

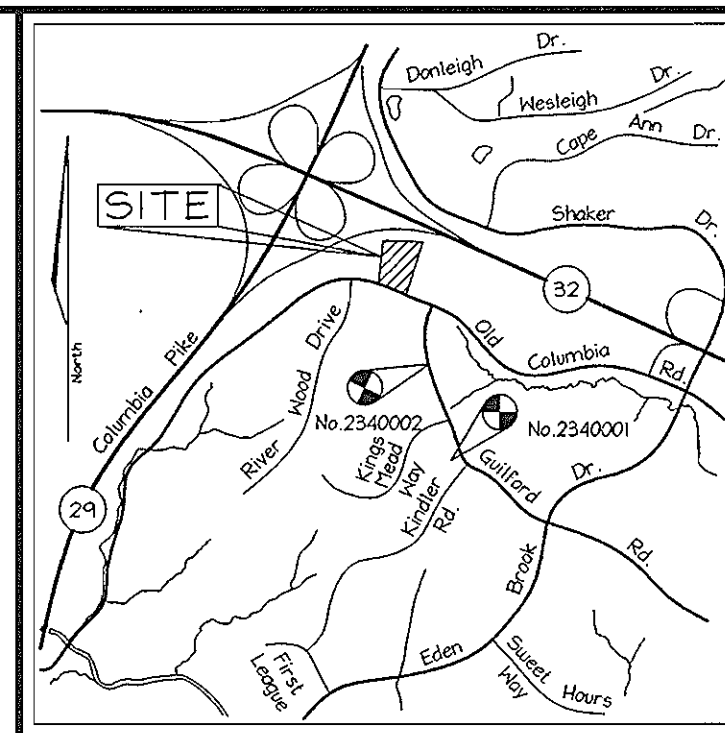
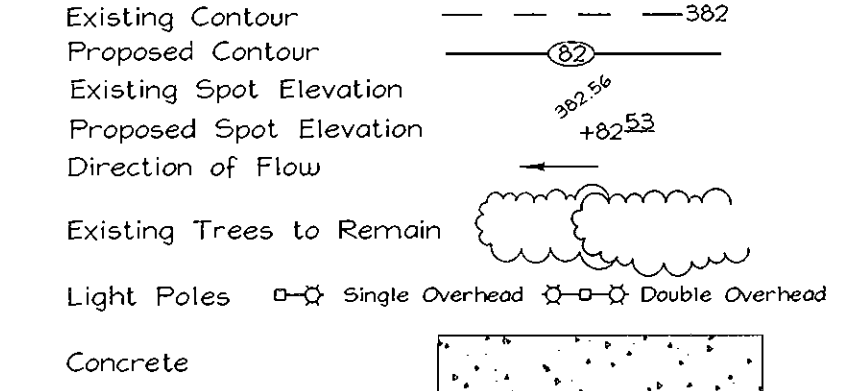
**GENERAL NOTES**

- All construction shall be in accordance with the latest standards and specifications of Howard County plus MSHA standards and specifications, if applicable.
- The contractor shall notify "Miss Utility" at 1-800-257-7777 at least 48 hours prior to any excavation work.
- The contractor is to notify the following utilities or agencies at least five days before starting work on these drawings:
  - Miss Utility: 1-800-257-7777
  - Verizon: 410-754-6281
  - Howard County Bureau of Utilities: 313-2366
  - AT&T Cable Location Division: 398-3553
  - B.G.&E. Co. Contractor Services: 850-4620
  - B.G.&E. Co. Underground Damage Control: 787-4620
  - State Highway Administration: 531-5533
- Site analysis:
  - Area of parcel: 3.361 Ac.
  - Present zoning: NT-Industrial Land Use; FDP-184-A-III
  - Use of structure: Office building
  - Building area: 22,285 sf (Total Floor Area: 44,570 sf)
  - Building coverage on site: 0.51 Ac. or 15.2 % of gross area
  - Paved parking lot/area: 1.58 Ac. or 47.0 % of gross area
  - Area of landscape island: 0.11 Ac. = 4645 sf
  - There are no steep slopes on site
- Project background:
  - Location: Columbia, Md.; Tax Map 42, Parcel Q-1
  - Zoning: NT
  - Subdivision: Rivers Corporate Park
  - Section/Area: I/1
  - Site Area: 3.361 Acres
  - DPZ references: Plat No. 4X77, VP-84-137, S-81-166, P-81-25C, F-85-10, F-91-20, F-01-194, & Plat No. 14844
- The contractor shall notify the Department of Public Works/Bureau of Engineering/Construction Inspection Division at (410) 313-1880 at least five (5) working days prior to start of work.
- Any damage to public right-of-ways, paving, or existing utilities will be corrected at the contractor's expense.
- Existing utilities located from Road Construction Plans, Field Surveys, Public Water and Sewer Extension Plans and available record drawings. Approximate location of existing utilities are shown for the contractor's information. Contractor shall locate existing utilities well in advance of construction activities and take all necessary precautions to protect the existing utilities and to maintain uninterrupted service. Any damage incurred due to contractor's operation shall be repaired immediately at the contractor's expense. There may be other utilities existing on site due to conflicting record information. The contractor should conduct a thorough utility location procedure prior to proceeding with construction.
- All reinforced concrete for storm drain structures shall have a minimum of 28 days strength of 3,500 p.s.i.
- Traffic control devices, markings and signing shall be in accordance with the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD). All street and regulatory signs shall be in place prior to the placement of any asphalt.
- Estimates of earthwork quantities are provided solely for the purpose of calculating fees.
- Soil compaction specifications, requirements, methods and materials are to be in accordance with the recommendations of the project Geotechnical Engineer. Geotechnical Engineer to confirm acceptability of proposed paving section, based on soil test prior to construction.
- All storm drain pipe bedding shall be Class 'C'.
- The existing topography is taken from field run survey with two foot contour intervals prepared by Frederick Ward & Associates, Inc. dated February, 2001, and topographic survey prepared by others. The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System.
- A noise study is not required for this project.
- All paving to be P-2 paving per details, sheet 6 of 8. (See general note # 12.)
- All curb and gutter to be Howard County Standard concrete Detail 3.01 unless otherwise specified.
- Contractor responsible to construct all handicap parking and handicap access in accordance with current ADA requirements.
- Where drainage flows away from curb, contractor to reverse the gutter pan.
- All elevations are to flowline/bottom of curb unless otherwise noted.
- All dimensions are to face of curb unless otherwise noted.
- Public Water available from the former Guilford Road right-of-way (16" Water) Contract #629-W; Public Sewer available along Old Columbia Road (8" Sewer) Contract #24-1025-D.
- Stormwater Management: The 2-year and 10-year quantity control is provided by a detention basin and quality control is provided by a stormceptor. The facility is hazard class 'A' and is privately owned and maintained.
- All exterior lighting shall conform to Zoning Regulations Section 134.
- Building to have Inside Water Meter setting.
- Traffic Impact Study prepared by Traffic Concepts Inc., January, 2001.
- Geotechnical report prepared by Marshall Engineering, Inc., January, 2001.
- Reference Design Manual, Volume I waiver, to reduce driveway fillet radii.
- Lighting details provided for informational purposes only. See electrical and architectural plans for actual lighting details and specifications.
- This site is exempt from the Forest Conservation requirements as per Section 16.1202(b) of the Howard County Code and the Howard County Forest Conservation Manual. (FUD)
- Planning Board approval for SDP-01-112 is dated June 28, 2001.
- The location of the proposed dumpster enclosure and proposed parking lot is approved by the Planning Board, dated June 28, 2001.

# SITE DEVELOPMENT PLAN

## RIVERS CORPORATE CENTRE

**LEGEND**

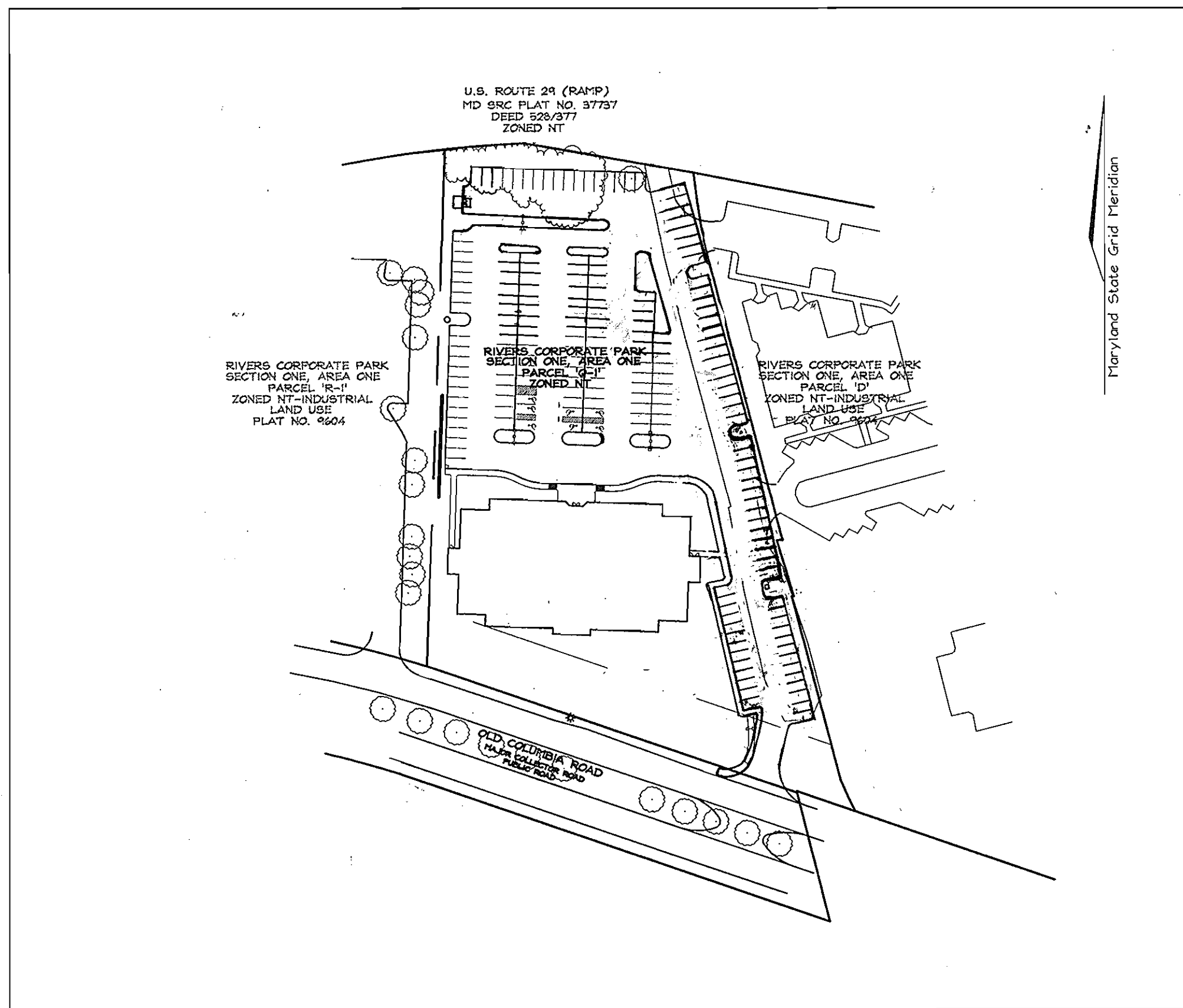


**BENCHMARKS**

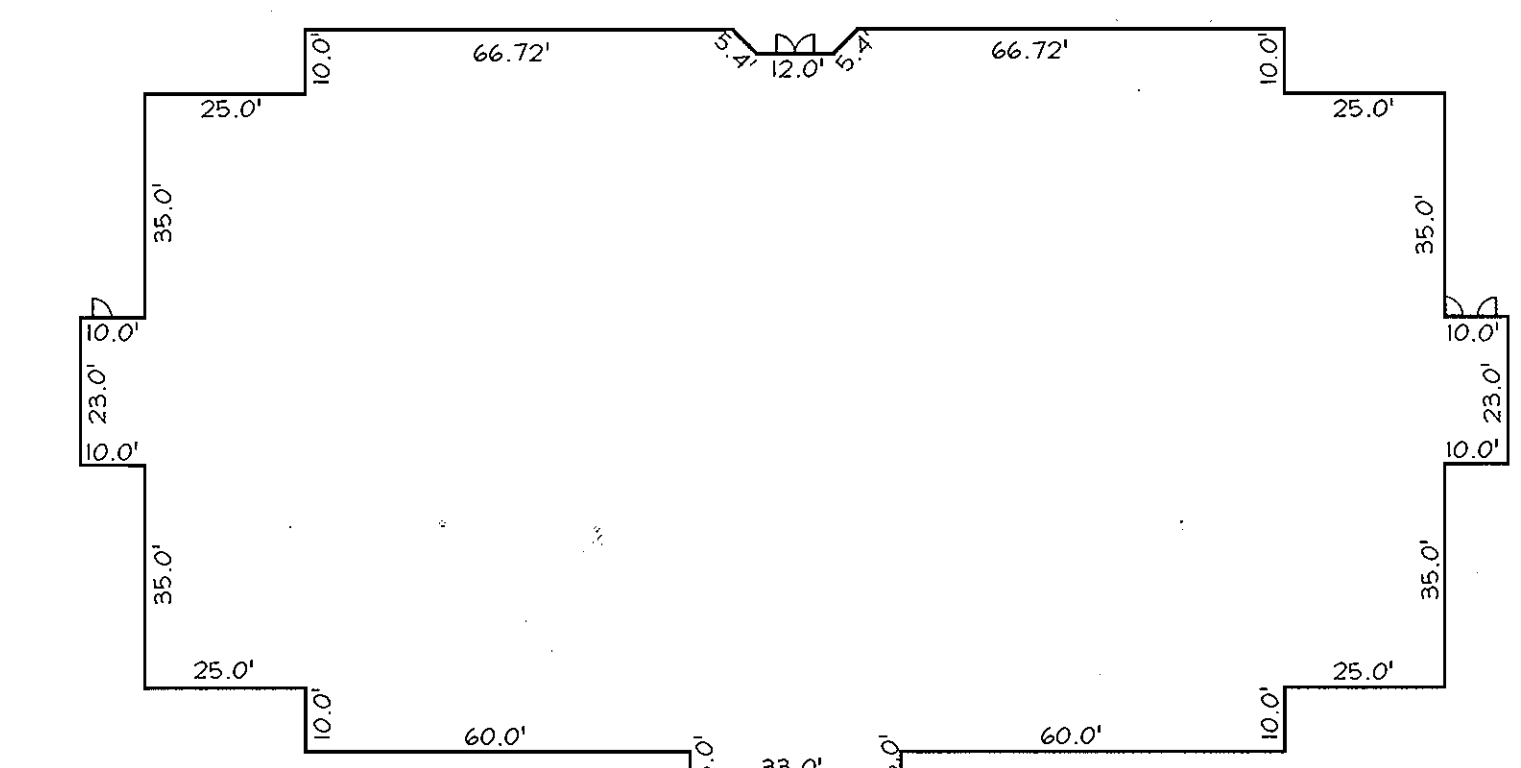
Howard County Control Traverse Nos. 2340001 & 2340002

VICINITY MAP  
SCALE: 1"=2000'

SHEET INDEX	
DESCRIPTION	SHEET NO.
Cover Sheet	1 of 8
Site Development Plan	2 of 8
Sediment and Erosion Control Plan	3 of 8
Sediment and Erosion Control and Lighting Details	4 of 8
Storm Drain Drainage Area Map	5 of 8
Storm Drain, Water and Sewer Profiles and Site Details	6 of 8
Landscape & Lighting Plan	7 of 8
Stormwater Management Details and Old Columbia Road Detail	8 of 8

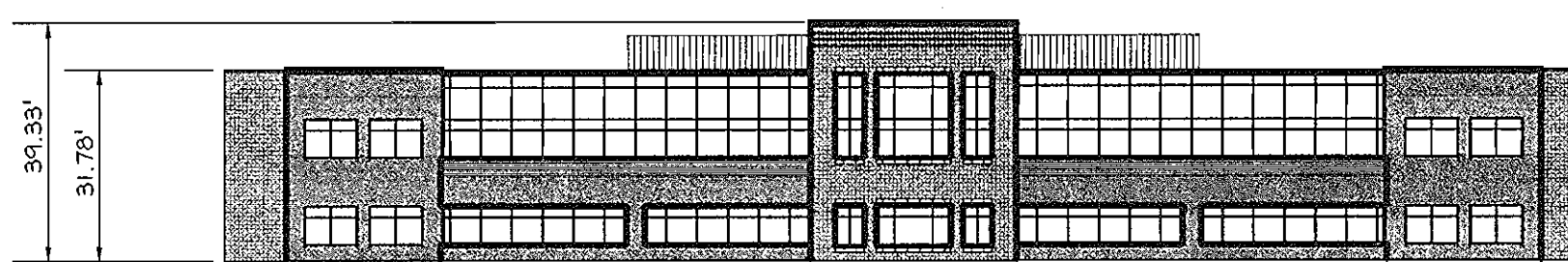


**LOCATION MAP**  
SCALE: 1"=100'

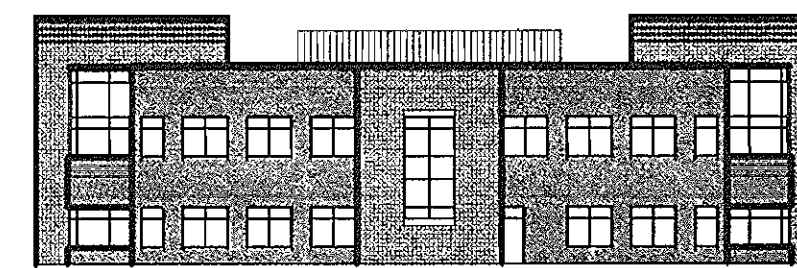


**BUILDING PLAN**  
SCALE: 1"=30'

NO.	REVISION	DATE
1	REVISED GRADING AND INLET (DUE TO GAS LINE)	10-17-03
2	REVISED GRADING FOR ADDITIONAL PARKING	02-03-04
3	SWM AS-BUILT	9-22-05



**FRONT ELEVATION**  
SCALE: 1"=30'



**SIDE ELEVATION**  
SCALE: 1"=30'

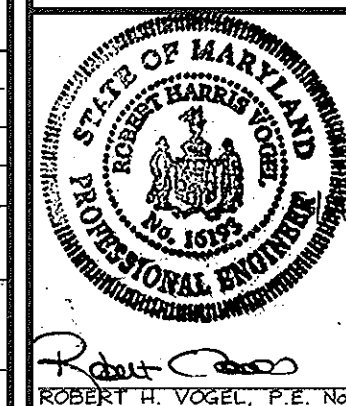
"AS-BUILT" CERTIFICATION  
"I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THIS PLAN WAS CONSTRUCTED AS SHOWN ON THE AS-BUILT PLANS AND MEETS THE APPROVED PLANS AND SPECIFICATIONS."  
Signature of Engineer: Robert H. Vogel  
Date: 9/22/05

**OWNER/DEVELOPER**  
KC Rivers Development, LLC  
726 Second Street, Suite 3A  
Annapolis, MD 21403  
410.626.1802

ADDRESS CHART					
STREET ADDRESS					
10330 Old Columbia Road					
SUBDIVISION NAME	SECTION/AREA				
Columbia Rivers Corporate Park	I/1				
PLAT NO.	BLOCK NO.	ZONE	TAX/ZONE	ELECT. DIST.	CENSUS TR.
14844	I	NT	42	6th	6068.01
WATER CODE		SEWER CODE			
Elb		5240000			

**COVER SHEET**  
**RIVERS CORPORATE CENTRE**  
RIVERS CORPORATE PARK, SECTION 1, AREA 1  
TAX MAP # 42, GRID I  
6TH ELECTION DISTRICT  
PARCEL Q-1  
HOWARD COUNTY, MARYLAND

**FREDERICK WARD ASSOCIATES, INC.**  
ENGINEERS: 7125 Riverwood Drive Columbia, Maryland 21046-2354  
ARCHITECTS: Phone: 410-290-9550 Fax: 410-720-6226  
SURVEYORS: Bel Air, Maryland Columbia, Maryland Warrenton, Virginia



DESIGN BY: RHW  
DRAWN BY: CFH  
CHECKED BY: RHW  
DATE: Aug. 14, 2001  
SCALE: As Shown  
W.O. NO.: 2017154.00  
1 SHEET OF 8

**APPROVED PLANNING BOARD**  
of HOWARD COUNTY

DATE: 06/28/01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Director: [Signature] 10/18/01  
Chief, Division of Land Development: [Signature] 10/17/01  
Chief, Development Engineering Division: [Signature] 10/16/01

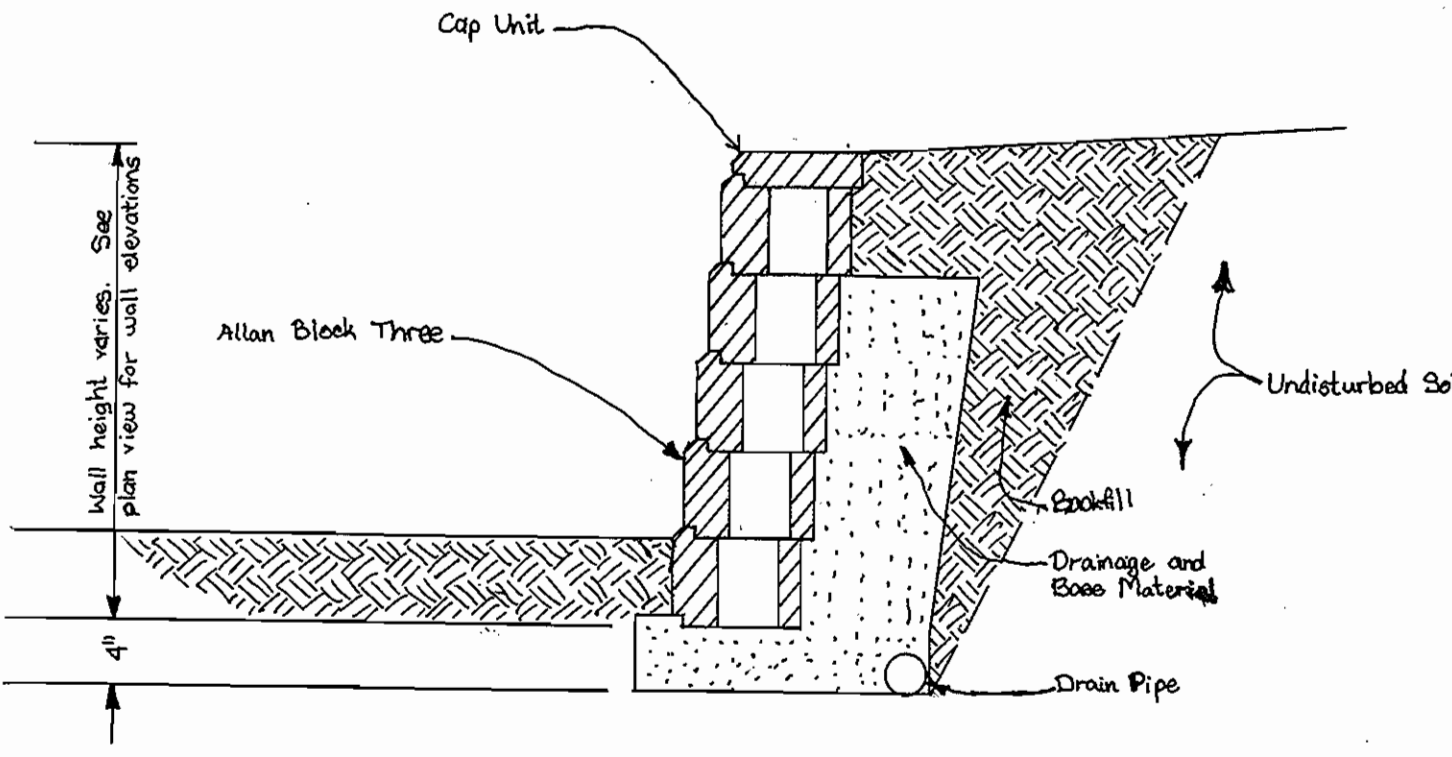
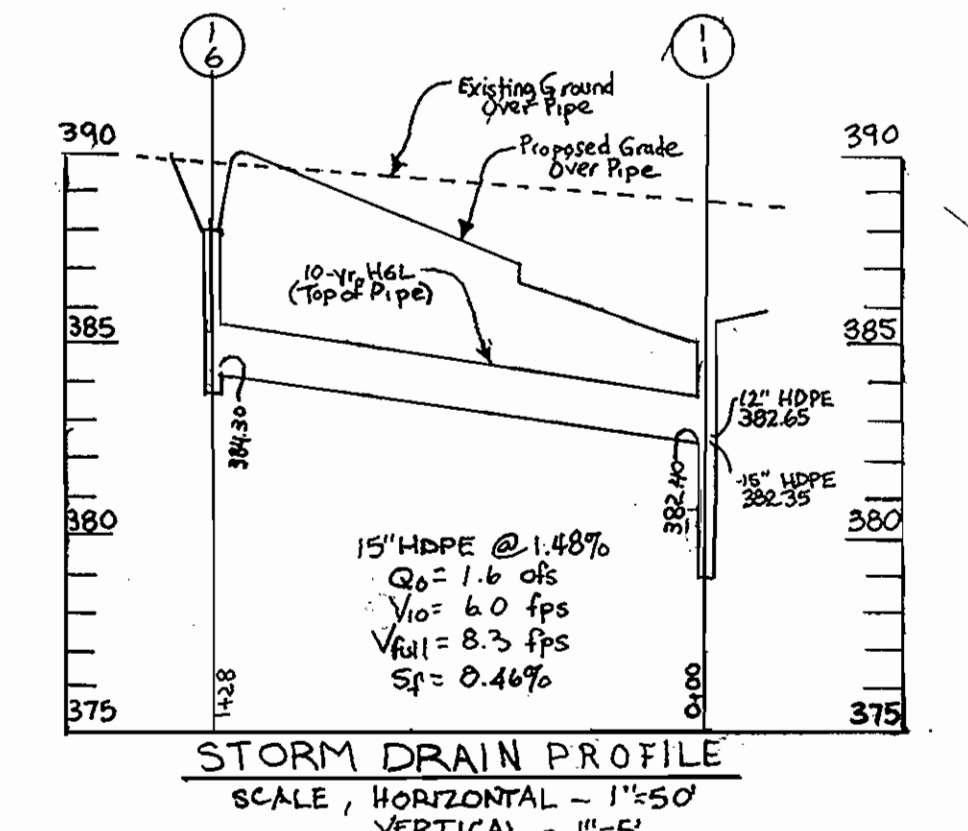
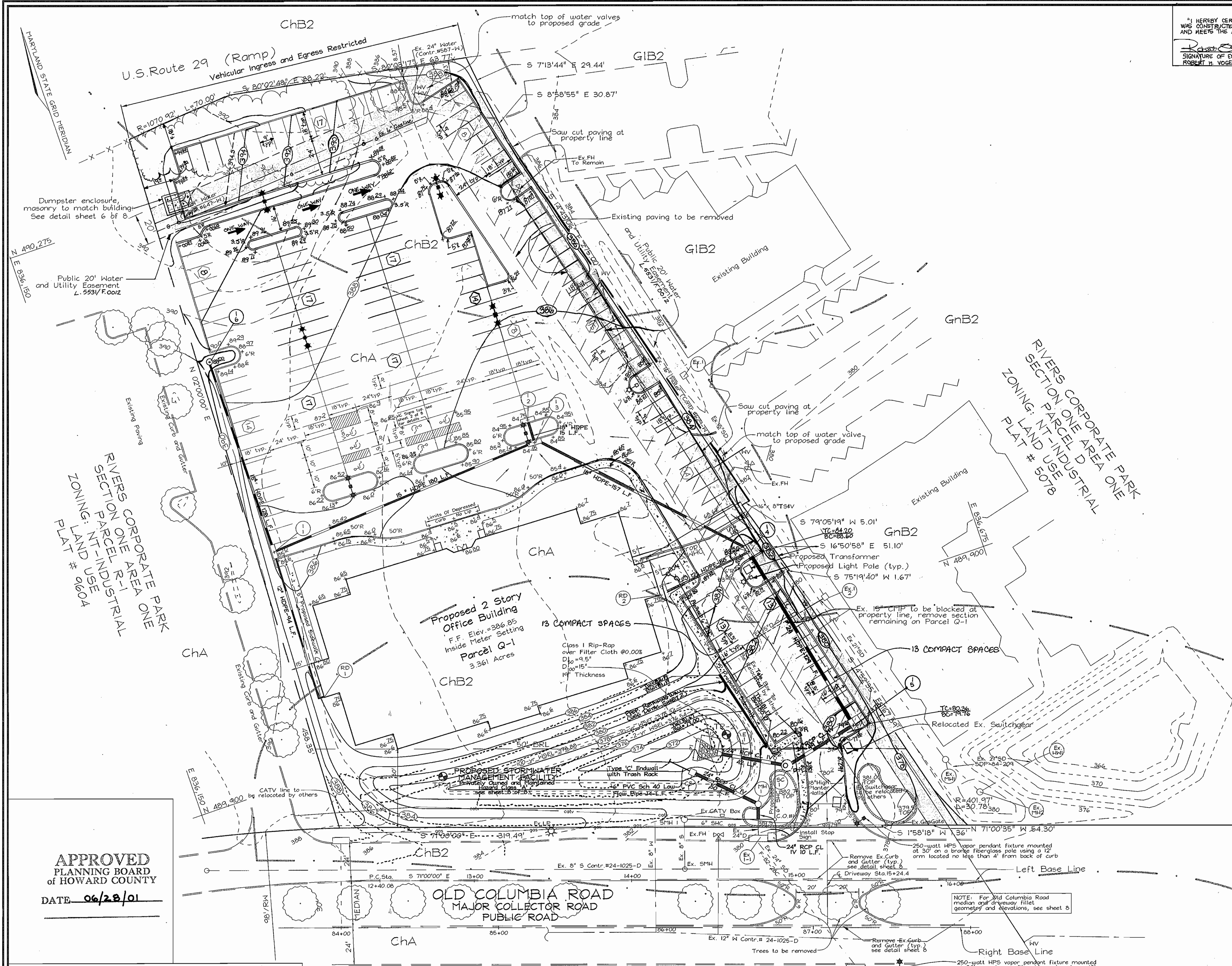
**PARKING TABULATION PER FDP 184-A-III**

	REQUIRED	PROPOSED
Net Leasable Area: 43,000 s.f.		
Parking spaces	2.0 spaces/1000 s.f.=86	4.2 spaces/1000 s.f.=181
Handicap spaces	3 spaces/1 Van	6 spaces/1 Van
Total spaces	86+ spaces	194+ spaces
		(Includes 26 compact spaces)**
		** Cannot exceed 25% of Total



"AS-BUILT" CERTIFICATION  
 I HEREBY CERTIFY THAT THE FACILITY SHOWN ON THIS PLAN WAS CONSTRUCTED AS SHOWN ON THE AS-BUILT PLANS AND MEETS THE APPROVED PLANS AND SPECIFICATIONS.  
 SIGNATURE OF ENGINEER: ROBERT W. VOGEL  
 DATE: 9/28/05

**LEGEND**  
 Existing Contour: ---  
 Proposed Contour: - - -  
 Spot Elevation: +02.52  
 Direction of Flow: →  
 Existing Trees: (Tree symbol)  
 Light Poles: Post Top, Overhead, Boltard  
 Soils Divide: KeB2, NeB2



NO.	REVISION	DATE
1	REVISED GRADING, ADD INLET (DUE TO GASLINE)	10-17-03
2	REVISED GRADING FOR ADDITIONAL PARKING	02-02-04
3	SUM AS-BUILT	9-22-05

**APPROVED**  
 PLANNING BOARD  
 OF HOWARD COUNTY  
 DATE: 06/28/01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION: *Cinda Hamata* 10/11/01  
 CHIEF, DIVISION OF LAND DEVELOPMENT: *Joseph R. Scott* 10/18/01

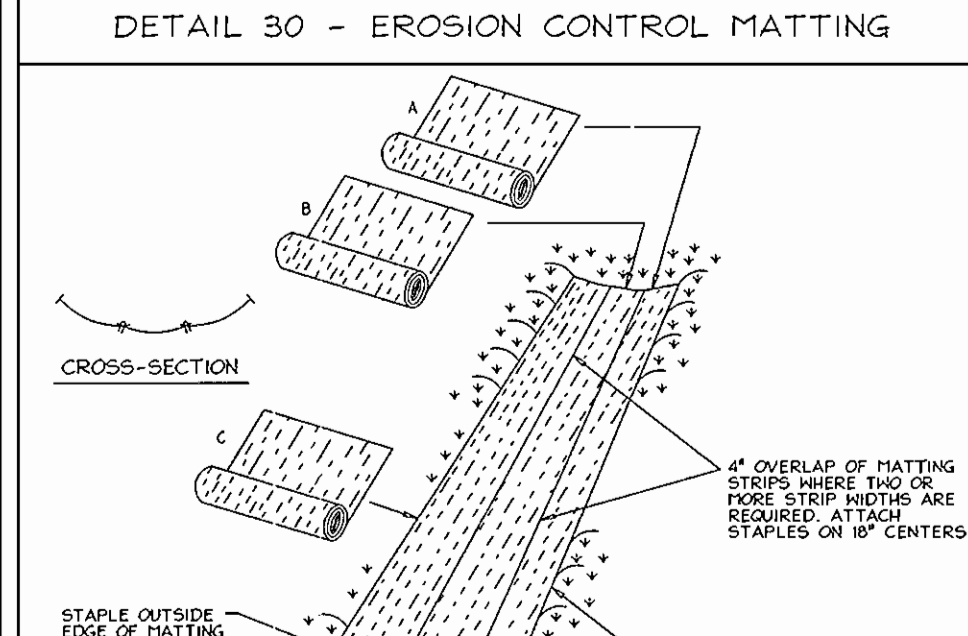
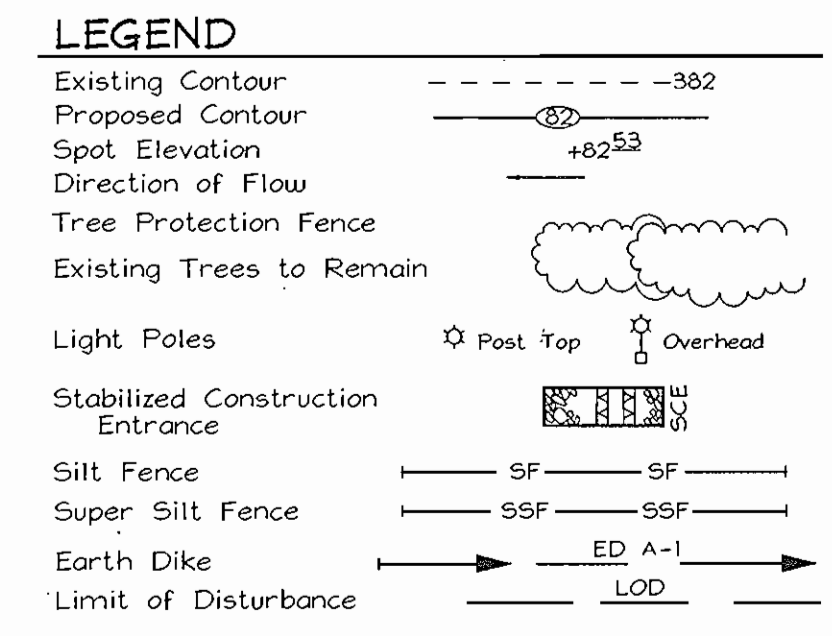
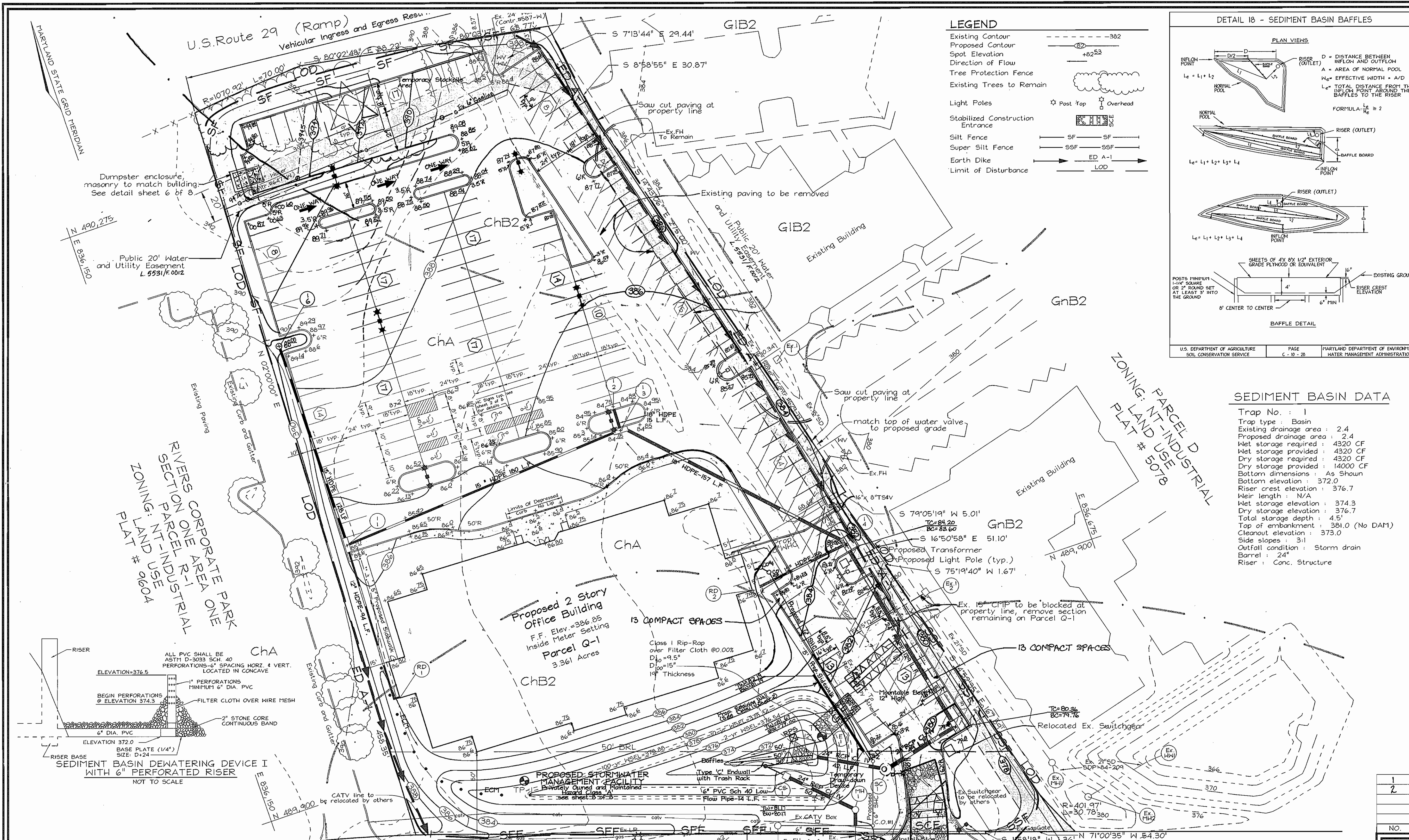
**SITE DEVELOPMENT PLAN**  
**RIVERS CORPORATE CENTRE**  
 RIVERS CORPORATE PARK, SECTION 1, AREA 1  
 TAX MAP 42 GRID 1 PARCEL "Q-1"  
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**FREDERICK WARD ASSOCIATES, INC.**  
 ENGINEERS: 7125 Riverwood Drive Columbia, Maryland 21046-2354  
 ARCHITECTS: Phone: 410-290-9550 Fax: 410-720-6226  
 SURVEYORS: Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

DESIGN BY: GRL  
 DRAWN BY: GRL  
 CHECKED BY: RHV  
 DATE: Aug 14, 2001  
 SCALE: 1"=30'  
 W.O. NO.: 2017154.00  
 2 SHEET OF 8

**OWNER/DEVELOPER**  
 KC Rivers Development, LLC  
 726 Second Street, Suite 3A  
 Annapolis, MD 21403  
 410.626.1802





**SEDIMENT BASIN DATA**

Trap No.: 1

Trap type: Basin

Existing drainage area: 2.4

Proposed drainage area: 2.4

Wet storage required: 4320 CF

Wet storage provided: 4320 CF

Dry storage required: 4320 CF

Dry storage provided: 14000 CF

Bottom dimensions: As Shown

Bottom elevation: 372.0

Total storage depth: 4.5'

Riser crest elevation: 376.7

Weir length: N/A

Wet storage elevation: 374.3

Dry storage elevation: 376.7

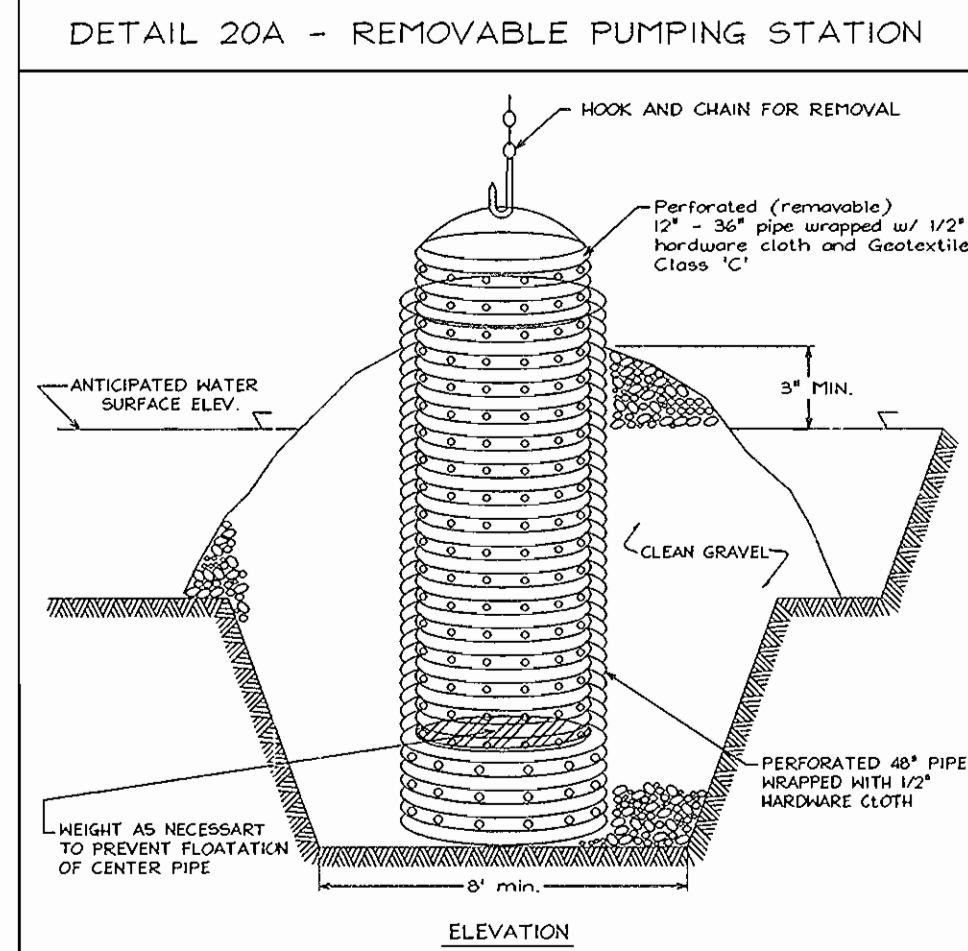
Cleanout elevation: 373.0

Side slopes: 3:1

Outfall condition: Storm drain

Barrel: 24"

Riser: Conc. Structure



**Construction Specifications**

- The outer pipe should be 48" dia. or shall, in any case, be at least 4" greater in diameter than the center pipe. The outer pipe shall be wrapped with 1/2" hardware cloth to prevent backfill material from entering the perforations.
- After installing the outer pipe, backfill around outer pipe with 2" aggregate or clean gravel.
- The inside stand pipe (center pipe) should be constructed by perforating a corrugated PVC pipe between 12" and 36" in diameter. The perforations shall be 1/2" x 6" slots or 1" diameter holes at an angle. The center pipe shall be wrapped with 1/2" hardware cloth first, then wrapped again with Geotextile Class C.
- The center pipe should extend 12" to 18" above the anticipated water surface elevation of riser crest elevation when dewatering a basin.

NO.	REVISION	DATE
1	REVISED GRADING; ADD INLET (DUE TO GAS LINE)	10-17-03
2	REVISED GRADING FOR ADDITIONAL PARKING	02-03-04

**APPROVED**  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE 06/28/01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION 10/16/01 DATE  
C. H. Humber  
CHIEF, DIVISION OF LAND DEVELOPMENT 10/17/01 DATE  
James J. Scott 10/18/01 DATE  
DIRECTOR

**ENGINEERS CERTIFICATE**

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

Robert H. Vogel 8/14/01 DATE  
SIGNATURE OF ENGINEER  
ROBERT H. VOGEL

**DEVELOPER'S CERTIFICATE**

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

Chris J. Howell 8/15/01 DATE  
SIGNATURE OF DEVELOPER

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

Jim Meyers 10/11/01 DATE  
SDA-NATURAL RESOURCE CONSERVATION SERVICE

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

John R. Polenta 10/11/01 DATE  
HOWARD SCD

**OWNER/DEVELOPER**

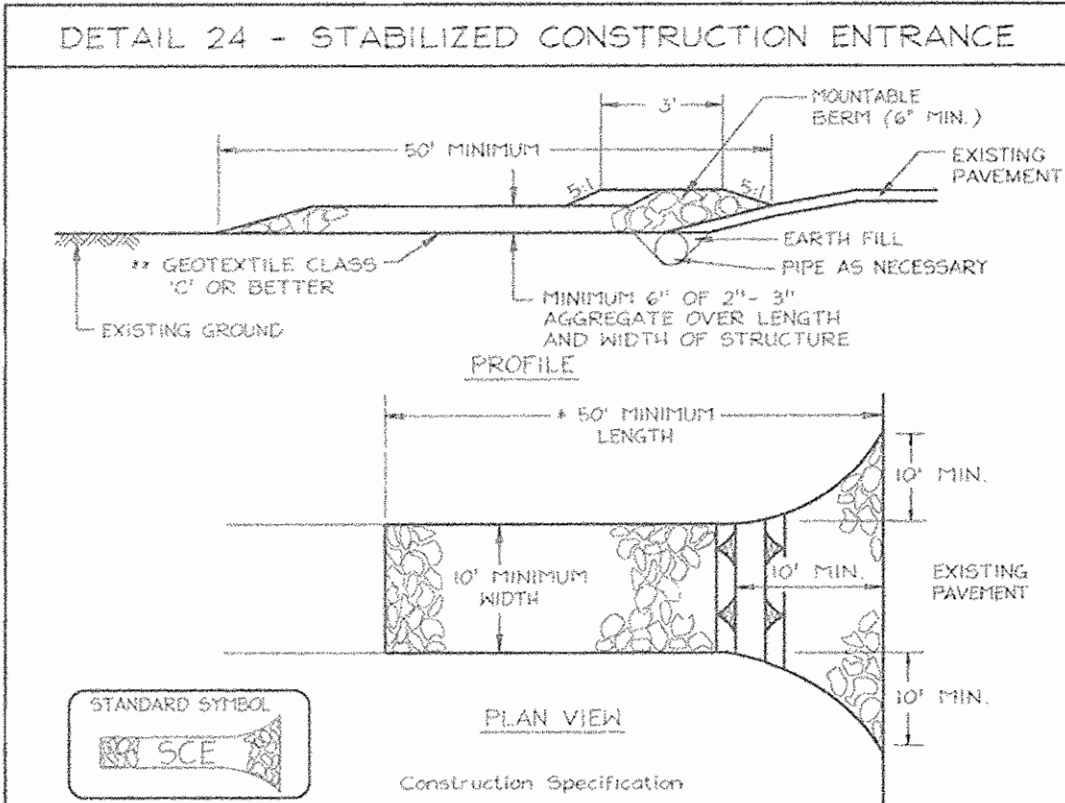
KC Rivers Development, LLC  
726 Second Street, Suite 3A  
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7125 Riverwood Drive Columbia, Maryland 21046-2354  
Phone: 410-290-9550 Fax: 410-720-6226  
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DESIGN BY: PS  
DRAWN BY: PS  
CHECKED BY: RHW  
DATE: Aug. 14, 2001  
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3 SHEET OF 8

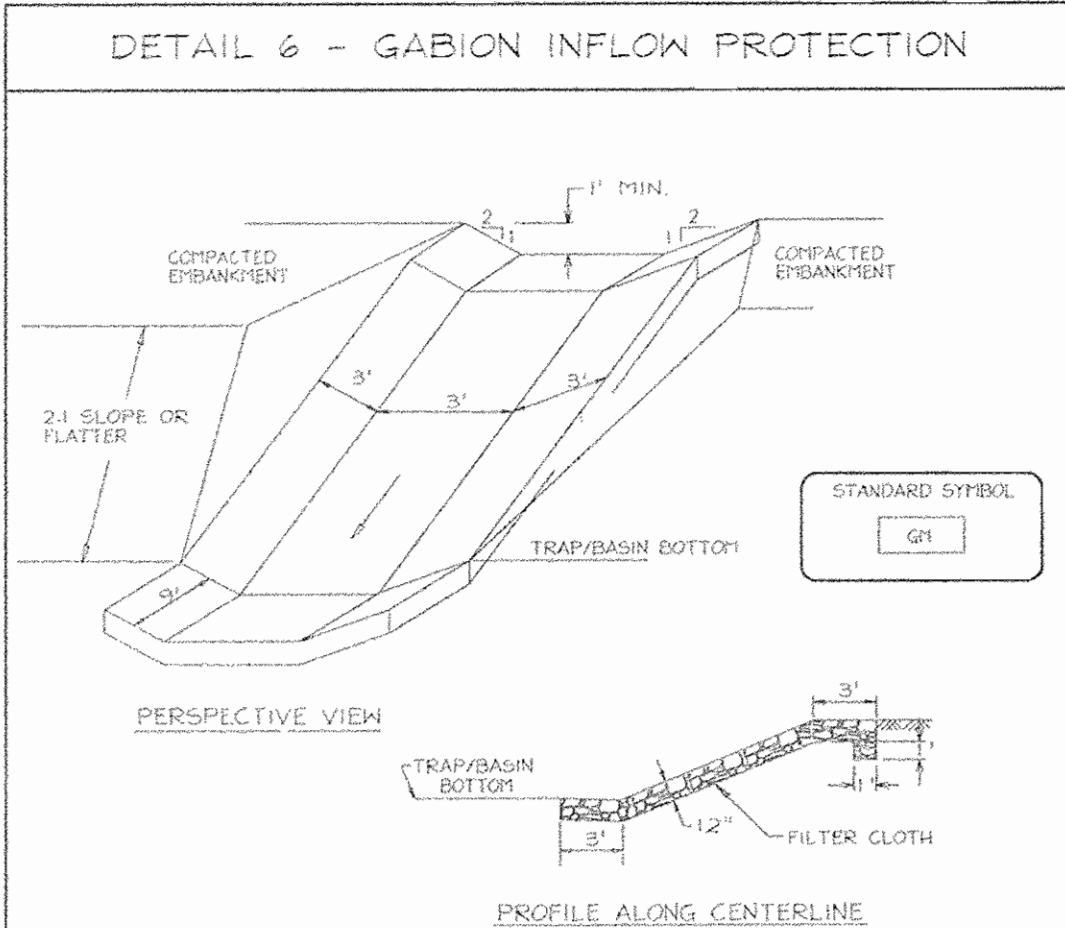




**Construction Specifications**

- Length - minimum of 50' (+30' for a single residence lot).
- Width - 10' minimum, should be flared at the existing road to provide a turning radius.
- Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. The pipe approval authority may not require single family residences to use geotextile.
- Stone - crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
- Surface water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a removable berm with 5' slopes and a minimum of 4" of stone over the pipe. Pipe has to be sized according to the drainage. When the S.C.E. is located at a high spot and has no drainage to convey, a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.
- Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

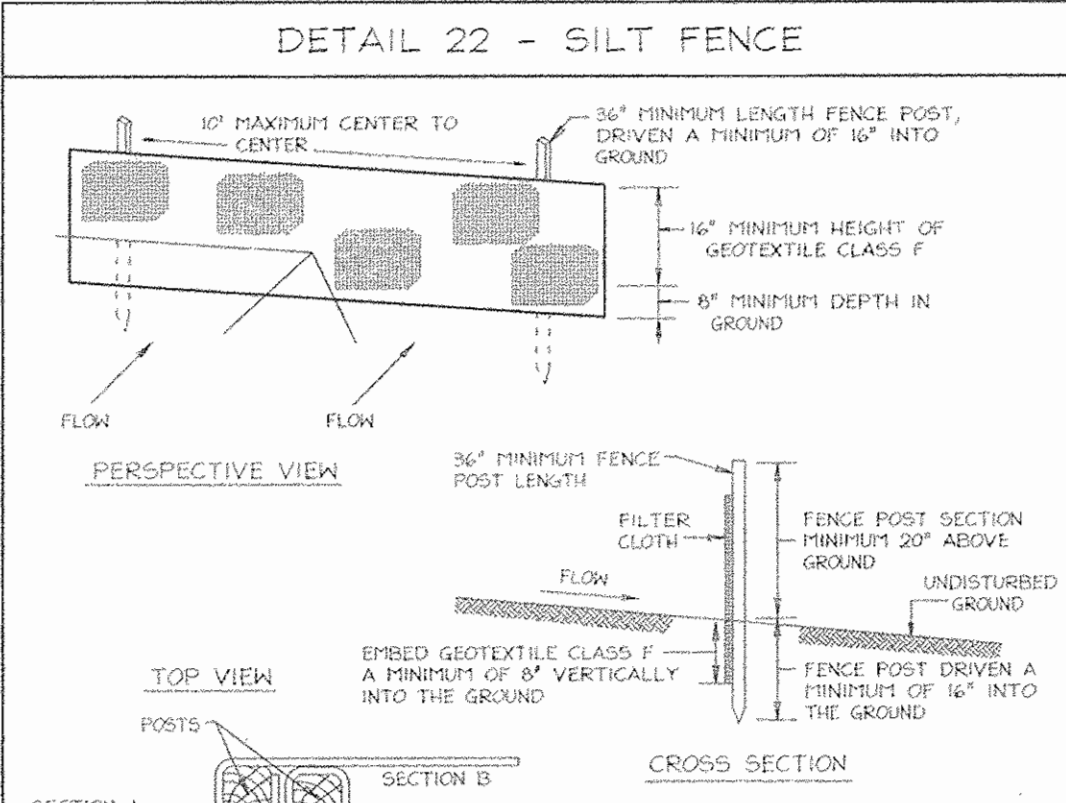
U.S. DEPARTMENT OF AGRICULTURE	PAGE 1 - 17 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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**Construction Specifications**

- Gabion inflow protection shall be constructed of 6" x 3" x 9" gabion baskets forming a trapezoidal cross section 1' deep, with 2:1 side slopes, and a 3' bottom width.
- Geotextile Class C shall be installed under all gabion baskets.
- The stone used to fill the gabion baskets shall be 4" - 7".
- Gabions shall be installed in accordance with manufacturers recommendations.
- Gabion inflow protection shall be used where concentrated flow is present on slopes steeper than 4:1.

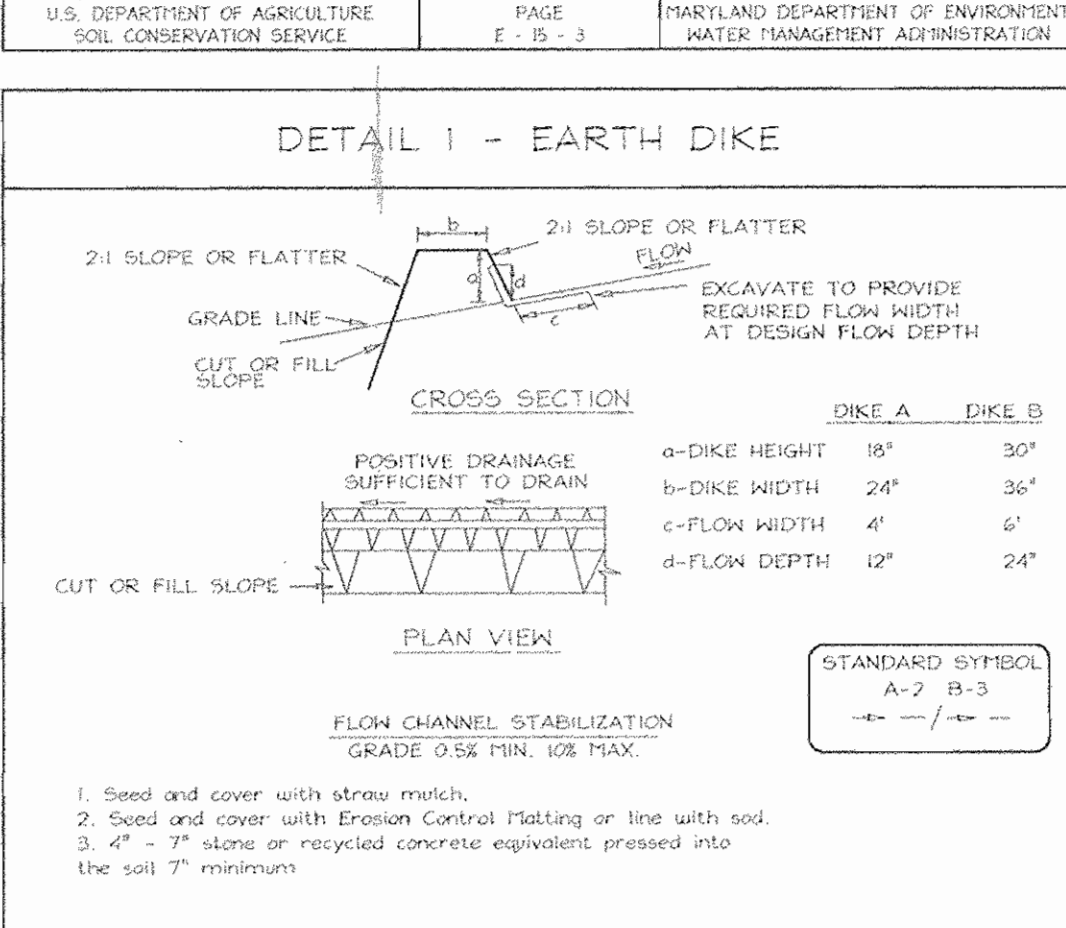
U.S. DEPARTMENT OF AGRICULTURE	PAGE B - 7 - 2	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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**Construction Specifications**

- Fence posts shall be a minimum of 3/4" long, driven 16" minimum into the ground. Posts shall be 1 1/2" x 1 1/2" square (minimum) cut, or 1 3/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard T or U section weighing not less than 1.00 pound per linear foot.
- Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F:  
Tensile Strength: 50 lbs/in (min.) Test: MSHT 509  
Tensile Modulus: 20 lbs/in (min.) Test: MSHT 509  
Flow Rate: 0.5 gal ft<sup>2</sup> Minute (max.) Test: MSHT 322  
Filtering Efficiency: 75% (min.) Test: MSHT 322
- Where ends of geotextile fabric comes together, they shall be overlapped, folded and stapled to prevent fabric separation.
- Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reaches 50% of the fabric height.

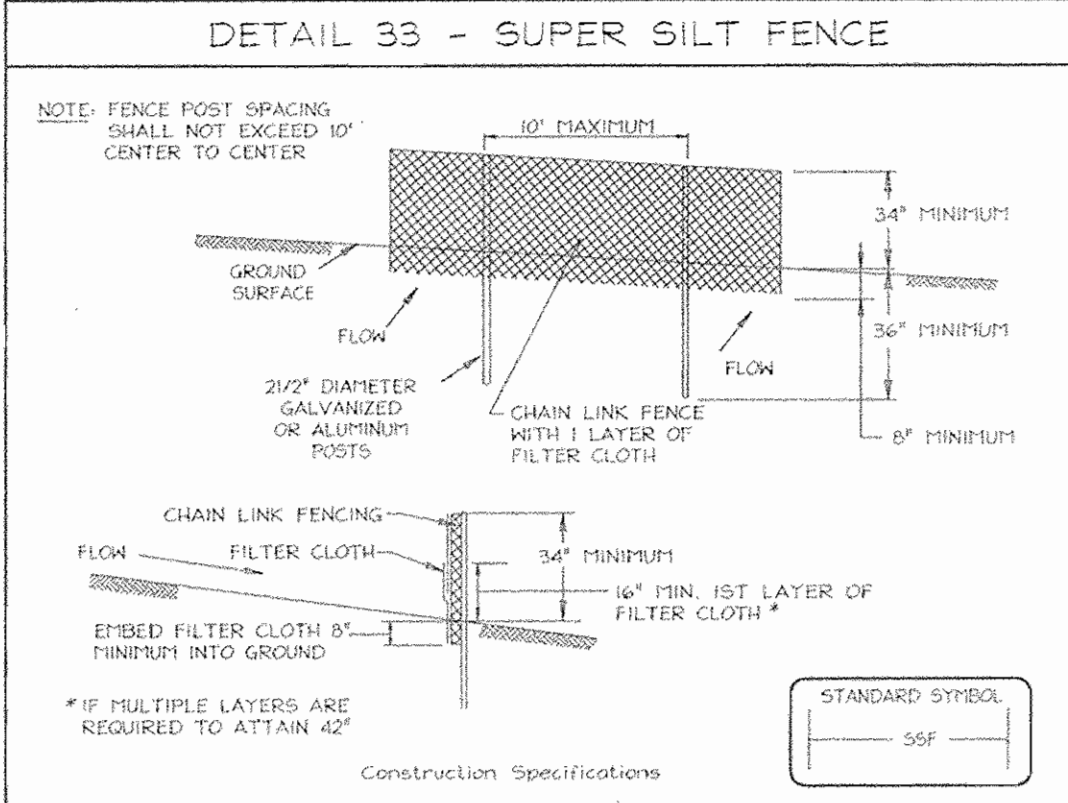
U.S. DEPARTMENT OF AGRICULTURE	PAGE E - 9 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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**Construction Specifications**

- All temporary earth dikes shall have uninterrupted positive grade to an outlet. Spot elevations may be necessary for grades less than 1:2.
- Rainfall diverted from a disturbed area shall be conveyed to a sediment trapping device.
- Rainfall diverted from an undisturbed area shall outlet directly into an undisturbed, stabilized area at a non-erosive velocity.
- All trees, brush, stumps, obstructions, and other objectionable material shall be removed and disposed of so as not to interfere with the proper functioning of the dike.
- The dike shall be excavated or shaped to line, grade and cross section as required to meet the criteria specified herein and be free of bank projections or other irregularities which will impede normal flow.
- Fill shall be compacted by earth moving equipment.
- All earth removed and not needed for construction shall be placed so that it will not interfere with the functioning of the dike.
- Inspection and maintenance must be provided periodically and after each rain event.

U.S. DEPARTMENT OF AGRICULTURE	PAGE A - 1 - 4	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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**Construction Specifications**

- Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 42" fence shall be used, substituting 42" fabric and 6" length posts.
- Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and truss rods, drive anchors and post caps are not required except on the ends of the fence.
- Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
- Filter cloth shall be embedded a minimum of 8" under the ground.
- When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.
- Maintenance shall be performed as needed and silt buildup removed when "bulges" develop in the silt fence, or when silt reaches 50% of fence height.
- Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid section and shall meet the following requirements for Geotextile Class F:  
Tensile Strength: 50 lbs/in (min.) Test: MSHT 509  
Tensile Modulus: 20 lbs/in (min.) Test: MSHT 509  
Flow Rate: 0.5 gal ft<sup>2</sup> Minute (max.) Test: MSHT 322  
Filtering Efficiency: 75% (min.) Test: MSHT 322

U.S. DEPARTMENT OF AGRICULTURE	PAGE H - 26 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION
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**SEQUENCE OF CONSTRUCTION**

- Obtain grading permit.
- Notify Howard County Department of Inspections, Licenses, and Permits at (410) 313-5000 at least 24 hours before starting any work.
- Install Stabilized Construction Entrance and Silt Fence. (2 days)
- Construct Stormwater Management Facility. Install temporary draw-down device in lieu of permanent flow headwall. Add baffles. (10 days)
- Install earth dikes, mountable beems, and rip rap inflow protection. (1 day)
- After receiving permission from the sediment control inspector, rough grade site. (5 days)
- Install storm drain system, stormwater, water, and sewer. Adjust baffles as required. (5 days)
- Construct building. (6 months)
- Final grade site. (5 days)
- Install curb and gutter and paving and sidewalks. (10 days)
- Install landscaping. (1 week)
- Permanently stabilize all remaining areas. (1 day)
- When the retaining drainage area is stabilized, flush the storm drain system and stormwater.
- With permission of the inspector, remove the temporary draw-down device, install the flow headwall, and remove the baffles.
- With permission of the inspector, remove all Sediment Controls from the site. Stabilize all disturbed areas immediately. (1 week)
- During grading and after each rainfall, contractor will inspect and provide necessary maintenance to the Sediment Control measures on this plan.
- Following initial disturbances or readjustment or temporary stabilization shall be completed within:  
A. 7 calendar days for all perimeter Sediment Control Structures, Dikes, and Silt Fences.  
B. 14 calendar days for all other disturbed areas.

**SEDIMENT CONTROL NOTES**

- A minimum of 48 hours notice must be given to the Howard County Department of Inspections, Licenses and Permits Sediment Control Division prior to the start of any construction (313-1855).
- All vegetation and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL and revisions thereto.
- Following initial soil disturbance or readjustment, 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.
- All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 7, HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- All disturbed areas must be stabilized within the time period specified above in accordance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. For permanent seeding, soil texture, seeding, and mulching (Sec. G). Temporary stabilization with mulch alone shall be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
- 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.
- Site Analysis:  
Total Area: 3.361 Acres ±  
Area Disturbed: 3.21 Acres  
Area to be reseeded or paved: 1.95 Acres  
Area to be vegetatively stabilized: 1.31 Acres  
Total Cut: 7000 CY  
Total Fill: 7000 CY  
Offsite waste/borrow area location: \_\_\_\_\_
- Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
- Additional sediment controls must be provided, if deemed necessary by the Howard County Sediment Control Inspector.
- On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.
- Trenches for the construction of utilities is limited to three pipe lengths or that which shall be back-filled and stabilized within one working day, whichever is shorter.
- To be determined by contractor, with pre-approval of the Sediment Control Inspector with an approved and active grading permit.

# MAGNUDIS™ II DS/DM SERIES

## ROUND CUTOFF SPECIFICATION GRADE

**ROUND CUTOFF ARCHITECTURAL SHAPES**

Magnudisc II Round Cutoff Luminaires have been designed to meet the complex lighting needs of leading corporate office parks, retailers and restaurants. With ranges from 70 to 400 watts, the Magnudisc series offers efficient, low maintenance High Pressure Sodium and Metal Halide systems. Hubbell carefully engineered each member of this impressive family for superior optical performance, even under the severest conditions. The Magnudisc series offers a variety of standard and optional color selections and a diverse array of mounting options, allowing tremendous flexibility in creating signature lighting effects.

**Housing** - Spun aluminum two piece, flat or dome style which fully encloses electrical and optical assemblies. Rigid design with galvanized steel POWR-PANEL® and stainless steel lens band for permanent beauty.

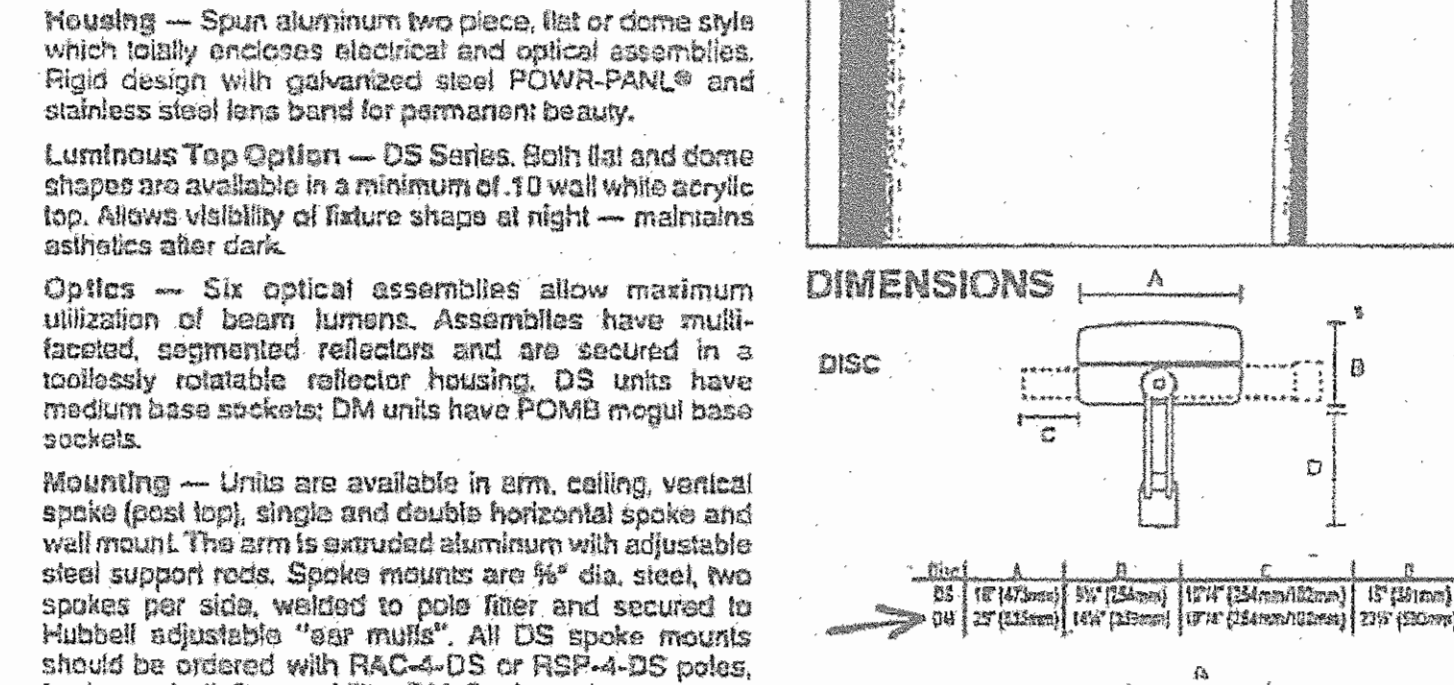
**Luminous Top Option** - DS Series. Both flat and dome shapes are available in a minimum of 10 wall white acrylic top. Allows visibility of fixture shape at night - maintains aesthetics after dark.

**Optics** - Six optical assemblies allow maximum utilization of beam lumens. Assemblies have multi-faceted, segmented reflectors and are secured in a toolless adjustable "leg mule". All DS spoke units have medium base sockets; DM units have POMB mogul base sockets.

**Mounting** - Units are available in arm, ceiling, vertical spoke (post top), single and double horizontal, vane and wall mount. The arm is extruded aluminum with adjustable steel support rods. Spoke mounts are 3/4" dia. steel, two spokes per side, welded to pole fiber and secured to Hubbell adjustable "leg mule". All DS spoke mounts can be ordered with RAC-4-DS or RSP-4-DS poles, for internal siphon capability. DM Spoke units mount on 2 1/2" O.D. tenons.

**Balastry** - Units are HFF Quad-Tap® (120, 208, 240, 277 volt) or 480 volt. For Tri-Tap (120, 277, 347 volt) consult factory. Metal halide units are available in 70, 100, 175, 250, 400 watt and start to -20°F. HPS units are available in 70, 100, 150, 250, 400 watt and start to -40°F. All ballast components are mounted on a galvanized POWR-PANEL® which installs without tools for fast installation. POWR-PANEL® is shipped in separate cases to prevent shipping damage to housing. Fusing and photocell options are available. 50 Hz ballasts available, consult factory.

**Listings** - All units are UL Listed 1572 for wet locations, CSA certified for indoor/outdoor locations.



**LIGHTING NOTES**

- All pole lights are round cut-off fixtures.
- Type "XII" lights are 12" - 6" above grade and type "X2" and "X3" are 25" - 4" above grade.
- Light shields are not used; instead, internal reflectors control the light distribution and minimize glare.
- Type "XII" lights have lamps with 12,000 initial lumens. Type "X2" and "X3" lights have lamps with 32,000 initial lumens.
- Light locations are shown on landscaping and lighting plan. (Sheet 7 of 8).

**21.0 STANDARDS AND SPECIFICATIONS FOR TOPSOIL**

**Definition**

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

**Purpose**

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

**Conditions Where Practice Applies**

- This practice is limited to areas having 2:1 or flatter slopes where:  
a. The texture of the exposed subsoil/parent material is not adequate to produce vegetable growth.  
b. The soil is greater in soil depth than the rooting zone to not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.  
c. The original soil to be vegetated contains material toxic to plant growth.  
d. The soil is so acidic that treatment with limestone is not feasible.
- For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.

**Construction and Material Specifications**

- Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experiment Station.
- Topsoil Specifications - Soil to be used as topsoil must meet the following:  
a. Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or a soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting textured sands and shall contain less than 1% by volume of cinders, stones, slag, coarse fragments, gravel, sticky, red, blue, or other materials larger than 1 and 1/2" in diameter.  
b. Topsoil must be free of plants or plant parts such as Bermuda grass, quackgrass, Johnsongrass, nutgrass, poison ivy, thistle, or others as specified.  
c. Where the subsoil is either highly acidic or composed of heavy clay, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. LIME shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures:  
i. For sites having disturbed areas under 5 acres:  
1. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.  
ii. Topsoil shall be uniformly distributed in a 4" - 8" layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water pockets.  
iii. Topsoil shall not be placed while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet, or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.

**TEMPORARY SEEDING NOTES**

**SEEDBED PREPARATION:** Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously loosened.

**SOIL AMENDMENTS:** Apply 600 lbs. per acre 10-10-10 fertilizer (14 lbs./1000 sq.ft.).

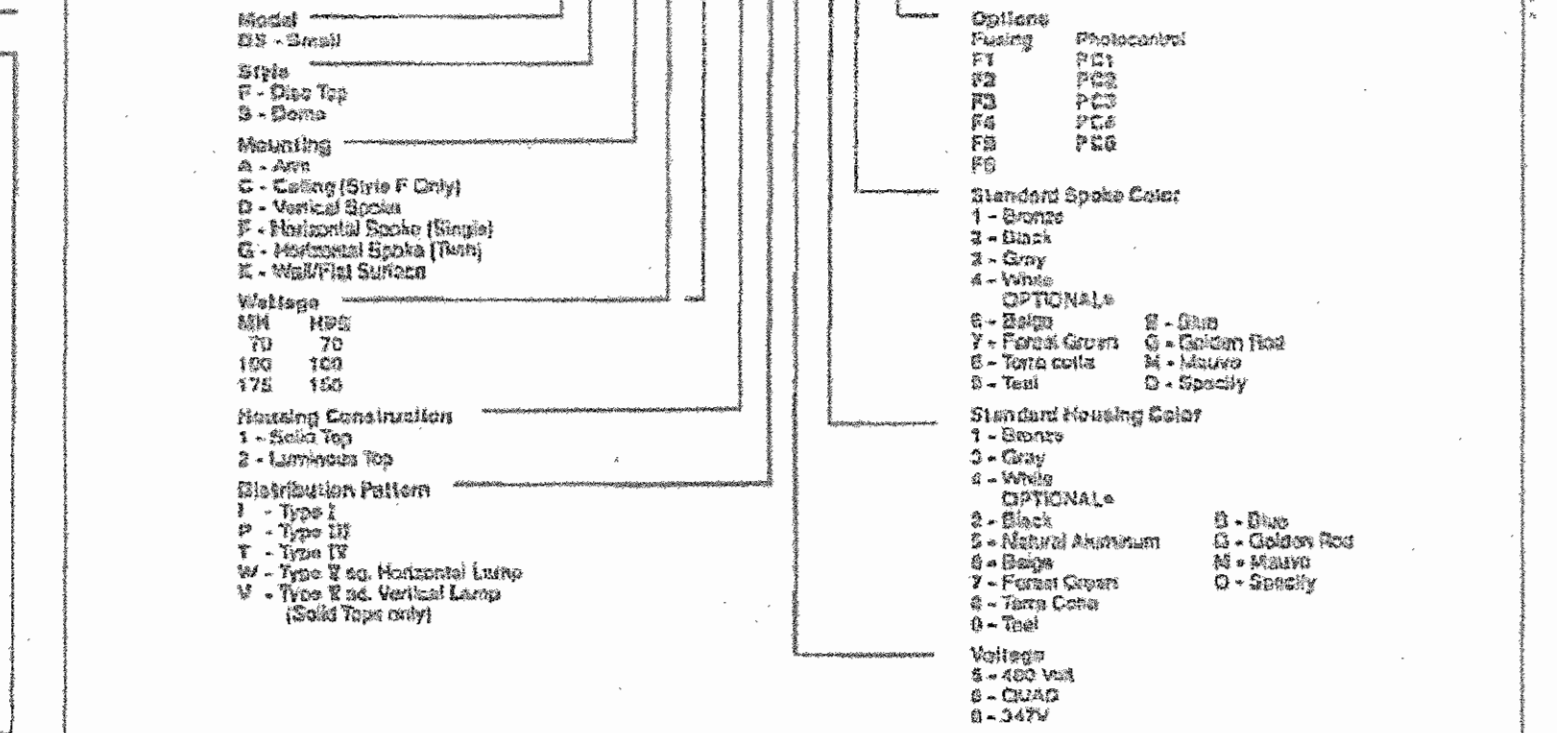
**SEEDING:** For periods March 1 thru April 30, and from August 1 thru October 31, seed with 60 lbs. per acre (1.4 lbs./1000 sq.ft.) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs. Kentucky 31 Tall Fescue per acre and 2 lbs. per acre (0.5 lbs./1000 sq.ft.) of vernal ryegrass. During the period of October 15 thru February 28, protect site by Osmorhiza 100 per acre well anchored straw mulch and seed as soon as possible in the spring. Cotton (2) Use soil, Option (2) Seed with 60 lbs./acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw.

**MULCHING:** Apply 1 1/2 to 2 tons per acre (70 to 90 lbs./1000 sq.ft.) of anchored straw mulch immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 200 gallons per acre (5 gal/1000 sq.ft.) of emulsified asphalt on flat areas. On slopes 5 feet or higher, use 345 gallons per acre (6.9 gal/1000 sq.ft.) for anchoring.

**MAINTENANCE:** Inspect all seeded areas and make needed repairs, replacements and reseedings.

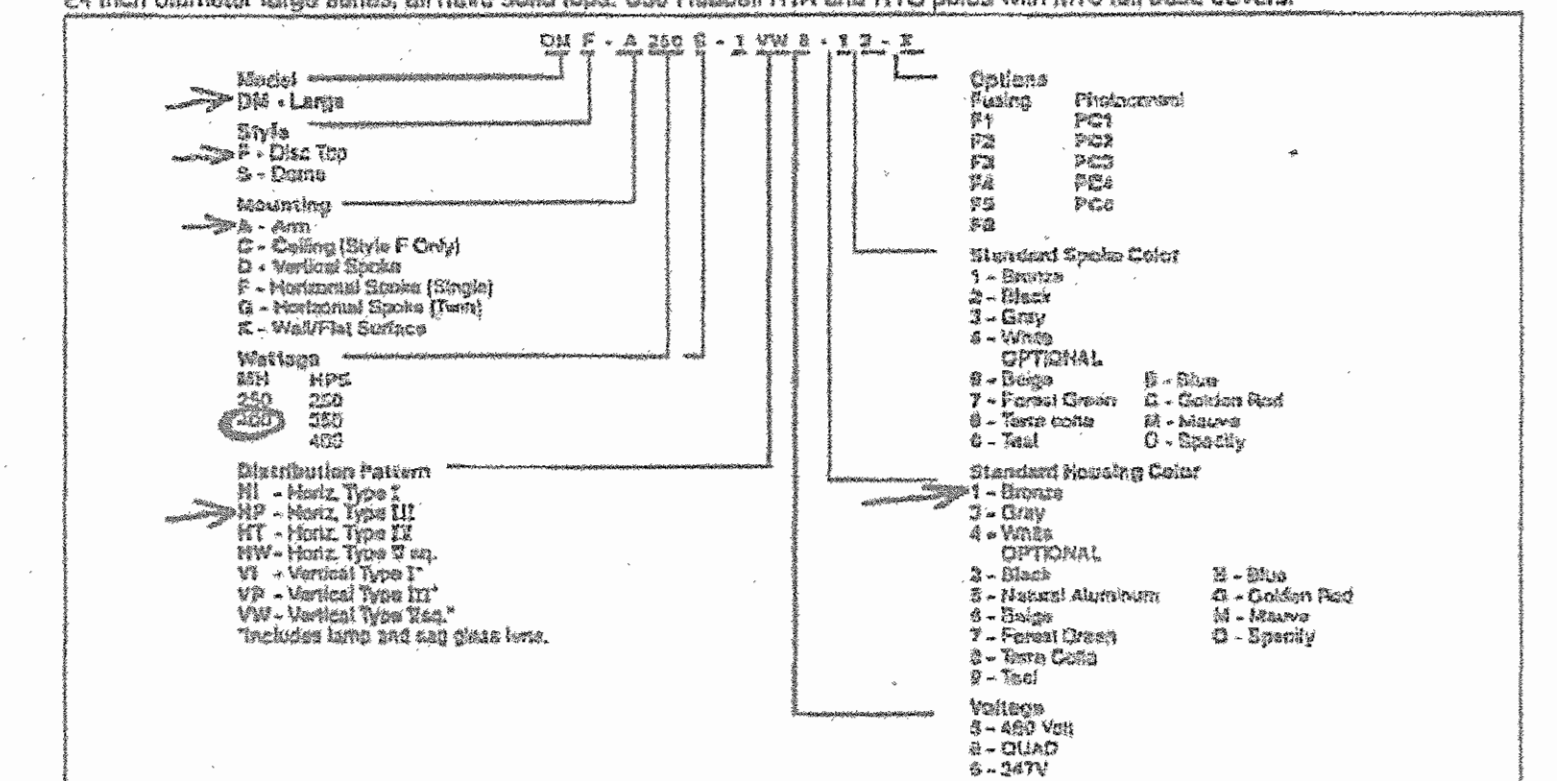
# DS SERIES CATALOG LOGIC

18 inch diameter small series, with and without luminous top. Use Hubbell RAC4 and RSP4 poles with DS decorative base cover.



# DM SERIES CATALOG LOGIC

24 inch diameter large series, all have solid tops. Use Hubbell RTA and RTS poles with M10 full base covers.



**HUBBELL Lighting, Inc.**

Hubbell Lighting, Inc. 2620 Electric Way, Christiansburg, Virginia 24073 (703) 382-0111 • Fax (703) 382-1526 • Telex 23-7407710  
Hubbell Canada, Inc. 870 Brock Road South, Pickering, Ontario L1W 1Z1, (905) 839-1136 • Fax: (905) 839-9103 • Telex: 05-0611293  
Hubbell, Ltd., Phoenix Close, Woburn Rd. Ind., Exton, Kempton, England MK43-7311 • Tel: (44 234) 858444 • Telex: R25005  
July 1991

**APPROVED PLANNING BOARD OF HOWARD COUNTY**

DATE: 06/28/01

REVIEWED FOR HOWARD SCD AND MEETS TECHNICAL REQUIREMENTS

USDA-NATURAL RESOURCE CONSERVATION SERVICE

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

10/18/01  
10/18/01

**APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING**

10/18/01  
10/18/01  
10/18/01

10/18/01  
10/18/01

**ENGINEERS CERTIFICATE**

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

10/18/01  
10/18/01

**DEVELOPER'S CERTIFICATE**

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

10/18/01  
10/18/01

**SEDIMENT AND EROSION CONTROL AND LIGHTING DETAILS**

**RIVERS CORPORATE CENTRE**

RIVERS CORPORATE PARK, SECTION 1, AREA 1

TAX MAP 42, GRID 1 PARCEL Q-1  
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

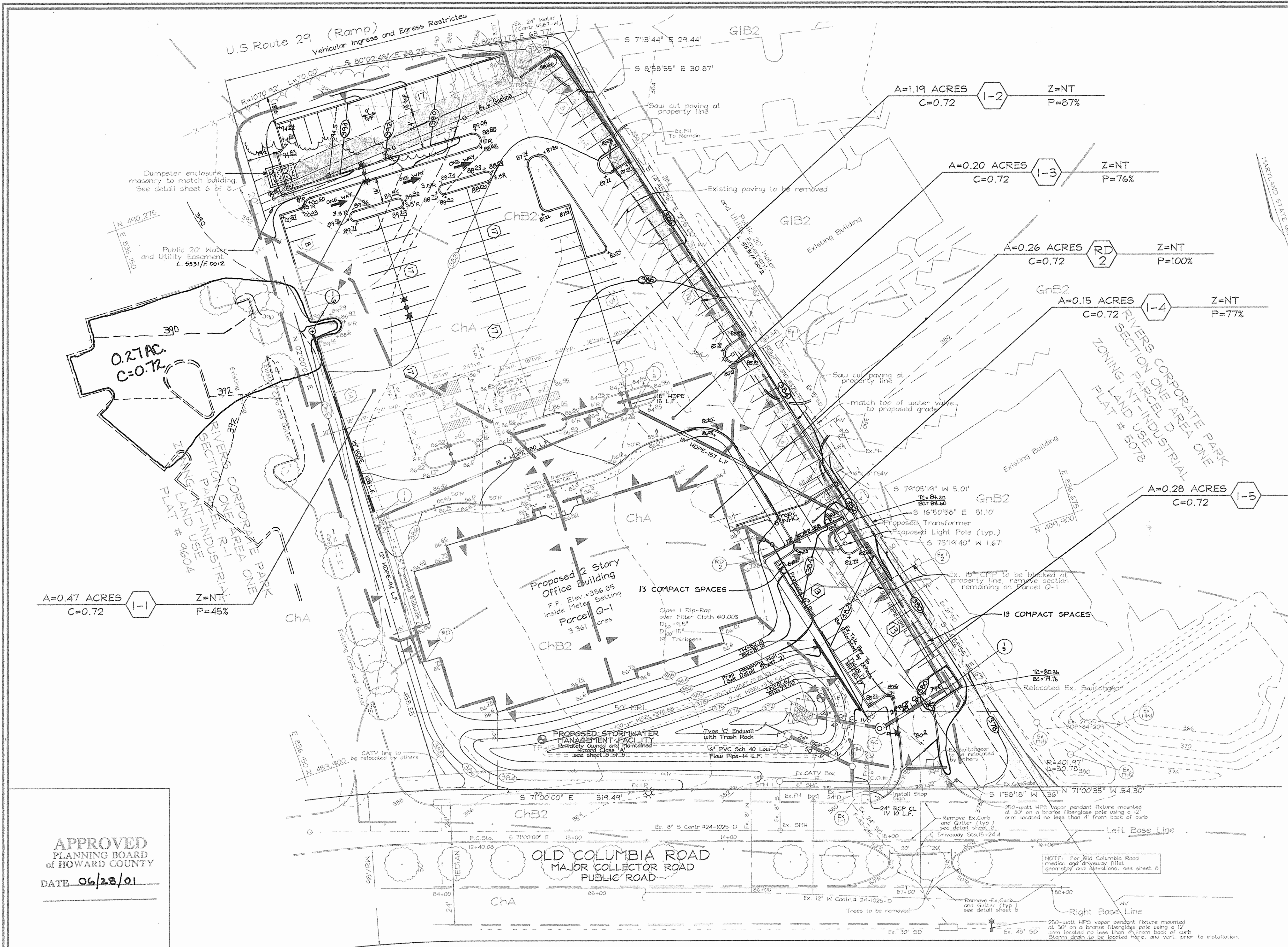
**FREDERICK WARD ASSOCIATES, INC.**

7125 Riverwood Drive Columbia, Maryland 21046-2354  
Phone: 410-290-9550 Fax: 410-720-8226  
Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

DESIGN BY: PS  
DRAWN BY: GL/PS  
CHECKED BY: RHV  
DATE: Aug. 14, 2001  
SCALE: As Shown  
W.O. NO.: 2071164.00

4 SHEET OF 8





APPROVED  
PLANNING BOARD  
of HOWARD COUNTY  
DATE 06/28/01

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

\_\_\_\_\_ 10/16/01  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
 Cindy Harvath  
 \_\_\_\_\_ 10/17/01  
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE  
 \_\_\_\_\_ 10/18/01  
 DATE

1	REVISED GRADING AND INLET (DUE TO GAS LINES)	10-17-03
2	REVISED GRADING FOR ADDITIONAL PARKING	02-09-04
NO.	REVISION	DATE

**STORM DRAIN DRAINAGE AREA MAP**  
**RIVERS CORPORATE CENTRE**  
 RIVERS CORPORATE PARK, SECTION 1, AREA 1  
 TAX MAP 42 GRID 1 PARCEL 'Q-1'  
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

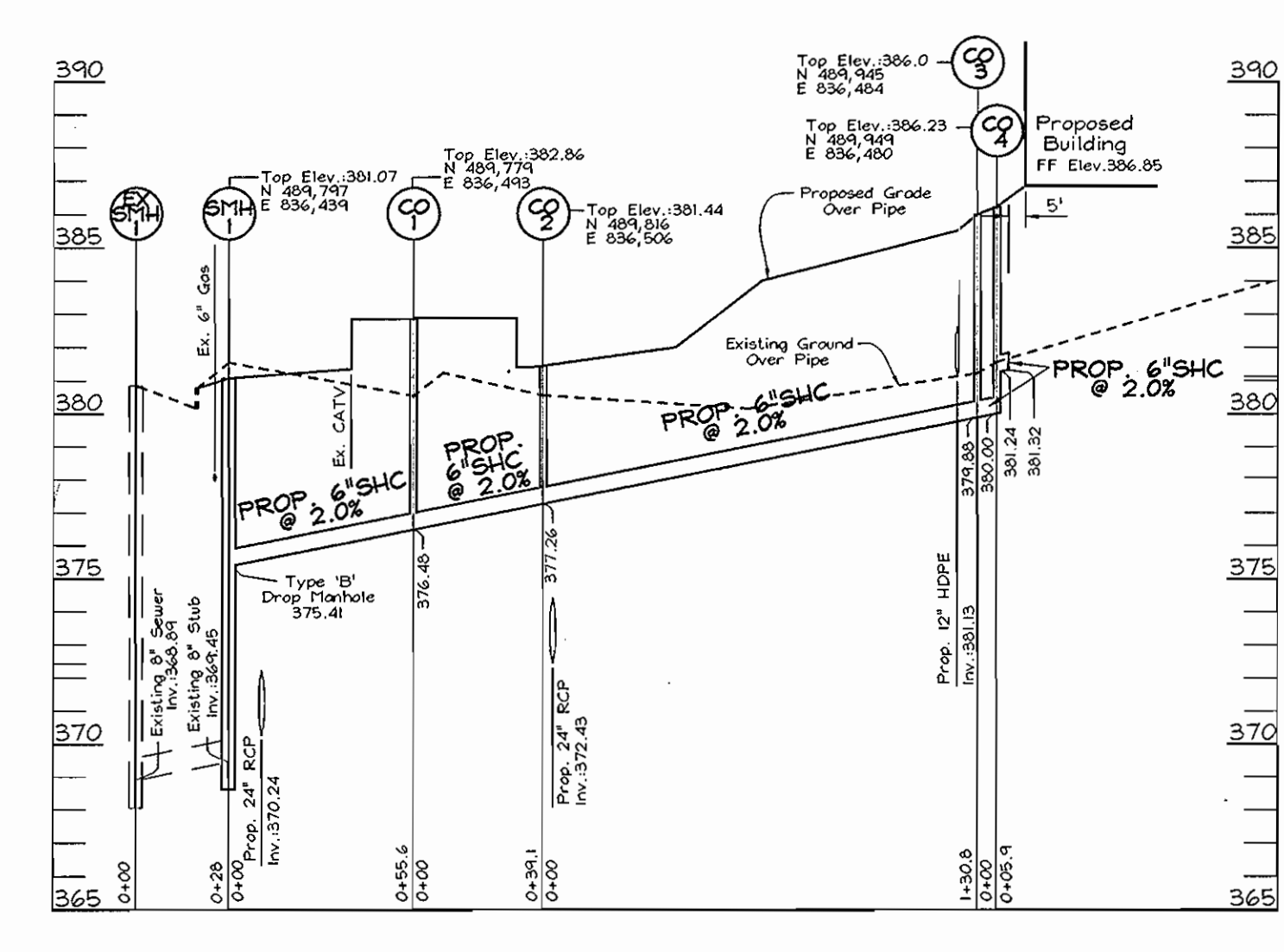
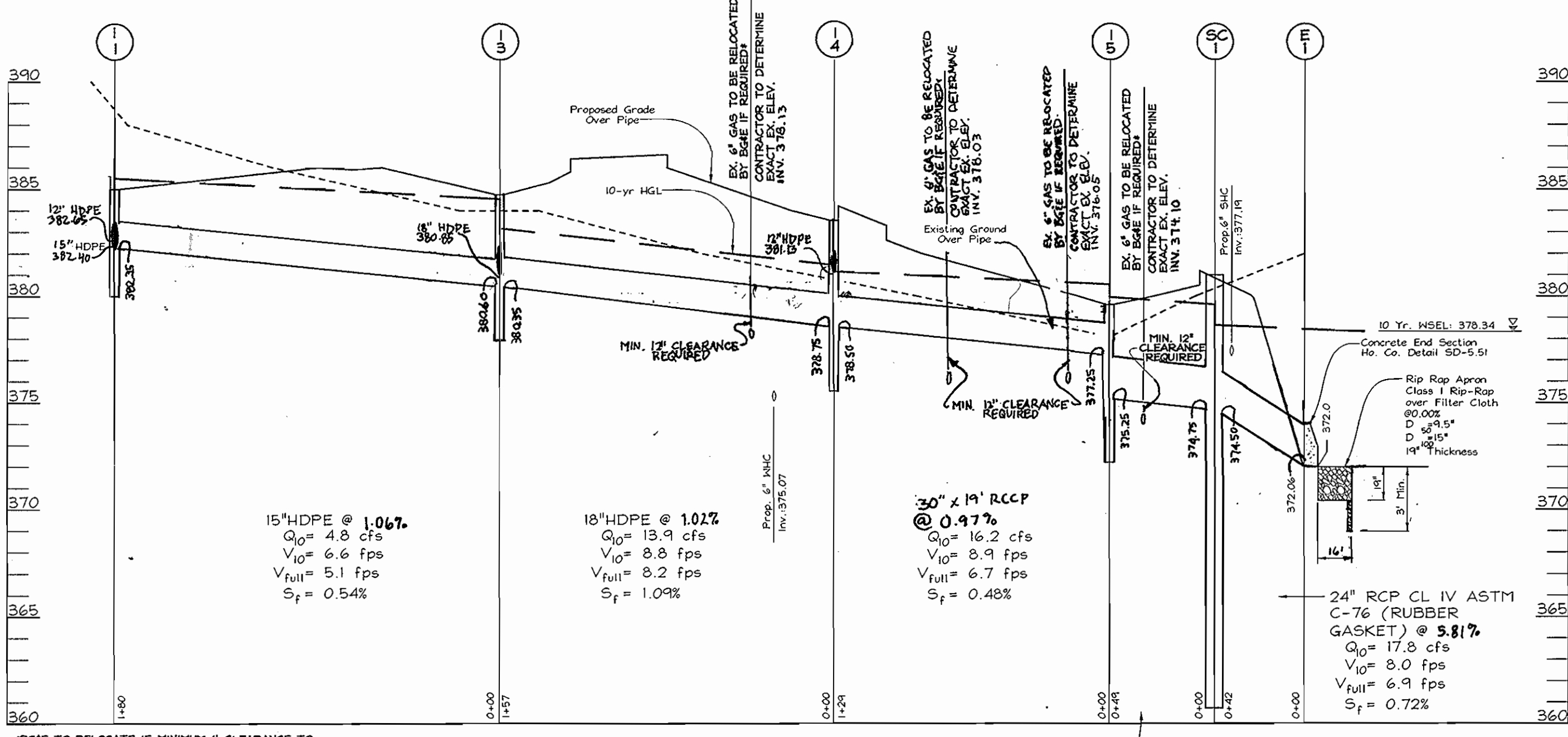
**FREDERICK WARD ASSOCIATES, INC.**  
 ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354  
 ARCHITECTS Phone: 410-290-9550 Fax: 410-720-6226  
 SURVEYORS Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

DESIGN BY: GRL  
 DRAWN BY: GRL  
 CHECKED BY: RHV  
 DATE: Aug 14, 2001  
 SCALE: 1"=30'  
 W.O. NO.: 2017154.00

OWNER/DEVELOPER  
 KC Rivers Development, LLC  
 726 Second Street, Suite 3A  
 Annapolis, MD 21403  
 410.626.1802

5 SHEET OF 8



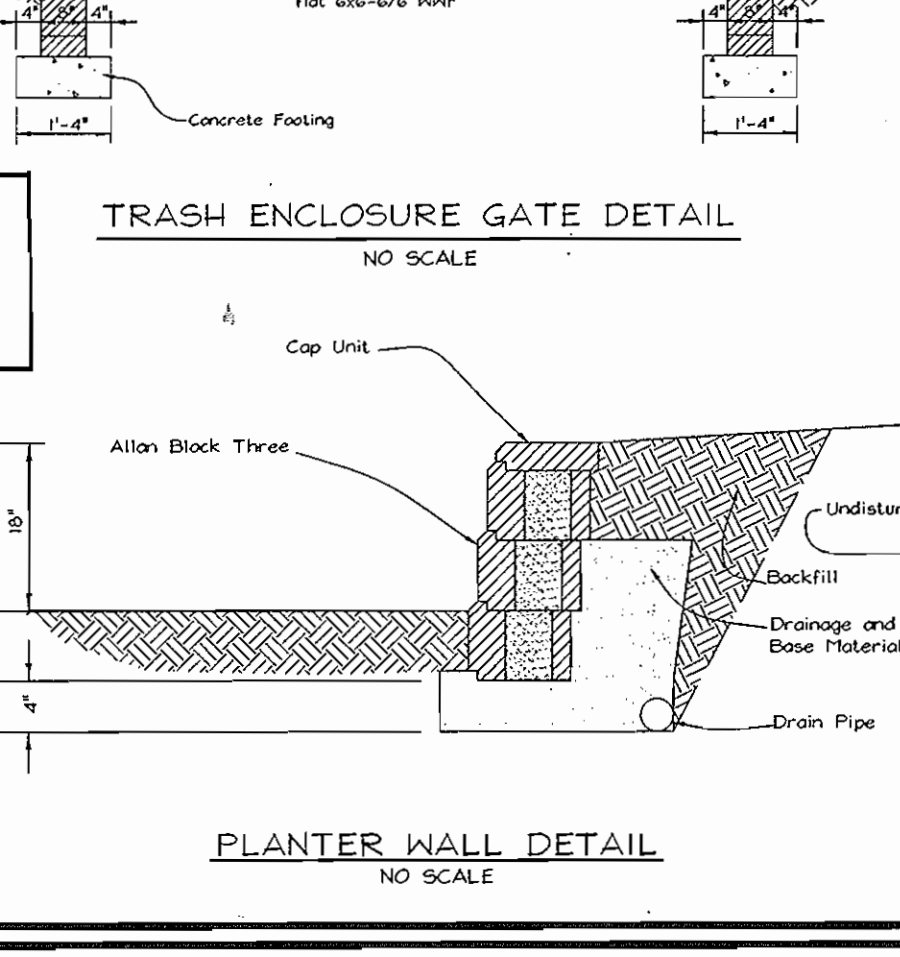
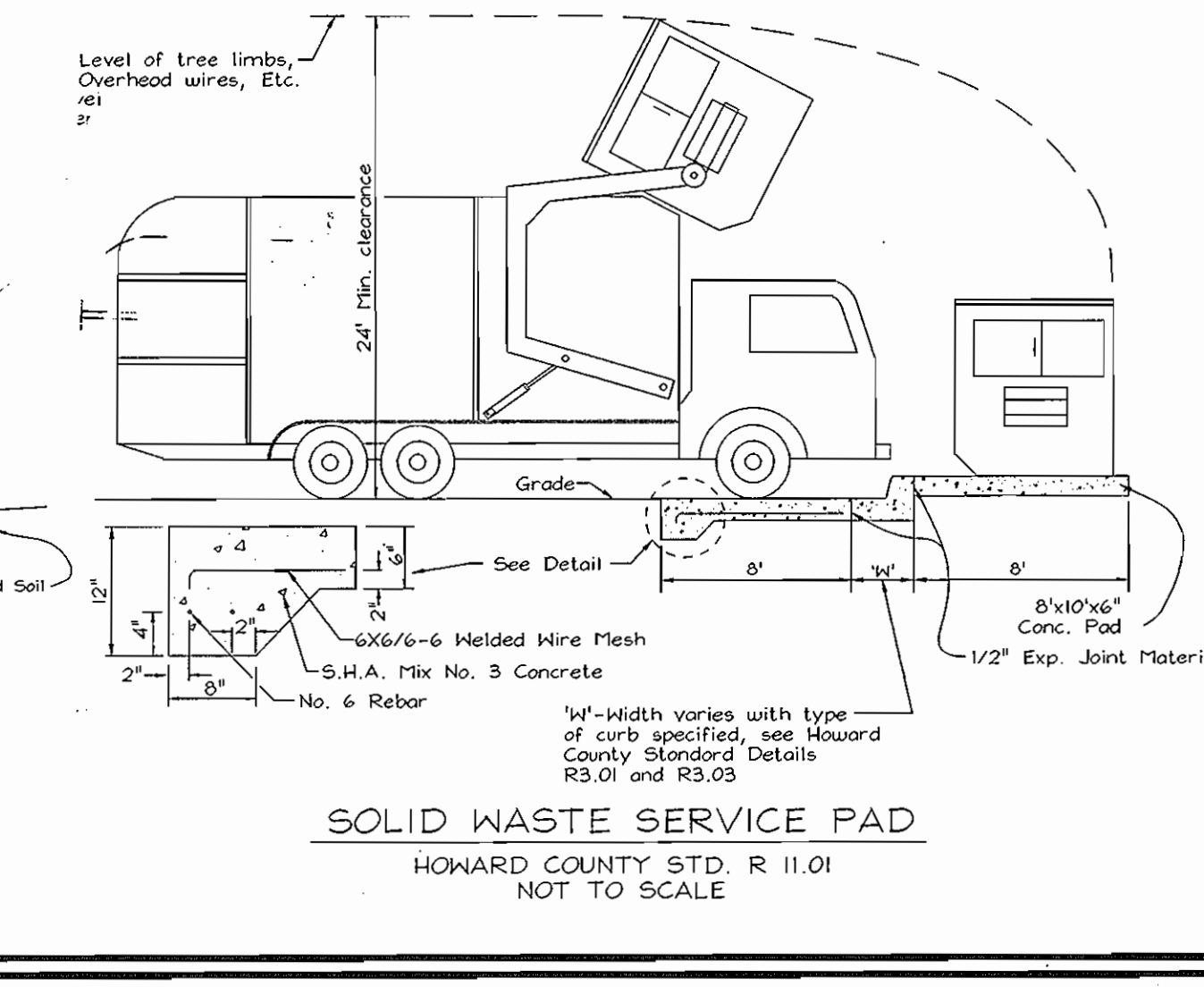
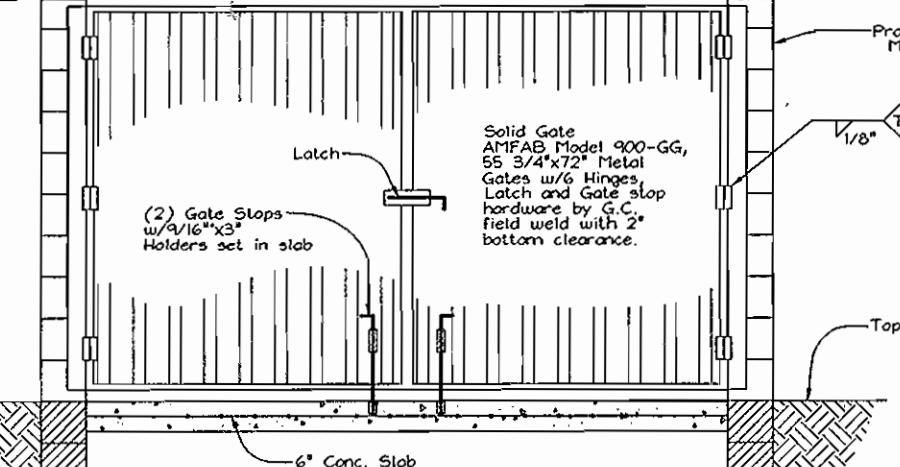
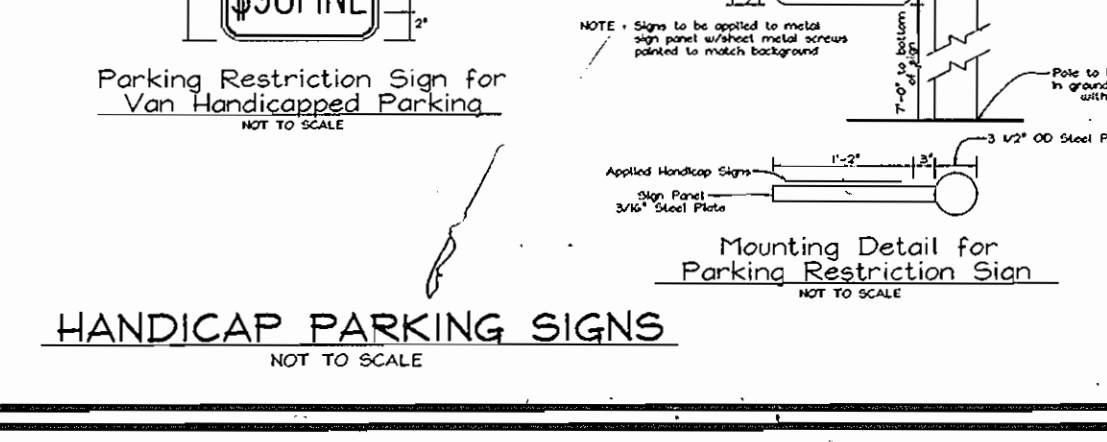
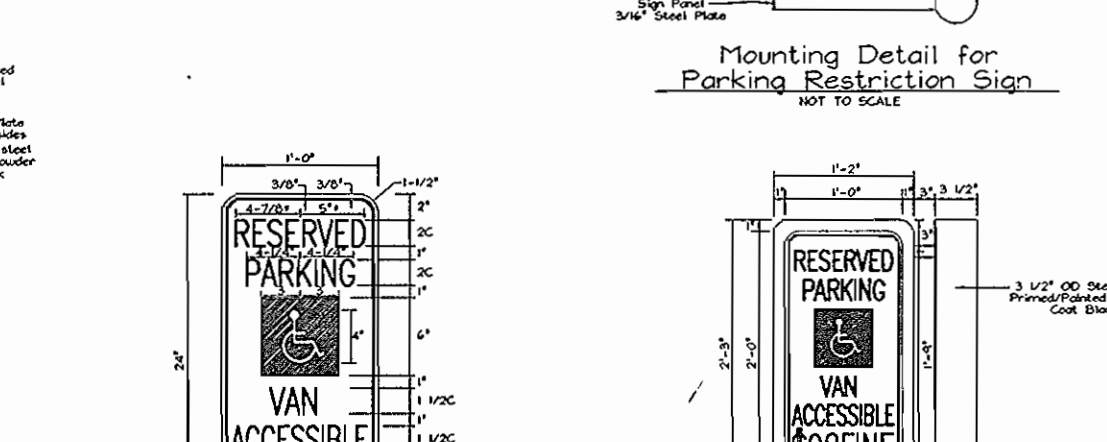
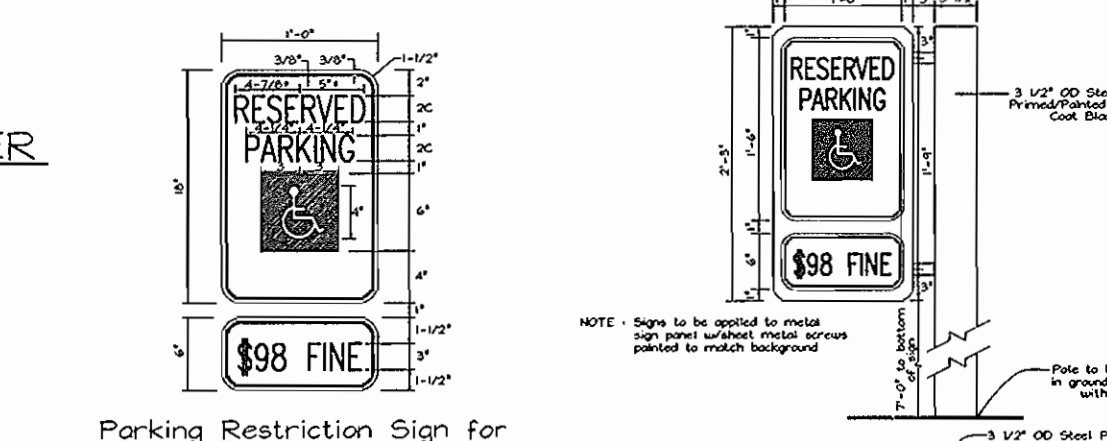
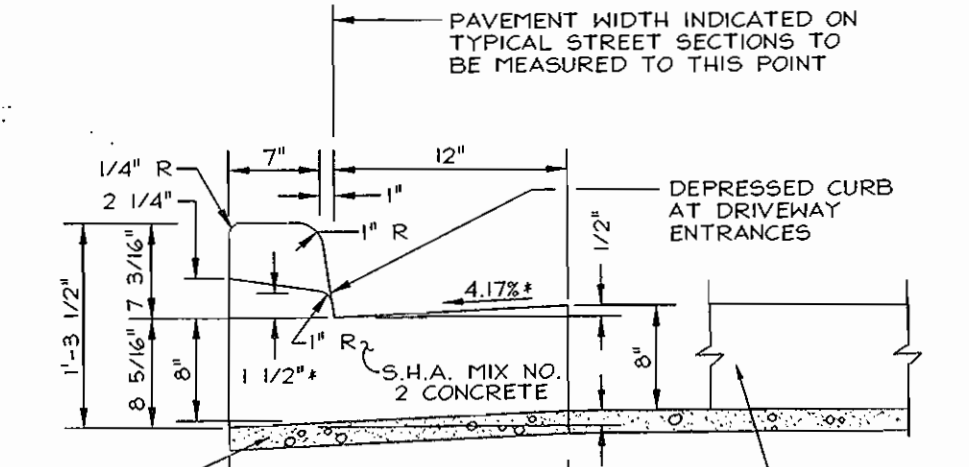
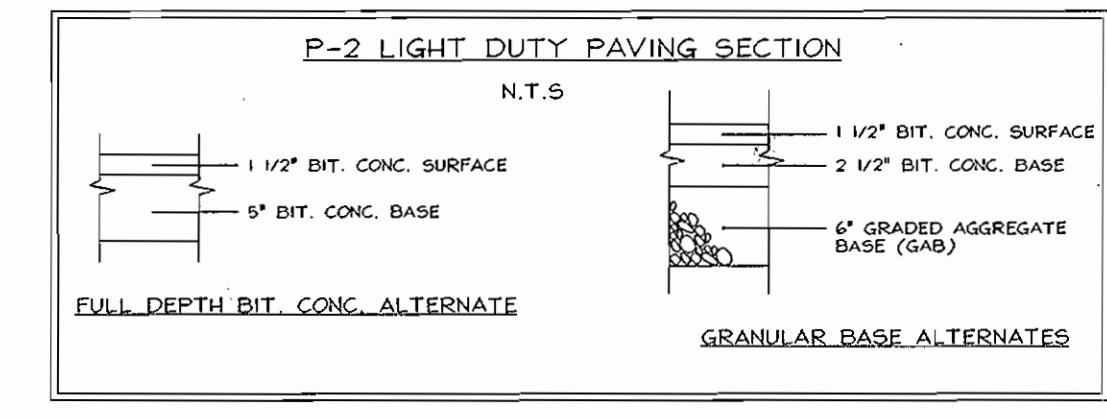
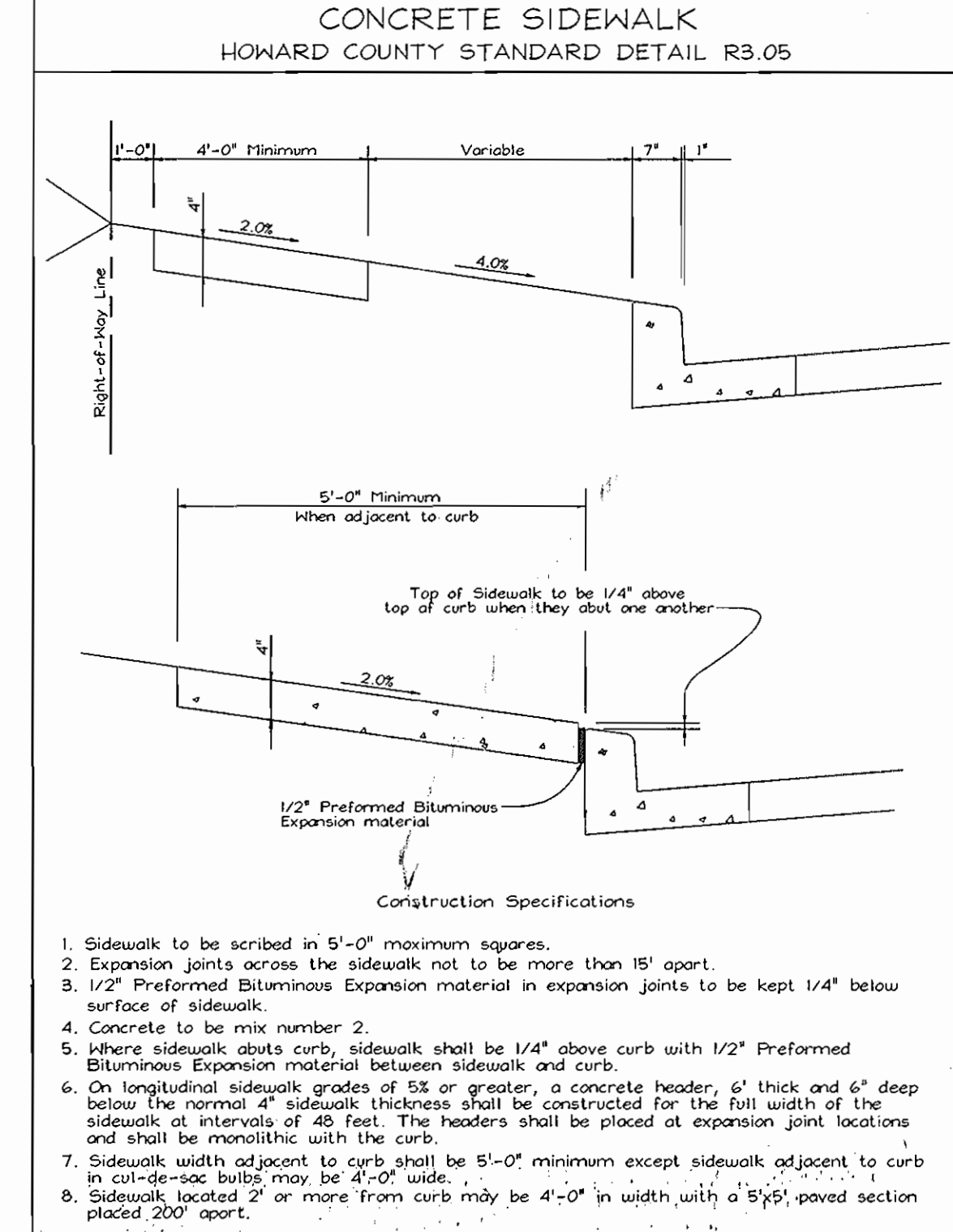
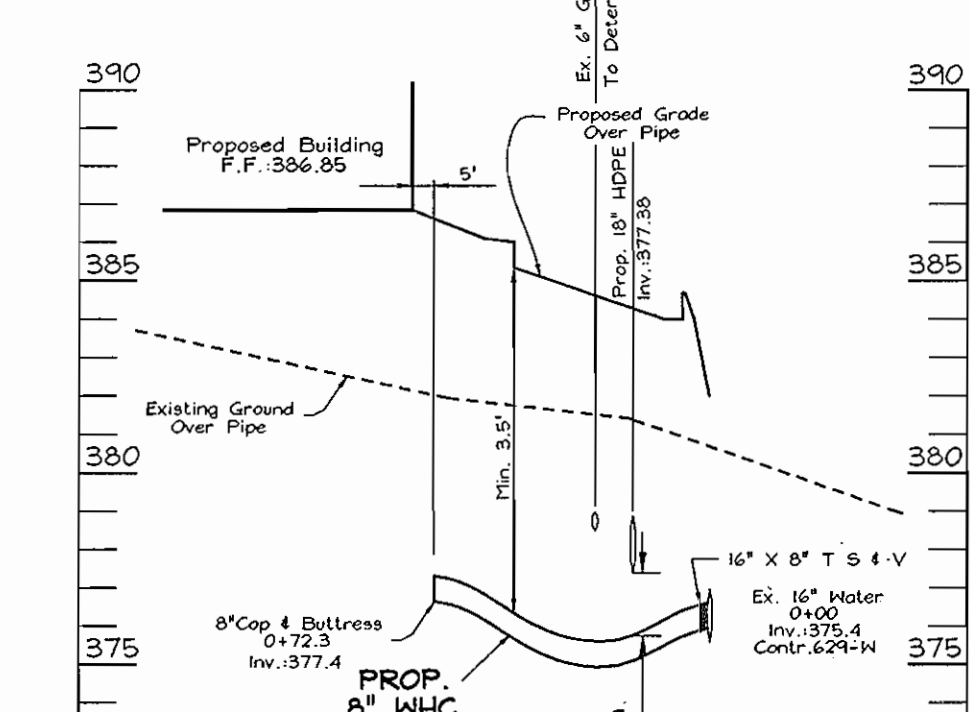
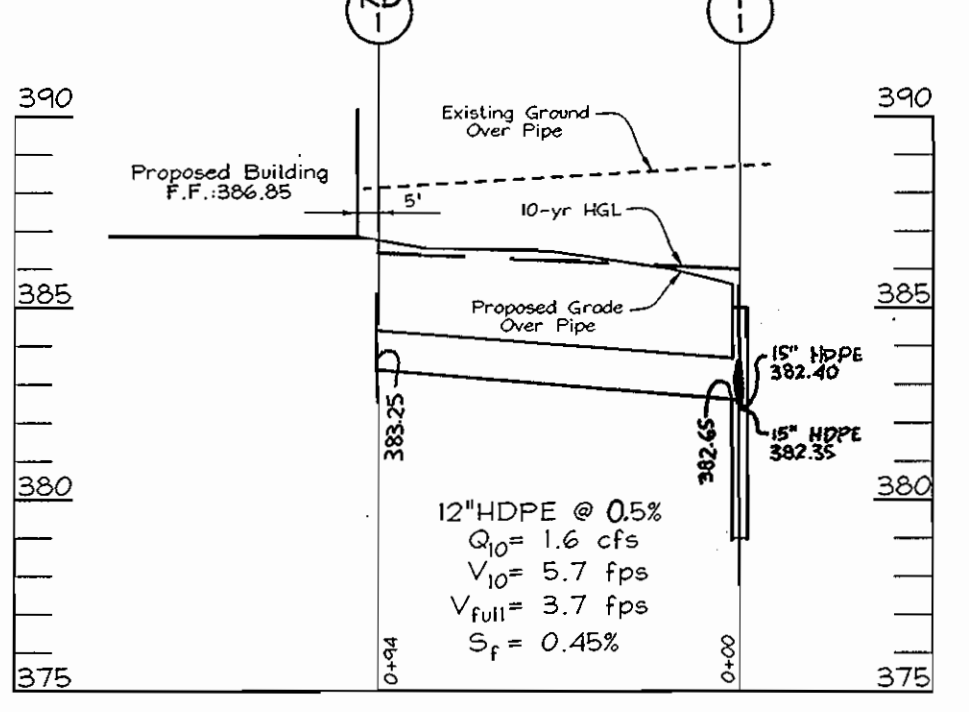
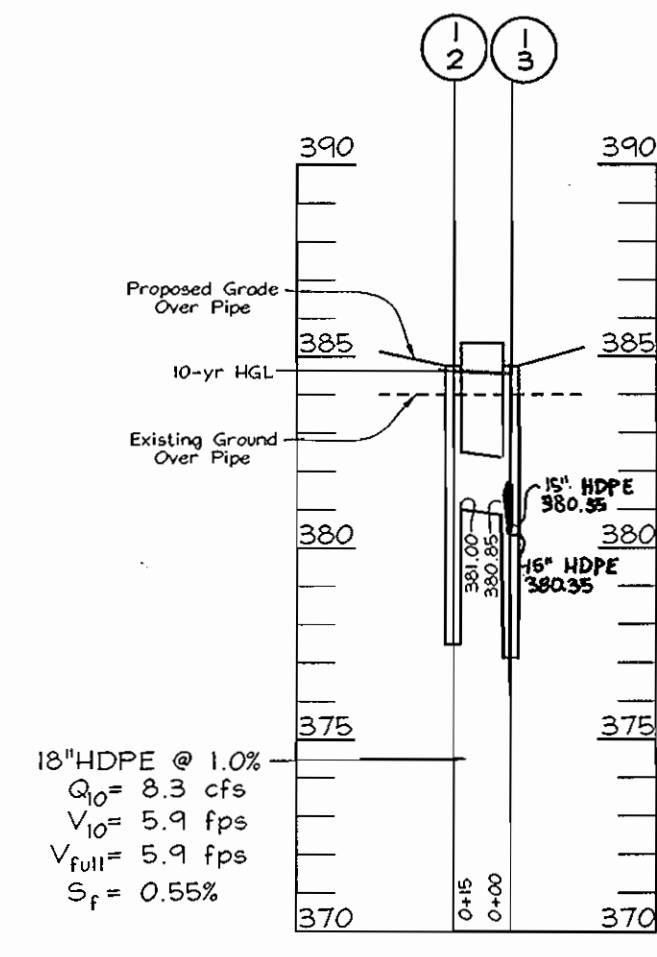
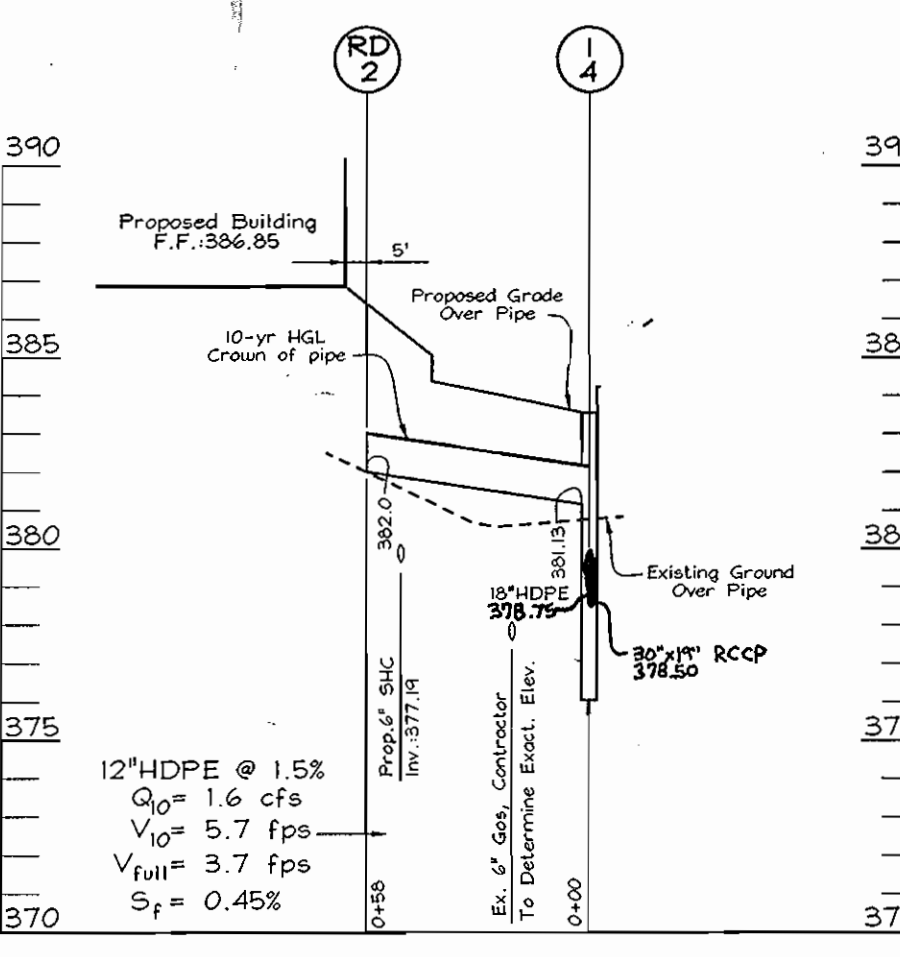
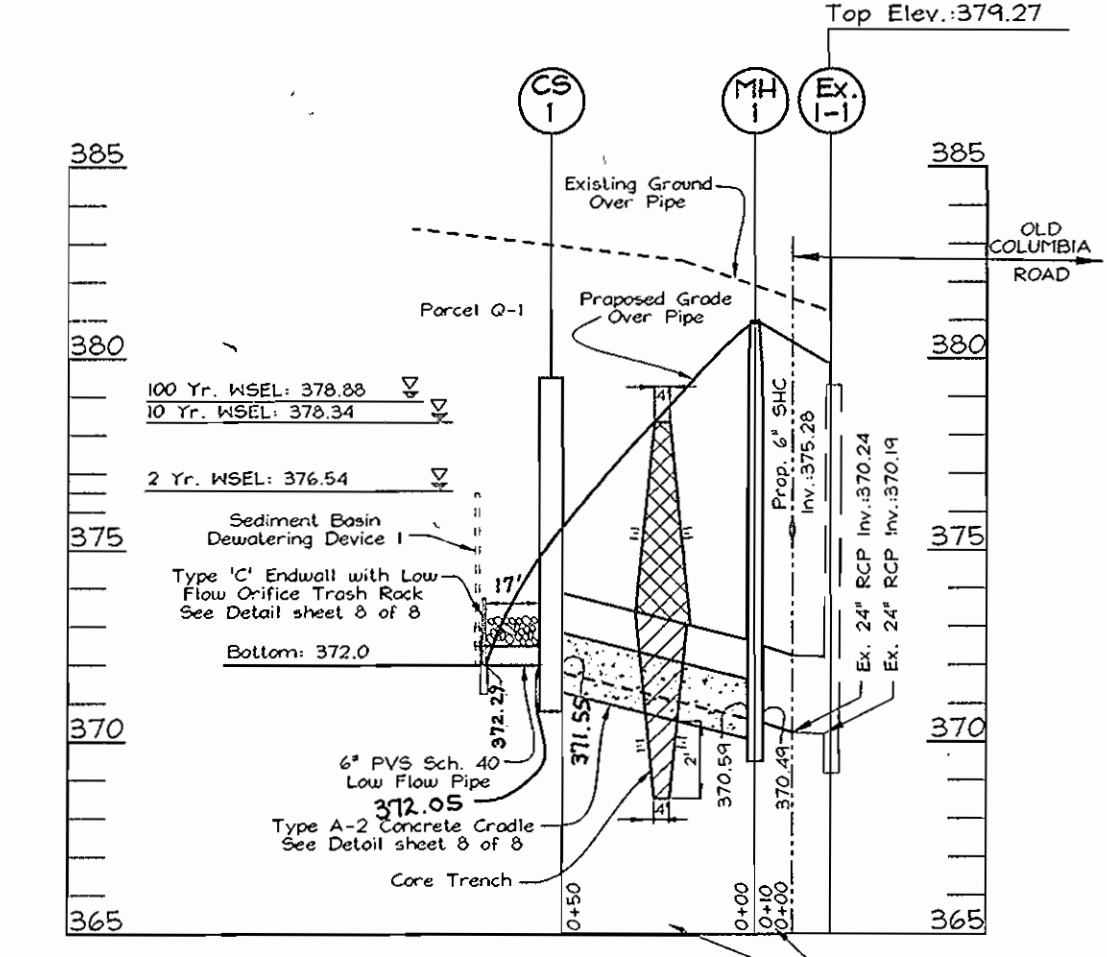
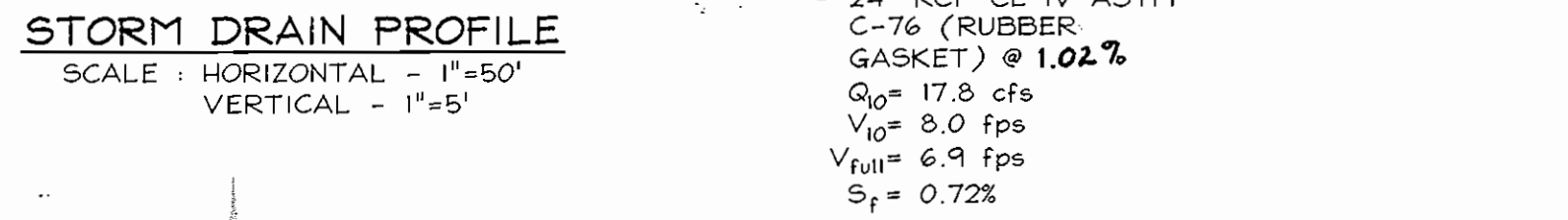


PIPE SCHEDULE		
SIZE	TYPE	LENGTH
12"	HDPE	152LF
15"	HDPE	308LF
18"	HDPE	172LF
24"	HDPE	129LF
24"	RCP CL IV ASTM C-76	91LF
24"	RCP ASTM C-361 CLASS B-25	60LF
6"	PVC	14LF

STRUCTURE SCHEDULE						
NO.	TYPE	LOCATION	TOP ELEV.	INV. IN	INV. OUT	REMARKS
I-1	Double Type 'S' Combination Inlet	N 490,042 E 836,248	385.60	381.12	382.55	SD 4.34
I-2	Double Type 'S' Combination Inlet	N 490,070 E 836,427	385.35	-	381.00	SD 4.34
I-3	Double Type 'S' Combination Inlet	N 490,055 E 836,427	385.35	380.55	380.55	SD 4.34*
I-4	Double Type 'S' Inlet	N 489,946 E 836,533	383.50	378.17	378.50	SD 4.23*
I-5	Double Type 'S' Inlet	N 489,819 E 836,560	379.60	371.25	371.25	SD 4.23*
CS-1	Control Structure	N 489,824 E 836,453	-	371.80	-	See Detail Sheet 8 of 8
MH-1	Precast Manhole (4')	N 489,791 E 836,486	381.00	370.59	370.49	G 5.12
E-1	24" Concrete End Section	N 489,830 E 836,474	-	-	372.00	SD 5.52
SC-1	Stormceptor STC 3600	N 489,807 E 836,512	381.00	374.75	374.50	See Detail Sheet 8 of 8

NOTE: 1. Top elevations are to the center of the structure at top of curb for Type 'S' Comb. Inlets and top of Manhole cover for Precast Manhole.  
 2. For top slab slopes see grading plan.  
 3. See Architectural plans for roof drain details.  
 4. Modify inlet openings as required for pipe geometry.

STRUCTURE SCHEDULE						
NO.	TYPE	LOCATION	TOP ELEV.	INV. IN	INV. OUT	REMARKS
I-6	YARD INLET	N 490,172 E 836,248	388.00	-	381.30	SD-4.4



**OWNER/DEVELOPER**  
KC Rivers Development, LLC  
726 Second Street, Suite 3A  
Annapolis, MD 21403  
410.626.1802

**APPROVED PLANNING BOARD OF HOWARD COUNTY**  
DATE 06/28/01

**APPROVED**  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE 10/17/01

**APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING**  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE 10/17/01

NO.	REVISION	DATE
1	REVISED GRADING; ADD INLET (DUE TO GAS LINE)	10-17-03
2	REVISED GRADING FOR ADDITIONAL PARKING	02-03-04
3	SWM AS-BUILT	9-22-05

**STORM DRAIN, WATER, AND SEWER PROFILES AND SITE DETAILS**  
RIVERS CORPORATE CENTRE  
RIVERS CORPORATE PARK, SECTION 1, AREA 1

TAX MAP 42 GRID 1  
5TH ELECTION DISTRICT

PARCEL G-1  
HOWARD COUNTY, MARYLAND

**FREDERICK WARD ASSOCIATES, INC.**  
ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354  
ARCHITECTS Phone: 410-290-9550 Fax: 410-720-6226  
SURVEYORS Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

DESIGN BY: GRL  
DRAWN BY: GRL  
CHECKED BY: RHV  
DATE: Aug 14, 2001  
SCALE: As Shown  
W.C. NO.: 2017154.02

6 SHEET OF 8



**SCHEDULE B  
PARKING LOT INTERNAL LANDSCAPING**

Number of parking spaces	194
Number of trees and islands required	10
Number of trees and islands provided	10
Shade Trees	
Other Trees (2:1 Substitution)	

**LANDSCAPE SCHEDULE**

KEY	QUAN.	BOTANICAL NAME	SIZE	REM.
CC	4	<i>Crataegus crusgalli</i> 'variegata'	2 1/2"-3" Cal.	B 4 B
EA	81	<i>Thuja occidentalis</i> 'Smaragdina'	24"-30" Ht.	B 4 B
FP	20	<i>Fraxinus p. latifolia</i>	3-3 1/2" Cal.	B 4 B
IO	20	<i>Ilex 'Nelle Stevens'</i>	4'-5' Ht.	B 4 B
TM	53	<i>Taxus x. media</i> 'Densiformis'	36" Ht.	B 4 B
TB	121	<i>Taxus canadensis</i> 'Repandens'	18"-24" Spd.	B 4 B
PP	10	<i>Picea pungens</i> 'Fat Albert'	4'-5' Ht.	B 4 B
QP	4	<i>Quercus palustris</i>	3-3 1/2" Cal.	B 4 B
VP	10	<i>Viburnum plicatum</i> 'variegatum'	36"-42" Ht.	B 4 B
2351		<i>Liriodendron tulipifera</i>	Plant. Cont.	18" ac

**LANDSCAPE SCHEDULE NOTES**

- ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT AAN SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH HRD PLANTING SPECIFICATIONS.
- MAINTENANCE TO INCLUDE MONITORING AND HAND WATERING AS NEEDED FOR THE FIRST TWO GROWING SEASONS TO ESTABLISH WOODY PLANTS. SPECIALIZED PLANTING AREAS INCLUDING FOUNDATION PLANTING AND ANNUAL BEDS MAY REQUIRE REGULAR HAND WATERING OR IRRIGATION.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
- FINAL LOCATION OF PLANT MATERIAL MAY NEED TO VARY TO MEET FINAL FIELD CONDITIONS. TREES SHALL NOT BE PLANTED IN THE BOTTOM OF DRAINAGE SWALES.
- CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.

**APPROVED  
PLANNING BOARD  
OF HOWARD COUNTY**  
DATE: 06/28/01

**SCHEDULE A  
PERIMETER LANDSCAPE EDGE**

CATEGORY	ADJACENT TO ROADWAYS			ADJACENT TO PERIMETER PROPERTIES
	1	2	3	
Perimeter/Frontage Designation	C	E	D	
Linear Feet of Roadway	300	180	42	
Credit for Existing Vegetation (Yes, No, Linear Feet Describe below if needed)	No	No	No	
Credit for Wall, Fence or Berm (Yes, No, Linear Feet Describe below if needed)	No	No	No	
Number of Plants Required				
Shade Trees	1:40	5	1:60	1
Evergreen Trees	1:20	15	1:10	4
Shrubs		1:04	45	
Number of Plants Provided				
Shade Trees	7	5		8
Evergreen Trees	5			
Other Trees (2:1 Substitution)	4			
Shrubs (10:1 Substitution)	81	53		
Describe Plant Substitution Credits Below if needed				

\*\* This property is an internal parcel within an existing subdivision.  
This plan prepared per New Town Alternative Compliance method. Substitutions per HRD.

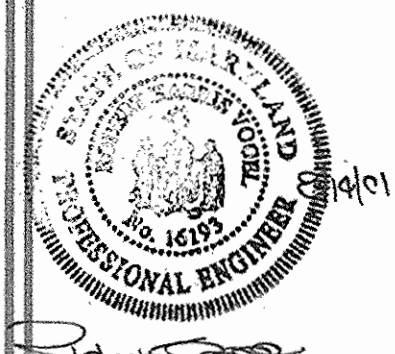
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE: 10/16/01  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 DATE: 10/17/01  
 DATE: 10/16/01

**DEVELOPER'S BUILDER'S CERTIFICATE**  
 I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE(1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.  
 SIGNATURE OF DEVELOPER: Craig S. Powell DATE: 8/15/01

**SCHEDULE D: STORMWATER MANAGEMENT AREA LANDSCAPING**

LINEAR FEET OF PERIMETER	587 LF
CREDIT FOR EXISTING VEGETATION (NO, YES AND LINEAR FEET)	NO
CREDIT FOR OTHER LANDSCAPING (NO, YES AND %)	YES, 587' OF HRD REQUIRED LANDSCAPING
NUMBER OF TREES REQUIRED	
SHADE TREES	15 SHADE TREES
EVERGREEN TREES	29 EVERGREEN TREES
NUMBER OF TREES PROVIDED	
SHADE TREES	6 SHADE TREES
EVERGREEN TREES	18 EVERGREEN TREES
OTHER TREES (2:1 SUBSTITUTION)	5 ORNAMENTAL TREES

**OWNER/DEVELOPER**  
 KC Rivers Development, LLC  
 726 Second Street, Suite 3A  
 Annapolis, MD 21403  
 410.626.1802



DESIGN BY: MHM  
 DRAWN BY: MHM  
 CHECKED BY: RHV  
 DATE: Aug. 14, 2001  
 SCALE: 1"=50'  
 W.C. NO.: 2017154-001  
 7 SHEET OF 8

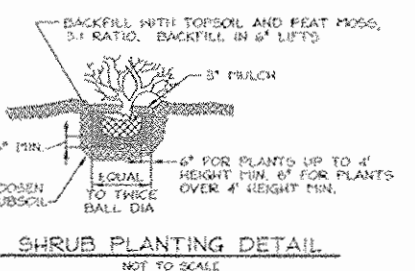
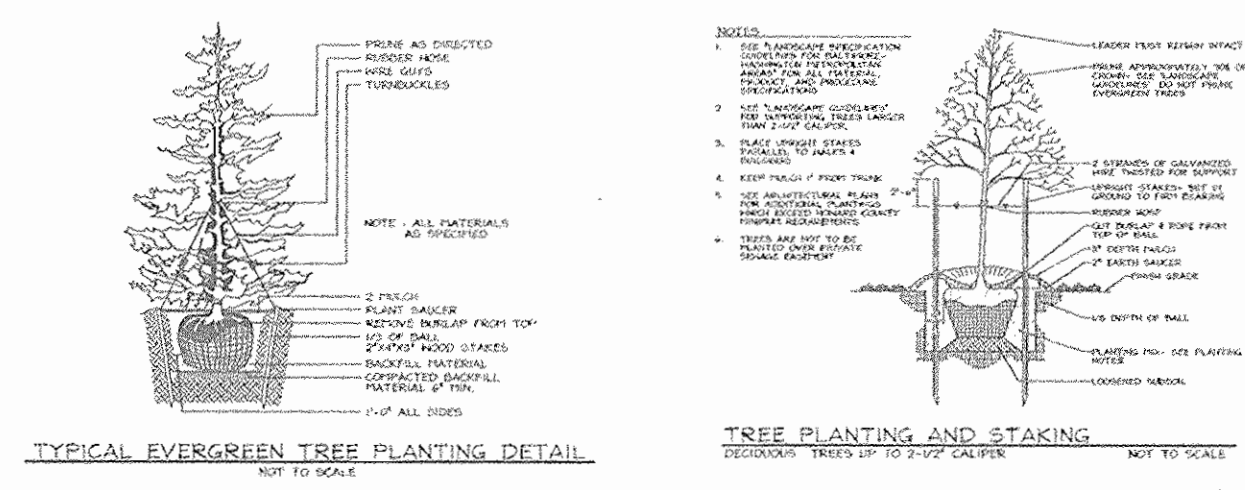
NO.	REVISION	DATE
1	REVISED GRADING, ADD INLET (DUE TO GAS LINE)	10-17-03
2	REVISED GRADING FOR ADDITIONAL PARKING	02-28-04

**LANDSCAPE AND LIGHTING PLAN**  
**RIVERS CORPORATE CENTRE**  
 RIVERS CORPORATE PARK, SECTION 1, AREA 1  
 TAX MAP 42 GRID 1 PARCEL 'G-1'  
 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

**FREDERICK WARD ASSOCIATES, INC.**  
 7125 Riverwood Drive Columbia, Maryland 21046-2354  
 Phone: 410-290-9550 Fax: 410-720-8225  
 Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

**LEGEND**

- Existing Contour: --- 302
- Proposed Contour: - - - 302
- Spot Elevation: +82.53
- Direction of Flow: →
- Existing Trees to Remain: [Symbol]
- Light Poles: Drive Light (X2), Pedestrian Pole Light (X1), Drive Light (X3), Ground Mounted Floodlight (X4)
- Shade Trees: [Symbol]
- Evergreen Trees: [Symbol]
- Shrubs: [Symbol]
- Flowering Trees: [Symbol]
- Ground Cover/Annuals: [Symbol]
- Perimeter Landscape Edge: [Symbol]
- Transplanted 10' Ht. Cedar: [Symbol]
- Transplanted 6" Cal. Pear: [Symbol]



RIVERS CORPORATE PARK  
 SECTION ONE AREA ONE  
 ZONING: INT-INDUSTRIAL  
 LAND USE INDUSTRIAL  
 PLAT # 5078

**GENERAL NOTES**

- This plan has been prepared in accordance with the New Town alternative compliance provisions of Section 16.124 of the Howard County Code and the Landscape Manual. The required parking, sunf, and perimeter landscaping will be bonded per this submission.
- Financial Surety for the required landscaping has been posted as part of the Developer's Agreement in the amount of \$20,250.00 for 39 shade trees, 48 evergreen trees and 45 shrubs.
- Drive and parking lights to be Hubbel Magnudisc DMF series luminaire with type III optics, horizontal 400 watt metal halide lamp, bronze housing; pole to be 25' round tapered aluminum with bronze finish.
- Pedestrian pole lights to be Hubbel Magnudisc DGF series luminaire with type V square optics, horizontal 175 watt metal halide lamp, beige housing; pole to be 12' round straight aluminum with beige finish.
- Ground mounted floodlights to be Kim AFL10 series with 175 watt metal halide lamp and bronze finish, stanchion mounted 12" above grade.
- Light details are on Sheet 4. Planter wall detail is on Sheet 6.
- HOWARD COUNTY HAS THE RIGHT TO REMOVE LANDSCAPING WITHIN THE PUBLIC WATER + UTILITY EASEMENT WITHOUT GIVING NOTIFICATION OR REASON AND WILL NOT BE RESPONSIBLE FOR ANY DAMAGE OR REPLACEMENT OF SAID PLANTING.

