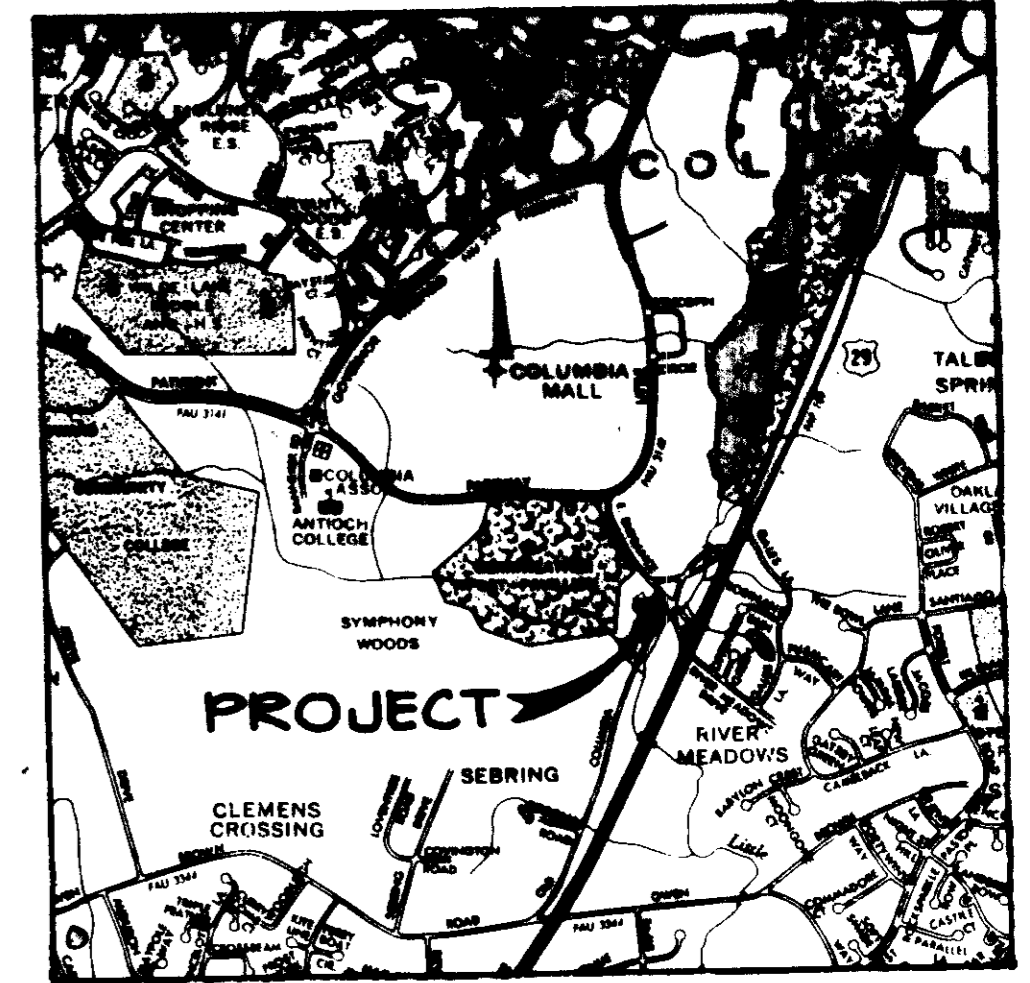


SHEET INDEX

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

SITE DEVELOPMENT PLAN SYMPHONY WOODS OFFICE CENTER 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND (A REVISION TO SDP-85-160C)

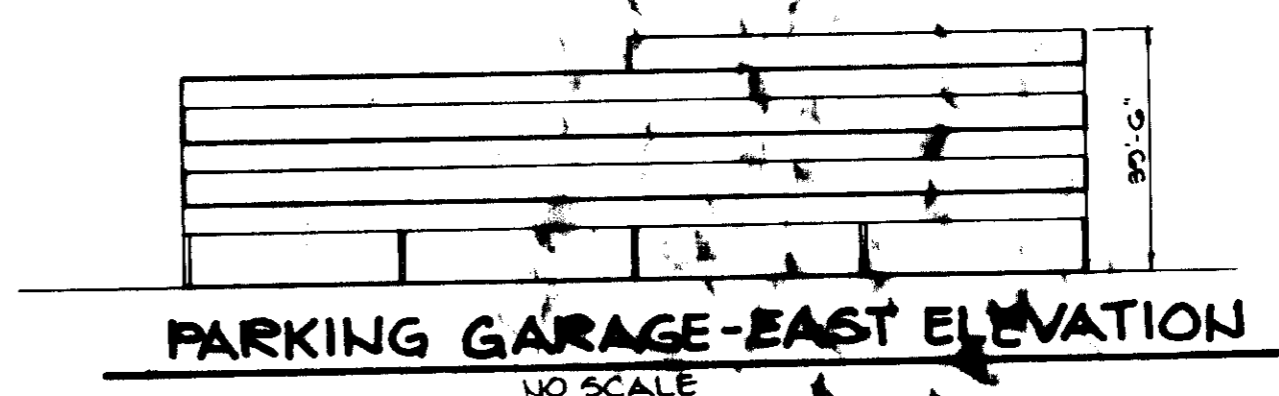
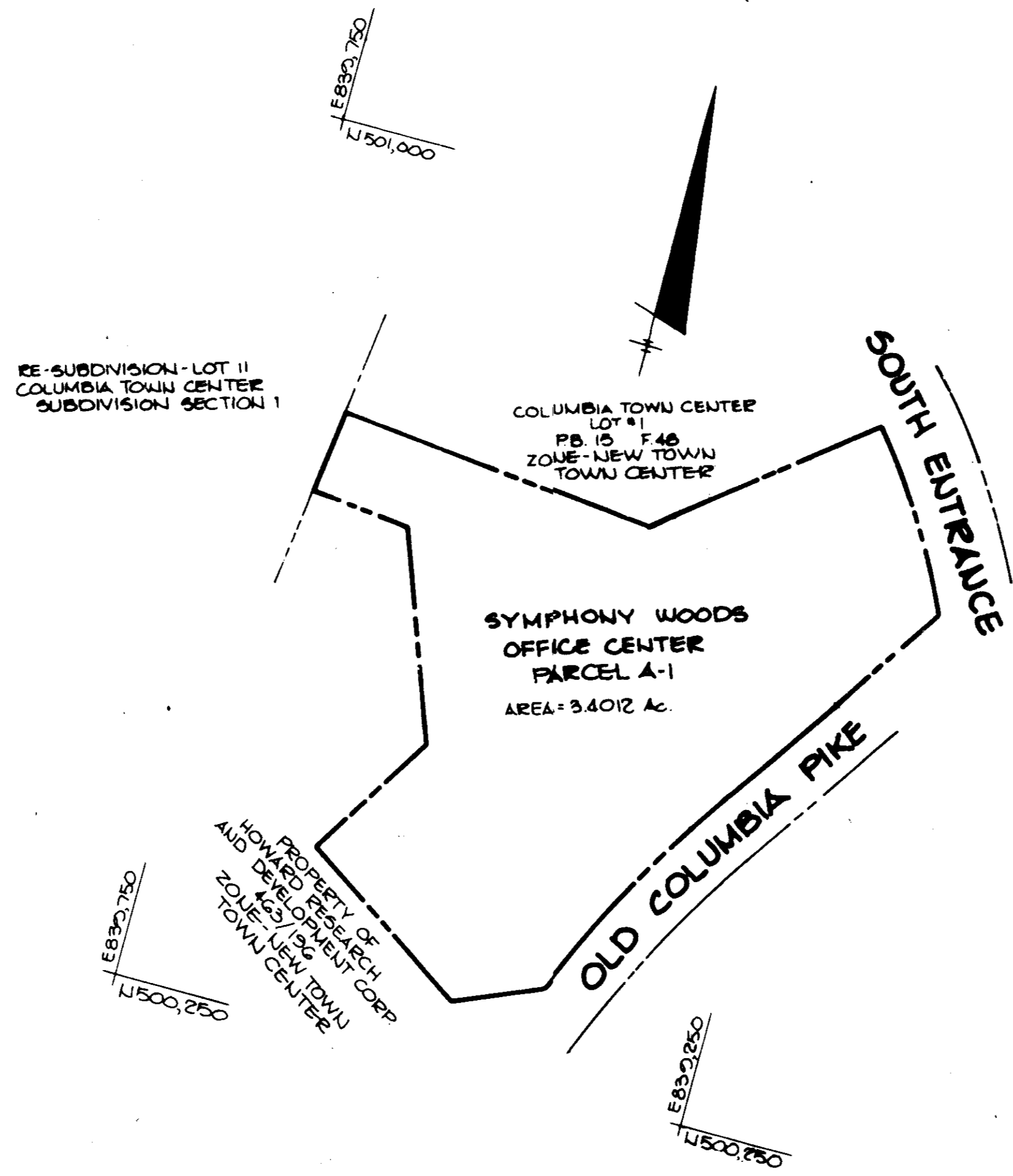


VICINITY MAP
SCALE: 1" = 2000'

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 & 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.
- TOPO 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
As Per FDP 105-A & 113 and
Previously Approved SDP 85-160-C

Total Area	3.4 Ac. (148,156 SF)
Zoning	New Town: Employment Center
Proposed Use	Commercial Parking Structure (Previously approved-office)
Total Number of Levels	4
Gross Structure Area	73,320 SF
Ground Level	19,920 SF
1st Level	19,920 SF
2nd Level	19,920 SF
3rd Level	13,560 SF
Parking Spaces Required	304 Spaces
Athletic Club @ 1 Sp/100 SF	23 Sp.
Office @ 7 Sp/10 Persons	281 Sp.
(240 SF/Person)	
Parking Spaces Provided	358 Sp.
Including 8 Handicapped Spaces	
Previously Approved Per SDP 85-160-C	
Gross Building Area	99,288 SF
1st Floor	10,363 SF
2nd Floor	17,621 SF
3rd Floor	17,654 SF
4th Floor	18,826 SF
5th Floor	18,014 SF
6th Floor	16,810 SF
Net Leaseable Area	84,013 SF
Athletic Club	2,230 SF
Number of Employees	1 Per 210 SF NLA = 400

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

DESCRIPTION MAP	RECORD AREA (LOT/PARCEL)
TOWN CENTER	5/2 PARCEL A-1
PLAN FOR UPBLOKING	ZONE TAX/DATE MAP/PLC DIST/CENSUS
6334	B UT-8C 30 5 6053.02
WATER CODE	SEWER CODE
E-51	5520500

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: 2-5-86
[Signature]

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
[Signature] 3-12-86
DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
[Signature] 3-13-86
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
[Signature] 3-13-86
DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
[Signature] 3-8-86
DATE

DATE	NO	REVISION

OWNER/DEVELOPER: 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**
A REVISION TO SDP-85-160C

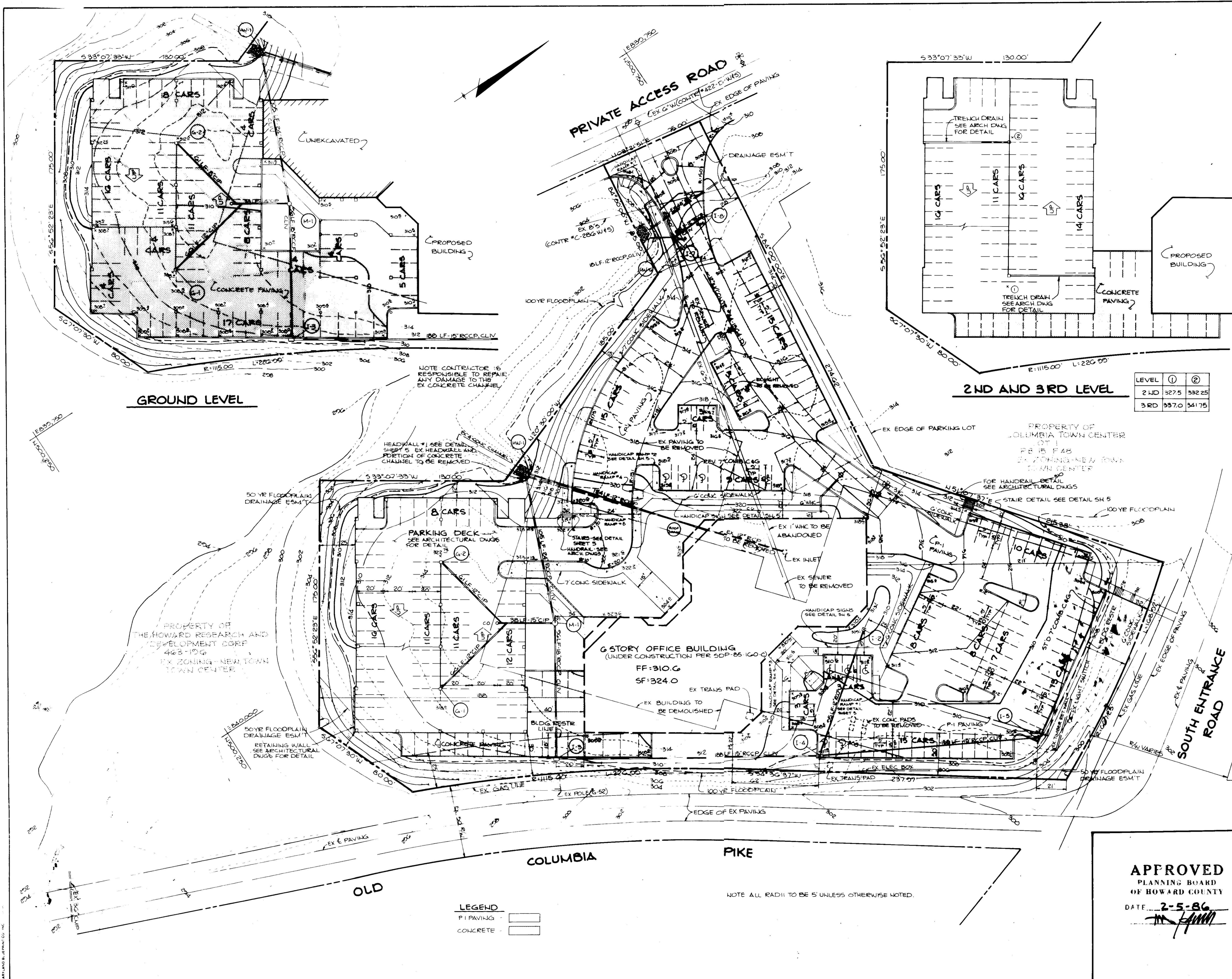
AREA: TOWN CENTER
SYMPHONY WOODS OFFICE CENTER
PARCEL A-1
5TH ELECTION DISTRICT, HOWARD COUNTY, MD.

TITLE: **TITLE SHEET**

THE RIEMER GROUP, INC.
A LAND PLANNING, DESIGN & CIVIL ENGINEERING FIRM
3105 HEALTH PARK DRIVE, ELLICOTT CITY, MD. 21043 301-461-2690

DATE: 2-5-86

DESIGNED BY: J.D.P.
DRAWN BY: DAM
PROJECT NO: 015702
DATE: JAN 7, 1986
SCALE: AS SHOWN
DRAWING NO. 1 OF 6



LEVEL	①	②
2 RD	327.5	332.25
3 RD	337.0	341.75

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

James Boyles 3-12-86
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

Thomas A. Hamill 3-13-86
PLANNING DIRECTOR DATE

Arthur E. Muegge 3-13-86
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

David F. Nemy 2-7-86
DIRECTOR DATE

William B. Ray 3-12-86
CHIEF, BUREAU OF ENGINEERING DATE

DATE	NO	REVISION

OWNER/DEVELOPER ROUSE & ASSOCIATES
SUITE 140
2145 GUILFORD ROAD
COLUMBIA, MARYLAND 21045

CONTRACTOR HOKWOOD INDUSTRIAL CONSTRUCTION CO
SUITE 120
2145 GUILFORD ROAD
COLUMBIA, MARYLAND 21045

PROJECT **SYMPHONY WOODS OFFICE CENTER**
A REVISION TO SDP-86-141C

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

TITLE **SITE DEVELOPMENT PLAN**

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE 2-5-86
[Signature]

THE RIEMER GROUP, INC.
The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm
3105 Health Park Drive, Ellicott City, Maryland 21043 (301) 461-2100

DATE 3-3-86

DESIGNED BY JDF

DRAWN BY DAM

PROJECT NO 13302

DATE JAN 7, 1986

SCALE 1"=30'

DRAWING NO. 2 OF 6

Arthur E. Muegge 3-3-86
ARTHUR E. MUEGGE #8207

1. A minimum of 24 hours notice must be given to the Howard County Dept. of Planning and Zoning prior to the start of any construction.

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 1985 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

3. Applying minimal soil disturbance or disturbance, permanent or temporary stabilization shall be completed within 7 calendar days for 100% perimeter sediment control structures, dikes, perimeter ditches, and slopes greater than 3:1, 5:1 or less on an erodible exposed area of the project site.

4. All sediment traps/ditches shall be fenced and warning signs placed around their perimeter in accordance with Vol. 3, Chapter 12, of the HOWARD COUNTY DESIGN MANUAL, Storm Drainage.

5. All disturbed areas must be stabilized within the time period specified in accordance with the 1985 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings (see 1985 Code, Title 29, Chapter 100, Section 100.01 and 100.02). Temporary stabilization with mulch alone can occur only 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 Activities:
 Total Area of Site: 3.44 acres
 Area Disturbed: 2.26 acres
 Area to be seeded or paved: 1.40 acres
 Area to be vegetatively stabilized: 0.86 acres
 Total Cut: 4200 cu. yds.
 Total Fill: 4200 cu. yds.

8. An sediment control practice which is disturbed by grading activity shall be replaced on the same day of disturbance.

9. Additional sediment controls must be provided, if deemed necessary, to the Howard County Sediment Control Inspector.

10. Site activities 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 level shown on the plans.

CONSTRUCTION SPECIFICATIONS FOR STONE FILTER INLET PROTECTION

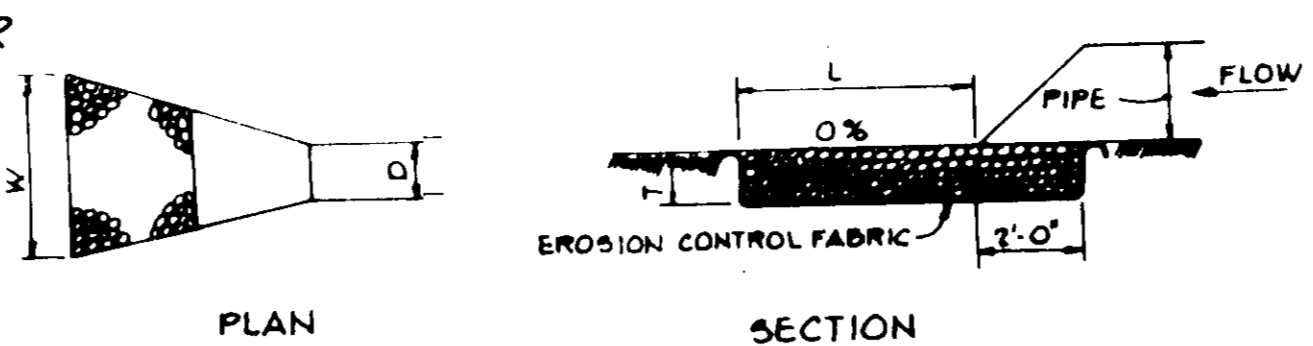
I. Materials

- 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 steel for curb inlets, with water fully impounded against it.
- Filter cloth must be of a type approved for this purpose; resistant to sunlight with a pore size: 100, 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.

II. Procedure

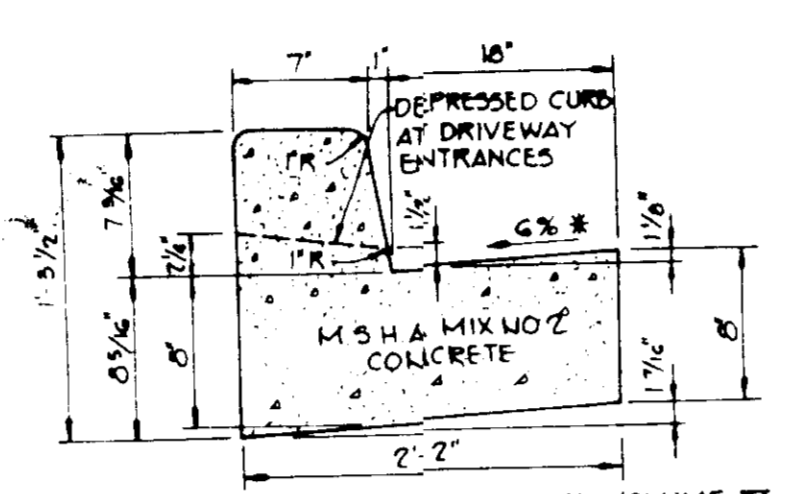
- A weirs, ditchline or yard inlet protection.
 - Excavate completely around inlet to a depth of 18" below notch elevation.
 - Drive 2 x 4 post 1' into ground at four corners of inlet. Assemble Place nail strips between posts on ends of inlet. Assemble top portion of 2 x 4 frame using overlap joint shown. Top of frame (weir) must be 6" below edge of roadway adjacent to inlet.
 - Stretch wire mesh tightly around frame and fasten securely. Rods must meet at post.
 - Stretch filter cloth tightly over wire mesh, the cloth must extend from top of frame to 18" below inlet notch elevation. Fasten securely to frame. Rods 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 sides.
 - 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 8" long vertical concrete to be located between the weir and inlet face (max. 6" apart).
 - Place the assembly against the inlet throat and nail (minimum 2" length 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 handbags 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 a 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 earth or asphalt dikes directing flow into inlet.

CONSTRUCTION SPECIFICATIONS FOR STONE FILTER INLET PROTECTION



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

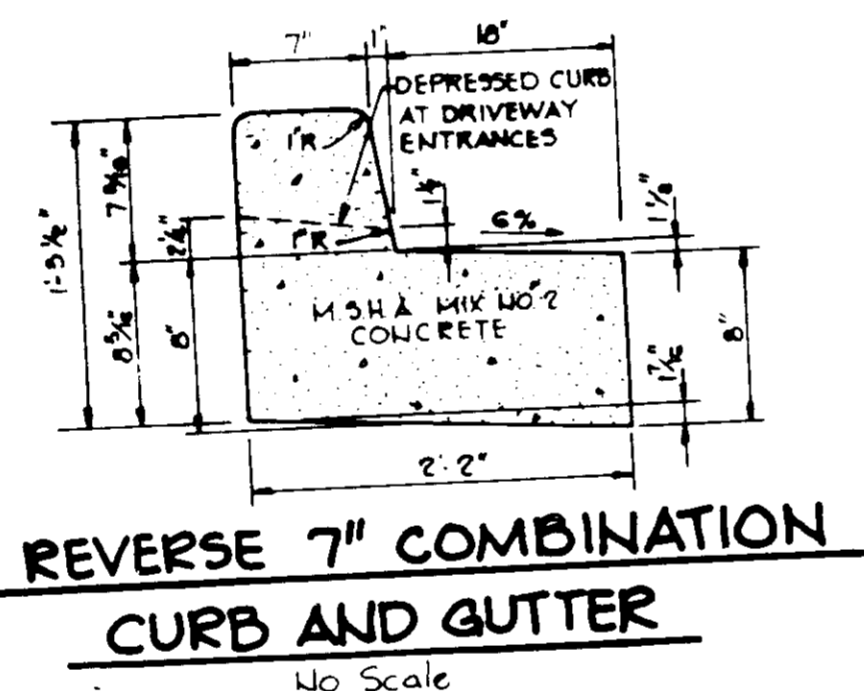
OUTLET PROTECTION DETAIL
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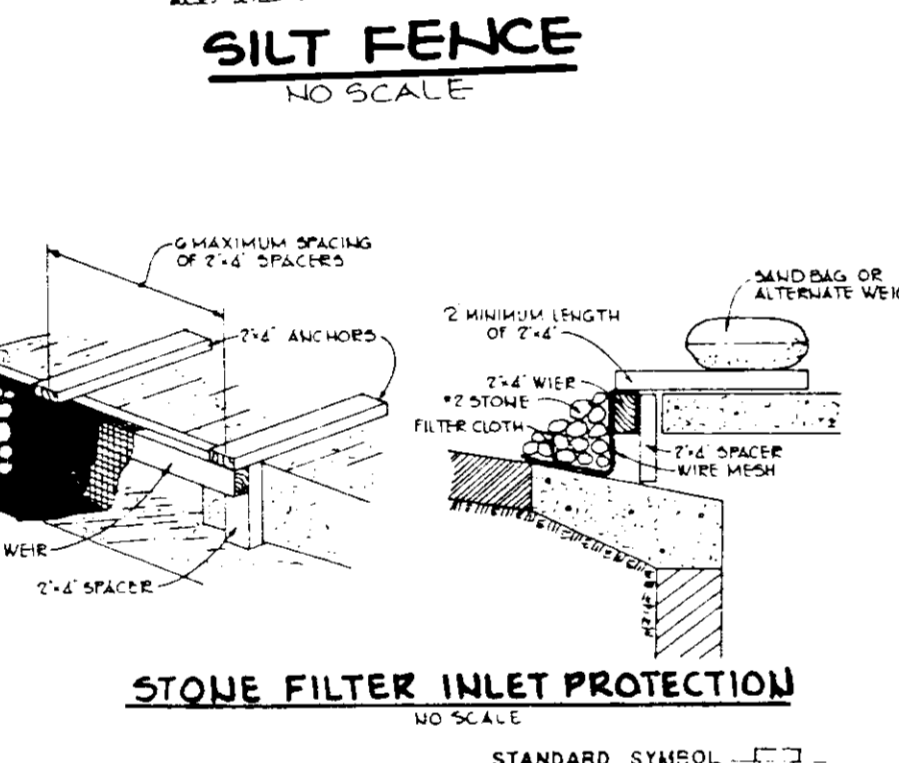
HOWARD COUNTY DESIGN MANUAL VOLUME IV - STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (DRAWING R-501)

* 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

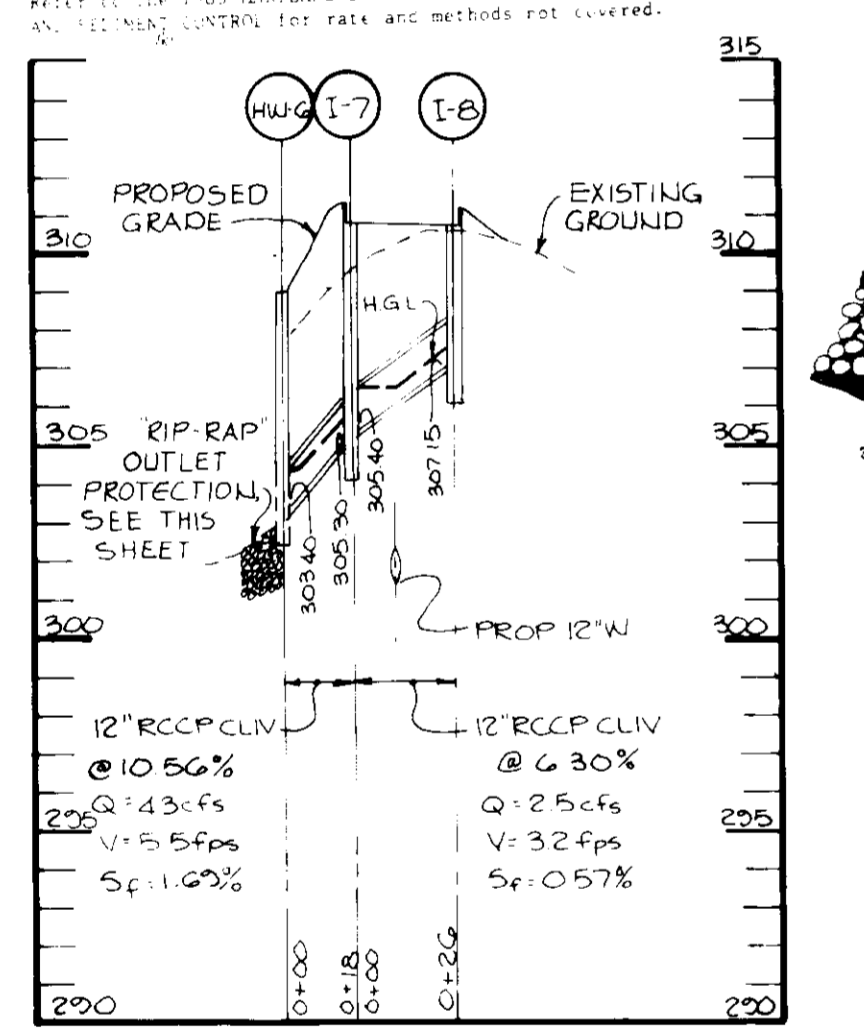
STANDARD 7" COMBINATION CURB AND GUTTER
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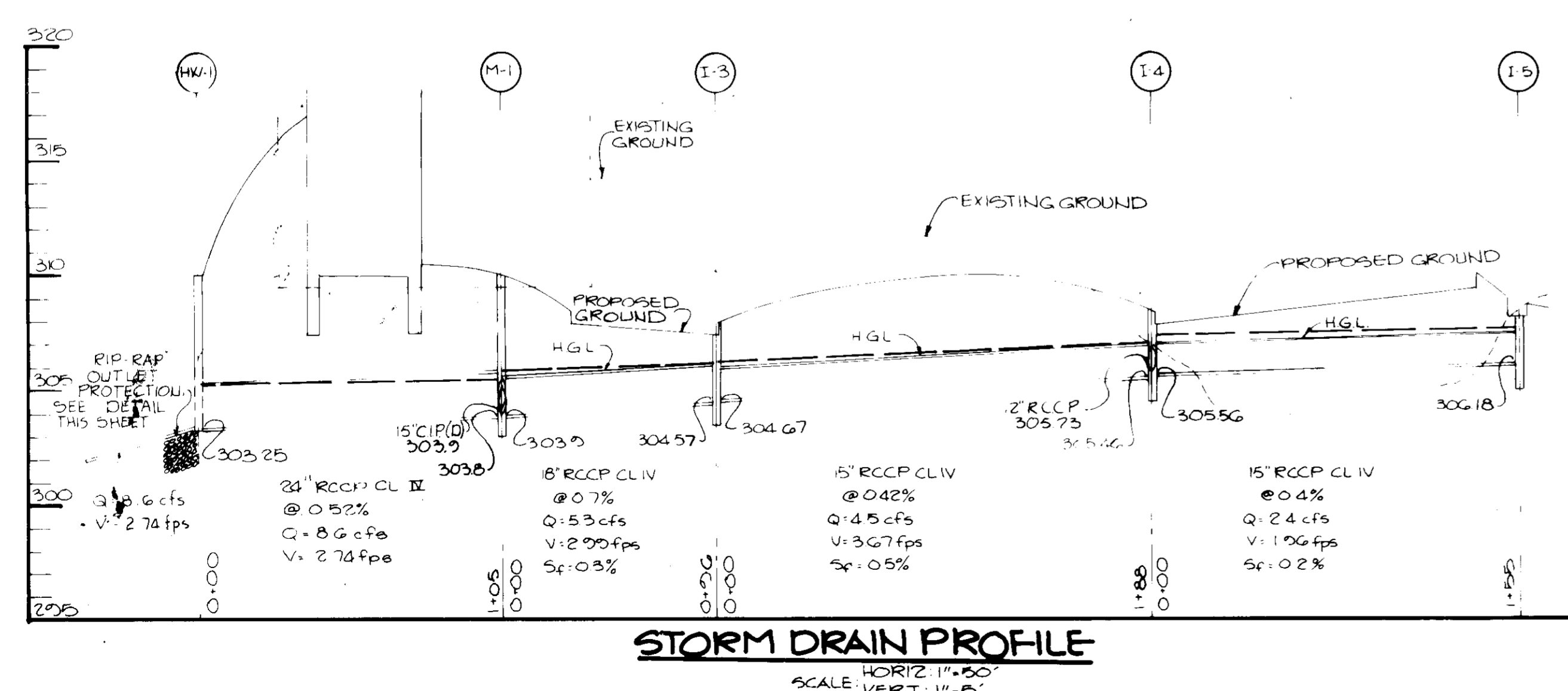
REVERSE 7" COMBINATION CURB AND GUTTER
No Scale



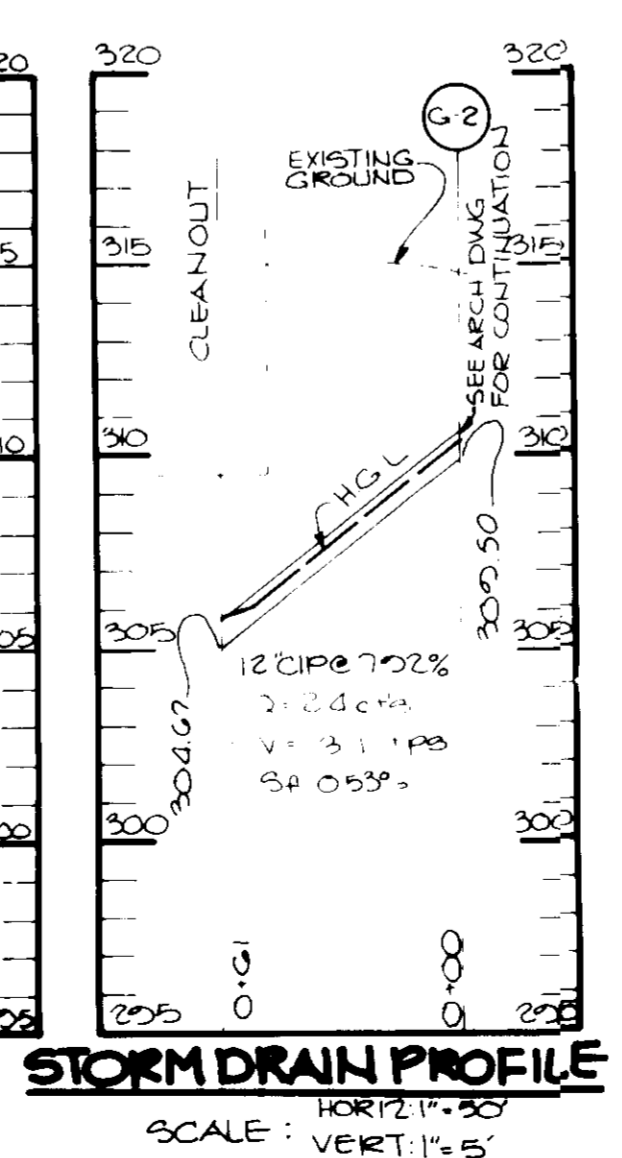
STONE FILTER INLET PROTECTION
NO SCALE



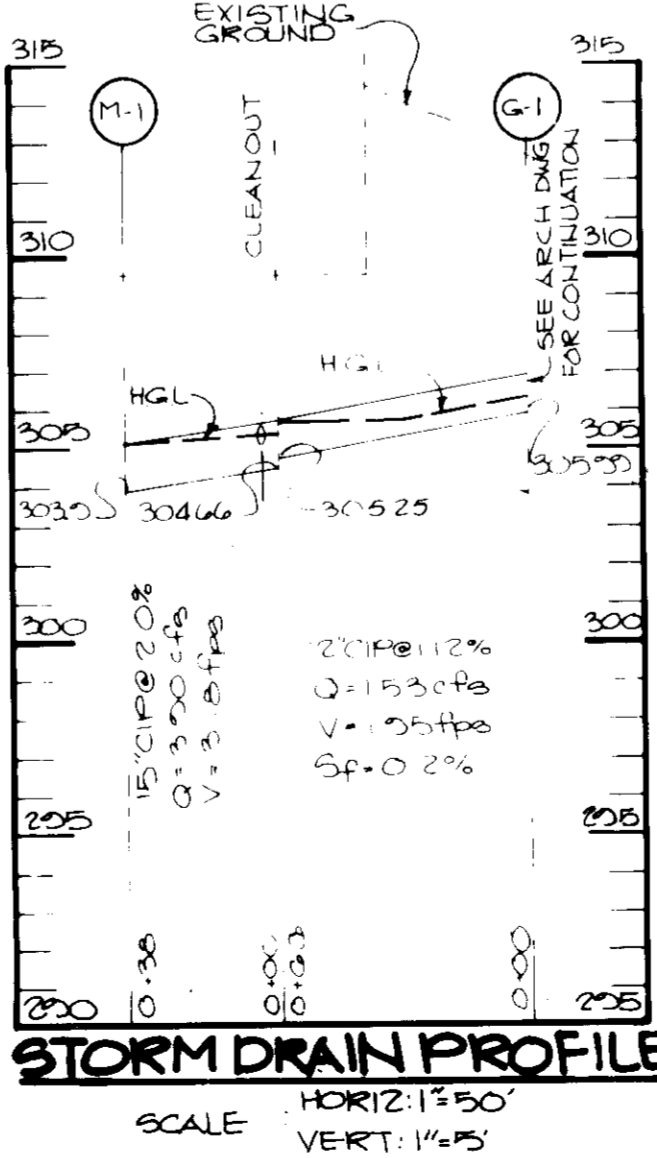
STORM DRAIN PROFILE
SCALE: HORIZ. 1"=50' VERT. 1"=5'



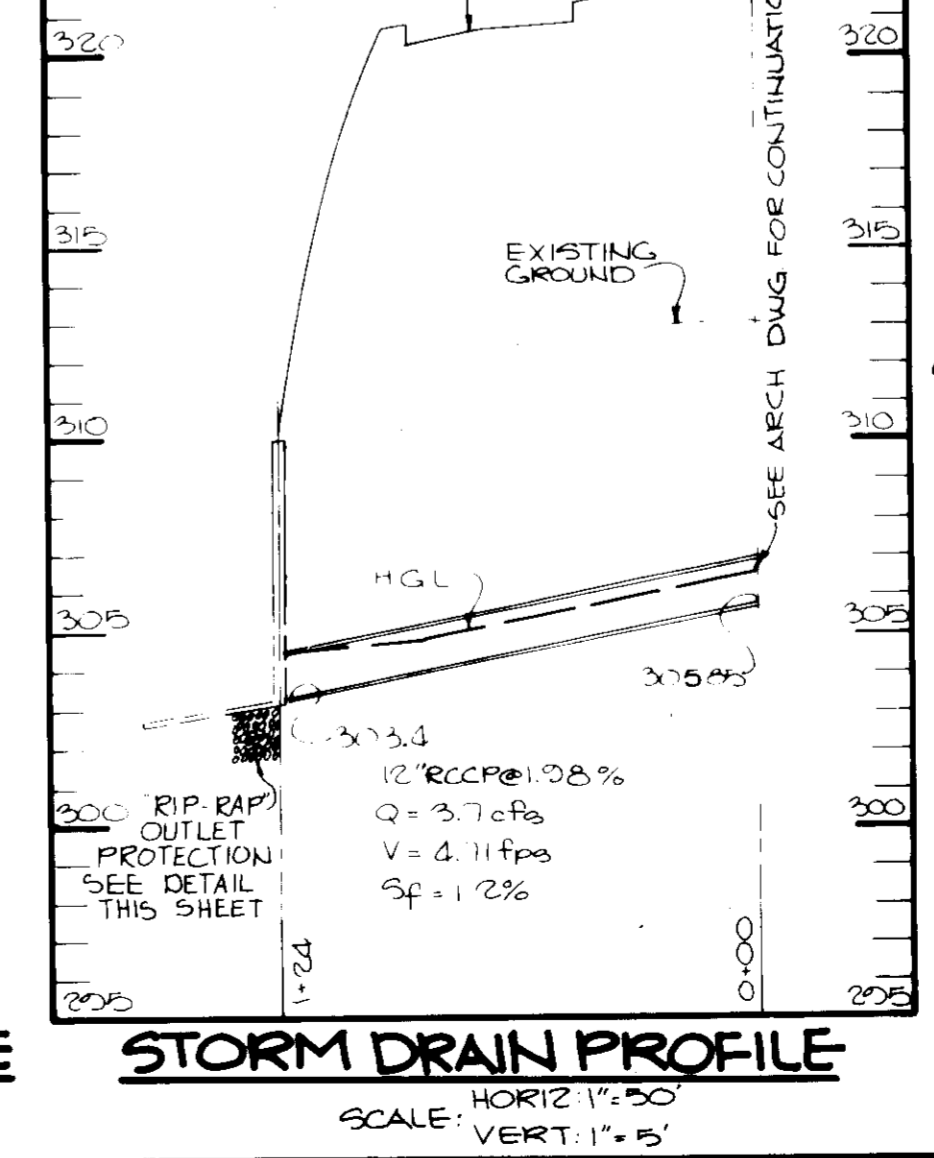
STORM DRAIN PROFILE
SCALE: HORIZ. 1"=50' VERT. 1"=5'



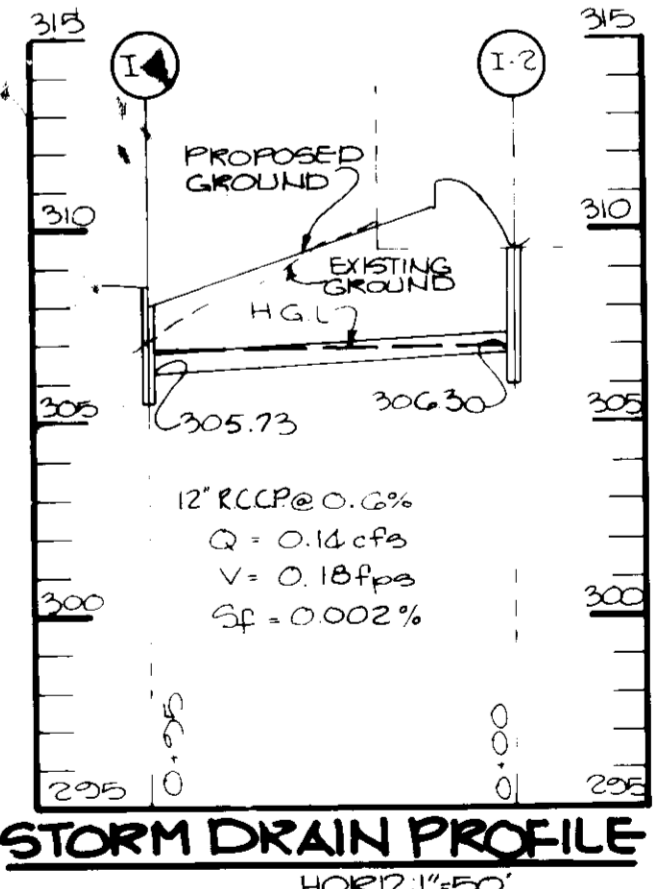
STORM DRAIN PROFILE
SCALE: HORIZ. 1"=50' VERT. 1"=5'



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



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



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

SEQUENCE OF CONSTRUCTION

- Obtain Grading Permit.
- Install Stabilized Construction Entrance and Silt Fence. (1 DAY)
- Demolish the existing structure. (2 WEEKS)
- Clear and grub the site as required. (1 WEEK)
- Grade the site without disturbing sediment control measures. (2 WEEKS)
- Begin building construction.
- Install water, sewer and storm drain systems, and block all the inlets.
- Install all curb and gutter.
- Stabilize all disturbed areas in accordance with Temporary Seeding Notes.
- Complete all construction and stabilize all disturbed areas in accordance with the Permanent Seeding Notes.
- 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. (2 DAYS)

STRUCTURE SCHEDULE

STRUCTURE	TYPE	INV. IN	INV. OUT	TOP OF CURB ELEVATION
1-1	Ho.Co.Std. A-10 Inlet SD 4.02	304.67	304.57	308.6
1-4	Ho.Co.Std. 'S' Comb. Inlet SD 4.32	305.56	305.46	308.5
1-5	Ho.Co.Std. 'S' Comb. Inlet SD 4.32	---	306.48	308.8
1-7	Ho.Co.Std. 'S' Comb. Inlet SD 4.32	305.40	305.30	311.4
1-8	Ho.Co.Std. 'S' Comb. Inlet SD 4.32	---	307.15	311.2
HW-1	Cast-in-Place Reinforced Head Wall (see detail)	303.25	---	309.09
HW-6	Cast-in-Place Reinforced Head Wall (see detail)	303.4	---	306.19
M-1	Ho.Co.Std. Precast Manhole SD G 5.11	303.0	303.8	**
1-2	Ho.Co.Std. YARD INLET SD 4.14	---	306.30	309.1**

** Top of Wall Elevation
 ** Ground Elevation

BY THE DEVELOPER:

"I CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THESE PLANS, 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. I WILL PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN 'AS-BUILT' PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION."

James D. Gilber 2/28/86
DEVELOPER DATE

BY THE ENGINEER:

"I CERTIFY THAT THIS PLAN FOR POND CONSTRUCTION, EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS. THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTIFIED THE DEVELOPER THAT HE MUST PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN 'AS-BUILT' PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION."

Arthur E. Muegg 3-3-86
ENGINEER DATE

THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL.

James D. Gilber 3-5-86
U.S. SOIL CONSERVATION SERVICE DATE

THESE PLANS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

APPROVED *Stephen J. Fisher* 3/5/86
HOWARD S.C.D. DATE

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

Joseph B. Jones 3-12-86
DIRECTOR DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

William J. Hamill 3-13-86
PLANNING DIRECTOR DATE

John M. Hamill 3-18-86
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 E. Nalley 3-1-86
DIRECTOR DATE

William E. Reilly 4/1/86
CHIEF, BUREAU OF ENGINEERING DATE

DATE	NO.	REVISION

OWNER/DEVELOPER: ROUSE & ASSOCIATES, SUITE 110, 5145 GUILFORD ROAD, COLUMBIA, MD 21045

CONTRACTOR: NORWOOD INDUSTRIAL CONSTRUCTION CO., SUITE 130, 5145 GUILFORD ROAD, COLUMBIA, MD 21045

PROJECT: SYMPHONY WOODS OFFICE CENTER, A REVISION TO SDP-85-160C

AREA: TOWN CENTER, SYMPHONY WOODS OFFICE CENTER, PARCEL A-1, ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

TITLE: DETAILS & PROFILES

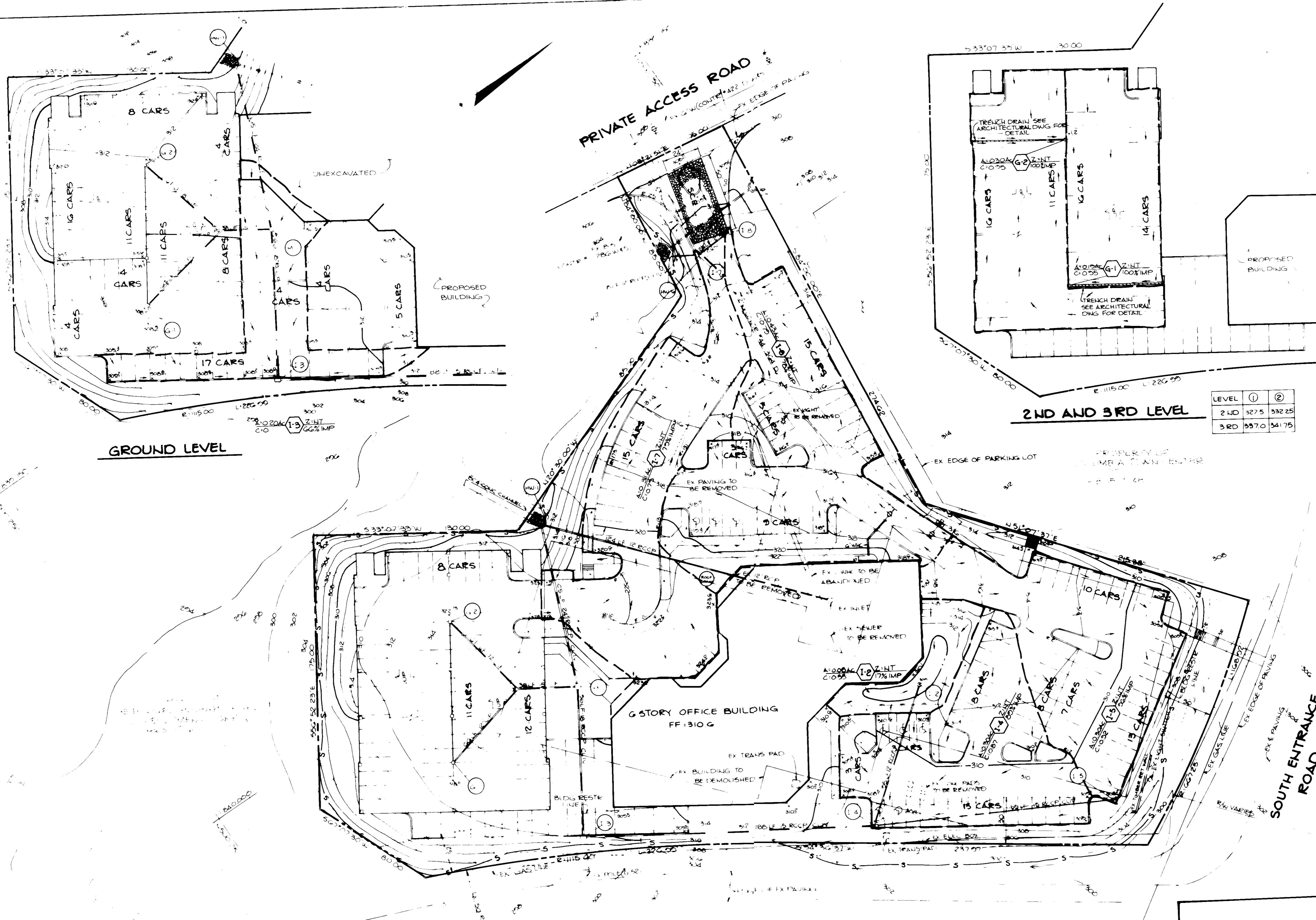
THE RIEMER GROUP, INC.
The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm
3105 Health Park Drive, Ellicott City, Maryland 21043 (301) 461-2890

3-3-86 DATE

DESIGNED BY JDP
DRAWN BY BAC
PROJECT NO 18702
DATE JAN 7, 1986
SCALE AS SHOWN
DRAWING NO 3 OF 6

APPROVED PLANNING BOARD OF HOWARD COUNTY
DATE: 2-5-86
M. J. Miller

Arthur E. Muegg 3/10/86
REGISTERED PROFESSIONAL ENGINEER



GROUND LEVEL

2ND AND 3RD LEVEL

LEVEL	①	②
2ND	327.5	332.25
3RD	337.0	341.75

COLUMBIA PIKE

SOUTH ENTRANCE ROAD

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: *Arthur E. Muegge* DATE: 3-3-86

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."
 ENGINEER: *Arthur E. Muegge* DATE: 3-3-86

REVIEWED FOR: HOWARD S.C.D. NAME
 AND MEETS TECHNICAL REQUIREMENTS
 REVIEWER: *John A. Nelson* DATE: 3-25-86
 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. Huber* DATE: 3/4/86
 HOWARD S.C.D.

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
 APPROVED: *Joseph E. Grier* DATE: 3-12-86
 HEALTH DEPARTMENT

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
 APPROVED: *John H. Anderson* DATE: 3-13-86
 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: *James W. Mumford* DATE: 3-13-86
 PUBLIC WORKS

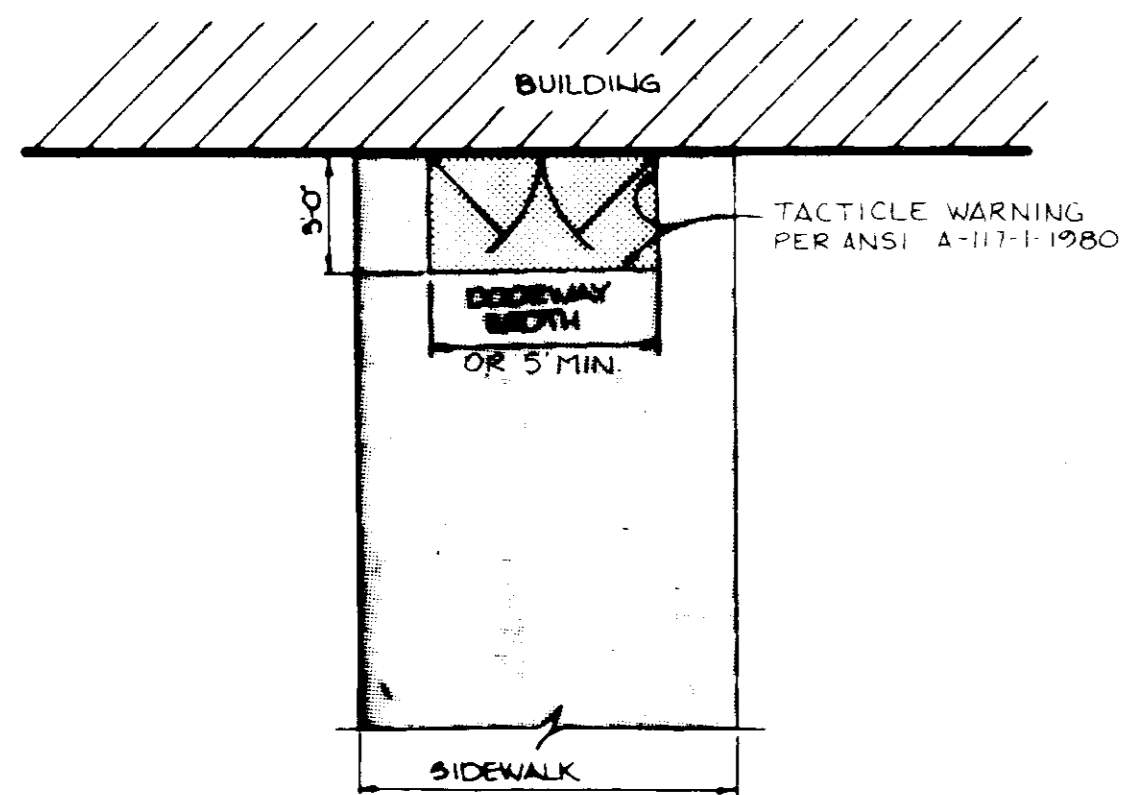
DATE	NO.	REVISION

OWNER: ROUSE & ASSOCIATES, SUITE 110, 2145 GUILFORD ROAD, COLUMBIA, MARYLAND 21045
 CONTRACTOR: NORWOOD INDUSTRIAL CONSTRUCTION CO., SUITE 100, 2145 GUILFORD ROAD, COLUMBIA, MARYLAND 21045
 PROJECT: SYMPHONY WOODS OFFICE CENTER, A REVISION TO SDP-85-1600
 AREA: TOWN CENTER, SYMPHONY WOODS OFFICE CENTER, PARCEL 4-1, 6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 TITLE: DRAINAGE AREA MAP & SEDIMENT CONTROL PLAN

THE RIEMER GROUP, INC.
 The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm
 3105 Health Park Drive, Ellicott City, Maryland 21043 (410) 461-2500

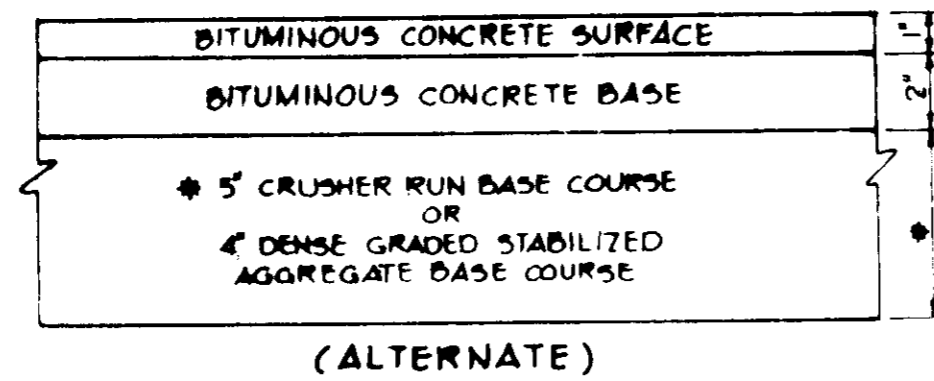
DESIGNED BY: *Arthur E. Muegge*
 DRAWN BY: *Tom*
 PROJECT NO: 134
 DATE: JAN 7, 1986
 SCALE: 1"=30'
 DRAWING NO: 4 OF 6

SDP-86-141C FEBRUARY 27, 1986

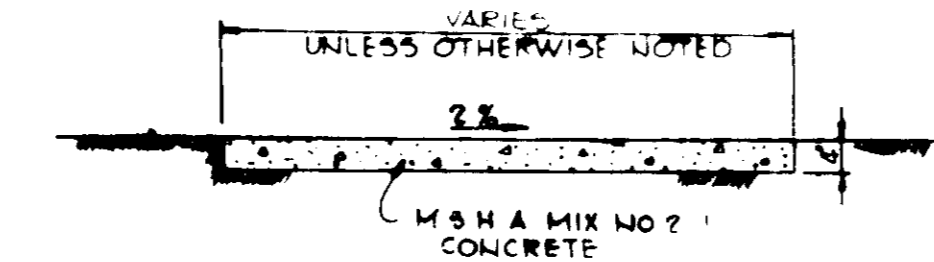


DETAIL BUILDING ENTRANCE TEXTURAL IDENTIFICATION FOR THE BLIND
NO SCALE

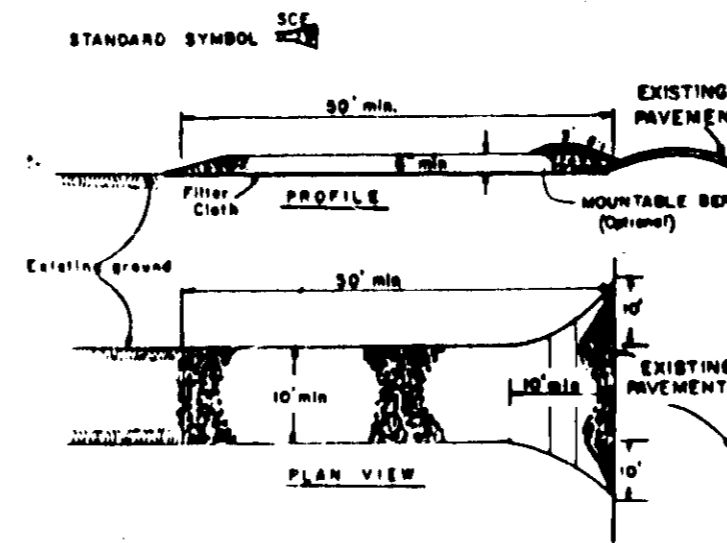
NOTE TO BE USED FOR ALL BUILDING ENTRANCES EXCEPT THOSE THAT ARE EXCLUSIVELY FIRE EXITS



P-1 PAVING DETAIL
NO SCALE

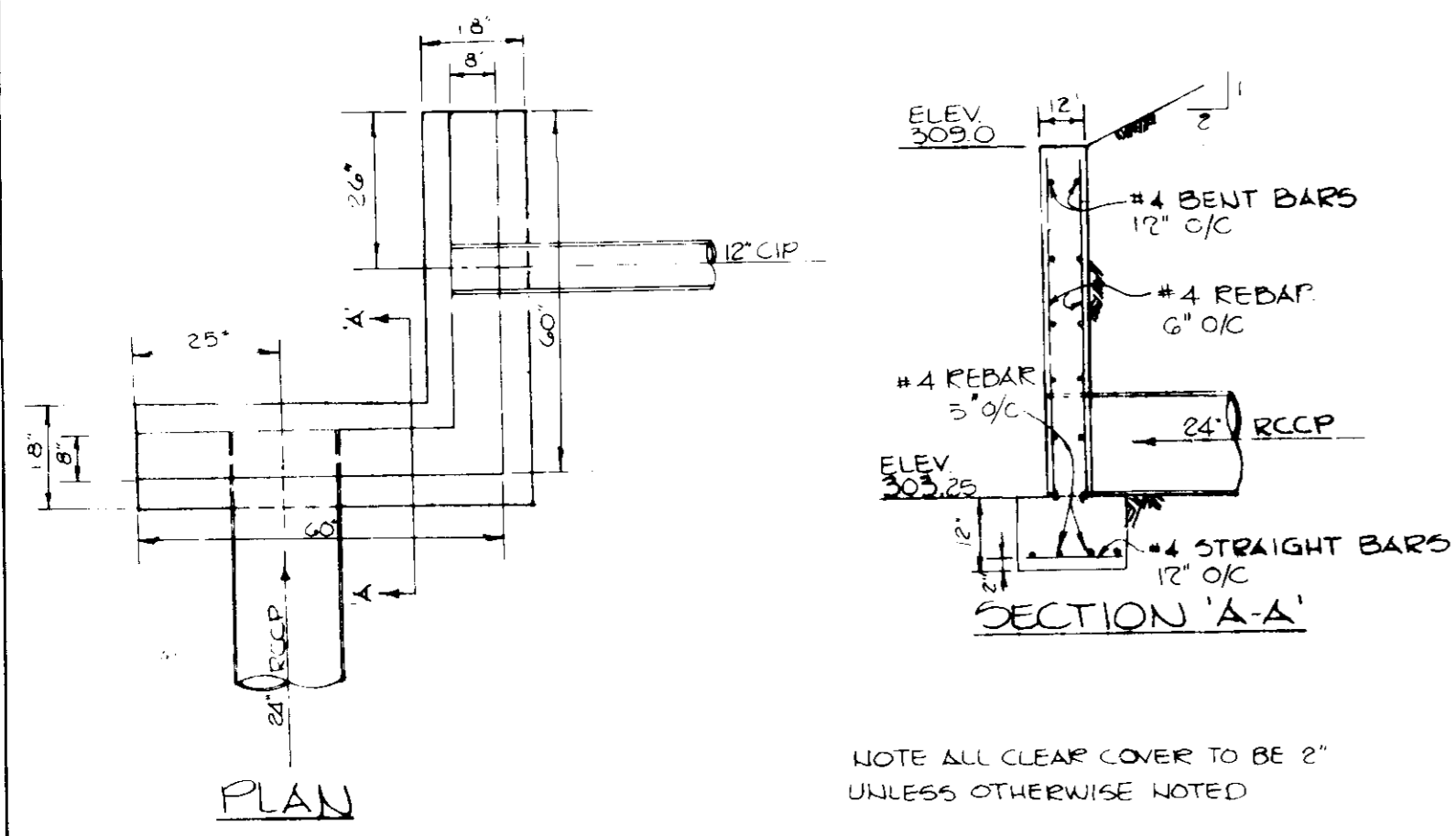


SIDEWALK DETAIL
NO SCALE

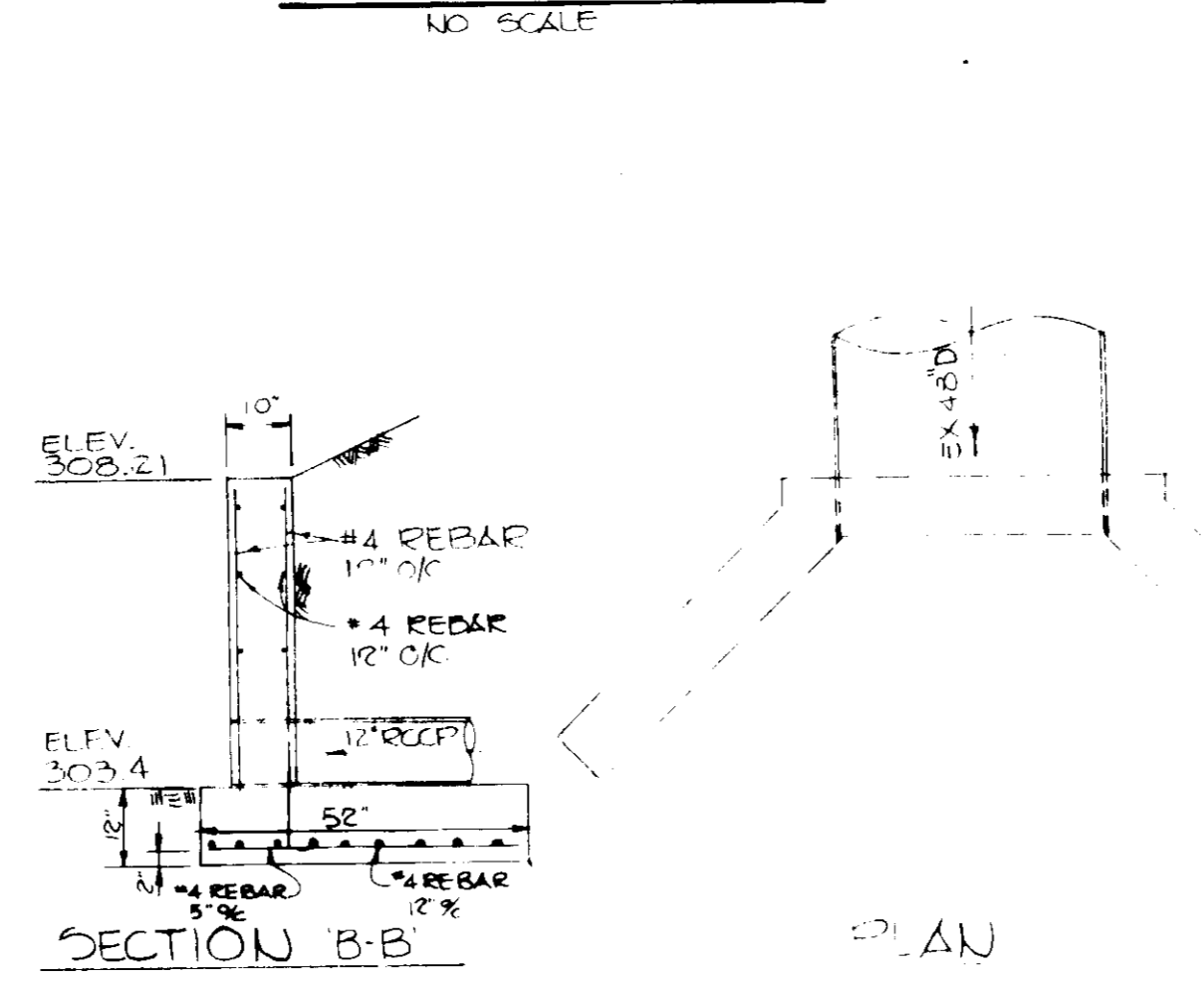


- STABILIZED CONSTRUCTION ENTRANCE**
NO SCALE
1. Stone Size - Use 3" stone, or recycled or recycled concrete equivalent.
 2. Length - As required, but not less than 10 feet (except on a single residential lot where a 20 foot minimum length would apply).
 3. Thickness - Not less than 6" (6" thick).
 4. Width - The 18" from sidewalk, but not less than the full width of points where ingress or egress occurs.
 5. Filter Cloth - Will be placed over the entire area prior to placing of stone. Filter cloth will not be required on a single family residential lot.
 6. Surface Slope - All surface water flowing or directed toward construction entrances shall be piped across the entrance. If piping is impractical, a manhole near the 1/4 slope will be provided.
 7. Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flinging of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or removal of any material used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.
 8. Cleaning - Areas 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 device.
 9. Inspections and needed maintenance shall be provided after each rain.

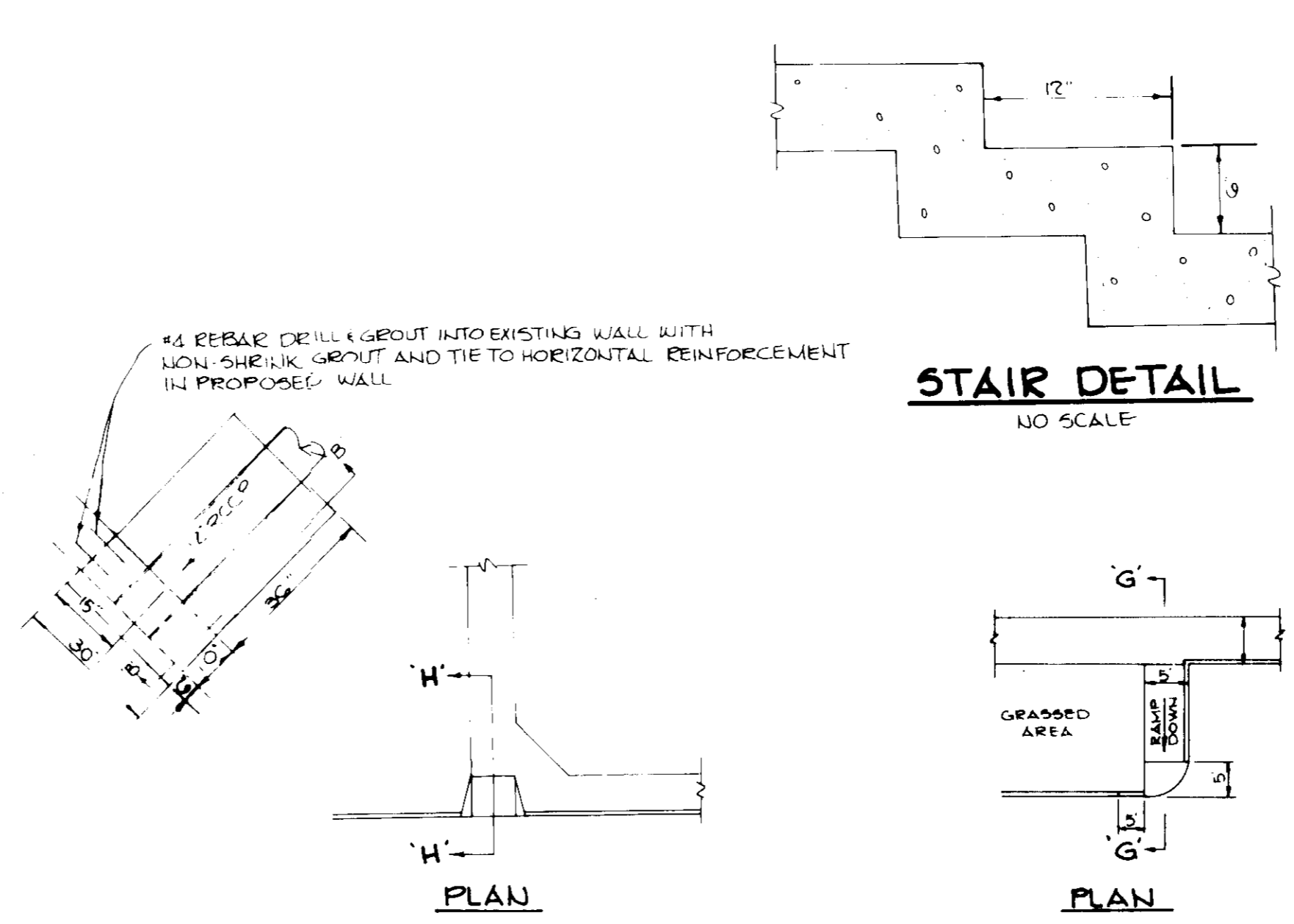
STABILIZED CONSTRUCTION ENTRANCE
NO SCALE



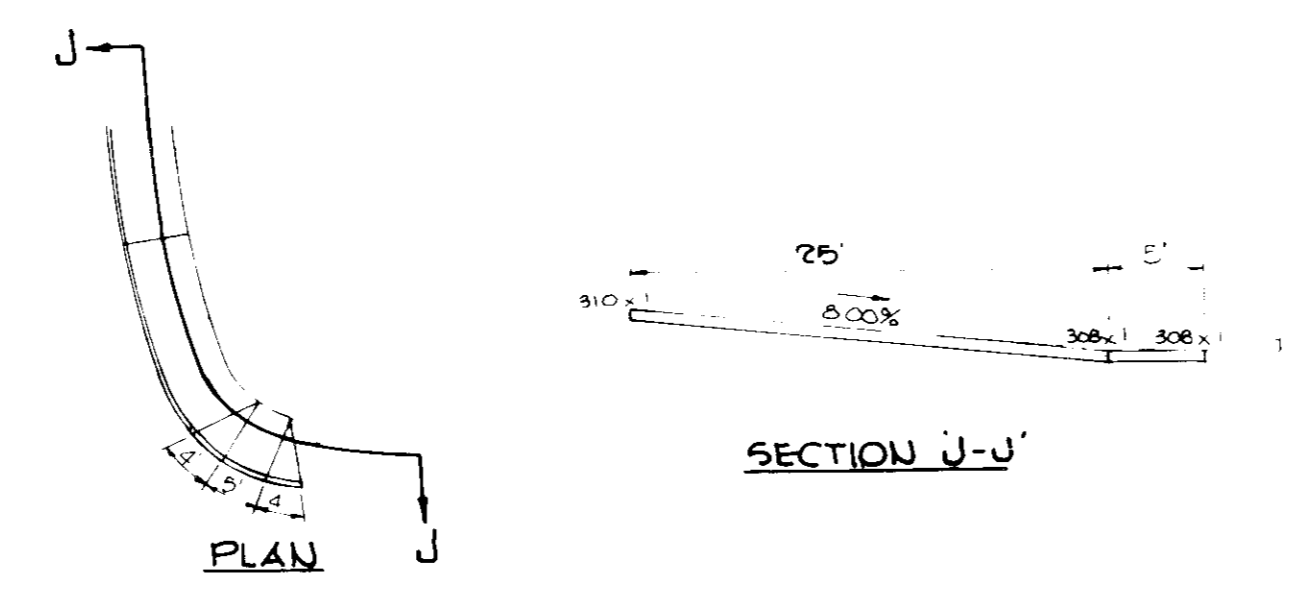
HEADWALL #1 DETAIL
NO SCALE



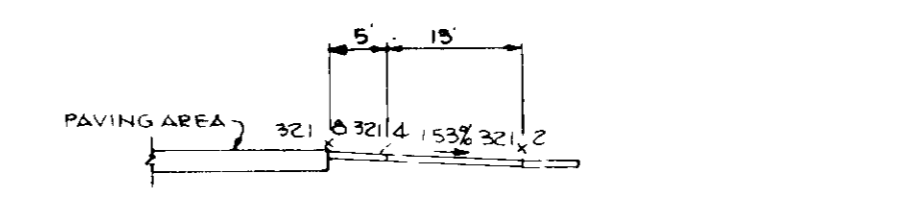
HEADWALL #6 DETAIL
NO SCALE



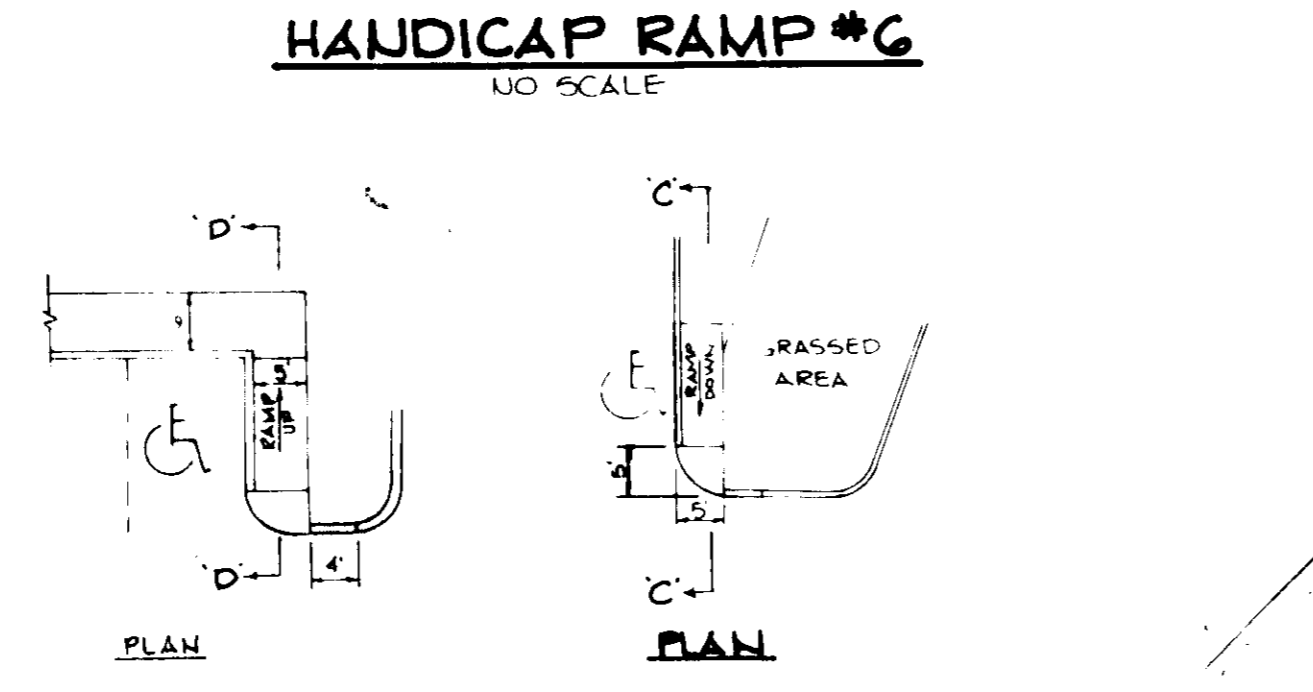
STAIR DETAIL
NO SCALE



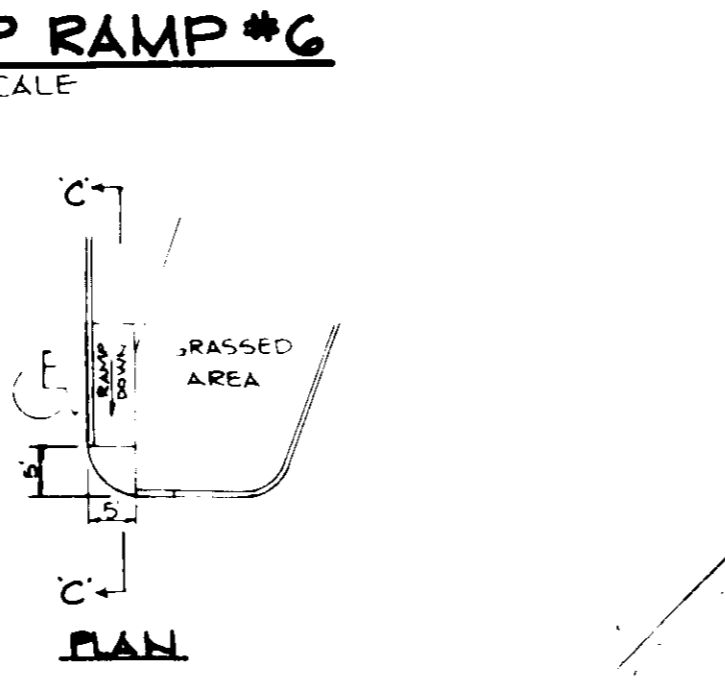
HANDICAP RAMP #4
NO SCALE



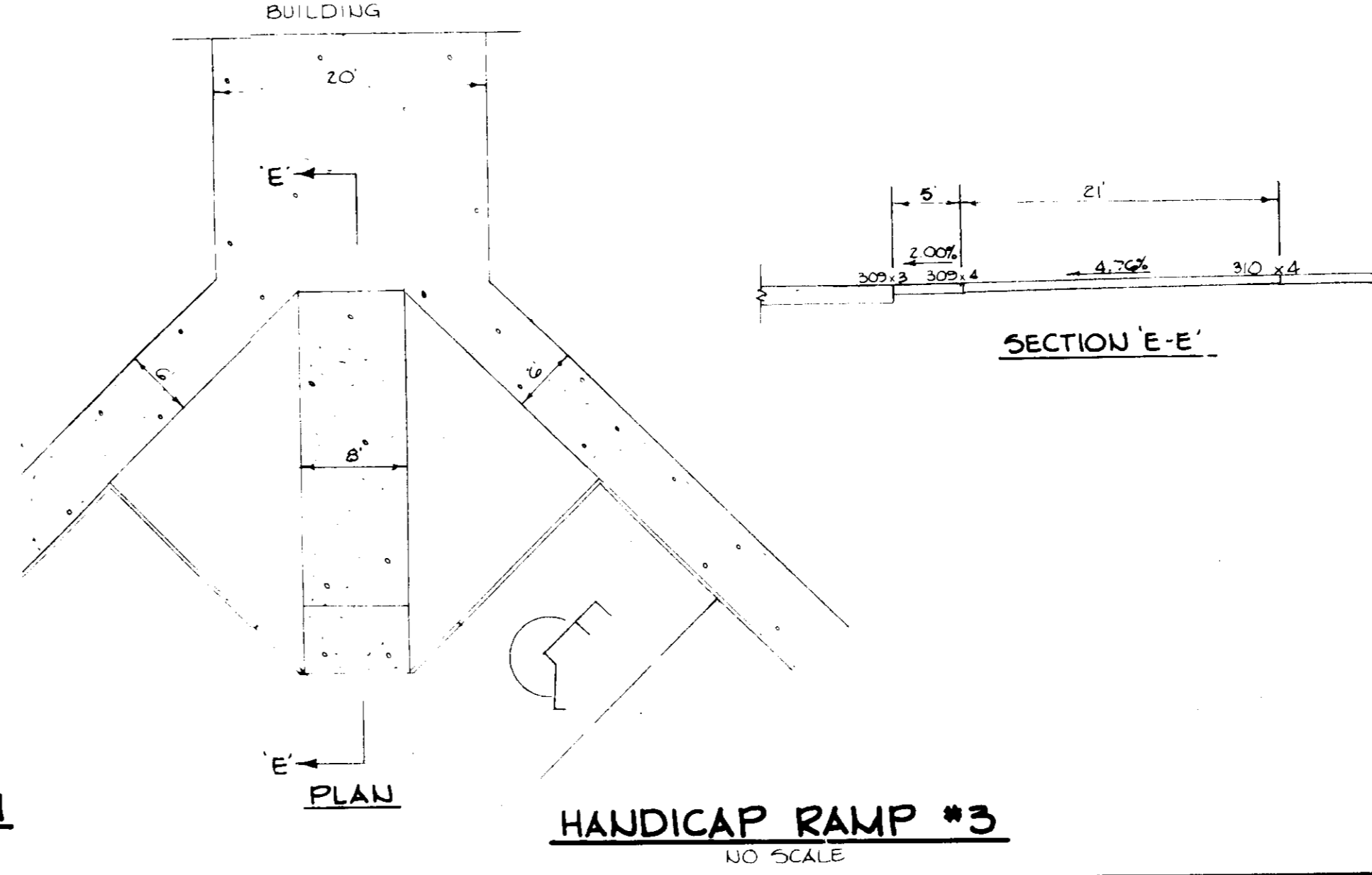
HANDICAP RAMP #5
NO SCALE



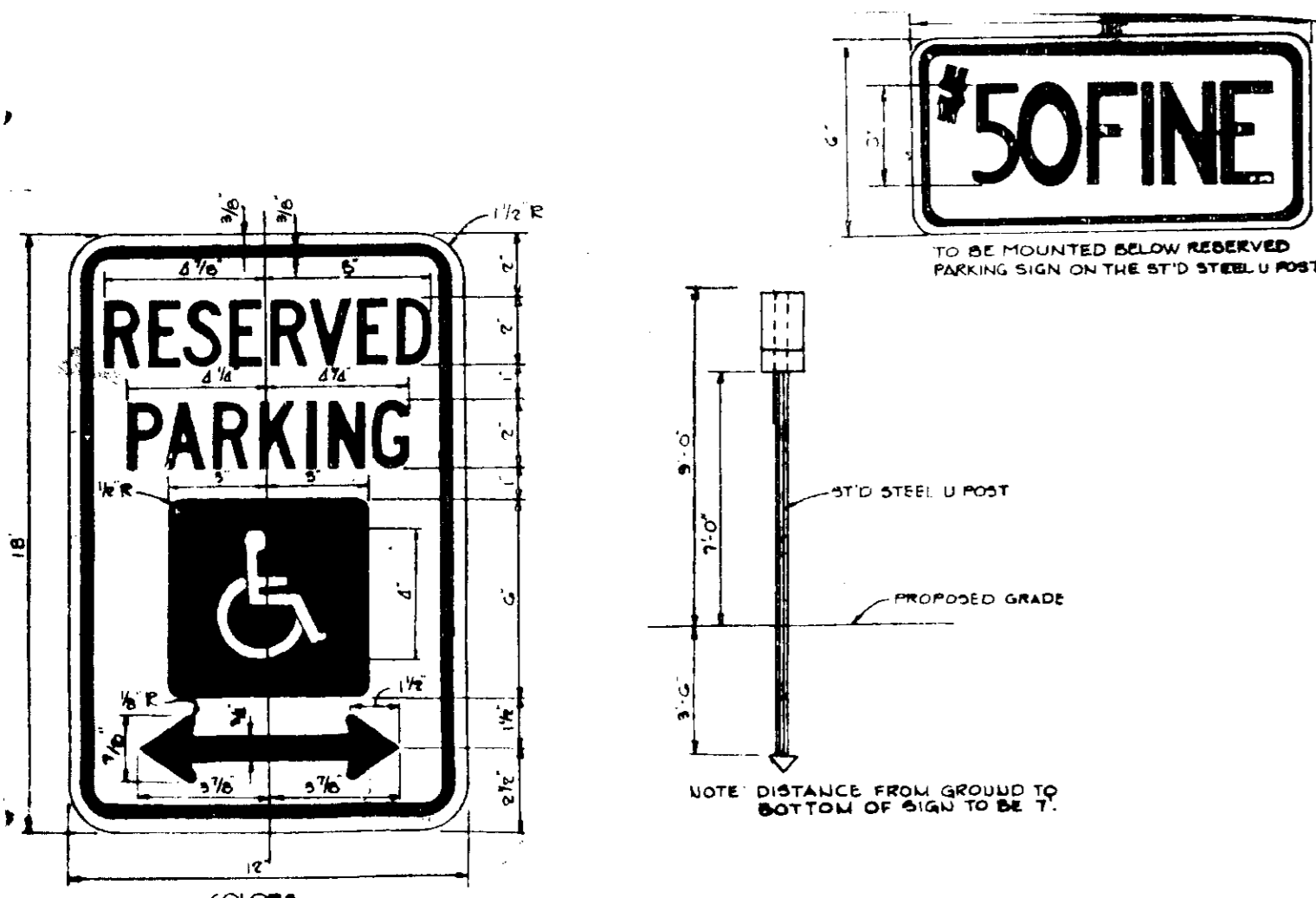
HANDICAP RAMP #2
NO SCALE



HANDICAP RAMP #1
NO SCALE



HANDICAP RAMP #3
NO SCALE



HANDICAP SIGN DETAIL
NO SCALE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
Joyan Boylan 8-12-86
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
John M. Muegge 3-13-86
PLANNING DIRECTOR DATE
CHIEF, DIVISION OF LAND DEVELOPMENT AND ZONING ADMINISTRATION

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
John M. Muegge 3-13-86
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS DIRECTOR DATE

John M. Muegge 3-13-86
CHIEF, BUREAU OF ENGINEERING DATE

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."
Laurence D. Gildea 3-13-86
DEVELOPER: LAURENCE D. GILDEA 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. Muegge 3-13-86
ENGINEER: ARTHUR E. MUEGGE DATE

REVIEWED FOR: HOWARD COUNTY S.C.D.
AND MEETS TECHNICAL REQUIREMENTS
John M. Muegge 3-13-86
U.S. SOIL CONSERVATION SERVICE DATE

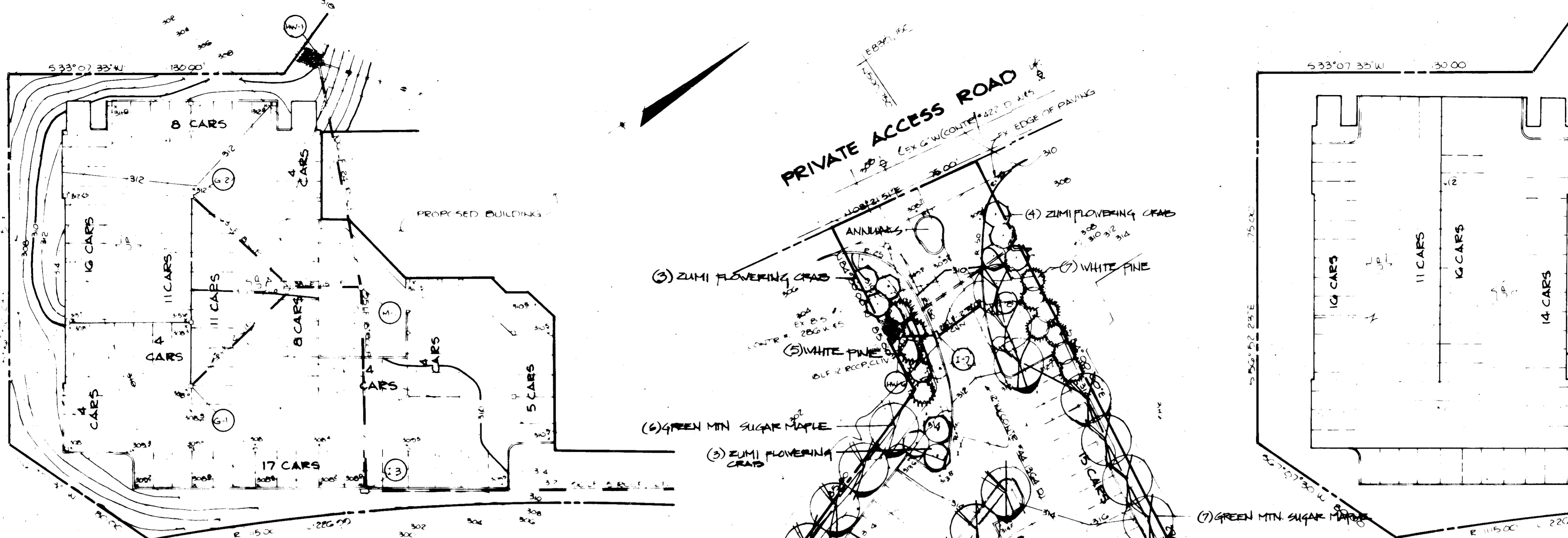
THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.
Stephen L. Fisher 3/5/86
HOWARD S.C.D. DATE

DATE	NO.	REVISION
		OWNER DEVEL: ROUSE & ASSOCIATES SUITE 110 9145 GUILFORD ROAD COLUMBIA, MD 21045
		CONTRACTOR: HORNWOOD INDUSTRIAL CONSTRUCTION CO SUITE 13C 9145 GUILFORD ROAD COLUMBIA, MD 21045
		PROJECT: SYMPHONY WOODS OFFICE CENTER A REVISION TO SDP-85-160-C
		AREA: TOWN CENTER SYMPHONY WOODS OFFICE CENTER PARCEL A-1 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
		TITLE: DETAIL SHEET

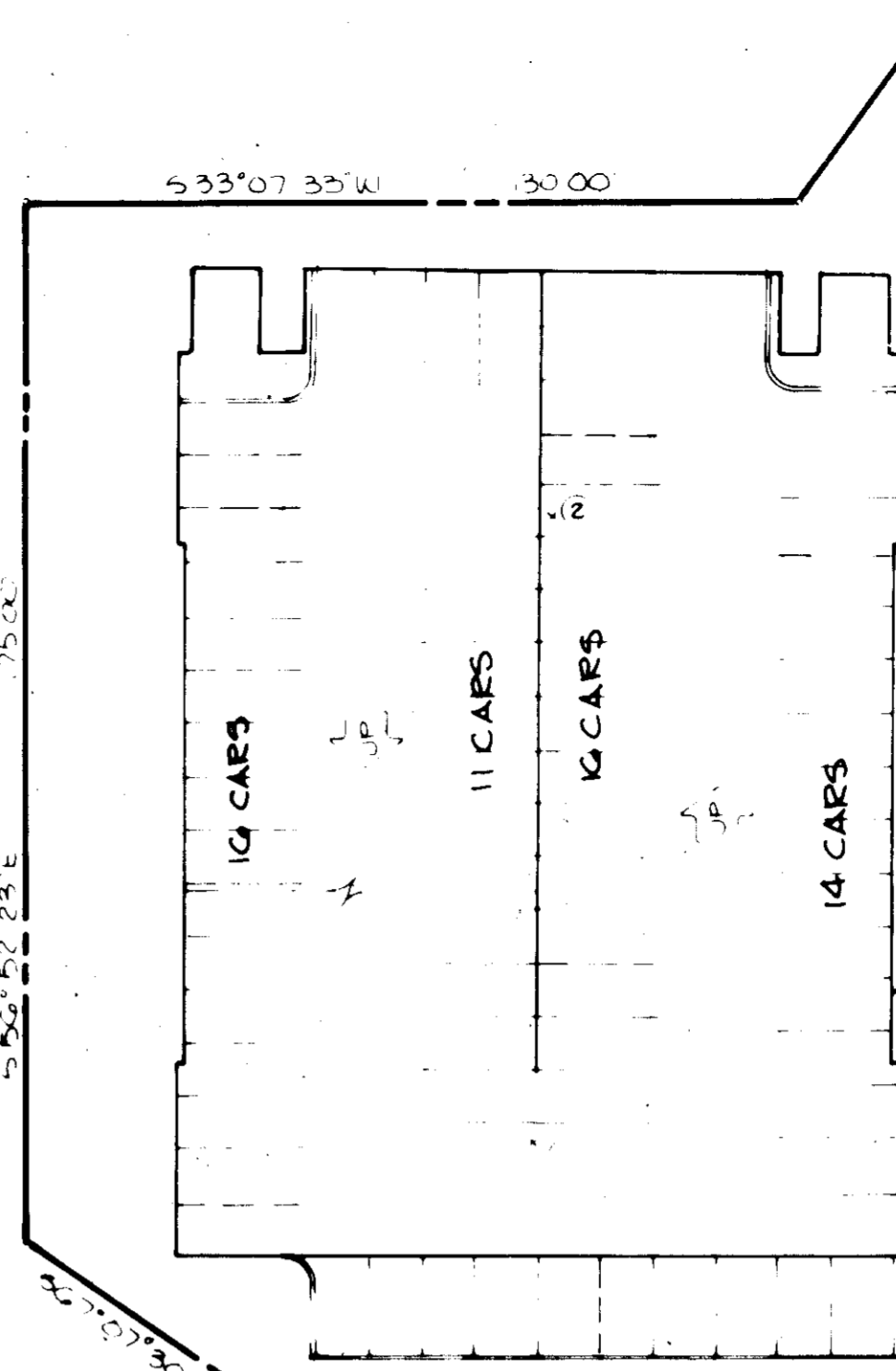
THE RIEMER GROUP, INC.
A LAND PLANNING, DESIGN & CIVIL ENGINEERING FIRM
3105 HEALTH PARK DRIVE, ELLENCOTT CITY, MD, 21043 301-467-2000

3-3-86 DATE
John M. Muegge 2-5-86
ARTHUR E. MUEGGE 3101

DESIGNED BY: JDP
DRAWN BY: PER
PROJECT NO: 13702
DATE: JAN. 7, 1986
SCALE: AS SHOWN
DRAWING NO: 5 OF 16



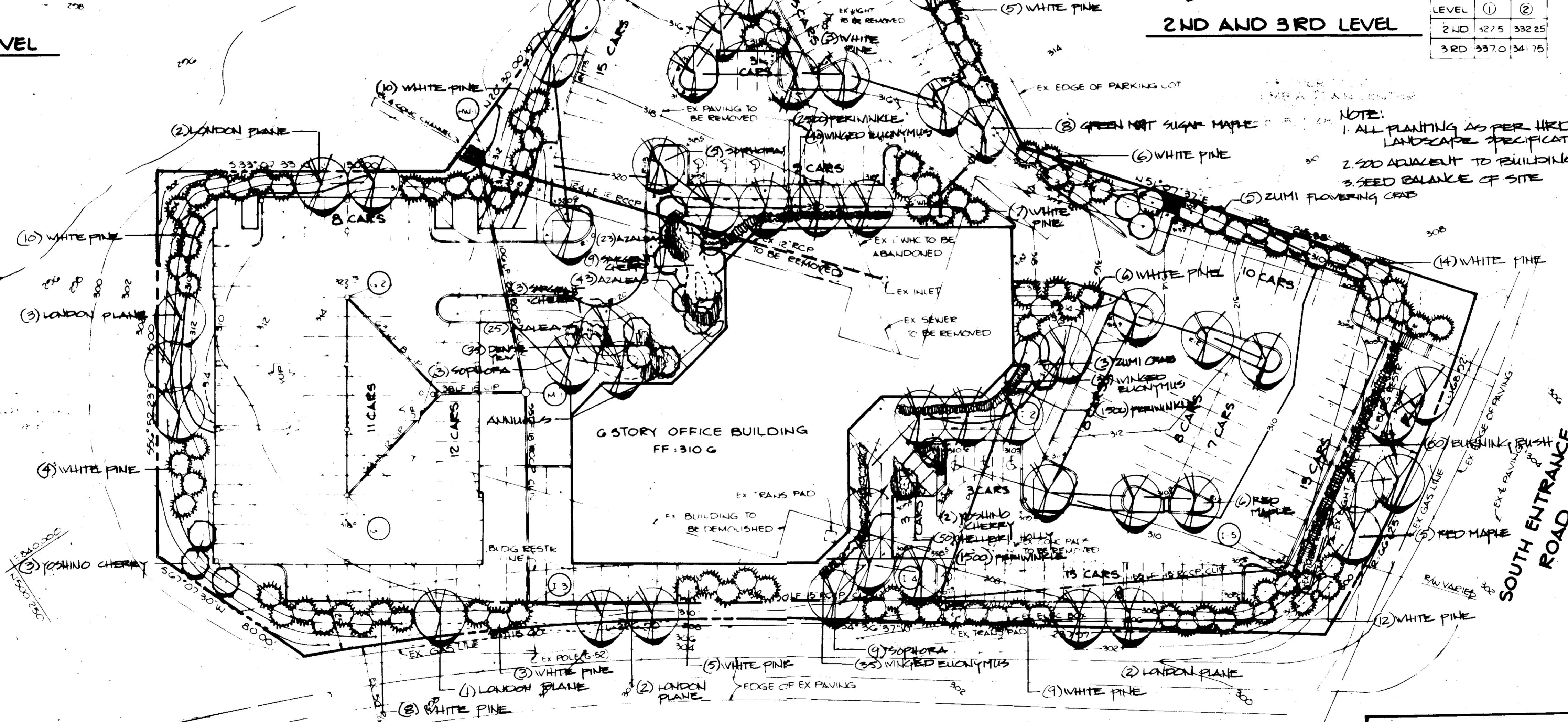
GROUND LEVEL



2ND AND 3RD LEVEL

QTY	SIZE	LATIN NAME	COMMON NAME
11	2 1/2-3'	ACER RUBRUM 'RED SUNSET'	RED MAPLE
21	2 1/2-3'	ACER SACCHARUM 'GREEN MTN'	GREEN MTN SUGAR MAPLE
17	2 1/2-3'	SOPHORA JAPONICA	SOPHORA
10	2 1/2-3'	PLATANUS ACERIFOLIA	LONDON PLANE
18	8-10'	MALLUS 'ZUMI CALOCARPA'	ZUMI FLOWERING CRAB
5	8-10'	PRUNUS YEDOENSIS	YSHINO CHERRY
12	8-10'	PRUNUS SARGENTI	SARGENT CHERRY
114	6-8'	PINUS STROBUS	WHITE PINE
91	15-18"	AZALEA TRADITION	TRADITION AZALEA
160	18-24"	EUCYMIUS A. COMPACTUS	VINEGED EUCYMIUS
50	18-24"	ILEX CRENATA 'HELLER'	HELLER HOLLY
35	18-24"	TEKUS DENSIFORMIS	DENSE YEW
5500		POTTED VINCA MINOR	PERIWINKLE

LEVEL	(1)	(2)
2ND	427.5	532.25
3RD	537.0	541.75



NOTE:
 1. ALL PLANTING AS PER HED LANDSCAPE SPECIFICATIONS
 2. 500 ADJACENT TO BUILDING
 3. SEED BALANCE OF SITE

NOTE: ALL PATHS TO BE 5' UNLESS OTHERWISE NOTED

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
John B. [Signature] 3-12-86
 DATE

APPROVED FOR HOWARD COUNTY OFFICE OF PLANNING AND ZONING...
Thomas L. [Signature] 3-13-86
 DATE

Shirley [Signature] 3-13-86
 DATE

APPROVED FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
Donal [Signature] 3-1-86
 DATE

William [Signature] 3-1-86
 DATE

DATE	NO.	REVISION

OWNER DEVELOPER ROUSE & ASSOCIATES
 SUITE 100
 2145 GUILFORD ROAD
 COLUMBIA, MARYLAND 21045

CONTRACTOR HOWARD INDUSTRIAL CONSTRUCTION
 SUITE 130
 2145 GUILFORD ROAD
 COLUMBIA, MARYLAND 21045

PROJECT **SYMPHONY WOODS OFFICE CENTER**
 A REVISION TO SDP-86-140C

AREA TOWN CENTER
 HOWARD COUNTY OFFICE CENTER
 PARCEL A-1
 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

TITLE **PLANTING PLAN**

THE RIEMER GROUP, INC.
 The Riemer Group, Inc. A Land Planning, Design & Civil Engineering Firm
 3105 Health Park Drive, Ellicott City, Maryland 21043 (301) 581-2890

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE 2-5-86
[Signature]



DESIGNED BY
 DRAWN BY
 PROJECT NO 137C2
 DATE JAN 7, 1986
 SCALE 1/80
 DRAWING NO 6 OF 6