

GENERAL NOTES

- 1. THIS SITE IS NOT WITHIN 100 YEAR FLOOD PLAIN.
2. ALL HANDICAPPED PARKING SHALL BE CLEARLY MARKED AS FOLLOWS: "RESERVED FOR PHYSICALLY HANDICAPPED PERSONS".
3. ALL ROADWAYS AND PARKING AREAS ARE TO BE PRIVATELY OWNED AND MAINTAINED AND MARKED BY 4" WIDE PAINTED YELLOW STRIPES AS SHOWN ON PLAN.
4. PUBLIC WATER AND SEWER SHALL BE UTILIZED.
5. MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY ROAD CONSTRUCTION CODE.
6. INSTALLATION OF ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, 1971 REVISED EDITION.
7. CONTRACTOR OR DEVELOPER SHALL CONTACT THE CONSTRUCTION INSPECTION / SURVEY DIVISION 24-HOURS IN ADVANCE OF COMMENCEMENT OF WORK, AT 992-2417 OR 992-2418.
8. FOR LIGHTING PLAN DETAILS, SEE ARCHITECTURAL PLANS.
9. S.W.M. FOR THIS SITE HAS BEEN WAIVED BY HOWARD CO. D.P.W. LETTER TO H.R.D. DATED 10-26-83 DUE TO PROXIMITY OF SITE TO LITTLE PATUXENT RIVER.
10. CONTRACTOR SHALL TEST PIT EXISTING WATER AND SEWER LINES WITHIN 10 FT. UTILITY EASEMENT PRIOR TO ROUGH GRADING SITE ENTRANCE.
11. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 1 FT. CLEARANCE AT ALL WATER, SEWER AND STORM DRAIN CROSSINGS.
12. OLD COLUMBIA ROAD AND PUBLIC WATER, SEWER, AND STORM DRAINAGE CONSTRUCTION IS PROVIDED "BY OTHERS" UNDER CONTRACTS

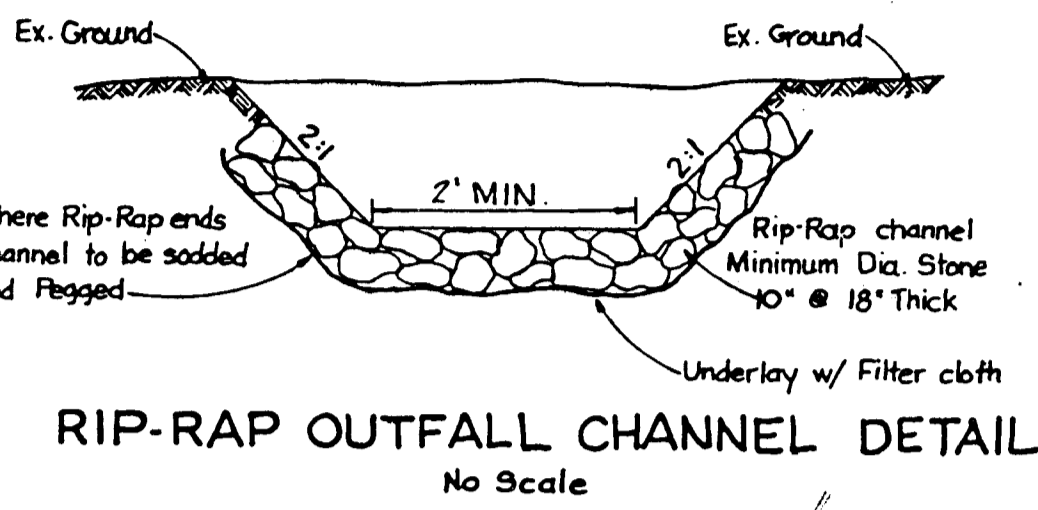
SITE ANALYSIS

- 1. ZONING
2. AREA
3. USE
4. MAX. NO. EMPLOYEES
5. BUILDING COVERAGE
MAX. COVERAGE
6. PER CENT GREEN SPACE
7. PAVING AREA

NEW TOWN - FDP-1B4-A-1, EMPLOYMENT CENTER INDUSTRIAL
5.787 AC.
EMP. CNTR. IND. - NET LEASABLE AREA 81,724 SF.
OFFICE 298; REST. 15; RETAIL (BANK) 3; IND. NONE
0.930 AC. (16.1%)
1.951 AC. (33.7%)
2.906 AC. (50.2%)

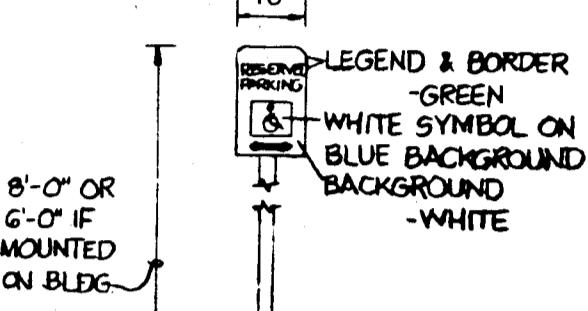
PARKING TABULATION

Table with columns: USE, SPACE REQUIRED. Includes rows for Office, Retail, Restaurant, Industrial, and Total Parking Required.

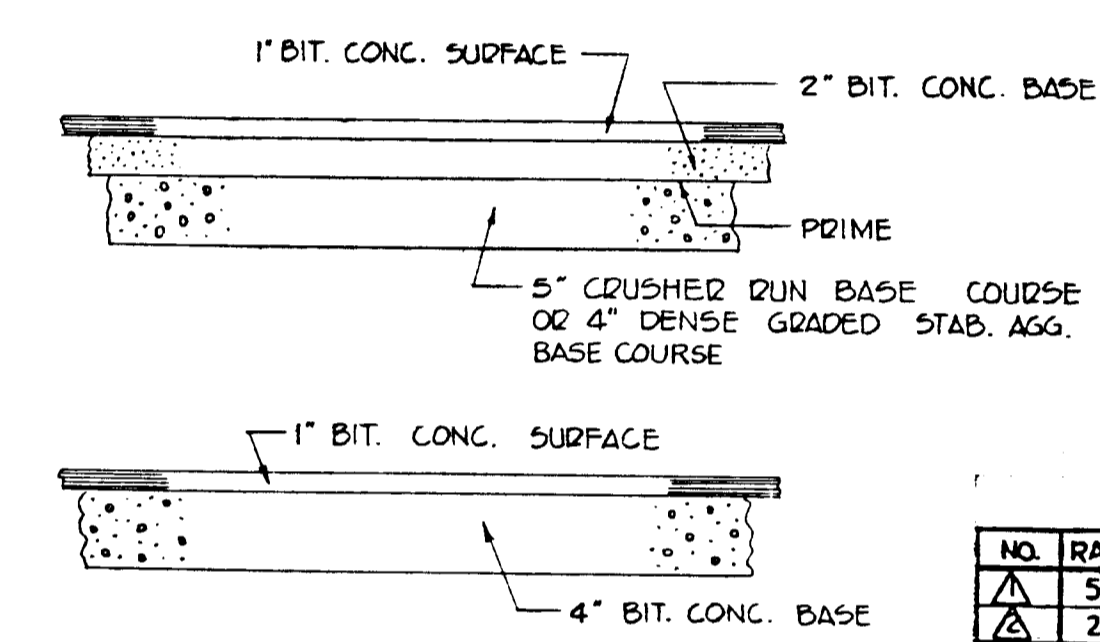


Note: Where Rip-Rap ends channel to be sodded and Pegged.
Underlay w/ Filter cloth
10" x 18" Thick

HANDICAPPED SIGN DETAIL



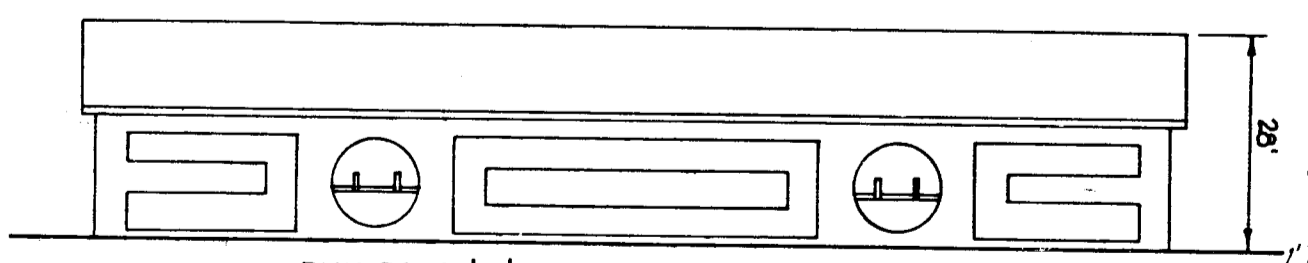
NOTE: 1. HANDICAPPED PARKING SIGN SHALL CONFORM TO THE MARYLAND BUILDING CODE FOR THE HANDICAPPED, DETAIL RT-8.
2. SIGNS MAY BE ORDERED FROM MID-MICHIGAN STAMP & SIGN, INC. P.O. BOX 2277, 400 LARCH STREET, LANSING, MICH. 48912 PHONE (517) 499-2455 - OR - LOCAL FIRM SPECIALIZING IN THIS TYPE OF SIGN.
1. 6" x 10" x 1/4 GA. STEEL OR .080 ALUMINUM STANDARD "HANDICAPPED PARKING" SIGN WITH IDENTIFICATION SYMBOL. BOLT TO STL TUBE WITH 3/8" CADMIUM PLATED BOLTS, NUTS AND WASHERS, SIGN TO READ "RESERVED PARKING".
3. FOR ADDITIONAL INFORMATION, SEE CODE OF MARYLAND REGULATIONS 05.01.07.



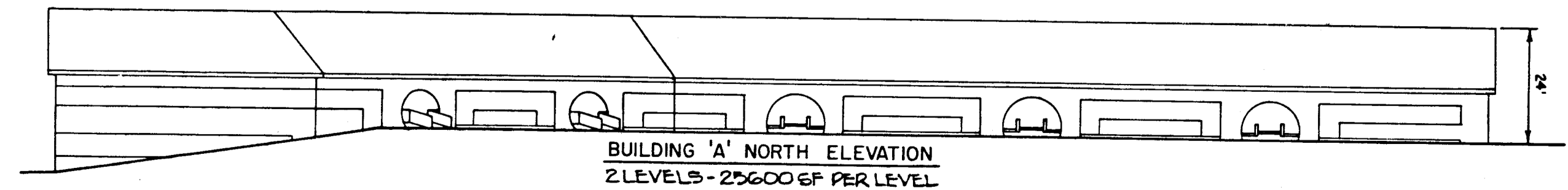
CURVE DATA table with columns: NO., RADIUS, LENGTH, DELTA, TAN. CHORD & DISTANCE.

STRUCTURE SCHEDULE table with columns: NO., TYPE, TOP ELEV., INV. IN, INV. OUT, DESCRIPTION.

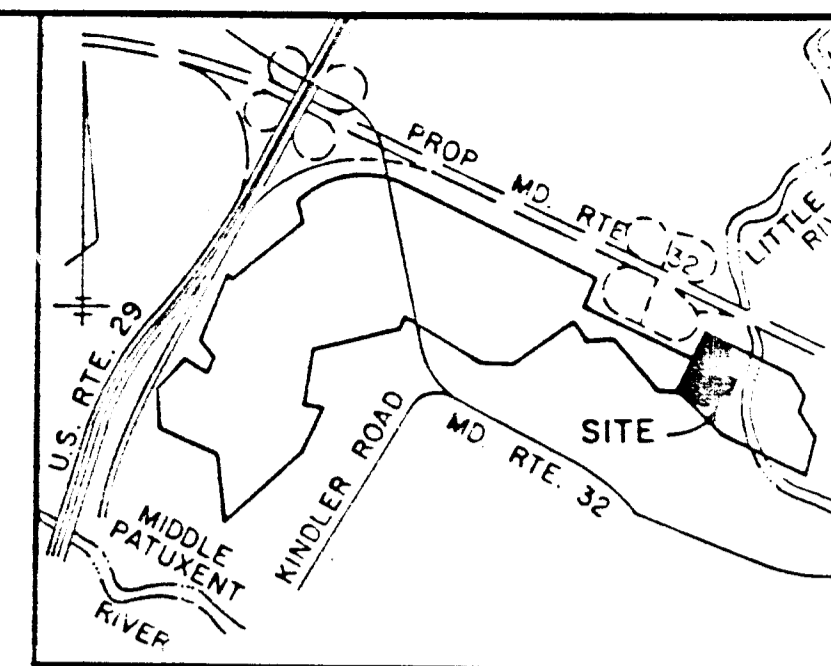
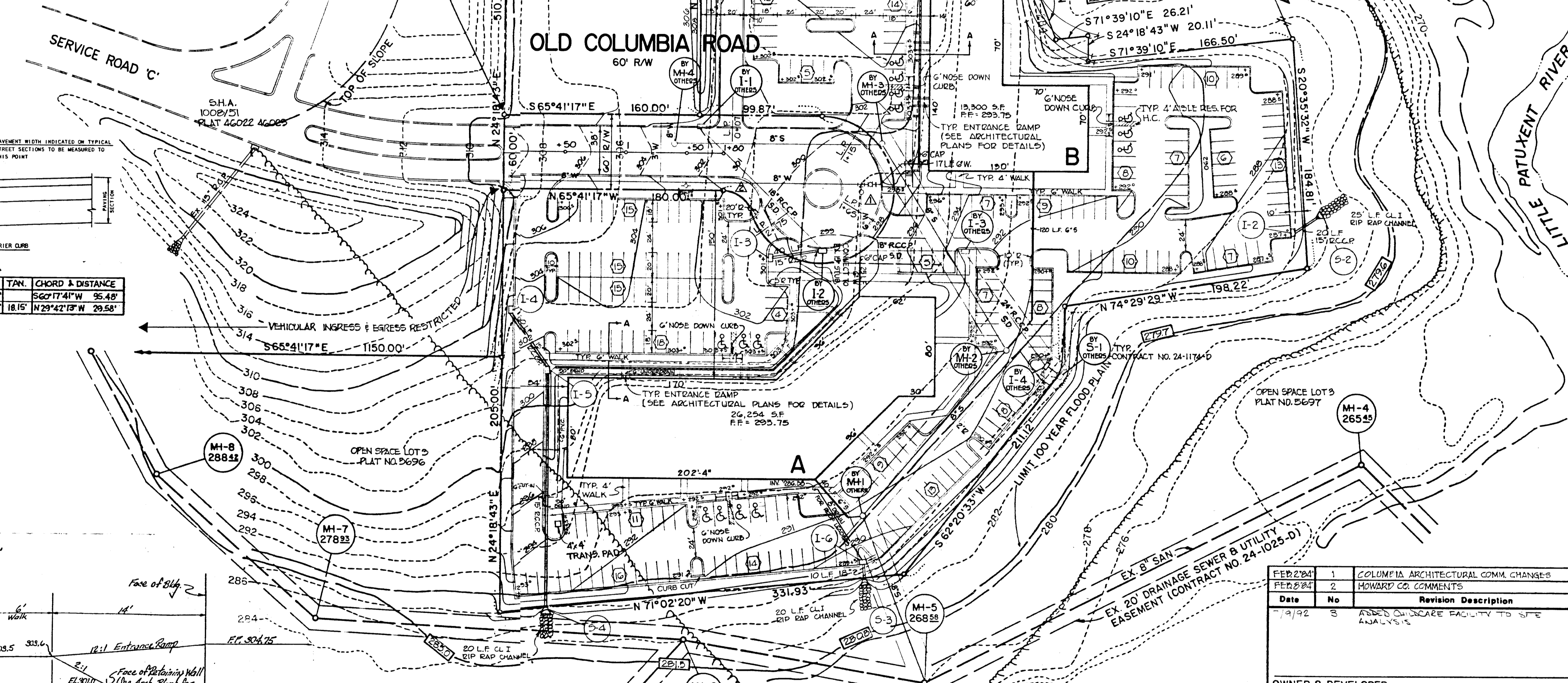
NOTE: WATER/SEWER DESIGNATED "BY OTHERS" ARE UNDER CONTRACT NO. 24-1174-D



BUILDING 'B' WEST ELEVATION 2 LEVELS - 15000 SF PER LEVEL



BUILDING 'A' NORTH ELEVATION 2 LEVELS - 25600 SF PER LEVEL



VICINITY MAP SCALE: 1" = 2000'

APPROVED: PLANNING BOARD OF HOWARD COUNTY DATE 3-7-84

APPROVED: Howard County Office of Planning and Zoning Planning Director Date 3-23-84

APPROVED: For Public Water, Public Sewerage, Storm Drainage Systems and Roads. Director Date 3-22-84

APPROVED: For Public Water and Public Sewerage Systems Howard County Health Department. County Health Officer Date 3-23-84

ADDRESS CHART table with columns: LOT NO., STREET ADDRESS, PLAT NO., AREA.

APPROVED: For Public Water, Public Sewerage, Storm Drainage Systems and Roads. Director Date 3-22-84

APPROVED: For Public Water and Public Sewerage Systems Howard County Health Department. County Health Officer Date 3-23-84

Revision table with columns: Date, No., Revision Description.

OWNER & DEVELOPER: CRYSTAL HILL INVESTMENTS 703 AMERICAN CITY BLDG. COLUMBIA, MD 21044

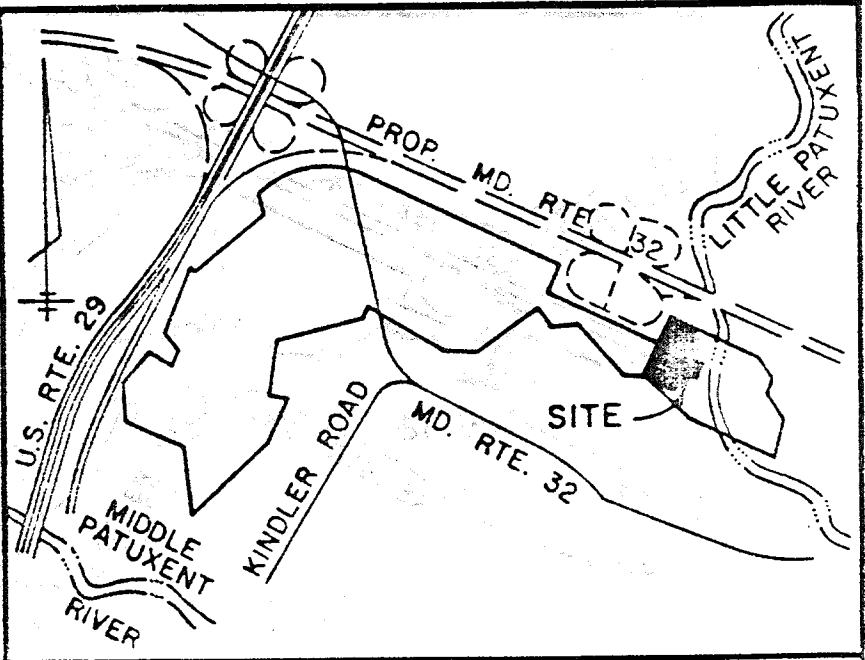
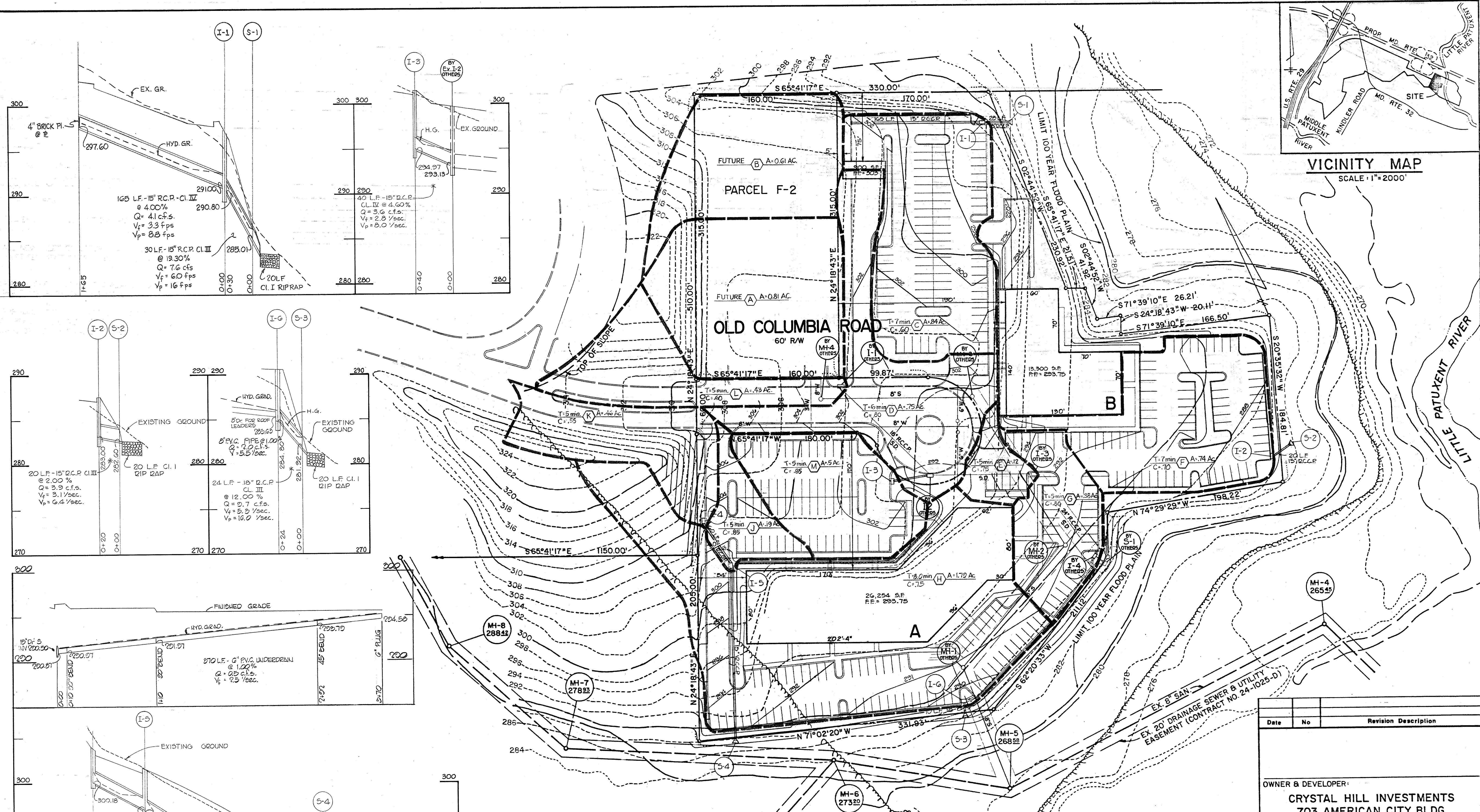
CENTURY ENGINEERING, INC. CONSULTING ENGINEERS - PLANNERS TOWSON, MARYLAND 21204 32 WEST RD.

AREA: RIVERS CORPORATE PARK SECTION 1, AREA 1, PARCEL F-1 6th ELECTION DIST. HOWARD CO. MD

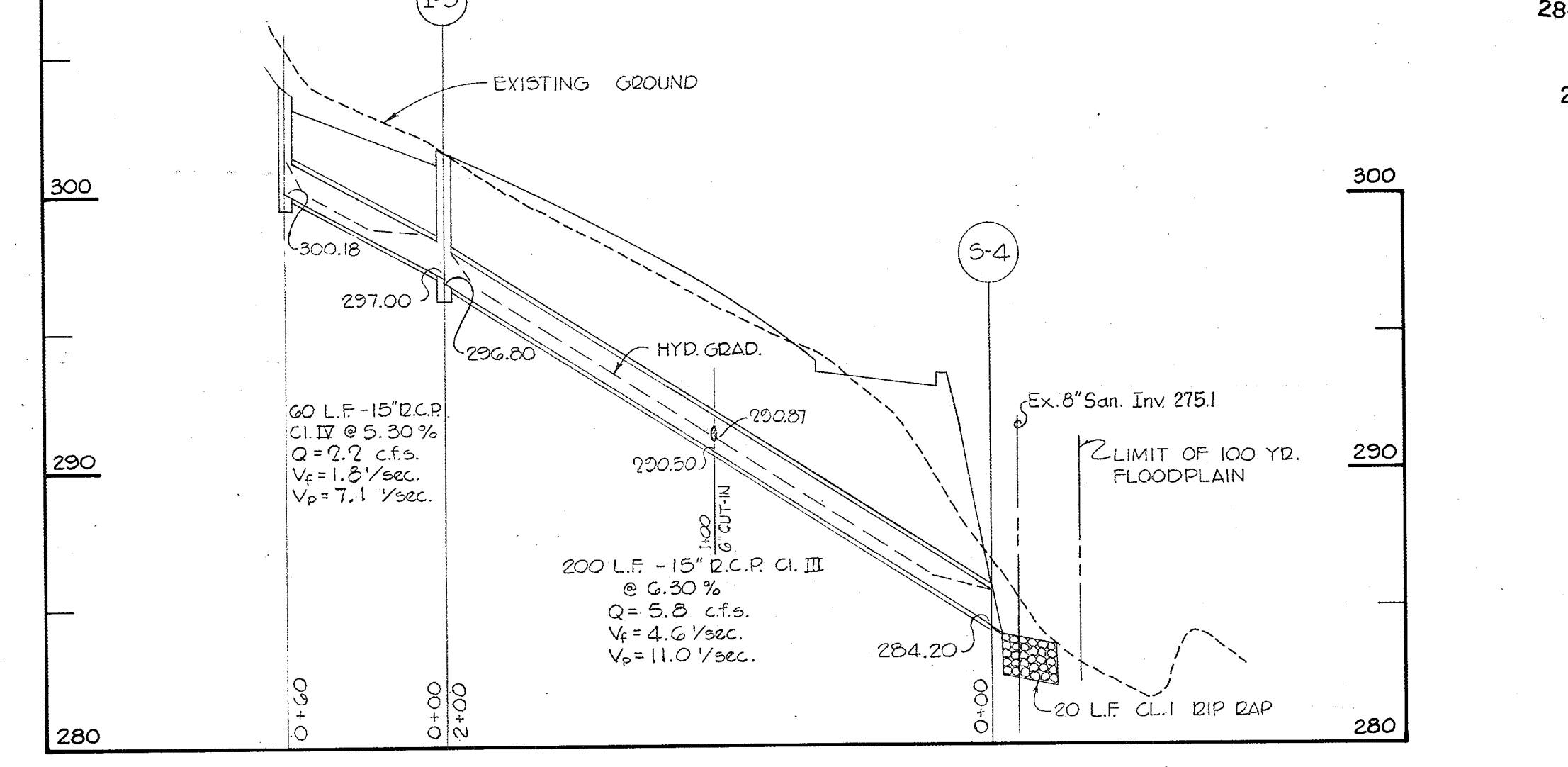
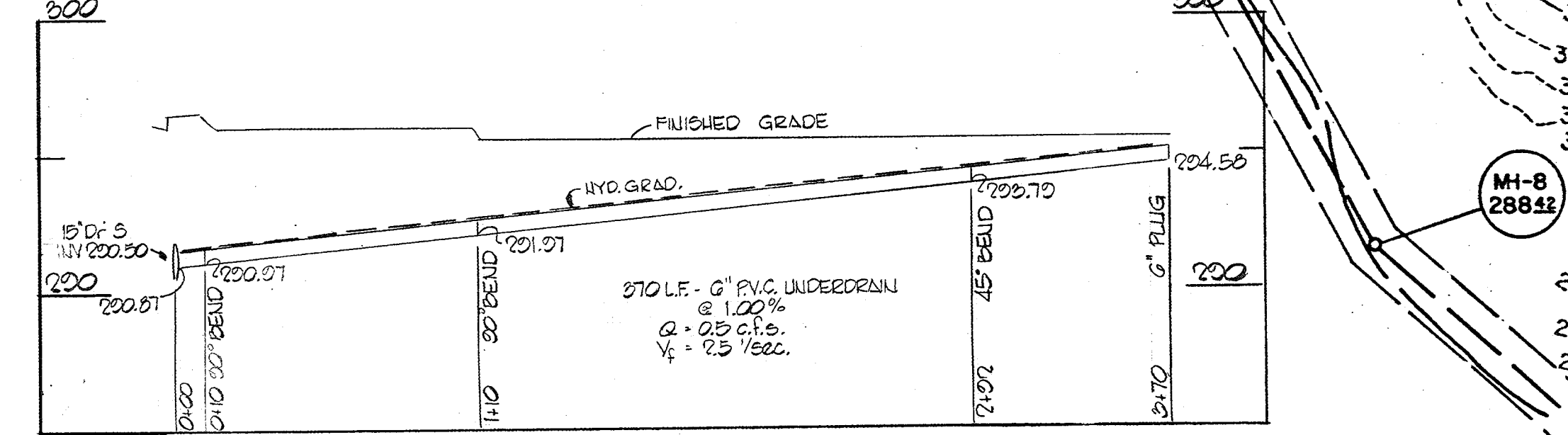
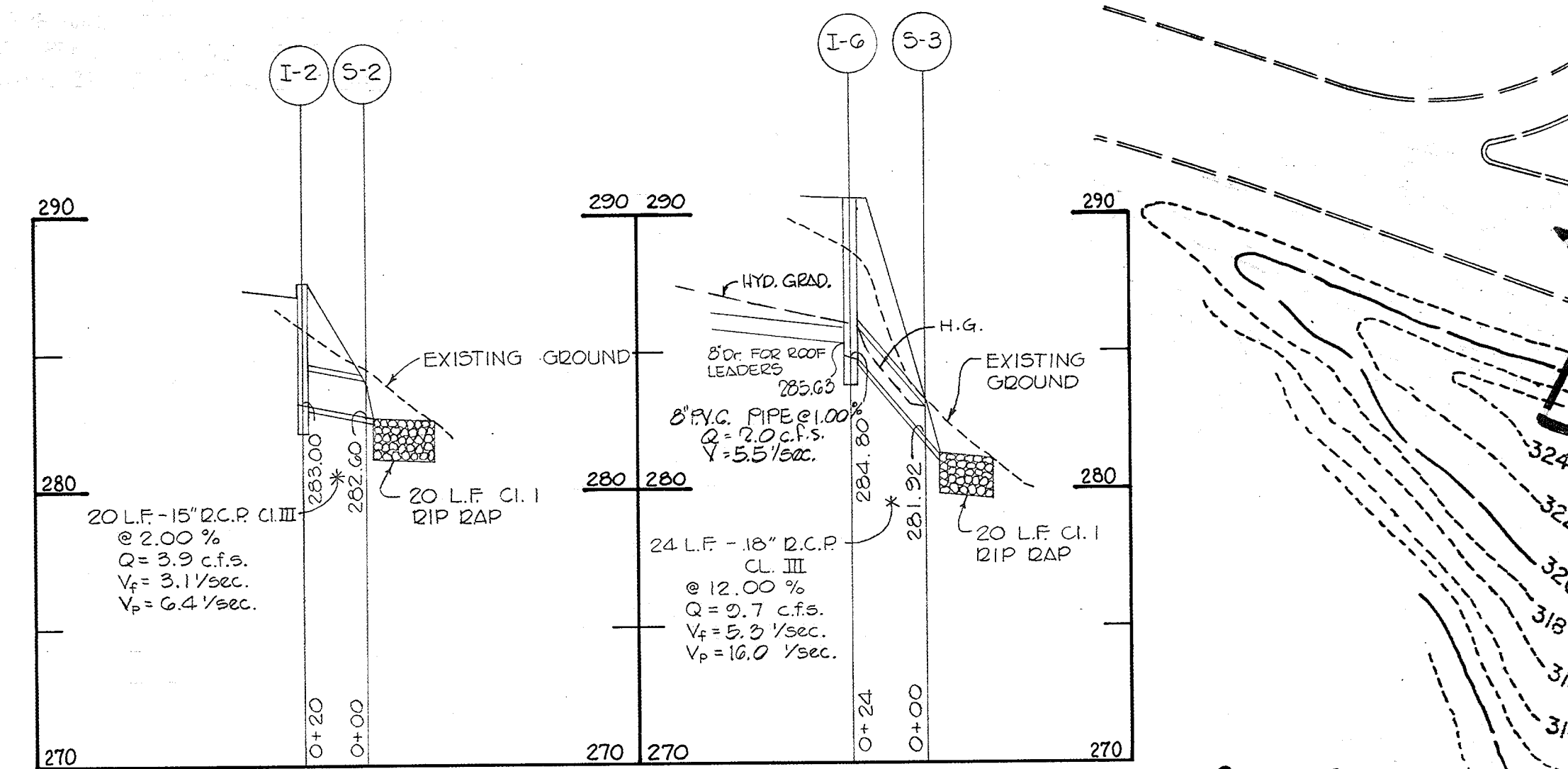
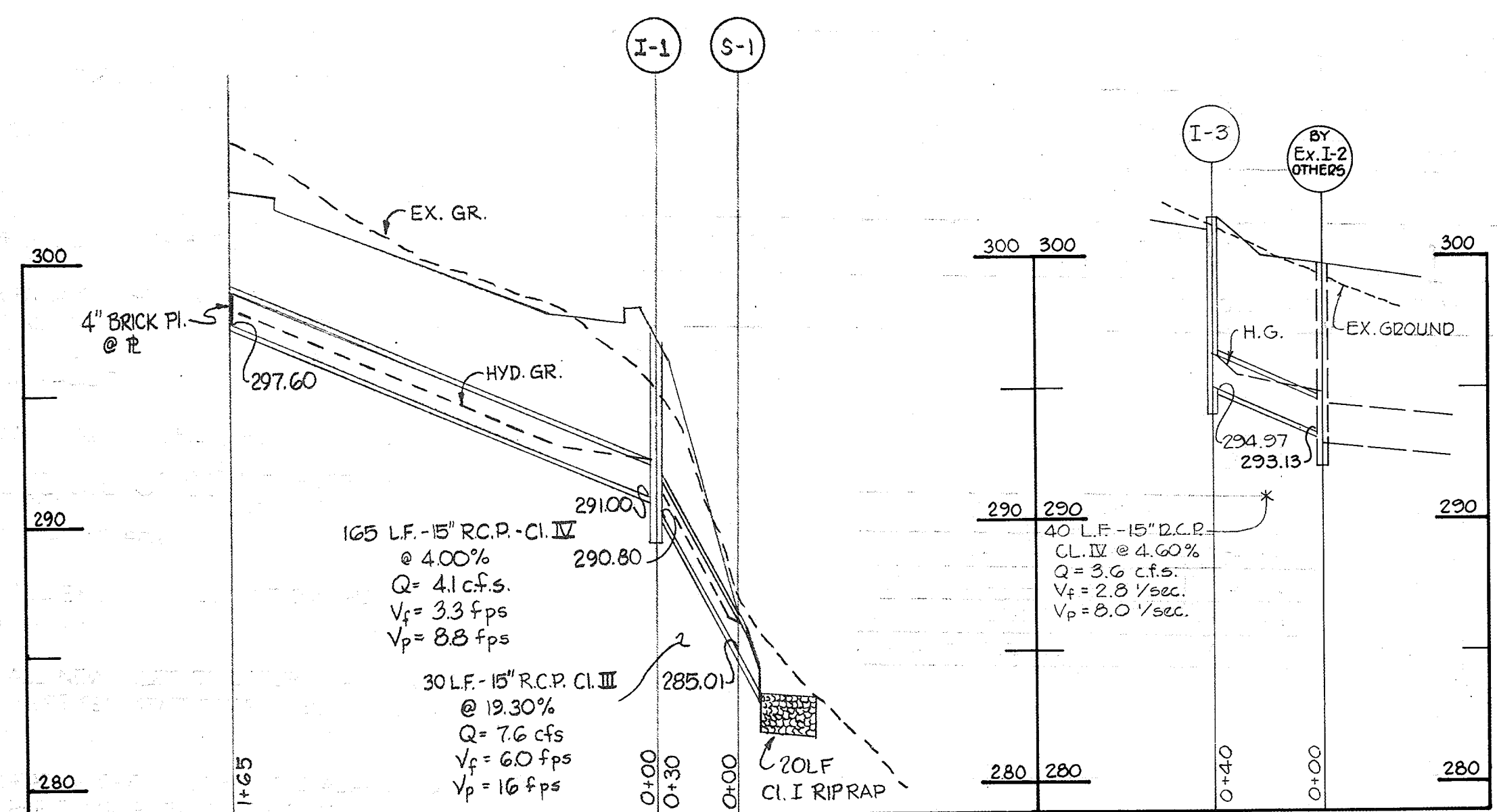
TITLE: SITE DEVELOPMENT PLAN

Table with columns: Des By G.R.K., Scale: 1" = 50', Proj. No: 1205, Date: 1/5/84, Drawing No: 1 OF 4.

SDP-84-149c



VICINITY MAP
SCALE: 1"=2000'



APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: **3-7-84**

APPROVED: Howard County Office of Planning and Zoning
Thomas J. Harris 3-23-84
Planning Director Date
John M. ... 3-23-84
Chief, Division of Land Development and Zoning Administration Date
APPROVED: For Public Water and Public Sewerage Systems
Howard County Health Department.
James ... 3-23-84
County Health Officer Date

APPROVED: For Public Water, Public Sewerage, Storm Drainage Systems and Roads.
George F. ... 3-22-84
Director Date
... 3-22-84
Chief, Bureau of Engineering Date

Professional Engr. No. 11432

Date	No	Revision Description
OWNER & DEVELOPER: CRYSTAL HILL INVESTMENTS 703 AMERICAN CITY BLDG. COLUMBIA, MD 21044		
CENTURY ENGINEERING, INC. CONSULTING ENGINEERS - PLANNERS TOWSON, MARYLAND 21204 32 WEST RD.		
AREA: RIVERS CORPORATE PARK SECTION 1, AREA 1, PARCEL F-1 6th ELECTION DIST. HOWARD CO. MD		
TITLE: DRAINAGE AREA MAP		
Des By GRK.	Scale: 1"=50'	Proj. No: 1205
Drn By R.J.B. & A.E.B.	Date 1/5/84	Drawing No.
Chk By GRK.	Approved	2 OF 4

GENERAL NOTES

1. SEE GP 84-32 FOR ALL GENERAL NOTES, TEMPORARY AND PERMANENT SEEDING NOTES AND EXISTING SEDIMENT CONTROL DETAILS.

2. REVISD SEQUENCE OF CONSTRUCTION, SEDIMENT CONTROL STRUCTURE SCHEDULE AND SITE ANALYSIS ARE PROVIDED ON THIS PLAN.

3. UPON OBTAINING GRADING PERMIT, OWNER WILL ACCEPT ALL MAINTENANCE AND REMOVAL RESPONSIBILITIES OF EXISTING AND PROPOSED SEDIMENT CONTROL FACILITIES.

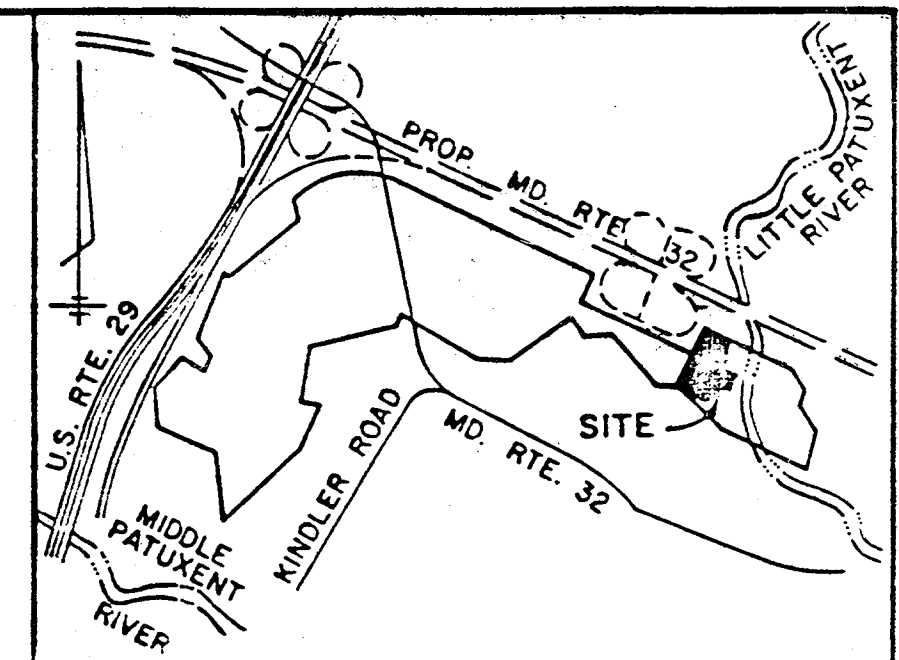
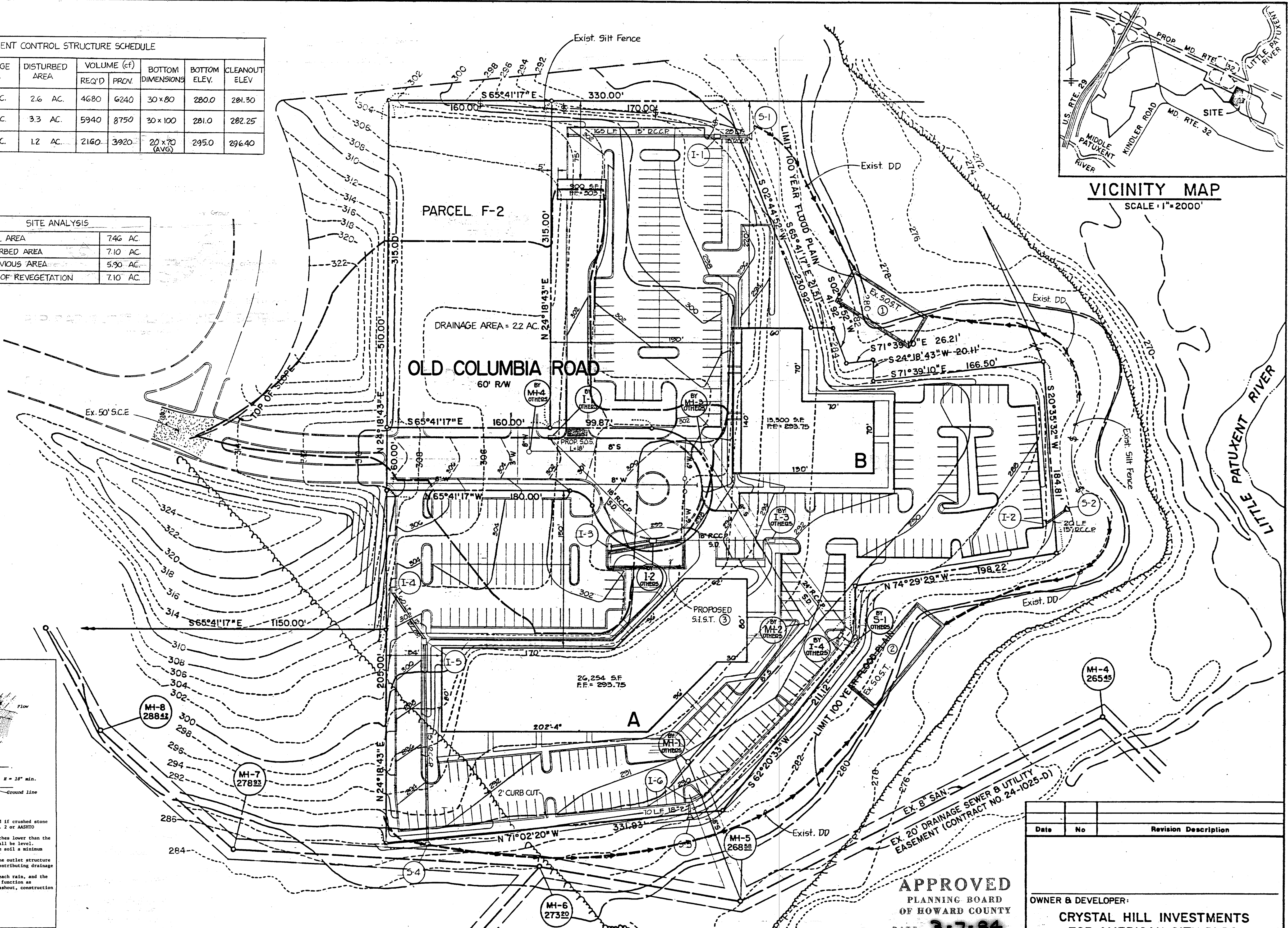
4. FOR STORM DRAIN PROFILES SEE SH. 2 OF 3

SEQUENCE OF CONSTRUCTION

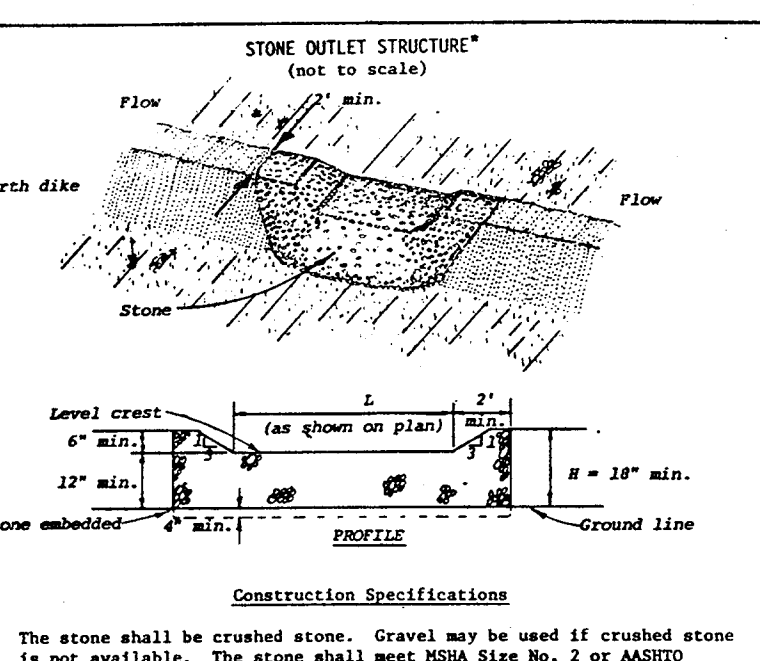
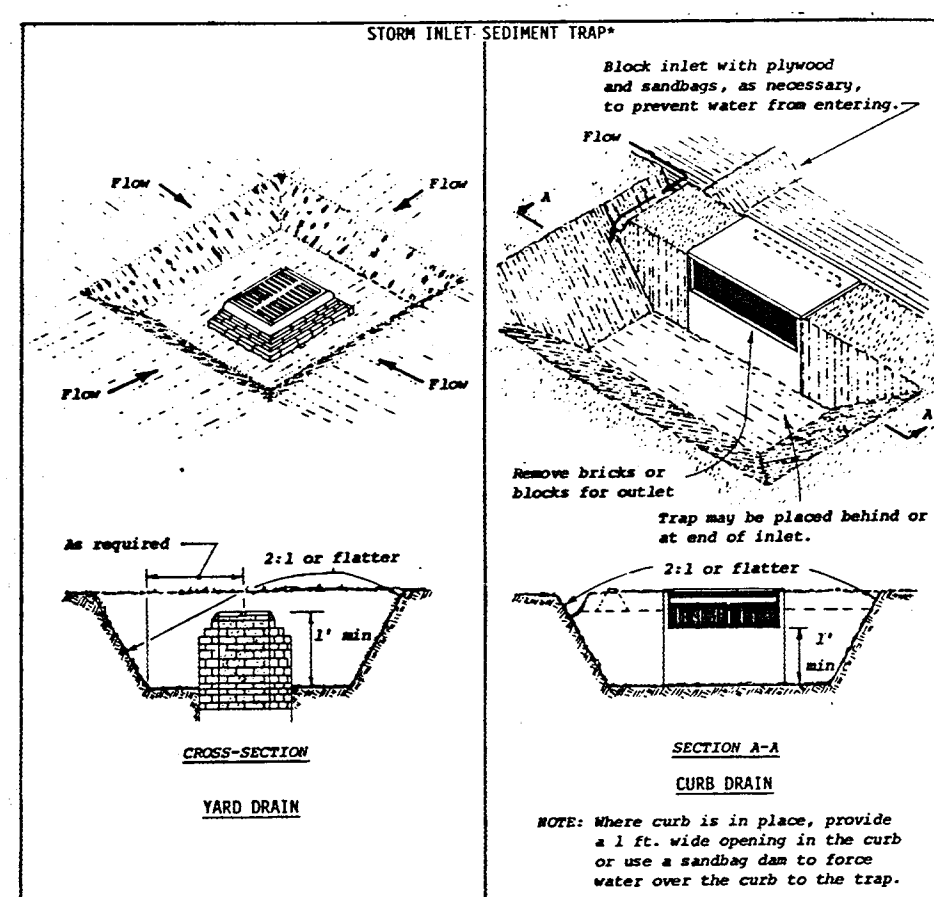
- OBTAIN GRADING PERMIT
- RETAIN ALL EXISTING SEDIMENT CONTROL FACILITIES SHOWN ON PLAN.
- BLOCK ALL NEW INLET STRUCTURES AND CONSTRUCT STORM INLET SEDIMENT TRAP (3) BEHIND I-2 AND I-3 JOINTLY
- BEGIN GRADING OPERATIONS AND STABILIZE DISTURBED AREAS PER TEMPORARY SEEDING NOTES.
- UPON APPROVAL OF THE HOWARD SOIL CONSERVATION DISTRICT, REMOVE ALL SEDIMENT CONTROL DEVICES AND STABILIZE PER PERMANENT SEEDING NOTES.

SEDIMENT CONTROL STRUCTURE SCHEDULE									
TRAP NO.	TYPE	TRAP DEPTH	DRAINAGE AREA	DISTURBED AREA	VOLUME (cf)		BOTTOM DIMENSIONS	BOTTOM ELEV.	CLEANOUT ELEV.
					REQ'D	PROV.			
EX. 1	S.O.S.T.	2.6	2.6 AC.	2.6 AC.	4680	6240	30x80	280.0	281.30
EX. 2	S.O.S.T.	25	3.3 AC.	3.3 AC.	5940	8750	30x100	281.0	282.25
3	S.I.S.T.	28	2.2 AC.	1.2 AC.	2160	3920	20x70 (AVG)	295.0	296.40

SITE ANALYSIS	
TOTAL AREA	7.46 AC.
DISTURBED AREA	7.10 AC.
IMPERVIOUS AREA	5.90 AC.
AREA OF REVEGETATION	7.10 AC.



VICINITY MAP
SCALE: 1"=2000'



CONSTRUCTION SPECIFICATIONS

- Sediment shall be removed and trap restored to its original dimensions when the sediment has accumulated to 1/2 the design depth of the trap. Removed sediment shall be deposited in a suitable area and in such a manner that it will not erode.
- 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 shall be minimized.
- The sediment trap shall be removed and area stabilized when the remaining drainage area has been properly stabilized.
- All cut and fill slopes shall be 2:1 or flatter.

CONSTRUCTION SPECIFICATIONS

- The stone shall be crushed stone. Gravel may be used if crushed stone is not available. The stone shall meet MSHA size No. 2 or ASTM designation #3 size No. 2 or 2 1/2.
- The crest of the stone dike shall be at least six inches lower than the lowest elevation of the top of the earth dike and shall be level.
- The stone outlet structure shall be embedded into the soil a minimum of four inches.
- The minimum length, in feet, of the crest of the stone outlet structure shall be equal to six times the number of acres of contributing drainage area.
- The stone outlet structure shall be inspected after each rain, and the stone shall be replaced when the structure ceases to function as intended due to silt accumulation among the stone, washout, construction traffic damage, etc.

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: 3-7-84

Date	No	Revision Description

OWNER & DEVELOPER:
CRYSTAL HILL INVESTMENTS
703 AMERICAN CITY BLDG.
COLUMBIA, MD 21044

CENTURY ENGINEERING, INC.
CONSULTING ENGINEERS • PLANNERS
TOWSON, MARYLAND 21204
32 WEST RD.

AREA: **RIVERS CORPORATE PARK**
SECTION 1, AREA 1, PARCEL F-1
6th ELECTION DIST. HOWARD CO. MD

TITLE: **SEDIMENT CONTROL PLAN**

Des By G.R.K.	Scale: 1" = 50'	Proj. No: 1205
Drn By R.J.B. & A.E.B.	Date 1/5/84	Drawing No. 3 OF 4
Chk By G.R.K.	Approved	

CERTIFICATE BY THE DEVELOPER:

"I/We certify that all development and construction will be done according to this plan of development and plan for erosion and sediment control and that all responsible personnel involved in the construction project will have a certificate of attendance at a Dept. of Natural Resources approved training program for the control of sediment and erosion before beginning the project. I also authorize periodic on site inspections by the Howard Soil Conservation District or their authorized agents, as are deemed necessary."

Frederic W. Blossberg 3/12/84
Date

CERTIFICATE BY THE ENGINEER:

"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."

James R. Star 3-12-84
Date

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

Robert W. Ziskin 3-16-84
Howard Soil Conservation District Date

These plans have been reviewed for the Howard Soil Conservation District and meet the technical requirements for soil erosion and sediment control.

James M. DeLo 3-16-84
U.S. Soil Conservation Service Date

APPROVED: Howard County Office of Planning and Zoning

Thomas L. Harrop 3-23-84
Planning Director Date

John M. Mullan 3-23-84
Chief, Division of Land Development and Zoning Administration Date

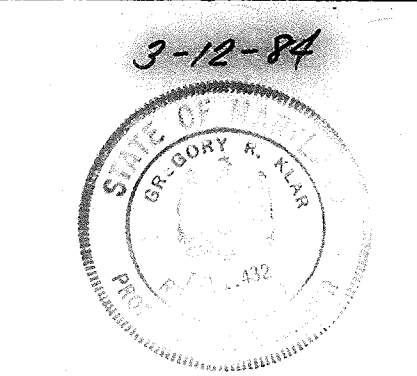
APPROVED: For Public Water and Public Sewerage Systems
Howard County Health Department.

Joseph M. Boyle 3-23-84
County Health Officer Date

APPROVED: For Public Water, Public Sewerage, Storm Drainage Systems and Roads.

James F. Nemyer 3-24-84
Director Date

William S. Reed 3-22-84
Chief, Bureau of Engineering Date



GENERAL NOTES

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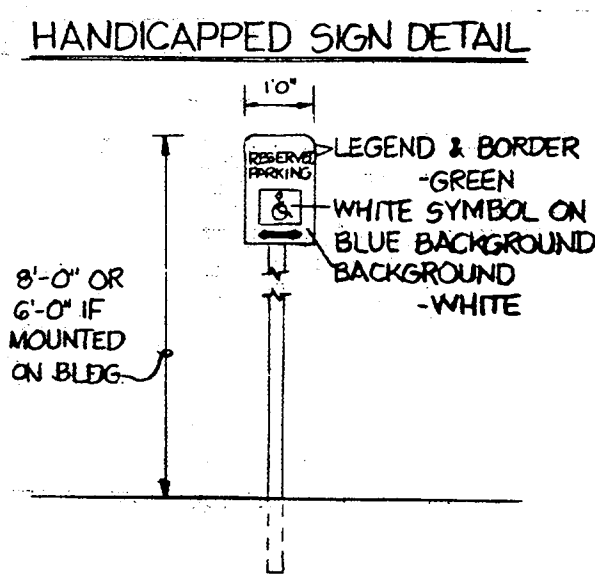
HANDICAPPED SIGN DETAIL

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1"-6" x 10" x 16 GA. STEEL OR .080 ALUMINUM STANDARD "HANDICAPPED PARKING" SIGN WITH IDENTIFICATION SYMBOL, BOLT TO STL. TUBE WITH 3/4" GALV. PLATED BOLTS, NUTS AND WASHERS, SIGN TO READ "RESERVED PARKING".

3. FOR ADDITIONAL INFORMATION, SEE CODE OF MARYLAND REGULATIONS 05.01.07.

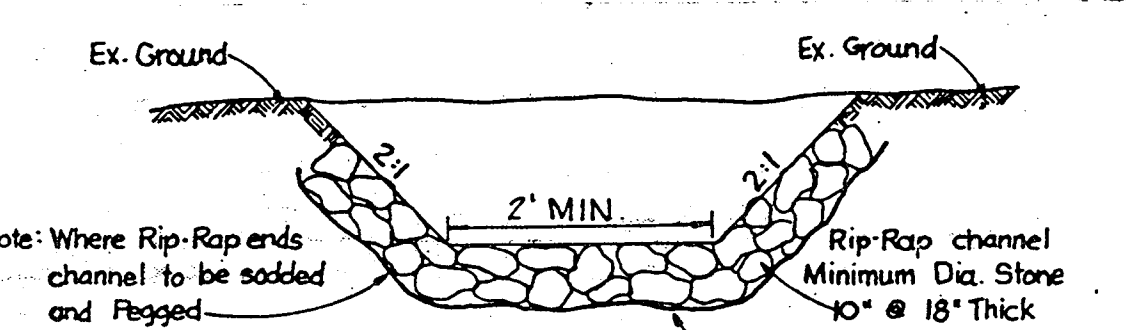


SITE ANALYSIS

1. ZONING NEW TOWN - FDP-184-A-1, EMPLOYMENT CENTER INDUSTRIAL
2. ADEA 5.787 AC.
3. USE EMP. CNTR. IND. - NET LEASABLE AREA 81,724 S.F.
4. MAX. NO. EMPLOYEES OFFICE (200); REST. (5); RETAIL (PARK) (5); IND. NONE
5. BUILDING COVERAGE MAX. COVERAGE 0.350 AC. (16.1%)
6. PER CENT GREEN SPACE 1.951 AC. (33.7%)
7. PAVING AREA 2.906 AC. (50.2%)

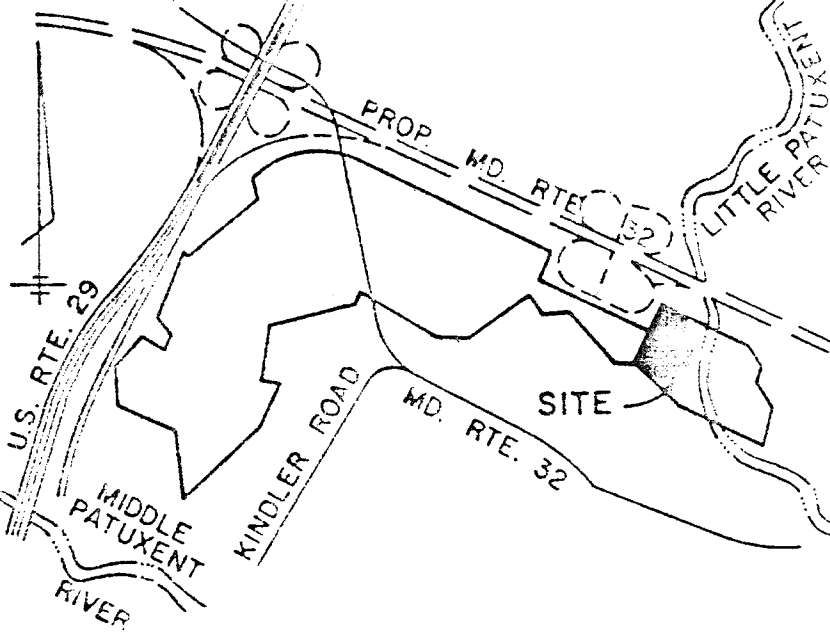
PARKING TABULATION

USE	SPACE REQUIRED
A) OFFICE 1/200 SF NLA	101 (74,704 SF NLA)
B) RETAIL (PARK) 1/200	6 (1,170 " " " ")
C) RESTAURANT 1/200	30 (5,650 " " " ")
D) INDUSTRIAL 1/2 EMP	NONE
TOTAL PARKING REQ'D	137 SP. → 510 STD SP. + 10 H.C. SP. PROV.



RIP-RAP OUTFALL CHANNEL DETAIL
No Scale

Note: Where Rip-Rap ends channel to be sodded and flagged.



VICINITY MAP
SCALE: 1" = 200'

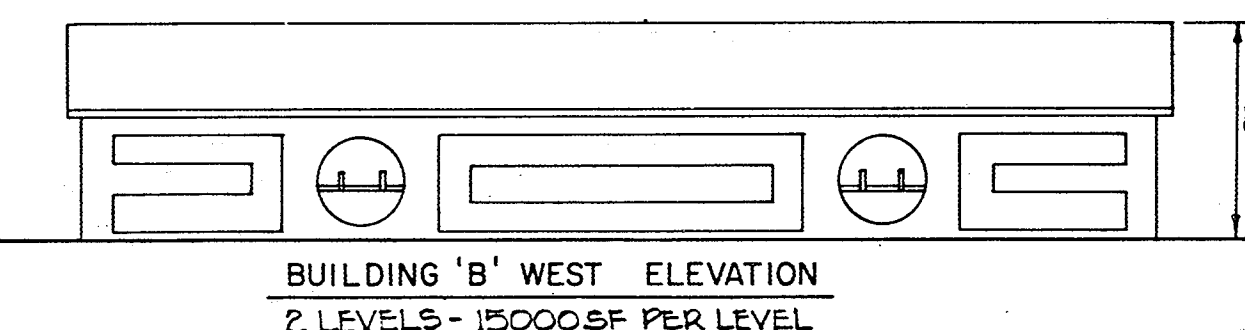
PLANT LIST

GRAPHIC SYM.	BOTANICAL NAME	COMMON NAME	REMARKS
●	ACEE PLATANOIDES	NORWAY MAPLE	3 1/2" - 3" CAL. 12'-14" H. FULL HEAD, 1 E 1 B
○	LIQUIDAMBAR SYRACUZA	SWEET GUM	2 1/2" - 3" CAL. 12'-14" H. FULL HEAD, 1 E 1 B
⊕	PLATANUS AMERICALA	PLANE TREE	2 1/2" - 3" CAL. 12'-14" H. FULL HEAD, 1 E 1 B
■	ZELKOVA SERRATA	VILLAGE GREEN ZELKOVA	2 1/2" - 3" CAL. 12'-14" H. FULL HEAD, 1 E 1 B
+	QUERCUS PALASTREIS	PIN OAK (HEB)	2 1/2" - 3" CAL. 12'-14" H. FULL HEAD, 1 E 1 B
●	CATAEGUS PHENOXYEUM	WASHINGTON HAWTHORN	2 1/2" - 3" CAL. 8'-10" H. FULL HEAD, 1 E 1 B
○	PIRUS CALLERYANA	BRADSHAW PEAR	2 1/2" - 3" CAL. 8'-10" H. FULL HEAD, 1 E 1 B
○	PRUNUS SEROTINA 'KNAZAN'	KNAZAN JAP. CHERRY	2 1/2" - 3" CAL. 8'-10" H. FULL HEAD, 1 E 1 B
☀	PINUS STROBUS	EASTERN WHITE PINE	2 1/2" - 3" CAL. 6'-8" H, 1 E 1 B
⊗	PINUS THUNBERGII	JAP. BLACK PINE	2 1/2" - 3" CAL. 6'-8" H, 1 E 1 B

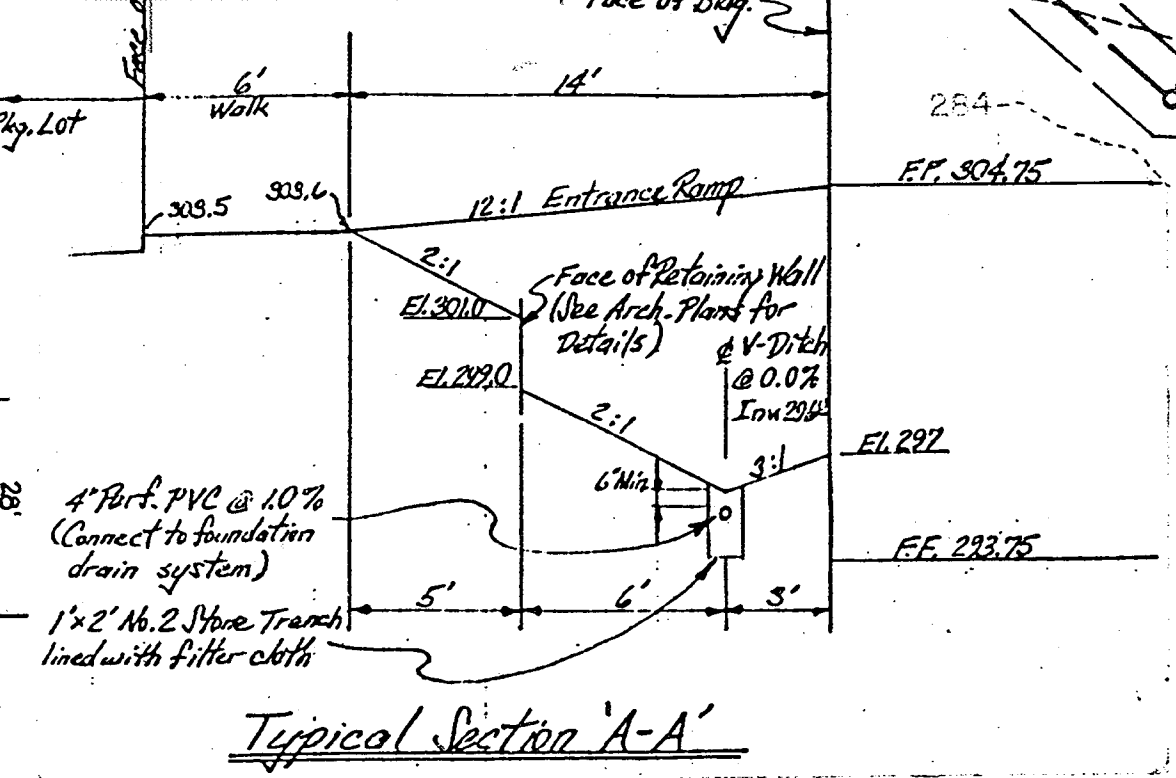
PLANTING RATIO:

- 121 SHADE TREES
- 34 FLOWERING TREES
- 70 EVERGREEN TREES

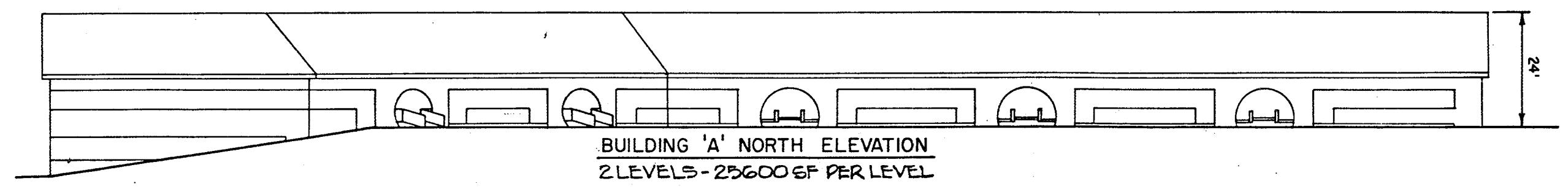
121 + (10 + 34 + 7) = 172 TOTAL TREES



BUILDING 'B' WEST ELEVATION
2 LEVELS - 15000 SF PER LEVEL



Typical Section 'A-A'



BUILDING 'A' NORTH ELEVATION
2 LEVELS - 25600 SF PER LEVEL

APPROVED
PLANNING BOARD
OF HOWARD COUNTY

DATE: 3-7-84

APPROVED: Howard County Office of Planning and Zoning
 Planning Director: *Thomas J. Hamill* 3-23-84
 Date: 3-23-84
 Chief, Division of Land Development and Zoning Administration

APPROVED: For Public Water, Public Sewerage, Storm Drainage Systems and Roads.
 Director: *Gregory F. Neuman* 3-22-84
 Date: 3-22-84
 Chief, Bureau of Engineering

APPROVED: For Public Water and Public Sewerage Systems
 Howard County Health Department.
 County Health Officer: *John B. Geline* 3-23-84
 Date: 3-23-84

SLATER ASSOCIATES
 SUITE 205 HILDE LAKE VILLAGE GREEN
 COLUMBIA, MARYLAND 21044
 LAND PLANNING
 SITE PLANNING
 LANDSCAPE ARCHITECTURE 992-0001



John B. Geline
 Registered Landscape Architect
 No. 286
 2/14/84

Date	No.	Revision Description
9-13-06	1	REMOVED SITE ANALYSIS AND PARKING TABULATION

OWNER & DEVELOPER:
CRYSTAL HILL INVESTMENTS
 703 AMERICAN CITY BLDG.
 COLUMBIA, MD 21044

CENTURY ENGINEERING, INC.
 CONSULTING ENGINEERS • PLANNERS
 TOWSON, MARYLAND 21204
 32 WEST RD.

AREA: **RIVERS CORPORATE PARK**
 SECTION 1, AREA 1, PARCEL F-1
 6th ELECTION DIST. HOWARD CO. MD

TITLE: **PLANTING PLAN**

Des By: LBD	Scale: 1" = 50'	Proj. No.:
Drn By: LBD	Date: 2/21/84	Drawing No.:
Chk By: JRS	Approved: JRS	4 OF 4

SDP-84-149