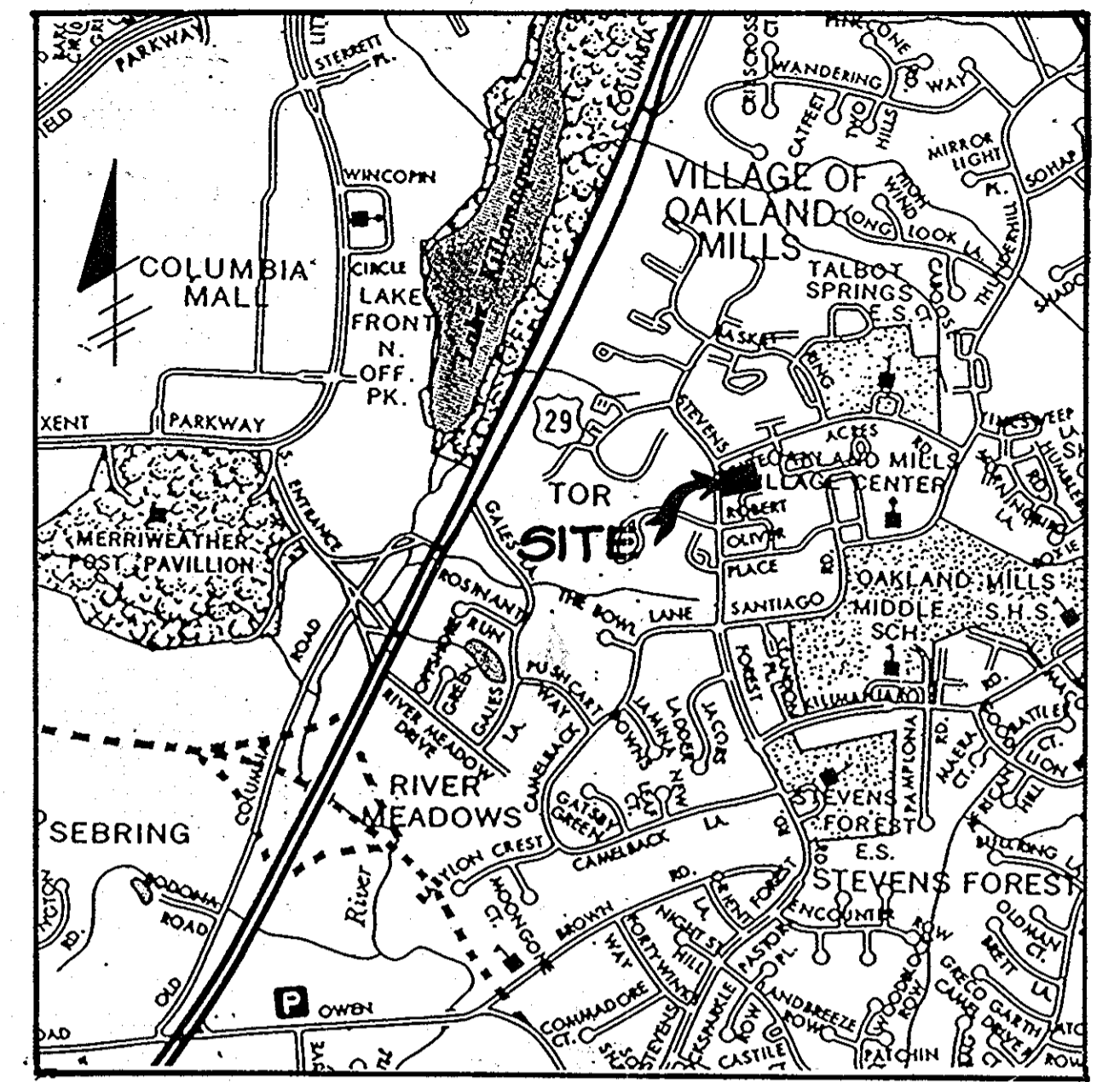


INDEX OF SHEETS	
NO.	DESCRIPTION
1	TITLE SHEET
2	SITE DEVELOPMENT PLAN
3	PROFILES, DETAILS, & DRAINAGE AREA MAP
4	GRADING AND SEDIMENT CONTROL
5	LANDSCAPE

SITE DEVELOPMENT PLAN ROYAL FARMS STORE 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

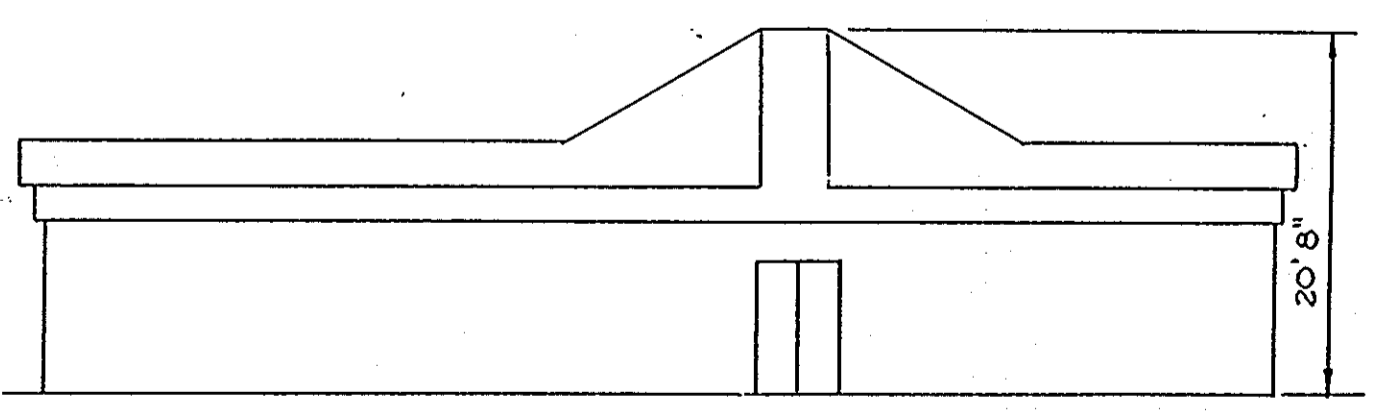


VICINITY MAP
NO SCALE

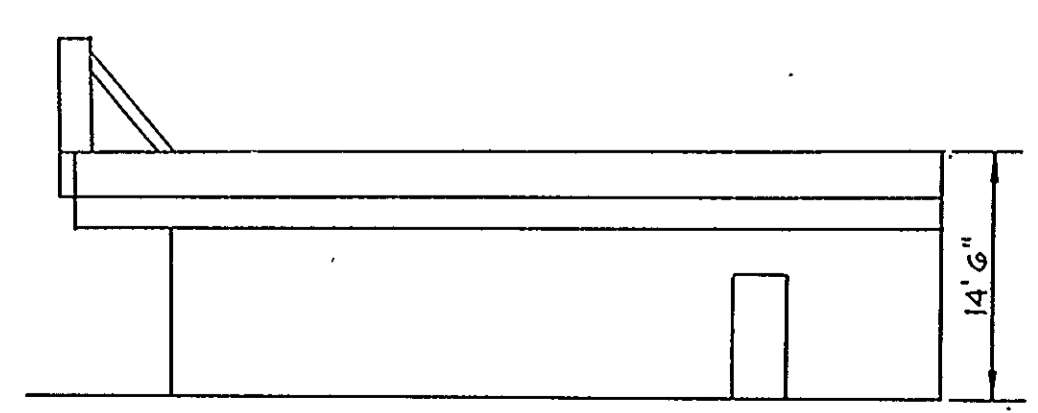
GENERAL NOTES

- 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. FROM BEST AVAILABLE INFORMATION 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 AT LEAST FIVE (5) DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS TO VERIFY THEIR LOCATION AND ELEVATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF LOCATION OF UTILITIES IS OTHER THAN SHOWN.
- CONTRACTOR TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS:

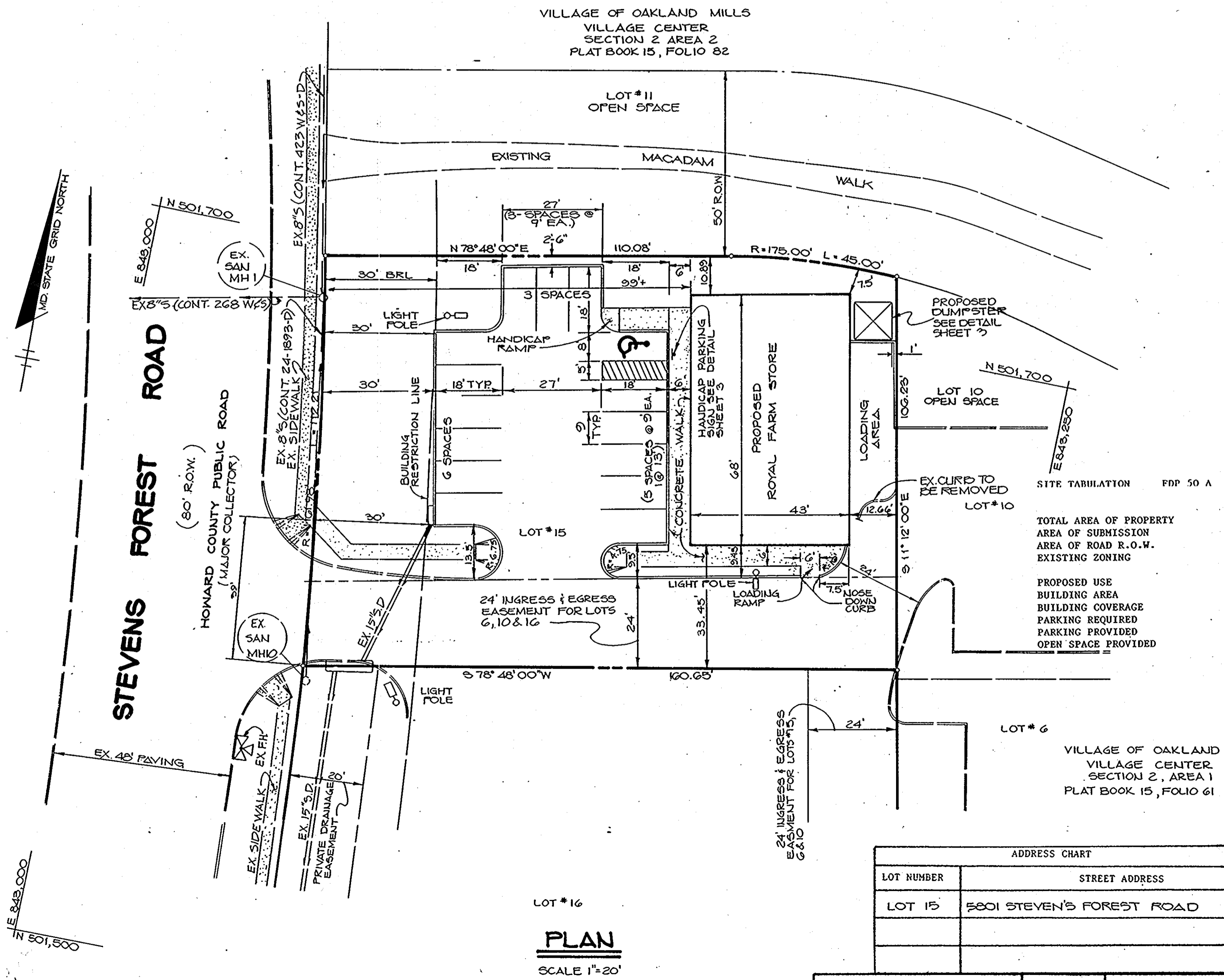
MISS UTILITY	1-800-257-7777
C & P TELEPHONE COMPANY	725-9976
HOWARD COUNTY BUREAU OF UTILITIES	992-2366
AT&T CABLE LOCATION DIVISION	393-3553
BALTIMORE GAS & ELECTRIC COMPANY	685-0123
STATE HIGHWAY ADMINISTRATION	531-5533
HOWARD COUNTY CONSTRUCTION/INSPECTION SURVEY DIVISION (24 HOURS NOTICE PRIOR TO COMMENCEMENT OF WORK)	792-7272
- ALL INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARDS.
- ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS.
- 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 AUGUST 1988 BY RIEMER MUEGGE & ASSOCIATES, INC.
- ALL PLAN DIMENSIONS ARE TO FACE 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.
- SEE OFFICE OF PLANNING AND ZONING FILE F89-48.



FRONT ELEVATION
NO SCALE



SIDE ELEVATION
NO SCALE



PLAN
SCALE 1"=20'

ADDRESS CHART	
LOT NUMBER	STREET ADDRESS
LOT 15	5801 STEVEN'S FOREST ROAD

SUBDIVISION NAME VILLAGE OF OAKLAND MILLS	SECT./AREA 2/2	LOT/PARCEL # 15
PLAT # OR L/F 8507	BLOCK # 3	ZONE COMM
TAX/ZONE MAP 36	ELEC. DIST. 6	CENSUS TR. 6001.01
WATER CODE E02	SEWER CODE 5532200	

TOTAL AREA OF PROPERTY 17,467 SF (0.40 Ac.)
 AREA OF SUBMISSION 20,307 SF (0.47 Ac.)
 AREA OF ROAD R.O.W. -0-
 EXISTING ZONING NEW TOWN: EMPLOYMENT CENTER-COMMERCIAL
 PROPOSED USE CONVENIENCE STORE
 BUILDING AREA 2,924 SF
 BUILDING COVERAGE 2,924 SF
 PARKING REQUIRED 15 @ 5 SP/1000 SF NLA COMMERCIAL
 PARKING PROVIDED 15 (INCLUDES 1 HANDICAPPED)
 OPEN SPACE PROVIDED 3,050 SF (.07 Ac.)

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
James G. Ryan 6-12-89
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
Arthur E. Muegge 6-28-89
 PLANNING DIRECTOR DATE

James G. Ryan 6/16/89
 CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
James G. Ryan 6-8-89
 DIRECTOR DATE

Arthur E. Muegge 6-8-89
 CHIEF, BUREAU OF ENGINEERING DATE

DATE	NO.	REVISION

OWNER/DEVELOPER
 CLOVERLAND FARMS DAIRY
 2200 N. MONROE STREET
 BALTIMORE, MARYLAND 21217

PROJECT:
ROYAL FARMS STORE
 SECTION 2 AREA 2

AREA COLUMBIA-VILLAGE OF OAKLAND MILLS
 VILLAGE CENTER-LOT 15-PLAT NO. 8507
 T.M.#36, G# ELECTION DISTRICT, HO.CO, MD.

TITLE:
TITLE SHEET

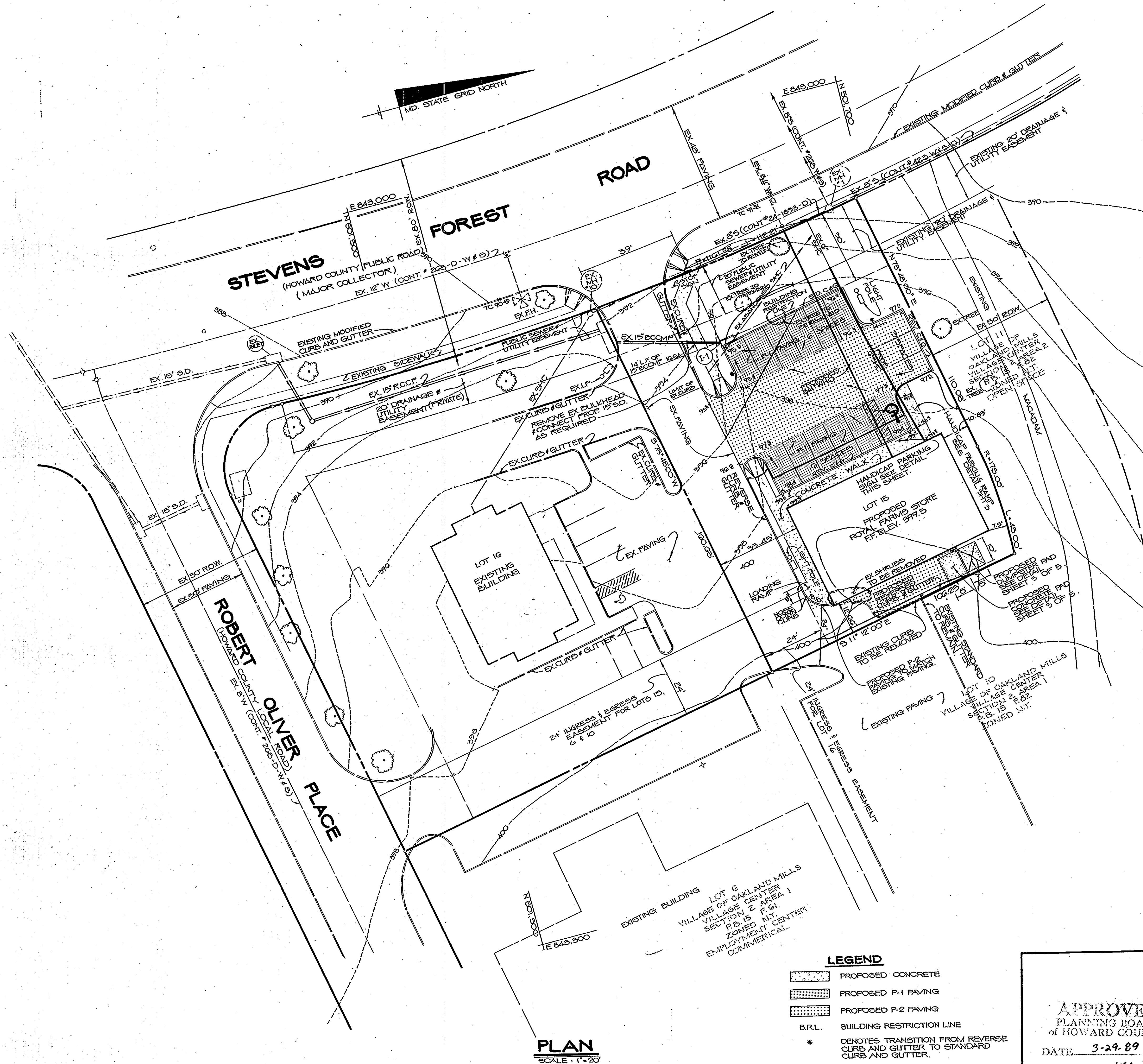
RIEMER MUEGGE & ASSOCIATES, INC.
 A Land Planning, Engineering and Consulting Firm
 3105 North Ridge Road Ellicott City, Maryland 21043
 301-461-2690 FAX: 301-750-3176

5-18-89
 DATE

DESIGNED BY: DBS
 DRAWN BY: OLS
 PROJECT NO: 80503
 DATE: SEPT. 20, 1988
 SCALE: AS SHOWN
 DRAWING NO. 1 OF 5

APPROVED
 PLANNING & ZONING
 3-29-89
 LKS

ARTHUR E. MUEGGE
 CHIEF, BUREAU OF ENGINEERING



PLAN
SCALE: 1" = 20'

- LEGEND**
- PROPOSED CONCRETE
 - PROPOSED P-1 PAVING
 - PROPOSED P-2 PAVING
 - B.R.L. BUILDING RESTRICTION LINE
 - * DENOTES TRANSITION FROM REVERSE CURB AND GUTTER TO STANDARD CURB AND GUTTER.
 - LIGHT POLE

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: 3-29-89
LKS

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

John Egan 6-12-89
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

Chris 6-28-89
PLANNING DIRECTOR DATE

March S. S. Taylor 6/2/89
CHIEF, DIVISION OF
COMMUNITY PLANNING AND
LAND DEVELOPMENT DATE

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

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
James P. ... 6/9/89
DIRECTOR DATE

William E. ... 6-29-89
CHIEF, BUREAU OF ENGINEERING DATE

DATE	NO.	REVISION

OWNER/DEVELOPER
CLOVERLAND FARMS DAIRY
2200 N. MONROE STREET
BALTIMORE, MARYLAND 21217

PROJECT:
ROYAL FARMS STORE
SECTION 2 AREA 2

AREA COLUMBIA - VILLAGE OF OAKLAND MILLS
VILLAGE CENTER - LOT 15 - PLAT NO. 8507
T.M. 20, G³ ELECTION DISTRICT, HO. CO., MD.

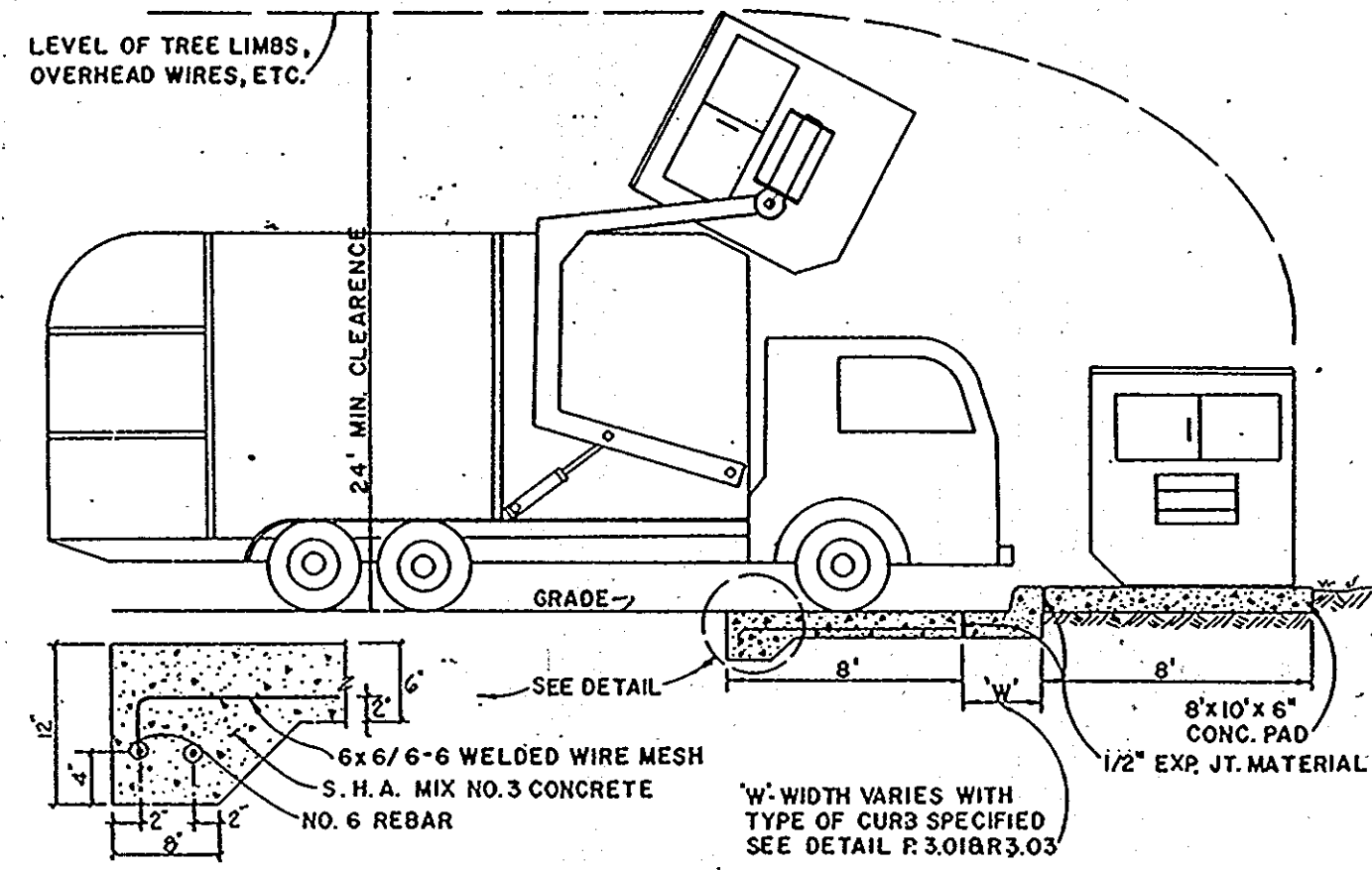
TITLE:
SITE DEVELOPMENT PLAN

RIEMER MUEGGE & ASSOCIATES, INC.
A Land Planning, Engineering and Consulting Firm
3105 North Ridge Road Ellicott City, Maryland 21043
301-461-2690 FAX: 301-750-3176

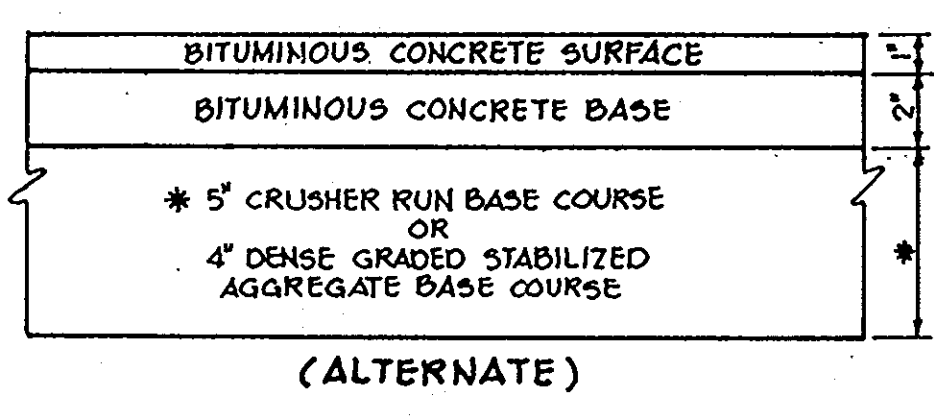
5-18-89
DATE
DESIGNED BY: D.B.S.
DRAWN BY: R.A.W./D.S.
PROJECT NO: 86503
DATE: SEPT. 20, 1988
SCALE: AS SHOWN
DRAWING NO. 2 OF 5



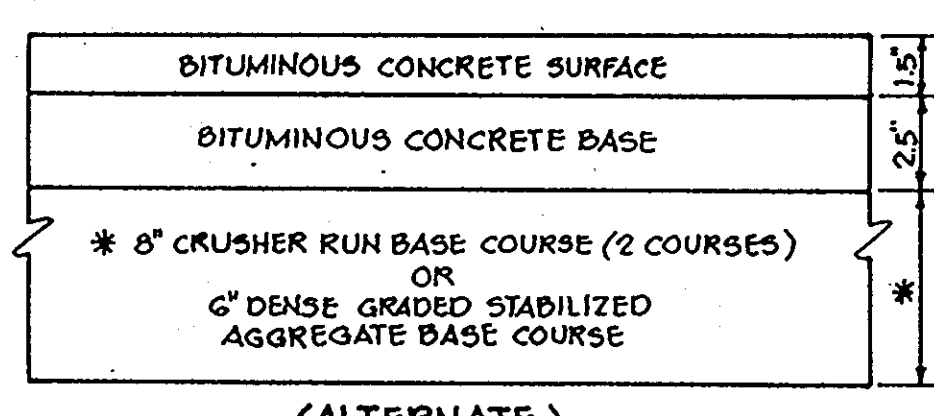
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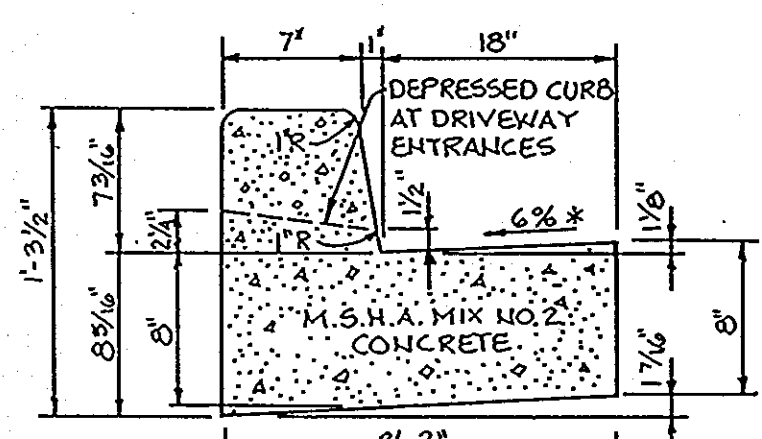
DUMPSTER PAD DETAIL
NO SCALE



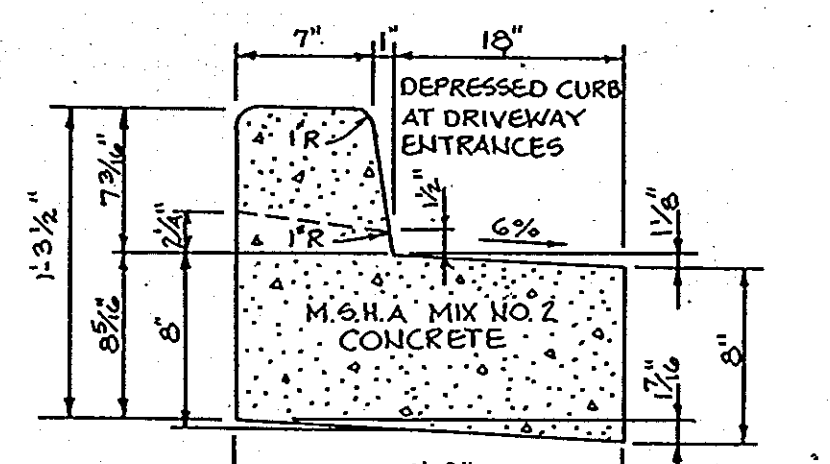
(5" PAVING, P-1)
HOWARD COUNTY DESIGN MANUAL VOLUME III - STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (DRAWING R-2.01)



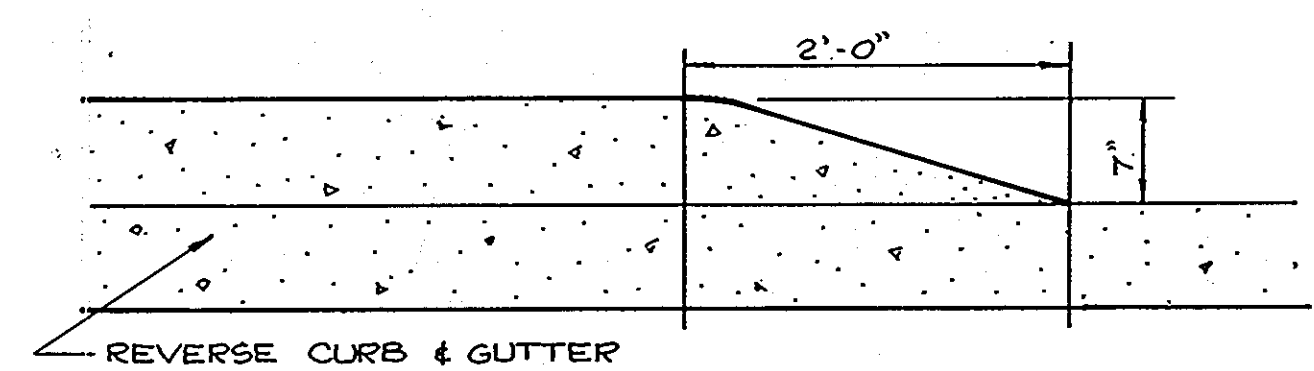
(6 1/2" PAVING, P-2)
HOWARD COUNTY DESIGN MANUAL VOLUME III - STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (DRAWING R-2.01)



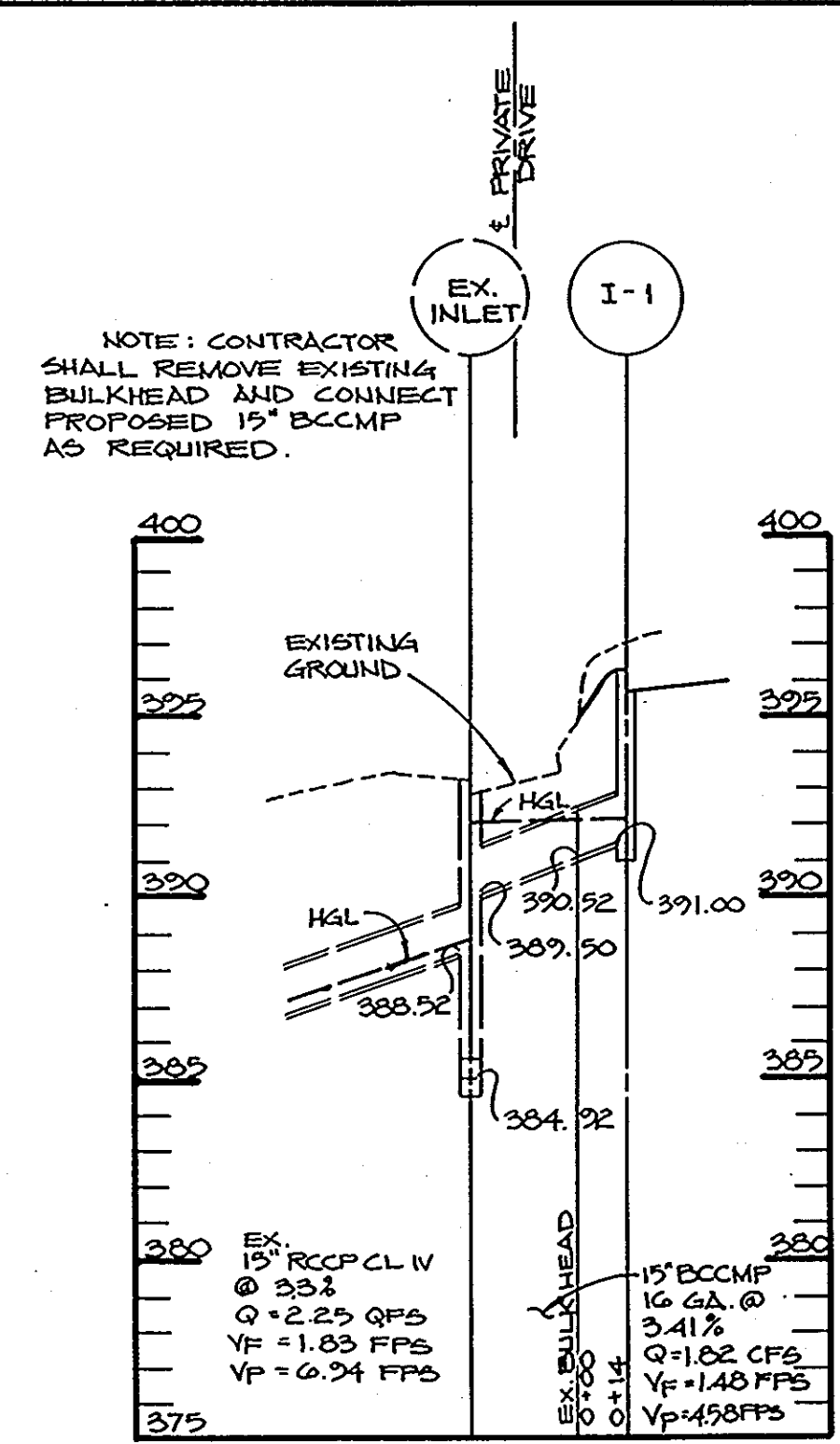
STANDARD 7" COMBINATION CURB AND GUTTER
No Scale



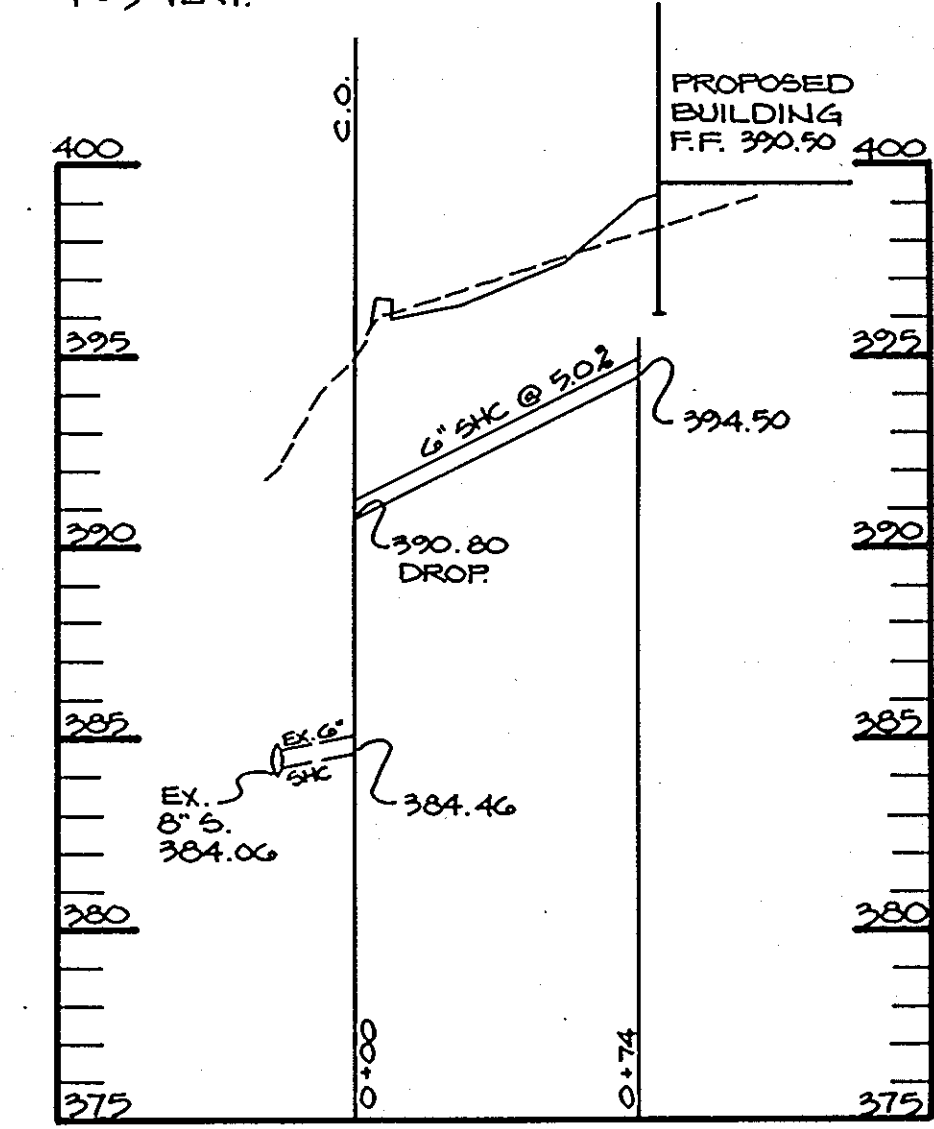
REVERSE 7" COMBINATION CURB AND GUTTER
No Scale



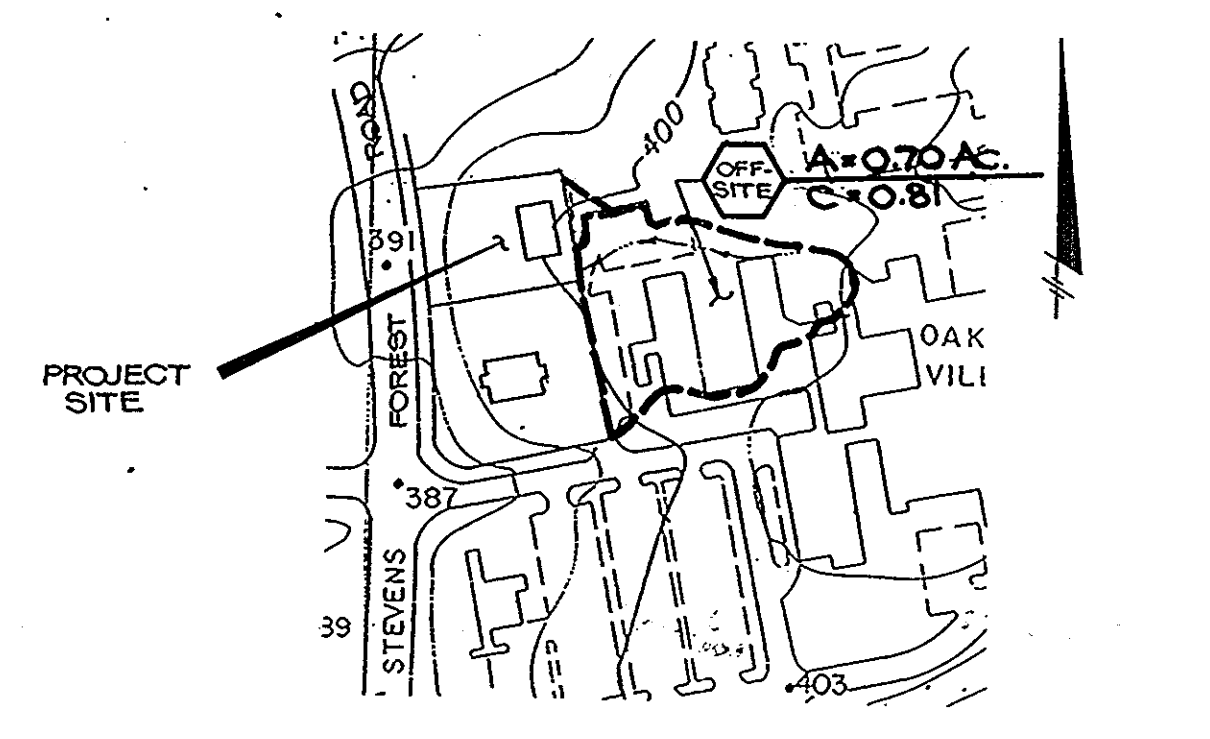
CURB NOSE DOWN DETAIL
NO SCALE



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

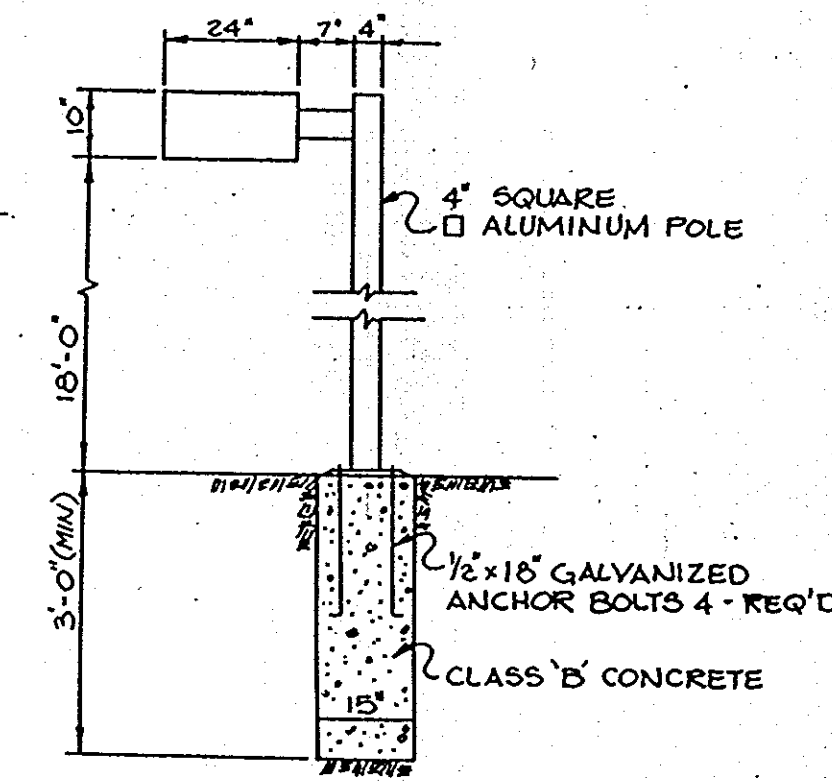


6" SHC PROFILE
SCALE: HORIZ. 1" = 50' VERT. 1" = 5'



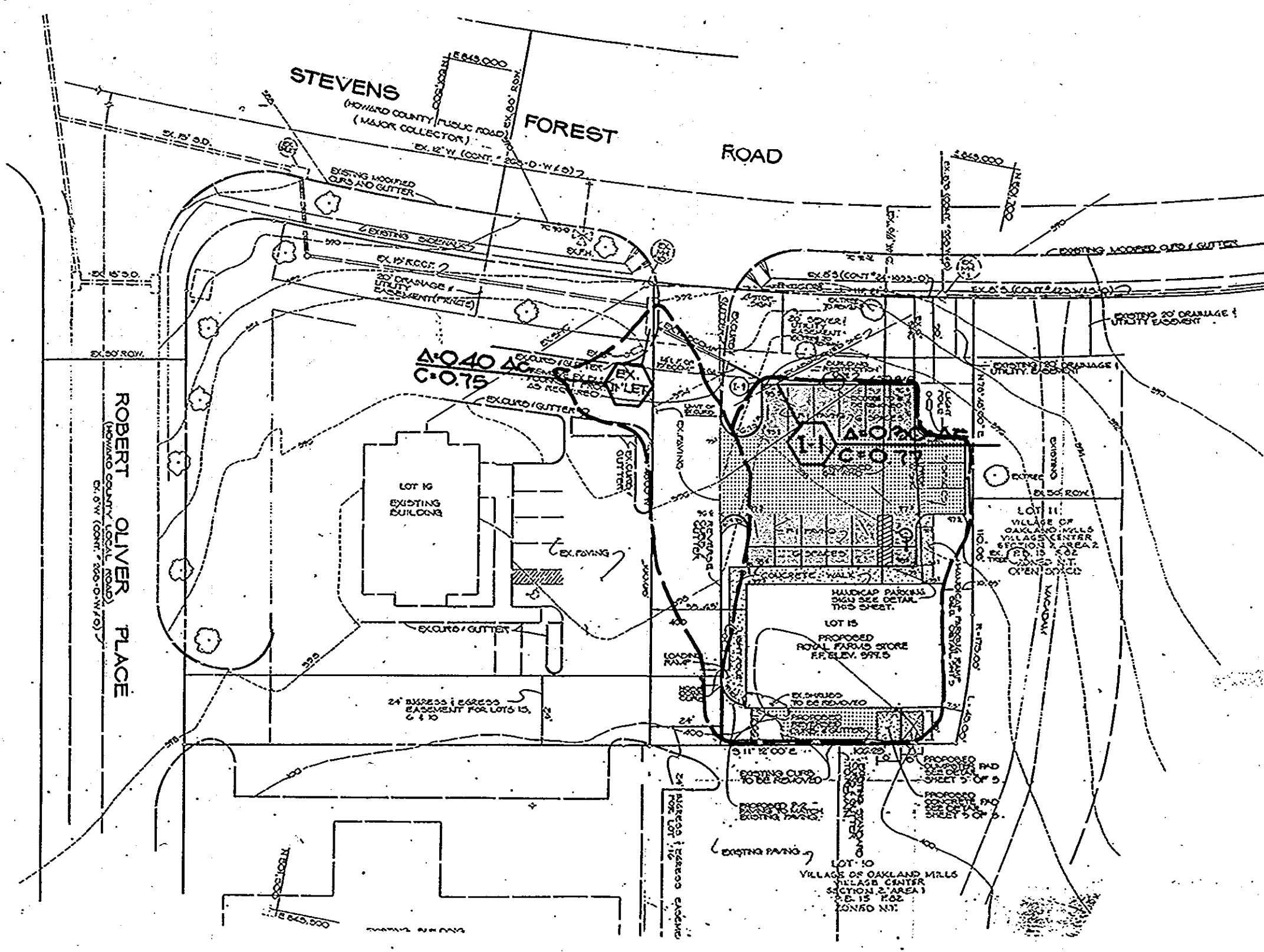
OFF-SITE DRAINAGE AREA MAP
SCALE: 1" = 200'

- ALL LIGHT FIXTURES TO BE SINGLE LUMINAIRE 400 WATT MERCURY TYPE WITH METAL POLES AND DIRECTED DOWNWARD.
- LOCATIONS OF LIGHT FIXTURES ARE ON THE PLAN AND ARE SHOWN THUS
- LIGHTS TO BE MODULE II TYPE AS MANUFACTURED BY MOLDCAST OR APPROVED EQUAL.
- POLE AND FIXTURE TO HAVE BLACK POLYESTER ENAMEL FINISH.
- POLE TO BE LOCATED 3' BACK FROM BACK OF CURB.

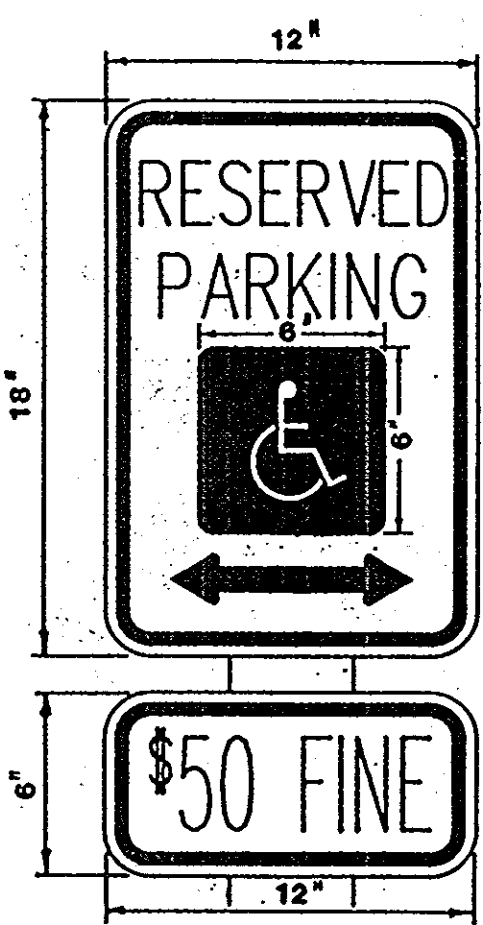


LIGHT POLE DETAIL
NO SCALE

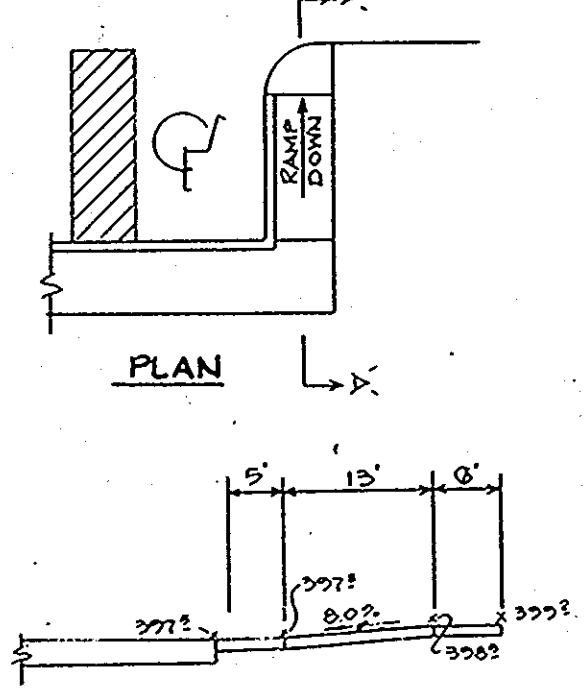
STRUCTURE SCHEDULE						
NO.	TYPE	LOCATION	INV. IN	INV. OUT	TOP OF CURB OR RIM ELEVATION	REMARKS
I-1	A-S INLET	SEE PLAN	-	391.00	396.00	AS PER HO.CO. STD. SD 4.01



ON SITE DRAINAGE AREA MAP
SCALE: 1" = 40'



HANDICAP SIGN DETAIL
NO SCALE



SECTION 'A-A'

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
John B. ... 6-12-89
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
W. ... 6-28-89
 PLANNING DIRECTOR DATE

APPROVED: CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT.
James C. ... 6/28/89
 CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
James ... 6/28/89
 DIRECTOR DATE

APPROVED: CHIEF, BUREAU OF ENGINEERING.
W. ... 6-28-89
 CHIEF, BUREAU OF ENGINEERING DATE

DATE NO REVISION

OWNER/DEVELOPER
 CLOVERLAND FARM DAIRY
 2200 N. MONROE STREET
 BALTIMORE, MARYLAND 21217

PROJECT:
ROYAL FARM STORE
 SECTION 2 AREA 2

AREA
 COLUMBIA - VILLAGE OAKLAND MILLS
 VILLAGE CENTER - LOT 15 - PLAT NO. 8507
 T.M. # 30, 4 TH ELECTION DISTRICT, HO.CO., MD.

TITLE:
**DRAINAGE AREA MAPS
 STORM DRAIN PROFILE
 NOTES AND DETAILS**

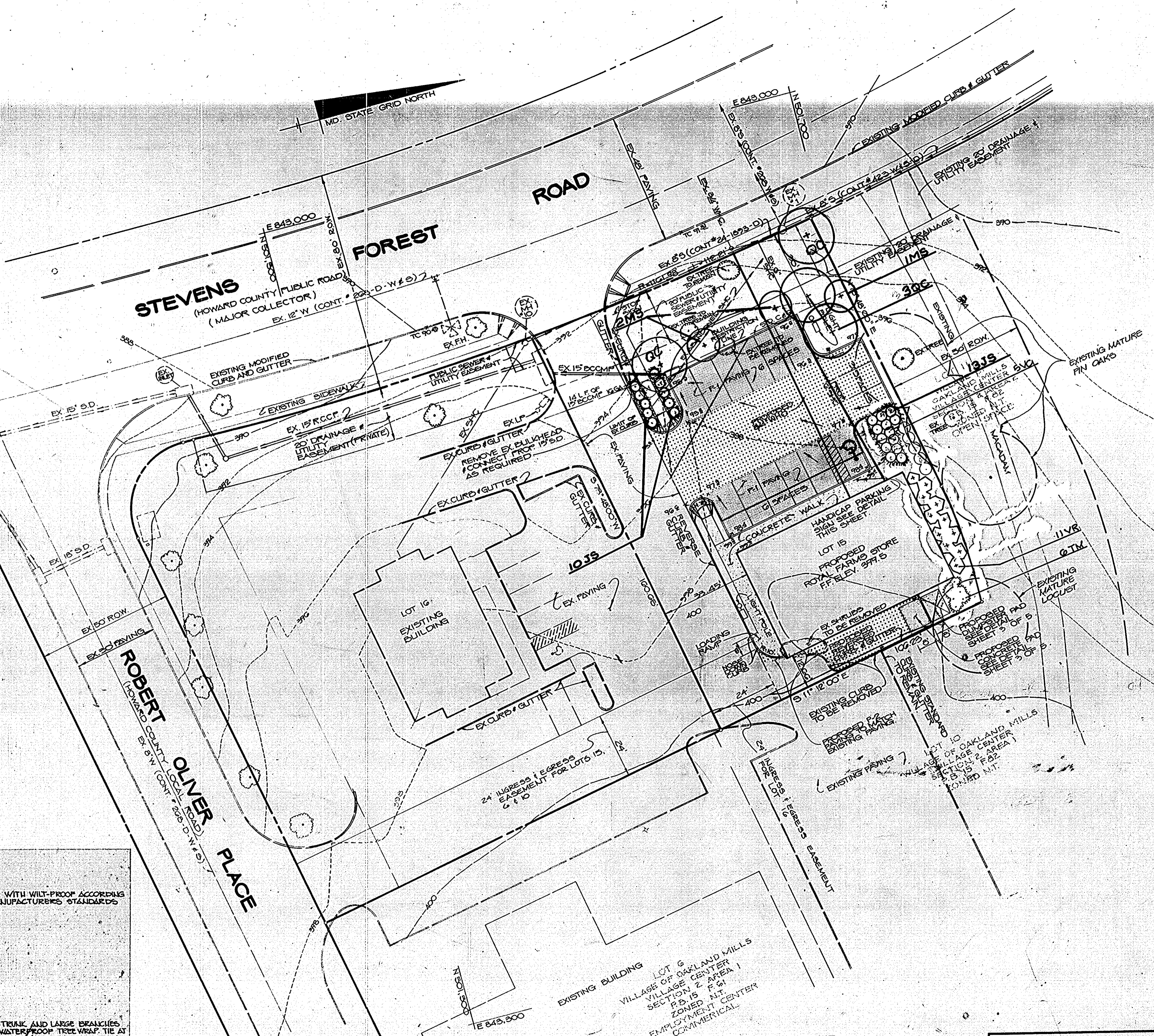
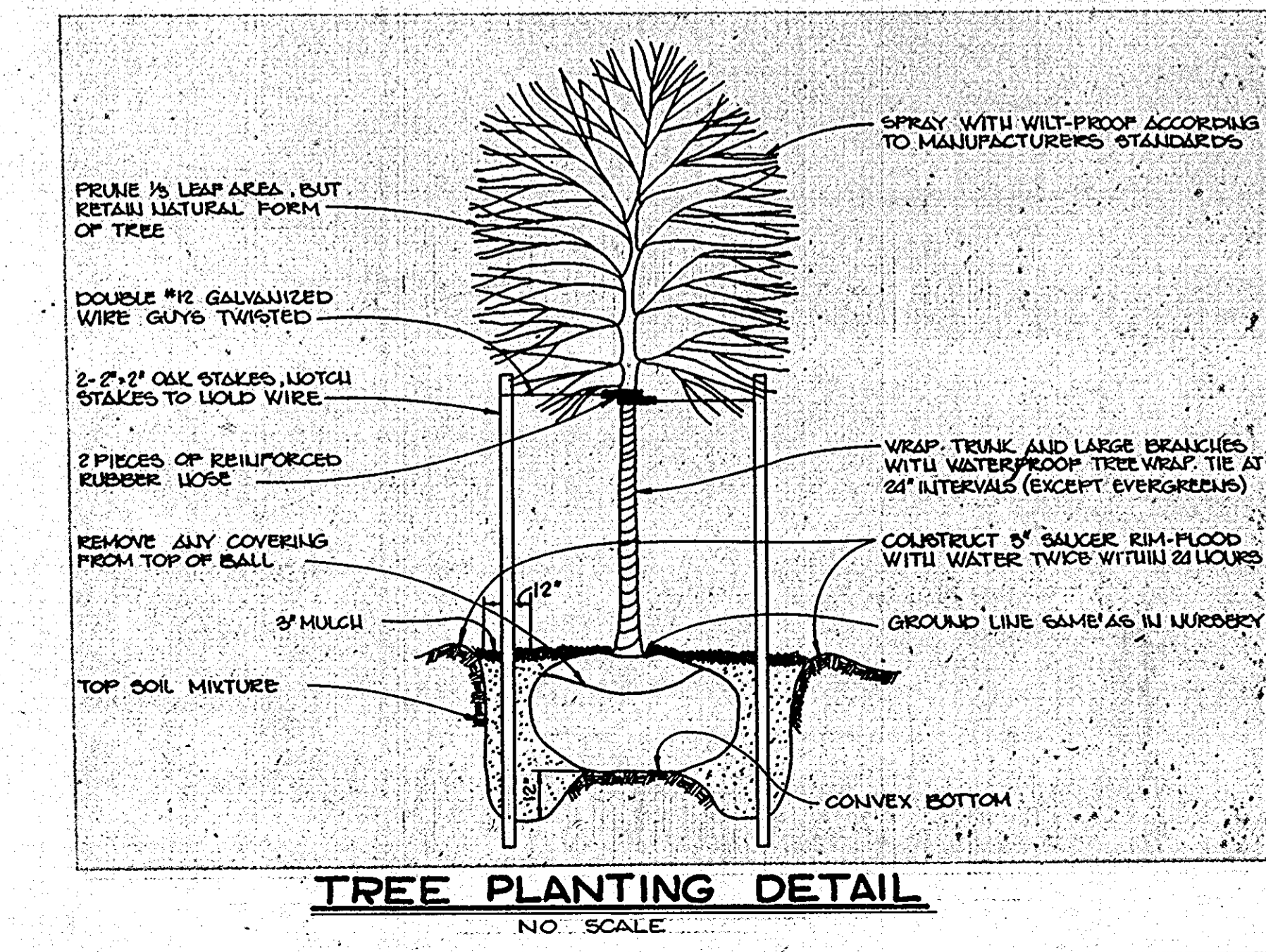
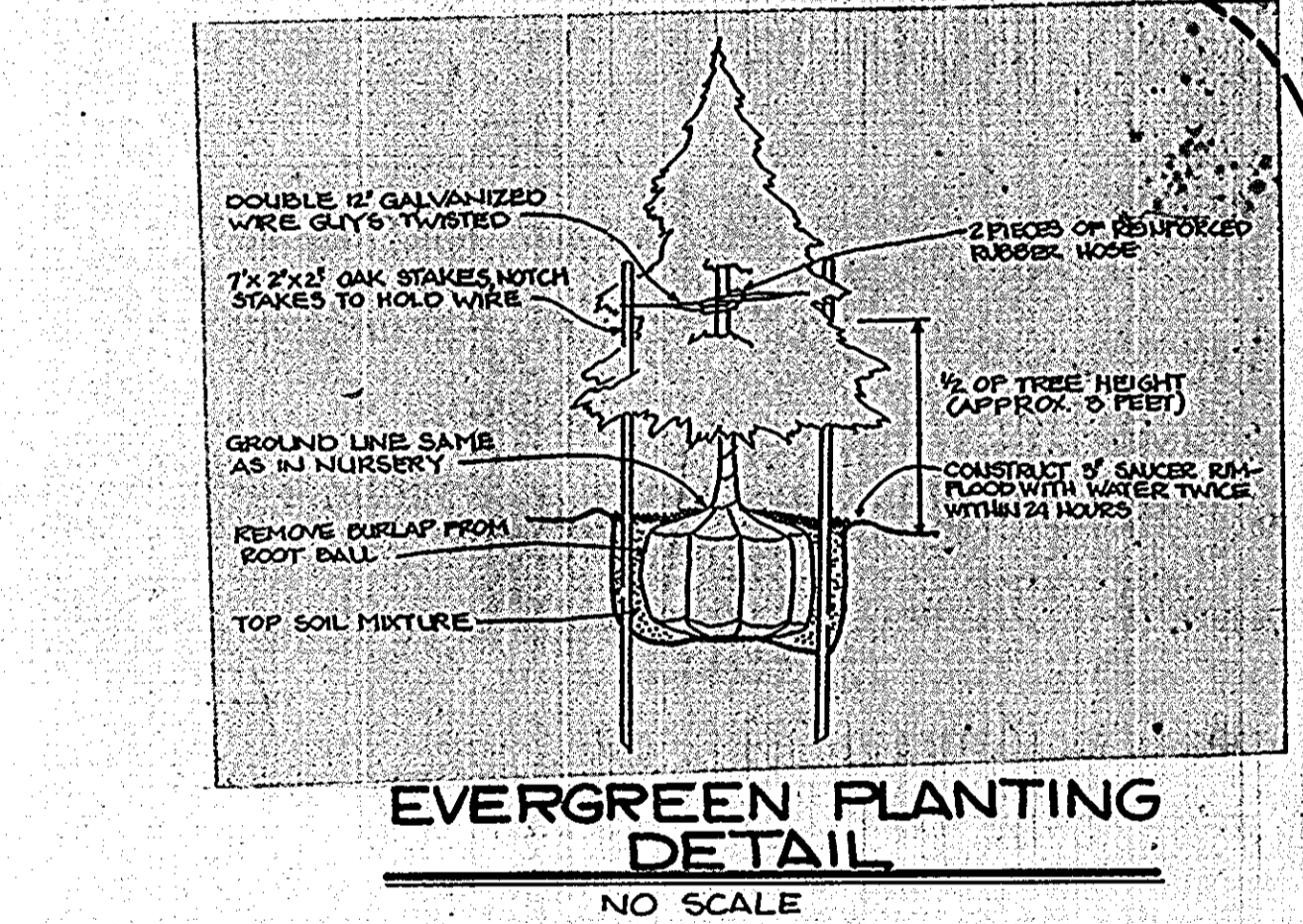
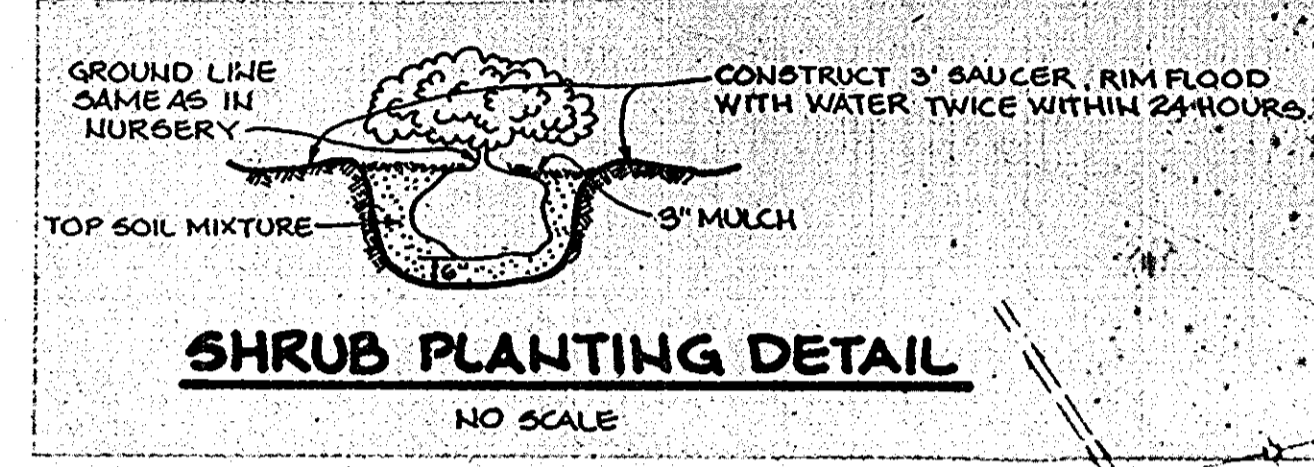
RIEMER MUEGGE & ASSOCIATES, INC.
 A Land Planning, Engineering and Consulting Firm
 3105 North Ridge Road Ellicott City, Maryland 21043
 301-461-2690 FAX: 301-750-3176

APPROVED
 PLANNING BOARD
 OF HOWARD COUNTY
 DATE 3-29-89
 LKS

5-18-89
 DATE

DESIGNED BY: D.B.S.
 DRAWN BY: D.O.S.
 PROJECT NO: 36503
 DATE: SEPT. 28, 1989
 SCALE: AS SHOWN
 DRAWING NO. 3 OF 5

Qty.	Symbol	Name	Size	Remarks
23	JS	JUNIPERUS SABINA 'TAMARISCIFOLIA' Tamarack Juniper	18-24" Spd.	Cont.
3	MS	MAIUS SARGENTI Sargent Crabapple	5-6' Hc.	B & B
5	QC	QUERCUS COCCINEA Scarlet Oak	2 1/2-3" Cal.	B & B
6	TM	TAXUS MEDIA 'HATFIELD' HATFIELD YEW	20'-20" HT.	BIB
5	VC	VIBURNUM CARLESI FRAGRANT VIBURNUM	24'-20" HT.	BIB
11	VR	VIBURNUM RHYTIDOPHYLLUM LEATHER LEAF VIBURNUM	2'-2' HT.	BIB



PLAN
SCALE: 1" = 20'

- LEGEND**
- PROPOSED CONCRETE
 - PROPOSED P-1 PAVING
 - PROPOSED P-2 PAVING
 - B.R.L. BUILDING RESTRICTION LINE
 - DENOTES TRANSITION FROM REVERSE CURB AND GUTTER TO STANDARD CURB AND GUTTER.
 - LIGHT POLE

APPROVED
PLANNING BOARD
OF HOWARD COUNTY
DATE: 3-29-89
LKS

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

John P. ... 6-12-89
CITY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

... 6-28-89
PLANNING DIRECTOR DATE

... 4/2/89
CHIEF, DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT

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

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

... 6/1/89
DIRECTOR DATE

... 6-28-89
CHIEF, BUREAU OF ENGINEERING DATE

0-07-00 1 REVISE TREES - ADD SHRUBS

DATE NO. REVISION

OWNER/DEVELOPER

CLOVERLAND FARMS DAIRY
2200 N. MONROE STREET
BALTIMORE, MARYLAND 21217

PROJECT: **ROYAL FARMS STORE**
SECTION 2 AREA 2

AREA COLUMBIA - VILLAGE OF OAKLAND MILLS
VILLAGE CENTER - LOT 15 - PLAT NO. 8507
T.M. '80, G² ELECTION DISTRICT, HO.CO. MD.

TITLE: **LANDSCAPE PLAN**

RIEMER MUEGGE & ASSOCIATES, INC.
A Land Planning, Engineering and Consulting Firm
3105 North Ridge Road Ellicott City, Maryland 21043
301-461-2690 FAX: 301-750-3176

5-18-89
DATE

DESIGNED BY: DBS.
DRAWN BY: R.A.W./D.B.
PROJECT NO: 86503
DATE: SEPT. 20, 1988
SCALE: AS SHOWN
DRAWING NO. 5 OF 5

Melanie Moser
MELANIE MOSER
LANDSCAPE ARCHITECT