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

GENERAL NOTES

- 1. ALL WATER LINES SHALL BE CONSTRUCTED A MINIMUM OF 42" COVER BELOW FINISHED GRADE
- 2. CORRUGATED STEEL PIPE SECTIONS WILL BE JOINED WITH A SINGLE OR TWO PIECE CORRUGATED:
- 3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL,

- 6. CONTRACTOR TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEASE FIVE DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS:

725-9976 C & P TELEPHONE COMPANY 992-2366 HOWARD COUNTY BUREAU OF UTILITIES 393-3553 AT&T CABLE LOCATION DIVISION 685-0123 BALTIMORE GAS AND ELECTRIC COMPANY 531-5533 STATE HIGHWAY ADMINISTRATION 792-7272 HOWARD COUNTY CONSTRUCTION/INSPECTION SURVEY DIVISION (24 HOURS NOTICE PRIOR TO COMMENCEMENT

- 7. ALL INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARDS.

- 10. PROFILE STATIONS SHALL BE ADJUSTED AS NECESSARY TO CONFORM TO PLAN DIMENSIONS.
- 11. NO PIPE SHALL BE LAID UNTIL LINES OF EXCAVATION HAVE BEEN BROUGHT TO SUBGRADE
- 12. TOPO TAKEN FROM FIELD RUN SURVEY DATED JULY , 1984 BY THE RIEMER GROUP INC.
- 13. ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- 14. 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.
- 15. FOR CHANGE IN SIDEWALK TEXTURE AT BUILDING ENTRANCE SEE ARCHITECTS PLAN L-1

SITE TABULATION As Per Final Development Plan Criteria - 187-A

TOTAL AREA ZONING

3.425 Ac. (149,189 SF) New Town: Employment Center

PROPOSED USE

 Industrial Office

100 Parking Spaces

BUILDING COVERAGE

74,592 SF

Permitted (50%) BUILDING COVERAGE

19,800 SF

PARKING REQUIRED @ 2 Spaces per 1000 SF

Proposed (13.3%)

Net Leasable Area 50,000 SF NLA

PARKING PROPOSED Includes 6 Handicapped

Spaces

FIRST FLOOR

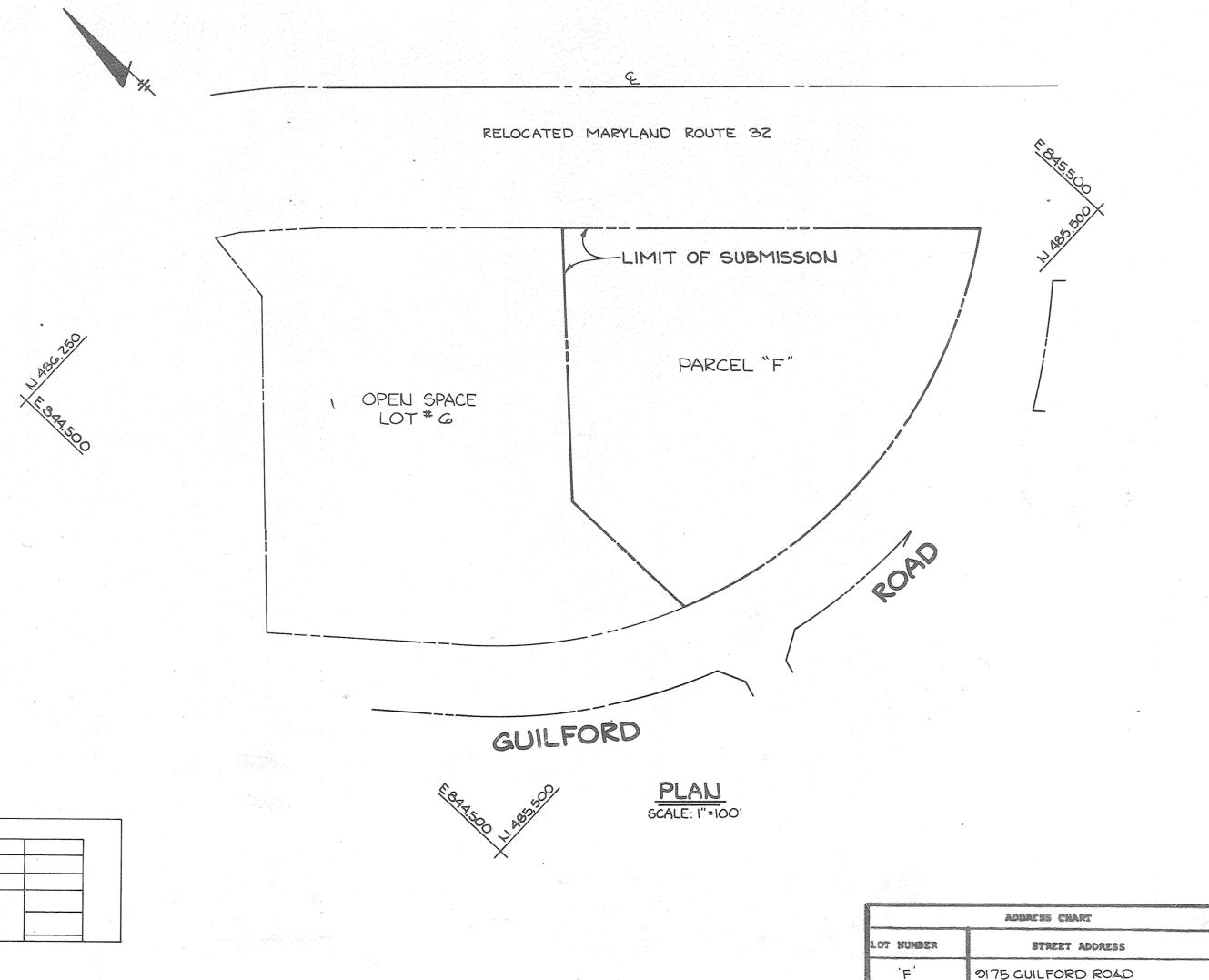
200 Parking Spaces

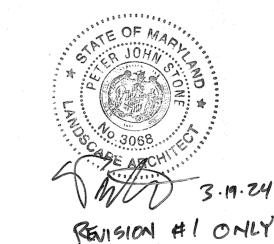
SITE DEVELOPMENT PLAN

PARCEL-F

RIVERS CORPORATE PARK

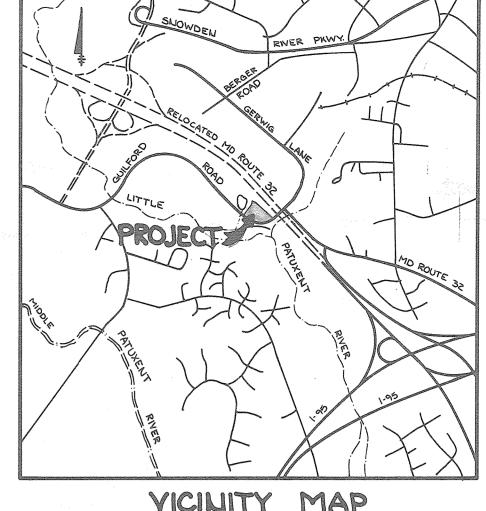
SECTION 2 AREA 1 6TH ELECTION DISTRICT HOWARD COUNTY MARYLAND





APPROVED PLANNING BOARD OF HOWARD COUNTY,

UBDIVISION NAME RIVERS CORPORATE PARK 1/2



FOR PUBLIC WATER AND PUBLIC SEWERAGE

HOWARD COUNTY OFFICE OF PLANNING CHIEF, DIVISION OF LAND DEVELOPMENT AND

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

ZONING ADMINISTRATION

DATE DIRECTOR

FACADE RENOVATIONS

CHIEF, BUREAU OF ENGINEERING

DATE NO. REVISION OWNER / DEVELOPER QUARRY-32 LIMITED PARTNERSHIP C/O TALKIN & ABRAMSON 5560 STERRETT PLACE

> SUITE 105 COLUMBIA, MARYLAND 21044

RIVERS-PARCEL 'F'

AREA RECORD PLAT RECORDING REFERENCE NO. 5335
RIVERS CORPORATE PARK
SECTION 2 AREA I PARCEL'F' GTH ELECTION DISTRICT HOWARD COUNTY MARYLAND TITLE SHEET

3105 HEALTH PARK DRIVE, ELLICOTT CITY, MD. 21043 301 461-2690



DESIGNED BY: D.A.M DRAWN BY: T.J.M PROJECT NO: O10700 DATE: 9-14-84

11.7.85

DRAWING NO. | OF 6

SDP-85-53c

PROJECT:

NORTHEAST BUILDING ELEYATION

SCALE: 1"=30"

EXTEND BULLPING

HEIGHT 51.5"

PARAPET WALL, NEW-

REWOVATE.

BUILDING FACADE

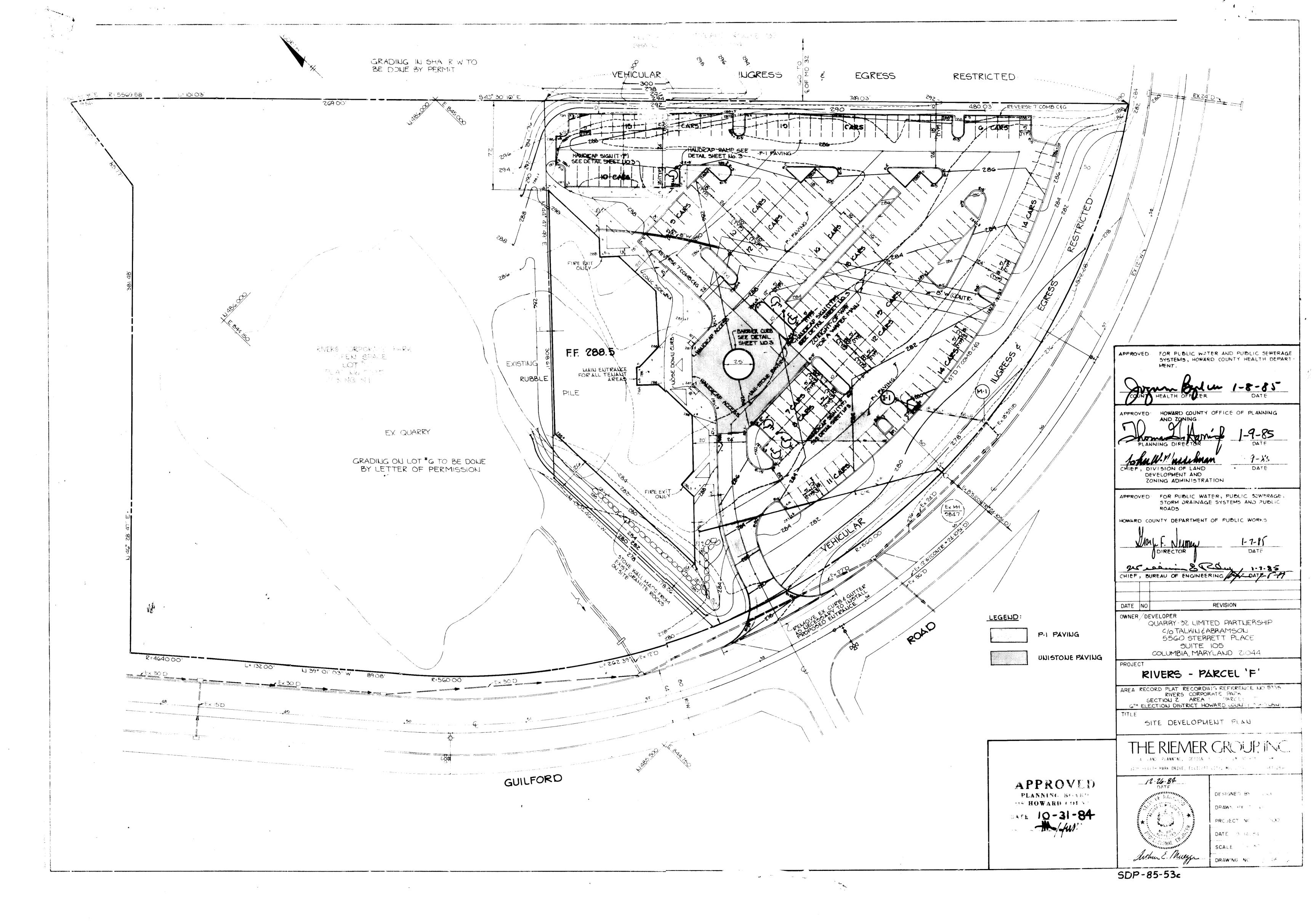
TSEWER CODE

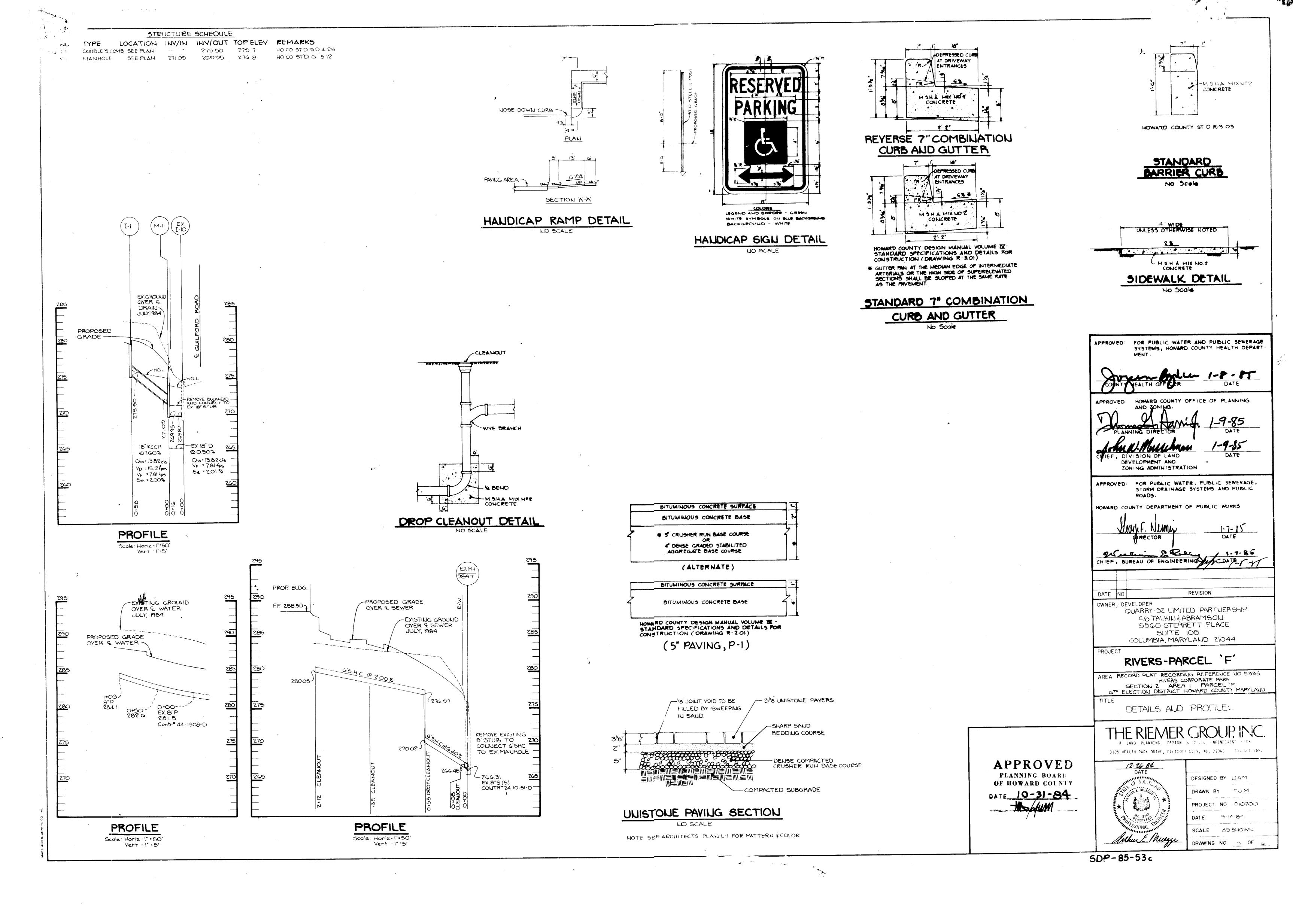
LAT "OR L/F BLOCK" ZONE TAX/ZONE MAP ELEC. DIST. CENSUS

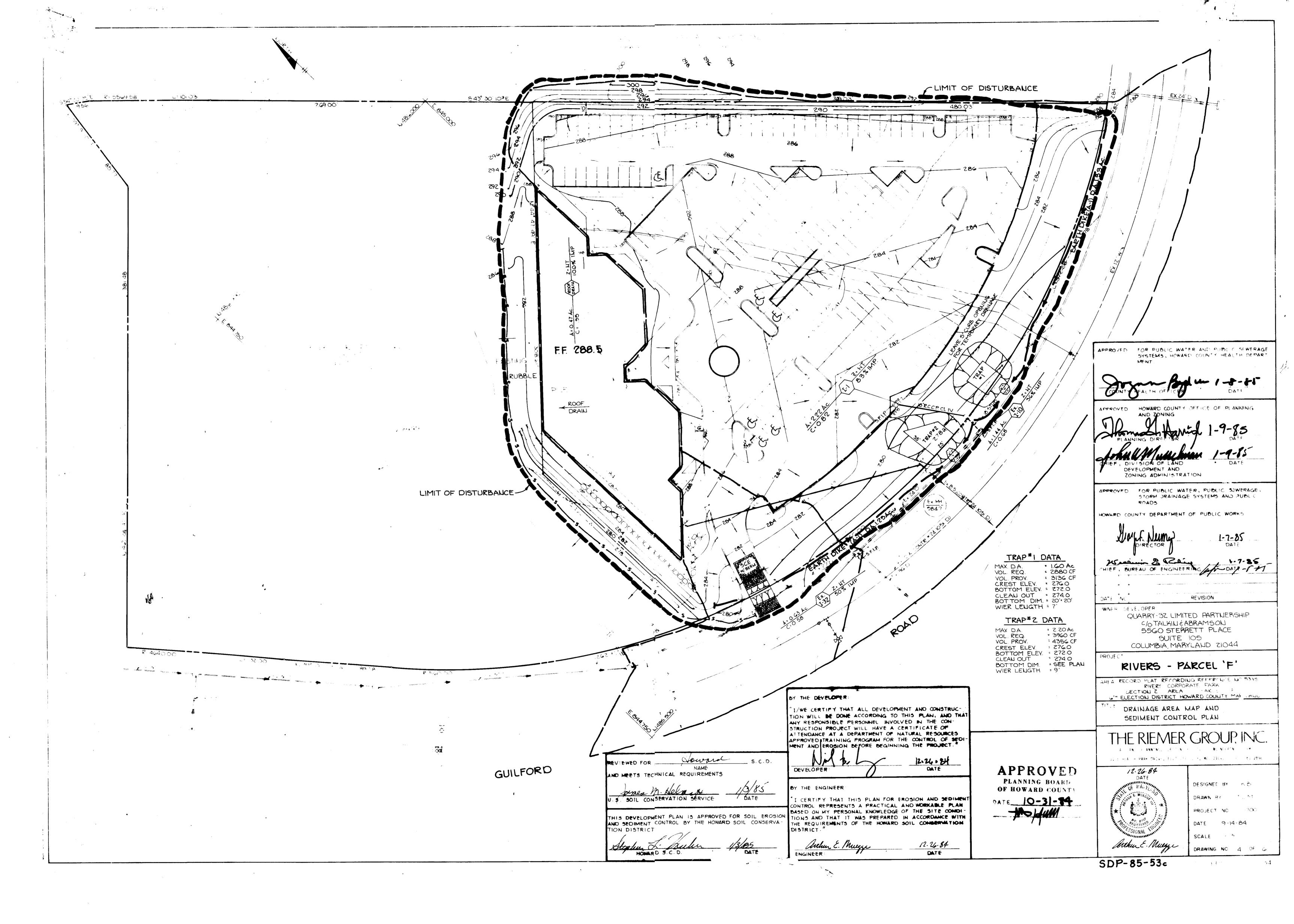
5335 15 NT-IND 42 GTH GOGS

DECEMBER ZO, 1984

SCALE: AS SHOWL







GENERAL NOTES

A minimum of 24 hours notice must be given to the Howard County Office of Inspections and Permits prior to the start of any construction. (992-2437) 2. All sediment control structures will be installed in accordance with '1983 Maryland Standards and Specifications for Soil Erosion and Sediment Control' as published by Soil Conservation Service, Water Resources Administration and State Scil Conservation Committee.

3. Site grading will begin only after all perimeter sediment control measures have been installed and are in a functioning condition.

4. All perimeter sediment control structures, dikes, swales, ditches, perimeter

slopes and all slopes greater than 3:1 will be stabilized with in (7) seven calander days and all other disturbed or graded areas on the site with in (14) fourteen calender days.

15. Sediment will be removed from traps when its depth reaches the clean out elevation shown on the plans.

6. Fertilizer and lime rates may be changed through authorization by the Howard Soil Conservation District it soil test determine a reduction in the specified 7. All sediment control structures are to remain in place and are to be maintained

in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector. 8. References called for on the sediment control construction plan and details are made to '1983 Maryland Standards and Specifications for Soil Erosion

and Sediment Control. 9. Sediment control will be installed before clearing and grubbing remainder 10. All sediment traps and basins shall be fenced and warning signs posted around their perimeter in accordance with Volume I, Chapter 12 of the Howard County Design Manual.

TEMPORARY SEEDING

Area to be seeded shall be recently loosened. If the ground is packed, crusted or hard, the top layer of soil shall be loosened by discing, raking or other acceptable means.

A. Apply 10-20-10 fertilizer (or equivalent) at the rate of 600 lbs. per acre or 15 lbs. per 1000 square feet.

B. Where soil is known to be highly acid, apply dolomitic limestone at the rate C. Work both into soil and seed with cyclone seeder, drill, cultipacker seeder or

hydroseeder (slurry will include seed and fertilizer) at the rate of 40 lbs. per acre of Italian or perennial ryegrass. D. Mulch with unweathered small grain straw at the rate of $1\frac{1}{2}$ to 2 tons, per acre and anchor with a cutback asphalt or emulsified asphalt at the rate of 5 gal.

PERMANENT SEEDING

per 1000 square feet.

Final stabilization will take place as soon as possible as weather conditions permit, as follows:

A. Apply dolomitic limestone at the rate of 2 tons per acre (one ton per acre if application of ton per acre was made for temporary seeding.) B. Apply 0-20-20 fertilizer at the rate of 600 lbs. per acre harrow or disc lime and 0-20-20 fertilizer into the soil to a minimum depth of 3" lawns

or high maintenance areas will be dragged and leveled with a York rake, At the time of seeding apply 400 pounds of 30-0-0 ureaform fertilizer and 500 lbs. of 10-20-20 or equivalent fertilizer per acre. C. Seed with a mixture of certified "Merion" Kentucky bluegrass - 40 lbs. per

acre; common Kentucky bluegrass @ 40 lbs. per acre; Red Fescue, Pennlawn or Jamestown @ 20 lbs. per acre. D. Mulch with unweathered small grain straw at the rate of $1\frac{1}{2}$ to 2 tons per acre and anchor with a cutback asphalt or emulsified asphalt at the rate of 5

gallons per 1000 square feet. E. Seed all slopes with a mixture of certified Kentucky 31 tall fescue @ 50 lbs. per acre and inoculated Korean Lespedeza @ 15 lbs. per acre. Sodded swales shall be Kentucky 31 tall fescue.

1. OBTAIN GRADING PERMIT.

2. INSTALL STABILIZED CONSTRUCTION ENTRANCE, DIVERSION DIKES, SEDIMENT TRAPS NO. 1 AND NO. 2 AND SILT FENCE.

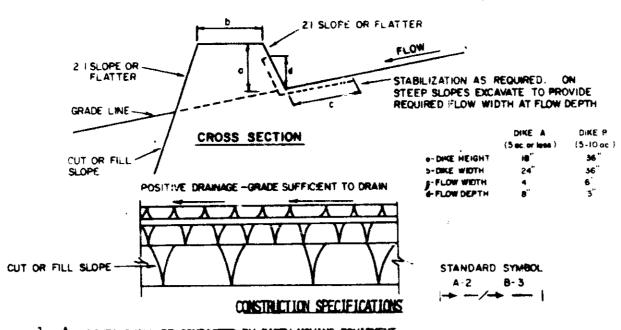
SEQUENCE OF CONSTRUCTION

3. GRADE TO SUBGRADE.

4. INSTALL WATER, SEWER AND STORM DRAINAGE, BLOCKING STORM DRAIN INLETS IN ACCORDANCE WITH THE DETAIL PROVIDED.

5. COMPLETE REMAINING CONSTRUCTION AND STABILIZE ALL DISTURBED AREAS IN ACCORDANCE WITH THE PERMANENT SEEDING NOTES.

6. UPON PERMISSION OF THE SEDIMENT CONTROL INSPECTOR, REMOVE ALL SEDIMENT CONTROLS AND STABILIZE AREAS IN ACCORDANCE WITH THE PERMANENT SEEDING NOTES.



ALL DIKES SHALL BE COMPACTED BY EARTH-MOVING EQUIPMENT ALL DIKES SHALL HAVE POSITIVE DRAININGE TO AN OUTLET. TOP WIDTH MAY BE WIDER AND SIDE SLOPES MAY BE FLATTER IF DESIRED TO FACILITATE

ROSSING BY CONSTRUCTION TRAFFI IELD 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. RUNOFF SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE SUCH AS A SEDIMENT TRAP OR SEDIMENT BASIN WHERE EITHER THE DIKE CHANNEL OR THE DRAINAGE AREA ABOVE THE DIKE ARE NOT

ADEQUATELY STABILIZED.

STABILIZATION SHALL BE: (A) IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEED AND STRAW MULCH OR STRAW MULCH IF NOT IN SEEDING SEASON, (B) FLOW CHANNEL AS PER THE CHART BELOW.

FLOW CHANNEL STABILIZATION

TYPE OF REALMENT	CHANNEL	DIKE A	DIKE B
1	.5-3.0%	SEED AND STRAN MULCH	SEED AND STRAW MULCH
2 ·	3.1-5.0%	SEED AND STRAN MULCH	SEED USING JUTE, OR EXCELSION; SOD; 2" STO
3	5.1-8.0%	SEED WITH JUTE, OR SOD;	LINED RIP-RAP 4-8"

A. STONE TO BE 2 INCH STONE, OR RECYCLED CONCRETE EQUIVALENT, IN A LAYER AT LEAST 3 INCHES IN THICKNESS AND BE PRESSED INTO THE SOIL WITH CONSTRUCTION EQUIPMENT.

B. RIP RAP TO BE 4-8 INCHES IN A LAYER AT LEAST 8 INCHES THICKNESS AND PRESSED INTO THE SOIL.

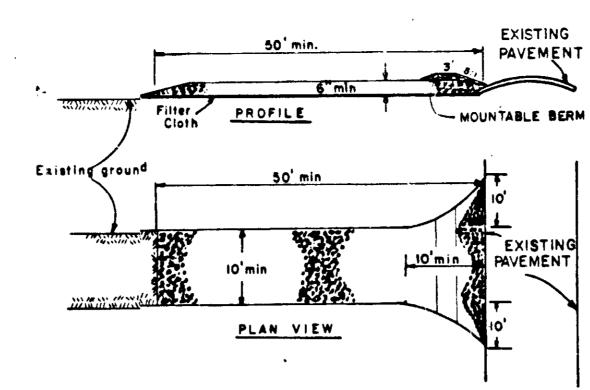
C. APPROVED EQUIVALENTS CAN BE SUBSTITUTED FOR ANY OF THE ABOVE MATERIALS.

7. PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.

LINED RIP-RAP 4-8"

ENGINEERING DESIGN

EARTH DIKE



CONSTRUCTION SPECIFICATIONS

1. Stone Size - Use 2° stone, or reclaimed or recycled concrete equivalent.

2. Length - As required, but not less than 50 feet (except on a single residence lot where a 30 foot minimum length would apply).

3. Thickness - Not less than six (6) inches. 4. Width - Ten (10) foot minimum, but not less than the full width at

points where ingress or egress occurs. 5. Filter Cloth - Will be placed over the entire area prior to placing of stone.

Filter will not be required on a single family residence lot. 6. Surface Water - All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical,

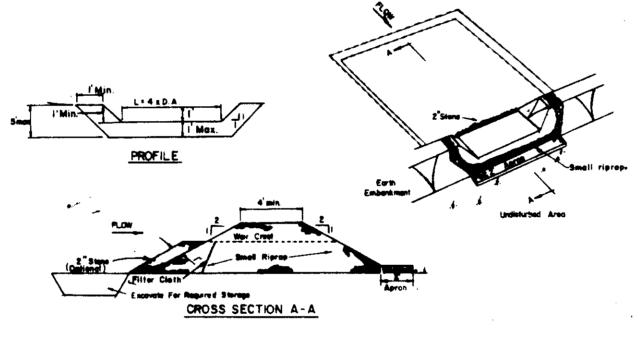
a mountable berm with 5:1 slopes will be permitted. 7. Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must

be removed immediately. 8. Washing - Wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping

9. Periodic inspection and needed maintenance shall be provided after each rain.

STABILIZED CONSTRUCTION ENTRANCE

WITH BERM



OPTION: A one foot layer of 2" stone may be placed on the upstream side of the riprap in

well as over-sized stones, rocks, organic material or other objectionable material. The embankment shell be compacted by traversing with equipment while it is being constructed.

3. All cut and fill slopes shall be 2:1 or flatter.

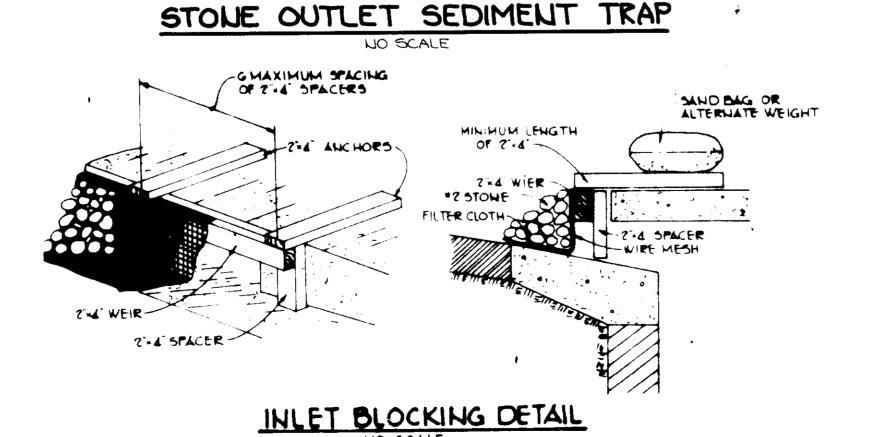
4. The stone used in the outlet shall be small riprap 4"-8" along with a 1' thickness of 2"

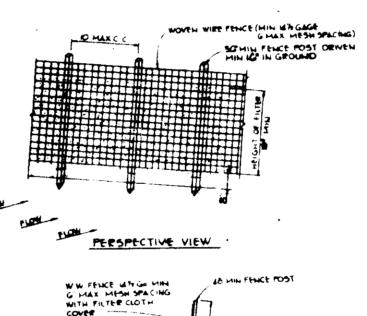
5. Sediment shall be removed and trap restored to its original dimensions when the sediment has accumulated to is the design depth of the trap.

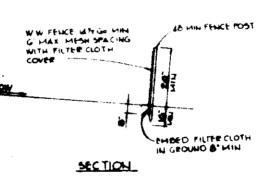
6. The structure shall be inspected after each rain and repairs made as needed.

7. Construction operations shall be carried out in such a manner than erosion and water pollution is minimized

8. The structure shall be removed and the area stabilized when the drainage area has been properly stabilised.







CONSTRUCTION NOTES I MOVEN WIRE PENCE TO BE FASTENED SECURELY TO FENCE POST WITH WIRE TIES OR STAPLES 2 FILTER CLOTH TOBE FASTENED SECURELY TO MOVEH WIRE FENCE WITH WIRE TIES SPACED EVERY 24"AT TOPAND HID SECTION POST STEEL EITHER T OF UTYPE OR T' HAPDWOOD PENCE WOVEN WIRE, MIN G. MAX G'MESH OPENING PILTER CLOTH FILTER X MIRIFI 100X, LAUREL EROSION CONTROL CLOTH BIDIM POLYFILTER X OR EQUAL

SILT FENCE DETAIL

SITE ANALYSIS

TOTAL DISTURBED AREA	3.75 Ac.
AREA TO BE REVEGETATED	1.57 Ac.
ROOFED AREA	.45 Ac.
PAVED AREA	1.40 Ac.

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 CONDI-TIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION AND MEETS TECHNICAL REQUIREMENTS James M. Helmet. 5 SOIL CONSERVATION SERVICE THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVA TION DISTRICT HOMERO S.C. D. FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPART HOMAND COUNTY OFFICE OF PLANNING CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM BRAINAGE SYSTEMS AND PUBLIC HOMARD COUNTY DEPARTMENT OF PUBLIC MORKS HIEF, BUREAU OF ENGINEES REVISION DATE NO OWNER / DEVELOPER OUARRY-32 LIMITED PARTHERSHIP C/O TALKIN & ABRAMSON 5560 STERRETT PLACE SUITE 105 COLUMBIA, MARYLAND 21044 RIVERS - PARCEL 'F' AREA RECORD PLAT RECORDING REFERENCE NO 5335 RIVERS CORPORATE PARK SECTION Z AREA ! PARCES GTH ELECTION DISTRICT HOWARD COUNTY, MARY'LAND SEDIMENT CONTROL NOTES AND DETAILS 3105 HEALTH PARK DRIVE, ELLICOTT CITE, MC. 21043 311 461 749 12.26.84 APPROVED DATE DESIGNED BY PLANNING BOARD

BY THE DEVELOPER:

DEVELOPER

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUC-

TION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT

ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CON-

ATTENDANCE AT A DEPARTMENT OF NATURAL RESOURCES

MENT AND EROSION BEFORE BEGINNING THE PROJECT.

APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDI-

12.20.84

STRUCTION PROJECT WILL HAVE A CERTIFICATE OF

5DP-85-53c

DRAWN BY

DRAWING NO

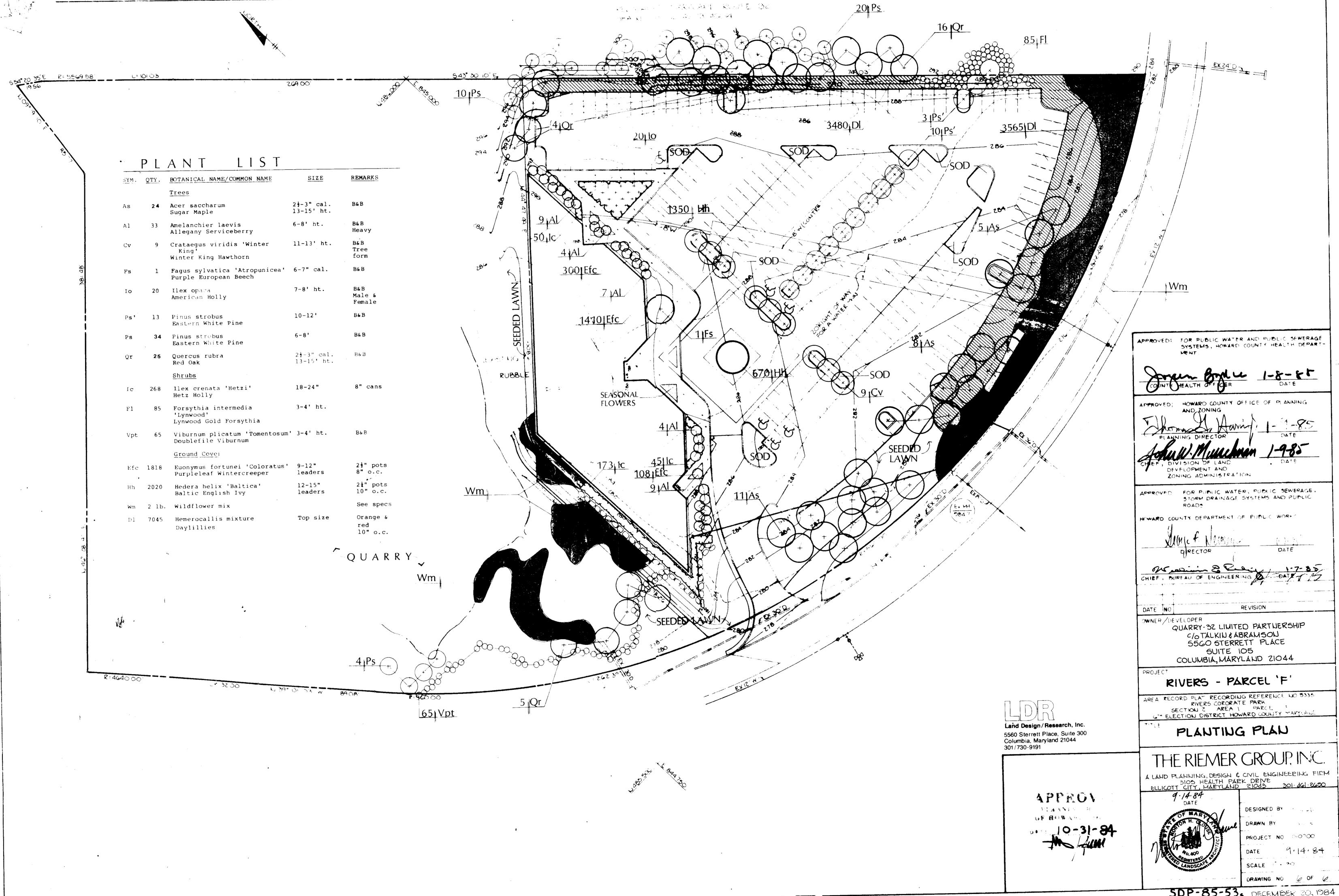
DATE

PROJECT NO DIO 700

SCALE AS SHOWN

0-14-84

OF HOWARD COUNTY



and the second second

SDP-85-53. DECEMBER 30, 1984