

STANDARD RESPONSIBILITY NOTES:

- I (WE) CERTIFY THAT:
 - ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE IN ACCORDANCE WITH THIS SEDIMENT AND EROSION CONTROL PLAN, AND FURTHER, AUTHORIZE THE RIGHT OF ENTRY FOR PERIODIC ON-SITE EVALUATION BY THE ANNE ARUNDEL SOIL CONSERVATION DISTRICT (AASCD) BOARD OF SUPERVISORS OR THEIR AUTHORIZED AGENTS.
 - ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE FROM THE MARYLAND DEPARTMENT OF THE ENVIRONMENT'S APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. RESPONSIBLE PERSONNEL ON SITE: _____
 - IF APPLICABLE, THE APPROPRIATE ENCLOSURE WILL BE CONSTRUCTED AND MAINTAINED ON SEDIMENT BASIN(S) INCLUDED IN THIS PLAN. SUCH STRUCTURE(S) WILL BE IN COMPLIANCE WITH THE ANNE ARUNDEL COUNTY CODE.
- THE DEVELOPER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHT, 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 THE PLAN.
- FOR INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT AND/OR TEMPORARY STABILIZATION PER THE AASCD VEGETATIVE ESTABLISHMENT SHALL BE COMPLETED WITHIN THREE CALENDAR DAYS FOR THE SURFACE OF ALL CONTROLS, DIKES, SOWLES, DITCHES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) AND SEVEN DAYS FOR ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- THE GRADING AND SEDIMENT CONTROL APPROVAL ON THIS PLAN EXTENDS ONLY TO THOSE AREAS WITHIN THE LIMITS OF DISTURBANCE.
- THE APPROVAL OF THIS PLAN FOR SEDIMENT AND EROSION CONTROL DOES NOT RELIEVE THE DEVELOPER/CONSULTANT FROM COMPLYING WITH FEDERAL, STATE OR COUNTY REQUIREMENTS PERTAINING TO ENVIRONMENTAL ISSUES.
- THE DEVELOPER MUST REQUEST THAT THE SEDIMENT AND EROSION CONTROL INSPECTOR APPROVE WORK COMPLETED IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN, THE GRADING OR BUILDING PERMIT, AND THE ORDINANCE.
- ALL MATERIAL SHALL BE TAKEN TO A SITE WITH AN APPROVED SEDIMENT AND EROSION CONTROL PLAN.
- FIRST PHASE INSPECTION AND APPROVAL OF THE SEDIMENT AND EROSION CONTROL INSPECTOR SHALL BE REQUIRED UPON COMPLETION OF THE INSTALLATION OF EROSION AND SEDIMENT CONTROLS PRIOR TO PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THE INITIAL APPROVAL BY THE SEDIMENT AND EROSION CONTROL INSPECTOR IS GIVEN. INSPECTION AND PERMITS MAY ALSO REQUIRE THAT AN INSPECTION AND CERTIFICATION OF THE INSTALLATION OF SEDIMENT CONTROL ALSO BE PERFORMED BY A DESIGN PROFESSIONAL PRIOR TO CONSTRUCTION COMMENCING.
- APPROVAL FROM THE INSPECTOR MUST BE REQUESTED ON FINAL STABILIZATION OF ALL SITES PRIOR TO REMOVAL OF SEDIMENT AND EROSION CONTROLS.
- EXISTING TOPOGRAPHY MUST BE FIELD VERIFIED BY RESPONSIBLE PERSONNEL TO THE SATISFACTION OF THE SEDIMENT CONTROL INSPECTOR PRIOR TO COMMENCING WORK.

SIGNATURE OF DEVELOPER/OWNER _____ DATE _____
 PRINT NAME: _____
 TITLE: _____
 ADDRESS: ANNE ARUNDEL COUNTY DEPARTMENT OF PUBLIC WORKS
 2662 RIVA ROAD
 ANNAPOLIS, MARYLAND 21401
 TELEPHONE NUMBER: _____
 EMAIL ADDRESS: _____
CONSULTANT'S CERTIFICATION
 THE DEVELOPER'S PLAN TO CONTROL SILT AND EROSION IS ADEQUATE TO CONTAIN THE SILT AND EROSION ON THE PROPERTY COVERED BY THE PLAN. I CERTIFY THAT THIS PLAN OF EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THIS SITE, AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE AASCD PLAN SUBMITTAL GUIDELINES AND THE CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL, EROSION AND SEDIMENT CONTROL. I HAVE REVIEWED THIS EROSION AND SEDIMENT CONTROL PLAN WITH THE OWNER/DEVELOPER.
 MD P.E. LICENSE # 34682
 MD LAND SURVEYOR LICENSE # _____
 MD LANDSCAPE ARCHITECT # _____
 NAME BLAINE W. LINKOUS, P.E.
 FIRM NAME WHITNEY BAILEY COX & MAGNANI, LLC
 ADDRESS 300 E. JOPPA ROAD, SUITE 200
 CITY TOWSON STATE MD ZIP CODE 21286 DATE _____

NOTE: THE CONSULTANT'S CERTIFICATION MUST BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER IF THE SITE LIES WITHIN THE SEVERN RIVER WATERSHED.

GENERAL CONSTRUCTION NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ANNE ARUNDEL COUNTY STANDARD SPECIFICATIONS AND/OR DETAILS FOR CONSTRUCTION AND THE STATE HIGHWAY ADMINISTRATIONS HIGHWAY DRAINAGE MANUAL STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION UNLESS OTHERWISE NOTED.
- THE EXISTING UTILITIES AND OBSTRUCTIONS SHOWN ARE FROM THE BEST AVAILABLE RECORDS AND SHALL BE VERIFIED BY THE CONTRACTOR TO HIS SATISFACTION PRIOR TO CONSTRUCTION. NECESSARY PRECAUTIONS SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING SERVICES AND MAINS AND ANY DAMAGE TO THEM SHALL BE REPAIRED IMMEDIATELY AT HIS OWN EXPENSE.
- THE CONTRACTOR SHALL CONTACT "MSS UTILITY" AT 1-800-257-7777 A MINIMUM OF 48 HOURS IN ADVANCE OF ANY EXCAVATION, BORING, PILE DRIVING AND/OR DIGGING FOR THE LOCATION OF GAS, ELECTRIC, TELEPHONE, WATER AND SEWER LINES.
- MECHANICAL EXCAVATION SHALL NOT BE CONDUCTED WITHIN 3 FEET HORIZONTALLY OR WITHIN 2 FEET VERTICALLY OF KNOWN UTILITY LOCATIONS. HAND OR SOFT DIGGING SHALL BE DONE WITHIN THESE LIMITS. UNDERGROUND UTILITIES, ONCE UNCOVERED, SHALL BE PROTECTED FROM BEING STRUCK BY EQUIPMENT.
- IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO MENTION SPECIFICALLY ANY WORK WHICH WOULD NATURALLY BE REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO COMPLETE SUCH WORK.
- ALL EXCESS SOIL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED DISPOSAL LOCATION.
- DISTURBANCES THAT DO NOT DRAIN TO A SEDIMENT CONTROL DEVICE SHALL BE STABILIZED BY THE END OF THE WORKDAY. NO MORE AREA SHALL BE DISTURBED THAN CAN BE STABILIZED BY THE END OF THE WORKDAY. NO DISTURBED AREA SHALL BE LEFT UNSTABILIZED OVERNIGHT UNLESS THE RUNOFF IS DIRECTED TO AN APPROVED SEDIMENT CONTROL DEVICE. SLOPES SHALL BE STABILIZED IMMEDIATELY WITH TOPSOIL, SEED AND EROSION CONTROL MATTING (IF REQUIRED). SEE NOTE #18.
- ALL FILL AREAS SHALL BE CLEANED OF ALL VEGETATION AND DEBRIS PRIOR TO THE PLACEMENT OF FILL. FILL MATERIAL SHALL BE PLACED IN CONTROLLED LIFTS WITH A MAXIMUM THICKNESS OF 8" PRIOR TO COMPACTION THAT IS CONTINUOUS OVER THE ENTIRE AREA OF FILL. EACH LAYER OF FILL SHALL BE COMPACTED WITH THE MINIMUM NUMBER OF PASSES NECESSARY TO PRODUCE A FULL ASYMPTOTIC COMPACTION.
- ALL STONE USED FOR THE PROTECTIONS WORK SHALL BE DURABLE QUARRIED STONE. THE STONE SHALL BE HARD AND ANGULAR, FREE FROM OTHER LAMINATIONS, WEAR CLEAVAGES, OR UNDESIRABLE WEATHERING, AND OF SUCH CHARACTER THAT IT WILL NOT DISINTEGRATE FROM THE ACTION OF AIR, SALT, WATER, OR HANDLING. SEDIMENTARY STONE WILL GENERALLY BE UNACCEPTABLE. INDIVIDUAL STONES WILL BE FREE FROM THIN, SLABBY PIECES HAVING A MAXIMUM DIMENSION OF MORE THAN THREE AND ONE-HALF TIMES THE LEAST DIMENSION.
- ANY EXCAVATION THAT MEETS SAND FILL REQUIREMENTS MAY BE REUSED. OTHERWISE, UNSUITABLE MATERIAL IS TO BE DISPOSED OF AT AN APPROVED LOCATION.
- THE WORK INSTALLED AS A PART OF THE PROJECT WILL CONTAIN NO FAULTY MATERIALS, OR ANY CARELESS, OR UNSKILLED WORKMANSHIP.
- THE CONTRACTOR SHALL CORRECT, REPAIR, OR REMOVE AND REPLACE WITH PROPER WORK AT NO COST TO THE COUNTY, OR ANY WORK FOUND NOT TO BE AS PER THE GUARANTEE. THE CONTRACTOR SHALL ALSO MAKE GOOD ALL DAMAGES CAUSED TO OTHER WORK OR MATERIALS IN THE PROCESS OF FULFILLING THE GUARANTEE.
- CONTRACTOR MAY UTILIZE STOCKPILE AREAS AS DELINEATED ON PLANS.
- ALL DISTURBED AREAS SHALL HAVE PERMANENT OR TEMPORARY STABILIZATION COMPLETED WITHIN THREE CALENDAR DAYS ON SLOPES GREATER THAN 3:1 AND TO THE SURFACE OF ALL PERIMETER SEDIMENT CONTROLS. SEVEN CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS.
- ALL TREES WITH A DIAMETER GREATER THAN 12 INCHES WITHIN THE LIMIT OF DISTURBANCE SHALL NOT BE REMOVED UNLESS PRIOR APPROVAL IS OBTAINED OR EXPLICITLY SHOWN ON THE PLANS TO BE REMOVED. ALL TREES WITHIN THE LIMIT OF DISTURBANCE, THAT ARE NOT TO BE REMOVED SHALL BE PROTECTED WITH TREE PROTECTION FENCING OR TREE REINFORCED PLANKING.
- ALL DISTURBED AREAS WITH SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH TEMPORARY SOIL STABILIZATION MATTING THAT HAS A SUFFICIENT DESIGN SHEAR STRESS FOR THE APPLICATION OR AS SHOWN ON THE APPROVED SEDIMENT AND EROSION CONTROL PLANS.
- ALL ROADS SHALL BE CLEANED AND CLEARED BY THE END OF EACH WORK DAY. ANY MUD OR ROCKS TRACKED ON THE ROADWAYS SHALL BE SWEEPED BEFORE THE END OF EACH WORK DAY.
- ALL STAKING, RE-STAKING, AND CUT SHEETS SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR OR PROFESSIONAL ENGINEER AT THE CONTRACTOR'S EXPENSE.
- ALL CONSTRUCTION TO BE PERFORMED IN ACCORDANCE WITH STATE OF MARYLAND OCCUPATIONAL SAFETY LAWS.
- CONTRACTOR MUST ENSURE THAT COPIES OF FEDERAL, STATE, AND COUNTY PERMITS ARE POSTED ON SITE PRIOR TO THE START OF ANY WORK.
- CONTRACTOR SHALL RESTORE ALL AREAS IMPACTED BY CONSTRUCTION ACTIVITY. THIS SHALL INCLUDE BUT NOT LIMITED TO GRASS AREAS, ROADS, AND PAVED AREAS, ETC.

ANNE ARUNDEL COUNTY MARYLAND

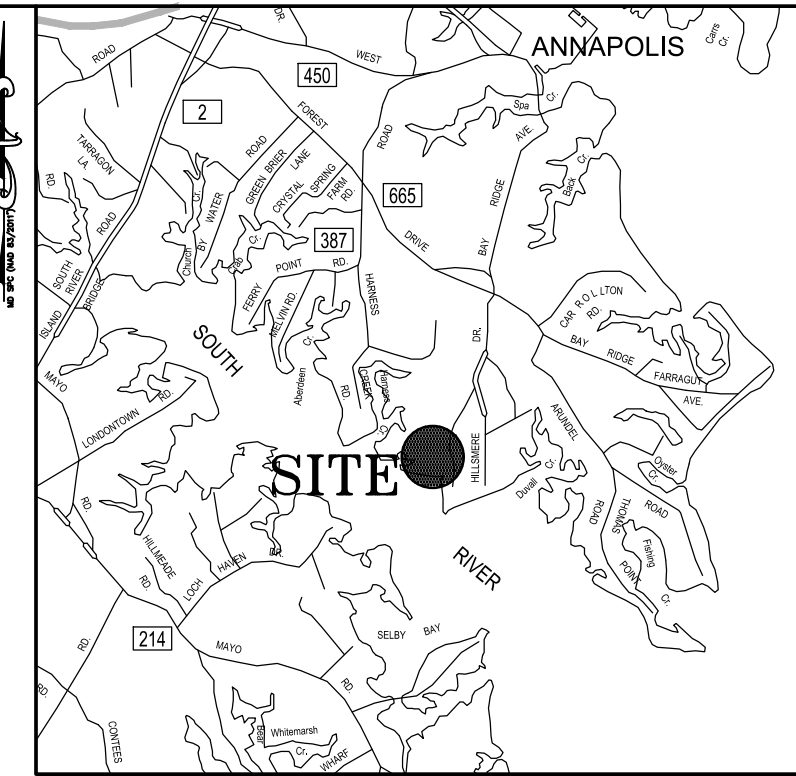
DEPARTMENT OF PUBLIC WORKS

QUIET WATERS RETREAT

SCHEMATIC DESIGN SUBMISSION - 9/14/22

600 QUIET WATERS PARK ROAD, ANNAPOLIS, MD 21403

PROJECT NO. P584600 , CONTRACT NO. P584607



VICINITY MAP
SCALE: 1" = 8.333'



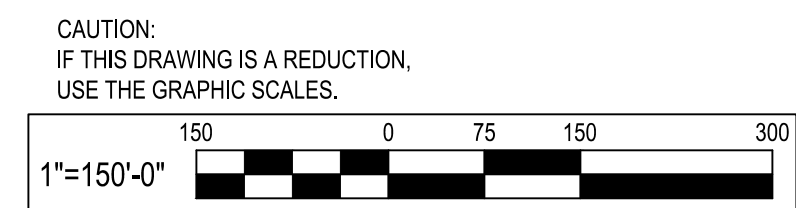
LOCATION MAP
SCALE: 1" = 150'

INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
G100	COVER SHEET
C001	OVERALL EXISTING CONDITIONS PLAN
C100	OVERALL DEMOLITION PLAN
C101	DEMOLITION PLAN
C102	DEMOLITION PLAN
C103	DEMOLITION PLAN
C104	DEMOLITION PLAN
C200	OVERALL SITE LAYOUT PLAN
C201	SITE LAYOUT PLAN
C202	SITE LAYOUT PLAN
C203	SITE LAYOUT PLAN
C204	SITE LAYOUT PLAN
C205	ROADWAY PROFILE
C300	OVERALL GRADING PLAN
C301	GRADING PLAN
C302	GRADING PLAN
C303	GRADING PLAN
C304	GRADING PLAN
C400	OVERALL STORMWATER MANAGEMENT PLAN
C401	STORMWATER MANAGEMENT DETAILS
C701	FOREST STAND DELINEATION
LANDSCAPE	
L100	OVERALL LANDSCAPE PLAN
L101	LANDSCAPE PLAN
L102	LANDSCAPE PLAN
L103	LANDSCAPE DETAILS
L104	PLANTING PLAN
L105	PLANTING DETAILS
ARCHITECTURE	
A01	FLOOR PLAN - PAVILION - OPTION 1
A02	FLOOR PLAN - PAVILION - OPTION 2
A03	FLOOR PLAN - COMFORT STATION - OPTION 1
A04	FLOOR PLAN - COMFORT STATION - OPTION 2



Know what's below.
Call before you dig.



ARCHITECT
Ziger Seiad Architects
1200 AE
1006 Morton Road
Baltimore, MD 21201
410.576.9131

STRUCTURAL ENGINEER
210 North Lee Street
Suite 210
Alexandria, VA 22314
703.350.4151

LANDSCAPE ARCHITECT
Campion Hruby Landscape Architects
111 Cathedral Street
Suite 100
Annapolis, MD 21401
410.280.8850

MECHANICAL ENGINEER
James Posey Associates
11155 Red Run Boulevard
Suite 310
Baltimore, MD 21117
410.265.6100

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 # 34682 Expiration Date: 07/08/23

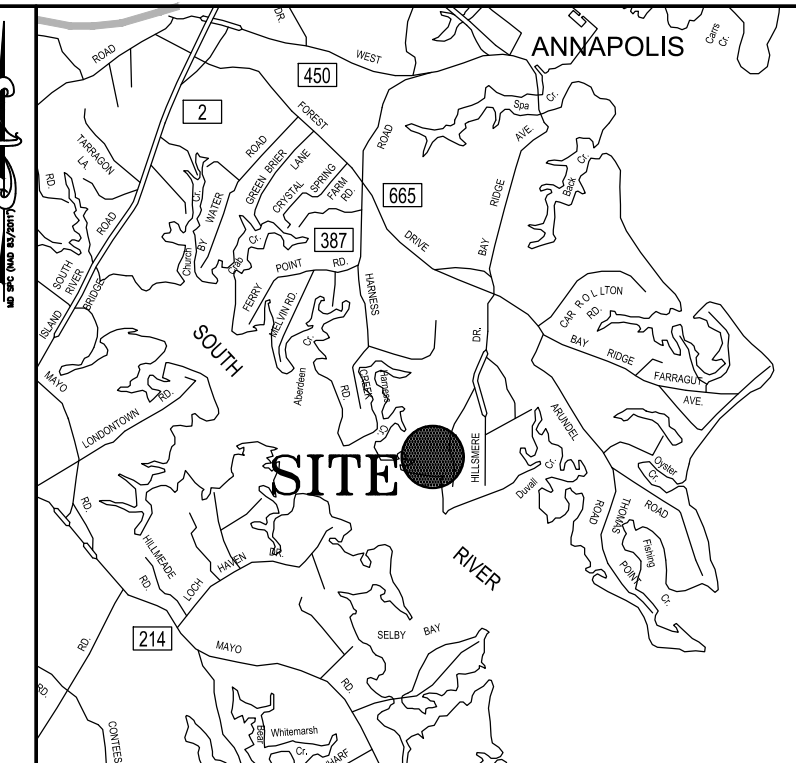
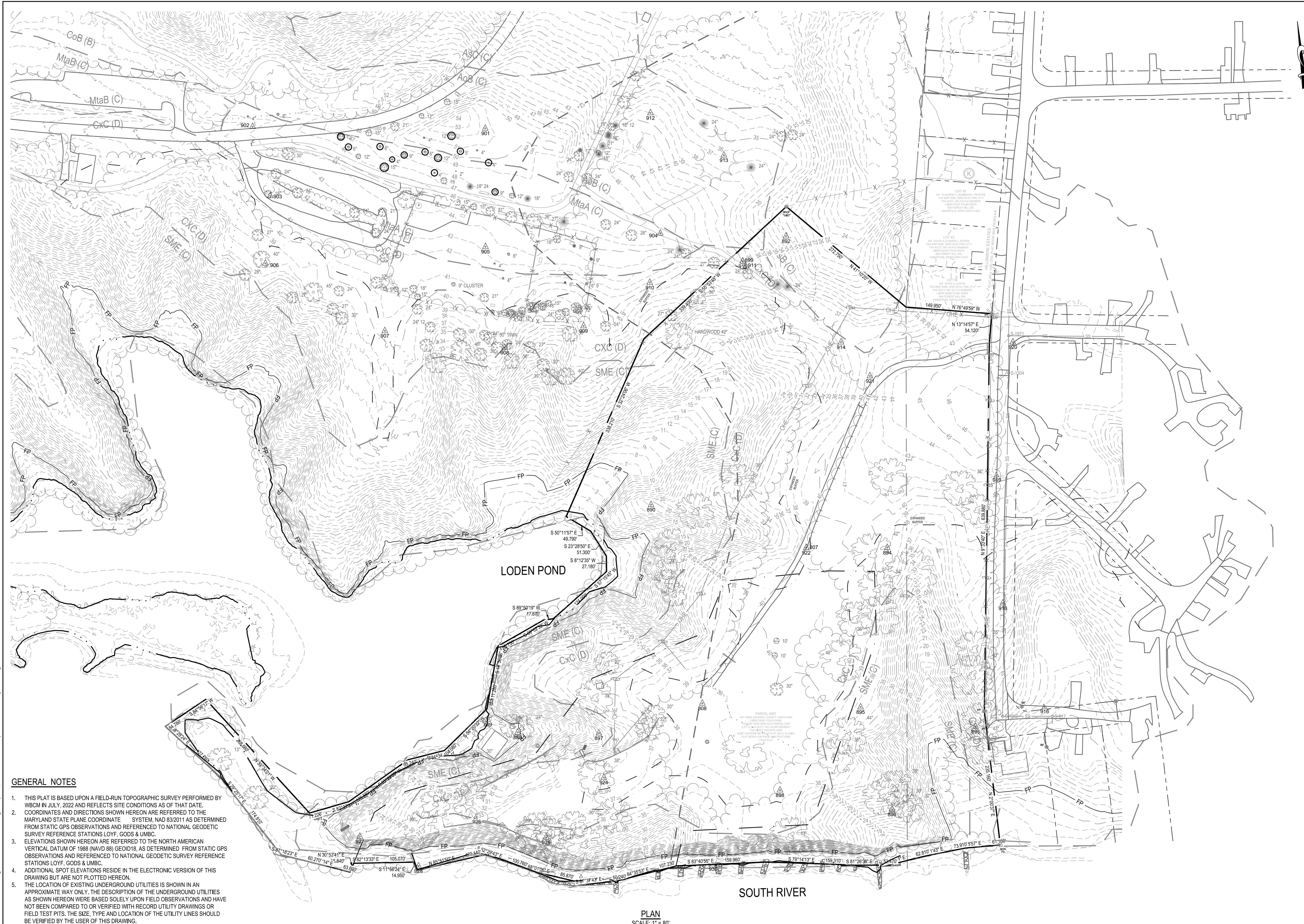
REVISIONS			
NO.	DESCRIPTION	BY	DATE

ANNE ARUNDEL COUNTY			
DEPARTMENT OF PUBLIC WORKS			
APPROVED	DATE	APPROVED	DATE
CHIEF ENGINEER		PROJECT MANAGER	
APPROVED	DATE	APPROVED	DATE
ASSISTANT CHIEF ENGINEER		CHIEF, RIGHT-OF-WAY	
SCALE: AS SHOWN		DRAWN BY: M.L.H.	
CHECKED BY: R.W.H.		PROJECT NO.: P584600	
SHEET NO. 01 OF -		CONTRACT NO.: P584607	

QUIET WATERS RETREAT

COVER SHEET

G100



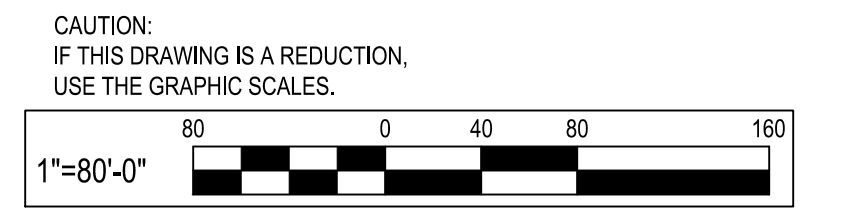
VICINITY MAP
SCALE: 1" = 8,333'

LEGEND

DESCRIPTION	EXISTING
BUILDING	EX. BLDG
BITUMINOUS PAVING	
GRAVEL PAVING	EX. GRAVEL
MACADAM WALK	EX. MAC. WALK
DIRT PATH	EX. DIRT PATH
DECIDUOUS / EVERGREEN TREES	
TREELINE	
CLEAN OUT	
DRAIN INLET	
ELECTRIC MH	
FIRE HYDRANT	
GAS VALVE	
HAND BOX	
INLET MH	
UTILITY POLE	
SANITARY MH	
SIGN (ONE-POST)	
STORM DRAIN MH	
STREET LIGHT	
TRAVERSE STATION	
WELL	
WATER VALVE	
SPOT ELEVATION	
MAJOR CONTOUR	
MINOR CONTOUR	
WALL	
CONC. CURB	
SURVEY LIMITS	
SPLIT RAIL FENCE	
O/H ELECTRIC	
U/G ELECTRIC	
U/G GAS	
U/G SANITARY	
U/G STORM	
U/G WATER	
U/G TELEPHONE	
SOIL BORING	
MEAN HIGH WATER	
CAC EXPANDED BUFFER	
LEASE BOUNDARY LIMIT AREA	
MEMORIAL TREE	

W.B.C.M. SURVEY TRAVERSE CONTROL LISTING

PT#	NORTHING	EASTING	ELEV.	DESCRIPTION
807	460,475.25	1,453,611.17	39.80	NAIL FOUND 907
808	460,234.43	1,453,290.32	38.78	NAIL FOUND 908
809	460,986.27	1,453,577.91	38.78	NAIL FOUND
900	461,631.35	1,453,454.93	19.88	WBCM RC
901	461,284.22	1,453,169.40	51.44	WBCM RC
902	461,349.06	1,452,768.71	43.76	WBCM RC
903	461,225.09	1,452,760.55	41.51	WBCM RC
904	461,056.37	1,453,443.31	46.04	WBCM RC
905	461,080.02	1,453,138.20	43.39	WBCM RC
906	461,109.87	1,452,754.26	38.16	WBCM RC
907	460,951.73	1,452,942.25	40.88	WBCM RC
908	460,930.71	1,453,144.53	38.96	WBCM RC
909	460,917.25	1,453,286.18	38.48	WBCM RC
910	460,974.26	1,453,412.02	40.91	WBCM RC
911	460,976.93	1,453,582.16	39.91	WBCM RC
912	461,266.66	1,453,456.36	39.55	WBCM RC
913	461,174.29	1,453,573.75	36.93	WBCM RC
914	460,820.43	1,453,725.87	37.85	WBCM RC



- GENERAL NOTES**
- THIS PLAN IS BASED UPON A FIELD-RUN TOPOGRAPHIC SURVEY PERFORMED BY WBCM IN JULY, 2022 AND REFLECTS SITE CONDITIONS AS OF THAT DATE. COORDINATES AND DIRECTIONS SHOWN HEREON ARE REFERRED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM, NAD 83/2011 AS DETERMINED FROM STATIC GPS OBSERVATIONS AND REFERENCED TO NATIONAL GEODETIC SURVEY REFERENCE STATIONS LOYF, GODS & UMBC.
 - ELEVATIONS SHOWN HEREON ARE REFERRED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) GEOD18, AS DETERMINED FROM STATIC GPS OBSERVATIONS AND REFERENCED TO NATIONAL GEODETIC SURVEY REFERENCE STATIONS LOYF, GODS & UMBC.
 - ADDITIONAL SPOT ELEVATIONS RESIDE IN THE ELECTRONIC VERSION OF THIS DRAWING BUT ARE NOT PLOTTED HEREON.
 - THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS SHOWN IN AN APPROXIMATE WAY ONLY. THE DESCRIPTION OF THE UNDERGROUND UTILITIES AS SHOWN HEREON WERE BASED SOLELY UPON FIELD OBSERVATIONS AND HAVE NOT BEEN COMPARED TO OR VERIFIED WITH RECORD UTILITY DRAWINGS OR FIELD TEST PITS. THE SIZE, TYPE AND LOCATION OF THE UTILITY LINES SHOULD BE VERIFIED BY THE USER OF THIS DRAWING.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ACTUAL SITE CONDITIONS PRIOR TO THE START OF ANY WORK. THERE IS NO WARRANTY OR GUARANTEE ON THE COMPLETENESS OR CORRECTNESS OF THE EXISTING CONDITION INFORMATION. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT/ENGINEER PRIOR TO THE START OF ANY WORK.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "MISS UTILITY" AT 1-800-257-7777 THREE DAYS PRIOR TO THE START OF ANY EXCAVATION WORK.
 - THE WORDS "CERTIFY" OR "CERTIFICATION" AS USED HEREON ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE UNDERSIGNED SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF. AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
 - THE TERM "ENCROACHMENT" IS AN EXPRESSION OF TITLE, NOT LOCATION, AND THE UNDERSIGNED SURVEYOR EXPRESSES NO OPINION AS TO WHETHER THE LOCATIONS OF PHYSICAL IMPROVEMENTS WITH RESPECT TO PROPERTY LINES, AS SHOWN HEREON, DO, OR DO NOT, CONSTITUTE AN ENCROACHMENT.

PLAN
SCALE: 1" = 80'

WHITNEY BAILEY COX & MAGNANI, LLC
300 East Joppa Road Suite 200
Baltimore, MD 21286
410.512.4500 www.wbcm.com

ARCHITECT Zger Sneed Architects 1006 Morton Road Suite 210 Baltimore, MD 21201 410.576.9131	STRUCTURAL ENGINEER 1200 AE 210 North Lee Street Suite 210 Alexandria, VA 22314 703.350.4151
LANDSCAPE ARCHITECT Campion Hruby Landscape Architects 111 Cathedral Street Suite 100 Annapolis, MD 21401 410.280.8850	MECHANICAL ENGINEER James Posey Associates 11155 Red Run Boulevard Suite 310 Baltimore, MD 21117 410.265.6100

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 # 34882 Expiration Date: 07/09/23

REVISIONS			
NO.	DESCRIPTION	BY	DATE

APPROVED			
DATE	DATE	DATE	DATE
CHIEF ENGINEER	PROJECT MANAGER	CHIEF ENGINEER	PROJECT MANAGER
APPROVED	DATE	APPROVED	DATE
ASSISTANT CHIEF ENGINEER	CHIEF, RIGHT-OF-WAY	ASSISTANT CHIEF ENGINEER	CHIEF, RIGHT-OF-WAY

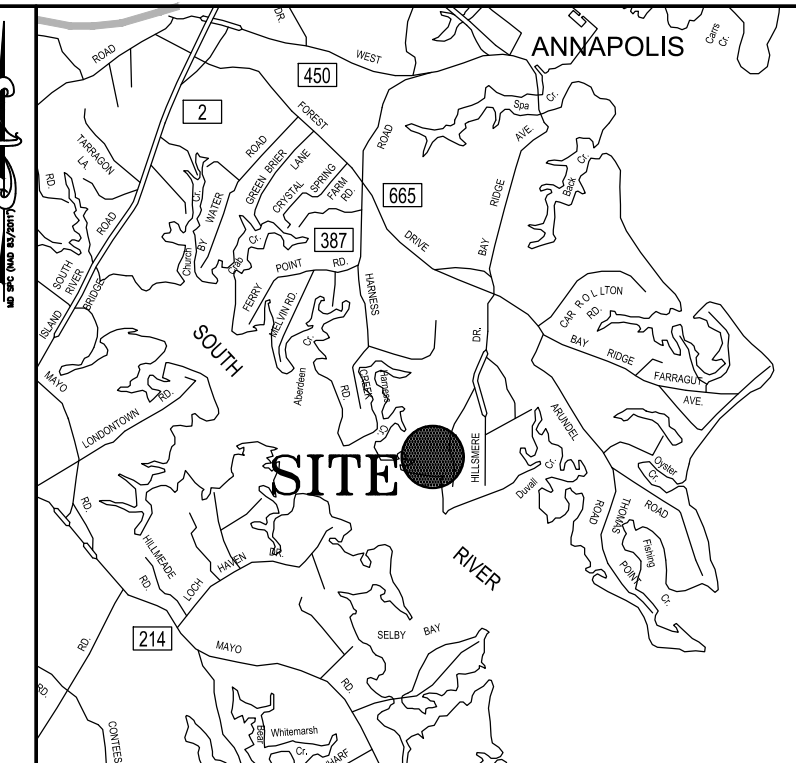
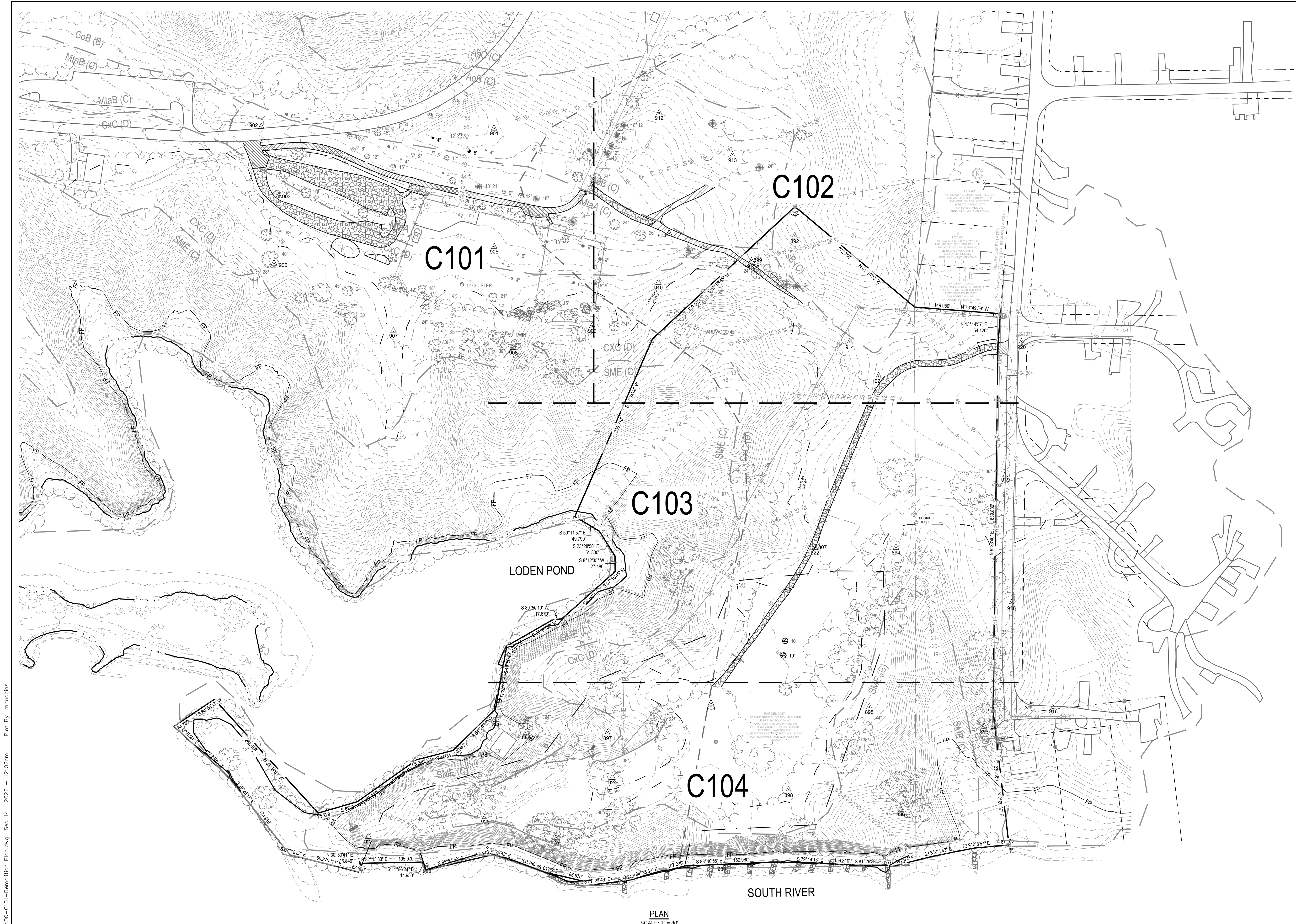
ANNE ARUNDEL COUNTY
DEPARTMENT OF PUBLIC WORKS

SCALE: 1" = 80'

DRAWN BY: M.L.H.
CHECKED BY: R.W.H.

SHEET NO. - OF -
PROJECT NO.: P584600
CONTRACT NO.: P584607

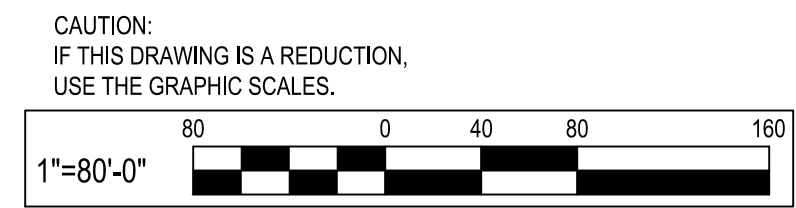
QUIET WATERS RETREAT
OVERALL EXISTING CONDITIONS
PLAN
C001



VICINITY MAP
SCALE: 1" = 8,333'

LEGEND

DESCRIPTION	EXISTING	DEMOLISH / REMOVE
BUILDING	EX. BLDG	
BITUMINOUS PAVING		
GRAVEL PAVING	EX. GRAVEL	
MACADAM WALK	EX. MAC. WALK	
DIRT PATH	EX. DIRT PATH	
DECIDUOUS / EVERGREEN TREES		
TREELINE		
CLEAN OUT		
DRAIN INLET		
ELECTRIC MH		
FIRE HYDRANT		
GAS VALVE		
HAND BOX		
INLET MH		
UTILITY POLE		
SANITARY MH		
SIGN (ONE-POST)		
STORM DRAIN MH		
STREET LIGHT		
TRAVERSE STATION		
WELL		
WATER VALVE		
SPOT ELEVATION		
MAJOR CONTOUR		
MINOR CONTOUR		
WALL		
CONC. CURB		
SURVEY LIMITS		
SPLIT RAIL FENCE		
O/H ELECTRIC		
U/G ELECTRIC		
U/G GAS		
U/G SANITARY		
U/G STORM		
U/G WATER		
U/G TELEPHONE		
SOIL BORING		
MEAN HIGH WATER		
CAC EXPANDED BUFFER		
LEASE BOUNDARY LIMIT AREA		



PLAN
SCALE: 1" = 80'

WBCM
Designing Infrastructure for Tomorrow®

WHITNEY BAILEY COX & MAGNANI, LLC
300 East Joppa Road Suite 200
Baltimore, MD 21286
410.512.4500 www.wbcm.com

ARCHITECT
Ziger Sneed Architects
1006 Morton Road
Suite 210
Baltimore, MD 21201
410.576.9131

LANDSCAPE ARCHITECT
Campion Hruby Landscape Architects
11155 Red Run Boulevard
Suite 100
Annapolis, MD 21401
410.260.8850

STRUCTURAL ENGINEER
1201 AE
210 North Lee Street
Suite 210
Alexandria, VA 22314
703.350.4151

MECHANICAL ENGINEER
James Posey Associates
11155 Red Run Boulevard
Suite 310
Baltimore, MD 21117
410.265.6100

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 # 34682 Expiration Date: 07/08/23

REVISIONS			
NO.	DESCRIPTION	BY	DATE

ANNE ARUNDEL COUNTY
DEPARTMENT OF PUBLIC WORKS

APPROVED	DATE	APPROVED	DATE
CHIEF ENGINEER		PROJECT MANAGER	
APPROVED	DATE	APPROVED	DATE
ASSISTANT CHIEF ENGINEER		CHIEF, RIGHT-OF-WAY	

SCALE: 1" = 80'

DRAWN BY: M.L.H.
CHECKED BY: R.W.H.
SHEET NO. - OF -
PROJECT NO.: P584600
CONTRACT NO.: P584607

QUIET WATERS RETREAT
OVERALL DEMOLITION PLAN
C100

P:\2022\22053400\Drawings\07-Site\22053400-C101-Demolition Plan.dwg Sep 14, 2022 - 12:02pm Plot By: mhudjins

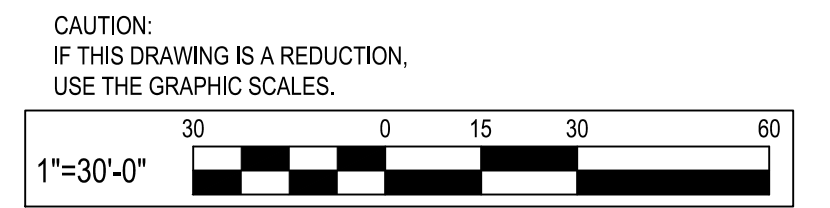


LEGEND

DESCRIPTION	EXISTING	DEMOLISH / REMOVE
BUILDING	EX. BLDG	
BITUMINOUS PAVING		
GRAVEL PAVING	EX. GRAVEL	
MACADAM WALK	EX. MAC. WALK	
DIRT PATH	EX. DIRT PATH	
DECIDUOUS / EVERGREEN TREES		
TREELINE		
CLEAN OUT		
DRAIN INLET		
ELECTRIC MH		
FIRE HYDRANT		
GAS VALVE		
HAND BOX		
INLET MH		
UTILITY POLE		
SANITARY MH		
SIGN (ONE-POST)		
STORM DRAIN MH		
STREET LIGHT		
TRAVERSE STATION		
WELL		
WATER VALVE		
SPOT ELEVATION		
MAJOR CONTOUR		
MINOR CONTOUR		
WALL		
CONC. CURB		
SURVEY LIMITS		
SPLIT RAIL FENCE		
O/H ELECTRIC		
U/G ELECTRIC		
U/G GAS		
U/G SANITARY		
U/G STORM		
U/G WATER		
U/G TELEPHONE		
SOIL BORING		
MEAN HIGH WATER		
CAC EXPANDED BUFFER		
LEASE BOUNDARY LIMIT AREA		

PLAN
SCALE: 1" = 30'

MATCH LINE, SEE SHEET C102



P:\2022\22053400\Drawings\07-Site\22053400-Demolition Plan.dwg Sep 14, 2022 - 12:01pm Plot By: mhudjins

WHITNEY BAILEY COX & MAGNANI, LLC
300 East Joppa Road Suite 200
Baltimore, MD 21286
410.512.4500 www.wbcm.com

ARCHITECT
Ziger Sneed Architects
1006 Morton Road
Baltimore, MD 21201
410.576.9131

STRUCTURAL ENGINEER
1200 AE
210 North Lee Street
Suite 210
Alexandria, VA 22314
703.350.4151

LANDSCAPE ARCHITECT
Campion Hruby Landscape Architects
111 Cathedral Street
Suite 100
Annapolis, MD 21401
410.280.8850

MECHANICAL ENGINEER
James Posey Associates
11155 Red Run Boulevard
Suite 310
Baltimore, MD 21117
410.265.6100

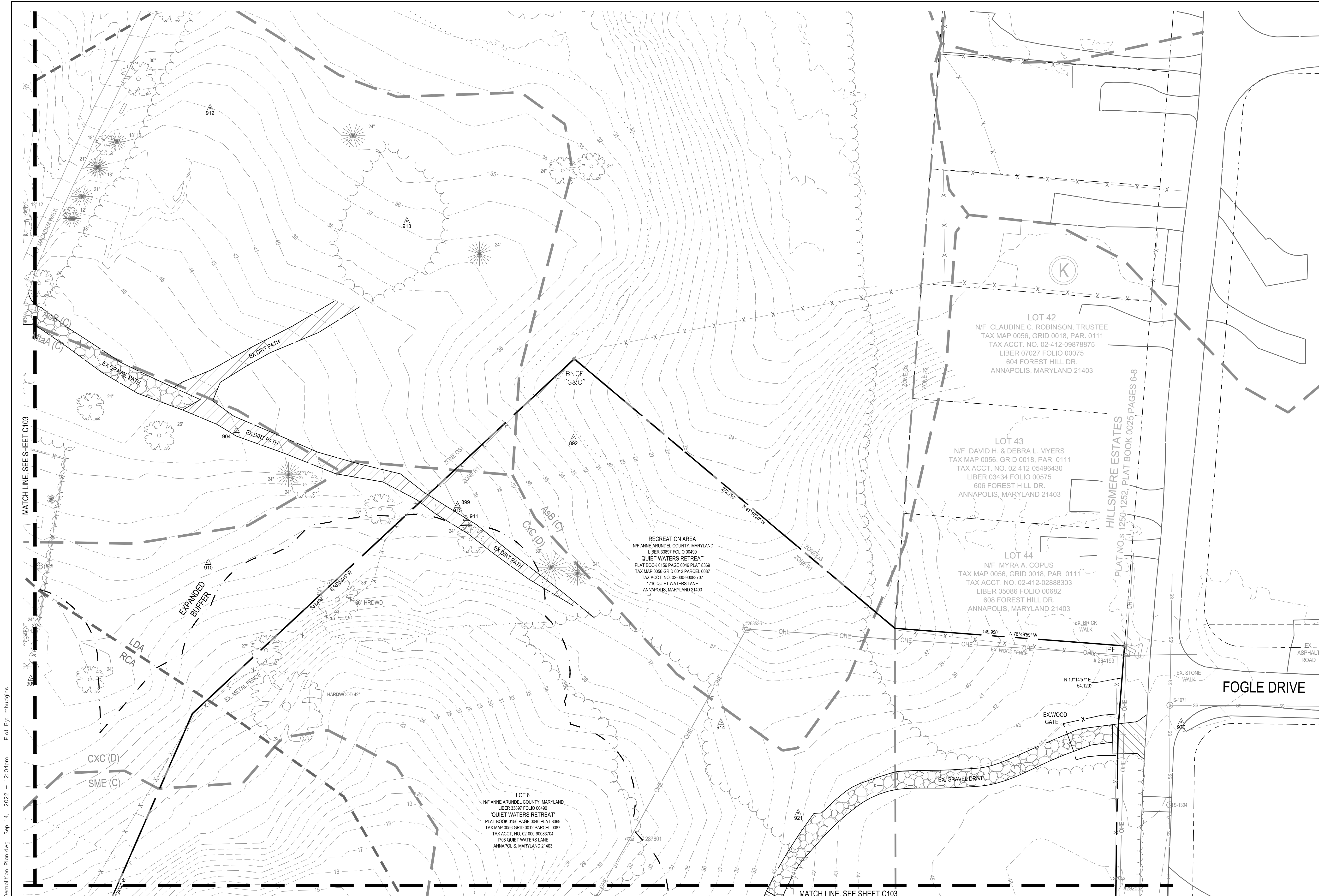
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License # 34682 Expiration Date: 07/08/23

REVISIONS			
NO.	DESCRIPTION	BY	DATE

ANNE ARUNDEL COUNTY
DEPARTMENT OF PUBLIC WORKS

APPROVED	DATE	APPROVED	DATE	SCALE: 1"=30'
CHIEF ENGINEER		PROJECT MANAGER		DRAWN BY: M.L.H.
APPROVED	DATE	APPROVED	DATE	CHECKED BY: R.W.H.
ASSISTANT CHIEF ENGINEER		CHIEF, RIGHT-OF-WAY		SHEET NO. - OF -
				PROJECT NO.: P584600
				CONTRACT NO.: P584607

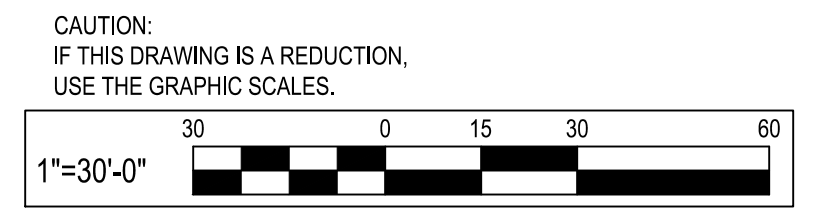
QUIET WATERS RETREAT
DEMOLITION PLAN
C101



LEGEND

DESCRIPTION	EXISTING	DEMOLISH / REMOVE
BUILDING	EX. BLDG	
BITUMINOUS PAVING		
GRAVEL PAVING	EX. GRAVEL	
MACADAM WALK	EX. MAC. WALK	
DIRT PATH	EX. DIRT PATH	
DECIDUOUS / EVERGREEN TREES		
TREELINE		
CLEAN OUT		
DRAIN INLET		
ELECTRIC MH		
FIRE HYDRANT		
GAS VALVE		
HAND BOX		
INLET MH		
UTILITY POLE		
SANITARY MH		
SIGN (ONE-POST)		
STORM DRAIN MH		
STREET LIGHT		
TRAVERSE STATION		
WELL		
WATER VALVE		
SPOT ELEVATION		
MAJOR CONTOUR		
MINOR CONTOUR		
WALL		
CONC. CURB		
SURVEY LIMITS		
SPLIT RAIL FENCE		
O/H ELECTRIC		
U/G ELECTRIC		
U/G GAS		
U/G SANITARY		
U/G STORM		
U/G WATER		
U/G TELEPHONE		
SOIL BORING		
MEAN HIGH WATER		
CAC EXPANDED BUFFER		
LEASE BOUNDARY LIMIT AREA		

PLAN
SCALE: 1" = 30'



WHITNEY BAILEY COX & MAGNANI, LLC
300 East Joppa Road Suite 200
Baltimore, MD 21286
410.512.4500 www.wbcm.com

ARCHITECT
Zigmund Architects
1006 Morton Road
Suite 210
Baltimore, MD 21201
410.576.9131

STRUCTURAL ENGINEER
210 North Lee Street
Suite 210
Alexandria, VA 22314
703.350.4151

LANDSCAPE ARCHITECT
Campion Hruby Landscape Architects
11155 Red Run Boulevard
Suite 310
Annapolis, MD 21401
410.280.8850

MECHANICAL ENGINEER
James Posey Associates
11155 Red Run Boulevard
Suite 310
Baltimore, MD 21117
410.265.6100

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 # 34682 Expiration Date: 07/08/23

REVISIONS			
NO.	DESCRIPTION	BY	DATE

**ANNE ARUNDEL COUNTY
DEPARTMENT OF PUBLIC WORKS**

APPROVED	DATE	APPROVED	DATE
CHIEF ENGINEER		PROJECT MANAGER	
APPROVED	DATE	APPROVED	DATE
ASSISTANT CHIEF ENGINEER		CHIEF, RIGHT-OF-WAY	

SCALE: 1"=30'
DRAWN BY: M.L.H.
CHECKED BY: R.W.H.
SHEET NO. - OF -
PROJECT NO.: P584600
CONTRACT NO.: P584607

**QUIET WATERS RETREAT
DEMOLITION PLAN**

C102

P:\2022\22053400\Drawings\07-Site\22053400-C101-Demolition Plan.dwg Sep. 14, 2022 - 12:04pm Plot By: mhudjins

MATCH LINE, SEE SHEET C102

MATCH LINE, SEE SHEET C104

PLAN
SCALE: 1" = 30'



LEGEND

DESCRIPTION	EXISTING	DEMOLISH / REMOVE
BUILDING	EX. BLDG	
BITUMINOUS PAVING		
GRAVEL PAVING	EX. GRAVEL	
MACADAM WALK	EX. MAC. WALK	
DIRT PATH	EX. DIRT PATH	
DECIDUOUS / EVERGREEN TREES		
TREELINE		
CLEAN OUT		
DRAIN INLET		
ELECTRIC MH		
FIRE HYDRANT		
GAS VALVE		
HAND BOX		
INLET MH		
UTILITY POLE		
SANITARY MH		
SIGN (ONE-POST)		
STORM DRAIN MH		
STREET LIGHT		
TRAVERSE STATION		
WELL		
WATER VALVE		
SPOT ELEVATION		
MAJOR CONTOUR		
MINOR CONTOUR		
WALL		
CONC. CURB		
SURVEY LIMITS		
SPLIT RAIL FENCE		
O/H ELECTRIC		
U/G ELECTRIC		
U/G GAS		
U/G SANITARY		
U/G STORM		
U/G WATER		
U/G TELEPHONE		
SOIL BORING		
MEAN HIGH WATER		
CAC EXPANDED BUFFER		
LEASE BOUNDARY LIMIT AREA		

CAUTION:
IF THIS DRAWING IS A REDUCTION,
USE THE GRAPHIC SCALES.



LODEN POND

LOT 3
NF ANNE ARUNDEL COUNTY, MARYLAND
LIBER 33897 FOLIO 00490
'QUIET WATERS RETREAT'
PLAT BOOK 0156 PAGE 0046 PLAT 8369
TAX MAP 0056 GRID 0012 PARCEL 0087
TAX ACCT. NO. 02-000-9003706
1700 QUIET WATERS LANE
ANNAPOLIS, MARYLAND 21403

LOT 6
NF ANNE ARUNDEL COUNTY, MARYLAND
LIBER 33897 FOLIO 00490
'QUIET WATERS RETREAT'
PLAT BOOK 0156 PAGE 0046 PLAT 8369
TAX MAP 0056 GRID 0012 PARCEL 0087
TAX ACCT. NO. 02-000-9003706
1704 QUIET WATERS LANE
ANNAPOLIS, MARYLAND 21403

LOT 7
NF ANNE ARUNDEL COUNTY, MARYLAND
LIBER 33897 FOLIO 00490
'QUIET WATERS RETREAT'
PLAT BOOK 0156 PAGE 0046 PLAT 8369
TAX MAP 0056 GRID 0012 PARCEL 0087
TAX ACCT. NO. 02-000-9003705
1706 QUIET WATERS LANE
ANNAPOLIS, MARYLAND 21403

LOT 4
NF ANNE ARUNDEL COUNTY, MARYLAND
LIBER 33897 FOLIO 00490
'QUIET WATERS RETREAT'
PLAT BOOK 0156 PAGE 0047 PLAT 8370
TAX MAP 0056 GRID 0012 PARCEL 0087
TAX ACCT. NO. 02-000-9003702
1709 QUIET WATERS LANE
ANNAPOLIS, MARYLAND 21403

PARCEL B
NF ANNE ARUNDEL COUNTY, MARYLAND
LIBER 33897 FOLIO 00490
'QUIET WATERS RETREAT'
PLAT BOOK 0156 PAGE 0047 PLAT 8370
TAX MAP 0056 GRID 0012 PARCEL 0087
TAX ACCT. NO. 02-000-9005990
1705 QUIET WATERS LANE
ANNAPOLIS, MARYLAND 21403

P:_2022\220653400\Drawings\07-Site\220653400-C101-Demolition Plan.dwg Sep. 14, 2022. 12:06pm Plot By: mhuang

WHITNEY BAILEY COX & MAGNANI, LLC
300 East Joppa Road Suite 200
Baltimore, MD 21286
410.512.4500 www.wbcm.com

ARCHITECT
Zger Sneed Architects
1006 Morton Road
Suite 210
Baltimore, MD 21201
410.576.9131

STRUCTURAL ENGINEER
1200 AE
210 North Lee Street
Suite 210
Alexandria, VA 22314
703.350.4151

LANDSCAPE ARCHITECT
Campion Hruby Landscape Architects
111 Cathedral Street
Suite 100
Annapolis, MD 21401
410.280.8850

MECHANICAL ENGINEER
James Posey Associates
11155 Red Run Boulevard
Suite 310
Baltimore, MD 21117
410.265.6100

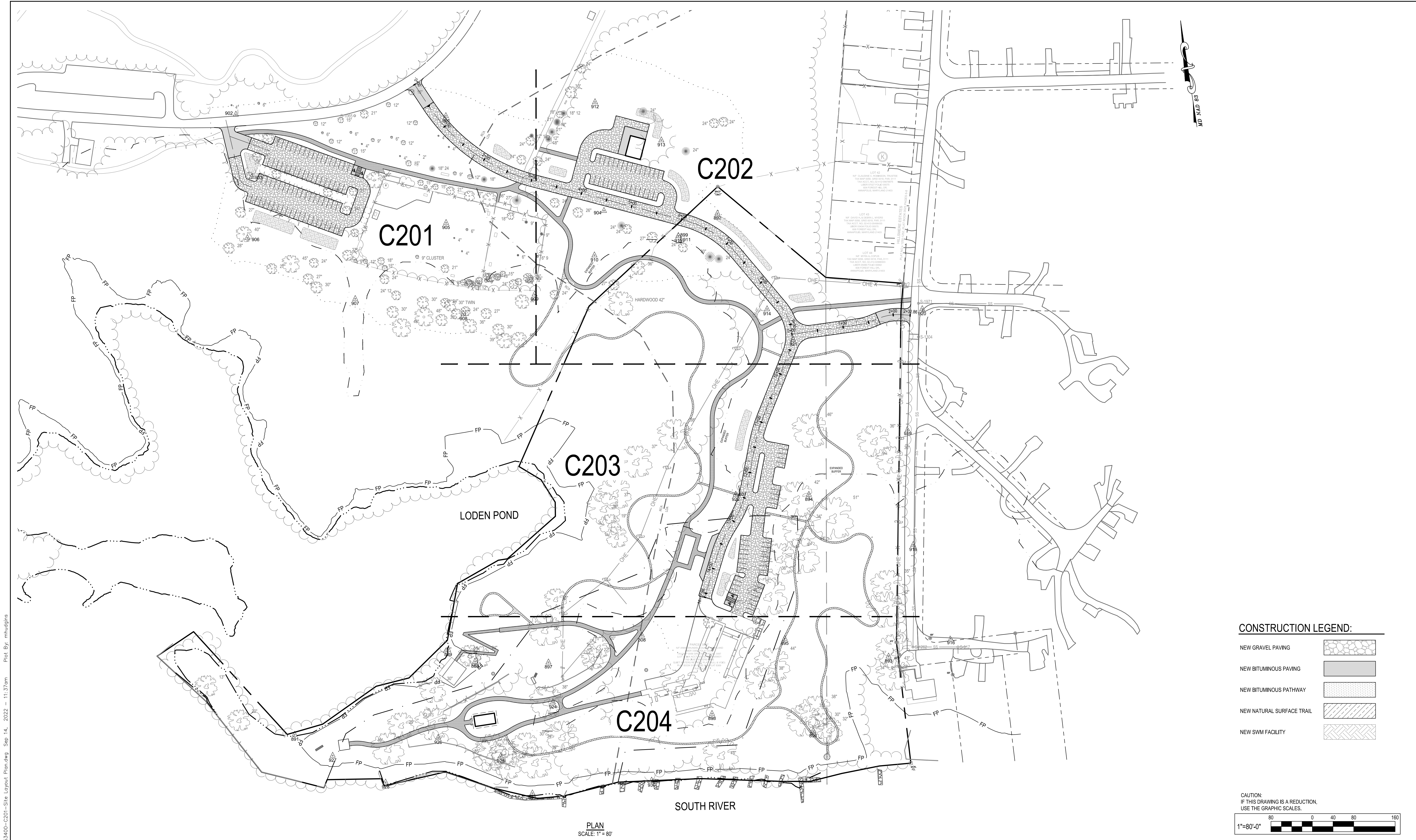
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License # 34682 Expiration Date: 07/08/23

REVISIONS			
NO.	DESCRIPTION	BY	DATE

ANNE ARUNDEL COUNTY
DEPARTMENT OF PUBLIC WORKS

APPROVED	DATE	APPROVED	DATE	SCALE: 1"=30'
CHIEF ENGINEER		PROJECT MANAGER		DRAWN BY: M.L.H.
APPROVED	DATE	APPROVED	DATE	CHECKED BY: R.W.H.
ASSISTANT CHIEF ENGINEER		CHIEF, RIGHT-OF-WAY		SHEET NO. - OF -
				PROJECT NO.: P584600
				CONTRACT NO.: P584607

QUIET WATERS RETREAT
DEMOLITION PLAN
C103



CONSTRUCTION LEGEND:

- NEW GRAVEL PAVING
- NEW BITUMINOUS PAVING
- NEW BITUMINOUS PATHWAY
- NEW NATURAL SURFACE TRAIL
- NEW SWM FACILITY

CAUTION:
IF THIS DRAWING IS A REDUCTION,
USE THE GRAPHIC SCALES.

PLAN
SCALE: 1" = 80'

WBCM
Designing Infrastructure for Tomorrow®

ARCHITECT
Ziger Sneed Architects
1006 Morton Road
Baltimore, MD 21201
410.576.9131

STRUCTURAL ENGINEER
1200 AE
210 North Lee Street
Suite 210
Alexandria, VA 22314
703.350.4151

LANDSCAPE ARCHITECT
Campion Hruby Landscape Architects
111 Cathedral Street
Suite 100
Annapolis, MD 21401
410.280.8850

MECHANICAL ENGINEER
James Posey Associates
11155 Red Run Boulevard
Suite 310
Baltimore, MD 21117
410.265.6100

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 # 34682 Expiration Date: 07/08/23

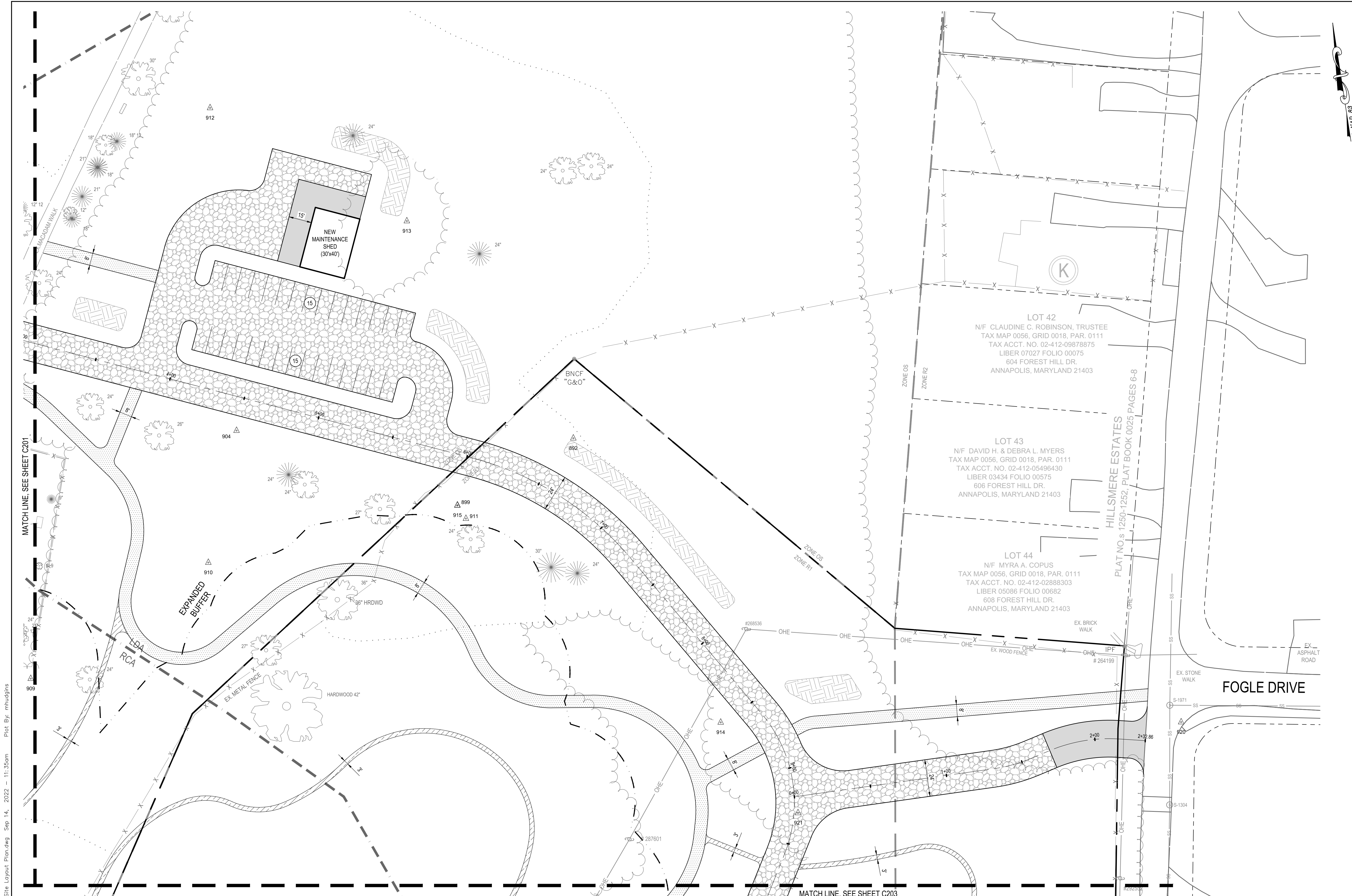
REVISIONS			
NO.	DESCRIPTION	BY	DATE

ANNE ARUNDEL COUNTY
DEPARTMENT OF PUBLIC WORKS

APPROVED _____ DATE _____	APPROVED _____ DATE _____	SCALE: 1"=80'
CHIEF ENGINEER _____	PROJECT MANAGER _____	DRAWN BY: M.L.H.
APPROVED _____ DATE _____	APPROVED _____ DATE _____	CHECKED BY: R.W.H.
ASSISTANT CHIEF ENGINEER _____	CHIEF, RIGHT-OF-WAY _____	SHEET NO. - OF -
		PROJECT NO.: P584600
		CONTRACT NO.: P584607

QUIET WATERS RETREAT
OVERALL SITE LAYOUT PLAN
C200

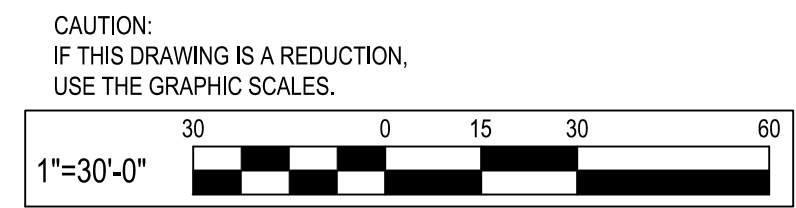
P:_2022\22053400\Drawings\07-Site\22053400-C201-Site Layout_Plan.dwg Sep 14, 2022 11:37am Plot By: mhudgins



PLAN
SCALE: 1" = 30'

CONSTRUCTION LEGEND:

- NEW GRAVEL PAVING
- NEW BITUMINOUS PAVING
- NEW BITUMINOUS PATHWAY
- NEW NATURAL SURFACE TRAIL
- NEW SWM FACILITY



P:_2022\22053400\Drawings\07-Site\22053400-C201-Site-Layout-Plan.dwg Sep 14, 2022 - 11:35am Plot By: mhdjgins

WBCM
Designing Infrastructure for Tomorrow®

WHITNEY BAILEY COX & MAGNANI, LLC
300 East Joppa Road Suite 200
Baltimore, MD 21286
410.512.4500 www.wbcm.com

ARCHITECT
Ziger Sneed Architects
1006 Morton Road
Baltimore, MD 21201
410.576.9131

STRUCTURAL ENGINEER
1200 AE
210 North Lee Street
Suite 210
Alexandria, VA 22314
703.350.4151

LANDSCAPE ARCHITECT
Campion Hruby Landscape Architects
111 Cathedral Street
Suite 100
Annapolis, MD 21401
410.280.8850

MECHANICAL ENGINEER
James Posey Associates
11155 Red Run Boulevard
Suite 310
Baltimore, MD 21117
410.265.6100

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 # 34682 Expiration Date: 07/08/23

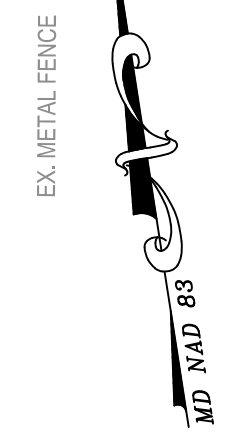
REVISIONS			
NO.	DESCRIPTION	BY	DATE

ANNE ARUNDEL COUNTY DEPARTMENT OF PUBLIC WORKS			
APPROVED	DATE	APPROVED	DATE
CHIEF ENGINEER		PROJECT MANAGER	
APPROVED	DATE	APPROVED	DATE
ASSISTANT CHIEF ENGINEER		CHIEF, RIGHT-OF-WAY	
SCALE: 1"=30'		DRAWN BY: M.L.H.	
CHECKED BY: R.W.H.		SHEET NO. - OF -	
PROJECT NO.: P584600		CONTRACT NO.: P584607	

QUIET WATERS RETREAT
SITE LAYOUT PLAN

C202

MATCH LINE, SEE SHEET C202

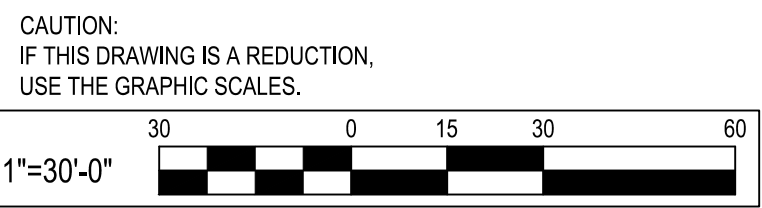


MATCH LINE, SEE SHEET C204

PLAN SCALE: 1" = 30'

CONSTRUCTION LEGEND:

- NEW GRAVEL PAVING
- NEW BITUMINOUS PAVING
- NEW BITUMINOUS PATHWAY
- NEW NATURAL SURFACE TRAIL
- NEW SWM FACILITY



CAUTION: IF THIS DRAWING IS A REDUCTION, USE THE GRAPHIC SCALES.

P:_2022\22053400\Drawings\07-Site\22053400-C201-Site Layout_Plan.dwg Sep 14, 2022 11:36am Plot By: mhdjgins

WHITNEY BAILEY COX & MAGNANI, LLC
 300 East Joppa Road Suite 200
 Baltimore, MD 21286
 410.512.4500 www.wbcm.com

WBCM
 Designing Infrastructure for Tomorrow®

ARCHITECT
 Ziger Sneed Architects
 1006 Morton Road
 Baltimore, MD 21201
 410.576.9131

STRUCTURAL ENGINEER
 1200 AE
 210 North Lee Street
 Suite 210
 Alexandria, VA 22314
 703.350.4151

LANDSCAPE ARCHITECT
 Campion Hruby Landscape Architects
 111 Cathedral Street
 Suite 100
 Annapolis, MD 21401
 410.280.8850

MECHANICAL ENGINEER
 James Posey Associates
 11155 Red Run Boulevard
 Suite 310
 Baltimore, MD 21117
 410.265.6100

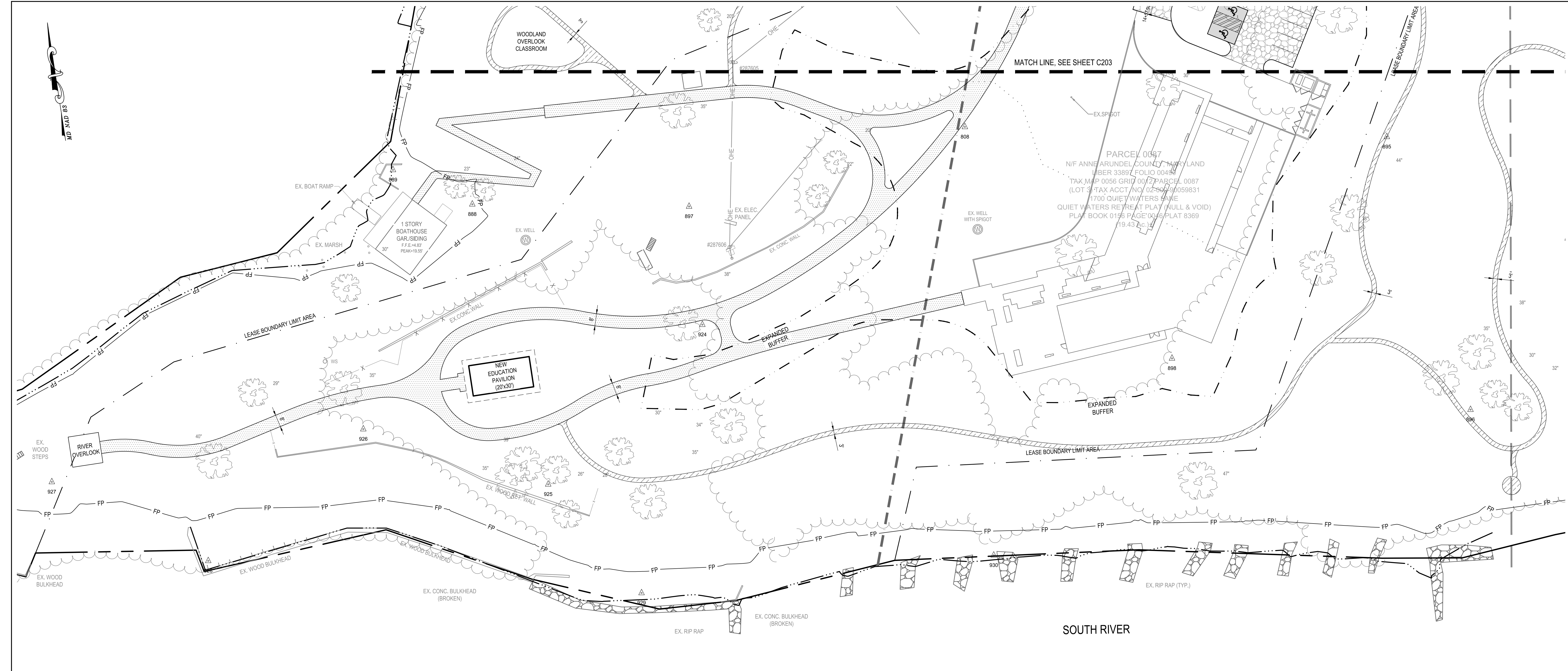
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License # 34682 Expiration Date: 07/08/23

REVISIONS			
NO.	DESCRIPTION	BY	DATE

ANNE ARUNDEL COUNTY
DEPARTMENT OF PUBLIC WORKS

APPROVED _____ DATE _____	APPROVED _____ DATE _____	SCALE: 1"=30'
CHIEF ENGINEER	PROJECT MANAGER	DRAWN BY: M.L.H.
APPROVED _____ DATE _____	APPROVED _____ DATE _____	CHECKED BY: R.W.H.
ASSISTANT CHIEF ENGINEER	CHIEF, RIGHT-OF-WAY	SHEET NO. - OF -
		PROJECT NO.: P584600
		CONTRACT NO.: P584607

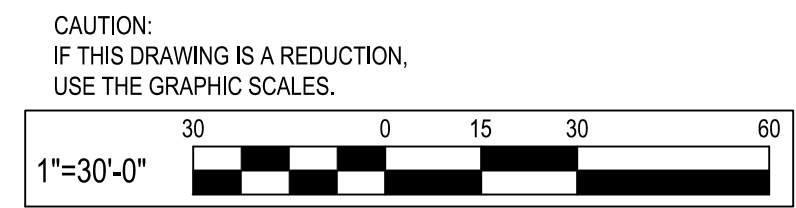
QUIET WATERS RETREAT
SITE LAYOUT PLAN
C203



PLAN
SCALE: 1" = 30'

CONSTRUCTION LEGEND:

- NEW GRAVEL PAVING
- NEW BITUMINOUS PAVING
- NEW BITUMINOUS PATHWAY
- NEW NATURAL SURFACE TRAIL
- NEW SWM FACILITY



WBCM
Designing Infrastructure for Tomorrow®

WHITNEY BAILEY COX & MAGNANI, LLC
300 East Joppa Road Suite 200
Baltimore, MD 21286
410.512.4500 www.wbcm.com

ARCHITECT
Ziger Sneed Architects
1006 Morton Road
Baltimore, MD 21201
410.576.9131

STRUCTURAL ENGINEER
210 North Lee Street
Suite 210
Alexandria, VA 22314
703.350.4151

LANDSCAPE ARCHITECT
Campion Hruby Landscape Architects
111 Cathedral Street
Suite 100
Annapolis, MD 21401
410.260.8850

MECHANICAL ENGINEER
James Posey Associates
11155 Red Run Boulevard
Suite 310
Baltimore, MD 21117
410.265.6100

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 # 34682 Expiration Date: 07/08/23

REVISIONS			
NO.	DESCRIPTION	BY	DATE

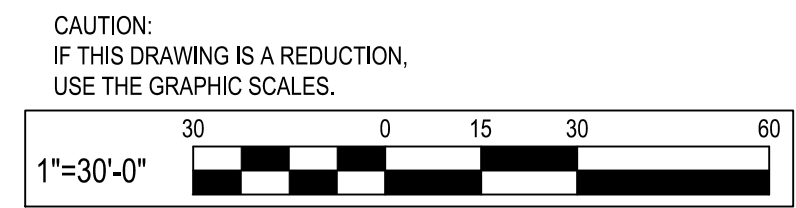
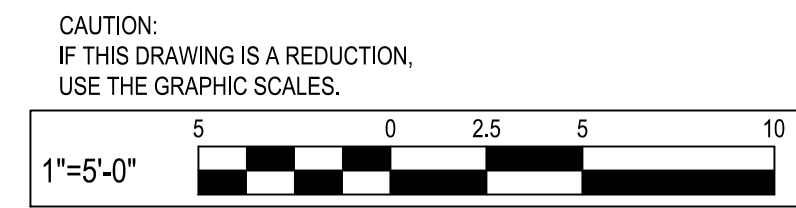
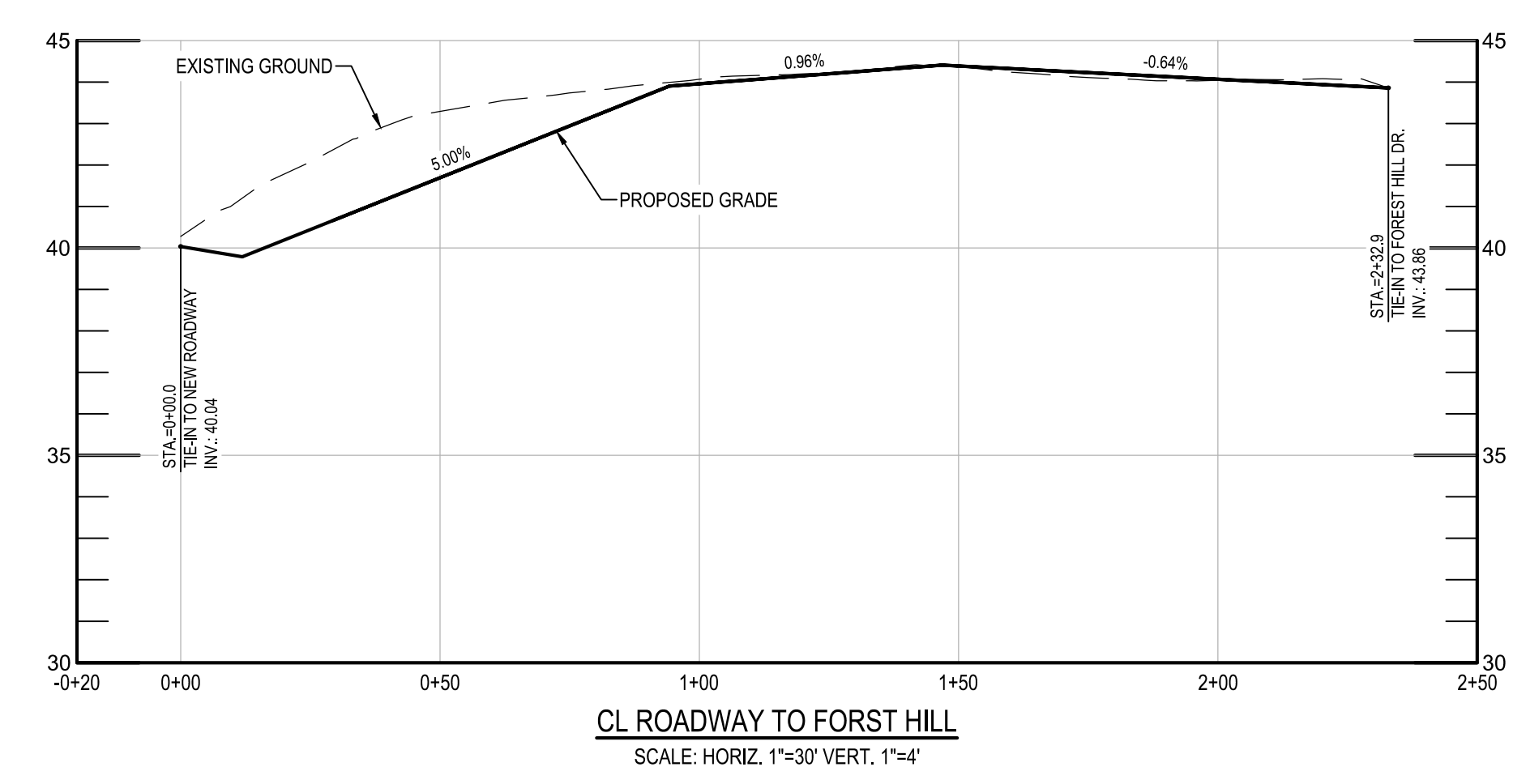
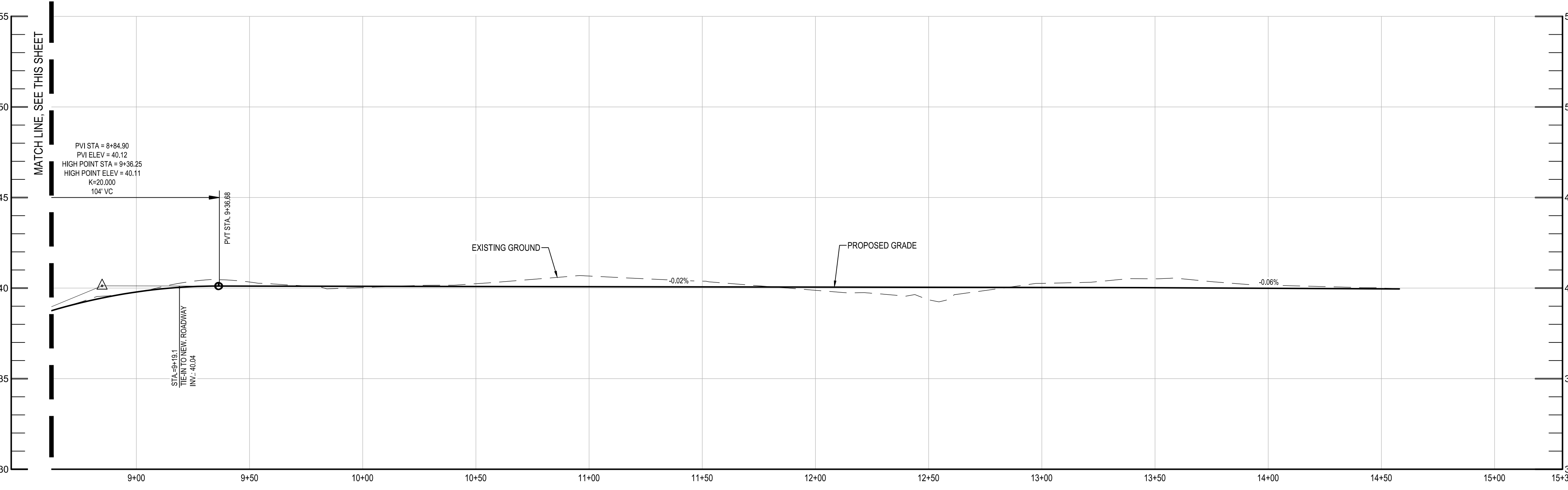
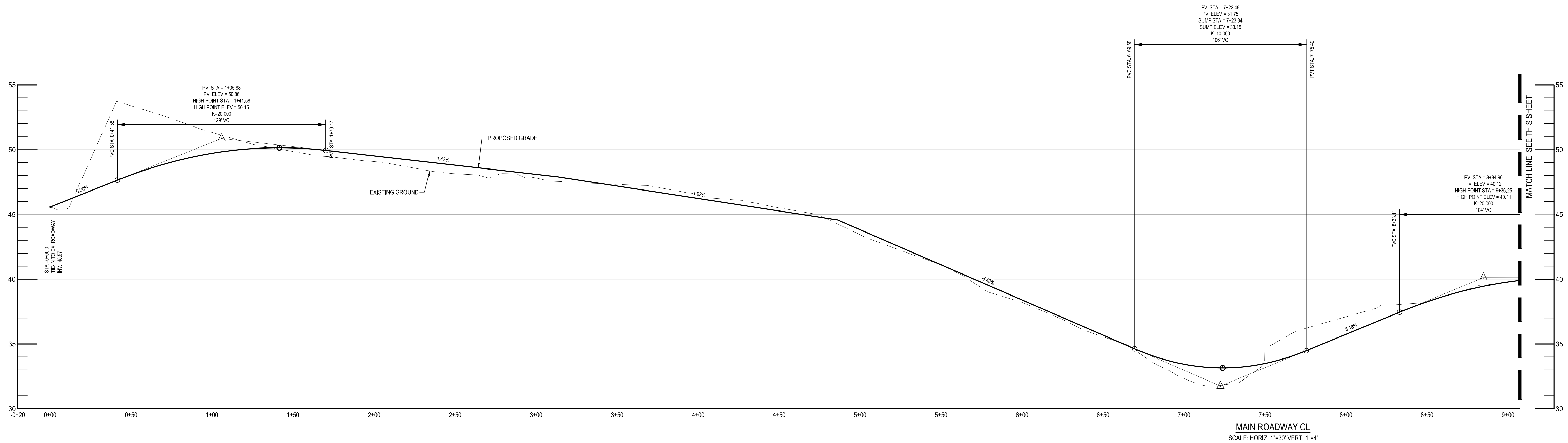
ANNE ARUNDEL COUNTY
DEPARTMENT OF PUBLIC WORKS

APPROVED	DATE	APPROVED	DATE	SCALE: 1"=30'
CHIEF ENGINEER		PROJECT MANAGER		DRAWN BY: M.L.H.
APPROVED	DATE	APPROVED	DATE	CHECKED BY: R.W.H.
ASSISTANT CHIEF ENGINEER		CHIEF, RIGHT-OF-WAY		SHEET NO. - OF -
				PROJECT NO.: P584600
				CONTRACT NO.: P584607

QUIET WATERS RETREAT
SITE LAYOUT PLAN

C204

P:_2022\22053400\Drawings\07-Site\22053400-C201-Site Layout_Plan.dwg Sep 14, 2022 11:36am Plot By: mhudgins



CAUTION:
IF THIS DRAWING IS A REDUCTION,
USE THE GRAPHIC SCALES.

CAUTION:
IF THIS DRAWING IS A REDUCTION,
USE THE GRAPHIC SCALES.

WBCM
Designing Infrastructure for Tomorrow

ARCHITECT
Whitney Bailey Cox & Magnani, LLC
300 East Joppa Road Suite 200
Baltimore, MD 21286
410.512.4500 www.wbcm.com

STRUCTURAL ENGINEER
Ziger Sneed Architects
1200 AE
210 North Lee Street
Suite 210
Alexandria, VA 22314
703.350.4151

LANDSCAPE ARCHITECT
Campion Hruby Landscape Architects
111 Cathedral Street
Suite 100
Annapolis, MD 21401
410.260.8850

MECHANICAL ENGINEER
James Posey Associates
11155 Red Run Boulevard
Suite 310
Baltimore, MD 21117
410.265.6100

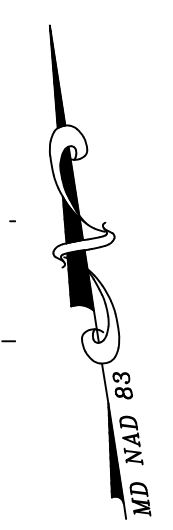
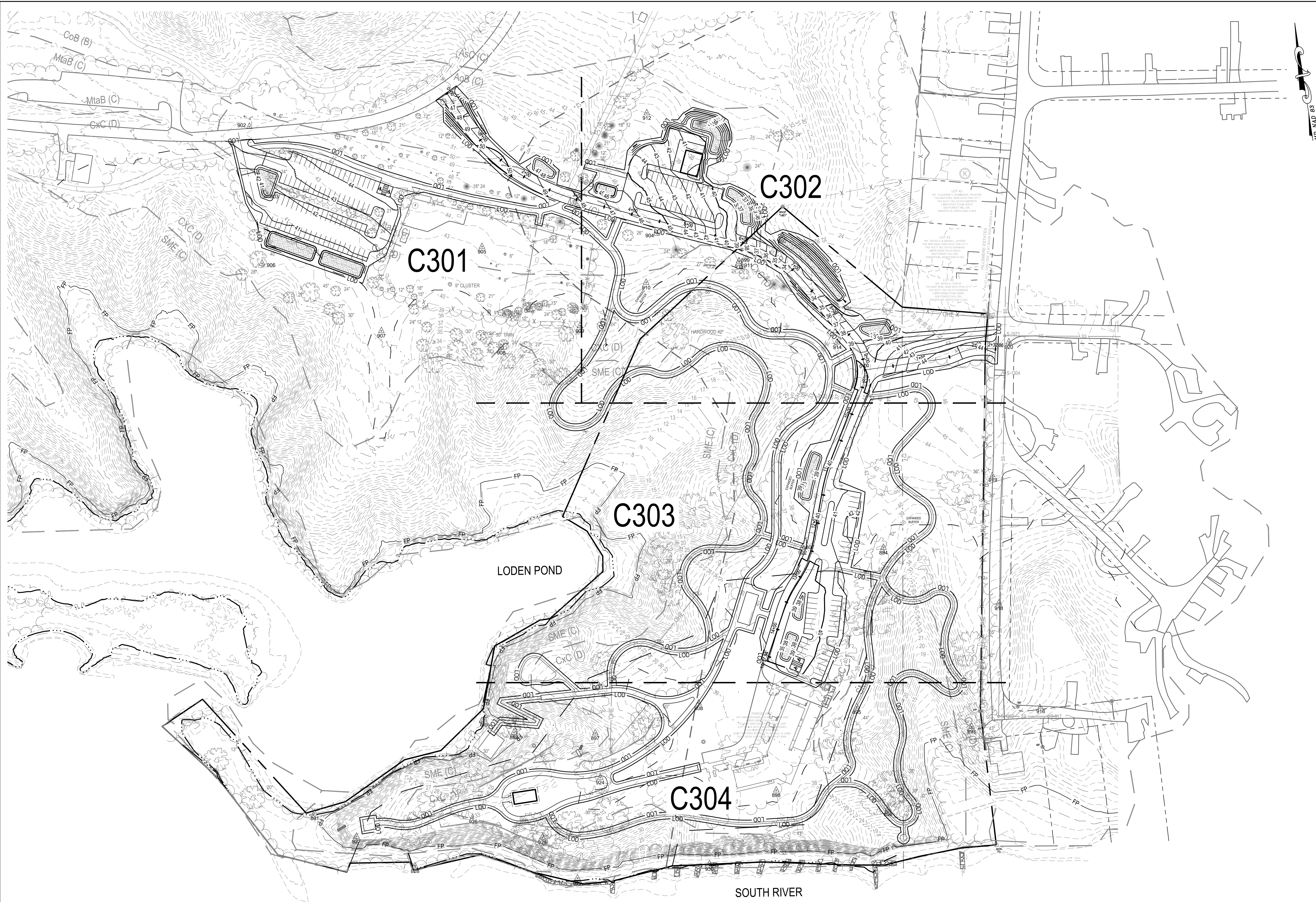
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License # 34682 Expiration Date: 07/08/23

REVISIONS			
NO.	DESCRIPTION	BY	DATE

ANNE ARUNDEL COUNTY
DEPARTMENT OF PUBLIC WORKS

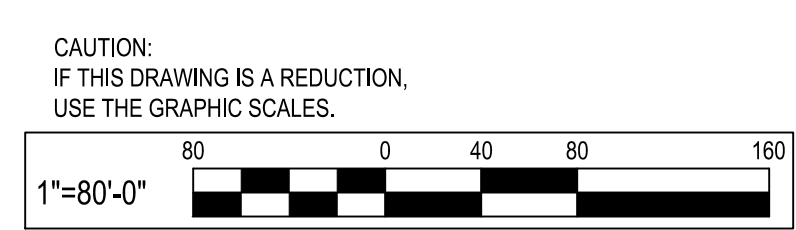
APPROVED _____ DATE _____	APPROVED _____ DATE _____	SCALE: AS SHOWN	QUIET WATERS RETREAT ROADWAY PROFILE C205
CHIEF ENGINEER _____	PROJECT MANAGER _____	DRAWN BY: M.L.H.	
APPROVED _____ DATE _____	APPROVED _____ DATE _____	CHECKED BY: R.W.H.	
ASSISTANT CHIEF ENGINEER _____	CHIEF, RIGHT-OF-WAY _____	SHEET NO. - OF -	
		PROJECT NO.: P584600	
		CONTRACT NO.: P584607	

P:_2022\22053400\Drawings\07-Site\22053400-C206-Roadway Profile.dwg Sep 14, 2022 1:55pm Plot By: mhudjins



GRADING LEGEND:

PROPOSED CONTOURS	36
	35
SPOT ELEVATION	38.53 +
SWM FACILITY	
LIMIT OF DISTURBANCE	LOD



PLAN
SCALE: 1" = 80'

WBCM
Designing Infrastructure for Tomorrow®

WHITNEY BAILEY COX & MAGNANI, LLC
300 East Joppa Road Suite 200
Baltimore, MD 21286
410.512.4500 www.wbcm.com

ARCHITECT
Ziger Sneed Architects
1006 Morton Road
Baltimore, MD 21201
410.576.9131

STRUCTURAL ENGINEER
1201 AE
210 North Lee Street
Suite 210
Alexandria, VA 22314
703.350.4151

LANDSCAPE ARCHITECT
Campion Hruby Landscape Architects
111 Cathedral Street
Suite 100
Annapolis, MD 21401
410.280.8850

MECHANICAL ENGINEER
James Posey Associates
11155 Red Run Boulevard
Suite 310
Baltimore, MD 21117
410.265.6100

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 # 34682 Expiration Date: 07/08/23

REVISIONS			
NO.	DESCRIPTION	BY	DATE

ANNE ARUNDEL COUNTY
DEPARTMENT OF PUBLIC WORKS

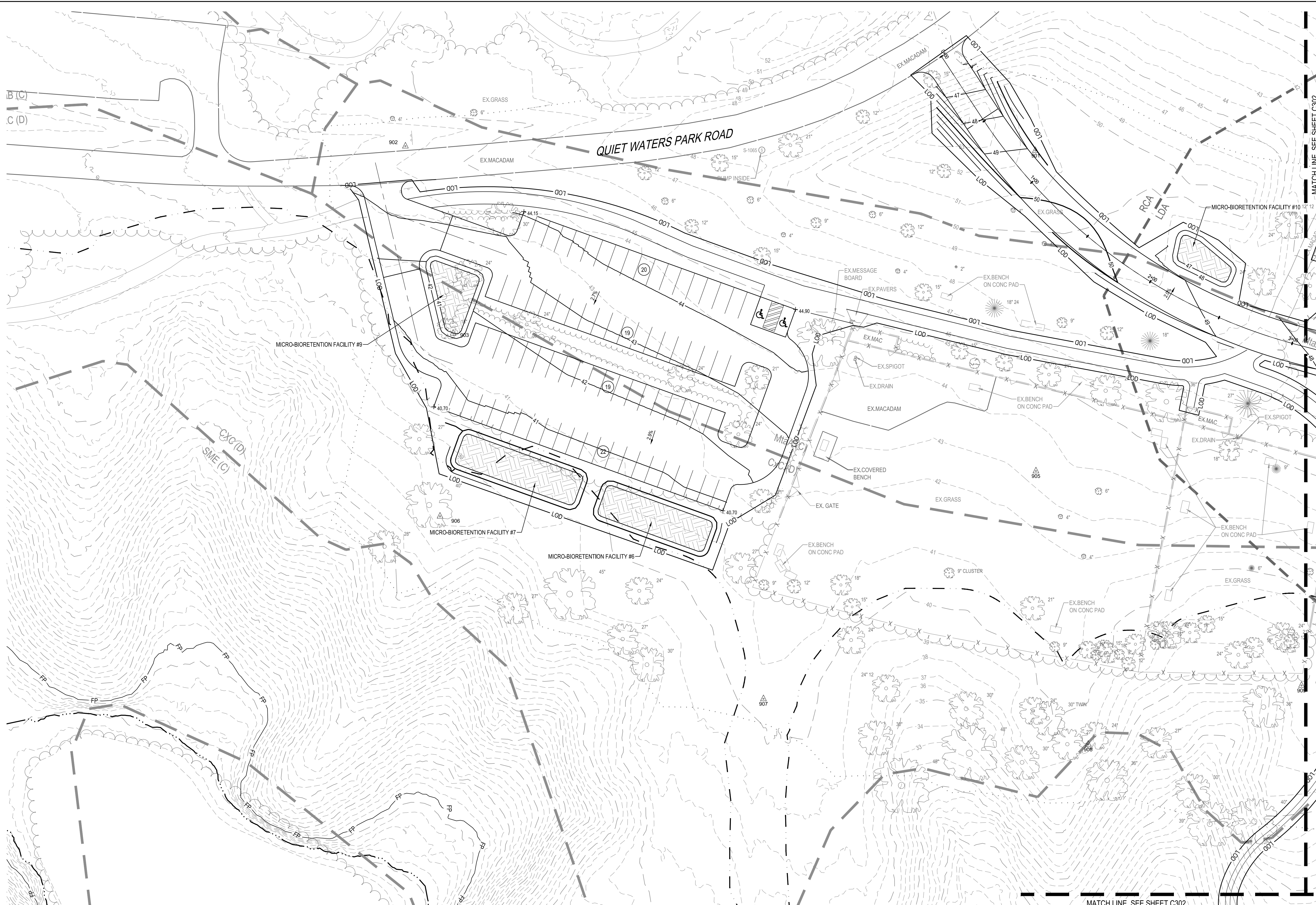
APPROVED	DATE	APPROVED	DATE	SCALE: 1"=80'
CHIEF ENGINEER		PROJECT MANAGER		DRAWN BY: M.L.H.
APPROVED	DATE	APPROVED	DATE	CHECKED BY: R.W.H.
ASSISTANT CHIEF ENGINEER		CHIEF, RIGHT-OF-WAY		SHEET NO. - OF -
				PROJECT NO.: P584600
				CONTRACT NO.: P584607

QUIET WATERS RETREAT
OVERALL GRADING PLAN

C300

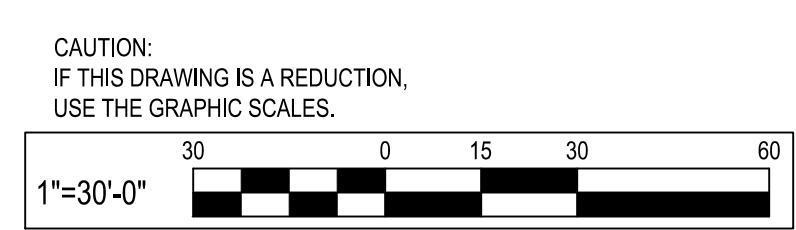
P:\2022\22053400\Drawings\07-Site\22053400-C301-Grading Plan & Profile.dwg Sep 14, 2022 1:05pm Plot By: mhudgins

P:\2022\22053400\Drawings\07-Site\22053400-C301-Grading Plan & Profile.dwg Sep 14, 2022 1:06pm Plot By: mhudgins



GRADING LEGEND:

PROPOSED CONTOURS	36
	35
SPOT ELEVATION	38.53 +
SWM FACILITY	[Hatched Box]
LIMIT OF DISTURBANCE	LOD



PLAN
SCALE: 1" = 30'

MATCH LINE, SEE SHEET C302

MATCH LINE, SEE SHEET C302

WHITNEY BAILEY COX & MAGNANI, LLC
300 East Joppa Road Suite 200
Baltimore, MD 21286
410.512.4500 www.wbcm.com

ARCHITECT
Ziger Sneed Architects
1006 Morton Road
Baltimore, MD 21201
410.576.9131

STRUCTURAL ENGINEER
1200 AE
210 North Lee Street
Suite 210
Alexandria, VA 22314
703.350.4151

LANDSCAPE ARCHITECT
Campion Hruby Landscape Architects
111 Cathedral Street
Suite 100
Annapolis, MD 21401
410.260.8850

MECHANICAL ENGINEER
James Posey Associates
11155 Red Run Boulevard
Suite 310
Baltimore, MD 21117
410.265.6100

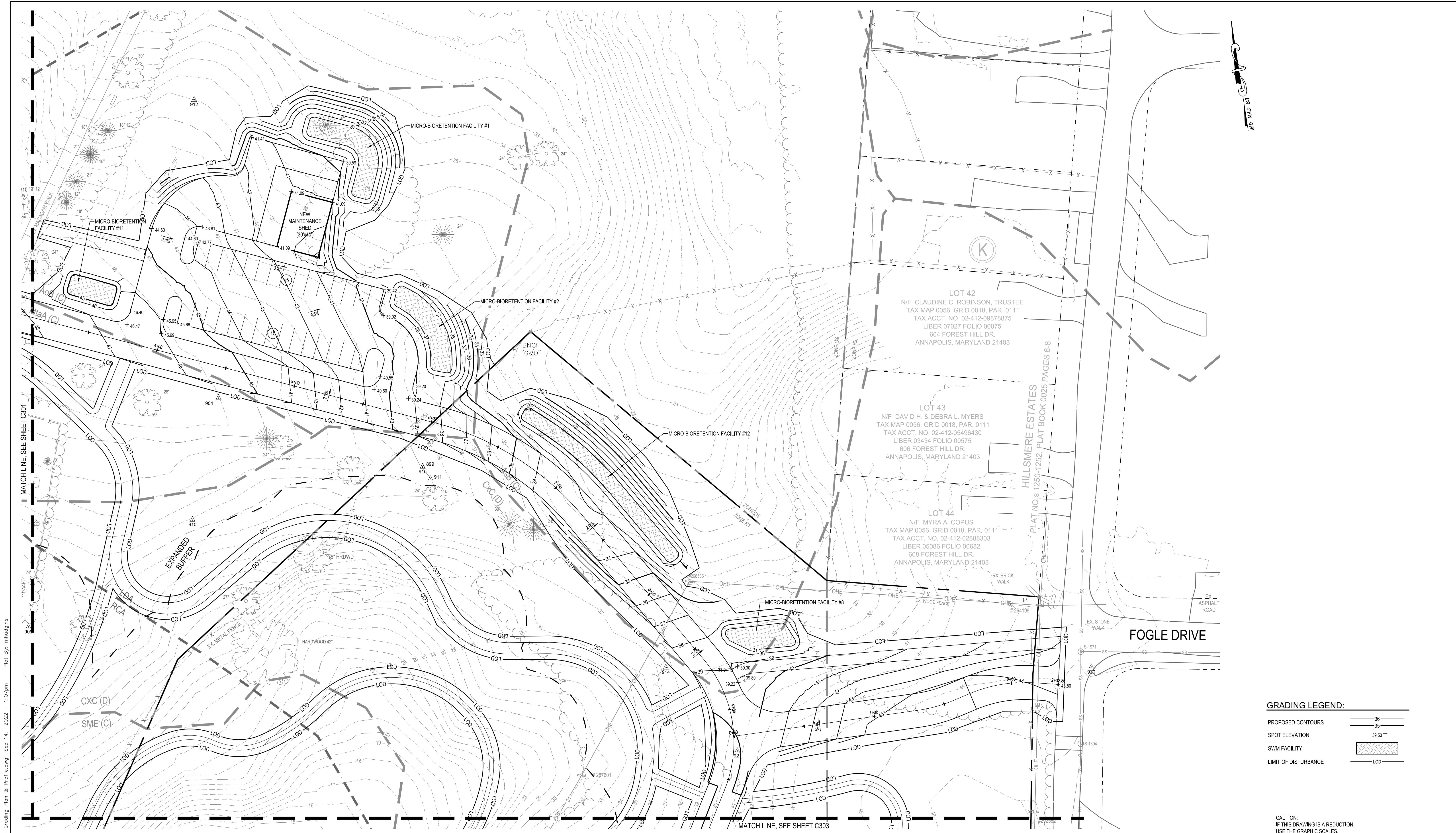
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License # 34682 Expiration Date: 07/08/23

REVISIONS			
NO.	DESCRIPTION	BY	DATE

ANNE ARUNDEL COUNTY
DEPARTMENT OF PUBLIC WORKS

APPROVED	DATE	APPROVED	DATE	SCALE: 1"=30'
CHIEF ENGINEER		PROJECT MANAGER		DRAWN BY: M.L.H.
APPROVED	DATE	APPROVED	DATE	CHECKED BY: R.W.H.
ASSISTANT CHIEF ENGINEER		CHIEF, RIGHT-OF-WAY		SHEET NO. - OF -
				PROJECT NO.: P584600
				CONTRACT NO.: P584607

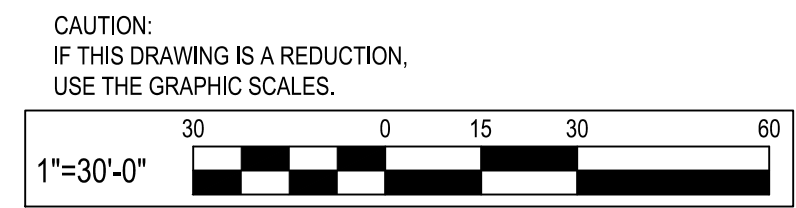
QUIET WATERS RETREAT
GRADING PLAN
C301



PLAN
SCALE: 1" = 30'

GRADING LEGEND:

PROPOSED CONTOURS	36
SPOT ELEVATION	38.53 +
SWM FACILITY	[Symbol]
LIMIT OF DISTURBANCE	LOD



P:_2022\22053400\Drawings\07-Site\22053400-C201-Grading Plan & Profile.dwg Sep 14, 2022 1:07pm Plot By: mhudgins

WBCM
Designing Infrastructure for Tomorrow®

WHITNEY BAILEY COX & MAGNANI, LLC
300 East Joppa Road Suite 200
Baltimore, MD 21286
410.512.4500 www.wbcm.com

ARCHITECT
Ziger Sneed Architects
1006 Morton Road
Baltimore, MD 21201
410.576.9131

STRUCTURAL ENGINEER
1200 AE
210 North Lee Street
Suite 210
Alexandria, VA 22314
703.350.4151

LANDSCAPE ARCHITECT
Campion Hruby Landscape Architects
111 Cathedral Street
Suite 100
Annapolis, MD 21401
410.280.8850

MECHANICAL ENGINEER
James Posey Associates
11155 Red Run Boulevard
Suite 310
Baltimore, MD 21117
410.265.6100

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 # 34682 Expiration Date: 07/08/23

REVISIONS			
NO.	DESCRIPTION	BY	DATE

ANNE ARUNDEL COUNTY
DEPARTMENT OF PUBLIC WORKS

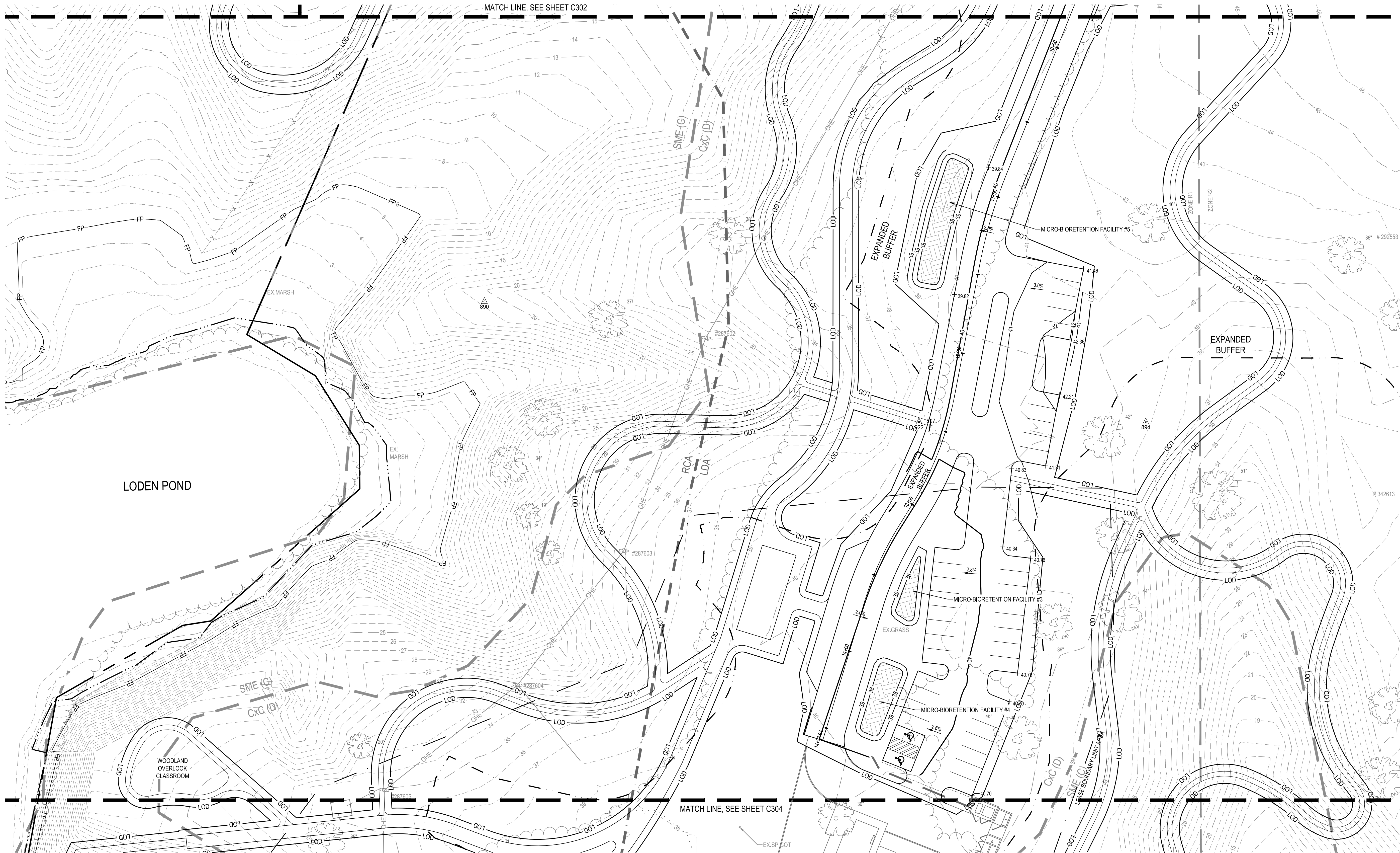
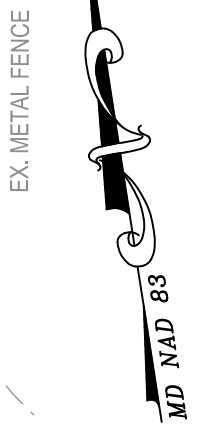
APPROVED	DATE	APPROVED	DATE	SCALE: 1"=30'
CHIEF ENGINEER		PROJECT MANAGER		DRAWN BY: M.L.H.
APPROVED	DATE	APPROVED	DATE	CHECKED BY: R.W.H.
ASSISTANT CHIEF ENGINEER		CHIEF, RIGHT-OF-WAY		SHEET NO. - OF -
				PROJECT NO.: P584600
				CONTRACT NO.: P584607

QUIET WATERS RETREAT
GRADING PLAN
C302

MATCH LINE, SEE SHEET C302

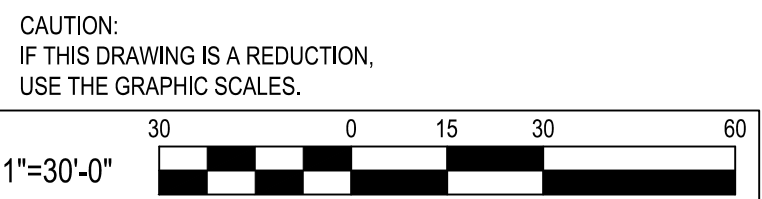
MATCH LINE, SEE SHEET C304

PLAN
SCALE: 1" = 30'



GRADING LEGEND:

PROPOSED CONTOURS	36
SPOT ELEVATION	38.53 +
SWM FACILITY	[Hatched Box]
LIMIT OF DISTURBANCE	LOD



WBCM
Designing Infrastructure for Tomorrow®

ARCHITECT
Whitney Bailey Cox & Magnani, LLC
300 East Joppa Road Suite 200
Baltimore, MD 21286
410.512.4500 www.wbcm.com

STRUCTURAL ENGINEER
Zger Sneed Architects
1006 Morton Road
Suite 210
Baltimore, MD 21201
410.576.9131

LANDSCAPE ARCHITECT
Campion Hruby Landscape Architects
111 Cathedral Street
Suite 100
Annapolis, MD 21401
410.280.8850

MECHANICAL ENGINEER
James Posey Associates
11155 Red Run Boulevard
Suite 310
Baltimore, MD 21117
410.265.6100

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 # 34682 Expiration Date: 07/08/23

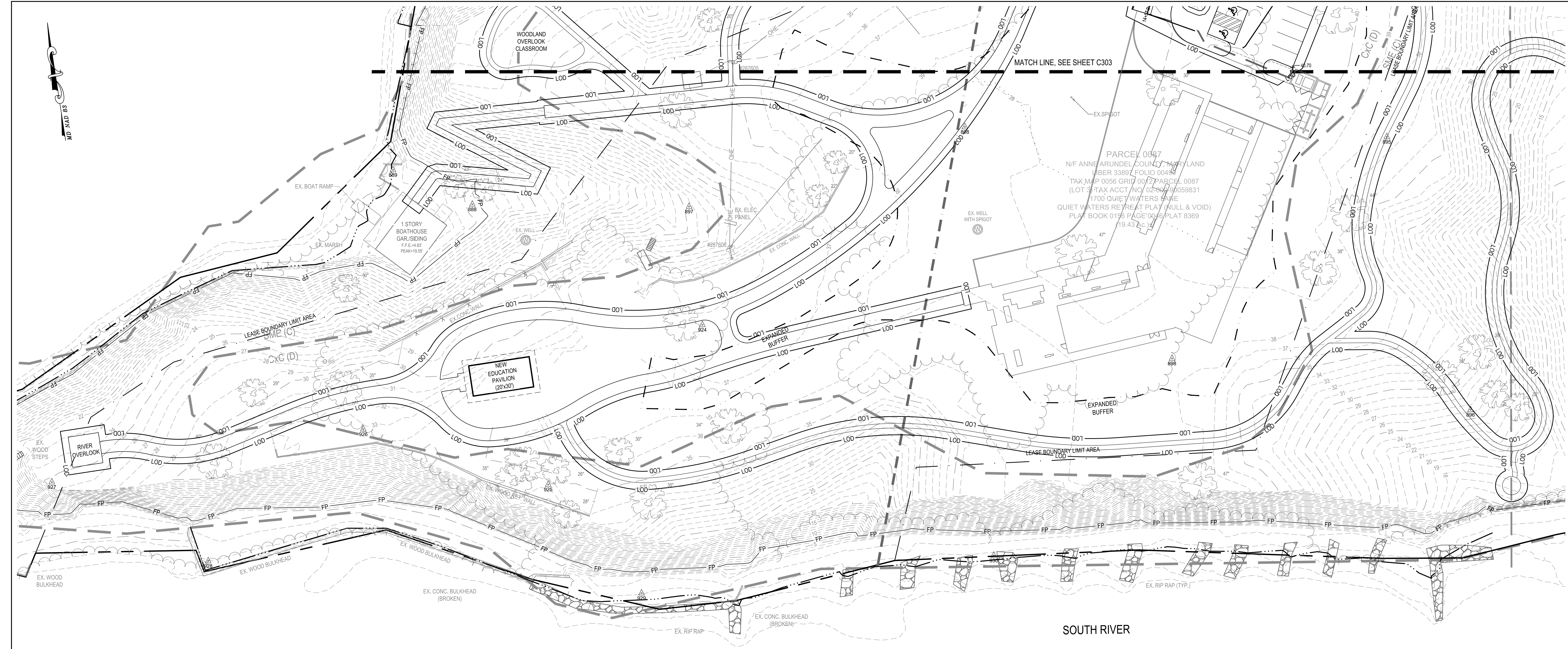
REVISIONS			
NO.	DESCRIPTION	BY	DATE

ANNE ARUNDEL COUNTY
DEPARTMENT OF PUBLIC WORKS

APPROVED	DATE	APPROVED	DATE	SCALE: 1"=30'
CHIEF ENGINEER		PROJECT MANAGER		DRAWN BY: M.L.H.
APPROVED	DATE	APPROVED	DATE	CHECKED BY: R.W.H.
ASSISTANT CHIEF ENGINEER		CHIEF, RIGHT-OF-WAY		SHEET NO. - OF -
				PROJECT NO.: P564600
				CONTRACT NO.: P564607

QUIET WATERS RETREAT
GRADING PLAN
C303

P:_2022\22053400\Drawings\07-Site\22053400-C301-Grading Plan & Profile.dwg Sep 14, 2022 1:09pm Plot By: mhudgins



MATCH LINE, SEE SHEET C303

PARCEL 0087
 N/F ANNE ARUNDEL COUNTY, MARYLAND
 LIBER 33897 FOLIO 00489
 TAX MAP 0056 GRID 0012 PARCEL 0087
 (LOT 3) TAX ACCT. NO. 02-8049-0059831
 1700 QUIET WATERS SAME
 QUIET WATERS RETREAT PLAT (NULL & VOID)
 PLAT BOOK 0156 PAGE 0016 PLAT 8369
 (19.43 AC.)

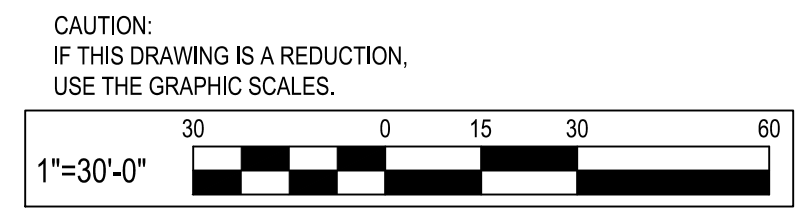
NEW EDUCATION PAVILION
 (20x30')

SOUTH RIVER

PLAN
 SCALE: 1" = 30'

GRADING LEGEND:

PROPOSED CONTOURS	36
	35
SPOT ELEVATION	38.53 +
SWM FACILITY	[Symbol]
LIMIT OF DISTURBANCE	LOD



WHITNEY BAILEY COX & MAGNANI, LLC
 300 East Joppa Road Suite 200
 Baltimore, MD 21286
 410.512.4500 www.wbcm.com

ARCHITECT
 Ziger Sneed Architects
 1006 Morton Road
 Baltimore, MD 21201
 410.576.9131

STRUCTURAL ENGINEER
 1201 AE
 210 North Lee Street
 Suite 210
 Alexandria, VA 22314
 703.350.4151

LANDSCAPE ARCHITECT
 Campion Hruby Landscape Architects
 111 Cathedral Street
 Suite 100
 Annapolis, MD 21401
 410.260.8850

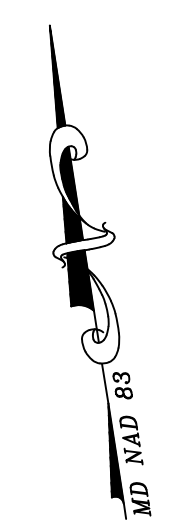
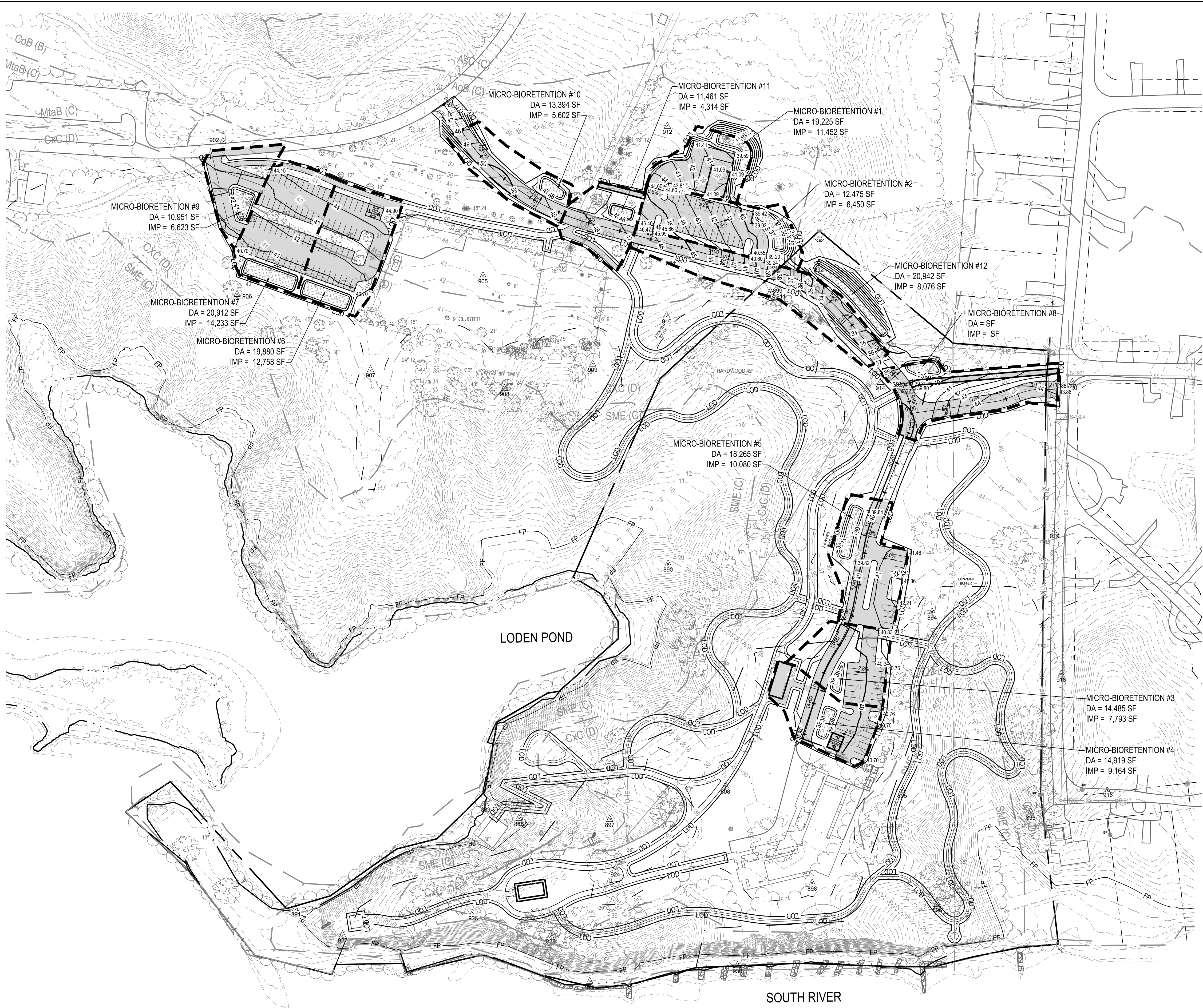
MECHANICAL ENGINEER
 James Posey Associates
 11155 Red Run Boulevard
 Suite 310
 Baltimore, MD 21117
 410.265.6100

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 # 34682 Expiration Date: 07/08/23

REVISIONS			
NO.	DESCRIPTION	BY	DATE

ANNE ARUNDEL COUNTY DEPARTMENT OF PUBLIC WORKS			
APPROVED	DATE	APPROVED	DATE
CHIEF ENGINEER		PROJECT MANAGER	
APPROVED	DATE	APPROVED	DATE
ASSISTANT CHIEF ENGINEER		CHIEF, RIGHT-OF-WAY	
SCALE: 1"=30'	QUIET WATERS RETREAT		
DRAWN BY: M.L.H.	GRADING PLAN		
CHECKED BY: R.W.H.	C304		
SHEET NO. - OF -			
PROJECT NO.: P584600			
CONTRACT NO.: P584607			

P:\2022\22053400\Drawings\07-Site\22053400-C301-Grading Plan & Profile.dwg Sep 14, 2022 1:09pm Plot By: mhudgins



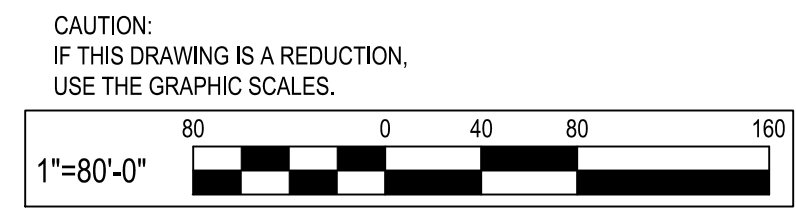
Stormwater management - Summary

SWM Summary

ESD Practice type	ESD Practice	Number	Area of Filter Af (ft2)	Drainage Area (ft2)	Impervious Area (ft2)	I%	Rv	Design Pe	ESDv treated (ft3)
M6	MICROBIORETENTION	1	1,000	19,225	11,452	60%	0.59	2.7	2,465
M6	MICROBIORETENTION	2	690	12,475	6,450	52%	0.52	2.7	1,517
M6	MICROBIORETENTION	3	324	14,485	7,793	54%	0.53	1.8	888
M6	MICROBIORETENTION	4	640	14,919	9,164	61%	0.60	2.7	1,733
M6	MICROBIORETENTION	5	1,100	18,265	10,080	55%	0.55	2.7	2,280
M6	MICROBIORETENTION	6	800	19,880	12,758	64%	0.63	2.6	2,350
M6	MICROBIORETENTION	7	900	20,912	14,233	68%	0.66	2.6	2,635
M6	MICROBIORETENTION	8	695	19,554	10,302	53%	0.52	2.7	2,013
M6	MICROBIORETENTION	9	902	10,951	6,623	61%	0.60	2.7	1,833
M6	MICROBIORETENTION	10	563	13,394	5,062	38%	0.39	2.7	1,187
M6	MICROBIORETENTION	11	499	11,461	4,314	38%	0.39	2.7	1,061
M6	MICROBIORETENTION	12	888	20,942	8,076	39%	0.40	2.7	1,904
Sub-total Provided Treatment by ESD measures			9,001	196,463	106,307		0.54	2.6	21,866
Required Treatment by ESD measures								1.8	21,180

LEGEND:

- TREATED IMPERVIOUS AREA
- NEW MICRO BIORETENTION FACILITY
- PROPOSED DRAINAGE AREA
- EXISTING CONTOURS
- PROPOSED CONTOURS
- LIMIT OF DISTURBANCE



PLAN
SCALE: 1" = 80'

WHITNEY BAILEY COX & MAGNANI, LLC
300 East Joppa Road Suite 200
Baltimore, MD 21286
410.512.4500 www.wbcm.com

ARCHITECT
Ziger Sneed Architects
1006 Morton Road
Suite 210
Baltimore, MD 21201
410.576.9131

STRUCTURAL ENGINEER
1201 AE
210 North Lee Street
Suite 210
Alexandria, VA 22314
703.350.4151

LANDSCAPE ARCHITECT
Campion Hruby Landscape Architects
111 Cathedral Street
Suite 100
Annapolis, MD 21401
410.260.8850

MECHANICAL ENGINEER
James Posey Associates
11155 Red Run Boulevard
Suite 310
Baltimore, MD 21117
410.265.6100

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 # 34682 Expiration Date: 07/08/23

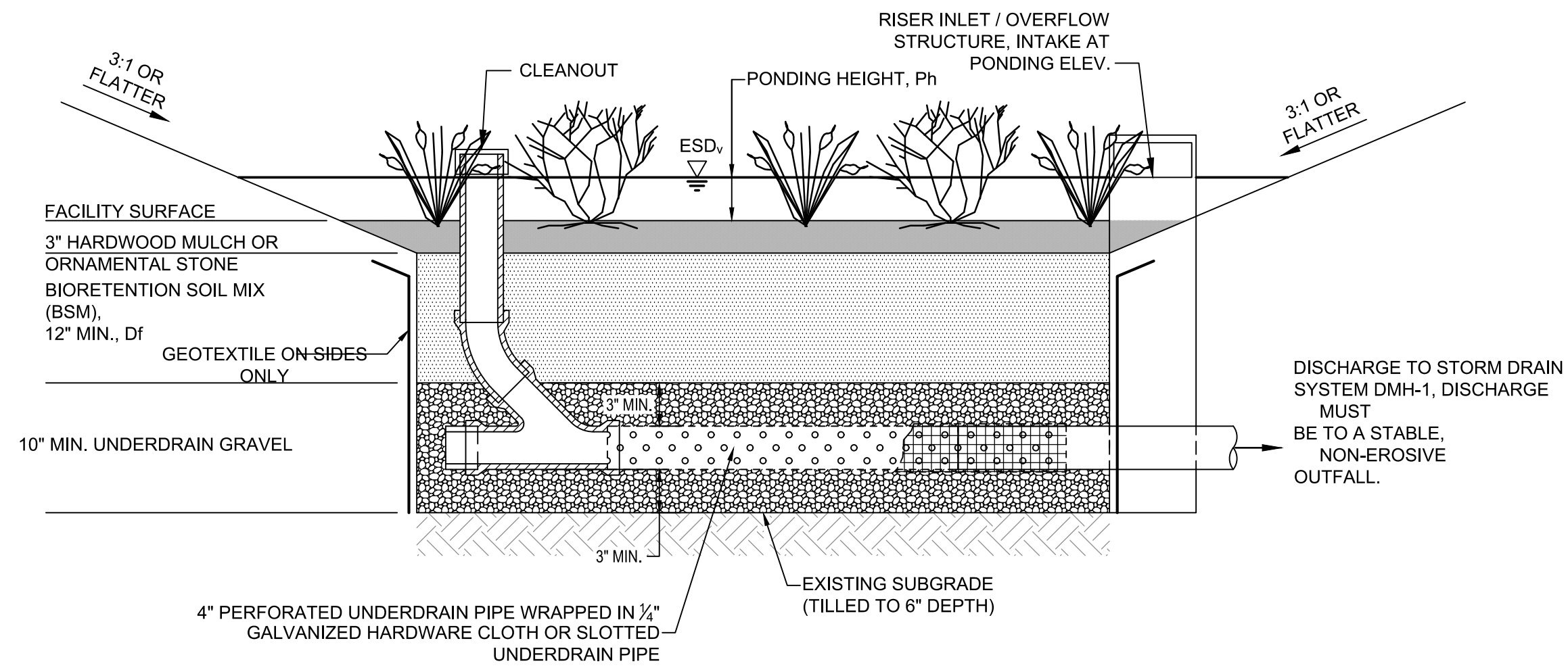
REVISIONS			
NO.	DESCRIPTION	BY	DATE

ANNE ARUNDEL COUNTY
DEPARTMENT OF PUBLIC WORKS

APPROVED _____ DATE _____	APPROVED _____ DATE _____	SCALE: 1"=80'
CHIEF ENGINEER	PROJECT MANAGER	DRAWN BY: M.L.H.
APPROVED _____ DATE _____	APPROVED _____ DATE _____	CHECKED BY: R.W.H.
ASSISTANT CHIEF ENGINEER	CHIEF, RIGHT-OF-WAY	SHEET NO. - OF -
		PROJECT NO.: P584600
		CONTRACT NO.: P584607

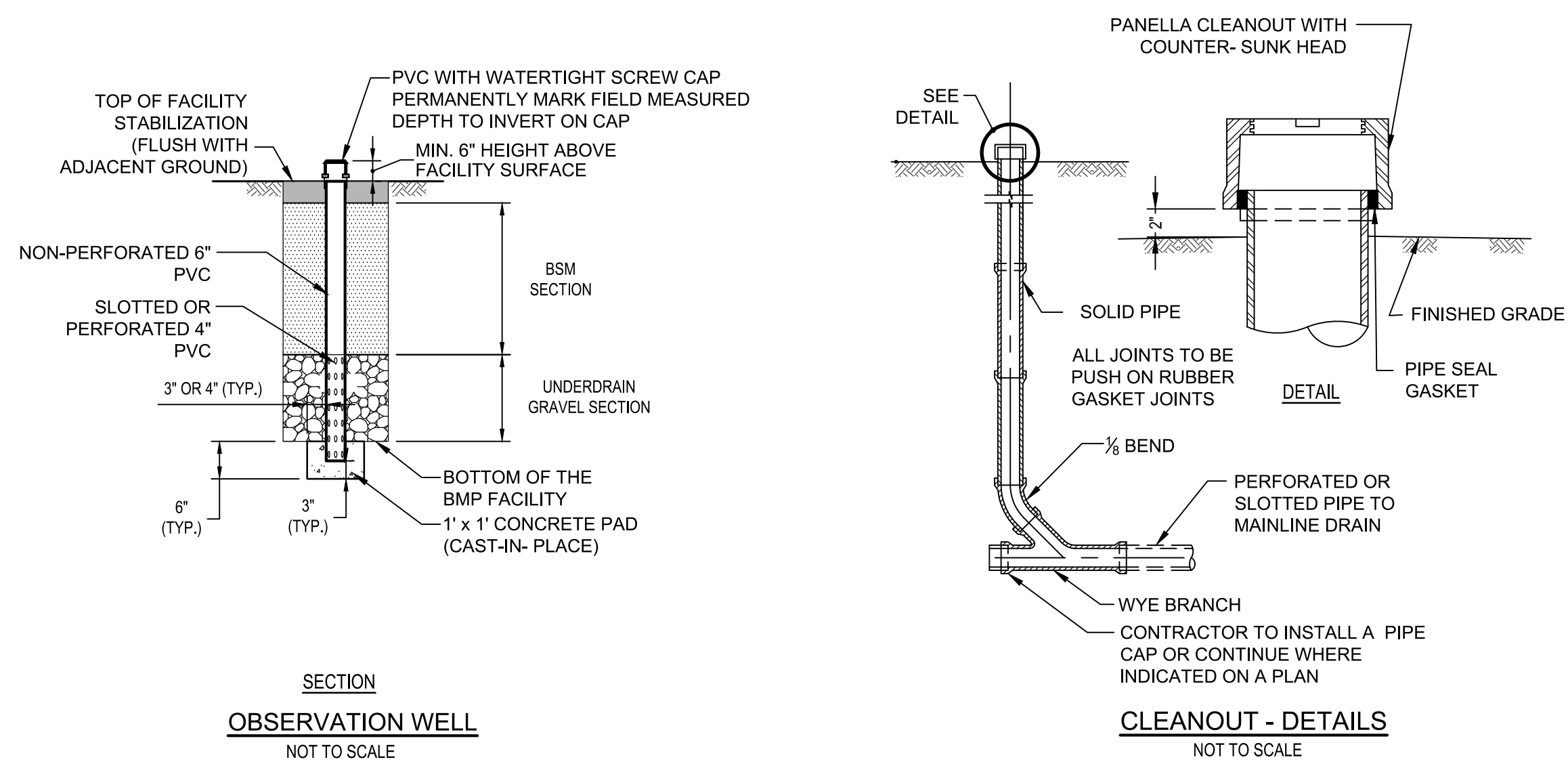
QUIET WATERS RETREAT
OVERALL STORMWATER MANAGEMENT PLAN
C400

P:\2022\22053400\Drawings\07-Site\22053400-C401-SWM Plan.dwg Sep 14, 2022 - 11:04am Plot By: mhuddins



NOTES:
1. DO NOT INSTALL GEOTEXTILE ALONG THE TOP, BOTTOM, OR ANY HORIZONTAL LAYER.

SECTION FOR RAIN GARDEN WITH RISER
NOT TO SCALE



SECTION
OBSERVATION WELL
NOT TO SCALE

CLEANOUT - DETAILS
NOT TO SCALE

MATERIALS SPECIFICATIONS FOR RAIN GARDENS

MATERIAL	SPECIFICATION	SIZE	NOTES
PLANTINGS	SEE PLAN SHEET	N/A	PLANTINGS ARE SITE SPECIFIC
BSM	SHA BIORETENTION SOIL MIX (BSM) SECTION 920.01.05 ORGANIC CONTENT MIN. 5% BY DRY WEIGHT (ASTM D 2974)	N/A	MARYLAND STATE HIGHWAY ADMINISTRATION STANDARDS SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS DATED MAY 2017 INCLUDING AND ADDENDA THERETO. COPY TO BE KEPT ON-SITE.
MULCH	SHREDDED HARDWOOD		AGED 6 MONTHS, MINIMUM; NO PINE OR WOOD CHIPS
ORNAMENTAL STONE	WASHED COBBLES	STONE: 1" TO 3"	
GEOTEXTILE		N/A	NON WOVEN GEOTEXTILE TABLE H-1 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL
PEA GRAVEL	ASTM-D-448	NO.9 OR NO.9 (1/8" TO 3/8")	
STABILIZATION MATTING	SHA SECTION 920.05.01		TYPE A, B, C OR D AS NOTED ON PLAN / SECTION / DETAILS MARYLAND STATE HIGHWAY ADMINISTRATION STANDARDS SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS DATED MAY 2017 INCLUDING AND ADDENDA THERETO. COPY TO BE KEPT ON-SITE.

INSPECTION:

REGULAR INSPECTIONS SHALL BE MADE DURING THE FOLLOWING STAGES OF CONSTRUCTION: CONTRACTOR SHALL NOTIFY THE ENGINEER-IN-CHARGE RESPONSIBLE FOR AS-BUILTS 48 HOURS PRIOR TO REQUIRED INSPECTION.

- DURING EXCAVATION TO SUBGRADE.
- DURING PLACEMENT OF GEOTEXTILE.
- DURING PLACEMENT OF BSM SOIL.
- DURING PLACEMENT OF MULCH.
- DURING PLACEMENT OF PLANTS.

MAINTENANCE SCHEDULE:

AFTER CONSTRUCTION COMPLETION AND ACCEPTANCE OF THE WORK, INSPECTION AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF ANNE ARUNDEL COUNTY.

STORMWATER MAINTENANCE SCHEDULE RAIN GARDENS

INSPECTION ITEM	FREQUENCY OF INSPECTION	INSPECTION REQUIREMENTS	REMEDIAL ACTION
RAIN GARDEN	SEASONALLY AND AFTER A MAJOR STORM		
DEWATERING	SEASONALLY AND AFTER A MAJOR STORM	FACILITY MUST DEWATER WITHIN 48 HOURS OF RAINFALL. NOTICEABLE ODORS, STAINED WATER ON THE FILTER SURFACE OR AT THE OUTLET, OR THE PRESENCE OF ALGAE OR AQUATIC VEGETATION ARE INDICATORS OF ANAEROBIC CONDITIONS, AND INADEQUATE DEWATERING OF THE FACILITY.	THE TOP THREE INCHES OF SOIL SHOULD BE REMOVED AND REPLACED WITH SOIL MATERIAL AS PER PLAN SPECIFICATIONS. FOLLOW UP INSPECTIONS MUST CONFIRM ADEQUATE DEWATERING. IF THE FACILITY DOES NOT FUNCTION AS INTENDED AFTER THE ABOVE ACTION OR DRAINAGE EXCEEDS 72 HOURS, ALL THE MEDIA AND UNDERDRAIN SYSTEM NEED TO BE REMOVED AND REPLACED.
MULCH LAYER	SEASONALLY AND AFTER A MAJOR STORM	CHECK MULCH FOR ADEQUATE COVER, SEDIMENT ACCUMULATION, OR DISCOLORATION.	REMOVE AND REPLACE OLD MULCH AND EXCESS SEDIMENTS. PROVIDE ADEQUATE MULCH COVER ACCORDING TO APPROVED DESIGN.
ORNAMENTAL STONE	SEASONALLY AND AFTER A MAJOR STORM	CHECK STONE FOR ADEQUATE COVER, SEDIMENT ACCUMULATION, OR DISCOLORATION.	REMOVE AND REPLACE OLD STONE AND EXCESS SEDIMENTS. PROVIDE ADEQUATE STONE COVER ACCORDING TO APPROVED DESIGN.
VEGETATIVE SURFACES	MONTHLY		
PLANT COMPOSITION AND HEALTH	MONTHLY	COMPARE PLANT COMPOSITION WITH APPROVED PLANS. CHECK FOR INVASIVE SPECIES OR WEEDS. CHECK FOR DEAD OR DYING VEGETATION.	REMOVE AND REPLACE PLANTS IN ACCORDANCE WITH PLAN SPECIFICATIONS.
VEGETATIVE COVER AND EROSION	MONTHLY	CHECK FOR EVIDENCE OF EROSION, RUNOFF CHANNELIZING, OR BARE SPOTS.	RE-SEED OR RE-PLANT IN ACCORDANCE WITH APPROVED LANDSCAPING PLANS. RE-GRADING MAY BE REQUIRED WHEN CONCENTRATED FLOW CAUSES RILLS OR GULLING THROUGH THE FACILITY.
DEBRIS AND TRASH CLEANOUT	MONTHLY	CHECK THAT THE FACILITY IS CLEAN OF TRASH AND DEBRIS. INLETS, OUTLETS, AND CONTRIBUTING AREAS AROUND THE FACILITY MUST BE CHECKED.	TRASH AND DEBRIS MUST BE DISPOSED OF IN AN ACCEPTABLE MANNER ACCORDING TO CURRENT REGULATIONS.
STRUCTURAL COMPONENTS	ANNUALLY	CHECK FOR EVIDENCE OF STRUCTURAL DETERIORATION, SPALLING, OR CRACKING. INLET AND OUTLET STRUCTURES MUST BE IN GOOD CONDITION.	REPAIR TO GOOD CONDITION ACCORDING TO SPECIFICATIONS ON THE APPROVED PLANS.
OUTLETS	SEASONALLY AND AFTER A MAJOR STORM	CHECK FOR EVIDENCE OF EROSION, RILLS, OR GULLING. RIPRAP OUTLET MUST BE MAINTAINED IN GOOD FUNCTIONAL CONDITION.	STABILIZE ALL ERODED AREAS AND GRADE TO PROVIDE STABLE CONVEYANCE. REPAIR ACCORDING TO APPROVED PLAN.
CONVEYANCE SYSTEMS	SEASONALLY AND AFTER A MAJOR STORM	CHECK FOR EROSION, FLOW BLOCKAGES, AND STABLE CONVEYANCE.	STABILIZE AND GRADE ACCORDING TO APPROVED PLAN.
OVERALL FUNCTION OF THE FACILITY	ANNUALLY	CHECK THAT ANY FLOW SPLITTERS ARE FUNCTIONING AS DESIGNED AND THAT BYPASS IS OPERATING AS DESIGNED.	REPAIRS MUST BE IN ACCORDANCE WITH APPROVED PLANS.

* IF FIELD CONDITIONS REQUIRE A MODIFICATION TO THE ORIGINAL APPROVAL IN ORDER TO ACHIEVE THE INTENDED DESIGN FUNCTION, CONTACT MDE'S SEDIMENT AND STORMWATER MANAGEMENT PLAN REVIEW DIVISION AT 410-537-3563 FOR REVIEW AND APPROVAL OF PROPOSED MODIFICATIONS.

SPECIFICATIONS:

- SEE CHART BELOW.
- THE CONTRACTOR SHALL SUBMIT SOIL TEST RESULTS (1 PER 30 CY BSM) TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. PERFORM SOIL TESTS REQUIRED FOR BOTH IMPORTED SOIL AND RE-USED / AMENDED TOP SOIL. SOIL TEST AND RESULTS SHALL INCLUDE AT A MINIMUM, PHOSPHORUS, ORGANIC MATTER, SOLUBLE SALTS, NUTRIENTS, AND TEXTURAL ANALYSIS.
- MINIMIZE COMPACTION OF SUBGRADE SOILS IN RAIN GARDEN AREAS. CONTRACTOR SHALL TILL THE SUBGRADE SOILS TO A DEPTH OF 6" BELOW THE BOTTOM OF EACH FACILITY. WHEN BACKFILLING THE RAIN GARDEN FACILITY, PLACE SOIL IN LIFTS 12" TO 18". DO NOT USE HEAVY EQUIPMENT WITHIN THE RAIN GARDEN BASIN. HEAVY EQUIPMENT CAN BE USED AROUND THE PERIMETER OF THE BASIN TO SUPPLY SOILS AND SAND. GRADE RAIN GARDEN MATERIALS WITH LIGHT EQUIPMENT SUCH AS A COMPACT LOADER OR A DOZER/LOADER WITH MARSH TRACKS.
- PLANT MATERIAL SHALL BE REPRESENTATIVE OF SPECIES AND CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-2004.

920.01.05 BIORETENTION SOIL MIX (bsm). A HOMOGENEOUS MIXTURE COMPOSED BY LOOSE VOLUME OF 5 PARTS COARSE SAND, 3 PARTS BASE SOIL, AND 2 PARTS FINE BARK. BSM SHALL CONFORM TO THE FOLLOWING:

- COMPONENTS: COMPONENTS OF BSM SHALL BE SAMPLE, TESTED AND APPROVED BEFORE MIXING AS FOLLOWS:

- COARSE SAND: MSMT 356. COARSE SAND SHALL BE WASHED SILICA SAND OR CRUSHED GLASS THAT CONFORMS TO ASTM FINE AGGREGATE C-33. COARSE SAND SHALL INCLUDE LESS THAN 1% BY WEIGHT OF CLAY OR SILT SIZE PARTICLES, AND LESS THAN 5% BY WEIGHT OF ANY COMBINATION OF DIABASE, GREYSTONE, CALCAREOUS OR DOLOMITIC SAND.
- BASE SOIL: BASE SOIL SHALL BE TESTED AND CERTIFIED BY THE PRODUCER TO CONFORM TO THE FOLLOWING REQUIREMENTS:

TEST PROPERTY		TEST METHOD	TEST VALUE AND AMENDMENT			
PROHIBITED WEEDS		---	FREE OF SEED AND VIABLE PLANT PARTS OF SPECIES IN 920.06.02(a)(b)(c) WHEN INSPECTED.			
DEBRIS		---	NO OBSERVABLE CONTENT OF CEMENT, CONCRETE, ASPHALT, CRUSHED GRAVEL OR CONSTRUCTION DEBRIS WHEN INSPECTED.			
GRADING ANALYSIS	T 87	SIEVE SIZE		PASSING BY WEIGHT MINIMUM %		
		2 IN.		100		
		NO. 4		90		
		NO. 10		80		
TEXTURAL ANALYSIS	T 88	PARTICLE		PASSING BY WEIGHT		
		SIZE	MM	MINIMUM	MAXIMUM	
		SAND	2.0 - 0.050	50	85	
		SILT	0.050 - 0.002	5	45	
		CLAY	LESS THAN 0.002	5	10	
SOIL PH	D 4972	PH OF 5.7 TO 6.9				
ORGANIC MATTER	T 194	1.0 TO 10.0% BY WEIGHT.				
SOLUBLE SALTS	EC12 (V.V)	500 PPM (1.25 MMHOS/CM) OR LESS.				
HARMFUL MATERIALS	---	920.01.01(a)				

- FINE BARK: FINE BARK SHALL BE THE BARK OF HARDWOOD TREES THAT IS MILLED AND SCREENED TO A UNIFORM PARTICLE SIZE OF 2 IN. OR LESS. FINE BARK SHALL BE COMPOSTED AND AGED FOR 6 MONTHS OR LONGER AND BE FREE FROM SAWDUST AND FOREIGN MATERIALS.

A 1 TO 2 LB SAMPLE OF FINE BARK SHALL BE SUBMITTED TO THE LANDSCAPE OPERATIONS DIVISION FOR EXAMINATION.

- COMPOSITION: BSM SHALL BE SAMPLED AND TESTED ACCORDING TO THE REQUIREMENTS OF MSMT 356 AND CONFORM TO THE FOLLOWING:

TEST PROPERTY		TEST METHOD	TEST VALUE AND AMENDMENT			
WEEDS		---	FREE OF SEED AND VIABLE PLANT PARTS OF SPECIES IN 920.06.02(a)(b)(c) WHEN INSPECTED.			
DEBRIS		---	920.01.05(a)(2)			
TEXTURAL ANALYSIS	T 88	PARTICLE		% PASSING BY WEIGHT		
		SIZE	MM	MINIMUM	MAXIMUM	
		SAND	2.0 - 0.050	55	85	
		SILT	0.050 - 0.002	---	20	
		CLAY	LESS THAN 0.002	1	8	
SOIL PH	D 4972	PH OF 5.7 TO 7.1.				
ORGANIC MATTER	T 194	MINIMUM 1.5% BY WEIGHT.				
NUTRIENT ANALYSIS AND SOLUBLE SALTS	MEHLICH-3	CONCENTRATION				
		ELEMENT	MINIMUM PPM	MAXIMUM PPM	FV	
		CALCIUM (CA)	32	25	NO LIMIT	
		MAGNESIUM (MG)	15	25	NO LIMIT	
		PHOSPHORUS (P)	18	25	92	
		POTASSIUM (K)	22	25	NO LIMIT	
		SULFUR (SO4)	25	N/A	NO LIMIT	
EC12 (V.V)	SOLUBLE SALTS	40	N/A	500	N/A	
HARMFUL MATERIALS	---	920.01.01(a)				

- AMENDMENT OR FAILURE: BSM THAT DOES NOT CONFORM TO COMPOSITION REQUIREMENTS FOR PH OR NUTRIENT ANALYSIS SHALL BE AMENDED AS SPECIFIED BY THE NMP. BSM THAT EXCEEDS MAXIMUM PHOSPHORUS CONCENTRATION OR FAILS OTHER COMPOSITION REQUIREMENTS WILL NOT BE ACCEPTED, AND SHALL NOT BE DELIVERED OR USED AS BSM.

- STORAGE: 920.01.02(b). BSM SHALL BE STORED IN A STOCKPILE THAT IS PROTECTED FROM WEATHER UNDER TARP OR SHED. BSM STORED FOR 6 MONTHS OR LONGER SHALL BE RESAMPLED, RETESTED, AND REAPPROVED BEFORE USE.

APPROVAL: 920.0102(c).

- CERTIFICATION AND DELIVERY: 920.01.02(d).

WHITNEY BAILEY COX & MAGNANI, LLC
300 East Joppa Road Suite 200
Baltimore, MD 21286
410.512.4500 www.wbcm.com

Designing Infrastructure for Tomorrow®

ARCHITECT
Zger Sneed Architects
1006 Morton Road
Baltimore, MD 21201
410.576.9131

STRUCTURAL ENGINEER
210 North Lee Street
Suite 210
Alexandria, VA 22314
703.350.4151

LANDSCAPE ARCHITECT
Campion Hruby Landscape Architects
111 Cathedral Street
Suite 100
Baltimore, MD 21401
410.280.8850

MECHANICAL ENGINEER
James Posey Associates
11155 Red Run Boulevard
Suite 310
Baltimore, MD 21117
410.265.6100

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 # 34682 Expiration Date: 07/08/23

REVISIONS			
NO.	DESCRIPTION	BY	DATE

ANNE ARUNDEL COUNTY
DEPARTMENT OF PUBLIC WORKS

APPROVED	DATE	APPROVED	DATE
CHIEF ENGINEER		PROJECT MANAGER	
APPROVED	DATE	APPROVED	DATE
ASSISTANT CHIEF ENGINEER		CHIEF, RIGHT-OF-WAY	

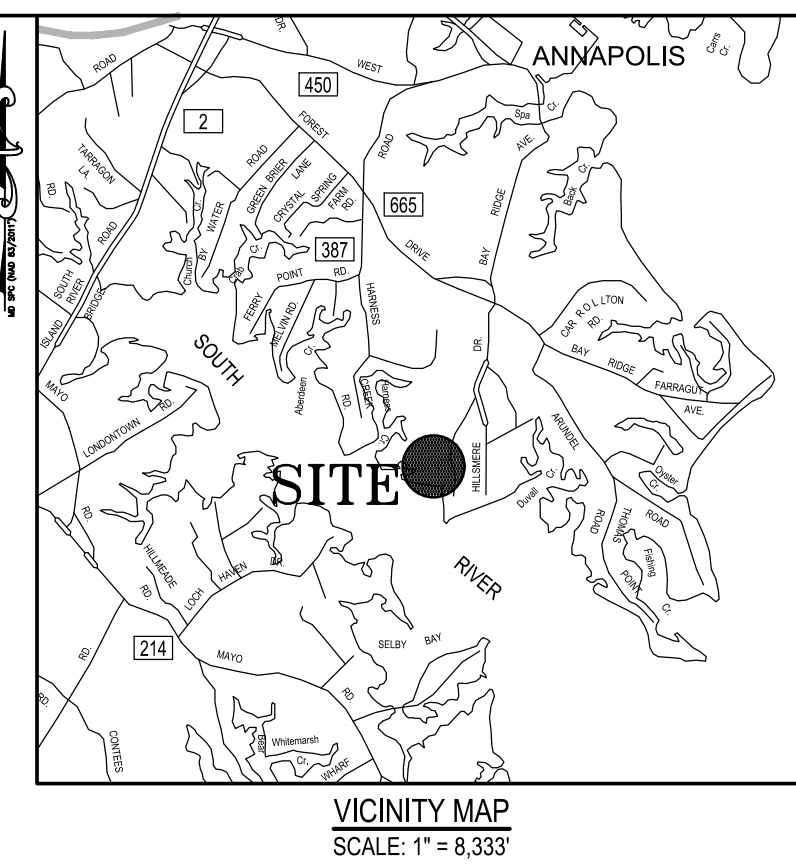
SCALE: AS SHOWN
DRAWN BY: M.L.H.
CHECKED BY: R.W.H.
SHEET NO. - OF -
PROJECT NO.: P584600
CONTRACT NO.: P584607

QUIET WATERS RETREAT
STORMWATER MANAGEMENT
DETAILS
C401



LEGEND

- [Symbol] BITUMINOUS PAVEMENT
- [Symbol] CONCRETE PAVEMENT
- [Symbol] ELEVATION CONTOUR
- [Symbol] CHAIN LINK FENCE
- [Symbol] PROPERTY LINE
- [Symbol] INDIVIDUAL TREES (NON-SPECIMEN)
- [Symbol] SPECIMEN TREE CRITICAL ROOT ZONE
- [Symbol] SPECIMEN TREE WITH CRITICAL ROOT ZONE, >30" DBH
- [Symbol] FOREST
- [Symbol] PROPOSED LIMIT OF DISTURBANCE / NET TRACK AREA
- [Symbol] FOREST FIELD SURVEY LIMITS
- [Symbol] MAPPED SOIL UNIT / HYDROLOGIC SOIL GROUP RATING
- [Symbol] STEEP SLOPES (15% TO 25%)
- [Symbol] STEEP SLOPES (25% OR GREATER)
- [Symbol] EXISTING FOREST ON PROPERTY / NET TRACT AREA
- [Symbol] EXISTING TREE GROUPING (NO FOREST)
- [Symbol] * A FOREST STAND DELINEATION PLOT LOCATION



FOREST STAND DELINEATION NOTES:

- ADDRESS: QUIET WATERS PARK, 1700 QUIET WATERS COURT, ANNAPOLIS, MARYLAND 21403.
 - OWNER: ANNE ARUNDEL COUNTY, DEPARTMENT OF RECREATION AND PARKS, PO BOX 2660, ANNAPOLIS, MD 21404
 - PROPERTY INFORMATION: MAP 56 GRID 12, PARCEL 0087, 19.42 ACRES
 - ZONING: R1 - RESIDENTIAL AND ZONED R2 - RESIDENTIAL
 - THE EXISTING CONDITIONS INFORMATION SHOWN IS BASED UPON FIELD RUN TOPOGRAPHIC SURVEY PERFORMED BY DRUM, LOYKA & ASSOCIATES LLC. AN ABBREVIATED FOREST FIELD ASSESSMENT WAS CONDUCTED ON-SITE BY WBCM ON JUNE 30 2022. SPECIMEN TREES NOTED ON SITE ARE AS INDICATED ON THE PLAN AND THE SPECIMEN TREE CHART. FOREST TYPE INDICATED IS BASED UPON 4 FOREST SAMPLING 1/10 ACRE SAMPLE PLOTS.
 - THE FOREST COVER SHOWN IS FROM FIELD RUN SURVEY AND AERIAL COVERAGE. PER CODE SECTION 17-6-302, FOREST STAND DELINEATION (C)(1) THE PROJECT QUALIFIES FOR A SIMPLIFIED FOREST STAND DELINEATION FOR OTHER THAN LINEAR PROJECT BECAUSE THE PROJECT IS PROPOSED TO DISTURB LESS THAN 40,000 SQUARE FEET OF FOREST COVER.
 - THE STATUS OF THE 100-YR FLOOD PLAIN: NO FLOOD PLAINS PRESENT ON-SITE WITHIN L.O.D. FEMA FLOOD MAP: FIRM PANEL 245 OF 385
- | COMMUNITY | NUMBER | PANEL | SUFFIX | ZONED |
|---------------------|--------|-------|--------|-------|
| ANNE ARUNDEL COUNTY | 240008 | 0242 | F AE | AE |
- THERE ARE NO MAPPED NON-TIDAL WETLANDS AND/OR WETLAND BUFFERS LOCATED ON SITE AS DETERMINED BY MERLIN ONLINE IN MARCH, 2018.
 - THE PROJECT IS LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

HYDROLOGIC SOIL GROUP - ANNE ARUNDEL COUNTY, MARYLAND

MAP UNIT SYMBOL	MAP UNIT NAME	HSG RATING	K RATING	HYDRIC RATING
AsB	ANNAPOLIS FINE SANDY LOAM, 2 TO 5 PERCENT SLOPES	C	.24	WELL DRAINED
Cx C	CUMBERSTONE-MATTAPEX COMPLEX, 5 TO 10 PERCENT SLOPES	D	.37	SOMEWHAT POORLY DRAINED
MZA	MISPILLION AND TRANQUAKING SOILS, 0 TO 1 PERCENT SLOPES, TIDAL FLOODING	A/D	-	VERY POORLY DRAINED
SME	SASSAFRAS AND CROOM SOILS, 15 TO 25 PERCENT SLOPES	C	.15	WELL DRAINED

GEOLOGY: LOWLAND DEPOSITS
GRAVEL, SAND, SILT, AND CLAY, MEDIUM-TO COARSE-GRAINED SAND AND GRAVEL; COBBLES AND BOULDERS NEAR BASE; COMMONLY CONTAINS REWORKED EOCENE GLAUCONITE, VARICOLORED SILTS AND CLAYS; BROWN TO DARK GRAY LIGNITIC SILTY CLAY; CONTAINS ESTUARINE TO MARINE FAUNA IN SOME AREAS (INCLUDES IN PART PAMLICCO, TALBOT, WICOMICO AND SUNDERLAND FORMATIONS) THICKNESS 0-150 FEET.

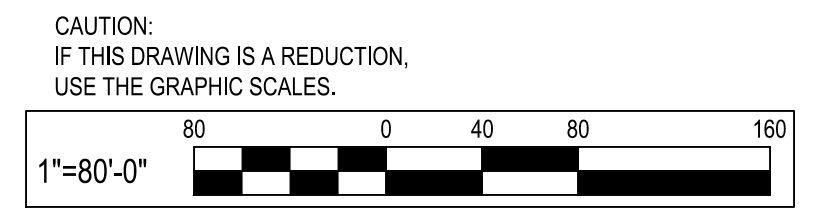
SPECIMAN TREE CHART

TREE NO.	SPECIES	DBH (in.)	CONDITION
ST #1	Quercus prinus / Chestnut Oak	36.00	Good
ST #2	Quercus prinus / Chestnut Oak	30	Good
ST #3	Quercus falcata / Southern Red Oak	46	Good
ST #4	Quercus prinus / Chestnut Oak	42	Good
ST #5	Liriodendron tulipifera / Tulip Poplar	52	Good
ST #6	Liriodendron tulipifera / Tulip Poplar	66	Good
ST #7	Liriodendron tulipifera / Tulip Poplar	46	Good
ST #8	Liriodendron tulipifera / Tulip Poplar	42	Good
ST #9	Quercus alba / White Oak	35	Good
ST #10	Quercus alba / White Oak	42	Good
ST #11	Liriodendron tulipifera / Tulip Poplar	46	Good
ST #12	Liriodendron tulipifera / Tulip Poplar	44	Fair
ST #13	Liriodendron tulipifera / Tulip Poplar	39	Good
ST #14	Liriodendron tulipifera / Tulip Poplar	43	Good
ST #15	Quercus alba / White Oak	34	Good
ST #16	Quercus prinus / Chestnut Oak	39	Good
ST #17	Quercus prinus / Chestnut Oak	37	Good
ST #18	Quercus prinus / Chestnut Oak	30	Good
ST #19	Quercus alba / White Oak	33	Good
ST #20	Quercus prinus / Chestnut Oak	38	Good
ST #21	Acer pensylvanicum / Striped Maple	49"	Good
ST #22	Quercus alba / White Oak	35	Good
ST #23	Quercus alba / White Oak	38	Good
ST #24	Quercus prinus / Chestnut Oak	30	Poor
ST #25	Quercus falcata / Southern Red Oak	35	Good
ST #26	Quercus prinus / Chestnut Oak	37	Poor
ST #27	Quercus prinus / Chestnut Oak	36	Poor
ST #28	Quercus prinus / Chestnut Oak	31	Good
ST #29	Quercus prinus / Chestnut Oak	40	Fair
ST #30	Quercus alba / White Oak	35	Good
ST #31	Liriodendron tulipifera / Tulip Poplar	34	Good
ST #32	Liriodendron tulipifera / Tulip Poplar	37	Good
ST #33	Liriodendron tulipifera / Tulip Poplar	37	Good
ST #34	Liriodendron tulipifera / Tulip Poplar	42	Poor
ST #35	Liriodendron tulipifera / Tulip Poplar	36	Good
ST #36	Liriodendron tulipifera / Tulip Poplar	38	Good
ST #37	Quercus prinus / Chestnut Oak	38	Good

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A QUALIFIED PROFESSIONAL UNDER THE LAWS OF THE STATE OF MARYLAND.

SIGNATURE: _____

DATE: _____



WHITNEY BAILEY COX & MAGNANI, LLC
300 East Joppa Road Suite 200
Baltimore, MD 21286
410.512.4500 www.wbcm.com

ARCHITECT
Ziger Studios Architects
1006 Morton Road
Suite 210
Baltimore, MD 21201
410.576.9131

STRUCTURAL ENGINEER
1202 AE
210 North Lee Street
Suite 210
Alexandria, VA 22314
703.350.4151

LANDSCAPE ARCHITECT
Campion Hubby Landscape Architects
111 Cathedral Street
Suite 100
Annapolis, MD 21401
410.280.8850

MECHANICAL ENGINEER
James Posey Associates
11155 Red Run Boulevard
Suite 310
Baltimore, MD 21117
410.265.6100

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 #: 34682 Expiration Date: 07/08/23

REVISIONS

NO.	DESCRIPTION	BY	DATE

ANNE ARUNDEL COUNTY DEPARTMENT OF PUBLIC WORKS

APPROVED _____ DATE _____

CHIEF ENGINEER _____ PROJECT MANAGER _____

APPROVED _____ DATE _____

ASSISTANT CHIEF ENGINEER _____ CHIEF, RIGHT-OF-WAY _____

SCALE: 1" = 80'

DRAWN BY: M.L.H.
CHECKED BY: R.W.H.
SHEET NO. - OF -
PROJECT NO.: P584600
CONTRACT NO.: P584607

QUIET WATERS RETREAT FOREST STAND DELINEATION

C701



LEGEND:

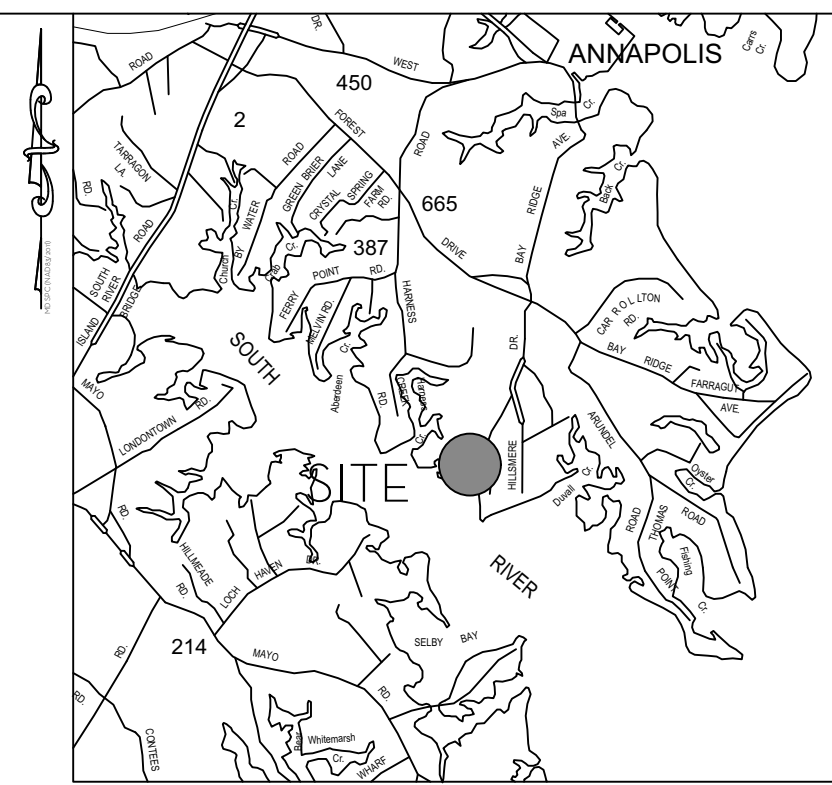
- 1. DOG PARK
- 2. EXPANDED PARKING (74 SPACES + 6 HANDICAP)
- 3. EXISTING PAVED TRAIL
- 4. MAINTENANCE SHED (30' X 40')
- 5. PROPOSED PARKING (50 SPACES + 2 HANDICAP)
- 7. INTERPRETIVE NATURE TRAIL (ADA ACCESSIBLE)
- 8. MEADOW PLANTING
- 9. NATURAL SURFACE TRAIL
- 10. HILLSMERE RESIDENCE ENTRANCE & EMERGENCY ACCESS
- 11. AMERICAN CHESTNUT ALLEE
- 12. PARK RESTROOMS
- 13. PROPOSED PARKING (26 SPACES + 2 HANDICAP)
- 14. NATIVE GROVE
- 15. STORMWATER PLANTING, TYPICAL
- 16. SPECIAL PAVING
- 17. CHESAPEAKE CONSERVANCY BUILDING
- 18. AMERICAN HOLLY GROVE
- 19. EDUCATION PAVILION
- 20. RIVER OVERLOOK
- 21. BOATHOUSE
- 22. LODEN POND OVERLOOK
- 23. ACCESSIBLE BOARDWALK TO BOATHOUSE
- 24. TENT LOCATION (40' X 100')
- 25. FUTURE PARKING EXPANSION

OVERLAYS:

- - - ADA PATH

INTERPRETIVE SPACES:

- ★ 1. SHORELINE STABILIZATION
- ★ 2. LODEN POND HABITAT
- ★ 3. WARM SEASON MEADOW
- ★ 4. AMERICAN CHESTNUT ALLEE
- ★ 5. UPLAND FOREST
- ★ 6. FISH HABITAT
- ★ 7. OSPREY HABITAT
- ★ 8. POLLINATOR GARDEN



VICINITY MAP
SCALE: 1" = 8,333'



WHITNEY BAILEY COX & MAGNANI, LLC
300 East Joppa Road Suite 200
Baltimore, MD 21286
410.512.4500 www.wbcm.com

ARCHITECT
Ziger Smead Architects
1008 Merton Road
Baltimore, MD 21201
410.576.9131

STRUCTURAL ENGINEER
1200 AE
210 North Lee Street
Suite 210
Alexandria, VA 22314
703.350.4151

LANDSCAPE ARCHITECT
Campion Hruby Landscape Architects
111 Cathedral Street
Suite 100
Annapolis, MD 21401
410.280.8850

MECHANICAL ENGINEER
James Posey Associates
11155 Red Run Boulevard
Suite 310
Baltimore, MD 21117
410.265.6100

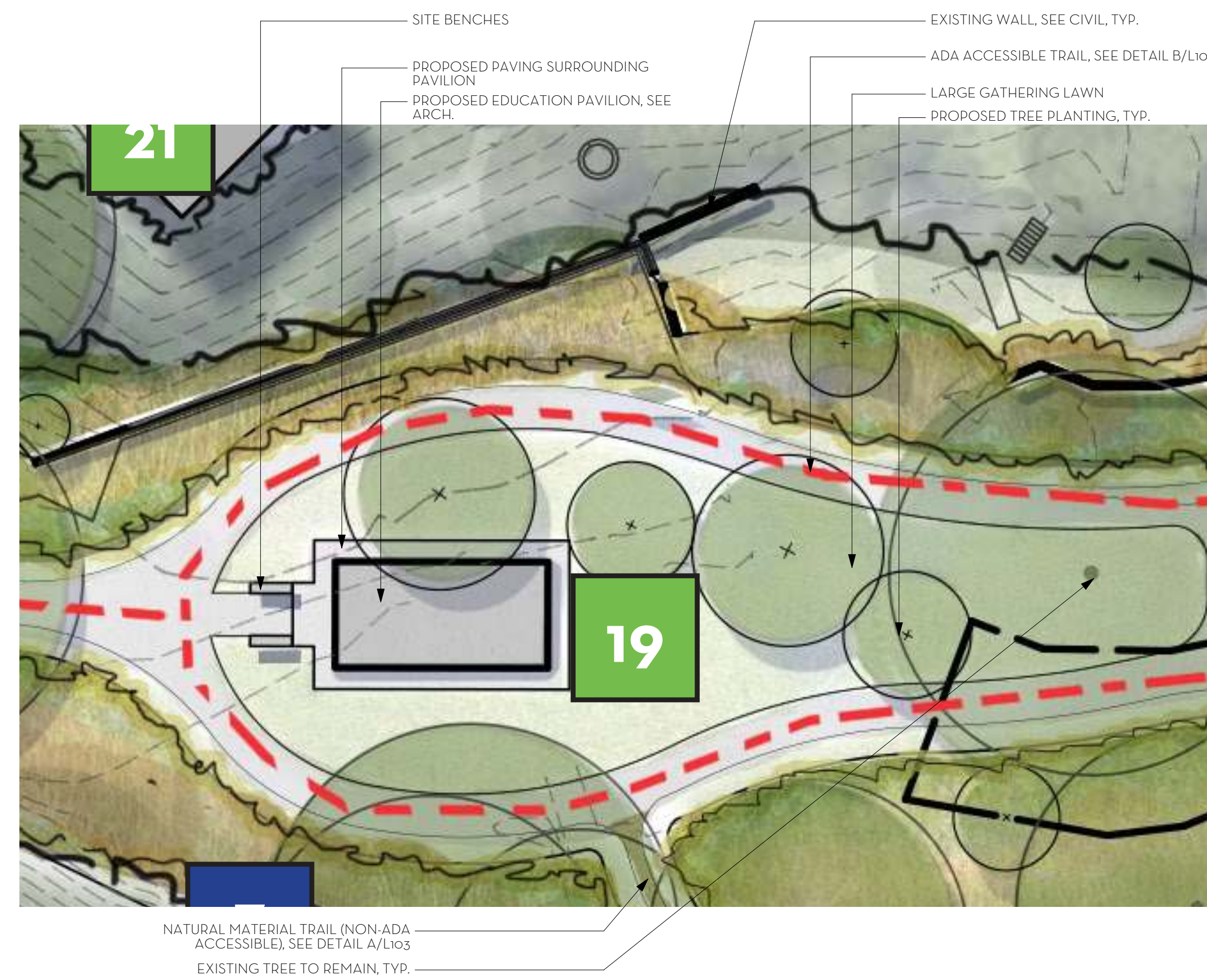
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License # 34682 Expiration Date: 07/08/23

REVISIONS			
NO.	DESCRIPTION	BY	DATE

ANNE ARUNDEL COUNTY DEPARTMENT OF PUBLIC WORKS			
APPROVED	DATE	APPROVED	DATE
CHIEF ENGINEER		PROJECT MANAGER	
APPROVED	DATE	APPROVED	DATE
ASSISTANT CHIEF ENGINEER		CHIEF, RIGHT-OF-WAY	
SCALE: 1" = 80'-0"		DRAWN BY: M.L.H.	
CHECKED BY: R.W.H.		SHEET NO. OF -	
PROJECT NO.: P584600		CONTRACT NO.: P584607	

QUIET WATERS RETREAT

L100



CHARACTER IMAGERY: FURNITURE, PATHS, & PLANTING



CHARACTER IMAGERY: LARGE GATHERING LAWN & CANOPY PRESERVATION

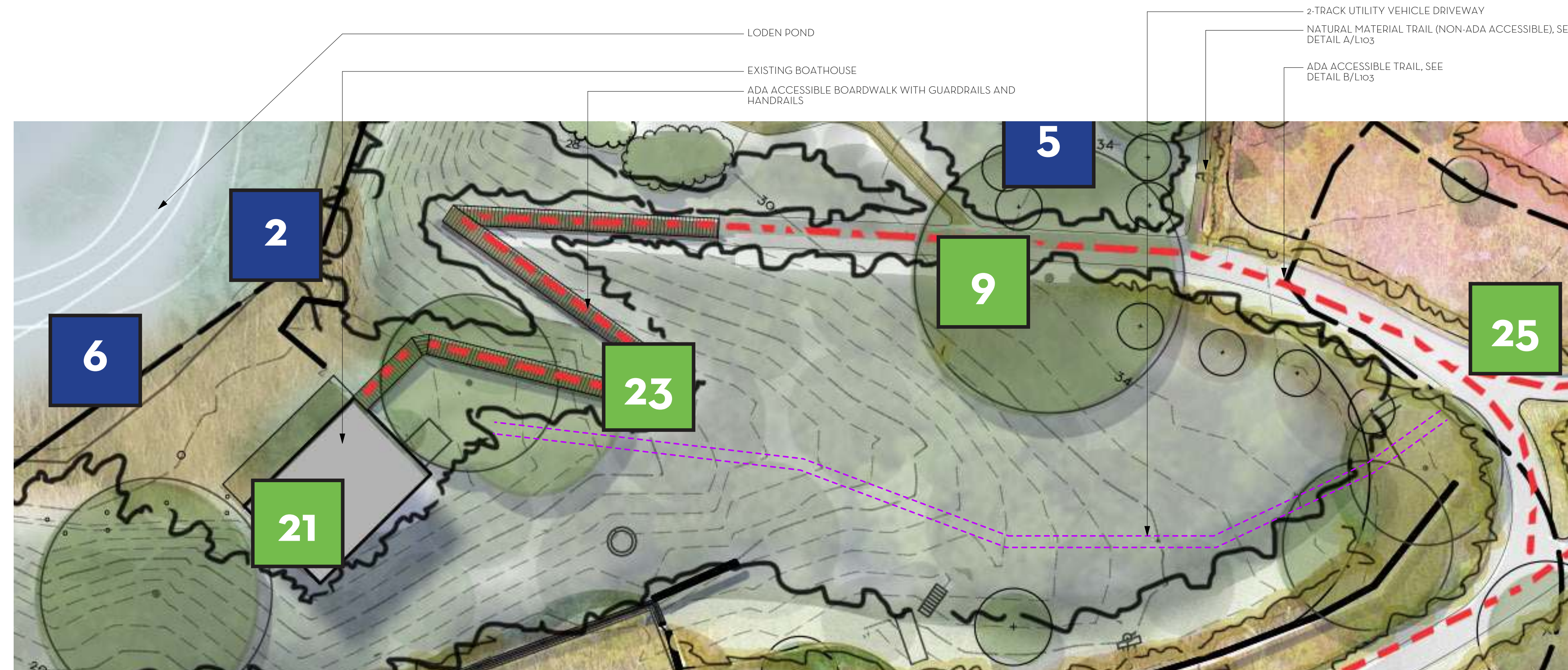


CHARACTER IMAGERY: PATHS & PLANTING



CHARACTER IMAGERY: LOW PLANTING UNDER MATURE CANOPY OF TREES THAT FRAME AN ARCHITECTURAL COMPONENT.

A EDUCATION PAVILION
Scale: 1" = 20'-0"



CHARACTER IMAGERY: RAILINGS, STEEL, & METAL GRATING



CHARACTER IMAGERY: BOARDWALK, TIMBER, & STEEL



CHARACTER IMAGERY: 2-TRACK DRIVEWAY

B BOARDWALK TO BOATHOUSE (ADA ACCESSIBLE)
Scale: 1" = 20'-0"

WHITNEY BAILEY COX & MAGNANI, LLC
 300 East Joppa Road, Suite 200
 Baltimore, MD 21286
 410.512.4500 www.wbcm.com

ARCHITECT
 Ziger Smead Architects
 1008 Merton Road
 Baltimore, MD 21201
 410.576.9131

LANDSCAPE ARCHITECT
 Campion Hruby Landscape Architects
 111 Cathedral Street
 Suite 100
 Annapolis, MD 21401
 410.280.8850

STRUCTURAL ENGINEER
 1200 AE
 210 North Lee Street
 Suite 210
 Alexandria, VA 22314
 703.350.4151

MECHANICAL ENGINEER
 James Posey Associates
 11155 Red Run Boulevard
 Suite 310
 Baltimore, MD 21117
 410.265.6100

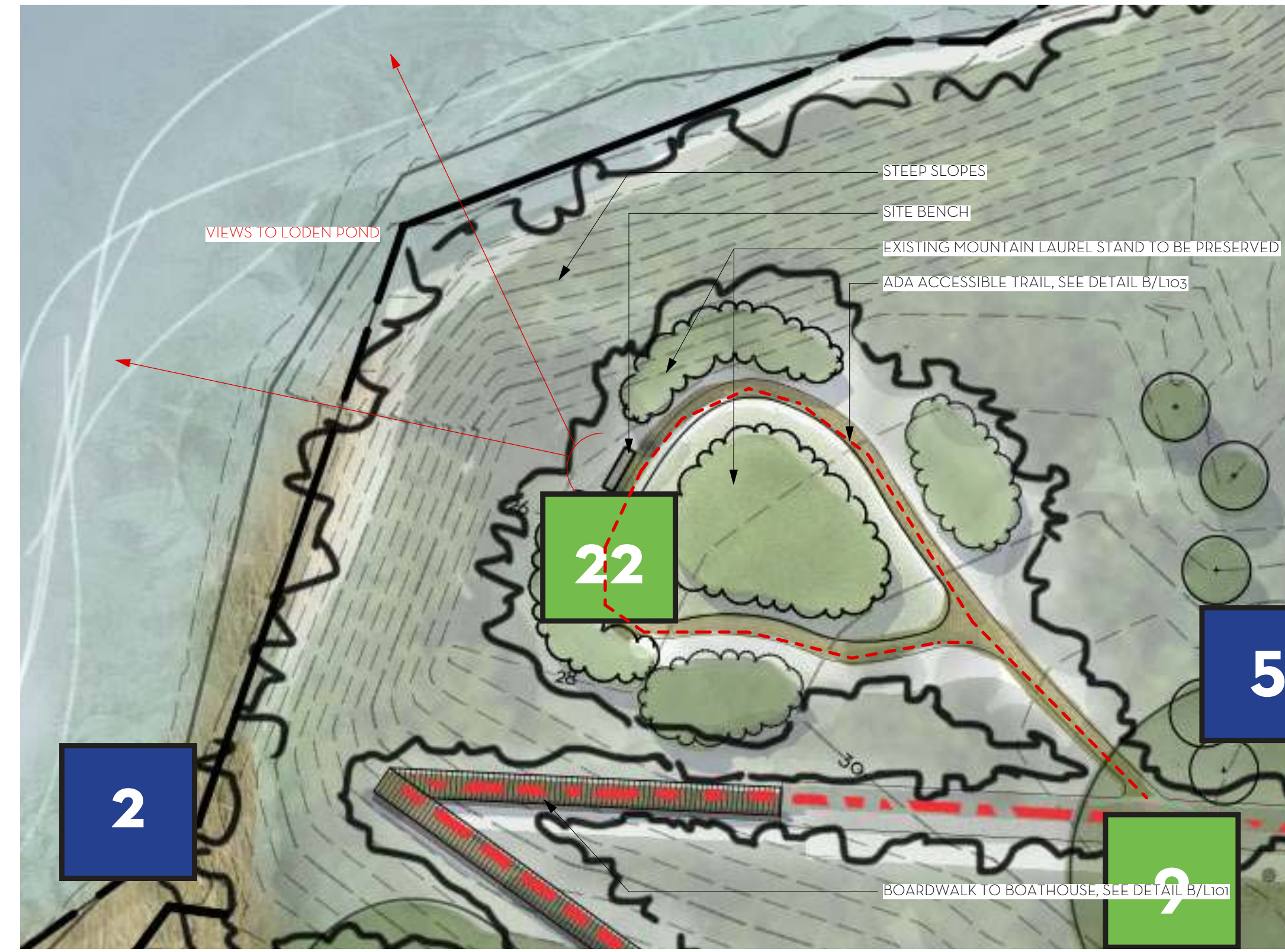
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
 License # 34682 Expiration Date: 07/08/23

REVISIONS			
NO.	DESCRIPTION	BY	DATE

ANNE ARUNDEL COUNTY DEPARTMENT OF PUBLIC WORKS			
APPROVED	DATE	APPROVED	DATE
CHIEF ENGINEER		PROJECT MANAGER	
APPROVED	DATE	APPROVED	DATE
ASSISTANT CHIEF ENGINEER		CHIEF, RIGHT-OF-WAY	
SCALE: AS SHOWN		DRAWN BY: M.L.H.	
		CHECKED BY: R.W.H.	
		SHEET NO. OF -	
		PROJECT NO.: P584600	
		CONTRACT NO.: P584607	

QUIET WATERS RETREAT

L101

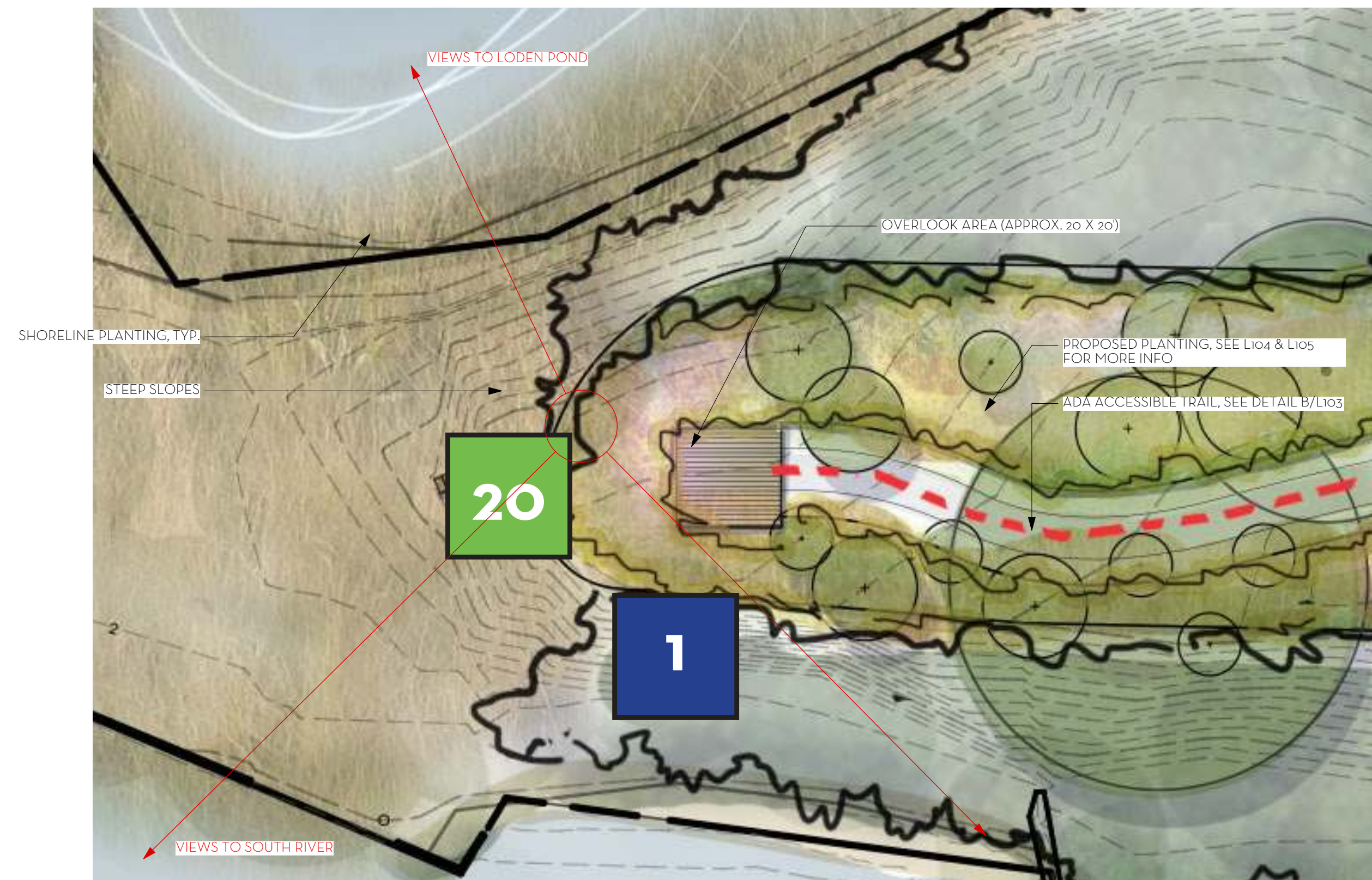


CHARACTER IMAGERY: WALKING PATHS, PLANTING, INTERPRETIVE SIGNAGE



CHARACTER IMAGERY: EXISTING VIEW TO LODON POND

A LODON POND OVERLOOK
Scale: 1" = 20'-0"



CHARACTER IMAGERY: PAVING, PLANTING, SIGNAGE & PROSPECT



CHARACTER IMAGERY: PAVING, PLANTING, & PROSPECT



CHARACTER IMAGERY: SEATING, PAVING, PLANTING, & PROSPECT



CHARACTER IMAGERY: SEATING, PAVING, PLANTING, & PROSPECT

A SOUTH RIVER OVERLOOK
Scale: 1" = 20'-0"

WHITNEY BAILEY COX & MAGNANI, LLC
300 East Joppa Road, Suite 200
Baltimore, MD 21286
410.512.4500 www.wbcm.com

WBCM
Designing Infrastructure for Tomorrow®

ARCHITECT
Ziger Smead Architects
1008 Merton Road
Baltimore, MD 21201
410.576.9131

STRUCTURAL ENGINEER
1200 AE
210 North Lee Street
Suite 210
Alexandria, VA 22314
703.350.4151

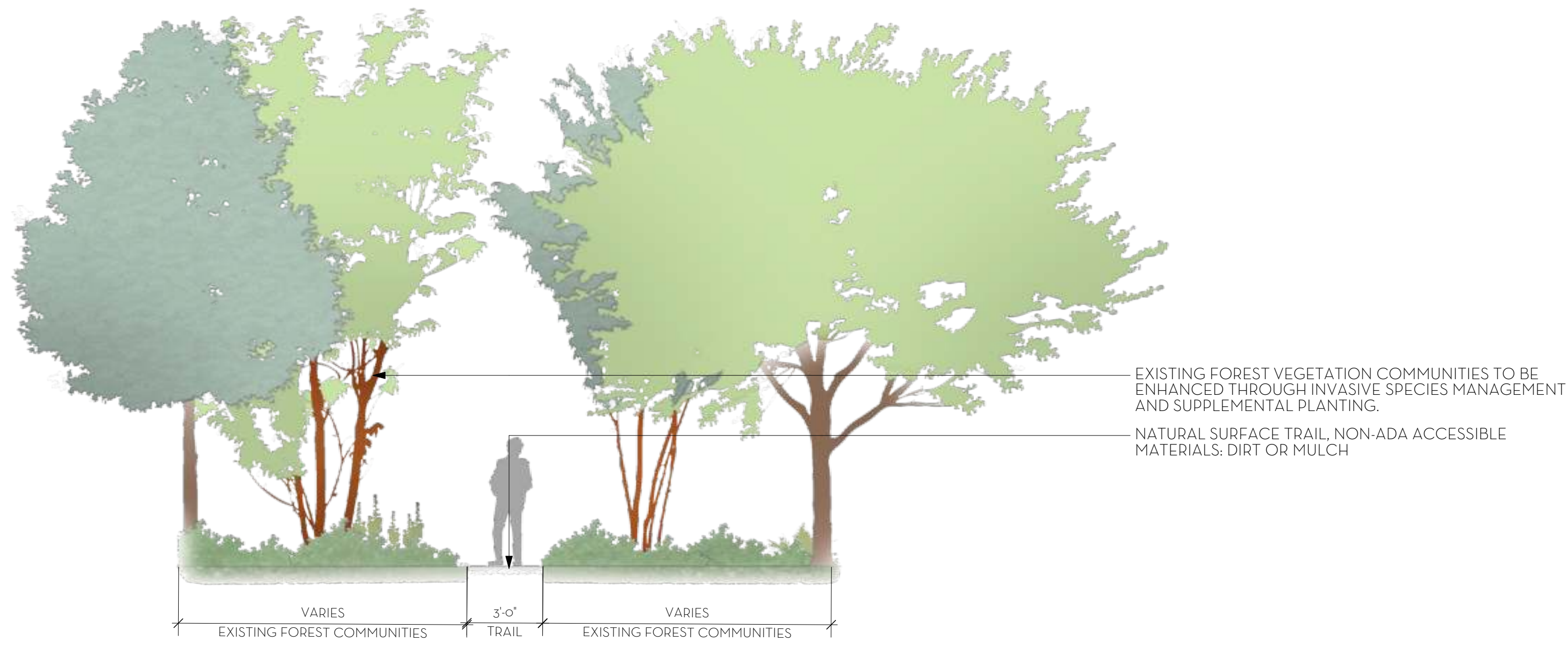
LANDSCAPE ARCHITECT
Campion Hruby Landscape Architects
111 Cathedral Street
Suite 100
Annapolis, MD 21401
410.280.8850

MECHANICAL ENGINEER
James Posey Associates
11155 Red Run Boulevard
Suite 310
Baltimore, MD 21117
410.265.6100

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 # 34682 Expiration Date: 07/08/23

REVISIONS			
NO.	DESCRIPTION	BY	DATE

ANNE ARUNDEL COUNTY DEPARTMENT OF PUBLIC WORKS			
APPROVED	DATE	APPROVED	DATE
CHIEF ENGINEER		PROJECT MANAGER	
APPROVED	DATE	APPROVED	DATE
ASSISTANT CHIEF ENGINEER		CHIEF, RIGHT-OF-WAY	
SCALE: AS SHOWN	DRAWN BY: M.L.H.		
CHECKED BY: R.W.H.	SHEET NO. OF -		
PROJECT NO.: P584600	CONTRACT NO.: P584607		
QUIET WATERS RETREAT			
L102			



CHARACTER IMAGERY: WOODLAND & PEDESTRIAN TRAIL



CHARACTER IMAGERY: WOODLAND & PEDESTRIAN TRAIL

A NATURAL SURFACE TRAIL (NON-ADA ACCESSIBLE)
Scale: 1/4" = 1'-0"



CHARACTER IMAGERY: PATHWAYS, MEADOW, LAWN, & FOREST



CHARACTER IMAGERY: BENCHES, PATHWAYS, MEADOW, LAWN, & FOREST

B ADA ACCESSIBLE PATHWAY SECTION
Scale: 1/4" = 1'-0"

WHITNEY BAILEY COX & MAGNANI, LLC
300 East Joppa Road Suite 200
Baltimore, MD 21286
410.512.4500 www.wbcm.com



WBCM
Designing Infrastructure for Tomorrow®

ARCHITECT
Ziger Smead Architects
1008 Merton Road
Baltimore, MD 21201
410.576.9131

STRUCTURAL ENGINEER
1200 AE
210 North Lee Street
Suite 210
Alexandria, VA 22314
703.350.4151

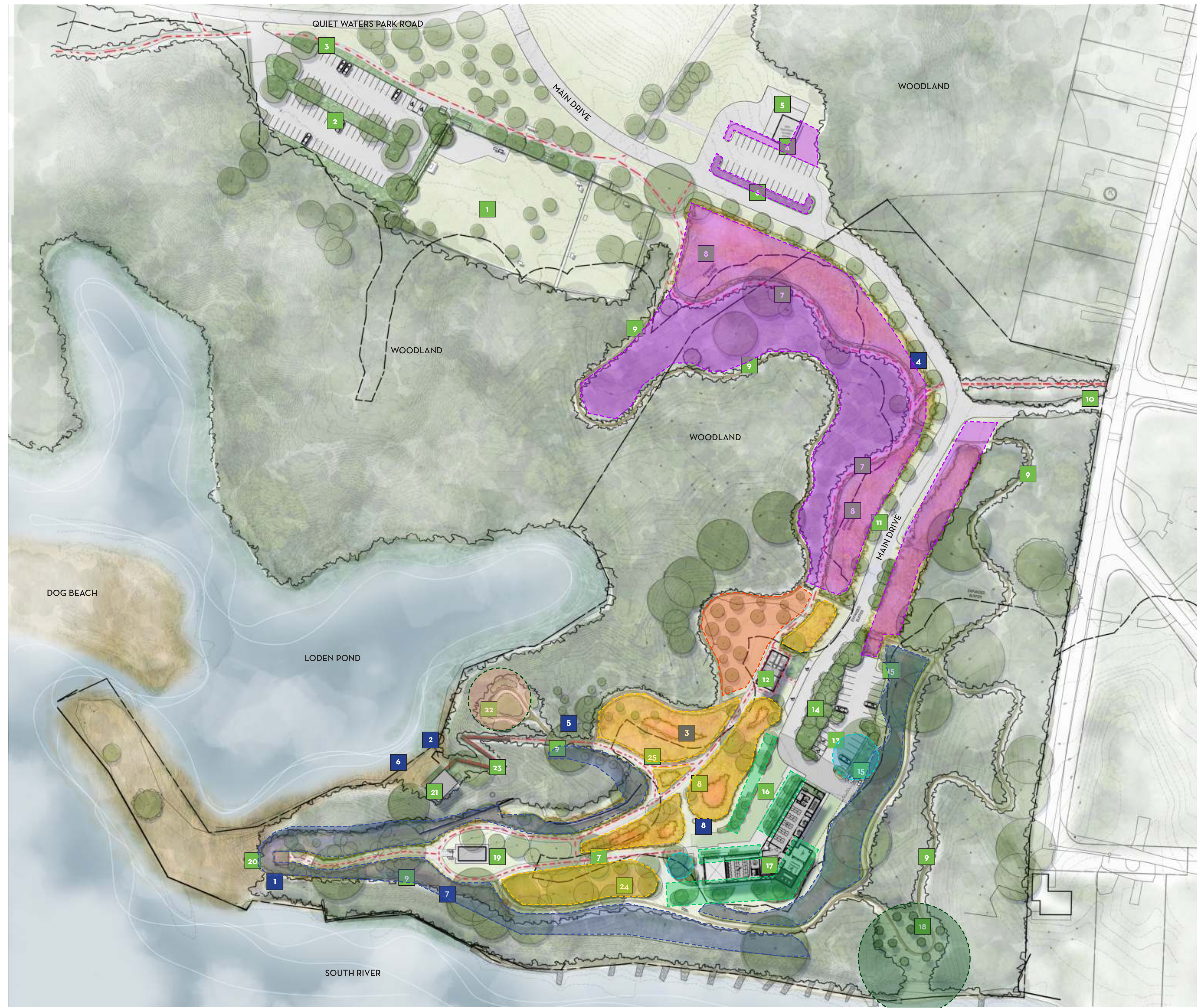
LANDSCAPE ARCHITECT
Campion Hruby Landscape Architects
111 Cathedral Street
Suite 100
Annapolis, MD 21401
410.280.8850

MECHANICAL ENGINEER
James Posey Associates
11155 Red Run Boulevard
Suite 310
Baltimore, MD 21117
410.265.6100

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 # 34682 Expiration Date: 07/08/23

REVISIONS			
NO.	DESCRIPTION	BY	DATE

ANNE ARUNDEL COUNTY DEPARTMENT OF PUBLIC WORKS			
APPROVED	DATE	APPROVED	DATE
CHIEF ENGINEER		PROJECT MANAGER	
APPROVED	DATE	APPROVED	DATE
ASSISTANT CHIEF ENGINEER		CHIEF, RIGHT-OF-WAY	
SCALE: AS SHOWN		QUIET WATERS RETREAT	
DRAWN BY: M.L.H.		CHECKED BY: R.W.H.	
SHEET NO. OF -		PROJECT NO.: P584600	
CONTRACT NO.: P584607		L103	



PROPOSED SCHEMATIC PLANTING COMMUNITIES LEGEND

	TALL GRASSES PLANTING MIXTURE - PANICUM VIRGATUM VARIETIES - FESTUCA RUBRA - LOLIUM MULTIFLORUM - ANDROPOGON GERARDII 'NIAGARA' - SORGHASTRUM NUTANS
	POLLINATOR MEADOW MIX - ANDROPOGON GERARDII - PANICUM VIRGATUM - ECHINACEA PURPUREA - RUDBECKIA HIRTA - HELIOPSIS HELIANTHOIDES - ASCLEPIAS SYRIACA - MONARDA FISTULOSA
	LOW GROWING GRASS / COOL SEASON MEADOW MIX - CAREX PENNSYLVANICA - ELYMUS VIRGINICUS - FESTUCA RUBRA - AGROSTIS PERENNANS - ASTER MACROPHYLLUS, - ZIZIA AUREA
	RAIN GARDEN MIXTURE - CHASMANTHIUM LATIFOLIUM - ECHINACEA PURPUREA - SCHIZACHYRIUM SCOPARIUM - RUDBECKIA HIRTA - PENSTEMON DIGITALIS - ASTER NOVAE-ANGLIAE - JUNCUS EFFUSUS
	EDIBLE FOREST GARDEN - ASIMINA TRILOBA - MATTEUCCIA STRUTHIOPTERIS - AMELANCHIER ARBOREA - MENTHA ARVENSIS - VACCINIUM ANGUSTIFOLIUM
	PROPOSED TREE PLANTING - QUERCUS PALUSTRIS - NYSSA SLVATICA - ACER RUBRUM - MAGNOLIA VIRGINIANA - CERCIS CANADENSIS - CASTANEA DENTATA - CORNUS FLORIDA
	EXISTING ILEX OPACA STAND ENHANCEMENT AREA
	EXISTING KALMIA LATIFOLIA STAND ENHANCEMENT AREA
	CONSERVANCY GARDEN PLANTING, SEE CONSERVANCY PLANTING PLAN

NOTE: THE PROPOSED PLANT SPECIES LISTED ABOVE ARE FOR INFORMATION ONLY. THE FINAL PLANTING PLAN WILL BE DEVELOPED WITH THE ASSISTANCE FROM THE ANNE ARUNDEL COUNTY STAFF.

WBCM
Designing Infrastructure for Tomorrow®

WHITNEY BAILEY COX & MAGNANI, LLC
300 East Joppa Road Suite 200
Baltimore, MD 21286
410.512.4500 www.wbcm.com

ARCHITECT
Ziger Smead Architects
1008 Merton Road
Baltimore, MD 21201
410.576.9131

STRUCTURAL ENGINEER
1200 AE
210 North Lee Street
Suite 210
Alexandria, VA 22314
703.350.4151

LANDSCAPE ARCHITECT
Campion Hruby Landscape Architects
111 Cathedral Street
Suite 100
Annapolis, MD 21401
410.280.8850

MECHANICAL ENGINEER
James Posey Associates
11155 Red Run Boulevard
Suite 310
Baltimore, MD 21117
410.265.6100

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 # 34682 Expiration Date: 07/08/23

REVISIONS			
NO.	DESCRIPTION	BY	DATE

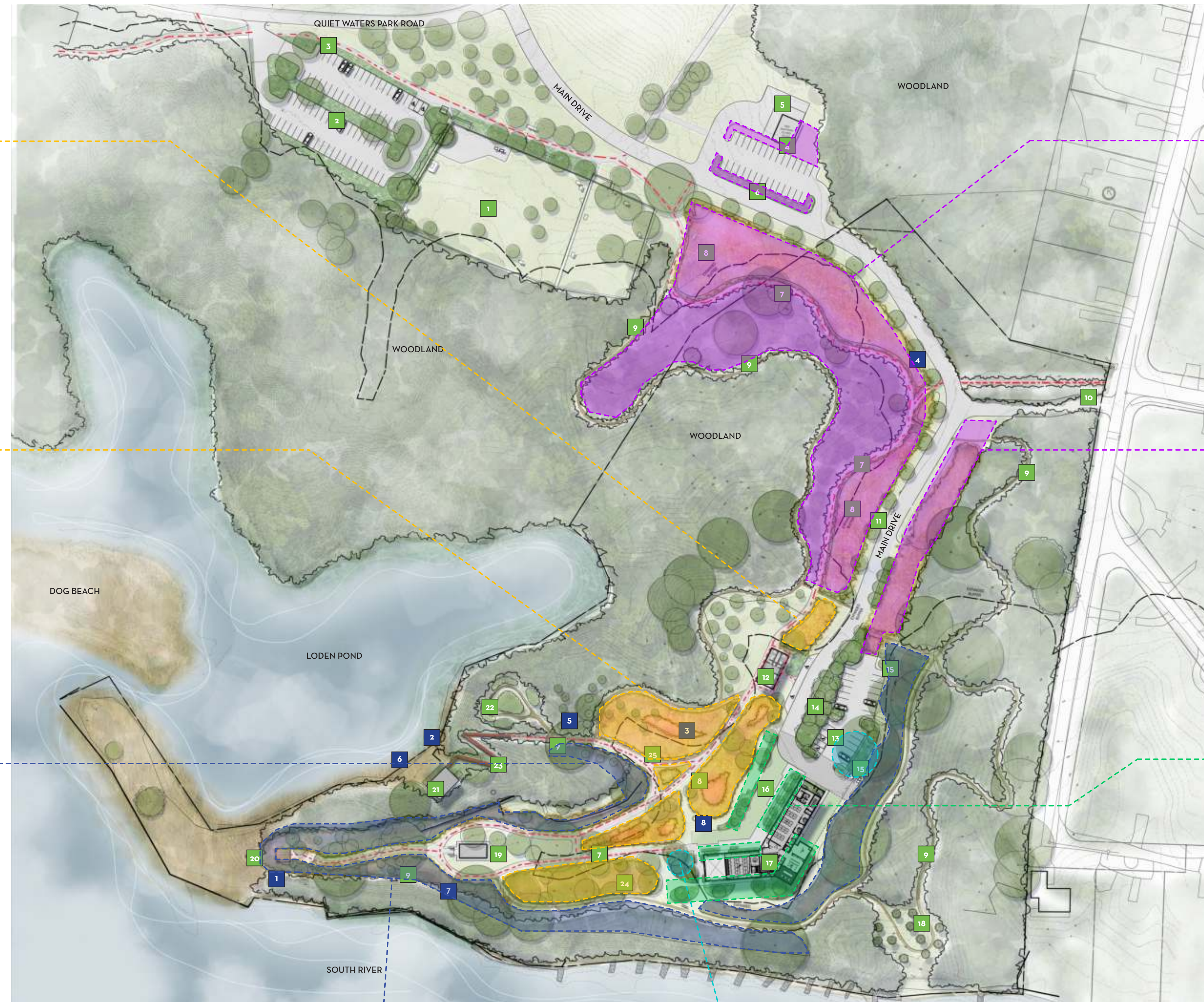
ANNE ARUNDEL COUNTY
DEPARTMENT OF PUBLIC WORKS

APPROVED _____ DATE _____	APPROVED _____ DATE _____	SCALE: 1" = 80'-0"
CHIEF ENGINEER	PROJECT MANAGER	DRAWN BY: M.L.H.
APPROVED _____ DATE _____	APPROVED _____ DATE _____	CHECKED BY: R.W.H.
ASSISTANT CHIEF ENGINEER	CHIEF, RIGHT-OF-WAY	SHEET NO. _____ OF _____
		PROJECT NO.: P584600
		CONTRACT NO.: P584607

QUIET WATERS RETREAT

L104

PLANTING CHARACTER IMAGERY



PLANTING CHARACTER IMAGERY



WHITNEY BAILEY COX & MAGNANI, LLC
 300 East Joppa Road Suite 200
 Baltimore, MD 21286
 410.512.4500 www.wbcm.com

ARCHITECT
 Ziger Smead Architects
 1008 Merton Road
 Baltimore, MD 21201
 410.576.9131

LANDSCAPE ARCHITECT
 Campion Hruby Landscape Architects
 111 Cathedral Street
 Suite 100
 Annapolis, MD 21401
 410.280.8850

STRUCTURAL ENGINEER
 1200 AE
 210 North Lee Street
 Suite 210
 Alexandria, VA 22314
 703.350.4151

MECHANICAL ENGINEER
 James Posey Associates
 11155 Red Run Boulevard
 Suite 310
 Baltimore, MD 21117
 410.265.6100

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 # 34682 Expiration Date: 07/08/23

REVISIONS			
NO.	DESCRIPTION	BY	DATE

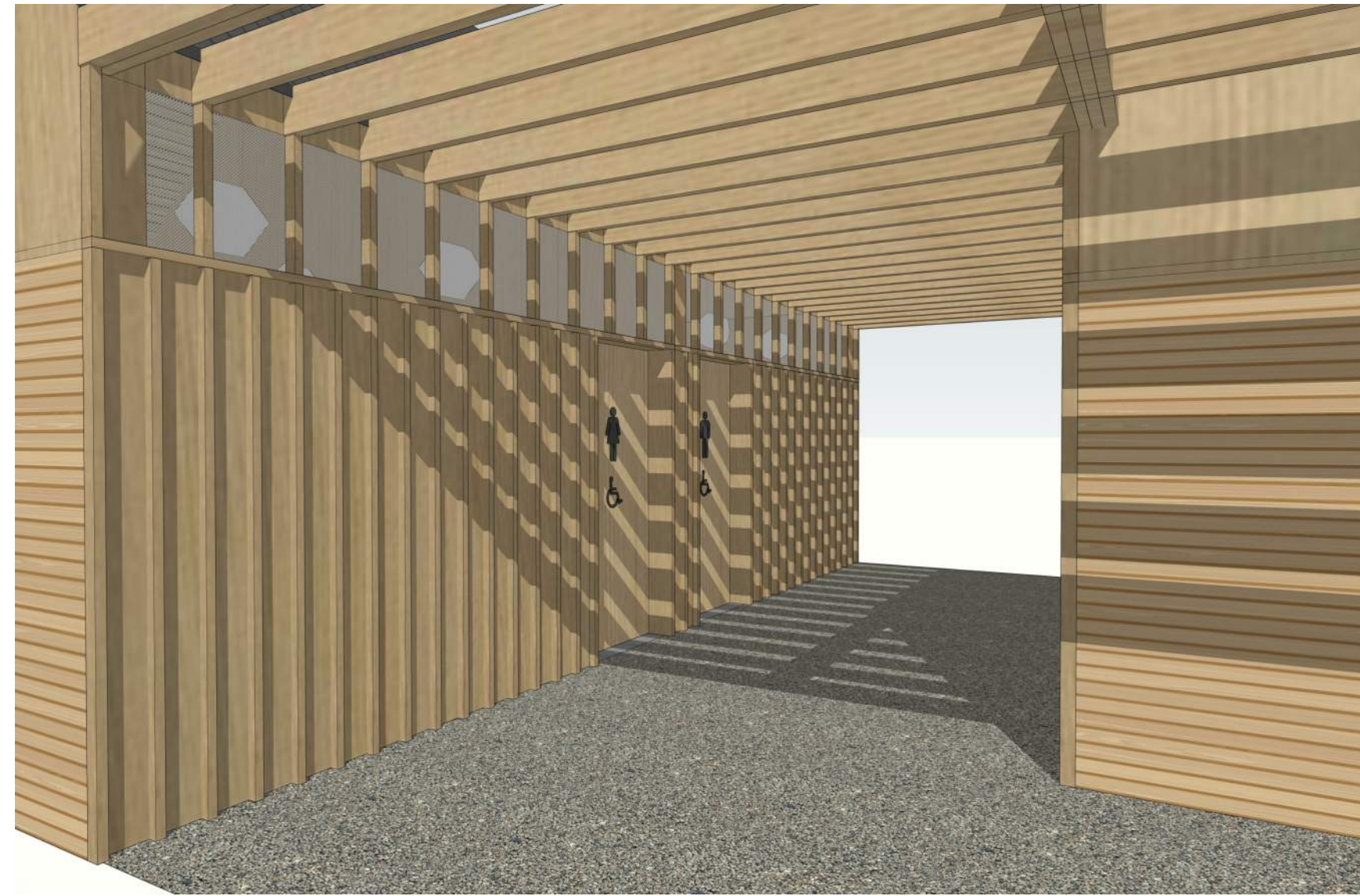
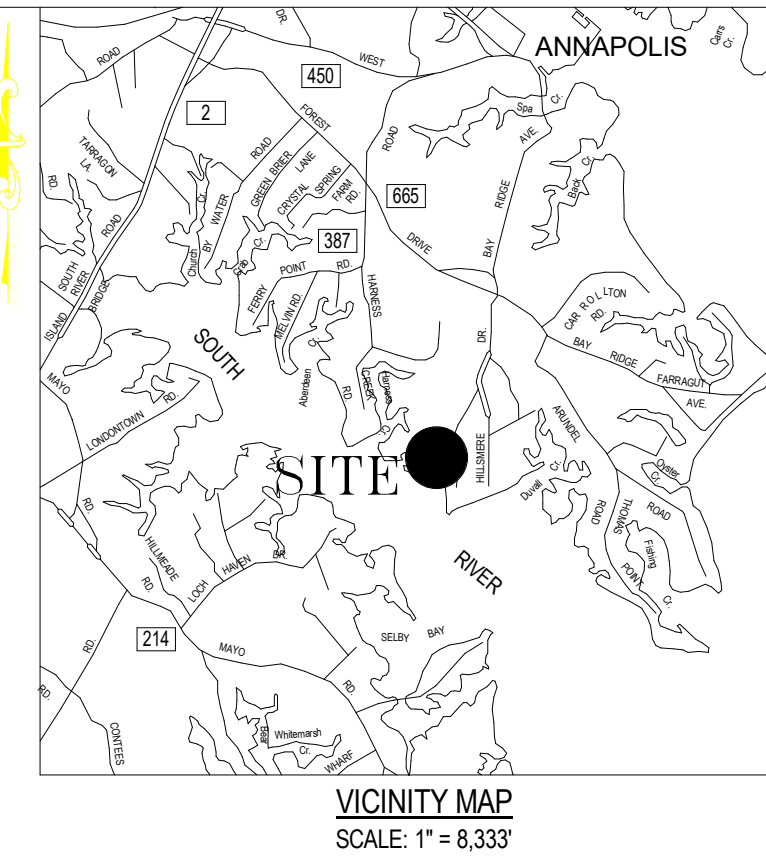
ANNE ARUNDEL COUNTY DEPARTMENT OF PUBLIC WORKS			
APPROVED	DATE	APPROVED	DATE
CHIEF ENGINEER		PROJECT MANAGER	
APPROVED	DATE	APPROVED	DATE
ASSISTANT CHIEF ENGINEER		CHIEF, RIGHT-OF-WAY	
SCALE: AS SHOWN		QUIET WATERS RETREAT	
DRAWN BY: M.L.H.		<div style="font-size: 48pt; font-weight: bold;">L105</div>	
CHECKED BY: R.W.H.			
SHEET NO. OF -			
PROJECT NO.: P584600			
CONTRACT NO.: P584607			



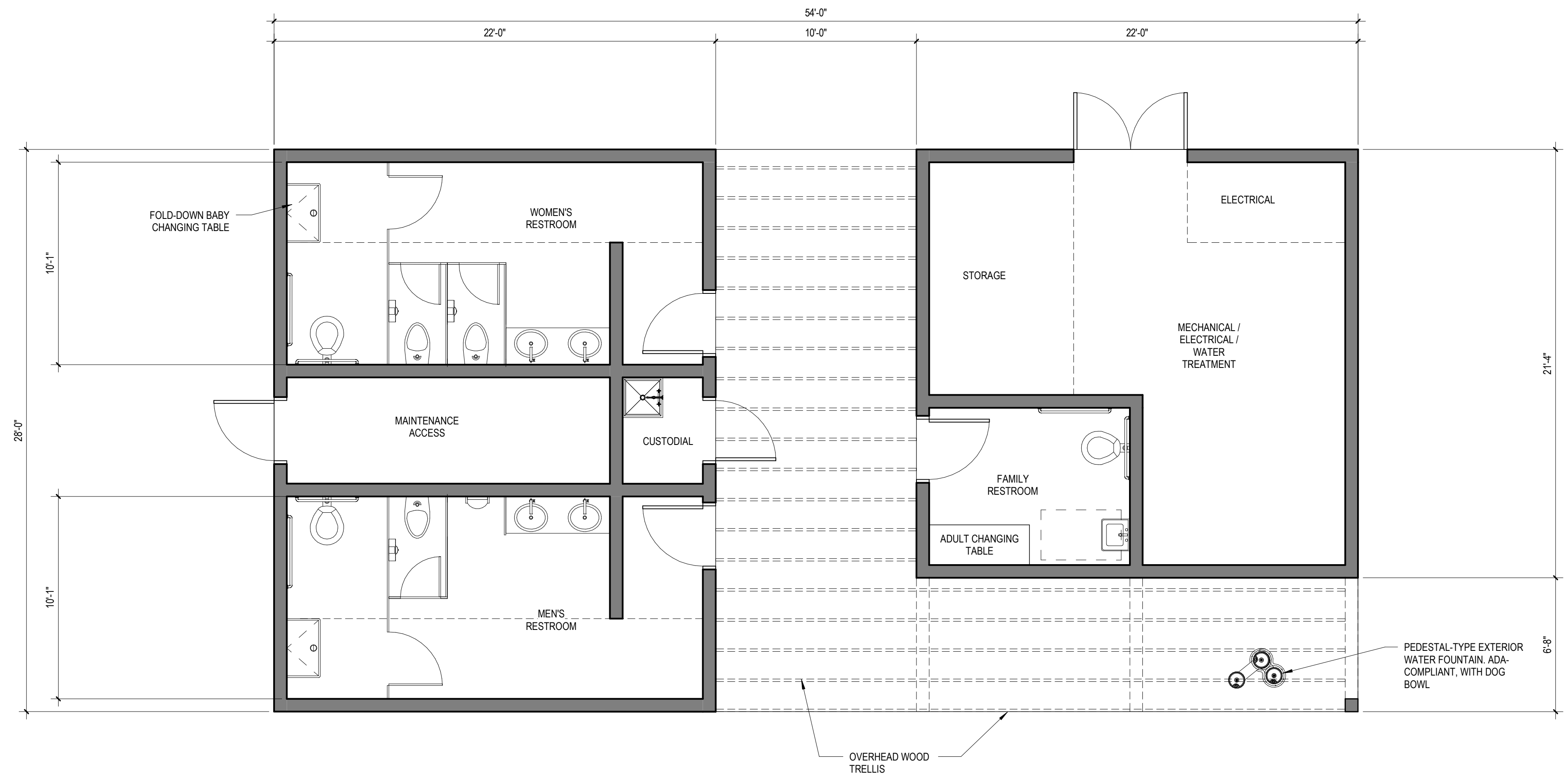
3D VIEW AT INTERIOR



3D APPROACH VIEW FROM PARKING LOT / ROADWAY



3D VIEW AT PASS-THROUGH



FLOOR PLAN - COMFORT STATION - OPTION 1

1

1/4" = 1'-0" A03

14 SEPTEMBER 2022 SCHEMATIC DESIGN
ZJS PROJECT NUMBER: 2216

COMFORT STATION - OPTION 1



WHITNEY BAILEY COX & MAGNANI, LLC
300 East Joppa Road Suite 200
Baltimore, MD 21286
410.512.4500 www.wbcm.com

ARCHITECT
Ziger / Sneed Architects
1005 Morton Street
Baltimore, MD 21201
410.576.9131

LANDSCAPE ARCHITECT
Campion Hruby Landscape Architects
111 Cathedral Street
Suite 100
Annapolis, MD 21401
410.280.8850

STRUCTURAL ENGINEER
1200 AE
210 North Lee Street
Suite 210
Alexandria, VA 22314
703.350.4151

MECHANICAL ENGINEER
James Posey Associates
11155 Red Run Boulevard
Suite 310
Baltimore, MD 21117
410.265.6100

I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 12413, expiration date 2/28/2023.

REVISIONS			
NO.	DESCRIPTION	BY	DATE

APPROVED				ANNE ARUNDEL COUNTY DEPARTMENT OF PUBLIC WORKS			
DATE	DATE	DATE	DATE	SCALE:	QUIET WATERS RETREAT		
					DRAWN BY:		
					CHECKED BY:		
					SHEET NO. OF -		
					PROJECT NO.: P584600		
					CONTRACT NO.: P584607		

A03

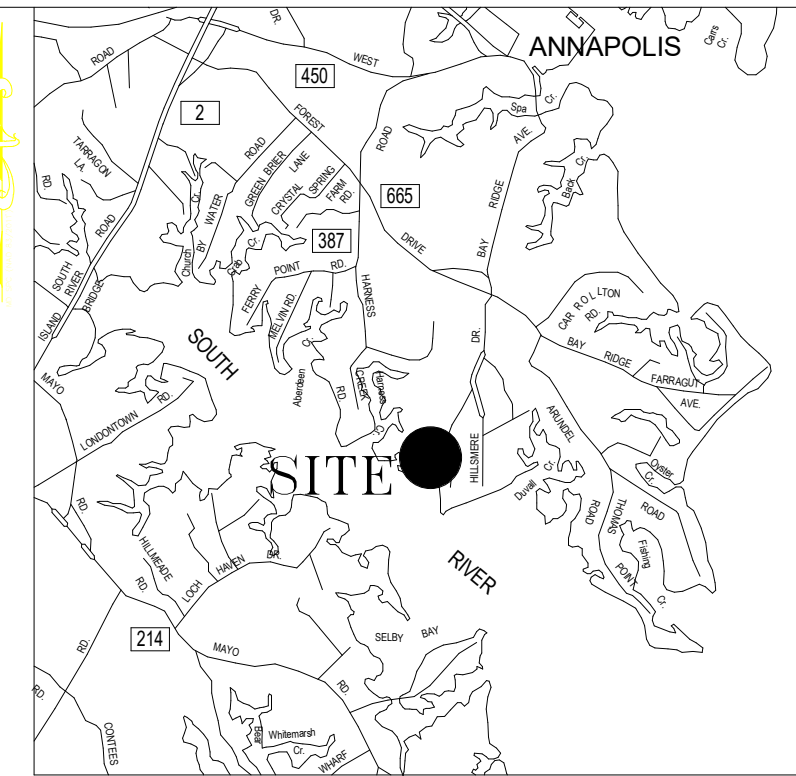
9/13/2022 3:30:50 PM



3D VIEW AT SITE



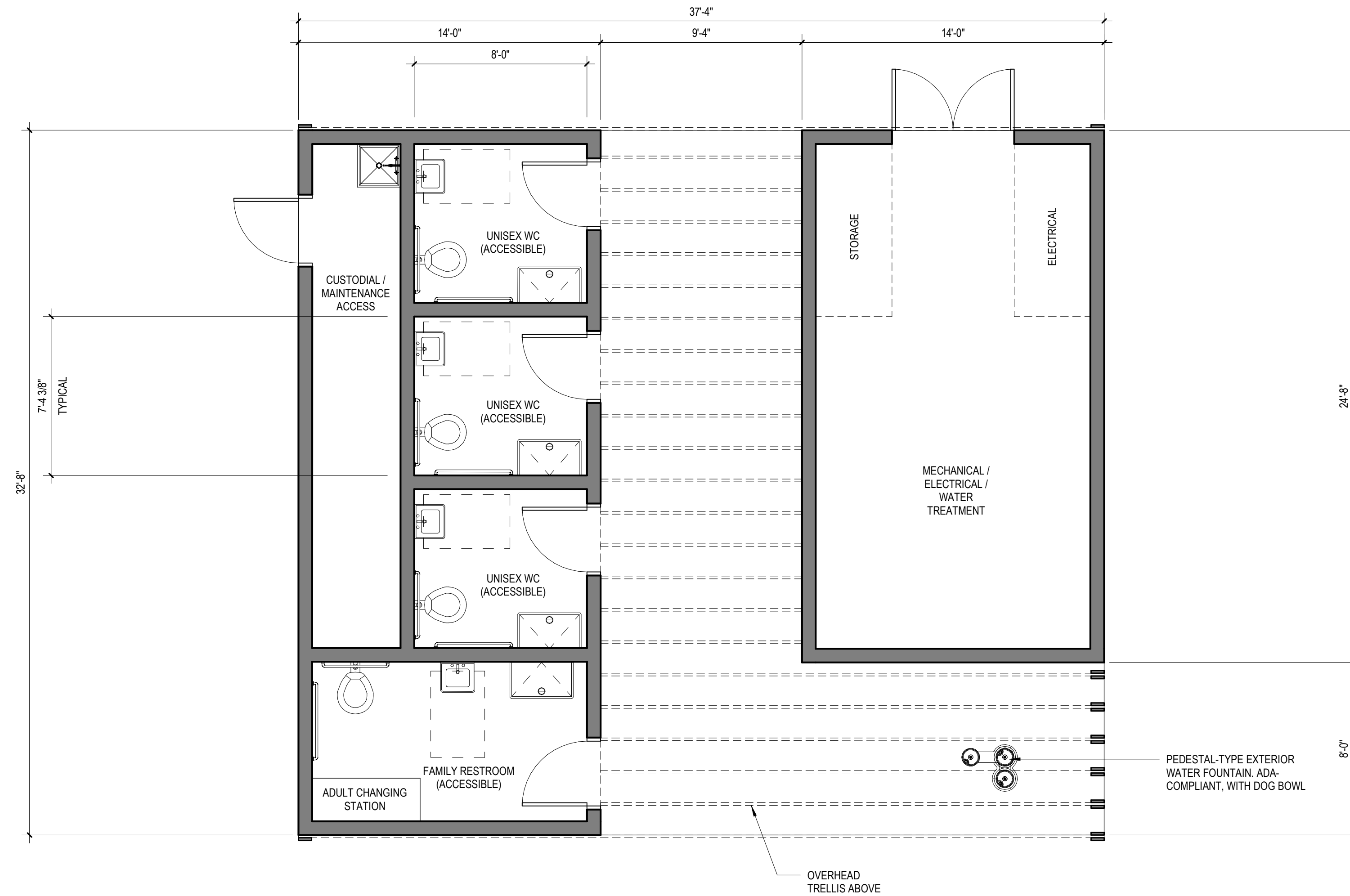
3D APPROACH VIEW FROM PARKING LOT / ROADWAY



VICINITY MAP
SCALE: 1" = 8,333'



3D VIEW AT PASS-THROUGH



FLOOR PLAN - COMFORT STATION - OPTION 2

1

1/4" = 1'-0" A04

14 SEPTEMBER 2022 SCHEMATIC DESIGN
ZJS PROJECT NUMBER: 2216

COMFORT STATION - OPTION 2



WHITNEY BAILEY COX & MAGNANI, LLC
300 East Joppa Road Suite 200
Baltimore, MD 21286
410.512.4500 www.wbcm.com

ARCHITECT
Ziger | Sneed Architects
1005 Morton Street
Baltimore, MD 21201
410.576.9131

STRUCTURAL ENGINEER
1200 AE
210 North Lee Street
Suite 210
Alexandria, VA 22314
703.350.4151

LANDSCAPE ARCHITECT
Campion Hruby Landscape Architects
111 Cathedral Street
Suite 100
Annapolis, MD 21401
410.280.8850

MECHANICAL ENGINEER
James Posey Associates
11155 Red Run Boulevard
Suite 310
Baltimore, MD 21117
410.265.6100

I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 12413, expiration date 2/28/2023.

REVISIONS			
NO.	DESCRIPTION	BY	DATE

APPROVED				ANNE ARUNDEL COUNTY DEPARTMENT OF PUBLIC WORKS			
DATE	DATE	DATE	DATE	SCALE:	QUIET WATERS RETREAT		
					DRAWN BY:		
					CHECKED BY:		
					SHEET NO. OF -		
					PROJECT NO.: P584600		
					CONTRACT NO.: P584607		
					A04		

9/13/2022 3:05:51 PM