

SHEET INDEX

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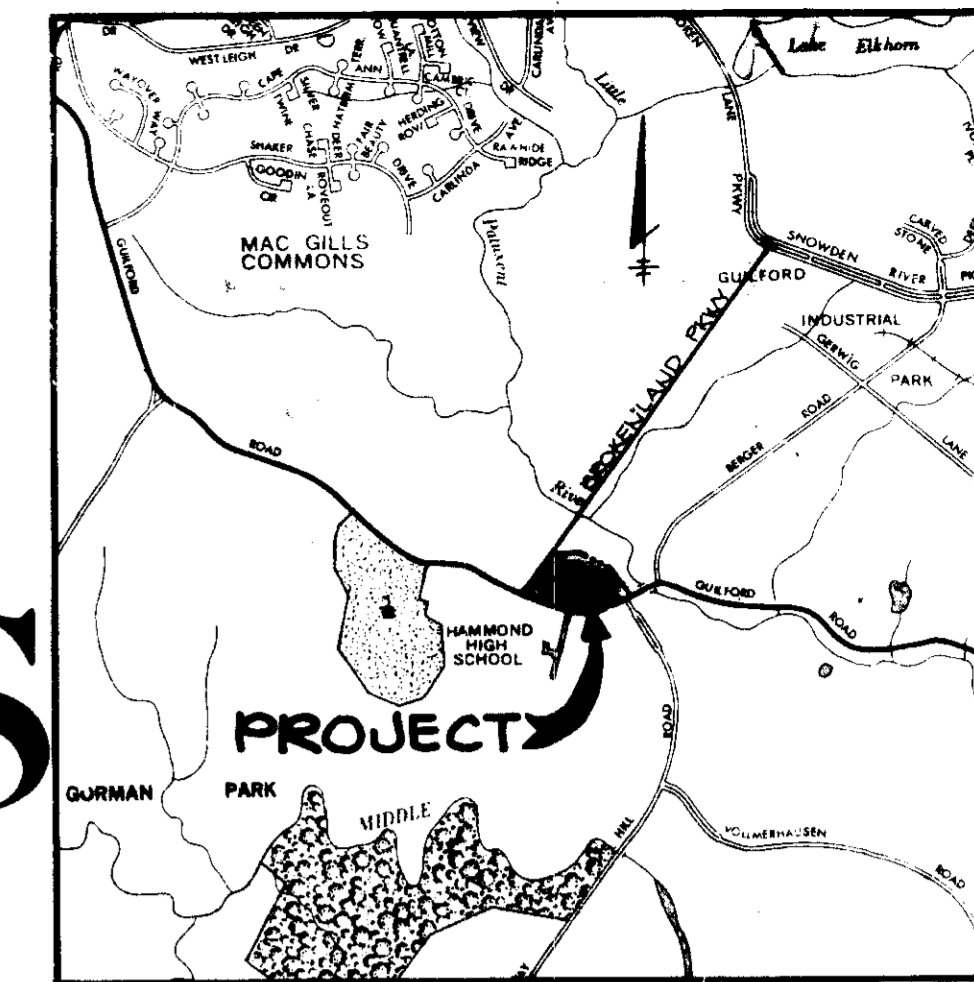
SITE DEVELOPMENT PLAN

RIVERS BUSINESS COMMONS

PARCEL G

6TH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND



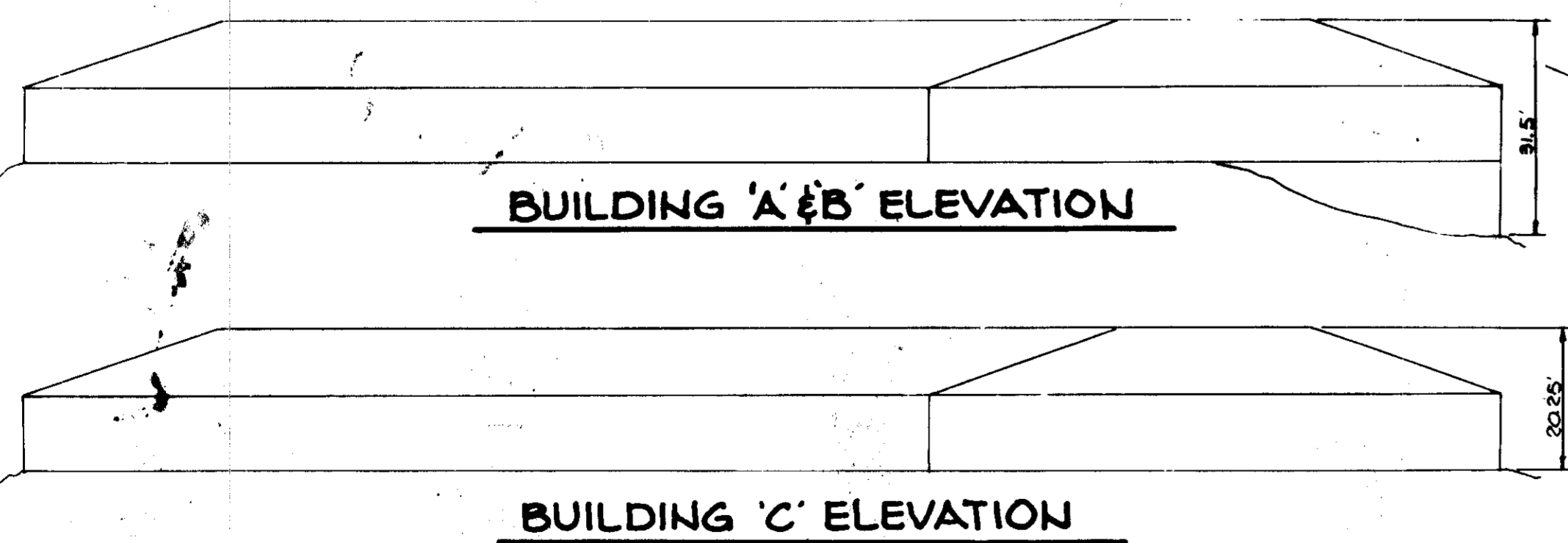
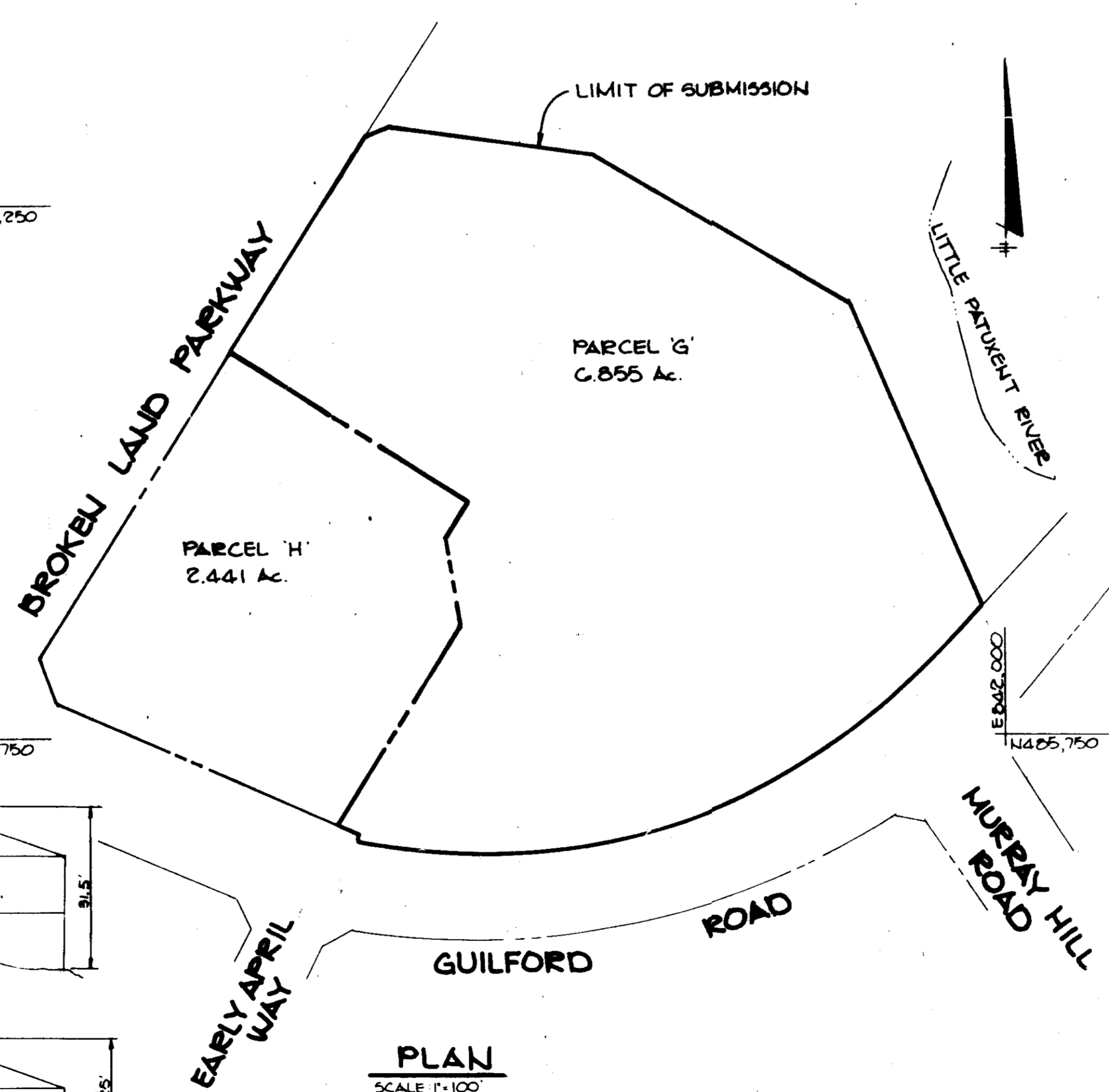
VICINITY MAP
SCALE: 1"=2000'

SITE TABULATION
As Per Final Development Plan Criteria - 189

TOTAL AREA	0.855 ACRES (206004 S.F.)
Zoning	New Town: Employment Center - Industrial
PROPOSED USE	Office/Loading Room 800 SF.±
BUILDING COVERAGE Permitted (50%)	202,423 S.F.
BUILDING COVERAGE Proposed (31%)	62,868 S.F.
PARKING REQUIRED @ 2 Spaces per 1,000 S.F. Net Leasable Area 73,884 S.F. NLA	148 Parking Spaces
PARKING PROPOSED Includes 7 Handicapped Spaces	267 Parking Spaces

NET LEASABLE AREA			
BLDG.	FIRST FLOOR	SECOND FLOOR	TOTAL
A	6310	10058	20277
B	8182	10058	28140
C	10467	-	10467

PLANNING BOARD CASE NO. SDP-85-129



PLAN
SCALE: 1"=100'

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 398-3553
 - BALTIMORE GAS & ELECTRIC COMPANY 85-0183
 - STATE HIGHWAY ADMINISTRATION 321-5533
 - HOWARD COUNTY CONSTRUCTION/INSPECTION SURVEY DIVISION (24 HOURS NOTICE PRIOR TO COMMENCEMENT OF WORK) 72-7282
- ALL INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARDS.
- ALL PIPE ELEVATIONS SHOWN ARE IN FEET ELEVATIONS.
- THE CONTRACTOR SHALL PROVIDE A SLOPE 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 GRAVITATION HAVE BEEN BROUGHT TO SUBGRADE.
- TOPO TAKEN FROM FIELD RUN SURVEY DATED NOVEMBER 1984 BY THE RIEMER GROUP, INC.
- ALL PLAN DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- ALL STORM DRAIN PIPE BEDDING SHALL BE AS SHOWN IN DETAIL 01 (TRENCH IN ROCK OR TRENCH IN EARTH AS DETERMINED BY FIELD CONDITIONS) IN VOL. IV OF HOWARD COUNTY DESIGN MANUAL UNLESS OTHERWISE DIRECTED BY THE ENGINEER OR AS SHOWN ON THE DRAWINGS.
- THE DEVELOPER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS AND/OR RIGHTS-OF-WAY THAT MAY BE REQUIRED FOR THE SEDIMENT AND EROSION CONTROL PRACTICES, STORM WATER MANAGEMENT PRACTICES AND THE DISCHARGE OF STORM WATER ONTO OR ACROSS ADJACENT OR DOWNSTREAM PROPERTIES INCLUDED IN THIS PLAN. HE IS ALSO RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS, AND/OR RIGHTS-OF-WAY THAT MAY BE REQUIRED FOR GRADING AND/OR WORK ON ADJACENT PROPERTIES INCLUDED IN THIS PLAN PRIOR TO CONSTRUCTION.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
Joseph M. Boyd, M.D., M.P.H. 8-12-85
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
William J. Smith 8-12-85
PLANNING DIRECTOR DATE
William J. Smith 8-28-85
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
Richard M. Bergeron 8-6-85
DIRECTOR DATE
Richard M. Bergeron 8-6-85
CHIEF, BUREAU OF ENGINEERING DATE

DATE	NO.	REVISION
2-10-97	1	CHANGED SITE TABULATION: NO. OF PROPR. PARK SPACES & PROPOSED USE.

OWNER/DEVELOPER
ROUSE ASSOCIATES
SUITE 110
9145 GUILFORD ROAD
COLUMBIA, MARYLAND 21046

PROJECT
RIVERS BUSINESS COMMONS
PARCEL G

AREA RECORD PLAT RECORDING REFERENCE LR 6277
RIVERS CORPORATE PARK
SECTION 7 AREA 2 PARCEL G
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE
TITLE SHEET

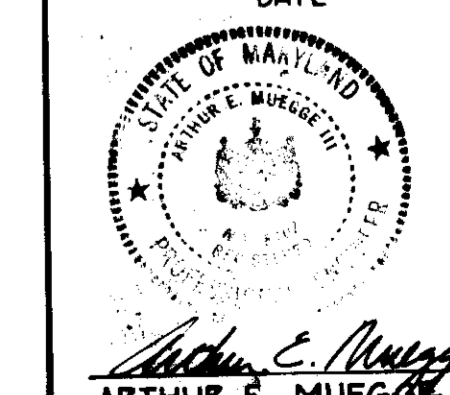
THE RIEMER GROUP, INC.
A LAND PLANNING, DESIGN & CIVIL ENGINEERING FIRM
3105 HEALTH PARK DRIVE, ELLICOTT CITY, MD. 21043 301-461-2990

7-31-85 DATE
DESIGNED BY JDP
DRAWN BY DAM
PROJECT NO 014300
DATE 2-14-85
SCALE AS SHOWN
DRAWING NO. 1 OF 7

BUILDING NUMBER	STREET ADDRESS
A	8955 GUILFORD ROAD
B	8965 GUILFORD ROAD
C	8975 GUILFORD ROAD

SUBDIVISION MAP	SECTION	AREA	LOT/PARCEL
RIVERS CORPORATE PARK	2/2		PARCEL G
PLAT # OR U.P. BLOCK #	ZONE	TAX / ZONE MAP	ELEC. DIST.
6277 14	IND. 42	CTH	606108
WATER CODE	SEWER CODE		
E-15			

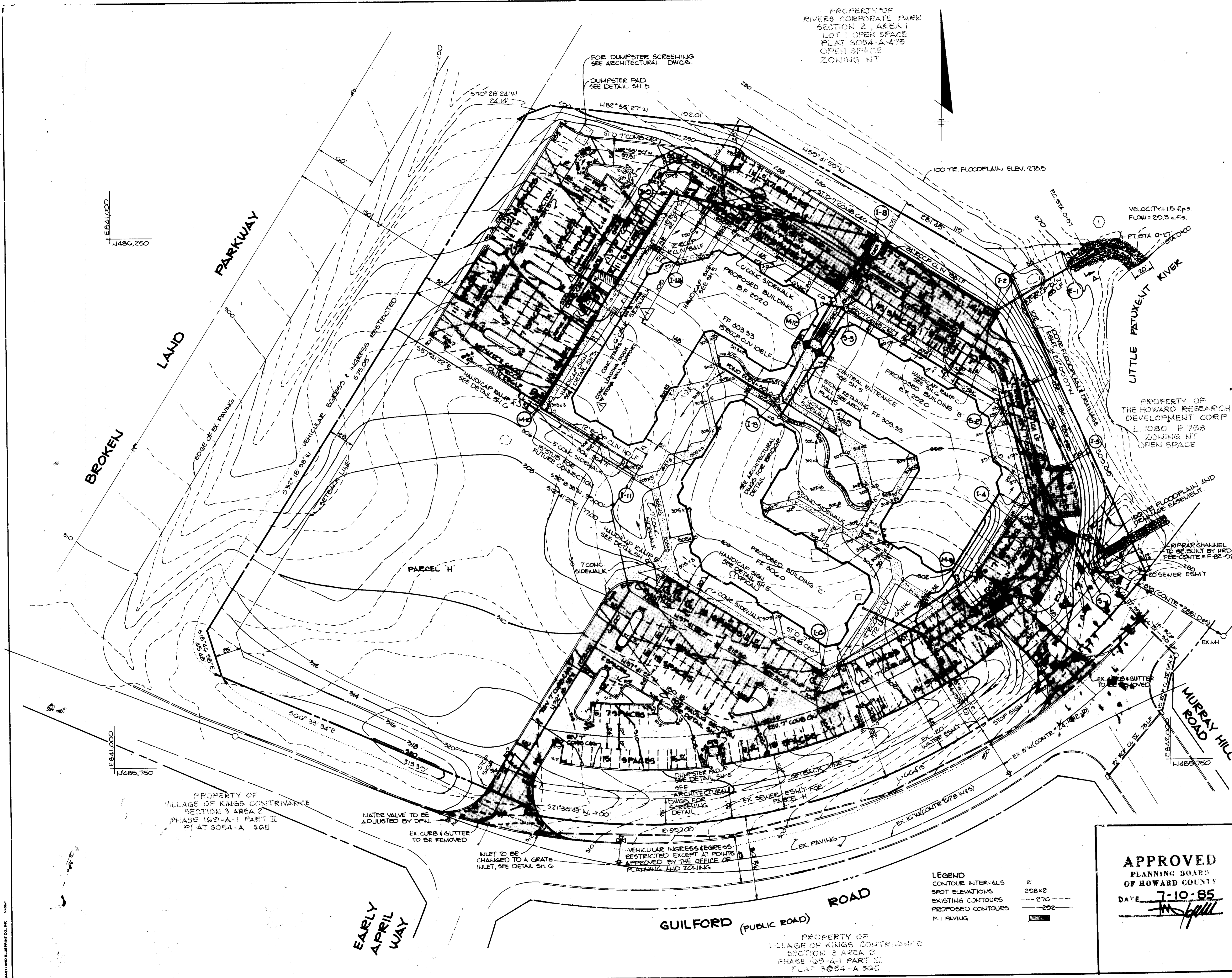
APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 7-10-85
William J. Smith



ARTHUR E. MUEGGE

SDP-85-129

CURVE DATA FOR RIPRAP					
NO.	RAD	ARC	TAN	CHORD	
1	30.00'	20'00"00"	45.00'	30.00'	42.00'



APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
 COUNTY HEALTH OFFICER: *[Signature]* DATE: 8-7-85

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
 PLANNING DIRECTOR: *[Signature]* DATE: 8-12-85
 CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION: *[Signature]* DATE: 8-12-85

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DIRECTOR: *[Signature]* DATE: 8-6-85
 CHIEF, BUREAU OF ENGINEERING: *[Signature]* DATE: 8-6-85

8-10-97	ADDED CONC. LOADING DOCK TO BLDG. A, RECONFIG. CURB & AREA, DELETED 3 PARKING SPACES	REVISION
DATE NO		
OWNER/DEVELOPER	ROUSE & ASSOCIATES SUITE 110 2145 GUILFORD ROAD COLUMBIA, MARYLAND 21046	
PROJECT	RIVERS BUSINESS COMMONS PARCEL G	
AREA	RECORDED PLAT RECORDED REFERENCE LN 6277 RIVERS CORPORATE PARK SECTION 2 AREA 2 PARCEL G 6th ELECTRIC DISTRICT, HOWARD COUNTY, MARYLAND	
TITLE	SITE DEVELOPMENT PLAN	

THE RIEMER GROUP, INC.
 A LAND PLANNING, DESIGN & CIVIL ENGINEERING FIRM
 3105 HEALTH PARK DRIVE, ELLICOTT CITY, MD. 21043 301-451-2690

DATE: 7-31-85
 DESIGNED BY: J.D.P.
 DRAWN BY: DAM
 PROJECT NO.: 014-900
 DATE: 2-14-85
 SCALE: 1"=40'
 DRAWING NO.: 2 OF 7

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE: 7-10-85
[Signature]

LEGEND
 CONTOUR INTERVALS: 2'
 SPOT ELEVATIONS: 208x2
 EXISTING CONTOURS: 270
 PROPOSED CONTOURS: 292
 P-1 PAVING

PROPERTY OF VILLAGE OF KINGS CONTRIVANCE SECTION 3 AREA 2 PHASE 120-A-1 PART II PLAT 3054-A 568

PROPERTY OF VILLAGE OF KINGS CONTRIVANCE SECTION 3 AREA 2 PHASE 120-A-1 PART II PLAT 3054-A 568

1. Obtain Grading Permit.
 2. Install stabilized Construction Entrances, Silt Fence, Earth Dikes.
 3. Install all Sediment Traps.
 4. Grade the site without disturbing sediment control measures. OBTAIN WPA PERMIT AND THEN BEGIN BUILDING CONSTRUCTION.
 5. Install water, sewer and storm drain systems.
 6. Install Stone Filter Inlet Protection.
 7. Install all Curbs and Gutters.
 8. Reattach all disturbed areas in accordance with Temporary Seeding Notes.
 9. Complete all construction and stabilize all disturbed areas in accordance with the Permanent Seeding Notes.
 10. Upon approval of the department of Public Works Sediment Control Inspector, remove all Sediment Control Devices and seed all remaining disturbed areas in accordance with the Permanent Seeding Notes.
- * Earth Dikes to be adjusted as necessary as construction proceeds.
 * Sediment Trap No. 2 to remain until base course is completed.

PROPOSED RIVERS BUSINESS COMMONS PARK
 SECTION 2 AREA C
 PLAT 3054-A-1
 100' x 100' GRID

NOTE
 LOCATION OF EARTH DIKES TO BE ADJUSTED IN THE FIELD AS REQUIRED AS CONSTRUCTION PROCEEDS. DIKES TO BE GENERALLY LOCATED AT TOP OF FILL SLOPES.

SITE ANALYSIS

DISTURBED AREA	20 AC
PAVED AREA	280 AC
ROOF AREA	130 AC
AREA TO BE SEEDDED	5.44 AC
EARTH QUANTITIES	
CUT	17,215 CU
FILL	15,650 CU
TOPSOIL	7000 CU

SOIL TYPES

MAJOR LOAM	
SUBSOIL LOAM	
CLAYEY LOAM	

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.
 ROUSE & ASSOCIATES
 DEVELOPER: LAWRENCE D. GILDEA DATE: 8/1/85

BY THE ENGINEER
 I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON OUR PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
 THE RIEMER GROUP, INC.
 ENGINEER: ARTHUR E. MUEBGE DATE: 8/1/85

REVIEWED FOR NAME S.C.D.
 AND MEETS TECHNICAL REQUIREMENTS
 J. Helm DATE: 8/5/85
 U.S. SOIL CONSERVATION SERVICE DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
 Stephen A. Hahn DATE: 8/5/85
 HOWARD S.C.D.

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER DATE

APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING
 PLANNING DIRECTOR DATE: 8/2/85
 CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DIRECTOR DATE: 8-6-85
 CHIEF, BUREAU OF ENGINEERING DATE: 8/7/85

DATE	NO	REVISION

OWNER DEVELOPER
 ROUSE & ASSOCIATES
 SUITE 110
 2145 GUILFORD ROAD
 COLUMBIA, MARYLAND 21046

PROJECT
 RIVERS BUSINESS COMMONS
 PARCEL G

AREA
 EXHIBIT PLAT RECORDING REFERENCE LN 6277
 RIVERS BUSINESS COMMONS
 SECTION 2 AREA C PARCEL G
 2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

TITLE
 DRAINAGE AREA MAP
 SEDIMENT CONTROL PLAN

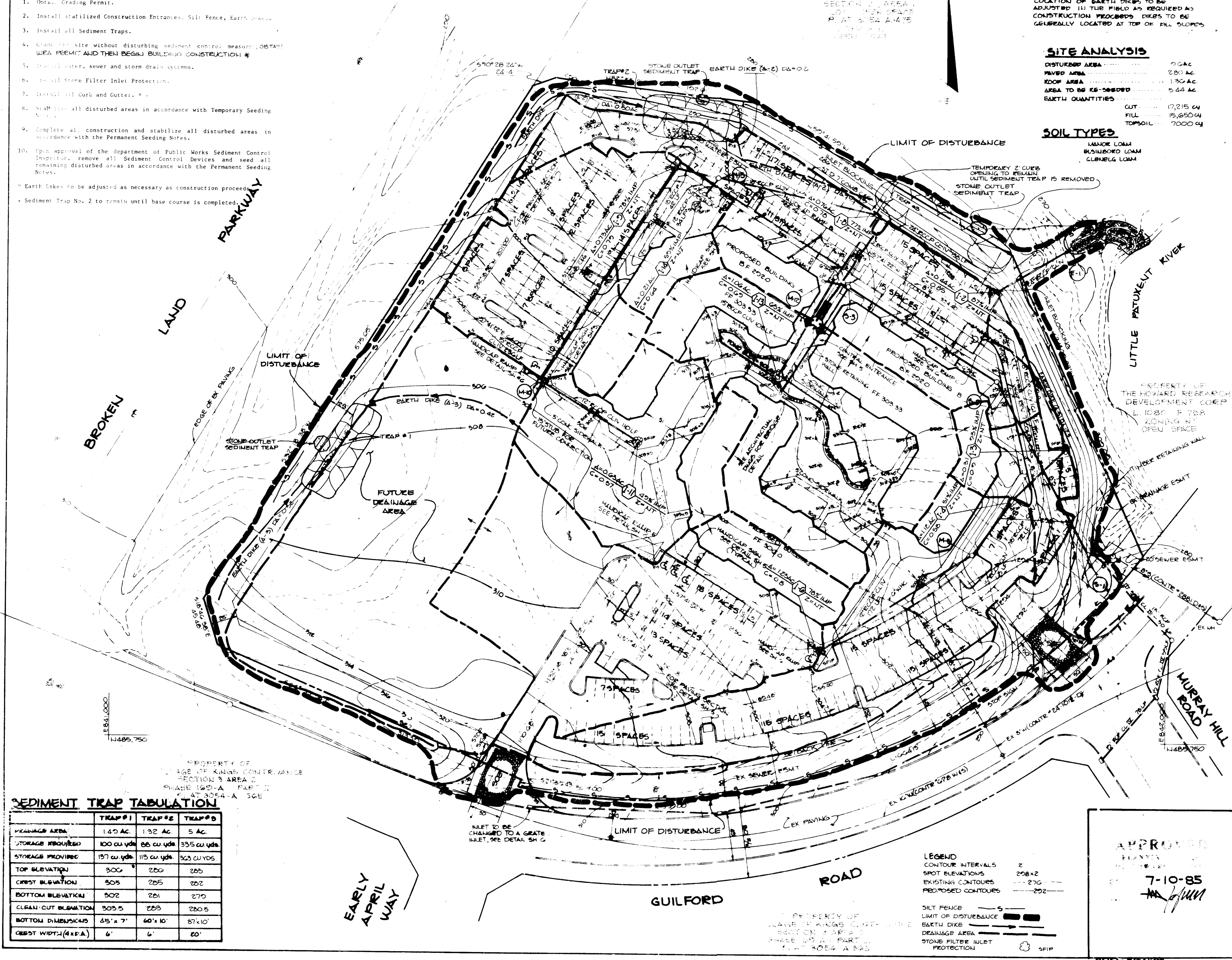
THE RIEMER GROUP, INC.
 A LAND PLANNING, DESIGN & CIVIL ENGINEERING FIRM
 3105 HEALTH PARK DRIVE, ELICOTT CITY, MD. 21043 301-481-2550

APPROVED
 DATE: 7-10-85
 ARTHUR E. MUEBGE

SDP-85-129
 DESIGNED BY JCF
 DRAWN BY PFR
 PROJECT NO 014300
 DATE 2-14-85
 SCALE 1"=40'
 DRAWING NO 07

SEDIMENT TRAP TABULATION

	TRAP #1	TRAP #2	TRAP #3
DRAINAGE AREA	1.45 AC	1.32 AC	5 AC
STORAGE REQUIRED	100 cu yds	88 cu yds	335 cu yds
STORAGE PROVIDED	137 cu yds	113 cu yds	323 cu yds
TOP ELEVATION	300	280	285
CREST ELEVATION	305	285	282
BOTTOM ELEVATION	302	281	270
CLEAN-CUT ELEVATION	303.5	283	280.5
BOTTOM DIMENSIONS	45' x 7'	40' x 10'	87' x 10'
CREST WIDTH (4xPA)	6'	6'	20'



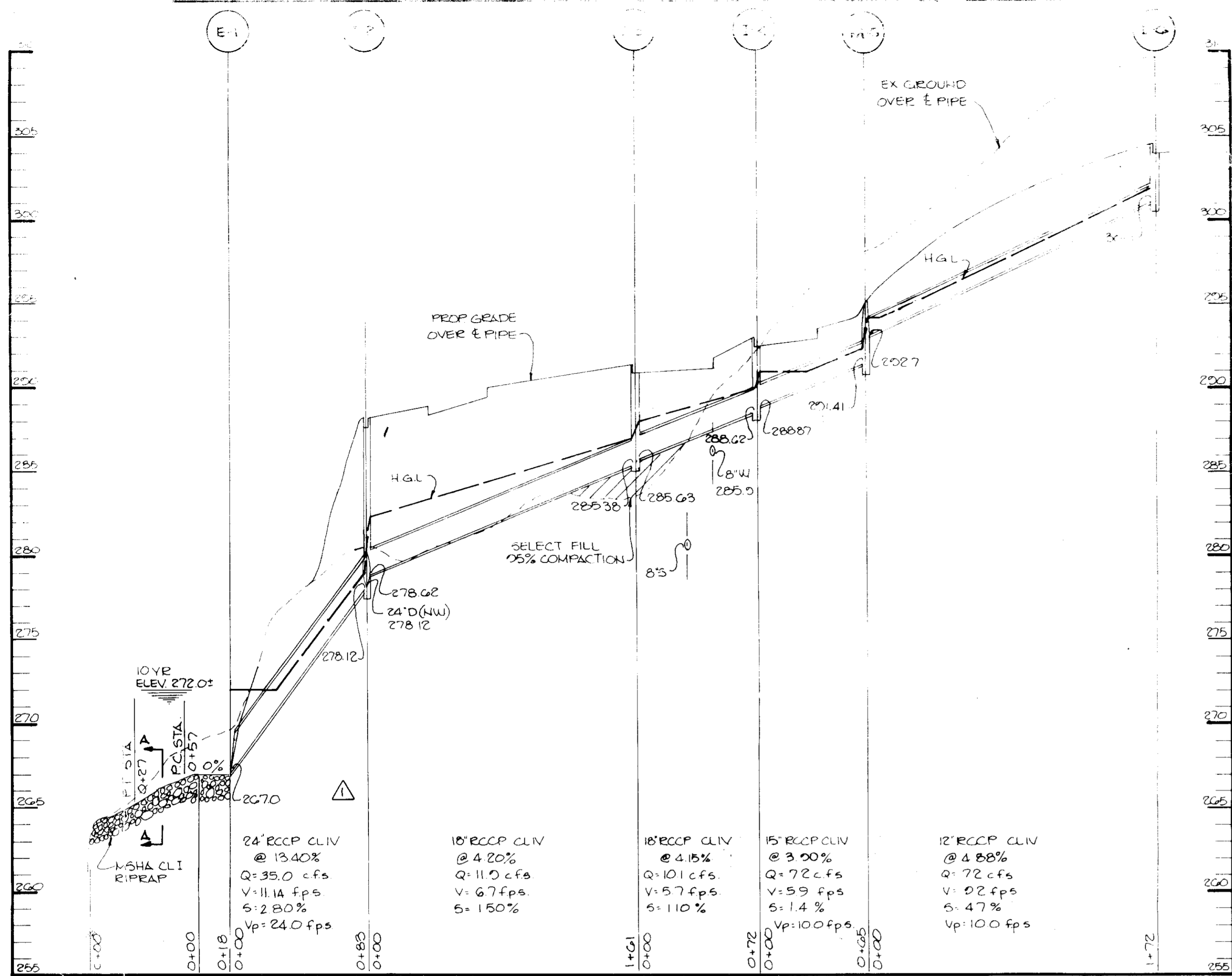
LEGEND

CONTOUR INTERVALS	2
SPOT ELEVATIONS	208+2
EXISTING CONTOURS	---
PROPOSED CONTOURS	---
SILT FENCE	---
LIMIT OF DISTURBANCE	---
EARTH DIKE	---
DRAINAGE AREA	---
STONE FILTER INLET PROTECTION	---

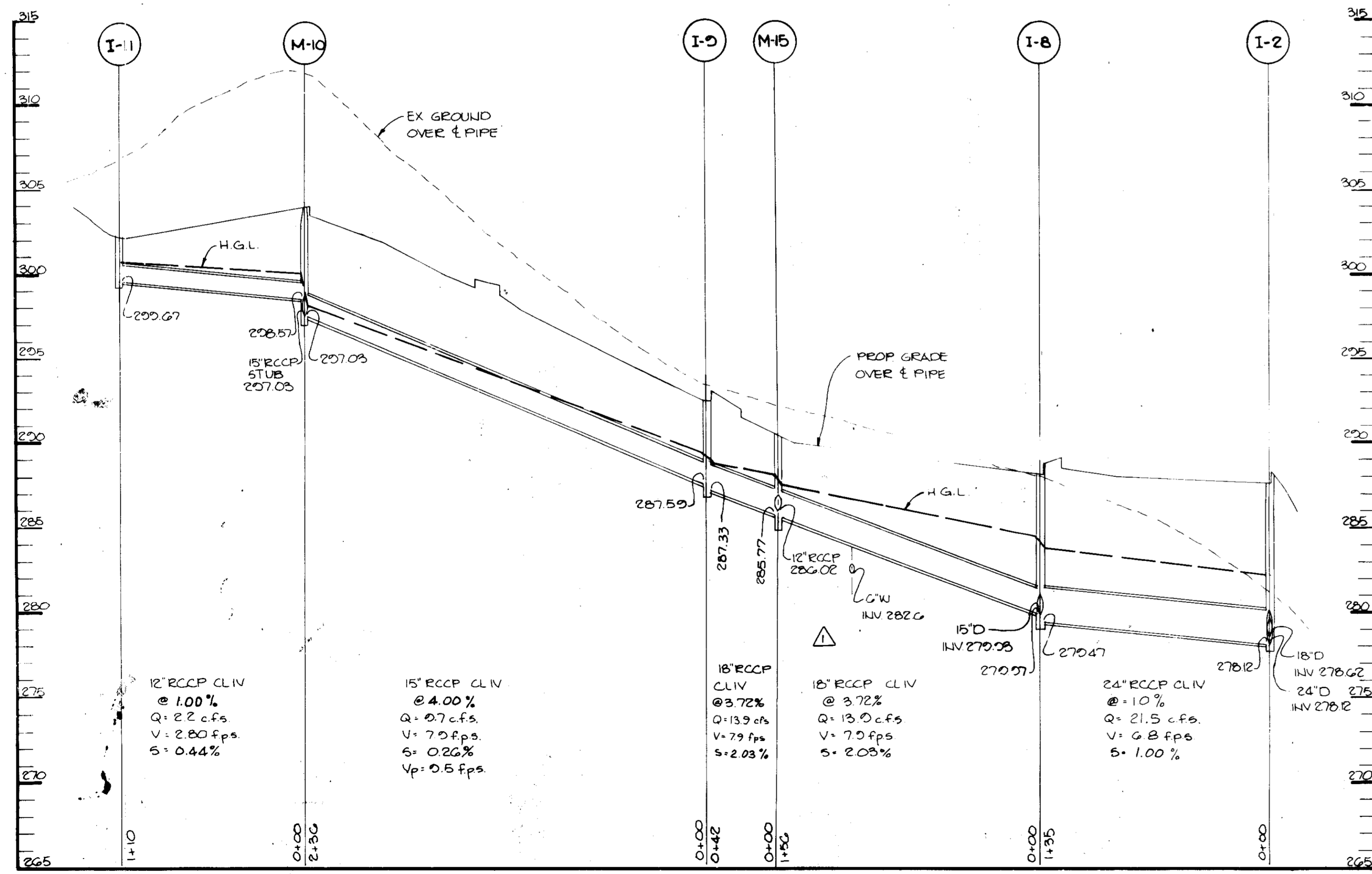
APPROVED
 DATE: 7-10-85
 ARTHUR E. MUEBGE

EARLY APRIL WAY

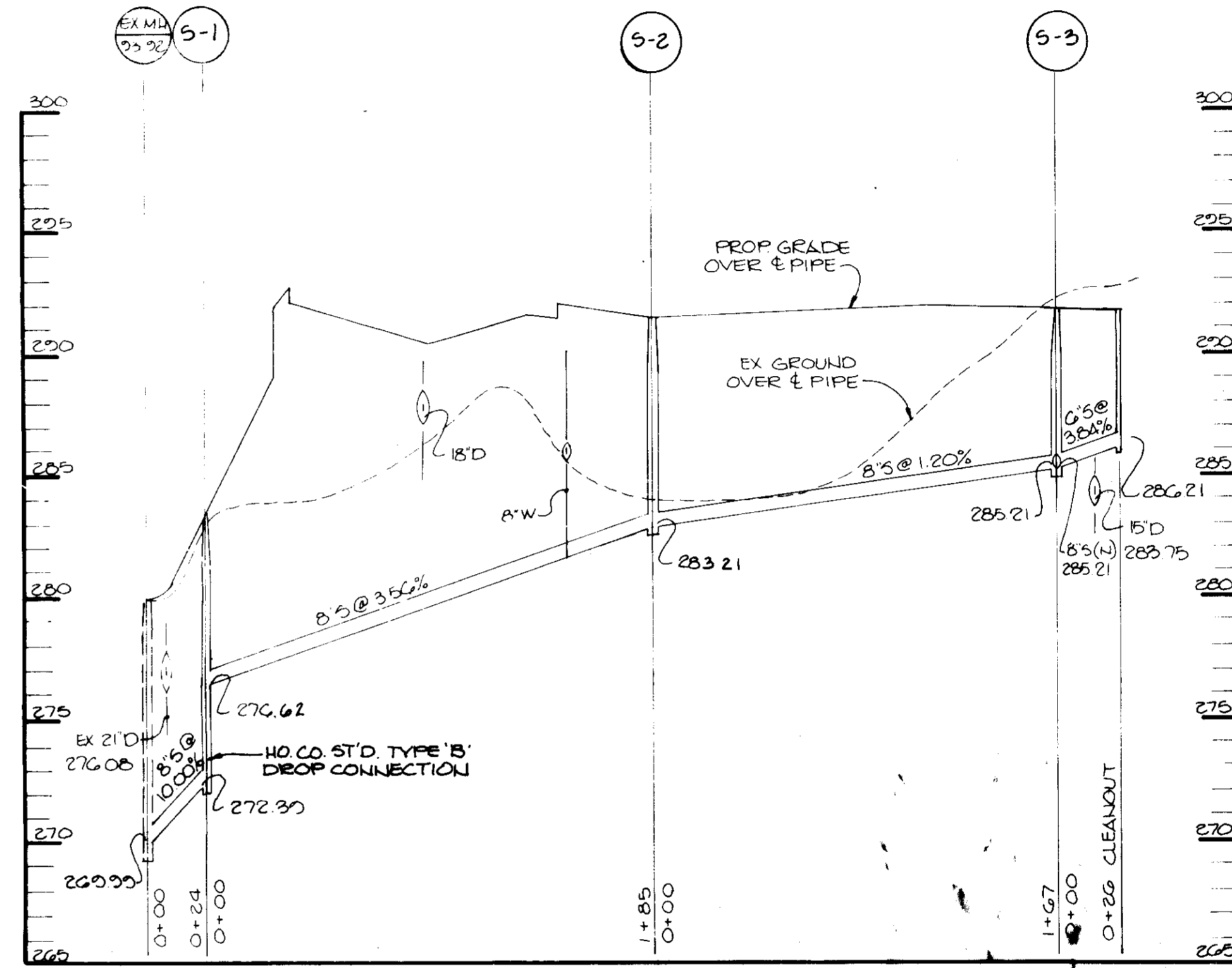
PROPERTY OF
 HOWARD COUNTY HEALTH DEPARTMENT
 SECTION 2 AREA C
 PLAT 3054-A-1
 100' x 100' GRID



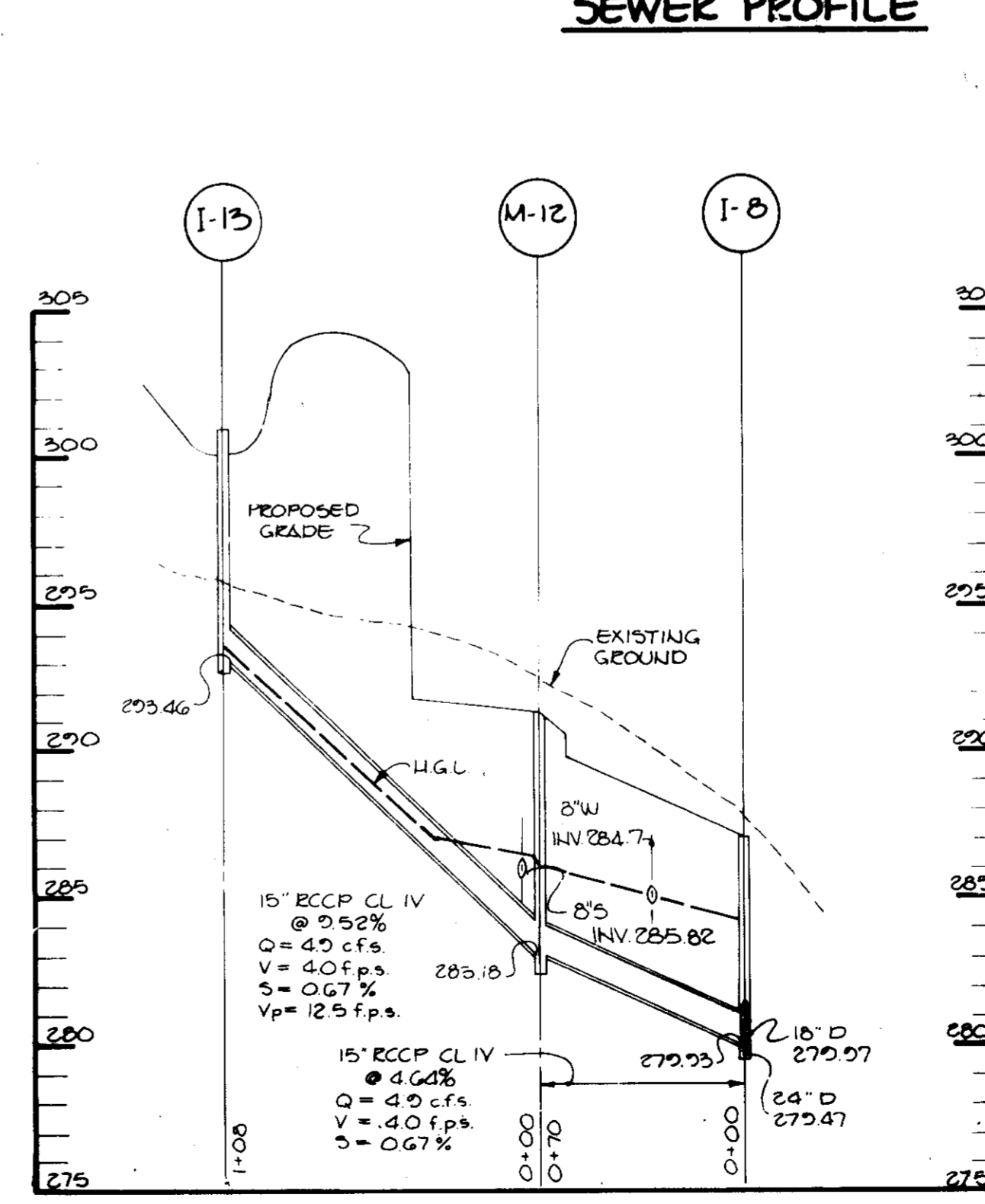
STORM DRAIN PROFILE



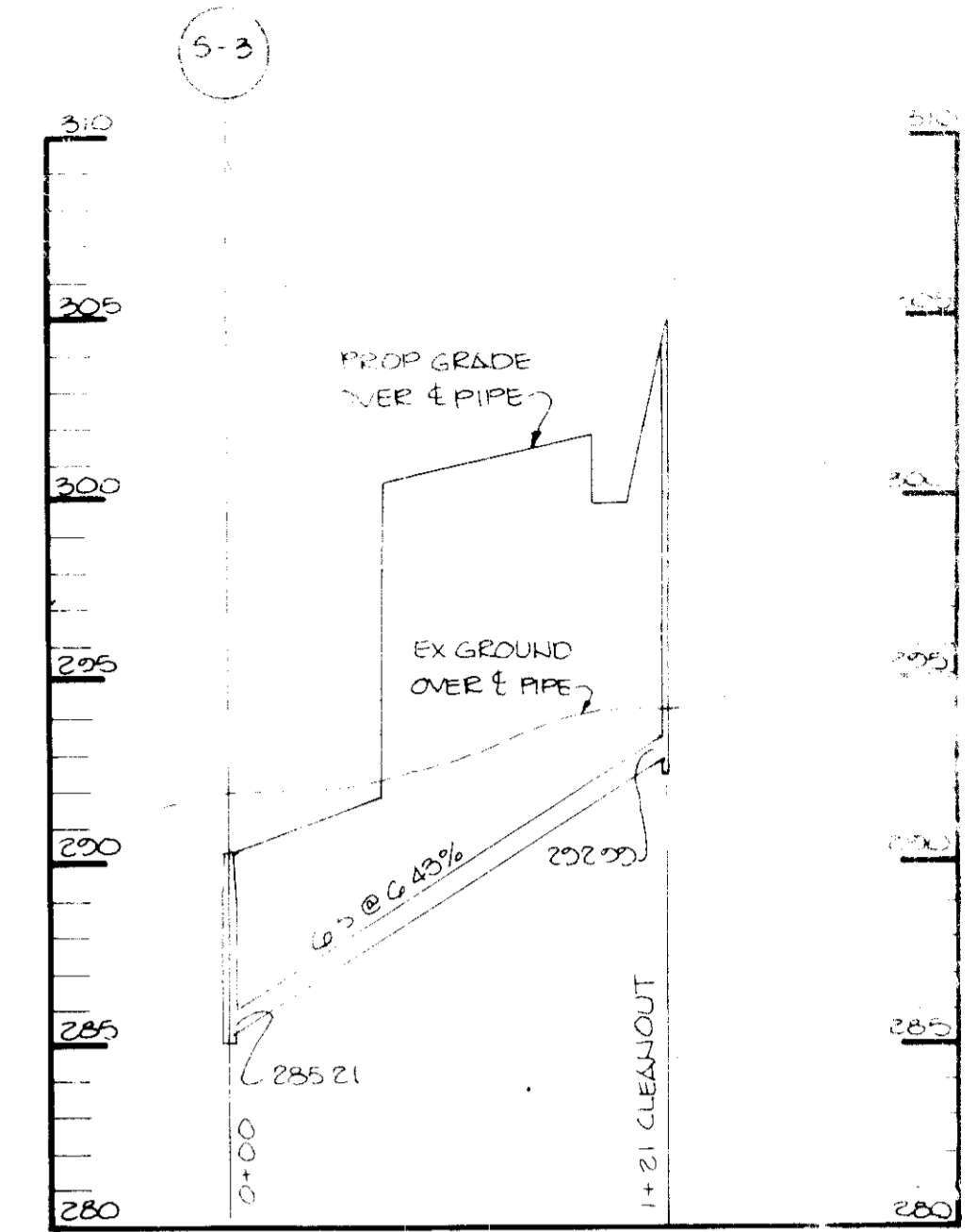
STORM DRAIN PROFILE



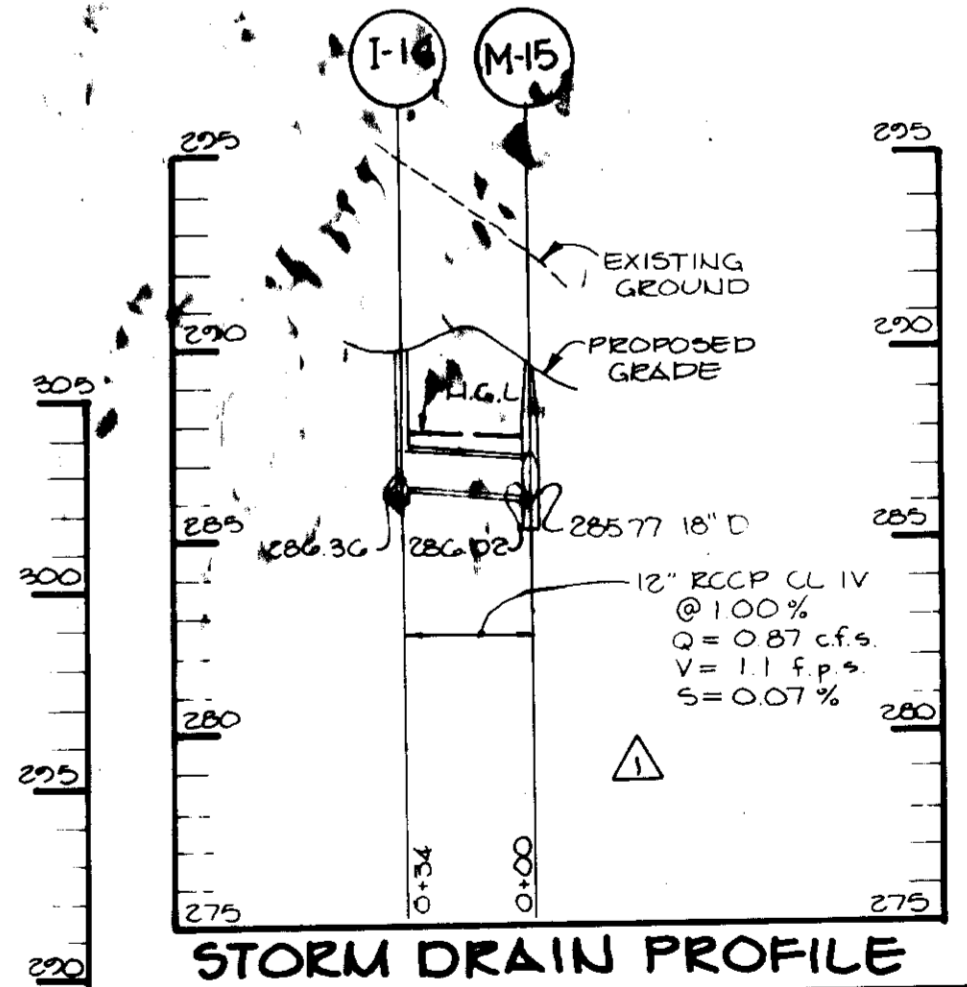
SEWER PROFILE



STORM DRAIN PROFILE



SEWER PROFILE



STORM DRAIN PROFILE

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

Joseph M. Boyd, M.D.
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING

William H. Hark
PLANNING DIRECTOR

Arthur E. Muegg
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION

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

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

Robert H. Benner, Jr. / *A. GEN*
DIRECTOR

William A. Rainey
CHIEF, BUREAU OF ENGINEERING

0-28-85 CHANGE PARTIAL VELOCITY & H.G.L.
DATE NO REVISION

OWNER, DEVELOPER
ROUSE & ASSOCIATES
SUITE 110
6145 GUILFORD ROAD
COLUMBIA, MARYLAND 21046

PROJECT
RIVERS BUSINESS COMMONS
PARCEL G

AREA RECORD PLAT RECORDING REFERENCE NO. G277
RIVERS CORPORATE PARK
SECTION 2 AREA 2 PARCEL G
GTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

TITLE
SEWER AND STORM DRAIN PROFILES

THE RIEMER GROUP, INC.
A LAND PLANNING, DESIGN & CIVIL ENGINEERING FIRM
3105 HEALTH PARK DRIVE, ELICOTT CITY, MD. 21043

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 7-10-85

DESIGNED BY J.O.P.
DRAWN BY DAM
PROJECT NO 012300
DATE
SCALE HORIZ. 1" = 50'
VERT. 1" = 5'
DRAWING NO. 4 OF 7

1. A minimum of 2 hours notice must be given to the Howard County Office of Inspections and Permits prior to the start of any construction (1-22-2013)

2. All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in accordance with the 1983 HARTLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

3. Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within a 7 calendar day period for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1. No 15 days or a 15 other disturbed or graded areas on the project site.

4. All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.

5. All disturbed areas must be stabilized within the time period specified above in accordance with the 1983 HARTLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings (Sec. 11) and (Sec. 34), temporary seedings (Sec. 30) and mulching (Sec. 12). Temporary stabilization with mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.

6. 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.

7. Site Analysis:
 Total Area of Site: 6.555 acres
 Area Disturbed: 0.6 acres
 Area to be reseeded or mowed: 0.44 acres
 Area to be vegetatively stabilized: 0.215 acres
 Total Cut: 0.215 cu. yds.
 Total Fill: 0.215 cu. yds.

8. Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.

9. Additional sediment control structures must be provided, if deemed necessary by the Howard County DPM sediment control inspector.

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

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

PERMANENT SEEDING NOTES
 Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.

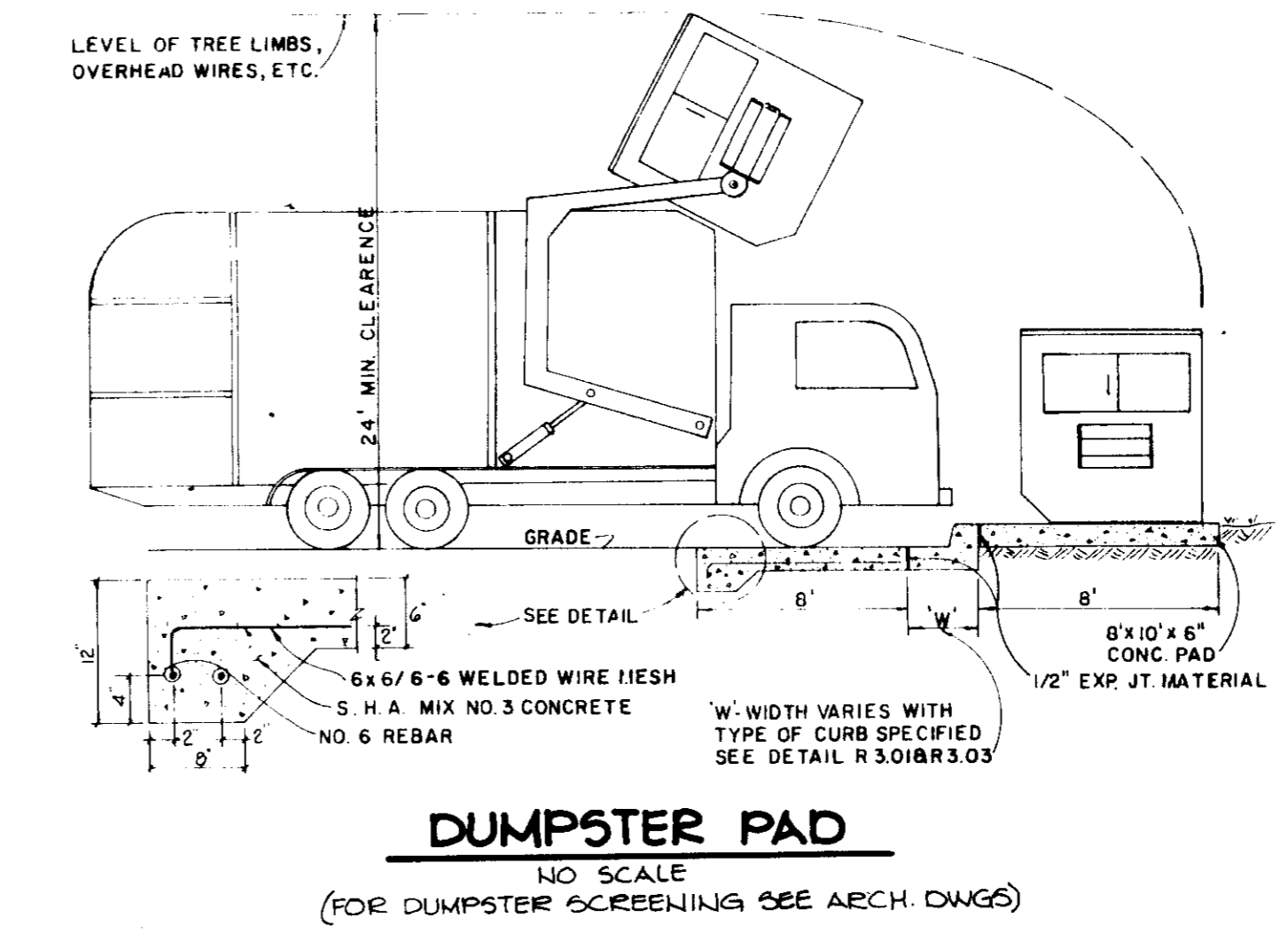
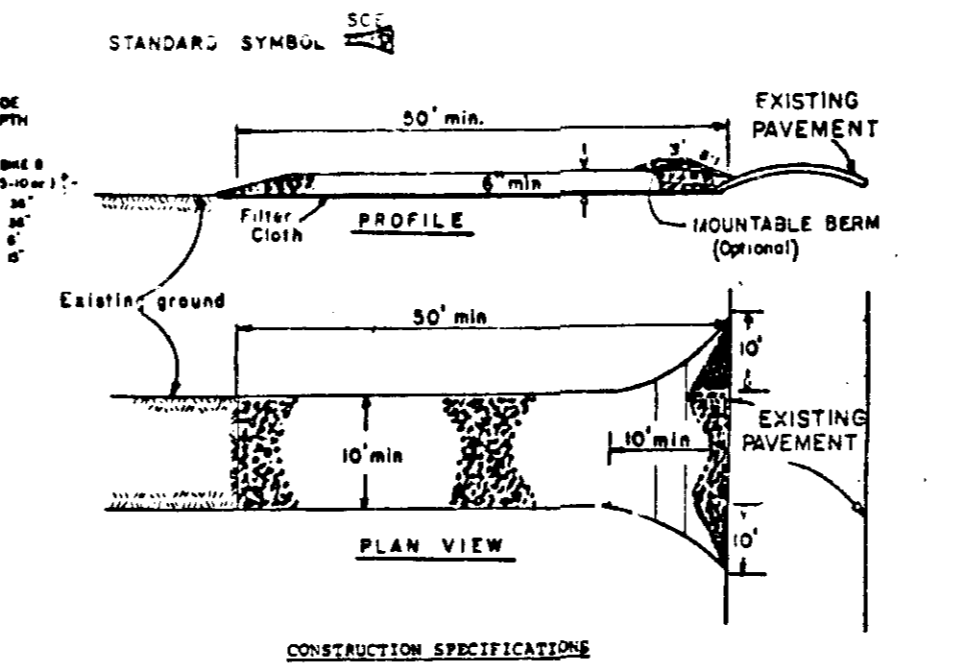
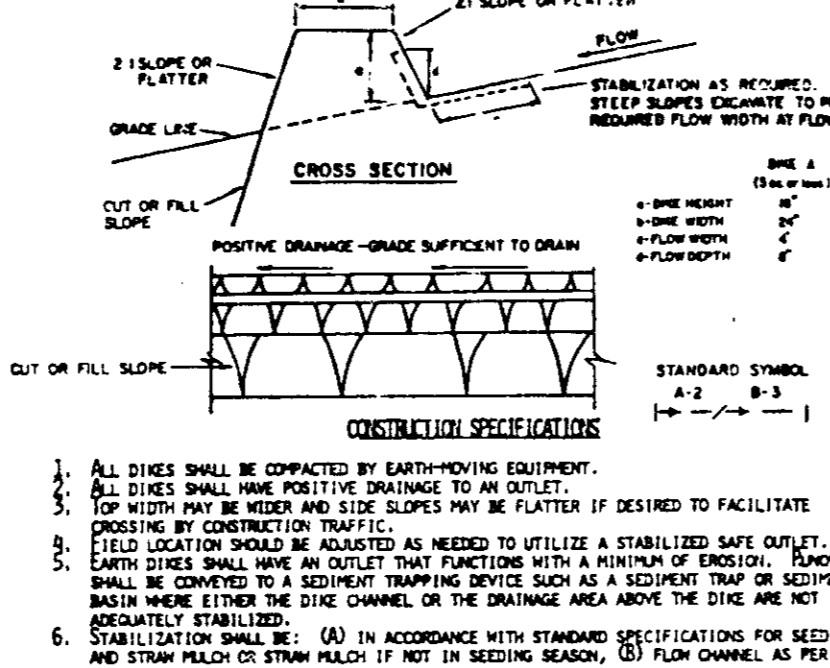
Seeding Preparation - Loosen upper three inches of soil by raking, disking or other acceptable means before seeding.

Soil Amendments - 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 depth of 4 to 6". Lanes of high maintenance areas will be dragged and leveled with a year cake. At the time of seeding, apply 500 lbs. of 10-0-0 urea/lime fertilizer and 500 lbs. of 10-20-20 or equivalent fertilizer per acre.

Seeding - For the periods March 1 thru April 30, and August 1 thru October 31, seed with 40 lbs. per acre (1 lb./1000 sq.ft.) of a mixture of certified Merton Kentucky bluegrass, common Kentucky bluegrass 5:50 lbs. per acre (1 lb./1000 sq.ft.) and Red Fescue, Pennlawn or Jamestown 2:20 lbs. per acre (0.5 lb./1000 sq.ft.) for the period May 1 thru July 31, seed with 40-40-20 mix as specified above and 2 lbs. per acre (0.05 lb./1000 sq.ft.) of creeping lovegrass. During the period of October 16 thru February 28, proceed as follows: (Option 1) 2 tons per acre of well-anchored straw mulch and seed as soon as possible in the spring. (Option 2) 1/2 ton seed. (Option 3) Seed with 40-40-20 mix specified above and mulch with 2 tons/acre well-anchored straw.

Mulching - Apply 1 1/2 to 2 tons per acre (70 to 90 lbs./1000 sq.ft.) of untreated small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre of 100% emulsified asphalt on flat areas. On slopes 2:1 or higher, use 3-8 gallons per acre (1 gal./1000 sq.ft.) for anchoring.

Maintenance - Inspect all seeded areas and make needed repairs, replacements and seedings.



PERMANENT SEEDING NOTES
 Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.

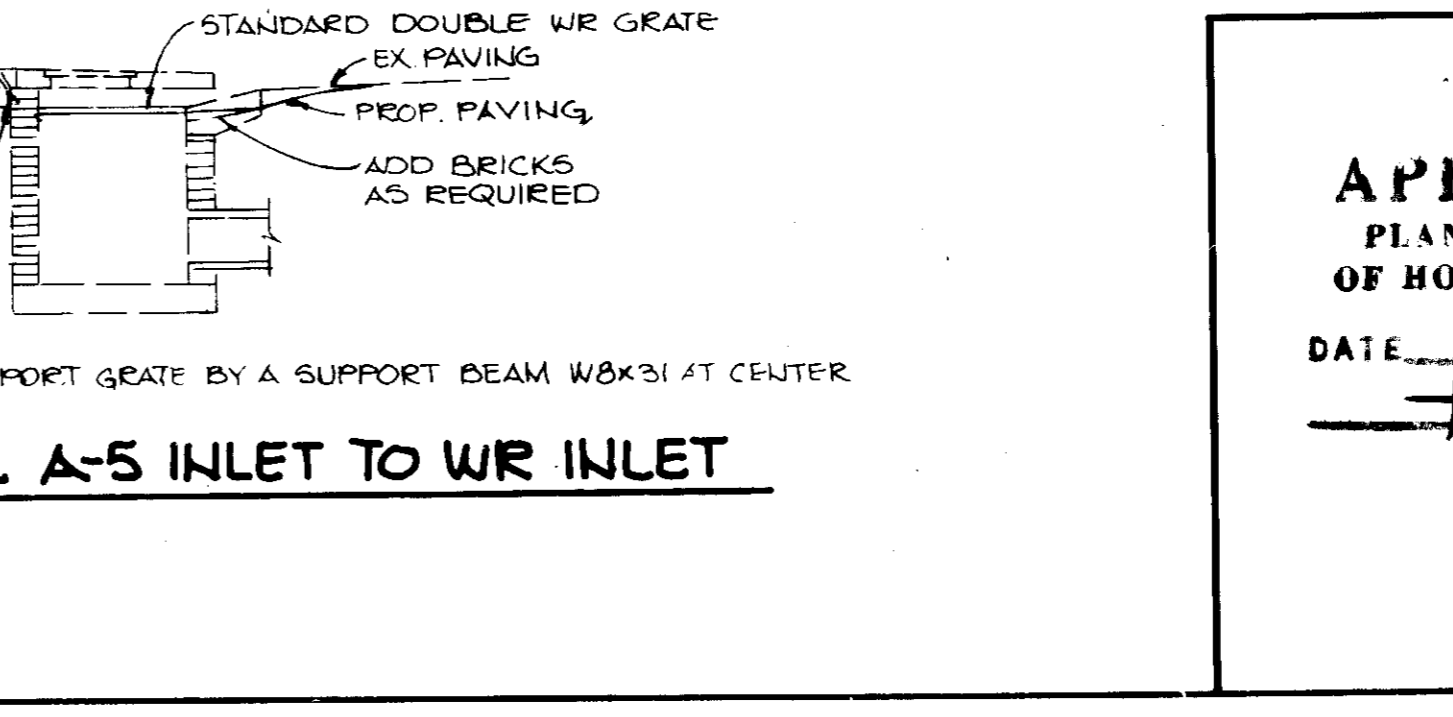
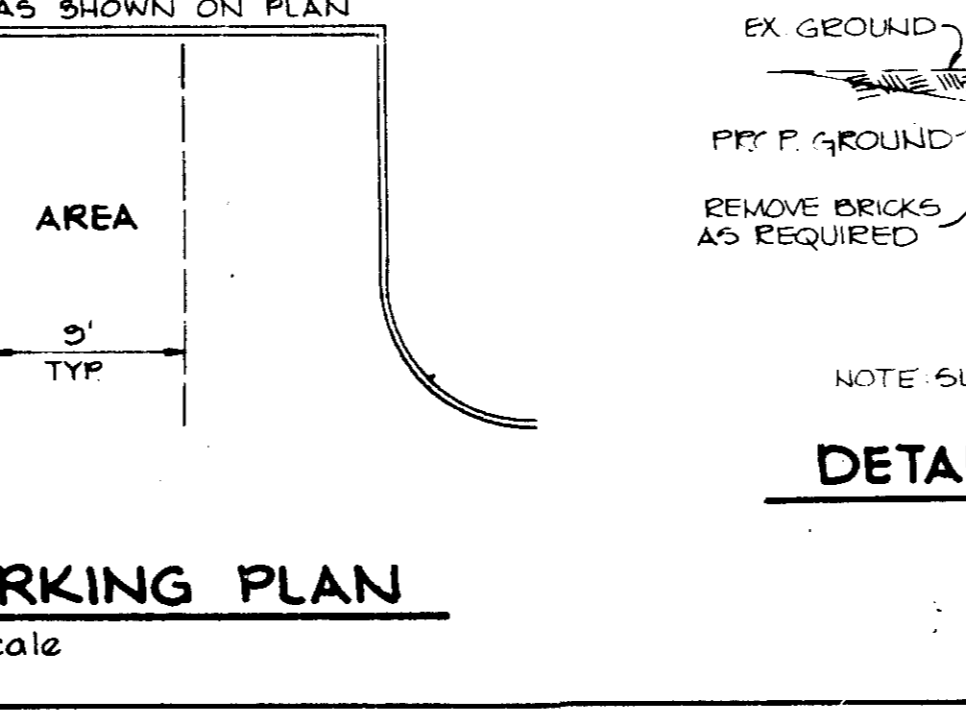
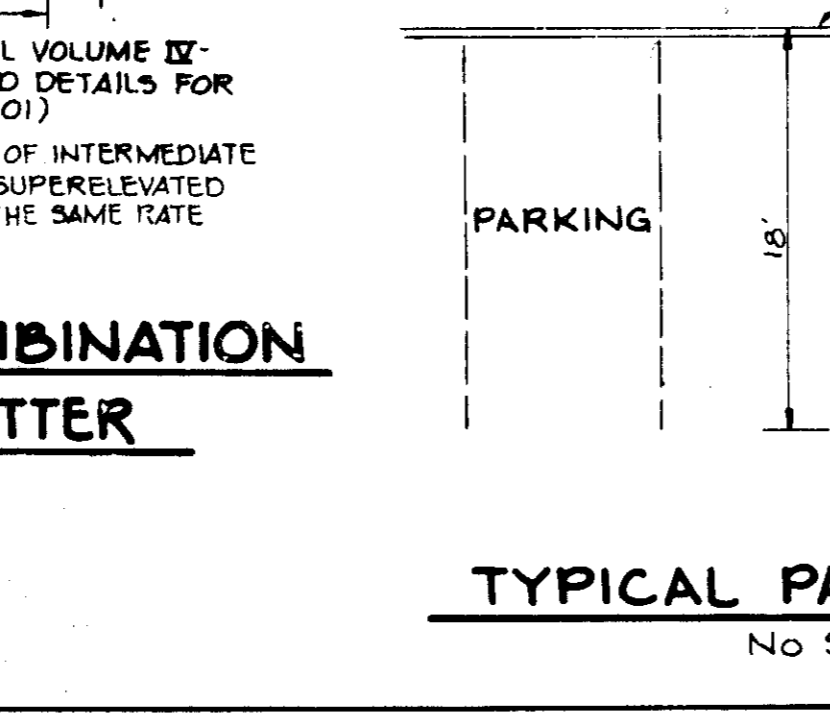
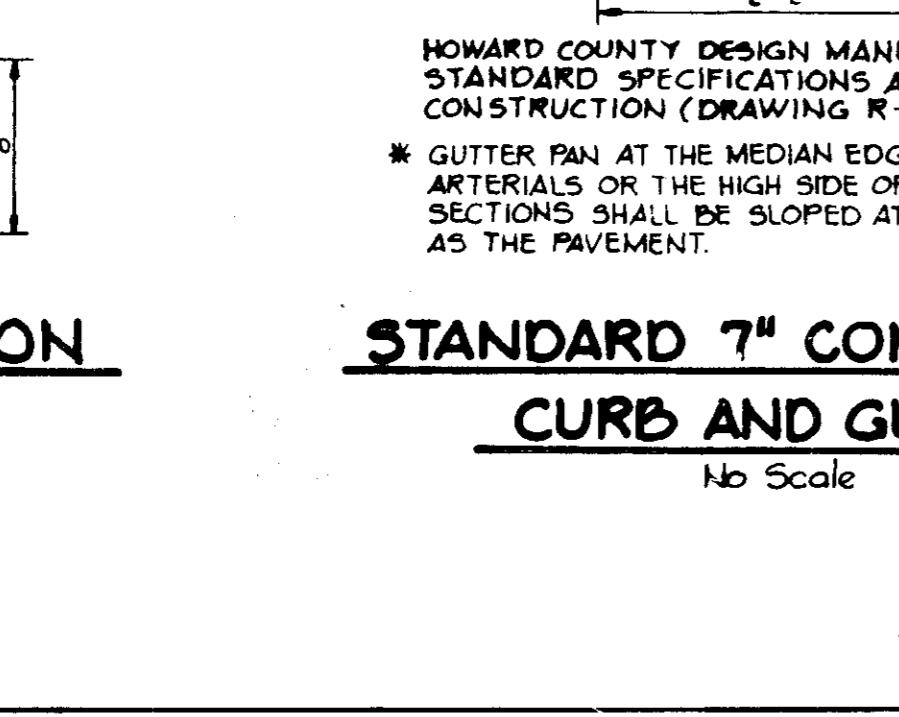
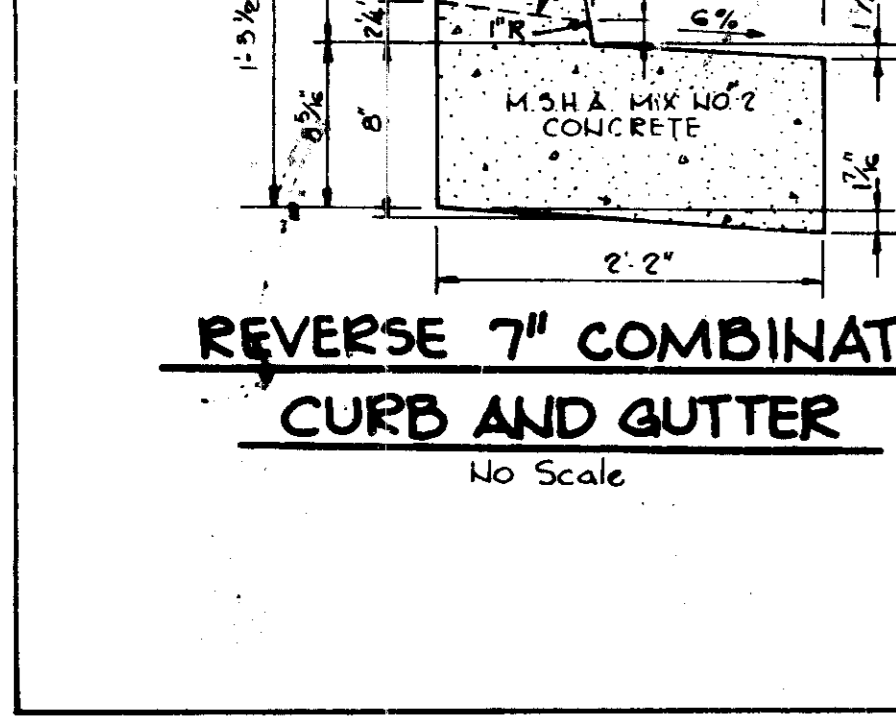
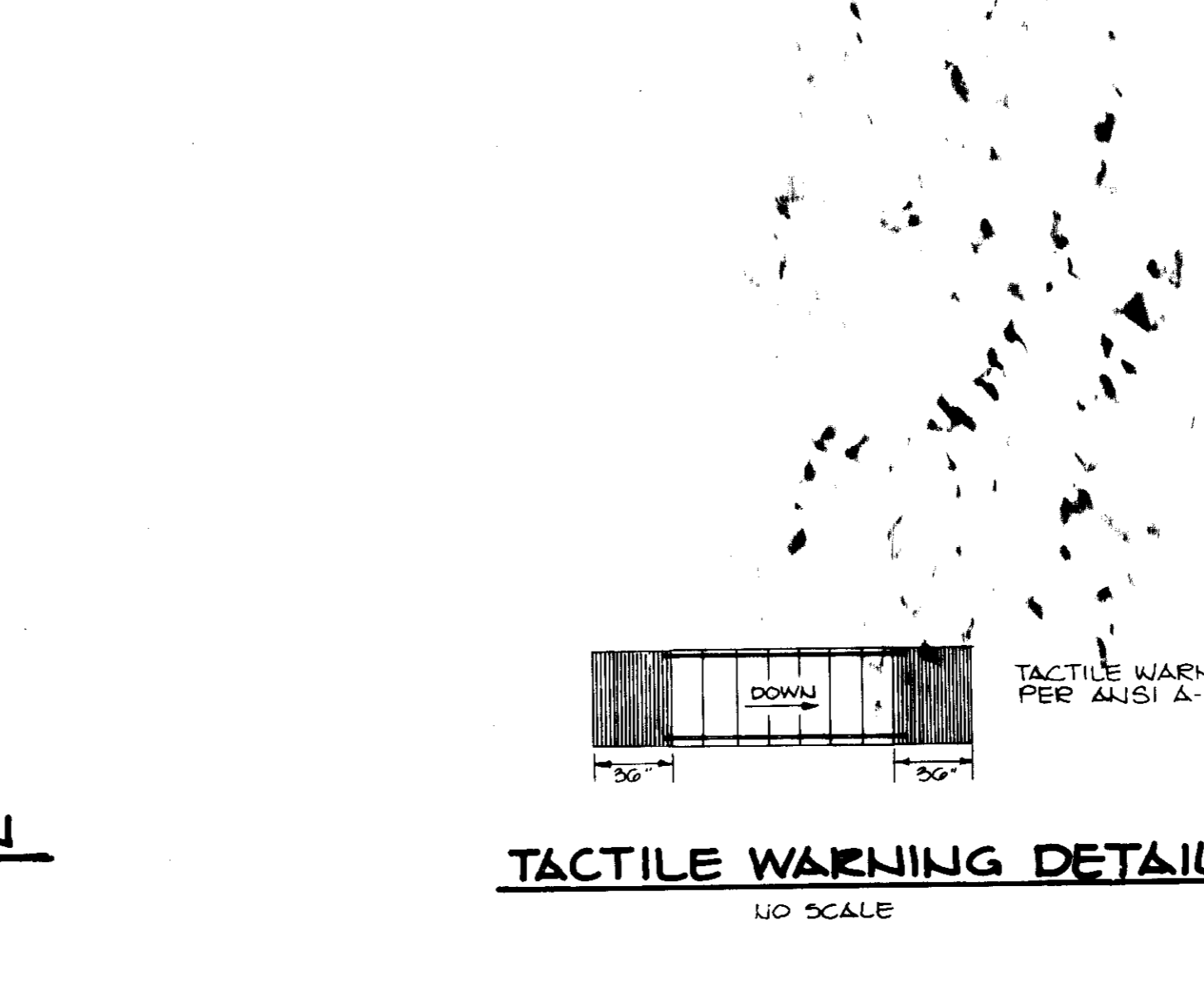
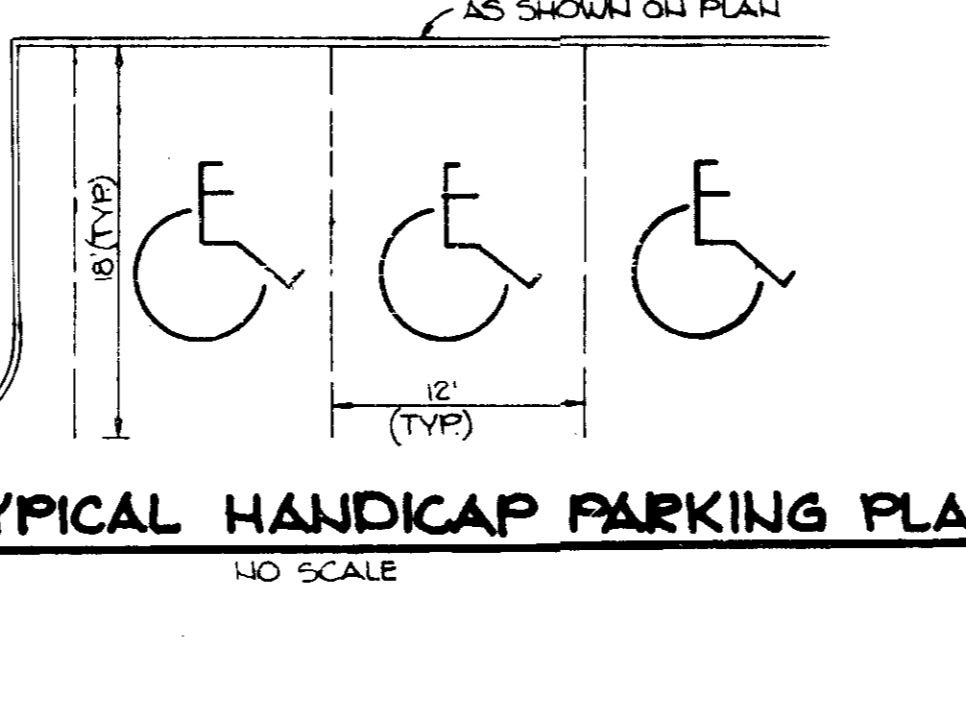
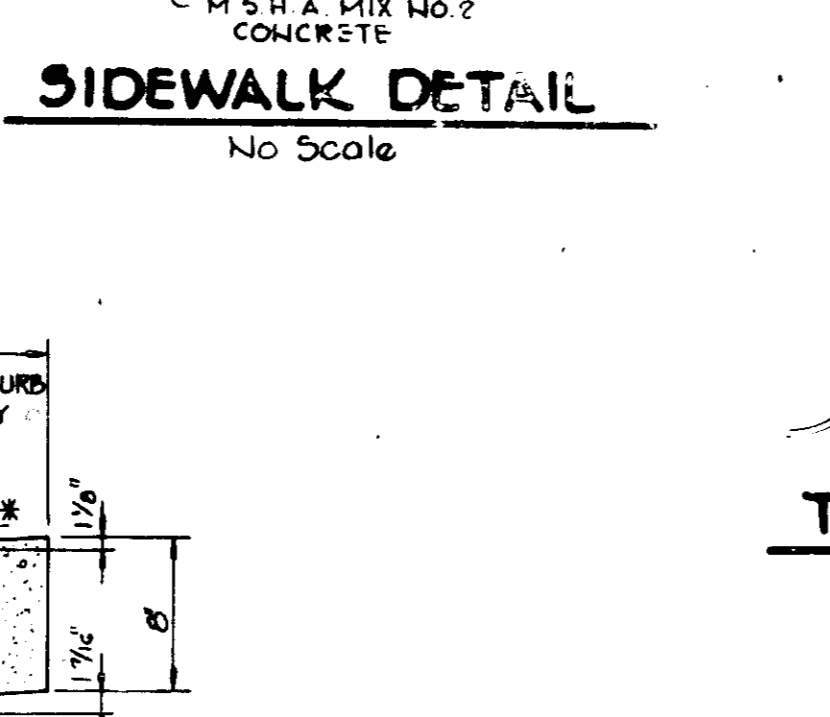
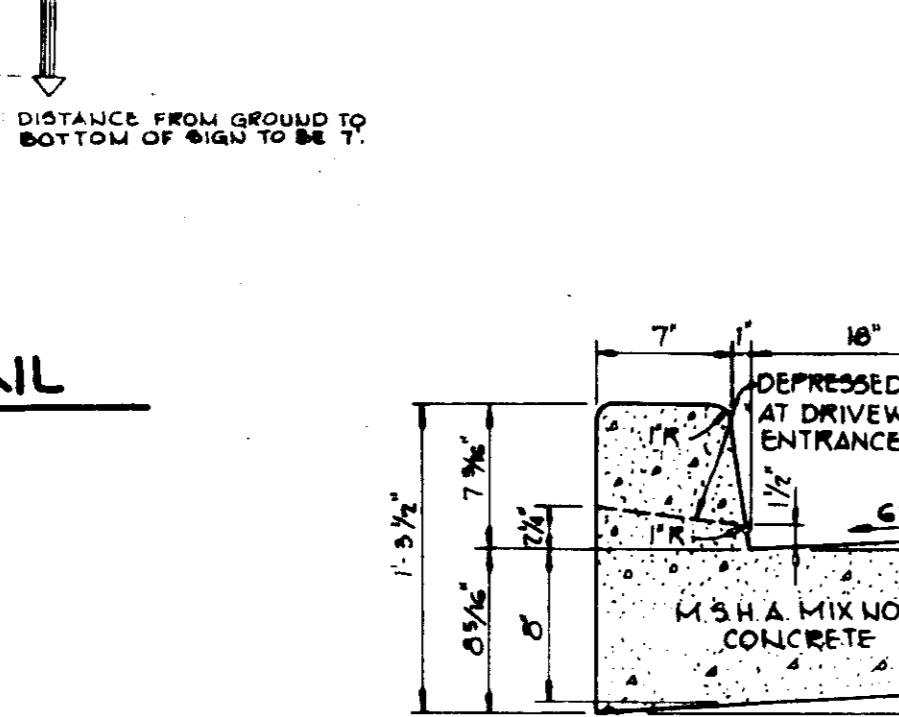
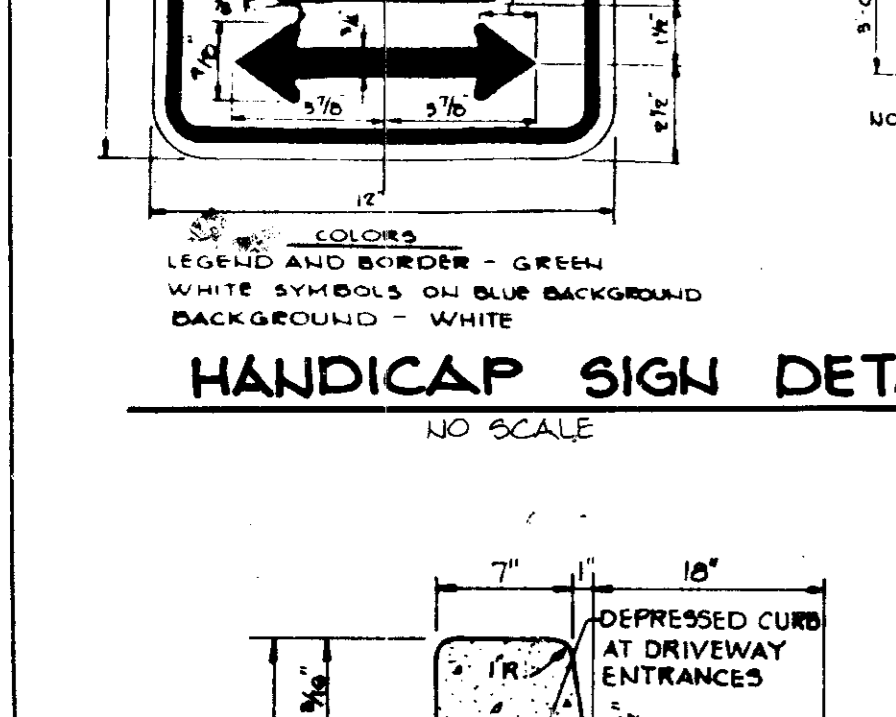
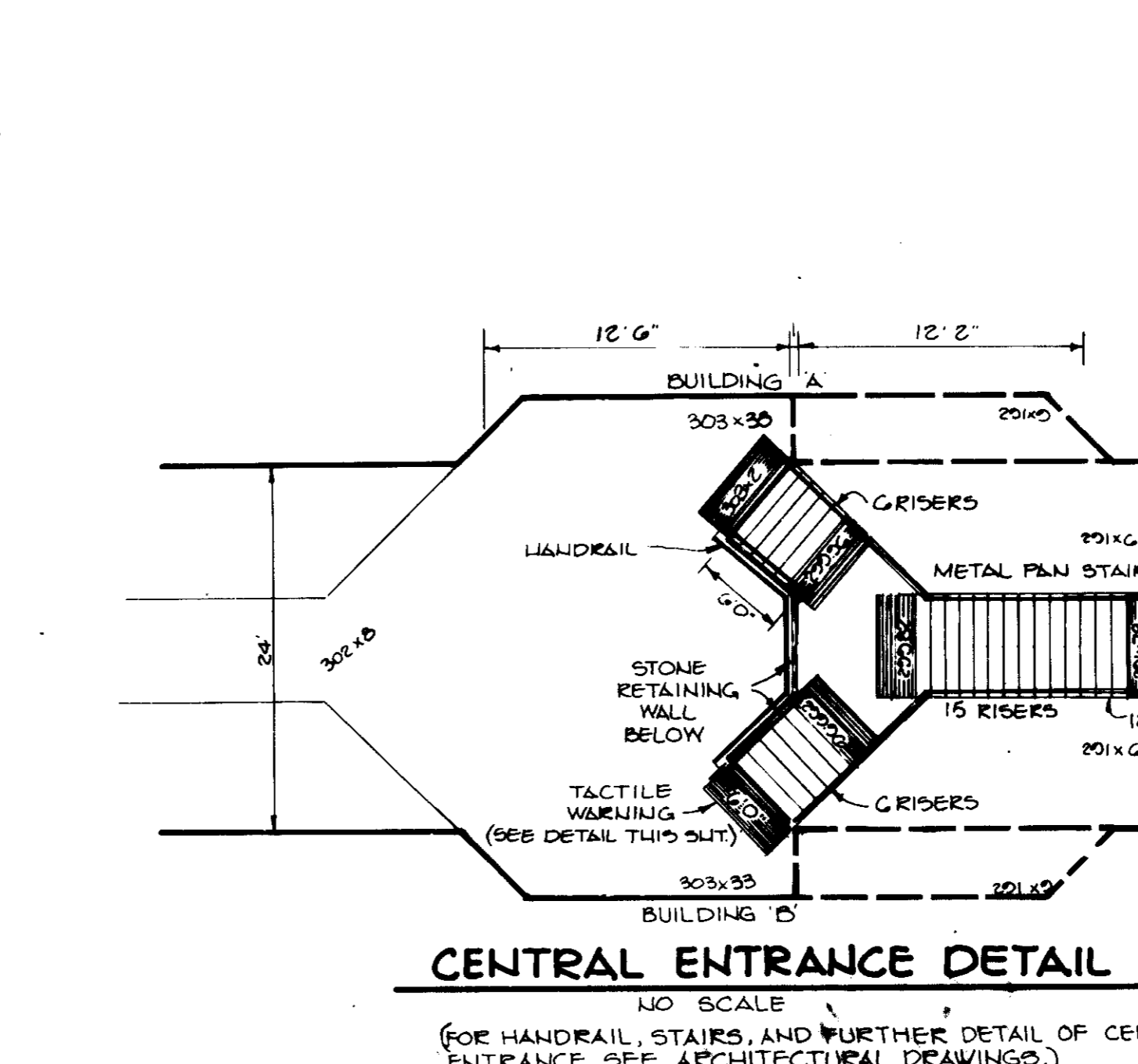
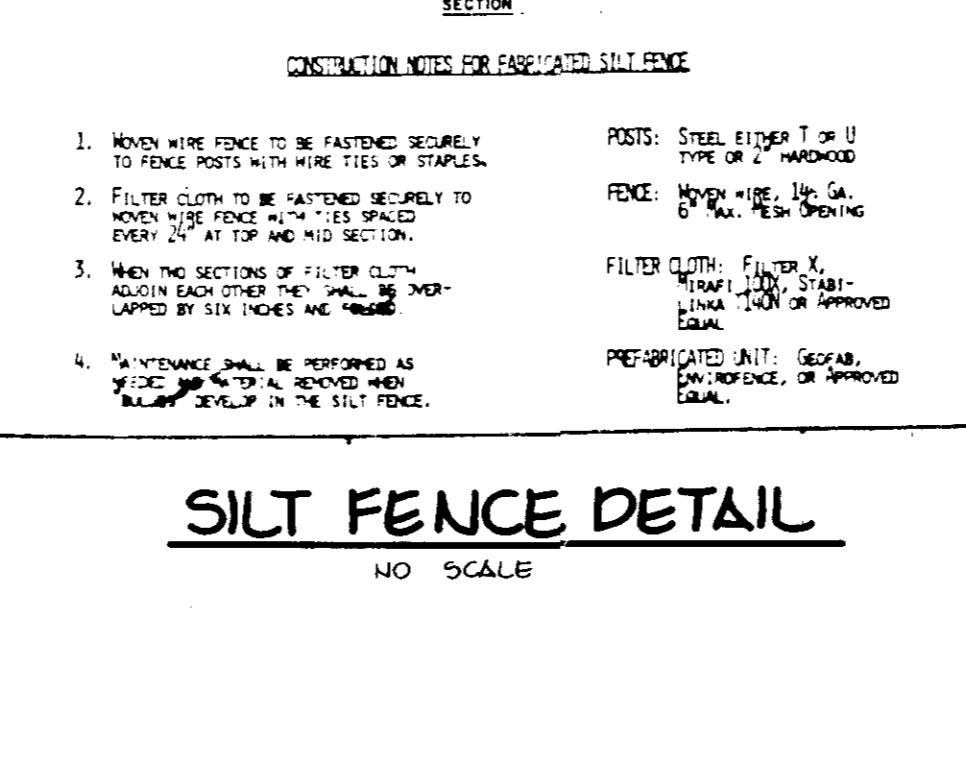
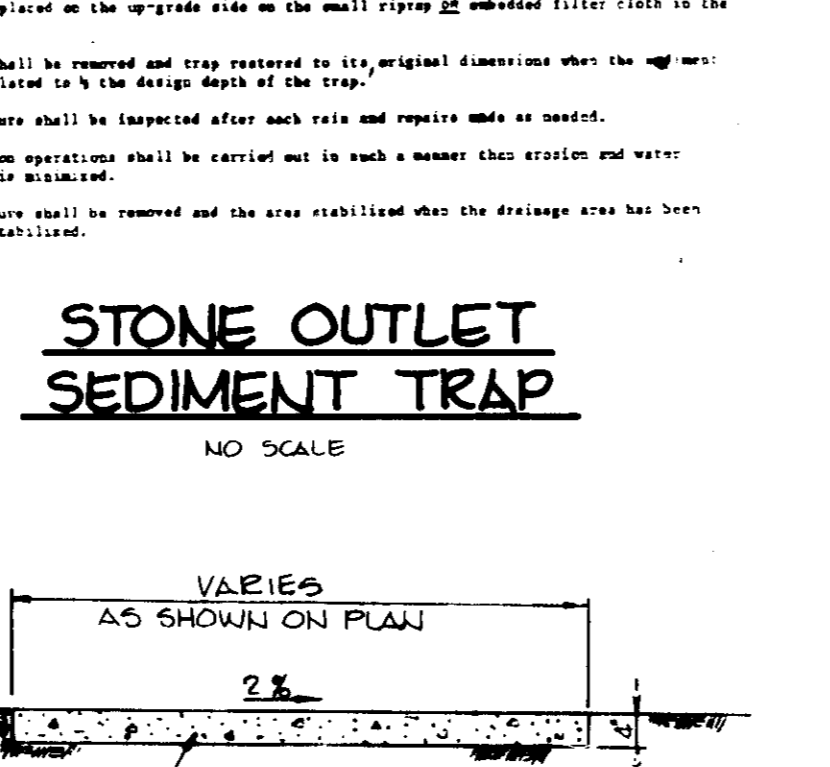
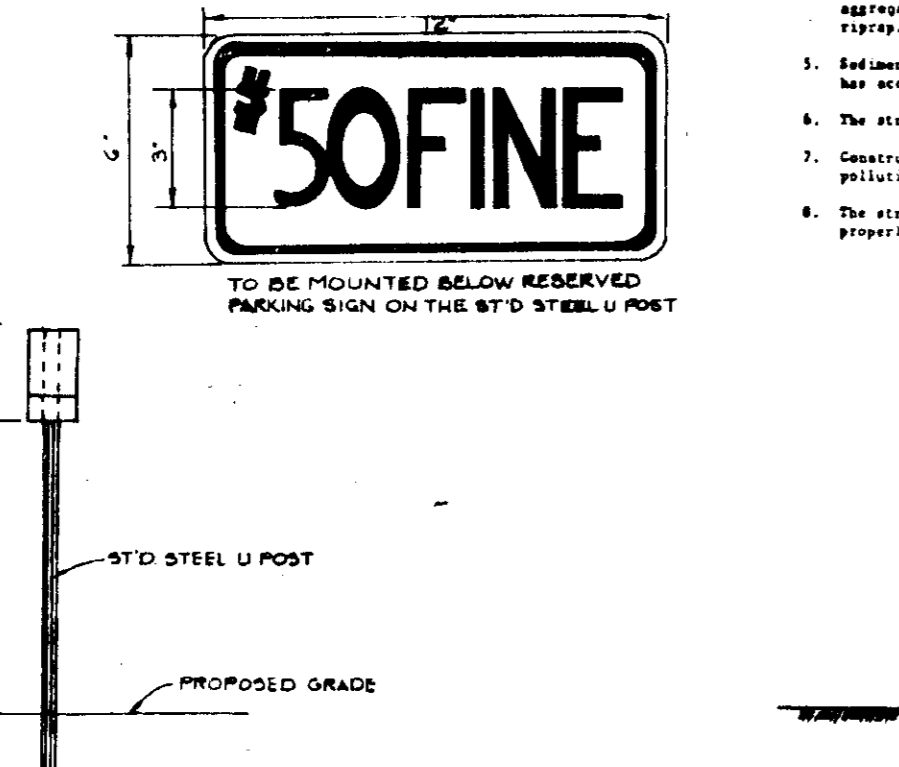
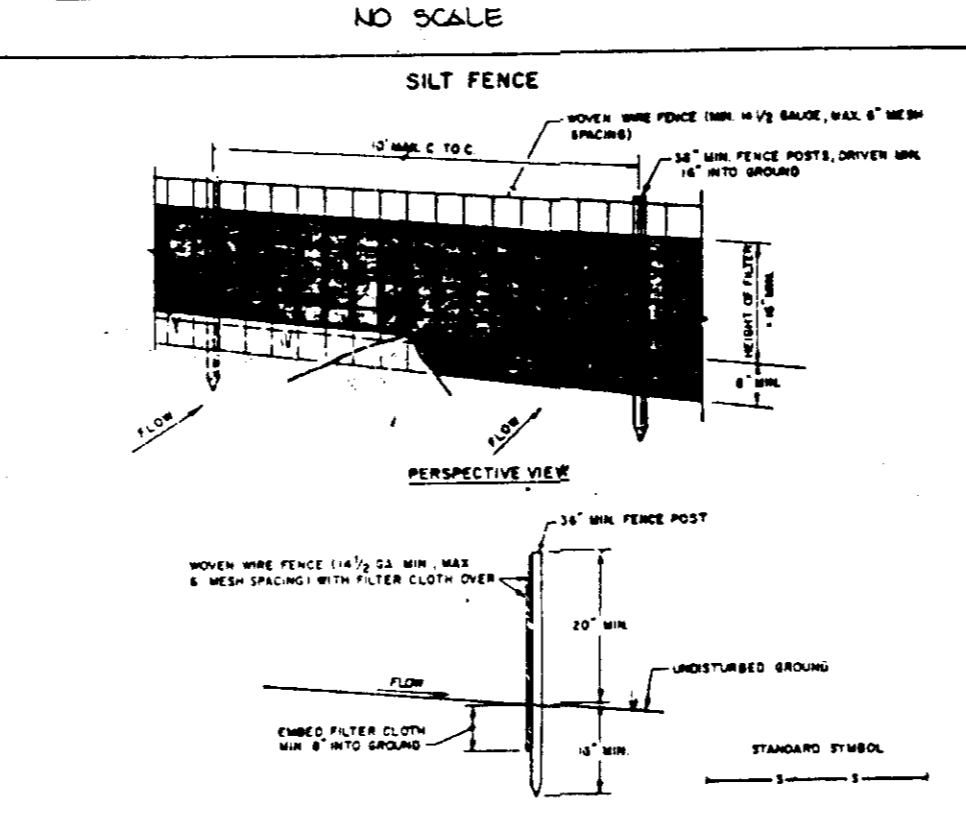
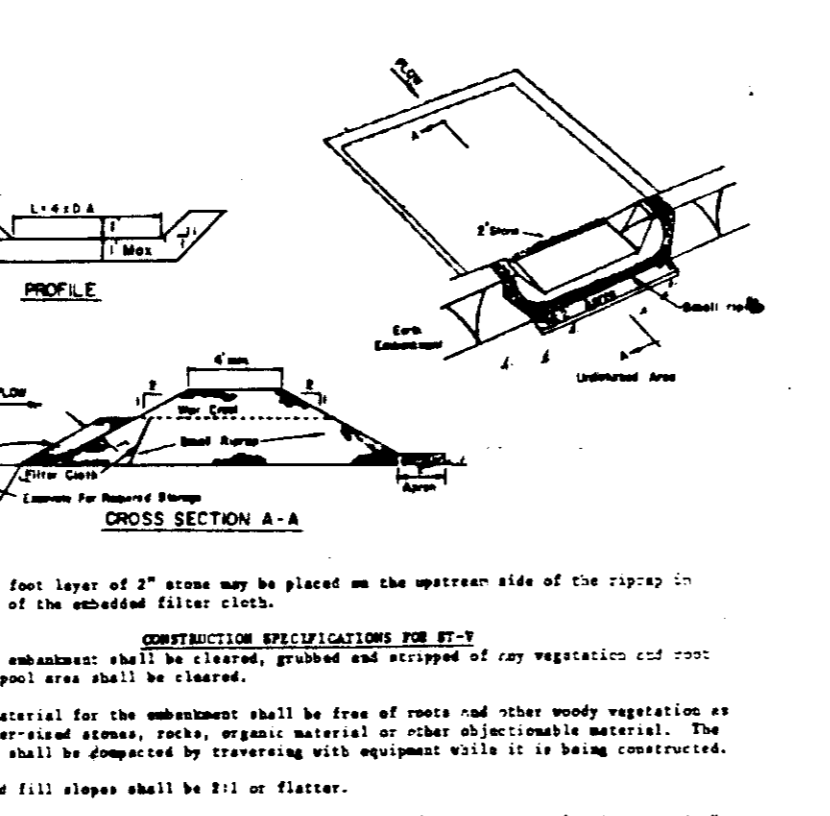
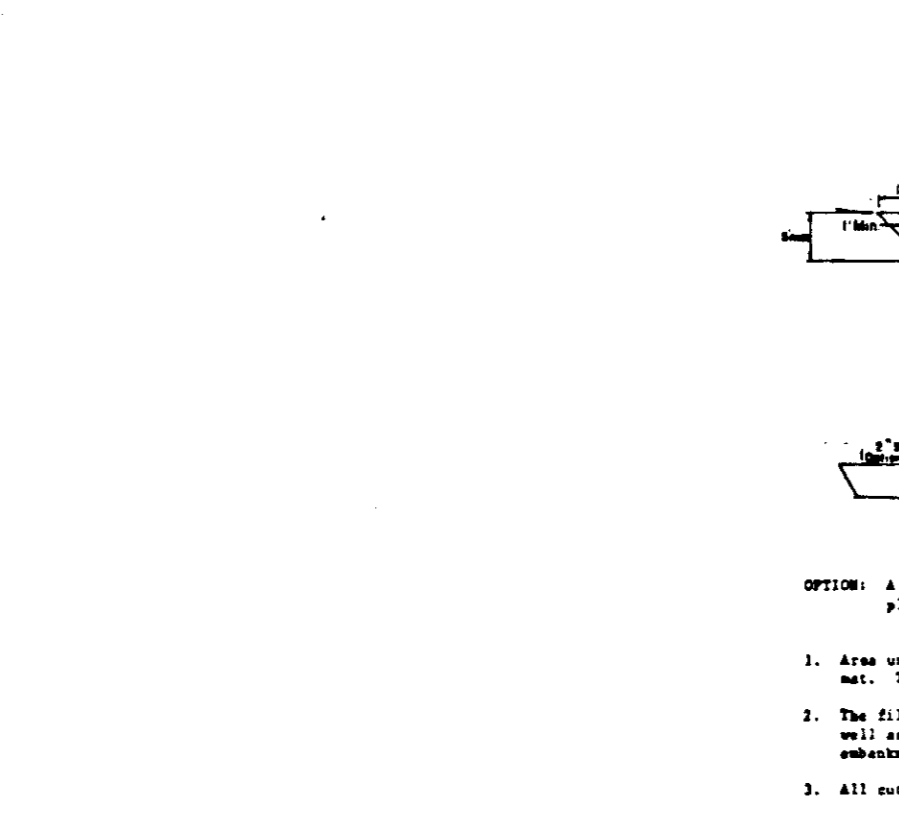
Seeding Preparation - Loosen upper three inches of soil by raking, disking or other acceptable means before seeding.

Soil Amendments - 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 depth of 4 to 6". Lanes of high maintenance areas will be dragged and leveled with a year cake. At the time of seeding, apply 500 lbs. of 10-0-0 urea/lime fertilizer and 500 lbs. of 10-20-20 or equivalent fertilizer per acre.

Seeding - For the periods March 1 thru April 30, and August 1 thru October 31, seed with 40 lbs. per acre (1 lb./1000 sq.ft.) of a mixture of certified Merton Kentucky bluegrass, common Kentucky bluegrass 5:50 lbs. per acre (1 lb./1000 sq.ft.) and Red Fescue, Pennlawn or Jamestown 2:20 lbs. per acre (0.5 lb./1000 sq.ft.) for the period May 1 thru July 31, seed with 40-40-20 mix as specified above and 2 lbs. per acre (0.05 lb./1000 sq.ft.) of creeping lovegrass. During the period of October 16 thru February 28, proceed as follows: (Option 1) 2 tons per acre of well-anchored straw mulch and seed as soon as possible in the spring. (Option 2) 1/2 ton seed. (Option 3) Seed with 40-40-20 mix specified above and mulch with 2 tons/acre well-anchored straw.

Mulching - Apply 1 1/2 to 2 tons per acre (70 to 90 lbs./1000 sq.ft.) of untreated small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre of 100% emulsified asphalt on flat areas. On slopes 2:1 or higher, use 3-8 gallons per acre (1 gal./1000 sq.ft.) for anchoring.

Maintenance - Inspect all seeded areas and make needed repairs, replacements and seedings.



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.
 DEVELOPER: LAURENCE D. GILDEA DATE: 7/31/85

BY THE ENGINEER:
 WE CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON OUR PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
 ENGINEER: ARTHUR E. MUEGGLE DATE: 7/31/85

REVIEWED FOR: NAME: S. C. D. AND MEETS TECHNICAL REQUIREMENTS
 REVIEWER: J. Helm DATE: 8-5-85
 U. S. SOIL CONSERVATION SERVICE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT
 APPROVED: Stephen T. Hales DATE: 8-5-85
 HOWARD S. C. D.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
 APPROVED: James M. Boyd DATE: 8-7-85
 COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
 APPROVED: Donald J. Harty DATE: 8-12-85
 PLANNING DIRECTOR
 APPROVED: Bill M. Hagan DATE: 8-12-85
 CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 APPROVED: Robert M. Hagen DATE: 8-9-85
 DIRECTOR

CHIEF, BUREAU OF ENGINEERING
 APPROVED: James M. Boyd DATE: 8-5-85

DATE	NO.	REVISION

OWNER/DEVELOPER:
 ROUSE & ASSOCIATES
 SUITE 110
 9145 GUILFORD ROAD
 COLUMBIA, MARYLAND 21046

PROJECT: RIVERS BUSINESS COMMONS PARCEL 'G'

AREA RECORDED PLAT RECORDING REFERENCE: LP 6277 RIVERS CORPORATE PARK SECTION 2 AREA PARCELS G 6th ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

TITLE: DETAIL SHEET

THE RIEMER GROUP, INC.
 A LAND PLANNING, DESIGN & CIVIL ENGINEERING FIRM
 3105 HEALTH PARK DRIVE, ELLICOTT CITY, MD. 21043 301-451-2690

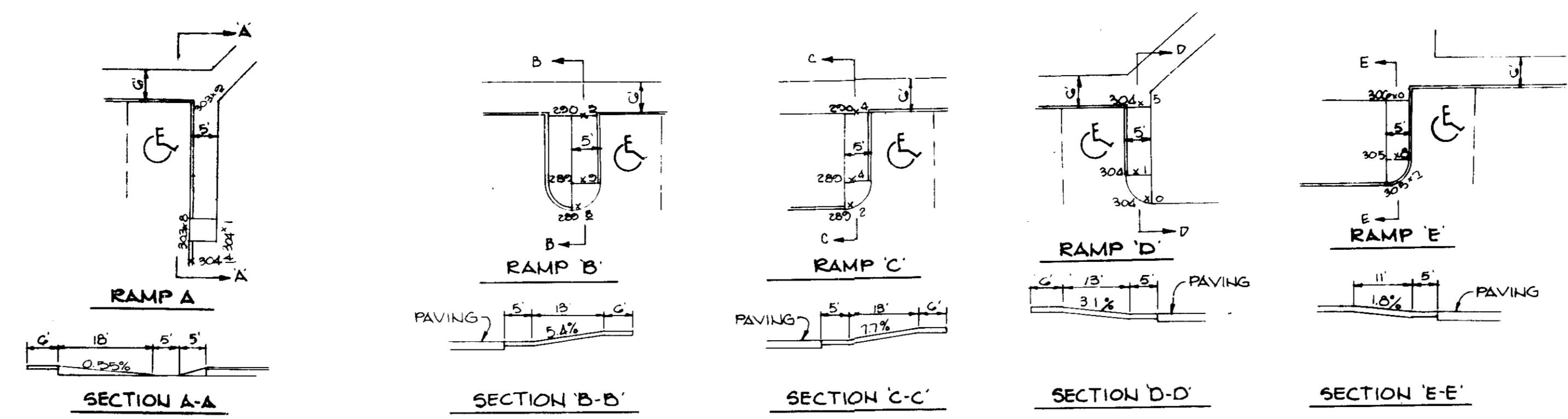
DATE: 7-31-85
 DESIGNED BY: J.D.P.
 DRAWN BY: PER
 PROJECT NO: 014300
 DATE: 2-14-85
 SCALE: AS SHOWN
 DRAWING NO: 5 OF 7

APPROVED: PLANNING BOARD OF HOWARD COUNTY
 DATE: 7-10-85
 APPROVED: Arthur E. Mueggel

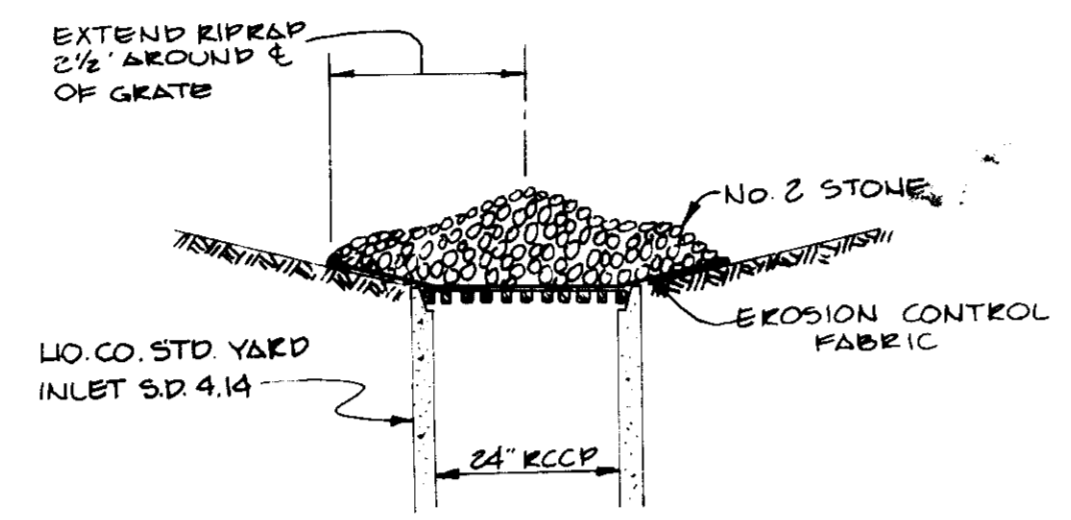
SDP-85-120

STRUCTURE	TYPE	INV. IN	INV. OUT	ELEVATION
E-1	Ho. Co. Std. 24" RCP Final Section SD 4.32	277.1	---	---
I-2	Ho. Co. Std. Type 'S' Comb. Inlet SD 4.32	278.62 277.12	278.12	287.60
I-3	Ho. Co. Std. Type 'S' Comb. Inlet SD 4.32	285.63	285.38	290.80
I-4	Ho. Co. Std. Type 'S' Comb. Inlet SD 4.32	288.87	288.62	292.20
M-5	Ho. Co. SHALLOW PRECAST Manhole SD G5.05	292.7	291.41	294.6**
I-6	Ho. Co. Std. Double Type 'S' Comb. Inlet SD 4.23	---	301.10	304.50
I-8	Ho. Co. Std. Type 'S' Comb. Inlet SD 4.32	279.93 279.97	279.47	288.80
I-9	Ho. Co. Std. Type 'S' Comb. Inlet SD 4.32	287.59	287.33	293.10
M-10	Ho. Co. Std. Precast Manhole SD G5.11	298.57 297.3	297.03	303.90**
I-11	Ho. Co. Std. Yard Inlet SD 4.14	---	299.67	302.10**
M-12	Ho. Co. Std. Precast Manhole SD G5.11	283.18	283.18	291.20**
I-13	Ho. Co. Std. Yard Inlet SD 4.14	---	293.46	301.00**
I-14	Ho. Co. Std. Yard Inlet SD 4.14	---	286.36	290.00**
M-15	Ho Co Std. Precast Manhole SD G5.11	285.02 285.77	285.77	290.45

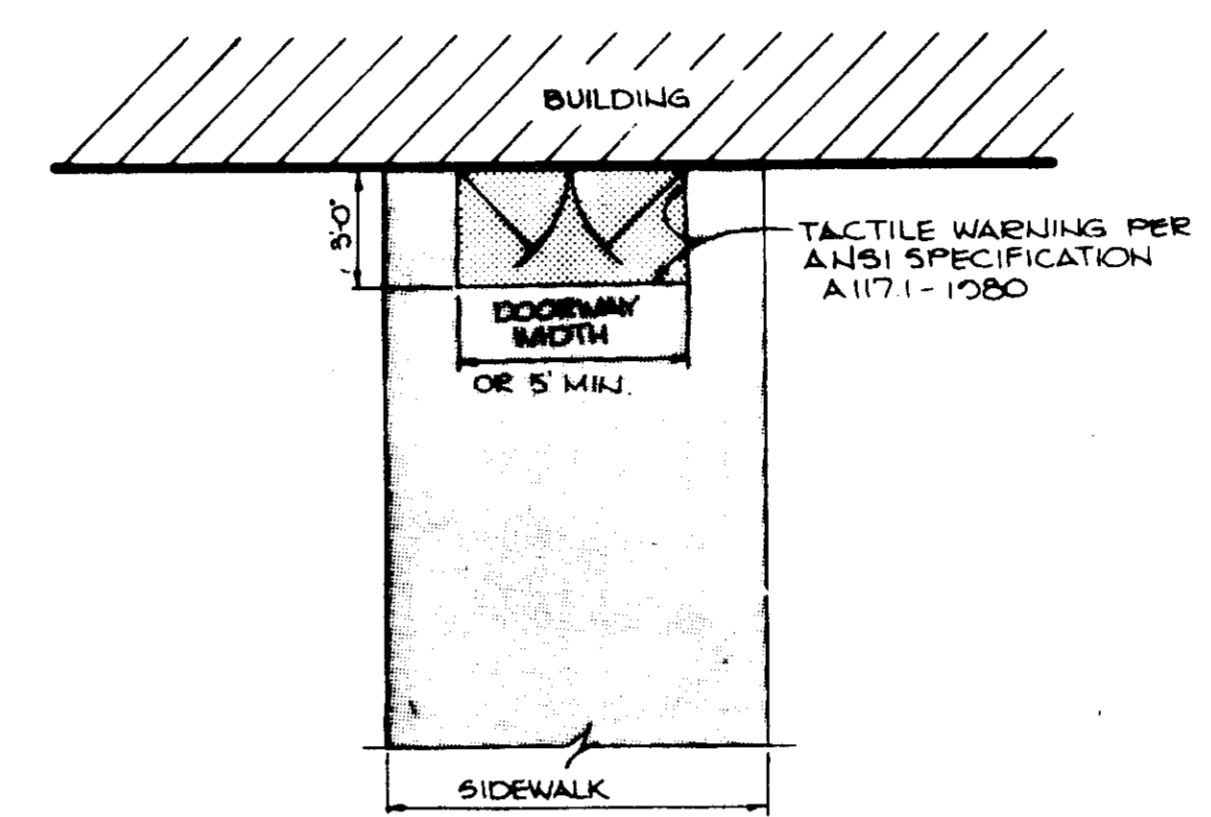
NOTE: ** Elevation at top of frame



HANDICAP RAMP DETAILS
NO SCALE

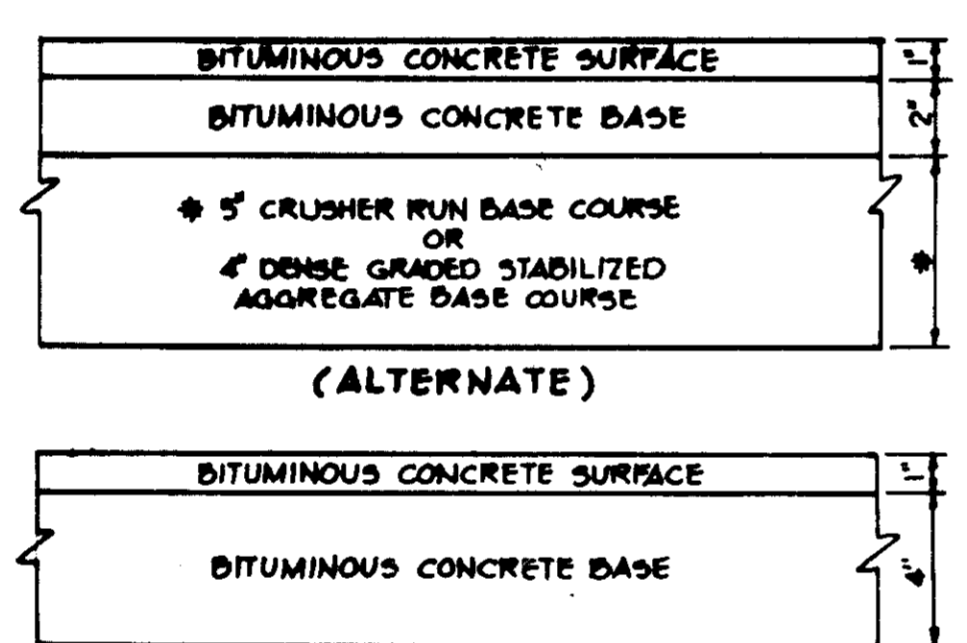


**STONE FILTER INLET PROTECTION
FOR YARD INLET BLOCKING
DETAIL**
NO SCALE



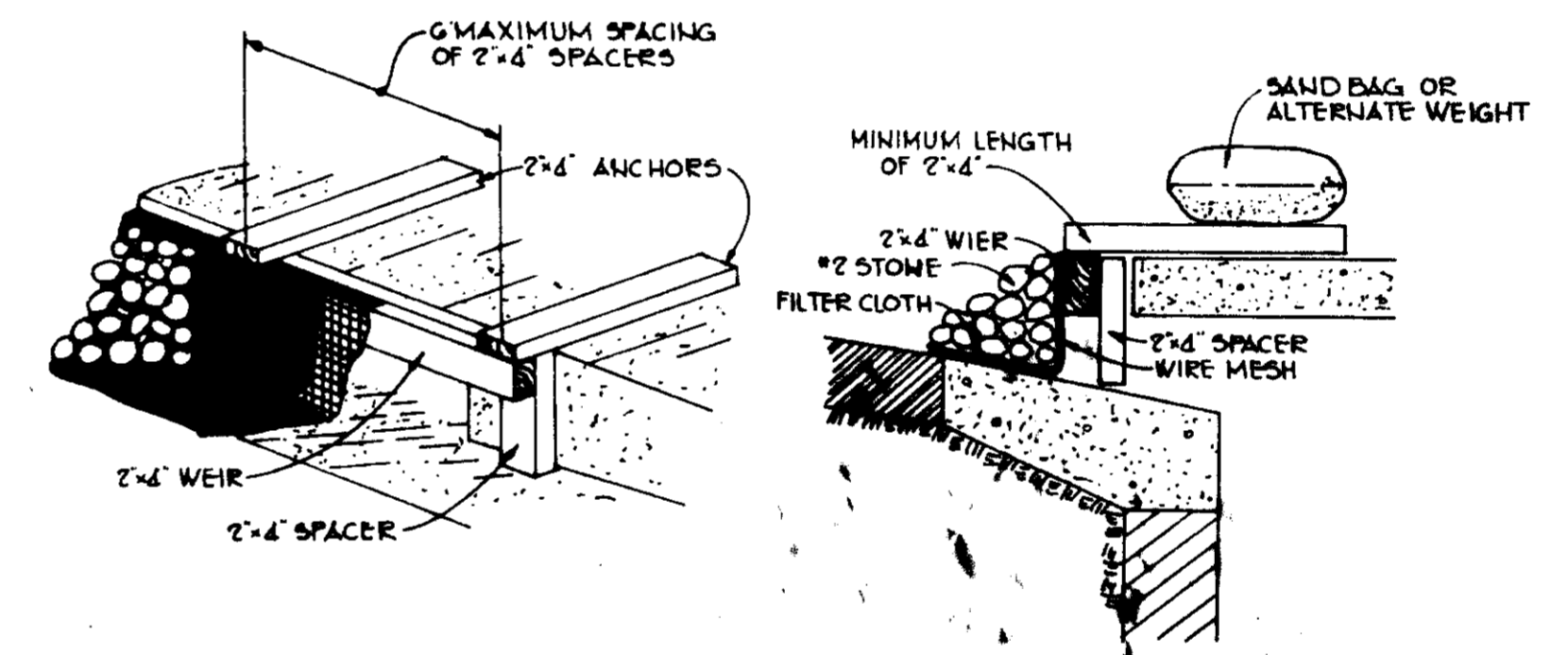
**DETAIL BUILDING ENTRANCE TEXTURAL
IDENTIFICATION FOR THE BLIND**
NO SCALE

NOTE: TO BE USED FOR ALL BUILDING ENTRANCES EXCEPT THOSE THAT ARE EXCLUSIVELY FIRE EXITS

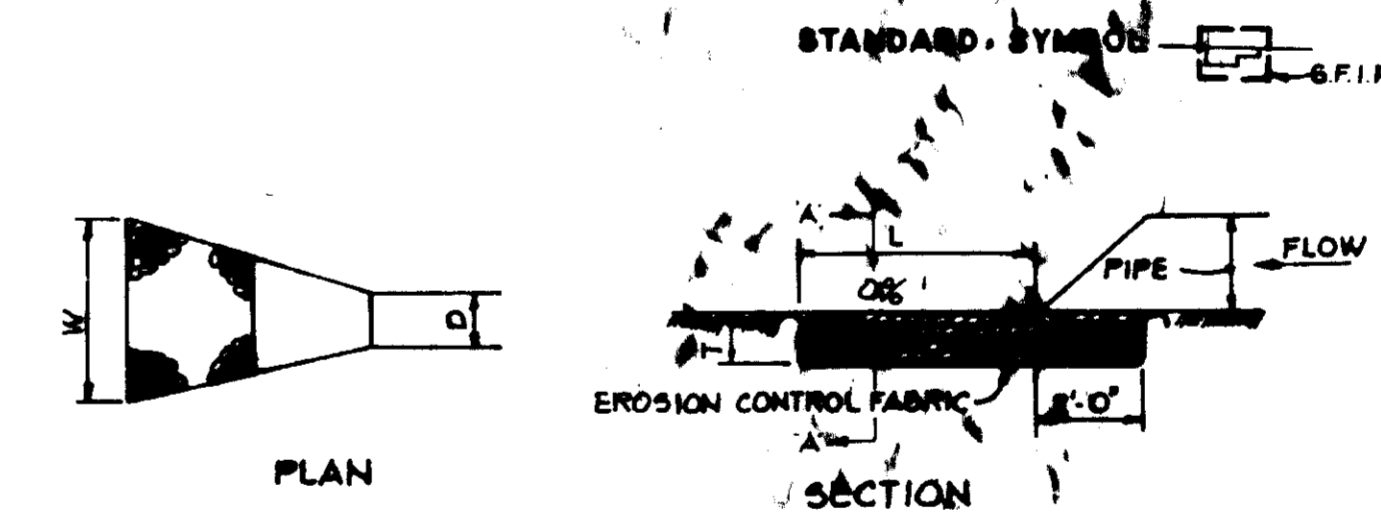


P-I PAVING DETAIL
NO SCALE

HOWARD COUNTY DESIGN MANUAL VOLUME II - STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (DRAWING R-2.01)

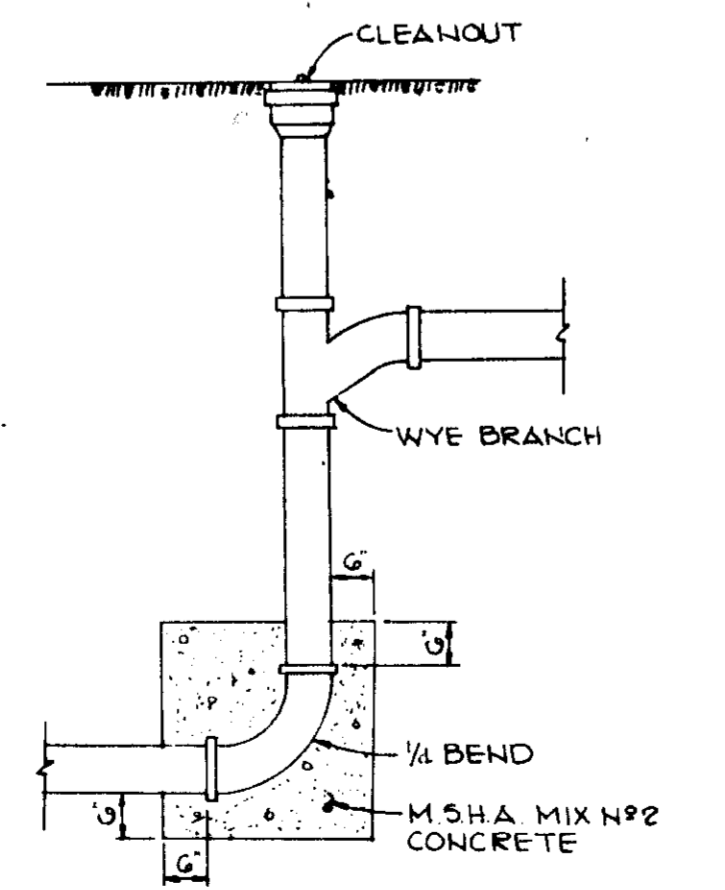


STONE FILTER INLET PROTECTION
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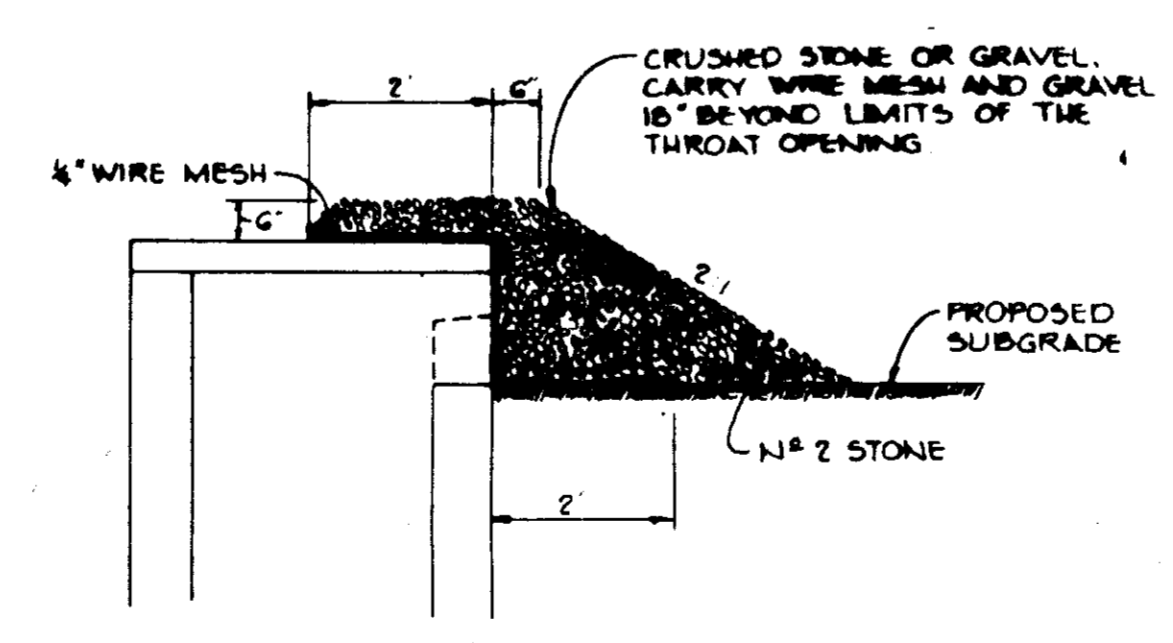


OUTLET PROTECTION DETAIL
NO SCALE

STRUCTURE	MEDIUM	LENGTH (L)	WIDTH (W)	THICKNESS (T)
E-1	MSHA CL I	18'	20'	24"



DROP CLEANOUT DETAIL
NO SCALE



INLET BLOCKING DETAIL
NO SCALE

- Construction Specifications**
- Material**
 - 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, with water fully impounded against it.
 - Filter cloth must be of a type approved for this purpose; resistant to sunlight with stone size, 200, 40-85, to allow sufficient passage of water and removal of sediment.
 - Stone is to be 2" in size and clean, since fines would clog the cloth.
 - Procedure**
 - A weirs, ditchline or yard inlet protection.
 - Excavate completely around inlet to a depth of 18" below notch elevation.
 - Drive 2 x 4 post 1' into ground at four corners of inlet. Place nail strips between posts on ends of inlet. Assemble top portion of 2 x 4 frame using overlapping joint shown. Top of frame (weir) 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 elev. 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 side.
 - 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 throat length plus 4") to the 2" x 4" weir (measuring throat length plus 2") as shown on the standard drawing.
 - Place a piece of approved filter cloth (40-85 sieve) 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 at spacer locations). These 2" x 4" anchors shall extend across the inlet top and be held in place by sandbags or alternate weight.
 - The assembly shall be placed so that the end spacers are a minimum 1' beyond both ends of the throat opening.
 - Form the wire mesh and filter cloth to the concrete gutter and against the face of curb on both sides of the inlet. Place clean 2" stone over the wire mesh and filter fabric in such a manner as to prevent water from entering the inlet under or around the filter cloth.
 - This type of protection must be inspected frequently and the filter cloth and stone replaced when clogged with sediment.
 - Assure that storm flow does not bypass inlet by installing temporary curb or asphalt slices directing flow into inlet.

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.
ROUSE & ASSOCIATES
DEVELOPER: LAWRENCE D. GILDEA
DATE: 7/31/85

BY THE ENGINEER:
I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON OUR PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
ARTHUR E. MUEEGE
ENGINEER: ARTHUR E. MUEEGE
DATE: 7/31/85

REVIEWED FOR: S. C. D.
NAME: J. Helms
AND MEETS TECHNICAL REQUIREMENTS: U.S. SOIL CONSERVATION SERVICE
DATE: 8-5-85

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
STEPHEN L. HULLEN
HOWARD S. C. D.
DATE: 8-5-85

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
JAMES M. BODMAN, ESQ.
COUNTY HEALTH OFFICER
DATE: 8-7-85

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
J. H. AMP
PLANNING DIRECTOR
DATE: 8-12-85
PHIL MUMFORD
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION
DATE: 8-12-85

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
R. H. BUNYAN, JR.
DIRECTOR
DATE: 8-6-85
D. B. BROWN
CHIEF, BUREAU OF ENGINEERING
DATE: 8-6-85

DATE	NO.	REVISION

OWNER/DEVELOPER
ROUSE & ASSOCIATES
SUITE 110
7145 GUILFORD ROAD
COLUMBIA, MARYLAND 21046

PROJECT
RIVERS BUSINESS COMMONS
PARCEL G

AREA RECORDED PLAT RECORDING REFERENCE NO. 0277
RIVERS CORPORATE PARK
SECTION 2 AREA 2 PARCEL G
G TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

TITLE
DETAIL SHEET

THE RIEMER GROUP, INC.
A LAND PLANNING, DESIGN & CIVIL ENGINEERING FIRM
3105 HEALTH PARK DRIVE, ELLICOTT CITY, MD, 21043 301-413-2640

DATE: 7-31-85
DESIGNED BY: JDF
DRAWN BY: DAKI
PROJECT NO: 014300
DATE: 8-14-85
SCALE: AS SHOWN
DRAWING NO: 6 OF 7

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: 7-10-85
ARTHUR E. MUEEGE

PLANT SCHEDULE
 RIVERS BUSINESS COMMONS
 SECTION 2, AREA 1
 LOT 1 - OPEN SPACE
 PLAT 3054-A-475
 WASHINGTON

QTY	SIZE	LISTN NAME	COMMON NAME	COND.
40	2 1/2-3" CAL.	ACER P. 'RED SUNSET'	RED MAPLE	PKP
27	2 1/2-3" CAL.	ACER S. 'GREEN MOUNTAIN'	SUGAR MAPLE	
40	2 1/2-3" CAL.	GLEDITSIA T. 'SKYLINE'	LOCUST	
10	2 1/2-3" CAL.	TILIA C. 'GREENSPIRE'	LITTLELEAF LINDEN	
30	8-10' HGT.	MALLUS 'ZUMI CALCARPA'	ZUMI CHERRY	
45	8-10' HGT.	FRAXUS PEDunculata	YOSHINO CHERRY	
15	8-10' HGT.	PRUNUS C. 'REDSPIRE'	REDSPIRE PEAR	
80	12-15' HGT.	QUERCUS STROBUS	WHITE PINE	
39	2 1/2-3" CAL.	FRAXINUS TOMENTOSA	VIBURNUM	

NOTE
 1. ALL PLANTING AS PER H.R.D. LANDSCAPE SPECIFICATIONS.
 2. TOTAL SITE ACREAGE = 6.8 ACRES.
 3. ANNUALS WHERE NOTED.

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER 8-7-85 DATE

APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING
 PLANNING DIRECTOR 8-2-85 DATE
 CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 DIRECTOR 8-6-85 DATE

CHIEF, BUREAU OF ENGINEERING 8-6-85 DATE

DATE	NO.	REVISION

OWNER / DEVELOPER
 ROUSE & ASSOCIATES
 SUITE 110
 2145 GUILFORD ROAD
 COLUMBIA, MARYLAND 21046

PROJECT
 RIVERS BUSINESS COMMONS
 PARCEL G

AREA
 RECORDED PLAT RECORDED REFERENCE LR
 RIVERS BUSINESS COMMONS
 SECTION 2, AREA 1 PART II
 2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

TITLE
 LANDSCAPE PLAN

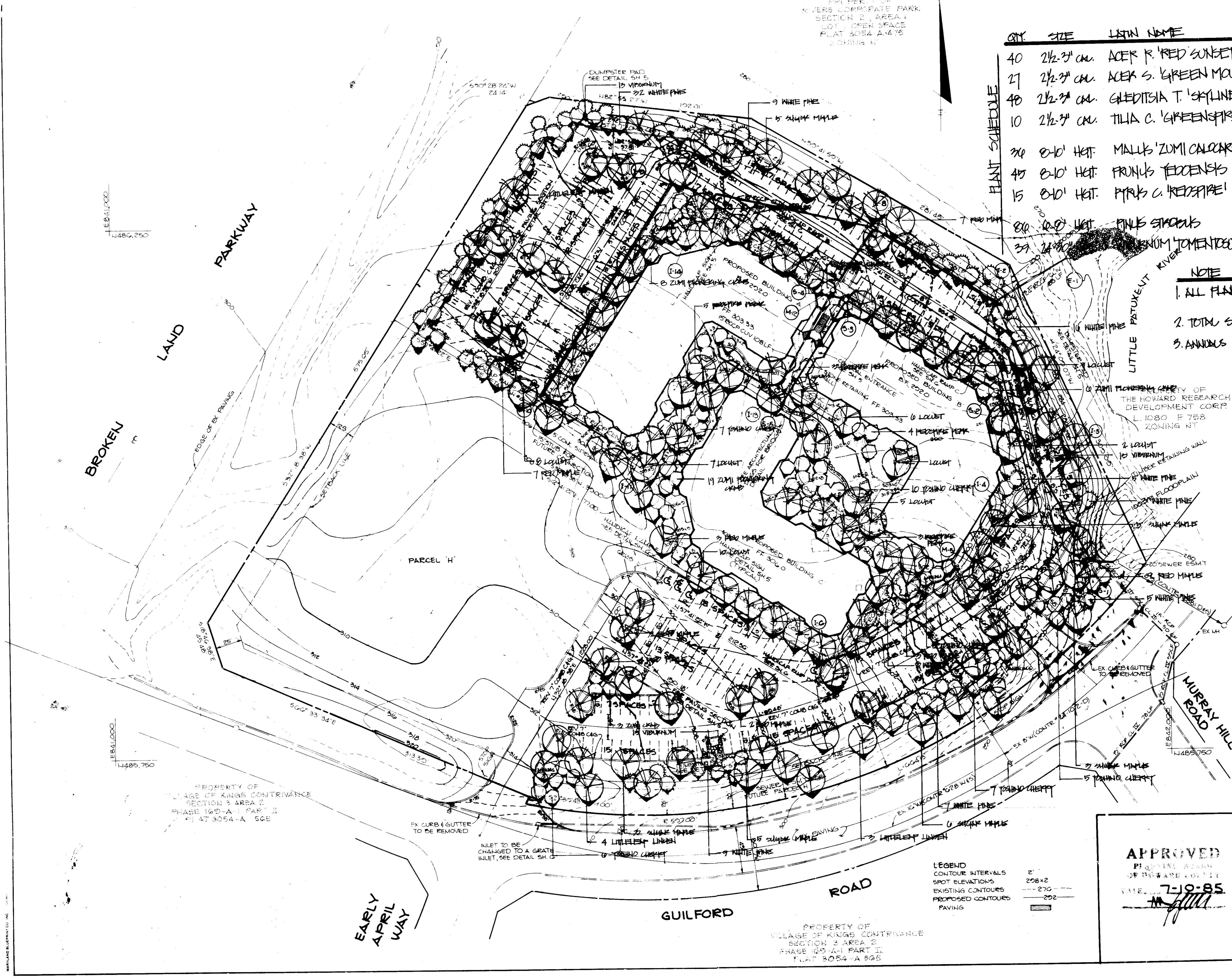
APPROVED
 7-19-85
 DATE

DESIGNED BY JOP
 DRAWN BY DAM
 PROJECT NO 014500
 DATE 2-14-85
 SCALE 1"=40'
 DRAWING NO 7 OF 7

STATE OF MARYLAND
 LANDSCAPE ARCHITECT
 4-15-85

SDP-85-1292

LEGEND
 CONTOUR INTERVALS 2'
 SPOT ELEVATIONS 208x2
 EXISTING CONTOURS 270
 PROPOSED CONTOURS 202
 PAVING



LE 841,000
 1486,250

LE 841,000
 1485,750

PROPERTY OF
 VILLAGE OF KINGS CONTRIVANCE
 SECTION 2, AREA 2
 PHASE 100-A-1 PART II
 PLAT 3054-A-502

PROPERTY OF
 VILLAGE OF KINGS CONTRIVANCE
 SECTION 2, AREA 2
 PHASE 100-A-1 PART II
 PLAT 3054-A-502

EARLY
 APRIL
 WAY