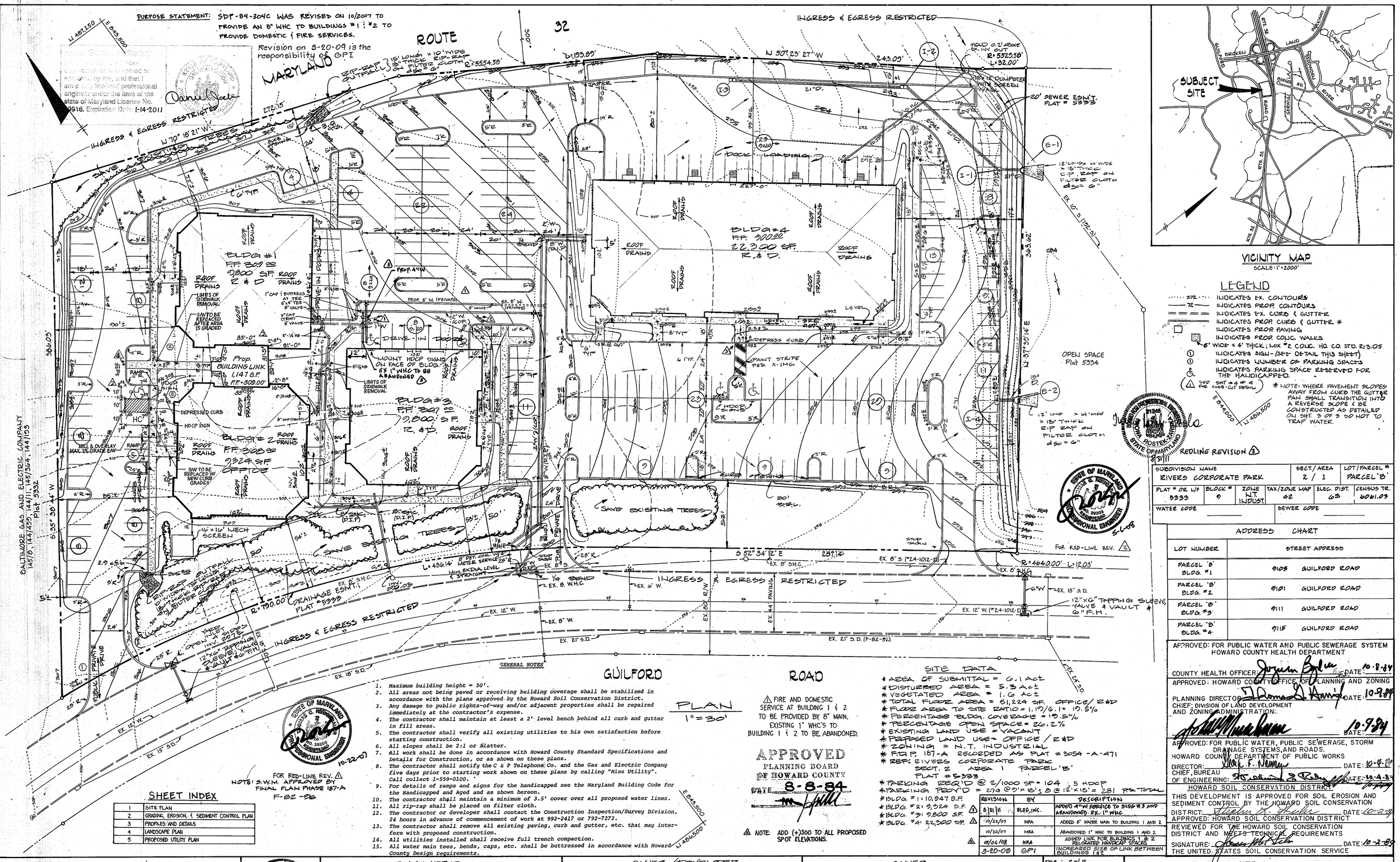
PURPOSE STATEMENT: SDP-84-304C WAS REVISED ON 10/2007 TO PROVIDE AN 8" WHC TO BUILDINGS #1 & #2 TO PROVIDE DOMESTIC & FIRE SERVICES.

Revision on 3-20-09 is the responsibility of GPI

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. 2916, Expiration Date: 1-14-2011

Daniel Jack

STATE OF MARYLAND — DANIEL JACK — No. 2916 — REGISTERED PROFESSIONAL ENGINEER



VICINITY MAP
SCALE: 1" = 2000'

LEGEND
- ····372···· INDICATES EX. CONTOURS
- ——72—— INDICATES PROP. CONTOURS
- INDICATES EX. CURB & GUTTER
- INDICATES PROP. CURB & GUTTER *
- INDICATES PROP. PAVING
- INDICATES PROP. CONC. WALKS
- 6' WIDE x 4' THICK ; MIX #2 CONC. HO. CO. STD. R-3.05
- ① INDICATES SIGN - (SEE DETAIL THIS SHEET)
- ① INDICATES NUMBER OF PARKING SPACES
- INDICATES PARKING SPACE RESERVED FOR THE HANDICAPPED.
- (SHT 3 of 4 FOR CURB CUT DETAIL)

* NOTE: WHERE PAVEMENT SLOPES AWAY FROM CURB THE GUTTER PAN SHALL TRANSITION INTO A REVERSE SLOPE & BE CONSTRUCTED AS DETAILED ON SHT. 3 OF 3 SO NOT TO TRAP WATER.

REDLINE REVISION 3

SHEET INDEX

1	SITE PLAN
2	GRADING, EROSION, & SEDIMENT CONTROL PLAN
3	PROFILES AND DETAILS
4	LANDSCAPE PLAN
5	PROPOSED UTILITY PLAN

NOTE: S.W.M. APPROVED BY FINAL PLAN PHASE 187-A F-82-92B

FOR RED-LINE REV. 1 10-22-07

STATE OF MARYLAND — JOSEPH E. KOSINSKI — No. 20203 — REGISTERED PROFESSIONAL ENGINEER

GENERAL NOTES

1. Maximum building height = 50'.
2. All areas not being paved or receiving building coverage shall be stabilized in accordance with the plans approved by the Howard Soil Conservation District.
3. Any damage to public rights-of-way and/or adjacent properties shall be repaired immediately at the contractor's expense.
4. The contractor shall maintain at least a 2' level bench behind all curb and gutter in fill areas.
5. The contractor shall verify all existing utilities to his own satisfaction before starting construction.
6. All slopes shall be 2:1 or flatter.
7. All work shall be done in accordance with Howard County Standard Specifications and Details for Construction, or as shown on these plans.
8. The contractor shall notify the C & P Telephone Co. and the Gas and Electric Company five days prior to starting work shown on these plans by calling "Miss Utility". Call collect 1-559-0100.
9. For details of ramps and signs for the handicapped see the Maryland Building Code for the Handicapped and Aged and as shown hereon.
10. The contractor shall maintain a minimum of 3.5' cover over all proposed water lines.
11. All rip-rap shall be placed on filter cloth.
12. The contractor or developer shall contact the Construction Inspection/Survey Division, 24 hours in advance of commencement of work at 992-2417 or 792-7272.
13. The contractor shall remove all existing paving, curb and gutter, etc. that may interfere with proposed construction.
14. All utilities installed shall receive full trench compaction.
15. All water main tees, bends, caps, etc. shall be buttressed in accordance with Howard County Design requirements.

GUILFORD ROAD

PLAN
1" = 30'

⚠ FIRE AND DOMESTIC SERVICE AT BUILDING 1 & 2 TO BE PROVIDED BY 8" MAIN. EXISTING 1" WHC'S TO BUILDING 1 & 2 TO BE ABANDONED.

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 8-8-84

⚠ NOTE: ADD (+)300 TO ALL PROPOSED SPOT ELEVATIONS.

SITE DATA

* AREA OF SUBMITTAL = 6.1 Ac±
* DISTURBED AREA = 5.3 Ac±
* VEGETATED AREA = 1.6 Ac±
* TOTAL FLOOR AREA = 51,224 SF. OFFICE/R&D
* FLOOR AREA TO SITE RATIO = 1.19/6.1± 19.5%
* PERCENTAGE BLDG. COVERAGE = 19.5%
* PERCENTAGE OPEN SPACE = 26.2%
* EXISTING LAND USE = VACANT
* PROPOSED LAND USE = OFFICE / R&D
* ZONING = N.T. INDUSTRIAL
* F.D.P. 187-A RECORDED AS PLAT # 3054-A-471
* REF: RIVERS CORPORATE PARK SECT. 2 AREA 1 PARCEL 'B' PLAT # 5333
* PARKING REQ'D @ 2/1000 SF = 104 ; 5 HDCP
* PARKING PROV'D = 274 @ 9'x18'± & @ 12'x15' = 281 PS. TOTAL
* BLDG. #1 = 10,947 S.F.
* BLDG. #2 = 9,324 S.F.
* BLDG. #3 = 9,800 S.F.
* BLDG. #4 = 22,300 SF.

REVISION	BY	DESCRIPTION
8/31/11 ⚠	BLOG, INC.	ADDED 4" W SERVICE TO BLDG #3 AND ABANDONED EX. 1" WHC
10/22/07 ⚠	MRA	ADDED 8" WATER MAIN TO BUILDING 1 AND 2
10/22/07	MRA	ABANDONED 1" WHC TO BUILDING 1 AND 2.
05/06/08 ⚠	NRA	ADDED LINK FOR BUILDINGS 1 & 2 RELOCATED HANDICAP SPACES
3-20-09	GPI	INCREASED SIZE OF LINK BETWEEN BUILDINGS 1 & 2

SUBDIVISION NAME			SECT./AREA	LOT/PARCEL #
RIVERS CORPORATE PARK			2 / 1	PARCEL 'B'
PLAT # OR L/F	BLOCK #	ZONE	TAX/ZONE MAP	ELEC. DIST.	CENSUS TR.
5333	9	N.T. INDUST.	42	6th	6061.03
WATER CODE		SEWER CODE			

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
PARCEL 'B' BLDG. #1	9105 GUILFORD ROAD
PARCEL 'B' BLDG. #2	9101 GUILFORD ROAD
PARCEL 'B' BLDG. #3	9111 GUILFORD ROAD
PARCEL 'B' BLDG. #4	9115 GUILFORD ROAD

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEM HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER: DATE: 10-8-84

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
PLANNING DIRECTOR DATE: 10-9-84
CHIEF; DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION:
DATE: 10-9-84

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS, AND ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DIRECTOR: DATE: 10-9-84
CHIEF, BUREAU OF ENGINEERING: DATE: 10-4-84

HOWARD SOIL CONSERVATION DISTRICT
THIS DEVELOPMENT IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT: DATE: 10-2-84
APPROVED: HOWARD SOIL CONSERVATION DISTRICT
REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS
SIGNATURE: DATE: 10-2-84
THE UNITED STATES SOIL CONSERVATION SERVICE

GEORGE WILLIAM STEPHENS JR. AND ASSOCIATES INC
ENGINEERS
303 ALLEGHENY AVE. TOWSON MD. 21204
(301) 825-0120

STATE OF MARYLAND — TAPOBRATA CHAKRABARTI — No. 8930 — REGISTERED PROFESSIONAL ENGINEER

ENGINEER
Tapobrata Chakrabarti 8930 6-15-84
TAPOBRATA CHAKRABARTI REGIND. DATE

OWNER/DEVELOPER
ROUSE & ASSOCIATES
8181 PROFESSIONAL PL.
LANDOVER, MD. 20785
725-4305
(CONTRACT PURCHASER)

OWNER
Clinton M. Carr III
PRES.
General Partner 6/12/84
TITLE DATE

DES: R.N.E
DWG: P.R.R
CHK: T.C.

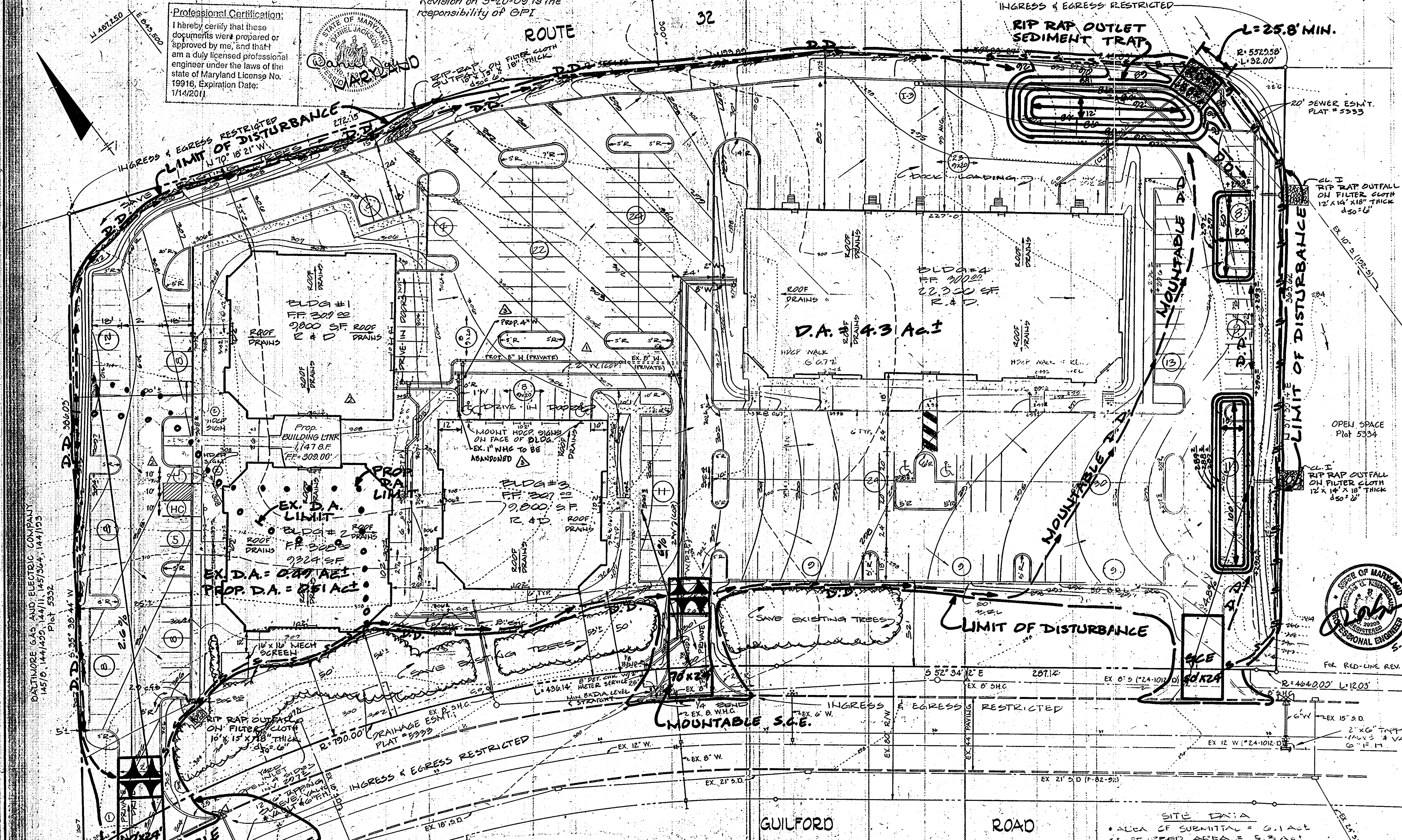
REVISIONS
7-20-84 REVISED SOIL CONSERVATION DISTRICT COMMENTS
7-30-84 SHIFT BUILDING 4 ELIMINATE 10 OFF-SITE SPACES
8-8-84 REVISED PARKING

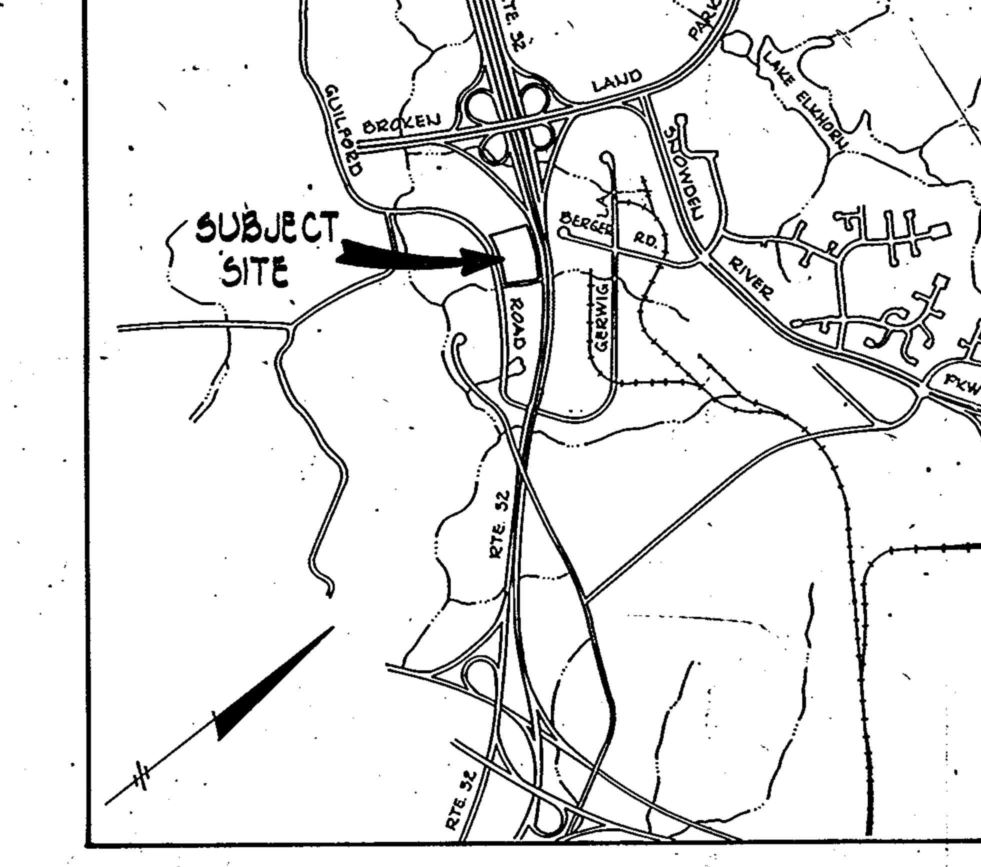
REVISED SITE PLAN FOR PROPOSED RIVERS TECH PARK II
GUILFORD RD.
RIVERS CORPORATE PARK — COLUMBIA — SECT. 2 AREA 1 — PARCEL 'B'
HOWARD COUNTY, MD. — TAX MAP 42 — 6th ELECT. DIST. — JUNE 8, 1984
SCALE: 1" = 30'
SHEET 1 OF 5

SDP-84-304C

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. 19916, Expiration Date: 1/14/2011

Revision on 3-20-09 is the responsibility of GPI





VICINITY MAP
SCALE: 1"=2000'

COMPUTATIONS FOR RIP RAP OUTLET SEDIMENT TRAP

D.A. = 4.3 Ac.±
VOL. REQ'D. = 4.3 x 67 x 27 = 7779 C.F.
VOL. PROV'D TO ELEV. 288.0 = 8000 C.F.
TOP OF TRAP ELEV. 289.0
OUTLET CREST ELEV. 288.0
BTM. OF TRAP ELEV. 284.0
CLEAN-OUT ELEV. 286.0
OUTLET LENGTH: 6 x 4.3 = 25.8' MIN.

(3) REDLINE REVISION 8/31/11

STORM INLET SEDIMENT TRAP #1

D.A. = 0.3 Ac.±
VOL. REQ'D: 0.3 x 67 x 27 = 543 C.F.
VOL. PROV'D TO ELEV. 292.0 = 1000 C.F.
TOP OF TRAP ELEV. 293.0
OUTLET CREST ELEV. 292.0
BTM. OF TRAP ELEV. 291.0
CLEAN-OUT ELEV. 291±

STORM INLET SEDIMENT TRAP #2

D.A. = 1.45 Ac.±
VOL. REQ'D = 1.45 x 67 x 27 = 2625 C.F.
VOL. PROV'D. TO ELEV. 289± = 3000 C.F.
TOP OF TRAP ELEV. 290±
OUTLET CREST ELEV. 289±
BTM. OF TRAP ELEV. 287±
CLEAN-OUT ELEV. 288±

NOTE: ALL PROPOSED SITE GRADES, IMPROVEMENTS & UTILITIES SHALL BE 1.7' HIGHER THAN ELEVATIONS SHOWN; TIE-IN TO EXISTING TO BE ADJUSTED IN FIELD; NOTIFY ENGINEER IF DISCREPANCIES ARISE

SITE AREA = 6.093 Ac±
DISTURBED AREA = 5.3 Ac±; 230,870 S.F.
AREA TO BE VEGETATIVELY STABILIZED = 1.6 Ac±

APPROXIMATE EARTH QUANTITIES

TOTAL EXCAVATION = 5280 C.Y.±
TOTAL FILL W/COMPACTION = 5280 C.Y.±
THIS IS A BALANCE EARTHWORK SITE BASED ON GRADING NOTE ABOVE

SEQUENCE OF OPERATIONS

1. Notify The Howard County Department Of Licenses & Permits Inspector 48 Hrs. Prior To Beginning Any Work.
2. Install Stabilized Construction Entrances.
3. Install Rip-Rap Outlet Sediment Trap
4. Install Diversion Dikes & Silt Fences.
5. Clear & Grub Site; The Contractor Shall Work With The Landscape Architect To Save As Many Existing Trees As Possible (Island Areas, Lawn Areas, Etc.)
6. Begin Major Grading
7. Install All Utilities; Except Sanitary House Connection To Bldg. #4; Keep Inlets Plugged.
8. Start Building & Curb Construction; Block Curb Openings.
9. Place Base Stone On Bldg. & Paving Areas And Stabilize All Other Disturbed Areas.
10. After Receiving Permission From The Sediment Control Inspector; Clean-Out Trap & Place To Grade; Remove All Remaining Sediment Control Devices & Stabilize Those Areas & Install SHC Bldg #4

PLAN
1"=30'

NOTE: STORM WATER MANAGEMENT FACILITY WAS PROVIDED DURING SUBDIVISION PHASE.

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 8-8-84

SITE DATA

* AREA OF SUBMITTAL = 6.1 Ac±
* DISTURBED AREA = 5.3 Ac±
* VEGETATED AREA = 1.6 Ac±
* TOTAL FLOOR AREA = 51,224 SF OFFICE/R&D
* FLOOR AREA TO SITE RATIO = 1.17/6.1 = 19.5%
* PERCENTAGE BLDG COVERAGE = 19.5%
* PERCENTAGE OPEN SPACE = 36.2%
* EXISTING LAND USE = VACANT
* PROPOSED LAND USE = OFFICE / R&D
* ZONING = N.T. INDUSTRIAL
* F.D.P. 187-A RECORDED AS PLAT #3054-A-471
* REF: RIVERS CORPORATE PARK SECT. 2, AREA 1 PARCEL 'B' PLAT #5333
* PARKING REQ'D @ 2/1000 SF = 104; 5 HDCP
* PARKING PROV'D = 274 @ 9'x18'; 8 @ 12'x18' = 281 PS. TOTAL
* BLDG #1: 10,947 S.F.
* BLDG #2: 9,324 S.F.
* BLDG #3: 9,800 S.F.
* BLDG #4: 22,300 S.F.

	REVISION	BY	DESCRIPTION
3	8/31/11	BLDG, INC.	ADDED 4" W SERVICE TO BLDG #3 AND ABANDONED EX. 1" WHC
1	10/22/07	MRA	ADDED 8" WATER MAIN TO BUILDING 1 AND 2
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2	05/06/08	MRA	ADDED LINK FOR BUILDINGS 1 & 2 RELOCATE HANDICAP SPACES
	3-20-09	GPI	INCREASED SIZE OF LINK BETWEEN BUILDINGS 1 & 2

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEM HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER: [signature] DATE: 10-8-84

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
PLANNING DIRECTOR: [signature] DATE: 10-9-84
CHIEF; DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION: [signature] DATE: 10-9-84

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS, AND ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DIRECTOR: [signature] DATE: 10-4-84
CHIEF, BUREAU OF ENGINEERING: [signature] DATE: 10-4-84

HOWARD SOIL CONSERVATION DISTRICT
THIS DEVELOPMENT IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT: [signature] DATE: 10-8-84
APPROVED: HOWARD SOIL CONSERVATION DISTRICT

REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS
SIGNATURE: [signature] DATE: 10-2-84
THE UNITED STATES SOIL CONSERVATION SERVICE

GEORGE WILLIAM STEPHENS JR. AND ASSOCIATES INC
ENGINEERS
303 ALLEGHENY AVE. TOWSON MD. 21204
(301) 825-0120

ENGINEER'S CERTIFICATE

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

[signature] TAPOBRATA CHAKRABARTI — REG. NO. 8930 — DATE 6-15-84

OWNER / DEVELOPER

ROUSE & ASSOCIATES
8181 PROFESSIONAL PL.
LANDOVER, MD. 20785
725-4395
(CONTRACT PURCHASER)

OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL AND I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OR THEIR AUTHORIZED AGENTS AS ARE DEEMED NECESSARY. I ALSO CERTIFY THAT ANY RESPONSIBLE PERSON INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT & EROSION BEFORE BEGINNING THE PROJECT.
BY: Claiborn M. Carr III
TITLE: General Partner
DATE: 6/12/84

DES: R.W.E
DWG: DRR
CHK: T.C
REVISIONS
9-19-20 ADD GRADING ADJUSTMENT & EARTH BALANCE NOTE

REVISED GRADING, EROSION, & SEDIMENT CONTROL PLAN
FOR
PROPOSED RIVERS TECH PARK II
GUILFORD RD.
COLUMBIA

RIVERS CORPORATE PARK SECT 2 AREA 1 PARCEL 'B'
HOWARD COUNTY, MD. — 6th ELECT. DIST.
SCALE: 1"=30' — TAX MAP #42 — JUNE 8, 1984
SHEET 2 OF 5

SDP-84-304

REVISION	BY	DESCRIPTION
10/22/07	MRA	ADDED 8" WATER MAIN TO BUILDING 1 AND 2.
10/22/07	MRA	ABANDONED 1" WHC TO BUILDING 1 AND 2.

Revision on 3-20-09 is the responsibility of GPI

Revision: 3-20-09. Increased size of Link between Buildings 1&2. Revised Plant List.

32

INGRESS & EGRESS RESTRICTED

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 8-8-84

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. 19916, Expiration Date: 1/14/2011

STATE OF MARYLAND — DANIEL JACKSON STEPHENS III — REG. NO. 19916 — PROFESSIONAL ENGINEER

ROUTE 3 BEFORE MARYLAND

S.F. STORM DRAIN OUTFALL

INGRESS & EGRESS RESTRICTED

SAVE EXISTING TREES

BLDG #1
FF 309.00
9800 S.F.
R & D

BLDG #2
FF 300.00
9324 S.F.
OFFICE

BLDG #3
FF 307.00
20,800 S.F.
R & D

BLDG #4
FF 300.00
22,300 S.F.
R & D

Prop. Building Link

ROOF DRAINS

MOUNT HDCP SIGNS ON FACE OF BUILDING

HDLP F.F. HAVE DIRECT ACCESS TO BLDG. THRU DRIVE-IN DOORS

DUMPSTER PAD

TRASH

RECYCLING

PUBLIC PRIVATE BRICK

EX. 8" W.H.C.

EX. 8" S.M.C.

EX. 21" S.D.

EX. 18" S.D.

EX. 24" S.D. (F-82-92)

EX. 12" W. ("24-1012-D")

12"xG" TAPPING SLEEVE & VALVE & VAULT & G"F.H.

20' SEWER ESM'T. PLAT #

OPEN SPACE Plat 5334

FOR RED-LINE REV. △

NOTE: THE DEVELOPER OF THE PROJECT SITE IS RESPONSIBLE FOR OBTAINING PERMISSION TO GRADE OFF-SITE

DALTIMORE GAS AND ELECTRIC COMPANY 145/0, 144/429, 144/11, 145/364, 144/193 Plat 5332

PLANT SCHEDULE

QTY	SIZE	LATIN NAME	COMMON NAME	COND.	REM.
20	2½-3"cal	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	B&B	RED P/C MATCHED
21	2½-3"cal	GLEDITSIA TRIACANTHOS INERMIS	THORNLESS LOCUST		
32	2½-3"cal	PLATANUS ACERIFOLIA	LONDON PLANE TREE		
16	2½-3"cal	QUERCUS PALUSTRIS	PIN OAK		
4	2½-3"cal	ZELKOVA SERRATA 'VILLAGE GREEN'	ZELKOVA		
2	8-10' ht.	ILEX X 'NELLIE R. STEVENS'	STEVENS HOLLY	MULTI-STEM	
5	8-10' ht.	CORNUS FLORIDA	FLOWERING DOGWOOD		
5	8-10' ht.	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	SINGLE-STEM	
5	8-12' ht.	MALUS 'ZUMI CALOCARPA'	ZUMI CRAB		
24	8-10' ht.	PRUNUS YEDOENSIS	YOSHINO CHERRY		
10	8-10' ht.	PYRUS CALLERYANA 'BRADFORD'	BRADFORD PEAR		
14	6-8' ht.	PINUS STROBUS	WHITE PINE		
21	18-24" B&B	COTONEASTER APICULATUS	COTONEASTER	CONT.	
14	18-24" ht.	EUONYMUS ALATUS COMPACTUS	DWARF BURNING BUSH	B&B	
40	18-24" Cal.	ILEX CRENATA 'HETZI'	HETZI HOLLY	B&B	
14	18-24" ht.	RHODODENDRON 'P.J.M.'	P.J.M. RHODODENDRON	CONT.	
400	2 GT.	HEMEROCALLIS VARIETY	DAYLILY	CONT.	YELLOW/ORG.

SAVING FIRE CONNECTION CAMPUS

SEE SITE PLAN FOR CONTINUED GRADES

DEPRESSED CURB DETAIL: 1"=4'

PLAN
1"=30'

NOTE: STORM WATER MANAGEMENT FACILITY WAS PROVIDED DURING SUBDIVISION PHASE.

NOTE
1. ALL PLANTING &C PER "GREENSPACE, INC." SPECIFICATIONS.
2. EXACT LOCATION TO BE DETERMINED BY GREENSPACE AT TIME OF INSTALLATION.
3. DENOTES SOD AREA. REMAINDER OF DISTURBED AREA TO BE SEEDED.
4. ALL PLANT MATERIAL HAS A ONE YEAR WARRANTY.

DEPRESSED CURB DETAIL: 1½"

SEE SITE PLAN FOR CONTINUED GRADES

VICINITY MAP
SCALE: 1" = 2000'

SUBJECT SITE

Rte. 32 · Guilford Rd. · Broken Land Pkwy. · Lake Elkhorn · Stevens Forest Rd. · Dorsey Run Rd. · Oakland Mills Rd. · Rte. 29

SUBDIVISION NAME			SECT/AREA	LOT/PARCEL #
RIVERS CORPORATE PARK			2 / 1	PARCEL 'B'
PLAT # OR L/F	BLOCK #	ZONE	TAX/ZONE MAP	ELEC. DIST.	CENSUS TR.
9333	9	M.X. INDUST.	42	6th	6081.03
WATER CODE		SEWER CODE		

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
PARCEL 'B' BLDG. #1	9105 GUILFORD ROAD
PARCEL 'B' BLDG. #2	9101 GUILFORD ROAD
PARCEL 'B' BLDG. #3	9111 GUILFORD ROAD
PARCEL 'B' BLDG. #4	9115 GUILFORD ROAD

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER: DATE: 10-8-84

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
PLANNING DIRECTOR DATE: 10-9-84
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION

DATE: 10-9-84

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS, AND ROADS.
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DIRECTOR: DATE: 10-1-84
CHIEF, BUREAU OF ENGINEERING: DATE: 10-1-84

HOWARD SOIL CONSERVATION DISTRICT
THIS DEVELOPMENT IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT: DATE: 10-2-84
APPROVED: HOWARD SOIL CONSERVATION DISTRICT

REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS
SIGNATURE: DATE: 10-2-84
THE UNITED STATES SOIL CONSERVATION SERVICE

GEORGE WILLIAM STEPHENS JR. AND ASSOCIATES INC
ENGINEERS
303 ALLEGHENY AVE. TOWSON Md. 21204
(301) 825-0120

ARCHITECTURAL REGISTRATION BOARD 3114-A STATE OF MARYLAND

LANDSCAPE PLAN BY:
GREENSPACE, inc.
1910 MONTGOMERY VILLAGE AVE. SUITE 200
GAITHERSBURG MD 20879
BY:

OWNER/DEVELOPER
ROUSE & ASSOCIATES
8181 PROFESSIONAL PL.
LANDOVER, MD. 20785
725-4305
(CONTRACT PURCHASER)

OWNER
BY: Clayborn M. Carr III
General Partner
TITLE
6/12/84
DATE

DES: R.N.V.R
DWG: D.R.R
CHK: T.C.
REVISIONS

REVISED LANDSCAPE PLAN
FOR
PROPOSED RIVERS TECH PARK II
GUILFORD RD.
RIVERS CORPORATE PARK SECT 2 AREA 1 COLUMBIA PARCEL 'B'
HOWARD COUNTY, MD. TAX MAP #42 6th ELECT. DIST.
SCALE: 1" = 30' SHEET 4 OF 5 JUNE 8, 1984 REV. 9/12/84

SDP-84-304c

REVISION	BY	DESCRIPTION
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10/22/07	MRA	ABANDONED 1" WHC TO BUILDING 1 AND 2.

Revision on 3-20-09 is the responsibility of GPI

Revision: 3-20-09 Increased size of Link between Buildings 1&2. Revised Plant List.

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. 19916, Expiration Date: 1/14/2011

Daniel Jodon MARYLAND

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 8-8-84

INGRESS & EGRESS RESTRICTED

ROUTE 32

BLDG #1
F.F. 309.00
9,800 S.F.
R & D

BLDG #2
F.F. 308.00
9,324 S.F.
OFFICE

BLDG #3
F.F. 307.00
9,800 S.F.
R & D

BLDG #4
F.F. 300.00
22,300 S.F.
R & D.

Prop. Building Link

MOUNT HDCP SIGNS ON FACE OF BUILDING

HDCP P.S. HAVE DIRECT ACCESS TO BLDG. THRU DRIVE IN DOORS

ROOF DRAINS

LOADING

DOCK

TRASH

SAVE EX. STONE WALL

SAVE EX. STONE TREES

SAVE EX. TREES

OPEN SPACE Plat 5334

FOR RED-LINE REV. △

NOTE: THE DEVELOPER OF THE PROJECT SITE IS RESPONSIBLE FOR OBTAINING PERMISSION TO GRADE OFF-SITE

GUILFORD ROAD

R = 700.00' (DRAINAGE PLAT #5333)

R = 464.00' L = 12.03'

R = 552.58' L = 32.00'

EX. 21" S.D. (F-82-92)

EX. 18" S.D.

EX. 12" W. (#24-1012-D)

EX. 8" W.

EX. 8" S.D. (#24-1012-D)

EX. 15" S.D.

12"xG" TAPPING SLEEVE, VALVE & VAULT & 6" F.H.

2" WATER SERVICE

EX. 8" W.H.C.

EX. 8" S.H.C.

EX. 8" G.W.

1½ BEND

INGRESS & EGRESS RESTRICTED

BALTIMORE GAS AND ELECTRIC COMPANY 145/D, 144/439, 144/11, 145/364, (144) Plat 5352

PLANT SCHEDULE

QTY	SIZE	LATIN NAME	COMMON NAME	COND	REM.
26	2½-3½" CAL	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	B&B	RED F/C
91	2½-3½" CAL	GLEDITSIA TRIACANTHOS 'INERMIS'	THORNLESS LOCUST	B&B	MATCHED
32	2½-3½" CAL	PLATANUS ACERIFOLIA	LONDON PLANE TREE	B&B	
10	2½-3½" CAL	QUERCUS PALUSTRIS	PIN OAK	B&B	
4	2½-3½" CAL	ZELKOVA SERRATA 'VILLAGE GREEN'	ZELKOVA	B&B	
2	8-10' HT	AMELANCHIER CANADENSIS	SERVICEBERRY	B&B	MULTI-STEM
9	8-10' HT	CORNUS FLORIDA	FLOWERING DOGWOOD	B&B	
5	8-10' HT	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	B&B	SINGLE-STEM
13	8-10' HT	MALUS 'ZUMI CALOCARPA'	ZUMI CRAB	B&B	
24	8-10' HT	PRUNUS YEDOENSIS	YOSHINO CHERRY	B&B	
10	8-10' HT	PYRUS CALLERYANA 'BRADFORD'	BRADFORD PEAR	B&B	
44	6-8' HT	PINUS STROBUS	WHITE PINE	B&B	
21	18-24" SPD	COTONEASTER HORIZONTALIS	COTONEASTER	CONT.	
74	18-24" HT	EUONYMUS ALATUS COMPACTUS	DWARF BURNING BUSH	B&B	
40	18-24" HT	ILEX CRENATA 'HETZI'	HETZI HOLLY	B&B	
14	18-24" HT	RHODODENDRON 'ROMI'	ROMI RHODODENDRON	CONT.	
400	2 GT.	HEMEROCALLIS VARIETY	DAYLILY	CONT.	YELLOW/ORG.

SEE SITE PLAN FOR CONTINUED GRADES

DEPRESSED CURB DETAIL: 1"=4'

PLAN 1"=30'

NOTE: STORM WATER MANAGEMENT FACILITY WAS PROVIDED DURING SUBDIVISION PHASE.

NOTE
1. ALL PLANTING AS PER 'GREENSPACE, INC.' SPECIFICATIONS.
2. EXACT LOCATION TO BE DETERMINED BY GREENSPACE AT TIME OF INSTALLATION.
3. DENOTES SOD WITH REMAINDER OF DISTURBED AREA TO BE SEEDED.
4. ALL PLANT MATERIAL HAS A ONE YEAR WARRANTY.

DEPRESSED CURB DETAIL: 1"=4'

SEE SITE PLAN FOR CONTINUED GRADES

VICINITY MAP

SCALE 1" = 2000'

SUBJECT SITE

RTE. 32 · GUILFORD RD. · BROKEN LAND · OLD GUILFORD RD. · DORSEY RUN RD. · GERWIG LN. · SCAGGSVILLE RD. · LAKE ELKHORN · HAMMONY · PKWY.

DEPRESSED CURB DETAIL: 1"=4'

SEE SITE PLAN FOR CONTINUED GRADES

SUBDIVISION NAME	RIVERS CORPORATE PARK
SECT/AREA	2 / 1
LOT/PARCEL #	PARCEL 'B'
PLAT # OR L/F	9333
BLOCK #	9
ZONE	M.X. INDUST.
TAX/ZONE MAP	42
ELEC. DIST.	6TH
CENSUS TR.	6061.03
WATER CODE	
SEWER CODE	

ADDRESS CHART

LOT NUMBER	STREET ADDRESS
PARCEL 'B' BLDG. #1	9105 GUILFORD ROAD
PARCEL 'B' BLDG. #2	9101 GUILFORD ROAD
PARCEL 'B' BLDG. #3	9111 GUILFORD ROAD
PARCEL 'B' BLDG. #4	9115 GUILFORD ROAD

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEM HOWARD COUNTY HEALTH DEPARTMENT

COUNTY HEALTH OFFICER: DATE: 10-8-84

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

PLANNING DIRECTOR DATE: 10-9-84

CHIEF; DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE: 10-9-84

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

DIRECTOR: DATE: 10-4-84

CHIEF, BUREAU OF ENGINEERING: DATE: 10-4-84

HOWARD SOIL CONSERVATION DISTRICT

THIS DEVELOPMENT IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT. DATE: 10-2-84

APPROVED: HOWARD SOIL CONSERVATION DISTRICT

REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS

SIGNATURE: DATE: 10-2-84

THE U.S. SOIL CONSERVATION SERVICE

GEORGE WILLIAM STEPHENS JR. AND ASSOCIATES INC
ENGINEERS
303 ALLEGHENY AVE. TOWSON MD. 21204
(301) 825-0120

ARCHITECTURAL REGISTRATION BOARD 5134-A STATE OF MARYLAND

LANDSCAPE PLAN BY:
GREENSPACE, inc.
19110 MONTGOMERY VILLAGE AVE., SUITE 200
GAITHERSBURG, MD. 20879
BY:

OWNER/DEVELOPER
ROUSE & ASSOCIATES
8181 PROFESSIONAL PL.
LANDOVER, MD. 20785
725 - 4305
(CONTRACT PURCHASER)

OWNER
Clarkson M. Post III
BY:
General Partner
TITLE
6/12/84
DATE

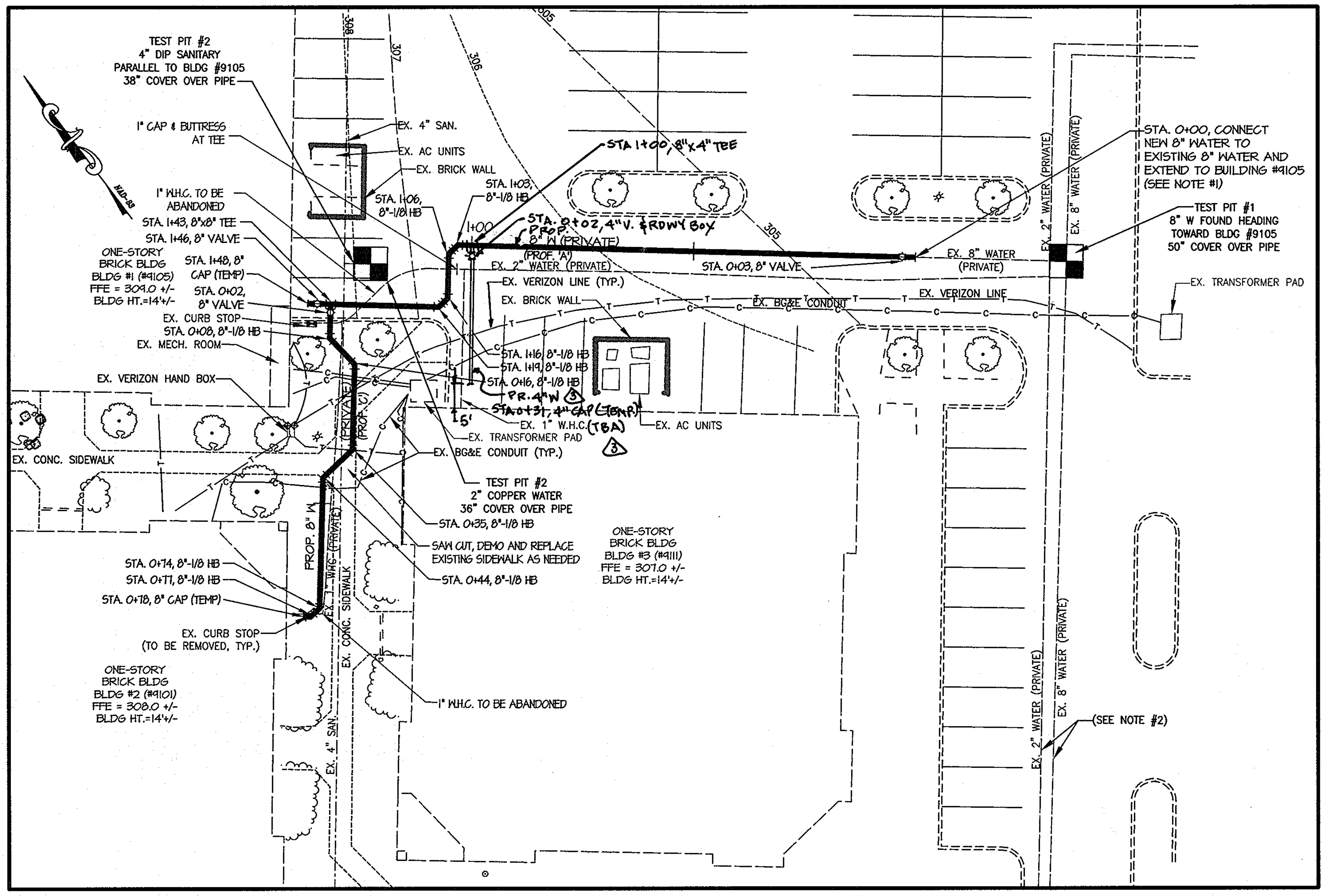
DES: R.V.R
DWN: D.R.R
CHK: T.C.

REVISIONS

REVISED LANDSCAPE PLAN
FOR
PROPOSED RIVERS TECH PARK II
GUILFORD RD.

RIVERS CORPORATE PARK — COLUMBIA — SECT/AREA — LOT/PARCEL 'B' — 6TH ELECT. DIST.
HOWARD COUNTY, MD.
SCALE: 1" = 30'
TAX MAP #42
JUNE 8, 1984
REV. 9/12/84
SHEET 4 OF 5

SDP-84-304c



SITE PLAN

SCALE: 1" = 20'

LEGEND

- EX. RIGHT-OF-WAY DEDICATION
- EX. PROPERTY LINE
- EX. ADJ. PROPERTY LINE
- EX. EASEMENT
- EX. PAVEMENT
- EX. BUILDING
- EX. CURB
- EX. STORM DRAIN LINE
- EX. TREE LINE
- EX. WATER LINE
- EX. SANITARY LINE
- EX. ELECTRICAL
- EX. TELEPHONE
- EX. LIGHT POLE
- EX. SAN. MANHOLE
- EX. TREE/ SHRUB
- EX. TEST PIT LOCATION
- PROP. WATER MAIN
- (3) TBA — TO BE ABANDONED

BILL OF MATERIALS PUBLIC WATER		
QUANTITY	SIZE	DESCRIPTION
226 LF	8"	CLASS 52 DIP WATER MAIN
1	8"X8"	TEE
3	8"	VALVE & ROADWAY BOX
2	8"	TEMP. CONC. CAP & BUTTRESS
10	8"	1/8-HB
1 EA	8"x4"	TEE
1 EA	4"	VALVE & ROADWAY BOX
31 LF	4"	CLASS 52 DIP WATER SERVICE
1 EA	4"	TEMP. CAP & BUTTRESS

(3)

GENERAL NOTES

PART 1.

1. APPROXIMATE LOCATIONS OF EXISTING MAINS ARE SHOWN. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING MAINS AND SERVICES AND MAINTAIN UNINTERRUPTED SUPPLY. ANY DAMAGES INCURRED SHALL BE REPAIRED IMMEDIATELY TO THE SATISFACTION OF THE ENGINEER AT THE CONTRACTOR'S EXPENSE.

2. BOUNDARY AND SITE INFORMATION SHOWN HEREON ARE BASED ON A FIELD RUN SURVEY ON JUNE 19, 2007 BY MORRIS & RITCHIE ASSOCIATES, INC. SUPPLEMENTED WITH INFORMATION FROM SDP-84-304C.

3. COORDINATES BASED ON NAD'83/91 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS, NO. 42BM1 & 42BM4

STA. NO. 42BM1	N 550,249.199 E 1,355,217.981	ELEV. 328.39	*STD. CONC. MON. SET FLUSH WITH SURFACE, IN MEDIAN OF BROKEN LAND PARKWAY.
STA. NO. 42BM4	N 550,248.907 E 1,358,118.574	ELEV. 352.62	*BRASS SCREW SET ON TOP OF CONC. CURB, DEEPAGE DRIVE NEAR ROLLER RINK ROAD.

4. ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS, UNLESS OTHERWISE NOTED ON THE PLANS.

5. CLEAR ALL UTILITIES BY A MINIMUM OF 12 INCHES. CLEAR ALL POLES BY 5'-0" MINIMUM OR TUNNEL AS REQUIRED UNLESS OTHERWISE NOTED.

6. FOR DETAILS NOT SHOWN ON THE DRAWING, AND FOR MATERIALS AND CONSTRUCTION METHODS, USE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (LATEST EDITION). THE CONTRACTOR SHALL HAVE A COPY OF VOLUME IV ON THE PROJECT SITE.

7. WHERE TEST PITS HAVE BEEN MADE ON EXISTING UTILITIES, THEY ARE NOTED BY THE SYMBOL AT THE LOCATIONS OF THE TEST PITS. A NOTE OR NOTES CONTAINING THE RESULTS OF THE TEST PIT OR PITS IS INCLUDED ON THE DRAWING. EXISTING UTILITIES IN THE VICINITY OF THE PROPOSED WORK FOR WHICH TEST PITS HAVE NOT BEEN DUG SHALL BE LOCATED BY THE CONTRACTOR IN ADVANCE OF CONSTRUCTION OPERATIONS AT HIS OWN EXPENSE.

8. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITY COMPANIES OR AGENCIES AT LEAST FIVE WORKING DAYS BEFORE STARTING WORK SHOWN ON THESE PLANS:
   AT&T 1-800-252-1133
   BEG (CONTRACTOR SERVICES) 410-850-4620
   BGE (UNDERGROUND DAMAGE CONTROL) 410-787-9068
   BUREAU OF UTILITIES 410-313-4900
   MISS UTILITY 1-800-257-7777
   VERIZON 1-800-743-0033/ 410-224-9210

9. TREES AND SHRUBS ARE TO BE PROTECTED FROM DAMAGE TO THE MAXIMUM EXTENT. TREES AND SHRUBS LOCATED WITHIN THE CONSTRUCTION STRIP ARE NOT TO BE REMOVED OR DAMAGED BY THE CONTRACTOR.

10. THE CONTRACTOR SHALL REMOVE TREES, STUMPS AND ROOTS ALONG THE LINE OF EXCAVATION. PAYMENT FOR SUCH REMOVAL SHALL BE INCLUDED IN THE UNIT PRICE BID FOR CONSTRUCTION OF THE MAIN.

11. THE CONTRACTOR SHALL NOTIFY THE BUREAU OF HIGHWAYS, HOWARD COUNTY, AT (410)-313-7450 AT LEAST FIVE WORKING DAYS BEFORE OPEN CUTTING OR BORING/JACKING OF ANY COUNTY ROAD FOR LAYING WATER/SEWER MAINS OR HOUSE CONNECTIONS.

PART II. WATER

1. ALL WATER MAINS SHALL BE D.I.P. CLASS 52, UNLESS OTHERWISE NOTED.

2. TOPS OF ALL WATER MAINS SHALL HAVE A MINIMUM OF 3'-6" OF COVER, UNLESS OTHERWISE NOTED. THE MAXIMUM DEPTH OF WATER MAINS SHALL NOT EXCEED 8'-0".

3. VALVES ADJACENT TO TEES SHALL BE STRAPPED TO TEES.

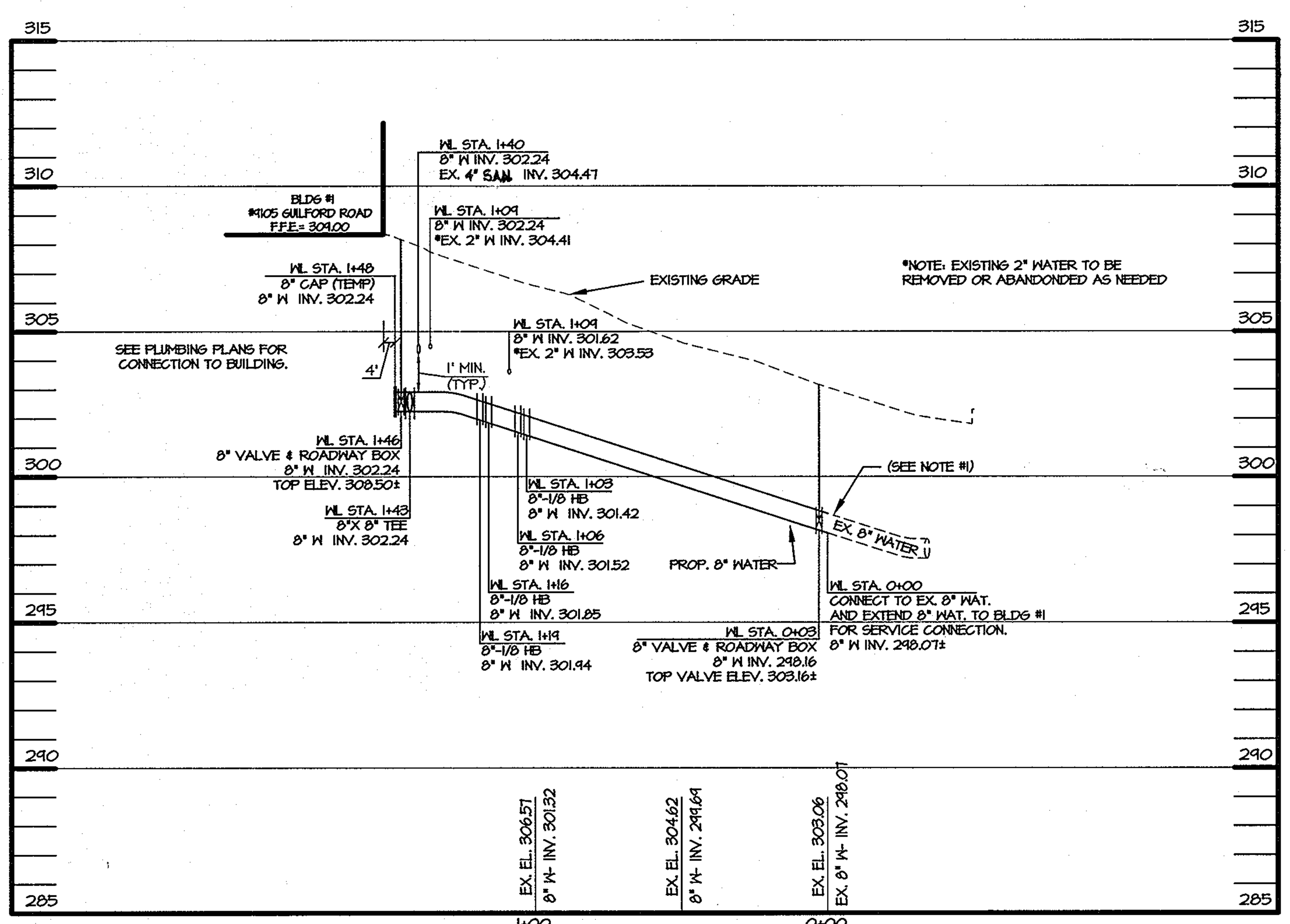
4. ALL FITTINGS SHALL BE BUTTRESSED OR ANCHORED WITH CONCRETE IN ACCORDANCE WITH STANDARD DETAILS, UNLESS OTHERWISE PROVIDED FOR ON THE DRAWINGS.

5. FIRE HYDRANTS SHALL BE SET TO THE BURY LINE ELEVATIONS SHOWN ON THE DRAWINGS. ALL FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH STANDARD DETAILS. THE SOIL AROUND THE FIRE HYDRANT SHALL BE COMPACTED IN ACCORDANCE WITH SECTION 1005 OF THE STANDARD SPECIFICATIONS.

6. THE CONTRACTOR SHALL NOT OPERATE ANY WATER MAIN VALVES ON THE PUBLIC WATER SYSTEM, BUT MAY OPERATE VALVES ON THE PRIVATE ONSITE SYSTEM.

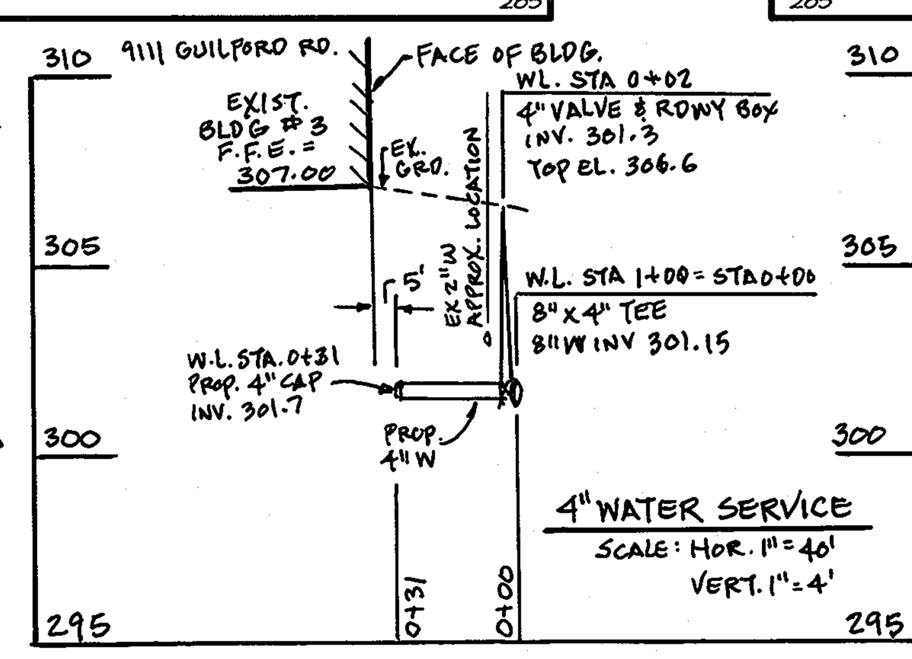
WATER MAIN INSTALLATION NOTES

1. TERMINATION OF EXISTING 8" WATER MAIN TOWARDS BUILDING #1 (9105) IS APPROXIMATED FROM PAINTED WATER MARKINGS. ACTUAL TERMINATION POINT MAY VARY. CONTRACTOR TO ADJUST BEGINNING STATION OF MAIN AS NEEDED TO CONNECT TO THE EXISTING 8" MAIN.
2. MRA WAS UNABLE TO LOCATE ANY VALVES ALONG THE EXISTING 2" & 8" MAINS. IF CONTRACTOR IS UNABLE TO LOCATE VALVES, SERVICE IN 2" & 8" MAINS IS TO BE SHUT OFF AT THE COUNTY METER VAULT, SEE SHEET 1 FOR LOCATION. SERVICE DISRUPTION IS TO BE COORDINATED BY OWNER AND CONTRACTOR WITH TENANTS OF BUILDING #3 & #4.
3. INVERTS OF EXISTING UTILITY CROSSINGS BASED ON TEST PIT DATA OR ASSUMED MINIMUM COVER FOR SHOWN SERVICES. CONTRACTOR TO TEST PIT ALL CROSSINGS PRIOR TO WATER MAIN INSTALLATION. IF CONFLICTS ARE FOUND, CONTRACTOR TO REPORT FINDINGS TO OWNER AND ADJUST DEPTH OF MAIN AS NEEDED TO AVOID CONFLICTS.



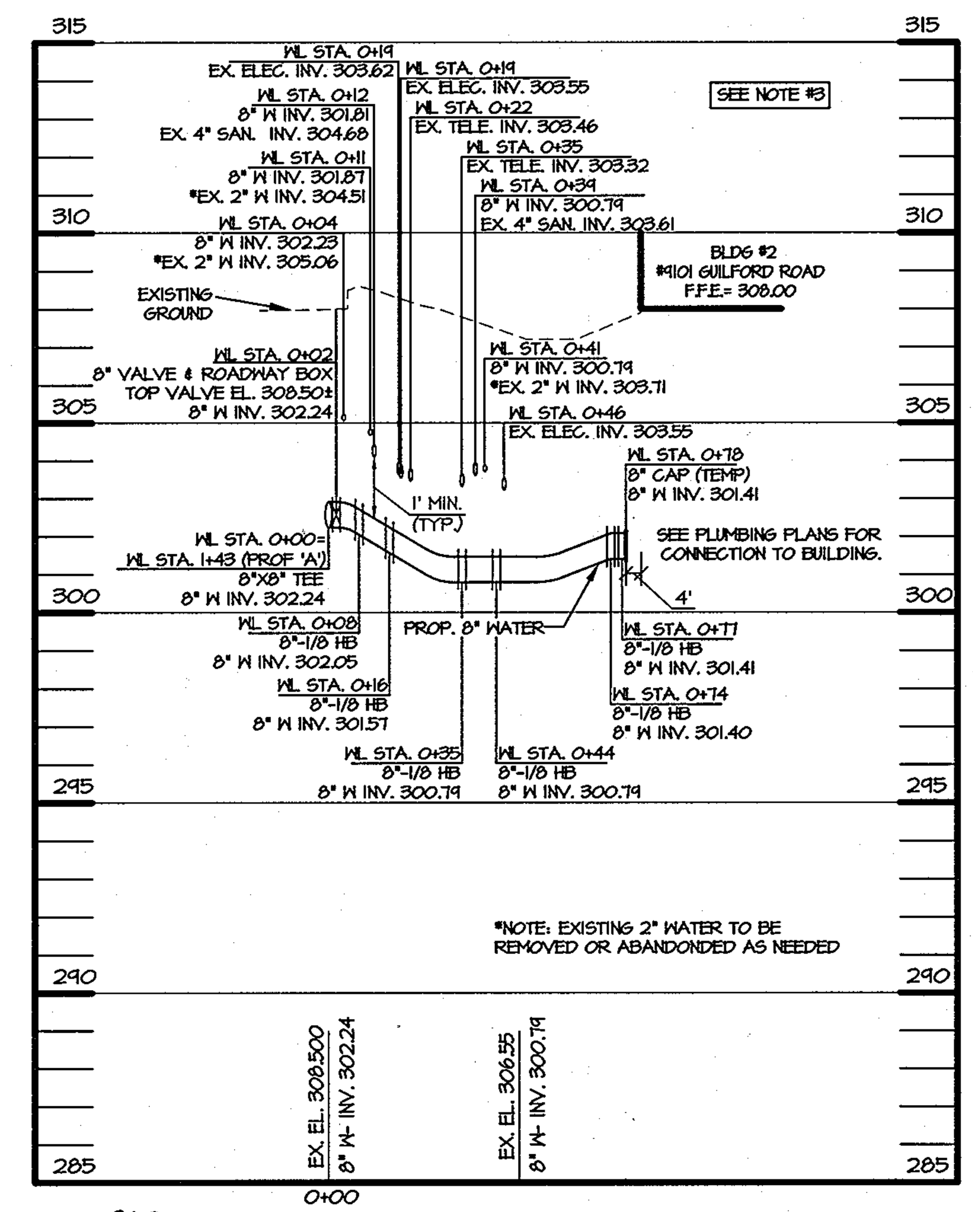
8" WATER MAIN PROFILE 'A'

SCALE: HOR. 1" = 40'
VERT. 1" = 4'



4" WATER SERVICE

SCALE: HOR. 1"=40'
VERT. 1"=4'



8" WATER MAIN PROFILE 'C'

SCALE: HOR. 1" = 40'
VERT. 1" = 4'

FIRE AND DOMESTIC SERVICE AT BUILDING 1 & 2 TO BE PROVIDED BY 8" MAIN. EXISTING 1" WHC'S TO BUILDING 1 & 2 TO BE ABANDONED.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION	11/1/07 DATE
CHIEF, DIVISION OF LAND DEVELOPMENT	11/5/07 DATE
DIRECTOR, DEPARTMENT OF PLANNING AND ZONING	11/5/07 DATE

BOARD FOR PROFESSIONAL ENGINEERS 21245 IONA ROSTEK-ZARSKI STATE OF MARYLAND 8/31/11

REDLINE REVISION (3)

OWNER/DEVELOPER/APPLICANT
NAME: ELLINGTON E. CHURCHILL
LIBERTY PROPERTY TRUST
5950 SYMPHONY WOODS RD.
SUITE 210
COLUMBIA, MARYLAND 21044
PHONE: 410.715.7215
FAX: 410.715.3344
E-MAIL: echurchill@libertyproperty.com

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
14280 PARK CENTER DRIVE, SUITE A
LAUREL, MARYLAND 20707
(410) 792-9792 or (301) 776-1690
FAX (410) 792-7395

REVISED SITE DEVELOPMENT PLAN
COLUMBIA RIVERS CORPORATE PARK
PARCEL 'B' SECTION 2 - AREA 1
GUILFORD ROAD

PROPOSED WATER PLAN

LIBER: 3327 ~ FOLIO: 717
ZONED: N.T. INDUST. ~ TAX MAP: 42 ~ GRID: 15
6TH ELECTION DISTRICT ~ HOWARD COUNTY, MARYLAND

MD 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. 29203, EXPIRATION DATE 6-16-2009.

DATE	REVISIONS		
10/07	ADDED 8" WATER MAIN TO BLDGS. 1 & 2	SCALE:	AS SHOWN
	ABANDONED 1" WHC TO BLDGS. 1 & 2	DATE:	10/22/07
BLDG, INC. 8/31/11	ADDED 4"W SERVICE TO BLDG #3 AND ABANDONED EX. 1" WHC	DRAWN BY:	JYW
	ADDED 4"W PROFILE AND REVISED BILL OF MATERIALS	DESIGN BY:	JYW
		REVIEW BY:	TCN
		SHEET:	5 OF 5

JOB NO: 15604

SDP-84-304c

P:\PROJ\15604\LDE\Plot\SDP\SDP-Red line\15604-SDP-RL-05.dwg, 10/22/2007 2:43:44 PM, cgaliber, 1:1, Copyright 2007 Morris & Ritchie Associates, Inc.