

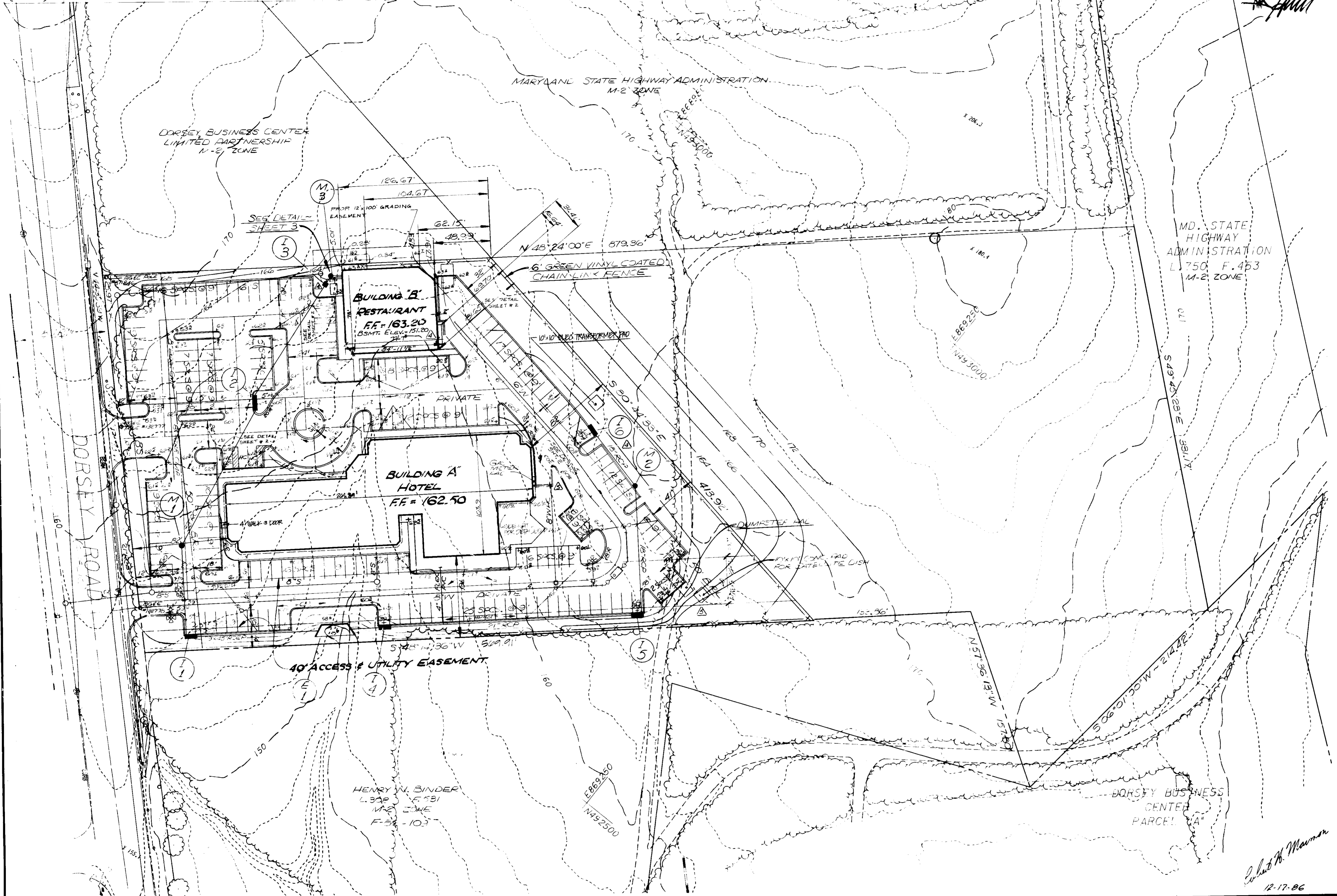
CHART	SUBDIVISION NAME	SECT./AREA	LOT/PARCEL
BUILDING LOT NUMBER	DORSEY BUSINESS CENTER	SECTION 2	PARCEL L
STREET ADDRESS	PLAT NO. OR L/F BLOCK NO. ZONE	TAX. 20' E MAP ELEC. DIST. 1	CENSUS TR.
BUILD A (HOTEL) 6755 DORSEY ROAD	707E 284 2/4 M-2	37	6012
BUILD B (REST.) 6751 DORSEY ROAD	WATER CODE	SEWER CODE	

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS & PUBLIC ROADS
 HOWARD COUNTY DEPT. OF PUBLIC WORKS
 DATE: 7-1-87
 DIRECTOR: [Signature]
 CHIEF, BUREAU OF ENGINEERING

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER: [Signature] DATE: [Blank]

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
 PLANNING DIRECTOR: [Signature] DATE: 7-17-87
 CHIEF, DIV. OF LAND DEVELOPMENT & ZONING ADM.: [Signature] DATE: 7-15-87

4-6-87
 [Signature]



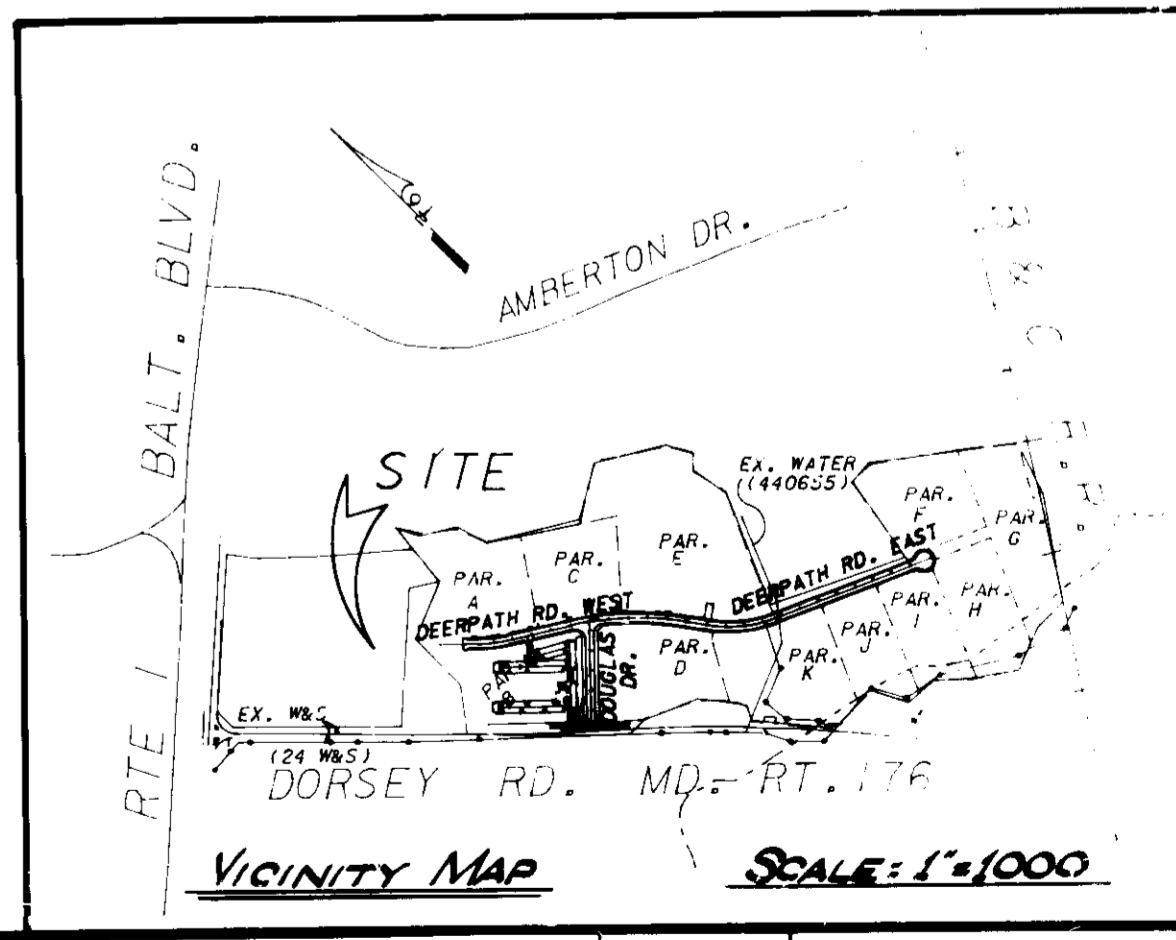
BASEMENT LEVEL (52 SEAT MAX.) BANQUET/CONFERENCE
 150' x 4 SEATS OF EMPLOYEES 13 SPACES (11)

SITE ANALYSIS

AREA ZONING FLOOR AREA	3.93 Acres (45,054 S.F.)
HOTEL RESTAURANT FIRST FLOOR	66,800 S.F.
PARKING REQUIRED (BLDG. A)	134 UNITS
RESTAURANT FIRST FLOOR (136 SEAT MAX.) (BLDG. B)	13 SP/UNIT (116 EMPLOYEES) 42 SPACES (11)
RESTAURANT FIRST FLOOR (136 SEAT MAX.) (BLDG. B)	15 SP/4 SEATS (12 EMPLOYEES) 4 SPACES (11)
PARKING PROVIDED	134 UNITS
HANDICAPPED PARKING	13 SPACES (3%)
TOTAL NO. OF PARKING SPACES REQUIRED	134 UNITS
OPEN SPACE PROVIDED	134 UNITS (3%)
BUILDING COVERAGE	4.5%
AREA OF PARKING LOT	134 UNITS (3%)
LANDSCAPED AREAS REQUIRED (WITHIN PARKING LOT)	134 UNITS (5%)
LANDSCAPED AREAS PROVIDED	134 UNITS (6%)

NOTE: BY SECTION 17B.5 HOWARD CO ZONING REGS & BY LETTER (7-30-80) MURKIN LAUGHLIN TO W. LOSER, 19 PARK SPACES REQUIRED FOR THE BANQUET/CONFERENCE FACILITY OF THE BASEMENT LEVEL RESTAURANT WILL BE SHARED BY THE RESTAURANT (BLDG. B) & THE HOTEL (BLDG. A)

NOTE: ALL RADII ARE 5', UNLESS OTHERWISE NOTED.



Dorsey Best Western Hotel Limited Partnership
 916 BRADBURN CONSTRUCTION CO., INC.
 204 MONROE ST. SUITE 201
 ROCKVILLE, MD. 20850

No.	REVISION	DATE	BY
1	REVISED PER COUNTY COMMENTS	3/12/87	GFO
2	FINAL COUNTY COMMENTS	4/7/87	GFO
3	REV. DORSEY RD. PAVING PER MSHA	9/20/87	GFO
4	REV. REAR CURB LINE & RESTAURANT	2-8-88	GFO
5	RELOCATED DUMPSTER PAD & SITE	2-8-88	GFO
6	ADDED 9A DIM. TO BLDG. 'B' REL. ADDRESS	3-28-88	GFO
7	REV. RESTAURANT SF & PARKING FOR BANQUET	10-17-90	KLHA

ENGINEERS • ARCHITECTS • PLANNERS • SCIENTISTS • SURVEYORS • PHOTOGRAMMETRISTS
GREENHORNE & O'MARA, INC.
 2 RESEARCH PLACE, ROCKVILLE, MARYLAND 20850
 (301)948-0900
 ANNAPOLIS, MD. • ATLANTA, GA. • AURORA, CO. • CULPEPER, VA. • EXPORT, PA. • FAIRFAX, VA.
 GREENBELT, MD. • MANASSAS, VA. • MONROE, MI. • RALEIGH, NC. • TAMPA, FL

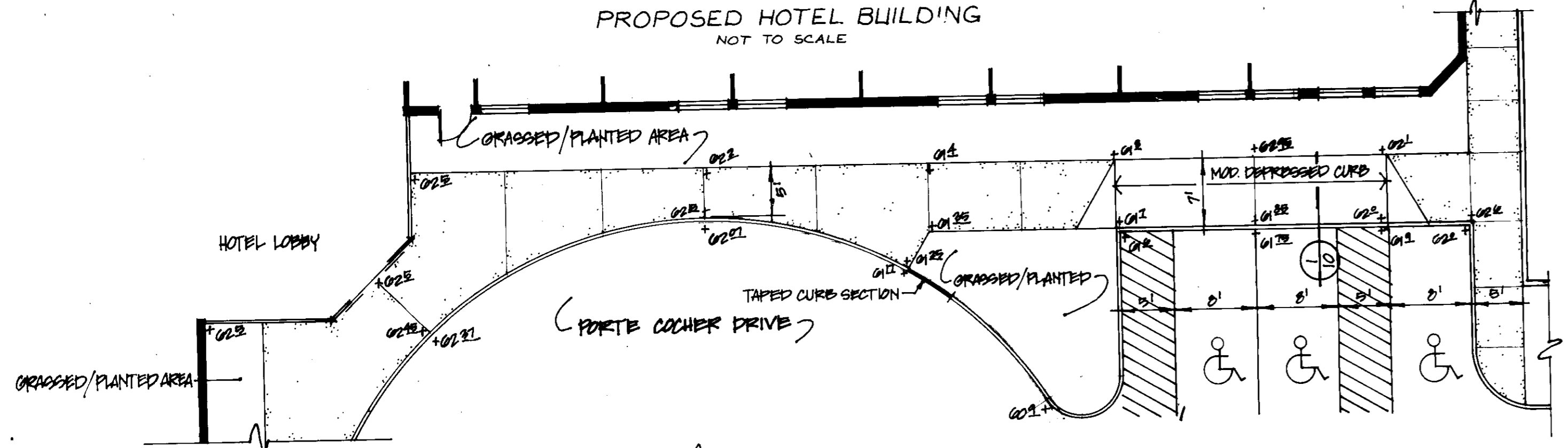
SITE DEVELOPMENT PLAN
DORSEY BUSINESS CENTER
 PARCEL SECTION 2
 FIRST ELECTION DISTRICT
 HOWARD CO., MARYLAND

RMC DESIGN	SCALE	4"
CADD/DWG DRAWN	OF	1
CHECKED	SHEET	49
DATE	JOB No.	FILE No.

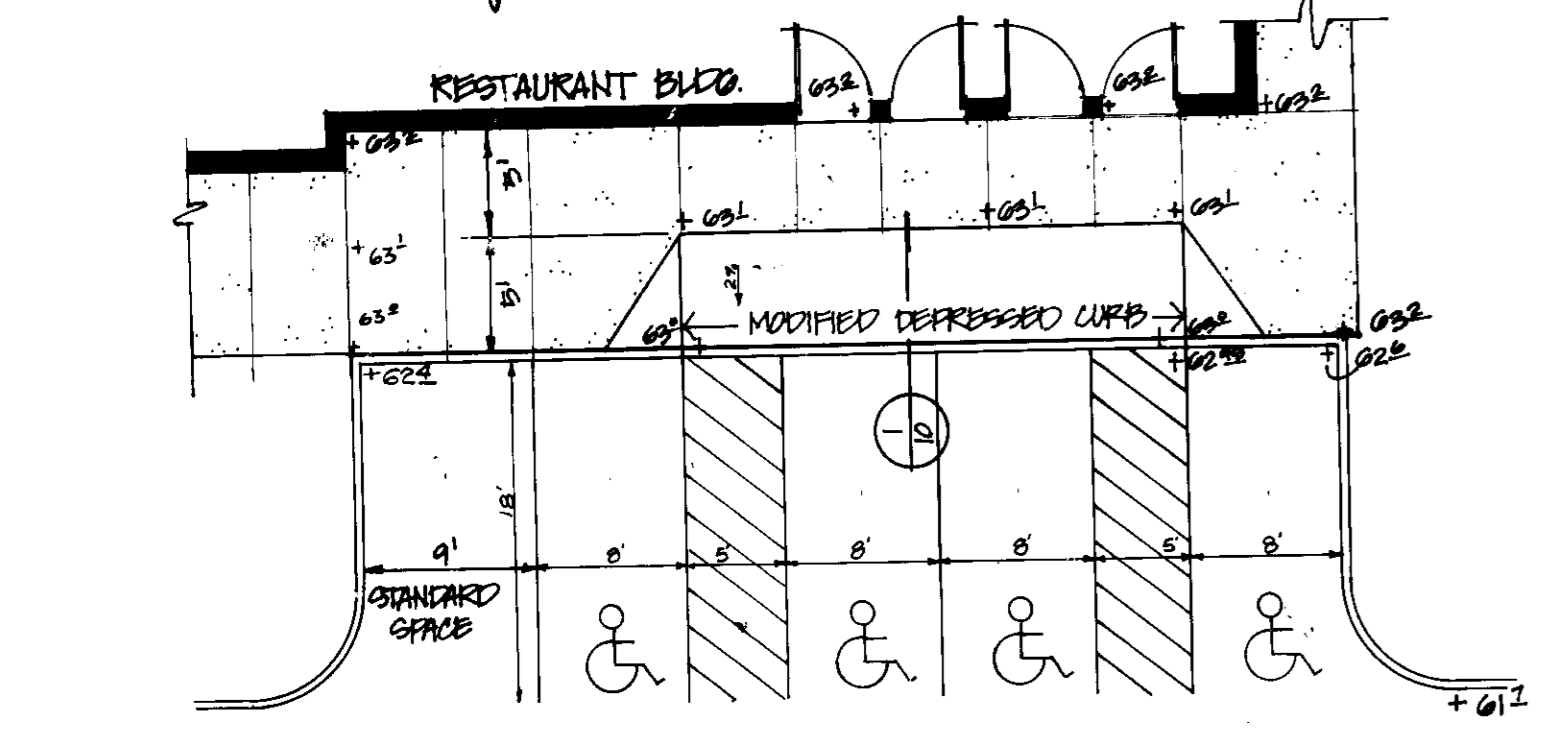
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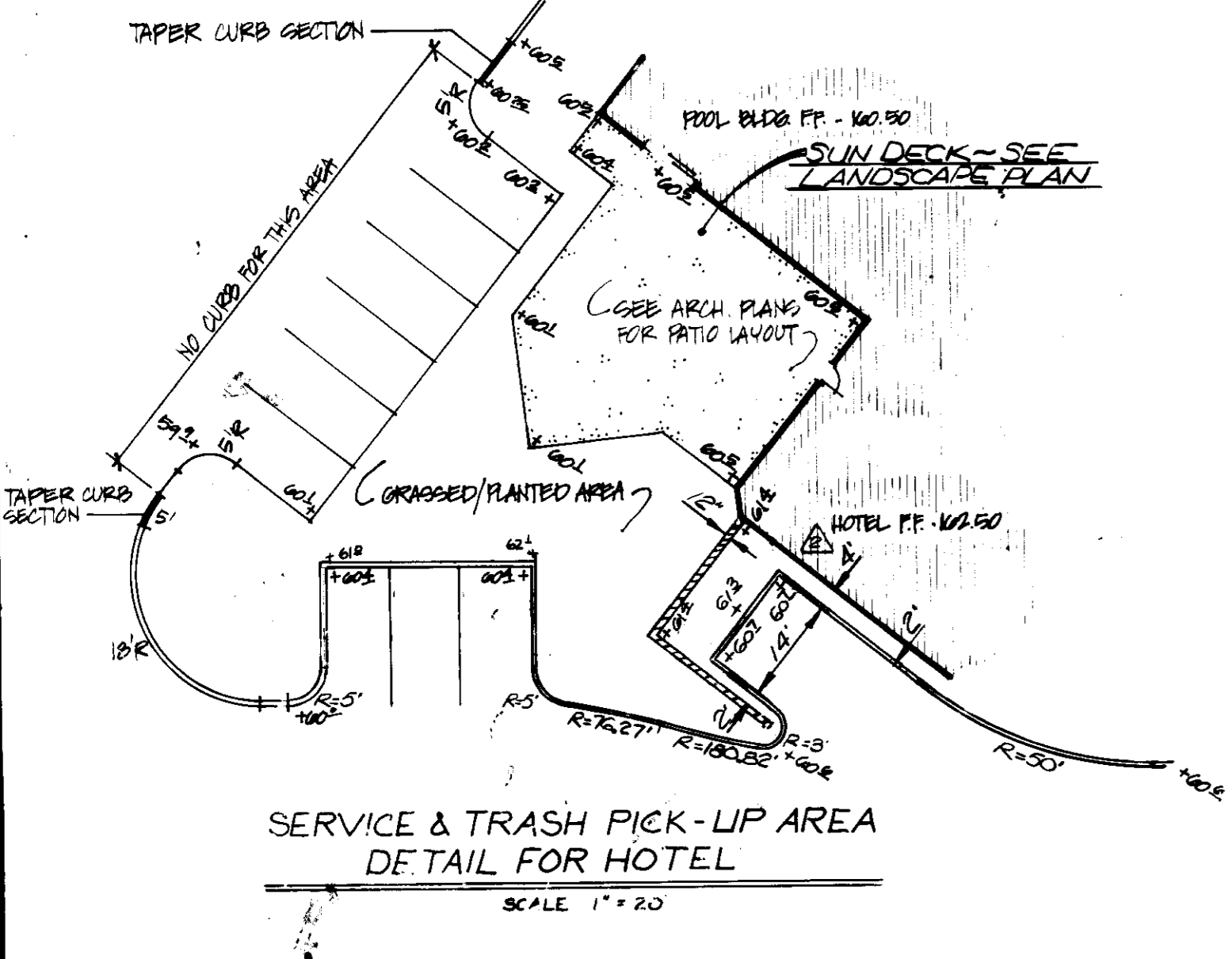
PROPOSED HOTEL BUILDING
NOT TO SCALE



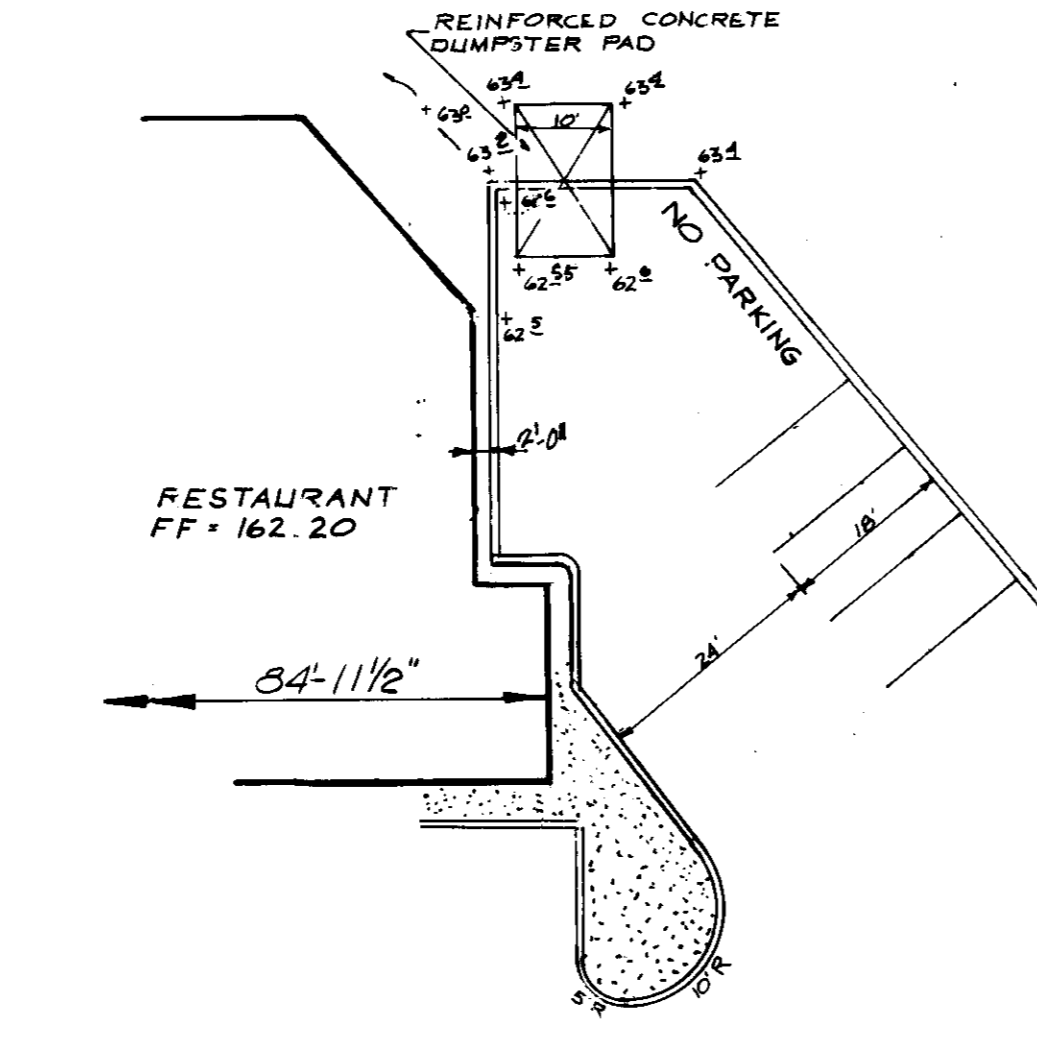
HOTEL ENTRANCE PLAN - HANDICAPPED ACCESS
SCALE 1" = 10'



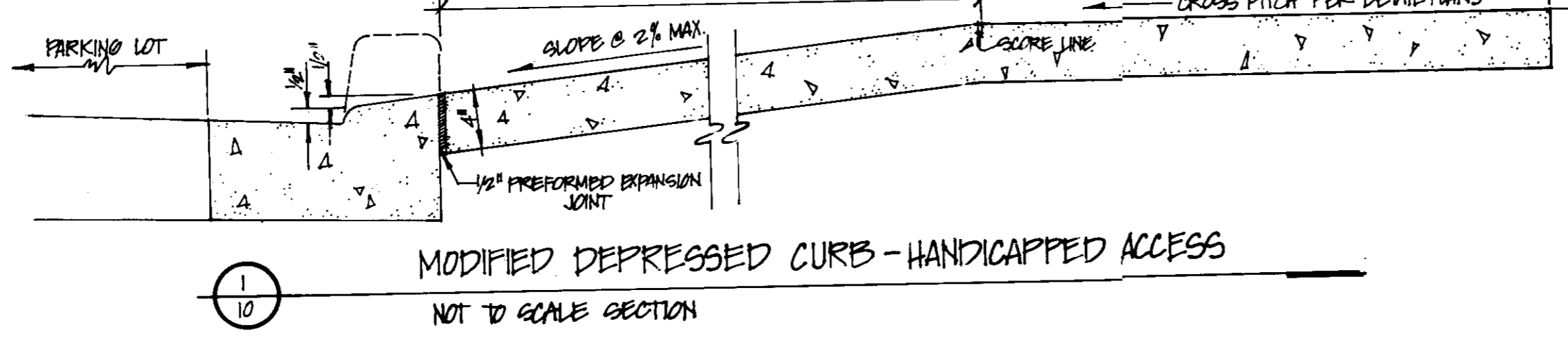
RESTAURANT ENTRANCE - HANDICAPPED ACCESS
SCALE 1" = 10'



SERVICE & TRASH PICK-UP AREA
DETAIL FOR HOTEL
SCALE 1" = 20'

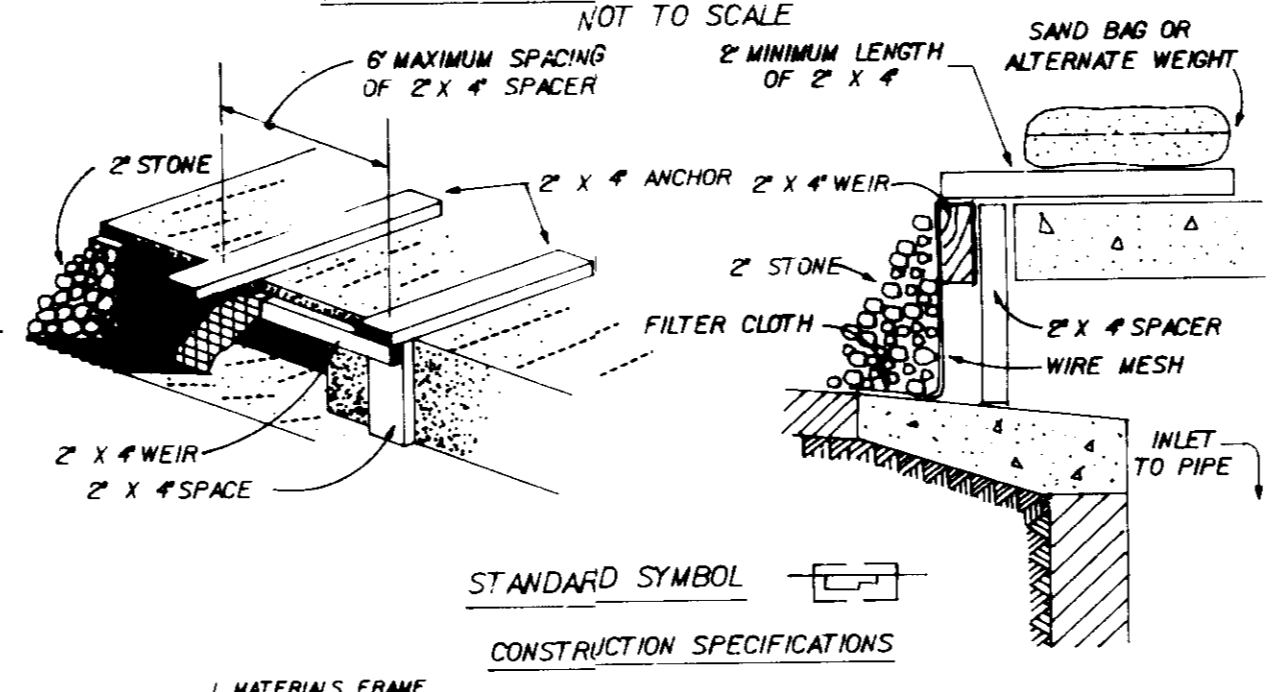


SERVICE & TRASH PICK-UP AREA
DETAIL FOR RESTAURANT
SCALE 1" = 20'



MODIFIED DEPRESSED CURB - HANDICAPPED ACCESS
NOT TO SCALE SECTION

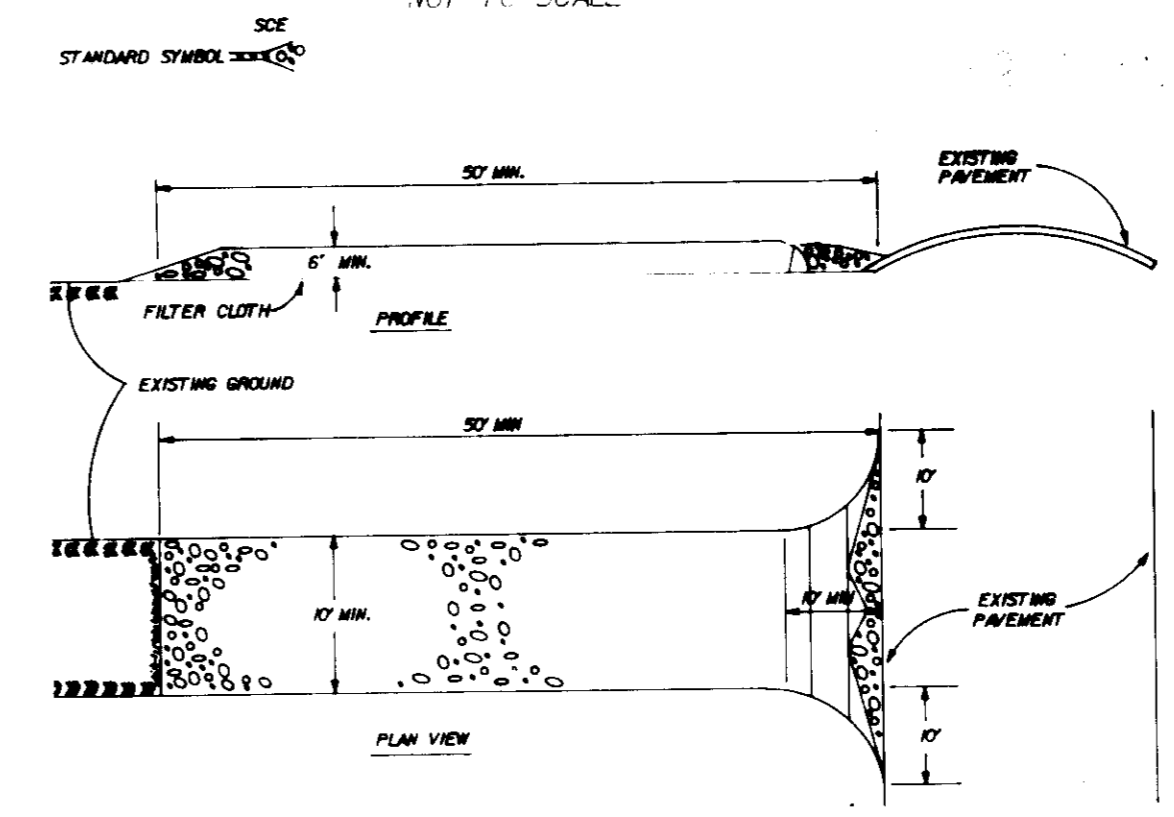
CURB INLET PROTECTION DETAIL
NOT TO SCALE



STANDARD SYMBOL
CONSTRUCTION SPECIFICATIONS

- MATERIALS FRAME**
 - WOODEN IS TO BE CONSTRUCTED OF 2" X 4" CONSTRUCTION GRADE LUMBER.
 - WIRE MESH MUST BE OF SUFFICIENT STRENGTH TO SUPPORT FILTER FABRIC AND STONE FOR CURB INLETS, WITH WATER FULLY IMPOUNDED AGAINST IT.
 - FILTER CLOTH MUST BE OF A TYPE APPROVED FOR THIS PURPOSE, RESISTANT TO SUNLIGHT WITH SUEVE SIZE 60S, ABLE TO ALLOW SUFFICIENT PASSAGE OF WATER AND REMOVAL OF SEDIMENT.
 - STONE IS TO BE 2" IN SIZE AND CLEAN, SINCE FINES WOULD CLOG THE CLOTH.
- PROCEDURE**
 - CURB INLET PROTECTION
 - ATTACH A CONTINUOUS PIECE OF WIRE MESH 1/2" MIN. WIDTH BY THROAT LENGTH PLUS 2" TO THE 2" X 4" WEIR (MEASURING THROAT LENGTH PLUS 2") AS SHOWN ON THE STANDARD DRAWING.
 - PLACE A PIECE OF APPROVED FILTER CLOTH ABOVE WEIR AND SECURELY ATTACH TO THE 2" X 4" WEIR.
 - SECURELY NAIL THE 2" X 4" WEIR TO 9" LONG VERTICAL SPACERS TO BE LOCATED BETWEEN THE WEIR AND INLET FACE (MIN. 6" SPACING).
 - PLACE THE ASSEMBLY AGAINST THE INLET THROAT AND NAIL MINIMUM 2" LENGTHS OF 2" X 4" TO THE TOP OF THE WEIR AT SPACER LOCATIONS. THESE 2" X 4" SANDWICHES OR ALTERNATE WEIGHTS.
 - THE ASSEMBLY SHALL BE PLACED SO THAT THE END SPACERS ARE A MINIMUM 1" BEYOND BOTH ENDS OF THE THROAT OPENING.
 - FORM THE WIRE MESH AND FILTER CLOTH TO THE CONCRETE GUTTER AND AGAINST THE FACE OF CURB ON BOTH SIDES OF THE INLET. PLACE CLEAN 2" STONE OVER THE WIRE MESH AND FILTER FABRIC IN SUCH A MANNER AS TO PREVENT WATER FROM ENTERING THE INLET UNDER OR AROUND THE FILTER CLOTH.
 - THIS TYPE OF PROTECTION MUST BE INSPECTED FREQUENTLY AND THE FILTER CLOTH AND STONE REPLACED WHEN CLOGGED WITH SEDIMENT.
 - ASSURE THAT STORM FLOW DOES NOT BYPASS INLET BY INSTALLING TEMPORARY EARTH OR ASPHALT DIKES DIRECTING FLOW INTO INLET.

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
- THICKNESS - NOT LESS THAN SIX INCHES.
- WIDTH - TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY WHEN WASHING ON PUBLIC RIGHTS-OF-WAY. AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

PERMANENT SEEDING NOTES

Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed. Seeded preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding. In lieu of soil test recommendations, use one of the following schedules:

- Preferred** Apply 2 tons per acre dolomitic limestone (92 lbs/1000 square ft) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs per acre 30-0-0 ureaform fertilizer (9 lbs/100 sq ft) before seeding. Harrow or disc into upper three inches of soil.
- Acceptable** Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 1000 lbs per acre 10-10-10 fertilizer (23 lbs/1000 sq ft) before seeding. Harrow or disc into upper three inches of soil.

Seeding: For the periods March 1 thru April 30, and August 1 thru October 5, seed with 60 lbs per acre 1-4 lbs/1000 sq ft of Kentucky 31 Tall Fescue. For the period May 1 thru July 15, seed with 60 lbs Kentucky 31 Tall Fescue per acre and 2 lbs per acre 1-4 lbs/1000 sq ft of weeping lovegrass. During the period of October 16 thru February 28, protect site by Option (1) 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring. Option (2) 100 lbs per acre 1-4 lbs/1000 sq ft of Kentucky 31 Tall Fescue and mulch with 2 tons per acre well anchored straw.

Mulching: Apply 1 1/2 to 2 tons per acre (10 to 30 lbs/1000 sq ft) of unrattled small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal per acre (5 gal/1000 sq ft) for anchoring.

TEMPORARY SEEDING NOTES

Apply to graded or cleared areas likely to be redisturbed where a short-term vegetative cover is needed. Seeded preparation: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding.

- Administrative** Apply 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft).
- Seeding** For the period March 1 thru April 30 and from August 15 thru November 15, seed with 2 1/2 bushels per acre of annual rye (3.2 lbs/1000 sq ft). For the period May 1 thru August 14, seed with 3 lbs per acre of weeping lovegrass (.07 lbs/1000 sq ft). For the period November 16 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.
- Mulching** Apply 1 1/2 to 2 tons per acre (10 to 30 lbs/1000 sq ft) of unrattled small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal per acre (5 gal/1000 sq ft) for anchoring.

Refer to the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 4-6-87

SEDIMENT CONTROL

by the Developer:
I/we certify that all development and construction will be done according to this plan, and that every reasonable person involved in the construction project will have a certificate of attendance of a Department of Natural Resources Approved Training Program for the control of Sediment and Erosion before beginning the project.
Signature of Developer: LEONARD SACKADOFF Date: 12-17-86

by the Engineer:
I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.
Signature of Engineer: ROBERT H. MANNON Date: 12-17-86

Reviewed for HOWARD S.C.D. on this project's requirements:
Signature of Engineer: JOHN M. HALE Date: 7-8-87

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
Signature of District Engineer: JOHN M. HALE Date: 7/8/87

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS & PUBLIC ROADS
HOWARD COUNTY DEPT. OF PUBLIC WORKS
Signature of Director: JOHN M. HALE Date: 7-8-87

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
Signature of County Health Officer: LYNN M. BRAD M.D. Date: 7-13-87

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
Signature of Planning Director: ROBERT H. MANNON Date: 7-17-87

DORSEY BEST WESTERN HOTEL LIMITED PARTNERSHIP
c/o BRADBURN CONSTRUCTION CO., INC.
204 MONROE ST., SUITE 201
ROCKVILLE, MD. 20850

No	REVISION	DATE	BY
1	REVISED PER Co. COMMENTS	2-27-87	BHM
2	REVISED CURB LINE	2-8-88	LDJ
3	REV. ADDRESS & ADD STAIRWAY TO REST. DET.	3-28-88	GF0



GREENHORNE & O'MARA, INC.
2 RESEARCH PLACE, ROCKVILLE, MARYLAND 20850
(301)948-0900
ANNAPOLIS MD • ATLANTA GA • AURORA CO • CULPEPER VA • EXPORT PA • FAIRFAX VA
GREENBELT MD • MANASSAS VA • MONROE MI • RALEIGH NC • TAMPA FL

STORM DRAIN, PAVING & SEDIMENT CONTROL DETAILS

DORSEY BUSINESS CENTER
PARCEL L SECTION 2
FIRST ELECTION DISTRICT
HOWARD CO, MARYLAND

DESIGN	SCALE AS SHOWN
ADJ DRAWN	2 OF 10
RHW CHECKED	SHEET
NOV. 1986 DATE	JOB No. R-1532-X FILE No. SDP-87-118

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS & PUBLIC ROADS
HOWARD COUNTY DEPT. OF PUBLIC WORKS

James P. ... 11/28/87
CHIEF, DEPT. OF ENGINEERING

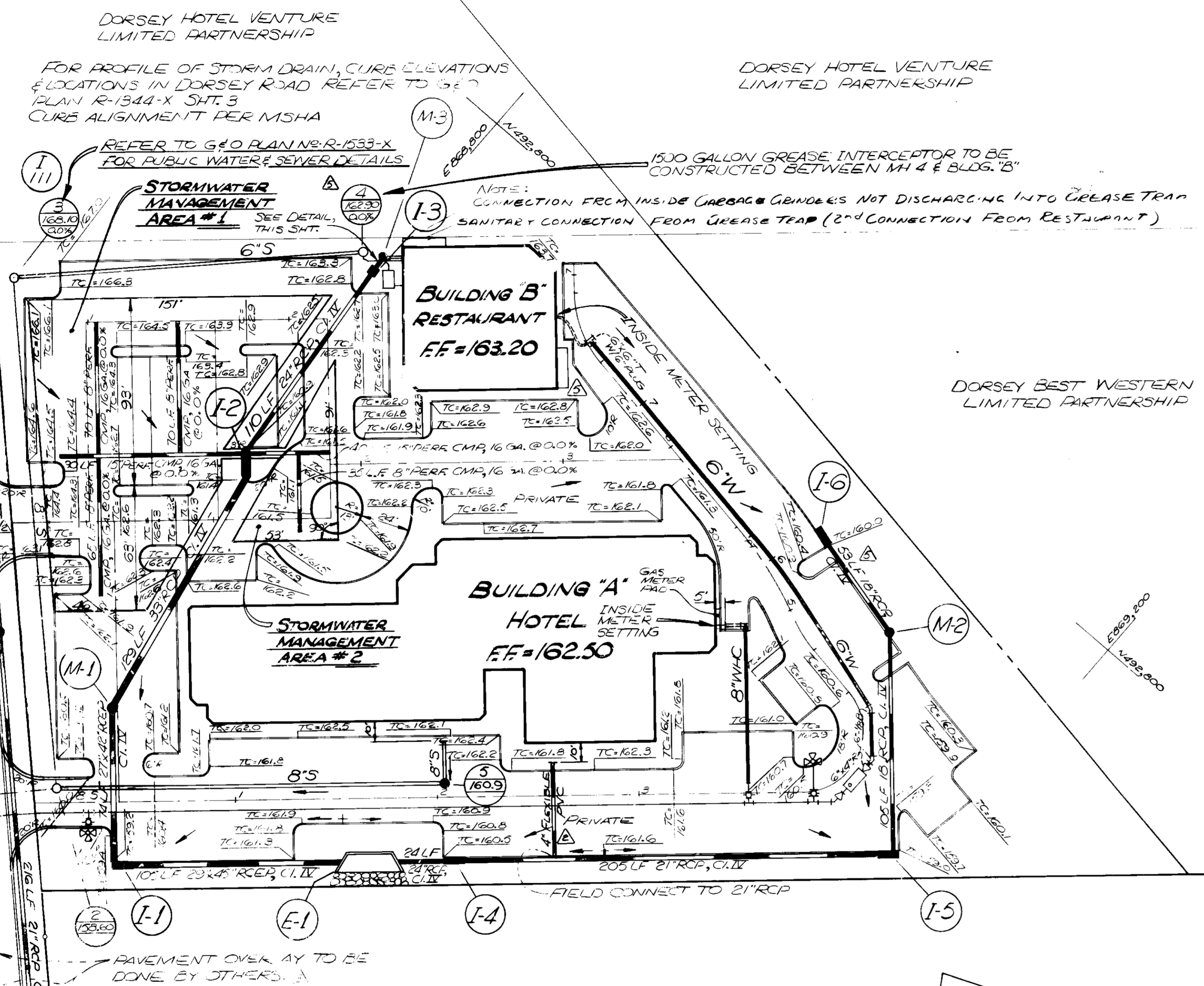
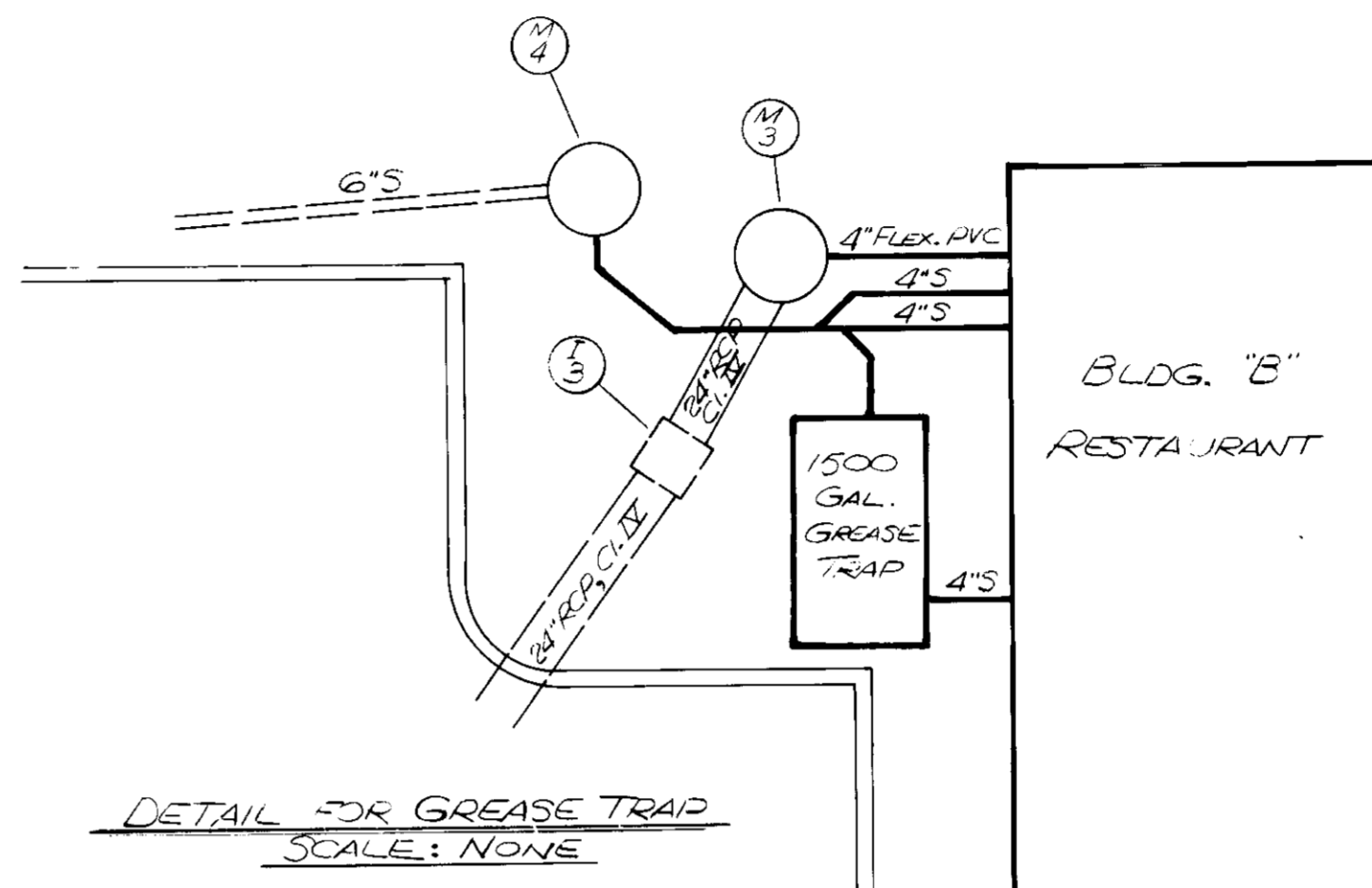
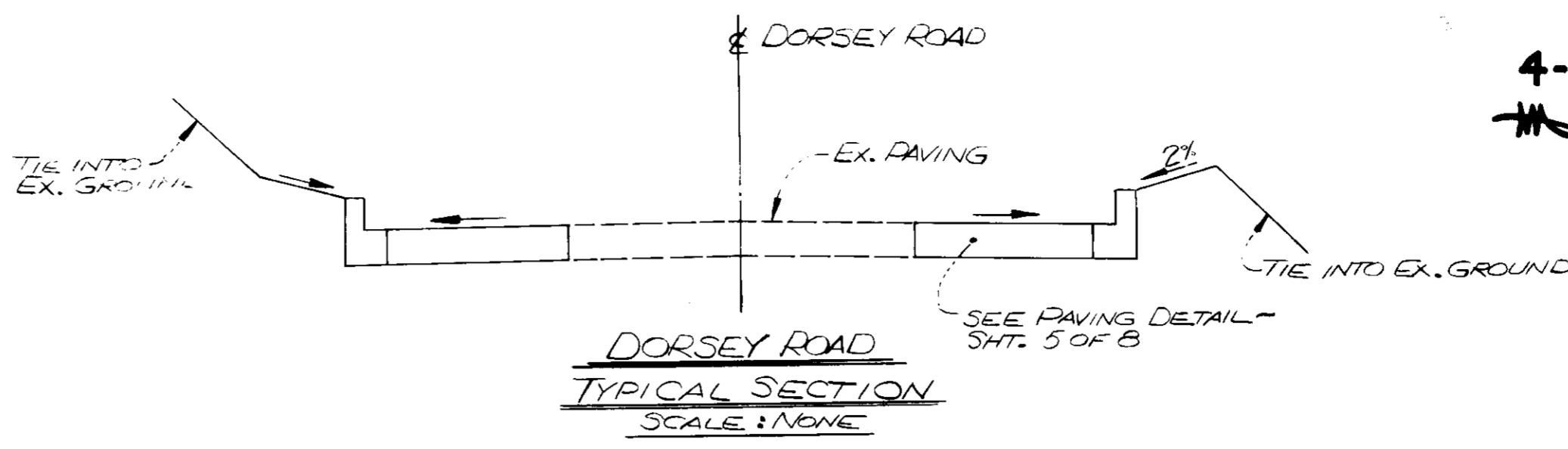
APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

... COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING

... PLANNING DIRECTOR 7.17.87
... CHIEF, DIV. OF LAND DEVELOPMENT & ZONING ADMIN. 7-15-87

4-6-87
H. H. H. H.



- GENERAL NOTES
STORM DRAIN NOTES
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH HOWARD COUNTY DESIGN MANUAL VOL. IV, DETAILS AND SPECIFICATIONS FOR CONSTRUCTION.
 2. ALL UTILITY COMPANIES SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF CONSTRUCTION.
 3. ALL INLETS SHALL BE HOWARD COUNTY STANDARD UNLESS OTHERWISE SHOWN.
 4. ALL STREET CURB RETURNS SHALL HAVE A 30.0% RADIUS UNLESS OTHERWISE NOTED.
 5. STORM DRAIN TRENCHES WITHIN ROAD RIGHT OF WAY SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH HOWARD COUNTY STANDARD SPECIFICATIONS.
 6. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND OPERATIONS SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
 7. THE CONTRACTOR SHALL TEST PIT EXISTING UTILITIES WHERE DIRECTED BY THE ENGINEER A MINIMUM OF TWO WEEKS IN ADVANCE OF ANY CONSTRUCTION.
 8. TEMPORARY COMPACTED HIGH EARTH FILL DIVERSION DIKES SHALL BE CONSTRUCTED ABOUT THE LIPS OF FILL SLOPES ON THE R.O.W. CONCURRENTLY WITH THE INITIAL GRADING AND DIRECTED TO UNDISTURBED SOIL AREAS AT THE END OF EACH DAY.
 9. CONTRACTOR TO NOTIFY THE HOWARD COUNTY DEPT. OF INSPECTIONS AND PERMITS AT LEAST 3 DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS. TELEPHONE NO. 932-2436.
 10. DISTURBED SLOPE AREA TO BE STABILIZED AS SOON AS GRADING IS COMPLETE.
 11. ALL REINFORCED CONCRETE FOR STORM DRAIN STRUCTURES SHALL HAVE A MINIMUM OF 28 DAYS STRENGTH OF 3000 P.S.I.
 12. ALL SWALES AND SLOPES SHALL BE PERMANENTLY SEEDDED. SEE THE RELEVANT SPECIFICATION ON SHEET 2.
 13. TRAFFIC CONTROL DEVICES AND THEIR INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, 981 REVISED EDITION.
 14. POLY-FILTER-X OR EQUAL SHALL BE PLACED UNDER ALL STONE RIF RAP (18\"/>

WATER & SEWER NOTES

1. ALL HORIZONTAL CONTROLS ARE BASED ON MARYLAND STATE COORDINATES.
2. ALL VERTICAL CONTROLS ARE BASED ON U.S.G.S. DATUM.
3. ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS.
4. CLEAR ALL UTILITIES BY A MINIMUM OF 6\"/>

NOTES: 1. STORM DRAIN STRUCTURES I-111 & M-105 SHOWN WITHIN DORSEY ROAD R/W ARE RELOCATED TO ACCOMMODATE WIDENING AT HOTEL ENTRANCE. LOCATIONS AND PIPE PROFILES SHOWN ON PREVIOUSLY APPROVED "DORSEY ROAD IMPROVEMENTS PLAN" (G&O PLAN NO. R-1344-X) IN THIS AREA ARE NOT TO BE CONSTRUCTED. CONSTRUCT STORM DRAINAGE AS SHOWN ON THIS PLAN.
2. THE CONTRACTOR OR DEVELOPER SHALL CONTACT THE CONSTRUCTION INSPECTION DIV., 24 HRS. IN ADVANCE OF COMMENCEMENT OF WORK @ 792-2630.

Robert H. Mamon
12-16-86

DORSEY BEST WESTERN HOTEL LIMITED PARTNERSHIP
4 BRADBURN CONSTRUCTION CO., INC.
204 MOUNTAIN ST., SUITE 201
ROCKVILLE, MD. 20850

No.	REVISION	DATE	BY
1	REVISED PER CO REQUIREMENTS	3/1/87	GE
2	REV. SH. S.D. & DORSEY RD PAVING	5/20/87	GE
3	REV. DORSEY RD. LIMIT OF PAVING	9/1/87	GE
4	"	10/10/87	GE
5	REV. MAIN LINE & RESTAURANT	2-23-88	GE
6	REV. ADDRESS	3-23-88	GE

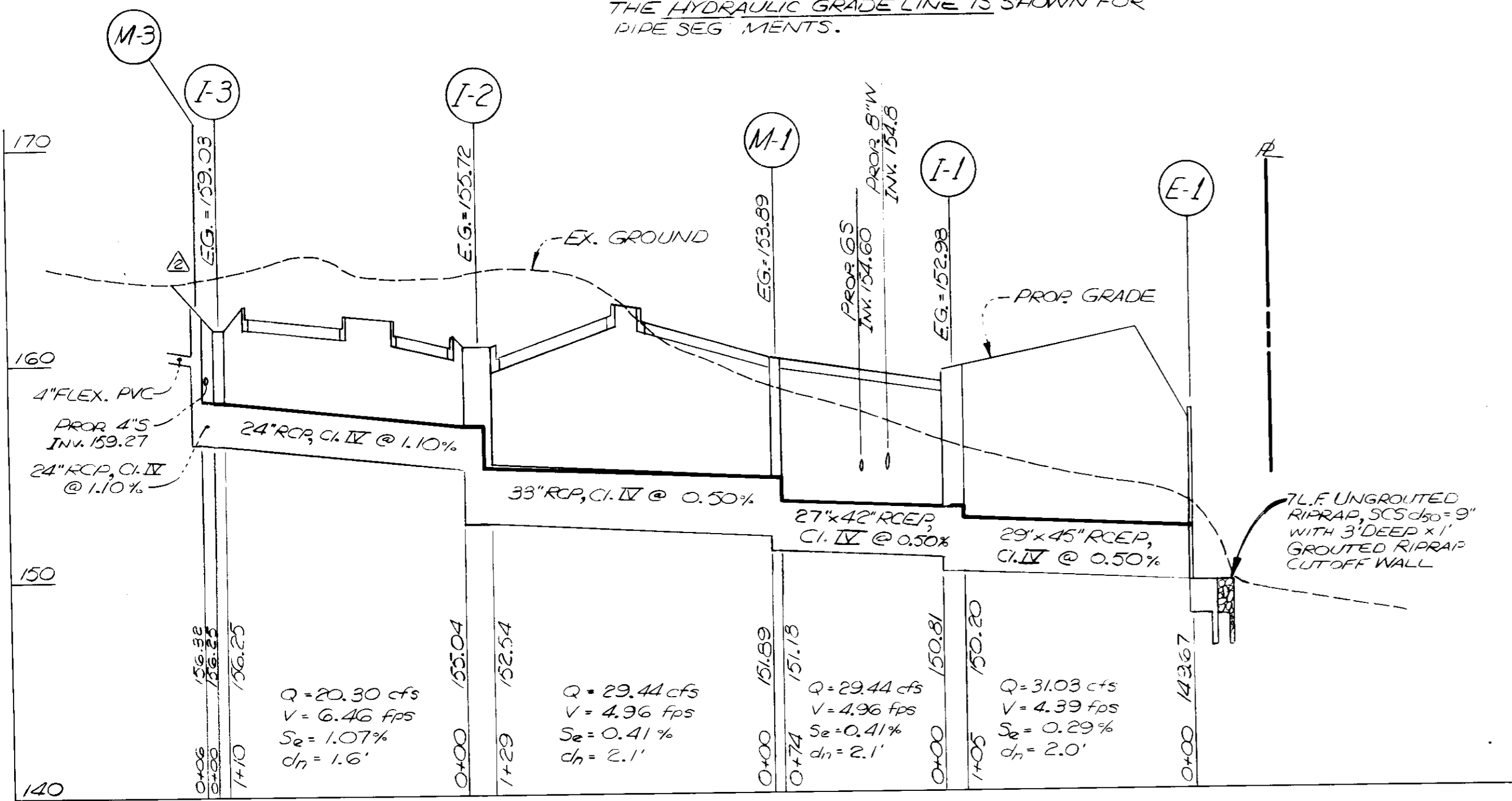
GREENHORNE & O'MARA, INC.
2 RESEARCH PLACE, ROCKVILLE, MARYLAND 20850
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UTILITY AND PAVING PLAN
DORSEY BUSINESS CENTER
PARCEL L SECTION 2
FIRST ELECTION DISTRICT
HOWARD CO., MARYLAND

JWC/JDP DESIGN	SCALE	1" = 30'
JDP/MS DRAWN		3 OF 10
RHM CHECKED		SHEET
DEC, 86 DATE	JOB No.	FILE No.

SDP-87-118

NOTE: ENERGY GRADE ELEVATION IS GIVEN AT EACH STRUCTURE AND IS NOT PLOTTED AS A LINE. THE HYDRAULIC GRADE LINE IS SHOWN FOR PIPE SEGMENTS.



PIPE SCHEDULE		
SIZE	TYPE	LENGTH (FT.)
8"	PERF CMP, 16 GA.	24'
15"	PERF CMP, 16 GA.	13'
18"	RCP, CI, IV	15'
21"	RCP, CI, IV	62'
24"	RCP, CI, IV	109'
33"	RCP, CI, IV	123'
27" x 42"	RCEP, CI, IV	74'
28" x 45"	RCEP, CI, IV	10'

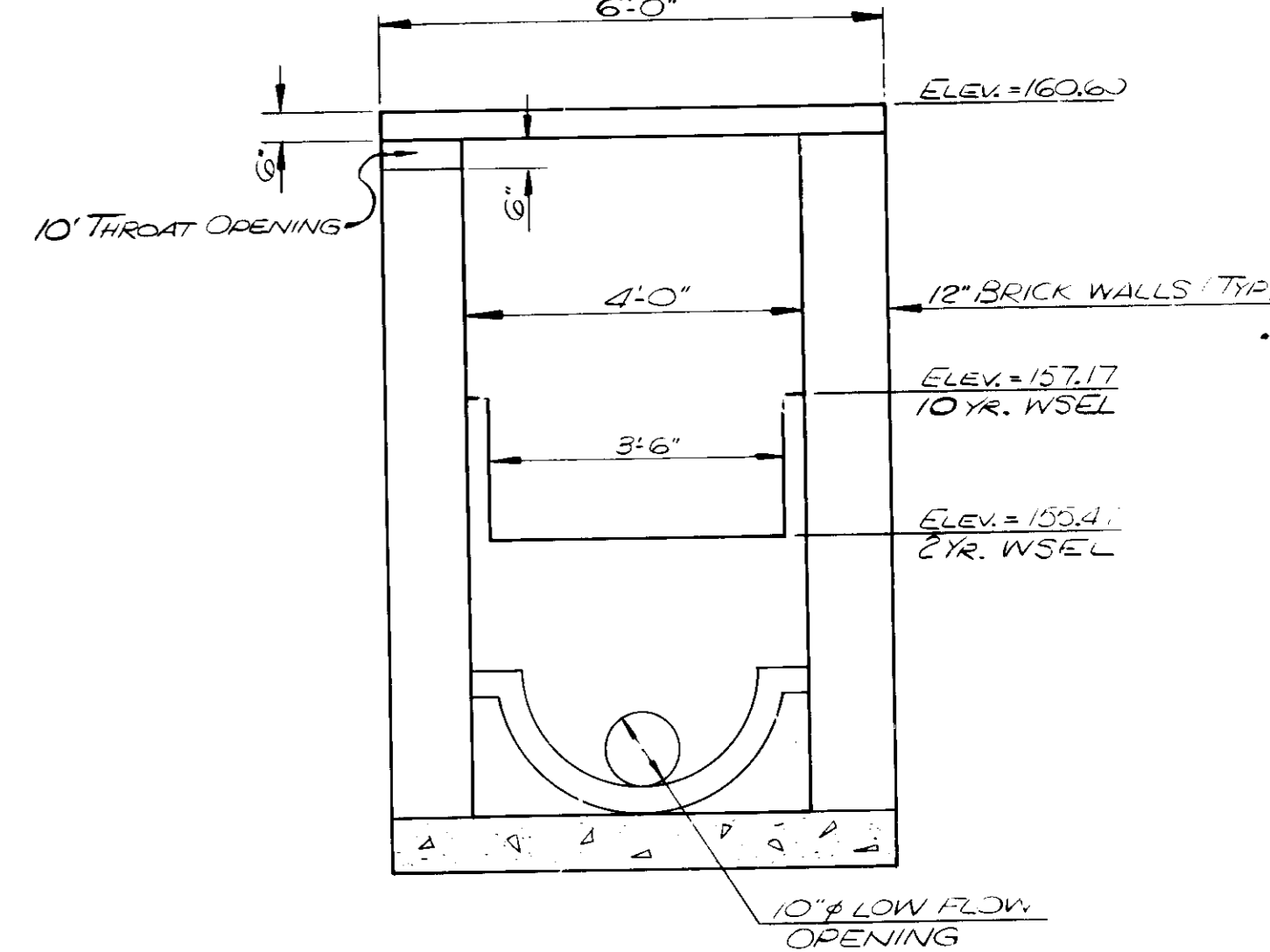
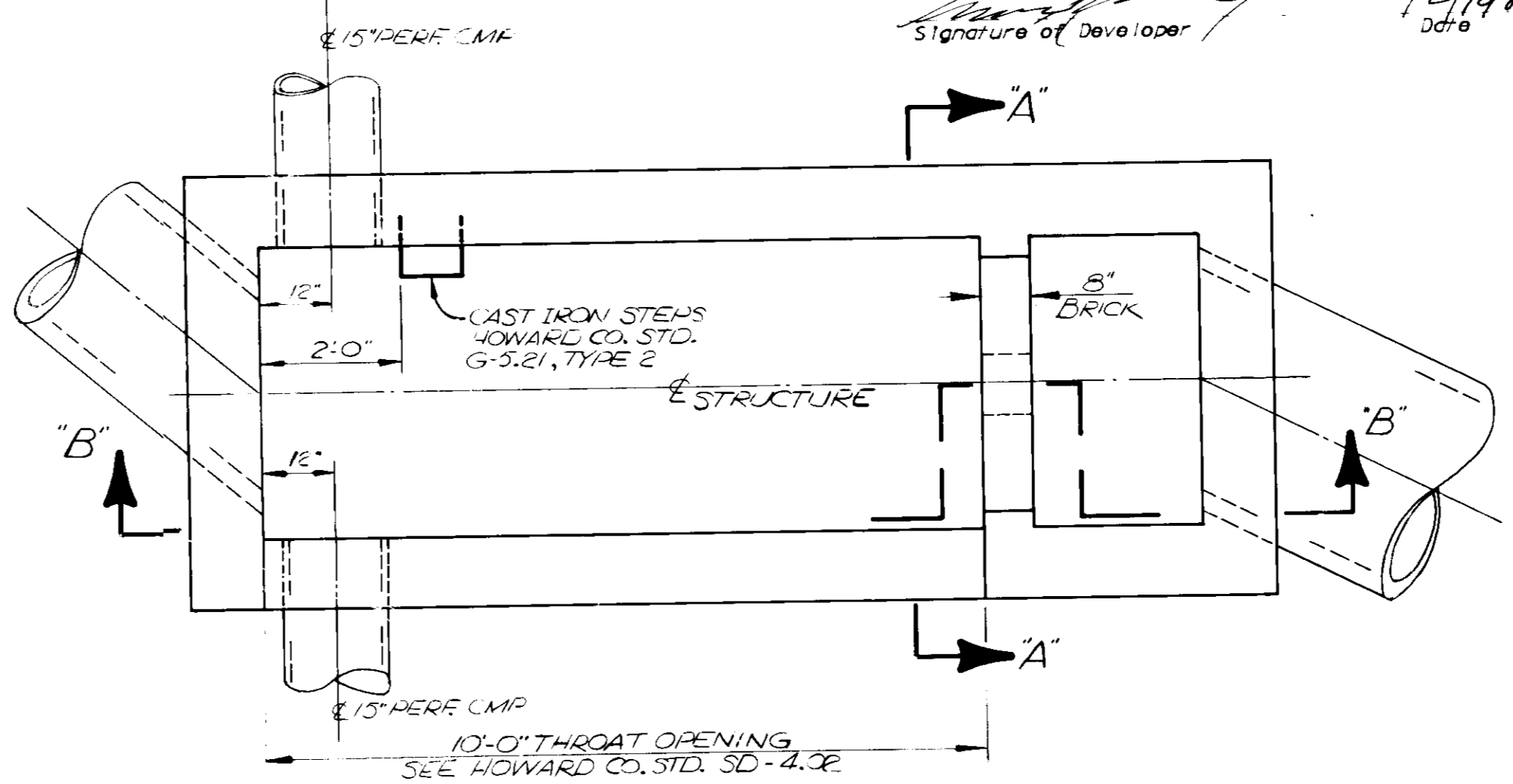
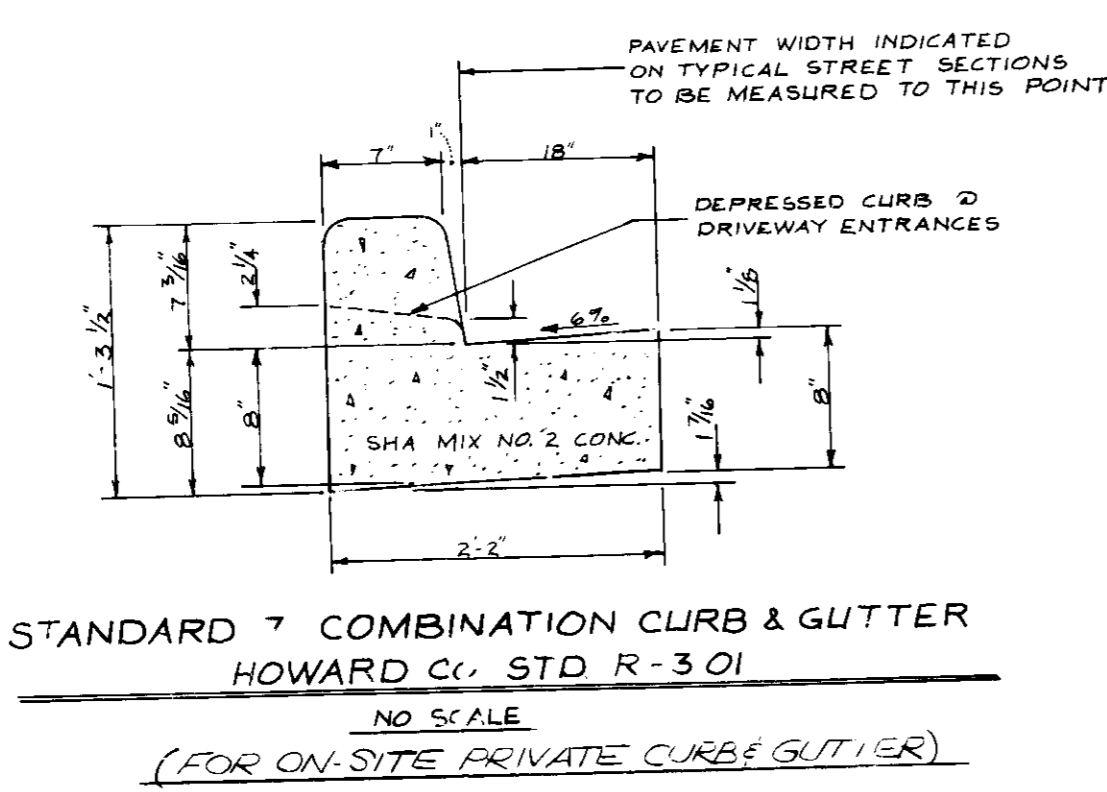
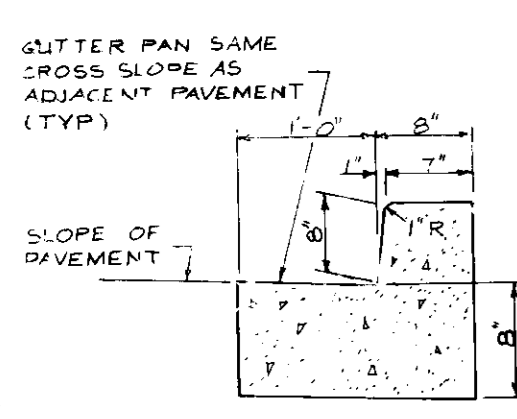
STRUCTURE SCHEDULE						
NO.	TYPE	INVERT		TOP ELEVATION		STANDARD NUMBER
		IN	OUT	UPPER	LOWER	
I-1	"A" 10" INLET	150.81	150.20	159.44	159.18	HOWARD CO. STD. SD 4.02
I-2	SPECIAL DESIGN	155.04	152.54	162.07	160.00	SEE DETAIL, THIS SHEET
I-3	"K" INLET		156.25	161.00	161.00	MSHA STD. MD 378.01 W/ MD 379.08 GRATE
I-4	"A" 10" INLET	152.42	149.79	162.65	160.48	HOWARD CO. STD. SD-4.02
I-5	"A" 10" INLET	153.69	153.44	159.20	159.00	HOWARD CO. STD. SD-4.02
I-6	"A" 10" INLET		155.29	160.28	160.00	HOWARD CO. STD. SD-4.02
I-III	20" COG INLET	163.00	162.94	171.29	170.34	MSHA STD. MD 374.31
M-1	BRICK MH	151.89	151.18	160.20	160.20	HOWARD CO. STD. G-5.03
M-2	4'0" PRECAST MH	155.02	154.65	161.00	161.00	HOWARD CO. STD. G-5.12
M-103	SHALLOW MH	156.30	156.25	TOP OF COVER = 166.5		MSHA STD. MD 383.00
E-1	SPECIAL DESIGN	Bottom Pipes 143.67				SEE DETAIL, SHEET 5

By the Developer:
We certify that all development and/or construction will be done according to these plans, and that any responsible personnel involved in the construction project will have a certificate of attendance at a Department of Natural Resources Approved Training Program for the Control of Sediment and Erosion before beginning the project, will provide the Howard Soil Conservation District with an "as-built" plan of the pond within 30 days of completion, and also authorize per lot to an site inspections by the Howard Soil Conservation District.

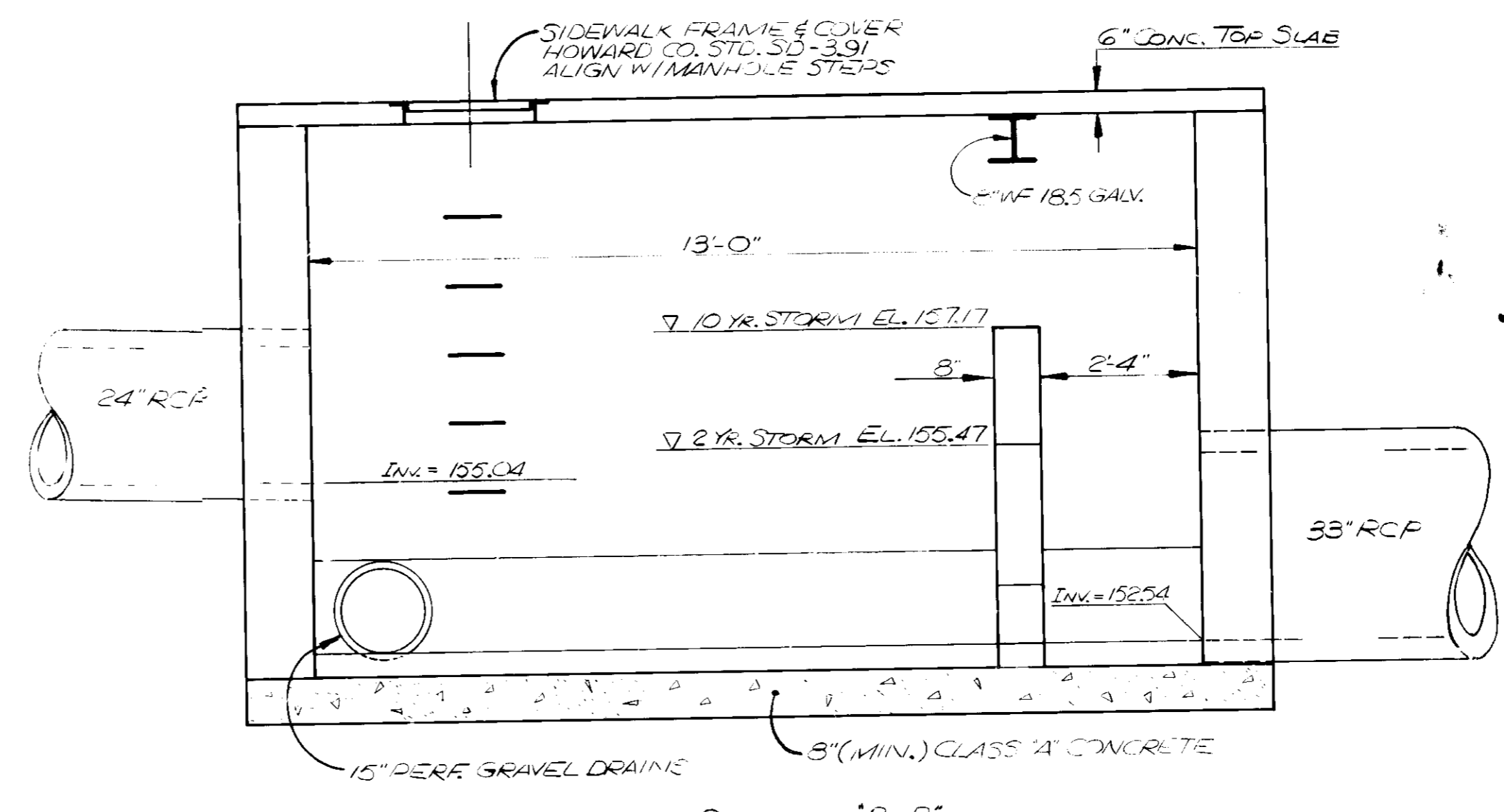
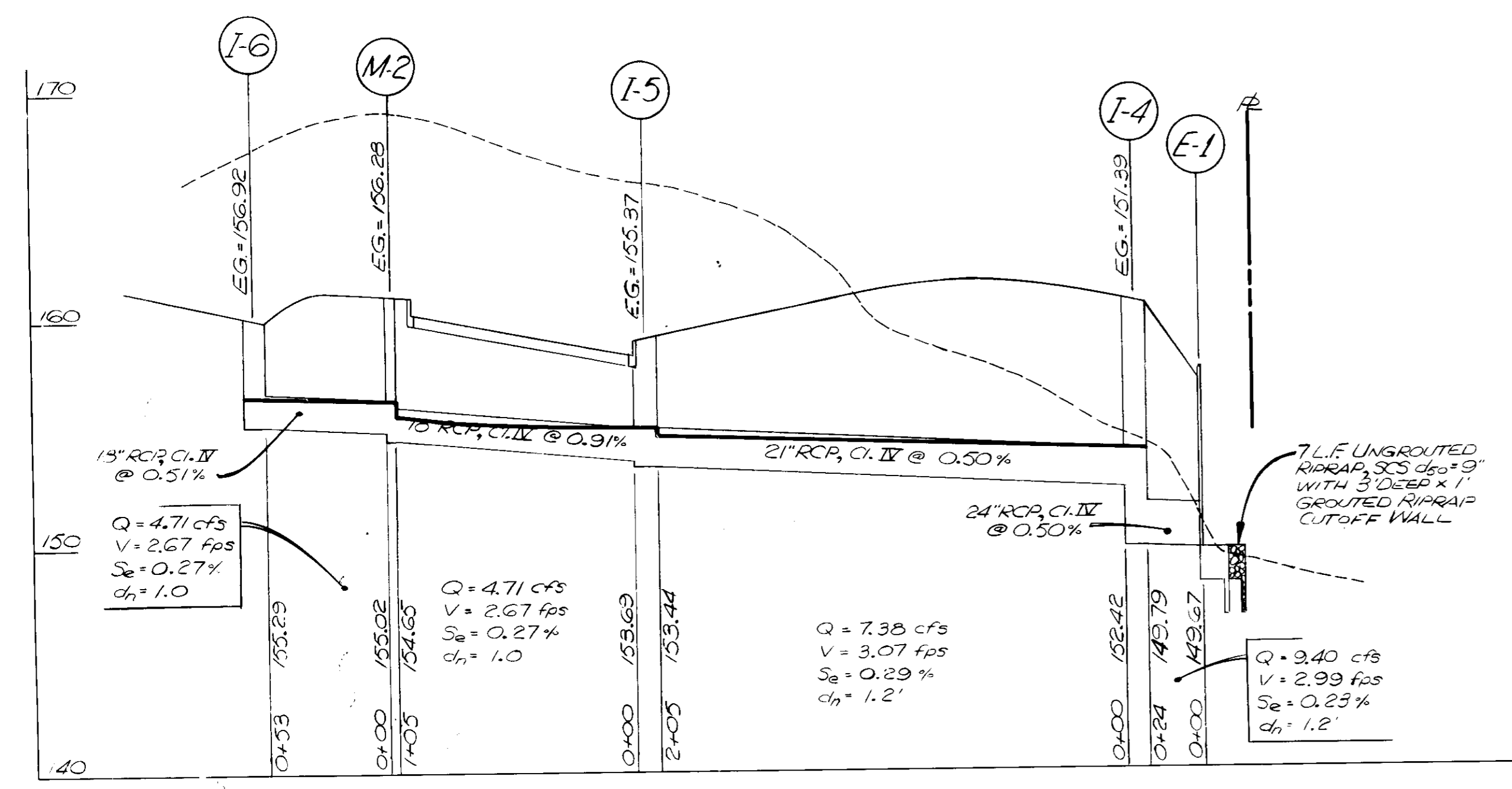
Signature of Developer: [Signature] Date: 12/17/86

By the Engineer:
I certify that this plan for pond construction, erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions. This plan was prepared in accordance with the requirements of the Howard Soil Conservation District. I have no objection the developer that he must provide the Howard Soil Conservation District with an "as-built" plan of the pond within 30 days of completion.

Signature of Engineer: Robert H. Munn Date: 12-17-86



MSHA STD MD-620.02 TYPE "A" (TO BE USED WITHIN STATE R/W) NO SCALE



Signature of Engineer: Robert H. Munn Date: 12-17-86

These plans have been reviewed for the Howard Soil Conservation District and meet the requirements of the Howard Soil Conservation District, so I, James M. Nelson, J.C. Soil Conservation Service, 7-8-87 Date

These plans for small pond construction, soil erosion and sediment control meet the requirements of the Howard Soil Conservation District. I, John K. Kottler, Howard Soil Conservation District, 11/18/86 Date

4-6-87 MS/AMM

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
[Signature] 7-17-87
[Signature] 7-15-87
APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT
[Signature] DATE
APPROVED: FOR PUBLIC WATER/PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS & FLOOD CONTROL
HOWARD COUNTY DEPT. OF PUBLIC UTILITIES
[Signature] 7-9-87
[Signature] CHIEF, BUREAU OF ENGINEERING

DORSEY BEST WESTERN HOTEL LIMITED PARTNERSHIP
c/o BRADBERN CONSTRUCTION CO., INC.
204 MONROE ST., SUITE 201
ROCKVILLE, MD. 20850

No.	REVISION	DATE	BY
1	REVISED PER COUNTY COMMENTS	2-21-87	C.O.
2	REVISED STORM DRAIN PROFILE	2-25-87	GF
3	REV. ADDRESS	3-28-88	GF

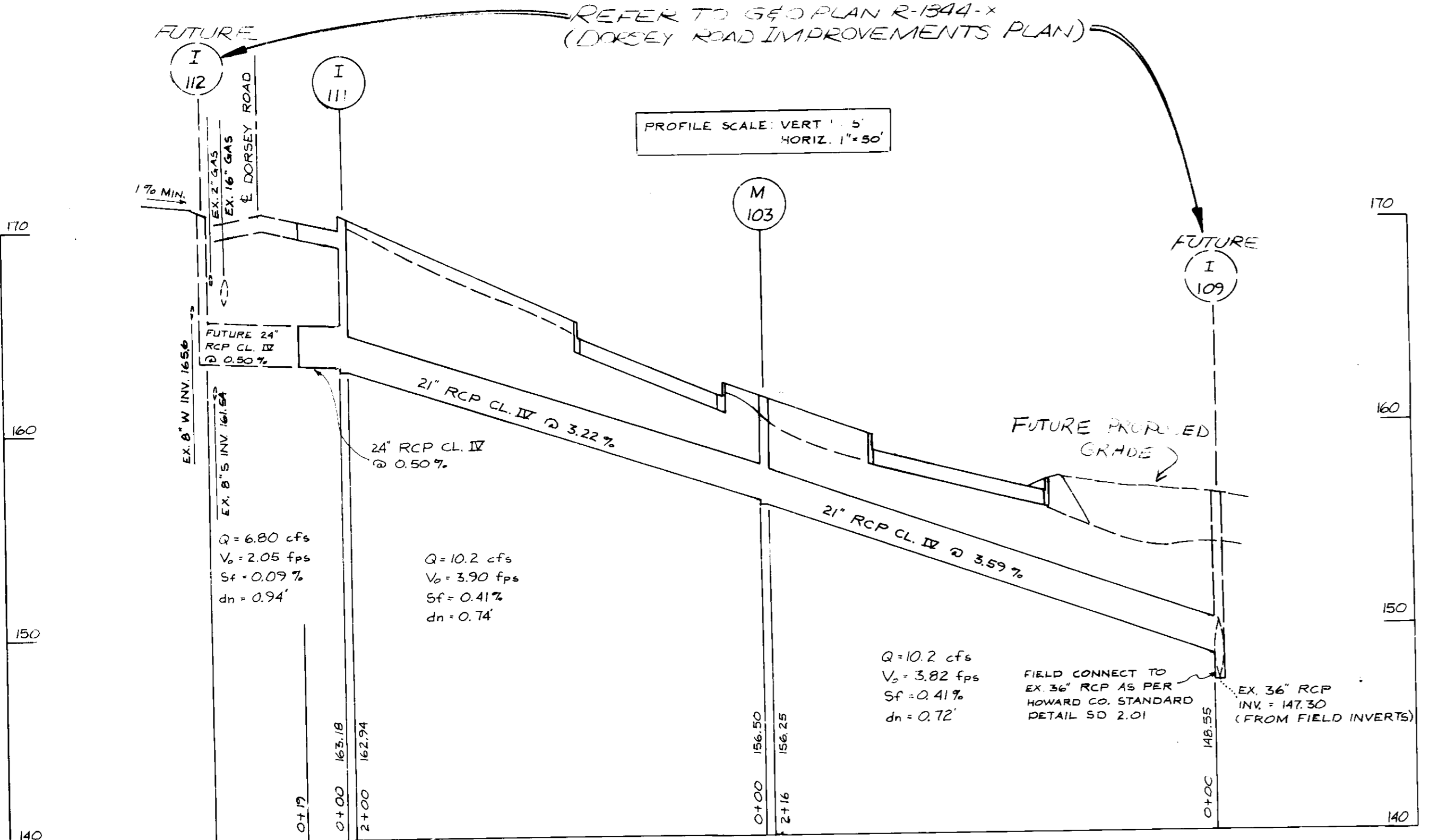


ENGINEERS • ARCHITECTS • PLANNERS • SCIENTISTS • SURVEYORS • PHOTOGRAMMETRISTS
GREENHORNE & O'MARA, INC.
2 RESEARCH PLACE, ROCKVILLE, MARYLAND 20850
(301)948-0900
ANNAPOLIS, MD. • ATLANTA, GA. • AURORA, CO. • CULPEPER, VA. • EXPORT, PA. • FAIRFAX, VA.
GREENBELT, MD. • MANASSAS, VA. • MONROE, MI. • RALEIGH, NC. • TAMPA, FL

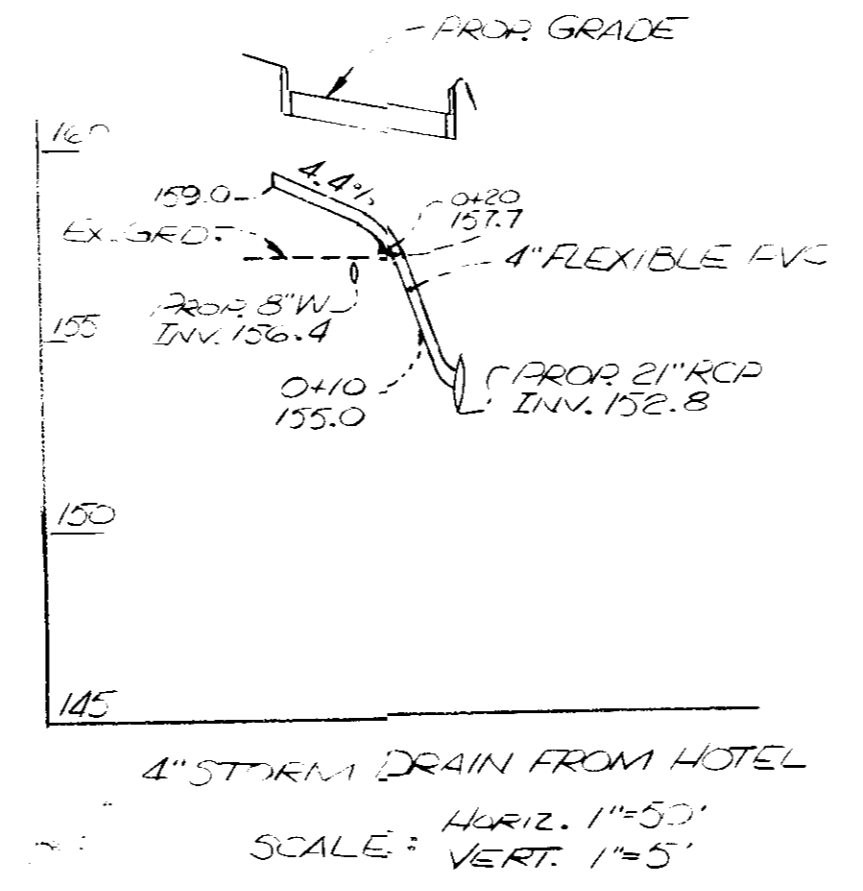
UTILITY & PAVING DETAIL
DORSEY BUSINESS CENTER
PARCEL L SECTION 2
FIRST ELECTION DISTRICT
HOWARD CO., MARYLAND

JWC DESIGN	SCALE AS SHOWN
JOP/AM DRAWN	4 OF 10
RHM CHECKED	SHEET
DEC 86 DATE	JOB No. FILE No. X

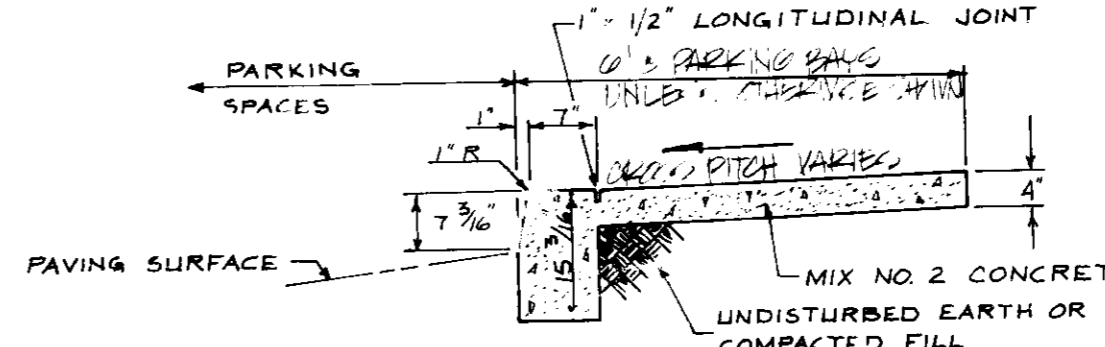
SDP-87-118



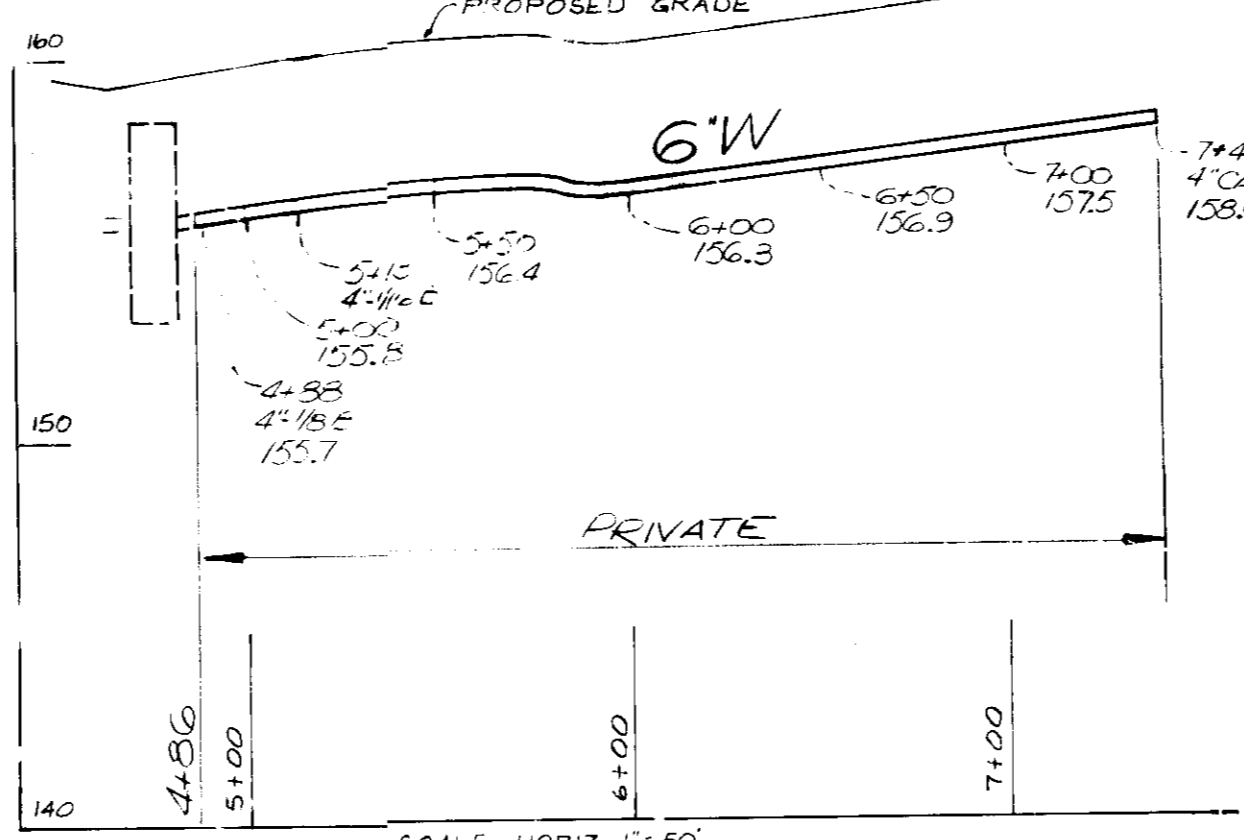
STORM DRAIN PROFILE



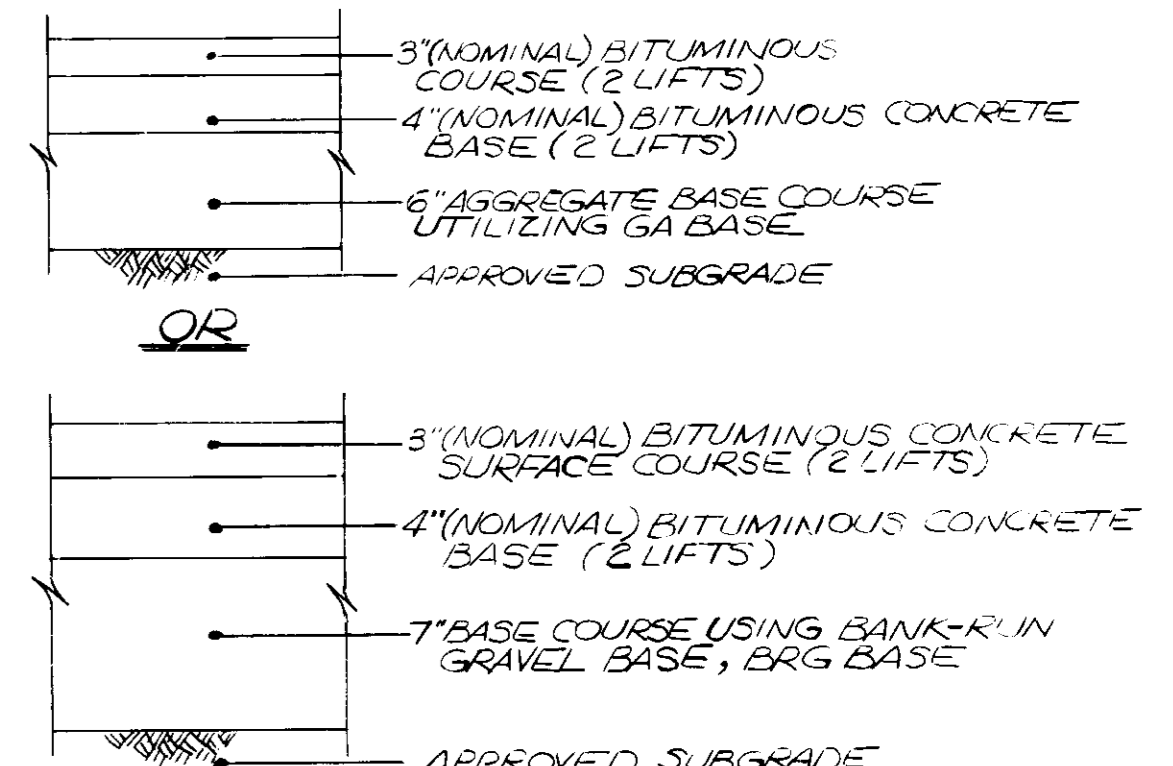
TYPICAL SECTION THROUGH STORMWATER MANAGEMENT AREA



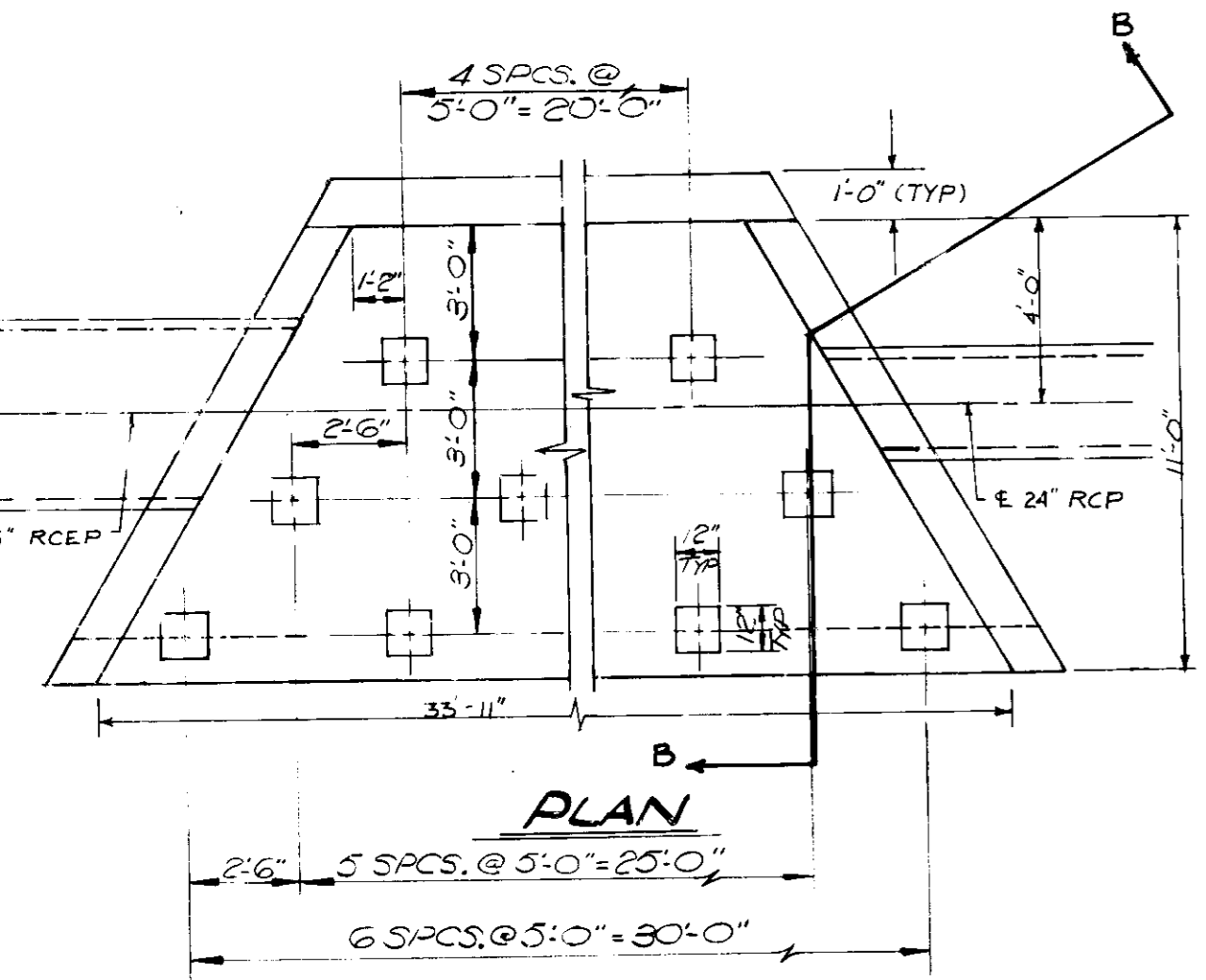
MONOLITHIC CURB & SIDEWALK



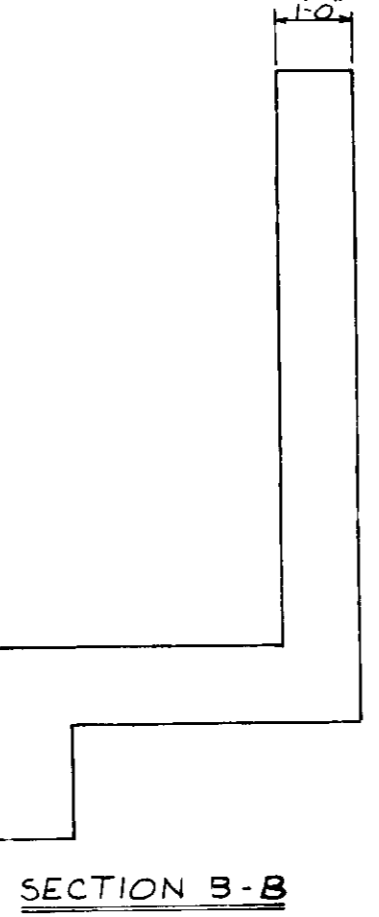
TYPICAL PAVING SECTIONS HOWARD CO. STD R-201(P-2)



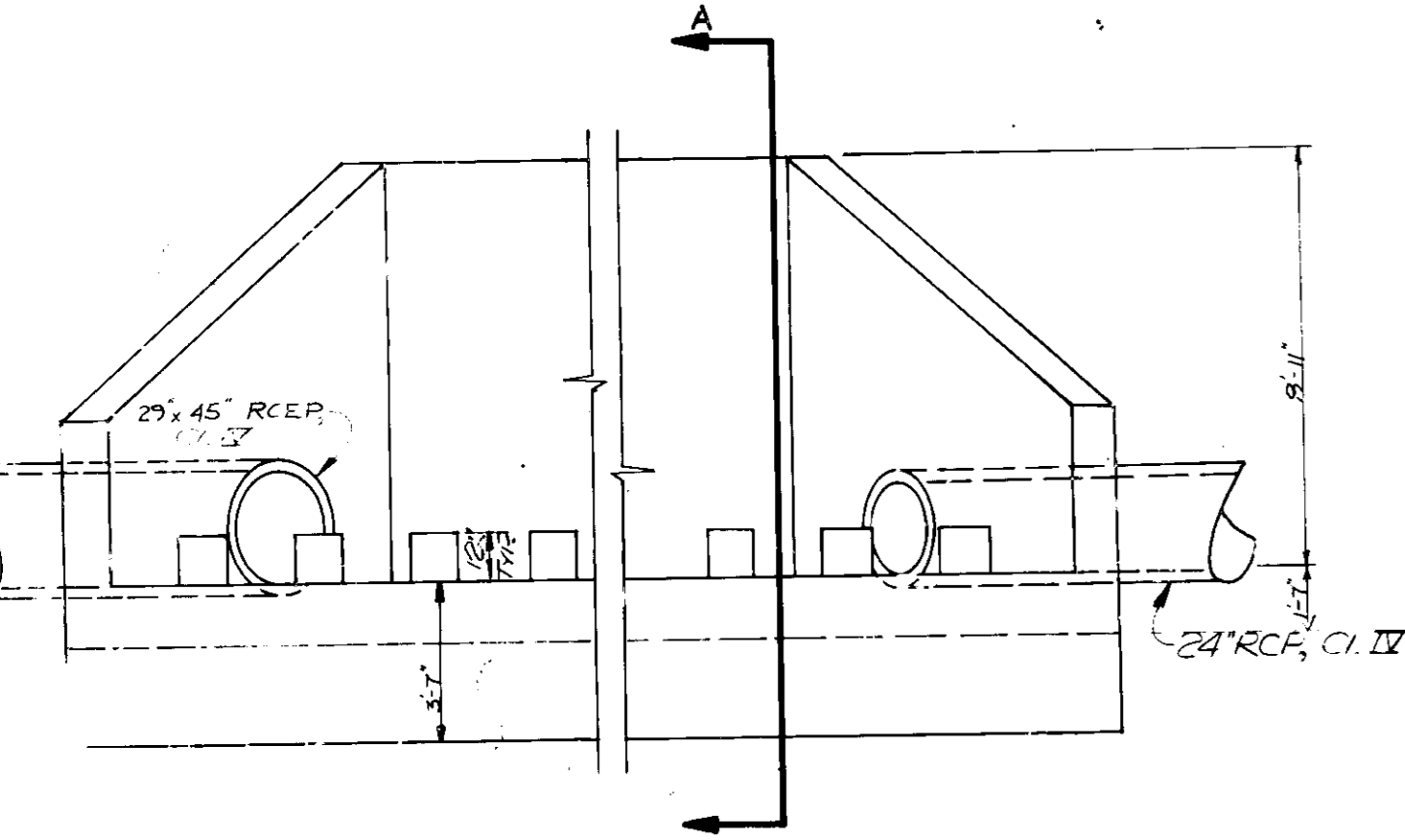
TYPICAL PAVING SECTIONS FOR MSHA RIGHT-OF-WAY



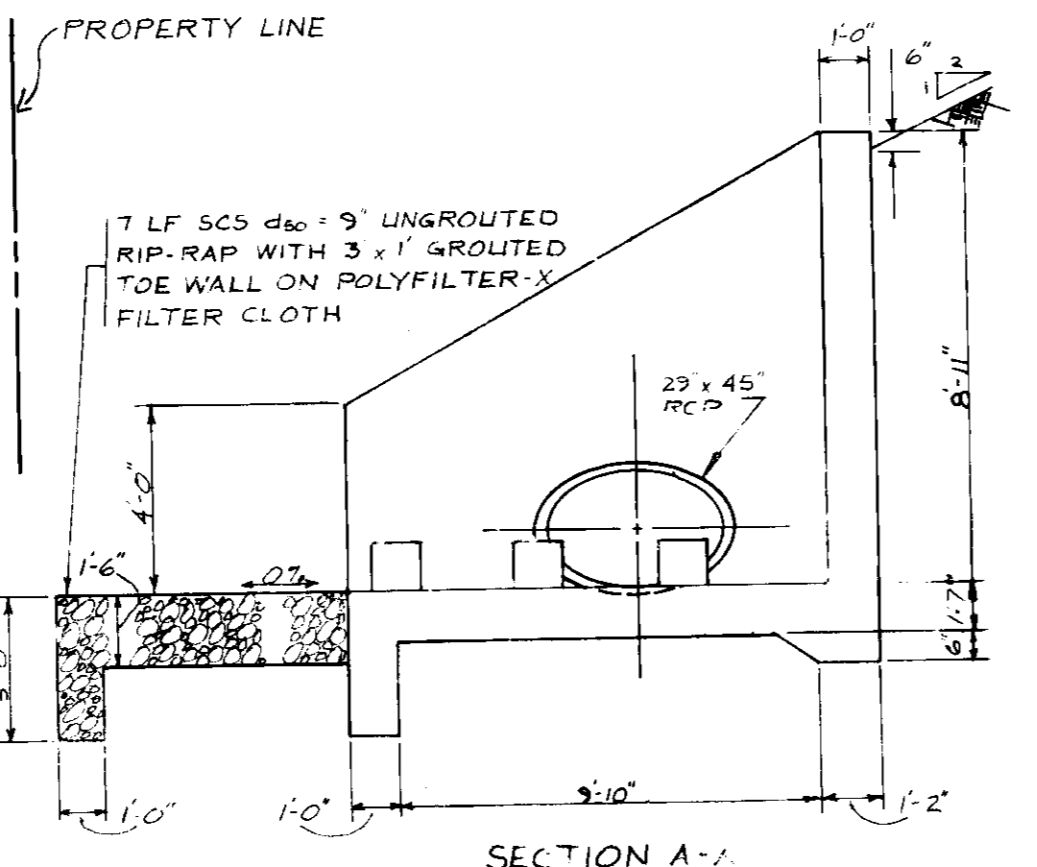
PLAN



SECTION B-B

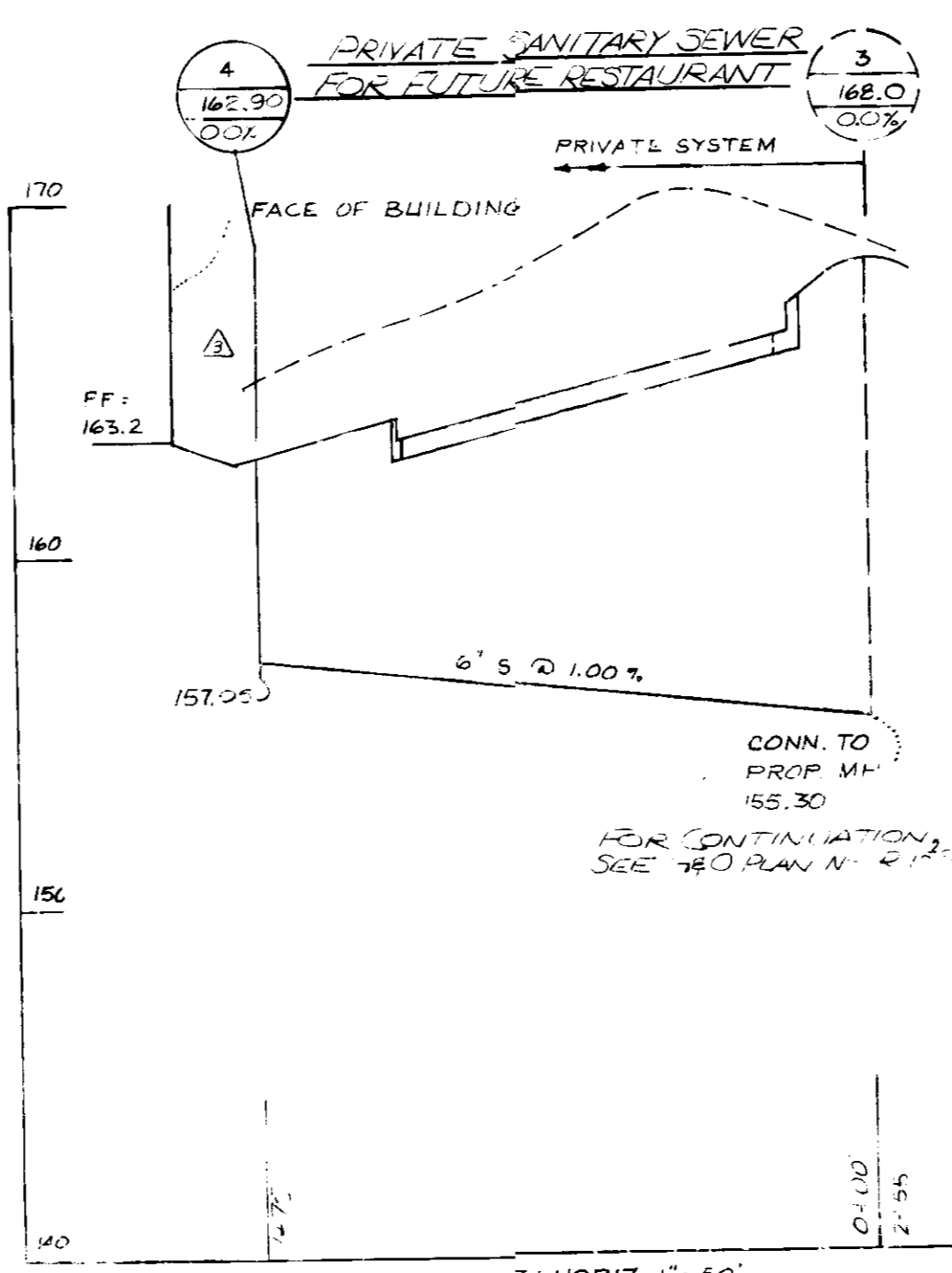


FRONT VIEW

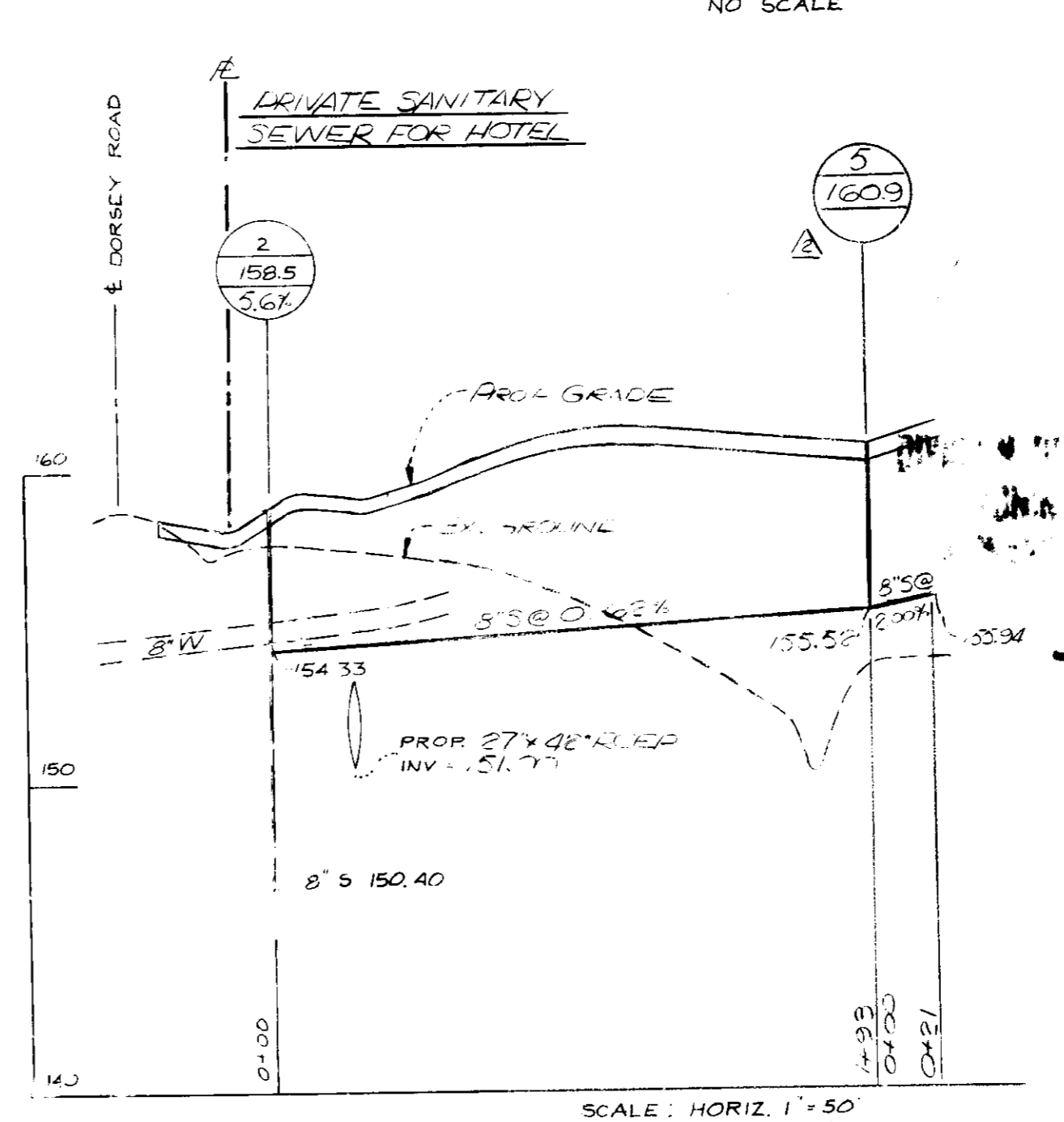


SECTION A-A

STRUCTURE NO. E-1 END WALL SECTIONS & DETAILS



SCALE: HORIZ. 1\"/>



SCALE: HORIZ. 1\"/>

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS & PUBLIC ROADS
 HOWARD COUNTY DEPT. OF PUBLIC WORKS
 DIRECTOR: [Signature] DATE: 7-9-87
 CHIEF, BUREAU OF ENGINEERING

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER: _____ DATE: _____

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
 PLANNING DIRECTOR: [Signature] DATE: 7-17-87
 CHIEF, DIV. OF LAND DEVELOPMENT & ZONING ADMIN.: [Signature] DATE: 7-15-87

DORSEY BEST WESTERN HOTEL LIMITED PARTNERSHIP
 90 BRADBERY CONSTRUCTION CO., INC.
 204 MONROE ST., SUITE 201
 ROCKVILLE, MD. 20850

No.	REVISION	DATE	BY
1	REVISED PER COUNTY COMMENTS	2-27-87	G.O.
2	REV. SHC & STORM DRAIN (WORK SHEET)	5-20-87	G.O.
3	REV. PRIVATE SAN. SEWER PROFILE	2-5-88	DR
4	REV. ADDRESS	3-28-88	G.O.



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GREENHORNE & O'MARA, INC.
 2 RESEARCH PLACE, ROCKVILLE, MARYLAND 20850
 (301)948-0900
 ANNAPOLIS, MD • ATLANTA, GA • AURORA, CO • CULPEPER, VA • EXPORT, PA • FAIRFAX, VA
 GREENBELT, MD • MANASSAS, VA • MONROE, MI • RALEIGH, NC • TAMPA, FL

STORM DRAIN & PAVING DETAIL
DORSEY BUSINESS CENTER
 PARCEL L SECTION 2
 FIRST ELECTION DISTRICT
 HOWARD CO., MARYLAND

JVC DESIGN	SCALE AS SHOWN
JAZ DRAWN	5 OF 11
CHM CHECKED	SHEET
DATE	JOB No. FILE No.

- SEQUENCE OF CONSTRUCTION**
- UPGRADE GRADING PERMIT QD 87-30 TO SDP-87-118.
 - CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE WHERE SHOWN ON PLAN. REMOVE EX. DIKE AS REQ'D.
 - REMOVE EX. STABILIZED CONSTRUCTION ENTRANCE SITE INCLUDING THE AREA OF THE EX. TRAP.
 - CONSTRUCT TRAP #1. CONSTRUCT ALL ST. DRAIN STRUCTURES & PIPE EXCEPT AS NOTED ON PLANS. THE 18" RCP FROM STRUCTURE #2 IS TO BE TEMPORARILY ELIMINATED TO TRAP #1. STR. #2 IS TO BE REINSTALLED TO SPILLWAY FOR TRAP #1. THE CONTROLLED, COMPACTED FILL TO SPILLWAY SHALL BE 18" MIN. THICK.
 - Remove all sediment in the existing trap.
 - Remove temporary barrel and riser and rip rap at the outfall of the existing trap.
 - Refill trap with select compacted fill. CONSTRUCT TRAP #1 & FINE GULCH REMAINING AREA OF SITE. CONSTRUCT TRAP #2. CONSTRUCT ALL ST. DRAIN STRUCTURES & PIPE EXCEPT AS NOTED ON PLANS. THE 18" RCP FROM STRUCTURE #2 IS TO BE TEMPORARILY ELIMINATED TO TRAP #1. STRUCTURE #2 IS TO BE REINSTALLED TO SPILLWAY FOR TRAP #1. THE CONTROLLED, COMPACTED FILL TO SPILLWAY SHALL BE 18" MIN. THICK.
 - Construct all remaining sediment control measures as shown on the plan.
 - Begin construction of building and on site utilities. Replace any sediment control measures that have been disturbed at the end of each work day.
 - Upon completion of utility construction, pour curb and gutter except in the area near the traps.
 - Construct base course paving. Stabilize all non-paved areas.
 - Finish construction of the 18" RCP from structure #2 to structure #1.
 - Remove all sediment from both traps and refill with select compacted backfill. Fine grade the two areas.
 - Complete construction of curb and gutter.
 - Construct base course paving in sediment areas.
 - Upon completion of building, pave entire site.
 - Remove all remaining sediment control measures and stabilize all remaining areas.

LIST OF STANDARD SYMBOLS

Earth Dike	4-2 / 8-3
Straw Bale Dike	180
Silt Fence	1-1
Temporary Swale	4-2 / 8-3
Stabilized Construction Entrance	180
Grade Stabilization Structure	180
Pipe Slope Drain	180
Perimeter Ditch/Drain	180
Inlet Protection	180
Diversion	180
Grass/Waterway	180
Lead Waterway	180
Rock Outlet Protection	180
Subsurface Drain	180

FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS & PUBLIC ROADS
 HOWARD COUNTY DEPT. OF PUBLIC WORKS

7/14/87
 1-9-87

FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT

COUNTY HEALTH OFFICER _____ DATE _____

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
 7-17-87
 7-8-87

By the Developer:

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

Signature of Developer _____ Date _____
 Print name below signature _____

By the Engineer:

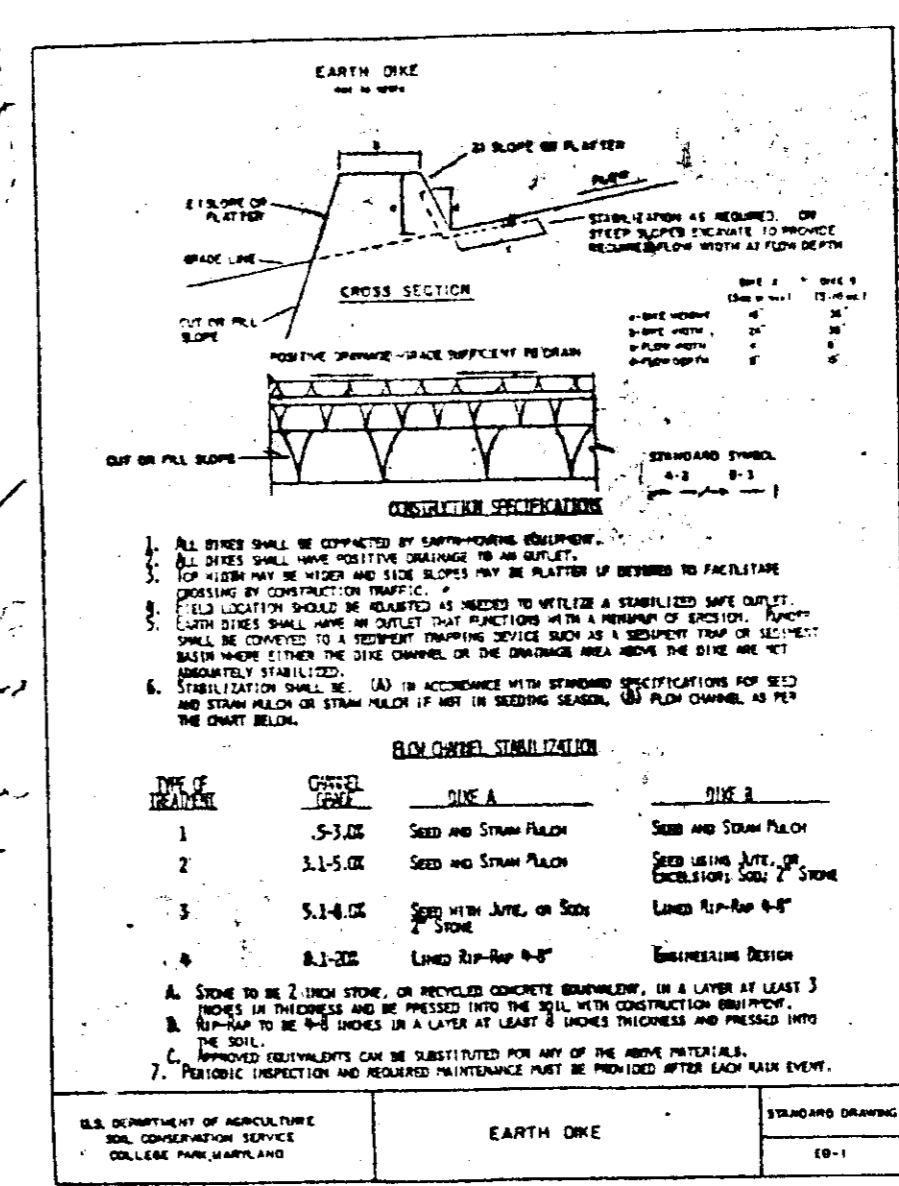
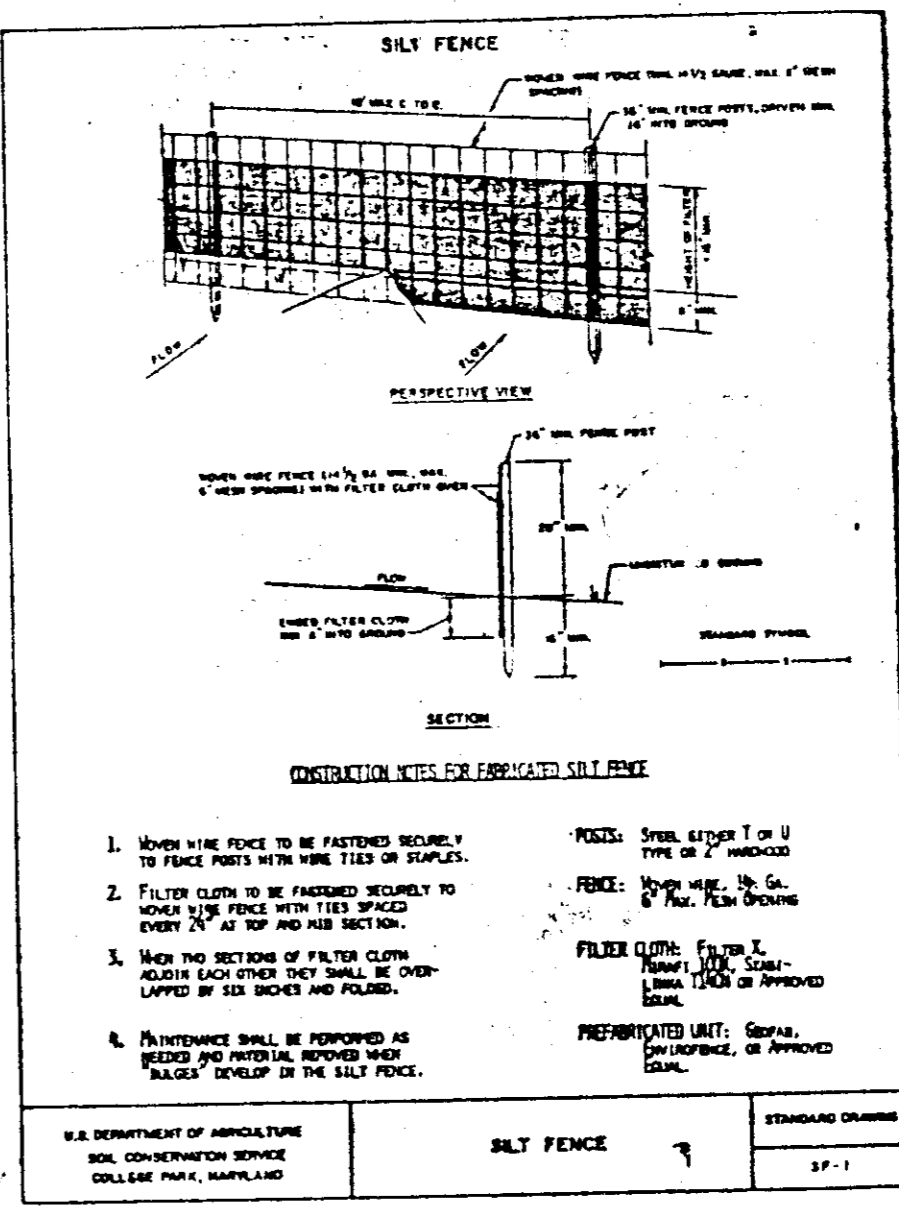
"I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."

Robert H. Mason 4-17-87
 Signature of Engineer _____ Date _____
 Print name below signature _____

Reviewed for HOWARD S.C.D. and meets Technical Requirements
 U.S. Soil Conservation Service
 7-8-87
 Date _____

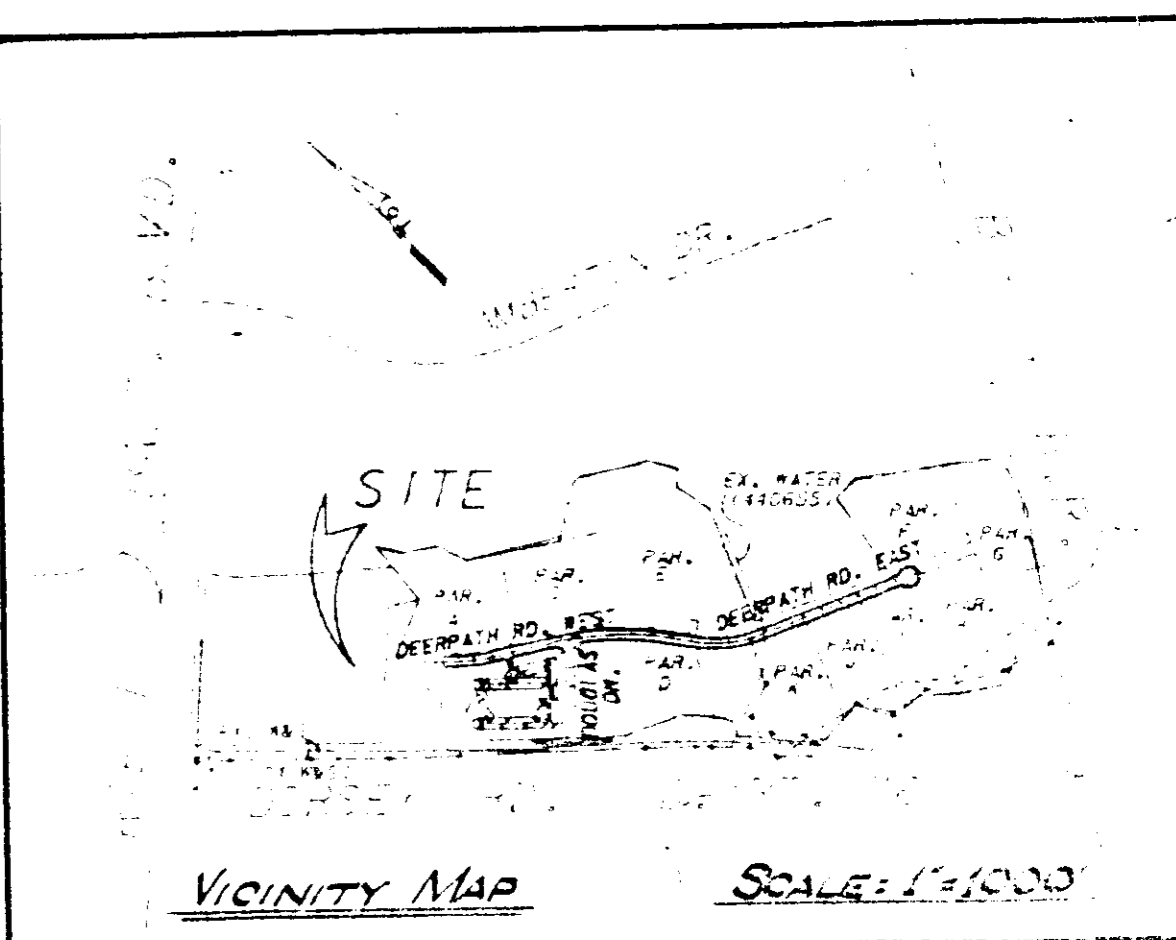
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
 Howard S.C.D. 7/14/87
 Date _____

APPROVED
 DIVISION OF LAND DEVELOPMENT &
 ZONING ADMINISTRATION
 HOWARD COUNTY, MARYLAND
 DATE 4-6-87
 [Signature]



STATE OF MARYLAND
 ROBERT H. MASON
 LIC. NO. 16537
 PROFESSIONAL ENGINEER

NOTE: ALL RADII ARE 5', UNLESS OTHERWISE NOTED.



STONE OUTLET SEDIMENT TRAP #1

DRAINAGE AREA	= 1.4 ACRES
STORAGE REQ'D	= 2520 FT ³
BOTTOM ELEV.	= 156.0
CREST ELEV.	= 157.0
CREST LENGTH (b)	= 10 FT
TOP OF EMBANKMENT	= 160.0
BOTTOM DIMENSIONS	= 10' x 8'
STORAGE DEPTH	= 3.0'
APPROX. STORAGE PROVIDED	= 2610 FT ³
MAX. SIDE SLOPES	= 1:1 CUT & 2:1 FILL
CLEANOUT ELEV.	= 157.5
FLOW DEPTH	= 1.0 FT

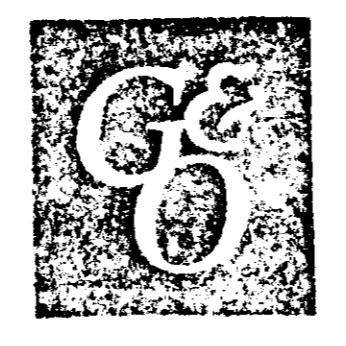
STONE OUTLET SEDIMENT TRAP #2

DRAINAGE AREA	= 2.8 ACRES
STORAGE REQ'D	= 5100 FT ³
BOTTOM ELEV.	= 154.0
CREST ELEV.	= 158.4
CREST LENGTH (b)	= 4-10 INLET
TOP OF EMBANKMENT	= 159.0
BOTTOM DIMENSIONS	= 1640 FT ²
STORAGE DEPTH	= 4.0'
APPROX. STORAGE PROVIDED	= 6560 FT ³
MAX. SIDE SLOPES	= 1:1 CUT & 2:1 FILL
CLEANOUT ELEV.	= 158.5
FLOW DEPTH	= 1.0 FT

SLOPE RIPRAP STONE @ 2:1 SLOPE AGAINST PROPERTY LINE. ADJUST SLOPE OF RIPRAP @ OUTFALL POINT TO ALLOW FOR POSITIVE DRAINAGE FROM E-1.

BEST WESTERN HOTEL LIMITED PARTNERSHIP
 40 BRADBERN CONSTRUCTION CO. INC.
 204 MONROE ST., SUITE 201
 ROCKVILLE, MD 20850

REVISION	DATE	BY
1. REVISED PER COUNTY COMMENTS	2-27-87	RHM
2. REVISE SEQUENCE OF CONSTRUCTION & ADDITIONAL DISTURBED AREA	8-17-87	gfo
3. ADDED E-1 OUTFALL DETAIL	2-8-88	gfo
4. REV. ADDRESS	3-29-88	gfo

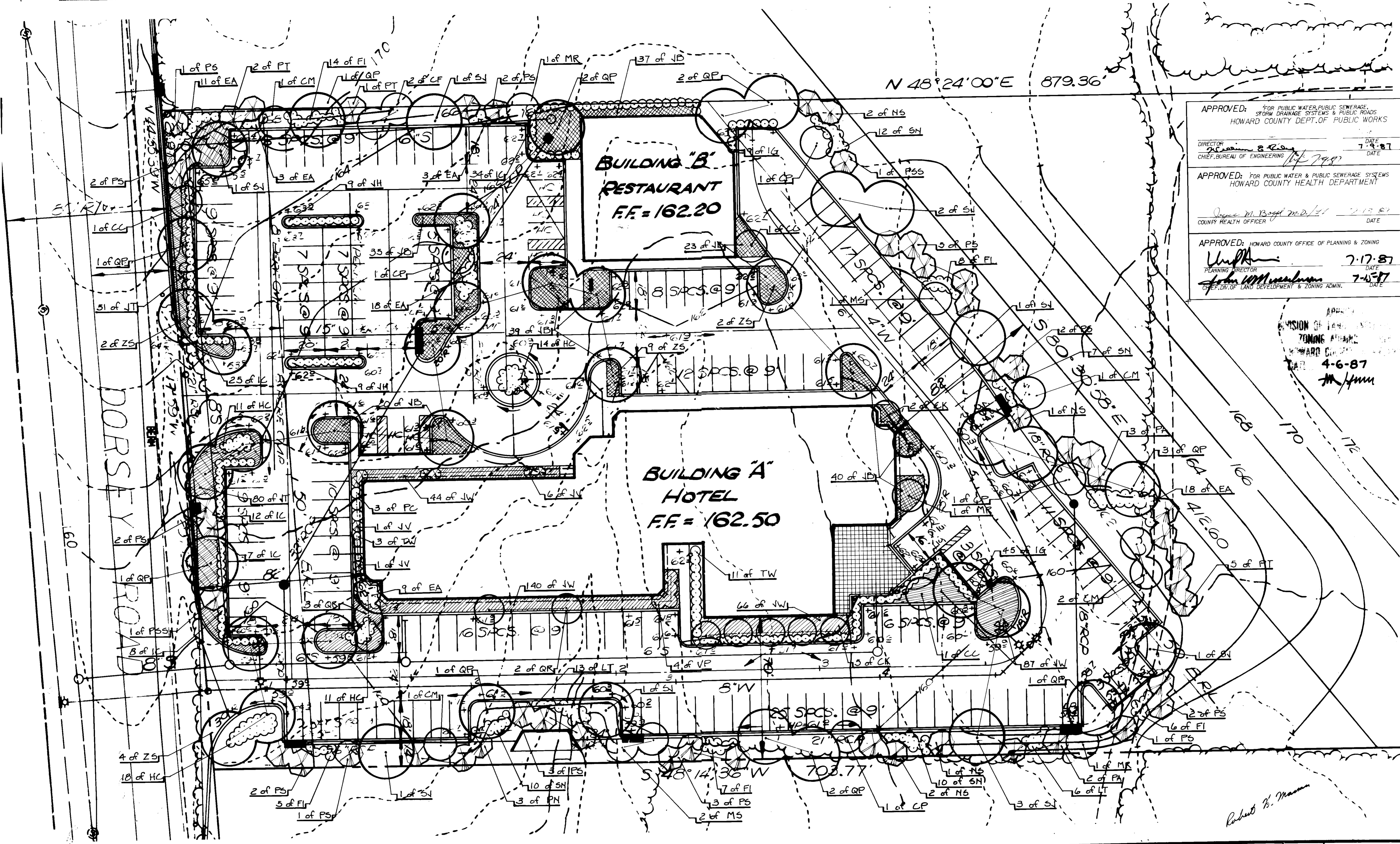


GREENHORNE & O'MARA, INC.
 2 RESEARCH PLACE, ROCKVILLE, MARYLAND 20850
 (301)948-0900

SEDIMENT CONTROL PLAN
DORSEY BUSINESS CENTER
 PARCEL L SECTION 2
 FIRST ELECTION DISTRICT
 HOWARD CO., MARYLAND

DATE: 7-14-87
 SCALE: 1/4" = 1'-0"

6 OF 10 SHEETS
 R.1532-X
 FILE NO.



DORSEY BEST WESTERN HOTEL LIMITED PARTNERSHIP
C/O BRADLEY CONSTRUCTION CO., INC.
204 MONROE ST., SUITE 201
ROCKVILLE, MD. 20850

No.	REVISION	DATE	BY
1	REVISED PER COUNTY COMMENTS	2/21/87	RMA
2	REV. ADDRESS	3-29-85	JDD

ENGINEERS • ARCHITECTS • PLANNERS • SCIENTISTS • SURVEYORS • PHOTOGRAMMETRISTS

GREENHORNE & O'MARA, INC.
2 RESEARCH PLACE, ROCKVILLE, MARYLAND 20850
(301) 948-0900

GREENBELT, MD • ANNAPOLIS, MD • ATLANTA, GA • BECKLEY, WV • CULPEPER, VA • DENVER, CO
FAIRFAX, VA • GREENSBORO, NC • MONROE, MI • EXPORT, PA • WILLISTON PARK, NY

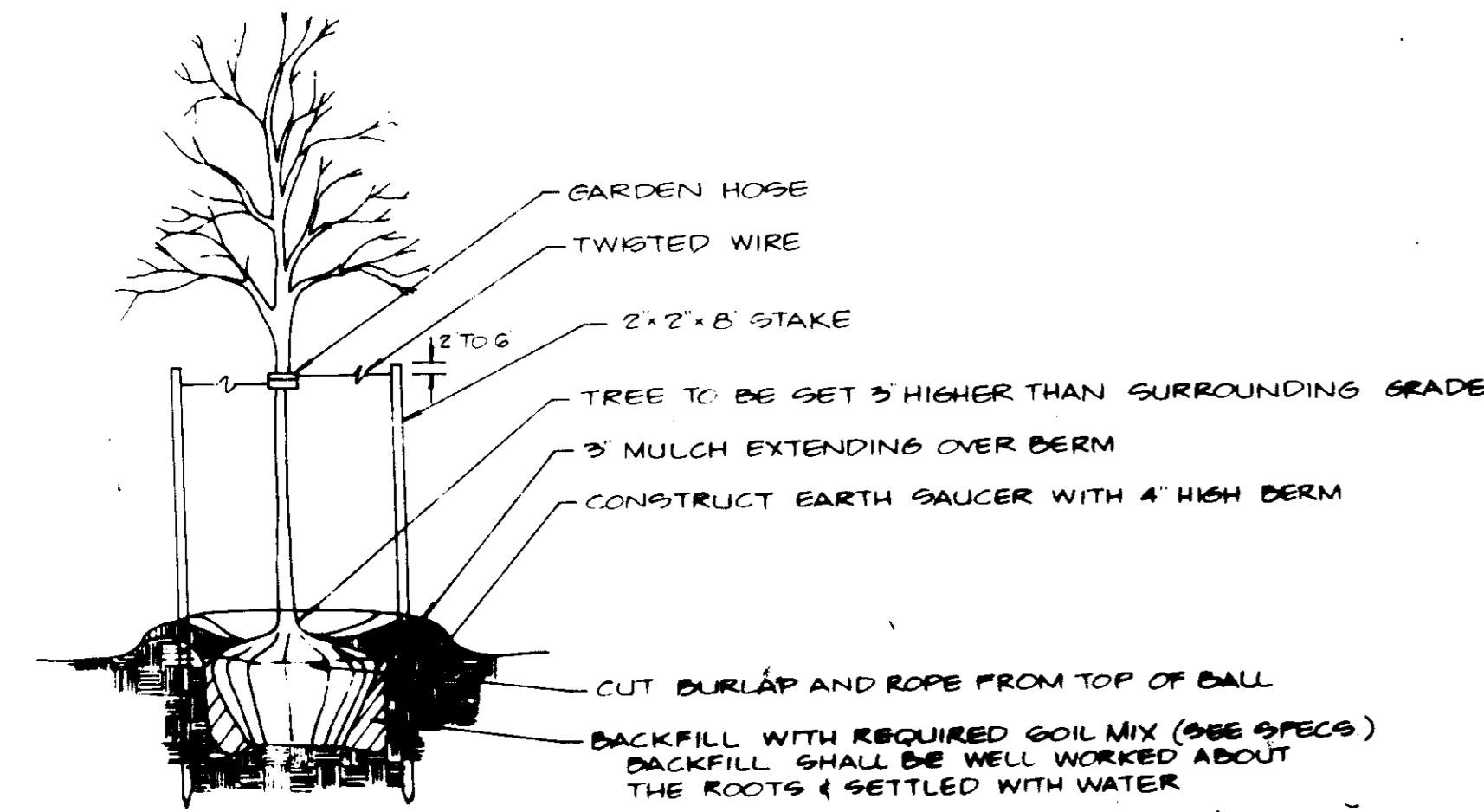
LANDSCAPE PLAN

DORSEY BUSINESS CENTER

Parcel L Section 2
First Election District
Howard County, Maryland

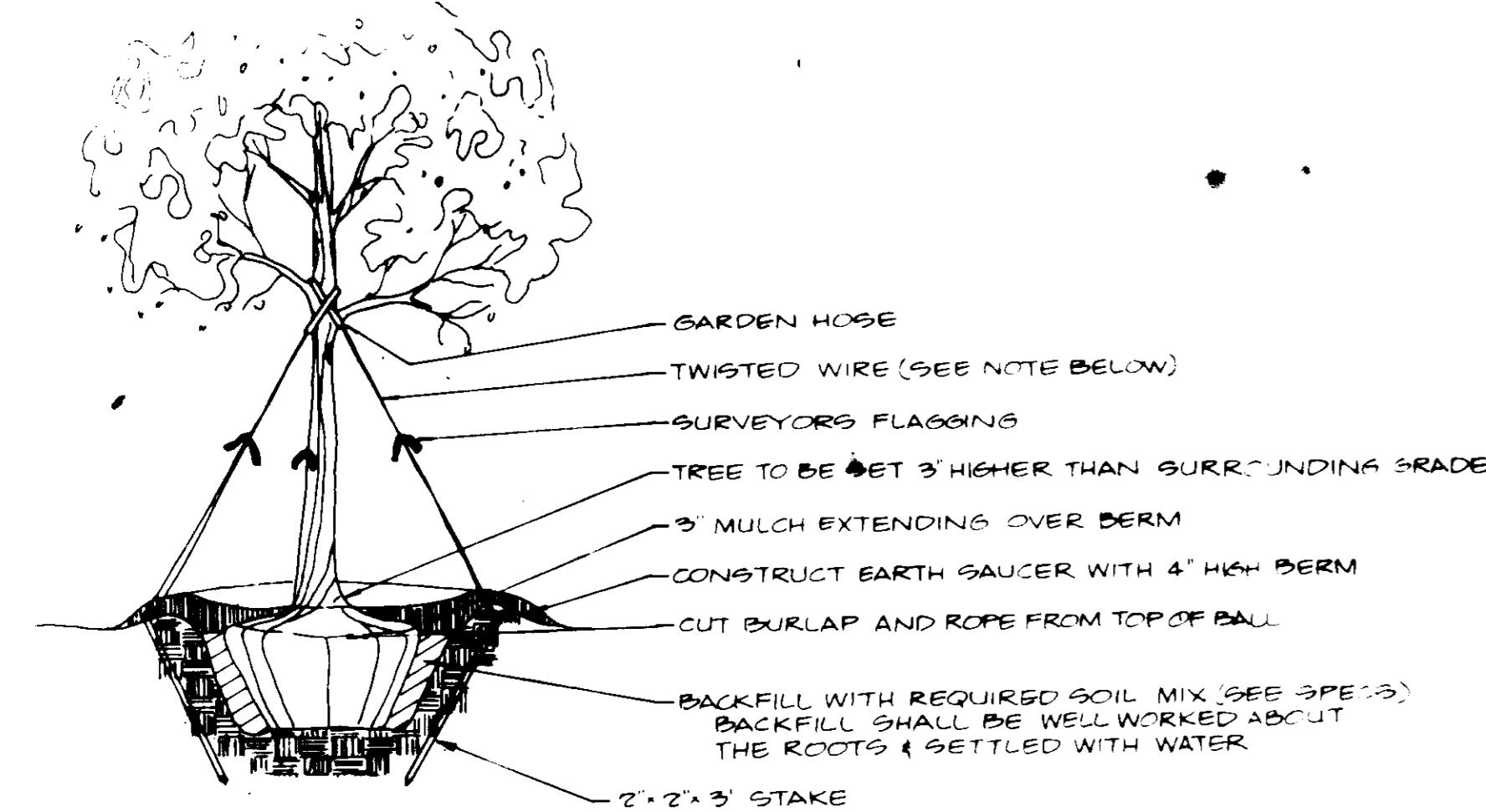
RJD DESIGN	SCALE 1" = 20'
RJD DRAWN	7 OF 10
CHECKED	SHEET
DATE 12-86	FILE NO. R-1532-X
	JOB NO.

SDP-87-118



PLANTING AND STAKING DETAIL

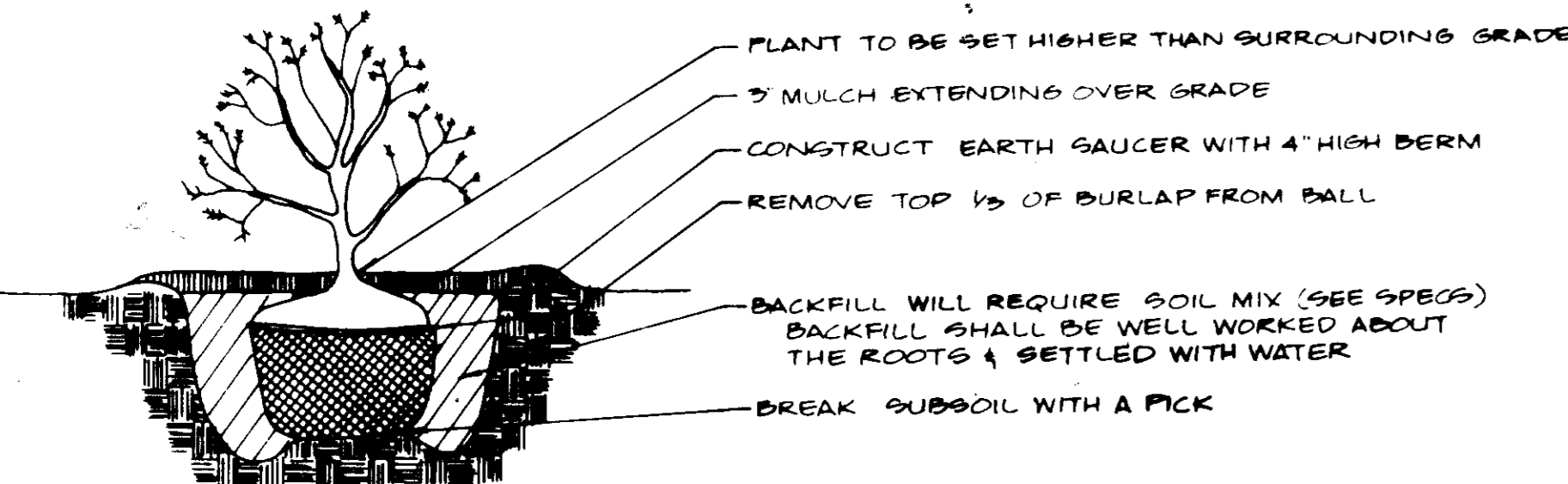
DECIDUOUS TREES UP TO 10' NO SCALE



PLANTING AND GUYING DETAIL

EVERGREEN TREES AND DECIDUOUS TREES 10' & LARGER NO SCALE

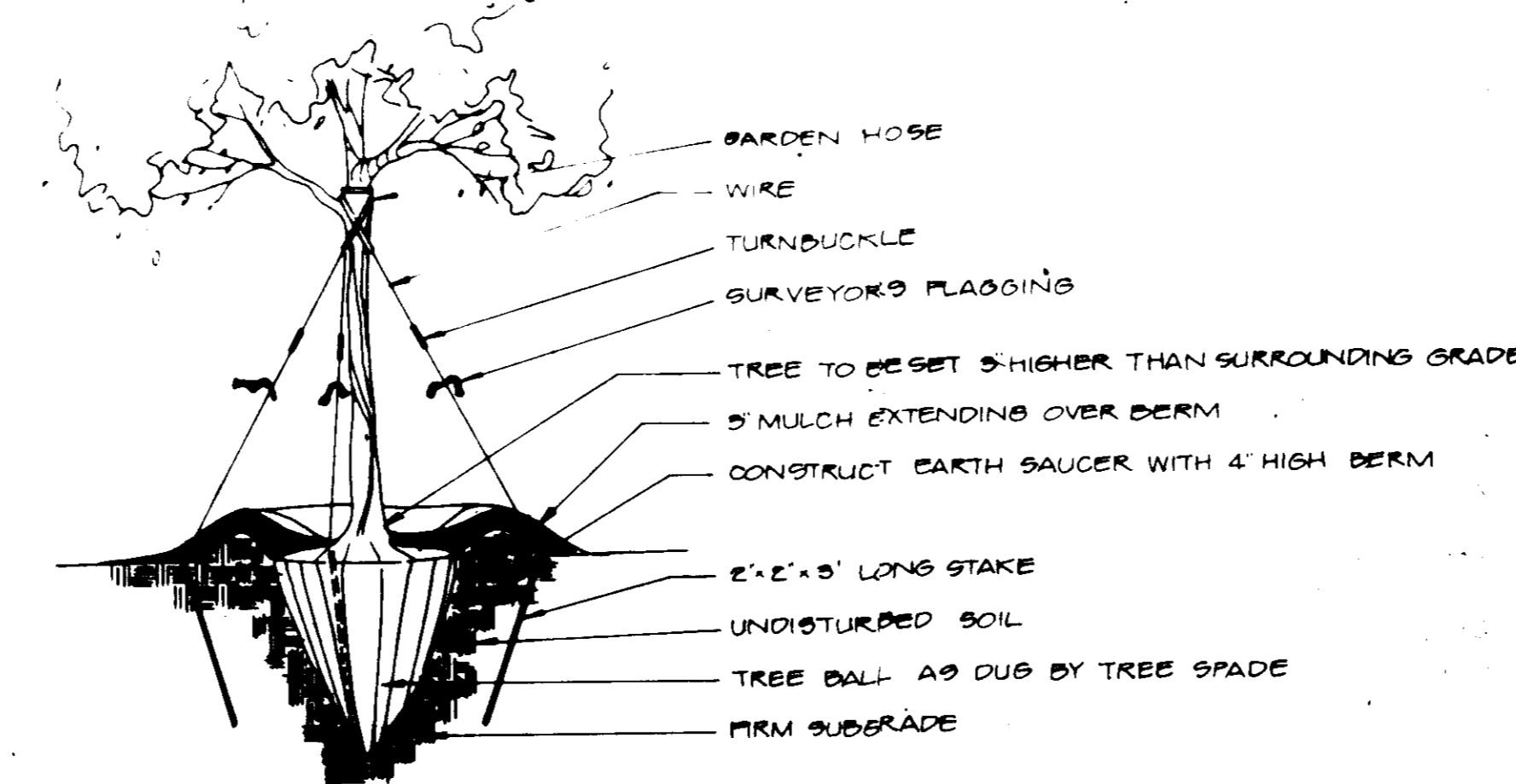
NOTE TWISTED WIRE FOR DECIDUOUS TREES 1 3/4\"/>



SHRUB PLANTING DETAIL

NO SCALE

KEY	QUAN	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
CC	3	<i>Cercis canadensis</i>	Eastern Redbud	6'-8'	B4B
CF	2	<i>Cornus florida</i> 'Cherokee Chief'	Red Flowering Dogwood	6'-8'	B4B
CK	7	<i>Cornus kousa</i>	Kousa Dogwood	6'-8'	B4B
CM	4	<i>Cornus mas</i>	Cornelian-herry Dogwood	6'-8'	B4B
CP	4	<i>Crataegus phaenopyrum</i>	Washington Hawthorn	6'-8'	B4B
EA	62	<i>Euonymus alatus</i> 'Compactus'	Dwarfed Winged Euonymus	48"oc 24"-30"	B4B/cont.
FI	40	<i>Foraythia x intermedia</i> 'Spring Glory'	Spring Glory Foraythia	48"oc 24"-30"	B4B/cont.
HC	54	<i>Rhododendron obtusum</i> 'Hino Crimson'	Hino Crimson Azalea	42"oc 18"-24"	Container
IC	86	<i>Ilex cornuta</i> 'Rotunda'	Dwarf Chinese Holly	42"oc 18"-24"	Container
IG	54	<i>Ilex glabra</i> 'Compacta'	Dwarf Inkberry	48"oc 5 gal.	Container
JB	194	<i>Juniperus sabinna</i> 'Buffalo'	Buffalo Juniper	48"oc 18"-24"	B4B/cont.
JH	18	<i>Juniperus horizontalis</i> 'Plumosa'	Andora Juniper	48"oc 5 gal.	Container
JT	131	<i>Juniperus sabinna</i> 'Tamaniscifolia'	Tam Juniper	48"oc 5 gal.	Container
NV	8	<i>Juniperus virginiana</i> 'Canaertii'	Canaert Redcedar	5'-6'	B4B
NW	337	<i>Juniperus horizontalis</i> 'Wiltonii'	Blue Rug Juniper	36"oc 5 gal.	Container
LT	19	<i>Lonicera tatarica</i> 'Virginalis'	Tatarian Honeysuckle	48"oc 24"-30"	B4B/cont.
MR	5	<i>Malus</i> 'Radiant'	Radiant Crabapple	6'-8'	B4B
MS	5	<i>Malus</i> 'Snowdrift'	Snowdrift Crabapple	6'-8'	B4B
NO	6	<i>Ilex</i> 'Nellie R. Stevens'	Nellie R. Stevens' Holly	12"oc 6'-8'	B4B
PA	5	<i>Picea abies</i>	Norway Spruce	6'-8'	B4B
PC	3	<i>Pyracantha coccinea</i> 'Lalandi'	Lalandi Firethorn	36"oc 24"-30"	B4B/cont.
PN	3	<i>Pinus nigra nigra</i>	Austrian Pine	12"oc 6'-8'	B4B
PS	24	<i>Pinus strobus</i>	Eastern White Pine	12"oc 6'-8'	B4B
PSS	2	<i>Pinus sylvestris</i>	Scotch Pine	12"oc 6'-8'	B4B
PP	8	<i>Pinus thunbergii</i>	Japanese Black Pine	12"oc 6'-8'	B4B
QP	14	<i>Quercus phellos</i>	Willow Oak	2-28"cal.	B4B
QR	5	<i>Quercus robur</i> 'Fastigiata'	Columnar English Oak	2-28"cal.	B4B
SJ	11	<i>Sophora japonica</i>	Japanese Pagodatree	48"oc 24"-30"	Container
SN	39	<i>Spiraea nipponica</i> 'Snowmound'	Snowmound Spirea	48"oc 24"-30"	Container
TW	14	<i>Taxus x media</i> 'Wardii'	Ward's Yew	48"oc 24"-30"	B4B
VP	4	<i>Viburnum plicatum tomentosum</i> 'Maries'	Marie's Viburnum	72"oc 24"-30"	B4B/cont.
ZS	17	<i>Zelkova serrata</i> 'Village Green'	Village Green Zelkova	2-28"cal.	B4B



PLANTING AND GUYING DETAIL

MACHINE PLANTING NO SCALE

APPROVED:
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 4-6-87
M. MUM

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS & PUBLIC ROADS
HOWARD COUNTY DEPT. OF PUBLIC WORKS

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
DATE 7-17-87
DATE 7-15-87

Plant Identification: All plants shall be properly marked for identification.

List of Plant Material

The Contractor will verify the plant quantities prior to bidding and any discrepancies shall be brought to the attention of the Landscape Architect. The Contractor shall furnish and plant all plants required to complete the work shown on the drawings. Substitutions shall not be made without the written approval of the Landscape Architect. This contract will be based on the bidder having verified prior to bidding, the availability of the required plant material as specified on the Plant Materials List.

Plant Quality

All shrubs shall be dense, heavy to the ground, and well grown, showing evidence of having been sheared regularly, and shall be sound, free of plant disease or insect eggs and shall have a healthy normal root system. Plants shall be freshly dug and not heeled-in stock from cold storage. All plants shall be nursery grown (except as noted below). Plants shall not be pruned prior to delivery. The shape of the plant shall in general conform to its natural growth proportions unless otherwise specified. Trees shall conform to the branching, caliber, and height specifications of the American Association of Nurserymen, and shall have a well-shaped, heavy branch structure for the species. Evergreen trees are to have an internode no greater than 18". All plants shall be uniformly well-shaped. All plants shall be sized shall average at least the middle of the range given in the plant list.

Plant Spacing

Plant spacing is to scale on plan. No plants except espaliered material shall be closer than 30" to buildings.

Soil Mix

Soil mix will be 2/3 existing soil, 1/3 leafmold or equal organic material, thoroughly mixed and homogenized.

Excavation

Holes for all plants shall be 18" larger in diameter than size of ball or container and shall have vertical sides. Hedges shall be planted in a trench 12" wider; beds for mass planting shall be entirely rototilled to a depth of 8" and shall be 18" beyond the average outside edge of plant balls.

Planting

Backfilling shall be done with soil mix, reasonably free of stones, subsoil, clay lumps, stumps, roots, weeds, bermuda grass, litter, toxic substances, or any other material which may be harmful to plant growth or hinder grading, planting, or maintenance operations. Should any unforeseen or unsuitable planting conditions arise, such as faulty soil drainage or chemical residues, they should be called to the attention of the Landscape Architect and Owner for adjustment before planting. The plant shall be set plumb and straight, and shall be staked at the time of planting. Backfill shall be well worked about the roots and settled by watering. Plants will be planted higher than surrounding grade. Shrubs will be 1" higher and trees will be 3" higher.

Transplanting Trees By Tree Machines

Trees shall be moved by machines that provide a minimum ball diameter of 9" per 1" of tree caliber. Holes are to be dug by the same size machine as the one transporting the plant. The plant material shall be transplanted in approximately the same growing conditions as it is presently growing, in terms of soil type and moisture content. Fertilize and guy as described in these plans and specifications.

Cultivation

All trenches and shrub beds shall be cultivated, edged and mulched to a depth of 3" with fine shredded hardwood bark. The area around insulated plants shall be mulched to a least a 6" greater diameter than that of the hole. Plant beds adjacent to buildings shall be mulched to the building wall.

Maintenance

The Contractor shall be responsible during the contract and up to the time of acceptance, for keeping the planting and work incidental thereto in good condition, by replanting, plant replacement, watering, weeding, cultivating, pruning and spraying, restaking and cleaning up and by performing all other necessary operations of care for protection of good plant growth so that all work is in satisfactory condition at time of acceptance, at not additional cost to the Owner.

Fertilizer

Fertilizer shall be a slow release type contained in polyethylene perforated bags with micro-pore holes for controlled feeding such as Easy Grow as manufactured by Specility Fertilizer, Inc., Box 35, Suffern, New York 10901 or approved equal. The bags shall contain 1 ounce of soluble fertilizer analysis 16-18-16 per unit of soil for three years and shall be applied during planting as recommended by the manufacturer. If fertilizer packets are not used the Contractor shall apply granular fertilizer to the soil mix with 10-6-4 analysis at the following rates: Tree 9 lbs., 2-3 lbs. per caliber inch; Shrub Beds: 3-5 lbs. per 100 sq. ft.; Ground Cover, 2-3 lbs. per 100 sq. ft.

Ground Cover

All areas of ground cover shall be rototilled to a depth of 6". Apply 2" of organic material and rototill until thoroughly mixed. Apply fertilizer as stated above.

Guarantee and Replacement

All materials shall be unconditionally guaranteed for one year. The Contractor is not responsible for losses or damage caused by mechanical injury or vandalism.

DORSEY BEST WESTERN HOTEL LIMITED PARTNERSHIP
510 BALDWIN CONSTRUCTION CO., INC.
204 WILKINSON ST., SUITE 201
ROCKVILLE, MD. 20850

No.	REVISION	DATE	BY
1	REVISED PER CO COMMENTS	5/27/87	C-O
2	REV. ADDRESS	5-28-87	Gfo



GREENHORNE & O'MARA, INC.
ENGINEERS • ARCHITECTS • PLANNERS • SURVEYORS
#2 RESEARCH PLACE
ROCKVILLE, MD. 20850
(301) 948-0900
RIVERDALE, MD. • ANNAPOLIS, MD. • FAIRFAX, VA. • NO. MOUNTINGDON, PA.

LANDSCAPE PLAN DETAILS
DORSEY BUSINESS CENTER

Parad L. Gordon, P.E.
Pitts. Election District
Howard County, Maryland

RIB DESIGN	SCALE
RIB DESIGN	8 OF 10
SHEET	
DATE 12-86	FILE No. R-1532-X
JOB No.	SDP-87-118

CHART		SUBDIVISION NAME		SECT./AREA	LOT/PARCEL
LOT NUMBER	STREET ADDRESS	DORSEY BUSINESS CENTER			P. 208/LOT 3
		PLAT NO. OR L/F/BLOCK NO./ZONE	TAX/ZONE MAP ELEC. DIST. CENSUS TR.		
		1300/548	23 M-2 37		6012
		WATER CODE	SEWER CODE		

DIVISION OF LAW
 ZONING ADMINISTRATION
 HOWARD COUNTY, MARYLAND
 DATE 4-6-87
M. H. H. H.

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS & PUBLIC ROADS
 HOWARD COUNTY DEPT. OF PUBLIC WORKS
 DIRECTOR
 CHIEF, BUREAU OF ENGINEERING
 DATE 7-9-87

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER
 DATE 7-13-87

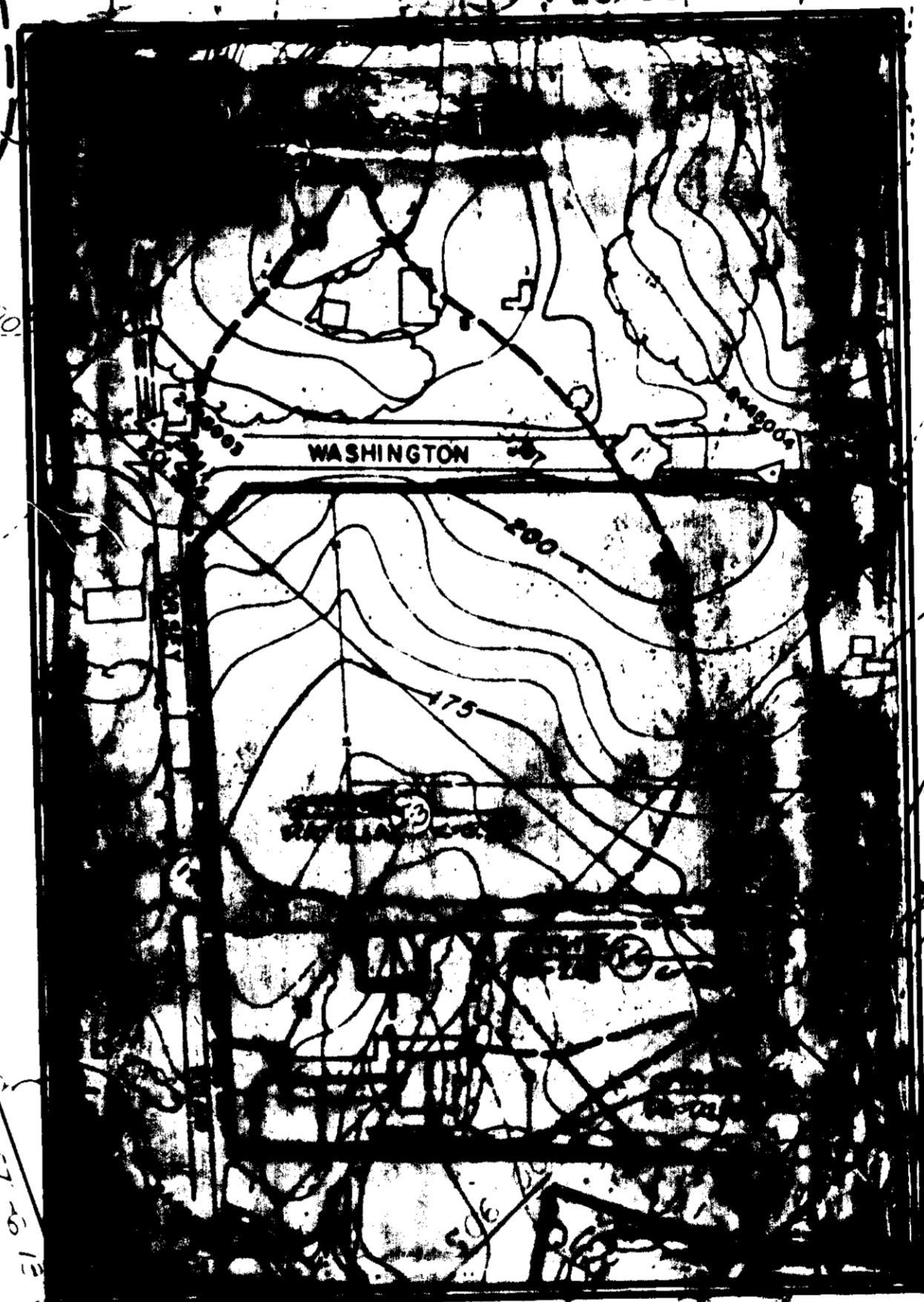
APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING
 PLANNING DIRECTOR
 CHIEF, DIV. OF LAND DEVELOPMENT & ZONING ADMIN.
 DATE 7-15-87

NOTE: SEE INSET AT RIGHT FOR DELINEATION OF OFFSITE DRAINAGE AREAS

SITE ANALYSIS

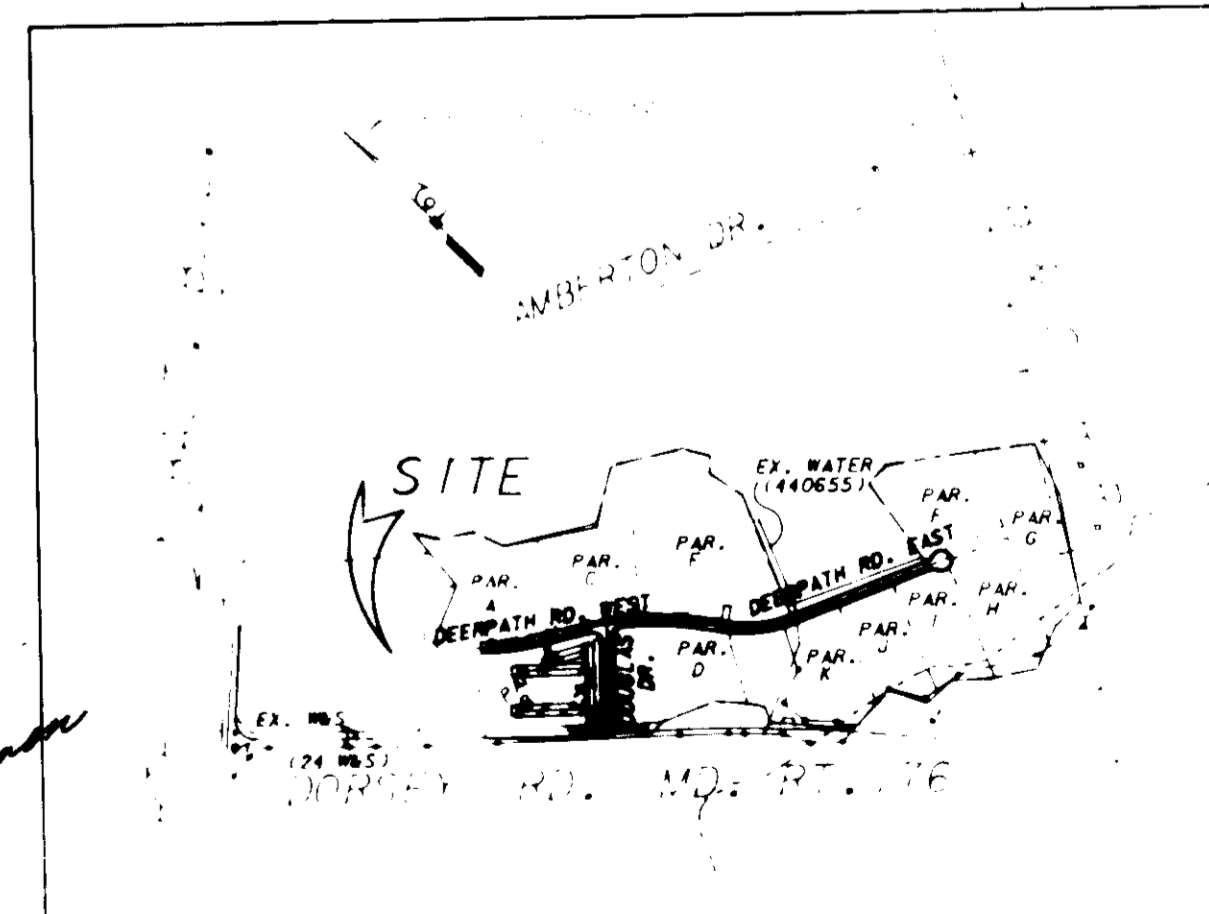
AREA	3.2 ACRES
ZONING	M2
FLOOR AREA	
HOTEL	54,722 SF
RESTAURANT	5,000 SF
PARKING REQUIRED	
HOTEL (3 STORY, 134 UNITS)	
SP/UNIT	34
SP/2 EMPLOYEES	6
(6 EMPLOYEES)	42 SPACES
RESTAURANT (40 SEAT MAX)	
SP, 4 SEATS	25
SP, 2 EMPLOYEES	6
(2 EMPLOYEES)	4 SPACES

LANDSCAPING PROVIDED
 HANDICAPPED PARKING
 OPEN SPACE REQUIRED
 OPEN SPACE PROVIDED
 BUILDING HEIGHT
 BUILDING COVERAGE
 AREA OF PARKING LOT
 LANDSCAPED AREAS REQUIRED
 LANDSCAPED AREAS PROVIDED



NOTE: ALL RADII ARE 5', UNLESS OTHERWISE NOTED.

NEIGHBORHOOD MAP



DORSEY BEST WESTERN HOTEL LIMITED PARTNERSHIP
 C/O BRADBURN CONSTRUCTION CO., INC.
 204 MONROE ST., SUITE 201
 ROCKVILLE, MD. 20850

No.	REVISION	DATE	R.
1	REV. ADDRESS	3-28-88	JDP

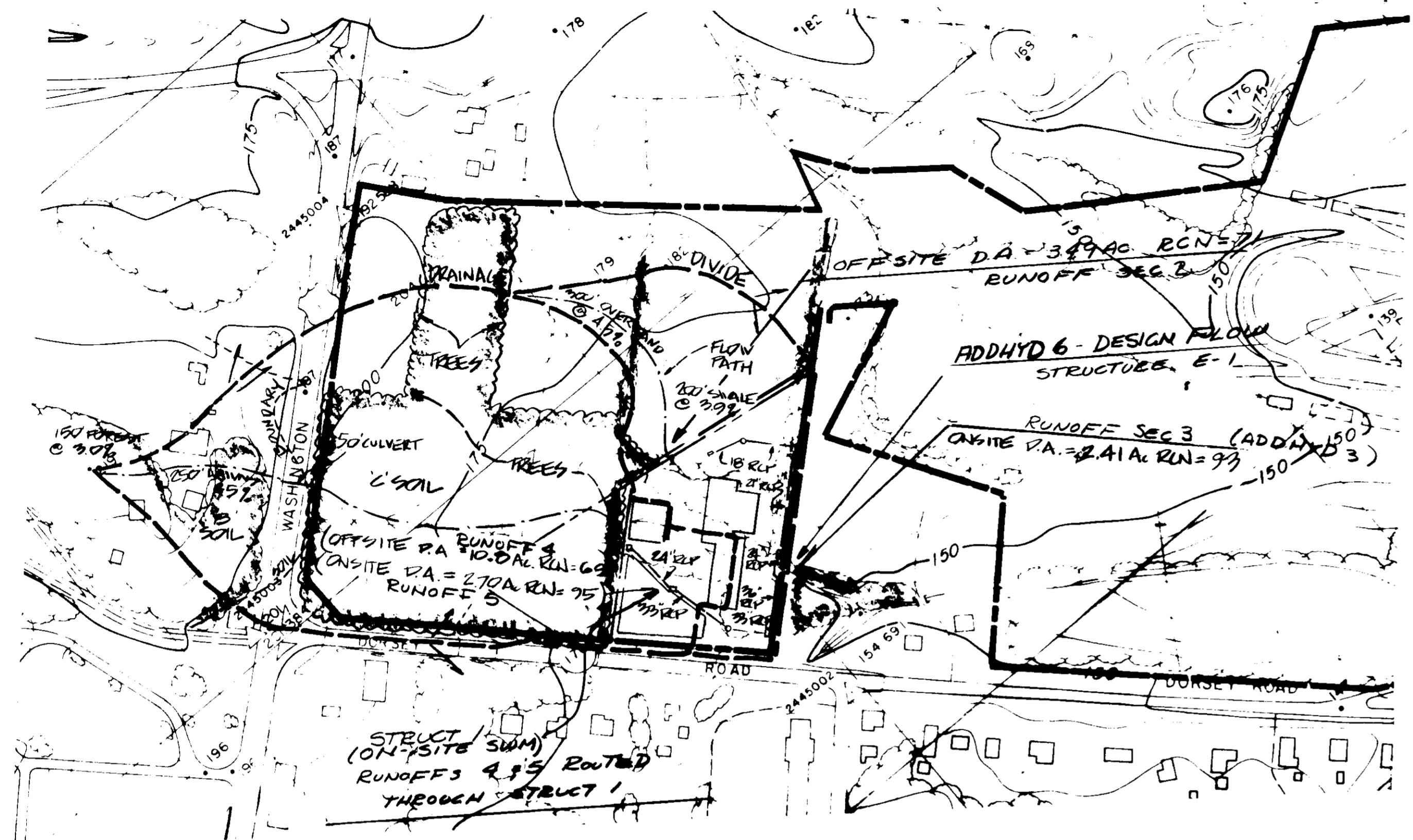


GREENHORNE & O'MARA, INC.
 2 RESEARCH PLACE, ROCKVILLE, MARYLAND 20850
 (301)948-0900
 ANNAPOLIS • ATLANTA • BALTIMORE • BETHESDA • CHICAGO • COLUMBIA • FORT MYERS • GAITHERSBURG • GREENBELT • HAGERSTOWN • HAWTHORNE • JENKINS • LEXINGTON • MANASSAS • MONTGOMERY • NORTON • PLEASANTON • ROCKVILLE • TAMPA

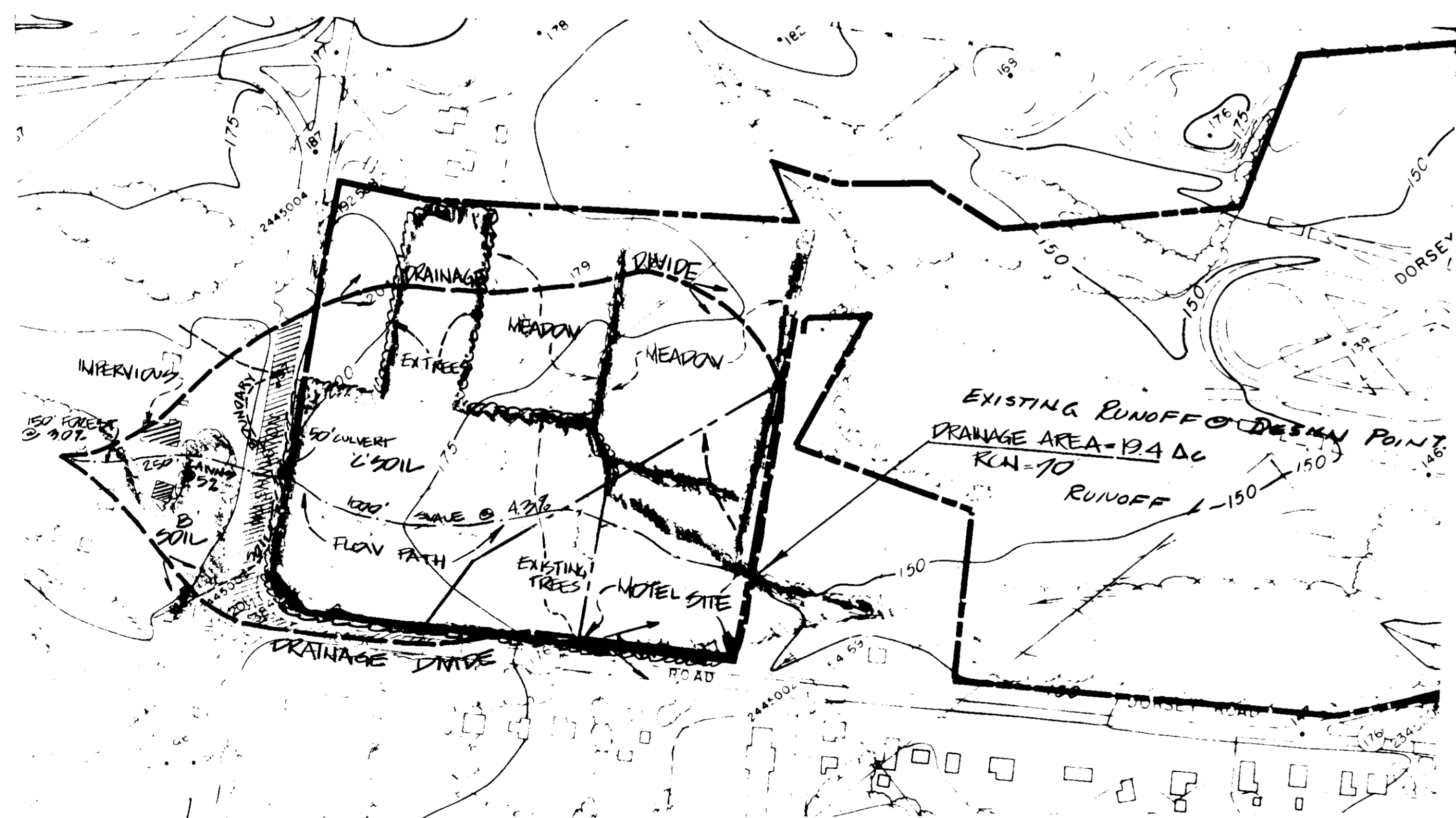
DRAINAGE AREA MAP FOR STORM DRAIN
DORSEY BUSINESS CENTER
 PARCEL 4 SECTION 2
 FIRST ELECT. C.D. DISTRICT
 HOWARD CO., MARYLAND

REV. DESIGN	SCALE	
SCALE		
DRAWN		9 OF 10
CHECKED		SHEET
DATE	JOB No.	FILE No.

SDP-87-118



DEVELOPED CONDITIONS



EXISTING CONDITIONS

Robert H. Mearns

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS & PUBLIC ROADS
HOWARD COUNTY DEPT. OF PUBLIC WORKS

[Signature] 7/10/87
DIRECTOR 7-9-87
CHIEF, BUREAU OF ENGINEERING 7-9-87

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

[Signature] 7-13-87
COUNTY HEALTH OFFICER 7-13-87

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING

[Signature] 7-17-87
PLANNING DIRECTOR 7-15-87
CHIEF, DIV. OF LAND DEVELOPMENT & ZONING ADMIN. 7-15-87

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY
4-6-87
[Signature]

Dorsey Best Western Hotel Limited Partnership
10 ERADBERN CONSTRUCTION CO., INC.
204 MONROE ST., SUITE 201
ROCKVILLE, M.D. 20850

No.	REVISION	DATE	BY
1	REV. ADDRESS	3-28-88	UDP



ENGINEERS • ARCHITECTS • PLANNERS • SCIENTISTS • SURVEYORS • PHOTOGRAMMETRISTS

GREENHORNE & O'MARA, INC.
113 WEST ROAD, SUITE 208, BALTIMORE, MARYLAND 21204
(301) 296-4100

ANNAPOLIS MD • ATLANTA GA • AURORA CO • CULPEPER VA • EXPORT PA • FAIRFAX VA
GREENBELT MD • MANASSAS VA • MONROE MI • RALEIGH NC • ROCKVILLE MD • TAMPA FL

STORMWATER MANAGEMENT DRAINAGE AREA MAPS
DORSEY BUSINESS CENTER
PARCEL L SECTION 2
BEST WESTERN HOTEL
FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

DESIGN	SCALE
DRAWN	100' = 10'
CHECKED	SHEET
DATE	JOB No. R-1532-X FILE #