

OVERALL SITE PLAN
SCALE: 1" = 100'

GENERAL SITE DATA:

1. GENERAL SITE DATA:

A. EXISTING ZONING: NT - EMPLOYMENT CENTER COMMERCIAL

B. APPLICABLE DPZ FILE REFERENCES:
P-82-29, F-83-12, F-85-34, FDP-177-A-1 and WP-07-120, PUBLIC WATER CONT. 24-4507-D, and F-08-053.
NOTE: A WAIVER (WP-07-120), DATED JUNE 7, 2007 PER ARTICLE V, SEC. 16.155(a)(1)(ii), WAS APPROVED FOR THE WAIVER OF AN SDP PRIOR TO THE ISSUANCE OF A ROUGH GRADING PERMIT. THE PURPOSE OF THE REQUEST WAS TO ROUGH GRADE AND PROVIDE A TEMPORARY CONTRACTOR'S TRAILER COMPOUND AND TEMPORARY PARKING LOT FOR ADJOINING HIGH PROJECT ASSOCIATED WITH SDP 07-057.

C. PROPOSED USE OF SITE OR STRUCTURE(S): MEDICAL OFFICE BUILDING - 4 STORES W/ LOWER LEVEL (GARDEN LEVEL)

D. PROPOSED WATER SYSTEMS: PUBLIC

2. AREA TABULATION:

A. TOTAL OVERALL PROJECT AREA: 10.0412 ACRES OR 437,396 S.F.
(AS INDICATED BY SECTION AND AREA, AND AS SHOWN ON THE FINAL PLAN, OR AS SHOWN ON THE DEED).

B. OVERALL NET AREA OF SITE: 10.0412 ACRES OR 437,396 S.F.
(AS INDICATED BY SECTION AND AREA, AND AS SHOWN ON THE FINAL PLAN, OR AS SHOWN ON THE DEED)

C. AREA OF THIS PLAN OF SUBDIVISION: PARCEL A-2: 10.0412 ACRES OR 437,396 S.F.

D. LIMIT OF DISTURBANCE: 10.10 ACRES OR 439,956 S.F.

E. BUILDING COVERAGE OF PARCEL A-2:
LOT AREA = 437,396 S.F. OR 10.0412 AC.
PROPOSED BUILDING = 37,448 S.F. OR 0.8597 AC.
TOTAL BUILDING COVERAGE OF PARCEL A-2 = 37,448 S.F. OR 0.8597 AC. = 8.56%

F. FLOOR AREA TABULATION:
LOWER LEVEL (GARDEN LEVEL): 37,448 S.F.
FIRST FLOOR: 36,168 S.F.
SECOND FLOOR: 30,066 S.F.
THIRD FLOOR: 30,066 S.F.
FOURTH FLOOR: 30,066 S.F.
TOTAL BUILDING FLOOR AREA: 163,814 S.F.

3. PARKING DATA:

A. NUMBER OF PARKING SPACES REQUIRED BY ZONING REGULATIONS AND/OR FDP CRITERIA:
5 SPACES/1,000 S.F. (163,814 X 5 = 819) 819 SPACES

B. NUMBER OF REGULAR PARKING SPACES PROVIDED ON-SITE: 790 SPACES

C. NUMBER OF HANDICAP PARKING SPACES PROVIDED: 19 SPACES

D. NUMBER OF HANDICAP VAN PARKING SPACES PROVIDED: 10 SPACES

E. TOTAL NUMBER OF SPACES: 819 SPACES

4. BREAK DOWN OF REQUIRED PARKING SPACES:

NOTE: PARKING CALCULATIONS ARE BASED ON SECTION 133 OF THE ZONING REGULATIONS

MEDICAL OFFICE BUILDING WITH > 50% OF FLOOR AREA FOR MEDICAL OFFICES = 163,814 S.F.
5.0 SPACES PER 1,000 SF = 819 SPACES TOTAL

HANDICAP PARKING REQUIRED: 2% OF TOTAL = 17 SPACES
HANDICAP VAN ACCESSIBLE SPACES REQUIRED: 25% OF TOTAL HANDICAP = 5 SPACES

LANDSCAPE SURETY:
LANDSCAPE SURETY: THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED 89 SHADE TREES & 54 SHRUBS WITH AN AMOUNT OF \$28,320.00 WILL BE PART OF THE DEVELOPER'S AGREEMENT FOR THIS SDP.

GRADING SURETY:
THE TOTAL DISTURBED AREA OF THIS SITE DEVELOPMENT PLAN (SDP) IS 10.10 ACRES OR 439,956 S.F. THE ASSOCIATED GRADING SURETY AMOUNT IS \$19,724.00

NOTE: THE TOTAL LAND DISTURBANCE ASSOCIATED WITH THE PROPOSED CANOPY IS 100 S.F. (4 COLUMN FOOTERS) WHICH IS UNDER 5000 S.F. AND EXEMPT FROM STORMWATER MANAGEMENT. ANY FUTURE LAND DISTURBANCE ACTIVITIES WILL INCREASE THE LAND DISTURBANCE, AND IF IT EXCEEDS 5000 S.F. AT ANY POINT, STORMWATER MANAGEMENT WILL BE REQUIRED.

PURPOSE STATEMENT ~ December 02, 2020
THE PURPOSE OF THIS REVISED SITE DEVELOPMENT PLAN IS TO ADD A CANOPY OVER THE MAIN ENTRANCE WALK/SIDEWALK AND DRIVE AISLE DROP-OFF CIRCLE FOR THE SAFETY AND WELL-BEING OF THE GENERAL PUBLIC.

Signature: [Signature] 12-17-22
License No. Exp. Date: [License No.] 12-17-22

GENERAL BENCH MARK INFORMATION:
ELEVATIONS HEREON ARE BASED UPON THE GRID MERIDIAN OF THE MARYLAND COORDINATE SYSTEM AND DERIVED FROM THE FOLLOWING HOWARD COUNTY CONTROL SYSTEM:

2639003
3/4" IRON BAR ELEVATION = 479.559
LOCATED SOUTH OF LITTLE PATUXENT PARKWAY 12.1 FEET FROM THE FACE OF CONCRETE CURB, 0.16 MILES EAST OF CEDAR LANE

BM#1: GRID POINT NUMBER B-3, A PK NAIL IN THE BITUMINOUS CONCRETE PAVED DRIVEWAY ENTRANCE, ELEVATION = 474.73, 1929 U.S.C.G.S. GENERAL DATUM.

BM#2: GRID POINT NUMBER F-3, A PK NAIL IN THE BITUMINOUS CONCRETE PAVED DOCTOR'S PARKING LOT, WEST OF THE MAIN BUILDING ELEVATION = 470.44, 1929 U.S.C.G.S. GENERAL DATUM.

BM#3: SQUARE CUT IN TOP OF SOUTHEAST CORNER OF CONCRETE PEDESTAL LIGHT BASE IN THE MAIN PARKING LOT, SOUTHEAST SECTION, ELEVATION = 463.79, 1929 U.S.C.G.S. GENERAL DATUM.

GENERAL SITE NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS M.S.H.A. STANDARDS AND SPECIFICATIONS IF APPLICABLE.

2. APPROXIMATE LOCATIONS OF EXISTING UTILITIES ARE SHOWN FROM AVAILABLE UTILITY RECORDS AND INFORMATION. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS REQUIRED TO PROTECT ANY EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S SOLE EXPENSE.

3. THE CONTRACTOR SHALL TEST PIT BY HAND, ALL EXISTING UTILITY CROSSINGS AT LEAST FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION AS SHOWN ON THESE DRAWINGS. TO VERIFY THEIR LOCATION AND ELEVATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF LOCATIONS AND/OR ELEVATIONS ARE OTHER THAN SHOWN.

4. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITY COMPANIES OR AGENCIES AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF CONSTRUCTION FOR ANY WORK SHOWN ON THESE DRAWINGS:

AT&T	1-800-252-1133
BCE (CONTRACTOR SERVICES)	410-850-4620
BCE (UNDER GROUND DAMAGE CONTROL)	410-685-1400
BUREAU OF UTILITIES	410-313-4900
COLONIAL PIPELINE CO.	410-705-1390
MISS UTILITY	1-800-257-7777
STATE HIGHWAY ADMINISTRATION	410-531-5533
VERIZON	1-800-743-0033 / 410-224-9210
HOWARD COUNTY CONSTRUCTION INSPECTION SURVEY DIVISION	410-313-1880 (24 HOURS NOTICE PRIOR TO START OF WORK)

5. EXISTING TOPOGRAPHIC SURVEY INFORMATION WAS OBTAINED FROM FIELD RUN SURVEY WITH TWO FOOT CONTOUR INTERVALS PREPARED BY JOYCE ENGINEERING CORPORATION, DATED NOVEMBER, 2006.

6. ALL INLET STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARDS OR MSHA STANDARDS AS SPECIFIED ON THE STRUCTURE SCHEDULE.

7. OPERATING EXISTING VALVES, SWITCHES, SERVICES OR START UP OF NEW SERVICES SHALL BE COORDINATED WITH THE OWNERS REPRESENTATIVE.

8. REQUIRED SOIL EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE PROVIDED, INSTALLED, AND MAINTAINED AS REQUIRED.

9. THE CONTRACTOR SHALL CAREFULLY REMOVE FROM THE AREA TO BE DISTURBED ALL TREES, SHRUBS AND PLANT MATERIALS USING PROCEDURES RECOMMENDED BY THE AMERICAN NURSERYMAN'S ASSOCIATION SO AS TO MAXIMIZE THE CONTINUAL SURVIVAL AND HEALTH OF THE MATERIALS. THESE TREES, SHRUBS AND PLANT MATERIALS SHALL BE TRANSPORTED TO A DESIGNATED LOCATION ON THE OWNER'S PROPERTY AND HELED INTO A MULCH HOLDING BED FOR FUTURE USE BY THE OWNER IN LOCATIONS OTHER THAN THOSE INVOLVED IN THE CONTRACT WORK, OR PERMANENTLY PLANTED IMMEDIATELY AT THE DIRECTION OF THE LANDSCAPE ARCHITECT OR OWNER.

10. WHERE DEMOLITION IS INDICATED ON THE DRAWINGS, IT SHALL MEAN TO COMPLETELY DEMOLISH THE FEATURE, CLEAR THE AREAS OF ALL DEBRIS AND DISPOSE OF THE MATERIAL OFF-SITE AT A LEGAL DUMP-SITE. ABANDON MEANS TO LEAVE THE FEATURE IN PLACE AND CUT WHERE REQUIRED, AND BULKHEAD ALL CUT ENDS WITH A PLUG OR CAP OR CONSTRUCT A MINIMUM 9" THICK BRICK AND MORTAR BULKHEAD CONFORMING TO THE EXISTING UTILITY MATERIALS.

11. THIS SITE DEVELOPMENT PLAN IS EXEMPT FROM THE REQUIREMENTS OF THE FOREST CONSERVATION ACT IN ACCORDANCE WITH SECTION 16.1202 (b) (1) (iv) OF THE HOWARD COUNTY CODE FOR A PLANNED UNIT DEVELOPMENT (PUD) WHICH HAS A PRELIMINARY DEVELOPMENT PLAN APPROVAL AND WAS MORE THAN 50% DEVELOPED PRIOR TO DECEMBER 31, 1992.

12. THERE ARE NO KNOWN CEMETERIES OR BURIAL GROUNDS ON THIS SITE.

13. ALL EXTERIOR LIGHTING SHALL COMPLY WITH SECTION 134 OF THE ZONING REGULATIONS.

14. ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

15. ALL CURB RADI ARE 5' UNLESS OTHERWISE NOTED.

16. 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 AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.

17. THERE IS NO FLOODPLAIN ON-SITE.

18. THERE ARE NO WETLANDS ON THIS SITE PER A WETLAND DETERMINATION MADE BY MCCARTHY AND ASSOCIATES DATED DECEMBER 19, 2006.

19. THE TRAFFIC STUDY FOR THE APFO ROADS TEST TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP, AND APPROVED BY DEPARTMENT OF PLANNING & ZONING, DEVELOPMENT ENGINEERING DIVISION OCTOBER 19, 2007.

20. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODESIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NUMBERS 35C2 AND 35C5 WERE USED FOR THIS PROJECT.

21. THIS SITE IS SERVED BY PUBLIC WATER & SEWER SYSTEM.

22. STORMWATER MANAGEMENT (WQ, CP, and Rev) IS PROVIDED BY AN ON-SITE UNDERGROUND STORMWATER MANAGEMENT FACILITY, APPROVED AND CONSTRUCTED PER SDP-07-138. THE FACILITY IS OWNED AND OPERATED BY THE TEN ACRES BUSINESS TRUST. THE APPROVED FACILITY IS DESIGNED FOR A TOTAL IMPROVED AREA OF 336,379 SQUARE FEET, AND THE SYSTEM SHALL CONSIST OF THE FOLLOWING: FIVE (5) STORMWATER SYSTEMS PROVIDING WATER QUALITY TREATMENT; FIVE (5) STORMWATER SYSTEMS PROVIDING STORAGE VOLUME FOR CP, WQ, AND Rev. NOTE THAT THE WQ AND Rev STORAGE IS PROVIDED IN THE GRAVEL MATRIX SURROUNDING THE STORMWATER UNITS; THE STORMWATER UNITS PROVIDE STORAGE FOR THE CP.

23. THE SUBJECT PROPERTY IS ZONED NIT PER THE 2/02/04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING REGULATION AMENDMENTS EFFECTIVE 7/28/06, AND IN ACCORDANCE WITH FDP-177-A-1.

24. THE MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND PUBLIC ROAD RIGHT OF WAYS ARE TO BE IN ACCORDANCE WITH FDP-177-A-1 RECORDED ON OCTOBER 15, 1982 AS PLAT NO'S 3054A-466 THRU 470.

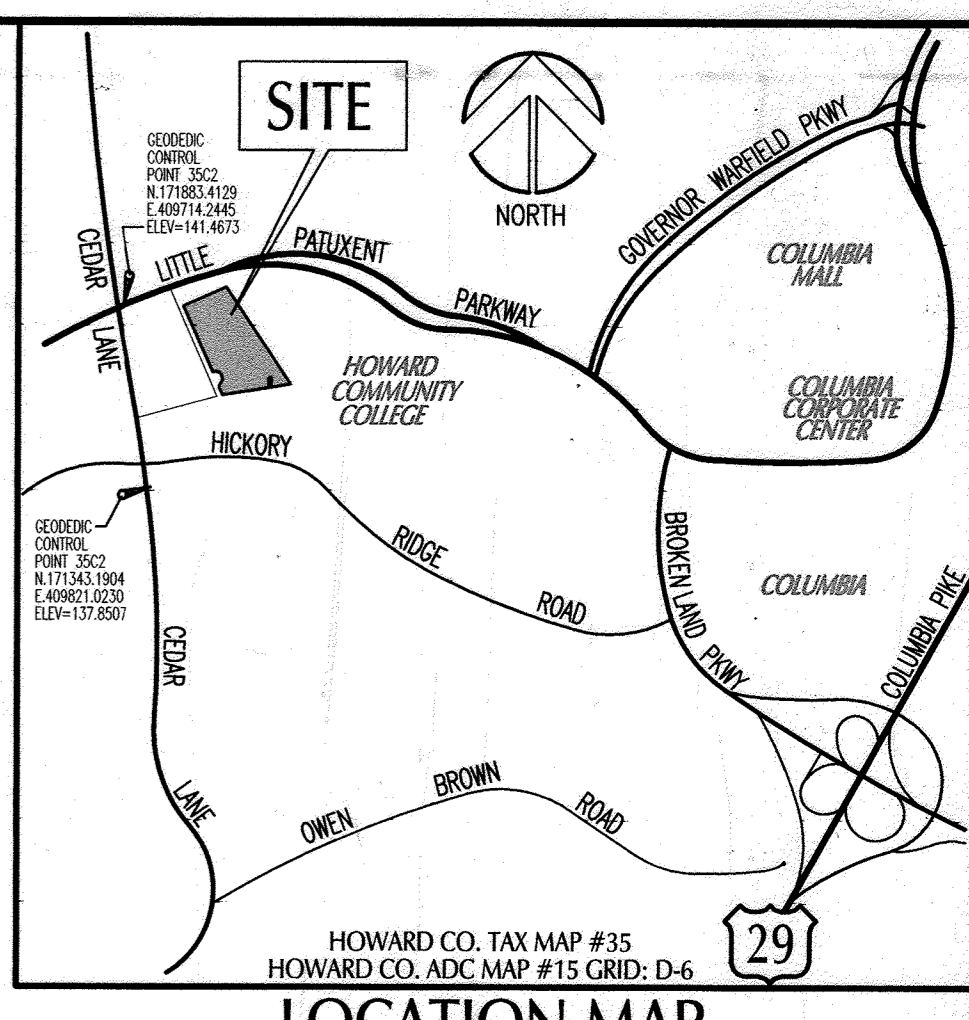
25. THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AMENDED BY COUNCIL BILL 75-2003. DEVELOPMENT OR CONSTRUCTION ON THIS PROPERTY MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT APPLICATIONS.

26. IN ACCORDANCE WITH FDP-177-A-1, THERE IS NO HEIGHT LIMIT OR MAXIMUM LOT COVERAGE REQUIREMENT FOR THIS SITE, EXCEPT AS APPROVED ON A SITE DEVELOPMENT PLAN BY THE HOWARD COUNTY PLANNING BOARD.

27. ALL RETAINING WALL DESIGNS, COMPUTATIONS, AND DETAILS SHALL BE INCLUDED IN THE BUILDING PERMIT APPLICATION AND PLANS.

28. THE CONTRACTOR OR DEVELOPER SHALL CONTACT THE CONSTRUCTION DIVISION 24 HOURS IN ADVANCE OF COMMENCEMENT OF WORK AT (410) 313-1880.

29. **DEVELOPER AGREES TO BOND SIGNAL AT CHARTER DRIVE & HICKORY RIDGE ROAD IN AN AMOUNT NOT TO EXCEED \$30,000 IN ACCORDANCE WITH THE DEVELOPER'S AGREEMENT.**



LOCATION MAP
PLAN SCALE: 1" = 2000'

STORMWATER MANAGEMENT SUMMARY TABLE

SWM AREA #1:	PROVIDED STORAGE VOLUMES:	PROVIDED STORAGE VOLUMES:
REQUIRED STORAGE VOLUMES: WQ = 3,122 C.F. Rev = 912 C.F. Cp = 4,356 C.F.	REQUIRED STORAGE VOLUMES: WQ = 4,238 C.F. Rev = 912 C.F. Cp = 4,599 C.F.	
SWM AREA #2:	PROVIDED STORAGE VOLUMES:	PROVIDED STORAGE VOLUMES:
REQUIRED STORAGE VOLUMES: WQ = 9,558 C.F. Rev = 1,243 C.F. Cp = 13,199 C.F.	REQUIRED STORAGE VOLUMES: WQ = 12,121 C.F. Rev = 1,243 C.F. Cp = 13,199 C.F.	
SWM AREA #3:	PROVIDED STORAGE VOLUMES:	PROVIDED STORAGE VOLUMES:
REQUIRED STORAGE VOLUMES: WQ = 1,767 C.F. Rev = 459 C.F. Cp = 2,439 C.F.	REQUIRED STORAGE VOLUMES: WQ = 4,409 C.F. Rev = 459 C.F. Cp = 4,784 C.F.	
SWM AREA #4:	PROVIDED STORAGE VOLUMES:	PROVIDED STORAGE VOLUMES:
REQUIRED STORAGE VOLUMES: WQ = 1,245 C.F. Rev = 688 C.F. Cp = 3,615 C.F.	REQUIRED STORAGE VOLUMES: WQ = 16,144 C.F. Rev = 3,092 C.F. Cp = 17,571 C.F.	
SWM AREA #5:	PROVIDED STORAGE VOLUMES:	PROVIDED STORAGE VOLUMES:
REQUIRED STORAGE VOLUMES: WQ = 11,894 C.F. Rev = 3,092 C.F. Cp = 16,596 C.F.	REQUIRED STORAGE VOLUMES: WQ = 16,144 C.F. Rev = 3,092 C.F. Cp = 17,571 C.F.	

* PROVIDED WQ INCLUDES PRE-TREATMENT STORAGE VOLUME IN STORMFILTER UNIT.

APPROVED PLANNING BOARD OF HOWARD COUNTY

DATE: 11/15/07

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

[Signature] 12-21-07
CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 1/10/08
CHIEF, DIVISION OF LAND DEVELOPMENT

[Signature] 1/10/08
DIRECTOR

12-02-20: REVISED TO ADD NEW CANOPY OVER MAIN ENTRANCE SIDEWALK & DRIVE AISLE DROP-OFF CIRCLE.

DATE NO. REVISION DESCRIPTION

PROJECT

THE MEDICAL PAVILION AT HOWARD COUNTY
PARCEL "A-2"
TOWN CENTER SECTION 8 - AREA 4

JOYCE ENGINEERING CORPORATION
CIVIL ENGINEERING LAND SURVEYING LAND PLANNING CONSTRUCTION MANAGEMENT
10706 BAYVIEW AVENUE BELTSVILLE, MARYLAND 20705
TEL: (301) 595-4353 FAX: (301) 595-4650 WEB: www.joyceeng.com

Drawing Name: R:\Land Projects\050202 - Howard County MOB ALTA (Silverman)\dwg\050202SP01.dwg
Ploated: Dec 13, 2007 - 12:12pm

ADDRESS CHART

LOT/PARCEL	STREET ADDRESS
PARCEL A-2	10710 CHARTER DRIVE ~ COLUMBIA, MARYLAND 21044

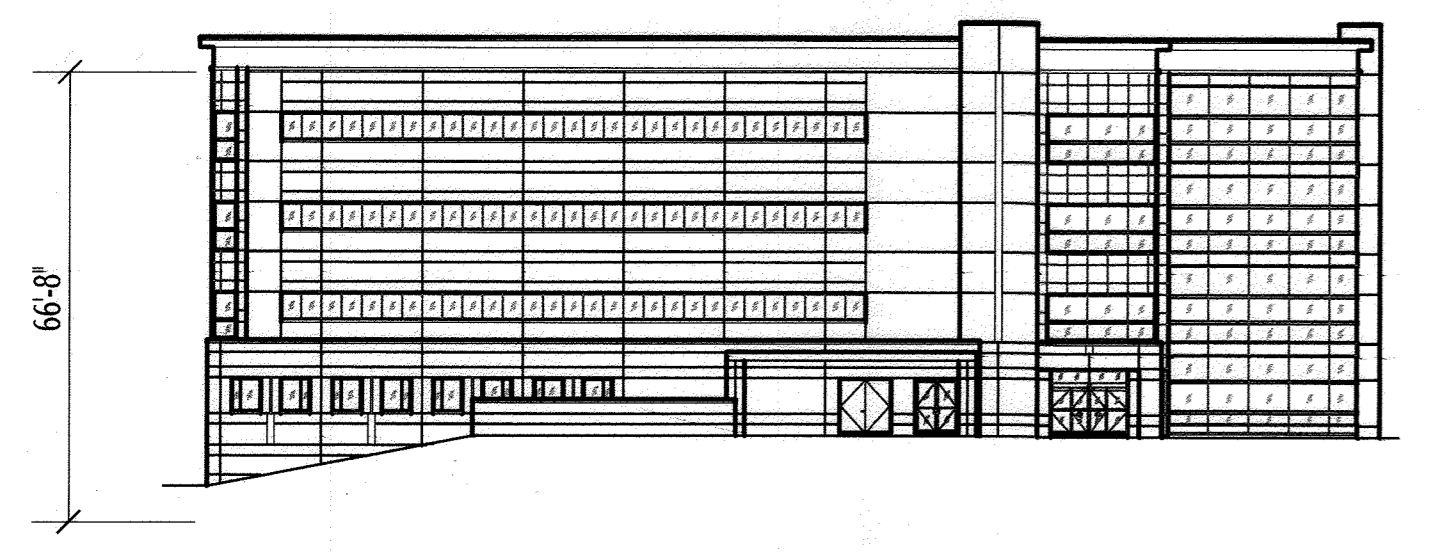
PERMIT INFORMATION CHART

SUBDIVISION	SECTION/AREA	LOT/PARCEL #
COLUMBIA TOWN CENTER	8/4	PARCEL A-2
PLAT OR L/T	TAX/ZONE MAP	ELECT. DISTRICT
CMP 6074	5 & 6 NT	5TH
CENSUS TRACT	WATER CODE	CENSUS TRACT
	106	6053.02

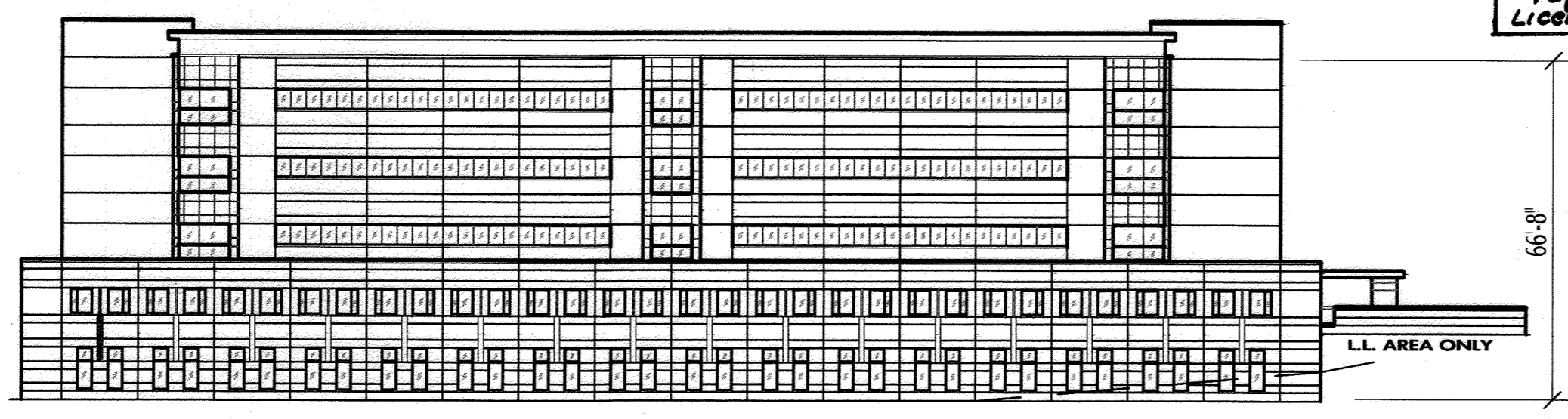
TITLE: COVER SHEET
SITE DEVELOPMENT & GRADING FOR THE MEDICAL PAVILION AT HOWARD COUNTY

DES BY WAJ SCALE: 1" = 100' PROJ. NO. 0502022
DRN BY HAL DATE: May 1, 2007
CHK BY JEC APPROVED WAJ

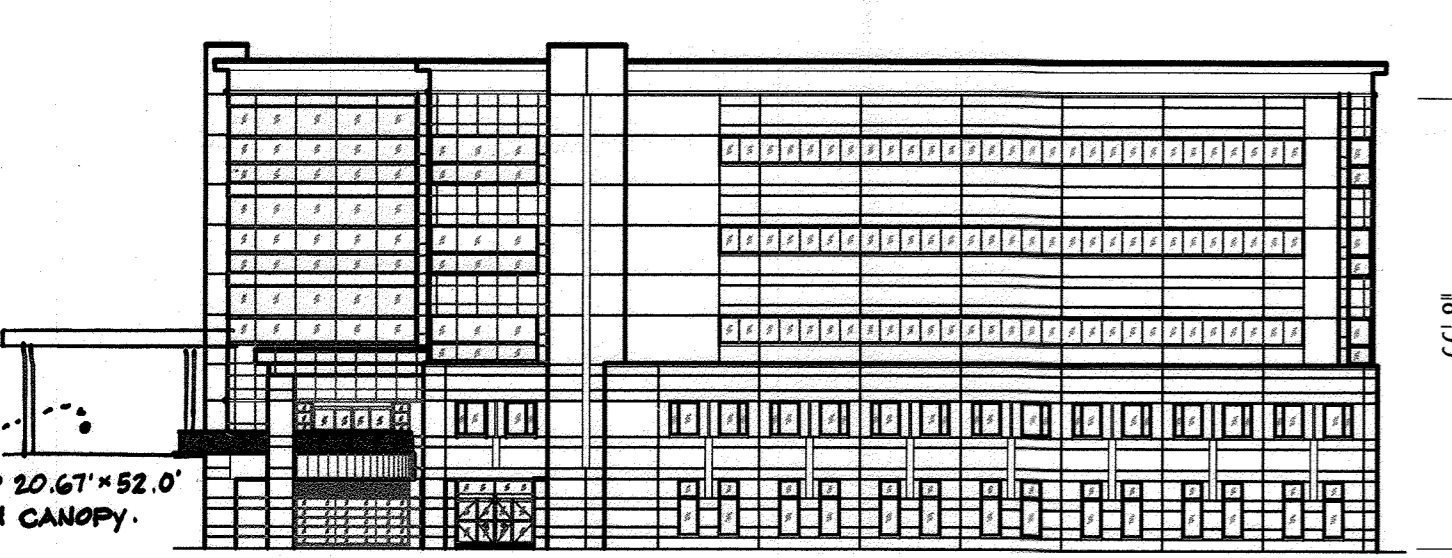
1 OF 16



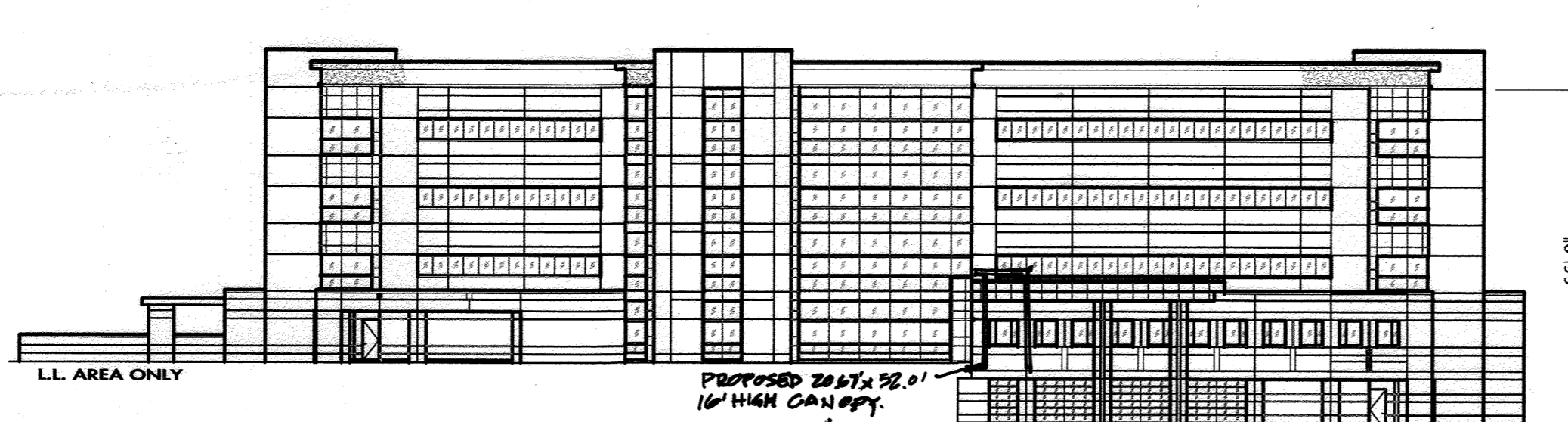
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

FOUR STORES WITH A GARDEN LEVEL BUILDING ELEVATION DETAILS
NOT TO SCALE

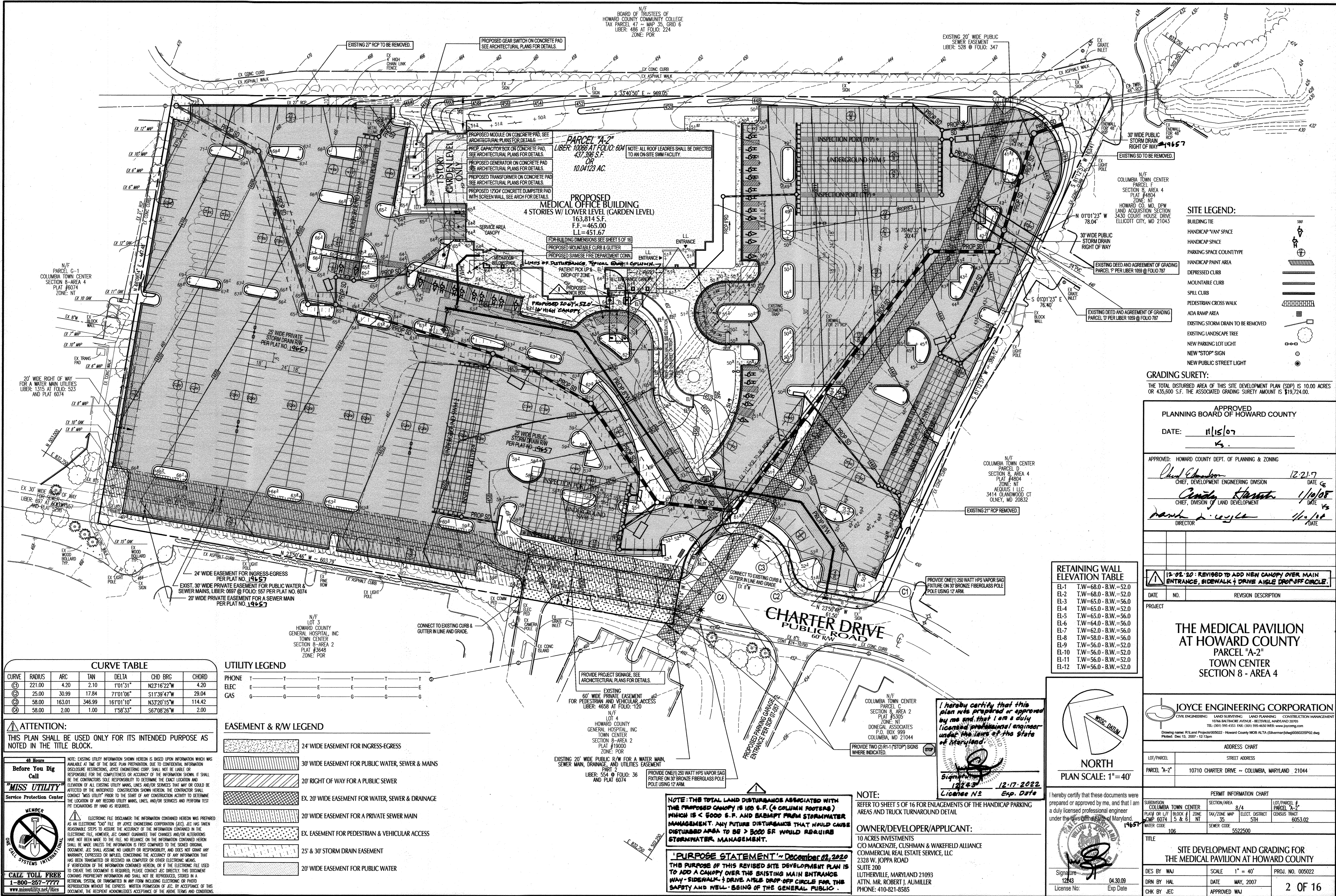
NOTE: ALL ROOF TOP MECHANICAL EQUIPMENT SHALL BE SCREENED.

OWNER/DEVELOPER/APPLICANT:
10 ACRES INVESTMENTS
C/O MACKENZIE, CUSHMAN & WAKEFIELD ALLIANCE
COMMERCIAL REAL ESTATE SERVICE, LLC
2328 W. JOPPA ROAD
SUITE 200
LUTHERVILLE, MARYLAND 21093
ATTN: MR. ROBERT J. AUMILLER
PHONE: 410-821-8585

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

[Signature] 04.30.09
12/13 Exp Date

N/F
BOARD OF TRUSTEES OF
HOWARD COUNTY COMMUNITY COLLEGE
TAX PARCEL 47 ~ MAP 35, GRID 6
LIBER: 488 AT FOLIO: 224
ZONE: POR



PARCEL "A-2"
LIBER: 1006 AT FOLIO: 604
437,386 S.F.
OR
10.0423 AC.

PROPOSED
MEDICAL OFFICE BUILDING
4 STORIES W/ LOWER LEVEL (GARDEN LEVEL)
163,814 S.F.
F.F. = 465.00
L.L. = 451.67

FOR BUILDING DIMENSIONS SEE SHEET S OF 16
PROPOSED MOUNTABLE CURB & GUTTER
PROPOSED SIEMSE FIRE DEPARTMENT CONN.

LIMITS OF DISTURBANCE, TYPICAL DRIVE COLUMN
PATIENT PICK UP & DROP OFF ZONE

PROPOSED 20'-7" x 52'-0" HIGH CANOPY

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PROPOSED 20'-7" x 52'-0" HIGH CANOPY

SITE LEGEND:

- BUILDING TIE
- HANDICAP VAN SPACE
- HANDICAP SPACE
- PARKING SPACE COUNTRY/TYPE
- HANDICAP PAINT AREA
- DEPRESSED CURB
- MOUNTABLE CURB
- SPILL CURB
- PEDESTRIAN CROSS WALK
- ADA RAMP AREA
- EXISTING STORM DRAIN TO BE REMOVED
- EXISTING LANDSCAPE TREE
- NEW PARKING LOT LIGHT
- NEW "STOP" SIGN
- NEW PUBLIC STREET LIGHT

GRADING SURETY:

THE TOTAL DISTURBED AREA OF THIS SITE DEVELOPMENT PLAN (SDP) IS 10.00 ACRES OR 435,600 S.F. THE ASSOCIATED GRADING SURETY AMOUNT IS \$19,724.00.

APPROVED
PLANNING BOARD OF HOWARD COUNTY

DATE: 11/15/07

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

Chief, Development Engineering Division 12-21-07
Chief, Division of Land Development 1/10/08
Director 1/10/08

12-21-02: REVISED TO ADD NEW CANOPY OVER MAIN ENTRANCE, SIDEWALK & DRIVE AISLE DROP-OFF CIRCLE.

DATE	NO.	REVISION DESCRIPTION

PROJECT

THE MEDICAL PAVILION AT HOWARD COUNTY
PARCEL "A-2"
TOWN CENTER SECTION 8 - AREA 4

JOYCE ENGINEERING CORPORATION

CIVIL ENGINEERING LAND SURVEYING LAND PLANNING CONSTRUCTION MANAGEMENT
10706 BALTIMORE AVENUE - BELTSVILLE, MARYLAND 20814
TEL: (301) 595-4353 FAX: (301) 595-4630 WEB: www.joyceg.com

ADDRESS CHART

LOT/PARCEL STREET ADDRESS

PARCEL "A-2" 10710 CHARTER DRIVE ~ COLUMBIA, MARYLAND 21044

PERMIT INFORMATION CHART

SUBDIVISION COLUMBIA TOWN CENTER SECTION/AREA 8/4 LOT/PARCEL # PARCEL "A-2"

PLAT OR L/F BLOCK # ZONE TAX/ZONE MAP ELEC. DISTRICT CENSUS TRACT
CMP 6074 5 & 6 NT 35 5TH 6053.02

SEWER CODE 5522500

TITLE

SITE DEVELOPMENT AND GRADING FOR THE MEDICAL PAVILION AT HOWARD COUNTY

DRAWN BY WJW SCALE 1" = 40' PROJ. NO. 005922
DATE MAY, 2007 2 OF 16
CHK BY JEC APPROVED WJW

CURVE TABLE

CURVE	RADIUS	ARC	TAN	DELTA	CHD BRG	CHORD
(C)	221.00	4.20	2.10	1°01'31"	N23°16'22"W	4.20
(C)	25.00	30.99	17.84	71°01'06"	S11°39'47"W	29.04
(C)	58.00	163.01	346.99	161°01'10"	N33°20'15"W	114.42
(C)	58.00	2.00	1.00	1°58'33"	S67°08'26"W	2.00

UTILITY LEGEND

PHONE	T	T	T	T	T	T
ELEC	E	E	E	E	E	E
GAS	G	G	G	G	G	G

EASEMENT & R/W LEGEND

[Pattern]	24' WIDE EASEMENT FOR INGRESS-EGRESS
[Pattern]	30' WIDE EASEMENT FOR PUBLIC WATER, SEWER & MAINS
[Pattern]	20' RIGHT OF WAY FOR A PUBLIC SEWER
[Pattern]	EX. 20' WIDE EASEMENT FOR WATER, SEWER & DRAINAGE
[Pattern]	20' WIDE EASEMENT FOR A PRIVATE SEWER MAIN
[Pattern]	EX. EASEMENT FOR PEDESTRIAN & VEHICULAR ACCESS
[Pattern]	25' & 30' STORM DRAIN EASEMENT
[Pattern]	20' WIDE EASEMENT FOR PUBLIC WATER

ATTENTION:
THIS PLAN SHALL BE USED ONLY FOR ITS INTENDED PURPOSE AS NOTED IN THE TITLE BLOCK.

48 Hours Before You Dig Call
MISS UTILITY
Service Protection Center

NOTE: EXISTING UTILITY INFORMATION SHOWN HEREON IS BASED UPON INFORMATION WHICH WAS AVAILABLE AT THE TIME OF THE BASE PLAN PREPARATION. DUE TO CONFIDENTIAL INFORMATION DISCLOSURE RESTRICTIONS, JOYCE ENGINEERING CORP. SHALL NOT BE LIABLE OR RESPONSIBLE FOR THE COMPLETENESS OR ACCURACY OF THE INFORMATION SHOWN. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITY MAINS, LINES AND/OR SERVICES THAT MAY OR COULD BE AFFECTED BY THE ANTICIPATED CONSTRUCTION SHOWN HEREON. THE CONTRACTOR SHALL CONDUCT "MISS UTILITY" PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY TO DETERMINE THE LOCATION OF ANY RECORD UTILITY MAINS, LINES AND/OR SERVICES AND PERFORM TEST PIT OPERATIONS BY HAND AS REQUIRED.

ELECTRONIC FILE DISCLOSURE: THE INFORMATION CONTAINED HEREON WAS PREPARED AS AN ELECTRONIC "2D" FILE BY JOYCE ENGINEERING CORPORATION (JEC). JEC HAS TAKEN REASONABLE STEPS TO ASSURE THE ACCURACY OF THE INFORMATION CONTAINED IN THE ELECTRONIC FILE, HOWEVER, JEC CANNOT GUARANTEE THAT CHANGES AND/OR ALTERATIONS HAVE NOT BEEN MADE TO THE FILE. NO RELIANCE ON THE INFORMATION CONTAINED HEREON SHALL BE MADE UNLESS THE INFORMATION IS FIRST COMPARED TO THE SIGNED ORIGINAL DOCUMENT. JEC SHALL ASSUME NO LIABILITY OR RESPONSIBILITY, AND DOES NOT GRANT ANY WARRANTY, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY OF ANY INFORMATION THAT HAS BEEN TRANSMITTED OR RECEIVED VIA COMPUTER OR OTHER ELECTRONIC MEANS. IF VERIFICATION OF THE INFORMATION CONTAINED HEREON, OR IF THE ELECTRONIC FILE USED TO CREATE THIS DOCUMENT IS REQUIRED, PLEASE CONTACT JEC DIRECTLY. THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION AND SHALL NOT BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM INCLUDING ELECTRONIC OR PHOTO REPRODUCTION WITHOUT THE EXPRESS WRITTEN PERMISSION OF JEC. BY ACCEPTANCE OF THIS DOCUMENT, THE RECIPIENT ACKNOWLEDGES ACCEPTANCE OF THE ABOVE TERMS AND CONDITIONS.

MEMBER
ONE CALL SYSTEMS INTERNATIONAL

CALL TOLL FREE
1-800-257-7777
www.missutility.com/files

NOTE: THE TOTAL LAND DISTURBANCE ASSOCIATED WITH THE PROPOSED CANOPY IS 100 S.F. (4 COLUMN FOOTERS) WHICH IS < 5000 S.F. AND EXEMPT FROM STORMWATER MANAGEMENT. ANY FUTURE DISTURBANCES THAT WOULD CAUSE DISTURBED AREA TO BE > 5000 SF WOULD REQUIRE STORMWATER MANAGEMENT.

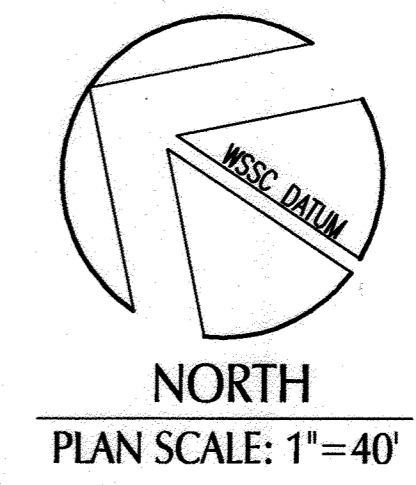
PURPOSE STATEMENT ~ December 02, 2020
THIS PURPOSE OF THIS REVISED SITE DEVELOPMENT PLAN IS TO ADD A CANOPY OVER THE EXISTING MAIN ENTRANCE WAY - SIDEWALK & DRIVE AISLE DROP-OFF CIRCLE FOR THE SAFETY AND WELL-BEING OF THE GENERAL PUBLIC.

NOTE: REFER TO SHEET 5 OF 16 FOR ENLARGEMENTS OF THE HANDICAP PARKING AREAS AND TRUCK TURNAROUND DETAIL.

OWNER/DEVELOPER/APPLICANT:
10 ACRES INVESTMENTS
C/O MACKENZIE, CLISHMAN & WAKEFIELD ALLIANCE
COMMERCIAL REAL ESTATE SERVICE, LLC
2328 W. JOPPA ROAD
SUITE 200
LUTHERVILLE, MARYLAND 21093
ATTN. MR. ROBERT J. ALMILLER
PHONE: 410-821-8385

I hereby certify that this plan was prepared or approved by me and that I am a duly licensed professional engineer under the laws of the State of Maryland.

Signature
12-17-2022
License No. 12243 Exp. Date



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

Signature
12-17-2022
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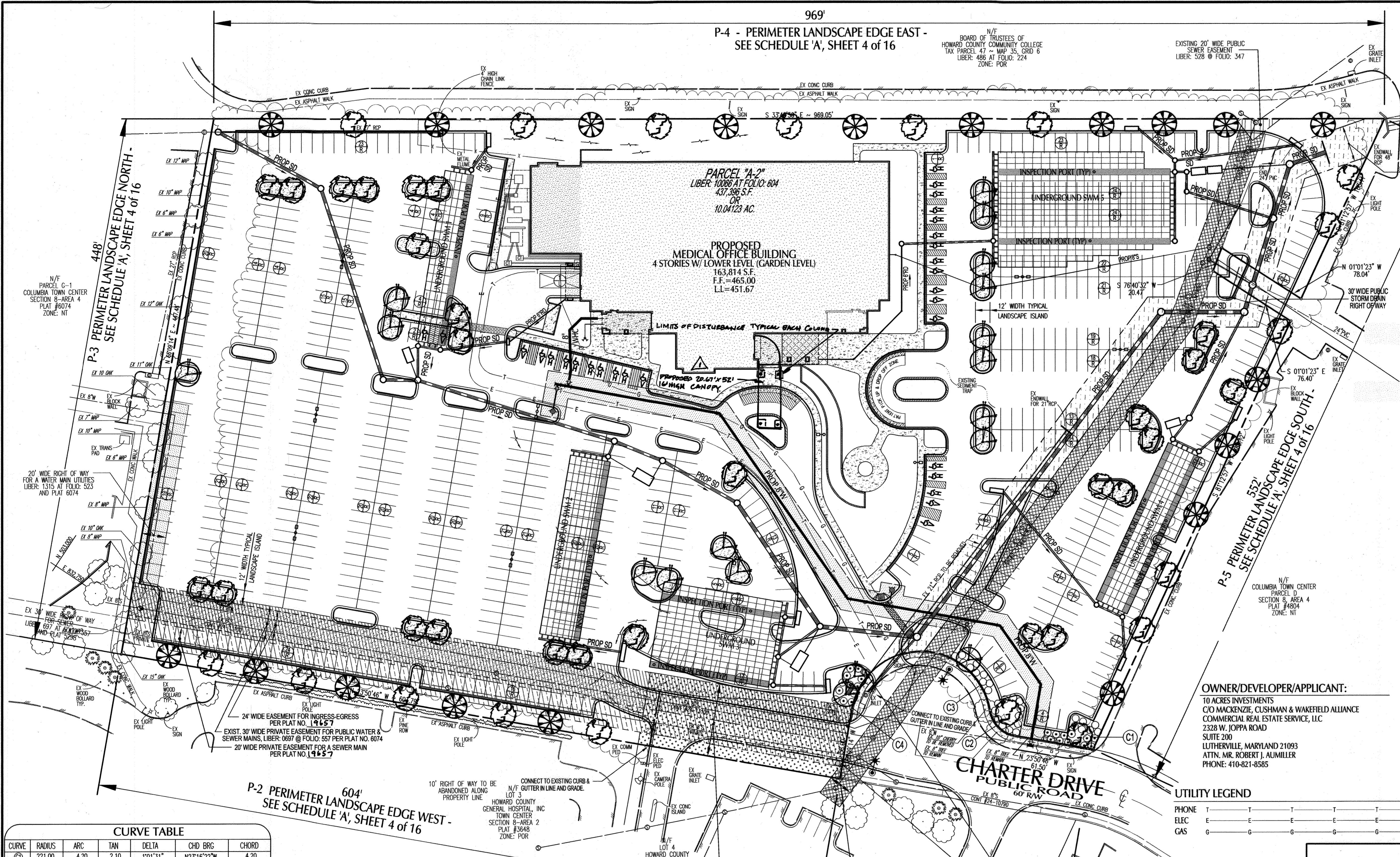
P-4 - PERIMETER LANDSCAPE EDGE EAST - SEE SCHEDULE 'A', SHEET 4 of 16

N/F BOARD OF TRUSTEES OF HOWARD COUNTY COMMUNITY COLLEGE TAX PARCEL 47 ~ MAP 35, GRID 6 LIBER: 486 @ FOLIO: 224 ZONE: POR

EXISTING 20' WIDE PUBLIC SEWER EASEMENT LIBER: 528 @ FOLIO: 347

SITE LEGEND:

- BUILDING TIE
HANDICAP VAN SPACE
HANDICAP SPACE
PARKING SPACE COUNT/TYP
HANDICAP PAINT AREA
DEPRESSED CURB
MOUNTABLE CURB
SPILL CURB
PEDESTRIAN CROSS WALK
ADA RAMP AREA
EXISTING STORM DRAIN TO BE REMOVED
EXISTING LANDSCAPE TREE
NEW PARKING LOT LIGHT



AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN, SHALL COMPLY WITH THE PROPER HEIGHT REQUIREMENT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL...

DEVELOPER'S/OWNER'S LANDSCAPE 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 LANDSCAPE MANUAL...

APPROVED PLANNING BOARD OF HOWARD COUNTY
DATE: 11/15/07
APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
Chief, Development Engineering Division
Chief, Division of Land Development
Director

OWNER/DEVELOPER/APPLICANT:
10 ACRES INVESTMENTS
C/O MACKENZIE, CUSHMAN & WAKEFIELD ALLIANCE
COMMERCIAL REAL ESTATE SERVICE, LLC
2328 W. JOPPA ROAD
SUITE 200
LUTHERVILLE, MARYLAND 21093
ATTN: MR. ROBERT J. ALMILLER
PHONE: 410-821-8585

UTILITY LEGEND
PHONE T T T T T T
ELEC E E E E E E
GAS G G G G G G

THE MEDICAL PAVILION AT HOWARD COUNTY
PARCEL 'A-2'
TOWN CENTER SECTION 8 - AREA 4

JOYCE ENGINEERING CORPORATION
CIVIL ENGINEERING LAND SURVEYING LAND PLANNING CONSTRUCTION MANAGEMENT
10766 BALTIMORE AVENUE - BELTSVILLE, MARYLAND 20705

PERMIT INFORMATION CHART
SUBDIVISION COLUMBIA TOWN CENTER
SECTION/AREA 8/4
LOT/PARCEL # PARCEL 'A-2'
TAX/ZONE MAP 6074 | 5 & 6 | NT
ELECT. DISTRICT 5TH
CENSUS TRACT 6053.02
WATER CODE 106
SEWER CODE 5522500
TITLE LANDSCAPE PLAN FOR THE MEDICAL PAVILION AT HOWARD COUNTY
DES BY WAJ SCALE 1" = 40' PROJ. NO. 005022
DRN BY HAL DATE MAY, 2007 3 OF 16
CHK BY JEC APPROVED WAJ

CURVE TABLE
CURVE RADIUS ARC TAN DELTA CHD BRG CHORD
(C1) 221.00 4.20 2.10 1°01'31" N23°16'22"W 4.20
(C2) 25.00 30.99 17.84 71°01'06" S11°39'47"W 29.04
(C3) 58.00 163.01 346.99 161°01'10" N33°20'15"W 114.42
(C4) 58.00 2.00 1.00 1°58'33" S67°08'26"W 2.00

NOTE: PARKING LOT INTERNAL LANDSCAPE ISLAND CALCULATIONS ARE BASED ON ISLANDS INDICATED AS:

PLANT LIST
KEY QUANTITY PLANT: BOTANICAL NAME PLANT: COMMON NAME SIZE AND CONDITION REMARKS
44 ACER SACCHARUM GREEN MOUNTAIN SUGAR MAPLE 2.5'-3.0' CAL. B&B
18 ZELKOVIA SERPATA VILLAGE GREEN VILLAGE GREEN 2.5'-3.0' CAL. B&B
19 GLEDITSIA TRICANTHOS THORNLESS HONEYLOCUST 2.5'-3.0' CAL. B&B
27 ITEA VIRGINICA SWEETSPICE 2'-2-1/2' HGT 3.0' O/C
27 VIBURNUM ACERIFOLIUM MAPLE LEAF ARROWWOOD 2-1/2'-3' HGT 3.0' O/C

LANDSCAPE SURETY: LANDSCAPE SURETY: THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY LANDSCAPE MANUAL...

GRADING SURETY: THE TOTAL DISTURBED AREA OF THIS SITE DEVELOPMENT PLAN (SDP) IS 10.10 ACRES OR 439,956 S.F. THE ASSOCIATED GRADING SURETY AMOUNT IS \$19,124.00

NOTE: THE TOTAL LAND DISTURBANCE ASSOCIATED WITH THE PROPOSED CANOPY IS 100 S.F. - 4 COLUMN FOOTERS - WHICH IS < 5000 S.F. AND EXEMPT FROM STORMWATER MGMT. ANY FUTURE DISTURBANCE THAT COULD INCREASE DISTURBED AREA TO > 5000 S.F. WOULD REQUIRE STORMWATER MGMT.

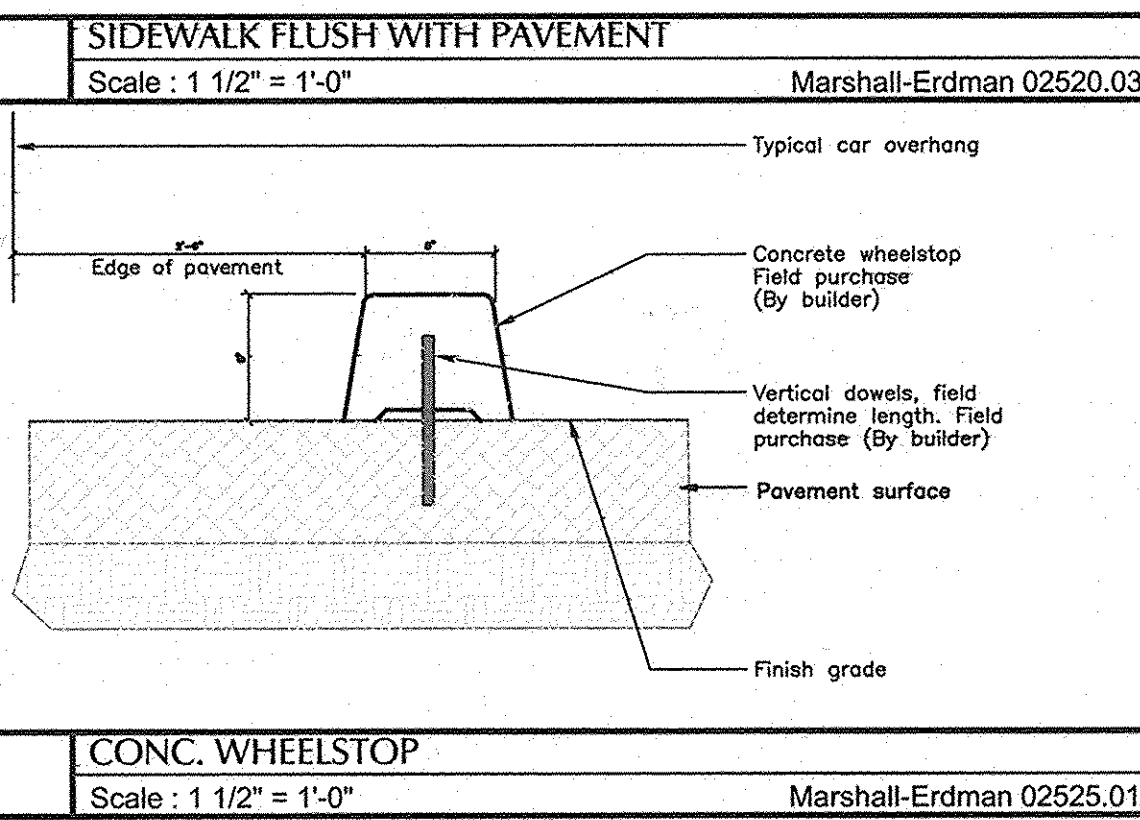
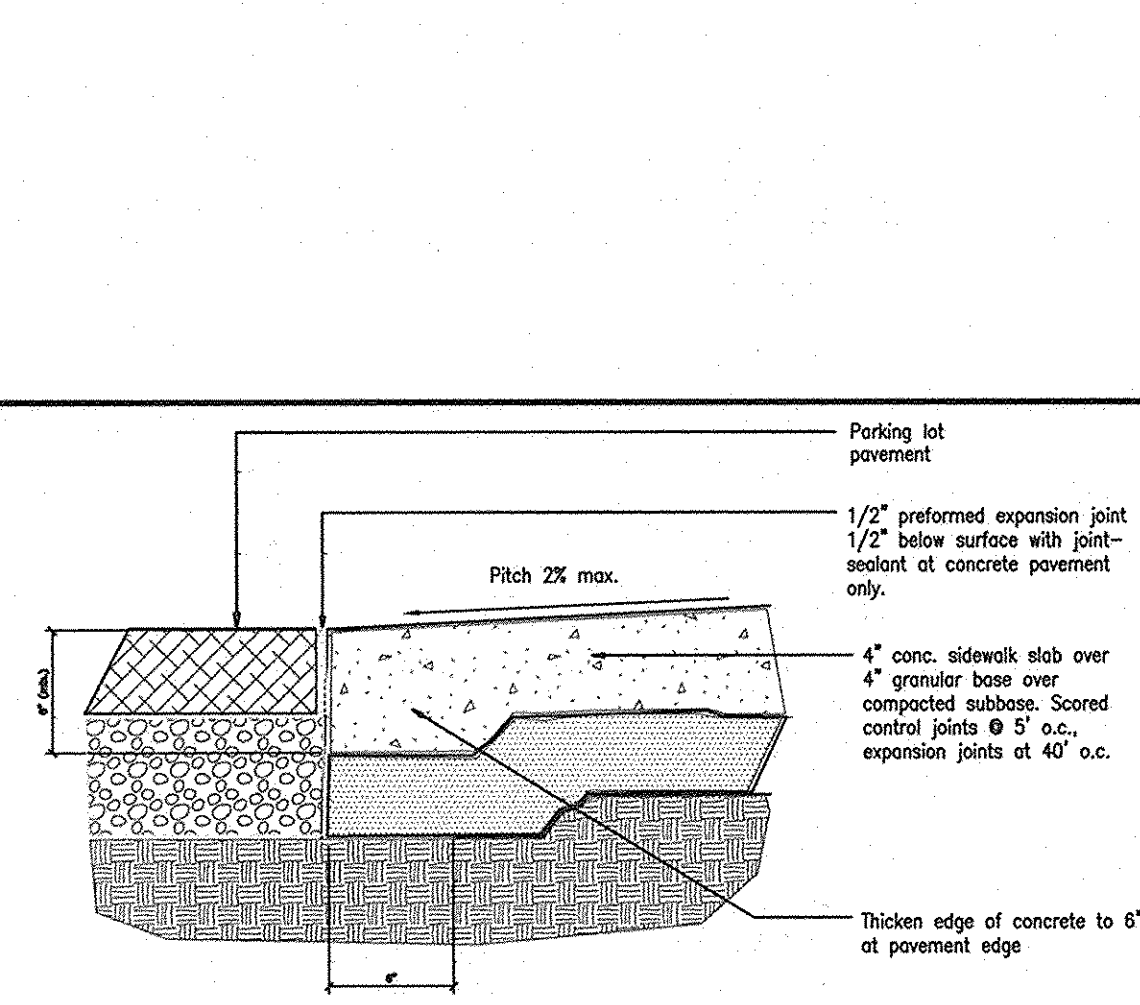
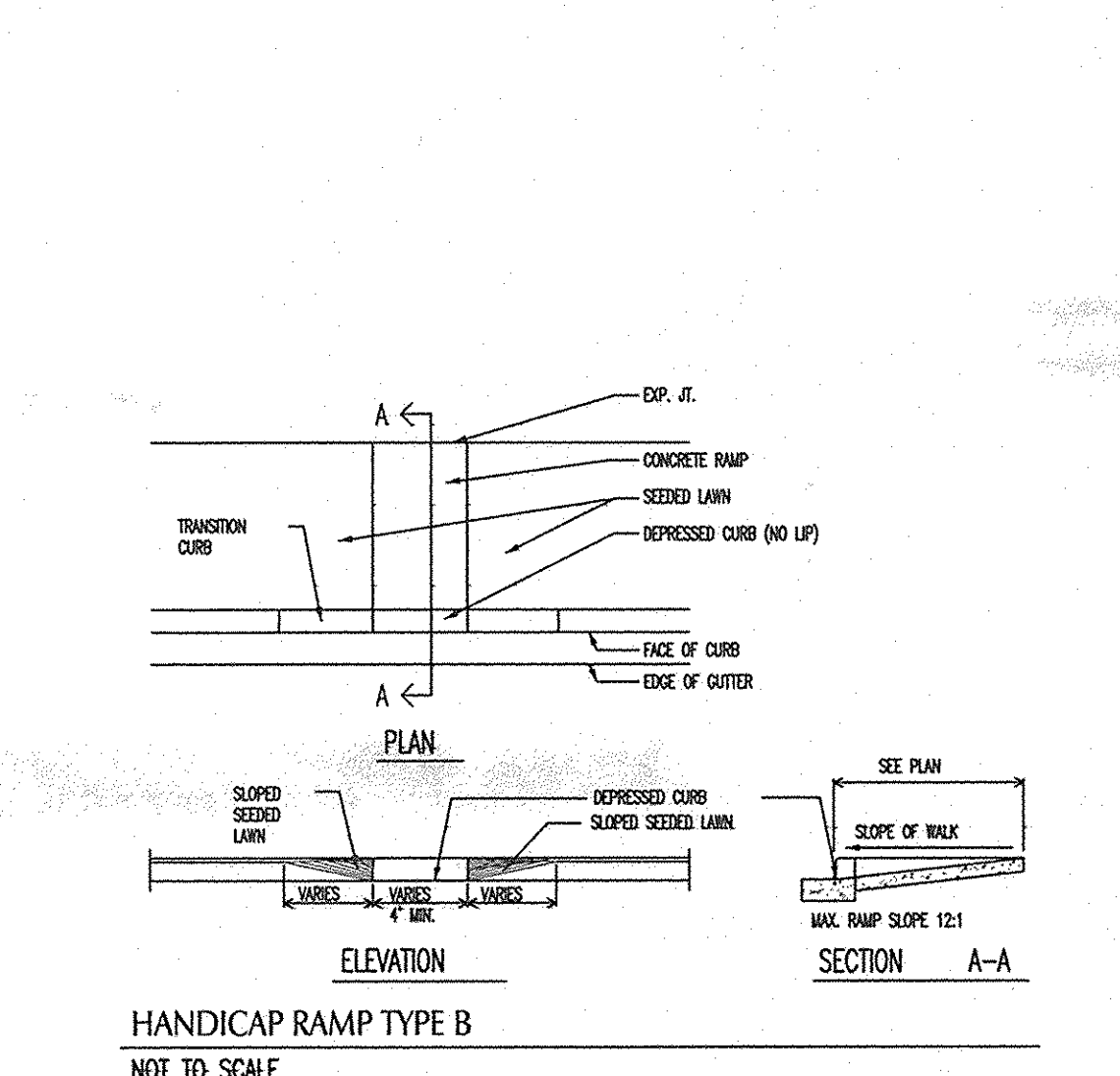
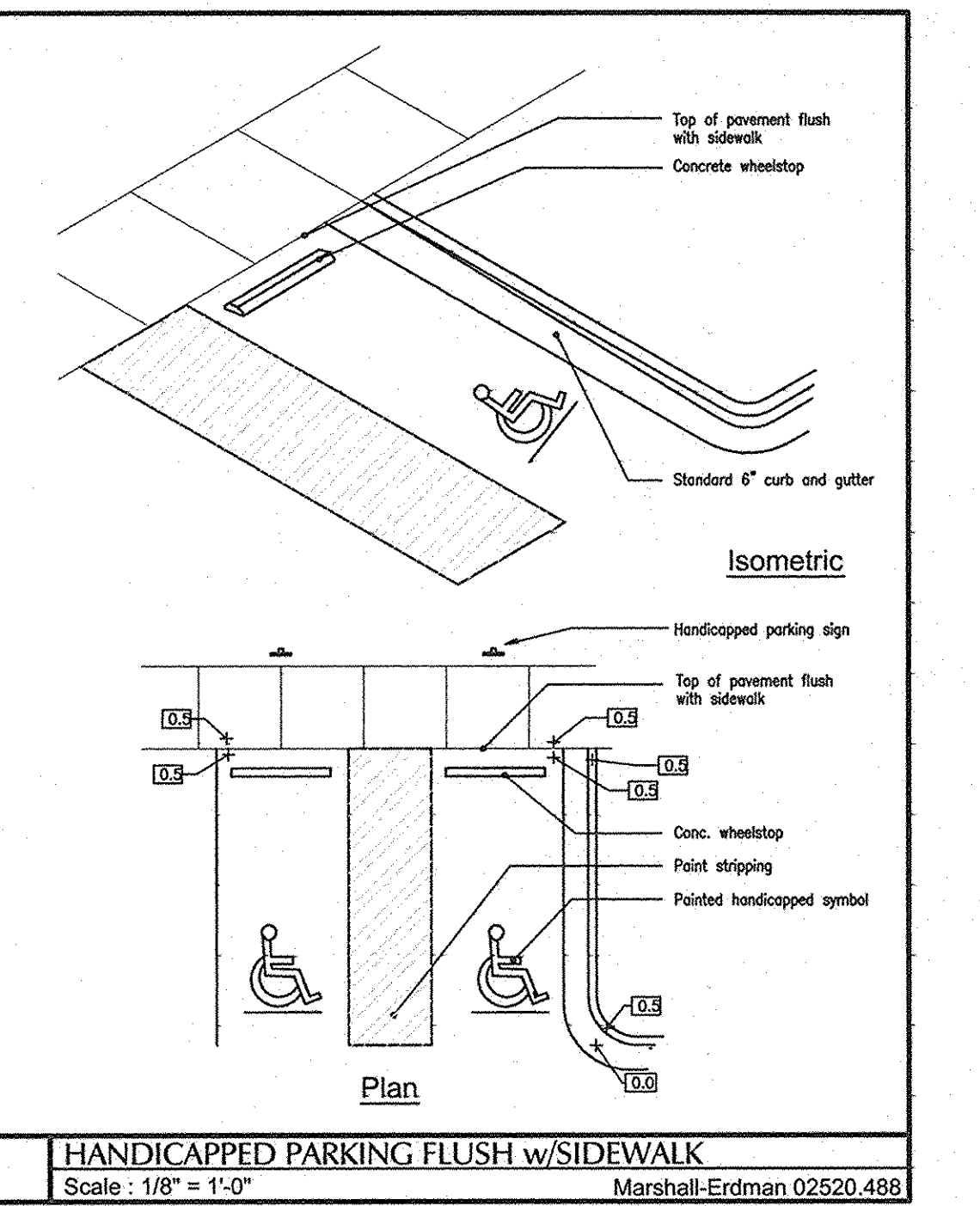
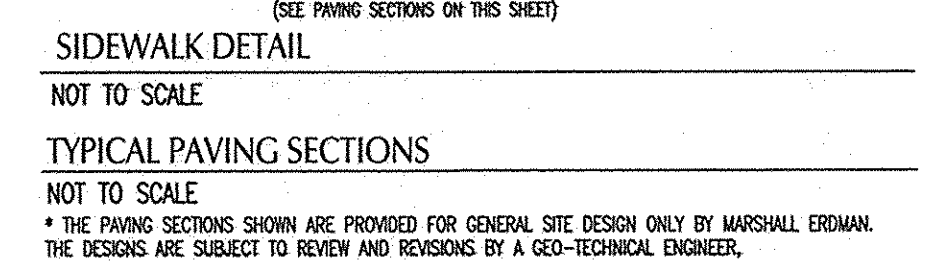
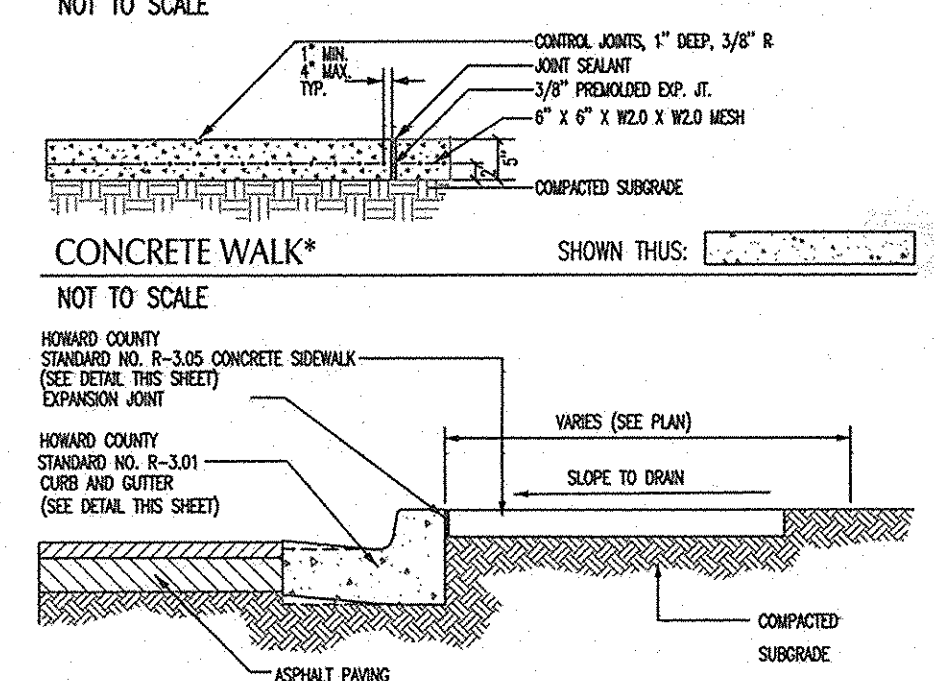
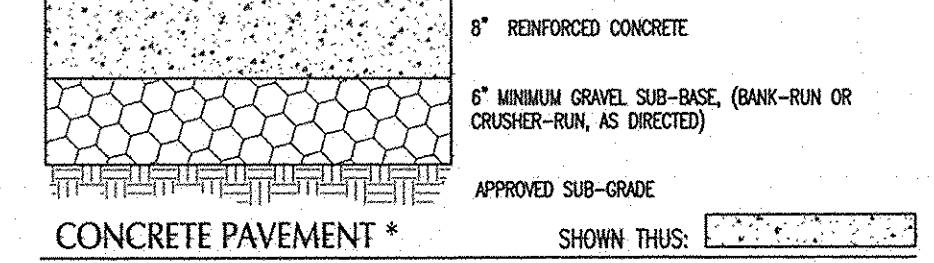
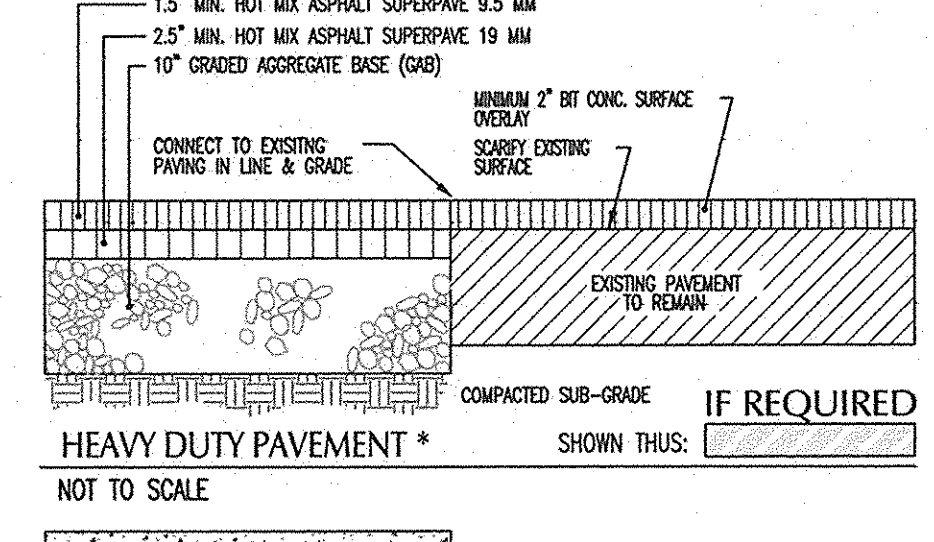
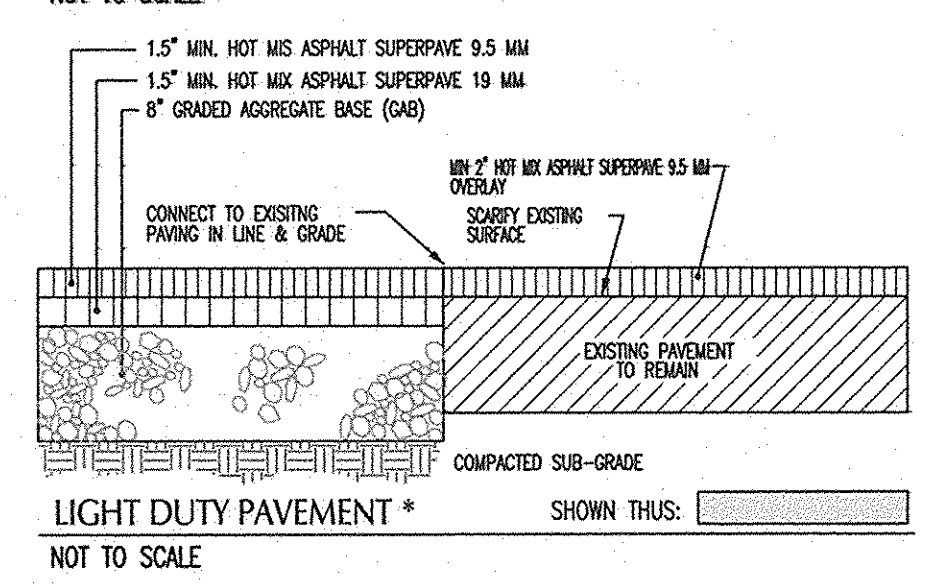
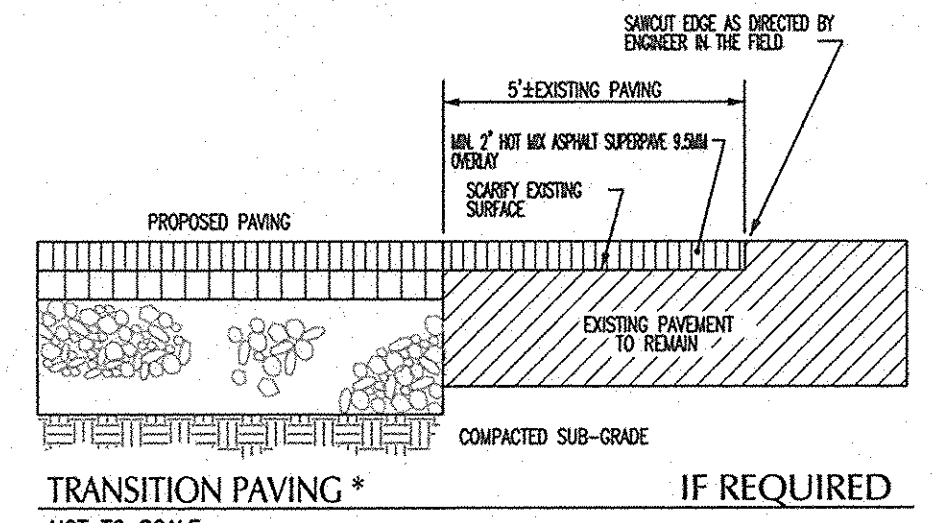
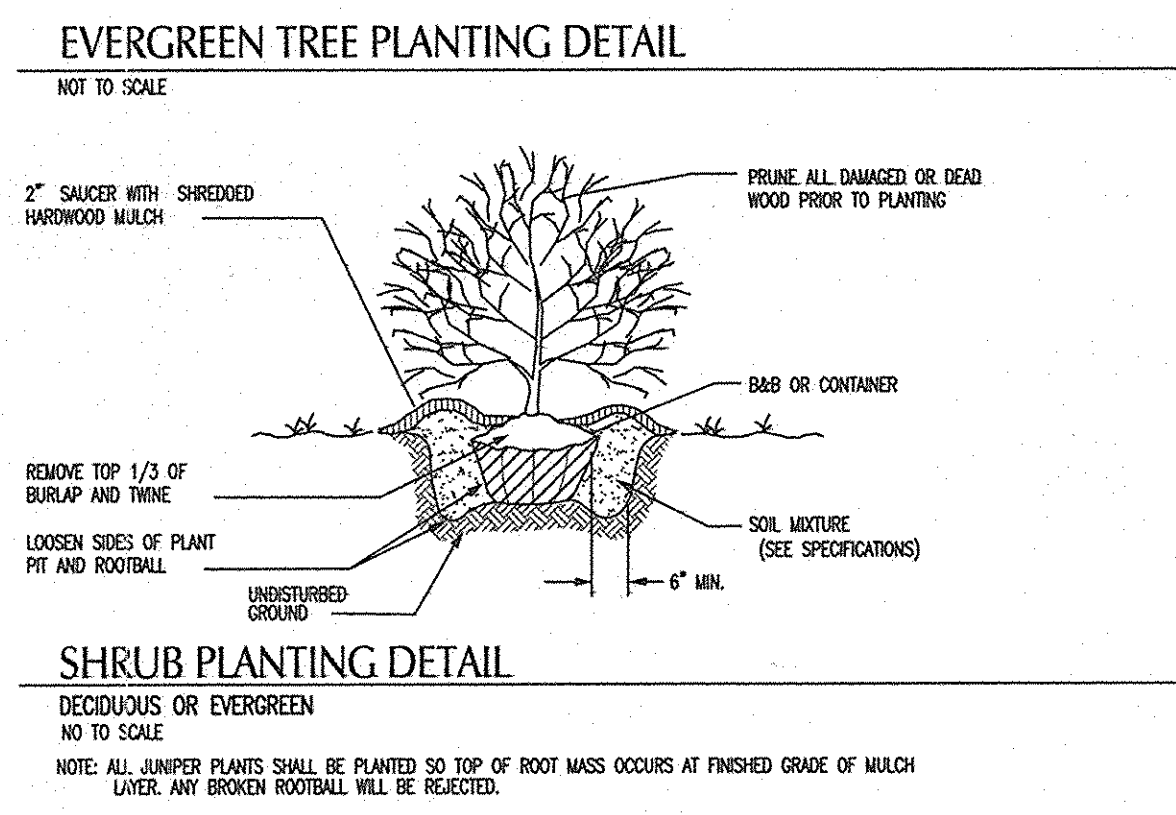
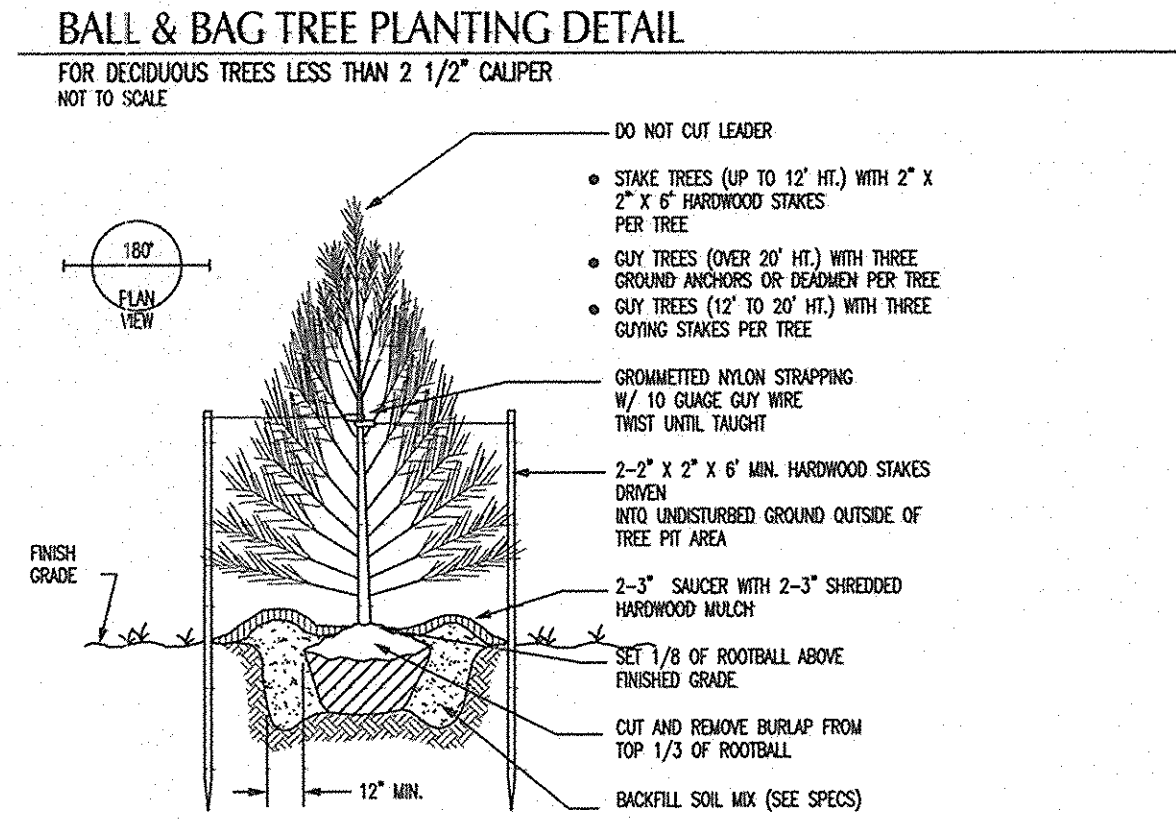
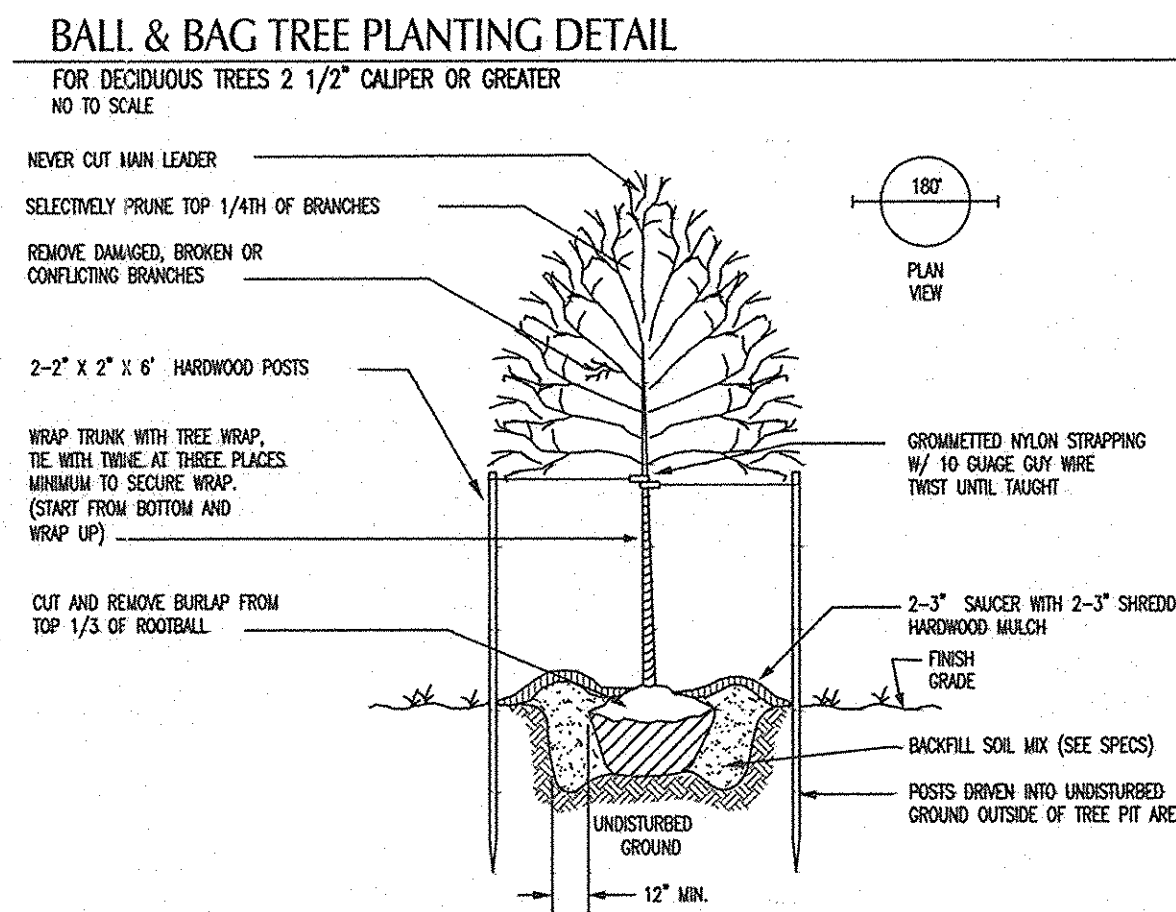
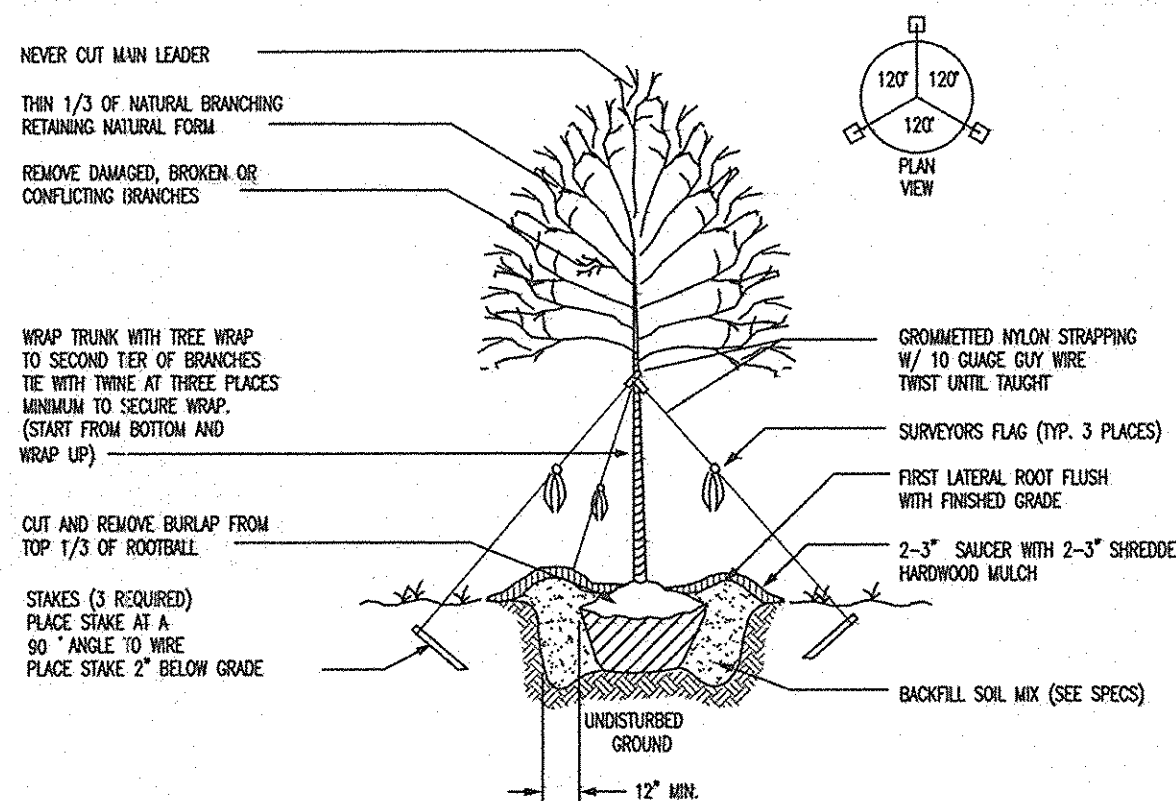
PURPOSE STATEMENT - December 02, 2020
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ATTENTION: THIS PLAN SHALL BE USED ONLY FOR ITS INTENDED PURPOSE AS NOTED IN THE TITLE BLOCK.
Before You Dig Call
MISS UTILITY Service Protection Center
MEMBER MISS UTILITY
CALL TOLL FREE 1-800-257-7777

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
Signature: [Signature]
Date: 12-17-2022
License No. [Number] Exp. Date [Date]

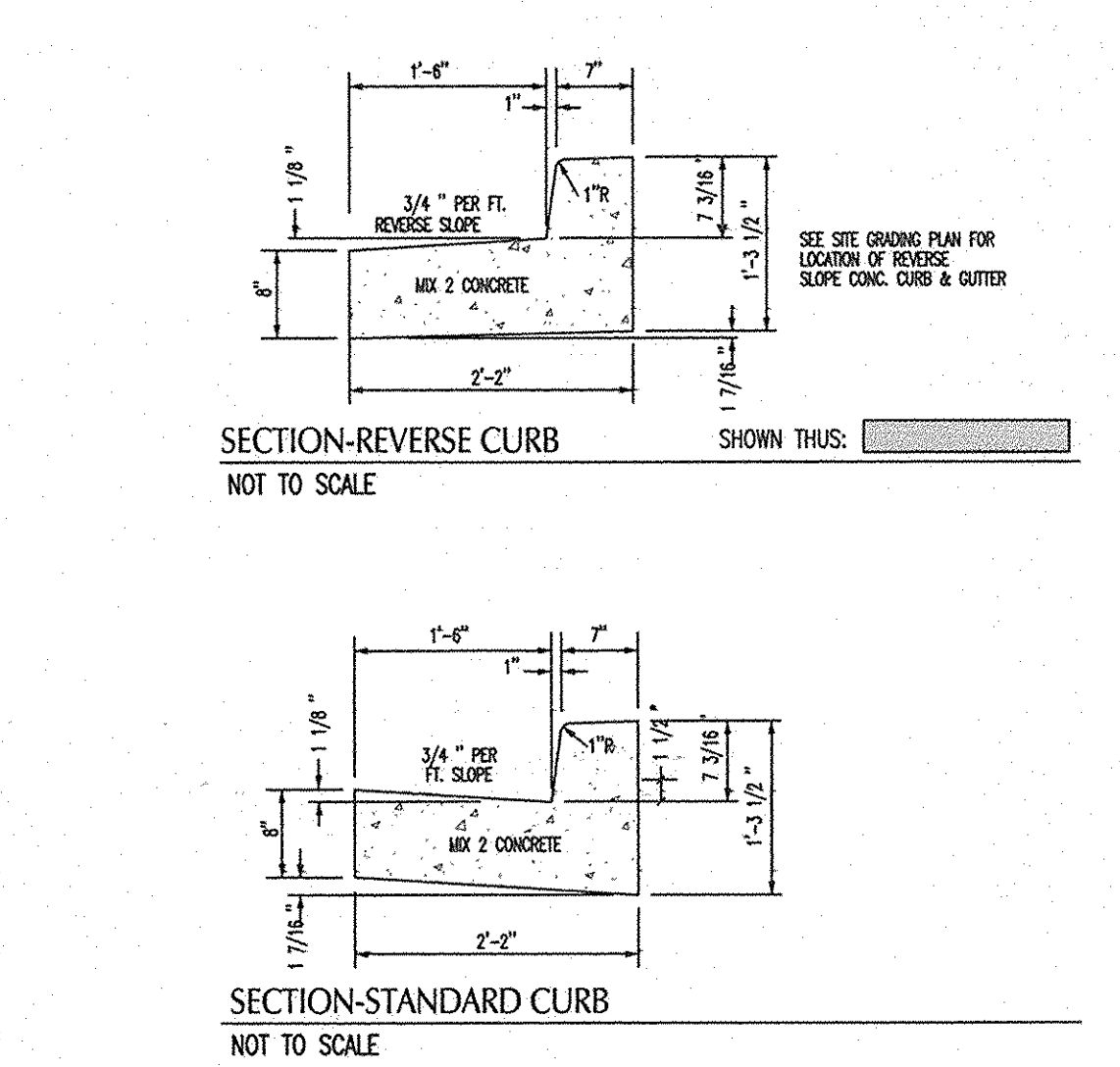
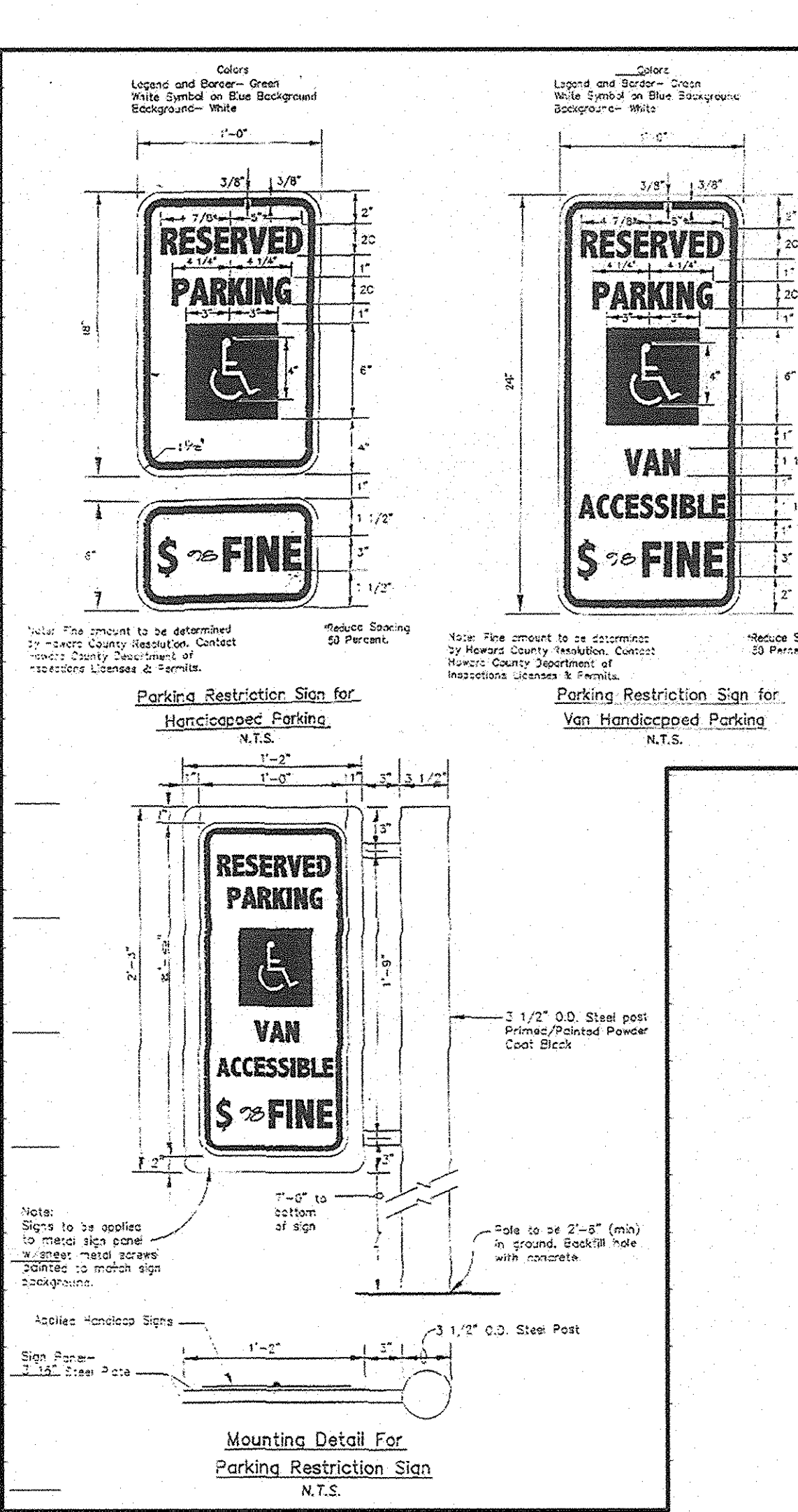
LANDSCAPE NOTES

- THE CONTRACTOR SHALL REVIEW ARCHITECTURAL/ENGINEERING PLANS TO BECOME THOROUGHLY FAMILIAR WITH GRADING AND SURFACE UTILITIES.
- ALL EQUIPMENT AND TOOLS SHALL BE PLACED SO AS NOT TO INTERFERE OR HINDER THE PEDESTRIAN AND VEHICULAR TRAFFIC FLOW.
- THE CONTRACTOR SHALL COORDINATE WITH LIGHTING AND IRRIGATION CONTRACTORS REGARDING TIMING OF INSTALLATION OF PLANT MATERIAL.
- THE CONTRACTOR SHALL INSURE THAT HIS WORK DOES NOT INTERRUPT ESTABLISHED OR PROJECTED DRAINAGE PATTERNS.
- DURING PLANTING OPERATIONS, EXCESS WASTE MATERIALS SHALL BE PROMPTLY AND FREQUENTLY REMOVED FROM THE SITE.
- CALL MISS UTILITY A MINIMUM OF THREE DAYS PRIOR TO ANY EXCAVATION. THE CONTRACTOR IS ADVISED OF THE EXISTENCE OF UNDERGROUND UTILITIES ON THE SITE. THEIR EXACT LOCATION SHALL BE VERIFIED IN THE FIELD WITH THE OWNER OR GENERAL CONTRACTOR PRIOR TO THE COMMENCEMENT OF ANY DIGGING OPERATIONS. IN THE EVENT THEY ARE UNCOVERED, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DAMAGE TO UTILITIES AND SUCH DAMAGE SHALL NOT RESULT IN ANY ADDITIONAL EXPENSES TO THE OWNER. ANY DAMAGE TO UNRECORDED LINES SHALL NOT BE THE RESPONSIBILITY OF THE CONTRACTOR.
- IF UTILITY LINES ARE ENCOUNTERED IN EXCAVATION OF TREE PITS, OTHER LOCATIONS FOR TREES SHALL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COMPENSATION. NO CHANGES OF LOCATION SHALL BE MADE WITHOUT APPROVAL BY THE LANDSCAPE ARCHITECT.
- MAINTAIN POSITIVE DRAINAGE OUT OF PLANTING BEDS AT A MINIMUM 2% SLOPE. ALL GRADES, DIMENSIONS, AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR ON SITE BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER.
- EVERY POSSIBLE SAFEGUARD SHALL BE TAKEN TO PROTECT BUILDING SURFACES, EQUIPMENT, AND FURNISHING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO PERSON OR PROPERTY WHICH MAY OCCUR AS A RESULT OF HIS NEGLIGENCE IN THE EXECUTION OF THE WORK.
- IN THE EVENT OF VARIATION BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND THE PLANS, THE PLANS SHALL CONTROL. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES PRIOR TO THE COMMENCEMENT OF WORK. SEED QUANTITY TAKE-OFFS ARE THE RESPONSIBILITY OF THE CONTRACTOR. ALL DISCREPANCIES SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING. THE CONTRACTOR SHALL FURNISH PLANT MATERIAL IN SIZES AS SPECIFIED IN PLANT LIST.
- PLANTS SHALL BE LOCATED AS SHOWN ON THE DRAWINGS OR AS DESIGNATED IN THE FIELD. THE CONTRACTOR SHALL STAKE ALL MATERIAL LOCATED ON THE SITE FOR REVIEW AND/OR ADJUSTMENT BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. ALL LOCATIONS ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE EXCAVATION.
- PLANTS SHALL CONFORM TO CURRENT "AMERICAN STANDARDS FOR NURSERY STOCK" BY AMERICAN ASSOCIATION OF NURSERMEN (AAN), PARTICULARLY WITH REGARD TO SIZE, GROWTH, SIZE OF BALL, AND DENSITY OF BRANCH STRUCTURE. PLANT MATERIAL SHALL BE TAGGED AT THE SOURCE BY THE LANDSCAPE ARCHITECT UNLESS THIS REQUIREMENT IS SPECIFICALLY WAIVED.
- ALL PLANTS (B&B OR CONTAINER) SHALL BE PROPERLY IDENTIFIED BY WEATHERPROOF LABELS SECURELY ATTACHED THERE TO BEFORE DELIVERY TO PROJECT SITE. LABELS SHALL IDENTIFY PLANTS BY NAME, SPECIES, AND SIZE. LABELS SHALL NOT BE REMOVED UNTIL THE FINAL INSPECTION BY THE LANDSCAPE ARCHITECT OR AGENT IN CHARGE.
- ANY MATERIAL AND/OR WORK MAY BE REJECTED BY THE LANDSCAPE ARCHITECT IF IT DOES NOT MEET THE REQUIREMENTS OF THE SPECIFICATIONS. ALL REJECTED MATERIALS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
- NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN CONSENT OF THE OWNER OR LANDSCAPE ARCHITECT.
- THE LANDSCAPE ARCHITECT OR OWNER SHALL HAVE THE RIGHT, AT ANY STAGE OF THE OPERATIONS, TO REJECT ANY AND ALL WORK AND MATERIAL WHICH, IN HIS OPINION, DOES NOT MEET THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR STABILITY AND CONDITIONS OF ALL TREES AND SHRUBS AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY INSTABILITY OF ANY PLANT MATERIALS. STAKING OF ALL TREES SHALL BE DONE UTILIZING A METHOD AGREED UPON BY THE LANDSCAPE ARCHITECT, AS INDICATED ON THE DOCUMENTS.
- ALL PROPOSED TREES TO BE INSTALLED EITHER ENTIRELY ON OR ENTIRELY OUT OF PLANTING BEDS. PLANTING BED LINES ARE NOT TO BE OBTURSCURED. ALL SHRUBS AND GROUND COVER AREAS SHALL BE PLANTED IN CONTINUOUS PREPARED BEDS AND TOP DRESSED WITH 3-INCH SHREDDED HARDWOOD MULCH. MULCH SHALL HAVE BEEN SHREDDED WITHIN THE LAST SIX MONTHS.
- SPADE EDGE ALL PLANTING BEDS.
- MAINTENANCE SHALL BEGIN AFTER EACH PLANT HAS BEEN INSTALLED AND SHALL CONTINUE UNTIL 90 DAYS AFTER FINAL ACCEPTANCE BY THE ARCHITECT OR OWNER REPRESENTATIVE. MAINTENANCE INCLUDES WATERING, PRUNING, WEEDING, REPLACEMENT OF SICK OR DEAD PLANTS, AND ANY OTHER CARE NECESSARY FOR THE PROPER GROWTH OF THE PLANT MATERIAL. THE CONTRACTOR MUST BE ABLE TO PROVIDE CONTINUED MAINTENANCE IF REQUESTED BY THE OWNER.
- UPON COMPLETION OF ALL LANDSCAPING AN ACCEPTANCE OF WORK SHALL BE HELD. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER FOR SCHEDULING THE INSPECTION AT LEAST SEVEN (7) DAYS PRIOR TO THE ANTICIPATED INSPECTION DATE.
- ALL TREES SHALL BE GUARANTEED FOR 12 MONTHS FROM THE DATE OF ACCEPTANCE. ALL SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR 12 MONTHS FROM THE DATE OF ACCEPTANCE. REPLACEMENT PLANTS USED SHALL BE GUARANTEED FOR AN ADDITIONAL 90 DAYS.
- THE CONTRACTOR IS RESPONSIBLE FOR TESTING PROJECT SOILS. THE CONTRACTOR IS TO PROVIDE A CERTIFIED SOILS REPORT TO THE OWNER. THE CONTRACTOR SHALL VERIFY THAT THE SOILS ON SITE ARE ACCEPTABLE FOR THE PROPER GROWTH OF THE PROPOSED PLANT MATERIAL. SHOULD THE CONTRACTOR FIND POOR SOIL CONDITIONS, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE SOIL AMENDMENTS AS NECESSARY. THESE AMENDMENTS SHALL INCLUDE, BUT NOT BE LIMITED TO, FERTILIZERS, LIME, AND TOPSOIL. PROPER PLANTING SOILS MUST BE VERIFIED PRIOR TO PLANTING OF MATERIALS.
- THE CONTRACTOR SHALL DISPOSE OF STUMPS AND MAJOR ROOTS OF ALL PLANTS TO BE REMOVED. ANY DEPRESSIONS CAUSED BY REMOVAL OPERATIONS SHALL BE FILLED WITH FERTILE, FRAGILE SOIL. PLANTS AND COMPACTED SO AS TO REESTABLISH PROPER GRADE FOR NEW PLANTING AND/OR LAWN AREAS.
- THE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS.
- ALL DISTURBED AREAS OF THE SITE NOT PLANTED WITH SHRUBS OR GROUND COVER SHALL BE FINE GRADED AND SEED.
- ALL LAWN AREAS TO BE SEED WHERE DISTURBANCE HAS OCCURRED WITHIN THE LIMIT OF CONSTRUCTION, LOOSEN UPPER 30" OF SOIL BEFORE SEEDING. IF NOT PREVIOUSLY LOOSENED, AGENC SOIL PER SOIL TEST RECOMMENDATIONS. DURING THE PERIODS MARCH 1 THRU APRIL 30, AND AUGUST 1 THRU OCTOBER 15, SEED WITH 60 LBS. PER ACRE (1.4 LBS. PER 1000 SQ. FT.) OF REBEL 11 TALL FESCUE. FOR THE PERIOD MAY 1 THRU JULY 31 SEED WITH 60 LBS. REBEL 11 TALL FESCUE PER ACRE AND 2 LBS. PER ACRE (0.5 LBS. PER 1000 SQ. FT.) OF WEEPING LOVEGRASS. DURING THE PERIOD OF OCTOBER 16 THRU FEBRUARY 28, PROTECT SITE BY SPREADING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING.
- SEED MULCH: APPLY 1.5 TO 2 TONS/ACRE (70-90 LBS./1000 SQ. FT.) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATIONS USING MULCH ANCHORING TOOL OR 218 GAL PER ACRE (5 GAL./1000 SQ. FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS. ON SLOPES > 2%, USE 348 GAL. PER ACRE (8 GAL./1000 SQ. FT.) FOR ANCHORING.
- INSPECT ALL SEEDING AREAS AND MAKE NEEDED REPAIRS AND RESEED UNTIL LAWN IS ESTABLISHED.
- BULBS: IN ACCORDANCE WITH SECTION 11 OF THE AMERICAN ASSOCIATION OF NURSERMEN STANDARDS



SCHEDULE A - PERIMETER LANDSCAPE EDGE					TOTAL PLANTINGS REQUIRED AND PROVIDED		
CATEGORY	P-1 PARKING TO CURVE DRIVE	P-2 PARKING LOT ADJACENT TO WEST PROPERTY LINE	P-3 PARKING LOT ADJACENT TO NORTH PROPERTY LINE	P-4 PARKING LOT ADJACENT TO EAST PROPERTY LINE	P-5 PARKING LOT ADJACENT TO SOUTH PROPERTY LINE	TREES	SHRUBS
LANDSCAPE TYPE	E	A	A	A	A		
LINEAR FEET OF ROADWAY FRONTAGE / PERIMETER	215'	604	448	989	552		
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	YES	NO	NO		
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO		
NUMBER OF PLANTS REQUIRED (BASED ON TOTAL PERIMETER)							
SHADE TREES TYPE A	5	10	8	16	9		
EVERGREEN TREES TYPE B	0	0	0	0	0		
SHRUBS TYPE C	0	0	0	0	0		
NUMBER OF PLANTS PROVIDED						48	0
SHADE TREES	5	10	8	16	9		
EVERGREEN TREES	0	0	0	0	0		
OTHER TREES (E.I. SUBSTITUTION)	0	0	0	0	0		
SHRUBS (10:1 SUBSTITUTION)	0	0	0	0	0		
TOTAL SHRUBS	0	0	0	0	0		54

SCHEDULE B - PARKING LOT INTERNAL LANDSCAPING (NEW LOT)	
NUMBER OF PARKING SPACES	826 814
NUMBER OF TREES REQUIRED (1/20 SP.)	41
NUMBER OF TREES PROVIDED	41
INTERNAL ISLANDS REQUIRED: 1/20 SP.	8,200 SF
INTERNAL ISLANDS PROVIDED: 200 SF/ISLAND	44 8,812 SF
SEE PLAN VIEW, SHEET 3 of 16 FOR INTERIOR LANDSCAPE ISLAND IDENTIFICATION.	
OWNER/DEVELOPER/APPLICANT: 10 ACRES INVESTMENTS O O MACKENZIE, CUSHMAN & WAKEFIELD ALLIANCE COMMERCIAL REAL ESTATE SERVICE, LLC 2328 W. JOPPA ROAD SUITE 200 LUTHERVILLE, MARYLAND 21093 ATTN: MR. ROBERT J. AUMILLER PHONE: 410-821-8585	



NOTE: FOR DUMPSTER, TRANSFORMER/GENERATOR ENCLOSURE, REFER TO SHEET 5 OF 16

48 Hours Before You Dig Call

"MISS UTILITY" Service Protection Center

MEMBER
ONE CALL SYSTEMS INTERNATIONAL

CALL TOLL FREE 1-800-257-7777
www.missutility.net/itics

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

419657

Stamp: STATE OF MARYLAND
Professional Engineer
No. 12243
Exp. Date: 04.30.09

APPROVED PLANNING BOARD OF HOWARD COUNTY

DATE: 11/15/07

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

Chad Anderson 12/21/07
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Carole Hamm 11/08/07
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Mark L. Coyle 11/08/07
DIRECTOR DATE

DATE	NO.	REVISION DESCRIPTION

PROJECT: **THE MEDICAL PAVILION AT HOWARD COUNTY**
PARCEL "A-2" TOWN CENTER SECTION 8 - AREA 4

JOYCE ENGINEERING CORPORATION
CIVIL ENGINEERING LAND SURVEYING LAND PLANNING CONSTRUCTION MANAGEMENT
10756 BALTIMORE AVENUE - BELTSVILLE, MARYLAND 20705
TEL: (301) 595-4333 FAX: (301) 595-4650 WEB: www.joyceeng.com

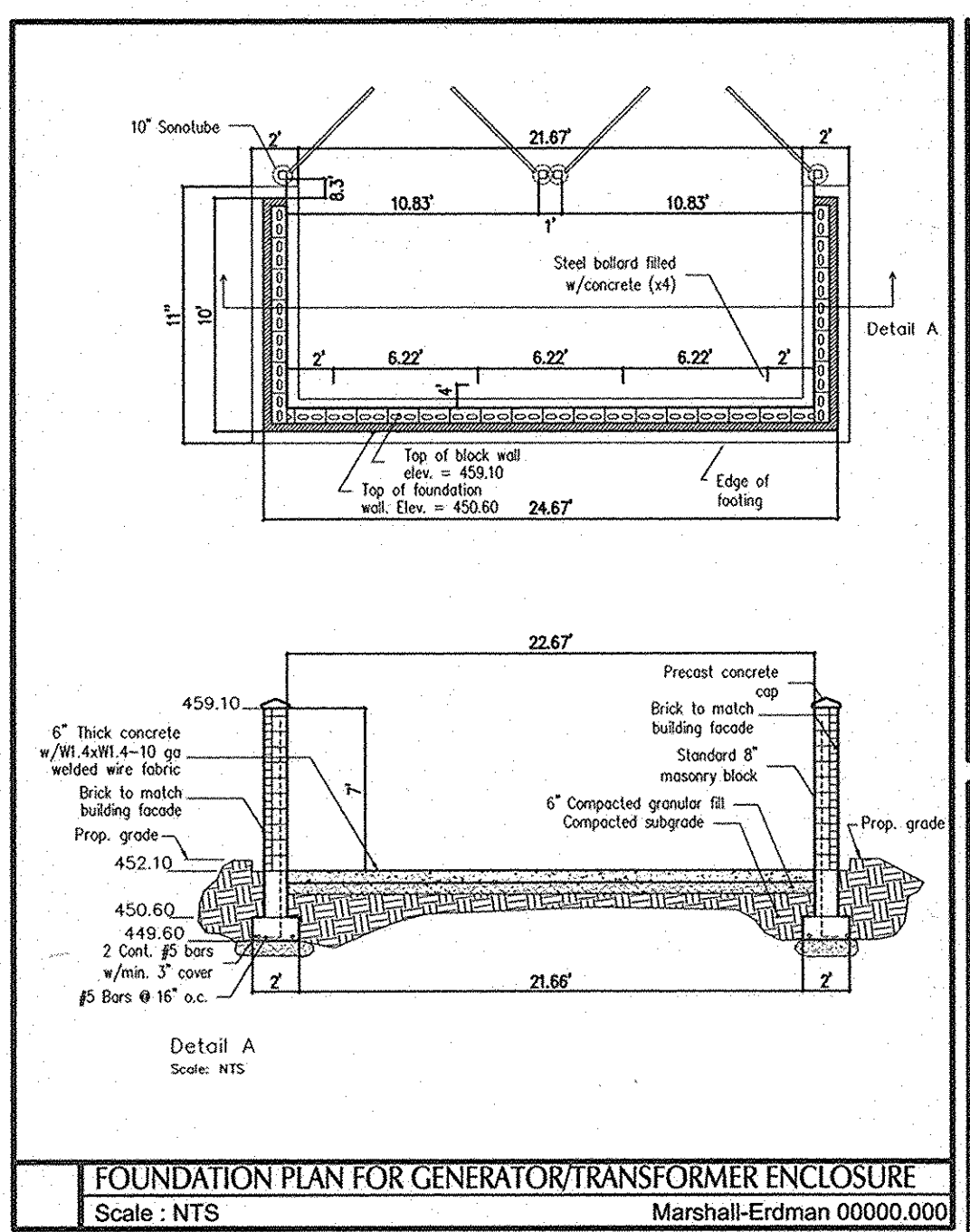
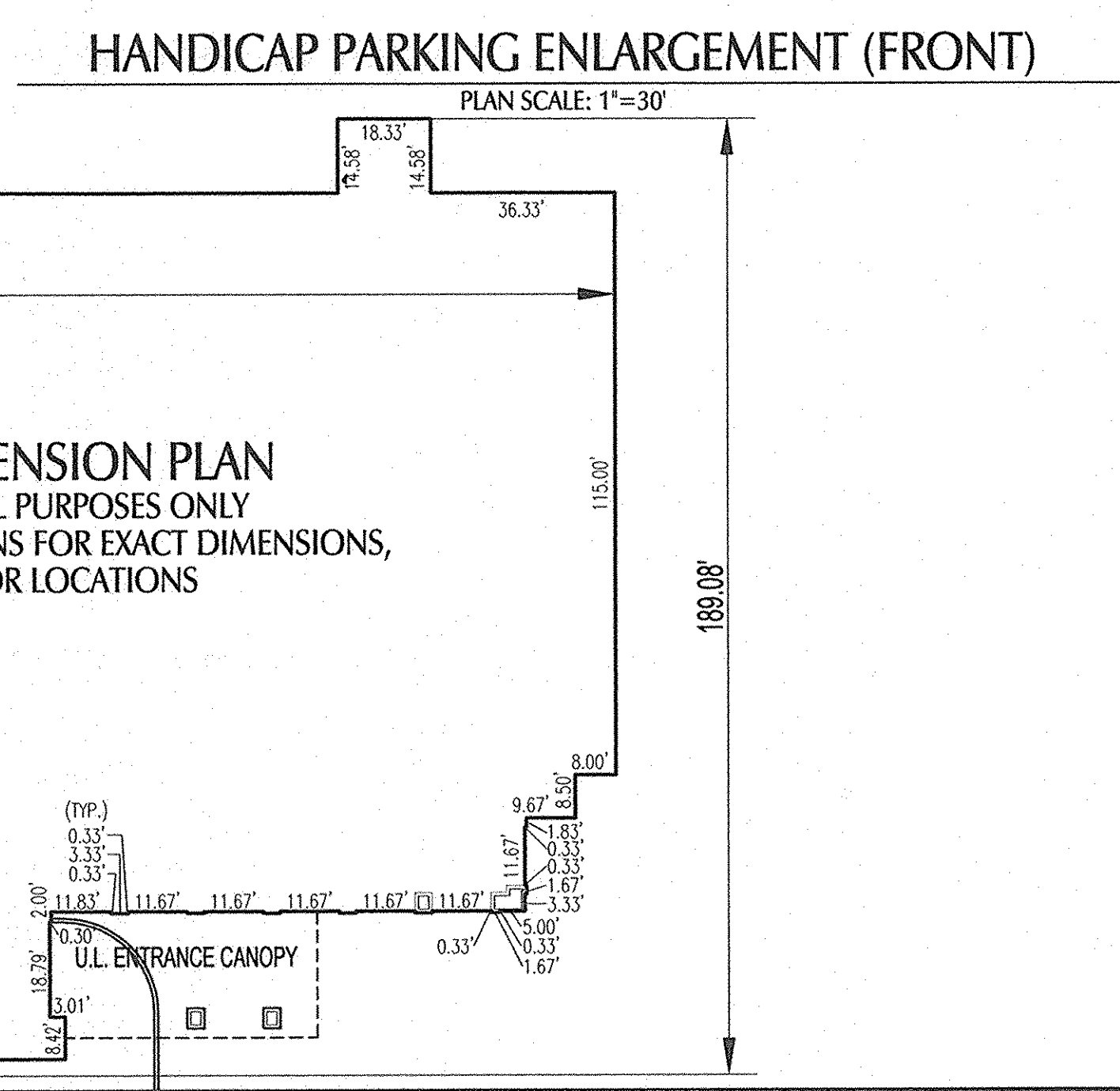
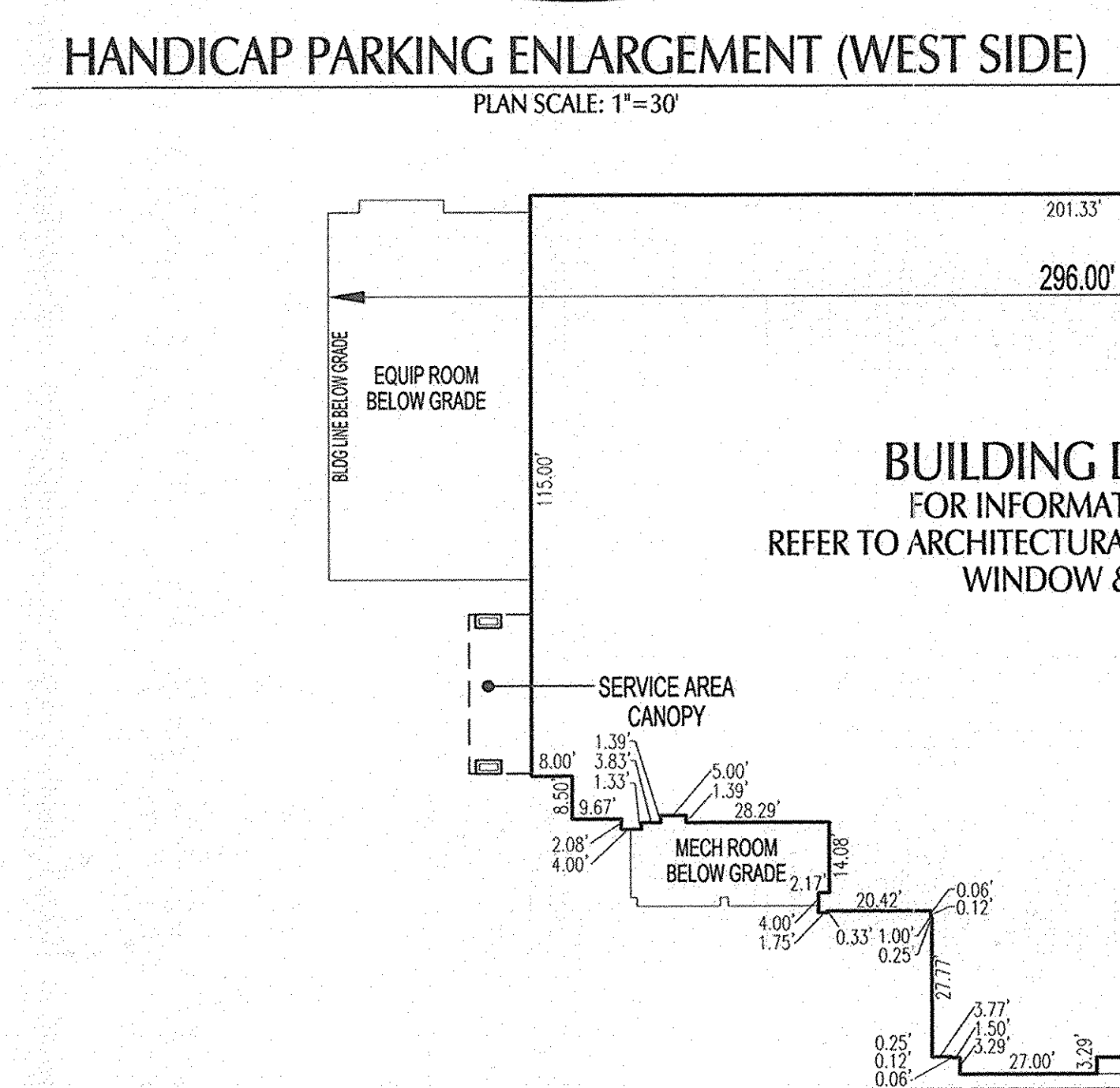
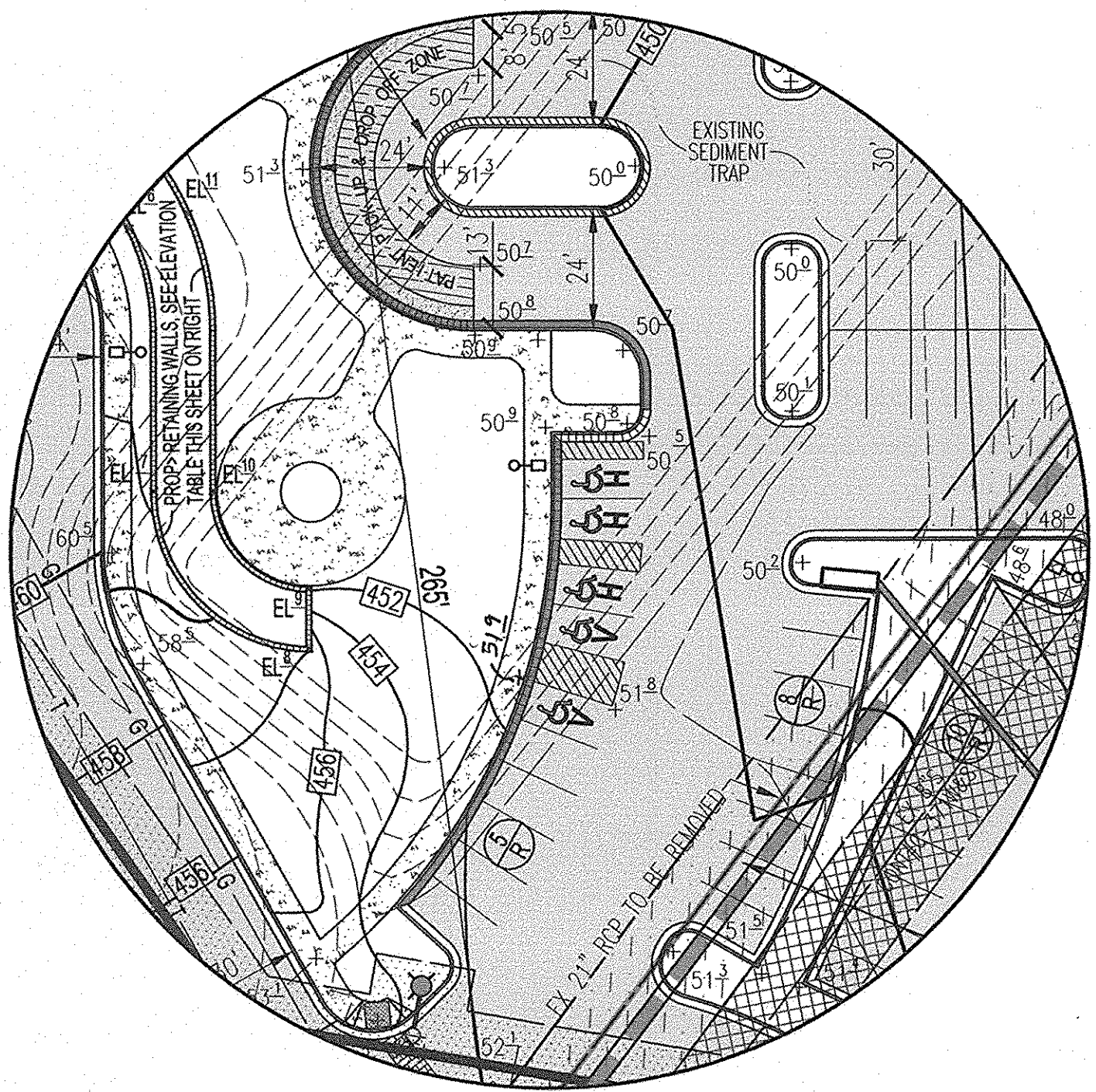
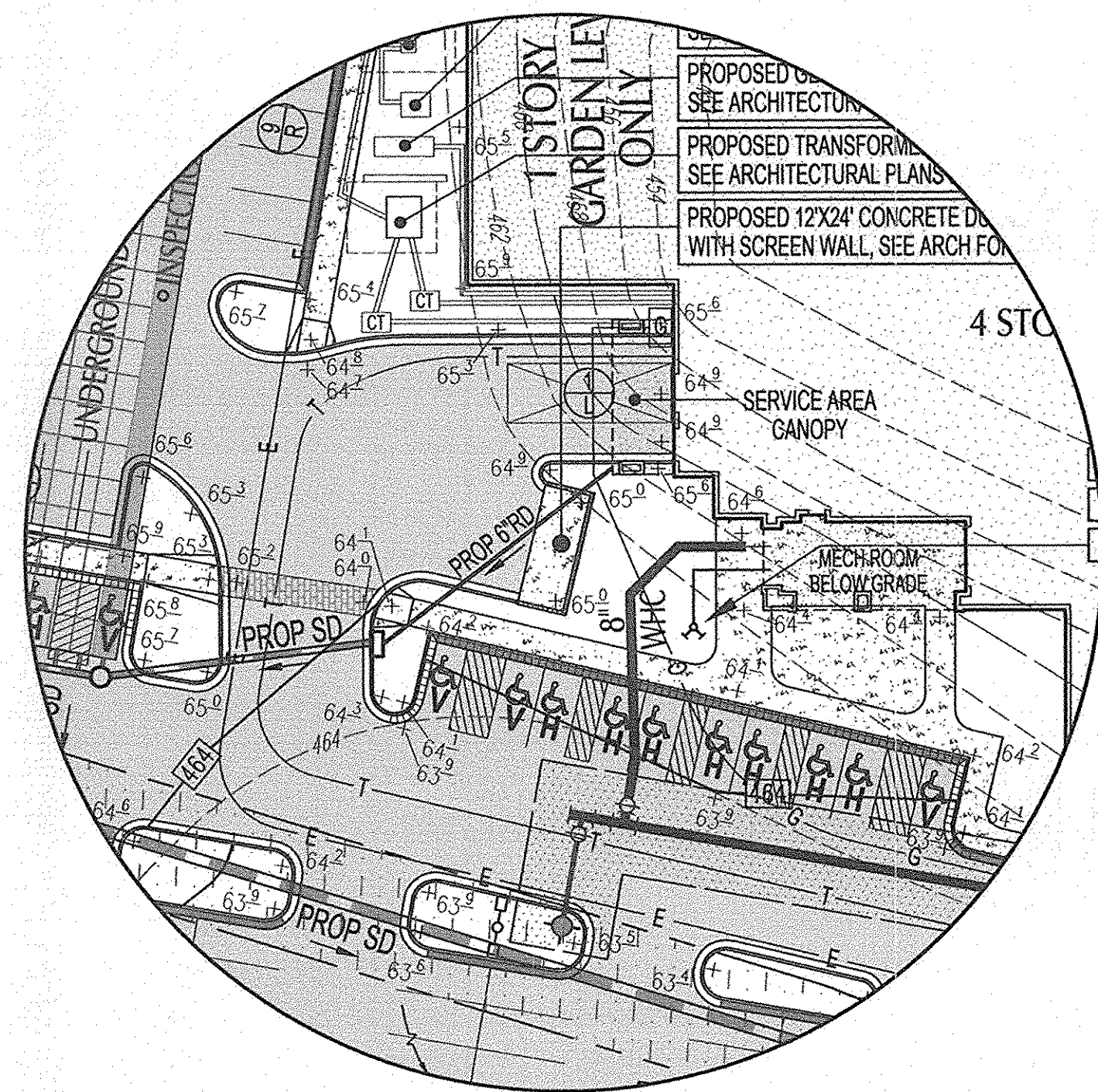
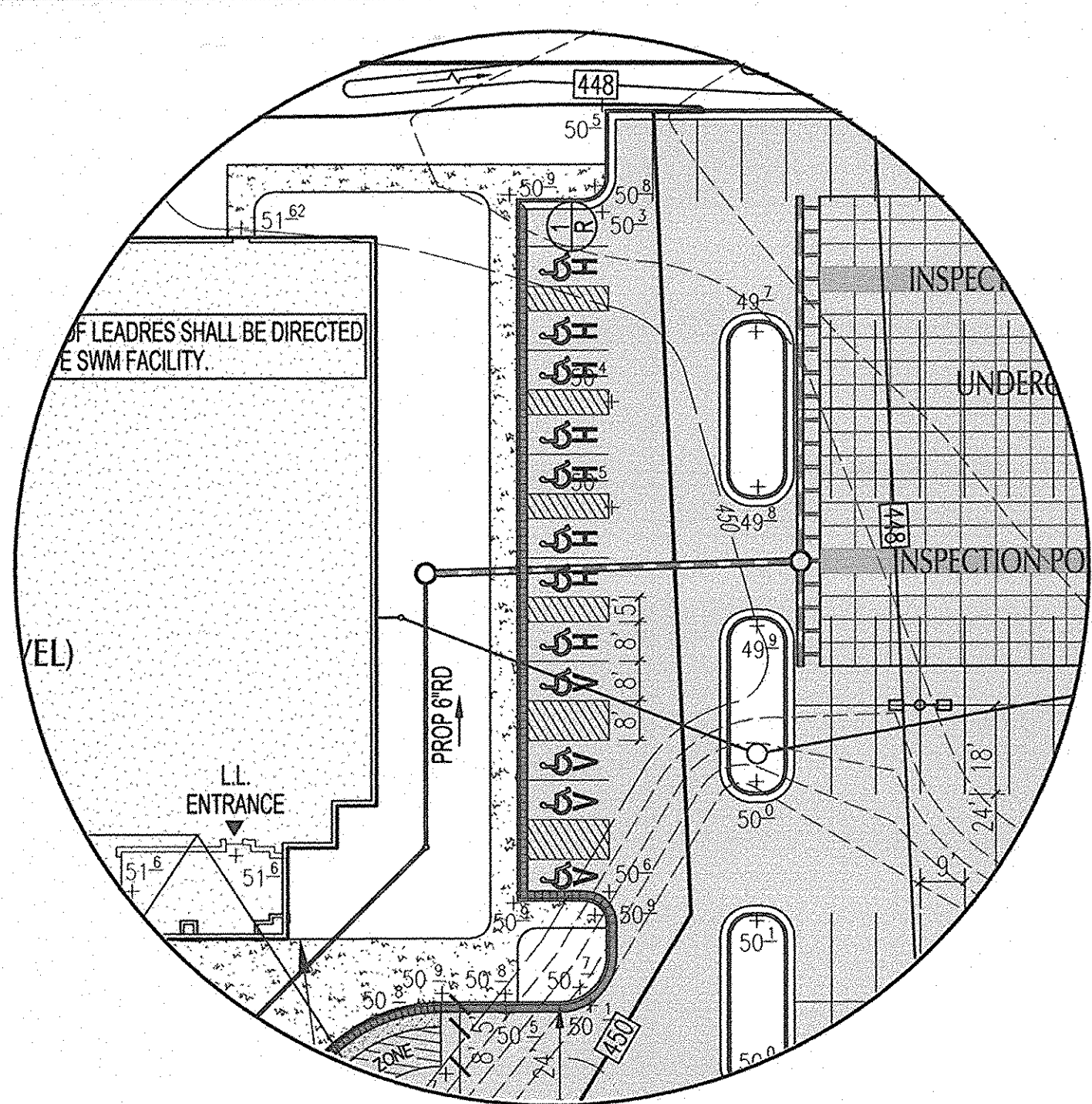
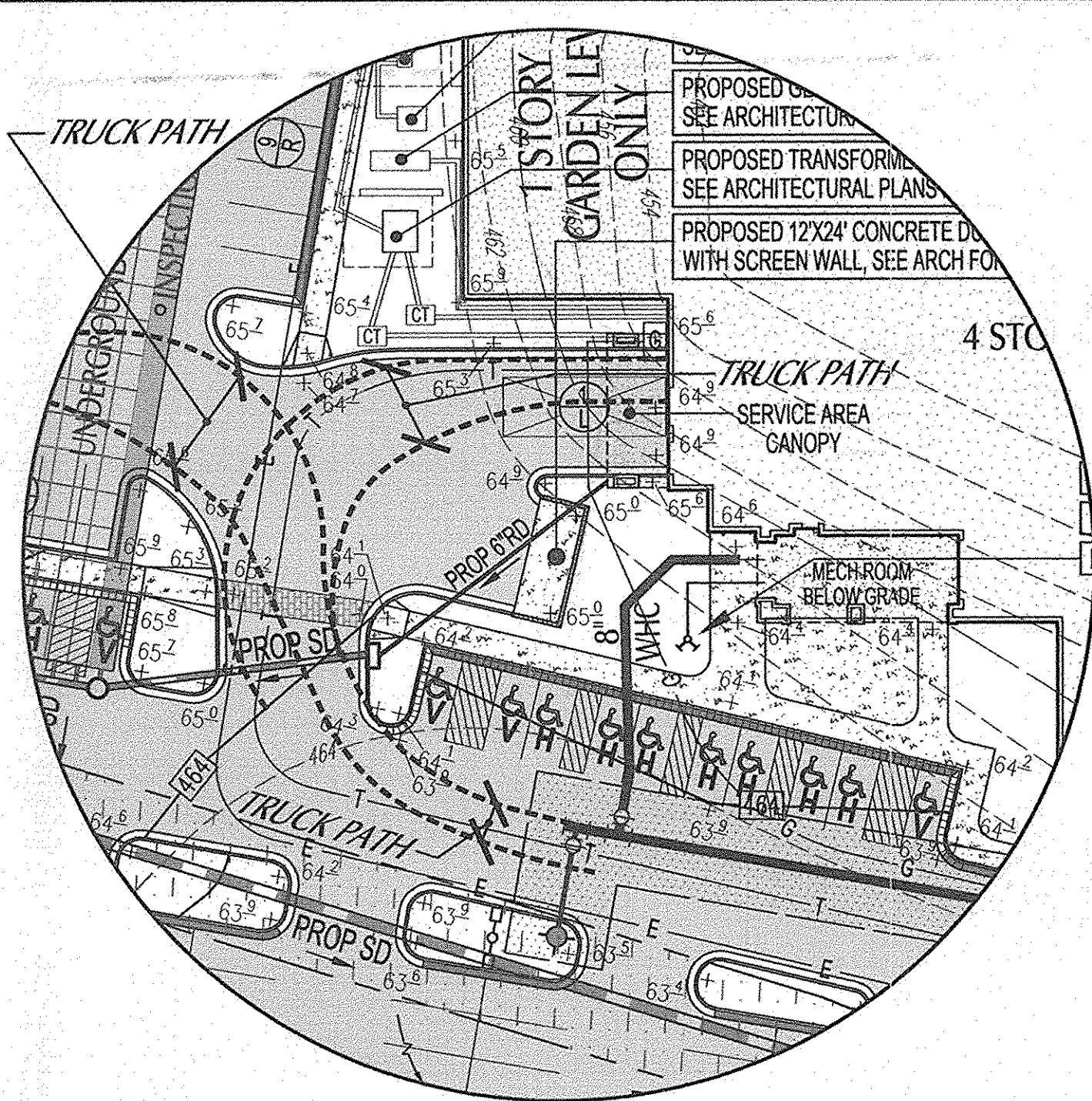
Planning name: ECLandProject0025022 - Howard County MCB ALTA (GovernorJdg002525P04.dwg)
Plotted: Dec. 12, 2007 - 3:50pm

ADDRESS CHART
LOT/PARCEL: STREET ADDRESS
PARCEL "A-2" 10710 CHARTER DRIVE ~ COLUMBIA, MARYLAND 21044

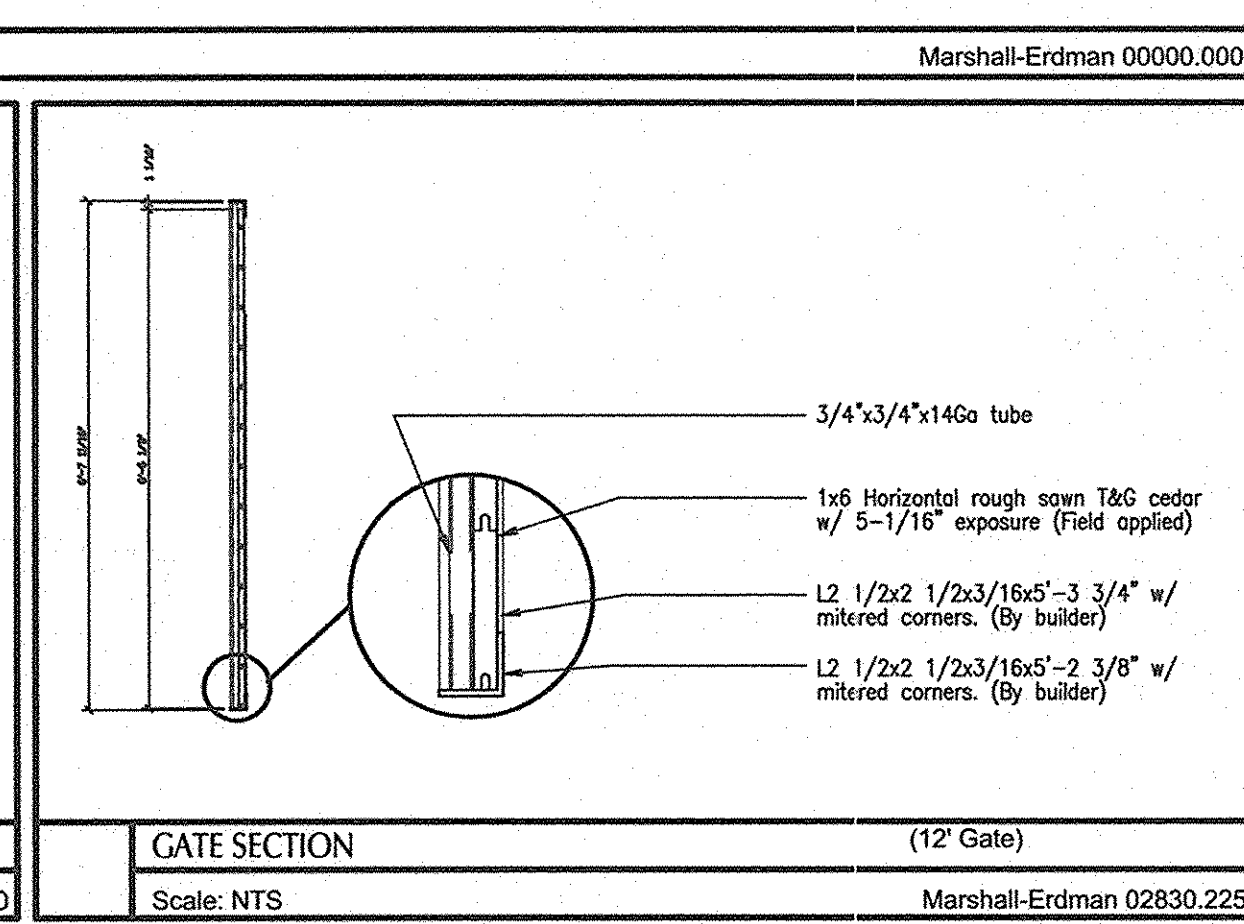
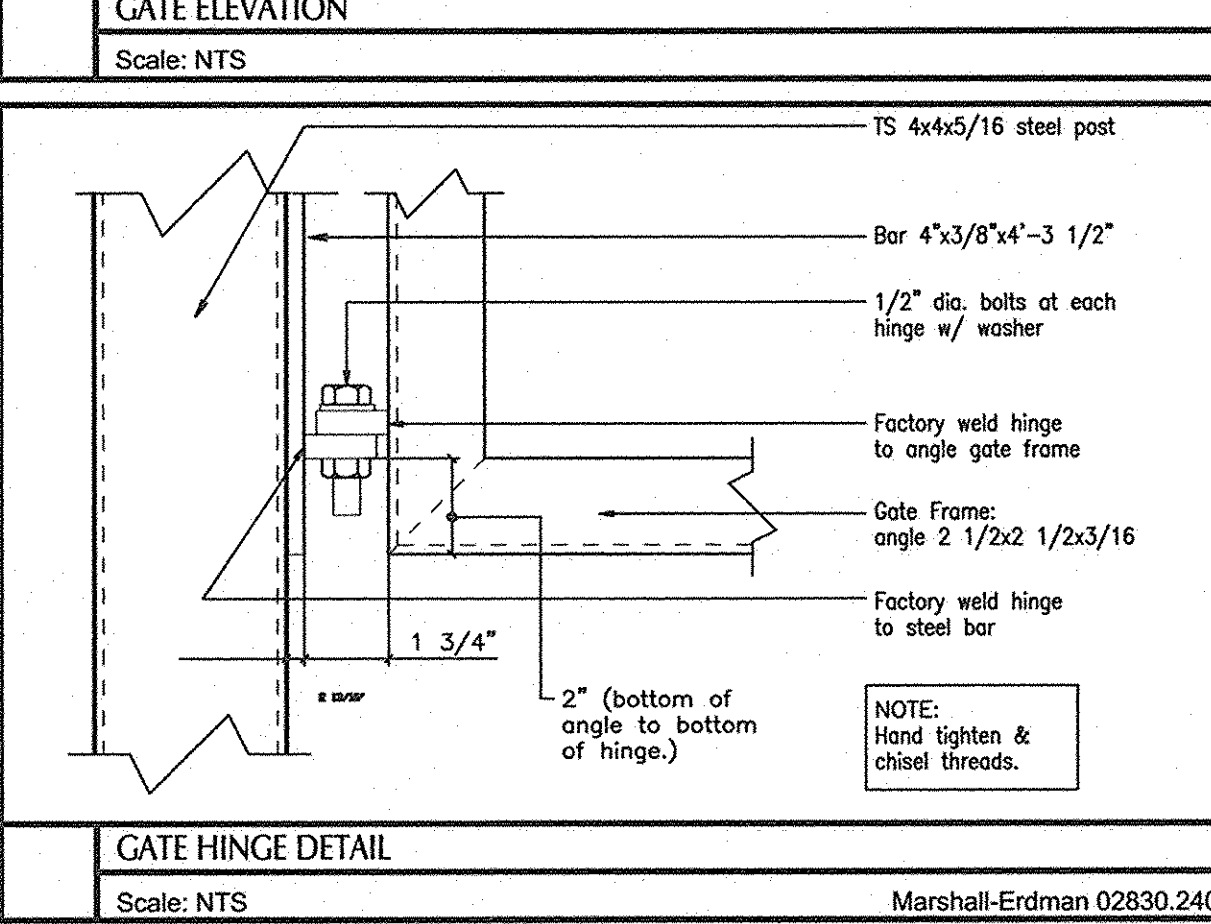
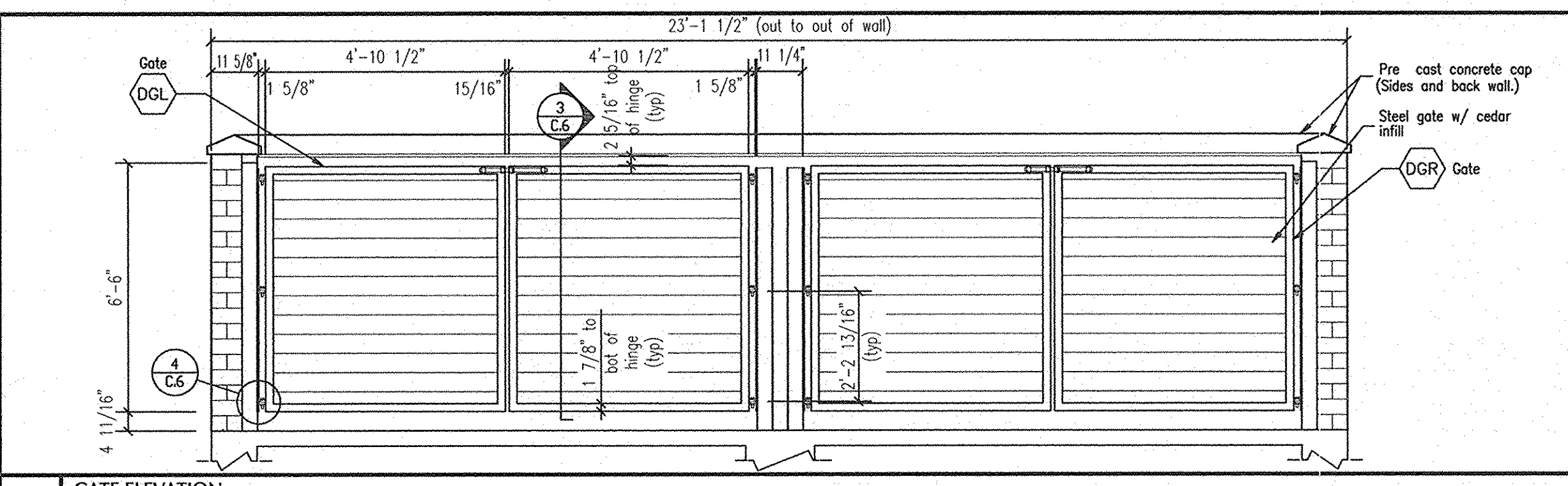
PERMIT INFORMATION CHART
SUBMISSION: COLUMBIA TOWN CENTER SECTION/AREA: 8/4 LOT/PARCEL: PARCEL "A-2"
PLAN # OR L/P #: BLOCK #: ZONE: TAX/ZONE MAP: 35 ELECT. DISTRICT: 5TH CENSUS TRACT: 6053.02
ZONING: 6074 15 & 81 NT
WATER CODE: 106 SEWER CODE: 5522500

TITLE: **PAVING and LANDSCAPE DETAILS FOR THE MEDICAL PAVILION AT HOWARD COUNTY**

DES BY: WAJ	SCALE: AS SHOWN	PROJ. NO.: 005022
DRN BY: HAL	DATE: MAY, 2007	4 OF 16
CHK BY: JEC	APPROVED: WAJ	



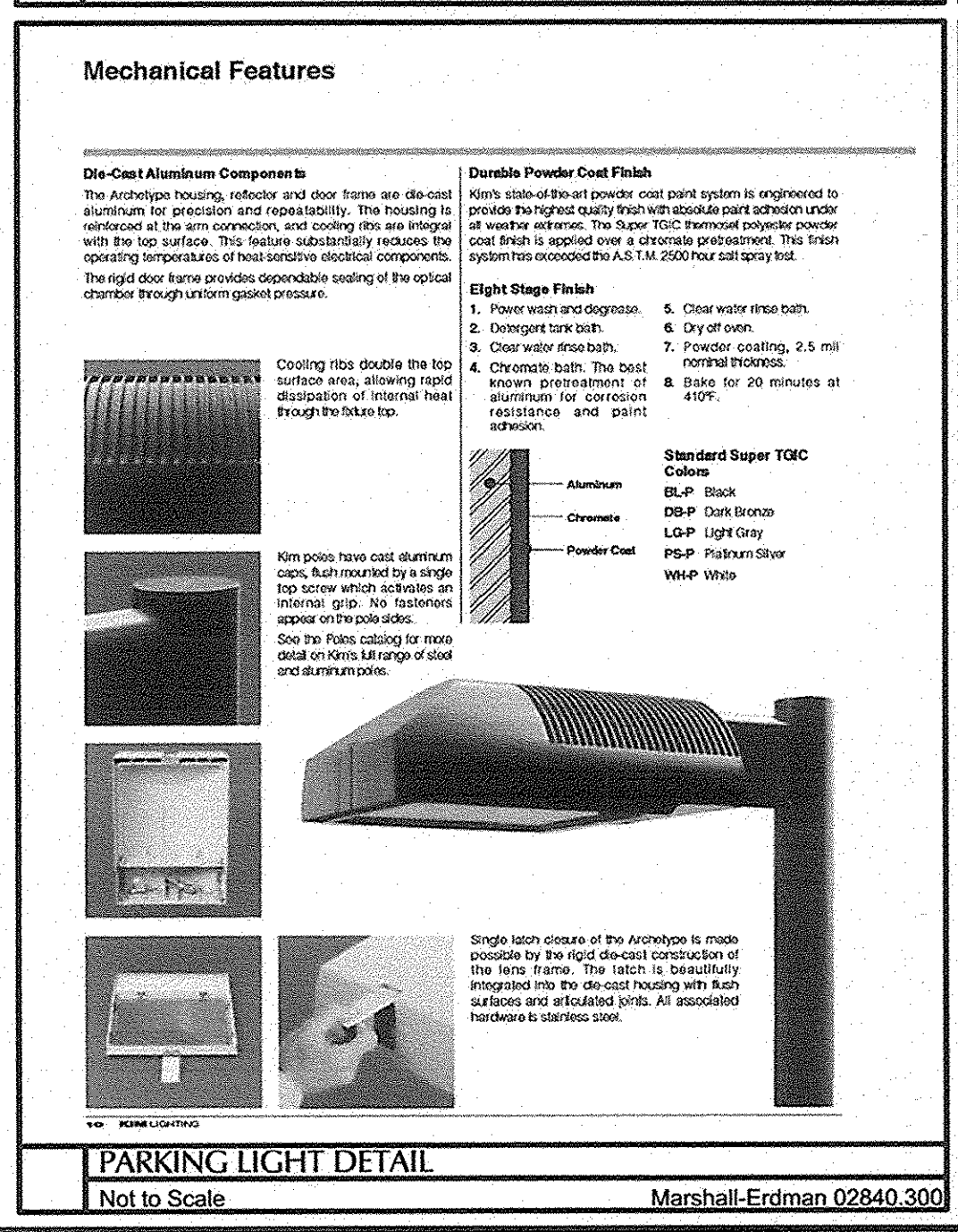
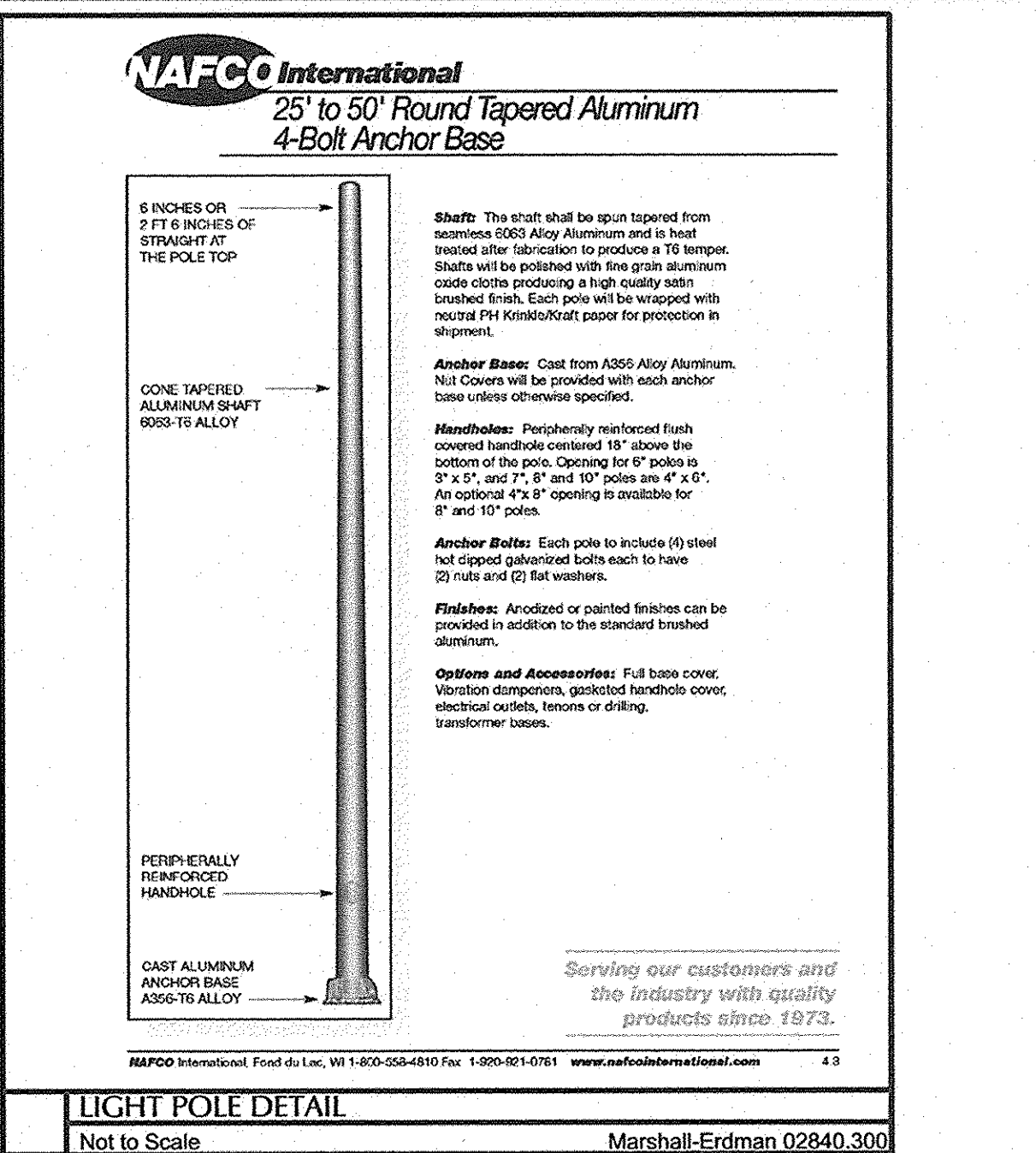
LIGHTING NOTES
1. LIGHTING CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR LIGHTING OF PARKING EXPANSION. THESE DRAWINGS ARE TO ACCOMPANY THE BID.
2. PARKING FIXTURE TYPE AND POLE TO MATCH EXISTING FIXTURES AND POLES. VERIFY MANUFACTURER, MODEL NUMBER AND LOCATION OF EXISTING LIGHT FIXTURES. SEE NOTE #6.
3. INCLUDE CIRCUITRY IN BID AND ON SHOP DRAWINGS.
4. SEE ARCHITECTURAL PLANS FOR LOCATION OF PEDESTRIAN LIGHTING FOR ENTRANCE WALK AREA.
5. ALL EXTERIOR LIGHTING SHALL COMPLY WITH SECTION 134 OF THE ZONING REGULATIONS.
6. FOR ADDITIONAL LIGHTING DETAILS, REFER TO SHEET S OF 16.
7. FOR REVIEWS OF LIGHTING FIXTURES, RETAILER, DESIGN, AND SITE LIGHTING INFORMATION, REFER TO ELECTRICAL PLANS PREPARED BY MARSHALL-ERDMAN & ASSOC. INFORMATION SHOWN ON THIS PLAN IS GENERAL IN NATURE AND THE CONTRACTOR SHALL COMPLY WITH ANY AND ALL INFORMATION SHOWN ON MARSHALL-ERDMAN & ASSOC. PLANS.



25' to 50' Round Tapered Aluminum 4-Bolt Anchor Base Poles

POLE HEIGHT	POLE WEIGHT	ANCHOR BASE WEIGHT	ANCHOR BASE DIMENSIONS	ANCHOR BASE MATERIAL
25'	150	150	48" x 48" x 10"	6061-T6 ALUMINUM
30'	180	180	48" x 48" x 10"	6061-T6 ALUMINUM
35'	210	210	48" x 48" x 10"	6061-T6 ALUMINUM
40'	240	240	48" x 48" x 10"	6061-T6 ALUMINUM
45'	270	270	48" x 48" x 10"	6061-T6 ALUMINUM
50'	300	300	48" x 48" x 10"	6061-T6 ALUMINUM

LIGHT BASE (30') UNPAVED AREAS
Not to Scale
Marshall-Erdman 02840.300



Ordering Information

The Archetype®

Ordering Example:	Material	Finish	Light	Mounting	Notes
25' ARCH / 2500PS27 / VHP / P / A / 25' / PSA-16-4125B / VHP / P / VSR-2B	25'	Arch	2500PS27	VHP / P	PSA-16-4125B / VHP / P / VSR-2B

1. Mounting: 37 certification is available for standard poles and poles.

2. Finish: See the Archetype AR line for standard finish. See the Archetype AR line for standard finish. See the Archetype AR line for standard finish.

3. Electrical Module: See the Archetype AR line for standard finish. See the Archetype AR line for standard finish. See the Archetype AR line for standard finish.

4. Finish: Super TFC powder coat finish is available for standard poles and poles.

5. Optional Photocopy: See the Archetype AR line for standard finish. See the Archetype AR line for standard finish. See the Archetype AR line for standard finish.

6. Optional Glass Lens: See the Archetype AR line for standard finish. See the Archetype AR line for standard finish. See the Archetype AR line for standard finish.

PARKING LIGHT SPECS
Not to Scale
Marshall-Erdman 02840.300

APPROVED
PLANNING BOARD OF HOWARD COUNTY

DATE: 11/15/07

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

Chief, Development Engineering Division
Chief, Division of Land Development
Director

DATE: 12/21/07
DATE: 1/10/08
DATE: 1/10/08

DATE NO. REVISION DESCRIPTION

PROJECT

THE MEDICAL PAVILION
AT HOWARD COUNTY
PARCEL "A-2"
TOWN CENTER
SECTION 8 - AREA 4

JOYCE ENGINEERING CORPORATION
CIVIL ENGINEERING LAND SURVEYING LAND PLANNING CONSTRUCTION MANAGEMENT
10766 BATHURST AVENUE - BELTSVILLE, MARYLAND 20705
TEL: (301) 555-4153 FAX: (301) 555-4155 WEB: www.joyceeng.com
Drawing name: R:\Land Projects\005022 - Howard County MOB ALTA (Erdman)\005022SP05.dwg
Plotted: Dec 13, 2007 - 12:21pm

ADDRESS CHART

LOT/PARCEL: STREET ADDRESS
PARCEL "A-2": 10710 CHARTER DRIVE ~ COLUMBIA, MARYLAND 21044

PERMIT INFORMATION CHART

SUBDIVISION: COLUMBIA TOWN CENTER SECTION/AREA: 8/4 LOT/PARCEL: PARCEL "A-2"
PLAN: DR 17 / BLOCK: 35 TOWN ZONE MAP: 35 ELECT. DISTRICT: 5TH CENSUS TRACT: 6053.02
WATER CODE: 106 SEWER CODE: 5522500

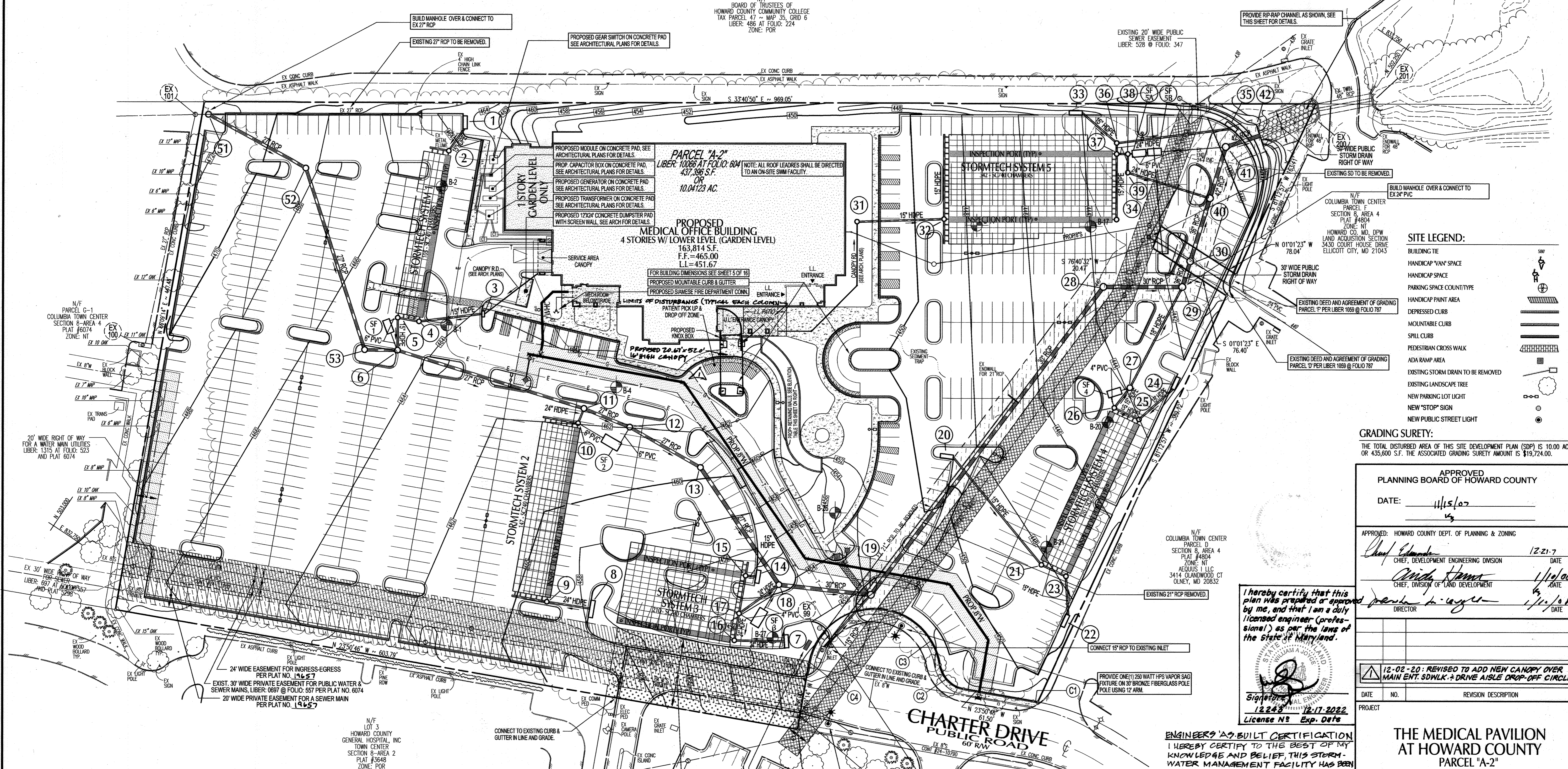
TITLE: LIGHTING and SITE DETAILS FOR THE MEDICAL PAVILION AT HOWARD COUNTY

DES BY: WAJ SCALE: AS SHOWN PROJ. NO.: 005022
DRN BY: HAL DATE: MAY, 2007 5 OF 16
CHK BY: JEC APPROVED WAJ

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

Signature: [Signature] License No: 2243
Date: 04.30.09 Exp Date

N/E BOARD OF TRUSTEES OF HOWARD COUNTY COMMUNITY COLLEGE
 TAX PARCEL 47 ~ MAP 35, GRID 6
 LIBER: 486 AT FOLIO: 224
 ZONE: POR



CURVE TABLE

CURVE	RADIUS	ARC	TAN	DELTA	CHD BRG	CHORD
(C)	221.00	4.20	2.10	170°13'1"	N23°16'22"W	4.20
(C)	25.00	30.99	17.84	71°01'06"	S11°39'47"W	29.04
(C)	58.00	163.01	346.99	161°01'10"	N33°20'15"W	114.42
(C)	58.00	2.00	1.00	1°58'33"	S67°08'26"W	2.00

UTILITY LEGEND

PHONE	T	T	T	T	T	T
ELEC	E	E	E	E	E	E
GAS	G	G	G	G	G	G

EASEMENT & RW LEGEND

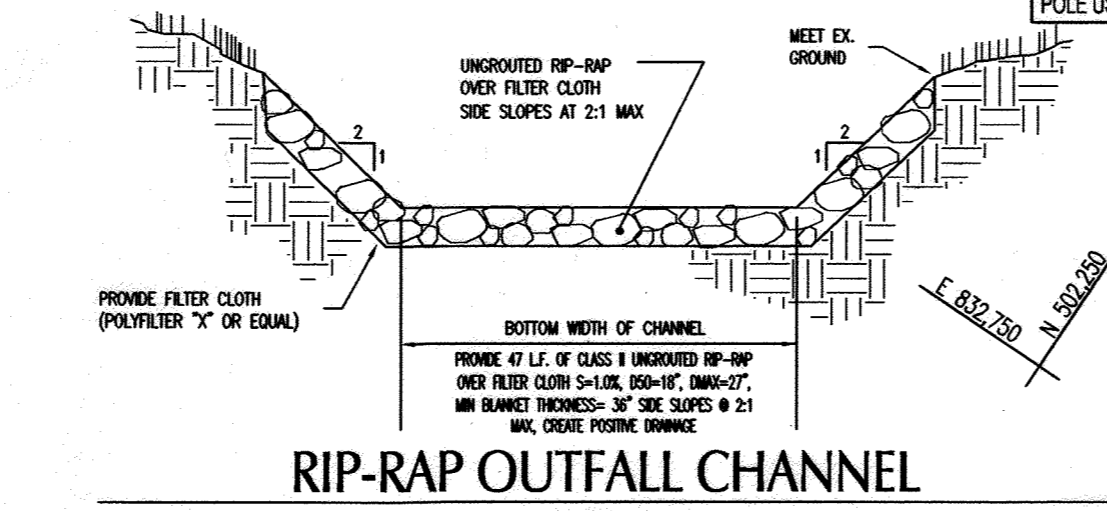
[Pattern]	24' WIDE EASEMENT FOR INGRESS-EGRESS
[Pattern]	30' WIDE EASEMENT FOR PUBLIC WATER, SEWER & MAINS
[Pattern]	20' RIGHT OF WAY FOR A PUBLIC SEWER
[Pattern]	EX. 20' WIDE EASEMENT FOR WATER, SEWER & DRAINAGE
[Pattern]	20' WIDE EASEMENT FOR A PRIVATE SEWER MAIN
[Pattern]	EX. EASEMENT FOR PEDESTRIAN & VEHICULAR ACCESS
[Pattern]	25' & 30' STORM DRAIN EASEMENT
[Pattern]	20' WIDE EASEMENT FOR PUBLIC WATER

ATTENTION:
 THIS PLAN SHALL BE USED ONLY FOR ITS INTENDED PURPOSE AS NOTED IN THE TITLE BLOCK.

48 Hours Before You Dig Call MISS UTILITY Service Protection Center

NOTE: EXISTING UTILITY INFORMATION SHOWN HEREON IS BASED UPON INFORMATION WHICH WAS AVAILABLE AT THE TIME OF THE BASE PLAN PREPARATION. DUE TO CONFIDENTIAL INFORMATION DISCLOSURE RESTRICTIONS, JOYCE ENGINEERING CORP. SHALL NOT BE LIABLE OR RESPONSIBLE FOR THE COMPLETENESS OR ACCURACY OF THE INFORMATION SHOWN. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITY MAINS, LINES AND/OR SERVICES THAT MAY OR COULD BE AFFECTED BY THE ANTICIPATED CONSTRUCTION SHOWN HEREON. THE CONTRACTOR SHALL CONDUCT "MISS UTILITY" PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY TO DETERMINE THE LOCATION OF ANY RECORD UTILITY MAINS, LINES, AND/OR SERVICES AND PERFORM TEST PIT EXCAVATIONS BY HAND AS REQUIRED.

ELECTRONIC FILE DISCLAIMER: THE INFORMATION CONTAINED HEREON WAS PREPARED AS AN ELECTRONIC "DWG" FILE BY JOYCE ENGINEERING CORPORATION (JEC). JEC HAS TAKEN REASONABLE STEPS TO ASSURE THE ACCURACY OF THE INFORMATION CONTAINED IN THE ELECTRONIC FILE, HOWEVER, JEC CANNOT GUARANTEE THAT CHANGES AND/OR ALTERATIONS HAVE NOT BEEN MADE TO THE FILE. NO RELIANCE ON THE INFORMATION CONTAINED HEREON SHALL BE MADE UNLESS THE INFORMATION IS FIRST COMPARED TO THE SOURCE ORIGIN DOCUMENT. JEC SHALL ASSUME NO LIABILITY OR RESPONSIBILITY, AND DOES NOT GRANT ANY WARRANTY, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY OF ANY INFORMATION THAT HAS BEEN TRANSMITTED OR RECEIVED VIA COMPUTER OR OTHER ELECTRONIC MEANS. IF VERIFICATION OF THE INFORMATION CONTAINED HEREON, OR IF THE ELECTRONIC FILE USED TO CREATE THIS DOCUMENT IS REQUIRED, PLEASE CONTACT JEC DIRECTLY. THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION AND SHALL NOT BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM INCLUDING ELECTRONIC OR PHOTO REPRODUCTION WITHOUT THE EXPRESS WRITTEN PERMISSION OF JEC. BY ACCEPTANCE OF THIS DOCUMENT, THE RECIPIENT ACKNOWLEDGES ACCEPTANCE OF THE ABOVE TERMS AND CONDITIONS.



NOTE:
 THE TOTAL LAND DISTURBANCE CREATED BY THE PROPOSED CANOPY IS 100 S.F. (4 COL. FOOTERS) WHICH IS UNDER 5000 S.F. AND EXEMPT FROM STORMWATER MGMT. ANY FUTURE DISTURBANCE THAT COULD INCREASE DISTURBED AREA TO > 5000 S.F. SHALL REQUIRE STORMWATER MANAGEMENT.

'PURPOSE STATEMENT' ~ December 02, 2020
 THE PURPOSE OF THIS REVISED SITE DEVELOPMENT PLAN IS TO ADD A CANOPY OVER THE EXISTING MAIN ENTRANCE WAY/SIDEWALK & DRIVE AISLE DROP-OFF CIRCLE FOR THE SAFETY AND WELL BEING OF THE GENERAL PUBLIC.

NOTE:
 REFER TO SHEET 5 OF 16 FOR ENLARGEMENTS OF THE HANDICAP PARKING AREAS AND TRUCK TURNAROUND DETAIL.

OWNER/DEVELOPER/APPLICANT:
 10 ACRES INVESTMENTS
 C/O MACKENZIE, CUSHMAN & WAKEFIELD ALLIANCE
 COMMERCIAL REAL ESTATE SERVICE, LLC
 2328 W. JOPPA ROAD
 SUITE 200
 LUTHERVILLE, MARYLAND 21093
 ATTN: MR. ROBERT A. JUMILLER
 PHONE: 410-821-8385

SITE LEGEND:

- BUILDING TIE
- HANDICAP VAN SPACE
- HANDICAP SPACE
- PARKING SPACE COUNTRY/TYPE
- HANDICAP PAINT AREA
- DEPRESSED CURB
- MOUNTABLE CURB
- SPILL CURB
- PEDESTRIAN CROSS WALK
- ADA RAMP AREA
- EXISTING STORM DRAIN TO BE REMOVED
- EXISTING LANDSCAPE TREE
- NEW PARKING LOT LIGHT
- NEW "STOP" SIGN
- NEW PUBLIC STREET LIGHT

GRADING SURETY:
 THE TOTAL DISTURBED AREA OF THIS SITE DEVELOPMENT PLAN (SDP) IS 10.00 ACRES OR 435,600 S.F. THE ASSOCIATED GRADING SURETY AMOUNT IS \$19,724.00.

APPROVED PLANNING BOARD OF HOWARD COUNTY
 DATE: 11/15/07

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
 Chief Edmunds 12-21-7
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
 Andy Jones 1/10/08
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE
 Director 1/10/08 DATE

12-02-20: REVISED TO ADD NEW CANOPY OVER MAIN ENT. SIDEWALK & DRIVE AISLE DROP-OFF CIRCLE

DATE NO. REVISION DESCRIPTION
 PROJECT
THE MEDICAL PAVILION AT HOWARD COUNTY
PARCEL "A-2"
TOWN CENTER SECTION 8 - AREA 4

JOYCE ENGINEERING CORPORATION
 CIVIL ENGINEERING LAND SURVEYING LAND PLANNING CONSTRUCTION MANAGEMENT
 10706 BALTIMORE AVENUE - BELTSVILLE, MARYLAND 20814
 TEL: (301) 595-4333 FAX: (301) 595-4630 WEB: www.joyceeng.com
 Drawing name: R14 and Proposed005022 - Howard County MOB ALTA (S&W) (04/05/2002)SDP06.dwg
 Date: Dec 13, 2007 - 12:24pm

ADDRESS CHART
 STREET ADDRESS
 PARCEL "A-2" 10710 CHARTER DRIVE ~ COLUMBIA, MARYLAND 21044

PERMIT INFORMATION CHART
 SUBDIVISION COLUMBIA TOWN CENTER SECTION 8, AREA 4 LOT/PARCEL # PARCEL "A-2"
 PLAT OR L/F BLOCK # ZONE TAX/ZONE MAP ELEC. DISTRICT CENSUS TRACT
 CMP 6074 5 & 6 NT 35 5TH 6053.02
 WATER CODE 106 SEWER CODE 5522500

TITLE
STORM DRAIN/STORMWATER MANAGEMENT PLAN FOR THE MEDICAL PAVILION AT HOWARD COUNTY

DES BY WAJ SCALE 1" = 40' PROJ. NO. 005022
 DRN BY HAL DATE MAY, 2007 6 OF 16
 CHK BY JEC APPROVED WAJ

APPROVED PLANNING BOARD OF HOWARD COUNTY
 DATE: 11/15/07

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
 Chief Edmunds 12-21-7
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
 Andy Jones 1/10/08
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE
 Director 1/10/08 DATE

12-02-20: REVISED TO ADD NEW CANOPY OVER MAIN ENT. SIDEWALK & DRIVE AISLE DROP-OFF CIRCLE

DATE NO. REVISION DESCRIPTION
 PROJECT
THE MEDICAL PAVILION AT HOWARD COUNTY
PARCEL "A-2"
TOWN CENTER SECTION 8 - AREA 4

JOYCE ENGINEERING CORPORATION
 CIVIL ENGINEERING LAND SURVEYING LAND PLANNING CONSTRUCTION MANAGEMENT
 10706 BALTIMORE AVENUE - BELTSVILLE, MARYLAND 20814
 TEL: (301) 595-4333 FAX: (301) 595-4630 WEB: www.joyceeng.com
 Drawing name: R14 and Proposed005022 - Howard County MOB ALTA (S&W) (04/05/2002)SDP06.dwg
 Date: Dec 13, 2007 - 12:24pm

ADDRESS CHART
 STREET ADDRESS
 PARCEL "A-2" 10710 CHARTER DRIVE ~ COLUMBIA, MARYLAND 21044

PERMIT INFORMATION CHART
 SUBDIVISION COLUMBIA TOWN CENTER SECTION 8, AREA 4 LOT/PARCEL # PARCEL "A-2"
 PLAT OR L/F BLOCK # ZONE TAX/ZONE MAP ELEC. DISTRICT CENSUS TRACT
 CMP 6074 5 & 6 NT 35 5TH 6053.02
 WATER CODE 106 SEWER CODE 5522500

TITLE
STORM DRAIN/STORMWATER MANAGEMENT PLAN FOR THE MEDICAL PAVILION AT HOWARD COUNTY

DES BY WAJ SCALE 1" = 40' PROJ. NO. 005022
 DRN BY HAL DATE MAY, 2007 6 OF 16
 CHK BY JEC APPROVED WAJ

ENGINEERS' AS-BUILT CERTIFICATION
 I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS STORM-WATER MANAGEMENT FACILITY HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS & SPECIFICATIONS, JULY 17, 2008.

STATE OF MARYLAND
 PROFESSIONAL ENGINEER
 License No. 12243 Exp. Date 12.17.10

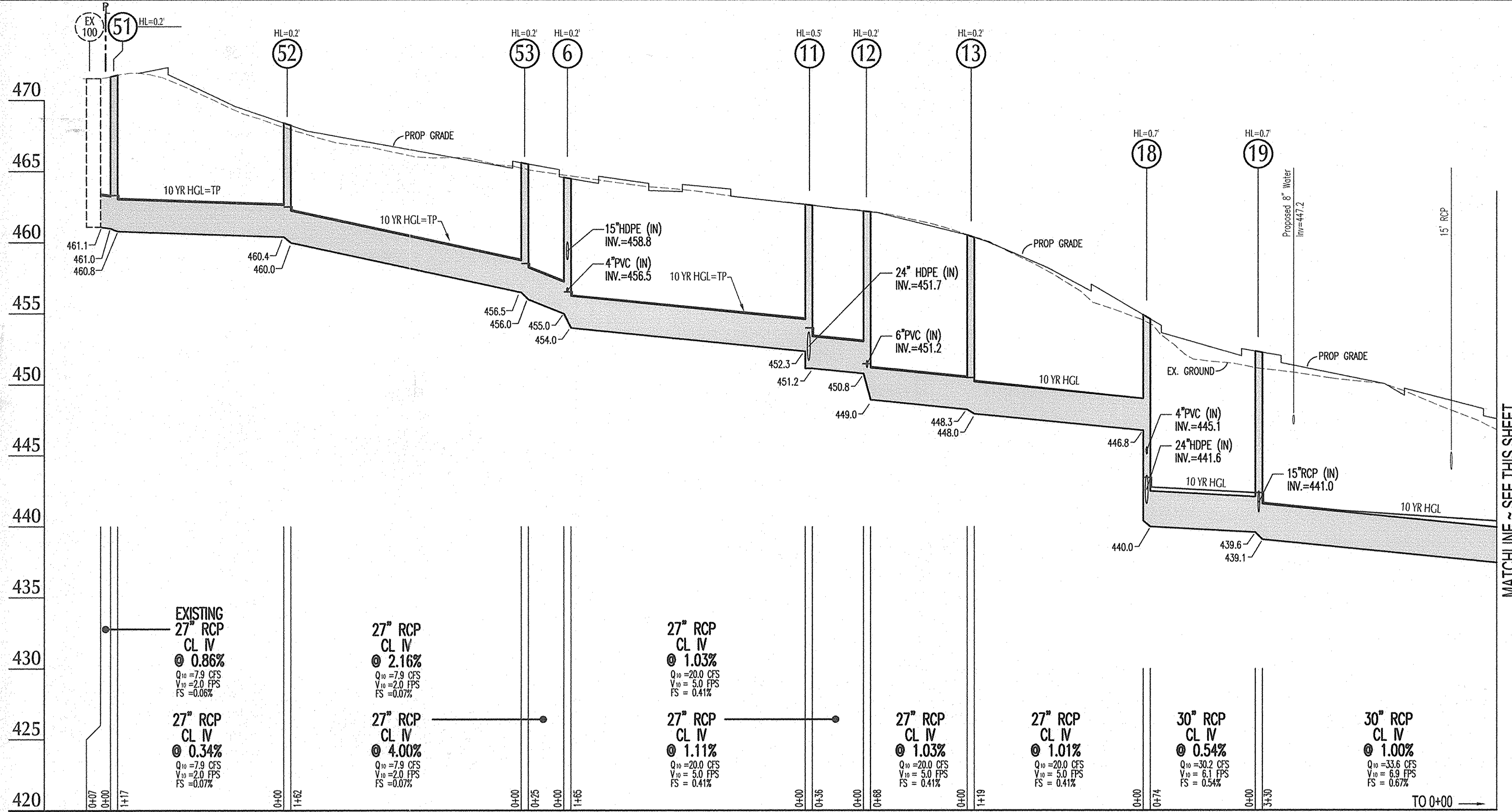
JOYCE ENGINEERING CORPORATION
 CIVIL ENGINEERING LAND SURVEYING LAND PLANNING CONSTRUCTION MANAGEMENT
 10706 BALTIMORE AVENUE - BELTSVILLE, MARYLAND 20814
 TEL: (301) 595-4333 FAX: (301) 595-4630 WEB: www.joyceeng.com
 Drawing name: R14 and Proposed005022 - Howard County MOB ALTA (S&W) (04/05/2002)SDP06.dwg
 Date: Dec 13, 2007 - 12:24pm

ADDRESS CHART
 STREET ADDRESS
 PARCEL "A-2" 10710 CHARTER DRIVE ~ COLUMBIA, MARYLAND 21044

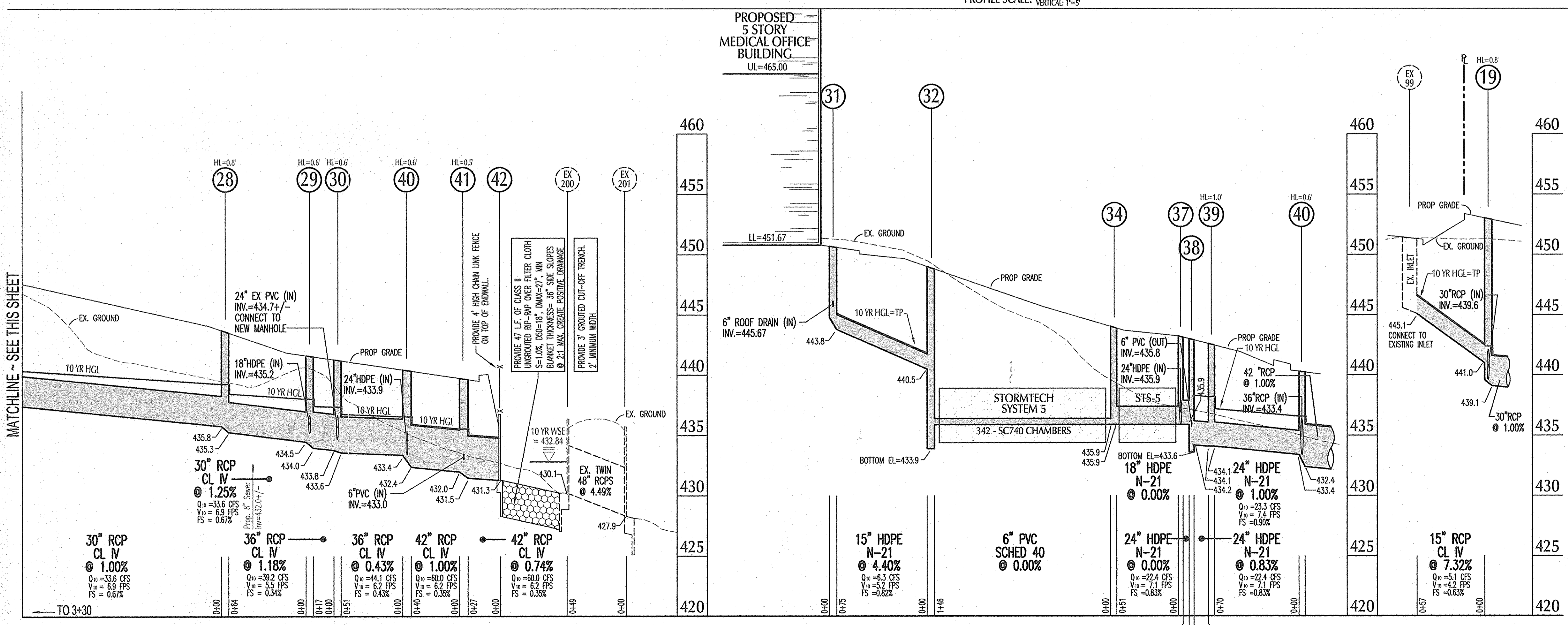
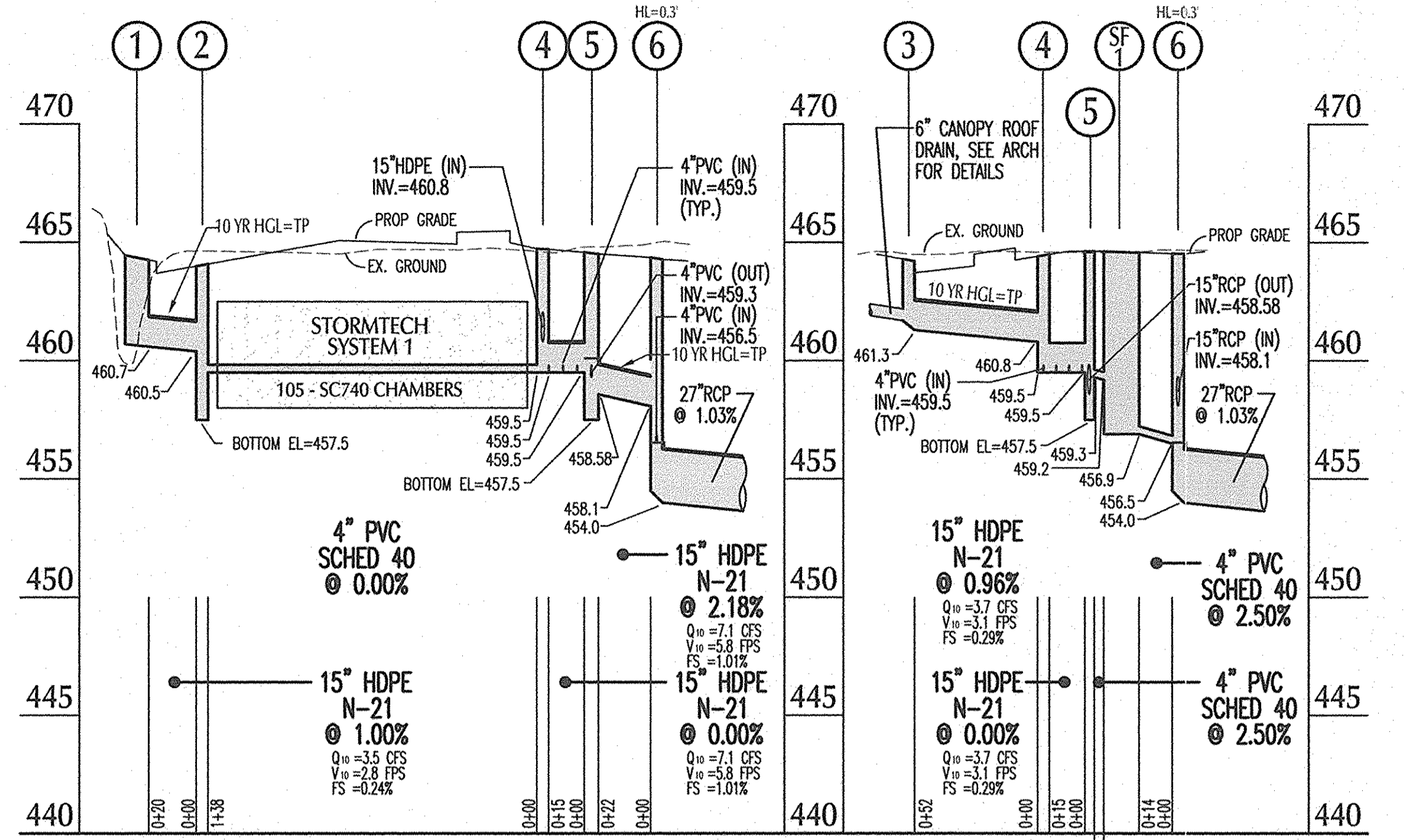
PERMIT INFORMATION CHART
 SUBDIVISION COLUMBIA TOWN CENTER SECTION 8, AREA 4 LOT/PARCEL # PARCEL "A-2"
 PLAT OR L/F BLOCK # ZONE TAX/ZONE MAP ELEC. DISTRICT CENSUS TRACT
 CMP 6074 5 & 6 NT 35 5TH 6053.02
 WATER CODE 106 SEWER CODE 5522500

TITLE
STORM DRAIN/STORMWATER MANAGEMENT PLAN FOR THE MEDICAL PAVILION AT HOWARD COUNTY

DES BY WAJ SCALE 1" = 40' PROJ. NO. 005022
 DRN BY HAL DATE MAY, 2007 6 OF 16
 CHK BY JEC APPROVED WAJ



STORM DRAIN PROFILES
PROFILE SCALE: HORIZONTAL: 1"=50'
VERTICAL: 1"=5'



48 Hours
Before You Dig
Call
MISS UTILITY
Service Protection Center

MEMBER
ONE CALL SYSTEMS INTERNATIONAL

CALL TOLL FREE
1-800-257-7777
www.missutility.net/tics

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

Signature: [Signature]
Date: 04.30.09
License No: [Blank] Exp Date: [Blank]

OWNER/DEVELOPER/APPLICANT:
10 ACRES INVESTMENTS
C/O MACKENZIE, CUSHMAN & WAKEFIELD ALLIANCE
COMMERCIAL REAL ESTATE SERVICE, LLC
2328 W. JOPPA ROAD
SUITE 200
LUTHERVILLE, MARYLAND 21093
ATTN: MR. ROBERT L. AUMILLER
PHONE: 410-821-8585

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: 11/15/07
[Signature]

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
[Signature] 12-21-07
[Signature] 1/10/08
[Signature] 1/15/08

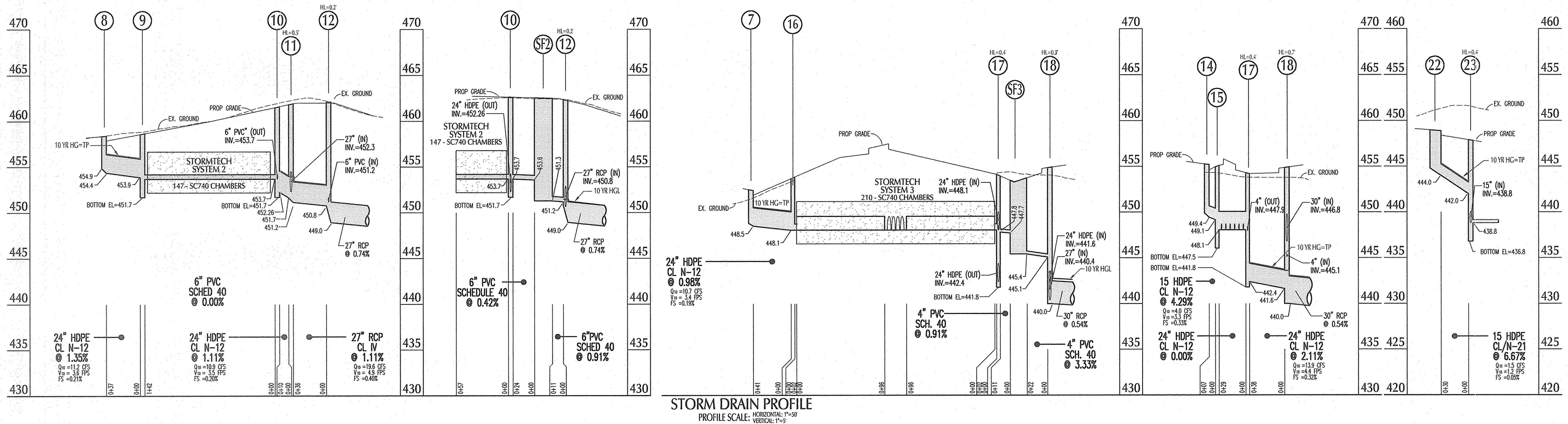
DATE	NO.	REVISION DESCRIPTION

PROJECT
THE MEDICAL PAVILION AT HOWARD COUNTY
PARCEL 'A-2'
TOWN CENTER SECTION 8 - AREA 4

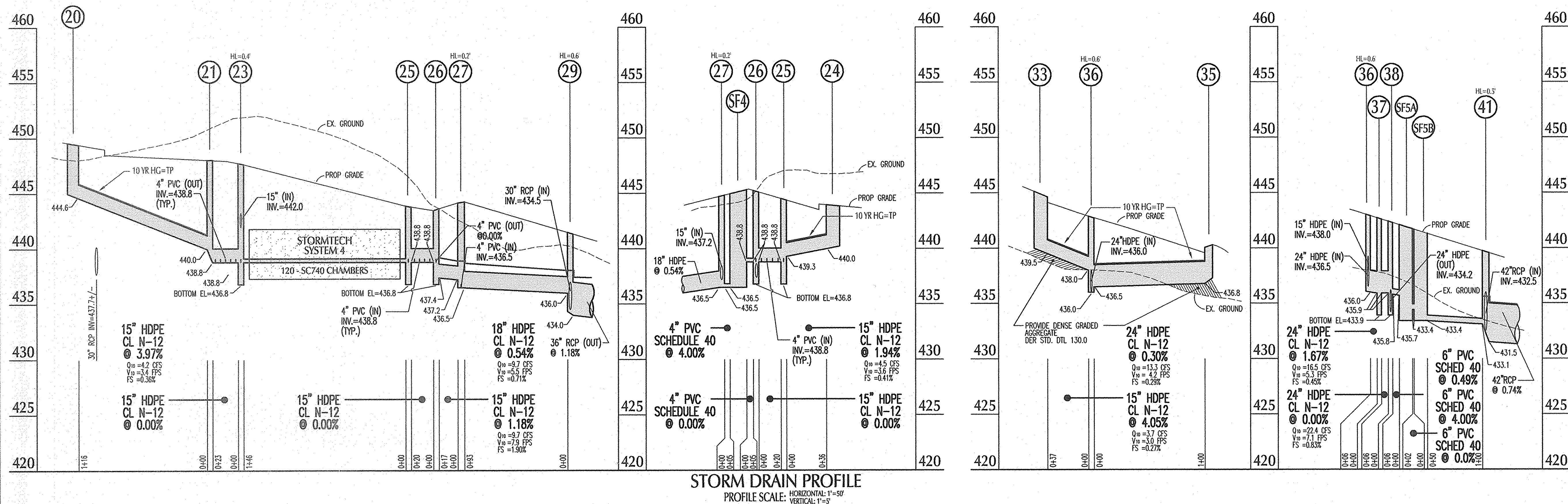
JOYCE ENGINEERING CORPORATION
CIVIL ENGINEERING LAND SURVEYING LAND PLANNING CONSTRUCTION MANAGEMENT
1006 BALTIMORE AVENUE - BELTSVILLE, MARYLAND 20815
TEL: (301) 595-4333 FAX: (301) 595-4660 WEB: www.joyceeng.com
Drawing name: E:\Land Projects\005022 - Howard County MOB ALTA (Silverman)\dwg\005022SP07.dwg
Plotted: Dec 13, 2007 - 9:10am

ADDRESS CHART
LOT/PARCEL: PARCEL 'A-2'
STREET ADDRESS: 10710 CHARTER DRIVE ~ COLUMBIA, MARYLAND 21044

SUBDIVISION		SECTION/AREA		LOT/PARCEL #
COLUMBIA TOWN CENTER		8/4		PARCEL 'A-2'
PLAT # OR L/F BLOCK #	ZONE	TAX/ZONE MAP	ELECT. DISTRICT	CENSUS TRACT
#CMP: 5074, 15 & 6	35	5TH	5TH	6053.02
WATER CODE	SEWER CODE			
106	5522500			
TITLE: STORM DRAIN/STORMWATER MANAGEMENT PROFILES FOR THE MEDICAL PAVILION AT HOWARD COUNTY				
DES BY: WAJ	SCALE: 1" = 50'	PROJ. NO. 005022		
DRN BY: HAL	DATE: MAY, 2007	7 OF 15		
CHK BY: JEC	APPROVED: WAJ			



STORM DRAIN PROFILE
 PROFILE SCALE: HORIZONTAL: 1"=50'
 VERTICAL: 1"=5'



STORM DRAIN PROFILE
 PROFILE SCALE: HORIZONTAL: 1"=50'
 VERTICAL: 1"=5'

APPROVED
 PLANNING BOARD OF HOWARD COUNTY

DATE: _____

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

Chief, Planning 12/21/07 DATE GC

Chief, Development Engineering Division 1/10/08 DATE

Chief, Division of Land Development 1/10/08 DATE

Director 10/10/08 DATE

DATE	NO.	REVISION DESCRIPTION

PROJECT

**THE MEDICAL PAVILION
 AT HOWARD COUNTY
 PARCEL "A-2"
 TOWN CENTER
 SECTION 8 - AREA 4**

JOYCE ENGINEERING CORPORATION
 CIVIL ENGINEERING LAND SURVEYING LAND PLANNING CONSTRUCTION MANAGEMENT
 10706 BALTIMORE AVENUE - BELTSVILLE, MARYLAND 20816
 TEL: (301) 995-4353 FAX: (301) 995-4600 WEB: www.joyceeng.com
 Drawing name: L. Land Project: 005022 - Howard County MOB ALTA (S/W/ver) - dwp 005022SP06.dwg
 Plotted: Dec 13, 2007 - 12:53pm

ADDRESS CHART

LOT/PARCEL	STREET ADDRESS
PARCEL "A-2"	10710 CHARTER DRIVE ~ COLUMBIA, MARYLAND 21044

PERMIT INFORMATION CHART

SUBDIVISION	SECTION/AREA	LOT/PARCEL #
COLUMBIA TOWN CENTER	8/4	PARCEL "A-2"
PLAT # OR L/T	BLOCK #	ZONE
CAMP 807A	15 & 6	NT
TAX/ZONE MAP	ELECT. DISTRICT	CENSUS TRACT
35	5TH	6053.02
WATER CODE	SEWER CODE	
106	5522500	

TITLE **STORM DRAIN/STORMWATER MANAGEMENT PROFILES FOR THE MEDICAL PAVILION AT HOWARD COUNTY**

DES BY	SCALE	PROJ. NO.
WAJ	1" = 50'	005022
DRN BY	DATE	
HAL	MAY, 2007	
CHK BY	APPROVED	
JEC	WAJ	8 OF 16

MISS UTILITY
 Service Protection Center

MEMBER
 THE UTILITIES INTERNATIONAL

CALL TOLL FREE
 1-800-267-7777
 www.missutility.net/fics

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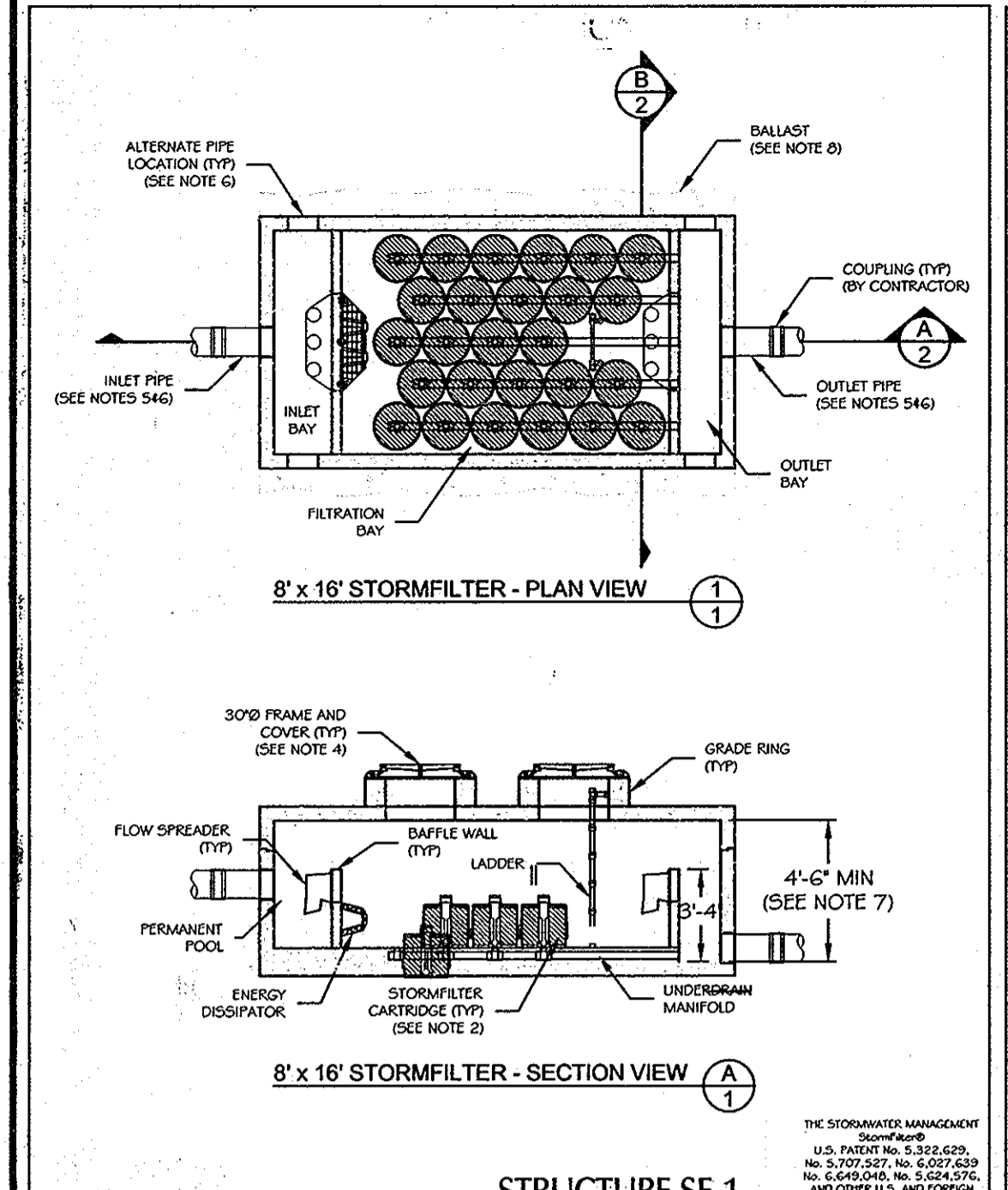
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OWNER/DEVELOPER/APPLICANT:
 10 ACRES INVESTMENTS
 C/O MACKENZIE, CUSHMAN & WAKEFIELD
 ALLIANCE
 COMMERCIAL REAL ESTATE SERVICE, LLC
 2328 W. JOPPA ROAD
 SUITE 200
 LUTHERVILLE, MARYLAND 21093
 ATTN: MR. ROBERT J. AUMILLER
 PHONE: 410-821-8585

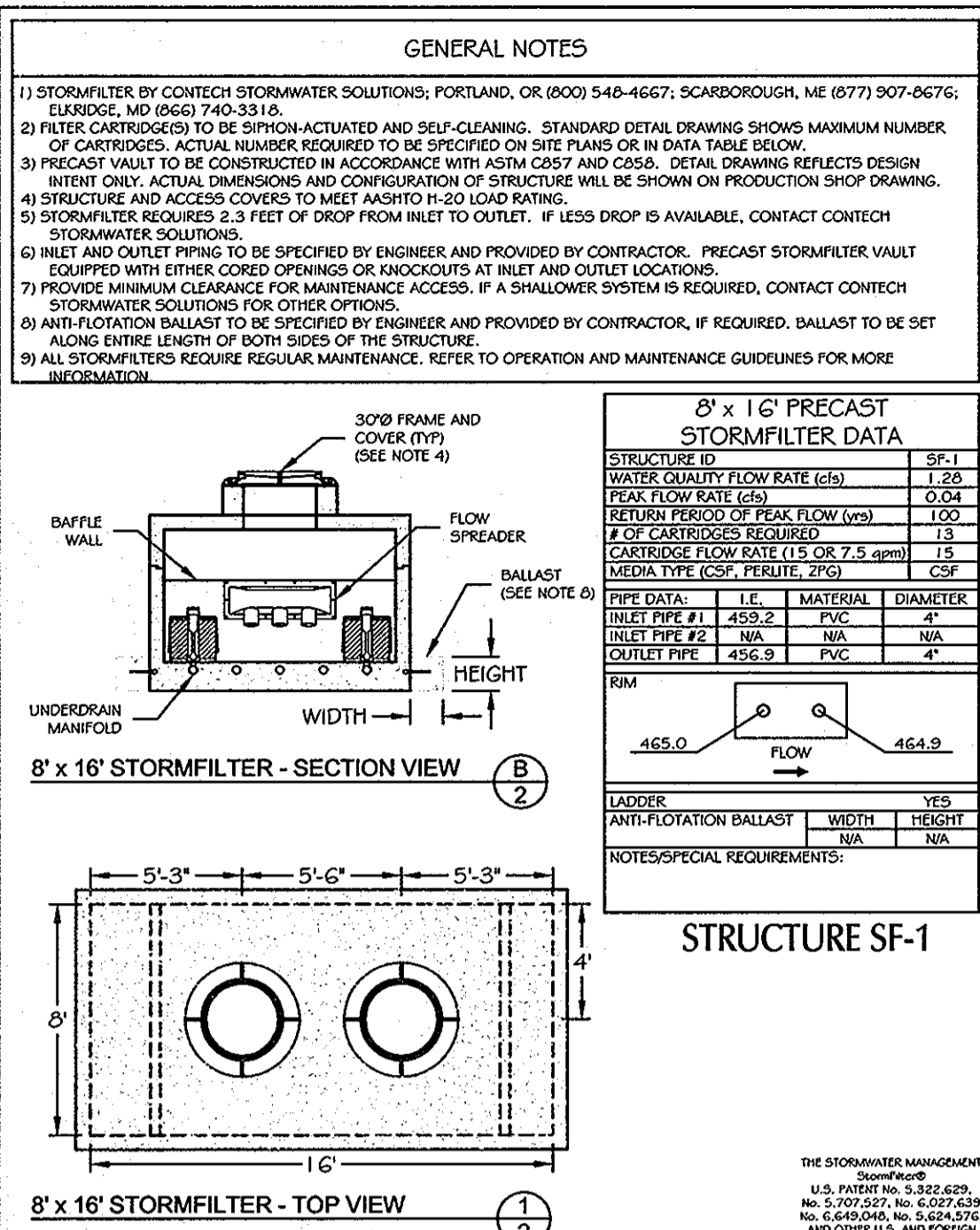
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland.

[Signature]

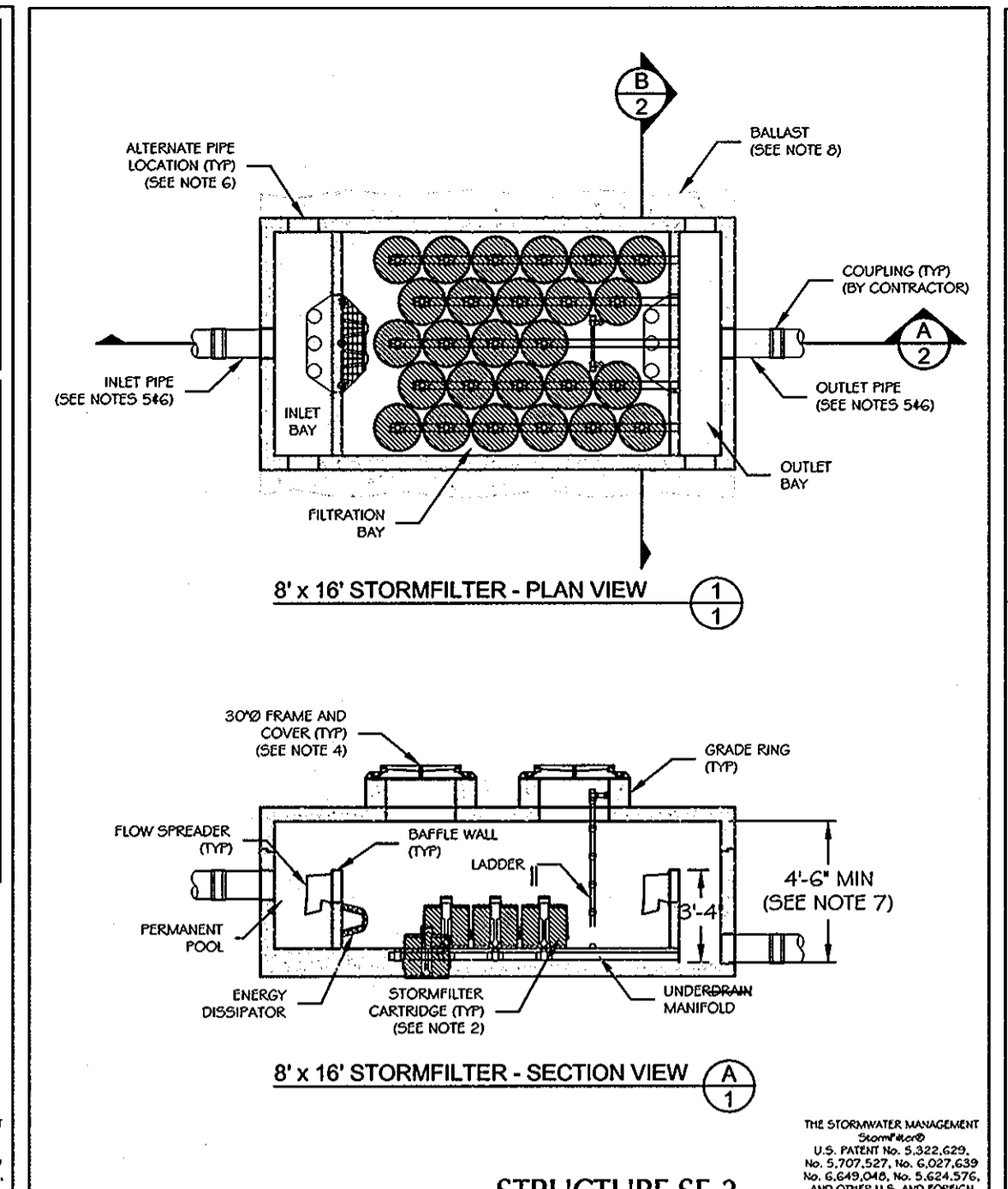
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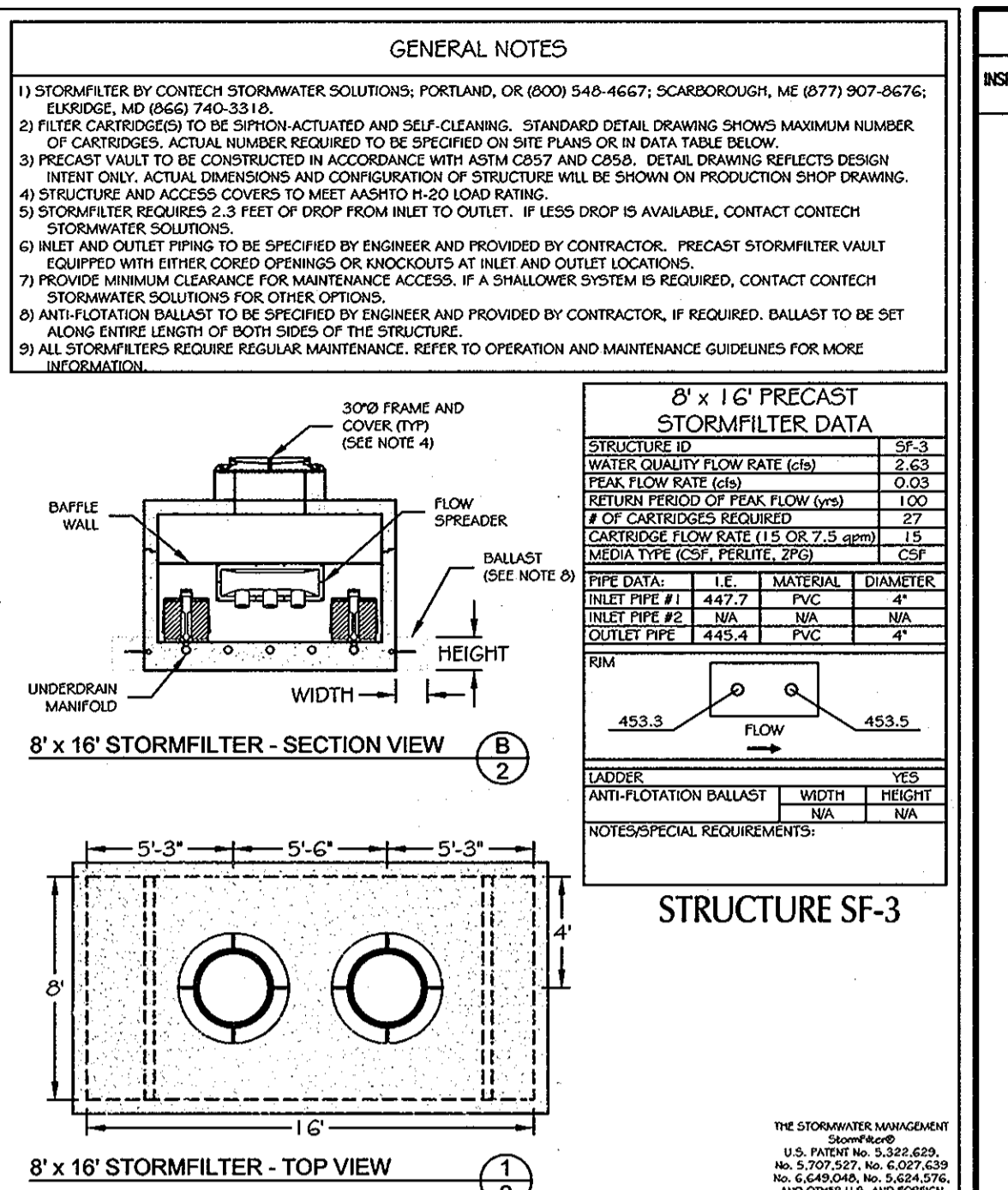
STRUCTURE SF-1
8' x 16' PRECAST STORMFILTER
PLAN AND SECTION VIEWS
STANDARD DETAIL



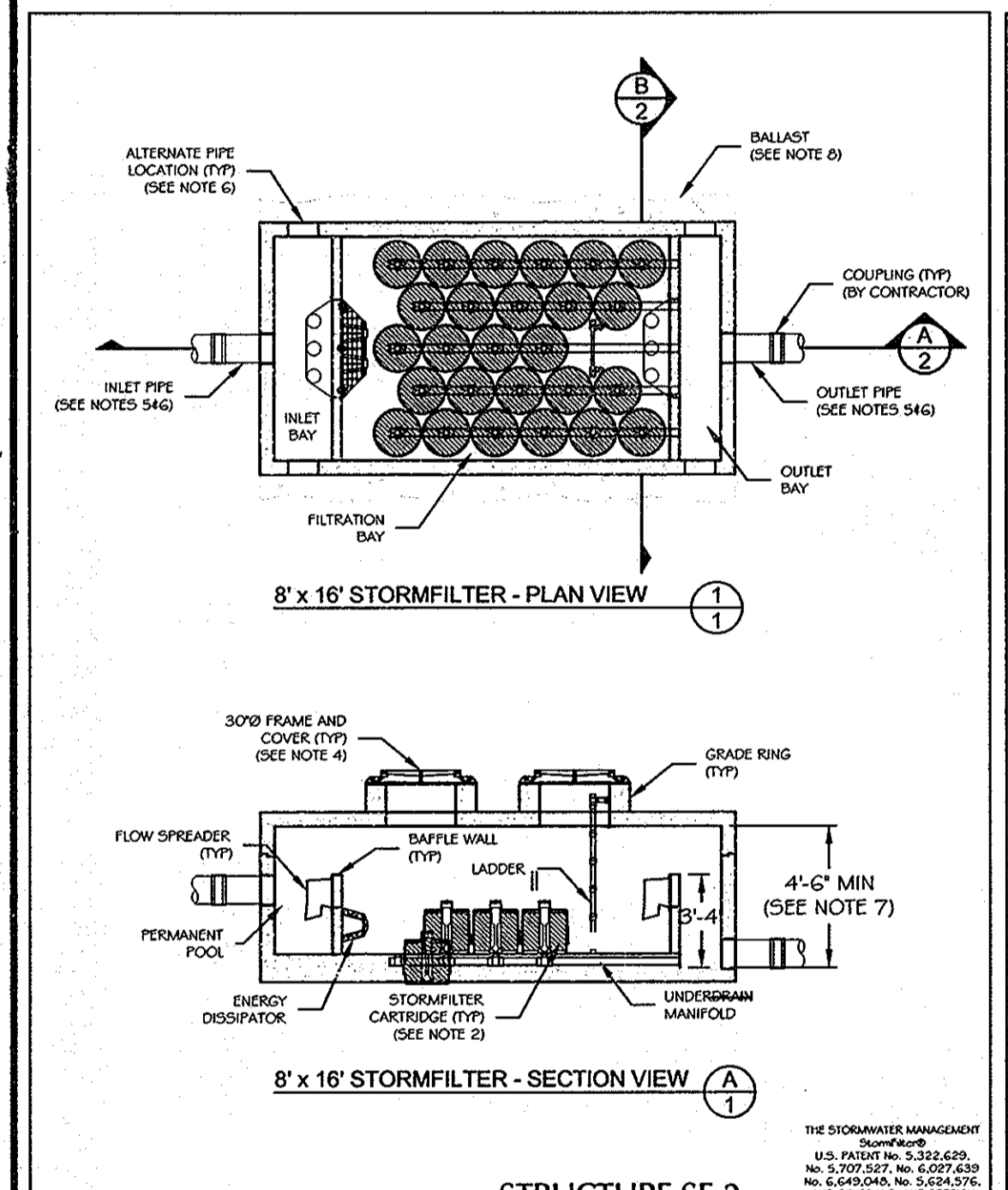
STRUCTURE SF-2
8' x 16' PRECAST STORMFILTER
TOP AND SECTION VIEWS, NOTES AND DATA
STANDARD DETAIL



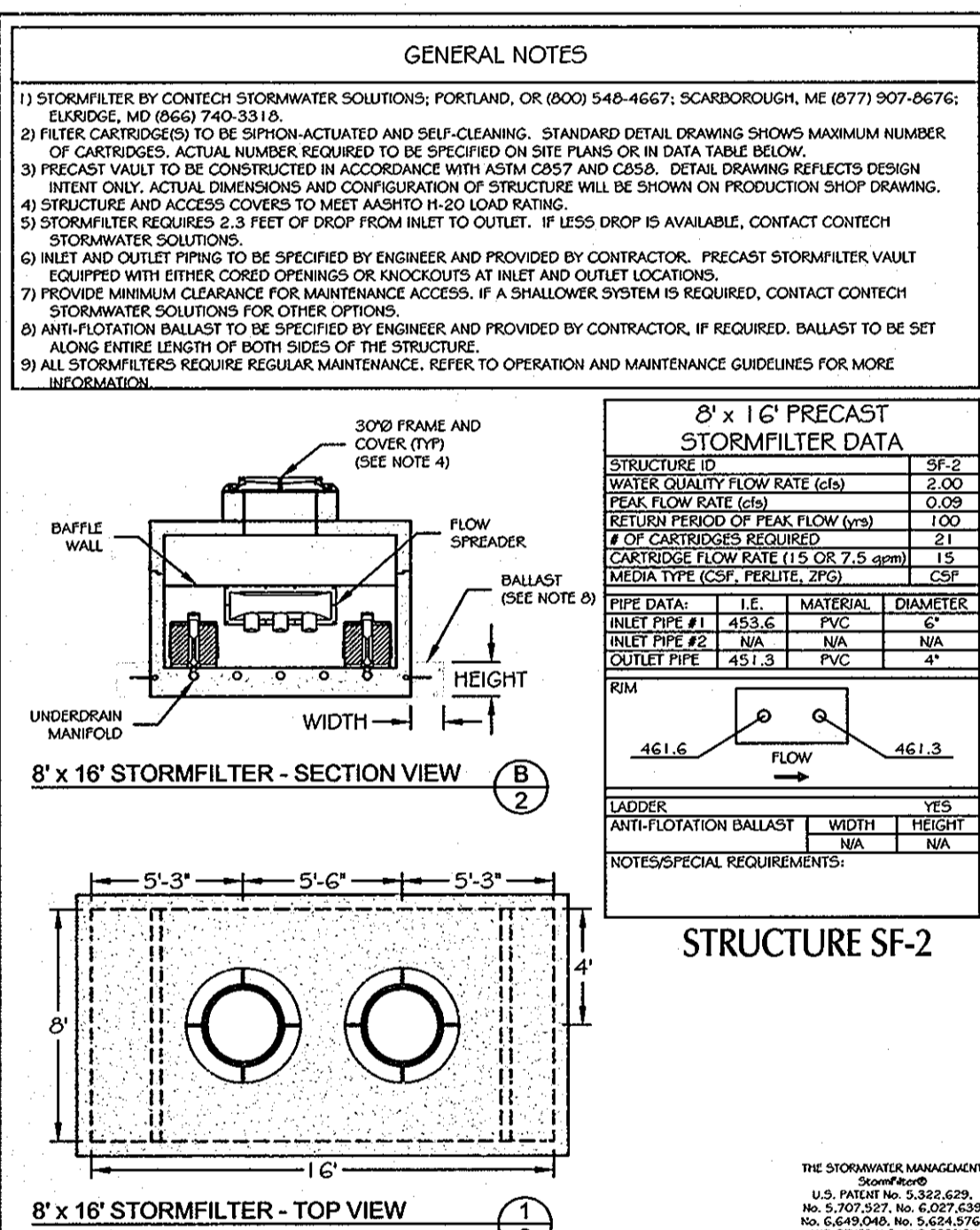
STRUCTURE SF-3
8' x 16' PRECAST STORMFILTER
PLAN AND SECTION VIEWS, NOTES AND DATA
STANDARD DETAIL



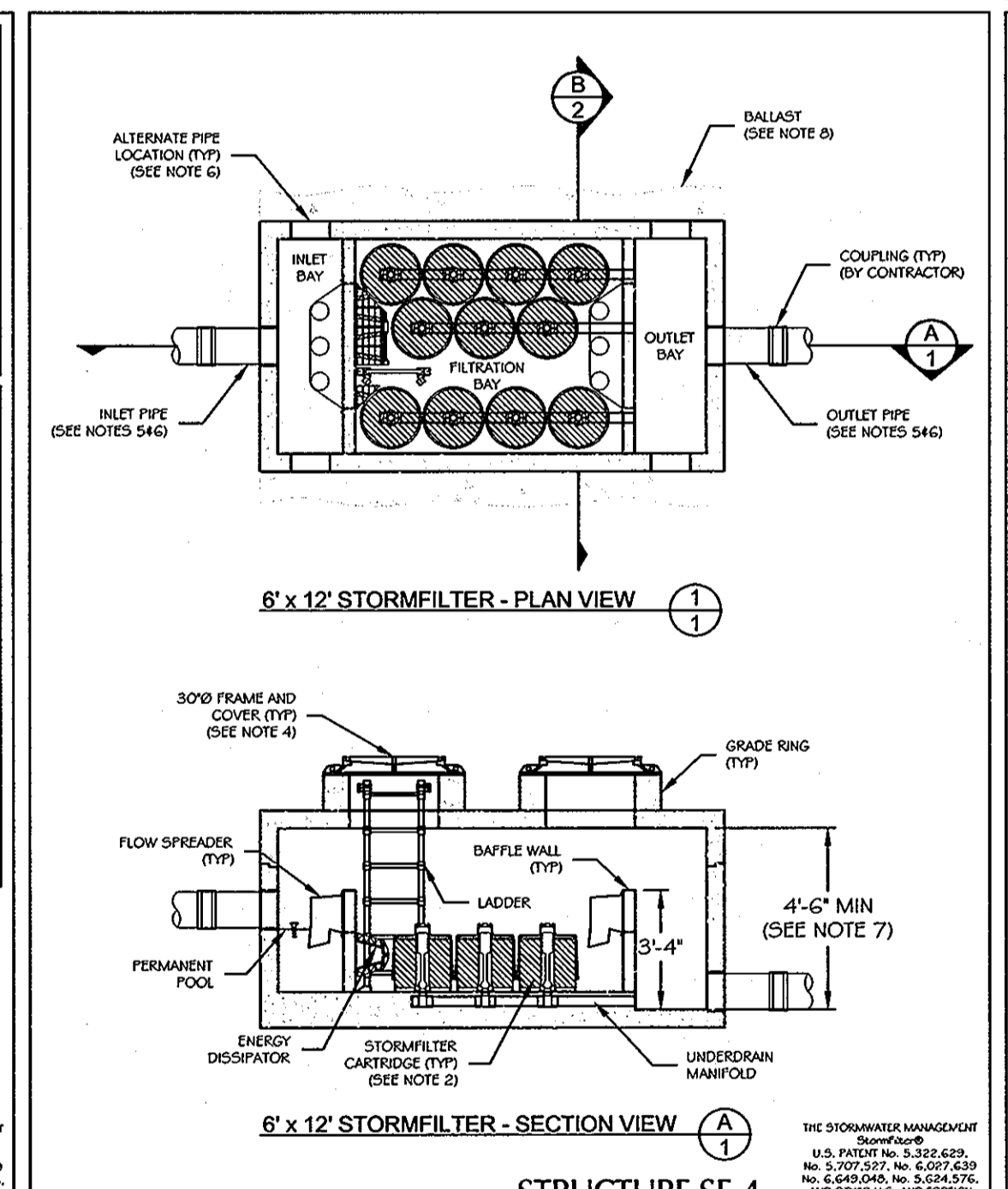
STRUCTURE SF-4
8' x 16' PRECAST STORMFILTER
TOP AND SECTION VIEWS, NOTES AND DATA
STANDARD DETAIL



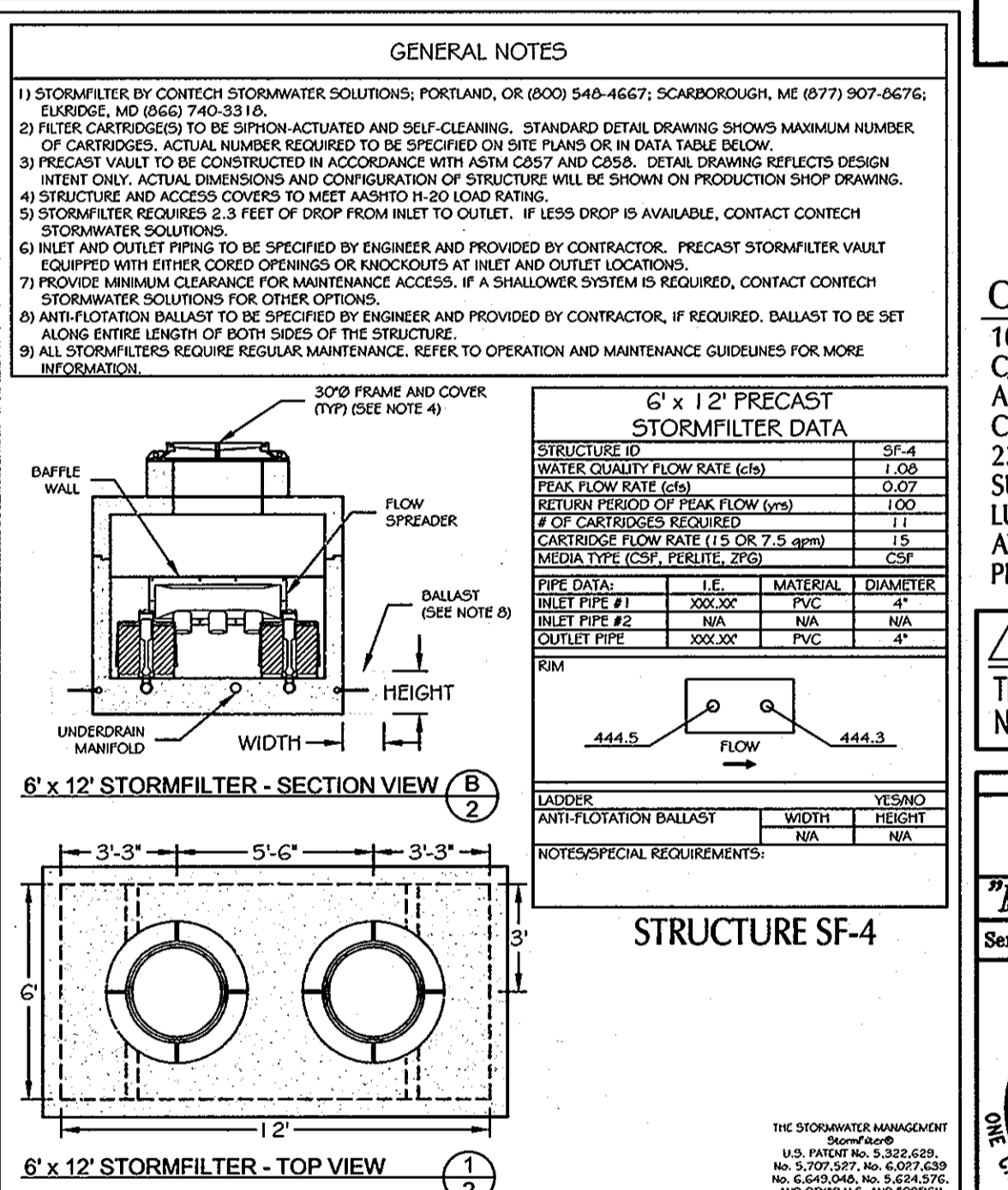
STRUCTURE SF-5
8' x 16' PRECAST STORMFILTER
PLAN AND SECTION VIEWS
STANDARD DETAIL



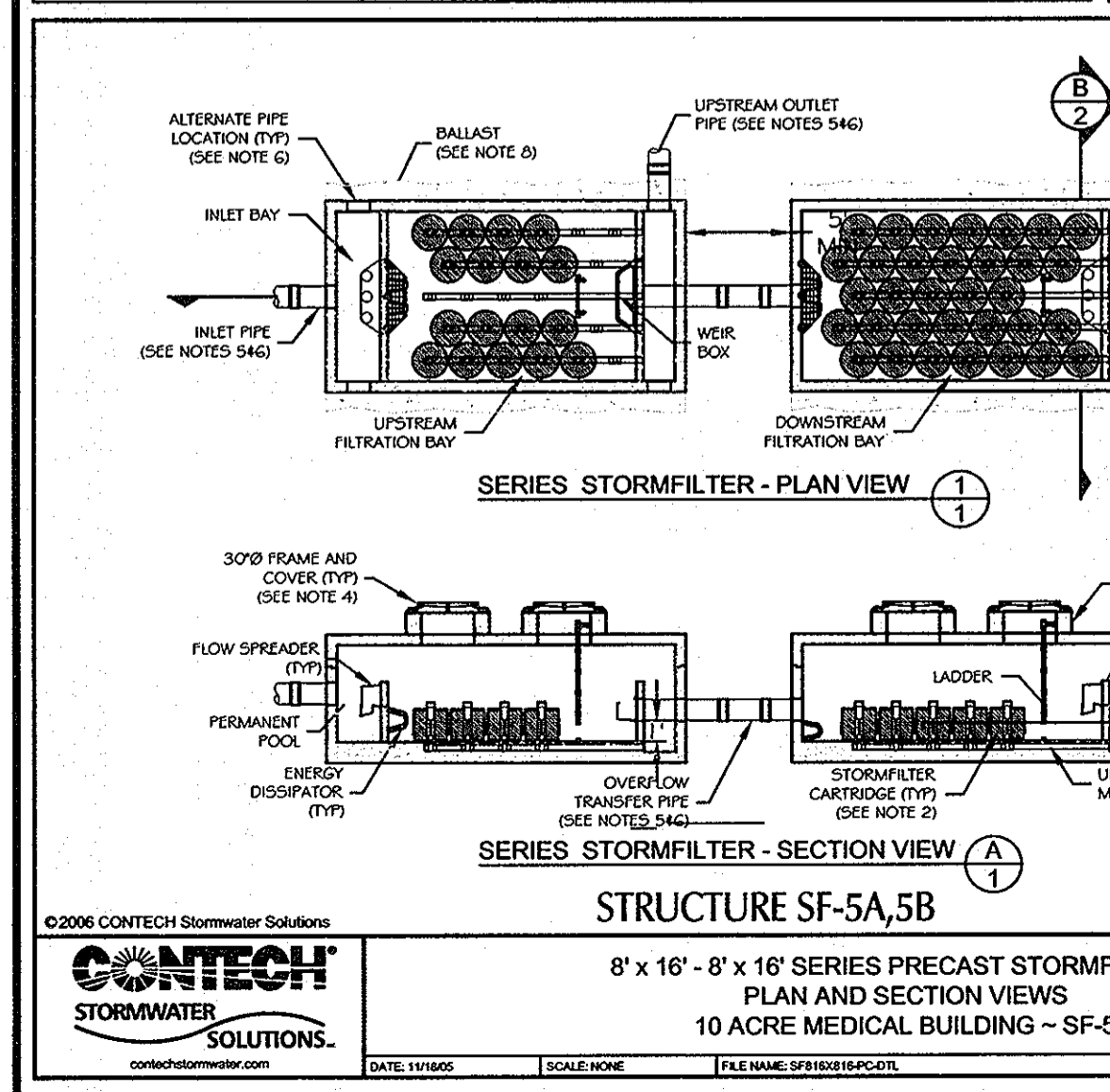
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TOP AND SECTION VIEWS, NOTES AND DATA
STANDARD DETAIL



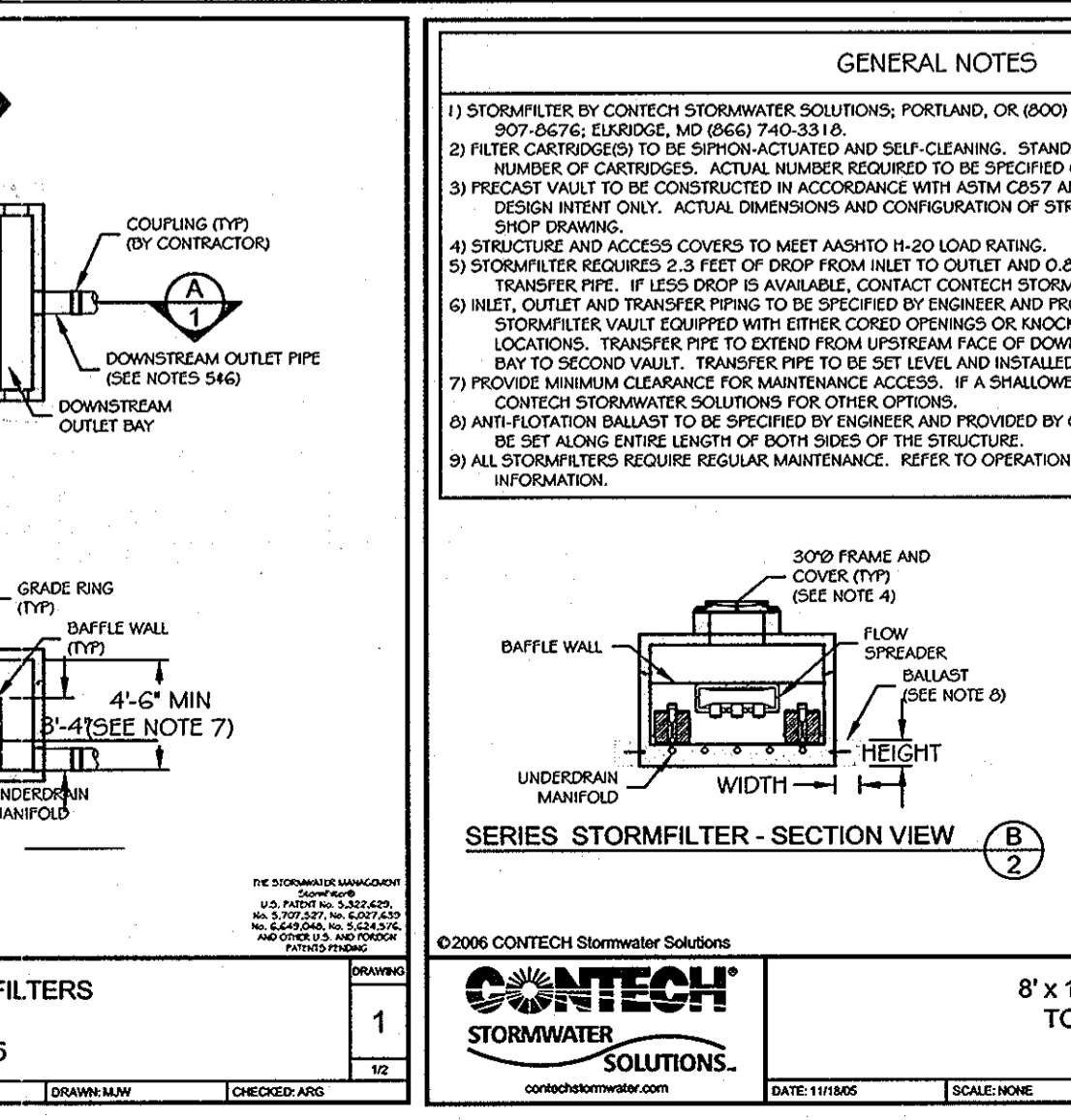
STRUCTURE SF-7
8' x 16' PRECAST STORMFILTER
PLAN AND SECTION VIEWS, NOTES AND DATA
STANDARD DETAIL



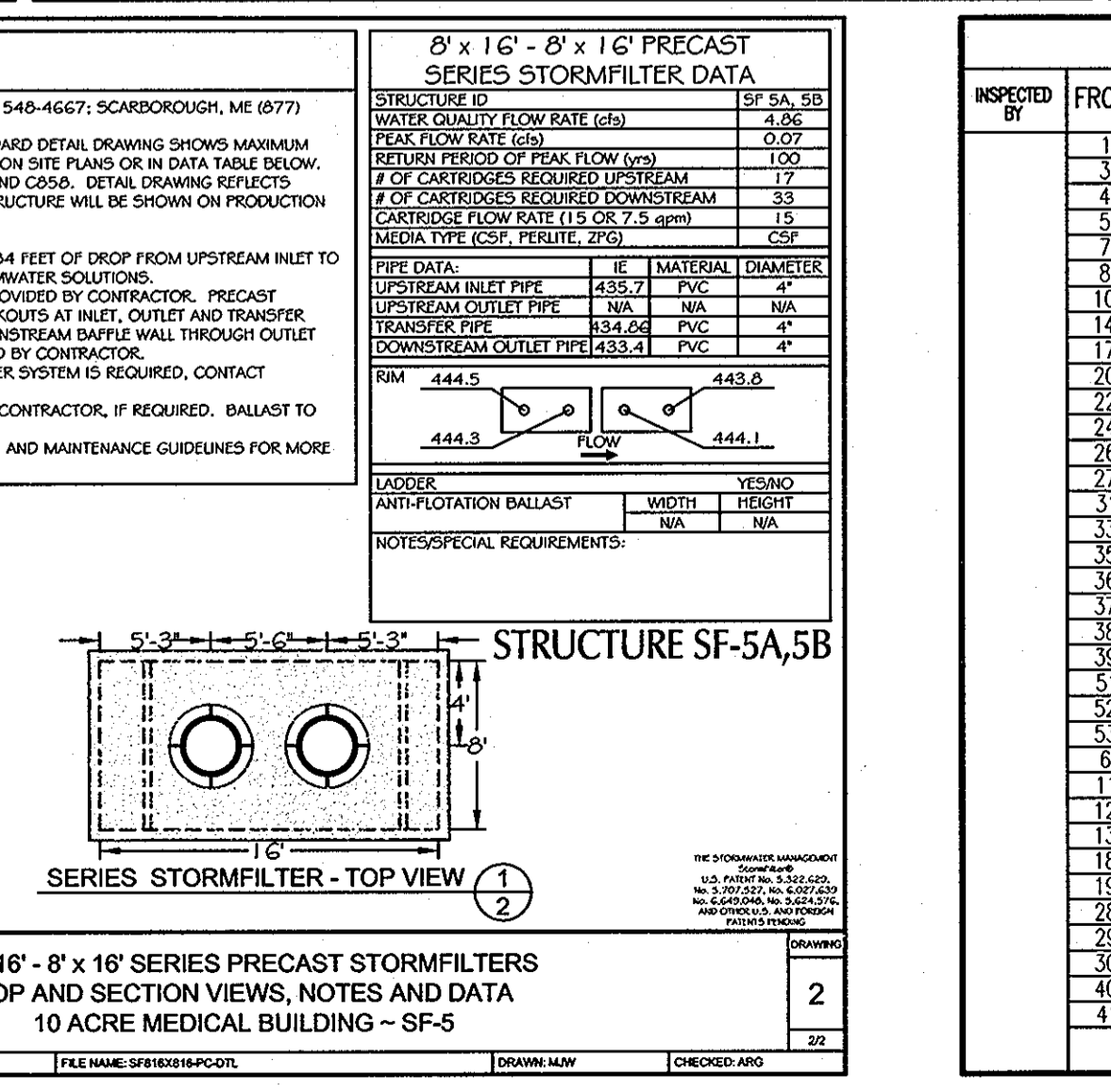
STRUCTURE SF-8
8' x 16' PRECAST STORMFILTER
TOP VIEW, SECTION VIEW AND NOTES
10 ACRE MEDICAL BUILDING - SF-8



STRUCTURE SF-5A,5B
8' x 16' - 8' x 16' SERIES PRECAST STORMFILTERS
PLAN AND SECTION VIEWS
10 ACRE MEDICAL BUILDING - SF-5



STRUCTURE SF-5A,5B
8' x 16' - 8' x 16' SERIES PRECAST STORMFILTERS
TOP AND SECTION VIEWS, NOTES AND DATA
10 ACRE MEDICAL BUILDING - SF-5



STRUCTURE SF-5A,5B
8' x 16' - 8' x 16' SERIES PRECAST STORMFILTERS
TOP AND SECTION VIEWS, NOTES AND DATA
10 ACRE MEDICAL BUILDING - SF-5

STRUCTURE SCHEDULE										AS-BUILT		
INSPECTED BY	NO.	TYPE	WIDTH	TOP ELEV.	LOWER	HY. ELEV.	STANDARD DETAIL	WIDTH	TOP ELEV.	LOWER	HY. ELEV.	
	1	A-10 INLET	2'-6"	464.0	460.7	D 4.03						
	2	SHALLOW MH	4'-0"	464.3	457.5	G 5.12 *						
	3	A-5 INLET	2'-6"	464.4	464.3	D 4.02 *						
	4	STANDARD MH	4'-0"	464.5	459.5	G 5.12 *						
	5	STANDARD MH	4'-0"	462.0	457.5	G 5.12 *						
	SF-1	STORMFILTER	464.9	456.9	SEE DETAIL SHEET 8							
	6	STANDARD MH	4'-0"	461.6	458.1	G 5.12 *						
	7	A-15 INLET	2'-6"	452.6	452.4	D 4.03 *						
	8	A-15 INLET	2'-6"	458.6	458.6	D 4.03 *						
	9	STANDARD MH	4'-0"	459.1	451.7	G 5.12 *						
	10	STANDARD MH	4'-0"	461.6	451.7	G 5.12 *						
	SF-2	STORMFILTER	461.7	451.3	SEE DETAIL SHEET 8							
	11	STANDARD MH	5'-0"	462.4	451.2	G 5.13						
	12	STANDARD MH	8'-0"	460.0	449.0	G 5.13						
	13	STANDARD MH	5'-0"	460.4	448.0	G 5.13						
	14	A-10 INLET	2'-6"	455.1	455.3	D 4.03						
	15	STANDARD MH	4'-0"	455.1	447.5	G 5.12 *						
	16	STANDARD MH	4'-0"	454.1	448.1	G 5.12 *						
	SF-3	STORMFILTER	451.7	445.4	SEE DETAIL SHEET 8							
	17	STANDARD MH	4'-0"	454.2	441.8	G 5.12 *						
	18	STANDARD MH	5'-0"	455.1	440.0	G 5.13						
	19	STANDARD MH	8'-0"	452.1	439.1	G 5.13						
	20	A-10 INLET	2'-6"	450.0	444.6	D 4.03						
	21	STANDARD MH	4'-0"	448.3	438.8	G 5.12 *						
	22	A-10 INLET	2'-6"	449.1	448.8	D 4.03						
	23	STANDARD MH	4'-0"	447.9	436.8	G 5.12 *						
	24	A-10 INLET	2'-6"	443.2	443.0	D 4.03						
	25	STANDARD MH	4'-0"	444.0	436.8	G 5.12 *						
	26	STANDARD MH	4'-0"	444.3	436.8	G 5.12 *						
	SF-4	STORMFILTER	443.8	436.5	SEE DETAIL SHEET 8							
	27	STANDARD MH	4'-0"	443.8	436.1	G 5.12 *						
	28	STANDARD MH	5'-0"	443.8	435.3	G 5.13						
	29	STANDARD MH	5'-0"	441.8	434.0	G 5.13						
	30	STANDARD MH	8'-0"	441.5	433.6	G 5.13						
	31	STANDARD MH	4'-0"	451.3	443.8	G 5.12 *						
	32	STANDARD MH	4'-0"	448.9	433.9	G 5.12 *						
	33	DESQ	2'-6"	445.0	444.7	D 4.03						
	34	STANDARD MH	4'-0"	443.2	435.9	G 5.12 *						
	35	A-10 INLET	2'-6"	440.0	436.8	D 4.03						
	36	STANDARD MH	4'-0"	443.0	436.0	G 5.12 *						
	37	STANDARD MH	4'-0"	443.1	433.9	G 5.12 *						
	38	STANDARD MH	4'-0"	442.9	433.6	G 5.12 *						
	SF-5A	STORMFILTER	442.4	433.4	SEE DETAIL SHEET 8							
	SF-5B	STORMFILTER	442.0	433.4	SEE DETAIL SHEET 8							
	39	STANDARD MH	4'-0"	442.8	434.1	G 5.12 *						
	40	STANDARD MH	8'-0"	440.7	435.9	G 5.13						
	41	STANDARD MH	8'-0"	439.8	431.5	G 5.13						
	42	ENDWALL	---	431.3	D 5.21							
	43	STANDARD MH	4'-0"	473.0	460.8	G 5.12 *						
	44	STANDARD MH	4'-0"	468.4	460.0	G 5.12 *						
	45	STANDARD MH	4'-0"	465.9	456.0	G 5.12 *						
	46	STANDARD MH	4'-0"	465.9	456.0	G 5.12 *						

* MODIFIED PER PROFILE
+ MODIFIED FOR 15' LENGTH

OWNER/DEVELOPER/APPLICANT:
10 ACRES INVESTMENTS
C/O MACKENZIE, CUSHMAN & WAKEFIELD
ALLIANCE
COMMERCIAL REAL ESTATE SERVICE, LLC
2328 W. JOPPA ROAD
SUITE 200
LUTHERVILLE, MARYLAND 21093
ATTN: MR. ROBERT J. AUMILLER
PHONE: 410-821-8585

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: 11/15/07

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
Chief, Edmundson 12.21.07
Chief, Development Engineering Division, Gandy 1/10/08
Chief, Division of Land Development, Gandy 1/10/08
Director, Gandy 1/10/08

ATTENTION:
THIS PLAN SHALL BE USED ONLY FOR ITS INTENDED PURPOSE AS NOTED IN THE TITLE BLOCK.

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Service Protection Center
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CALL TOLL FREE 1-800-255-7777
www.missutility.com/files

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PIPE SCHEDULE				AS-BUILT	
INSPECTED BY	FROM	TO	SIZE	TYPE	LENGTH
	1	2	15"	HDPE N-12	20'
	2	3	15"	HDPE N-12	20'
	3	4	15"	HDPE N-12	52'
	4	5	15"	HDPE N-12	17'
	5	6	15"	HDPE N-12	33'
	6	7	15"	HDPE N-12	15'
	7	8	15"	HDPE N-12	41'
	8	9	24"	HDPE N-12	37'
	9	10	24"	HDPE N-12	10'
	10	11	24"	HDPE N-12	25'
	11	12	24"	HDPE N-12	38'
	12	13	15"	HDPE N-12	116'
	13	14	15"	HDPE N-12	36'
	14	15	15"	HDPE N-12	37'
	15	16	15"	HDPE N-12	17'
	16	17	15"	HDPE N-12	93'
	17	18	15"	HDPE N-12	75'
	18	19	15"	HDPE N-12	37'
	19	20	15"	HDPE N-12	100'
	20	21	15"	HDPE N-12	6'
	21	22	15"	HDPE N-12	6'
	22	23	15"	HDPE N-12	36'
	23	24	15"	HDPE N-12	19'
	24	25	15"	HDPE N-12	17'
	25	26	15"	HDPE N-12	17'
	26	27	15"	HDPE N-12	93'
	27	28	15"	HDPE N-12	117'
	28	29	15"	HDPE N-12	162'
	29	30	15"	HDPE N-12	25'
	30	31	15"	HDPE N-12	165'
	31	32	15"	HDPE N-12	36'
	32	33	15"	HDPE N-12	68'
	33	34	15"	HDPE N-12	11'
	34	35	15"	HDPE N-12	74'
	35	36	15"	HDPE N-12	330'
	36	37	15"	HDPE N-12	6'
	37	38	15"	HDPE N-12	6'
	38	39	15"	HDPE N-12	19'
	39	40	24"	HDPE N-12	70'
	40	41	24"	RCP CL IV	117'
	41	42	24"	RCP CL IV	162'
	42	43	24"	RCP CL IV	165'
	43	44	24"	RCP CL IV	165'
	44	45	24"	RCP CL IV	165'
	45	46	24"	RCP CL IV	165'
	46	47	24"	RCP CL IV	165'
	47	48	24"	RCP CL IV	165'
	48	49	24"	RCP CL IV	165'
	49	50	24"	RCP CL IV	165'
	50	51	24"	RCP CL IV	165'
	51	52	24"	RCP CL IV	165'
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	92	93	24"	RCP CL IV	162'
	93	94	24"	RCP CL IV	162'
	94	95	24"	RCP CL IV	162'
	95	96	24"	RCP CL IV	162'
	96	97	24"	R	

STORMTECH PRODUCT SPECIFICATIONS

1.0 GENERAL

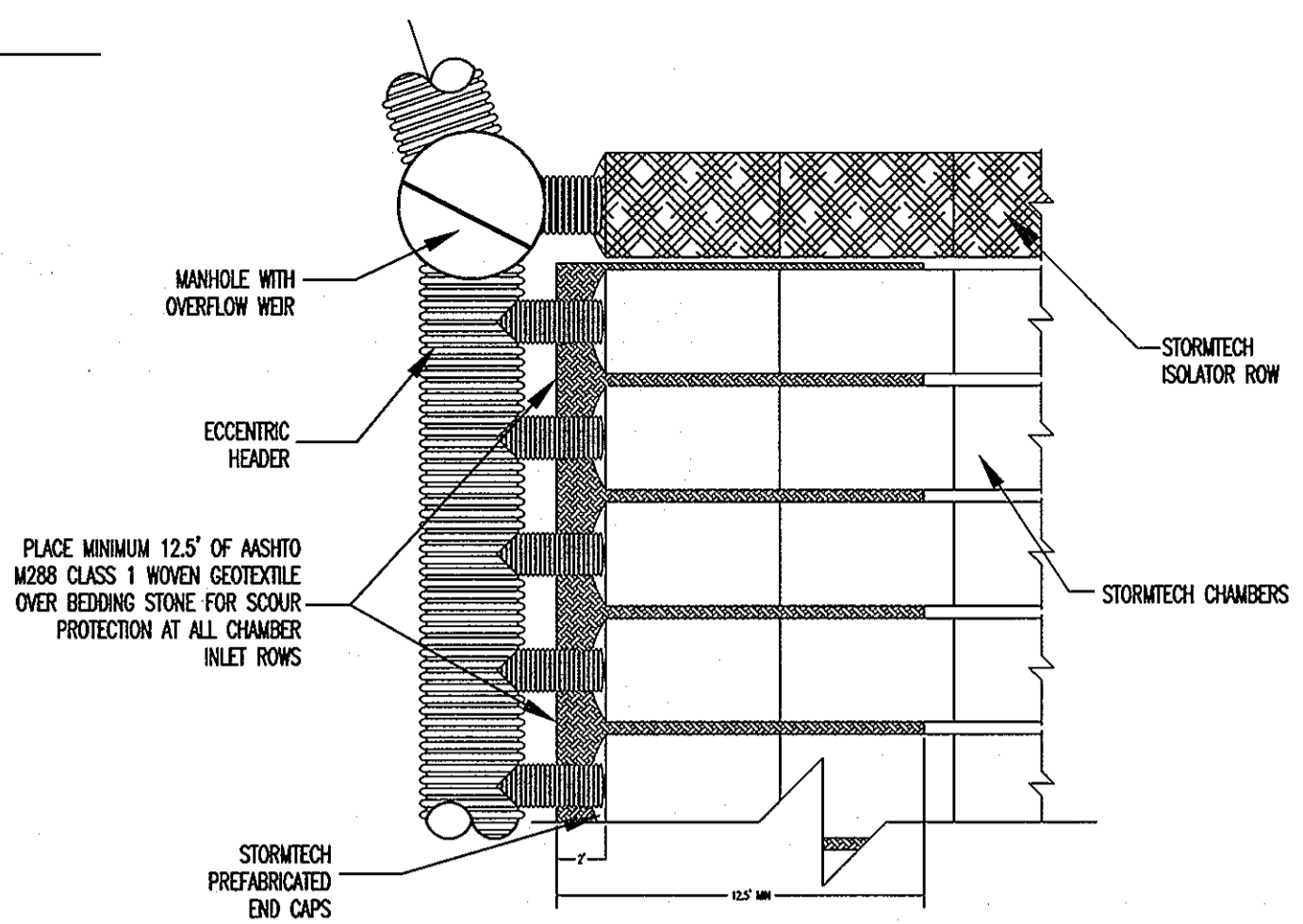
- 1.1 STORMTECH CHAMBERS ARE DESIGNED TO CONTROL STORMWATER RUNOFF. AS A SUBSURFACE RETENTION SYSTEM, STORMTECH CHAMBERS RETAIN AND ALLOW EFFECTIVE INFILTRATION OF WATER INTO THE SOIL. AS A SUBSURFACE DETENTION SYSTEM, STORMTECH CHAMBERS DETAIN AND ALLOW FOR THE MITIGATED FLOW OF WATER TO AN OUTFALL.
- 2.0 CHAMBER PARAMETERS
THE CHAMBER SHALL BE INJECTION MOLDED OF POLYPROPYLENE RESIN TO BE INHERENTLY RESISTANT TO ENVIRONMENTAL STRESS CRACKING (ESC), AND TO MAINTAIN ADEQUATE STIFFNESS THROUGH HIGHER TEMPERATURES EXPERIENCED DURING INSTALLATION AND SERVICE.
- 2.2 THE NOMINAL CHAMBER DIMENSIONS OF THE STORMTECH SC-740 SHALL BE 30.0 INCHES TALL, 51.0 INCHES WIDE AND 90.7 INCHES LONG. THE NOMINAL CHAMBER DIMENSIONS OF THE STORMTECH SC-310 SHALL BE 16.0 INCHES TALL, 34.0 INCHES WIDE AND 90.7 INCHES LONG. THE INSTALLED LENGTH OF A JOINED CHAMBER SHALL BE 85.4 INCHES.
- 2.3 THE CHAMBER SHALL HAVE A CONTINUOUSLY CURVED SECTION PROFILE.
- 2.4 THE CHAMBER SHALL BE OPEN-BOTTOMED.
- 2.5 THE CHAMBER SHALL INCORPORATE AN OVERLAPPING CORRUGATION JOINT SYSTEM TO ALLOW CHAMBER ROWS OF ALMOST ANY LENGTH TO BE CREATED. THE OVERLAPPING CORRUGATION JOINT SYSTEM SHALL BE EFFECTIVE WHILE ALLOWING A CHAMBER TO BE TRIMMED TO SHORTEN ITS OVERALL LENGTH.
- 2.6 THE NOMINAL STORAGE VOLUME OF A JOINED STORMTECH SC-740 CHAMBER SHALL BE 74.9 CUBIC FEET PER CHAMBER WHEN INSTALLED PER STORMTECH'S TYPICAL DETAILS (INCLUDES THE VOLUME OF CRUSHED ANGULAR STONE WITH AN ASSUMED 40% POROSITY). THIS EQUATES TO 2.2 CUBIC FEET OF STORAGE/SQUARE FOOT OF BED. THE NOMINAL STORAGE VOLUME OF AN INSTALLED STORMTECH SC-310 CHAMBER SHALL BE 31.0 CUBIC FEET PER CHAMBER WHEN INSTALLED PER STORMTECH'S TYPICAL DETAILS (INCLUDES THE VOLUME OF CRUSHED ANGULAR STONE WITH AN ASSUMED 40% POROSITY). THIS EQUATES TO 1.3 CUBIC FEET OF STORAGE/SQUARE FOOT OF BED.
- 2.7 THE CHAMBER SHALL HAVE FORTY-EIGHT ORIFICES PENETRATING THE SIDEWALLS TO ALLOW FOR LATERAL CONVEYANCE OF WATER.
- 2.8 THE CHAMBER SHALL HAVE TWO ORIFICES NEAR ITS TOP TO ALLOW FOR EQUALIZATION OF AIR PRESSURE BETWEEN ITS INTERIOR AND EXTERIOR.
- 2.9 THE CHAMBER SHALL HAVE BOTH OF ITS ENDS OPEN TO ALLOW FOR UNIMPEDED HYDRAULIC FLOWS AND VISUAL INSPECTIONS DOWN A ROW'S ENTIRE LENGTH.
- 2.10 THE CHAMBER SHALL HAVE 14 CORRUGATIONS.
- 2.11 THE CHAMBER SHALL HAVE A CIRCULAR, INCIDENT, FLAT SURFACE ON THE TOP OF THE CHAMBER FOR AN OPTIONAL 4-INCH INSPECTION PORT OR CLEAN-OUT.
- 2.12 THE CHAMBER SHALL BE ANALYZED AND DESIGNED USING AASHTO METHODS FOR THERMOPLASTIC CULVERTS CONTAINED IN THE LFD DESIGN SPECIFICATIONS, 2ND EDITION, INCLUDING INTERIM SPECIFICATIONS THROUGH 2001. DESIGN LOAD SHALL BE THE AASHTO HS20 TRUCK. DESIGN SHALL CONSIDER EARTH AND LIVE LOADS AS APPROPRIATE FOR THE MINIMUM TO MAXIMUM SPECIFIED DEPTH OF FILL.
- 2.13 THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2000 CERTIFIED FACILITY.

3.0 END CAP PARAMETERS

- 3.1 THE END CAP SHALL BE INJECTION MOLDED OF POLYPROPYLENE RESIN TO BE INHERENTLY RESISTANT TO ENVIRONMENTAL STRESS CRACKING, AND TO MAINTAIN ADEQUATE STIFFNESS THROUGH HIGHER TEMPERATURES EXPERIENCED DURING INSTALLATION AND SERVICE.
- 3.2 THE END CAP SHALL BE DESIGNED TO FIT INTO ANY CORRUGATION OF A CHAMBER, WHICH ALLOWS CAPPING A CHAMBER THAT HAS ITS LENGTH TRIMMED. SEAMING ROWS INTO STORAGE BASINS OF VARIOUS LENGTHS.
- 3.3 THE END CAP SHALL HAVE SAW GUIDES TO ALLOW EASY CUTTING FOR VARIOUS DIAMETERS OF PIPE THAT MAY BE USED TO INLET THE SYSTEM.
- 3.4 THE END CAP SHALL HAVE EXCESS STRUCTURAL ADVANCES TO ALLOW CUTTING AN ORIFICE OF ANY SIZE AT ANY INVERT ELEVATION.
- 3.5 THE PRIMARY FACE OF AN END CAP SHALL BE CURVED OUTWARD TO RESIST HORIZONTAL LOADS GENERATED NEAR THE EDGES OF BEDS.
- 3.6 THE END CAP SHALL BE MANUFACTURED IN AN ISO 9001:2000 CERTIFIED FACILITY.

STORMTECH GENERAL NOTES

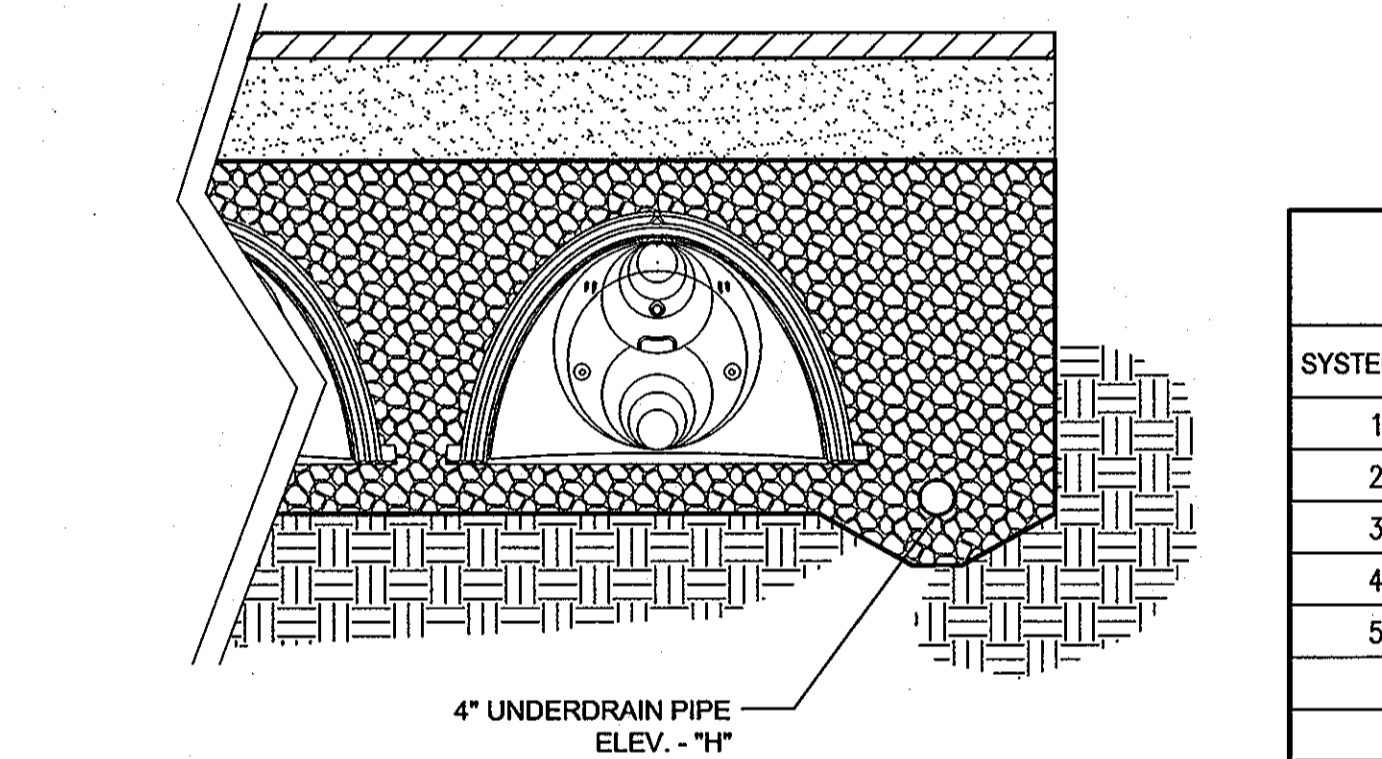
- 1. STORMTECH LLC (STORMTECH) REQUIRES INSTALLING CONTRACTORS TO USE AND UNDERSTAND STORMTECH'S LATEST INSTALLATION INSTRUCTIONS PRIOR TO BEGINNING SYSTEM INSTALLATION.
- 2. OUR TECHNICAL SERVICES DEPARTMENT OFFERS INSTALLATION CONSULTATIONS TO INSTALLING CONTRACTORS. CONTACT OUR TECHNICAL SERVICES REPRESENTATIVE AT LEAST 30 DAYS PRIOR TO SYSTEM INSTALLATION TO ARRANGE A PRE-INSTALLATION CONSULTATION. OUR REPRESENTATIVES CAN THEN ANSWER QUESTIONS OR ADDRESS COMMENTS ON THE STORMTECH CHAMBER SYSTEM AND INFORM THE INSTALLING CONTRACTOR OF THE MINIMUM INSTALLATION REQUIREMENTS BEFORE BEGINNING THE SYSTEM'S CONSTRUCTION. CALL 1-888-892-2694 TO SPEAK TO A TECHNICAL SERVICE REPRESENTATIVE OR VISIT WWW.STORMTECH.COM TO RECEIVE A COPY OF OUR INSTALLATION INSTRUCTIONS.
- 3. STORMTECH'S REQUIREMENTS FOR SYSTEMS WITH PAVEMENT DESIGN (ASPHALT, CONCRETE PAVES, ETC.) MINIMUM COVER IS 18 INCHES NOT INCLUDING PAVEMENT. MAXIMUM COVER IS 96 INCHES INCLUDING PAVEMENT. FOR INSTALLATIONS THAT DO NOT INCLUDE PAVEMENT, WHERE RUTTING FROM VEHICLES MAY OCCUR, MINIMUM REQUIRED COVER IS 24 INCHES, MAXIMUM COVER IS 96 INCHES.
- 4. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE DESIGN ENGINEER.
- 5. AASHTO M288 CLASS 2 NON-WOVEN GEOTEXTILE (FILTER FABRIC) MUST BE USED AS INDICATED IN THE PROJECT PLANS.
- 6. STONE PLACEMENT BETWEEN CHAMBERS ROWS AND AROUND PERIMETER MUST FOLLOW INSTRUCTIONS AS INDICATED IN THE MOST CURRENT VERSION OF STORMTECH'S INSTALLATION INSTRUCTIONS.
- 7. BACKFILLING OVER THE CHAMBERS MUST FOLLOW REQUIREMENTS AS INDICATED IN THE MOST CURRENT VERSION OF STORMTECH'S INSTALLATION INSTRUCTIONS.
- 8. THE CONTRACTOR MUST REFER TO STORMTECH'S INSTALLATION INSTRUCTIONS FOR A TABLE OF ACCEPTABLE VEHICLE LOADS AT VARIOUS DEPTHS OF COVER. THIS INFORMATION IS ALSO AVAILABLE AT STORMTECH'S WEBSITE: WWW.STORMTECH.COM. THE CONTRACTOR IS RESPONSIBLE FOR PREVENTING VEHICLES THAT EXCEED STORMTECH'S REQUIREMENTS FROM TRAVELING ACROSS OR PARKING OVER THE STORMWATER SYSTEM. TEMPORARY FENCING, WARNING TAPE, AND APPROPRIATELY LOCATED SIGNS ARE COMMONLY USED TO PREVENT UNAUTHORIZED VEHICLES FROM ENTERING SENSITIVE CONSTRUCTION AREAS.
- 9. THE CONTRACTOR MUST APPLY EROSION AND SEDIMENT CONTROL MEASURES TO PROTECT THE STORMWATER SYSTEM DURING ALL PHASES OF SITE CONSTRUCTION PER LOCAL CODES AND DESIGN ENGINEER'S SPECIFICATIONS.
- 10. STORMTECH PRODUCT WARRANTY IS LIMITED. SEE CURRENT PRODUCT WARRANTY FOR DETAILS. TO ACQUIRE A COPY CALL STORMTECH AT 1-888-892-2694 OR VISIT WWW.STORMTECH.COM.



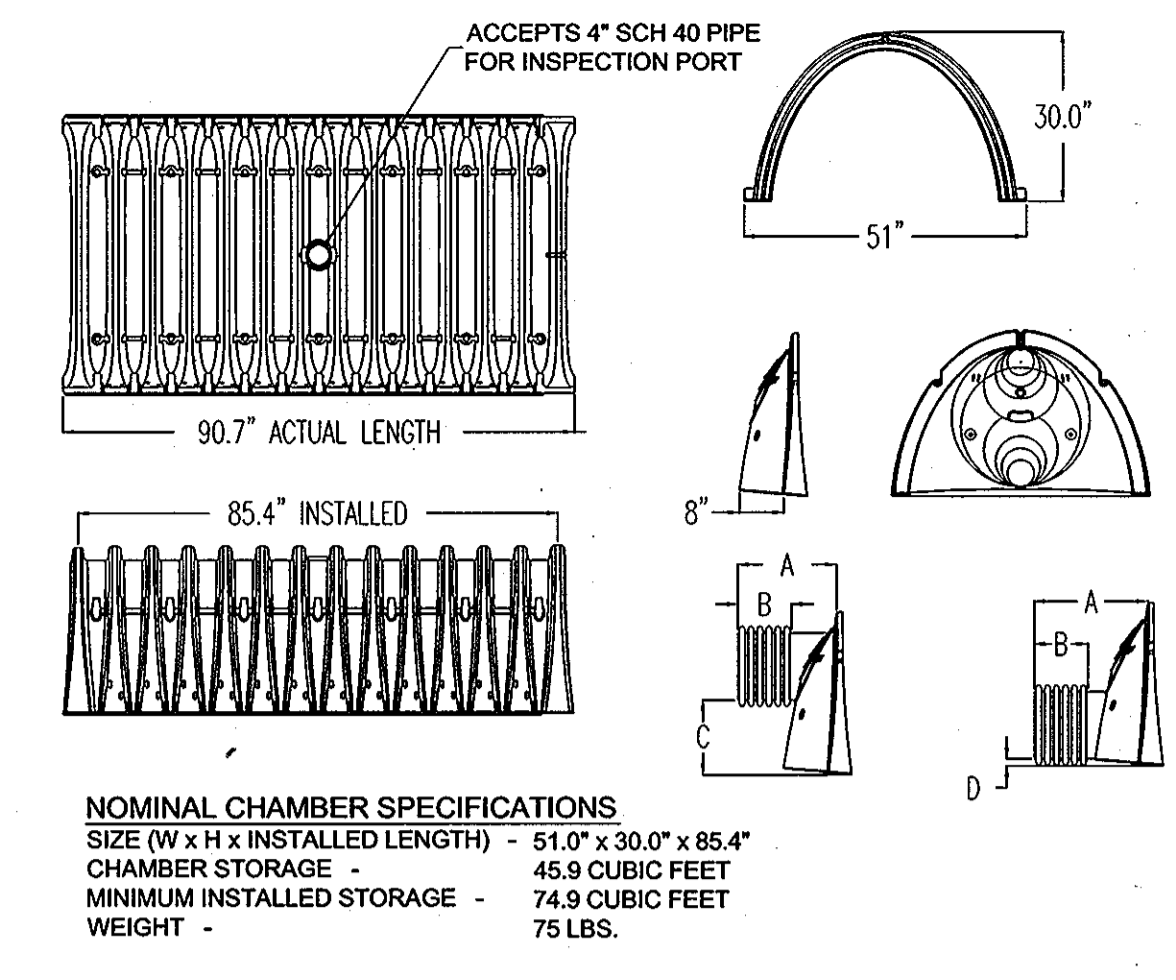
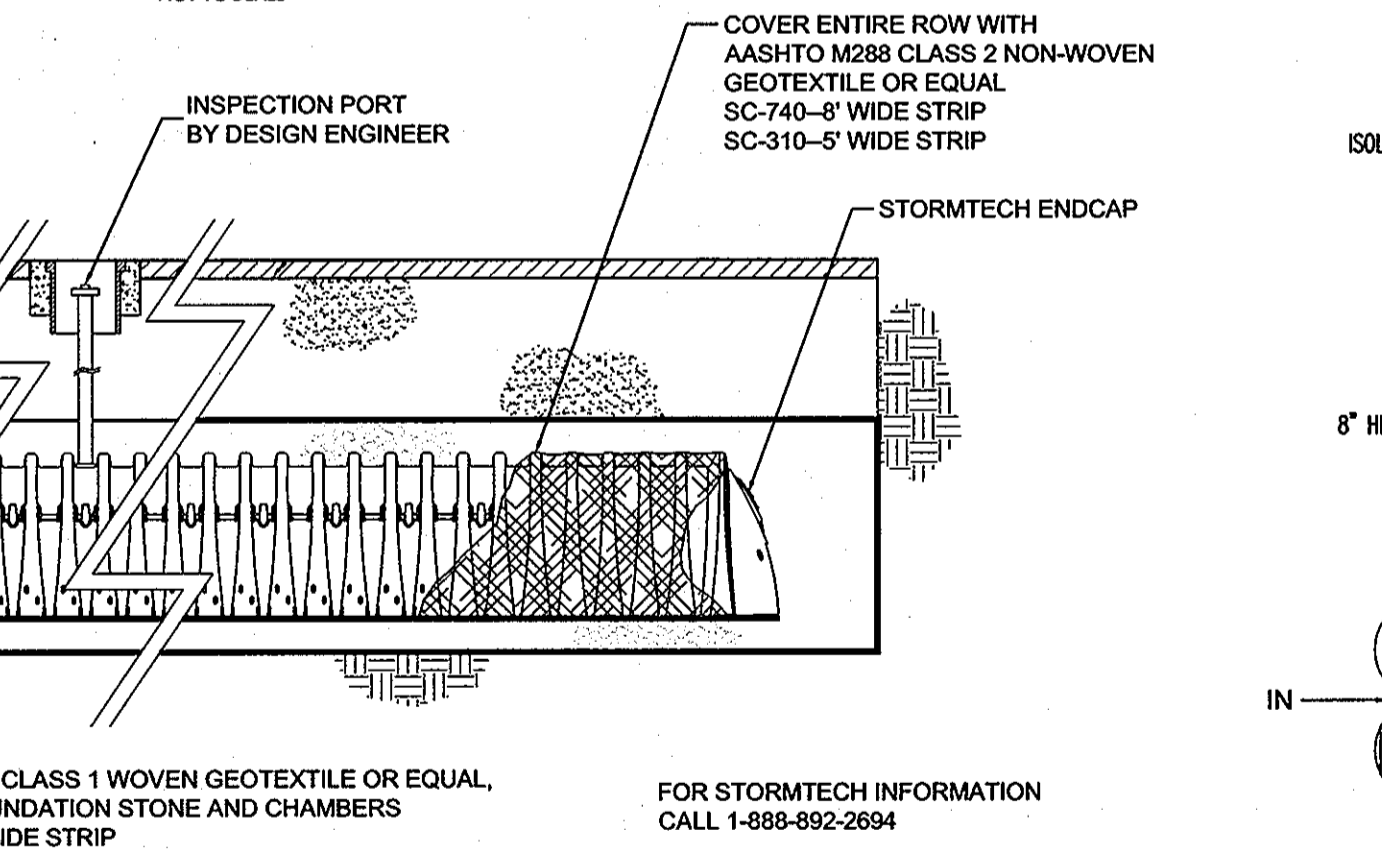
ACCEPTABLE FILL MATERIALS

MATERIAL LOCATION	DESCRIPTION	AASHTO M288 DESIGNATION	AASHTO M145 DESIGNATION	COMPACTION/DENSITY REQUIREMENT
FILL MATERIAL FROM 18" TO GRADE ABOVE CHAMBERS	ANY SOIL/ROCK MATERIALS, NATIVE SOILS OR PER ENGINEERS PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	N/A	PREPARE PER ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
FILL MATERIAL FOR 6" TO 18" ELEVATION ABOVE CHAMBERS (2" FOR UNPAVED INSTALLATIONS)	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES.	3, 3.57, 4, 4.67, 5.9, 5.7, 6, 6.7, 6.8, 7, 7.8, 8, 8.9, 9, 10	A-1, A-2, A-3	COMPACT IN 6" LIFTS TO A MINIMUM 95% STANDARD PROCTOR DENSITY. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 LBS. DYNAMIC FORCE NOT TO EXCEED 20,000 LBS.
EMBEDMENT STONE SURROUNDINGS AND TO A 6" ELEVATION ABOVE CHAMBERS	WASHED ANGULAR STONE WITH THE MAJORITY OF PARTICLES BETWEEN 1/2" - 2" INCH	3, 3.57, 4, 4.67, 5, 5.9, 5.7	N/A	NO COMPACTION REQUIRED
FOUNDATION STONE BELOW CHAMBERS	WASHED ANGULAR STONE WITH THE MAJORITY OF PARTICLES BETWEEN 1/2" - 2" INCH	3, 3.57, 4, 4.67, 5, 5.9, 5.7	N/A	PLATE COMPACT OR ROLL TO ACHIEVE A 95% STANDARD PROCTOR DENSITY

PLEASE NOTE: THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE WASHED CRUSHED ANGULAR. FOR EXAMPLE, THE STONE MUST BE SPECIFIED AS WASHED, CRUSHED, ANGULAR NO. 4 STONE.



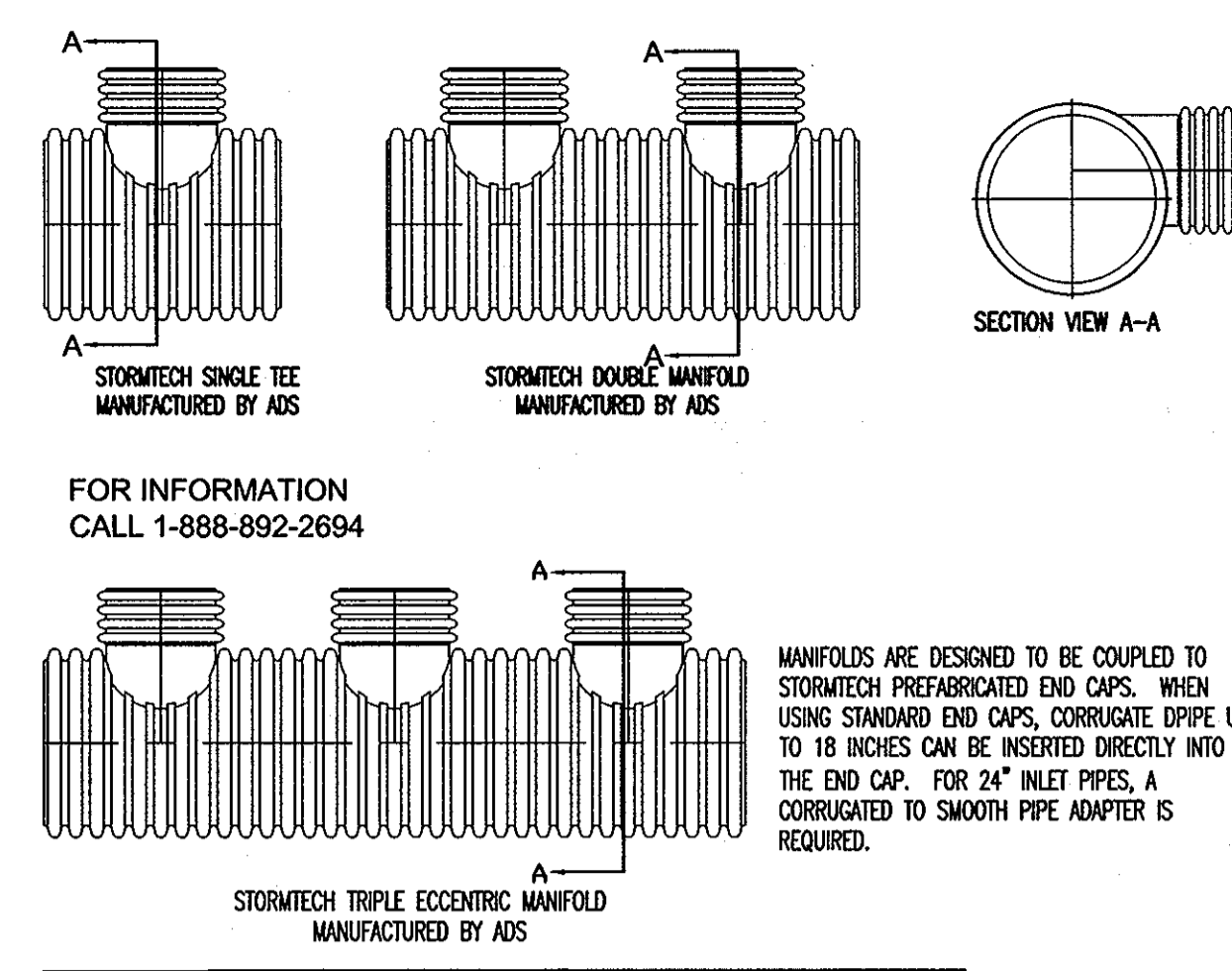
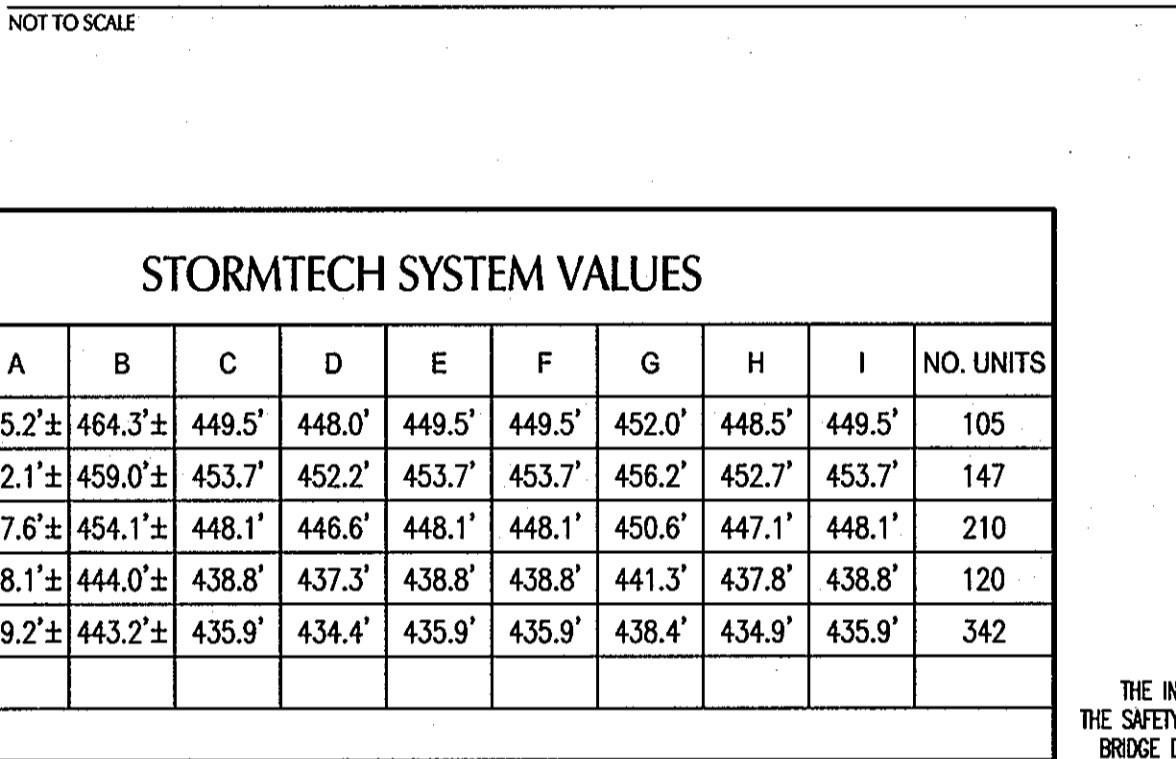
STORMTECH ISOLATOR ROW DETAIL



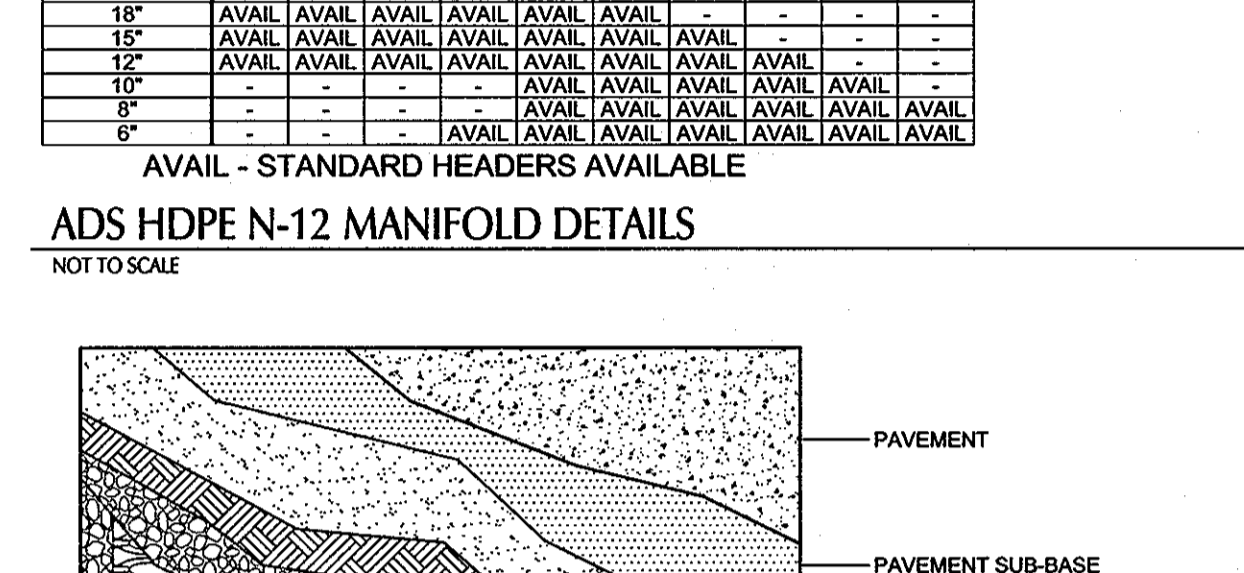
STORMTECH SYSTEM VALUES

SYSTEM NO.	A	B	C	D	E	F	G	H	I	NO. UNITS
1	465.2'±	464.3'±	449.5'±	448.0'±	449.5'±	449.5'±	452.0'±	448.5'±	449.5'±	105
2	462.1'±	459.0'±	453.7'±	452.2'±	453.7'±	453.7'±	456.2'±	452.7'±	453.7'±	147
3	457.6'±	454.1'±	448.1'±	446.6'±	448.1'±	448.1'±	450.6'±	447.1'±	448.1'±	210
4	448.1'±	444.0'±	438.8'±	437.3'±	438.8'±	438.8'±	441.3'±	437.8'±	438.8'±	120
5	449.2'±	443.2'±	435.9'±	434.4'±	435.9'±	435.9'±	438.4'±	434.9'±	435.9'±	342

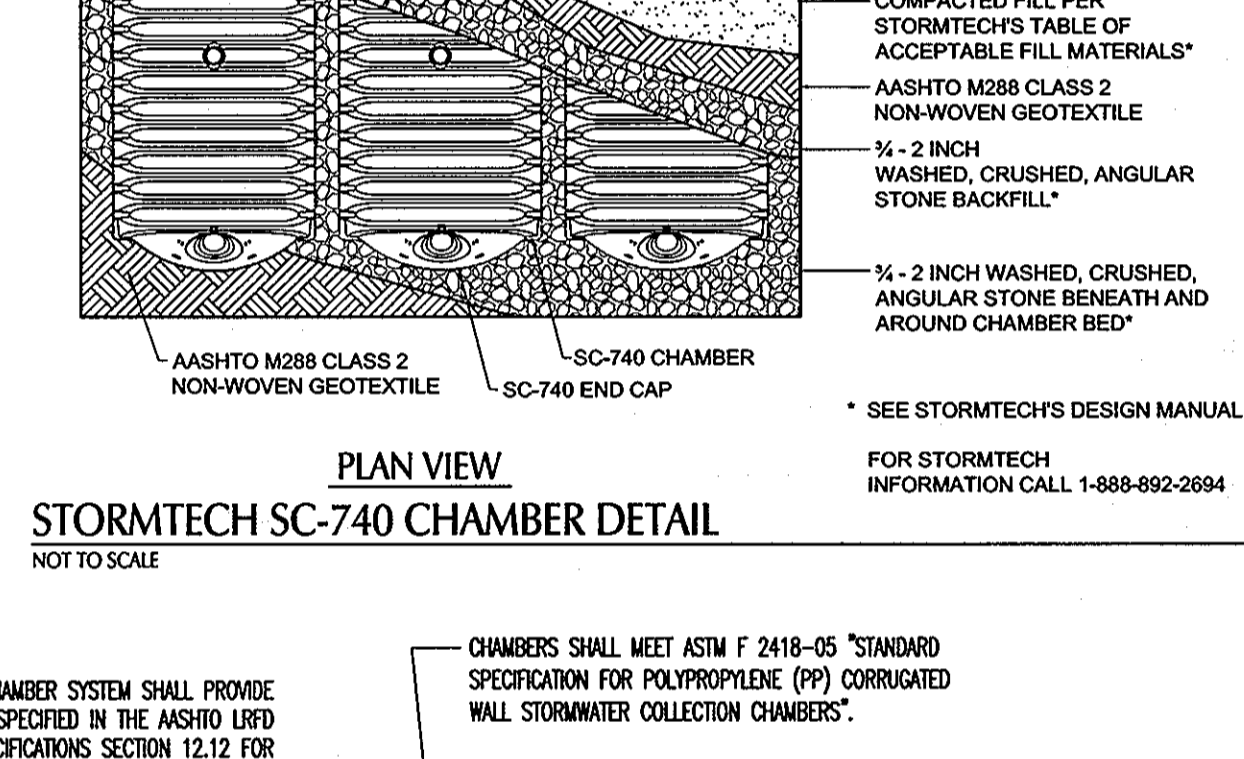
TECHNICAL DETAILS



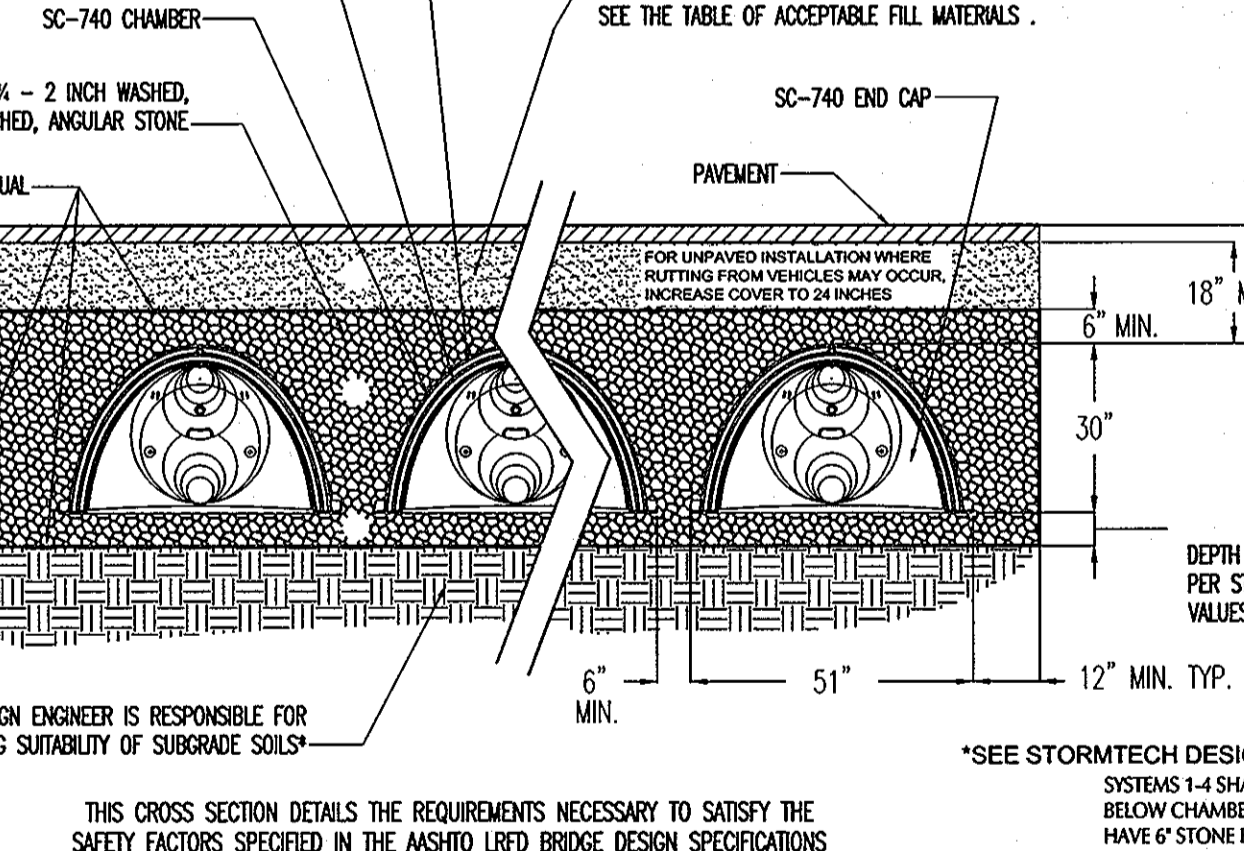
STORMTECH SYSTEM ELEVATIONS



STORMTECH UNDERDRAIN SECTION DETAIL



STORMTECH ISOLATOR ROW DETAIL



OWNER AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED UNDERGROUND FACILITIES

- 1. The underground stormwater management facility is privately owned and it shall be the responsibility of the owner to periodically inspect and clean the facility to maintain its operation and function.
- 2. The underground stormwater management facility shall be inspected yearly at a minimum and after especially severe storm events.
- 3. When sediment accumulation of more than 2" is observed or any debris that might obstruct the outfall is observed, the facility shall be cleaned.
- 4. The facility shall be cleaned immediately after petroleum spills. The owner shall contact the appropriate regulatory agencies notifying them of the spill and cleanup operation.
- 5. The sediment and debris shall be removed from the underground stormwater management facility by vacuum truck or other manual means. The owner shall follow proper cleaning and disposal of the removed material and liquid.
- 6. The inlet and outlet pipes shall be checked for any obstructions at least once every six (6) months. If obstructions are found, the owner shall have them removed and properly disposed of.

OWNER/DEVELOPER/APPLICANT:

10 ACRES INVESTMENTS
C/O MACKENZIE, CUSHMAN & WAKEFIELD ALLIANCE
COMMERCIAL REAL ESTATE SERVICE, LLC
2328 W. JOPPA ROAD
SUITE 200
LUTHERVILLE, MARYLAND 21093
ATTN: MR. ROBERT J. ALUMILLER
PHONE: 410-821-8585

APPROVED PLANNING BOARD OF HOWARD COUNTY

DATE: 11/15/07
APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
Chief, Development Engineering Division
Chief, Division of Land Development
DIRECTOR

THE MEDICAL PAVILION AT HOWARD COUNTY PARCEL 'A-2' TOWN CENTER SECTION 8 - AREA 4

DATE	NO.	REVISION DESCRIPTION

JOYCE ENGINEERING CORPORATION

CIVIL ENGINEERING LAND SURVEYING LAND PLANNING CONSTRUCTION MANAGEMENT
10766 BALTIMORE AVENUE - BELTSVILLE, MARYLAND 20705
TEL: (301) 595-4333 FAX: (301) 595-4650 WEB: www.joyceeng.com
Drawing Name: R:\Land\Projects\005002 - Howard County MOB ALTA (8-Nov-04)\005002SP10.dwg
Plotfile: Dec 13, 2007 - 11:00am

ADDRESS CHART

LOT/PARCEL: PARCEL 'A-2'
STREET ADDRESS: 10710 CHARTER DRIVE ~ COLUMBIA, MARYLAND 21044

PERMIT INFORMATION CHART

SUBDIVISION	SECTION/AREA	LOT/PARCEL #
COLUMBIA TOWN CENTER	8/4	PARCEL 'A-2'
PLAT OR L/F BLOCK #	TAX/ZONE MAP #	ELECT. DISTRICT
CMP: 6074	5 & 6	5TH
CENSUS TRACT	SEWER CODE	
6053.02	5522500	

TITLE: STORM DRAIN/STORMWATER MANAGEMENT DETAILS FOR THE MEDICAL PAVILION AT HOWARD COUNTY

DES BY	SCALE	PROJ. NO.
WAJ	1" = 5'	005022
DRN BY	DATE	
HAL	MAY, 2007	
CHK BY	APPROVED	
JEC	WAJ	

ATTENTION:
THIS PLAN SHALL BE USED ONLY FOR ITS INTENDED PURPOSE AS NOTED IN THE TITLE BLOCK.

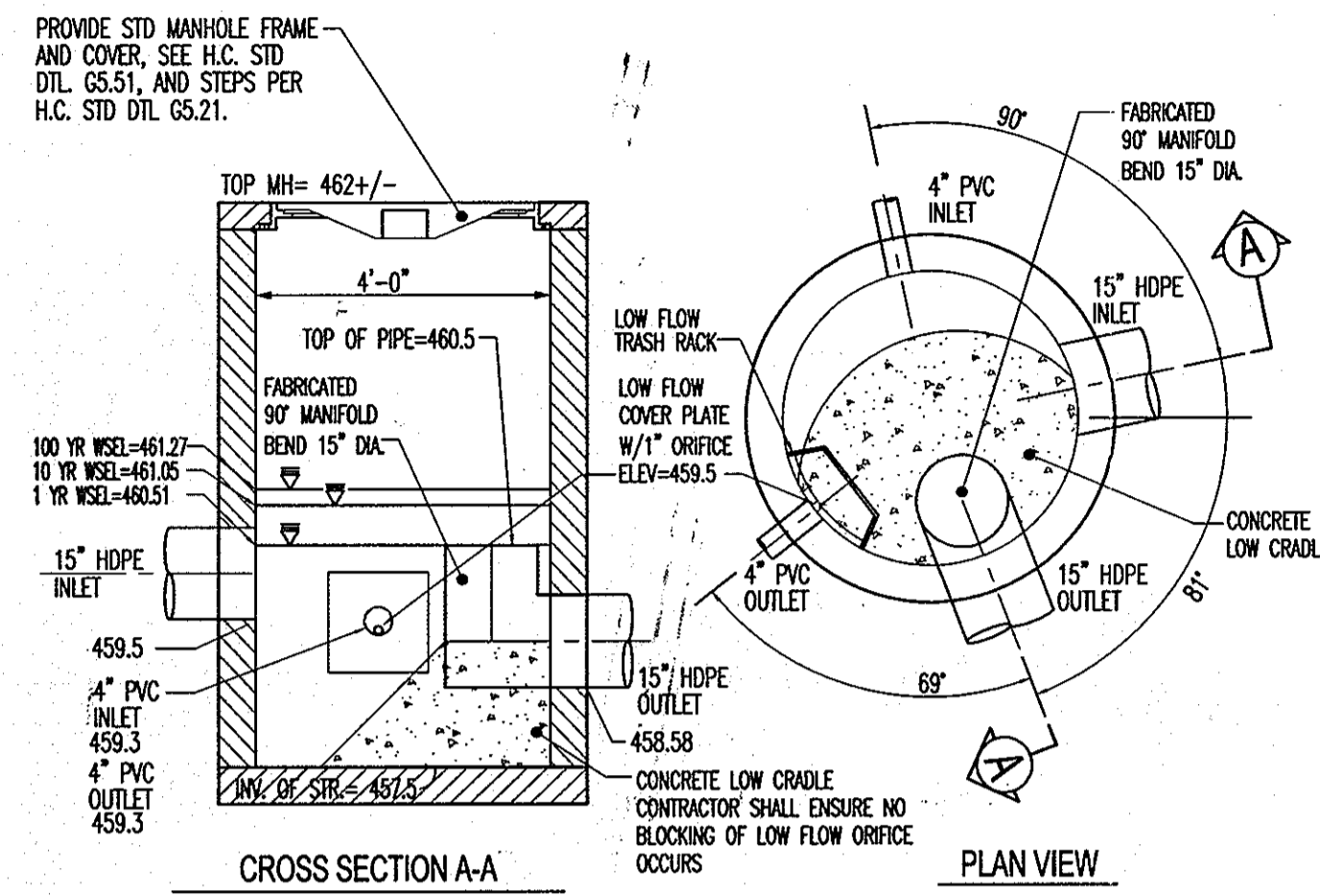
Before You Dig Call MISS UTILITY Service Protection Center

MEMBER THE CALL SYSTEMS INTERNATIONAL

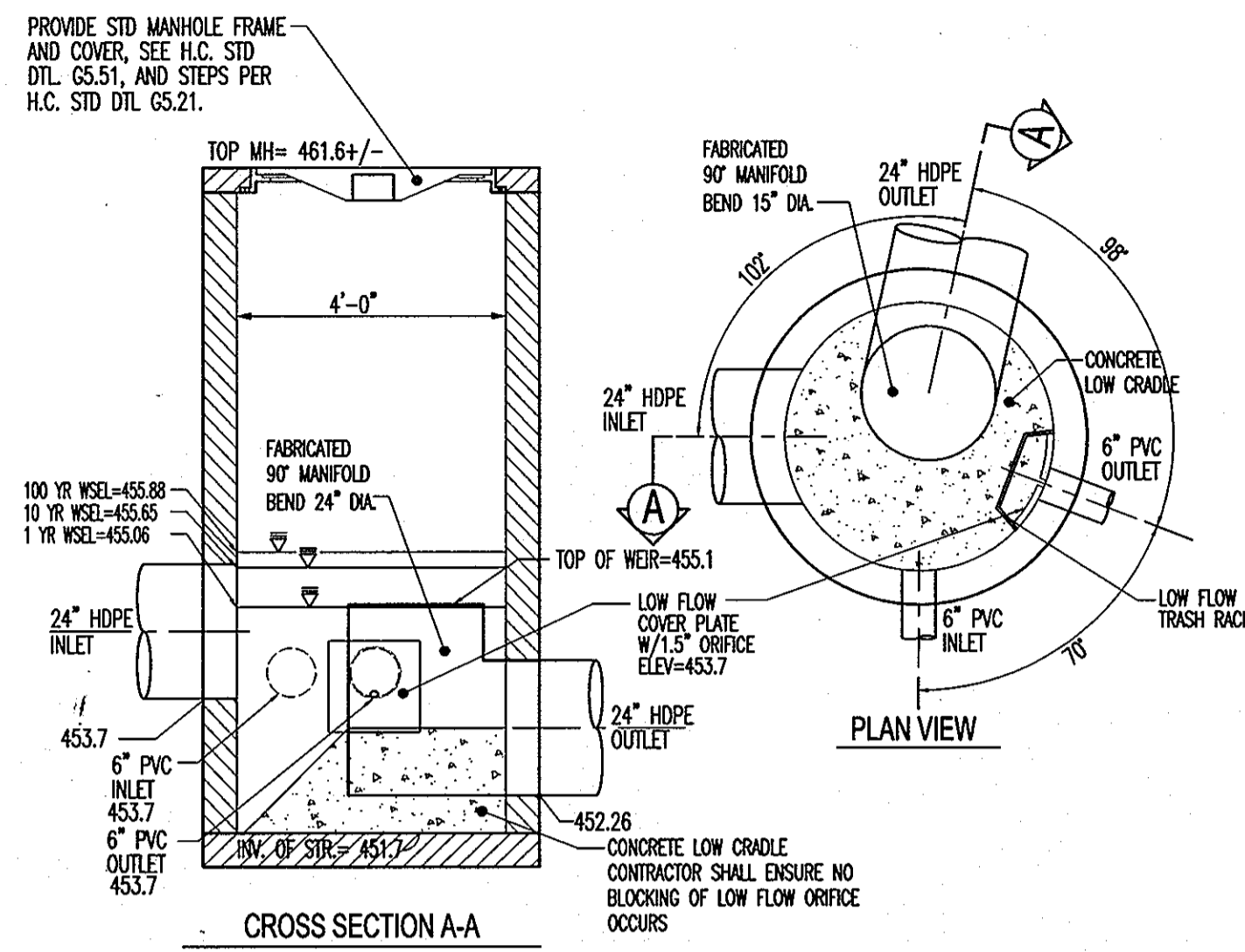
CALL TOLL FREE 1-800-257-7777
www.missutility.net/jec

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

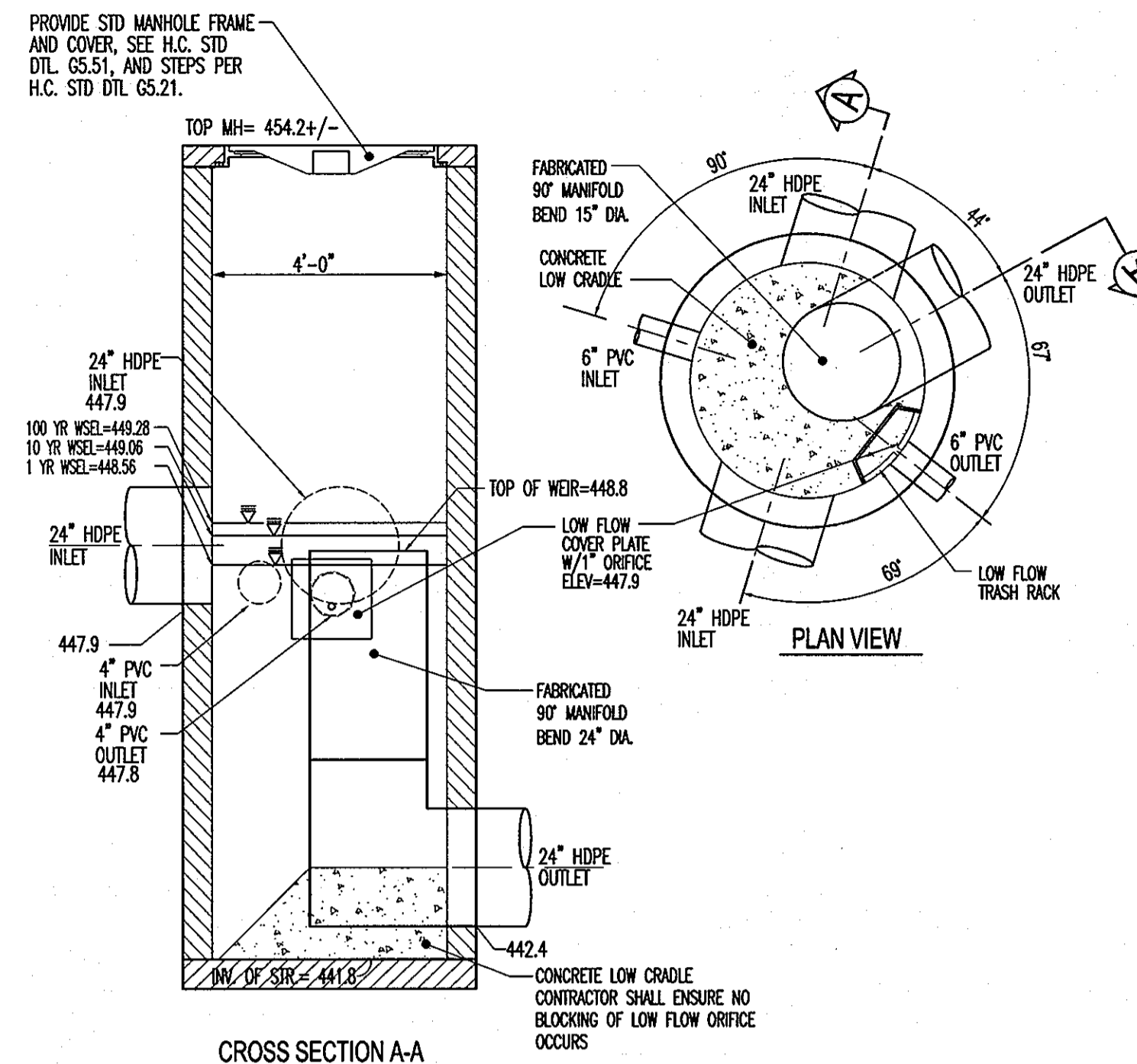
Signature: [Signature]
Date: 04.30.09
License No.: [License No.] Exp Date: [Exp Date]



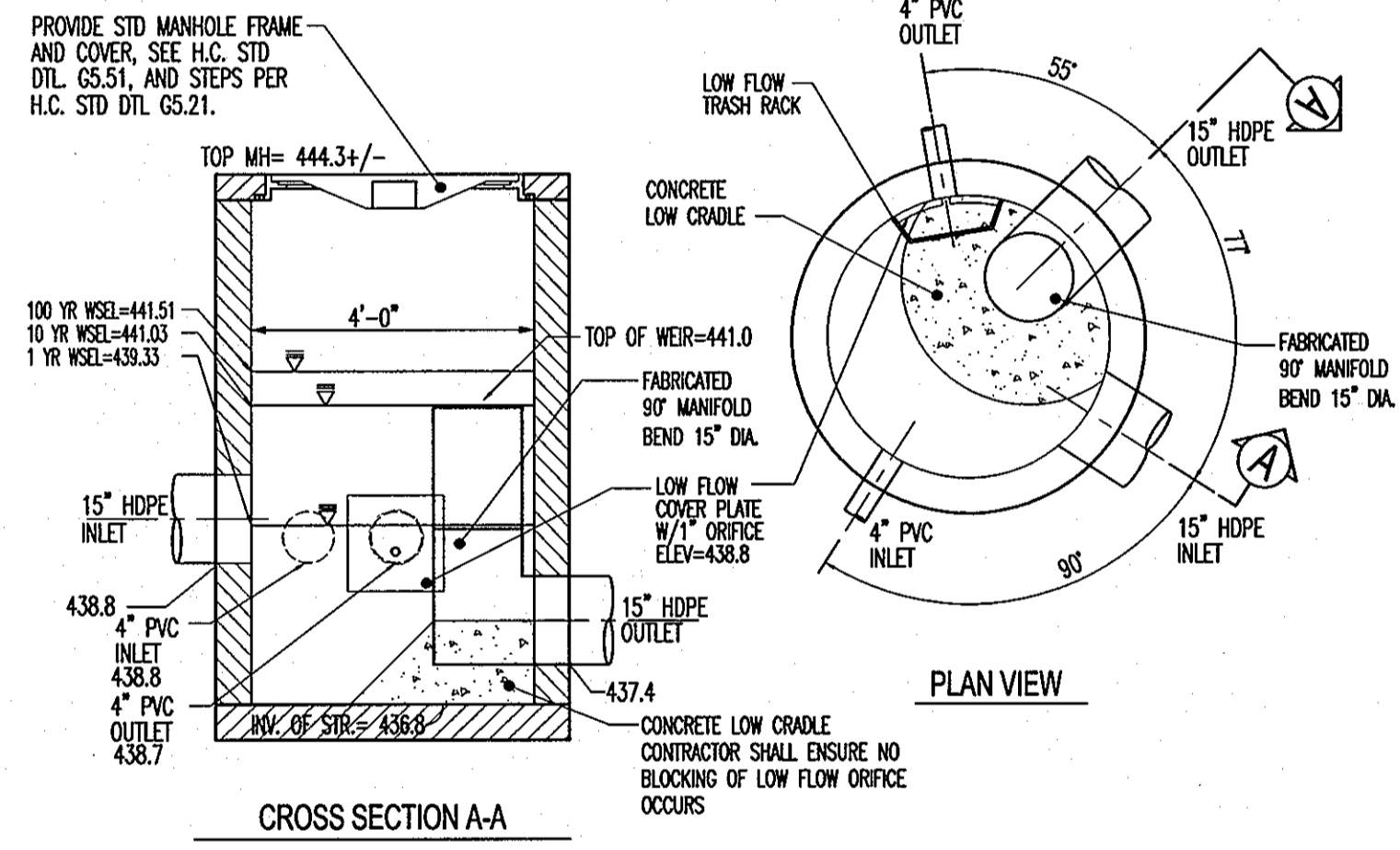
SWM CONTROL STRUCTURE (NO. 5) ~ SYSTEM #1
NOTE: N.T.S. - DETAIL INTENDED FOR GEOMETRY AND SIZING ONLY



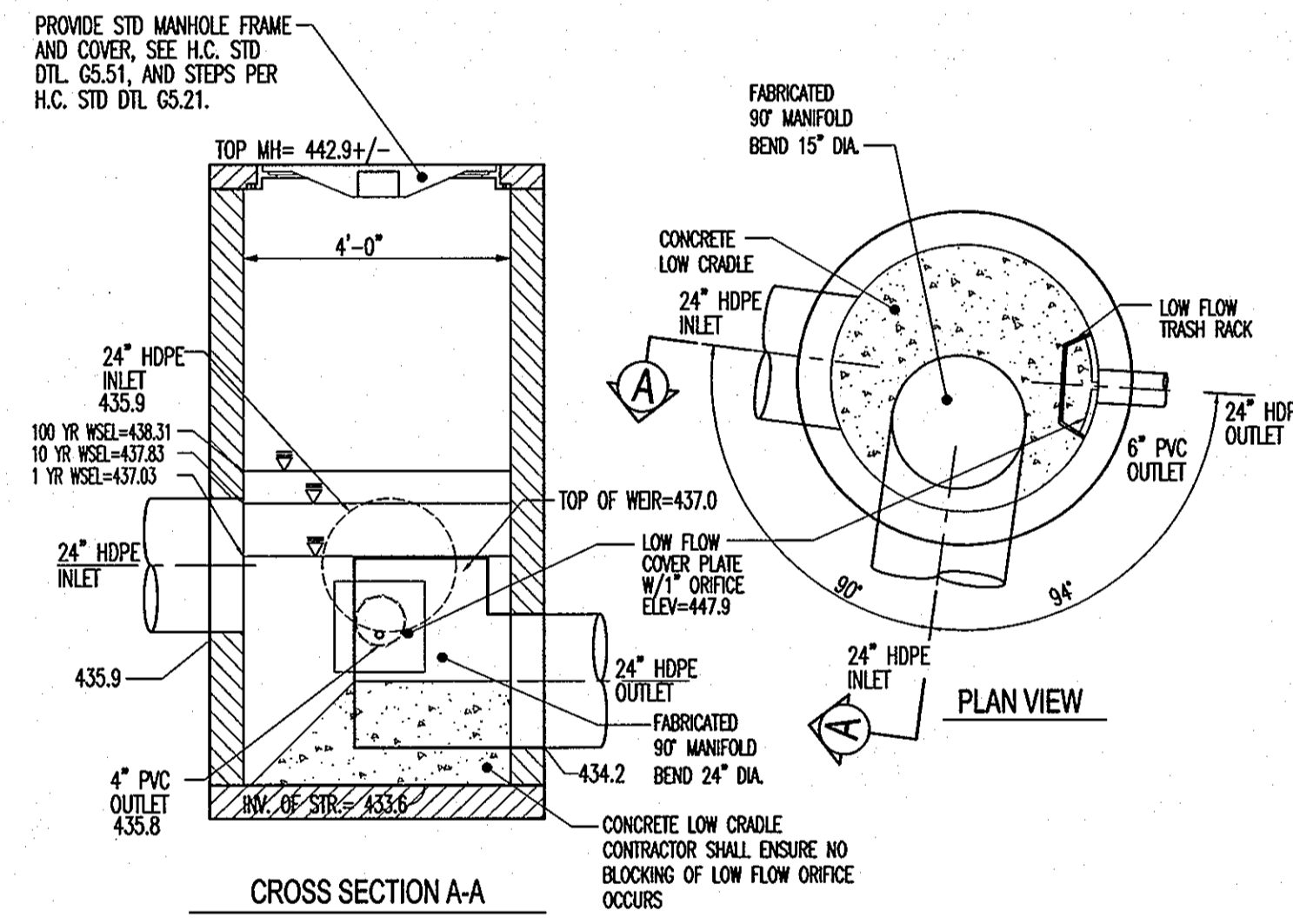
SWM CONTROL STRUCTURE (NO. 10) ~ SYSTEM #2
NOTE: N.T.S. - DETAIL INTENDED FOR GEOMETRY AND SIZING ONLY



SWM CONTROL STRUCTURE (NO. 17) ~ SYSTEM #3
NOTE: N.T.S. - DETAIL INTENDED FOR GEOMETRY AND SIZING ONLY



SWM CONTROL STRUCTURE (NO. 26) ~ SYSTEM #4
NOTE: N.T.S. - DETAIL INTENDED FOR GEOMETRY AND SIZING ONLY



SWM CONTROL STRUCTURE (NO. 38) ~ SYSTEM #5
NOTE: N.T.S. - DETAIL INTENDED FOR GEOMETRY AND SIZING ONLY

NO.	DATE	DEPTH	SOIL TYPE	REMARKS
1	01/23/07	0-10'	CH1	...
2	01/23/07	10-20'	CH2	...
3	01/23/07	20-30'	CH3	...
4	01/23/07	30-40'	CH4	...
5	01/23/07	40-50'	CH5	...
6	01/23/07	50-60'	CH6	...
7	01/23/07	60-70'	CH7	...
8	01/23/07	70-80'	CH8	...
9	01/23/07	80-90'	CH9	...
10	01/23/07	90-100'	CH10	...

SOIL BORING LOG

OWNER/DEVELOPER/APPLICANT:
10 ACRES INVESTMENTS
C/O MACKENZIE, CUSHMAN & WAKEFIELD
ALLIANCE
COMMERCIAL REAL ESTATE SERVICE, LLC
2328 W. JOPPA ROAD
SUITE 200
LUTHERVILLE, MARYLAND 21093
ATTN: MR. ROBERT J. AUMILLER
PHONE: 410-821-8585

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: 11/15/07
162

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
Chief, Development Engineering Division
Chief, Division of Land Development
Director

DATE	NO.	REVISION DESCRIPTION

**THE MEDICAL PAVILION
AT HOWARD COUNTY
PARCEL "A-2"
TOWN CENTER
SECTION 8 - AREA 4**

JOYCE ENGINEERING CORPORATION
CIVIL ENGINEERING LAND SURVEYING LAND PLANNING CONSTRUCTION MANAGEMENT
10766 BALTIMORE AVENUE - BELTSVILLE, MARYLAND 20705
TEL: (301) 995-1333 FAX: (301) 995-4650 WEB: www.joyceeng.com
Drawing Name: R/L and Project 000022 - Howard County MOB ALTA (Silverman) 000022SP11.dwg
Printed: Dec 13, 2007 7:24am

ADDRESS CHART

LOT/PARCEL	STREET ADDRESS
PARCEL "A-2"	10710 CHARTER DRIVE ~ COLUMBIA, MARYLAND 21044

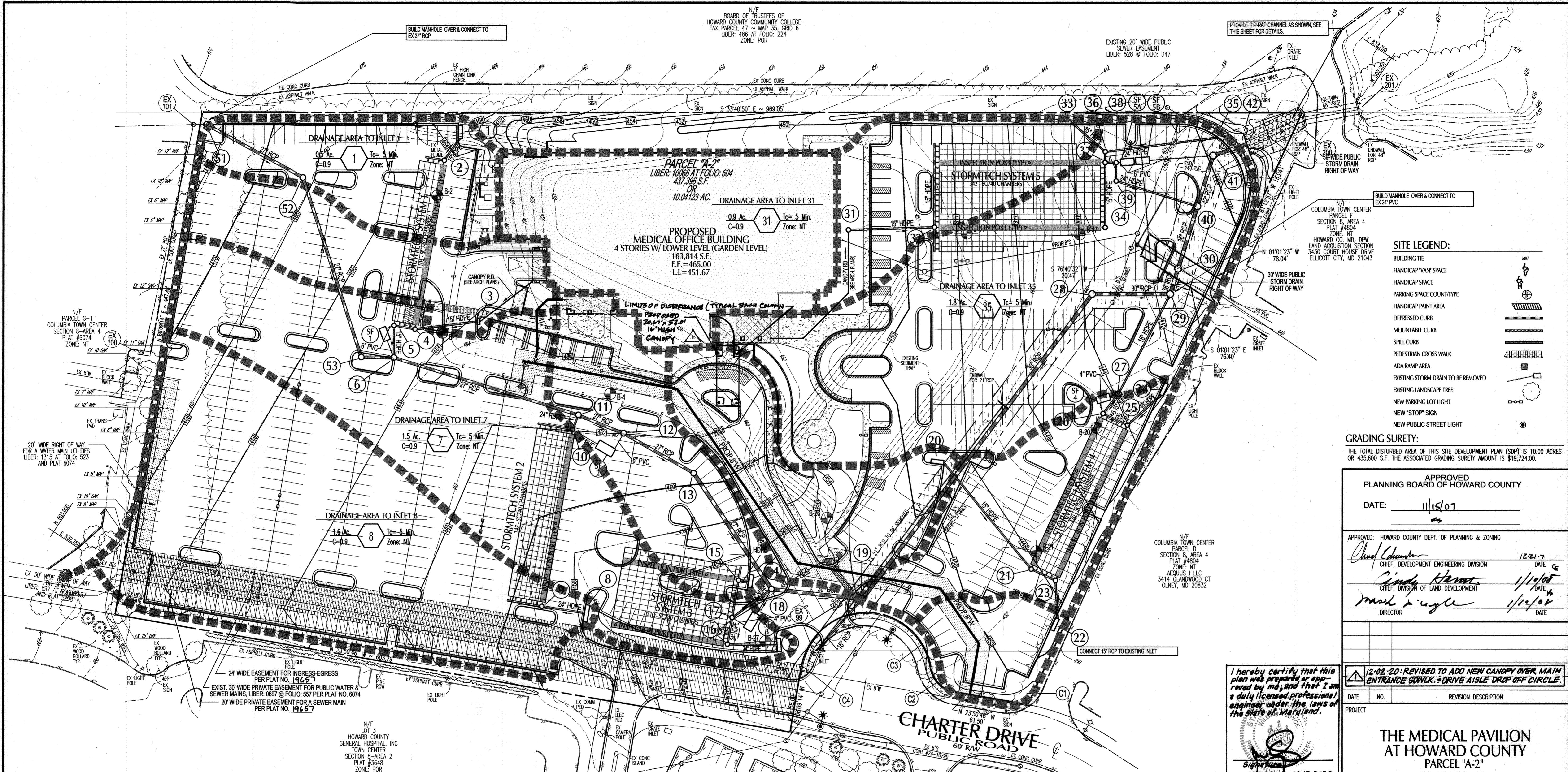
PERMIT INFORMATION CHART

SUBMISSION	SECTION/AREA	LOT/PARCEL
COLUMBIA TOWN CENTER	8/4	PARCEL "A-2"
PLAT OR L/F BLOCK	TAX ZONE MAP	ELECT. DISTRICT
CMP 8074 5 & 6	35	5TH
WATER CODE	SEWER CODE	CENSUS TRACT
106	5522500	6053.02
TITLE: STORM DRAIN/STORMWATER MANAGEMENT DETAILS FOR THE MEDICAL PAVILION AT HOWARD COUNTY		
DES BY: WAJ	SCALE: 1" = 50'	PROJ. NO. 005022
DRN BY: HAL	DATE: MAY, 2007	11 OF 16
CHK BY: JEC	APPROVED: WAJ	

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

419657

12243 04.30.09
License No. Exp Date



N/F BOARD OF TRUSTEES OF HOWARD COUNTY COMMUNITY COLLEGE
 TAX PARCEL 47 ~ MAP 35, GRID 6
 LIBER. 488 AT FOLIO: 224
 ZONE: POR

EXISTING 20' WIDE PUBLIC SEWER EASEMENT
 LIBER. 528 @ FOLIO: 347

PROVIDE RIP-RAP CHANNEL AS SHOWN, SEE THIS SHEET FOR DETAILS.

PARCEL 'A-2'
 LIBER. 1006 AT FOLIO: 604
 437,386 S.F.
 OR
 10.04123 AC.
PROPOSED MEDICAL OFFICE BUILDING
 4 STORIES W/ LOWER LEVEL (GARDEN LEVEL)
 163,814 S.F.
 F.F.=465.00
 L.L.=451.67

SITE LEGEND:

BUILDING TIE	
HANDICAP VAN SPACE	
HANDICAP SPACE	
PARKING SPACE COUNTRY/TYPE	
HANDICAP PAINT AREA	
DEPRESSED CURB	
MOUNTABLE CURB	
SPILL CURB	
PEDESTRIAN CROSS WALK	
ADA RAMP AREA	
EXISTING STORM DRAIN TO BE REMOVED	
EXISTING LANDSCAPE TREE	
NEW PARKING LOT LIGHT	
NEW 'STOP' SIGN	
NEW PUBLIC STREET LIGHT	

GRADING SURETY:
 THE TOTAL DISTURBED AREA OF THIS SITE DEVELOPMENT PLAN (SDP) IS 10.00 ACRES OR 435,600 S.F. THE ASSOCIATED GRADING SURETY AMOUNT IS \$19,724.00.

APPROVED PLANNING BOARD OF HOWARD COUNTY

DATE: 11/15/07

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

Chief / *Chief* / *Director*

12-21-7 / 1/10/08 / 1/10/08

12-02-20: REVISED TO ADD NEW CANOPY OVER MAIN ENTRANCE SOVLX. & DRIVE AISLE DROP OFF CIRCLE.

THE MEDICAL PAVILION AT HOWARD COUNTY
 PARCEL 'A-2'
 TOWN CENTER SECTION 8 - AREA 4

JOYCE ENGINEERING CORPORATION
 CIVIL ENGINEERING LAND SURVEYING LAND PLANNING CONSTRUCTION MANAGEMENT
 10766 BALTIMORE AVENUE - BELTSVILLE, MARYLAND 20816
 TEL: (301) 595-4333 FAX: (301) 595-4650 WEB: www.joyceeng.com
 Drawing name: R:\Land Projects\050222 - Howard County MOB ALTA (Silverman)\dwg\050222SP12.dwg
 Printed: Dec-15, 2007 - 12:36pm

ADDRESS CHART

LOT/PARCEL	STREET ADDRESS
PARCEL 'A-2'	10710 CHARTER DRIVE ~ COLUMBIA, MARYLAND 21044

PERMIT INFORMATION CHART

SUBDIVISION	SECTION/AREA	LOT/PARCEL #
COLUMBIA TOWN CENTER	8/4	PARCEL 'A-2'
PLAT #	TAX/ZONE MAP	ELECT. DISTRICT
CMP. 6074	5 & 6	5TH
WATER CODE	SEWER CODE	CENSUS TRACT
106	5522500	6053.02

DRAINAGE AREA MAP FOR THE MEDICAL PAVILION AT HOWARD COUNTY

DES BY	SCALE	PROJ. NO.
WAJ	1" = 40'	005022
DRN BY	DATE	
HAL	MAY, 2007	
CHK BY	APPROVED	
JEC	WAJ	

12 OF 16

CURVE TABLE

CURVE	RADIUS	ARC	TAN	DELTA	CHD BRG	CHORD
(C1)	221.00	4.20	2.10	1°01'31"	N23°16'22"W	4.20
(C2)	25.00	30.39	17.84	71°01'06"	S11°39'47"W	29.04
(C3)	58.00	163.01	346.99	161°01'10"	N33°20'15"W	114.42
(C4)	58.00	2.00	1.00	1°58'33"	S67°08'26"W	2.00

UTILITY LEGEND

PHONE	T	T	T	T	T	T
ELEC	E	E	E	E	E	E
GAS	G	G	G	G	G	G

EASEMENT & RW LEGEND

	24' WIDE EASEMENT FOR INGRESS-EGRESS
	30' WIDE EASEMENT FOR PUBLIC WATER, SEWER & MAINS
	20' RIGHT OF WAY FOR A PUBLIC SEWER
	EX. 20' WIDE EASEMENT FOR WATER, SEWER & DRAINAGE
	20' WIDE EASEMENT FOR A PRIVATE SEWER MAIN
	EX. EASEMENT FOR PEDESTRIAN & VEHICULAR ACCESS
	25' & 30' STORM DRAIN EASEMENT
	20' WIDE EASEMENT FOR PUBLIC WATER

DRAINAGE AREA TO INLET 3
 0.5 Ac. 3 Tc= 5 Min. Zone: NT
 C=0.9

DRAINAGE AREA TO INLET 14
 0.6 Ac. 14 Tc= 5 Min. Zone: NT
 C=0.9

DRAINAGE AREA TO INLET 20
 0.6 Ac. 20 Tc= 5 Min. Zone: NT
 C=0.9

DRAINAGE AREA TO INLET 22
 0.2 Ac. 22 Tc= 5 Min. Zone: NT
 C=0.9

DRAINAGE AREA TO INLET 31
 0.9 Ac. 31 Tc= 5 Min. Zone: NT
 C=0.9

DRAINAGE AREA TO INLET 33
 0.5 Ac. 33 Tc= 5 Min. Zone: NT
 C=0.9

DRAINAGE AREA TO INLET 35
 1.8 Ac. 35 Tc= 5 Min. Zone: NT
 C=0.9

DRAINAGE AREA TO INLET 7
 1.5 Ac. 7 Tc= 5 Min. Zone: NT
 C=0.9

DRAINAGE AREA TO INLET 8
 1.5 Ac. 8 Tc= 5 Min. Zone: NT
 C=0.9

ATTENTION:
 THIS PLAN SHALL BE USED ONLY FOR ITS INTENDED PURPOSE AS NOTED IN THE TITLE BLOCK.

48 Hours Before You Dig Call
MISS UTILITY
 Service Protection Center

MEMBER
 ONE CALL SYSTEMS INTERNATIONAL

CALL TOLL FREE
 1-800-257-7777
 www.missutility.org/files

NOTE: EXISTING UTILITY INFORMATION SHOWN HEREON IS BASED UPON INFORMATION WHICH WAS AVAILABLE AT TIME OF THE BASE PLAN PREPARATION. DUE TO CONFIDENTIAL INFORMATION DISCLOSURE RESTRICTIONS, JOYCE ENGINEERING CORP. SHALL NOT BE LIABLE OR RESPONSIBLE FOR THE COMPLETENESS OR ACCURACY OF THE INFORMATION SHOWN. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITY MAINS, LINES AND/OR SERVICES THAT MAY OR COULD BE AFFECTED BY THE ANTICIPATED CONSTRUCTION SHOWN HEREON. THE CONTRACTOR SHALL CONTACT "MISS UTILITY" PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY TO DETERMINE THE LOCATION OF ANY SECOND UTILITY MAINS, LINES, AND/OR SERVICES AND PERFORM TEST PIT EXCAVATIONS BY HAND AS REQUIRED.

NOTE: ELECTRONIC FILE DISCLAIMER: THE INFORMATION CONTAINED HEREON WAS PREPARED AS AN ELECTRONIC "DWG" FILE BY JOYCE ENGINEERING CORPORATION (JEC). JEC HAS TAKEN REASONABLE STEPS TO ASSURE THE ACCURACY OF THE INFORMATION CONTAINED IN THE ELECTRONIC FILE, HOWEVER, JEC CANNOT GUARANTEE THAT CHANGES AND/OR ALTERATIONS HAVE NOT BEEN MADE TO THE FILE, NO RELIANCE ON THE INFORMATION CONTAINED HEREON SHALL BE MADE UNLESS THE INFORMATION IS FIRST COMPARED TO THE SHOWN ORIGINAL DOCUMENT. JEC SHALL ASSUME NO LIABILITY OR RESPONSIBILITY, AND DOES NOT GRANT ANY WARRANTY, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY OF ANY INFORMATION THAT HAS BEEN TRANSMITTED OR RECEIVED IN COMPUTER OR OTHER ELECTRONIC MEANS. IF VERIFICATION OF THE INFORMATION CONTAINED HEREON, OR IF THE ELECTRONIC FILE USED TO CREATE THIS DOCUMENT IS REQUIRED, PLEASE CONTACT JEC DIRECTLY. THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION AND SHALL NOT BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM INCLUDING ELECTRONIC OR PHOTO REPRODUCTION WITHOUT THE EXPRESS WRITTEN PERMISSION OF JEC. BY ACCEPTANCE OF THIS DOCUMENT, THE RECIPIENT ACKNOWLEDGES ACCEPTANCE OF THE ABOVE TERMS AND CONDITIONS.

NOTE:
 REFER TO SHEET 5 OF 16 FOR ENLARGEMENTS OF THE HANDICAP PARKING AREAS AND TRUCK TURNAROUND DETAIL.

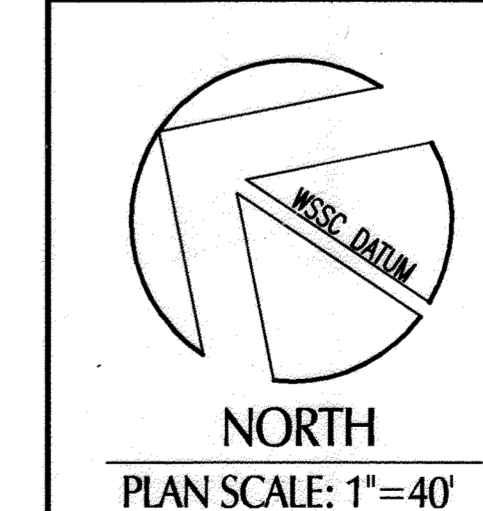
OWNER/DEVELOPER/APPLICANT:
 70 ACRES INVESTMENTS
 C/O MACKENZIE, CUSHMAN & WAKEFIELD ALLIANCE
 COMMERCIAL REAL ESTATE SERVICE, LLC
 2328 W. JOPPA ROAD
 SUITE 200
 LUTHERVILLE, MARYLAND 21093
 ATTN: MR. ROBERT J. AUMILLER
 PHONE: 410-821-8585

NOTE:
 THE TOTAL LAND DISTURBANCE CREATED BY THE PROPOSED CANOPY IS 100 S.F. (4 COLUMN FOOTERS) WHICH IS UNDER 5000 SF AND EXEMPT FROM STORMWATER MANAGEMENT. ANY FUTURE DISTURBANCE THAT COULD INCREASE DISTURBED AREA TO > 5000 SF SHALL REQUIRE STORMWATER MGMT.

PURPOSE STATEMENT - December 02, 2020
 THE PURPOSE OF THIS REVISED SITE DEVELOPMENT PLAN IS TO ADD A CANOPY OVER THE EXISTING MAIN ENTRANCE WAY - SIDEWALK & DRIVE AISLE DROP-OFF CIRCLE FOR THE SAFETY AND WELL BEING OF THE GENERAL PUBLIC.

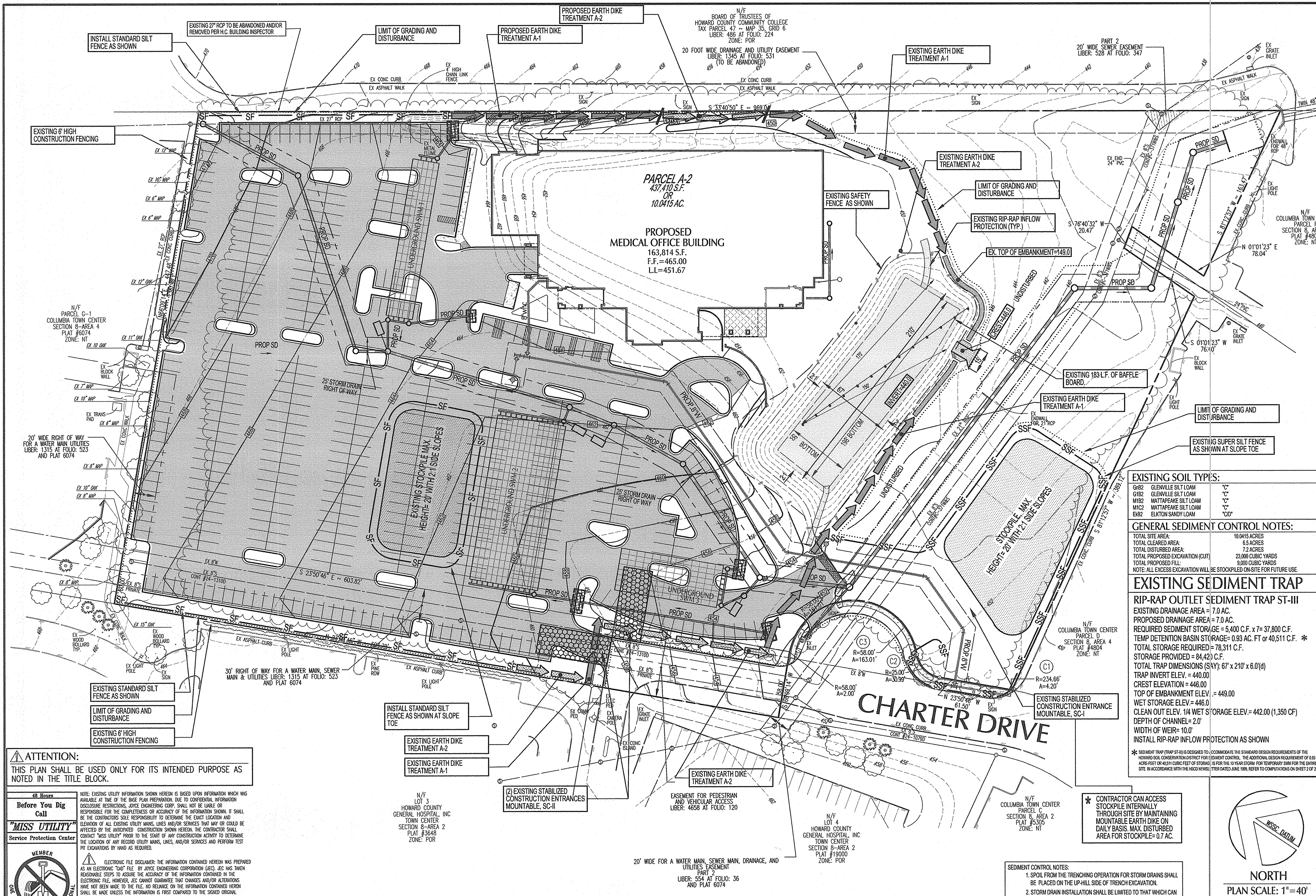
I hereby certify that this plan was prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

Signature
 12-23-20
 License No. Exp. Date



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

Signature
 12/23/20
 License No. Exp. Date



LEGEND

EXISTING CONTOURS	---
PROPOSED CONTOURS	---
EXISTING TREELINE	---
PROPOSED TREELINE	---
LIMIT OF DISTURBANCE	---
PROPOSED CONTOUR	---
TEMP. EARTH DIKE A-1	---
TEMP. EARTH DIKE A-2	---
TEMP. STABILIZED CONST. ENTRANCE	---
TEMP. SAFETY FENCE	---
TEMP. STANDARD SILT FENCE	---
RIP-RAP INFLOW PROTECTION	---
TEMP. GRAVEL SURFACE AREA	---
SOIL BOUNDARY	---
BLOCK ALL INLETS SHOWN THUSLY:	---
PREVIOUSLY INSTALLED EARTH DIKE WITH ROUGH GRADING PERMIT	---
PREVIOUSLY INSTALLED SILT FENCE WITH ROUGH GRADING PERMIT	---

OWNER/DEVELOPER/APPLICANT:
10 ACRES INVESTMENTS
C/O MACKENZIE, CUSHMAN & WAKEFIELD ALLIANCE
COMMERCIAL REAL ESTATE SERVICE, LLC
2328 W. JOPPA ROAD
SUITE 200
LUTHERVILLE, MARYLAND 21093
ATTN: MR. ROBERT J. ALMILLER
PHONE: 410-821-8385

APPROVED PLANNING BOARD OF HOWARD COUNTY
DATE: 11/15/07
KS

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING

Chief, Development Engineering Division 12-21-7
Chief, Division of Land Development 1/10/08
Director 1/10/08

DATE	NO.	REVISION DESCRIPTION

PROJECT

THE MEDICAL PAVILION AT HOWARD COUNTY
PARCEL "A-2"
TOWN CENTER SECTION 8 - AREA 4

JOYCE ENGINEERING CORPORATION
JOYCE ENGINEERING LAND SURVEYING LAND PLANNING CONSTRUCTION MANAGEMENT
10166 BAITMOR AVENUE - BELTSVILLE, MARYLAND 20705
TEL: (301) 395-1533 FAX: (301) 395-4620 WEB: www.joyceeng.com

ADDRESS CHART

LOT/PARCEL	STREET ADDRESS
PARCEL A-2	10710 CHARTER DRIVE ~ COLUMBIA, MARYLAND 21044

PERMIT INFORMATION CHART

SUBMISSION	SECTION/VAR/A	LOT/PARCEL #
COLUMBIA TOWN CENTER	8/4	PARCEL "A-2"
PLAT OR L/F / BLOCK # / ZONE	TAX/ZONE MAP	ELECT. DISTRICT
CAMP. 6074 / 15 & 16 / NT	35	5TH
WATER CODE	SEWER CODE	CENSUS TRACT
106	5527500	6053.02

TITLE
SEDIMENT & EROSION CONTROL PLAN FOR PHASE I THE MEDICAL PAVILION AT HOWARD COUNTY

DES BY	SCALE	PROJ. NO.
WAJ	1" = 40'	005022
DRN BY	DATE	
HAL	MAY, 2007	
CHK BY	APPROVED	
JEC	WAJ	14 OF 16

EXISTING SOIL TYPES:

GIB2	GLENNVILLE SILT LOAM	10'
GIB2	GLENNVILLE SILT LOAM	10'
MB2	MATTAPEAKE SILT LOAM	10'
MC2	MATTAPEAKE SILT LOAM	10'
EB2	ELKTON SANDY LOAM	10'

GENERAL SEDIMENT CONTROL NOTES:

TOTAL SITE AREA: 10.0415 ACRES
TOTAL CLEARED AREA: 6.5 ACRES
TOTAL DISTURBED AREA: 7.2 ACRES
TOTAL PROPOSED EXCAVATION (CUT): 23,000 CUBIC YARDS
TOTAL PROPOSED FILL: 3,000 CUBIC YARDS
NOTE: ALL EXCESS EXCAVATION WILL BE STOCKPILED ON SITE FOR FUTURE USE.

EXISTING SEDIMENT TRAP

RIP-RAP OUTLET SEDIMENT TRAP ST-III

EXISTING DRAINAGE AREA = 7.0 AC.
PROPOSED DRAINAGE AREA = 7.0 AC.
REQUIRED SEDIMENT STORAGE = 5,400 C.F. x 7 = 37,800 C.F.
TEMP DETENTION BASIN STORAGE = 0.93 AC. FT OR 40,511 C.F. *
TOTAL STORAGE REQUIRED = 78,311 C.F.
STORAGE PROVIDED = 84,420 C.F.
TOTAL TRAP DIMENSIONS (SAY): 67' x 210' x 6.0'(d)
TRAP INVERT ELEV. = 440.00
CREST ELEVATION = 446.00
TOP OF EMBANKMENT ELEV. = 449.00
WET STORAGE ELEV. = 446.00
CLEAN OUT ELEV. 1/4 WET STORAGE ELEV. = 442.00 (1,350 CF)
DEPTH OF CHANNEL = 2.0'
WIDTH OF WEIR = 10.0'
INSTALL RIP-RAP INFLOW PROTECTION AS SHOWN

* SEDIMENT TRAP (TRAP ST-III) IS DESIGNED TO ACCOMMODATE THE STANDARD DESIGN REQUIREMENTS OF THE HOWARD COUNTY CONSERVATION DISTRICT FOR SEDIMENT CONTROL. THE ADDITIONAL DESIGN REQUIREMENT OF 8.5 ACRES-FEET OR 40,511 CUBIC FEET OF STORAGE IS FOR THE 15' HIGH STORAGE FOR TEMPORARY STORAGE FOR THE DRAINAGE SITE IN ACCORDANCE WITH THE HCDN HANDBOOK (REVISED DATE: JUNE 1999, REFER TO COMPUTATIONS ON SHEET 2 OF 2).

* CONTRACTOR CAN ACCESS STOCKPILE INTERNALLY THROUGH SITE BY MAINTAINING MOUNTABLE EARTH DIKE ON DAILY BASIS. MAX. DISTURBED AREA FOR STOCKPILE = 0.7 AC.

SEDIMENT CONTROL NOTES:

- SPOIL FROM THE TRENCHING OPERATION FOR STORM DRAINS SHALL BE PLACED ON THE UP-HILL SIDE OF TRENCH EXCAVATION.
- STORM DRAIN INSTALLATION SHALL BE LIMITED TO THAT WHICH CAN BE BACKFILLED AND STABILIZED AT THE END OF EACH WORKING DAY.

THIS PLAN SHALL BE USED FOR SEDIMENT CONTROL PURPOSES ONLY. FOR BUILDING, SITE AND UTILITY INFORMATION SEE THE APPROPRIATE PLAN. BUILDING, SITE AND UTILITY DESIGNS MAY HAVE BEEN MODIFIED BASED UPON OWNER AND/OR COUNTY REQUIREMENTS.

ATTENTION:
THIS PLAN SHALL BE USED ONLY FOR ITS INTENDED PURPOSE AS NOTED IN THE TITLE BLOCK.

48 Hours Before You Dig Call "MISS UTILITY"

NOTE: EXISTING UTILITY INFORMATION SHOWN HEREON IS BASED UPON INFORMATION WHICH WAS AVAILABLE AT THE TIME OF THE BASE PLAN PREPARATION. DUE TO CONFIDENTIAL INFORMATION DISCLOSURE RESTRICTIONS, JOYCE ENGINEERING CORP. SHALL NOT BE LIABLE OR RESPONSIBLE FOR THE COMPLETENESS OR ACCURACY OF THE INFORMATION SHOWN. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITY MAINS, LINES AND/OR SERVICES THAT MAY OR COULD BE AFFECTED BY THE ANTICIPATED CONSTRUCTION SHOWN HEREON. THE CONTRACTOR SHALL CONTACT "MISS UTILITY" PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY TO DETERMINE THE LOCATION OF ANY RECORD UTILITY MAINS, LINES, AND/OR SERVICES AND PERFORM TEST PIT EXCAVATIONS BY HAND AS REQUIRED.

MEMBER

CALL TOLL FREE 1-800-257-7777

www.missutility.net/itcs

Reviewed for Howard SCD and meets Technical Requirements

USDA - Natural Resources Conservation Service

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

Signature: *William J. Joyce* Date: 12/19/07

ENGINEERS' CERTIFICATION

"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: *William J. Joyce* Date: 12-12-07

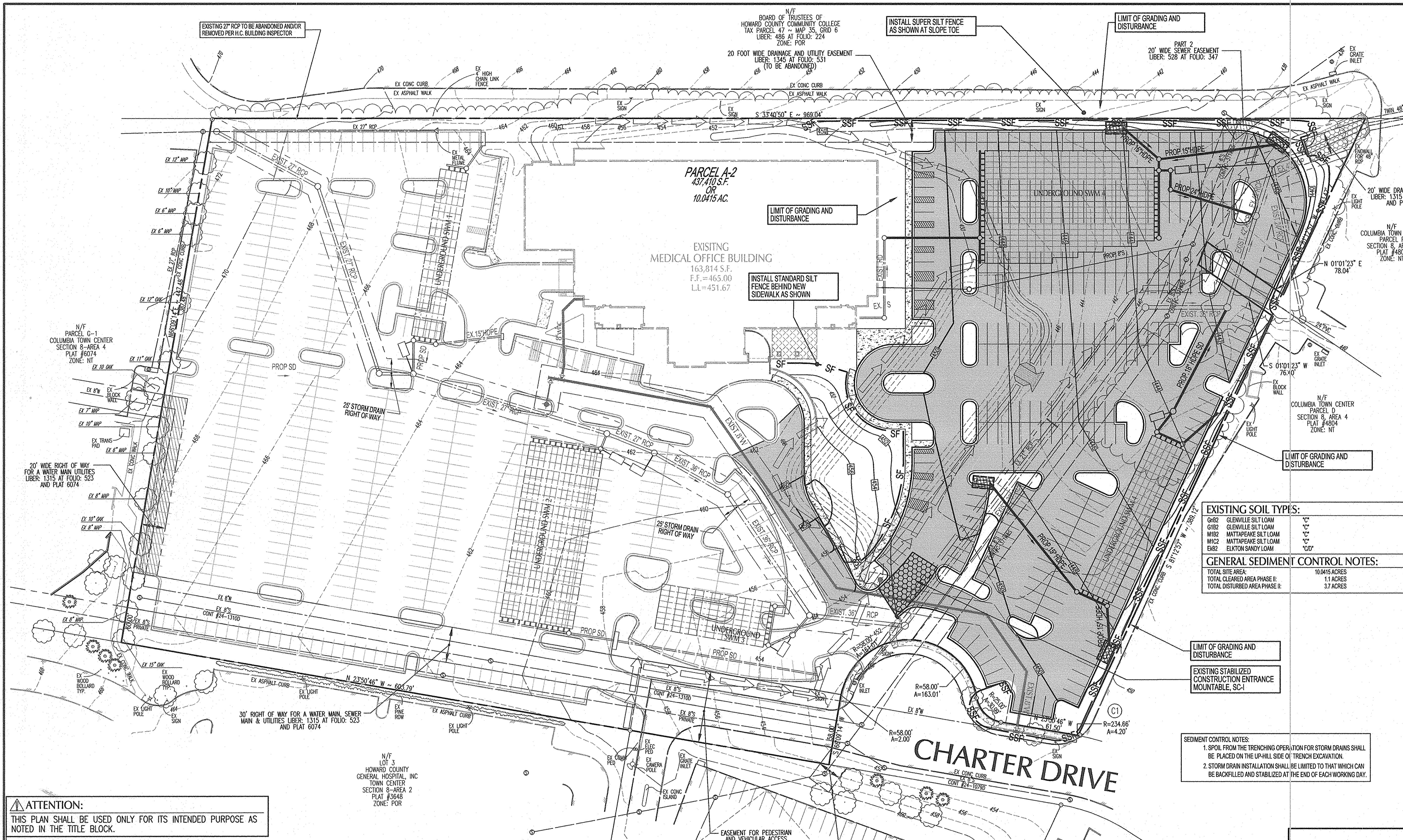
DEVELOPER'S CERTIFICATION

"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 the Department of 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: *Michael E. Silverman* Date: 12-12-07

GRADING SURETY:

THE TOTAL DISTURBED AREA OF THIS SITE DEVELOPMENT PLAN (SDP) IS 10.00 ACRES OR 435,600 S.F. THE ASSOCIATED GRADING SURETY AMOUNT IS \$19,724.00.



LEGEND

EXISTING CONTOURS	---
PROPOSED CONTOURS	---
EXISTING TREELINE	---
PROPOSED TREELINE	---
LIMIT OF DISTURBANCE	---
PROPOSED CONTOUR	---
TEMP. EARTH DIKE A-1	---
TEMP. EARTH DIKE A-2	---
TEMP. STABILIZED CONST. ENTRANCE	---
TEMP. SAFETY FENCE	---
TEMP. STANDARD SILT FENCE	SF
TEMP. RIP-RAP INFLOW PROTECTION	---
TEMP. GRAVEL SURFACE AREA	---
SOIL BOUNDARY	---
BLOCK ALL INLETS SHOWN THUSLY:	---

OWNER/DEVELOPER/APPLICANT:
 10 ACRES INVESTMENTS
 C/O MACKENZIE, CUSHMAN & WAKEFIELD ALLIANCE
 COMMERCIAL REAL ESTATE SERVICE, LLC
 2328 W. JOPPA ROAD
 SUITE 200
 LUTHERVILLE, MARYLAND 21093
 ATTN: MR. ROBERT J. AUMILLER
 PHONE: 410-621-8585

APPROVED
 PLANNING BOARD OF HOWARD COUNTY
 DATE: 11/15/07

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING
 Chief, Development Engineering Division
 Chief, Division of Land Development
 Director

DATE	NO.	REVISION DESCRIPTION

PROJECT
 THE MEDICAL PAVILION
 AT HOWARD COUNTY
 PARCEL "A-2"
 TOWN CENTER
 SECTION 8 - AREA 4

JOYCE ENGINEERING CORPORATION
 CIVIL ENGINEERING LAND SURVEYING LAND PLANNING CONSTRUCTION MANAGEMENT
 1076 BALTIMORE AVENUE, BELTSVILLE, MARYLAND 20705
 TEL: (301) 995-4353 FAX: (301) 995-4650 WEB: www.joyceeng.com
 Drawing Name: R:\Land Projects\050622 - Howard County MOB ALTA (Silverman)\dwg\050622SP15.dwg
 Project: Dec 12, 2007 - 3:30pm

ADDRESS CHART

LOT/PARCEL	STREET ADDRESS
PARCEL A-2	10710 CHARTER DRIVE ~ COLUMBIA, MARYLAND 21044

PERMIT INFORMATION CHART

SUBDIVISION	COLUMBIA TOWN CENTER	SECTION/AREA	8/4	LOT/PARCEL #	PARCEL "A-2"
PLAT # OR L/F	6074	BLOCK #	5 & 6	ZONE	NT
CMP	6074	TAX/ZONE MAP	35	ELECT. DISTRICT	5TH
WATER CODE	106	SEWER CODE	5522500	CENSUS TRACT	6053.02

TITLE
 SEDIMENT & EROSION CONTROL PLAN
 FOR PHASE II
 THE MEDICAL PAVILION AT HOWARD COUNTY

DES BY WAJ **SCALE** 1" = 40' **PROJ. NO.** 005022
DRN BY HAL **DATE** MAY, 2007
CHK BY JEC **APPROVED** WAJ **15 OF 16**

EXISTING SOIL TYPES:

GIB2	GLENNVILLE SILT LOAM	2.2%
GIB5	GLENNVILLE SILT LOAM	2.2%
MIB2	MATTAPEAKE SILT LOAM	2.2%
MIC2	MATTAPEAKE SILT LOAM	2.2%
EK2	ELKTON SANDY LOAM	2.2%

GENERAL SEDIMENT CONTROL NOTES:

TOTAL SITE AREA:	10.0415 ACRES
TOTAL CLEARED AREA PHASE II:	1.1 ACRES
TOTAL DISTURBED AREA PHASE II:	3.7 ACRES

SEDIMENT CONTROL NOTES:
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 Service Protection Center

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MEMBER
 ONE CALL SYSTEMS INTERNATIONAL

CALL TOLL FREE
 1-800-257-7777
 www.missutility.net/files

Reviewed for Howard SCD and Health Department Requirements
 USDA - Natural Resources Conservation Service
 This development plan is approved for the soil erosion and sediment control by the HOWARD SOIL CONSERVATION DISTRICT
 Signature: William K. Johnson Date: 12/19/07
 Howard SCD

ENGINEERS' CERTIFICATION
 "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."
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 Signature: Michael E. Silverman Date: 12.12.07

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