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# SITE DEVELOPMENT PLAN

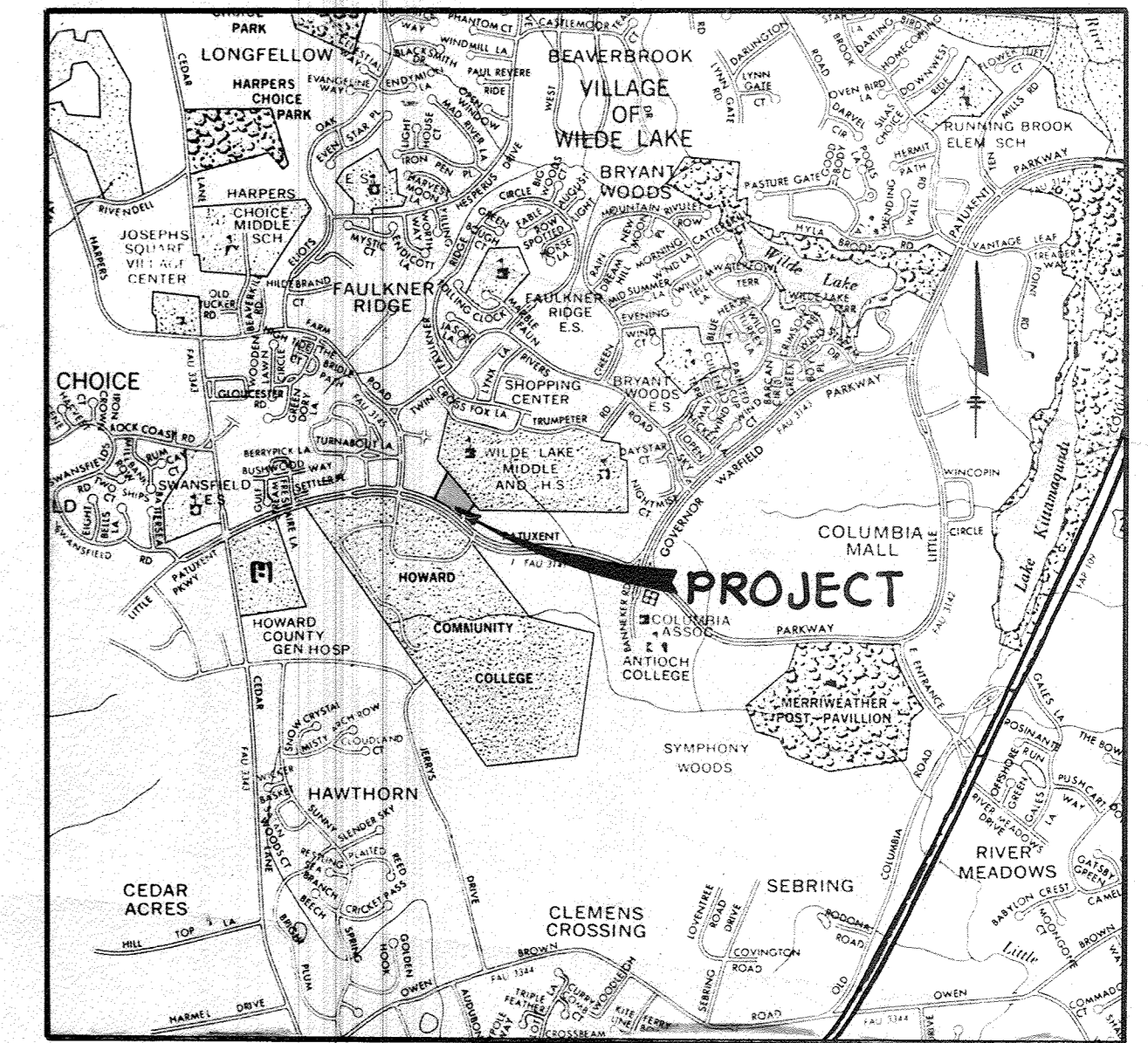
## COLUMBIA PROFESSIONAL BLDG.

### VILLAGE OF WILDE LAKE

#### SECTION 10 , AREA 5 PARCELS 19, 20, 21 & 22

#### 5TH ELECTION DISTRICT

#### HOWARD COUNTY, MARYLAND



VICINITY MAP  
Scale: 1" = 2,000'

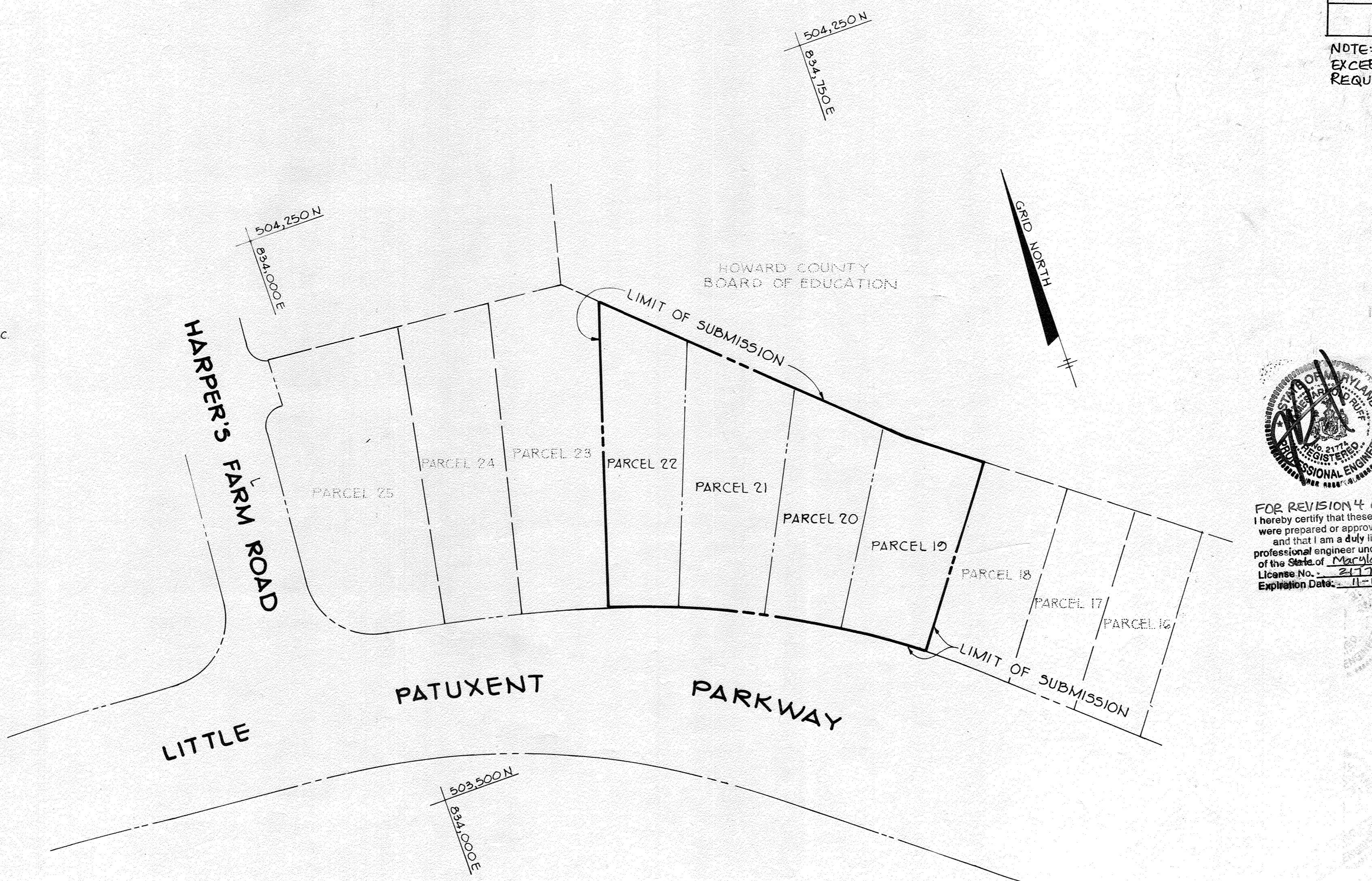
**GENERAL NOTES**

- ALL WATER LINES SHALL BE CONSTRUCTED A MINIMUM OF 42" COVER BELOW FINISHED GRADE.
- CORRUGATED STEEL PIPE SECTIONS WILL BE JOINED WITH A SINGLE OR TWO PIECE CORRUGATED BAND WITH A WATERTIGHT NEOPRENE GASKET. DIMPLE BAND CONNECTORS WILL NOT BE PERMITTED.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, I.E., STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION.
- APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL TEST PIT EXISTING UTILITIES, WHERE DIRECTED BY THE ENGINEER, A MINIMUM OF TWO WEEKS IN ADVANCE OF CONSTRUCTION OPERATIONS.
- CONTRACTOR TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS:
 

MISS UTILITY	559-0100
C & P TELEPHONE COMPANY	725-9976
HOWARD COUNTY BUREAU OF UTILITIES	992-2366
AT&T CABLE LOCATION DIVISION	393-3553
BALTIMORE GAS AND ELECTRIC COMPANY	685-0123
STATE HIGHWAY ADMINISTRATION	531-5533
HOWARD COUNTY CONSTRUCTION/INSPECTION SURVEY DIVISION (24 HOURS NOTICE PRIOR TO COMMENCEMENT OF WORK)	792-7272
- ALL INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARDS.
- ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS.
- THE CONTRACTOR SHALL PROVIDE A JOINT IN ALL SEWER MAINS WITHIN 2'-0" OF EXTERIOR MANHOLE WALLS.
- PROFILE STATIONS SHALL BE ADJUSTED AS NECESSARY TO CONFORM TO PLAN DIMENSIONS.
- NO PIPE SHALL BE LAID UNTIL LINES OF EXCAVATION HAVE BEEN BROUGHT TO SUBGRADE.
- TOPO TAKEN FROM FIELD RUN SURVEY DATED MAY, 1985 BY THE RIEMER GROUP, INC.
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- SEE ADDITIONAL GENERAL NOTES ON SHEET 7.
- REFER TO ADD AGREEMENT # 2859 AND PLAT 26654.

REVISION	LOD
4	4,981 SF

NOTE: WHEN CUMULATIVE DISTURBANCE EXCEEDS 5,000 SF, SWM WILL BE REQUIRED.

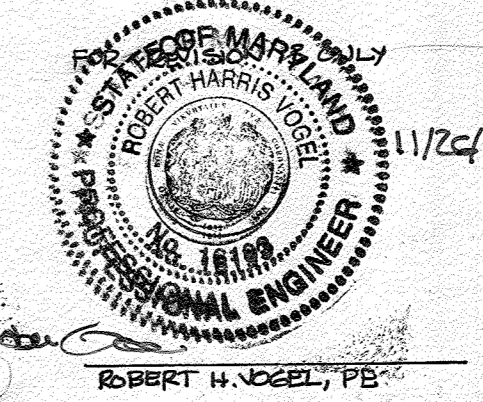


LOCATION MAP  
Scale: 1" = 100'

**SITE TABULATION AS PER FDP 48**

1) AREA OF PARCEL	3.186 Ac.
2) ZONING	FOR AND New Town Employment Center Town Center Commercial
3) PROPOSED USE	Offices/Day Care
4) EXISTING NET LEASEABLE AREA	Day Care: 2,407 S.F.
PROPOSED NET LEASEABLE AREA	Office: 21,901 S.F.
TOTAL LEASEABLE AREA	5,900 S.F.
	30,728 S.F.
5) EXISTING BUILDING COVERAGE	25,000 S.F. = 18%
PROPOSED BUILDING COVERAGE	6,000 S.F.
TOTAL BUILDING COVERAGE	31,000 S.F. = 22%
6) EXISTING PARKING	125 Spaces
TOTAL PROPOSED PARKING	156 Spaces
	HANDICAP SPACES REQUIRED: 6 SPACES HANDICAP SPACES PROVIDED: 6 SPACES
7) PARKING REQUIRED (2 Spaces for 1000 S.F. NLA) 27,261 S.F. NLA	55 Spaces, 3,407 SF OF DAY CARE @ 10 SPACES/100 SF OF DAY CARE @ 64 Spaces total
	4 SPACES
	75 MAX.
	1015 SF
	1405 SF

FOR REVISION 4 ONLY  
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.  
License No. 21774  
Expiration Date: 11-10-2025



FOR REVISION 2 ONLY



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

*John B. ...* 1-16-85  
DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

*John M. ...* 1-18-85  
PLANNING DIRECTOR DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

*John M. ...* 1-14-85  
DIRECTOR DATE

FOR REVISION 1 ONLY  
1. MODIFY EXISTING PARKING LOT TO ACCOMMODATE ADDITIONAL PARKING.  
2. REVISED SITE TAB.

DATE	NO	REVISION

OWNER/DEVELOPER  
10840 LIMITED PARTNERSHIP SUITE 201, OVERLOOK CENTER COLUMBIA, MARYLAND 21045

PROJECT:  
COLUMBIA PROFESSIONAL BUILDING

AREA COLUMBIA - VILLAGE OF WILDE LAKE SECTION 10, AREA 5 - PARCELS 19, 20, 21 & 22 5TH ELECTION DISTRICT HOWARD COUNTY, MD.  
TITLE: TITLE SHEET

DATE	NO	REVISION
1/12/84	3	ADD SHEETS 6 & 7 ADD SIDEWALKS, WATERLINE FREESTANDING EXTERIOR FIRE DEPT. CONNECTION & A FH WITH PUBLIC WATER EASEMENT
1/18/84	3	REVISE TO ADD 380 SF PATIO

APPROVED  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE 10-31-84  
*AAA*

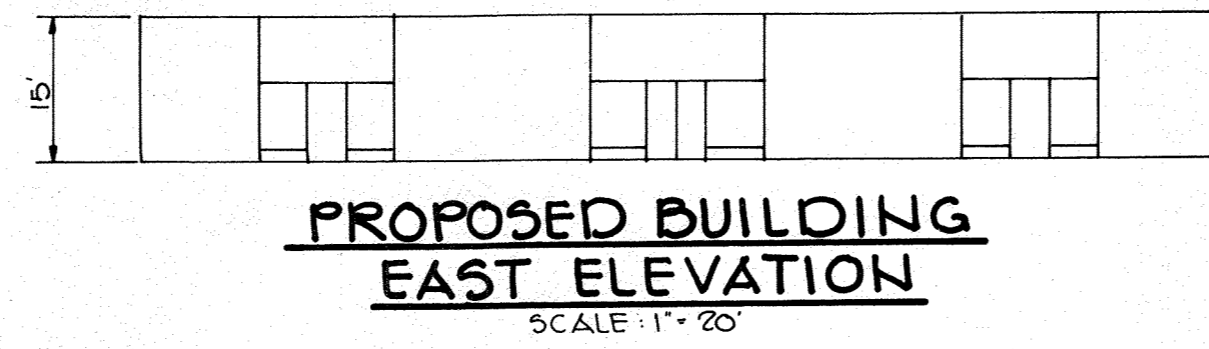
ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
19, 20, 21 & 22	10840 LITTLE PATUXENT PKWY.
SUBDIVISION NAME	SECT./AREA LOT/PARCEL#
VILLAGE OF WILDE LAKE	10 / 5 10, 20, 21 & 22
PLAT # OR P/BLOCK#	TAX/ZONE MAP/ELEC. DIST./CENSUS TR.
PL 17, F 7 6	N.T.E.C. 95 5 6052.01
WATER CODE	SEWER CODE
101	5523400

THE RIEMER GROUP, INC.  
A LAND PLANNING, DESIGN & CIVIL ENGINEERING FIRM  
3105 HEALTH PARK DRIVE, ELLICOTT CITY, MD. 21043 301 461-2690

TAX MAP 35	
DESIGNED BY:	R J W
DRAWN BY:	T E S
PROJECT NO:	002600
DATE:	01/21/84
SCALE:	AS SHOWN
DRAWING NO:	1 OF 7

**LEGEND**

PROPOSED PAVING	[Symbol]
PROP CURB & GUTTER	[Symbol]
EX CURB & GUTTER (TO BE REMOVED)	[Symbol]
PROP CONC WALK	[Symbol]
EX CONC WALK (TO BE REMOVED)	[Symbol]



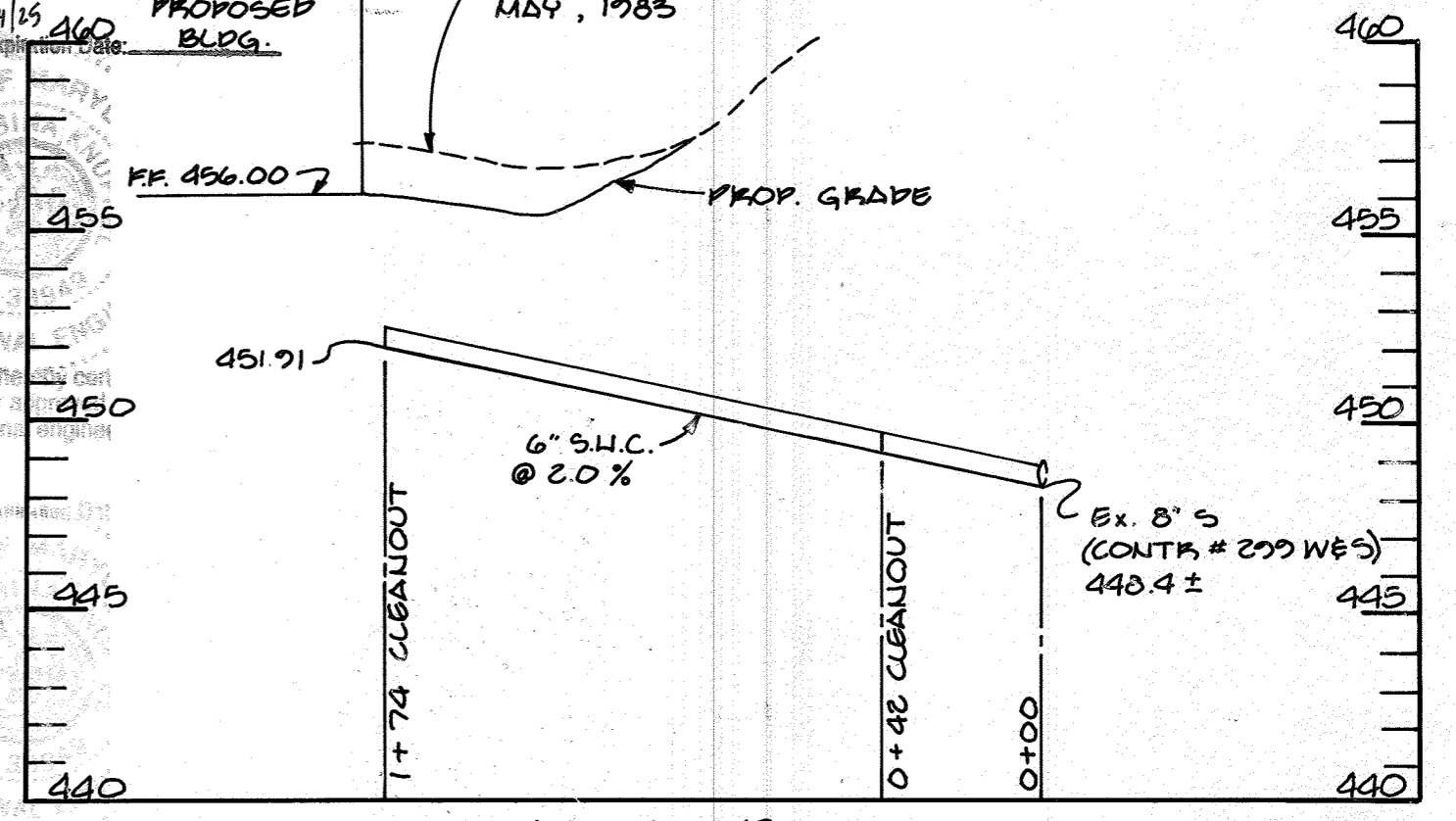
**FOR REVISION 4 ONLY**  
 I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.  
 License No. 21774  
 Expiration Date: 11-18-2025

ADA REDLINE REVISION ONLY

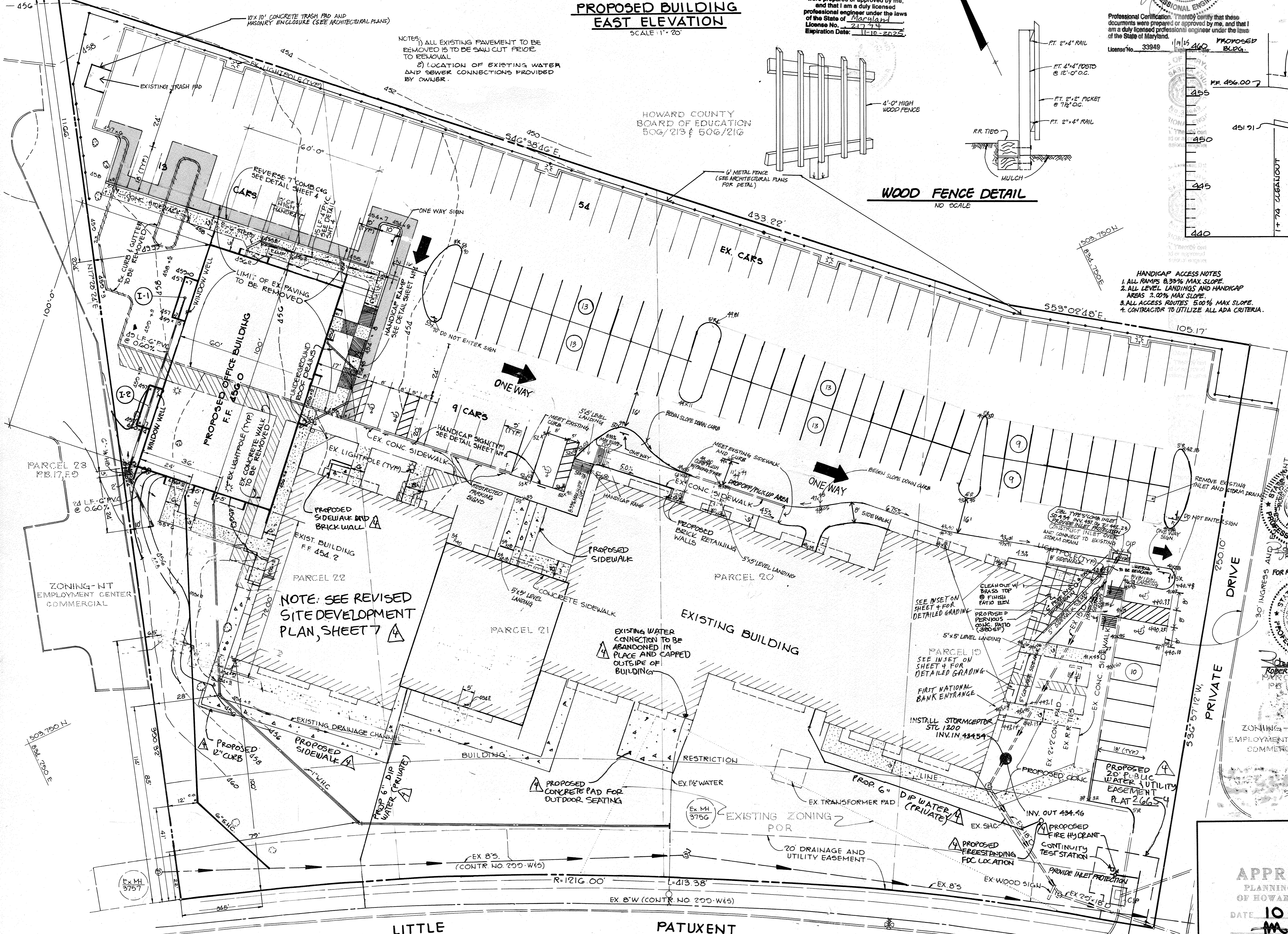


TABULATION OF IMPERVIOUS AREA	
IMPERVIOUS AREA TO BE REMOVED	0.26 ACRES
IMPERVIOUS AREA TO BE CONSTRUCTED	0.24 ACRES
NET DECREASE IN IMPERVIOUS AREA	0.02 ACRES

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.  
 License No. 33949  
 Expiration Date: 11/18/2025



- HANDICAP ACCESS NOTES**
1. ALL RAMPS 8.33% MAX. SLOPE.
  2. ALL LEVEL LANDINGS AND HANDICAP AREAS 2.00% MAX. SLOPE.
  3. ALL ACCESS ROUTES 5.00% MAX. SLOPE.
  4. CONTRACTOR TO UTILIZE ALL ADA CRITERIA.



NOTE: SEE REVISED SITE DEVELOPMENT PLAN, SHEET 7

1/11/24	4	ADD SIDEWALKS, WATERLINE, FREESTANDING EXTERIOR FIRE DEPT. CONNECTION & FIRE RUBIC WATER EASEMENT
12/19/22	1	ADD ADA DEVICE, REPLACE SECTIONS OF SIDEWALK AND REVISE ADA PARKING

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

*Joeyn Eyles* 1-16-85  
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

*Thomas J. Harris* 1-18-85  
 PLANNING DIRECTOR DATE

*John M. Muehlen* 1-18-85  
 CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

*Don F. Nemy* 1-18-85  
 DIRECTOR DATE

*William J. ...* 1-4-80  
 CHIEF, BUREAU OF ENGINEERING DATE

1/19/87	2	MODIFY EXISTING PARKING LOT TO ACCOMMODATE ADDITIONAL PARKING
12-21-22	1	OPENED DAY CARE, ADDED PLAYGROUND, REVISED PARKING

OWNER/DEVELOPER  
 10840 LIMITED PARTNERSHIP  
 SUITE 201, OVERLOOK CENTER  
 COLUMBIA, MARYLAND 21065

PROJECT:  
 COLUMBIA PROFESSIONAL CENTER

AREA COLUMBIA - VILLAGE OF WILDE LAKE SECTION 10, AREA 5 - PARCELS 19, 20, 21 & 22 5TH ELECTION DISTRICT HOWARD COUNTY, MD

TITLE:  
 SITE DEVELOPMENT PLAN  
 GRADING PLAN

**THE RIEMER GROUP, INC.**  
 A LAND PLANNING, DESIGN & CIVIL ENGINEERING FIRM  
 3105 HEALTH PARK DRIVE, ELLICOTT CITY, MD, 21043 301 461-2690

11/19/84		TAX MAP 35
		DESIGNED BY: A.E.M.
		DRAWN BY: D.A.M.
		PROJECT NO 002600
		DATE: 01/2/84
		SCALE: 1"=20'
		DRAWING NO. 2 OF 7

APPROVED  
 PLANNING BOARD  
 OF HOWARD COUNTY  
 DATE 10-31-84

**PLANT LIST**

KEY	NO.	PLANT NO.	NOTES	DATE	NO.	REVISION
X	X	T&G B&S 214	REVISION TO ADD 380 SF RATIO	11/19/13	3	
X	X	T&G B&S 214		2	X	

**SEDIMENT TRAP DATA**

CREST ELEV: 454.5  
 BOTTOM ELEV: 451.5  
 CLEANOUT ELEV: 452.5  
 TOP DIMENSION: 40'x15'  
 BOTTOM DIMENSION: 20'x3'  
 VOLUME REQUIRED: 970 C.F.  
 VOLUME PROVIDED: 918 C.F.  
 DRAINAGE AREA: 0.21 AC.

**SITE ANALYSIS**

TOTAL AREA OF DISTURBANCE: 0.60 AC.  
 PROPOSED PAVING AREA: 0.14 AC.  
 PROPOSED ROOF AREA: 0.14 AC.  
 AREA TO BE REVEGETATED: 0.31 AC.

**8.4-B SPECIFICATIONS FOR PERMEABLE PAVEMENTS & REINFORCED TURF**

PERVIOUS CONCRETE SPECIFICATIONS  
 DESIGN THICKNESS - PERVIOUS CONCRETE APPLICATIONS SHALL BE DESIGNED SO THAT THE THICKNESS OF THE CONCRETE SLAB SHALL SUPPORT THE TRAFFIC AND VEHICLE TYPES THAT WILL BE CARRIED. APPLICATIONS MAY BE DESIGNED USING EITHER STANDARD PAVEMENT PROCEDURES (E.G., AASHTO A3 325.9R, A31 330R) OR USING STRUCTURAL VALUES DERIVED FROM FLEXIBLE PAVEMENT DESIGN PROCEDURES.  
 MIX & INSTALLATION - TRADITIONAL PORTLAND CEMENTS (ASTM C 150, C 1157) MAY BE USED IN PERVIOUS CONCRETE APPLICATIONS. PHOSPHORUS ADMIXTURES MAY ALSO BE USED. MATERIALS SHOULD BE TESTED (E.G., TRIAL BATCHES) PRIOR TO CONSTRUCTION SO THAT CRITICAL PROPERTIES (E.G., SETTLING TIME, RATE OF STRENGTH DEVELOPMENT, POROSITY, PERMEABILITY) CAN BE DETERMINED.  
 AGGREGATE - PERVIOUS CONCRETE CONTAINS A LIMITED FINE AGGREGATE CONTENT. COMMONLY USED GRADATIONS INCLUDE ASTM C 33 NO. 67 (3/4" IN. TO NO. 4), NO. 8 (3/8" IN. TO NO. 16) AND NO. 89 (3/8" IN. TO NO.50) SIEVES. SINGLE-SIZED AGGREGATE (UP TO 1" INCH) MAY ALSO BE USED.  
 WATER CONTENT - WATER-TO-CEMENT RATIOS BETWEEN 0.27 AND 0.30 ARE USED ROUTINELY WITH PROPER INCLUSION OF CHEMICAL ADMIXTURES. WATER QUALITY SHOULD MEET ACI 308. AS A GENERAL RULE, POTABLE WATER SHOULD BE USED ALTHOUGH RECYCLED CONCRETE PRODUCTION WATER MEETING ASTM C 94 OR AASHTO M 197 MAY ALSO BE USED.  
 ADMIXTURES - CHEMICAL ADMIXTURES (E.G., RETARDERS OR HYDRATION-STABILIZERS) ARE USED TO OBTAIN SPECIAL PROPERTIES IN PERVIOUS CONCRETE. USE OF ADMIXTURES SHOULD MEET ASTM C 494 (CHEMICAL ADMIXTURES) AND ASTM C 260 (AIR ENTRAINING ADMIXTURES) AND CLOSELY FOLLOW MANUFACTURER'S RECOMMENDATIONS. BASE COURSE - THE BASE COURSE SHALL BE AASHTO NO. 3 OR 4 COURSE AGGREGATE WITH AN ASSUMED OPEN PORE SPACE OF 30% (n=0.30).  
 INFILL MATERIALS AND LEVELING COURSE - OPENINGS SHALL BE FILLED WITH ASTM C-33 GRADED SAND OR SANDY LOAM. PCP BLOCKS SHALL BE PLACED ON A ONE-INCH THICK LEVELING COURSE OF ASTM C-33 SAND.  
 BASE COURSE - THE BASE COURSE SHALL BE AASHTO NO. 3 OR 4 COURSE AGGREGATE WITH AN ASSUMED OPEN PORE SPACE OF 30% (n=0.30).  
 3. REINFORCED TURF  
 REINFORCED TURF PAVEMENT (RTP) - WHETHER USED WITH GRASS OR GRAVEL, THE RTP THICKNESS SHALL BE AT LEAST 1-3/4" THICK WITH A LOAD CAPACITY CAPABLE OF SUPPORTING THE TRAFFIC AND VEHICLE TYPES THAT WILL BE CARRIED.

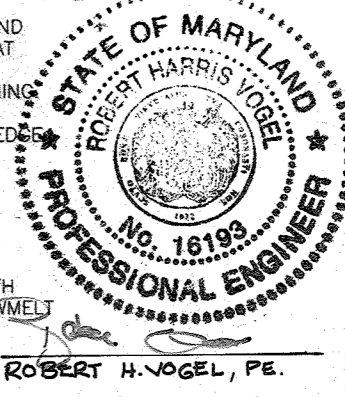
**SEQUENCE OF CONSTRUCTION**

- OBTAIN GRADING PERMIT.
- REMOVE MINIMUM AMOUNT OF EXIST PAVEMENT TO INSTALL PROPOSED CURB AND GUTTER AND INSTALL PROPOSED CURB AND GUTTER.
- INSTALL SEDIMENT TRAP AND SALT FENCE.
- ROUGH GRADE SITE.
- CONSTRUCT BUILDING, SIDEWALK, ETC.
- COMPLETE SITE WORK, STABILIZING ALL DISTURBED AREAS IN ACCORDANCE WITH PERMANENT SEEDING NOTES.
- UPON APPROVAL OF THE SEDIMENT CONTROL INSPECTOR REMOVE SEDIMENT TRAP AND STABILIZE IN ACCORDANCE WITH PERMANENT SEEDING NOTES.

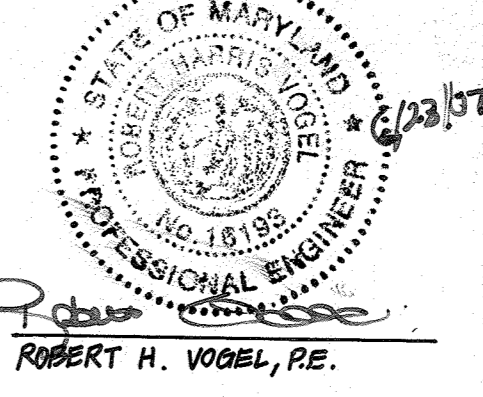
**OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED PERMEABLE PAVEMENT (A-2)**

- THE OWNER SHALL PERIODICALLY SWEEP OR VACUUM POROUS CONCRETE PAVEMENT SURFACES TO REDUCE SEDIMENT ACCUMULATION AND ENSURE CONTINUED SURFACE POROSITY. SWEEPING SHOULD BE PERFORMED AT LEAST TWICE ANNUALLY WITH A COMMERCIAL CLEANING UNIT. WASHING OR COMPRESSED AIR UNITS SHOULD NOT BE USED TO PERFORM SURFACE CLEANING.
- THE OWNER SHALL PERIODICALLY CLEAN DRAINAGE PIPES, INLETS, STONE EDGES, DRAINS AND OTHER STRUCTURES WITHIN OR DRAINING TO THE SUBBASE.
- THE OWNER SHALL USE DEICERS IN MODERATION. DEICERS SHOULD BE NON-TOXIC AND BE APPLIED EITHER AS CALCIUM MAGNESIUM ACETATE OR AS PRETREATED SALT.
- THE OWNER SHALL ENSURE SNOW PLOWING IS PERFORMED CAREFULLY WITH BLADES SET ONE INCH ABOVE THE SURFACE. PLOWED SNOW PILES AND SNOWMELT SHOULD NOT BE DIRECTED TO PERMEABLE PAVEMENT.

FOR REVISION 1 ONLY  
 11/24/83



FOR REVISION 2 ONLY  
 6/23/87



12/8/82 1 ADD ADA DEVICE, REPLACE SECTIONS OF SIDEWALK AND REVISE ADA PARKING

BY THE DEVELOPER:  
 I, /WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.  
 DEVELOPER: PETER 199EL 11-19-84 DATE

BY THE ENGINEER:  
 I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.  
 ENGINEER: 11/19/84 DATE

REVIEWED FOR: Howard S.C.D. NAME: James M. Helms DATE: 1/26/87  
 AND MEETS TECHNICAL REQUIREMENTS  
 U.S. SOIL CONSERVATION SERVICE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT  
 APPROVED: Stephen J. Pugh 11-26-84 HOWARD S.C.D. DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

APPROVED: Joyann Boyer 1-16-85 HEALTH OFFICER DATE

APPROVED: Howard County Office of Planning and Zoning. Planning Director: Donald J. Smith 1-18-85 DATE

John W. Washburn 1-18-85 CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

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

APPROVED: Director: Doug F. Neumaier 1-14-85 DATE

CHIEF, BUREAU OF ENGINEERING

11/19/83 3 REVISE TO ADD 380 SF PATIO  
 6/19/87 2 MODIFY EXISTING PARKING LOT TO ACCOMMODATE ADDITIONAL PARKING  
 DATE NO REVISION

OWNER/DEVELOPER: 10840 LIMITED PARTNERSHIP SUITE 201, OVERLOOK CENTER COLUMBIA, MARYLAND 21045

PROJECT: COLUMBIA PROFESSIONAL CENTER

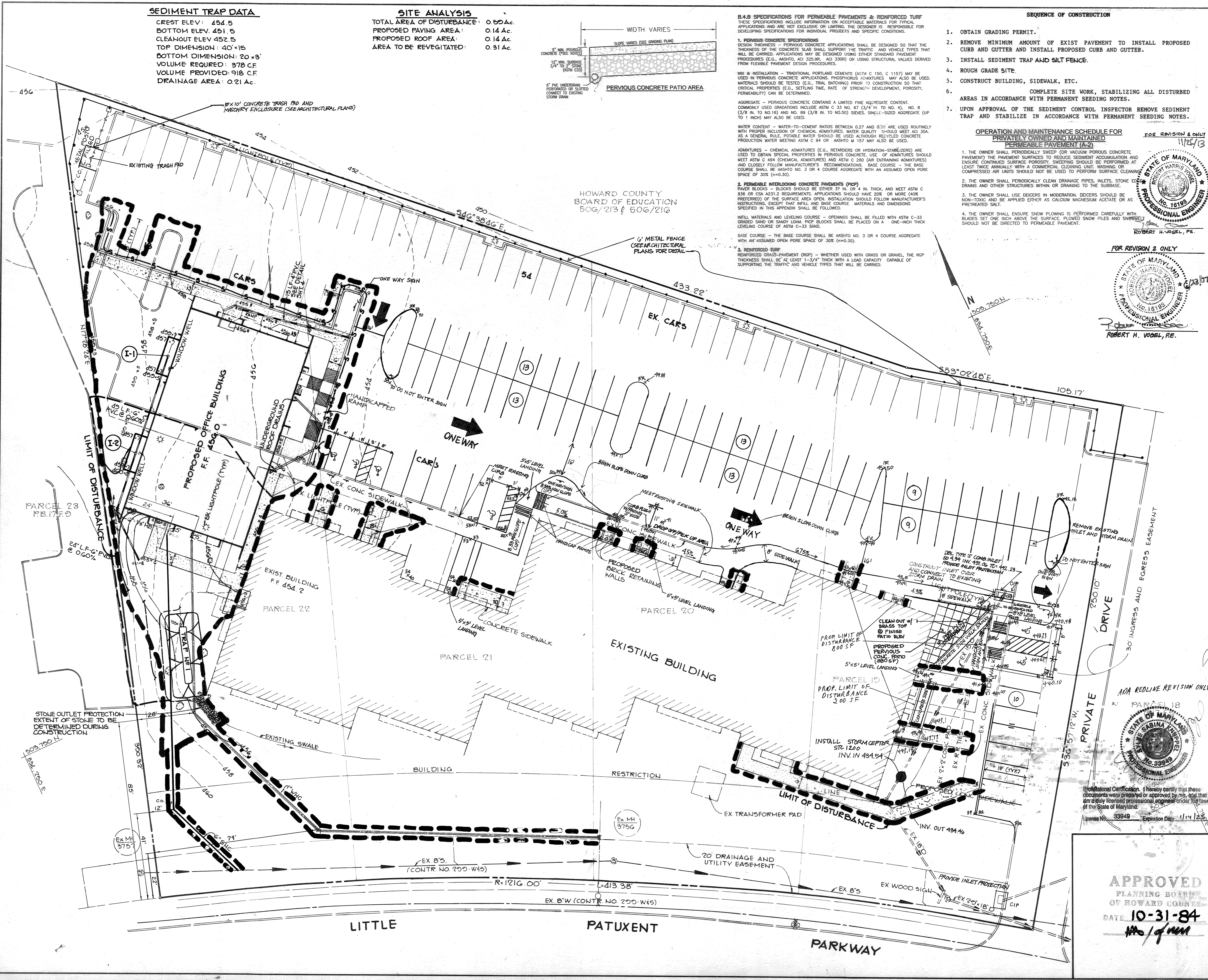
AREA: COLUMBIA - VILLAGE OF WILDE LAKE SECTION 10, AREA 5 - PARCELS 19, 20, 21 & 22 5TH ELECTION DISTRICT HOWARD COUNTY, MD

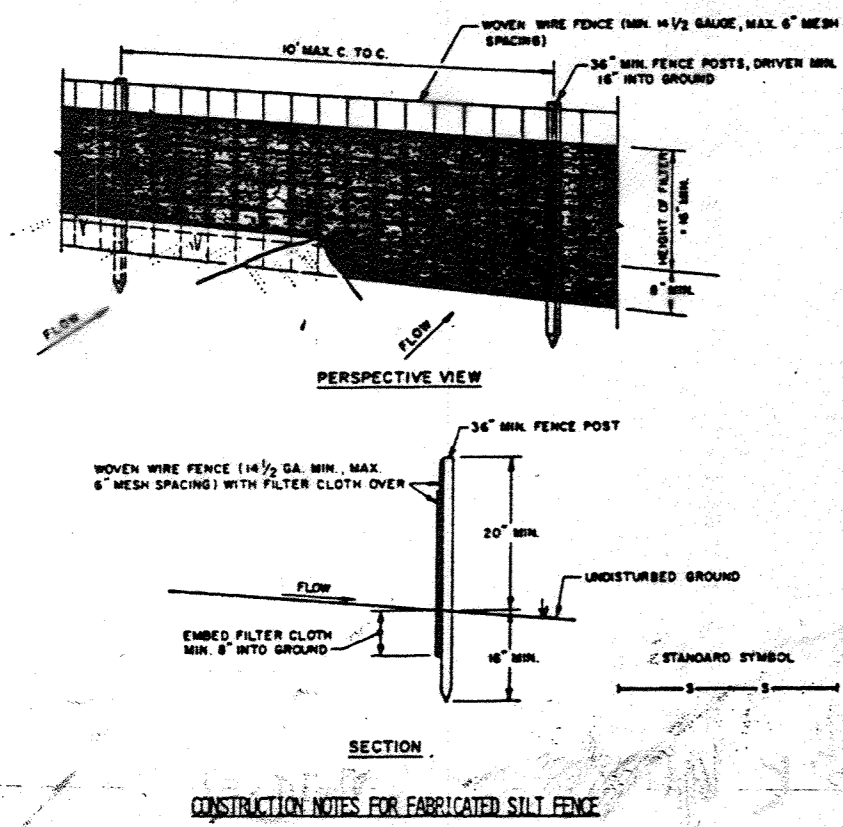
TITLE: SEDIMENT CONTROL PLAN AND DRAINAGE AREA MAP

THE RIEMER GROUP, INC. A LAND PLANNING, DESIGN & CIVIL ENGINEERING FIRM 3105 HEALTH PARK DRIVE, ELLICOTT CITY, MD. 21043 301 461-2690

11/19/84 DATE TAX MAP 35  
 DESIGNED BY: A.E.M.  
 DRAWN BY: D.A.M.  
 PROJECT NO 002600  
 DATE: 9/12/84  
 SCALE: 1"=20'  
 DRAWING NO. 3 OF 7

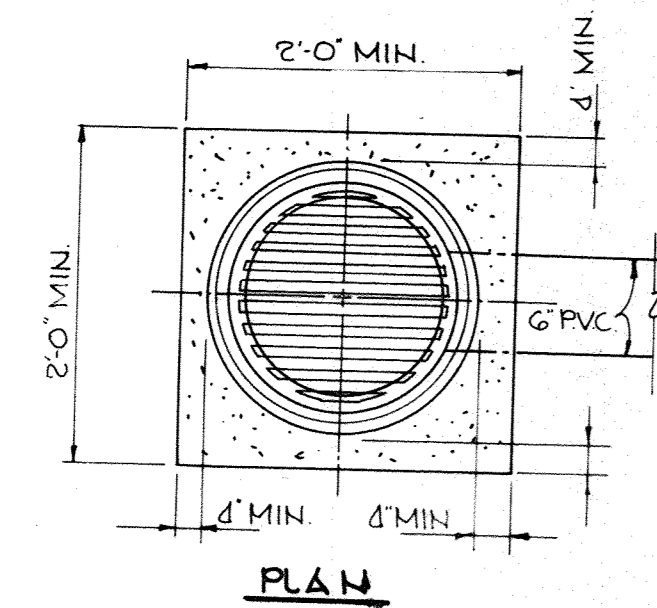
APPROVED PLANNING BOARD OF HOWARD COUNTY DATE 10-31-84



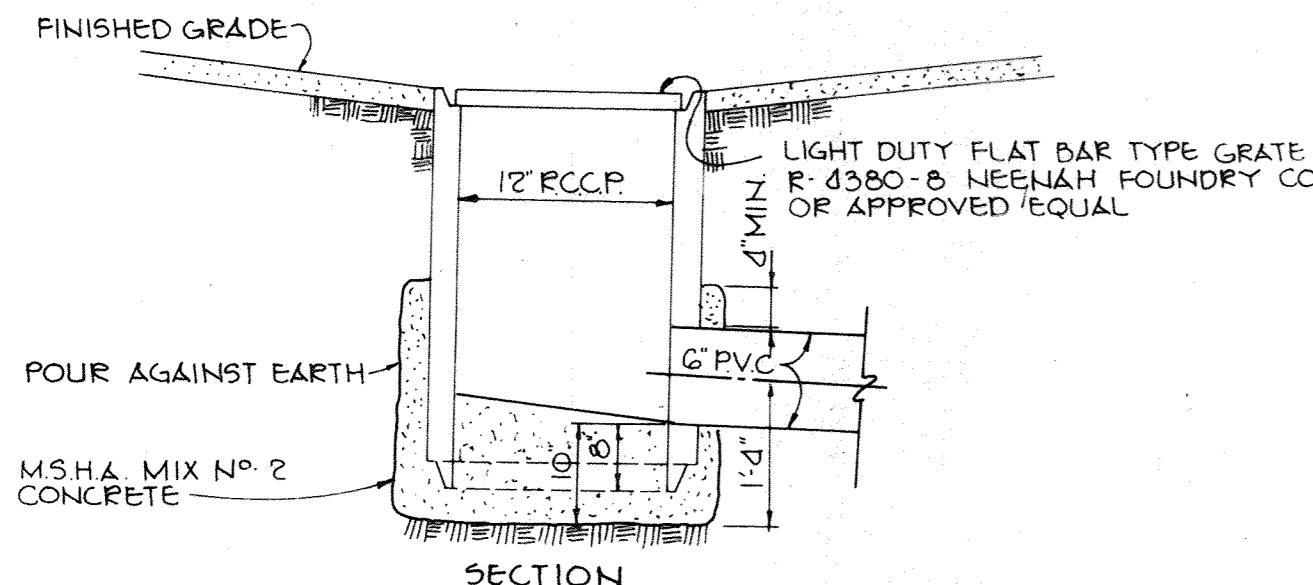


- CONSTRUCTION NOTES FOR FABRICATED SILT FENCE**
1. MOVIE WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
  2. FILTER CLOTH TO BE FASTENED SECURELY TO MOVIE WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
  3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
  4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN 'BULGES' DEVELOP IN THE SILT FENCE.
- POSTS:** STEEL EIGHTS T OR U TYPE OR 1" WOOD  
**FENCE:** MOVIE WIRE, 1/2 GA. 6" MAX. WIRE SPACING  
**FILTER CLOTH:** FILTER #150, 1/2" MESH, 100% APPROVED EQUAL  
**PREFABRICATED UNIT:** 600' x 12" x 12" APPROVED EQUAL

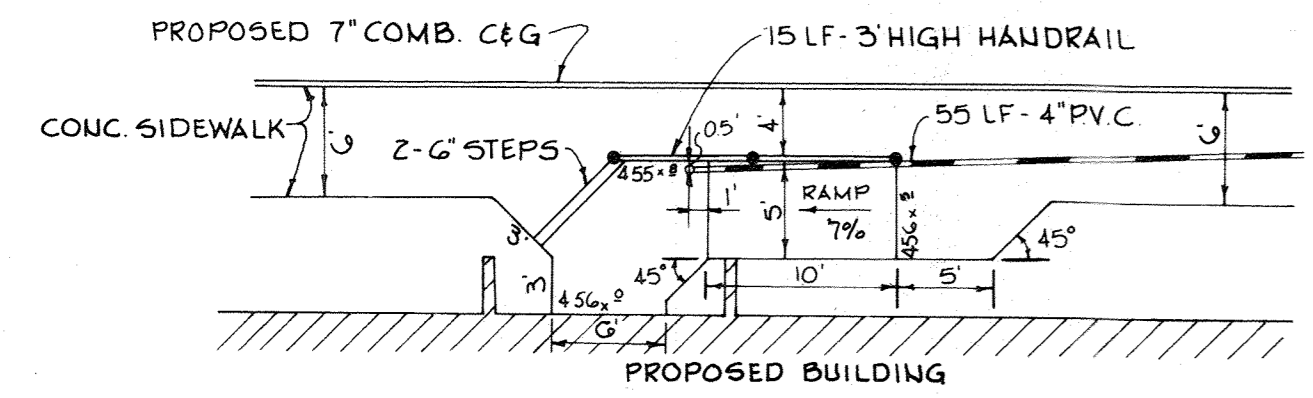
**SILT FENCE**  
NO SCALE



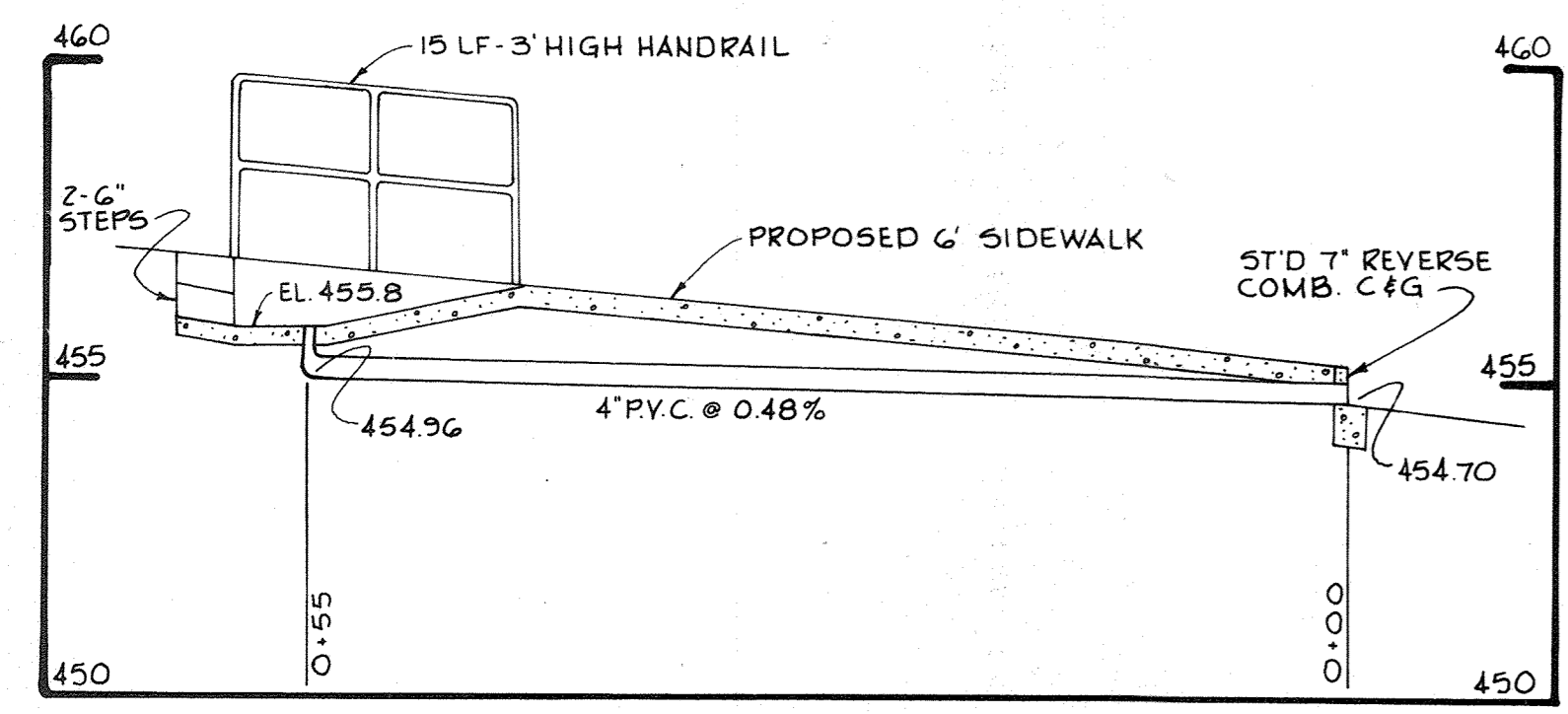
**PLAN**



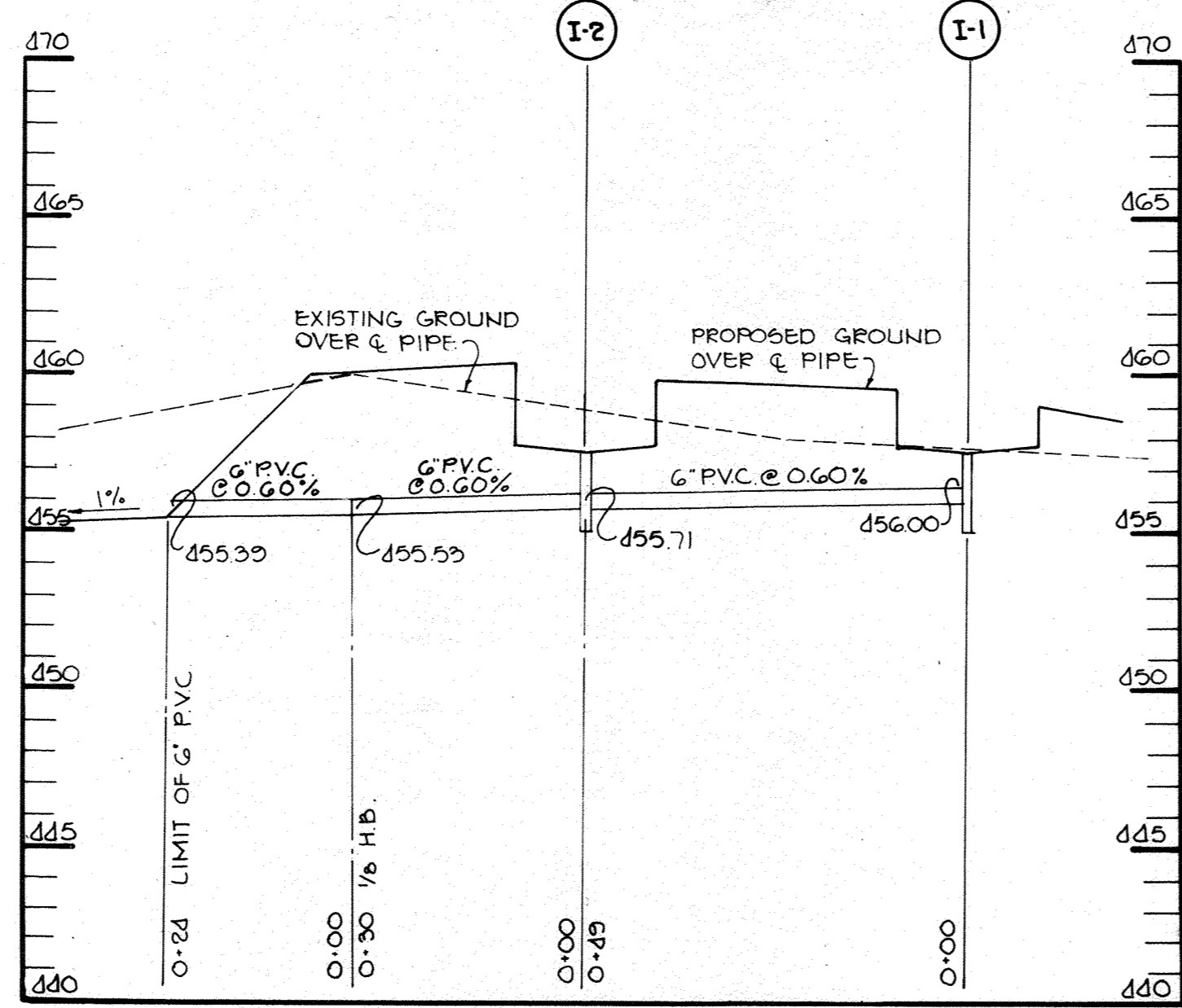
**INLET DETAIL @ I-1 & I-2**  
NO SCALE



**HANDICAP RAMP**  
NO SCALE



**PROFILE**  
SCALE: HOR. 1"=10' VERT. 1"=3'



**PROFILE**  
SCALE: HOR. 1"=20' VERT. 1"=5'

**SEDIMENT CONTROL CONSTRUCTION NOTES**

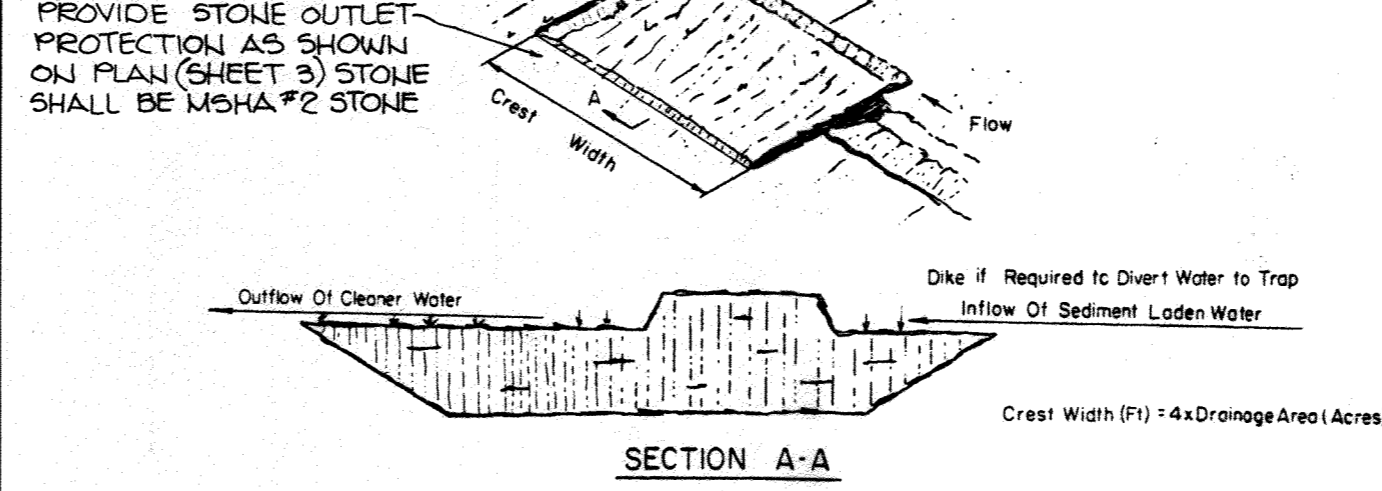
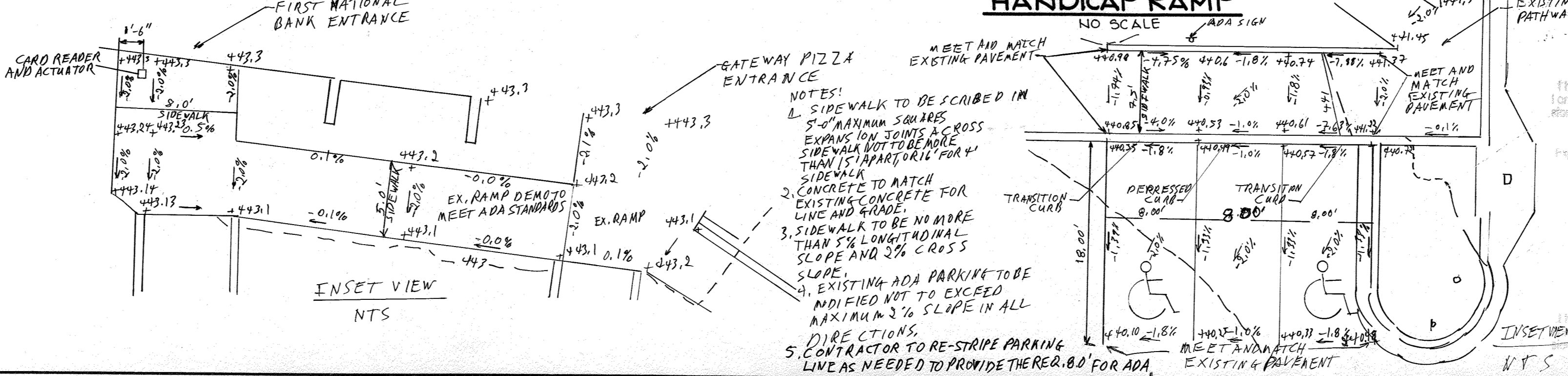
- GENERAL NOTES**
1. A minimum of 24 hours notice must be given to the Howard County Office of Inspections and Permits prior to the start of any construction. (992-2437)
  2. All sediment control structures will be installed in accordance with '1983 Maryland Standards and Specifications for Soil Erosion and Sediment Control' as published by Soil Conservation Service, Water Resources Administration and State Soil Conservation Committee.
  3. Site grading will begin only after all perimeter sediment control measures have been installed and are in a functioning condition.
  4. All perimeter sediment structures, dikes, swales, ditches, perimeter slopes and all slopes greater than 3:1 will be stabilized with in (7) seven calendar days and all other disturbed or graded areas on the site with in (14) fourteen calendar days.
  5. Sediment will be removed from traps when its depth reaches the clean out elevation shown on the plans.
  6. Fertilizer and lime rates may be changed through authorization by the Howard Soil Conservation District if soil test determine a reduction in the specified rates is justified.
  7. All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
  8. References called for on the sediment control construction plan and details are made to '1983 Maryland Standards and Specifications for Soil Erosion and Sediment Control'.
  9. Sediment control will be installed before clearing and grubbing remainder of the site.
  10. All sediment traps and basins shall be fenced and warning signs posted around their perimeter in accordance with Volume I, Chapter 12 of the Howard County Design Manual.

**TEMPORARY SEEDING**

- Area to be seeded shall be recently loosened. If the ground is packed, crusted or hard, the top layer of soil shall be loosened by disking, raking or other acceptable means.
- A. Apply 10-20-10 fertilizer (or equivalent) at the rate of 600 lbs. per acre or 15 lbs. per 1000 square feet.
  - B. Where soil is known to be highly acid, apply dolomitic limestone at the rate of 1 ton per acre.
  - C. Work both into soil and seed with cyclone seeder, drill, cultipacker seeder or hydroseeder (slurry will include seed and fertilizer) at the rate of 40 lbs. per acre of Italian or perennial ryegrass.
  - D. Mulch with unweathered small grain straw at the rate of 1 1/2 to 2 tons, per acre and anchor with a cutback asphalt or emulsified asphalt at the rate of 5 gal. per 1000 square feet.

**PERMANENT SEEDING**

- Final stabilization will take place as soon as possible as weather conditions permit, as follows:
- A. Apply dolomitic limestone at the rate of 2 tons per acre (one ton per acre if application of ton per acre was made for temporary seeding.)
  - B. Apply 0-20-20 fertilizer at the rate of 600 lbs. per acre harrow or disc line and 0-20-20 fertilizer into the soil to a minimum depth of 3" lawns or high maintenance areas will be dragged and leveled with a York rake. At the time of seeding apply 400 pounds of 30-0-0 ureaform fertilizer and 500 lbs. of 10-20-20 or equivalent fertilizer per acre.
  - C. Seed with a mixture of certified 'Merion' Kentucky bluegrass - 40 lbs. per acre; common Kentucky bluegrass @ 40 lbs. per acre; Red Fescue, Pennlawn or Jamestown @ 20 lbs. per acre.
  - D. Mulch with unweathered small grain straw at the rate of 1 1/2 to 2 tons per acre and anchor with a cutback asphalt or emulsified asphalt at the rate of 5 gallons per 1000 square feet.
  - E. Seed all slopes with a mixture of certified Kentucky 31 tall fescue @ 50 lbs. per acre and inoculated Korean Lespedeza @ 15 lbs. per acre.
  - F. Sodded swales shall be Kentucky 31 tall fescue.

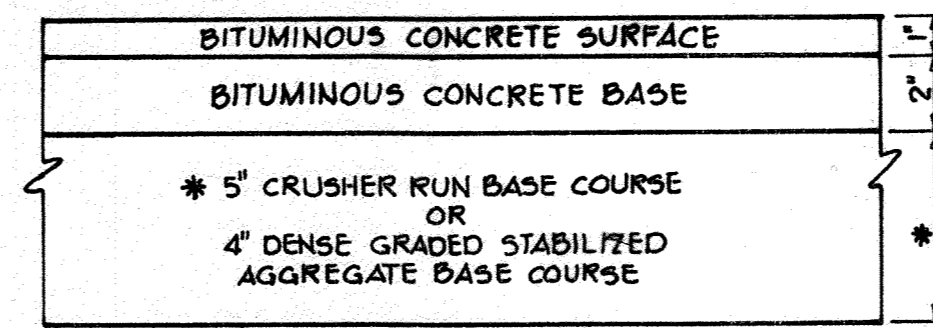


**EXCAVATED GRASS OUTLET SEDIMENT TRAP**

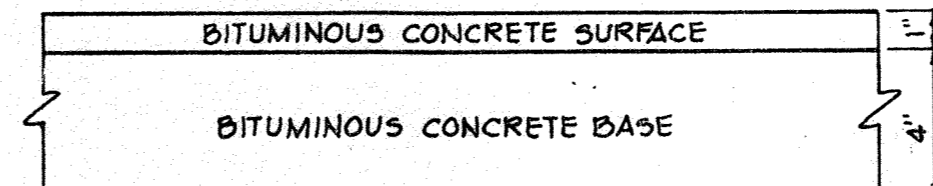
**CONSTRUCTION SPECIFICATION FOR ST-II**

1. Volume of sediment storage shall be 1800 cubic feet per acre of contributory drainage area.
2. Minimum crest width shall be 4 X Drainage Area.
3. Sediment shall be removed and trap restored to its original dimensions when the sediment has accumulated to 1/2 the design depth of the trap. Removed sediment shall be deposited in a suitable area and in such a manner that it will not erode.
4. The structure shall be inspected after each rain and repairs made as needed.
5. Construction operations shall be carried out in such a manner that erosion and water pollution shall be minimized.
6. The sediment trap shall be removed and area stabilized when the remaining drainage area has been properly stabilized.
7. All cut slopes shall be 1:1 or flatter.

**GRASS OUTLET SEDIMENT TRAP**  
NO SCALE

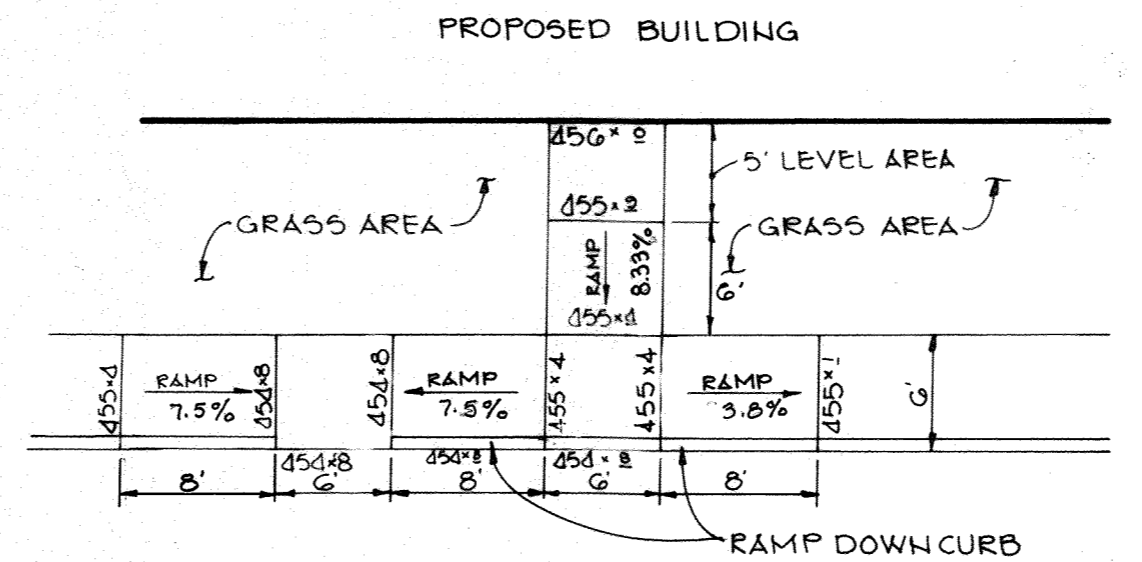


**(ALTERNATE)**



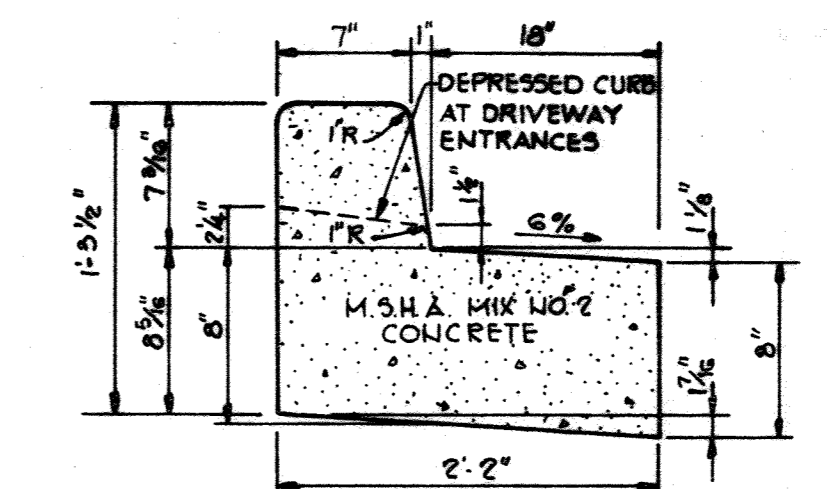
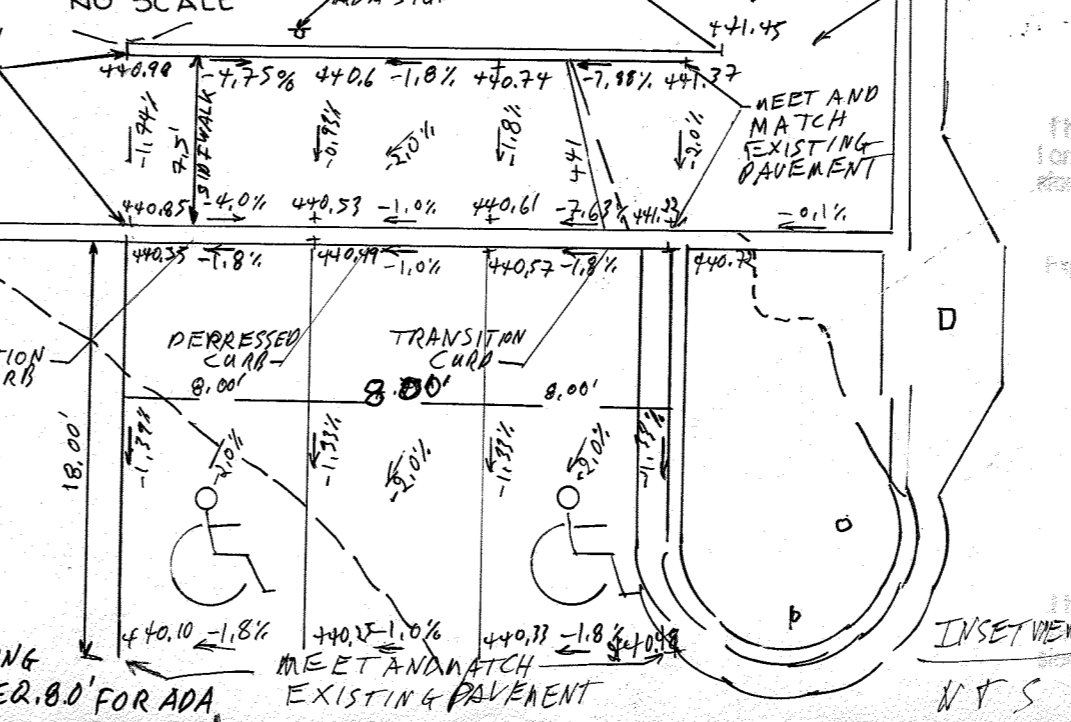
**HOWARD COUNTY DESIGN MANUAL VOLUME III - STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (DRAWING R-2.01)**

**(5" PAVING, P-1)**  
**TYPICAL PAVING SECTION**  
NO SCALE

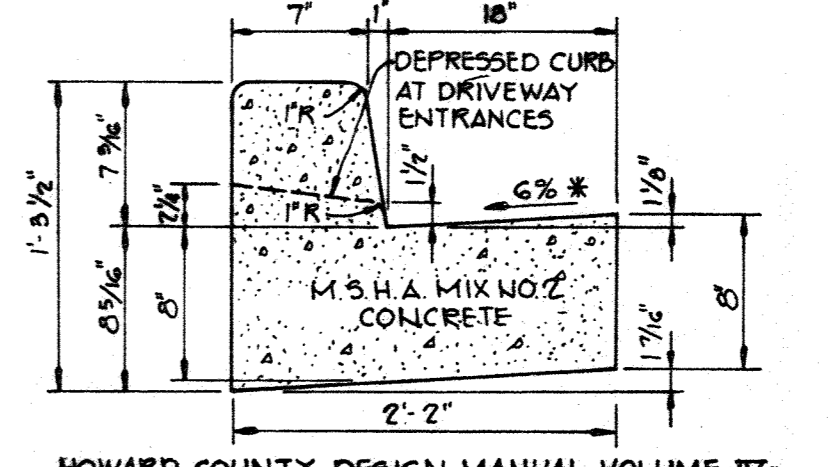


SURFACE TEXTURE OF CONCRETE RAMP SHALL BE COARSE DROOMING OR OTHER NON-SKID TYPE FINISH.  
 \* STANDARD 7" COMBINATION CURB AND GUTTER IS SHOWN. DETAILS TO BE SIMILAR FOR MODIFIED CURB AND GUTTER AND BITUMINOUS CURB EXCEPT THAT FLOW LINE LIP IS TO BE OMITTED.

**HANDICAP RAMP**  
NO SCALE

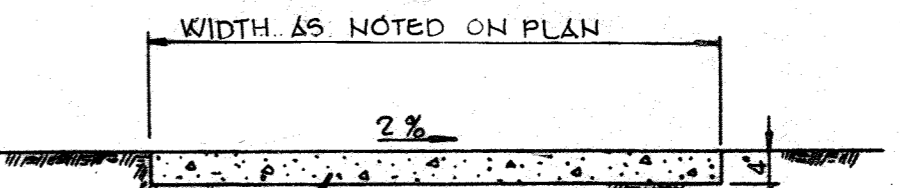


**REVERSE 7" COMBINATION CURB AND GUTTER**  
NO SCALE

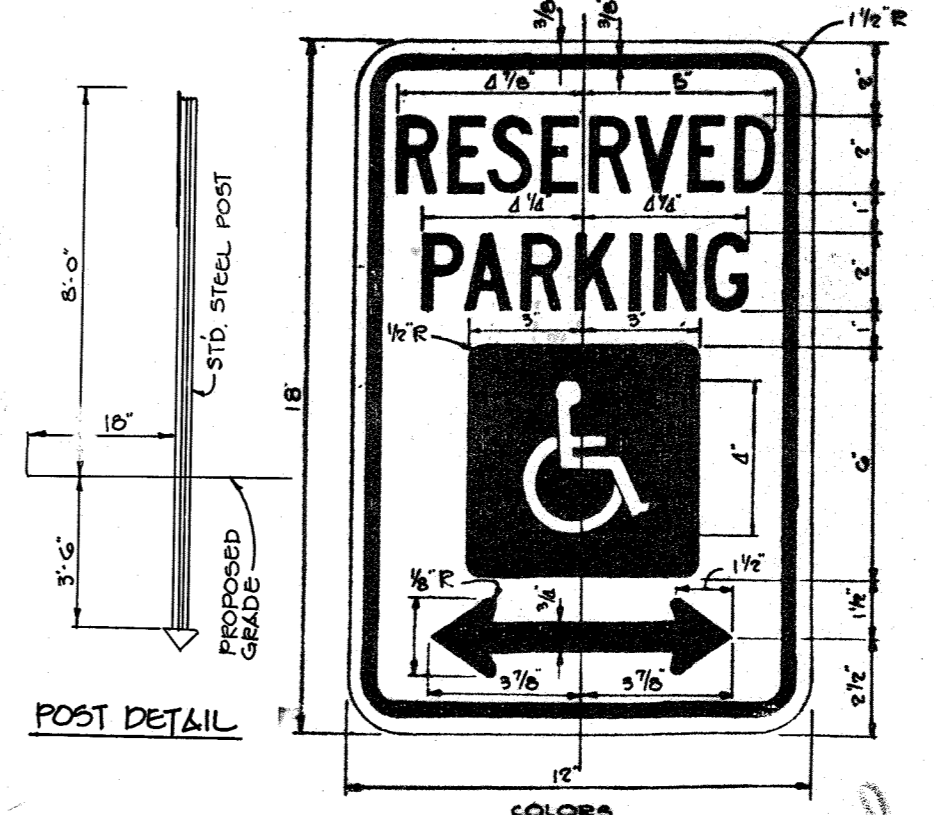


**HOWARD COUNTY DESIGN MANUAL VOLUME III - STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (DRAWING R-3.01)**

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



**SIDEWALK DETAIL**  
NO SCALE



**HANDICAP SIGN**  
NO SCALE

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.  
 License No. 33949, Expiration Date: 1/24/25  
 STATE OF MARYLAND  
 ENGINEER  
 NO. 93949

**APPROVED**  
PLANNING BOARD OF HOWARD COUNTY  
DATE: 10-31-84

12/8/84 I ADD ADA DEVICE, REPLACE SECTIONS OF SIDEWALK AND REVISE ADA PARKING  
 BY THE DEVELOPER:  
 "I WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT."  
 DEVELOPER: PETER ISSEL DATE: 11-19-84

BY THE ENGINEER:  
 "I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT."  
 ENGINEER: DATE: 11/19/84

REVIEWED FOR: Howard S. C. D.  
 AND MEETS TECHNICAL REQUIREMENTS  
 JAMES M. HELMUT 11/26/84  
 U.S. SOIL CONSERVATION SERVICE DATE:

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT  
 STEPHEN L. FELDER 11-26-84  
 HOWARD S. C. D. DATE:

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.  
 JOHN W. BYLER 1-16-85  
 COUNTY HEALTH OFFICER DATE:

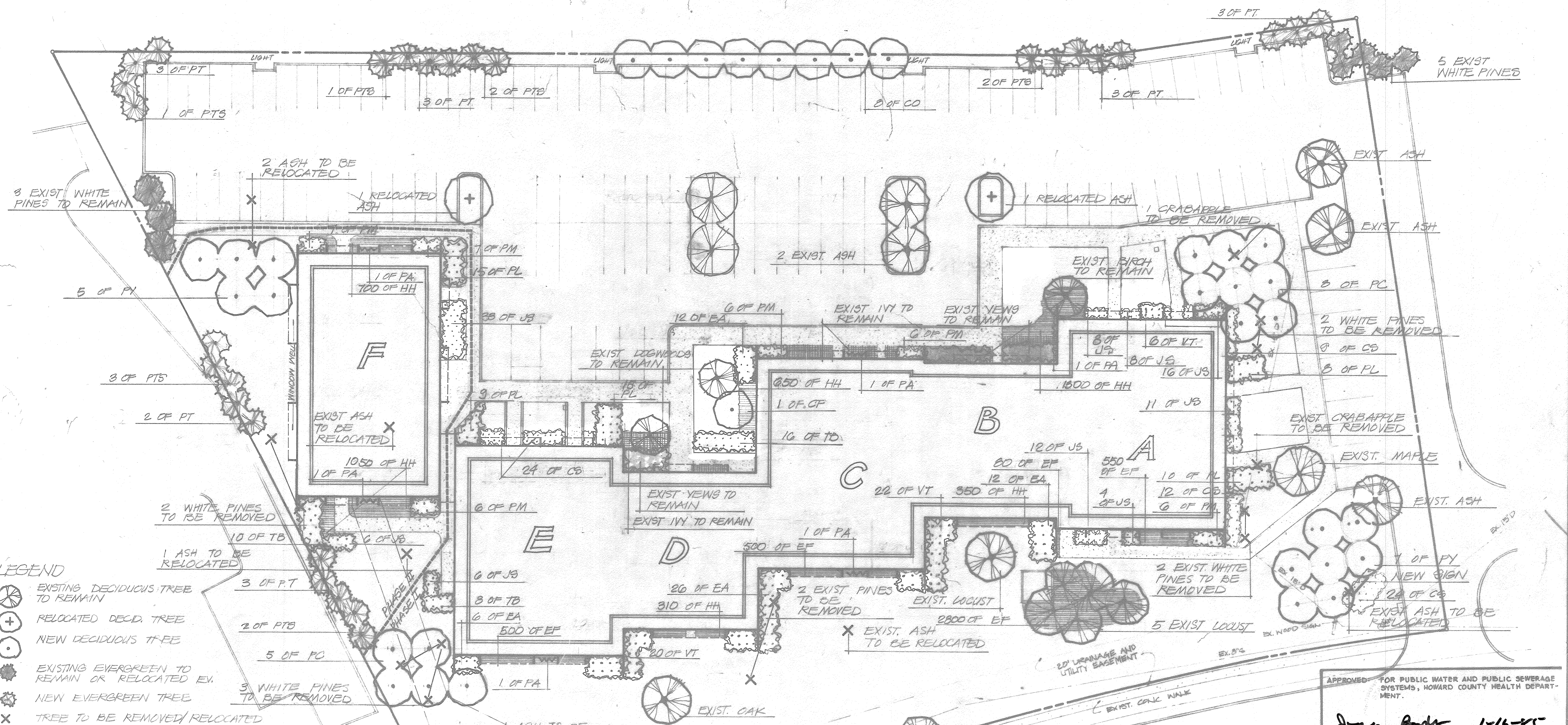
APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.  
 THOMAS L. DANIEL 1-18-85  
 PLANNING DIRECTOR DATE:  
 JOHN W. MARSHMAN 1-18-85  
 CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE:

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.  
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
 ROBERT F. NUNY 1-14-85  
 DIRECTOR DATE:  
 CHIEF, BUREAU OF ENGINEERING DATE:

OWNER/DEVELOPER  
 10840 LIMITED PARTNERSHIP  
 SUITE 201, OVERLOOK CENTER  
 COLUMBIA, MARYLAND 21045

PROJECT  
 COLUMBIA PROFESSIONAL BUILDING  
 AREA COLUMBIA - VILLAGE OF WILDE LAKE  
 SECTION 10, AREA 5 - PARCEL 5 10, 20, 21 & 22  
 5TH ELECTION DISTRICT HOWARD COUNTY, MD  
 TITLE  
 DETAILS

**THE RIEMER GROUP, INC.**  
 A LAND PLANNING, DESIGN & CIVIL ENGINEERING FIRM  
 3105 HEALTH PARK DRIVE, ELLICOTT CITY, MD. 21043 301-461-2690  
 DATE: 11/19/84  
 TAX MAP 35  
 DESIGNED BY: D.A.M.  
 DRAWN BY: D.A.M.  
 PROJECT NO. 002G00  
 DATE: 9/12/84  
 SCALE: AS SHOWN  
 DRAWING NO. 4 OF 7



**LEGEND**

- EXISTING DECIDUOUS TREE TO REMAIN
- RELOCATED DECID. TREE
- NEW DECIDUOUS TREE
- EXISTING EVERGREEN TO REMAIN OR RELOCATED EX.
- NEW EVERGREEN TREE
- TREE TO BE REMOVED/RELOCATED

**PLANT LIST**

KEY	NO.	PLANT NAME	NOTES
CF	1	CORNUS FLORIDA - FLOWERING DOGWOOD	8-10' B+B
CO	8	CRATAEGUS OXYACANTHA	8-10' B+B SINGLE ST.
PC	13	PRUNUS CERASIFERA 'THUNDERCLOUD' - PLUM	8-10' B+B MATCHED
FY	12	PRUNUS YEDOENSIS - YOSHINO CHERRY	8-10' B+B MATCHED
PTB	11	PINUS THUNBERGI - JAPANESE BLACK PINE	5-6' B+B
PT	17	PINUS THUNBERGI - JAPANESE BLACK PINE	7-8' B+B
CB	69	COTONEASTER SALICIFOLIA - WILLOW LEAF COTON.	15-18" CONT.
EA	56	EUONYMUS ALATA COMPACTA - BURNINGBUSH	2-2 1/2' B+B
JB	152	JUNIPERUS CHINENSIS SARGENTI - JUNIPER	15-18" CONT.
PL	57	PRUNUS LAUROCERASUS 'OTO LYNKEN' - CH. LAUR.	2-2 1/2' B+B
PA	9	PYRACANTHA COCCINEA MOHAVE - FIRETHORN	3-4' CONT. ESPAL.
PM	44	PINUS MUGO MUGHUS - MUGO PINE	18-24" CONT. 18+B
TB	36	TAXUS BACCATA REPANDENS - ENG. VEW	2-2 1/2' CONT. 18+B
VC	48	VIBURNUM TOMENTOSUM MARIESHII - DOUBLEFILE VIB.	2 1/2 - 3' B+B
EF	4300	EUONYMUS FORTUNEI COLORATUS - WINTEROR'FER	2 1/2" POT 0'00
HH	4300	HEDERA HELIX BALTICA - BALTIC IVY	2 1/2" POT 0'00

REVISED:  
 8/28/84  
 9/27/84 PER HRD COMMENTS  
 ORIGINAL PLAN  
 7/20/84

**NOTES:**

- All plants to be Nursery grown and furnished in accordance with AAN "American Standards for Nursery Stock" ANSI Z60.1-1973.
- All trees to branch symmetrically around central leader. No forked leader stock will be accepted.
- Plants to be installed in accordance with accompanying specification.
- Plant material types and sizes may vary due to market availability at time of construction. Any substitutions are to be of equivalent type and size, and must be approved in writing by the landscape architect. Containerized shrub stock may be substituted for B+B shrubs if approved in writing by the landscape architect.
- Mulch to be 2-3" deep, shredded, PINEBARK. All shrubs to be mulched in beds.
- Backfill to be premixed and composed of 2/3 existing soil, 1/3 polymer dewatered composted sewer sludge, or approved equal with a pH value of 5.5 - 6.5
- Spray trees and shrubs with anti-desiccant, if foliage is present.
- Installation of pines and oaks shall be during spring planting season only. No fall planting.
- The contractor shall notify all utility companies five (5) days prior to beginning work.
- Any damage to the existing utilities, buildings, paving, curb, walls, and vegetation (not so designated for removal on these plans) shall be repaired to previous condition or replaced by the contractor at his expense.

PHASE I FALL PLANTING 1984 - PLANTS FOR BLDGS A-E; ALL PLANT REMOVAL  
 PHASE II SPRING 1985 - PLANTS FOR BLDG F, PINE INSTALLATION

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

*John Boyle* 1-16-85  
 CITY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

*James L. Harp* 1-18-85  
 PLANNING DIRECTOR DATE

*John W. Muschman* 1-18-85  
 CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

*Ray F. Neumy* 1-14-85  
 DIRECTOR DATE

*Michael P. ...* 1-14-85  
 CHIEF, BUREAU OF ENGINEERING DATE

OWNER/DEVELOPER  
 10800 LIMITED PARTNERSHIP  
 SUITE 201, OVERLOOK CENTER  
 COLUMBIA, MARYLAND 21045

PROJECT: COLUMBIA PROFESSIONAL CENTER

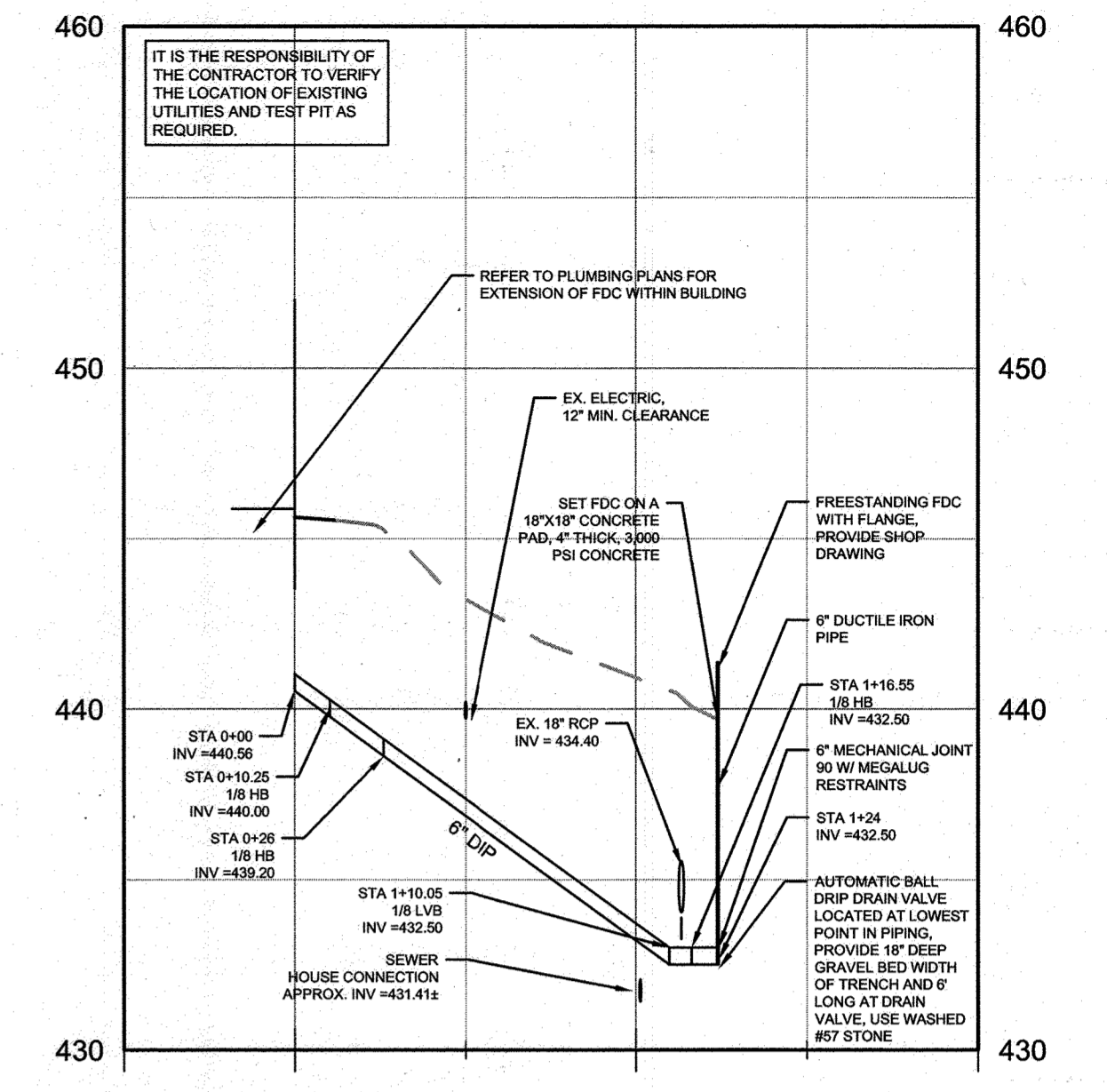
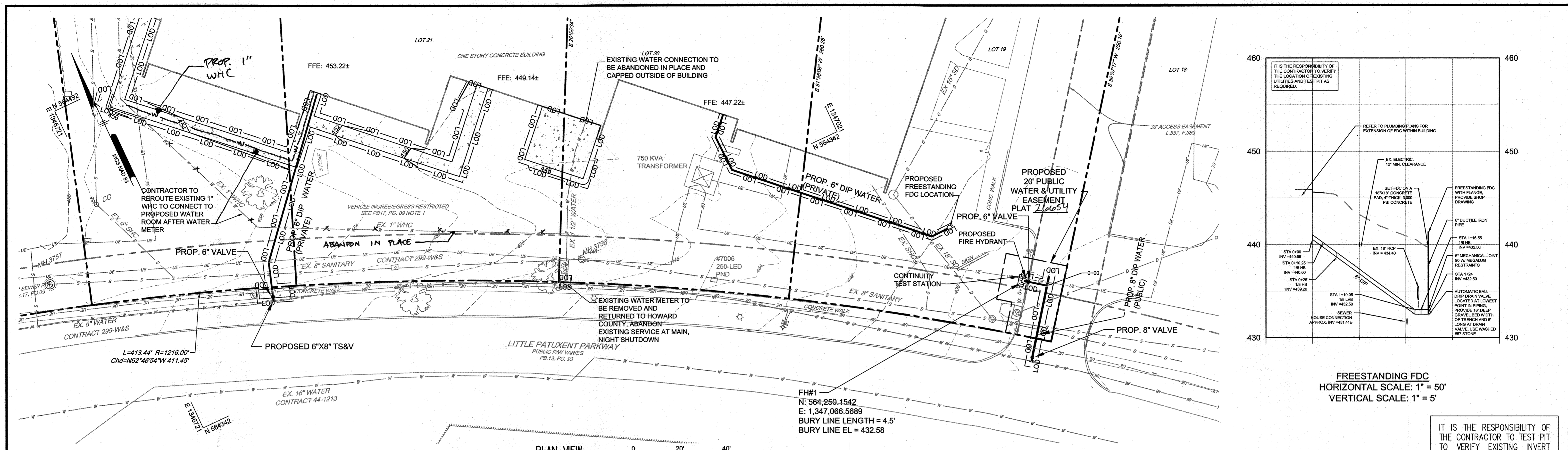
TITLE: PLANTING PLAN

AREA: COLUMBIA - VILLAGE OF WILDE LAKE  
 SECTION 10, AREA 5 - PARCELS 10, 20, 21 & 22  
 5TH ELECTION DISTRICT HOWARD COUNTY MARYLAND

SCALE: 1" = 20' DRAWING NO. SHEET 5 OF 7

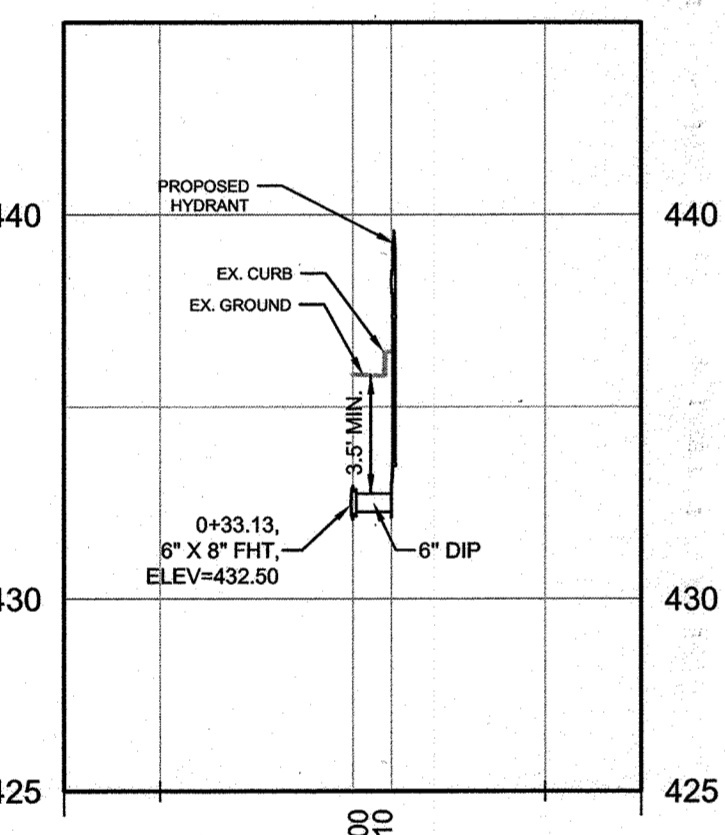
APPROVED PLANNING BOARD OF HOWARD COUNTY  
 DATE: 10-31-84  
*Melanie Moser* 11-19-84  
 LANDSCAPE ARCHITECT

SDP-85-57c



**FREESTANDING FDC**  
 HORIZONTAL SCALE: 1" = 50'  
 VERTICAL SCALE: 1" = 5'

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UTILITIES AND TEST PIT AS REQUIRED.



**PUBLIC FH#1**  
 HORIZONTAL SCALE: 1" = 50'  
 VERTICAL SCALE: 1" = 5'

ID	ITEM	STATION	NORTHING	EASTING	ELEVATION**
FHT-1	Tee_8inX6in DIP	0+33.13	564244.1492	1347074.6251	432.50
LVB-1	45° 8in DIP	0+08.58	564224.4605	1347059.9545	429.66
LVB-2	45° 8in DIP	0+27.10	564229.3100	1347071.0192	429.66
T-1	Tee_8in DIP	0+94.30	564217.5955	1347054.8388	431.97
T-2	Tee_8inX6in DIP	3+65.87	564378.7415	1346771.4149	448.50
UVB-1	45° 8in DIP	0+07.55	564223.6369	1347059.3409	431.97
UVB-2	45° 8in DIP	0+28.67	564240.5751	1347071.9619	432.50

\*\*NOTE: ELEVATION ARE CENTER OF FITTING  
 \*\*\*NOTE: TABLE DOES NOT INCLUDE FITTINGS FOR FREESTANDING FDC

**GENERAL NOTES**

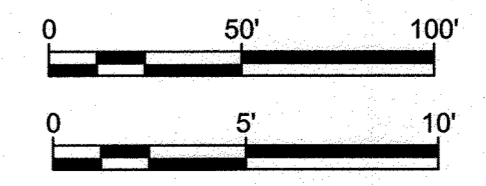
- APPROXIMATE LOCATIONS OF EXISTING MAINS ARE SHOWN. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING MAINS AND SERVICES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED SHALL BE REPAIRED IMMEDIATELY TO THE SATISFACTION OF THE ENGINEER AT THE CONTRACTOR'S EXPENSE.
- TOPOGRAPHIC FIELD SURVEYS WERE PERFORMED IN MAY 2023 BY PENNONI ASSOCIATES. THE BOUNDARY SURVEY IS PROVIDED BY PENNONI ASSOCIATES, INC., DATED MAY 2023.
- HORIZONTAL AND VERTICAL SURVEY CONTROLS:  
 THE COORDINATES SHOWN ON THE DRAWINGS ARE BASED ON MARYLAND STATE REFERENCE SYSTEM NAD 83/91 AS PROJECTED BY GPS CONTROL STATIONS NO. 100 (N 564231.2687, E 1347035.8650, ELEV.=437.52) AND 101 (N 564418.4328, E 1346723.6934, ELEV.=457.21).
- ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS UNLESS OTHERWISE NOTED ON THE PLANS.
- CLEAR ALL UTILITIES BY A MINIMUM OF 12 INCHES. CLEAR ALL POLES BY 5'-0" MINIMUM OR TUNNEL AS REQUIRED UNLESS OTHERWISE NOTED. THE OWNER HAS CONTACTED THE UTILITY COMPANIES AND HAS MADE ARRANGEMENTS FOR BRACING OF POLES AS SHOWN ON THE DRAWINGS. IN THE EVENT THE CONTRACTOR'S WORK REQUIRES THE BRACING OF ADDITIONAL POLES, ANY COST INCURRED BY THE OWNER FOR THE BRACING OF ADDITIONAL POLES OR DAMAGES SHALL BE DEDUCTED FROM MONIES OWED THE CONTRACTOR. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES TO SCHEDULE THE BRACING OF THE POLES.
- FOR DETAILS NOT SHOWN ON THE DRAWINGS, AND FOR MATERIALS AND CONSTRUCTION METHODS, USE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (LATEST EDITION), THE CONTRACTOR SHALL HAVE A COPY OF VOLUME IV ON THE JOB.
- WHERE TEST PITS HAVE BEEN MADE ON EXISTING UTILITIES, THEY ARE NOTED BY THE SYMBOL AT THE LOCATIONS OF THE TEST PITS. A NOTE OR NOTES CONTAINING THE RESULTS OF THE TEST PIT OR PITS IS INCLUDED ON THE DRAWINGS. EXISTING UTILITIES IN THE VICINITY OF THE PROPOSED WORK FOR WHICH TEST PITS HAVE NOT BEEN DUG SHALL BE LOCATED BY THE CONTRACTOR TWO WEEKS IN ADVANCE OF CONSTRUCTION OPERATIONS AT HIS OWN EXPENSE.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITY COMPANIES OR AGENCIES AT LEAST FIVE WORKING DAYS BEFORE STARTING WORK SHOWN ON THESE PLANS:  

AT&T	1-800-252-1133
BGE (CONTRACTOR SERVICES)	410-637-8713
BGE (EMERGENCY)	410-685-0123
BUREAU OF UTILITIES	410-313-4900
COLONIAL PIPELINE CO.	410-795-1390
MISS UTILITY	1-800-257-7777
STATE HIGHWAY ADMINISTRATION	410-531-5533
VERIZON	1-800-743-0033
- TREES AND SHRUBS ARE TO BE PROTECTED FROM DAMAGE TO THE MAXIMUM EXTENT. TREES AND SHRUBS LOCATED WITHIN THE CONSTRUCTION STRIP ARE NOT TO BE REMOVED OR DAMAGED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL REMOVE TREES, STUMPS, AND ROOTS ALONG THE LINE OF EXCAVATION. PAYMENT FOR SUCH REMOVAL SHALL BE INCLUDED IN THE UNIT PRICE BID FOR CONSTRUCTION OF THE MAIN.
- THE CONTRACTOR SHALL NOTIFY THE BUREAU OF HIGHWAYS, HOWARD COUNTY, AT 410-313-7450 AT LEAST FIVE WORKING DAYS BEFORE OPEN CUTTING OR BORING/JACKING OF ANY COUNTY ROADS FOR LAYING WATER/SEWER MAINS OR HOUSE CONNECTIONS. THE APPROVAL OF THESE DRAWINGS WILL CONSTITUTE COMPLIANCE WITH DPW REQUIREMENTS PER SECTION 18.114(A) OF THE HOWARD COUNTY CODE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS CONSTRUCTION INSPECTION DIVISION (C.I.D.) AT (410) 313.1800 AT LEAST FIVE (5) DAYS PRIOR TO THE START OF ANY ADDITIONAL CONSTRUCTION ACTIVITIES TO SCHEDULE A PRE-CONSTRUCTION SITE MEETING AND INSPECTION. ALL WORK MUST BE PERFORMED UNDER THE CONTINUOUS SUPERVISION OF DEPARTMENT OF PUBLIC WORKS C.I.D.

**NOTE:**  
 1. PRIOR TO ANY UTILITY INSTALLATION OR EXCAVATION, ALL UTILITY CROSSINGS SHALL REQUIRE HAND DUG TEST PIT PROCEDURES TO CONFIRM DEPTH AND LOCATION OF EXISTING UTILITIES ON SITE.

**WATER NOTES**

- ALL WATER MAINS TO BE C900 PVC WITH MINIMUM WALL THICKNESS SDR 18 UNLESS OTHERWISE NOTED.
- TOPS OF ALL WATER MAINS TO HAVE A MINIMUM OF 3'-6" OF COVER UNLESS OTHERWISE NOTED.
- VALVES ADJACENT TO TEES SHALL BE STRAPPED TO TEES.
- ALL FITTINGS SHALL BE BUTTRESSED OR ANCHORED WITH CONCRETE IN ACCORDANCE WITH THE STANDARD DETAILS UNLESS OTHERWISE PROVIDED FOR ON THE DRAWINGS.
- FIRE HYDRANTS SHALL BE SET TO THE BURY LINE ELEVATIONS SHOWN ON THE DRAWINGS. ALL FIRE HYDRANTS SHALL BE RESTRAINED AND BUTTRESSED WITH CONCRETE IN ACCORDANCE WITH THE STANDARD DETAILS. THE SOIL AROUND THE FIRE HYDRANT SHALL BE COMPACTED IN ACCORDANCE WITH SECTION 1000 AND 1005 OF THE STANDARD SPECIFICATIONS.
- THE CONTRACTOR SHALL NOT OPERATE ANY WATER MAIN VALVES ON THE EXISTING WATER SYSTEM.
- TRACER WIRE AND CONTINUITY TEST STATIONS SHALL BE INSTALLED ON ALL DIP AND PVC WATER MAINS IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL.
- FOR PVC WATER MAINS, ALL RECORDS FOR THE QUALITY CONTROL AND QUALIFICATION TEST REQUIREMENTS NOTED IN SECTION 5.1 OF THE AWWA STANDARD C900 FOR PVC PRESSURE PIPE SHALL BE SUBMITTED WITH THE PIPE MATERIAL CERTIFICATIONS OR SHOP DRAWINGS PRIOR TO APPROVAL OF THE MATERIAL FOR USE. THE TEST RECORDS SHALL BE FOR THE PIPE TO BE INSTALLED UNDER THIS CONTRACT. ALL PVC PIPE SHALL CONTAIN MARKINGS TO ALLOW CROSS REFERENCING OF THE PIPE SUPPLIED TO THE TEST RECORDS RECEIVED.
- UNLESS OTHERWISE NOTED ON THE PLANS OR IN THE SPECIFICATIONS SACRIFICIAL ANODES SHALL BE INSTALLED ON ALL VALVES AND METALLIC FITTINGS USED WITH PVC WATER MAINS IN ACCORDANCE WITH VOLUME IV, STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION. SEVENTEEN (17) POUND MAGNESIUM ANODES SHALL BE INSTALLED ON ALL VALVES AND DUCTILE IRON FITTINGS INCLUDING RESTRAINTS AND HARNESSSES. TWELVE (12) POUND ZINC ANODES SHALL BE INSTALLED ON ALL STAINLESS STEEL FITTINGS AND SADDLES USED WITH PVC MAINS. ALL "TEES" USED WITH PVC MAINS SHALL BE DUCTILE IRON.
- PROPER ASSEMBLY OF GASKETED PVC PIPE JOINTS: THE MANUFACTURER'S INSERTION LINE OF GASKETED PVC PIPE JOINTS INDICATES THE MAXIMUM DEPTH OF INSERTION OF THE SPIGOT INTO THE BELL. AFTER ASSEMBLY OF THE JOINT, THE INSERTION LINE SHALL REMAIN VISIBLE. DUAL INSERTION LINES ON GASKETED PVC PIPE INDICATE THE MAXIMUM AND MINIMUM DEPTH OF INSERTION OF THE SPIGOT INTO THE BELL. THE CONTRACTOR SHALL NOT OVER INSERT OR OVER HOME THE SPIGOT INTO THE BELL OF THE PVC PIPE.
- ALL CHANGES IN HORIZONTAL OR VERTICAL DIRECTION OF PVC WATER PIPE SHALL BE MADE WITH STANDARD BENDS, 5-DEGREE SWEEPS OR HIGH DEFLECTION (HD) COUPLINGS. NO BENDING OF THE PIPE OR DEFLECTING OF PVC PIPE JOINTS IS PERMITTED, WHERE HIGH DEFLECTION COUPLINGS OR 5-DEGREE SWEEPS ARE PERMITTED, THE CONTRACTOR SHALL PROVIDE ON FULL PIPE LENGTH (20-FOOT LONG) ON EITHER SIDE OF THE HIGH DEFLECTION COUPLING OR 5-DEGREE SWEEP. THAT CONTRACTOR SHALL USE A VIBRATORY PLATE COMPACTOR OR OTHER APPROVED MEANS TO THOROUGHLY COMPACT THE #57 STONE ON BOTH SIDES OF THE HIGH DEFLECTION COUPLING OR 5-DEGREE SWEEP, TAKING CARE NOT TO USE COMPACTION EQUIPMENT DIRECTLY OVER THE FITTING.  
 PVC HIGH DEFLECTION COUPLINGS SHALL BE LIMITED TO A TOTAL DEFLECTION OF 3-DEGREES (1 1/2-DEGREE ON EITHER END OF THE COUPLING), SHALL BE RATED FOR A MINIMUM 200 PSI MEETING THE REQUIREMENTS OF AWWA C900, SHALL HAVE A MINIMUM LAY LENGTH OF 9-INCHES AND SHALL HAVE CENTER STOPS. PVC HIGH DEFLECTION COUPLINGS SHALL BE CERTAINTED PVC HIGH DEFLECTION (HD) STOP COUPLINGS OR EQUAL.  
 FIVE DEGREE SWEEPS SHALL BE BELL BY SPIGOT, RATED FOR A MINIMUM 225 PSI, DR 18 MEETING THE REQUIREMENTS OF AWWA C900 AND SHALL BE MULTI FITTINGS (PEX) BLUE BRUTE DR18 OR EQUAL.
- WHEN PVC HIGH DEFLECTION COUPLINGS OR PVC 5-DEGREE SWEEPS ARE USED TO FACILITATE CHANGES IN HORIZONTAL OR VERTICAL ALIGNMENTS OF AWWA C900 PVC PIPELINES, THE CONTRACTOR SHALL INSTALL DEVICES FOR THE PREVENTION OF OVER-INSERTION OF THE PVC PIPE SPIGOTS OR PLAIN ENDS INTO THE PUSH ON BELL JOINT ON BOTH SIDES OF THE HIGH DEFLECTION COUPLINGS AND 5-DEGREE SWEEPS. BELL STOPS SHALL BE PLACED AT THE PROPER INSERTION LINE FOR THE FITTING. THE BELL STOP SHALL BE MANUFACTURED OF DUCTILE IRON AND INCORPORATES AN EXPANSION RETENTION SPRING TO ALLOW FOR PIPE EXPANSION AND CONTRACTION. THE BELL STOPS SHALL BE SERIES 5000 MEGA-STOP, AS MANUFACTURED BY EBAA IRON, INC. OR APPROVED EQUAL.



APPROVED: DEPARTMENT OF PLANNING AND ZONING

*[Signature]*  
 DIRECTOR

*[Signature]*  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

*[Signature]*  
 CHIEF, DIVISION OF LAND DEVELOPMENT

DATE: 7.11.24

REVISION: 1

DEVELOPER: JOHNS HOPKINS HEALTH SYSTEM - FACILITIES

ATTN:

OWNER: ATP1 10840 LP PARKWAY MOB OWNER LLC  
 5404 WISCONSIN AVE, SUITE 1150  
 CHEVY CHASE MD 20815  
 C/O ARTEMIS REAL ESTATE PARTNERS

PROJECT: COLUMBIA PROFESSIONAL CENTER  
 10840 LITTLE PATUXENT PARKWAY

AREA: TAX MAP 35, PARCEL 269, LOTS 19-22 ZONED NT/POR  
 GRID NO. 6 5TH ELECTION DISTRICT  
 10840 LITTLE PATUXENT PARKWAY  
 COLUMBIA, MARYLAND 21044  
 HOWARD COUNTY, MARYLAND

TITLE: 8" & 6" WATER PLANS & PROFILES

Pennoni Associates Inc.  
 Engineers • Surveyors • Planners  
 Landscape Architects

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 DRAWING NO.: 6 OF 7

