

SHEET INDEX	
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1	TITLE SHEET
2	GEOMETRY PLAN & LIGHTING LOCATION PLAN
3	SITE, GRADING AND SEDIMENT CONTROL PLAN
4	BUILDING FOOTPRINTS & ROADWAY DETAILS
5	LANDSCAPE PLAN
6	S.D. DRAINAGE AREA MAP
7	STORM DRAIN PROFILES, STRUCTURE SCHEDULE & DETAILS
8	PRIVATE WATER & SEWER PROFILES AND TEMPORARY TRAFFIC CONTROL PLAN
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10	STORMWATER MANAGEMENT OVERALL DRAINAGE AREA MAPS
11	STORMWATER MANAGEMENT - DRY SHALE PLAN AND DETAILS
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16	HANDICAP DETAILS
17	RETAINING WALL MODIFICATION PLAN

STREET SIGN CHART				
STREET NAME	STATION	OFFSET	POSTED SIGN	SIGN CODE
€ 'A'	0+49	26' L	STOP	R1-1
€ 'B'	0+59	32' L	STOP & NO LEFT TURN	R1-1 & R3-2L
€ 'B'	0+62	3' L	KEEP RIGHT	R4-7
€ 'B'	0+51	6' L	KEEP RIGHT	R4-7
€ 'A'	0+34	15' L	DO NOT ENTER	R5-1

PRIVATE STREET LIGHT CHART			
STREET NAME	STATION	OFFSET	FIXTURE/POLE TYPE
€ 'A'	* N 539,804 E 828,132		100-WATT "TRADITIONAIRE" H.P.S. VAPOR COLONIAL POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.
	* N 539,799 E 828,263		100-WATT "TRADITIONAIRE" H.P.S. VAPOR COLONIAL POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.
€ 'C'	* 0+32	17' R	100-WATT "TRADITIONAIRE" H.P.S. VAPOR COLONIAL POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.
	1+63	15' R	100-WATT "TRADITIONAIRE" H.P.S. VAPOR COLONIAL POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.
	3+36	28' R	100-WATT "TRADITIONAIRE" H.P.S. VAPOR COLONIAL POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.
	4+25	16' R	100-WATT "TRADITIONAIRE" H.P.S. VAPOR COLONIAL POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.
€ 'D'	* 1+67	16' L	100-WATT "TRADITIONAIRE" H.P.S. VAPOR COLONIAL POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.

NOTE: SEE SHEET 2 FOR ADDITIONAL LIGHTING ASSOCIATED WITH THE PROPOSED BUILDINGS. ALL OUTDOOR LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF ZONING SECTION 134.
* DENOTES LIGHTS THAT ARE TO COMPLY WITH SHELLOS AS NEEDED TO PROTECT THE ADJOINING RESIDENTIAL PROPERTY FROM LIGHT SPILL OVER.

PUBLIC STREET LIGHT CHART (PER F-07-032)			
STREET NAME	STATION	OFFSET	FIXTURE/POLE TYPE
HARRIOTSVILLE ROAD	2+00	63' R	250-WATT H.P.S. VAPOR SAG FIXTURE MOUNTED AT 30 FEET ON A BRONZE FIBERGLASS POLE USING A 12' ARM.
HARRIOTSVILLE ROAD	3+35	54' R	250-WATT H.P.S. VAPOR SAG FIXTURE MOUNTED AT 30 FEET ON A BRONZE FIBERGLASS POLE USING A 12' ARM.

SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
+	SPOT ELEVATION
---	EXISTING STORM DRAIN LINE
---	PROPOSED CONCRETE WALK
---	EASEMENTS
---	EXISTING TREE
---	PROPOSED STORM DRAINS
---	EXISTING WATER MAIN
---	EXISTING SEWER MAIN
---	PROPOSED SEWER MAIN
---	PROPOSED TREES
---	EXISTING TREE LINE
---	PROPOSED TREE LINE

NO.	REVISION	DATE
1	ADD 66" x 12" DECK & GREASE TRAP TO BLDG. No. 2	8/10/22
2	REVISE D-1 PERIMETER LANDSCAPING	11/17/21
3	REVISE SOUTH BLDG., REMOVE OFFICE SPACE & TO RETAIL SPACE	3/25/20
4	REVISE BLDG. No. 2 & ADD ONE (1) HDPC. SPACE	6/7/18
5	REVISE SOUTH BUILDING, REMOVE OFFICE SPACE, REVISE TO RETAIL SPACE & REVISE PARKING TABULATION	3/25/20
6	REVISE PARKING TABULATION TO ELIMINATE 1 PARKING SPACE	6/7/18
7	ADDED DISPLAY SIGN, PARKING SPACES & DUMPSTER PAD REMOVE THE POR ZONING	9/30/14
8	ADDED 2ND STORY MEZZANINE TO BUILDING NO. 1	11/19/13
9	REVISED BLDG. NO. 1, PARKING AND DUMPSTER LOCATION	3/15/12
NO.	REVISION	DATE

SITE DEVELOPMENT PLAN WAVERLY CORPORATE CENTER

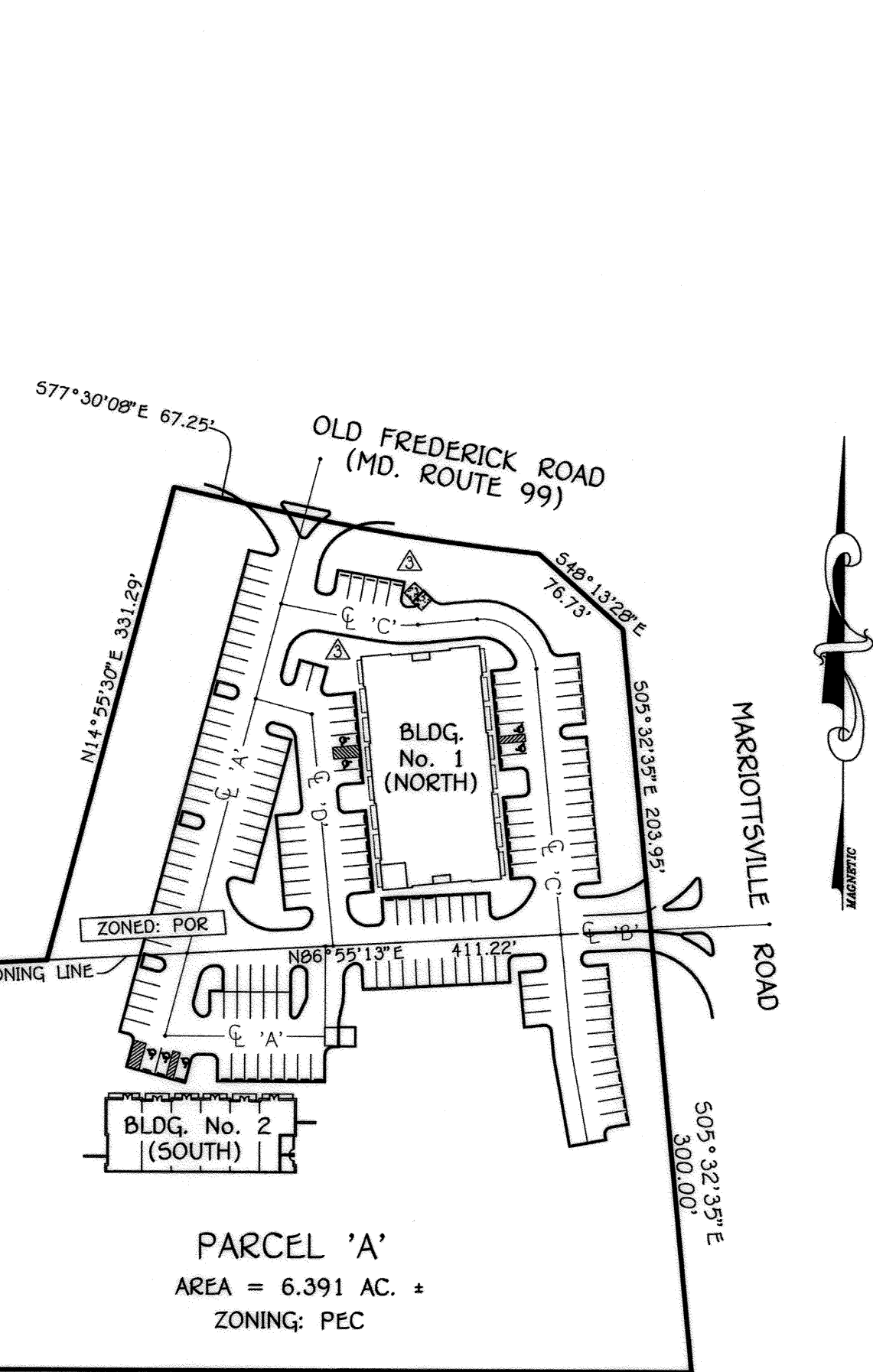
PARCEL 'A', PLAT No. 17415

ZONED: PEC

TAX MAP No. 10 GRID No. 22

TAX MAP No. 16 GRID No. 4

PARCEL No. 324, 325 & 327



VICINITY MAP
SCALE: 1" = 2000'

THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND

PARKING SPACE TABULATION		
COMMERCIAL	PARKING REQUIRED	PARKING PROVIDED
SHOPPING CENTER: 19,242 NET SQ. FT. + 170 SQ.FT. DECK @ 6 SP. PER 1000	120 +149 SPACES	157 SPACES
	120 +149 SPACES	157 SPACES TOTAL

NOTE: ALL LOADING/DELIVERIES SHALL BE CONDUCTED IN EARLY MORNING HOURS.

AS-BUILT CERTIFICATION

I hereby certify, by my seal, that to the best of my knowledge and belief the facilities shown on the plan was constructed in accordance with the "AS-BUILT" plan meet the approved plans and specifications.

ALDO MICHAEL VITUCCI
Date: 11/29/22
Professional Engineer
No. 20748

THE PURPOSE OF THIS REDLINE IS CHANGE THE SOUTH BUILDING FROM OFFICE SPACE TO RETAIL SPACE AND REVISE PARKING TABULATION.

THE PURPOSE OF THIS REDLINE IS ADD 1 HANDICAP PARKING SPACE AND REVISE THE BUILDING ARCHITECTURE.

STREET ADDRESS CHART	
UNIT NO.	STREET ADDRESS
BLDG. No. 1	2020 HARRIOTSVILLE ROAD
BLDG. No. 2	2050 HARRIOTSVILLE ROAD

- GENERAL NOTES:**
- THIS PLAN IS SUBJECT TO THE AMENDED 5TH EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, COUNCIL BILL 45-2000.
 - THE SUBJECT PROPERTY IS ZONED PEC PER 10/06/2013 COMPREHENSIVE ZONING PLAN. PREVIOUS OPZ FILE NUMBERS 5-94-07, F-05-51, WP-05-32, SDP-04-126 (MASS GRADING PLAN), WP-07-126, AA-07-017, F-07-032, F-08-002 & WP-12-110.
 - THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST (5) FIVE WORKING DAYS PRIOR TO THE START OF WORK.
 - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
 - BOUNDARY SURVEY PERFORMED BY FISHER, COLLINS AND CARTER, INC. ON OR ABOUT JULY, 2001.
 - IN ACCORDANCE WITH SECTION 129 OF THE HOWARD COUNTY ZONING REGULATIONS, BAY WINDOWS, CHIMNEYS OR EXTERIOR STAIRWAYS NOT MORE THAN 16 FEET IN WIDTH MAY PROJECT NOT MORE THAN 4 FEET INTO ANY SETBACKS, PORCHES OR DECKS, OPEN OR ENCLOSED MAY PROJECT NOT MORE THAN 10 FEET INTO THE FRONT OR REAR YARD SETBACK.
 - HORIZONTAL AND VERTICAL CONTROL DATUM IS BASED ON THE FOLLOWING HOWARD COUNTY GEODETIC CONTROL STATIONS:
✓ HOWARD COUNTY MONUMENT 1861 - (N 593,250.9322 E 1,340,192.7110 ELEV.)
✓ HOWARD COUNTY MONUMENT 1012 - (N 601,060.1777 E 1,345,336.7580 ELEV.)
 - ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
 - CONTRACTOR WILL CHECK SEWER HOUSE CONNECTION ELEVATION AT EASEMENT LINE PRIOR TO CONSTRUCTION.
 - STORMWATER MANAGEMENT WITH HOWARD COUNTY AND MARYLAND 378 SPECIFICATIONS. RECHARGE VOLUME WILL BE PROVIDED THROUGH WATER QUALITY AND CHANNEL PROTECTION VOLUME WILL BE PROVIDED BY B.M.P. NO. 1; TYPE - EXTENDED DETENTION DRY POND FACILITY PRIVATELY OWNED AND MAINTAINED BY H.O.A. AND CONSTRUCTED UNDER SDP-04-126.
 - THIS SITE WILL UTILIZE PUBLIC WATER AND PRIVATE SEWER. THE ON-SITE WATER MAIN IS PUBLIC, AND WAS CONSTRUCTED UNDER CONTRACT Nos. 20-4068-D & 44-3480. THE EXISTING UTILITIES SHOWN HEREON WERE DERIVED FROM AVAILABLE PUBLIC RECORDS. THE CONTRACTOR MUST DIG TEST FITS BY HAND AT ALL UTILITY CROSSINGS AND CONNECTION POINTS TO VERIFY THE EXACT LOCATION.
 - SITE ANALYSIS DATA:
A. TOTAL AREA OF PARCEL 'A': 6.391 AC. E. OPEN SPACE REQUIRED (25% OF PEC) = 6.391 x .25 = 1.60 AC.
B. LIMIT OF DISTURBED AREA: 3.80 AC. D. OPEN SPACE PROVIDED = 2.17 AC. OF FLOODPLAIN AND FCE EASEMENTS.
C. PRESENT ZONING: PEC
D. BUILDING COVERAGE OF SITE: 0.37 AC.
 - PROPOSED USE FOR SITE AND STRUCTURES: OFFICE AND SHOPPING CENTER
 - PARKING REQUIREMENTS:
NO. OF SPACES REQUIRED: 115 SPACES FOR SHOPPING CENTER
NO. OF SPACES PROVIDED: 157 SPACES (SEE PARKING SPACE TABULATION, THIS SHEET)
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
 - THE TRAFFIC STUDY REQUIRED FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP DATED SEPTEMBER, 2006 AND APPROVED ON AS PART OF THE APFO MITIGATION PLAN (F-07-032). THE REDUCTION IN OFFICE SPACE AND CHANGE IN USE TO SHOPPING CENTER WAS EVALUATED UNDER REDLINE #3 AND #1 FOR APFO AND WAS FOUND TO BE ACCEPTABLE.
 - THERE ARE NO HISTORIC STRUCTURES LOCATED ON THIS SITE.
 - THERE ARE NO CEMETERIES ON-SITE OR ON ANY ADJOINING PROPERTIES.
 - REFER TO THE MD. S.H.A. MANUAL ON UNIFORM TRAFFIC CONTROL (M.U.T.C.D.) FOR ROAD WIDENING WORK.
 - THERE ARE NO WETLANDS WITHIN THE LIMITS OF DISTURBANCE "PER A SIGNED AND SEALED WETLANDS CERTIFICATION PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED MARCH 31, 2004." HOWEVER, THERE IS A WETLAND AND 25' WETLAND BUFFER, 75' STREAM BUFFER, FLOODPLAIN AND RETENTION FOREST CONSERVATION EASEMENT LOCATED ELSEWHERE ON THIS SITE.
 - ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED. ALL UNITS ARE ALIGNED SO THAT THE FRONT OF THE UNIT FACES OUTWARD TOWARDS THE EXISTING ROADS.
 - THE FOREST CONSERVATION REQUIREMENTS FOR THIS PLAN HAVE BEEN MET UNDER SDP-04-126 & F-05-051 BY THE CREATION OF AN ON-SITE 1.17 ACRE RETENTION FOREST CONSERVATION EASEMENT AND A FEE-IN-LIEU PAYMENT OF \$16,980.40 TO THE HOWARD COUNTY FOREST CONSERVATION FUND FOR 0.78 ACRE OF REFORESTATION. SURETY IN THE AMOUNT OF \$10,193.04 FOR THE 1.17 ACRE ON-SITE RETENTION FOREST CONSERVATION EASEMENT HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT FOR SDP-04-126.
 - A REFUSE COLLECTION TO BE PROVIDED BY PRIVATE CONTRACTOR. THERE WILL BE INTERNAL TRASH COLLECTION WITHIN THE CONDOMINIUM BUILDINGS TO BE REMOVED BY A PRIVATE JANITORIAL SERVICE FOR CURBSIDE PICK-UP.
B. SNOW REMOVAL AND ROAD MAINTENANCE TO BE PRIVATE.
 - "SIGN POSTS" - ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE) - 3' LONG.
A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
 - "THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL." FINANCIAL SURETY FOR THE 87 REQUIRED LANDSCAPE TREES & 239 SHRUBS SHALL BE POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$26,070.00.
 - BUILDING SPECIFICATIONS:
A. NORTH BUILDING No. 1 - 1 STORY
FIRST FLOOR = 12,830 SQ.FT. SHOPPING CENTER 112,830 SQ.FT.
SECOND FLOOR (MEZZANINE) = 286 SQ.FT. STORAGE - TENANT
TOTAL AREA = 13,086 SQ.FT.
B. SOUTH BUILDING No. 2 - 2 STORY
BASEMENT = STORAGE AND MECHANICAL ONLY
FIRST FLOOR = 6,412 SQ.FT. SHOPPING CENTER + 780 SQ.FT. DECK
 - TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
 - STREET LIGHT PLACEMENT AND TYPE OF FIXTURE AND POLE SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III (1993) AND AS MODIFIED BY "GUIDELINES FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS (JUNE 1993)". A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY TREE. ALL OUTDOOR LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF ZONING SECTION 134. ALL PROPOSED LIGHTING SHALL BE LOCATED AND ORIENTED TO HAVE NO ADVERSE IMPACT/EFFECT ON THE ADJACENT RESIDENTIALLY ZONED PROPERTIES AND PUBLIC ROADS.
 - EXISTING TOPOGRAPHY AND FEATURES WERE DERIVED FROM SURVEY BY FISHER, COLLINS AND CARTER INC. AND HARFORD AERIAL SURVEYS INC. WITH MAX. 2' CONTOUR INTERVALS DATED JULY 6, 2001.
 - THE PREVIOUS WETLANDS REPORT PREPARED BY EXPLORE RESEARCH, INC. DATED 9-5-91 HAS BEEN RE-CERTIFIED UNDER 5-05-013 BY ECO-SCIENCE PROFESSIONALS, INC. DATED APRIL, 2006.
 - THE EXISTING FLOODPLAIN AREA DELINEATED ON THESE PLANS WAS APPROVED ON THE 5 95-07 SET OF PLANS.
 - PLAN IS SUBJECT TO WAVER PETITION WP-07-126, ON JULY 20, 2007, HOWARD COUNTY APPROVED A WAIVER FROM SECTION 16.119.F.1 TO PERMIT VEHICULAR ACCESS TO TWO VEHICULAR ACCESS RESTRICTED ROADS (ROUTE 99 - MINOR ARTERIAL AND HARRIOTSVILLE ROAD - INTERMEDIATE ARTERIAL), INCLUDING THE HIGHER CLASSIFICATION VEHICULAR ACCESS RESTRICTED HARRIOTSVILLE ROAD.
 - PLAN IS SUBJECT TO ADMINISTRATIVE ADJUSTMENT NO. AA 07-017. THE HEARING WAS CONDUCTED ON JULY 10, 2007 AND THE AA WAS GRANTED ON JULY 27, 2007 TO REDUCE THE 75 FOOT STRUCTURE AND USE SETBACK TO 60 FEET FOR PARKING USES AS DEPICTED ON THE AA PLAN AND THAT A TYPE D LANDSCAPE BUFFER BE PLACED ALONG THE WEST SIDE OF THE PARKING AREA.
 - THE "LOADING AREAS" REQUIRED PER ZONING SECTIONS 115.D, 116.D AND 133.F FOR THIS SMALL SITE WILL BE PROVIDED BY MEANS OF EARLY MORNING HOUR DELIVERIES ONLY, THEREFORE, NO DESIGNATED LOADING ZONES ARE SHOWN ON THIS PLAN.
 - PLAN IS SUBJECT TO WAVER PETITION WP-12-110, ON JANUARY 13, 2012 HOWARD COUNTY APPROVED A WAIVER FROM SECTION 16.156 (c)(2) TO REACTIVATE THIS PLAN, SECTION 16.156 (c)(1)(i) AND SECTION 16.156 (c)(1)(ii) TO GRANT AN EXTENSION OF TIME TO APPLY FOR ALL BUILDING PERMITS.
 - THIS PLAN IS SUBJECT TO PREVIOUSLY RECORDED RECORD PLATS #17415-17417 WHICH WERE RECORDED IN 2005. THE REVISED PLATS #19761-19763 WERE RECORDED IN 2008.
 - IN ACCORDANCE WITH AMENDMENT NO. 21 OF THE WAVERLY WOODS MASTER DECLARATION (L 15490, F. 04B), THIS PROPERTY IS PART OF THE WAVERLY WOODS GROWTH AREA AND P.E.C. ZONING.
 - THIS PLAN IS SUBJECT TO ALTERNATIVE COMPLIANCE WP-18-013 TO WAIVE SECTION 16.156 (c)(1) AND 16.156 (c)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO RE-ACTIVATE THIS PLAN. THIS REQUEST WAS APPROVED ON 9/6/17 SUBJECT TO THE FOLLOWING CONDITIONS:
1) APPLY FOR A BUILDING PERMIT OF BUILDING NO. 2 BY 9/5/18.
2) AMEND TO EXTEND THE DEVELOPER'S AGREEMENT WITH DPW-R.E.S. DIVISION.

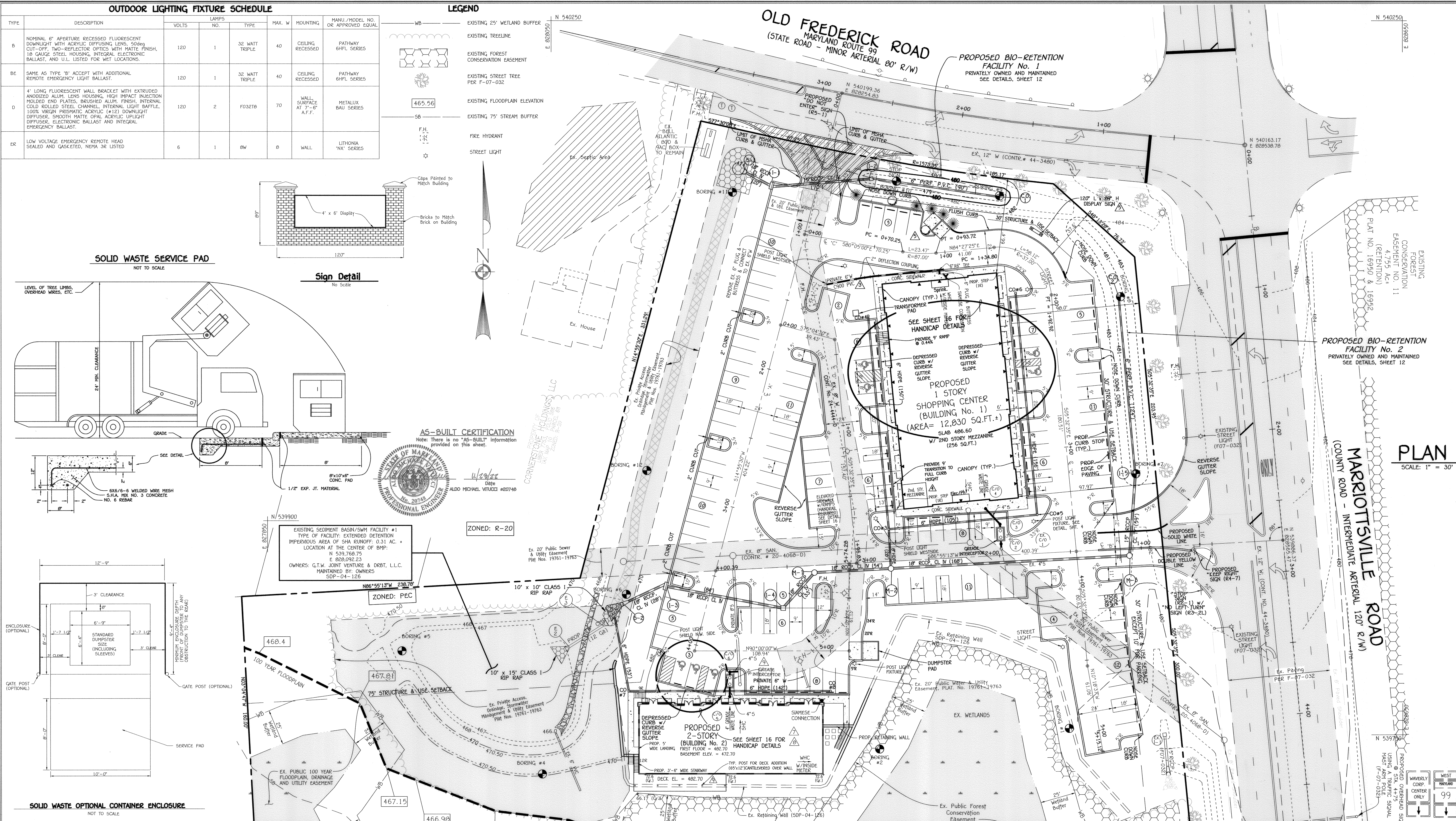
APPROVED: DEPARTMENT OF PLANNING AND ZONING		
DATE	DATE	DATE
<i>Mr. Michael Kunder</i> Director - Department of Planning and Zoning	8/3/2020	
<i>Ghies</i> Chief, Division of Land Development	7/16/2020	
<i>Michael</i> Chief, Development Engineering Division	7/22/2020	

REVISOR		DATE	
1	ADD 66" x 12" DECK & GREASE TRAP TO BLDG. No. 2	8/10/22	
2	REVISE D-1 PERIMETER LANDSCAPING	11/17/21	
3	REVISE SOUTH BLDG., REMOVE OFFICE SPACE & TO RETAIL SPACE	3/25/20	
4	REVISE BLDG. No. 2 & ADD ONE (1) HDPC. SPACE	6/7/18	
5	REVISE SOUTH BUILDING, REMOVE OFFICE SPACE, REVISE TO RETAIL SPACE & REVISE PARKING TABULATION	3/25/20	
6	REVISE PARKING TABULATION TO ELIMINATE 1 PARKING SPACE	6/7/18	
7	ADDED DISPLAY SIGN, PARKING SPACES & DUMPSTER PAD REMOVE THE POR ZONING	9/30/14	
8	ADDED 2ND STORY MEZZANINE TO BUILDING NO. 1	11/19/13	
9	REVISED BLDG. NO. 1, PARKING AND DUMPSTER LOCATION	3/15/12	
NO.	REVISION	DATE	



OWNER/DEVELOPER
WAVERLY WOODS DEVELOPMENT CORPORATION
c/o LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLCOTT CITY, MARYLAND 21042
(443) 367-0422

REVISED TITLE SHEET
WAVERLY CORPORATE CENTER
PARCEL 'A', PLAT No. 17415
ZONED PEC
TAX MAP No. 10 GRID No. 22 PARCEL No. 324, 325 & 327
TAX MAP No. 16 GRID No. 4 PARCEL No. 249
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: MARCH, 2020
SHEET 1 OF 17

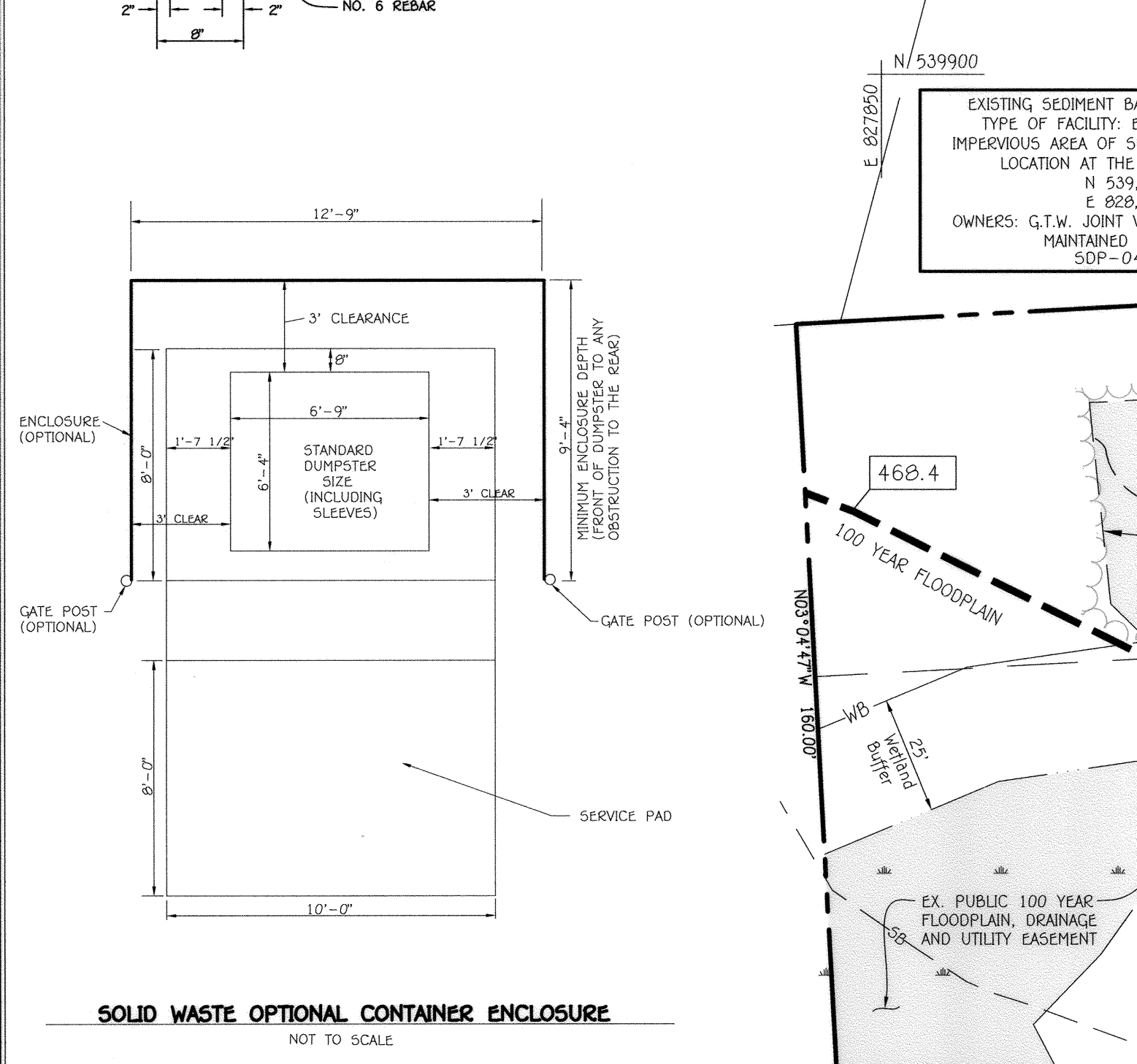
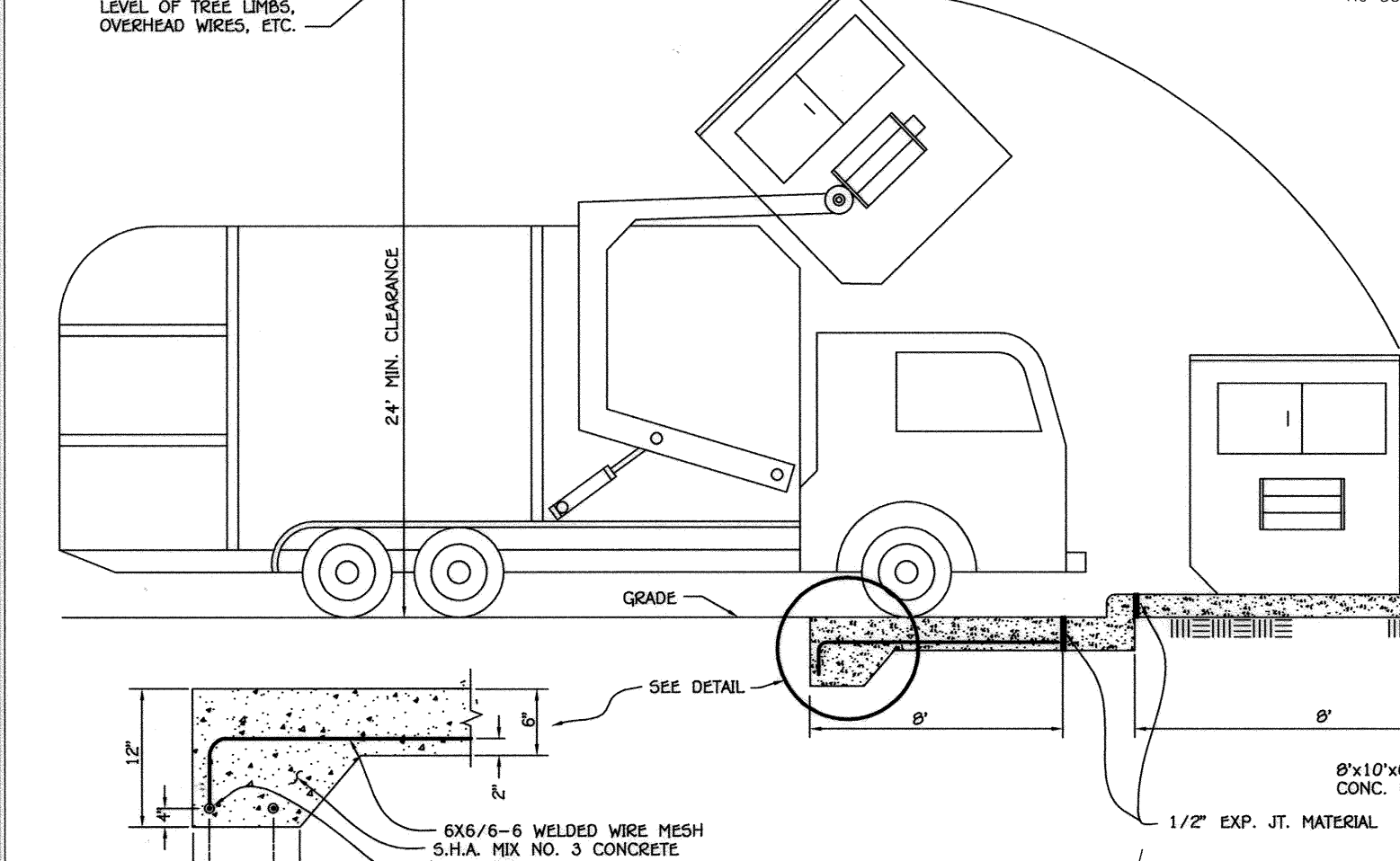
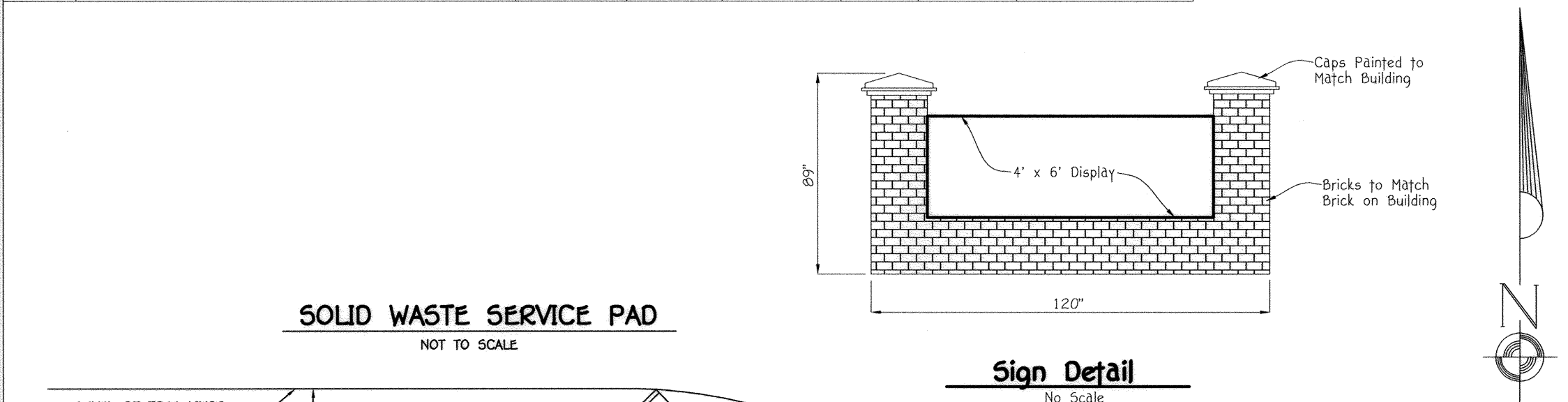


OUTDOOR LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	VOLTS	LAMPS NO.	TYPE	MAX. W	MOUNTING	MANU./MODEL NO. OR APPROVED EQUAL
B	NOMINAL 6" APERTURE RECESSED FLUORESCENT DOWNLIGHT WITH ACRYLIC DIFFUSING LENS, 5000K CUT-OFF, TWO-REFLECTOR OPTICS WITH WHITE FINISH, 18 GAUGE STEEL HOUSING, INTEGRAL ELECTRONIC BALLAST, AND U.L. LISTED FOR WET LOCATIONS.	120	1	32 WATT TRIPLE	40	CEILING RECESSED	PATHWAY 6HFL SERIES
BE	SAME AS TYPE "B" ACCEPT WITH ADDITIONAL REMOTE EMERGENCY LIGHT BALLAST.	120	1	32 WATT TRIPLE	40	CEILING RECESSED	PATHWAY 6HFL SERIES
D	4' LONG FLUORESCENT WALL BRACKET WITH EXTRUDED ANODIZED ALUM. LENS HOUSING, HIGH IMPACT INJECTION MOLDED END PLATES, BRUSHED ALUM. FINISH, INTERNAL COIL ROLLED STEEL CHANNEL, INTERNAL LIGHT Baffle, 100% VIRGIN PRISMATIC ACRYLIC (#12) DOWNLIGHT DIFFUSER, SMOOTH MATTE OPAL ACRYLIC UPLIGHT DIFFUSER, ELECTRONIC BALLAST AND INTEGRAL EMERGENCY BALLAST.	120	2	F032TB	70	WALL SURFACE AT 7'-6" A.F.F.	METALUX 8AU SERIES
ER	LOW VOLTAGE EMERGENCY REMOTE HEAD SEALED AND GASKETED, NEMA 3R LISTED	6	1	8W	8	WALL	LITHONIA "NX" SERIES

LEGEND

WB	EXISTING 25' WETLAND BUFFER
ET	EXISTING TREETLINE
EF	EXISTING FOREST CONSERVATION EASEMENT
EST	EXISTING STREET TREE PER F-07-032
465.56	EXISTING FLOORPLAN ELEVATION
SB	EXISTING 75' STREAM BUFFER
F.H.	FIRE HYDRANT
SL	STREET LIGHT



NO.	REVISION	DATE
1	ADD 65'x12' DECK & GREASE TRAP TO SOUTH BUILDING	8/10/22
2	REVISE SOUTH BUILDING FOOTPRINT	1/6/21
3	REVISE SOUTH BUILDING, REMOVE OFFICE SPACE & REVISE TO RETAIL SPACE	3/25/20
4	REVISE THE PARKING TO ADD 1 HOCP. SPACE, CHANGE THE BUILDING TO REFLECT THE NEW ARCHITECTURE.	6/7/18
5	ADDED DISPLAY SIGN, PARKING SPACES & DUMPSTER PAD	9/8/14
6	ADDED 2ND STORY MEZZANINE TO BUILDING No. 1	11/19/13
7	BUILDING No. 1, REVISE 6" W ALIGNMENT & INSTALL GREASE TRAP	9/30/13
8	REVISED BUILDING No. 1, PARKING & DUMPSTER LOCATION	3/15/12
9	REVISED 8" W TO 6" W FOR BUILDING Nos. 1 & 2	9/5/08

OWNER/DEVELOPER
WAVELY WOODS DEVELOPMENT CORPORATION
c/o LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLICOTT CITY, MARYLAND 21042
(410) 367-0422

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Director: *[Signature]* 10-4-22
Date

Chief, Division of Land Development: *[Signature]* 9/14/22
Date

Chief, Development Engineering Division: *[Signature]* 9/14/22
Date

REVISIONS

1	THE PURPOSE OF THIS REDLINE IS TO CHANGE THE SOUTH BUILDING FROM OFFICE SPACE TO RETAIL SPACE AND REVISE PARKING TABULATION.
2	THE PURPOSE OF THIS REDLINE IS TO CHANGE THE SOUTH BUILDING FOOTPRINT (Building No. 2).

WAVELY CORP. CENTER ONLY

SECTION/AREA

PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
19761-19763	22A+B	PEC	10 & 16	3rd	6030.00

WATER CODE K02 **SEWER CODE** 5992000

REVISIONS

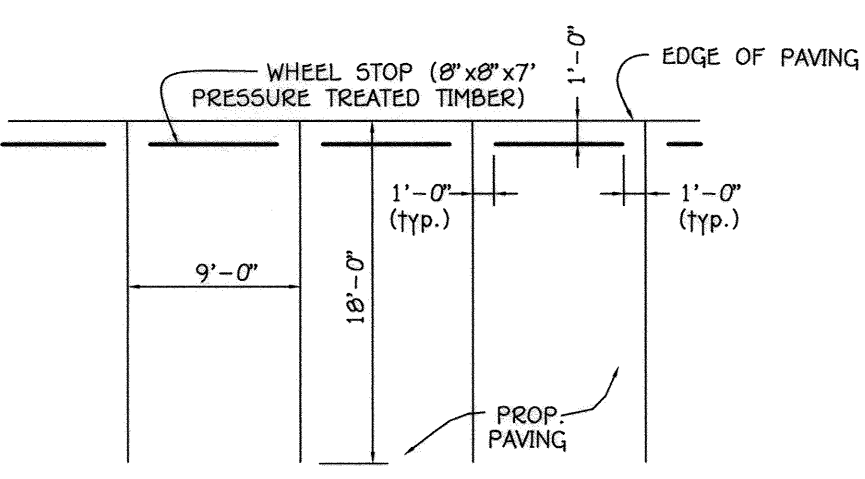
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WAVELY CORPORATE CENTER PARCEL 'A', PLAT No. 19761

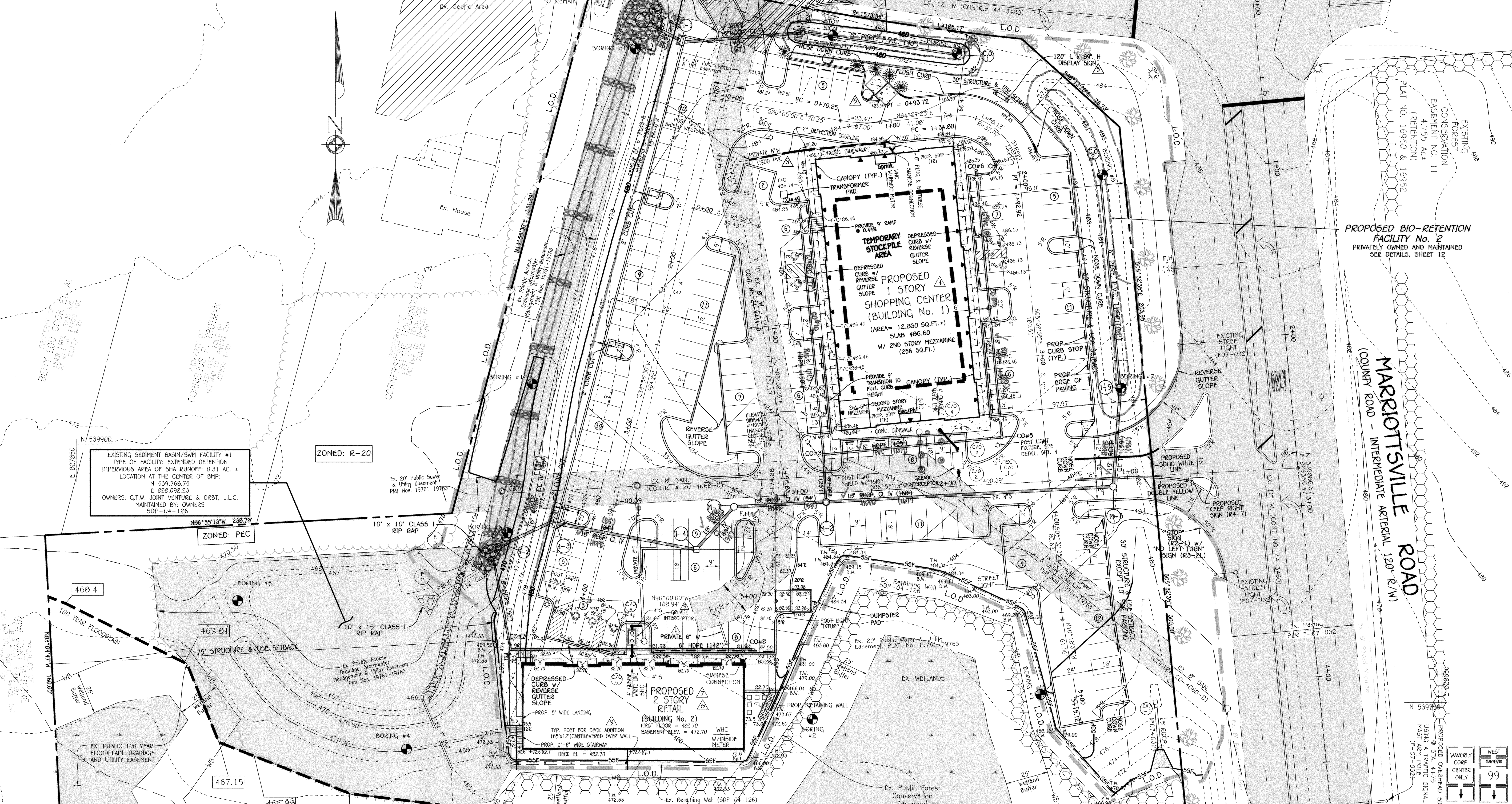
ZONED PEC

TAX MAP No. 10 GRID No. 22 PARCEL No. 324, 325 & 327
TAX MAP No. 16 GRID No. 4 PARCEL No. 249
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: MARCH, 2020
REVISED DATE: AUGUST, 2022
SCALE: 1" = 30'
SHEET 2 OF 17

THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET SDP 07-082



WHEEL STOP LOCATION DETAIL

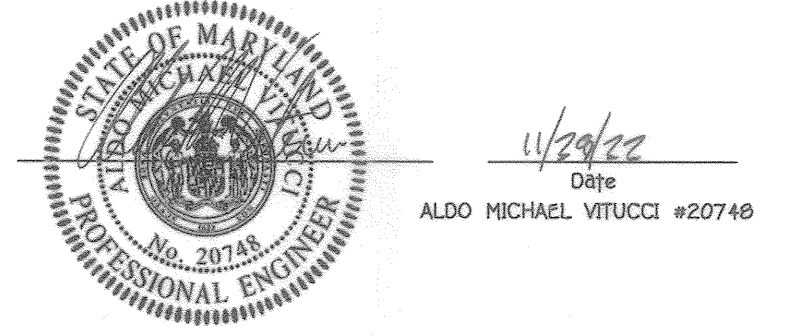


LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- EXISTING 25' WETLAND BUFFER
- EXISTING TREELINE
- EXISTING FOREST CONSERVATION EASEMENT
- EXISTING STREET TREE FOR 7'-0" SIZE
- EXISTING FLOORPLAN ELEVATION
- EXISTING 75' STREAM BUFFER
- L.O.D.
- LIMIT OF DISTURBANCE
- SLOPE SPLIT FORCE
- FIRE HYDRANT
- STREET LIGHT
- 508' PROPOSED CONTOUR 2' INTERNAL
- SPOT ELEVATION
- EXISTING STORM DRAIN LINE
- PROPOSED STORM DRAINING
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- PROPOSED SEWER MAIN
- PROPOSED CONCRETE WALK

AS-BUILT CERTIFICATION

I hereby certify, by my seal, that to the best of my knowledge and belief the facilities shown on the plan was constructed as shown on this "AS-BUILT" plan meet the approved plans and specifications.



- △ THE PURPOSE OF THIS REDLINE IS CHANGE THE SOUTH BUILDING FOOTPRINT.
- △ THE PURPOSE OF THIS REDLINE IS TO ADD A GREASE TRAP AND DECK TO THE SOUTH BUILDING (Building No. 2)
- △ NOTE: THE L.O.D. OF 800 SQ.FT. IS EXEMPT FROM STORMWATER MANAGEMENT SINCE IT IS LESS THAN 5,000 SQ.FT. ANY FUTURE L.O.D. WHERE THE CUMULATIVE INCREASE EXCEEDS 5,000 SQ.FT., STORMWATER MANAGEMENT SHALL BE ADDRESSED.

PLAN
SCALE: 1" = 30'

NO.	REVISION	DATE
1	ADD 65' x 12' DECK & GREASE TRAP TO SOUTH BUILDING	8/10/22
2	REVISE SOUTH BUILDING FOOTPRINT	1/6/21
3	REVISE SOUTH BUILDING, REMOVE OFFICE SPACE & REVISE TO RETAIL SPACE	3/25/20
4	REVISE THE PARKING TO ADD 1 HOCP. SPACE CHANGE THE BUILDING TO REFLECT THE NEW ARCHITECTURE.	6/7/18
5	ADDED DISPLAY SIGN, PARKING SPACES & DUMPSTER PAD	9/8/14
6	ADDED 2nd STORY MEZZANINE TO BUILDING No. 1	11/19/13
7	BUILDING No. 1, REVISE 6" W ALIGNMENT & INSTALL GREASE TRAP	9/30/13
8	REVISED BUILDING No. 1, PARKING & DUMPSTER LOCATION	3/15/12
9	REVISED 8" W TO 6" W FOR BUILDING Nos. 1 & 2	9/5/08



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

Signature of Engineer: *Aldo Michael Vitucci* Date: 6/15/22
Professional certification. I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20748, Expiration Date 2-22-23.

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

Signature of Developer: *[Signature]* Date: 6/15/22

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

Signature: *Wendy Butcher* Date: 09/15/22
Howard SCD

OWNER/DEVELOPER
WAVERLY WOODS DEVELOPMENT CORPORATION
c/o LAND DESIGN AND DEVELOPMENT, INC.
2300 DORSEY HALL DRIVE, SUITE 102
ELLCOTT CITY, MARYLAND 21042
(410) 367-0422

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Director - Department of Planning and Zoning: *[Signature]* Date: 10-9-22

Chief, Division of Land Development: *[Signature]* Date: 10/12/22

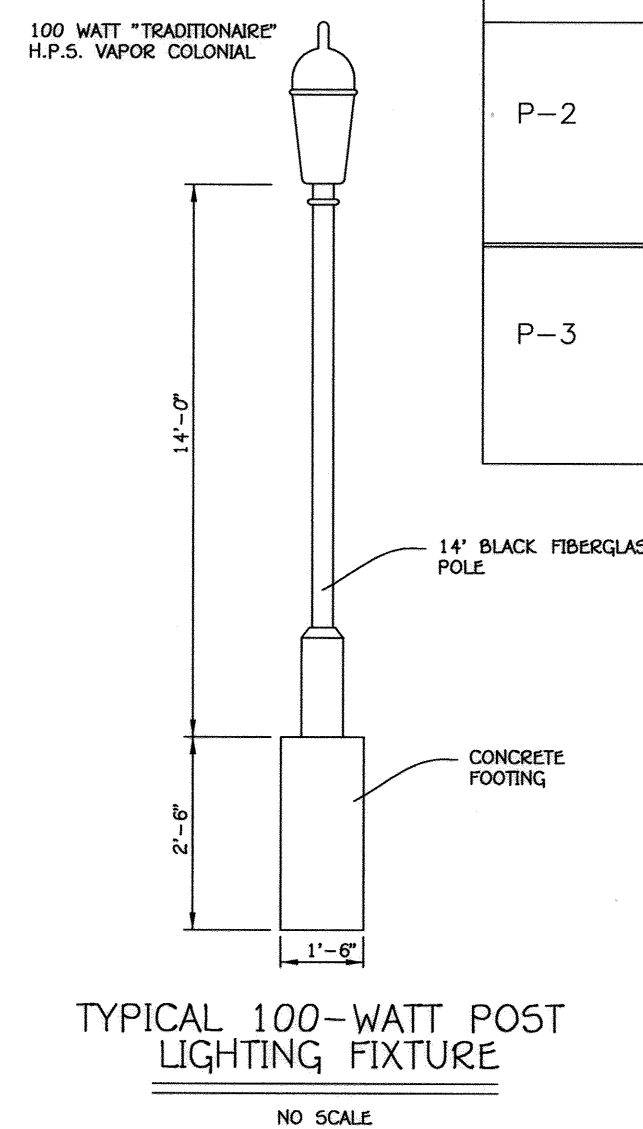
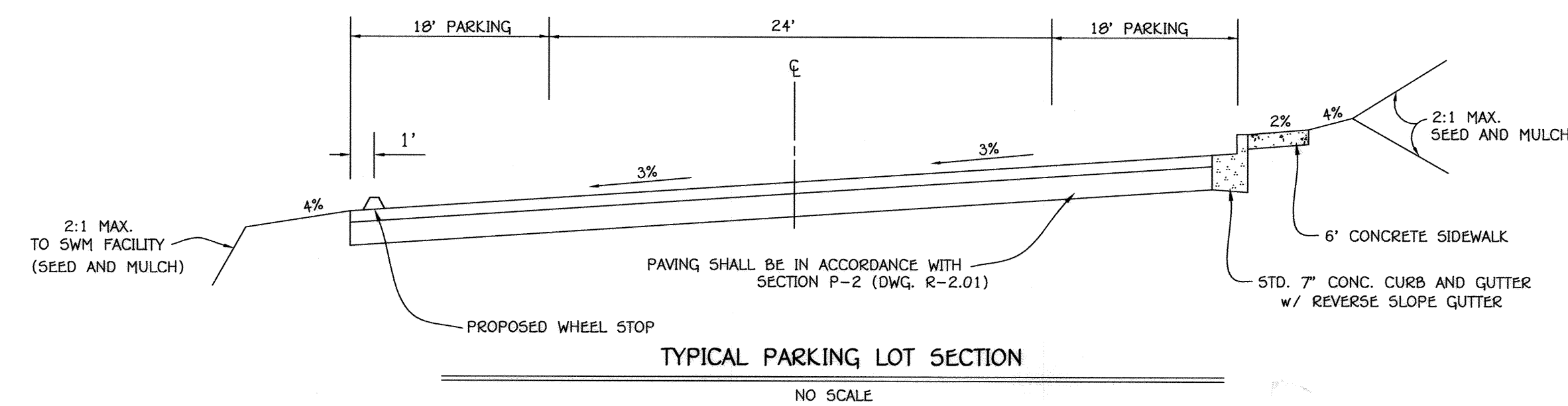
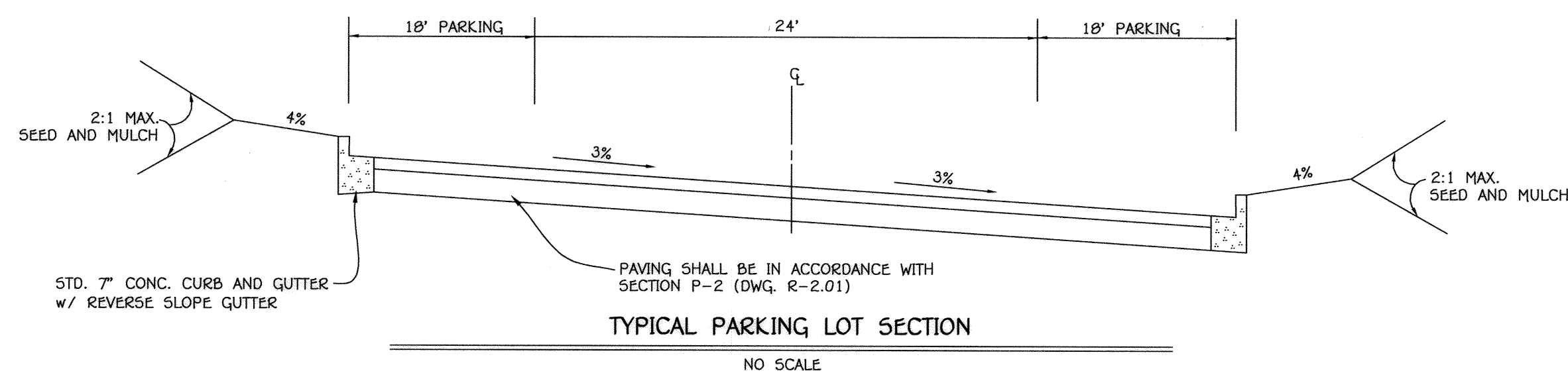
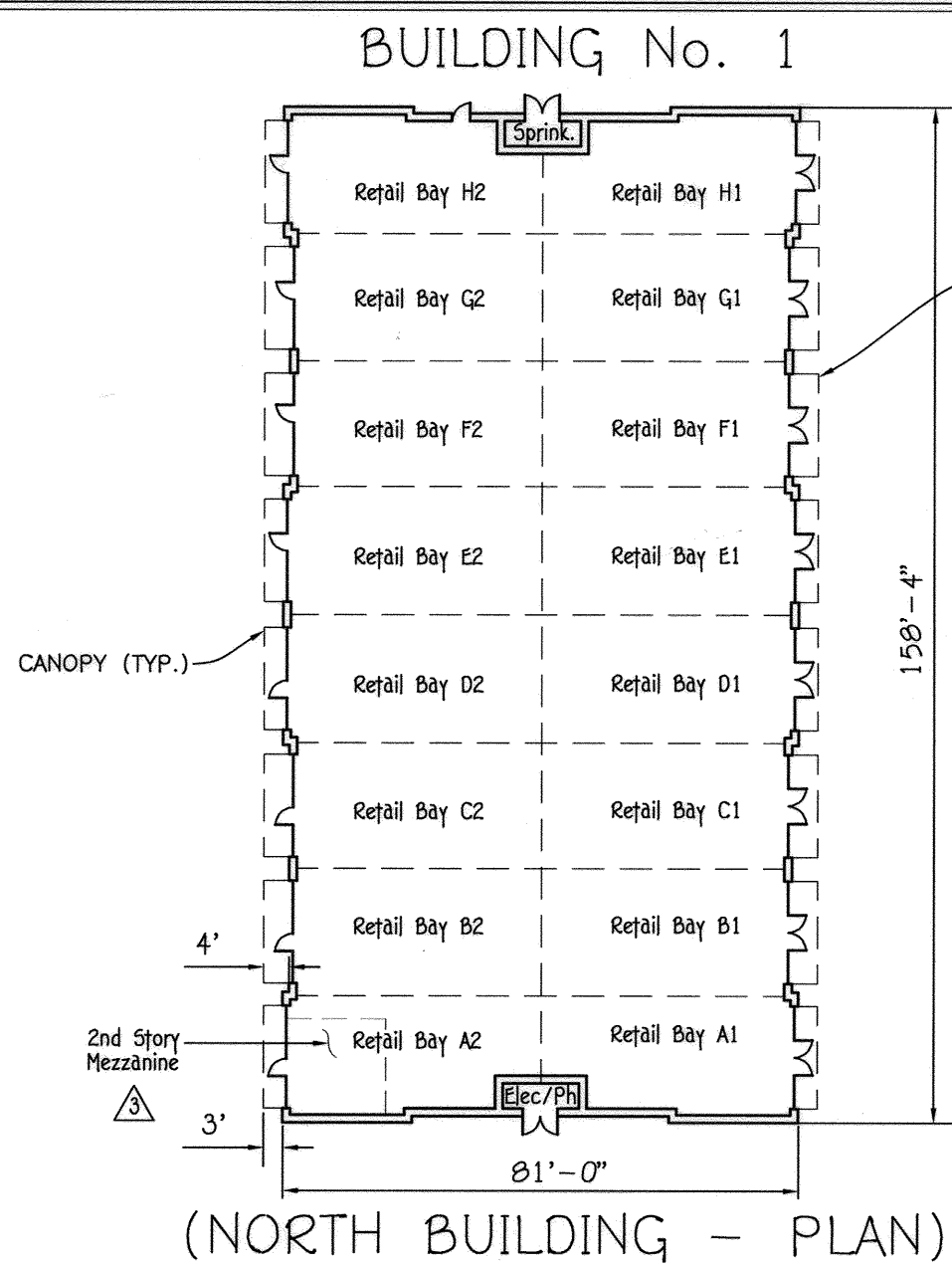
Chief, Development Engineering Division: *[Signature]* Date: 9/15/22

SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL Nos.
WAVERLY CORPORATE CENTER	---	'A'
PLAT NO. BLOCK NO. ZONE	TAX/ZONE	ELEC. DIST. CENSUS TR.
19761-19763 22+B PEC	10 & 16	3rd 6030.00
WATER CODE	SEWER CODE	
K.02	5992000	

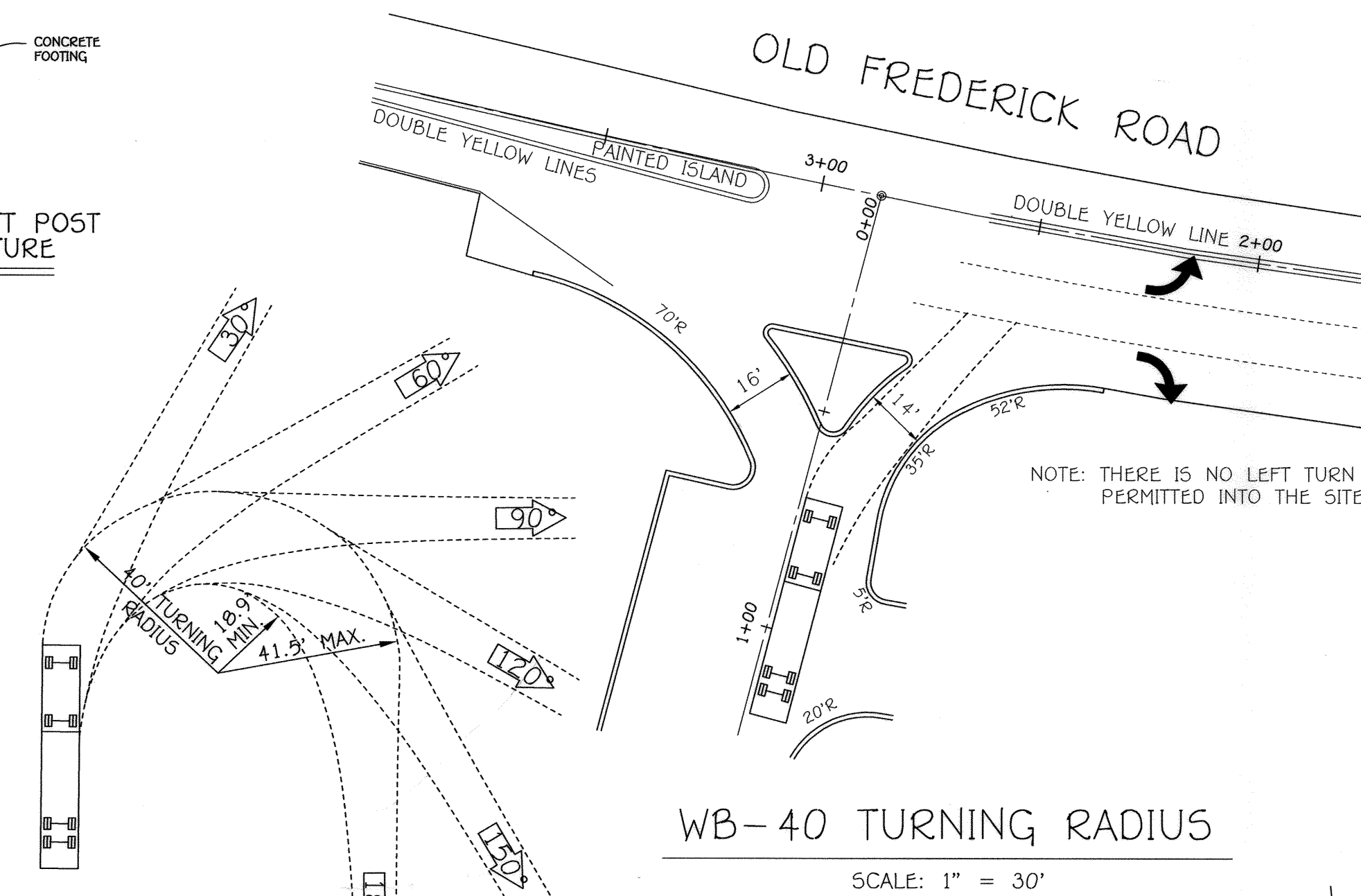
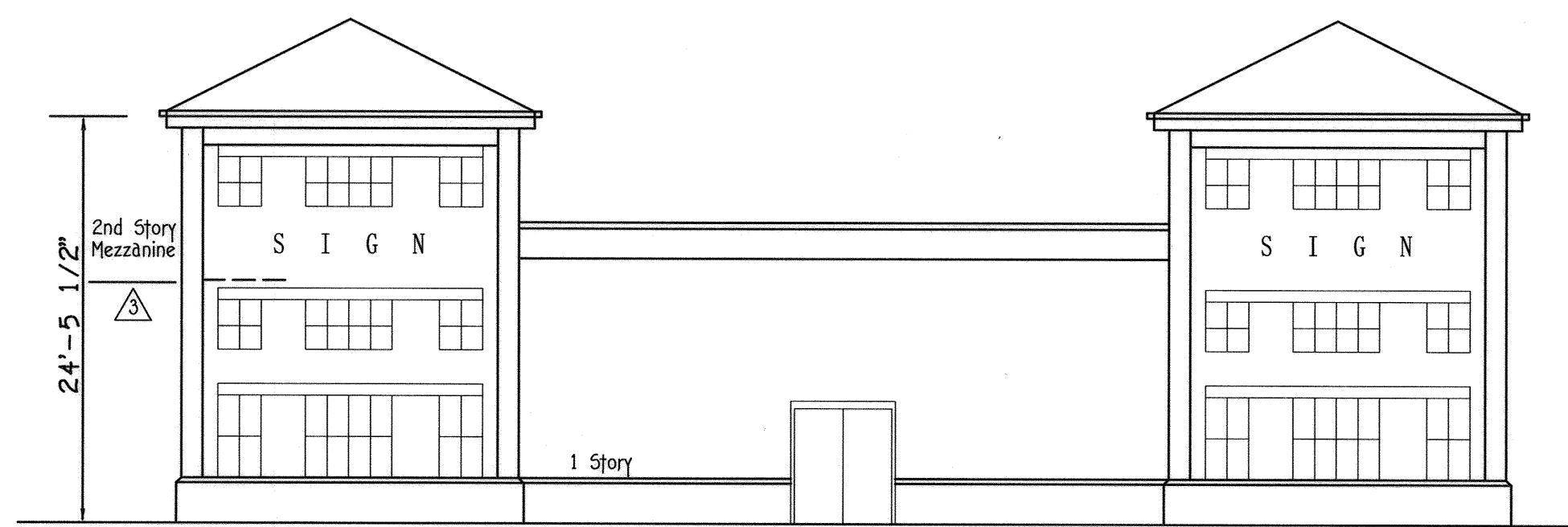
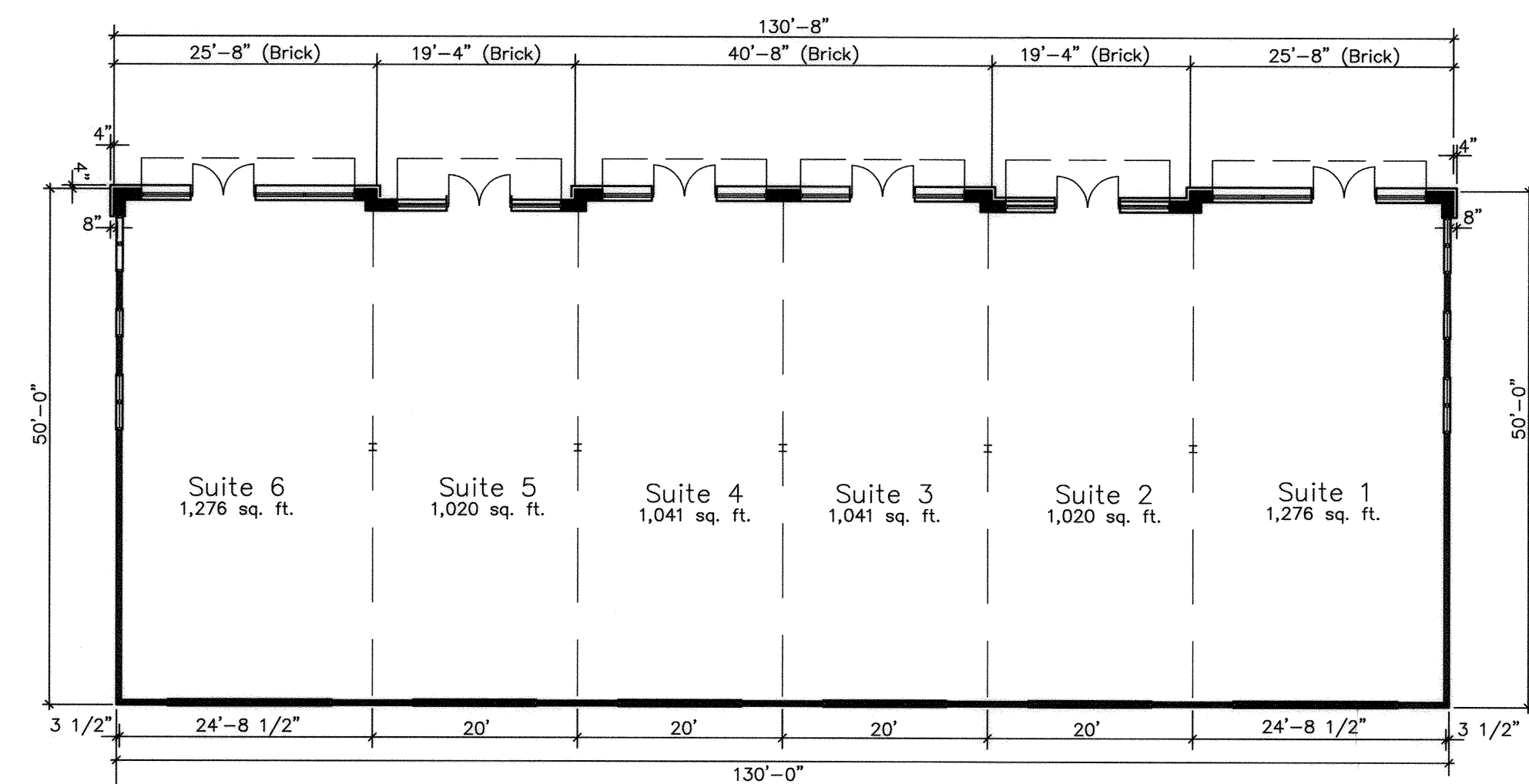
REVISED SITE PLAN, GRADING & SEDIMENT CONTROL PLAN

WAVERLY CORPORATE CENTER PARCEL 'A', PLAT No. 19761

ZONED PEC
TAX MAP No. 10 GRID No. 22 PARCEL No. 324, 325 & 327
TAX MAP No. 16 GRID No. 4 PARCEL No. 249
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: MARCH, 2020
REVISED DATE: AUGUST, 2022
SCALE: 1" = 30'
SHEET 3 OF 17



SECTION NUMBER	ROAD AND STREET CLASSIFICATION	CALIFORNIA BEARING RATIO (CBR)					
		3 TO <5		5 TO <7		>7	
P-2	PARKING DRIVE ASILES: RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 10 HEAVY TRUCKS PER DAY LOCAL ROADS: ACCESS PLACE, ACCESS STREET CUL-DE-SACS: RESIDENTIAL	PAVEMENT MATERIAL (INCHES)		MIN HMA WITH GAB		HMA WITH CONSTANT GAB	
		HMA SUPERPAVE FINAL SURFACE 9.5 MM, PG 64-22, LEVEL 1 (ESAL)		1.5	1.5	1.5	1.5
		HMA SUPERPAVE INTERMEDIATE SURFACE 9.5 MM, PG 64-22, LEVEL 1 (ESAL)		1.0	1.0	1.0	1.0
P-3	PARKING DRIVE ASILES: RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 10 HEAVY TRUCKS PER DAY LOCAL ROADS: ACCESS PLACE, ACCESS STREET CUL-DE-SACS: RESIDENTIAL MINOR COLLECTORS: RESIDENTIAL	HMA SUPERPAVE FINAL SURFACE 9.5 MM, PG 64-22, LEVEL 1 (ESAL)		1.5	1.5	1.5	1.5
		HMA SUPERPAVE INTERMEDIATE SURFACE 9.5 MM, PG 64-22, LEVEL 1 (ESAL)		1.0	1.0	1.0	1.0
		HMA SUPERPAVE BASE 19.0 MM, PG 64-22, LEVEL 1 (ESAL)		3.0	3.0	3.0	3.0
		GRADED AGGREGATE BASE (GAB)		0.0	4.0	3.0	4.0
				10.0	6.0	3.0	6.0

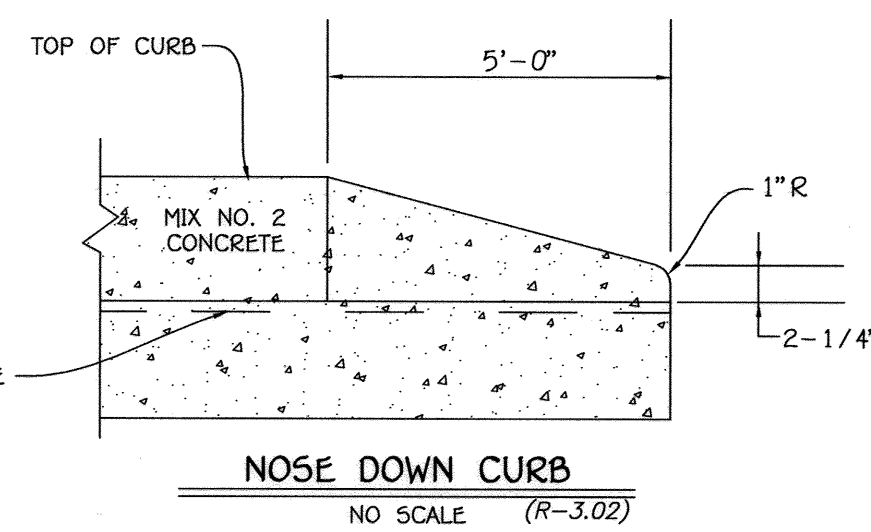


(SOUTH BUILDING - FIRST FLOOR PLAN) BUILDING FOOTPRINT
NO SCALE

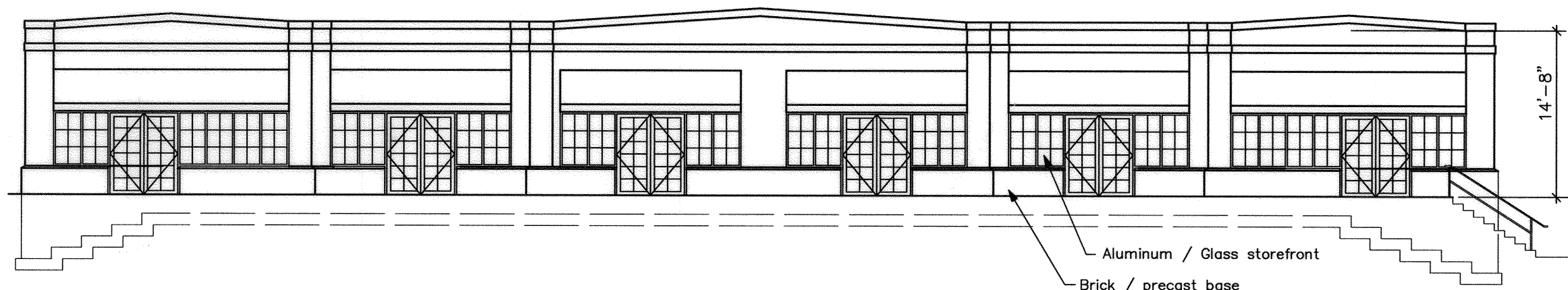
(NORTH) BUILDING No. 1 PROFILE
NO SCALE

AS-BUILT CERTIFICATION
Note: There is no "AS-BUILT" information provided on this sheet.
ALDO MICHAEL VITUCCI #20740
Date: 1/23/22
PROFESSIONAL ENGINEER

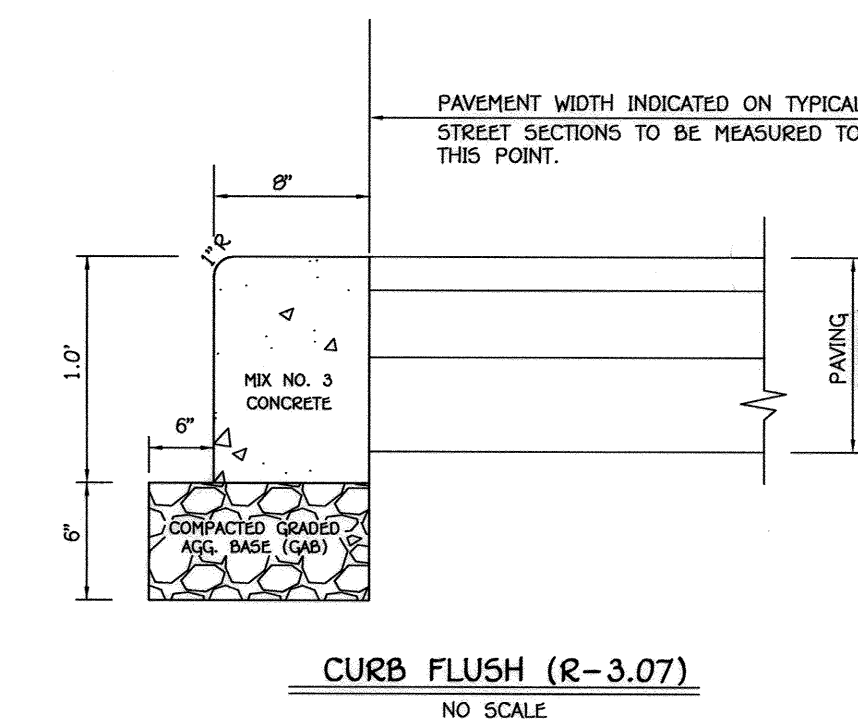
THE PURPOSE OF THIS REDLINE IS CHANGE THE SOUTH BUILDING FOOTPRINT.



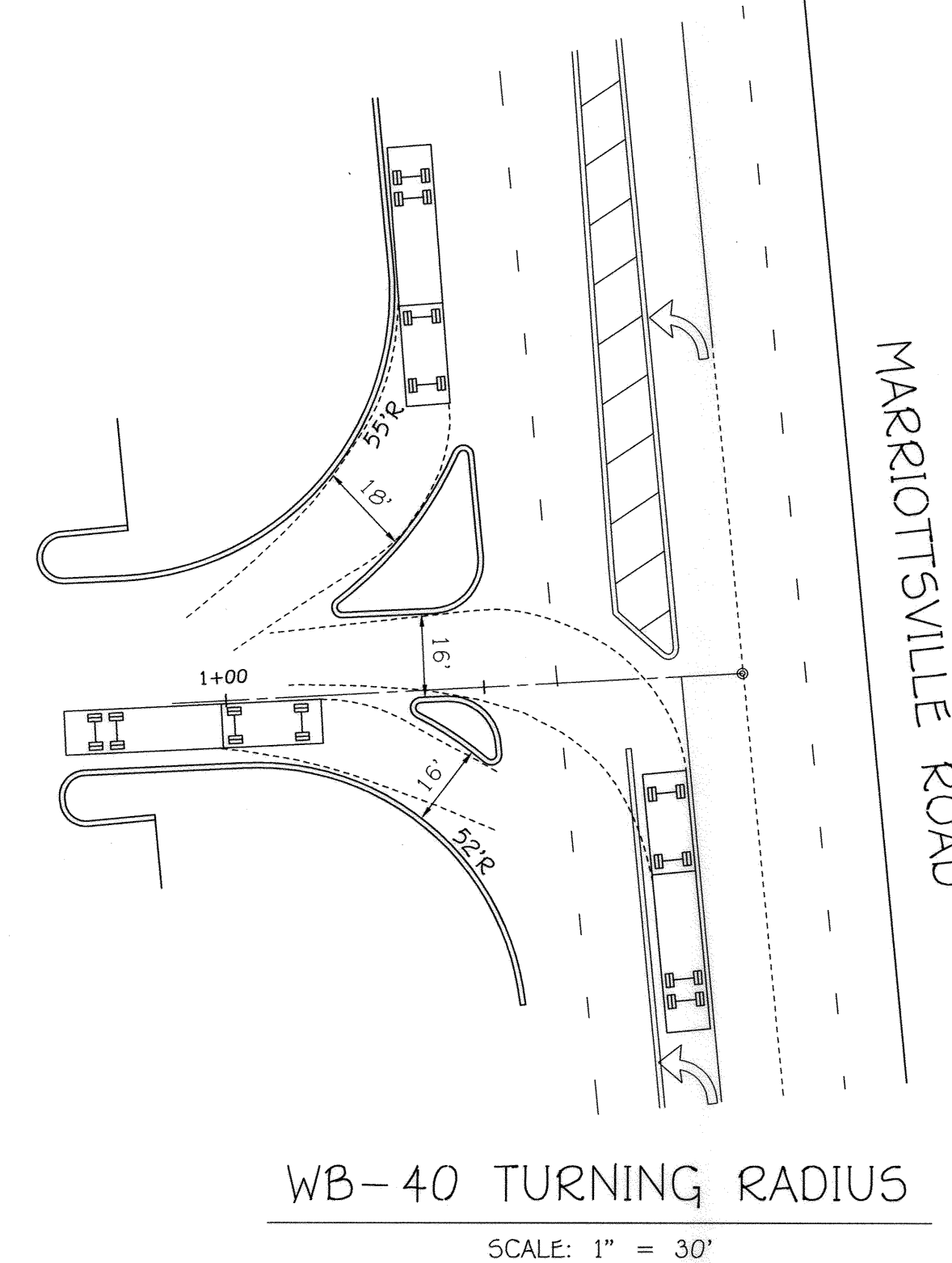
NOSE DOWN CURB
NO SCALE (R-3.02)



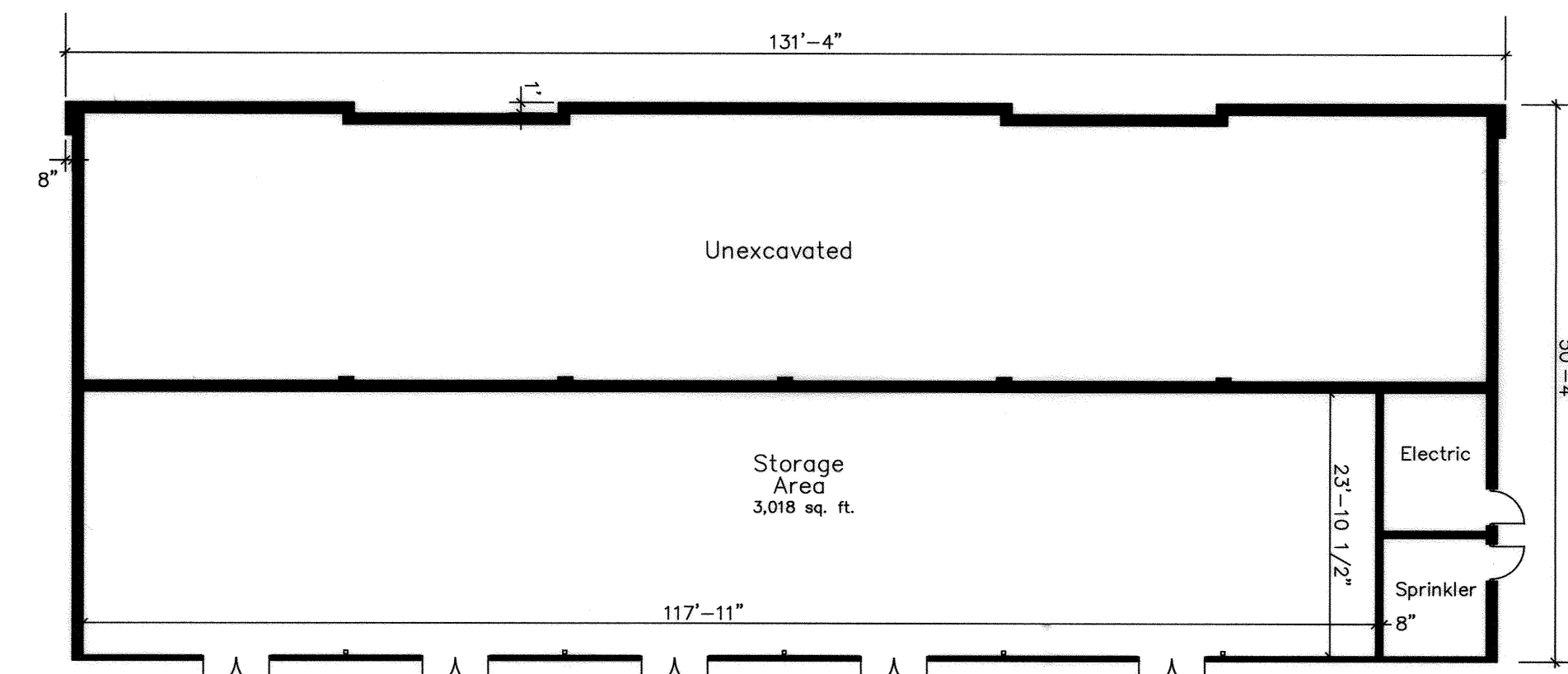
(SOUTH) BUILDING No. 2 PROFILE
NO SCALE



CURB FLUSH (R-3.07)
NO SCALE



WB-40 TURNING RADIUS
SCALE: 1" = 30'



(SOUTH BUILDING - BASEMENT PLAN) BUILDING FOOTPRINT
NO SCALE

FISHER, COLLINS & CARTER, INC.
CIVIL, ENGINEERING, CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLSWORTH CITY, MARYLAND 21042
(410) 461-2895

STATE OF MARYLAND
ALDO MICHAEL VITUCCI
PROFESSIONAL ENGINEER
No. 20740

NO.	REVISION	DATE
1	REVISE SOUTH BUILDING FOOTPRINT	1/6/21
2	REVISE SOUTH BUILDING, REMOVE OFFICE SPACE & REVISE TO RETAIL SPACE	3/25/20
3	REVISE THE PARKING TO ELIMINATE 1 SPACE. CHANGE THE BUILDING TO REFLECT THE NEW ARCHITECTURE.	6/7/18
4	REMOVE POB ZONING	9/30/14
5	ADDED 2ND STORY MEZZANINE TO BUILDING No. 1	11/19/13
6	REVISED BUILDING No. 1, PARKING & DUMPSTER LOCATION	3/15/12
7	REVISED 8' W TO 6' W FOR BUILDING Nos. 1 & 2	9/5/08
NO.	REVISION	DATE

OWNER/DEVELOPER
WAVERLY WOODS DEVELOPMENT CORPORATION
c/o LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLSWORTH CITY, MARYLAND 21042
(443) 367-0422

APPROVED: DEPARTMENT OF PLANNING AND ZONING					
Director - Department of Planning and Zoning			Date: 2-24-21		
Chief, Division of Land Development			Date: 2/16/21		
Chief, Development Engineering Division			Date: 2-16-21		
SUBDIVISION NAME	BLOCK NO.	ZONE	SECTION/AREA	LOT/PARCEL Nos.	
WAVERLY CORPORATE CENTER	22+B	PEC	10 & 16	'A'	
PLAT NO.	TAX/ZONE	ELEC. DIST.	CENSUS TR.		
19761-19763	10 & 16	3rd	6030.00		
WATER CODE	SEWER CODE				
K.02	5992000				

REVISED
BUILDING FOOTPRINTS AND ROADWAY DETAILS
WAVERLY CORPORATE CENTER
PARCEL 'A', PLAT No. 17415
ZONED: PEC
TAX MAP No. 10 GRID No. 22 PARCEL No. 324, 325 & 327
TAX MAP No. 16 GRID No. 4 PARCEL No. 249
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: MARCH, 2020
REVISED DATE: DECEMBER, 2020
SHEET 4 OF 17

THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET SDP 07-082

SCHEDULE A - PERIMETER LANDSCAPING										
PERIMETER	CATEGORY (PROPERTIES/ROADWAYS)	LANDSCAPE TYPE	LINEAR FEET OF ROADWAY FRONTAGE	CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	CREDIT FOR WALL, FENCE OR BURN (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	REMAINING AREA	NO. OF PLANTS REQUIRED	NO. OF PLANTS PROVIDED		
							SHADE TREES	EVERGREEN TREES	SHRUBS	
P-1	PARKING TO ROAD	E	286'	YES (125') F.C.E.	NO	161'	4	40	4	
P-2	NON-RES. TO RES.	C	869'	YES (221') F.C.E. YES (1649') EX. FOREST	NO	0	0	0	0	
P-3	NON-RES. TO RES.	C	239'	YES (239') EX. FOREST	NO	0	0	0	0	
P-4	NON-RES. TO RES.	D	331'	NO	NO	331'	6	24	100	
P-5	PARKING TO ROAD	E	38'	NO	NO	38'	2	10	2	
P-6	DUMPSTER	D	27'	NO	NO	27'	1	3	1	
P-8	PARKING TO ROAD	D	27'	NO	NO	27'	1	3	1	
P-7	PARKING TO ROAD	E	354'	NO	NO	354'	1	89	1	
TOTAL							14	30	239	14

NOTES: 1. THE D-1 PERIMETER OVERRIDES THE TREE REQUIREMENT FOR P-7. SEE SCHEDULE 10, THIS SHEET.
2. 100 SHRUBS ARE SUBSTITUTED FOR 10 EVERGREEN TREES ALONG P-4.

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING	
NUMBER OF PARKING SPACES	157
NUMBER OF TREES REQUIRED (1:20 SPACES)	8
NUMBER OF ISLANDS REQUIRED (1:20 SPACES)	8
NUMBER OF TREES PROVIDED	9
SHADE TREES	9
OTHER TREES (2:1 SUBSTITUTION)	0
NUMBER OF LANDSCAPED ISLANDS PROVIDED	9

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	REMARKS
SHADE/DECIDUOUS TREES (16)						
7	AG	ACER GINNALA	AMUR MAPLE	2 1/2" - 3" CAL.	B & B	
7	LN	LAGERSTROEMIA 'NATCHES'	NATCHES CHERRY MYRTLE (WHITE)	6'-8' HT.	B & B	MULTI-STEM
2	TG	THUJA GREEN GIANT	GREEN GIANT ARBORVITAE	5'-6' HT.	B & B	
SHRUBS (180)						
54	BG	BUXUS MICROPHYLLOA	WINTER GEM BOXWOOD	#3	CONT.	4' O.C.
59	HL	HYDRANGEA PANICULATA	'LITTLE LIME'	#3	CONT.	4' O.C.
53	LD	LAGERSTROEMIA 'CHERRY DAZZLE'	'CHERRY DAZZLE' CHERRY MYRTLE	#3	CONT.	4' O.C.
14	PO	PRUNUS LAUROCRASUS OTTO LYDEN	OTTO LYDEN CHERRY LAUREL	24"	CONT.	5' O.C.

AS-BUILT CERTIFICATION
Note: There is no "AS-BUILT" information provided on this sheet.

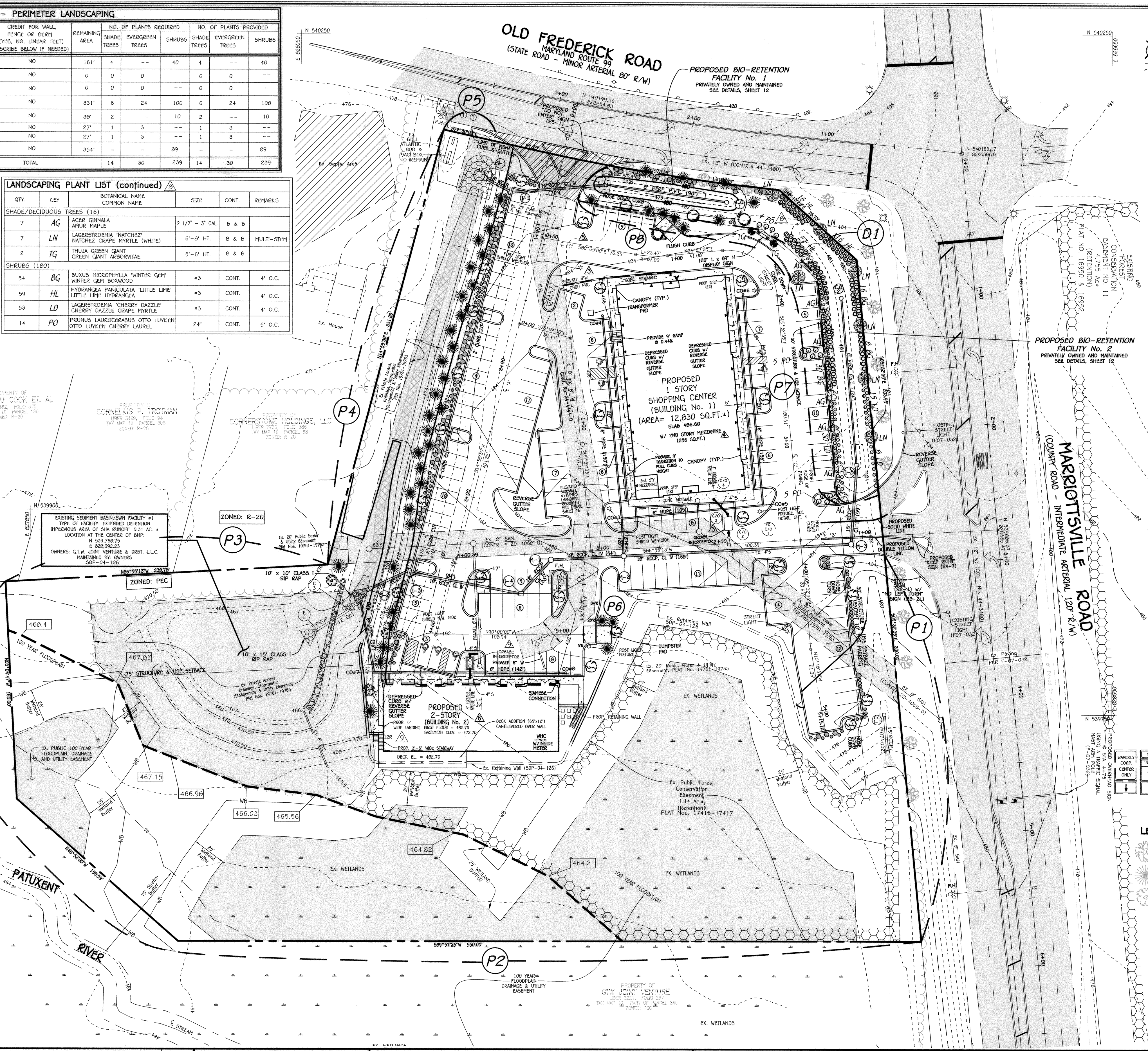
Date: 1/29/22
ALDO MICHAEL VITUCCI #20748
BETTY LOU COOK ET. AL
CORNELLUS P. TRITMAN
CORNERSTONE HOLDINGS, LLC

QTY.	KEY	NAME	SIZE
4		ACER SACCHARUM 'GREEN MOUNTAIN' (SUGAR MAPLE)	2 - 2 1/2" CALIPERS FULL CROWN, B&B
22		ACER RUBRUM 'OCTOBER GLODY' (RED MAPLE)	2 - 2 1/2" CALIPERS FULL CROWN, B&B
37		PINUS STROBUS EASTERN WHITE PINE	6'-8" HT.
99		CORNUS STOLONIFERA RED-OSIER DOGWOOD	24"-30" HT.
80		TAXUS MEDIA 'HICKSII' HICKS YEW	24"-30" HT.

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL, FINANCIAL SURETY FOR THE 79 REQUIRED LANDSCAPE TREES & 359 SHRUBS HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$26,820.00.

LEGEND

- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- WB - EXISTING 25' WETLAND BUFFER
- EXISTING TREELINE
- EXISTING FOREST CONSERVATION EASEMENT
- EXISTING STREET TREE PER F-07-032
- EXISTING FLOODPLAIN ELEVATION
- SB - EXISTING 75' STREAM BUFFER
- STREET LIGHT
- 508 - PROPOSED CONTOUR 2' INTERVAL
- SPOT ELEVATION
- EXISTING STORM DRAIN LINE
- PROPOSED STORM DRAINS
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- PROPOSED SEWER MAIN



TREE PLANTING DETAIL

NOTE: CONTRACTOR TO REGRADE, SOD OR HYDRATED AND SHALL MAINTAIN ALL WEEDS RESTORED AS A RESULT OF THEIR WORK. SPRAY WITH WEED-PROOF ACCORDING TO MANUFACTURER'S STANDARDS.

3 PIECES OF REINFORCED RUBBER HOSE

DOUBLE #12 GALVANIZED WIRE GAVS TWISTED

3-5/8" Ø DAK STAKES - NOTCH STAKES TO HOLD WIRE

WRAP TRUNK TO SECOND TIER OF BRANCHES WITH WATERPROOF TREE WRAP. TIE AT 24" INTERVALS

REMOVE ANY COVERING FROM TOP OF ROOT CROWN

3" MULCH

MAINTAIN GROUND LINE WITH TOP OF ROOT CROWN

CONSTRUCT 3" SAUCER RIM-FLOODED WITH WATER TRAY WITHIN 24 HOURS

TOP SOIL MIXTURE

CONVEX BOTTOM 6" MIN. HT.

SHRUB PLANTING DETAIL

DOUBLE #12 GALVANIZED WIRE GAVS TWISTED

3-5/8" Ø DAK STAKES - NOTCH STAKES TO HOLD WIRE

1/2 OF TREE HEIGHT (APPROX. 3 FEET)

CONSTRUCT 3" SAUCER RIM-FLOODED WITH WATER TRAY WITHIN 24 HOURS

GROUND LINE SAME AS IN NURSERY

TOPSOIL MIXTURE

EVERGREEN PLANTING DETAIL

DOUBLE #12 GALVANIZED WIRE GAVS TWISTED

3-5/8" Ø DAK STAKES - NOTCH STAKES TO HOLD WIRE

1/2 OF TREE HEIGHT (APPROX. 3 FEET)

CONSTRUCT 3" SAUCER RIM-FLOODED WITH WATER TRAY WITHIN 24 HOURS

GROUND LINE SAME AS IN NURSERY

TOPSOIL MIXTURE

LANDSCAPE PLAN
SCALE: 1" = 30'

PLANTING SPECIFICATIONS

Plants, related material, and operations shall meet the detailed description as given on the plans and as described herein. All plant material, unless otherwise specified, shall be nursery grown, uniformly branched, have a vigorous root system, and shall conform to the species, size, root and shape shown on the plant list and the American Association of Nurserymen (AAO) standards. Plant material shall be healthy, vigorous, free from defects, decay, debilitating roots, soil-borne diseases, disorders of the bark, plant disease, insect pest eggs, borers and all forms of insect infestations or objectionable infestations. Plant material that is weak or which has been cut back from larger grades to meet specified requirements will be rejected. Trees with forked leaders will not be accepted. All plants shall be freshly dug and in-ground plants from cold storage will be accepted.

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

Contractor shall be required to guarantee all plant material for a period of one year after date of acceptance in accordance with the appropriate section of the Landscape Guidelines. Contractor's attention is directed to the maintenance requirements found within the one year specifications including watering and replacement of specified plant material.

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

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

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

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

Plant quantities are provided for the convenience of the contractor only. If discrepancies exist between quantities shown on plan and those shown on the plant list, the quantities on the plan take precedence.

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

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

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

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

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

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

LEGEND

- ⊙ DENOTES STREET TREES UNDER F-07-032
- ⊙ DENOTES EVERGREEN TREES UNDER S0P-04-126
- ⊙ DENOTES SHADE TREES UNDER S0P-04-126

SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING	
LINEAR FEET OF PERIMETER	0-1 : 834'
NUMBER OF TREES REQUIRED & PROVIDED:	
SHADE TREES	17
EVERGREEN TREES	9
SHRUBS	120
CREDIT FOR EXISTING VEGETATION (NO, YES AND %)	NO
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	NO

NOTE: LANDSCAPING FOR THE EXISTING SEDIMENT BASIN/ SWM POND No. 1 WAS PROVIDED UNDER THE MASS GRADING PLAN FOR THIS SITE (SDP-04-126).

ADD 65' x 12' DECK & GREASE TRAP TO BUILDING No. 2	8/10/22
REVISED D-1 PERIMETER LANDSCAPING	11/17/22
REVISE SOUTH BUILDING, REMOVE OFFICE SPACE & REVISE TO RETAIL SPACE	3/25/20
REVISE BUILDING No. 2 ARCHITECTURE AND ADD 1 HDCP. SPACE	6/7/18
ADDED DISPLAY SIGN, PARKING AND DUMPSTER PAD	9/8/14
ADDED 2nd STORY MEZZANINE TO BUILDING No. 1	11/19/13
BUILDING No. 1, REVISE 6" W ALIGNMENT & INSTALL GREASE TRAP	9/30/13
REVISED BUILDING No. 1, PARKING & DUMPSTER LOCATION	3/15/12
REVISED 8' W TO 6' W FOR BUILDING Nos. 1 & 2	9/5/08
NO. REVISION	DATE

LANDSCAPE DEVELOPER'S CERTIFICATE

I/We certify that the landscaping shown on this plan will be done according to the plan, Section 16.124 of the Howard County Code and the Howard County Landscape Manual. I/we further certify that upon completion a certification of landscape installation accompanied by an executed one year guarantee of plant materials will be submitted to the Department of Planning and Zoning.

Date: 8/15/22

THE PURPOSE OF THIS REDLINE IS TO ADD A GREASE TRAP AND DECK TO THE SOUTH BUILDING (Building No. 2)

OWNER/DEVELOPER
WAVERLY WOODS DEVELOPMENT CORPORATION
c/o LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLCOTT CITY, MARYLAND 21042
(443) 367-0422

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Director: *Alex Gove* 10-9-22
Date

Chief, Division of Land Development: *[Signature]* 10/4/22
Date

Chief, Development Engineering Division: *[Signature]* 9/10/22
Date

SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL Nos.
WAVERLY CORPORATE CENTER		'A'
PLAT NO., BLOCK NO., ZONE	TAX/ZONE	ELEC. DIST.
19761-19763, 22+B, PEC	10 & 16	3rd
CENSUS TR.	6030.00	
WATER CODE	SEWER CODE	
K.02	5992000	

REVISED LANDSCAPE PLAN

WAVERLY CORPORATE CENTER
PARCEL 'A', PLAT No. 17415

ZONED PEC

TAX MAP No. 10 GRID No. 22 PARCEL No. 324, 325 & 327
TAX MAP No. 16 GRID No. 4 PARCEL No. 249

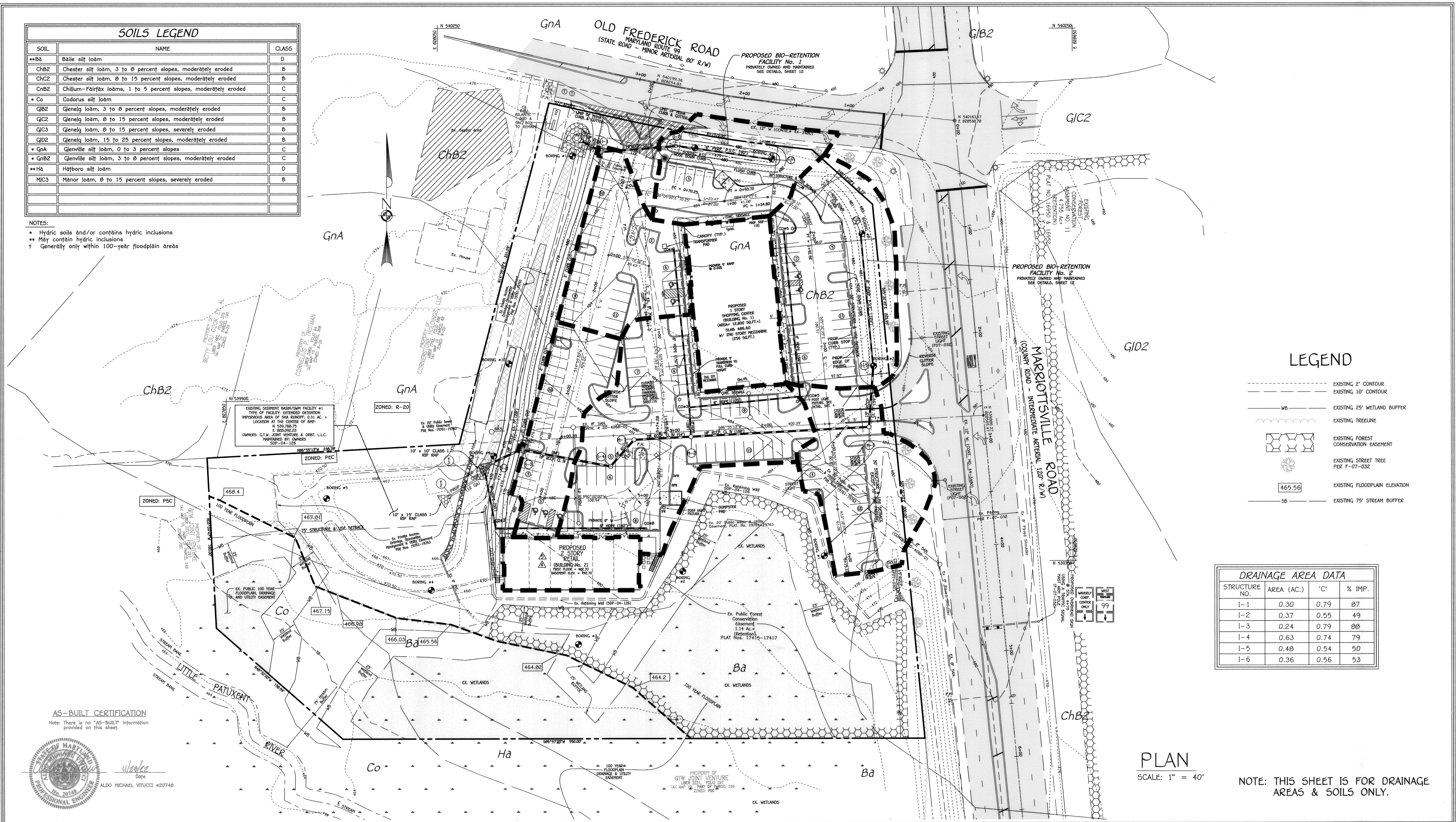
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: MARCH, 2020
REVISED DATE: AUGUST, 2022

SCALE: 1" = 40'
SHEET 5 OF 17

THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET SDP 07-082

SOILS LEGEND		
SOIL	NAME	CLASS
**Ba	Baile silt loam	D
ChB2	Chester silt loam, 3 to 8 percent slopes, moderately eroded	B
ChC2	Chester silt loam, 8 to 15 percent slopes, moderately eroded	B
CnB2	Chillum-Fairfax loams, 1 to 5 percent slopes, moderately eroded	C
Co	Codorus silt loam	C
GjB2	Glenelg loam, 3 to 8 percent slopes, moderately eroded	B
QjC2	Glenelg loam, 8 to 15 percent slopes, moderately eroded	B
QjC3	Glenelg loam, 8 to 15 percent slopes, severely eroded	B
QjD2	Glenelg loam, 15 to 25 percent slopes, moderately eroded	B
GnA	Glenville silt loam, 0 to 3 percent slopes	C
GnB2	Glenville silt loam, 3 to 8 percent slopes, moderately eroded	C
**Ha	Harboro silt loam	D
MiC3	Manor loam, 8 to 15 percent slopes, severely eroded	B

NOTES:
 * Hydric soils and/or contains hydric inclusions
 ** May contain hydric inclusions
 † Generally only within 100-year floodplain areas



LEGEND

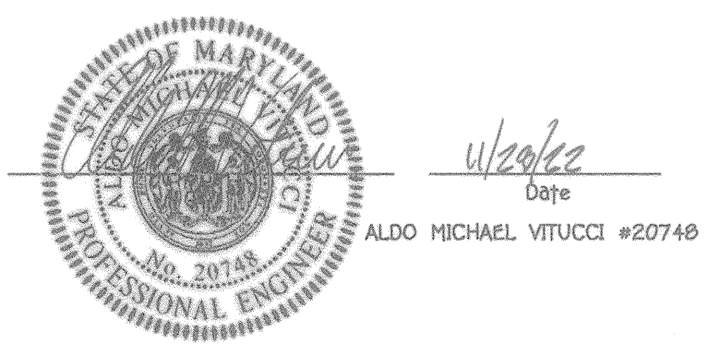
- - - - - EXISTING 2' CONTOUR
- - - - - EXISTING 10' CONTOUR
- WB EXISTING 25' WETLAND BUFFER
- EXISTING TREELINE
- EXISTING FOREST CONSERVATION EASEMENT
- EXISTING STREET TREE PER F-07-032
- 465.56 EXISTING FLOODPLAIN ELEVATION
- SB EXISTING 75' STREAM BUFFER

DRAINAGE AREA DATA			
STRUCTURE NO.	AREA (AC.)	'C'	% IMP.
1-1	0.30	0.79	87
1-2	0.37	0.55	49
1-3	0.24	0.79	88
1-4	0.63	0.74	79
1-5	0.48	0.54	50
1-6	0.36	0.56	53

PLAN
 SCALE: 1" = 40'

NOTE: THIS SHEET IS FOR DRAINAGE AREAS & SOILS ONLY.

AS-BUILT CERTIFICATION
 Note: There is no "AS-BUILT" information provided on this sheet.



E:\300640017.dwg\DRG\CORP\CENTER SGP REDLINE MARCH 2020\04017-401 SHEET 6 SD Drainage Area Map.dwg sheet 6 of 12, 1:1

NO.	REVISION	DATE
1	REVISE SOUTH BUILDING, REMOVE OFFICE SPACE & REVISE TO RETAIL SPACE	3/25/20
2	REVISE THE PARKING TO ADD 1 HDOP. SPACE CHANGE BUILDING No. 2 TO REFLECT THE NEW ARCHITECTURE.	6/7/18
3	REMOVE POR ZONING	9/8/14
4	REVISED BUILDING No. 1, PARKING & DUMPSTER LOCATION	3/15/12
5	REVISED 8' W TO 6' W FOR BUILDING Nos. 1 & 2	9/5/08



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2995

OWNER/DEVELOPER
 WAVERLY WOODS DEVELOPMENT CORPORATION
 c/o LAND DESIGN AND DEVELOPMENT, INC.
 5300 DORSEY HALL DRIVE, SUITE 102
 ELLICOTT CITY, MARYLAND 21042
 (410) 367-0422

APPROVED: DEPARTMENT OF PLANNING AND ZONING			
<i>For Maria A. Kendall</i>		8/13/20	
Director - Department of Planning and Zoning		Date	
Chief, Division of Land Development		7/31/20	
Date		7-22-20	
Chief, Development Engineering Division		Date	
SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL Nos.	
WAVERLY CORPORATE CENTER	---	'A'	
PLAT No.	BLOCK No.	ZONE	TAX/ZONE ELEC. DIST. CENSUS TR.
19761-19763	22+B	PEC	10 & 16 3rd 6030.00
WATER CODE	SEWER CODE		
K02	5992000		

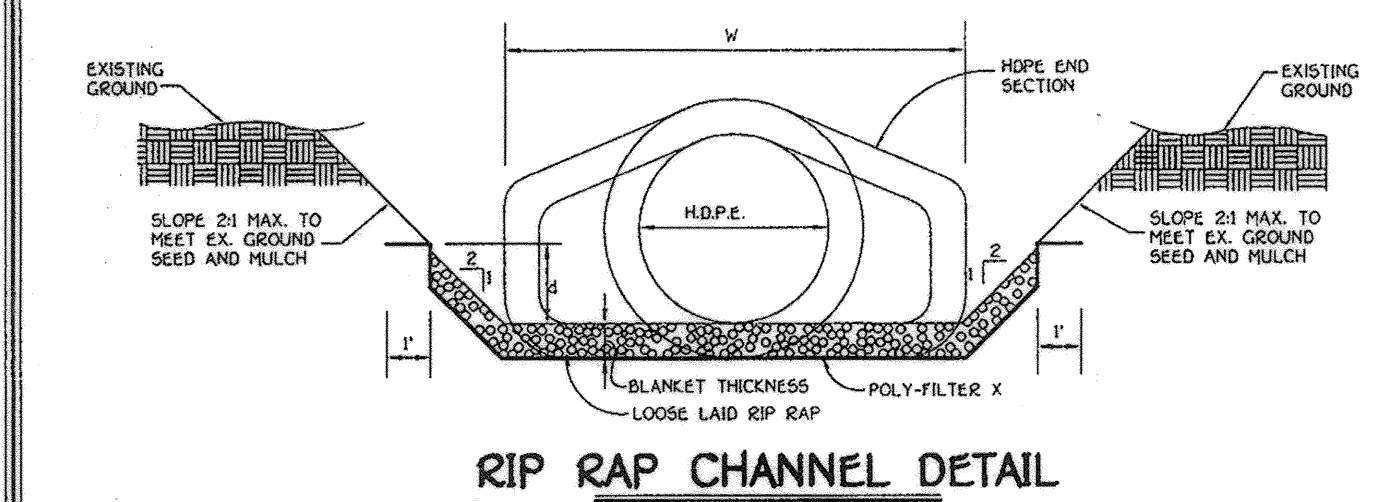
REVISED STORM DRAIN DRAINAGE AREA MAP & SOILS MAP
WAVERLY CORPORATE CENTER
 PARCEL 'A', PLAT No. 17415
 ZONED PEC
 TAX MAP No. 10 GRID No. 22 PARCEL No. 324, 325 & 327
 TAX MAP No. 16 GRID No. 4 PARCEL No. 249
 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DATE: MARCH, 2020
 SCALE: 1" = 40'
 SHEET 6 OF 17

THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET SGP 07-082

STRUCTURE SCHEDULE							
STRUCTURE NO.	TOP ELEVATION	INV. IN	INV. OUT	COORDINATES	WIDTH	TYPE	REMARKS
I-1	481.00	474.63 (057)	474.30 (087)	54034.22 828206.41	2.5'	A-5	S.D. - 4.40
I-2	480.00	475.01 (67)	475.01 (057)	54039.48 828275.51	-	D INLET	S.D. - 4.11
I-3	480.48	474.46 (087)	469.00 (087)	539853.78 828131.66	2.5'	A-5	S.D. - 4.40
I-4	480.98	474.98 (087)	474.88 (087)	539830.79 828213.21	-	S INLET	S.D. - 4.22
I-5	482.00	477.01 (67)	477.01 (057)	539933.79 828461.32	-	D INLET	S.D. - 4.11
M-1	481.59	475.25 (087)	475.12 (087)	539863.59 828235.24	-	4" STD. MANHOLE	G - 5.12
M-2	482.71	475.58 (087)	475.58 (087)	539866.49 828289.13	-	4" STD. MANHOLE	G - 5.12
M-3	484.89	476.98 (057)	476.98 (087)	539875.54 828457.30	-	4" STD. MANHOLE	G - 5.12
S-1	-	474.05 (087)	474.05 (087)	54043.60 82887.36	-	18" CONC. END SECT	S.D. 5.51
S-2	-	468.07 (087)	468.07 (087)	539843.57 828104.38	-	18" CONC. END SECT	S.D. 5.51
CO-1	SEE SHEET 15 FOR SCHEDULE AND DETAIL						
CO-2	SEE SHEET 15 FOR TYPICAL CLEAN-OUT DETAIL						
CO-3	484.89	481.11 (67)	481.60 (67)	539993.99 828287.65	-	CLEANOUT	-
CO-4	484.89	482.16 (67)	482.16 (67)	540043.33 828273.16	-	CLEANOUT	-
CO-5	486.46	482.16 (67)	482.16 (67)	539904.13 828392.17	-	CLEANOUT	-
CO-6	486.46	483.60 (67)	483.60 (67)	540047.11 828378.26	-	CLEANOUT	-
CO-7	476.00	473.50 (67)	473.50 (67)	539780.62 828104.43	-	CLEANOUT	-
CO-8	482.20	477.45 (67)	477.45 (67)	539780.62 828246.40	-	CLEANOUT	-

PIPE SCHEDULE		
SIZE	CLASS	LENGTH
6"	PVC SCH. 40	594 L.F.
6"	PERF. PVC	214 L.F.
8"	PVC SCH. 40	28 L.F.
15"	RCCP CLASS IV	129 L.F.
18"	RCCP CLASS IV	387 L.F.

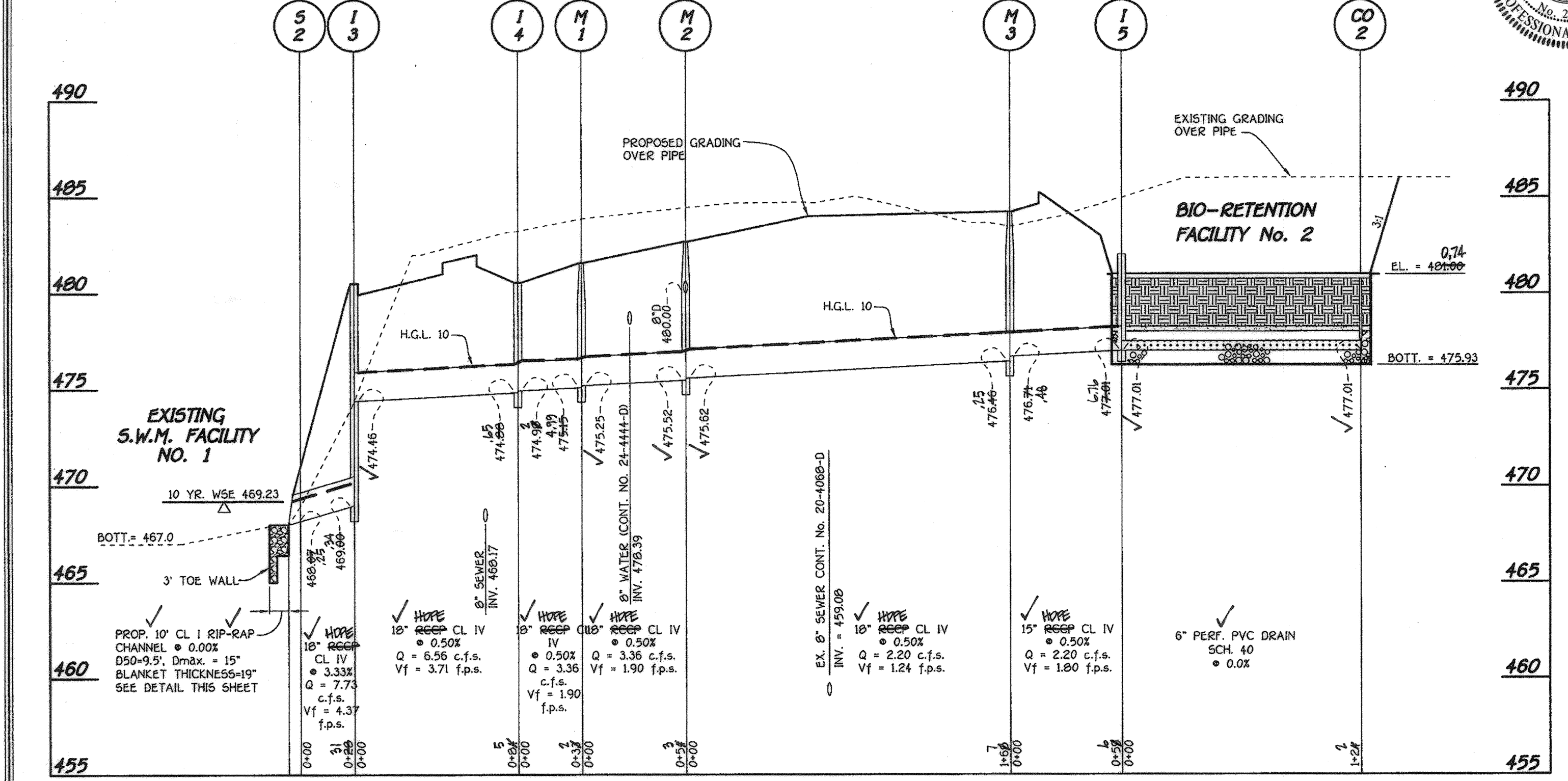
* - DENOTES THROAT OPENING ELEVATION
 CO - DENOTES NUMBER OF PIPES WITH THAT ELEVATION



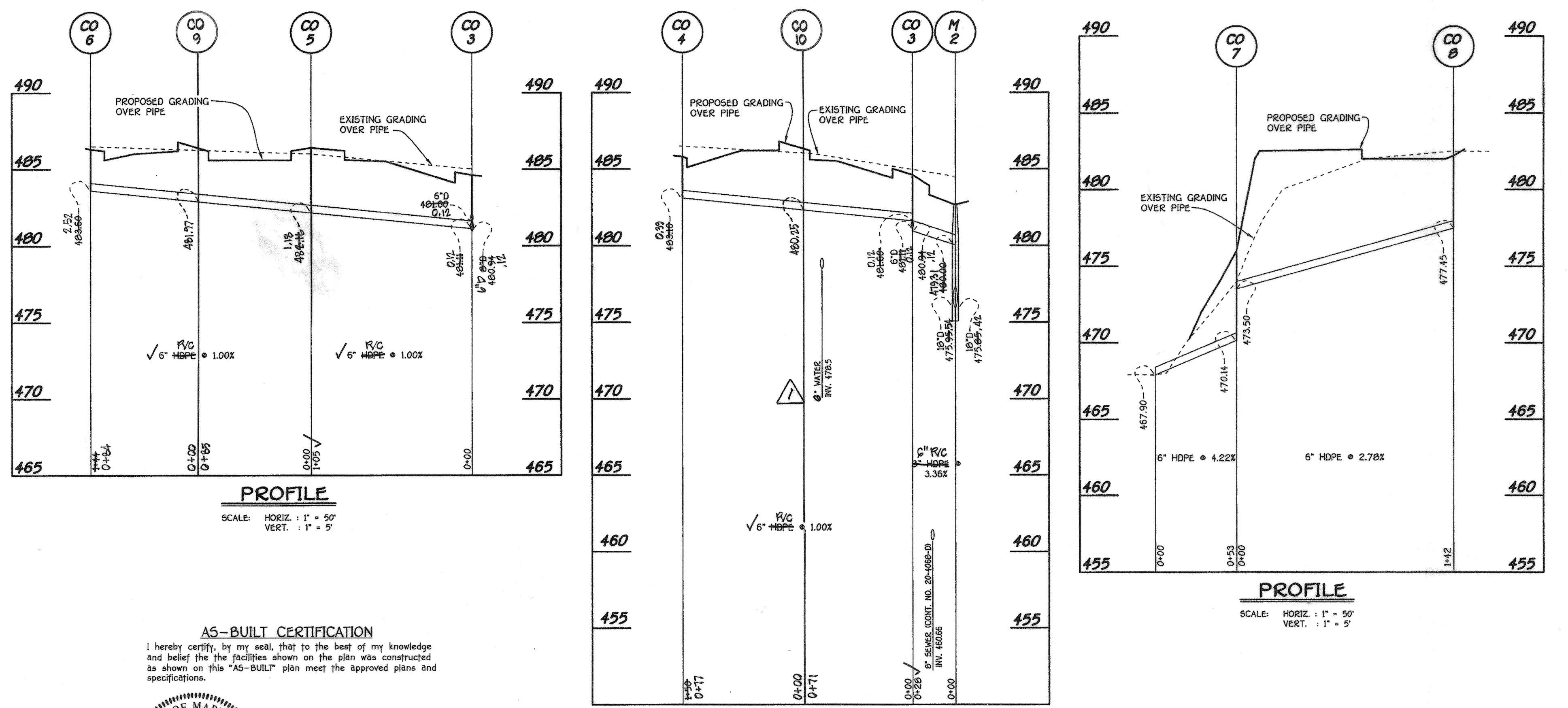
CONSTRUCTION SPECIFICATIONS FOR RIP-RAP OUTFALLS

- The subgrade for the filter, riprap or gabion shall be prepared to the required lines and grades. Any fill required in the subgrade shall be compacted to a density of approximately that of the surrounding undisturbed material.
- The rock or gravel shall conform to the specified grading limits when installed respectively in the riprap or filter.
- Filter cloth shall be protected from punching, cutting or tearing. Any damage other than an occasional hole shall be repaired by placing another piece of cloth over the damaged part or by completely replacing the cloth. All overlaps whether for repairs or for joining two pieces of cloth shall be a minimum of one foot.
- Stone for the riprap or gabion outlets may be placed by equipment. Both shall each be constructed to the full course thickness in one operation and in such a manner as to avoid displacement of underlying materials. The stone for riprap or gabion outlets shall be delivered and placed in a manner that will insure that it is reasonably homogeneous with the smaller stones and will fill the voids between the larger stones. Riprap shall be placed in a manner to prevent damage to the filter blanket or filter cloth. Hand placement will be required to the extent necessary to prevent damage to the permanent works.

RIP-RAP CHANNEL DESIGN DATA												
STRUCTURE	AREA	WETTED PERIMETER	R	R ^{2/3}	S	S ^{1/2}	W	d	N	V (f.p.s.)	Q (c.f.s.)	BLANKET THICKNESS
S-1	70	38	0.5428	0.6640	0.005	0.0707	12'	3.25	0.04	1.06	3.61	9.5'
S-2	70	38	0.5428	0.6640	0.005	0.0707	12'	5.11	0.04	1.41	7.73	9.5'
S-3	70	38	0.5428	0.6640	0.005	0.0707	12'	2.08	0.04	0.80	1.71	9.5'



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



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

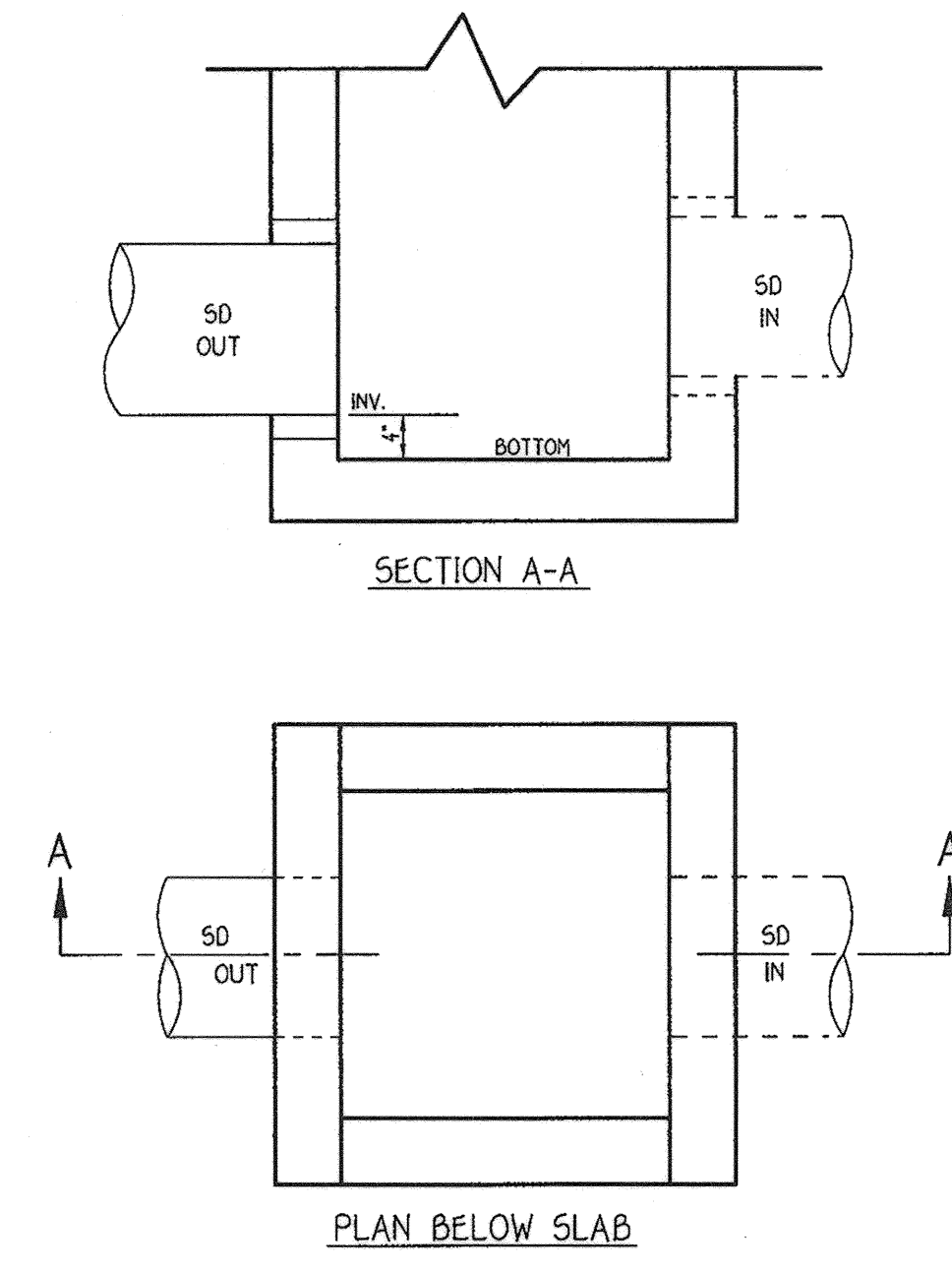
PROFILE
 SCALE: HORIZ. : 1" = 50'
 VERT. : 1" = 5'

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

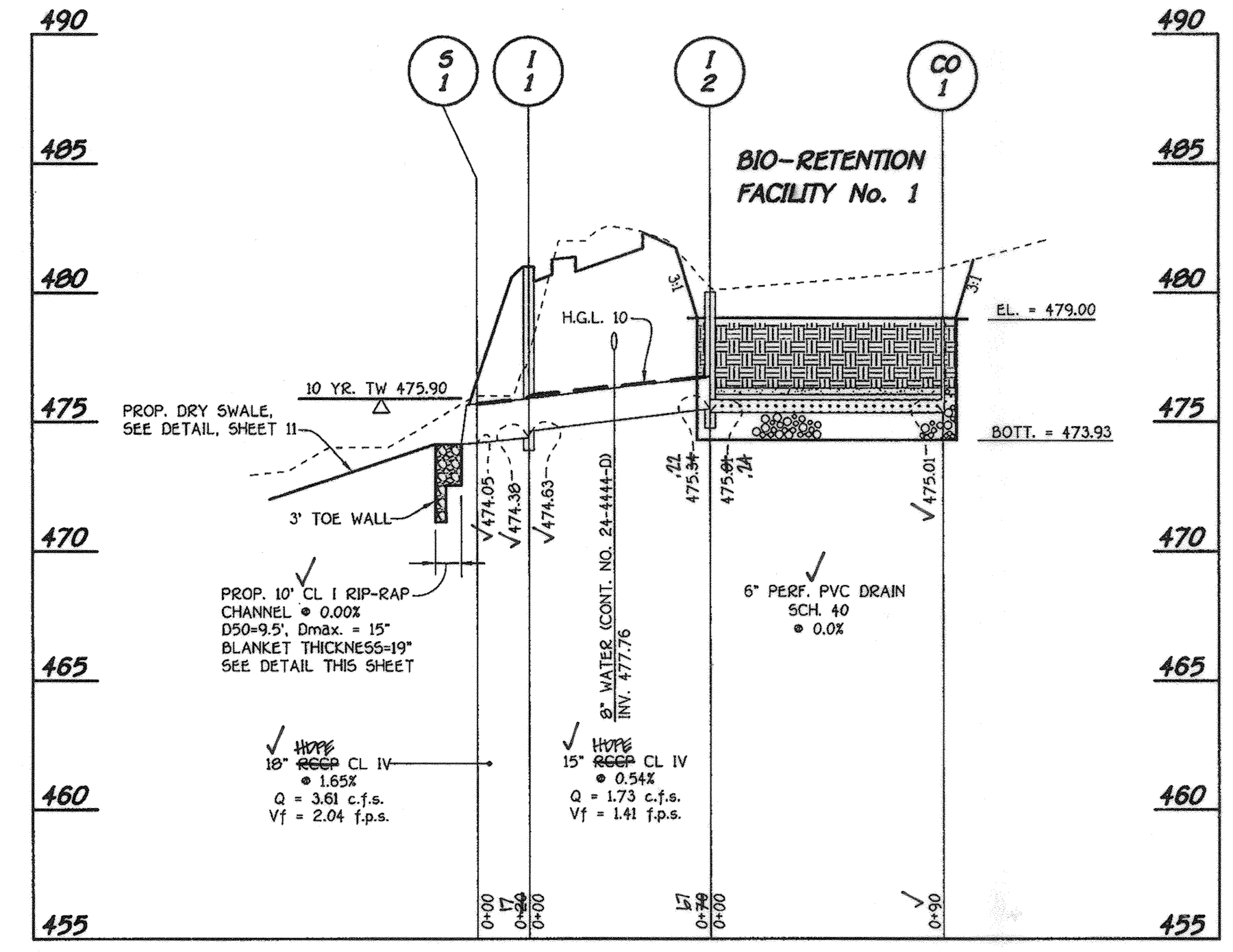


ALDO MICHAEL VITUCCI #20748
 Date: 6/22/08

AS-BUILT CERTIFICATION
 I hereby certify, by my seal, that to the best of my knowledge and belief the facilities shown on the plan was constructed as shown on this "AS-BUILT" plan meet the approved plans and specifications.



TYPICAL PASS THRU INLET FOR ALL NON-TERMINAL INLETS
 NOT TO SCALE



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

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 1100 W. BALTIMORE AVENUE, SUITE 200
 ELICOTT CITY, MARYLAND 21042
 4100 481 - 2295

NO.	REVISION	DATE
1	Revise Engineer's Exp Date & Sheet No.	6/7/18
2	Removed FOR Zoning	9/8/14
3	Revised 6"W to 6"W within Storm Drain Profile	8-5-08

ENGINEER'S CERTIFICATE
 I certify that this plan for sediment and erosion control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.
 Signature: *[Signature]* Date: 4/19/08
 Professional Engineer under the laws of the State of Maryland, License No. 20748, Expiration Date 2-22-18

DEVELOPER'S CERTIFICATE
 I/We certify that all development and construction will be done according to this plan for sediment and erosion control, and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District.
 Signature of Developer: *[Signature]* Date: 4-21-08

Reviewed: HOWARD SCD and meets Technical Requirements.
 U.S.D.A.-Natural Resources Conservation Service
 This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
 Signature: *[Signature]* Date: 5/16/08

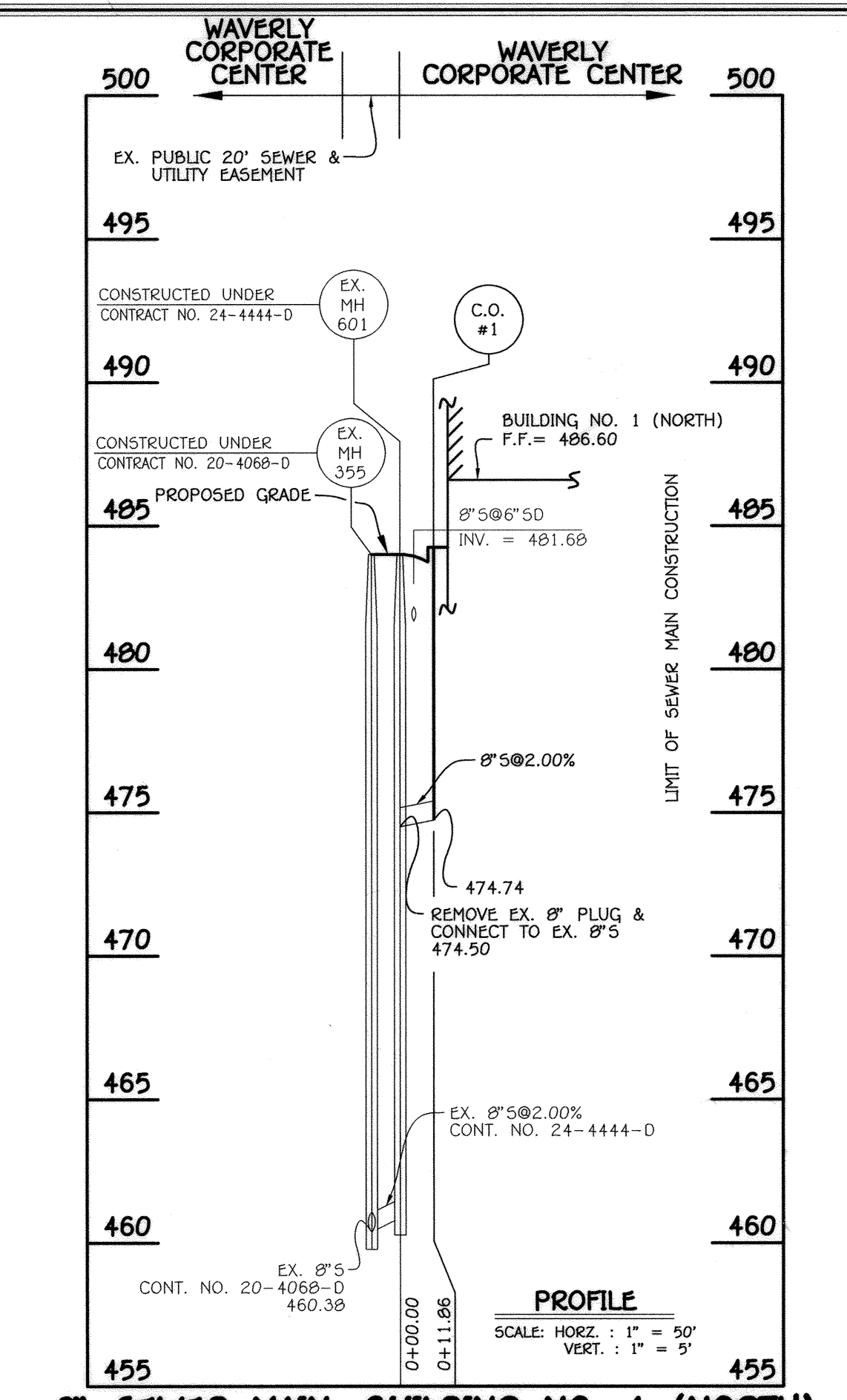
OWNER/DEVELOPER
 WAVERLY WOODS DEVELOPMENT CORPORATION
 c/o LAND DESIGN AND DEVELOPMENT, INC.
 5300 DORSEY HALL DRIVE, SUITE 102
 ELLICOTT CITY, MARYLAND 21042
 (443) 307-0422

APPROVED: DEPARTMENT OF PLANNING AND ZONING					
SUBDIVISION NAME		SECTION/AREA	LOT/PARCEL Nos.		
WAVERLY CORPORATE CENTER		10 & 16	A		
PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
18767-19763	22-8	PEC	10 & 16	3rd	6030.00
WATER CODE		SEWER CODE			
K02		5992000			

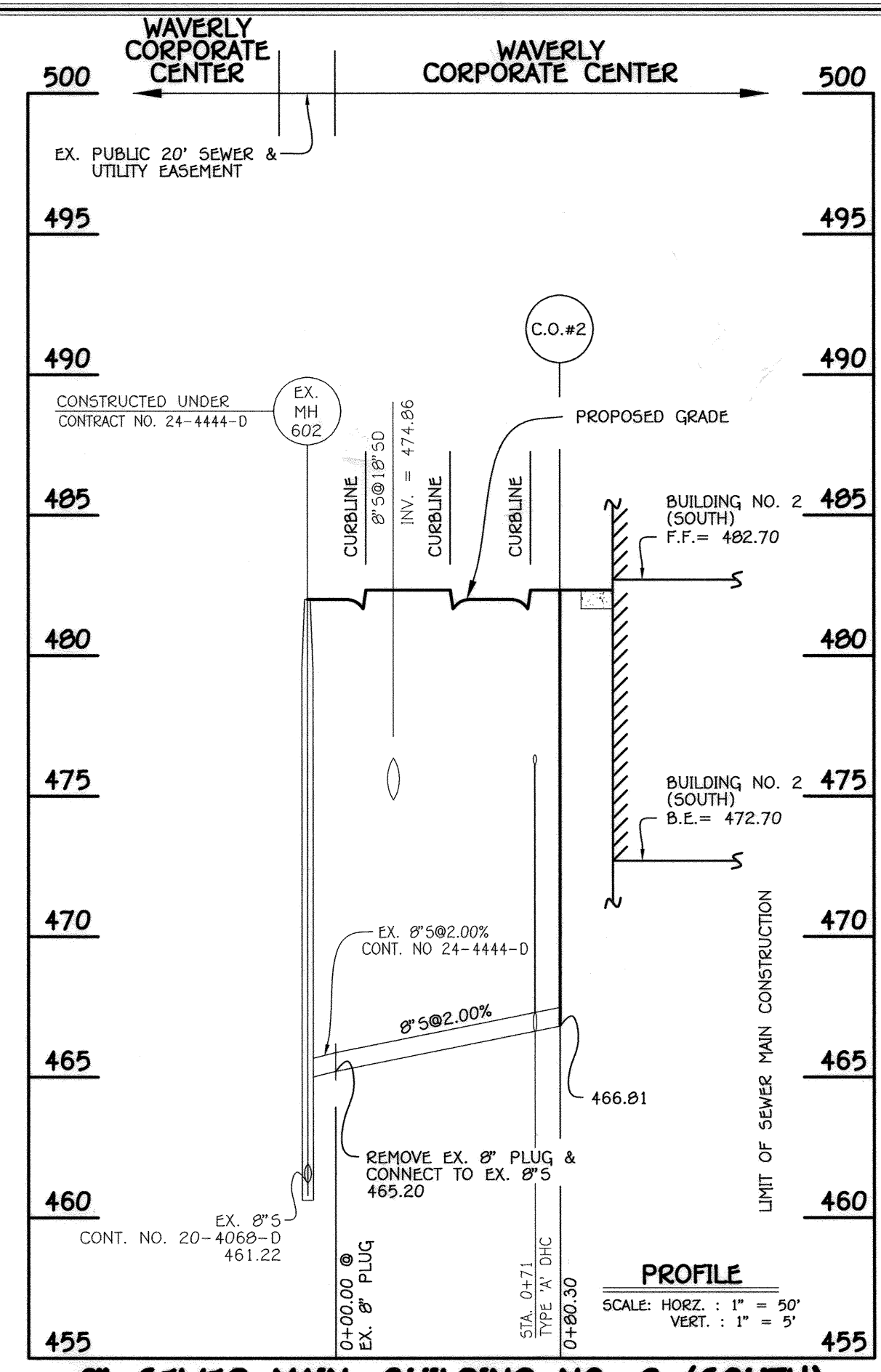
STORM DRAIN PROFILES, SCHEDULES & DETAILS
WAVERLY CORPORATE CENTER
 PARCEL 'A', PLAT No. 17415
 ZONED PEC
 TAX MAP No. 10 GRID No. 22 PARCEL No. 324, 325 & 327
 TAX MAP No. 16 GRID No. 4 PARCEL No. 249
 THIRD ELECTION DISTRICT - HOWARD COUNTY, MARYLAND
 DATE: APRIL, 2008
 SCALE: AS SHOWN
 SHEET 7 OF 17

"AS-BUILT" SDP 07-082

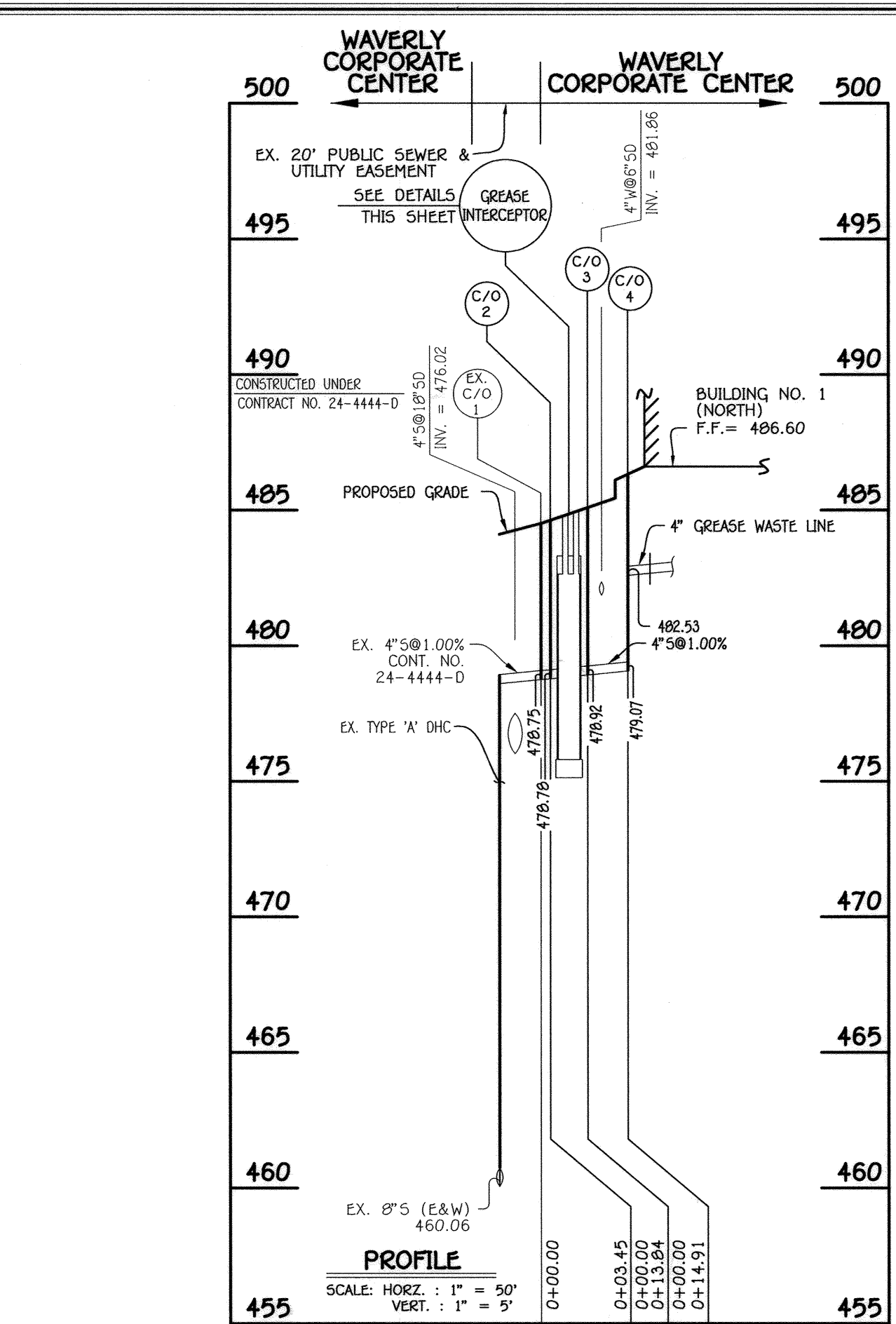
I:\2008\0407\WAVCORPORATE CENTER SDP\0407-082 SHEET 7 STORM DRAIN PROFILES.dwg, 4/18/2008 11:12:17 PM



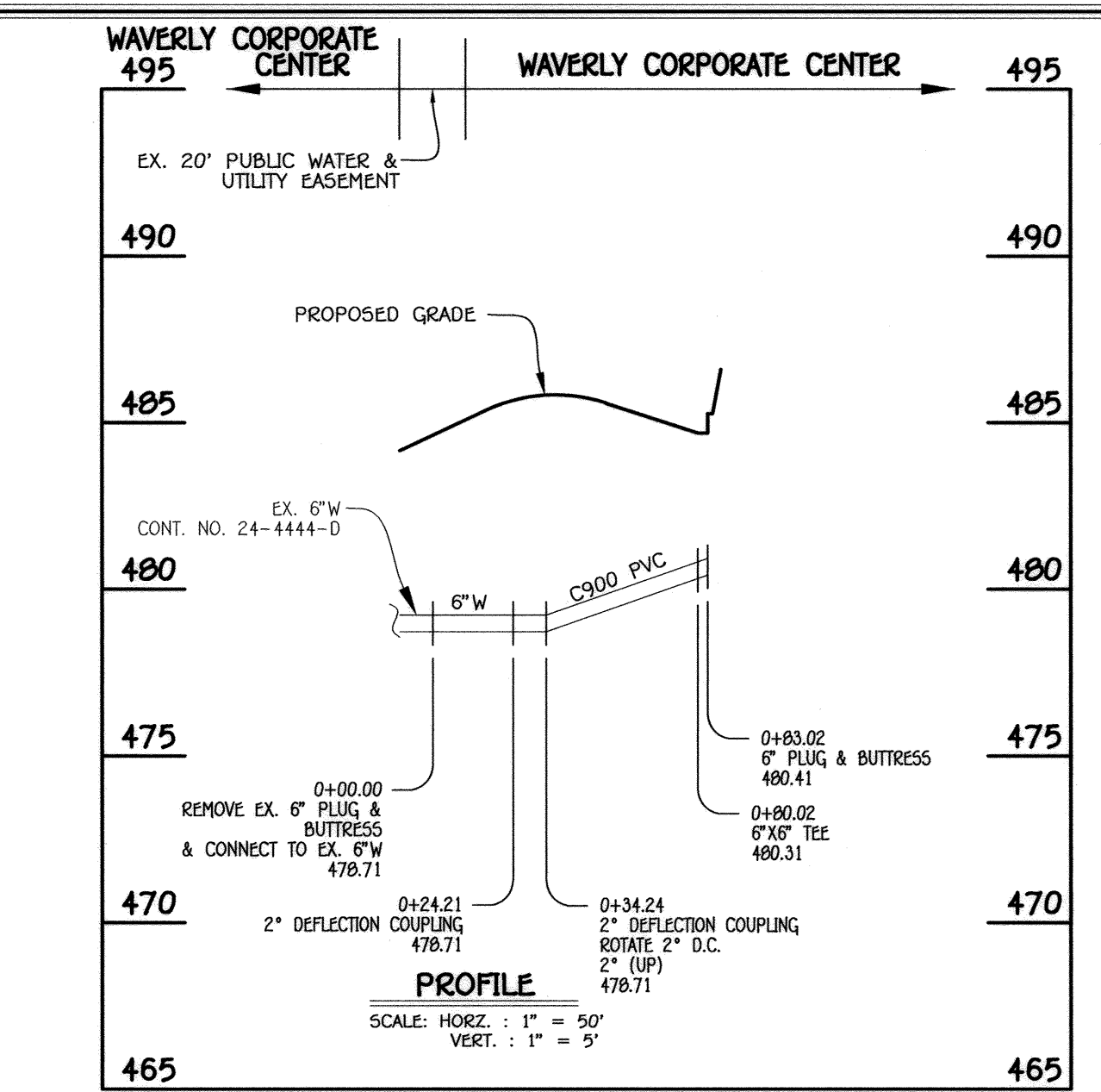
8" SEWER MAIN; BUILDING NO. 1 (NORTH)



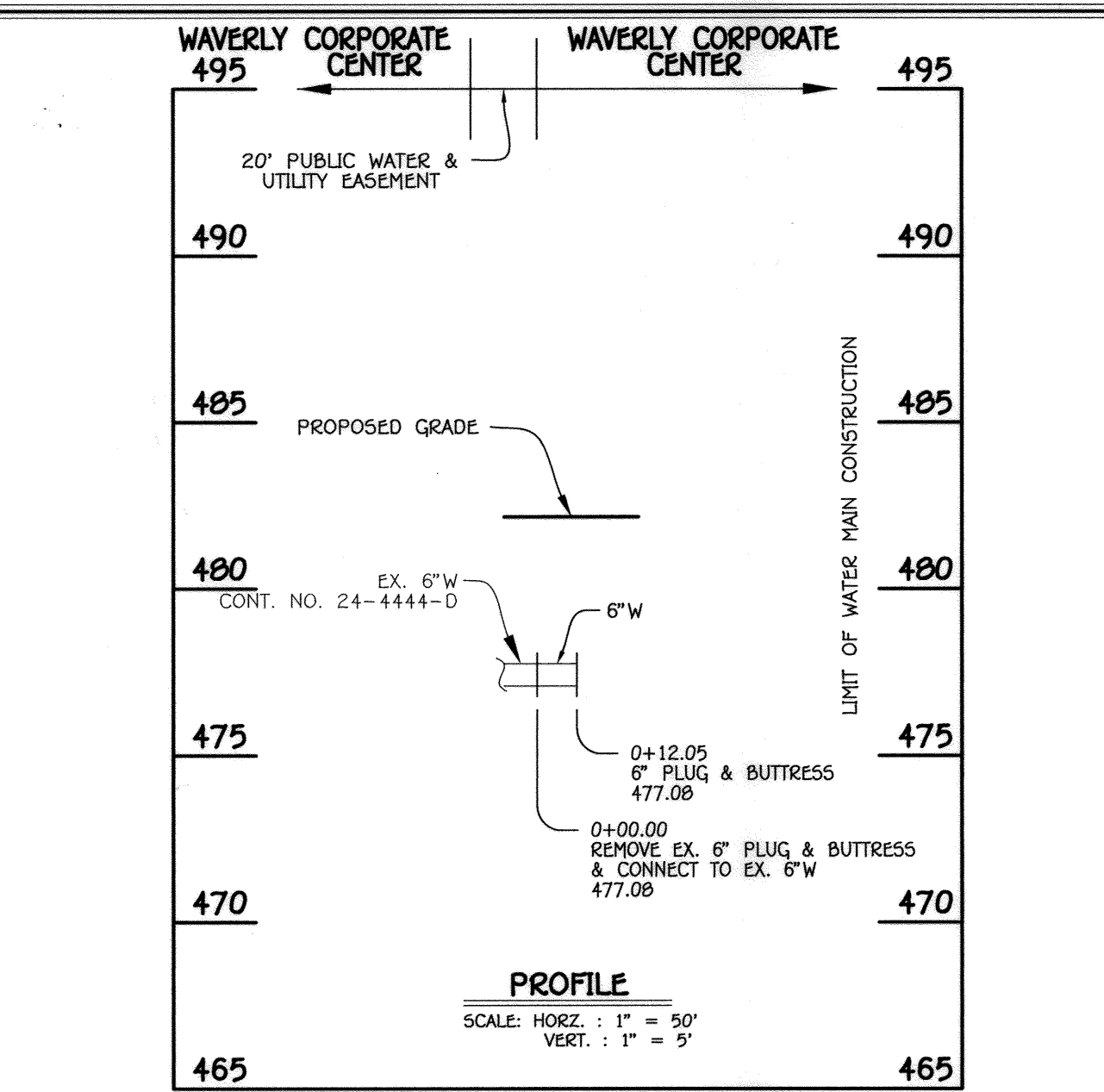
8" SEWER MAIN; BUILDING NO. 2 (SOUTH)



4" SEWER MAIN & GREASE INTERCEPTOR; BUILDING NO. 1 (NORTH)



6" WATER MAIN; BUILDING NO. 1 (NORTH)



6" WATER MAIN; BUILDING NO. 2 (SOUTH)

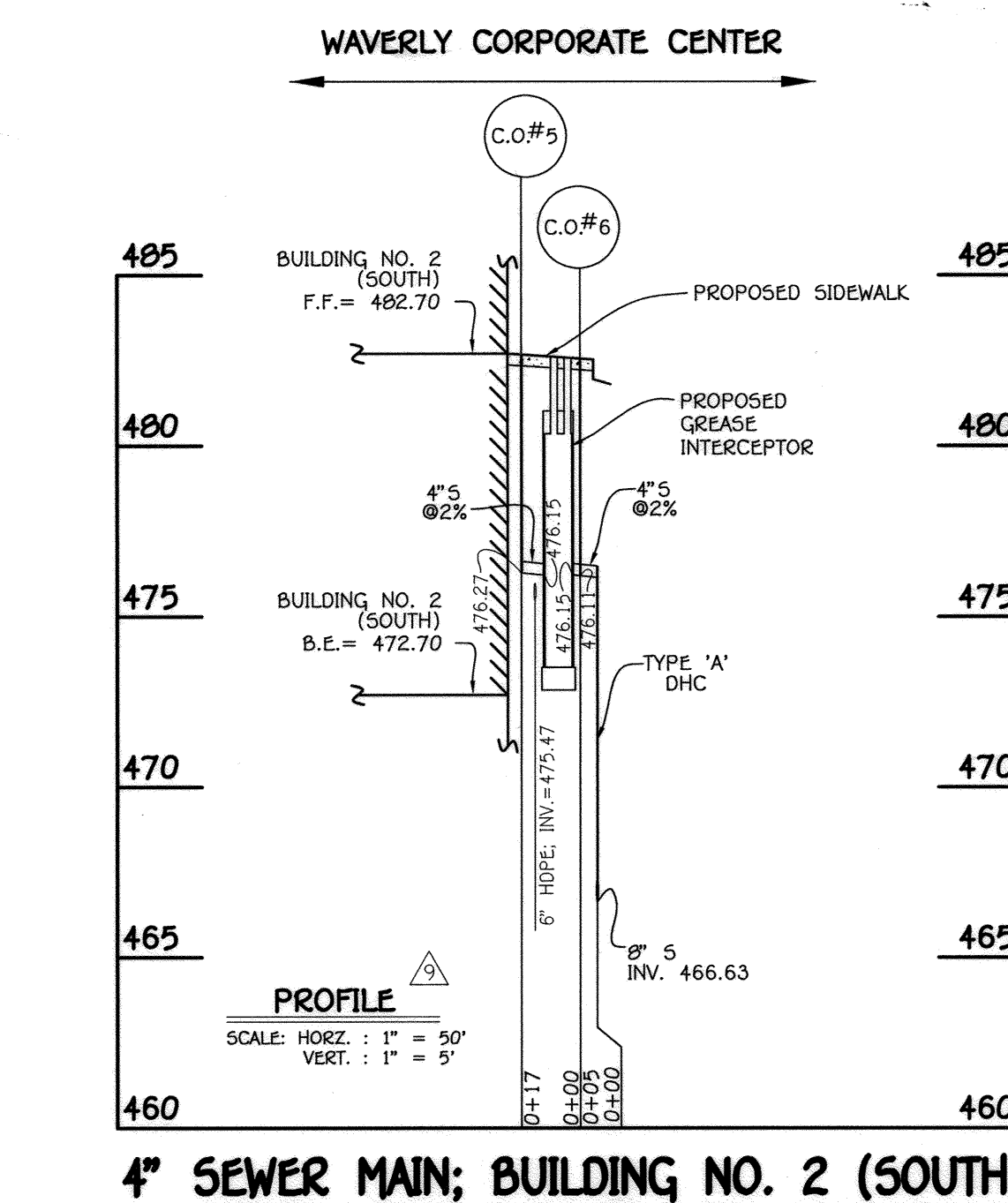
NO.	NORTHING	EASTING	RIM ELEVATION
C.O. #1	600626.72	1340769.78	484.25

NO.	NORTHING	EASTING	RIM ELEVATION
C.O. #2	600505.62	1340608.69	482.67

NO.	NORTHING	EASTING	RIM ELEVATION
C.O. #1	600600.51	1340792.95	484.50
C.O. #2	600603.95	1340792.77	484.62
C.O. #3	600617.77	1340792.02	485.07
C.O. #4	600628.67	1340781.84	486.30

W.M. STA.	APPURTENANCE	NORTHING	EASTING
6" WATER MAIN; WAVERLY CORPORATE CENTER; BUILDING NO. 1 (NORTH)			
0+00.00	EX. 6" PLUG & BUTTRESS	600795.69	1340670.01
0+24.21	2" DEFLECTION COUPLING	600790.10	1340693.81
0+34.24	2" DEFLECTION COUPLING	600791.50	1340703.74
0+80.02	6" X 6" TEE	600795.93	1340749.30
0+83.02	6" PLUG & BUTTRESS	600792.95	1340749.59

W.M. STA.	APPURTENANCE	NORTHING	EASTING
6" WATER MAIN; WAVERLY CORPORATE CENTER; BUILDING NO. 2 (SOUTH)			
0+00.00	EX. 6" PLUG & BUTTRESS	600515.18	1340653.24
0+12.05	6" PLUG & BUTTRESS	600503.70	1340656.90

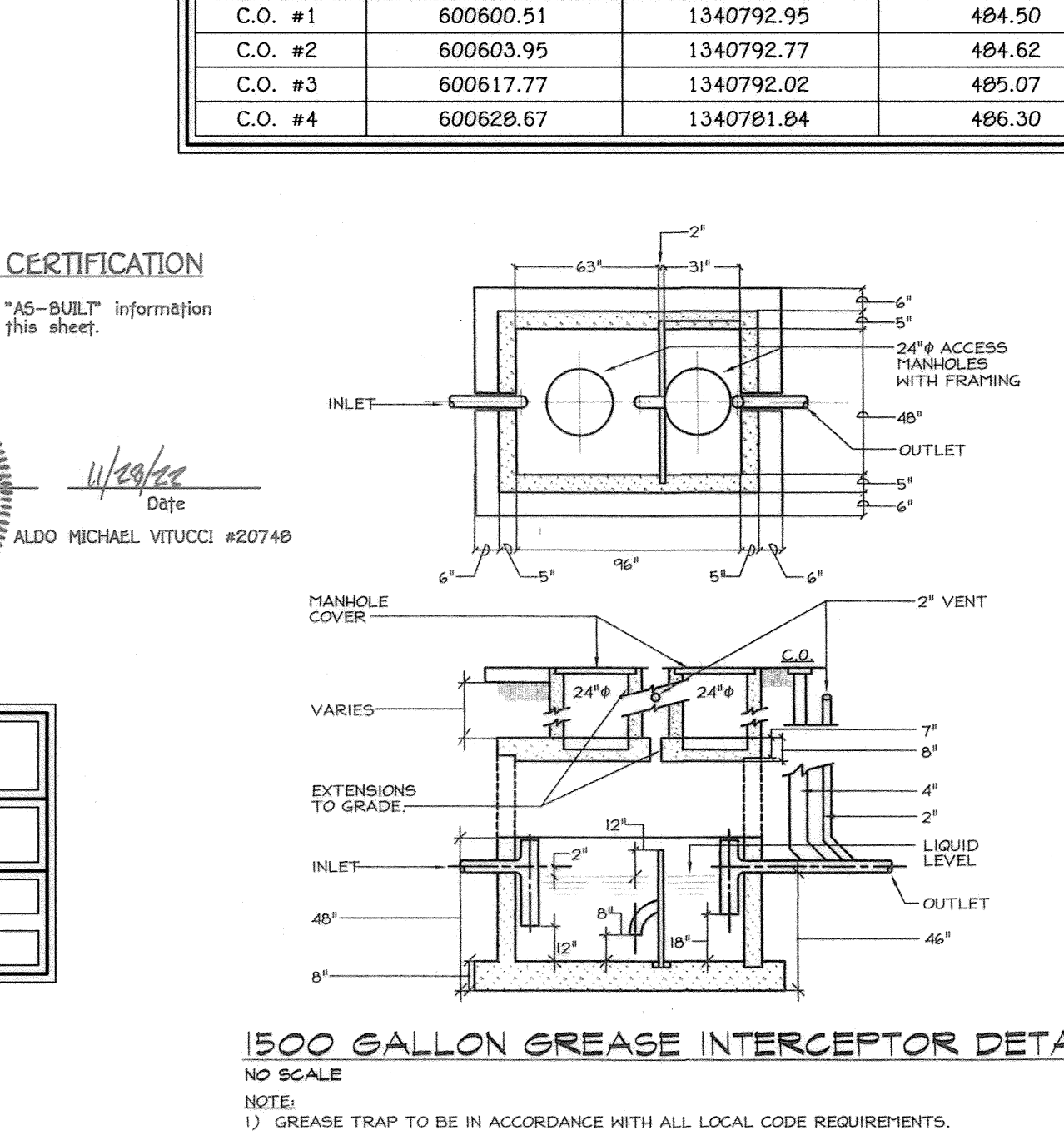


4" SEWER MAIN; BUILDING NO. 2 (SOUTH)

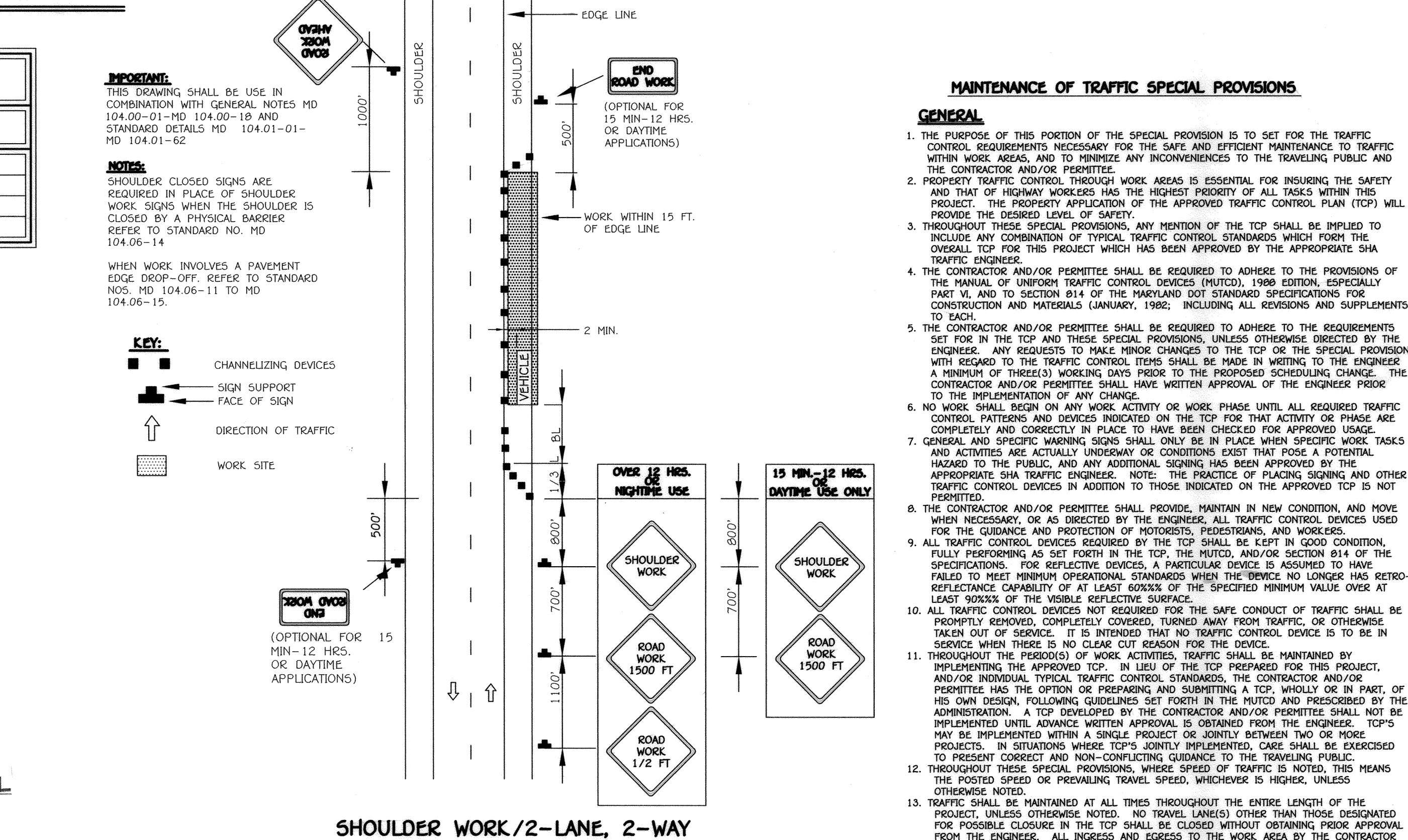
NO.	NORTHING	EASTING	RIM ELEVATION
C.O. #5	539776.7376	828175.4819	482.62
C.O. #6	539794.0057	828175.4819	482.50

BUILDING	M.C.E.
BUILDING NO. 1; NORTH	480.84
BUILDING NO. 2; SOUTH	472.31

NO.	NORTHING	EASTING	RIM ELEVATION
C.O.#5	539776.7376	828175.4819	482.62
C.O.#6	539794.0057	828175.4819	482.50



1500 GALLON GREASE INTERCEPTOR DETAIL



SHOULDER WORK / 2-LANE, 2-WAY GREATER THAN 40 MPH (OLD FREDERICK ROAD)

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CONFEDERATE SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLESTON CITY, MARYLAND 21042
 (410) 461-2995

NO.	REVISION	DATE
1	ADD 4" SEWER PROFILE FOR GREASE TRAP TO SOUTH BUILDING	8/10/22
2	REVISED D-1 PERIMETER LANDSCAPING	11/17/22
3	REVISE SOUTH BUILDING, REMOVE OFFICE SPACE & REVISE TO RETAIL SPACE	3/25/20
4	REVISE BUILDING NO. 2 ARCHITECTURE AND ADD 1 HCCP. SPACE	6/7/18
5	REVISED ENGINEER'S EXP. DATE & SHEET NO.	6/7/18
6	REMOVE POR ZONING	9/30/14
7	BLDG. NO. 1: REVISE 6" ALIGNMENT & PROVIDE GREASE TRAP	10/01/13
8	REVISED BLDG. NO. 1, PARKING & DUMPSTER LOCATION	3/15/12
9	REVISED 8" W TO 6" W FOR BUILDINGS NO. 1 & 2	9/5/08

STATE OF MARYLAND
 PROFESSIONAL ENGINEER
 ALDO MICHAEL VITUCCI #20748
 Date: 8/15/22

REVISION	PURPOSE STATEMENT
1	ADD THE 4" SEWER MAIN PROFILE FOR THE INSTALLATION OF A GREASE INTERCEPTOR FOR BUILDING NO. 2 (SOUTH).
2	REVISE THE 6" WATER MAIN PROFILE & WATER MAIN TABULATION CHART FOR BUILDING NO. 1 (NORTH) & ADD A PROFILE FOR THE INSTALLATION OF A GREASE INTERCEPTOR & ASSOCIATED 4" SEWER MAIN W/MANHOLE TABULATION CHART, FOR BUILDING NO. 1 (NORTH).

OWNER/DEVELOPER
 WAVERLY WOODS DEVELOPMENT CORPORATION
 c/o LAND DESIGN AND DEVELOPMENT, INC.
 5300 DORSEY HALL DRIVE, SUITE 102
 ELLICOTT CITY, MARYLAND 21042
 (443) 367-0422

APPROVED:	DEPARTMENT OF PLANNING AND ZONING
Director - Department of Planning and Zoning	Date: 10-4-22
Chief, Division of Land Development	Date: 9/24/22
Chief, Development Engineering Division	Date: 9/24/22

"REVISED SITE DEVELOPMENT PLAN" PROFILES
 REVISED PRIVATE 8" WATER & SEWER MAINS
WAVERLY CORPORATE CENTER
 PARCEL 'A', PLAT NO. 17415
 ZONED PEC
 TAX MAP NO. 10 GRID NO. 22 PARCEL NO. 324, 325 & 327
 TAX MAP NO. 16 GRID NO. 4 PARCEL NO. 249
 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 DATE: MAY, 2022
 REVISED DATE: AUGUST, 2022
 SHEET 8 OF 17

20.0 STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION

DEFINITION
Using vegetation as cover for barren soil to protect it from forces that cause erosion.
Vegetative stabilization specifications are used to promote the establishment of vegetation on exposed soil.

SECTION 1 - VEGETATIVE STABILIZATION METHODS AND MATERIALS
1. Site Preparation
a. Install erosion and sediment control structures (either temporary or permanent) such as diversions, grade stabilization structures, berms, waterways, or sediment control basins.

2. Soil Amendments (Fertilizer and Lime Specifications)
a. Soil tests must be performed to determine the exact rates and application rates for both lime and fertilizer on sites having disturbed areas over 5 acres.

3. Seed Specifications
a. All seed must meet the requirements of the Maryland State Seed Law. All seed shall be subject to re-testing by a recognized seed laboratory.

4. Mulch Specifications
a. Straw mulch shall consist of thoroughly threshed wheat, rye or oat straw, reasonable bright in color, and shall not be musty, moldy, decayed, or excessively dusty and shall be free of noxious weed seeds as specified in the Maryland Seed Law.

Table with 2 columns: NO, REVISION, DATE. Includes notes like 'Revised Engineer's Exp Date of Sheet No. 6/17/10' and 'REMOVE FOR 2011N/A'.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 16722 MANTON NATIONAL FEE
ELLIOTT CITY, MARYLAND 21542
410-481-2925

TOPSOIL SPECIFICATIONS

Definition
Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation.

Purpose
To provide a suitable soil medium for vegetative growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.

Conditions Where Practice Applies
1. This practice is limited to areas having 2:1 or flatter slopes where:

- a. The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
b. The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant growth.
c. The original soil to be vegetated contains material toxic to plant growth.

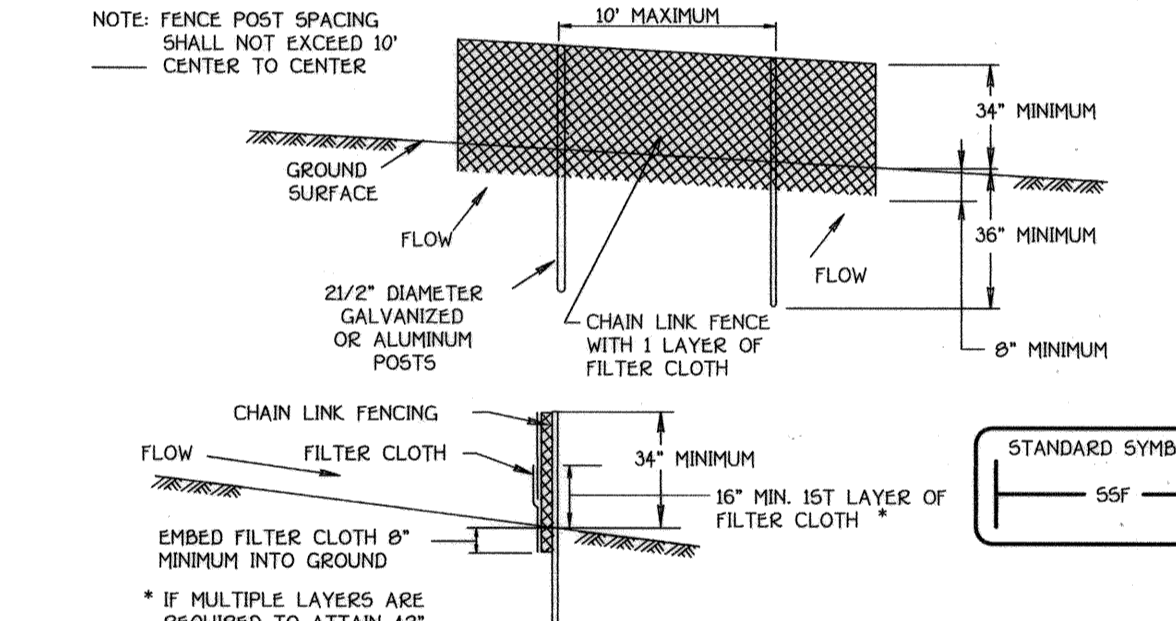
Construction and Material Specifications
1. Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these specifications.

Table with 5 columns: No., Species, Application Rate (lb/ac), Seeding Dates, Seeding Depths, Fertilizer Rate, Lime Rate. Includes rows for RYE and BARLEY OR RYE PLUS FOXTAIL MILLET.

SECTION 3 - PERMANENT SEEDING
Seeding grass and legumes to establish ground cover for a minimum of one year on disturbed areas generally receiving low maintenance.

Table with 5 columns: No., Species, Application Rate (lb/ac), Seeding Dates, Seeding Depths, Fertilizer Rate, Lime Rate. Includes rows for TALL FESCUE, KENTUCKY BLUEGRASS, and PERENNIAL RYEGRASS.

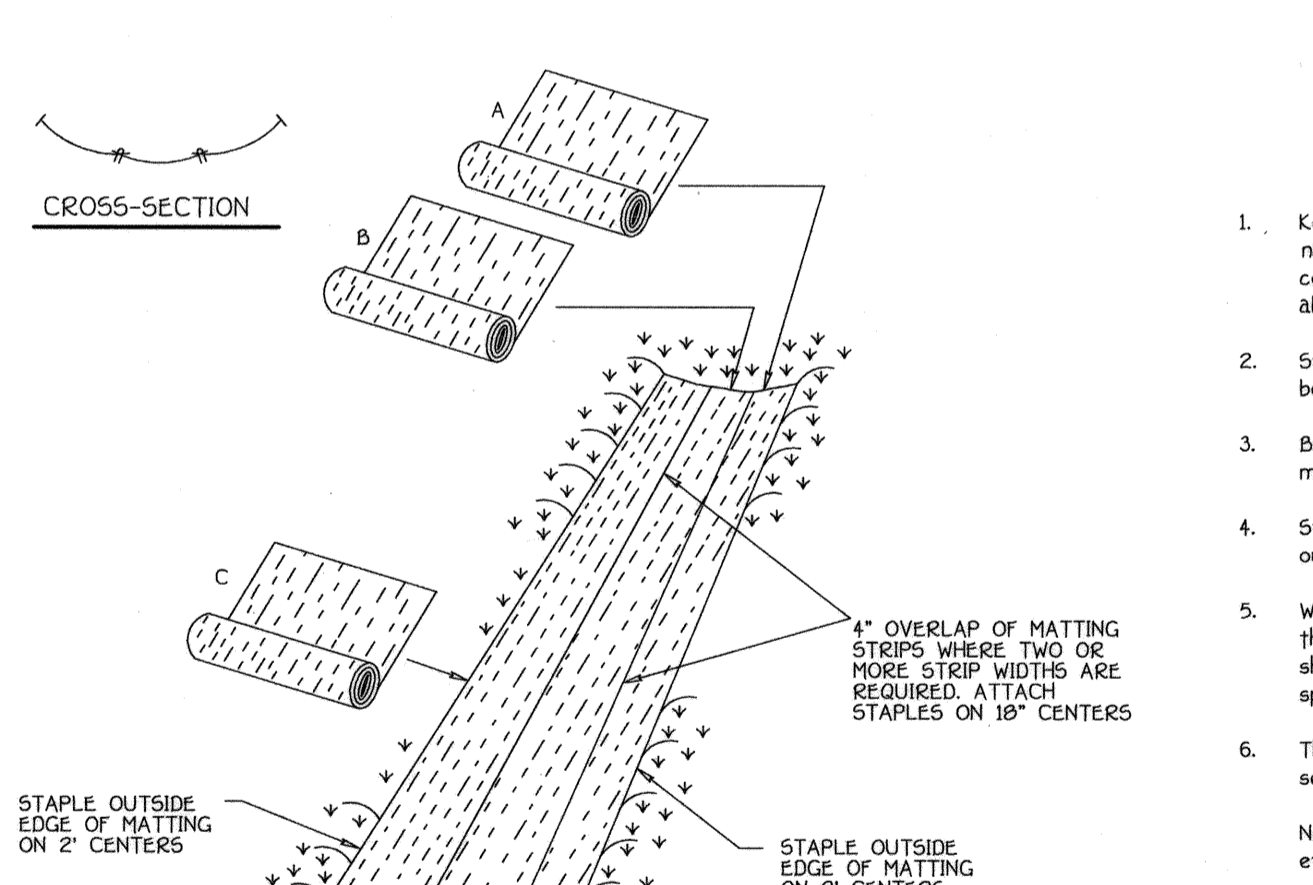
SUPER SILT FENCE



Construction Specifications
1. Fencing shall be 42\"/>

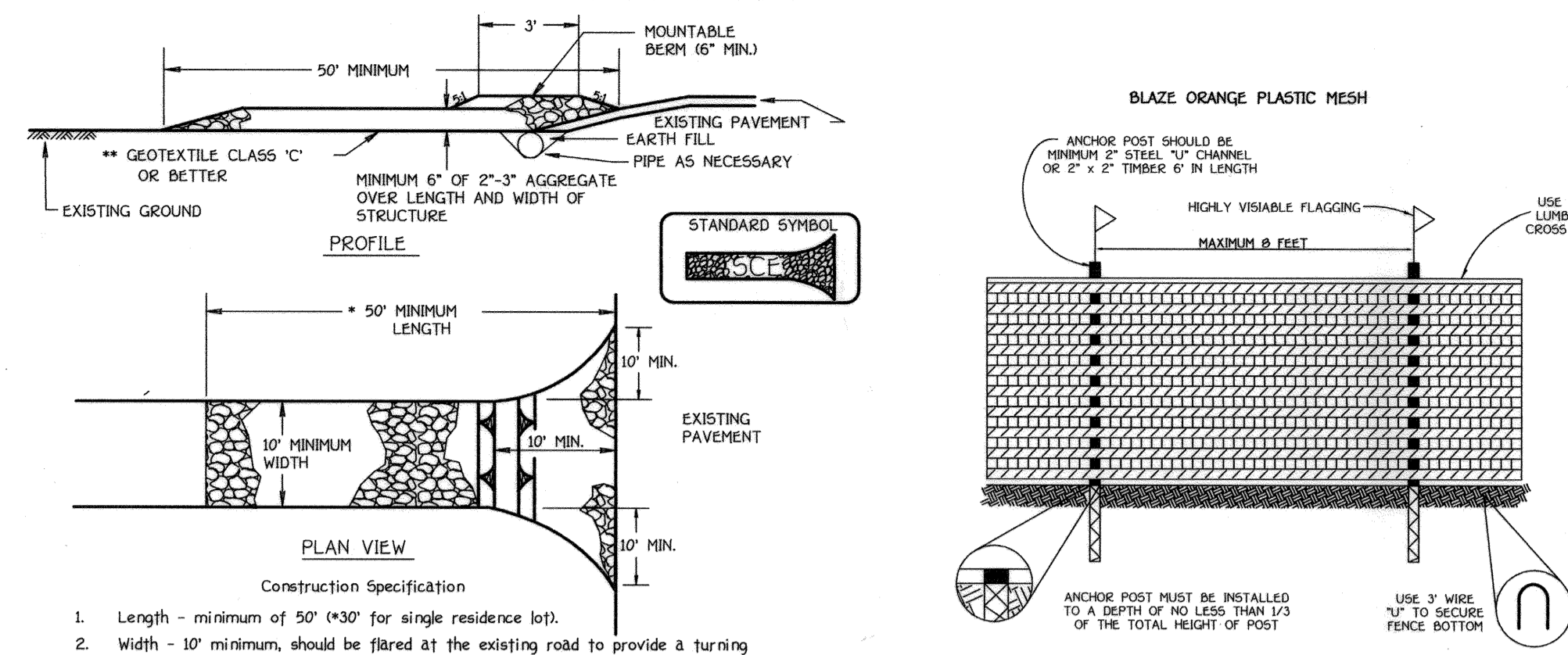
Table with 4 columns: Slope, Slope Steps, Slope Length (feet), Silt Fence Length (feet). Includes rows for 0-10% slope and 101-51 steps.

EROSION CONTROL MATTING



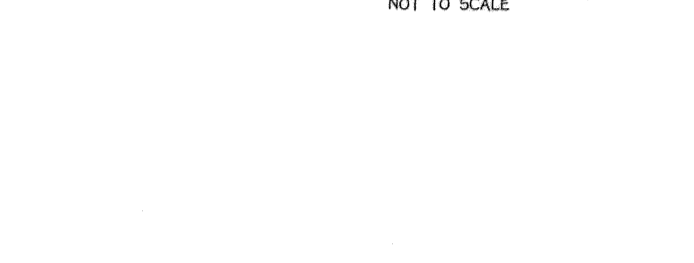
Construction Specifications
1. Key-in the matting by placing the top ends of the matting in a narrow trench, 6\"/>

STABILIZED CONSTRUCTION ENTRANCE



- 1. Length - minimum of 50' (x30' for single residence lot).
2. Width - 10' minimum, should be flared at the existing road to provide a turning radius.
3. Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone.

TREE PROTECTION DETAIL

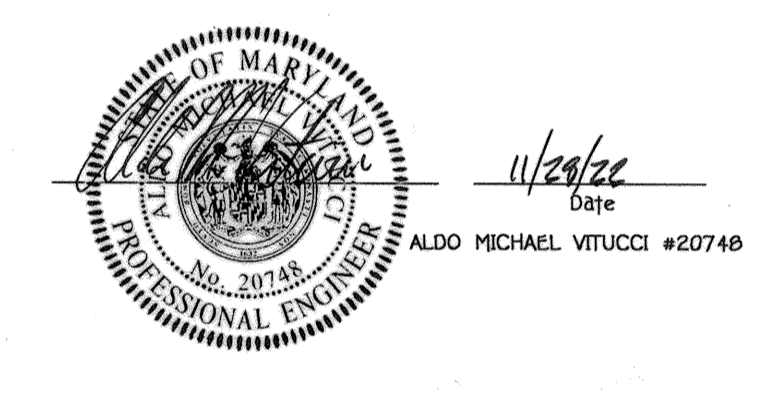


SEQUENCE OF CONSTRUCTION

- 1. OBTAIN GRADING PERMIT 1 DAY
2. INSTALL SEDIMENT CONTROL FEATURES INCLUDING INSPECTION OF EXISTING BASIN AND SUPER SILT FENCE AS INDICATED ON PLAN. THEN PROCEED TO INSTALL THE SWM. 21 DAYS
3. GRADE THE REMAINING SITE TO SUB-GRADE AS INDICATED. 21 DAYS

AS-BUILT CERTIFICATION

Note: There is no "AS-BUILT" information provided on this sheet.



EROSION CONTROL MATTING

Construction Specifications
1. Key-in the matting by placing the top ends of the matting in a narrow trench, 6\"/>

SEDIMENT CONTROL NOTES

- 1. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN TO THE HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, SEDIMENT CONTROL DIVISION PRIOR TO THE START OF ANY CONSTRUCTION (03-09-05)
2. ALL VEGETATIVE AND STRUCTURAL PRACTICES ARE TO BE INSTALLED ACCORDING TO THE PROVISIONS OF THIS PLAN AND ARE TO BE IN CONFORMANCE WITH THE MOST CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND REVISIONS THERE TO.

SEDIMENT CONTROL NOTES AND DETAILS

WAVELY CORPORATE CENTER
PARCEL 'A', PLAT No. 17415
ZONED: PDC

Table with 6 columns: SUBDIVISION NAME, SECTION/AREA, LOT/PARCEL Nos., TAX MAP No., GRID No., TAX/ZONE, ELEC. DIST., CENSUS TR. Includes details for Waverly Corporate Center.

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

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

Approved for HOWARD SCD and meets Technical Requirements.
U.S.D.A.-Natural Resources Conservation Service

OWNER/DEVELOPER
WAVELY WOODS DEVELOPMENT CORPORATION
c/o LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HAY DR. SUITE 102
ELLIOTT CITY, MARYLAND 21542
(443) 367-0422

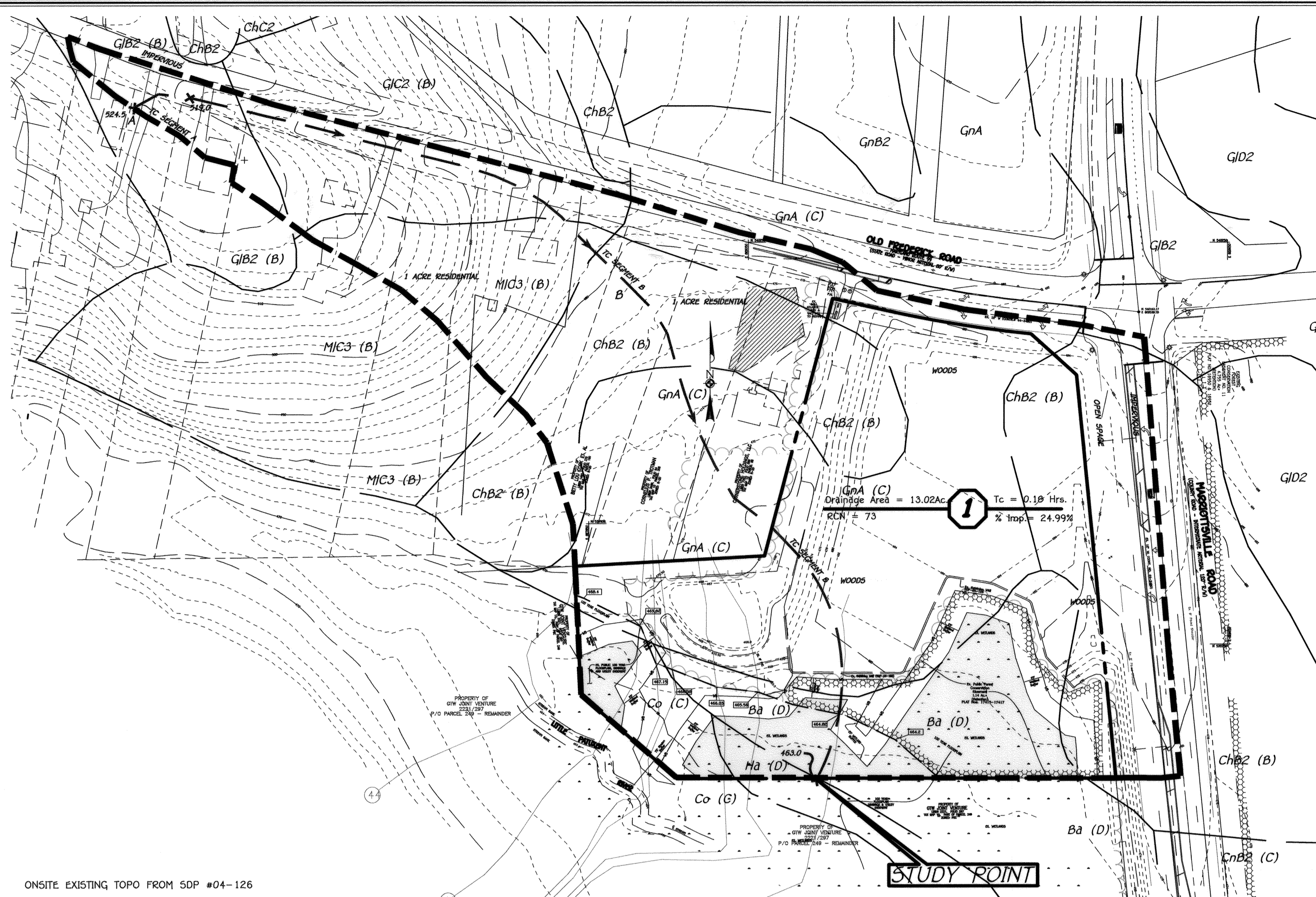
APPROVED: DEPARTMENT OF PLANNING AND ZONING
Director, Department of Planning and Zoning

Chief, Division of Land Development
Chief, Development Engineering Division

Table with 6 columns: SUBDIVISION NAME, SECTION/AREA, LOT/PARCEL Nos., TAX/ZONE, ELEC. DIST., CENSUS TR. Includes details for Waverly Corporate Center.

Table with 6 columns: SUBDIVISION NAME, SECTION/AREA, LOT/PARCEL Nos., TAX/ZONE, ELEC. DIST., CENSUS TR. Includes details for Waverly Corporate Center.

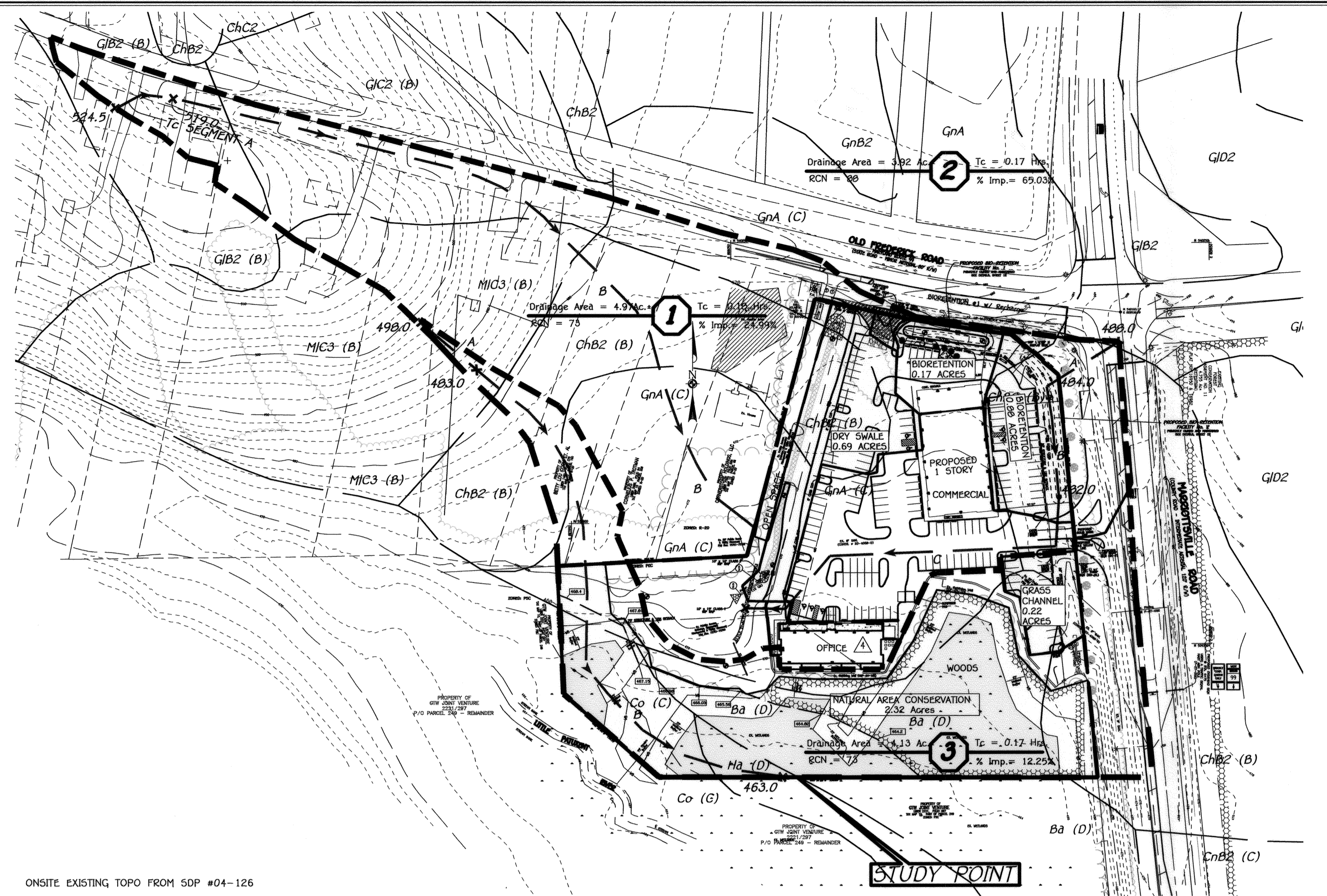
THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET SDP 07-082



ONSITE EXISTING TOPO FROM SDP #04-126

EXISTING CONDITIONS

SCALE: 1" = 100'



ONSITE EXISTING TOPO FROM SDP #04-126

PROPOSED CONDITIONS

SCALE: 1" = 100'

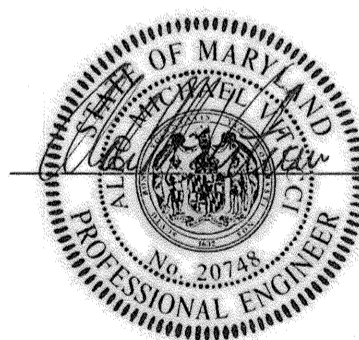
SOILS LEGEND		
SOIL	NAME	CLASS
**Ba	Baile silt loam	D
ChB2	Chester silt loam, 3 to 8 percent slopes, moderately eroded	B
ChC2	Chester silt loam, 8 to 15 percent slopes, moderately eroded	B
CnB2	Chillum-Fairfax loams, 1 to 5 percent slopes, moderately eroded	C
Co	Codorus silt loam	C
GB2	Glenelg loam, 3 to 8 percent slopes, moderately eroded	B
GIC2	Glenelg loam, 8 to 15 percent slopes, moderately eroded	B
GIC3	Glenelg loam, 8 to 15 percent slopes, severely eroded	B
GID2	Glenelg loam, 15 to 25 percent slopes, moderately eroded	B
GnA	Glenville silt loam, 0 to 3 percent slopes	C
GnB2	Glenville silt loam, 3 to 8 percent slopes, moderately eroded	C
**Ha	Hatboro silt loam	D
MIC3	Manor loam, 8 to 15 percent slopes, severely eroded	B

- NOTES:
- * Hydric soils and/or contains hydric inclusions
 - ** May contain hydric inclusions
 - † Generally only within 100-year floodplain areas

LEGEND	
SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 2' INTERVAL
---	EXISTING CONTOUR 10' INTERVAL
---	PROPOSED CONTOUR 2' INTERVAL
---	PROPOSED CONTOUR 10' INTERVAL
+ 624	SPOT ELEVATION
---	EXISTING TREE LINE
---	LIMIT OF CLEARING
---	SOILS TYPE (HGL)
---	DRAINAGE AREA LIMITS
---	TIME OF CONCENTRATION PATH

AS-BUILT CERTIFICATION

Note: There is no "AS-BUILT" information provided on this sheet.



1/18/22
Date
ALDO MICHAEL VITUCCI #20748

NOTE: THIS SHEET IS FOR SWM DRAINAGE AREAS ONLY.

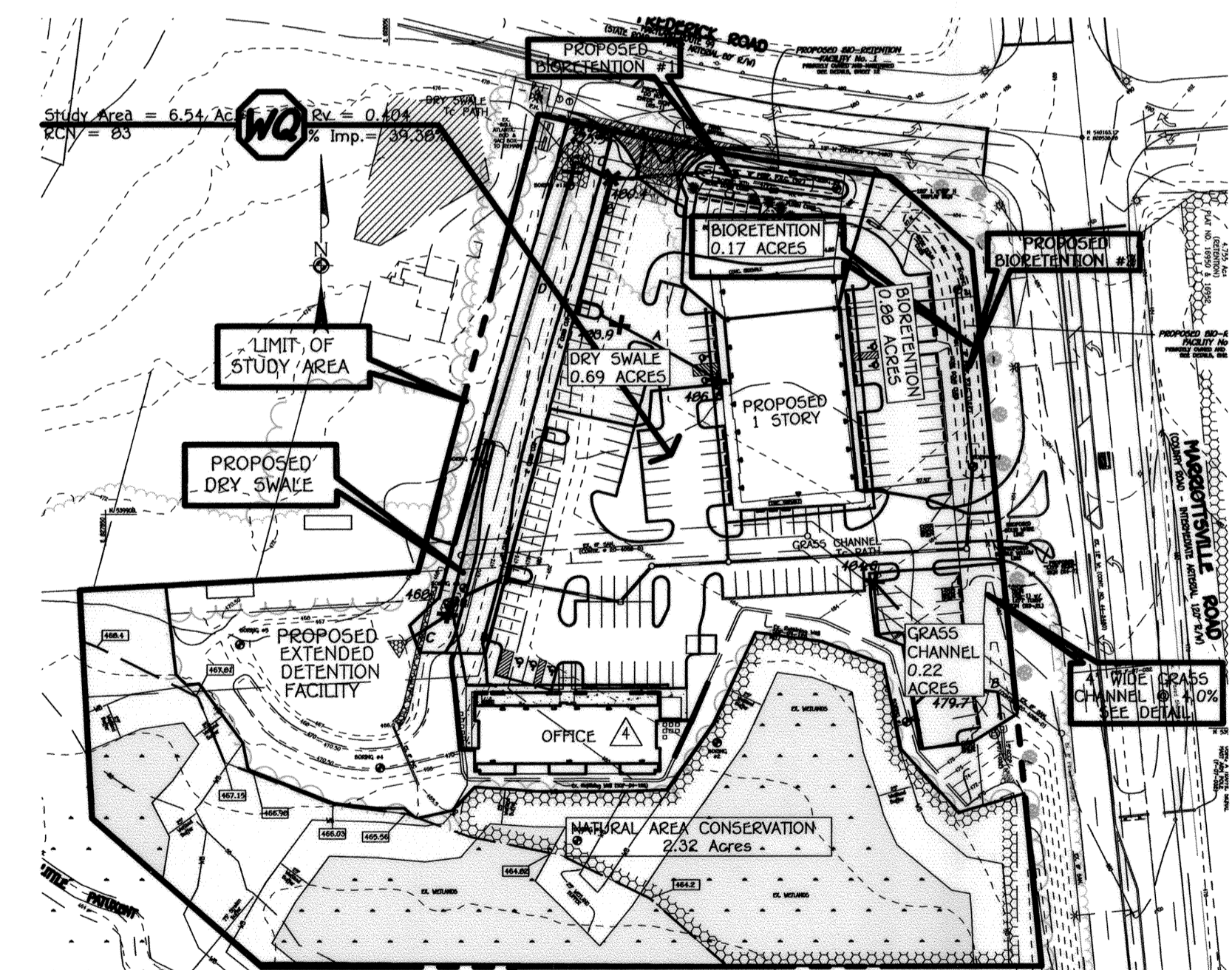
DISCHARGE SUMMARY AT STUDY POINT

	1-YEAR	10-YEAR	100-YEAR
EXISTING	7.7 cfs	95.9 cfs	62.6 cfs
PROPOSED	3.3 cfs	45.5 cfs	74.7 cfs

MANAGEMENT REQUIRED: Cpv / 1-YEAR

SWM REQUIREMENTS SUMMARY

	Rev VOLUME	Rev AREA	WQV	Cpv
REQUIREMENT	0.033 ac/ft	0.386 ac	0.220 ac/ft	0.440 ac/ft
LESS CREDITS	0.010 ac/ft	0.120 ac	0.113 ac/ft	N/A
REQUIREMENT NET	0.023 ac/ft	0.266 ac	0.107 ac/ft	0.440 ac/ft
PROV'D FACILITY	N/A	N/A	N/A	0.483 ac/ft
PROV'D BIO #1	0.006 ac/ft	N/A	0.020 ac/ft	N/A
PROV'D BIO #2	0.017 ac/ft	N/A	0.055 ac/ft	N/A
PROV'D DRY SWALE	N/A	N/A	0.033 ac/ft	N/A
TOTAL PROV'D	0.023 ac/ft	N/A	0.108 ac/ft	0.483 ac/ft



WQ DRAINAGE AREA MAP

SCALE: 1" = 100'

DESIGN BY: tes
DRAWN BY: TSA
CHECKED BY:

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
13000 CORPORATE CENTER, SUITE 200
ELLCOTT CITY, MARYLAND 21042
(410) 461-2095
www.fccinc.com

NO.	REVISION	DATE
1	REVISE THE PARKING TO ADD 1 HDCCP. PARKING SPACE. REVISE BUILDING No. 2 TO REFLECT THE NEW ARCHITECTURE.	6/7/18
2	REMOVE FOR ZONING	9/8/14
3	REVISED BUILDING No. 1, PARKING & DUMPSTER LOCATION	3/15/12
4	REVISED 8' W TO 6' W FOR BUILDING Nos. 1 & 2	9/5/08



ENGINEER'S CERTIFICATE

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

Signature of Engineer: *Aldo Michael Vitucci* Date: 7/25/18
"Professional certification. I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20748, Expiration Date 2-22-19."

DEVELOPER'S CERTIFICATE

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

Signature of Developer: *James Danfield* Date: 6-29-18

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

Signature: *John R. Robinson* Date: 10/18/18
Howard SCD

OWNER/DEVELOPER

WAVERLY WOODS DEVELOPMENT CORPORATION
c/o LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLCOTT CITY, MARYLAND 21042
(443) 387-0422

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Signature: *Nancy J. ...* Date: 11-9-18
Director - Department of Planning and Zoning
Signature: *Keith S. ...* Date: 11-08-17
Chief, Division of Land Development
Signature: *...* Date: 10-30-18
Chief, Development Engineering Division

SUBMISSION NAME	SECTION/AREA	LOT/PARCEL Nos.
WAVERLY CORPORATE CENTER	---	"A"
PLAT NO.	BLOCK NO.	ZONE
19761-19763	22+B	PEC
TAX/ZONE	ELEC. DIST.	CENSUS TR.
10 & 16	3rd	6030.00
WATER CODE	SEWER CODE	
K.02	5992000	

REVISED SWM OVERALL DRAINAGE AREA MAPS

WAVERLY CORPORATE CENTER
PARCEL 'A', PLAT No. 17415

ZONED PEC
TAX MAP No. 10 GRID No. 22 PARCEL No. 324, 325 & 327
TAX MAP No. 16 GRID No. 4 PARCEL No. 249
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: JUNE, 2018
SCALE: AS SHOWN
SHEET 10 OF 17

THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET SDP 07-082

AS-BUILT CERTIFICATION
I hereby certify that the Facility shown on this Plan was constructed as shown on the "As-Built" Plans and Meets the Approved Plans and Specifications.

Signature _____ P.E. No. _____
Date: _____

Certify Means to State or Declare a Professional Opinion Based Upon Onsite Inspections and Material Tests Which are Conducted During Construction. The Onsite Inspections and Material Tests are Those Inspections and Tests Deemed Sufficient and Appropriate Commonly Accepted Engineering Standards. Certify Does Not mean or imply a Guarantee by the Engineer nor Does an Engineer's Certification Relieve Any Other Party from Meeting Requirements Imposed by Contract, Employment, or Other Means, Including Meeting Commonly Accepted Industry Practices.

**DRY SWALE #1
FACILITY SUMMARY**

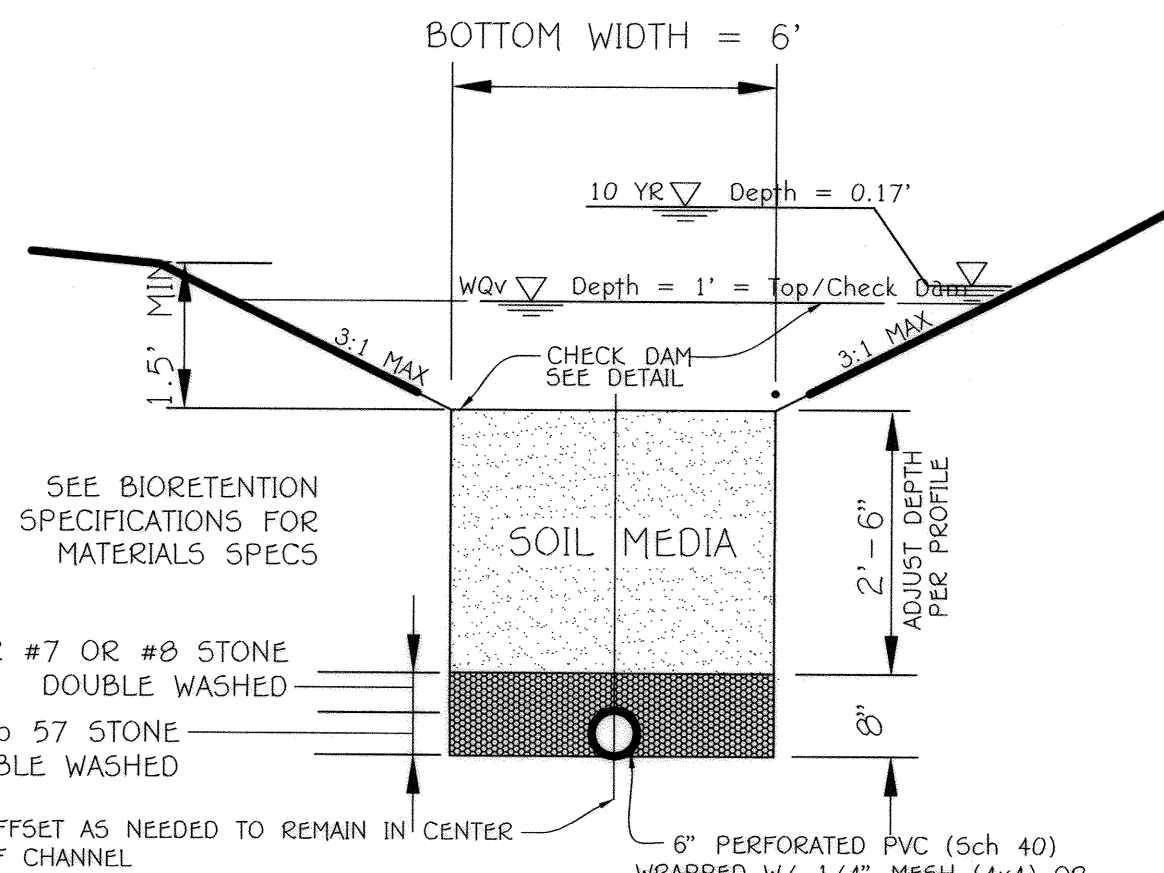
Rev	WQV	10 YEAR
Depth	None	1 ft
Storage (ac. ft.)	None	0.033
Watershed	Little Patuxent	
Structure Type	Dry Swale (0-1)	
Structure Classification	LOW HAZARD A - NON-378	NO EMBANKMENT
Structure Location	Urban	
Storage Height Product	N/A	
Watershed Area to Facility	0.98 Ac.	
Minimum Top Width Provided	N/A	
Freeboard Required Above 10 Year	0.25 foot	
Freeboard Provided Above 10 Year	0.32 foot	
FACILITY WILL BE PRIVATELY OWNED AND MAINTAINED. MANAGEMENT PROVIDED: WQV		

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED BIORETENTION FACILITIES

- Annual maintenance of plant material, mulch layer, and soil layer is required. 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. Maintenance will also address dead material and pruning.
- Schedule of plant inspection will be twice a year in spring and fall. This inspection will include removal of dead and diseased vegetation considered beyond treatment.
- Mulch shall be inspected each spring. Remove previous mulch layer before applying new layer.
- Soil erosion to be addressed on an as-needed basis, minimum once a month and after heavy storm events.

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED OPEN CHANNEL SYSTEMS

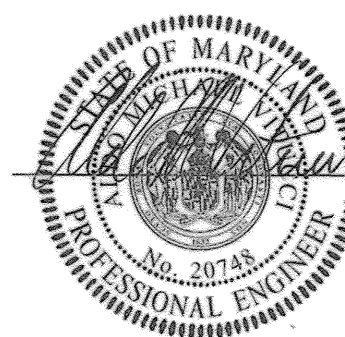
- The open channel system shall be inspected annually and after major storms. Inspections shall be performed during wet weather to determine if the facility is functioning properly.
- The open channel shall be mowed a minimum of as needed during the growing season to maintain a maximum grass height of less than 6 inches.
- Debris and litter shall be removed during regular mowing operations and as needed.
- Visible signs of erosion in the open channel system shall be repaired as soon as it is noticed.
- Remove silt in the open channel system when it exceeds 25% of the original wq.



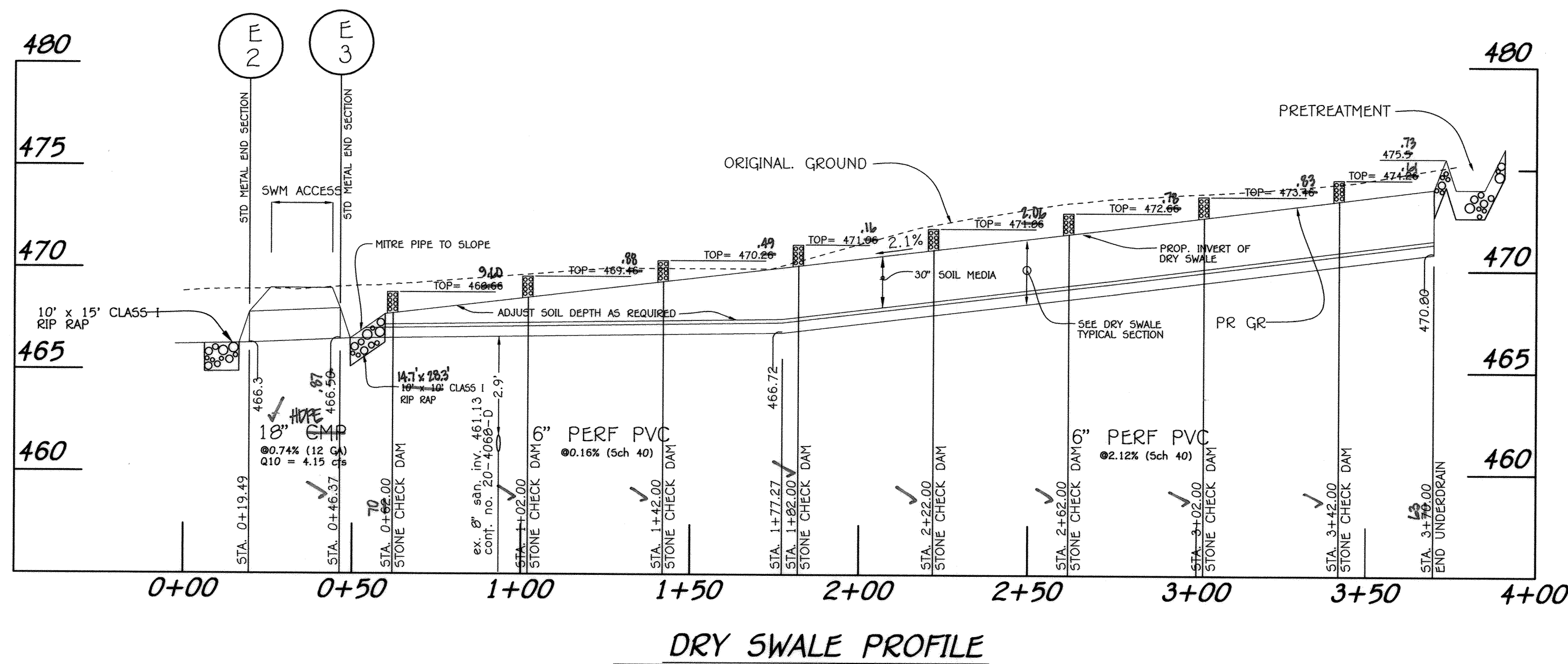
TYPICAL DRY SWALE SECTION
NOT TO SCALE

AS-BUILT CERTIFICATION

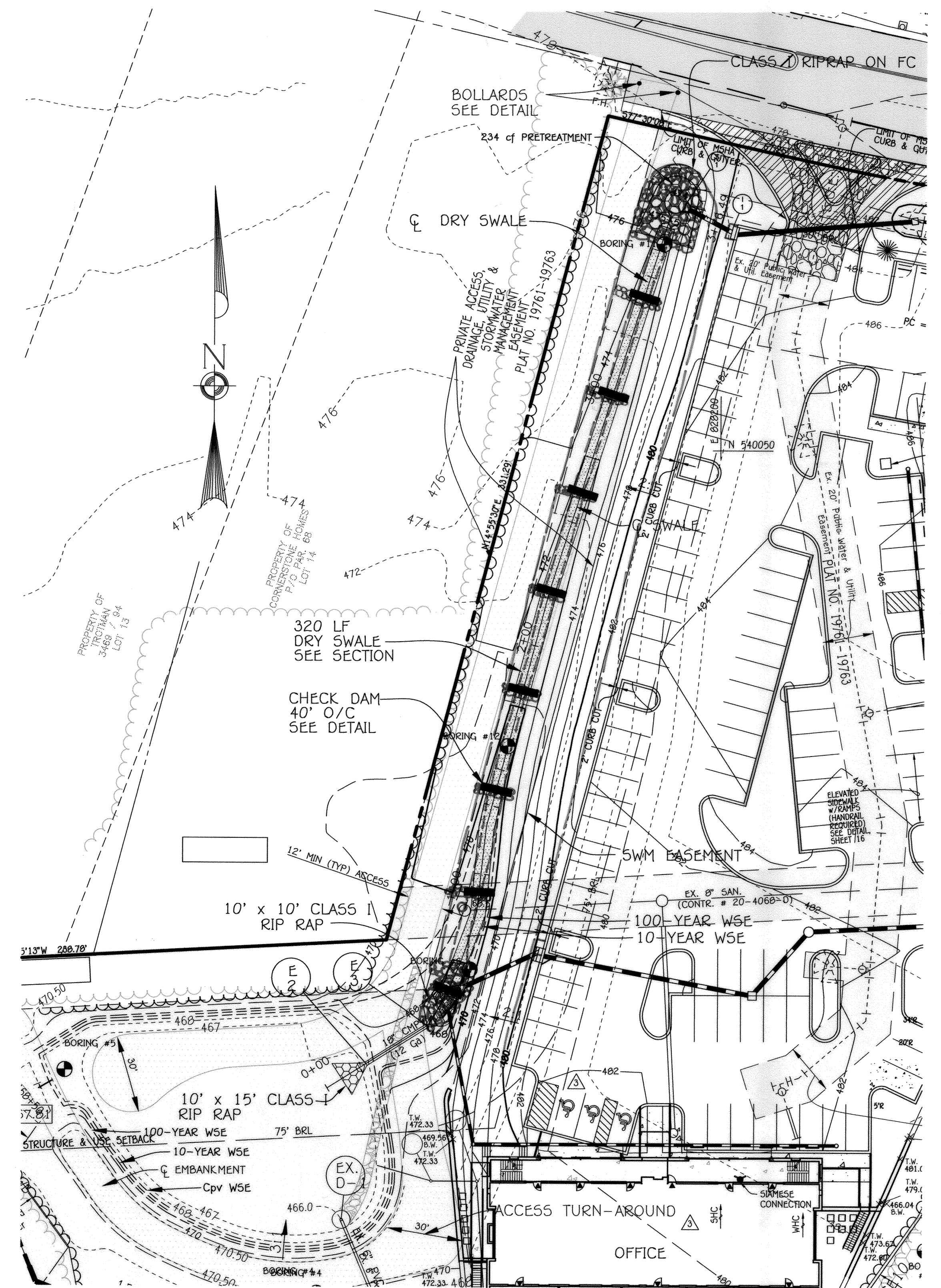
I hereby certify, by my seal, that to the best of my knowledge and belief the facilities shown on the plan was constructed as shown on this "AS-BUILT" plan meet the approved plans and specifications.



WQV
Date
ALDO MICHAEL VITUCCI #20748



DRY SWALE PROFILE
SCALE: H: 1" = 30"



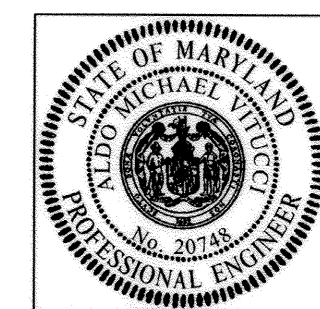
DRY SWALE PLAN
SCALE: 1" = 30" **REVISED**

DESIGN BY: Tsa
DRAWN BY: TSA
CHECKED BY: CJC

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENAL SOURCE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 461-2895

T. E. SCOTT & ASSOCIATES, INC.
118 COOKSVILLE ROAD SUITE 300
POINT WOODS, MARYLAND 21080
Phone: 410-686-2891
Fax: 443-389-0198
tes@tesinc.com

REVIS THE PARKING TO ELIMINATE 1 SPACE. CHANGE THE BUILDING TO REFLECT THE NEW ARCHITECTURE.	6/7/18
REVISD PARKING & REMOVED THE POR ZONING	9/7/14
REVISD BUILDING No. 1, PARKING & DUMPSTER LOCATION	3/15/12
NO	REVISION
NO	DATE



ENGINEER'S CERTIFICATE

"I certify that this plan for sediment and erosion control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."
Aldo M. Vitucci
Signature of Engineer
Date: 10/4/18

DEVELOPER'S CERTIFICATE

"I/We certify that all development and construction will be done according to this plan for sediment and erosion control, and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District."
Edward J. Field
Signature of Developer
Date: 6-29-18

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
John K. Robertson
Signature
Date: 10/18/18

OWNER/DEVELOPER

WAVERLY WOODS DEVELOPMENT CORPORATION
c/o LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLCOTT CITY, MARYLAND 21042
(443) 367-0422

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Valerie J. Papp
Director - Department of Planning and Zoning
Date: 11-9-18
Christopher J. ...
Chief, Division of Land Development
Date: 11-07-18
...
Chief, Development Engineering Division
Date: 10-30-18

SUBDIVISION NAME		SECTION/AREA		LOT/PARCEL Nos.	
WAVERLY CORPORATE CENTER		---		"A"	
PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELEC. DIST.	CENSUS TR.
19761-19763	22+B	PEC	10 & 16	3rd	6030.00
WATER CODE			SEWER CODE		
K02			5992000		

**SITE DEVELOPMENT PLAN
SWM DRY SWALE PLAN & DETAILS
WAVERLY CORPORATE CENTER
PARCEL 'A', PLAT No. 17415**

ZONED PEC
TAX MAP No. 10 GRID No. 22 PARCEL No. 324, 325 & 327
TAX MAP No. 16 GRID No. 4 PARCEL No. 249
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: JUNE, 2018
SCALE: AS SHOWN
SHEET 11 OF 17

BIORETENTION (F-6) SPECIFICATIONS

SOIL TEXTURE AND STRUCTURE
Soil shall have a sandy loam, loamy sand, or loam texture per USDA textural triangle. Maximum clay content shall be <5%. Soil mixture shall be 50-60% sand; 20-30% leaf compost; and 20-30% topsoil. 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 should be mixed or dumped within the bioretention soil that may be harmful to plant growth, or prove a hindrance to the planting or maintenance operations. The planting soil must be free of plant or seed material of non-native, invasive species, or noxious weeds.

SOIL TESTING
Planting soil for bioretention areas must be tested prior to installation for PH and organic matter. The soil should meet the following criteria (Landscape Contractors Association, 1996).
PH Range: 5.5 - 6.5
Organic Matter: 1.5 - 3.0%

Sieve analysis, PH, and organic matter tests shall be performed for each bioretention area.

SOIL PREPARATION
Soil preparation can be performed onsite or offsite and transported to the facility location when ready for installation. Prior to transport, the soil mix should be certified as meeting the criteria established for the soil medium and approved by the site inspector.

Soil preparation can be accomplished by thoroughly mixing soil components, amendments and additives, as needed utilizing a backhoe front-end loader.

SOIL PLACEMENT
Placement of the planting soil in the bioretention area should be after scarifying the invert area of the proposed facility and installing the underdrain and/or recharge area (if applicable), in lifts of 12 to 18 inches and lightly compacted. Minimal compaction effort can be applied to the soil by tamping with a bucket from a dozer or backhoe. Lifts are not to be compacted but are performed in order to reduce the possibility of excessive settlement. Installation of soils must be done in a manner that will ensure adequate filtration.

SOIL COMPACTION
Avoid over compaction by allowing time for natural compaction and settlement. No additional manual compaction of soil is necessary. Rake soil material as needed to level out. Overfill above the proposed surface invert to accommodate natural settlement to proper grade. Depending upon the soil material, up to 20% natural compaction may occur. For facilities designed with a liner, no scarification of the invert area is required.

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 areas are excavated using a loader, the contractor should use wide track or marsh track equipment, or light equipment with turf-type tires.

SOIL COMPACTION (cont)
Use of equipment with narrow tracks or narrow tires, rubber tires with large lugs, or high pressure tires will cause excessive compaction resulting in reducing infiltration rates and storage volumes and is not acceptable. Compaction will significantly contribute to design failure. Compaction can be alleviated at the base of the bioretention facility by using a primary filling operation such as a Chisel Plow, Ripper, or Subsoiler. These filling operations are to refracture the soil profile through the 12 inch compaction zone. Substitute methods must be approved by the engineer. Rototillers typically do not fill 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 back filling the facility and placement of underdrain. Pump any ponded water before preparing (rototilling) base.
When back filling the bioretention facility, 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.

SOIL PRESOAK
In order to speed up the natural compaction process, presoaking the placed soil may be performed. Significant settlement can occur after the first presoak, and additional settlement may occur subsequent to the initial wetting. If time and construction scheduling permits, it is preferable to allow natural settlement to occur with the help of rain events to presoak the soil medium.

MULCH
Areas should be mulched once trees and shrubs have been planted. Any ground cover specified as plugs may be installed once mulch has been applied. The mulch layer shall consist of either a standard landscape fine shredded hardwood mulch (preferred) or hardwood chips. The mulch may be either aged or fresh to maximize nitrogen and metal uptake by the facility. Mulch shall be free of weed seeds, soil, roots, or any other substance not consisting of either bole or branch wood and bark. The mulch should be uniformly applied approximately 2 to 3 inches in depth. Mulch applied any deeper than three inches reduces proper oxygen and carbon dioxide cycling between the soil and the atmosphere, and keeps plant roots from making good contact with the soil.

SAND
Sand shall be clean and free of deleterious materials, meeting MASHTO M-6 or ASTM C-33 with grain size of 0.02" - 0.04". MDSHA C-33 sand is acceptable.

GEOTEXTILE
Geotextile fabric should meet ASTM D-751 (puncture strength - 125 LB), ASTM D-1117 (Mullen burst strength - 400 PSI), and ASTM D-1682 (Tensile strength - 300 LB). Fabric should have 0.08" thick E.O.S. of #80 sieve, and maintain 125 GPM per SQ. FT. flow rate.

AS-BUILT CERTIFICATION
I hereby certify that the Facility Shown On This Plan Was Constructed As Shown On The "As-Built" Plans And Meets The Approved Plans And Specifications.

Signature: _____ P.E. No. _____
Date: _____

Certify Means To State Or Declare A Professional Opinion Based Upon Onsite Inspections And Material Tests Which Are Conducted During Construction. The Onsite Inspections And Material Tests Are Those Inspections And Tests Deemed Sufficient And Appropriate Commonly Accepted Engineering Standards. Certify Does Not Mean Or Imply A Guarantee By The Engineer Nor Does An Engineer's Certification Relieve Any Other Party From Meeting Requirements Imposed By Contract, Employment, Or Other Means, Including Meeting Commonly Accepted Industry Practices.

AS-BUILT CERTIFICATION

I hereby certify, to the best of my knowledge and belief, that the facilities shown on this plan were constructed as shown on this "AS-BUILT" plan and meet the approved plans and specifications.



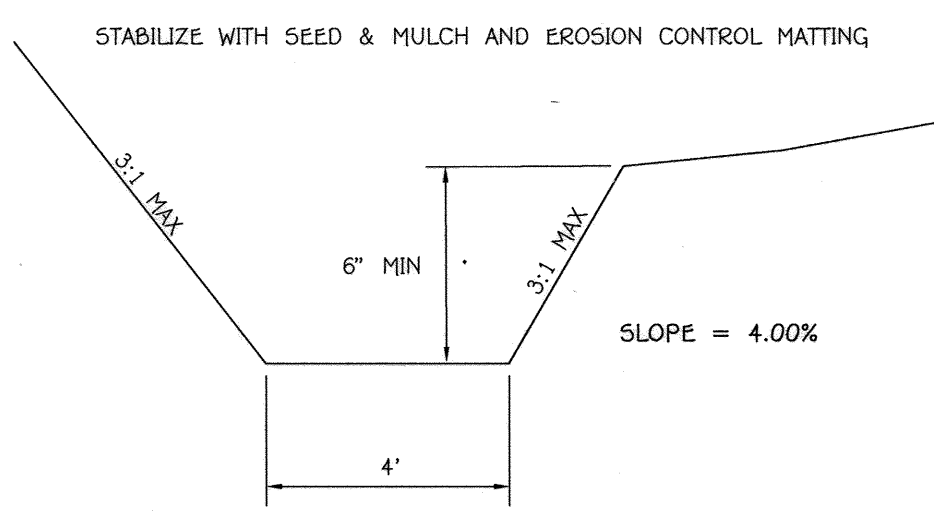
Signature: *W. Vitucci*
Date: _____
ALDO MICHAEL VITUCCI #20748

BIO-RETENTION (F-6) #1 FACILITY SUMMARY

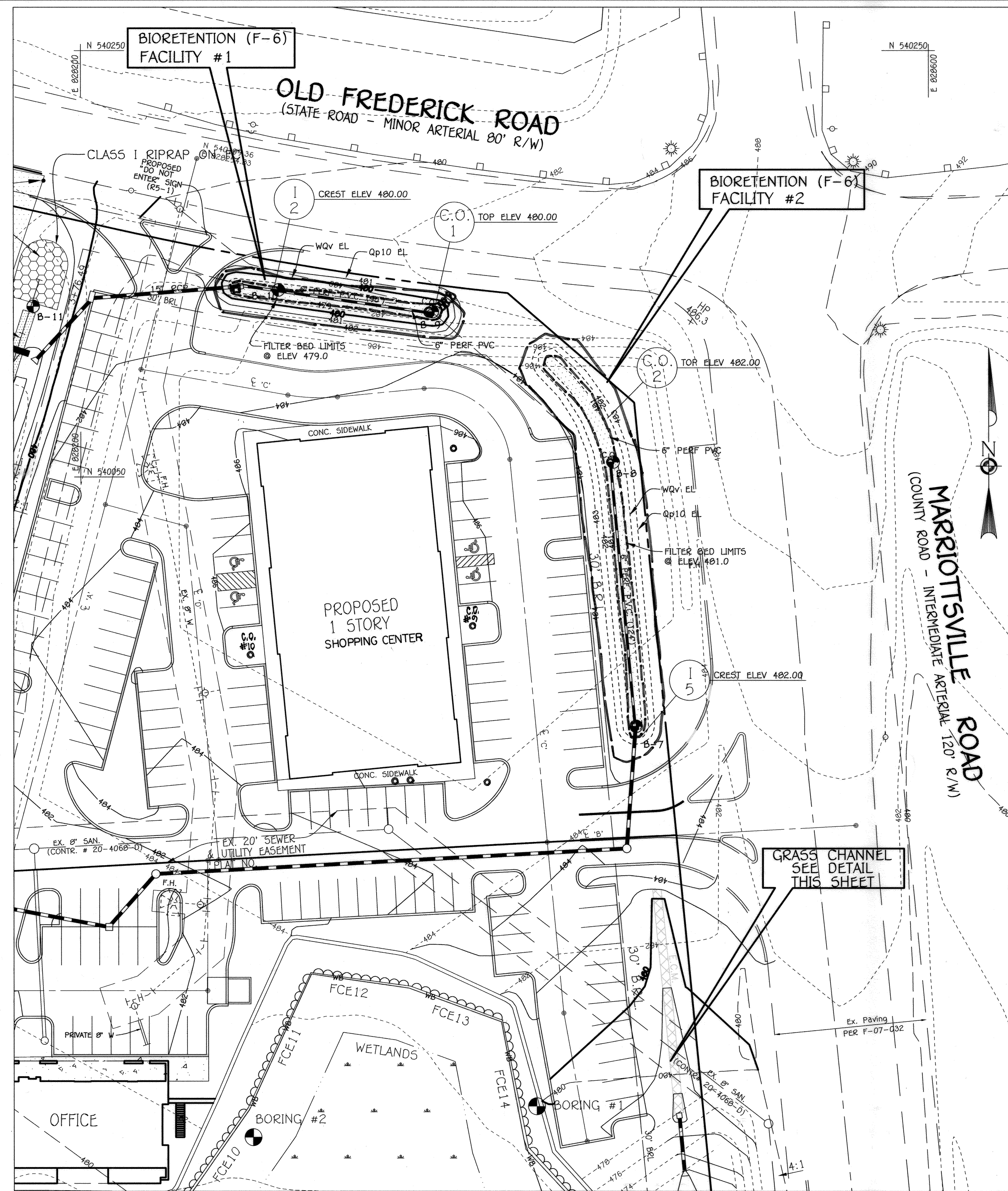
Rev	WQV	10 YEAR	
Water Surface Elevation	475.58	480.00	481.00
Storage (ac. ft.)	0.006	0.020	N/A
Watershed Structure Type	Little Patuxent Bioretention (F-6)		
Structure Classification	LOW HAZARD A - Non-378 Excavated		
Structure Location	Urban		
Storage Height Product	N/A		
Watershed Area to Facility	0.31 Ac.		
Minimum Top Width Provided	10.0 feet		
Maximum Height of Fill	N/A - Excavated		
Freeboard Required Above 10 Year	1 foot		
Freeboard Provided Above 10 Year	--- foot		
FACILITY WILL BE PRIVATELY OWNED AND MAINTAINED.			
MANAGEMENT PROVIDED: Rev / WQV			

BIO-RETENTION (F-6) #2 FACILITY SUMMARY

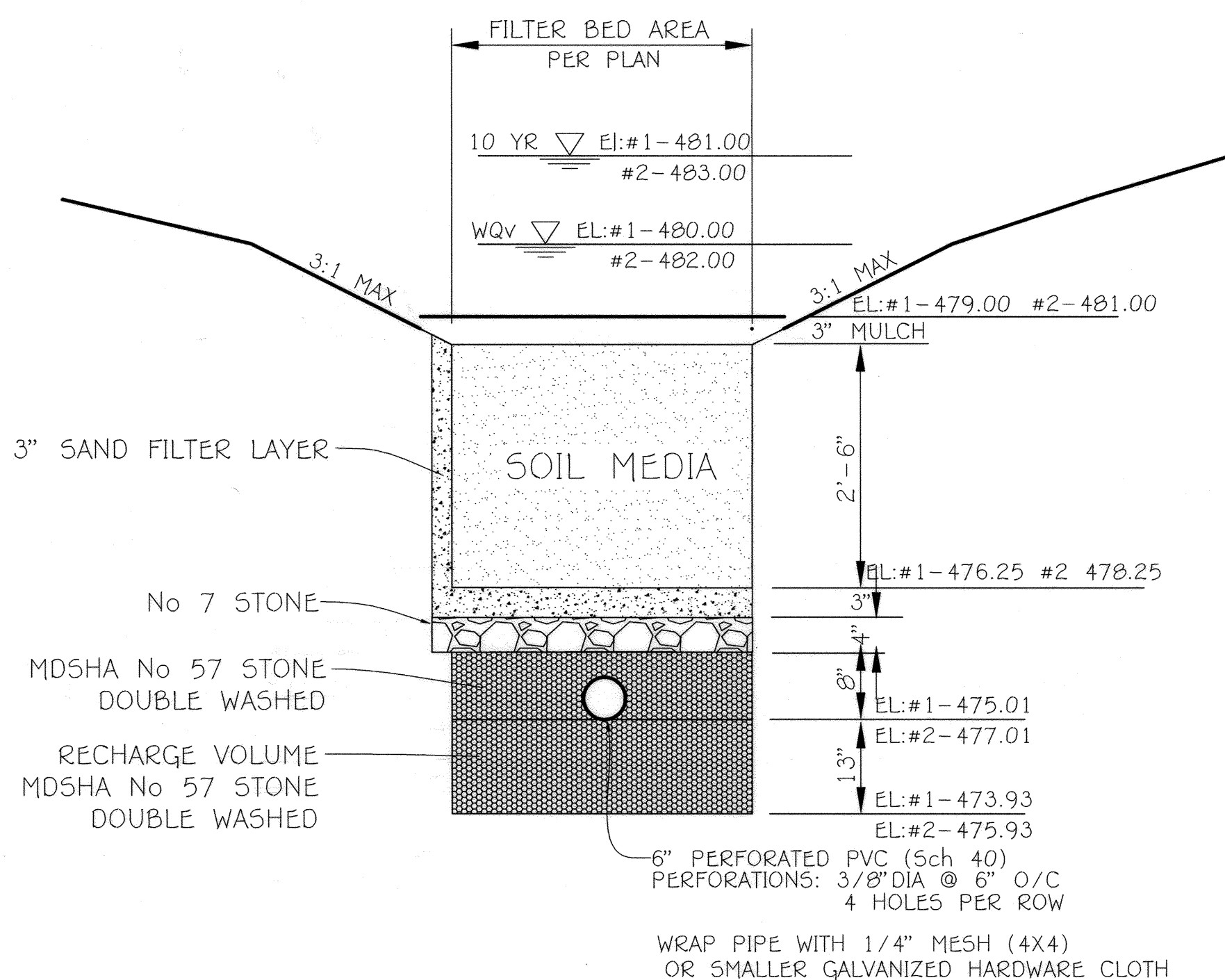
Rev	WQV	10 YEAR	
Water Surface Elevation	477.58	482.00	483.00
Storage (ac. ft.)	0.017	0.095	N/A
Watershed Structure Type	Little Patuxent Bioretention (F-6)		
Structure Classification	LOW HAZARD A - Non-378 Excavated		
Structure Location	Urban		
Storage Height Product	N/A		
Watershed Area to Facility	0.08 Ac.		
Minimum Top Width Provided	N/A - Excavated		
Maximum Height of Fill	N/A - Excavated		
Freeboard Required Above 10 Year	1 foot		
Freeboard Provided Above 10 Year	--- foot		
FACILITY WILL BE PRIVATELY OWNED AND MAINTAINED.			
MANAGEMENT PROVIDED: Rev / WQV			



GRASS CHANNEL DETAIL
NOT TO SCALE



BIO-RETENTION #1 & #2, GRASS CHANNEL PLAN



TYPICAL BIORETENTION (F-6) SECTION
NOT TO SCALE

Note: This sheet is for SWM Only.

DESIGN BY: TEB			
DRAWN BY: TSA			
CHECKED BY: CJC			
FISHER, COLLINS & CARTER, INC. CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE ELICOTT CITY, MARYLAND 21042 4100 481 - 2000			
T. E. SCOTT & ASSOCIATES, INC. 138 COCKRETTVILLE ROAD, SUITE 300 WHEAT RIDGE, MARYLAND 21150 Phone: 410-458-2851 Fax: 410-289-0218			
Revised Engineer's Exp. Date & Sheet No.	4/7/18		
Removed FOR Zoning	9/8/14		
REVISED BLDG. NO. 1, PARKING, AND DUMPSTER LOCATION	3/15/12		
REVISED 8' W TO 6' W FOR BUILDINGS NO. 1 & 2	9/5/08		
NO	REVISION	DATE	

ENGINEER'S CERTIFICATE
"I certify that this plan, specification, and erosion control represents a practical and workable plan based on my knowledge of the site conditions and that it was prepared in accordance with the standards of the Howard Soil Conservation District."
Signature: *W. Vitucci* Date: 4/13/12

DEVELOPER'S CERTIFICATE
"I/we certify that all development and construction will be done according to this plan for sediment and erosion control, and that all responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District."
Signature of Developer: *[Signature]* Date: 4/13/12

Development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.
Signature: _____ Date: _____
Howard SCD

OWNER/DEVELOPER
WAVELY WOODS DEVELOPMENT CORPORATION
c/o LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELICOTT CITY, MARYLAND 21042
(443) 367-0422

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Signature: *[Signature]* Date: 7/20/12
Director - Department of Planning and Zoning

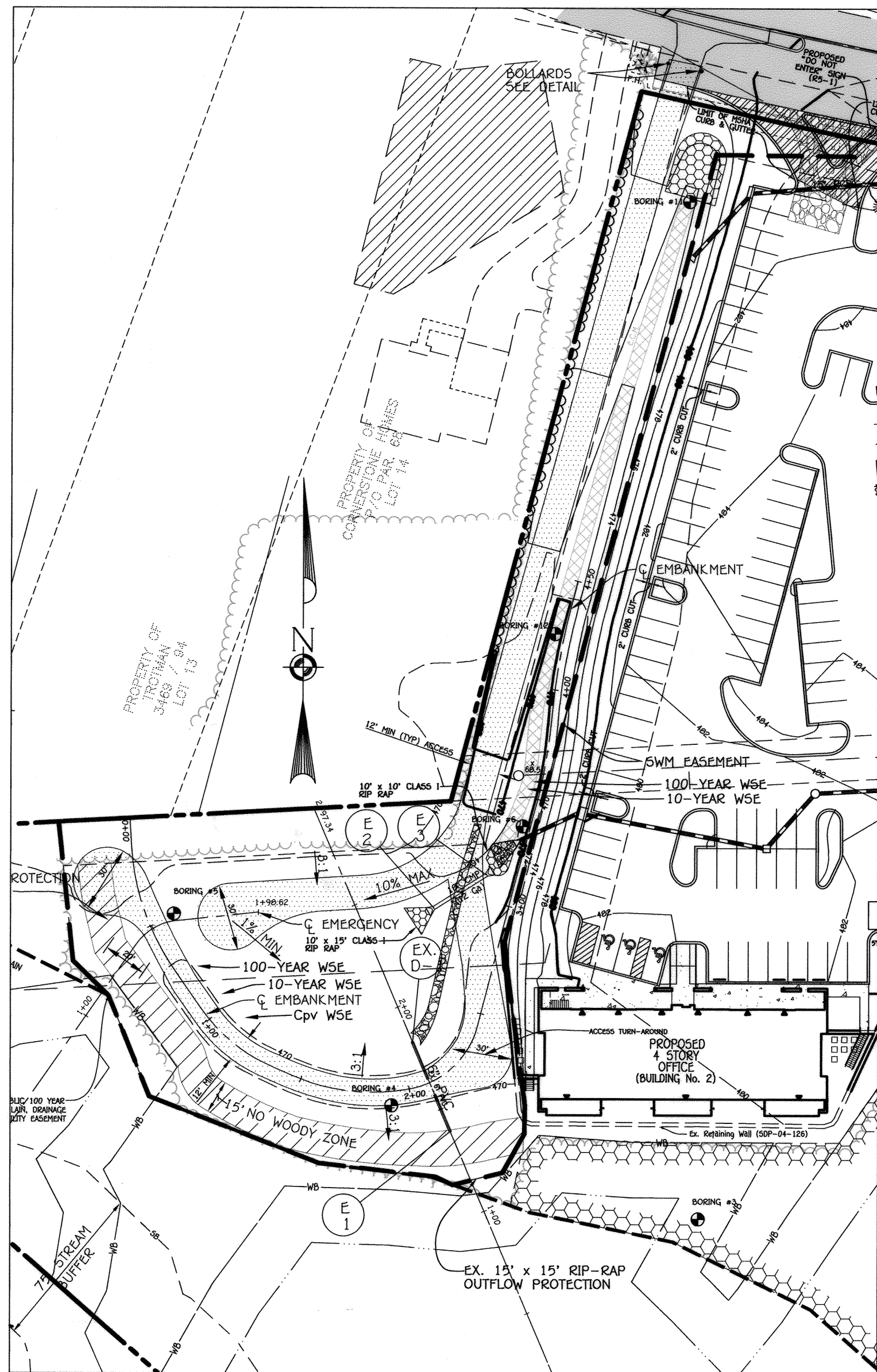
Signature: *[Signature]* Date: 7/20/12
Chief, Division of Land Development

Signature: *[Signature]* Date: 7/13/12
Chief, Development Engineering Division

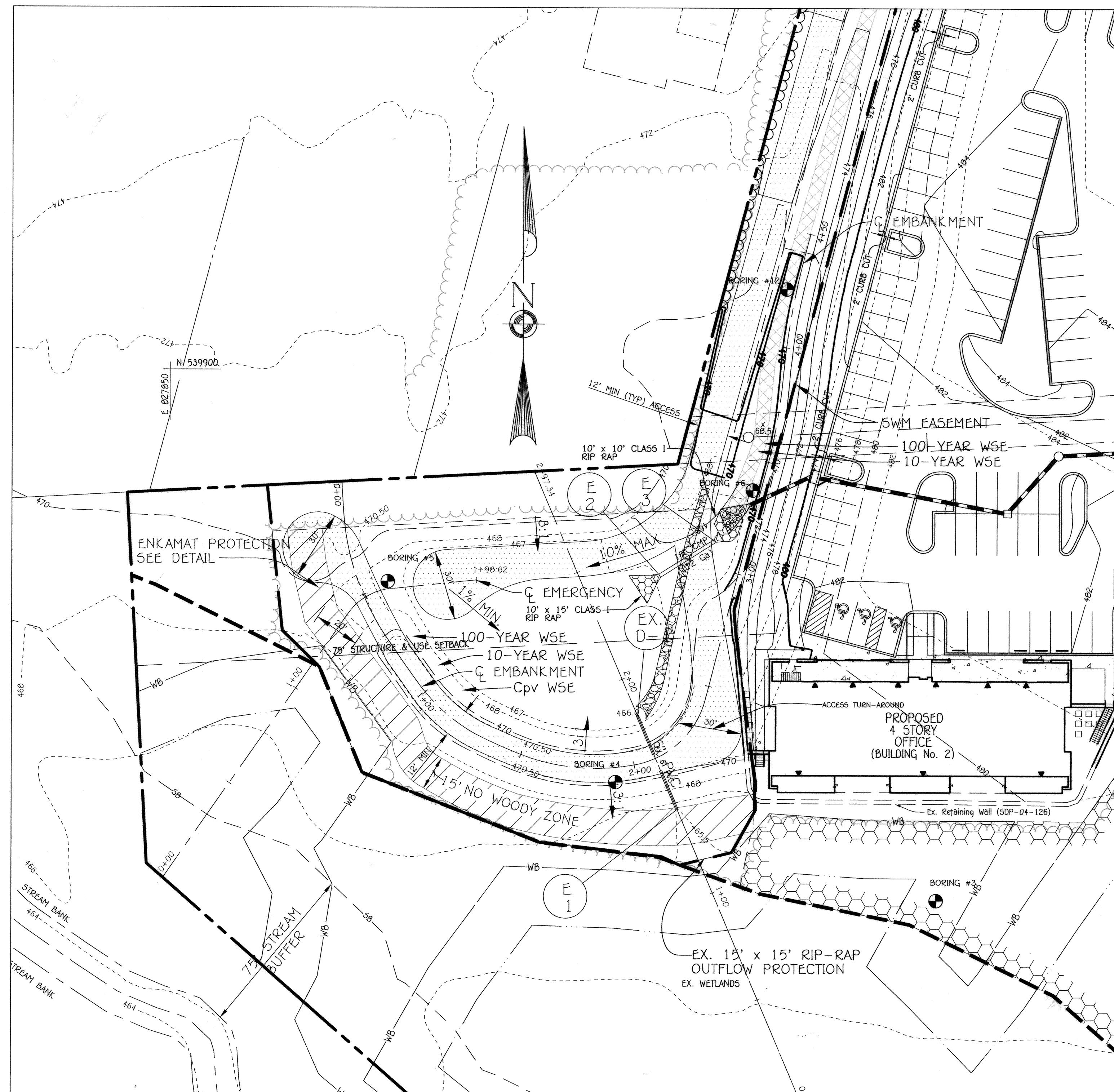
SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL No.
WAVELY CORPORATE CENTER	---	'A'
PLAT NO.	BLOCK NO.	ZONE
19761-19763	22+8	PEC
TAX/ZONE	ELEC. DIST.	CENSUS TR.
10 & 16	3rd	6030.00
WATER CODE	SEWER CODE	
K.02	5992000	

REVISED
SWM BIO-RETENTION AND GRASS CHANNEL PLAN & DETAILS
WAVELY CORPORATE CENTER
PARCEL 'A', PLAT No. 17415
ZONED PEC
TAX MAP No. 10 GRID No. 22 PARCEL No. 324, 325 & 327
TAX MAP No. 16 GRID No. 4 PARCEL No. 249
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: APRIL, 2008
REVISED DATE: MARCH, 2012
SCALE: 1" = 30' SHEET 12 OF 17

1:00PM 04/13/12 W/AVELY CORPORATE CENTER SDP REDLINE 2011/04/07-4001 SHEET 12 NEW BIORETENTION PLAN AND DETAILS.dwg SHEET 13 NEW W/AVELY 4/2/2012 3:41:00 PM



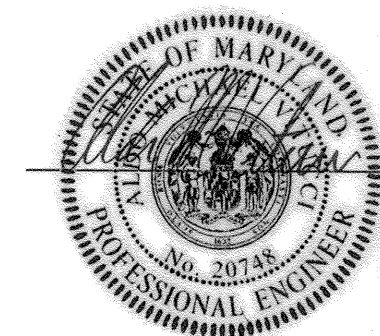
OVERALL PLAN
SCALE: 1" = 50'



PLAN VIEW
SCALE: 1" = 30'

AS-BUILT CERTIFICATION

Note: There is no "AS-BUILT" information provided on this sheet.



Aldo Michael Vitucci
Date
ALDO MICHAEL VITUCCI #20748

FACILITY SUMMARY

	1-YEAR	10 YEAR	100 YEAR
Developed Outflow (cfs)	0.15	33.1	52.9
Water Surface Elevation	468.54	469.23	469.46
Storage (ac. ft.)	0.483	0.625	0.692
Watershed Structure Type	Little Patuxent Extended Detention Dry Pond		
Structure Classification	LOW HAZARD A - Non-378		
Structure Location	Urban		
Storage Height Product	3.42 ac/ft		
Watershed Area to Facility	8.89 Ac.		
Minimum Top Width Provided	12.0 feet		
Maximum Height of Fill	3.91 feet		
Freeboard Required Above 10 Year	1 foot		
Freeboard Provided Above 10 Year	1.27 foot		

FACILITY WILL BE PRIVATELY OWNED AND MAINTAINED.
MANAGEMENT PROVIDED: Cpv / 1-Year
SEE BIORETENTION AND DRY SWALE FACILITIES FOR Rev & WQV MANAGEMENT

NOTE: THIS SHEET IS FOR SWM ONLY

DESIGN BY: tes
DRAWN BY: TSA
CHECKED BY: CJC

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
10272 BALDWIN INDUSTRIAL PARK
ELLCOTT CITY, MARYLAND 21042
(410) 461-2995

T. E. SCOTT & ASSOCIATES, INC.
10000 WOODBRIDGE DRIVE
ELLCOTT CITY, MARYLAND 21042
(410) 461-2995

NO.	REVISION	DATE
1	REVISE THE PARKING TO ADD 1 HDPC. SPACE, CHANGE BUILDING No. 2 TO REFLECT THE NEW ARCHITECTURE.	6/7/18
2	REMOVED FOR ZONING	9/8/14
3	REVISED BUILDING No. 1, PARKING & DUMPSTER LOCATION	3/15/12
NO.	REVISION	DATE



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

Signature of Engineer: *Aldo Michael Vitucci* Date: 11/9/18
Professional certification. I hereby certify that these documents were prepared by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, License No. 20748, Expiration Date 2-22-19.

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

Signature of Developer: *John K. Robertson* Date: 6-23-18

This development plan is approved for soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT.

Signature of Engineer: *John K. Robertson* Date: 10/18/18
Howard SCD

OWNER/DEVELOPER
WAVERLY WOODS DEVELOPMENT CORPORATION
c/o LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELLCOTT CITY, MARYLAND 21042
(443) 367-0422

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Signature of Director: *Valerie G. Goff* Date: 11-9-18
Director - Department of Planning and Zoning
Signature of Chief: *John K. Robertson* Date: 11-07-18
Chief, Division of Land Development
Signature of Chief: *John K. Robertson* Date: 10-30-18
Chief, Development Engineering Division

SUBDIVISION NAME	SECTION/AREA	LOT/PARCEL Nos.
WAVERLY CORPORATE CENTER	---	'A'
PLAT NO.	BLOCK NO.	ZONE
19761-19763	22+B	PEC
TAX/ZONE	ELEC. DIST.	CENSUS TR.
10 & 16	3rd	6030.00
WATER CODE	SEWER CODE	
K.02	5992000	

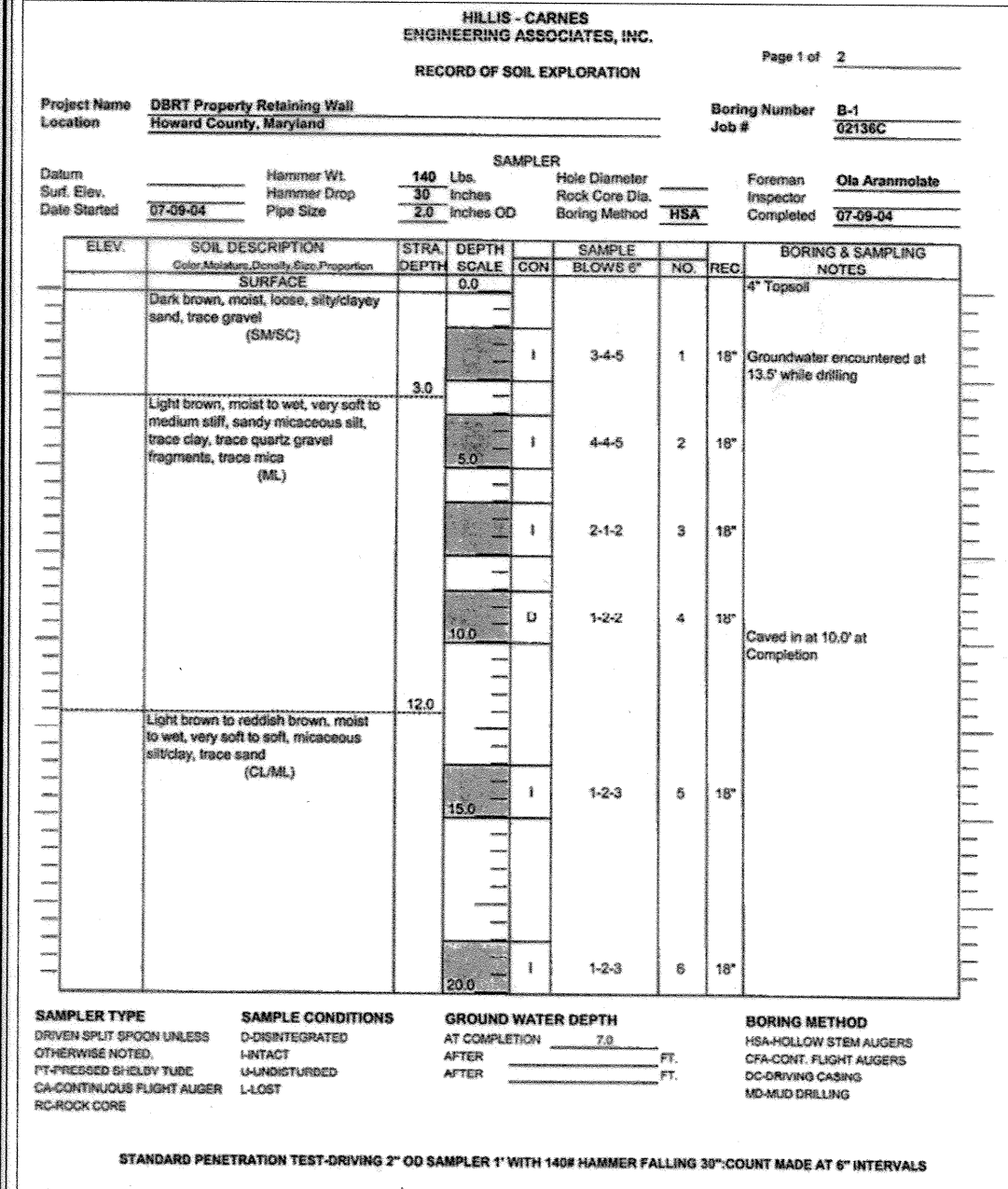
REVISED EXISTING SWM FACILITY No. 1
MODIFICATION PLAN

WAVERLY CORPORATE CENTER
PARCEL 'A', PLAT No. 17415

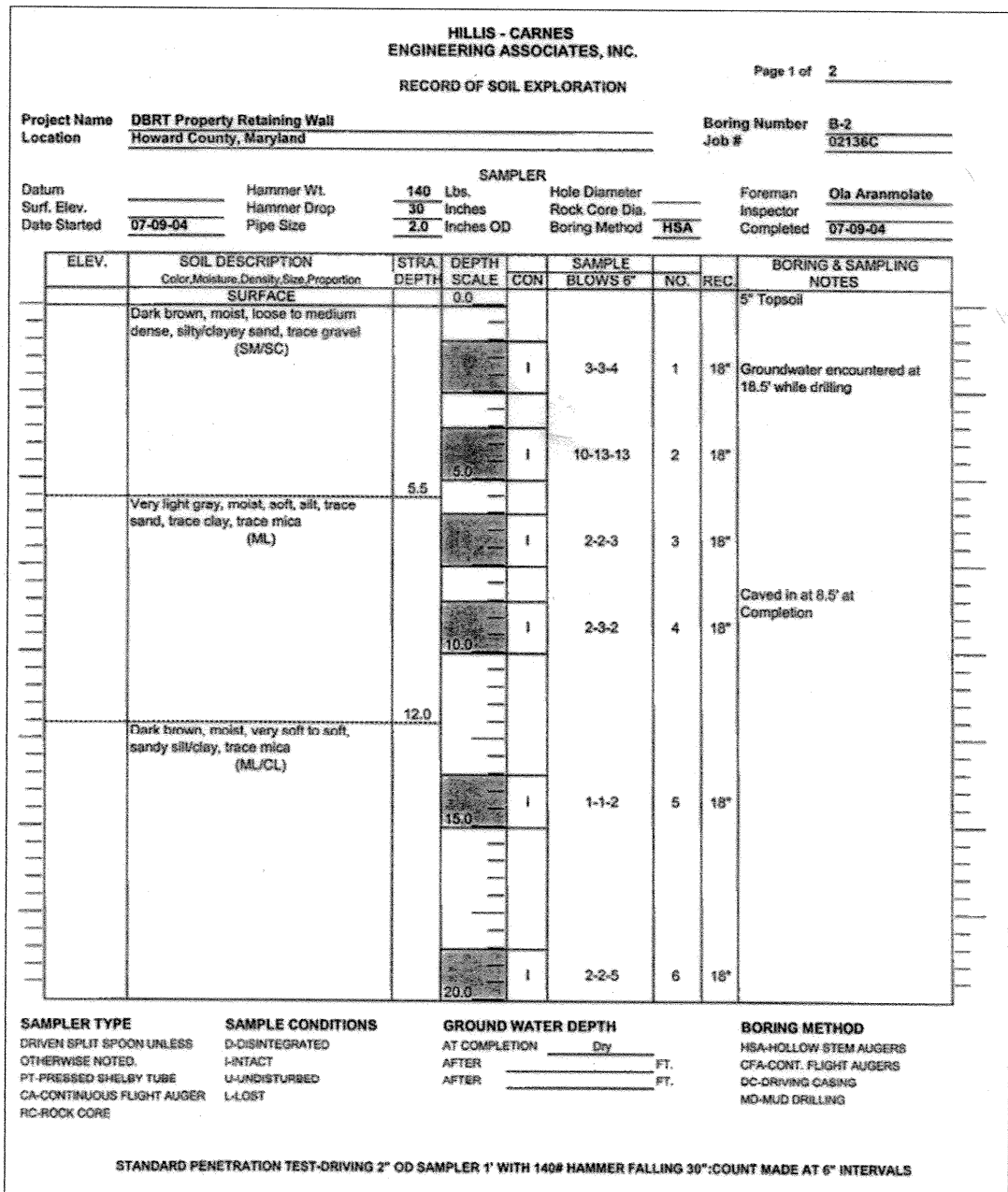
ZONED PEC
TAX MAP No. 10 GRID No. 22 PARCEL No. 324, 325 & 327
TAX MAP No. 16 GRID No. 4 PARCEL No. 249
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: JUNE, 2018
SCALE: AS SHOWN
SHEET 13 OF 17

THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET SDP 07-082

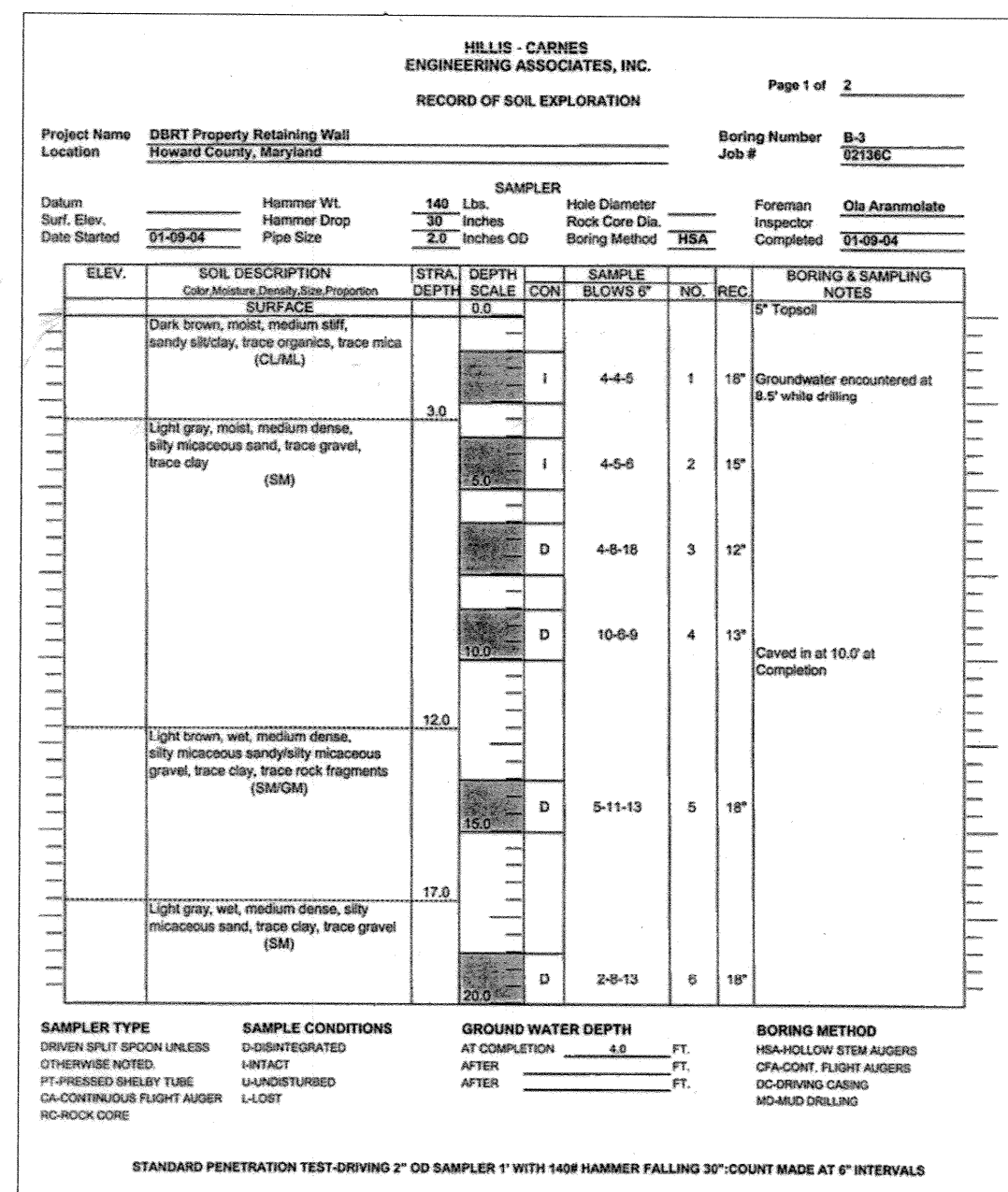
BORING B-1



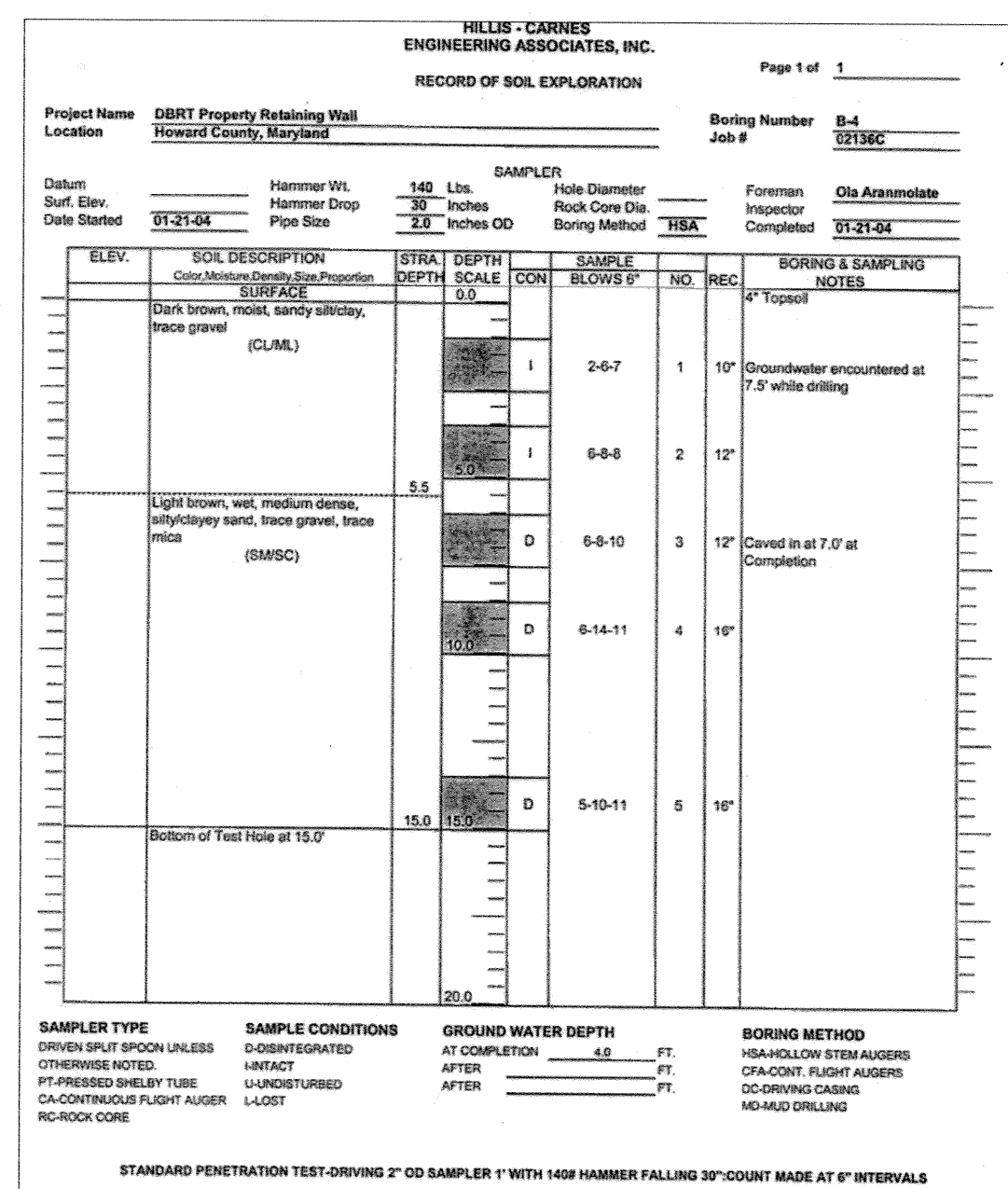
BORING B-2



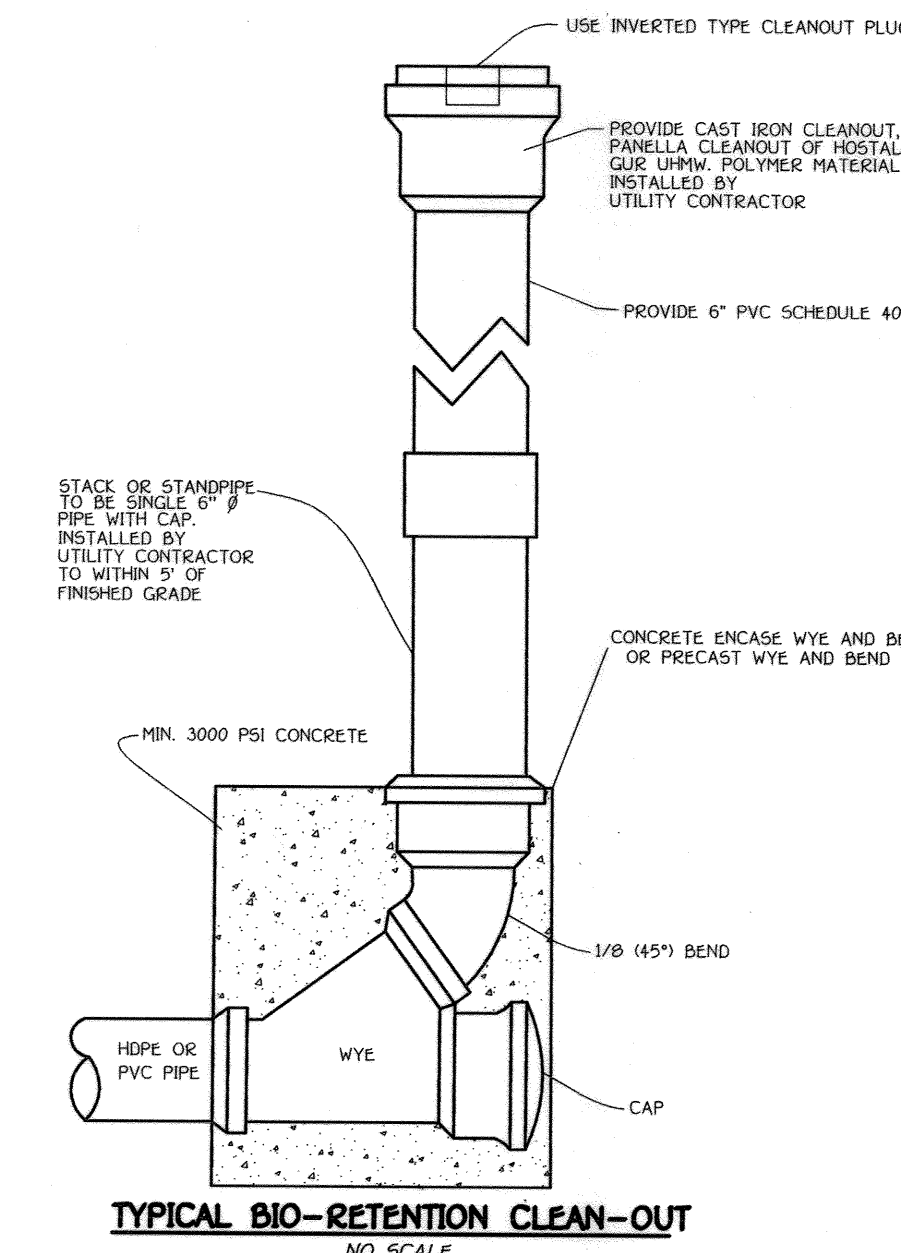
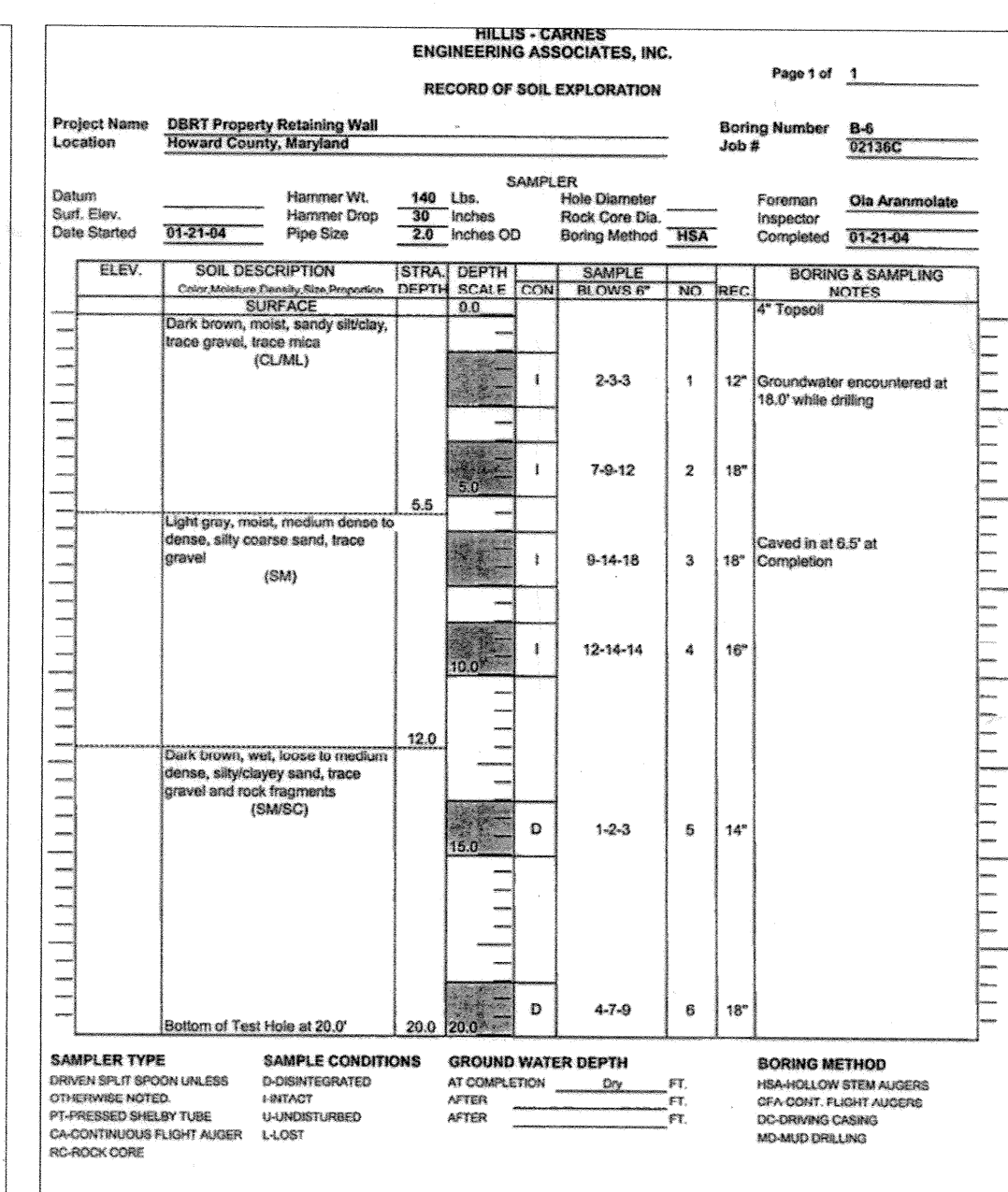
BORING B-3



BORING B-4



BORING B-6

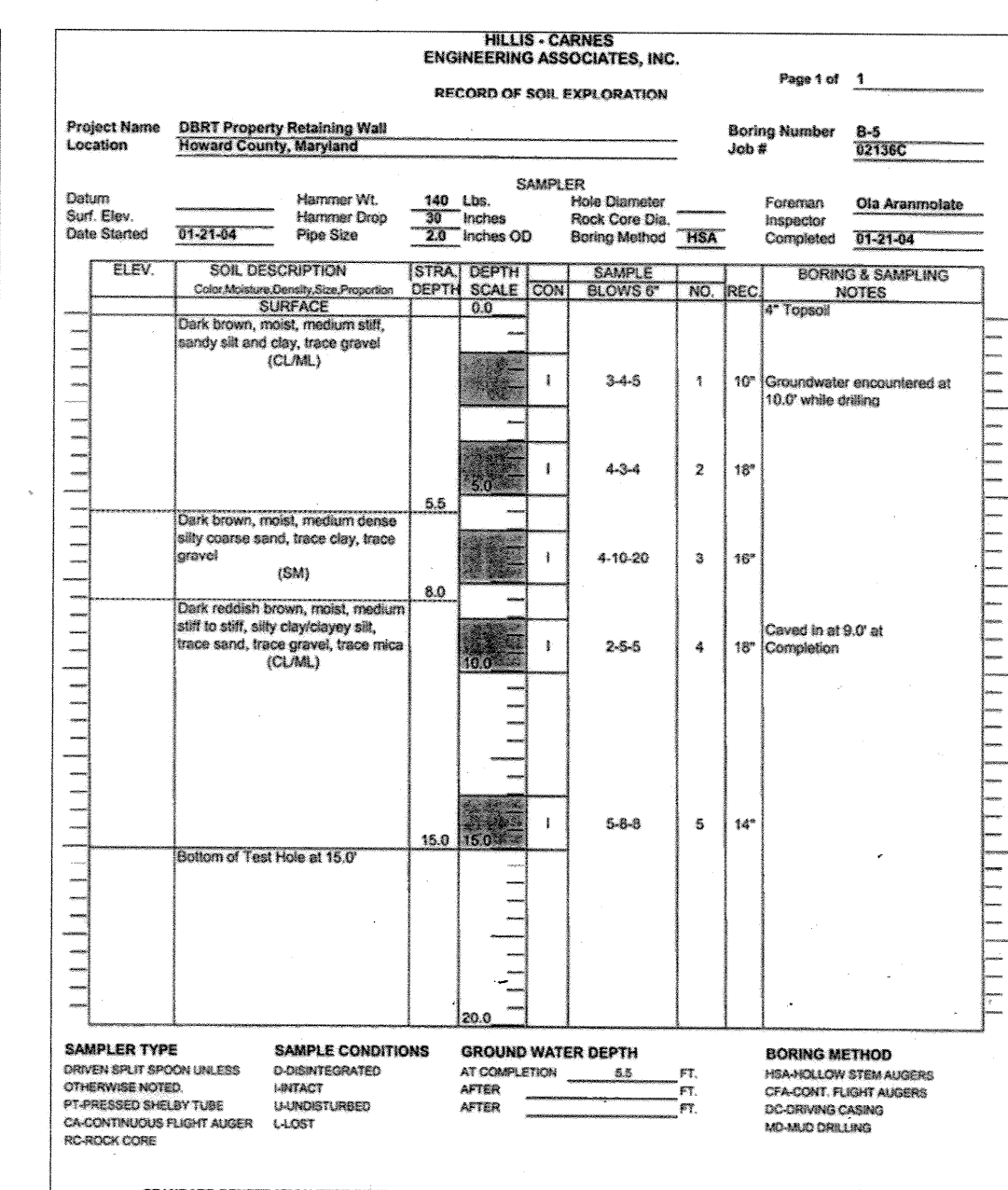
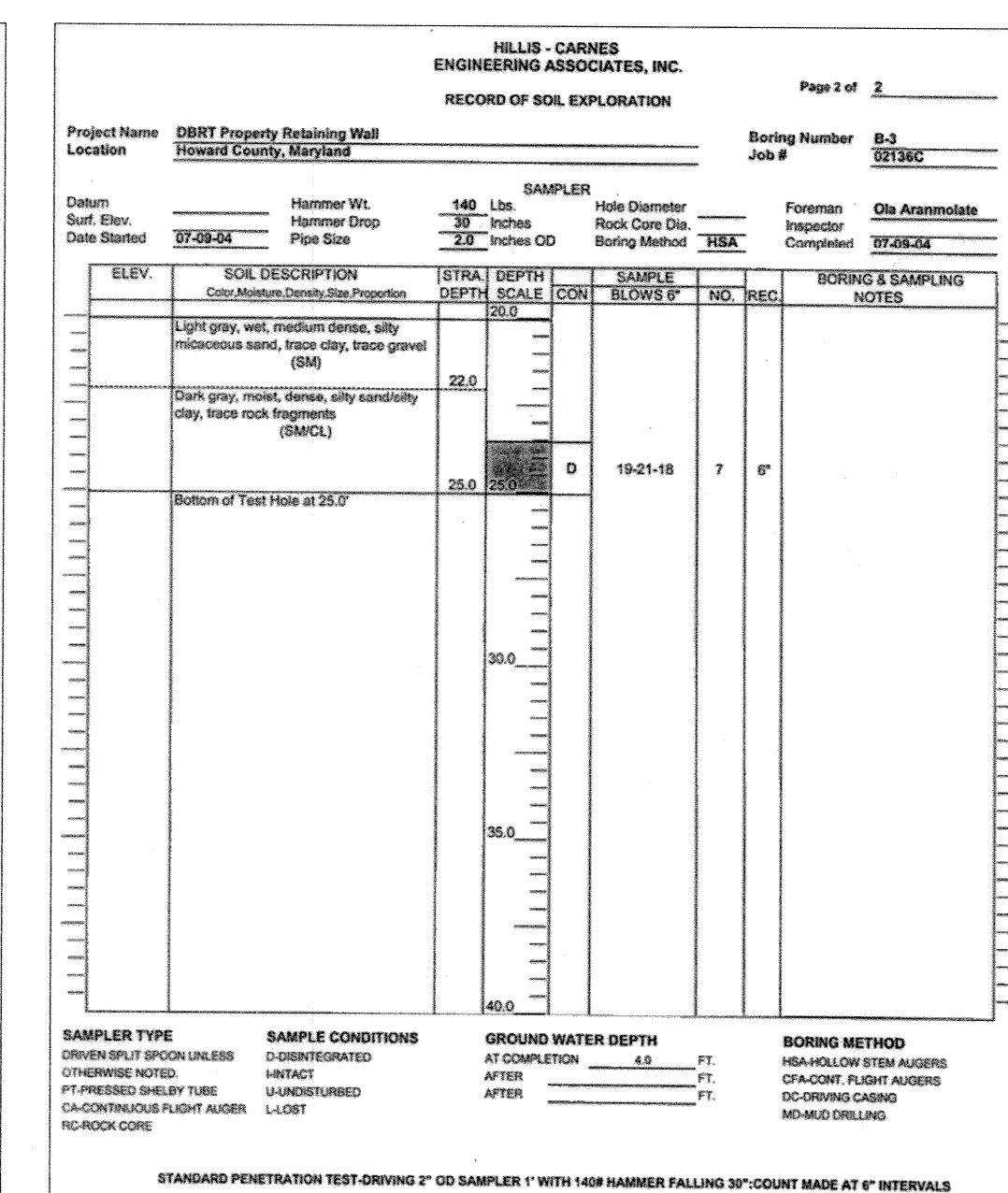
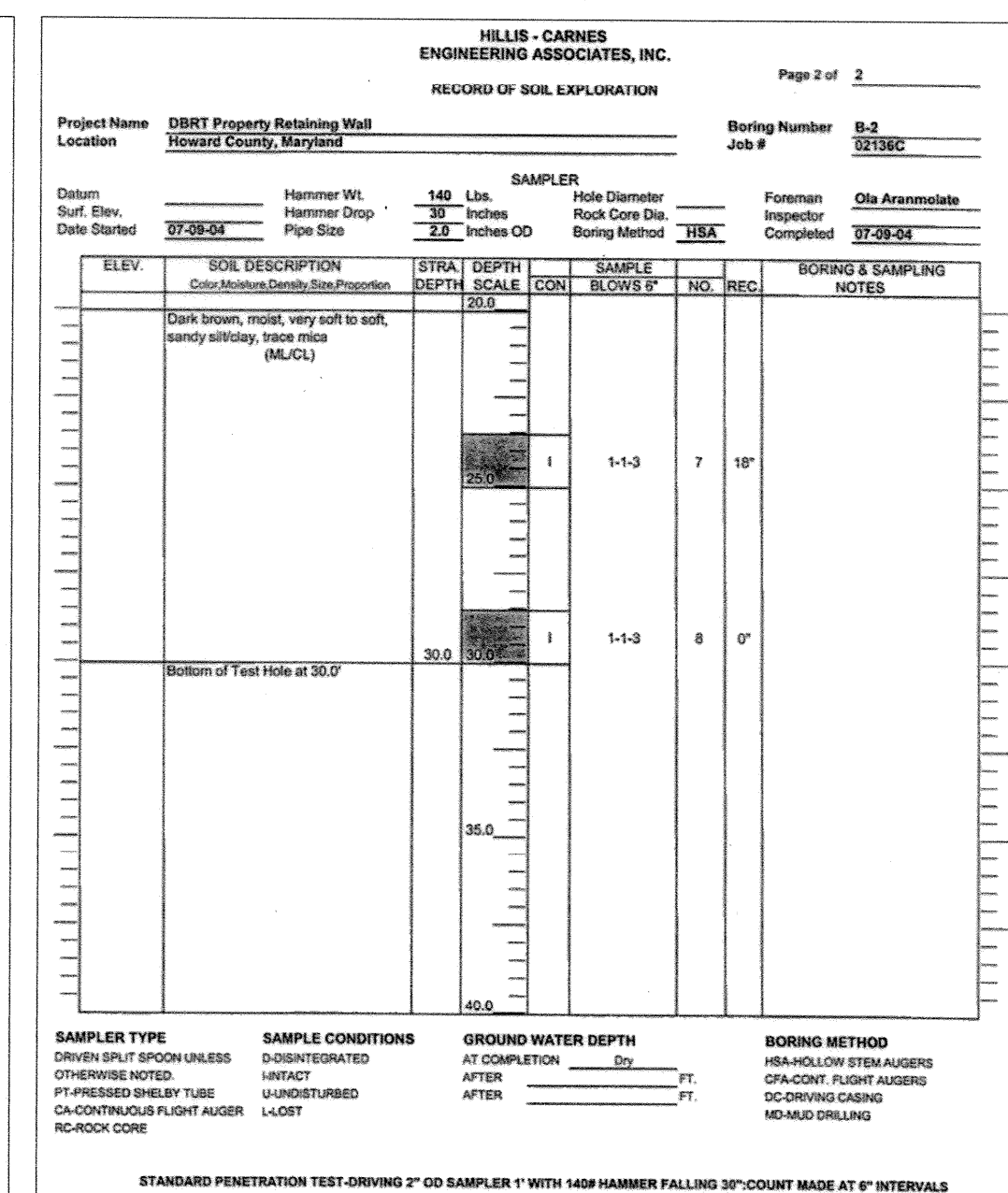
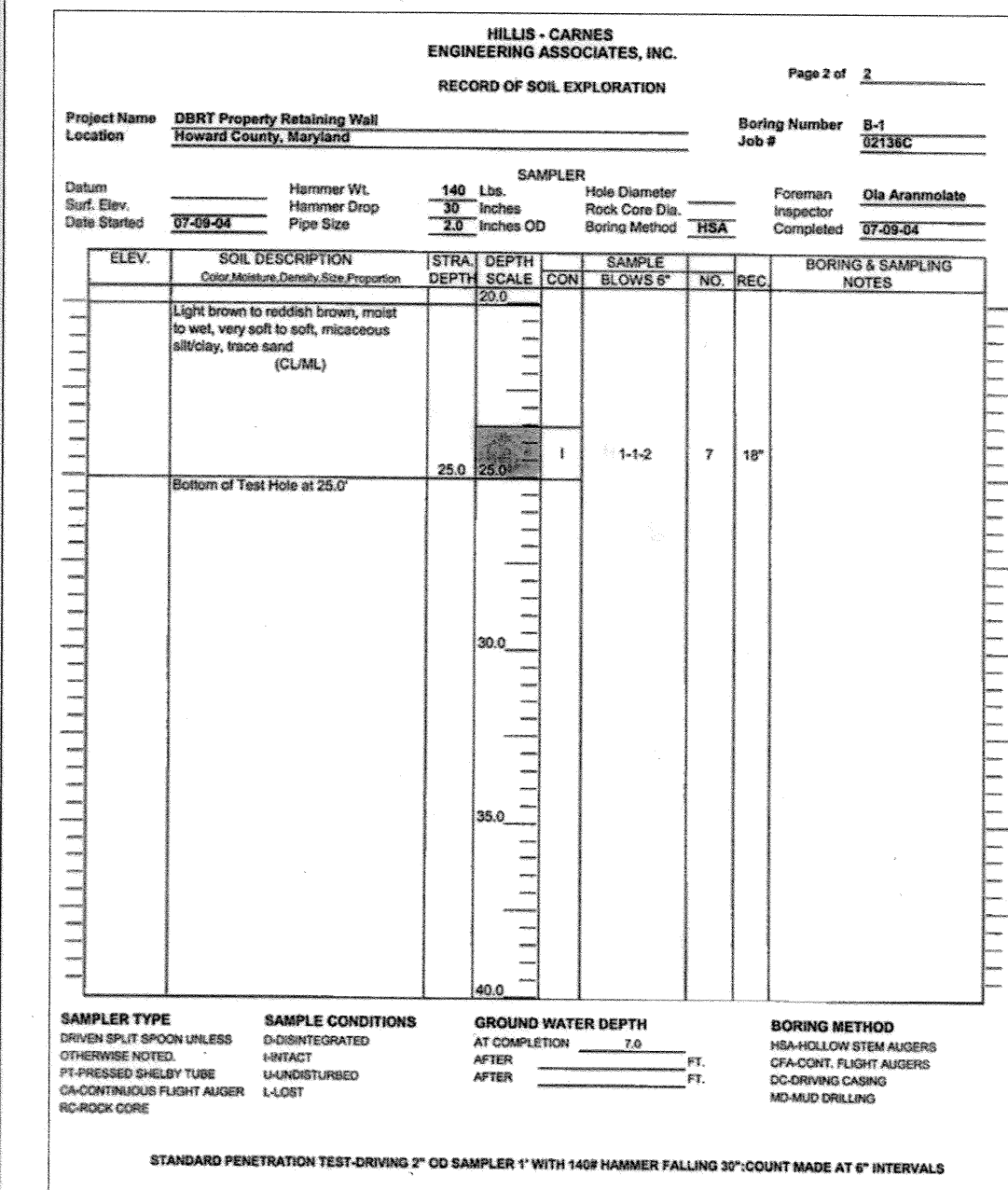


BORING B-1 CONTINUED

BORING B-2 CONTINUED

BORING B-3 CONTINUED

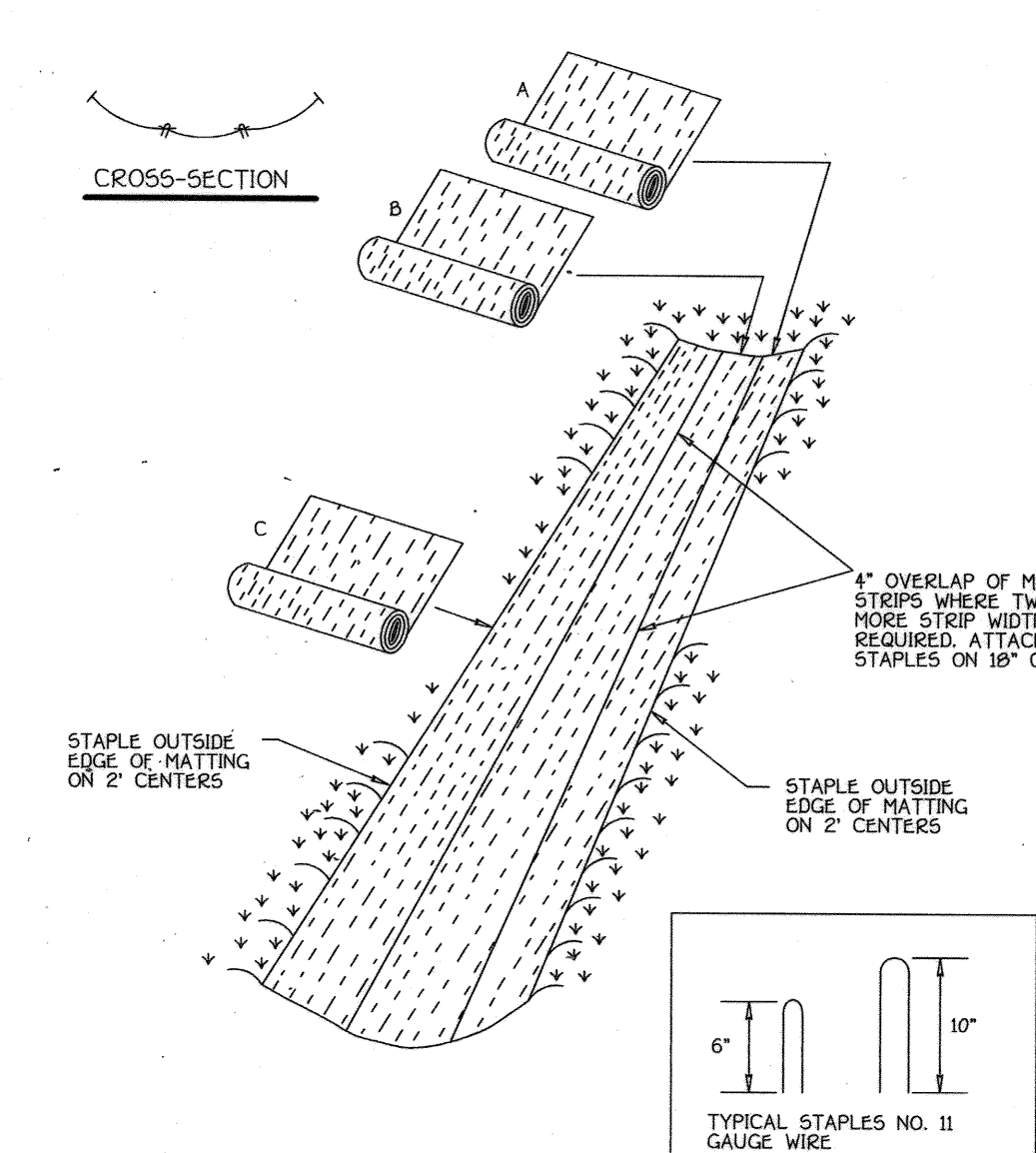
BORING B-5



BIO-RETENTION CLEAN-OUT SCHEDULE table with columns for structure no., top elevation, invert, location, and remarks.

AS-BUILT CERTIFICATION section with signature and date of ALDO MICHAEL VIUCCI.

EROSION CONTROL MATTING



- Construction Specifications list detailing matting placement, overlap, and securing methods.

FISHER, COLLINS & CARTER, INC. logo and contact information.

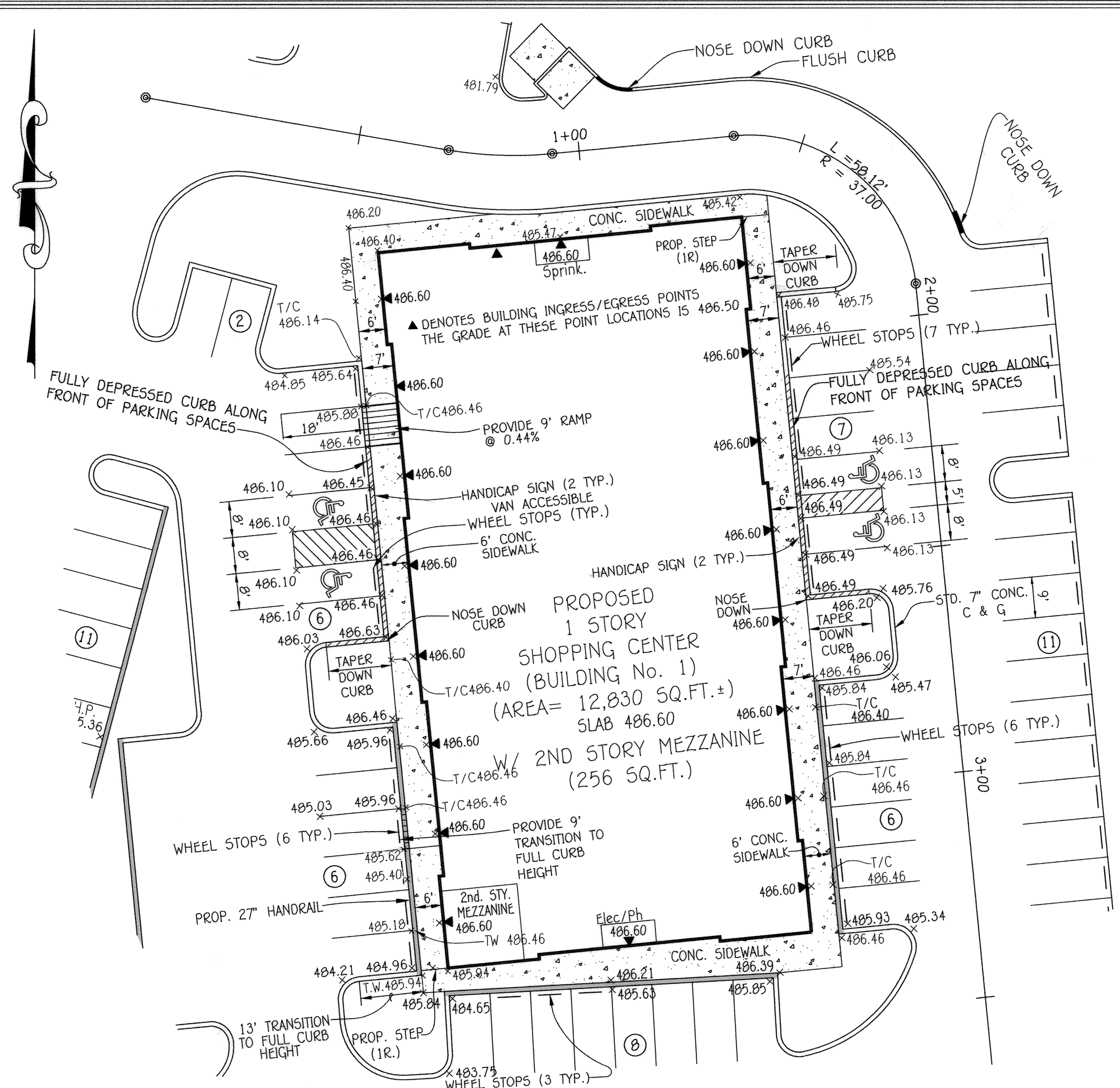
Revisions table with columns for NO., REVISION, and DATE.

ENGINEER'S CERTIFICATE and DEVELOPER'S CERTIFICATE sections with signatures and dates.

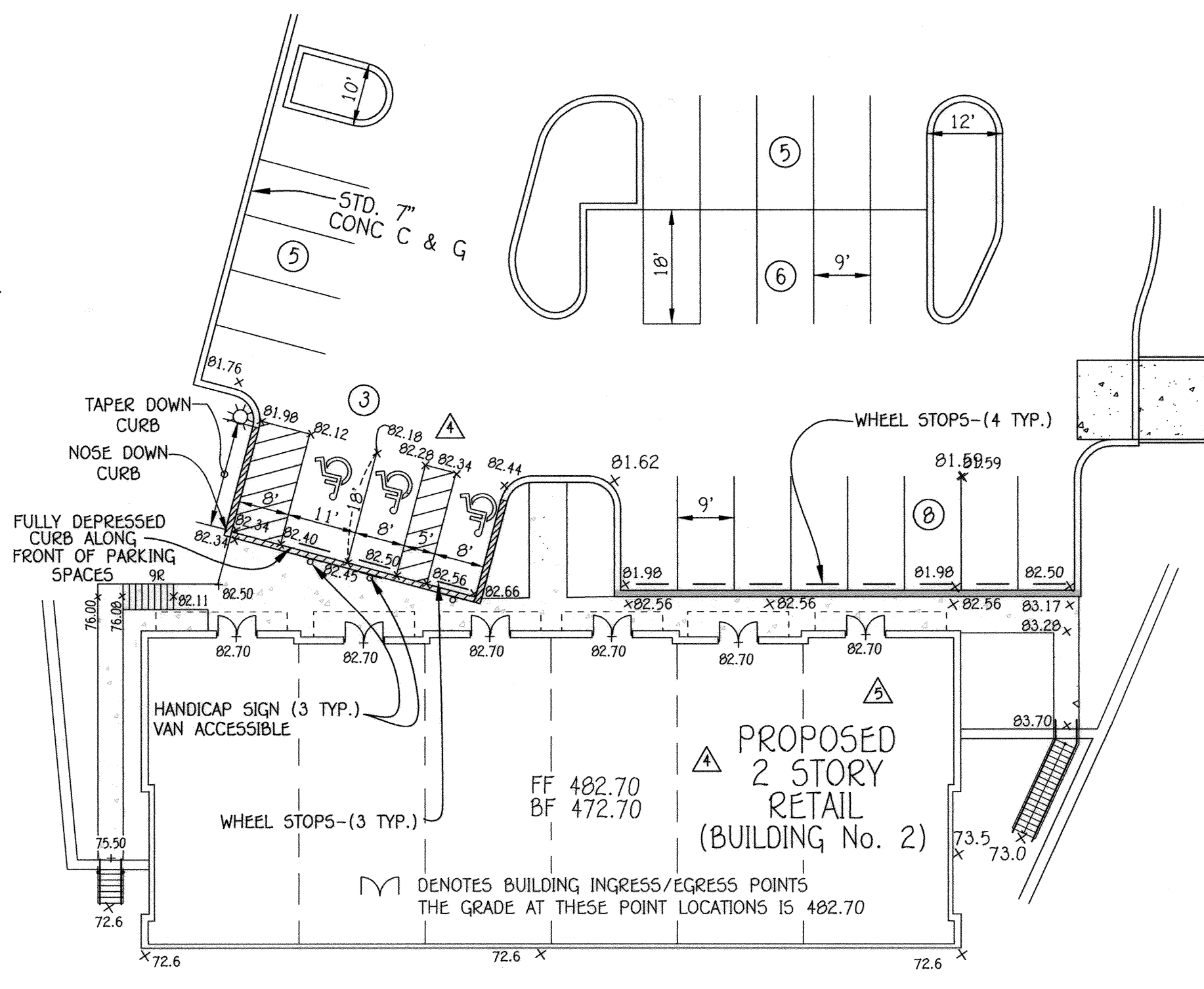
OWNER/DEVELOPER section with company name and address.

APPROVED: DEPARTMENT OF PLANNING AND ZONING section with signature and date.

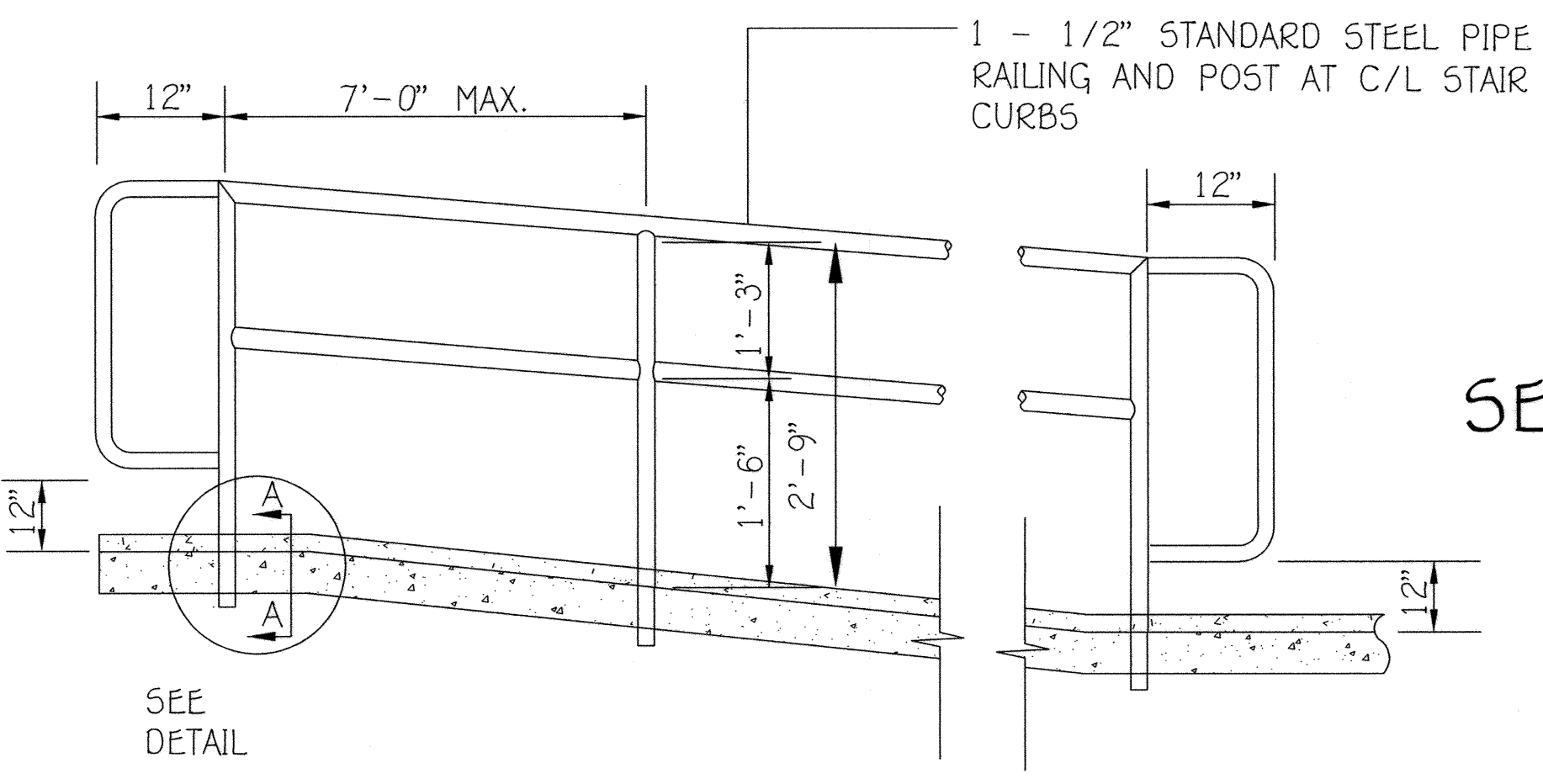
STORMWATER MANAGEMENT NOTES, DETAILS & SOIL BORINGS section with project details.



HANDICAP RAMP DETAIL
SCALE: 1" = 20'



HANDICAP RAMP DETAIL
SCALE: 1" = 20'



HAND RAIL DETAIL
NO SCALE



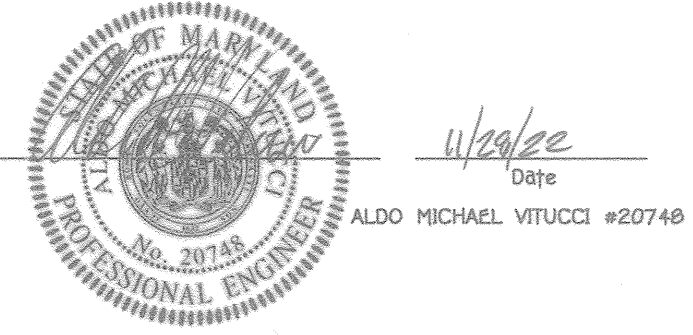
HANDICAP PARKING SIGN DETAIL
NOT TO SCALE



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

NOTE: THIS SHEET IS FOR HANDICAP PARKING ONLY.

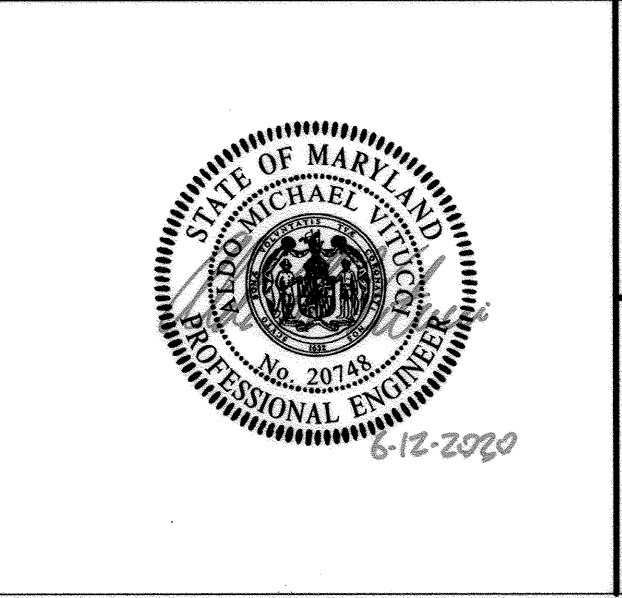
AS-BUILT CERTIFICATION
Note: There is no "AS-BUILT" information provided on this sheet.



I:\2006\04\07\ang\CDP\CENTERS SDP\REDLINE\MARCH 2020\06\07-4001 SHEET 16 Handicap Details.dwg, sheet 16 of 16, 1:1

FISHER, COLLINS & CARTER, INC. CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PARK ELICOTT CITY, MARYLAND 21042 (410) 461-2895	REVISION NO. REVISION DATE
---	---

	REVISION SOUTH BUILDING, REMOVE OFFICE SPACE & REVISE TO RETAIL SPACE 3/25/20 REVISION THE PARKING TO ADD 1 HOCP. SPACE, CHANGE BUILDING No. 2 TO REFLECT THE NEW ARCHITECTURE. 6/7/18 ADDED PARKING SPACES & REMOVED POR ZONING 9/8/14 REVISED BUILDING No. 1, PARKING & DUMPSTER LOCATION 3/15/12 REVISED 8' W TO 6' W FOR BUILDING Nos. 1 & 2 9/5/08
--	--



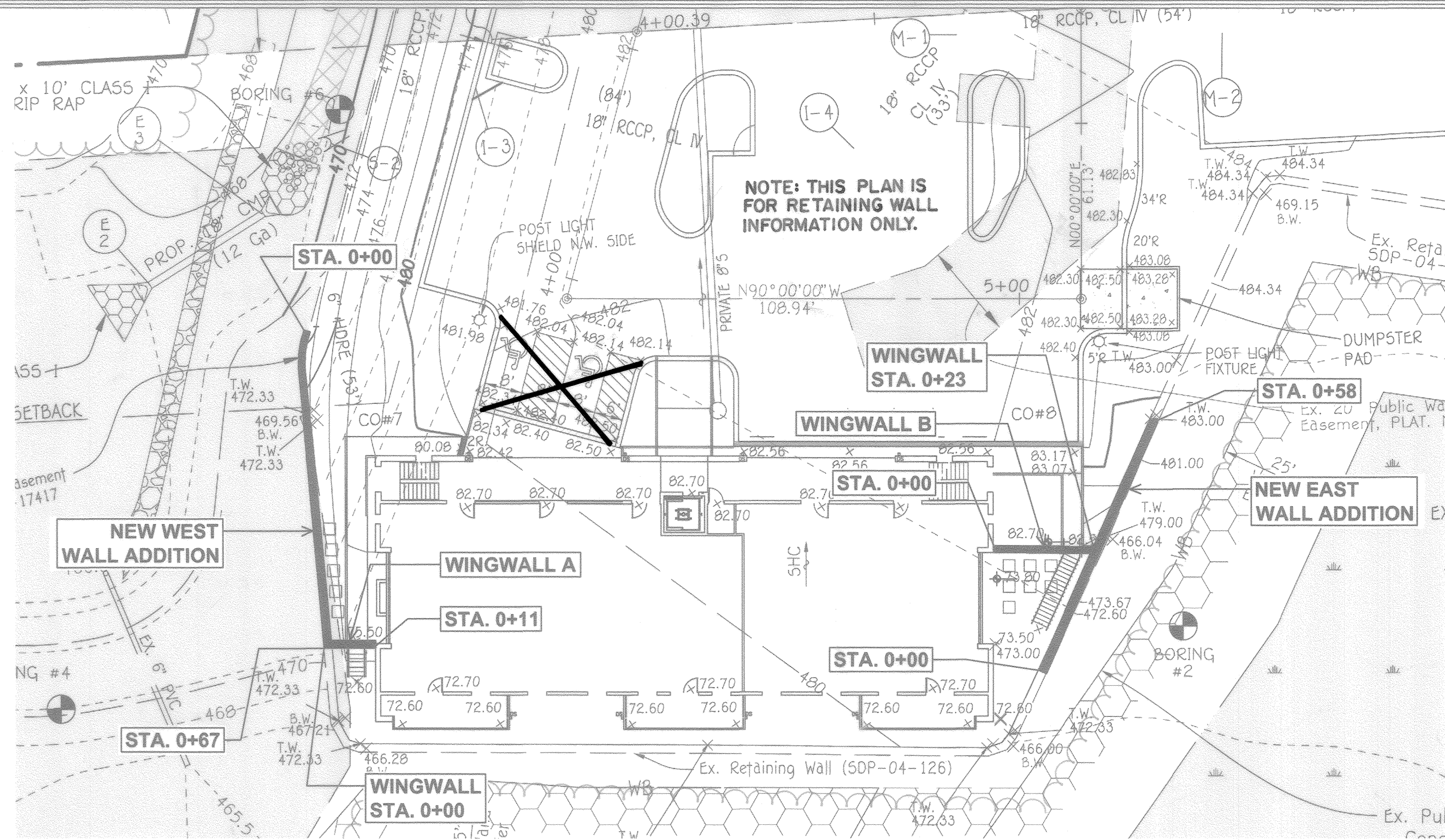
OWNER/DEVELOPER WAVERLY WOODS DEVELOPMENT CORPORATION c/o LAND DESIGN AND DEVELOPMENT, INC. 2500 DORSEY HALL DRIVE, SUITE 102 ELICOTT CITY, MARYLAND 21042 (410) 367-0422	APPROVED: DEPARTMENT OF PLANNING AND ZONING <i>Five Mary Ann Kordale</i> Director - Department of Planning and Zoning 8/13/2020 Chief, Division of Land Development DD 7/13/2020 Chief, Development Engineering Division 7/21/20
--	---

SUBDIVISION NAME WAVERLY CORPORATE CENTER	SECTION/AREA 'A'	LOT/PARCEL Nos. 'A'
PLAT NO. 19761-19763	BLOCK NO. 22+8	ZONE PEC
WATER CODE K.02	TAX/ZONE 10 & 16	ELEC. DIST. 3rd
SEWER CODE 5992000	CENSUS TR. 6030.00	TAX MAP No. 10 GRID No. 22 PARCEL No. 324, 325 & 327 TAX MAP No. 16 GRID No. 4 PARCEL No. 249 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND DATE: MARCH, 2020

REVISIONS NO. REVISION DATE	ZONED PEC TAX MAP No. 10 GRID No. 22 PARCEL No. 324, 325 & 327 TAX MAP No. 16 GRID No. 4 PARCEL No. 249 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND DATE: MARCH, 2020
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REVISIONS NO. REVISION DATE	SHEET 16 OF 17
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THERE IS NO "AS-BUILT" INFORMATION PROVIDED ON THIS SHEET SDP 07-082

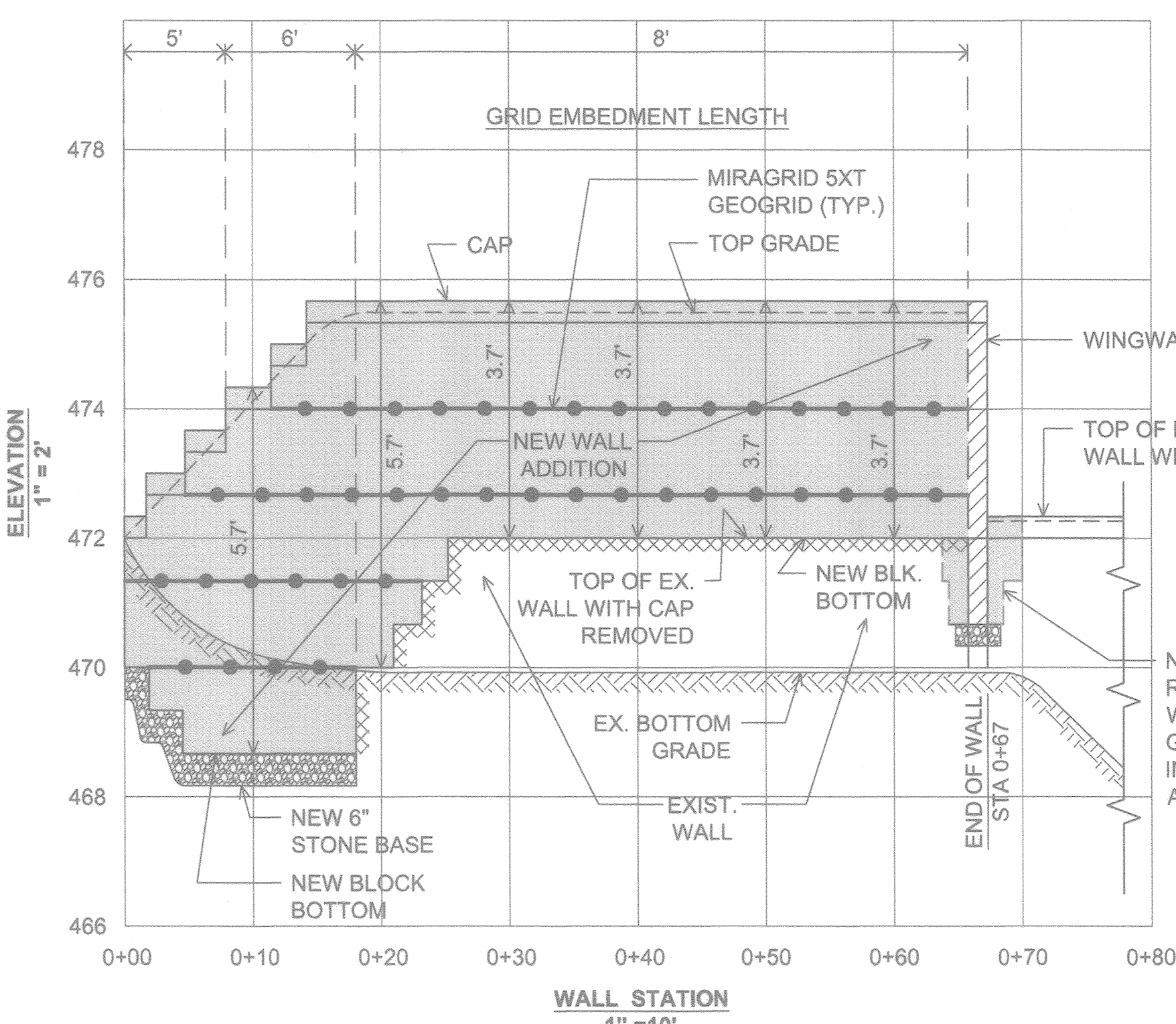


WALL LOCATION PLAN
1" = 20'

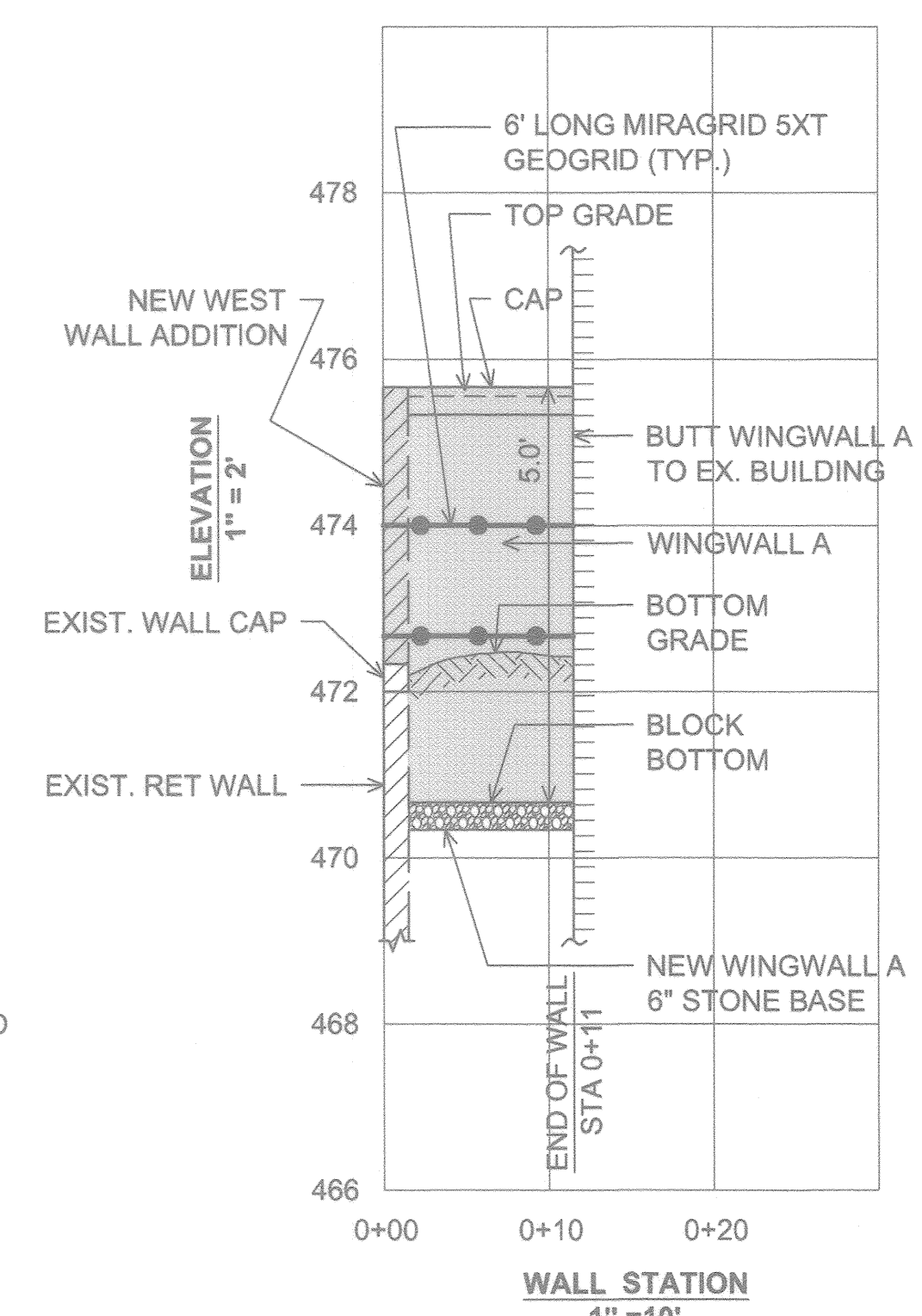
NOTE: REMOVE EXISTING WALL BLOCK AND FILL AS NEEDED TO CONSTRUCT WINGWALL B. REPLACE REMOVED WALL BLOCK AND GEOGRID IN-KIND. REFER TO ORIGINAL WALL CONSTRUCTION PLANS DATED JUNE 4, 2004.

AS-BUILT CERTIFICATION
Note: There is no "AS-BUILT" information provided on this sheet.

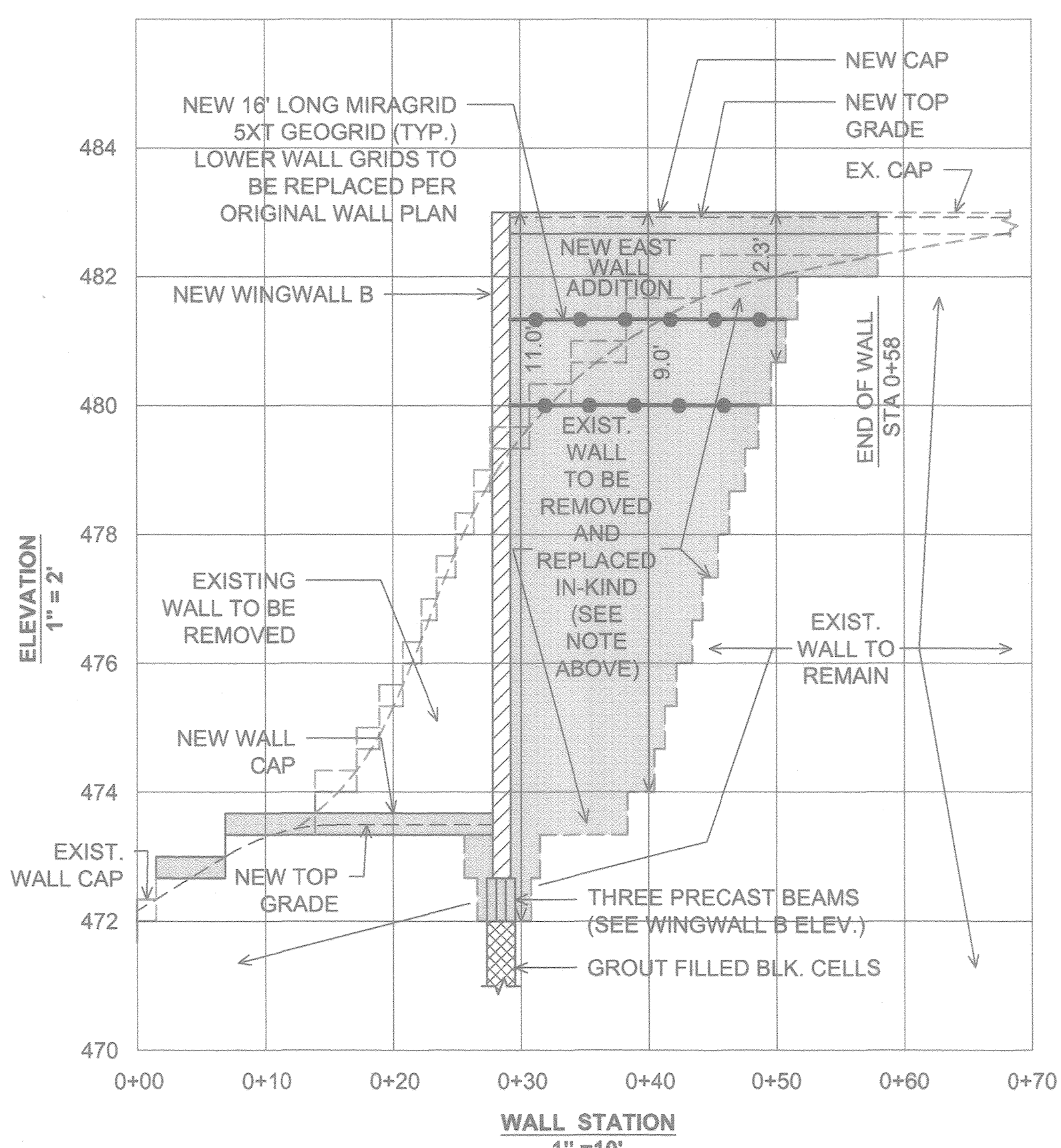
ALDO MICHAEL VITUCCI #20748
Date: 11/20/18



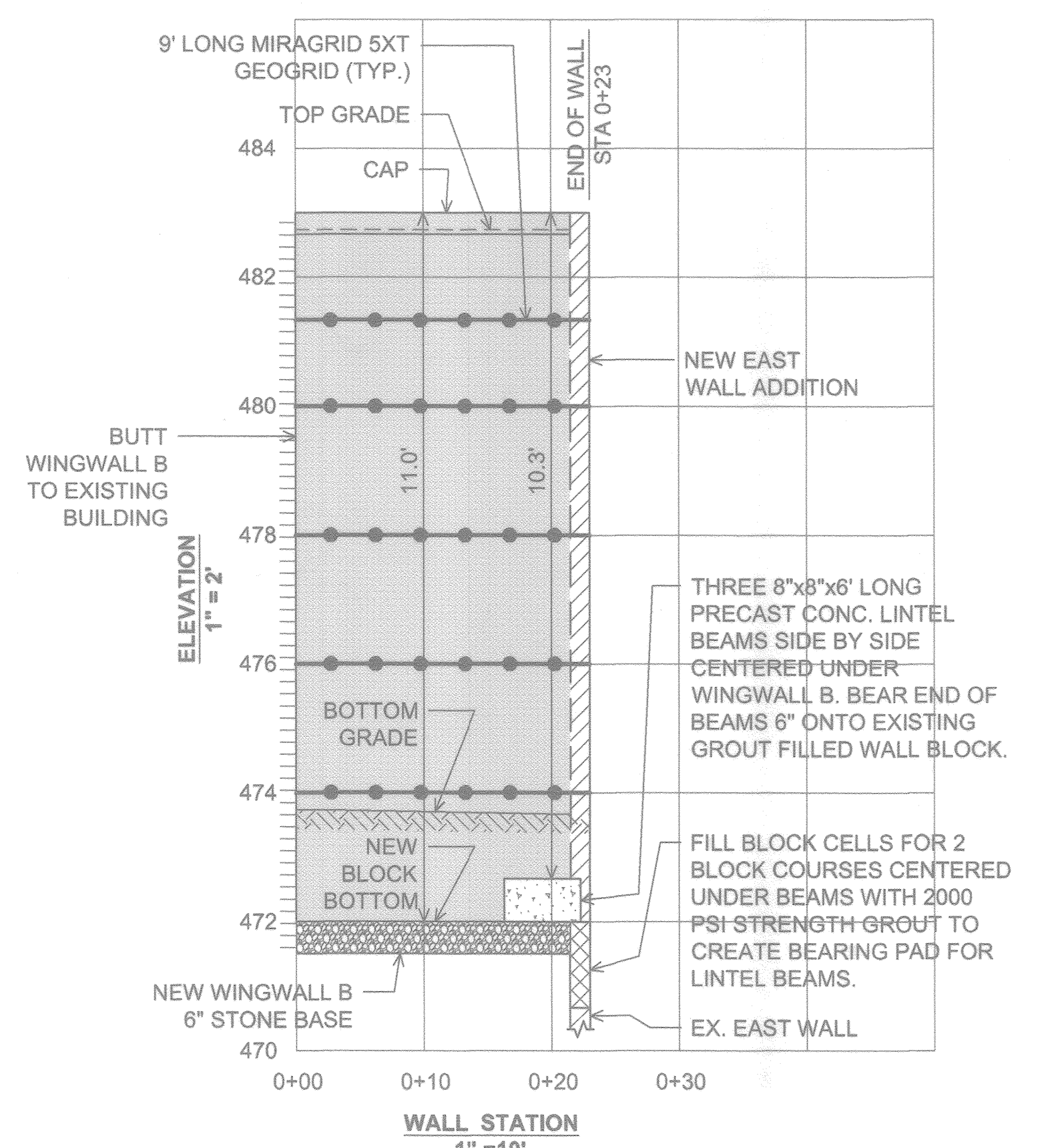
WEST WALL ADDITION ELEVATION



WINGWALL A ELEVATION



EAST WALL ADDITION ELEVATION



WINGWALL B ELEVATION

HILLIS-CARNES ENGINEERING ASSOCIATES
19875 Guilford Road, Suite A Annapolis Junction, Maryland
Phone: (410) 890-4788 www.hca.com Fax: (410) 890-4098
HCEA # 04188-A DESIGNED BY: RWS DRAWN BY: AM CHECKED BY: RWS

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
SEVENTH SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042

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. 14434. EXPIRATION DATE: 05/31/19.

OWNER/DEVELOPER
WAVERLY WOODS DEVELOPMENT CORPORATION
c/o LAND DESIGN AND DEVELOPMENT, INC.
5300 DORSEY HALL DRIVE, SUITE 102
ELICOTT CITY, MARYLAND 21042
(443) 367-0422

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Naldia J. Jolie 11-9-18
Director - Department of Planning and Zoning Date

Victor J. ... 11-07-18
Chief, Division of Land Development Date

... 10-30-18
Chief, Development Engineering Division Date

SUBDIVISION	SECTION/AREA	LOT NO.
WAVERLY CORPORATE CENTER	---	'A'
PLAT NO.	BLOCK NO.	ZONE
19761-19763	22+B	PEC
TAX/ZONE	ELEC. DIST.	CENSUS TR.
10 & 16	3rd	6030.00
WATER CODE	SEWER CODE	
K02	5992000	

RETAINING WALL MODIFICATION PLAN

WAVERLY CORPORATE CENTER
PARCEL 'A', PLAT NO. 17415

ZONED: PEC
TAX MAP No.: 10 GRID NO. 22 PARCEL NO. 324, 325 & 327
TAX MAP NO. 16 GRID NO. 4 PARCEL NO. 249

THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE: JUNE 2018

SCALE: AS SHOWN SHEET 17 OF 17