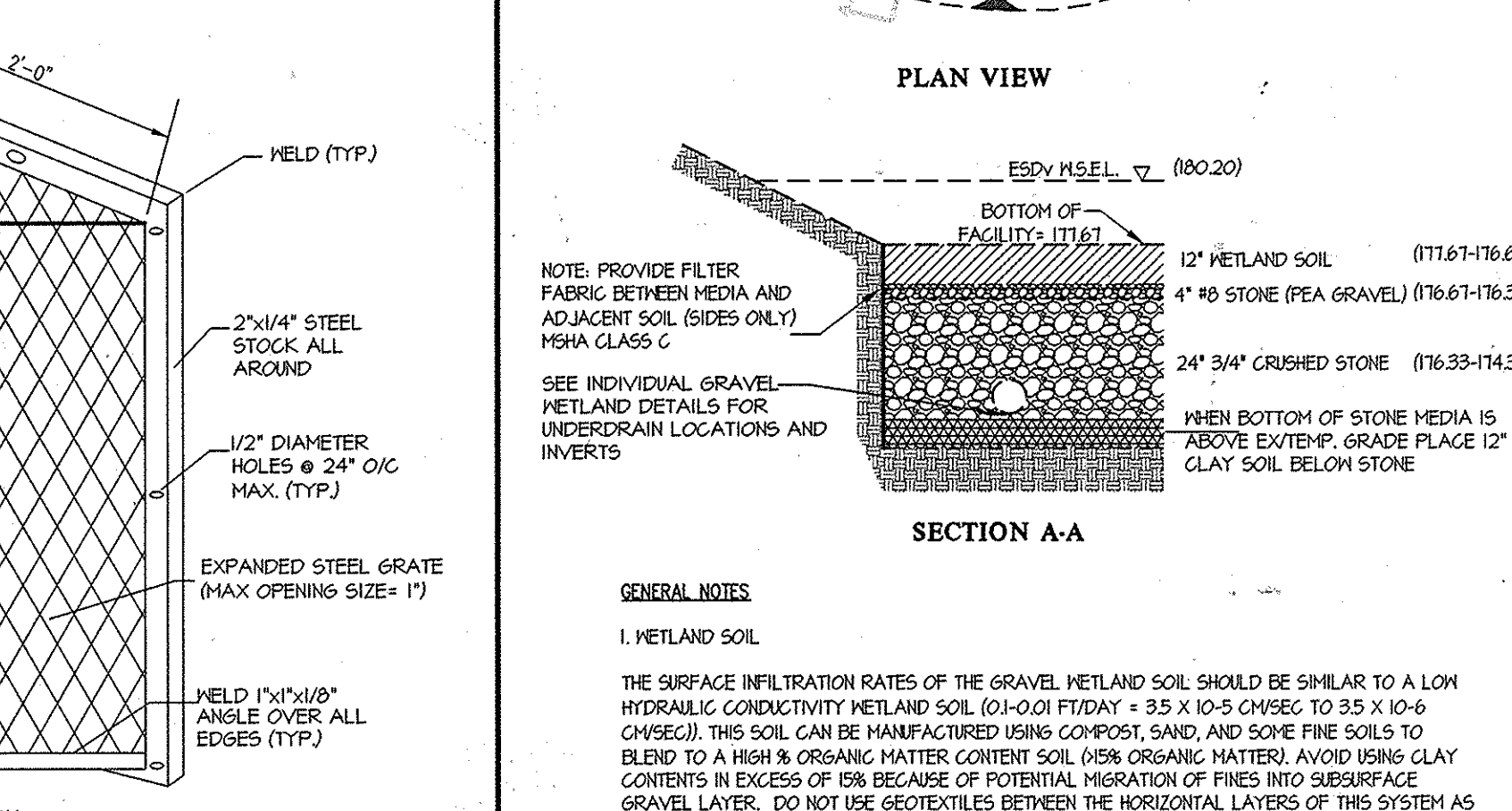
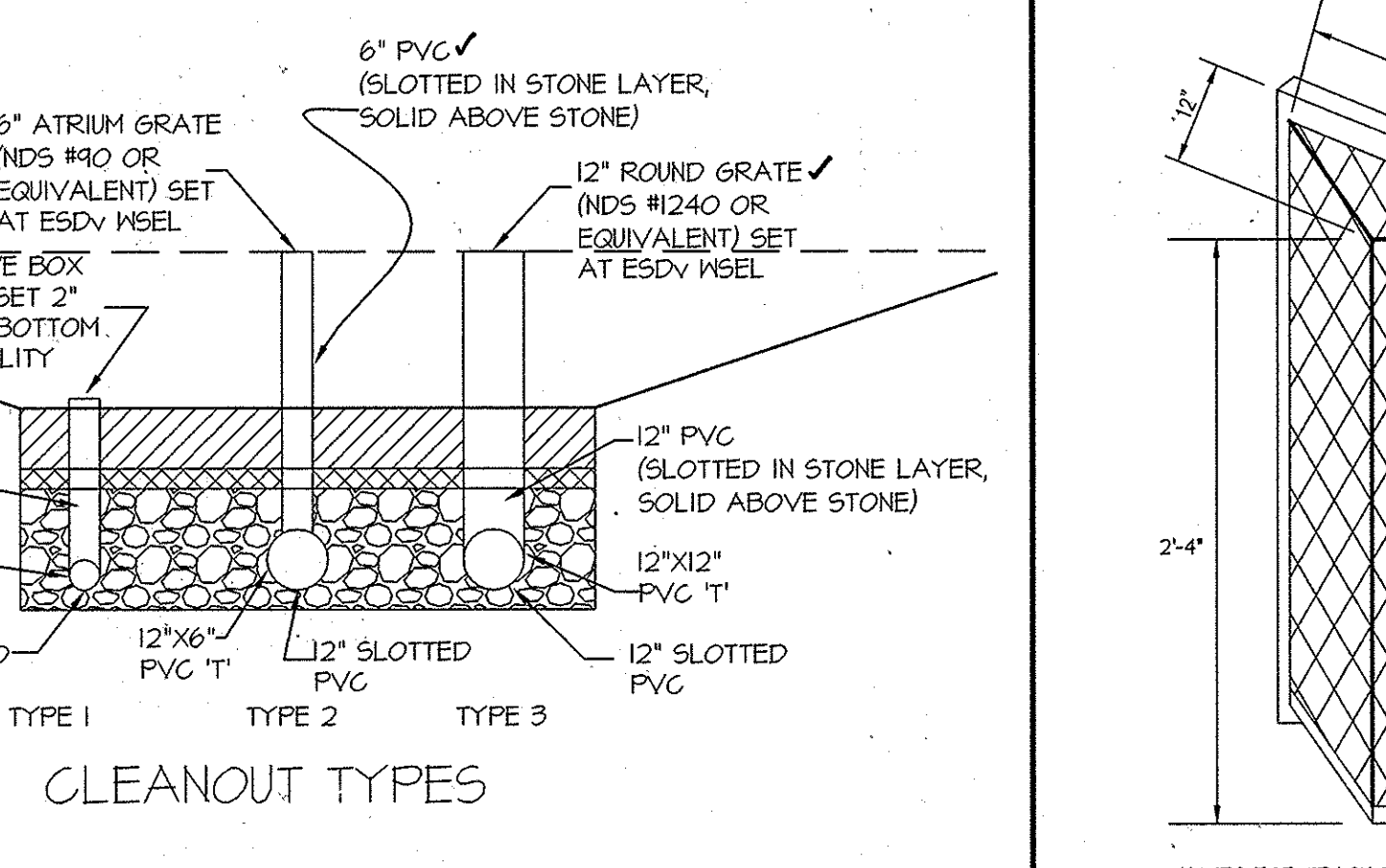
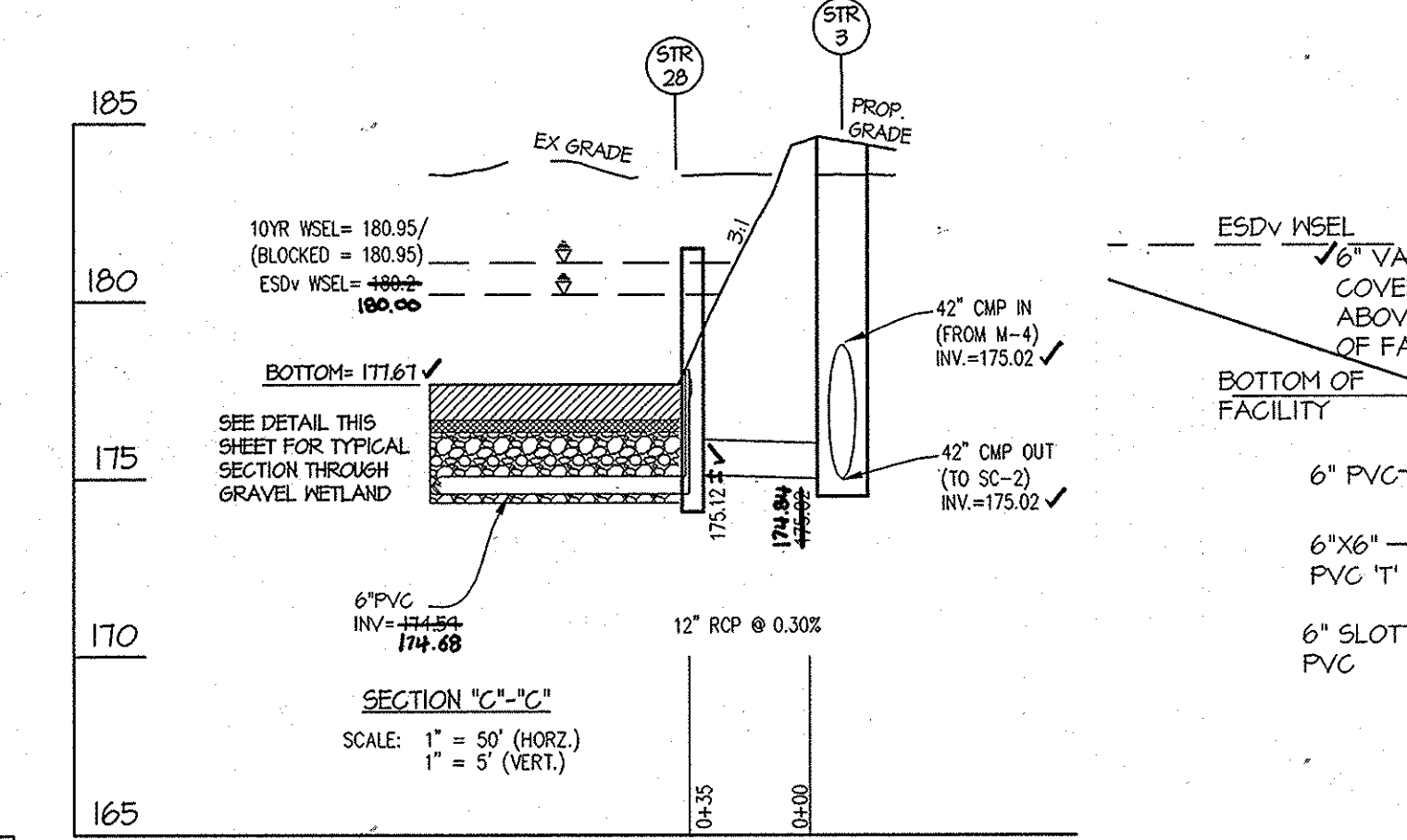
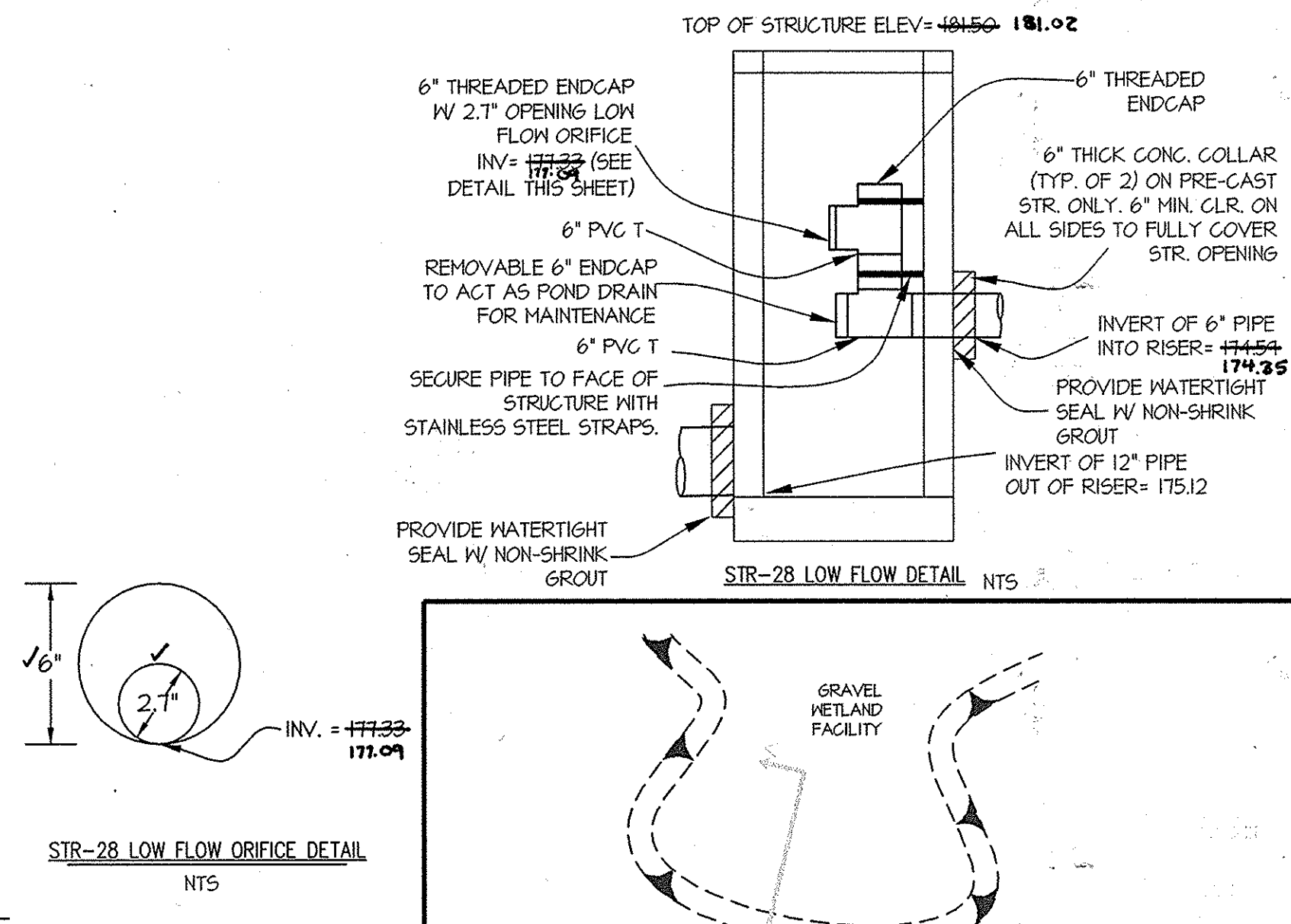
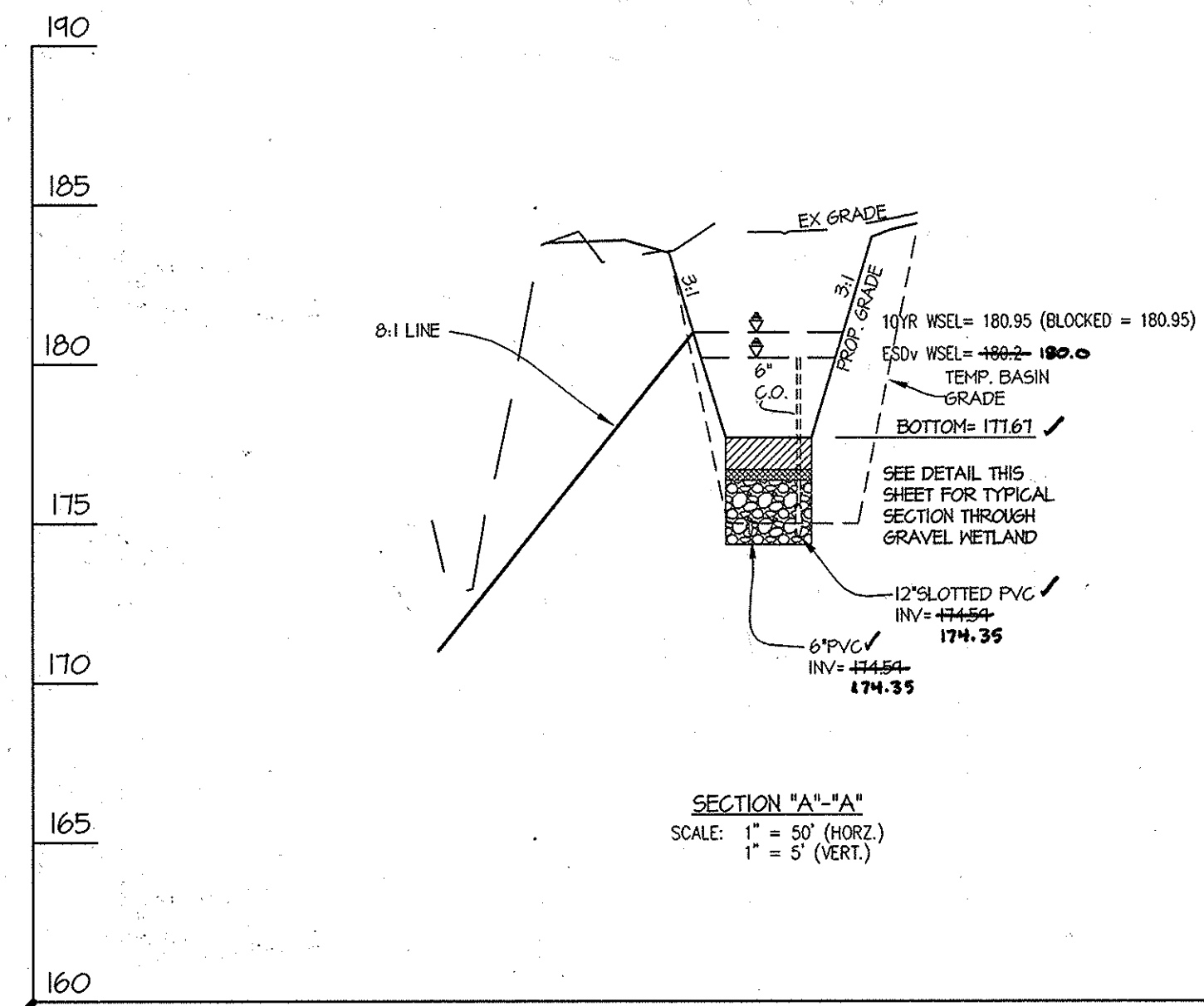
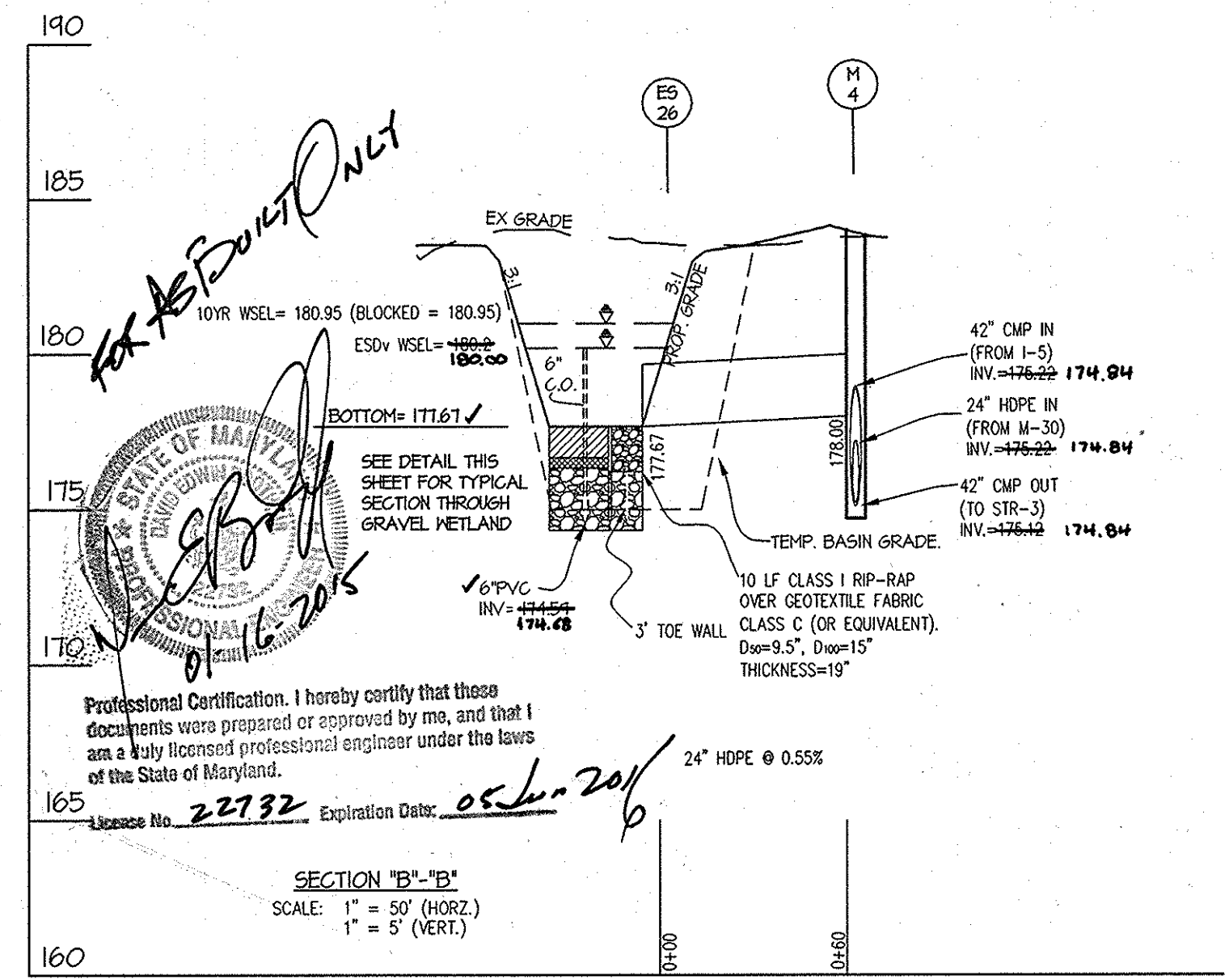
STR-3 TOP VIEW

STR-3 DETAILS
NTS

SECTION A-A

NOTES:
1. RISER STRUCTURE IS TO BE A PRECAST RISER. SHOP DRAWINGS MUST BE SUBMITTED TO ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION OF RISER. CONTRACTOR MAY CAST IN PLACE, PROVIDED THE APPROPRIATE DRAWINGS ARE SUBMITTED TO ENGINEER FOR APPROVAL AND THIS PLAN IS REDLINED TO SHOW REBAR REINFORCEMENT.
2. PROVIDE WATERTIGHT CONNECTIONS AT ALL ORIFICE OPENINGS, USE NON-SHRINKING GROUT WHERE NECESSARY.
3. DELAY CONSTRUCTION OF INTERNAL WEIR WALL UNTIL GRAVEL WETLAND CONSTRUCTION HAS BEEN COMPLETED. SEE SEDIMENT CONTROL SEQUENCE OF CONSTRUCTION FOR TIMING.

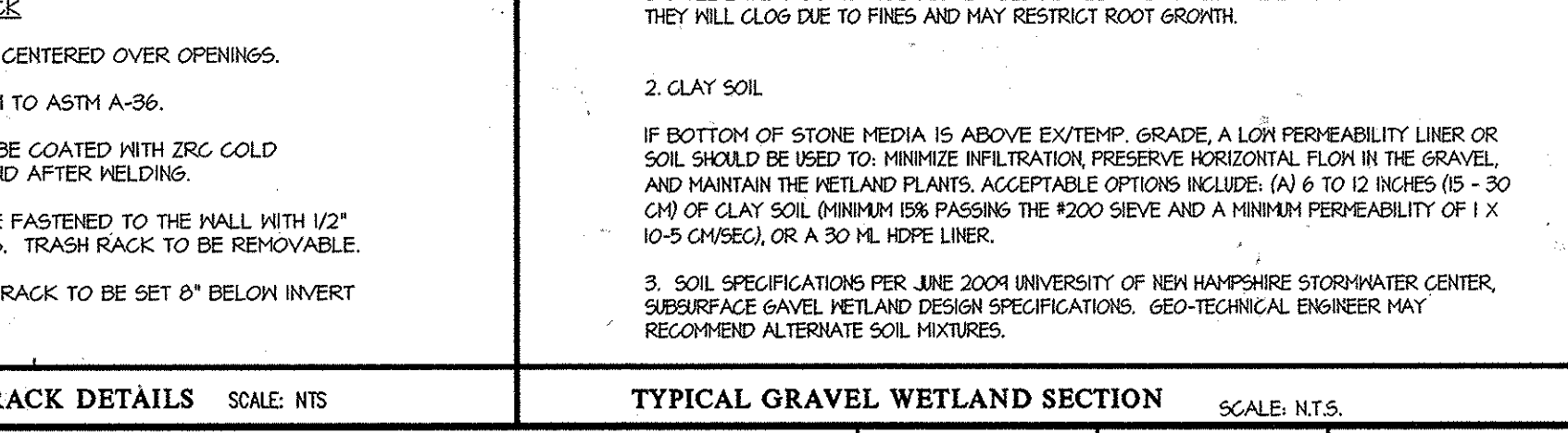
SECTION A-A



SECTION C-C
SCALE: 1" = 50" (HORIZ.)
1" = 5" (VERT.)

STRUCTURE SCHEDULE

NO.	TYPE	WIDTH (INSIDE)	TOP ELEVATION		INVERT ELEVATION		STANDARD DETAIL	OWNERSHIP & MAINTENANCE	NOTES
			UPPER	LOWER	UPPER	LOWER			
ES-32	HOPE END SECTION	----	170.92	----	171.67	----		PRIVATE	
STR-31	MANHOLE	6'	101.50	----	174.54	174.25	HO. CO. G 5.13	PRIVATE	NEARBY FOUNDRY-R-2554 INLET FRAME & GRATE OR ELEV.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *Shane M. ...* 11/13/13
 Chief, Division of Land Development: *...* 11-12-13
 Chief, Development Engineering Division: *...*

**S.D. PIPE SUMMARY TABLE (SHEET 13)
PRIVATELY OWNED AND MAINTAINED**

SIZE (INCHES)	TYPE	QUANTITY (L.F.)	REMARKS
6	PVC	43	SCHEDULE 40
6	SLOTTED PVC	105	SCHEDULE 40
12	PVC	8	SCHEDULE 40
12	SLOTTED PVC	145	SCHEDULE 40
12	RCP	32	ASTM C-361

GLWGUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
 3909 NATIONAL DRIVE - SUITE 250 - BURTENVILLE OFFICE PARK
 BURTENVILLE, MARYLAND 20868
 TEL: 301-421-4024 BALT: 410-880-1820 DC/WA: 301-989-2524 FAX: 301-421-4186

11/2013 STORM DRAIN STRUCTURE NUMBERS REVISED

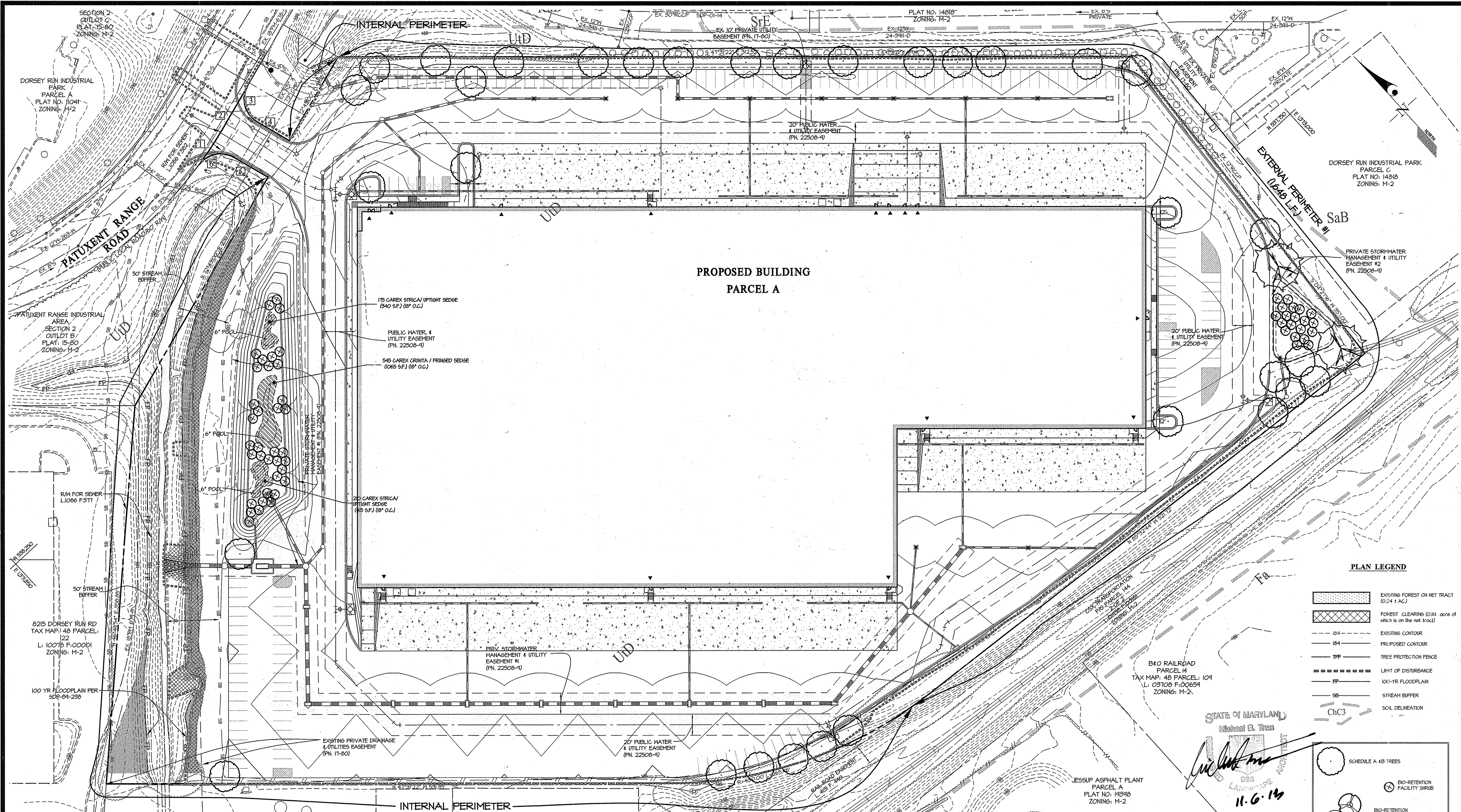
DATE	REVISION	BY	APPR.

PREPARED FOR:
 Patuxent 8235, LLC
 c/o AT&PCO
 10 E. BALTIMORE ST. SUITE 1501
 BALTIMORE, MD 21202
 DAVE LAZAS
 410-347-7170

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12976
 EXPIRATION DATE: MAY 26, 2014
 11-5-13 *CRK*

REVISED STORMWATER MANAGEMENT DETAILS
PATUXENT PARK INDUSTRIAL AREA PARCELS A
 OFFICE/WAREHOUSE BUILDING *AS BUILT*
 PLAT No: 22508 - 22509
 OFFICE & WAREHOUSE BUILDINGS
 HOWARD COUNTY, MARYLAND

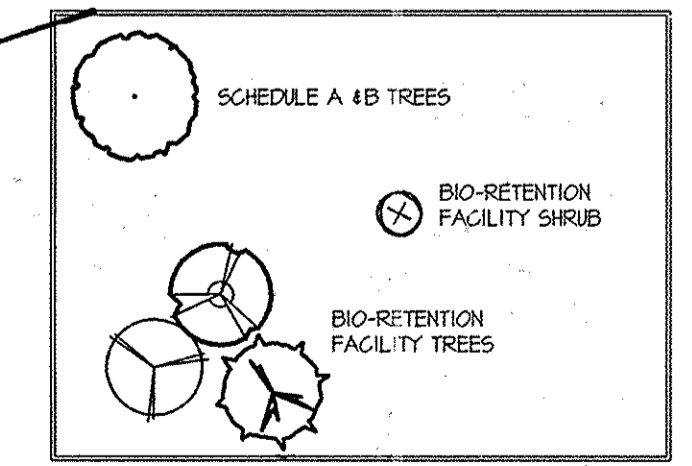
SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	M-2	12014
DATE	TAX MAP - GRID	SHEET
NOV, 2013	48-3	13 OF 15



**PROPOSED BUILDING
PARCEL A**

PLAN LEGEND

- EXISTING FOREST ON NET TRACT (0.24+ AC)
- FOREST CLEARINGS (0.11 acre of which is on the net tract)
- EXISTING CONTOUR
- PROPOSED CONTOUR
- TREE PROTECTION FENCE
- LIMIT OF DISTURBANCE
- 100-YR FLOODPLAIN
- STREAM BUFFER
- SOIL DELINEATION



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *David H. Taylor* 11/12/13
 Chief, Division of Land Development: *W. Schuler* 11-13-13
 Chief, Development Engineering Division: *Chad Edwards* 11-12-13

GLW GUTSCHICK LITTLE & WEBER, P.A.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
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 BURTONSVILLE, MARYLAND 20886
 TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.
11/2013	TRUCK COURT GRADING, STORM DRAIN, SEWER & BLDG ENTRANCES REVISED		

PREPARED FOR:
 Patuxent 8235, LLC
 c/o ATAPCO
 10 E. BALTIMORE ST. SUITE 1501
 BALTIMORE, MD 21202
 DAVE LAZAS
 410-347-7170

PARCEL E-2
 SECTION 2
 PATUXENT INDUSTRIAL PARK
 PLAT NO: 6250
 ZONING: M-2

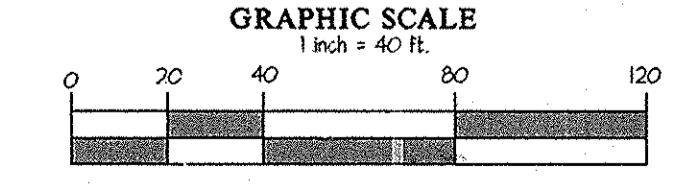
REVISED FOREST CONSERVATION AND LANDSCAPING PLAN
PATUXENT PARK INDUSTRIAL AREA
PARCELS A
OFFICE/WAREHOUSE BUILDING
 PLAT NOS: 22508 - 22509
AS BUILT
 OFFICE & WAREHOUSE BUILDINGS
 HOWARD COUNTY, MARYLAND



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
 License No. 22782, Expire Date 05 Jun 2016

STATE OF MARYLAND
 Michael E. Tran
 11.6.13

THIS PLAN IS FOR PLANTING PURPOSES ONLY



SCALE	ZONING	G. L. W. FILE NO.
1"=40'	M-2	12014
DATE	TAX MAP - GRID	SHEET
NOV., 2013	48-3	14 OF 15

LANDSCAPE NOTES

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE & THE HOWARD COUNTY LANDSCAPE MANUAL.
- CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST (5) FIVE DAYS BEFORE STARTING WORK. ALL GENERAL NOTES, ESPECIALLY THOSE REGARDING UTILITIES, ON SHEET NO.1 SHALL APPLY.
- FIELD VERIFY UNDERGROUND UTILITY LOCATIONS AND EXISTING CONDITIONS BEFORE STARTING PLANTING WORK. CONTACT CONSTRUCTION MANAGER OR OWNER IF ANY RELOCATIONS ARE REQUIRED.
- PLANT QUANTITIES SHOWN ON THE PLANT LIST ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IF DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN ON THE PLAN AND THOSE SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN SHALL TAKE PRECEDENCE.
- ALL PLANT MATERIAL SHALL BE FULL, HEAVY, WELL FORMED, SYMMETRICAL, AND CONFORM TO THE A.A.N. SPECIFICATIONS. IN ADDITION ALL REQUIRED PLANTING FOR THE LANDSCAPE ISLANDS IN THE PARKING LOT SHALL CONFORM TO THE HOWARD COUNTY LANDSCAPE MANUAL. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THIS PLAN. SEE THIS SHEET FOR PLANTING DETAILS.
- NO SUBSTITUTION SHALL BE MADE WITHOUT PRIOR APPROVAL FROM HOWARD COUNTY DPZ AND THE OWNER OR HIS REPRESENTATIVE.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES BUT NOT OTHERWISE PLANTED, PAVED, OR MULCHED SHALL BE SOULDED OR SEEDED IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATION. A MINIMUM OF 4" OF TOPSOIL SHALL BE PROVIDED TO ALL PLANTING AREAS.
- THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING IF HE/SHE ENCOUNTERS SOIL DRAINAGE CONDITIONS THAT MAY BE DETRIMENTAL TO THE GROWTH OF THE PLANTS.
- ALL EXPOSED EARTH WITHIN THE LIMITS OF PLANTING BEDS SHALL BE MULCHED WITH SHREDDED HARDWOOD MULCH PER THE PLANTING DETAILS.
- DO NOT PLANT WITHIN THE PUBLIC WATER, SEWER AND UTILITY EASEMENT.
- VERIFY THE LOCATION AND DEPTH OF THE COMMUNICATION LINES WITHIN THE AT&T RIM PRIOR TO ANY PLANTING WITHIN THIS RIM. THE CONTRACTOR SHALL CONTACT GLW FOR ANY NECESSARY RELOCATION OF PLANT MATERIALS.
- SCHEDULES A & B ARE PROVIDED FOR LANDSCAPE SURETY CALCULATION PURPOSES. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPM DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$105000.00 FOR THE FOLLOWING PLANTS:
35 REQUIRED SHADE TREES @ \$300/TREE = \$10500.00

PLANT LIST				
SYMBOL	QTY.	NAMES (BOTANICAL / SCIENTIFIC)	SIZE	ROOT/COMMENTS
SHADE TREE				
	35	ZELKOVA SERRATA VILLAGE GREEN/VILLAGE GREEN ZELKOVA	2 1/2"-3" CAL.	B4B
BIO-RETENTION FACILITY TREES				
	2	ACER NEGUNDO/ BOX ELDER	2 1/2"-3" CAL.	B4B
BIO-RETENTION & WETLAND FACILITY SHRUB				
	56	CORNUS SERICEA RUBY/ RUBY RED OSIER DOGWOOD	18"-24" SPR.	CONTAINER
WETLAND HERBACEOUS				
	545	CAREX CRINITA / FRINGED SEDGE	18" O.G. MAX	2" PLUG
	385	CAREX STRICTA/ UPTIGHT SEDGE	18" O.G. MAX	2" PLUG

SCHEDULE-A: PERIMETER LANDSCAPE EDGE	
PERIMETER No.	I
USE SITUATION	COMMERCIAL/INDUSTRIAL ADJ. TO SAME
LANDSCAPE TYPE	A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	1648'
CREDIT FOR EXISTING VEGETATION	NO
CREDIT FOR WALL, FENCE OR BERM	NO
NUMBER OF PLANTS REQUIRED	27
SHADE TREES	0
EVERGREEN TREES	0
SHRUBS	0
NUMBER OF PLANTS PROVIDED	27
SHADE TREES	0
EVERGREEN TREES	0
OTHER TREES (@ 2:1 substitution) SHRUBS (10:1 substitution)	0

NOTE: BIO-RETENTION TREES THAT ARE AT LEAST 2 1/2" CAL. CAN BE COMBED TOWARDS REQUIRED INTERNAL & PERIMETER LANDSCAPING

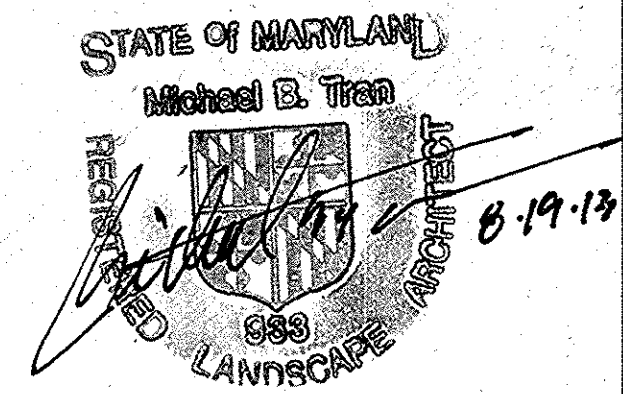
SCHEDULE B - PARKING LOT INTERNAL LANDSCAPING	
NUMBER OF PARKING SPACES	161 SPACES
NUMBER OF TREES REQUIRED	8 (1 SHADE TREE PER 20 PARKING SPACES)
NUMBER OF TREES PROVIDED	8
SHADE TREES	0
OTHER TREES (2:1 substitution)	NA

FOREST CONSERVATION WORKSHEET

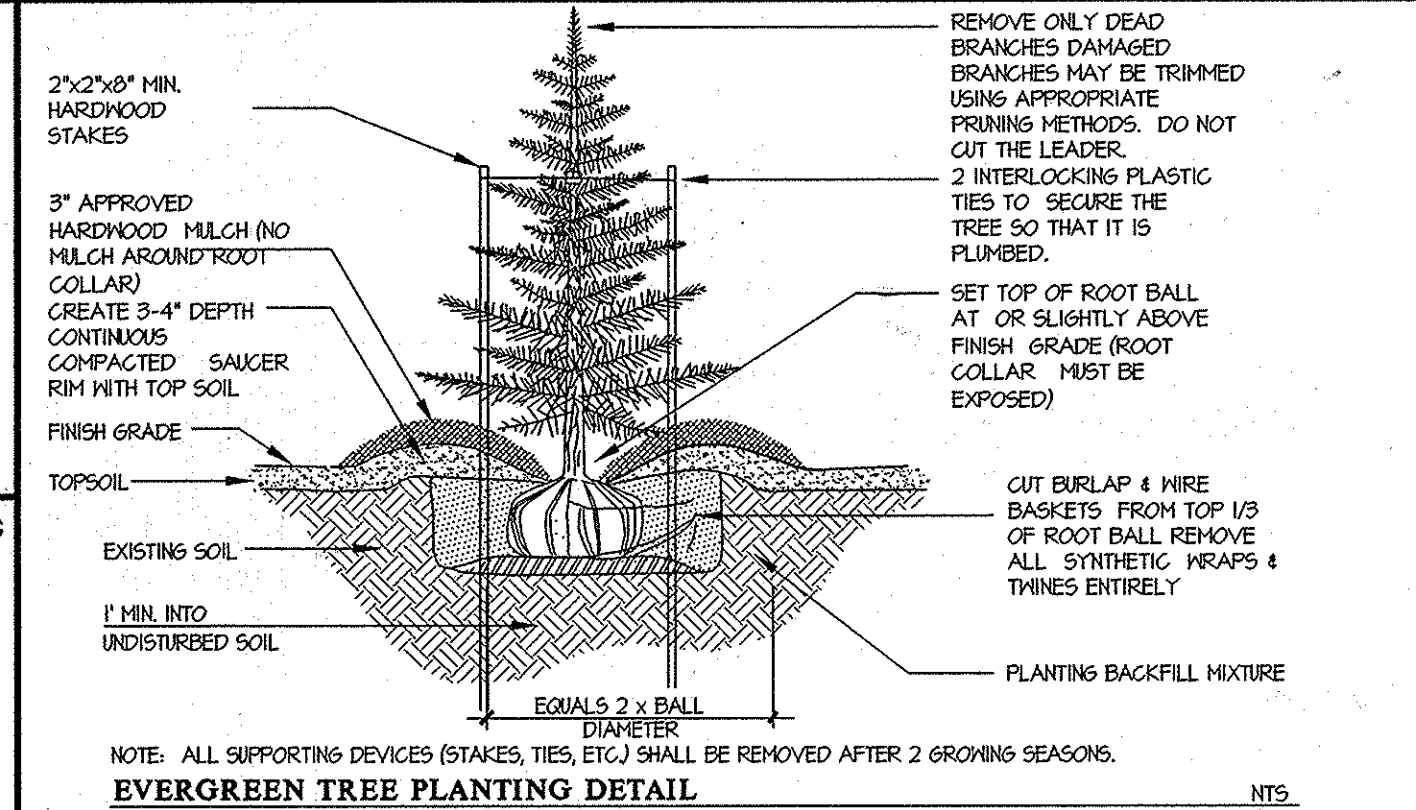
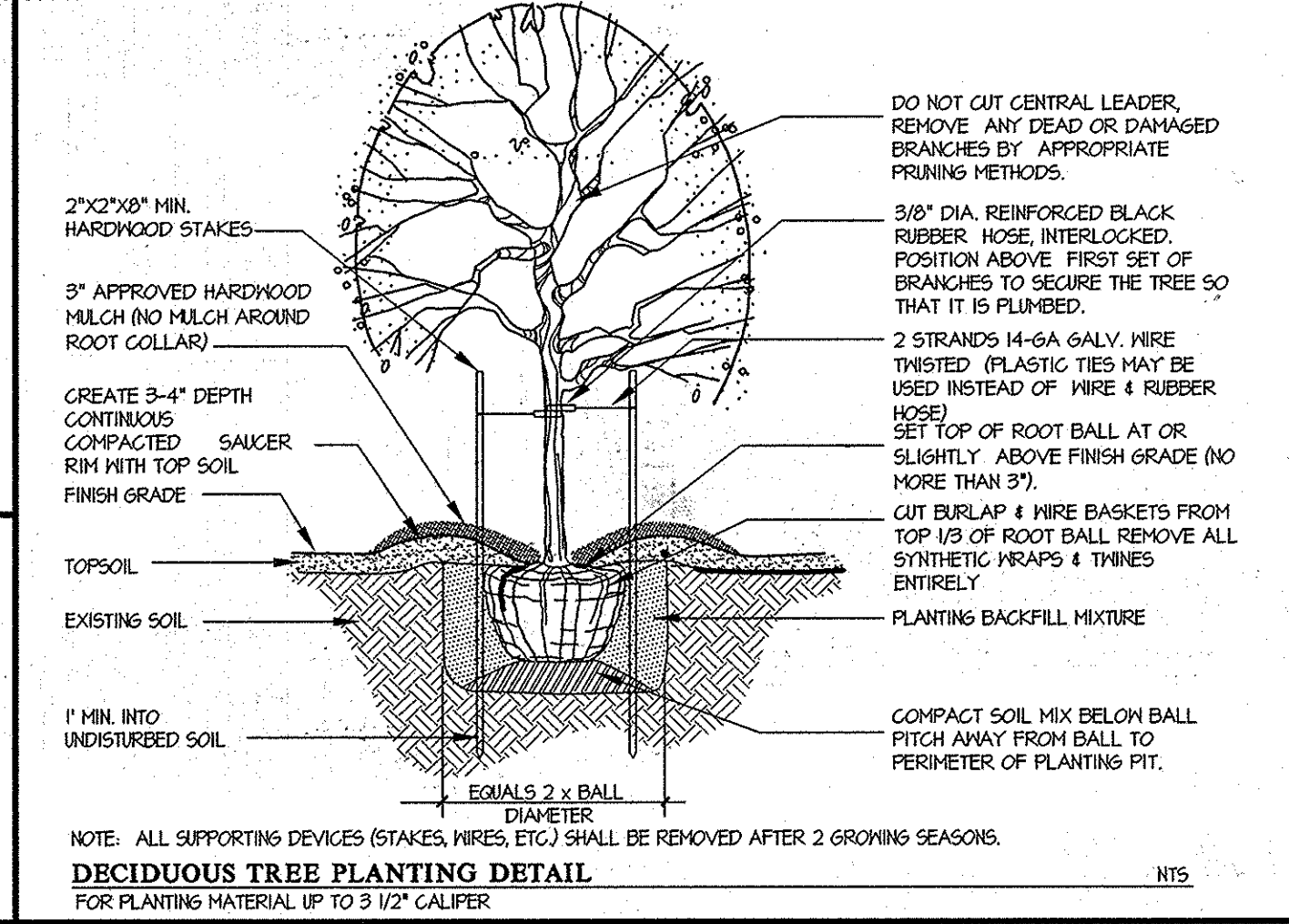
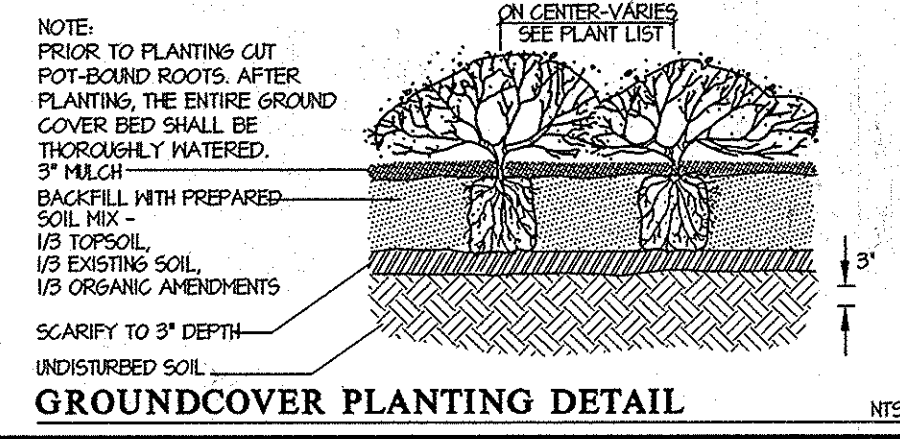
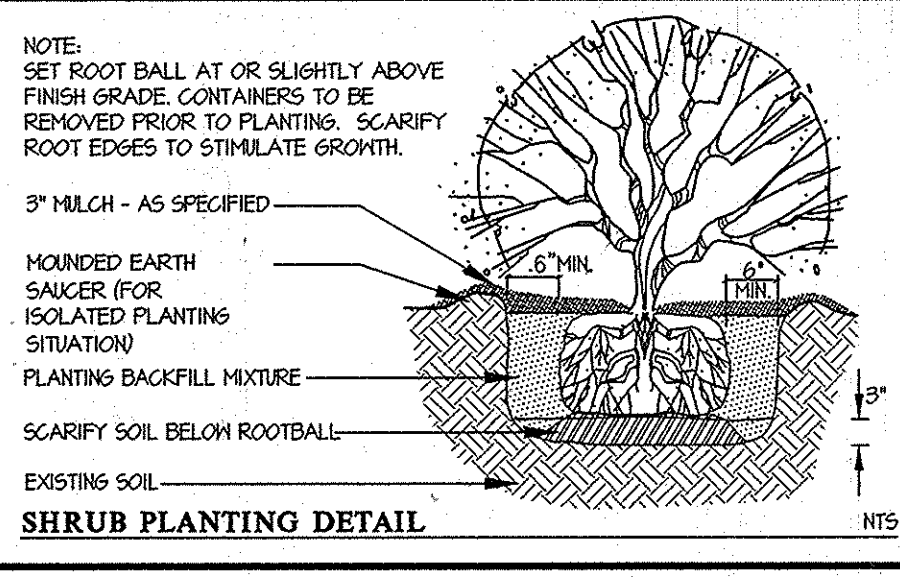
Project Name: Patuxent Park Industrial Area, Parcel-A		DPZ File No.: SDP-13-013
1 Site Data		Acreage
A. Gross Site Area		14.6067
B. Area within 100-yr floodplain, if any		0.3462
C. Area of existing easement for major utility transmission lines, if any		0.0000
D. Area of external public road (frontage) dedication, if any		0.0000
E. Net Tract Area		14.2605
F. Land Use Category (for M-2 Zoning)	Commercial Industrial	
2 Input Data		
A. Net Tract Area		14.2605
B. Reforestation Threshold (percent of net tract = 15%)		2.1391
C. Afforestation Threshold (percent of net tract = 15%)		2.1391
D. Existing Forest on Net Tract Area		0.2446
E. Forest Clearing on Net Tract Area		0.2446*
F. Forest Retention on Net Tract Area		0.0000
3 Reforestation Calculations		
A. Net tract forest clearing above reforestation threshold		0.0000
B. Net tract forest clearing below reforestation threshold		0.2446
C. Planting up to afforestation threshold		1.8945
D. Reforestation planting required for clearing above threshold		0.0000
E. Reforestation planting required for clearing below threshold		0.4892
F. Total reforestation planting required (3C+3D+3E)		2.3837
4 Forest Conservation Required		
A. Forest Retention Area (2F)		0.0000
B. Forest Planting Area (3F)		2.3836
C. Total minimum FCE required for reforestation and afforestation		2.3836

* THE EXISTING DRAINAGE & UTILITY EASEMENT ALONG THE WEST SIDE OF PARCEL 'A' PREVENTS CREATING A FOREST CONSERVATION EASEMENT TO PROTECT ANY OF THE EXISTING FOREST ON THE NET TRACT AREA OF THIS PARCEL. THEREFORE, ALL THE EXISTING FOREST (0.244 AC) ON THE NET TRACT IS PRESERVED TO BE CLEARED EVEN THOUGH LESS THAN 0.24 ACRE IS ACTUALLY PROPOSED TO BE CLEARED (AS SHOWN ON SHEET 14).

* FOREST CONSERVATION OBLIGATIONS FOR THIS PROJECT SHALL BE FULFILLED IN ACCORDANCE WITH SECTION 16.1200 OF THE FOREST CONSERVATION MANUAL UNDER SDP-13-013 BY THE PAYMENT OF A FEE IN LIEU IN THE AMOUNT OF \$1712.50 FOR THE 103850 SQ. FT. OF FOREST CONSERVATION OBLIGATION.



DIFFER TYPE	SHADE TREES/PL	EVG. TREES/PL	SHRUBS/PL
A	1.60	0	0
B	1.50	1.40	0
C	1.40	1.20	0
D	1.60	1.10	0
E	1.40	0	1.4



SPECIFICATIONS: PLANT MATERIALS AND PLANTING METHODS

A. PLANT MATERIALS
THE LANDSCAPE CONTRACTOR SHALL FURNISH AND INSTALL AND/OR DIG, BALL, BURLAP AND TRANSPORT ALL OF THE PLANT MATERIALS CALLED FOR ON DRAWINGS AND/OR LISTED IN THE PLANT SCHEDULE.

1. PLANT NAMES
PLANT NAMES USED IN THE PLANT SCHEDULE SHALL CONFORM WITH "AAN" STANDARDS.

2. PLANT STANDARDS
ALL PLANT MATERIAL SHALL BE EQUAL TO OR BETTER THAN THE REQUIREMENTS OF THE "USA STANDARD FOR NURSERY STOCK" LATEST EDITION, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (HERE-AFTER REFERRED TO AS "AAN" STANDARDS). ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY. AFTER HAVE A NORMAL HABIT OF GROWTH AND SHALL BE FIRST QUALITY, SOUND, VIGOROUS, WELL-BRANCHED AND WITH HEALTHY, WELL-FURNISHED ROOT SYSTEMS. THEY SHALL BE FREE OF DISEASE, INSECT PESTS AND MECHANICAL INJURIES.

ALL PLANTS SHALL BE NURSERY GROWN AND SHALL HAVE BEEN GROWN UNDER THE SAME CLIMATE CONDITIONS AS THE LOCATION OF THIS PROJECT FOR AT LEAST TWO YEARS BEFORE PLANTING. NEITHER HEEL-IN PLANTS NOR PLANTS FROM COLD STORAGE WILL BE ACCEPTED.

3. PLANT MEASUREMENTS
ALL PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED IN THE PLANT SCHEDULE.

A. CALIPER MEASUREMENTS SHALL BE TAKEN SIX INCHES (6") ABOVE GRADE FOR TREES UP TO FOUR-INCH (4") CALIPER AND TWELVE (12") ABOVE GRADE FOR TREES GREATER THAN FOUR INCHES (4") IN CALIPER.

B. MINIMUM BRANCHING HEIGHT FOR ALL SHADE TREES SHALL BE SIX FEET (6'), MAXIMUM EIGHT FEET (8').

C. CALIPER, HEIGHT, SPREAD AND SIZE OF BALL SHALL BE GENERALLY AS FOLLOWS:

CALIPER	HEIGHT	SPREAD	SIZE OF BALL
2" - 2 1/2"	12'-14'	5'-6"	20" DIAMETER
3" - 3 1/2"	14'-16'	6'-8"	30" DIAMETER
3 1/2" - 4"	14'-16'	8'-10"	36" DIAMETER
4" - 4 1/2"	16'-18'	10'-12"	40" DIAMETER
4 1/2" - 5"	16'-17'	10'-12"	44" DIAMETER
5" - 5 1/2"	16'-20'	10'-12"	48" DIAMETER
5 1/2" - 6"	18'-20'	12'-14"	52" DIAMETER

ALL PLANT MATERIAL SHALL GENERALLY AVERAGE THE MEDIAN FOR THE SIZE RANGES INDICATED ABOVE AS INDICATED IN THE "AAN" STANDARDS.

B. PLANTING METHODS
ALL PROPOSED PLANT MATERIALS THAT MEET THE SPECIFICATIONS IN SECTION A ARE TO BE PLANTED IN ACCORDANCE WITH THE FOLLOWING METHODS DURING THE PROPER PLANTING SEASONS AS DESCRIBED IN THE FOLLOWING:

1. PLANTING SEASONS
THE PLANTING OF DECIDUOUS TREES, SHRUBS AND VINES SHALL BE FROM MARCH 1ST TO JUNE 15TH AND FROM SEPTEMBER 15TH TO DECEMBER 15TH. PLANTING OF DECIDUOUS MATERIAL MAY BE CONTINUED DURING THE WINTER MONTHS PROVIDING THERE IS NO FROST IN THE GROUND AND FROST-FREE TOPSOIL. PLANTING MIXTURES ARE USED.

THE PLANTING OF EVERGREEN MATERIAL SHALL BE FROM MARCH 15TH TO JUNE 15TH AND FROM AUGUST 15TH TO DECEMBER 1ST. NO PLANTING SHALL BE DONE WHEN THE GROUND IS FROZEN OR EXCESSIVELY MOIST. NO FROZEN OR NET TOPSOIL SHALL BE USED AT ANY TIME.

2. DIGGING
ALL PLANT MATERIAL SHALL BE DUG, BALLED AND BURLAPPED (B4B) IN ACCORDANCE WITH THE "AAN STANDARDS".

3. EXCAVATION OF PLANT PITS
THE LANDSCAPING CONTRACTOR SHALL EXCAVATE ALL PLANT PITS, VINE PITS, HEDGE TRENCHES AND SHRUB BEDS IN ACCORDANCE WITH THE FOLLOWING SCHEDULE.

A. LOCATIONS OF ALL PROPOSED PLANT MATERIAL SHALL BE STAKED AND APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT BEFORE ANY OF THE PROPOSED PLANT MATERIAL IS INSTALLED BY THE LANDSCAPE CONTRACTOR.

B. ALL PITS SHALL BE GENERALLY CIRCULAR IN OUTLINE, VERTICAL SIDES, DEPTH SHALL NOT BE LESS THAN 6" DEEPER THAN THE ROOT BALL, DIAMETER SHALL NOT BE LESS THAN TWO TIMES THE DIAMETER OF THE ROOT BALL AS SET FORTH IN THE FOLLOWING SCHEDULE.

C. IF AREAS ARE DESIGNATED AS SHRUB BEDS OR HEDGE TRENCHES, THEY SHALL BE EXCAVATED TO AT LEAST 18" DEPTH MINIMUM. AREAS DESIGNATED FOR GROUND COVERS AND VINES SHALL BE EXCAVATED TO AT LEAST 12" IN DEPTH MINIMUM.

D. DIAMETER AND DEPTH OF TREE PITS SHALL GENERALLY BE AS FOLLOWS:

PLANT SIZE	ROOT BALL	PIT DIA.	PIT DEPTH
2" - 2 1/2" CAL.	20"	56"	24"
3" - 3 1/2" CAL.	32"	64"	28"
3 1/2" - 4" CAL.	36"	72"	32"
4" - 4 1/2" CAL.	40"	80"	36"
4 1/2" - 5" CAL.	44"	88"	40"
5" - 5 1/2" CAL.	48"	96"	44"
5 1/2" - 6" CAL.	52"	104"	48"

A 20% COMPACTION FIGURE OF THIS SOIL TO BE REMOVED IS ASSIGNED AND WILL BE ALLOWED IN CALCULATION OF EXTRA TOPSOIL. THE TABULATED PIT SIZES ARE FOR PURPOSES OF UNIFORM CALCULATION AND SHALL NOT OVERRIDE THE SPECIFIED DEPTHS BELOW THE BOTTOMS OF THE ROOT BALLS.

4. STAKING, CUTTING AND WRAPPING
ALL PLANT MATERIAL SHALL BE STAKED OR GUYED, AND WRAPPED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

A. STAKES: SHALL BE SOUND WOOD 2" X 2" ROUGH SAWN OAK OR SIMILAR DURABLE WOODS, OR LENGTHS, MINIMUM 1'-0" FOR MAJOR TREES AND 5'-0" MINIMUM FOR MINOR TREES.

B. WIRE AND CABLE: WIRE SHALL BE #10 GA.-GALVANIZED OR BETHANIZED ANNEALED STEEL WIRE. FOR TREES OVER 3" CALIPER, PROVIDE 3/16" TURN BUCKLES, EYE AND EYE WITH 4" TAKE-UP. FOR TREES OVER 5" CALIPER, PROVIDE 3/16", 7 STRAND CABLE CADMIUM PLATED STEEL WITH GALVANIZED EYE THIMBLES OF WIRE AND HOSE ON TREES UP TO 9" IN CALIPER.

C. HOSE: SHALL BE NEW, 2 PLY REINFORCED RUBBER HOSE, MINIMUM 1/2" I.D. "PLASTIC LOCK TIES" OR "PAUL'S TREE BRACES" MAY BE USED IN PLACE OF WIRE AND HOSE ON TREES UP TO 3" IN CALIPER.

D. ALL TREES UNDER 3" IN CALIPER ARE TO BE PLANTED AND STAKED IN ACCORDANCE WITH THE ATTACHED PLANTING DETAILS.

5. PLANT INSPECTION AND ACCEPTANCE
A. EACH TREE, SHRUB OR VINE SHALL BE PRUNED IN AN APPROPRIATE MANNER TO ITS PARTICULAR REQUIREMENTS IN ACCORDANCE WITH ACCEPTED STANDARD PRACTICE. BROKEN OR BRUISED BRANCHES SHALL BE REMOVED WITH CLEAN CUTS FLUSH WITH THE ADJACENT TRUNK OR BRANCHES. ALL CUTS OVER 1" IN DIAMETER SHALL BE PAINTED WITH AN APPROVED ANTISEPTIC TREE WOUND DRESSING.

B. ALL TRENCHES AND SHRUB BEDS SHALL BE EDGED AND CULTIVATED TO THE LINES SHOWN ON THE DRAWING. THE AREAS AROUND ISOLATED PLANTS SHALL BE EDGED AND CULTIVATED TO THE FULL DIAMETER OF THE PIT. SOIL WHICH HAS BEEN REMOVED AND STAKED SHALL BE USED TO TRIM THE EDGES OF ALL EXCAVATED AREAS TO THE NEAT LINES OF THE PLANT PIT SAUCERS, THE EDGES OF SHRUB AREAS, HEDGE TRENCHES AND VINE POCKETS.

C. AFTER CULTIVATION ALL PLANT MATERIALS SHALL BE MULCHED WITH A 3" LAYER OF FINE, SHREDDED PINE BARK, PEAT MOSS, OR ANOTHER APPROVED MATERIAL OVER THE ENTIRE AREA OF THE BED OR SAUCER.

6. PLANT INSPECTION AND ACCEPTANCE
THE DESIGN REVIEW COMMITTEE SHALL BE RESPONSIBLE FOR INSPECTING ALL PLANTING PROJECTS ON A PERIODIC BASIS TO ASSURE THAT ALL WORK IS PROCEEDING IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.

7. PLANT GUARANTEE
ALL PLANT MATERIAL SHALL BE GUARANTEED FOR THE DURATION OF ONE FULL GROWING SEASON AFTER FINAL INSPECTION AND ACCEPTANCE OF THE PLANTING PROJECT. PLANTS SHALL BE ALIVE AND IN SATISFACTORY GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD.

A. FOR THIS PURPOSE, THE "GROWING SEASON" SHALL BE THAT PERIOD BETWEEN THE END OF THE "SPRING" PLANTING SEASON, AND THE COMMENCEMENT OF THE "FALL" PLANTING SEASON.

B. GUARANTEE FOR PLANTING PERFORMED AFTER THE SPECIFIED END OF THE "SPRING" PLANTING SEASON, SHALL BE EXTENDED THROUGH THE END OF THE NEXT FOLLOWING "SPRING" PLANTING SEASON.

SOODING
ALL SOODING SHALL BE IN ACCORDANCE TO THE "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS" LATEST EDITION, APPROVED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF METROPOLITAN WASHINGTON AND THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS.

ALL SOOD SHALL BE STRONGLY ROOTED SOOD, NOT LESS THAN TWO YEARS OLD AND FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES. PROVIDE ONLY SOOD CAPABLE OF GROWTH DEVELOPMENT WHEN PLANTED AND IN STRIPS NOT MORE THAN 12" WIDE X 4' LONG. PROVIDE SOOD COMPOSED PRINCIPALLY OF IMPROVED STRAIN KENTUCKY BLUEGRASS, SUCH AS, COLUMBIA, VICTA, OR ESCORT.

DEVELOPER'S/BUILDER'S CERTIFICATE

I, THE UNDERSIGNED, 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 AND THE M.L.F. LANDSCAPE DESIGN CRITERIA. I, THE UNDERSIGNED, FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

NAME: John P. J. DATE: 8-20-13

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: David A. Weger Date: 9/14/13
Chief, Division of Land Development: Keith S. ... Date: 9/14/13
Chief, Development Engineering Division: Chris ... Date: 9-9-13

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

DATE	REVISION	BY	APPR.

PREPARED FOR:
Patuxent 8235, LLC
898 AIRPORT PARK RD
SUITE 210
GLEN BURNIE MD 21061
DAVE LAZAS
410-347-7170

THIS PLAN IS FOR PLANTING PURPOSES ONLY

LANDSCAPE NOTES and DETAILS
PATUXENT PARK INDUSTRIAL AREA
PARCELS A
OFFICE/WAREHOUSE BUILDING
PLAT NOs: 2250B - 2250A
OFFICE & WAREHOUSE BUILDINGS
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
AS SHOWN	M-2	12014
DATE	TAX MAP - GRID	SHEET
AUG., 2013	48-3	15 OF 15