

WATER MANAGEMENT MAINTENANCE SCHEDULE FOR POND

MAINTENANCE ITEM	1	2	3	4	5	6	7	8
REPAIR DURATION	1	1	1	1	1	1	1	1
1. CHECK WEIR CLOGGING								
2. CHECK SLOPE STABILIZATION								
3. CHECK STRUCTURAL INTEGRITY								
4. CLEAN OUT SILT AND TRASH								
5. EVERY THREE MONTHS								
6. EVERY SIX MONTHS								
7. ONE WEEK MAX.								
8. TWO DAYS MAX.								

DESIGN SUMMARY TABLE

Design Storm	Allowable Release Rate	Facility Inflow	Facility Discharge	Water Surface Elevation	Storage Volume (Ac.ft.)
2 Year	4.85 cfs	8.34 cfs	3.90 cfs	366.31 ft.	0.0970 Ac.ft.
10 Year	12.51 cfs	16.00 cfs	8.78 cfs	367.74 ft.	0.1809 Ac.ft.
100 Year	21.70 cfs	24.74 cfs	16.27 cfs	368.88 ft.	0.2066 Ac.ft.

DRAINAGE AREA TO POND = 3.44 Ac +/-
 Private pond to be maintained by owner. The owner is responsible for all construction in accordance with Howard County Standards.

NOTE:
 1. THE S.W.M. FACILITIES ARE PRIVATE.
 2. ALL MAINTENANCE, INSPECTIONS AND REPAIR SHALL BE THE RESPONSIBILITY OF THE OWNER.
 3. INSPECT ALL ABOVE ITEMS AFTER EACH MAJOR RAINFALL AND REPAIR IF REQUIRED.

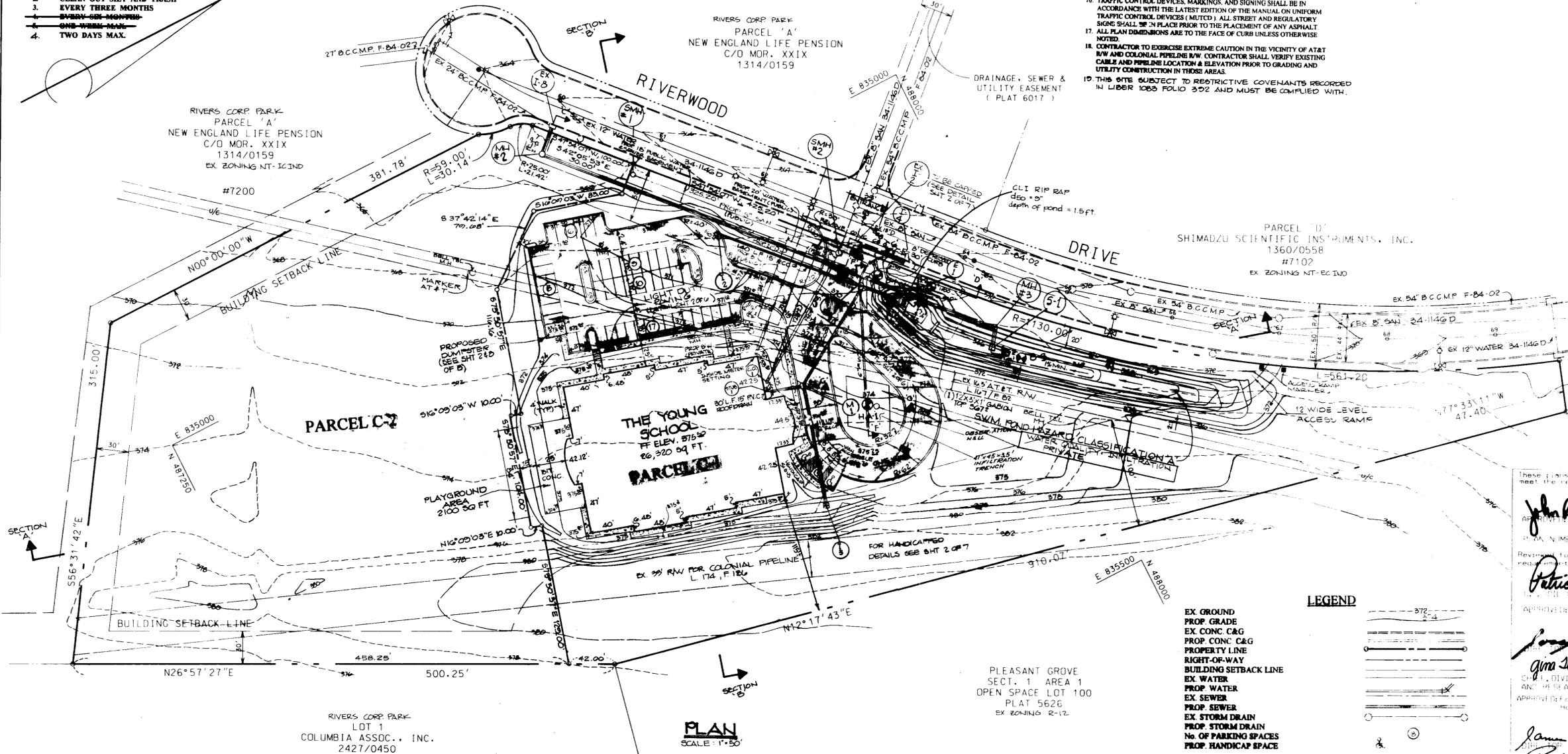
AS-BUILT CERTIFICATION
 I hereby certify that the facility shown on this plan was constructed as shown on the "as-built" plans and meets the approved plans and specifications.

Signature: _____ PE No. _____
 Date: _____

INFILTRATION SYSTEM MAINTENANCE SCHEDULE FOR I-1

MAINTENANCE ITEM	1	2
REPAIR DURATION	3	3
1. CHECK WEIR CLOGGING		
2. CLEAN OUT SILT AND TRASH		
3. EVERY THREE MONTHS		
4. EVERY SIX MONTHS		
5. ONE WEEK MAX.		
6. TWO DAYS MAX.		

Certify to state or develop a professional opinion based upon tests, inspections and material tests which are conducted during construction. The tests, inspections and material tests are those important to and tests deemed sufficient and appropriate by commonly accepted engineering standards. Certify does not mean or imply a guarantee by the engineer nor does an engineer's certification relieve any other party from meeting requirements imposed by contract, employment, or other means, including meeting commonly accepted industry practices.



NOTE: The owner shall provide a separate and independent sewer connection for each tenant or occupant of any building shown on this site development plan who will discharge non-domestic waste to the public sewerage system if each separate and independent sewer connection shall include a standard manhole and other waste pretreatment devices as required and approved by Howard County. Waste lines on the interior of the building shall be designed, constructed or modified such that non-domestic waste will be discharged to the separate and independent sewer connection. No tenant or occupant of any building shown on this site development plan shall discharge regulated non-domestic waste to the public sewerage system prior to installation of the separate and independent sewer connection and related interior waste lines. The above statement shall apply to all initial and future occupants or tenants.

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SHEET 7	LANDSCAPE PLAN
SHEET 8	SMN DETAILS

CONSULTANT'S HAZARD CLASS CERTIFICATION
 I certify that this pond meets all requirements for hazard class (B or C). (Requirements as stated in the SOIL CONSERVATION SERVICE - MARYLAND STANDARDS AND SPECIFICATIONS FOR POND, CODE 275, NOVEMBER 1992.) All necessary investigations and computations have been performed to verify this finding. A copy of said information has been supplied to S.C.S./H.C.S.C.D.

Signature: _____ Md. License No. _____ Date: _____

LEGEND

EX GROUND	---
PROP GRADE	---
EX CONC C&G	---
PROP CONC C&G	---
PROPERTY LINE	---
RIGHT-OF-WAY	---
BUILDING SETBACK LINE	---
EX WATER	---
PROP WATER	---
EX SEWER	---
PROP SEWER	---
EX STORM DRAIN	---
PROP STORM DRAIN	---
NO. OF PARKING SPACES	---
PROP HANDICAP SPACE	---
PROP CONCRETE AREA	---
LIGHT DUTY PAVING-P-1	---
HEAVY DUTY PAVING-P-3	---

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 658 KENILWORTH DRIVE, SUITE 100
 TOWSON, MARYLAND 21204
 (410) 825-8120

DEVELOPER CERTIFICATION:
 I/We certify that all development and construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance of 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.

Developer Name: R. C. Stephens, Jr. Date: 2/6/95

OWNER/DEVELOPER
M.O.R. XXX ASSOC. LTD. PARTNERSHIP
 7165 COLUMBIA GATEWAY DRIVE
 COLUMBIA, MARYLAND 21046
 (410) 250-1400

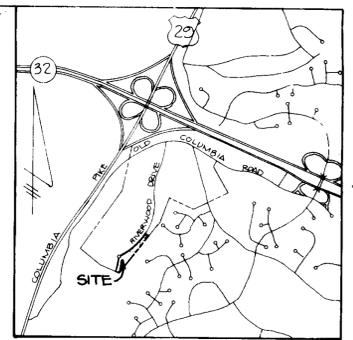
ENGINEER CERTIFICATION:
 I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

Engineer Name: R. C. Stephens, Jr. Date: 2/6/95
 Name: R. C. Stephens, Jr. PE # 14528

SUBDIVISION NAME: RIVERS CORPORATE PARK
SECT./AREA: 1 / 2
PARCEL #: C-1
PLAT #: 11730
BLOCK #: 7
ZONE: NT
TAX/ZONE MAP: 41
ELEC. DIST.: 6
CENSUS TRACT: 6062
SEWER CODE: _____
WATER CODE: _____

RIVERS CORPORATE PARK PARCEL 'C-1' THE YOUNG SCHOOL

OP# FILE NOS. S 82-19; P 82-30; F 84-02
 HOWARD COUNTY, MARYLAND
 ELECTION DISTRICT #6
 SCALE: 1"=50'
 JANUARY 1995
 SHEET 1 OF 8
 PN 7843
 SOP-95-69



BENCH MARK
 B.M. #1
 OLD COLUMBIA ROAD STA. 81+20.30' LEFT OF CONC. MONUMENT 2840, N 489908 22 E 835043 93
 ELEV. 392.27
 B.M. #2
 STA. 90+70.34' RIGHT OF CONC. MONUMENT 1386, N 489553 51 E 836824 07
 ELEV. 364.41

PARKING TABULATION
 PARKING REQUIRED: 200 STUDENTS @ 1500 / 6 STUDENTS = 34
 PARKING PROVIDED: 53 (INCLUDES 3 HANDICAPPED)

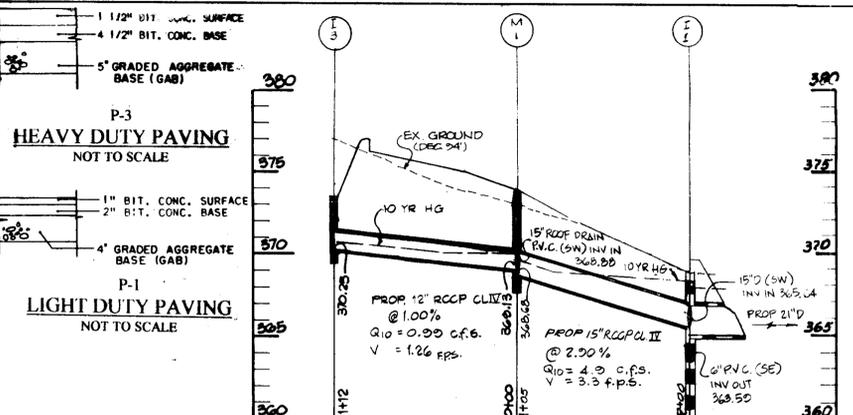
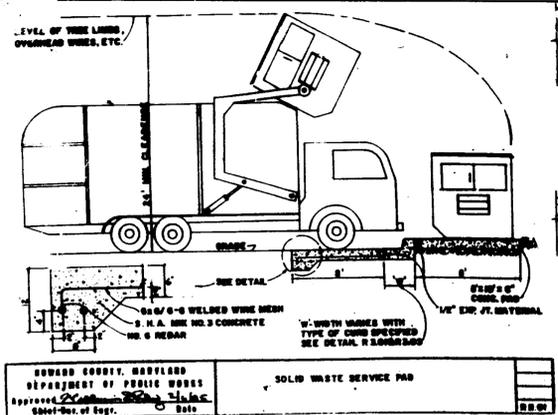
CD, UMBRIA COMMERCIAL DEVELOPMENT
 C/O C.I.T.D. CORP.
 1414/0561
 PARCEL 'B'
 EX ZONING NT-EC-IND

APPROVED: 4-26-95
 COX

These plans for soil erosion and sediment control meet the requirements of Howard Soil Conservation District.

John R. Ritten 5/16/95
 APPROVED: HOWARD SOIL CONSERVATION DISTRICT
 PLAN NUMBER: _____ DATE: _____
 Reviewed for the Howard Conservation District and meets technical requirements.
Patricia Eng 5/16/95
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 PLAN NUMBER: _____ DATE: _____
James J. Scott 5/16/95
 DATE: _____
Gina Samirany 5/16/95
 DATE: _____
 APPROVED: For public water, sewer, storm drain, system and public roads.
 Howard County Department of Public Works
James J. Scott 5/16/95
 DATE: _____
Paul D. Sepp 5/16/95
 DATE: _____

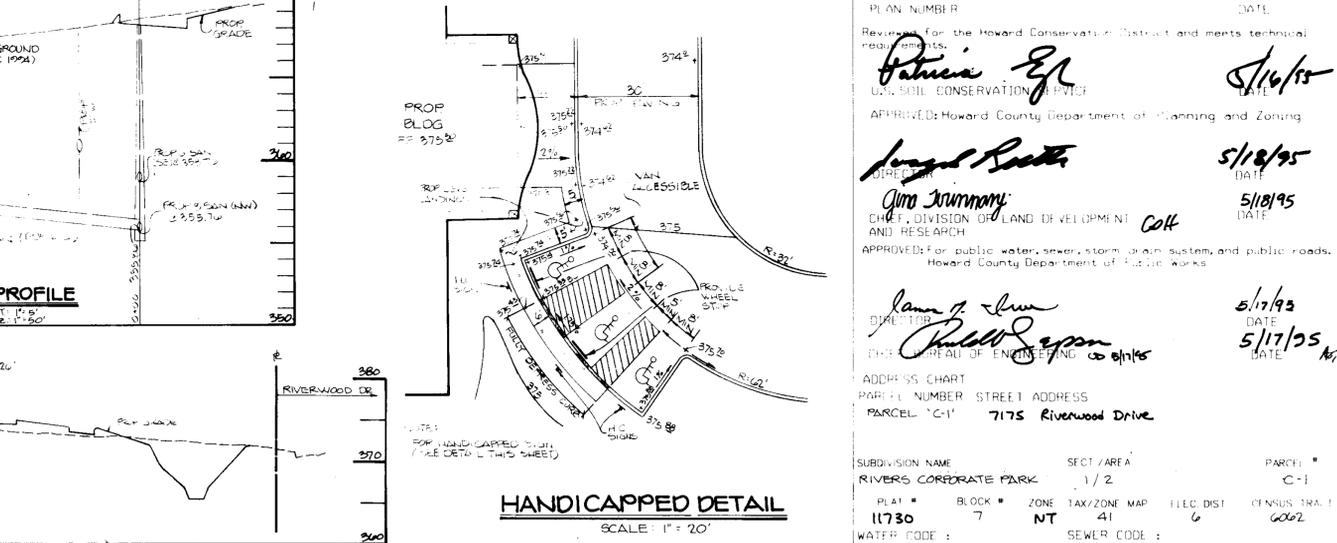
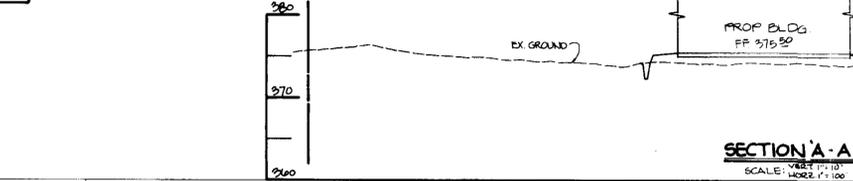
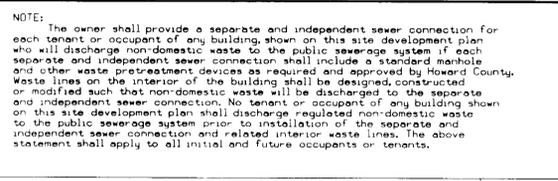
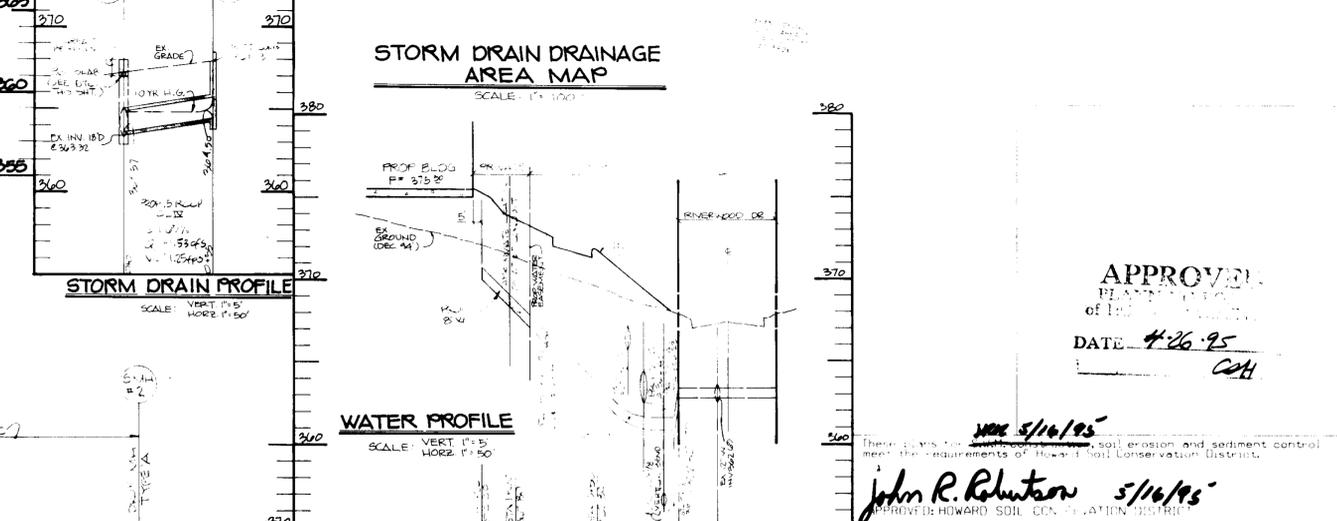
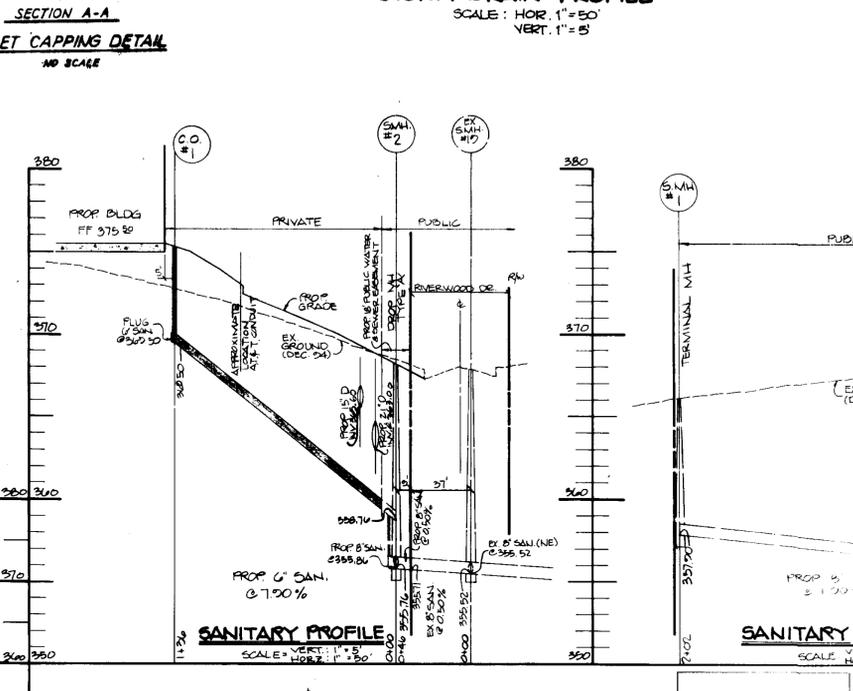
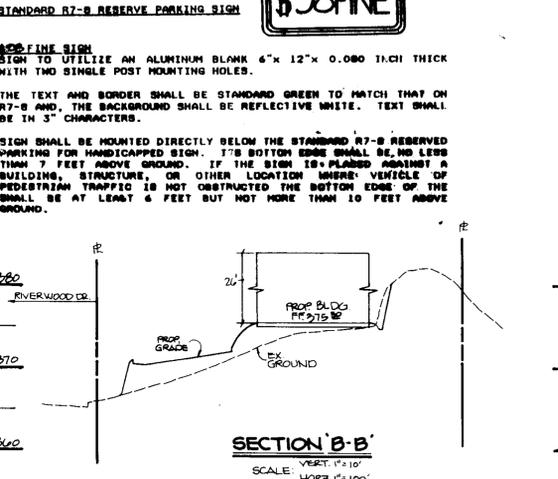
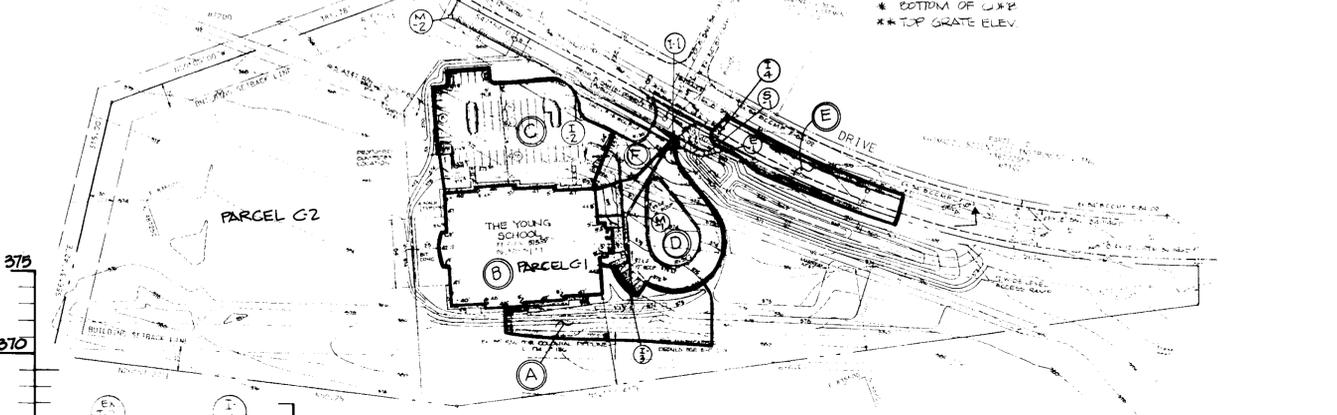
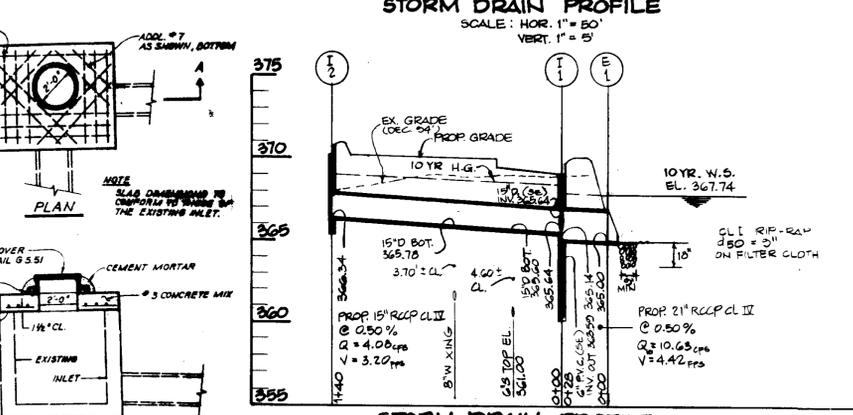
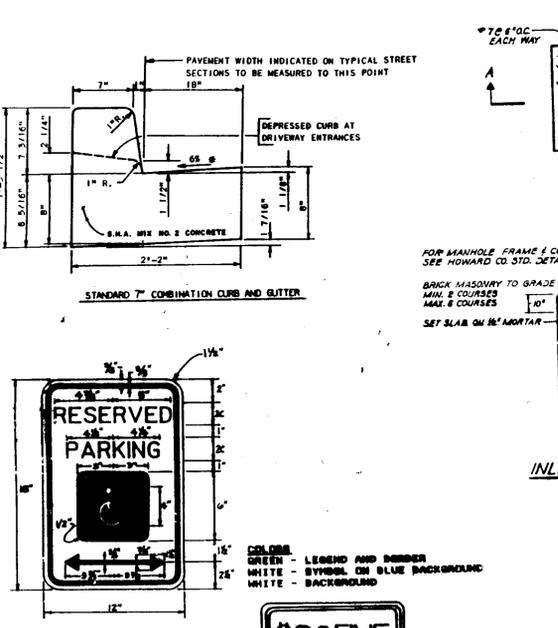
APPLICANT: _____
 PARCEL NUMBER: 7175
 STREET ADDRESS: Riverwood Drive
 PARCEL 'C-1'



AREA	ACREAGE	C-FACTOR
A	0.43	0.20
B	0.20	0.25
C	0.00	0.25
D	0.44	0.75
E	0.26	0.60
F	0.11	0.21

STRUCTURE SCHEDULE					
NO	TYPE	TOP ELEV.	INN IN	INN OUT	REMARKS
I-1	MODIFIED A 5	367.20	365.64	365.14	SEE SHT. B OFFS AND SEE HO. CO. STD. 50-4.01 FOR TYPE CONNECTION
I-2	OBLS COMB.	367.70	-	366.34	SEE HO. CO. STD. 50-4.34
I-3	TYPE 'D'	370.50	-	370.25	SEE HO. CO. STD. 50-4.40
I-4	TYPE 'A 5'	367.50	-	364.50	SEE HO. CO. STD. 50-4.01
M-1	SHALLOW V.H.	374.50	369.15	368.25	SEE HO. CO. STD. G. 5.12
E-1	CONC. END SECT.	366.50	-	365.00	SEE HO. CO. STD. D. 5.52

* BOTTOM OF CURB
** TOP GRATE ELEV.



APPROVED
PLANNING DISTRICT
OF HOWARD COUNTY
DATE 4-26-95
CCH

APPROVED
HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
DATE 5/16/95
John R. Robinson
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

APPROVED: Howard County Department of Planning and Zoning
DATE 5/18/95
Patricia E. [Signature]
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH
DATE 5/18/95
CCH
APPROVED: for public water, sewer, storm drain system, and public roads.
Howard County Department of Public Works

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Developer: R. Colfax Schmitt, III Date: 2/14/95

OWNER/DEVELOPER
M.O.R. XXX ASSOC. LTD.
PARTNERSHIP
7165 COLUMBIA GATEWAY DRIVE
COLUMBIA, MARYLAND 21046
(410) 290-1400

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Engineer: [Signature] Date: 2/6/95
Name: [Signature] License: 14568

RIVERS CORPORATE PARK
PARCEL 'C-1'
THE YOUNG SCHOOL

ADDRESS CHART
PARCEL NUMBER: STREET ADDRESS
PARCEL 'C-1' 7175 Riverwood Drive

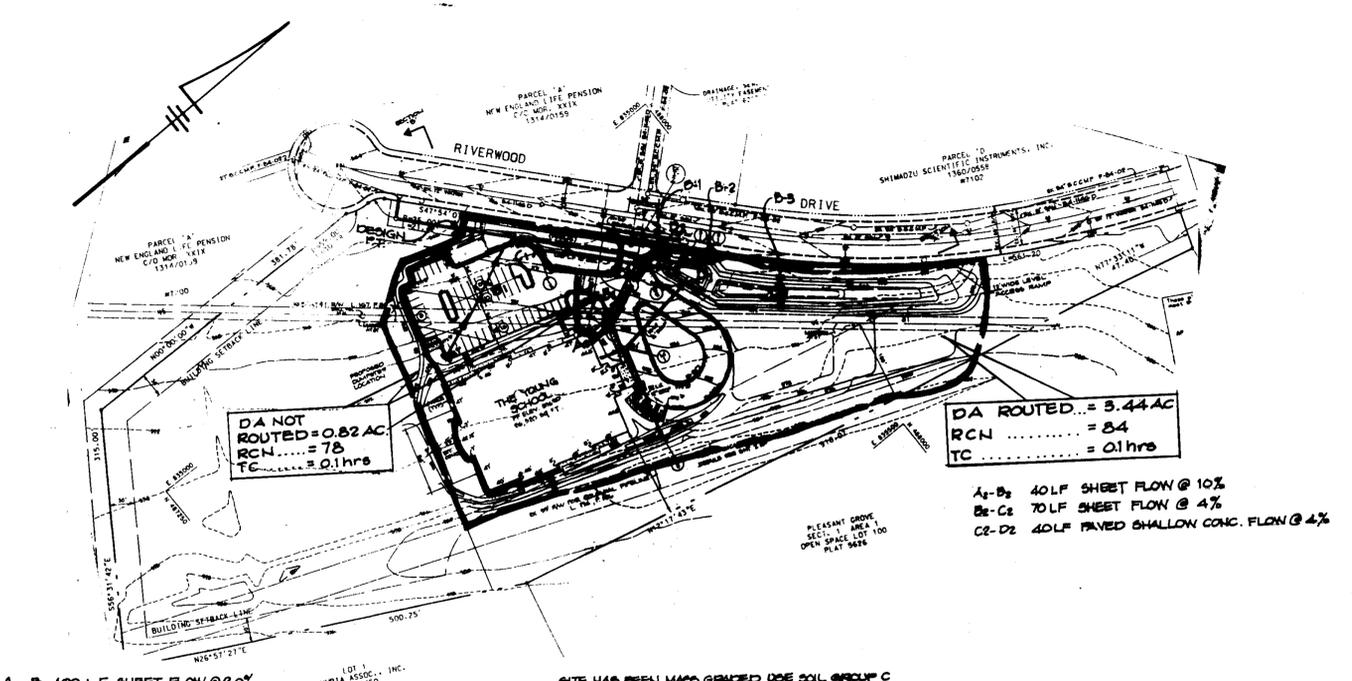
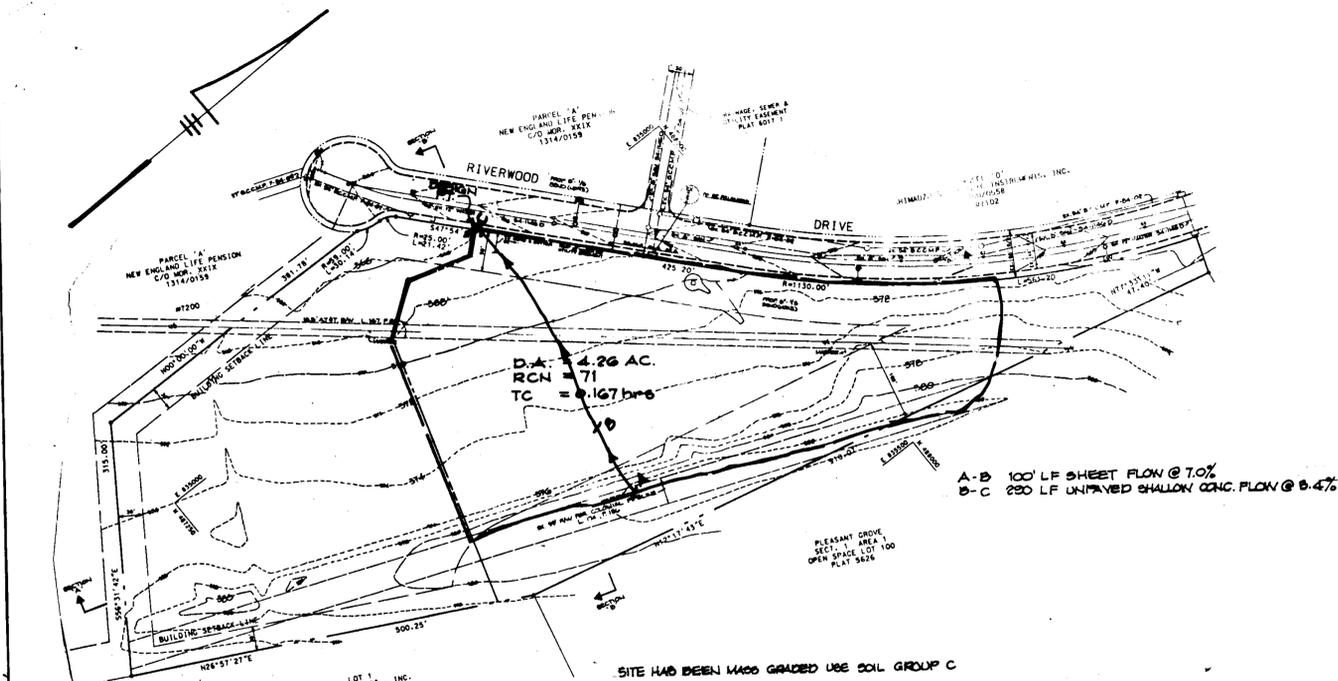
SUBDIVISION NAME: RIVERS CORPORATE PARK
SECT./AREA: 1/2
PARCEL #: C-1

PLAN #: 11730 BLOCK #: 7 ZONE: NT TAX/ZONE MAP: 41 ELEC. DIST.: 6 CENSUS TRACT: 6052

WATER CODE: SEWER CODE:

SCALE: 1"=50'
HOWARD COUNTY, MARYLAND
ELECTION DISTRICT #10
JANUARY 1, 1995
SHEET 2 OF 2
PN 7843





CONSTRUCTION SPECIFICATIONS

THESE SPECIFICATIONS ARE APPROPRIATE TO ALL PONDS WITHIN THE SCOPE OF THE STANDARD FOR PRACTICE MD-37. ALL REFERENCES TO ASTM AND AASHTO SPECIFICATIONS APPLY TO THE MOST RECENT VERSION.

SITE PREPARATION

AREAS DESIGNATED FOR BORROW AREAS, EMBANKMENT, AND STRUCTURAL WORKS SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL. ALL TREES, VEGETATION, ROOTS AND OTHER DIRECTIONABLE MATERIAL SHALL BE REMOVED. CHANNEL BANKS AND SHARP BREAKS SHALL BE SLOPED TO NO STEEPER THAN 1:1.

AREAS TO BE COVERED BY THE RESERVOIR WILL BE CLEARED OF ALL TREES, RUBBISH, AND OTHER OBSTRUCTIONABLE MATERIAL UNLESS OTHERWISE DESIGNATED ON THE PLANS. THESE BRUSH AND STUMPS SHALL BE CUT APPROXIMATELY LEVEL WITH THE GROUND SURFACE. FOR DIRT STORMWATER MANAGEMENT PONDS, A MINIMUM OF A 50 FOOT RADIUS AROUND THE INLET STRUCTURE SHALL BE CLEARED.

ALL CLEARED AND GRUBBED MATERIAL SHALL BE DEPOSITED OUTSIDE AND BELOW 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.

WATER FILL

MATERIAL: THE FILL MATERIAL SHALL BE TAKEN FROM APPROVED DESIGNATED BORROW AREAS. IT SHALL BE FREE OF ROOTS, STUMPS, WOOD RUBBISH, STONES GREATER THAN 4" FROZEN OR OTHER OBSTRUCTIONABLE MATERIALS. FILL MATERIAL FOR THE CENTER OF THE EMBANKMENT AND CUT OFF TRENCH SHALL CONFORM TO UNIFIED SOIL CLASSIFICATION CC, SC, CL, OR CI. CONSIDERATION MAY BE GIVEN TO THE USE OF OTHER MATERIALS IN THE EMBANKMENT IF DESIGN AND CONSTRUCTION ARE SUPERVISED BY A GEOTECHNICAL ENGINEER.

PLACEMENT - AREAS ON WHICH FILL IS TO BE PLACED SHALL BE CLEARED PRIOR TO PLACEMENT OF FILL. FILL MATERIAL SHALL BE PLACED IN MAXIMUM 4 INCH THICK LAYERS WHICH ARE TO BE CONTINUED UNTIL THE ENTIRE LENGTH OF THE FILL. THE MOST PERMEABLE BORROW MATERIAL SHALL BE PLACED IN THE DOWNSTREAM PORTION OF THE EMBANKMENT. THE PRINCIPAL SPILLWAY MUST BE INSTALLED CONCURRENTLY WITH FILL PLACEMENT AND NOT BE EXCAVATED INTO 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 SHEEPSFOOT, RUBBER TIERED OR VIBRATORY ROLLER. FILL MATERIAL SHALL CONTAIN SUFFICIENT MOISTURE SO THAT IF FORMED INTO A BALL IT WILL NOT CRUMBLE YET NOT BE SO WET THAT WATER CAN BE SQUEEZED OUT.

WHERE A MINIMUM REQUIRED DENSITY IS SPECIFIED, IT SHALL NOT BE LESS THAN 95% OF MAXIMUM DRY DENSITY WITH A MOISTURE CONTENT WITHIN ±2% OF THE OPTIMUM. EACH LAYER OF FILL SHALL BE COMPACTED AS NECESSARY TO OBTAIN THAT DENSITY, AND IS TO BE CERTIFIED BY THE ENGINEER AT THE TIME OF CONSTRUCTION. ALL COMPACTION IS TO BE DETERMINED BY SANDRO METHOD 19.9.

NOTE:
 The owner shall provide a separate and independent sewer connection for each tenant or occupant of any building shown on this site development plan which will discharge non-domestic waste to the public sewerage system if each separate and independent sewer connection shall include a standard manhole and other waste pretreatment devices as required by Howard County. Waste lines on the building shall be designed, constructed or modified such that non-domestic waste will be discharged to the separate and independent sewer connection. No tenant or occupant of any building shown on this site development plan shall discharge regulated non-domestic waste to the public sewerage system prior to installation of the separate and independent sewer connection and related interior waste lines. The above independent sewer connection and related interior waste lines, the above statement shall apply to all initial and future occupants or tenants.

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POLYVINYL CHLORIDE (PVC) PIPE - ALL OF THE FOLLOWING CRITERIA SHALL APPLY FOR POLYVINYL CHLORIDE (PVC) PIPE:

- MATERIALS - PVC PIPE SHALL BE PVC-1120 OR PVC-1220 CONFORMING TO ASTM D-1785 OR ASTM D-3214.
- JOINTS AND CONNECTIONS TO ANTI-SEEP COLLARS SHALL BE COMPLETELY WATER-TIGHT.
- BEDDING - THE PIPE SHALL BE FIRMLY AND UNIFORMLY BEDDED THROUGHOUT ITS ENTIRE LENGTH. WHERE ROCK OR SOFT, SPONGY SOIL OR OTHER UNSTABLE SOIL IS ENCOUNTERED, ALL SUCH MATERIAL SHALL BE REMOVED AND REPLACED WITH SUITABLE EARTH COMPACTED TO PROVIDE ADEQUATE SUPPORT.
- BACKFILLING SHALL CONFORM TO "STRUCTURE BACKFILL."
- OTHER DETAILS (ANTI-SEEP COLLARS, VALVES, ETC.) SHALL BE AS SHOWN ON THE DRAWINGS.

CONCRETE

CONCRETE SHALL MEET THE REQUIREMENTS OF MARYLAND DEPARTMENT OF TRANSPORTATION, STATE HIGHWAY ADMINISTRATION STANDARD SPECIFICATIONS FOR CONSTRUCTION MATERIALS, SECTION 602, MIX NO. 3.

ROCK RIPRAP

ROCK RIPRAP SHALL MEET THE REQUIREMENTS OF MARYLAND DEPARTMENT OF TRANSPORTATION, STATE HIGHWAY ADMINISTRATION STANDARD SPECIFICATIONS FOR CONSTRUCTION MATERIALS, SECTION 902.

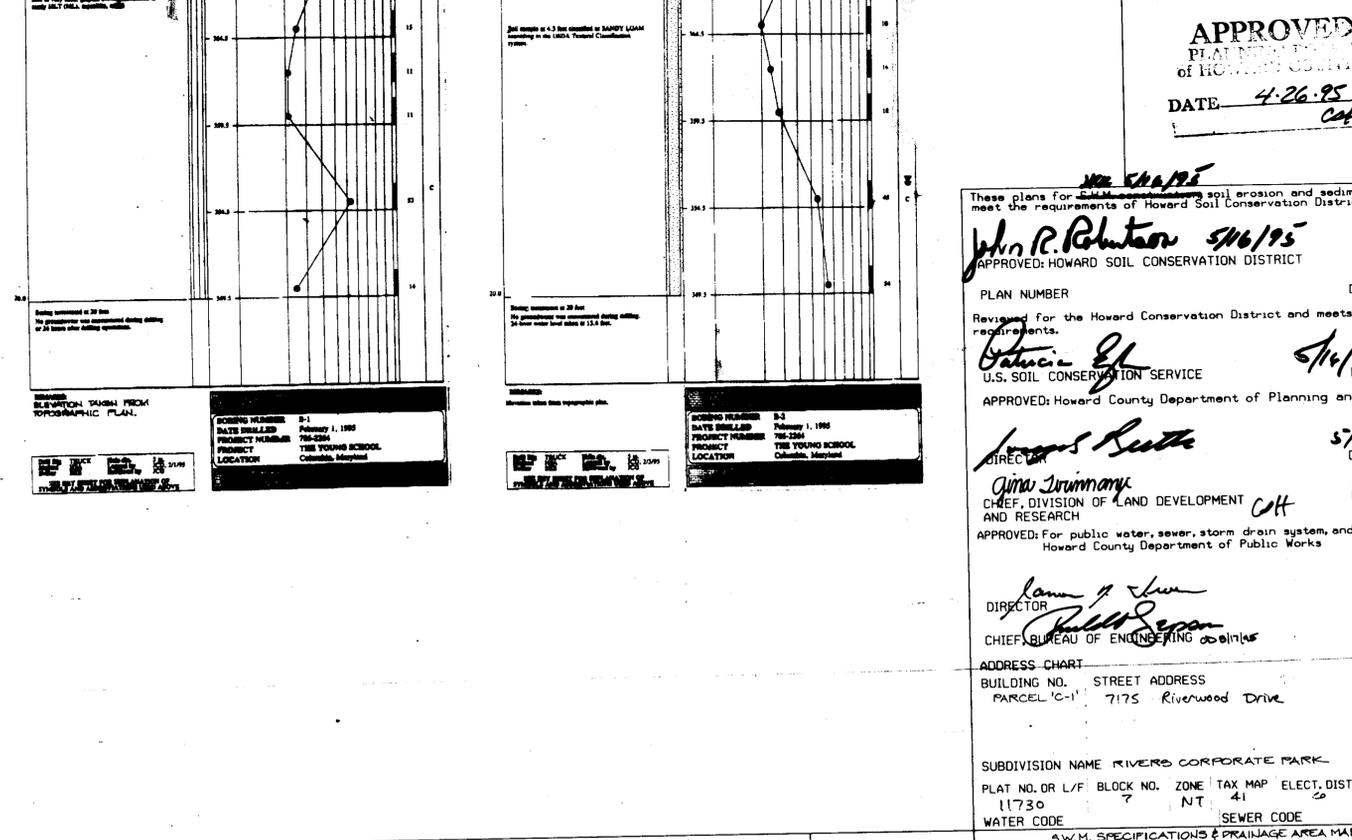
THE RIPRAP SHALL BE PLACED TO THE REQUIRED THICKNESS IN ONE OPERATION. THE ROCK SHALL BE DELIVERED AND PLACED IN A MANNER THAT WILL INSURE THE RIPRAP IN PLACE SHALL BE COMPACTED TOGETHER WITH THE LARGER ROCKS UNIFORMLY AND FIRMLY IN CONTACT ONE TO ANOTHER WITH THE DISTRIBUTED AND SMALLER ROCKS FILLING THE Voids BETWEEN THE LARGER ROCKS. SMALLER ROCKS FILLING THE Voids BETWEEN THE LARGER ROCKS SHALL MEET THE REQUIREMENTS OF MARYLAND DEPARTMENT OF TRANSPORTATION, STATE HIGHWAY ADMINISTRATION STANDARD SPECIFICATIONS FOR CONSTRUCTION MATERIALS, SECTION 910.12.

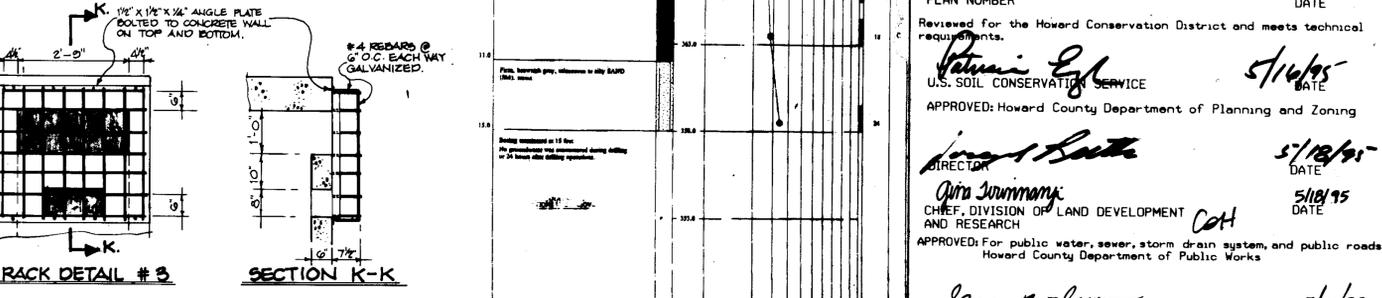
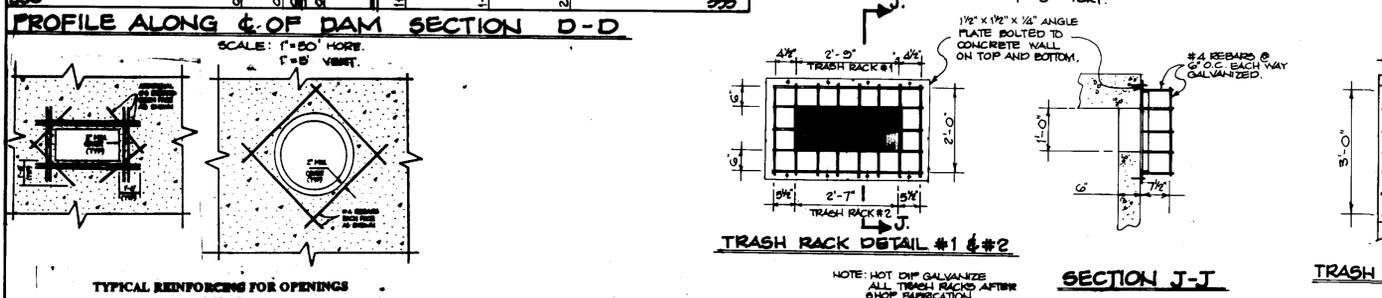
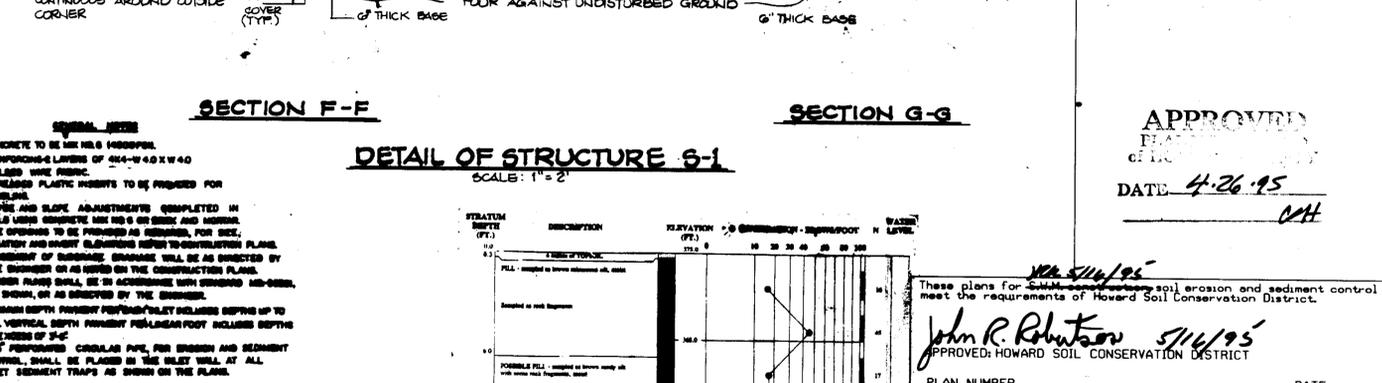
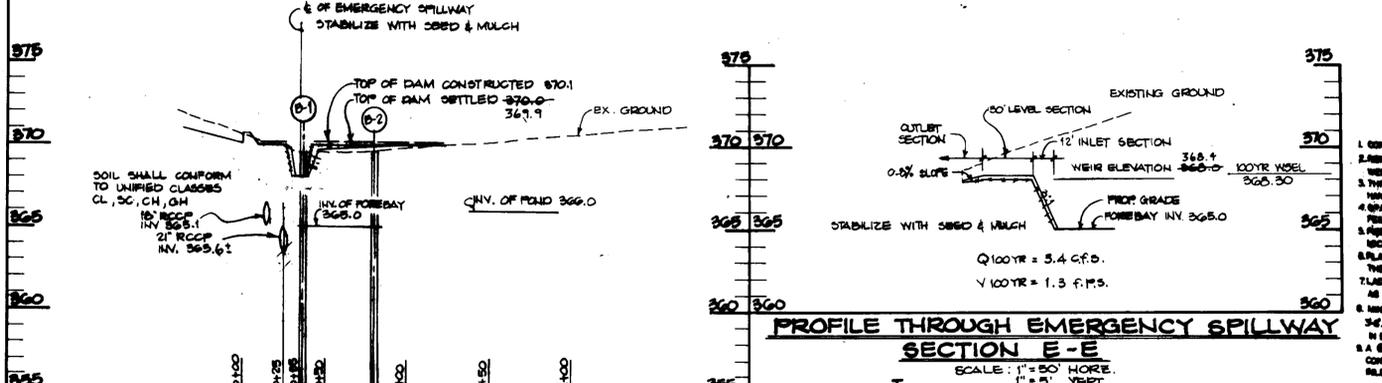
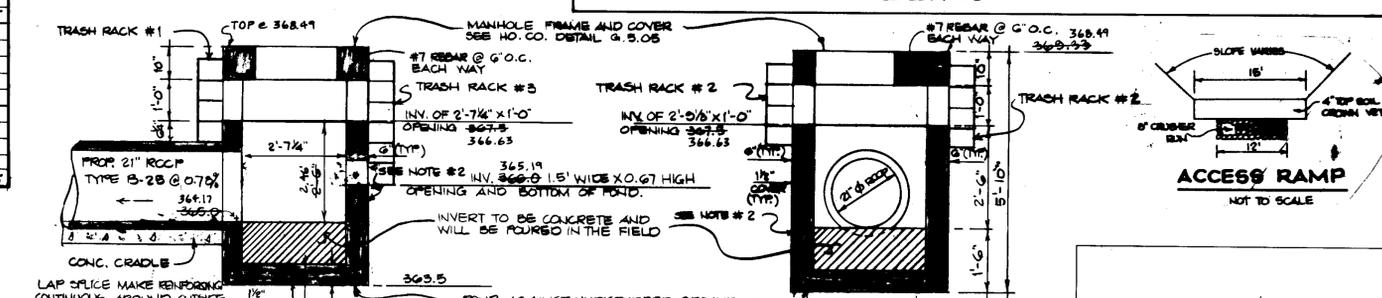
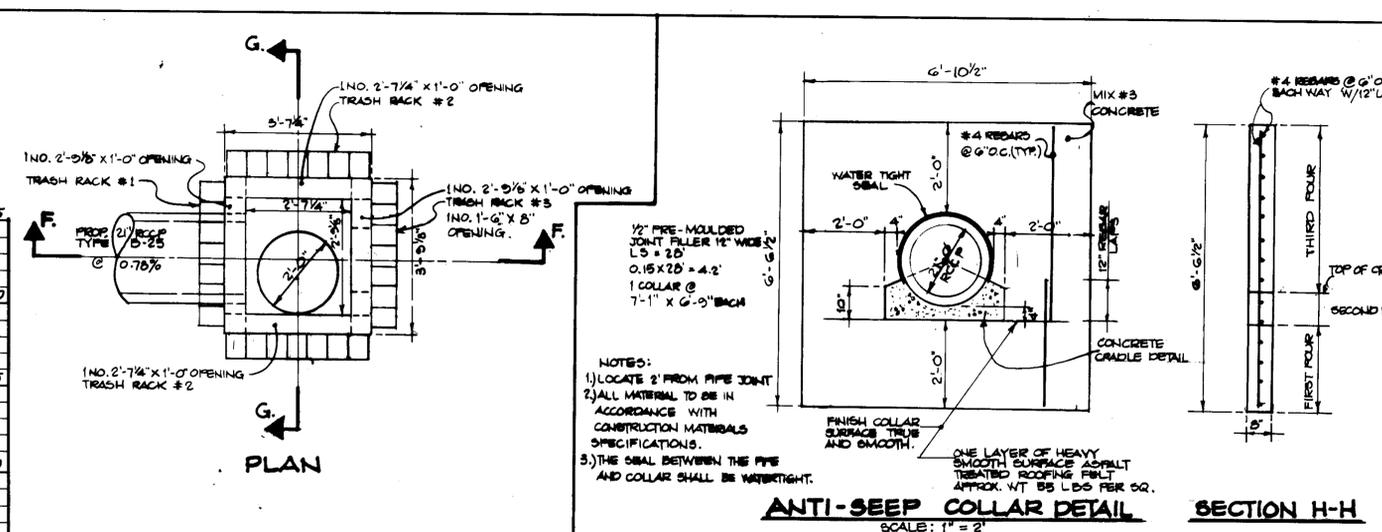
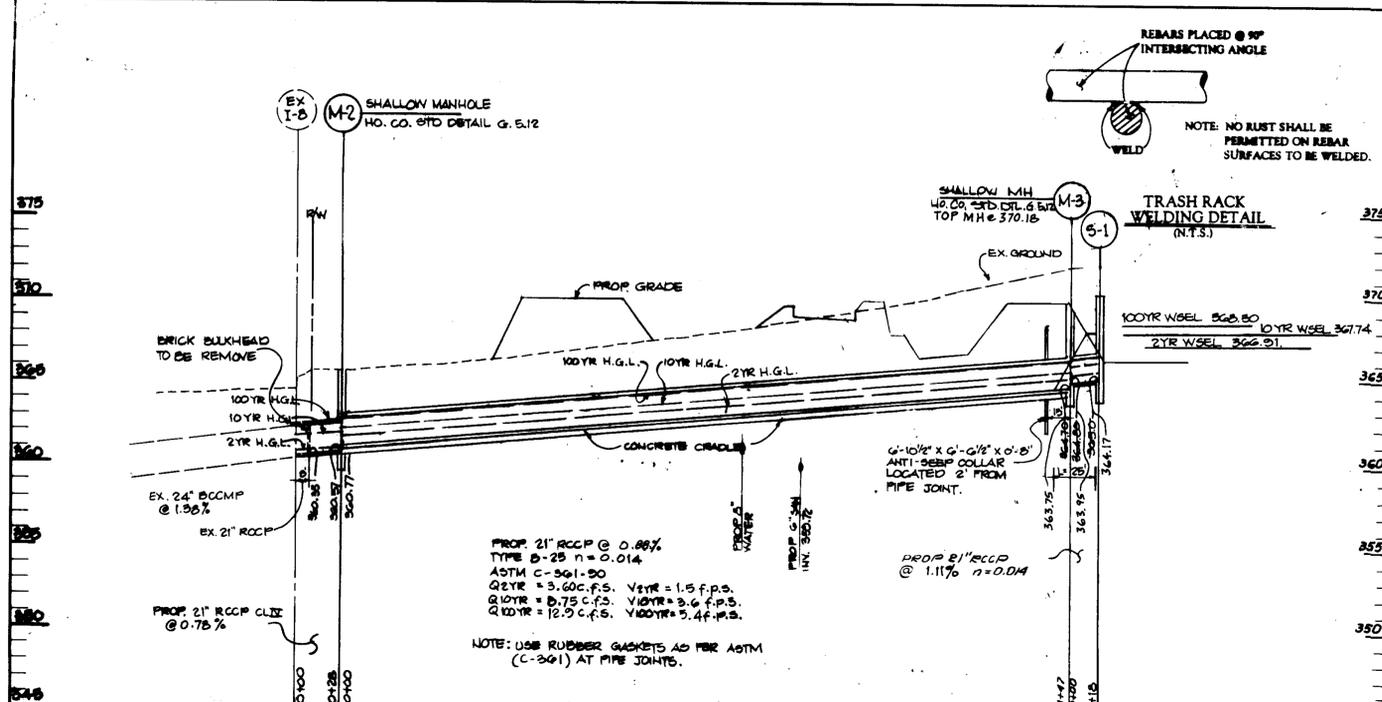
CARE OF WATER DURING CONSTRUCTION

ALL WORK ON PERMANENT STRUCTURES SHALL BE CARRIED OUT IN AREAS FREE FROM WATER. THE CONTRACTOR SHALL CONSTRUCT DRAINAGE CHANNELS AND STREAM DIVERSIONS NECESSARY TO MAINTAIN AND PROTECT THE AREAS TO BE OCCUPIED BY THE PERMANENT WORKS. THE CONTRACTOR SHALL ALSO FURNISH, INSTALL, OPERATE AND MAINTAIN ALL NECESSARY PUMPING AND OTHER EQUIPMENT REQUIRED FOR REMOVAL OF WATER FROM THE VARIOUS PARTS OF THE WORK AND FOR MAINTAINING ALL EXCAVATIONS, FOUNDATION AND OTHER PARTS OF THE WORK FREE FROM WATER AS REQUIRED OR TO THE EXTENT REQUIRED TO PREVENT OBSTRUCTION IN ANY DEGREE OF THE FLOW OF WATER TO THE SPILLWAY OR OUTLET WORKS AND SO AS NOT TO INTERFERE IN ANY WAY WITH THE OPERATION OR MAINTENANCE OF THE STRUCTURE. STREAM DIVERSIONS SHALL BE MAINTAINED UNTIL THE FULL FLOW CAN BE PASSED THROUGH THE PERMANENT WORKS. THE REMOVAL OF WATER FROM THE REQUIRED EXCAVATION AND THE FOUNDATION SHALL BE ACCOMPLISHED IN A MANNER AND TO THE EXTENT THAT WILL MAINTAIN STABILITY OF THE EXCAVATED SLOPES AND BOTTOM OF REQUIRED EXCAVATIONS AND WILL ALLOW SATISFACTORY PERFORMANCE OF ALL CONSTRUCTION OPERATIONS. DURING THE PLACING AND COMPACTING OF MATERIAL IN REQUIRED EXCAVATIONS, THE WATER LEVEL AT THE LOCATIONS BEING REFILLED SHALL BE MAINTAINED BELOW THE BOTTOM OF THE EXCAVATION AT SUCH LOCATIONS WHICH MAY REQUIRE DRAINING THE WATER TO PUMPS FROM WHICH THE WATER SHALL BE PUMPED.

FILTER CLOTH

FILTER CLOTH SHALL MEET OR EXCEED REQUIREMENTS IN SECTION 20.2.5 OF THE BALTIMORE COUNTY STANDARD SPECIFICATION FOR DETAILS FOR CONSTRUCTION. SUITABLE FILTERS FOR DRAINAGE PURPOSES INCLUDE, BUT ARE NOT LIMITED TO, MIRAFL 140 N. DUPONT TYPAC NO. 3341 OR NO. 3401.





NOTE: The owner shall provide a separate and independent sewer connection for each tenant or occupant of any building shown on this site development plan who will discharge non-domestic waste to the public sewerage system if each separate and independent sewer connection shall include a standard manhole and other waste pretreatment devices as required and approved by Howard County. Waste lines on the interior of the building shall be designed, constructed or modified such that non-domestic waste will be discharged to the separate and independent sewer connection. No tenant or occupant of any building shown on this site development plan shall discharge regulated non-domestic waste to the public sewerage system prior to installation of the separate and independent sewer connection and related interior waste lines. The above statement shall apply to all initial and future occupants or tenants.

APPROVED
DATE: 4-26-95
CCH

These plans for soil erosion and sediment control meet the requirements of Howard Soil Conservation District.

John P. Robinson 5/14/95
APPROVED: HOWARD SOIL CONSERVATION DISTRICT

PLAN NUMBER: _____ DATE: _____
Reviewed for the Howard Conservation District and meets technical requirements.

Victoria Ely 5/14/95
U.S. SOIL CONSERVATION SERVICE
APPROVED: Howard County Department of Planning and Zoning

James R. Smith 5/12/95
DIRECTOR
DATE

Chris Summers 5/18/95
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH
DATE

APPROVED: For public water, sewer, storm drain system, and public roads.
Howard County Department of Public Works

James P. Sloan 6/17/95
DIRECTOR
DATE

Paul E. Sloan 5/17/95
CHIEF, BUREAU OF ENGINEERING
DATE

ADDRESS CHART
BUILDING NO. _____ STREET ADDRESS
PARCEL 'C-1' 7175 Riverwood Drive

SUBDIVISION NAME: RIVERS CORPORATE PARK
PLAT NO. OR L/F: _____ BLOCK NO.: _____ ZONE: _____ TAX MAP: _____ ELECT. DIST.: _____ CENSUS TRACT: 11730 7 41 6 6002
WATER CODE: _____ SEWER CODE: _____

S.V.M. PROFILES & DETAILS

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(410) 825-8120

DEVELOPER CERTIFICATION:
I/We certify that all development and construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I/We authorize periodic on-site inspection by the Howard Soil Conservation District.

Developer Name: **R. Clark Scholtz Jr.** Date: **3/6/95**

OWNER/DEVELOPER:
MOD. XIX ASSOC. LTD.
PARTNERSHIP
7143 CAMDEN GATEWAY DRIVE
COLUMBIA, MARYLAND 21046
(410) 270-1400

ENGINEER CERTIFICATION:
I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

Engineer: **William J. Morgan** Date: **2/6/95**
Name: **William J. Morgan** PE # **10568**

**RIVERS CORPORATE PARK
PARCEL 'C-1'
THE YOUNG SCHOOL**

HOWARD COUNTY, MARYLAND
ELECTION DISTRICT #2
SCALE: AS SHOWN
JANUARY 31, 1995
SHEET 4 OF 8

TOWN WATER MANAGEMENT

MAINTENANCE SCHEDULE

MAINTENANCE ITEM	1	2	3	4
REPAIR FREQUENCY	7	7	7	7
REPAIR DURATION	7	7	7	7

- CHECK WEIR CLOGGING
- CHECK SLOPE STABILIZATION
- CHECK STRUCTURAL INTEGRITY
- CLEAN OUT SILT AND TRASH
- EVERY THREE MONTHS
- EVERY SIX MONTHS
- ONE WEEK MAX.
- TWO DAYS MAX.

DESIGN SURFACE TABLE

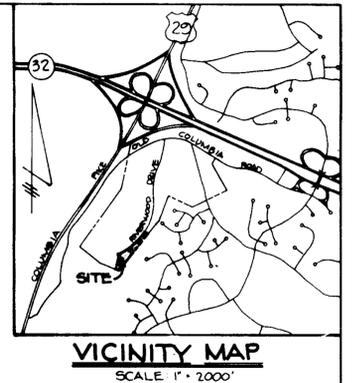
Design Storm	Probable Release Rate	Facility Inflow	Facility Discharge	Water Surface Elevation	Storage Volume (Ac.Ft.)
3 Year	4.07 cfs	0.94 cfs	2.7 cfs	367.59 ft.	0.1036 Ac.Ft.
10 Year	12.51 cfs	16.89 cfs	10.07 cfs	367.59 ft.	0.11407 Ac.Ft.
100 Year	21.70 cfs	24.74 cfs	18.01 cfs	366.28 ft.	0.11407 Ac.Ft.

- NOTE:**
- THE S.W.M. FACILITIES ARE PRIVATE.
 - ALL MAINTENANCE, INSPECTIONS AND REPAIR SHALL BE THE RESPONSIBILITY OF THE OWNER.
 - INSPECT ALL ABOVE ITEMS AFTER EACH MAJOR RAINFALL AND REPAIR IF REQUIRED.

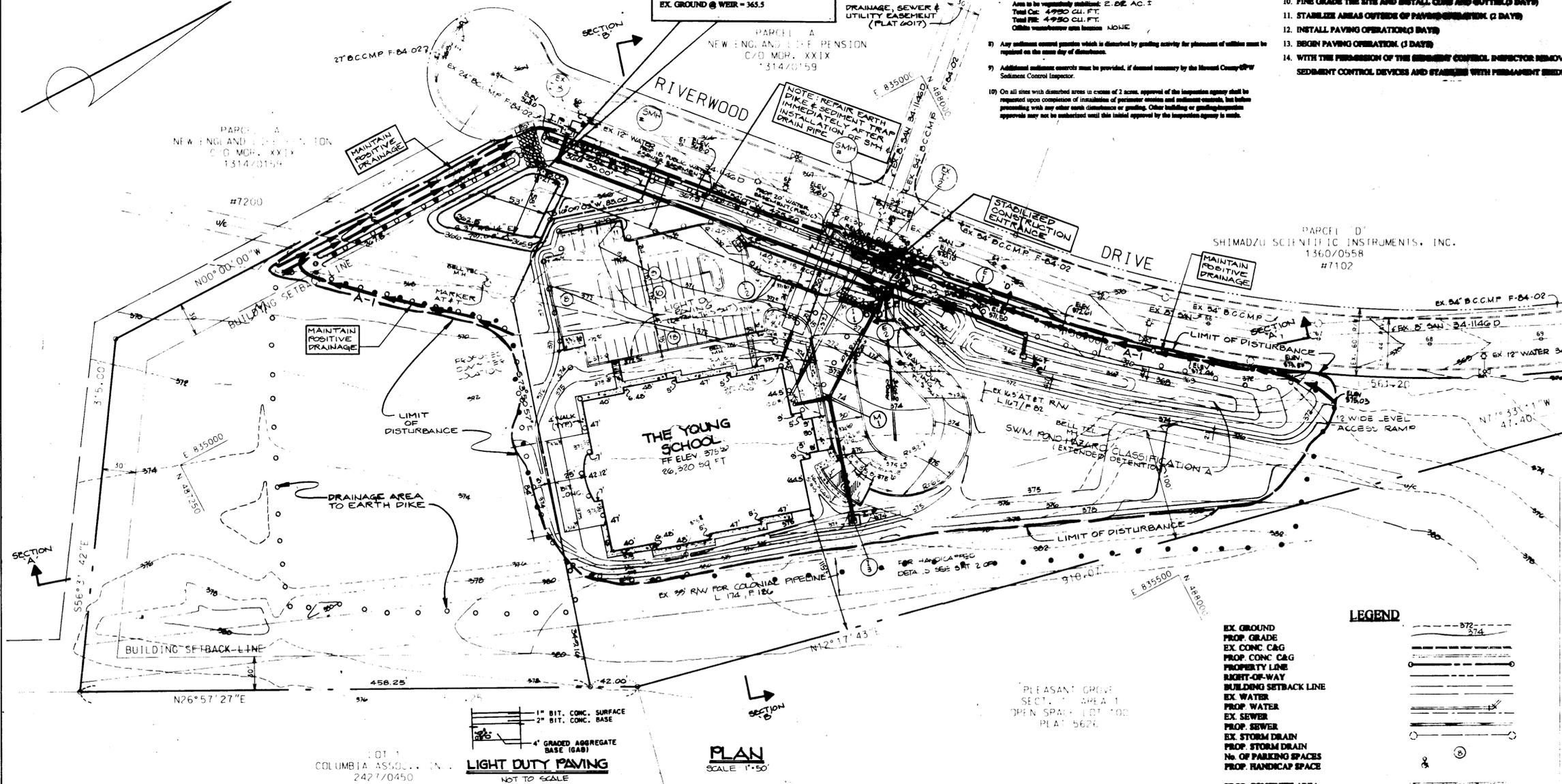
STONE OUTLET SEDIMENT TRAP #1
 EX. DRAINAGE AREA = 4.7 AC. +/-
 PROP. DRAINAGE AREA = 1.3 AC. +/-
 CAPACITY REQUIRED = 6,400 CU. FT.
 TOP OF EMBANKMENT = 367.5
 WEIR CHEST = 366.5
 BOTTOM TRAP = 362.5
 BOTTOM TRAP SIZE = 58"x33"
 CLEANOUT ELEVATION = 364.0
 LENGTH OF WEIR = 20'
 SLOPE INSIDE TRAP = 2:1
 SLOPE OF EMBANKMENT = 2:1
 EX. GROUND @ WEIR = 363.5

- EROSION CONTROL MEASURES**
- A minimum of 24 hours notice must be given to the Howard County Office of Inspection and Permitting prior to the start of any construction. (900-3475)
 - All vegetative and structural practices are to be installed according to the provisions of this plan and are to be constructed with the 1985 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
 - Following initial soil disturbance or re-disturbance, permanent or temporary stabilization shall be completed within 47 calendar days for all permanent erosion control measures. Other permanent slopes and all slopes greater than 3:1 (6) 14 days as to all other disturbed or graded areas on the project site.
 - All sediment retention basins must be fenced and warning signs posted around their perimeter on easements with Vol. 1, Chapter 12, of the HOWARD COUNTY DEPARTMENTAL CODE.
 - All drainage areas must be stabilized within the time period specified above in accordance with the 1985 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. For permanent basins (Sec. 31) and (Sec. 34), temporary seeding (Sec. 35) and mulching (Sec. 35). Temporary stabilization with suitable straw or hay or other erosion control measures shall be used until permanent stabilization is complete.
 - All sediment control structures are to remain in place until they are authorized to be removed in writing by the Howard County Department of Public Works.
 - Site Analysis:
 Total Area of Site: 5,068 AC. ±
 Area to be graded or paved: 1,983 AC. ±
 Area to be vegetatively stabilized: 2,085 AC. ±
 Total Cut: 4,950 CU. FT.
 Total Fill: 4,950 CU. FT.
 Other watercourse area: NONE
 - 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 DEP 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 permanent erosion control measures, but before proceeding with any other earth disturbance or grading. Other building or grading operations approved may not be authorized until this initial approval by the inspection agency is made.

- CONSTRUCTION SCHEDULE**
- OBTAIN THE GRADING PERMIT
 - NOTIFY THE HOWARD COUNTY DEPARTMENT OF PERMITS AND LICENSES 48 HOURS BEFORE BEGINNING WORK.
 - INSTALL STABILIZED CONSTRUCTION ENTRANCE. (1 DAY)
 - CLEAR AND GRAD FOR SEDIMENT CONTROL MEASURES. (2 DAYS)
 - INSTALL SEDIMENT TRAP # 1, BARRIERS AND SWALES. (2 DAYS)
 - CLEAR AND GRAD REMAINDER OF SITE TO BE DISTURBED. MAINTAIN POSITIVE DRAINAGE TO ALL SEDIMENT CONTROL MEASURES. (2 DAYS)
 - WITH THE PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, RAISE GRADE THE SITE. (10 DAYS)
 - START CONSTRUCTION OF THE BUILDING.
 - DURING A DRY FIVE DAY WEATHER FORECAST INSTALL THE STORM WATER MANAGEMENT POND AND ALL UTILITIES. BEFORE ANY SEDIMENT CONTROL DEVICES DISTURBED DURING THE INSTALLATION OF THE UTILITIES AT THE END OF EACH DAY. (13 DAYS)
 - FINE GRADE THE SITE AND INSTALL CURB AND GUTTERS. (3 DAYS)
 - STABILIZE AREAS OUTSIDE OF PAVED AREAS. (2 DAYS)
 - INSTALL PAVING OPERATIONS. (3 DAYS)
 - BEGIN PAVING OPERATIONS. (3 DAYS)
 - WITH THE PERMISSION OF THE SEDIMENT CONTROL INSPECTOR REMOVE REMAINING SEDIMENT CONTROL DEVICES AND STABILIZE WITH PERMANENT SEEDING. (3 DAYS)



BENCHMARK
 B.M. #1
 OLD COLUMBIA ROAD STA. 81+20.30' LEFT OF CONC. MONUMENT 2840, N 489908.22 E 835043.93
 B.M. #2
 STA. 90+70.34' RIGHT OF CONC. MONUMENT 1386, N 489553.51 E 836824.07



COLUMBIA COMMERCIAL DEVELOPMENT
 C/O CITICORP
 1314/0567
 PARCEL 'B'

APPROVED
 DATE: 4-26-95
 [Signature]

These plans were prepared by the soil erosion control engineer and meet the requirements of Howard County Department of Public Works.

APPROVED: *John R. Polunsky* 5/16/95
 SOIL CONSERVATION DISTRICT

REVIEWED: *Patricia Ely* 5/14/95
 SOIL CONSERVATION SERVICE

APPROVED: Howard County Department of Planning and Zoning
James S. Smith 5/18/95
 DIRECTOR

APPROVED: Howard County Department of Planning and Zoning
Anna Swannomy 5/18/95
 CHIEF, DIVISION OF PLANNING AND DEVELOPMENT

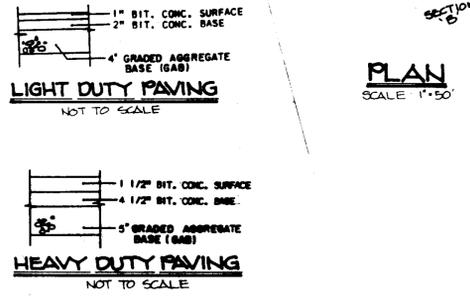
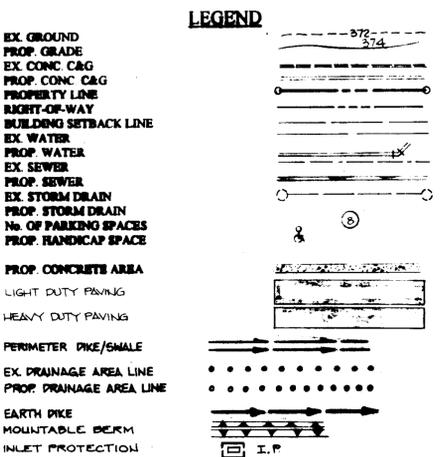
APPROVED: For public water, sewer, storm drain, and utility easements
 Howard County Department of Public Works
James P. Brown 5/17/95
 CHIEF, BUREAU OF ENGINEERING

ADDRESS CHART:
 PARCEL NUMBER: STREET ADDRESS
 PARCEL 'C-1' 7175 Riverwood Drive

SUBDIVISION NAME: RIVERS CORPORATE PARK
 SECT./AREA: 1/2
 PART: C-1

PLAT: 11730 BLOCK: 7 ZONE: NT 41 TAX/ZONE MAP: 6 ELEC. DIST.: 6 GENUS. TRACT: 6062

WATER CODE: SEWER CODE:



NOTE:
 The owner shall provide a separate and independent sewer connection for each tenant or occupant of any building shown on this site development plan who will discharge non-domestic waste to the public sewerage system. If each separate and independent sewer connection shall include a standard manhole and other waste pretreatment devices as required and approved by Howard County. Waste lines on the interior of the building shall be designed, constructed or modified such that non-domestic waste will be discharged to the separate and independent sewer connection. No tenant or occupant of any building shown on this site development plan shall discharge regulated non-domestic waste to the public sewerage system prior to installation of the separate and independent sewer connection and related interior waste lines. The above statement shall apply to all initial and future occupants or tenants.

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 658 KENILWORTH DRIVE, SUITE 100
 TOWSON, MARYLAND 21204
 (410) 825-8120

DEVELOPER CERTIFICATION:
 We certify that all development and construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance of a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic site inspection by the Howard Soil Conservation District.

Developer: *R. G. Galt* Date: 2/6/95
 Name: R. Galt, Subst. E.

OWNER/DEVELOPER
 M.O.R. XXX ASSOC. LTD.
 PARTNERSHIP
 7165 COLUMBIA GATEWAY DRIVE
 COLUMBIA, MARYLAND 21046
 (410) 200-1400

ENGINEER CERTIFICATION:
 I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

Engineer: *R. L. Umbarger* Date: 2/6/95
 Name: R. L. Umbarger PE # 10568

SEPTIMENT & EROSION CONTROL PLAN
 RIVERS CORPORATE PARK
 PARCEL 'C-1'
 THE YOUNG SCHOOL

FILE NO. S 82-19; P 62-30; P 64-02
 HOWARD COUNTY, MARYLAND
 ELECTION DISTRICT 6

SCALE: 1" = 50'
 JANUARY 31, 1995
 SHEET 5 OF 6
 PN 7843

GENERAL NOTES

- REFER TO "1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" FOR STANDARD DETAILS AND DETAILED SPECIFICATIONS OF EACH PRACTICE SPECIFIED.
- WITH THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR, MINOR FIELD ADJUSTMENTS CAN AND WILL BE MADE TO INSURE THE CONTROL OF ANY SEDIMENT CHANGES IN THE SEDIMENT PRACTICES REQUIRE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR AND THE HOWARD COUNTY SOIL CONSERVATION DISTRICT.
- AT THE END OF EACH WORKING DAY, ALL SEDIMENT CONTROL PRACTICES WILL BE INSPECTED AND LEFT IN OPERATIONAL CONDITION.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN (6) SEVEN (7) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER CONTROL, DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN THREE HORIZONTAL TO ONE VERTICAL (3:1) AND (6) FOURTEEN (14) DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE WHICH WILL REMAIN IDEAL OVER 14-DAYS.
- ANY CHANGE TO THE GRADING PROPOSED ON THIS PLAN REQUIRES RE-SUBMISSION TO HOWARD COUNTY SOIL CONSERVATION DISTRICT FOR APPROVAL.
- DUST CONTROL WILL BE PROVIDED FOR ALL DISTURBED AREAS. REFER TO "1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL", pp. 62.01 AND 62.02, FOR ACCEPTABLE METHODS AND SPECIFICATIONS FOR DUST CONTROL.
- ANY VARIATIONS FROM THE SEQUENCE OF OPERATIONS STATED ON THIS PLAN REQUIRES THE APPROVAL OF THE SEDIMENT CONTROL INSPECTOR AND THE HOWARD COUNTY SOIL CONSERVATION DISTRICT PRIOR TO INITIATION OF THE CHANGE.
- EXCESS CUT OR BORROW MATERIAL SHALL GO TO OR COME FROM, RESPECTIVELY, A SITE WITH AN APPROVED SEDIMENT CONTROL PLAN AND/OR OPEN GRADING PERMIT.
- REFER TO MARYLAND'S GUIDELINES TO WATERWAY CONSTRUCTION BY THE WATER RESOURCES ADMINISTRATION (WRA), DATED JANUARY, 1986, FOR STANDARD DETAILS AND DETAILED SPECIFICATIONS OF EACH PRACTICE SPECIFIED HEREIN FOR WATERWAY CONSTRUCTION.

- PERMANENT SEEDING NOTES**
- SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY RAKING, DISCING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING.
 - SOIL AMENDMENTS:**
 - PREFERRED: APPLY TWO TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS./1000 SO. FT.) AND 600 LBS. PER ACRE 10-10-10 FERTILIZER (14 LBS./1000 SO. FT.) BEFORE SEEDING, HARROW OR DISC INTO UPPER THREE INCHES OF SOIL, AT THE TIME OF SEEDING, APPLY 400 LBS. PER ACRE 30-0-0 UREAFORM FERTILIZER (9 LBS./1000 SO. FT.).
 - ACCEPTABLE: APPLY TWO TONS PER ACRE DOLOMITIC LIMESTONE (92 LBS./1000 SO. FT.) AND 1000 LBS. PER ACRE 10-10-10 FERTILIZER (23 LBS./1000 SO. FT.) BEFORE SEEDING, HARROW OR DISC INTO UPPER THREE INCHES OF SOIL.
 - SEEDING:** FOR PERIODS MARCH 1 THROUGH APRIL 30, AND AUGUST 1 THROUGH OCTOBER 15, SEED WITH 60 LBS. PER ACRE (1.4 LBS./1000 SO. FT.) OF KENTUCKY 31 TALL FESCUE FOR THE PERIOD MAY 1 THROUGH JULY 31, SEED WITH 60 LBS. OF KENTUCKY 31 TALL FESCUE PER ACRE AND 2 LBS. PER ACRE (0.05 LBS./1000 SO. FT.) OF WEEPING LOVEGRASS DURING THE PERIOD OF OCTOBER 16 THROUGH FEBRUARY 28, PROTECT SITE BY OPTION (1); 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN SPRING.

OPTION (2): USE SOO.

OPTION (3): SEED WITH 60 LBS./ACRE KENTUCKY 31 TALL FESCUE AND MULCH WITH 2 TONS/ACRE WELL ANCHORED STRAW.

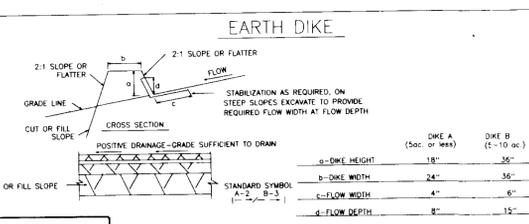
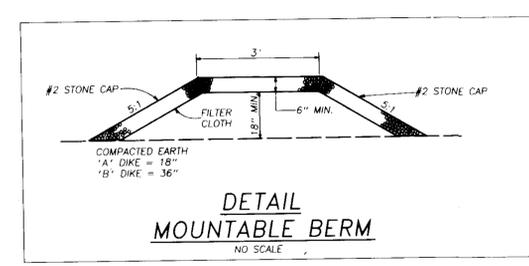
- MULCHING:** APPLY 1 1/2 TO 2 TONS PER ACRE (70 TO 90 LBS./1000 SO. FT.) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 2/0 GALLONS PER ACRE (5 GAL./1000 SO. FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS, ON SLOPES EIGHT FEET OR HIGHER, USE 340 GALLONS PER ACRE (6 GAL./1000 SO. FT.) FOR ANCHORING.
- INSPECT ALL SEEDING AREAS AND MAKE NEEDED REPAIRS, REPLACEMENTS AND RESEEDINGS.**

- TEMPORARY SEEDING NOTES**
- SEEDBED PREPARATION: LOOSEN UPPER THREE INCHES OF SOIL BY DISCING, RAKING, OR OTHER ACCEPTABLE MEANS BEFORE SEEDING.
 - SOIL AMENDMENTS:**
 - APPLY 600 LBS. PER ACRE (14 LBS./1000 SO. FT.) OF 10-10-10 FERTILIZER.
 - SEEDING:** FOR PERIODS MARCH 1 THROUGH APRIL 30, AND FROM AUGUST 15 THROUGH NOVEMBER 15, SEED WITH 1/2 BU./ACRE OF ANNUAL RYE (3.2 LBS./1000 SO. FT.) FOR THE PERIOD MAY 1 THROUGH AUGUST 14, SEED WITH 3 LBS. PER ACRE OF WEEPING LOVEGRASS (0.07 LBS./1000 SO. FT.) FOR THE PERIOD NOVEMBER 16 THROUGH FEBRUARY 28, PROTECT SITE BY APPLYING 2 TONS PER ACRE OF WELL ANCHORED STRAW MULCH AND SEED AS SOON AS POSSIBLE IN THE SPRING.
 - MULCHING:** APPLY 1 1/2 TO 2 TONS PER ACRE (70-90 LBS./1000 SO. FT.) OF UNROTTED SMALL GRAIN STRAW IMMEDIATELY AFTER SEEDING. ANCHOR MULCH IMMEDIATELY AFTER APPLICATION USING MULCH ANCHORING TOOL OR 2/0 GALLONS PER ACRE (5 GAL./1000 SO. FT.) OF EMULSIFIED ASPHALT ON FLAT AREAS, ON SLOPES EIGHT FEET OR HIGHER, USE 340 GALLONS PER ACRE (6 GAL./1000 SO. FT.) FOR ANCHORING.

VEGETATIVE STABILIZATION WITH SOO

- SPECIFICATIONS:**
 - CLASS OF TURFGRASS SOO SHALL BE MARYLAND OR VIRGINIA STATE CERTIFIED, OR MARYLAND OR VIRGINIA STATE APPROVED SOO.
 - SOO SHALL BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 3/4 INCH, PLUS OR MINUS 1/4 INCH, AT THE TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH.
 - STANDARD SIZE SECTIONS OF SOO SHALL BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP ON THE UPPER 10 PERCENT OF EACH SECTION.
 - INDIVIDUAL PIECES OF SOO SHALL BE CUT TO THE SUPPLIER'S WIDTH AND LENGTH. MAXIMUM ALLOWABLE DEVIATION FROM STANDARD WIDTHS AND LENGTHS SHALL BE 5 PERCENT. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE.
 - SOO SHALL NOT BE HARVESTED, OR TRANSPORTED WHEN MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL.
 - SOO SHALL BE HARVESTED, DELIVERED AND INSTALLED WITHIN A PERIOD OF 36 HOURS. SOO NOT TRANSPORTED WITHIN THIS PERIOD SHALL BE INSPECTED AND APPROVED PRIOR TO ITS INSTALLATION.
- SITE PREPARATION:** FERTILIZER AND LIME APPLICATION RATES SHALL BE DETERMINED BY SOIL TESTS. UNDER UNUSUAL CIRCUMSTANCES WHERE THERE IS SUFFICIENT TIME FOR A COMPLETE SOIL TEST, FERTILIZER AND LIME MATERIALS MAY BE APPLIED IN AMOUNTS SHOWN UNDER ITEM 2 (BELOW).
 - PRIOR TO SODDING, THE SURFACE SHALL BE CLEARED OF ALL TRASH, DEBRIS, AND OF ALL ROOTS, BRUSH, WIRE, GRADE STAKES AND OTHER OBJECTS THAT WOULD INTERFERE WITH PLANTING, FERTILIZING OR MAINTENANCE OPERATIONS.
 - WHERE THE SOIL IS ACID OR COMPOSED OF HEAVY CLAYS, GROUND LIMESTONE SHALL BE SPREAD AT THE RATE OF 2 TONS/ACRE OR 100 POUNDS PER 1,000 SQUARE FEET. IN ALL SOILS, 1,000 POUNDS PER ACRE OR 25 POUNDS PER 1,000 SQUARE FEET OF 10-10-10 FERTILIZER OR EQUIVALENT SHALL BE UNIFORMLY APPLIED AND MIXED INTO THE TOP 3 INCHES OF SOIL WITH THE REQUIRED LINE.
 - ALL AREAS RECEIVING SOO SHALL BE UNIFORMLY FINE GRADED, HARD-PACKED, EARTH SHALL BE SCARIFIED PRIOR TO PLACEMENT OF SOO.
- SOO INSTALLATION:**
 - DURING PERIODS OF EXCESSIVELY HIGH TEMPERATURE THE SOO SHALL BE LIGHTLY IRRIGATED IMMEDIATELY PRIOR TO LAYING THE SOO.
 - THE FIRST ROW OF SOO SHALL BE LAID IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO AND TIGHTLY WEDGED AGAINST EACH OTHER. LATERAL JOINTS SHALL BE STAGGERED TO PROMOTE MORE UNIFORM GROWTH AND STRENGTH. INSURE THAT SOO IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE AIR DRYING OF THE ROOTS.
 - ON SLOPING AREAS WHERE EROSION MAY BE A PROBLEM, SOO SHALL BE LAID WITH THE LONG EDGES PARALLEL TO THE CONTOUR AND WITH STAGGERED JOINTS. SECURE THE SOO BY TAMPING AND PEGGING OR OTHER APPROVED METHODS.
 - AS SODDING IS COMPLETED IN ANY ONE SECTION, THE ENTIRE AREA SHALL BE ROLLED OR TAMPED TO INSURE SOLID CONTACT OF ROOTS WITH THE SOIL SURFACE. SOO SHALL BE WATERED IMMEDIATELY AFTER ROLLING OR TAMPING UNTIL THE UNDERSIDE OF THE NEW SOO PAD AND SOIL SURFACE BELOW THE SOO ARE THOROUGHLY WET. THE OPERATIONS OF LAYING, TAMPING AND IRRIGATING FOR ANY PIECE OF SOO SHALL BE COMPLETED WITHIN 8 HOURS.
- SOO MAINTENANCE:**
 - IN THE ABSENCE OF ADEQUATE RAINFALL, WATERING SHALL BE PERFORMED DAILY OR AS OFTEN AS NECESSARY DURING THE FIRST WEEK AND IN SUFFICIENT QUANTITIES TO MAINTAIN MOIST SOIL TO A DEPTH OF 4 INCHES. WATERING SHOULD BE DONE DURING THE HEAT OF THE DAY TO PREVENT WILTING.
 - AFTER THE FIRST WEEK, SOO SHALL BE WATERED AS NECESSARY TO MAINTAIN ADEQUATE MOISTURE AND INSURE ESTABLISHMENT.
 - FIRST MOWING SHOULD NOT BE ATTEMPTED UNTIL SOO IS FIRMLY ROOTED. NO MORE THAN 1/3 OF THE GRASS LEAF SHALL BE REMOVED BY THE INITIAL CUTTING OR SUBSEQUENT CUTTINGS. GRASS HEIGHT SHALL BE MAINTAINED BETWEEN 2 AND 3 INCHES UNLESS OTHERWISE SPECIFIED.
 - MAINTENANCE OF ESTABLISHED SOO SHOULD FOLLOW SPECIFICATIONS OUTLINED IN TABLE 54-1.

NOTE: The owner shall provide a separate and independent sewer connection for each tenant or occupant of any building, shown on this site development plan who will discharge non-domestic waste to the public sewerage system if each separate and independent sewer connection shall include a standard manhole and other waste pretreatment devices as required and approved by Howard County. Waste lines on the interior of the building shall be designed, constructed or modified such that non-domestic waste will be discharged to the separate and independent sewer connection. No tenant or occupant of any building shown on this site development plan shall discharge regulated non-domestic waste to the public sewerage system prior to installation of the separate and independent sewer connection and related interior waste lines. The above statement shall apply to all initial and future occupants or tenants.

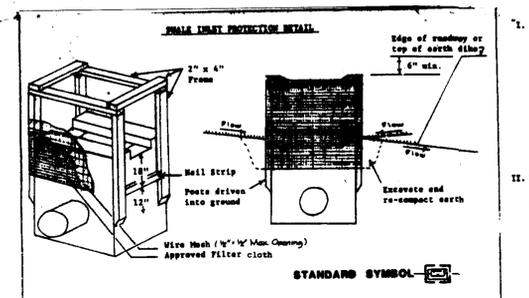


CONSTRUCTION SPECIFICATIONS

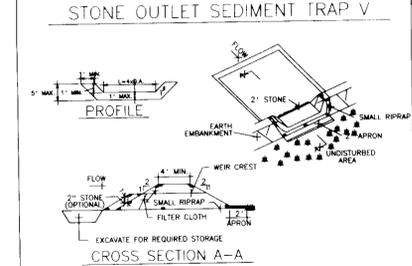
- ALL DIKES SHALL BE CONSTRUCTED BY EARTH-MOVING EQUIPMENT.
- ALL DIKES SHALL HAVE POSITIVE DRAINAGE TO AN OUTLET.
- TOP WIDTH AND BE SLOPES AND SOIL TYPES MAY BE LATTER IF DESIRED TO FACILITATE CROSSING BY CONSTRUCTION TRAFFIC.
- FIELD LOCATION SHOULD BE ADJUSTED AS NEEDED TO UTILIZE A STABILIZED SAFE OUTLET.
- EARTH DIKES SHALL HAVE AN OUTLET THAT FUNCTIONS WITH A MINIMUM OF EROSION. TRAP OR SEDIMENT BASIN BEHIND THE DIKE CHANNEL OR THE DRAINAGE AREA AROUND THE DIKE ARE NOT ADEQUATELY STABILIZED.
- STABILIZATION SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEED AND STRAW MULCH OR STRAW MULCH IF NOT IN SEEDING SEASON. (SEE FLOW CHANNEL AS PER THE SHEET BELOW).

TYPE OF CHANGE	DIKE A	DIKE B
1. 5'-10"	SEED AND STRAW MULCH	SEED AND STRAW MULCH
2. 3'-10"	SEEDS AND STRAW MULCH	SEED USING ATLE. OR EXCELSON. SOO. 2" STONE
3. 5'-10"	SEED WITH ATLE. OR SOO. LINED RIP-RAP 4"-8" 2" STONE	
4. 8'-10"	LINED RIP-RAP 4"-8" ENGINEERING DESIGN	

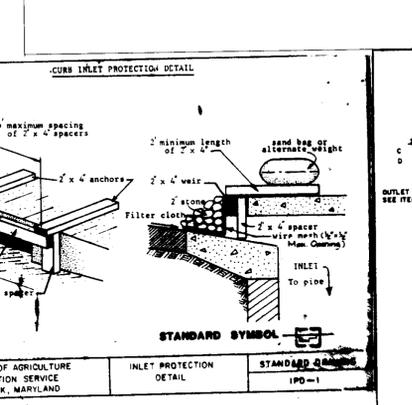
A. STONE TO BE 2" MICH STONE, OR RECYCLED CONCRETE EQUIVALENT, IN A LAYER AT LEAST 3" THICK AND BE PRESSED WITH THE SOIL WITH CONSTRUCTION EQUIPMENT.
 B. RIP-RAP TO BE 1/2" INCHES IN A LAYER AT LEAST 4" THICKNESS AND PRESSED WITH THE SOIL.
 C. APPROVED EQUIVALENTS CAN BE SUBSTITUTED FOR ANY OF THE ABOVE MATERIALS.
 D. PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.



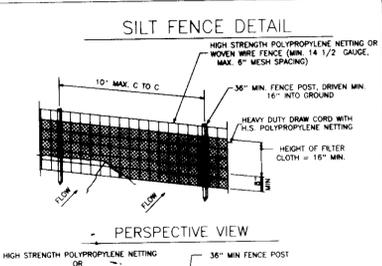
- Materials**
 - Wooden frame is to be constructed of 2" x 4" construction grade lumber.
 - Wire mesh must be of sufficient strength to support filter fabric, and stone for curb inlets, which weight fully submerged against it.
 - Filter cloth must be of a type approved for this purpose; resistant to sunlight with some degree of flexibility to allow sufficient passage of water and removal of sediment.
 - Stone to be 2" in size and clean, since fines would clog the cloth.
- Procedure**
 - A swale, ditchline or yard inlet protection.
 - Excavate completely around inlet to a depth of 18" below curb elevation.
 - Drive 2 x 4 post 1' into ground at each corner of inlet. Place wall strips between posts on ends of inlet. Assemble top portion of 2 x 4 frame using overlap joint shown. Top of frame (center) must be 6" below edge of roadway adjacent to inlet.
 - Stretch wire mesh tightly around frame and fasten securely. Ends must meet at post.
 - Stretch filter cloth tightly over wire mesh, the cloth must extend from top of frame to 18" below inlet notch allow. Fasten securely to frame. Ends must meet at post, be overlapped and folded, then fastened down.
 - Backfill around inlet in compacted 6" layers until layer of earth is even with notch elevation on ends and top elevation on sides.
 - If the inlet is not in a low point, construct a compacted earth dike in the ditchline below it. The top of this dike is to be at least 6" higher than the top of frame (weir).
 - This structure must be inspected frequently and the filter fabric replaced when clogged.
 - Curb Inlet Protection.
 - Attach a continuous piece of wire mesh (30" min. width by three length plus 4") to the 2" x 4" weir (connecting throat length plus 2") as shown on the standard drawing.
 - Place a piece of approved filter cloth (40-85 sigma) of the same dimensions as the wire mesh over the wire mesh and securely attach to the 2" x 4" weir.
 - Securely nail the 2" x 4" weir to 9" long vertical spacers to be located between the weir and inlet face (max. 6" apart).
 - Place the assembly against the inlet throat and nail (minimum 2" lengths of 2" x 4" to the top of the weir as shown in drawing). These 2" x 4" anchors shall extend across the inlet top and be held in place by sandbags or alternate weight.



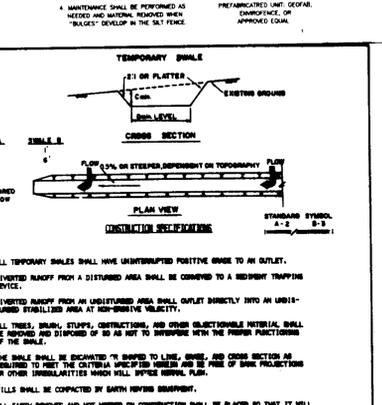
- CONSTRUCTION SPECIFICATIONS FOR ST-V**
- AREA UNDER LAMINATION SHALL BE CLEARED, GRUBBED AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED.
 - THE FILL MATERIAL FOR THE LAMINATION SHALL BE FREE OF ROOTS AND OTHER WOODY VEGETATION AS WELL AS OTHER SIZES STONES, ROCKS, ORGANIC MATERIAL OR OTHER OBSTRUCTIVE MATERIAL. THE LAMINATION SHALL BE COMPACTED BY TROWELING WITH EQUIPMENT TO BE SPECIFIED.
 - ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER.
 - THE STONE USED IN THE OUTLET SHALL BE 2" MICH RIP-RAP 4"-8" ALONG WITH A LAYER OF UNROTTED FILTER CLOTH OVER THE RIP-RAP.
 - INCHES OF 2" AGGREGATE PLACE ON THE GRADE SIDE OF THE SMALL RIP-RAP OR UNROTTED FILTER CLOTH OVER THE RIP-RAP.
 - SEDIMENT SHALL BE REMOVED AND TRANSPORTED TO ITS CORRECT LOCATION WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DEPTH OF THE TRAP.
 - THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
 - CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION IS KEPT TO A MINIMUM.
 - THE STRUCTURE SHALL BE PLACED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
- MAXIMUM DRAINAGE AREA: 5 ACRES



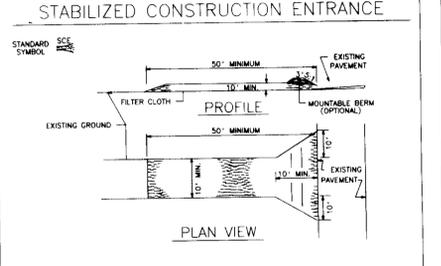
- ALL TEMPORARY SHALES SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET.
 - DIVERTED RUNOFF FROM A DISTURBED AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE.
 - DIVERTED RUNOFF FROM AN UNSTABILIZED AREA SHALL OUTLET DIRECTLY INTO AN UNSTABILIZED STABILIZED AREA AT AN APPROPRIATE VELOCITY.
 - ALL TEMPORARY SHALES, DITCHES, OR OTHER OBSTRUCTIVE MATERIAL SHALL BE REMOVED AND DISPOSED OF AS SOON AS POSSIBLE WITH THE PROPER FUNCTIONS OF THE SHALES.
 - THE SHALES SHALL BE EXCAVATED OR MOVED TO LINE, GRASS, OR GRASS SEEDS AS NECESSARY TO MEET THE CRITERIA SPECIFIED HEREIN AND BE FREE OF SOIL PROJECTIONS OR OTHER IMPLEMENTS WHICH WOULD IMPURE RUNOFF.
 - FILLS SHALL BE COMPACTED BY BOTH HAND AND MACHINE.
 - ALL SLOPES SHOWN AND NOT SHOWN ON CONSTRUCTION SHALL BE PLACED SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONS OF THE SHALES.
 - STABILIZATION SHALL BE AS PER THE SHEET BELOW:
- | TYPE OF PROTECTION | CONSTRUCTION | STANDARD SYMBOL |
|--------------------|--------------|-----------------|
| 1. 2" x 4" frame | WOODEN FRAME | TS-1 |
| 2. 2" x 4" frame | CONCRETE | TS-2 |



- CONSTRUCTION NOTES FOR FABRICATED SILT FENCE**
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO EXISTING POSTS WITH WIRE TIES OR STAPLES. FENCE, WOVEN WIRE, 14 GA. 6" MAX MESH SPACING.
 - FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 14" AT TOP WITH MESH SECTION.
 - WHEN TWO SECTIONS OF FILTER CLOTH ALONG EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FASTENED.
 - MAINTENANCE SHALL BE PROVIDED AS NEEDED AND MAINTENANCE PROVIDED WHEN "BAGS" DEVELOP IN THE SILT FENCE.
- PREPARED UNIT: GEORGE WILLIAMS AND ASSOCIATES, INC. APPROVED LOCAL.



- ALL TEMPORARY SHALES SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET.
 - DIVERTED RUNOFF FROM A DISTURBED AREA SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE.
 - DIVERTED RUNOFF FROM AN UNSTABILIZED AREA SHALL OUTLET DIRECTLY INTO AN UNSTABILIZED STABILIZED AREA AT AN APPROPRIATE VELOCITY.
 - ALL TEMPORARY SHALES, DITCHES, OR OTHER OBSTRUCTIVE MATERIAL SHALL BE REMOVED AND DISPOSED OF AS SOON AS POSSIBLE WITH THE PROPER FUNCTIONS OF THE SHALES.
 - THE SHALES SHALL BE EXCAVATED OR MOVED TO LINE, GRASS, OR GRASS SEEDS AS NECESSARY TO MEET THE CRITERIA SPECIFIED HEREIN AND BE FREE OF SOIL PROJECTIONS OR OTHER IMPLEMENTS WHICH WOULD IMPURE RUNOFF.
 - FILLS SHALL BE COMPACTED BY BOTH HAND AND MACHINE.
 - ALL SLOPES SHOWN AND NOT SHOWN ON CONSTRUCTION SHALL BE PLACED SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONS OF THE SHALES.
 - STABILIZATION SHALL BE AS PER THE SHEET BELOW:
- | TYPE OF PROTECTION | CONSTRUCTION | STANDARD SYMBOL |
|--------------------|--------------|-----------------|
| 1. 2" x 4" frame | WOODEN FRAME | TS-1 |
| 2. 2" x 4" frame | CONCRETE | TS-2 |



- CONSTRUCTION SPECIFICATIONS**
- STONE SIZE - USE 2" STONE, OR EQUIVALENT RECYCLED CONCRETE EQUIVALENT.
 - LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESERVE LOT WHERE A 30 FOOT MINIMUM LENGTH SHOULD APPLY).
 - THICKNESS - NOT LESS THAN TEN FEET (10 INCHES).
 - WIDTH - TEN FEET (10 INCHES) MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE TURNING OR EXCESS OCCURS.
 - FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER WILL BE SECURED TO THE UNDERLAYER BY TIEING TO THE UNDERLAYER.
 - SURFACE SHALL BE FINISHED TO A SMOOTH SURFACE. IF FINISH IS IMPRACTICAL, A FINISH SHALL BE FINISHED TO A SMOOTH SURFACE.
 - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PROVIDE PROTECTION FROM EROSION AND SEDIMENTATION. WHEN MAINTENANCE IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 - PERIODIC INSPECTION AND REQUIRED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

APPROVED
 PLAN NO. 5/16/95
 DATE 4-26-95
 CWH

These plans for construction, soil erosion and sediment control meet the requirements of Howard Soil Conservation District.

John P. Rhoads 5/16/95
 APPROVED: HOWARD SOIL CONSERVATION DISTRICT

PLAN NUMBER _____ DATE _____

Reviewed for the Howard Conservation District and meets technical requirements.
 Barbara Lef 5/16/95
 U.S. SOIL CONSERVATION SERVICE DATE

APPROVED: Howard County Department of Planning and Zoning
 James South 5/16/95
 DIRECTOR DATE

APPROVED: Howard County Department of Land Development and Research
 Quina Jannany 5/16/95
 CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE

APPROVED: For public water, sewer, storm drain system, and public roads.
 Howard County Department of Public Works
 James J. Shaw 5/17/95
 DIRECTOR DATE
 Chief, Bureau of Engineering 5/17/95 DATE

ADDRESS CHART
 PARCEL NUMBER STREET ADDRESS
 PARCEL 'C-1' 705 Riverwood Drive

SUBDIVISION NAME: RIVERS CORPORATE PARK
 PLAT NO. OR LTR: 11730
 BLOCK NO.: 7
 TAX/ZONE MAP: 41
 ELECT. DIST.: G
 CENSUS TRACT: 6062

WATER CODE _____ SEWER CODE _____

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 658 KENILWORTH DRIVE, SUITE 100
 TOWSON, MARYLAND 21204
 (410) 825-8120

DEVELOPER CERTIFICATION:
 I/We certify that all development and construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of 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.
 Developer: *R. G. Shaw* Date: 3/6/95
 Name: *R. G. Shaw*

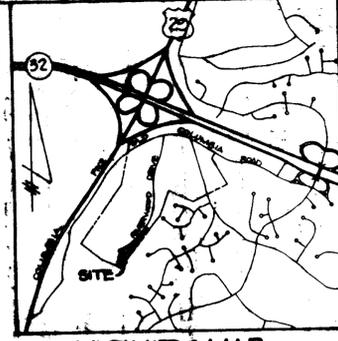
OWNER/DEVELOPER
M.O.R. XXX ASSOC. LTD. PARTNERSHIP
 7165 COLUMBIA GATEWAY DRIVE
 COLUMBIA, MARYLAND 21046
 (410) 270-1400

ENGINEER CERTIFICATION:
 I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.
 I Engineer: *P. L. Umberger* Date: 2/6/95
 Name: *P. L. Umberger* PE # 10568

SEDIMENT CONTROL DETAILS
RIVERS CORPORATE PARK
PARCEL 'C-1'
THE YOUNG SCHOOL
 QP2 FILE NOS. S 82-19; P 82-30; F 84-02
 HOWARD COUNTY, MARYLAND
 ELECTION DISTRICT #6
 SCALE: AS SHOWN
 JANUARY 31, 1995
 SHEET 6 OF 8
 SDP 95-69
 PN 7843

PLANT LIST

KEY	QTY	BOTANICAL NAME COMMON NAME	SIZE	COND	REMARKS
⊕	14	ACER RUBRUM 'RED SUNSET' RED SUNSET MAPLE	2 1/2'-3' CAL	B & B	
⊙	10	ACER SACCHARUM 'GREEN MOUNTAIN' GREEN MOUNTAIN SUGAR MAPLE	2 1/2'-3' CAL	B & B	
⊕	19	ZELKOVA SERIKATA 'GREEN VASE' GREEN VASE	2 1/2'-3' CAL	B & B	CENTRAL LEADER
⊕	22	PRUNUS YEDDENSIS YOSHINO CHERRY	8'-10' HT	B & B	STANDARD CENTRAL LEADER
⊕	16	PICEA ABIES NORWAY SPRUCE	6'-8' HT	B & B	
⊕	20	PINUS STROBUS WHITE PINE	6'-8' HT	B & B	
⊕	92	TAXUS CUSPIDATA 'DENSA' DENSE YEW	24'-30' HT	B & B	SPACE 30' O.C.



VICINITY MAP
SCALE: 1" = 200'

REMARKS
B.M. #1
ELEV. 392.27
OLD COLUMBIA ROAD STA. 84+20, 30' LEFT OF CONC. MONUMENT 2840, N 489908.22 E 835043.93
B.M. #2
ELEV. 364.41
STA. 90+70, 34' RIGHT OF CONC. MONUMENT 1386, N 489553.51 E 836824.07

PARKING TABULATION

PARKING REQUIRED:
200 STUDENTS & 1 SFR / 6 STUDENTS = 34
PARKING PROVIDED:
34 (INCLUDES 3 HANDICAPPED)

COLUMBIA COMMERCIAL DEVELOPMENT
C/O CITCO CORP.
1314/0561
PARCEL 'B'
EX ZONING NT-EC-IND

APPROVED
PLANNING
COMMISSION
of HOWARD COUNTY

DATE: 4-26-95
GWH

These plans for erosion and sediment control meet the requirements of Howard Soil Conservation District.

John R. Rhoton 5/16/95
APPROVED: HOWARD SOIL CONSERVATION DISTRICT
DATE

PLAN NUMBER: _____ DATE: _____
Reviewed for the Howard Conservation District and meets technical requirements.

Patricia E. ... 5/16/95
U.S. SOIL CONSERVATION SERVICE
DATE

APPROVED: Howard County Department of Planning and Zoning

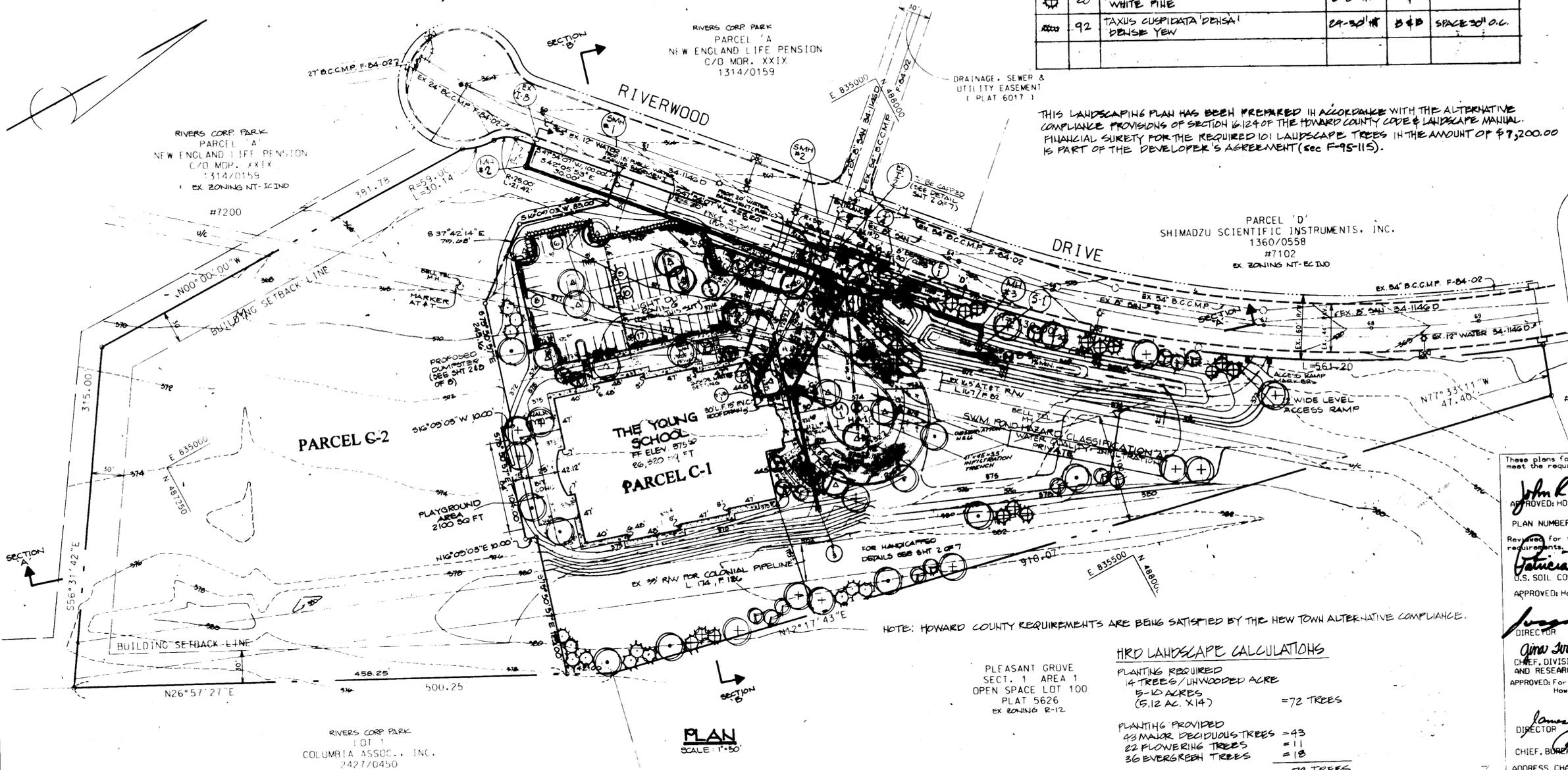
James S. ... 5/18/95
DIRECTOR
DATE

Chris Summary 5/18/95
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH
DATE

APPROVED: For public water, sewer, storm drain system, and public roads.
Howard County Department of Public Works

James J. ... 5/17/95
DIRECTOR
DATE

CHIEF, BUREAU OF ENGINEERING



THIS LANDSCAPING PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE ALTERNATIVE COMPLIANCE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE & LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED 101 LANDSCAPE TREES IN THE AMOUNT OF \$7,200.00 IS PART OF THE DEVELOPER'S AGREEMENT (Sec F-95-115).

PARCEL 'D'
SHIMADZU SCIENTIFIC INSTRUMENTS, INC.
1360/0558
#7102
EX ZONING NT-EC-IND

NOTE: HOWARD COUNTY REQUIREMENTS ARE BEING SATISFIED BY THE NEW TOWN ALTERNATIVE COMPLIANCE.

PLEASANT GROVE
SECT. 1 AREA 1
OPEN SPACE LOT 100
PLAT 5626
EX ZONING R-12

HRD LANDSCAPE CALCULATIONS

PLANTING REQUIRED
4 TREES / UNWOODED ACRE
5-10 ACRES
(5.12 AC. X 14) = 72 TREES

PLANTING PROVIDED
43 MAJOR DECIDUOUS TREES = 43
22 FLOWERING TREES = 11
36 EVERGREEN TREES = 18
= 72 TREES

PLAN
SCALE: 1" = 50'

INDEX

- SHEET 1 SITE PLAN
- SHEET 2 DRAINAGE AREA MAP, STORM DRAINS, SANITARY & WATER H.C. & HANDICAP DETAIL
- SHEET 3 S.W.M. SPECIFICATIONS & DRAINAGE AREA MAP
- SHEET 4 S.W.M. PROFILES & DETAILS
- SHEET 5 SEDIMENT CONTROL PLAN
- SHEET 6 SEDIMENT CONTROL DETAILS
- SHEET 7 LANDSCAPE PLAN
- SHEET 8 SWM DETAILS

NOTE: The owner shall provide a separate and independent sewer connection for each tenant or occupant of any building shown on this site development plan. The owner shall provide a separate and independent sewer connection for each building which will discharge non-domestic waste to the public sewerage system if each separate and independent sewer connection shall include a standard manhole and other waste pretreatment devices as required and approved by Howard County. Waste lines on the interior of the building shall be designed, constructed or modified such that non-domestic waste will be discharged to the separate and independent sewer connection. No tenant or occupant of any building shown on this site development plan shall discharge regulated non-domestic waste to the public sewerage system prior to installation of the separate and independent sewer connection and related interior waste lines. The above statement shall apply to all initial and future occupants or tenants.

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(410) 825-8120

DEVELOPER CERTIFICATION:
I/We certify that all development and construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project. I/We authorize periodic on-site inspection by the Howard Soil Conservation District.

Developer Name: *R. ...* Date: 2/6/95

OWNER/DEVELOPER
M.O.R. XXX ASSOC. LTD. PARTNERSHIP
7165 COLUMBIA GATEWAY DRIVE
COLUMBIA, MARYLAND 21046
(410) 250-1400

ENGINEER CERTIFICATION:
I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District.

Engineer: _____ Date: _____
Name: _____ PE: _____



LANDSCAPE PLAN
RIVERS CORPORATE PARK
PARCEL 'C-1'
THE YOUNG SCHOOL
REV. 5-9-95
DATE: 2-30-95
SCALE: 1" = 50'
HOWARD COUNTY, MARYLAND
ELECTION DISTRICT #6
SDP 95-69

