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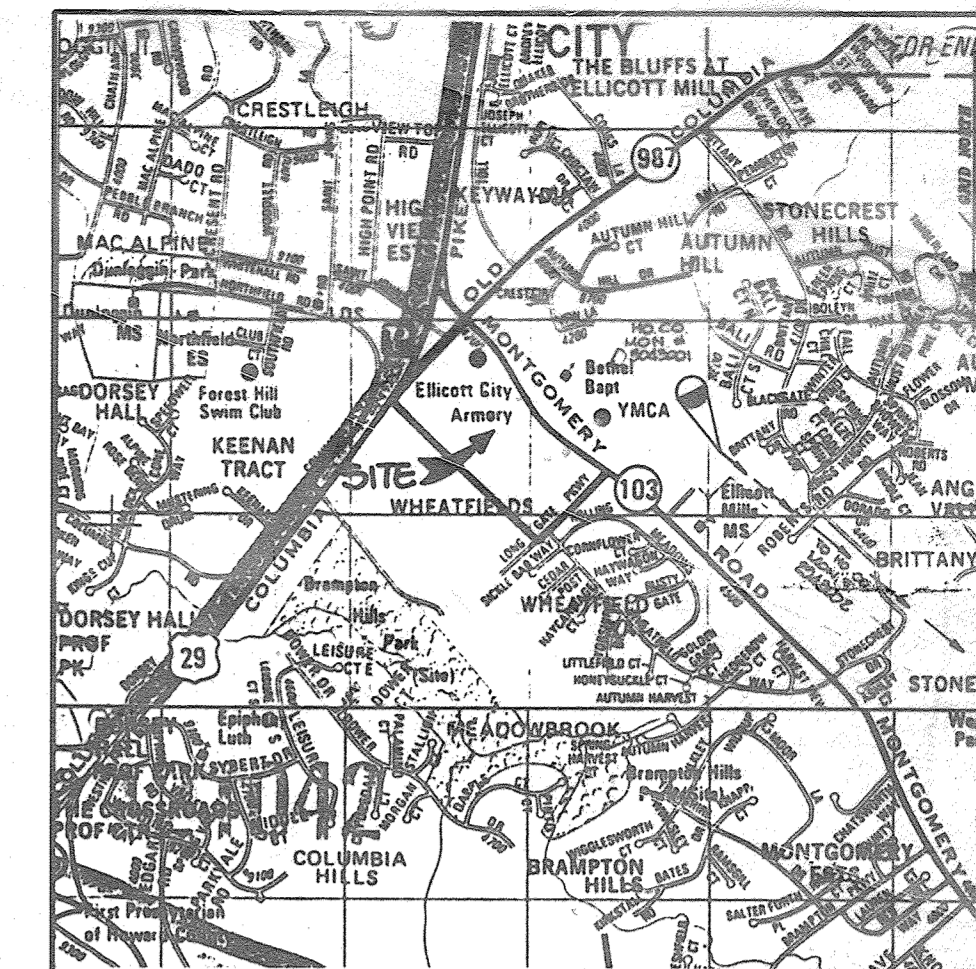
SITE DEVELOPMENT PLAN

LONG GATE CENTER

A COMMERCIAL CENTER

2nd ELECTION DISTRICT

HOWARD COUNTY, MARYLAND



VICINITY MAP
SCALE: 1" = 2000'

PURPOSE STATEMENT
 REVISION #4:
 THE PURPOSE OF THIS REVISION IS TO SHOW THE EXTRA SITE-WORK ASSOCIATED WITH RE-STRIPING PARKING SPACES AND ADDING A BEACON FOR TARGET DRIVE-UP PROGRAM

RIMLEY-HORN AND ASSOCIATES, INC.
 CIVIL ENGINEER
 ADDRESS: 11400 COMMERCE PARK DR., SUITE 406
 RESTON, VA 20191
 PHONE: 703-674-1311
 CONTACT: TOMB MAGIERA



SITE ANALYSIS

AREA OF PARCEL: PARCEL D: 42,856 AC (1,066,007 SF) - 10,000 D+E
 PARCEL E: 8.284 AC - 206,000 SF
 TOTAL AREA: 51,140 AC
 AREA OF RIGHT-OF-WAY: 0.800 AC
 LIMIT OF SUBDIVISION: 51,600 AC

PRESENT ZONING: B-2 & P.O.R.
 PROPOSED USE: SHOPPING CENTER

FLOOR SPACE:
 BLDG. A: 118,708 SF
 BLDG. B: 54,751 SF
 BLDG. C: 59,104 SF
 BLDG. D: 54,500 SF
 BLDG. E: 54,500 SF
 TOTAL: 337,563 SF

BLDG. H: 106,800 SF (100% OF FUTURE)
 BLDG. I: 20,000 SF (100% OF FUTURE)

PARKING:
 REQUIRED: 1 OF PER 200 SF
 BLDG. A: 593,541 SF / 1000 = 594 SPACES
 BLDG. B: 273,755 SF / 1000 = 274 SPACES
 BLDG. C: 295,520 SF / 1000 = 296 SPACES
 BLDG. D: 272,500 SF / 1000 = 273 SPACES
 BLDG. E: 272,500 SF / 1000 = 273 SPACES
 TOTAL: 1,412 SPACES
 PROVIDED: 2,091 SPACES
 BUILDING COVERAGE: 400,000 SF, 82% OF PARCEL D
 PAVED PARKING LOT: 201,000 SF, 60% OF PARCEL D

* PARKING STUDY BY THE TRAFFIC GROUP, INC. WAS APPROVED BY HOWARD COUNTY ON 12-18-02. THE APPROVAL ALLOWED FOR THE REDUCTION OF A MAXIMUM OF 85 SPACES FROM THE LOT TO THE SOUTH OF BUILDING H. STUDY INDICATED THAT THE EXISTING PARKING LOT IN FRONT OF BUILDING H WAS NOT BEING USED TO CAPACITY AND THEREFORE ADEQUATE PARKING IS AVAILABLE FOR BUILDING H EXPANSION.

07/04/23 REVISION #6: RESTORE EXISTING 12 DRIVE UP STALLS TO 18 PARKING SPACES. RESTRIPE 28 STANDARD PARKING SPACES TO 20 PROPOSED DRIVE UP SPACES. INSTALL 2 DRIVE UP BEACONS, 20 SIGN POSTS, 2 LIGHT POLES, & 3 WALKWAYS THROUGH EXISTING LANDSCAPE ISLAND.

PROFESSIONAL CERTIFICATION:
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
 LICENSE NO. 46637
 EXPIRATION DATE: 04/12/2019



REVISION #4: RE-STRIPING 6 PARKING SPACES AND ADD DRIVE-UP BEACON TO PARKING LOT

3/19/19 REVISED BUILDING H, PARKING ANALYSIS, ADDED GENERAL NOTES AND BLDG. I
 5/18/02 ADDED PROPERTY LINES FOR PARCELS H, J, K, M, V, REVISED ADDRESS CHART, REVISED NOTES FOR BLDG. H, I AND INTERIOR LINES FOR BLDG. I

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Joseph R. Keith 10/19/95
 DIRECTOR DATE

Chris Williams 10/16/95
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Jim Swannick 10/19/95
 CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE

1-23-06 REV. BLDG. H'S PARKING REQUIREMENTS (PARKING REQUIREMENTS REMOVED BLDG. J)
 12-4-05 REV. 02B FOR BLDG. D-G INTERIOR ANALYSIS

DATE	NO.	REVISION
OWNER	DEVELOPER	

103-29 LIMITED PARTNERSHIP 8480 BALTIMORE NATIONAL PIKE ELLICOTT CITY, MD 21043	OPUS EAST, L.L.C. 6707 DEMOCRACY BLVD., SUITE 109 BETHESDA, MD 20817 301-493-4464
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PROJECT: **LONG GATE CENTER**
 A COMMERCIAL CENTER

AREA: TAX MAP 24 & 30 PARCELS D&E
 2ND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE SHEET

RIEMER MUEGGE & ASSOCIATES, INC.
 Planners • Engineers • Surveyors
 8818 Centre Park Drive • Suite 200 • Columbia, MD 21045
 410-997-8800 FAX: 410-997-9282

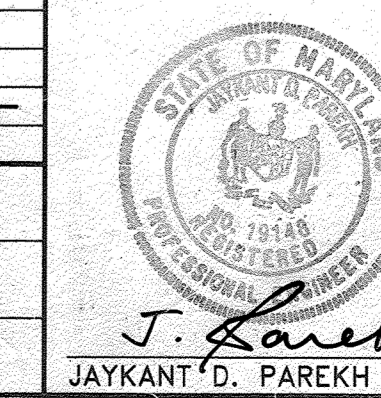
9.22.95 DATE
 F-94-72, WP-94-60, WP-95-64
 P. 20-25

DESIGNED BY: C.J.R.

DRAWN BY: DAM

PROJECT NO: HOCO 104202
 SHT1.DWG
 DATE: SEPTEMBER 22, 1995

SCALE: AS SHOWN
 DRAWING NO. 1 OF 20



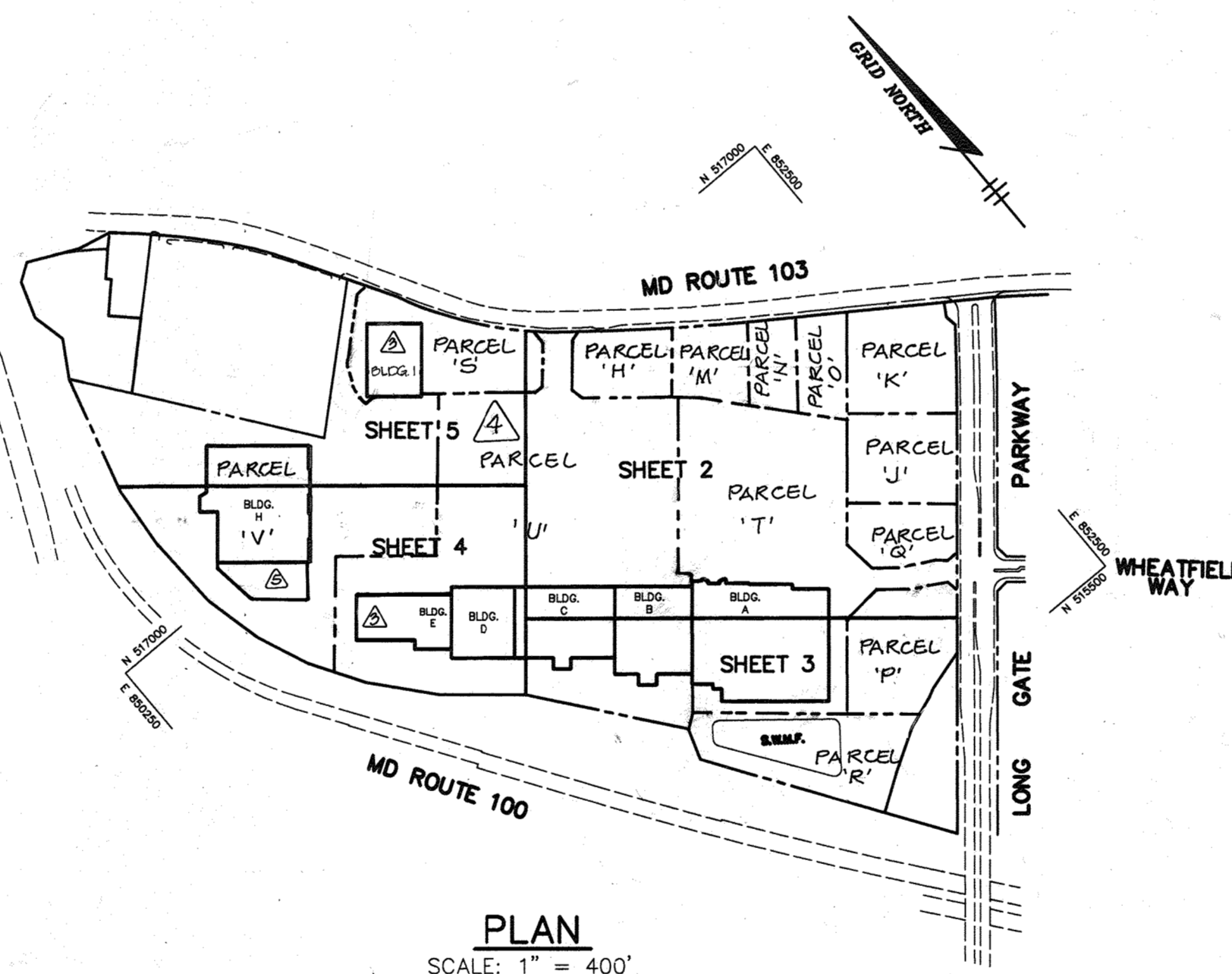
GENERAL NOTES

- ALL WATER LINES SHALL BE CONSTRUCTED A MINIMUM OF 42" COVER BELOW FINISHED GRADE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS M.S.H.A. STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- 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 (PI) EXISTING UTILITIES AT LEAST (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.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS CONSTRUCTION INSPECTION DIVISION AT 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- 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
 BELL ATLANTIC TELEPHONE COMPANY: 725-8976
 HOWARD COUNTY BUREAU OF UTILITIES: 313-4900
 AT&T CABLE LOCATION DIVISION: 393-3553
 BALTIMORE GAS & ELECTRIC COMPANY: 885-0123
 STATE HIGHWAY ADMINISTRATION: 531-5533
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- ALL INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY STANDARDS.
- ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS.
- THE CONTRACTOR SHALL PROVIDE A JOINT IN ALL SEWER MAINS WITHIN 2'-0" OF EXTERIOR MANHOLE WALLS.
- PROFILES 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.
- TOPD TAKEN FROM AERIAL SURVEY DATED MARCH 1985 & AUGUST 1991 BY WINGS AERIAL MAPPING CO., CONTOURS SHOWN AT 2 FOOT INTERVAL.
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL STORM DRAIN PIPE BEDDING SHALL BE AS SHOWN IN DETAIL 02.01 (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, STORMWATER MANAGEMENT PRACTICES AND THE DISCHARGE OF STORMWATER ONTO OR ACROSS ADJACENT OR DOWNSTREAM PROPERTIES INCLUDED IN THIS PLAN. HE IS ALSO RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHTS AND/OR WORK ON ADJACENT PROPERTIES INCLUDED IN THIS PLAN.
- THE PAVEMENT DETAILS SHOWN ON THESE PLANS REFLECT THE HOWARD COUNTY MINIMUM STANDARD PAVEMENT SECTIONS AND ARE NOT BASED ON SITE SPECIFIC CONDITIONS. PRIOR TO PAVING, THE FINAL PAVEMENT SECTIONS SHALL BE DETERMINED BY A QUALIFIED GEOTECHNICAL ENGINEER BASED ON IN-SITU TESTING OF THE FINISHED SUBGRADE. ANY PAVEMENT DETERMINED BY THE GEOTECHNICAL ENGINEER THAT IS LESS THAN THE HOWARD COUNTY MINIMUM STANDARD, SHALL FIRST BE APPROVED BY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS. THE TESTING AND GEOTECHNICAL ENGINEER SHALL BE FURNISHED BY THE OWNER.
- STORMWATER MANAGEMENT QUANTITY AND QUALITY CONTROL FOR THIS DEVELOPMENT IS PROVIDED BY A RETENTION FACILITY. STORMWATER MANAGEMENT FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.
- ALL ELEVATIONS SHOWN ARE BASED ON U.S.C. AND G.S. MEAN SEA LEVEL DATUM, 1929.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- WATER METERS ARE TO BE LOCATED INSIDE THE BUILDINGS.
- THE COORDINATES SHOWN HEREON ARE BASED ON NAD27, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY MONUMENT NOS. 3043001-R AND 2843002.
- WP-94-60 A REQUEST TO WAIVE SECTION 16.119(2)(2) TO PERMIT A COMMERCIAL DRIVEWAY DIRECT ACCESS TO A MINOR ARTERIAL HIGHWAY, MD ROUTE 103, WAS APPROVED ON MAY 13, 1994, FOR PARCELS A,B&C.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS.
- WP-95-64, A REQUEST TO WAIVE SECTION 16.115(c) WHICH RESTRICTS DEVELOPMENT WITHIN A 100 YEAR FLOODPLAIN, 16.116(2)(1) AND (2) WHICH RESTRICTS GRADING WITHIN A WETLAND AND STREAM, 16.119(1)(1) WHICH REQUIRES MINOR COLLECTORS OR LOWER ROAD CLASSIFICATION ACCESS TO ARTERIAL ROADS AND 16.144(c) AND (f) WHICH REQUIRE PROCESSING OF SKETCH AND PRELIMINARY PLANS FOR SUBDIVISION WAS APPROVED MARCH 15, 1995.
- PUBLIC WATER AND SEWER ARE TO BE UTILIZED FOR THIS PROJECT. THE CONTRACT NO. IS 24-0450-D AND IS LOCATED IN THE 108 PUMPING STATION DRAINAGE AREA.
- THERE IS NO ON-SITE 100 YEAR FLOODPLAIN.
- TRAFFIC STUDY PROVIDED BY THE TRAFFIC GROUP, INC. DATED APRIL 21, 1995.
- THE NONTIDAL WETLANDS AND WATERWAYS DIVISION OF THE WATER MANAGEMENT ADMINISTRATION (WMA) INTENDS TO ISSUE NONTIDAL WETLANDS AND WATERWAYS PERMIT NO. 09-117-0256/102564970 PROVIDING FINAL DETAILED SITE DEVELOPMENT PLAN AS PER LETTER DATED SEPTEMBER 9, 1995.
- ALL NEW EXTERIOR/OUTDOOR LIGHTING MUST COMPLY WITH THE REQUIREMENTS OF ZONING SECTION 154.

- ALL NEW FOREST PLANTING OBLIGATIONS INCURRED UNDER THE TERMS OF THE HOWARD COUNTY FOREST CONSERVATION PROGRAM WILL BE MADE BY OFF-SITE PLANTING, SUCH PLANTING (200,000 SF) SHALL BE DONE ON THE FOLLOWING PARCEL(S) (TAX MAP 10 PARCEL 02 LOT 1). EASEMENTS ESTABLISHING SUCH OFF-SITE FOREST PLANTING AREAS AND ALL NECESSARY INFRASTRUCTURE SHALL BE RECORDED SIMULTANEOUSLY WITH THE RECORDING OF THIS FINAL PLAN.
- FOREST CONSERVATION EASEMENTS TOTALING 780,000 SF HAVE BEEN CREATED TO FULFILL THE FOREST CONSERVATION OBLIGATIONS CREATED BY SDP-95-62. SUCH OFF-SITE PLANTING WAS AUTHORIZED BY THE APPROVED FOREST CONSERVATION PLAN FOR SDP-95-62. THE EASEMENTS CREATED BY THIS APPROVAL SHALL BE PLANTED AND MAINTAINED IN ACCORD WITH THE REQUIREMENTS OF THE HOWARD COUNTY FOREST CONSERVATION MANUAL AND SECTION 16.200 OF THE COUNTY CODE, AND THE DEED OF FOREST CONSERVATION EASEMENT AGREEMENT RECORDED FOR THIS PROPERTY.

OPERATION AND MAINTENANCE SCHEDULE OF PRIVATELY OWNED AND MAINTAINED STORMWATER MANAGEMENT FACILITY WITH POND (RETENTION)

- ROUTINE MAINTENANCE**
- Facility shall be inspected annually and after major storms. Inspections should be performed during wet weather to determine if the pond is functioning properly.
 - Top and side slopes of the embankment shall be mowed a minimum of two (2) times a year, once in June and once in September. Other side slopes and maintenance access should be mowed as needed.
 - Debris and litter shall be removed during regular mowing operations and as needed.
 - Visible signs of erosion in the pond as well as riprap outlet area shall be repaired as soon as it is noticed.
- NON-ROUTINE MAINTENANCE**
- Structural components of the pond such as the dam, the riser, and the pipes shall be repaired upon the detection of any damage. The components should be inspected during routine maintenance operations.
 - Sediment should be removed FROM THE POND no later than when the capacity of the pond is half full of sediment, when deemed necessary for aesthetic reasons, or when deemed necessary by the Howard County's Department of Public Works.



PLAN
 SCALE: 1" = 400'

TYPICAL BUILDING ELEVATION

NO SCALE
 NOTE: APPLIED TO BUILDINGS A-J

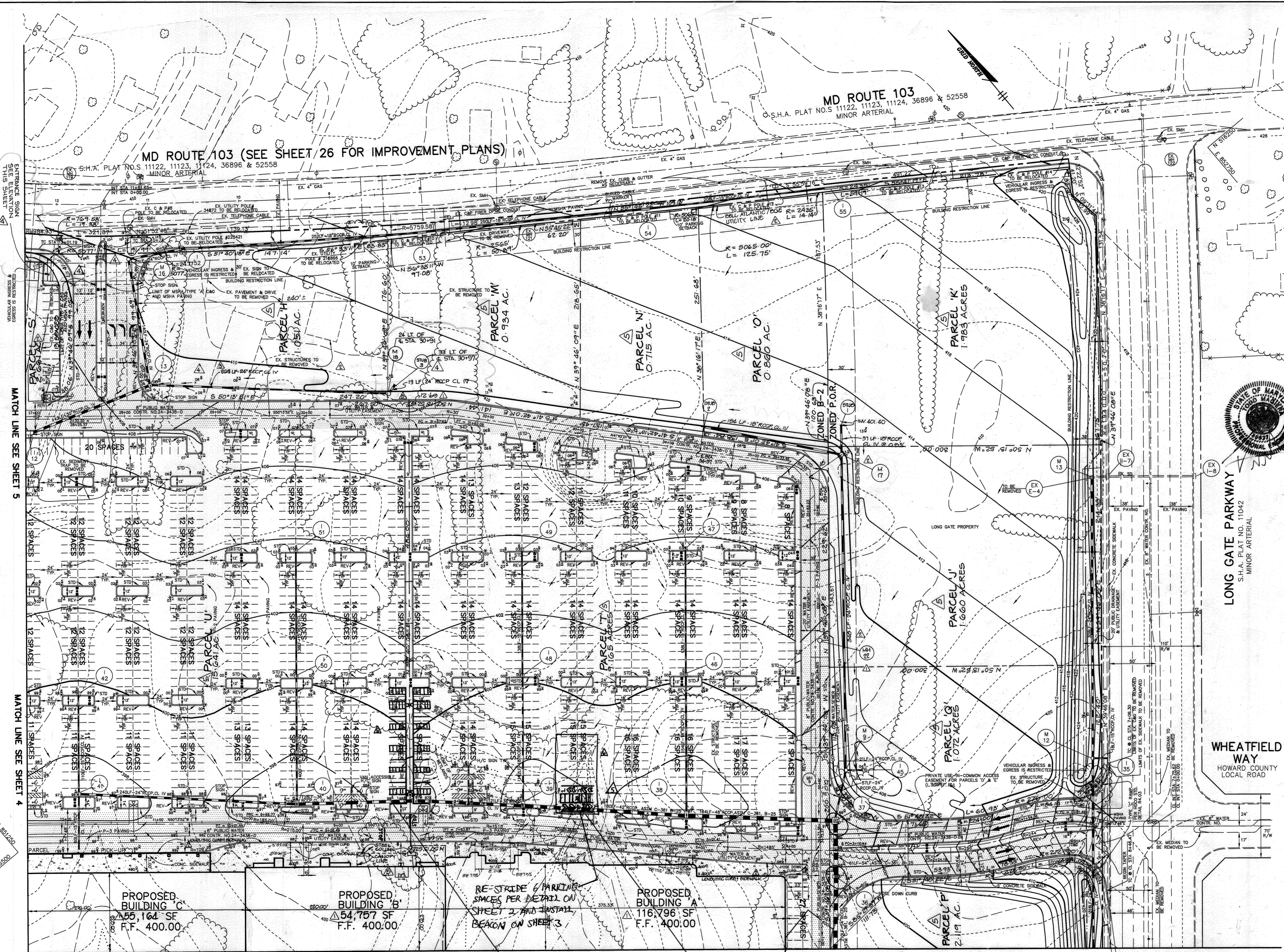
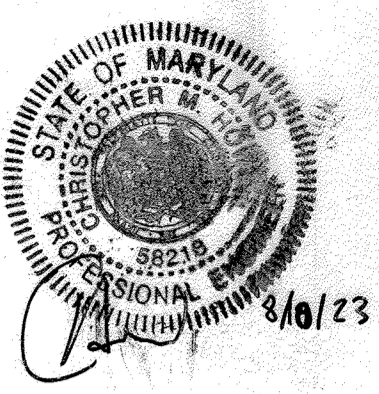
ADDRESS CHART

BUILDING	STREET ADDRESS
A	4390 MONTGOMERY ROAD
B	4380 MONTGOMERY ROAD
C	4370 MONTGOMERY ROAD
D	4360 MONTGOMERY ROAD
E	4350 MONTGOMERY ROAD
F	4340 MONTGOMERY ROAD
G	4330 MONTGOMERY ROAD
H	4320 MONTGOMERY ROAD
I	4310 MONTGOMERY ROAD
J	4300 MONTGOMERY ROAD
B	4280-A MONTGOMERY ROAD

SUBDIVISION NAME - LONG GATE CENTER		SECT./AREA -	PARCEL - D+E
PLAT # - 11898-11901	BLOCK # - 18 & 6	ZONING - POR & B-2	TAX MAP NO. - 24 & 30
ELECT. DIST. - 2nd		CENSUS TRACT - 6023.02	
WATER CODE - F-00	SEWER CODE - 8150601		

FOR REVISION 5 ONLY

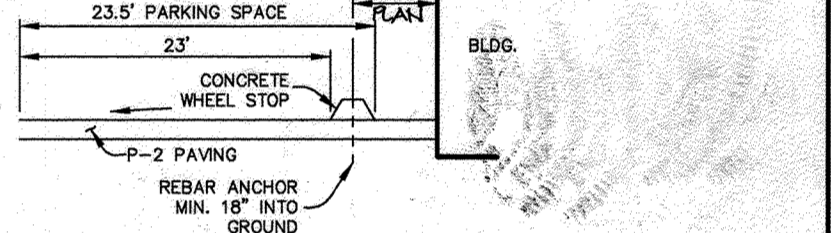
FOR REVISION 6 ONLY



- LEGEND**
- INDICATES P-2 PAVING UNLESS NOTED AS MSHA PAVING
 - INDICATES P-3 PAVING
 - INDICATES DIRECTION OF FLOW
 - INDICATES HANDICAPPED PARKING
 - DENOTES REV. C&G/STD. C&G TRANSITION
 - PROPOSED FIRE HYDRANT (CONTR. 24-3438-0)

- NOTES:**
- ALL EXTERIOR LIGHTING SHALL BE DIRECTED/REFLECTED AWAY FROM ADJACENT PUBLIC ROADS AND RESIDENTIALLY ZONED PROPERTIES.
 - CURB RADIUS IS 3' UNLESS OTHERWISE NOTED
 - CONTRACTOR TO RESET EX. SEWER MANHOLES ALONG MD. ROUTE 103 TO MATCH FINAL PAVING AS NECESSARY.
 - ALL HANDICAPPED PARKING TO MEET CURRENT ADA REQUIREMENTS. MANHOLE COVERS TO BE 22" DIA. MANHOLE COVERS TO BE 22" DIA. REPAIR GRANITE STAIRS TO BE OCCUPIED WITH HANDICAPPED.

07/06/15 REVISION #5: RESTORE 12 EXISTING DRIVE UP STALLS TO 18 STANDARD SPACES. RESTRIPE 28 STANDARD SPACES TO 20 PROPOSED DRIVE UP SPACES. INSTALL 2 DRIVE UP BEACONS, 2 SIGN POSTS, 2 LIGHT POLES & 3 WALKWAYS THROUGH EXISTING LANDSCAPE ISLAND.



CONCRETE WHEEL STOP LOCATION PLAN
NO SCALE

- 3/17/19 REVISION #5: RE-STRIPE 6 PARKING SPACES AND ADD DRIVE-UP BEACON TO PARKING LOT
- 5-16-02 ADDED PROPERTY LINES & LABELLED PARCELS. ADDED CANOPY TO BLDG. 13
 - 7-1-96 REV. SP. 19 TO SUB-3. MOVED M-18. REV. ENTR. @ RTE 103. ADDED ENTR. SIGN & ELEV. OF SAME
 - 9-0-99 EXTENDED ED. I-13 - STUB-3

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

James Keith 10/19/95 DIRECTOR DATE

Chris D... 10/16/95 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Jim Summery 10/19/95 CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE

DATE NO.	REVISION
1-20-06	REV. SP. 19 TO SUB-3. MOVED M-18. REV. ENTR. @ RTE 103. ADDED ENTR. SIGN & ELEV. OF SAME
2-4-99	REV. LAYOUT BLDG. A. ADDED BUSH 22 REV. WLG. & SHC LOCATIONS

OWNER	DEVELOPER
103-29 LIMITED PARTNERSHIP 8480 BALTIMORE NATIONAL PIKE ELLICOTT CITY, MD 21043	OPUS EAST, L.L.C. 6707 DEMOCRACY BLVD., SUITE 109 BETHESDA, MD 20817 301-493-4464

PROJECT: LONG GATE CENTER
A COMMERCIAL CENTER

AREA: TAX MAP 24 & 30 PARCELS D&E
2nd ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: SITE DEVELOPMENT PLAN

RIEMER MUEGGE & ASSOCIATES, INC.
Planners • Engineers • Surveyors
8818 Centre Park Drive • Suite 200 • Columbia, MD 21045
410-987-8900 FAX: 410-987-9282

9.22.95 DATE

F-94-72, WP-94-80, WP-95-64
F-95-93

DESIGNED BY: C.J.R.

DRAWN BY: DAM

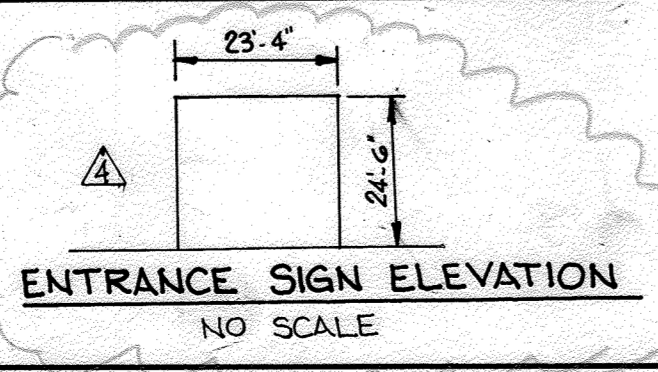
PROJECT NO.: HOCO\104202
SHT2.DWG

DATE: SEPTEMBER 22, 1995

SCALE: 1" = 50'

DRAWING NO. 2 OF 26

J. Saell
JAYKANT D. PAREKH #19148



MATCH LINE SEE SHEET 3

RE-STRIPE 28 STANDARD PARKING SPACES TO 20 PROPOSED DRIVE UP SPACES. INSTALL 2 DRIVE UP BEACONS, 2 SIGN POSTS, 2 LIGHT POLES, & 3 WALKWAYS THROUGH EXISTING LANDSCAPE ISLAND.

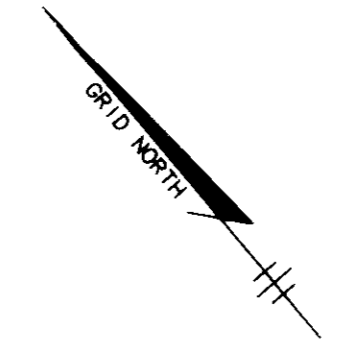
RESTORE 12 EXISTING DRIVE UP STALLS TO 18 STANDARD PARKING SPACES

PROPOSED BUILDING 'C'
55,164 SF
R.F. 400.00

PROPOSED BUILDING 'B'
54,757 SF
F.F. 400.00

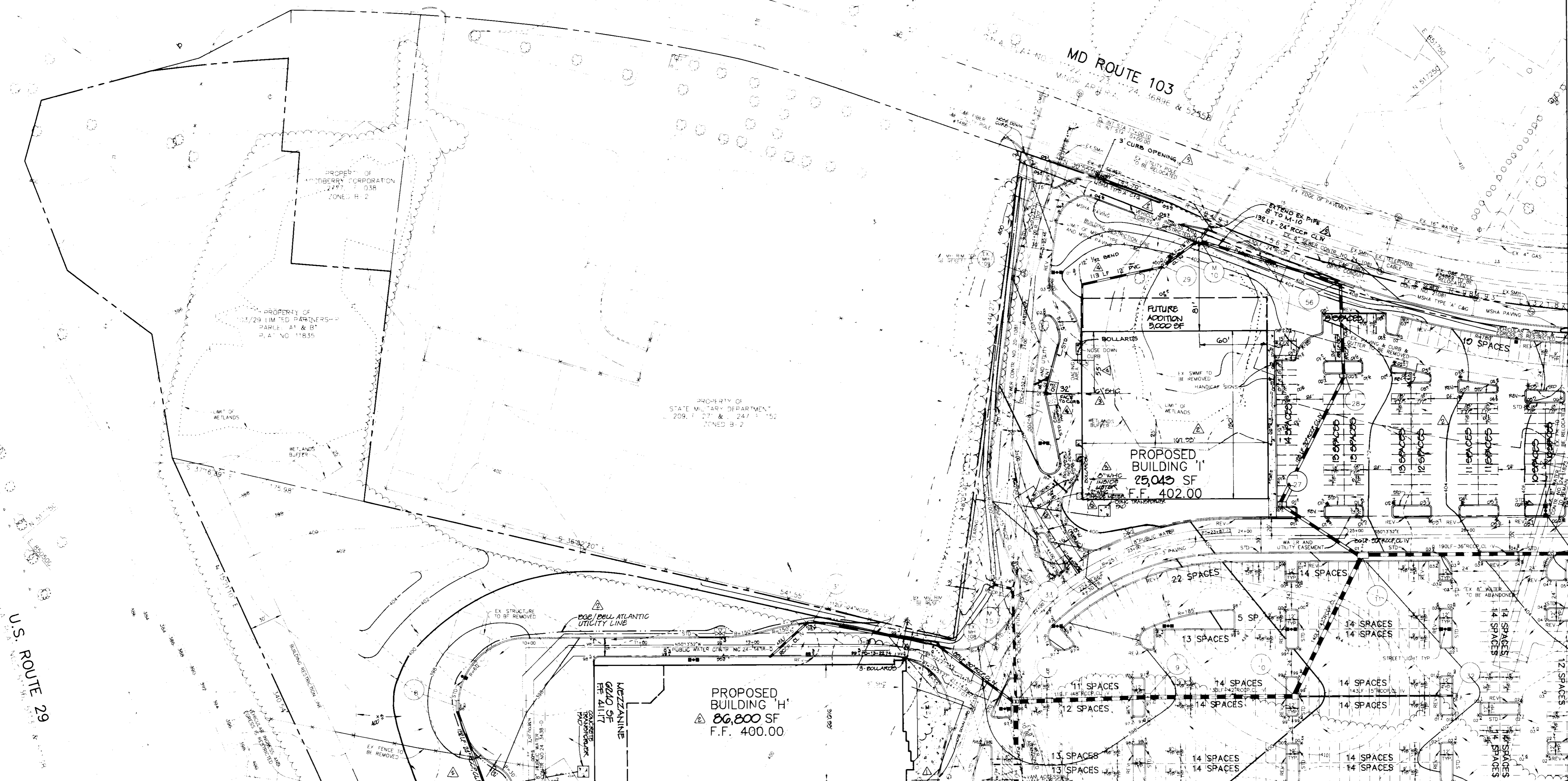
PROPOSED BUILDING 'A'
116,796 SF
F.F. 400.00

OLD COLUMBIA PIKE



LEGEND

- NEW 12" P.V.C. DRAIN
- NEW 18" P.V.C. DRAIN
- EXISTING 12" P.V.C. DRAIN
- EXISTING 18" P.V.C. DRAIN
- EXISTING 24" P.V.C. DRAIN
- EXISTING 30" P.V.C. DRAIN
- EXISTING 36" P.V.C. DRAIN
- EXISTING 42" P.V.C. DRAIN
- EXISTING 48" P.V.C. DRAIN
- EXISTING 54" P.V.C. DRAIN
- EXISTING 60" P.V.C. DRAIN
- EXISTING 66" P.V.C. DRAIN
- EXISTING 72" P.V.C. DRAIN
- EXISTING 78" P.V.C. DRAIN
- EXISTING 84" P.V.C. DRAIN
- EXISTING 90" P.V.C. DRAIN
- EXISTING 96" P.V.C. DRAIN
- EXISTING 102" P.V.C. DRAIN
- EXISTING 108" P.V.C. DRAIN
- EXISTING 114" P.V.C. DRAIN
- EXISTING 120" P.V.C. DRAIN
- EXISTING 126" P.V.C. DRAIN
- EXISTING 132" P.V.C. DRAIN
- EXISTING 138" P.V.C. DRAIN
- EXISTING 144" P.V.C. DRAIN
- EXISTING 150" P.V.C. DRAIN
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- EXISTING 426" P.V.C. DRAIN
- EXISTING 432" P.V.C. DRAIN
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- EXISTING 450" P.V.C. DRAIN
- EXISTING 456" P.V.C. DRAIN
- EXISTING 462" P.V.C. DRAIN
- EXISTING 468" P.V.C. DRAIN
- EXISTING 474" P.V.C. DRAIN
- EXISTING 480" P.V.C. DRAIN
- EXISTING 486" P.V.C. DRAIN
- EXISTING 492" P.V.C. DRAIN
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- EXISTING 510" P.V.C. DRAIN
- EXISTING 516" P.V.C. DRAIN
- EXISTING 522" P.V.C. DRAIN
- EXISTING 528" P.V.C. DRAIN
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- EXISTING 1482" P.V.C. DRAIN
- EXISTING 1488" P.V.C. DRAIN
- EXISTING 1494" P.V.C. DRAIN
- EXISTING 1500" P.V.C. DRAIN



MATCH LINE SEE SHEET 2

6-30-95	ADDED 12" P.V.C. DRAIN TO EXISTING 12" P.V.C. DRAIN TO PUBLIC REV. WATER PROFILE I-2
7-2-96	REVISED LOC. 50' W/10' PIPE FROM 1-29' - 1-50' - 1-50' - 1-50' CURB OPENING. REV. 50' PROFILE.
6-7-96	REVISED CURB @ BLDG. I. ADDED OUMPETER & ROOF DRAIN (12" PVC). ADDED 50' PROFILE 1-29'
4-10-96	ADDED WATER PROFILES I-1

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

James Smith 10/19/95
DIRECTOR DATE

John S. ... 2/6/95
CHIEF, DEVELOPING ENGINEERING DIVISION DATE

Quin Jurimani 10/19/95
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE

DATE	NO.	REVISION
12-4-95		REV. H.C. ACCESS TO BLDG. H

OWNER	DEVELOPER
103-29 LIMITED PARTNERSHIP 8480 BALTIMORE NATIONAL PIKE ELLICOTT CITY, MD 21043	301-497-4464 6707 DAMONIA RD. SUITE 109 BETHESDA, MD 20814 301-497-4464

PROJECT: LONG GATE CENTER
A COMMERCIAL CENTER
PARCELS D & E

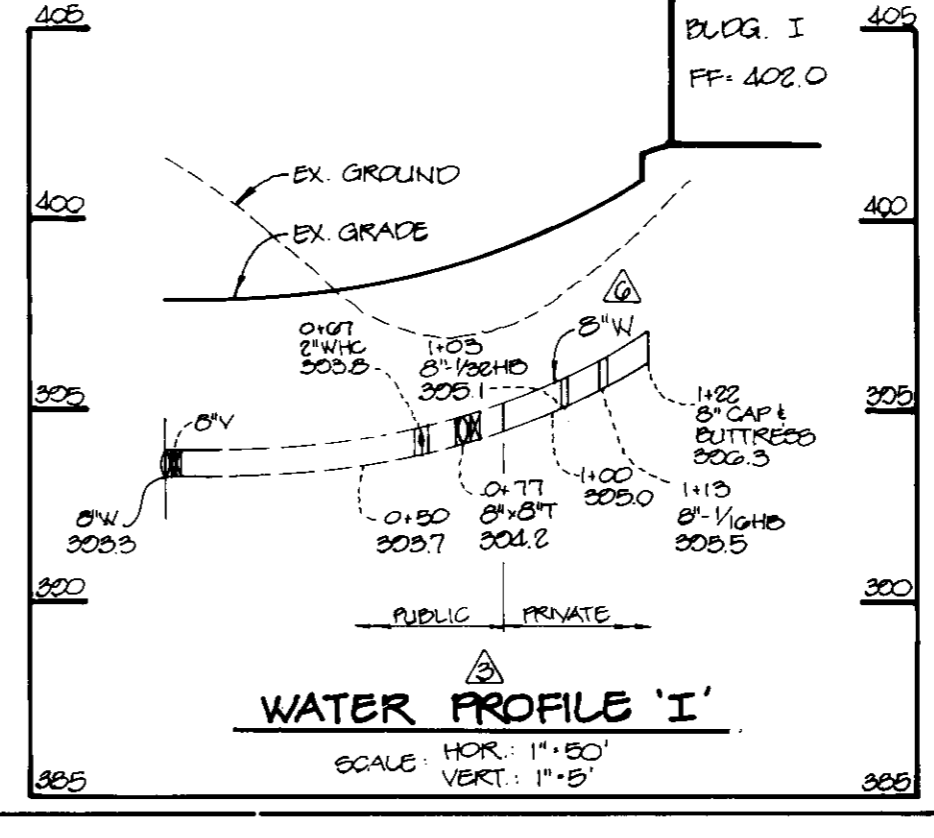
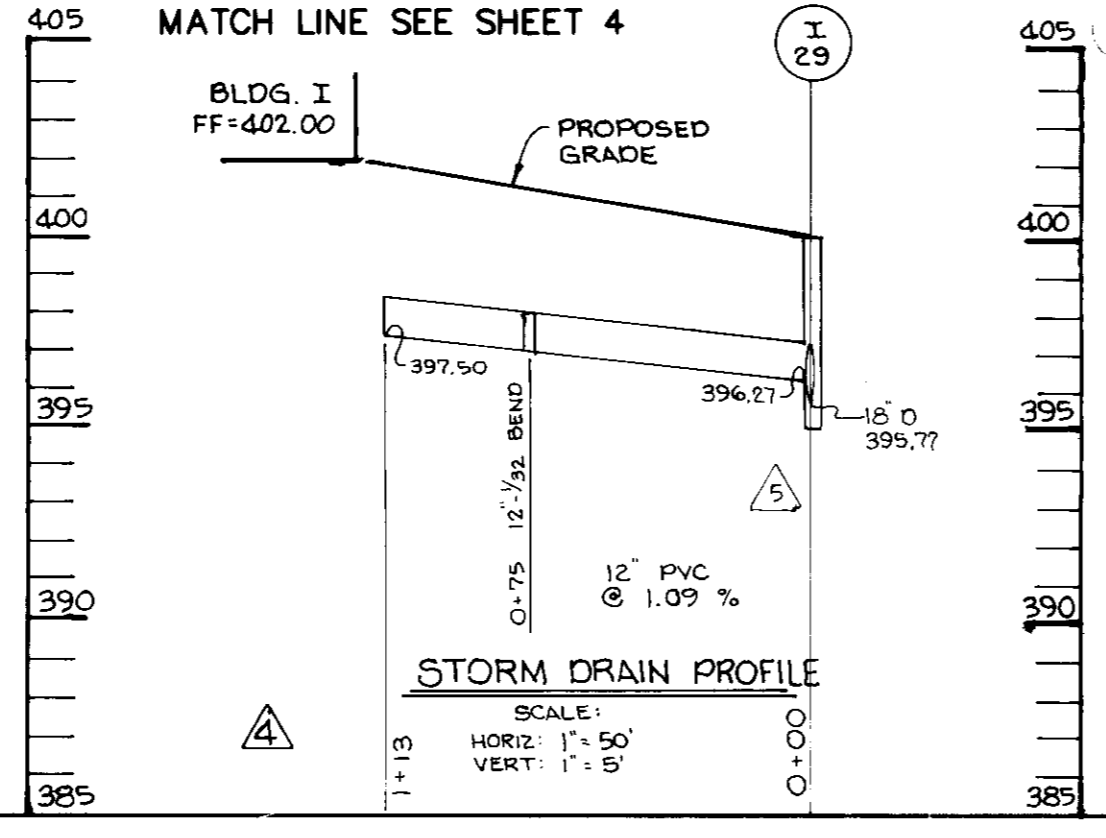
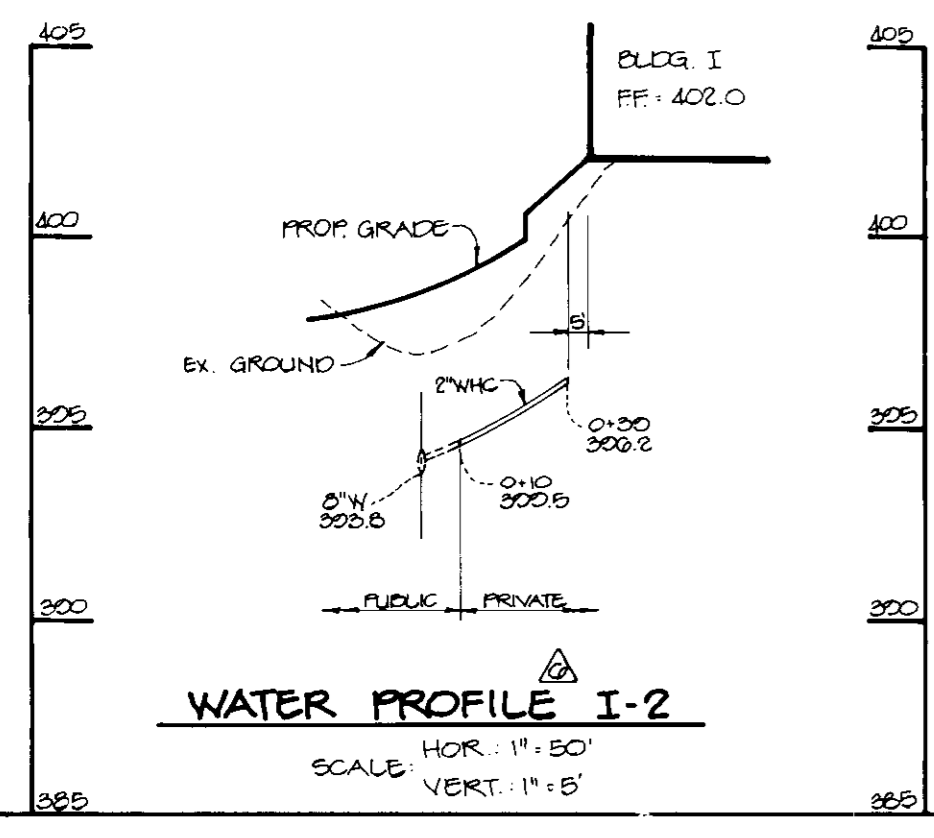
AREA: TAX MAP 24 & 30 PARCELS D&E
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

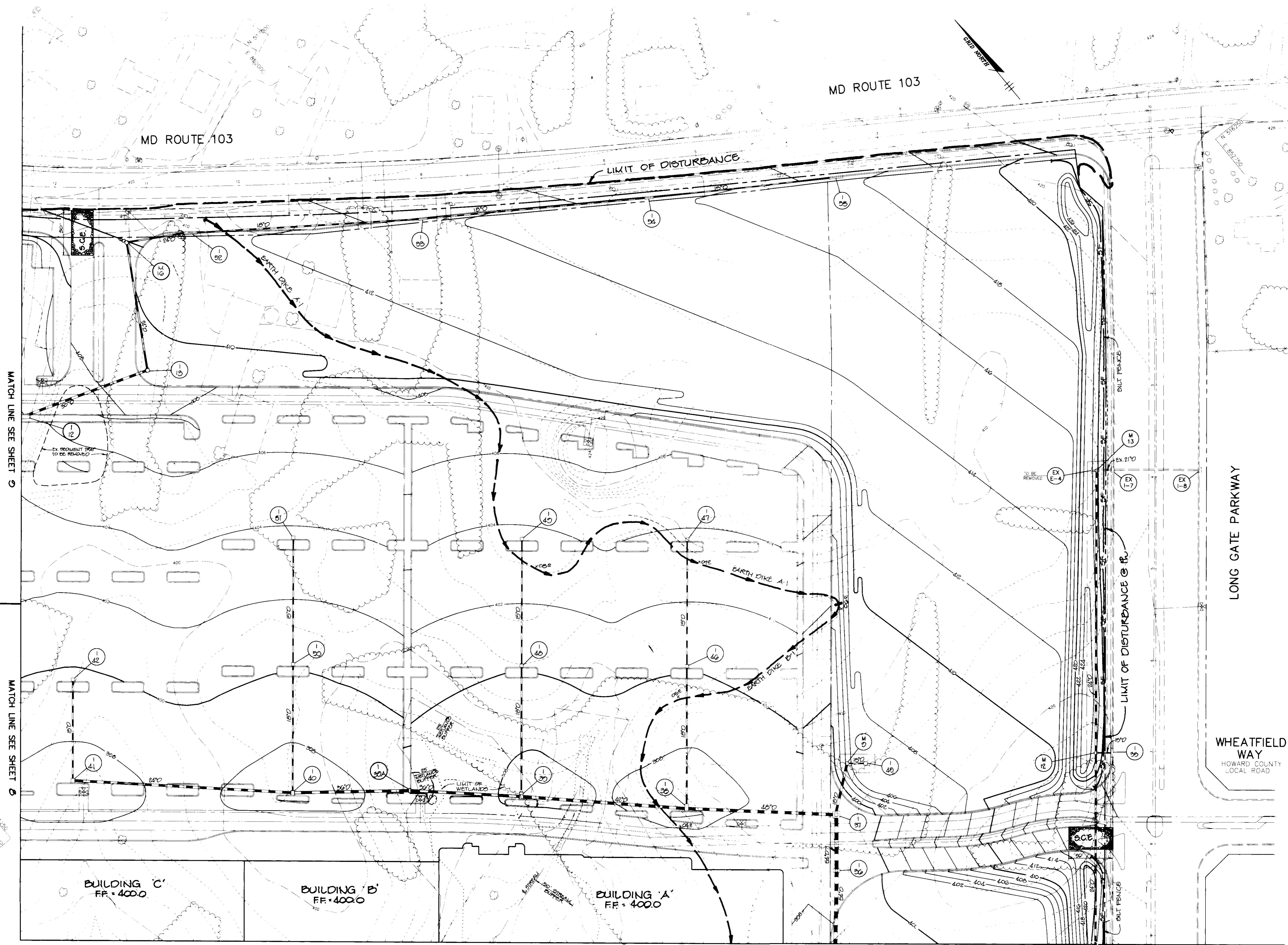
TITLE: SITE DEVELOPMENT PLAN

RIEMER MUEGGE & ASSOCIATES, INC.
Planners • Engineers • Surveyors
8818 Centre Park Drive • Suite 200 • Columbia, MD 21045
410-997-8900 FAX: 410-997-9282

DATE: 9-22-95
DESIGNED BY: C.J.R.
DRAWN BY: DAM
PROJECT NO.: HOCO 104202
SHTS.DWG
DATE: SEPTEMBER 22, 1995
SCALE: 1" = 50'
DRAWING NO.: 5 OF 26

J. ...
JAYKANT D. PAREKH #19148





MD ROUTE 103

MD ROUTE 103

LIMIT OF DISTURBANCE

LONG GATE PARKWAY

WHEATFIELD WAY
HOWARD COUNTY LOCAL ROAD

BY THE DEVELOPER :
I/WE 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 THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I SHALL ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

John W. Paul 9-21-95
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/SHE MUST ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION.

J. Laveth 9-22-95
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.

Patricia Engler 10-1-95
NATURAL RESOURCES CONSERVATION SERVICE DATE

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

Robert Zelman 10-2-95
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

James Smith 9-29-95
DIRECTOR DATE

John Ramm 10-6-95
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Uma Trummery 10/19/95
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE

DATE	NO.	REVISION

OWNER	DEVELOPER
103-25 LIMITED PARTNERSHIP 8480 BALTIMORE NATIONAL PKWY ELL COIT CITY, MD 21043	OPUS EAS* 6707 DEMOCRACY BLVD SUITE 109 BETHESDA, MD 20817 301-493-4464

PROJECT	LONG GATE CENTER A COMMERCIAL CENTER PARCELS C & E
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AREA	TAX MAP 24 & 30 PARCELS D&E 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
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TITLE	GRADING AND SEDIMENT CONTROL PLAN
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RIEMER MUEGGE & ASSOCIATES, INC.
Planners • Engineers • Surveyors
8818 Centre Park Drive • Suite 200 • Columbia, MD 21045
410-997-8900 FAX : 410-997-9282

9-22-95
DATE

F-94-72, WP-94-60, WP-95-64
F-95-22
DESIGNED BY : C.J.R.

DRAWN BY : DAM

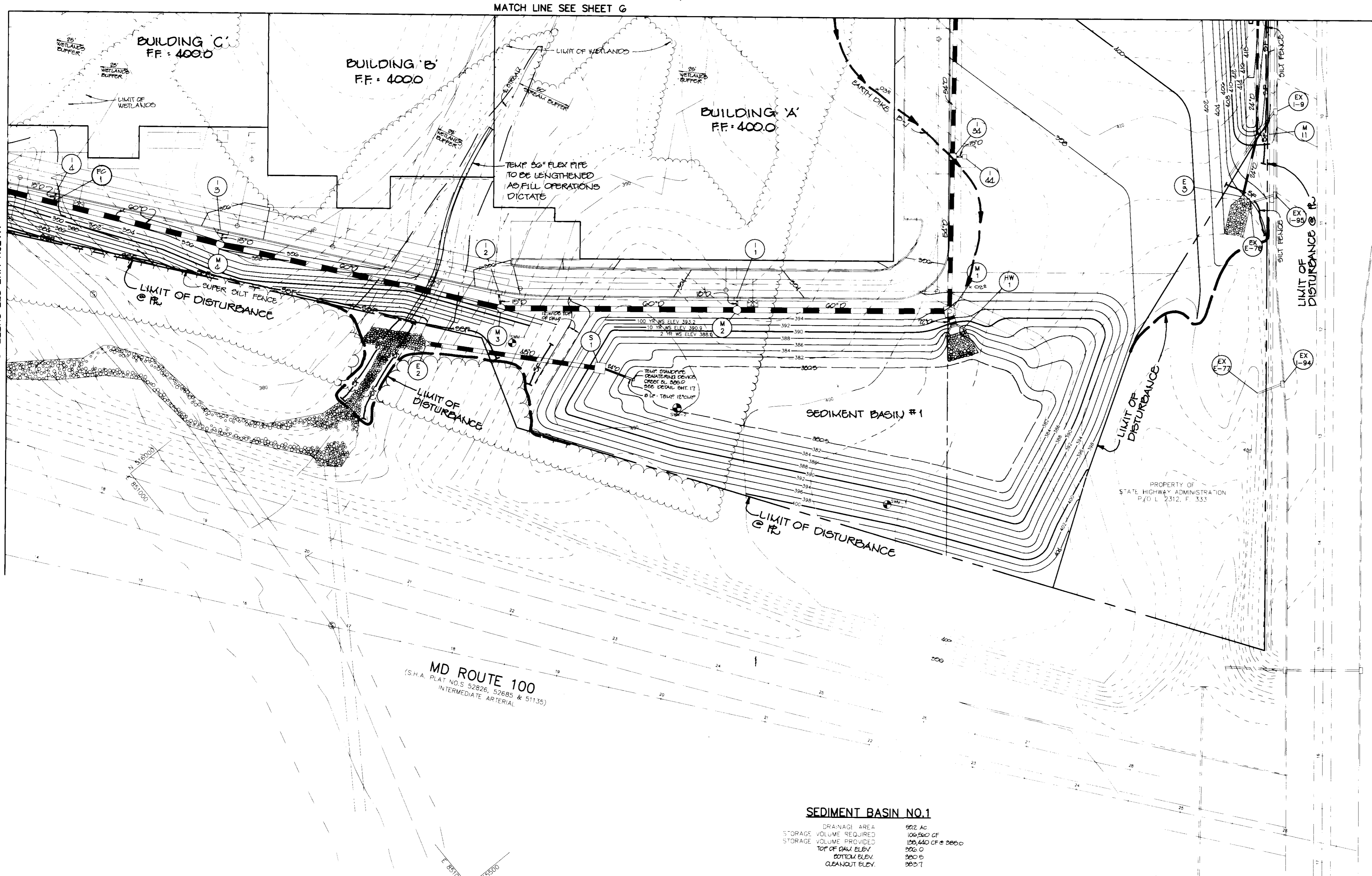
PROJECT NO : HOCO 104202
SED2.DWG

DATE : SEPTEMBER 22, 1995

SCALE : 1" = 50'
DRAWING NO. 6 OF 26

J. Laveth
JAYKANT D. PAREKH #19148

SDP-95-62



MATCH LINE SEE SHEET G

MATCH LINE SEE SHEET G

LONG GATE PARKWAY
(S.H.A. PLAT NO. 11042)
MINOR ARTERIAL

MD ROUTE 100
(S.H.A. PLAT NO.S 52826, 52885 & 51135)
INTERMEDIATE ARTERIAL

SEDIMENT BASIN NO.1

DRAINAGE AREA	902 AC
STORAGE VOLUME REQUIRED	106,560 CF
STORAGE VOLUME PROVIDED	106,440 CF @ 2660'
TOP OF DAM ELEV.	306.0
BOTTOM ELEV.	300.0
CLEANOUT ELEV.	293.1

BY THE DEVELOPER :
I/WE 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 THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I SHALL ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

DEVELOPER: *John V. Paul* DATE: 9.21.95

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/SHE MUST ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION.

ENGINEER: *J. Sarell* DATE: 9.22.95

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.

Patricia Ehl DATE: 10-1-95
NATURAL RESOURCES CONSERVATION SERVICE

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

Robert Zilmer DATE: 10/2/95
HOWARD SOIL CONSERVATION DISTRICT

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

David Smith DATE: 10/19/95
DIRECTOR

Chris Deussen DATE: 10/6/95
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Jim Lummery DATE: 10/19/95
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH

DATE	NO.	REVISION

OWNER	DEVELOPER
103 29 LIMITED PARTNERSHIP 8480 BALTIMORE NATIONAL PIKE E.L.COTT CITY, MD 21043	DPLS EAST, L.L.C. 6707 DEMOCRACY BLVD. SUITE 109 BETHESDA, MD 20877 301-493-4464

PROJECT LONG GATE CENTER
A COMMERCIAL CENTER
PARCELS D & E

AREA TAX MAP 24 & 30 PARCELS D&E
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

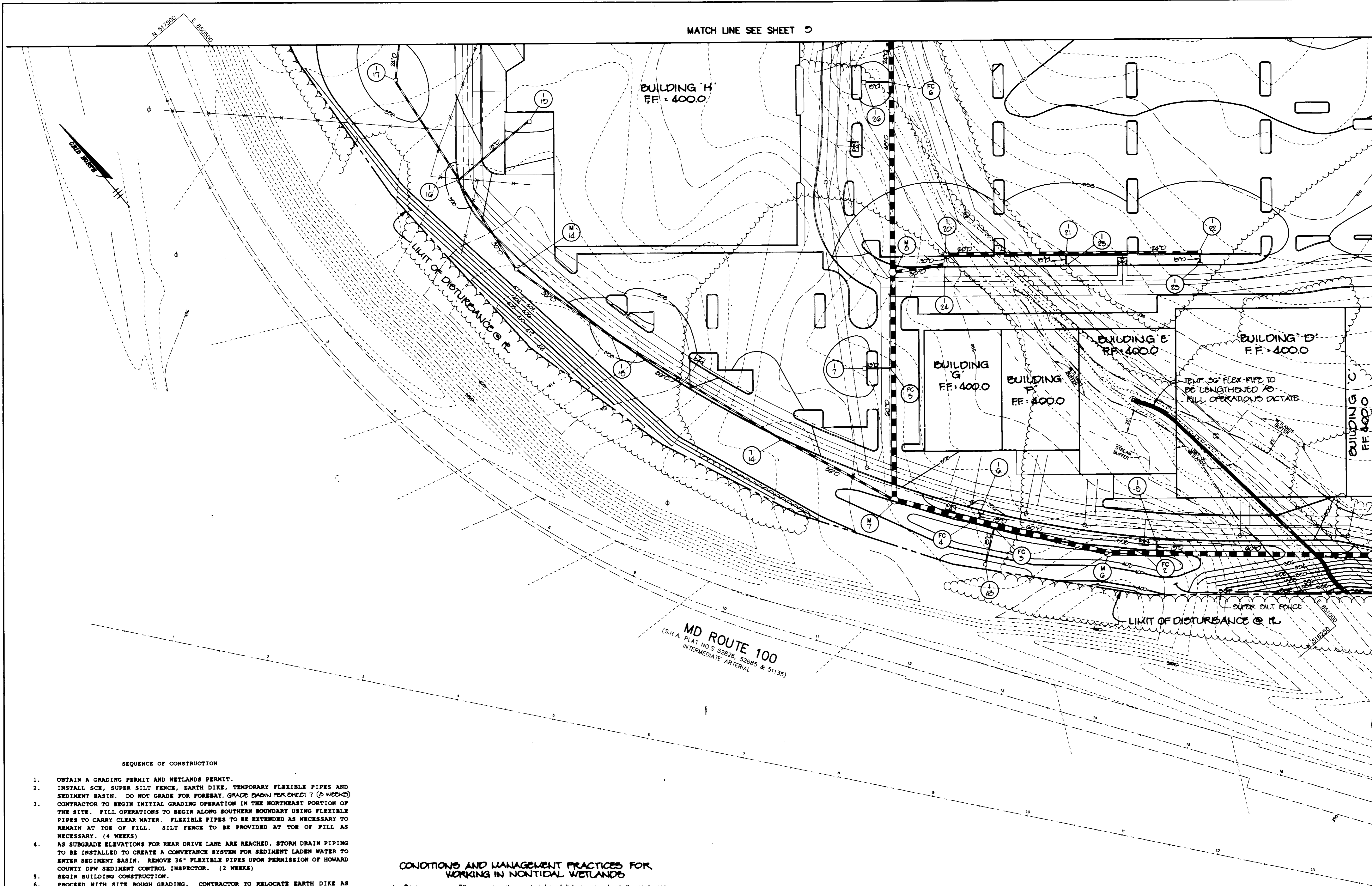
TITLE GRADING AND
SEDIMENT CONTROL PLAN

RIEMER MUEGGE & ASSOCIATES, INC.
Planners • Engineers • Surveyors
8818 Centre Park Drive • Suite 200 • Columbia, MD 21045
410-997-8900 FAX : 410-997-9282

DATE: 9.22.95
DESIGNED BY : C.J.R.
DRAWN BY : DAM
PROJECT NO : HOCO 104202
DATE : SEPTEMBER 22, 1995
SCALE : 1" = 50'
DRAWING NO. 7 OF 20

J. Sarell
JAYKANT D. PAREKH #19148

MATCH LINE SEE SHEET 5



MATCH LINE SEE SHEET 6

MATCH LINE SEE SHEET 7

- SEQUENCE OF CONSTRUCTION**
- OBTAIN A GRADING PERMIT AND WETLANDS PERMIT.
 - INSTALL SCE, SUPER SILT FENCE, EARTH DIKE, TEMPORARY FLEXIBLE PIPES AND SEDIMENT BASIN. DO NOT GRADE FOR FOREBAY. GRADE DOWN FOREBAY (5 WEEKS)
 - CONTRACTOR TO BEGIN INITIAL GRADING OPERATION IN THE NORTHEAST PORTION OF THE SITE. FILL OPERATIONS TO BEGIN ALONG SOUTHERN BOUNDARY USING FLEXIBLE PIPES TO CARRY CLEAR WATER. FLEXIBLE PIPES TO BE EXTENDED AS NECESSARY TO REMAIN AT TOP OF FILL. SILT FENCE TO BE PROVIDED AT TOP OF FILL AS NECESSARY. (4 WEEKS)
 - AS SUBGRADE ELEVATIONS FOR REAR DRIVE LANE ARE REACHED, STORM DRAIN PIPING TO BE INSTALLED TO CREATE A CONVEYANCE SYSTEM FOR SEDIMENT LADEN WATER TO ENTER SEDIMENT BASIN. REMOVE 36" FLEXIBLE PIPES UPON PERMISSION OF HOWARD COUNTY DPM SEDIMENT CONTROL INSPECTOR. (2 WEEKS)
 - BEGIN BUILDING CONSTRUCTION.
 - PROCEED WITH SITE ROUGH GRADING. CONTRACTOR TO RELOCATE EARTH DIKE AS NECESSARY AND REMOVE UPON PERMISSION OF HOWARD COUNTY DPM SEDIMENT CONTROL INSPECTOR. (10 WEEKS)
 - INSTALL REMAINDER OF UTILITIES WHEN SUBGRADE ELEVATIONS ARE REACHED. (4 WEEKS)
 - INSTALL CURB AND GUTTER THEN PAVE. (4 WEEKS)
 - INSTALL LIGHTING, LANDSCAPING, SIGNS AND COMPLETE BUILDING CONSTRUCTION.
 - STABILIZE ALL DISTURBED AREAS IN ACCORDANCE WITH PERMANENT SEEDING NOTES.
 - UPON PERMISSION OF HOWARD COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE REMAINING SEDIMENT CONTROL DEVICES AND CONVERT SEDIMENT BASIN TO SWMP AS PER THE FOLLOWING:
 - PUMP OUT ANY STANDING WATER (1/2 DAY)
 - REMOVE SEDIMENT AS NECESSARY (2 DAYS)
 - REGRADE BOTTOM AND INSTALL FOREBAY AS PER GRADING SHEET 5 (8 DAYS)
 - REMOVE STANDPIPE AND CONSTRUCT E-3 TRASH RACK (1/2 DAY)
 - STABILIZE IN ACCORDANCE WITH THE PERMANENT SEEDING NOTES. (1 DAY)

- CONDITIONS AND MANAGEMENT PRACTICES FOR WORKING IN NONTIDAL WETLANDS**
- Remove excess fill or construction material or debris to an upland disposal area;
 - Place materials in a location and manner which does not adversely impact surface or subsurface water flow into or out of remaining nontidal wetland or waterway;
 - Maintain the hydrologic regime of the nontidal wetlands upstream, downstream, or adjacent to the regulated activity;
 - Repair and maintain any serviceable structure or fill so there is no permanent loss of nontidal wetlands in excess of nontidal wetlands lost under the original structure or fill;
 - To protect important aquatic species, in-stream work is prohibited as determined by the classification of the stream as follows:

Use 1 Wetters. In-stream work may not be conducted during the period March 1 through June 18, inclusive, during any year.
 - Upon completion of the project temporarily impacted nontidal wetlands and the 25-foot nontidal wetland buffer will not be mowed or otherwise managed to prevent the re-establishment of pre-existing type of vegetative cover.

NOTE:
ALL SEDIMENT CONTROLS THAT ARE DISRUPTED BY THE INSTALLATION OF UTILITIES, ETC., WILL BE REPAIRED IMMEDIATELY.

BY THE DEVELOPER:
I/WE 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 THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I SHALL ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

John M. Paul 9-21-95
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/SHE MUST ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION.

J. Sarell 9-22-95
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.

Patricia E. Lef 10-1-95
NATURAL RESOURCES CONSERVATION SERVICE DATE

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

Robert Ziehm 10/3/95
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Joseph Smith 10/19/95
DIRECTOR DATE

John P. ... 10/6/95
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Quinn ... 10/19/95
CHIEF, DIVISION OF PLANNING AND DEVELOPMENT AND RESEARCH DATE

DATE NO.	REVISION
OWNER	DEVELOPER
103-29 LIMITED PARTNERSHIP 8480 BALTIMORE NATIONAL PIKE ELLICOTT CITY, MD 21043	OPUS EAST, L.L.C. 6707 DEMOCRACY BLVD., SUITE 109 BETHESDA, MD 20817 301-493-4464

PROJECT LONG GATE CENTER
A COMMERCIAL CENTER
PARCELS D & E

AREA TAX MAP 24 & 30 PARCELS D&E
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE GRADING AND
SEDIMENT CONTROL PLAN

RIEMER MUEGGE & ASSOCIATES, INC.
Planners Engineers Surveyors
8818 Centre Park Drive • Suite 200 • Columbia, MD 21045
410-997-8900 FAX: 410-997-9282

9-22-95
DATE

F-94-72, WP-94-60, WP-95-64
P. 20 25

DESIGNED BY: C.J.R.

DRAWN BY: DAM

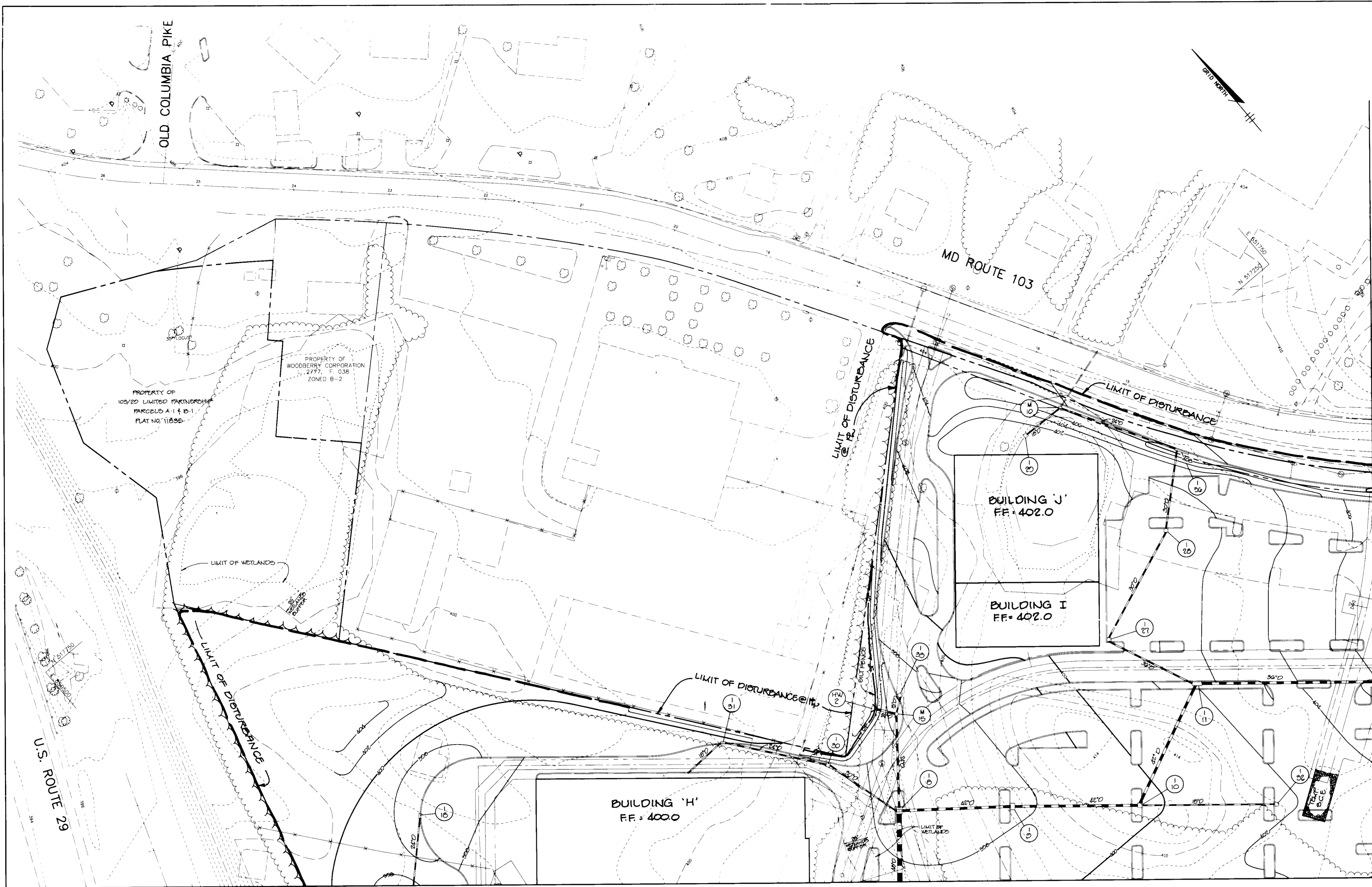
PROJECT NO. HOCO\104202
SED4.DWG

DATE: SEPTEMBER 22, 1995

SCALE: 1" = 50'

DRAWING NO. 8 OF 26

J. Sarell
JAYKANT D. PAREKH #19148



MATCH LINE SEE SHEET 8

BY THE DEVELOPER:
 I/WE 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 THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I SHALL ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

J. Parekh 9.21.95
 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/SHE MUST ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION.

J. Parekh 9.22.95
 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.

Peterson Eng 10-1-95
 NATURAL RESOURCES CONSERVATION SERVICE DATE

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

Palatka Zielinski 10/13/95
 HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

James Smith 10/19/95
 DIRECTOR DATE

Mike Parnham 10/10/95
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Quinn Stummans 10/19/95
 CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE

DATE	NO.	REVISION
OWNER		DEVELOPER
103-29 LIMITED PARTNERSHIP 8480 BALTIMORE NATIONAL PIKE ELLICOTT CITY, MD 21043		OPUS EAST, L.L.C. 6707 DEMOCRACY BLVD., SUITE 109 BETHESDA, MD 20817 301-493-4464

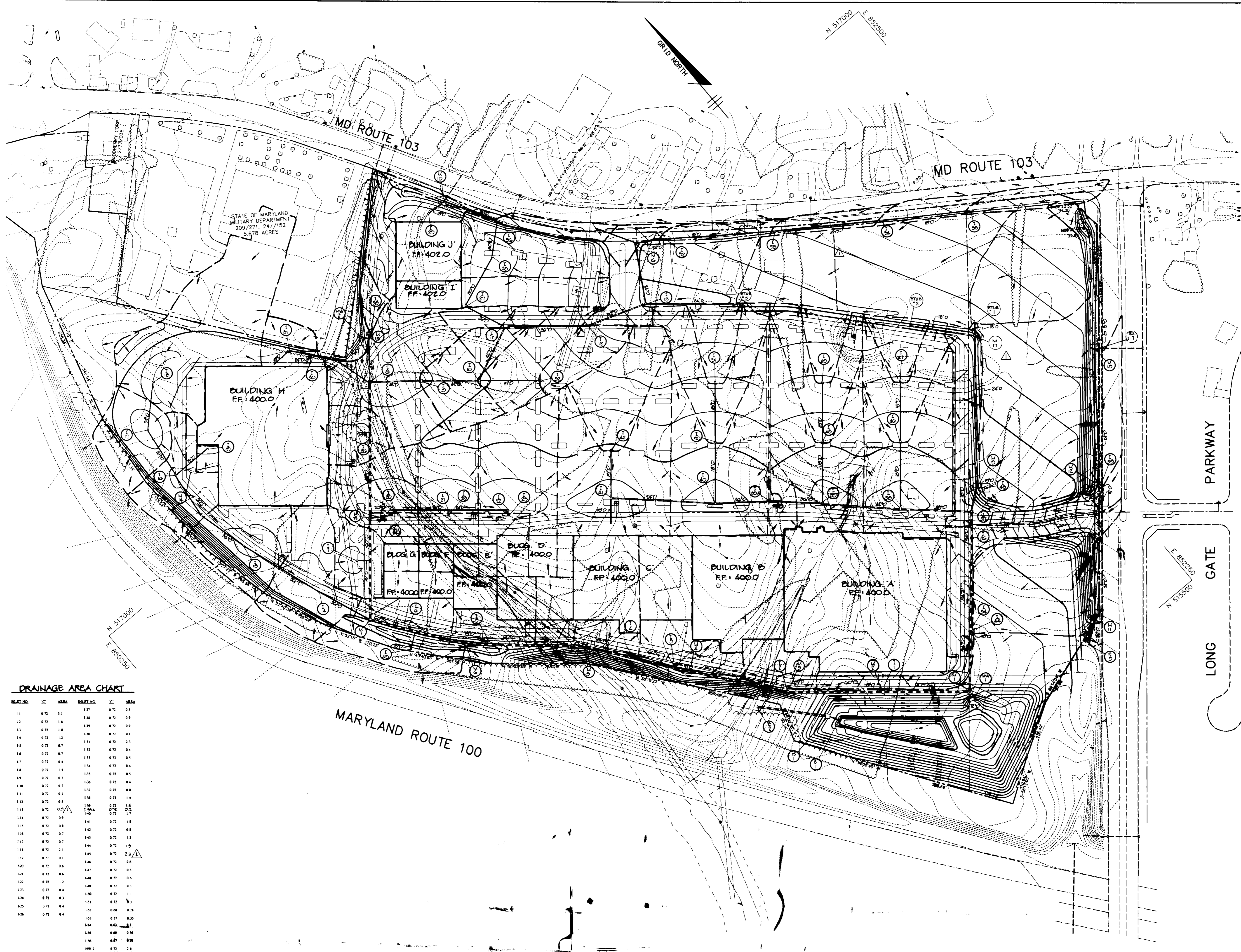
PROJECT LONG GATE CENTER
 A COMMERCIAL CENTER
 PARCELS D & E

AREA TAX MAP 24 & 30 PARCELS D&E
 2nd ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TITLE GRADING AND
 SEDIMENT CONTROL PLAN

RIEMER MUEGGE & ASSOCIATES, INC.
 Planners • Engineers • Surveyors
 8818 Centre Park Drive • Suite 200 • Columbia, MD 21045
 410-997-8900 FAX: 410-997-9282

9.22.95 DATE	F-94-72, MP-94-60, WP-95-64 P. 22 22
	DESIGNED BY: C.J.R.
	DRAWN BY: DAM
	PROJECT NO: HOCO\104202 SEDS.DWG
	DATE: SEPTEMBER 22, 1995
	SCALE: 1" = 50'
<i>J. Parekh</i> JAYKANT D. PAREKH #19148	DRAWING NO. 9 OF 26



DRAINAGE AREA CHART

INLET NO.	AREA	INLET NO.	AREA
81	0.72 3.1	127	0.72 0.3
82	0.72 1.6	128	0.72 0.9
83	0.72 1.0	129	0.72 0.9
84	0.72 1.2	130	0.72 0.1
85	0.72 0.7	131	0.72 2.3
86	0.72 0.7	132	0.72 0.4
87	0.72 0.4	133	0.72 0.3
88	0.72 1.3	134	0.72 0.4
89	0.72 0.7	135	0.72 0.3
90	0.72 0.7	136	0.72 0.4
91	0.72 0.1	137	0.72 0.8
92	0.72 0.5	138	0.72 1.4
93	0.72 0.9	139	0.72 1.4
94	0.72 0.9	140	0.72 0.3
95	0.72 0.8	141	0.72 1.8
96	0.72 0.7	142	0.72 0.8
97	0.72 0.7	143	0.72 1.3
98	0.72 1.1	144	0.72 1.5
99	0.72 0.1	145	0.72 2.3
100	0.72 0.6	146	0.72 0.6
101	0.72 0.6	147	0.72 0.3
102	0.72 1.2	148	0.72 0.6
103	0.72 0.4	149	0.72 0.3
104	0.72 0.3	150	0.72 1.1
105	0.72 0.4	151	0.72 0.3
106	0.72 0.4	152	0.66 0.28
		153	0.37 0.33
		154	0.62 0.31
		155	0.89 0.34
		156	0.87 0.39
		157	0.72 2.8
		158	0.72 1.4
		159	0.72 1.3
		160	0.72 0.6

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Joseph Smith 10/19/95
DIRECTOR DATE

Chris Pannunzi 10/16/95
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Jim Summey 10/19/95
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE

1/23/96 Δ ADDED M-17, STUBS 1, 2, 13, REVISED DRAINAGE AREAS.

DATE	NO.	REVISION

OWNER: 103-29 LIMITED PARTNERSHIP, 8480 BALTIMORE NATIONAL PIKE, ELLICOTT CITY, MD 21043

DEVELOPER: OPUS EAST, L.L.C., 6707 DEMOCRACY BLVD., SUITE 109, BETHESDA, MD 20817, 301-493-4464

PROJECT: **LONG GATE CENTER**
A COMMERCIAL CENTER
PARCELS D & E

AREA: TAX MAP 24 & 30, PARCELS D&E, 2nd ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

TITLE: **DRAINAGE AREA MAP**

RIEMER MUEGGE & ASSOCIATES, INC.
Planners • Engineers • Surveyors
8818 Centre Park Drive • Suite 200 • Columbia, MD 21046
410-997-8900 FAX : 410-997-9282

9.22.95
DATE

F-94-72, WP-94-60, WP-95-64
F-95-55

DESIGNED BY : C.J.R.

DRAWN BY : DAM

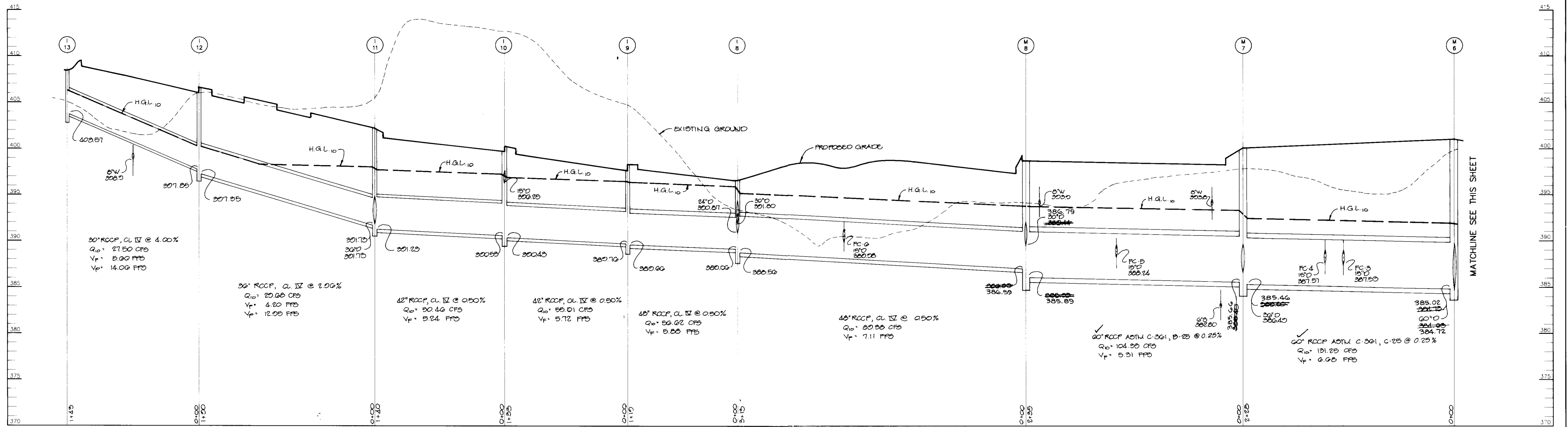
PROJECT NO : HOCO\104202
DAMAP.DWG

DATE : SEPTEMBER 22, 1995

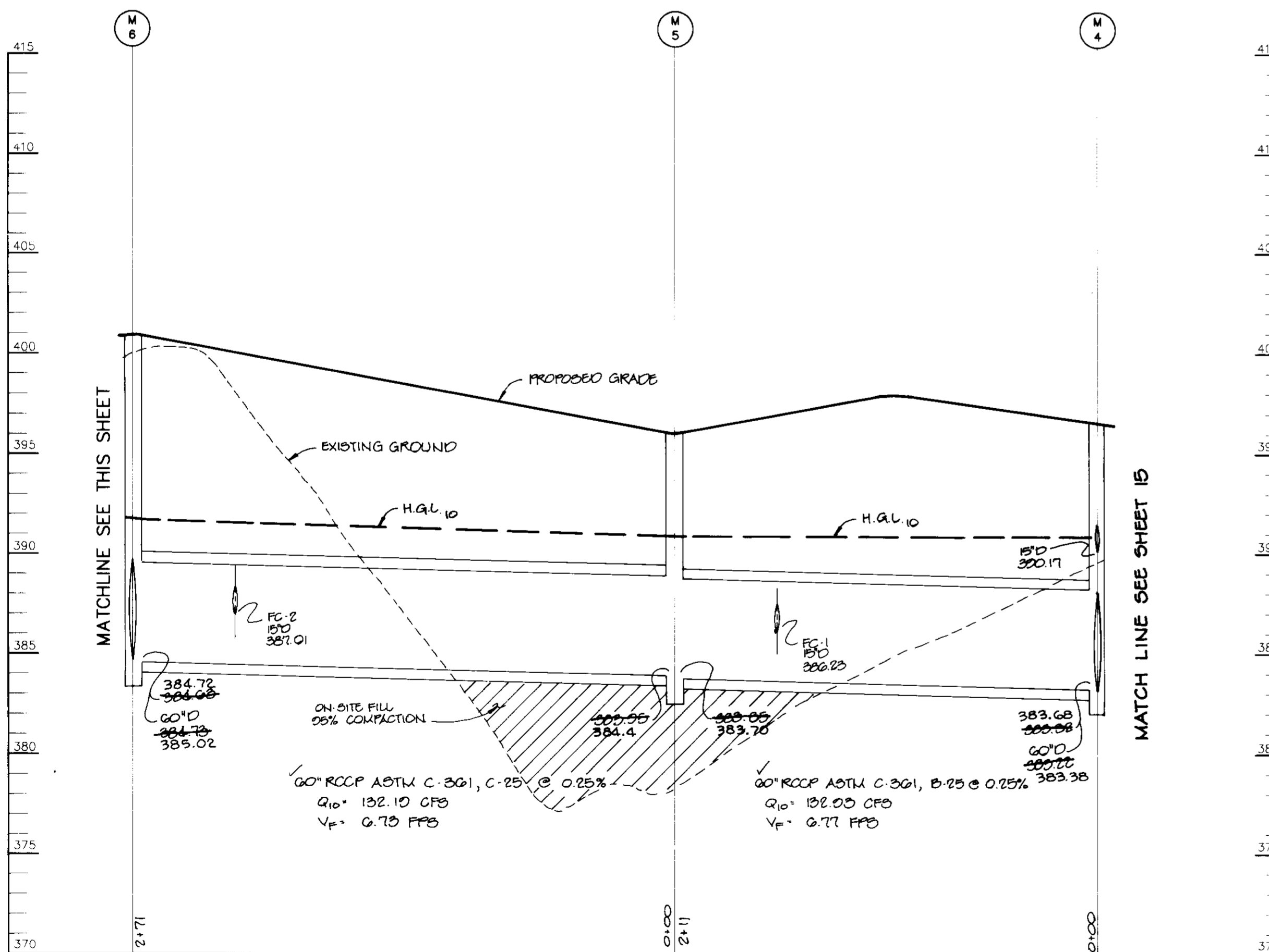
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DRAWING NO. 10 OF 22

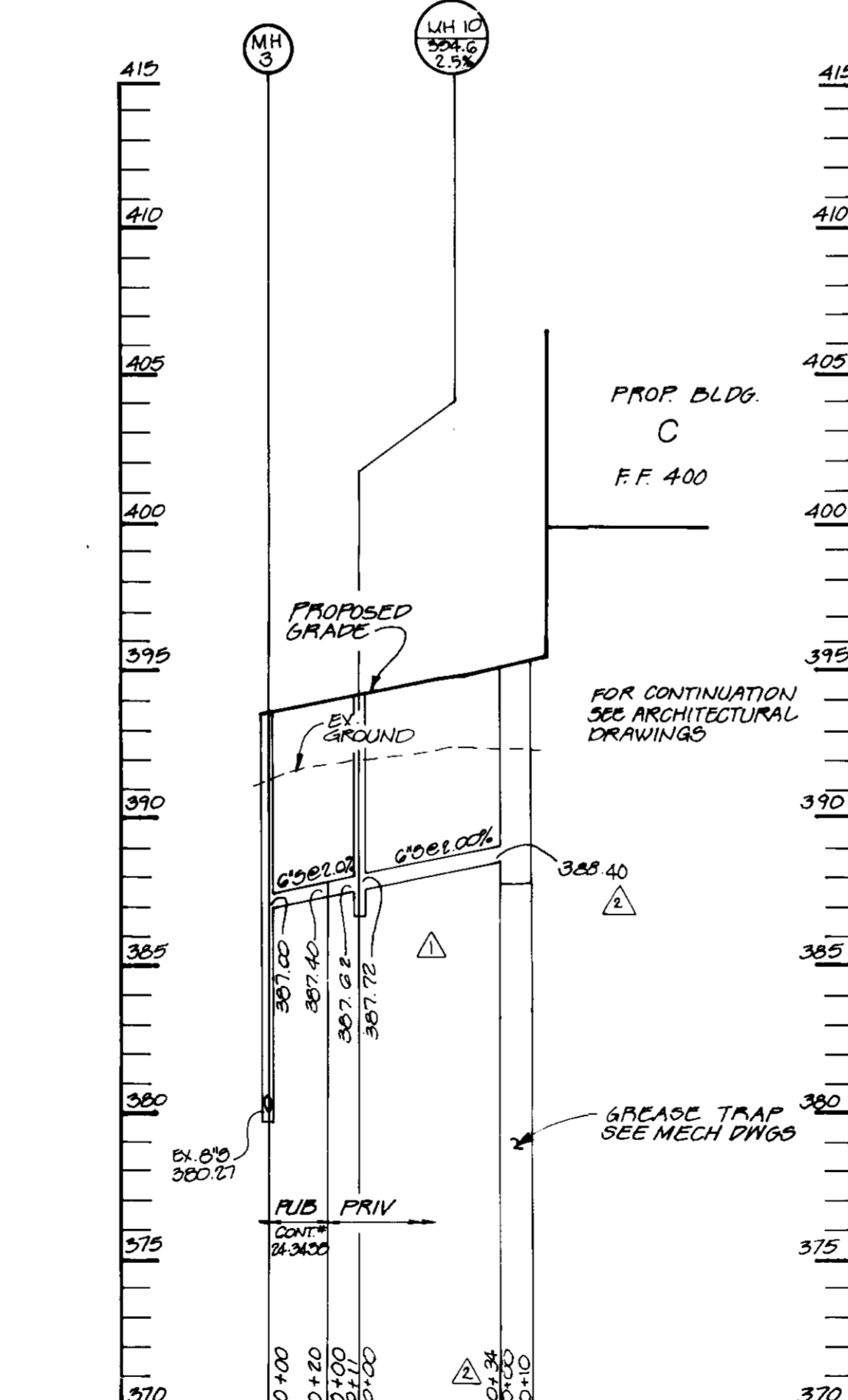
J. L. Porek
JAYKANT D. PAREKH #19148



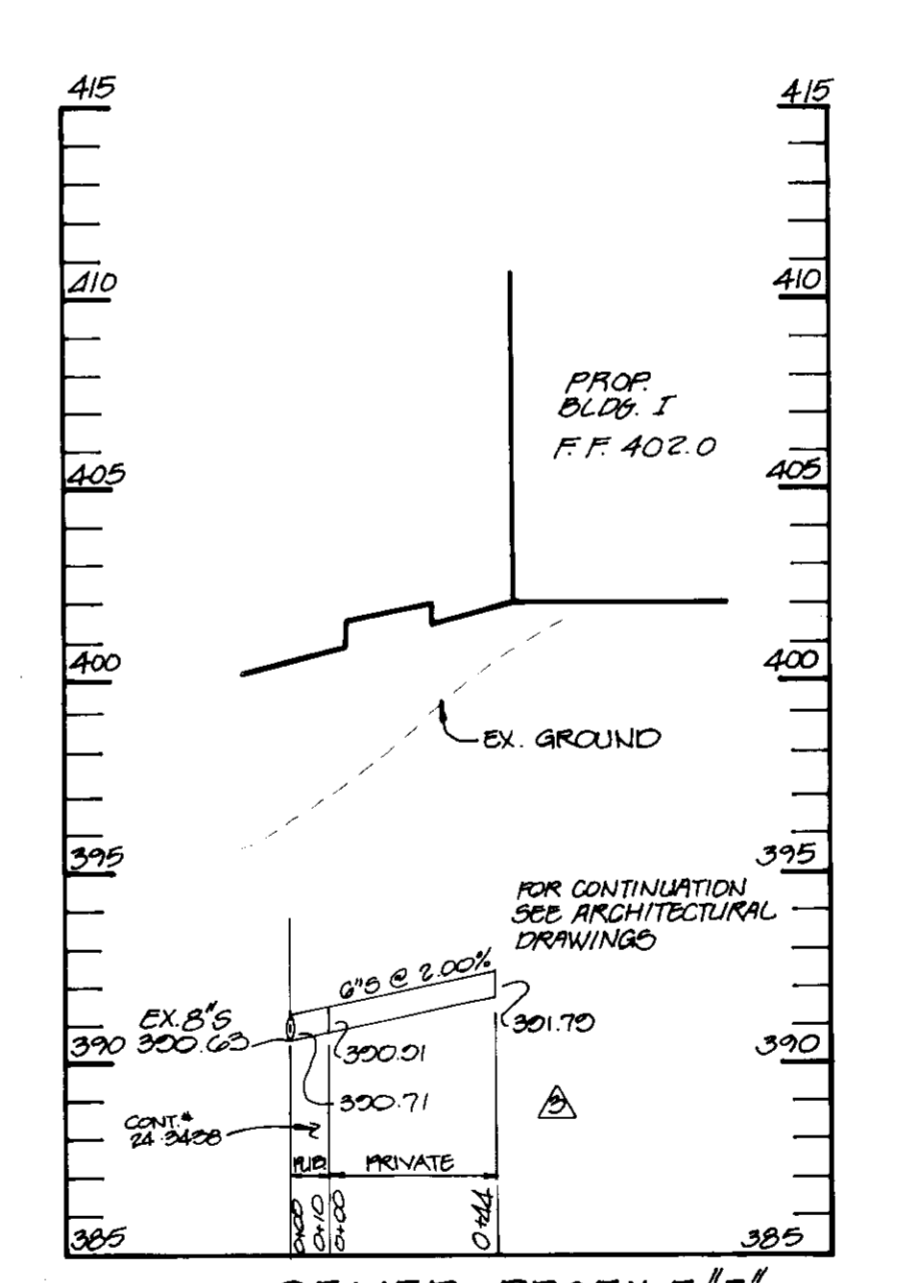
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VERT - 1"=5'



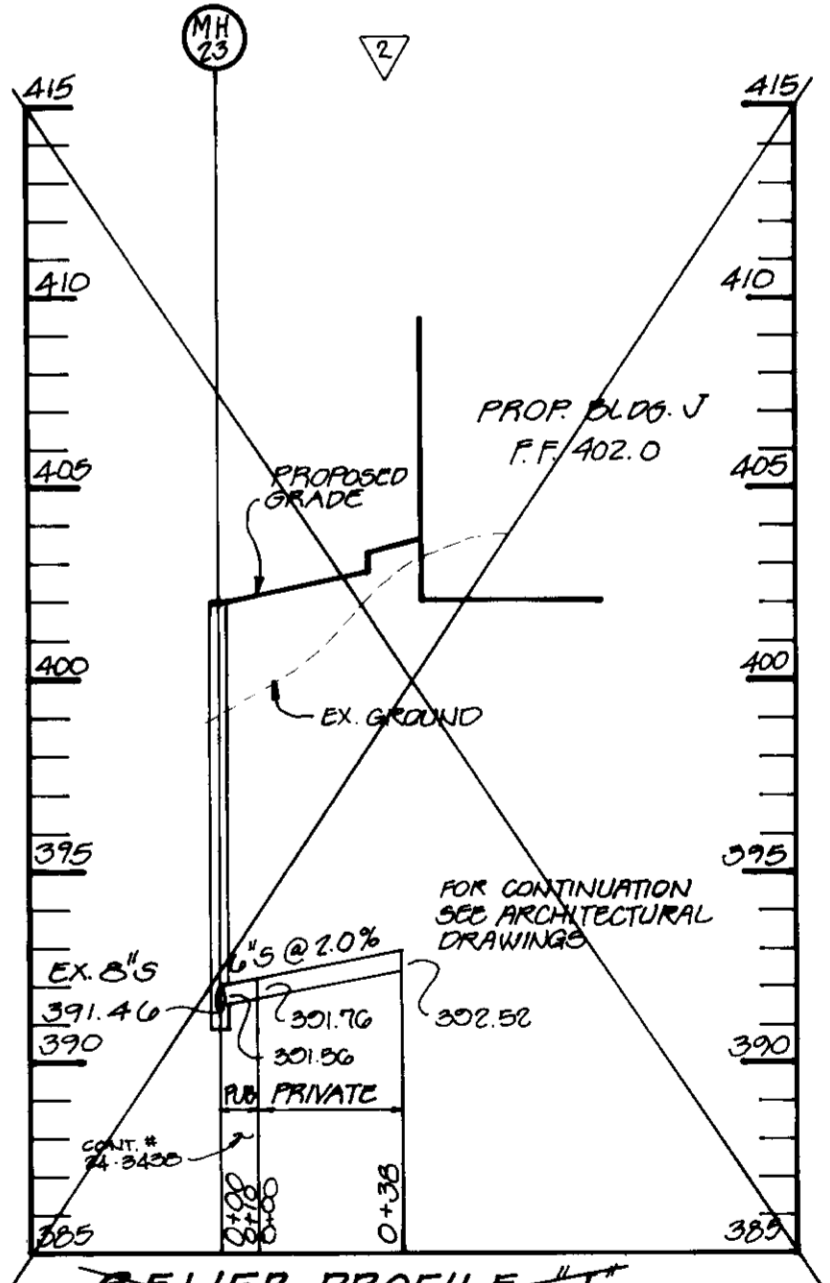
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SEWER PROFILE "C"
SCALE: HOR - 1"=50'
VERT - 1"=5'



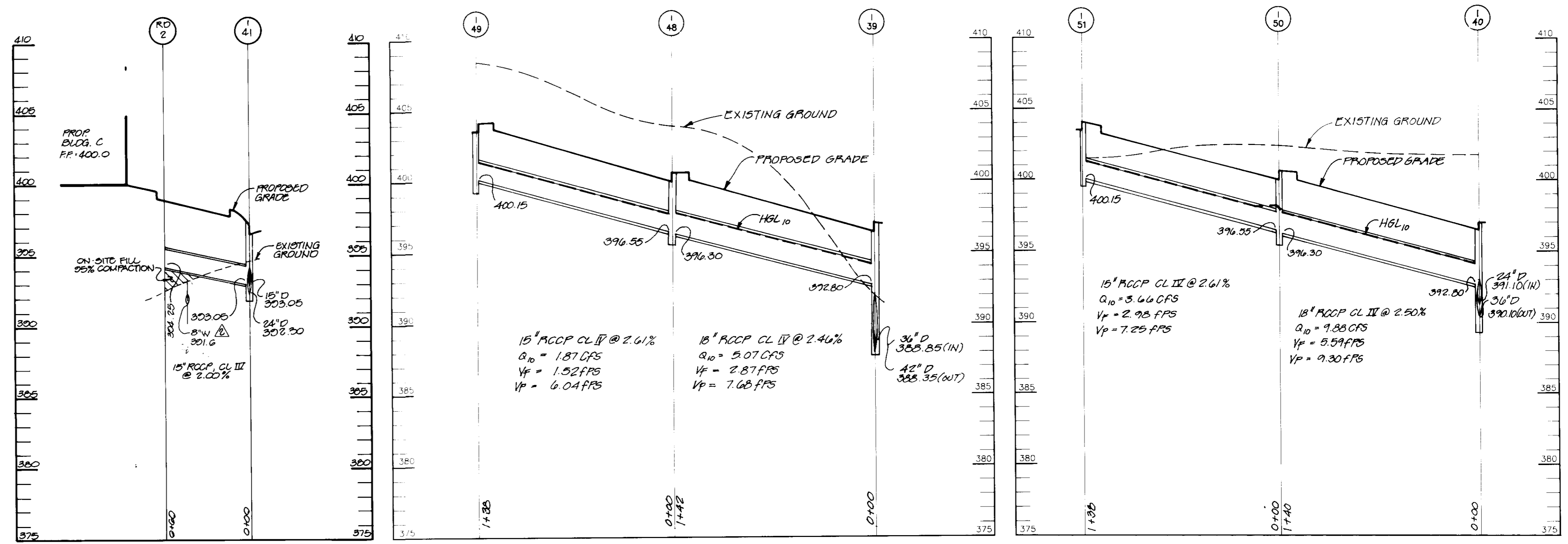
SEWER PROFILE "I"
SCALE: HOR - 1"=50'
VERT - 1"=5'



SEWER PROFILE "J"
SCALE: HOR - 1"=50'
VERT - 1"=5'

4-10-95 REV SEWER PROFILE 'I'	
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.	
<i>James S. Smith</i> DIRECTOR	10/19/95 DATE
<i>Mark D. ...</i> CHIEF, DEVELOPMENT ENGINEERING DIVISION	10/16/95 DATE
<i>Uma Sumrany</i> CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH	10/19/95 DATE
1/23/96 REMOVE SEW. PROF. 'J', REVISE SEWER PROF. 'C'	
12-4-95 REV. CON. PROF. 'C'	
DATE NO.	REVISION
OWNER	DEVELOPER
103-28 LIMITED PARTNERSHIP 8480 BALTIMORE NATIONAL PIKE ELICOTT CITY, MD 21043	OPUS EAST, L.L.C. 6707 DEMOCRACY BLVD., SUITE 109 BETHESDA, MD 20817 301-493-4464
PROJECT	LONG GATE CENTER A COMMERCIAL CENTER PARCELS D & E
AREA	TAX MAP 24 & 30 PARCELS D&E 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE	STORM DRAIN PROFILES
RIEMER MUEGGE & ASSOCIATES, INC. Planners • Engineers • Surveyors 8818 Centre Park Drive • Suite 200 • Columbia, MD 21045 410-997-8900 FAX: 410-997-9282	
9.22.95 DATE	F-94-72, WP-94-60, WP-95-64 F. 05. 03
	DESIGNED BY: C.J.R.
	DRAWN BY: DAM
	PROJECT NO: HOCO\104202 SHT11.DWG
	DATE: SEPTEMBER 22, 1995
	SCALE: AS SHOWN
<i>J. Larell</i> JAYKANT D. PAREKH #19148	DRAWING NO. 11 OF 20

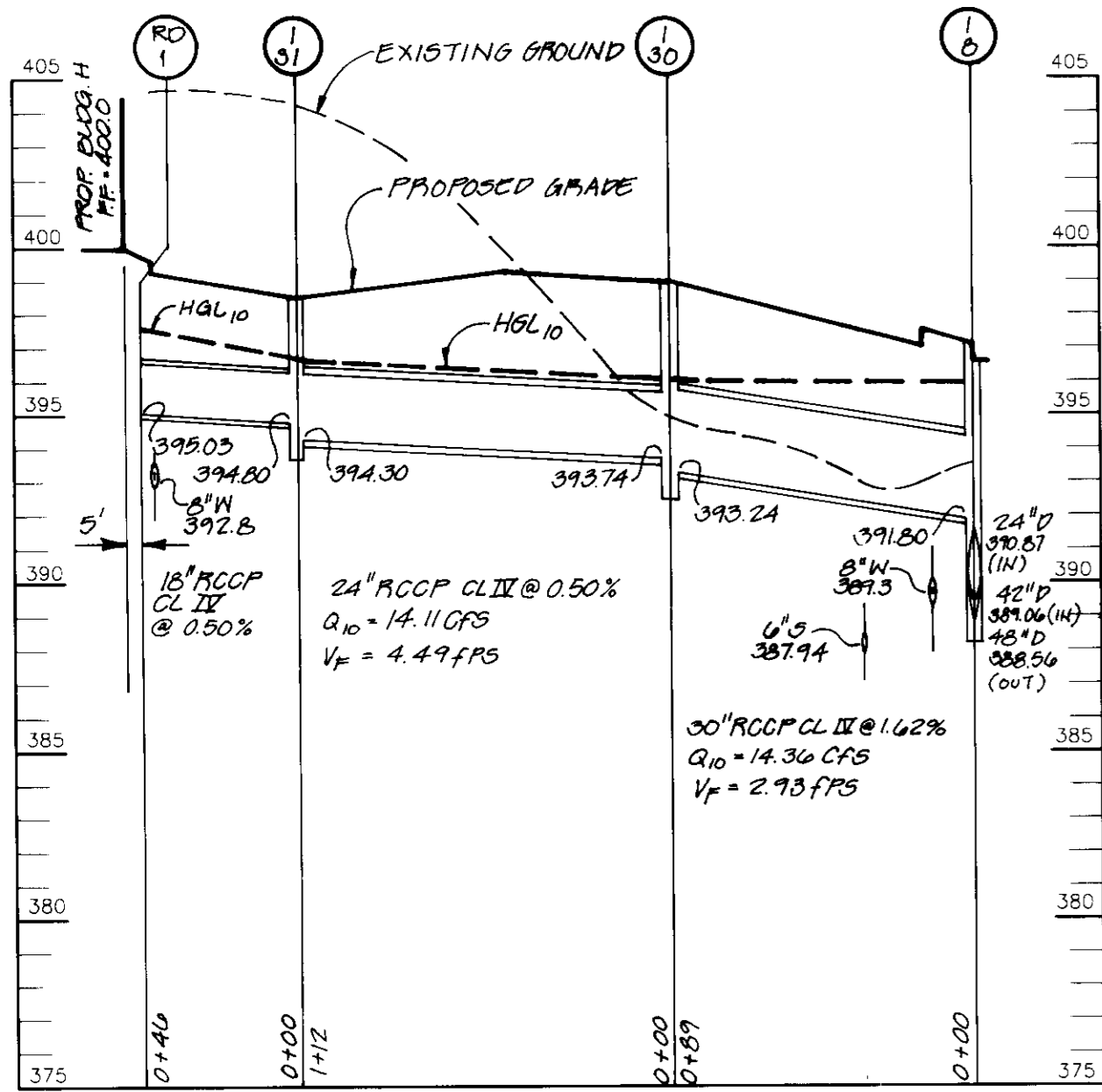




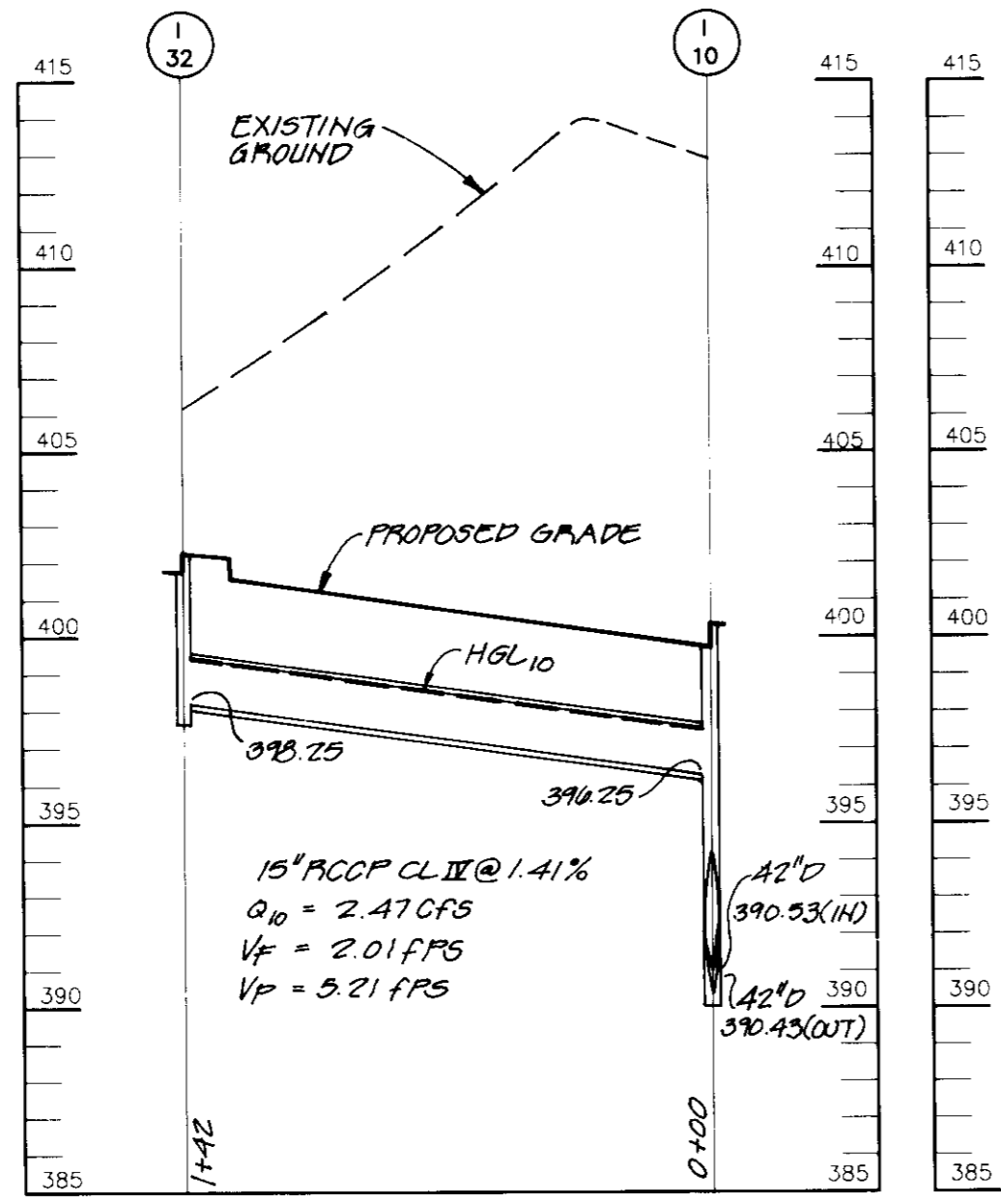
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PROFILE
SCALE
HOR - 1"=50'
VERT - 1"=5'

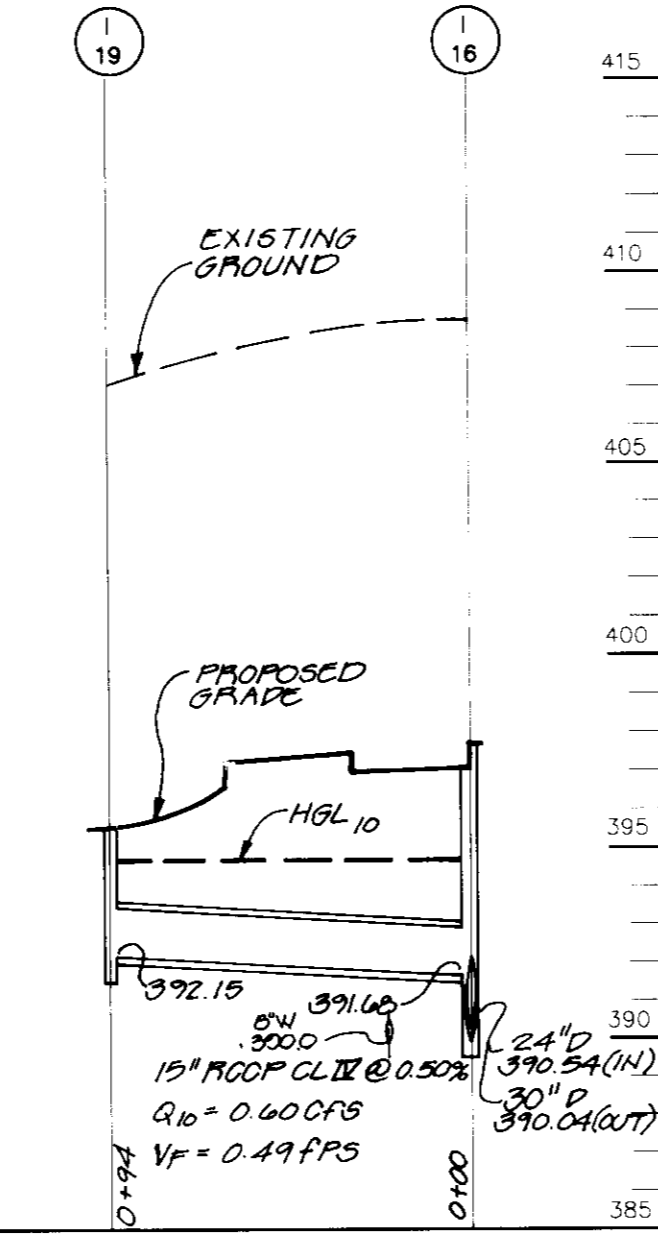
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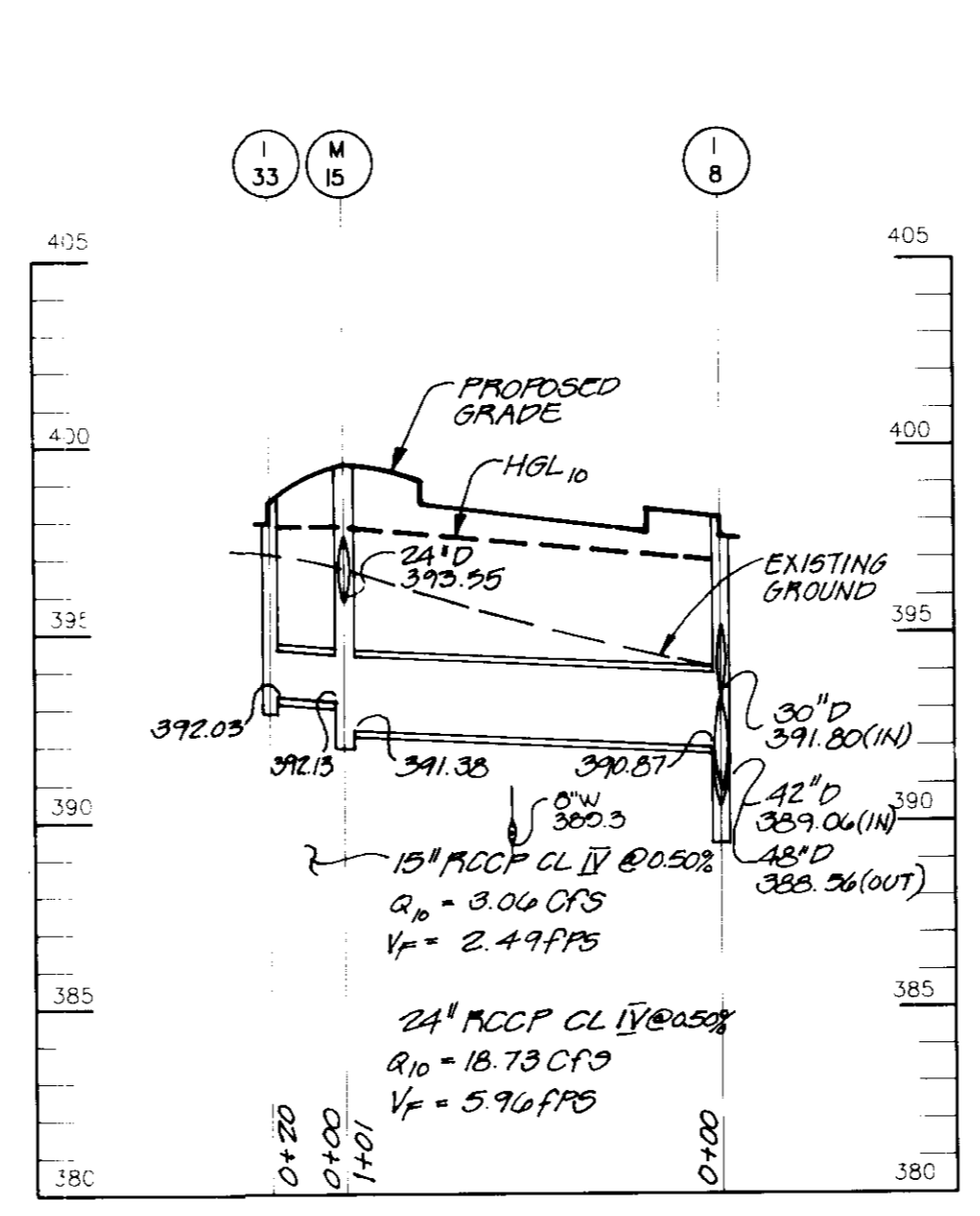
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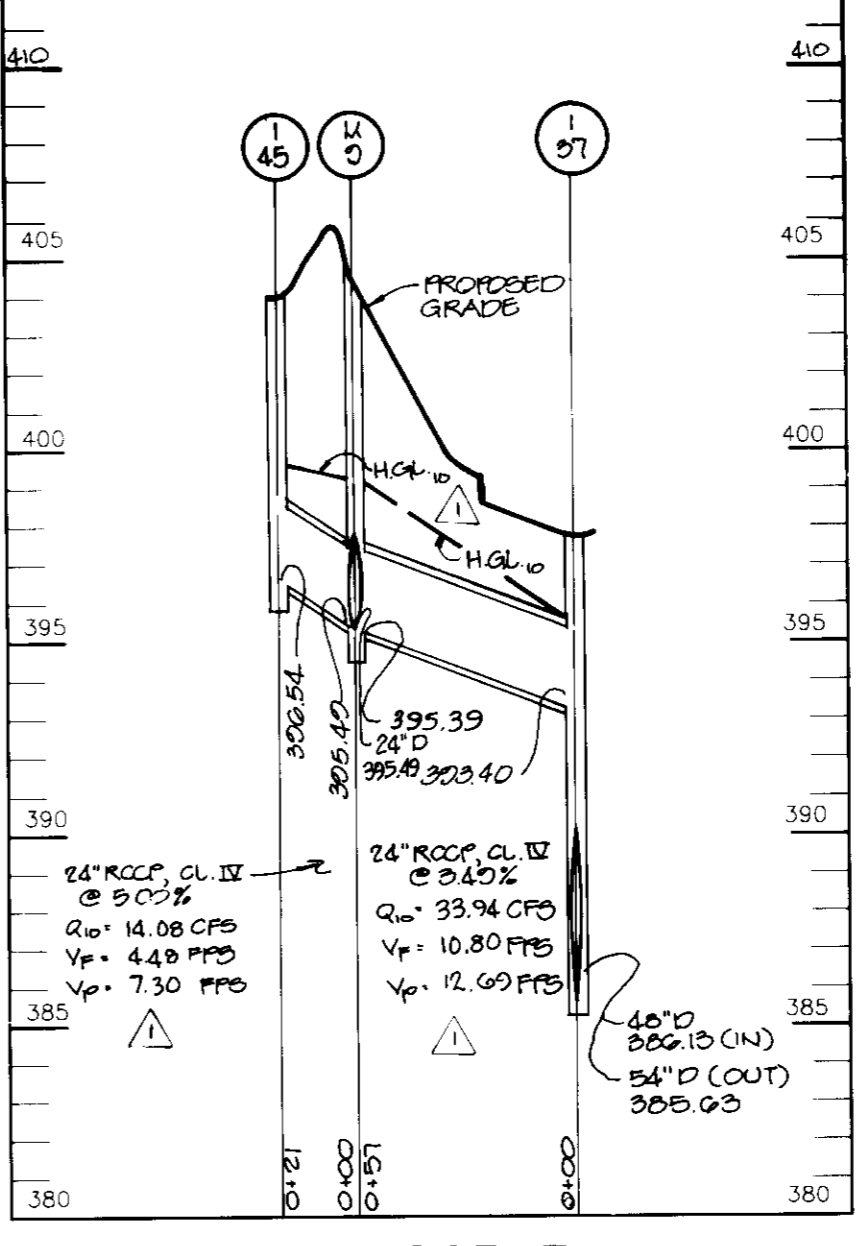
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PROFILE
SCALE
HOR - 1"=50'
VERT - 1"=5'

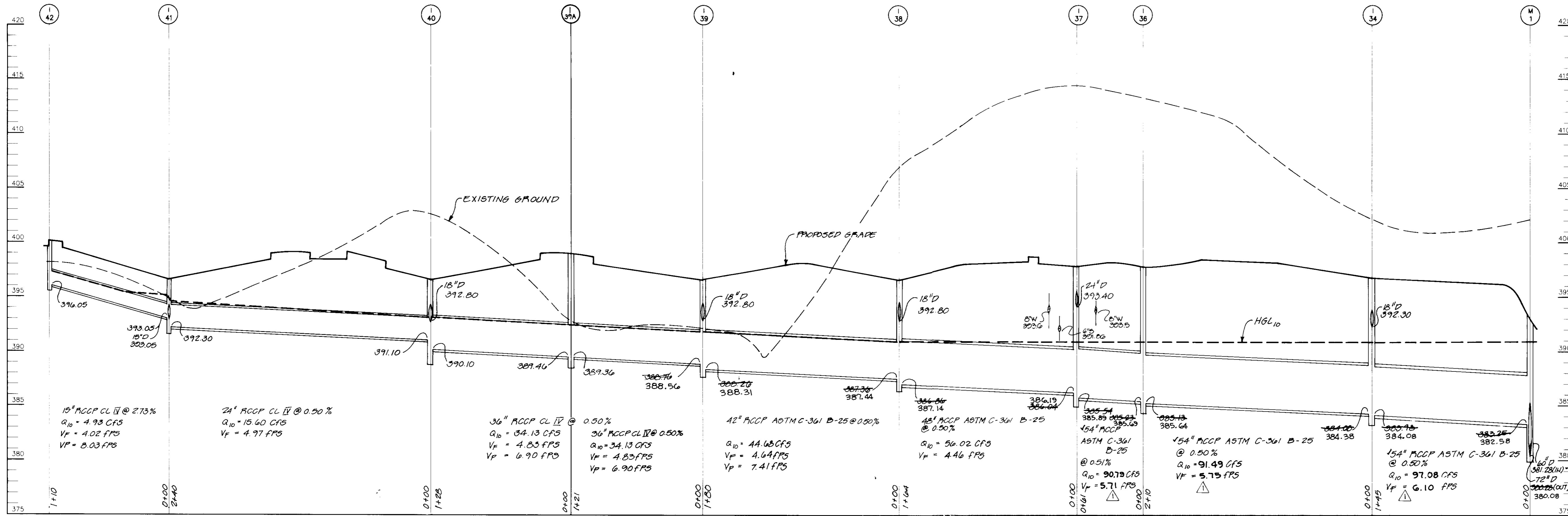


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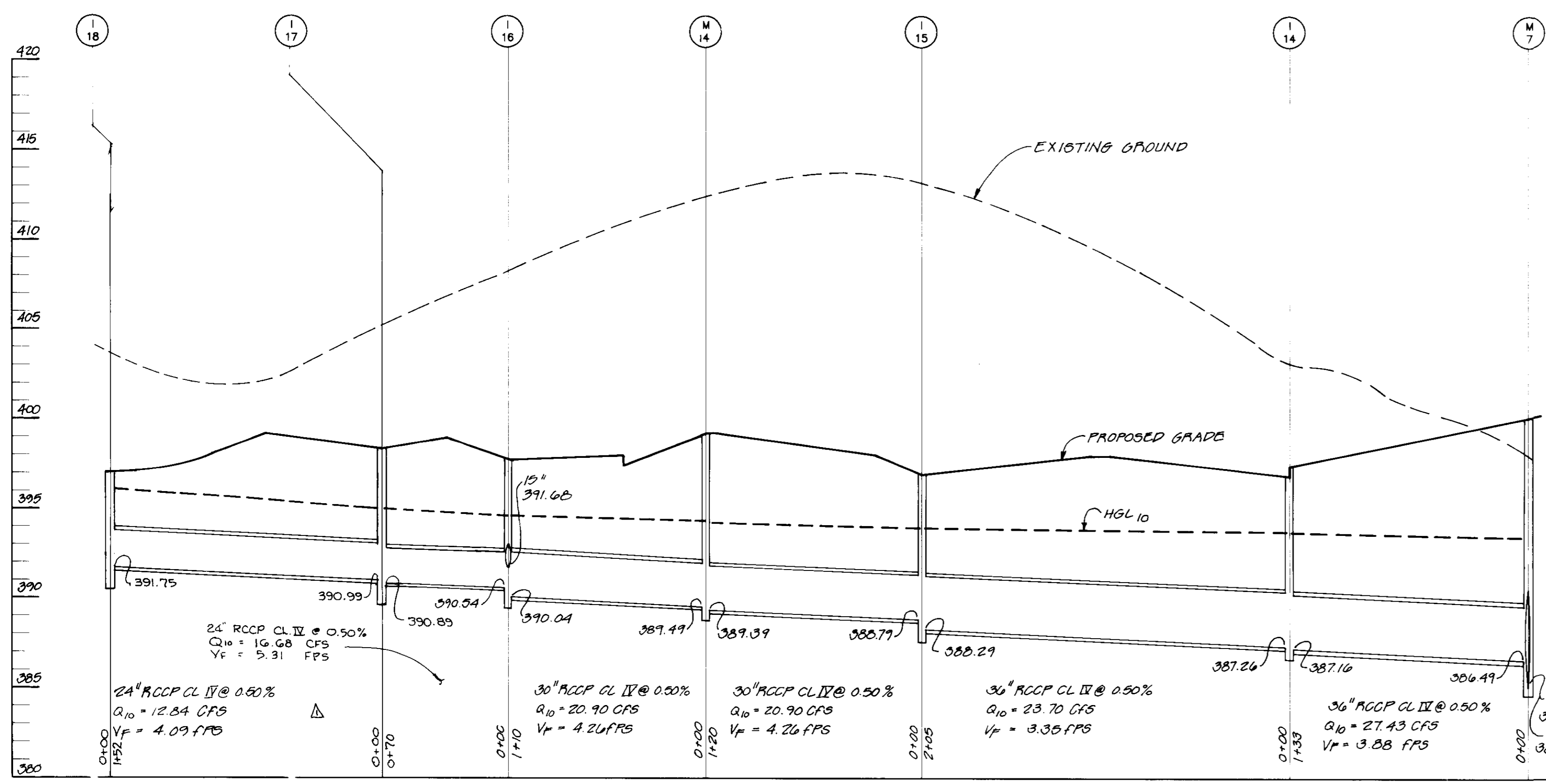


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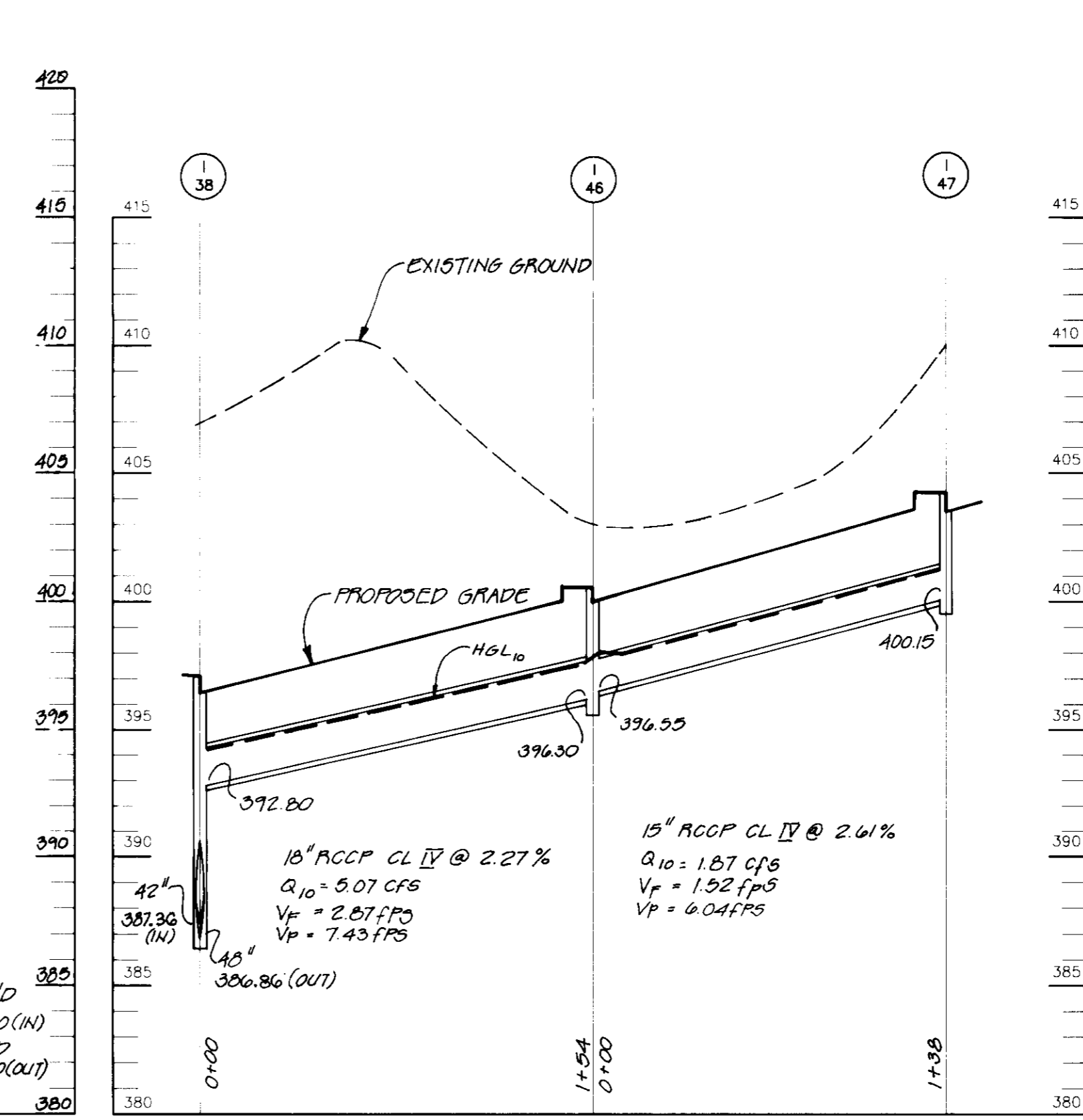
APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.	
<i>Joseph Butler</i> DIRECTOR	10/19/95 DATE
<i>Chris Summers</i> CHIEF, DEVELOPMENT ENGINEERING DIVISION	10/16/95 DATE
<i>Jim Summary</i> CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH	10/19/95 DATE
1/23/96 <input checked="" type="checkbox"/> ADDED 24" D. SD TO M4-9	
DATE NO.	REVISION
OWNER	DEVELOPER
103-29 LIMITED PARTNERSHIP 8480 BALTIMORE NATIONAL PIKE ELLICOTT CITY, MD 21043	OPUS EAST, L.L.C. 6707 DEMOCRACY BLVD., SUITE 109 BETHESDA, MD 20817 301-483-4464
PROJECT	LONG GATE CENTER A COMMERCIAL CENTER PARCELS D & E
AREA	TAX MAP 24 & 30 PARCELS D&E 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE	STORM DRAIN PROFILES
RIEMER MUEGGE & ASSOCIATES, INC. Planners • Engineers • Surveyors 8818 Centre Park Drive • Suite 200 • Columbia, MD 21045 410-997-8900 FAX : 410-997-9282	
9.22.95 DATE	F-94-72, WP-94-60, WP-95-64 P. 22-25
DESIGNED BY : C.J.R.	
DRAWN BY : DAM	
PROJECT NO : HOCO\104202 SHT12.DWG	
DATE : SEPTEMBER ,1995	
SCALE : AS SHOWN	
<i>J. Savelle</i> JAYKANT D. PAREKH #19148	DRAWING NO. 12 OF 26



PROFILE
SCALE
HOR. - 1" = 50'
VERT. - 1" = 5'



PROFILE
SCALE
HOR. - 1" = 50'
VERT. - 1" = 5'



PROFILE
SCALE
HOR. - 1" = 50'
VERT. - 1" = 5'

STATE OF MARYLAND
BUILT CERTIFICATION
REGISTERED PROFESSIONAL ENGINEER

J. Larell 1-24-97
DATE

JAYKANT D. PAREKH #19148
APPROVED BY HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

August Butts 10/19/95
DIRECTOR DATE

Chris Rasmussen 10/6/95
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Quin Summerville 10/19/95
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE

DATE	NO.	REVISION
1/23/96	1	REV SO PROF. I-1G-I1B, I-37 & M-1

OWNER: 103-29 LIMITED PARTNERSHIP
8480 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MD 21043

DEVELOPER: OPUS EAST, L.L.C.
6707 DEMOCRACY BLVD., SUITE 109
BETHESDA, MD 20817
301-493-4464

PROJECT: **LONG GATE CENTER**
A COMMERCIAL CENTER
PARCELS D & E

AREA: TAX MAP 24 & 30 PARCELS D&E
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: **STORM DRAIN PROFILES**

RIEMER MUEGGE & ASSOCIATES, INC.
Planners • Engineers • Surveyors
8818 Centre Park Drive • Suite 200 • Columbia, MD 21046
410-997-8900 FAX: 410-997-9282

9.22.95
DATE

F-94-72, WF-94-60, WF-95-64
F-20-20

DESIGNED BY: C.J.R.

DRAWN BY: DAM

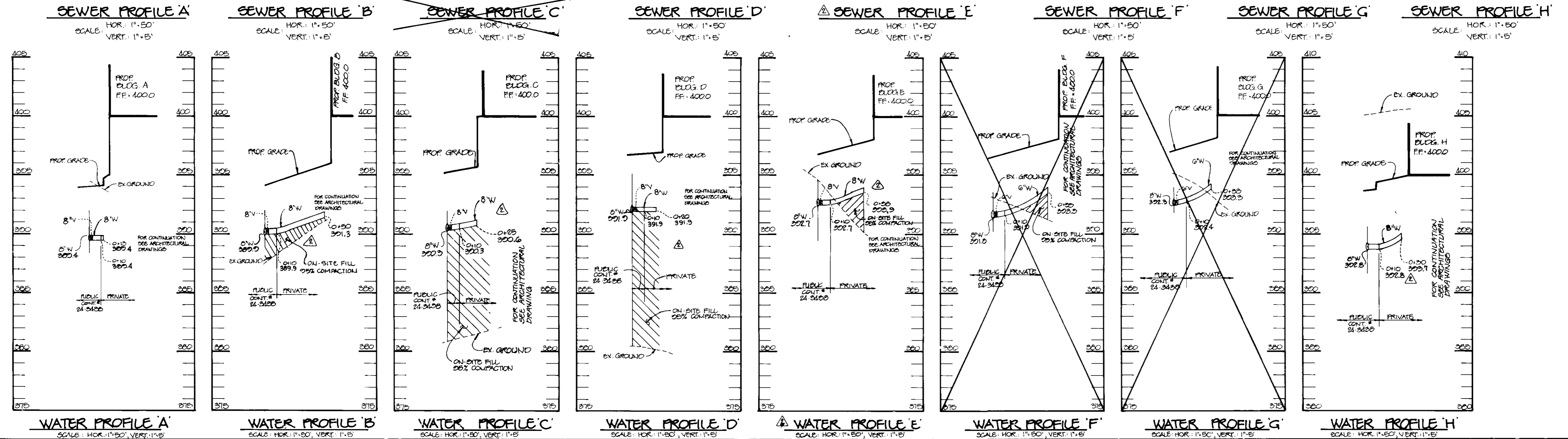
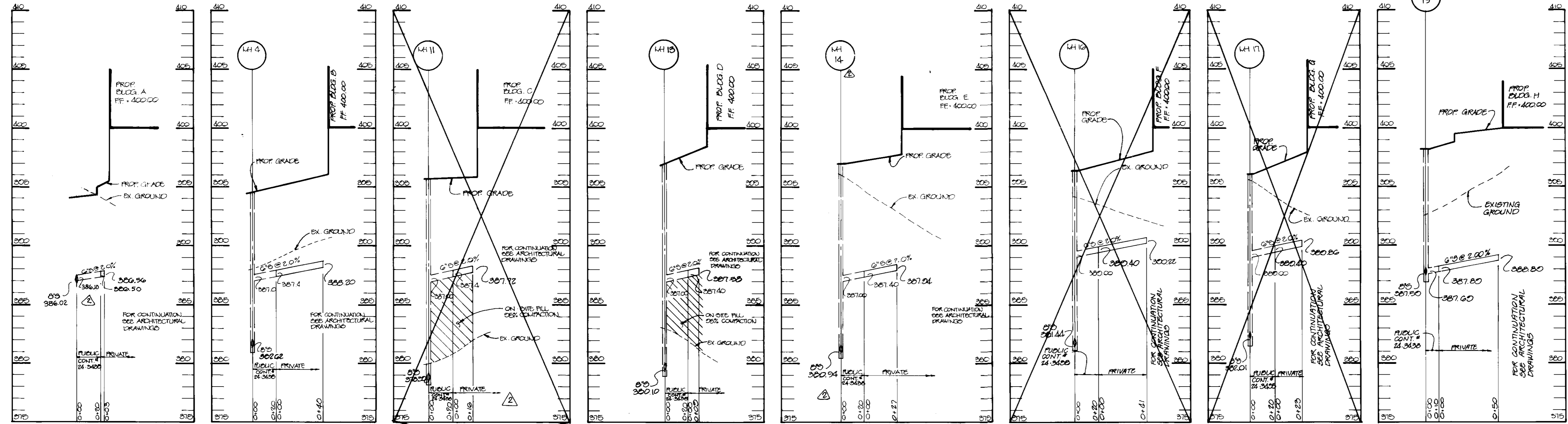
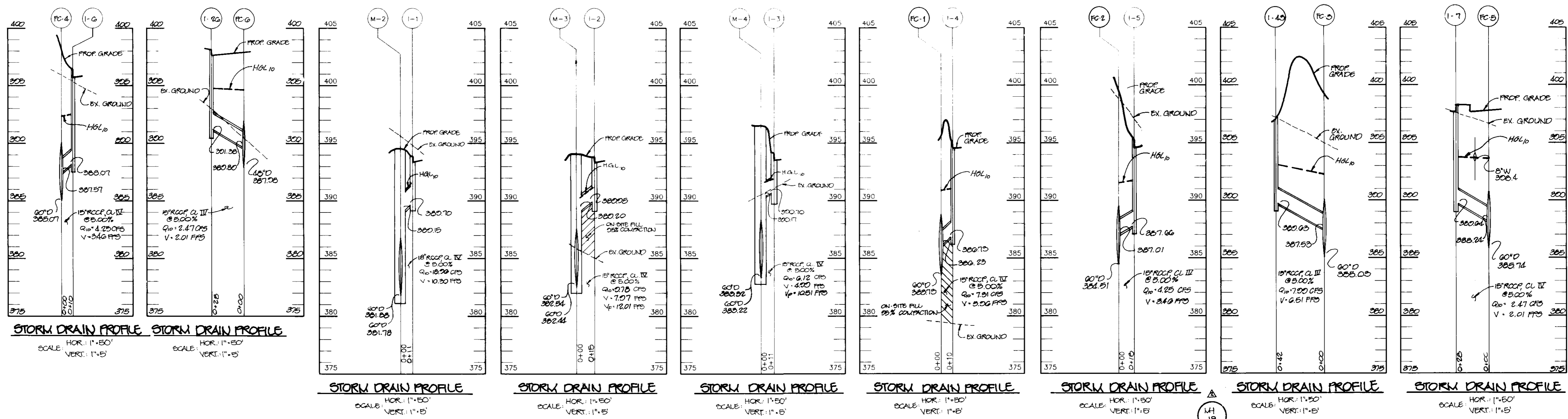
PROJECT NO.: HOCO104202
SHT13.DWG

DATE: SEPTEMBER 22, 1995

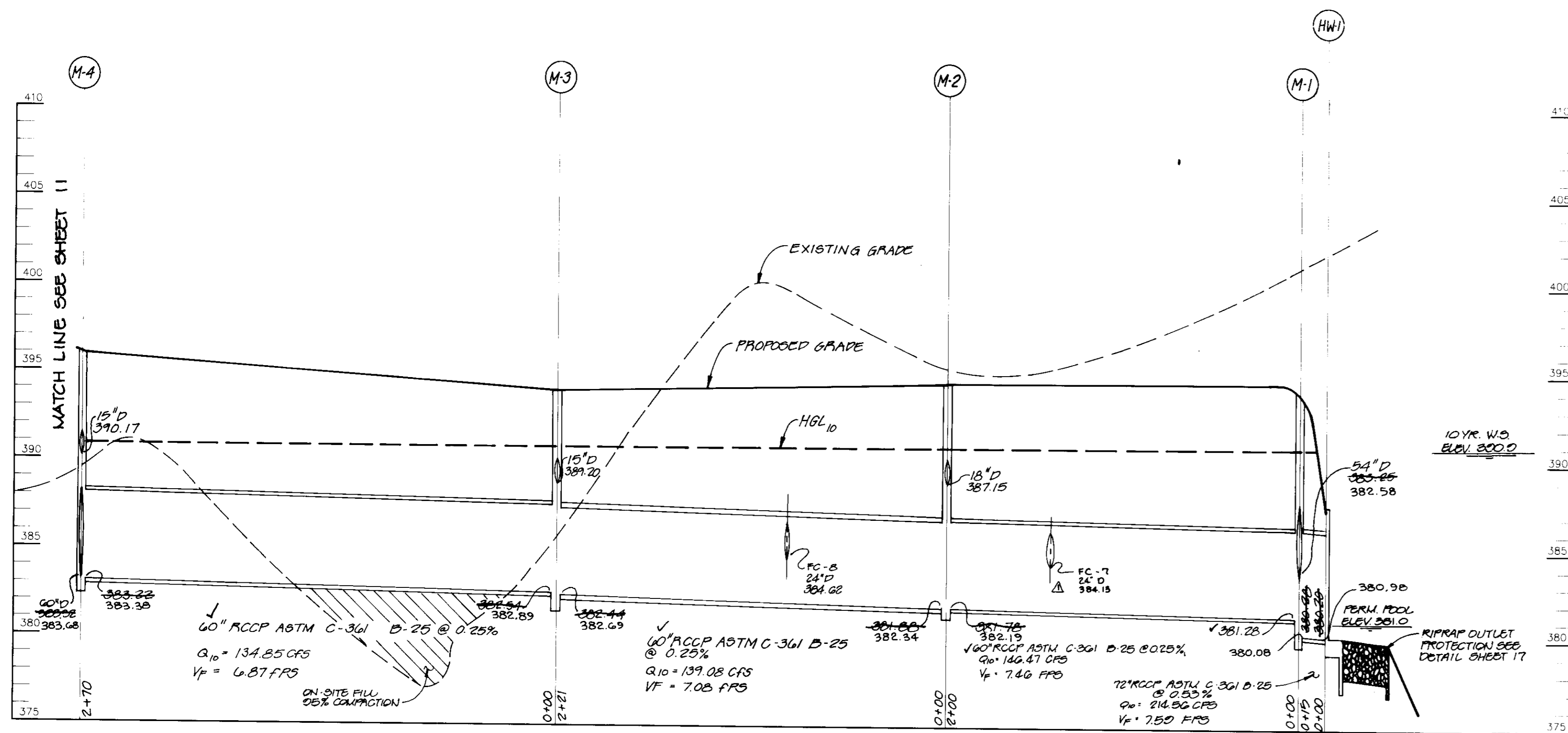
SCALE: AS SHOWN

J. Larell
JAYKANT D. PAREKH #19148

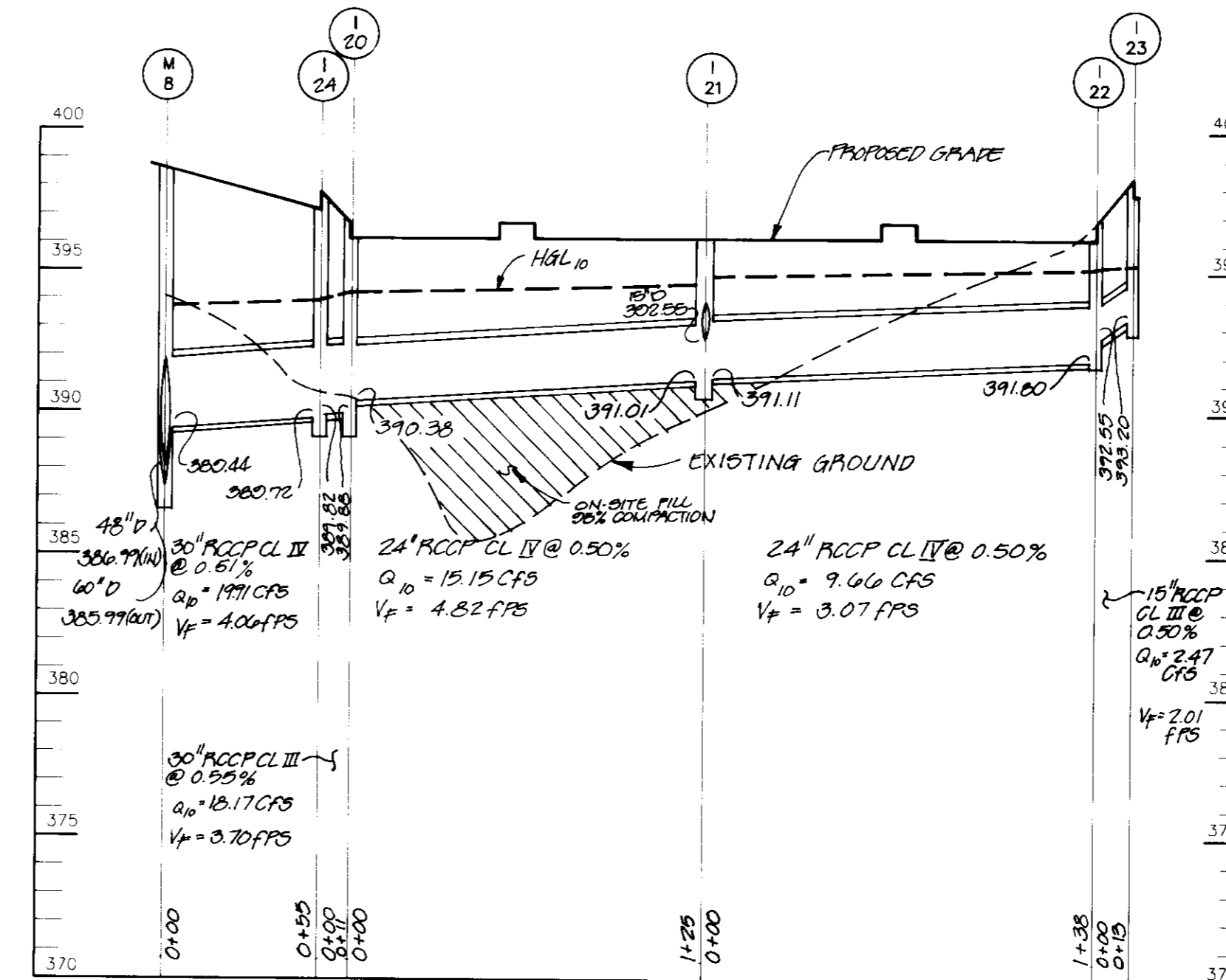
DRAWING NO.: 13 OF 22



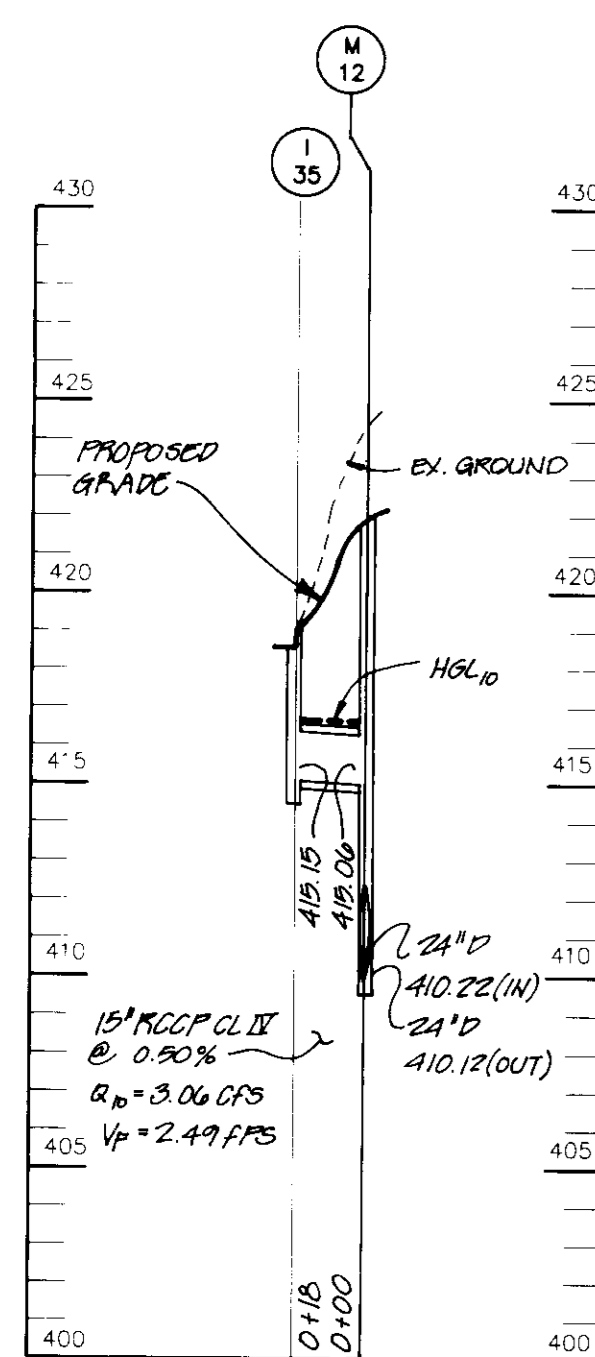
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.	
<i>[Signature]</i> DIRECTOR	10/13/95 DATE
<i>[Signature]</i> CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH	10/19/95 DATE
<i>[Signature]</i> CHIEF, DEVELOPMENT ENGINEERING DIVISION	01/14/96 DATE
1/23/96 12-4-95	REV. WHICH SINCE TO BLDG. X, REMOVED SEW. PROF. C, ADDED WATER & SEW. PROF. E, MADE ALL WHIC. B. S.G., E.S., F.I.G.
DATE NO.	REVISION
OWNER	DEVELOPER
103-29 LIMITED PARTNERSHIP 8480 BALTIMORE NATIONAL PKE ELLCOTT CITY, MD 21043	OPUS EAST, L.L.C. 6707 DEMOCRACY BLVD., SUITE 109 BETHESDA, MD 20817 301-493-4464
PROJECT	LONG GATE CENTER A COMMERCIAL CENTER PARCELS D1E
AREA	TAX MAP 24 & 30 PARCELS D1E 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE	STORM DRAIN, WATER AND SEWER PROFILES
RIEMER MUEGGE & ASSOCIATES, INC. Planners • Engineers • Surveyors 8818 Centre Park Drive • Suite 200 • Columbia, MD 21045 410-997-8900 FAX: 410-997-9282	
9-22-95 DATE	F-24-7E, WP-24-60, WP-25-61 F-05-05
DESIGNED BY: JTD	
DRAWN BY: MAD	
PROJECT NO: 104202	
DATE: SEPTEMBER 22, 1995	
SCALE: AS SHOWN	
DRAWING NO. 14 OF 26	



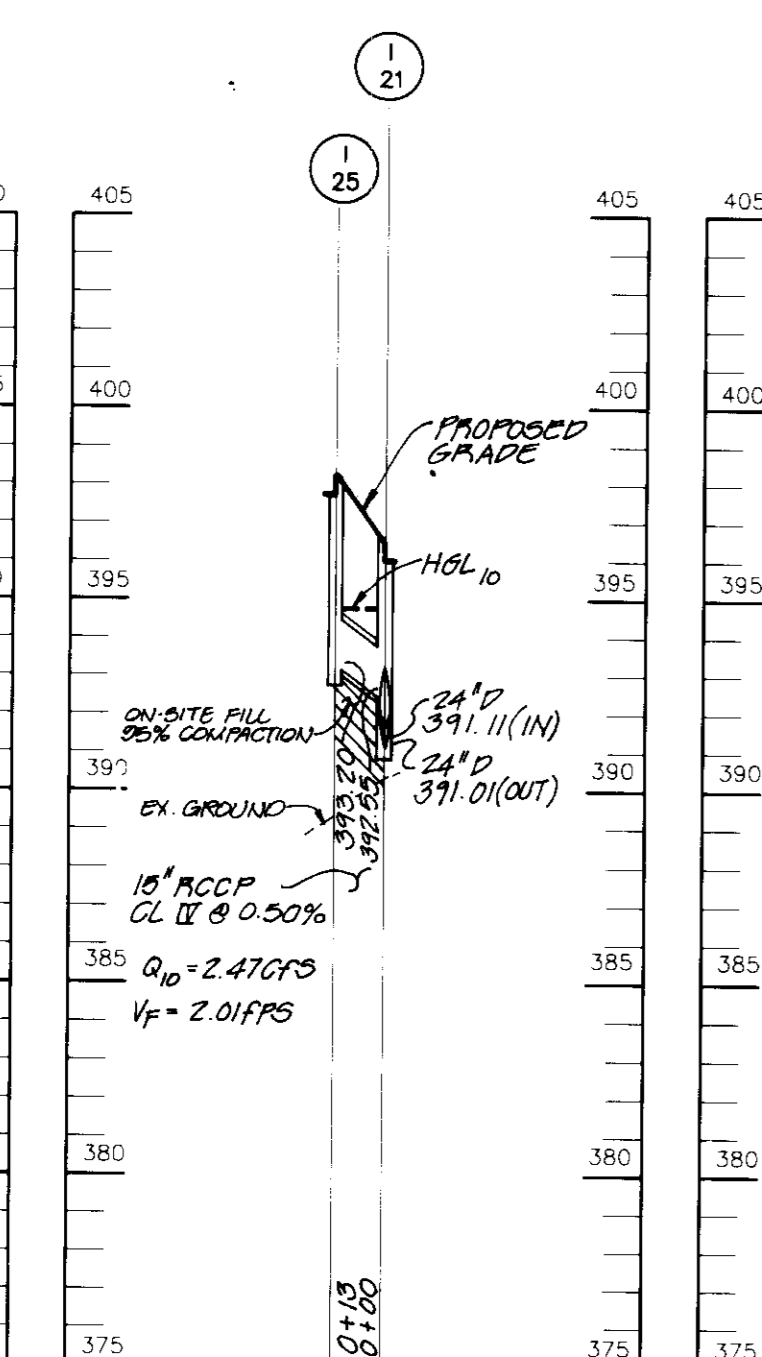
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SCALE:
HOR. - 1" = 50'
VERT. - 1" = 5'



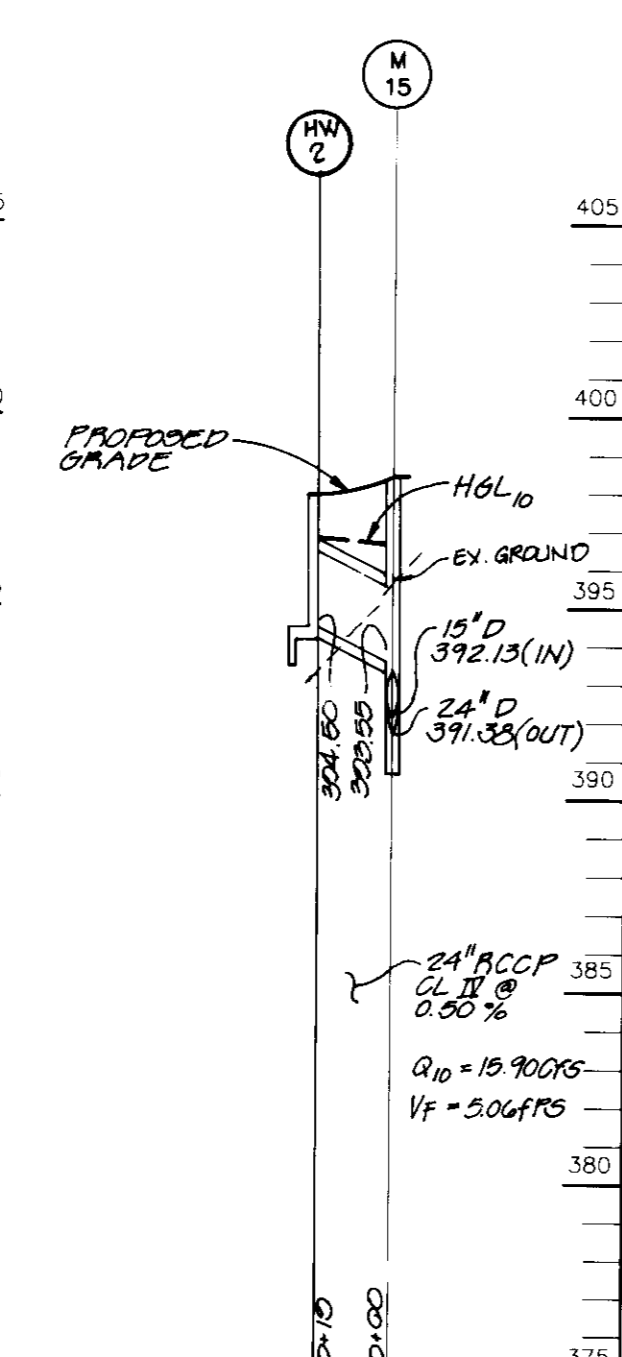
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HOR. - 1" = 50'
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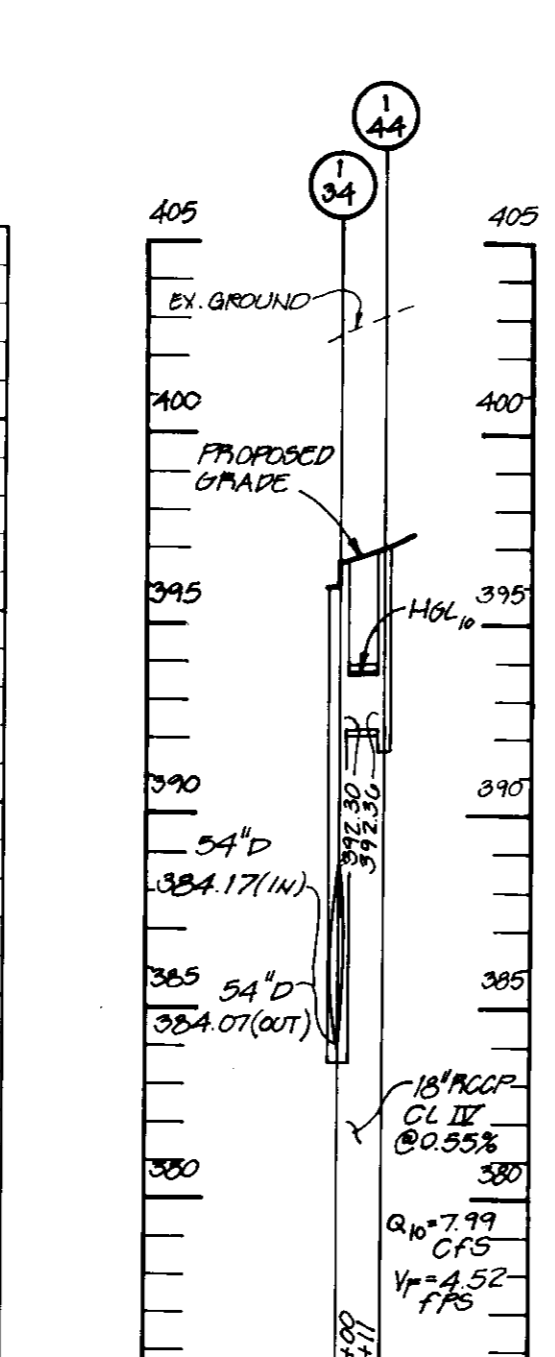
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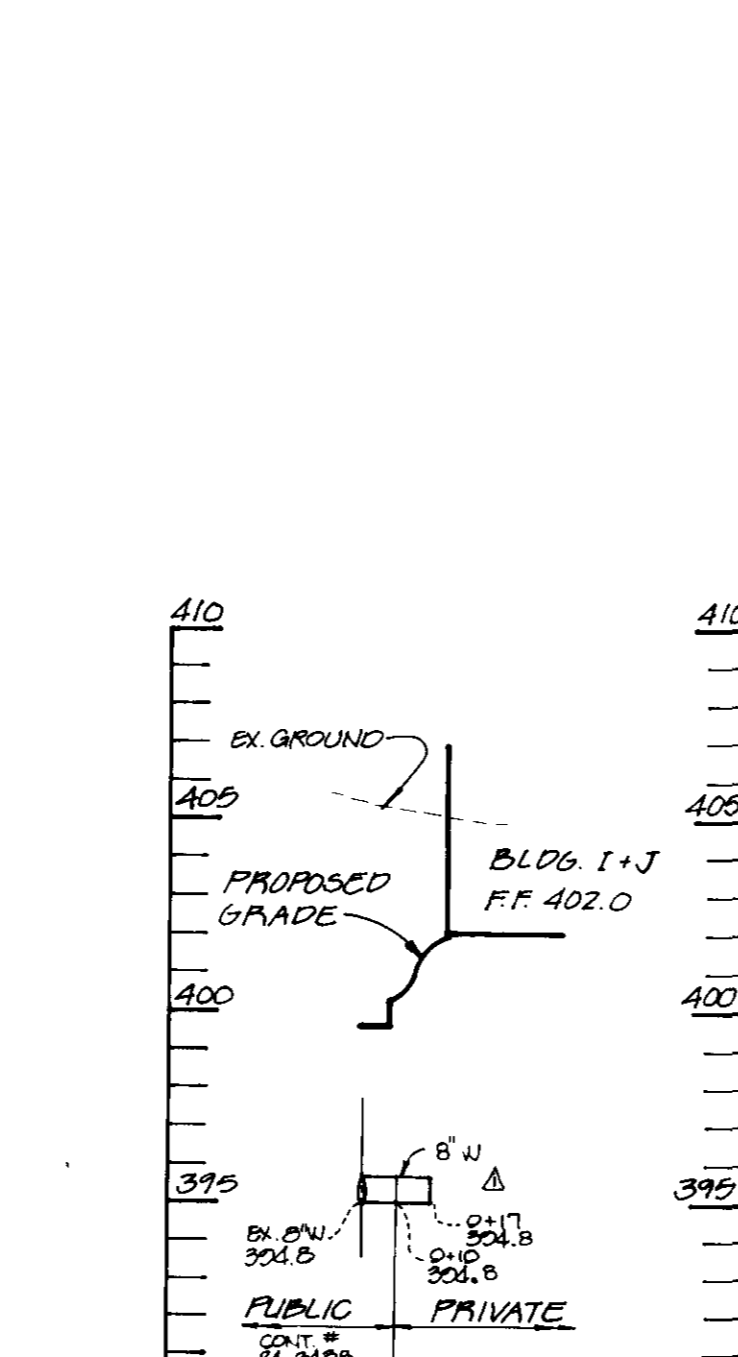
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SCALE:
HOR. - 1" = 50'
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PROFILE
SCALE:
HOR. - 1" = 50'
VERT. - 1" = 5'



PROFILE
SCALE:
HOR. - 1" = 50'
VERT. - 1" = 5'



J. Larekh 1.24.97 DATE	
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.	
Amal K. Saha 10/19/95 DIRECTOR DATE	
Chad Summery 10/6/95 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE	
Gina Summery 10/19/95 CHIEF, DIVISION OF PLANNING AND DEVELOPMENT AND RESEARCH DATE	
1/23/96 Δ ADDED FC-7 TO PROF M1-M2, REV WTR, PROF I.	
DATE NO.	REVISION
OWNER	DEVELOPER
103-29 LIMITED PARTNERSHIP 8480 BALTIMORE NATIONAL PIKE ELLICOTT CITY, MD 21043	ORUS EAST I 6707 DEMOCRACY BLDG., SUITE 109 BETHESDA, MD 20817 301-493-4464
PROJECT	LONG GATE CENTER A COMMERCIAL CENTER PARCELS D & E
AREA	TAX MAP 24 & 30, PARCELS D&E 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE	STORM DRAIN PROFILES
RIEMER MUEGGE & ASSOCIATES, INC. Planners • Engineers • Surveyors 8818 Centre Park Drive • Suite 200 • Columbia, MD 21045 410-997-8800 FAX: 410-997-8282	
DATE	DESIGNED BY
9.22.95	C.J.R.
DATE	DRAWN BY
	DAM
DATE	PROJECT NO.
SEPTEMBER 22, 1995	HOCO 104202 SHT15.DWG
SCALE	DRAWING NO.
AS SHOWN	15 OF 22
J. Larekh JAYKANT D. PAREKH #19148	

TEMPORARY SEEDING NOTES

Apply to graded or cleared areas likely to be redistributed 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. If not previously loosened.

Soil Amendments - Apply 600 lbs. per acre 10-10-10 fertilizer (14 lbs. per 1000 sq.ft.).

Seeding - For periods March 1 thru April 30 and from August 15 thru November 15, seed with 2-1/2 bushels per acre of annual ryegrass (3.2 lbs. per 1000 sq.ft.). For the period May 1 thru August 14, seed with 3 lbs. per acre of seeding legumes (0.07 lbs. per 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. per 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. per 1000 sq.ft.) of emulsified asphalt on flat areas. On slopes, 8 ft. or higher, use 347 gal. per acre (8 gal. per 1000 sq.ft.) for anchoring.

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. If not previously loosened.

Soil Amendments - In lieu of soil test recommendations, use one of the following schedules:

- 1) Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs. per 1000 sq.ft.) and 600 lbs. per acre 10-10-10 fertilizer (14 lbs. per 1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil. At time of seeding, apply 400 lbs. per acre 30-0-0 ureiform fertilizer (9 lbs. per 1000 sq.ft.).
- 2) Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs. per 1000 sq.ft.) and 1000 lbs. per acre 10-10-10 fertilizer (23 lbs. per 1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil.

Seeding - For the period March 1 thru April 30 and from August 1 thru October 15, seed with 60 lbs. per acre (1.4 lbs. per 1000 sq.ft.) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs. Kentucky 31 Tall Fescue per acre and 2 lbs. per acre (0.05 lbs. per 1000 sq.ft.) of weeping lovegrass. During the period October 16 thru February 28, protect site by one of the following options:

- 1) 2 tons per acre of well-anchored mulch straw and seed as soon as possible in the spring.
- 2) Use sod.
- 3) Seed with 60 lbs. per acre Kentucky 31 Tall Fescue and mulch with 2 tons per acre well anchored straw.

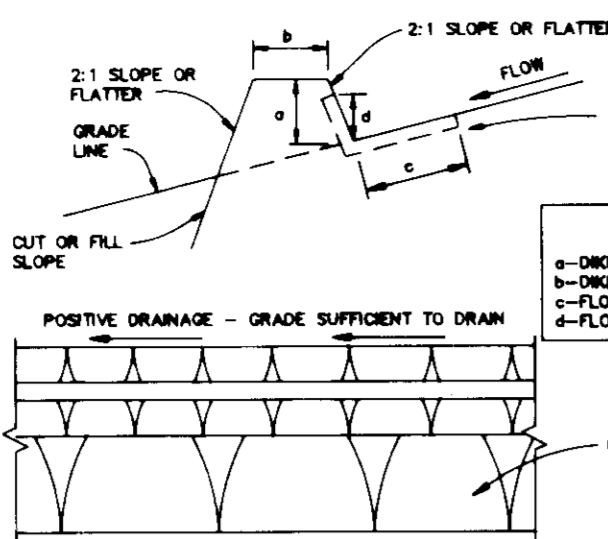
Mulching - Apply 1-1/2 to 2 tons per acre (70 to 90 lbs. per 1000 sq.ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 gal. per acre (5 gal. per 1000 sq.ft.) of emulsified asphalt on flat areas. On slopes, 8 ft. or higher, use 347 gal. per acre (8 gal. per 1000 sq.ft.) for anchoring.

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

SEDIMENT CONTROL NOTES

1. A minimum of 48 hours notice must be given to the Howard County Department of Inspections and Permits prior to the start of any construction (31-1-1855).
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 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL AND EROSION CONTROL, and revisions thereto.
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 as to other disturbed or graded areas on the project site.
4. All sediment traps/basins shown must be fenced and warning signs posted around the 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 1991 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL AND EROSION 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 PARCEL E	42.88 acres
Area Disturbed	53.0 acres
Area to be roofed or paved	30.3 acres
Area to be vegetatively stabilized	22.7 acres
Total Cut	165000 cu.yds.
Total Fill	165000 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 controls must be provided, if deemed necessary by the Howard County 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 clean out elevation shown on the plans.
12. Cut and fill quantities provided under site analysis do not represent bid quantities. These quantities do not distinguish between topsoil, structural fill or embankment material, nor do they reflect consideration of undercutting or removal of unsuitable material. The contractor shall familiarize himself with site conditions which may affect the work.
13. On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.
14. Trenches for the construction of utilities is limited to three pipe lengths or that which can be backfilled and stabilized within one working day, whichever is shorter.

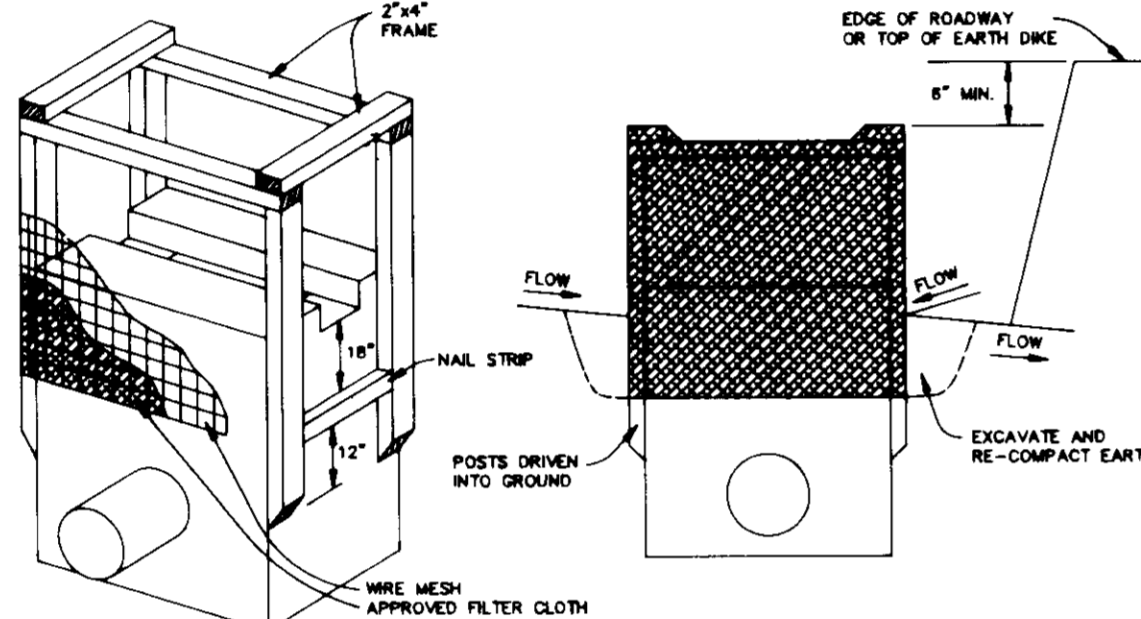


CONSTRUCTION SPECIFICATIONS

1. ALL DIKES SHALL BE COMPACTED BY EARTH-MOVING EQUIPMENT.
2. ALL DIKES SHALL HAVE POSITIVE DRAINAGE TO AN OUTLET.
3. TOP WIDTH MAY BE WIDER AND SLOPE MAY BE FLATTER IF DESIRED TO FACILITATE CROSSING BY CONSTRUCTION TRAFFIC.
4. FIELD LOCATION SHOULD BE ADJUSTED AS NEEDED TO UTILIZE A STABILIZED SAFE OUTLET.
5. EARTH DIKES SHALL HAVE AN OUTLET THAT FUNCTIONS WITH A MINIMUM OF EROSION. RUNOFF SHALL BE CONVEYED TO A SEDIMENT TRAPPING DEVICE SUCH AS A SEDIMENT TRAP, SEDIMENT BASIN, WHERE THE DIKE CHANNEL OR THE DRAINAGE AREA ABOVE THE DIKE ARE NOT ADEQUATELY STABILIZED.
6. STABILIZATION SHALL BE: (A) IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEED AND STRAW MULCH OR STRAW MULCH IF NOT IN SEEDING SEASON, (B) FLOW CHANNELS, AS FOR THE CHART BELOW.

TYPE OF TREATMENT	CHANNEL GRADE	DIKE A	DIKE B
1	0.5-3.0%	SEED & STRAW MULCH	SEED & STRAW MULCH
2	3.1-5.0%	SEED & STRAW MULCH	SEED USING JUTE OR EXCESSIVE 500-2" STONE
3	5.1-8.0%	SEED WITH JUTE OR SOIL 2" STONE	LINED RIPRAP 4-8"
4	8.1-20%	LINED RIPRAP 4-8"	ENGINEERED DESIGN

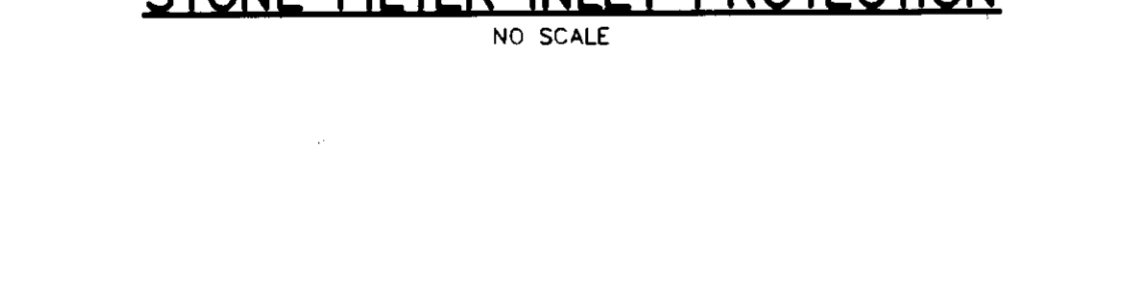
EARTH DIKE
NO SCALE



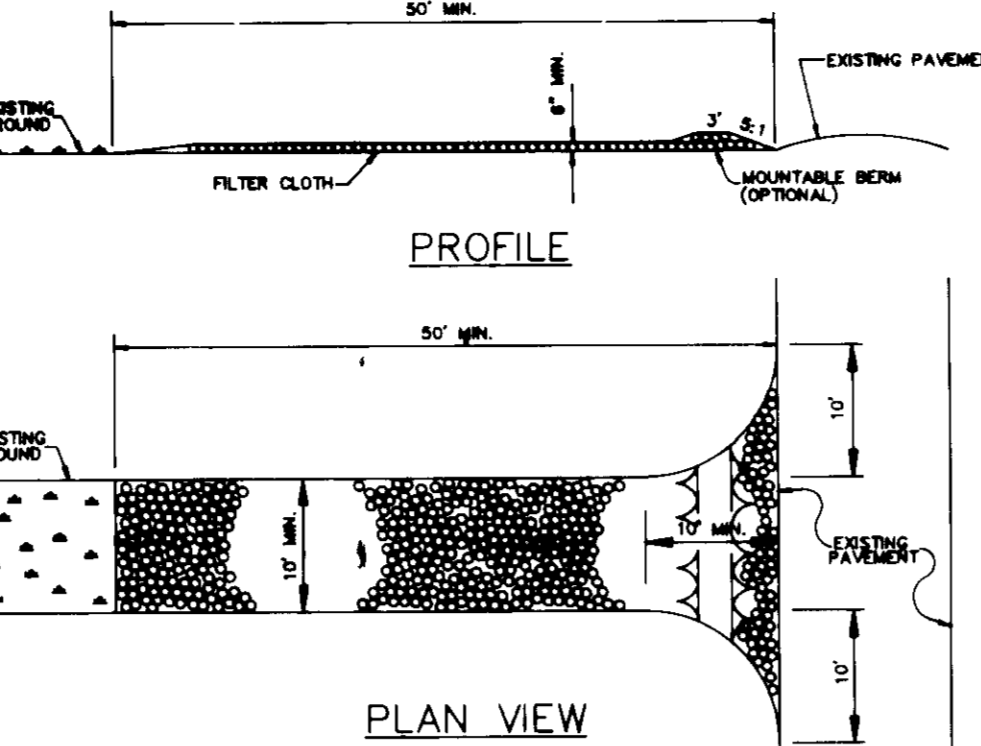
CONSTRUCTION SPECIFICATIONS

- A. WOODEN FRAME IS TO BE CONSTRUCTED OF 2" x 4" CONSTRUCTION GRADE LUMBER.
 - B. WIRE MESH MUST BE OF SUFFICIENT STRENGTH TO SUPPORT FILTER FABRIC, WITH WATER FULLY IMPOUNDED AGAINST IT.
 - C. FILTER CLOTH MUST BE OF A TYPE APPROVED FOR THIS PURPOSE, RESISTANT TO SUNLIGHT WITH SEIVE SIZE, EGS 40-85, TO ALLOW SUFFICIENT PASSAGE OF WATER AND REMOVAL OF SEDIMENT.
 - D. STONE IS TO BE 2" IN SIZE AND CLEAN, SINCE FINES WOULD CLOG THE CLOTH.
- A. EXCAVATE COMPLETELY AROUND INLET TO A DEPTH OF 18" BELOW NOTCH ELEVATION.
 - B. 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 OVERLAP JOINT SHOWN. TOP OF FRAME (WIRE) MUST BE AT LEAST 18" BELOW ELEVATION OF ROADWAY ADJACENT TO INLET.
 - C. STRETCH WIRE MESH TIGHTLY AROUND FRAME AND FASTEN SECURELY. ENDS MUST MEET AT POST.
 - D. STRETCH FILTER CLOTH TIGHTLY OVER WIRE MESH. THE CLOTH MUST EXTEND FROM TOP OF FRAME TO 18" BELOW MEET NOTCH ELEVATION. FASTEN SECURELY TO THE FRAME. ENDS MUST MEET AT POST. ENDS MUST BE FOLDED, THEN FASTENED DOWN.
 - E. BACKFILL AROUND INLET BE ORGANICATED 4" LAYERS UNTIL LAYER OF EARTH IS EVEN WITH NOTCH ELEVATION ON ENDS AND TOP ELEVATION ON SIDES.
 - F. 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 8" HIGHER THAN THE TOP OF THE FRAME (WIRE).
 - G. THIS STRUCTURE MUST BE INSPECTED FREQUENTLY AND THE FILTER FABRIC REPLACED WHEN CLOGGED.

STONE FILTER INLET PROTECTION
NO SCALE



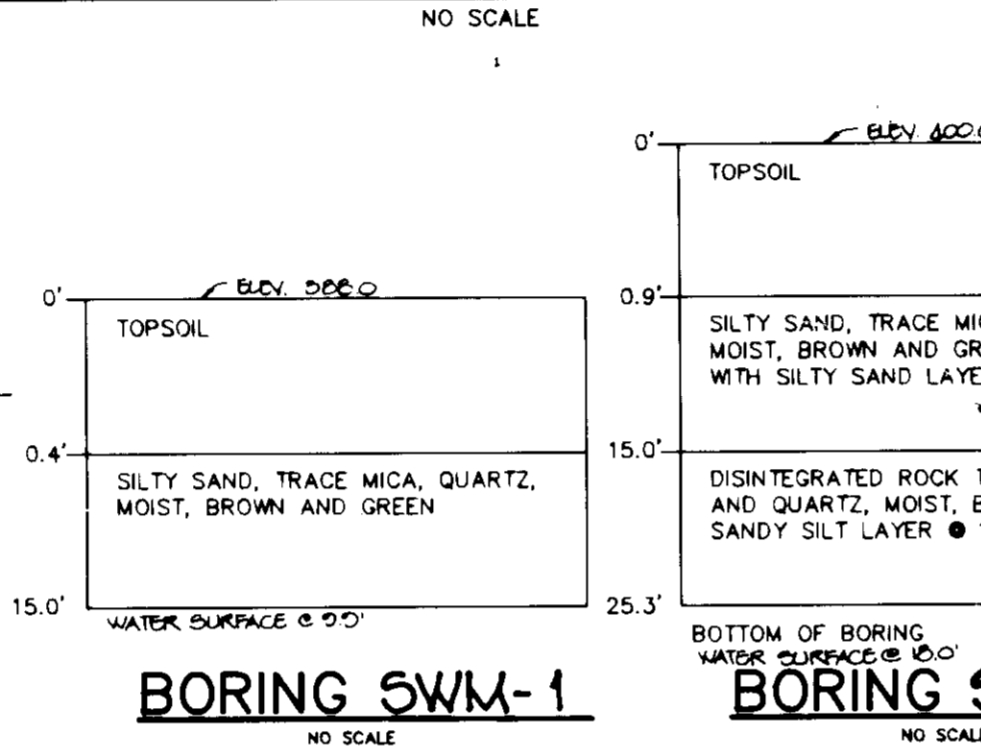
1. The poles do not need to set in concrete.
2. Chain link fence shall be fastened securely to the fence posts with wire ties or staples.
3. Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" of the top and side sections.
4. Filter cloth shall be embedded a minimum of 6" into the ground.
5. When two sections of filter cloth abut each other, they shall be overlapped by 6" and folded.
6. Maintenance shall be performed as needed and silt outlets removed when "blowes" develop in the silt fence.



CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2" STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 30 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS AND 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 RESIDENCE LOT.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEARED 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. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

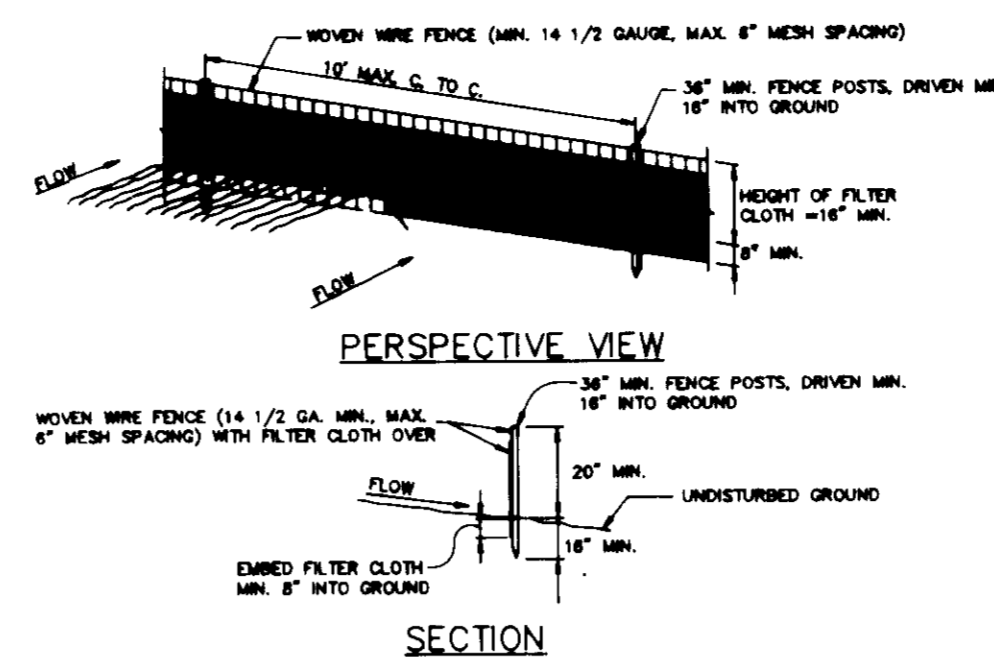
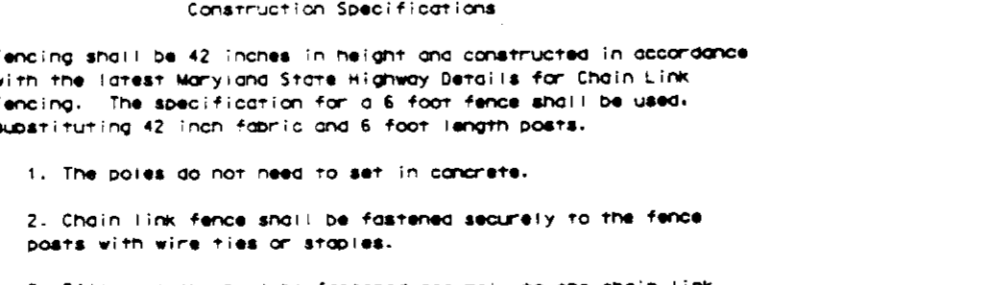
STABILIZED CONSTRUCTION ENTRANCE
NO SCALE



CONSTRUCTION SPECIFICATIONS

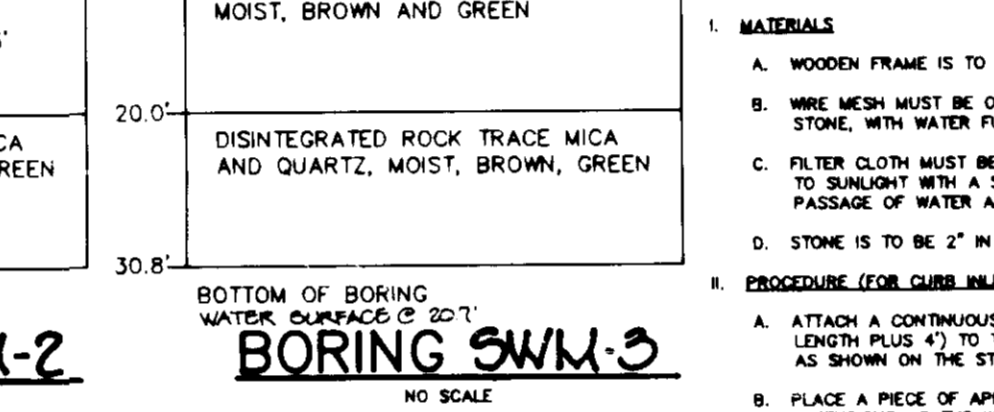
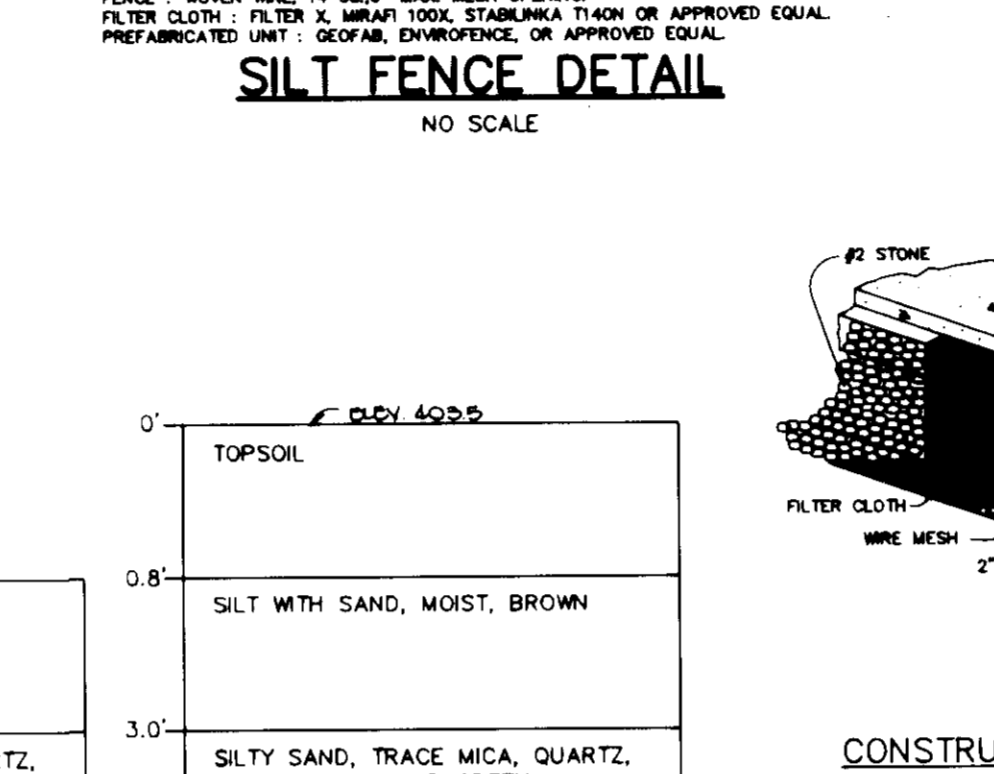
1. The poles do not need to set in concrete.
2. Chain link fence shall be fastened securely to the fence posts with wire ties or staples.
3. Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" of the top and side sections.
4. Filter cloth shall be embedded a minimum of 6" into the ground.
5. When two sections of filter cloth abut each other, they shall be overlapped by 6" and folded.
6. Maintenance shall be performed as needed and silt outlets removed when "blowes" develop in the silt fence.

SUPER SILT FENCE
NO SCALE



1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES AND STAPLES.
2. FILTER CLOTH TO BE FASTENED TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND SIDES.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJACENT EACH OTHER THEY SHALL BE OVERLAPPED BY 30 INCHES (75) AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BLOWES" DEVELOP IN THE SILT FENCE.

SILT FENCE DETAIL
NO SCALE



CONSTRUCTION SPECIFICATIONS

- A. WOODEN FRAME IS TO BE CONSTRUCTED OF 2" x 4" CONSTRUCTION GRADE LUMBER.
 - B. WIRE MESH MUST BE OF SUFFICIENT STRENGTH TO SUPPORT FILTER FABRIC, AND STONE, WITH WATER FULLY IMPOUNDED AGAINST IT.
 - C. FILTER CLOTH MUST BE OF A TYPE APPROVED FOR THIS PURPOSE, RESISTANT TO SUNLIGHT WITH A SEIVE SIZE, EGS 40-85, TO ALLOW SUFFICIENT PASSAGE OF WATER AND REMOVAL OF SEDIMENT.
 - D. STONE IS TO BE 2" IN SIZE AND CLEAN, SINCE FINES WOULD CLOG THE CLOTH.
- A. ATTACH A CONTINUOUS PIECE OF WIRE MESH (30" MIN. WIDTH BY THROAT LENGTH PLUS 4" TO THE 24" WIRE MEASURING THROAT LENGTH PLUS 2") AS SHOWN ON THE STANDARD DRAWING.
 - B. PLACE A PIECE OF APPROVED FILTER CLOTH (40-85 SEIVE) OF THE SAME DIMENSIONS AS THE WIRE MESH OVER AND SECURELY ATTACH TO THE 24" WIRE.
 - C. SECURELY NAIL THE 24" WIRE TO 18" LONG VERTICAL SPACERS TO BE LOCATED BETWEEN THE WIRE AND INLET FACE (MAX. 8" APART).
 - D. PLACE THE ASSEMBLY AGAINST THE INLET THROAT AND NAIL (MINIMUM 2" LENGTH) OF 24" TO THE TOP OF THE WIRE AT SPACER LOCATIONS. THESE 24" ANCHORS SHALL EXTEND ACROSS THE INLET TOP AND BE HELD IN PLACE BY SANDBAGS OR ALTERNATE WEIGHT.
 - E. THE ASSEMBLY SHALL BE PLACED SO THAT THE END SPACERS ARE A MINIMUM 1" BEYOND BOTH ENDS OF THE THROAT OPENING.
 - F. FORM THE WIRE MESH AND FILTER CLOTH TO THE CONCRETE OUTLET AND AGAINST THE FACE OF THE 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.
 - G. THIS TYPE OF PROTECTION MUST BE INSPECTED FREQUENTLY AND THE FILTER CLOTH AND STONE REPLACED WHEN CLOGGED WITH SEDIMENT.
 - H. ASSURE THAT STORM FLOOD DOES NOT BYPASS INLET BY INSTALLING TEMPORARY EARTH OR ASPHALT DIKES DIRECTING FLOW INTO INLET.

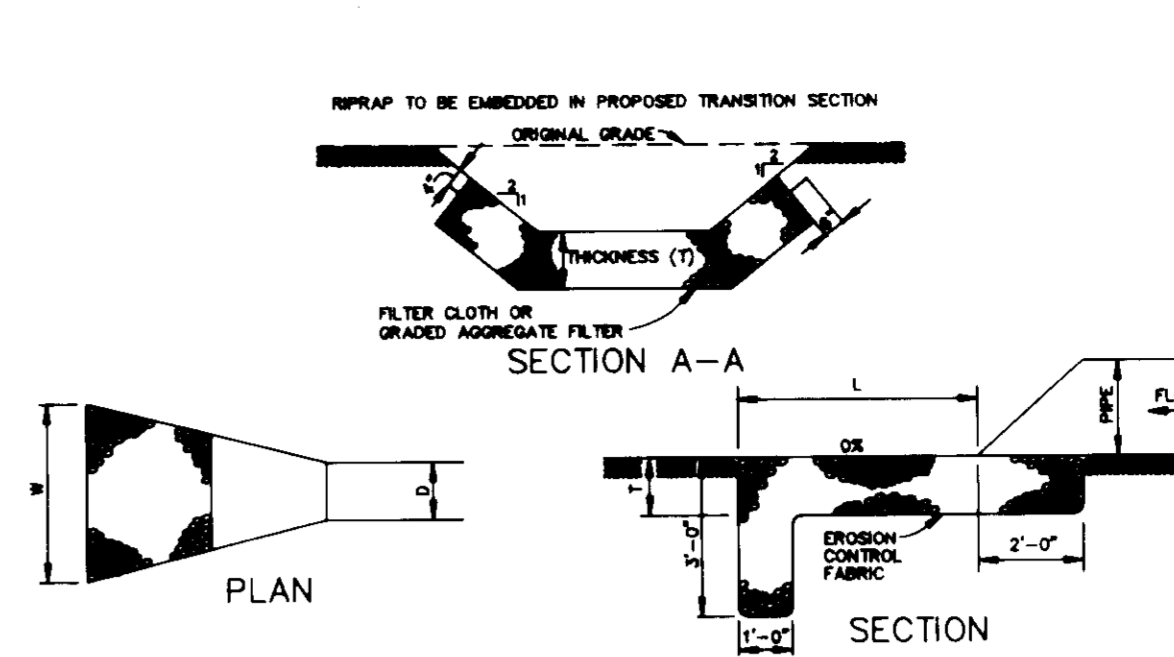
STONE FILTER INLET PROTECTION
NO SCALE



CONSTRUCTION SPECIFICATIONS

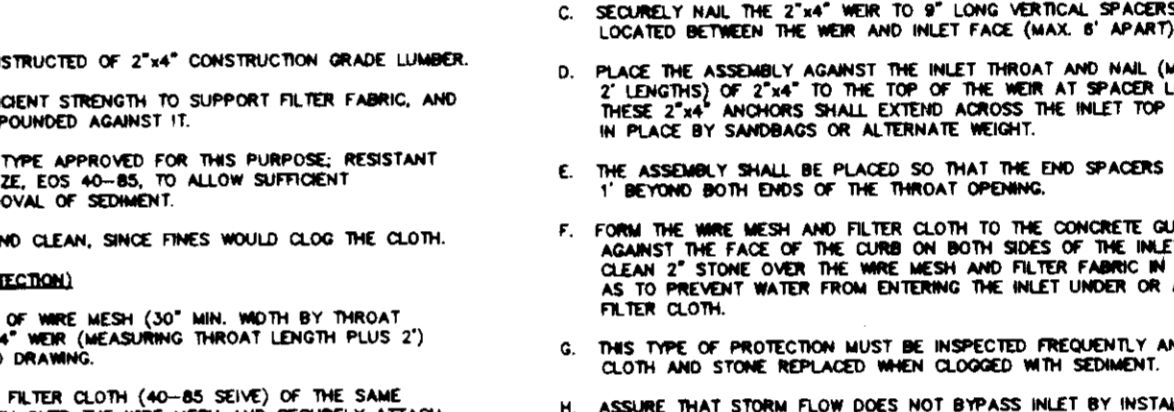
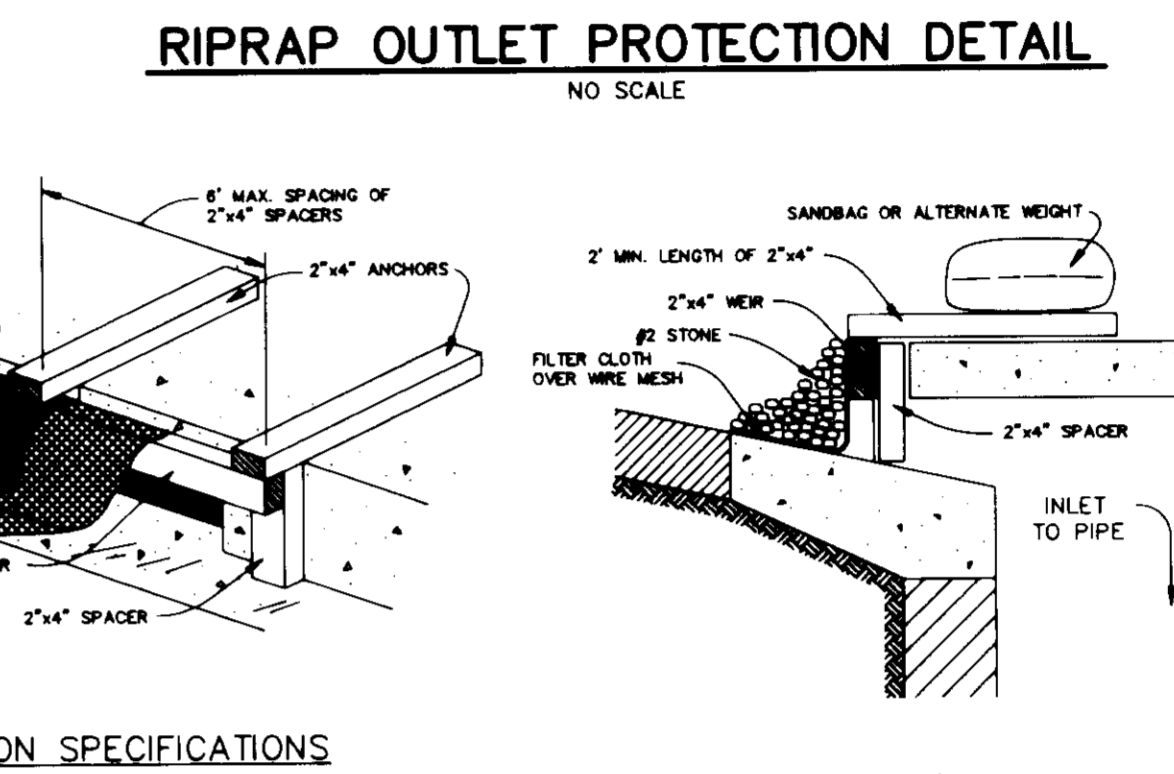
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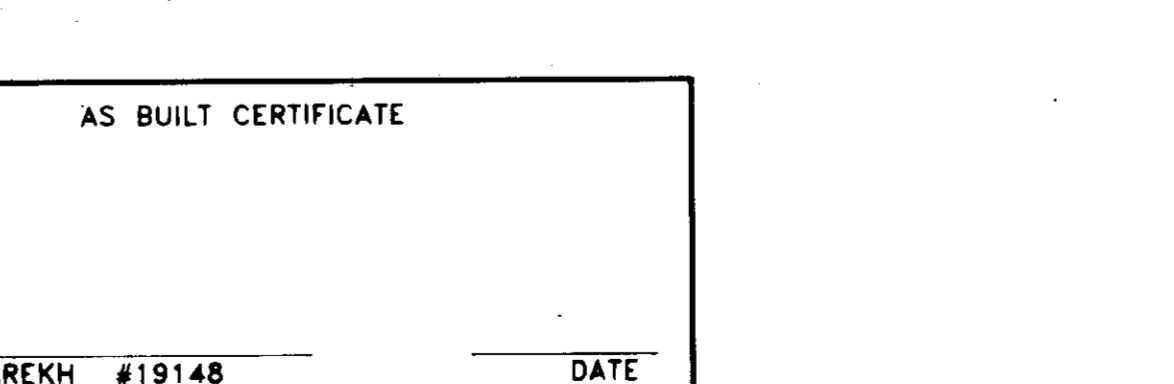
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SUPER SILT FENCE
NO SCALE



BY THE DEVELOPER:
I/WE 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 THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I SHALL ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

John R. ... 9.22.95
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/SHE MUST ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION.

J. Parekh 9.22.95
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.

Patricia ... 10-1-95
NATURAL RESOURCES CONSERVATION SERVICE DATE

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

Robert ... 10/2/95
HOWARD SOIL CONSERVATION DISTRICT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Jim ... 10/19/95
DIRECTOR DATE

... 10/19/95
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

... 10/19/95
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

DATE	NO.	REVISION	DEVELOPER

OWNER	DEVELOPER
103-29 LIMITED PARTNERSHIP 8400 BALTIMORE NATIONAL PIKE ELLICOTT CITY, MD 21043	OPUS EAST, L.L.C. 6707 DEMOCRACY BLVD., SUITE 109 BETHESDA, MD 20817 301-493-4464

PROJECT: LONG GATE CENTER
A COMMERCIAL CENTER
PARCELS 018

AREA: TAX MAP 24 & 30 PARCELS D18
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: SEDIMENT CONTROL
DETAILS AND NOTES

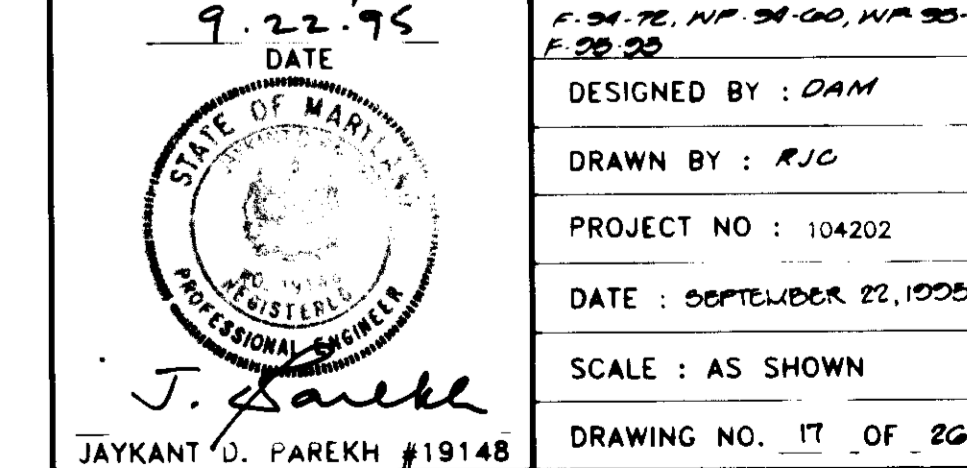
RIEMER MUEGGE & ASSOCIATES, INC.
Planners • Engineers • Surveyors
8818 Centre Park Drive • Suite 200 • Columbia, MD 21045
410-997-8800 FAX: 410-997-8282

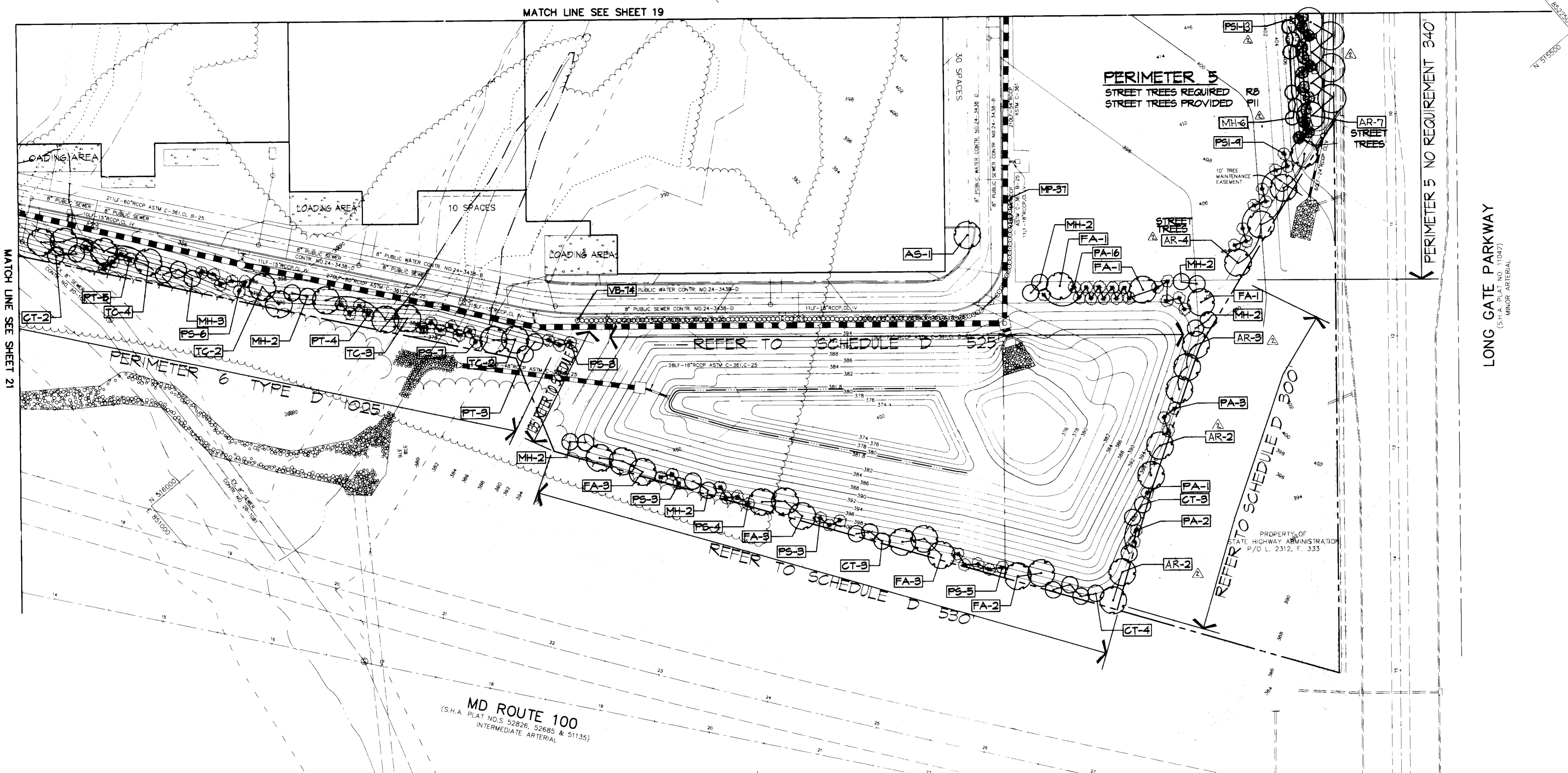
9.22.95
DATE

DESIGNED BY: DAM
DRAWN BY: RJC
PROJECT NO: 104202
DATE: SEPTEMBER 22, 1995
SCALE: AS SHOWN
DRAWING NO. 17 OF 20

AS BUILT CERTIFICATE

JAYKANT D. PAREKH #19148 DATE





MATCH LINE SEE SHEET 21

MATCH LINE SEE SHEET 19

PERIMETER 5 NO REQUIREMENT 340'

LONG GATE PARKWAY
(S.H.A. PLAT NO. 11047)
MINOR ARTERIAL

MD ROUTE 100
(S.H.A. PLAT NOS. 52826, 52685 & 51135)
INTERMEDIATE ARTERIAL

PLANT MATERIAL LIST (INCLUDES ALL SHEETS)

KEY	QTY	BOTANICAL & COMMON NAME	SIZE	REMARKS
TREES				
AS	33	Acer saccharum 'Green Mountain'	2 1/2" - 3" Cal.	B & B
CT	35	Green Mountain Sugar Maple	1 1/2" - 2" Cal.	B & B
FA	22	Crataegus 'Toba'		B & B
IO	10	Fraxinus americana 'Autumn Purple'	6" - 8" HT.	B & B
MH	66	Autumn Purple White Ash	1 1/2" - 2" Cal.	B & B
ND	37	Ilex opaca	18" - 24" HT.	B & B
PA	43	Malus floribunda 'Harvest Gold'	6" - 8" HT.	B & B
PC	4	Crataegus 'Toba'	1 1/2" - 2" Cal.	B & B
PS	183	Nandina domestica 'Nano'	6" - 8" HT.	B & B
PSI	109	Dwarf Heavenly Bamboo	6" - 8" HT.	B & B
PT	22	Flax spines	4" - 6" HT.	B & B
PY	62	Prunus x yedoensis 'Yoshino Flowering Cherry'	1 1/2" - 2" Cal.	B & B
TC	39	Tilia cordata 'Greenspire'	2 1/2" - 3" Cal.	B & B
ZS	64	Greenaspine 'Liberal' Linden	2 1/2" - 3" Cal.	B & B
SHRUBS				
MP	57	Zelkova serrata 'Village Green'	2 1/2" - 3" Cal.	B & B
VB	74	Village Green Zelkova	2 1/2" - 3" Cal.	B & B

KEY	QTY	BOTANICAL & COMMON NAME	SIZE	REMARKS
TREES				
AR	53	Acer rubrum	2 1/2" - 3" Cal.	B & B
GT	61	Red Maple	2 1/2" - 3" Cal.	B & B
SHRUBS				
EA	161	Gleditsia fricanthos 'inermis'	2 1/2" - 3" Cal.	B & B
FI	48	Thornless Common Honeylocust	2 1/2" - 3" HT.	B & B
JH	162	Euonymus alatus compacta	3" - 4" HT.	B & B
MG	21	Dwarf Winged Euonymus	1' - 2' HT.	B & B
PH	73	Forsythia x intermedia 'spectabilis'	3 gal.	Cont.
TO	147	Shady Border Forsythia	2 gal.	Cont.

SEE THIS SHEET FOR PLANT LIST
SEE SHEET 21 FOR LANDSCAPE SCHEDULES & DETAILS

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

James R. Rutter 10/19/96
DIRECTOR DATE

Chris Pannunzi 10/6/95
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Quin Summerville 10/19/95
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE

6-7-96 REV LANDSCAPING & PLANT MATERIAL LIST
1/23/96 REV PLANT LIST

DATE NO.	REVISION
OWNER	DEVELOPER
103-29 LIMITED PARTNERSHIP 8480 BALTIMORE NATIONAL PIKE ELICOTT CITY, MD 21043	ORUS EAST, L.L.C. 6707 DEMOCRACY BLVD., SUITE 109 BETHESDA, MD 20877 301-493-4464

PROJECT LONG GATE CENTER
A COMMERCIAL CENTER
PARCELS D & E

AREA TAX MAP 24 & 30 PARCELS D&E
2nd ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE LANDSCAPE PLAN

RIEMER MUEGGE & ASSOCIATES, INC.
Planners • Engineers • Surveyors
8818 Centre Park Drive • Suite 200 • Columbia, MD 21045
410-997-6900 FAX : 410-997-9282

F-94-72, WP-94-50, WP-95-64
F-95-93

DESIGNED BY : DD

DRAWN BY : DAM & MSL

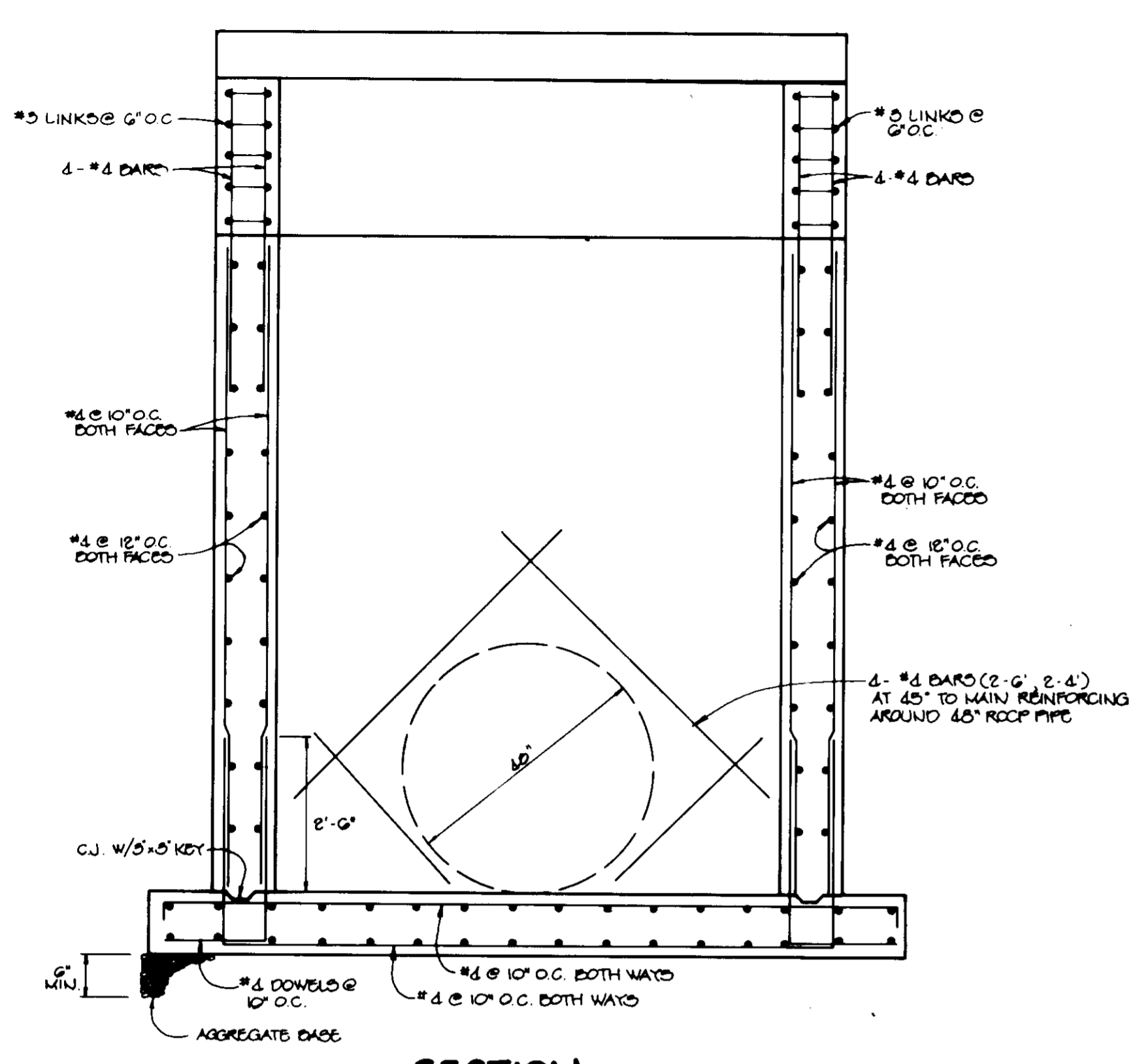
PROJECT NO : PLANNING 104202
LAND3.DWG

DATE : SEPTEMBER 22, 1995

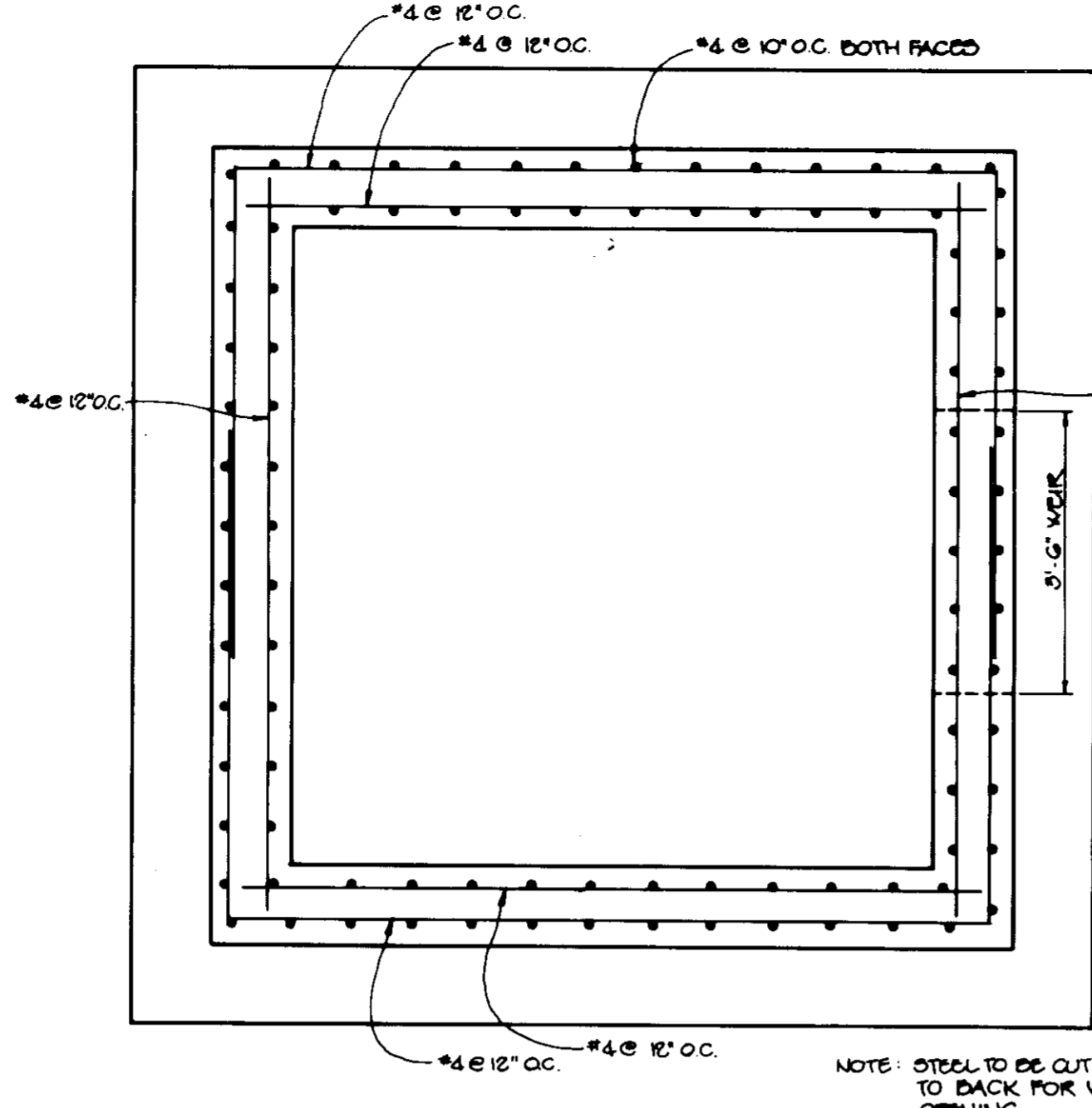
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DRAWING NO. 20 OF 26

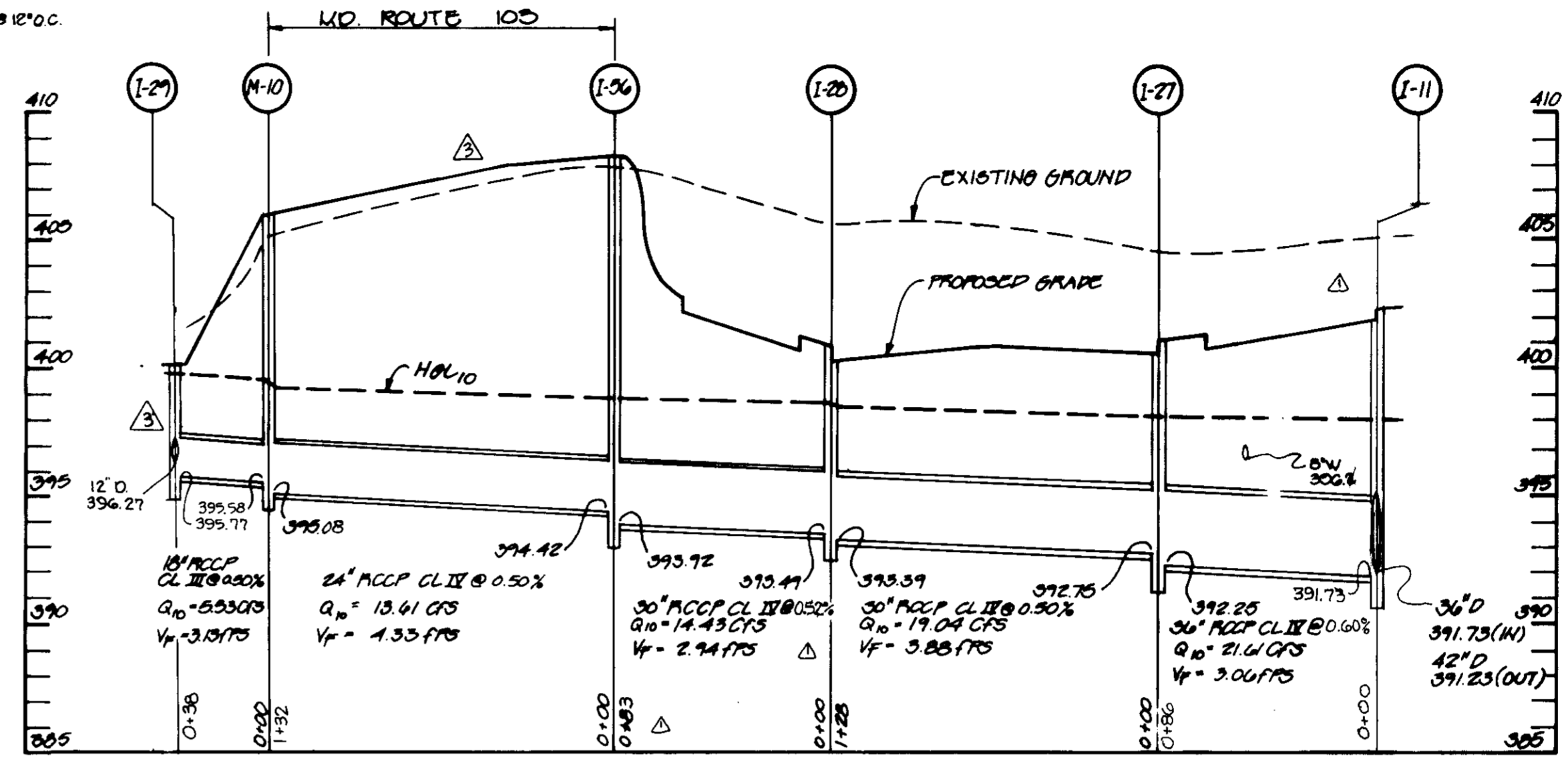
DAVID DOWS #836



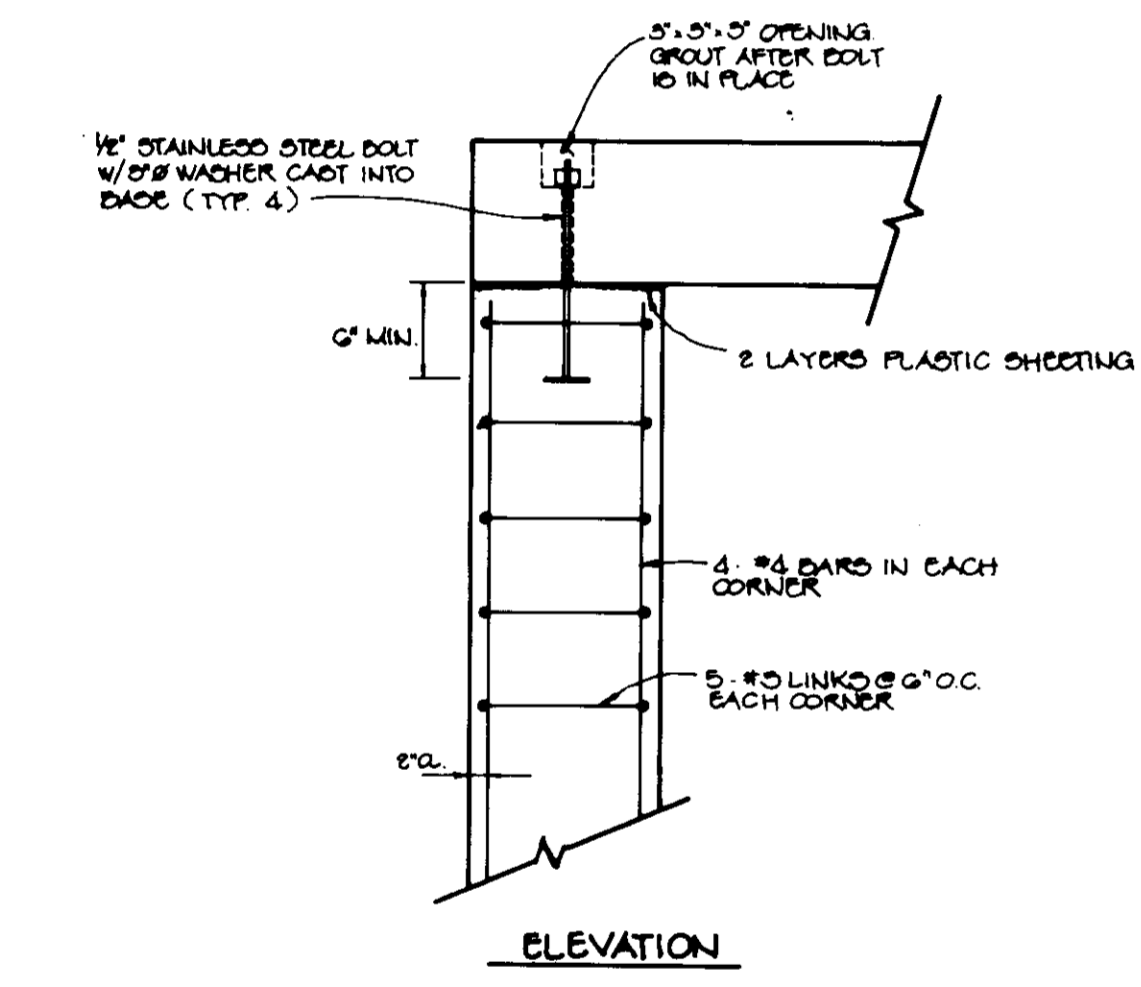
SECTION
SCALE: 1/8" = 1'-0"



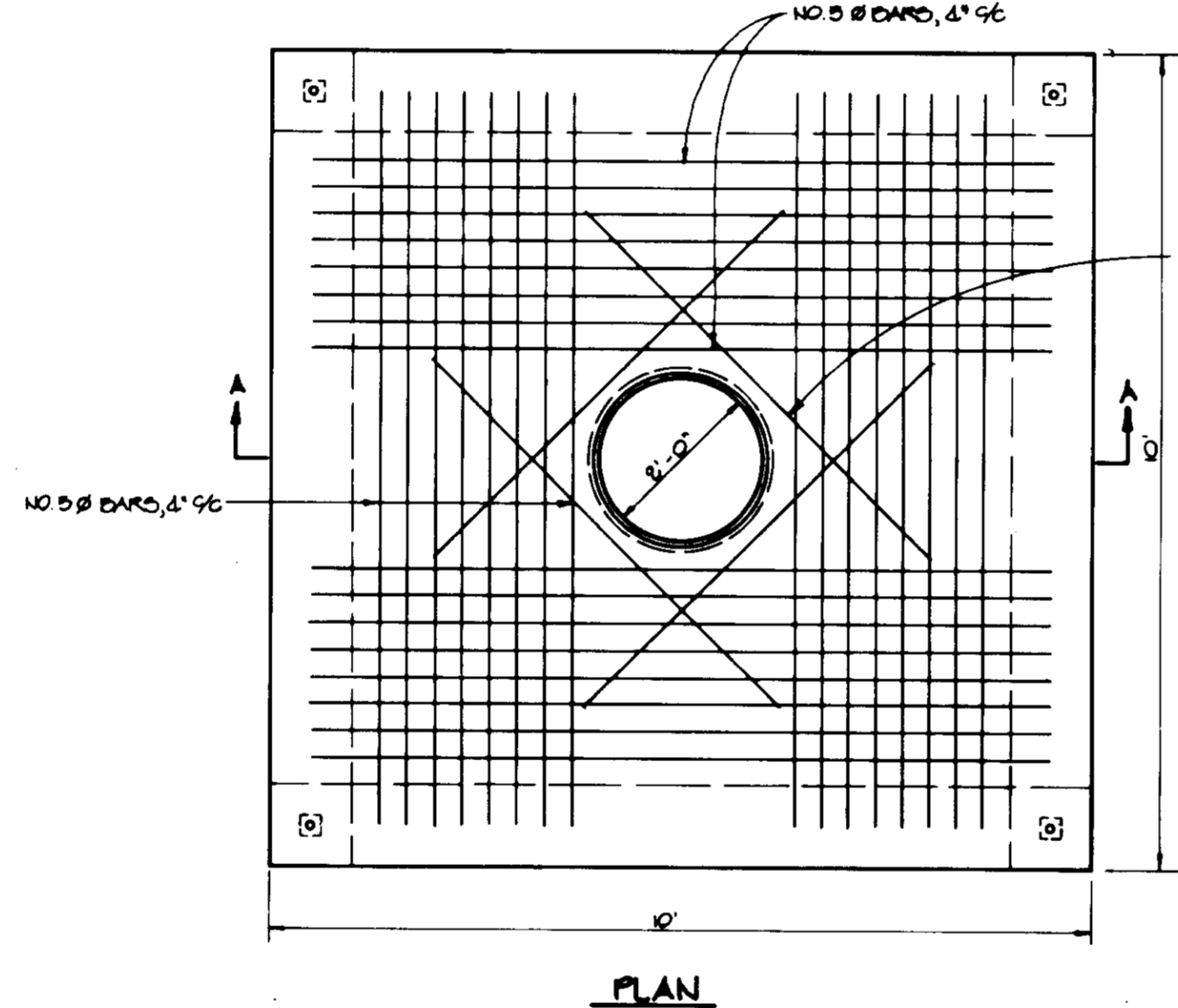
PLAN
SCALE: 1/8" = 1'-0"



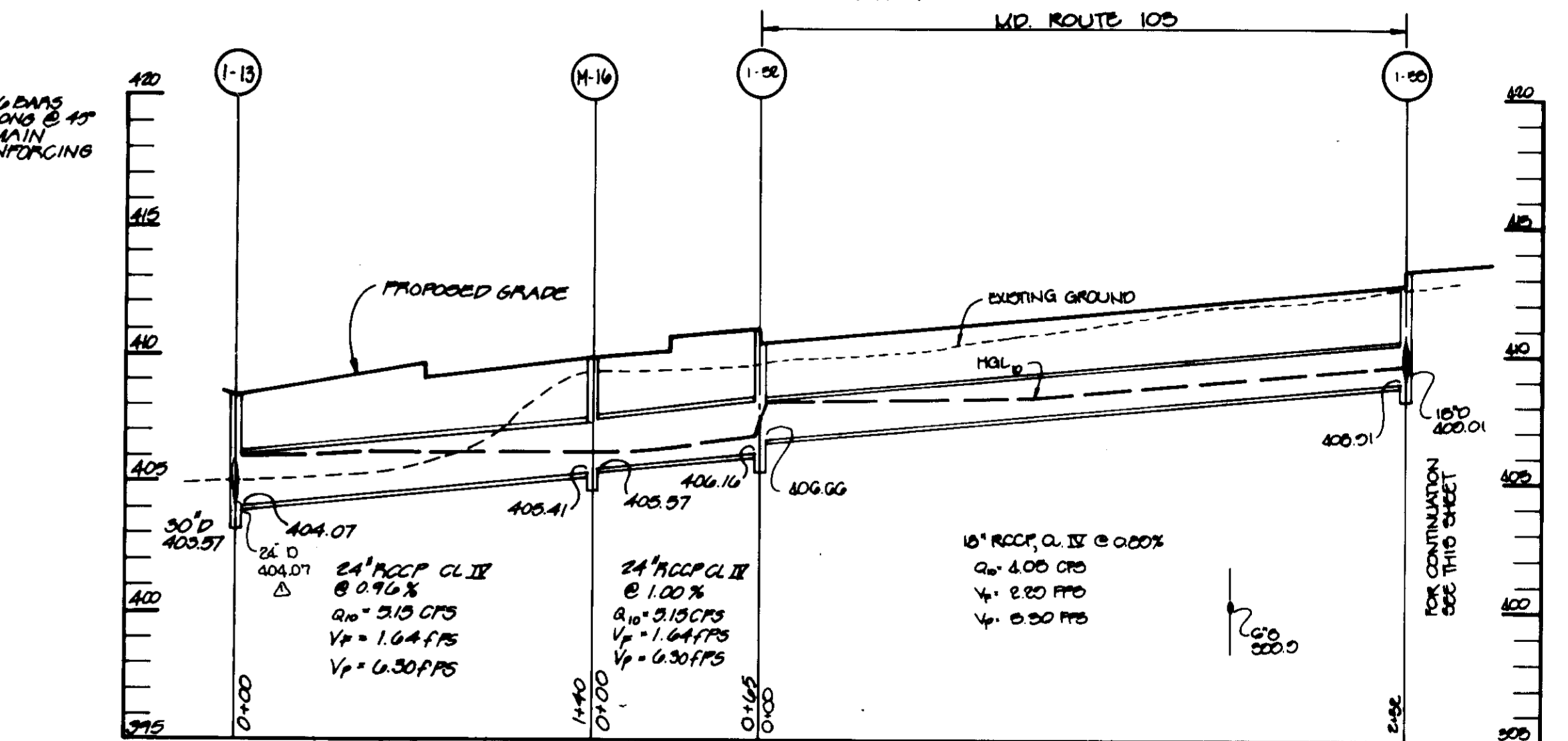
STORM DRAIN PROFILE
SCALE: HOR: 1" = 50' VERT: 1" = 5'



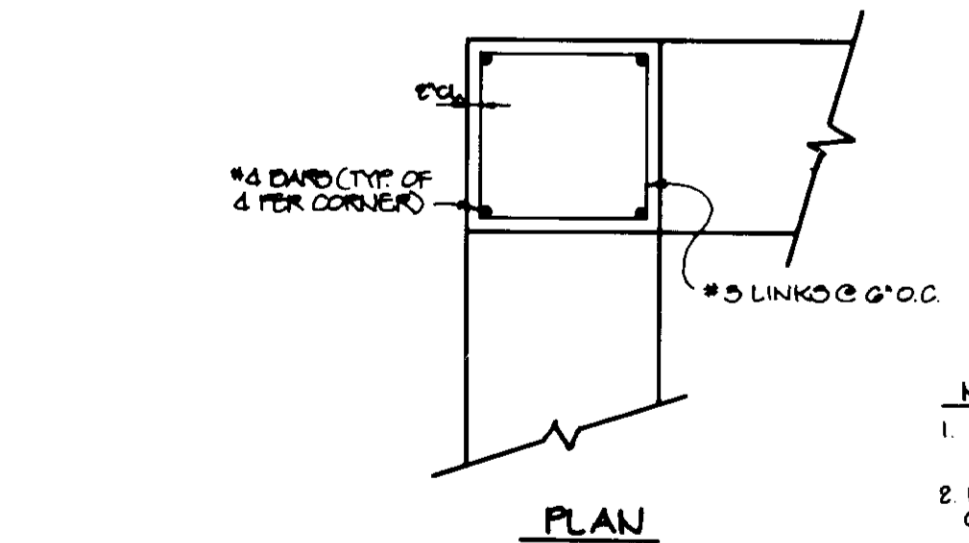
ELEVATION
SCALE: 1" = 1'-0"



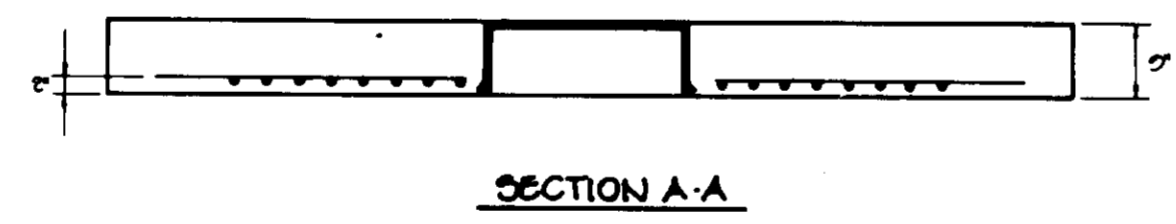
PLAN
SCALE: 1/8" = 1'-0"



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



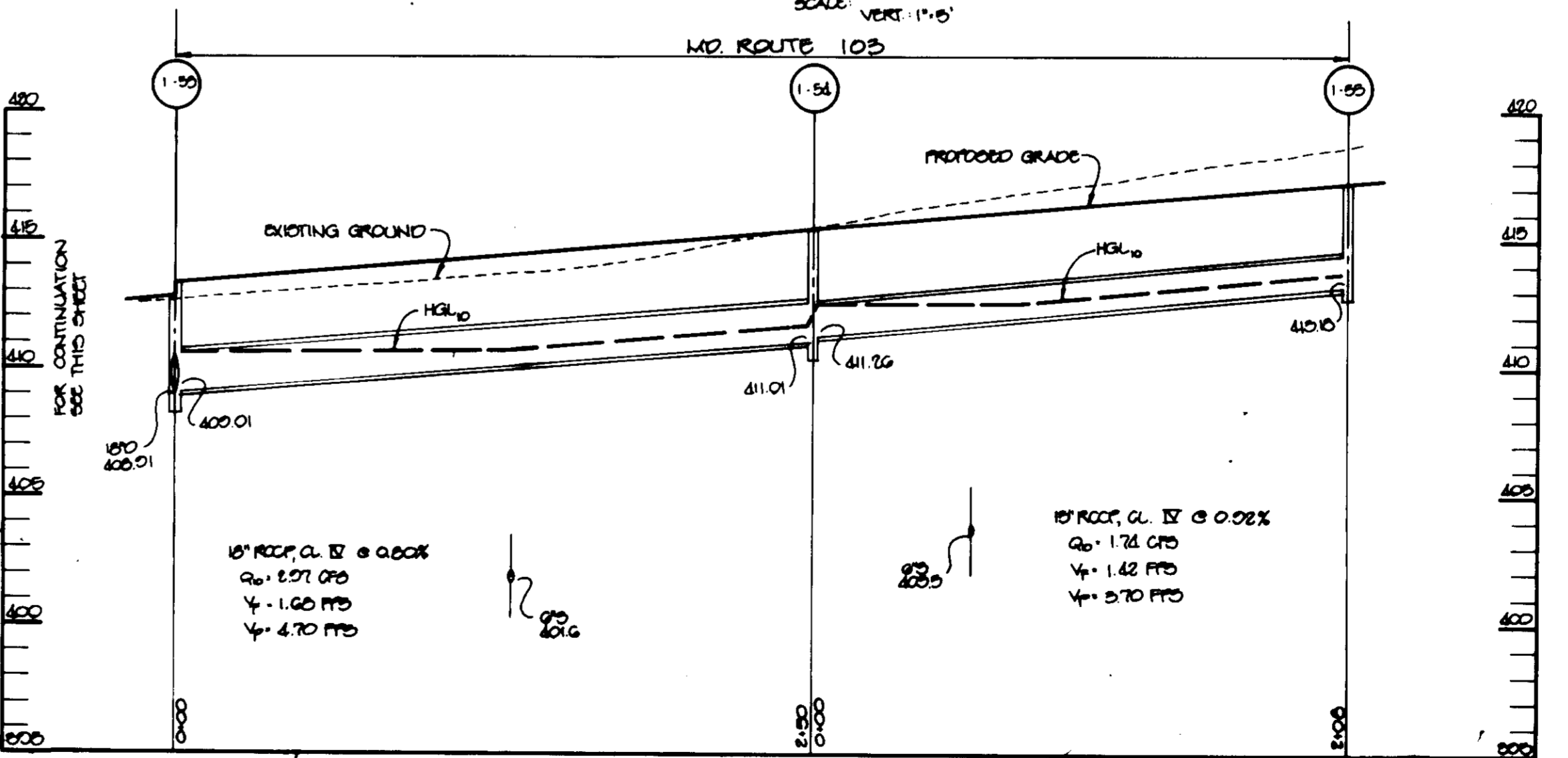
COLUMN DETAIL
SCALE: 1" = 1'-0"



SECTION A-A
SCALE: 1/8" = 1'-0"

PRECAST CONCRETE SLAB
SCALE: 1/8" = 1'-0"

3-1 REINFORCEMENT DETAILS



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

BY THE DEVELOPER:
I/WE 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 CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I SHALL ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

John R. Smith 9-21-95
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/SHE MUST ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION.

J. Farrell 9-22-95
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.

Patricia Cash 10/16/95
NATURAL RESOURCES CONSERVATION DISTRICT DATE

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

Robert Z. Johnson 10/19/95
HOWARD SOIL CONSERVATION DISTRICT DATE

7-2-96 REVISED 90 PROFILE I-56 TO I-29

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

James E. Smith 10/19/95
DIRECTOR DATE

Jim Johnson 10/19/95
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE

John R. Smith 10/16/95
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

6-7-96 ADDED 12'D TO I-29 ON 50' PROFILE
1/23/96 REV PROFILE I-11-I-29. ADDED 24" CORR. TO I-13

DATE	NO.	REVISION

OWNER DEVELOPER

103-29 LIMITED PARTNERSHIP 6707 DEMOCRACY BLVD., SUITE 100
8480 BALTIMORE NATIONAL PIKE BETHESDA, MD 20817
ELIJAH CITY, MD 21043 301-483-4444
410-483-4242 301-483-4464

PROJECT: LONG GATE CENTER
A COMMERCIAL CENTER
PARCELS D1E

AREA: TAX MAP 24 & 30 PARCELS D1E
2nd ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

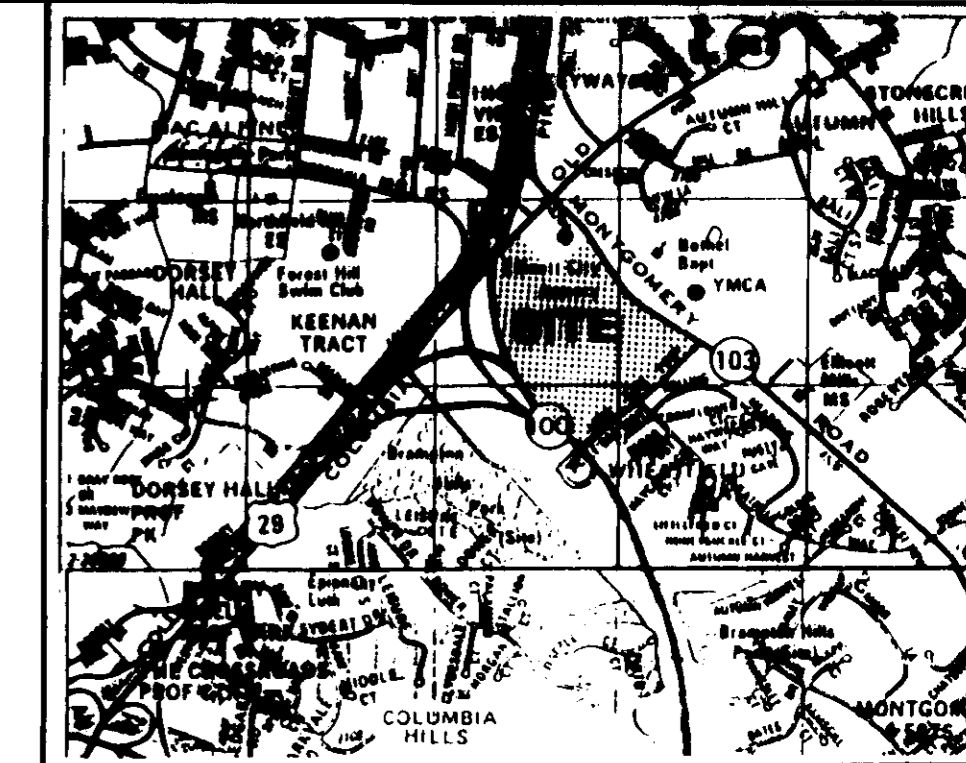
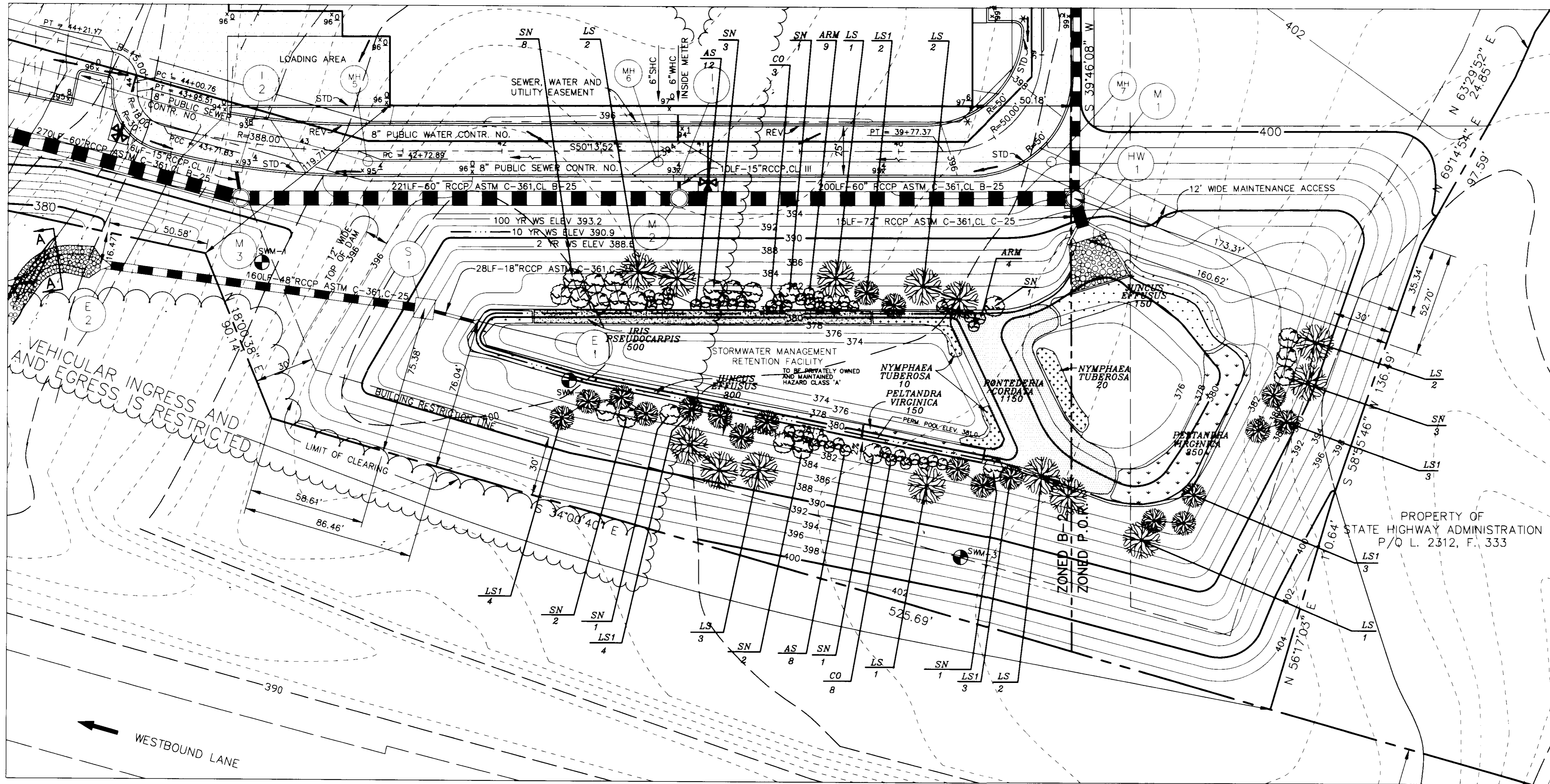
TITLE: 3-1 REINFORCEMENT DETAILS &
STORM DRAIN PROFILES

RIEMER MUEGGEL & ASSOCIATES, INC.
Planners • Engineers • Surveyors
8818 Centre Park Drive • Suite 200 • Columbia, MD 21048
410-997-8900 FAX: 410-997-9882

9-22-95 DATE
F. 04 78, W.P. 02 60, W.P. 03 04
F. 03 60

DESIGNED BY: GCL
DRAWN BY: MLD
PROJECT NO: 104802
DATE: SEPTEMBER 22, 1995
SCALE: AS SHOWN
DRAWING NO. 22 OF 22

J. Farrell
JAYKANT D. PAREKH #10460



VICINITY MAP SCALE: 1" = 2000'
Copyright ADC The Map People
Permitted Use No. 20894285

C.O.E. & WATER RESOURCES ADMINISTRATION
TRACKING # 199564373
N.T.W. 95-NT-0254

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Howard Santa 10/19/95
DIRECTOR DATE
Quin Surinman 10/19/95
CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH DATE

CHIEF, BUREAU OF ENGINEERING DATE

7/20/95 REVISED PLANTINGS AS PER POND REDESIGN

DATE	NO.	REVISION

OWNER: 103-29 LIMITED PARTNERSHIP, 8480 BALTIMORE NATIONAL PIKE, ELLICOTT CITY, MD 21043, 410-465-4242
DEVELOPER: OPUS EAST, L.L.C., 6707 DEMOCRACY BLVD., SUITE 109, BETHESDA, MD 20817, 301-493-4464

PROJECT: LONG GATE CENTER
A COMMERCIAL CENTER
PARCELS D & E

AREA: TAX MAP 24 & 30, PARCEL D4 & E, 2nd ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

TITLE: WATER QUALITY PLANTING PLAN

RIEMER MUEGGE & ASSOCIATES, INC.
Planners • Engineers • Surveyors
8818 Centre Park Drive • Suite 200 • Columbia, MD 21045
410-997-8900 FAX: 410-997-9282

9-20-95 DATE

F-34-72, WP-94-60, WP-95-64
F-22-02

DESIGNED BY: DRK
DRAWN BY: CADD
PROJECT NO.: 104207
DATE: SEPTEMBER 22, 1995
SCALE: 1" = 30'
DRAWING NO. 22 OF 22

PLANT SCHEDULE

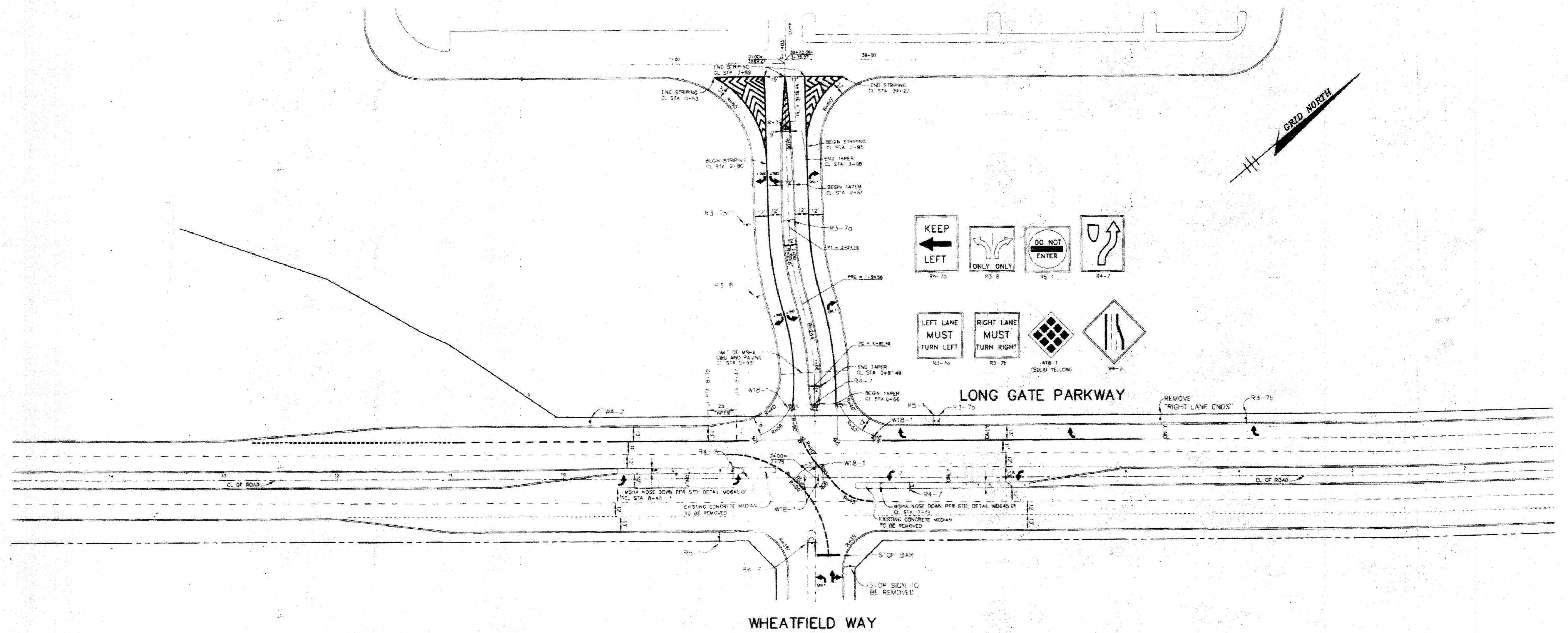
KEY	QTY.	BOTANICAL NAME COMMON NAME	SIZE	REMARKS
TREES				
LS	14	LIQUIDAMBAR STYRACIFLUA SWEETGUM	1" - 1 1/2" CAL. 8-10'	CONTAINER
LS1	19	LIQUIDAMBAR STYRACIFLUA SWEETGUM	3-4'	CONTAINER
SN	23	SALIX NIGRA BLACK WILLOW	3-4'	CONTAINER
SHRUBS				
ARM	13	ARONIA MELANOCARPA BLACK CHOKEBERRY	18-24"	CONTAINER
AS	20	ALNUS SERRULATA SMOOTH ALDER	18-24"	CONTAINER
CO	11	CEPHALANTHUS OCCIDENTALIS BUTTONBUSH	18-24"	CONTAINER
HERBACEOUS				
JE	450	JUNCUS EFFUSUS SOFT RUSH	ROOTS	2' O.C.
IP	400	IRIS PSEUDOCARPIS YELLOW FLAG	1 QT. PT.	1.5' O.C.
PC	1150	PONTEDERIA CORDATA PICKERELWEED	ROOTS	2' O.C.
PV	500	PELTANDRIA VIRGINICA ARROW ARUM	1 QT. PT.	1.5' O.C.
NT	30	NYMPHAEA TUBEROSA WHITE WATERLILY	TUBERS	750 PER AC. (RATE)

LEGEND

- INDICATES P-2 PAVING
- INDICATES P-3 PAVING
- INDICATES DIRECTION OF FLOW
- INDICATES HANDICAPPED PARKING

NOTE: THIS PLAN IS FOR PLANTING ONLY.
SEE SHEET 3 FOR STORMWATER
MANAGEMENT FACILITY CONSTRUCTION.

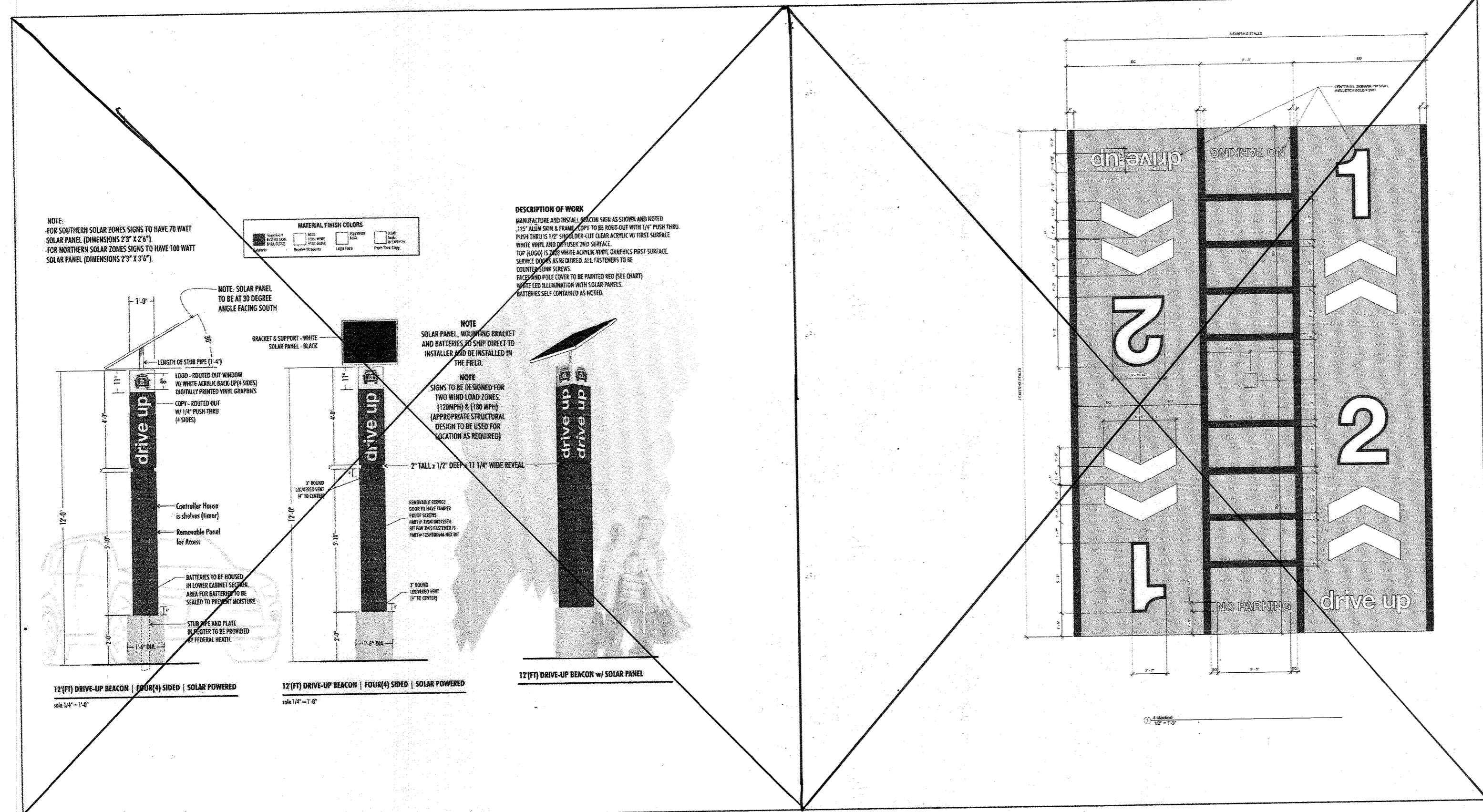
E 851000
N 513500



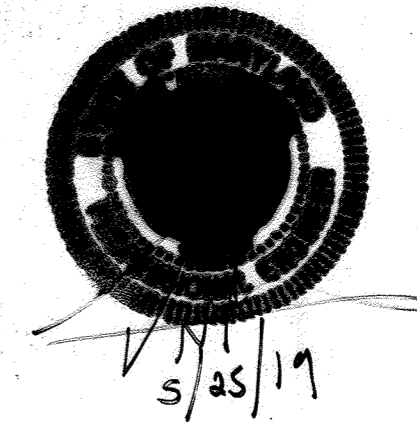
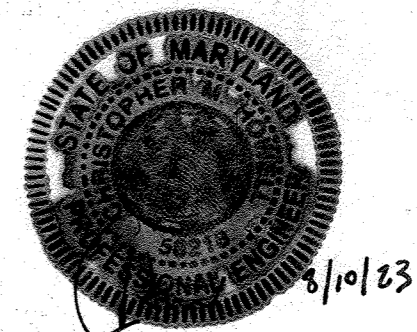
TRAFFIC CONTROL PLAN

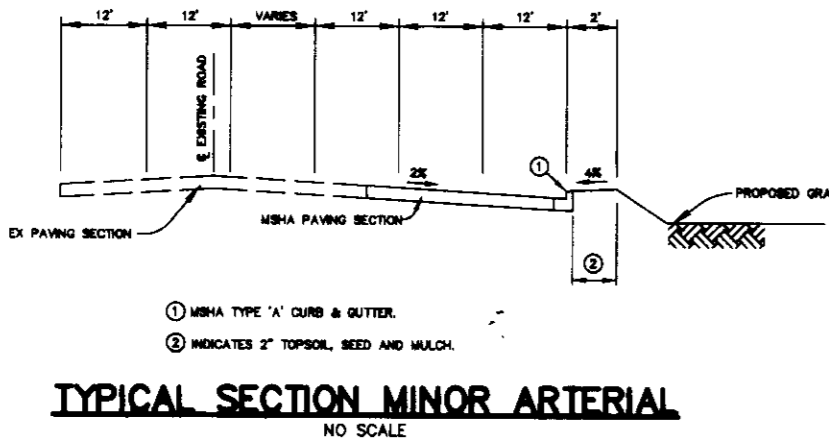
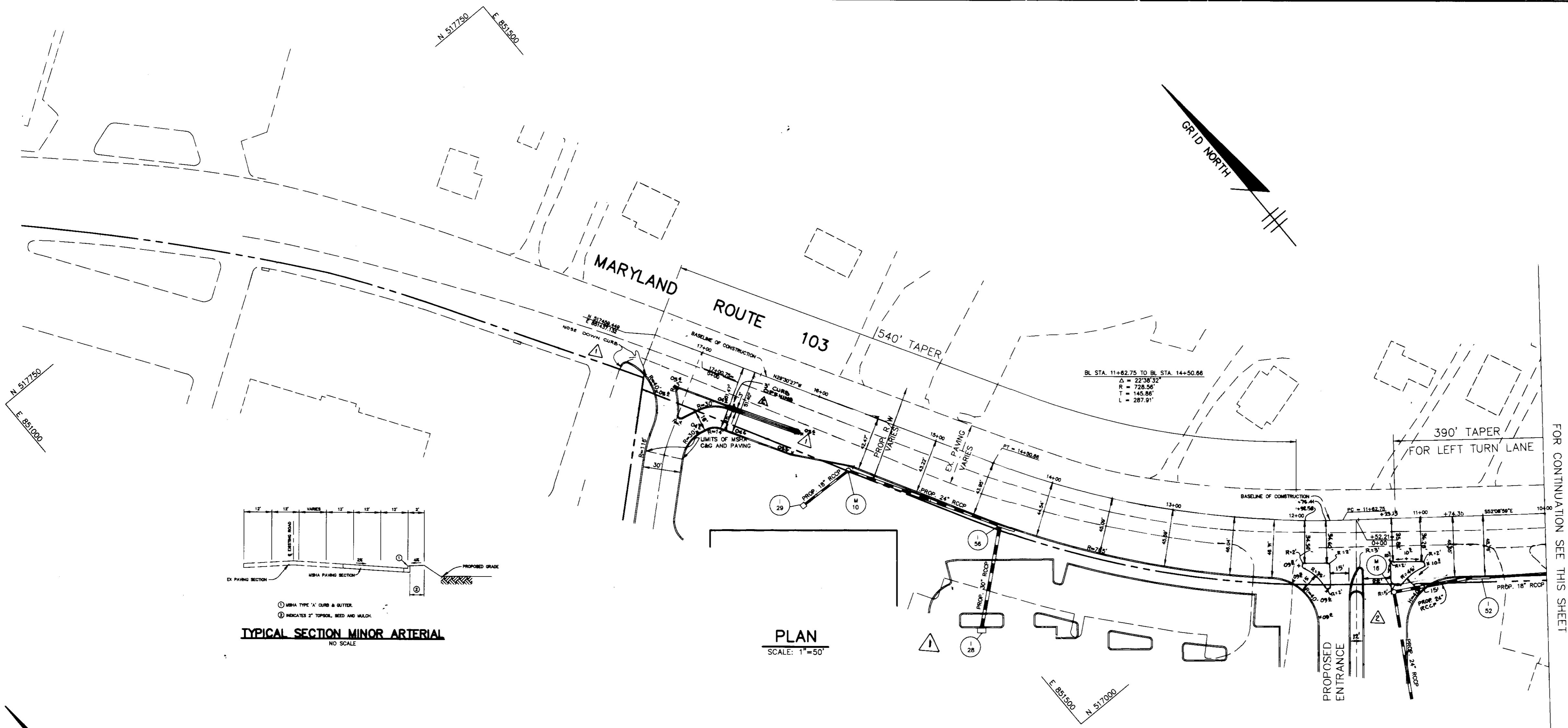
SCALE: 1" = 50'

FOR REVISION ONLY



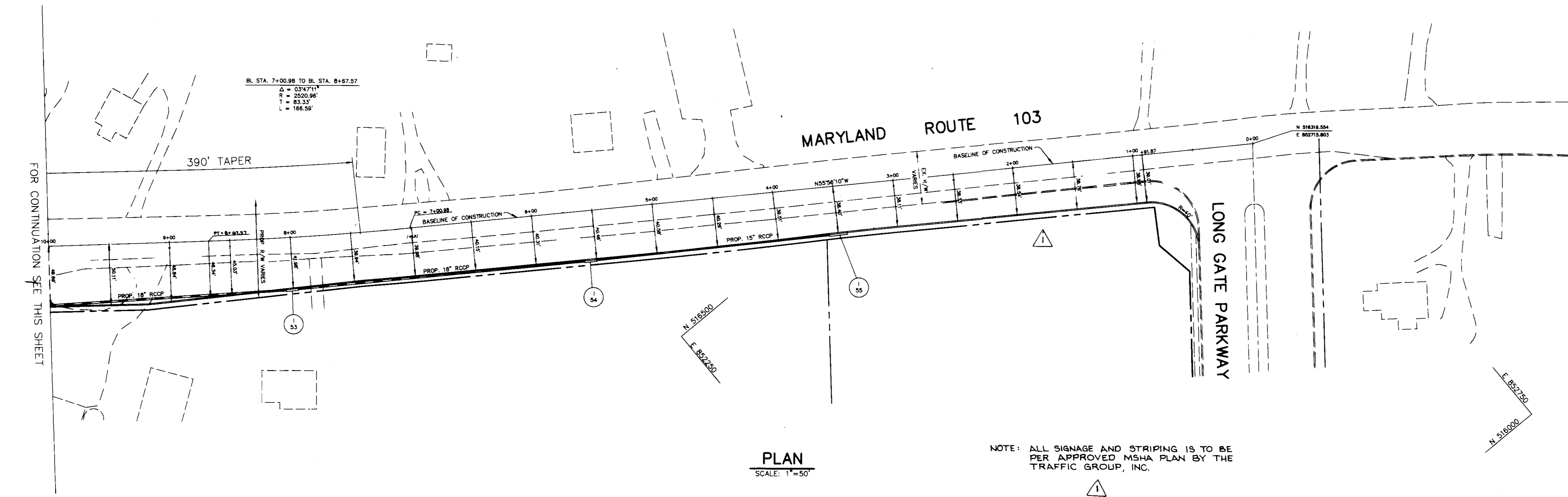
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.	
<i>[Signature]</i> DIRECTOR	10/19/95 DATE
<i>[Signature]</i> CHIEF, DEVELOPMENT ENGINEERING DIVISION	10/19/95 DATE
<i>[Signature]</i> CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH	10/19/95 DATE
RE-STRIPE 6 PARKING SPACES AND 1: ADDED BEACON DETAIL FOR DRIVE UP IN PARKING LOT TJM	
DATE NO.	REVISION
OWNER	DEVELOPER
103-29 LIMITED PARTNERSHIP 8480 BALTIMORE NATIONAL PIKE ELLCOTT CITY, MD 21043	OPUS EAST, L.P. 6707 DEMOCRACY BLVD., SUITE 109 BETHESDA, MD 20817 301-453-4464
PROJECT	LONG GATE CENTER A COMMERCIAL CENTER PARCELS D & E
AREA	TAX MAP 24 & 30 PARCELS D&E 2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE	LONG GATE PARKWAY TRAFFIC CONTROL PLAN
RIEMER MUEGGE & ASSOCIATES, INC. Planners • Engineers • Surveyors 8610 Centre Park Drive • Suite 200 • Columbia, MD 21045 410-997-8000 FAX: 410-997-9282	
9.22.95 DATE	94-72, WF 94-80, WP-95-64 1-95-93
<i>[Signature]</i> J. Sarell JAYKANTO. PAREKH #19148	DESIGNED BY: C.J.R. DRAWN BY: DAM PROJECT NO: HOCO, 104202 SHT24.DWG DATE: SEPTEMBER 20, 1995 SCALE: 1" = 50' DRAWING NO. 25 OF 26





PLAN
SCALE: 1"=50'

NOTE: FOR PAVING SECTION AND CURB & GUTTER DETAILS
SEE SHEET 18
FOR EXISTING UTILITY LOCATIONS AND RELOCATIONS
SEE SHEETS 2 & 5
FOR PROPOSED STORM DRAINAGE PROFILES SEE SHEET 23



PLAN
SCALE: 1"=50'

NOTE: ALL SIGNAGE AND STRIPING IS TO BE
PER APPROVED MSHA PLAN BY THE
TRAFFIC GROUP, INC.

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.	
<i>James Smith</i> DIRECTOR	10/19/95 DATE
<i>John D. ...</i> CHIEF, DEVELOPMENT ENGINEERING DIVISION	10/19/95 DATE
<i>Uma ...</i> CHIEF, DIVISION OF LAND DEVELOPMENT AND RESEARCH	10/19/95 DATE
7-6-96 Δ REV. MAIN ENTR. @ RTE 103 - ADDED 5' CURBS OPEN TO TRAFFIC ISLAND, ADDED SPOT BL'S @ ENTR. (S).	
1/23/96 Δ REMOVED ALL SIGNAGE & STRIPING.	
DATE	REVISION
OWNER	DEVELOPER
103-29 LIMITED PARTNERSHIP 8480 BALTIMORE NATIONAL PIKE ELLICOTT CITY, MD 21043	OPUS EAST, L.L.C. 6707 DEMOCRACY BLVD., SUITE 109 BETHESDA, MD 20817 301-493-4464
PROJECT	LONG GATE CENTER A COMMERCIAL CENTER PARCELS D & E
AREA	TAX MAP 24 & 30 PARCELS D&E 2nd ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TITLE	ROUTE 103 WIDENING AND STRIPING PLAN
RIEMER MUEGGE & ASSOCIATES, INC. Planners • Engineers • Surveyors 8818 Centre Park Drive • Suite 200 • Columbia, MD 21045 410-997-8900 FAX : 410-997-9282	
DATE 9-22-95	F-94-72, WP-94-60, WP-95-64 F-95-93
	DESIGNED BY : C.J.R.
<i>J. Parekh</i> JAYKANT D. PAREKH #19148	DRAWN BY : DAM
	PROJECT NO : HOCO\104202 SHT25.DWG
	DATE : SEPTEMBER 20, 1995
	SCALE : 1" = 50'
	DRAWING NO. 26 OF 26

SDP-93-62