

**SHEET INDEX**

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

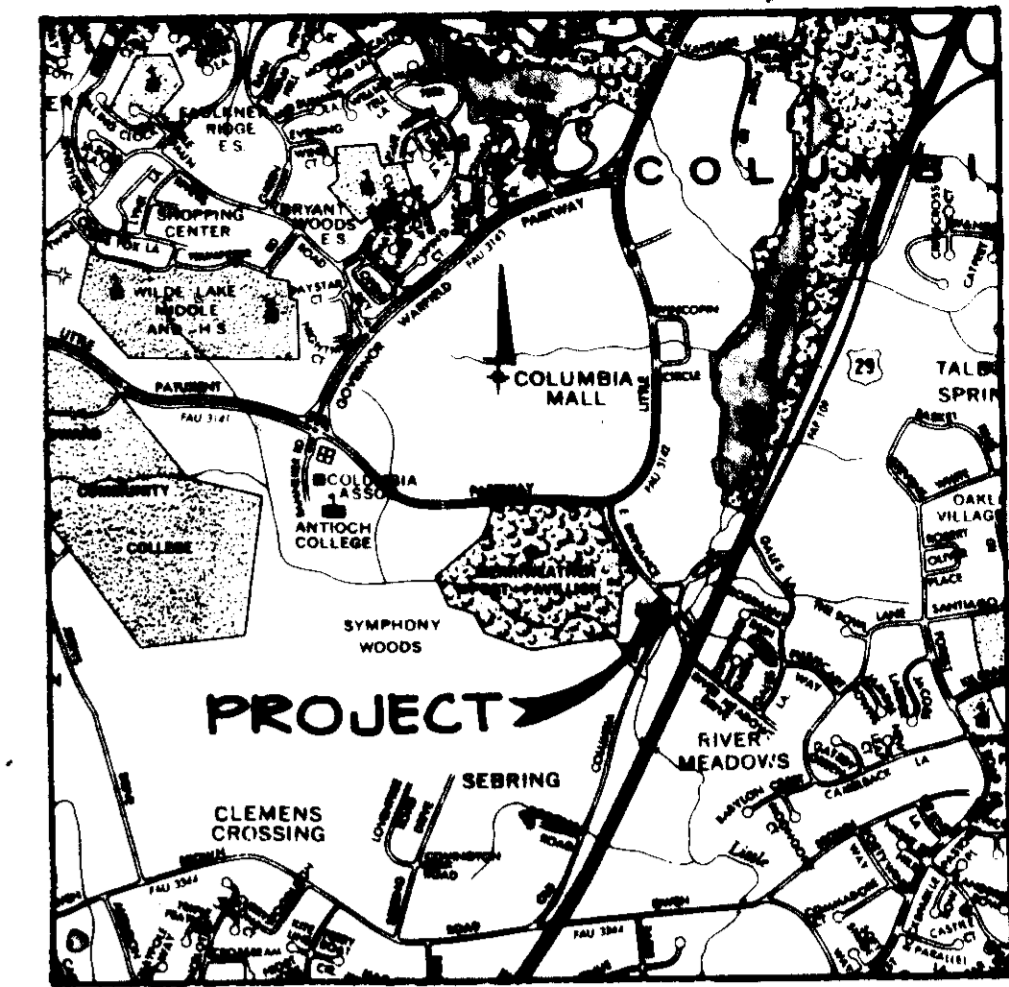
# SITE DEVELOPMENT PLAN

# SYMPHONY WOODS

# OFFICE CENTER

## 5TH ELECTION DISTRICT

## HOWARD COUNTY, MARYLAND



VICINITY MAP  
SCALE 1"=2000'

**GENERAL NOTES**

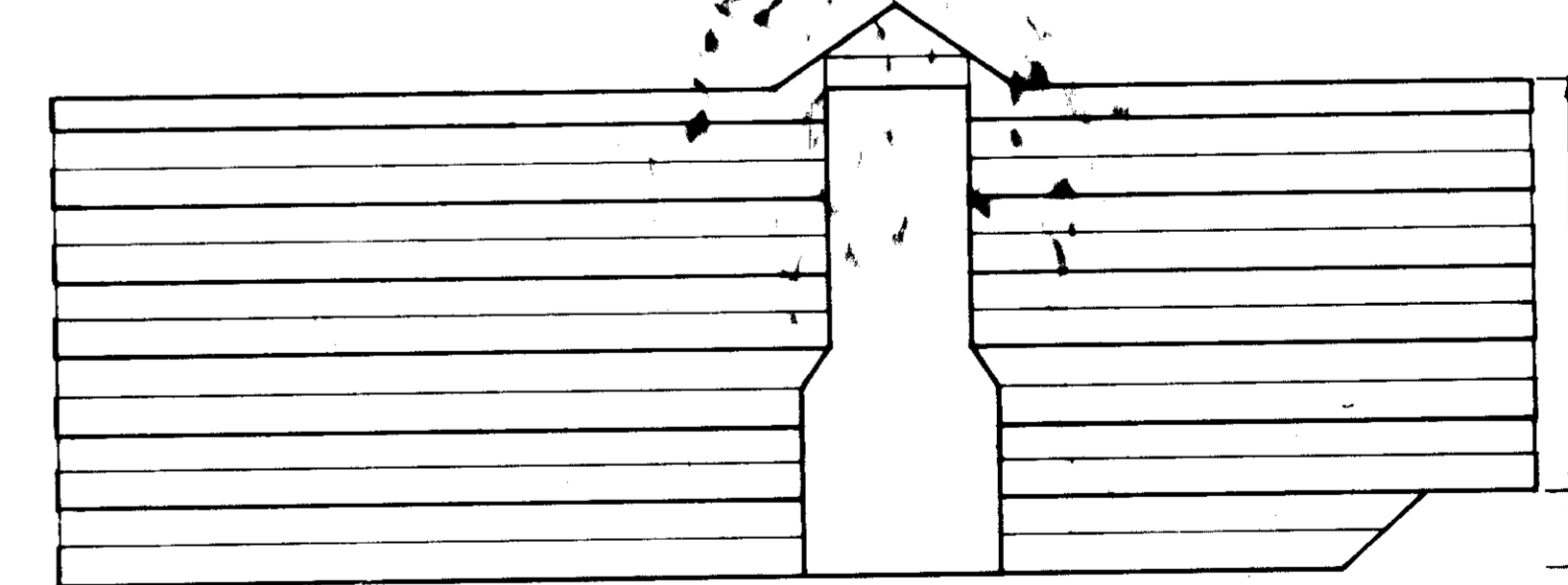
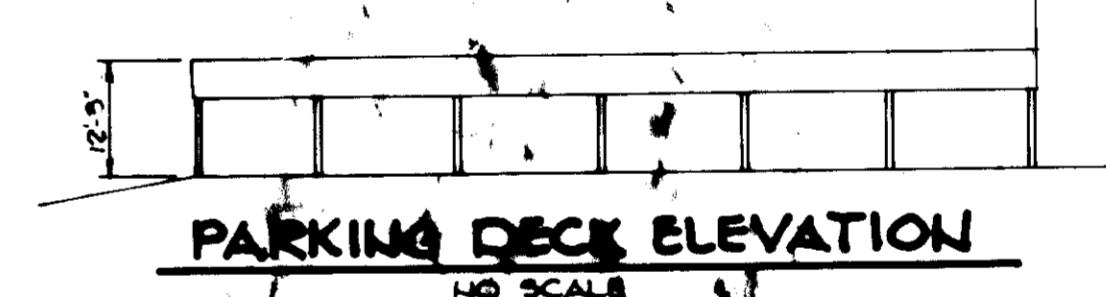
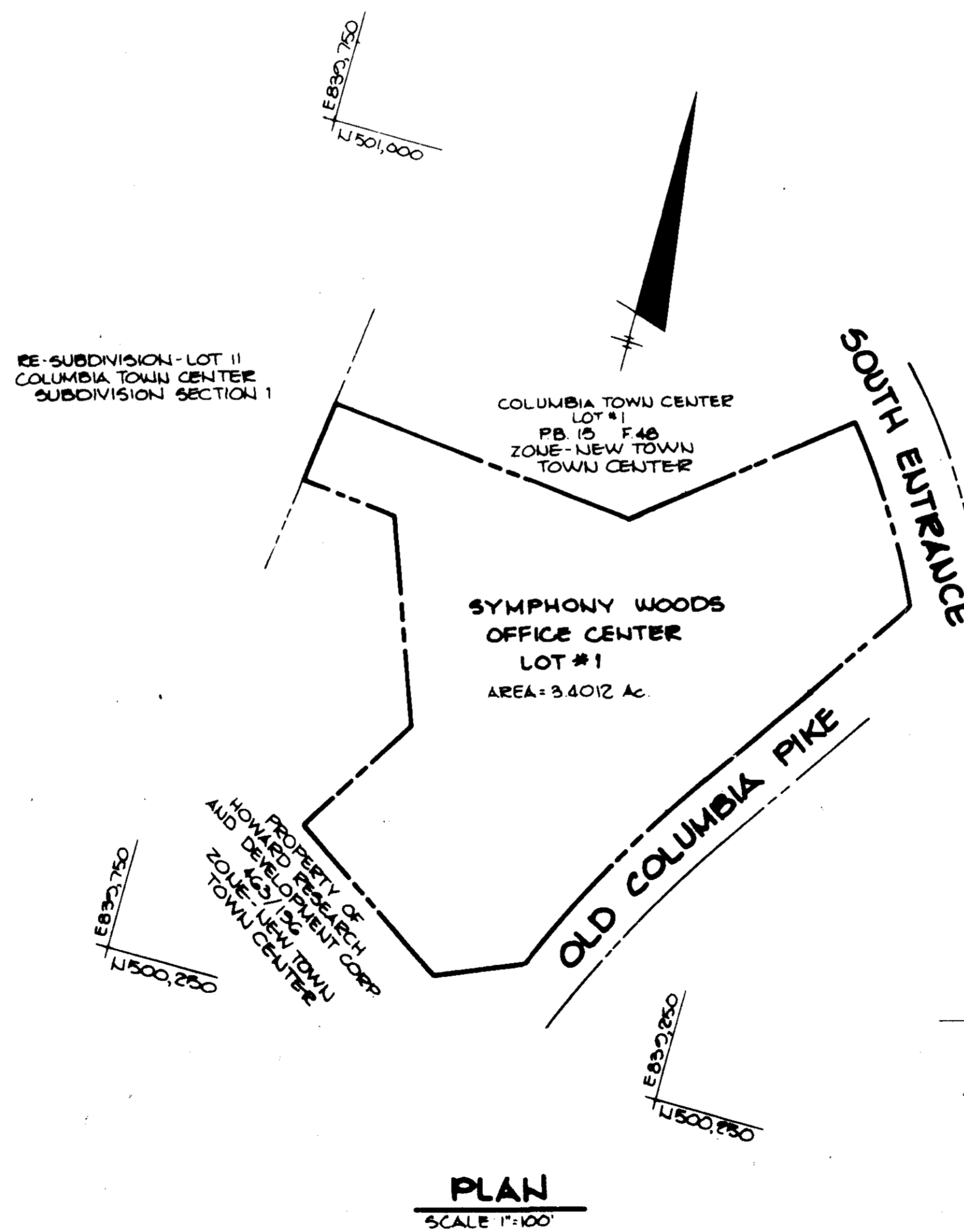
- ALL WATER LINES SHALL BE CONSTRUCTED A MINIMUM OF 42" COVER BELOW FINISHED GRADE.
- CORRUGATED STEEL PIPE SECTIONS WILL BE JOINED WITH A SINGLE OR TWO PIECE CORRUGATED END WITH A WATERTIGHT NEOPRENE GASKET. DIMPLE BAND CONNECTORS WILL NOT BE PERMITTED.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME IV, 1984, 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 & 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 OR 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.
- TOPG TAKEN FROM FIELD RUN SURVEY DATED NOVEMBER, 1984 BY THE RIEMER GROUP, INC.
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL STORM DRAIN PIPE BEDDING SHALL BE AS SHOWN IN DETAIL G2.01 (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.
- LOCATING ALL EXISTING UTILITIES AND DEMOLITION OF EXISTING PAVING AND EXISTING BUILDING WILL BE CONTRACTOR'S RESPONSIBILITY.

**SITE TABULATION**  
PLANNING BOARD CASE NUMBER  
AS PER FDP PHASE 105-A & FDP PHASE 115

Total Area	3.4 Ac. (148156 S.F.)
Zoning	New Town - Employment Center - Commercial
Proposed Use	Office
Total Number of Levels	6
Gross Building Area	99,288 S.F.
Net Leasable Area	84,013 S.F.
- Athletic Club	2,230 S.F.
- NO OR EMPLOYEES	1 PER 210 S.F. NET LEASEABLE AREA = 400
Parking Spaces Required:	
- Athletic Club	1 space/100 S.F. = 23 spaces
- Office	7 spaces/10 persons @ 210 S.F./person = 281 spaces
	TOTAL = 304 spaces
Total Parking Spaces Provided Including 9 Handicap Spaces	300 spaces

FLOOR LEVEL	GROSS AREA (S.F.)
1	10,365
2	17,221
3	17,654
4	18,826
5	18,014
6	16,810



LOT NUMBER	STREET ADDRESS
PARCEL A-1	5950 SYMPHONY WOODS ROAD

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

**APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.**  
*[Signature]* 9-10-85  
HEALTH OFFICER DATE

**APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING.**  
*[Signature]* 9-11-85  
PLANNING DIRECTOR DATE

*[Signature]* 9-11-85  
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  
*[Signature]* 9-5-85  
DIRECTOR DATE

*[Signature]* 9-25-85  
CHIEF, BUREAU OF ENGINEERING DATE

DATE	NO	REVISION

OWNER/DEVEL: **ROUSE & ASSOCIATES**  
SUITE 110  
3145 GUILFORD ROAD  
COLUMBIA, MD. 21045

CONTRACTOR: **NORWOOD INDUSTRIAL CONSTRUCTION CO.**  
SUITE 130  
3145 GUILFORD ROAD  
COLUMBIA, MD. 21045

PROJECT: **SYMPHONY WOODS OFFICE CENTER**

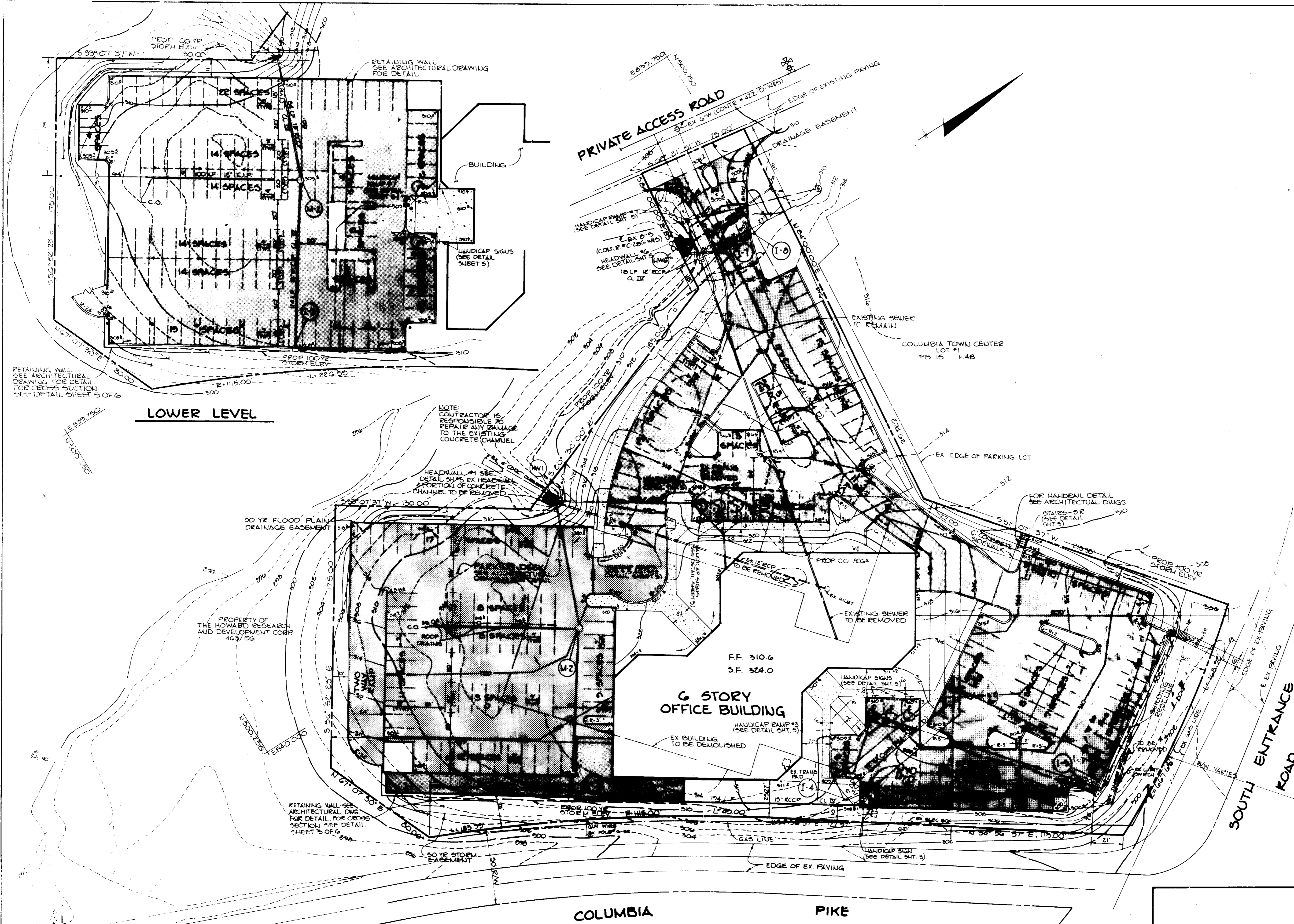
AREA: TOWN CENTER SECTION 15 AREA 2 PARCEL A-1 5TH ELECTION DISTRICT, HOWARD COUNTY, MD.

TITLE: **TITLE SHEET**

**THE RIEMER GROUP, INC.**  
A LAND PLANNING, DESIGN & CIVIL ENGINEERING FIRM  
3105 HEALTH PARK DRIVE, ELLICOTT CITY, MD. 21043 301-461-2000

DATE **7-10-85**

DESIGNED BY: JDP  
DRAWN BY: DAM  
PROJECT NO: 015700  
DATE: 5-22-85  
SCALE: AS SHOWN  
DRAWING NO. 1 OF 2



RETAINING WALL SEE ARCHITECTURAL DRAWING FOR DETAIL FOR CROSS SECTION SEE DETAIL SHEET 5 OF 6

**LOWER LEVEL**

NOTE: CONTRACTOR IS RESPONSIBLE TO REPAIR ANY DAMAGE TO THE EXISTING CONCRETE CHANNEL

PROPERTY OF THE HOWARD RESEARCH AND DEVELOPMENT CORP 443/126

**6 STORY OFFICE BUILDING**

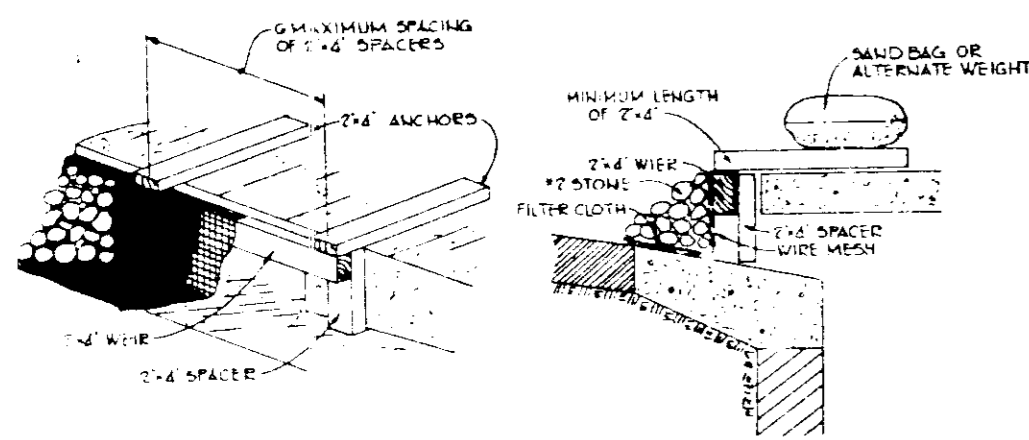
FF 310.6  
SF 324.0

- LEGEND**
- PAVING
  - CONCRETE
  - 308 EX. 2' CONTOURS
  - 306 PROP. 2' CONTOURS
  - 310 EX. 10' CONTOURS
  - 310 PROP. 10' CONTOURS

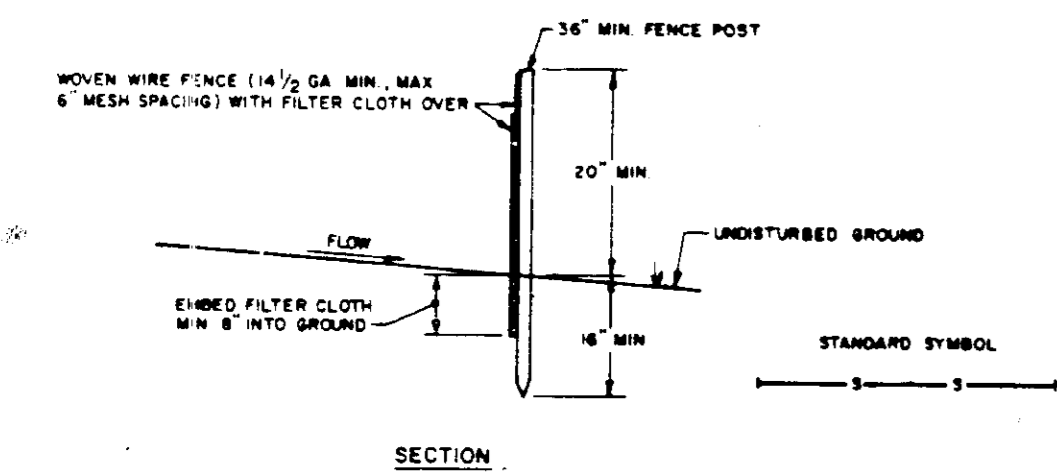
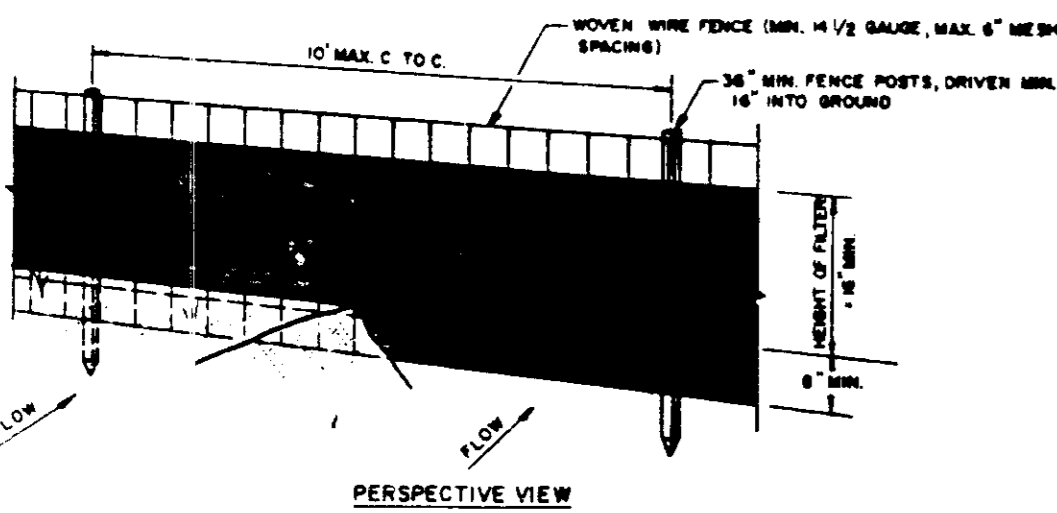
**APPROVED**  
PLANNING BOARD  
OF HOWARD COUNTY  
DATE 7-19-85  
*[Signature]*

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.	
<i>[Signature]</i> COUNTY HEALTH OFFICER	9-10-81 DATE
APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.	
<i>[Signature]</i> PLANNING DIRECTOR	9-11-85 DATE
APPROVED: DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION.	
<i>[Signature]</i> CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION	9-1-85 DATE
APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.	
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS	
<i>[Signature]</i> DIRECTOR	9-5-85 DATE
APPROVED: BUREAU OF ENGINEERING	
<i>[Signature]</i> CHIEF, BUREAU OF ENGINEERING	9-5-85 DATE
7-10-85	EXTEND SIDEWALK NORTH EAST CORNER
DATE	NO. REVISION
OWNER / DEVEL	ROUSE & ASSOCIATES SUITE 110 2145 GUILFORD ROAD COLUMBIA, MD 21045
CONTRACTOR	NORWOOD INDUSTRIAL CONSTRUCTION CO. SUITE 130 2145 GUILFORD ROAD COLUMBIA, MD 21045
PROJECT	<b>SYMPHONY WOODS OFFICE CENTER</b>
AREA	TOWN CENTER SYMPHONY WOODS OFFICE CENTER SECTION 5 AREA 2 PARCEL A-1 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
TITLE	<b>SITE DEVELOPMENT PLAN</b>
<b>THE RIEMER GROUP, INC.</b>	
A LAND PLANNING, DESIGN & CIVIL ENGINEERING FIRM 3105 HEALTH PARK DRIVE, ELLICOTT CITY, MD. 21043 301-461-2690	
<i>[Signature]</i> DATE	DESIGNED BY JOP
	DRAWN BY DAM
	PROJECT NO 13700
	DATE 3-22-85
<i>[Signature]</i> ARTHUR E. MUEGGE 6707	SCALE: 1" = 30'
SDP-85-100C	DRAWING NO. 2 OF 6

1. Obtain existing utility maps and field check.
2. Install stabilized construction entrance and silt fence.
3. Clear and grub the site as required.
4. Grade the site without disturbing sediment control measures.
5. Begin building construction.
6. Install sanitary sewer and storm drain systems, and block all the inlets.
7. Install all curb and gutter.
8. Stabilize 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.



STONE FILTER INLET PROTECTION NO SCALE



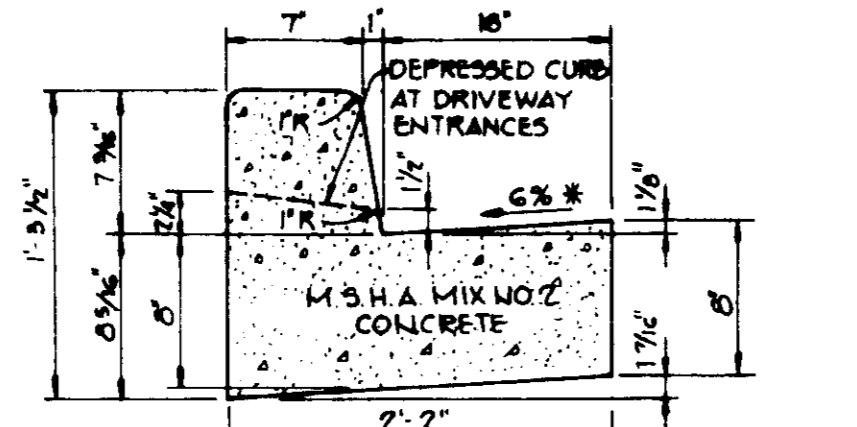
CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN THE SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE NO SCALE

CONSTRUCTION SPECIFICATIONS FOR STONE FILTER INLET PROTECTION

- I. Materials**
1. Wooden frame is to be constructed of 2" x 4" construction grade lumber.
  2. Wire mesh must be of sufficient strength to support filter fabric, and stone for curb inlets, with water fully impounded against it.
  3. Filter cloth must be of a type approved for this purpose; resistant to sunlight with sieve size, 60#, 40-85, to allow sufficient passage of water and removal of sediment.
  4. Stone is to be 2" in size and clean, since fines would clog the cloth.
- II. Procedure**
1. A weir, ditchline or yard inlet protection.
    1. Excavate completely around inlet to a depth of 18" below notch elevation.
    2. Drive 2 x 4 post 1' into ground at four corners of inlet. Place well stirrup between posts on ends of inlet. Assemble top section of 2 x 4 frame using overlap joint shown. Top of frame (weir) must be 6" below edge of roadway adjacent to inlet.
    3. Stretch wire mesh tightly around frame and fasten securely. Ends must meet at post.
    4. 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.
    5. Backfill around inlet in compacted 6" layers until layer of earth is even with notch elevation on ends and top elevation on sides.
    6. 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).
    7. This structure must be inspected frequently and the filter fabric replaced when clogged.
  2. Curb Inlet Protection.
    1. 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.
    2. 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.
    3. Securely nail the 2" x 4" weir to 9" long vertical spacers to be located between the weir and inlet face (max. 6' apart).
    4. Place the assembly against the inlet throat a 4" 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.
    5. The assembly shall be placed so that the spacers are a minimum 1" beyond both ends of the throat opening.
    6. 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.
    7. This type of protection must be inspected frequently and the filter cloth and stone replaced when clogged with sediment.
    8. Assure that storm flow does not bypass inlet by installing temporary earth or asphalt dikes directing flow into inlet.



HOWARD COUNTY DESIGN MANUAL VOLUME IX - STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (DRAWING R-201)

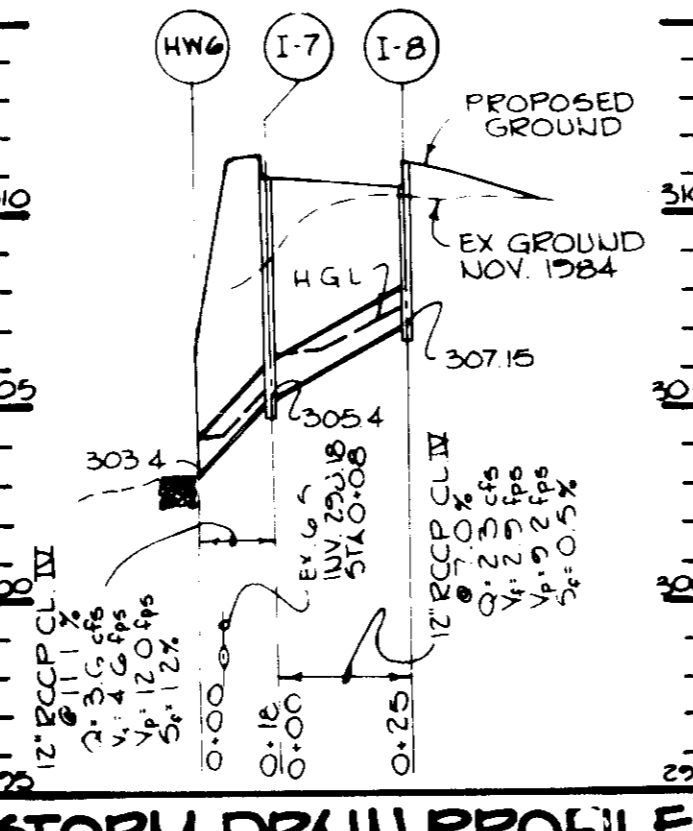
\* GUTTER PAN AT THE MEDIAN EDGE OF INTERMEDIATE ARTERIALS OR THE HIGH SIDE OF SUPERELEVATED SECTIONS SHALL BE SLOPED AT THE SAME RATE AS THE PAVEMENT.

STANDARD 7" COMBINATION CURB AND GUTTER No Scale

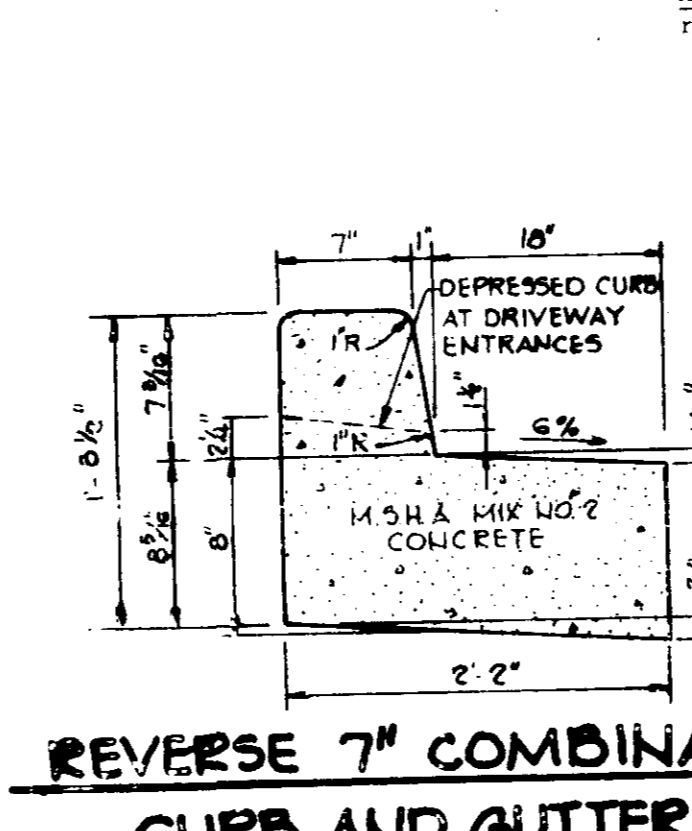
SEDIMENT CONTROL NOTES

1. 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 vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1983 MARYLAND 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 days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 3:1. b) 14 days for all 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 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings (Sec. 51) sod (Sec. 54), temporary seeding (Sec. 50) and mulching (Sec. 52). 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	3.44 acres
Area Disturbed	3.0 acres
Area to be roofed or paved	2.2 acres
Area to be vegetatively stabilized	1.40 acres
Total Cut	6100 Cu. yds.
Total Fill	12300 Cu. yds.
TOP SOIL	500 Cu. yds
SOIL TYPE	DRAINOWINE
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 controls must be provided, if deemed necessary by the Howard County DPW 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.



STORM DRAIN PROFILE SCALE: HORIZ. 1"=50' VERT. 1"=5'



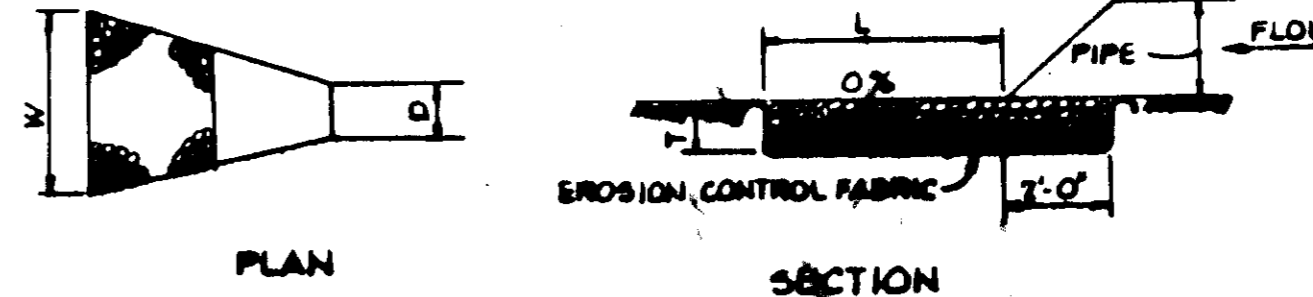
REVERSE 7" COMBINATION CURB AND GUTTER No Scale

TEMPORARY SEEDING NOTES

- Apply to graded or cleared areas likely to be redisturbed where a short-term vegetative cover is needed.
- Seedbed Preparation:** Loosen upper three inches of soil by raking, discing or other acceptable means before seeding.
- Soil Amendments:** Apply 400 lbs. per acre 10-10-10 fertilizer (14 lbs./1000 sq.ft.) where soil is highly acidic, apply dolomitic limestone at the rate of 1 ton per acre.
- Seeding:** For periods March 1 thru April 30 and from August 15 thru November 15, seed with 140 lbs. per acre of annual rye (3.2 lbs./1000 sq.ft.). For the period May 1 thru August 14, seed with 3 lbs. per acre of weeping lovegrass (1.07 lbs./1000 sq.ft.). For the period November 16 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring, or use sod.
- Mulching:** Apply 1 1/2 to 2 tons per acre (70 to 90 lbs./1000 sq.ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal. per acre (5 gal./1000 sq.ft.) of emulsified asphalt on flat areas. On slopes, 8 ft. or higher, use 348 gal. per acre (8 gal./1000 sq.ft.) for anchoring.
- Refer to the 1983 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for rate and methods not covered.

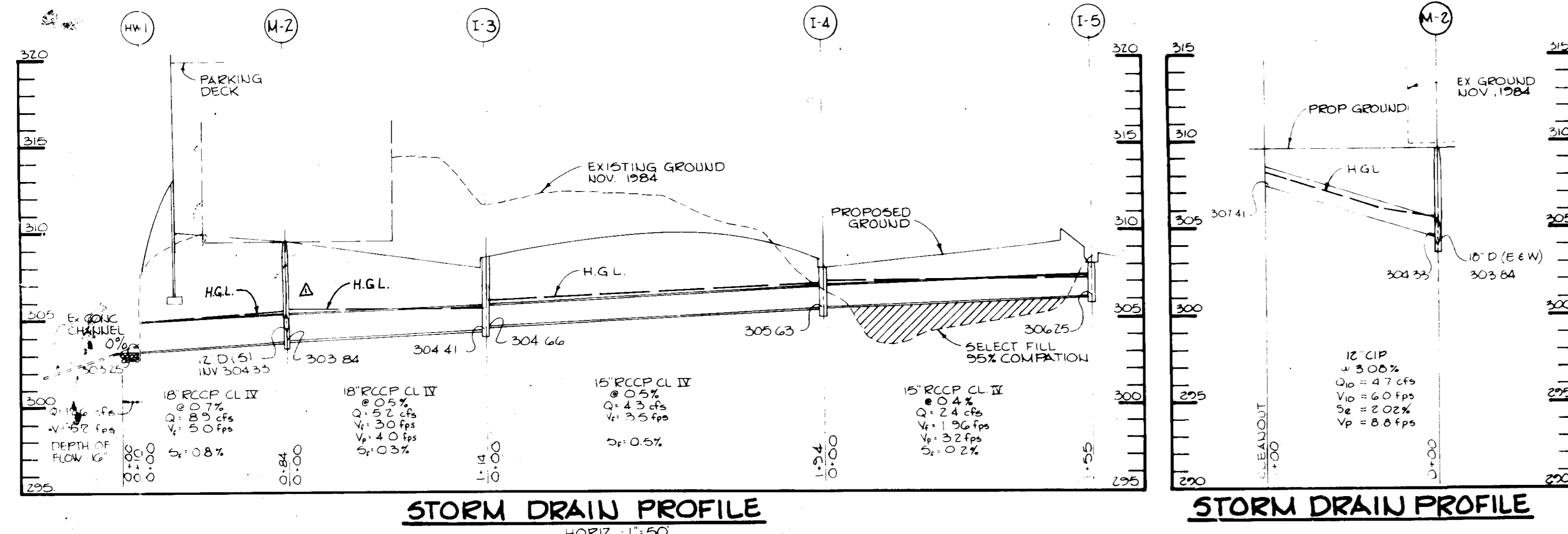
PERMANENT SEEDING NOTES

- Apply to graded or cleared areas not subject to immediate further disturbance where a permanent long-lived vegetative cover is needed.
- Seedbed Preparation:** Loosen upper three inches of soil by raking, discing 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 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 lbs. of 30-0-0 ureaform 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 15, seed with 40 lbs. per acre (1 lb./1000 sq.ft.) of a mixture of certified 'Merion' Kentucky bluegrass; common Kentucky bluegrass @ 40 lbs. per acre (1 lb./1000 sq.ft.) and Red Fescue, Pennlawn or Jamestown @ 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 weeping lovegrass. During the period of October 16 thru February 28, protect site by: (Option 1) 2 tons per acre of well-anchored straw mulch and seed as soon as possible in the spring. (Option 2) Use sod. (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 unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gallons per acre (5 gal./1000 sq.ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 gallons per acre (8 gal./1000 sq.ft.) for anchoring.
- Maintenance:** Inspect all seeded areas and make needed repairs, replacements and reseedings.



STRUCTURE	MEDIUM STONE DIA.	LENGTH (L)	WIDTH (W)	THICKNESS (T)
HW-6	6"	10'	11"	6"
HW-1	6"	10'	10"	15"

OUTLET PROTECTION DETAIL No Scale



STORM DRAIN PROFILE SCALE: HORIZ. 1"=50' VERT. 1"=5'

STRUCTURE SCHEDULE

STRUCTURE	TYPE	INV. IN	INV. OUT	TOP OF CURB ELEVATION
I-3	Ho.Co.Std. A-10 Inlet SD 4.02	304.66	304.41	308.6
I-4	Ho.Co.Std. 15" Comb. Inlet SD 4.32	305.63	305.63	308.5
I-5	Ho.Co.Std. 15" Comb. Inlet SD 4.32	---	306.25	308.6
I-7	Ho.Co.Std. 15" Comb. Inlet SD 4.32	305.4	305.4	311.6
I-8	Ho.Co.Std. 15" Comb. Inlet SD 4.32	---	307.15	311.2
HW-1	Cast-in-Place Reinforced Conc Head Wall (see detail)	303.25	---	309.00
HW-6	Cast-in-Place Reinforced Head Wall (see detail)	303.4	---	308.21*
M-2	Ho.Co.Std. Stormflow Manhole SD G. 5.12	303.84	303.84	309.5**

\* Top of Wall Elevation \*\* Ground Elevation

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

*John J. ...* 9-10-85  
HEALTH OFFICER DATE

APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

*Thomas ...* 9-11-85  
PLANNING DIRECTOR DATE

*John ...* 9-11-85  
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

*Ray ...* 9-5-85  
DIRECTOR DATE

*...* 9-5-85  
CHIEF, BUREAU OF ENGINEERING DATE

BY THE DEVELOPER:

I HAVE 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.

*...* 9-11-85  
DEVELOPER: LAWRENCE D. GILDEA DATE

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.

*Arthur E. Muegge* 8-19-85  
ENGINEER: ARTHUR E. MUEGGE DATE

REVIEWED FOR HOWARD COUNTY S.C.D. AND MEETS TECHNICAL REQUIREMENTS

*J. Helms* 9-3-85  
U.S. SOIL CONSERVATION SERVICE DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT

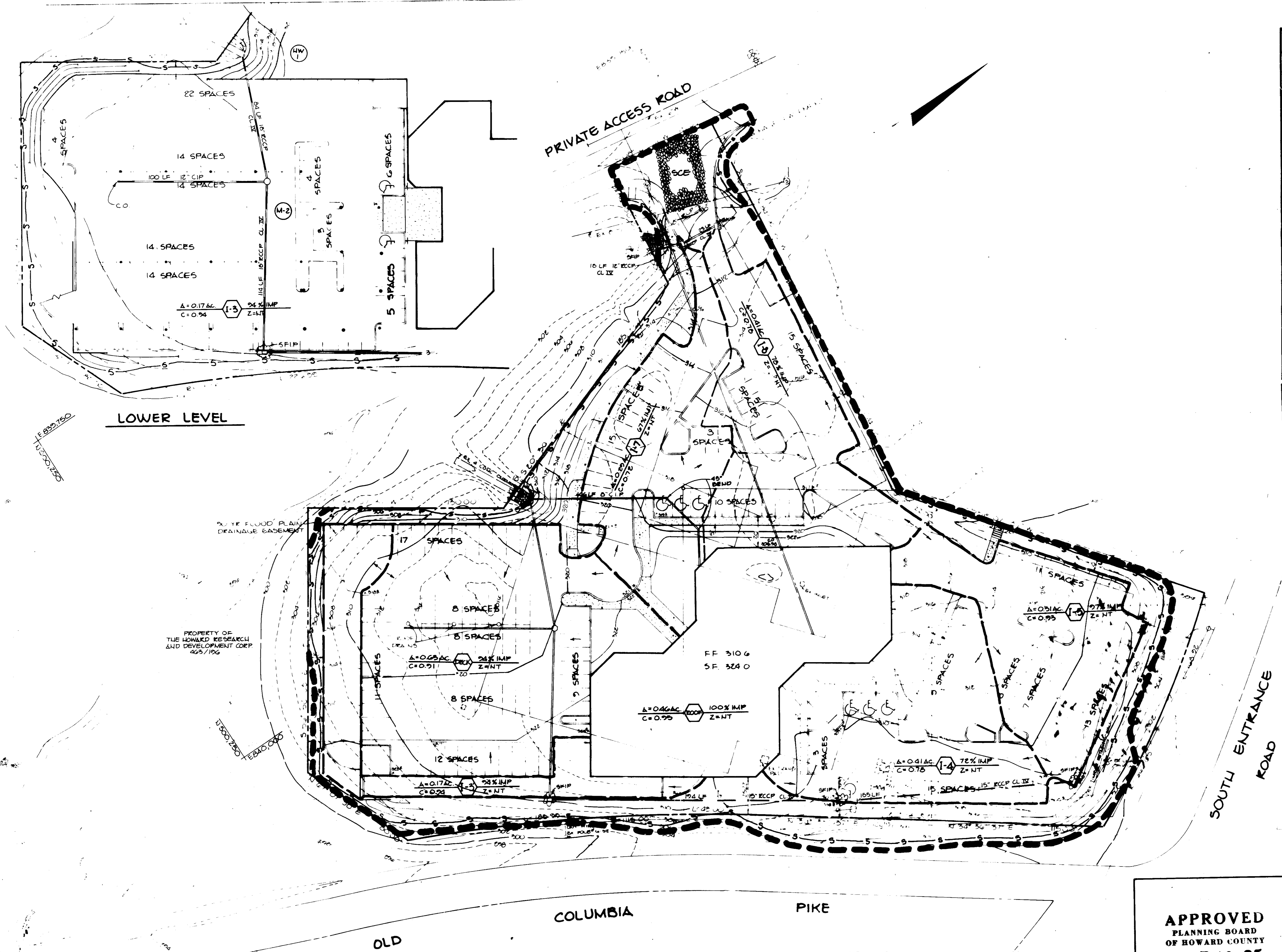
*Stephen ...* 9-3-85  
HOWARD S.C.D. DATE

10-17-85	CHANGED H.G.L. & DELETED VP
DATE	NO REVISION
OWNER DEVEL	ROUSE & ASSOCIATES SUITE 110 3145 GUILFORD ROAD COLUMBIA, MD 21045
CONTRACTOR	HOWARD INDUSTRIAL CONSTRUCTION CO. SUITE 130 3145 GUILFORD ROAD COLUMBIA, MD 21045
PROJECT	SYMPHONY WOODS OFFICE CENTER
AREA	TOWN CENTER SYMPHONY WOODS OFFICE CENTER SECTION 5 AREA 2 PARCEL A-1 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE	DETAILS & PROFILES

THE RIEMER GROUP, INC.  
A AND PLANNING, DESIGN & CIVIL ENGINEERING FIRM  
3305 HEALTH PARK DRIVE, ELICOTT CITY, MD. 21043 TEL 463-2823

APPROVED PLANNING BOARD OF HOWARD COUNTY  
DATE 7-10-85  
*M. H. ...*

DESIGNED BY JDP  
DRAWN BY W.C.W.  
PROJECT NO 1370-D  
DATE 3-22-85  
SCALE AS SHOWN  
DRAWING NO 3 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.  
 ROUSE & ASSOCIATES  
 DEVELOPER: LAWRENCE D. GILDEA DATE: 8/19/85

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. MUEEGE DATE: 8/19/85

REVIEWED FOR: Howard S.C.D.  
 AND MEETS TECHNICAL REQUIREMENTS  
 U.S. SOIL CONSERVATION SERVICE DATE: 9-3-85

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT  
 HOWARD S.C.D. DATE: 9-3-85

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT  
 DATE: 9-10-85

APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING  
 PLANNING DIRECTOR DATE: 9-11-85  
 CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION DATE: 9-11-85

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS  
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
 DIRECTOR DATE: 9-5-85  
 CHIEF, BUREAU OF ENGINEERING DATE: 9-5-85

CONTRACTOR: NORWOOD INDUSTRIAL CONSTRUCTION CO.  
 SUITE 300  
 5145 GUILFORD ROAD  
 COLUMBIA, MD 21045

**SYMPHONY WOODS OFFICE CENTER**  
 TOWN CENTER  
 SYMPHONY WOODS OFFICE CENTER  
 SECTION 15 AREA 2 PARCEL A-1  
 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

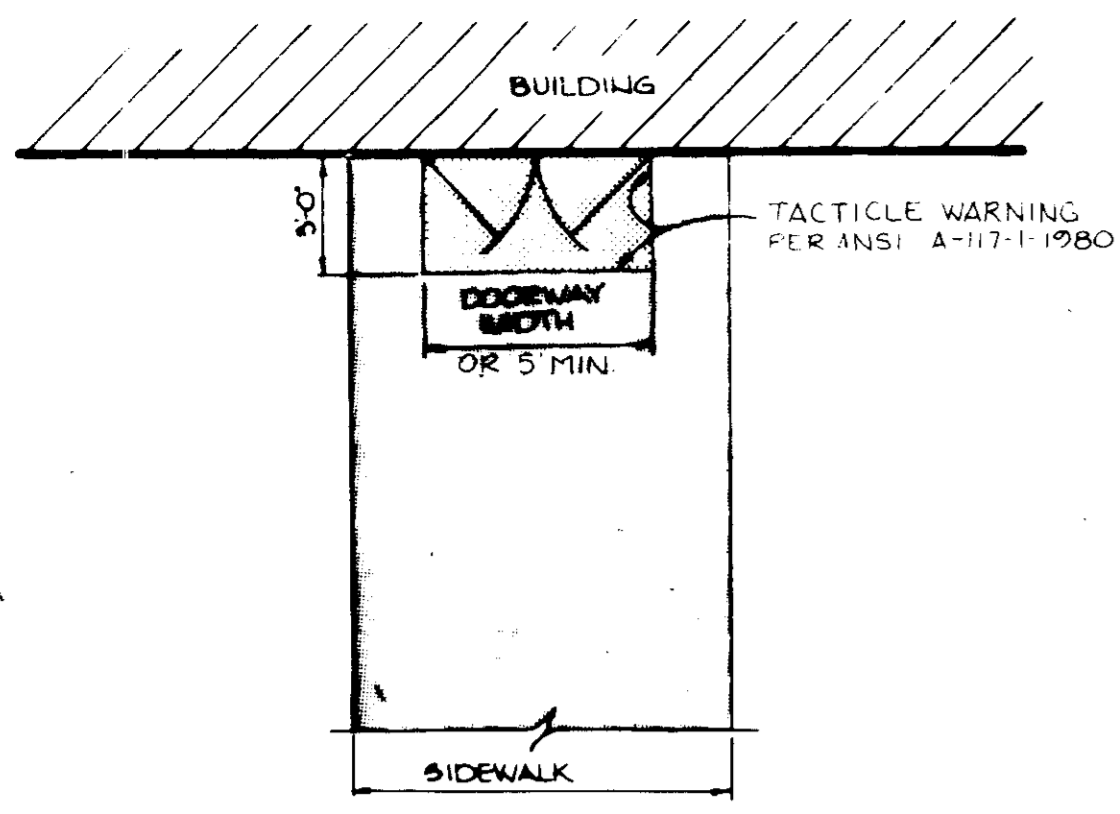
**DRAINAGE AREA MAP & SEDIMENT CONTROL PLAN**  
 THE RIEMER GROUP, INC.  
 A LAND PLANNING DESIGN & CIVIL ENGINEERING FIRM  
 3105 HEALTH PARK DRIVE, ELICOTT CITY, MD 21043 301 481-2000

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

**LEGEND**  
 LIMIT OF DISTURBANCE [Symbol]  
 SILT FENCE [Symbol]  
 STONE FILTER INLET PROTECTION [Symbol]  
 DRAINAGE AREA [Symbol]

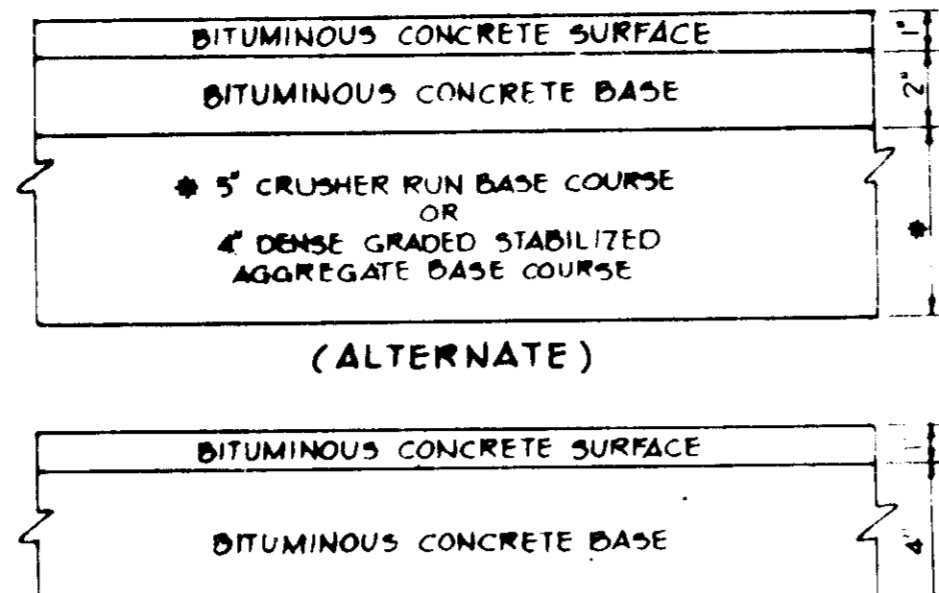
DESIGNED BY: JDP  
 DRAWN BY: PER  
 PROJECT NO.: 5700  
 DATE: 3-22-85  
 SCALE: 1" = 30'  
 DRAWING NO.: 4 OF 4

SDR85-160C AUGUST 1, 1985

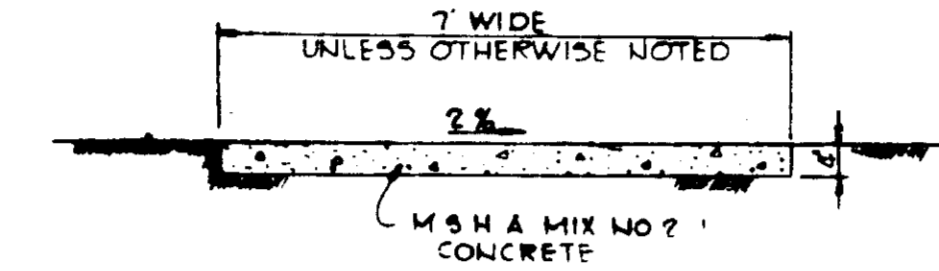


**DETAIL BUILDING ENTRANCE TEXTURAL IDENTIFICATION FOR THE BLIND**  
NO SCALE

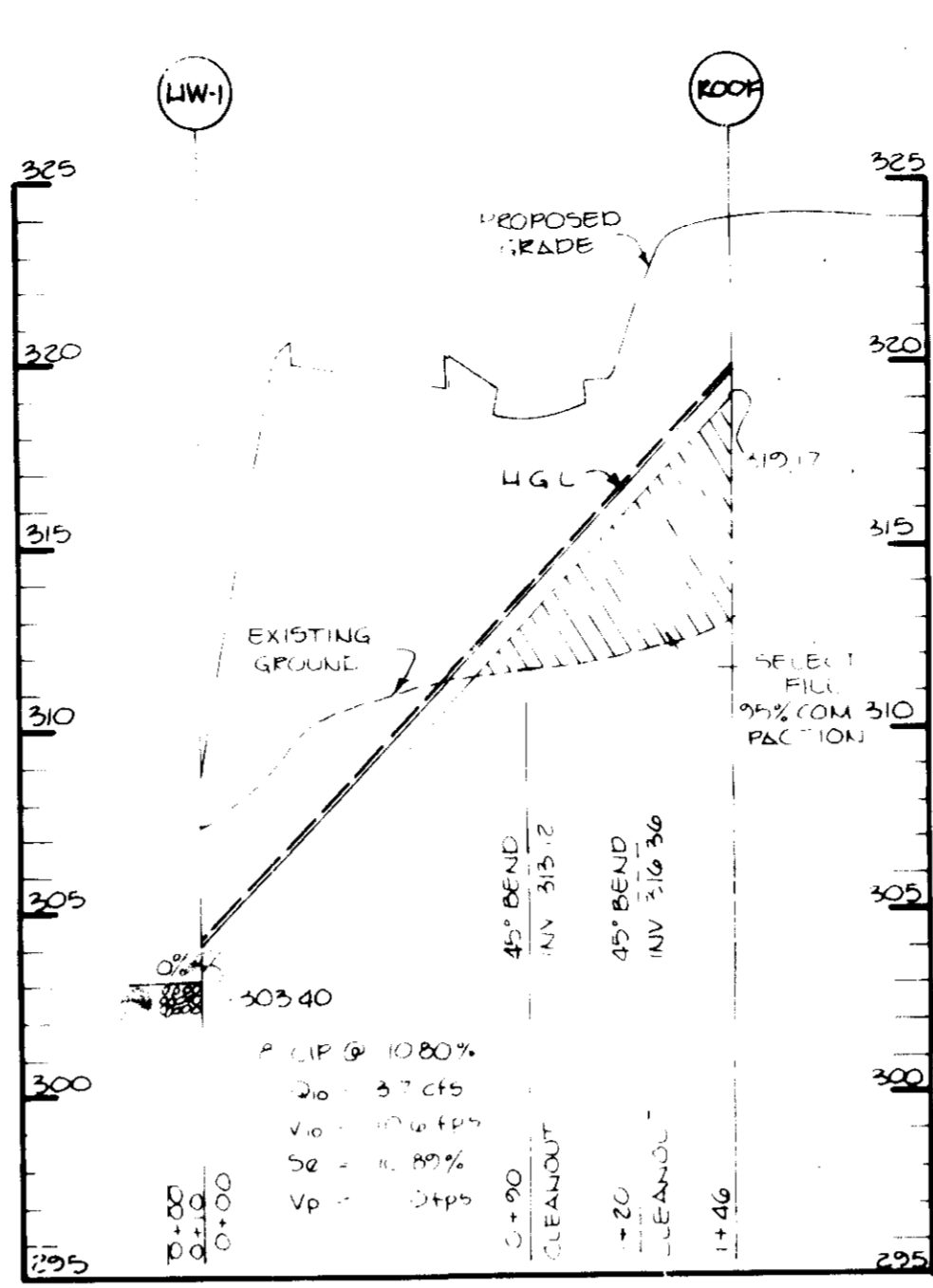
NOTE TO BE USED FOR ALL BUILDING ENTRANCES EXCEPT THOSE THAT ARE EXCLUSIVELY FIRE EXITS



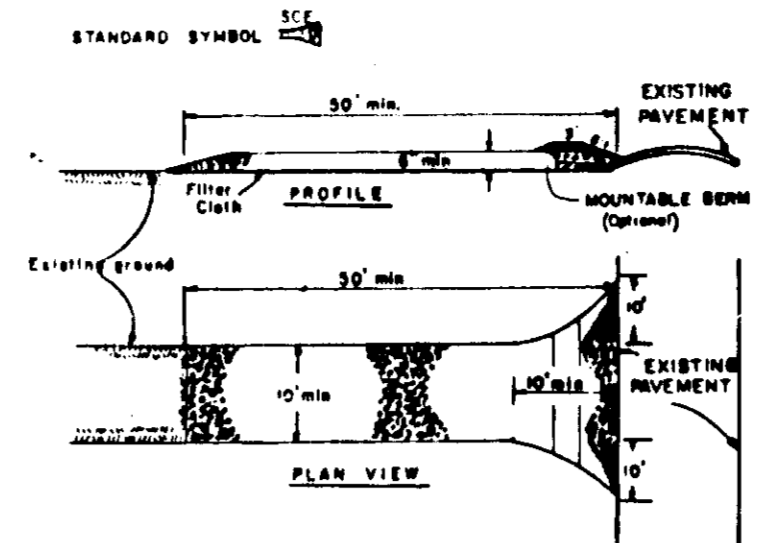
**P-1 PAVING DETAIL**  
NO SCALE



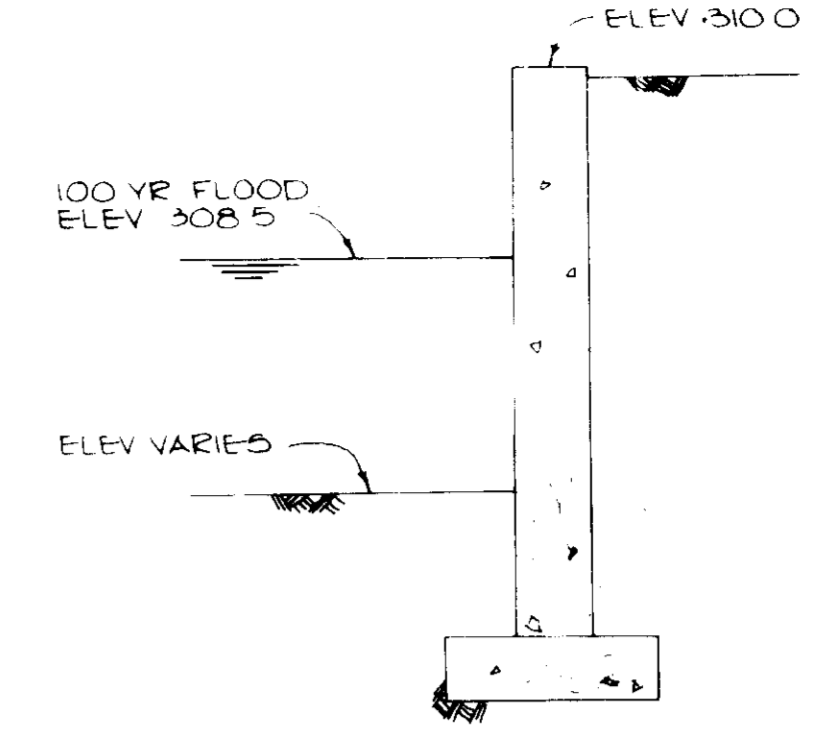
**SIDEWALK DETAIL**  
NO SCALE



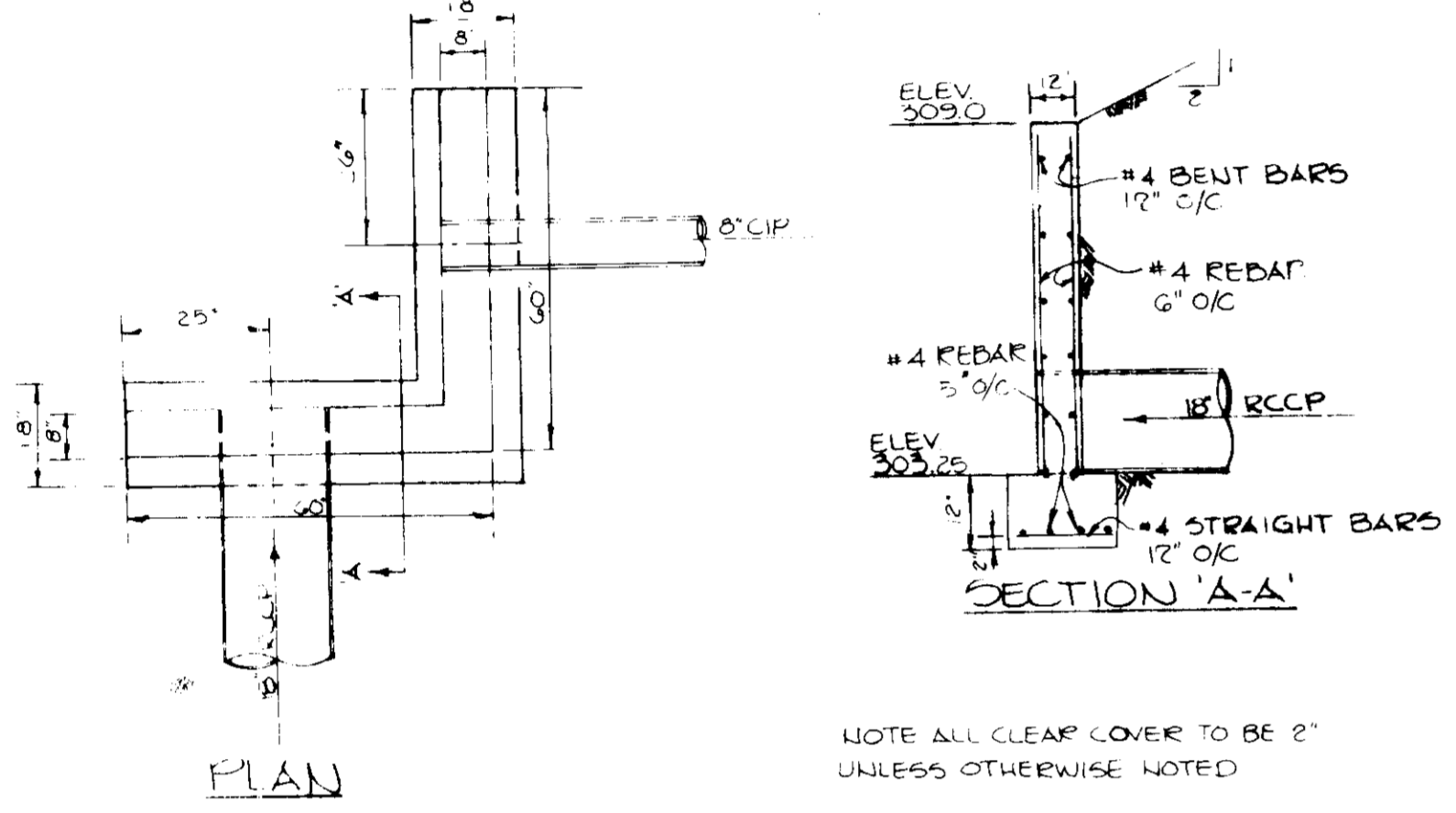
**STORM DRAIN PROFILE**  
SCALE: HORIZ. 1"=50' VERT. 1"=5'



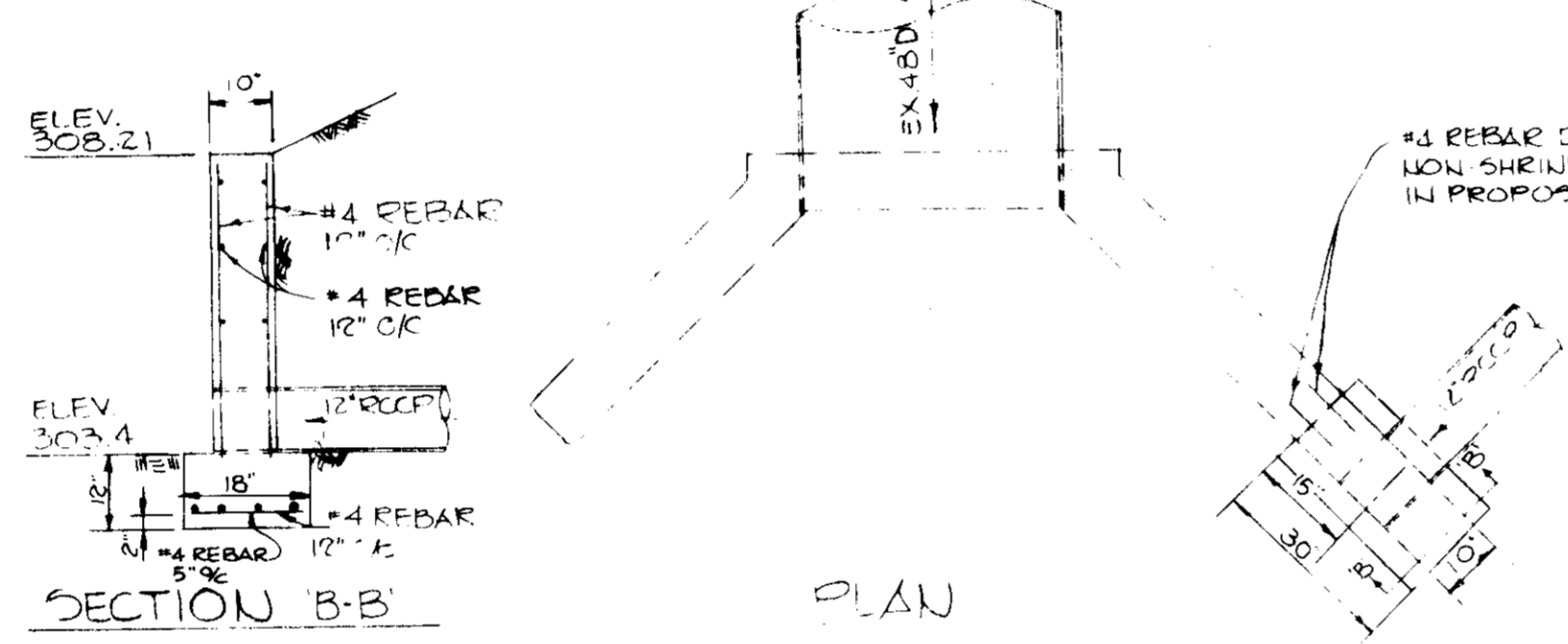
**STABILIZED CONSTRUCTION ENTRANCE**  
NO SCALE



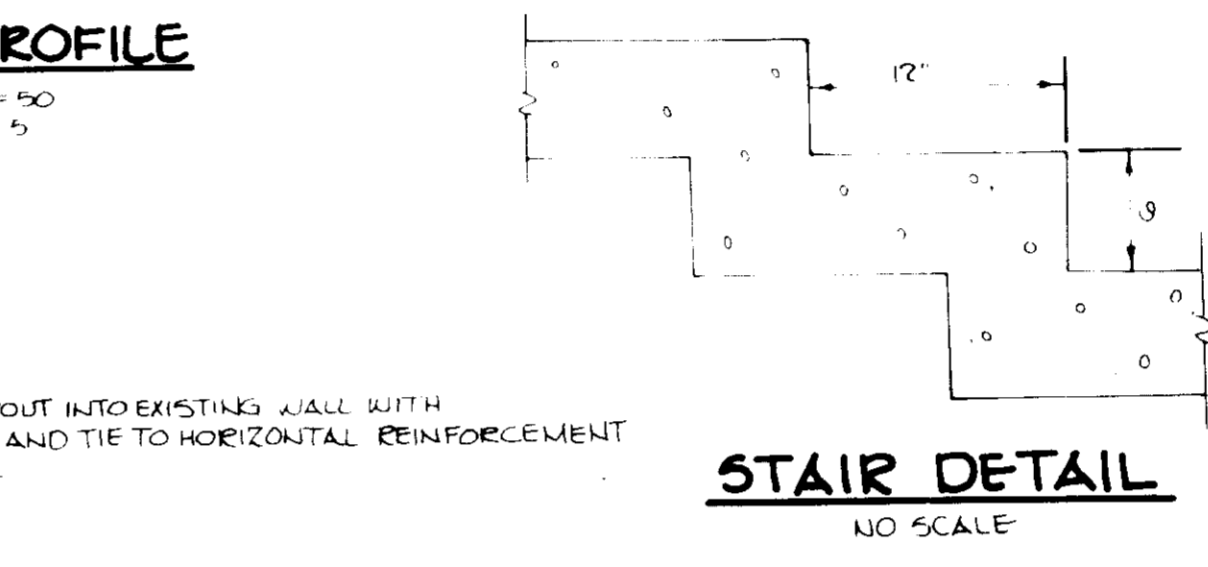
**TYPICAL RETAINING WALL CROSS SECTION**  
NO SCALE  
(SEE ARCHITECTURAL PLANS FOR CONSTRUCTION DETAILS)



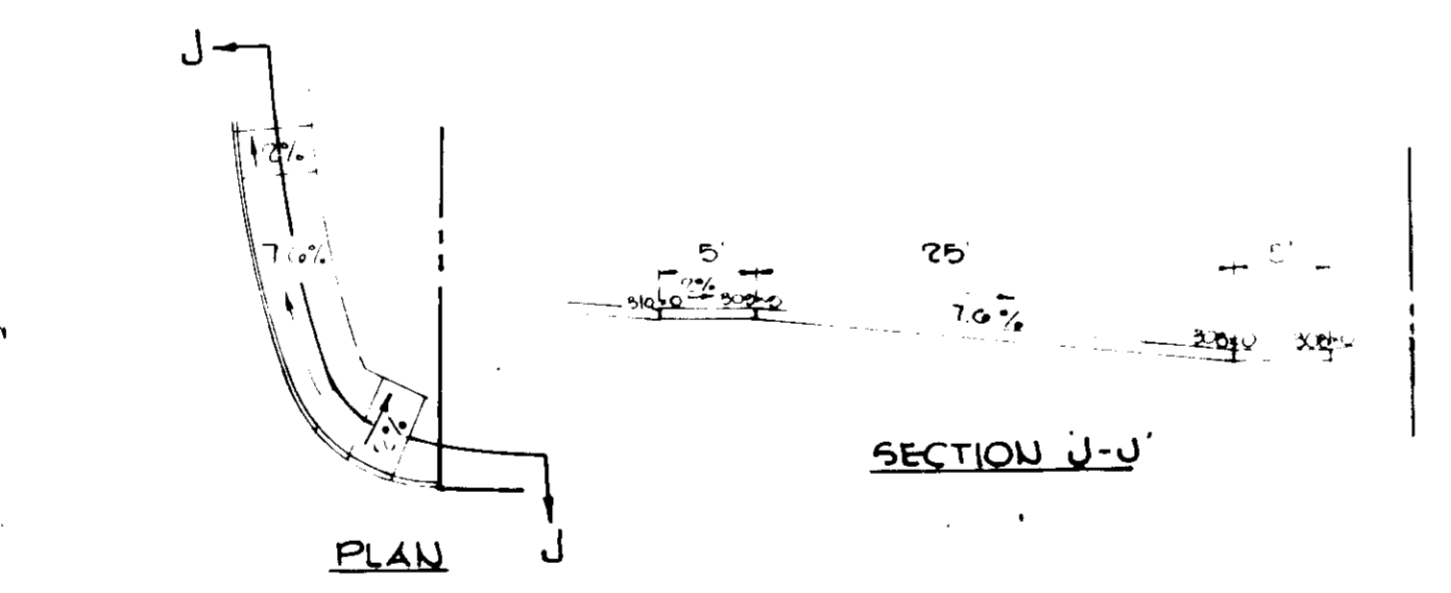
**HEADWALL #1 DETAIL**  
NO SCALE



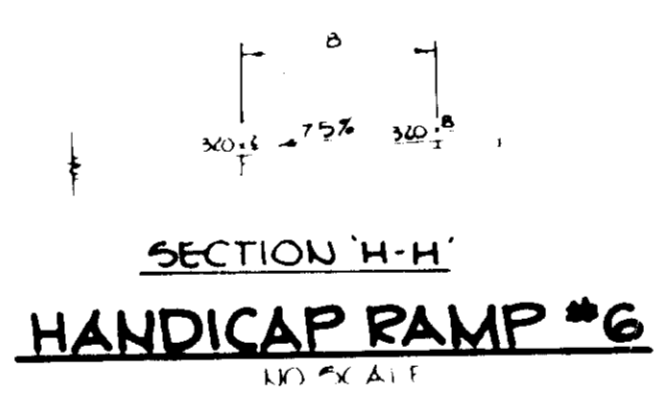
**HEADWALL #6 DETAIL**  
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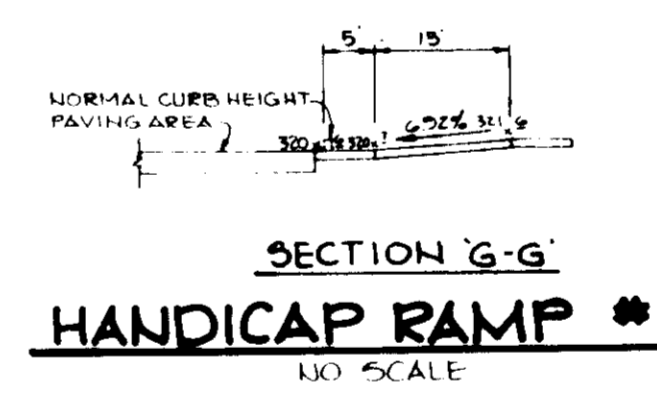
**STAIR DETAIL**  
NO SCALE



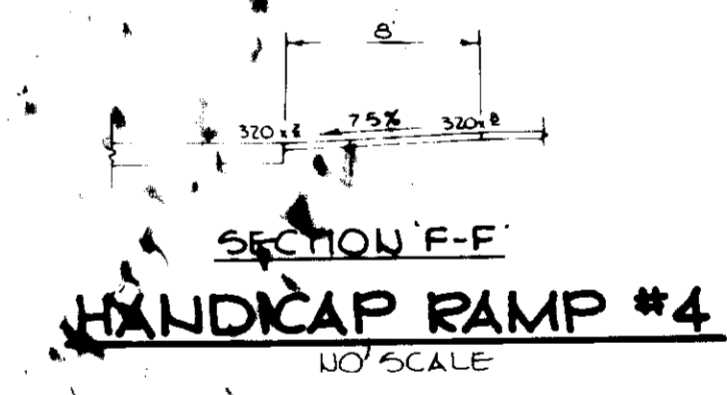
**HANDICAP RAMP #7**  
NO SCALE



**HANDICAP RAMP #6**  
NO SCALE



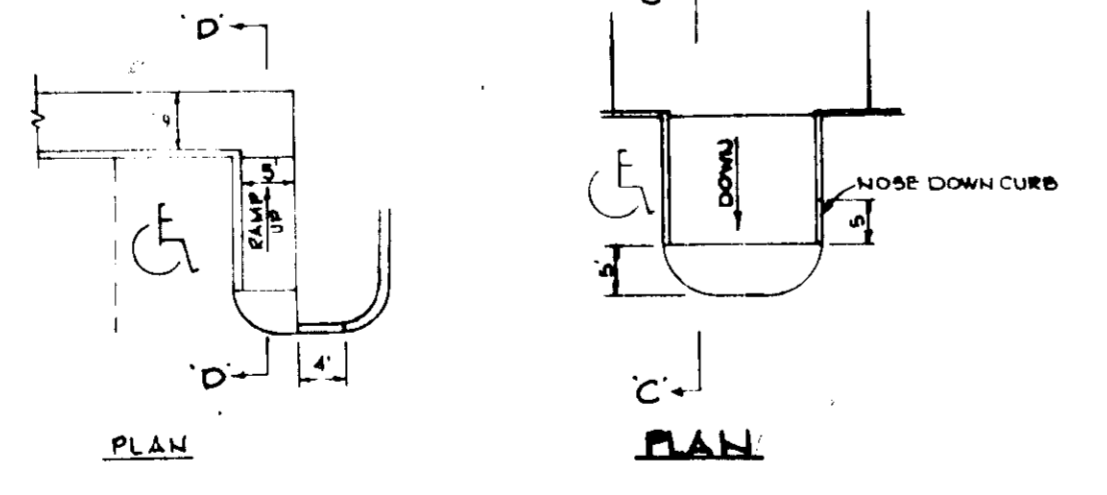
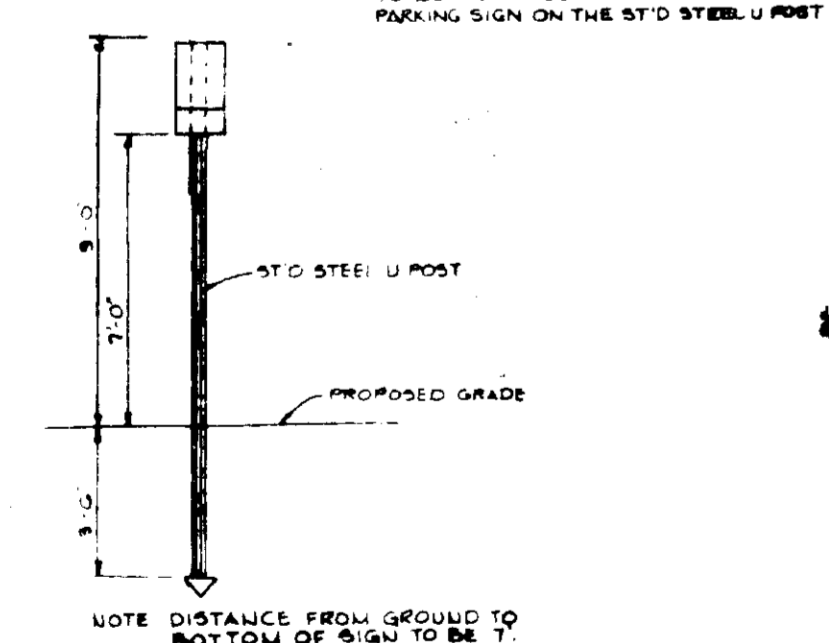
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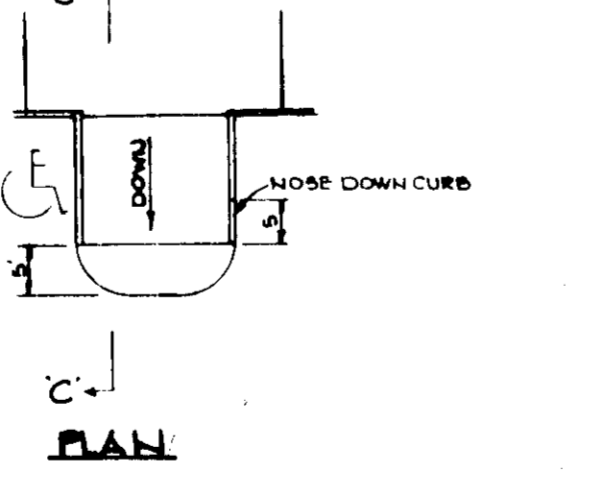
**HANDICAP RAMP #4**  
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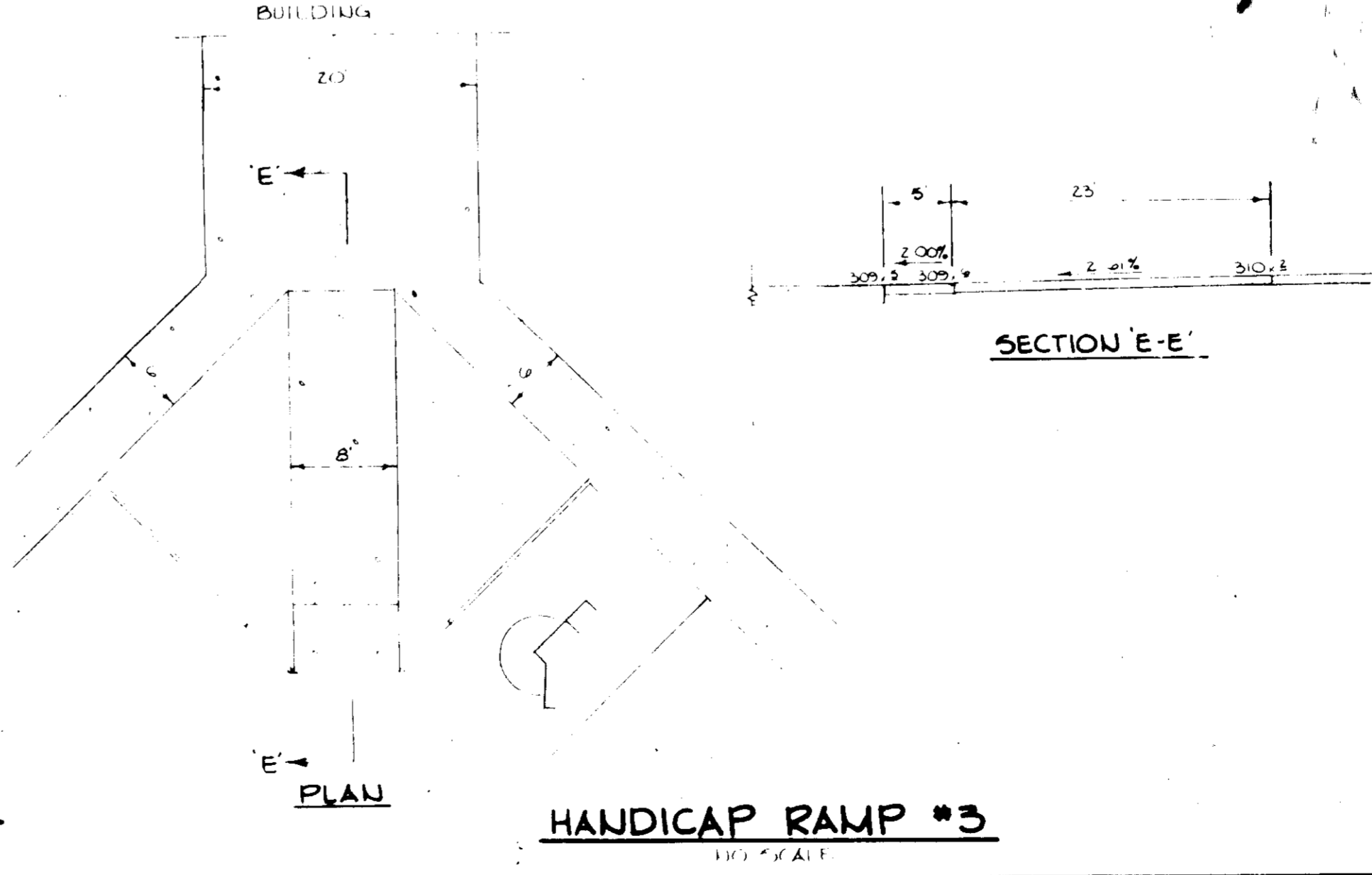
**HANDICAP SIGN DETAIL**  
NO SCALE



**HANDICAP RAMP #2**  
NO SCALE



**HANDICAP RAMP #1**  
NO SCALE



**HANDICAP RAMP #3**  
NO SCALE

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.  
*John W. Muehlen* 9-10-85  
COUNTY HEALTH OFFICER DATE

APPROVED HOWARD COUNTY OFFICE OF PLANNING AND ZONING  
*Thomas J. Davis* 9-11-85  
PLANNING DIRECTOR DATE

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.  
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*Walter F. Neumeier* 9-5-85  
DIRECTOR DATE

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.  
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*Walter F. Neumeier* 9-5-85  
DIRECTOR DATE

BY THE DEVELOPER:  
I, *Richard E. Muehle*, 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: LAURELICE O. GILDEA 8/19/85 DATE

BY THE ENGINEER:  
I, *Arthur E. Muehle*, 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.  
THE RIEMER GROUP, INC.  
ENGINEER: ARTHUR E. MUEHLE 8/17/85 DATE

REVIEWED FOR HOWARD COUNTY S.C.D. AND MEETS TECHNICAL REQUIREMENTS  
*D. Helms* 9-3-85  
U.S.O. SOIL CONSERVATION SERVICE DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.  
*Stephen J. Fisher* 9-3-85  
HOWARD S.C.D. DATE

DATE	NO.	REVISION

OWNER: DEVEL. TROUSE & ASSOCIATES, SUITE 110, 9145 GUILFORD ROAD, COLUMBIA, MD 21045

CONTRACTOR: NORWOOD INDUSTRIAL CONSTRUCTION CO., SUITE 130, 9145 GUILFORD ROAD, COLUMBIA, MD 21045

PROJECT: SYMPHONY WOODS OFFICE CENTER

AREA: TOWN CENTER SYMPHONY WOODS OFFICE CENTER SECTION B AREA 2 PARCEL A-1 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

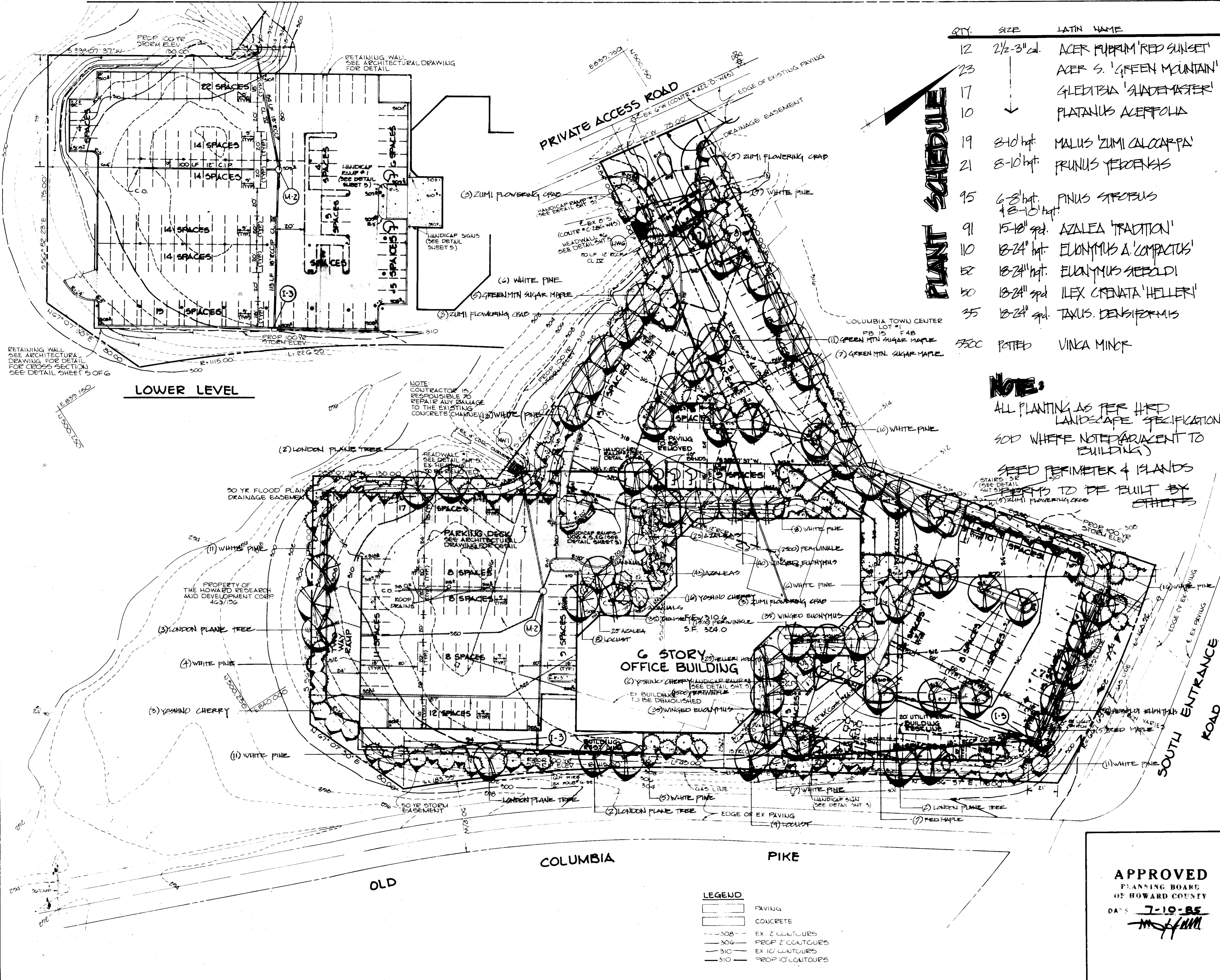
**DETAILS & PROFILES**

THE RIEMER GROUP, INC.  
A LAND PLANNING, REGIONAL & CIVIL ENGINEERING FIRM  
3105 HEALTH PARK DRIVE ELICOTT CITY, MD 21045 301-461-2600

APPROVED PLANNING BOARD OF HOWARD COUNTY  
DATE 7-10-85  
*Arthur E. Muehle*

DESIGNED BY: *Arthur E. Muehle*  
DRAWN BY: *Arthur E. Muehle*  
PROJECT NO.:  
DATE: 7-10-85  
SCALE: AS SHOWN  
DRAWING NO.: 5 OF 5

SDP-85-160C



QTY.	SIZE	LATIN NAME	COMMON NAME	LAND	REFT
12	2 1/2 - 3" cal.	ACER RUBRUM 'RED SUNSET'	RED MAPLE		B&D
23		ACER S. 'GREEN MOUNTAIN'	GREEN MTN SUGAR MAPLE		
17		GLEBITZIA 'SHADEMASTER'	SHADEMASTER LOCUST		
10		PLATANUS ACERIFOLIA	LONDON PLANE TREE		
19	8-10' ht.	MALUS 'ZUMI CALOCARPA'	ZUMI FLOWERING CRAB	WHITE	
21	8-10' ht.	PRUNUS YEDOENSIS	YOSHINO CHERRY		
95	6-8' ht. & 8-10' ht.	PINUS STROBUS	WHITE PINE		
91	15-18" spd.	AZALEA 'TRADITION'	TRADITION AZALEA	PINK	
110	18-24" ht.	EUONYMUS A. 'COMPACTUS'	WINGED EUONYMUS	ZOL.	
52	18-24" ht.	EUONYMUS SIEBOLDI	SIEBOLD EUONYMUS		
50	18-24" spd.	ILEX CRENATA 'HELLER'	HELLER HOLLY		
35	18-24" spd.	TAXUS DENSIFORMIS	DENSE YEW		
5500	POTTED	VINCA MINOR	PERIWINKLE	CONT	3"

**PLANT SCHEDULE**

**NOTE:**  
 ALL PLANTING AS PER H&D LANDSCAPE SPECIFICATIONS  
 500 WHERE NOTED (ADJACENT TO BUILDING)  
 SEED PERIMETER & ISLANDS  
 DETAILS TO BE BUILT BY OTHERS

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.  
*John J. ...* 9-10-85  
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.  
*Thomas L. ...* 9-11-85  
 PLANNING DIRECTOR DATE

*John F. ...* 9-11-85  
 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. ...* 9-5-85  
 DIRECTOR DATE

*Robert ...* 9-5-85  
 CHIEF, BUREAU OF ENGINEERING DATE

7-10-85	EXTEND SIDWALK, NORTH-EAST CORNER
DATE	REVISION
OWNER DEVEL	FOUSE & ASSOCIATES SUITE 110 2145 GUILFORD ROAD COLUMBIA, MD 21045
CONTRACTOR	HOWARD INDUSTRIAL CONSTRUCTION CO. SUITE 130 2145 GUILFORD ROAD COLUMBIA, MD 21045
PROJECT	<b>SYMPHONY WOODS OFFICE CENTER</b>
AREA	TOWN CENTER SYMPHONY WOODS OFFICE CENTER SECTION 15 AREA 2 PARCELS 1 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
TITLE	<b>PLANTING PLAN</b>

**THE RIEMER GROUP, INC.**  
 A LAND PLANNING, DESIGN & CIVIL ENGINEERING FIRM  
 3301 HEALTH PARK DRIVE, ELLICOTT CITY, MD 21043 410-417-2690

APPROVED  
 PLANNING BOARD OF HOWARD COUNTY  
 DATE: **7-19-85**  
*[Signature]*

DESIGNED BY  
 DRAWN BY  
 PROJECT NO 13700  
 DATE 3-22-85  
 SCALE 1" = 30'  
 DRAWING NO G OF G

**LEGEND**

[Symbol]	PAVING
[Symbol]	CONCRETE
---308---	EX. 2' CONTOURS
---306---	PROP. 2' CONTOURS
---310---	EX. 10' CONTOURS
---310---	PROP. 10' CONTOURS

APPROVED  
 PLANNING BOARD OF HOWARD COUNTY  
 DATE: **7-19-85**  
*[Signature]*