

HUDKINS ASSOCIATES, INC.
101 SHELL BUILDING
200 E. JOPPA ROAD
TOWSON MD, 21204

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH DEPT.
James M. Boyd 7/20/83
COUNTY HEALTH DEPT. OFFICER DATE

THESE PLANS FOR SMALL POND CONSTRUCTION, SOIL EROSION & SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
Robert W. Zich 7-15-83
HOWARD S.C.D. DATE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL.
James M. Boyd 7-15-83
U.S. SOIL CONSERVATION SERVICE DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
Donald Harris 7-22-83
PLANNING DIRECTOR DATE

CHIEF, DIVISION LAND DEVELOPMENT AND ZONING ADMINISTRATION
John W. Murchison 7-22-83
DATE

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE & STORM DRAINAGE SYSTEMS, PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Jeffrey F. Neuman 7-19-83
DIRECTOR DATE

William E. Clay 7-18-83
CHIEF, BUREAU OF ENGINEERING DATE

I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS OF DEVELOPMENT, POND CONSTRUCTION AND EROSION AND SEDIMENT CONTROL. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY, DEVIATION FROM THIS PLAN WILL NOT BE MADE UNLESS AUTHORIZED BY THE HOWARD SOIL CONSERVATION DISTRICT. I WILL PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH A RED LINED AS BUILT OF THE POND WITHIN 30 DAYS OF COMPLETION OF THE PROJECT. PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPT. OF NATURAL RESOURCES APPROVED FOR THE CONTROL OF SEDIMENT BEFORE BEGINNING THE PROJECT.
Paul B. Utter 4-11-83
SIGNATURE DATE

ENGINEER
I CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION, EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTIFIED THE DEVELOPER THAT HE MUST PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH A RED LINED AS BUILT OF THE POND WITHIN 30 DAYS OF COMPLETION.
Howard H. Home 9/11/83
SIGNATURE DATE

OWNER
HOWARD RESEARCH & DEVELOPMENT CORPORATION
ROUSE COMPANY BUILDING
COLUMBIA, MD. 21044

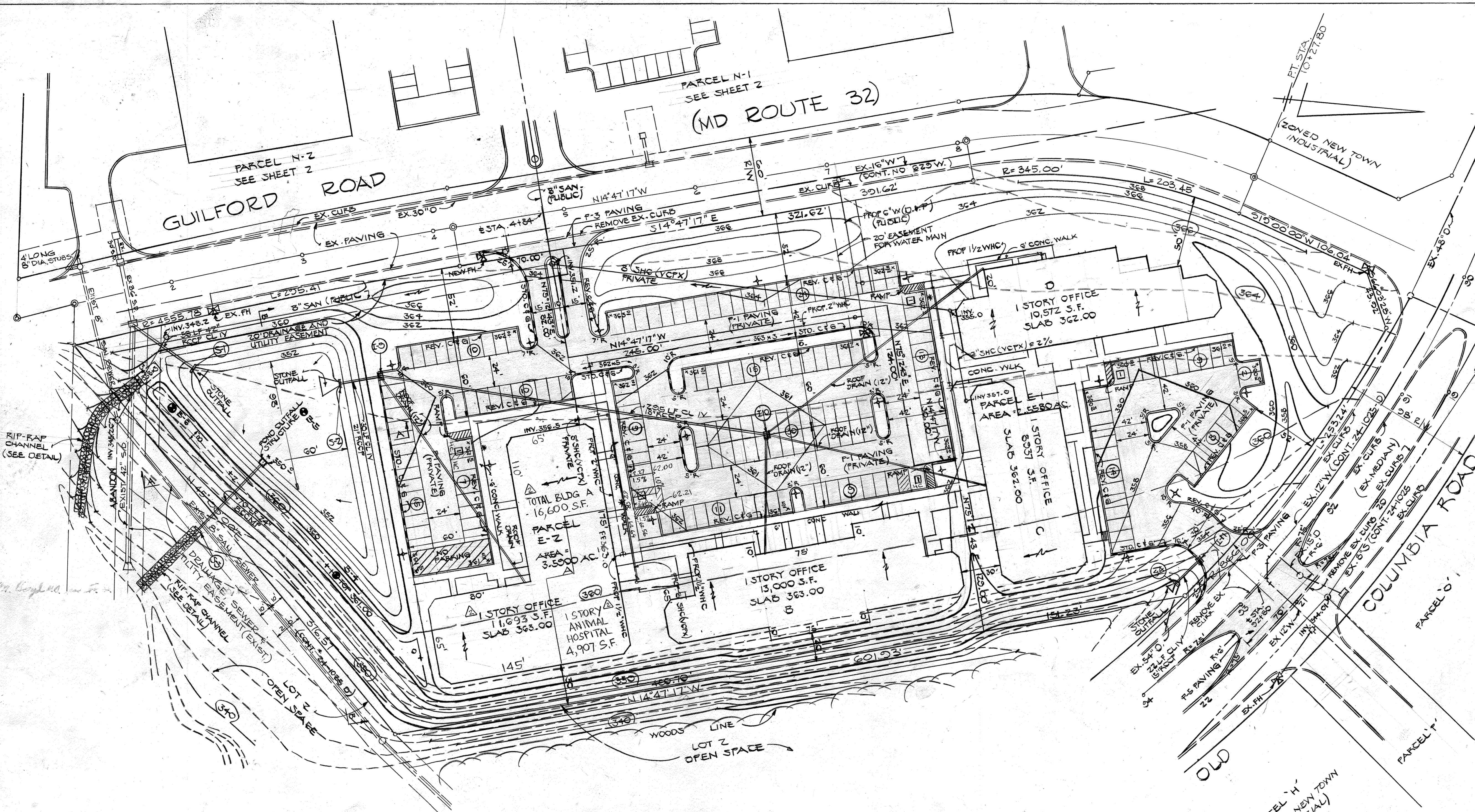
DEVELOPER
M.O.R. XX ASSOCIATES & M.O.R. XXIII ASSOCIATES
SUITE 2100 CHARLES CENTER SOUTH 365 CHARLES ST.
BALTO., MD 21201

ARCHITECT
NICHOLS/GOULD ARCHITECTS
1111 N. HUNTER STREET
BALTIMORE, MARYLAND 21202

PARCELS N-1, N-2, E-1 AND E-2
SECTION I AREA I
RIVERS CORPORATE PARK
PLAT NO 5473
ELECT. DIST. G HOWARD CO., MARYLAND.

SITE DEVELOPMENT PLAN SCALE 1"=40'
SHEET 1 OF 11
DATE 3-23-1983
REVISED 5-23-83

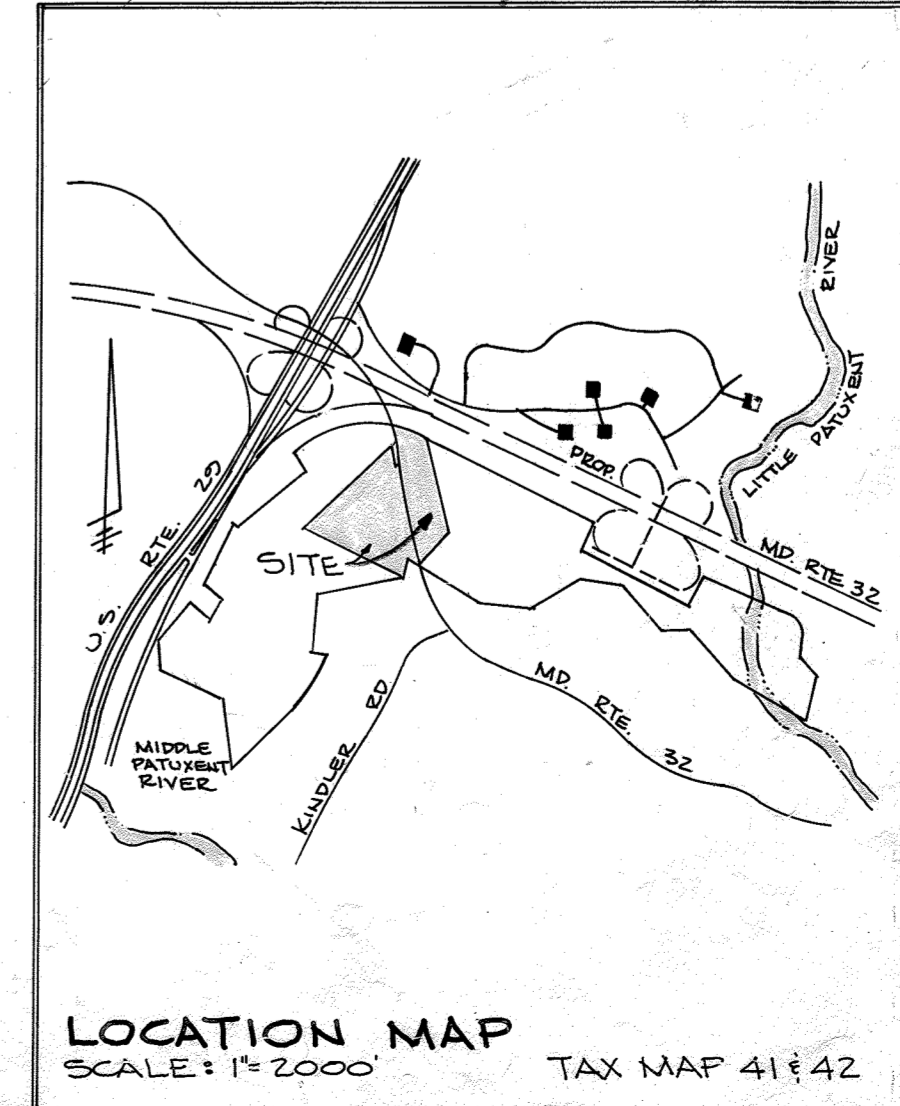
SDP-83-163. G185-C



- NOTES:
1. ZONING - NEW TOWN F.O.P. PHASE 184
 2. THIS SITE IS NOT AFFECTED BY A 100YR FLOOD PLAIN.
 3. ANY DAMAGE TO THE COUNTY RIGHT OF WAY WILL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
 4. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE HOWARD CO. ROAD CONSTRUCTION CODE AND STANDARD SPECIFICATIONS.
 5. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION/SURVEY DIVISION AT 302-2417 OR 302-2418, 24 HRS. BEFORE STARTING WORK.

ADDRESS CHART		
Lot / Parcel #	Street Address	
LOT: PARCEL E-2 / PARCEL 29	8325-8335 GUILFORD ROAD, COLUMBIA, MD 21046	
PERMIT INFORMATION CHART		
Subdivision Name	Section/Area	Parcel #
RIVERS CORPORATE PARK	1/1	29
L/F	Zoning	Tax Map
4974/389	NT	42
Water Code:	Election District	Census Tract
W - E-16	6th	6068.03
	Sewer Code:	
	S - 5290000	

SITE ANALYSIS										
	PARCEL	AREA	BLOG. AREA	BLOG. COVERAGE	OFFICE SPACES	WAREHOUSE SPACES	PAYCARS & STORAGE SPACES	PARKING REQ.	PARKING PROVIDED	GREEN SPACE
ANIMAL HOSPITAL SPACE	N-1	0.3082	76,700 SF	18.7%	19,868 SF	41,808 SF	21,280 SF	13,862/1500 = 27 } 112	152	4.79 AC.
	N-2	3.4801	39,650 SF	26.0%	9,900 SF	29,750 SF	60 EMP.	9,900/500 = 20 } 50	106	0.99 AC.
	E-1	2.5580	19,509 SF	17.5%	19,509 SF	-	-	19,509/500 = 39 } 30	72	1.40 AC.
	E-2	3.5000	29,600 SF	18.9%	24,493 SF	-	-	24,693/500 = 50 } 70	120	1.74 AC.
								4,907 x 4,1000 = 20		48%
TOTAL		10.0353 AC	165,459 SF	20.0%	67,914 SF	71,558 SF	143 EMP.	271	572	8.37 AC.
										44%



FOR REVISION ONLY

Professional Certification:
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 33351
Expiration Date 09-30-2026.

Mark Willich

07-10-2024
ADDED ANIMAL HOSPITAL SPACE
BY KCW ENGINEERING TECHNOLOGIES, INC.

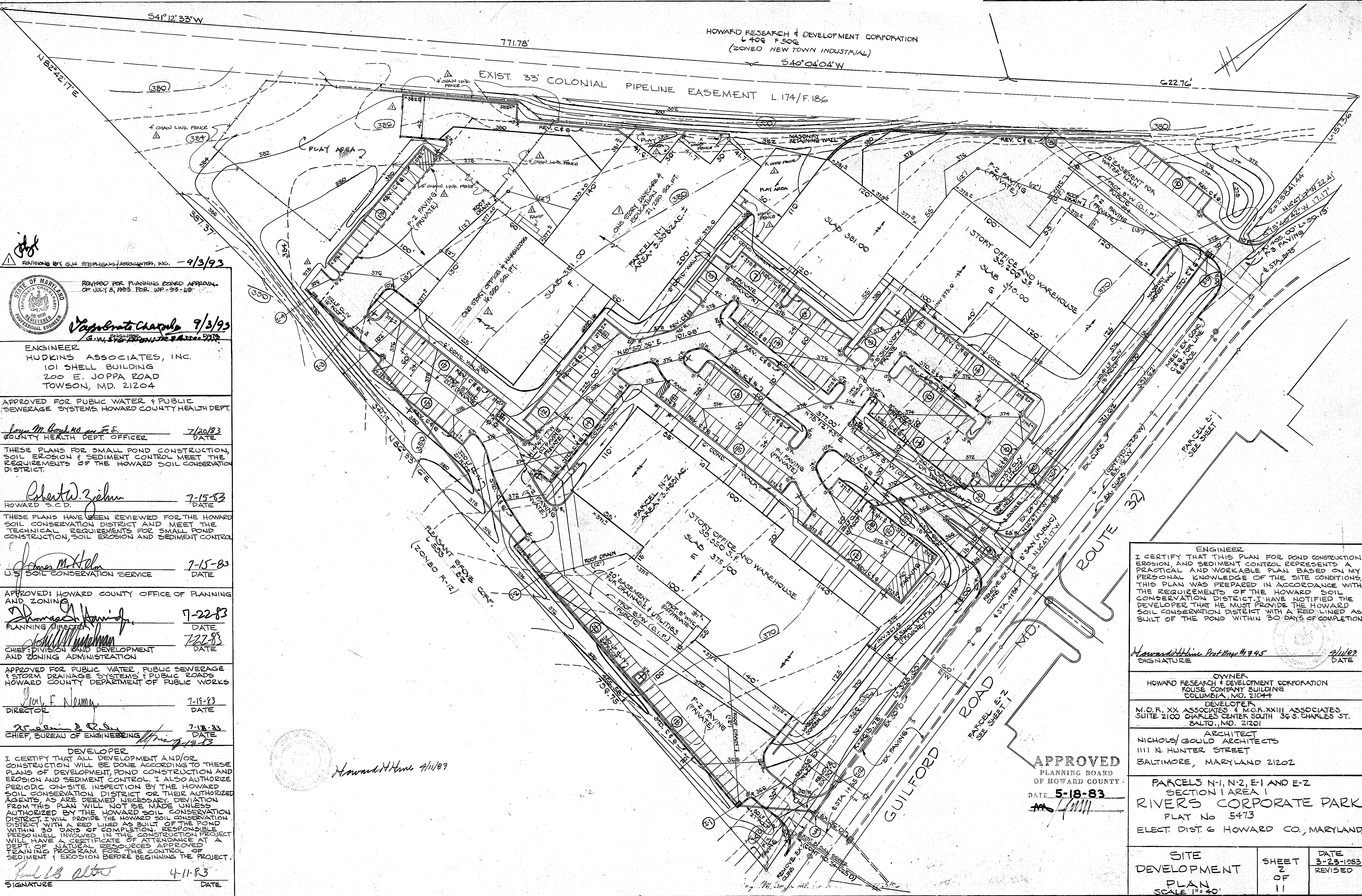
APFO NOTE:
THE CHANGE IN USE VS EXEMPT FROM APFO AS THE TOTAL INCREASE IN PEAK HOUR TRIPS IS LESS THAN 5 PER LETTER OF EXEMPTION DATED JANUARY 11, 2024, BY TRAFFIC CONCEPTS, INC. APPROVED 2/14/2024

FDP NOTE:
THE CHANGE IN USE IS PERMITTED PER AMENDED FDP-184-A-6 RECORDED ON MARCH 26, 2024 AMONG THE LAND RECORDS OF HOWARD COUNTY AS PLAT No. 26577-26587.

REVISIONS BY G.W. STEPHENS & ASSOCIATES, INC. - 9/3/93

REVISOR: *Charles Chabon* 9-3-93
DATE: 9-3-93
G.W. STEPHENS JR & ASSOC. INC.

STATE OF MARYLAND
PROFESSIONAL ENGINEER
NO. 33351
EXPIRES 09-30-2026



REVISIONS BY G.W. STEPHENS & ASSOCIATES, INC. - 9/3/93

REVISED PER PLANNING BOARD APPROVAL OF JULY 8, 1993. FOR WP-93-148
Vasilevich Charles 9/3/93
 ENGINEER

HUDKINS ASSOCIATES, INC.
 101 SHELL BUILDING
 200 E. JOPPA ROAD
 TOWSON, MD. 21204

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPT.

Joseph M. Boudreau on E.S.
 COUNTY HEALTH DEPT. OFFICER 7/20/83 DATE

THESE PLANS FOR SMALL POND CONSTRUCTION, SOIL EROSION & SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

Robert W. Ziehn
 HOWARD S.C.D. 7-15-83 DATE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL.

James M. Helms
 U.S. SOIL CONSERVATION SERVICE 7-15-83 DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

Thomas G. Hamid
 PLANNING DIRECTOR 7-22-83 DATE

CHIEF, DIVISION LAND DEVELOPMENT AND ZONING ADMINISTRATION

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE & STORM DRAINAGE SYSTEMS & PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

John F. Neuma
 DIRECTOR 7-19-83 DATE

William J. Reilly
 CHIEF, BUREAU OF ENGINEERING 7-18-83 DATE

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Paul B. Altus 4-11-83
 SIGNATURE DATE

Howard H. Home 4/11/83

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Howard H. Home Prof. Eng. # 9345
 SIGNATURE DATE

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 HOWARD RESEARCH & DEVELOPMENT CORPORATION
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 COLUMBIA, MD. 21044

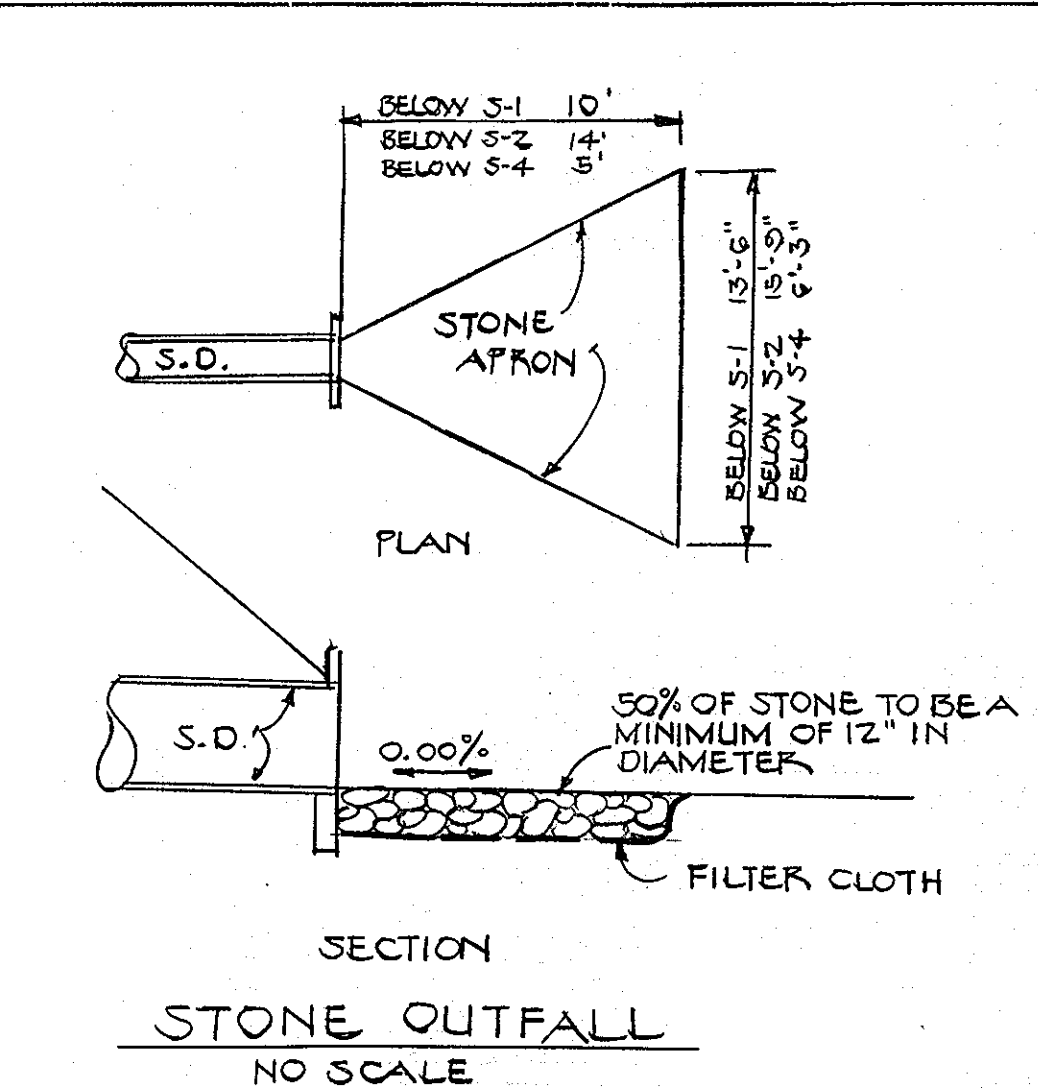
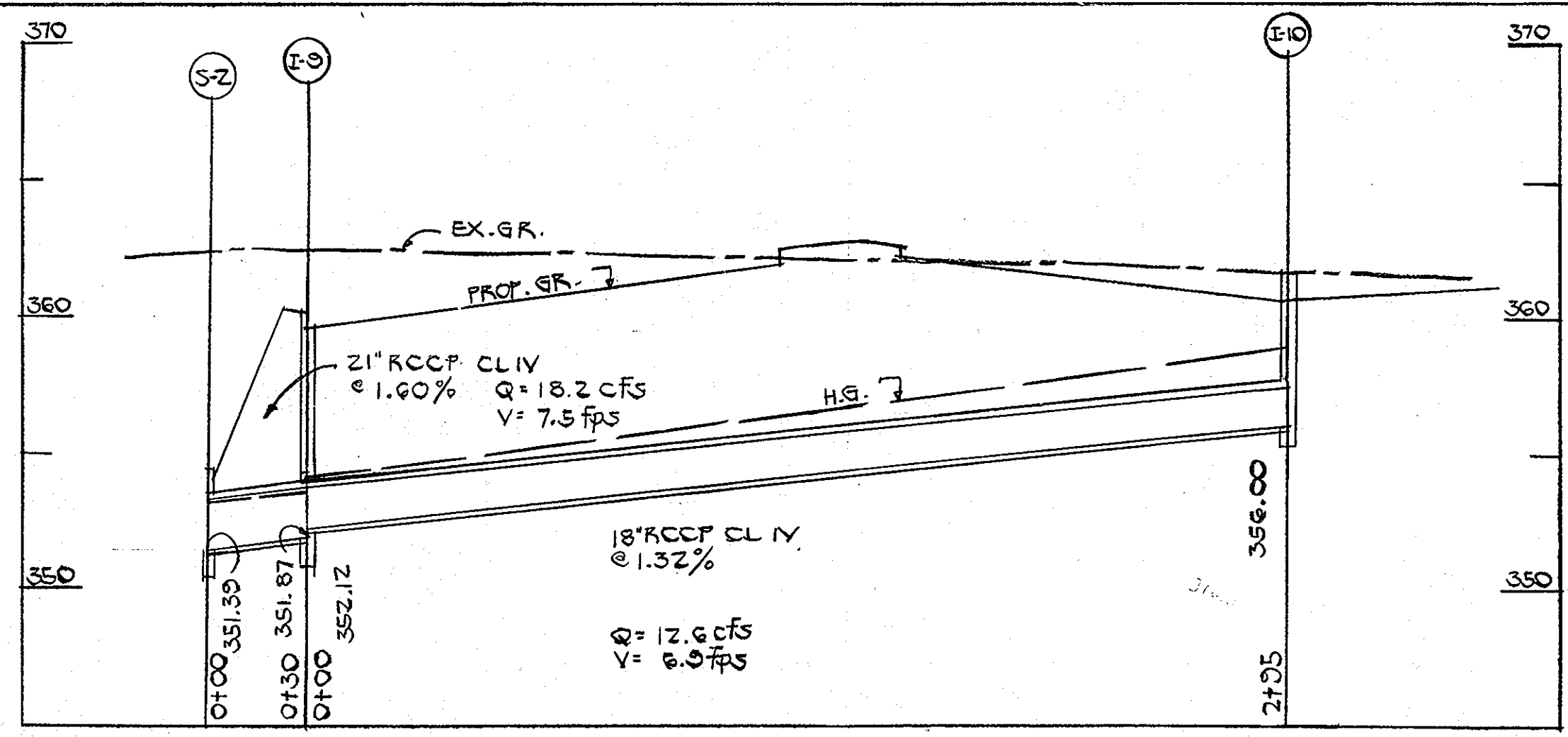
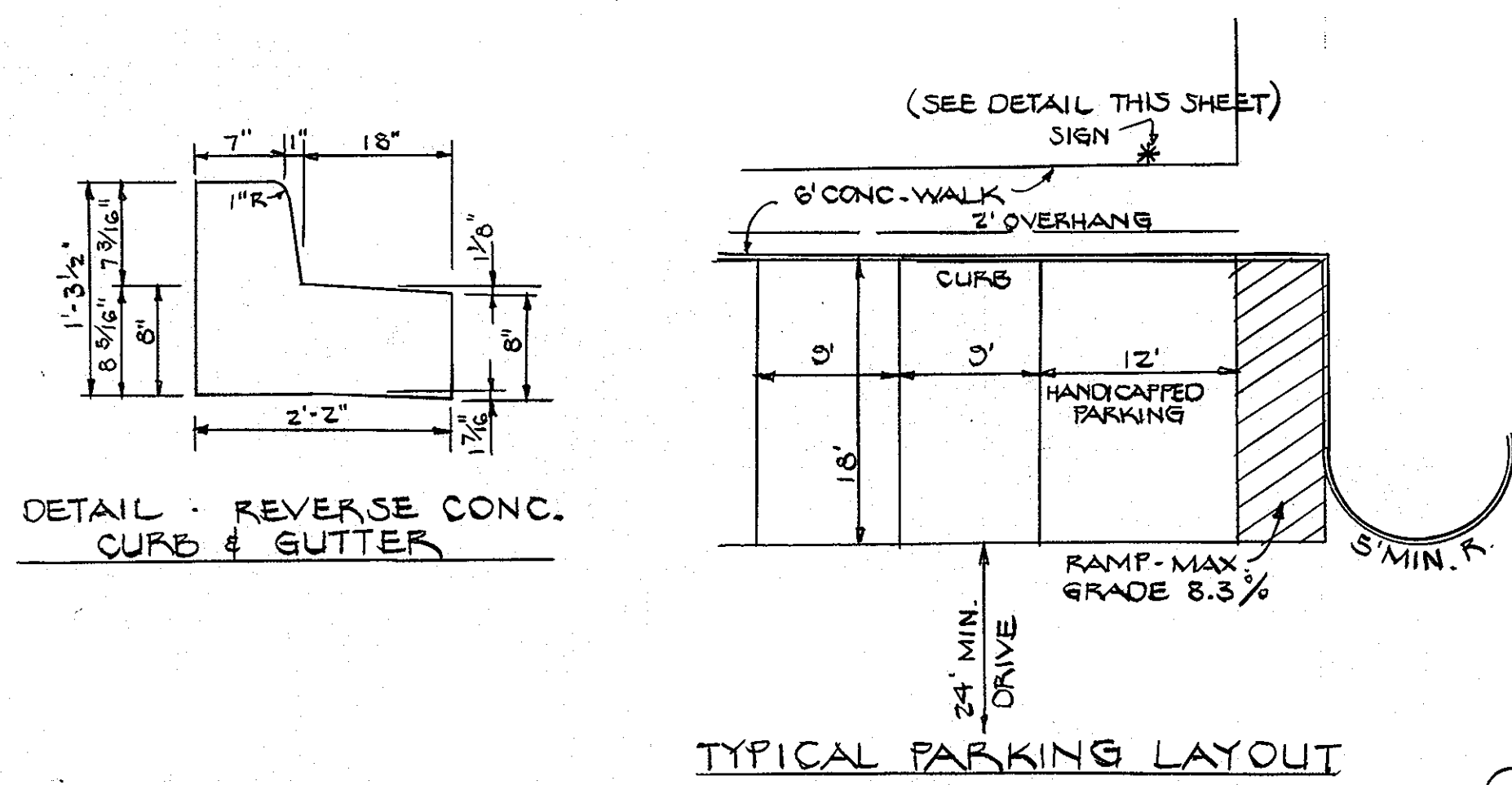
DEVELOPER
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 SUITE 2100 CHARLES CENTER SOUTH 36 S. CHARLES ST.
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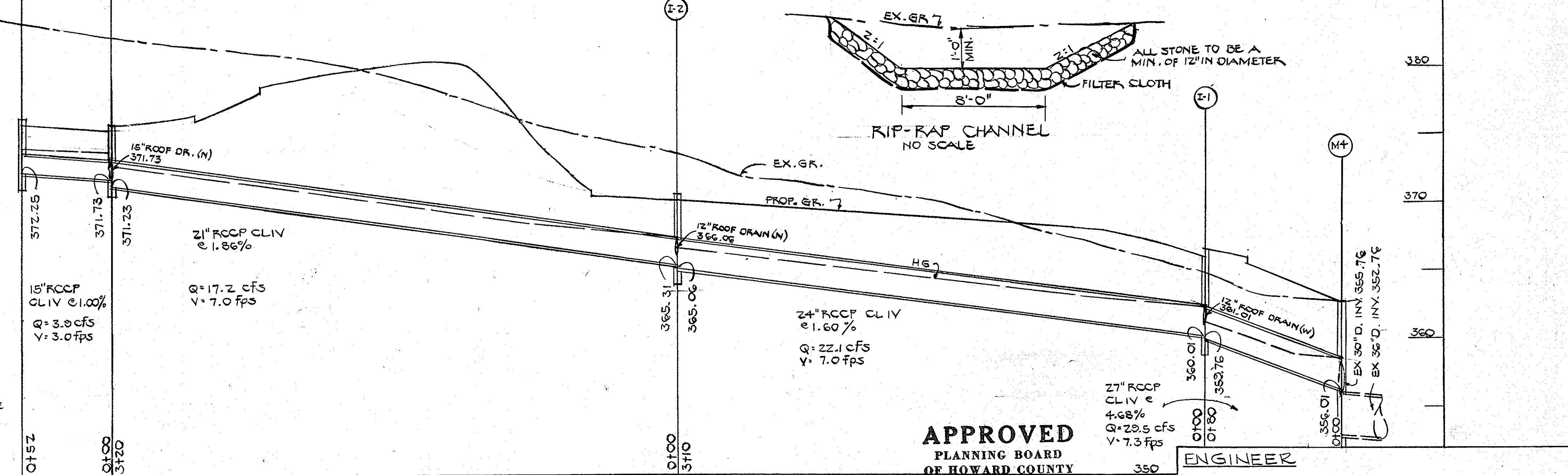
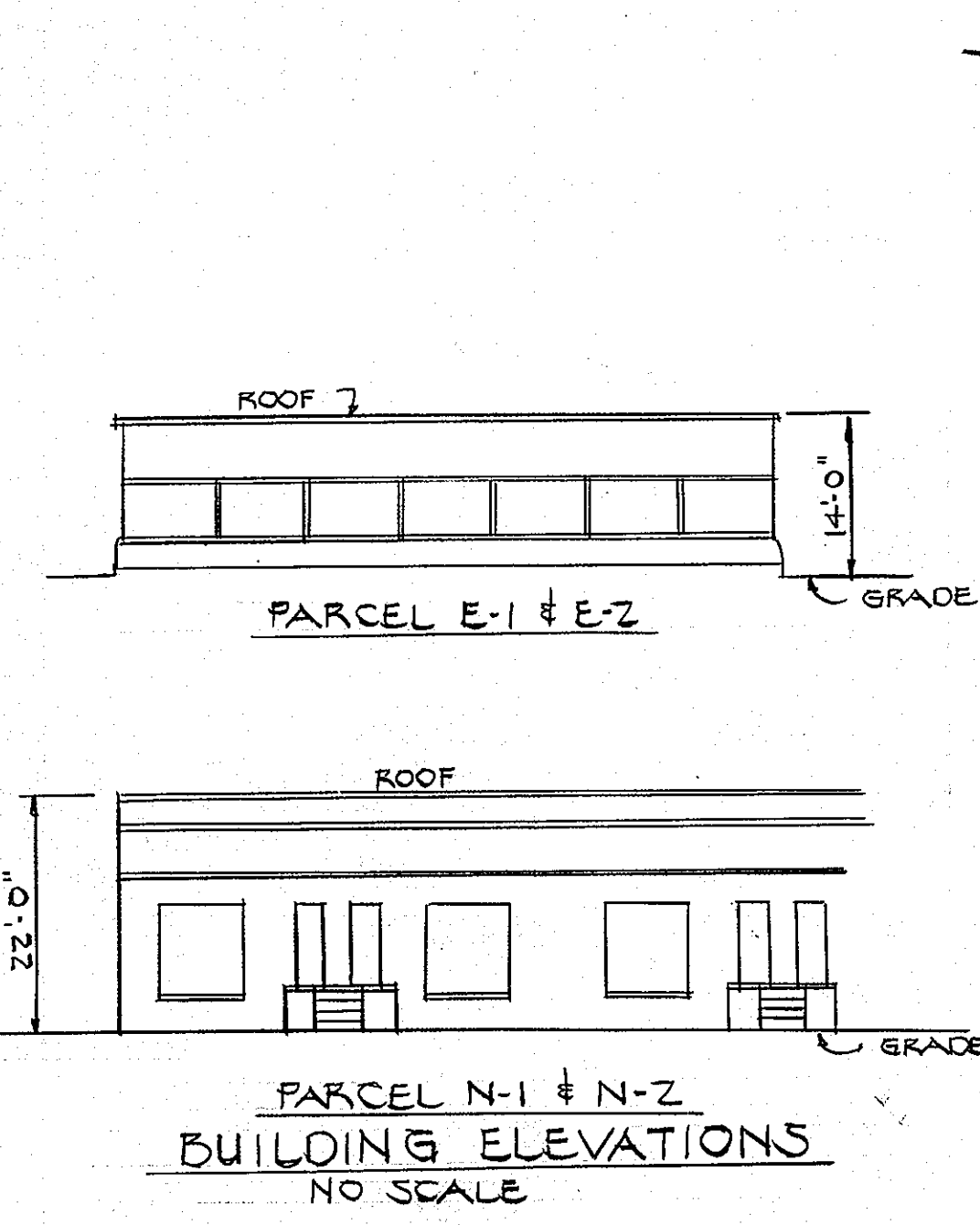
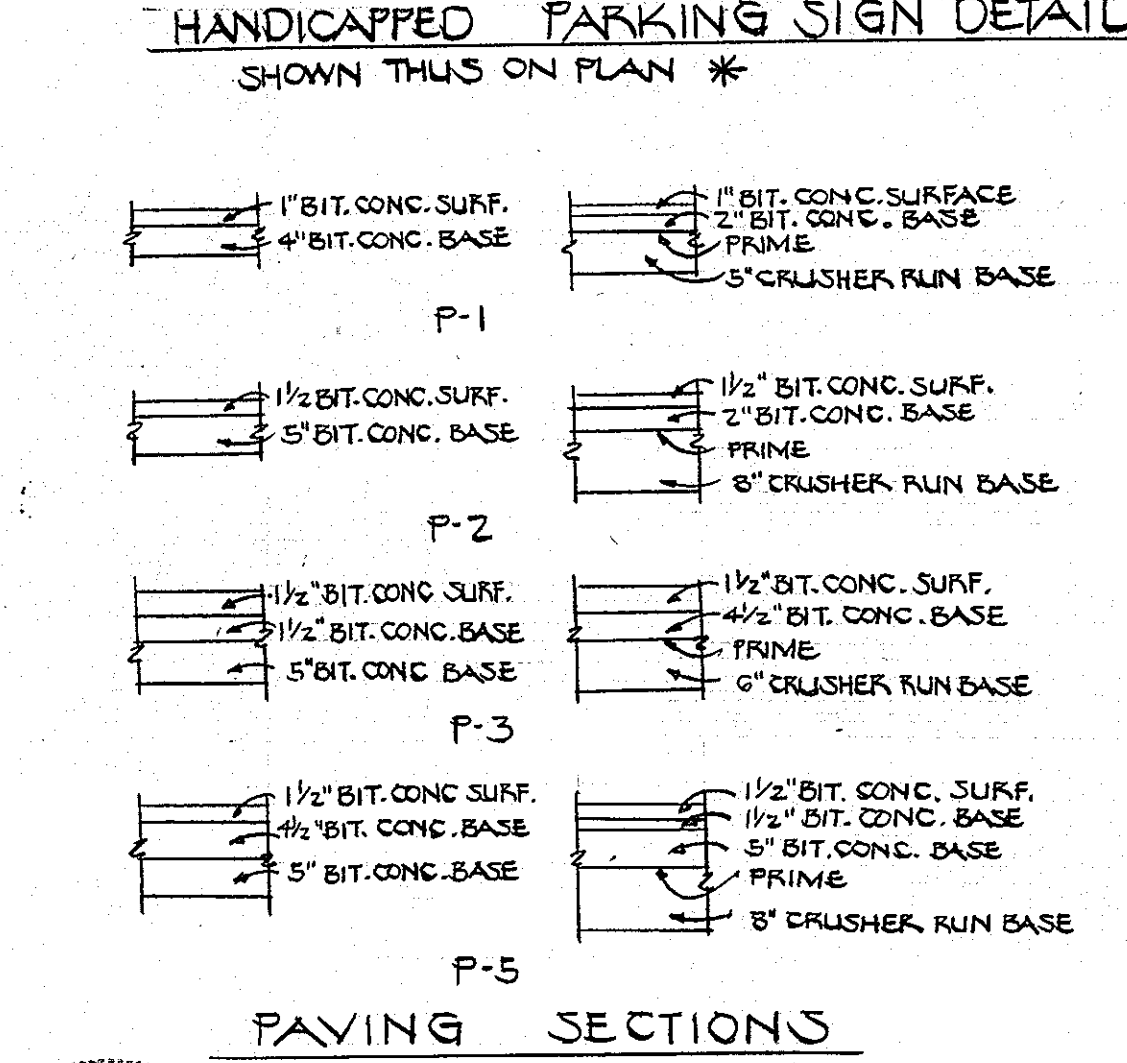
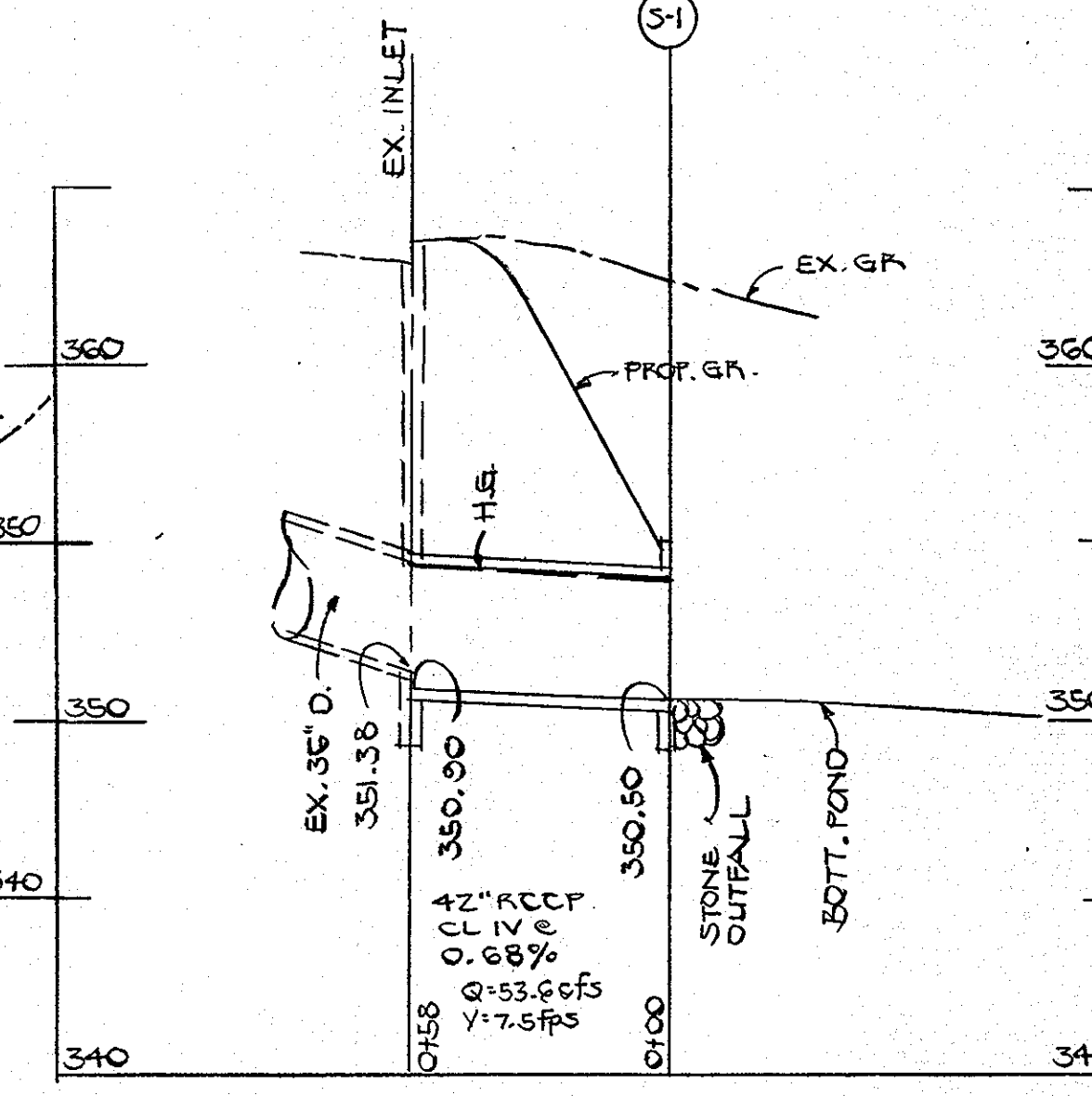
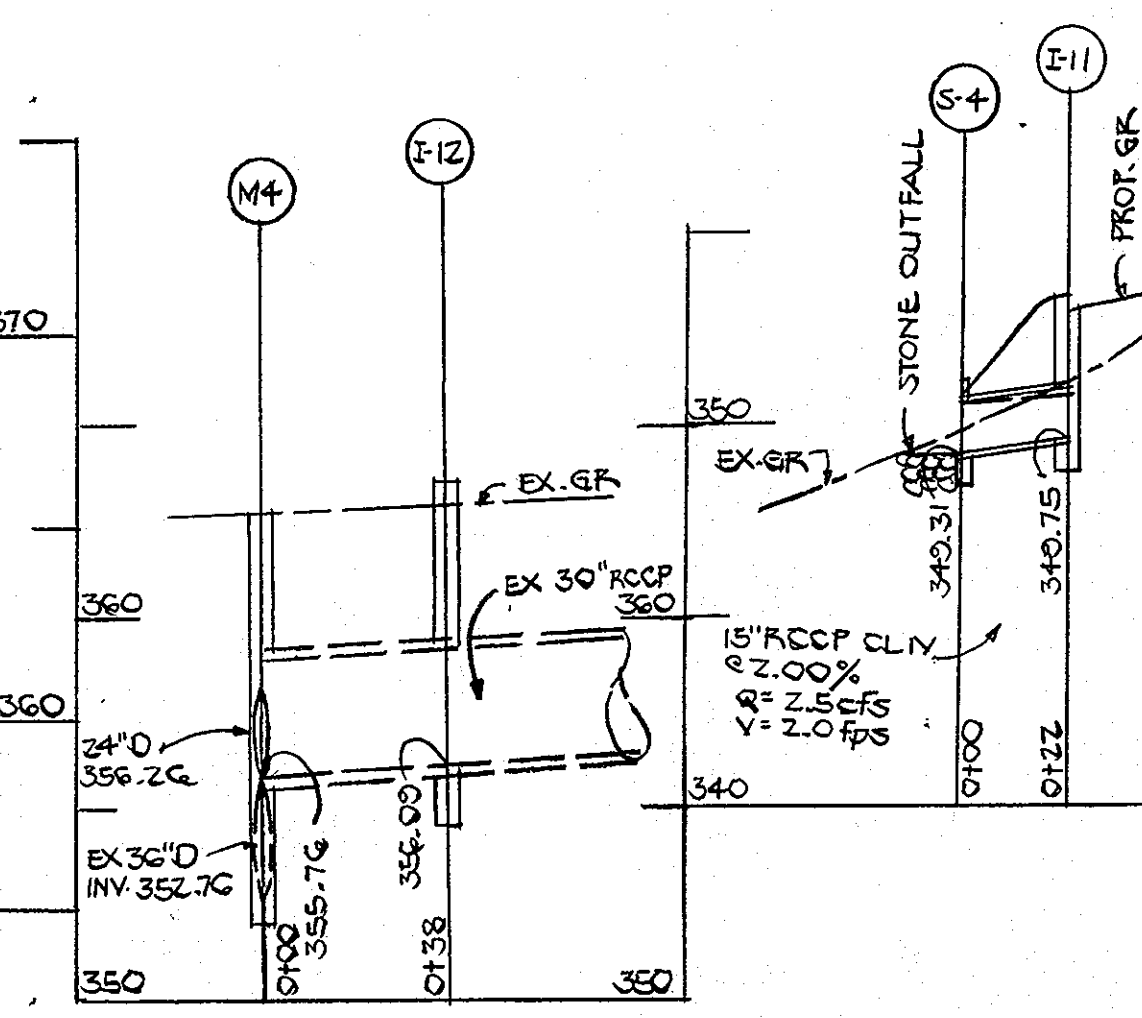
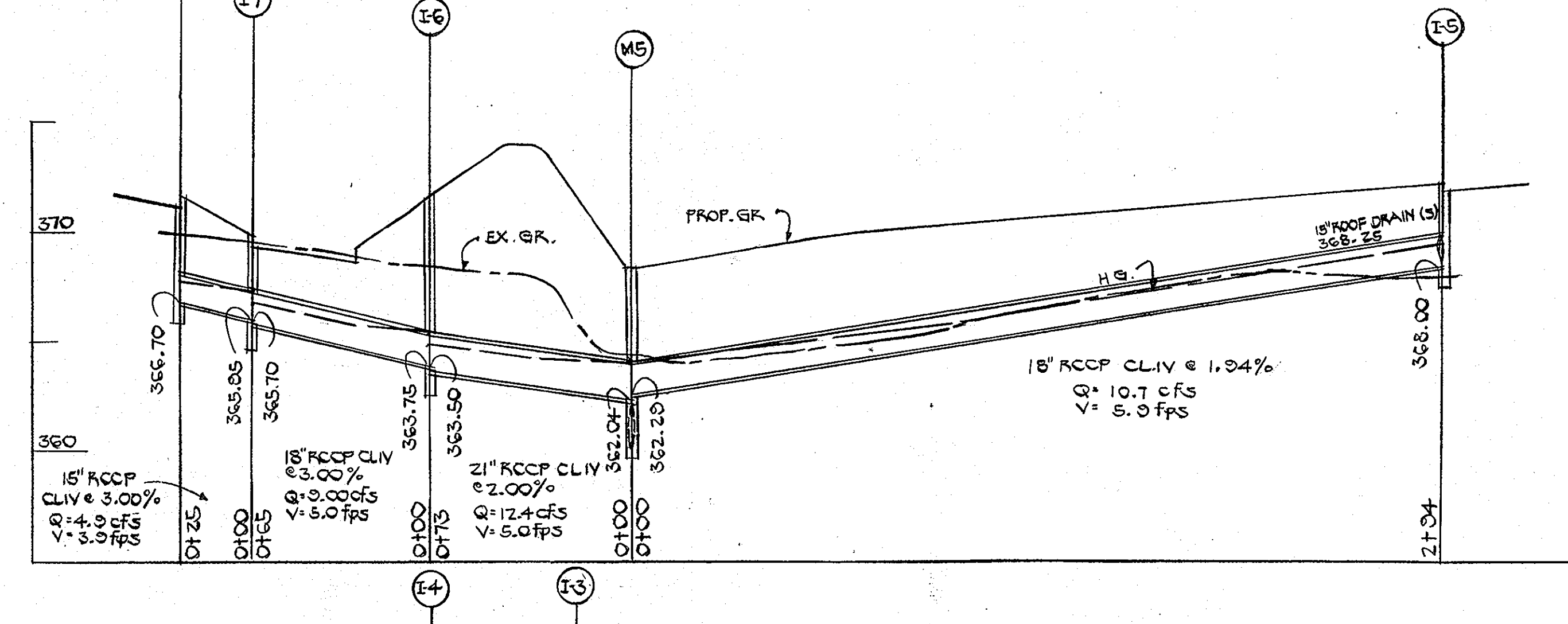
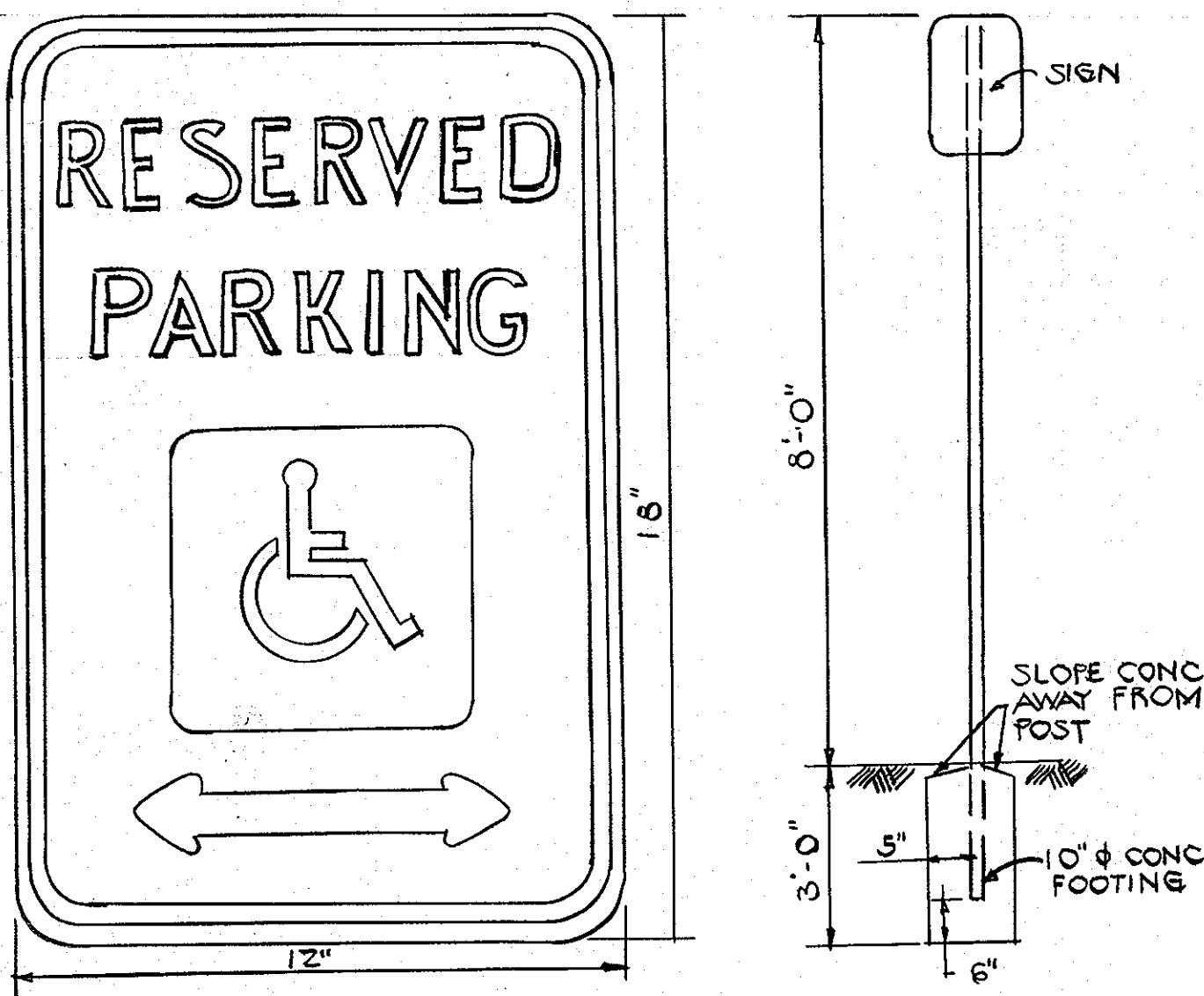
PARCELS N-1, N-2, E-1 AND E-2
 SECTION I AREA 1
 RIVERS CORPORATE PARK
 PLAT No 5473
 ELECT. DIST. 6 HOWARD CO., MARYLAND

SITE DEVELOPMENT PLAN SCALE 1"=40'	SHEET 2 OF 11	DATE 3-23-1983
		REVISED

APPROVED
 PLANNING BOARD OF HOWARD COUNTY
 DATE 5-18-83
[Signature]



STRUCTURE SCHEDULE					
NO	TYPE	INV. IN	INV. OUT	TOP	REMARKS
I-1	'S COMB'	360.01	359.76	366.50	SD-4.3Z
I-2	'S COMB'	365.31	365.06	370.70	SD-4.3Z
I-3	'S COMB'	371.73	371.23	376.00	SD-4.3Z
I-4	'S COMB'	-	372.25	376.40	SD-4.3Z
I-5	'S COMB'	-	368.00	372.30	SD-4.3Z
I-6	'S COMB'	363.75	363.50	371.60	SD-4.3Z
I-7	'S COMB'	365.95	365.70	369.80	SD-4.3Z
I-8	'S COMB'	-	366.70	371.60	SD-4.3Z
I-9	'S COMB'	352.97	351.87	360.20	SD-4.3Z
I-10	'S'	-	356.00	360.50	SD-4.2Z
I-11	'S COMB'	-	349.75	353.50	SD-4.3Z
I-12	'A-S'	356.09	356.09	363.50	SD-4.01
M-4	STD. M	359.26	352.76	362.70	G-5.0Z
M-5	STD. M	362.29	360.04	368.00	G-5.01
S-1	'ENDWALL	-	350.50	354.50	SD-5.21
S-2	'ENDWALL	-	351.30	353.80	SD-5.21
S-3	'ENDWALL	-	348.30	351.05	SD-5.21
S-4	'ENDWALL	-	349.31	351.31	SD-5.21



SEAL OF MARYLAND PROFESSIONAL ENGINEER
Howard H. Home 4/11/83

DEVELOPER
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Rud L. Adams 4-11-83
 SIGNATURE DATE

ENGINEER
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Howard H. Home Prof. Engr. #4945 4/11/83
 SIGNATURE DATE

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Abner W. Ziehm 7-15-83
 HOWARD S.C.D. DATE

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James M. Hillman 7-15-83
 U.S. SOIL CONSERVATION SERVICE DATE

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE & STORM DRAINAGE SYSTEMS & PUBLIC ROADS.
HOWARD COUNTY DEPT. OF PUBLIC WORKS.
Joseph F. Nemmy 7-19-83
 DIRECTOR DATE

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS.
HOWARD COUNTY HEALTH DEPT.
James M. Hillman 7-20-83
 COUNTY HEALTH DEPT. OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
Thomas G. Hovick 7-22-83
 PLANNING DIRECTOR DATE

CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION

ENGINEER
 HUDKINS ASSOCIATES INC.
 200 EAST JOPPA ROAD
 TOWSON, MARYLAND 21204

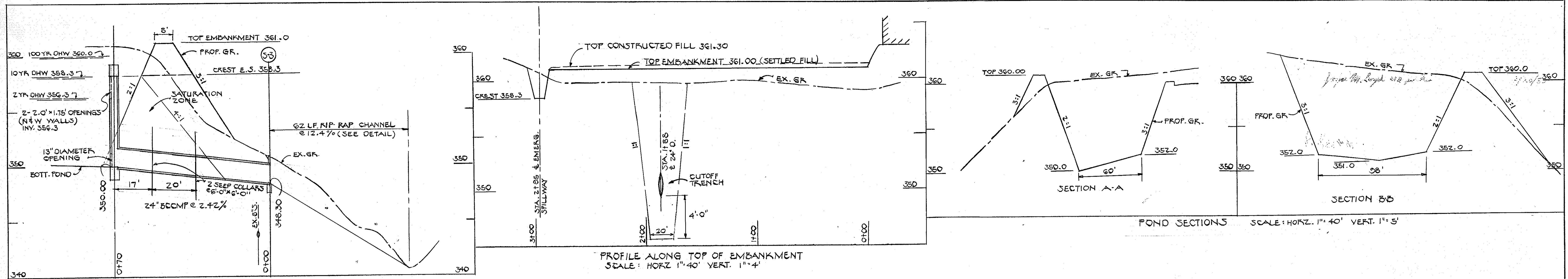
ARCHITECT
 NICHOLS/GOULD ARCHITECTS
 1111 N. HUNTER STREET
 BALTIMORE, MARYLAND 21202

PARCELS N-1, N-2, E-1 AND E-2
 SECTION I AREA I
RIVERS CORPORATE PARK
 PLAT No 5473
 ELECT. DIST. 6 HOWARD CO., MARYLAND

SITE DEVELOPMENT PLAN

SHEET 3 OF 11
 DATE 3-23-1983
 REVISED

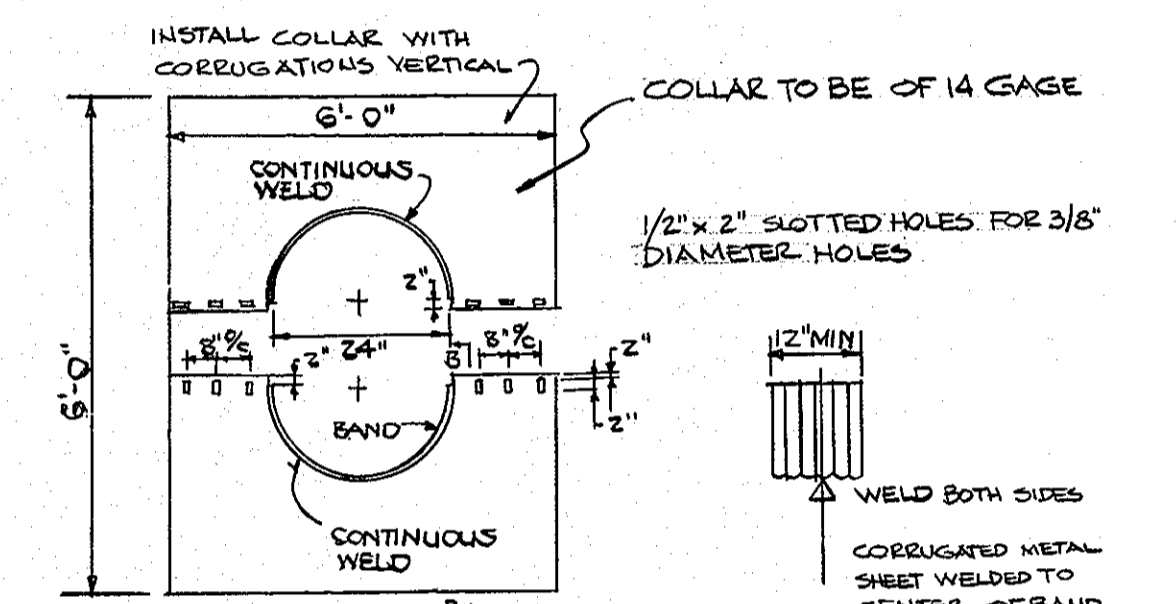
APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE 5-18-83
[Signature]



PROFILE OF POND OUTFALL
SCALE: HORZ. 1"=20' VERT. 1"=4'

PROFILE ALONG TOP OF EMBANKMENT
SCALE: HORZ. 1"=40' VERT. 1"=4'

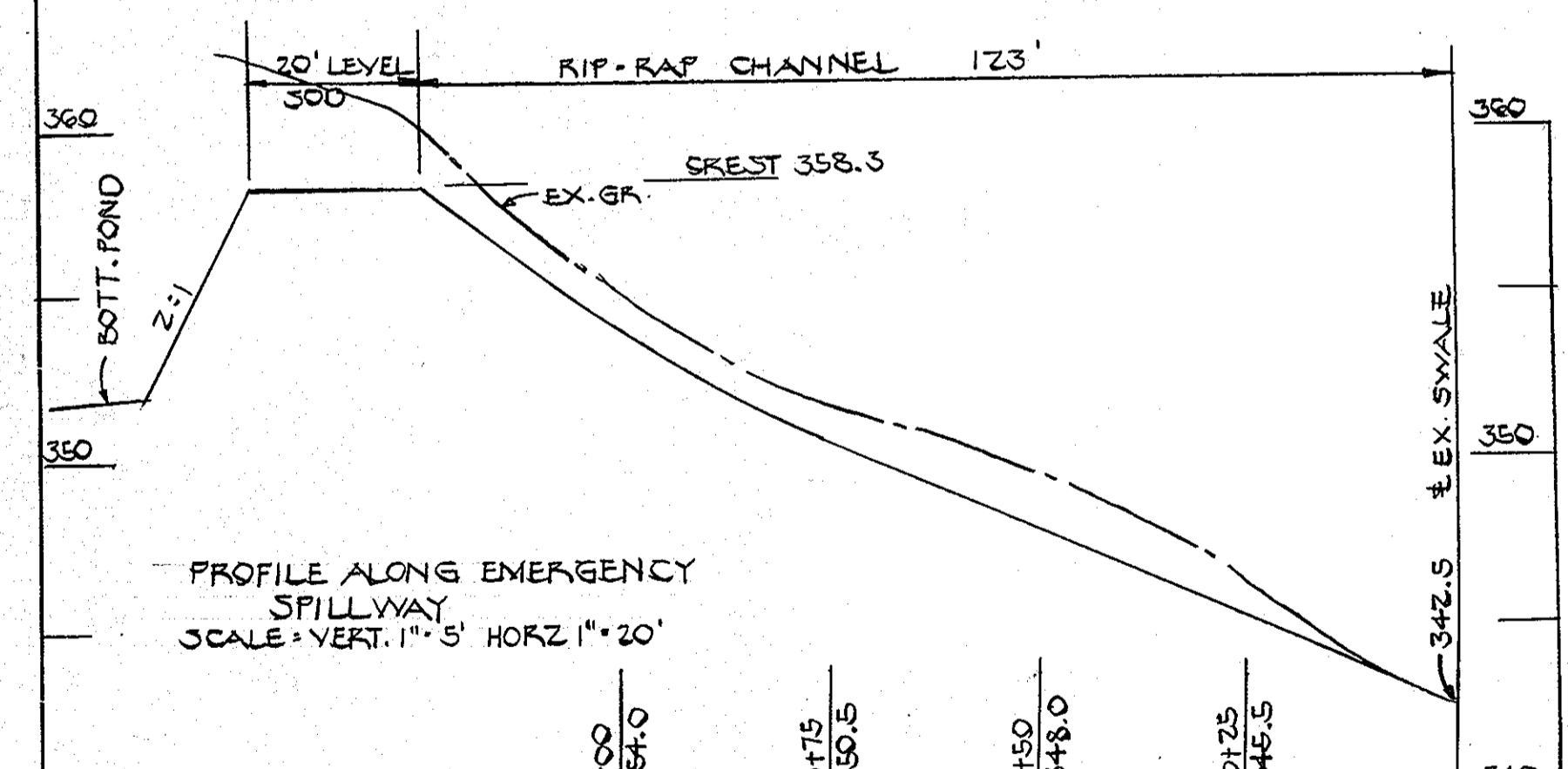
POND SECTIONS SCALE: HORZ. 1"=40' VERT. 1"=5'



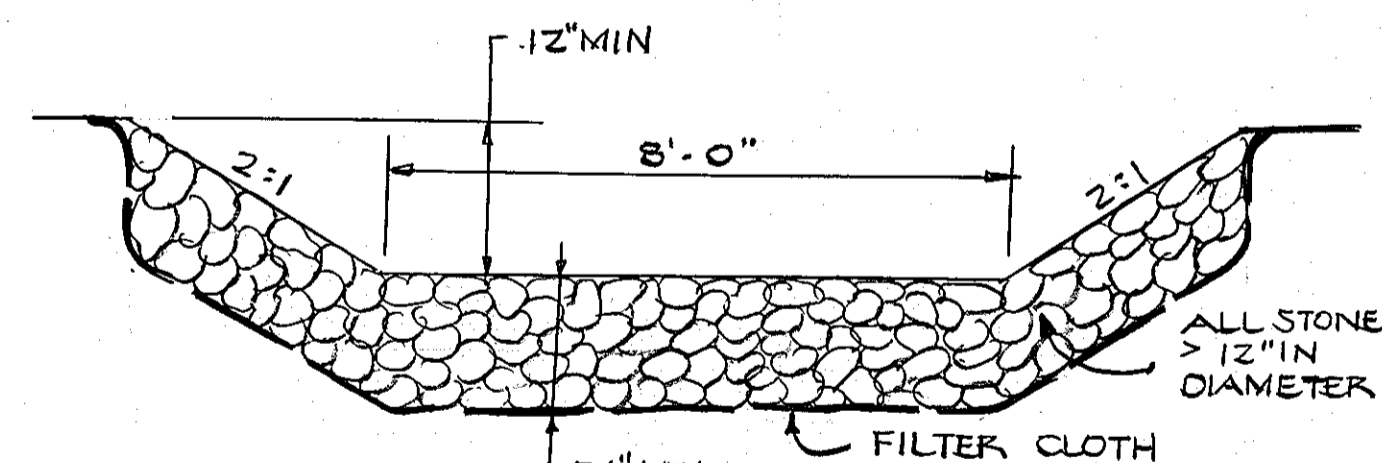
ELEVATION OF DISASSEMBLED COLLAR SECTION B-B

- NOTES FOR COLLARS
1. ALL MATERIALS TO BE IN ACCORDANCE WITH CONSTRUCTION AND CONSTRUCTION MATERIAL SPECIFICATIONS.
 2. WHEN SPECIFIED ON THE PLANS, COATING OF COLLARS SHALL BE IN ACCORDANCE WITH CONSTRUCTION AND CONSTRUCTION MATERIAL SPECIFICATIONS.
 3. DISASSEMBLED COLLARS SHALL BE MARKED BY PAINTING OR TAGGING TO IDENTIFY MATCHING PAIRS.
 4. THE LAP BETWEEN THE TWO HALF SECTIONS & BETWEEN THE PIPE & CONNECTING BAND SHALL BE CAULKED WITH ASPHALT MASTIC AT TIME OF INSTALLATION.
 5. EACH COLLAR SHALL BE FURNISHED WITH TWO 1/2" DIAMETER RODS WITH STANDARD TANK LUGS FOR CONNECTING COLLARS TO PIPE.

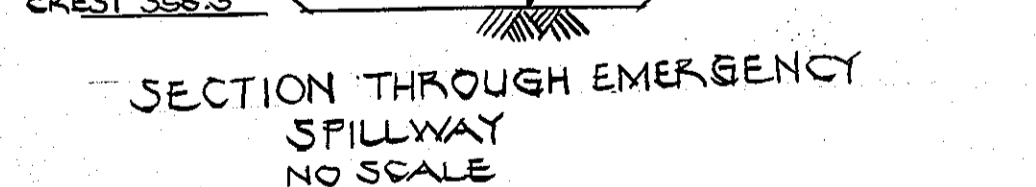
DETAILS OF CORRUGATED METAL ANTI-SEEP COLLAR



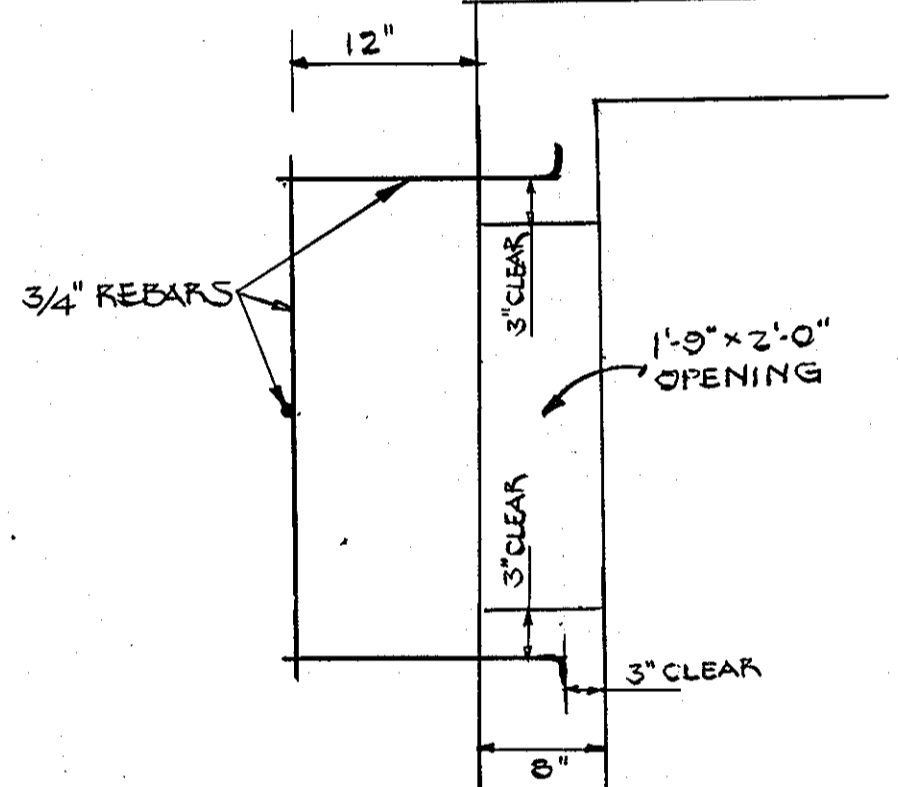
PROFILE ALONG EMERGENCY SPILLWAY
SCALE: VERT. 1"=5' HORZ. 1"=20'



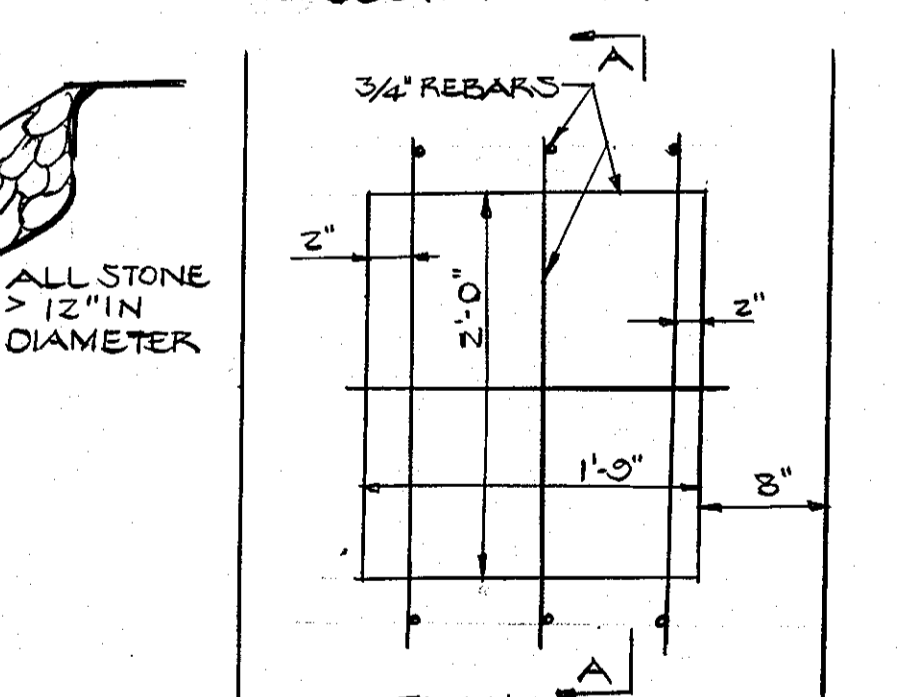
SECTION THROUGH RIP-RAP EMERGENCY SPILLWAY



SECTION THROUGH EMERGENCY SPILLWAY
NO SCALE

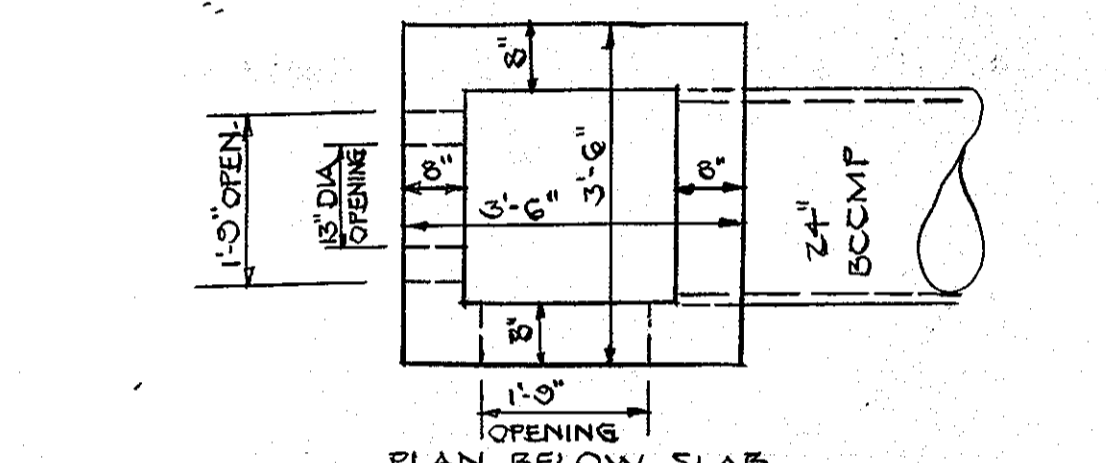


SECTION 'A-A'

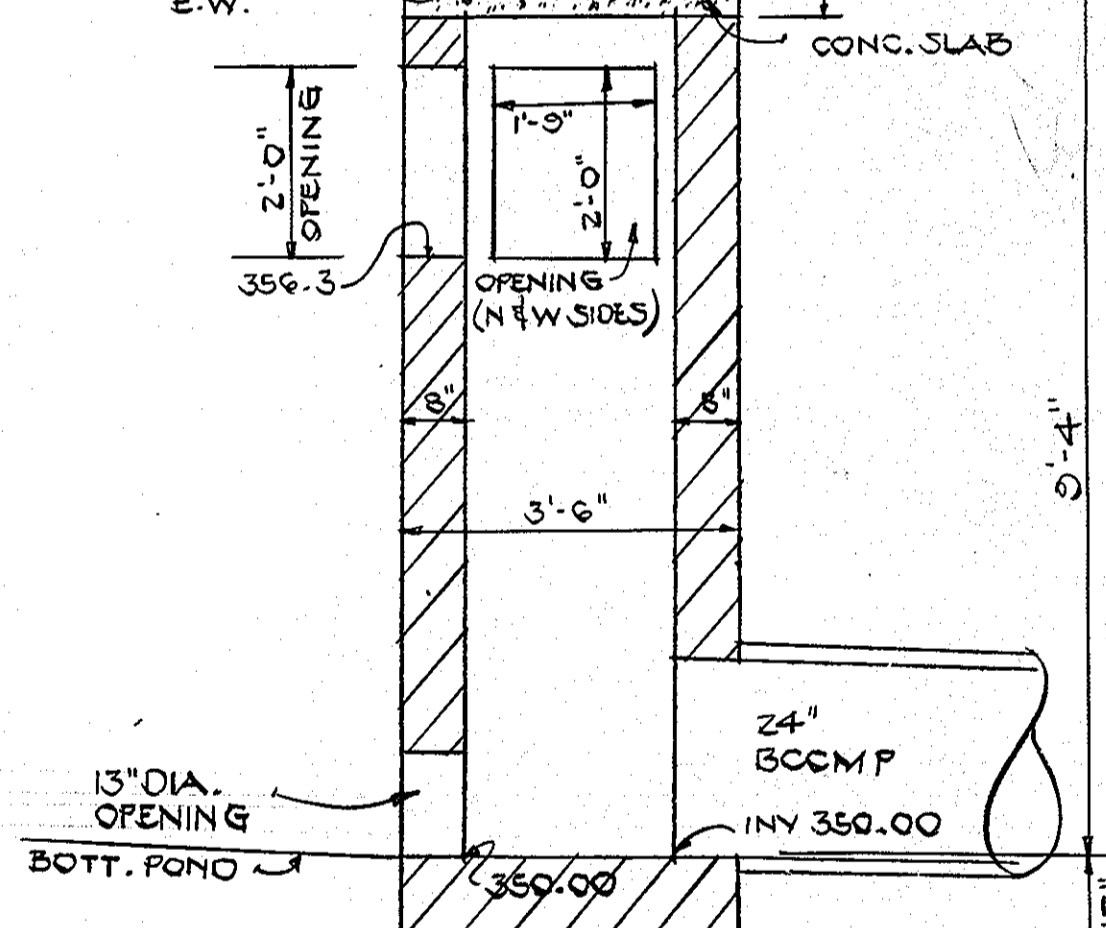


PLAN

DETAIL OF TRASH RACK FOR 1'-9" x 2'-0" OPENINGS



PLAN BELOW SLAB



SECTION POND OUTFALL STRUCTURE

SCALE 1"=2'-0"

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 5-18-83

DEVELOPER
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Richard B. Utter
SIGNATURE
4-11-83
DATE

ENGINEER
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Robert W. Zehn
SIGNATURE
7-15-83
DATE

Howard M. Haines
SIGNATURE
3/11/82
DATE

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Robert W. Zehn
SIGNATURE
7-15-83
DATE

HOWARD S.C.D.

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James M. Hahn
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7-15-83
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7-15-83
DATE

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

Joyce M. Boyd
SIGNATURE
7/20/83
DATE

COUNTY HEALTH DEPT. OFFICER

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

J. D. Harnight
SIGNATURE
7-22-83
DATE

PLANNING DIRECTOR

William W. ...
SIGNATURE
7-27-83
DATE

CHIEF DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE & STORM DRAINAGE SYSTEMS & PUBLIC ROADS
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Steve F. ...
SIGNATURE
7-19-83
DATE

DIRECTOR

...
SIGNATURE
7-18-83
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CHIEF, BUREAU OF ENGINEERING

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DEVELOPER
M.O.R. XX ASSOCIATES & M.O.R. XIII ASSOCIATES
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PLAT NO 5473
ELECT. DIST. 6 HOWARD CO, MARYLAND

SITE DEVELOPMENT PLAN

SHEET 4 OF 11

DATE 3-23-83
REVISED

SOIL CONSERVATION SERVICE
MARYLAND
CONSTRUCTION SPECIFICATIONS
FOR
PONDS

These specifications are appropriate to ponds within the scope of the Standard for practice 378.

I. SITE PREPARATION

Areas under the borrow areas, embankment, and structural works shall be cleared, grubbed and the topsoil stripped to remove all trees, vegetation, roots or other objectionable material. Channel banks and sharp breaks shall be sloped to no steeper than 1:1.

Areas covered by the pond or reservoir will be cleared of all trees, brush, logs, fences, rubbish and other objectionable material unless otherwise designated on the plans. Trees, brush and stumps shall be cut approximately level with the ground surface.

All cleared and grubbed material shall be disposed of outside the limits of the dam and reservoir as directed by the owner or his representative. When specified, a sufficient quantity of topsoil will be stockpiled in a suitable location for use on the embankment and other designated areas.

II. EARTH FILL

Material

The fill material shall be taken from approved designated borrow area or areas. It shall be free of roots, stumps, wood, rubbish, over-size stones, frozen or other objectionable materials. The embankment shall be constructed to an elevation which provides for anticipated settlement to the design elevation. The fill height all along the length of the embankment shall be increased above the design elevation (including freeboard) as shown on the plans.

Placement

Areas on which fill is to be placed shall be scarified prior to placement of fill. Fill materials shall be placed in 8-inch maximum thickness (before compaction) layers which are to be continuous over the entire length of the fill. The most porous borrow material shall be placed in the downstream portions of the embankment.

Compaction

The movement of the hauling and spreading equipment over the fill shall be controlled so that the entire surface of each lift shall be traversed by not less than one tread track of the equipment or compaction shall be achieved by a minimum of four complete passes of a sheepfoot, rubber tired or vibratory roller. Fill material shall contain sufficient moisture such that the required degree of compaction can be obtained with the equipment used.

Cutoff Trench

Where specified, a cutoff trench shall be excavated along or parallel to the centerline of the embankment as shown on the plans. The bottom width of the trench shall be governed by the equipment used for excavation, with the minimum width being four feet. The depth shall be at least four feet or as shown on the plans. The side slopes of the trench shall be 1 to 1 or flatter. The backfill material for the cutoff trench shall be the most impervious material available and shall be compacted with equipment or rollers to assure maximum density and minimum permeability.

III. STRUCTURAL BACKFILL

Backfill material shall be of the type and quality conforming to that specified for the adjoining fill material. The fill shall be placed in horizontal layers not to exceed four inches in thickness and compacted by hand tampers or other compaction equipment. The material needs to fill completely all spaces under and adjacent to the pipe. At no time during the backfilling operation shall driven equipment be allowed to operate closer than four feet, measured horizontally, to any part of a structure. Under no circumstances shall the contractor drive equipment over any part of a concrete structure or pipe unless there is a compacted fill of twenty-four inches or greater over the structure or pipe.

IV. PIPE CONDUITS

A. Corrugated Metal Pipe

- Materials - (Steel Pipe) - This pipe and its appurtenances shall be galvanized and fully bituminous coated and shall conform to the requirements of AASHTO Specification M-190. Type A with watertight coupling bands. Any bituminous coating damaged or otherwise removed shall be replaced with cold applied bituminous coating compound.

Materials - (Aluminum Pipe) - This pipe and its appurtenances shall conform to the requirements of AASHTO Specification M-196 or M-211 with watertight coupling bands. Coupling bands, anti-seep collars, end sections, etc. must be composed of the same material as the pipe. Metals must be insulated from dissimilar materials with use of rubber or plastic insulating materials at least 24 mils in thickness. Aluminum surfaces that are to be in contact with concrete shall be painted with one coat of zinc chromate primer. Hot dip galvanized bolts may be used for connections. The pH of the surrounding soils shall be less than 9 and greater than 4.

Mellically corrugated pipe in addition to the requirements above shall have either continuously welded seams or have lock seams which are caulked, during fabrication, with a neoprene bead.

- Connections - All connections with pipes must be completely watertight. The drain pipe or barrel connection to the riser shall be welded all around when the pipe and riser are metal. Watertight coupling bands shall be used at all joints. Anti-seep collars shall be connected to the pipe in such a manner as to be completely watertight.
- Bedding - The pipe shall be firmly and uniformly bedded throughout its entire length. Where rock or soft, spongy or other unstable soil is encountered, all such material shall be removed and replaced with suitable earth compacted to provide adequate support.
- Laying pipe - The pipe shall be placed with inside circumferential laps pointing downstream and with the longitudinal laps at the sides.
- Backfilling shall conform to structural backfill as shown above.
- Other details (anti-seep collars, valves, etc.) shall be as shown on the drawings.

B. Reinforced Concrete Pipe

- Materials - Reinforced concrete pipe shall have a rubber gasket joint and shall equal or exceed ASTM Specification C-361. Approved equivalents are ASMA Specification C-300, 301, and 302.
- Bedding - All reinforced concrete pipe conduits shall be laid in a concrete bedding for their entire length. This bedding shall consist of high slump concrete placed under the pipe and up the sides of the pipe at least 10% of its diameter with a minimum thickness of 3" as shown on the drawings.
- Laying pipe - Bell and spigot pipe shall be placed with the bell end upstream. Joints shall be made in accordance with recommendations of the manufacturer of the material. After the joints are sealed for the entire line, the bedding shall be placed so that all spaces under the pipe are filled. Care shall be exercised to prevent any deviation from the original line and grade of the pipe.
- Backfilling shall conform to structural backfill as shown above.
- Other details (anti-seep collars, valves, etc.) shall be as shown on the drawings.

C. CONCRETE

1. Materials

- Cement - Normal Portland cement shall conform to the latest ASTM Specification C-150.
- Water - The water used in concrete shall be clean, free from oil, acid, alkali, scales, organic matter or other objectionable substances.
- Sand - The sand used in concrete shall be clean, hard, strong and durable, and shall be well graded with 100 percent passing a one-quarter inch sieve. Limestone sand shall not be used.
- Coarse Aggregate - The coarse aggregate shall be clean, hard, strong and durable, and free from clay or dirt. It shall be well graded with a maximum size of one and one-half (1-1/2) inches.
- Reinforcing Steel - The reinforcing steel shall be deformed bars of intermediate grade billet steel or rail steel conforming to ASTM Specification A-615.

- Design Mix - The concrete shall be mixed in the following proportions, measured by weight. The water-cement ratio shall be 5-1/2 to 6 U. S. gallons of water per 94 pound bag of cement. The proportion of materials for the trial mix shall be 1:2:3-1/2. This combination of aggregates may be adjusted to produce a plastic and workable mix that will not produce harshness in placing or honeycombing in the structure.
- Mixing - The concrete ingredients shall be mixed in batch mixers until the mixture is homogeneous and of uniform consistency. The mixing of each batch shall continue for not less than one and one-half minutes after all the ingredients, except the full amount of water, are in the mixer. The minimum mixing time is predicted on proper control of the speed of rotation of the mixer and of the introduction of the materials, including water, into the mixer. Water shall be added prior to, during, and following the mixing-charging operations. Excessive overmixing requiring the addition of water to preserve the required concrete consistency shall not be permitted. Truck mixing will be allowed provided that the use of this method shall cause no violation of any applicable provisions of the specifications given here.

Forms - The forms shall have sufficient strength and rigidity to hold the concrete and to withstand the necessary pressure, tamping, and vibration without deflection from the prescribed lines. They shall be mortar-tight and constructed so that they can be removed without hammering or prying against the concrete.

The inside of forms shall be oiled with a non-staining mineral oil or thoroughly wetted before concrete is placed.

Forms may be removed 24 hours after the placement of concrete. All wire ties and other devices used shall be recessed from the surface of the concrete.

Reinforcing Steel - All reinforcing material shall be free of dirt, rust, scale, oil, paint or any other coatings. The steel shall be accurately placed and securely tied and blocked into position so that no movement of the steel will occur during placement of concrete.

Consolidating - Concrete shall be consolidated with internal type mechanical vibrators. Vibration shall be supplemented by spading and hand tamping as necessary to insure smooth and dense concrete along form surfaces, in corners, and around embedded items.

- Finishing - Defective concrete, honeycombed areas, voids left by the removal of tie rods, ridges on all concrete surfaces, permanently exposed to view or exposed to water on the finished structure, shall be repaired immediately after the removal of forms. All voids shall be reamed and completely filled with dry-patching mortar.
- Protection and Curing - Exposed surfaces of concrete shall be protected from the direct rays of the sun for at least the first three (3) days. All concrete shall be kept continuously moist for at least ten (10) days after being placed. Moisture may be applied by spraying or sprinkling as necessary to prevent the concrete from drying. Concrete shall not be exposed to freezing during the curing period. Curing compounds may also be used.
- Placing Temperature - Concrete may not be placed at temperatures below 37° F with the temperature falling, or 34° with the temperature rising.

VI. STABILIZATION

All borrow areas shall be graded to provide proper drainage and left in a slightly condition. All exposed surfaces of the embankment, spillway, spoil and borrow areas, and berms shall be stabilized by seeding, fertilizing and mulching (if required) in accordance with the vegetative treatment specifications shown on or accompanying the drawings.

HUDKINS ASSOCIATES, INC.
101 SHELL BLDG.
200 E. JOPPA ROAD
TOWSON, MARYLAND 21204

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH DEPT.

James M. Boyd, M.D., M.P.H. 7/20/83
COUNTY HEALTH DEPT. OFFICER DATE

THESE PLANS FOR SMALL POND CONSTRUCTION, SOIL EROSION & SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT

Robert D. Ziehm 7-15-83
HOWARD S.C.D. DATE

PLAN No.

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL.

Jama M. Helo 7-15-83
U.S. SOIL CONSERVATION SERVICE DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

Thomas J. Hamig Jr. 7-22-83
PLANNING DIRECTOR DATE
Joseph M. Hamig 7-22-83
CHIEF, DIVISION LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

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

Walter E. Newman 7-19-83
DIRECTOR DATE
William S. Kelly 7-18-83
CHIEF, BUREAU OF ENGINEERING DATE

DEVELOPER
I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS OF DEVELOPMENT, POND CONSTRUCTION AND EROSION AND SEDIMENT CONTROL. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY. DEVIATION FROM THIS PLAN WILL NOT BE MADE UNLESS AUTHORIZED BY THE HOWARD SOIL CONSERVATION DISTRICT. I WILL PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH A RED-LINED "AS BUILT" OF THE POND WITHIN 30 DAYS OF COMPLETION. ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPT. OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT & EROSION BEFORE BEGINNING THE PROJECT.

Rube B. Altor 4-11-83
SIGNATURE DATE

ENGINEER
I CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION, EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTIFIED THE DEVELOPER THAT HE MUST PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH A RED-LINED "AS BUILT" OF THE POND WITHIN 30 DAYS OF COMPLETION.

Howard H. Hines, P.E. 7/11/83
SIGNATURE DATE
STATE OF MARYLAND REGISTERED PROFESSIONAL ENGINEER

DEVELOPER
M.O.R. XX ASSOCIATES & M.O.R. XXIII ASSOCIATES
SUITE 2100 CHARLES CENTER SOUTH
36 S. CHARLES ST.
BALTO. MD. 21201

ARCHITECT
NICHOLS/GOULD ARCHITECTS
1111 N. HUNTER STREET
BALTO., MD 21202

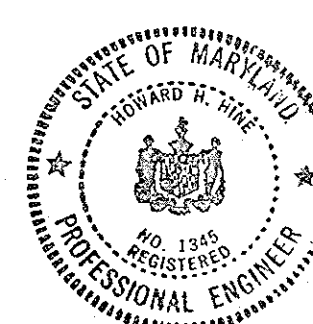
OWNER
HOWARD RESEARCH & DEVELOPMENT CORPORATION
ROUSE COMPANY BUILDING
COLUMBIA, MARYLAND 21044

PARCELS N-1, N-2, E-1 AND E-2
SECTION 1, AREA 1
RIVERS CORPORATE PARK
PLAT NO. 5473
ELECT. DIST. 6 HOWARD CO., MD.

SITE DEVELOPMENT PLAN
SHEET No. 5 OF 11
DATE 3-23-83 REVISED

APPROVED
PLANNING BOARD
OF HOWARD COUNTY

DATE 5-18-83



Howard H. Hines 4/11/83



ENGINEER
 HUDKINS ASSOCIATES, INC.
 101 SHELL BUILDING
 200 E. JOPPA ROAD
 TOWSON, MD. 21204

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPT.
 COUNTY HEALTH DEPT. OFFICER *[Signature]* DATE 7-2-83

THESE PLANS FOR SMALL POND CONSTRUCTION, SOIL EROSION & SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
 HOWARD S.C.D. *[Signature]* DATE 7-15-83

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL.
 U.S. SOIL CONSERVATION SERVICE *[Signature]* DATE 7-15-83

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
 PLANNING DIRECTOR *[Signature]* DATE 7-22-83
 CHIEF, DIVISION LAND DEVELOPMENT AND ZONING ADMINISTRATION *[Signature]* DATE 7-22-83

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS & PUBLIC ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DIRECTOR *[Signature]* DATE 7-19-83
 CHIEF, BUREAU OF ENGINEERING *[Signature]* DATE 7-18-83

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 SIGNATURE *[Signature]* DATE 4-11-83

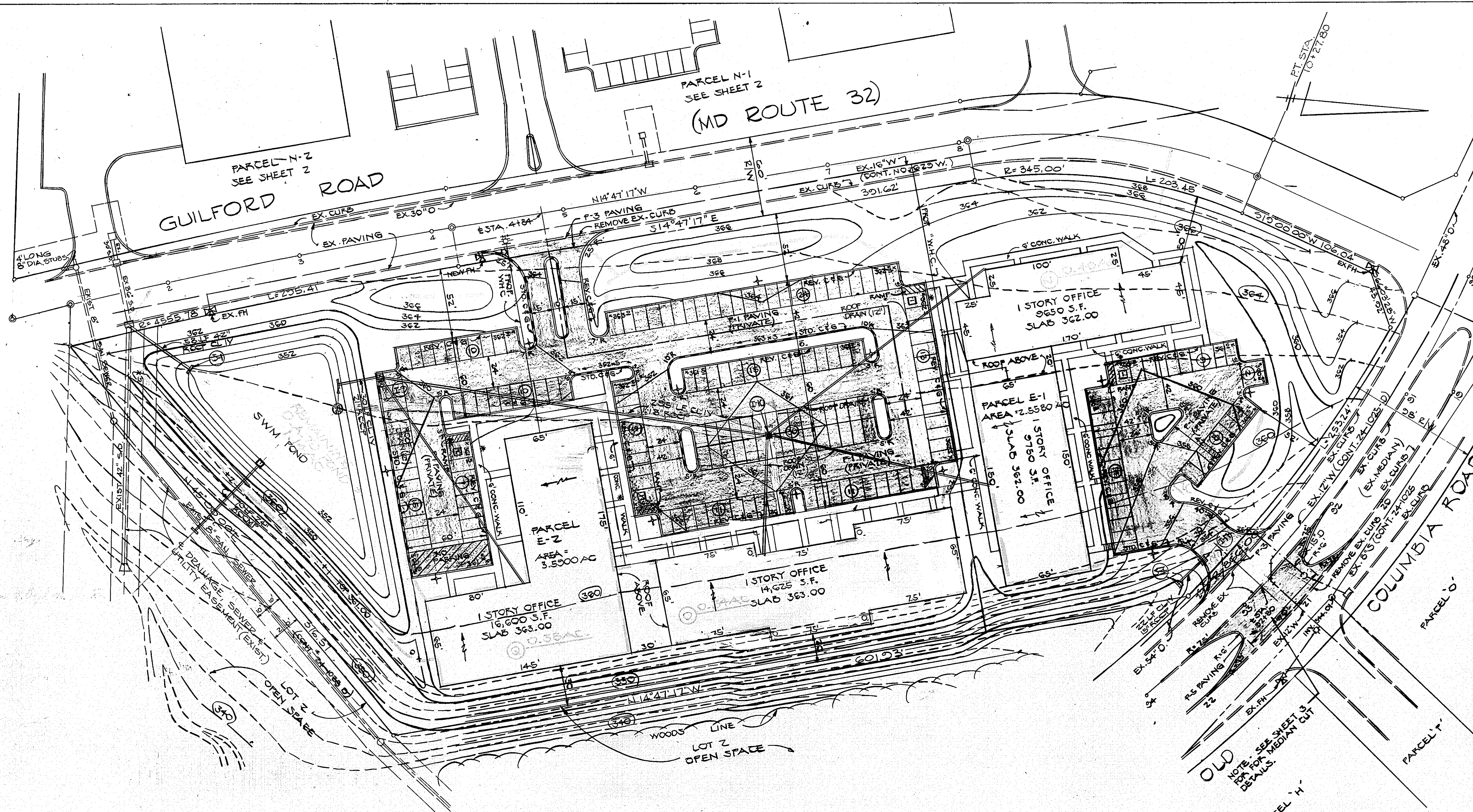
APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE 5-18-83
[Signature]

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 SIGNATURE *[Signature]* DATE *[Date]*

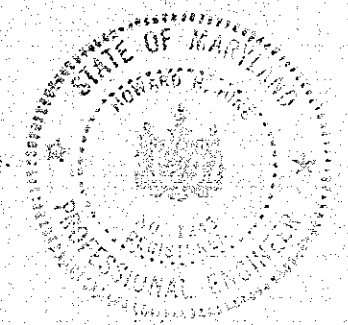
OWNER
 HOWARD RESEARCH & DEVELOPMENT CORPORATION
 ROUSE COMPANY BUILDING
 COLUMBIA, MD. 21044
 DEVELOPER
 M.O.R. XX ASSOCIATES & M.O.R. XXIII ASSOCIATES,
 SUITE 2100 CHARLES CENTER SOUTH 36 S. CHARLES ST.
 BALTO., MD. 21201
 ARCHITECT
 NICHOLS/GOULD ARCHITECTS
 1111 N. HUNTER STREET
 BALTIMORE, MARYLAND 21202

PARCELS N-1, N-2, E-1 AND E-2
 SECTION I AREA I
 RIVERS CORPORATE PARK
 PLAT No. 5473
 ELECT. DIST. 6 HOWARD CO., MARYLAND

DRAINAGE AREA MAP	SHEET 6 OF 11	DATE 3-23-1983
		REVISED

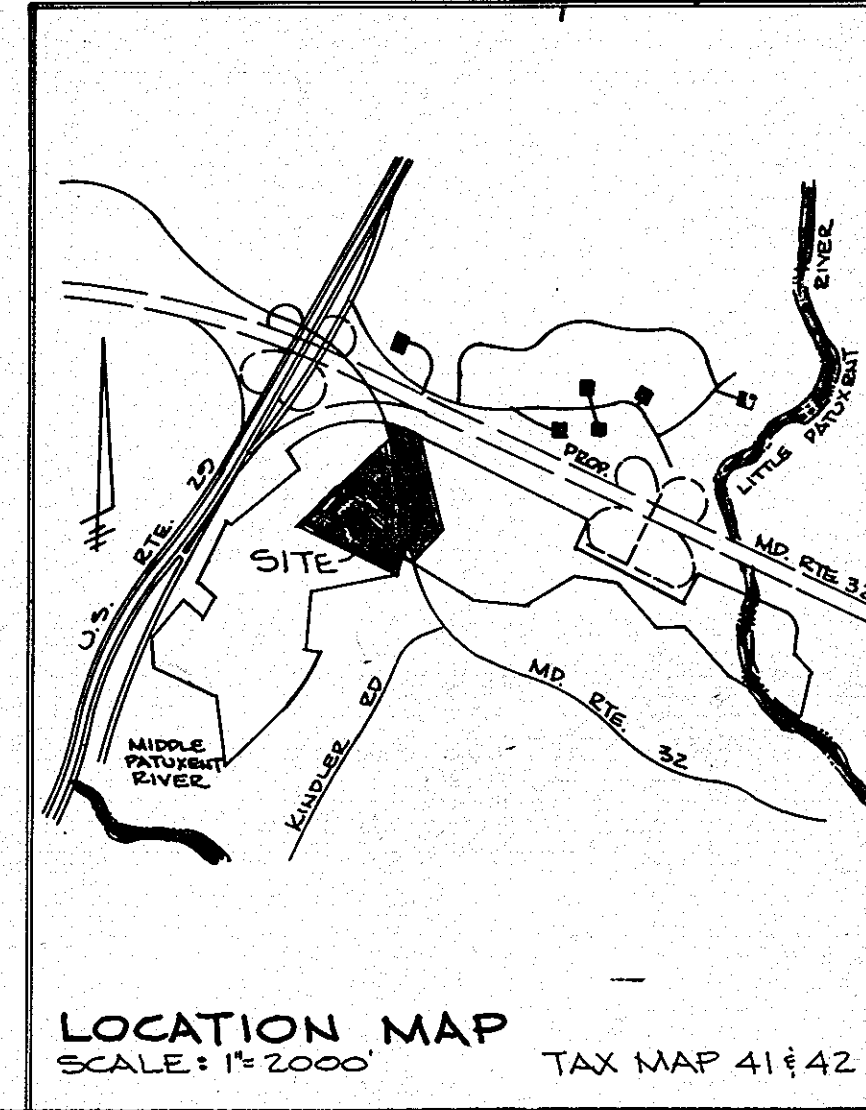


- NOTES:**
1. ZONING - NEW TOWN F.O.F. PHASE 184.
 2. THIS SITE IS NOT AFFECTED BY A 100YR. FLOOD PLAIN.
 3. ANY DAMAGE TO THE COUNTY RIGHT OF WAY WILL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
 4. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE HOWARD CO. ROAD CONSTRUCTION CODE AND STANDARD SPECIFICATIONS.
 5. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTION/SURVEY DIVISION AT 392-2417 OR 392-2418, 24 HRS. BEFORE STARTING WORK.



Howard H. Hines 4/1/83

SITE ANALYSIS								
PARCEL	AREA	BLDG. AREA	BLDG. COVERAGE	OFFICE SPACE	WAREH'SE SPACE	PARKING REQ.	PARKING PROVIDED	GREEN SPACE
N-1	2,398.2	76,700 SF	18.7%	13,200 SF	57,500 SF 115 EMPL.	13,200/500 = 38 } 36 115/2 = 58	227	4.24 AC. 45%
N-2	3,489.1	33,650 SF	26.0%	9,900 SF	23,750 SF 60 EMPL.	9,900/500 = 20 } 50 60/2 = 30	106	0.99 AC. 28%
E-1		19,400 SF		13,400 SF		13,400/500 = 33	72	
E-2		23,600 SF		23,600 SF		23,600/500 = 50	120	
TOTAL	19,035.3 AC	165,350 SF	19.9%				744	



HUDKINS ASSOCIATES, INC.
101 SHELL BUILDING
200 E. JOPPA ROAD
TOWSON MD. 21204

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH DEPT.
James M. Boyd
COUNTY HEALTH DEPT. OFFICER
7-15-83
DATE

THESE PLANS FOR SMALL POND CONSTRUCTION, SOIL EROSION & SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
Sheldon Ziehm
HOWARD S.C.D.
7-15-83
DATE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL.
James M. Hahn
U.S. SOIL CONSERVATION SERVICE
7-15-83
DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
James M. Hahn
PLANNING DIRECTOR
7-22-83
DATE
7-22-83
DATE
CHIEF, DIVISION LAND DEVELOPMENT AND ZONING ADMINISTRATION

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE & STORM DRAINAGE SYSTEMS & PUBLIC ROADS
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Steve F. Nemejny
DIRECTOR
7-19-83
DATE
Robert S. Reed
CHIEF, BUREAU OF ENGINEERING
7-18-83
DATE

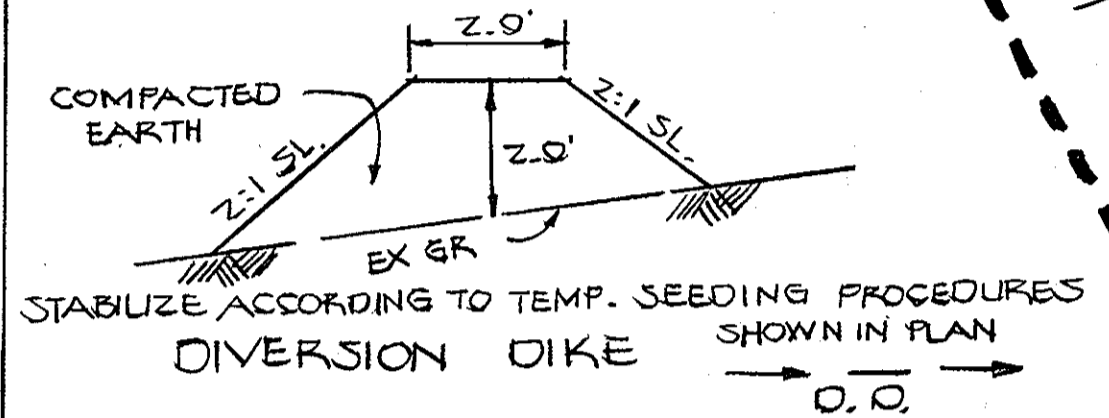
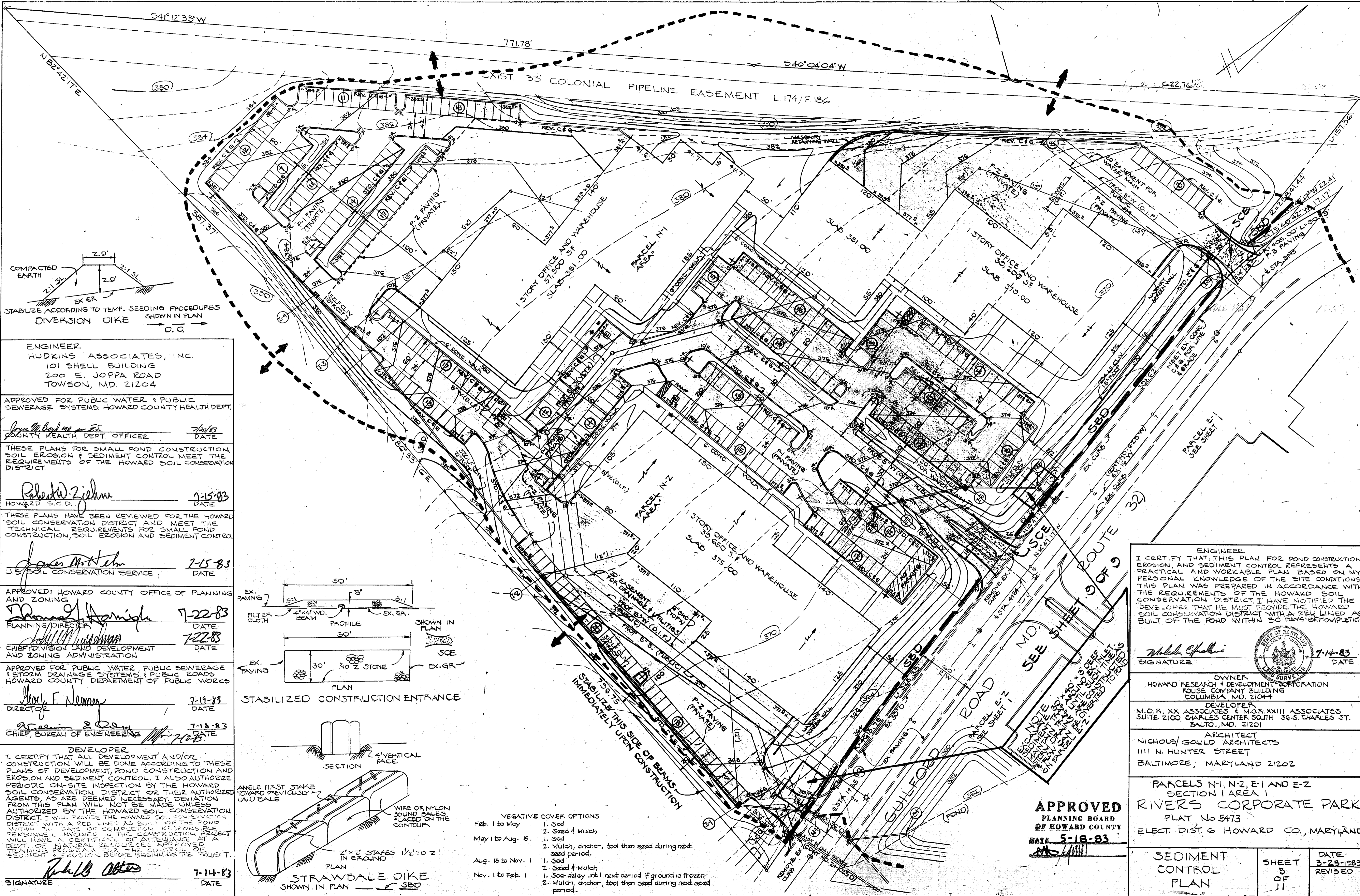
DEVELOPER
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Robert S. Reed
SIGNATURE
4-11-83
DATE

ENGINEER
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Howard H. Hines
SIGNATURE
4/1/83
DATE

OWNER
HOWARD RESEARCH & DEVELOPMENT CORPORATION
ROUSE COMPANY BUILDING
COLUMBIA, MD. 21044
DEVELOPER
M.O.R. XX ASSOCIATES & M.O.R. XXIII ASSOCIATES
SUITE 2100 CHARLES CENTER SOUTH 36 S. CHARLES ST.
BALTO., MD 21201
ARCHITECT
NICHOLS/GOULD ARCHITECTS
1111 N. HUNTER STREET
BALTIMORE, MARYLAND 21202

PARCELS N-1, N-2, E-1 AND E-2
SECTION 1 AREA 1
RIVERS CORPORATE PARK
PLAT NO 5473
ELECT. DIST. 6 HOWARD CO., MARYLAND.

DRAINAGE AREA MAP
SHEET 7 OF 11
DATE 3-23-1983
REVISED



ENGINEER
 HUDKINS ASSOCIATES, INC.
 101 SHELL BUILDING
 200 E. JOPPA ROAD
 TOWSON, MD. 21204

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPT.
James M. ...
 COUNTY HEALTH DEPT. OFFICER 7/20/83 DATE

THESE PLANS FOR SMALL POND CONSTRUCTION, SOIL EROSION & SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
Robert W. Ziehm
 HOWARD S.C.D. 7-15-83 DATE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL.
James M. ...
 U.S. SOIL CONSERVATION SERVICE 7-15-83 DATE

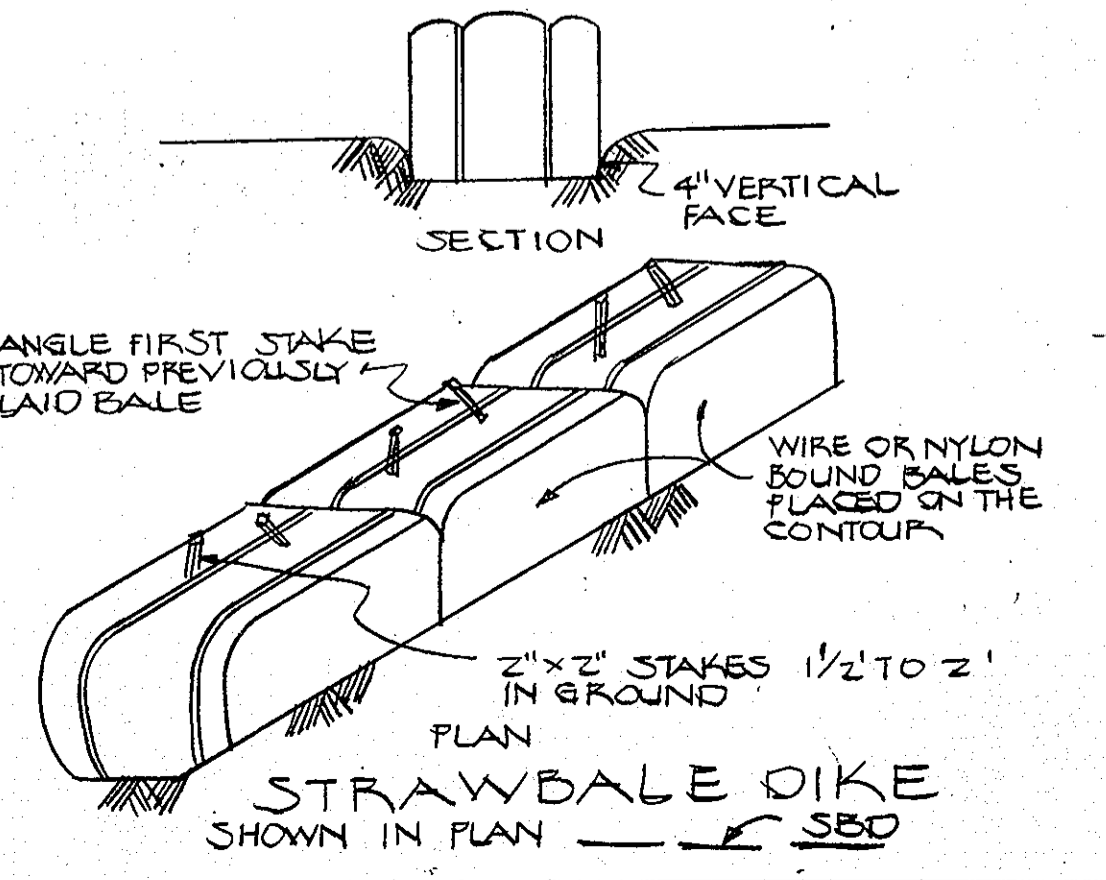
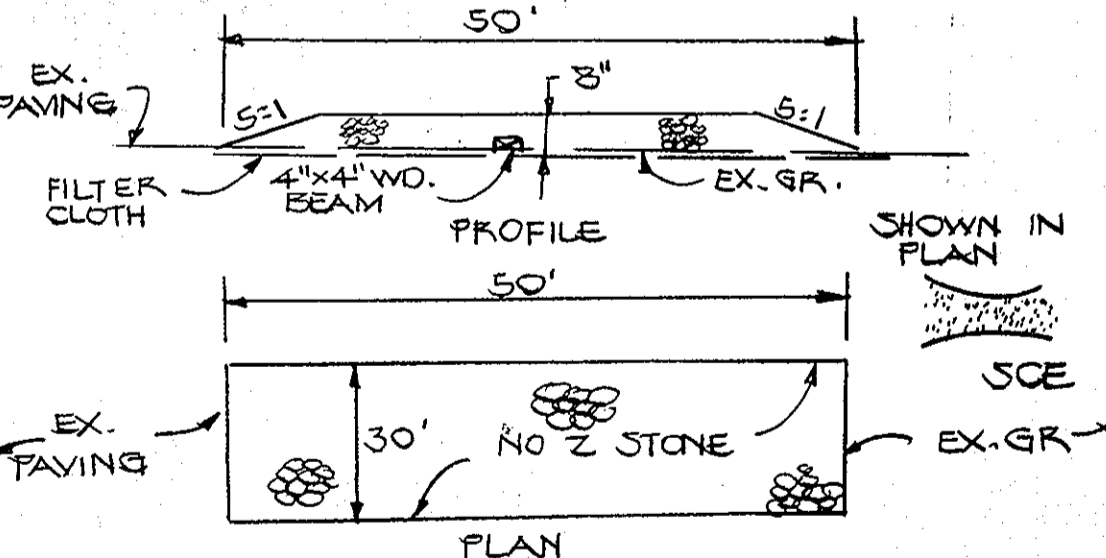
APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
Donald ...
 PLANNING DIRECTOR 7-22-83 DATE

CHIEF, DIVISION LAND DEVELOPMENT AND ZONING ADMINISTRATION
 7-22-83 DATE

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE & STORM DRAINAGE SYSTEMS & PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Shelley F. ...
 DIRECTOR 7-19-83 DATE

CHIEF, BUREAU OF ENGINEERING
 7-18-83 DATE

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Robert B. ...
 SIGNATURE 7-14-83 DATE



VEGETATIVE COVER OPTIONS

Feb. 1 to May	1. Sod 2. Seed & Mulch
May 1 to Aug. 15	1. Sod 2. Mulch, anchor, tool then seed during next seed period.
Aug. 15 to Nov. 1	1. Sod 2. Seed & Mulch
Nov. 1 to Feb. 1	1. Sod, delay until next period if ground is frozen. 2. Mulch, anchor, tool then seed during next seed period.

ENGINEER
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Michael ...
 SIGNATURE 7-14-83 DATE

OWNER
 HOWARD RESEARCH & DEVELOPMENT CORPORATION
 ROUSE COMPANY BUILDING
 COLUMBIA, MD. 21044

DEVELOPER
 M.O.R. XX ASSOCIATES & M.O.R. XXIII ASSOCIATES
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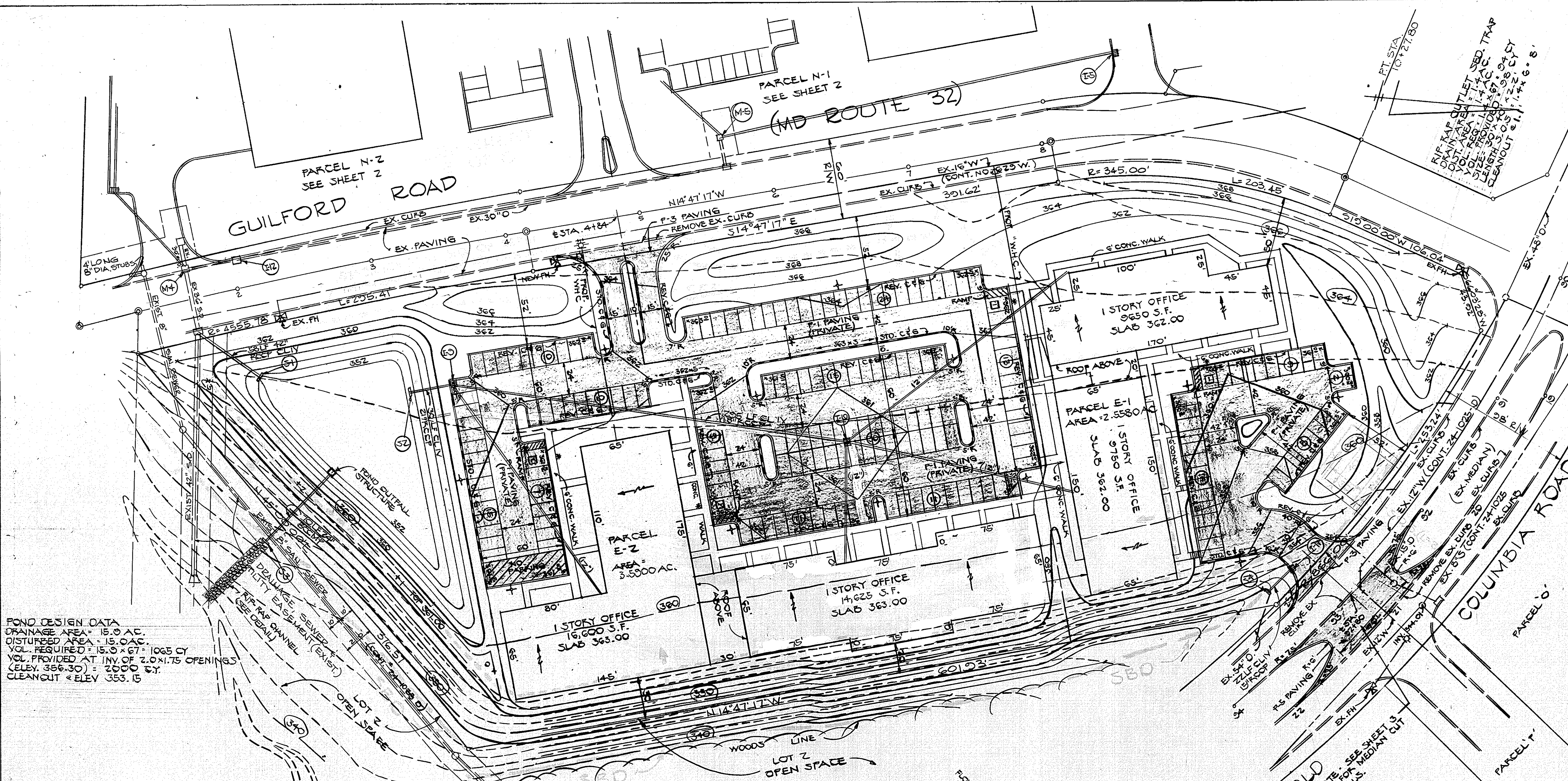
PARCELS N-1, N-2, E-1 AND E-2
 SECTION I AREA 1
 RIVERS CORPORATE PARK
 PLAT No 5473
 ELECT. DIST. 6 HOWARD CO., MARYLAND

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE 5-18-83
 MD 44111

SEDIMENT CONTROL PLAN

SHEET 8 OF 11

DATE 3-23-1983 REVISED



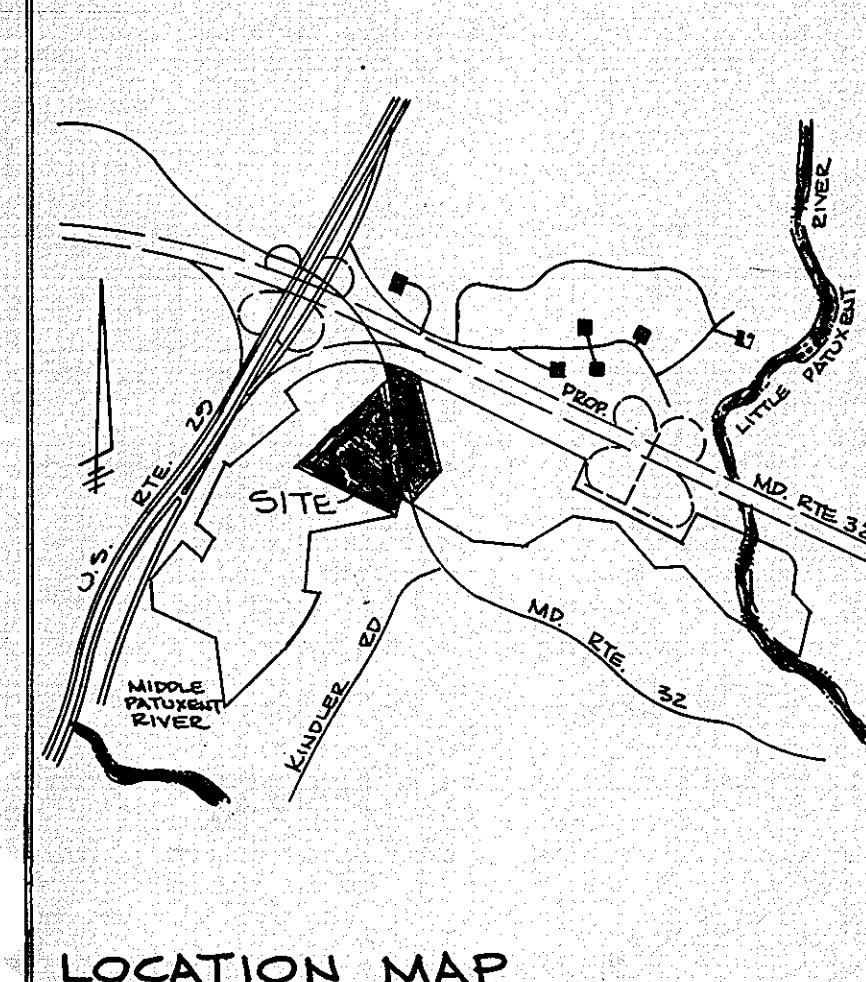
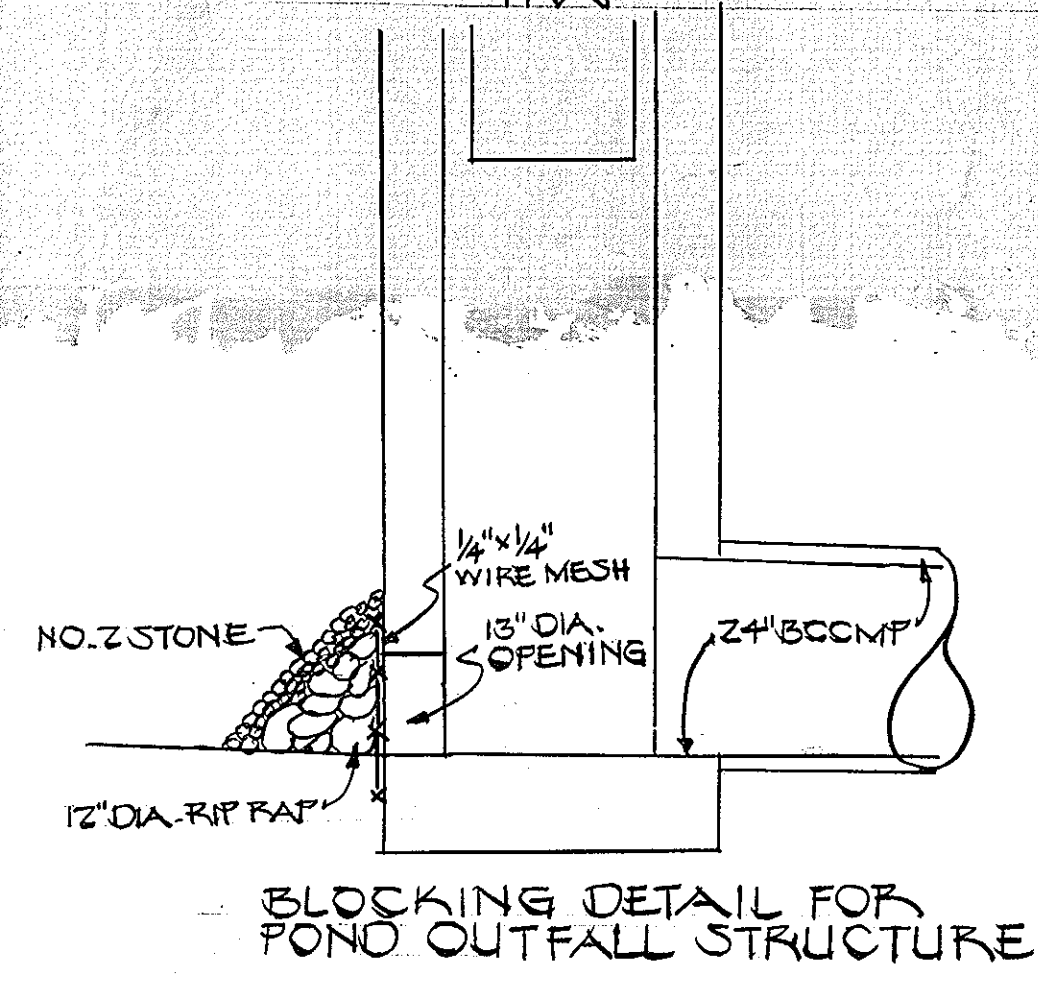
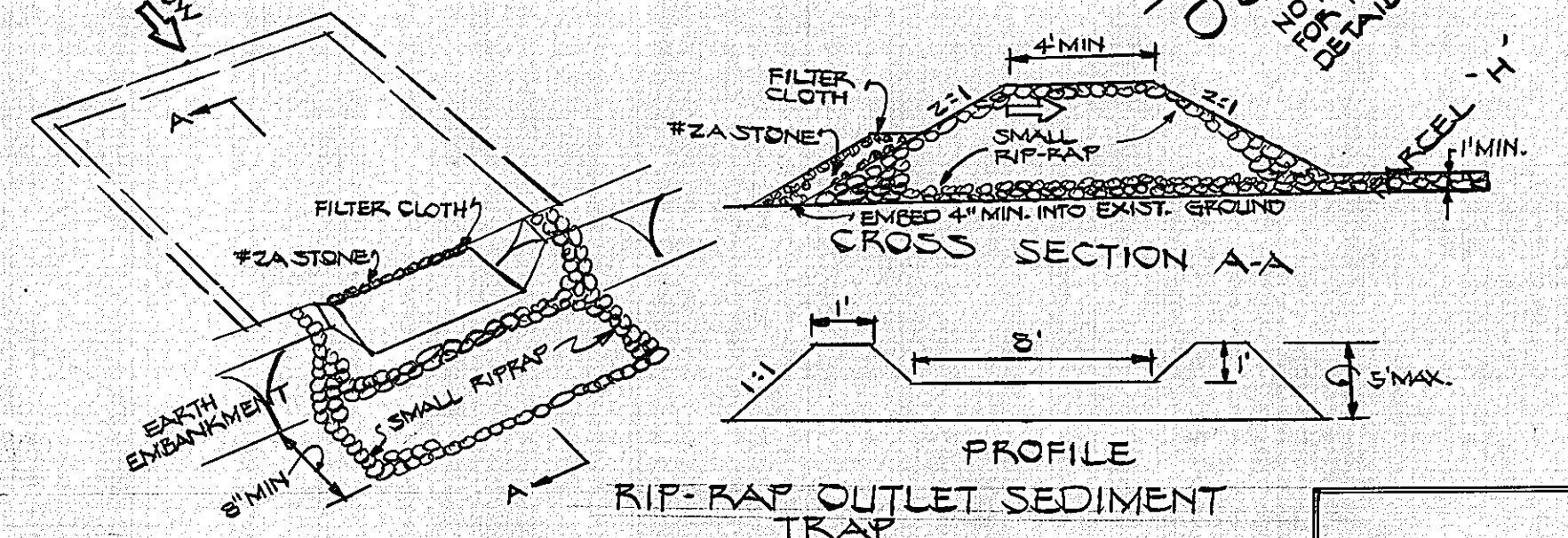
POND DESIGN DATA
 DRAINAGE AREA = 15.0 AC.
 DISTURBED AREA = 15.0 AC.
 VOL. REQUIRED AT 1% OF 2.0% = 1065 CY
 VOL. PROVIDED AT 1% OF 2.0% = 1065 CY
 (ELEV. 356.30) = 2500 S.F.
 CLEANOUT @ ELEV 353.15

- NOTES:**
1. Notify the Howard County Bureau of Inspection & Permits @ least 24 hours before starting work.
 2. All sediment control devices are to remain in place until permission for removal has been obtained from the Howard County Bureau of Inspection and permits.
 3. Structural Measures such as berms, dikes, traps, basins, etc. will be installed & stabilized according to the plan prior to any disturbance of the existing surface of the site.
 4. On site inspection and maintenance of all sediment control measures including cleanup of traps and berms & proper establishment of all planned vegetative measures will be the responsibility of the developer or his representative on the site on a continuing day to day basis.
 5. All construction will be done in accordance with the standards and specifications for soil erosion & sediment control in developing areas.

- PERMANENT SEEDING PROCEDURES**
1. Apply 20 lbs./1000 S.F. of limestone
 2. Apply fertilizer @ rate of 25 lbs. of 10-10-10 per 1000 S.F. depending on soil tests.
 3. Harrow or disc fertilizer & limestone into soil to a depth of 3 inches.
 4. Seed with KY 31 tall fescue @ rate of 5 lbs./1000 S.F. or other SCG approved plan.
 5. Mulch with small grain straw 1.5 to 2.0 tons per acre (70# @ 30"/1000 S.F.
 6. Anchor mulch with sprayed asphalt @ rate of 1 gal./S.F.
 7. No slopes shall exceed 2:1.

- TEMPORARY SEEDING NOTES**
1. Seed immediately upon construction with 1lb. rye grass per 1000 S.F.
 2. Apply 46 lbs./1000 S.F. of pulverized dolomitic limestone and 115 lbs. to 18.4 lbs./1000 S.F. of 10:10:10 or equivalent fertilizer.
 3. Harrow or disc lime and fertilizer into the soil to a depth of at least 3 inch continue tillage until a reasonably uniform fine firm seedbed has been prepared. On sloping land the final harrowing or discing should be on the contour.
 4. Mulch with straw @ 75 lbs./1000 S.F.
 5. Anchor mulch with sprayed asphalt @ rate of 0.1 gal./S.F.

- SEQUENCE OF CONSTRUCTION**
1. OBTAIN GRADING PERMIT.
 2. NOTIFY HOWARD CO. DEPT. OF PERMITS AND LICENCES.
 3. INSTALL STABILIZED CONSTRUCTION ENTRANCE AT STA. 51+00 FT.
 4. INSTALL STRAW BALE DIKE ALONG BOTTOM OF SLOPE SOUTH OF POND.
 5. CONSTRUCT POND, POND OUTFALL STRUCTURE, PIPE OUTFALL AND RIP-RAP CHANNEL PER SHT. 4 OF 5. PROVIDE STONE BLOCKING.
 6. CONSTRUCT S-1 AND 42" RCPT TO EXISTING INLET.
 7. CONSTRUCT REMAINING SEDIMENT CONTROL DEVICES.
 8. ROUGH GRADE SITE.
 9. INSTALL STORM DRAINS.
 10. BEGIN BUILDING CONSTRUCTION AND INSTALL REMAINING UTILITIES.
 11. PLACE SUB-BASE MATERIALS IN AREAS TO BE PAVED.
 12. PAVE PARKING AREAS AND STABILIZE REMAINING AREAS PER PERMANENT SEEDING PROCEDURES.
 13. FLUSH STORM DRAINS.
 14. PUMP STANDING WATER IN POND THROUGH OUTFALL STRUCTURE.
 15. REMOVE MUCK, SPREAD AND STABILIZE IMMEDIATELY.
 16. RESTORE POND TO DESIGN DIMENSIONS & STABILIZE.
 17. INSTALL STONE OUTFALLS.
 18. REMOVE REMAINING SEDIMENT CONTROL MEASURES AND STABILIZE THOSE AREAS.



APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE 5-18-83
 [Signature]

HUDKINS ASSOCIATES, INC. 101 SHELL BUILDING 200 E. JOPPA ROAD TOWSON MD. 21204		
APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPT.		
[Signature] COUNTY HEALTH DEPT. OFFICER		7/22/83 DATE
THESE PLANS FOR SMALL POND CONSTRUCTION, SOIL EROSION & SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.		
[Signature] HOWARD S.C.D.		7-15-83 DATE
THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL.		
[Signature] U.S. SOIL CONSERVATION SERVICE		7-15-83 DATE
APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING		
[Signature] PLANNING DIRECTOR		7-22-83 DATE
[Signature] CHIEF, DIVISION LAND DEVELOPMENT AND ZONING ADMINISTRATION		7-27-83 DATE
APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE & STORM DRAINAGE SYSTEMS, PUBLIC ROAD, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS		
[Signature] DIRECTOR		7-19-83 DATE
[Signature] CHIEF, BUREAU OF ENGINEERING		7-18-83 DATE
I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS OF DEVELOPMENT, EROSION CONTROL AND EROSION AND SEDIMENT CONTROL. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS, AS ARE DEEMED NECESSARY. DEVIATION FROM THIS PLAN WILL NOT BE MADE UNLESS AUTHORIZED BY THE HOWARD SOIL CONSERVATION DISTRICT. I WILL PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH A CERTIFICATE OF ATTENDANCE AT A TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT & EROSION BEFORE BEGINNING THE PROJECT.		
[Signature] DEVELOPER		4-11-83 DATE
I CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION, EROSION, AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTIFIED THE DEVELOPER THAT HE MUST PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH A RED LINED AS BUILT OF THE POND WITHIN 30 DAYS OF COMPLETION.		
[Signature] ENGINEER		DATE [Signature]
OWNER: HOWARD RESEARCH & DEVELOPMENT CORPORATION ROUSE COMPANY BUILDING COLUMBIA, MD. 21044		
DEVELOPER: M.O.R. XX ASSOCIATES & M.O.R. XXIII ASSOCIATES SUITE 2100 CHARLES CENTER, SOUTH 365 CHARLES ST. BALTO., MD. 21201		
ARCHITECTS: NICHOLS/GOULD ARCHITECTS 1111 N. HUNTER STREET BALTIMORE, MARYLAND 21202		
PARCELS N-1, N-2, E-1 AND E-2 SECTION I AREA 1 RIVERS CORPORATE PARK PLAT NO 5473 ELECT. DIST. 6 HOWARD CO., MARYLAND.		
SEDIMENT CONTROL PLAN	SHEET 9 OF 11	DATE 3-23-1983 REVISED

HUDKINS ASSOCIATES, INC.
101 SHELL BUILDING
200 E. JOPPA ROAD
TOWSON MD. 21204

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPT.

James M. Hahn
COUNTY HEALTH DEPT. OFFICER 7/20/83
DATE

THESE PLANS FOR SMALL POND CONSTRUCTION, SOIL EROSION & SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

Robert D. Ziehn
HOWARD S.C.D. 7-15-83
DATE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL.

James M. Hahn
U.S. SOIL CONSERVATION SERVICE 7-15-83
DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

Thomas J. Harrier
PLANNING DIRECTOR 7-22-83
DATE

John L. Hershman
CHIEF, DIVISION LAND DEVELOPMENT AND ZONING ADMINISTRATION 7-22-83
DATE

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE & STORM DRAINAGE SYSTEMS & PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

Steve F. Nemej
DIRECTOR 7-19-83
DATE

Robert E. Ross
CHIEF, BUREAU OF ENGINEERING 7-18-83
DATE

DEVELOPER
I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS OF DEVELOPMENT, POND CONSTRUCTION AND EROSION AND SEDIMENT CONTROL. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OF THE POND AND AUTHORIZED AGENTS AS DEEMED NECESSARY. DEVIATION FROM THIS PLAN WILL NOT BE MADE UNLESS AUTHORIZED BY THE HOWARD SOIL CONSERVATION DISTRICT. I WILL PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH A RED LINED AS BUILT OF THE POND WITHIN 30 DAYS OF COMPLETION. THE SIDE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPT. OF NATURAL RESOURCES APPROVED JOB CONTROL FOR THE CONTROL OF SOIL SEDIMENT & EROSION BEFORE BEGINNING THE PROJECT.

Paul B. Alter
SIGNATURE 4-11-83
DATE

ENGINEER
I CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION, EROSION, AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTIFIED THE DEVELOPER THAT HE MUST PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH A RED LINED AS BUILT OF THE POND WITHIN 30 DAYS OF COMPLETION.

Howard H. Hahn
SIGNATURE 5/18/83
DATE

OWNER
HOWARD RESEARCH & DEVELOPMENT CORPORATION
HOUSE COMPANY, BUILDING
COLUMBIA, MD. 21044

DEVELOPER
M.O.R. XX ASSOCIATES & M.O.R. XXIII ASSOCIATES
SUITE 2100 CHARLES CENTER SOUTH, 365 CHARLES ST.
BALTO., MD. 21201

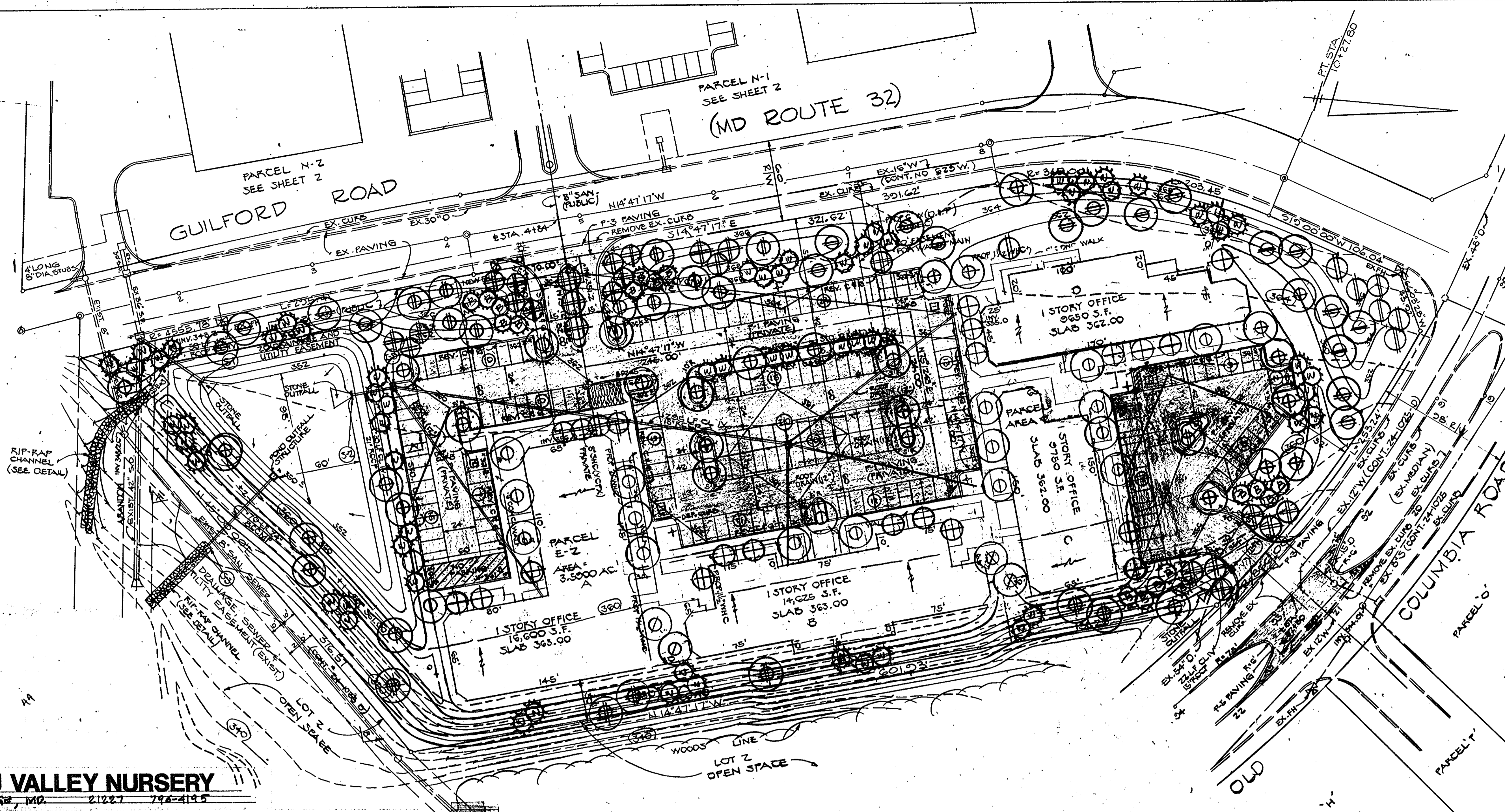
ARCHITECT
NICHOLS/GOULD ARCHITECTS
1111 N. HUNTER STREET
BALTIMORE, MARYLAND 21202

PARCELS N-1, N-2, E-1 AND E-2
SECTION 1 AREA 1
RIVERS CORPORATE PARK
PLAT NO 5473
ELECT. DIST. 6 HOWARD CO., MARYLAND.

LANDSCAPE PLANTING PLAN
SCALE: 1" = 40'-0"

SHEET 10 OF 11
DATE 5-17-83
REVISED 5-31-83

SDP-83-163

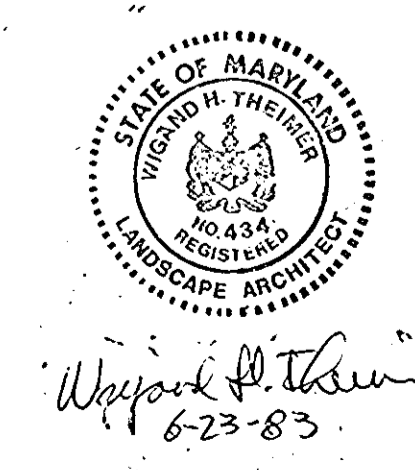


NEU VALLEY NURSERY
BERRIDGE, MD. 21227 796-4195

PLANT LIST

KEY NO.	PLANT NAME	SIZE	REMARKS
MAJOR TREES:			
85	ACER RUBRUM RED MAPLE	2 1/2 - 3" CAL 12-14' HT.	EMR HEAVY HEADS
58	ZELKOVA SERRATA ZELKOVA	2 1/2 - 3" CAL 12-14' HT.	" "
40	QUERCUS PALUSTRIS PIN OAK	2 1/2 - 3" CAL 12-14' HT.	" "
17	FRAXINUS P. LANCEOLATA GREEN ASH	2 1/2 - 3" CAL 12-14' HT.	" "
27	QUERCUS RUBRA RED OAK	2 1/2 - 3" CAL 12-14' HT.	" "
15	ACER GACCARUM GREEN MHT. SUGAR MAP.	2 1/2 - 3" CAL 12-14' HT.	" "
6	ACERISIA TRIACANTHOS HERN. THORNLESS H. LOCUST	2 1/2 - 3" CAL 12-14' HT.	" "
INTERMEDIATE TREES:			
13	PYRUS CALLERIANA BRADFORD PEAR	8-10' HT.	EMR HEAVY HEADS
41	PRUNUS GERRULATA KWANZAN KWANZAN CHERRY	8-10' HT.	" "
31	MALUS RADIANT RADIANT CRABAPPLE	8-10' HT.	" "
16	PRUNUS Cerasifera THROLD PURPLE LEAF PLUM	8-10' HT.	" "
60	PINUS THUNBERGI JAP. BLACK PINE	6-8' HT.	" "
175	PINUS STROBUS WHITE PINE	6-8' HT.	" "

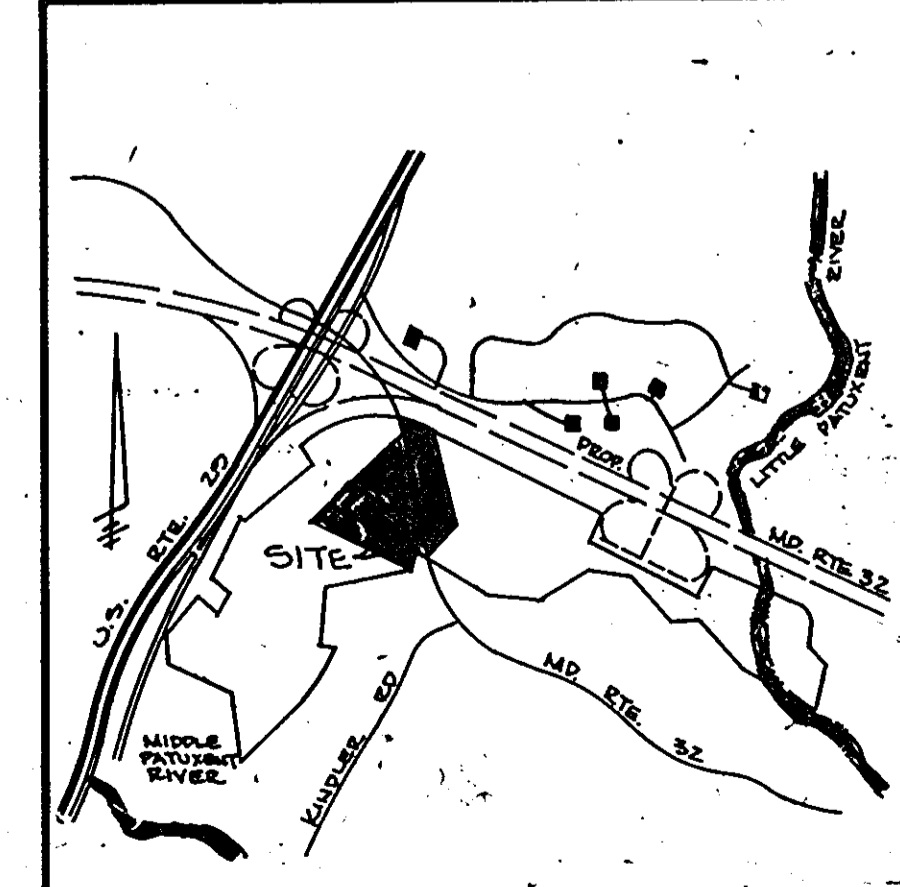
NOTE: ALL PLANTING TO BE IN COMPLIANCE WITH STANDARD HRO COLUMBIA PLANTING SPECIFICATIONS. CONTRACTOR TO VERIFY LOCATION OF UTILITIES BEFORE DIGGING.



SITE ANALYSIS

PARCEL	AREA	BLOG. AREA	BLOG. COVERAGE	OFFICE SPACE	WAREH/SE SPACE	PARKING REQ.	PARKING PROVIDED	GREEN SPACE
N-1	9,398Z	76,700SF	18.7%	19,200SF	57,500 SF 115 EMPL.	10,200/500 = 35 } 96	227	4.24 AC. 45%
N-2	3,480I	39,650SF	26.0%	9,900SF	29,750 S.F. 60 EMPL.	9,900/500 = 20 } 50	106	0.95 AC. 28%
E-1	2,5580	19,400SF	17.4%	19,400SF	-	19,400/500 = 39	72	1.49 AC. 55%
E-2	3,5800	31,225SF	20.0%	31,225SF	-	31,225/500 = 63	120	1.74 AC. 46%
TOTAL	19,0353 AC	166,975 SF	20.0%	79,725 SF	87,250 SF 175 EMPL.	748	525	8.37 AC. 44%

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE 5-18-83
John J. Hill



LOCATION MAP
SCALE: 1" = 2000
TAX MAP 41142



ENGINEER
 HUDKINS ASSOCIATES, INC.
 101 SHELL BUILDING
 200 E. JOPPA ROAD
 TOWSON, MD. 21204

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPT.
 COUNTY HEALTH DEPT. OFFICER DATE
 7/10/83

THESE PLANS FOR SMALL POND CONSTRUCTION, SOIL EROSION & SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
 HOWARD S.C.D. DATE
 7-15-83

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET TECHNICAL REQUIREMENTS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL.
 U.S. SOIL CONSERVATION SERVICE DATE
 7-15-83

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
 PLANNING DIRECTOR DATE
 7-22-83
 CHIEF: DIVISION, LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE
 7-22-83

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE SYSTEM DRAINAGE SYSTEMS & PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DIRECTOR DATE
 7-19-83
 CHIEF, BUREAU OF ENGINEERING DATE
 7-18-83

DEVELOPER
 I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS OF DEVELOPMENT, POND CONSTRUCTION AND EROSION AND SEDIMENT CONTROL. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS AS ARE DEEMED NECESSARY. DEVIATION FROM THIS PLAN WILL NOT BE MADE UNLESS AUTHORIZED BY THE HOWARD SOIL CONSERVATION DISTRICT. I WILL PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH A RED LINED AS BUILT OF THE POND WITHIN 30 DAYS OF COMPLETION. RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPT. OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT & EROSION BEFORE BEGINNING THE PROJECT.
 SIGNATURE DATE
 4-11-83

Howard H. Home 4/11/83

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE 5-18-83

ENGINEER
 I CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION, EROSION, AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTIFIED THE DEVELOPER THAT HE MUST PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH A RED LINED AS BUILT OF THE POND WITHIN 30 DAYS OF COMPLETION.

SIGNATURE DATE
 4/11/83

OWNER
 HOWARD RESEARCH & DEVELOPMENT CORPORATION
 ROUSE COMPANY BUILDING
 COLUMBIA, MD. 21047

DEVELOPER
 M.O.R. XX ASSOCIATES & M.O.R. XXIII ASSOCIATES
 SUITE 2100 CHARLES CENTER SOUTH 36 S. CHARLES ST.
 BALTO., MD. 21201

ARCHITECT
 NICHOLS/ GOULD ARCHITECTS
 1111 N. HUNTER STREET
 BALTIMORE, MARYLAND 21202

PARCELS N-1, N-2, E-1 AND E-2
 SECTION I AREA I
 RIVERS CORPORATE PARK
 PLAT No 5473
 ELECT. DIST. 6 HOWARD CO., MARYLAND

LANDSCAPE PLANTING PLAN
 SCALE: 1" = 40'-0"
 SHEET 11 OF 11
 DATE 5-17-21283
 REVISED 5-31-83

NEU VALLEY NURSERY
 BELKRIE, MD. 21227 796-4195