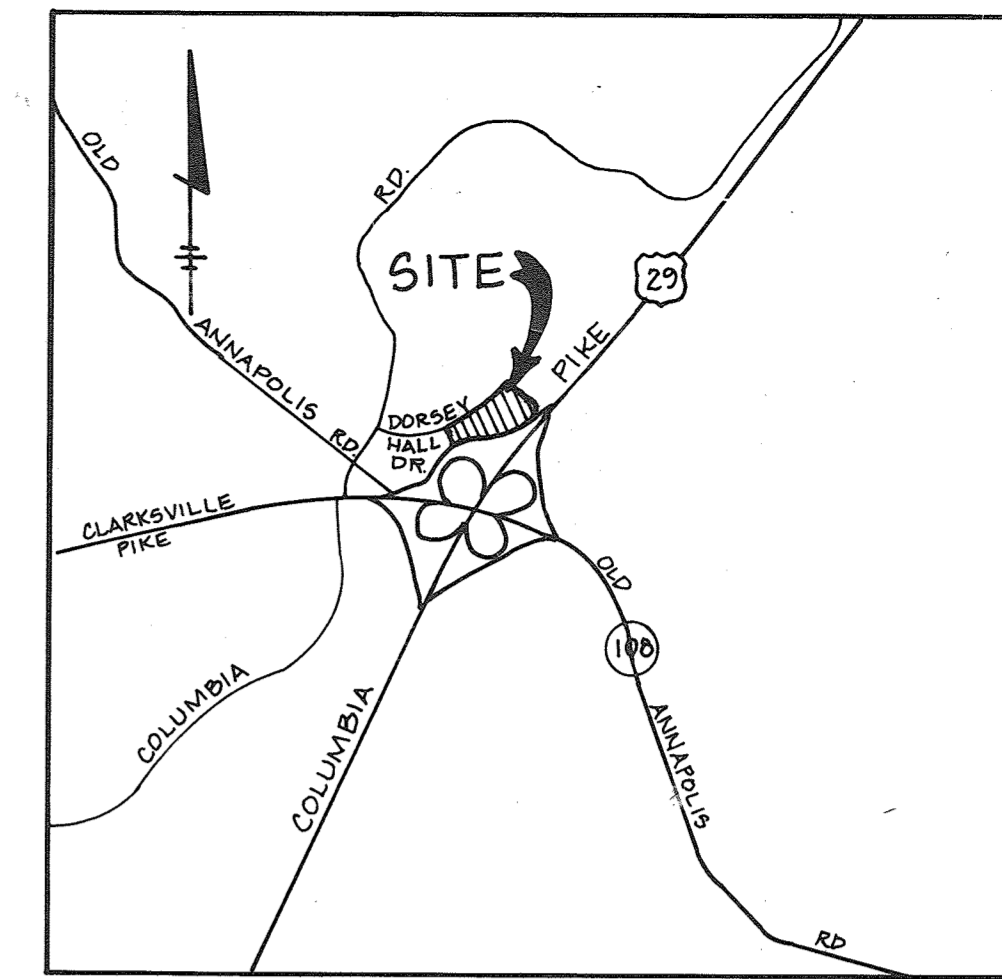


SHEET INDEX	
NO.	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN
3	SEDIMENT CONTROL PLAN & DETAILS
4	DRAINAGE AREA MAP
5	STORM DRAIN PROFILES & DETAILS
6	DETAILS
7	LANDSCAPE PLAN

# SITE DEVELOPMENT PLAN PARCEL M DORSEY HALL SECTION 2 AREA 4 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND



VICINITY MAP

SCALE: 1"=2000'

### GENERAL NOTES

- ALL WATER LINES SHALL BE CONSTRUCTED A MINIMUM OF 42" COVER BELOW FINISHED GRADE.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, I.E., STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION AS AMENDED 1989.
- APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FROM BEST AVAILABLE INFORMATION. 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 AT LEAST FIVE (5) DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS TO VERIFY THEIR LOCATION AND ELEVATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF LOCATION OF UTILITIES IS OTHER THAN SHOWN.
- CONTRACTOR TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS:  

MISS UTILITY	1-800-257-7777
CAP TELEPHONE COMPANY	725-9976
HOWARD COUNTY BUREAU OF UTILITIES	992-2366
AT&T CABLE LOCATION DIVISION	393-3353
BALTIMORE GAS & 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 JANUARY 89, BY RIEMER MUEGGE & ASSOC.
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL STORM DRAIN PIPE BEDDING SHALL BE AS SHOWN IN DETAIL C2.01 (TRENCH IN ROCK OR TRENCH IN EARTH AS DETERMINED BY FIELD CONDITIONS) IN VOL. IV OF HOWARD COUNTY DESIGN MANUAL UNLESS OTHERWISE DIRECTED BY THE ENGINEER OR AS SHOWN ON THE DRAWINGS.
- THE DEVELOPER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS AND/OR RIGHTS-OF-WAY THAT MAY BE REQUIRED FOR THE SEDIMENT AND EROSION CONTROL PRACTICES, STORM WATER MANAGEMENT PRACTICES AND THE DISCHARGE OF STORM WATER ONTO OR ACROSS ADJACENT OR DOWNSTREAM PROPERTIES INCLUDED IN THIS PLAN. HE IS ALSO RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS AND/OR WORK ON ADJACENT PROPERTIES INCLUDED IN THIS PLAN.
- THE OWNER SHALL PROVIDE A SEPARATE AND INDEPENDENT SEWER CONNECTION FOR EACH TENANT OR OCCUPANT OF ANY BUILDING, SHOWN ON THIS SITE DEVELOPMENT PLAN, WHO WILL DISCHARGE NON-DOMESTIC WASTE TO THE PUBLIC SEWERAGE SYSTEM IF THIS WASTE IS REGULATED UNDER SECTION 18.122A OF THE HOWARD COUNTY CODE. EACH SEPARATE AND INDEPENDENT SEWER CONNECTION SHALL INCLUDE A STANDARD MANHOLE AND OTHER WASTE PRETREATMENT DEVICES AS REQUIRED AND APPROVED BY HOWARD COUNTY. WASTE LINES ON THE INTERIOR OF THE BUILDING SHALL BE DESIGNED, CONSTRUCTED OR MODIFIED SUCH THAT NON-DOMESTIC WASTE WILL BE DISCHARGED TO THE SEPARATE AND INDEPENDENT SEWER CONNECTION. NO TENANT OR OCCUPANT OF ANY BUILDING SHOWN ON THIS SITE DEVELOPMENT PLAN SHALL DISCHARGE REGULATED NON-DOMESTIC WASTE TO THE PUBLIC SEWERAGE SYSTEM PRIOR TO INSTALLATION OF THE SEPARATE AND INDEPENDENT SEWER CONNECTION AND RELATED INTERIOR WASTE LINES. THE ABOVE REQUIREMENTS SHALL APPLY TO ALL INITIAL AND FUTURE OCCUPANTS OR TENANTS.
- SEE DEPARTMENT OF PLANNING AND ZONING FILED PD 184, 5-78-20, P 84-27, P 86-24, VP 87-27, F 87-143, 1P-85-16
- STORMWATER MANAGEMENT FOR THIS PARCEL HAS BEEN PROVIDED UNDER F 89-16. IT IS A DETENTION FACILITY.

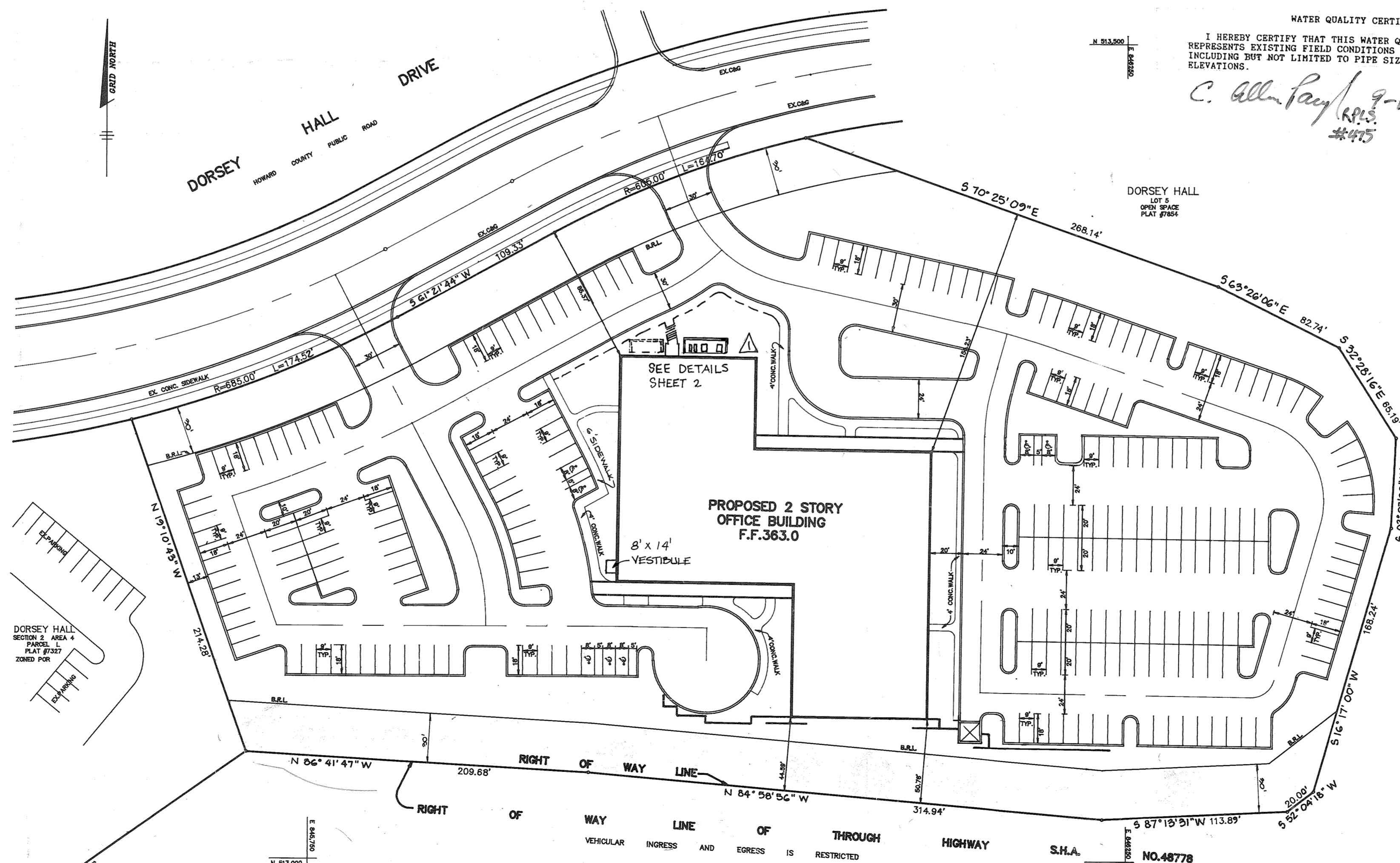
### SITE TABULATION

AREA OF PROPERTY.....	5.377 ACRES
PRESENT ZONING.....	POR (PLANNED OFFICE RESEARCH)
PROPOSED USE.....	MEDICAL OFFICES
BUILDING AREA.....	40,040 SQ. FT. NET LEASABLE
BUILDING COVERAGE OF SITE.....	27840 SF AREA & 1188% OF GROSS
PARKING REQUIRED.....	5.5 SP / 1000 S.F.
TOTAL PARKING PROVIDED.....	221 SPACES
TOTAL PARKING AREA.....	241 SPACES (INCLUDING 10 HANDICAPPED)
LANDSCAPED ISLANDS	
REQUIRED (5%).....	0.081 ACRES (3535 S.F.)
PROVIDED (7.7%).....	0.158 ACRES (6875 S.F.)
OPEN SPACE	
REQUIRED (20%).....	1.075 ACRES (46,844 S.F.)
PROVIDED (40%).....	2.153 ACRES (93,785 S.F.)

### WATER QUALITY CERTIFICATION

I HEREBY CERTIFY THAT THIS WATER QUALITY "AS-BUILT" TRULY REPRESENTS EXISTING FIELD CONDITIONS OF THE WATER QUALITY STRUCTURES INCLUDING BUT NOT LIMITED TO PIPE SIZES, DIAMETERS, LINE, GRADE AND ELEVATIONS.

*C. Allen Payne* 9-17-91  
#475



\* THIS SEAL IS FOR REDLINE REVISIONS ONLY, DATED OCTOBER 25, 2004.  
 10/25/04 - ADDED MECH. EQUIP. AND SCREENING WALL. REVISED EX. SIDEWALK.

APPROVED  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE: Oct 11, 1989

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.  
*James B. Smith* 3-19-90  
COUNTY HEALTH OFFICER # DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*James B. Smith* 4/11/90  
DIRECTOR # DATE  
*David J. DeAngelis* 4/2/91  
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT # DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.  
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*James B. Smith* 3/5/90  
DIRECTOR # DATE  
*Robert B. Riley* 3-5-90  
CHIEF, BUREAU OF ENGINEERING # DATE

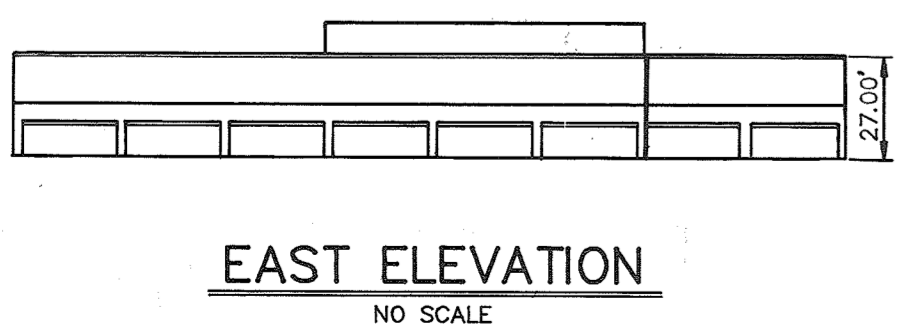
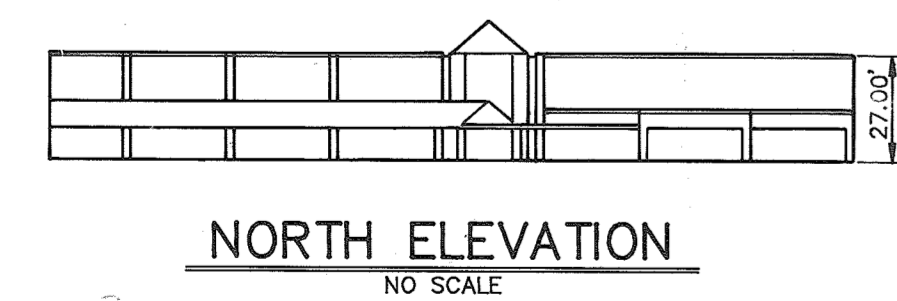
8-10-89  MODIFIED PARKING PROVIDED.  
 3-15-92  ADD VESTIBULE

OWNER/DEVELOPER  
 TROUTMAN COMPANY  
 WILDE LAKE VILLAGE CENTER  
 SUITE 200  
 10451 TWIN RIVERS ROAD  
 COLUMBIA, MARYLAND 21044

PROJECT: **DORSEY HALL PARCEL - M**  
 AREA DORSEY HALL - PARCEL M, PLAT #7927 SECTION 2 AREA 4 2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 TITLE: **TITLE SHEET**

RIEMER MUEGGE & ASSOCIATES, INC.  
 A Land Planning, Engineering and Consulting Firm  
 3105 North Ridge Road Ellicott City, Maryland 21043  
 301-461-2690 FAX: 301-750-3176

DATE: 8-16-90  
 DESIGNED BY: DBS.  
 DRAWN BY: CAD0  
 PROJECT NO: 56102  
 DATE: AUGUST 10, 1989  
 SCALE: AS SHOWN  
 DRAWING NO. 1 OF 7



ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
PARCEL M	4801 DORSEY HALL DRIVE

PLAN  
SCALE: 1"=50'

SUBDIVISION NAME: DORSEY HALL						SECT./AREA		PARCEL # M	
PLAT #	BLOCK #	ZONE	TAX/ZONE MAP	ELEC. DIST.	CENSUS TR				
#7927	4	POR	T.M. 20	2nd	6023.01				
WATER CODE	F10			SEWER CODE	5750500				



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.  
*John Boyle* COUNTY HEALTH OFFICER # DATE 2/1/90

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*Joseph R. Smith* DIRECTOR # DATE 4/1/90

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.  
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*James M. ...* DIRECTOR # DATE 3/5/90

*William S. ...* CHIEF, BUREAU OF ENGINEERING # DATE 3-5-90

**LEGEND**

- (E) MAIN ENTRANCE LOCATIONS FOR HANDICAP
- P-1 PAVING
- CONCRETE SIDEWALK
- B.R.L. = BUILDING RESTRICTION LINE
- \* DENOTES TRANSITION FROM STD.C&G TO REV.C&G
- LIGHTING FIXTURES (SEE DETAIL SHEET 5)
- WETLANDS
- 100 YEAR FLOODPLAIN ELEVATION (PLAT #7327)
- CANOPY COLUMN

**NOTES:**

- ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
- WATER METER TO BE FOR INSIDE SETTING.
- ALL DIMENSIONS ARE FACE OF CURB, FACE OF BUILDING OR CL

\* THIS SEAL IS FOR REDLINE REVISIONS ONLY DATED OCTOBER 25, 2004.

10/25/04 - ADDED MECH. EQUIP. AND SCREENING WALL. REVISED EX. SIDEWALK.

DATE	NO.	REVISION
10-10-03	3	MODIFIED PARKING AREAS
5-15-02	2	ADD VESTIBULE
9-21-00	1	REVISED SIDEWALK, RETAINING WALL, LIGHT POLE LOCATIONS & SIZE OF WALK FROM 4' TO 6'

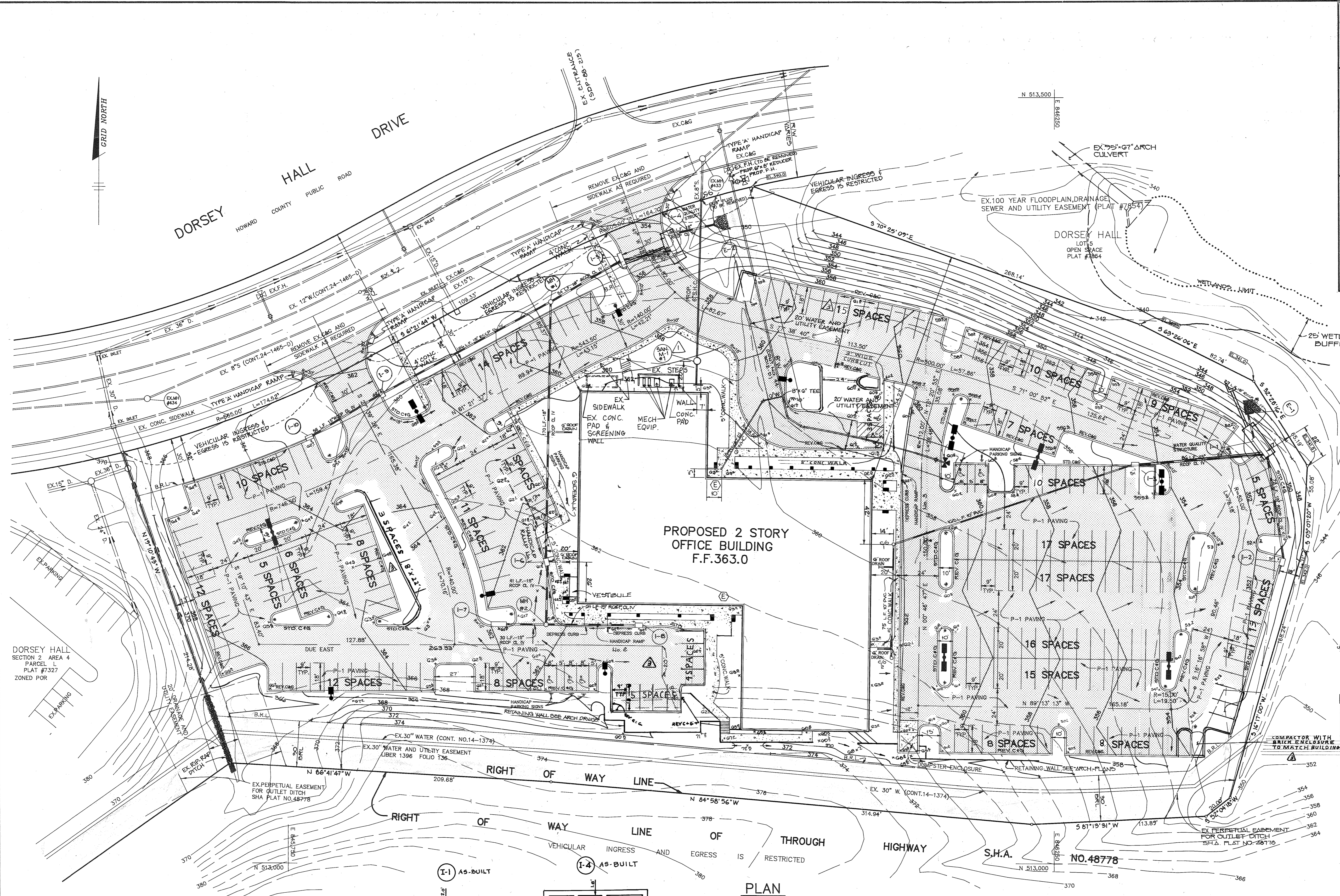
OWNER/DEVELOPER  
 TROUTMAN COMPANY  
 WILDE LAKE VILLAGE CENTER  
 SUITE 300  
 10451 TWIN RIVERS ROAD  
 COLUMBIA, MARYLAND 21044

PROJECT: **DORSEY HALL PARCEL M**  
 AREA DORSEY HALL PARCEL M PLAT #7327 SECTION 2 AREA 4 ZONED FOR 2<sup>ND</sup> ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

TITLE: **SITE DEVELOPMENT PLAN**

RIEMER MUEGGE & ASSOCIATES, INC.  
 A Land Planning, Engineering and Consulting Firm  
 3105 North Ridge Road Ellicot City, Maryland 21043  
 301-461-2690 FAX: 301-750-3176

DESIGNED BY: D.D.S.
DRAWN BY: CADD
PROJECT NO: 53702
DATE: AUGUST 10, 1989
SCALE: AS SHOWN
DRAWING NO. 2 OF 7



**PLAN**

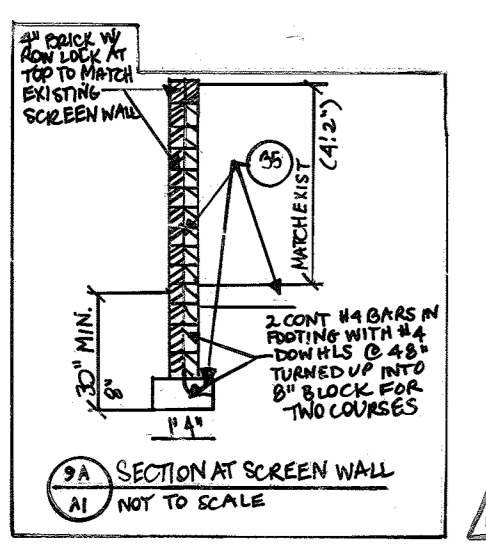
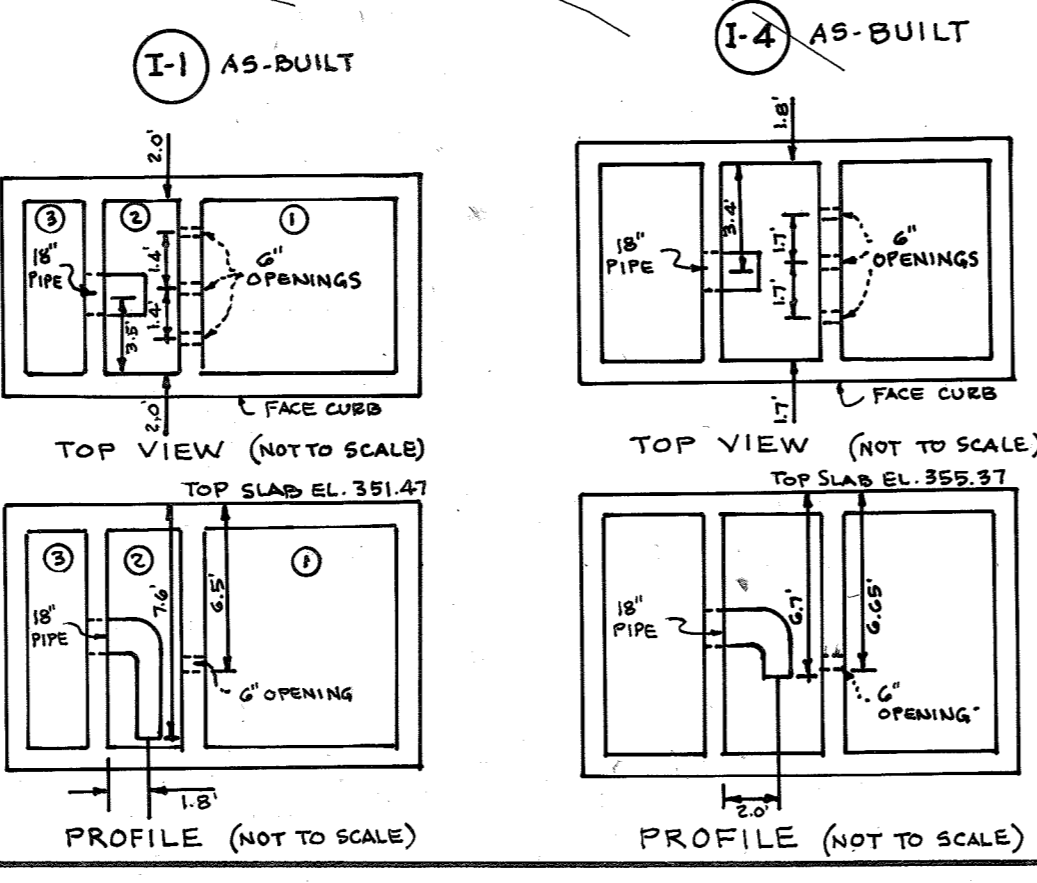
SCALE: 1"=30'

WATER QUALITY CERTIFICATION  
 I HEREBY CERTIFY THAT THIS WATER QUALITY "AS-BUILT" TRULY REPRESENTS EXISTING FIELD CONDITIONS OF THE WATER QUALITY STRUCTURES ELEVATIONS.

*C. Allen Paup R.P.S. 9-12-91 #495*



APPROVED  
 PLANNING BOARD  
 OF HOWARD COUNTY  
 DATE: Oct. 11, 1989  
*Com*





ADDED MECH. EQUIP. AND SCREENING WALL. REVISED EX. SIDEWALK.  
 \* THIS SEAL IS FOR REDLINE REVISIONS ONLY, DATED OCTOBER 25, 2004.



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

*James P. ...* 3-14-90  
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Joseph ...* 4/11/90  
 DIRECTOR DATE  
*Joseph ...* 4/23/90  
 CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

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

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*James ...* 3/5/90  
 DIRECTOR DATE  
*William ...* 3-5-90  
 CHIEF, BUREAU OF ENGINEERING DATE

BY THE DEVELOPER:  
 "I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT."  
*Bill ...* 2/21/90  
 DEVELOPER 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."  
*Arthur E. Muegge* 2-11-90  
 ENGINEER DATE

REVIEWED FOR *Howard* NAME S.C.D.  
 AND MEETS TECHNICAL REQUIREMENTS  
*James M. ...* 2/23/90  
 U.S. SOIL CONSERVATION SERVICE DATE

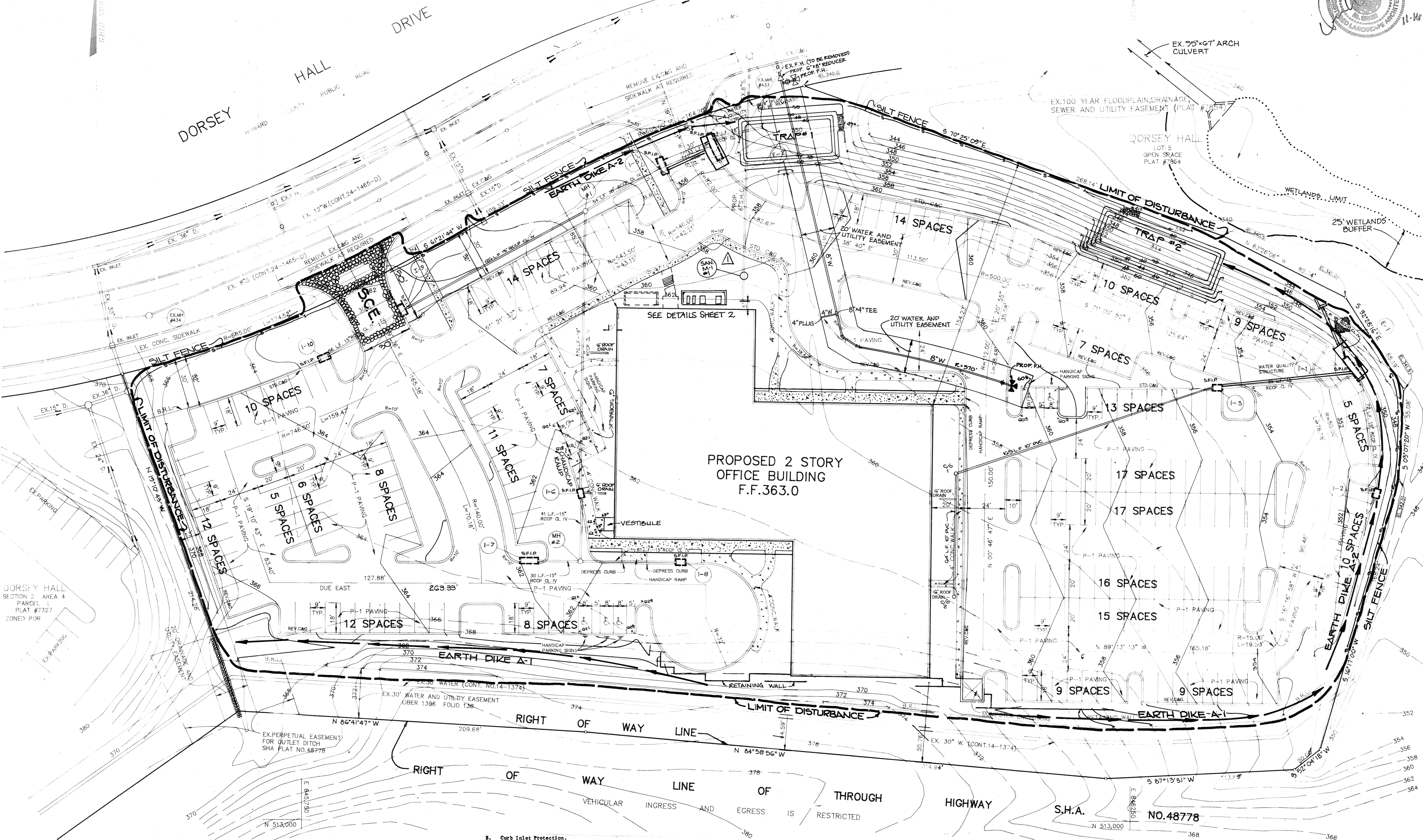
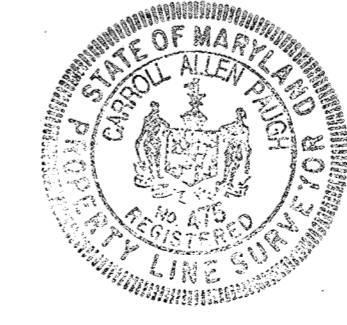
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.  
*John ...* 2/23/90  
 HOWARD S.C.D. DATE

3.1502	1	ADD VESTIBULE
DATE	NO	REVISION
OWNER/DEVELOPER		
TROUTMAN COMPANY WILDE LAKE VILLAGE CENTER SUITE 300 10491 TWIN RIVERS ROAD COLUMBIA, MARYLAND 21044		
PROJECT		
DORSEY HALL PARCEL M		
AREA DORSEY HALL PARCEL M PLAT # 7327 SECTION 2 AREA 4 ZONED FOR 2 <sup>ND</sup> ELECTION DISTRICT, HOWARD COUNTY, MARYLAND		
TITLE		
SEDIMENT CONTROL PLAN & DETAILS		

RIEMER MUEGGE & ASSOCIATES, INC.  
 A Land Planning, Engineering and Consulting Firm  
 3105 North Ridge Road Ellicott City, Maryland 21043  
 301-461-2690 FAX: 301-750-3176

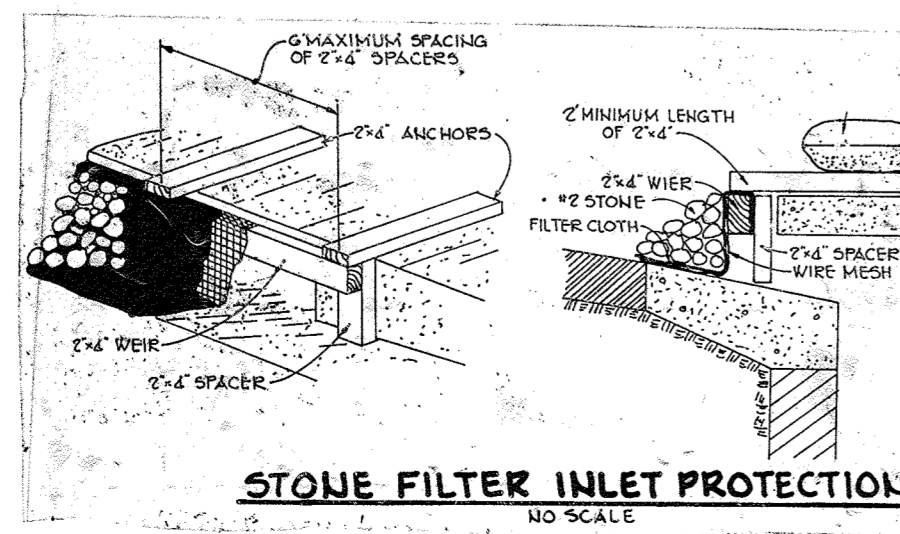
*Arthur E. Muegge* 2-11-90  
 DATE  
 DESIGNED BY: D.E.S.  
 DRAWN BY: CADD/  
 PROJECT NO: 80702  
 DATE: AUGUST 10, 1989  
 SCALE: AS SHOWN  
 DRAWING NO. 3 OF 7

APPROVED  
 HOWARD COUNTY  
 HEALTH DEPARTMENT  
 Oct. 11, 1989  
 CAM



- PLAN**  
 SCALE: 1"=30'
- WATER QUALITY CERTIFICATION  
 I HEREBY CERTIFY THAT THIS WATER QUALITY "AS-BUILT" TRULY REPRESENTS EXISTING FIELD CONDITIONS OF THE WATER QUALITY STRUCTURES ELEVATIONS.  
*C. Allen ...* 7-17-91  
 # 475
- Attach a continuous piece of wire mesh (30" min. width by throat length plus 4") to the 2" x 4" weir (measuring throat length plus 2") as shown on the standard drawing.
  - Place a piece of approved filter cloth (40-85 sieve) of the same dimensions as the wire mesh over the wire mesh and securely attach to the 2" x 4" weir.
  - Securely nail the 2" x 4" weir to 9" long vertical spacers to be located between the weir and inlet face (max. 6' apart).
  - Place the assembly against the inlet throat and nail (minimum 2" lengths of 2" x 4" to the top of the weir at spacer locations. These 2" x 4" anchors shall extend across the inlet top and be held in place by sandbags or alternate weight.
  - The assembly shall be placed so that the end spacers are a minimum 1' beyond both ends of the throat opening.
  - Form the wire mesh and filter cloth to the concrete gutter and against the face of curb on both sides of the inlet. Place clean 2" stone over the wire mesh and filter fabric in such a manner as to prevent water from entering the inlet under or around the filter cloth.
  - This type of protection must be inspected frequently and the filter cloth and stone replaced when clogged with sediment.
  - Assure that storm flow does not bypass inlet by installing temporary earth or asphalt dikes directing flow into inlet.

TYPE OF TRAP	TRAP NUMBER	DRAINAGE AREA	STORAGE VOLUME REQ'D (CF)	STORAGE VOLUME PROV'D (CF)	CREST ELEV.	CREST WIDTH	BOTTOM ELEV.	BOTTOM DIMENSIONS	CLEANOUT ELEV.	SIDE SLOPES
STONE OUTLET	1	2.14 ± Ac.	3051	4050	249.0	9'	246.0	21' x 52'	247.5	1:1
STONE OUTLET	2	2.77 ± Ac.	4270	4472	241.0	10'	238.0	17' x 70'	237.5	1:1



- Construction Specifications**
- A. Materials**
- Wooden frame is to be constructed of 2" x 4" construction grade lumber.
  - Wire mesh must be of sufficient strength to support filter fabric, and stone for curb inlets, with water fully impounded against it.
  - Filter cloth must be of a type approved for this purpose; resistant to sunlight with sieve size, E05, 40-85, to allow sufficient passage of water and removal of sediment.
  - Stone is to be 2" in size and clean, since fines would clog the cloth.

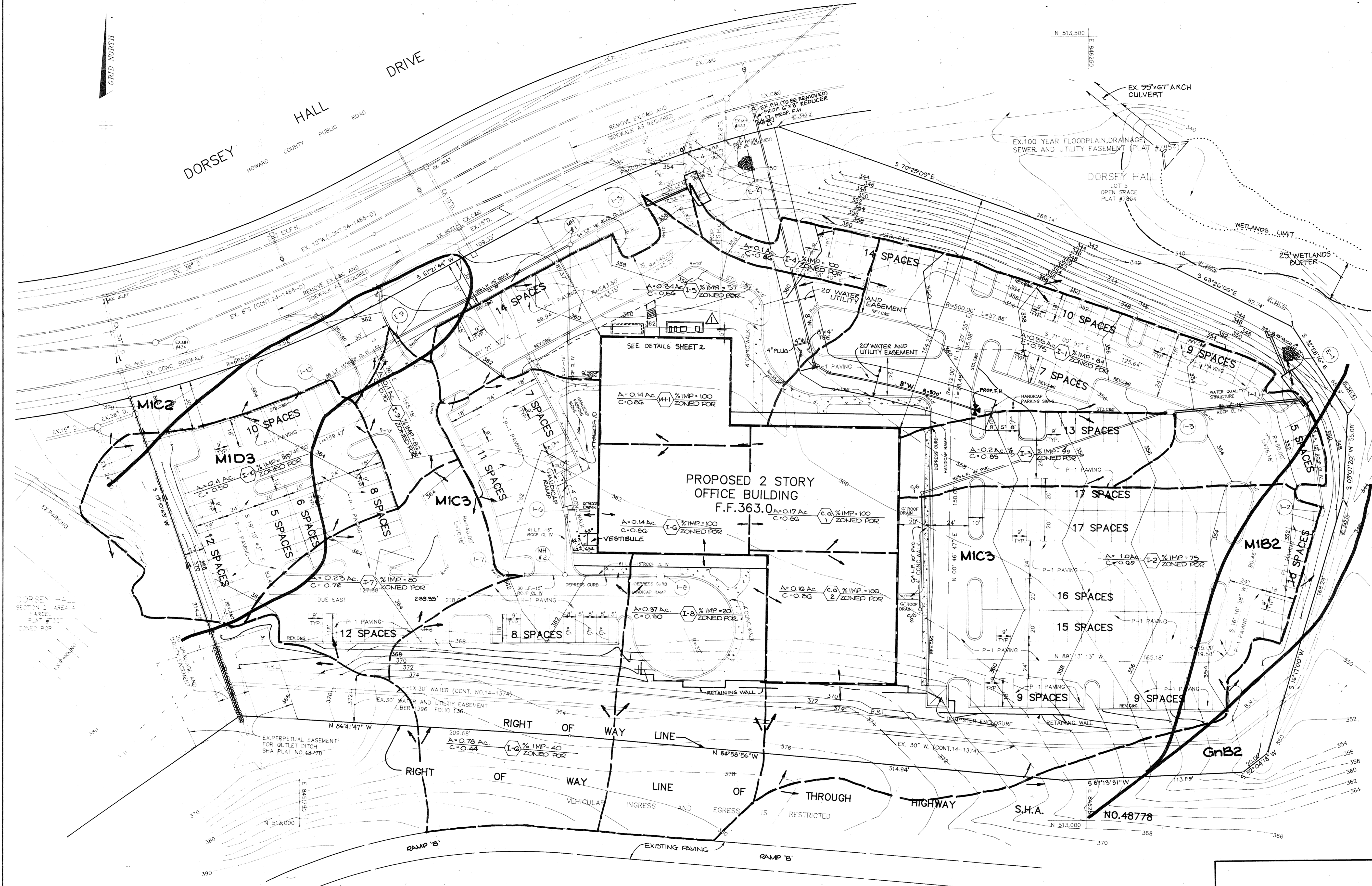


APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.  
*Joseph J. ...* 2/11/90  
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*James ...* 4/11/90  
 DIRECTOR DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.  
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*James ...* 3/5/90  
 DIRECTOR DATE

*William ...* 2-5-90  
 CHIEF, BUREAU OF ENGINEERING DATE



**PLAN**  
 SCALE: 1" = 30'

WATER QUALITY CERTIFICATION  
 I HEREBY CERTIFY THAT THIS WATER QUALITY "AS-BUILT" TRULY REPRESENTS EXISTING FIELD CONDITIONS OF THE WATER QUALITY STRUCTURES INCLUDING BUT NOT LIMITED TO PIPE SIZES, DIAMETERS, LINE, GRADE AND ELEVATIONS.  
*C. Allen ...* R.P.L.S. 9-17-91 #475



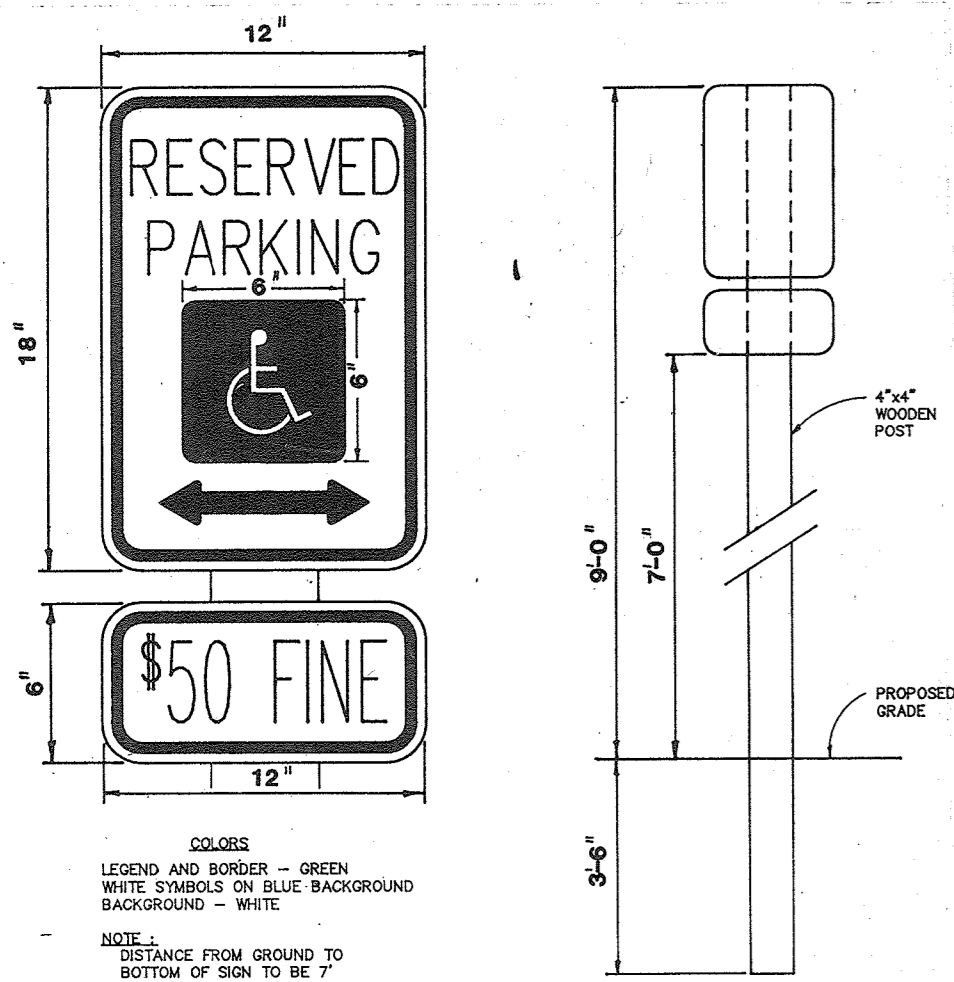
▲ ADDED MECH. EQUIP. AND SCREENING WALL. REVISED EX. SIDEWALK.  
 \* THIS SEAL IS FOR REDLINE REVISIONS ONLY, DATED OCTOBER 25, 2004.

3.15.02	1	ADD VESTIBULE
DATE	NO.	REVISION
OWNER/DEVELOPER		
TROUTMAN COMPANY WILDE LAKE VILLAGE CENTER SUITE 300 10491 TWIN RIVERS ROAD COLUMBIA, MARYLAND 21044		
PROJECT <b>DORSEY HALL PARCEL M</b>		
AREA DORSEY HALL PARCEL M PLAT #1227 SECTION 2 AREA 4 ZONED FOR 2 <sup>ND</sup> ELECTION DISTRICT, HOWARD COUNTY, MARYLAND		
TITLE <b>DRAINAGE AREA MAP</b>		
RIEMER MUEGGE & ASSOCIATES, INC. A Land Planning, Engineering and Consulting Firm 3105 North Ridge Road Ellicott City, Maryland 21043 301-461-2690 FAX: 301-750-3176		
DATE <b>2-11-90</b>		
DESIGNED BY D.F.		
DRAWN BY C.D.		
PROJECT NO 53702		
DATE AUGUST 10, 1989		
SCALE AS SHOWN		
DRAWING NO. 4 OF 7		

SOIL TYPES

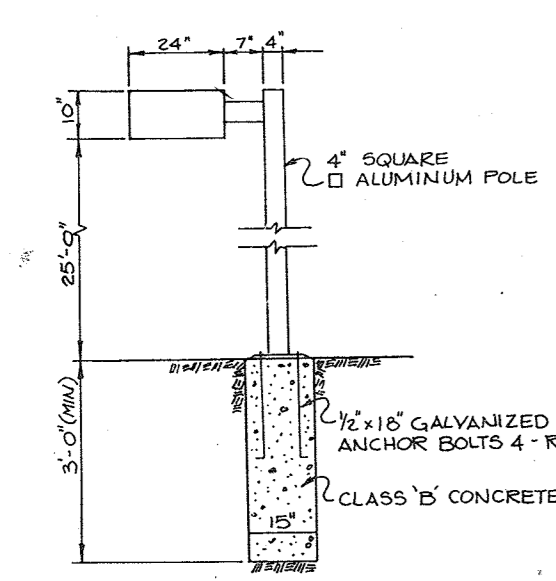
SYMBOL	DESCRIPTION	TYPE
MIC2	Manor Loam, 8 to 15 percent slopes, moderately eroded	B
MIC3	Manor Loam, 8 to 15 percent slopes, severely eroded	B
MID3	Manor Loam, 15 to 25 percent slopes, severely eroded	B
MIB2	Manor Loam, 3 to 8 percent slopes, moderately eroded	B
GnB2	Glenville silt loam, 3 to 8 percent slopes, moderately eroded	C



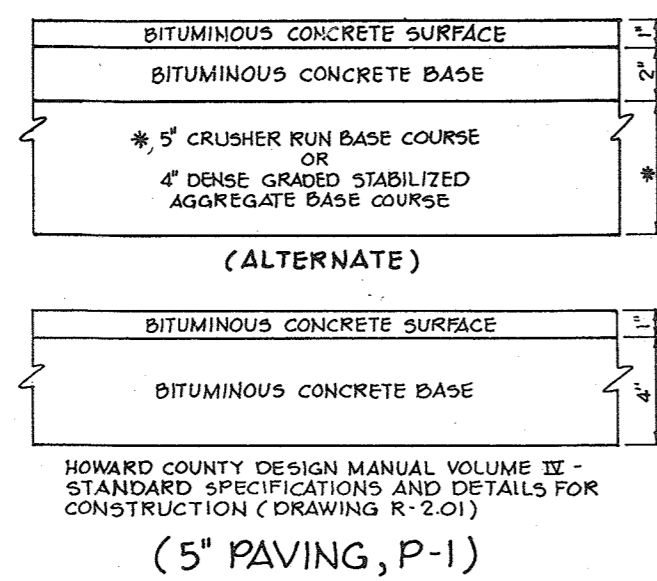


**HANDICAP SIGN DETAIL**  
NO SCALE

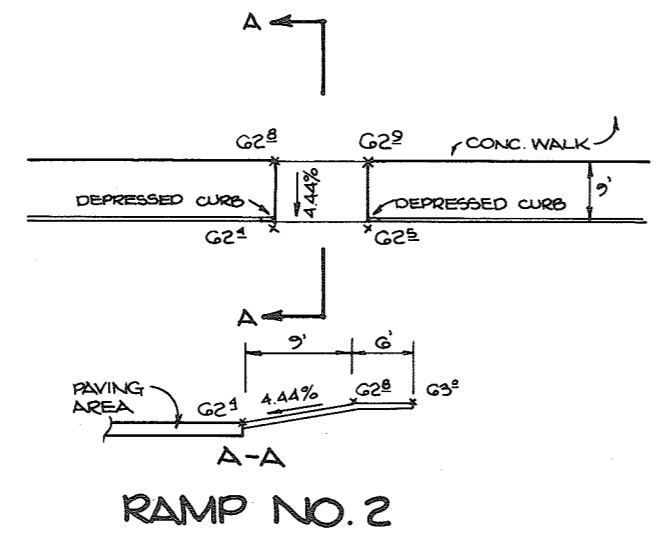
- ALL LIGHT FIXTURES TO BE SINGLE LUMINAIRE 400 MATT MERCURY TYPE WITH METAL POLES AND DIRECTED DOWNWARD.
- LOCATIONS OF LIGHT FIXTURES ARE ON THE PLAN AND ARE SHOWN THIS WAY.
- LIGHTS TO BE MODULE II TYPE AS MANUFACTURED BY MOLDCAST OR APPROVED EQUAL.
- POLE AND FIXTURE TO HAVE BLACK POLYESTER SAMBLE FINISH.
- POLE TO BE LOCATED 3' BACK FROM BACK OF CURB.



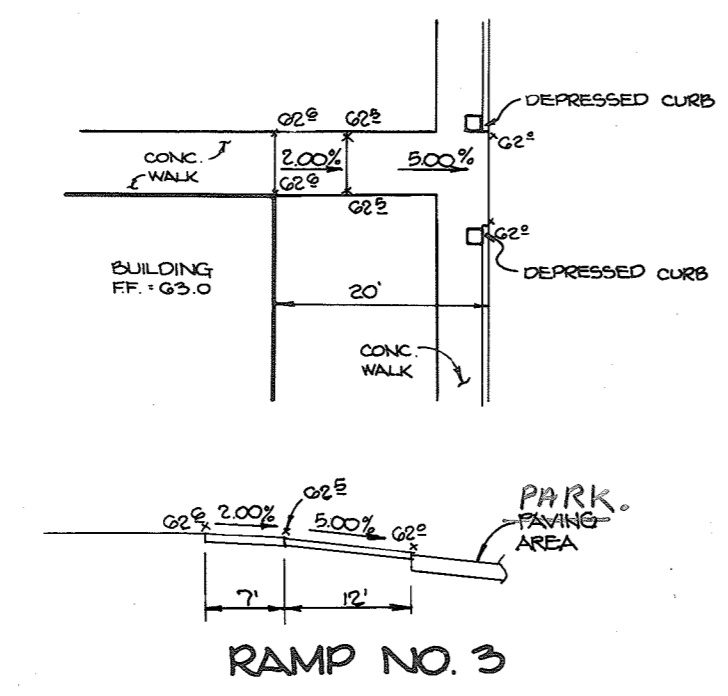
**LIGHT POLE DETAIL**  
NO SCALE



**(5" PAVING, P-1)**

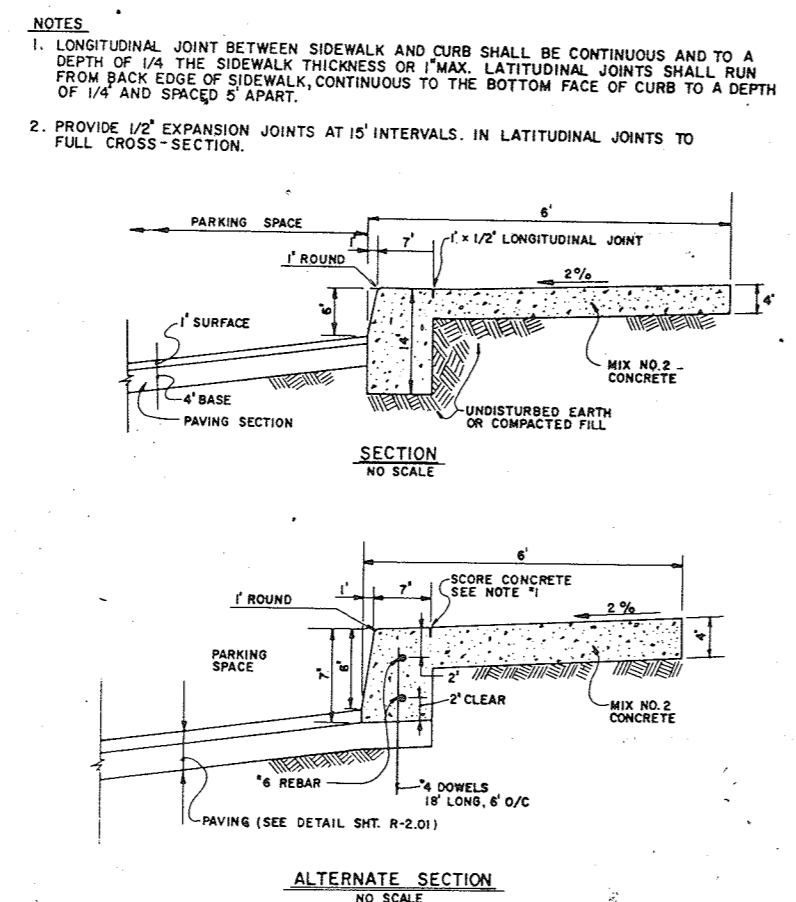


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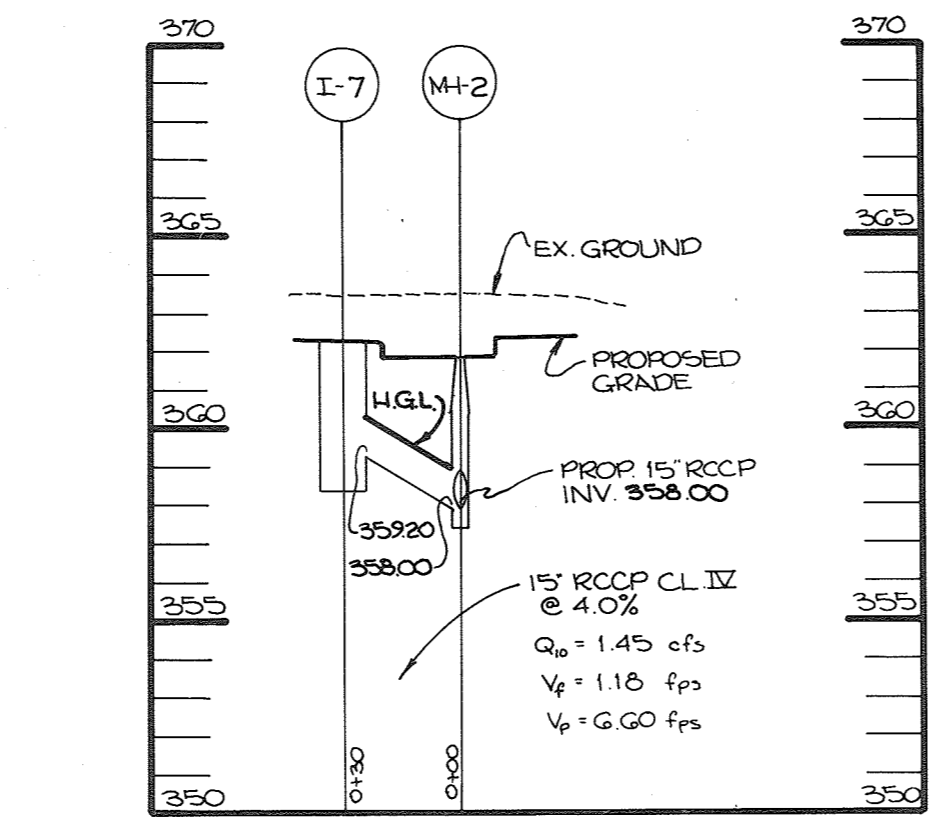


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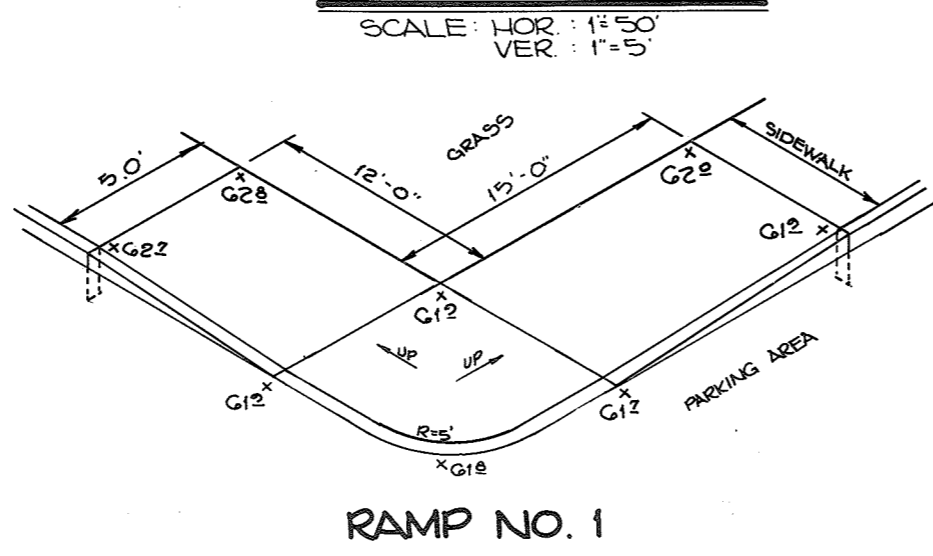
**HANDICAP RAMP DETAILS**  
NO SCALE



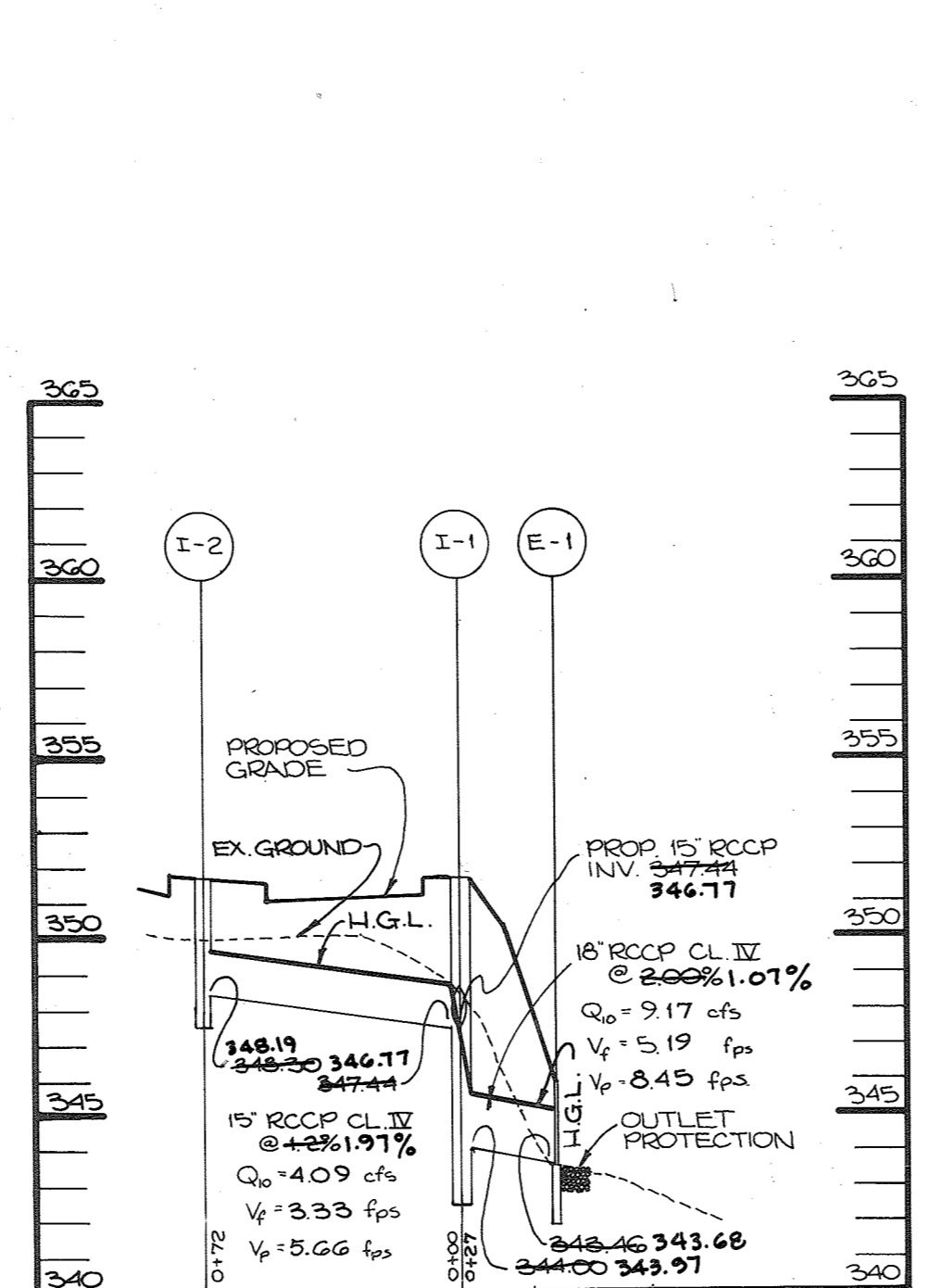
**MONOLITHIC CURB & SIDEWALK**  
NO SCALE



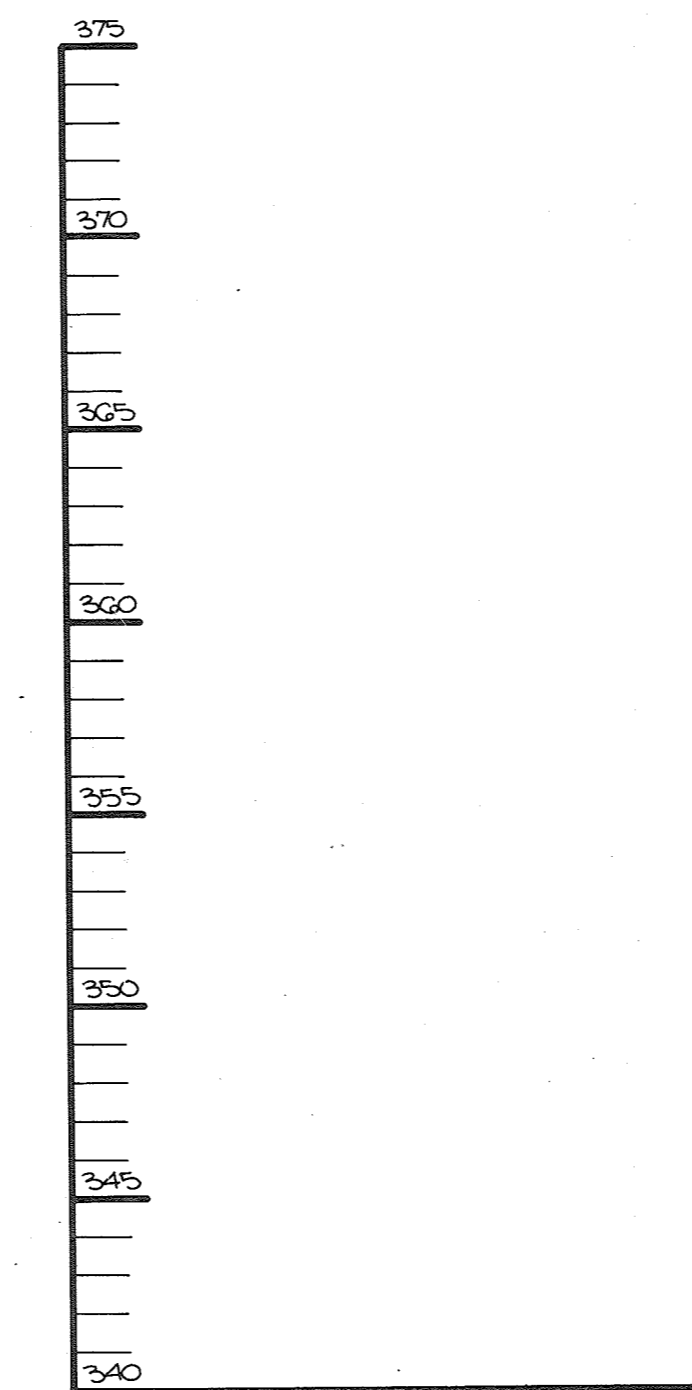
**PROFILE**  
SCALE: HOR: 1"=5' VER: 1"=5'



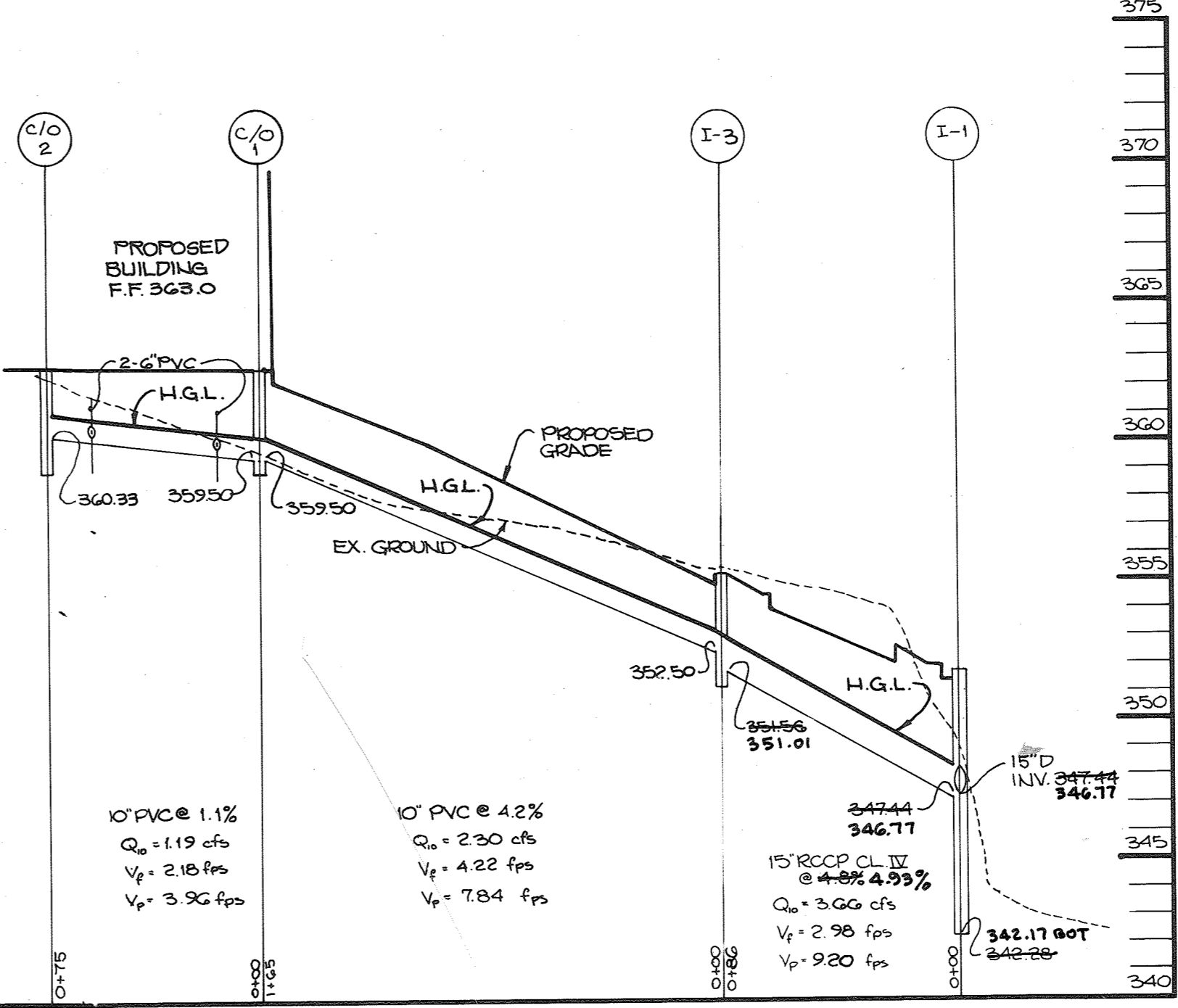
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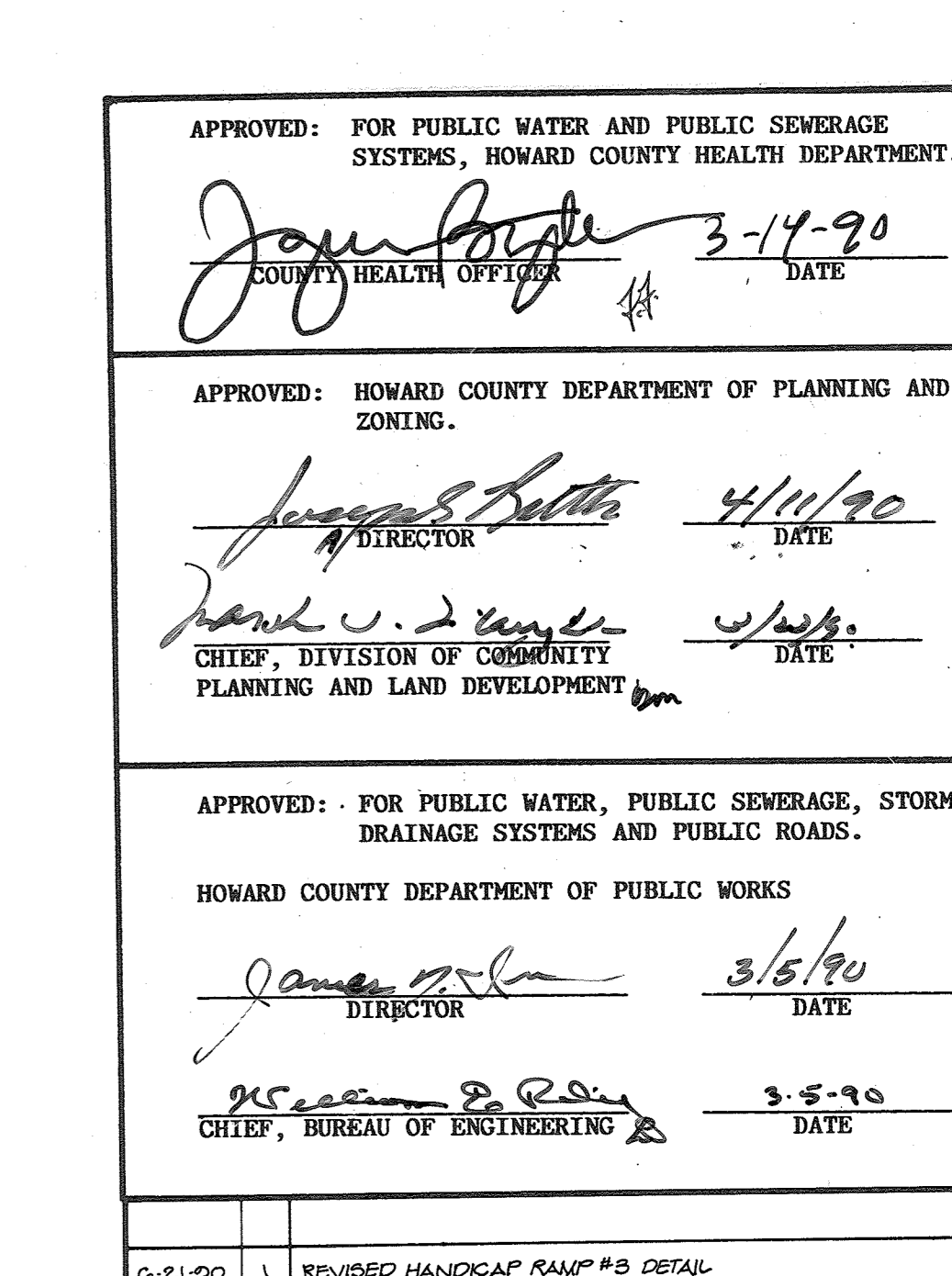
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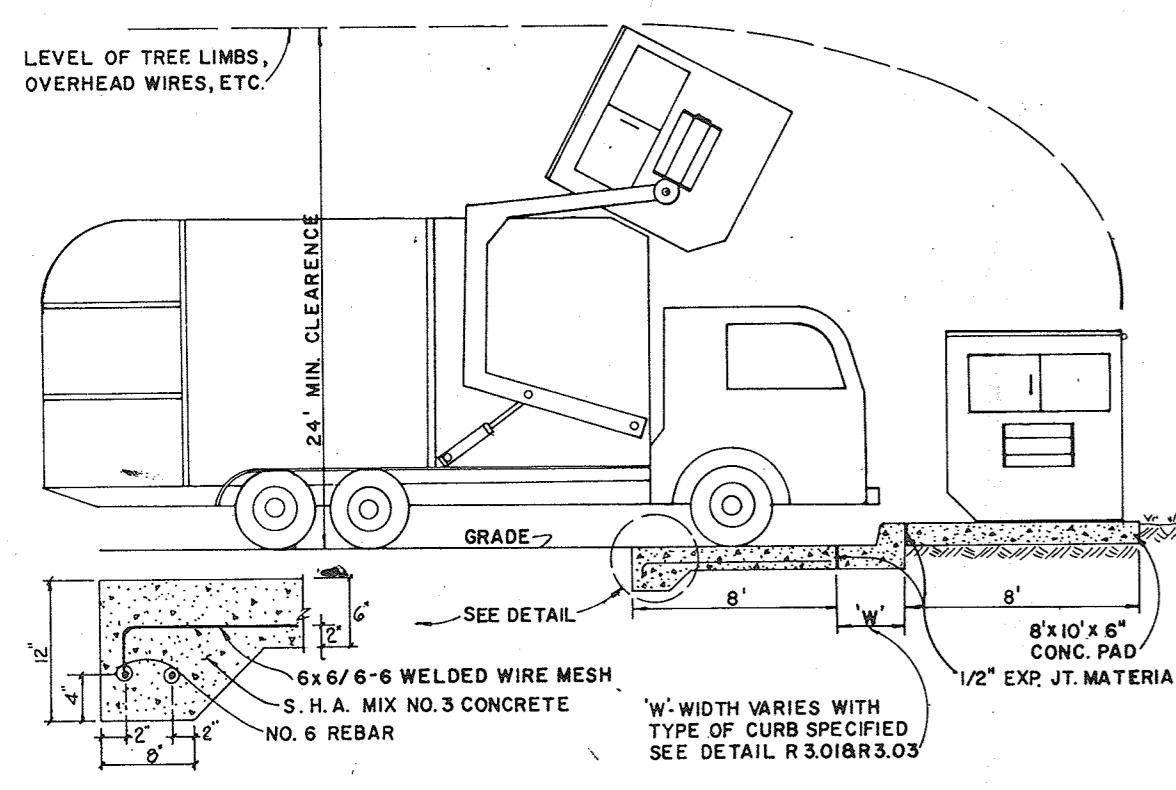
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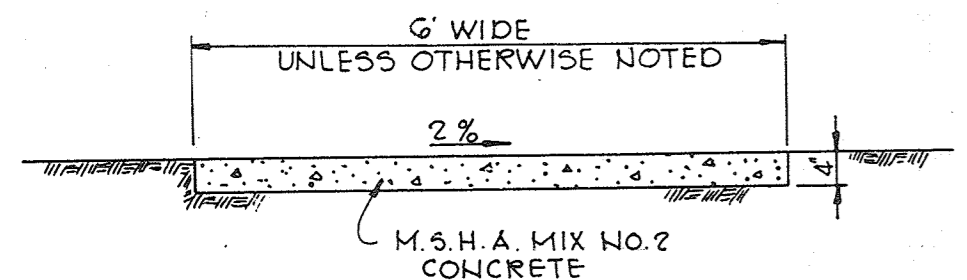
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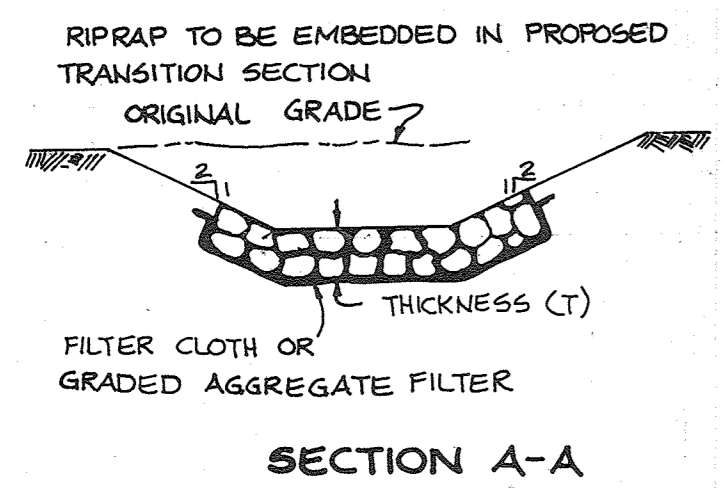
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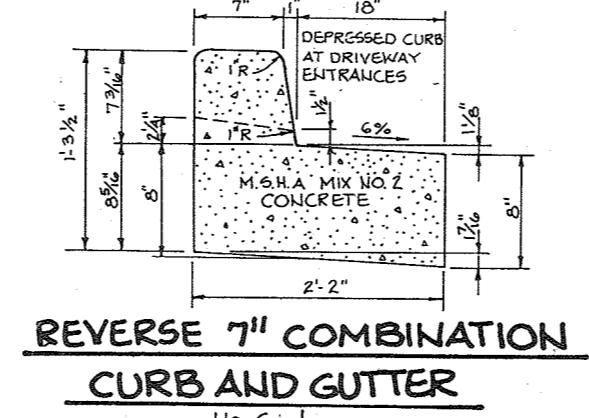
**DUMPSTER PAD DETAIL**  
NO SCALE



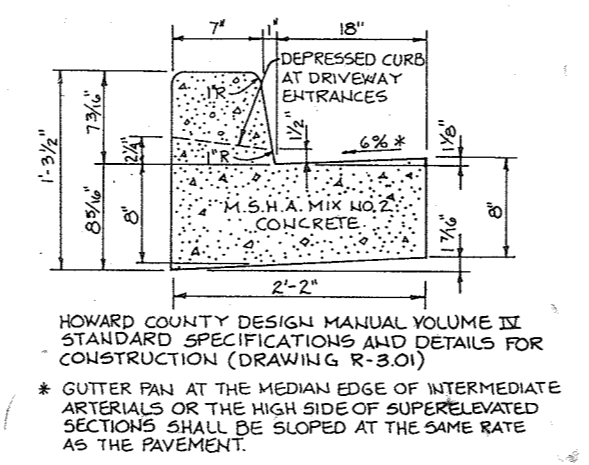
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**OUTLET PROTECTION DETAIL**  
No Scale



**REVERSE 7" COMBINATION CURB AND GUTTER**  
No Scale

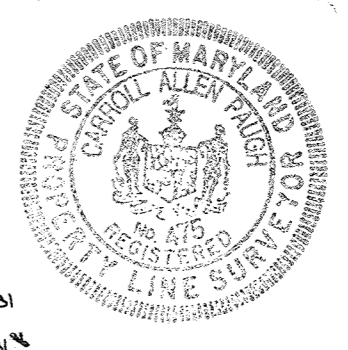


**STANDARD 7" COMBINATION CURB AND GUTTER**  
No Scale

WATER QUALITY CERTIFICATION  
I HEREBY CERTIFY THAT THIS WATER QUALITY "AS-BUILT" TRULY REPRESENTS EXISTING FIELD CONDITIONS OF THE WATER QUALITY STRUCTURES INCLUDING BUT NOT LIMITED TO PIPE SIZES, DIAMETERS, LINE, GRADE AND ELEVATIONS.

C. Chesney, P.E. 9-17-91  
#775

No.	Type	Location	Top Elev.	Inv. In.	Inv. Out	Remarks
1-1	WATER QUALITY STRUCTURE	SEE PLAN	351.58	FR. 1-3: 347.44 FR. 1-2: 347.44	344.00	SEE DETAIL SHEET 6
1-2	A-5 DEPRESSED	SEE PLAN	351.58		348.30	HOWARD COUNTY STD DETAIL SD 4.01 & SD 4.81
1-3	A-5 DEPRESSED	SEE PLAN	355.34	352.50	351.56	HOWARD COUNTY STD DETAIL SD 4.01 & SD 4.81
1-4	WATER QUALITY STRUCTURE	SEE PLAN	355.48	351.02	349.29	SEE DETAIL SHEET 6
1-5	A-10	SEE PLAN	355.77	352.22	352.00	HOWARD COUNTY STD DETAIL SD 4.02
1-6	A-5 DEPRESSED	SEE PLAN	361.78	15:357.44 6:397.03	357.03	HOWARD COUNTY STD DETAIL SD 4.01 & SD 4.81
1-7	A-10	SEE PLAN	362.50		359.20	HOWARD COUNTY STD DETAIL SD 4.02
1-8	A-5 DEPRESSED	SEE PLAN	362.58		359.30	HOWARD COUNTY STD DETAIL SD 4.01 & SD 4.81
1-9	A-5	SEE PLAN	362.58	359.11	359.01	HOWARD COUNTY STD DETAIL SD 4.01
1-10	A-5 DEPRESSED	SEE PLAN	363.28		359.91	HOWARD COUNTY STD DETAIL SD 4.01 & SD 4.81
MH-1	PRECAST 4'-0" DIA. MANHOLE	SEE PLAN	359.20	FR. 1-6: 355.42 FR. 1-9: 355.42	354.79	HOWARD COUNTY STD DETAIL G.5.12
MH-2	PRECAST 4'-0" DIA. MANHOLE	SEE PLAN	361.80	FR. 2: 358.00 FR. 1: 358.00	357.85	HOWARD COUNTY STD DETAIL G.5.12
E-1	TYPE 'E' HEADWALL	SEE PLAN		341.45		HOWARD COUNTY STD DETAIL SD 5.3A
E-2	18" CONC. EHD SECTION	SEE PLAN		348.95		HOWARD COUNTY STD DETAIL SD 5.51



APPROVED  
PLANNING BOARD  
HOWARD COUNTY  
Oct 11, 1989

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.  
*James R. Hight* 3-14-90  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*James R. Hight* 4/11/90  
DIRECTOR DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.  
*James R. Hight* 3/5/90  
DIRECTOR DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.  
*James R. Hight* 3-5-90  
CHIEF, BUREAU OF ENGINEERING DATE

OWNER/DEVELOPER  
TROUTMAN COMPANY  
WILDE LAKE VILLAGE CENTER  
SUITE 200  
10451 TWIN RIVERS ROAD  
COLUMBIA, MARYLAND 21044

PROJECT: **DORSEY HALL PARCEL - M**  
AREA: DORSEY HALL PARCEL M PLAT # 7927 SECTION 2 AREA 4 2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
TITLE: **STORM DRAIN PROFILES AND DETAILS**

RIEMER MUEGGE & ASSOCIATES, INC.  
A Land Planning, Engineering and Consulting Firm  
3105 North Ridge Road Ellicott City, Maryland 21043  
301-461-2690 FAX: 301-750-3176

2-11-90  
DATE

DESIGNED BY: D.E.S.  
DRAWN BY: CADD  
PROJECT NO: 50702  
DATE: AUGUST 10, 1989  
SCALE: AS SHOWN  
DRAWING NO. 5 OF 7



SEDIMENT CONTROL NOTES

PERMANENT SEEDING NOTES

Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.

Soil Amendments: In lieu of soil test recommendations, use one of the following schedules:

- 1) Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs/1000 sq ft) and 600 lbs per acre 10-10-10 fertilizer (14 lbs/1000 sq ft) before seeding.

Seeding: For the periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs. per acre (1.4 lbs/1000 sq. ft.) of Kentucky 31 Tall Fescue.

Mulching: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs./1000 sq. ft.) of unrotted small grain straw immediately after seeding.

Maintenance: Inspect all seeded areas and make needed repairs, replacements and reseeding.

- 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 vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

3. Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1; b) 14 days as to all other disturbed or graded areas on the project site.

4. All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.

5. All disturbed areas must be stabilized within the time period specified above in accordance with the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings (Sec. 51) and temporary seeding (Sec. 50) and mulching (Sec. 52). Temporary stabilization with mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.

6. 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.

7. Site Analysis: Total Area of Site 5.377 acres Area Disturbed 2.059 acres Area to be roofed or paved 2.703 acres Total Cut 11.722 Cu. yds. Total Fill 11.722 Cu. yds.

8. Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.

9. Additional sediment controls must be provided, if deemed necessary by the Howard County Department of Public Works Sediment Control Inspector.

10. Site grading will begin only after all perimeter sediment control measures have been installed and are in a functioning condition.

11. Sediment will be removed from traps when its depth reaches the clean out elevation shown on the plans.

12. Cut and fill quantities provided under site analysis do not represent bid quantities. These quantities do not distinguish between topsoil, structural fill or embankment material, nor do they reflect consideration of undercutting or removal of unsuitable material. The contractor shall familiarize himself with site conditions which may affect the work.

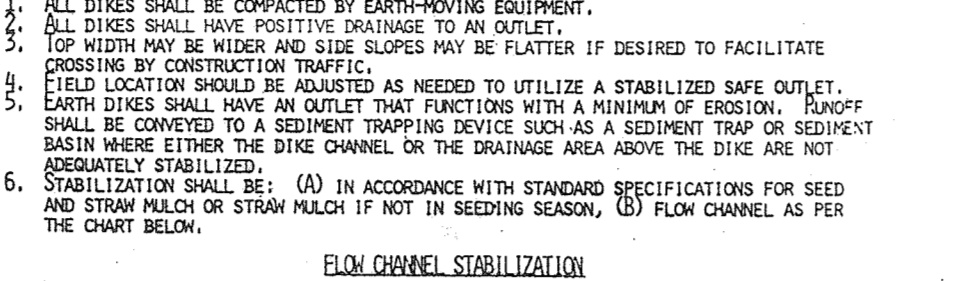
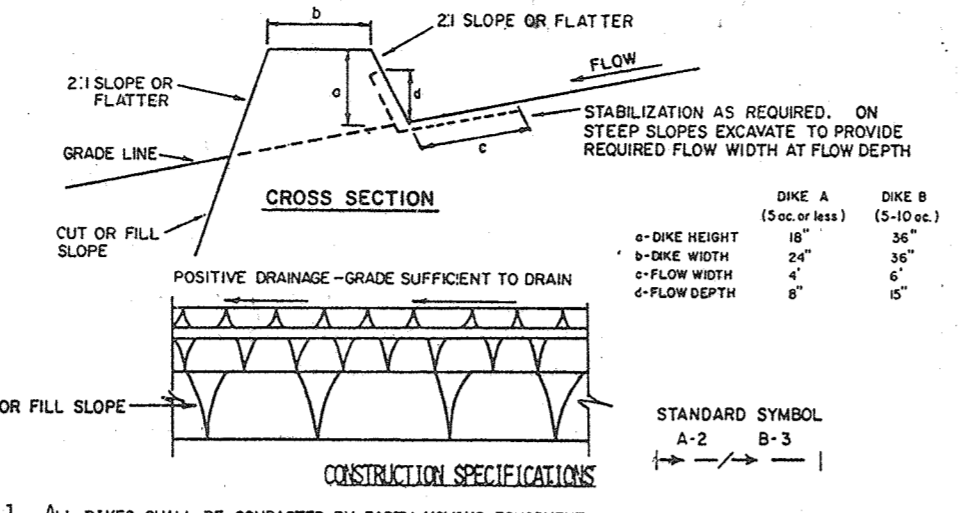
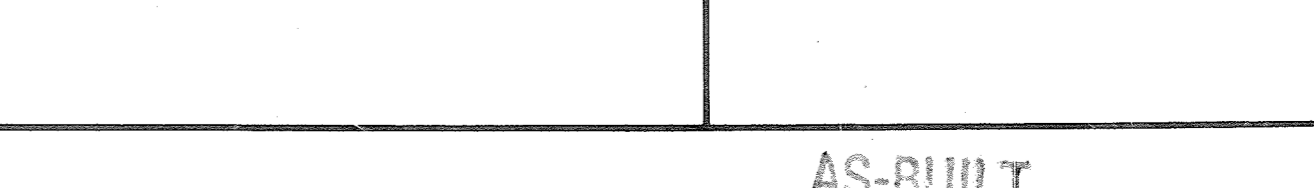
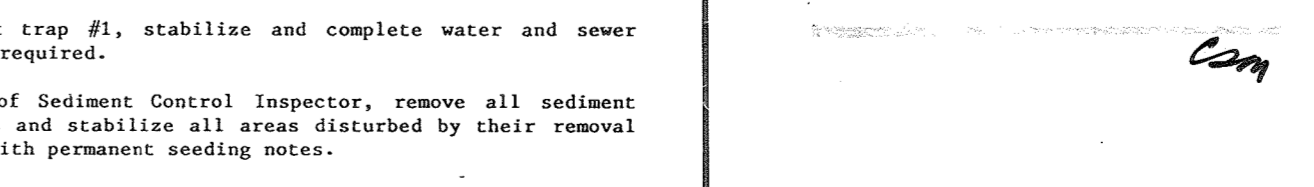
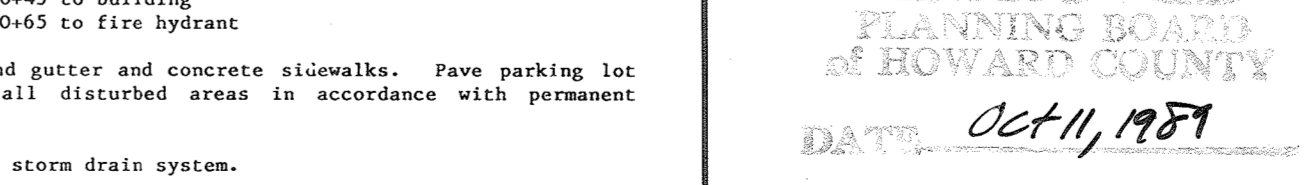
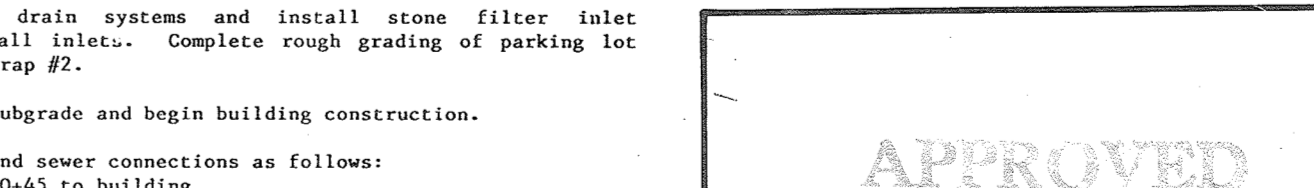
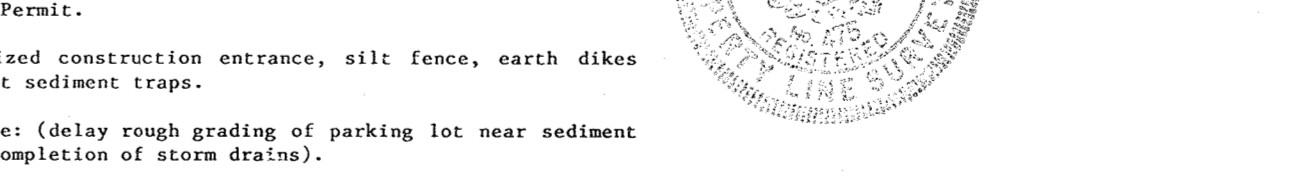
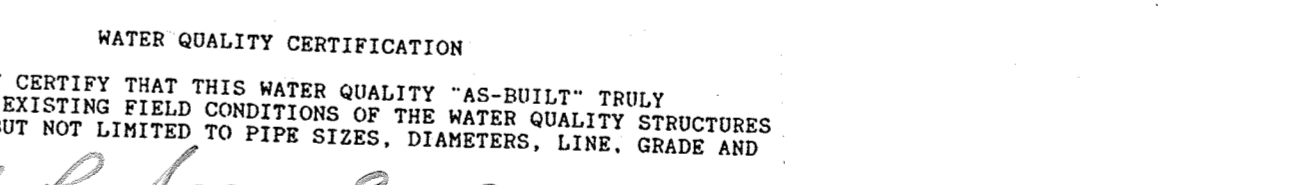
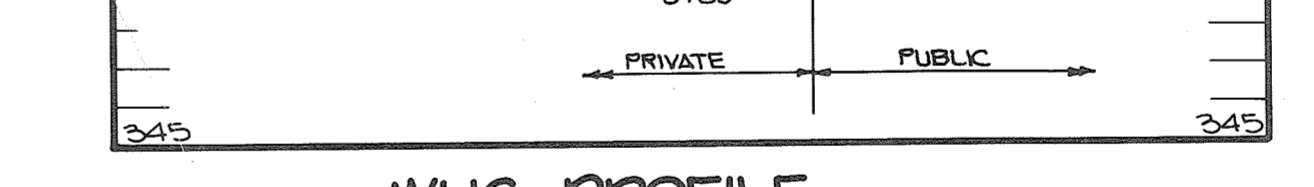
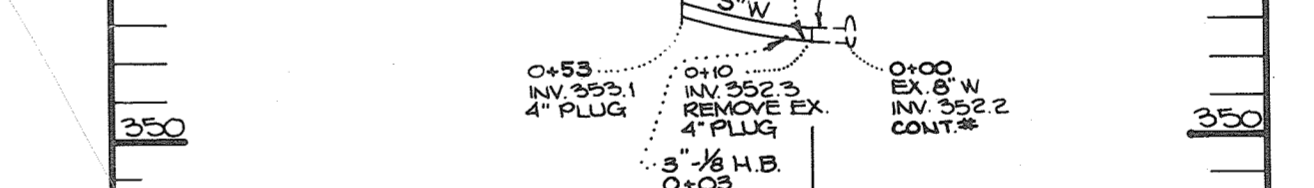
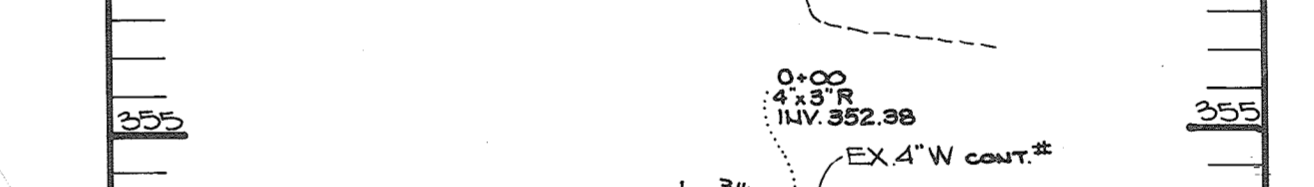
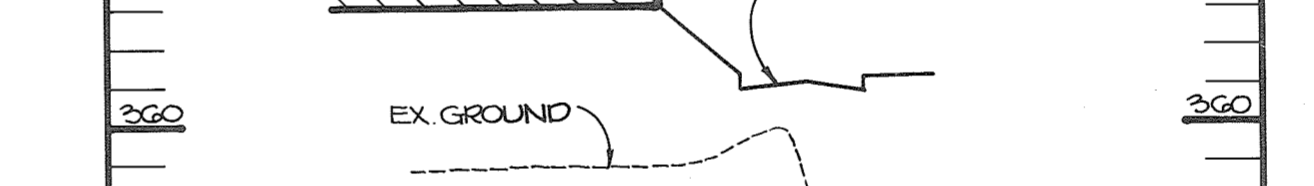
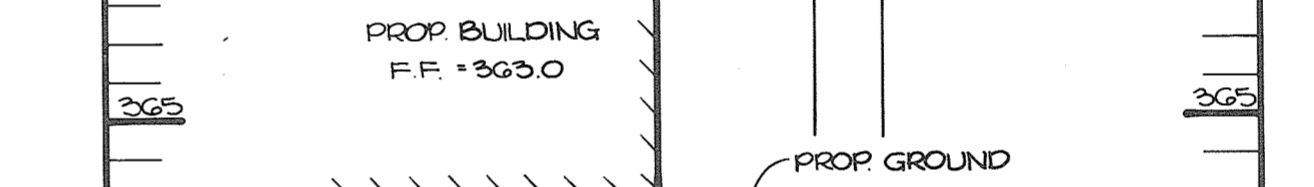
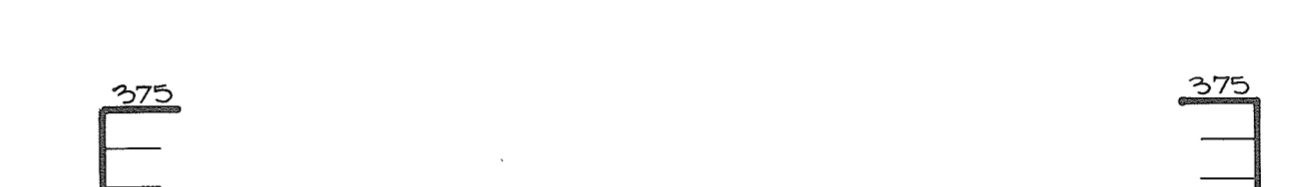
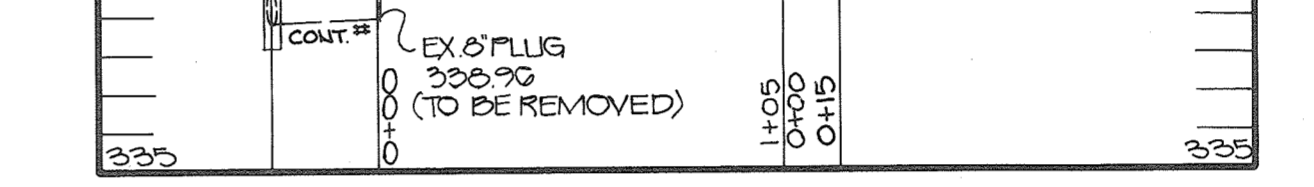
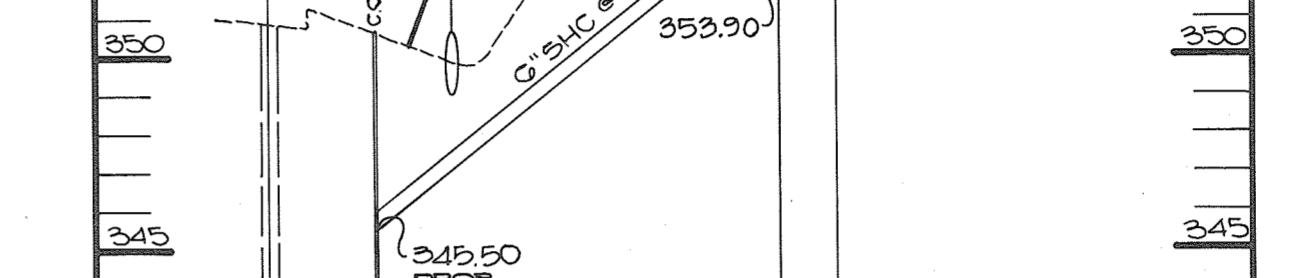
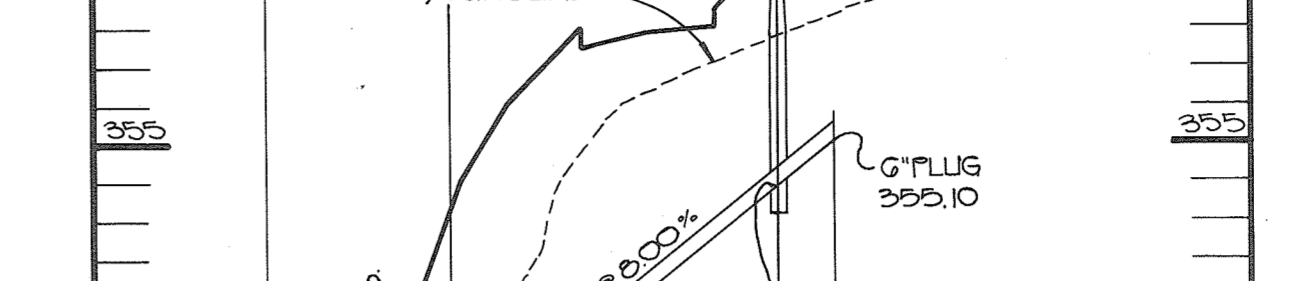
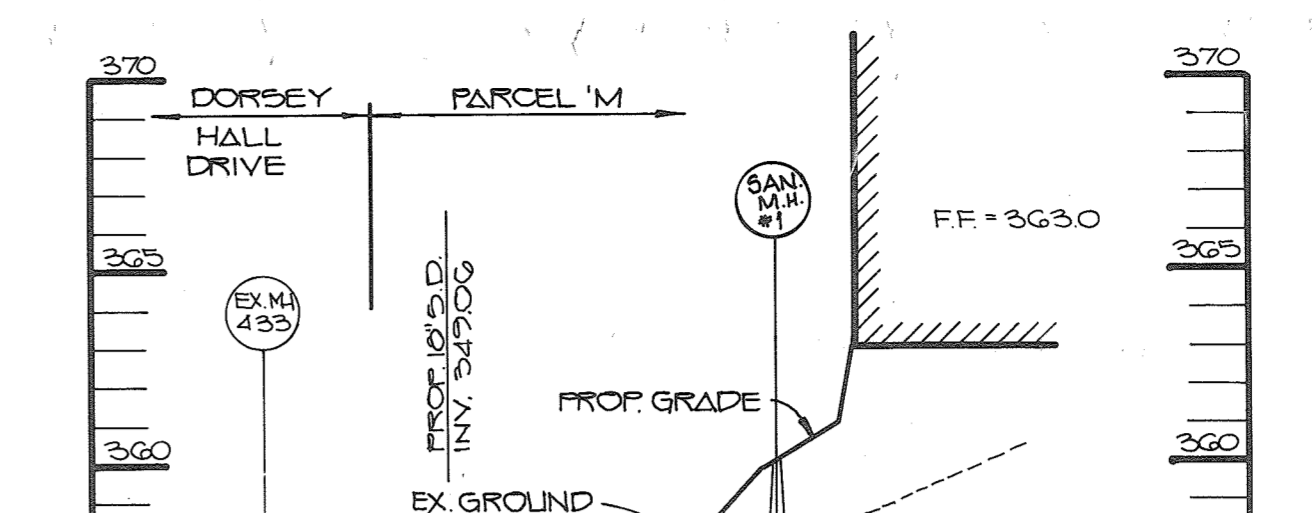
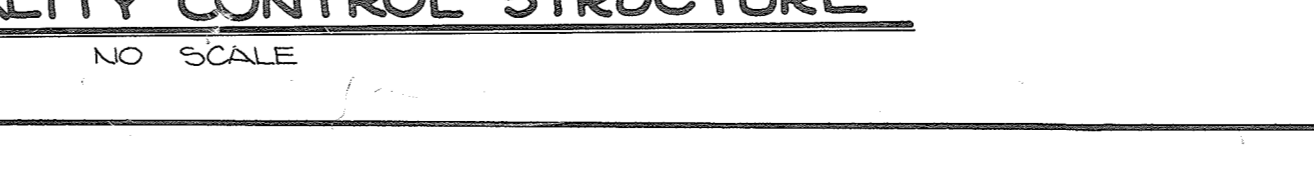
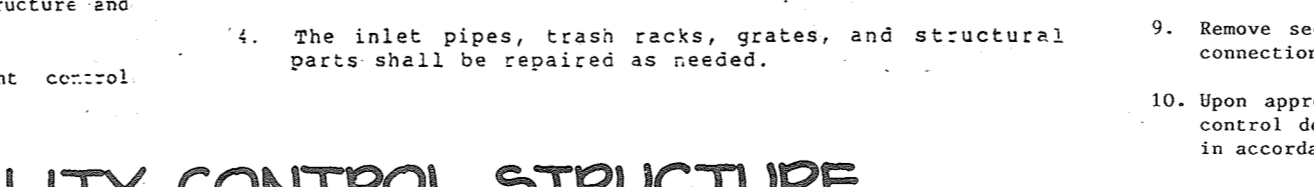
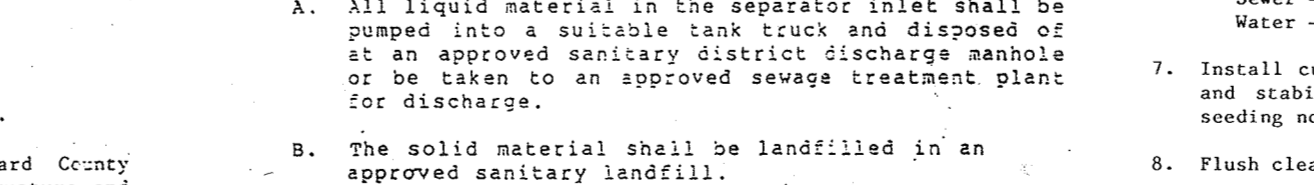
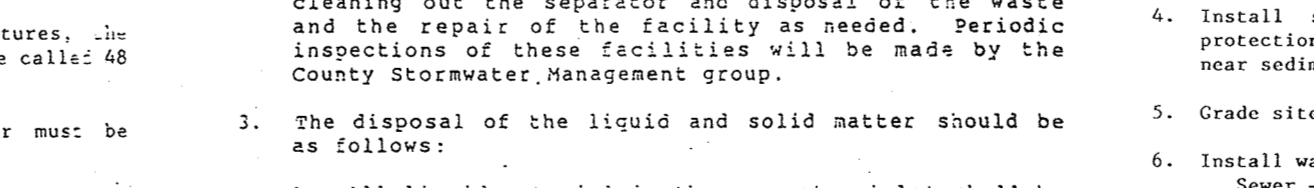
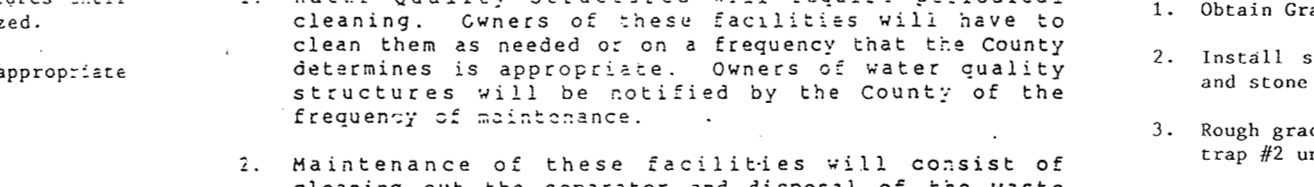
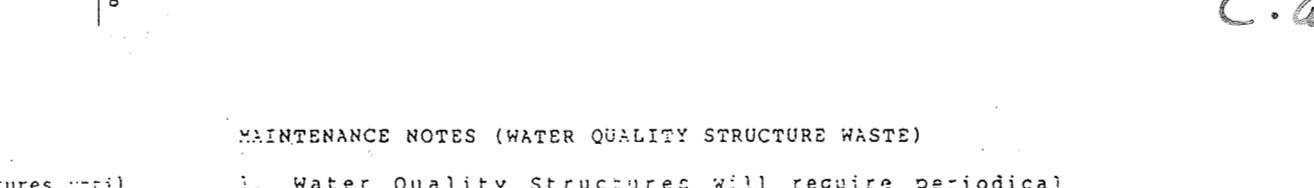
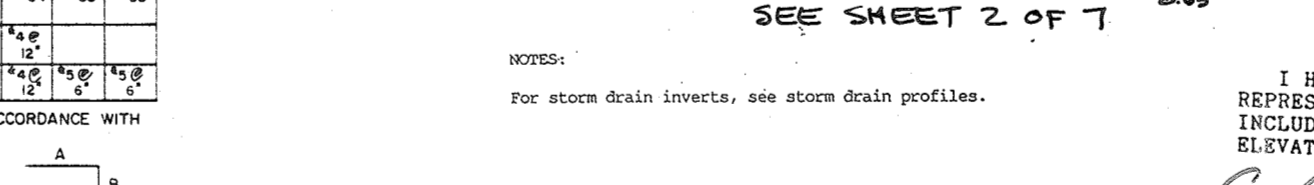
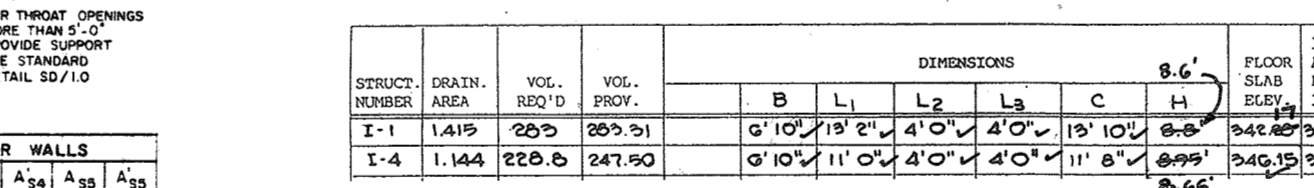
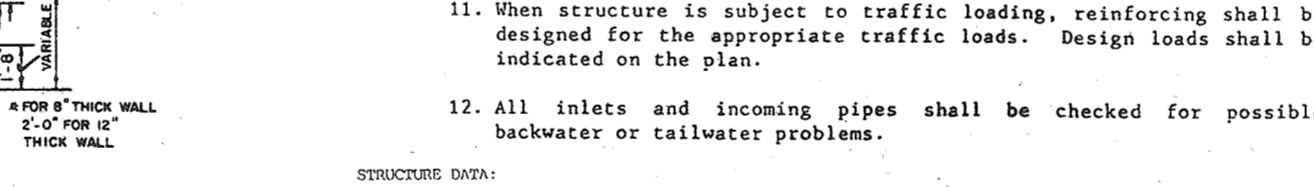
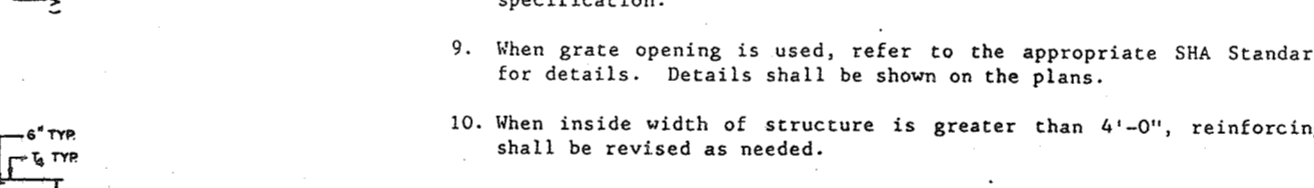
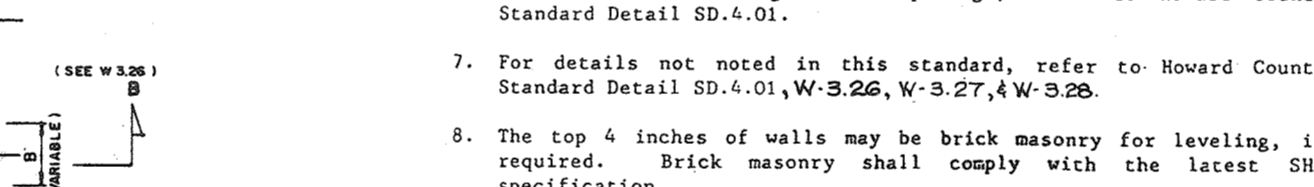
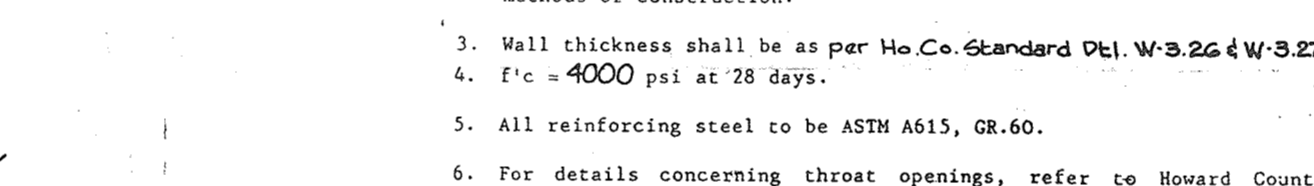
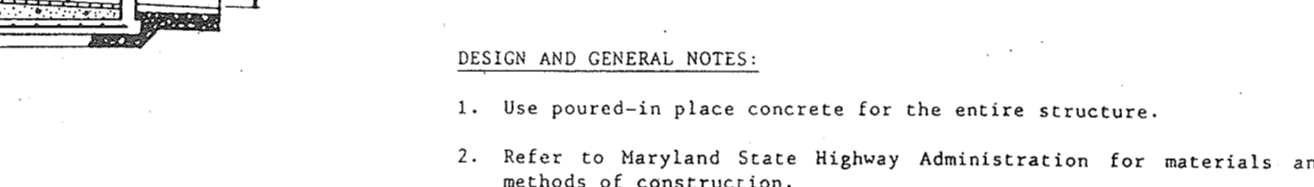
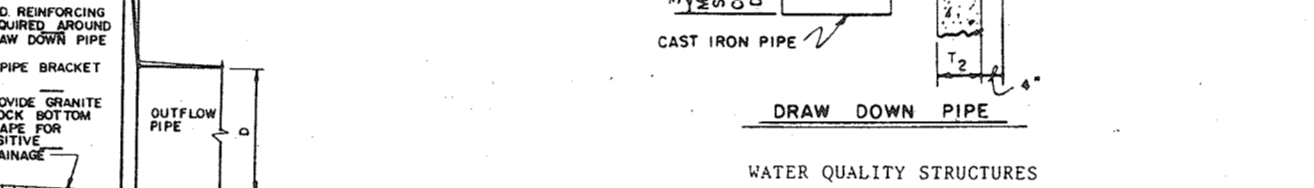
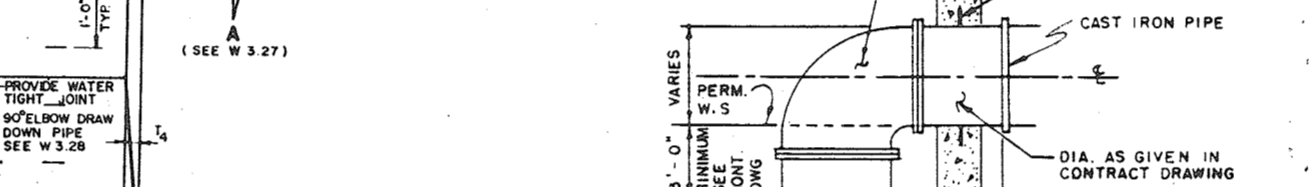
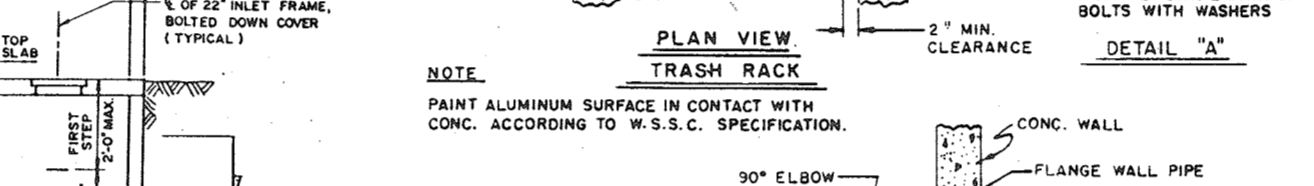
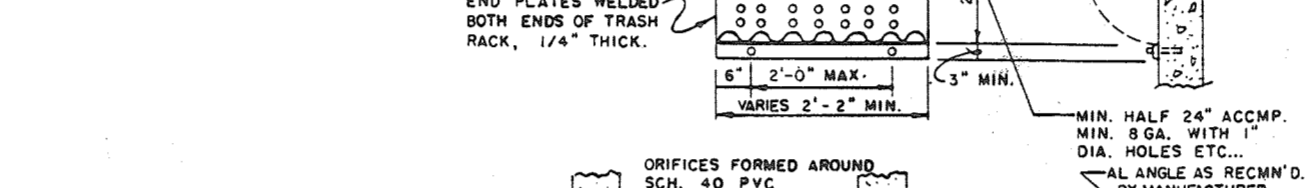
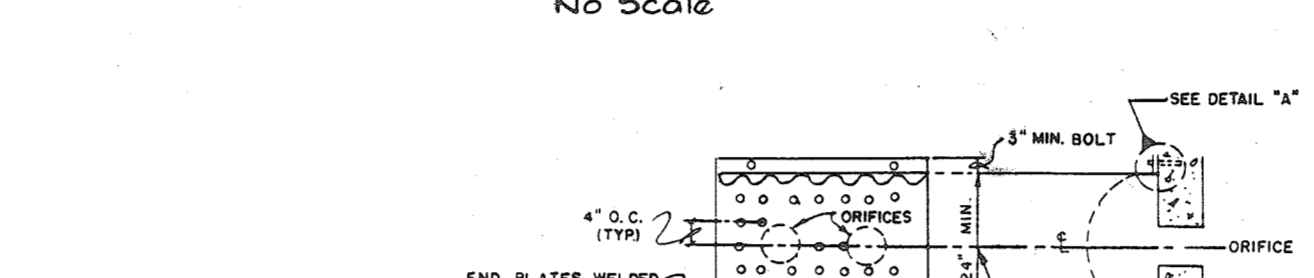
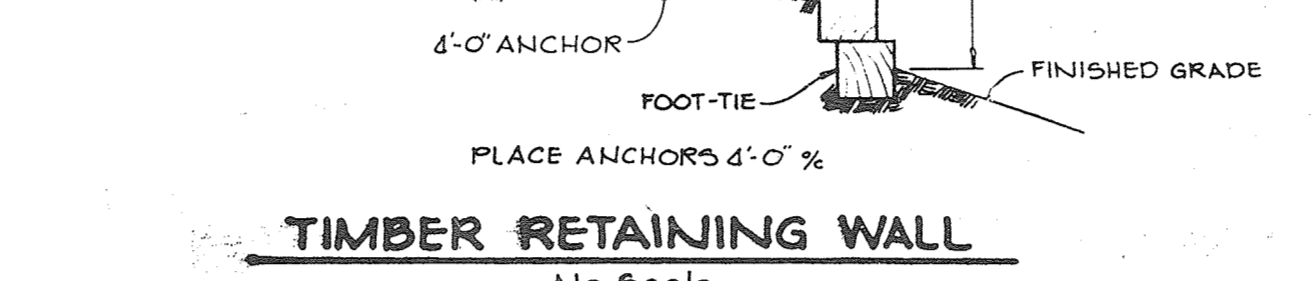
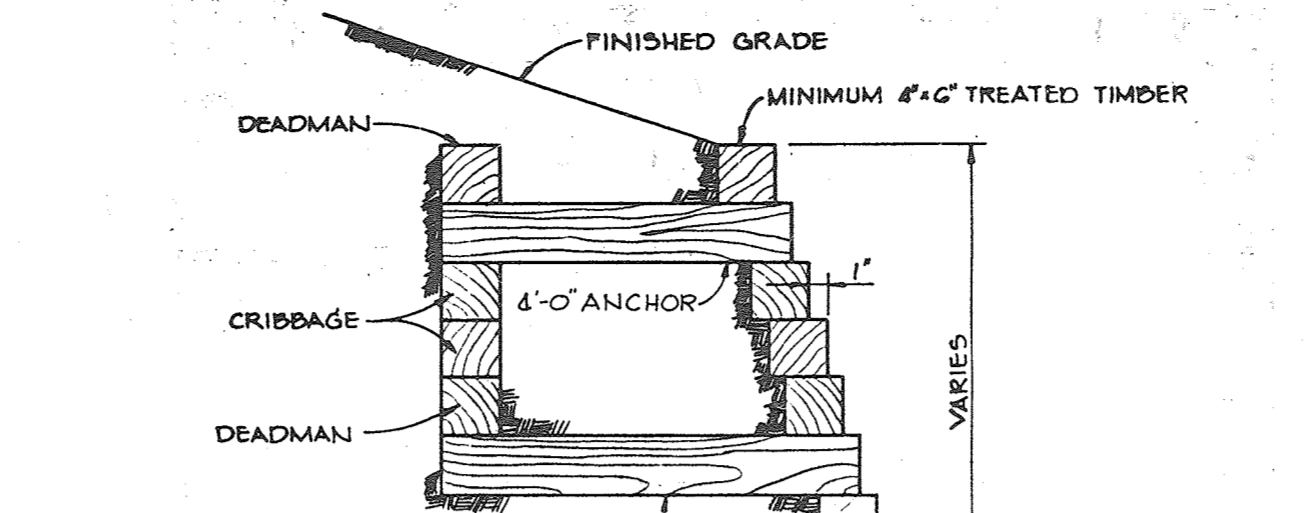
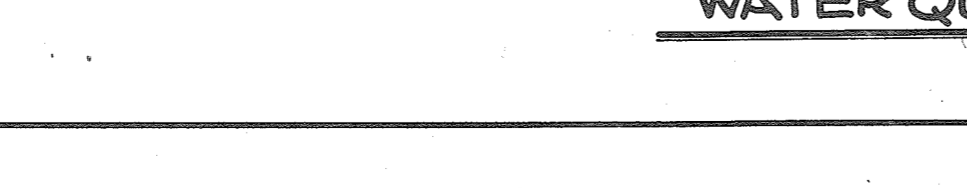
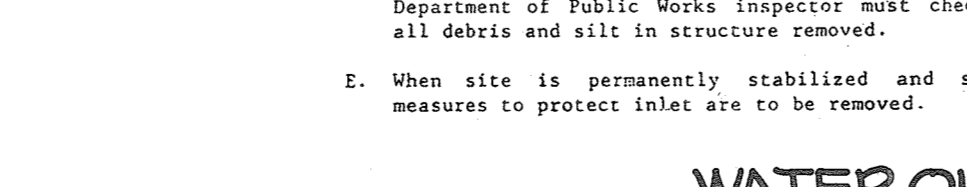
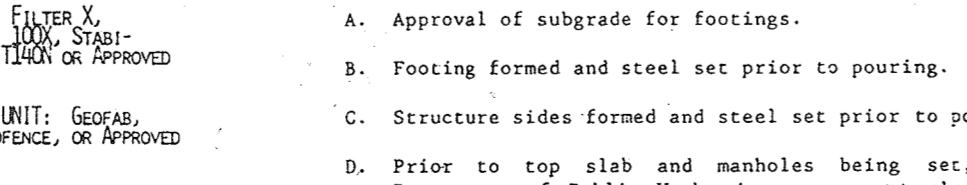
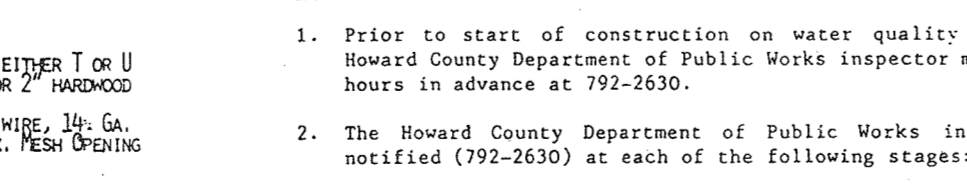
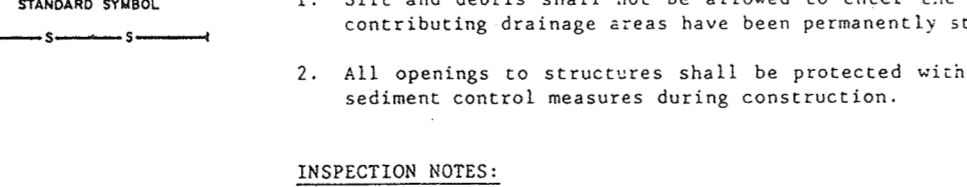
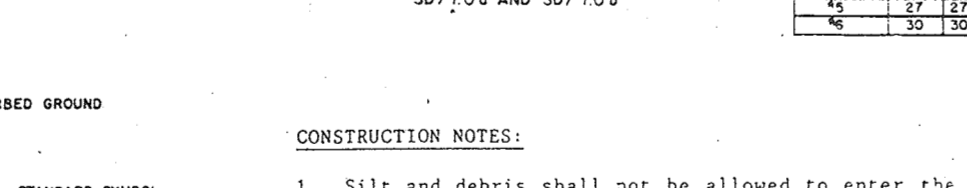
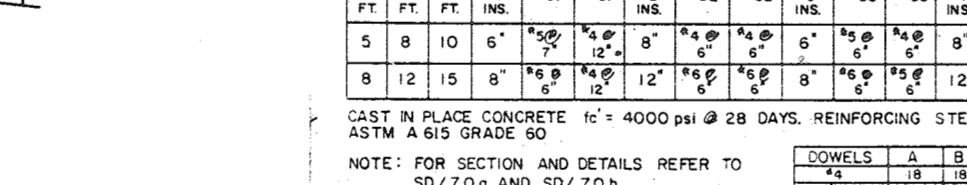
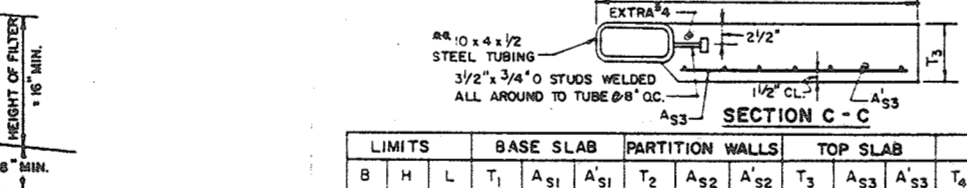
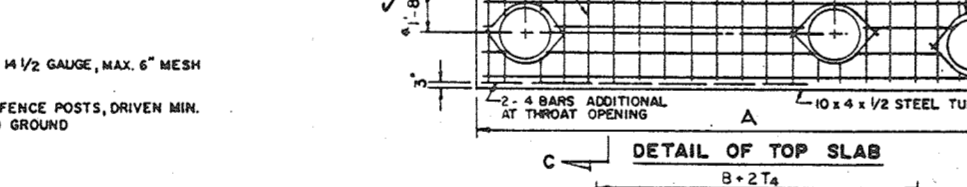
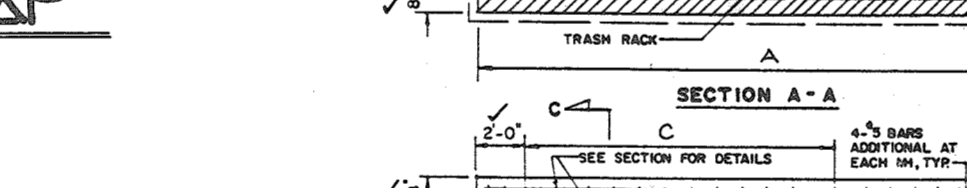
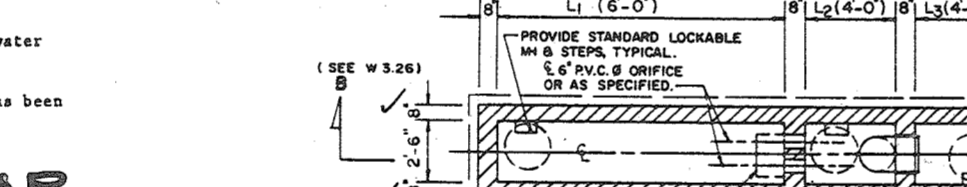
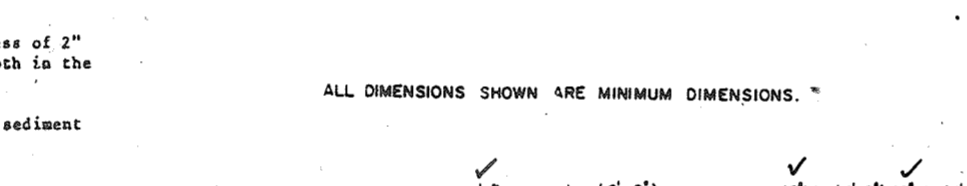
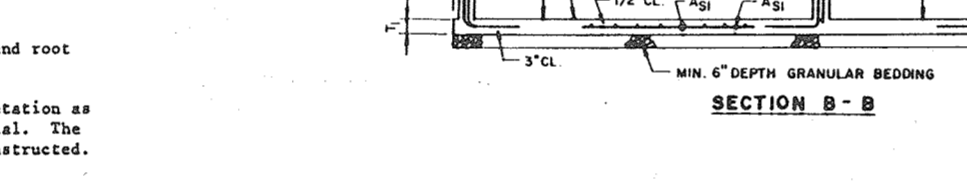
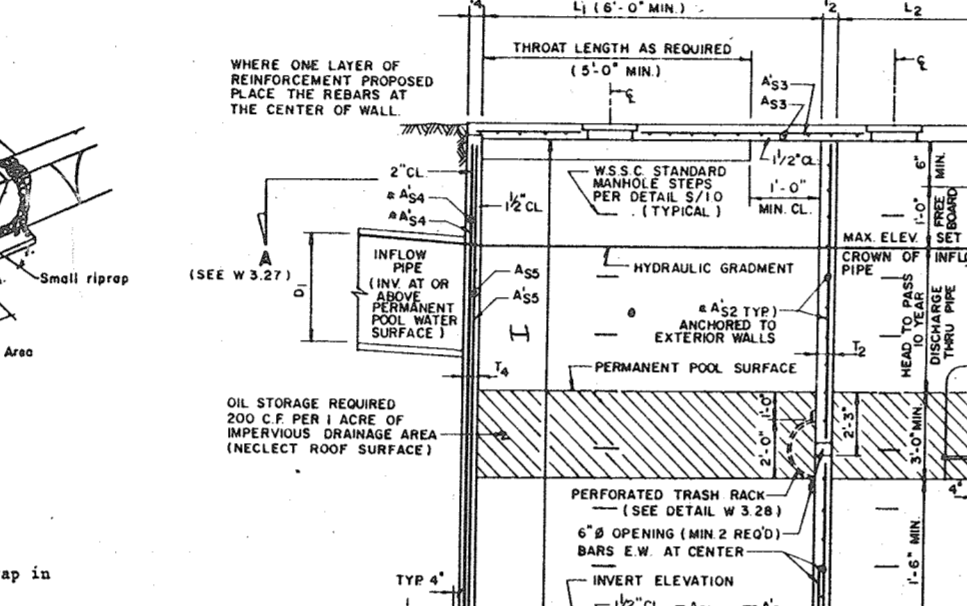
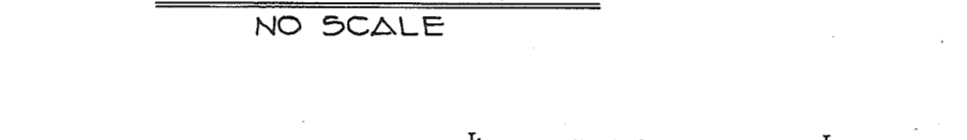
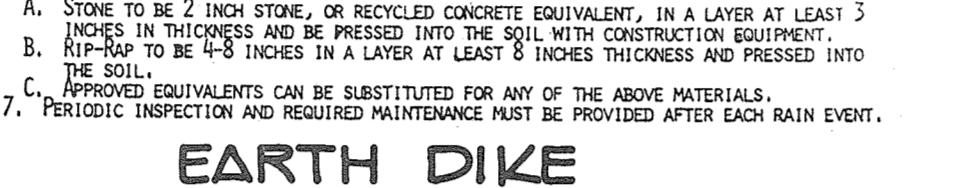


Table with columns: CHANNEL CROSS SECTION, DIKE A, DIKE B. Rows: 1, 2, 3, 4.



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.

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.

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

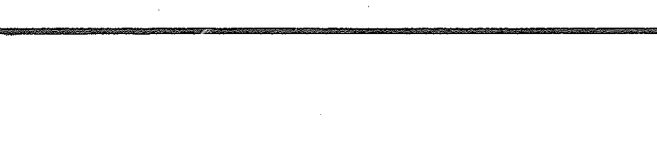
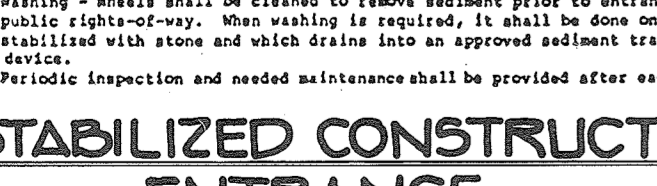
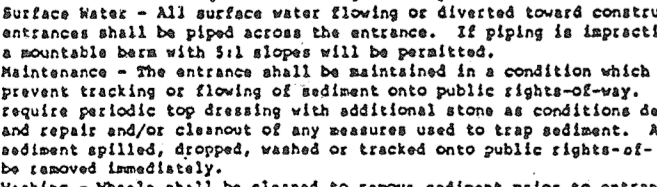
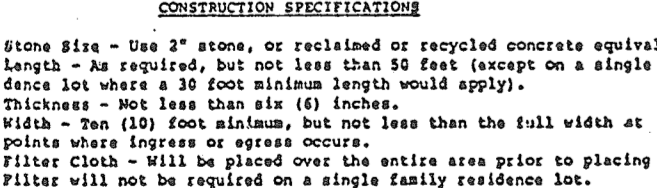
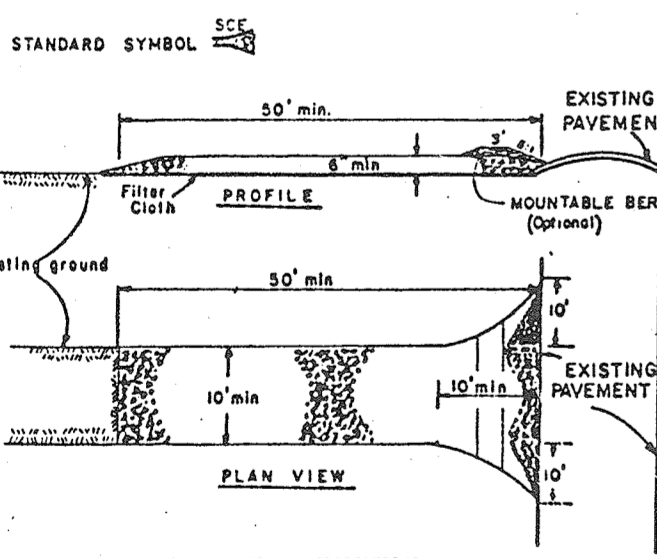
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APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.

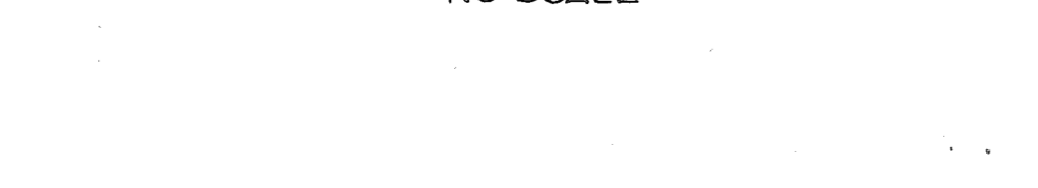
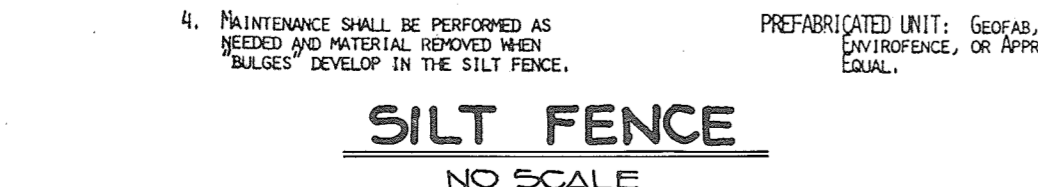
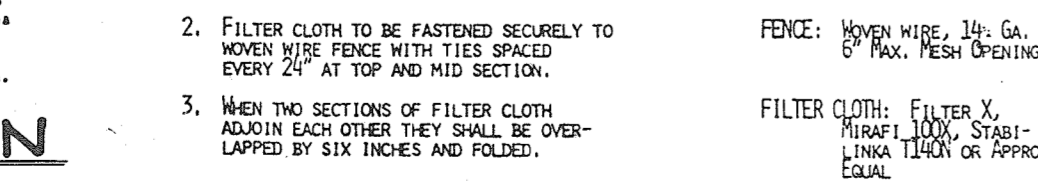
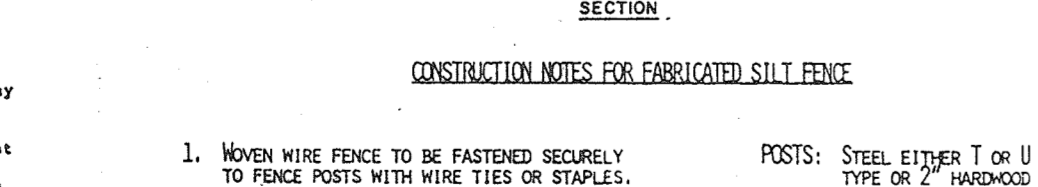
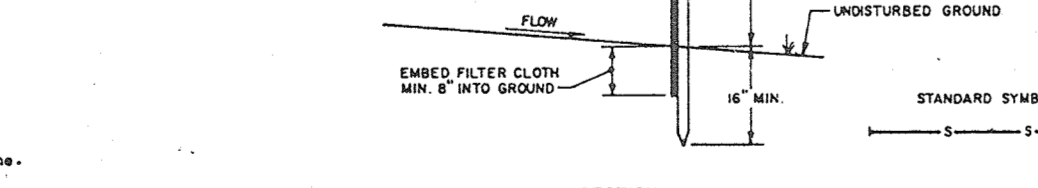
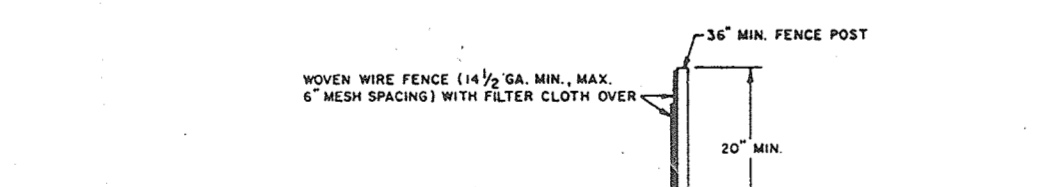
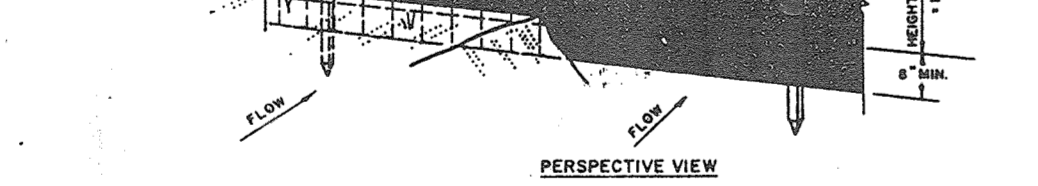
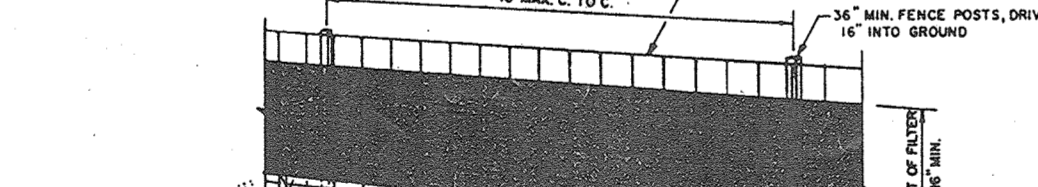
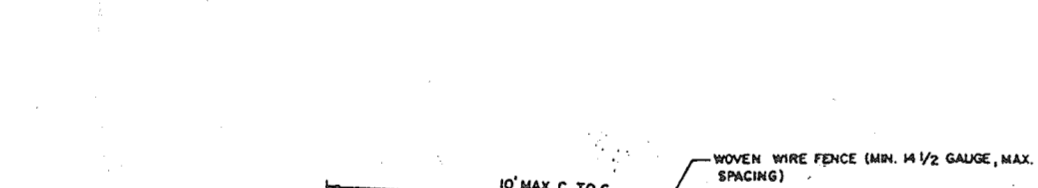
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

PROJECT: DORSEY HALL PARCEL M

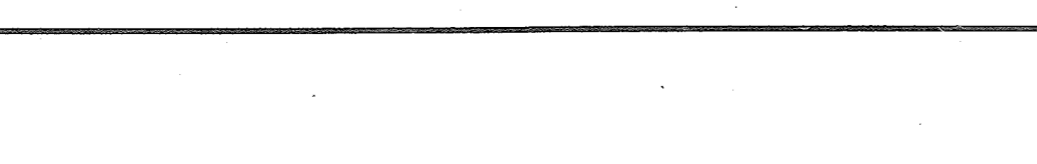
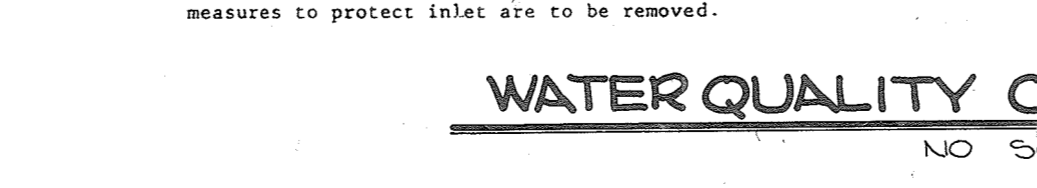
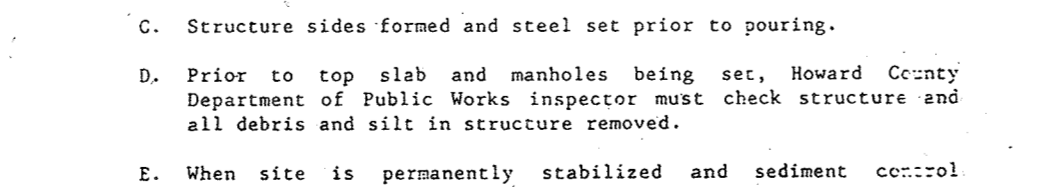
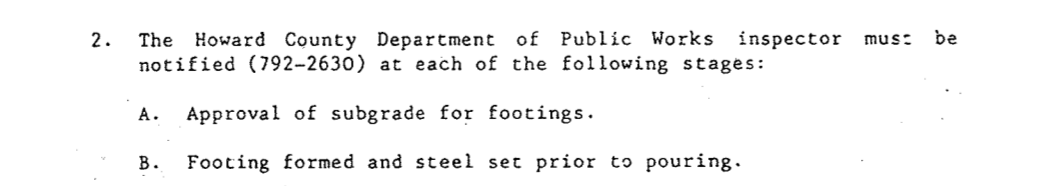
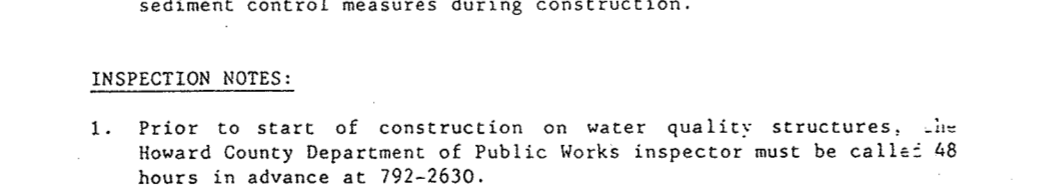
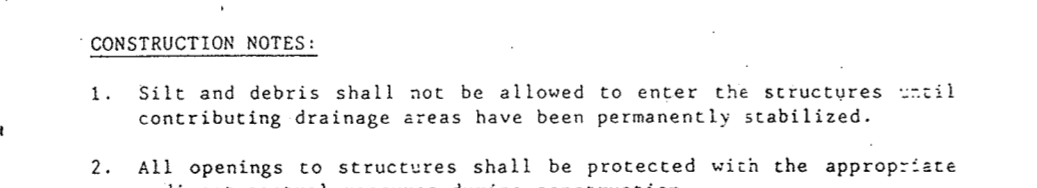
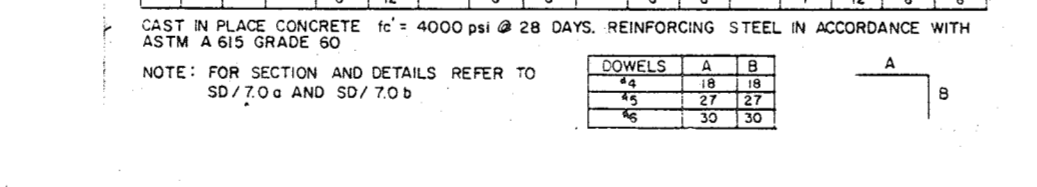
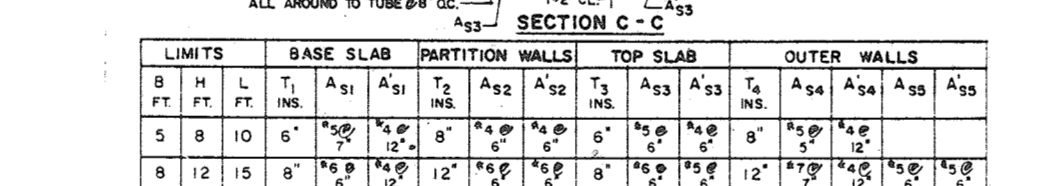
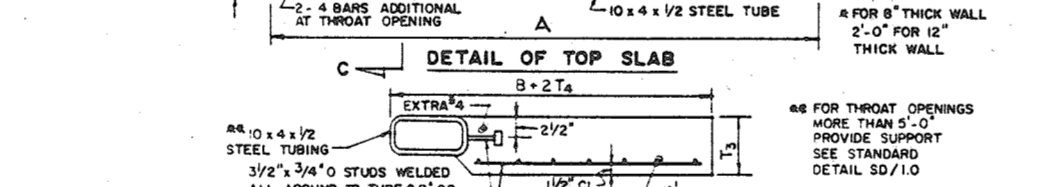
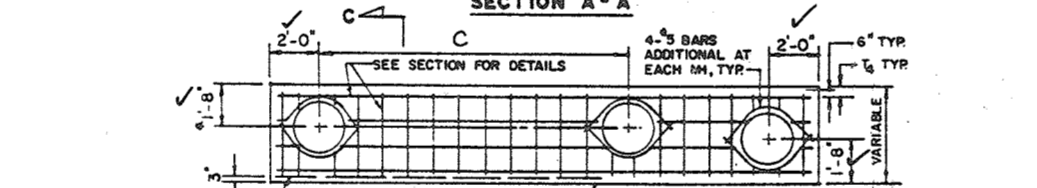
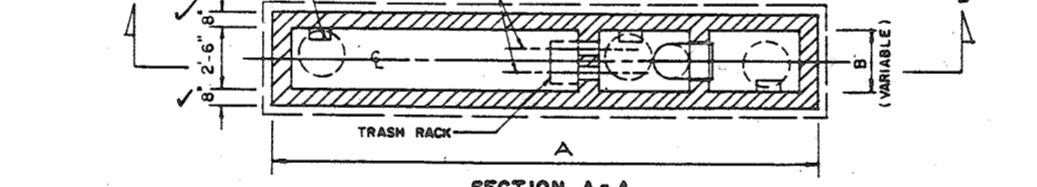
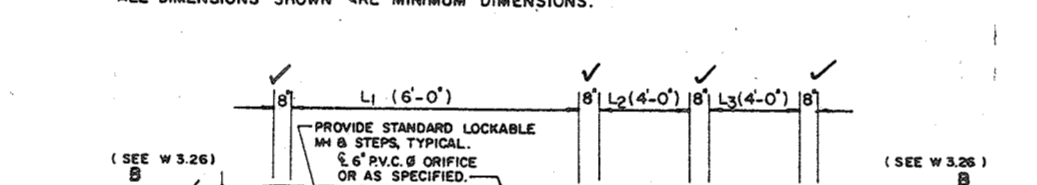
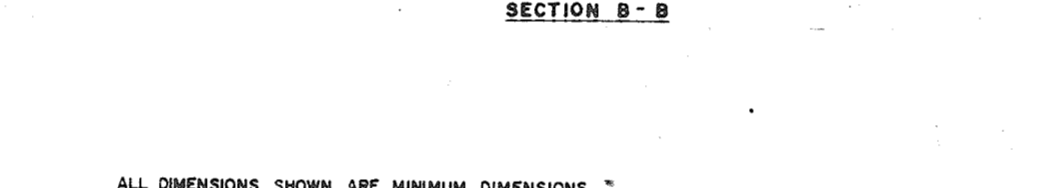
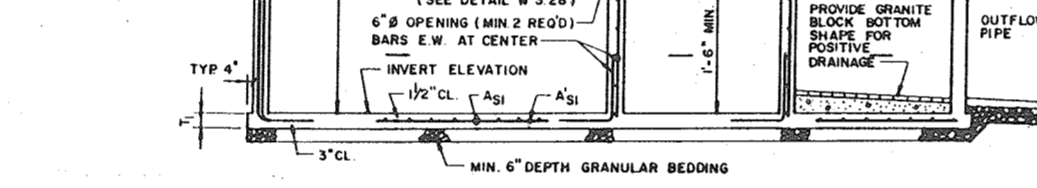
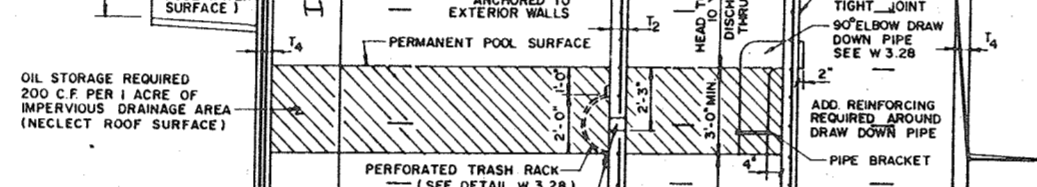
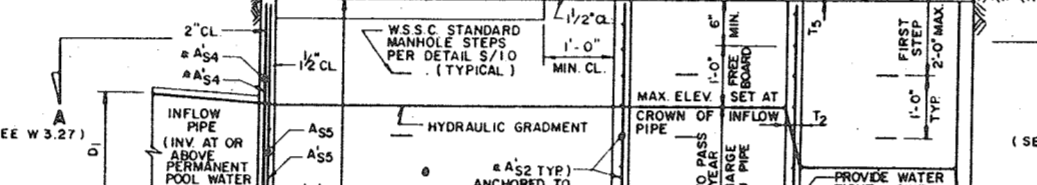
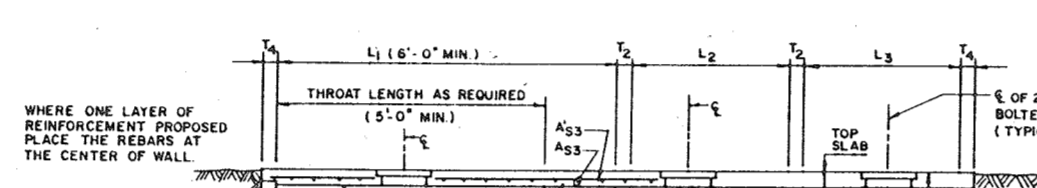
AREA DORSEY HALL PARCEL M PLAT #7027 SECTION 2 AREA 4 2nd ELECTION DISTRICT - HOWARD COUNTY, MARYLAND



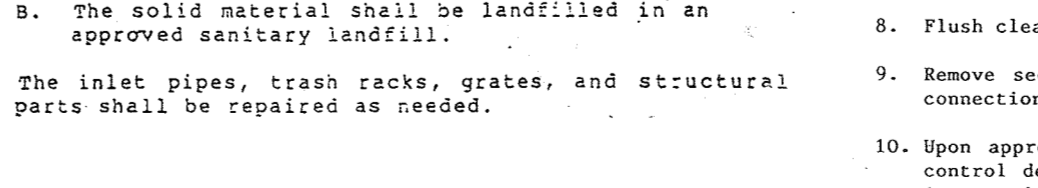
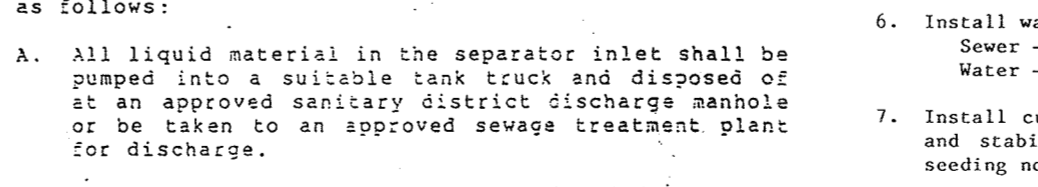
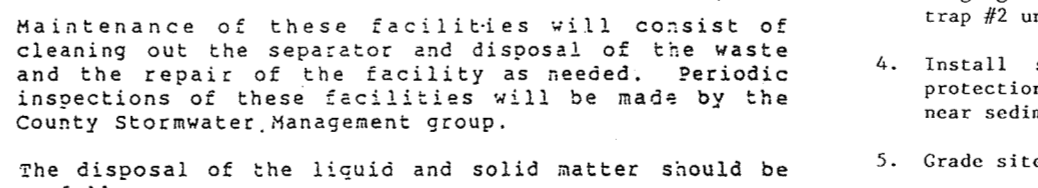
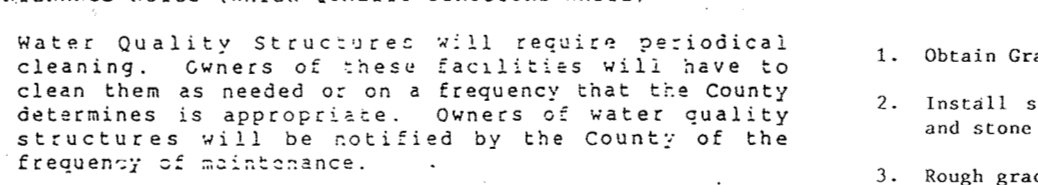
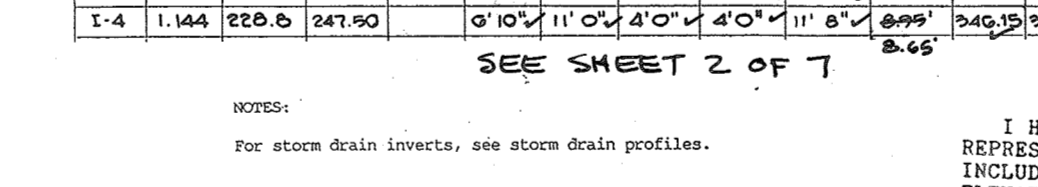
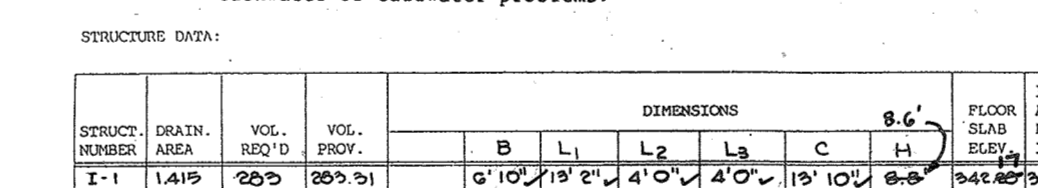
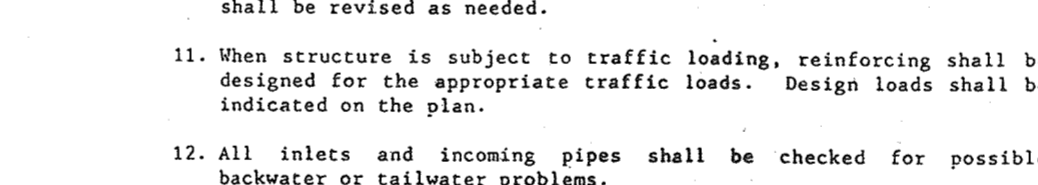
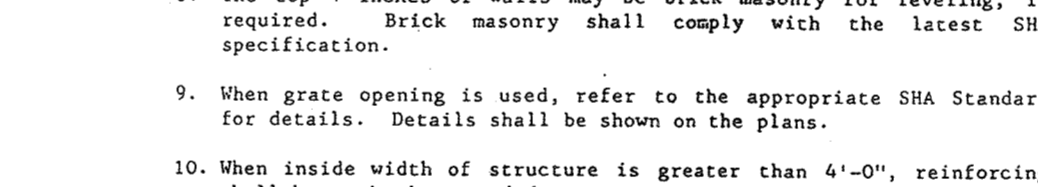
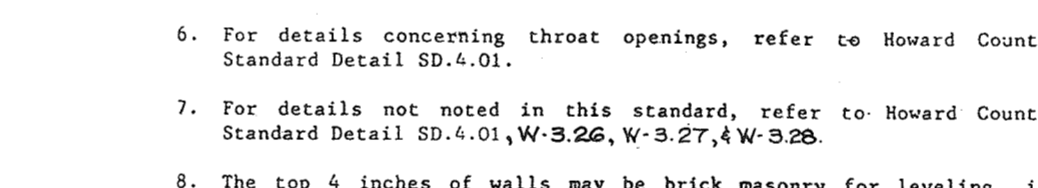
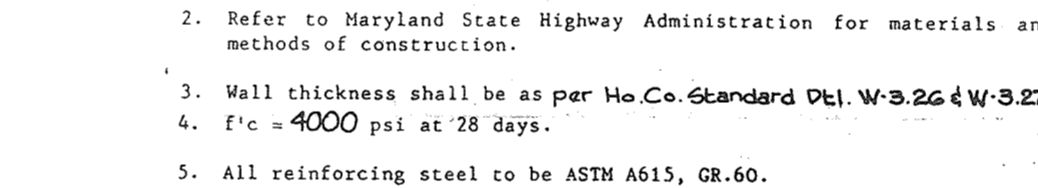
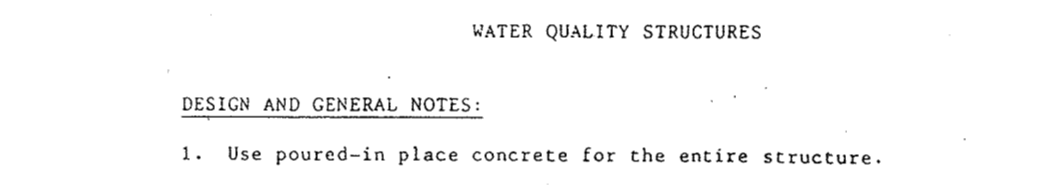
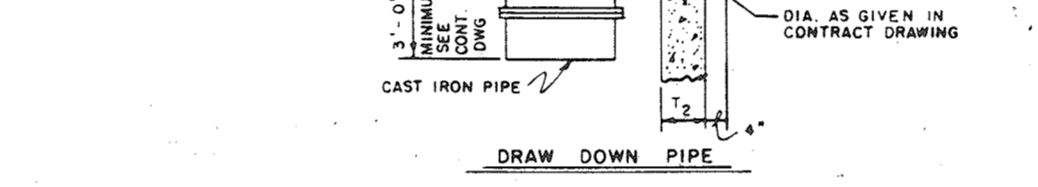
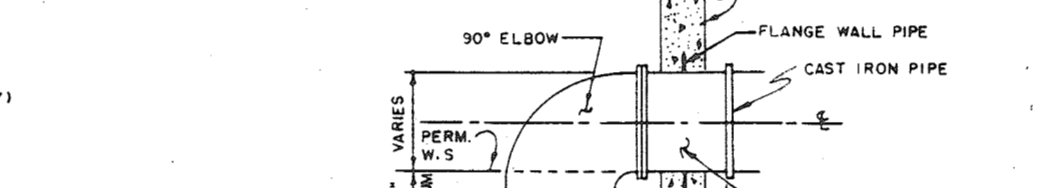
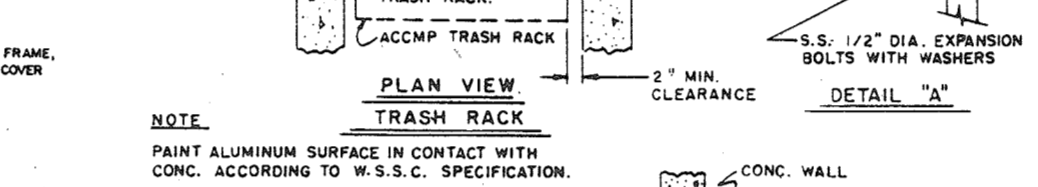
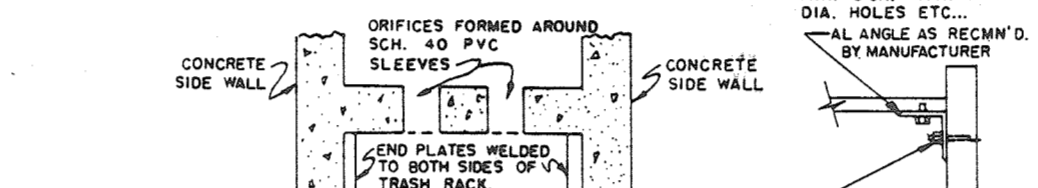
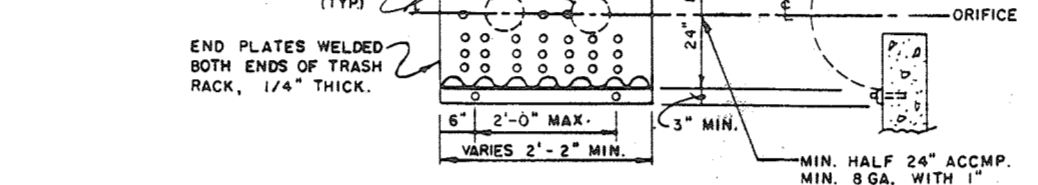
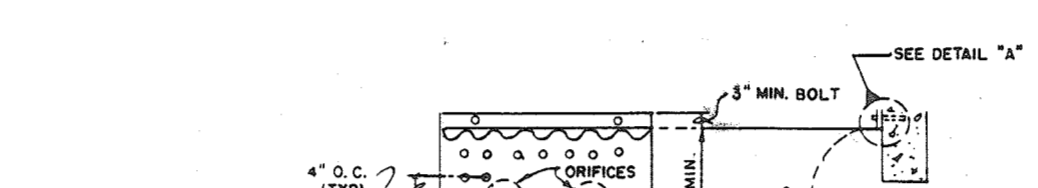
STONE OUTLET SEDIMENT TRAP



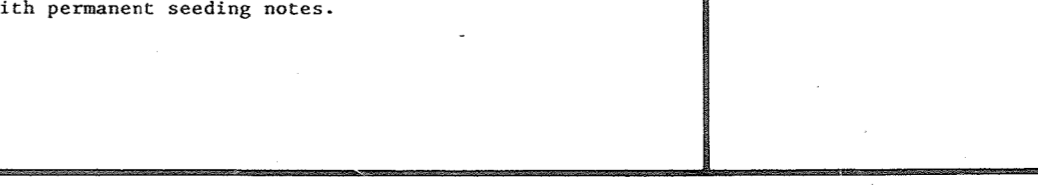
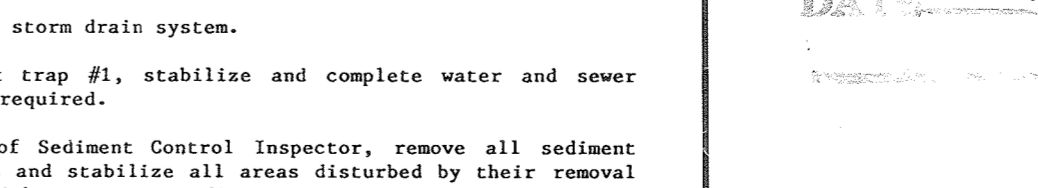
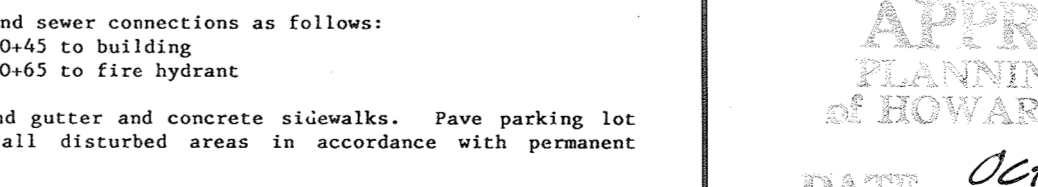
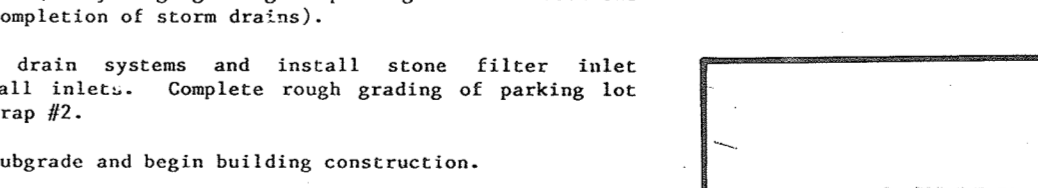
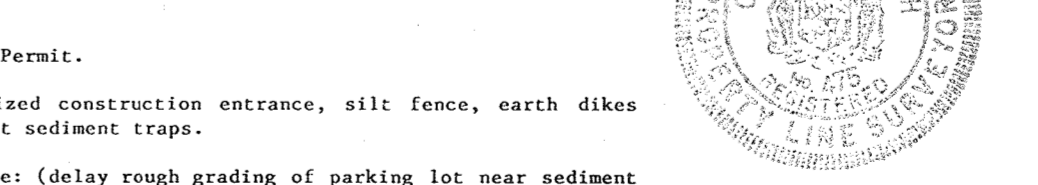
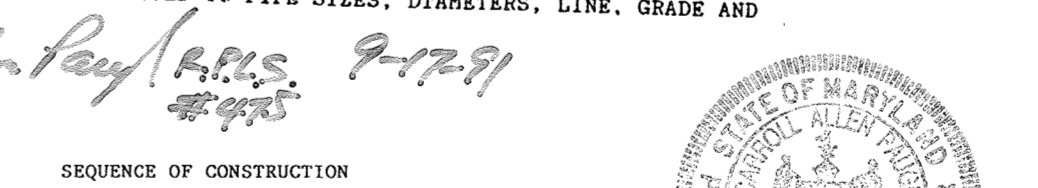
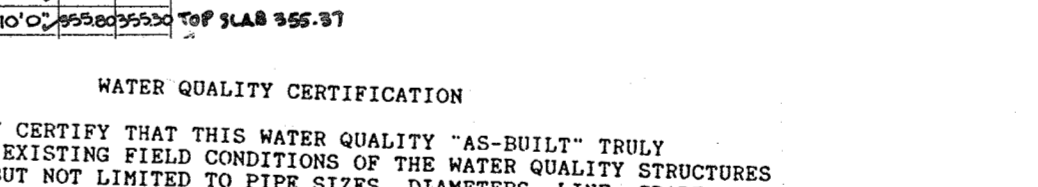
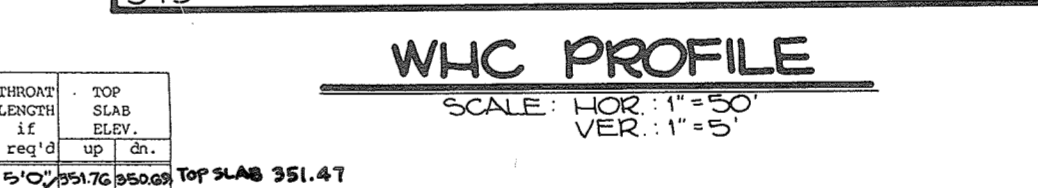
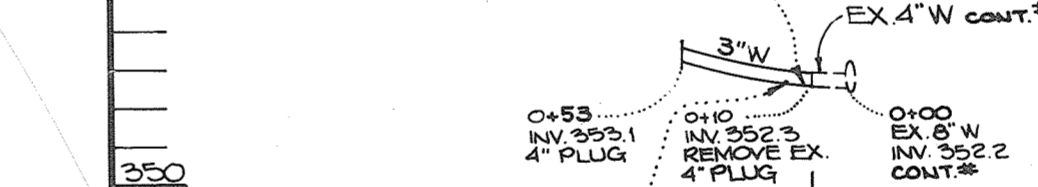
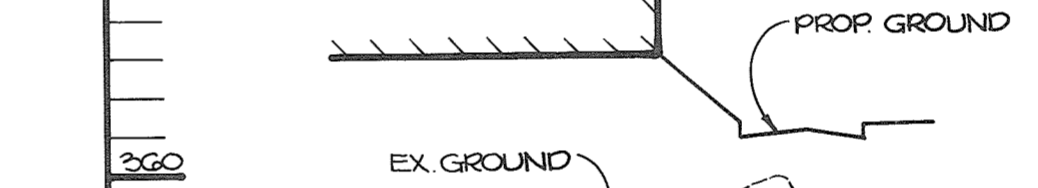
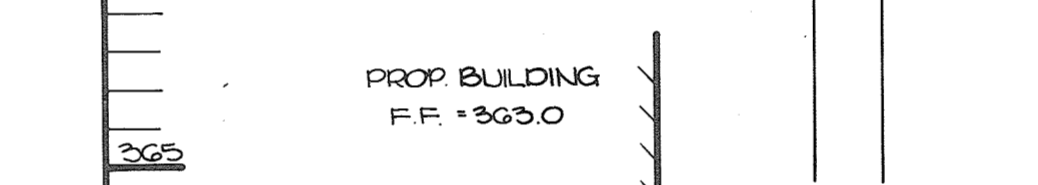
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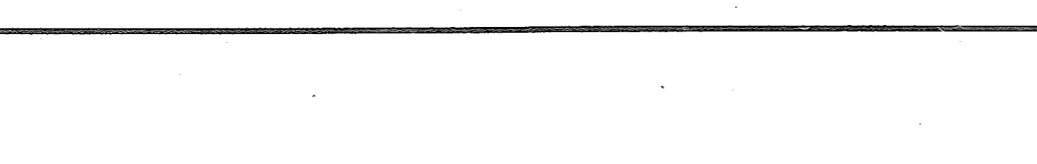
TIMBER RETAINING WALL



SHC PROFILE



WATER QUALITY CONTROL STRUCTURE



DESIGN AND GENERAL NOTES

- 1. Use poured-in place concrete for the entire structure. 2. Refer to Maryland State Highway Administration for materials and methods of construction. 3. Wall thickness shall be as per Ho. Co. Standard Det. W-3.22 & W-3.27. 4. f'c = 4000 psi at 28 days. 5. All reinforcing steel to be ASTM A615, GR. 60. 6. For details concerning throat openings, refer to Howard County Standard Detail SD-4.01. 7. For details not noted in this standard, refer to Howard County Standard Detail SD-4.01, W-3.22, W-3.27, & W-3.28. 8. The top 4 inches of walls may be brick masonry for leveling, if required. Brick masonry shall comply with the latest SHA specification. 9. When gate opening is used, refer to the appropriate SHA Standard for details. Details shall be shown on the plans. 10. When inside width of structure is greater than 4'-0", reinforcing shall be revised as needed. 11. When structure is subject to traffic loading, reinforcing shall be designed for the appropriate traffic loads. Design loads shall be indicated on the plan. 12. All inlets and incoming pipes shall be checked for possible backwater or tailwater problems.

STRUCTURE DATA

Table with columns: STRUCTURE NO., DRAIN, VOL. CONCR., VOL. REBAR, DIMENSIONS, etc.

NOTES

For storm drain inlets, see storm drain profiles.

MAINTENANCE NOTES (WATER QUALITY STRUCTURE WASTE)

- 1. Silt and debris shall not be allowed to enter the structures until contributing drainage areas have been permanently stabilized. 2. All openings to structures shall be protected with the appropriate sediment control measures during construction. 3. Prior to start of construction on water quality structures, the Howard County Department of Public Works inspector must be called 48 hours in advance at 792-2630. 4. The Howard County Department of Public Works inspector must be notified (392-2630) at each of the following stages: A. Approval of subgrade for footings. B. Footing formed and steel set prior to pouring. C. Structure sides formed and steel set prior to pouring. D. Prior to top slab and manholes being set, Howard County Department of Public Works inspector must check structure and all debris and silt in structure removed. E. When site is permanently stabilized and sediment control measures to protect inlet are to be removed.

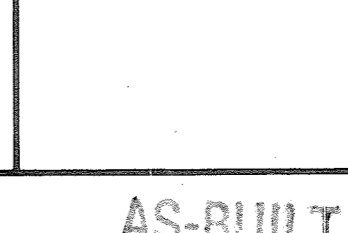
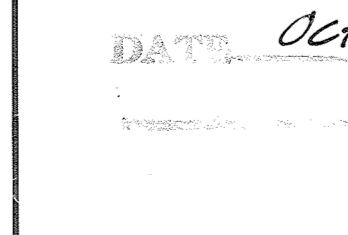
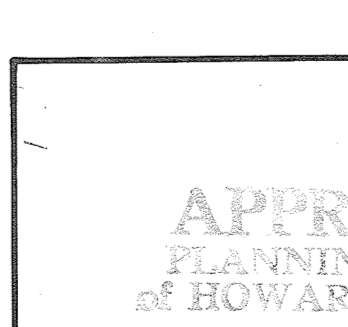
WATER QUALITY CERTIFICATION

I HEREBY CERTIFY THAT THIS WATER QUALITY "AS-BUILT" TRULY REPRESENTS EXISTING FIELD CONDITIONS OF THE WATER QUALITY STRUCTURES ELEVATIONS.

DATE: 9-17-91

SEQUENCE OF CONSTRUCTION

- 1. Obtain Grading Permit. 2. Install stabilized construction entrance, silt fence, earth dikes and stone outlet sediment traps. 3. Rough grade sites (delay rough grading of parking lot near sediment trap #2 until completion of storm drains). 4. Install storm drain systems and install stone filter inlet protection on all inlets. Complete rough grading of parking lot near sediment trap #2. 5. Grade site to subgrade and begin building construction. 6. Install water and sewer connections as follows: Sewer - Sta 0+45 to building Water - Sta 0+65 to fire hydrant 7. Install curb and gutter and concrete sidewalks. Pave parking lot and stabilize all disturbed areas in accordance with permanent seeding notes. 8. Flush clean new storm drain system. 9. Remove sediment trap #1, stabilize and complete water and sewer connections as required. 10. Upon approval of Sediment Control Inspector, remove all sediment control devices and stabilize all areas disturbed by their removal in accordance with permanent seeding notes.



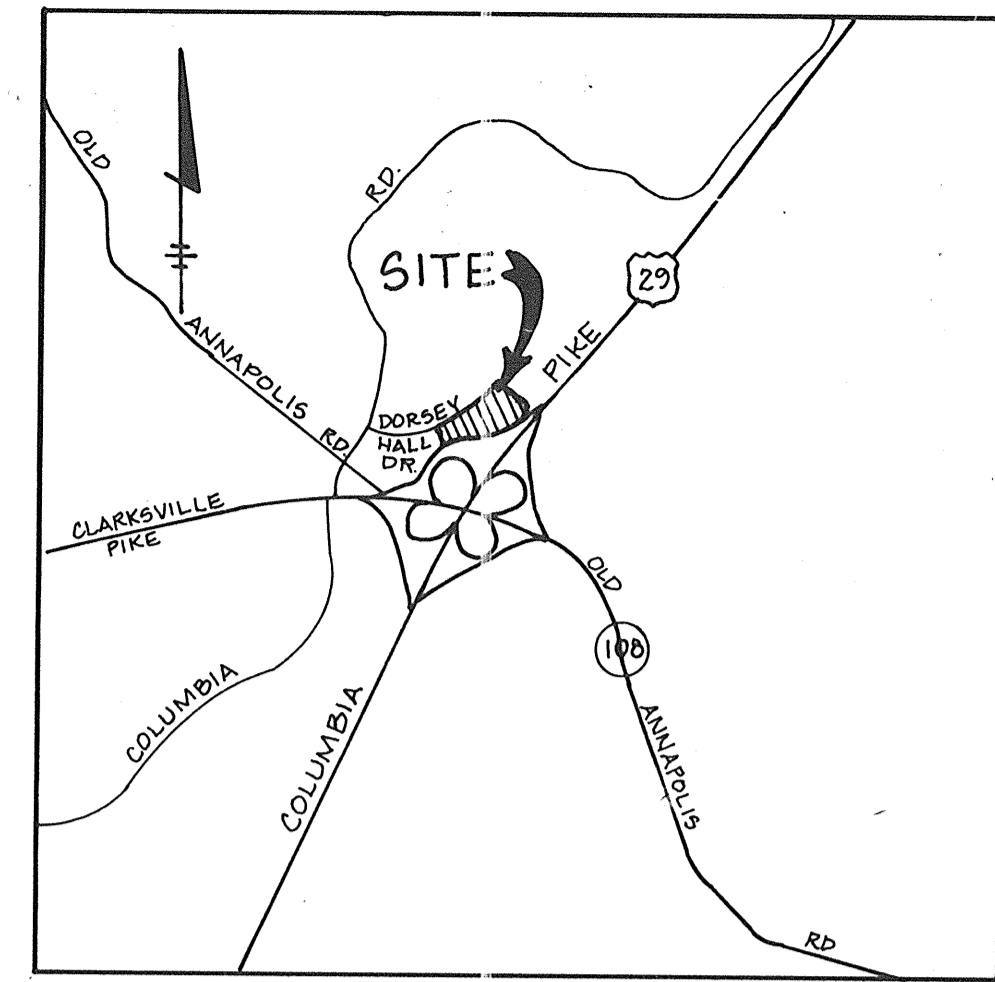






SHEET INDEX	
NO.	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN
3	SEDIMENT CONTROL PLAN & DETAILS
4	DRAINAGE AREA MAP
5	STORM DRAIN PROFILES & DETAILS
6	DETAILS
7	LANDSCAPE PLAN

# SITE DEVELOPMENT PLAN PARCEL M DORSEY HALL SECTION 2 AREA 4 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND



VICINITY MAP

SCALE: 1"=2000'

### GENERAL NOTES

- ALL WATER LINES SHALL BE CONSTRUCTED A MINIMUM OF 42" COVER BELOW FINISHED GRADE.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, 4-C STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION AS AMENDED 1989.
- APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FROM BEST AVAILABLE INFORMATION. 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 FIT EXISTING UTILITIES AT LEAST FIVE (5) DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS TO VERIFY THEIR LOCATION AND ELEVATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF LOCATION OF UTILITIES IS OTHER THAN SHOWN.
- CONTRACTOR TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS:
 

MISS UTILITY	1-800-257-7777
G&P TELEPHONE COMPANY	725-9976
HOWARD COUNTY BUREAU OF UTILITIES	992-2366
ARTS CABLE LOCATION DIVISION	393-3553
BALTIMORE GAS & 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  $\circ$  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 JANUARY 89, BY: RIEMER, MUEGGE & ASSOC.
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL STORM DRAIN PIPE BEDDING SHALL BE AS SHOWN IN DETAIL G2.01 (TRENCH IN ROCK OR TRENCH IN EARTH AS DETERMINED BY FIELD CONDITIONS) IN VOL. IV OF HOWARD COUNTY DESIGN MANUAL UNLESS OTHERWISE DIRECTED BY THE ENGINEER OR AS SHOWN ON THE DRAWINGS.
- THE DEVELOPER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS AND/OR RIGHTS-OF-WAY THAT MAY BE REQUIRED FOR THE SEDIMENT AND EROSION CONTROL PRACTICES, STORM WATER MANAGEMENT PRACTICES AND THE DISCHARGE OF STORM WATER ONTO OR ACROSS ADJACENT OR DOWNSTREAM PROPERTIES INCLUDED IN THIS PLAN. HE IS ALSO RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS AND/OR WORK ON ADJACENT PROPERTIES INCLUDED IN THIS PLAN.
- THE OWNER SHALL PROVIDE A SEPARATE AND INDEPENDENT SEWER CONNECTION FOR EACH TENANT OR OCCUPANT OF ANY BUILDING, SHOWN ON THIS SITE DEVELOPMENT PLAN, WHO WILL DISCHARGE NON-DOMESTIC WASTE TO THE PUBLIC SEWERAGE SYSTEM. IF THIS WASTE IS REGULATED UNDER SECTION 18.122A OF THE HOWARD COUNTY CODE. EACH SEPARATE AND INDEPENDENT SEWER CONNECTION SHALL INCLUDE A STANDARD MANHOLE AND OTHER WASTE PRETREATMENT DEVICES AS REQUIRED AND APPROVED BY HOWARD COUNTY. WASTE LINES ON THE INTERIOR OF THE BUILDING SHALL BE DESIGNED, CONSTRUCTED OR MODIFIED SUCH THAT NON-DOMESTIC WASTE WILL BE DISCHARGED TO THE SEPARATE AND INDEPENDENT SEWER CONNECTION. NO TENANT OR OCCUPANT OF ANY BUILDING SHOWN ON THIS SITE DEVELOPMENT PLAN SHALL DISCHARGE REGULATED NON-DOMESTIC WASTE TO THE PUBLIC SEWERAGE SYSTEM PRIOR TO INSTALLATION OF THE SEPARATE AND INDEPENDENT SEWER CONNECTION AND RELATED INTERIOR WASTE LINES. THE ABOVE REQUIREMENTS SHALL APPLY TO ALL INITIAL AND FUTURE OCCUPANTS OR TENANTS.
- SEE DEPARTMENT OF PLANNING AND ZONING FILED PD 184, 578-20, P 84-27, P 86-26, VP 87-27, F 87-143, F 87-85-16
- STORMWATER MANAGEMENT FOR THIS PARCEL HAS BEEN PROVIDED UNDER F 05-16. IT IS A DETENTION FACILITY.

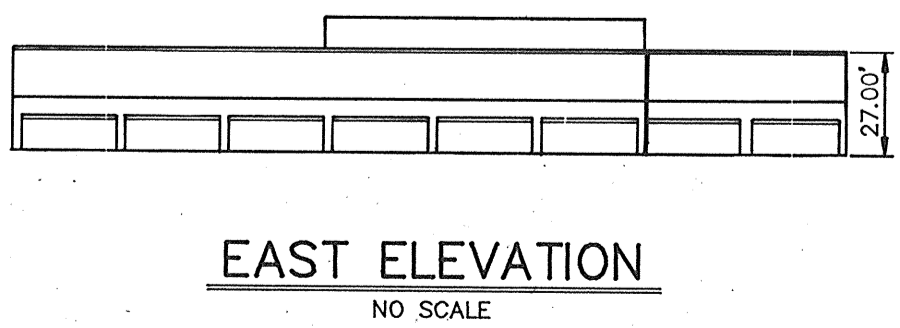
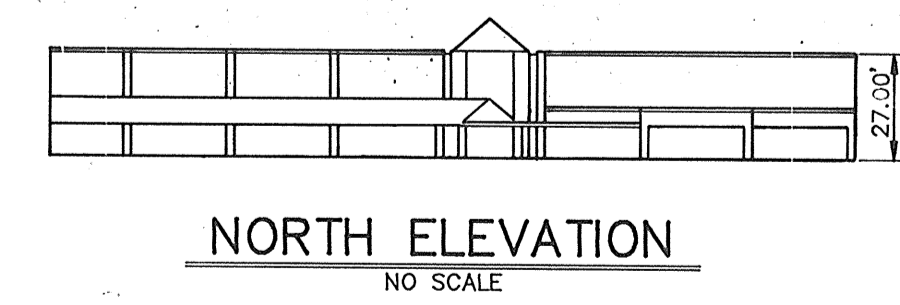
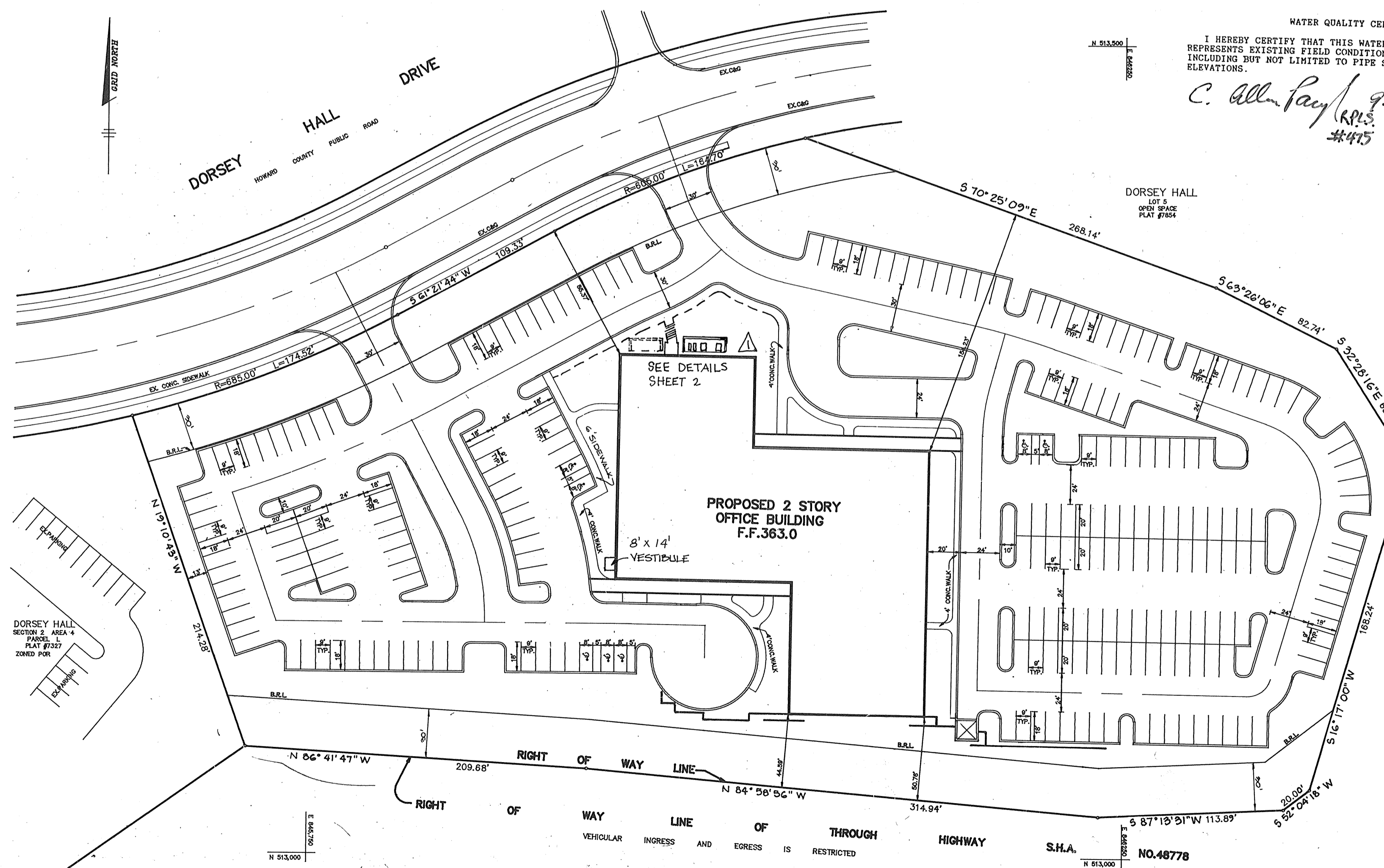
### SITE TABULATION

AREA OF PROPERTY.....	5.377 ACRES
PRESENT ZONING.....	POR (PLANNED OFFICE RESEARCH)
PROPOSED USE.....	MEDICAL OFFICES
BUILDING AREA.....	40,040 SQ. FT. NET LEASABLE
BUILDING COVERAGE OF SITE.....	27,840 SF AREA & 11.88% OF GROSS
PARKING REQUIRED.....	5.5 SP / 1000 S.F.
TOTAL PARKING REQUIRED.....	221 SPACES
TOTAL PARKING PROVIDED.....	242 SPACES (INCLUDING 7 HANDICAPPED)
TOTAL PARKING AREA.....	1.62 ACRES (70,700 S.F.)
LANDSCAPED ISLANDS	
REQUIRED (5%).....	0.081 ACRES (3,505 S.F.)
LANDSCAPED ISLANDS	
PROVIDED (3.7%).....	0.158 ACRES (6,875 S.F.)
OPEN SPACE	
REQUIRED (20%).....	1.075 ACRES (46,844 SF)
PROVIDED (40%).....	2.152 ACRES (93,785 SF)

### WATER QUALITY CERTIFICATION

I HEREBY CERTIFY THAT THIS WATER QUALITY "AS-BUILT" TRULY REPRESENTS EXISTING FIELD CONDITIONS OF THE WATER QUALITY STRUCTURES INCLUDING BUT NOT LIMITED TO PIPE SIZES, DIAMETERS, LINE, GRADE AND ELEVATIONS.

*C. Allen Payne* 9-17-91  
#445



ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
PARCEL M	4801 DORSEY HALL DRIVE

PLAN  
SCALE 1"=50'

SUBDIVISION NAME: DORSEY HALL		SECT./AREA: 2/4	PARCEL # M
PLAT # 7327	BLOCK # 4	ZONE POR	TAX/ZONE MAP T.M. 20
ELEC. DIST. 2-SP		CENSUS TR 6023.01	
WATER CODE F10		SEWER CODE 5750500	

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.  
*Janet B. Smith* 3-14-90  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*Francis Smith* 4/11/90  
DIRECTOR DATE  
*Frank J. Campbell* 4/21/90  
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.  
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*James R. Schen* 3-5-90  
DIRECTOR DATE  
*Richard B. P. Schen* 3-5-90  
CHIEF, BUREAU OF ENGINEERING DATE

3-15-02	1	ADD VESTIBULE	
DATE	NO.	REVISION	

OWNER/DEVELOPER  
TROTSMAN COMPANY  
WILDE LAKE VILLAGE CENTER  
SUITE 300  
10451 TWIN RIVERS ROAD  
COLUMBIA, MARYLAND 21044

PROJECT: DORSEY HALL PARCEL - M  
AREA DORSEY HALL - PARCEL M FLAT #7327 SECTION 2 AREA 4 2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

TITLE: TITLE SHEET

RIEMER MUEGGE & ASSOCIATES, INC.  
A Land Planning, Engineering and Consulting Firm  
3105 North Ridge Road Ellicott City, Maryland 21043  
301-461-2690 FAX: 301-750-3176

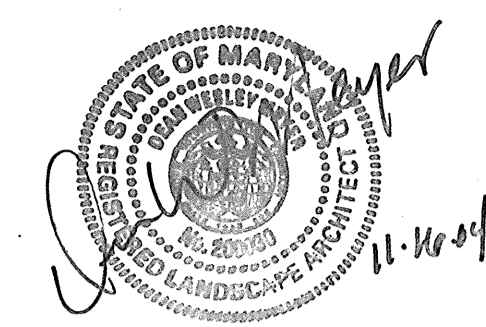
DATE: 2-16-90  
DESIGNED BY: D.B.S.  
DRAWN BY: CADD  
PROJECT NO: 50702  
DATE: AUGUST 10, 1989  
SCALE: AS SHOWN  
DRAWING NO. 1 OF 7

\* THIS SEAL IS FOR REDLINE REVISIONS ONLY, DATED OCTOBER 25, 2004.  
10/25/04 - ADDED MECH. EQUIP. AND SCREENING WALL. REVISED EX. SIDEWALK.

DATE: Oct 11, 1989  
com



△ ADDED MECH. EQUIP. AND SCREENING WALL. REVISED EX. SIDEWALK.  
 \* THIS SEAL IS FOR REDLINE REVISIONS ONLY, DATED OCTOBER 23, 2004.



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

*Joan Bay*  
 COUNTY HEALTH OFFICER  
 DATE: 3-14-90

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Joseph R. Kuster*  
 DIRECTOR  
 DATE: 4/11/90  
*James J. Kelly*  
 CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT  
 DATE: 4/23/90

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

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*James J. Kelly*  
 DIRECTOR  
 DATE: 3/5/90  
*William B. Rhee*  
 CHIEF, BUREAU OF ENGINEERING  
 DATE: 3-5-90

BY THE DEVELOPER:

"I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT."

*Bruce H.*  
 DEVELOPER  
 DATE: 2/21/90

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."

*Arthur E. Muegge*  
 ENGINEER  
 DATE: 2-21-90

REVIEWED FOR: *Howard* NAME: S.C.D.

AND MEETS TECHNICAL REQUIREMENTS  
*James M. Adams*  
 U.S. SOIL CONSERVATION SERVICE  
 DATE: 2/23/90

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

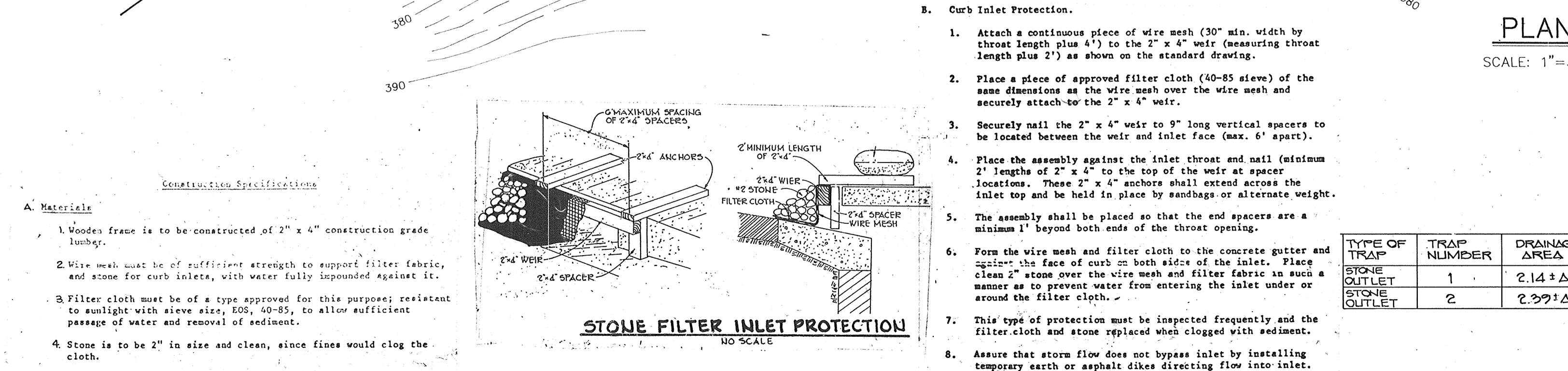
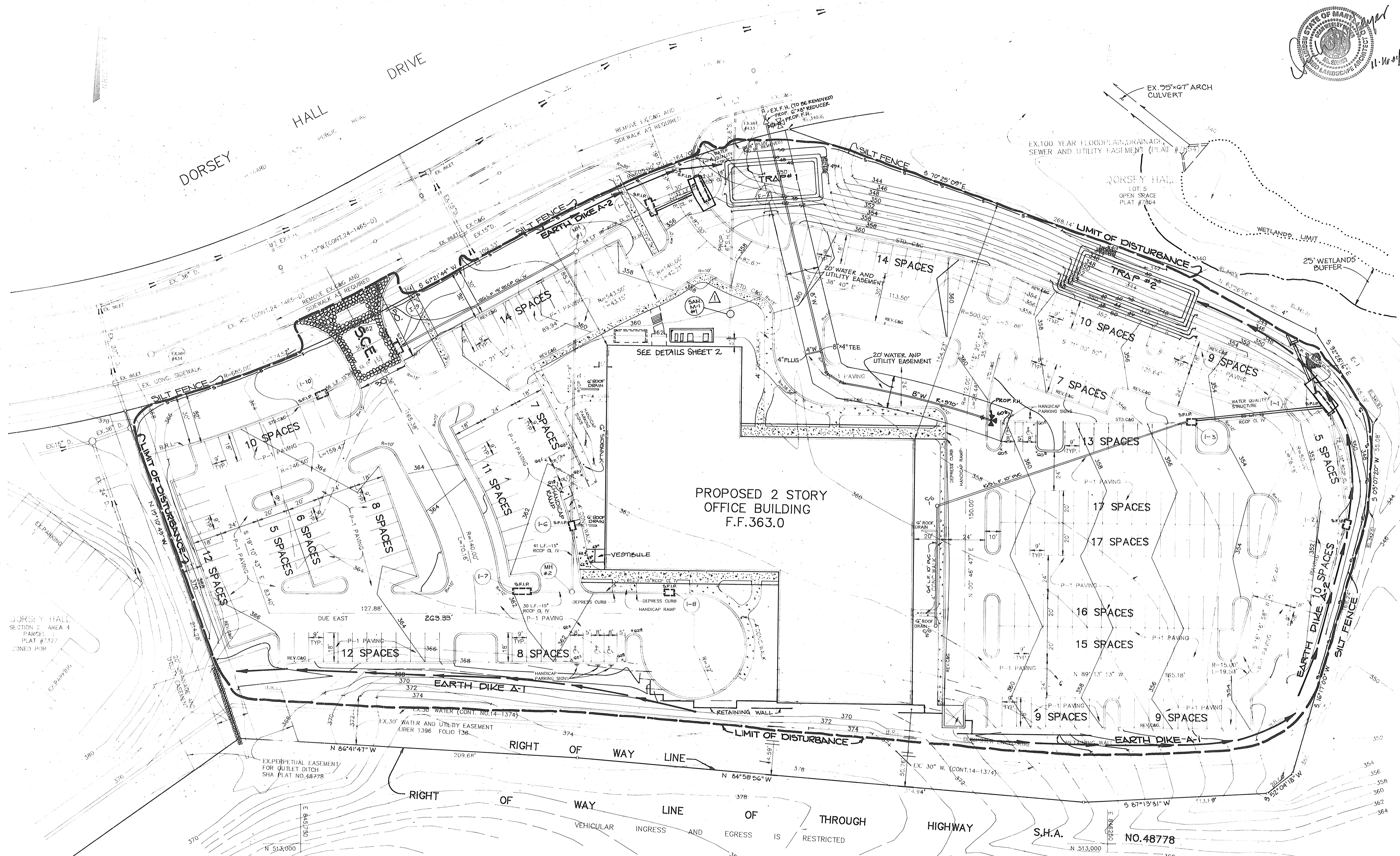
*John K. Robertson*  
 HOWARD S.C.D.  
 DATE: 2/23/90

3.1502	1	ADD VESTIBULE	
DATE	NO.	REVISION	
OWNER / DEVELOPER			
TROUTMAN COMPANY WILDE LAKE VILLAGE CENTER SUITE 300 10421 TWIN RIVERS ROAD COLUMBIA, MARYLAND 21044			
PROJECT: <b>DORSEY HALL PARCEL M</b>			
AREA: DORSEY HALL PARCEL M PLAT # T327 SECTION 2 AREA 4 ZONED FOR 2 <sup>ND</sup> ELECTION DISTRICT, HOWARD COUNTY, MARYLAND			
TITLE: <b>SEDIMENT CONTROL PLAN &amp; DETAILS</b>			

RIEMER MUEGGE & ASSOCIATES, INC.  
 A Land Planning, Engineering and Consulting Firm  
 3105 North Ridge Road, Ellicott City, Maryland 21043  
 301-461-2690 FAX: 301-750-3176

DATE: 2-16-90  
 DESIGNED BY: D.B.S.  
 DRAWN BY: CADD/  
 PROJECT NO: 58702  
 DATE: AUGUST 10, 1989  
 SCALE: AS SHOWN  
 DRAWING NO: 3 OF 7

AS-BUILT SDP-90-39



MARYLAND BLUEPRINT CO. INC. 702000

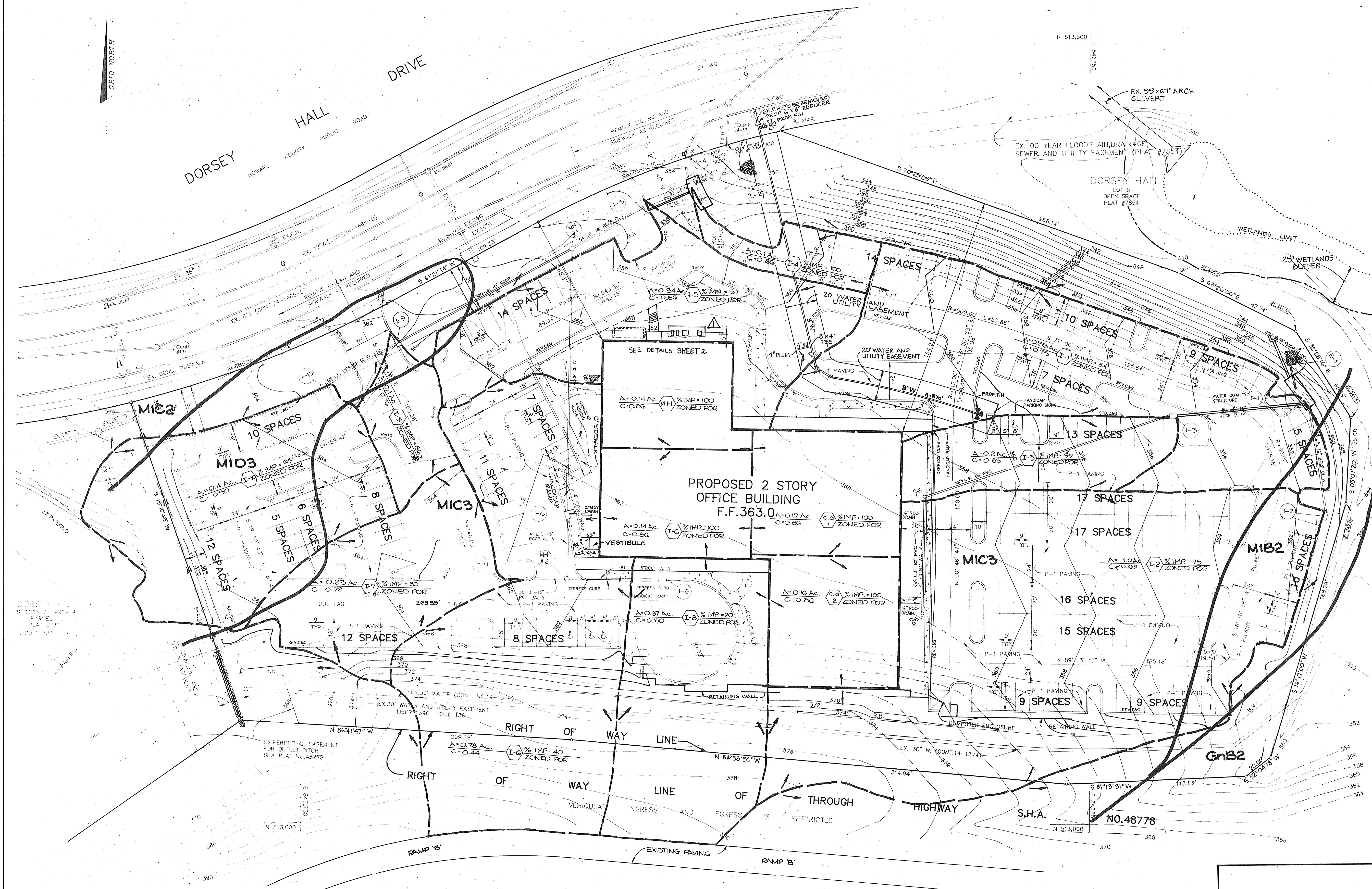


APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.  
*Joseph [Signature]* 3/14/90  
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*James [Signature]* 4/11/90  
 DIRECTOR DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.  
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*James [Signature]* 3/5/90  
 DIRECTOR DATE

*William [Signature]* 3-5-90  
 CHIEF, BUREAU OF ENGINEERING DATE



△ ADDED MECH. EQUIP. AND SCREENING WALL. REVISED EX. SIDEWALK.

\* THIS SEAL IS FOR REDLINE REVISIONS ONLY, DATED OCTOBER 25, 2004.

3.15.02	1	ADD VESTIBULE
DATE	NO	REVISION
OWNER / DEVELOPER		
TROUTMAN COMPANY WILDE LAKE VILLAGE CENTER SUITE 200 10451 TWIN RIVERS ROAD COLUMBIA, MARYLAND 21044		
PROJECT		
DORSEY HALL PARCEL M		
AREA DORSEY HALL PARCEL M FLAT #1227 SECTION 2 AREA 4 ZONED FOR 2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND		
TITLE		
DRAINAGE AREA MAP		

RIEMER MUEGGE & ASSOCIATES, INC.  
 A Land Planning, Engineering and Consulting Firm  
 3105 North Ridge Road Ellicott City, Maryland 21043  
 301-461-2690 FAX: 301-750-3176

2-10-90  
 DATE

DESIGNED BY D.F.  
 DRAWN BY C.D.  
 PROJECT NO 58702  
 DATE AUGUST 10, 1989  
 SCALE AS SHOWN  
 DRAWING NO 4 OF 7

SOIL TYPES

SYMBOL	DESCRIPTION	TYPE
MIC2	Manor Loam, 8 to 15 percent slopes, moderately eroded	B
MIC3	Manor Loam, 8 to 15 percent slopes, severely eroded	B
MID3	Manor Loam, 15 to 25 percent slopes, severely eroded	B
MIB2	Manor Loam, 3 to 8 percent slopes, moderately eroded	B
GnB2	Glenville silt loam, 3 to 8 percent slopes, moderately eroded	C

PLAN  
 SCALE: 1" = 30'

WATER QUALITY CERTIFICATION

I HEREBY CERTIFY THAT THIS WATER QUALITY "AS-BUILT" TRULY REPRESENTS EXISTING FIELD CONDITIONS OF THE WATER QUALITY STRUCTURES INCLUDING BUT NOT LIMITED TO PIPE SIZES, DIAMETERS, LINE, GRADE AND ELEVATIONS.

*C. Allen [Signature]* R.P.L.S. 9-17-91  
 #475



MARYLAND BLUEPRINT CO. INC.



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

*Joseph W. Boyle* 3/14/90  
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Joseph S. Scitka* 4/11/90  
 DIRECTOR DATE

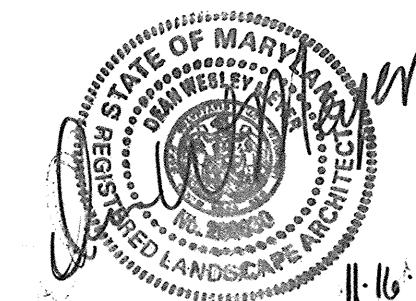
*Mark J. Taylor* 4/25/90  
 CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

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

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

*James J. Smith* 8/5/90  
 DIRECTOR DATE

*William B. Clay* 3-5-90  
 CHIEF, BUREAU OF ENGINEERING DATE



THIS SEAL IS FOR REDLINE REVISIONS ONLY, DATED OCTOBER 25, 2004.

△ ADDED MECH EQUIP. AND SCREENING WALL. REVISED EX. SIDEWALK.

3-15-02	4	ADD VESTIBULE
6-21-00	3	REVISED PLANT LOCATIONS
10-16-89	2	EVERGREEN SCREEN OF EAST. PKG. LOT
8-30-89	1	DELETE GROUND COVERS & SHRUBS
DATE	NO.	REVISION

OWNER / DEVELOPER  
 TROUTMAN COMPANY  
 WILDE LAKE VILLAGE CENTER  
 SUITE 300  
 10421 TWIN RIVERS ROAD  
 COLUMBIA, MARYLAND 21044

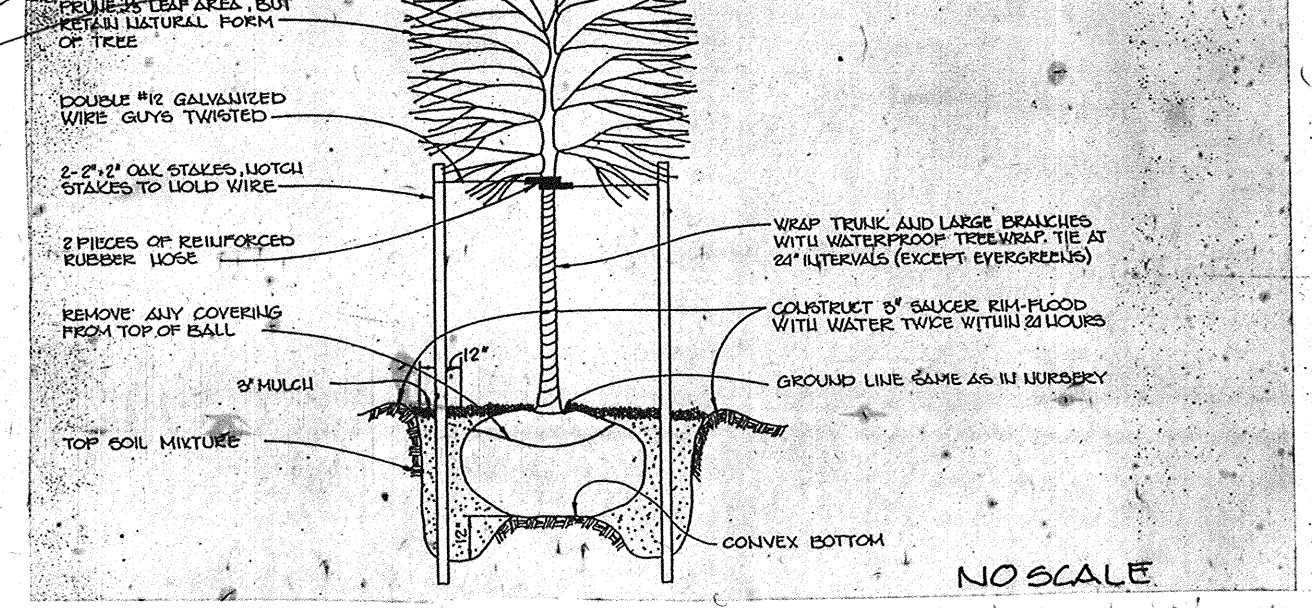
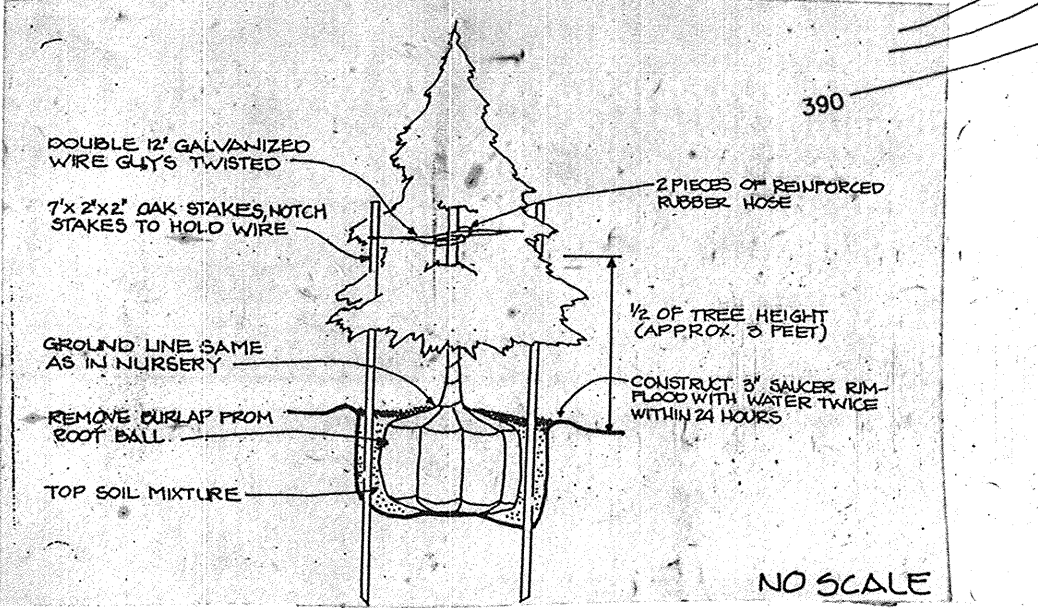
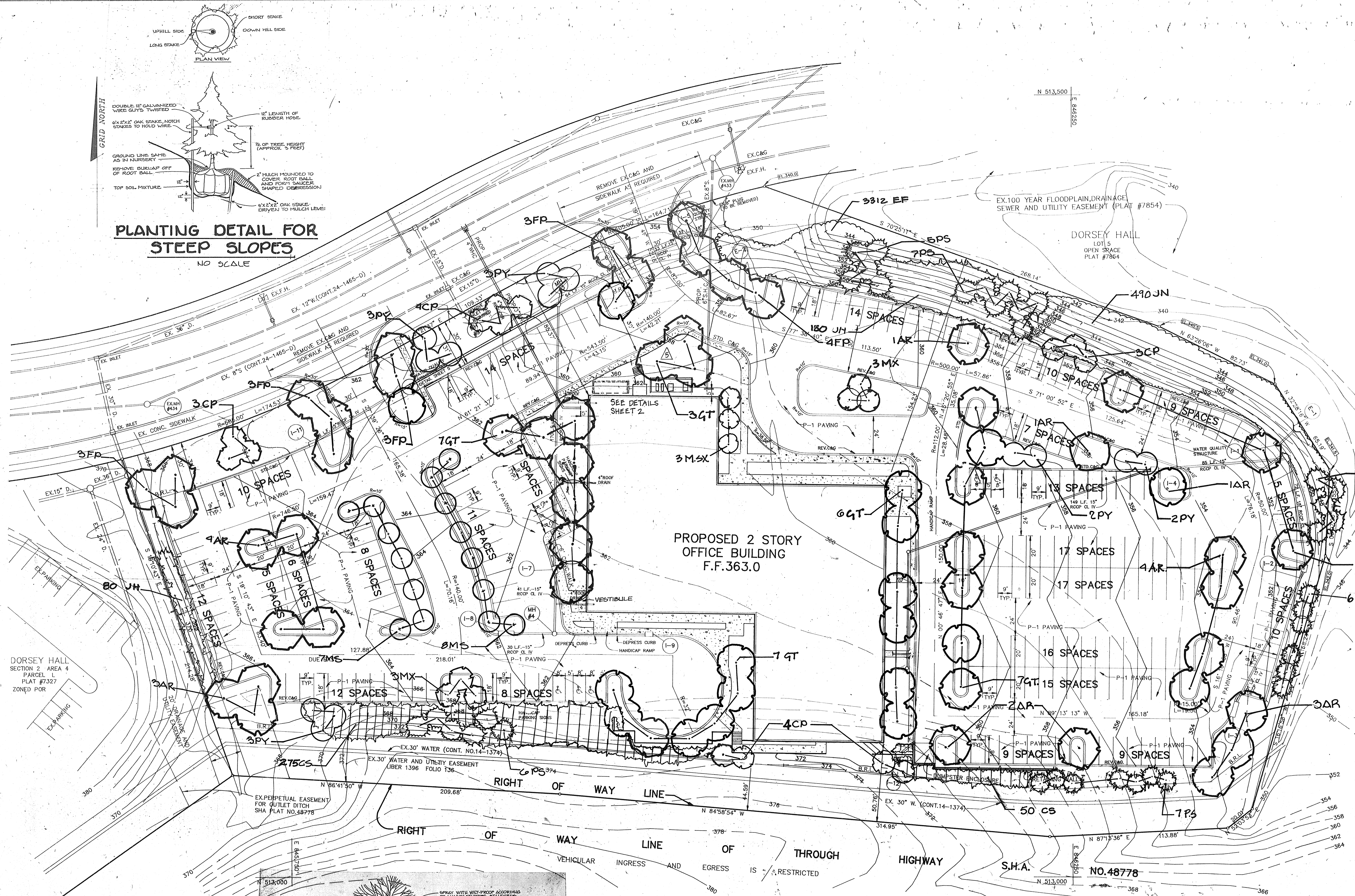
PROJECT: **DORSEY HALL PARCEL M**  
 AREA DORSEY HALL PARCEL M, FLAT #7227 SECTION 2, AREA 4 ZONED FOR C-10 ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

TITLE: **LANDSCAPE PLAN**

RIEMER MUEGGE & ASSOCIATES, INC.  
 A Land Planning, Engineering and Consulting Firm  
 3105 North Ridge Road Ellicott City, Maryland 21043  
 301-461-2690 FAX: 301-750-3176

DATE: 2-20-90  
 DESIGNED BY: D.O./Z.K.  
 DRAWN BY: D.L.G.  
 PROJECT NO: 56702  
 DATE: AUGUST 10, 1989  
 SCALE: AS SHOWN  
 DRAWING NO. 7 OF 7

SPP-90-39

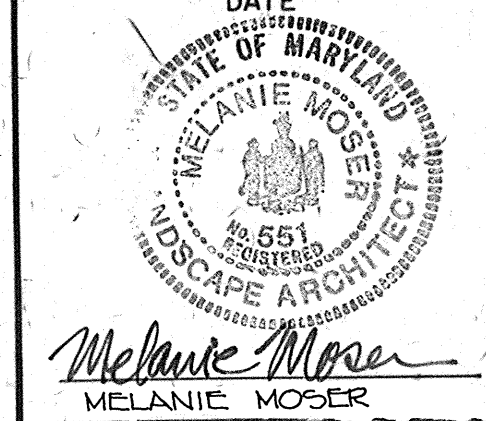


PLAN SCALE 1"=20'

Qty.	Symbol	Name	Size	Remarks
22	AR	ACER BURNING 'RED SUNSET'	2 1/2" Cal.	B & B
14	CP	CRATAEGUS PHAENOCARPUS	2-2 1/2" Cal.	B & B
10	FR	FRAXINUS PENNSYLVANICA	2 1/2" Cal.	B & B
30	OT	OLESTERIA ITALICANTHUS	2 1/2" Cal.	B & B
15	MS	MALUS SARGENTII	2-2 1/2" Cal.	B & B
6	NO	MAONOLIA X SOULANDIANA	2-2 1/2" Cal.	B & B
3	MSX	MAONOLIA STELLATA	6-8" Ht.	B & B
36	PS	PINUS STROBUS	2-2 1/2" Cal.	B & B
15	PY	FRUNUS YERGENSIS	2-2 1/2" Cal.	B & B

Qty.	Symbol	Name	Size	Remarks
325	CS	COTONASTER SALICIFOLIA 'REPARANDA'	18-24" Spread	Cont. 3 e.c.
3,312	EF	BUNYUS PORTUREI COLORATUS	2 1/2" p-p.	Fls. 50 e.c.
230	JH	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	18-24" Spread	Cont. 3 e.c.
400	JK	JASMINUM NUDIFLORUM	5 Gallon	Cont. 3 e.c.

APPROVED  
 PLANNING BOARD  
 OF HOWARD COUNTY  
 Oct 11, 1989  
 COM



MAYLAND BLUEPRINT CO., INC. N20007



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

*James M. Miller* 2/19/90  
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Joseph R. Butler* 4/11/90  
 DIRECTOR DATE

*Wanda S. Taylor* 5/2/90  
 CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

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

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*James M. Miller* 3/5/90  
 DIRECTOR DATE

*William S. Rowe* 3-5-90  
 CHIEF, BUREAU OF ENGINEERING DATE

**LEGEND**

- (E) MAIN ENTRANCE LOCATIONS FOR HANDICAP
- P-1 PAVING
- CONCRETE SIDEWALK
- B.R.L. = BUILDING RESTRICTION LINE
- \* DENOTES TRANSITION FROM STD. C&G TO REV. C&G
- LIGHTING FIXTURES (SEE DETAIL SHEET 5)
- WETLANDS
- 100 YEAR FLOODPLAIN ELEVATION (PLAT #7327)
- CANOPY COLUMN

- NOTES:**
1. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
  2. WATER METER TO BE FOR INSIDE SETTING.
  3. ALL DIMENSIONS ARE FACE OF CURB, FACE OF BUILDING OR CL

\* THIS SEAL IS FOR REDLINE REVISIONS ONLY DATED OCTOBER 25, 2004.

10/25/04- ADDED MECH. EQUIP. AND SCREENING WALL. REVISED EX. SIDEWALK.

DATE	NO.	REVISION
3-15-92	2	ADD VESTIBULE
6-21-90	1	REVISED SIDEWALK, RETAINING WALL, LIGHT POLE LOCATIONS & SIZE OF WALK FROM 4'-0" TO 6'-0"

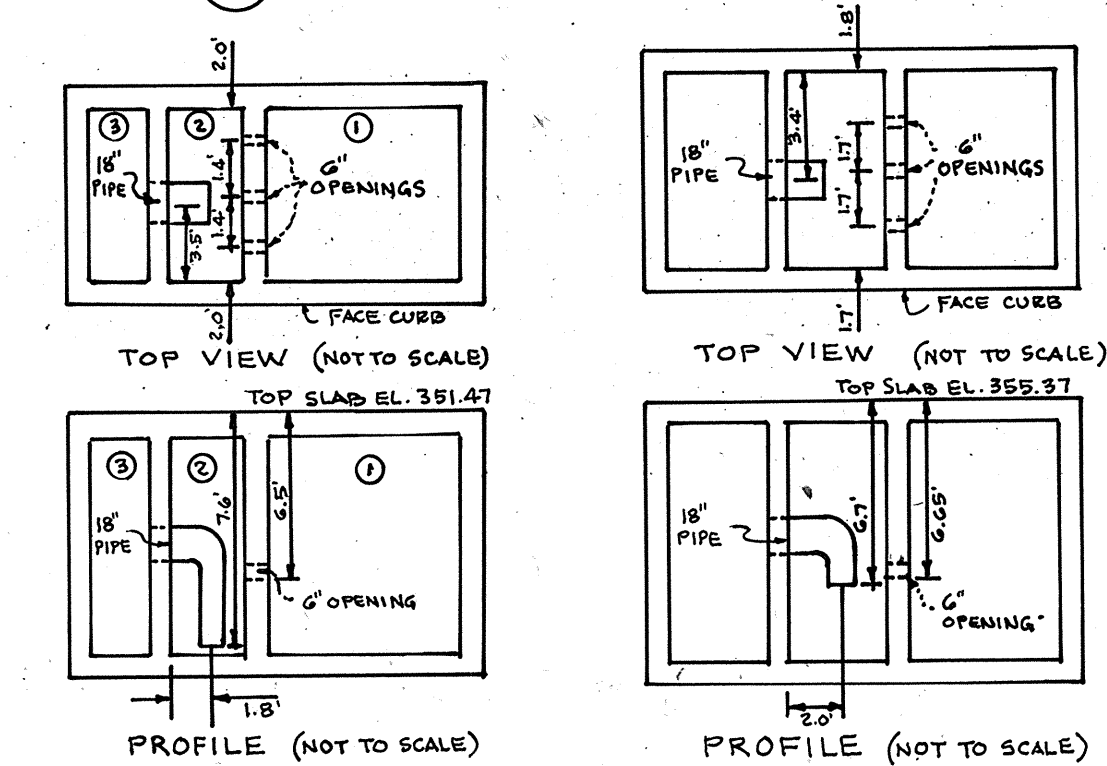
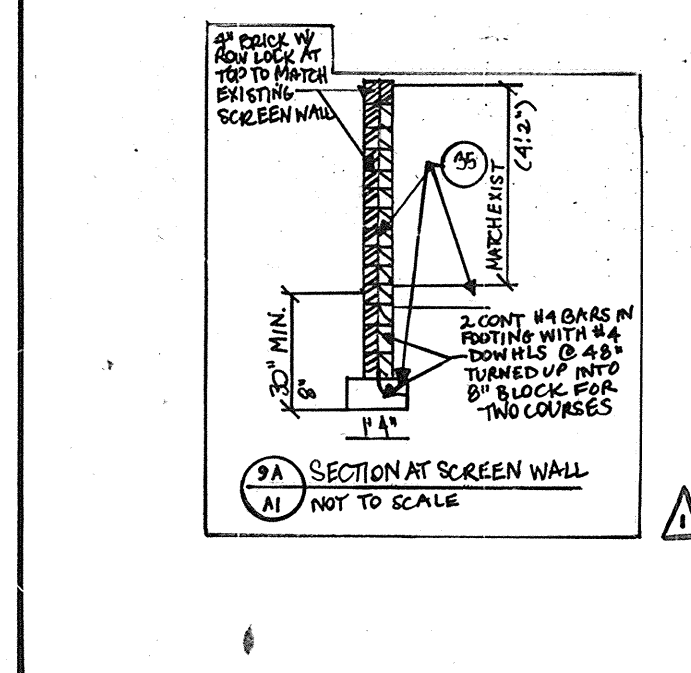
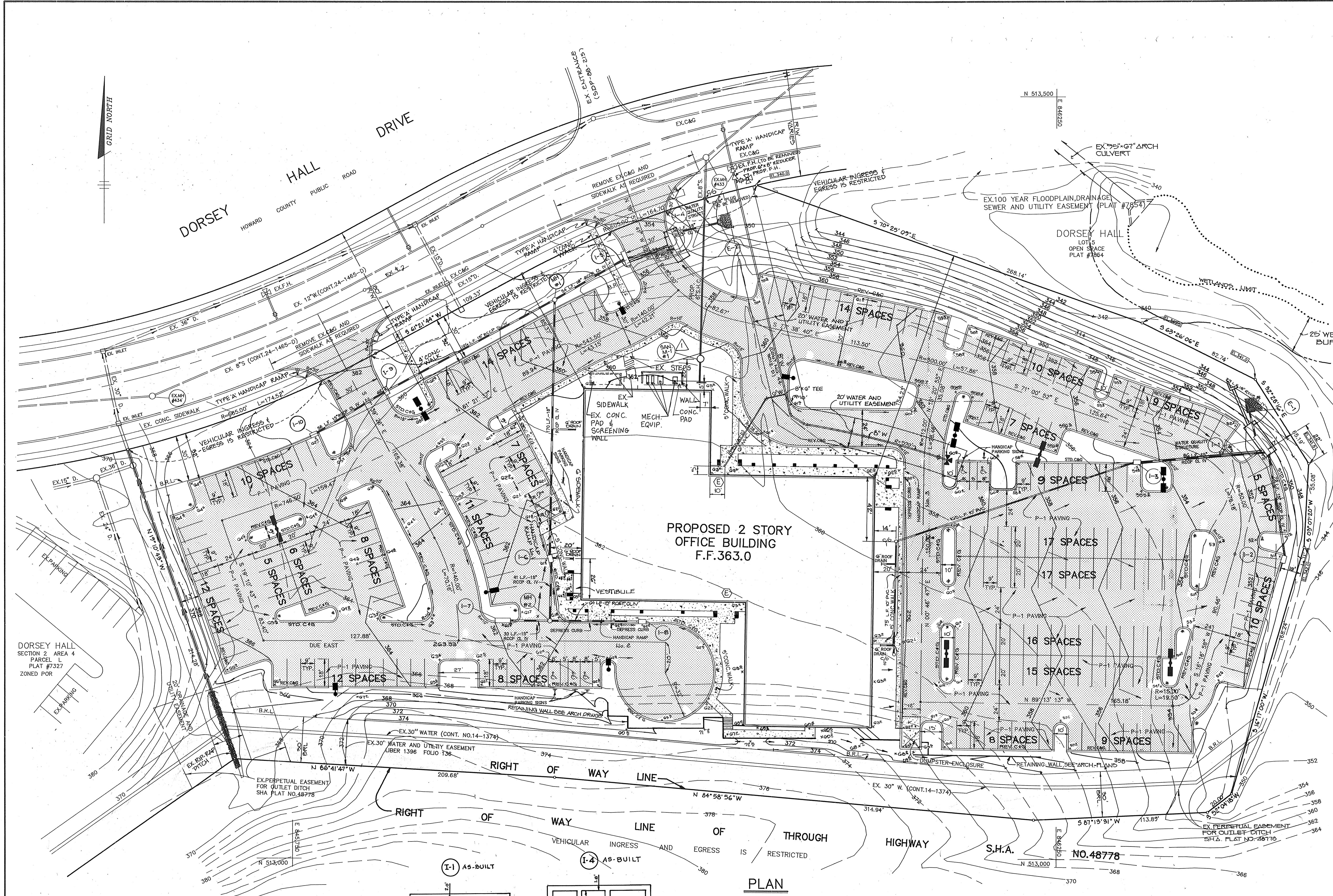
**OWNER/DEVELOPER**  
 TROUTMAN COMPANY  
 WILDE LAKE VILLAGE CENTER  
 SUITE 200  
 10491 TWIN RIVERS ROAD  
 COLUMBIA, MARYLAND 21044

**PROJECT:** DORSEY HALL PARCEL M  
 AREA DORSEY HALL PARCEL M FLAT #1227 SECTION 2 AREA 4 ZONED FOR 2<sup>ND</sup> ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

**TITLE:** SITE DEVELOPMENT PLAN

**RIEMER MUEGGE & ASSOCIATES, INC.**  
 A Land Planning, Engineering and Consulting Firm  
 3105 North Ridge Road Ellitt City, Maryland 21043  
 301-461-2690 FAX: 301-750-3176

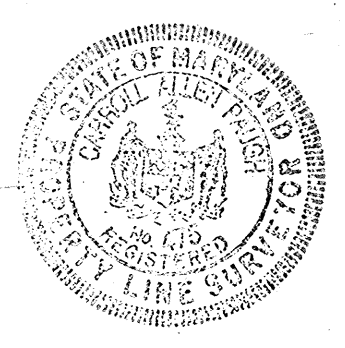
2-16-90 DATE  
 DESIGNED BY: D.B.S.  
 DRAWN BY: CADD  
 PROJECT NO: 58202  
 DATE: AUGUST 10, 1989  
 SCALE: AS SHOWN  
 DRAWING NO. 2 OF 7



**PLAN**  
 SCALE: 1"=30'

WATER QUALITY CERTIFICATION  
 I HEREBY CERTIFY THAT THIS WATER QUALITY "AS-BUILT" TRULY REPRESENTS EXISTING FIELD CONDITIONS OF THE WATER QUALITY STRUCTURES INCLUDING BUT NOT LIMITED TO PIPE SIZES, DIAMETERS, LINE, GRADE AND ELEVATIONS.

*C. Allen Paup* P.E. 9-12-91 #445



APPROVED  
 PLANNING BOARD  
 OF HOWARD COUNTY  
 DATE: Oct. 11, 1989

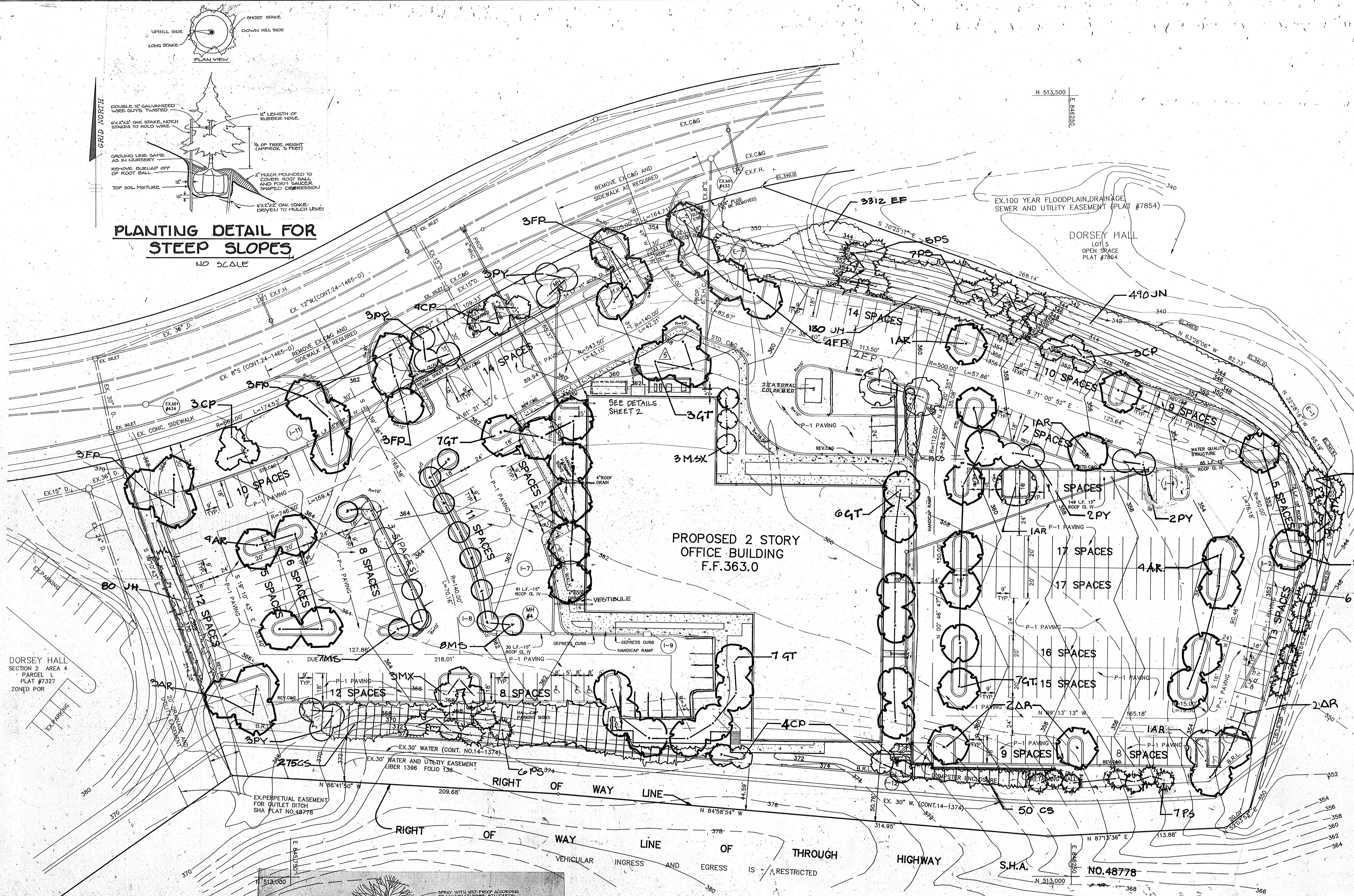
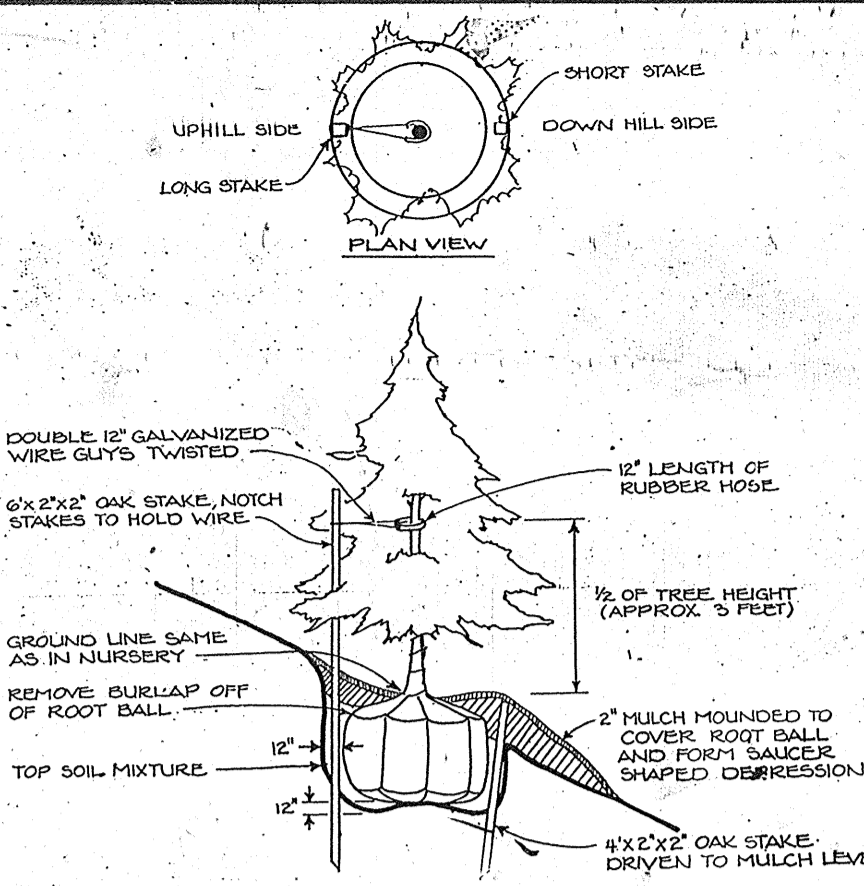


APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.  
 [Signature] COUNTY HEALTH OFFICER 2/14/90 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
 [Signature] DIRECTOR 4/11/90 DATE  
 [Signature] CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT 4/25/90 DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.  
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
 [Signature] DIRECTOR 3/5/90 DATE  
 [Signature] CHIEF, BUREAU OF ENGINEERING 3-5-90 DATE

**PLANTING DETAIL FOR STEEP SLOPES**  
 NO SCALE



THIS SEAL IS FOR REDLINE REVISIONS ONLY, DATED OCTOBER 25, 2004.

△ ADDED MECH EQUIP AND SCREENING WALL - REVISED EX. SIDEWALK.

DATE	NO.	REVISION
3-15-02	5	MODIFIED LANDSCAPING AND PLANT LIST
3-15-02	4	ADD VESTIBULE
6-21-00	3	REVISED PLANT LOCATIONS
10-15-89	2	EVERGREEN SCREEN OF EAST. PKG. LOT
8-30-89	1	DELETE GROUND COVERS & SHRUBS

OWNER / DEVELOPER  
 TROUTMAN COMPANY  
 WILDE LAKE VILLAGE CENTER  
 SUITE 200  
 10451 TWIN RIVERS ROAD  
 COLUMBIA, MARYLAND 21044

PROJECT: **DORSEY HALL PARCEL M**  
 AREA DORSEY HALL PARCEL M, PLAT #1327 SECTION 2, AREA 4, ZONED FOR 2<sup>ND</sup> ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 TITLE: **LANDSCAPE PLAN**

RIEMER MUEGGE & ASSOCIATES, INC.  
 A Land Planning, Engineering and Consulting Firm  
 3105 North Ridge Road Ellicott City, Maryland 21043  
 301-461-2690 FAX: 301-750-3176

DATE: 2-20-90  
 DESIGNED BY: D.O./Z.K.  
 DRAWN BY: D.L.G.  
 PROJECT NO: 58702  
 DATE: AUGUST 10, 1989  
 SCALE: AS SHOWN  
 DRAWING NO. 7 OF 7

APPROVED  
 PLANNING BOARD  
 OF HOWARD COUNTY  
 Oct 11, 1989  
 [Signature]

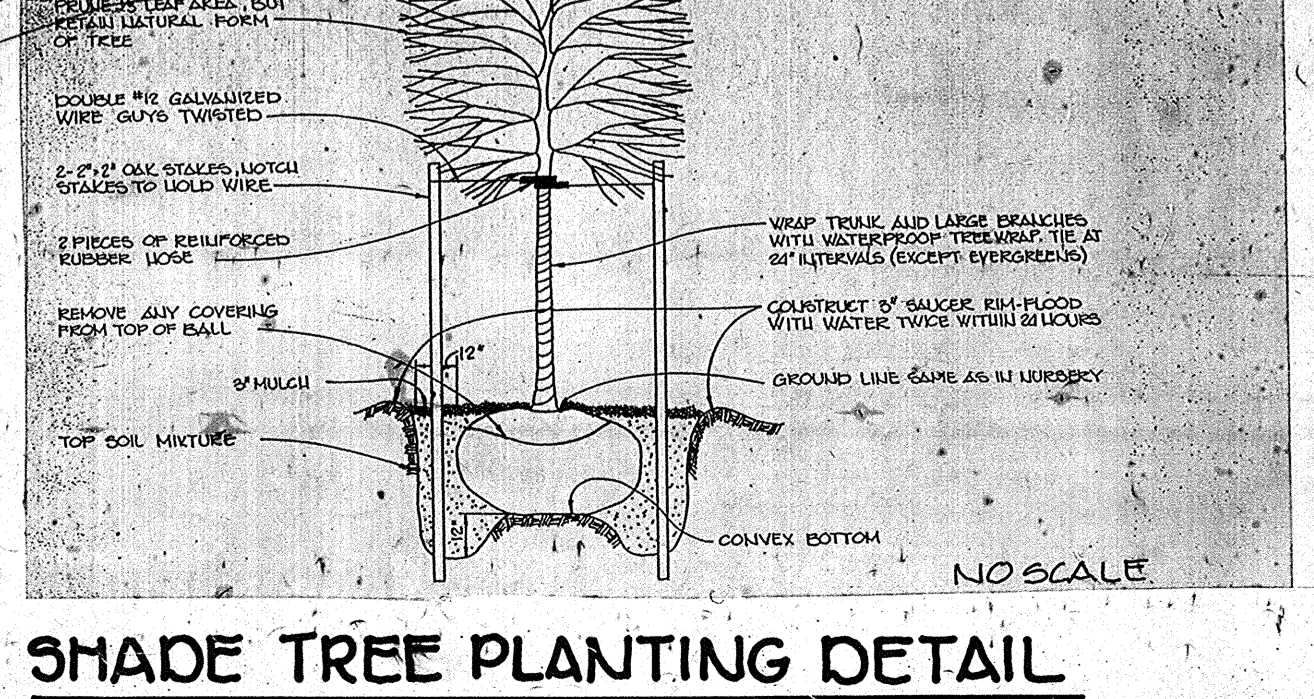
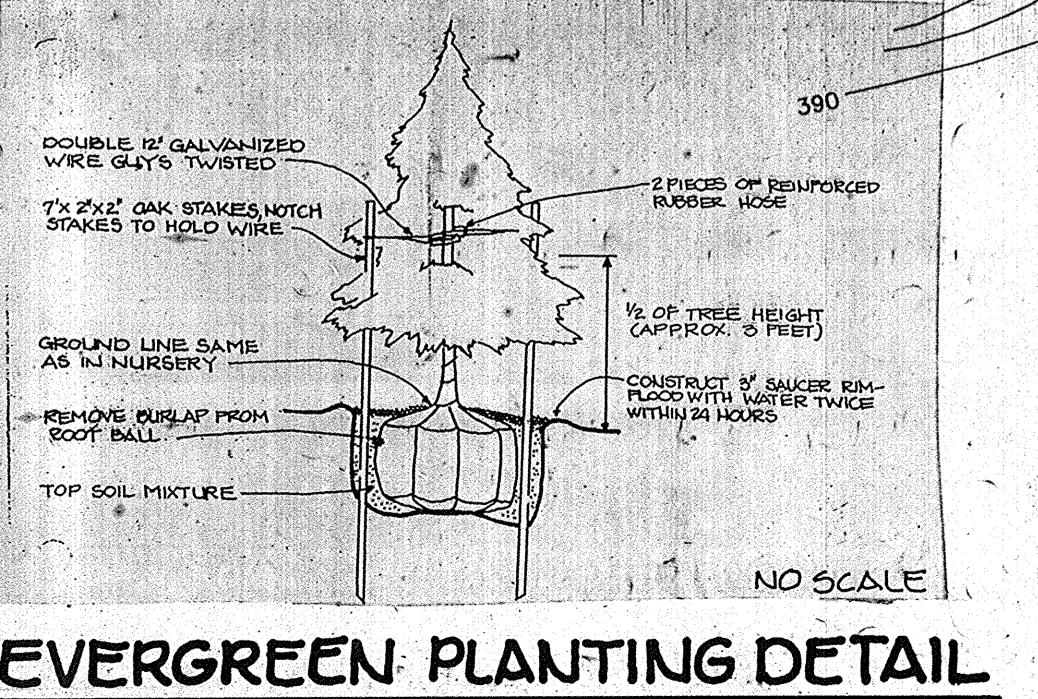
**PLAN**  
 SCALE 1"=30'

PLANT LIST

Qty.	Symbol	Name	Size	Remarks
22	AR	ACER RUBRUM 'RED SUNSET'	2 1/2" Cal.	B & B Full Head
14	CP	CRATAEGUS PHAEOPIPER	2-2 1/2" Cal.	B & B
10	FP	FRAXINUS PENNSYLVANICA	2 1/2" Cal.	B & B Full Head
30	OT	OLESTEREA VITICOLORATA	2 1/2" Cal.	B & B Full Head
15	MS	MAHONIA X SOULIANTIANA 'MISTO FERRA'	2-2 1/2" Cal.	B & B
5	MS	MAHONIA X SOULIANTIANA 'STAR MAGNOLIA'	2-2 1/2" Cal.	B & B Full Head
3	MS	MAHONIA STELLATA	6-8' Ht.	B & B Full Head
36	PS	PRUNUS SPENSIS 'White Pink'	2-2 1/2" Cal.	B & B Full Head
18	PT	PRUNUS TENDRIS	2-2 1/2" Cal.	B & B Full Head

SHRUBS & GROUND COVER

340	CS	COTONASTER SALICIFOLIA 'REPARANS'	18-24" Spread	Cont. 3 e.o.
3,312	EF	BUNODIA FORTUNEI COLLEBRATA	2 1/2" p.p.	Flats 50 e.o.
230	JH	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	18-24" Spread	Cont. 3 e.o.
400	JN	JASMINE NUDIFLORUM	5 gallon	Cont. 3 e.o.



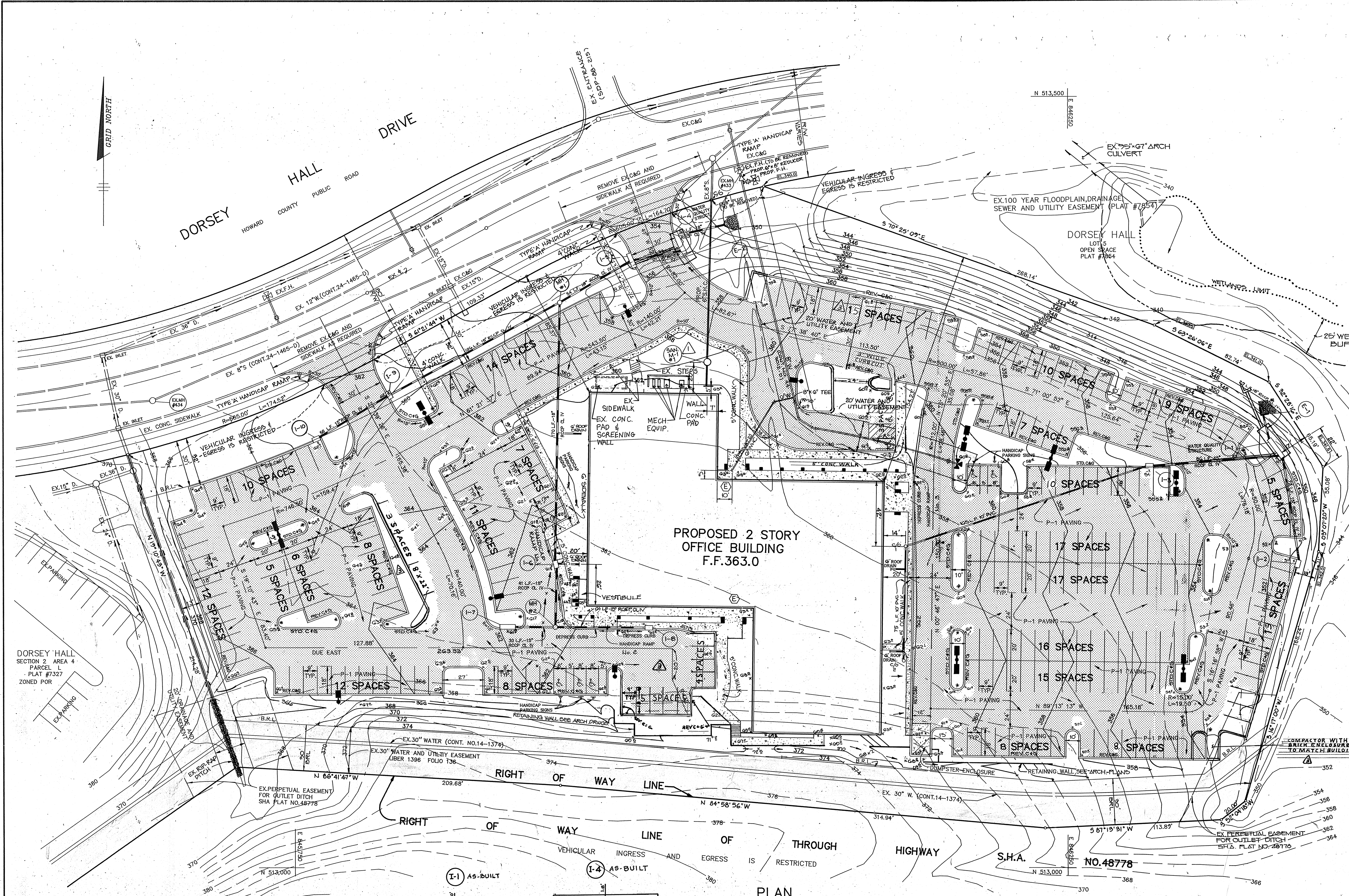
MAYLAND BLUEPRINT CO., INC.



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.  
*James Boyle* COUNTY HEALTH OFFICER 2/19/90 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*Joseph Reiter* DIRECTOR 4/11/90 DATE  
*Mark J. P. ...* CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT 2/25/90 DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.  
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*James ...* DIRECTOR 3/5/90 DATE  
*William ...* CHIEF, BUREAU OF ENGINEERING 3-5-90 DATE



- LEGEND**
- (E) MAIN ENTRANCE LOCATIONS FOR HANDICAP
  - P-1 PAVING
  - CONCRETE SIDEWALK
  - B.R.L. = BUILDING RESTRICTION LINE
  - \* DENOTES TRANSITION FROM STD.C&G TO REV.C&G
  - LIGHTING FIXTURES (SEE DETAIL SHEET 5)
  - WETLANDS
  - 100 YEAR FLOODPLAIN ELEVATION (PLAT #7327)
  - CANOPY COLUMN
- NOTES:**
1. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
  2. WATER METER TO BE FOR INSIDE SETTING.
  3. ALL DIMENSIONS ARE FACE OF CURB, FACE OF BUILDING OR CL

\* THIS SEAL IS FOR REDLINE REVISIONS ONLY DATED OCTOBER 25, 2004.

NO.	DATE	NO.	REVISION
10/25/04	3	1	ADDED MECH. EQUIP. AND SCREENING WALL. REVISED EX. SIDEWALK.
10/09/03	3	2	MODIFIED PARKING AREAS
5/15/02	2	2	ADD VESTIBULE
6/21/00	1	1	REVISED SIDEWALK, RETAINING WALL, LIGHT POLE LOCATIONS & SIZE OF CONC. PAVING

**OWNER / DEVELOPER**  
 TROUTMAN COMPANY  
 WILDE LAKE VILLAGE CENTER  
 SUITE 200  
 10491 TWIN RIVERS ROAD  
 COLUMBIA, MARYLAND 21044

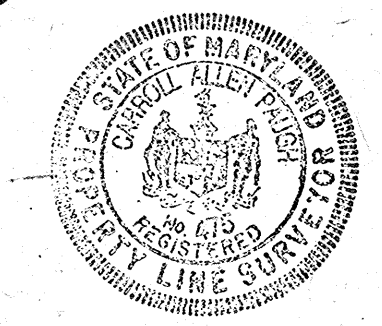
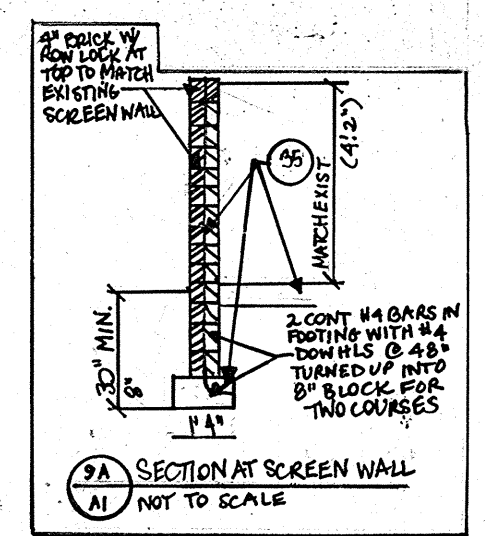
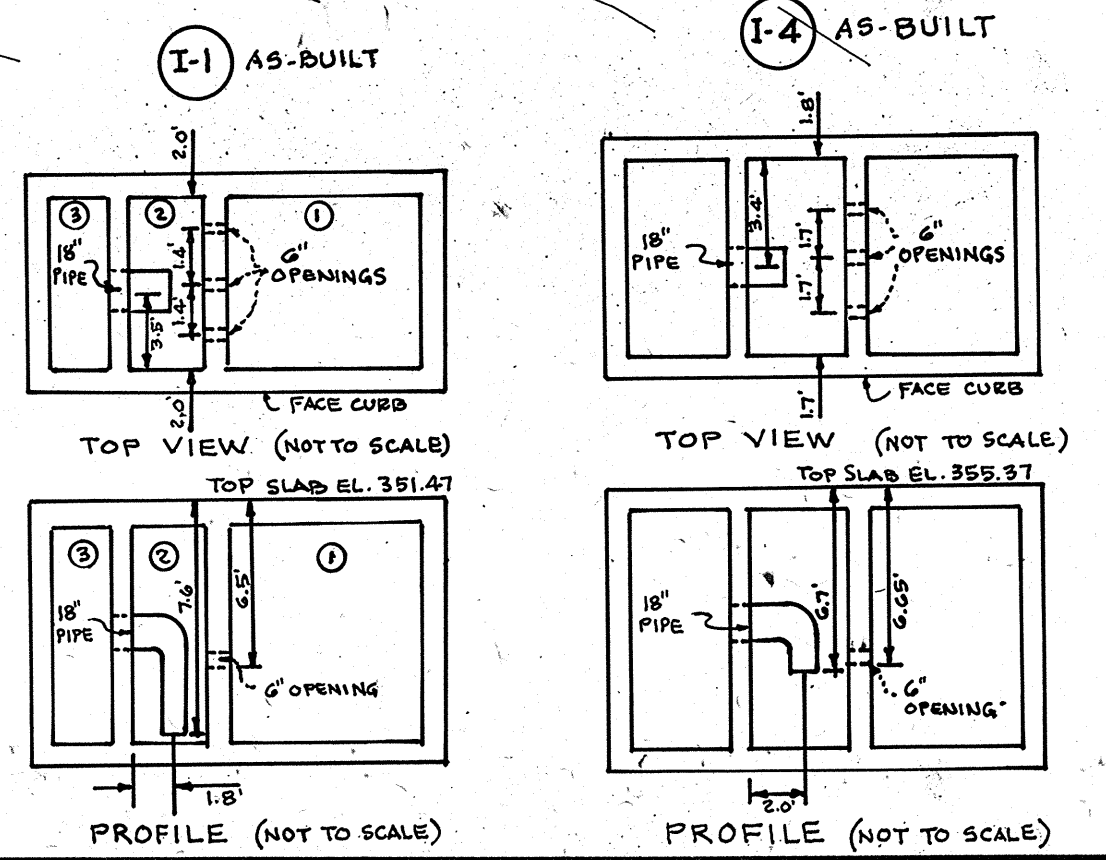
**PROJECT:** DORSEY HALL PARCEL M  
 AREA DORSEY HALL PARCEL M PLAT #1227 SECTION 2 AREA 4 ZONED FOR 2<sup>ND</sup> ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

**TITLE:** SITE DEVELOPMENT PLAN

**RIEMER MUEGGE & ASSOCIATES, INC.**  
 A Land Planning, Engineering and Consulting Firm  
 3105 North Ridge Road Ellicott City, Maryland 21043  
 301-461-2690 FAX: 301-750-3176

2/16/90 DATE  
 10/11/1989 DATE  
 DESIGNED BY: D.B.S.  
 DRAWN BY: CADD  
 PROJECT NO: 88702  
 DATE: AUGUST 10, 1989  
 SCALE: AS SHOWN  
 DRAWING NO. 2 OF 7

**WATER QUALITY CERTIFICATION**  
 I HEREBY CERTIFY THAT THIS WATER QUALITY "AS-BUILT" TRULY REPRESENTS EXISTING FIELD CONDITIONS OF THE WATER QUALITY STRUCTURES INCLUDING BUT NOT LIMITED TO PIPE SIZES, DIAMETERS, LINE, GRADE AND ELEVATIONS.  
*C. Allen Paup* MRS. 9-17-91 #445





SHEET INDEX	
NO.	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN
3	SEDIMENT CONTROL PLAN & DETAILS
4	DRAINAGE AREA MAP
5	STORM DRAIN PROFILES & DETAILS
6	DETAILS
7	LANDSCAPE PLAN

# SITE DEVELOPMENT PLAN

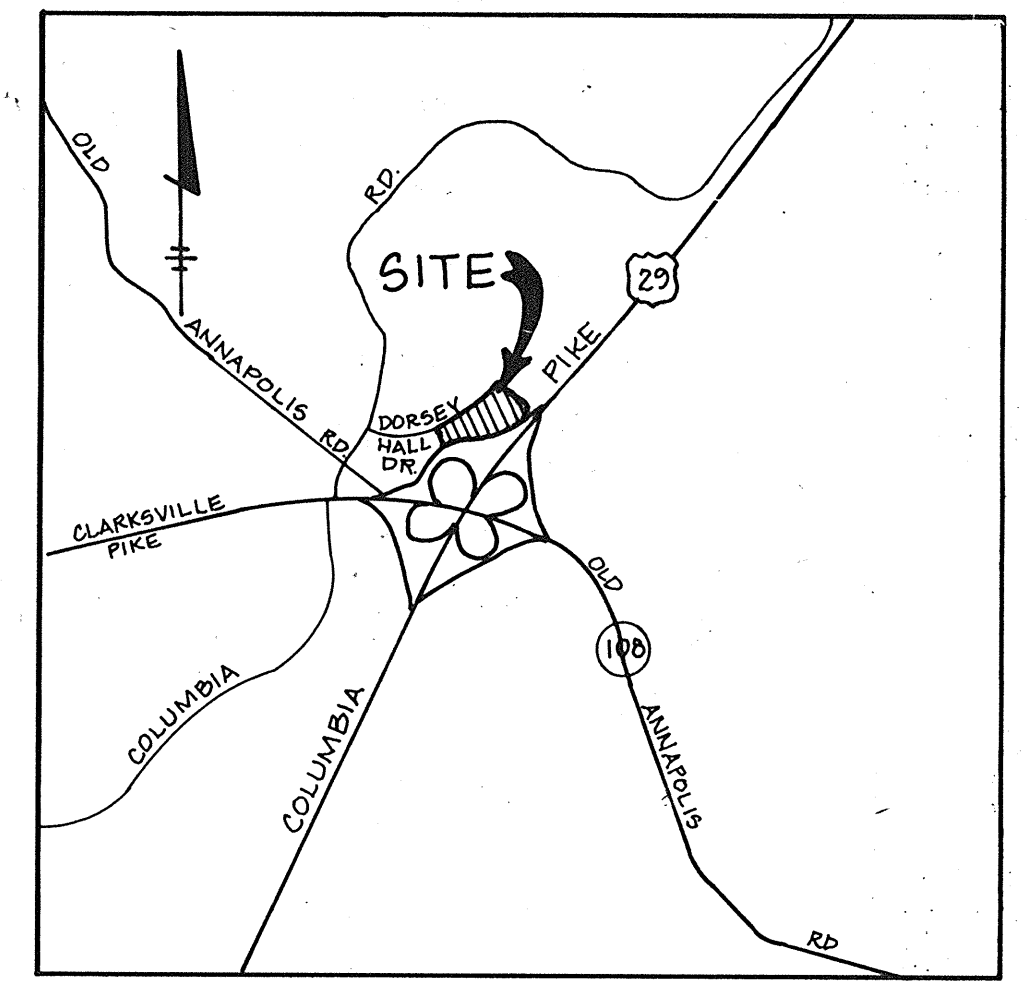
## PARCEL M

### DORSEY HALL

### SECTION 2 AREA 4

### 2ND ELECTION DISTRICT

## HOWARD COUNTY, MARYLAND



VICINITY MAP

SCALE: 1"=2000'

### GENERAL NOTES

- ALL WATER LINES SHALL BE CONSTRUCTED A MINIMUM OF 42" COVER BELOW FINISHED GRADE.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, I.E., STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION AS AMENDED 1987.
- APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FROM BEST AVAILABLE INFORMATION. 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 AT LEAST FIVE (5) DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS TO VERIFY THEIR LOCATION AND ELEVATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF LOCATION OF UTILITIES IS OTHER THAN SHOWN.
- CONTRACTOR TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS:
 

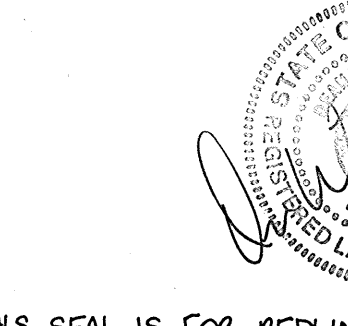
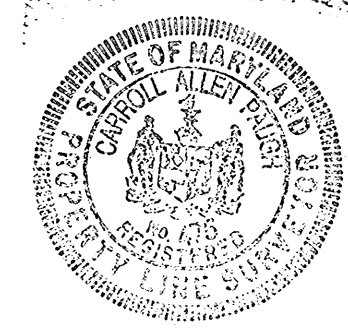
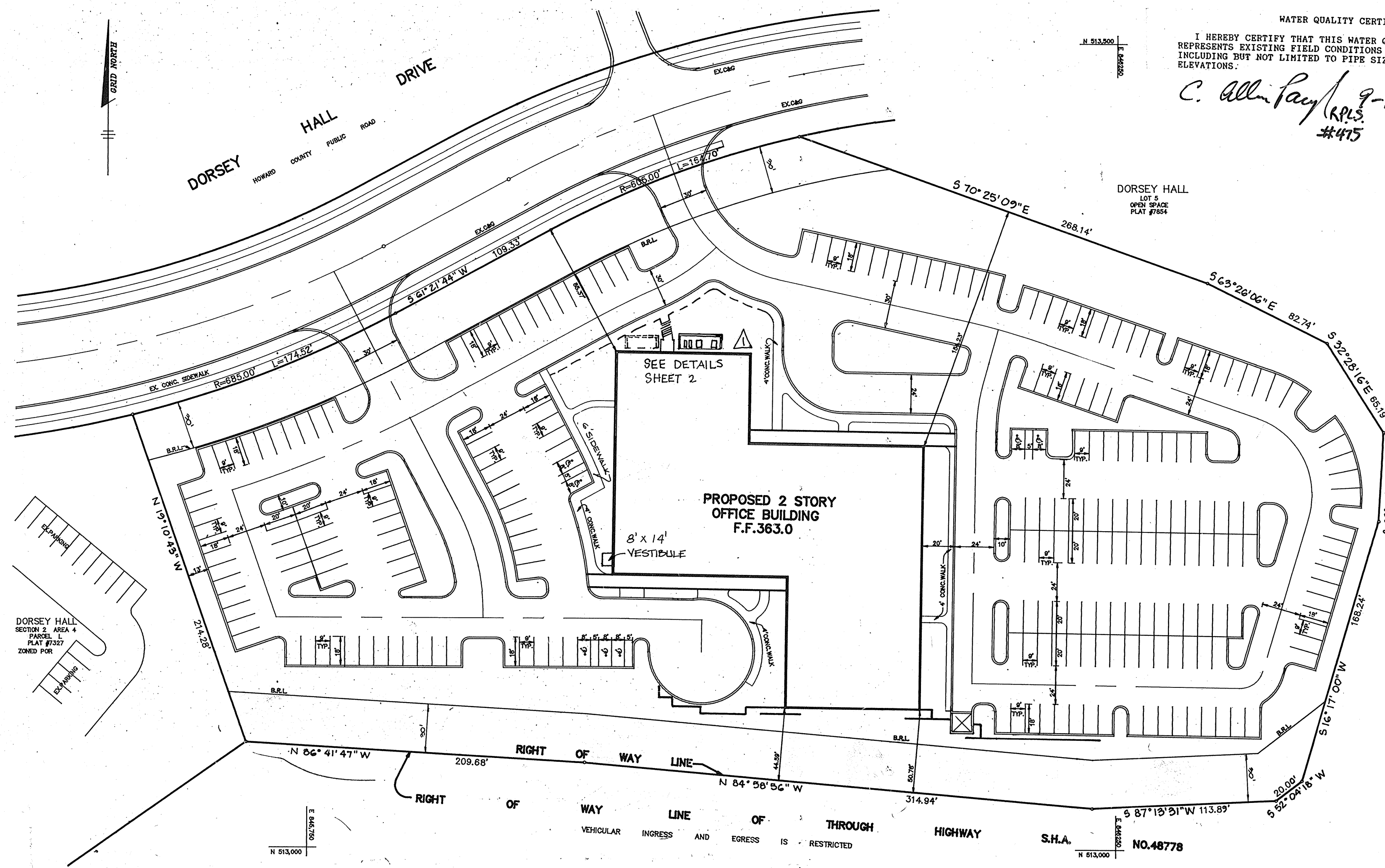
WISS UTILITY	1-800-257-7777
G&E TELEPHONE COMPANY	725-5976
HOWARD COUNTY BUREAU OF UTILITIES	992-2366
ART & CABLE LOCATION DIVISION	393-3553
BALTIMORE GAS & ELECTRIC COMPANY	685-0123
STATE HIGHWAY ADMINISTRATION	531-5533
HOWARD COUNTY CONSTRUCTION/INSPECTION SURVEY DIVISION (24 HOURS NOTICE PRIOR TO 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 JANUARY 89, BY: RIEMER, MUEGGE & ASSOC.
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL STORM DRAIN PIPE BEDDING SHALL BE AS SHOWN IN DETAIL G2.01 (TRENCH IN ROCK OR TRENCH IN BATH AS DETERMINED BY FIELD CONDITIONS) IN VOL. IV OF HOWARD COUNTY DESIGN MANUAL UNLESS OTHERWISE DIRECTED BY THE ENGINEER OR AS SHOWN ON THE DRAWINGS.
- THE DEVELOPER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS AND/OR RIGHTS-OF-WAY THAT MAY BE REQUIRED FOR THE SEDIMENT AND EROSION CONTROL PRACTICES, STORM WATER MANAGEMENT PRACTICES AND THE DISCHARGE OF STORM WATER ONTO OR ACROSS ADJACENT OR DOWNSTREAM PROPERTIES INCLUDED IN THIS PLAN. HE IS ALSO RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS AND/OR WORK ON ADJACENT PROPERTIES INCLUDED IN THIS PLAN.
- THE OWNER SHALL PROVIDE A SEPARATE AND INDEPENDENT SEWER CONNECTION FOR EACH TENANT OR OCCUPANT OF ANY BUILDING SHOWN ON THIS SITE DEVELOPMENT PLAN, WHO WILL DISCHARGE NON-HOMESTIC WASTE TO THE PUBLIC SEWERAGE SYSTEM IF THIS WASTE IS REGULATED UNDER SECTION 18.122A OF THE HOWARD COUNTY CODE. EACH SEPARATE AND INDEPENDENT SEWER CONNECTION SHALL INCLUDE A STANDARD MANHOLE AND OTHER WASTE PRETREATMENT DEVICES AS REQUIRED AND APPROVED BY HOWARD COUNTY. WASTE LINES ON THE INTERIOR OF THE BUILDING SHALL BE DESIGNED, CONSTRUCTED OR MODIFIED SUCH THAT NON-HOMESTIC WASTE WILL BE DISCHARGED TO THE SEPARATE AND INDEPENDENT SEWER CONNECTION. NO TENANT OR OCCUPANT OF ANY BUILDING SHOWN ON THIS SITE DEVELOPMENT PLAN SHALL DISCHARGE REGULATED NON-HOMESTIC WASTE TO THE PUBLIC SEWERAGE SYSTEM PRIOR TO INSTALLATION OF THE SEPARATE AND INDEPENDENT SEWER CONNECTION AND RELATED INTERIOR WASTE LINES. THE ABOVE REQUIREMENTS SHALL APPLY TO ALL INITIAL AND FUTURE OCCUPANTS OR TENANTS.
- SEE DEPARTMENT OF PLANNING AND ZONING FILED PD 184, 578-20, P 84-27, P 86-26, VP 87-97, F 87-149, 67-85-16
- STORMWATER MANAGEMENT FOR THIS PARCEL HAS BEEN PROVIDED UNDER F 85-16. IT IS A DETENTION FACILITY.

### SITE TABULATION

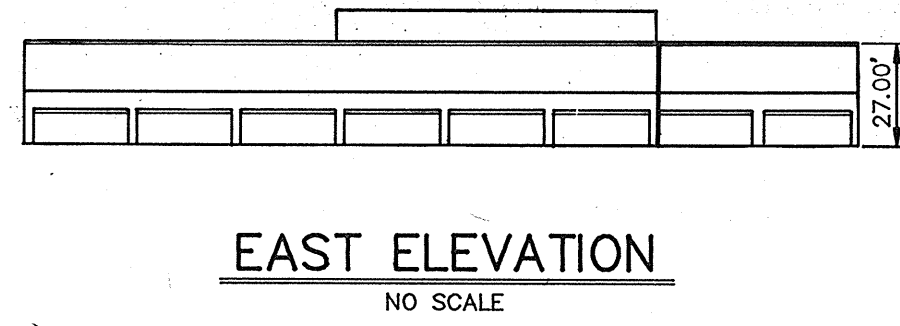
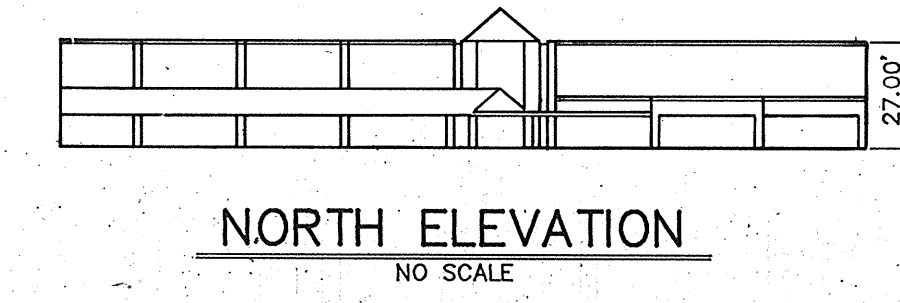
AREA OF PROPERTY.....	5.377 ACRES
PRESENT ZONING.....	POR (PLANNED OFFICE RESEARCH)
PROPOSED USE.....	MEDICAL OFFICES
BUILDING AREA.....	40,040 SQ. FT. NET LEASABLE
BUILDING COVERAGE OF SITE.....	27,840 SF AREA & 1188% OF GROSS
PARKING REQUIRED.....	5.5 SP / 1000 S.F.
TOTAL PARKING PROVIDED.....	221 SPACES
TOTAL PARKING AREA.....	162 ACRES (70,700 S.F.)
LANDSCAPED ISLANDS REQUIRED (5%).....	0.081 ACRES (3,535 S.F.)
LANDSCAPED ISLANDS PROVIDED (3.7%).....	0.153 ACRES (6,675 S.F.)
OPEN SPACE REQUIRED (20%).....	1.075 ACRES (46,844 SF.)
OPEN SPACE PROVIDED (40%).....	2.153 ACRES (93,765 SF.)

WATER QUALITY CERTIFICATION  
I HEREBY CERTIFY THAT THIS WATER QUALITY "AS-BUILT" TRULY REPRESENTS EXISTING FIELD CONDITIONS OF THE WATER QUALITY STRUCTURES INCLUDING BUT NOT LIMITED TO PIPE SIZES, DIAMETERS, LINE, GRADE AND ELEVATIONS.

*C. Allen Payne* 9-17-91  
RPLS #4475



\* THIS SEAL IS FOR REDLINE REVISIONS ONLY, DATED OCTOBER 25, 2004.  
 10/25/04 - ADDED MECH. EQUIP. AND SCREENING WALL. REVISED EX. SIDEWALK.



ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
PARCEL M	4801 DORSEY HALL DRIVE

PLAN SCALE 1"=50'					
SUBDIVISION NAME	BLOCK #	ZONE	TAX/ZONE MAP	ELEC. DIST.	CENSUS TR.
DORSEY HALL	2	4	FOR	2	6028.01
PLAT #	7927				
WATER CODE	F10			SEWER CODE	5750500

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.  
*John B. ...* 3-14-90  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*J. ...* 4/11/90  
DIRECTOR DATE  
*...* 4/21/90  
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.  
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*James ...* 3/5/90  
DIRECTOR DATE  
*...* 3-5-90  
CHIEF, BUREAU OF ENGINEERING DATE

OWNER/DEVELOPER  
 TROUTMAN COMPANY  
 WILDE LAKE VILLAGE CENTER  
 SUITE 300  
 10491 TWIN RIVERS ROAD  
 COLUMBIA, MARYLAND 21044

PROJECT: DORSEY HALL PARCEL - M  
 AREA DORSEY HALL - PARCEL M PLAT #7927 SECTION 2 AREA 4 2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

TITLE: TITLE SHEET

RIEMER MUEGGE & ASSOCIATES, INC.  
 A Land Planning, Engineering and Consulting Firm  
 3105 North Ridge Road Ellicott City, Maryland 21043  
 301-461-2690 FAX: 301-750-3176

DATE: 2-16-90  
 DATE: Oct 14, 1989  
 DESIGNED BY: D.B.S.  
 DRAWN BY: CADD  
 PROJECT NO: 5802  
 DATE: AUGUST 10, 1989  
 SCALE: AS SHOWN  
 DRAWING NO. 1 OF 7