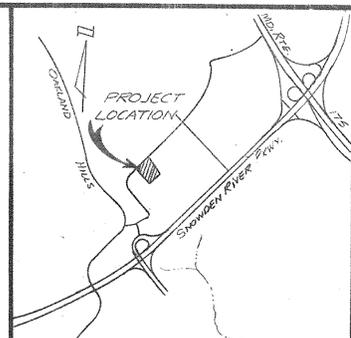
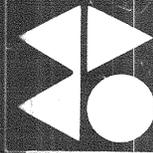


DOBBIN ROAD



Mayne, Oseroff, Van Besten, Inc.  
 Architecture Planning Interior Design  
 1901 N. For Myer Dr.  
 Arlington, Va. 22209  
 703/528-8686



SIELING INDUSTRIAL CENTER  
 No. 1  
 6TH ELECTION DISTRICT MARYLAND  
 M & M ASSOCIATES  
 10400 CONNECTICUT AVE. KENSINGTON, MD

SITE GRADING PLAN  
 SCALE: 1"=30'  
 CONTOUR INTERVAL = 1'  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 COMM. NO. CE 72-32

DATE: Oct 11, 1972  
**CE 1**  
 OF  
 DRAWING NO.



**GENERAL NOTES**

- 1) SPECIFIED GRADING TO BE CONFINED TO LIMITS OF SUBJECT PROPERTY, ADDITIONAL GRADING WILL REQUIRE AUTHORIZATION FROM ADJACENT PROPERTY OWNERS.
- 2) ALL CONSTRUCTION SHALL CONFORM TO HOWARD CO., MD STANDARDS AND SPECIFICATIONS.
- 3) REMOVE ONLY THOSE TREES NECESSARY TO ALLOW FOR NEW CONSTRUCTION.
- 4) TOPSOIL SHALL BE STRIPPED AND REMOVED FROM SITE.
- 5) EXISTING SUBGRADE SHALL BE PROOF-ROLLED PRIOR TO INSTALLATION OF PAVING BASE, UNSUITABLE MATERIAL ENCOUNTERED SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.
- 6) PAINTED LINES SHALL BE 4" WIDE AND PAINTED WITH WHITE TRAFFIC ZONE PAINT.
- 7) BASE COURSE SHALL BE PLACED WITHIN 48 HOURS AFTER COMPLETION OF INITIAL GRADING.
- 8)
- 9) ALL PAVING MATERIALS TO BE IN ACCORDANCE WITH THE HOWARD COUNTY ROAD CONSTRUCTION CODE AND SPECIFICATIONS
- 10) ALL CURB RADII TO BE 5.0' UNLESS OTHERWISE NOTED.
- 11) ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- 12) THE LOWEST POINT OF THE PROPERTY IS (68') IN ELEVATION ABOVE THE 100 YEAR FLOOD PLAIN OF THE ELKHORN BRANCH OF THE LITTLE PATUXENT RIVER (375' VS 307') HORIZONTALLY THE 100 YEAR FLOOD PLAIN IS 850' NORTHWEST OF THE PROPERTY
- 13) THIS PLAN IS SUBJECT TO WP 95-31 REQUESTING TO WAIVE SEC. 16.155 (C) TO NOT REQUIRE A SITE DEVELOPMENT PLAN FOR NON-RESIDENTIAL DEVELOPMENT. (COMMERCIAL PARKING LOT) WP 95-31 WAS DENIED ON NOVEMBER 1, 1994.

**PERMIT INFORMATION CHART**

SUBDIVISION NAME SIELING INDUSTRIAL CENTER	SECTION/AREA 1/1	PARCEL # E THRU J'
PLAT BOOK/PAGE 23/15	ZONING NT	TAX MAP 36
WATER CODE E06	ELEC. DIS. 6	GENSUBTRACT 6097.03
	SEWER CODE 338.0000	

**PROPERTY NOTES**

- 1) PARCELS: 'E', 'F', 'G', 'H', 'I' & 'J'
- 2) ZONING: MP
- 3) OWNER:  
VF III MCGOOD L.L.C. A DELAWARE L.L.C.  
C/O VELSOR PROPERTIES, L.L.C.  
1430 SPRING HILL ROAD, SUITE 100  
MCLEAN, VA 22102
- 4) AREAS:  
PROPERTY: 174,240 ± SQ. FT. = 4.0 ± AC.  
BUILDING: 75,000 SQ. FT. (43%)  
FLOOR AREA: 83,250 SQ. FT.  
TOTAL LEASABLE AREA: 78,484 SF

- 5) PARKING CALCULATIONS:  
 - INDUSTRIAL/WAREHOUSE (1 SPACE PER 2 EMPLOYEES, 8 EMPLOYEES, 45,777 SF): 4 SPACES  
 - AUTO REPAIR (3 PER BUSINESS PLUS 3 PER DAY, 3 TOTAL DAYS, 98,978 SF): 15 SPACES  
 - OFFICE (2 SPACES PER 1,000 SF, 5,809 SF): 12 SPACES  
 - RETAIL (5 SPACES PER 1,000 SF, 2,026 SF): 11 SPACES  
 - BREWERY (MANUFACTURING USE, 2 SPACES PER 1,000 SF, 14,284 SF): 29 SPACES  
 - BREWERY, TASTING ROOM (RESTAURANT, 5 SPACES PER 1,000 SF, 7,954 SF): 4 SPACES  
 TOTAL REQUIRED: 79 SPACES  
 TOTAL PROVIDED: 83 SPACES

THE LOTS OR PARCELS SHOWN ON THIS PLAN ARE SUBJECT TO THE SUPPLEMENTAL SEWER IN-AID-OF CONSTRUCTION CHARGE CREATED BY SECTION 20.314 HOWARD CO. CODE AND TO EXECUTIVE ORDER NO. 72-9

APPROVED: FOR PUBLIC WATER AND PUBLIC/PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT  
 [Signature]  
 COUNTY HEALTH OFFICER  
 DATE: 3/14/73

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING  
 [Signature]  
 PLANNING DIRECTOR  
 CHIEF, DIVISION OF LAND DEVELOPMENT AND TRANSPORTATION PLANNING  
 DATE: 3-11-73

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND ROADS  
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
 [Signature]  
 DIRECTOR  
 CHIEF, BUREAU OF HIGHWAYS  
 DATE: 3/12/73

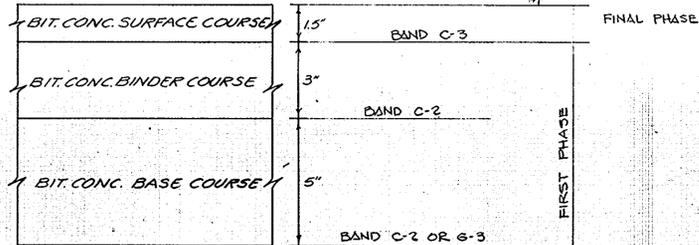
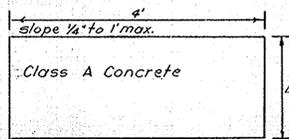
**REVISIONS NOTES**

- ▲ ADDED DITCH & RIP-RAP @ STRUCTURE "D"
- ▲ REVISED PARKING
- ▲ REVISED ENTRANCE
- ▲ ADDED EVERGREEN SCREENING NOTE
- ▲ REVISED PROPERTY NOTES
- ▲ ADDED PUBLIC WORKS NOTE
- ▲ ADDED VICINITY MAP
- ▲ ADDED NOTE # 12 TO GENERAL NOTES
- ▲ ADDED 11 PARKING SPACES (2, 8-95)
- ▲ ADDED EX. DUMPSTERS, CHARTS, & UPDATED PARKING CALC. (9-12-16)



FOR REVISION 10 ONLY

**TYPICAL PAVING SECTIONS**  
NO SCALE

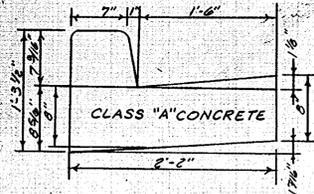


DRIVEWAY & PARKING AREAS

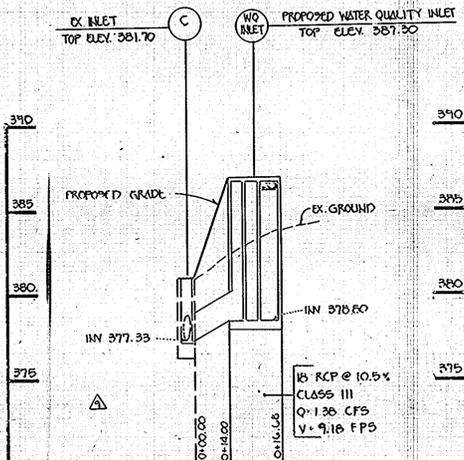
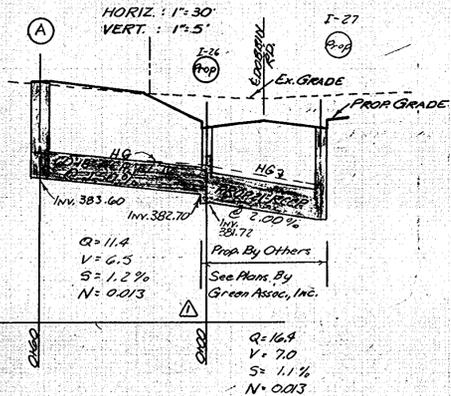
- CLEARING AND GRADING ARTICLE C-1  
SUBGRADE " C-2  
BASE COURSE " C-21 OR C-23  
BINDER COURSE " C-31  
SURFACE COURSE " C-31

- NOTE:  
1. Base will be primed in accordance with Section C-30-3 as provided in the Howard Co. Road Construction Code and Standard Specifications.  
2. Tack coat is required in accordance with Section C-31-4 of the Howard Co. Road Construction Code and Standard Specifications.  
3. Paving Section and Material used must meet the minimum requirements of the Howard County Road Code and Specifications.

**STANDARD 7" COMBINATION CURB & GUTTER**  
NO SCALE

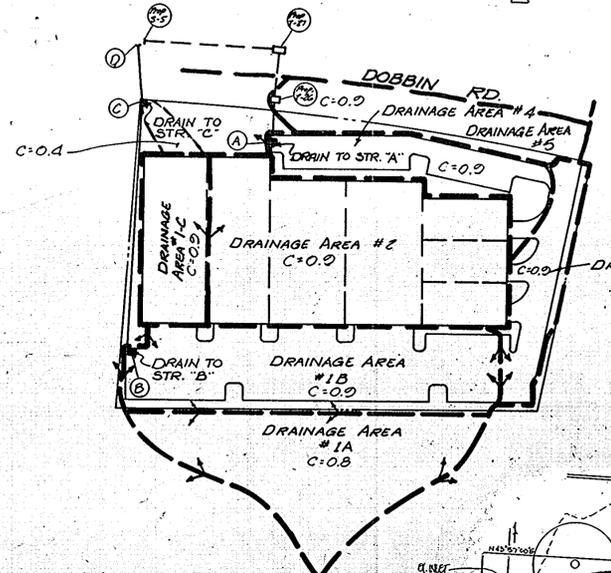


**STORM DRAIN PROFILES**

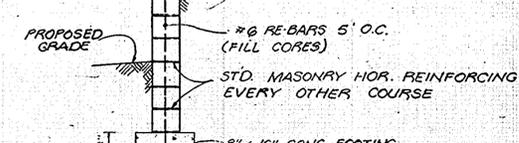
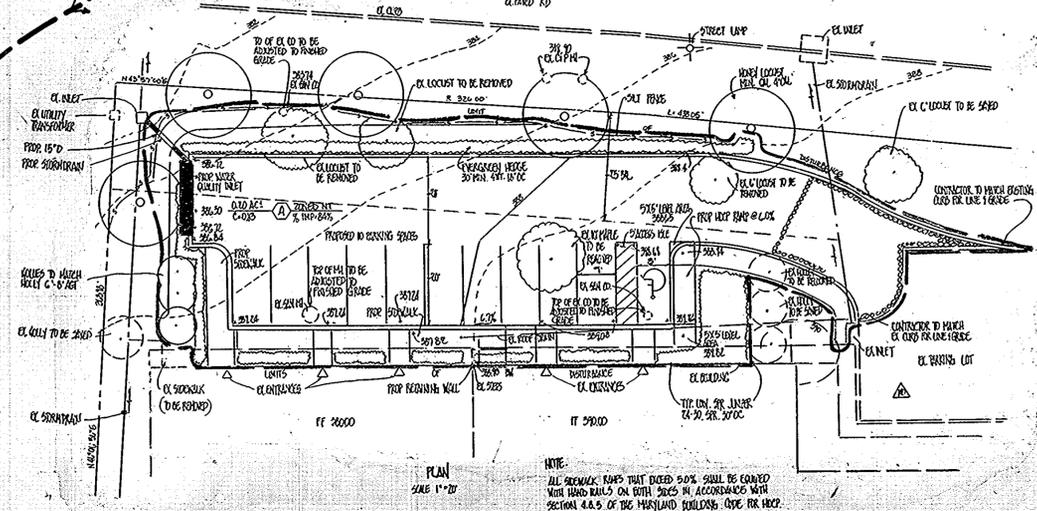


STORM DRAIN PROFILE

**DRAINAGE AREA MAP**  
Scale: 1"=100'

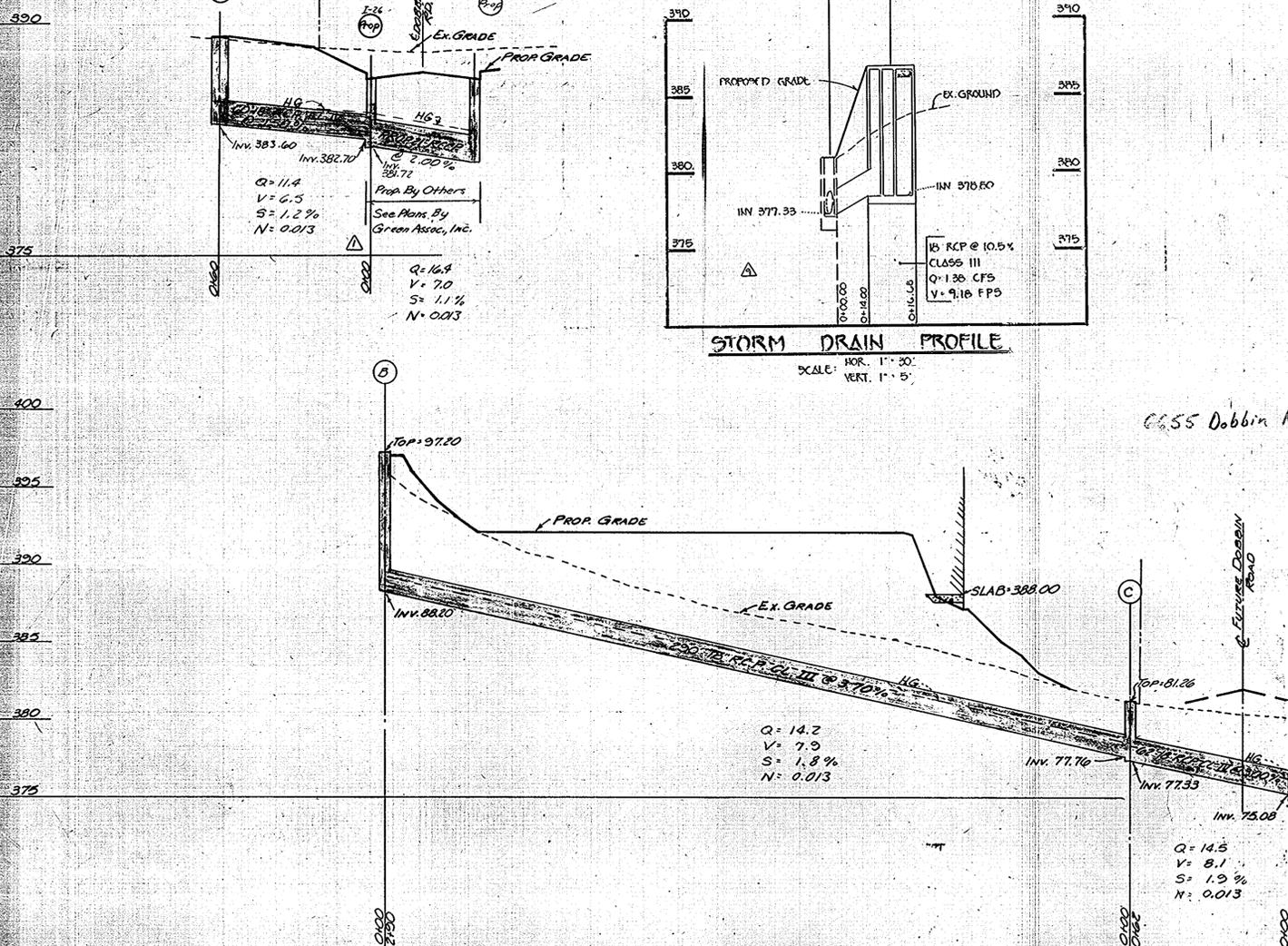


SECTION NUMBER	ROAD AND STREET CLASSIFICATION	PAVEMENT MATERIALS	
		FULL DEPTH BIT. CONC. ALTERNATE	GRANULAR BASE ALTERNATES
P-2	RESIDENTIAL ZONES, LOCAL, CUL-DE-SAC STS, ALLEYS AND PRIVATE ROADS SERVING INDIVIDUAL LOTS, TRAVELWAYS, APARTMENTS AND COMMERCIAL - INDUSTRIAL ZONE WITH NO MORE THAN 10 HEAVY TRUCKS PER DAY	1 1/2" BIT. CONC. SURFACE 5" BIT. CONC. BASE	1 1/2" BIT. CONC. SURFACE C 1/2" BIT. CONC. BASE C-2 GRADED AGGREGATE BASE (GAB)



TYPICAL CROSS SECTION RETAINING WALL

SYMBOL	QUANTITY	BOTANICAL NAME / COMMON NAME
○	5	OLENTHA TRUNCATISSIMUS - SHADY WATER / SURVEYOR THINLEAF HORSELOCUST
●	3	PER OPCA / AMERICAN HOLLER
□		JUNIPERUS CANADENSIS 'BURGENT' / 2'-30" HT. ALONG FRONT OF BUILDING TAXUS MUTILATA '30" - 36" HT. ALONG FRONT / 50% OF PARKING LOT SLOPED 12" - 24" OC



6655 Dobbin Rd.

CONCRETE BLOCK RETAINING WALL

APPROVED  
PLANNING BOARD  
OF HOWARD COUNTY

DATE: 2-7-73  
JUC



REVISIONS NOTES

- ADDED INFORMATION & CHANGED STORM DRAIN PROFILES.
- ADDED REINFORCING BARS TO RETAINING WALL DETAIL.
- REMOVED DRAINAGE COMPUTATIONS.
- UPDATED DRAINAGE AREA MAP.
- ADDED OUTLET DICH DETAIL.
- ADDED NOTES TO PAVING INFORMATION.
- 1-23-73 WALL CROSS SECTION AND STORM DRAIN 'C' FACTORS ADDED.
- 2-7-73 SIDEWALK SECTION REVISED, NOTE # 3 ADDED.
- ADDED STORM DRAIN PROFILE (2-8-73)
- ADDED ENGINEERING DETAIL (2-8-73)
- ADDED PAVING DETAIL (2-8-73)
- ADDED PAVING DETAIL (2-8-73)

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.  
COUNTY HEALTH OFFICER: [Signature] DATE: 3/12/73

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING  
PLANNING DIRECTOR: [Signature] DATE: 3-13-73

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND ROADS  
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
DIRECTOR: [Signature] DATE: 2/26/73  
CHIEF BUREAU OF HIGHWAYS: [Signature] DATE: 2/26/73

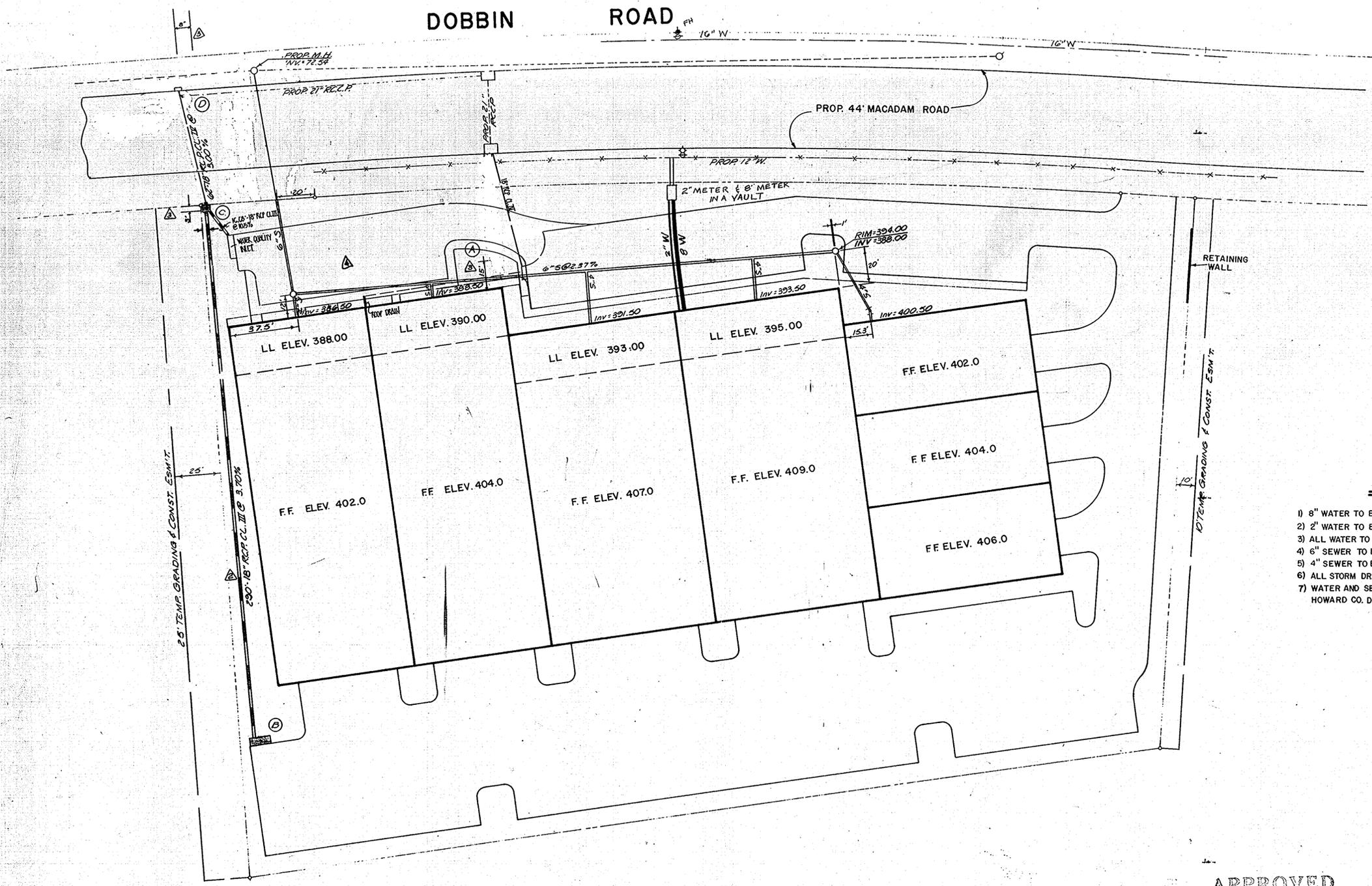
**Mayne, Oseroff, Van Besien, Inc.**  
Architecture Planning Interior Design  
1901 N. Fort Myer Dr. 5620 St. Barnabas Rd.  
Arlington, Va. 22209 Oxen Hill, Md. 20021  
703/528-8686 301/630-3332

**SIELING INDUSTRIAL CENTER**  
No. 1  
COLUMBIA ST. ELECTION DISTRICT MARYLAND  
W. & M. ASSOCIATES  
10400 CONNECTICUT AVE. BELTSVILLE, MD.

**DETAIL SHEET**

DATE: 05/11/92  
**CE 2**  
OF  
DRAWING NO.

DOBBIN ROAD



GENERAL NOTES

- 1) 8" WATER TO BE CAST IRON, CLASS 22, CEMENT LINED
- 2) 2" WATER TO BE COPPER, TYPE K.
- 3) ALL WATER TO BE LAID WITH MINIMUM 3.5' COVER.
- 4) 6" SEWER TO BE V.C.P.X. OR C.S.P.X.
- 5) 4" SEWER TO BE CAST IRON, HEAVY DUTY.
- 6) ALL STORM DRAIN PIPE TO BE EITHER RCP CLASS 2 OR CLASS 4. (SEE PLANS)
- 7) WATER AND SEWER CONNECTIONS TO BE BY HOWARD CO. DEPT. PUB. WORKS.

APPROVED  
PLANNING BOARD  
OF HOWARD COUNTY

DATE 2-7-73  
*[Signature]*

6655 Dobbin Rd.

STORM DRAINAGE STRUCTURE SCHEDULE

No.	TYPE	INV. IN.	INV. OUT	TOP	REMARKS
A	A-5	83.60	89.2		HOWARD Co. DWG # 64-A PG. 119-A
B	A-10	91.65	88.20	97.2	" " " " " " " "
C	S	77.76	77.33	81.26	" " " " # D-98 PG. 153
D	Support Wall	75.08	76.58		" " " " # D-46 PG. 101

STORM DRAINAGE PIPE SCHEDULE

SIZE	TYPE	LENGTH
18"	R.C.P. CL. 3	290'
18"	R.C.P. CL. 4	122'

REVISIONS NOTES

- △ REVISED STRUCTURE & PIPE SCHEDULES
- △ CHANGED 10" PIPE TO 18" PIPE
- △ ADDED DIMENSIONS ON STORM DRAIN
- △ ADDED PARKING LOT (2-6-73)



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.  
*[Signature]* 3/12/73  
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING  
*[Signature]* 3-13-73  
 PLANNING DIRECTOR DATE

CHIEF, DIVISION OF LAND DEVELOPMENT AND TRANSPORTATION PLANNING  
 DATE

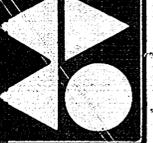
APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND ROADS.  
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*[Signature]* 2/27/73  
 DIRECTOR DATE

*[Signature]* 2/26/73  
 CHIEF, BUREAU OF HIGHWAYS DATE

WATER, SEWER & STORM DRAINAGE SHEET

DATE: 2/11/73  
**CE 3**  
 OF  
 DRAWING NO.

SIELING INDUSTRIAL CENTER  
 No. 1  
 COLUMBIA 6TH ELECTION DISTRICT MARYLAND  
 M & M ASSOCIATES  
 10400 CONNECTICUT AVE. KENSINGTON MD.



Mayne, Oseroff, Van Besten, Inc.  
 Architecture Planning Interior Design  
 1901 N. Fort Myer Dr. 5620 St. Barnabas Rd.  
 Arlington, Va. 22209 Oxon Hill, Md. 20021  
 703/528-8686 301/630-3232

SOP 73-55C

SOP 73-55

SP 10