

SHEET INDEX	
NO.	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN
3	DETAILS AND PROFILES
4	DRAINAGE AREA MAP AND SEDIMENT CONTROL PLAN
5	SEDIMENT CONTROL NOTES AND DETAILS
6	PLANTING PLAN

SITE DEVELOPMENT PLAN

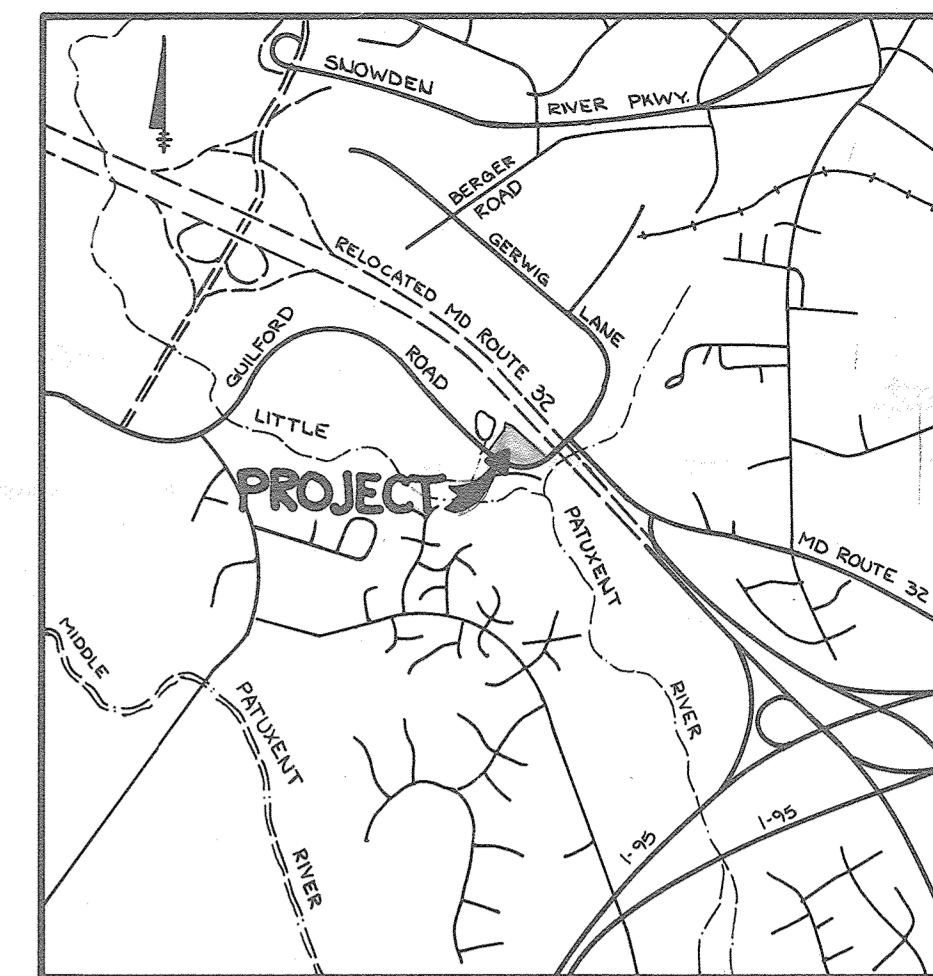
PARCEL-F

RIVERS CORPORATE PARK

SECTION 2 AREA 1

6TH ELECTION DISTRICT

HOWARD COUNTY MARYLAND



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

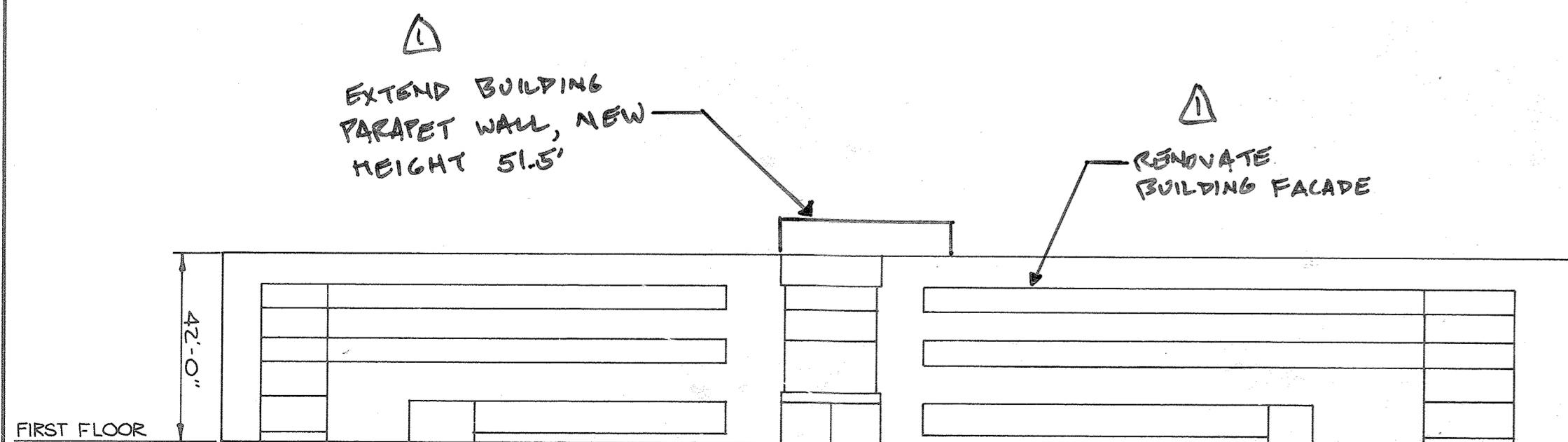
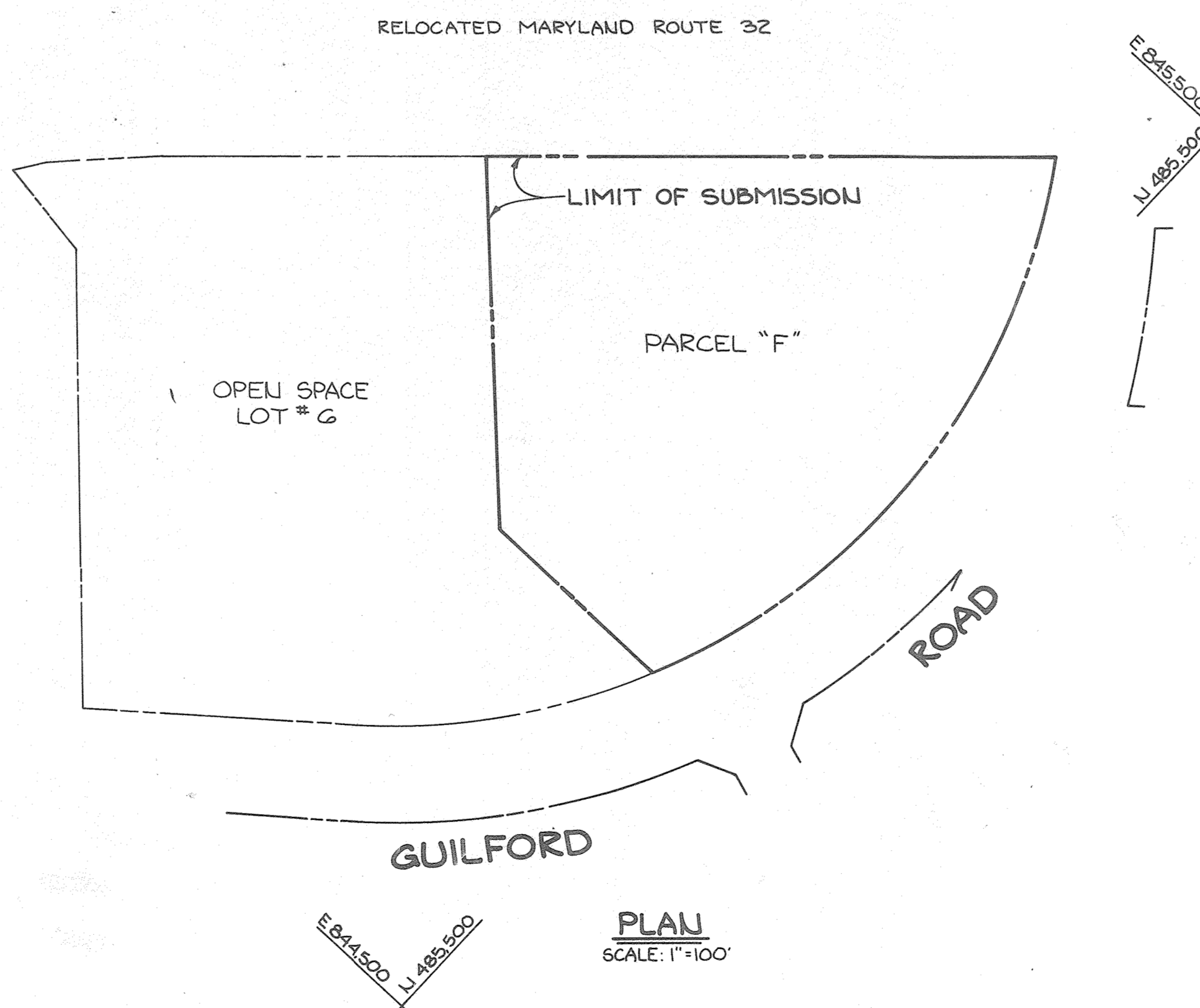
- ALL WATER LINES SHALL BE CONSTRUCTED A MINIMUM OF 42" COVER BELOW FINISHED GRADE.
- CORRUGATED STEEL PIPE SECTIONS WILL BE JOINED WITH A SINGLE OR TWO PIECE CORRUGATED BAND WITH A WATERTIGHT NEOPRENE GASKET. DIMPLE BAND CONNECTORS WILL NOT BE PERMITTED.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, I.E., STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION.
- APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL TEST PIT EXISTING UTILITIES, WHERE DIRECTED BY THE ENGINEER, A MINIMUM OF TWO WEEKS IN ADVANCE OF CONSTRUCTION OPERATIONS.
- CONTRACTOR TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS:

MISS UTILITY	559-0100
C & P TELEPHONE COMPANY	725-9976
HOWARD COUNTY BUREAU OF UTILITIES	992-2366
AT&T CABLE LOCATION DIVISION	393-3553
BALTIMORE GAS AND ELECTRIC COMPANY	685-0123
STATE HIGHWAY ADMINISTRATION	531-5533
HOWARD COUNTY CONSTRUCTION/INSPECTION SURVEY DIVISION (24 HOURS NOTICE PRIOR TO COMMENCEMENT OF WORK)	792-7272
- ALL INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARDS.
- ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS.
- THE CONTRACTOR SHALL PROVIDE A JOINT IN ALL SEWER MAINS WITHIN 2'-0" OF EXTERIOR MANHOLE WALLS.
- PROFILE STATIONS SHALL BE ADJUSTED AS NECESSARY TO CONFORM TO PLAN DIMENSIONS.
- NO PIPE SHALL BE LAID UNTIL LINES OF EXCAVATION HAVE BEEN BROUGHT TO SUBGRADE.
- TOPO TAKEN FROM FIELD RUN SURVEY DATED JULY, 1984 BY THE RIEMER GROUP INC.
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL STORM DRAIN PIPE BEDDING SHALL BE CLASS 'C' AS SHOWN IN FIG. 11.4 IN VOLUME I OF HOWARD COUNTY DESIGN MANUAL UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- FOR CHANGE IN SIDEWALK TEXTURE AT BUILDING ENTRANCE SEE ARCHITECT'S PLAN 'L-1'

SITE TABULATION

As Per Final Development Plan Criteria - 187-A

TOTAL AREA	3.425 Ac. (149,189 SF)
ZONING	New Town: Employment Center - Industrial
PROPOSED USE	Office
BUILDING COVERAGE Permitted (50%)	74,592 SF
BUILDING COVERAGE Proposed (13.3%)	19,800 SF
PARKING REQUIRED @ 2 Spaces per 1000 SF Net Leasable Area 50,000 SF NLA	100 Parking Spaces
PARKING PROPOSED Includes 6 Handicapped Spaces	200 Parking Spaces



NORTHEAST BUILDING ELEVATION
SCALE: 1" = 30'

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
Joseph M. Byrum 1-8-85
HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
Thomas J. Henry 1-9-85
PLANNING DIRECTOR DATE
John W. Murchman 1-9-85
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Walter F. Niming 1-7-85
DIRECTOR DATE
William E. Ryan 1-7-85
CHIEF, BUREAU OF ENGINEERING DATE

STATE OF MARYLAND
JETER JOHN STUBBS
LANDSCAPE ARCHITECT
NO. 9068
W. Ryan 3-11-84
REVISION #1 ONLY

8-18-84	1	FACADE RENOVATIONS
DATE	NO.	REVISION
OWNER/DEVELOPER QUARRY-32 LIMITED PARTNERSHIP C/O TALKIN & ABRAMSON 5560 STERRETT PLACE SUITE 105 COLUMBIA, MARYLAND 21044		
PROJECT: RIVERS-PARCEL 'F'		
AREA RECORD PLAT RECORDING REFERENCE NO. 5335 RIVERS CORPORATE PARK SECTION 2 AREA "F" 6TH ELECTION DISTRICT HOWARD COUNTY MARYLAND		
TITLE TITLE SHEET		

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE **10-31-84**
M. Krum

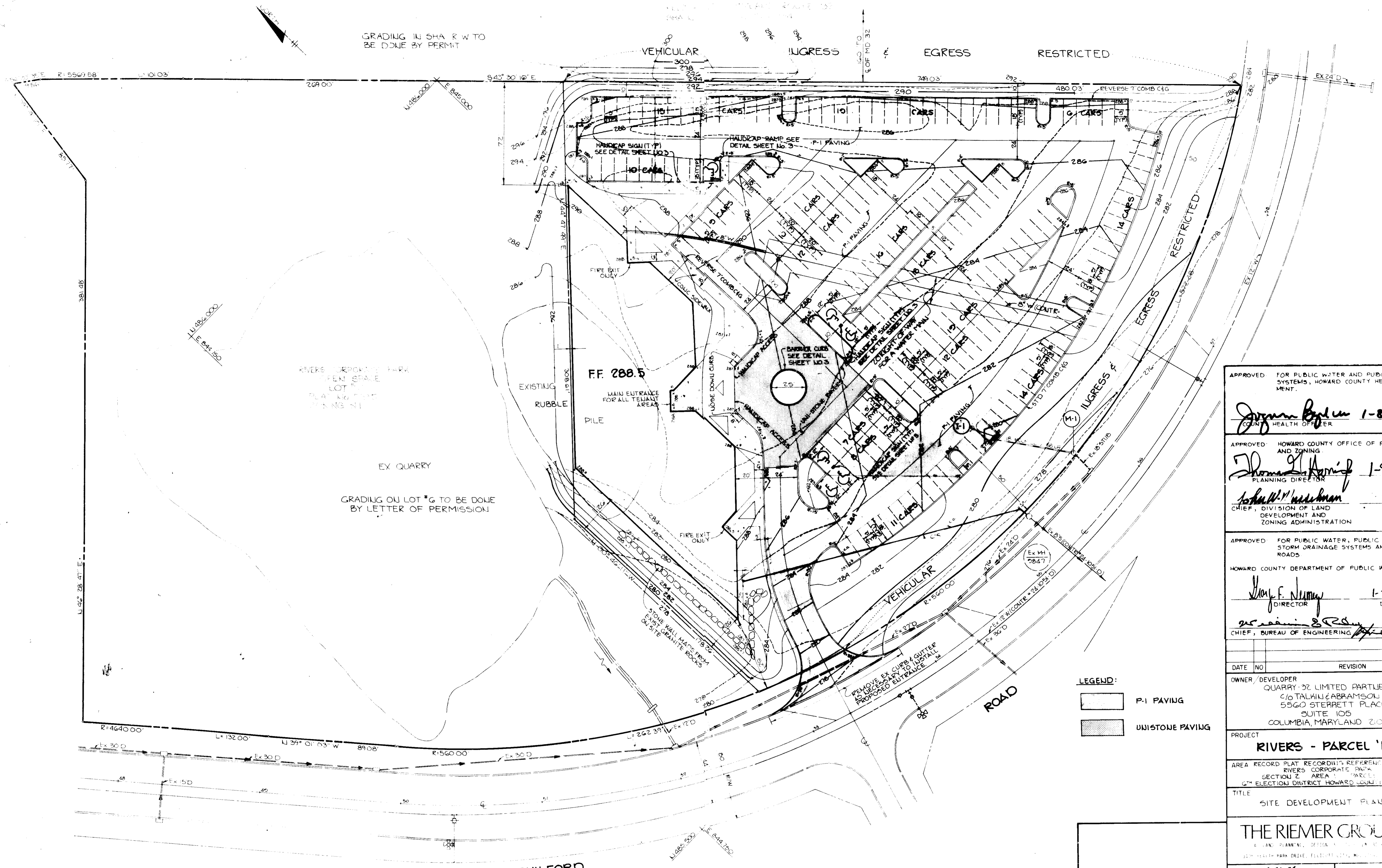
ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
F	2175 GUILFORD ROAD

SUBDIVISION NAME RIVERS CORPORATE PARK	SECT / AREA 1 / 2	LOT / PARCEL # "F"
PLAT # OR L / BLOCK # 5335 15	ZONE MT-IND	TAX / ZONE MAP / ELEC DIST / CENSUS TR 42 GTH 6002
WATER CODE	SEWER CODE	

THE RIEMER GROUP, INC.
A LAND PLANNING, DESIGN & CIVIL ENGINEERING FIRM
3105 HEALTH PARK DRIVE, ELLICOTT CITY, MD. 21043 301-461-2890

12-26-84
DATE

DESIGNED BY: D.A.M.
DRAWN BY: T.J.M.
PROJECT NO: 010700
DATE: 9-14-84
SCALE: AS SHOWN
DRAWING NO. 1 OF 6



APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
Joseph P. ... 1-8-85
 HEALTH OFFICER DATE

APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
Thomas J. ... 1-9-85
 PLANNING DIRECTOR DATE
Robert M. ... 1-8-85
 CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
John F. ... 1-7-85
 DIRECTOR DATE
William B. ... 1-7-85
 CHIEF, BUREAU OF ENGINEERING DATE

DATE	NO	REVISION
OWNER/DEVELOPER QUARRY-92 LIMITED PARTNERSHIP C/O TALMIE ABRAMSON 5560 STERRETT PLACE SUITE 105 COLUMBIA, MARYLAND 21044		
PROJECT RIVERS - PARCEL 'F'		
AREA RECORD PLAT RECORDING REFERENCE NO 8516 RIVERS CORPORATE PARK SECTION 2 AREA 1 PARCEL 6TH ELECTION DISTRICT HOWARD COUNTY MARYLAND		
TITLE SITE DEVELOPMENT PLAN		

LEGEND:
 [Pattern] P-1 PAVING
 [Pattern] UNISTONE PAVING

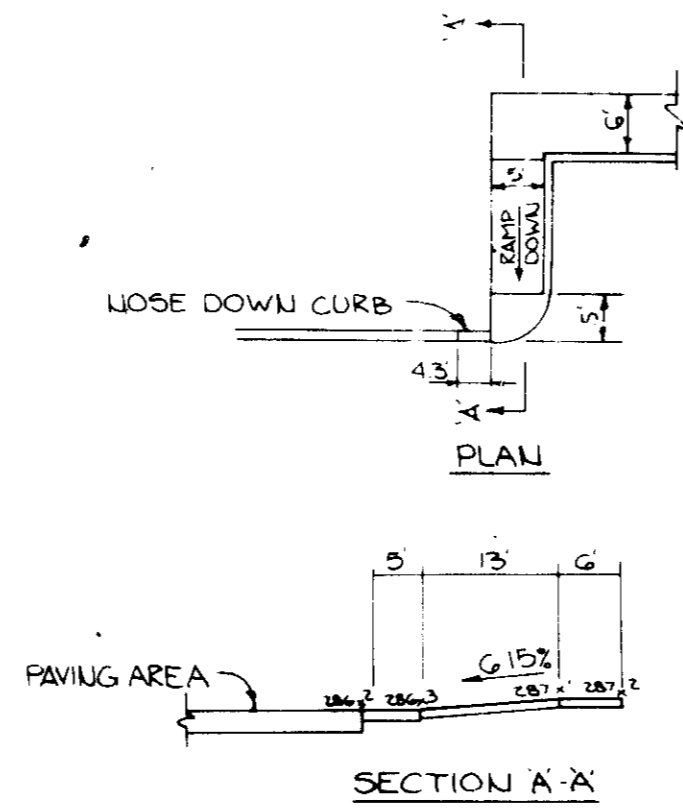
APPROVED
 PLANNING BOARD
 HOWARD COUNTY
 DATE 10-31-84
[Signature]

DESIGNED BY
 DRAWN BY
 PROJECT NO
 DATE
 SCALE
 DRAWING NO

THE RIEMER GROUP, INC.
 A LAND PLANNING DESIGN FIRM
 5117 HEALTH PARK DRIVE, FORT COCKERILL, MARYLAND 21048

12-26-84
 DATE
Arthur E. ...

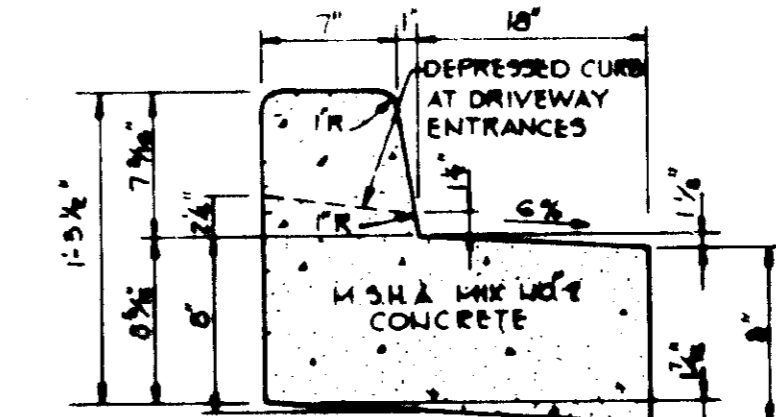
STRUCTURE SCHEDULE					REMARKS
TYPE	LOCATION	INV/IN	INV/OUT	TOP ELEV	
DOUBLE 5' COMB	SEE PLAN		275.50	275.7	HO CO STD S.D. 4.23
MANHOLE	SEE PLAN	271.00	269.95	276.8	HO CO STD G. 5.12



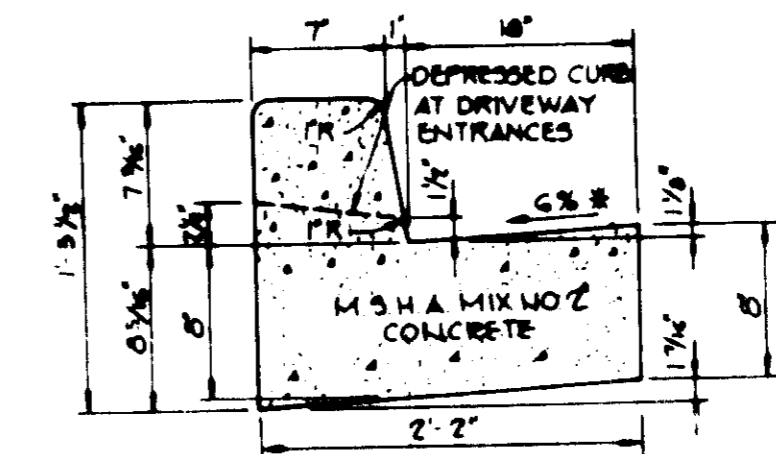
HANDICAP RAMP DETAIL
NO SCALE



HANDICAP SIGN DETAIL
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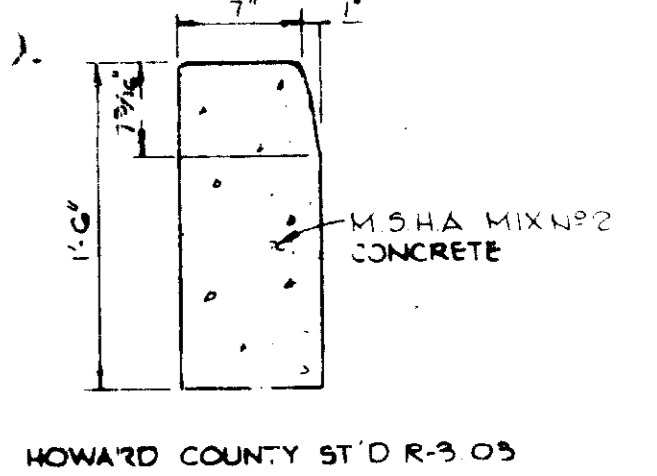


REVERSE 7" COMBINATION CURB AND GUTTER

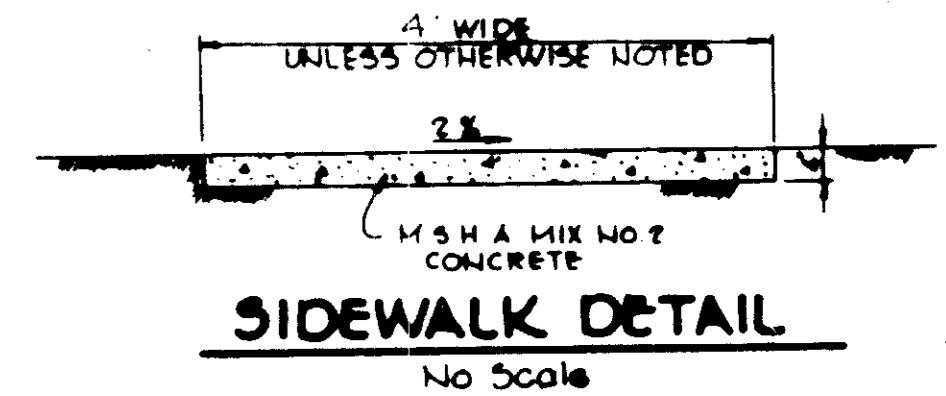


HOWARD COUNTY DESIGN MANUAL VOLUME II - STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (DRAWING R-3.01)
* GUTTER FIN AT THE MEDIAN EDGE OF INTERMEDIATE ARTERIALS OR THE HIGH SIDE OF SUPERELEVATED SECTIONS SHALL BE SLOPED AT THE SAME RATE AS THE PAVEMENT.

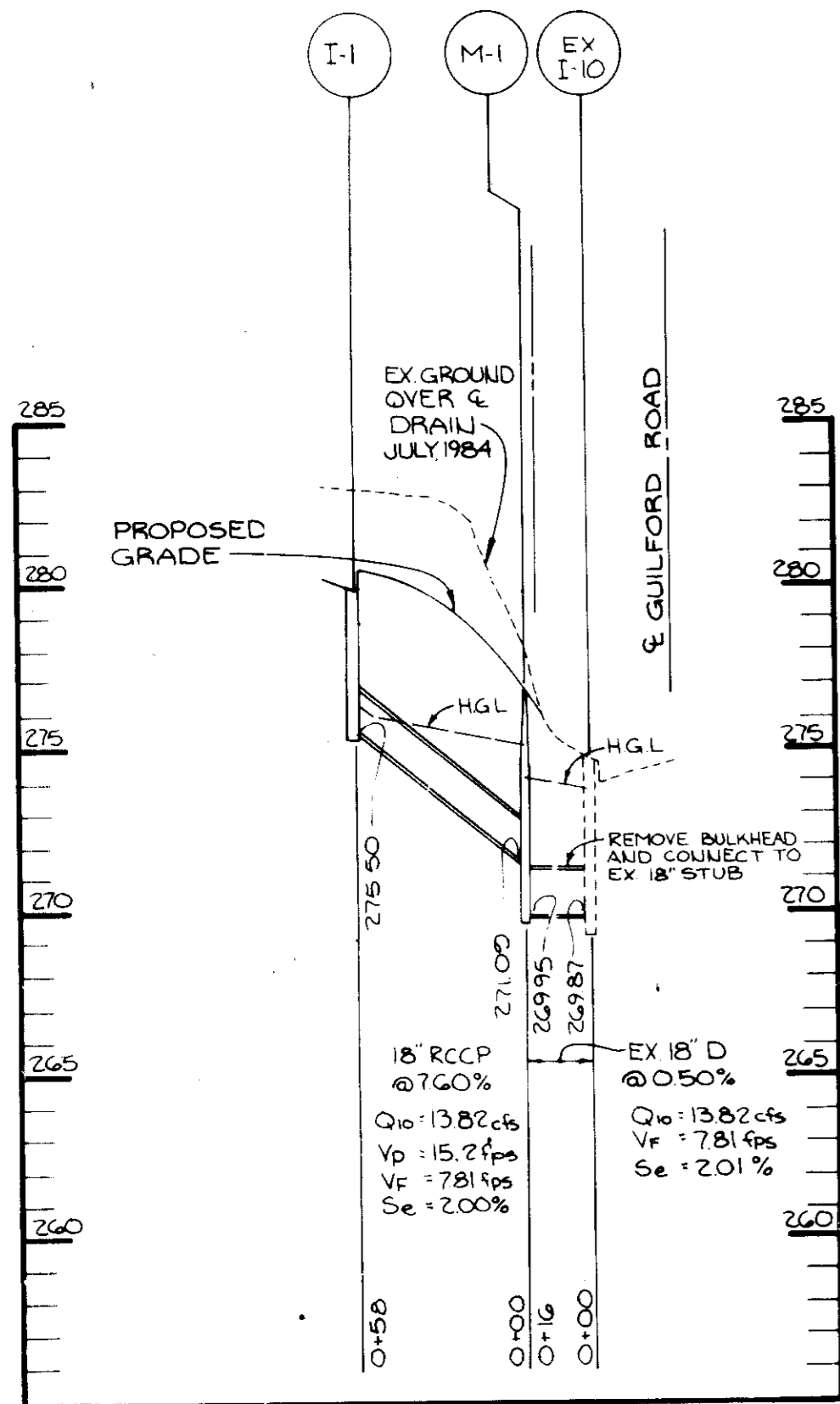
STANDARD 7" COMBINATION CURB AND GUTTER
No Scale



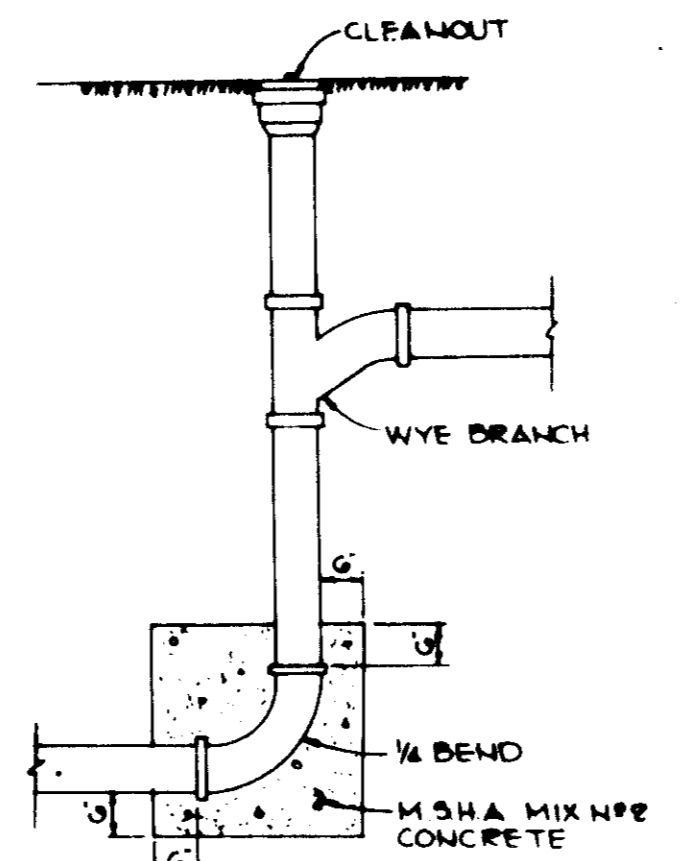
STANDARD BARRIER CURB
No Scale



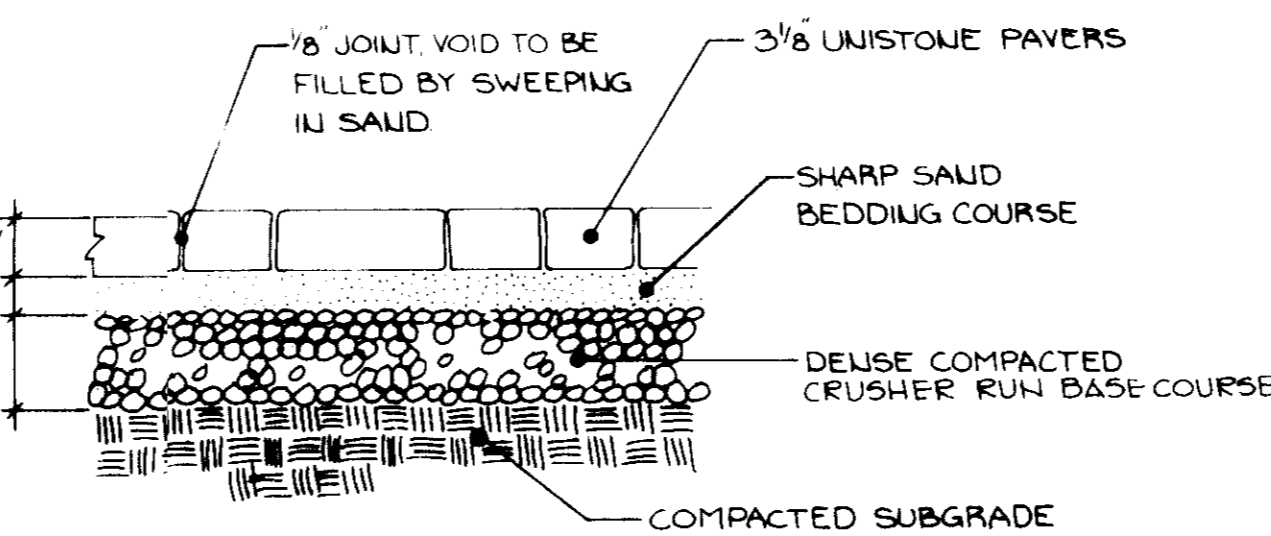
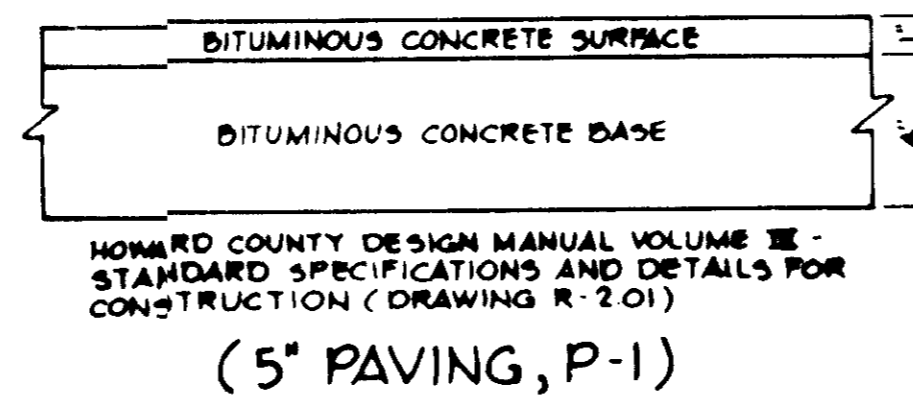
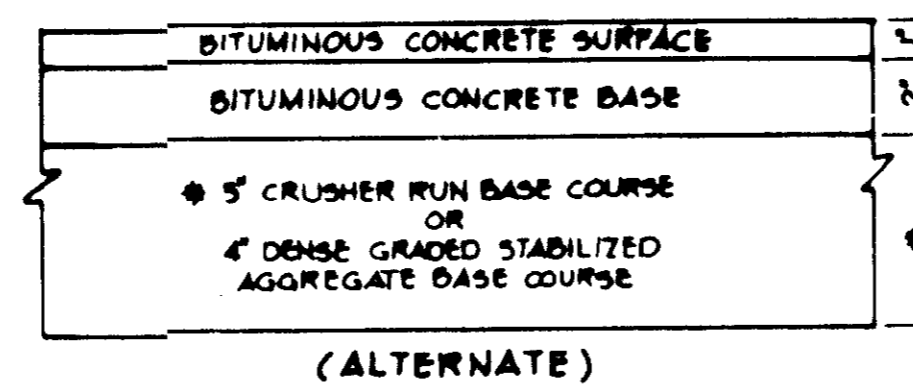
STANDARD 7" COMBINATION SIDEWALK DETAIL
No Scale



PROFILE
Scale: Horiz - 1"=50'
Vert - 1"=5'

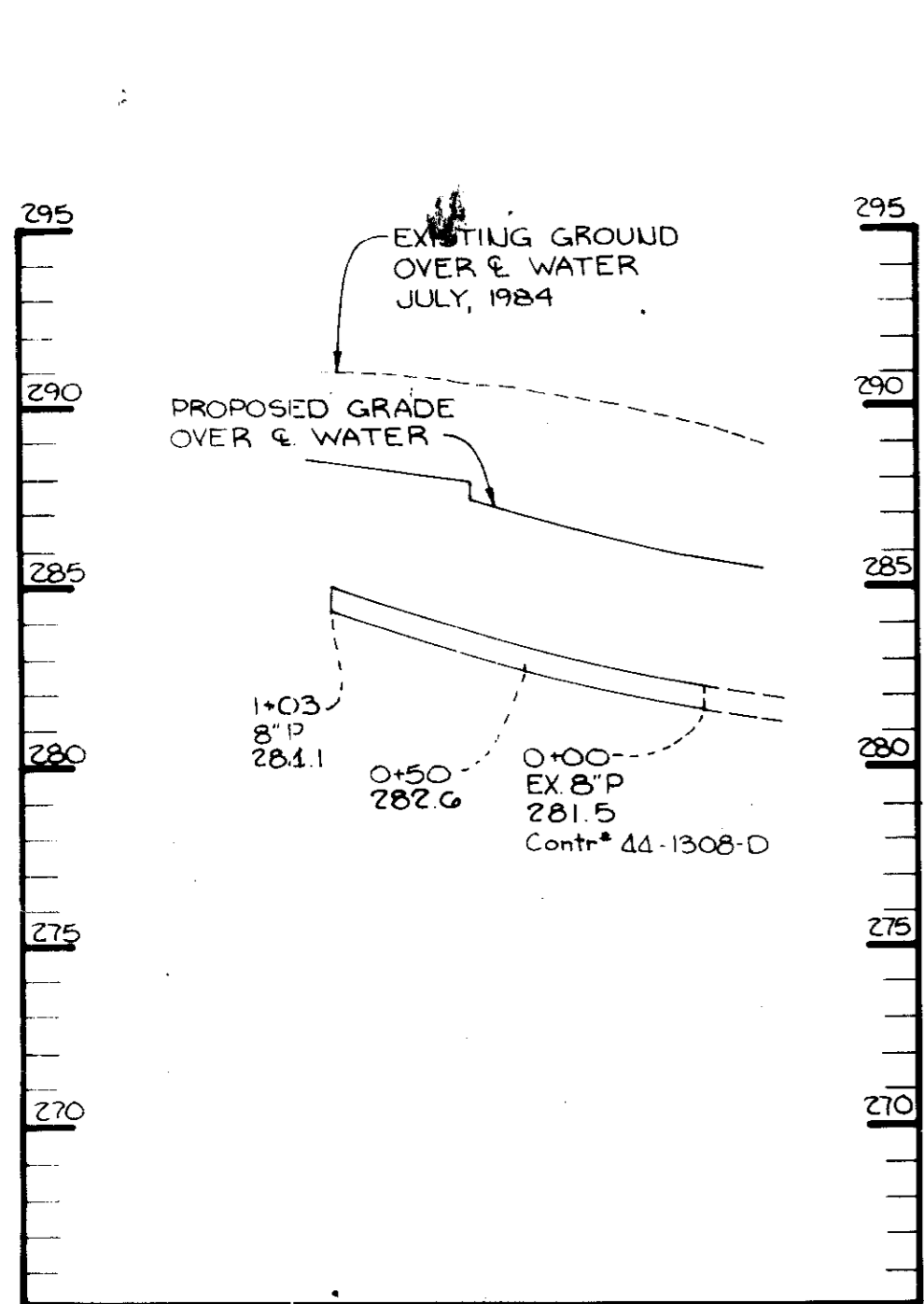


DROP CLEANOUT DETAIL
NO SCALE

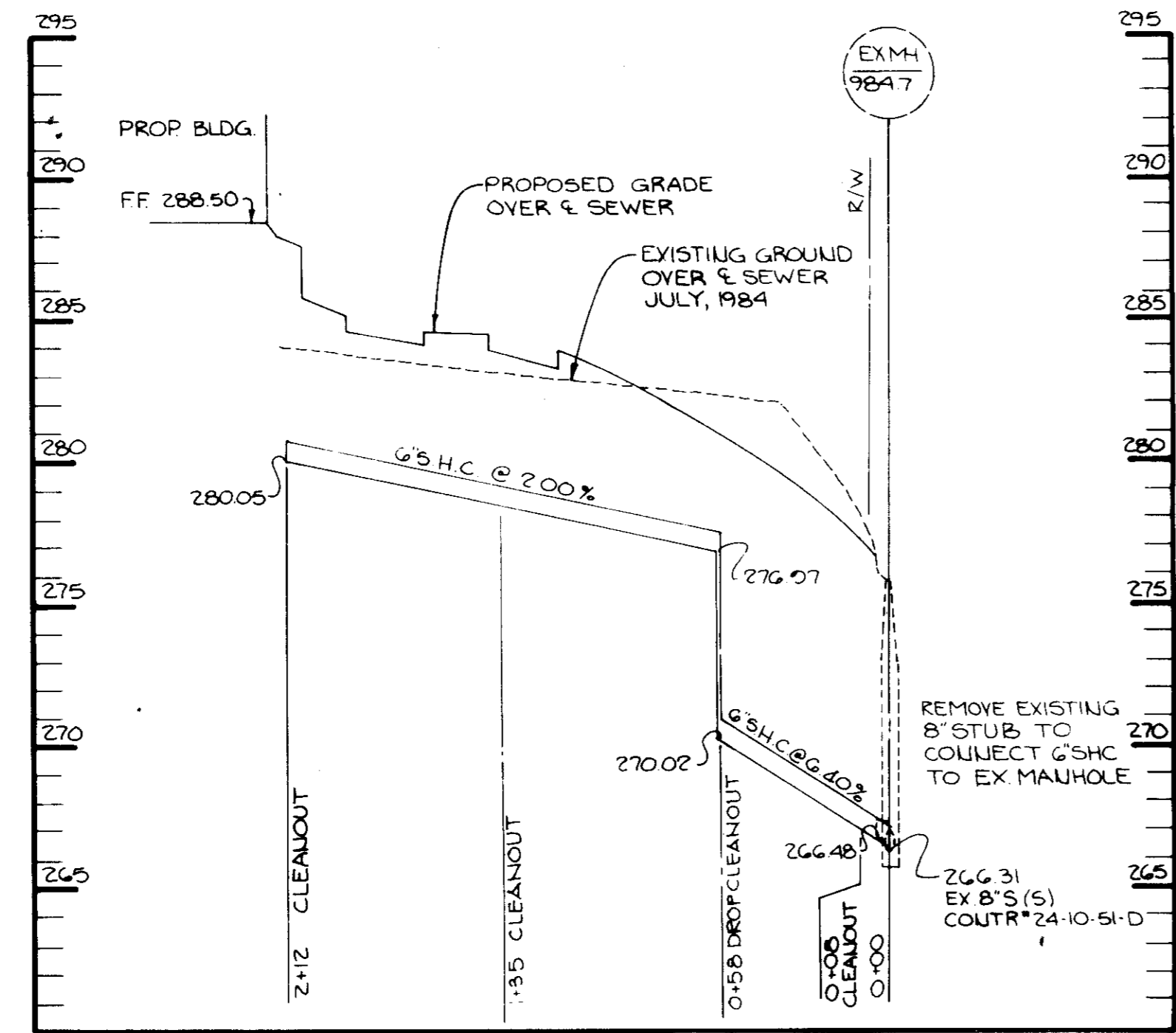


UNISTONE PAVING SECTION
NO SCALE

NOTE: SEE ARCHITECTS PLAN L-1 FOR PATTERN & COLOR



PROFILE
Scale: Horiz - 1"=50'
Vert - 1"=5'



PROFILE
Scale: Horiz - 1"=50'
Vert - 1"=5'

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
Joyce Gyles 1-8-85
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
Thomas H. Smith 1-9-85
PLANNING DIRECTOR DATE

John W. Muschman 1-9-85
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
George F. Neumy 1-7-85
DIRECTOR DATE

William S. Riley 1-7-85
CHIEF, BUREAU OF ENGINEERING DATE

DATE	NO.	REVISION

OWNER, DEVELOPER
QUARRY-32 LIMITED PARTNERSHIP
C/O TALKIN & ABRAMSON
5560 STERRETT PLACE
SUITE 105
COLUMBIA, MARYLAND 21044

PROJECT
RIVERS-PARCEL 'F'

AREA RECORD PLAT RECORDING REFERENCE NO 5335
RIVERS CORPORATE PARK
SECTION 2, AREA 1, PARCEL 'F'
6TH ELECTION DISTRICT HOWARD COUNTY MARYLAND

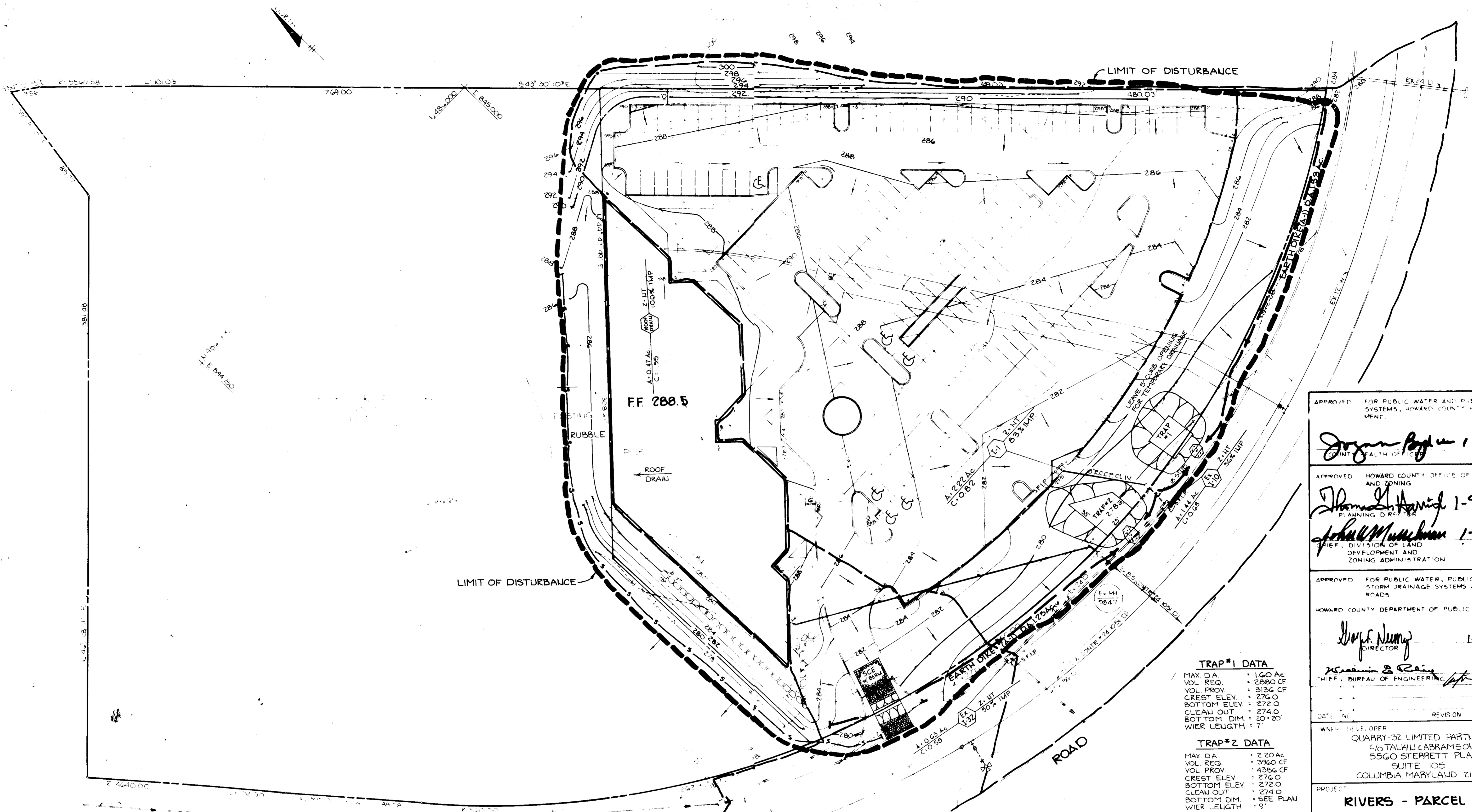
TITLE
DETAILS AND PROFILES

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 10-31-84
[Signature]

DATE 12-26-84
DESIGNED BY DAM
DRAWN BY TJM
PROJECT NO 00703
DATE 9-18-84
SCALE AS SHOWN
DRAWING NO 03 OF 04

THE RIEMER GROUP, INC.
A LAND PLANNING, DESIGN & CIVIL ENGINEERING FIRM
3105 HEALTH PARK DRIVE, ELLETTTS CITY, MD 21043 TEL 410-289-1000

[Professional Engineer Seal]
Arthur E. Muegge



APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
Dorcas Poyler 1-8-85
 COUNTY HEALTH OFFICER DATE

APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING
Thomas S. Harvill 1-9-85
 PLANNING DIRECTOR DATE
John M. Muschman 1-9-85
 CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Wm. F. Neuge 1-7-85
 DIRECTOR DATE
William S. Rain 1-7-85
 CHIEF, BUREAU OF ENGINEERING DATE

TRAP #1 DATA

MAX DA	160 AC
VOL REQ	2880 CF
VOL PROV	3126 CF
CREST ELEV	276.0
BOTTOM ELEV	272.0
CLEAN OUT	274.0
BOTTOM DIM	20'x20'
WIER LENGTH	7'

TRAP #2 DATA

MAX DA	220 AC
VOL REQ	3960 CF
VOL PROV	4356 CF
CREST ELEV	276.0
BOTTOM ELEV	272.0
CLEAN OUT	274.0
BOTTOM DIM	SEE PLAN
WIER LENGTH	9'

DATE NO. REVISION
 OWNER DEVELOPER
 QUARRY 32 LIMITED PARTNERSHIP
 C/O TALKILU & ABRAMSON
 5560 STERRETT PLACE
 SUITE 105
 COLUMBIA, MARYLAND 21044
 PROJECT
 RIVERS - PARCEL 'F'
 AREA RECORD PLAT RECORDING REFERENCE W/ 5335
 RIVERS CORPORATE PARK
 SECTION 2 AREA PARCEL 'F'
 6TH ELECTION DISTRICT HOWARD COUNTY MARYLAND
 TITLE
 DRAINAGE AREA MAP AND
 SEDIMENT CONTROL PLAN

THE RIEMER GROUP, INC.
 12-26-84

DESIGNED BY: K.S.
 DRAWN BY: J.M.
 PROJECT NO: 1000
 DATE: 9-14-84
 SCALE: 1" = 40'
 DRAWING NO: 4 OF 6

BY THE DEVELOPER:
 "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 NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT."
Nick Kelly 12-26-84
 DEVELOPER DATE

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."
Arthur E. Neuge 12-26-84
 ENGINEER DATE

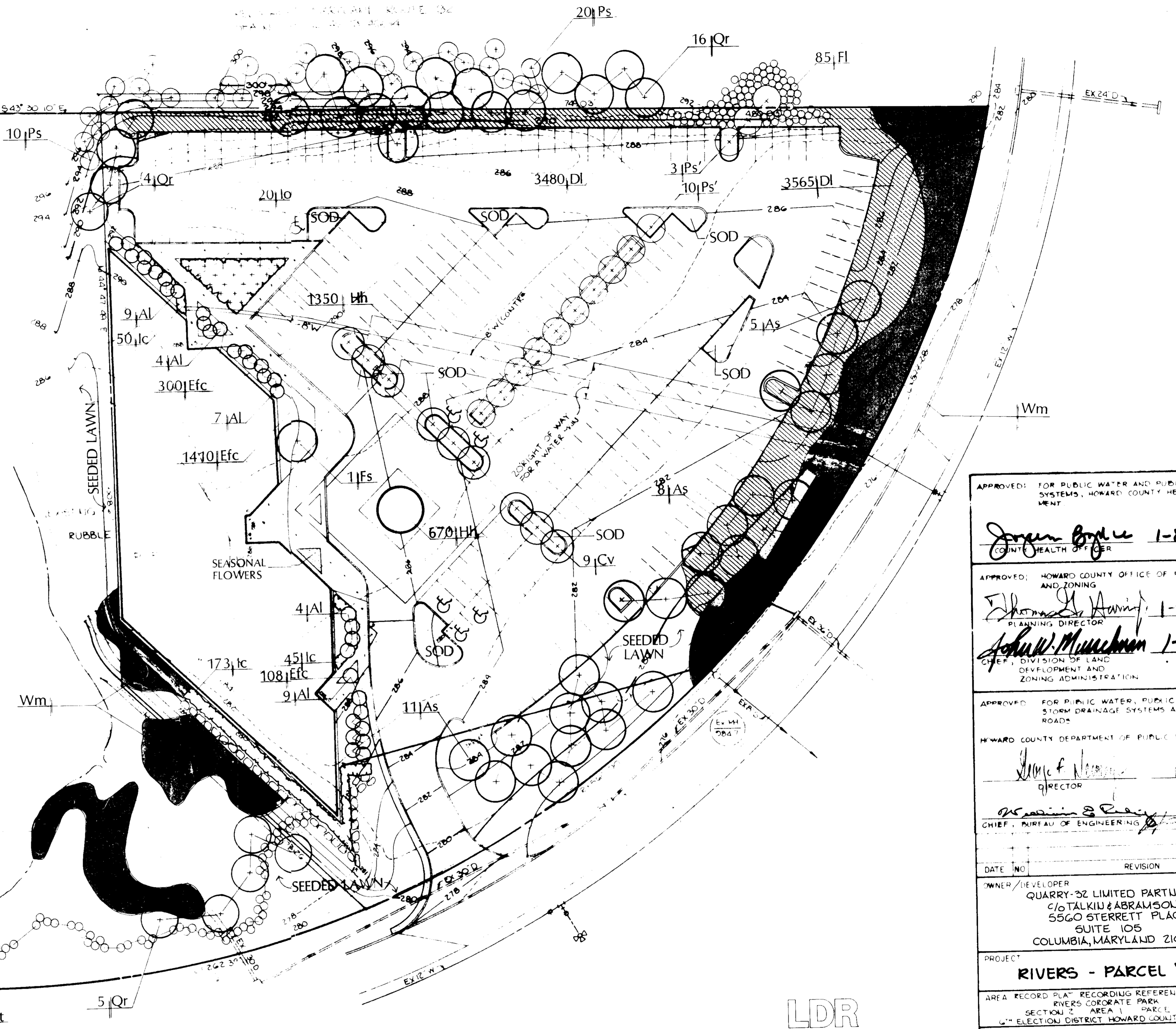
APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE 10-31-84
[Signature]

REVIEWED FOR *Seward* S.C.D.
 NAME AND MEETS TECHNICAL REQUIREMENTS
James M. Blum 1/8/85
 U.S. SOIL CONSERVATION SERVICE DATE
 THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
Stephen L. Rubin 1/8/85
 HOWARD S.C.D. DATE

GUILFORD

PLANT LIST

SYM.	QTY.	BOTANICAL NAME/Common Name	SIZE	REMARKS
Trees				
As	24	Acer saccharum Sugar Maple	24-3" cal. 13-15' ht.	B&B
Al	33	Amelanchier laevis Alleghany Serviceberry	6-8' ht.	B&B Heavy
Cv	9	Crataegus viridis 'Winter King' Winter King Hawthorn	11-13' ht.	B&B Tree form
Ps	1	Fagus sylvatica 'Atropunicea' Purple European Beech	6-7" cal.	B&B
Io	20	Ilex opaca American Holly	7-8' ht.	B&B Male & Female
Ps'	13	Pinus strobus Eastern White Pine	10-12'	B&B
Ps	34	Pinus strobus Eastern White Pine	6-8'	B&B
Qr	26	Quercus rubra Red Oak	2 1/2-3" cal. 13-15' ht.	B&B
Shrubs				
Ic	268	Ilex crenata 'Hetzl' Hetzl Holly	18-24"	8" cans
Fl	85	Forsythia intermedia 'Lynwood' Lynwood Gold Forsythia	3-4' ht.	
Vpt	65	Viburnum plicatum 'Tomentosum' Doublefile Viburnum	3-4' ht.	B&B
Ground Cover:				
Efc	1818	Euonymus fortunei 'Coloratus' Purpleleaf Wintercreeper	9-12" leaders 8" o.c.	2 1/2" pots
Hh	2020	Hedera helix 'Baltica' Baltic English Ivy	12-15" leaders 10" o.c.	2 1/2" pots
Wm	2 lb.	Wildflower mix		See specs
Dl	7045	Hemerocallis mixture Daylillies	Top size	Orange & red 10" o.c.



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
Joan Boyle 1-8-85
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
Elizabeth Ann 1-7-85
 PLANNING DIRECTOR DATE
John W. Muehlen 1-9-85
 CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
James F. ...
 DIRECTOR DATE
William S. ... 1-7-85
 CHIEF, BUREAU OF ENGINEERING DATE

OWNER/DEVELOPER
 QUARRY-32 LIMITED PARTNERSHIP
 C/O TALKIN & ABRAMSON
 5560 STERRETT PLACE
 SUITE 105
 COLUMBIA, MARYLAND 21044
 PROJECT
 RIVERS - PARCEL 'F'
 AREA RECORD PLAT RECORDING REFERENCE NO 5335
 RIVERS CORPORATE PARK
 SECTION 2 AREA 1 PARCEL 1
 6TH ELECTION DISTRICT HOWARD COUNTY MARYLAND
 TITLE
PLANTING PLAN

LDR
 Land Design/Research, Inc.
 5560 Sterrett Place, Suite 300
 Columbia, Maryland 21044
 301/730-9191

APPROVED: PLANNING & CIVIL ENGINEERING FIRM
 9-14-84
 DATE
 10-31-84
 DESIGNED BY
 DRAWN BY
 PROJECT NO. 90700
 DATE 9-14-84
 SCALE
 DRAWING NO. OF